CONCRETE NOTES:

1. CONCRETE MIX, MINIMUM COMPRESSIVE STRENGTH 3000 PSI.
2. REINFORCING STEEL (REBAR) ASTM A-615 GRADE 60.
3. ALL WOOD/LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR REDWOOD.
4. EXTEND ALL FOOTINGS DOWN TO UNDISTURBED SOIL OF THE SPECIFIED STRENGTH WITH A MIN. DEPTH OF 12" BELOW GRADE OR AS REQUIRED BY LOCAL BUILDING CODE, BASED ON LOCAL FROST LINE DEPTH.
5. CONCRETE FOOTINGS SHALL BE CENTERED BELOW THE WALL ABOVE UNLESS NOTED OTHERWISE.
6. CONCRETE FOOTING SHALL BE MINIMUM 16" X 8" X CONT. WITH (2) #4 BARS HORIZONTAL CONT. AND #4 BARS VERTICAL (90 DEG. HOOK) @ 24" O/C INTO STEMWALL ABOVE WITH MIN. 16" LENGTH DEVELOPED INTO STEM WALL.
7. STEMWALL SHALL BE MIN. 6" X 24" X CONT. WITH (1) #4 BAR HORIZONTAL CONT. @ 3"-6" FROM TOP OF STEMWALL UNLESS NOTED OTHERWISE.
8. ANCHOR BOLTS SHALL BE MIN. (2) PER SILL PLATE SEGMENT AND WITHIN 4"-12" OF WALL CORNERS AND SILL PLATE ENDS.
9. CONCRETE SLAB OF GARAGE FLOOR SHALL BE MIN. 4" THICK WITH MIN. 3000 PSI STRENGTH W/ 6X6-W2.9XW2.9 WWM REINF PLACED 2" FROM TOP OF SLAB, SLOPED AS APPLICABLE. IN LIEU OF MESH REINF. USE #3 BARS @ 24" O/C EACH WAY FOR GREATER CRACK CONTROL.
10. ALL EXT. CONCRETE SLABS (PORCHES, DRIVEWAYS ETC...) SHALL BE MIN. 4" THICK WITH MIN. 3000 PSI STRENGTH W/ 6X6-W2.9XW2.9 WWM REINF OR FIBER REINF.
11. ALL CONCRETE SLABS SHALL BE UNDERLAIN BY 4 IN. OF COMPACTED, FREE DRAINING GRANULAR MATERIAL SUCH AS 3/4-1 IN. MINUS CLEAN GRAVEL.
12. A 6 MIL POLYETHYLENE VAPOR BARRIER SHALL BE PROVIDED BENEATH THE CONCRETE SLAB AT THE REQUEST OF OWNER OR IN LOCATIONS WITH POOR DRAINAGE OR HIGH WATER TABLES.
13. REINF. WITHIN SLAB SHALL BE PROPERLY SUPPORTED WITH PLASTIC OR METAL CHAIRS OR "DOBIE" BLOCKS PRIOR TO POUR.

ANCHOR BOLTS

Location	Part No. & Desc.	Instructions
WALL A	1/2" DIA x 10" Anchor Bolt	Install 48" o/c @ min. 7" embedment w/ 3"x3"x1/4" plt. washer.
WALL B	5/8" DIA x 10" Anchor Bolt	Install 36" o/c @ min. 7" embedment w/ 3"x3"x1/4" plt. washer.
WALL C	1/2" DIA x 10" Anchor Bolt	Install 32" o/c @ min. 7" embedment w/ 3"x3"x1/4" plt. washer.
WALL D	1/2" DIA x 10" Anchor Bolt	Install 48" o/c @ min. 7" embedment w/ 3"x3"x1/4" plt. washer.
WALL 1	1/2" DIA x 10" Anchor Bolt	Install 48" o/c @ min. 7" embedment w/ 3"x3"x1/4" plt. washer.
WALL 2	1/2" DIA x 10" Anchor Bolt	Install 48" o/c @ min. 7" embedment w/ 3"x3"x1/4" plt. washer.
WALL 3	5/8" DIA x 10" Anchor Bolt	Install 24" o/c @ min. 7" embedment w/ 3"x3"x1/4" plt. washer.
WALL 4	5/8" DIA x 14" Anchor Bolt	Install 24" o/c @ min. 7" embedment w/ 3"x3"x1/4" plt. washer.

CONCRETE FOOTINGS

Symbol	Description
F1	16" x 8" reinf. conc. footing with (2) #4 bars horizontal cont. and #4 bars vertical (90 deg. hook) @ 24" o/c into stemwall above. Vertical bars shall be a min. 18" length developed into stem wall.
F2	16" x 8" reinf. conc. footing with (2) #4 bars horizontal cont. with 4 x 4 and 4 x 6 post bases installed per plan.
F3	24" x 24" x 12" footing with (3) #4 bars each way.
F4	18" x 18" x 12" footing with (2) #4 bars each way.

CONCRETE WALLS

Symbol	Description
W1	6" x 24" x cont. stemwall with (1) #4 bar horizontal cont. @ 3"-6" from top of stemwall.

FOUNDATION VENTILATION

6" X 16" SCREENED FOUNDATION VENTS = 0.67 SQFT.		
LOCATION	VENTILATION REQUIRED	VENTILATION PROVIDED
ENTIRE CRAWSPACE	1,950 ft² / (150 x .67) = 19.5 vents	Provide 20 (6"x16") Vents = 13.3 ft²
MAY REDUCE VENTS BY 10% IF 6 MIL (MIN.) VISQUEEN IS USED.		

FLOOR BEAMS

Beam #	Ply	Span (ft)	Load (plf)	Size	Type	Species	Grade
FB1	1	55.0*	700	4 x 8	Sawn Lumber	DF	No. 2
FB2	1	55.0*	607	4 x 8	Sawn Lumber	DF	No. 2
FB3	1	13.0*	704	4 x 8	Sawn Lumber	DF	No. 2

*Multi-span beams

DESIGN LOADS

FLOOR DEAD LOAD: 10 PSF
FLOOR LIVE LOAD: 40 PSF
ROOF TC DEAD LOAD: 7 PSF
ROOF BC DEAD LOAD: 5 PSF
CEILING DEAD LOAD: 5 PSF
ROOF LIVE LOAD: 20 PSF
ROOF SNOW LOAD (P_S): 19.3 PSF
STAIR LIVE LOAD: 40 PSF
DECK LIVE LOAD: 50 PSF

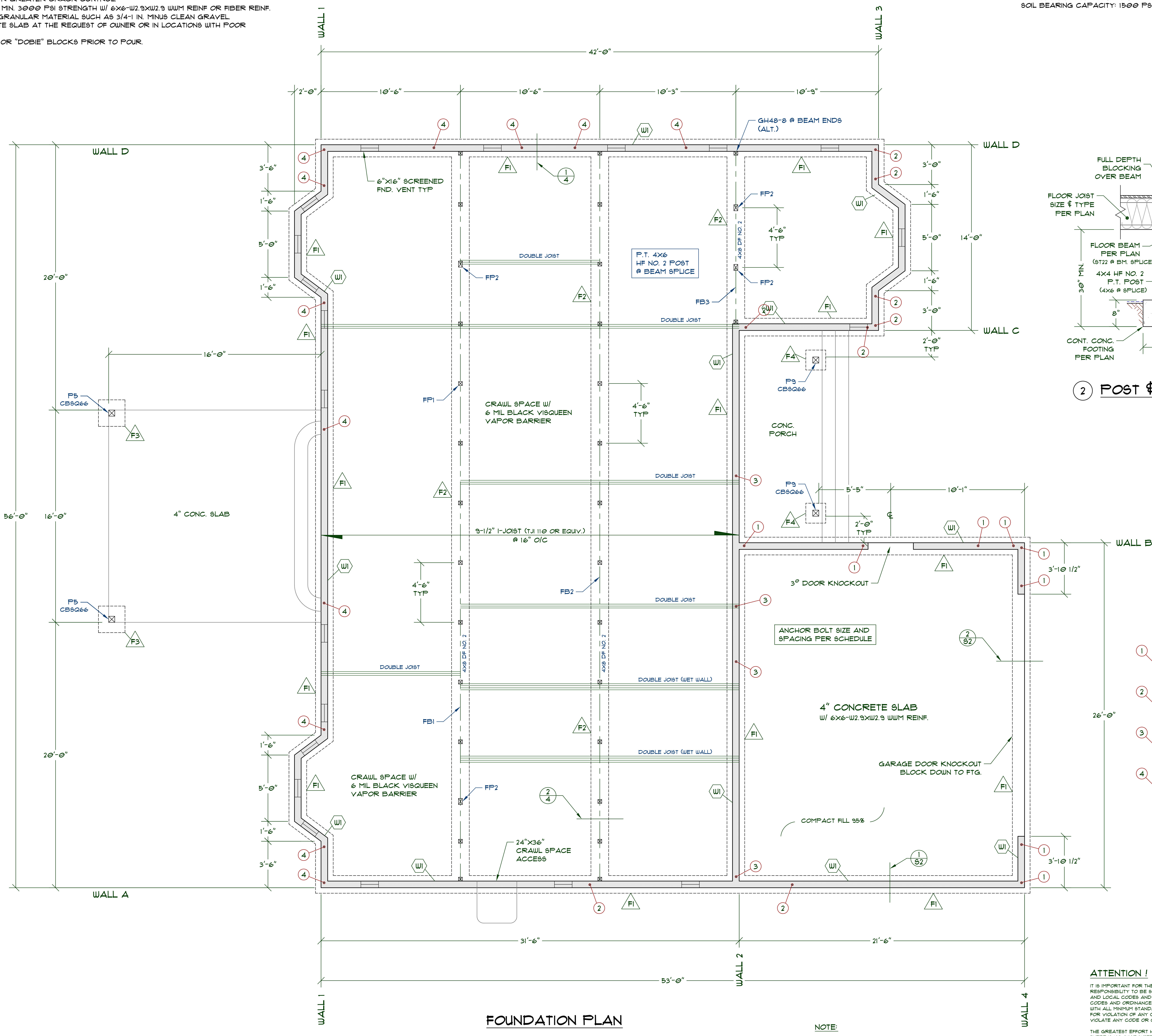
DESIGN CRITERIA

GROUND SNOW LOAD: 25 PSF
FROST LINE DEPTH: 12"
OCCUPANCY CLASSIFICATION: R
RISK CATEGORY: II
SNOW IMPORTANCE FACTOR: 1.0
WIND SPEED: 155 MPH (ULT)
TERRAIN EXPOSURE: C
WIND IMPORTANCE FACTOR: 1.0
WIND FACTOR ASD: 0.6
SITE CLASS: D (STIFF SOIL)
SEISMIC DESIGN CATEGORY: D
SEISMIC FACTOR ASD: 0.7
SEISMIC IMPORTANCE FACTOR: 1.0
FP CONSTRUCTION TYPE: V-B
SOIL BEARING CAPACITY: 1500 PSF

BUILDING CODE COMPLIANCE

THIS STRUCTURAL DESIGN WAS PREPARED TO COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING INDUSTRY CODES. LOCAL BUILDING CODES MAY REQUIRE MODIFICATIONS TO BOTH MATERIALS AND DESIGN.

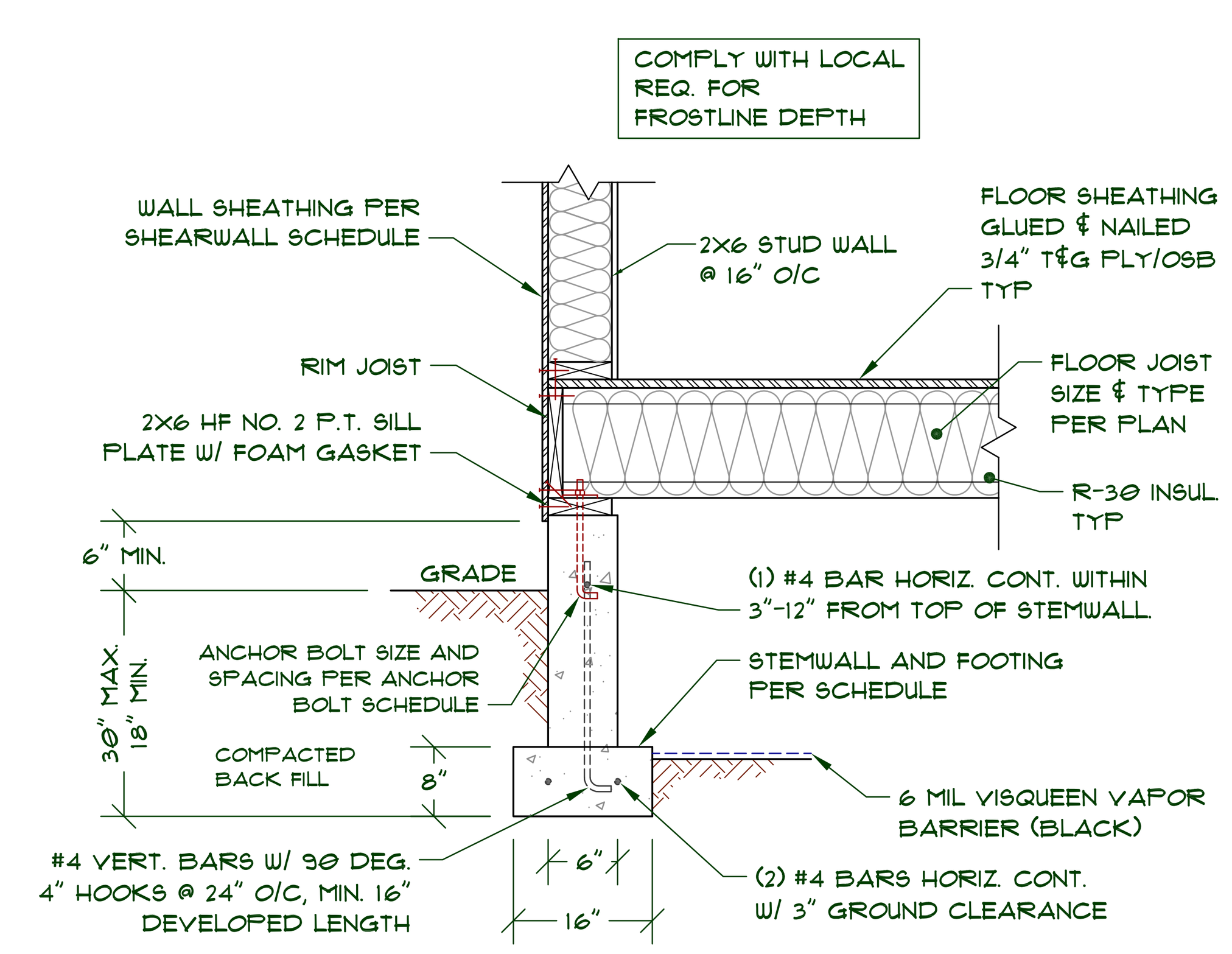
2012 IBC
ASCE 7-10
ANSI TPI 1-2007
GA-600-2012
AWC NDS 2012
ACI 318-11
WSEC 2012



FOUNDATION PLAN

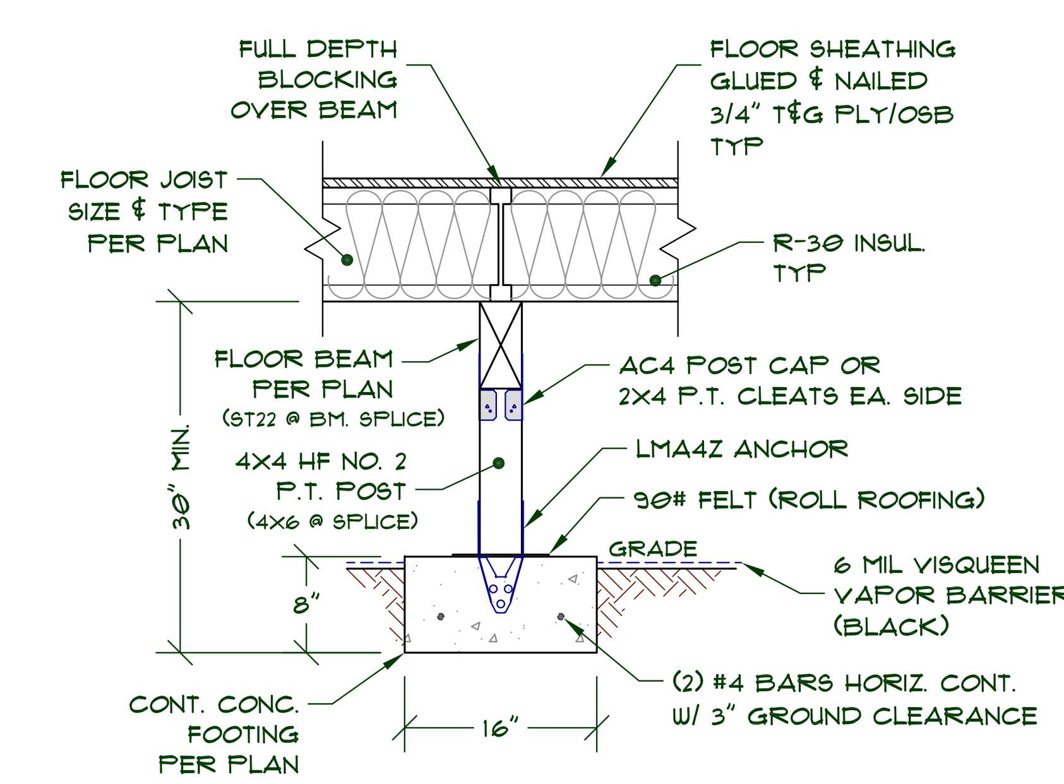
SCALE: 1/4"=1'-0"

NOTE:
FLOOR PLANS DIMENSIONS ARE TO FACE OF FRAMING OR CENTERLINE OF OPENINGS TYP. AS SHOWN.



1 SINGLE STORY FOUNDATION DETAIL

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



2 POST & BEAM DETAIL

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

HOLDOWNS:

(1) SHOWS LOCATION OF SST HDU5 HOLDOWNS & SB5/8X24 ANCHOR BOLTS. (2) 2X6 CHORD, AB MIN. EMBEDMENT 18"

(2) SHOWS LOCATION OF SST HDU4 HOLDOWNS & SB5/8X24 ANCHOR BOLTS. (2) 2X6 CHORD, AB MIN. EMBEDMENT 18"

(3) SHOWS LOCATION OF SST HDU2 HOLDOWNS & SSTB20 ANCHOR BOLTS. (2) 2X6 CHORD, AB MIN. EMBEDMENT 16"

(4) SHOWS LOCATION OF SST HDU2 HOLDOWNS & SSTB16 ANCHOR BOLTS. (2) 2X6 CHORD, AB MIN. EMBEDMENT 12"

ATTENTION !

IT IS IMPORTANT FOR THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO BE SURE THIS PROJECT IS CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES. THE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES AND ORDINANCES. THIS FACT DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH ALL MINIMUM STANDARDS. NO OMISSION FROM THESE PLANS GIVES PERMISSION FOR VIOLATION OF ANY CODE OR ORDINANCE. NO APPROVAL EVER GRANTS PERMISSION TO VIOLATE ANY CODE OR CITY ORDINANCE.

THE GREATEST EFFORT HAS BEEN MADE TO DRAW THESE PLANS WITHOUT ERROR. HOWEVER THERE IS NO GUARANTEE THAT THESE PLANS ARE WITHOUT ERROR. THE ARCHITECT, DRAFTSMAN & ENGINEER ARE TO BE HELD HARMLESS OF ANY FINANCIAL LIABILITY RESULTING FROM ERRORS IN THESE PLANS. ANY ONE USING THESE PLANS FOR CONSTRUCTION OF THIS BUILDING ACCEPT FULL RESPONSIBILITY. (CHECK PLANS CAREFULLY BEFORE AND DURING CONSTRUCTION.)

MEDEEK ENGINEERING Inc.

PLAN NO.: HOUSE5655
SCALE: 1:48
REVISION: A.1
DESIGNED BY: NPW
DATE: 10/8/2015
SHEET CONTENTS: FOUNDATION PLAN
REVISION HISTORY:
CUSTOMER:
LOCATION: