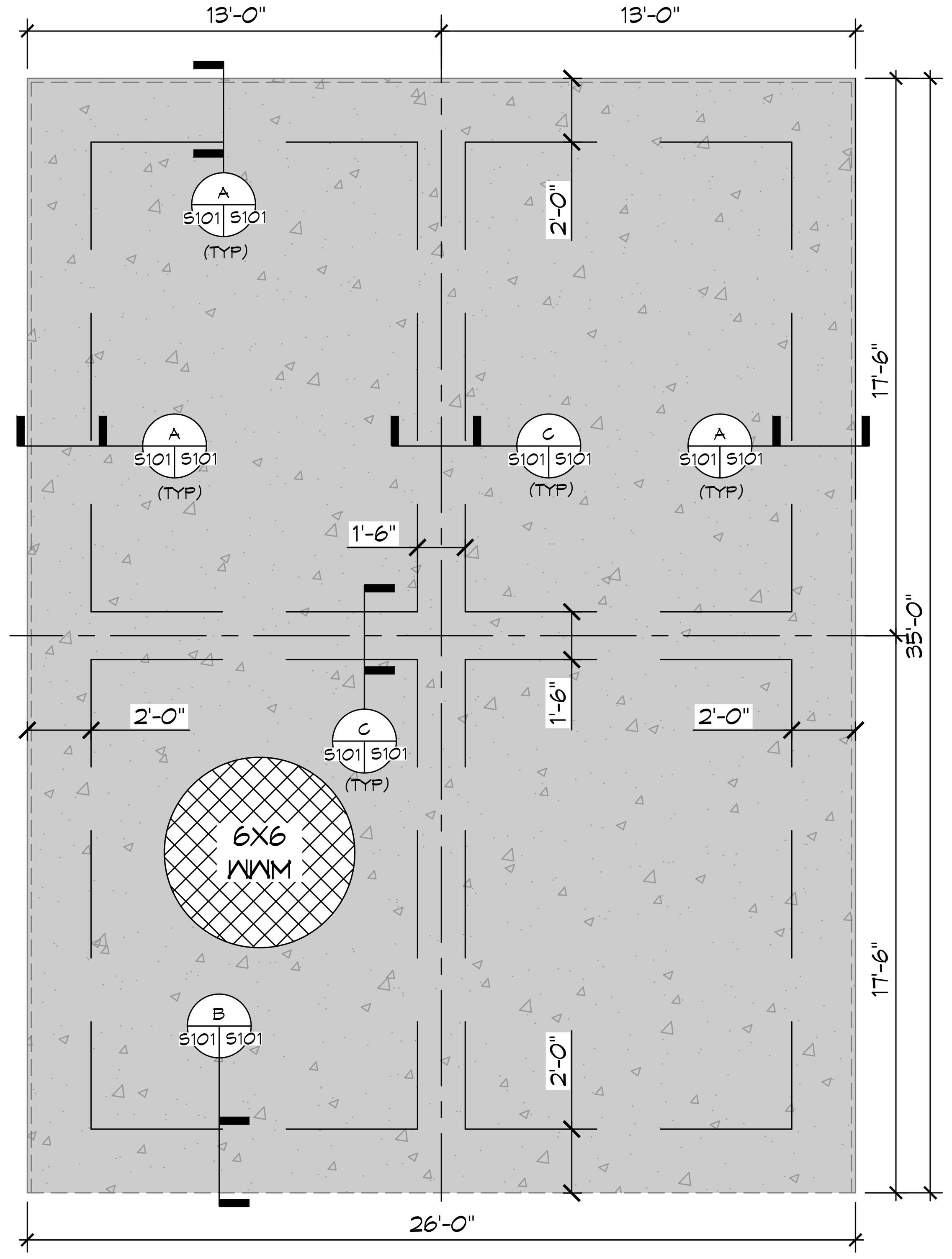
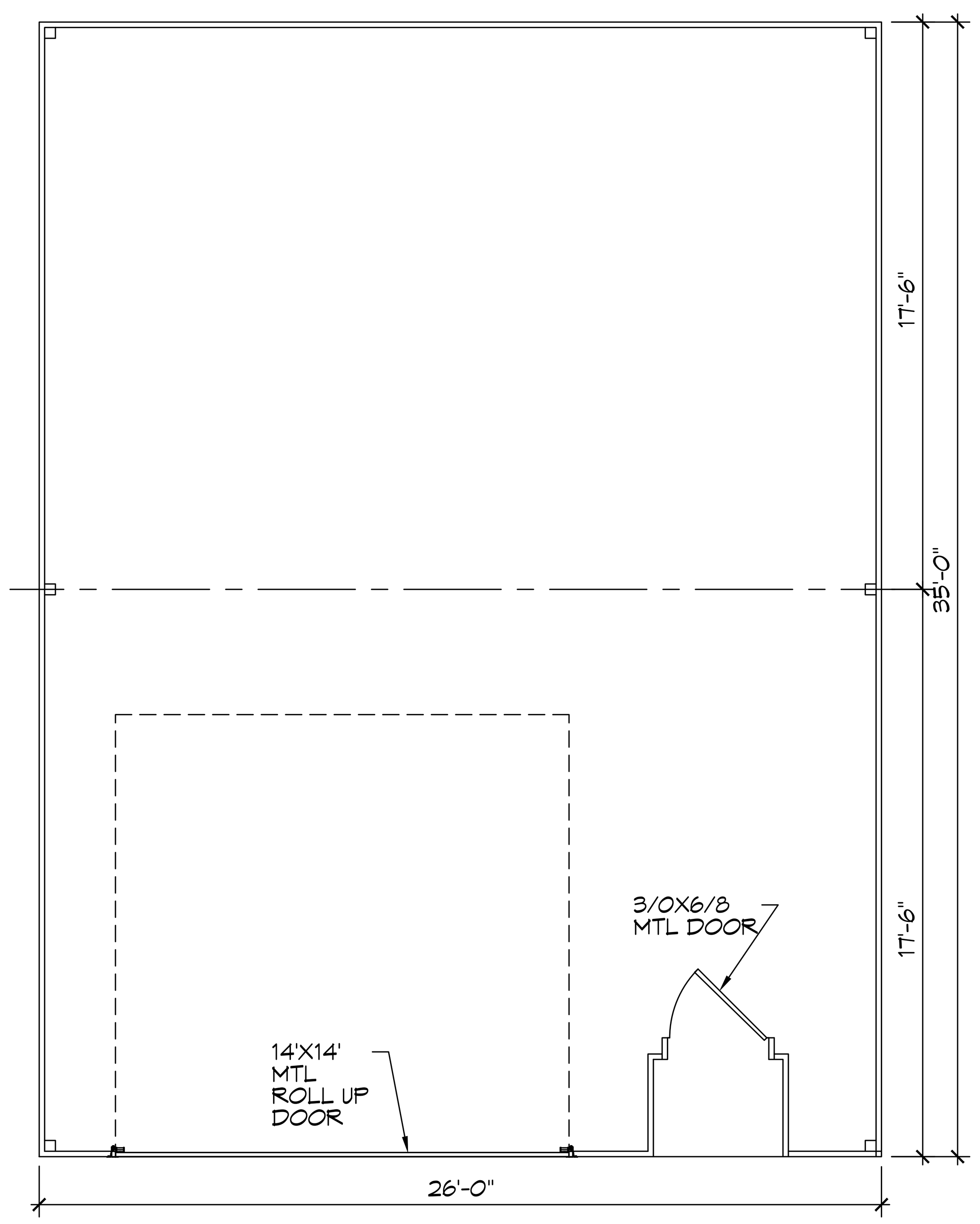


1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 PLAN VIEW
SCALE: 1/4" = 1'-0"

DESIGN CRITERIA

THE CONSTRUCTION FOR SAID RESIDENCE, WHERE BASIC WIND SPEED IS 130 MILES PER HOUR, WIND EXPOSURE ZONE C, IS DESIGNED IN ACCORDANCE WITH: AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM) 2001 EDITION AS WELL AS THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 EDITION

GENERAL FOUNDATION NOTES

1. ALL DIMENSIONS ARE EDGE OF CONCRETE (EOC) TO EDGE OF CONCRETE (EOC) UNLESS NOTED OTHERWISE.
2. VERIFY ALL PLUMBING ROUGH-IN LOCATIONS ON ARCHITECTURAL DWGS.
3. CONCRETE MIX SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE MIX SHALL BE IN ACCORDANCE WITH ACI-318.
4. ALL CONVENTIONAL REINFORCING STEEL SHALL MEET ASTM-A615 (GRADE 60).
5. ONE LAYER OF POLYETHYLENE VAPOR BARRIER SHALL BE PLACED UNDER ALL CONCRETE. VAPOR RETARDER TO BE MINIMUM 10 MIL, THICKNESS; ASTM E 1745 CLASS A, PERMEANCE LESS THAN 0.01 PERMS, EQUAL TO STEGO INDUSTRIES STEGO WRAP, ECOSHIELD-E 15 MIL BY EPRO, OR IRONBAR 15 BY FLATIRON FILMS. PROVIDE APPROPRIATE ACCESSORIES FOR A COMPLETE SYSTEM.
6. ALL REINFORCING STEEL AND MESH SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACEMENT.
7. THE CONTRACTOR SHALL VERIFY ALL DROPS, OFFSETS, BRICK LEDGES, DIMENSIONS AND CONFIGURATIONS. CONTRACTOR MUST BE RESPONSIBLE FOR SAME.
8. GRADE BEAM DIMENSIONS MAY VARY BY -5%, +20%.
9. NEW SPREAD CONCRETE FOOTINGS AND CONTINUOUS FOOTINGS, BEARING ON COMPACTED STRUCTURAL FILL AT LEAST 2 FEET BELOW FINISHED GRADE, SHOULD BE DESIGNED FOR MINIMUM NET ALLOWABLE BEARING PRESSURES OF 1200 PSF AND 2000 PSF, RESPECTIVELY, BASED ON DEAD LOADS AND DESIGN LIVE LOADS.
10. ALL SOIL BELOW SLAB SHALL RECEIVE TERMITE TREATMENT.

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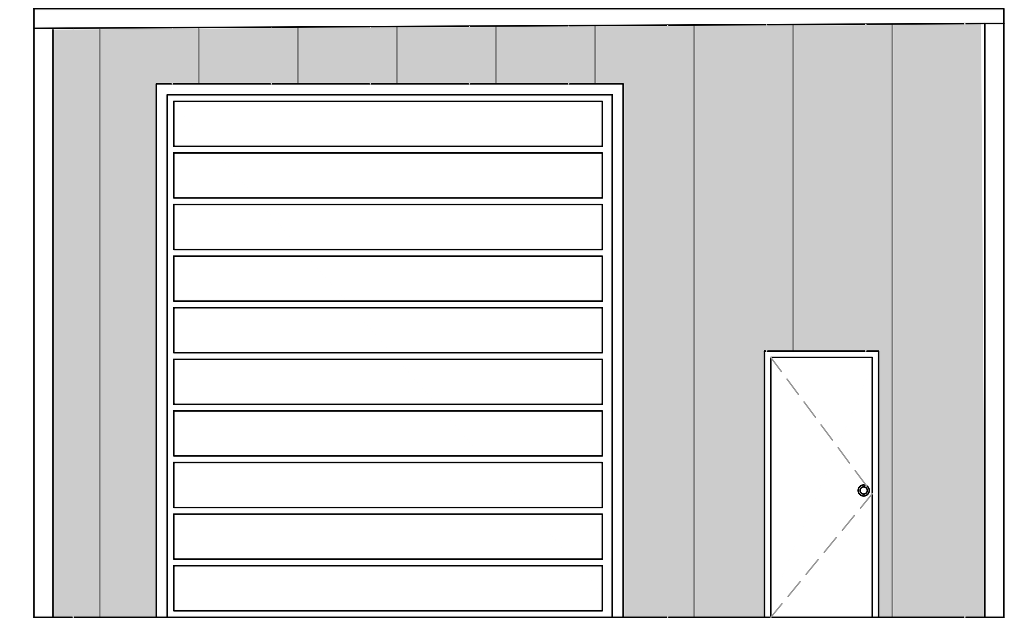
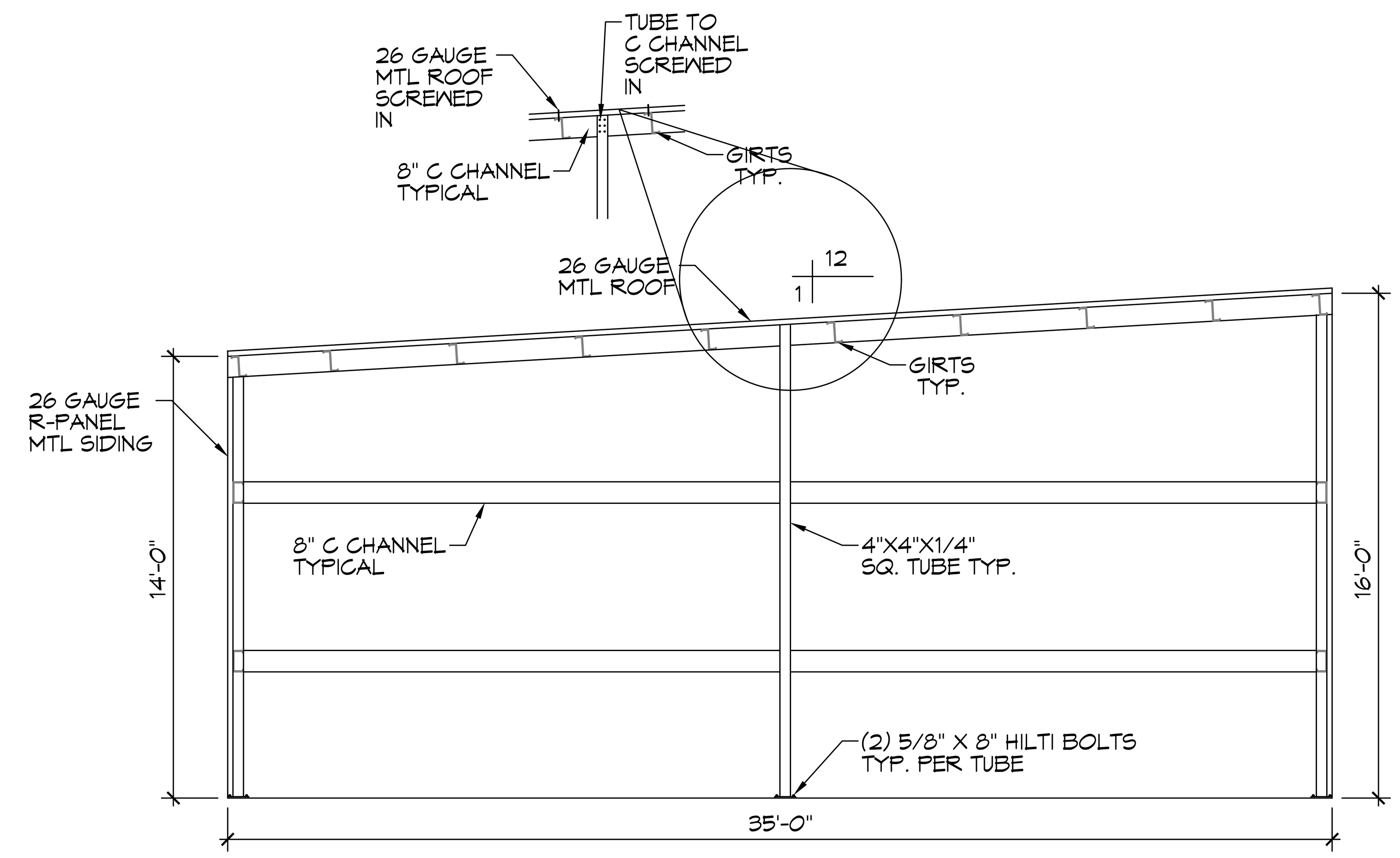


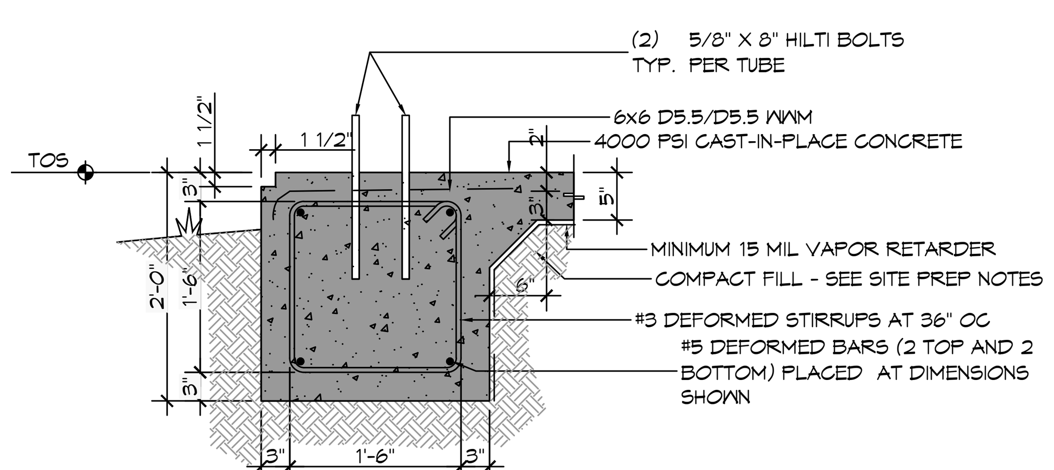
3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



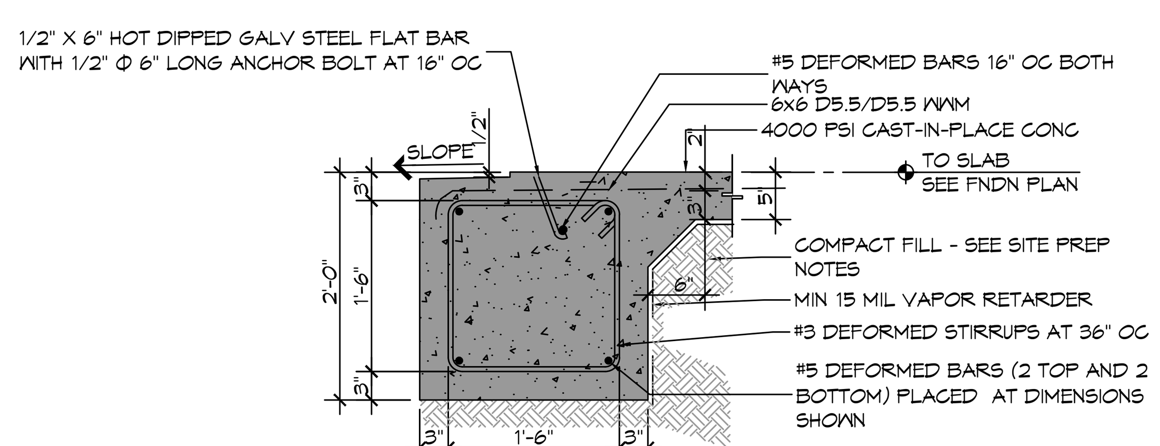
4 BUILDING SECTION
SCALE: 1/4" = 1'-0"

REVISIONS		
#	DESCRIPTION	DATE

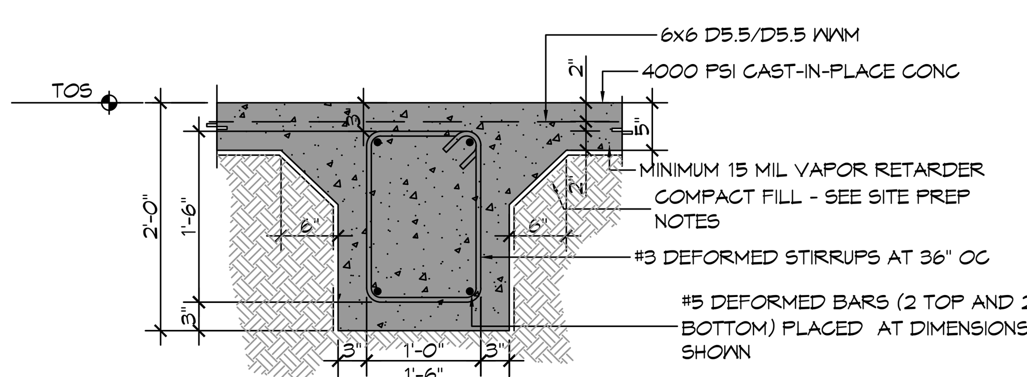
SEAL:



A SECTION
SCALE: 3/4"= 1'-0"



B SECTION
SCALE: 3/4"= 1'-0"



C SECTION
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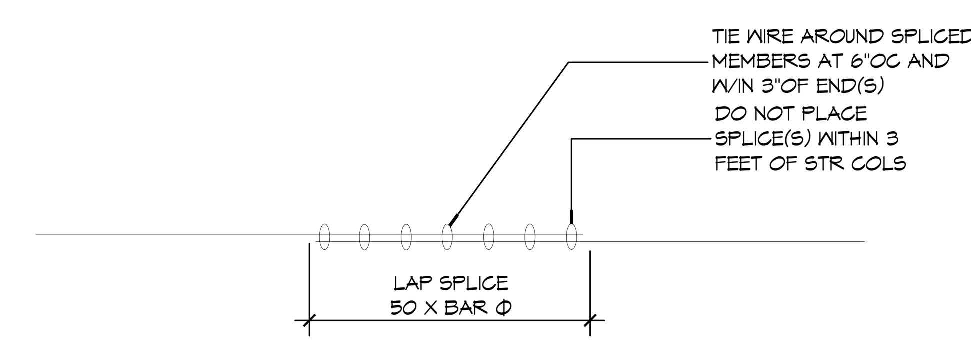
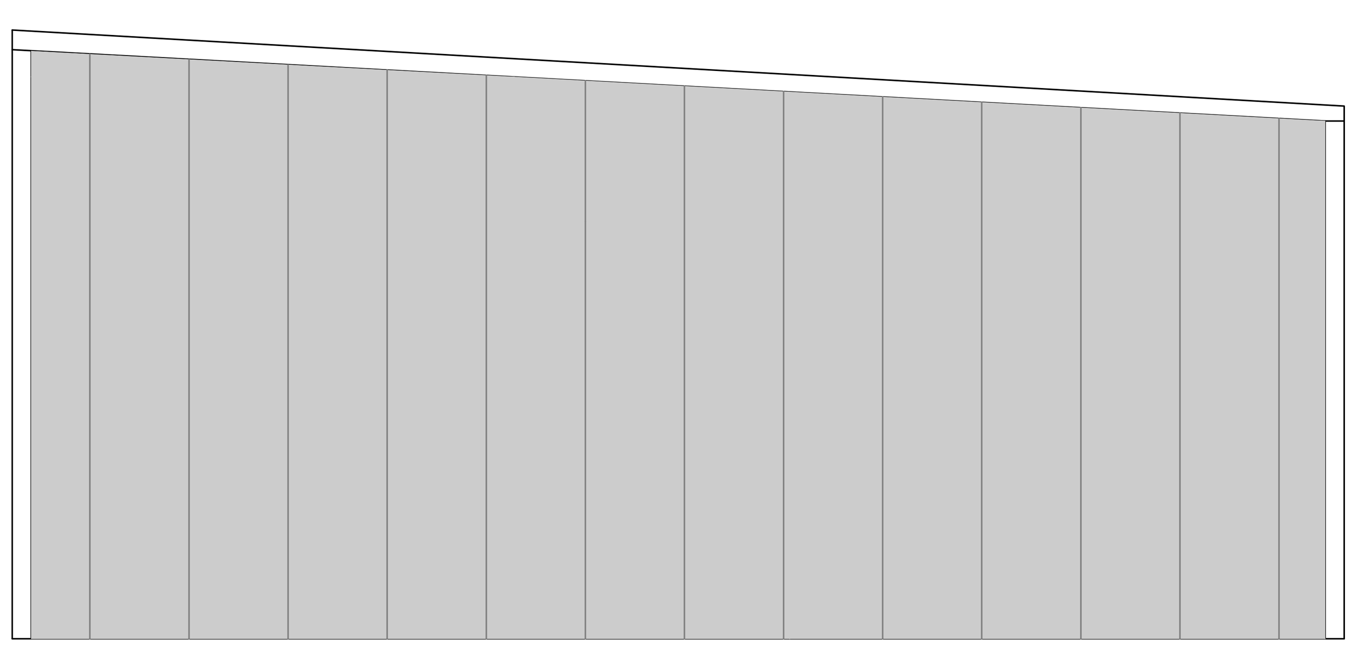
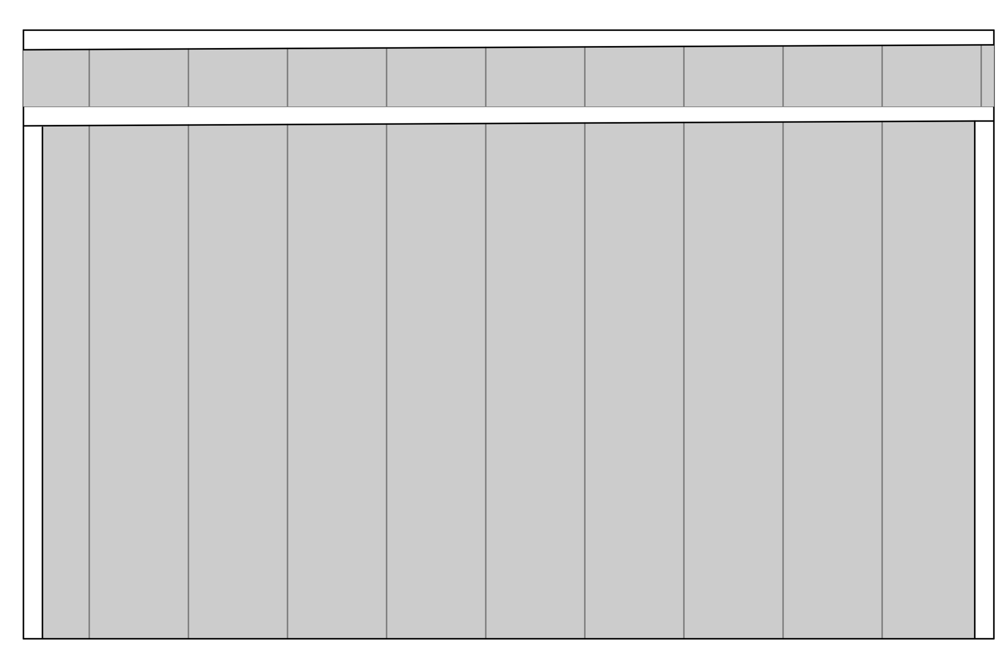


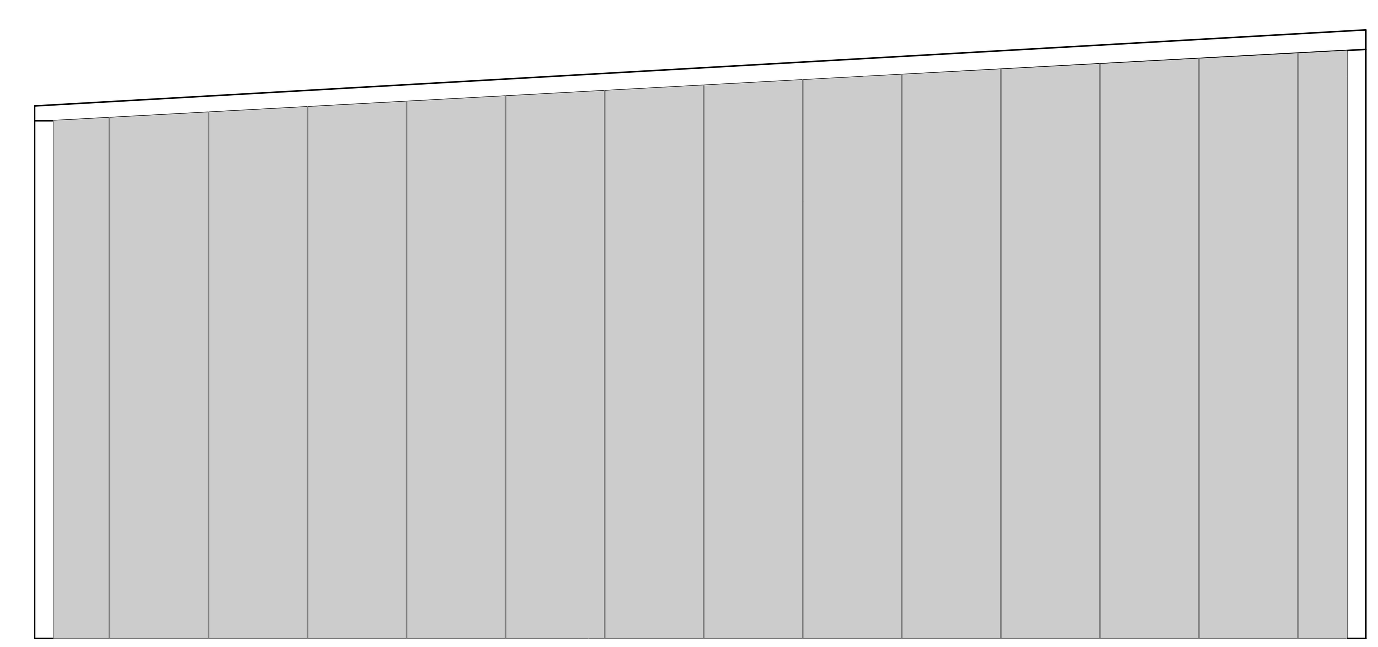
5 DETAIL
SCALE: 1"= 1'-0"



6 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



7 REAR ELEVATION
SCALE: 1/4" = 1'-0"



8 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

SITE PLAN AND GARAGE PLAN

JIM BATES

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SLIDELL, LA 70460

JOB No:	2023	DATE:	08-08-2023
DRAWN BY:	CKD	CHECKED BY:	BAM

SHEET TITLE:
GARAGE, FOUNDATION PLAN AND BLDG PLAN

DRAWING NUMBER:
S101