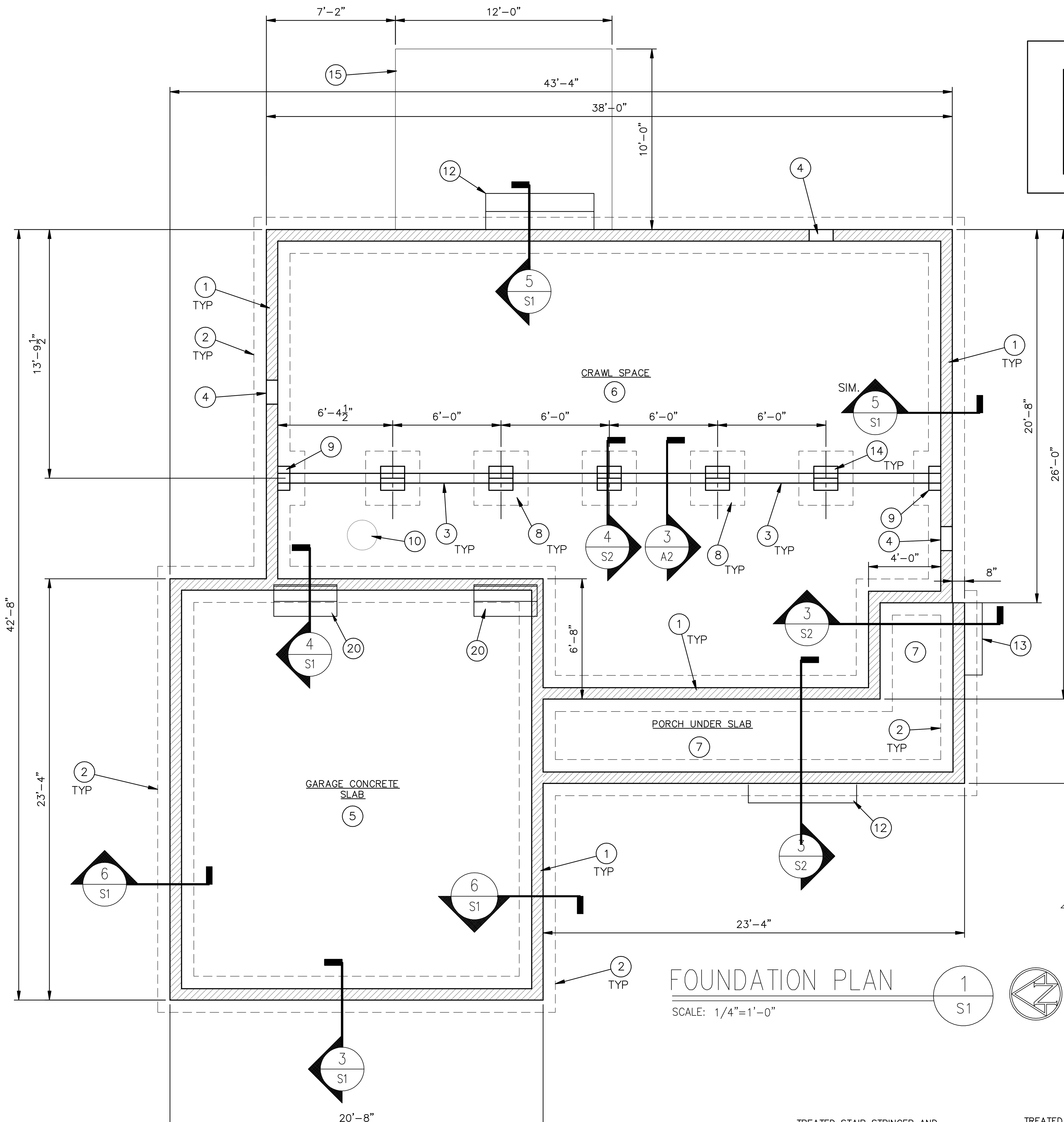
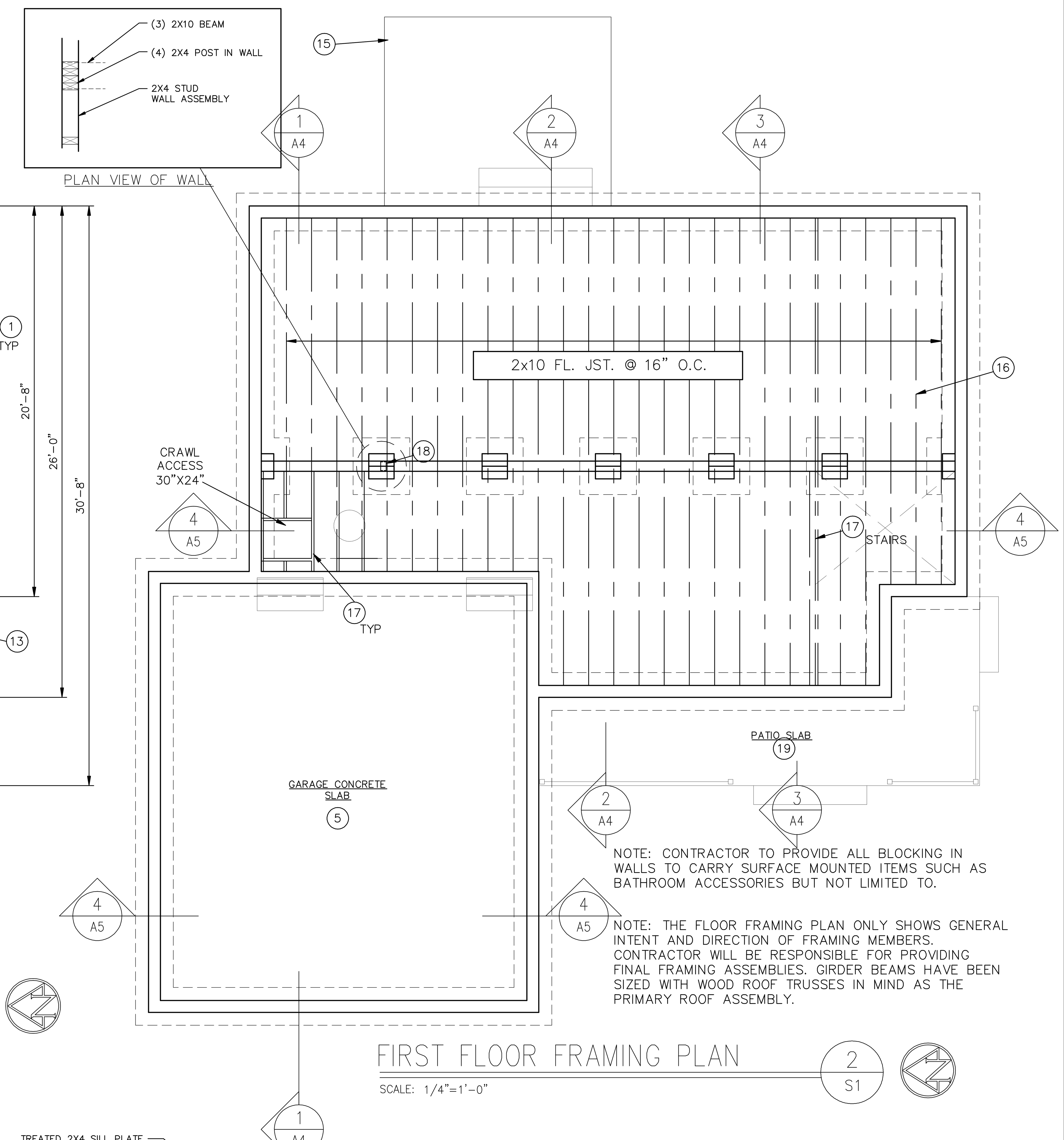


FOUNDATION PLAN

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

1 / S1



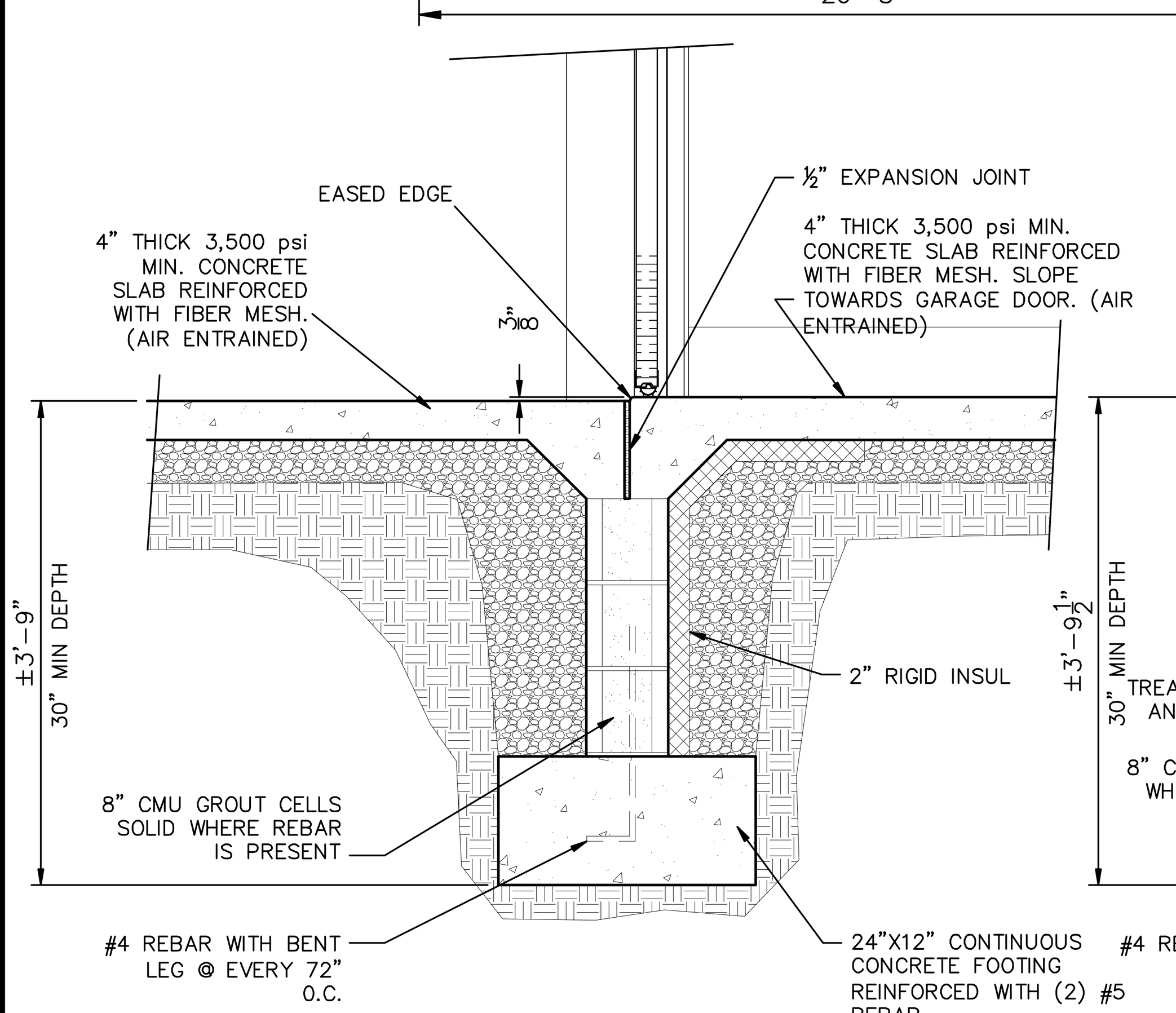
NOTE: CONTRACTOR TO PROVIDE ALL BLOCKING IN WALLS TO CARRY SURFACE MOUNTED ITEMS SUCH AS BATHROOM ACCESSORIES BUT NOT LIMITED TO.

NOTE: THE FLOOR FRAMING PLAN ONLY SHOWS GENERAL INTENT AND DIRECTION OF FRAMING MEMBERS. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING FINAL FRAMING ASSEMBLIES. GIRDER BEAMS HAVE BEEN SIZED WITH WOOD ROOF TRUSSES IN MIND AS THE PRIMARY ROOF ASSEMBLY.

FIRST FLOOR FRAMING PLAN

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

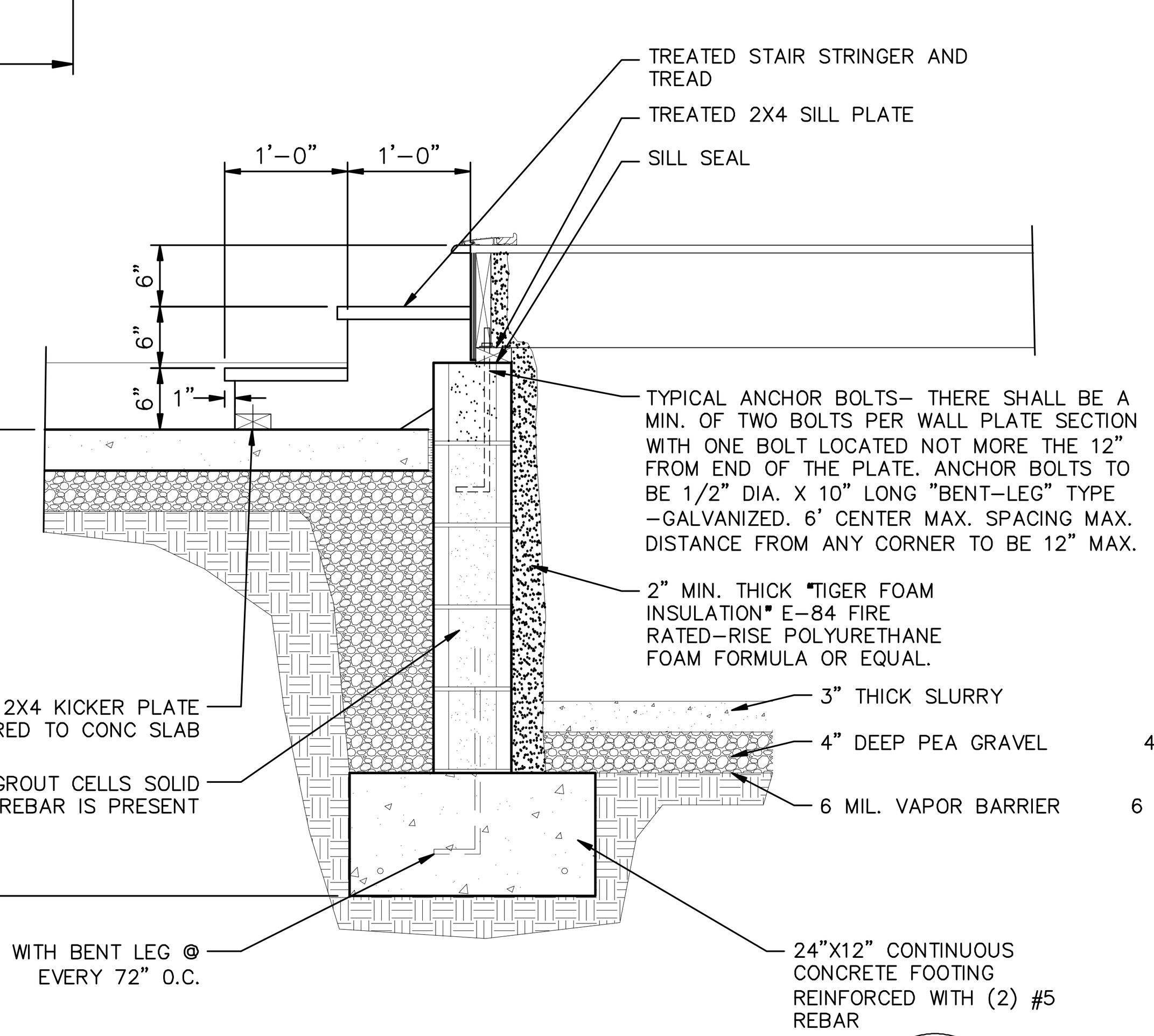
2 / S1



DETAIL

SCALE: 3/4"=1'-0"

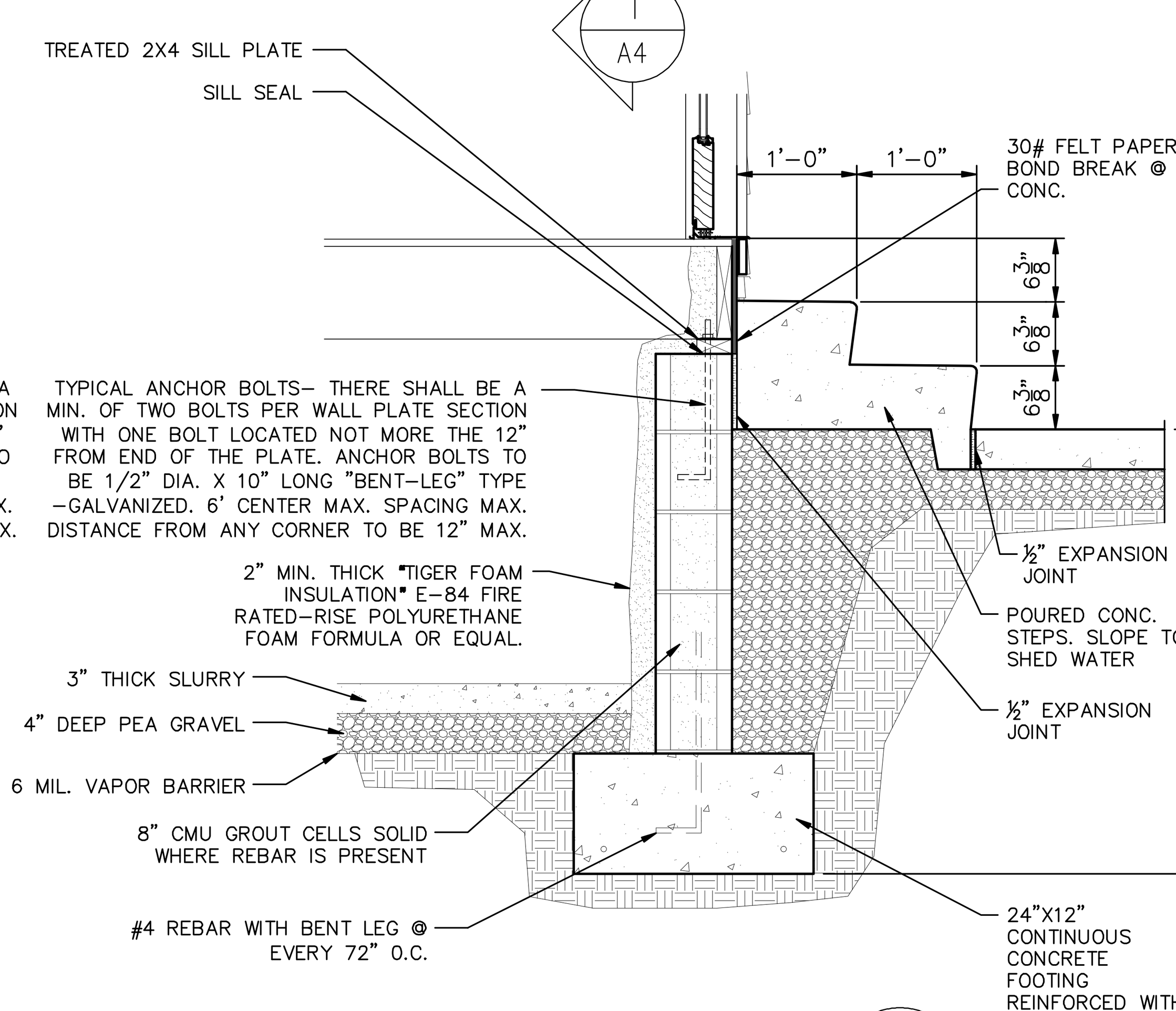
3 / S1



DETAIL

SCALE: 3/4"=1'-0"

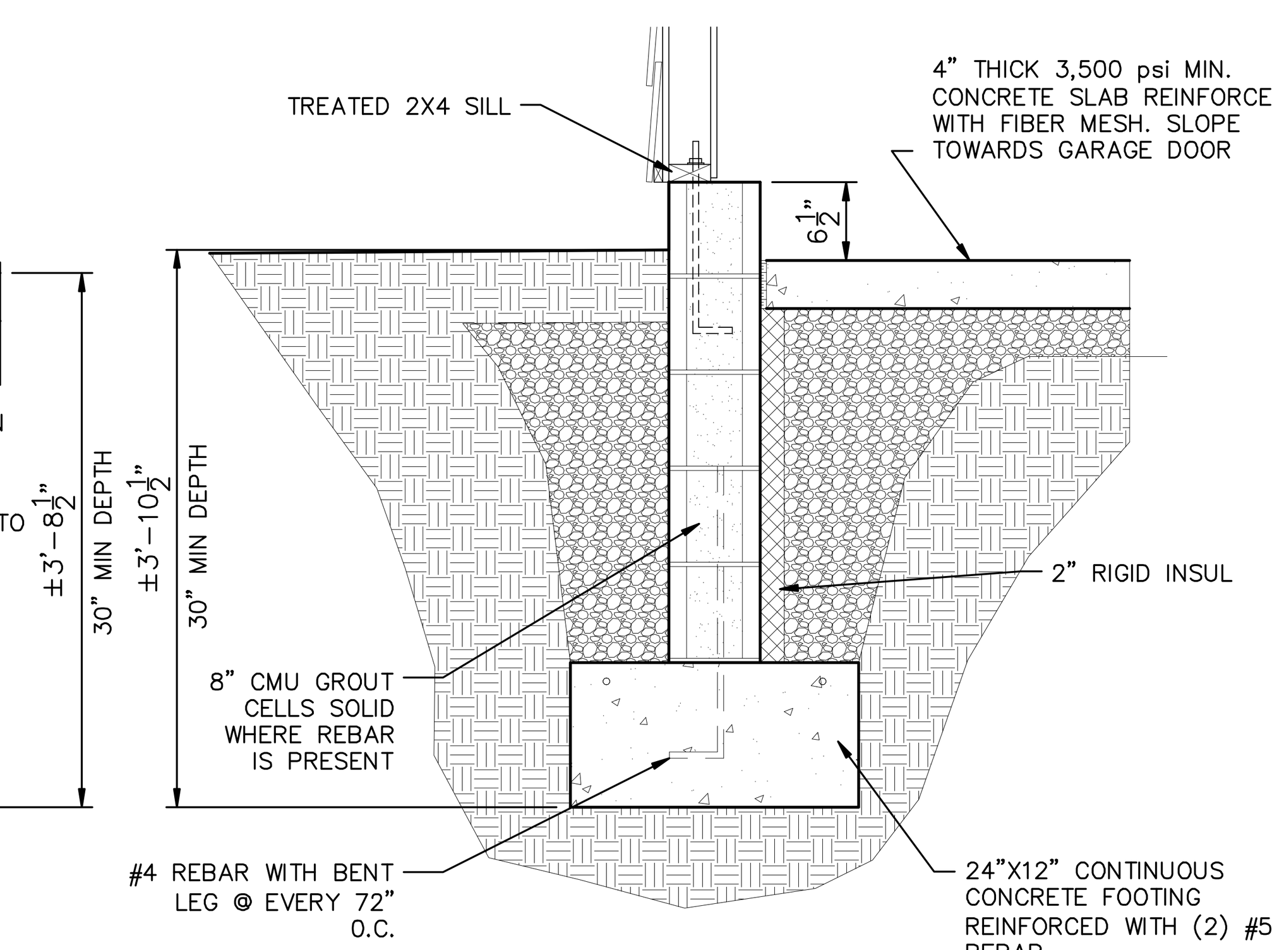
4 / S1



DETAIL

SCALE: 3/4"=1'-0"

5 / S1



DETAIL

SCALE: 3/4"=1'-0"

6 / S1

GENERAL NOTES

A BEFORE COMMENCING WITH WORK, CONFIRM ALL DIMENSIONS AND BURIED UTILITIES.

B BEFORE FRAMING FOR WINDOW ROUGH OPENINGS, CONFIRM WITH OWNER ACTUAL MODEL OF WINDOW FOR FINAL ROUGH OPENING SIZES.

C DIMENSIONS ARE TO FINISHED SIDE OF WALL.

D ALL INTERIOR WALLS TO BE 4 1/2" THICK AND OF 2X4 STUD CONSTRUCTION @ 16" O.C. WITH (1) LAYER 1/2" GYP. BD. ON EACH SIDE UNLESS OTHERWISE NOTED.

E COORDINATE WITH OWNER FOR LOCATIONS OF ELECTRICAL OUTLETS.

F INSULATION CLEARANCE: COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT–PRODUCING DEVICES

G WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT

FOUNDATION PLAN NOTES

1. 8" CMU FOUNDATION WALL. TYPICAL ANCHOR BOLTS– THERE SHALL BE A MIN. OF TWO BOLTS PER WALL PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THE 12" FROM END OF THE PLATE. ANCHOR BOLTS TO BE 1/2" DIA. X 18" LONG "BENT–LEG" TYPE –GALVANIZED. 6' CENTER MAX. SPACING MAX. DISTANCE FROM ANY CORNER TO BE 12" MAX.
2. CONTINUOUS 24"X12" REINFORCED CONCRETE FOOTING. REINFORCE WITH (2) # 5 REBAR. PROPOSED FOOTING SIZE IS BASED ON THE ASSUMPTION THAT THE EXISTING ALLOWABLE SOIL PRESSURE IS 2,000 POUNDS PER SQUARE FOOT OR BETTER. IF SOIL CONDITIONS DO NOT EQUAL OR EXCEED 2,000 PSF CONTACT ARCHITECT.
3. REINFORCED 6"X8" CONCRETE LINTEL
   LINTEL — (1) #3 REBAR –TOP — (2) #3 REBAR –BOTTOM
4. CRAWL SPACE VENT: AIR VENT 16"X8" ALUM FOUNDATION STATIC VENTILATION
5. 4" THICK CONC. SLAB (3,500 PSI) ON 4" PEA GRAVEL FILL OVER 6MIL THICK MOISTURE BARRIER. CONCRETE SLAB TO BE REINFORCED WITH FIBER MESH. SLOPE TOWARDS GARAGE DOOR
6. 4" PEA GRAVEL FILL OVER 6 MIL THICK PLASTIC MOISTURE BARRIER IN CRAWL SPACE
7. BACK FILL PORCH AREA WITH PEA GRAVEL FILL AND PREP TO RECEIVE CONC. PORCH SLAB. PORCH SLAB TO BE 4" THICK CONC. SLAB (3,500 PSI) REINFORCED WITH FIBER MESH –SMOOTH FINISH; SLOPE AWAY FROM HOUSE.
8. PIER FOOTING TO BE 3'X3'X12" POURED CONC. REINFORCED WITH (3) #4 REBAR BOTH WAYS AND SPACED 15" O.C.
9. 8" CMU PILASTER
10. SUMP PIT WITH SUBMERSIBLE PUMP
11. NOT USED
12. 6' WIDE CONC. STEP (AIR ENTRAINED)
13. 4' WIDE CONC. STEP (AIR ENTRAINED)
14. 8" CMU PIER FOUNDATION
15. 4" THICK CONC. PATIO SLAB ON GRADE REINF. WITH FIBER MESS ON 4" THICK PEA GRAVEL BASE. SLAB TO SLOPE AWAY FROM HOUSE AND RECEIVE A BROOM FINISH. CONTRACTOR REQUIRED TO PROVIDE CONTROL JOINTS. (AIR ENTRAINED)
16. 2X10 FL. JST. @ 16" O.C. WITH CROSS BRIDGING. FLOOR JOIST WAS DESIGNED FROM THE FOLLOWING:
    30psf LIVE LOAD
    20psf DEAD LOAD

    APPROVED SPECIES AND GRADE
    DOUGLAS FIR–LARCH –SS
    HEM–FIR –SS
    SOUTHERN PINE –SS & #1
    SPRUCE–PINE FIR –SS
17. DOUBLE FLOOR FRAMING. DOUBLE FRAMING MAY NOT BE LIMITED TO THIS AREA. CONTRACTOR IS REQUIRED TO PROVIDE ALL FINAL FRAMING ASSEMBLIES
18. 2x4 POST IN WALL ABOVE. POST IN WALL TO CARRY BEAM FOR 2ND FLOOR
19. 4" THICK CONCRETE PORCH SLAB WITH FIBER MESH REINFORCING ON PEA GRAVEL SUB–BASE. SEE 3/S2. (AIR ENTRAINED)
20. TREATED WOOD– CONTRACTOR TO FABRICATE STEPS FROM TREATED 2X WOOD MATERIAL

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ISSUE:
PROJECT NUMBER: 0105-0109-10

NEW CUSTOM HOUSE PLANS FOR:
ANDERSON COMMUNITY DEVELOPMENT

ARCHITECTURAL
FOUNDATION AND FRAMING PLAN

DRAWING NUMBER
S 1