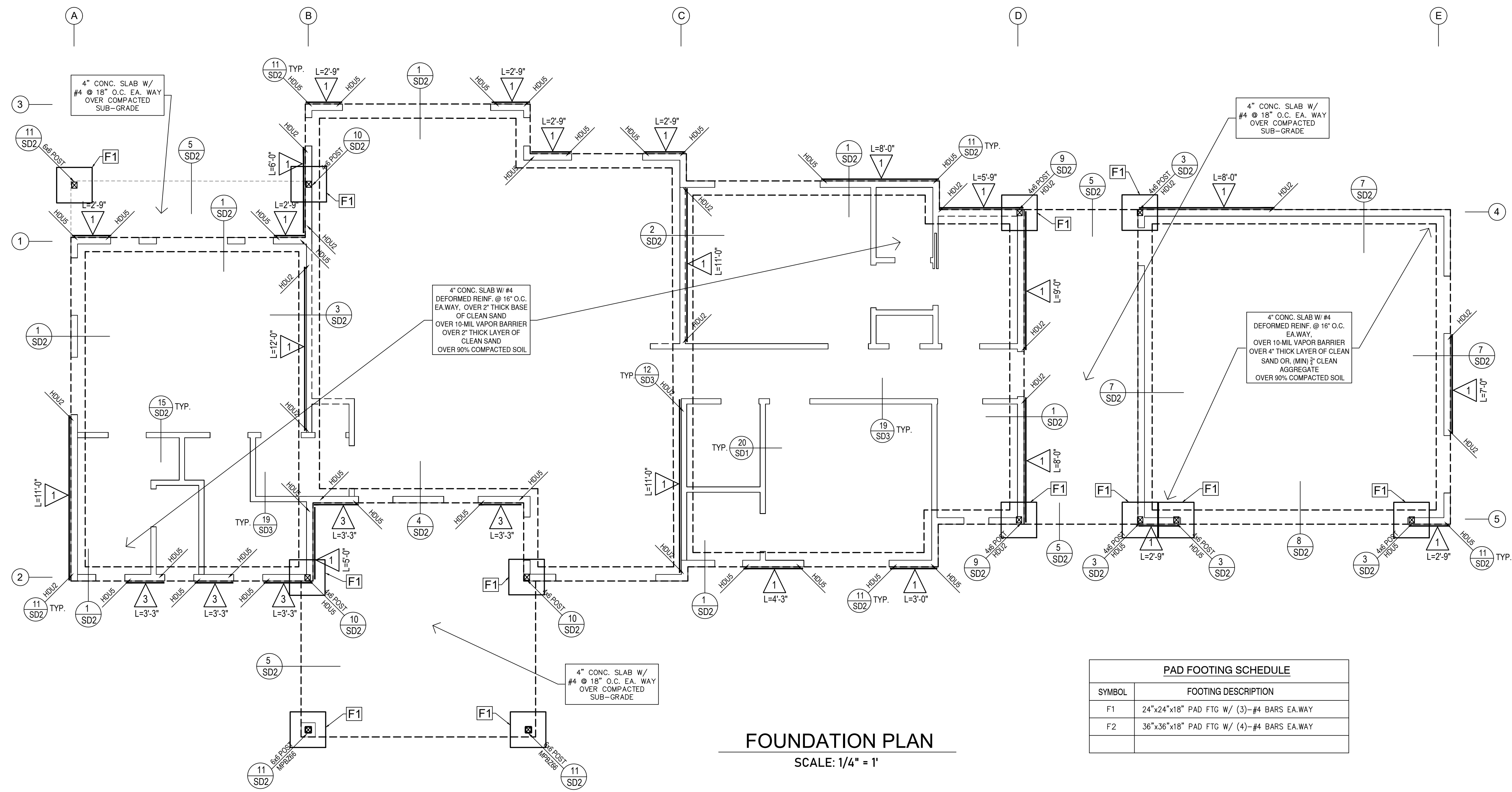
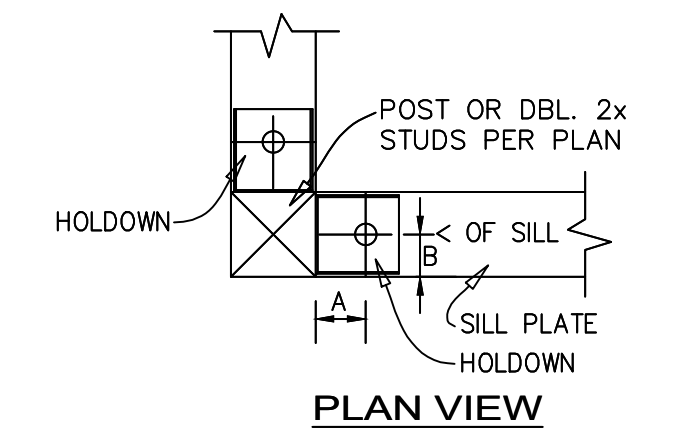


- FOUNDATION NOTES**
- CONTRACTOR SHALL VERIFY FOUNDATION DIMENSIONS WITH FLOOR PLAN DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO START OF CONSTRUCTION.
  - CONTRACTOR SHALL COORDINATE WITH OTHER TRADES ALL REQUIREMENTS FOR THEIR MATERIALS TO BE INSTALLED UNDER/IN SLAB.
  - VERIFY LOCATIONS OF ALL HOLD-DOWNS WITH FRAMING PLANS & FRAMING CONTRACTOR PRIOR TO INSTALLATION.
  - MATERIAL SUBSTITUTION NOTE:**  
NO MATERIALS SHALL BE SUBSTITUTED WITHOUT THE ARCHITECT'S WRITTEN APPROVAL.
  - N/A
  - ELECTRICAL GROUND NOTE:**  
NOTE: PROVIDE UFER OR OTHER APPROVED ELECTRICAL GROUND SYSTEM PER NEC, ARTICLE 250-81.
  - A CONCRETE ENCASED GROUND ELECTRODE (UFER) IS REQUIRED. THE ELECTRODE SHALL BE EITHER 20" MAXIMUM OF NO. 4 REBAR, NO. 4 BARE SOLID COPPER WIRE, OR 3/4" RIGID GALVANIZED CONDUIT INSTALLED THREE (3)" INCHES OFF THE BOTTOM OF THE FOOTING AND ENCASED IN THREE INCHES (3") MINIMUM OF CONCRETE. ALTERNATE METHODS MUST BE APPROVED BY THE LOCAL BUILDING DEPARTMENT.
  - IT IS RECOMMENDED BY THE ARCHITECT TO RUN ALL WATER LINES ABOVE SLAB (BOTH HOT AND COLD LINES). SEE DETAIL.
  - PLUMBING AND ELECTRICAL TRENCHES UNDER THE SLAB SHALL BE BACKFILLED WITH SAND AND COMPACTED BY MECHANICAL TAMPING.
  - N/A
  - PRIOR TO THE FOUNDATION INSPECTION, A REGISTERED SOILS ENGINEER SHALL BE REQUIRED TO TEST THE SOIL AT THE BOTTOM OF THE FOUNDATION EXCAVATION AND SUBMIT A CERTIFICATE TO THE BUILDING OFFICIAL JUSTIFYING THE BEARING VALUE AND COMPETENCE OF THE SOIL ACCORDING TO THE DESIGN VALUE USED IN LIEU OF REQUIRING A SOILS REPORT PRIOR TO PLACEMENT OF REINFORCEMENT STEEL.
  - N/A
  - N/A
  - SOIL PRESATURATION NOTE:**  
PRIOR TO PLACING CONCRETE, SUB-GRADE SOILS BELOW ALL CONCRETE FLOOR SLABS SHALL BE RE-MOISTURIZED TO 50% OF OPTIMUM MOISTURE TO A DEPTH OF 12 INCHES IMMEDIATELY PRIOR TO PLACEMENT OF THE MOISTURE BARRIER OR POURING OF CONCRETE.
  - SOIL BEARING VALUE AT 1500 PSF CODE MIN.
  - FOUNDATION CONSTRUCTION NOTE:**  
FOUNDATION CONSTRUCTION MAY BE OF TWO-POUR CONFIGURATION. HOWEVER, IF CONTRACTOR OPTS TO UTILIZE A TWO-POUR CONFIGURATION THE FOUNDATION SHALL BE FORMED SO AS TO CREATE A "CURB" CONDITION @ ALL PERIMETER AND STEP BREAK LOCATIONS THEREBY ASSURING A MONOLITHIC CONDITION FOR HOLD-DOWNS, STRAPS AND ANCHOR BOLTS.
  - ALL BAR REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60 (F<sub>y</sub>=60ksi) U.O.N. BENDING AND PLACING SHALL BE IN ACCORDANCE WITH CONCRETE REINFORCING STEEL INSTITUTE "MANUAL OF STANDARD PRACTICE" LATEST EDITION.
  - ALL HARDWARE (ANCHOR BOLTS, HOLD-DOWNS, STRAPS, ETC.) SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION. ARCHITECT SHALL BE NOTIFIED AND MUST INSPECT PLACEMENT PRIOR TO POURING FOUNDATION OR SLAB.
  - FOUNDATION PLATE BOLTING:** PROVIDE 5/8" x 14" A307 ANCHOR BOLTS, EMBEDDED 9" MINIMUM INTO CONCRETE. THERE SHALL BE A MINIMUM OF TWO (2) BOLTS PER PLATE, WITH ONE (1) BOLT LOCATED WITHIN 12" OF END, AND SPACED 6'-0" O.C. UNLESS OTHERWISE NOTED.
  - ANCHOR BOLT NOTE:**  
PROVIDE 3"x3"x1/4" THICK WASHER PLATES AT ALL ANCHOR BOLTS.
  - VAPOR BARRIER MATERIAL SHALL BE POLYETHYLENE FILM (VISQUEEN OR EQUIVALENT) AND SHALL BE PLACED UNDER ALL HOUSE SLABS AND UNDER GARAGE SLABS WHERE NOTED ON PLANS WITH SIX INCH (6") MINIMUM SEALED LAP SPICES.
  - ALL SLABS, STEPS, ETC. SHALL BE STEEL TROWELED AND PROTECTED FROM HARM DURING CONSTRUCTION. SLAB FINISH SHALL HAVE A MAXIMUM FINISHED TOLERANCE OF ONE-EIGHTH INCH IN TEN FEET (1/8" IN 10'-0").
  - POSTS ON CONCRETE FLOORS EXPOSED TO WEATHER OR IN BASEMENTS SHALL BE SUPPORTED BY CON-CRETE PIERS OR METAL PEDESTALS AT LEAST 6" ABOVE GROUND OR 1" ABOVE FLOOR.
  - WHERE FRAMING LUMBER IS IN CONTACT WITH, OR LESS THAN 1/2" FROM CONCRETE, USE FOUNDATION GRADE REDWOOD OR PRESSURE TREATED DOUGLAS FIR.
  - PROVIDE 1/16" THICK (MINIMUM) METAL CORROSION-RESISTANT BASE PLATE FOR UNTREATED WOOD POSTS IN CONTACT WITH ALL CONCRETE.
  - FASTENERS IN PRESERVATIVE-TREATED WOOD (I.E. ANCHOR BOLTS, NAILS, SCREWS, ETC.) SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL, OR HOT-DIPPED ZINC-COATED STEEL. (CSA 2304-9.5.1)
  - PROVIDE STUCCO BASE SCREED (SEC. 4706E.)
  - HOLD-DOWNS SHALL BE BE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING



**PAD FOOTING SCHEDULE**

| SYMBOL | FOOTING DESCRIPTION                       |
|--------|---|
| F1     | 24"x24"x18" PAD FTG W/ (3)-#4 BARS EA.WAY |
| F2     | 36"x36"x18" PAD FTG W/ (4)-#4 BARS EA.WAY |



**HOLD-DOWN SCHEDULE**

| HOLD-DOWN | ASTM F 1554 G36 (U.N.O.) |                       |              |
|-----------|--------------------------|-----------------------|--------------|
|           | ANCHOR                   | EDGE EMB.             | LOADS        |
| 1         | DBL. 2x STUDS W/ HDU2    | SSTB16 (12 3/8" EMB.) | 2 3/4" 3075# |
| 2         | DBL. 2x STUDS W/ HDU4    | SSTB20 (16 3/8" EMB.) | 2 3/4" 4565# |
| 3         | 4x6 POST W/ HDU5         | SSTB24 (20 3/8" EMB.) | 2 3/4" 5645# |
| 4         | 4x6 POST W/ HDU8         | SSTB28 (24 3/8" EMB.) | 2 3/4" 7870# |
| 5         | 6x6 POST W/ HDQ8         | SSTB28 (24 3/8" EMB.) | 2 3/4" 9230# |
| 6         | 6x6 POST W/ HDU14        | SB1x30 (24 3/8" EMB.) | 2 3/4"       |
| 7         | PREFAB. SHEARWALL        | PER PLAN              |              |