

GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE LOCAL UTILITY NOTIFICATION / LOCATION SERVICE AT LEAST 48 HOURS BEFORE COMMENCING AND DIGGING WORK ON AREAS WITH UNDERGROUND UTILITY FACILITIES SO THAT ALL NECESSARY ON SITE STAKING OR MARKINGS CAN BE ACCOMPLISHED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE VERIFICATIONS OF ALL DIMENSIONS AND CONDITIONS IN ADDITION TO EXACT FIT AND PROPER COMPLETION OF THE WORK, IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
3. CONTRACTOR SHALL VERIFY ALL PLAN AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCY BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR ALL UNAUTHORIZED DEVIATIONS FROM THE PLANS.
4. DO NOT SCALE THESE DRAWINGS.
5. REFER TO GENERAL NOTE SHEET FOR ADDITIONAL NOTES AND SPECIFICATIONS.

FOUNDATION NOTES:

1. ALL COLUMN AND WALL FOOTINGS SHALL BEAR UPON EITHER UNDISTURBED SOIL OR UPON COMPACTED CLAY OR GRANULAR MATERIAL. STEP FOOTING/FOUNDATION DOWN TO UNDISTURBED SOIL AT OVER DIG. WHENEVER PENETROMETER TESTS INDICATE THAT THE MATERIAL ENCOUNTERED AT ELEVATIONS SHOWN ON THE DRAWINGS IS LESS THAN PRESUMED SOIL BEARING CAPACITY OF 3000 PSF OR BE OTHERWISE UNSUITABLE, THE OWNER OR THE OWNER'S SOILS ENGINEER SHALL GIVE THE CONTRACTOR INSTRUCTIONS REGARDING WHAT CORRECTIVE ACTIONS ARE TO BE TAKEN TO COMPENSATE FOR THE POORER SOILS.
2. UNDER NO CIRCUMSTANCES SHALL FOOTINGS BE PLACED SUCH THAT LESS THAN 48" OF FROST PROTECTION IS PROVIDED.
3. MASONRY FOUNDATION WALLS, PORCHES, EXTERIOR SLABS, STAIRS, AND GARAGE FLOOR REQUIRE CONCRETE TO BE AIR ENTRAINED. TOTAL AIR CONTENT SHALL NOT BE LESS THAN 5% OR MORE THAN 7%.
4. FOUNDATION WALLS ARE TO BE A MINIMUM OF 10" THICK, U.N.O.
5. FIREPLACE FOOTINGS ARE TO BE A MINIMUM OF 12" DEEP, AND AT LEAST 6" BEYOND EACH SIDE OF THE EXTERIOR DIMENSIONS OF THE CHIMNEY.
6. ALL FOUNDATION WALLS TO BE REINFORCED WITH (2) #5 STEEL REBARS TOP, BOTTOM, & MIDDLE (CONTINUOUS) TO BE BENT AND LAPPED AS DETAILED OR SPECIFIED. MIDDLE BARS ONLY REQUIRED WHEN POUR IS MORE THAN 9 FT DEEP, AND WALL LENGTH IS MORE THAN 6 FT. U.O.N.
7. WINDOW OPENINGS IN FOUNDATION WALL TO HAVE (2) #5 STEEL REBARS HORIZ. TOP AND BOTTOM RUN 3 FT PAST OPENING, AND (2) #5 STEEL REBARS VERT. AT EACH SIDE RUN 18" PAST OPENING.
8. PROVIDE PRESSURE PRESERVATIVE TREATED WOOD, WOLMANIZED, MATERIAL AT ALL LOCATIONS WHERE WOOD CARPENTER FRAMING COMES IN CONTACT WITH CONCRETE.
9. CONTINUOUS TREATED WOOD SILL PLATE ON TOP OF FOUNDATION WALLS SHALL BE LEVELED, PROVIDE SILL SEALER AND ANCHOR WITH 1/2" DIAMETER 10" LONG ANCHOR BOLTS AT 4'-0" O.C. EMBED IN CONCRETE A MINIMUM OF 7", PROVIDE NUTS AND WASHERS. A MINIMUM OF TWO BOLTS PER PLATE SECTION LONGER THEN 24", WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE 'WOLMANIZED' OR PRESSURE PRESERVATIVE TREATED WOOD.
10. PROVIDE 2X12 @ 24" O.C. LADDER FRAMING WHERE JOISTS RUN PARALLEL TO FOUNDATION WALL, PER CODE.
11. REFER TO SHEETS A-13, 14 & 15 FOR ADDITIONAL NOTES PERTAINING TO THE FOUNDATION.

TYPICAL CONCRETE PORCH & STOOP NOTES:

1. 5" MINIMUM CONCRETE SLAB WITH 4x4-W4/W4 WWF OVER 6" COMPACTED GRAVEL BACK BASE, FOR PROPER COMPACTION TO SUPPORT CONCRETE SLAB ABOVE. (NO CLAY, BLACK DIRT, OR DEBRIS ALLOWED UNDER STOOPS OR SLABS.)
2. TO PREVENT WATER INFILTRATION, ALL CONCRETE STOOPS, STEPS, PATIOS OR PORCHES BEING POURED TO AN ELEVATION HIGHER THAN THE TOP OF FOUNDATION AND AGAINST A CARPENTER FRAMED WALL OR RIM JOIST MUST BE FLASHED WITH 26 GA. SHEET METAL (FLASHING PROTECTION 3 INCHES (MIN.) ABOVE TOP OF STOOP (AND UNDER THRESHOLD AT DOORS) AND BENT AS REQUIRED TO EXTEND 6 INCHES (MIN.) BELOW TOP OF FOUNDATION. HOUSE WRAP BUILDING PAPER COVERING THE WALL SHEATHING MUST LAP OVER THIS REQUIRED FLASHING.
3. CONCRETE STOOPS SHALL BE POURED AFTER THE ADJACENT MASONRY VENEER WALLS HAVE BEEN COMPLETED. REMOVE AN APPROPRIATE AMOUNT OF MASONRY BELOW TOP / STOOP LEVEL TO ALLOW STOOP TO BE POURED INTEGRAL WITH VENEER AND PROVIDE ADEQUATE SUPPORT FOR THE CONCRETE STOOP. WHEN SLAB DOES NOT BEAR ON FOUNDATION, DOWEL SLAB INTO EXTERIOR FOUNDATION WALL W/18" LONG #4 REBAR @ 18" O.C. HORZ.

BASEMENT WINDOW WELL NOTES:

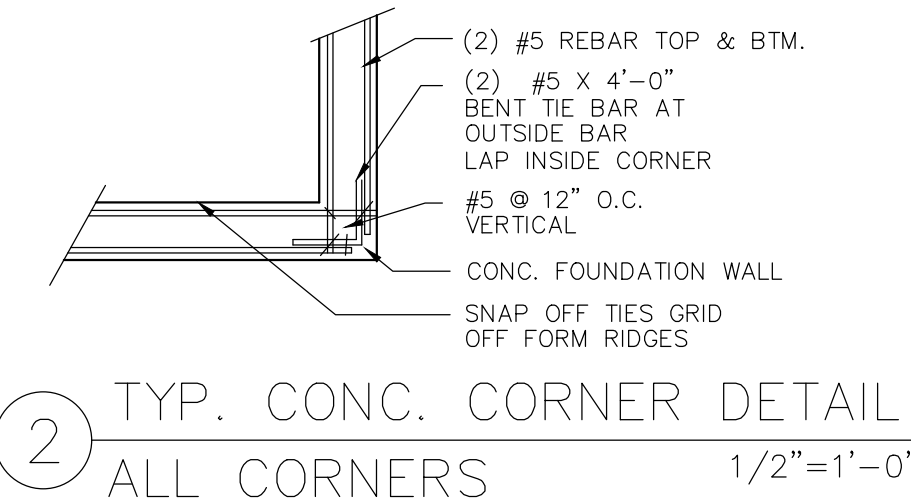
1. PROVIDE PLASTIC DRAIN AND STRAINER TO MAKE DIRECT CONNECTION TO FOOTING DRAIN TILE BELOW. BACK FILL WINDOW WELL WITH GRAVEL FOR DRAINAGE TO DRAIN TILE BELOW.
2. PROVIDE WINDOW WELL COVERS; BARS, GRILLES, OR COVERS ARE REQUIRED OVER ALL BASEMENT WINDOW WELLS. SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING. WINDOW WELL COVERS SHALL BE CAPABLE OF SUPPORTING A FULL GROWN ADULT. (MINIMUM CAPACITY 250 LBS.)

SOIL BEARING NOTE

ALL COLUMN AND WALL FOOTINGS SHALL BEAR UPON EITHER UNDISTURBED SOIL OR UPON COMPACTED CLAY OR GRANULAR MATERIAL. WHENEVER PENETROMETER TESTS INDICATE THAT THE MATERIAL ENCOUNTERED AT ELEVATIONS SHOWN ON THE DRAWINGS IS LESS THAN 3000 PSF OR BE OTHERWISE UNSUITABLE, THE OWNER OR THE OWNER'S SOILS ENGINEER SHALL GIVE THE CONTRACTOR INSTRUCTIONS REGARDING WHAT CORRECTIVE ACTIONS ARE TO BE TAKEN TO COMPENSATE FOR THE POORER SOILS. UNDER NO CIRCUMSTANCES SHALL FOOTINGS BE PLACED SUCH THAT LESS THAN 42" OF FROST PROTECTION IS PROVIDED.

UNDERGROUND UTILITY NOTE:

THE CONTRACTOR SHALL NOTIFY THE LOCAL UTILITY NOTIFICATION / LOCATION SERVICE AT LEAST 48 HOURS BEFORE COMMENCING AND DIGGING WORK ON AREAS WITH UNDERGROUND UTILITY FACILITIES SO THAT ALL NECESSARY ON SITE STAKING OR MARKINGS CAN BE ACCOMPLISHED.

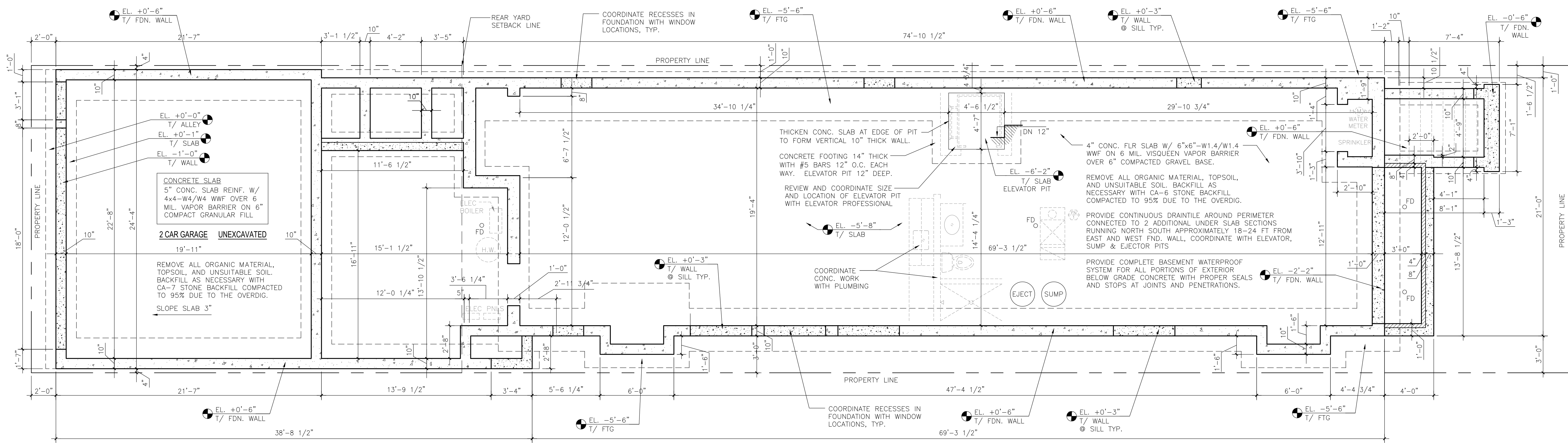


FOUNDATION WALL LEGEND	
	INDICATES FOUNDATION WALLS WITH A TOP / FOUNDATION ELEVATION THAT IS LOWER OR HIGHER THAN THE BENCHMARK ELEVATION OF +0'-6"
	BENCHMARK ELEVATION OF +0'-6"

ELEVATOR NOTE:

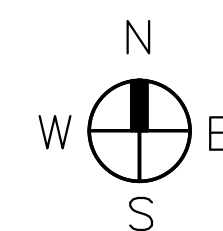
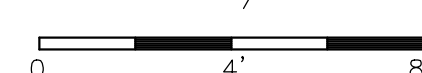
NOT HYDRAULIC
 FOLLOW ALL CODE & ELEVATOR MANUFACTURER REQUIREMENTS AND INSTRUCTIONS FOR INSTALLATION OF ELEVATOR SYSTEM. CONCRETE FOOTING 14" THICK WITH #5 BARS 12" O.C. EACH WAY AT THE ELEVATOR SHAFT TO ACCOMMODATE LOADING REQUIREMENTS OF ELEVATOR AND LOAD BEARING WALLS OF SHAFT. ELEVATOR PIT 12" DEEP. PROVIDE FRAMING AND DRYWALL TO ACCOMMODATE INSTALLATION AND REQUIREMENTS OF HOME ELEVATOR AND ELEVATOR MACHINE ROOM. PROVIDE 4X6 POSTS EXTEND FROM HOISTWAY FLOOR THROUGH EVERY OTHER FLOOR FOR THE ENTIRE HGT. OF THE HOISTWAY
 2 HR FIRE RATED WALL CONSTRUCTION AROUND ELEVATOR SHAFT & MECH. ROOM.
 2 HR RATED DOOR WITH CLOSER FOR ELEVATOR TYP.

NOTE: ALL FLOOR FRAMING TO BE DESIGN/BUILD BY LICENSED TRUSS MANUFACTURER'S ENGINEER. CENTER RECT. OPENING IN ALL TRUSSES & ALIGN OPENING FOR MECH. CHASE.



1 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



BLDG. FND. WALL MIN. +4" ABOVE GRADE MAX. +8" ABOVE GRADE STEP IN BRICK MODULES, TYP.
 PROVIDE RADIANT HEAT IN BASEMENT CONC. SLAB, FRONT EXTERIOR ENTRY STAIR, CONCRETE WALK, REAR STAIRS, AND RAISED TERRACE, COORDINATE WITH APPROPRIATE SUBCONTRACTORS.



ISSUE DATE:	REMARKS:
09-30-2018	ISSUED FOR PERMIT & CONSTRUCTION
04-11-2019	FOR REVIEW
08-28-2019	FOR REVIEW
09-30-2019	ISSUED FOR PERMIT & CONSTRUCTION

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