

LOT 1,

LOT 12

BALLPARK DRIVE

SMH-3

10,046 sq. ft.
0.23 acres

BRICK PATIO
12' x 14' 15" BELOW
TOP

10' WIDE DRAINAGE
EASEMENT (TYP)

128

126

124

122

120

118

116

114

112

110

108

106

104

102

100

N30°23'46"E
104.10'

73.01'
N 76°29'06" W

44.45'
N 52°35'27" W

N30°23'46"E
87.96'

26.00'

26.00'

26.00'

26.00'

26.00'

26.00'

26.00'

26.00'

26.00'

26.00'

26.00'

26.00'

26.00'

26.00'

lot width
110.5'

TOP=115'

60.00'

34.00'

28.00'

13.00'

8.00'

13.00'

11.00'

559.36' 14" E

108

106

104

102

100

98

96

94

92

90

88

86

84

82

80

78

76

74

72

70

68

66

64

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14

12

10

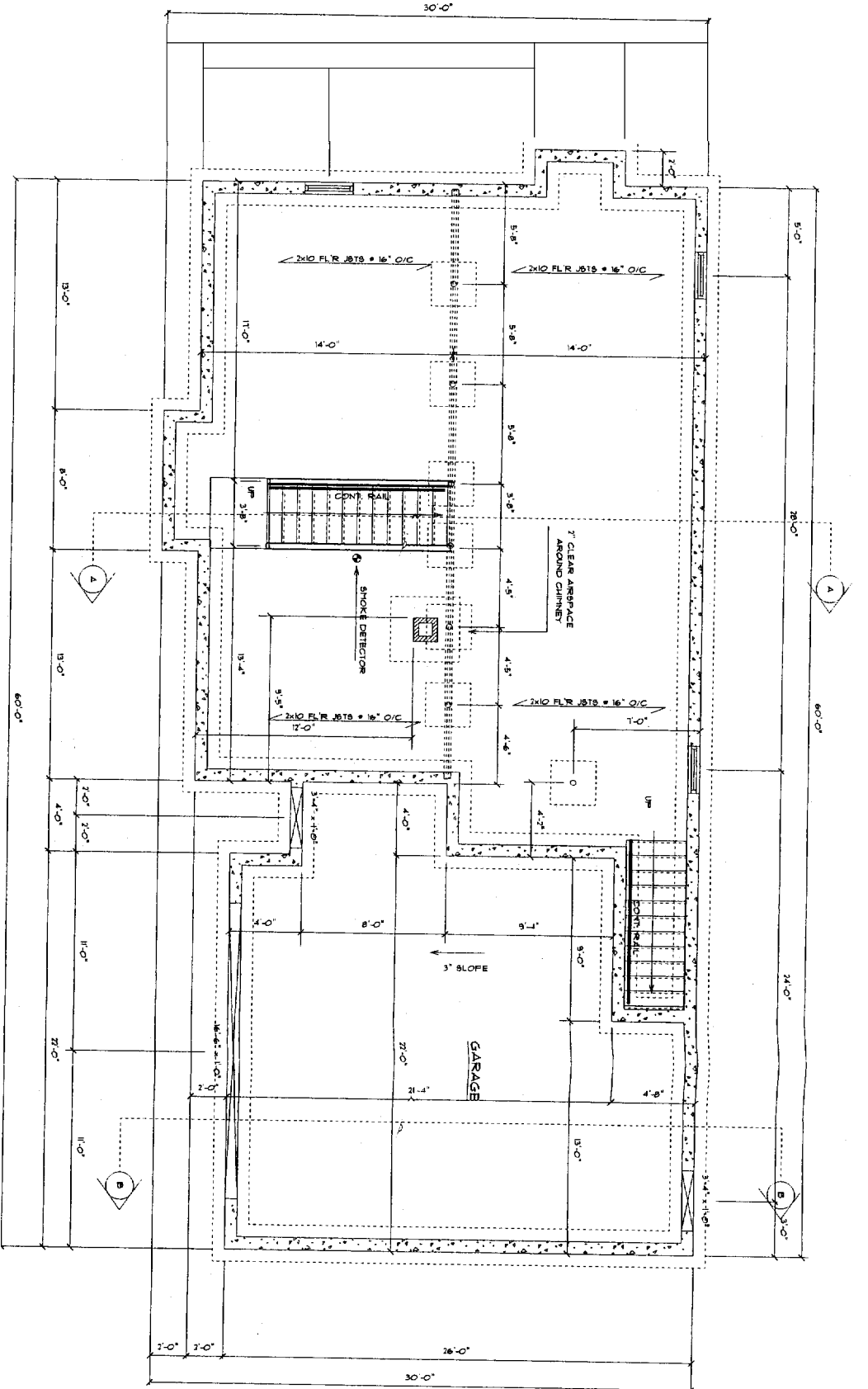
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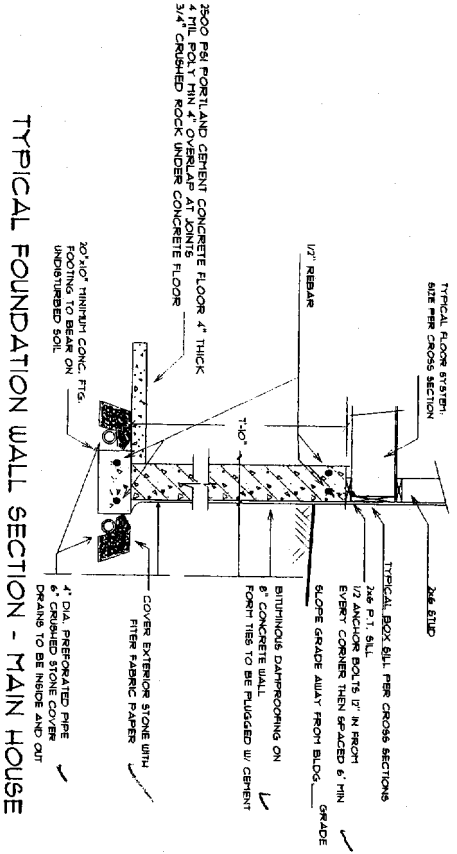
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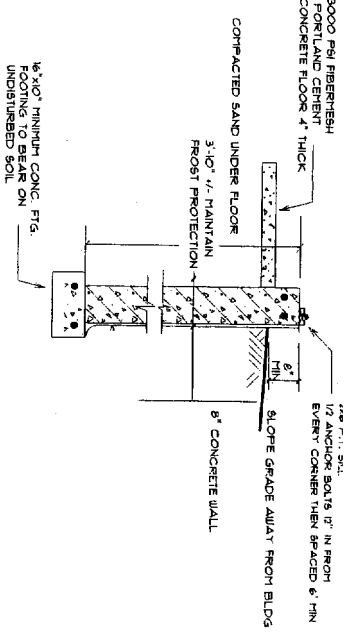
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

HEATING SYSTEM:
FORCED HOT WATER
WITH POWER VENT,
POSITIONING BY
PLUMBING CONTRACTOR

NOTE: ALL WINDOWS
U-FACTOR = .31



TYPICAL FOUNDATION WALL SECTION - GARAGE



- FOUNDATION NOTES:
1. ALL EXTERIOR WALL & FOOTING REBAR SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
 2. REBAR END LOCATIONS & ANCHOR GRIPS, SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
 3. ALL REBAR SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
 4. ALL REBAR SHALL BE 1/2" O.C. HOOKED OR BEND/BUT.
 5. ALL LALLY COLUMN FOOTINGS WALLS & BEAMS SHALL BE 4" ALL DAYLIGHT BARRIERS CONSIDERATIONS TO BE DETERMINED BY CONTRACTOR.
 6. ALL DAYLIGHT BARRIERS CONSIDERATIONS TO BE DETERMINED BY CONTRACTOR.
 7. CONTRACTOR SHALL CHECK ALL DIMENSIONS WITH FLOOR PLAN DIMENSIONS ON SITE. ALSO THAT CHECK ALL DIMENSIONS FOR LOAD BEARING & FOUNDATION BEFORE FORMS.
 8. CONTRACTOR SHALL ADJUST WALL AND FOOTING SIZES TO SOIL BEARING CAPACITY AS READ.
 9. (DO NOT) BACKFILL MORE THAN 3'-0" BEFORE SET F.R. PLACING.
 10. DRAIN TILE SHALL BE PLACED ON INTERIOR AND EXTERIOR OF FOUNDATION WALLS. ALL DRAIN TILE SHALL BE SLOPED IN FILTER FABRIC. SEE DETAIL SECTIONS FOR ADDITIONAL REINFORCING REQUIREMENTS.

PROJECT NAME:
SPEC HOUSE LOT 13
BALL PARK FIELD

CONTRACTOR:
MARTELL BUILDER LLC.

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. DESIGN-BUILD 455 & PALANZA DRAFTING ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING, NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE, AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

DATE	3/10/2023
SCALE	AS NOTED
DRAWN	
FILE	
SHEET	1 OF 1