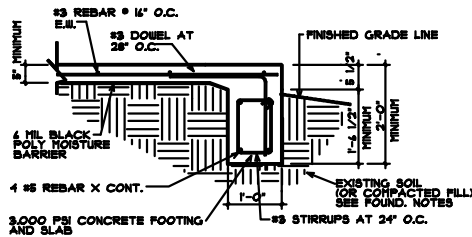


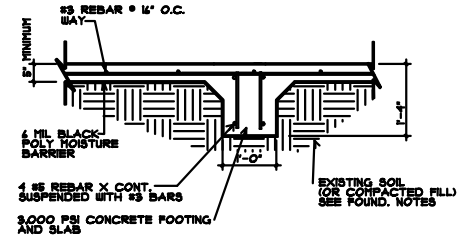
BEAM DETAIL A

SCALE : 3/4" = 1'-0"



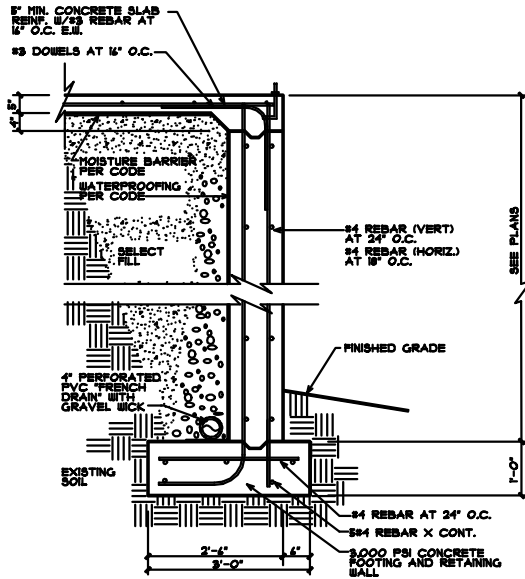
BEAM DETAIL C

SCALE : 3/4" = 1'-0"



BEAM DETAIL E

TYPICAL NON-LOAD-BEARING INTERIOR BEAM



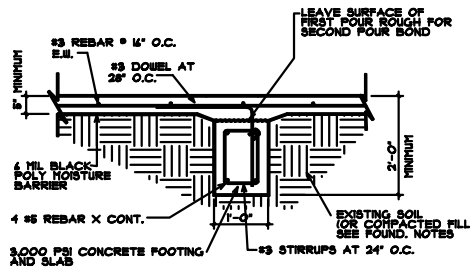
THIS 12" THICK RETAINING WALL DESIGN IS GOOD FOR A 12' (MAX) HEIGHT A 10" WALL THICKNESS MAY BE USED FOR WALLS 6' TO 8' HIGH. 8" WALL THICKNESS AND 30" FOOTING WIDTH MAY BE USED FOR WALLS LESS THAN 6' TALL.

THE "FRENCH DRAIN" SHALL BE REQUIRED ONLY WHEN A LIVING AREA IS BEING PROTECTED BY THE RETAINING WALL. THE FRENCH DRAIN PIPE SHALL BE RAISED AT THE CENTER OF THE WALL TO PROVIDE DRAINAGE IN BOTH DIRECTIONS AND SHALL BE EXTENDED AS NECESSARY TO DISCHARGE AT AN INCONSPICUOUS POINT AWAY FROM THE HOUSE. THE TERMINATION POINTS SHALL BE SCREENED TO KEEP VERMIN OUT.

RETAINING WALL DETAIL B

SCALE : 3/4" = 1'-0"

NOTE: THIS DETAIL SHALL BE USED IN LIEU OF DETAIL A WHENEVER THE HEIGHT OF THE GRADE-BEAM BECOMES UNMANAGABLE



BEAM DETAIL D

CONSULT PLAN FOR SURFACE DROPS, STEPS, ETC.

FOUNDATION NOTES

1. THE BUILDER SHALL CORROBORATE THIS PLAN WITH ALL OTHERS IN ORDER TO AVOID CONFLICTS. ALL CHANGES BE DISCUSSED FOR THE BEST INTEREST OF THE PROJECT.
2. THE BEARING PAD AREAS SHALL BE CLEARED OF ALL VEGETATION, ROCKS AND DEBRIS. TO OBTAIN MOISTURE CONTENT PRIOR TO PLACING THE FIRST LIFT OF FILL MATERIAL.
3. GRADE BEAMS AND FOOTINGS SHALL BEAR ON (OR INTO) FIRM UNDISTURBED SOIL OR BE ON A MINIMUM 18" DEEP AT THE 5'-0" MAXIMUM CENTER OF GRADE.
4. CONCRETE FOOTINGS MAY BE FORMED WITH AN ENGINEERED CONCRETE MIX HAVING A 1000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. ALL OTHERS SHALL BE FORMED WITH 2500 CONCRETE HAVING A 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
5. ALL REBAR SHALL BE NEW MILD STEEL AND FREE OF DIRT OR OTHER FOREIGN MATTER.
6. REBAR SPICE-LENGTH SHALL BE 40 TIMES THE DIAMETER OF THE LARGER BAR BEING JOINED.
7. CORNER BARS SHALL BE USED AT ALL REBAR INTERSECTIONS OR CORNERS TO THE FOUNDATION DETAILS.
8. ALL CONSTRUCTION SHALL CONFORM TO LOCAL CODES AND ORDINANCES IN THE AREA OF CONSTRUCTION. THE NATIONAL BUILDING CODE AND THE NATIONAL ELECTRICAL CODE SHALL BE OBSERVED.
9. THE BUILDER SHALL NOTIFY THE DESIGNER OR ENGINEER PRIOR TO POURING ANY CONCRETE IN THE EVENT ANY UNCOMMON SITE CHARACTERISTICS ARE DISCOVERED.
10. PROJECT DOBELS FOR EXTERIOR STEPS, PLATFORM, RETAINING WALLS, ETC.

FOUNDATION DETAILS

SCALE: 3/4"=1'-0"