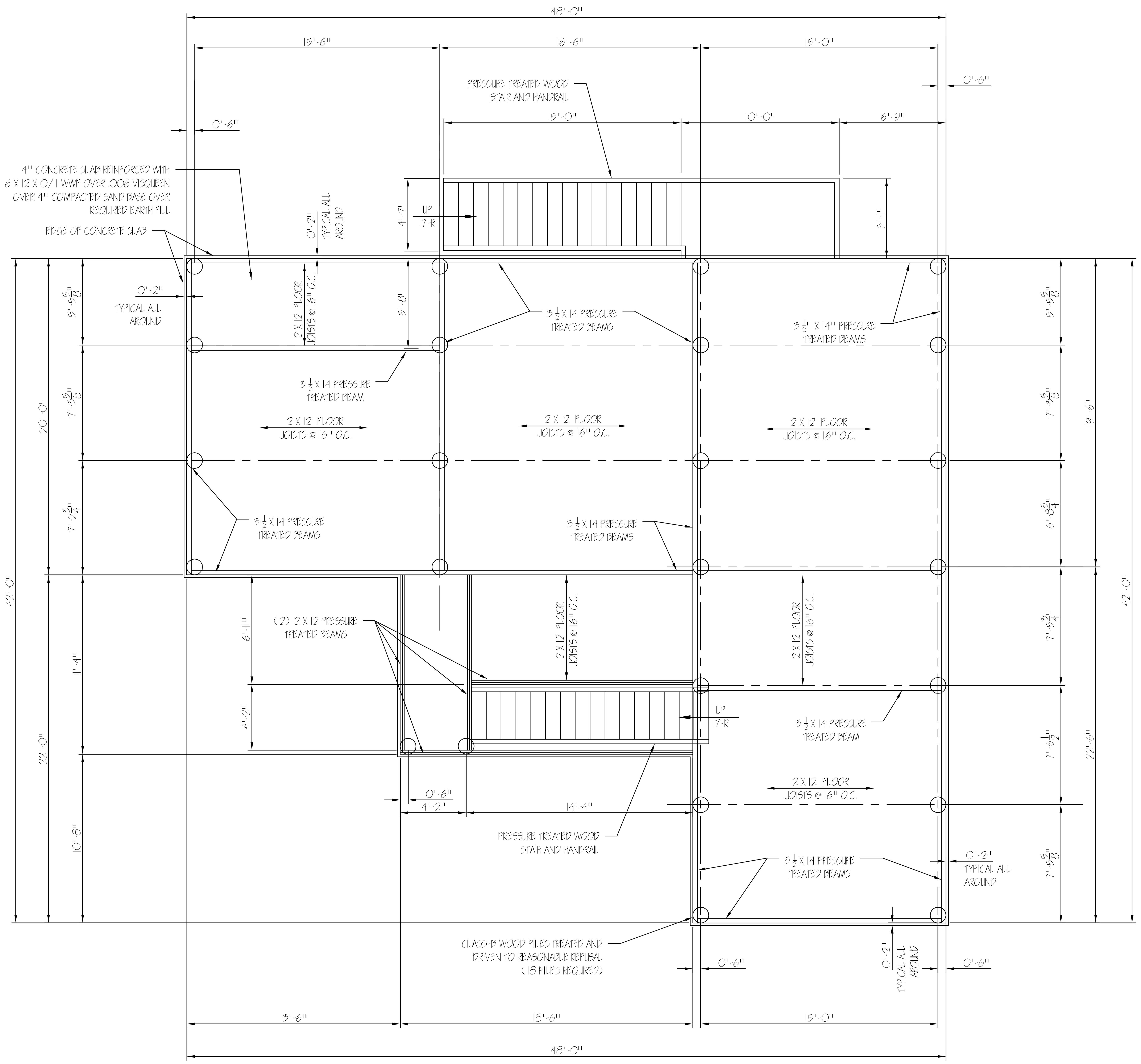
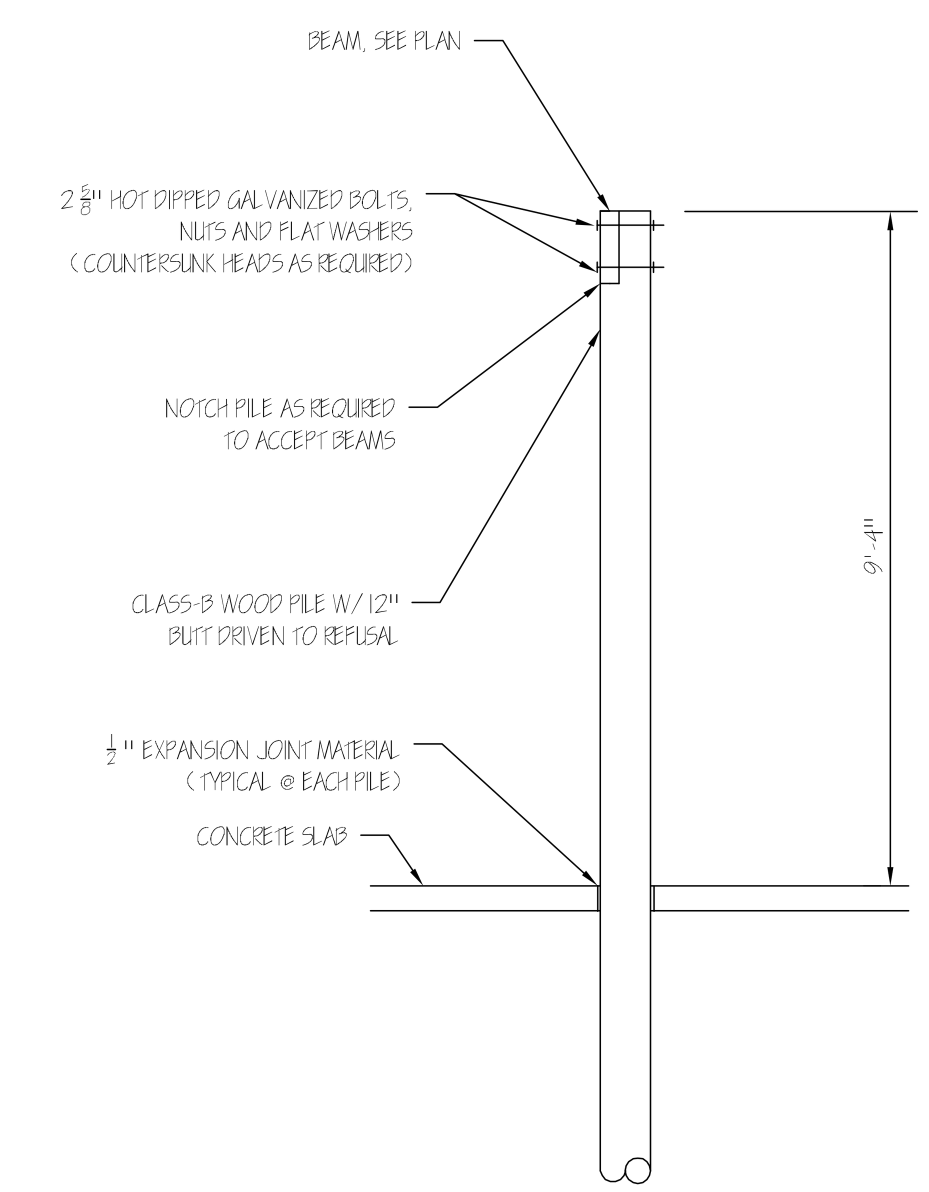


FOUNDATION, PILING AND FLOOR FRAMING PLAN

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

FOUNDATION FLOOR FRAMING AND CROSS SECTION NOTES:

1. CONCRETE SHALL BE 3000 PSI MIX AT 28 DAYS. REINFORCING BARS SHALL BE DEFORMED TYPE, ASTM A615 GRADE 60. REINFORCING BARS AND MESH SHALL BE SUPPORTED ON CHAIRS OR BLOCKS EQUAL TO THE DENSITY OF THE CONCRETE BEING PLACED. REBAR INSERTED IN SOIL IS NOT PERMITTED.
2. ALL METAL JOIST HANGERS, BRACKETS, STRAPS, HOLD DOWNS, ETC. CHALL BE INSTALLED PER LOCAL CODES AND STANDARD PRACTICES. ALL METAL FASTENERS EXPOSED TO THE EXTERIOR SHALL BE HOT DIPPED GALVENIZED PER ASTM A153 OR SHALL BE 300 SERIES STAINLESS STEEL. ALL HOT DIPPED GALVANIZED CONNECTORS SHALL MEET ASTM A653, CLASS G185 SHEET WITH 1.85 OZ. OF ZINC COATING PER S.F. MINIMUM.
3. INSTALL FLOOR JOISTS AT 12" O.C. BELOW BATH AND UTILITY ROOM. INSTALL SOLID BLOCKING OR CROSS BRIDGING AT MID SPAN OF ALL FLOOR JOISTS. INSTALL SOLID JOIST BLOCKING AT ALL WALLS PERPENDICULAR TO THE FLOOR JOISTS AND INSTALL (2) FLOOR JOISTS BELOW ALL WALLS PARRALEL TO THE FLOOR JOISTS. INSTALL ANY REQUIRED BLOCKING AND/ OR DEADWOOD FLOOR FRAMING AND SUPPORTS. ALL FRAMING LUMBER THAT IS EXPOSED TO THE EXTERIOR, OR THAT IS IN DIRECT CONTACT WITH CONCRETE OR CMU, SHALL BE PRESSURE TREATED.
4. INSTALL CLOSED CELL, SPRAY ON FOAM INSULATION IN FLOOR JOISTS BELOW ALL LIVING SPACES.
5. ALL FRAMING MEMBERS SHALL BE INSTALLED TO PROVIDE A CONTINUOUS LOAD PATH TO TRANSFER THE LIVE AND DEAD LOADS THROUGH THE STRUCTURAL FRAMING COMPONENTS INTO THE STRUCTURAL FOUNDATION.
6. HVAC EQUIPMENT PLATFORM DIMENSIONS AND POSITION SHALL BE COORDINATED WITH THE FRAMER AND THE HVAC CONTRACTOR. PLATFORM SHALL BE FABRICATED FROM P.T. LUMBER AND SHALL BE OF SUFFICIENT SIZES TO ACCEPT AND SUPPORT THE EQUIPMENT THAT WILL BE PLACED ON IT.



PILE DETAIL

SCALE: 1/2"=1'-0"

#	DESCRIPTION	DATE
	REVISIONS	

DAMMON ENGINEERING, INC.

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FOUNDATION PLAN

MR. AND MRS. KEITH P. JOURDAN
LOT-6, SQUARE-2 OF BELLE ACRES SUBDIVISION
SLIDELL, LA

JOB No: XXXX | DATE: 09/30/2016
DRAWN BY: A.E.PONCETI | CHECKED BY:

SHEET TITLE: FOUNDATION, PILING AND FLOOR FRAMING PLAN

DRAWING NUMBER: S-1

SHEET No: 1 of 1