

Prepared for -  
 Custom Home  
 Builder/Remodeler  
 Northeast U.S.

# FOUNDATION PLAN, Dimensioned

Prepared by -  
 Before The Architect  
 Cumming, GA  
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 SHEET 15 of 17

## FOUNDATION PLAN NOTES:

- Water shall not be added on site to mix trucks. CDNC - a) shall be rated NLT 3500# psi compression poured from a batch mix and NLT 5000# psi from premixed bags, and b) may be amended w/ fiber at NLT 12" MCY, air entrainment at 3%-5% for FTGs and 5%-8% for WLS, AND other amendments, each and all of which must be only by mutual agreement of the GC and mixer or dispatcher, and c) shall cure CDNT wet NLT 7 days.
- No part of a RR shall come into permanent contact w/ earth, water, or ambient air.
- A strip FTG - a) shall be BEL frost line at its TDF, b) shall be NLT 20"x10"D, RNF'd w/ NLT 2-#4 RRs CDNT at 3' CDNC CVRage from BDF and SDF and 1-#4 RR w/ 3' CVRage from the GBM TDF and centered, where DIMS exclude DGL, d) ABV firm, undisturbed, clean SUBS.
- A spread FTG - a) shall be BEL frost line at its TDF, b) shall be NLT 24" on a side and NLT 12"D, c) shall have NLT #4 RR in a square pattern at 3' ABV BDF, nad NLT 1-#4 RR on the VERT w/ hook at 3' ABV BDF APX and extending to 3' down from superior pier TDF, d) ABV firm, undisturbed, clean SUBS.
- An SDG - a) shall have NLT CDNT #4 RR at NGT 16" DC grid mid-H of the SDG, and, in addition (not in lieu), must include other CDNT, RNFing material, of 6x6 W1.4xW1.4 WWF at mid-D, b) shall be poured ABV cross-laminated poly sheeting lapped NLT 2' at seams or silicone-sealed at seams ABV NLT 2' CDNT layer of sand (for slab crawl) ABV EL CDNT layer of washed gravel to NLT 95 % density ABV earth SUBS tamped NLT 50 beats/SF (note well that this order of layering is contrary to most, particularly in the higher-up arrangement of the cross-laminated poly and the application of it and not regular poly sheeting), c) at each INT CNR shall have laid diagonally at mid-D #4 RR RNFment in pairs of, or DBL RR w/ one pair NLT 4" in L at 45° to the CNR w/ NLT 3' CVRage at the butts and NLT than one pair INT to it at 16" DC and at each EXT CNR shall have NLT #4 RR RNFment in pairs of, or DBL RR NLT 4" in L pointed at 45° to the CNR w/ NLT 3' CVRage at the butts.
- For wood stud WL anchorage, threaded, hooked anchor bolts shall be - a) placed in all EXT WLS w/ hooks pointed to the INT, b) NLT 3/4" DIA, and c) embedded at NLT 7", and d) spaced at NGT 24" DC and NGT 9" from either side of any CNR, and e) provided Simpson LBPS bearing plates in lieu of washer, and e) provided suitable hex nut for each anchor bolt in EXT WLS and in INT LB WLS.
- Conduits through CDNC shall be INS'd w/ appropriate thermal and moisture barrier material at NLT 1" thickness through any section of the INS, 8. Closed-cell rigid INS may be used to provide thermal INS to NLT 6" BEL Frost line and shall be protected from insect habitation.
- RR, #4 only: In FTGs shall be - a) lapped at CNRs and ISNs NLT 24" and only to the outside, or EXT, runs, i.e., never lapped to INT runs and b) laps along WL Ls (i.e., at other than CNRs and ISNs) shall be staggered, and c) overlapped NLT 24", and d) set NLT 3 evenly at 3' ABV FTG BDF and NLT 2 evenly at 3' BEL FTG TDF; in WLS shall be a) NGT 4" DC on VERT and HDR and b) on VERT NGT 2" each side of CNR to 3' BEL WL TDF; in FLS shall be in grid NGT 16" DC.
- FTG DRNage - a) shall be by NLT 4" smooth, perforated pipe - holes DN - at EXT of FTG at EQ EL to FTG BDF and, b) shall be CVRed by to-1" river rock to NLT 12" ABV and outside pipe to NLT 3/4" rad of FDN WL D which pipe and which rock shall separately be wrapped in silt cloth, if FDN is keyed, then a CDNT sheet of EPDM shall be laid on the FTG TDF DA before the cold joint is poured, to obstruct wicking.
- FTG DRN shall slope DN at NLT 1/8" to light, storm DRN, or drywell, and d) shall be connected only to itself and not to sanitary DRNage systems and not to runoff DRNage systems and e) shall be considered additionally, including FTG DRNage INT to the FDN, as required by local code or local conditions.
- Termite protection shall be provided by pretreatment and by incorporation of corrosion-resistant, double-leg, MTL termite shield BET FDN WL and FDN Pier TDF and the mud sill, and the MTL termite shield shall extend to the EXT NLT 1" BEY FIN WL clad, and joints in the termite shield shall be permanently fused w/ solder (or EQV) or overlapped a MIN of 6" and sealed w/ a rubberized asphalt sheet membrane NLT 6" W, and penetrations through the termite shield for anchor bolts, etc. shall be sealed w/ NLT 6" square of rubberized asphalt sheet material BET the termite shield and the mud sill, and rubberized asphalt material shall be NLT 35 mils thick w/ ADH surfaces on both sides, e.g., MFM Building Products "Double Bond" material, and caulk or sill sealer shall be applied BET the FDN WL TDF and the termite shield and BET the termite shield and the mud sill and the joint BET the mud sill and the band JST (AKA head JST and end JST) shall be caulked or similarly sealed.
- A DK ledger - a) shall be in DIM NLT that of its supported JSTs, b) attached to the end JST w/ NLT 3/8" GLV carriage bolts NGT 16" DC and NGT 8" from butts and w/ oversized GLV washers on EXT and INT, and c) attached with 2-16d GLV CDNT NLTs 2" from ledger TDF and BDF and paired at NGT 16" DC in the field and NGT 8" DC at butts, and d) where a CDNT sheet of peel-and-stick, or peel-and-seal, or ice-and-water, or EQV shall be attached such that it is applied before the ledger and at its top line it is lapped over by house wrap and at its bottom line extends BEL the mudsill and onto the termite shield (where applicable), and e) where bolt heads are over large washers over silicone-sealed penetrations, and f) may be staggered NGT 12" on a HDR CL; g) z-flashing shall be applied w/ silicone sealer at its upper edge and at any penetrations and lapped UNDER house wrap under clad, and h) when FSNed to a CMU WL shall have a backerboard NLT the ledger's DIMS and directly opposite the ledger on the INT of the WL as a CDNT brace and shall be fully involved in the carriage bolt FSNing of ledger to WL.
- Backfill shall be - a) clean of building debris, rock and stone, etc., b) of some soil as excavated, and c) tamped NLT 50 beats/SF.

## KEY TO ABBREVIATIONS:

ABV = ABoVe	CNR = CorNeR	DIA = DIAMeter	FLS = FLaShing	ISN = InterSeCtion	DA = OverAll	SDG = Slab-Dn-Grade	WL = WaLL
ADH = ADHesive	CDM = CDMMon	DIM = DIMension	FSN = FaStEN	JST = JoISt	DC = Dn Center	SUBS = SUBStRate	WWF = Wielded Wire Fabric
BEF = BEFOre	CDNC = ConCrete	DN = Down	FTG = FoTInG	L = Length	DGL = Over Grade Level	TDF = Top DF Face	
BEH = BEHInD	CDNT = CONTInuous	DRN = DRaIn	GC = General Contractor	MIN = MINimum	PRM = PeRIMeter	TYP = TYPical	
BEL = BELOW	CP = CenterPoint	E = East	GBM = Grade Beam	MTL = MeTaL	RNF = ReInFOrce	UDN = UNless	
BET = BETween	CVR = CoVeR	EL = Elevation	GLV = GALVvanized	N = North	RR = ReBaR	Otherwise Noted	
BEY = BEYond	CY = Cubic Yard	EQV = EQuiValent	H = Height	NGT = Not Greater Than	S = South	VERT = VERTical	
BDF = BotTom DF Face	D = Depth	EXT = EXTERior	HDR = HORIZontal	NL = NoIL	SF = Square Foot (Feet)	W = Width	
CL = CenterLine	DBL = DouBLe	FIN = FINish	INS = FouNDation	NT = Not Less Than	SDF = Side DF Face	WDW = WinDow	

BIND LEFT

