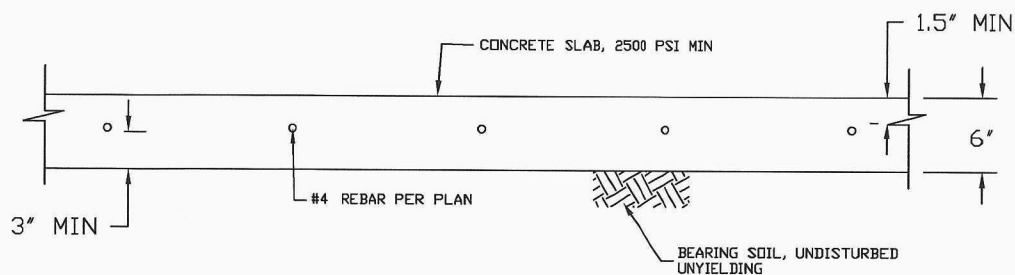


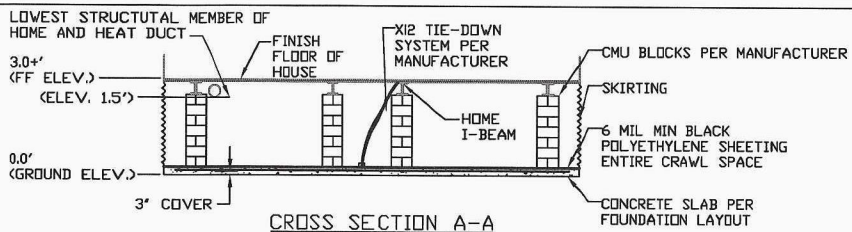
FOUNDATION PLAN

$\frac{1}{8}'' = 1'$

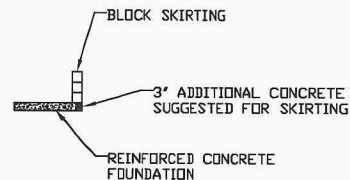


FOUNDATION DETAIL

NTS



CROSS SECTION A-A



OPTIONAL SKIRTING

SCALE: $\frac{1}{8}'' = 1$ FEET



FOUNDATION DESIGN

GENERAL NOTES

1. THE OWNER AND CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION, INCLUDING FINISH FLOOR ELEVATION SO THAT ALL CRAWL SPACE HEIGHTS ARE ACHIEVED. ANY CHANGES TO STRUCTURE MUST BE APPROVED BY A LICENSED ENGINEER.
2. EXCEPT WHERE NOTED BY AN ENGINEER, ALL BUILDING METHODS, MATERIALS, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) 2021 EDITION.
3. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING SAFE WORK PRACTICES AND CONFORMING TO ALL SAFETY ORDINANCES.
4. FOUNDATION AS DESIGNED COMPLIES WITH FHA FOUNDATION GUIDELINES, SPECIFIED IN HANDBOOK 41 45.1, REV. 2, CHANGE 1, FEB 14, 1992.

DESIGN CRITERIA

1. ROOF: 30 PSF LIVE LOAD (SNOW); 15 PSF DEAD LOAD.
2. FLOORS: 40 PSF LIVE LOAD; 12 PSF DEAD LOAD.
3. WALLS: 10 PSF DEAD LOAD.
4. WIND: 130 MPH; EXPOSURE 'C'.
5. SEISMIC CATEGORY III OR II.
6. SOILS: 1500 PSF ALLOWABLE BEARING CAPACITY. (ASSUMED)

CONCRETE AND STEEL REINFORCEMENT

1. ALL CONCRETE MATERIALS, MIXING AND PLACEMENT SHALL CONFORM TO CHAPTER 19 IN THE IBC.
2. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI (F'c).
3. ALL STEEL REINFORCEMENT SHALL BE ASTM A615, GRADE 40 UNLESS OTHERWISE NOTED.
4. LAP ALL SPLICES A MINIMUM OF 32 BAR DIAMETERS OR 18", WHICHEVER IS GREATER. LAP ALL HORIZONTAL STEEL AT CORNERS AND INTERSECTIONS IN FOOTINGS AND WALLS WITH CORNER BARS.
5. REINFORCEMENT STEEL IN FOOTINGS REQUIRE A 3" MINIMUM COVER. A $\frac{1}{2}''$ MINIMUM COVER IS REQUIRED AT INTERIOR FACES OF SLABS.

SOILS/ FOUNDATION

1. ALLOWABLE BEARING PRESSURE OF 1500 PSF IS REQUIRED ON UNDISTURBED SOILS.
2. FOUNDATIONS MAY BE PLACED ON ENGINEERED FILL PER THE REQUIREMENTS OF A GEOTECHNICAL ENGINEER.

PROPOSITOR:
MOUNTAIN VIEW HOMES
3472 BELFAIR VALLEY ROAD
BREMERTON, WASHINGTON 98312

ENGINEER:
ENVIRTECH ENGINEERING
PO BOX 984
BELFAIR, WASHINGTON 98528
PHONE (360) 275-9374

DRAWN BY: MCS	DATE: 1/26/25
CHECKED BY: Michael Staten, P.E.	DATE: 1/26/25



SHEET
1
SHEET 1 OF 2

FOUNDATION DESIGN

PROPERTY OWNER:
CALDWELL
KITAP COUNTY, WASHINGTON

PROPOSED:
MOUNTAIN VIEW HOMES
3472 BELFAIR VALLEY ROAD
BREMERTON, WASHINGTON 98312

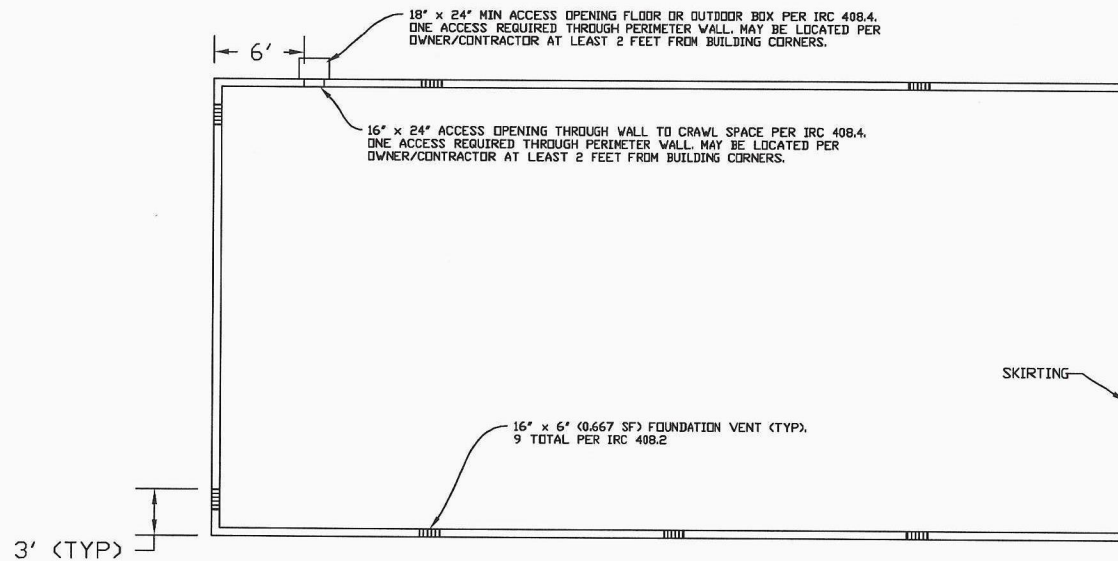
ENGINEER:
ENVIROTECH ENGINEERING
PO BOX 984
BELFAIR, WASHINGTON 98528
PHONE (360) 275-9374

DRAWN BY:
MCS

DATE:
1/26/25

CHECKED BY:
Michael Staten, P.E.

DATE:
1/26/25



FOUNDATION ACCESS & VENTING PLAN
N.T.S.

NOTES:

1. PER IRC 408.2 - 1 SF OF VENT OPENING
REQUIRED FOR 150 SF OF CRAWL SPACE.
(1) VENT TO BE LOCATED WITHIN 3 FT
FROM EACH BUILDING CORNER.
2. PER IRC 408.4 - ACCESS OPENING FOR
CRAWL SPACE ACCESS OF 18"x24" MIN
WITH 16"x24" MIN. OPENING THROUGH
PERIMETER WALL.

SHEET

2
SHEET 2 OF 2