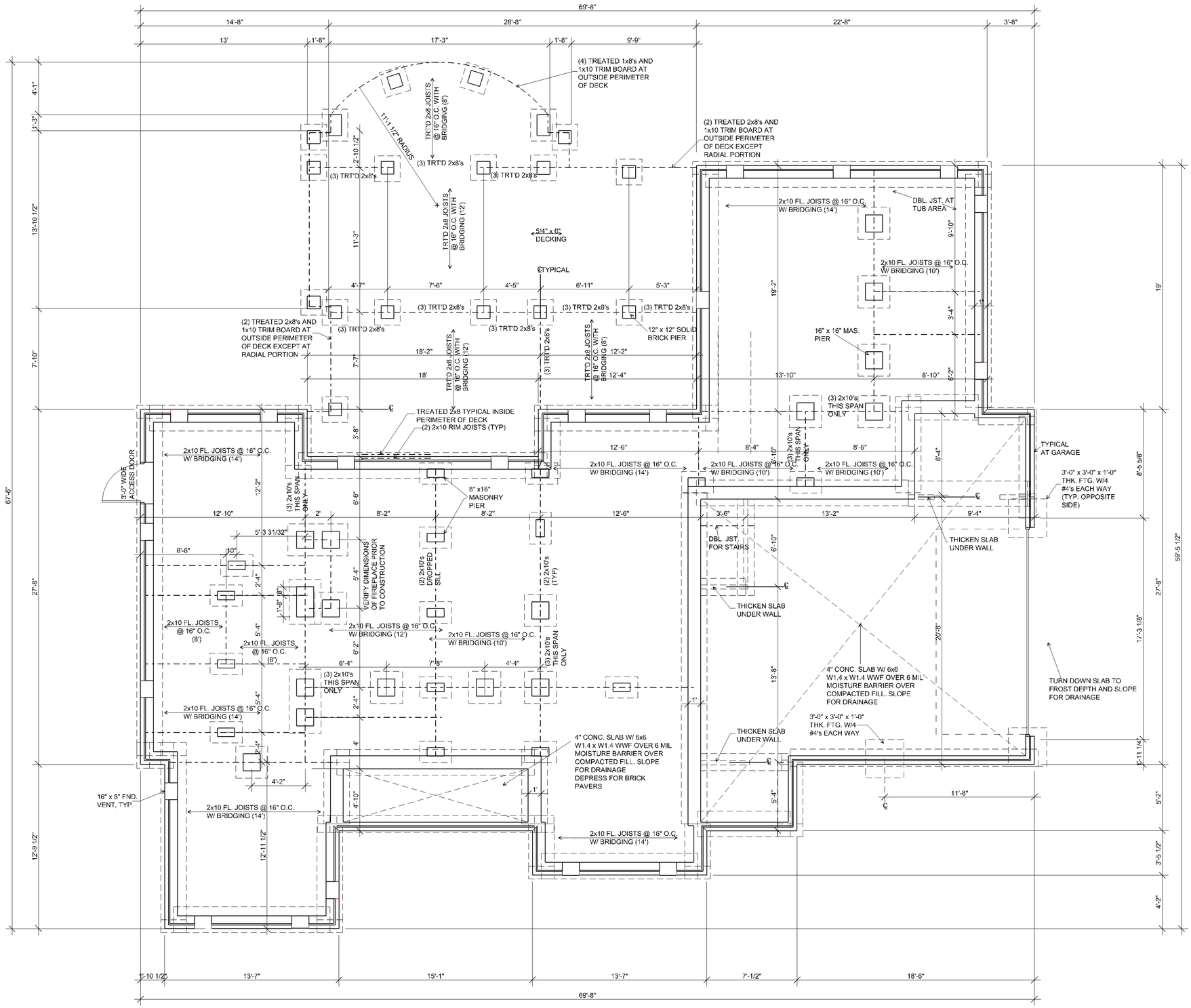

GENERAL NOTES

1. JOIST SPANS WERE DETERMINED ON THE BASIS OF THE ALLOWABLE STRESSES IN THE "1991 GRADING RULES OF THE SOUTHERN PINE INSPECTION BUREAU" GRADE NUMBER TWO (2) KILN DRIED.
2. PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, ABOVE AND AROUND ALL OPENINGS NOT INDICATED ON DRAWINGS.
3. CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING:
   16" x 8" FOOTING FOR 8" FOUNDATION WALL WITH (2) #4 REINF. RODS CONTINUOUS.
   24" x 12" FOOTING FOR 12" FOUNDATION WALL WITH (2) #4 REINF. RODS CONTINUOUS.
4. ALL WOOD USED IN CONSTRUCTION OF DECKS AND STEPS SHALL BE TREATED. FASTNERS FOR TREATED WOOD (NAILS, BOLTS, HARDWARE, ETC.) SHALL BE GALVANIZED.
5. FRAMING DESIGN BASED ON THE FOLLOWING LOADING CONDITIONS:
   ROOF & FLOOR DEAD LOADS - 15 P.S.F.
   ROOF LIVE LOAD - 30 P.S.F.
   FLOOR LIVE LOAD - 40 P.S.F.
   MAXIMUM WIND SPEED - 80 M.P.H.
   VERIFY SEISMIC REQUIREMENTS FOR YOUR AREA.
6. CONTRACTOR SHALL VERIFY DIMENSIONS.
7. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
8. LOCAL SOIL CONDITIONS AND/OR LOCAL PRACTISE MAY NECESSITATE A MORE STRINGENT FOOTING AND FOUNDATION WALL DESIGN. CONSULT WITH LOCAL CONTRACTOR OR BUILDING INSPECTOR. SOIL DESIGN BEARING PRESSURE IS ASSUMED 2000 P.S.F.
9. CONTRACTOR SHALL INSTALL GROUND FAULT INTERRUPT OUTLETS AS PER CODE.
10. PLANS CONFORM TO "CABO ONE AND TWO FAMILY DWELLING CODE" WHICH COMPLIES WITH "BOCA NATIONAL BUILDING CODE" AND "UNIFORM BUILDING CODE". HOWEVER, MODIFICATIONS MAY BE NECESSARY TO COMPLY WITH LOCAL AND STATE CODES.
11. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS.

CHIMNEY CONSTRUCTION REQUIREMENTS

1. USE 15/32" STRUCTURAL GRADE II PLYWOOD SHEATHING.
2. SPLICE AT LEAST 3'-0" AND USE (4) STUDS PER CORNER.
3. USE 10d NAILS @ 4" O.C. AROUND ALL PLYWOOD EDGES. AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
4. PROVIDE BLOCKING BETWEEN STUDS AT 4'-0" INTERVALS.

PIER FOOTINGS (TYPICAL UNLESS NOTED OTHERWISE)

1. PROVIDE 1'-8" x 2'-4" x 1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REINF. RODS EACH WAY UNDER 8" x 16" MASONRY PIERS.
2. PROVIDE 2'-4" SQUARE x 1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REINF. RODS EACH WAY UNDER 16" SQUARE MASONRY PIERS.
3. PROVIDE 2'-0" x 2'-0" x 1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REINF. RODS EACH WAY UNDER 12" SQUARE MASONRY PIERS.
4. FILL PIERS SOLID WITH 2,500 P.S.I. CONCRETE, TYPICAL.
5. HEIGHT OF PIERS:
   A. PIERS LESS THAN 36" IN HEIGHT MAY BE 8" x 16" OR AS NOTED ON FOUNDATION PLAN.
   B. PIERS BETWEEN 36" AND 80" IN HEIGHT SHALL BE A MINIMUM OF 16" x 16".
   C. PIERS GREATER THAN 80" IN HEIGHT SHALL BE A MINIMUM OF 16" x 16" WITH (4) CONTINUOUS #5 BARS.

FOUNDATION AND FIRST FLOOR FRAMING PLAN 1/4" = 1'-0"

GARDNER RESIDENCE
PLAN 332

DRAWN BY: B. Brideau
CHECKED BY: B. F.
Sheet: 2 of 7

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