

NOTES:

1. FOUNDATION AND ITS STRUCTURAL ELEMENTS SHALL BE CAPABLE OF ACCOMMODATING ALL SUPERIMPOSED LIVE, DEAD, AND OTHER LOADS IN ACCORDANCE WITH CODES AND ALL LATERAL LOADS IN ACCORDANCE WITH ACCEPTED DESIGN PRACTICES.

2. LOTS SHALL BE PROVIDED WITH ADEQUATE DRAINAGE AND SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS—BY LOT OWNER.

3. MATERIALS SHALL CONFORM WITH APPLICABLE STANDARDS AND CODE.

4. CONCRETE SUBJECT TO WEATHERING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AND AIR CONTENT IN ACCORDANCE WITH CODE. 2500 PSI MINIMUM.

5. ALL EXTERIOR WALLS, BEARING WALLS, COLUMNS, AND PIERS SHALL BE SUPPORTED ON CONTINUOUS SOLID MASONRY OR CONCRETE FOOTINGS WHICH SHALL BE OF SUFFICIENT DESIGN TO SUPPORT SAFELY THE LOADS IMPOSED AS DETERMINED FROM THE CHARACTER OF THE SOIL, AND SHALL IN ALL CASES EXTEND BELOW THE FROST LINE. TOP SURFACE SHALL BE LEVEL AND BOTTOM NOT EXCEEDING 1 IN 10 SLOPE. FOOTINGS SHALL BE NOT LESS THAN SHOWN ON THE DRAWINGS.

6. FOUNDATIONS SHALL EXTEND NOT LESS THAN 12 INCHES BELOW THE FINISHED NATURAL GRADE OR ENGINEERED FILL AND IN NO CASE LESS THAN THE FROST LINE DEPTH. FOOTING ON SOIL WITH A LOWER ALLOWABLE SOIL PRESSURE SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. MIN. SOIL BEARING CAPACITY OF NOT LESS THAN 2000 P.S.F. HOWEVER, WHERE THERE IS EVIDENCE THAT THE GROUNDWATER TABLE CAN RISE TO WITHIN 6 INCHES OF THE FINISHED GRADE AT THE BUILDING PERIMETER OR WHERE THERE IS EVIDENCE THAT SURFACE WATER DOES NOT READILY DRAIN FROM THE BUILDING SITE, THE BUILDING OFFICIAL MAY REQUIRE THAT THE GRADE IN THE UNDER-FLOOR SPACE BE AS HIGH AS THE OUTSIDE FINISHED GRADE, UNLESS AN APPROVED DRAINAGE SYSTEM IS PROVIDED. TERMITE SHIELDS AND/OR PROTECTION SHALL BE PROVIDED AS PER CODE.

7. CRAWL SPACE AND ACCESS SPACE SHALL BE VENTILATED BY OPENINGS IN THE FOUNDATION WALLS. THE AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN ONE (1) SQ. FT. PER 150 SQ. FT. OF CRAWL SPACE AREA. ONE OPENING SHALL BE WITHIN 3 FT. OF EACH CORNER OF THE BUILDING. USE PLASTIC OR EQUAL 8" x 16" VENTS WITH CORROSION-RESISTANT WIRE MESH.

8. TREATED 2x10 SILL PLATE FLUSH WITH OUTSIDE OF CONCRETE BLOCKS FASTENED WITH BOLTS THROUGH CONCRETE BLOCKS.

9. MINIMUM ALLOWABLE SOIL BEARING CAPACITY 2,000 PSF, EXCEPT GEORGIA IS 2500 PSF.

10. MORTAR TYPE S

NOTE: CUSTOMER TO PROVIDE STRAW AROUND FOUNDATION FOR SET CREW IN CASE OF MUD. BRIC OR SET CREW IS NOT RESPONSIBLE FOR MUD OR DIRT TRACKED INTO HOUSE.

NOTE: FOR NORTH CAROLINA: UNITS BEING PLACED IN AN AREA CONSIDERED A "HIGH WIND ZONE" BY NORTH CAROLINA SHALL CONSTRUCT THE FOUNDATION, FOOTINGS AND ASSOCIATED STRUCTURE AND HARDWARE IN ACCORDANCE WITH THE "HIGH WINDS ZONE" CHAPTER OF THE CURRENT NORTH CAROLINA RESIDENTIAL CODE.

SUPPORT BEAM (EACH):
 2x (2) 1.75" x 11 1/4" LVL BEAMS (FOR TOTAL OF 4 BEAMS); 3/4" SPACER BETWEEN PAIRS; BOLTED TOGETHER W/ 1/2" BOLTS, WASHERS, AND NUTS @24" OC STAGGERED 3" VERTICALLY ON CENTER; LVL TO BE TOPPED WITH HORIZ 2x12 SECURELY LAG SCREWED TO LVL (3/8" x 6" @ 24" O.C. STAGGERED OVER EACH PAIR LVL)
 4" MINIMUM BEARING EACH END;
 FILL CORNER CMU SOLID W/ CONCRETE.
 (2) 1.75 X 11 1/4 LVL EA. UNIT (SEE CALC MANUAL SECTION 9 PAGE 5 400LBS/FT)

PLYGEM WINDOW SCHEDULE				
EGRESS	DESCRIPTION	ROUGH OPENING	LIGHT	VENT
NO	18310	22 3/8" x 49 1/16"	2.8	1.78
NO	28210	34 3/8" x 37 1/16"	5.1	2.99
YES	30410	38 3/8" x 61 1/16"	11.0	6.20
YES	30410-2	76 3/4" x 61 1/16"	22.0	13.4

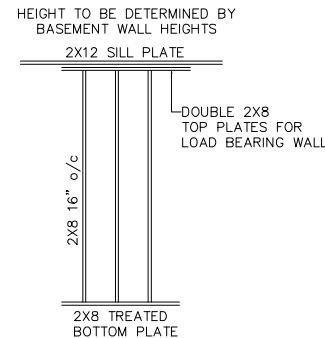
CLEAR OPENING OF 30410 PLYGEM WINDOW MEETS EGRESS REQUIREMENTS
 CLEAR OPENING AREA OF 30410 WINDOW
 6 SQ.FT.

EXTERIOR DOOR SCHEDULE				
DESCRIPTION	ROUGH OPENING	SLITE	LS-LITE	VENT
3068	38 3/8" x 82 1/2"	4.31	8.02	19.55
FRENCH	75 1/4" x 81 3/4"		16.04	38.76

WALL TO BE SIZED BASED OFF SITE CONDITIONS TO LOCAL CODES OR ALTERNATIVE ENGINEERING BY OTHERS AND INSPECTED BY LOCAL INSPECTOR

BEAMS AND CENTER SUPPORT MAY BE REPLACED BY 6x6 COLUMNS OR 16"x16" CMU PIERS ON 24"x24"x12" FOOTINGS SPACED 7'-6" O.C. MAX. OR A LOAD BEARING WALL DESIGNED TO SUPPORT BOTH SIDES OF HOUSE.

LOAD BEARING WALL



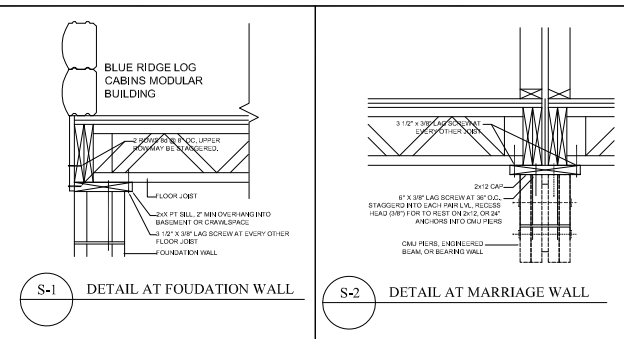
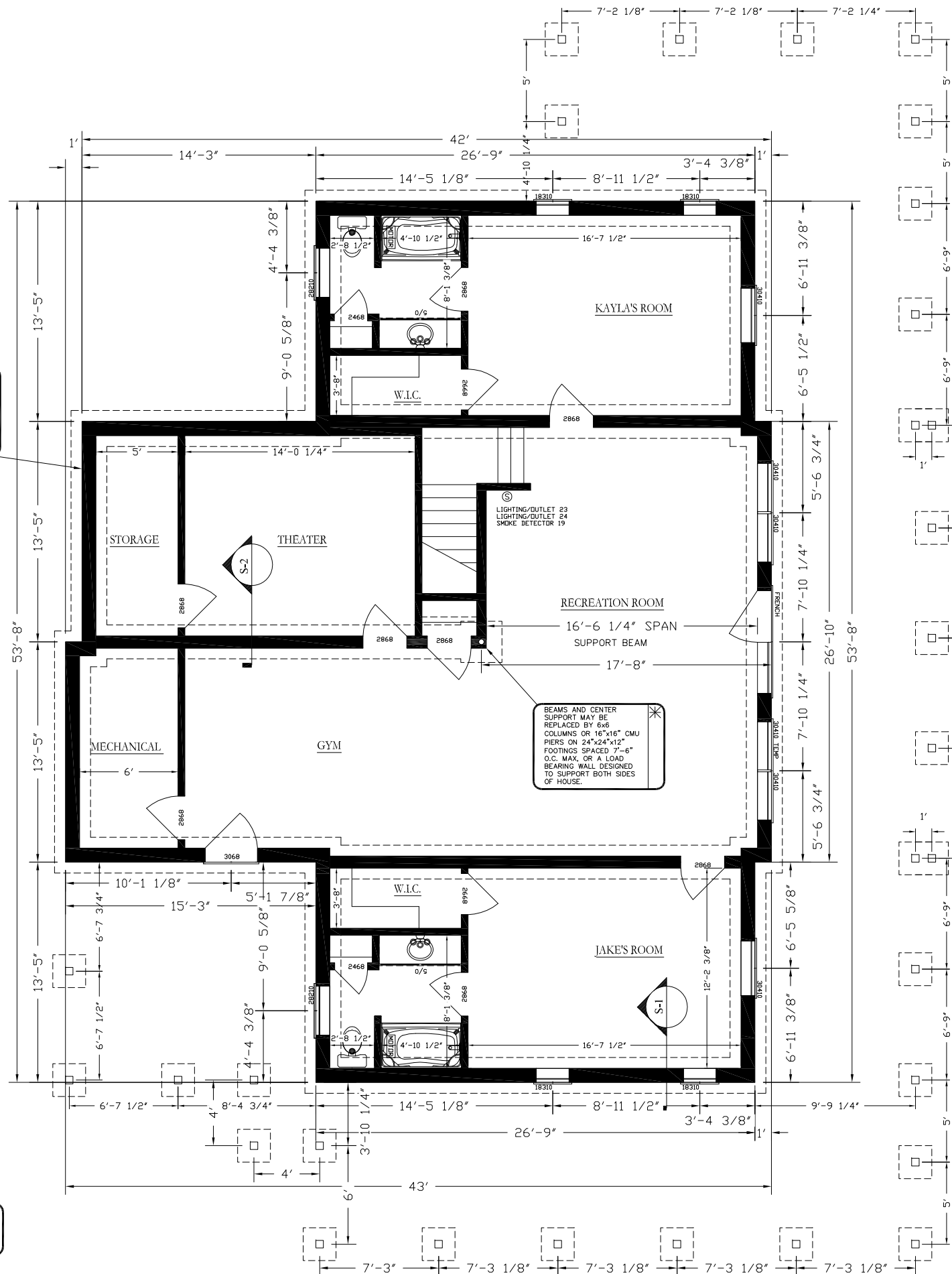
NOTE: ON-SITE TIE DOWNS FOR THIS MODEL ARE REQUIRED AND NEED TO BE INSPECTED AND APPROVED ON-SITE

FOOTINGS TO BE SIZED TO CODE BY OTHERS TO SITE AND LOADING CONDITION AND INSPECTED ON-SITE BY THE LOCAL INSPECTOR

SUBJECT TO LOCAL INSPECTIONS: FOUNDATION FINISHED ON-SITE. FOUNDATION ELECTRICAL FINISHED ON-SITE. FOUNDATION PLUMBING FINISHED ON-SITE.

WATER HEATER INSTALLED IN BASEMENT ON-SITE BY OTHERS. INSPECTED BY LOCAL OFFICIALS

FOR BASEMENT: OWNER TO PROVIDE ONE 36" WIDE BY 80" HIGH DOOR MINIMUM TO EXTERIOR. PLACEMENT IS DETERMINED BY OWNER AND GRADE CONDITIONS. DOOR AND WINDOW OPENINGS TO BE VERIFIED BY CONTRACTOR TO BE PROPER SIZE AND PLACEMENT. FOR CRAWL SPACE: OWNER TO PROVIDE ONE ACCESS DOOR 48" x 24" MIN. AND INSTALL VENTS PER NOTE 7.



ROSEMAN CABIN

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REVISIONS	DATE	NAME	JDH	DM	GWL	DM	GWL	X	X
PRELIMINARY	07-03-2012	JDH							
REVISION	7-9-2012	DM							
BASEMENT LAYOUT REVISION	07-17-2012	GWL							
REVISION	10-4-2012	DM							
REVISION	01-03-2013	GWL							
PRODUCTION	01-07-2013	GWL						X	X
								X	X

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1ST FLOOR FOUNDATION

PRELIMINARY #
12-091
 PLAN #
C590
 SERIAL #
212077
 SCALE
 1/8" = 1'