

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

FOUNDATION PLAN, Annotated

Prepared by -
 Before The Architect
 Cuming, GA
 December 1, 2003
 SHEET 16 of 17

FOUNDATION PLAN NOTES:

- Water shall not be added on site to mix trucks. CDCN - a) shall be rated NLT 3500H psi compression poured from a batch mix and NLT 5000H psi from premixed bags, and b) may be amended w/ fiber at NLT 15' 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 CNTly 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" x 10" D, RNF 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 #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 CNTD #4 RR at NGT 16" DC grid mid-H of the SDG, and, in addition (not in lieu), must include other CNTD, 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' CNTD layer of sand (for slab crawl) ABV FL CNTD 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 DBLed w/ 4" 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 DBLed RRs 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 LBP3% 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 CDCN shall be INSD 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, on EXT, runs, i.e., never laps on INT, 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 on a VERT NGT 2" each side of CNR to 3" BEL WL TDF; in FLs shall be in grid NLT 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" rads of FDN WL D which pipe and which rock shall separately be wrapped in silt cloth, if FDN is keyed, then a CNTD 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 silt 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 CDM NLS 2" from ledger TDF and BDF and paired at NLT 16" DC in the field and NGT 8" DC at butts, and d) where a CNTD 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 CNTD 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:

ABS = ABSolute	CB = Carriage Bolt	CY = Cubic Yard	EXG = EXistinG	H = Height	N. = North	RR = Rebar	VERT = VERTICAL
ABV = ABove	CL = CenterLine	D = Depth	EXT = EXterior	HOR = HOrizontal	NGT = Not Greater Than	S. = South	W = Width
ADH = ADHesive	CMU = CDCN	DBL = DouBLE	FDN = FounDation	INS = INSulate	NL = NaIL	SF = Square Foot	W/W = West
AHJ = Authority Having Jurisdiction	CM = CMOn	DIA = DIAMeter	FIN = FINish	INT = INTerior	NLT = Not Less Than	SD = See DWNers	W/WF = Welded
BEH = BEHind	CNC = CNCrete	DK = DECK	FL = FLoor	ISN = InterSection	DA = OverAll	SDF = Side Of Face	WF = Wire Fabric
BEL = BELOW	CONC = CONCrete	DIM = DIMension	FLS = FLaShing	JST = JoIST	DC = Dn Center	SDG = Slab-On-Grade	WL = WaLL
BET = BETween	CONC = CONCrete	DN = DOWn	FSN = FaStEN	L = Length	DGL = Over Grade Level	DGL = Over Grade Level	STR = STAIR
BEY = BEYOND	CONC = CONCrete	DRN = DRaIN	FTG = FoOTing	LF = Linear Foot	PL = Point Load	SDS = SUBStRate	TDF = Top Of Face
BM = BeAM	CONC = CONCrete	E = East	GC = General Contractor	LB = Load Bearing	PRL = PaRallel	PRM = PeRMeter	TYP = TYPical
BDF = Botton Of Face	CONC = CONCrete	EQ = EQual	GBM = Grade Beam	MIN = MINimum	PT = Pressure-Treated	UDN = UNless Otherwise Noted	
	CVR = CoVEr	EQV = EQuiValent	GLV = GALVanized	MSRY = Masonry	RNF = ReINForce		

NOTE that GL BEL & BEH DK may require grading to let NLT 6" CDCN pier exposure plus base cap plus x6" PT wood frame plus 3/4" planking.

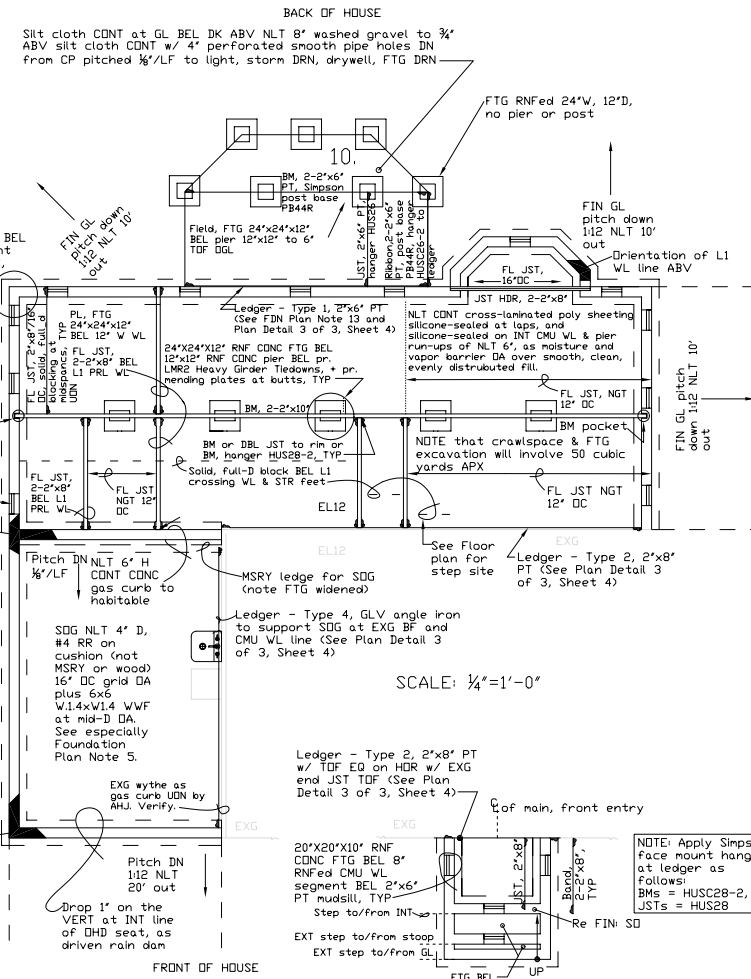
NOTE that the DK rim sets on post bases directly atop piers TDF NLT 6" DGL, no posts

20" x 10" D RNF CDCN FTG BEL 8" RNFed CMU WL segment BEL 2" x 6" PT mudsill ABS, TYP

FDN vent. See NFVA calculation and text in box to right side of house

NOTE that: a) CMU shall be of CNTly filled cores plus NLT #4 RR set in FTGs at NGT 24" OC and NGT 12" from a CNR and shall arise from the FTG at its mid-D w/ hooks sequentially set straight to INT then EXT then INT, etc., and extend to w/in 3" of WL TDF w/ HOR wire RNF to NLT every other course; b) FTG shall be covered OA at cold joint to CMU, to block wicking.

Orientation of LI WL line ABV



NFVA calculation: 707SF/150 = 4.7SF NFVA, or 678SI NFVA. Apply 12 Daens-Corning FV80 VentSures Stamped Aluminum FDN vents w/o dampers Model #VTS461 ML specifying 63SI NFVA/vent or EQV. For FDN ventilations a) cross-laminated poly sheet shall be applied CNTly at GL w/ either 2" laps or laps silicone-sealed, at INT GL to INT WLS up NLT 6" ABV EXT GL and silicone-sealed over clean, smooth SUBS, b) each FDN face NLT 3" in L shall have a FDN vent; c) each vent shall be as high on the FDN as possible, d) and there shall be NLT 1" vent in each CNR w/in 3" of that CNR, and e) each vent shall be screened to abate insect intrusion, and f) each vent shall be not closable. Ventilation shall be not an offset or substitute for mitigations of, among others, CNR condense, vapor, and thermal INSTN, radiant barriers; roof covering, color; reasonable sealing of INT; inadequate DRNage for runoff, FTGs, and sanitation; hygiene; poorly graded site and other landscaping matters.

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 Errors & Omissions

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