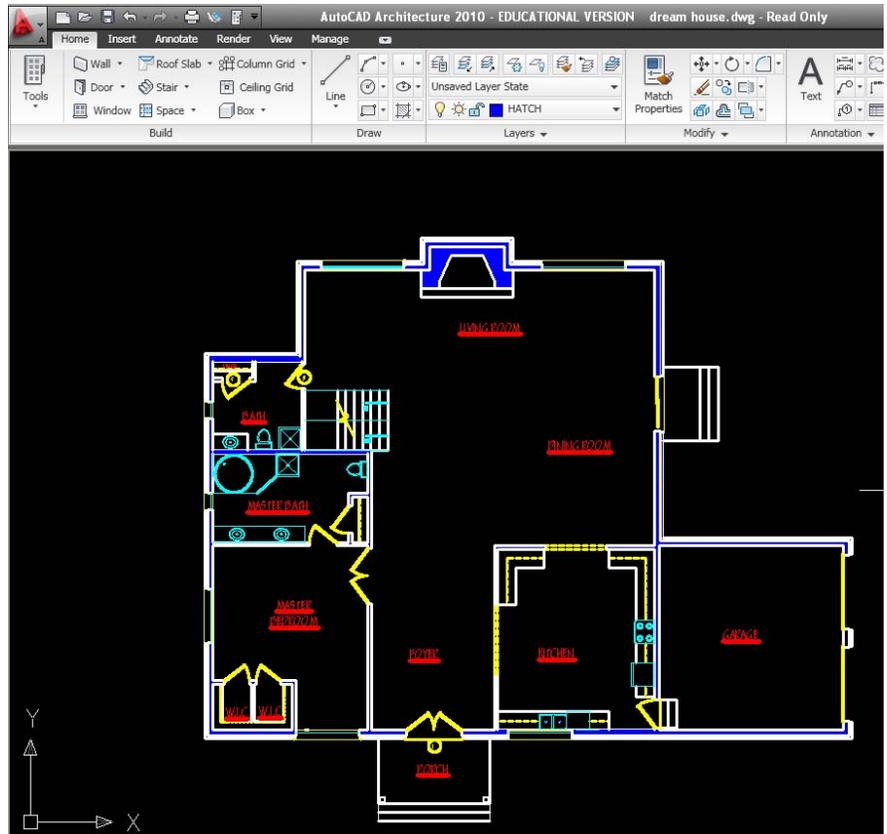


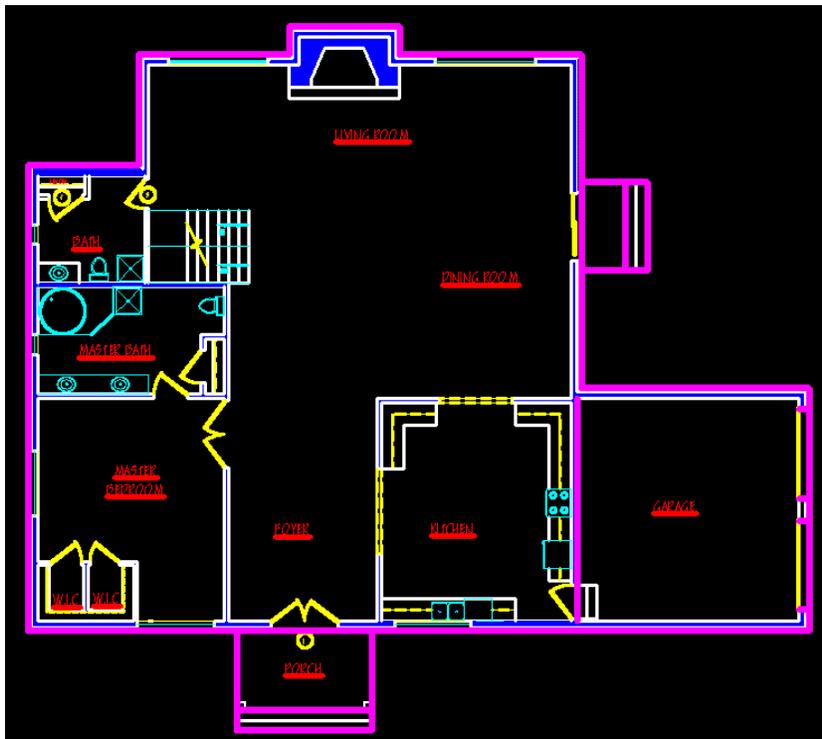
## Foundation Plan Directions

Make a copy of your 1<sup>st</sup> floor plan and remove all the dimensions from it to make things clearer.

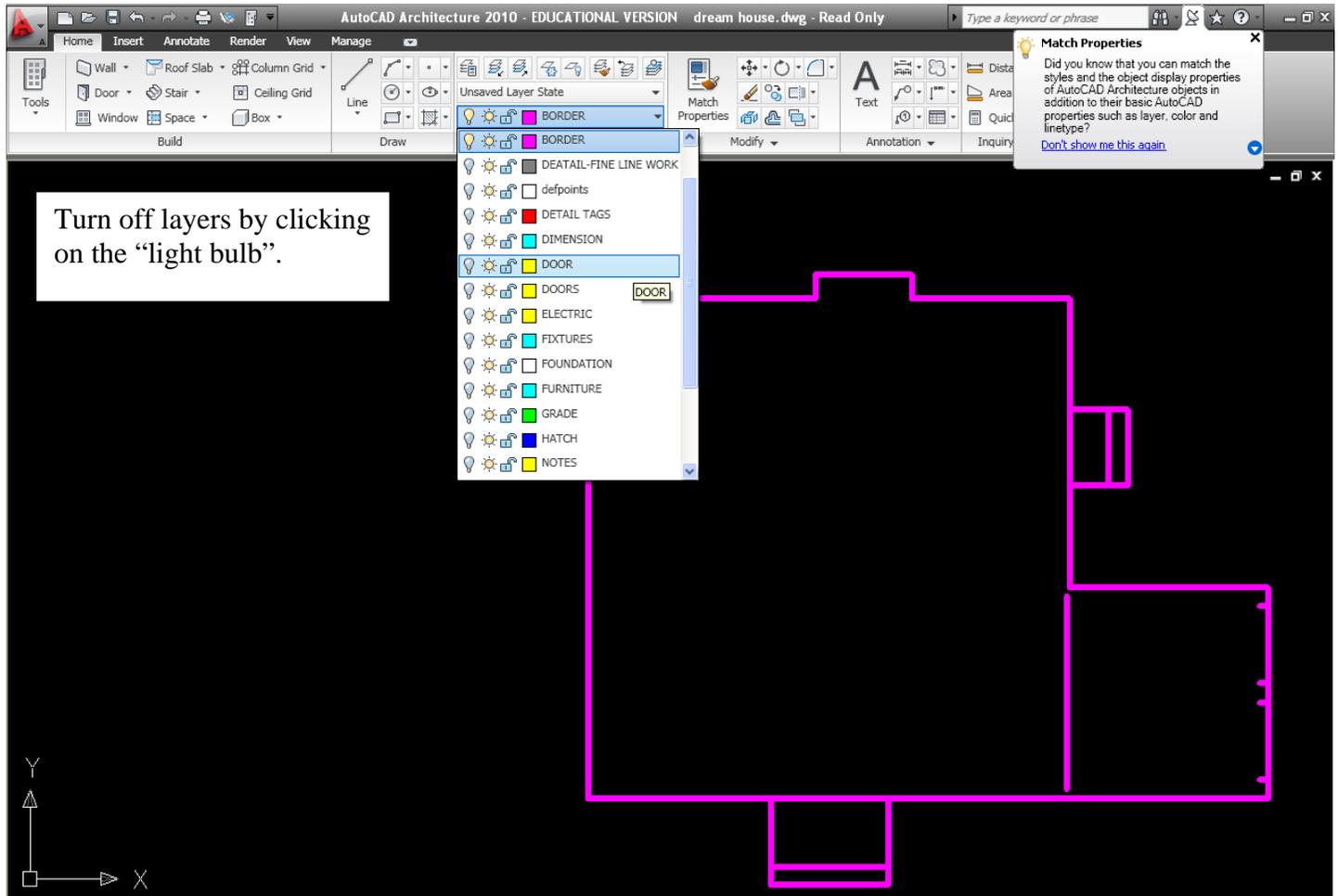


Using a layer such as the BORDER layer which is a different color from the rest of your color plan, outline the outer edge of the house.

- Any walls separating the house and garage space, draw a line on the Garage side of the wall.
- Draw lines at the rough opening of any overhead garage doors or man doors in the garage.
- Draw an outline around the porch or deck, then around the steps of the porch or deck.

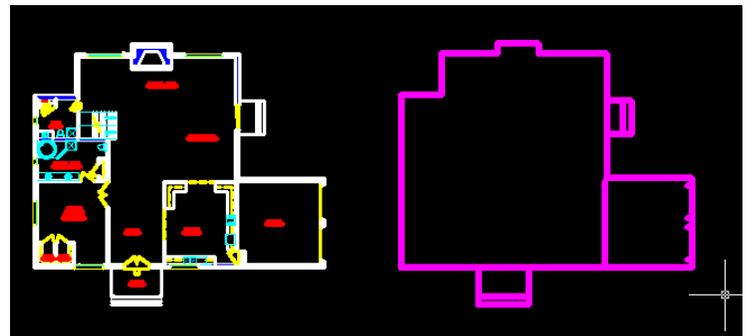
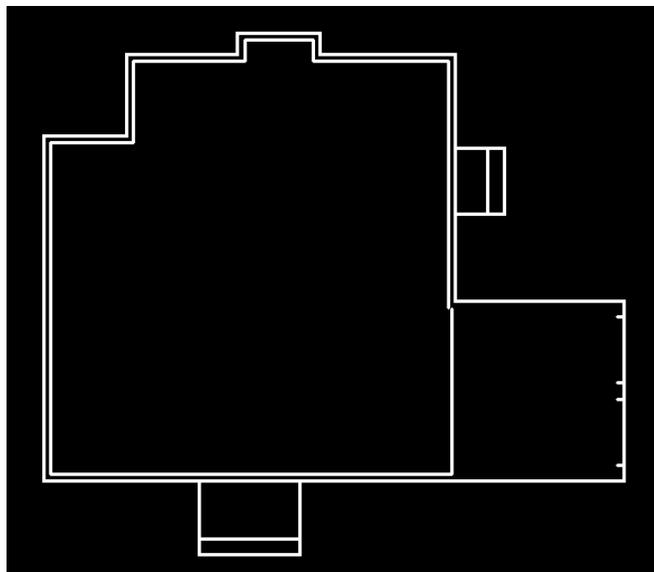


Turn off the other layer so you can see only your outline. Move this outline off to the side so you can turn the layers back on and it will be separated from your copies floor plan.

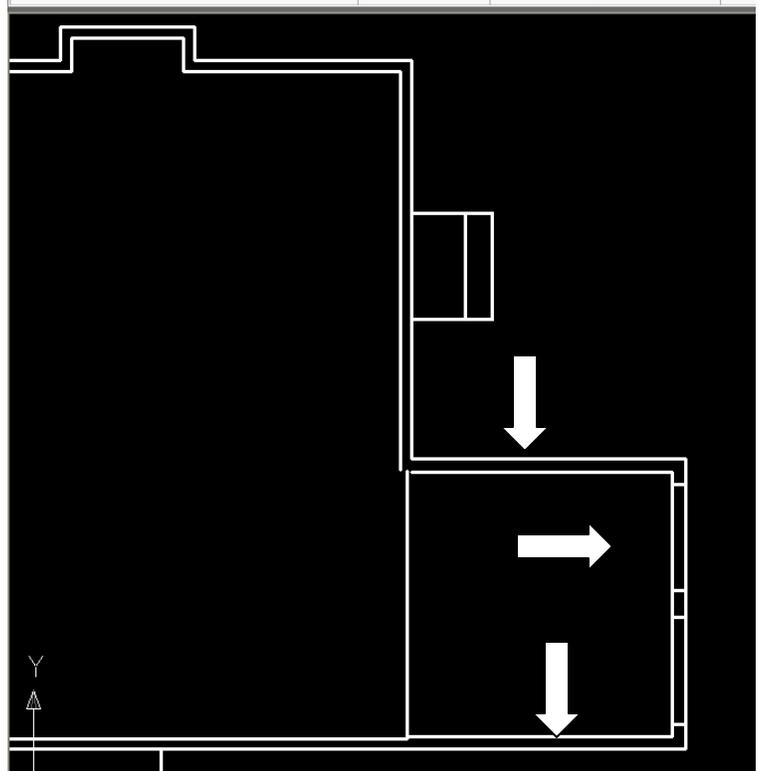


Highlight your entire Foundation Plan and change all the lines to the "WALL" layer.

Offset your basement walls in 10"

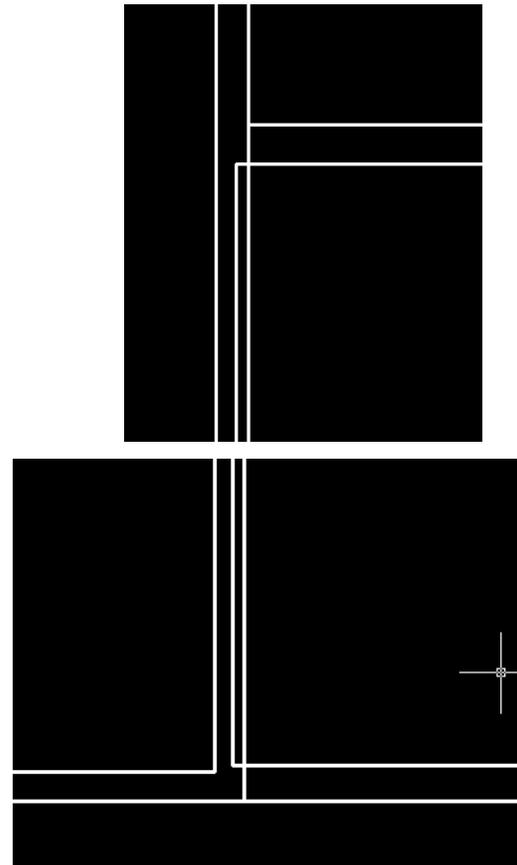
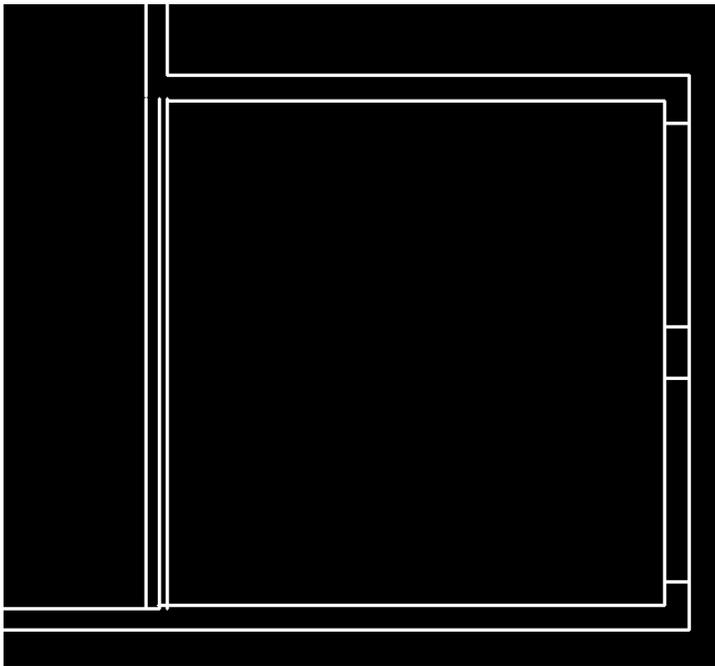


Offset your garage foundation walls in 12" for called the "trench footing".



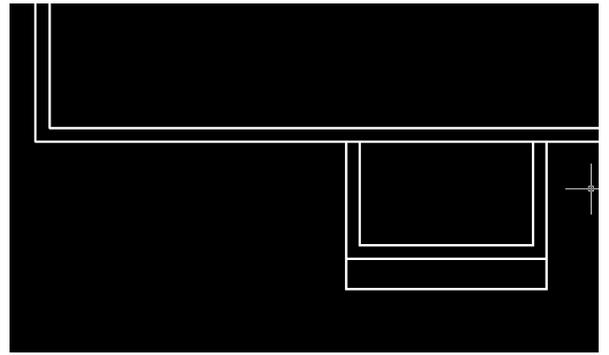
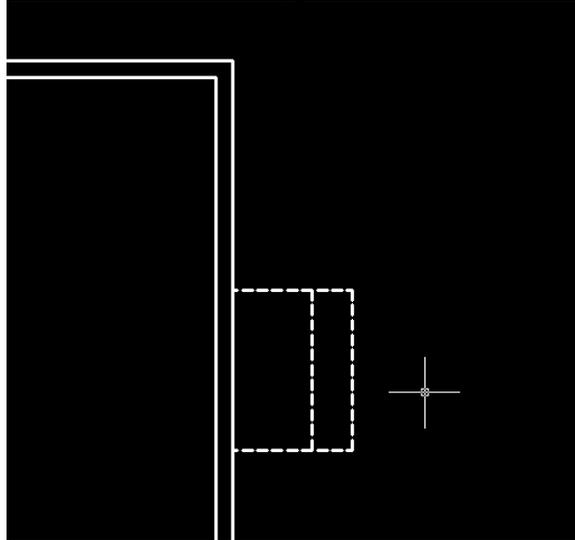
is

The line you drew at the wall separating the house and the garage move it 1/2" into the direction of the garage. Then offset back from that line 6" towards the basement, offset 4" into the garage from that line. Then clean up the corners as shown.



At porch areas offset 10" to the inside. Don't do anything with the outline you drew around the stairs because that will be a slab.

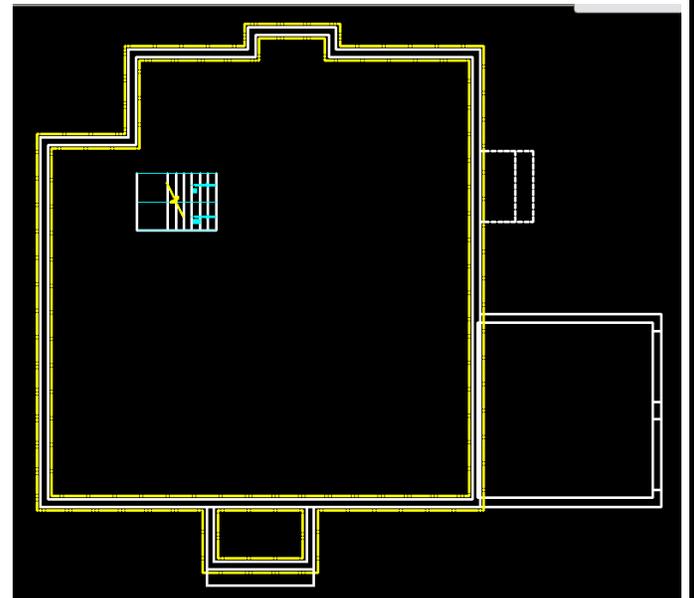
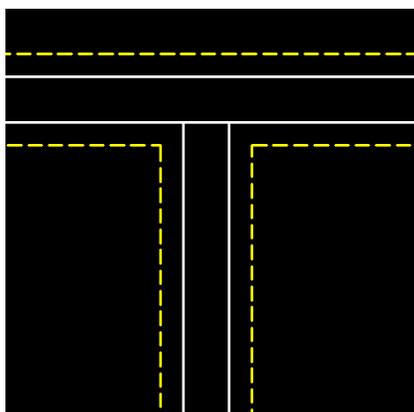
Decks are slightly different- change the outline of the deck area to a hidden line type.

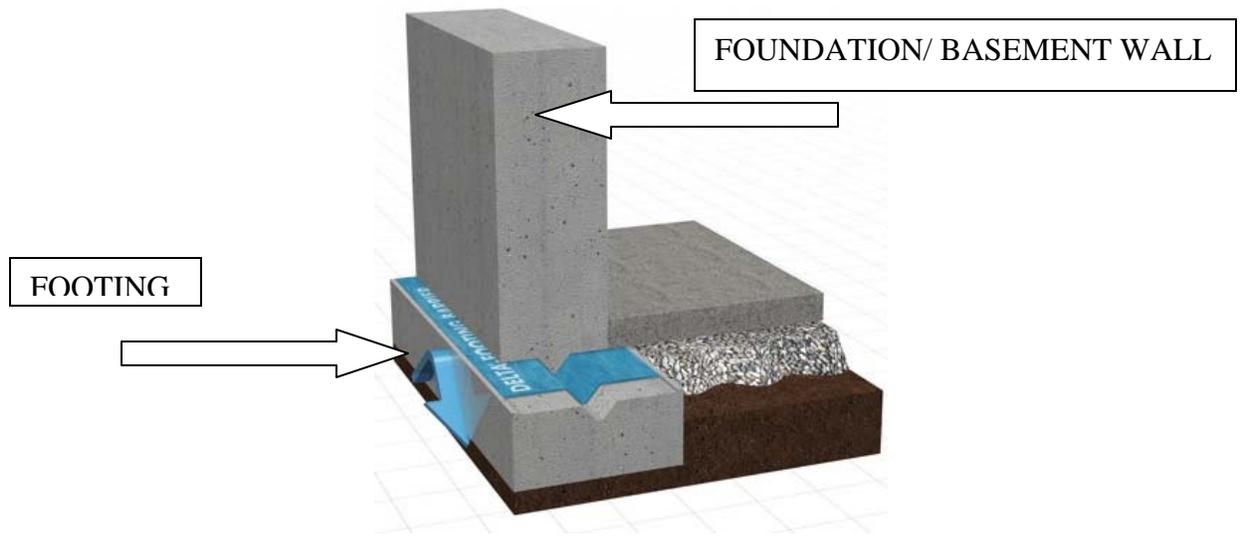


Copy your stair location and place it in the basement correctly

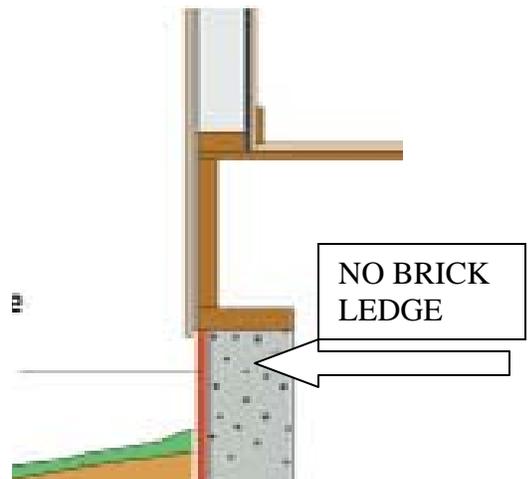
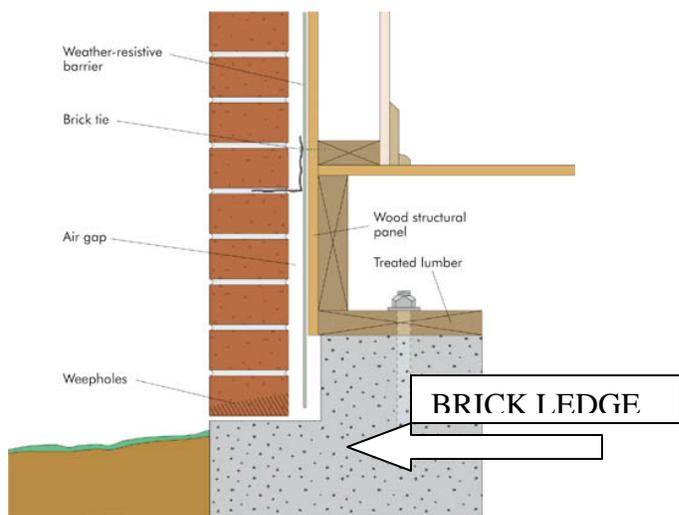
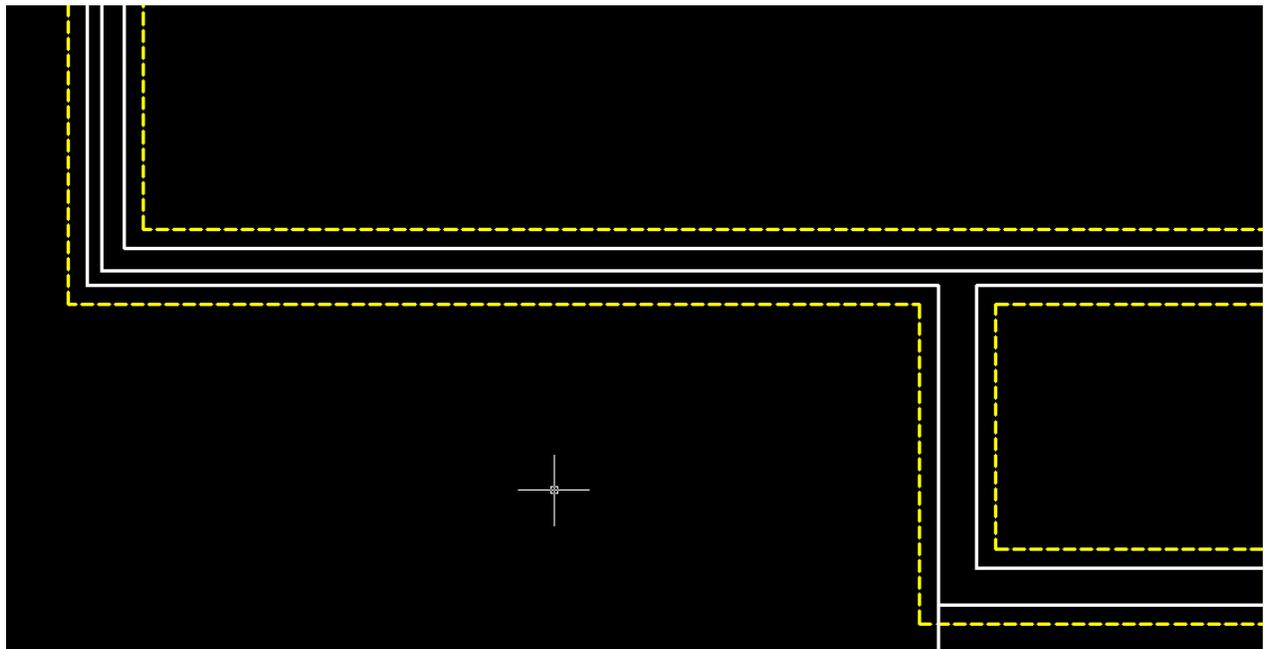


Around the poured basement walls of your basement or porch areas, offset a line 5" in each direction to represent the spread footing. Change this line to HIDDEN and put it on a layer such as the NOTES so it is yellow.





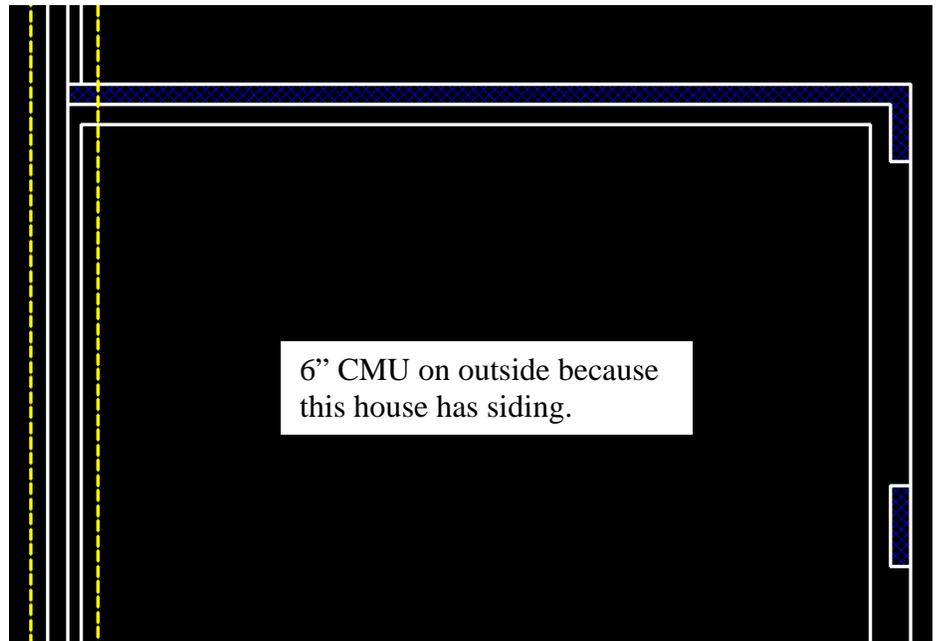
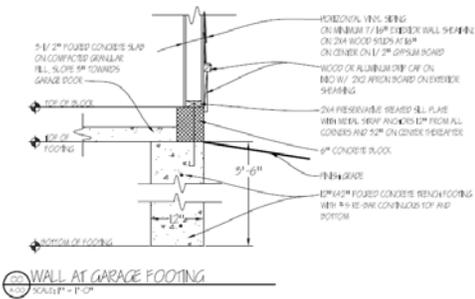
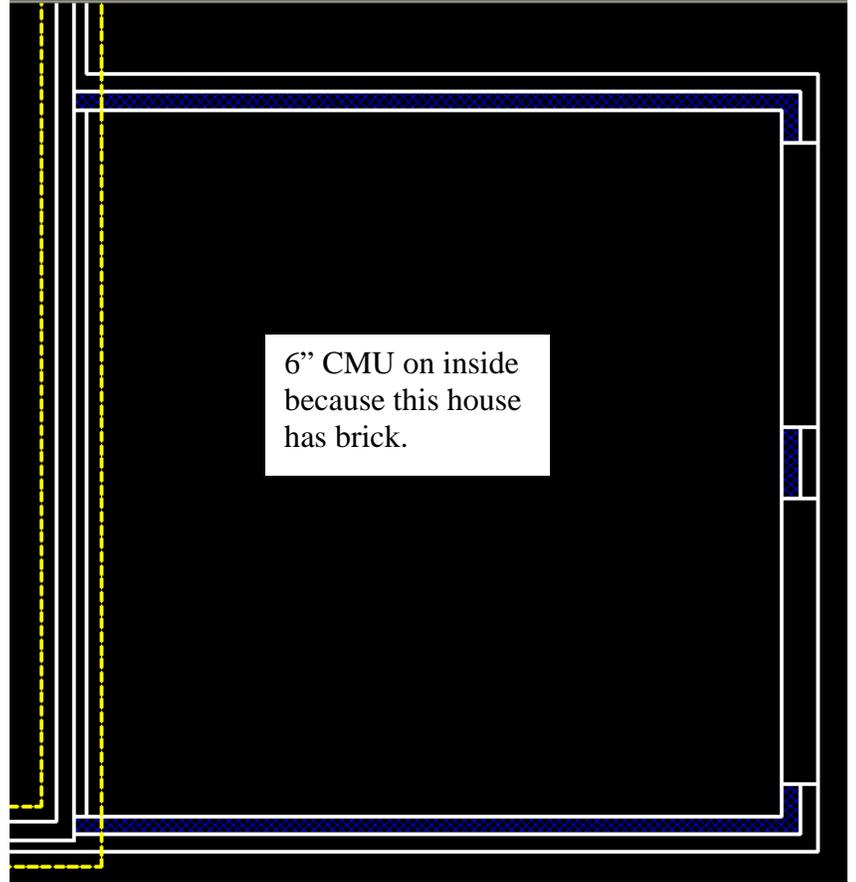
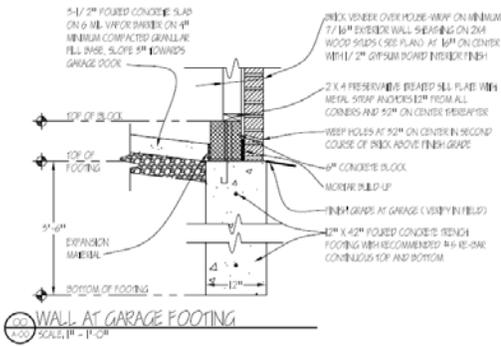
If you have **brick** on your house, offset a line from the outside of your Foundation wall 4" in for a **brick ledge**. However this does not apply to your porch foundation walls even if you have brick. *(There is no brick ledge on a porch foundation because there are no walls)*



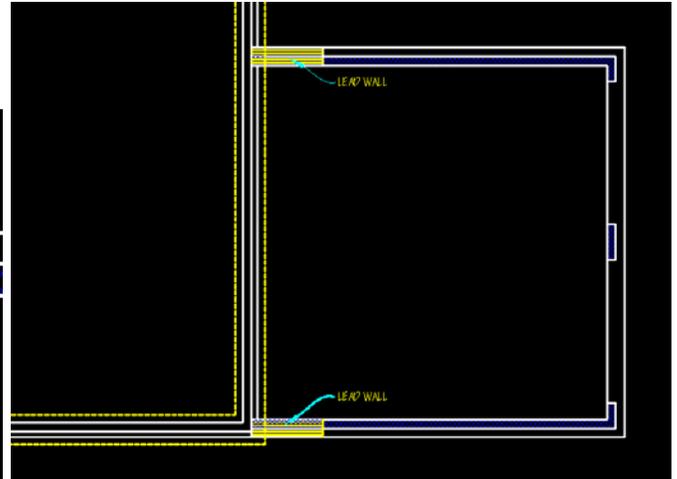
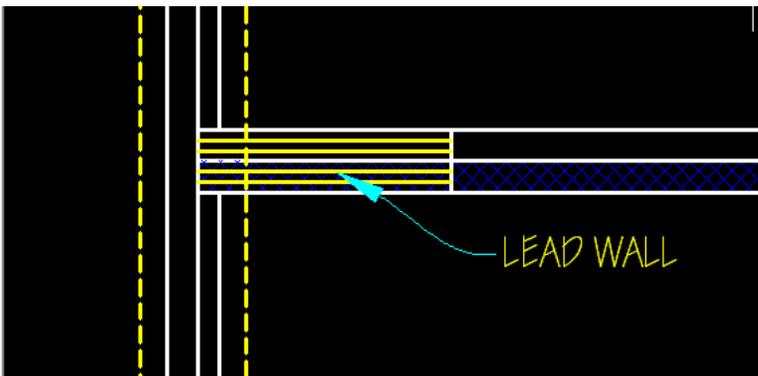
You will need to show 6" of concrete block on your garage trench foundation walls.

If you have **siding** the 6" concrete block should be held to the outside edge of the wall  
 If you have **brick**, show the concrete block held in 4" so you have room for your brick.

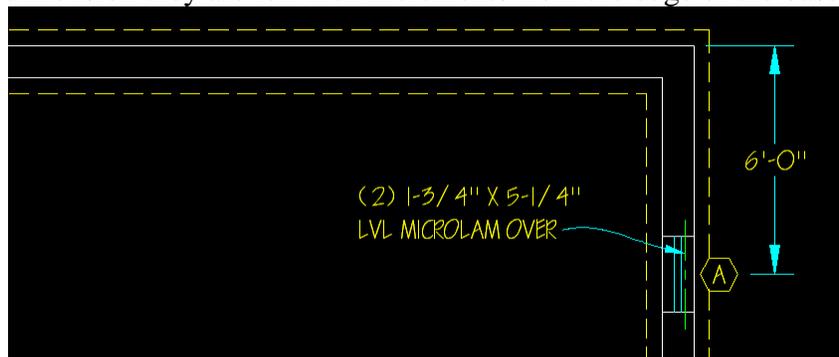
Do not show the concrete block in the locations of any doors such as man doors or garage overhead doors. Fill in the 6" concrete block with concrete block hatch (ANSI 37, at 15 scale)



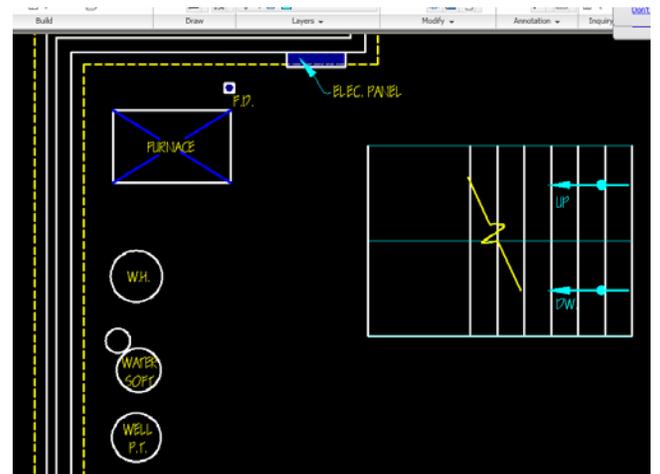
Because the earth around the basement is weakened from digging the foundation, add 4' long lead walls at the location where the garage foundation walls meet the basement. This should help prevent the garage from sinking.



For ventilation purposes, add some basement windows which would be 24" wide. Place these in locations so when you dimension they are full inch increments from the edge of the basement walls.



Add the electrical panel, sump pump, hot water heater, water softener, furnace and drain. If you plan on being on a well, show the well pump. When locating the furnace, think about where you want the exhaust pipe traveling through above.



Add concrete piers at the corner location of decks and deck stairs.

