GENERAL NOTES

1. THE STRUCTURAL DRAWINGS IN THIS SET ARE INTENDED TO BE USED WITH THE ASSOCIATED ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS PROVIDED BY OTHERS.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING THE PLANS AND ANY CHANGES THEREOF TO THE SUBCONTRACTORS WORKING THE PROJECT.
3. ALL DIMENSIONS, CODE REQUIREMENTS, AND SITE CONDITIONS ARE TO BE FIELD VERIFIED PRIOR TO STARTING WORK.
4. FOUNDATION DETAILS AND PLANS ARE TO BE VERIFIED WITH THE ARCHITECTURAL FLOOR PLAN PRIOR TO STARTING WORK.
5. IF ANY DEVIATION FROM THIS DESIGN OR THESE DRAWINGS IS TO BE MADE, THE ENGINEER SHALL BE CONTACTED AND NOTIFIED OF THE CHANGES.
6. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL LOCAL AND FEDERAL SAFETY CODES ARE FOLLOWED WHILE CONDUCTING WORK ASSOCIATED WITH THESE PLANS.
7. THIS DESIGN AND ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

7.1.	INTERNATIONAL RESIDENTIAL CODE (IRC):	2018 EDITION
7.2.	INTERNATIONAL BUILDING CODE (IBC):	2015 EDITION
7.3.	MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7)	2010 EDITION
7.4.	BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)	2014 EDITION

DESIGN CRITERIA	
FLOOR DEAD LOAD	10 psf
ROOF DEAD LOAD	15 psf
FLOOR LIVE LOAD	40 psf
ROOF LIVE LOAD	15 psf
WALL DEAD LOAD	16 psf
GROUND SNOW LOAD (Pg)	40 psf
GROUND EXPOSURE FACTOR (Ce)	1
THERMAL FACTOR (Ct)	1
IMPORTANCE FACTOR (I)	1
WIND SPEED (Vult)	130 mph
WIND EXPOSURE CATEGORY	C

CONCRETE NOTES

1. ALL CONCRETE SHALL BE MIXED, PLACED, AND CURED IN ACCORDANCE WITH ACI 301-10, OR THE LATEST EDITION.
2. ALL CONCRETE SHALL ATTAIN A MINIMUM OF 3,000 PSI COMPRESSIVE STRENGTH OVER A 28 DAY SET, UNO.
3. REINFORCING SHOULD BE CONTINUOUS AROUND THE BUILDING, AS SHOWN. MINIMUM LAP OF REINFORCING SHOULD BE 30 BAR DIAMETERS.
4. ALL FOUNDATION PADS, FOOTINGS, AND PIERS MUST BE FORMED TO THE PROPER DIMENSIONS.
5. FLOOR SLABS MUST BE SEPARATED FROM ALL STRUCTURAL PORTIONS OF THE BUILDING WITH AN EXPANSION JOINT AT A MINIMUM OF 1/2" THICK OR WITH 45# FELT, UNO. ALL NON-BEARING PARTITIONS ABOVE FLOOR SLABS MUST BE CONSTRUCTED WITH A MINIMUM 1-1/2" GAP AT THE BOTTOM TO PERMIT VERTICAL MOVEMENT OF FLOOR SLABS.
6. SAWN OR FORMED CONTROL JOINTS IN SLABS ON-GRADE SHALL BE MADE AS SOON AS POSSIBLE WITHOUT DAMAGE TO THE SURFACE, BUT NO LONGER THAN 6 HOURS. DEPTH OF JOINT SHALL BE A MINIMUM OF 25% OF THE SLAB THICKNESS.
7. STAIRWAYS SHOULD NOT BE CONSTRUCTED AS RIGID CONNECTIONS BETWEEN FLOORS BUT SHOULD ALLOW FOR VERTICAL MOVEMENT OF SLABS.
8. DOOR JAMBS SHOULD NOT BE BUILT TIGHT TO SLABS ON-GRADE.
9. ALL BACKFILL SHALL BE COMPACTED TO A A 95% MODIFIED PROCTOR DENSITY PER ASTM D-1557.
10. WALLS HAVING BACKFILL ON BOTH THE INTERIOR AND EXTERIOR FACES SHOULD HAVE THE BACKFILL ON EITHER SIDE BROUGHT UP APPROXIMATELY TOGETHER. OTHERWISE, WHERE POSSIBLE, FLOOR SLAB OR FLOOR JOISTS SHALL BE IN PLACE, OR SOME OTHER MEANS OF BRACING, BEFORE APPLYING BACKFILL.
11. FOUNDATION FORMS SHOULD REMAIN IN PLACE A MINIMUM OF 3 DAYS.
12. BACKFILL SHALL BE SLOPED AWAY FROM THE BUILDING BY 12" FOR THE FIRST 10'. ROOF DRAINS SHALL DISCHARGE WELL AWAY FROM FOUNDATION WALLS AND CLEAR OF ANY PLACED BACKFILL. CAUTION SHALL BE TAKEN TO PREVENT STANDING WATER IN BACKFILL.
13. THIS DESIGN HAS BEEN COMPLETED IN ACCORDANCE WITH PERTINENT STANDARDS, RECOMMENDED SOIL PARAMETERS, AND ACCEPTED ENGINEERING DESIGN PROCEDURES, AND IS BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF COMPLETION. THE DESIGN IS INTENDED TO MINIMIZE DIFFERENTIAL MOVEMENT AS A RESULT OF EXPANSIVE SOIL INDUCED MOISTURE CHANGES.
14. ALL REINFORCING BARS ARE TO CONSIST OF #4, GRADE 60 STEEL UNO. #5, GRADE 40 REINFORCING BARS MAY BE USED IN PLACE OF #4, GRADE 60 REINFORCING BARS, IF DESIRED.
15. REINFORCING SHALL REMAIN CONTINUOUS ABOVE ALL WINDOWS, DOORS, AND OPENINGS IN THE FOUNDATION WALL PER DETAILS IN THIS DRAWING.
16. ALL STRUCTURAL STEEL AND REINFORCING DESIGN, FABRICATION, AND ERECTION SHALL CONFORM TO CURRENT AISC STANDARDS.
17. COLUMN BASE PLATES SHALL BE SET USING 1" NON-SHRINK GROUT WITH A MINIMUM OF 2 3/4" DIAMETER X 1'-0" + 4" ANCHOR BOLTS, UNO.
18. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

SOIL NOTES

1. FOUNDATION ELEMENTS SHALL REST ON UNDISTURBED SOIL OR STRUCTURAL FILL MATERIAL.
2. BACKFILL AGAINST FOUNDATION ELEMENTS SHALL BE PLACED IN 8" MAXIMUM UNIFORM LIFTS, ON EACH SIDE OF THE ELEMENTS UNTIL FINAL GRADE ELEVATION IS OBTAINED.
3. A SUB-SURFACE FOUNDATION DRAIN OR EQUIVALENT PROTECTION MEASURE IS RECOMMENDED TO DIRECT GROUNDWATER AWAY FROM THE FOUNDATION SYSTEM. THE SOILS REPORT SHALL BE REFERENCED FOR FOUNDATION DRAIN REQUIREMENTS AND SPECIFICATIONS.
4. THE FOUNDATION WAS DESIGNED USING A MINIMUM SOIL BEARING CAPACITY OF 3,000 PSF.
5. ALL DETAILS OF THIS DRAWING MUST BE FOLLOWED TO MITIGATE ANY DAMAGE TO THE STRUCTURE FROM THE SHIFTING OF SOIL. SEE THE SOIL REPORT FOR ADDITIONAL DETAILS (JN 20-0188).

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HERBST-SCHAWE RESIDENCE
FOUNDATION NOTES
4341 CURTIS RD
EL PASO COUNTY, CO

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MEC
Morrison Engineering Colorado

HERBST-SCHAWE RESIDENCE
FOUNDATION PLAN
4134 CURTIS RD
EL PASO COUNTY, CO

Morrison Engineering Colorado
905 Columbine Ave
Colorado Springs, CO 80904

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