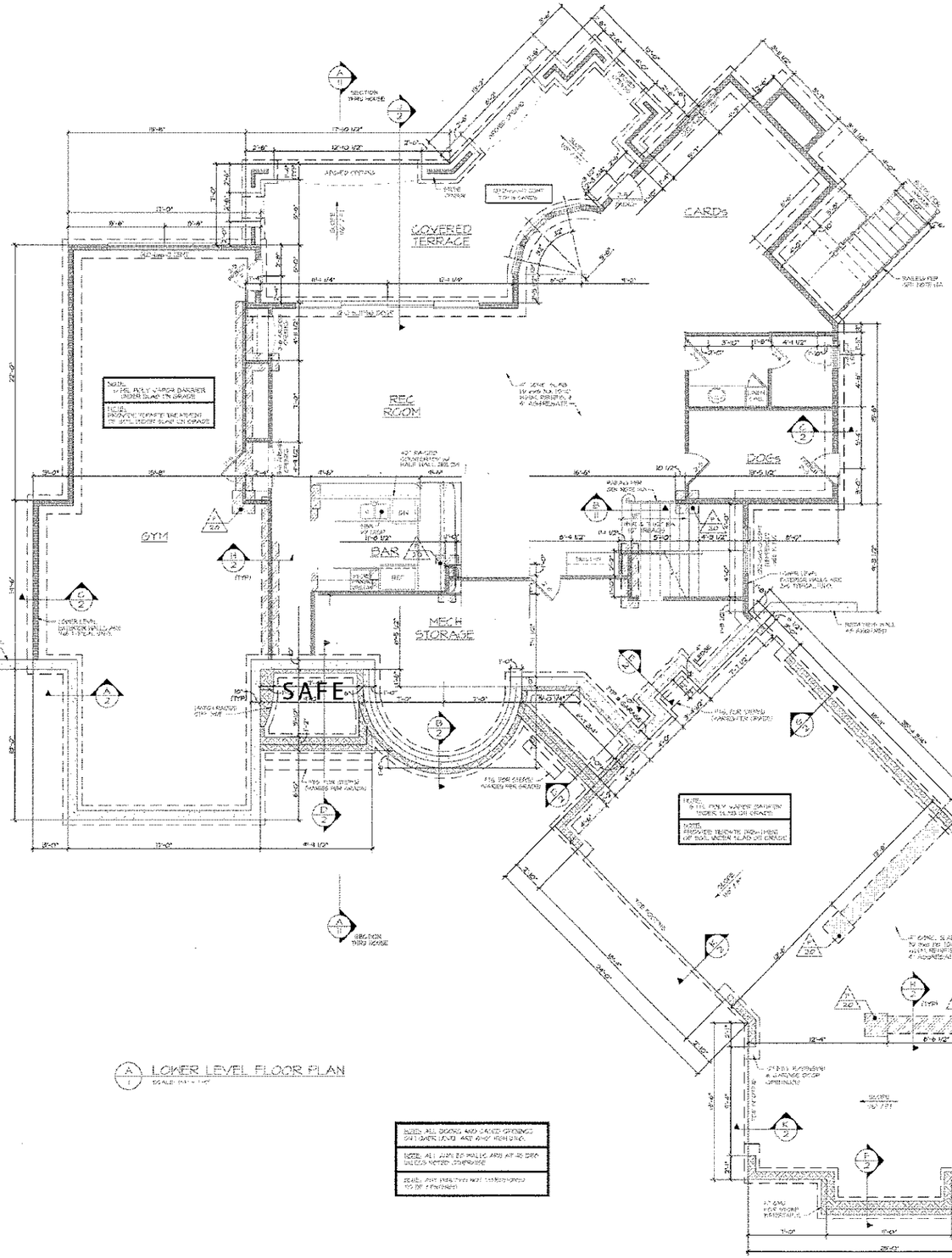


A LOWER LEVEL FLOOR PLAN

NOTE: ALL DOORS AND GLAZED OPENINGS CATEGORY I (U.O.) AND WHP REQUIRING.

NOTE: ALL LANDINGS AT DECKS AND PATIO TO BE LEVEL UNLESS NOTED OTHERWISE

NOTE: ALL EXTERIOR DOORS TO BE EQUIPPED WITH DEAD BOLT LOCKS

RESIDENTIAL FOUNDATIONS

1. ALL WALL FOOTINGS AS PER PLANS AND DETAILS.
2. INTERIOR BEARING WALL FOOTINGS CENTERED BENEATH WALLS AS SHOWN ON PLANS UNLESS OTHERWISE NOTED. ALL FOOTINGS SUPPORTING CMU OR STONE CONSTRUCTION TO BE MIN. 12" WIDE. ALL FOOTINGS TO BE MIN. 8" THICK. ALL FOOTINGS TO REST ON UNDISTURBED NATURAL SOIL OR COMPACTED FILL. TOP OF FOOTINGS TO BE MIN. 12" BELOW FINISH GRADE. MIN. FOOTING WIDTHS AS PER CODE UNLESS NOTED OTHERWISE. WHERE LARGER THAN STANDARD ARE NOTED ON PLANS.
3. FOOTINGS FOR ALL 2 - 1/2" STORY FIREPLACES ARE 24" X 8" U.O.N. UNLESS NOTED OTHERWISE. REINFORCING TO BE AS NOTED ON PLANS.
4. FOOTINGS ARE BASED ON A 1500 PSI SOIL BEARING CAPACITY OR GREATER.
5. FOOTINGS FOR EXTERIOR WALLS SHALL BE BOTTOM AT LEAST 12" BELOW FINISH GRADE UNLESS NOTED OTHERWISE. ALL EXPOSED FOOTINGS TO BE PROTECTED AGAINST FREEZING.
6. EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12" BELOW ADJACENT UNDISTURBED GRADE OR COMPACTED FILL. TOP OF FOOTINGS SHALL BE LEVEL UNLESS NOTED OTHERWISE. ALL INTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-0" UNLESS NOTED OTHERWISE.
7. CRAWLEY FOOTINGS ARE 12" LARGER THAN PIERS/PIERS AT 12" THICK.
8. TRENCH BRACE PILLOW BOTH TRENCH EXCAVATIONS WHERE ABOVE
   A. NON-EXPANSIVE SOILS AS A MATERIAL CLASS I, GW, GP, GM OR GC GROUP OR AS APPROVED BY ENGINEER. MECHANICALLY COMPACTED OR UNDISTURBED ON EXTERIOR. SEE FOUNDATION DETAILS FOR FOOTING SIZES.
   B. POST-TENSIONED SLAB ON GRADE FOUNDATION SYSTEM
      - SLAB: 5" MIN. POST-TENSIONED CONCRETE SLAB ON GRADE WITH #3 REBAR @ 24" O.C. EACH WAY, CENTERED IN SLAB. SLAB TO BE REINFORCED WITH #4 REBAR CONTINUOUS AT PERIMETER AND AT INTERIOR LOAD BEARING WALLS. SLAB TO BE POST-TENSIONED WITH 1/2" DIA. 7 WIRE STRAND CABLES @ 36" O.C. MAXIMUM EACH WAY. CABLES TO BE STRESSED TO 33,000 PSI AFTER 28 DAYS OF CURE. SLAB TO BE PLACED ON 10 MIL VAPOR BARRIER OVER 4" MIN. COMPACTED GRAVEL BASE.
      - FOOTINGS: 12" MIN. WIDTH AND 12" MIN. DEPTH BELOW FINISH GRADE. FOOTINGS TO BE REINFORCED WITH #4 REBAR CONTINUOUS AT PERIMETER AND AT INTERIOR LOAD BEARING WALLS. FOOTINGS TO BE POST-TENSIONED WITH 1/2" DIA. 7 WIRE STRAND CABLES @ 36" O.C. MAXIMUM EACH WAY. CABLES TO BE STRESSED TO 33,000 PSI AFTER 28 DAYS OF CURE. FOOTINGS TO BE PLACED ON UNDISTURBED NATURAL SOIL OR COMPACTED GRAVEL BASE.
9. ROOF RETAINING WALLS SHALL BE POST TENSIONED CONCRETE. SEE STRUCTURAL DRAWINGS FOR DESIGN AND DETAILS.
10. NO POINT LOADS FROM ROOF STRUCTURE, ENGINEERED BEAMS, HEADERS, ETC. SHALL BEAR ON BRICK VENEER. ALL POINT LOADS SHALL BEAR ON STRUCTURAL WOOD OR STEEL FRAMING.
11. FLUES SHALL BE ANCHORED TO FOUNDATION OR TOP MOST CORBEL SHALL BE LOCATED AT 24" OR LESS FROM FRAMING SPACED AT 32" MAX. O.C. AND NO MORE THAN 12" FROM CORNERS AND ENDS. THE ENDS OR EDGES OF ANY FLUE SHALL BE BUILT IN SHALL BE IMPROVED WITH 8 MIL POLY MOISTURE & 3" MIN. CLEARANCE.

Acknowledgement Of Plans Submittal ON
Author ... Date 4/6/09
... Date 9-6-09

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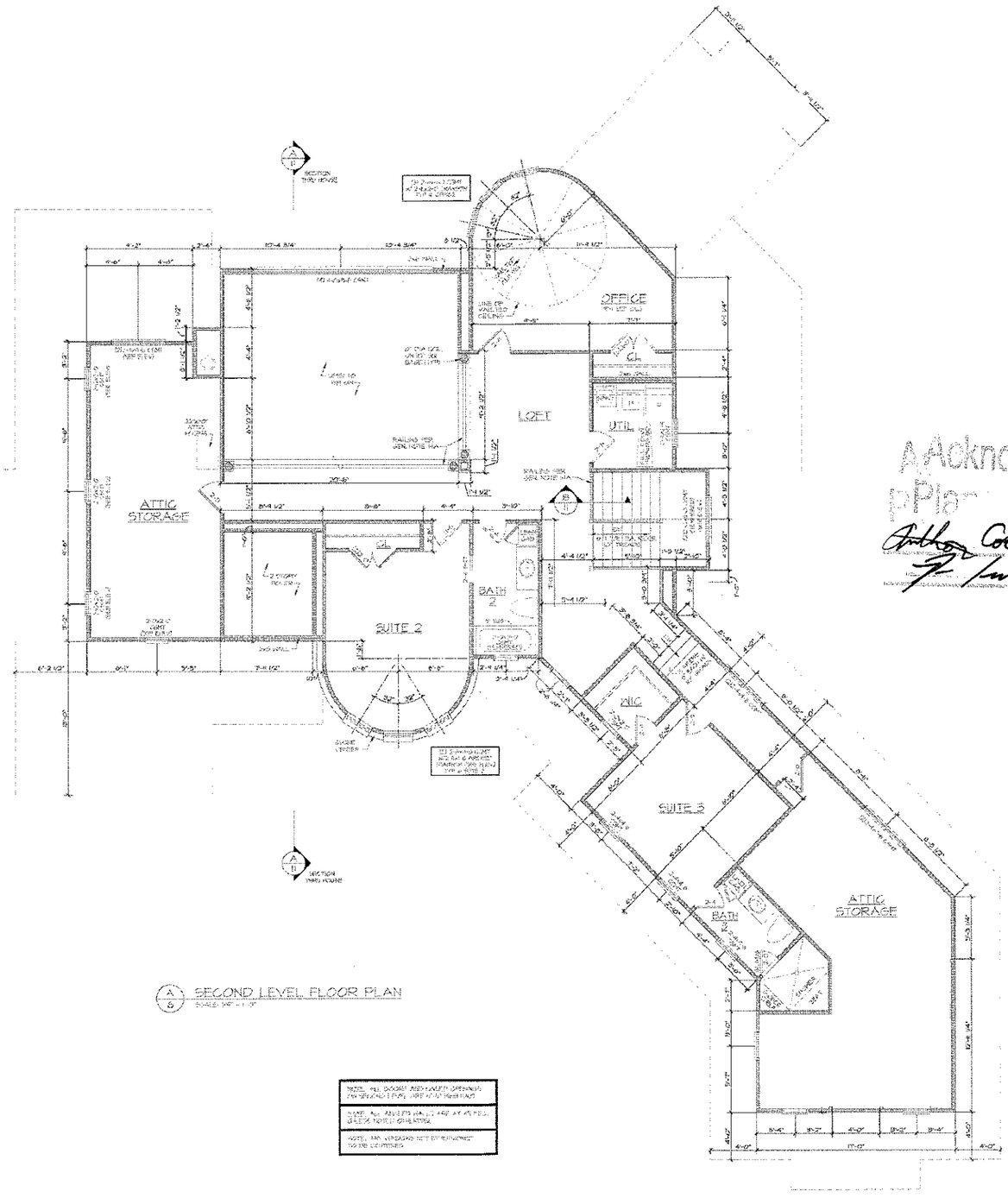
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REVISIONS	BY
PERMIT SET	JPB
PLANNING REVIEW	JPB
PERMIT SET	JPB

DATE: 2/17/2009

SHEET NO. 1 OF 14

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A SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: ALL DOORS ADJACENT TO OPENING FOR SPEAKER TO BE 1 3/4" HOLLOW CORE

NOTE: ALL KNEE WALLS ARE AT 45 DEG. UNLESS NOTED OTHERWISE

NOTE: SEE VERGARA NOTES FOR EQUIPMENT TO BE LOCATED

Acknowledgment Of Approval ONLY!!!
Plans
Anthony Coker, PE Date 4/6/09
Date 4-6-09

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DATE: 03/20/09
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6

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