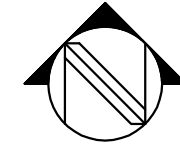


FOUNDATION PLAN

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

NOTE: DIMENSIONS ARE BASED ON FIELD DIMENSIONS PROVIDED BY OWNER AND ARE APPROXIMATE. CONTRACTOR TO VERIFY EXISTING FOUNDATION BEFORE CONSTRUCTION.



GENERAL NOTES & SPECIFICATIONS

1. GENERAL CONCRETE NOTES
 - A. ALL FOOTINGS TO SIT ON UNDISTURBED SOIL WITH MIN. SOIL BEARING 2000 P.S.F. CONTRACTOR TO VERIFY SOIL BEARING CAPACITY AT TIME OF EXCAVATION.
 - B. ALL CONCRETE AND REINF. SHALL BE FABRICATED, PLACED AND FINISHED ACCORDING TO ACI RECOMMENDATIONS AND C.S.I. "SPECIFICATIONS FOR PLACING REINF."
 - C. ALL REINFORCING SHALL BE FACTORY BENT AND CUT TO SIZE AS SHOWN ON DRAWINGS.
 - D. REINF. STEEL SHALL CONFORM TO A.S.T.M. #615 GRADE 60.
 - E. GROUT: READY MIX, NON-SHRINK, NON-METALLIC, GROUTING MATERIAL REQUIRING ONLY MIXING WITH WATER AT JOB SITE.
 - F. CONCRETE MIX:
 - FOOTINGS: 3,000 P.S.I., 3/4" AGGREGATE, MIN. 5 1/2 BAG/C.Y.
 - MAX 4" SLUMP.
 - INTERIOR SLAB ON GRADE: 4,000 P.S.I., 3/4" AGGREGATE, MIN. 6 BAG/C.Y.
 - MAX 3 1/2" SLUMP.
 - EXTERIOR SLAB ON GRADE: 4,000 P.S.I., AIR-ENTRAINED, MIN. 6 BAG/C.Y., 3/4" AGGREGATE, MAX 3 1/2" SLUMP.
 - WALLS EXPOSED TO WEATHER: 4,000 P.S.I., AIR-ENTRAINED, MIN. 6 BAG/C.Y., 3/4" AGGREGATE, MAX 4" SLUMP.
 - G. SLABS SHALL BE PERFECTLY LEVEL, EXCEPT WHERE DRAINS OCCUR AND EXTERIOR SIDEWALKS SHALL BE PITCHED AWAY FROM BUILDING.
 - H. AS SOON AS POSSIBLE, AFTER FINAL FINISHING, APPLY (1) COAT OF CURING COMPOUND WHERE RESILIENT TILE IS SPECIFIED, APPLY (2) COATS WHERE NO FINISH IS SPECIFIED.
 - I. A.C.I. RECOMMENDATIONS TO BE STRICTLY FOLLOWED FOR "HOT WEATHER" AND "COLD WEATHER" CONCRETING.
 - J. ALL SIDEWALK AND ENTRANCE SLABS TO BE FLOATED AND BROOM FINISHED WITH CROSS JOINTS SPACED EQUAL TO THE WIDTH OF THE SIDEWALK, PROVIDE EXP. JOINTS AT JUNCTION OF BUILDING WALLS AT INTERVALS NOT OVER 20'-0" O/C.
2. FOOTINGS
 - A. EXCAVATION: BOTTOM OF FOOTING SHALL BE EXCAVATED TO A DEPTH OF 2" BELOW UNDISTURBED SOIL AND 6" BELOW THE DEPTH OF FROST PENETRATION.
 - B. REINFORCEMENT:
 1. HORIZONTAL - 1'-0" THICK FOOTINGS SHOULD CONTAIN CONTINUOUS HORIZONTAL REINFORCEMENT: #3'S @ 8" O.C.
 2. VERTICAL - PROVIDE VERTICAL DOWELS AS SHOWN ON DRAWINGS. DOWELS TO BE TIED TO KEYWAY STRIP FOR SUPPORT.
 - C. FORMING:
 1. EARTH FORMS ACCEPTABLE WHEN COHESIVE SOILS SUCH AS CLAY ARE ENCOUNTERED.
 2. WOOD FORMS SHOULD BE USED WHEN NON-COHESIVE SOLID SUCH AS SAND ARE ENCOUNTERED.
3. FORMWORK
 - A. PLACEMENT: FORMWORK FOR CONCRETE SHALL BE DESIGNED AND PLACED AS PER ACI-SP-4 "FORMWORK FOR CONCRETE".
 - B. TOLERANCE: ALLOWABLE VARIATION FROM PLUMB AND LEVEL.
 1. LENGTH: LESS THAN 20' TO BE 1/2" +/-
 2. THICKNESS: LESS THAN 12' TO BE 3/8" +/-
 - GREATER THAN 20' TO BE 3/4" +/-
 - GREATER THAN 12' TO BE 3/8" +/-, 1/4" -
4. JOINTS AND REINFORCEMENT
 - A. JOINTS:
 1. VERTICAL CONTRACTION JOINTS: TO BE PROVIDED WHEN THE STRAIGHT LENGTH OF WALL (BETWEEN CORNERS) EXCEEDS 3 TIMES THE WALL HEIGHT. HORIZONTAL WALL REINFORCEMENT SHOULD NOT CONTINUE ACROSS THE JOINTS.
 2. VERTICAL CONSTRUCTION JOINTS: REQUIRED WHERE ONE DAY'S PLACEMENT ENDS.
 3. COLDJOINTS: SHOULD BE PREVENTED WITH TIMELY DELIVERIES OF CONCRETE AND/OR WITH A VIBRATOR.
 4. WATERSTOPS: MAY BE REQUIRED WHERE GROUND WATER CONDITIONS DICTATE.
 - B. REINFORCEMENT:
 1. MATERIAL: REINFORCEMENT STEEL SHALL CONFORM TO A.S.T.M. #615 GRADE 60.
 2. FABRICATION AND PLACEMENT: CONFORM TO CRSI "SPECIFICATIONS FOR PLACING OF REINFORCEMENT".
 3. MINIMUM COVER
 - A. FOOTINGS EXPOSED TO EARTH - 3"
 - B. WALLS EXPOSED TO EARTH - 1 1/2" (#5 BARS OR SMALLER)
 - C. WALLS INTERIOR FACE - 3/4"
5. PLACEMENT OF CONCRETE
 - A. CONSOLIDATION: CONSOLIDATION OF CONCRETE SHALL BE ACHIEVED WITH THE USE OF INTERNAL VIBRATORS.
 - B. ADDITION OF WATER: THE ADDITION OF WATER AT THE JOB SITE IS PERMITTED PROVIDING ONLY SUFFICIENT WATER IS USED TO PROVIDE A WORKABLE MIX AND THE DESIGN WATER CEMENT RATIO AND/OR THE MAXIMUM SLUMP ARE NOT EXCEEDED.
6. CURING
 - A. WEATHER PRECAUTIONS: ACI RECOMMENDATIONS SHOULD BE STRICTLY FOLLOWED FOR "HOT WEATHER" AND "COLD WEATHER" CONCRETING (ACI-305 AND ACI-306).
 - B. CURING: NORMAL CURING TIME IS (7) DAYS. FORMS MAY BE REMOVED WITHIN THIS PERIOD, AS LONG AS PROPER CURING METHODS ARE USED AS PER ACI 318.
7. MOISTURE CONTROL
 - A. WATERPROOFING: APPROVED WATER PROOFING BARRIER CONTINUOUS FROM THE EDGE OF FOOTING TO THE FINISH GRADE LINE SHALL BE PROVIDED AS FOLLOWS:
 1. WHERE SOIL CONDITIONS INDICATE THAT THE WALLS COULD BE SUBJECT TO WATER PRESSURE.
 2. FOUNDATION WALLS OF HABITABLE ROOMS LOCATED BELOW GRADE SHALL BE WATERPROOFED AS PER BUILDING CODE REQUIREMENTS.
 - B. DAMPPROOFING: EXTERIOR FOUNDATION WALLS ENCLOSING BASEMENTS SHALL BE DAMPPROOFED BY APPLYING AN APPROVED BITUMINOUS MATERIAL TO THE WALL FROM THE FOOTING TO THE FINISH GRADE.
 - C. FOUNDATION DRAINAGE: PROVIDE PERFORATED PVC PIPE AT OR BELOW THE BASEMENT FLOOR. BEDDING OR FILL TO CONSIST OF WASHED GRAVEL OR CRUSHED ROCK.
 - MINIMUM BEDDING REQUIRED: 2"
 - MINIMUM COVER REQUIRED: 6"
8. INSULATION
 - A. EXTERIOR: MOST EFFICIENT, USE A CLOSED CELL EXTRUDED POLYSTYRENE COVERED WITH 6 MIL VISQUEEN.
 - B. INTERIOR: POLYSTYRENE OR URETHANE PROTECTED WITH TYPE X FIRE RATED DRYWALL.
 - C. MAXIMUM U-VALUE REQUIRED: .095 (R=10)
9. BACKFILLING

NOTE: BACKFILLING SHOULD NOT BE DONE UNTIL FIRST FLOOR FRAMING IS IN PLACE OR SHORING OF THE WALL IS PROVIDED.

 - A. BACKFILLING SHOULD BE PLACED IN LIFTS FROM 8" TO 15" IN DEPTH.
 - B. COMPACTION BY USE OF FLOODING OR ANY OTHER KIND OF WATER INFILTRATION WILL NOT BE PERMITTED.
 - C. CARE SHOULD BE TAKEN TO PREVENT DAMAGE TO WATERPROOFING AND DRAINAGE SYSTEMS.
 - D. BACKFILL MATERIAL MUST HAVE SUFFICIENT INHERENT PERMEABILITY TO INSURE ADEQUATE DRAINAGE OF RAIN WATER BEHIND THE WALLS.
 - E. BACKFILL MATERIAL SHOULD NOT BE PLACED ON FROZEN GROUND NOR SHOULD IT CONTAIN ANY FROZEN MATERIAL.
 - F. THE PREFERRED MATERIAL FOR USE AS BACKFILL SHALL BE GRANULAR SOILS SUCH AS SAND, GRAVEL AND CRUSHED STONE.
 - G. FINAL GRADING OF SITE SHOULD SLOPE AWAY FROM BUILDING AT NO LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MIN. DISTANCE OF 10 FEET MEASURED PERPENDICULAR FROM FACE OF BUILDING WALL.
 - H. HEIGHT OF BACKFILL:
 1. MINIMUM OF 8" BELOW TOP OF FOUNDATION WALL WITH BRICK VENEER.
 - MINIMUM OF 4" BELOW TOP OF FOUNDATION WALL WITH BRICK VENEER.

ISSUED FOR	DATE
REVIEW	07-20-07
PERMITS/CONSTR.	08-08-07
BULLETIN 1	08-13-07
BULLETIN 2	08-23-07

FOUNDATION PLAN

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DRAWN	GRK
CHECKED	GRK
DATE	07-20-07
SCALE	AS NOTED
JOB NO.	07-162
SHEET	S-1

OF SHEETS