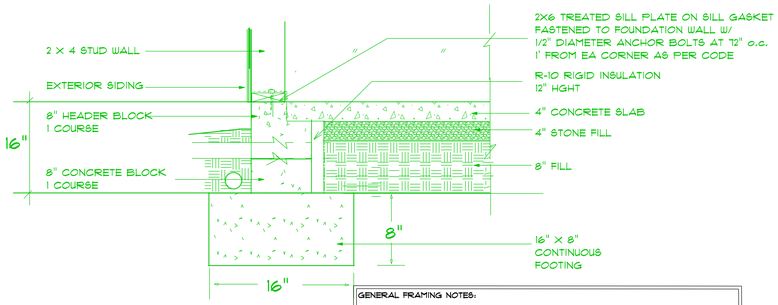


STEM WALL FOUNDATION Detail

not to scale

GENERAL FRAMING NOTES:

ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED

FRAMING LUMBER SHALL BE SYP #2 GRADE AND/OR SPRUCE PINE FIR #1 AND/OR #2, KILN DRIED.

WHERE PRE-ENGINEERED JOISTS ARE USED, JOIST MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, WHICH BEAR SEAL OF A N.C. ENGINEER.

STUDS AND JOISTS SHALL NOT BE CUT TO INSTALL PLUMBING OR WIRING WITHOUT ADDING METAL OR WOOD SIDE PANELS TO STRENGTHEN THE MEMBER TO ITS ORIGINAL CAPACITY.

NAIL MULTIPLE MEMBERS WITH 2 ROWS OF 16d NAILS STAGGERED 32" OC AN USE 3-16d NAILS 2" IN AT EACH END. DOUBLE ALL STUDS UNDER ROOF POST DOWNS UNO.

NAIL FLOOR JOISTS TO SILL PLATE WITH 8d TOE NAILS.

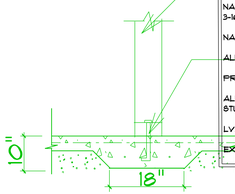
ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.

PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

ALL FRAMING TO BE 16" OC UNO. WALL FRAMING DIMENSIONS ARE BASED ON 2 X 4 STUDS UNO. DOUBLE STUDS UNDER ALL HEADERS.

LVL'S AND TJI'S TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

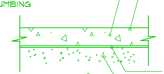


TYPICAL THICKENED SLAB

not to scale

OPENING SCHEDULE			
SIZE	HINGE	COUNT	LIBRARY NAME
3'-0"	R	1	Exterior Door\Colonial
2'-8"	R	1	Exterior Door\French
6'-0"	LR	1	Exterior Door\French
16'-0"	U	1	Garage
1'-6"	R	1	Interior Door\Colonial
2'-0"	L	1	Interior Door\Colonial
2'-0"	R	1	Interior Door\Colonial
2'-4"	L	7	Interior Door\Colonial
2'-4"	R	1	Interior Door\Colonial
2'-6"	L	1	Interior Door\Colonial
2'-6"	R	1	Interior Door\Colonial
2'-8"	L	3	Interior Door\Colonial
3'-0"	L	1	Manufacturer\Therma-Tru\American Style Collection
4'-0" x 4'-6"	N	1	Window\Casement
2'-0" x 3'-0"	U	2	Window\Single Hung
2'-4" x 3'-6"	U	1	Window\Single Hung
4'-0" x 3'-6"	NA	2	Window\Single Hung
2'-8" x 5'-0" Triple	U	1	Window\Single Hung
2'-8" x 5'-0"	U	7	Window\Single Hung
2'-8" x 5'-0"	U	1	Window\Single Hung
2'-8" x 5'-0" Twin	U	1	Window\Single Hung

PROVIDE EXPANSION JOINTS AT THE EDGES OF SLABS THAT ARE NOT HEATED OR THAT ARE EXPECTED TO CHANGE TEMPERATURE SIGNIFICANTLY OVER THEIR LIFETIMES
ALSO PROVIDE EXPANSION JOINTS TO ISOLATE BUILDING ELEMENTS THAT PENETRATE SLABS SUCH AS STRUCTURAL COLUMNS, WALLS, OR PLUMBING



CONTROL JOINTS
PROVIDE CONTROL JOINTS TO INDUCE CRACKING AT SELECTED LOCATIONS
-- TROWEL OR CUT JOINTS INTO THE SURFACE OF SLABS TO ABOUT 1/4 OF THE SLAB DEPTH AND AT 30 FT. INTERVALS
-- COLD JOINTS CAN ACT AS CONTROL JTS

WELDED WIRE MESH OR REBAR REINFORCEMENT

4" MINIMUM CONCRETE SLAB

6 MIL POLYETHYLENE CONCRETE RATED MOISTURE BARRIER

4" MIN. COMPACTED GRAVEL
-- GRAVEL MUST BE CLEAN AND FREE FROM ORGANIC MATTER

SOIL MUST BE SOLID AND FREE OF ORGANIC MATERIAL -- SOME SOILS REQUIRE COMPACTION
-- IN TERMITE AREAS THE SOIL MAY REQUIRE CHEMICAL TREATMENT -- CONTRACTOR TO VERIFY COMPACTION AND SOIL TREATMENT REQUIREMENTS OF LOCAL AREA

CONCRETE SLAB DETAILS / NOTES

not to scale

FOUNDATION NOTES:
ALL FOOTINGS SHALL BEAR ON ORIGINAL UNDISTURBED SOIL.
THE 28 DAY COMPRESSIVE STRENGTH OF ALL FOOTINGS IS 3000 PSI

PROVIDE WATER PROOFING AND PERIMETER DRAINS AS REQUIRED.

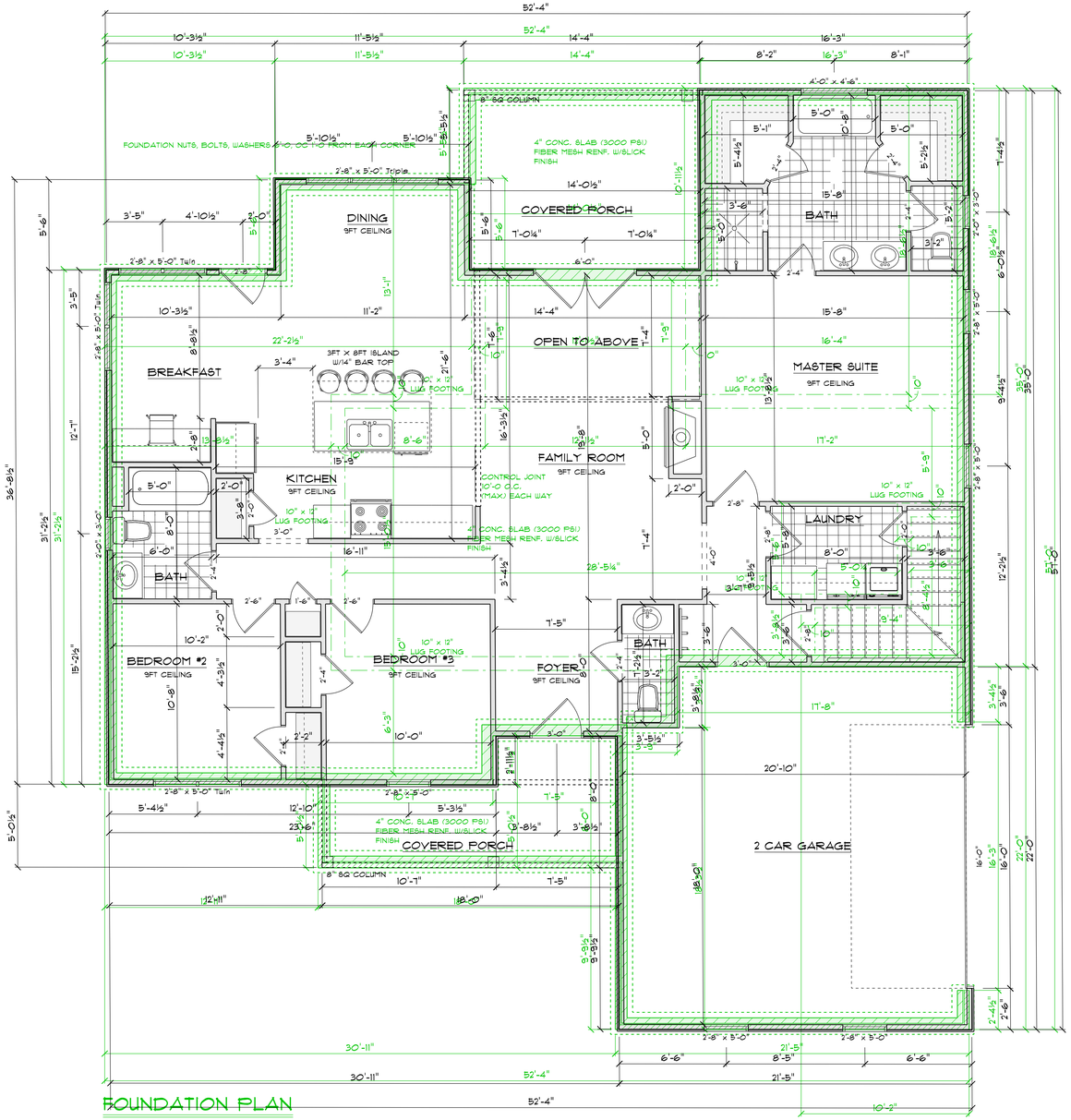
FOUNDATION CONCRETE MIX TO HAVE 1-1/2" MAX AGGREGATE SIZE. CONCRETE FILL MIX TO HAVE 1/2" MAX AGGREGATE SIZE.

FOOTING WIDTHS ARE BASED ON A LOAD-BEARING SOIL CAPACITY OF 2000 PSI.

PROVIDE 6 MIL POLY VAPOR BARRIER TO COVER GROUND SURFACE IN CRAWL SPACE

ALL ANCHOR BOLTS TO BE 12" LONG, 1/2" DIA. A36 UNO ANCHOR BOLTS SHALL BE SPACE AT A MAX OF 6' OC AND NO MORE THAN 1' FROM EA CORNER.

Termite Soil Treatment: Treat entire slab area soil or crawl space surface before vapor barrier is installed and slab is poured with a state approved termiticide. Termiticide should be applied by a licensed and certified pest control professional by the state of North Carolina.



FOUNDATION PLAN

1ST FLOOR PLAN

SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated	1739.3 sq ft.
Garage	465.0 sq ft.
Covered Rear Porch	149.4 sq ft.
Covered Front Porch	128.5 sq ft.

Diane Rivas Designs
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Sanford, NC 27330
(919) 499-4524
dianerivasdesigns@gmail.com
Contractor Lic. #73733

SCALE: 1" = 1/4"
DRAWN BY:
CHECKED BY:
DATE: 10/31/2021
DATE: 1/11/2022

CLEARVIEW BUILDERS LLC
CLEARVIEW BUILDERS
PO BOX 1133
BROADWAY NC 27505

THE TUSCANY
RIGHT GARAGE

STEM WALL
FLOOR PLAN
PLAN