

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

FLOOR PLAN - CRAWLSPACE

Prepared by -
 Before The Architect
 Cumming, GA
 December 1, 2003
 SHEET 8 of 17

NOTES TO CRAWLSPACE:

- Water shall not be added on site to mix trucks. CONC - a) shall be rated NLT 3500# psi compression poured from a batch mix and NLT 5000# psi from pre-mixed bags, and b) may be amended w/ fiber at NGT 1 1/2" x 1/4", air entrainment at 3%-6% 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 CONTINuously wet NLT 7 days.
- No part of a RR shall come into permanent contact w/ earth, water, or ambient air.
- An INT FTG, or GBM - a) shall be placed BEL a LB WL DA, b) BEL a LB wood WL shall be NLT 10"x10", RNF'd w/ NLT 2-#4 RRs CNT at 3' concrete coverage from BDF AND SDH, and 1-#4 RR with 3' coverage from the GBM TDF and centered, where DIMS exclude DGL.
- 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 3/8" DIA, and c) embedded at NLT 7" and spaced at NGT 24" DC and NGT 9" from either side of any CNR, and d) provided Simpson LBPS 3/8" 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 CONC shall be INS'd w/ appropriate thermal and moisture barrier material at NLT 1" thickness through any section of the INS, 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 and at INT CNRs NLT 2' doubles NGT 16" apart at 45° to right angles w/ INT RRs CP at 3' from slab CNR and DA laid on the HDR at mid-D (see draining).
- FTG DRNage - a) shall be by NLT 4" smooth, perforated pipe - holes DN - 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" rds of FDN WL D which pipe and which rock shall separately be wrapped in silt cloth. IF FDN is keyed or CMU is cold-jointed, then a CONDT sheet of EPDM shall be laid on the FTG TDF DA before the cold joint is burdened, to obstruct wicking.
- FTG DRN shall slope DN at NLT 1/8" per foot 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.
- Ternite protection shall be provided by pretreatment and by incorporation of corrosion-resistant, double-leg, MTL ternite shield BET FDN WL and FDN Pier TDF and the mud sill, and the MTL ternite shield shall extend to the EXT NLT 1" Pier FIN WL and cld, and joints in the ternite shield shall be permanently fused w/ solder (or EQV) or overlapped 6" and sealed w/ rubberized asphalt sheet membrane NLT 6" W, and penetrations through the ternite shield for anchor bolts, etc. shall be sealed w/ NLT 6" square of rubberized asphalt sheet material BET the ternite shield and the mud sill, and rubberized asphalt material shall be NLT 35 mils thick w/ ADH surfaces on both sides, e.g. MFL Building Products double bond material and caulk or sill sealer shall be applied BET the FDN WL TDF and the ternite shield and BET the ternite 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.
- Lumber shall be SYP or EQV, #2 grade or better, solid, and not jointed or spliced, w/o regard to application; EXT SHTG shall be plywood rated EXT Exposure (not EXT Exposure #1 or EXT Exposure #2) on WLS at 1/2" PT IF in direct contact w/ CONC.
- NLS shall a) be not applied as permanent FSners in w/drawal-critical FSNGs on any vector, e.g. to CLG as in WBing, to ledgers, subfloor to JSTs, JSTs into ledgers (note in this latter case that MTL connectors NLED are not to be confused w/ members solely NLED) and b) shall be spaced NLT 1/4 their L BET any 2) and c) shall be spaced NLT 1/4 their L to the edge of materials FSned; and d) shall penetrate NLT 10 DIAs into the end-material; and e) shall be toe-NLED for only for temporary placement of material and not for permanent FSning of STRC, all JSTs FSNd to BMs w/ Simpson Strong-Tie connectors or EQV, and e) shall be only deformed shank in unseasoned wood applications; and f) shall be preferred shank in applications DA.
- MTL connectors shall be Simpson Strong-Tie, driven to STRC w/ NLT 100 CDM GLV for 1-member hangs and NLT 160 CDM GLV for 2-member hangs.
- A HDR (see Foundation Plan HDR BEL walk-out bay WDW) shall be: a) assembled w/ 1 CONDT 1/2" CDX EQ to L & W and b) that HDR's members; and b) the flitch shall be plated BET the HDR members for STRC in 4" WLS, 3 members and 2 flitches in 6" WLS.
- Water supply pipe, gas pipe, and MTL DRNpipe shall be thermal and moisture INS'd to a D of NLT 1" CONDT.
- The General Contractor: a) shall be responsible for all measurements, methods, and materials in terms of quality, suitability, building code compliance, manufacturer's instructions, and orders of authorities having jurisdiction; and b) shall notify the designer, Before The Architect, 2985 Heatherwyn Way, Cumming, GA 30004, <http://www.beforethearchitect.com>, jrp2h2000@yahoo.com, 770-889-6964, of any deficiencies, omissions, or errors before using these plans for other than professional review.
- Backfill shall be - a) clean of building debris, rock and stone, etc., b) of same soil as excavated, and c) tamped NLT 50 beats/SF.

KEY TO SPACES:

13. Crawlspace

AREA (SF):

SITE	13.
CONDITIONED	--
UNCONDITIONED	652
TOTAL	652

KEY TO ABBREVIATIONS:

ABV = Above	COM = Common	EQV = EquiVlent	INS = INSulation
ADH = Adhesive	CONC = CONCrete	EXT = EXistinG	INT = INTERior
BEL = BELOW	CONT = CONTInuous	EXT = EXTERior	ISN = INterSection
BET = BETWEEN	CP = CenterPoint	FDN = FounDation	JST = Joist, FL only
BEY = BEYond	CVD = CoVereD	FIN = FINish	LB = Length
BGL = Below Grade	D = Depth	FL = FLoor	LB = LoadBearing
Level	DIA = DIAMeter	FTG = FootinG	MIN = MINimum
BM = Beam	DRM = DIMension	GLV = GALVvanized	MTL = MeTal
BDF = Bottom Of Face	DN = Down	GBM = Grade BeaM	N = North
CMU = CONC Masonry	DRN = DRaIn	GC = General Contractor	NL = Nail
Unit (8"x8"x16" block)	E = East	GL = Grade Level	NGT = Not Greater Than
CNR = CorNer	EL = ELeVation	GLV = GALVvanized	NLT = Not Less Than
CNX = CoNnection	EQ = EQual	HDR = HeadER	DA = Over-ALL
		HOR = HORIZontal	DC = De Center
			DGL = Over Grade Level

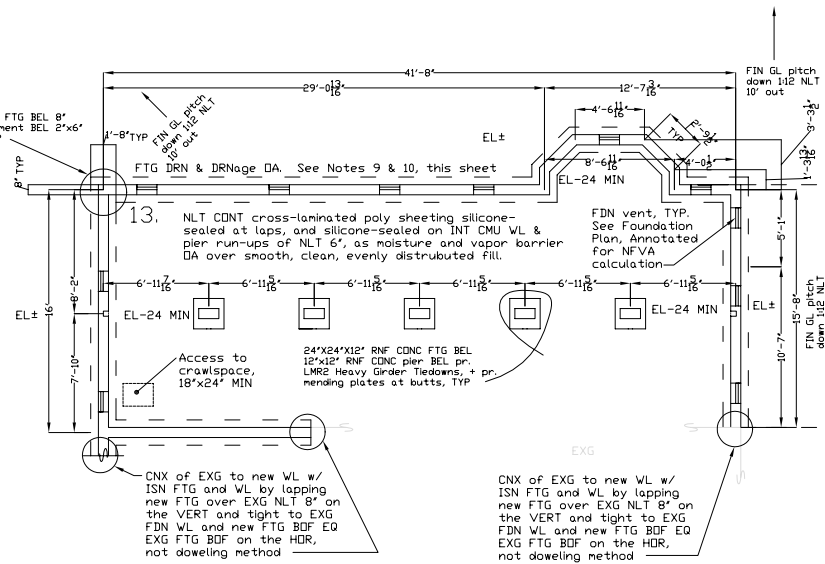
PRM = PeRimeter	VERT = VERTICAL
PT = Pressure-Treated	W = Width
RNF = ReinForce	W = West
RR = RetoAR	WB = WallBoard
S = South	WL = Wall
SF = Square Feet	
SHTG = SheatInG	
SDP = Side Of Face	
STRC = STRucture	
SYP = Southern Yellow Pine	
TDF = Top Of Face	
TYP = TYPical	
UDN = Unless Otherwise Noted	

BIND LEFT

NOTE that DIMS are BET CPs UDN.

NOTE that given FTG TDF NLT 24" BGL and CMU WL TDF NLT 6" DGL and given MAX DIM of FL members is x10", MIN CLR on the VERT, then MIN CLR on the VERT from 13. GL to FL member BDF will exceed 12" to BMs and 18" to JSTs DA.

NOTE that the crawlspace requires excavation. Estimated take-away: 50-55 cubic yards. Some may be applied to reggrading, G floor slab build-up, etc.



NOTE that for crawlspace NFVA calculation, see Foundation Plan, Annotated

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

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 Errors & Omissions

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HDR SCHEDULE:

#	1
Size	2-8x8"
Comment	On CMU WL

DR SCHEDULE:

#	1
Call Out	18"x24" MIN
Form	Trap
Type	Carpentered
Comment	L1 G pantry FL

WDW SCHEDULE:

None

FRONT OF HOUSE