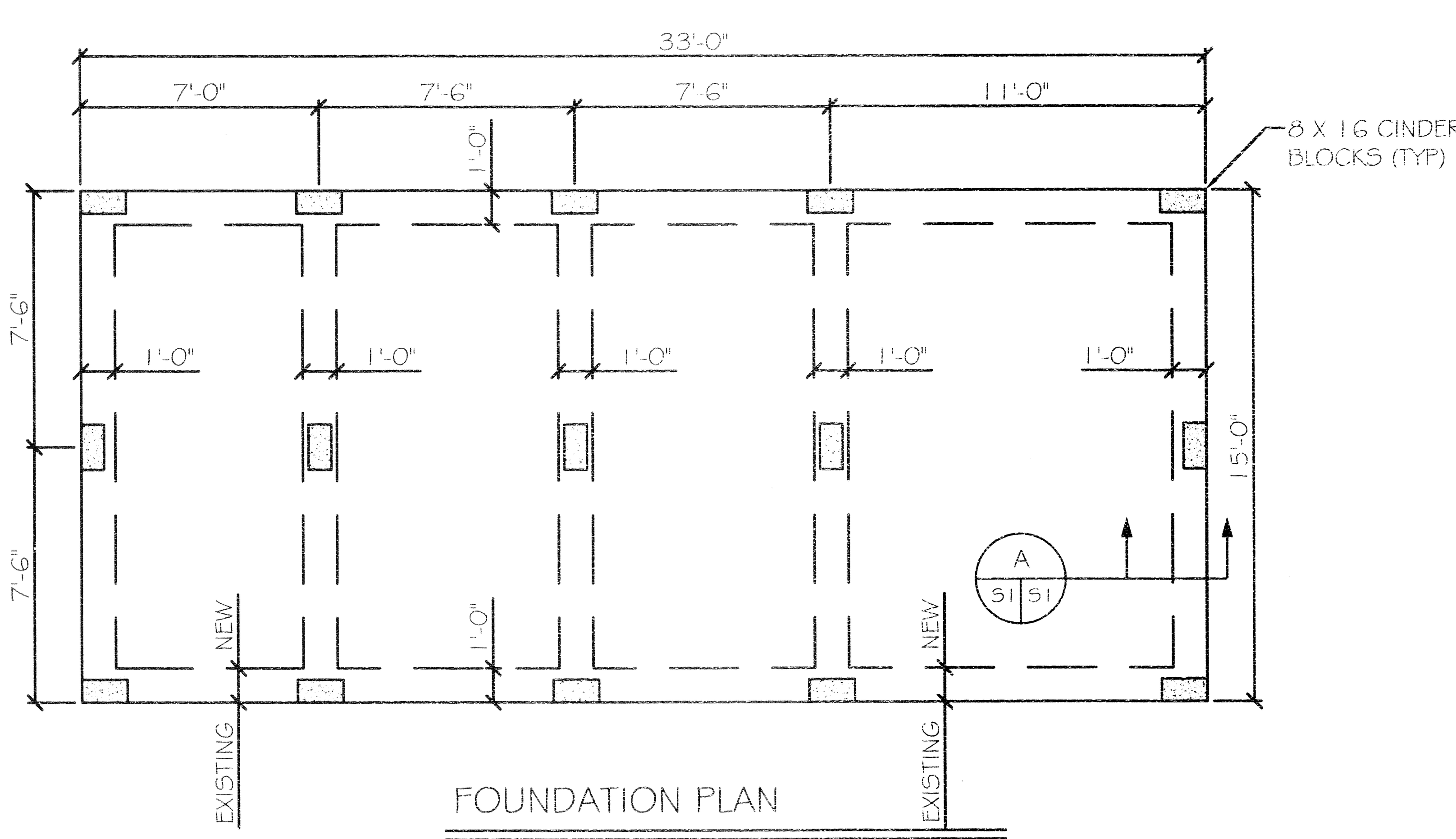
DESIGN CRITERIA:

THE CONSTRUCTION FOR SAID RESIDENCE, WHERE BASIC WIND SPEED IS 130 MILES PER HOUR, 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)
2012 EDITION CHAPTER 4. ALL NEW WORK SHALL BE HURRICANE STRAPPED.

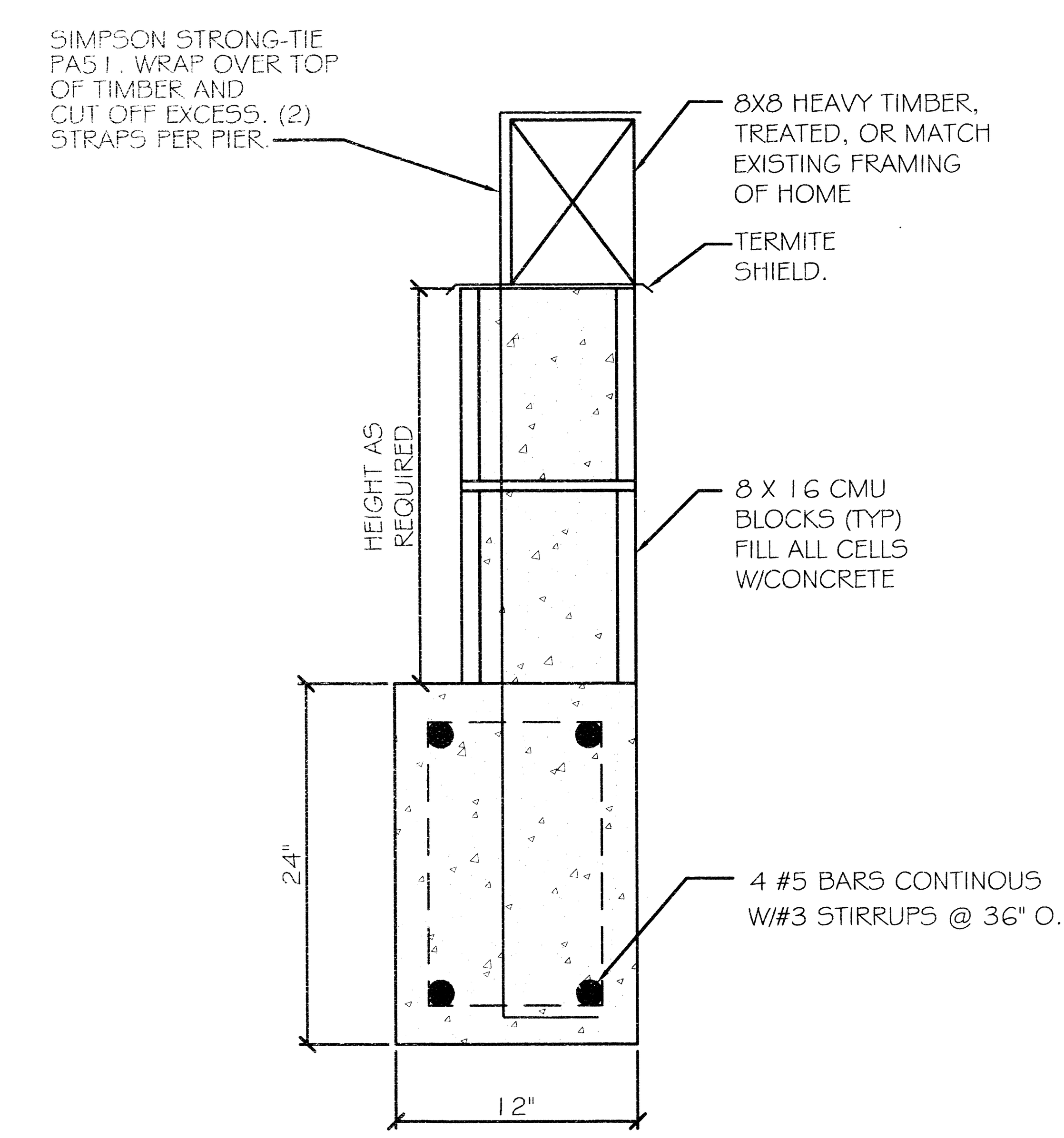
FOUNDATION NOTES:

1. THE CONCRETE MIX SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. CONCRETE MIX SHALL BE IN ACCORDANCE WITH ACI-318.
2. ALL CONVENTIONAL REINFORCING STEEL SHALL MEET ASTM-A615 (GRADE 60).
3. ONE LAYER OF POLYETHYLENE VAPOR BARRIER SHALL BE PLACED UNDER ALL CONCRETE. VAPOR RETARDER TO BE 15 MIL. STRENGTH; 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.
4. ALL REINFORCING STEEL AND MESH SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACEMENT.
5. THE CONTRACTOR SHALL VERIFY ALL DROPS, OFFSETS, BRICK LEDGES, DIMENSIONS AND CONFIGURATIONS. CONTRACTOR MUST BE RESPONSIBLE FOR SAME.
6. GRADE BEAM SIZES MAY VARY BY -5%, +20%.
7. ALL SUB GRADE FILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY IN A MAXIMUM OF 6" LIFTS.
8. ALL RUNOFF WATER MUST BE CARRIED AWAY FROM THE SLAB TO PREVENT SATURATION OF THE SUB-BASE.
9. ALL TREES WITHIN CLOSE PROXIMITY SHALL BE REMOVED TO PREVENT THE ROOTS FROM EXTENDING UNDER THE SLAB.
10. PROVIDE AND MAINTAIN IMMEDIATE SITE DRAINAGE BEFORE, DURING, AND AFTER CONSTRUCTION. PROVIDE GRADING, SWELLS, AND SUMP PUMPS AS MAY BE REQUIRED TO IMMEDIATELY DRAIN ALL RAINWATER FROM THE CONSTRUCTION AREA. FOOTING EXCAVATIONS SHOULD BE OBSERVED AND CONCRETE PLACED AS QUICKLY AS POSSIBLE TO AVOID EXPOSURE OF THE FOOTING BOTTOMS TO WETTING AND DRYING. SURFACE RUNOFF WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATIONS AND NOT BE ALLOWED TO POND PRIOR OR AFTER CONCRETE PLACEMENT. IF IT IS REQUIRED THAT A FOOTING EXCAVATIONS BE LEFT OPEN FOR MORE THAN ONE DAY, THEY SHOULD BE PROTECTED TO REDUCE EVAPORATION OR ENTRY OF MOISTURE.
11. NEW SPREAD CONCRETE FOOTINGS AND CONTINUOUS FOOTINGS, BEARING ON COMPACTED STRUCTURAL FILL AT LEAST 2 FEET BELOW FINISHED GRADE, SHOULD BE DESIGNED FOR MAXIMUM NET ALLOWABLE BEARING PRESSURES OF 1,200 PSF AND 2,000 PSF, RESPECTIVELY, BASED ON DEAD LOADS AND DESIGN LIVE LOADS.
12. TREAT SOIL BELOW SLAB FOR TERMITES.



FOUNDATION PLAN

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



SECTION (TYP)

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S1 S1

SCALE: N.T.S.

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FOUNDATION PLAN

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JOB No:	05-29-15	DATE:	05-29-15
DRAWN BY:	CKD	CHECKED BY:	BAM

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SHEET TITLE:
FOUNDATION PLAN

DRAWING NUMBER:

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