

GENERAL:  
FOOTING AND WALL DESIGN AND SPECIFICATIONS SHOULD BE BASED UPON ACTUAL SOIL CONDITIONS AT THE SITE INCLUDING BEARING CAPACITY, DRAINAGE CAPABILITY AND LATERAL LOADING CHARACTERISTICS. THIS FOUNDATION PLAN PROVIDES THE CORRECT LOCATION AND HEIGHT OF FOUNDATION WALLS AND CONCRETE SUPPORTS TO ACCOMMODATE THE BUILDING DESIGN HOWEVER IT DOES NOT SPECIFY FOUNDING DIMENSIONS, FOUNDATION WALL THICKNESS OR FOUNDATION WALL FINISH. THIS FOUNDATION PLAN MUST BE APPROVED BY A STRUCTURAL ENGINEER AND CODE OFFICIAL, BASED ON YOUR SPECIFIC SITE LOCATION PRIOR TO CONSTRUCTION.

**CONCRETE:**

AT A MINIMUM CONCRETE WALLS AND FOOTINGS TO ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 2500 P.S.I. OR THAT SPECIFIED IN THE LOCAL BUILDING CODE, WHICHEVER IS GREATER. VERIFY WITH STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

**REBAR, ANCHOR BOLTS & HOLD DOWNS:**

ALL WALL AND FOOTING STEEL REINFORCEMENT BARS SPECIFIED BY STRUCTURAL ENGINEER TO BE INSTALLED PRIOR TO POURING AND ENCAPSULATED BY CONCRETE AFTER THE WALL CONCRETE IS PLACED. ANCHOR BOLTS TO BE 8" DIA W/ 3"x3"x1/4" PLATE WASHER. SPACING OF ANCHOR BOLTS, HOLD DOWNS AND EMBEDMENT REQUIREMENTS TO BE SPECIFIED BY STRUCTURAL ENGINEER.

**CONTROL JOINTS:**

FOUNDATION WALL CONTROL JOINTS TO BE 1" DEEP VERTICAL SAW-CUT ON BOTH SIDES OF WALL. ON EXT. FACE OF WALL, FILL JOINT WITH LEADIBLE SEALANT PRIOR TO BACKFILL. PROVIDE CONTROL JOINTS AT ALL WINDOW OPENINGS, 20' MAX. ALONG THE WALL AND AT ALL WINDOW OPENINGS.

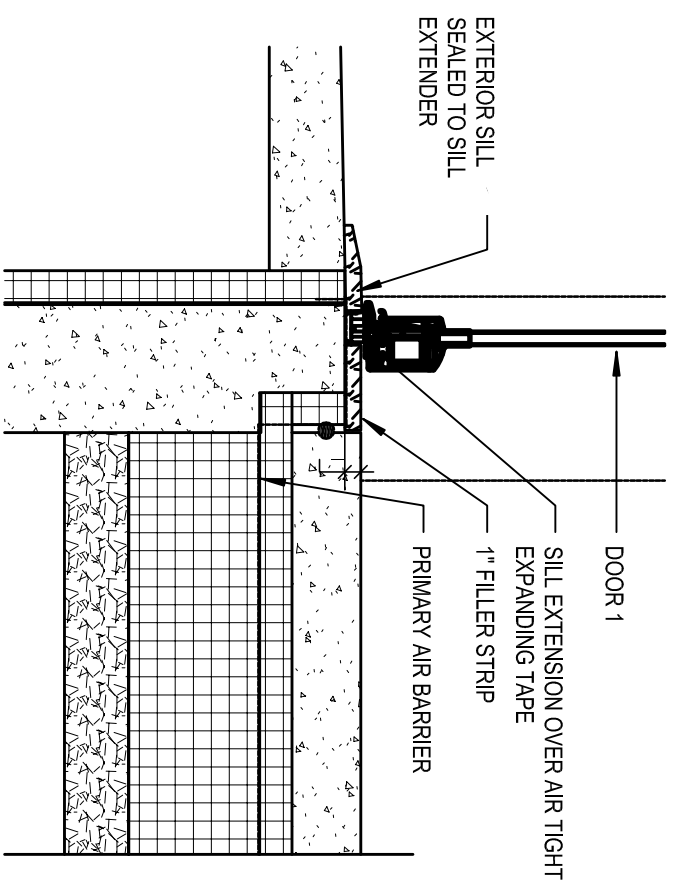
FOUNDATION SLAB CONTROL JOINTS TO BE 1" DEEP SAW-CUT. PROVIDE JOINTS AS SPECIFIED ON PLAN.

**SLAB ON GRADE**

- 4" CONCRETE SLAB ON GRADE WITH STEEL REINFORCING MESH  
- 15 MIL. POLY. UNDER UPPER MOST LAYER OF 3/8" WEBS OVER TOP OF FOUNDATION WALL AND UNDER PROTECTIVE MEMBRANE (SEE WALL SECTION)  
- 10" TOTAL OF 2X5 RIGID INSULATION. USE TAPE AS NEEDED TO PREVENT SHIFTS & GAPS BETWEEN INSULATION BOARDS BEFORE & DURING POUR. SLAB POUR, STAGGER ALL JOINTS  
- GRANULAR CAPLLARY BREAK & DRAINAGE PAD (NO FINES)  
- UNDISTURBED NATIVE SOIL  
- SEE TYPICAL WALL SECTION FOR ADDITIONAL DETAILS

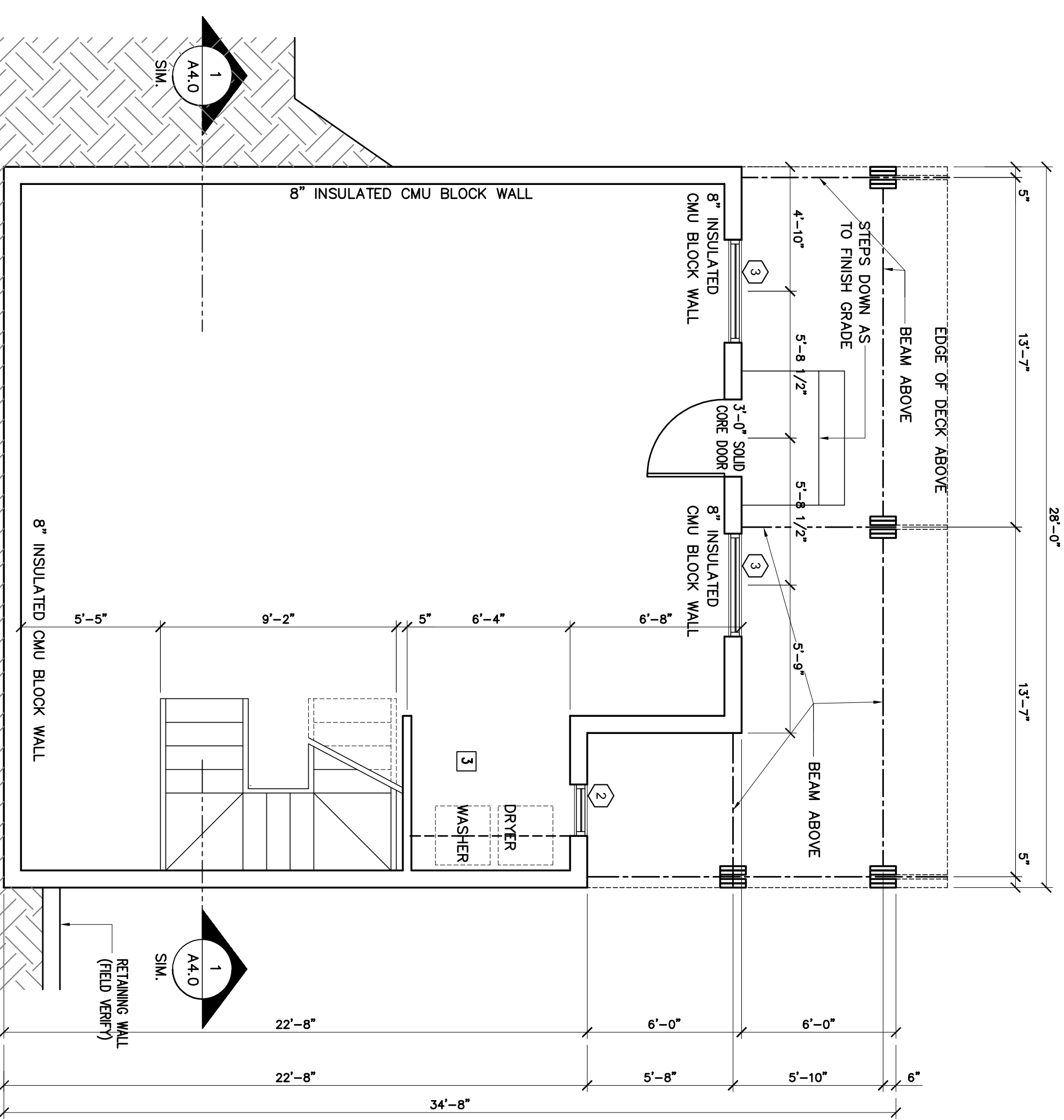
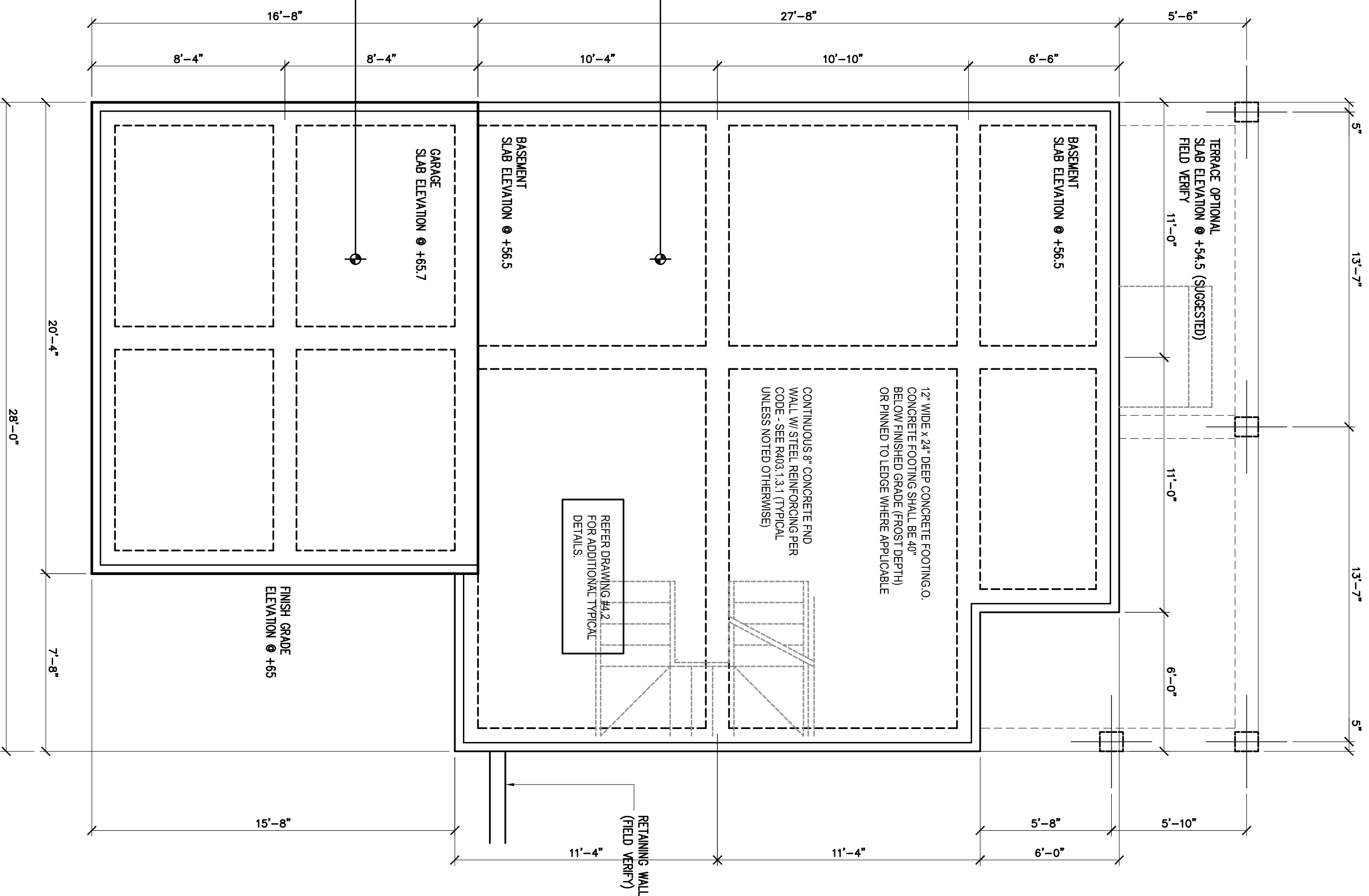
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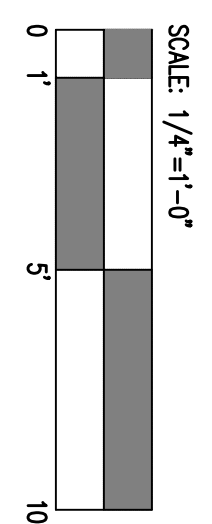
**TYP. DETAIL**

SCALE: 1"=1'-0"



**PLEASE NOTE**

1. LUBULA D. KANYINDA ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO OBTAIN THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.
2. CONTRACTOR MUST VERIFY CONSTRUCTION WITH DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. CONTRACTOR MUST VERIFY CONSTRUCTION WITH ALL LOCAL CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
4. PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
5. PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.



**REVISION SCHEDULE:**

1	STEPS OR RAMP TO GRADE AS REQ. PER SITE CONDITIONS. MINIMUM 3" RAMP REQUIRED AT THE ENTRY WALLS.
2	VERIFY PER MANUFACTURERS SPECIFICATIONS.
3	DEEP PAINTED FLOOR DRUMMERS WASHER IN LAUNDRY AREA. VERIFY THROUGH HOLES IN THE WALL OR UP THROUGH ROOF.
4	PROGRESS BALCONIES OR RAMPED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT.
5	FULL INSULATE TOP OF ABOVE CURBS AS WITH SPOXY POLYURETHANE INSULATION. MATERIAL TO BE 1/4" TO WINDOW THIN.
6	FLOOR TO FLOOR HEIGHTS WILL VARY BASED ON DEPTH OF FLOOR FRAMING SYSTEMS BY STRUCTURAL ENGINEER. SPACERS MUST NOT EXCEED 24" STAR HEIGHTS MUST NOT BE LESS THAN 1/2" PER INCH DIA.
7	WALL MOUNT STAR RAIL. WALL PROTECTION MUST NOT EXCEED 1/2" FROM FACE OF FINISH WALL AS PER IBC 2006.
8	PROVIDE ACCESS HATCH OR WALL DOOR INTO MECHANICAL SPACE FOR SERVICE.

**LUBULA D. KANYINDA**

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FOUNDATION PLAN  
BASEMENT FLOOR PLAN  
NOTES, DETAILS

PROJECT NUMBER: CUSTOM FORM MELINDA SCOTT  
DATE: \_\_\_\_\_  
DRAWN BY: LDK  
CHECKED BY: \_\_\_\_\_  
SHEET #

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