



FOUNDATION PLAN & FLOOR FRAMING PLAN

1/4" = 1'-0"

FOUNDATION VENTING CALCULATION:
 GRWL. SPACE AREA: 1577 sq-ft. x 144 sq-in. = 227088 sq-in.
 RECD. VENTING: 227088 sq-in. x 1/150 = 1514 sq-in.
 PROVIDED: (18)6x12+(1)18x30" SCAND. VENTS = 1836 sq-in.

STRUCTURAL NOTES:
 SEE FRAMING PLANS AND SHEET S-2
 FOR SHEAR TRANSFER DETAIL
 ▲ SIMPSON PHD 2 TO (2)2X W/SSTB 16 TO CONC.
 ▲ SIMPSON PHD 5 TO (2)2X W/SSTB 24 TO CONC.

NOTE:
 CONCRETE PEDIESTAL WITHIN CRAWLSPACE PROJECTING
 6 MIN. ABOVE EXPOSED EARTH CIRC 2306.5

NOTE:
 PROVIDE REINFORCE & WATERPROOFING
 FOUNDATION WALL BY INSTALLING
 A BITUMINOUS COATING, MODIFIED
 PORTLAND-CEMENT PLASTER, BENTONITE
 MEMBRANE, BLOWN-RODDED URETHANE,
 PLASTER, FIBERGLASS INSULATION,
 DRAINAGE, AND FINISH. PROVIDE SLOPE TO
 DRAINAGE OR TO DRY WELL. BACK FILL W/
 RIVER ROCK AGAINST WALL. FILTER FABRIC
 IF REQUIRED. (TPP)

Foundation Notes:

- Slope grade away from foundation wall.
- Footings shall rest upon undisturbed soil and slabs upon thoroughly compacted soil.
- Finished floor to be 6" above finish grade.
- CONCRETE: To be min. 2500 psi @28 days w/air-entrainment admixture to produce 4-6% air. Install Uter Ground per NEC 250.81 (Install 20' of #4 rebar within 4' of panel). Verify service location with utility district.
- ANCHOR BOLTS: 1/2" @ 10" bolts set 7" in concrete. Placement within 12" of ends of openings or walls and 48" O.C. max. Min. 2 bolts per mustill. (See plan for size & spacing @ ea. wall. RE-BAR.
- U.O.N. foundation to be (2)-#4 cont. rebar with 24" lap top & bottom of stemwall w/(2)-#4 @ 3' from bottom or footing. MUSTILL.
- U.O.N. on foundation plan to be 2x6 DF pressure treated.
- FOUNDATION VENTS: Provide 1 sq-ft. of foundation ventilation for each 150 sq-ft. of under-floor area. FOUNDATION RISER HEIGHT: May not exceed 4' without engineered re-inforcement.
- FOUNDATION CRAWL: 18x24 min. foundation crawl access to be provided within 20' of any sewer cleanout. Provide screen or cover.
- SLEEPED FOOTINGS: Footings may be stepped where 14" foundation studs may be accommodated. If less than 14" required solid blocking or plywood sheathing.)
- GARAGE PORCH: 4" concrete slab on grade U.O.N. slope to door 1/4" per 10'. Top of finished slab to be a min. 6" above finished grade and above the street center line.

PROVIDE MIN. #4's @ 12" O.C. EV @ ALL SPREAD FTGS
 ALL SPREAD FTGS TO BE MIN. 12" INTO GRADE.

No.	Revision/Issue	Date

Firm Name:
TAYLOR DESIGN
 SERVICES & RATING
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Custom Home For:
 YOUR NAME HERE
 Your Address
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FOUNDATION PLAN

File: **NF792616** Sheet:
 Date: **02/03/04**
 Scale: **1/4" = 1'-0"** OF **18**

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