

RESIDENTIAL FOUNDATION PLAN

Code Reference: 2006 IRC

Drawings must be neat, organized and legible (min 1/8" lettering)

Specify each scale used;

- Detail $\frac{3}{4}" = 1'$

Construction drawings shall be drawn upon suitable material and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, R106.1.1

A proper foundation plan verifies if footings are large enough based on soil conditions, if proper reinforcing bars are installed based on soil or seismic conditions, if foundation or stem walls are sufficient to carry the anticipated loads and if the location and sizes of interior footings that may be carrying loads from columns or bearing walls are proper.

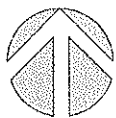
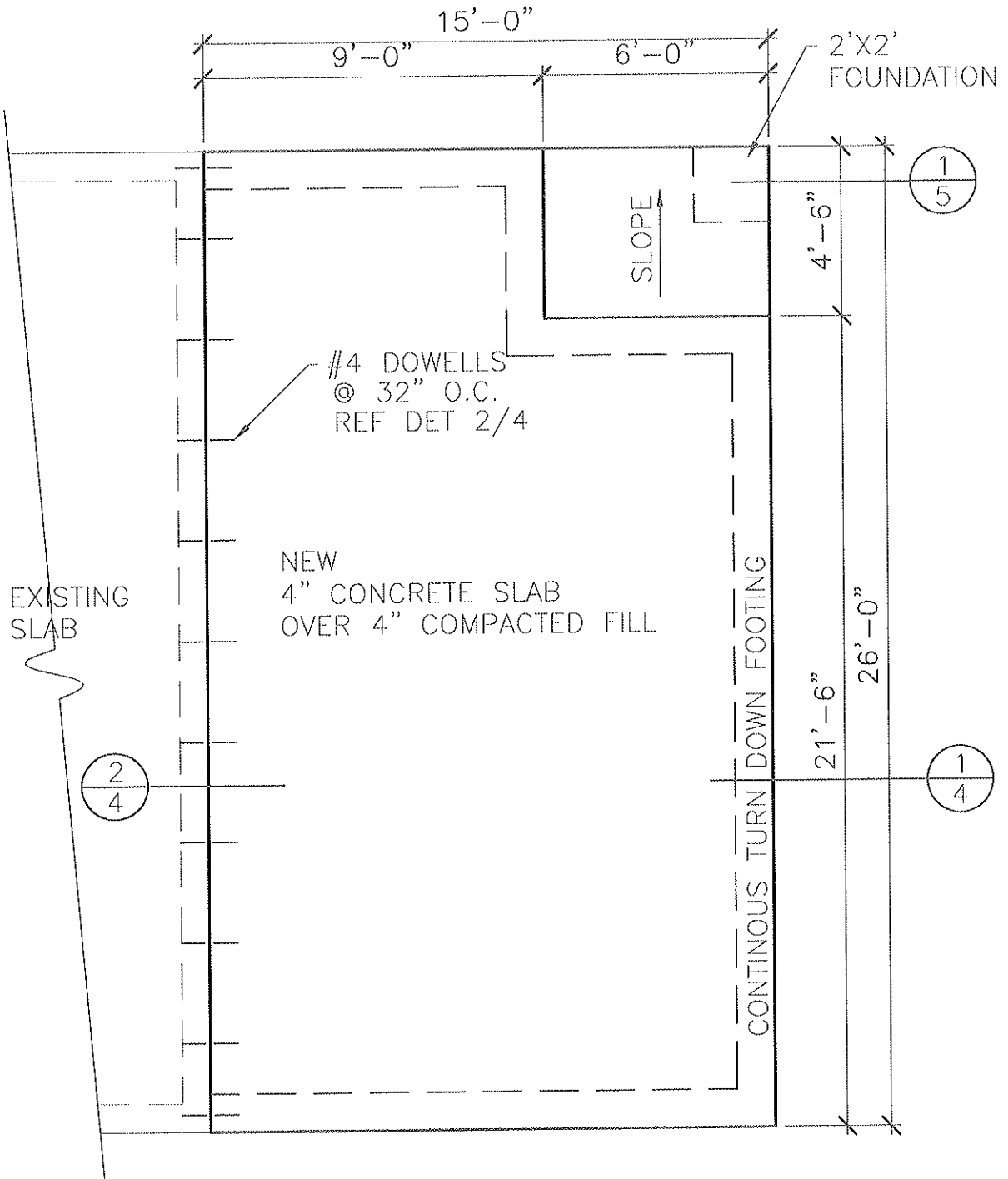
The following details shall be shown on the foundation drawings;

- Provide a note for termite treatment; R320 as amended
- Note grade away from foundations shall fall a minimum of 6" within the first 10'; R401.3
- Note soil bearing pressure used in the design of the footings; Table R401.4.1
- Note top of foundation to be extended 12" plus 2% of distance between front face and curb, above the street gutter; R403.1.7.3
- Cross reference all details to the foundation plans
- Landing or floor surface required at all exterior doors; R311.4.3
- Specify thickness of slabs
- Size and depth of all footings
- Location for all footings;
 - Fireplaces
 - Sunken or raised areas
 - Stair pads
 - Girder truss / post or columns
 - Interior bearing Walls

- Size and spacing of the reinforced steel
- Soil bearing values
- Specify and locate all foundation hold downs at end studs for alternate brace wall panels; R602.10.6
- All exterior framed walls require continuous concrete footings, minimum 12" wide x 12" below grade with treated sill plates and anchor bolts; R319.1 & R403.1.6 (includes carport and patio covers)
- Note on the drawings that pre-stressed or post tension slabs shall be permanently labeled on the slab at the center of the garage door opening. A special inspection report must be included with the permit application
- Show location of underground supply and return air ducts

GENERAL NOTES:

- 1. 1,500 PSF SOIL PRESSURE ASSUMED
- 2. USE MINIMUM OF 2,500 PSI CONCRETE
- 3. PROVIDE TERMITE TREATMENT PER 2006 IRC R320



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

