

FOUNDATION PLAN

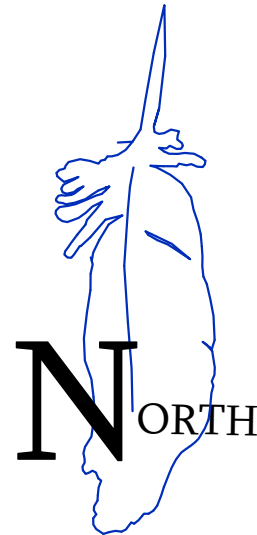
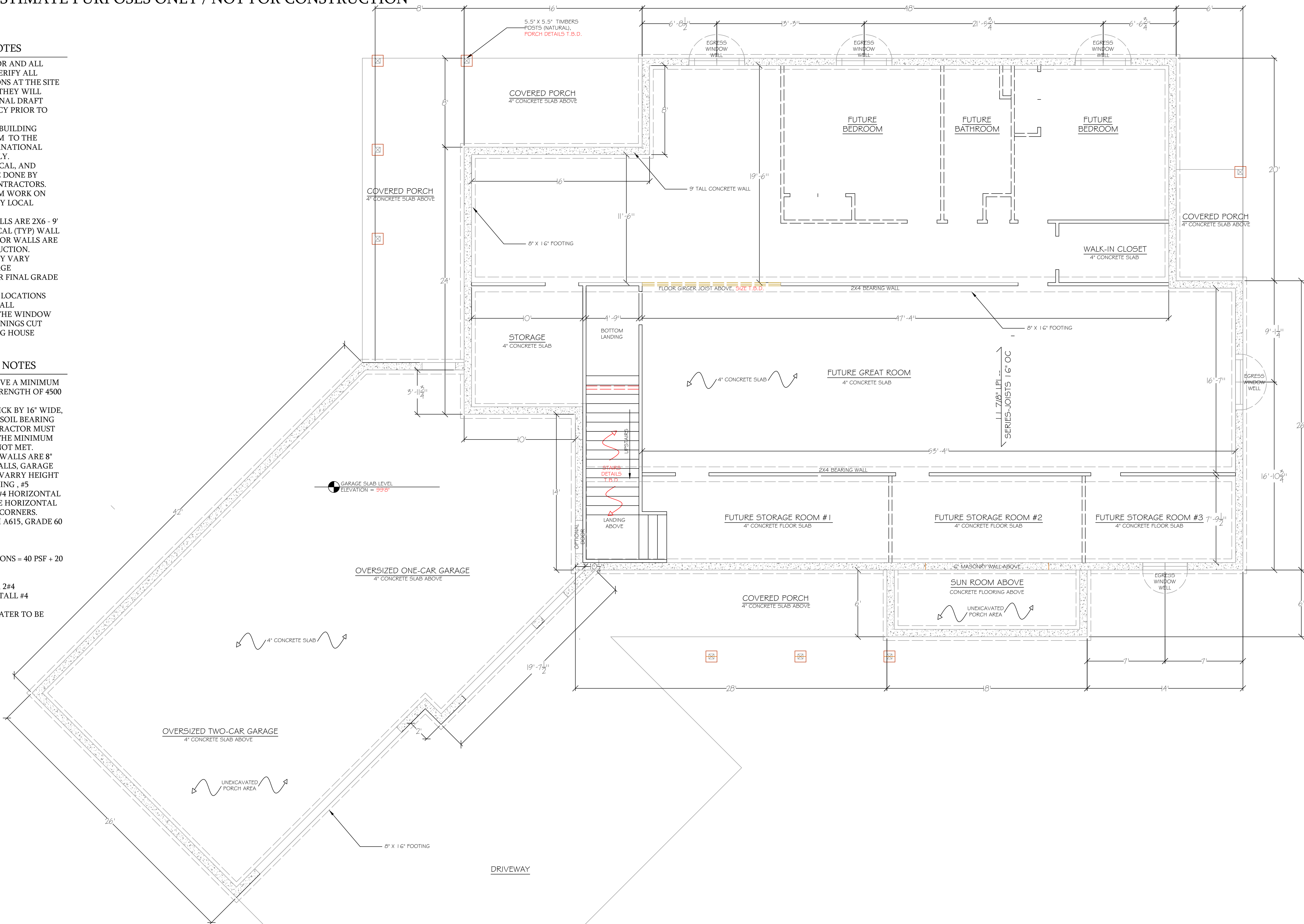
SCALE: 1/4" = 1'-0"
FOR ESTIMATE PURPOSES ONLY / NOT FOR CONSTRUCTION

GENERAL NOTES

1. THE OWNER, CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION. THEY WILL NOTIFY THE OWNER AND FINAL DRAFT STUDIO OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.
2. ALL WORKMANSHIP AND BUILDING MATERIALS SHALL CONFORM TO THE CURRENT LOCAL AND INTERNATIONAL BUILDING CODES THAT APPLY.
3. ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK MUST BE DONE BY LICENSED AND INSURED CONTRACTORS. THEY OWNER MAY PERFORM WORK ON THE PROJECT IF ALLOWED BY LOCAL BUILDING DEPARTMENT.
4. ALL EXTERIOR HOUSE WALLS ARE 2X6 - 9' TALL WALL THAT ARE TYPICAL (TYP) WALL CONSTRUCTION, ALL INTERIOR WALLS ARE 2X4 AND 2X6 WALL CONSTRUCTION. GARAGE WALL HEIGHTS MAY VARY DEPENDING ON FINAL GARAGE FOUNDATION HEIGHT AFTER FINAL GRADE IS DETERMINED.
5. ALL WINDOWS SIZES AND LOCATIONS SHOW MAY NOT BE FINAL. ALL CONTRACTORS SHALL USE THE WINDOW MANUFACTURE ROUGH OPENINGS CUT SHEET WHEN CONSTRUCTING HOUSE WALLS.

FOUNDATION NOTES

1. CONCRETE MIX SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4500 PSI AT 28 DAYS.
2. FOOTINGS SHALL BE 8" THICK BY 16" WIDE, FOOTING DESIGN BASED ON SOIL BEARING PRESSURE OF 2000 PSI, CONTRACTOR MUST INCREASE FOOTING SIZE IF THE MINIMUM SOIL BEARING PRESSURE IS NOT MET.
3. ALL HOUSE FOUNDATION WALLS ARE 8" THICK AND BOTH 4' OR 9' WALLS, GARAGE WALLS ARE 8" THICK, WITH VARRY HEIGHT DEPENDING ON FINAL GRADING, #5 VERTICAL BARS AT 18" O.C., #4 HORIZONTAL BARS AT 24" LIFTS O.C. MAKE HORIZONTAL BAR CONTINUOUS AROUND CORNERS.
4. REINFORCING STEEL ASTM A615, GRADE 60
5. DESIGN LOADS ARE
ROOF DEAD LOAD = 15 PSF
SNOW LOAD = 30 PSF.
FLOOR LIVE LOAD + PARTITIONS = 40 PSF + 20 PSF.
FLOOR DEAD LOAD = 25 PSF
6. TYPICAL 8" X 16" FOOTING, 2#4 HORIZONTAL BARS WITH 2' TALL #4 VERTICAL DOWELS 2' OC.
7. FURNACE AND WATER HEATER TO BE VENTED TO CODE.



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Page - Bennett Residence Project 2020
Prepared for Darroll Bennett and Anne Page

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