GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK AND THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THESE DRAWINGS.
2. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
3. NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, DUCTS, ETC., UNLESS NOTED.
4. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF EXISTING UTILITY SERVICES IN THE AREA TO BE EXCAVATED PRIOR TO BEGINNING OF EXCAVATION.
5. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 EDITION OF THE "NC STATE RESIDENTIAL BUILDING CODE". ALL REFERENCES TO "RXXX.XX" INDICATE THE APPLICABLE SECTION OF CODE.
6. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, AND SUPPORT NECESSARY TO ACHIEVE THE FINISHED STRUCTURE.

FOUNDATION NOTES:

1. MAXIMUM DESIGN SOIL PRESSURE: CODE MINIMUM: 2,000 PSF
   CONTINUOUS FOOTINGS: 2,000 PSF
   PAD FOOTINGS: 2,000 PSF

2. SEE SOILS REPORT BY: N/A
   PROJECT NO.: N/A
   DATED: N/A

3. ALL FOOTINGS TO BE A MINIMUM OF: 12" BELOW NATURAL GRADE
   12" BELOW FINISHED GRADE
4. SOILS COMPACTION AND SITE PREPARATION TO BE IN ACCORDANCE WITH SOILS REPORT (AS APPLICABLE). IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL BEARING CAPACITY.
5. FINISH EXCAVATION FOR FOUNDATION SHALL BE NEAT AND TRUE TO LINE WITH LOOSE MATERIAL REMOVED FROM EXCAVATION.
6. THE FOOTING EXCAVATIONS SHALL BE KEPT FREE FROM LOOSE MATERIAL AND STANDING WATER AND, BEFORE ANY FOOTING CONCRETE IS PLACED, SHALL BE CHECKED AND APPROVED BY CONTRACTOR FOR COMPLIANCE WITH THE REQUIREMENTS.
7. SIDE OF FOUNDATION MAY BE POURED AGAINST STABLE EARTH (U.O.N.).
8. CONTRACTOR SHALL PROTECT ALL UTILITY LINES, ETC., ENCOUNTERED DURING EXCAVATION AND BACKFILLING.
9. CONTRACTOR TO BRACE OR PROTECT ALL RETAINING WALLS FROM LATERAL LOADS UNTIL SUPPORTING FLOORS, WALLS AND/OR SLABS ARE COMPLETELY IN PLACE AND HAVE BEEN SHEATHED PER PLAN OR ATTAINED FULL STRENGTH.
10. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS TO THE APPROVAL OF THE GEOTECHNICAL ENGINEER, AS APPLICABLE. FLOODING WILL NOT BE PERMITTED.
11. ALL SILL PLATES SHALL BE TREATED SYP W/ ½"ø A/B x 12" @ 6' O.C. (U.O.N. ON PLANS) W/ 3/16"x2"x2" PLATE WASHERS.
12. ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE W/ NC RESIDENTIAL BUILDING CODE R404, ACI 318, ACI 332, NCMA TR68-A, OR ACE 530/ASCE5/TMS 402. FOUNDATION WALLS MAY BE STEPPED AND FRAMED W/ 2x6 @ 16" O.C. KNEE WALLS WHERE GRADE PERMITS.

CONCRETE NOTES:

1. CONCRETE IN ALL WORK SHALL HAVE 3000 PSI ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS.
2. CEMENT SHALL CONFORM TO ASTM C-15, TYPE I OR TYPE II.
3. AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C-33. AGGREGATES FOR SHOTCRETE/GUNITE SHALL NOT EXCEED ¾".
4. READY MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-94-81.
5. ADMIXTURE MAY BE USED WITH THE PRIOR APPROVAL OF THE ENGINEER. ADMIXTURE (COMPLYING WITH ASTM A494) USE TO INCREASE THE WORKABILITY OF THE CONCRETE SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT (CALCIUM CHLORIDE SHALL NOT BE USED).
6. WATER SHALL BE CLEAN, FREE FROM DELETERIOUS AMOUNT OF ACIDS, ALKALIS OR ORGANIC MATERIALS.
7. SLUMPS: THE MAXIMUM SLUMP SHALL NOT EXCEED 5", DURING TEMPERATURES ABOVE 80°F, MAXIMUM OF 6" SLUMP IS PERMISSIBLE PROVIDED THE MIX DESIGN IS REVISED ACCORDINGLY BY THE TESTING LABORATORY, AS APPLICABLE. MEASURE SLUMP IN ACCORDANCE WITH "METHOD OF TEST FOR SLUMP" OF PORTLAND CEMENT CONCRETE ASTM C143.
8. IF APPLICABLE, ¾" DEEP CONTROL JOINTS ARE TO BE SAWCUT TO SUBDIVIDE ALL FLOOR SLABS ON GRADE INTO APPROXIMATELY SQUARE AREAS OF 400 SQ FT OR LESS. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING OR ADDING CONTROL JOINTS AS NECESSARY.

MASONRY NOTES:

1. CONCRETE MASONRY WALLS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF f'm = 1,500 PSI.
2. CONCRETE MASONRY UNITS SHALL BE MINIMUM LIGHTWEIGHT UNITS CONFORMING TO ACI 530/ASCE 5/TMS 402, WITH MAX LINEAR SHRINKAGE OF Ø.Ø6% (1,900 PSI MINIMUM).
3. MORTAR SHALL BE TYPE "M" OR "S", CONFORMING TO IRC SECTION R6Ø7 AND TO ASTM C27Ø.
4. ALL GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,ØØØ PSI AT 28 DAYS. GROUT SHALL BE PROPORTIONED PER IRC TABLE R6Ø7.1 AND WITH SUFFICIENT WATER FOR POURING WITHOUT SEGREGATION OF GROUT CONSTITUENTS.
5. ALL CELLS CONTAINING REINFORCING STEEL OR EMBEDDED ITEMS AND ALL CELLS IN RETAINING WALLS AND WALLS BELOW GRADE SHALL BE SOLID GROUTED UNLESS OTHERWISE NOTED ON PLANS.
6. ALL HORIZONTAL REINFORCEMENT SHALL BE PLACED IN BOND BEAM OR LINTEL BEAM UNITS.
7. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT POUR 1½" BELOW TOP OF THE UPPERMOST UNIT.
8. ALL BOND BEAM BLOCK SHALL BE "DEEP CUT" UNITS.
9. PROVIDE INSPECTION AND CLEANOUT HOLES AT BASE OF VERTICAL CELLS HAVING GROUT LIFTS IN EXCESS OF 4'-Ø" OF HEIGHT.
10. ALL GROUT SHALL BE CONSOLIDATED WITH A MECHANICAL VIBRATOR.
11. ANCHOR BOLTS MUST BE SET WITH TEMPLATES AND HELD IN PLACE PRIOR TO GROUTING. PROVIDE AT LEAST ONE INCH OF GROUT BETWEEN ANCHOR BOLT AND MASONRY.
12. SPECIAL INSPECTION IS REQUIRED FOR F'm > 1,500 PSI.

DESIGN PARAMETERS:

WIND LOADS: EXPOSURE B
115 MPH

REINFORCING STEEL NOTES:

1. STEEL REINFORCEMENT SHALL BE: GR 4Ø = #4 & SMALLER
   ASTM A615 GR. 6Ø = #5 & LARGER
   ASTM A185 = WELDED WIRE FABRIC
2. REINFORCING DETAILING AND PLACING SHALL BE IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE "MANUAL OF STANDARD PRACTICE" LATEST EDITION.
3. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
4. REINFORCING STEEL SHALL BE PROVIDED WITH THE FOLLOWING AMOUNTS OF CONCRETE COVER:
   - FOOTINGS (CONC. DEPOSITED AGAINST EARTH)....3"
   - CONC. SURFACE (FORMED) EXPOSED TO EARTH OR WEATHER
     - #6 THROUGH #18 BARS:....2"
     - #5 & SMALLER:....1 1/2"
   - CON. NOT EXPOSED TO EARTH OR WEATHER:
     - SLAB, WALLS & JOIST:
       - #14 & #18 BARS:....1 1/2"
       - #11 BAR & SMALLER:....3/4"
     - BEAMS, COLUMNS:
       - PRIMARY REINFORCEMENT TIES STIRRUPS, SPIRALS:....1 1/2"

SCOPE OF WORK:

FOUNDATION PLAN FOR ARCHITECTURAL DRAWINGS OF A HOUSE WITH "MENSØTIK" JOB NAME DATED 1-25-18, RECEIVED FROM MR. CHARLES MOORE ON MARCH 28, 2023. OTHER MEMBERS OF THE HOUSE (STRUCTURAL AND/OR NON-STRUCTURAL MEMBERS) ARE OUT OF SCOPE OF THIS WORK.

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NORTH CAROLINA PROFESSIONAL SEAL 052660 ENGINEER
05-18-2023

Charles Moore
Residential Foundation Plan
74 S. Lena Drive
Spring Lake, NC 28390

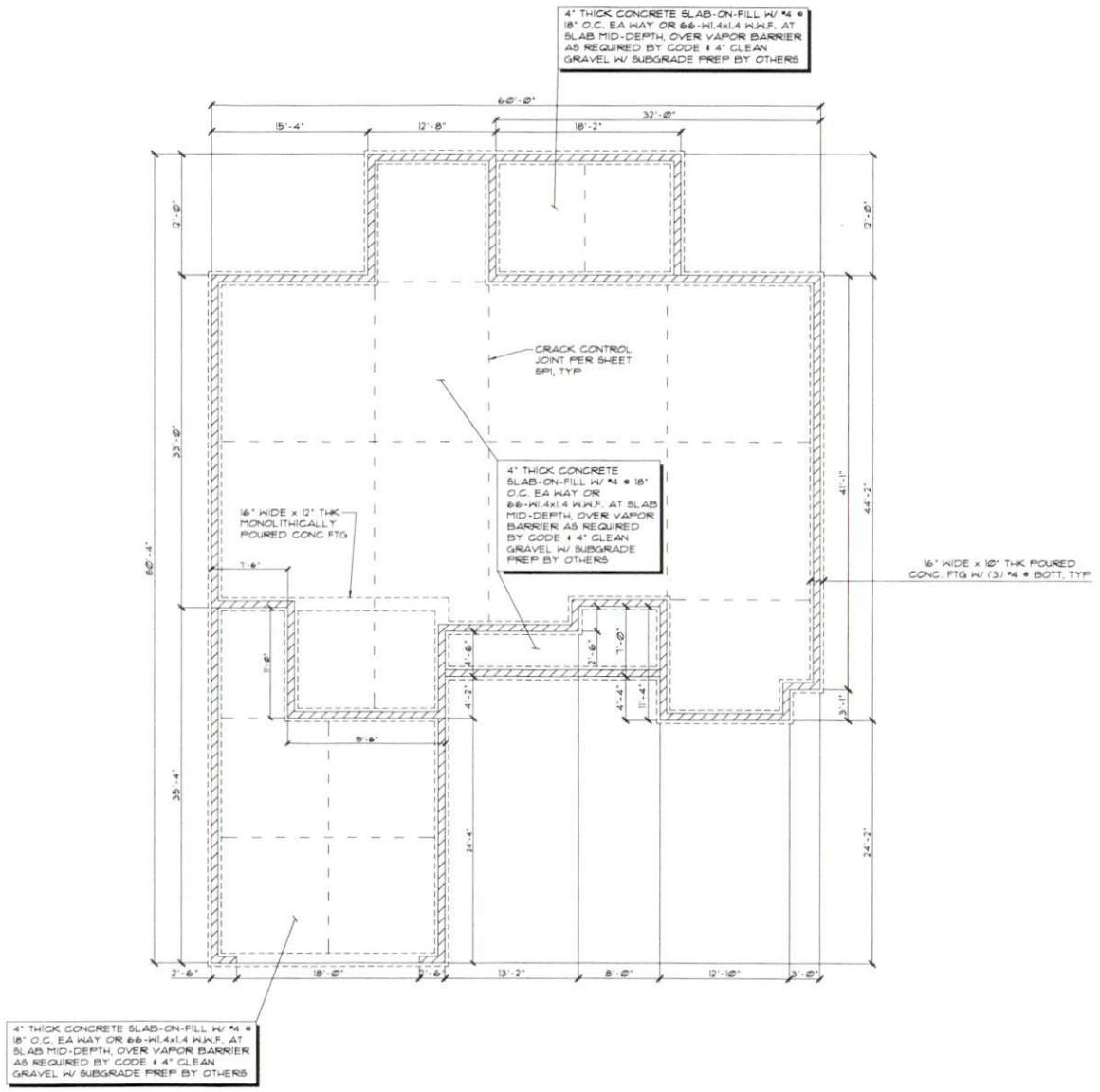
DATE 5-18-23
SCALE AS SHOWN
DRAWN J.H.
JOB 23-1599
SHEET SP1

FOUNDATION NOTES:

1. ASSUMED SOIL BEARING CAPACITY IS 2,000 PSF. CONTRACTOR MUST CONTACT A SOILS ENGINEER IF UNSUITABLE SOILS ARE ENCOUNTERED.
2. ADEQUATE DRAINAGE SHALL BE PROVIDED FOR THE SURFACE AREA ADJACENT TO THE STRUCTURE SUCH THAT WATER DRAINS AWAY FROM STRUCTURE.
3. THESE DRAWINGS APPLY ONLY TO THE FOUNDATION SYSTEM. ALL FRAMING, LATERAL BRACING, ETC., BY OTHERS.
4. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO WORK.
5. CONTRACTOR TO FIELD LOCATE THE STRUCTURE ON THE LOT.
6. FOR TYPICAL FOUNDATION DETAILS SEE SHEET SD1.
7. FOR ADDITIONAL NOTES, SEE "SP" SHEETS.

LEGEND:

INDICATES 8" CMU FOUNDATION WALL CENTERED OVER FTG PER PLAN



FOUNDATION PLAN
SCALE: ¼"=1'-0"

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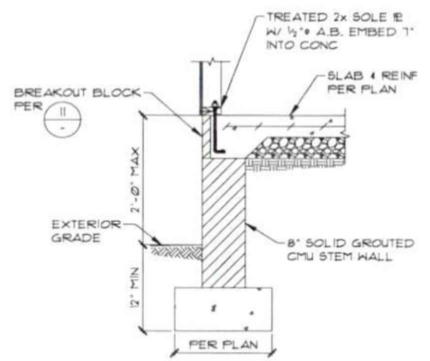
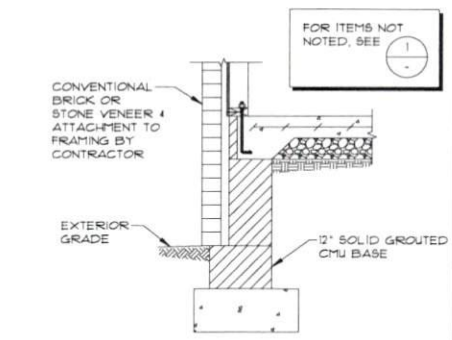
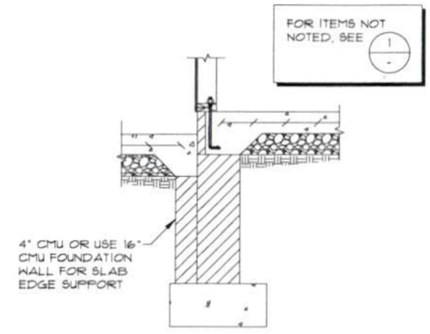
SHEET
S1



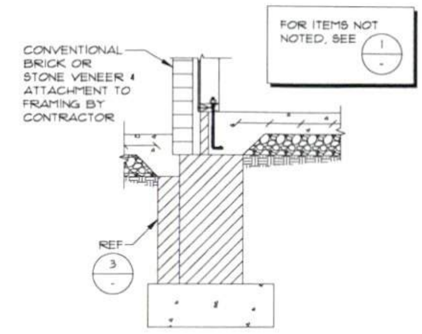
EXTERIOR STEM WALL (1)



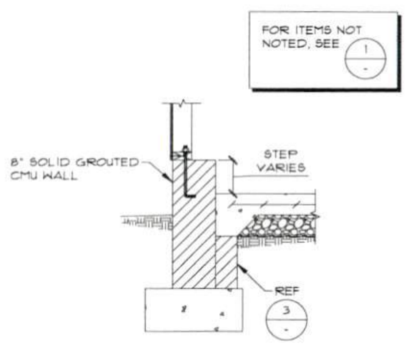
EXTERIOR STEM WALL W/ BRICK VENEER (2)



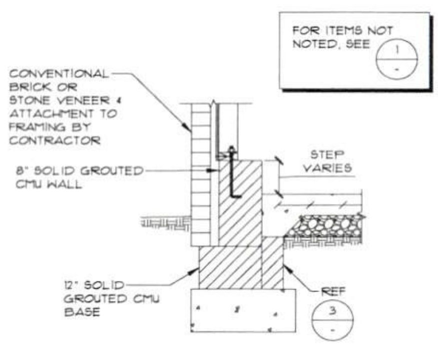
EXTERIOR STEM WALL W/ PORCH (3)



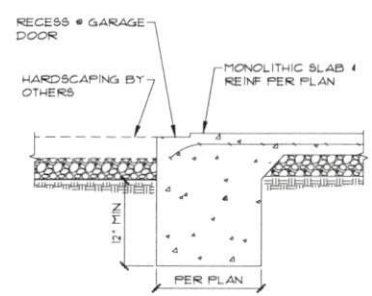
EXTERIOR STEM WALL W/ PORCH & BRICK VENEER (4)



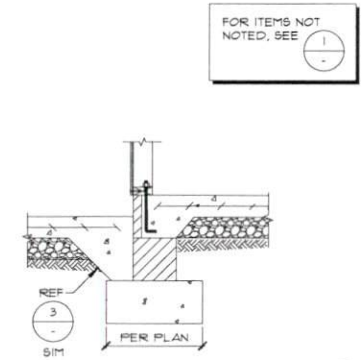
EXTERIOR GARAGE STEM WALL (5)



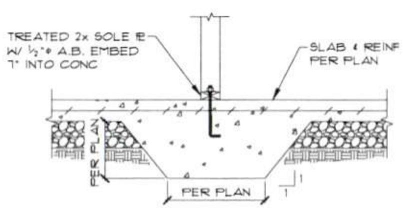
EXTERIOR GARAGE STEM WALL W/ BRICK VENEER (6)



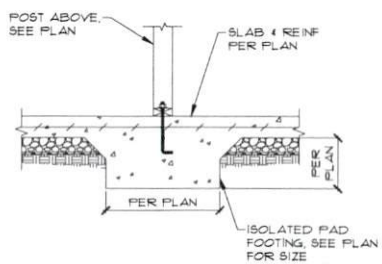
GARAGE DOOR OPENING (7)



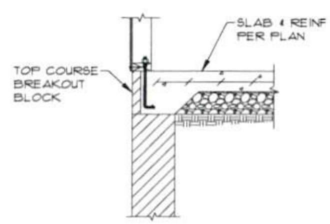
GARAGE-TO-HOUSE TRANSITION (8)



THICKENED SLAB (9)



ISOLATED PAD FOOTING (10)



BREAKOUT BLOCK (11)

(12)

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