

FOOTING LEGEND

F1 - 36" x 36" x 12" DP, FORMED (W/ #4 REBAR @ 8" O.C. E.W.)
 ALL FTG TOPS 4" BELOW SLAB TYP.

FRAMING NOTES

BLUE LINK: BASE BID AS SPEC'D ON IMPROVED PERFORMANCE SYSTEM
 FLOOR JOIST SYSTEM TO BE USED
 40 PSF LIVE LOAD 20 PSF DEAD LOAD (BEDROOMS: 30 PSF LL)

NOTE: FLOOR JOISTS FRAMING, AS PER STRUCT. MFR'S DETAILS FOR CONNECTIONS, BRIDGING, CANTILEVERED CONDITIONS, BEARING POINTS, WEB STIFFENERS, SQUASH BLK'S, NAIL'G ETC. CONFIRM RESPECTIVE CUT SHEETS FOR PROPER INSTALLATION TECHNIQUES.

CONTRACTOR MAY SUBSTITUTE GPI LVL, BM'S SPEC'D WITH POWER BM, BILLET BM OR OTHER COMPOSITE BMS W/ EQUAL STRENGTH / CARRYING CAPABILITIES

ALTERNATE OR SUBSTITUTED FLOOR SYSTEM'S ARE TO BE DESIGNED FOR APPROPRIATE LOADS AND SPANS / CONTRACTOR IS TO SUPPLY APPROPRIATE SPECS FOR SUBSTITUTED JOIST SYSTEM TO ARCHITECT AND LOCAL CODE OFFICIAL PRIOR TO ORDERING MATERIALS

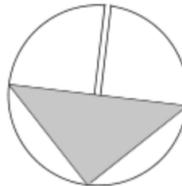
USE EXTRA HEAVY DUTY JST. HANGERS AT FLUSH CONDITIONS

MIN. 2 1/2" PVC WIRE CHASE FOR FUTURE WIRE PULLS FROM BSMT. TO ATTIC IN WALLS CONFIRM W/ OWNER PRIOR TO INSTALLATION

NOTE: PROVIDE SLEEVES FOR RESPECTIVE UTILITY SERVICE CONFIRM LOCATION W/ SUB-CONTRACTOR AND OR UTILITY CO. AS REQ'D.

NOTE: HVAC LAYOUT AND DESIGN BY OTHERS INSTALL AS TO MFR. SPECS AND TO CODE (DIRECT VENT TO EXTERIOR BY CODE)

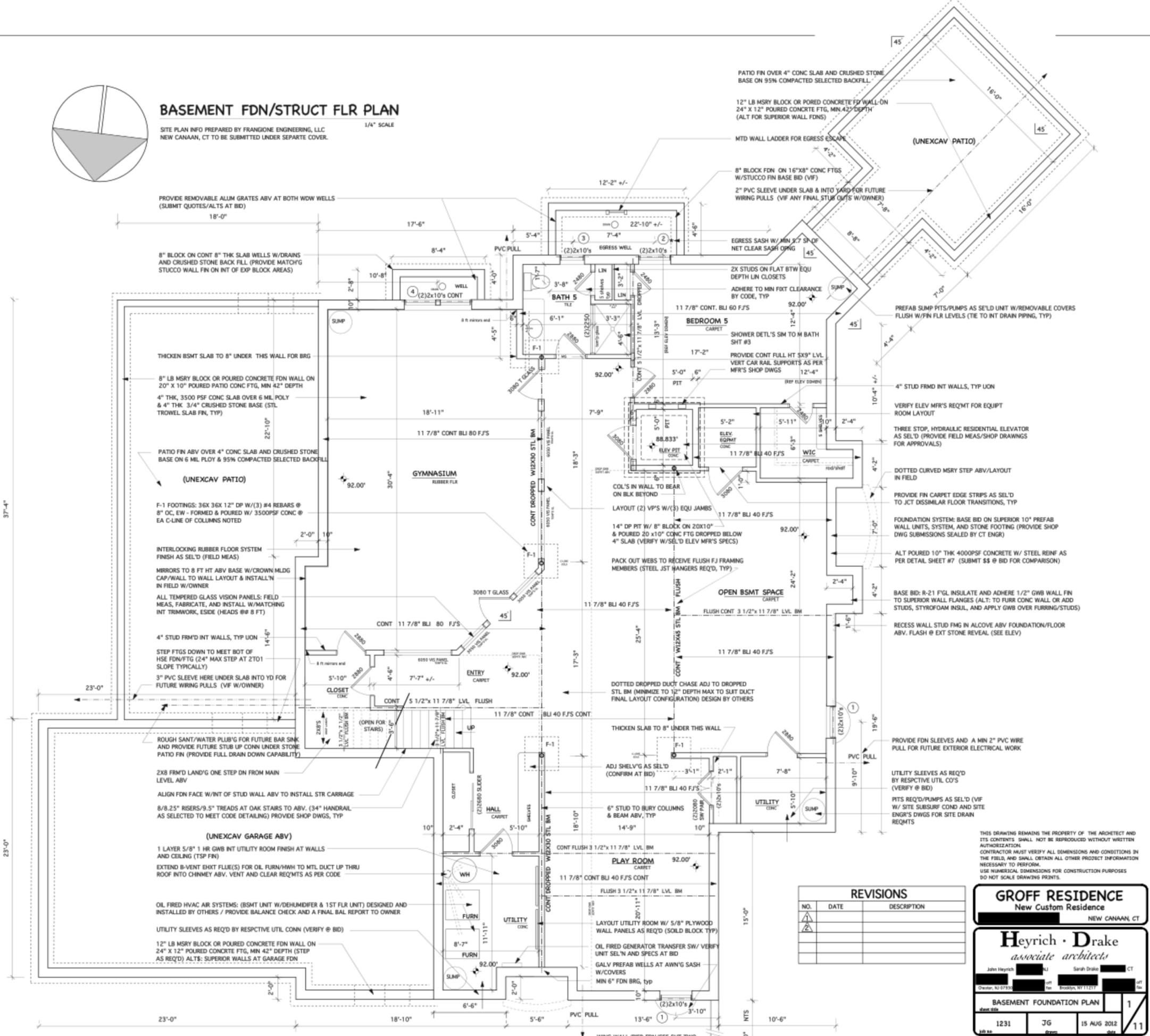
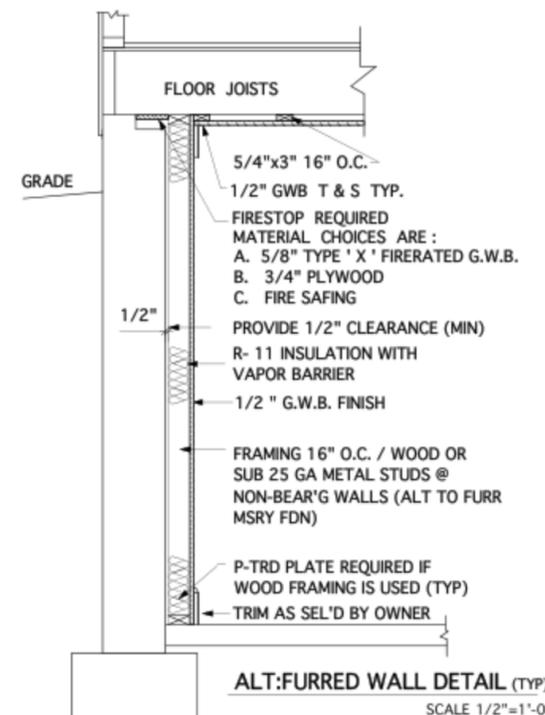
NOTE: PROVIDE RADON VENT'G AS PER LOCAL REQ'T'S



BASEMENT FDN/STRUCT FLR PLAN

SITE PLAN INFO PREPARED BY FRANGIONE ENGINEERING, LLC
 NEW CANAAN, CT TO BE SUBMITTED UNDER SEPARATE COVER.

1/4" SCALE



REVISIONS		
NO.	DATE	DESCRIPTION

GROFF RESIDENCE
 New Custom Residence
 NEW CANAAN, CT

Heyrich · Drake
 associate architects

John Heyrich NJ Sarah Drake CT
 Chester, NJ 07931 off New Britain, CT 06117

BASEMENT FOUNDATION PLAN

1231 JG 15 AUG 2012 11