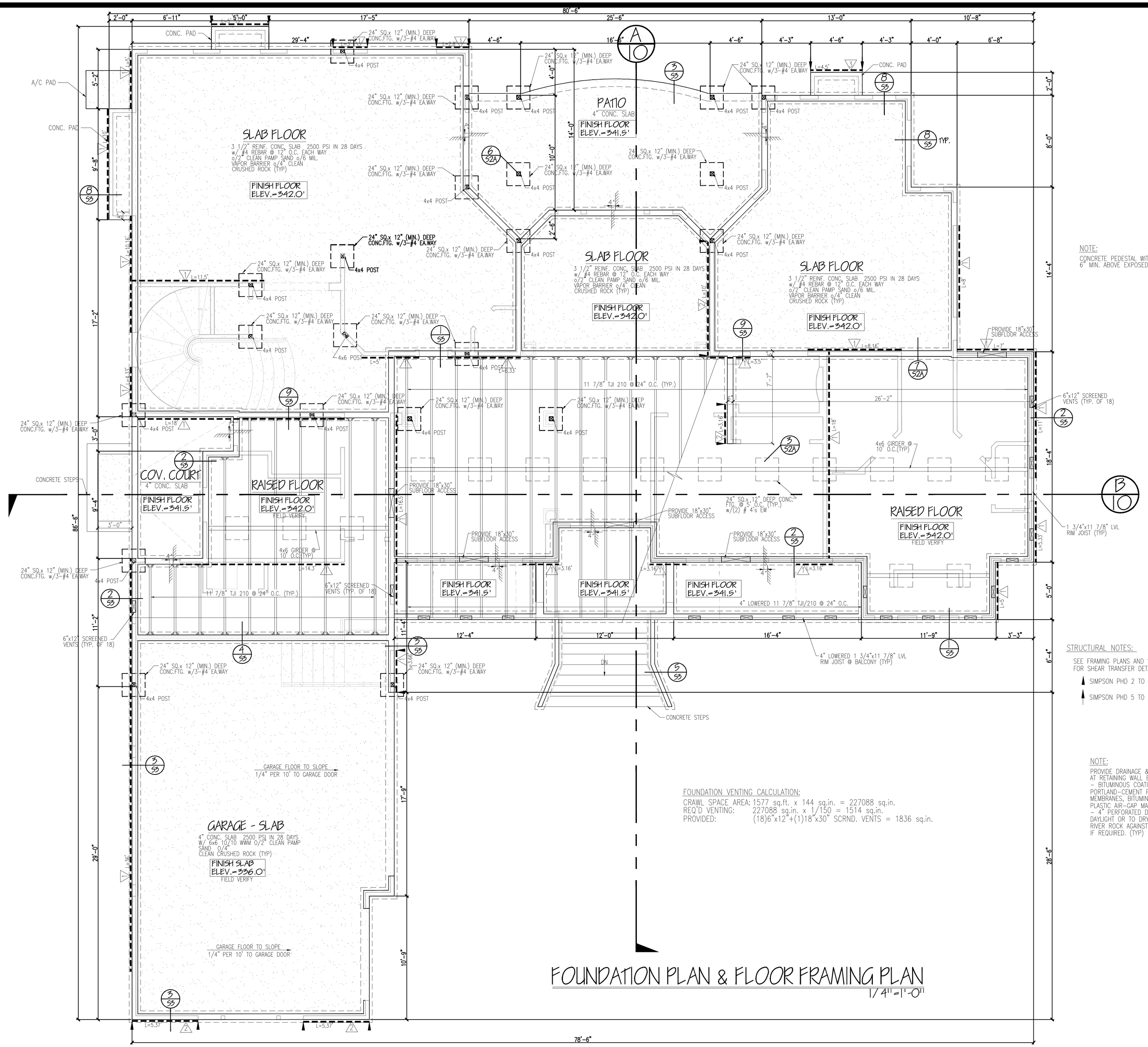

FOUNDATION PLAN & FLOOR FRAMING PLAN

1/4"=1'-0"

NOTE:
CONCRETE PEDESTAL WITHIN CRAWLSPACE PROJECTING 6" MIN. ABOVE EXPOSED EARTH CBC 2306.5

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:
PROVIDE DRAINAGE & WATERPROOFING AT RETAINING WALL BY USING:
- BITUMINOUS COATINGS, MODIFIED PORTLAND-CEMENT PLASTER, BETONITE, MEMBRANES, BITUMIN-MODIFIED URETHANE, PLASTIC AIR-GAP MATERIALS
- 4" PERFORATED DRAINPIPE SLOPE TO DAYLIGHT OR TO DRY WELL, BACK FILL W/ RIVER ROCK AGAINST WALL, FILTER FABRIC IF REQUIRED. (TYP)

FOUNDATION VENTING CALCULATION:

CRAWL SPACE AREA: 1577 sq.ft. x 144 sq.in. = 227088 sq.in.
REQ'D VENTING: 227088 sq.in. x 1/150 = 1514 sq.in.
PROVIDED: (18)6"x12"+(1)18"x30" SCRND. VENTS = 1836 sq.in.

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 Ufer Ground per NEC 250.81 (Install 20' of #4 rebar within 4' of panel). Verify service location with utility district.

ANCHOR BOLTS:
1/2"ø 10" bolts set 7" in concrete. Placement within 12" of ends of openings or walls and 48" O.C. max. Min 2 bolts per mudsill. (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 of footing.

MUDSILL:
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 :
18"x24" min. foundation crawl access to be provided within 20' of any sewer cleanout. Provide screen or cover.

STEPPED 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. EW @ ALL SPREAD FTGS. ALL SPREAD FTGS. TO BE MIN. 12" INTO GRADE.

No.	Revision/Issue	Date

Firm Name:
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Custom Home For:
YOUR NAME HERE
Your Address
Your City
Your Phone

FOUNDATION PLAN

File: NAF7986A6
Date: 02/05/04
Scale: 1/4"=1'-0"
Sheet: 6 of 18

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