

1 FOUNDATION PLAN
1/8" = 1'-0"

SHEET NOTES

FOUNDATION GENERAL NOTES

- TOP OF THICKENED SLAB AT ALL EXTERIOR WALLS = (-)0'-0" UNO
- TOP OF THICKENED SLAB AT ALL INTERIOR WALLS = (-)0'-0" UNO
- TOP OF FOOTING BELOW DECKS TO BE MIN. 4" BELOW GRADE; SEE CIVIL
- SF=STEP FOOTING. SEE TYPICAL DETAIL
- CENTER ALL SPREAD FOOTINGS BENEATH COLUMNS/PIERS/PILASTERS
- ALL STRIP FOOTING REINFORCING SHALL BE CONTINUOUS THROUGH SPREAD FOOTINGS
- PROVIDE CORNER BARS AT ALL STRIP FOOTING CHANGES IN DIRECTION
- EXTEND STRIP FOOTINGS A MINIMUM OF 8" PAST END OF WALL AT FOOTING TERMINATIONS
- CONTRACTOR TO COORDINATE DEPTH OF FOUNDATIONS @ BLDG., R.F. & PLANTERS W/ CIVIL/ARCH.

PORCH/DECK GENERAL NOTES

- ALL EXTERIOR PORCH/DECK FRAMING WOOD MEMBERS TO BE PRESSURE TREATED. SEE SPECS. CONFIRM PT OR SAPELE PER ARCH.
- FASTENERS USED IN ALL TREATED WOOD FRAMING & IPE TO BE STAINLESS STEEL. SEE ARCH & SPECS
- DECKING MATERIAL PER ARCH.
- ALL VISIBLE PORCH FRAMING MATERIAL TO BE SYP #1 OR BETTER
- MAINTAIN CLEARANCES FOR COMBUSTIBLE MATERIAL @ FIREPLACE AND CHIMNEY PER 2015 IBC CHAPTER 21

EARTHQUAKE DRAIN GENERAL NOTES

- EARTHQUAKE DRAINS REQUIRED WITHIN THE FOOTPRINT OF THE PROJECT TO REDUCE LIQUEFACTION SETTLEMENTS TO 3". EARTHQUAKE DRAINS ARE A DELEGATED DESIGN ITEM THAT MUST BE SUBMITTED FOR APPROVAL BY THE CONTRACTOR.
- ALL SOIL VALUES PER REPORT ISSUED BY TERRACON BUILDERS DATED JUNE 29, 2016 AND CONTAINED IN CIVIL SPEC SECTION 023200

FIRST FLOOR SLAB GENERAL NOTES

- TYPICAL 3" ON GRADE CEILING FINISH IS 1/2" BELOW TOP OF WVR ON VAPOR RETARDER. SEE FINISH REQUIREMENTS
- COORD. ELECT. BOX LOCATIONS IN ROOM W/ ELECTRICAL DWGS
- DENOTES SLAB RECESSES OF 2" INCHES. COORDINATE EXTENT OF RECESSES WITH ARCHITECTURAL DRAWINGS.
- DENOTES SLEEP IN TOP OF SLAB ELEVATION
- DENOTES EXTENTS OF 2" DEPRESSED SLAB

EXPOSED CONCRETE GENERAL NOTES

- ALL EXTERIOR EXPOSED VERTICAL CONCRETE SURFACES TO BE BOARD FORMED (2X8), RANDOM LAYUP W/ STAGGERED JOINTS. COORD. W/ ARCH.
- ARCH. TO APPROVE LAYUP

BID ALTERNATE GENERAL NOTES

- BID ALTERNATE #1- SCREEN PORCH**
 - BASE BID = WOOD DECKING @ 12" O.C. W/ STAIRS
 - ALTERNATE = ROOF, COLUMNS, BENCHES, PORCH DOORS, BRONZE SCREEN CEILING FANS
- BID ALTERNATE #2- FIREPLACE**
 - BASE BID = 4" THIN PORCH FLOOR AND JOIST TO CONTINUE AT FIREPLACE
 - ALTERNATE = BOARD FORMED CAST-IN-PLACE FIREPLACE

WALL GENERAL NOTES

- INDICATES INTERIOR SHEAR WALL
- SEE TYP. DETAIL FOR SHEAR WALL HOLD DOWNS

KEYED NOTES (THIS SHEET ONLY)

KEY	DESCRIPTION
101	CAST-IN-PLACE CONCRETE FIREPLACE W/ MIN. 6" THICK WALLS W/ #4 @ 8" O.C. E.W. (WALLS MAY BE THICKER PER ARCH. DETAILS). ALTERNATE #2.
103	PLANTERS TO BE 8" CAST-IN-PLACE CONCRETE WALLS W/ #5 VERT. @ 12" O.C. & #4 HORIZ. @ 12" O.C. TYP. BOARD FORMED; COORD. W. ARCH.
104	SIMPSON HDUS-SDS2.5 HOLDDOWN @ EACH COLUMN SUPPORTING TRUSS. PROVIDE SIMPSON SSTB20 ANCHOR BOLT @ EACH HOLDDOWN.
105	CONCRETE PEDESTAL BENEATH COLUMN PER S8401.
106	PROVIDE 6" THICK MECHANICAL PAD W/ #4 @ 10" O.C. E.W. COORDINATE SIZE OF PAD W/ MECHANICAL CONTRACTOR.
107	PROVIDE 8" THICK MECHANICAL PAD W/ #4 @ 10" O.C. TOP & BOTTOM E.W. PAD TO BE MIN. 5" WIDE. COORDINATE LENGTH W/ MECHANICAL CONTRACTOR.
201	2X6 STUDS @ 16" O.C. W/ 2X6 @ 12" O.C. W/IN 6'-0" OF EA CORNER. SHEATH W/ 5/8" PLYWOOD FASTENED W/ 10d NAILS @ 6" O.C. SEE TYP. SHEAR WALL HOLD DOWN DETAIL.
202	5/8" SHEATHED PLYWOOD SHEAR WALLS W/ 10d @ 4" O.C. TYP. USE DBL STUDS @ PANEL JOINTS. SEE TYP. SHEAR WALL HOLD DOWN DETAIL.
203	2X6 STUDS @ 16" O.C. W/ 2X6 @ 12" O.C. W/IN 6'-0" OF EA CORNER. SHEATH W/ 5/8" PLYWOOD FASTENED W/ 10d NAILS @ 4" O.C. SEE TYP. SHEAR WALL HOLD DOWN DETAIL.
204	2X12'S @ 16" O.C.
205	DBL 2X8 STUDS @ 16" O.C. SHEATH W/ 5/8" PLYWOOD FASTENED W/ 10d NAILS @ 3" O.C.
206	4X4 POST @ EA RAFTER LAYOUT (4'-0" O.C. TYP.); SEE ROOF PLAN.
207	GABLE WALL CONT. TO ROOF DECK. STUDS ARE FULL HEIGHT W/ NO SPLICES.
209	TYP. HDR. IS (3)-2X8 W/ SINGLE JACK STUD & TRIPLE KING STUD.
211	TR (2)-2X12 @ EDGE (TYP.)
212	2X6 @ 16" O.C. INT. PARTITION WALL
213	PLATFORM TO BE ELEVATED 4 1/4" W/ 2X4 SLEEPERS @ 16" O.C. & 3/4" PLYWOOD. SEE ARCH. FOR EXTENTS OF STAGE.
214	8" PAD W/ #4 @ 10" O.C. E.W. @ BASE OF STEPS.
215	ADD DOUBLE STUDS AS REQUIRED FOR WATER HEATER SUPPORT. SEE MECHANICAL DWGS FOR LOCATION & MOUNTING REQUIREMENTS.

FOOTING TYPE	WIDTH	THICKNESS	LONGITUDINAL REINFORCING	TRANSVERSE REINFORCING
F20	2'-0"	1'-0"	(3)-#5'S	N/A
F40	4'-0"	1'-0"	(5)-#5'S	N/A

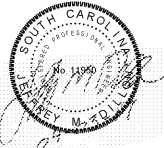
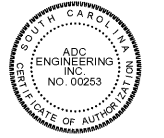
FOOTING TYPE	LENGTH	WIDTH	THICKNESS	BOTTOM REINFORCING	TOP REINFORCING
F33	3'-0"	3'-0"	1'-0"	(4)-#5'S EW	N/A
FP	10'-0"	7'-0"	1'-0"	#5'S @ 10" O.C. E.W.	#5'S @ 10" O.C. E.W.

TYPE	WIDTH	THICKNESS	TOP REINFORCING	BOTTOM REINFORCING	STIRRUPS
TS2.0	2'-0"	VARIES; SEE SECTION	SEE DETAIL	(3)-#5'S	NA
TS2.2	2'-0"	2'-0"	(4)-#5'S	(4)-#5'S	#3'S @ 12" O.C.



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Revision Date	Description

Town of James Island
TOWN HALL

1122/1126 Dills Bluff Rd.
Charleston, SC 29412

Project Number:	15102
ADC Project Number:	15304
Checked By:	JMD
Drawn By:	WLB
Date:	04/03/17
Scale:	

S101
FOUNDATION PLAN