

8'-1 1/8" Main Walls
32" Crawl Space Foundation Walls
Garage to Match Main TYP

Header Notes:

Headers 4' or less use 1 Ply 9.50 or 2 Ply 2x10 Dim. Lumber

Headers 6' or less use 2 Ply 9.50

Headers 8' or less use 3 Ply 9.50 or 2 Ply 11.88 ML

Headers 10' or less use 3 Ply 11.88 or 2 Ply 14.00 ML

Headers 10' or more refer to TJXpert Layout

Exhaust and Ventilation:

Whole House Fan	80 CFM
Kitchen Fan	100 CFM
Laundry	50 CFM
Bathrooms	50 CFM
Bedrooms	10 CFM fresh air
Living Areas	10 CFM fresh air

Contractor to indicate location of fans if not indicated on plans already.

Ventilation R408.1

The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation opening shall not be less than 1 s/f for each 150 s/f of under floor space area, unless the ground surface is covered by a Class 1 vapor retarder material. If the vapor retarder is used the min. net area of ventilation openings shall not be less than 1 s/f for each 1500 s/f. One such vent shall be within 3' of each corner of building.

Foundation Wall System: ICF

2x6 Treated Sill Plate over Foam Sill Sealer

with 3/4" Anchor Bolts @ 72" O.C. 10" Long, 7" Embedded

Max. 12" from all Corners or Splices

Concrete Wall Greater than 9' need to have an Architects or Engineer Seal 8' & under (1) Horiz. Bar in top 12" and one at mid-height

8'-1" to 9' (1) Horiz. Bar in top 12" & one bar at each third point

Min. (2) Anchor Bolts per Sill Plate w/ nut & ROUND plate Washer

2 1/2 Ø x 3/4" Min. For each Bolt

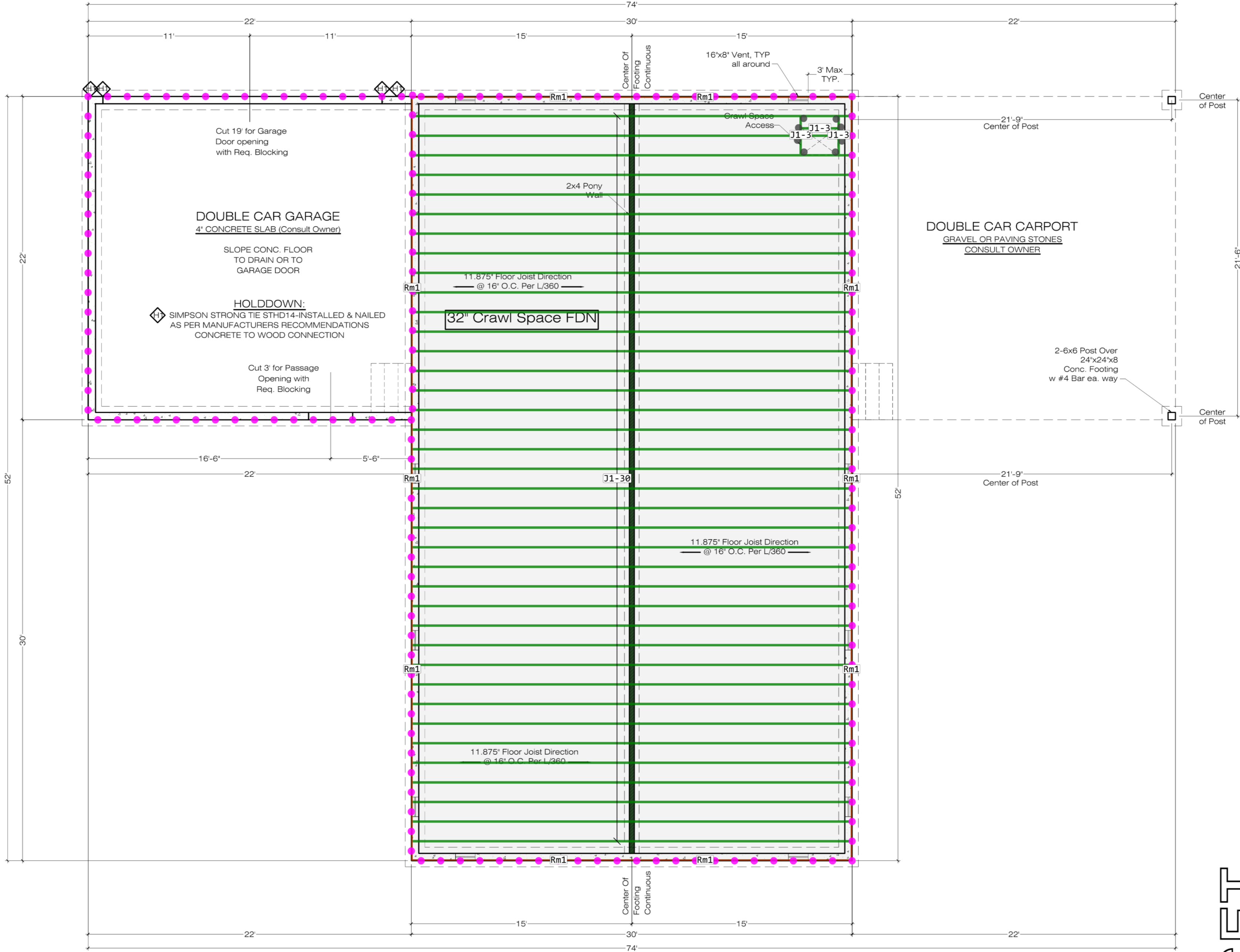
over Concrete Foundation wall Consistent w/ 2015 IRC R401-403

With Asphalt Emulsion on Exterior Side

over Continuous Concrete Footings

Consistent w/ 2015 IRC Section R106.1

over Undisturbed Soil



Foundation Plan

Scale: 1/4"=1'-0" D Size Paper
Scale: 1/8"=1'-0" B Size Paper