

FOUNDATION NOTES

SEE FOUNDATION WALL REINFORCING SCHEDULE FOR VERTICAL AND HORIZONTAL REINFORCE REQUIREMENTS. STEEL REINFORCING BARS SHALL BE GRADE 60 DEFORMED BARS. #5 GRADE 40 STEEL I BE SUBSTITUTED FOR #4 GRADE 60 STEEL. BEND OR LAP ALL BARS 48 BAR DIAMETERS WITH A MINIMUM OF AROUND CORNERS. PROVIDE (2) #4S AROUND ALL OPENINGS WITH (2) #4 X 4' AT ALL CORNERS. ANCHOR BC SHALL BE A MINIMUM 1/2" DIAMETER WITH MIN. 8" EMBEDMENT @ 4'-0" ON CENTER, MAXIMUM SPACING MINIMUM OF (2) BOLTS PER PLATE.

CONCRETE FOUNDATION SHALL BE:

__3000_PSI COMPRESSIVE STRENGTH AT 28 DAYS WATER TO CEMENT RATIO SHALL BE 0.50 OR LESS. CEMENT TYPE SHALL BE TYPE I OR TYPE II MODIFIED.

(ONLY TYPE II MODIFIED WHEN 4000 PSI SPECIFIED) SLUMP OF 4" PLUS/MINUS 1"

AIR CONTENT OF 6% PLUS/MINUS 1% REFER TO ACI 318 FOR ADDITIONAL INFORMATION.

DO NOT PLACE BACKFILL AGAINST FOUNDATION UNTIL CONCRETE HAS CURED AND FOUNDATION ADEQUATELY SHORED. BACKFILL TO REQUIRED GRADE ELEVATION AND SLOPE AWAY FROM BUILDING.

ALL CONCRETE SLABS SHALL BE 4" THICK WITH 6X6-W1.4XW1.4 W.W.F. UNLESS OTHERWISE NOTED WITH A MINIMUM LAP OF 12". PROVIDE SCORES OR SAWCUTS IN ALL SLABS @ 12'-0" O.C. MAX. OR AS NOTED ON PLA WHERE POSSIBLE, ALIGN SAW CUT WITH COLUMN CENTERLINES AND RE-ENTRANT CORNERS. FOUNDATION: FOOTINGS AND WALLS ARE DESIGNED BASED ON THE FOLLOWING:

SOILS REPORT NUMBER 170272 BY A.G.Wassenaar, Inc

DATED June 5, 2017 MAXIMUM BEARING CAPACITY OF <u>2500</u> PSF AND A MIN. OF <u>800</u> PSF. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNANTICIPATED SOILS CONDITIONS.

CONCRETE PROTECTION FOR REINFORCEMENT (U.N.O.) CONCRETE POURED AGAINST EARTH CONCRETE POURED IN FORMS BUT EXPOSED TO EARTH AND WEATHER:

#5 BARS OR SMALLER 1 1/2" BARS LARGER THAN #5

DESIGN LOADS AS PER SECTION R301, I.R.C. WITH LOCAL AMENDMENTS: A. ROOF (SNOW) 30 PSF LIVE

B. ROOF 25 PSF DEAD TOP CHORD = 15 PSF & BOTTOM CHORD = 10 PSF C. FLOORS AND INTERIOR STAIRS 40 PSF LL, 15 PSF DL

D. EXTERIOR DECKS 40 PSF LL, 10 PSF DL E. WIND 100 MPH EXPOSURE C (3 SEC. GUST) F. SEISMIC CATEGORY B G. WEATHERING: SEVERE

H. FROST DEPTH: 30 INCHES I. TERMITE INFESTATION: SLIGHT TO MODERATE J. DECAY: NONE TO SLIGHT

DESIGN CODES: A. IRC 2009 B. ASCE 7

C. AISC STEEL CONSTRUCTION MANUAL D. ACI BUILDING CODE 318

<u>FOUNDATION WALL HEIGHT NOTE:</u>
IT IS ACCEPTABLE FOR THE CRAWLSPACE, GARAGE AND PATIO FOUNDATIONS TO BE EXTENDED AT LEAST 1'-0" OR AT MOST TO BASEMENT DEPTH DUE TO POOR SOIL CONDITIONS OR EASE OF

THE GARAGE AND PATIO WALLS ARE ALLOWED TO EXTEND TO BASEMENT DEPTH WITH NO MODIFICATIONS OTHER THAN REINFORCEMENT OF THE TALLER WALLS PER THE SCHEDULE ON THE FOUNDATION PLANS. THE FOUNDATION WALL REINFORCEMENT SCHEDULE NOTES THAT WALLS WITH BACKFILL ON EACH SIDE THE REINFORCEMENT SHALL BE PER THE WALLS UP TO

4FT IN HEIGHT. THE FOOTINGS SHALL BE CONTINUOUS WITH A WIDTH OF 1'-4".

SQUARE FOOTING STEEL AND THICKNESS SCHEDUL IF NOT OTHERWISE NOTED ON FOUNDATION PLANS

FOOTING WIDTH/LENGTH	# OF #4 REBAR EACH WAY	THICKNESS OF FOOTING
2'-0"	2	12"
2'-6"	2	12"
3'-0"	3	12"
3'-6"	3	12"
4'-0"	4	12"
4'-6"	4	12"
5'-0"	5	14"
5'-6"	5	14"
6'-0"	6	16"

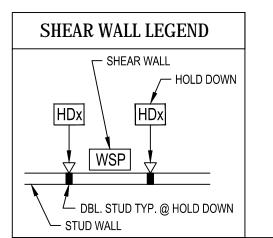
SPREAD FOOTING STEEL AND THICKNESS SCHEDUL

	FOOTING WIDTH	# OF #4 REBAR LONGITUDINAL	#4 REBAR LATERAL	THICKNESS OF FOOTING
	16"	NONE	NONE	8"
Ī	18"	NONE	NONE	8"
Ī	20"	NONE	NONE	8"
Ī	24"	2	NONE	10"
Ī	26"	3	@ 18"o.c.	10"
Ī	28"	3	@ 18"o.c.	10"
Ī	30"	4	@ 18"o.c.	12"
	32"	4	@ 12"o.c.	12"
	34"	4	@ 12"o.c.	12"
	36"	4	@ 12"o.c.	12"

FOUNDATION WA	LL REINFORCING	SCHEDULE
	./====:	

WALL HEIGHT	VERTICAL REINFORCEMENT	HORIZONTAL REINFORCEMEN
0'-0" TO 3'-0"	#4'S @ 48" O.C.	(2) #5'S TOP AND BOTTOM
UP TO 4'-0"	#4'S @ 24" O.C.	(2) #5'S TOP AND BOTTOM
UP TO 7'-0"	#4'S @ 24" O.C.	(2) #5'S TOP AND BOTTOM
UP TO 9'-0"	#4'S @ 18" O.C.	(2) #5'S TOP AND BOTTOM AND (1) #5 @ 24" O.C.
UP TO 10'-0"	#5'S @ 16" O.C.	(2) #5'S TOP AND BOTTOM

WALLS WITH BACKFILL ON EACH SIDE, SUCH AS DEEP GARAGE WALLS, ONLY REQUIRE REINFORCEMENT



AS PER THE SCHEDULE ABOVE FOR WALLS UP TO 4'-0" IN HEIGHT.

DBL. STUD TYP. @ HOLD DOWN STUD WALL	05/30/201
HOLD-DOWN SCHEDUL	

HOLL	D-DOWN SCHEDULE	
"HDx"	HOLD DOWN	ANCHOR BOLT EMBED. DEPTH ¹
HD1	SIMPSON CS16 x 40" w/ 10d or USP RS150	N.A.
HD2	SIMPSON STHD10RJ or HDU4 or USP STAD10RJ USP PHD4A	7 1/2"
HD3	SIMPSON STHD14RJ or HDU8 or USP STAD14RJ USP PHD8	10 1/2"

1. EMBEDMENT LENGTHS ARE BASED ON HILTI HIT-RE 500 V3 ADHESIVE w/ HILTI HAS/HIT-V THREADED ROD OR EQUIVALENT

CING MAY F 24"	DATE REVISION	
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ANS. NS,	FLVR.	
	BLK	
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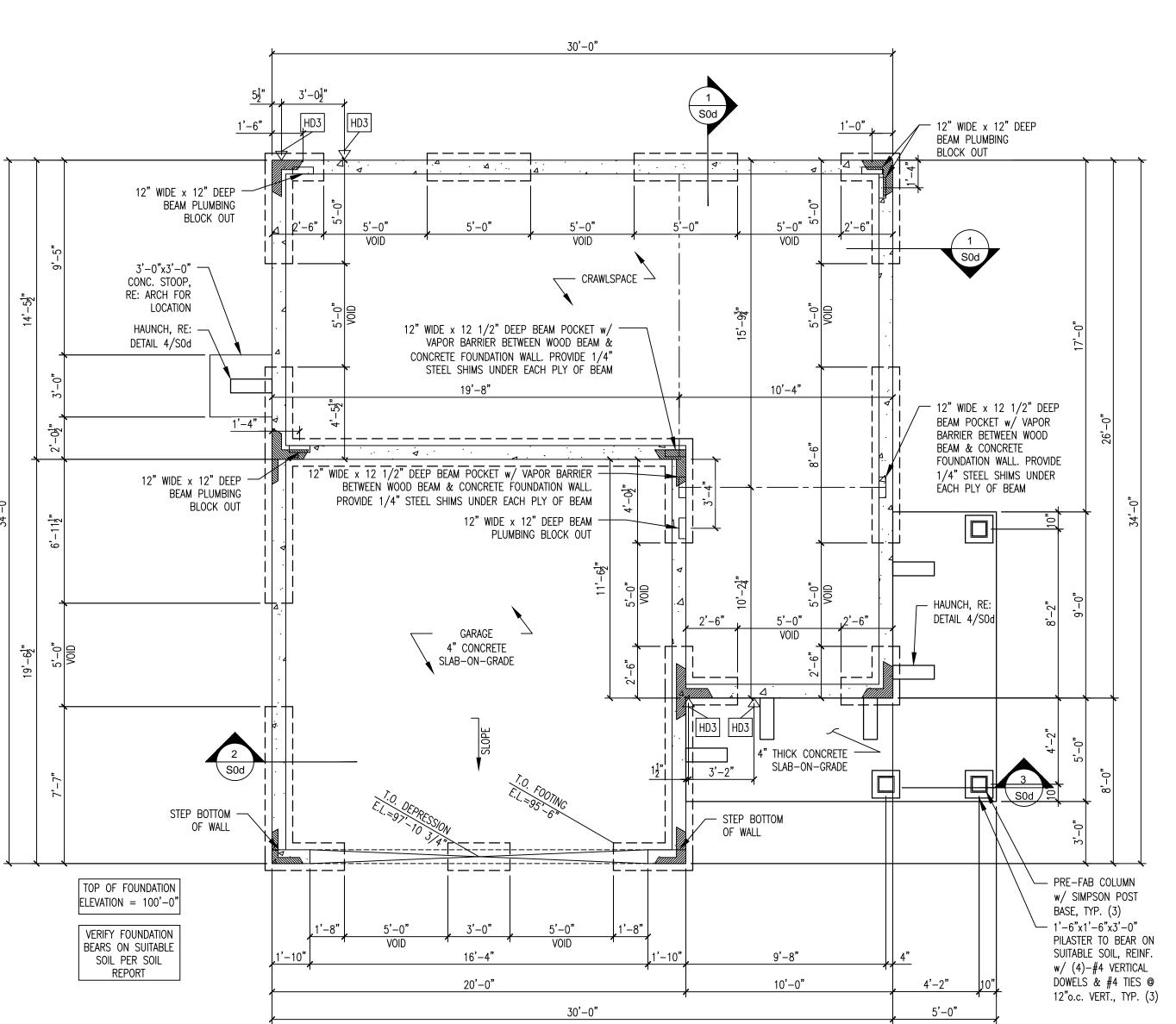
2/12/2015

5/30/2018 1/8"=1'@11x17 1/4"=1'@24x36

PLAN NO. 104.1

UNLESS OTHERWISE NOTED

SHEET NO.





DATE REVISION
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DRAWN BY:
DATE DRAWN: 2/12/2015
DATE PRINTED: 5/30/2018
1/8"=1'@11x17 1/4"=1'@24x36 * UNLESS OTHERWISE NOTED
PLAN NO. 104.11
SHEET NO

CRAWLSPACE FOUNDATION PLAN

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

ELEVATION A