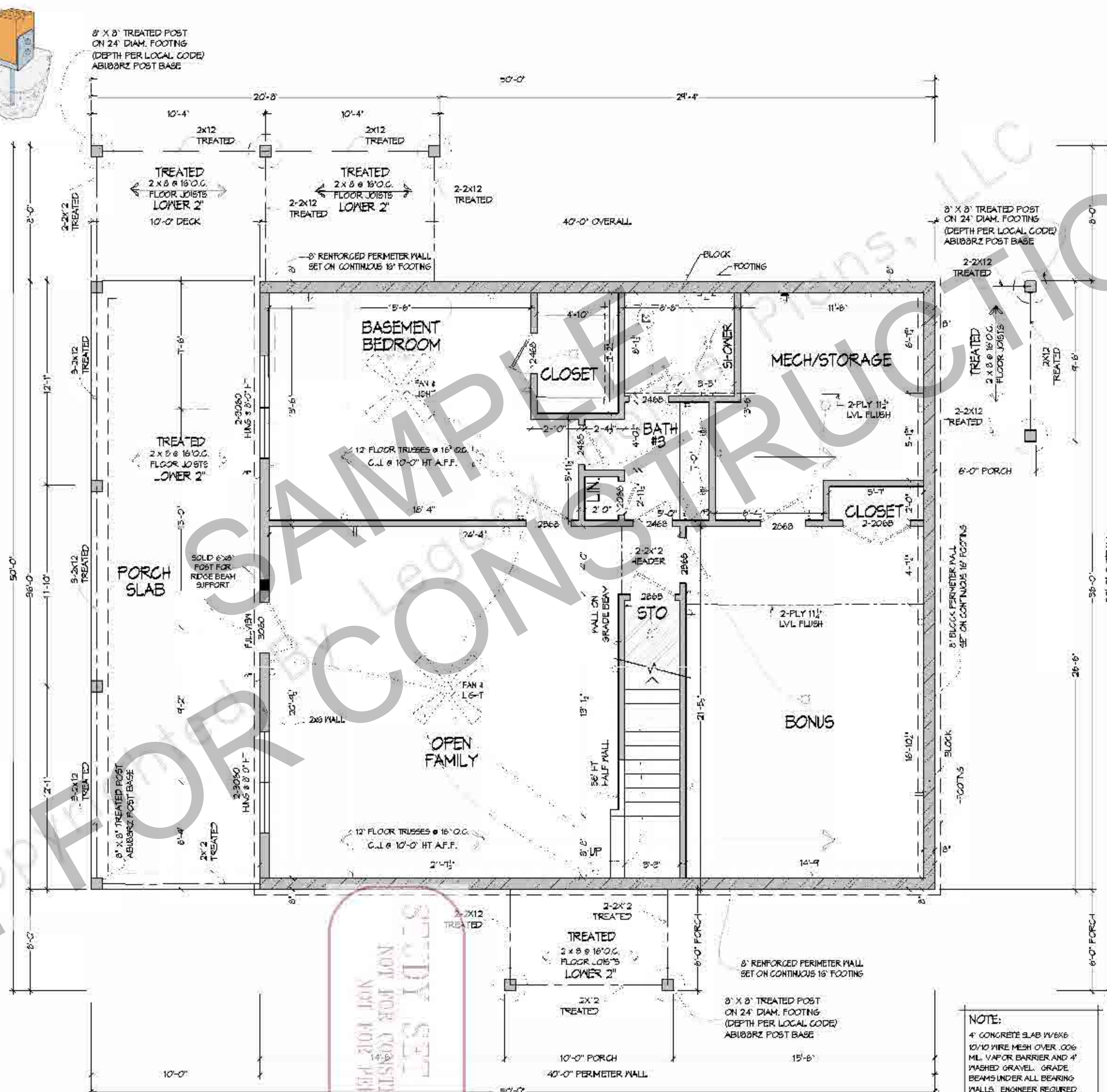


SLAB FOOTING



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

NOTE:

4" CONCRETE SLAB W/6X6
10/10 WIRE MESH OVER .006
MIL. VAPOR BARRIER AND 4"
WASHED GRAVEL. GRADE
BEAMS UNDER ALL BEARING
WALLS. ENGINEER REQUIRED
FOR MONOLITHIC SLAB.

4" 3500PSI CONC. OVER .003" MIL
VIEQUEEN MOISTURE BARRIER.

1. IT IS NOT THE INTENT OF THESE DOCUMENTS TO FULLY DETAIL ALL CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO PERFORM ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES THAT ENSURES THE STRUCTURAL DETAILING OF ALL WORK, INCLUDING WEATHERPROOF DETAILING, AND QUALITY WORKMANSHIP. IT IS THE CONTRACTORS RESPONSIBILITY TO ENGAGE THE SERVICES OF QUALIFIED STRUCTURAL ENGINEERS TO DESIGN ALL WORK UNDER NORMAL OPERATING AND WEATHER CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WORK AND CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES.
2. THIS PLAN HAS BEEN DESIGNED AS PER THE STANDARD BUILDING CODE. IT MUST BE CONSTRUCTED TO MEET THE LATEST SECTIONS OF THE BUILDING CODES OF THE CODES DEPARTMENT WITH JURISDICTION. ALL JOIST AND RAFTERS HAVE BEEN SIZED BASED ON THE SOUTHERN PINE SPAN TABLE PROVIDED BY THE SOUTHERN PINE ASSOCIATION. USING THE 2013 S.P.A.'S STANDARD GRADING RULES FOR NO.2 USUALLY GRADED. SEE SCHED. TABLE.
3. DIMENSIONS ARE FROM FACE OF SHEETROCK TO FACE OF SHEETROCK (A" OR B"). BRICK VENER IS SHOWN 8 INCHES FROM SHEATHING. WINDOW HEADER HEIGHT IS 8 FEET-8 INCHES UNLESS OTHERWISE NOTED. ALL ANGLE WALLS ARE 45 DEGREES DOWN OR DIMENSIONED. ALL STUDS TO BE AT 16 INCHES ON CENTER O.C.
4. PROVIDE DOUBLE JOIST UNDER ALL PARALLEL WALLS. PROVIDE SOLID BOARDING ON ALL FLOOR JOIST SPANS OVER 10 FEET AND AT INTERVALS NOT TO EXCEED 8 FEET. PROVIDE 2X4 STRINGERS/BACKS AT 5 FEET ON CENTER WHEN JOIST OR PLYWOOD BECKING DOES NOT EXIST. THE RAFTERS TO BE 2X6 OR 2X8. HALF HIGH PLYWOOD SUBFLOOR MAY BE SUBSTITUTED. PROVIDE FULL SOLID STUD BEARING UNDER ALL HEADERS AND BEAMS TO SOLID FOUNDATION BELOW.
5. ALL MANUFACTURED PRODUCTS, SYSTEMS OR APPLICATIONS SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATION. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL NEW AND CONSTRUCTION MEET OR EXCEED ALL APPLICABLE CODES.
6. H.V.A.C. SUBCONTRACTOR SHALL COORDINATE COMPLETE SYSTEM REQUIREMENTS WITH SUPPLIER AND PROVIDE EQUIPMENT LAYOUT THAT MEETS LOCAL CLIMATE CONDITIONS AND BUILDING CODES.
7. THE ELECTRICAL EQUIPMENT SHOWN REPRESENTS CONCEPT ONLY AND THE SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL INTENT WITH SPECIFIC REQUIREMENTS AND COMPLYING WITH ALL APPLICABLE CODES.
8. ALL WOOD FRAMING IN CONTACT WITH CONCRETE SHALL BE PROPERLY TREATED. USE TREATED LUMBER AT ALL EXTERIOR PORCH DECK LOCATIONS.
9. TO MINIMIZE EXCESSIVE MOISTURE AND MOLD CONDITIONS, PROVIDE AN APPROVED VAPOR BARRIER UNDER FOOTINGS, SLAGS, AND FLOOR JOISTS AT 3/4" IN LEVEL. USE GUTTER SYSTEMS DEALING WITH A SUFFICIENT PERM RATING ON ALL OUTSIDE WALLS. PROPERLY DESIGN AND SIZE HVAC SYSTEM AND INCLUDE A 10% FRESH AIR INTAKE.
10. ALL STANDARD, MINIMUM CODE CONNECTION AND FASTENING PRACTICES ARE TO BE ADHERED TO BY QUALIFIED FOUNDATION, FRAMING, DRYWALL, TRIM AND CABINETS CONTRACTORS.

	LIVE LOAD	DEAD LOAD	DEF.	USE
FLOOR JOIST	30	10 per	380	RESIDING ROOMS, ATTIC FLOORS
FLOOR JOIST	40	10 per	380	ALL ROOMS EXCEPT SLEEPING PORCH
CEILING JOIST	10	8 per	240	OVERHALL, CLOZ., AND ATTIC BRIDGE
CEILING JOIST	30	10 per	240	OVERHALL, CLOZ., OVERHALL, CLOZ.
ROOF	20	10 per	100	MECHANICAL ROOMS, 25' DOWN CO. FLOOR
ROOF	20	10 per	100	MECHANICAL ROOMS, 25' DOWN CO. FLOOR

[illegible]

SQUARE FOOTAGE	
1440	HEATED FIRST FLOOR
609	HEATED SECOND FLOOR
2049	TOTAL HEATED
1282	FUTURE EXPANSION (BSMT)
9325	TOTAL HEATED POSSIBLE
158	MECH.
1002	PORCHES
1160	TOTAL UNHEATED
4485	TOTAL SQ. FT.

