

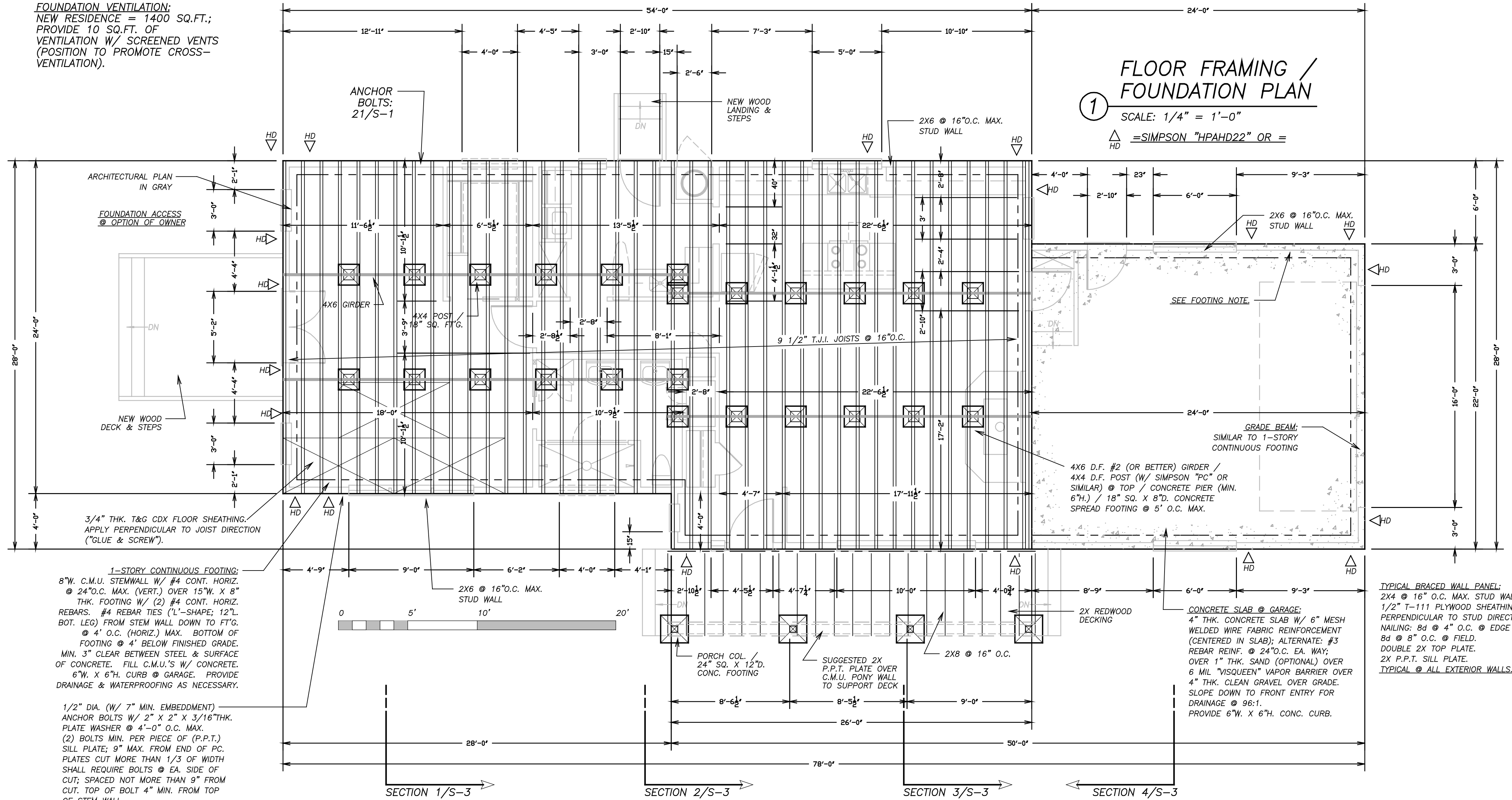
FOUNDATION VENTILATION:
 NEW RESIDENCE = 1400 SQ.FT.;
 PROVIDE 10 SQ.FT. OF
 VENTILATION W/ SCREENED VENTS
 (POSITION TO PROMOTE CROSS-
 VENTILATION).

FLOOR FRAMING / FOUNDATION PLAN

1

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

△ = SIMPSON "HPAHD22" OR =

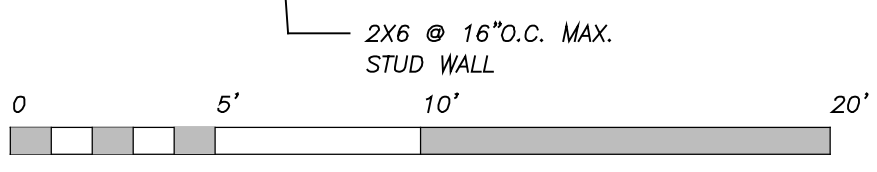


1-STORY CONTINUOUS FOOTING:
 8"W. C.M.U. STEMWALL W/ #4 CONT. HORIZ.
 @ 24" O.C. MAX. (VERT.) OVER 15"W. X 8"
 THK. FOOTING W/ (2) #4 CONT. HORIZ.
 REBARS. #4 REBAR TIES ("L"-SHAPE; 12"L.
 BOT. LEG) FROM STEM WALL DOWN TO FT'G.
 @ 4' O.C. (HORIZ.) MAX. BOTTOM OF
 FOOTING @ 4' BELOW FINISHED GRADE.
 MIN. 3" CLEAR BETWEEN STEEL & SURFACE
 OF CONCRETE. FILL C.M.U.'S W/ CONCRETE.
 6"W. X 6"H. CURB @ GARAGE. PROVIDE
 DRAINAGE & WATERPROOFING AS NECESSARY.

1/2" DIA. (W/ 7" MIN. EMBEDMENT)
 ANCHOR BOLTS W/ 2" X 2" X 3/16" THK.
 PLATE WASHER @ 4'-0" O.C. MAX.
 (2) BOLTS MIN. PER PIECE OF (P.P.T.)
 SILL PLATE; 9" MAX. FROM END OF PC.
 PLATES CUT MORE THAN 1/3 OF WIDTH
 SHALL REQUIRE BOLTS @ EA. SIDE OF
 CUT; SPACED NOT MORE THAN 9" FROM
 CUT. TOP OF BOLT 4" MIN. FROM TOP
 OF STEM WALL.

TYPICAL BRACED WALL PANEL:
 2X4 @ 16" O.C. MAX. STUD WALL W/
 1/2" T-111 PLYWOOD SHEATHING (APPLY
 PERPENDICULAR TO STUD DIRECTION).
 NAILING: 8d @ 4" O.C. @ EDGE &
 8d @ 8" O.C. @ FIELD.
 DOUBLE 2X TOP PLATE.
 2X P.P.T. SILL PLATE.
 TYPICAL @ ALL EXTERIOR WALLS.

CONCRETE SLAB @ GARAGE:
 4" THK. CONCRETE SLAB W/ 6" MESH
 WELDED WIRE FABRIC REINFORCEMENT
 (CENTERED IN SLAB); ALTERNATE: #3
 REBAR REINF. @ 24" O.C. EA. WAY;
 OVER 1" THK. SAND (OPTIONAL) OVER
 6 MIL "VISQUEEN" VAPOR BARRIER OVER
 4" THK. CLEAN GRAVEL OVER GRADE.
 SLOPE DOWN TO FRONT ENTRY FOR
 DRAINAGE @ 96:1.
 PROVIDE 6"W. X 6"H. CONC. CURB.



SECTION 1/S-3

SECTION 2/S-3

SECTION 3/S-3

SECTION 4/S-3