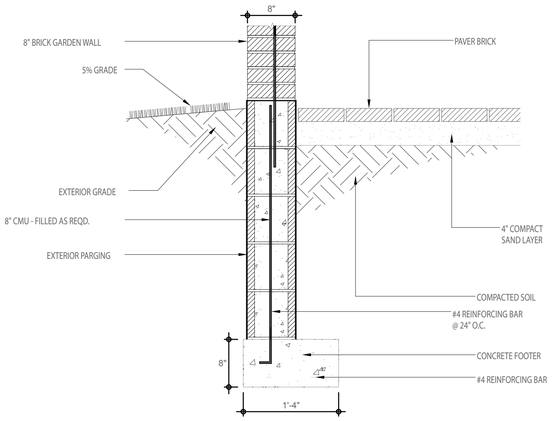
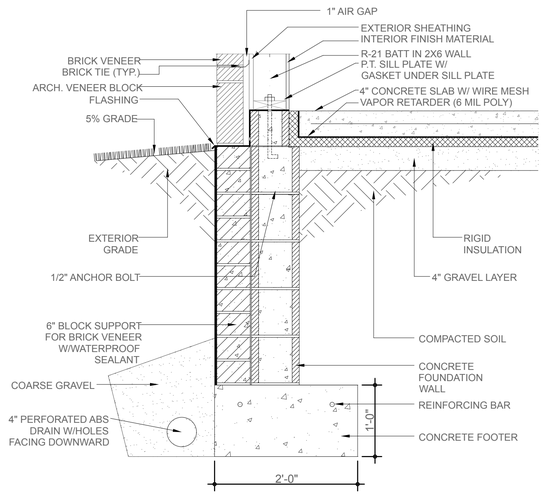
FOUNDATION DETAIL - 1



GARDEN WALL FOOTER DETAIL

SCALE: 1" = 1'-0"

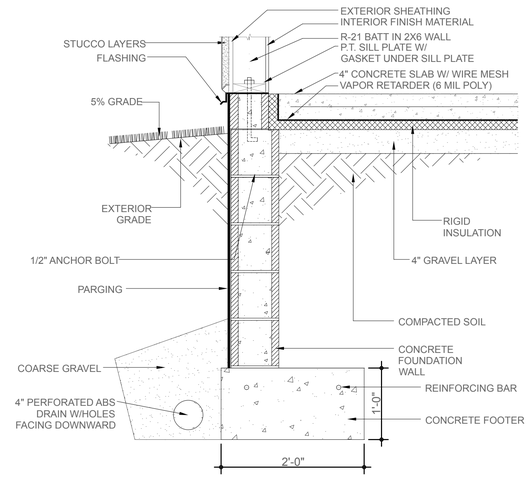
FOUNDATION DETAIL - 2



FOUNDATION WALL W/ BRICK VENEER DETAIL

SCALE: 1" = 1'-0"

FOUNDATION DETAIL - 3



FOUNDATION WALL W/ STUCCO DETAIL

SCALE: 1" = 1'-0"

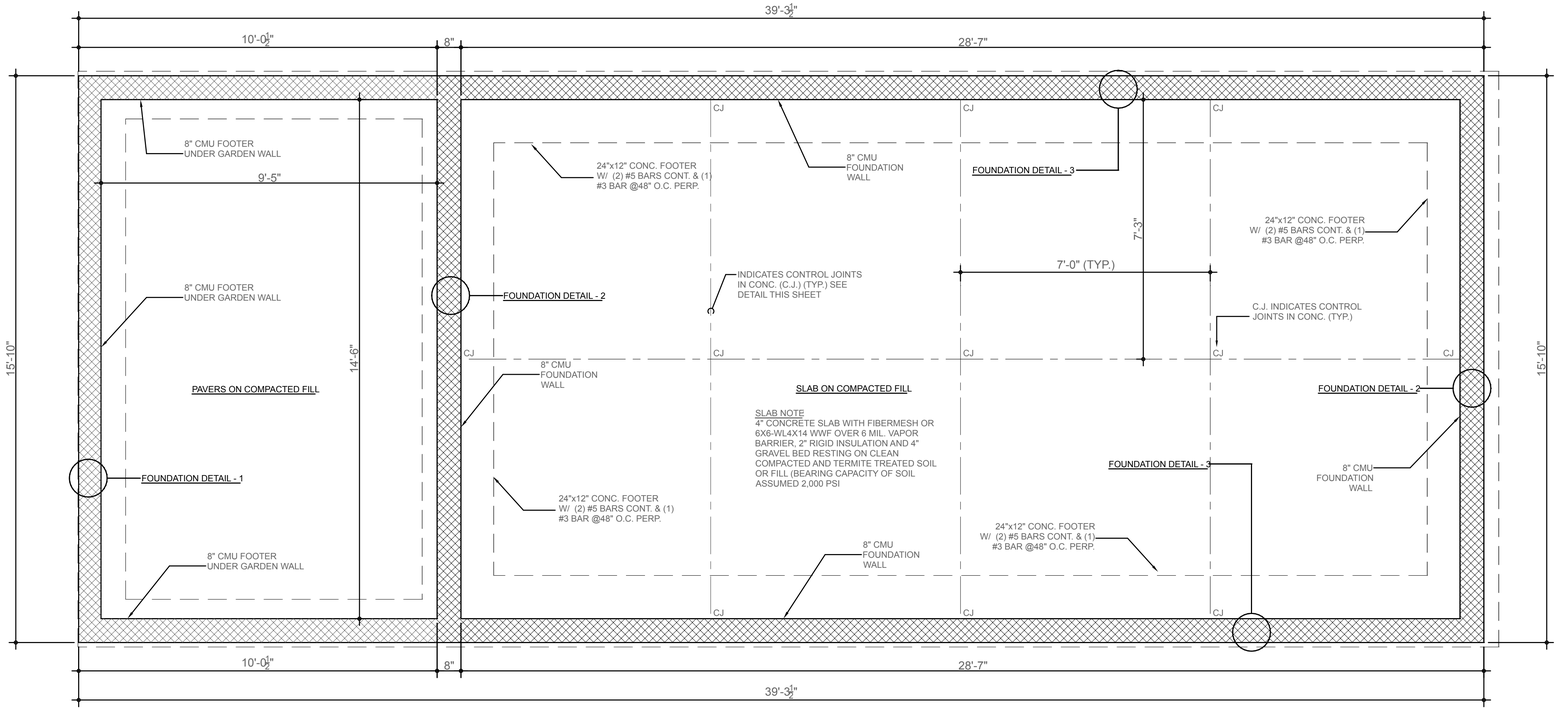
CONTROL JOINT DETAIL

TYP. CONTROL JOINT DETAIL

N.T.S.

FOUNDATION NOTES

1. PROVIDE 24" X 12" CONCRETE FOOTING WITH (2) #5 BARS CONTINUOUS AT ALL CMU WALLS.
2. TOP OF CONCRETE FOOTINGS TO BE 42" BELOW FINISHED FLOOR UNDISTURBED SOIL. VERIFY DEPTH ON SITE.
3. PROVIDE CONTROL JOINTS IN CONCRETE SLAB AS INDICATED OR AS REQD. (FIELD VERIFY).
4. ALL FLOOR DRAINS TO BE PROVIDED AND INSTALLED BY THE PLUMBING CONTRACTOR. (FIELD VERIFY).
5. DESIGN BASED ON A SOIL BEARING PRESSURE OF 1,500 PSF.
6. ALL FOUNDATION CONCRETE TO BE 3,500 PSI.
7. ALL EXTERIOR CONCRETE TO BE 6% AIR ENTRAINED.



FOUNDATION PLAN

SCALE: 1/2" = 1'-0"

GENERAL NOTES

1. SILL PLATE: THE SILL PLATE SHOULD BE AT LEAST 8 INCHES ABOVE GRADE AND PRESSURE PRESERVATIVE TREATED TO RESIST DECAY.

2. INSULATION PROTECTION: EXTERIOR INSULATION MATERIALS SHOULD NOT BE EXPOSED ABOVE GRADE. THE ABOVE-GRADE MATERIAL SHOULD BE COVERED BY A PROTECTIVE MATERIAL I.E. EXTERIOR GRADE PLASTIC, FIBERGLASS, NON-CORROSIVE FLASHING, OR A CEMENTITIOUS COATING - EXTENDING AT LEAST 6 INCHES BELOW GRADE.

3. SURFACE DRAINAGE: THE GROUND SHOULD SLOPE DOWNWARD AT THE LEAST 5 PERCENT (6 INCHES) OVER THE FIRST 10 FEET SURROUNDING THE FOUNDATION EDGE TO DIRECT SURFACE RUNOFF AWAY FROM THE BUILDING. DOWNSPOUTS AND GUTTERS SHOULD BE USED TO COLLECT ROOF DRAINAGE AND DIRECT IT AWAY FROM THE FOUNDATION WALLS.

4. ANCHOR BOLTS FOR CONCRETE OR CMU WALLS: ANCHOR BOLTS SHOULD BE EMBEDDED IN THE TOP OF CONCRETE FOUNDATION WALLS. MOST CODES REQUIRE BOLTS OF 1/2-INCH DIAMETER TO BE EMBEDDED AT LEAST 7 INCHES INTO THE WALL. GENERALLY, ANCHOR BOLTSWILL BE PLACED AT 32"O.C. AND NOT LESS THAN ONE FOOT FROM ANY CORNER.

5. ANCHOR BOLTS FOR MASONRY WALLS: ANCHOR BOLTS SHOULD BE EMBEDDED IN THE TOP OF MASONRY FOUNDATION WALLS. MOST CODES REQUIRE BOLTS OF 1/2-INCH MINIMUM DIAMETER EMBEDDED AT LEAST 7 INCHES INTO THE WALL. IN SOME LOCATIONS, CODES REQUIRE BOLTS TO BE EMBEDDED 15 INCHES IN THE MASONRY WALLS TO RESISTUPLIFT. TO PROVIDE ADEQUATE ANCHORAGE IN A MASONRY WALL, BOLTS EITHER MUST BE EMBEDDED IN A BOND BEAM OR THE APPROPRIATE CORES OF THE UPPER COURSE OF BLOCK MUST BE FILLED WITH MORTAR. ANCHOR BOLTS CAN BE PLACED AT A MAXIMUM SPACING OF 6 FEET AND NO FURTHERTHAN ONE LINEAR FOOT FROM ANY CORNER.

6. EXTERIOR INSULATION MATERIALS: ACCEPTABLE MATERIALS FOR EXTERIOR FOUNDATION INSULATION ARE: (1) EXTRUDED POLYSTYRENE BOARDS (XEPS) UNDER ANY CONDITION, (2) MOLDED EXPANDED POLYSTYRENE BOARDS (MEPS) FOR VERTICAL APPLICATIONS WHEN POROUS BACKFILL AND ADEQUATE DRAINAGE ARE PROVIDED, AND (3) FIBERGLASS OR POLYSTYRENE DRAINAGE BOARDS WHEN INSTALLED WITH AN APPROPRIATE DRAINAGE SYSTEM.

7. CAST-IN-PLACE CONCRETE WALL: CONCRETE USED IN THE WALL SHOULD HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI WITH A 4- TO 6-INCH SLUMP. NO ADDITIONAL WATER SHOULD BE ADDED AT THE JOB SITE.GENERALLY, WHERE THERE ARE STABLE SOILS AND LOW SEISMIC ACTIVITY, NO REINFORCING IS REQUIRED.

8. CONCRETE/MASONRY WALL: GENERALLY, WHERE THERE ARE STABLE SOILS AND IN AREAS OF LOW SEISMIC ACTIVITY, NO REINFORCING IS REQUIRED.

9. CRACK CONTROL REINFORCING IN FOOTING: REINFORCING BARS PLACED 2 INCHES BELOW THE TOP OF THE FOOTING OR 2 INCHES ABOVE THE BOTTOM OF THE GRADE BEAM, RUNNING PARALLEL TO THE WALL, ARE RECOMMENDED WHERE DIFFERENTIAL SETTLEMENT IS A POTENTIAL PROBLEM.

10. CONCRETE FOOTINGS : CONCRETE FOOTINGS SHOULD BE DESIGNED TO DISTRIBUTE THE LOAD TO THE SOIL AND BE PLACED BENEATH THE MAXIMUM FROST PENETRATION DEPTH UNLESS FOUNDED ON BEDROCK OR PROVEN NON-FROST-SUSCEPTIBLE SOIL, OR INSULATED TO PREVENT FROST PENETRATION. CONCRETE SHOULD HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.

11. ISOLATION JOINT: AN ISOLATION JOINT SHOULD BE PROVIDED AT THE SLAB EDGE TO PERMIT INDEPENDENT MOVEMENT WITHOUT CRACKING. WHERE RADON IS ACONCERN, A LIQUID SEALANT SHOULD BE POURED INTO THEJOINT OVER A FOAM BACKING ROD.

12. CONCRETE SLAB: A MINIMUM SLAB THICKNESS OF 4INCHES IS RECOMMENDED USING CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI. WELDED WIRE FABRIC PLACED 2 INCHES BELOW THE SLAB SURFACE IS RECOMMENDED TO CONTROL SHRINKAGE CRACKS. GENERALLY, CONCRETE SLABS SHOULD NOT REST ON FOOTINGS OR LEDGES OF FOUNDATION WALLS IF POSSIBLE TO AVOID CRACKING DUE TO SETTLEMENT. IF A SLAB IS POURED DIRECTLY OVER AN IMPERMEABLE VAPOR RETARDER OR INSULATION BOARD, A CONCRETE MIXTURE WITH A LOW WATER/ CEMENT RATIO IS RECOMMENDED.

13. VAPOR RETARDER: A 6-MILLIMETER POLYETHYLENE VAPOR RETARDER SHOULD BE PLACED BENEATH THE SLAB TO REDUCE MOISTURE TRANSMISSION AND RADON INFILTRATION INTO THEBUILDING.

14. GRAVEL LAYER UNDER SLAB: A 4-INCH COMPACTED GRAVEL LAYER SHOULD BE PLACED UNDER THE CONCRETE FLOOR SLAB FOR DRAINAGE.

15. INSULATION UNDER THE SLAB: THE ACCEPTABLE MATERIALS FOR UNDERSLAB INSULATION ARE: (1) EXTRUDED POLYSTYRENE BOARDS (XEPS) UNDER ANY CONDITION, (2) MOLDED EXPANDED POLYSTYRENE BOARDS (MEPS) WHEN THE COMPRESSIVE STRENGTH IS SUFFICIENT AND ADEQUATE DRAINAGE IS PROVIDED, AND (3) INSULATING DRAINAGE BOARDS WITH SUFFICIENT COMPRESSIVE STRENGTH.

16. INTERIOR RIGID INSULATION MATERIALS: ACCEPTABLE MATERIALS FOR PLACEMENT INSIDE A FOUNDATION WALL INCLUDE (1) EXTRUDED POLYSTYRENE BOARDS (XEPS) AND (2) EXPANDED POLYSTYRENE BOARDS (MEPS).

REVISIONS	BY

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AGE QUOD AGIS

ARCHITECTURAL STAMP

DRAWN	SRH
CHECKED	
DATE	7/29/2015
SCALE	AS INDICATED
JOB NO.	15-014
SHEET	A-100
OF	X SHEETS