Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/09/15

PENINSULA PROPERTY DEV.

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

3 SECTION @ EXISTING FOUNDATION WALL
SCALE: 1/2" = 1'-0"

2 SECTION @ 2' HIGH STEM WALL
SCALE: 1/2" = 1'-0"

5 SECTION @ INTERNAL SPREAD FOOTING
SCALE: 1/2" = 1'-0"

4 SECTION @ FRONT WALL OR DOOR OPENING
SCALE: 1/2" = 1'-0"

6 INTERNAL COLUMN PAD
SCALE: 1/2" = 1'-0"

NOTES:

1. SPREAD FOOTINGS SHALL BEAR ON UNDISTURBED SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF 1.5 TONS PER SQUARE FOOT.
2. IF BEARING MATERIALS WITH A LOWER BEARING CAPACITY THAN 1.5 TONS PER SQUARE FOOT ENCOUNTERED AT THE SPECIFIC ELEVATION THE ENGINEER IS TO BE NOTIFIED.
3. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO THE STEEL FABRICATOR...
4. NO FOUNDATION WALLS SHALL BE PLACED IN WATER OR FROZEN GROUND.
5. FOOTINGS SHALL BE PROTECTED AGAINST FROST UNTIL PROJECT IS COMPLETE..
6. ALL FILL SHALL BE CLEAN AND GRANULAR AND SHALL BE COMPACTED TO 95% DENSITY AS PER ASTM D698 AT OPTIMUM MOISTURE CONTENT IN LAYERS NOT TO EXCEED 8" IN DEPTH OF FILL TO BE 16" MIN.
7. STRUCTURAL BACKFILL SHALL MEET THE FOLLOWING GRADUATION REQUIREMENTS.

SIEVE DESIGNATION	% BY WEIGHT PASSING SQUARE MESH SEIVE
3-INCH	100
1/4-INCH	25-70
#40	20-45

8. ALL FOUNDATION WALLS SHALL BE BRACED DURING BACKFILL AND TAMPING OPERATIONS.
9. CONCRETE WORK SHALL CONFORM THE THE LATEST BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
10. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS WITH A MINIMUM SLUMP OF 4-INCHES AND AIR ENTERTAINMENT OF 4 TO 6%. THE USE OF CALCIUM CHLORIDE IS NOT RECOMMENDED. PROVIDE PROPER CONCRETE PROTECTION WITH HEAT IN COOL WEATHER AND MAINTAIN PROPER CURING PROCEDURES IN ACCORDANCE WITH THE A.C.I. AT ALL TIMES.
11. STEEL REINFORCEMENT SHALL CONFORM ASTM GRADE 60.
12. ALL REINFORCING BARS SHALL BE COLD BENT IN ACCORDANCE TOP THE PROPER RADII ESTABLISHED BY THE A.C.I.
13. WHERE CONTINUOUS BARS ARE CALLED FOR, THEY SHALL BE RUN CONTINUOUSLY AROUND CORNERS W/2'x2' CORNER BARS AND LAPPED AT NECESSARY SPLICES. LAPS SHALL BE 40 BAR DIAMETERS UNLESS OTHERWISE NOTED.
14. INSTALLATION OF REINFORCEMENT SHALL BE COMPLETED AT LEAST 24 HOURS PRIOR TO SCHEDULED CONCRETE PLACEMENT.
15. PLACEMENT OF CONCRETE POURS FOR FOUNDATION WALLS SHOULD NOT EXCEED 60 FEET IN LENGTH AND CONTINUOUS REINFORCING (40 BAR DIAMETERS MINIMUM) THROUGH THE CONSTRUCTION JOINT.
16. SAW CUT SLAB INTO MIN. 10'x10' BAYS. SEE PLAN LOCATION. SAW CUT DEPTH OF ONE-FIFTH OF THE SLAB THICKNESS.
17. HAVE CONCRETE SUPPLIER ADD NYLON FIBERS TO CONCRETE FLOOR MIX, IF REQUIRED.
18. GROUT TO BE NON-SHRINK AND NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGHT OF 5000 PSI AT 28 DAYS.
19. ALL CAST-IN-PLACE NCHOR BOLTS TO BE 15" LONG W/2" TAILS.

STATE OF MAINE
ERIC N. GRONDAHL
No. 3328
LICENSED
PROFESSIONAL ENGINEER

SCALE
1' 3' 6' 8'

72 MUNJOY STREET CONDOS
016 B008 - 016 B009

J. CALL DESIGN
PLANNING AND DESIGN SERVICES FOR RESIDENTIAL AND COMMERCIAL
151 ROOSEVELT TRAIL, WINDHAM, ME. 207-892-2810

SCALE	DRAWN BY
AS NOTED	J. CALL
5/2015	10
DATE	PAGE

THESE DRAWINGS ARE DONE UNDER THE DIRECTION OF AN ENGINNER, IT IS THE BUILDER OR GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THIS PROJECT IS BUILT ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. THE OWNERS AND THE BUILDER, WILL GO OVER THESE DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS, AND TO VERIFY THAT ALL MEASUREMENTS ARE WHAT THEY WANT. IF ANY QUESTIONS ARRISE PLEASE CONTACT, J CALL DESIGN.

PENINSULA PROPERTY DEV.
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DRAWING **FOUNDATION**