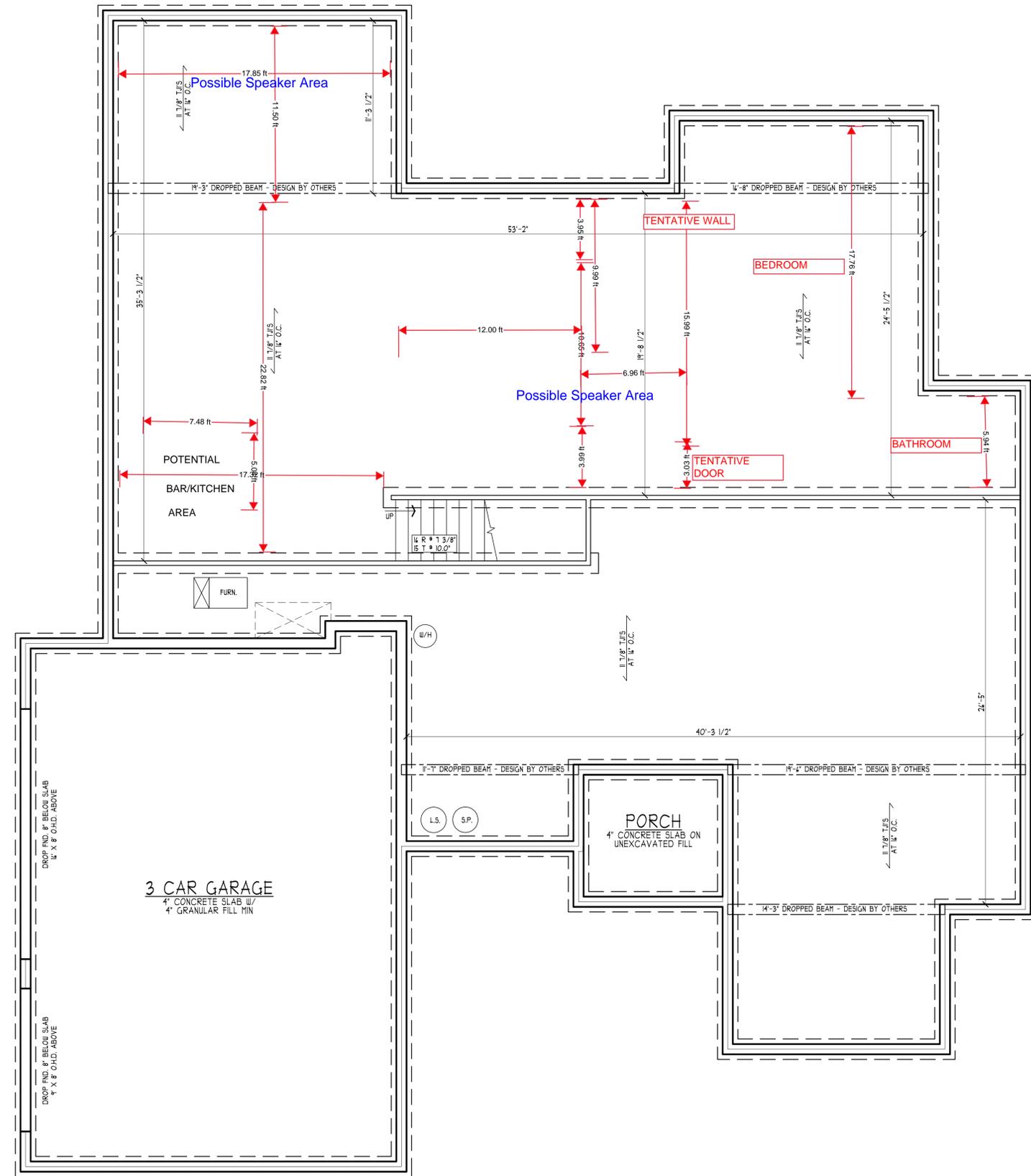


WINDOW & DOOR FRAMING DTL.
 SCALE: 1/4"=1'-0"



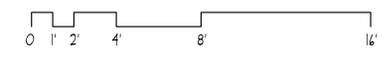
GENERAL FOUNDATION PLAN NOTES:

1. ALL FOOTINGS SHALL BE BELOW FROST LINE MINIMUM SIZE SHALL BE AS PER LOCAL CODE.
2. FOUNDATION WALLS SHALL BE 8" THICK OR MINIMUM SIZE AS PER LOCAL CODE.
3. ALL FOUNDATION ANCHORS SHALL BE 4'-0" ON CENTER AND 2 PER CORNER.
4. GRADE ALL SOIL AWAY FROM DWELLING TO PROVIDE POSITIVE DRAINAGE. MAINTAIN 4" SPACE BETWEEN GRADE AND ANY WOOD TRIM.
5. ALL WORK IS TO BE PERFORMED AND PROVIDED, TO MEET OR EXCEED LOCAL BUILDING CODES.
6. IN UNFINISHED AREAS ALL DIMENSIONS ARE TO THE FACE OF THE FOUNDATION WALL.
7. IN FINISHED AREAS ALL DIMENSIONS ARE TO THE FACE OF THE FRAMED WALL.
8. VERIFY ALL MASONRY LINTEL SIZES AND TYPES WITH BUILDER PRIOR TO PERFORMING WORK.
9. FACE OF FRAMED WALLS TO BE 4" OR 4 1/2" OUT FROM FACE OF FOUNDATION WALL.

SQUARE FOOTAGE TABLE

FOUNDATION	
TOTAL SQUARE FOOTAGE	0 SF
UNFINISHED SQUARE FOOTAGE	0 SF
MECH./STORAGE SQUARE FOOTAGE	0 SF
CRAWL SPACE	0 SF
FIRST FLOOR	
FINISHED SQUARE FOOTAGE	2703 SF
GARAGE SQUARE FOOTAGE	0 SF
SCREEN PORCH SQUARE FOOTAGE	0 SF
FRONT PORCH SQUARE FOOTAGE	0 SF
SECOND FLOOR	
FINISHED SQUARE FOOTAGE	0 SF
UNFINISHED SQUARE FOOTAGE	0 SF
TOTAL FINISH SQ. FT.	2703 SF
TOTAL SQUARE FOOTAGE	0 SF

NOTE:
 IT IS THE BUILDER/ OWNERS RESPONSIBILITY TO VERIFY THE PROPER AIR SPACE BETWEEN ALL BRICK AND WOOD WALLS WITH HOUSE WRAP, TO PREVENT WATER INFILTRATION. BUILDER/ OWNER SHOULD SEEK THE ASSISTANCE OF A QUALIFIED ENGINEER FOR THE PROPER SIZING OF ALL STRUCTURAL MEMBERS, RAFTERS, SUPPORT BEAMS, LAMINATED BEAMS, JOISTS, FOOTINGS, ETC. IT IS THE BUILDER/ OWNER RESPONSIBILITY TO VERIFY ALL DIMENSIONS & DESIGN OF THESE DOCUMENTS FOR ACCURACY.



FOUNDATION PLAN

SCALE: 1/4"=1'-0" 8'-3 1/2" - TOP OF SLAB TO BOTTOM OF FLOOR JOIST
 POURED WALL HEIGHT - 9'-0"

DATE	REVISIONS

PROJECT: BIEDA RESIDENCE
 KERRINGTON PROPER LOT #1
 SHEET TITLE: BASEMENT PLAN

CLIENT INFORMATION

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SHEET NO: A-2
 OF 3
 DATE: 1/26/11
 DWG NO: 4