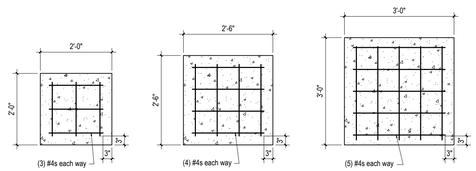
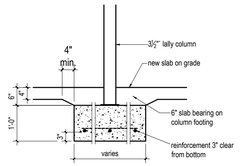
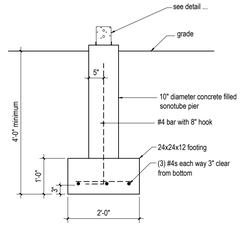


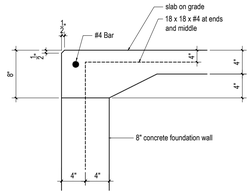


Typical Lally Column Detail
scale: 1/2 " = 1'-0"

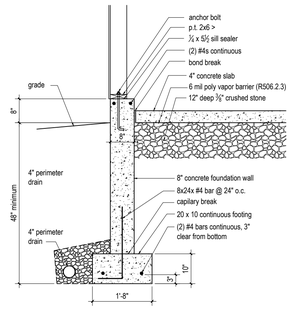


6 Typical Lally Column Foundation
scale: 1/2 " = 1'-0"

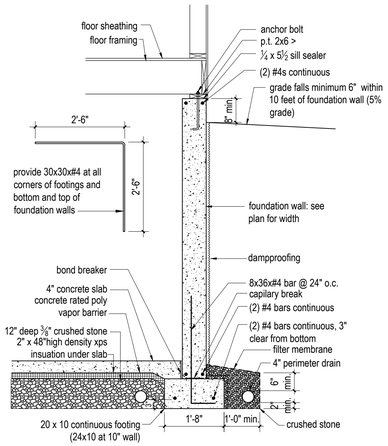
5 Typical Sonotube Pier Foundation
scale: 1/2 " = 1'-0"



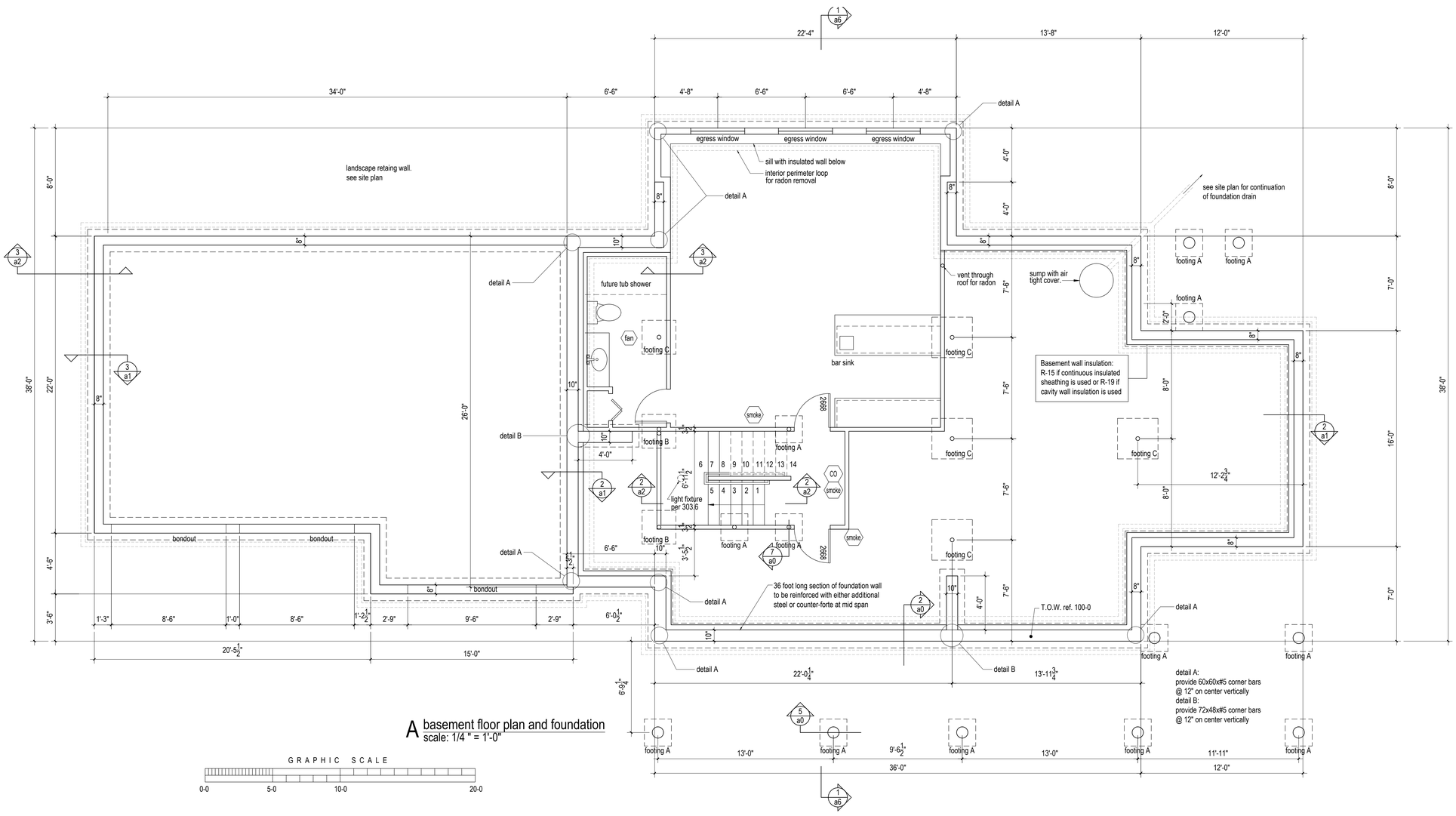
4 Typical at Garage Door
scale: 1 " = 1'-0"



3 Typical Garage Foundation Wall
scale: 1/2 " = 1'-0"



2 Typical Basement Foundation Wall
scale: 1/2 " = 1'-0"



A basement floor plan and foundation
scale: 1/4 " = 1'-0"

GRAPHIC SCALE
0-0 5-0 10-0 20-0

GENERAL FOUNDATION NOTES:

1. Foundations have been designed for a presumptive bearing capacity of 2000 psf.
2. interior spread footings be founded on undisturbed native soil.
3. exterior strip footings shall be founded on undisturbed native soil 48" mimimum below finished grade.
4. concrete slab on grade to be 4" thick with 6x6 w1.4xw1.4 wwf ¾" clear from top of slab or fiber mesh reinforcing. pitch slab at garage floor to drain out garage door openings concrete strength at 28 days shall be 4000 psi.
5. anchor bolts: ⅝"~ x 12" long hooked a307 hot dip galvanized @ 3'-0" o.c. and 12" from corners, ends of plates and sides of doors, and centered between garage door openings
6. provide saw-cut or tooled control joints in concrete slab at maximum 15'-0" o.c. in both directions
7. provide perimeter drain with pipes through footing to underslab granular drainage, maximum 10'-0" from corners and maximum 20'-0" apart.
8. provide bond breaker at junction of concrete slab with foundation wall
9. Provide sump with airtight cover
10. Provide under slab vent pipe
11. Beam Pockets: Isolate wood from concrete with 30# felt. Provide p.t. 2x4 bearing plate fastened to foundation with (2) powder actuated fasteners
12. Structural fill shall be used at all locations below footings and slabs and adjacent to the foundation walls. Prior to placement of structural fill, remove all topsoil and other unsuitable material. Compacted structural fill shall consist of clean granular material free of organics, loam, trash, snow, ice, frozen soil or any other objectionable material. It shall be well graded within the following limits shown in the table below.
13. Structural fill beneath slabs shall be placed in layers not exceeding 6 inches in loose measure and compacted by self-propelled compaction equipment at approximate optimum moisture content to a dry density of at least 95% of the maximum in place dry density as determined by the modified proctor test (ASTM D-1557).
14. Backfill shall not be placed against the foundation wall untill the wall has sufficient strength and has been anchored to the floor above, or has been sufficiently braced to prevent damage by the backfill.
15. Concrete strength at 28 days shall be:
    15.1.1. 3000 psi for footings, frost walls & piers.
    15.1.2. 4000 psi for all slabs on grade.
    15.1.3. 4000 psi for all basement walls
16. All concrete shall be air entrained
17. Concrete shall not be placed in water or on frozen ground.
18. Provide PVC sleeves where pipes pass through concrete
19. Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars, and shall be detailed, fabricated and erected in accordance with ACI 315-Latest edition.
20. Fiber reinforced concrete shall conform to ASTM C-1116.
21. Splices of reinforcing bars shall be in accordance with ACI 318. Splices of WWF shall be 6" minimum.
22. Anchor bolts shall conform to ASTM A307 unless noted otherwise on plan.
23. The general contractor shall be responsible for location and size off door bondout locations, slab depressions, beam pockets, through wall sleeves & other work requiring coordination with foundation placement
24. The general contractor is responsible for temporary support and shoring of structural elements
25. Provide a sump, minimum 24" in diameter and 24" below the level of the basement slabe. Sump shall be drained mechanically or by gravity.

STRUCTURAL FILL	
SCREEN OR SEIVE SIZE	PERCENT FINES BY WEIGHT
6 inch	100
3 inch	70-100
No. 4	35-70
No. 40	5-35
No. 200	0-5

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revised: 9/12/2014

Tamaki, Single Family Residence
131 River's Edge Road,
Portland Maine
CBL: 229 A 045
ZD C8, Shoreland Overlay

Basement floor plan and Foundation

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