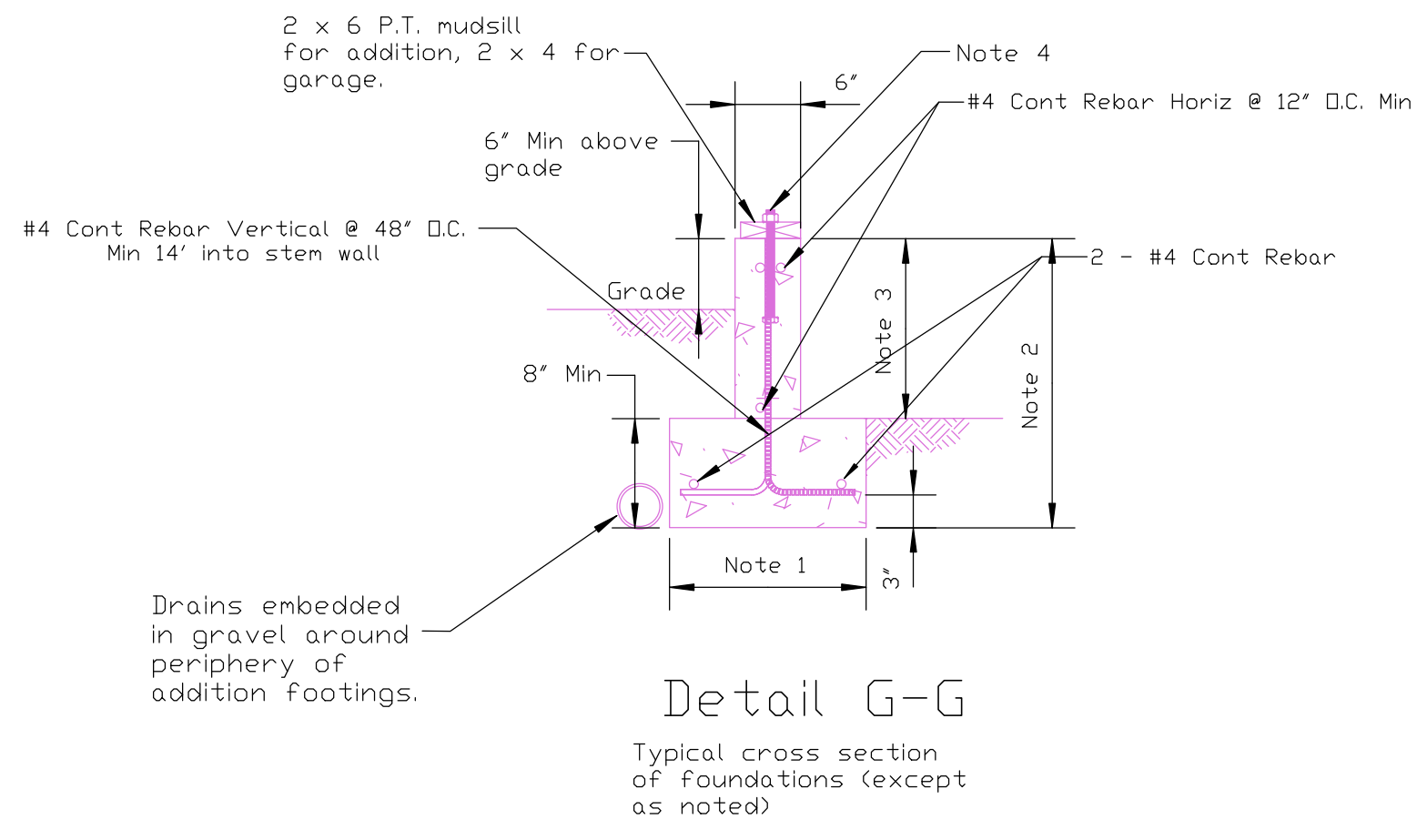
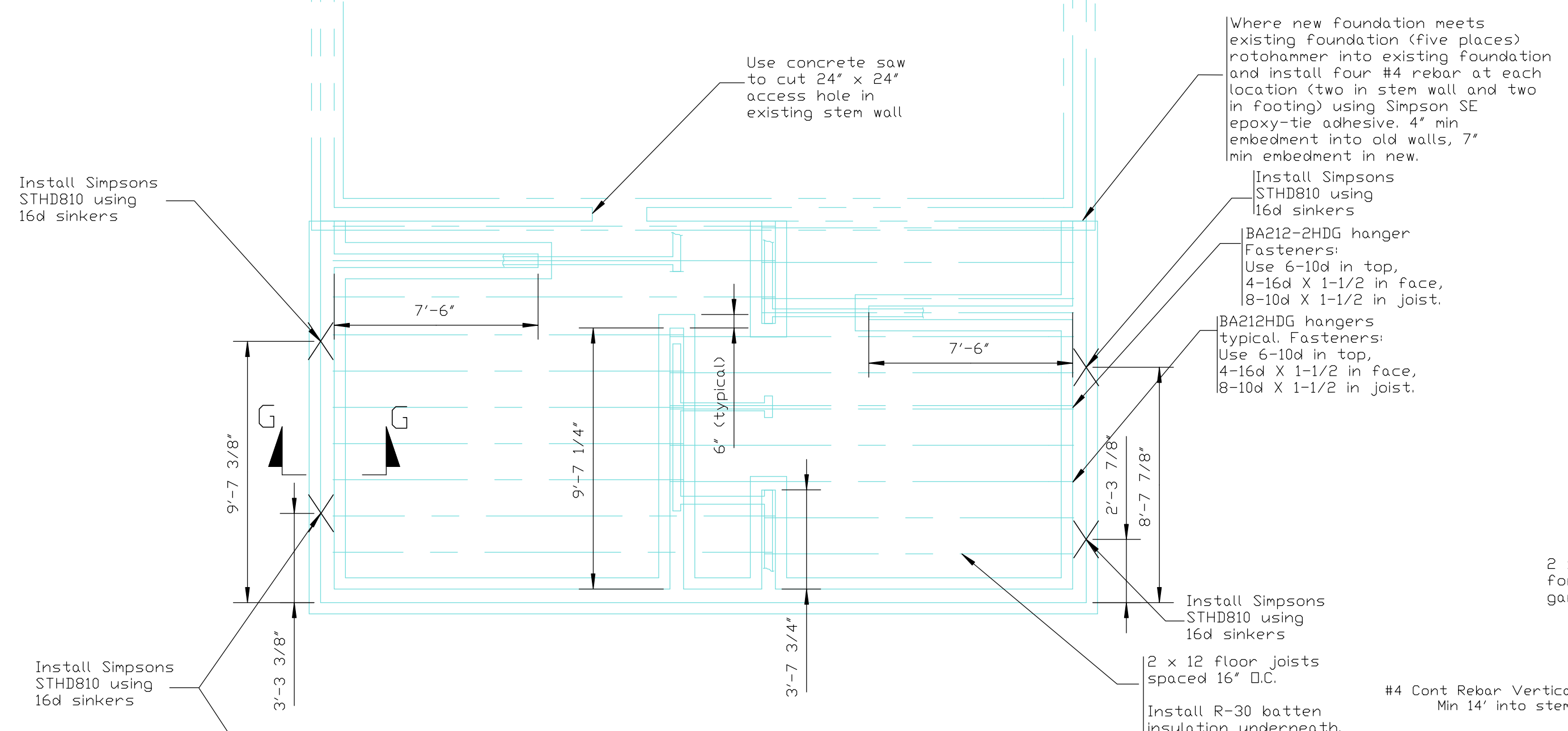
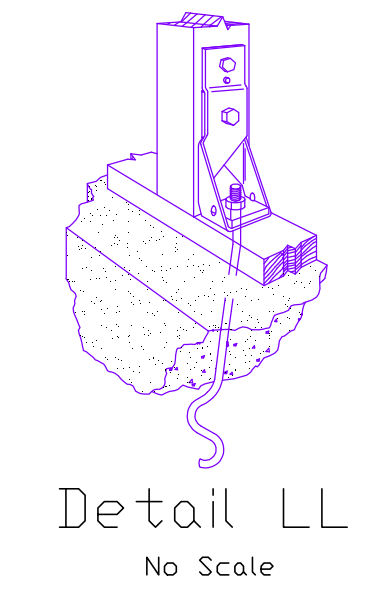
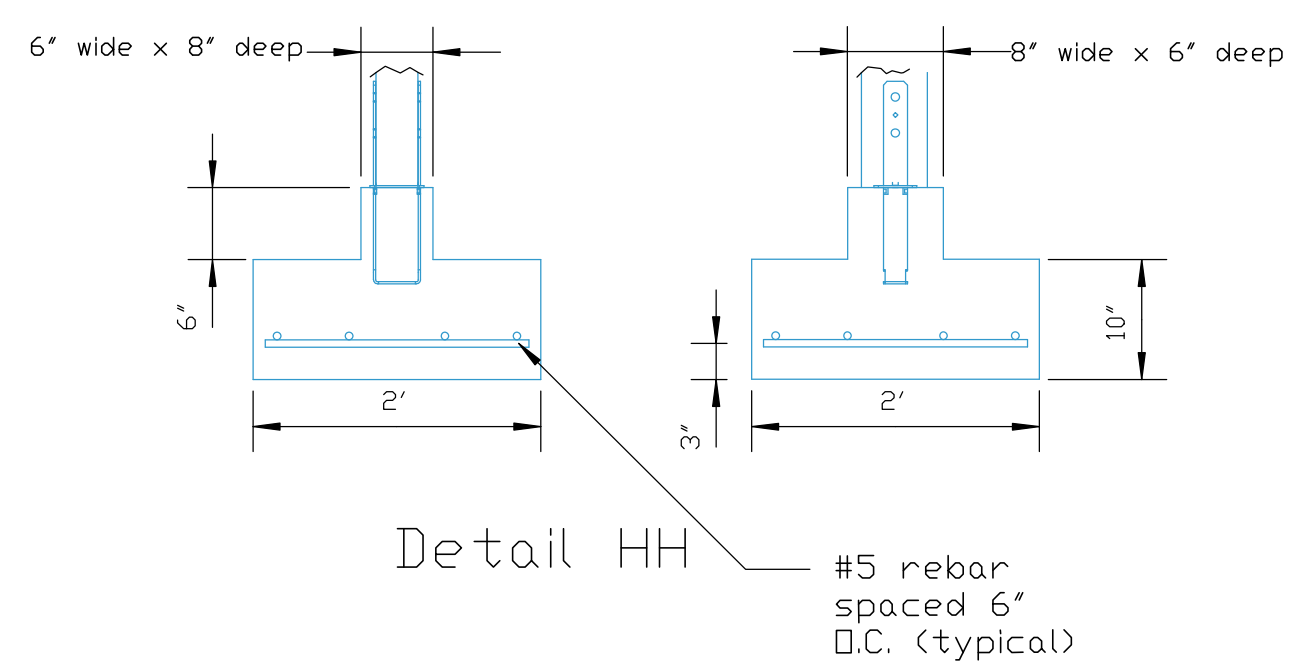
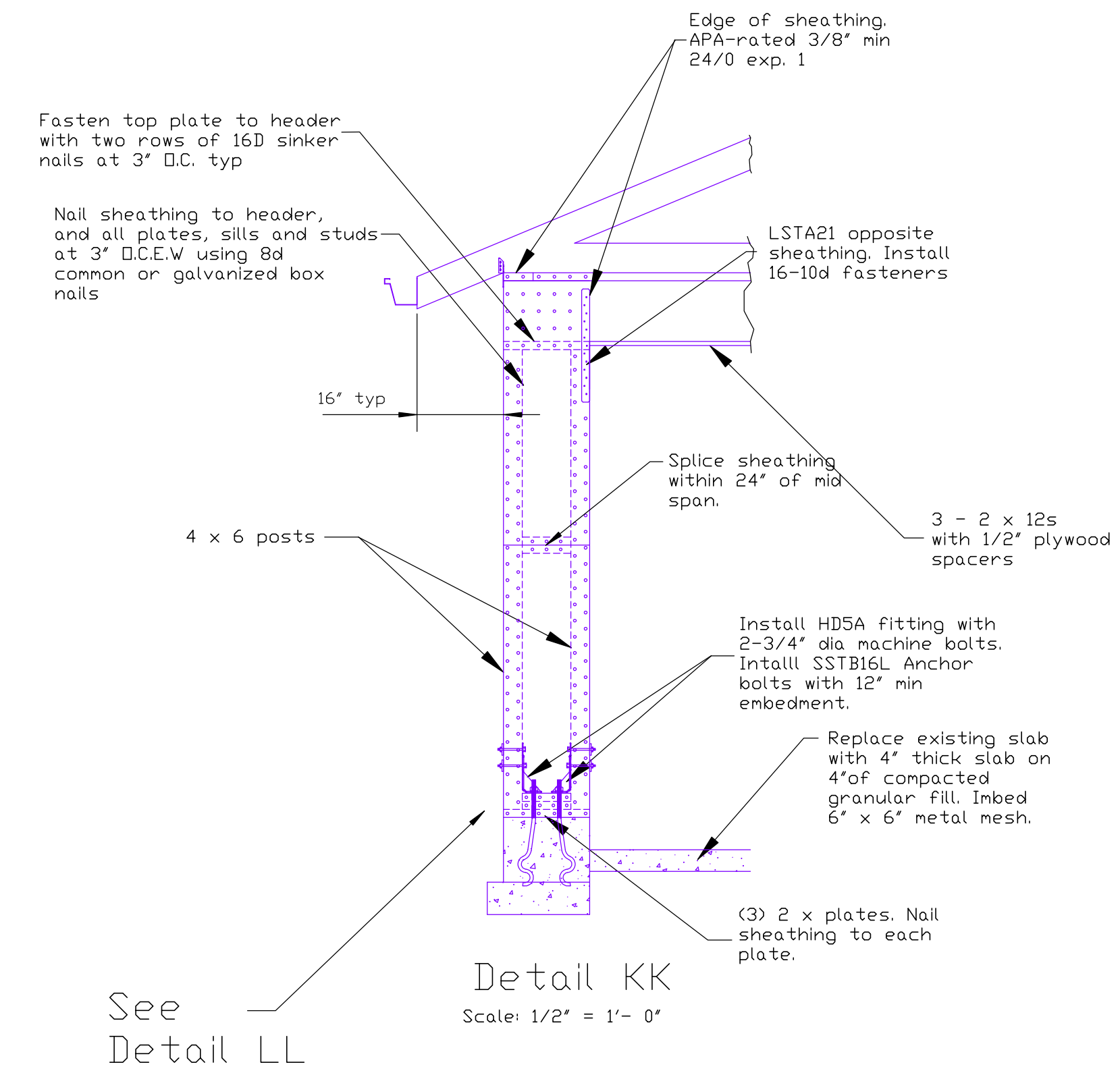
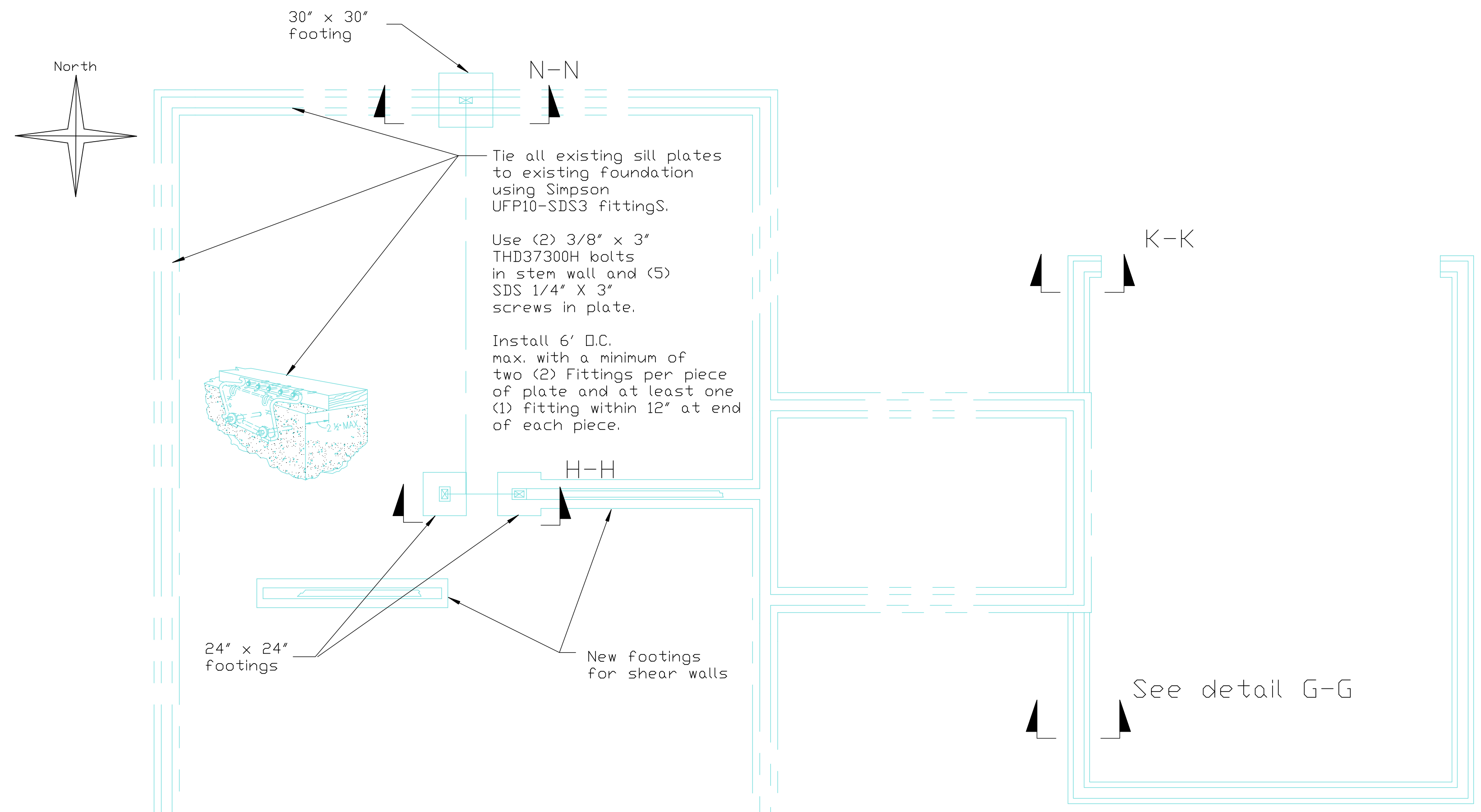


FLOOR FRAMING & FOUNDATION

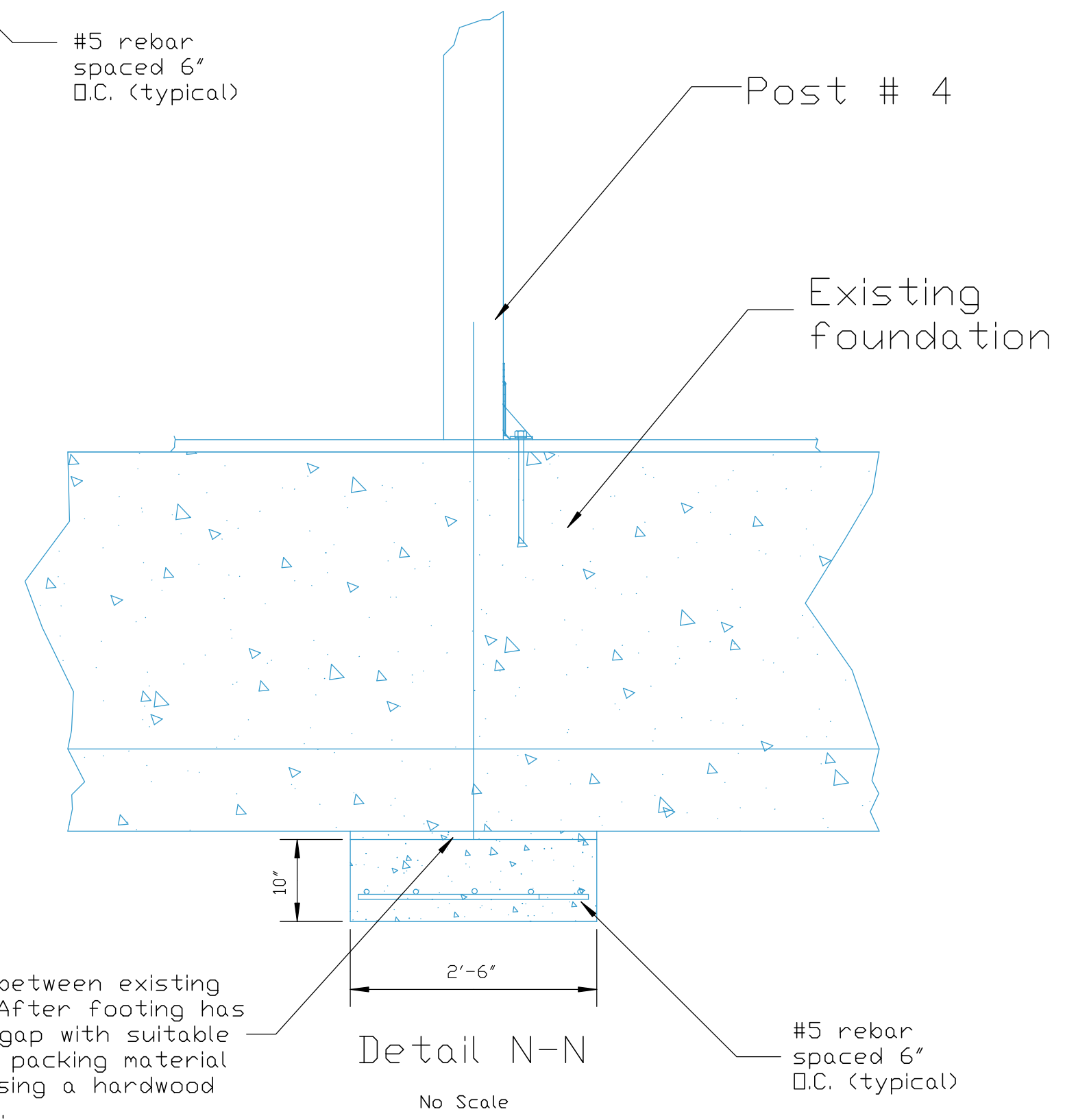


Note 1: 16" for addition, 12" for garage, 14" for existing

Note 2: min of 12" below grade

Note 3: Match depth of existing crawlspace under house. Min of 18" crawl through clearance.

Note 4: Min. 5/8" x 10", 6" O.C. max. with a minimum of two (2) bolts per piece of plate and at least one (1) bolt within 12" at end of each piece. Use 1/4" x 2" x 2" plate washers. Min 7" embedment.



Floor framing & Foundation

Scale 1/4" = 1'

Treated wood in contact with concrete or exposed to weather all lumber hem/fir #2 common or better.

Concrete: Cement pre mix 5 sack at 2000 PSI in 28 days. 5' slump.

Venting: Crawl space screened vents 7" x 14" 1 S.F. per each 150 S.F. of underfloor space.

Vapor barriers: Ext house walls, 30# V.B., under floor space ground cover 6 Mil V.B..

DATE: 4/21/2008	
REVISION:	New