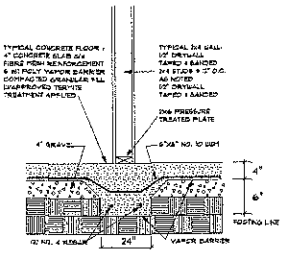
FOUNDATION NOTES:

1) ALL FOOTERS ARE A MINIMUM OF 24" WIDE. FOOTERS SUPPORTING BRICK VENEER LOADS ARE A MINIMUM OF 28" WIDE.
2) ALL FOOTERS ARE A MINIMUM OF 12" DEEP (THICK)
3) THE FOUNDATION IS DESIGNED BASED ON A MINIMUM 600 BEARING CAPACITY SHOWN IN THE LOAD TABLE. THIS CAPACITY IS BASED ON BEARINGS TAKEN IN THE VICINITY OF THE PROJECT SOIL CONDITIONS CAN VARY WIDELY IN A SMALL GEOGRAPHIC AREA AND IT IS THE OWNER/CONTRACTOR'S RESPONSIBILITY TO VALIDATE THE DESIGN VALUES SHOWN BY CONSULTING WITH A GEOTECHNICAL ENGINEER. IF THE SOIL BEARING VALUES ARE LESS THAN THOSE SHOWN, NOTIFY THE STRUCTURAL ENGINEER IMMEDIATELY.

DESIGN CRITERIA FOR THIS PROJECT:

CONCRETE NOTES: MIN. SOIL BEARING CAPS. 3000 PSI

1. ALL FOUNDATION WALL AND FOOTING CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 2500psi AT 28 DAYS
2. ALL CONCRETE SLABS SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000psi AT 28 DAYS
3. BACKFILL SHALL NOT BE PLACED AGAINST BASEMENT WALLS UNTIL:
   A. CONCRETE OR MASONRY GROUT HAS REACHED ITS 28 DAY STRENGTH
   B. STRUCTURAL FLOOR FRAMING (INCLUDING SUB-FLOOR) REQUIRED TO STABILIZE WALLS IS COMPLETE AND FULLY NAILED AND ANCHORED.
4. APPLY STANDARD DRY WALL PRODUCTS, INC. "ENDROSEAL FOUNDATION COATING" OR EQUAL FOUNDATION COATING ON EXTERIOR FACES OF WALLS BELOW GRADE.

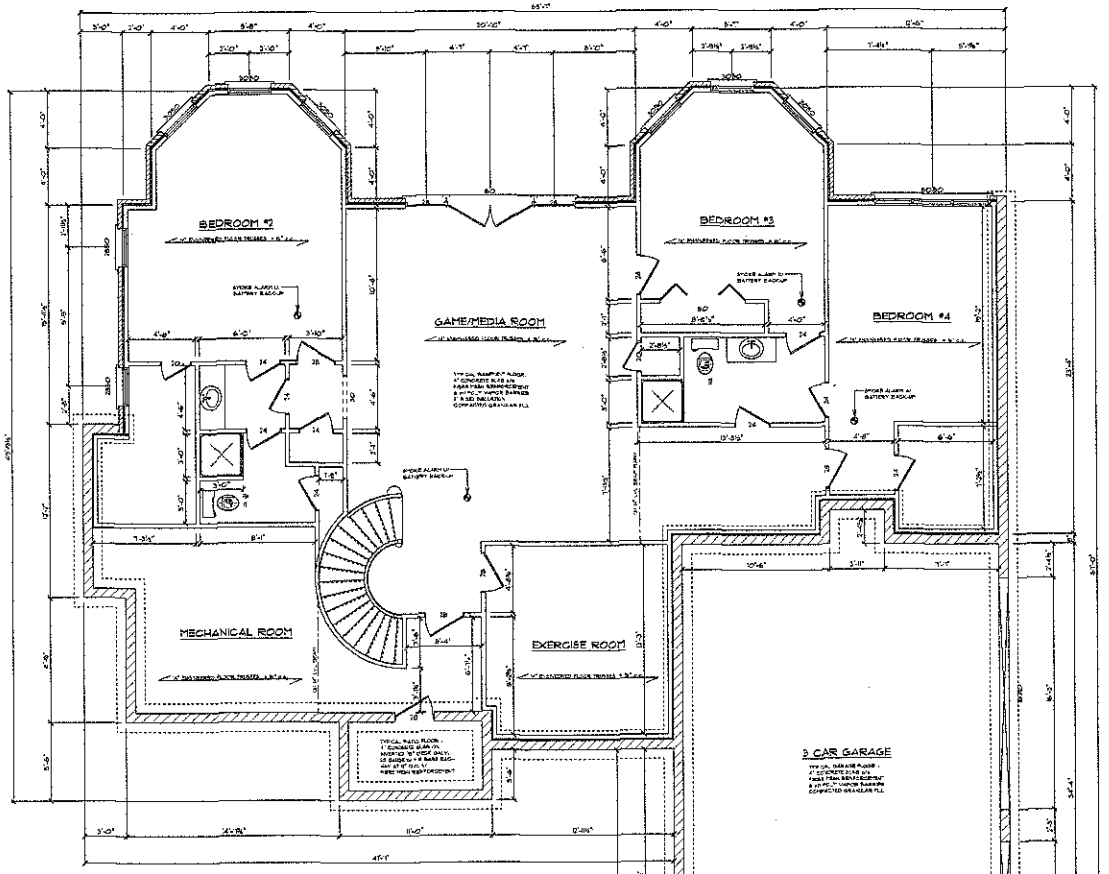


THICKENED SLAB DETAIL

RESIDENTIAL FOUNDATION NOTES

1. ALL WALL FOOTINGS AS PER PLANS AND DETAILS.
2. INTERIOR 8"x16" CMU PIERS CAPPED WITH 4" OF SOLID MASONRY ON 1 STORY STRUCTURES OR 8" ON 2 STORY STRUCTURES UP TO 32" HIGH. ALL PIERS OVER 32" HIGH MUST BE FILLED WITH TYPE "S" MORTAR. MAXIMUM HEIGHT FOR 8"x16" FILLED PIER IS 6'-8". PIERS LARGER THAN 8"x16" ARE NOTED ON THE PLAN.
3. FOOTINGS FOR ALL 8" BRICK OR CMU EXTERIOR WALLS TO BE 16" WIDE BY 8" THICK UNLESS OTHERWISE NOTED. REINFORCE CONTINUOUS FOOTINGS WITH 2 #4 REBAR CONTINUOUS.
4. FOOTINGS ARE BASED ON A SOIL BEARING CAPACITY OF 2000 PSF.
5. CONCRETE FOR FOOTING SHALL BE 2500 PSI MIN. IN 28 DAYS UNLESS NOTED OTHERWISE. ALL CONCRETE EXPOSED TO THE WEATHER (FOUNDATION WALLS, EXTERIOR SLABS, WALKS, ECT.) SHALL BE 3000 PSI MINIMUM.
6. INTERIOR THICKENED SLABS TO BE 12" WIDE BY 24" DEEP (UNLESS NOTED OTHERWISE) OR "SLAB ON GRADE" FOOTINGS AS NOTED ON PLANS. ALL FOOTINGS SHALL BE CONTINUOUS UNLESS NOTED OTHERWISE. ALL REBAR IN CONCRETE SLABS SHALL BE A MINIMUM OF #3 UNLESS NOTED OTHERWISE.
7. CHIMNEY FOOTINGS ARE 12" LARGER AREA THAN FOOTINGS ON WHICH THEY ARE SUPPORTED.
8. WALLS BACK FILLED WITH EARTH SHALL BE CONSTRUCTED AS FOLLOWS:
   A: FOR EARTH FILL NOT EXCEEDING 4'-0" HIGH USE 8" CMU. 8" BRICK OR 8" CONCRETE WITH BITUTHANE MEMBRANE (OR EQUAL) WATERPROOFING ON EXTERIOR. SEE FOUNDATION DETAILS FOR FOOTING SIZES.
   B: FOR EARTH FILLING AND HIGHER UP TO A MAXIMUM OF 9'-0" - USE 8"x24" MIN.) FOOTING WITH #4 DOWELS @ 16" O.C. HOOKED IN FOOTING AND PROJECTING 18" ABOVE FOOTINGS. FOR 12" CMU WALLS USE #4 VERTICAL BARS @ 16" O.C. LOCATED 4" FROM DIRT FILL FACE. LAP ALL SPLICES 12" AND USE DUR-O-WALL HORIZONTAL REINFORCING EVERY 8" IN CMU JOINTS. INSTALL L-#3 L-BAR WITH 24" LEGS IN EVERY OTHER JOINT HORIZONTALLY AT ALL CORNERS; i.e., #3 CORNER BARS @ 16" O.C. VERTICALLY. FILL ALL OPEN CELLS ON CMU WITH EITHER TYPE "S" OR "M" MORTAR OR FILL WITH 2500 PSI CONCRETE. INSTALL WATERPROOF BITUTHENE MEMBRANE OR EQUAL.
9. FOR RETAINING WALLS WITHOUT PRAPING SEE SPECIAL DESIGNS ON DRAWINGS.
10. NO POINT LOADS FROM ROOF BRACES, JACK STUDS, BEAM SUPPORTS - WEATHER WOOD OR STEEL - CAN BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE POINT LOAD SUPPORT ABOVE MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION.
11. PLATES SHALL BE ANCHORED TO FOUNDATION w/ 1/2" HOT DIPPED GALV. BOLTS w/ 2x2x1/8" WASHERS SPACED 6'-0" MAX. O.C. AND NO MORE THAN 12" FROM THE CORNERS AND FROM THE ENDS OF EACH PLATE SPLICE. BOLTS SHALL BE IMBEDDED MIN. 15" INTO MASONRY AND 7" INTO CONCRETE.

Acknowledgement Of Plans Submittal ONLY!
Date 8/24/11
Date 8/24/11



BASEMENT PLAN

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

HEADER BEARING REQUIREMENTS

2x8 THRU 2x10	1 JACK STUD
2x12	2 JACK STUDS
LVL 9" THRU 12"	2 JACK STUDS
LVL 14" THRU 16"	3 JACK STUDS
LVL 18" & GREATER	4 JACK STUDS

STUDS SHALL BE 2 X 4'S SPACED 16" O.C. DOUBLE AT OPENINGS. FRAMED SOLID AT CORNORS AND ANGLES FOR DRYWALL AT OPENINGS. THE INNER STUD SHALL BE CUT OUT TO RECEIVE THE HEADER OVER THE OPENING AND SHALL EXTEND IN ONE PIECE FROM HEADER TO BEARING. EXTERIOR WALLS TO BE 2x4 STUDS

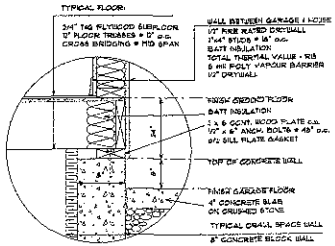
NOTE:
R-300 OF THE 2006 NORTH CAROLINA RESIDENTIAL CODE SUBTERRANEAN TERMITE CONTROL. METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT OR OTHER METHODS APPROVED BY THE NORTH CAROLINA DEPARTMENT OF AGRICULTURE.

THE SOIL BENEATH A SLAB ON GRADE SHALL BE CHEMICALLY TREATED BEFORE THE CONCRETE IS PLACED. VARIFICATION OF TREATMENT SHALL BE ATTACHED TO THE PERMIT SHOWING THE NAME OF APPLICATOR, CHEMICAL NAME, AND AREAS TREATED.

NOTE:
THIS HOME DESIGN SHALL NOT BE RESPONSIBLE FOR THE ENGINEERING OF THESE PLANS. IT IS THE HOME OWNER'S RESPONSIBILITY THAT THE FRAMING BE IN COMPLIANCE WITH THE NORTH CAROLINA RESIDENTIAL BUILDING CODE.

INSULATION:
PROTECT EXTERIOR OF BELOW GRADE FOUNDATIONS WITH 2 COATS ASPHALT.
PERIMETER DRAINS TO BE 4" PERFORATED PVC AND PLACED BELOW ELEV. OF INTERIOR SLABS AND SLOPED TO STORM DRAINS OR OTHER APPROVED DISCHARGE AREAS.
PROVIDE APPROPRIATE CLEANOUTS.
ROOF AND SITE RUNOFF TO BE DISCHARGED VIA SEPARATE PVC SYSTEM SIZED TO PREVENT BACKUP.
PROVIDE FLASHINGS OVER ALL EXPOSED WINDOWS AND DOORS USE ONLY NO MIN BUILDING PAPER FOR BUILDING WRAP AND APPLY WITH CARE ASSURING BEING ALL LEAK.
PROVIDE BUILT IN GUTTERS AND ADEQUATE DOWNSPOUTS SIZED AND SLOPED TO PREVENT POOLING OR BACKUP.

1. BECAUSE SITE CONDITIONS MAY VARY, M + M HOME DESIGN CANNOT WARRANT THE SUITABILITY OF THESE PLANS FOR USE ON YOUR SPECIFIC SITE. CONSTRUCTION FROM THESE PLANS SHALL NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A PROFESSIONAL CONTRACTOR.
2. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF THESE DRAWINGS AND DETAILS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.
3. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. M + M HOME DESIGN LLC. ASSUMES NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.



TYPICAL PERIMETER DETAIL BETWEEN GARAGE AND HOUSE

SOFFIAN DESIGN TEAM
M&M HOME DESIGN
MARK & MARY MCDONALD
128 FULTON FARMS LANE MOORESVILLE, NC 28117
(631) 827-4776

SHEET A-3

17 SHEETS IN SET

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CONTRACTOR:

RANCH w/ BASEMENT

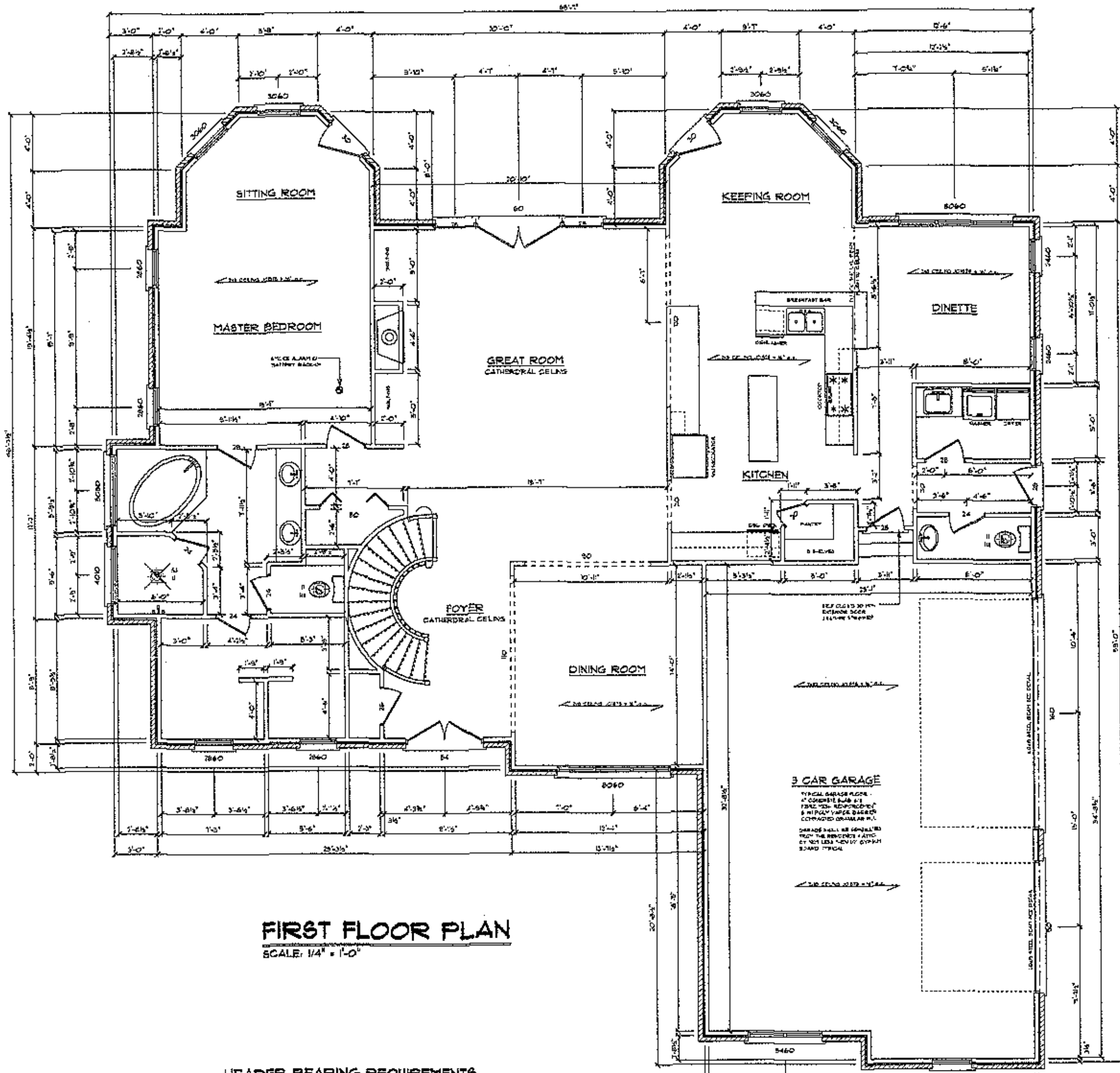
CONSTRUCTION SITE:
NEW RESIDENCE
LOT #
WOLF HILL DRIVE
MOORESVILLE, NC 28117
IREDELL COUNTY, NC

HOMEOWNER:
MR. & MRS. ROB DUNN
128 FULTON FARMS LANE
MOORESVILLE, NC 28117
(631) 827-4776

DRAWN BY: J. GENCERER
DATE: APR. 26, 2011
REVISIONS: JUNE 24, 2011

FRAMING CONSTRUCTION NOTES:

Acknowledgement Of Plans Submittal ONLY!
Date 8/24/11
Date 8/24/11

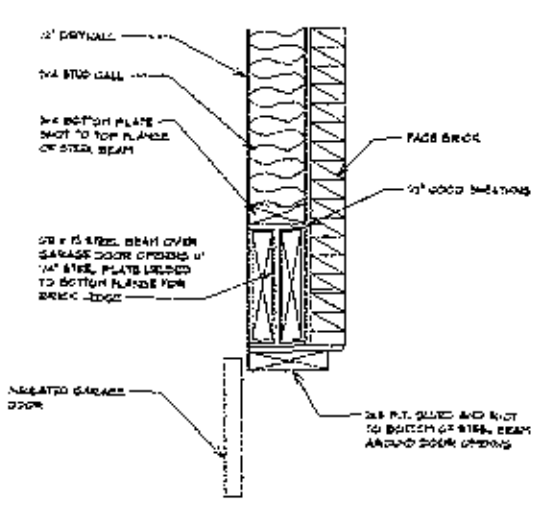


FIRST FLOOR PLAN

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

MOISTURE-
PROTECT EXTERIOR OF BELOW GRADE FOUNDATIONS WITH 2 COATS ASPHALT.
PERIMETER DRAINS TO BE 4" PERFORATED PVC AND PLACED BELOW ELEV. OF INTERIOR SLABS AND SLOPED TO STORM DRAINS OR OTHER APPROVED DISBURSEMENT AREAS.
PROVIDE APPROPRIATE CLEANOUTS.
ROOF AND SITE RUNOFF TO BE DISBURSED VIA SEPARATE PVC SYSTEM SIZED TO PREVENT BACKUP.
PROVIDE FLASHINGS OVER ALL EXPOSED WINDOWS AND DOORS. USE ONLY 60 MIN BUILDING PAPER FOR BUILDING WRAP AND APPLY WITH CARE ASSUMING SIDING WILL LEAK.
PROVIDE BUILT IN GUTTERS AND ADEQUATE DOWNSPOUTS SIZED AND SLOPED TO PREVENT POOLING OR BACKUP.

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BEAM DETAIL OVER GARAGE OPENING

HEADER BEARING REQUIREMENTS

2x8 THRU 2x10	1 JACK STUD
2x12	2 JACK STUDS
LVL 9" THRU 12"	2 JACK STUDS
LVL 14" THRU 16"	3 JACK STUDS
LVL 18" + GREATER	4 JACK STUDS

STUDS SHALL BE 2 X 4'S SPACED 16" O.C. DOUBLE AT OPENINGS. FRAMED SOLID AT CORNERS AND ANGLES FOR DRYWALL AT OPENINGS. THE INNER STUD SHALL BE CUT OUT TO RECEIVE THE HEADER OVER THE OPENING AND SHALL EXTEND IN ONE PIECE FROM HEADER TO BEARING. EXTERIOR WALLS TO BE 2x4 STUDS

NOTE:
M & M HOME DESIGN SHALL NOT BE RESPONSIBLE FOR THE ENGINEERING OF THESE PLANS. IT IS THE HOME OWNER'S RESPONSIBILITY THAT THE FRAMING BE IN COMPLIANCE WITH THE NORTH CAROLINA RESIDENTIAL BUILDING CODE

DRAWN BY: J. GENCHUR
DATE: APR. 26, 2011
REVISIONS: JUNE 26, 2011

HOMEOWNER:
MR. & MRS. ROB DUNN
128 FULTON FARMS LANE
MOORESVILLE, NC 28117
(631) 827-4776

CONSTRUCTION SITE:
NEW RESIDENCE
LOT #
WOLF HILL DRIVE
MOORESVILLE, NC 28117
IREDELL COUNTY, NC

CONTRACTOR:

RANCH w/ BASEMENT

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1994 - 2011
17 YEARS OF EXCELLENCE

M&M HOME DESIGN
DESIGNER OF DREAM HOMES
139 DRAWBRIDGE COURT MOORESVILLE, NC 28117

SHEET
A-2