

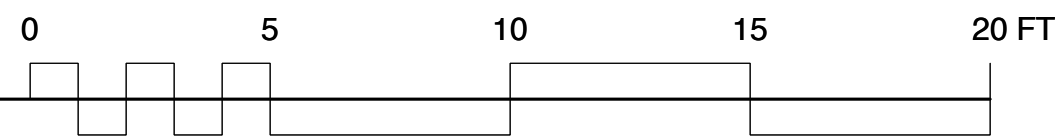
FOOTING DRAINS

1. Footing drains shall be installed around all foundations which enclose a crawl space, cellar, basement, garage or other building space.
2. Drains shall be constructed of perforated pipe installed at the base of the footing.
3. Drain pipe shall meet material standards for D2729 for P.V.C. pipe, with the perforations directed downward.
4. Granular backfill shall be placed around and above the footing drain to a depth of 2/3 of the height of the wall.
5. A filter fabric shall be used to prevent soil particles from entering the footing drain. It is preferable that the fabric be placed between the granular backfill and the native and fill soils.



CRAWLSPACE PLAN

Scale: 1/4" = 1'-0"



CRAWLSPACE VENTING NOTES:

The minimum net area of ventilation openings shall not be less than 1 square foot (0.0929 m2) for each 300 square feet (28 m2) of under-floor area. One ventilation opening shall be within 3 feet (915 mm) of each corner of the building, except one side of the building shall be permitted to have no ventilation openings. Ventilation openings shall be covered for their height and width with any of the following materials provided that the least dimension of the covering shall not exceed 1/4 inch (6.4 mm):

1. Perforated sheet metal plates not less than 0.070 inch (1.8 mm) thick.
2. Expanded sheet metal plates not less than 0.047 inch (1.2 mm) thick.
3. Cast-iron grill or grating.
4. Extruded load-bearing brick vents.
5. Hardware cloth of 0.035 inch (0.89mm) wire or heavier.
6. Corrosion-resistant wire mesh, with the least dimension being 1/8 inch (3.2 mm) thick..

LEXICON:

- Existing column
- New column
- Existing foundation wall
- New foundation wall
- New 2x6 stud wall
- New 2x4 stud wall
- New infill framing
- HB. Hose bib
- Exhaust fan - vent to exterior. min. 90 cfm @ laundry & bathrooms; min. 150 cfm @ kitchen location
- N.G. Natural gas hookup
- DS. Downspout - tightline to existing storm drain line, typical
- S.D. Smoke detector - hardwired w/ battery backup
- CM Carbon monoxide alarm - hardwired w/ battery backup
- 001 Door key, refer to door schedule on sheet A2.05
- 01 Window key, refer to window schedule on sheet A2.05
- 1 Key note reference
- FD Perforated footing drain, see drainage notes on A1.01
- SS Side Sewer, see drainage notes on sheet A1.01
- TL Tight-line, see drainage notes on sheet A1.01
- H.R. Handrail- see handrail notes on sheet A 1.02
- G.R. Guardrail- see guardrail notes on sheet A 1.02
- T.G. Tempered Glass

GENERAL NOTES

1. Verify all dimensions prior to construction. Notify architect of any discrepancies immediately
2. See sheet A2.04 for door & window schedules.
3. See sheets A3.01-2 for building elevations, A3.03-4 for building sections.
4. Repetitive items may be noted only once but shall be provided per note in all areas indicated by drawing.
5. Contractor to verify all door and window rough openings prior to placing window and door orders.

KEYNOTES 1

1. Line of existing footing
2. Existing pad footing
3. New pad footing - refer to structural drawings
4. New pad footing and post from above, align with shearwall above - refer to structural drawings
5. Crawl space access provided by door to main level. See crawl space access notes this sheet
6. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.
7. Outline of structure above
8. Screened crawl space vent - refer to crawl space venting notes this sheet

CRAWL SPACE NOTES

1. Access shall be provided to all under-floor spaces per R408.4. Access opening through the floor shall be a minimum of 18 inches by 24 inches. Openings through a perimeter wall shall not be less than 16 inches by 24 inches.
2. The under-floor grade shall be cleaned of all vegetation and organic material. All construction materials shall be removed before a building is occupied or used for any purpose.

FLOOR AREAS

Measured to exterior, excluding areas open to below.

| | |
|-----------------------|--------------|
| (E) Crawlspace Area | 840.3 sq ft |
| (N) Crawlspace Area | 332.5 sq ft |
| Total Crawlspace Area | 1172.8 sq ft |



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PROJECT:

Archer-Graham Residence

A remodel and addition to an existing single-family residence at:

6556 21st Ave NW



ISSUE DATE:

Date Mark Issue Type

PLOTTED:

June 20, 2012

FILE NAME:

2010 template 2010-08-24.vwx

PROJECT NUMBER

1110

DRAWN BY:

km

SHEET TITLE:

Permit Set

Crawlspace/ Foundation Plan

SHEET NUMBER:

A2.01

SHEET

OF

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