

FOUNDATION NOTES:

- FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH PRESUMPTIVE SOIL PROPERTIES.
- FOUNDATION DESIGN IS BASED ON SHALLOW FOOTINGS BEARING ON UNDISTURBED SOIL OR COMPACTED SUITABLE FILL.
- ALLOWABLE NET SOIL BEARING CAPACITY 1,500 PSF.
- EXTEND BOTTOM OF EXTERIOR FOOTINGS AT LEAST 4'-6" BELOW THE FINAL EXTERIOR GRADE FOR PROTECTION AGAINST FROST UNLESS OTHERWISE NOTED.
- PLACE STRUCTURAL FILL IN UNIFORM LIFTS AND COMPACT TO BE FIRM AND UNYIELDING.
- HORIZONTAL JOINTS ARE NOT PERMITTED IN THE WALLS UNLESS OTHERWISE NOTED.
- PROTECT SOILS EXPOSED AT THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS AGAINST ANY DETRIMENTAL CHANGE IN CONDITION, SUCH AS DISTURBANCE FROM RAIN. DRAIN SURFACE RUNOFF AWAY FROM EXCAVATIONS.
- SLOPE EXCAVATIONS AS REQUIRED FOR STABILITY AND SAFETY OR PROVIDE SHEETING OR SHORING.
- EXCAVATING AND BACKFILLING AT NEW AND EXISTING BELOW GRADE FOUNDATION WALLS SHALL BE DONE SUCH THAT SYMMETRICAL LOADING SHALL BE MAINTAINED ON ALL SIDES. WHERE DESIGN CONDITIONS REQUIRE UNEVEN BACKFILL HEIGHTS ON EITHER SIDE OF THE WALL SHORING SHALL BE PROVIDED, AND SHORES SHALL REMAIN UNTIL FLOORS ARE PLACED AND PROPERLY SET.

CONCRETE NOTES:

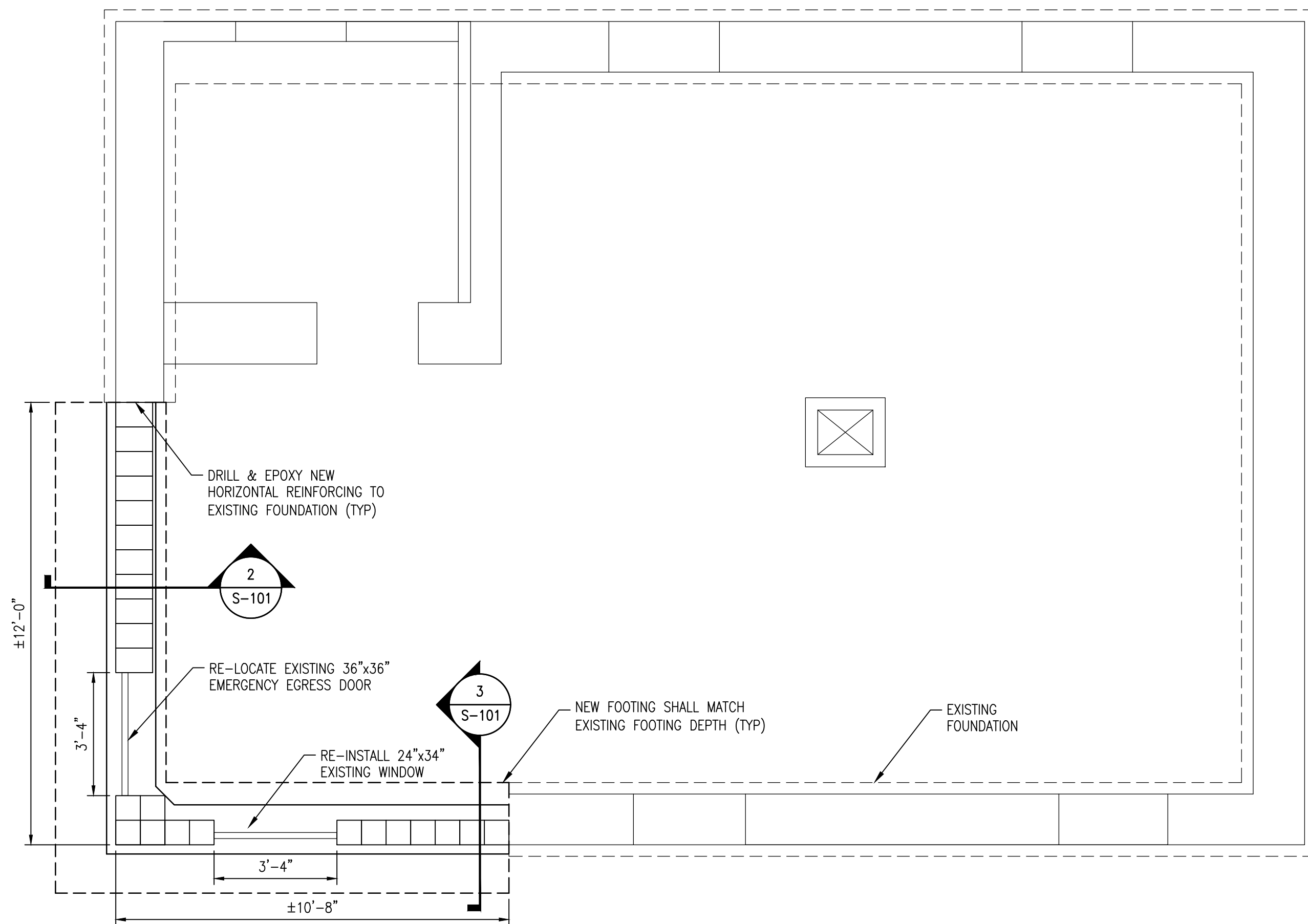
- REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 DEFORMED BARS.
- CONCRETE STRENGTH (f'_c) SHALL BE A MINIMUM 3,000 PSI AT 28 DAYS.
- MINIMUM CONCRETE PROTECTIVE COVERING FOR REINFORCEMENT, SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:
 - SURFACES CAST AGAINST AND PERMANENTLY IN CONTACT WITH EARTH: 3"
 - FORMED SURFACES IN CONTACT WITH EARTH OR EXPOSED TO WEATHER: 2"
 - SURFACES NOT IN CONTACT WITH EARTH OR EXPOSED TO WEATHER: 1 1/2"
- REINFORCEMENT SHALL BE CONTINUOUS AROUND CORNERS AND AT INTERSECTIONS. PROVIDE LAPPED BARS AT SPLICES OR HOOKED BARS AT DISCONTINUOUS ENDS. PROVIDE CLASS B TENSION LAP SPLICES UNLESS NOTED OTHERWISE.
- COMPLETE INSTALLATION OF REINFORCEMENT AT LEAST 24 HOURS PRIOR TO THE SCHEDULED CONCRETE PLACEMENT. NOTIFY THE OWNER OF COMPLETION AT LEAST 24 HOURS PRIOR TO THE SCHEDULED COMPLETION OF THE INSTALLATION OF REINFORCEMENT.
- DO NOT PLACE CONCRETE IN WATER. PLACE CONCRETE WITHOUT HORIZONTAL CONSTRUCTION JOINTS EXCEPT WHERE SHOWN OR NOTED.
- PLACE CONCRETE IN A MANNER SO AS TO PREVENT SEGREGATION OF THE MIX.
- DELAY FLOATING AND TROWELING UNTIL THE CONCRETE HAS LOST SURFACE WATER SHEEN.
- TROWEL FINISH AND SMOOTH TOP OF FOUNDATION WALL.

CONCRETE MASONRY NOTES:

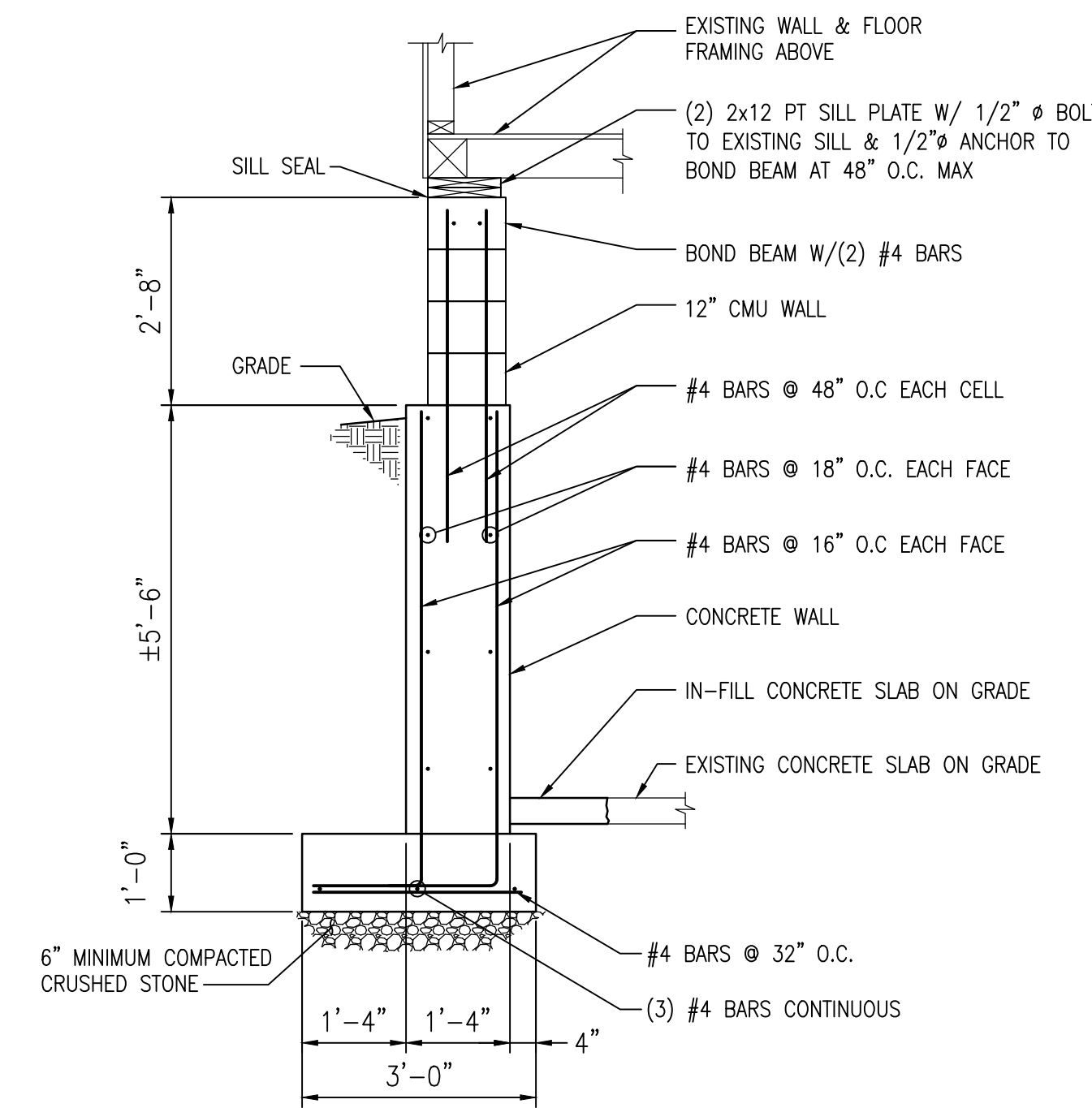
- ALL MASONRY SHALL CONFORM TO ACI 530, LATEST EDITION.
- CONCRETE MASONRY CONSTRUCTION MATERIALS SHALL CONFORM TO THE FOLLOWING UNLESS NOTED OTHERWISE:
 - CONCRETE MASONRY UNITS ASTM C90, GRADE N, TYPE 1
 - DEFORMED REINFORCING BARS ASTM A615, GRADE 60
 - JOINT REINFORCEMENT ASTM A82
 - MASONRY MORTAR ASTM C270, TYPE S
 - MASONRY GROUT ASTM C476, TYPE 1 FINE GROUT
 - REQUIRED DESIGN F'M 1500PSI
- MASONRY WALLS SHALL BE OF SINGLE WYTHE CONSTRUCTION AND LAID IN RUNNING BOND. ALL JOINTS SHALL BE TOOLED CONCAVE AND ALL CELLS TO BE REINFORCED SHALL BE GROUTED SOLID. MORTAR SHALL NOT BE USED WHERE GROUT IS SPECIFIED.
- MASONRY SHALL BE REINFORCED ON EACH SIDE OF ALL OPENINGS WITH #4 VERTICAL BAR. REINFORCE EACH CORNER, INTERSECTION AND END OF MASONRY WALL WITH #4 VERTICAL BAR FULL HEIGHT.

GENERAL NOTES:

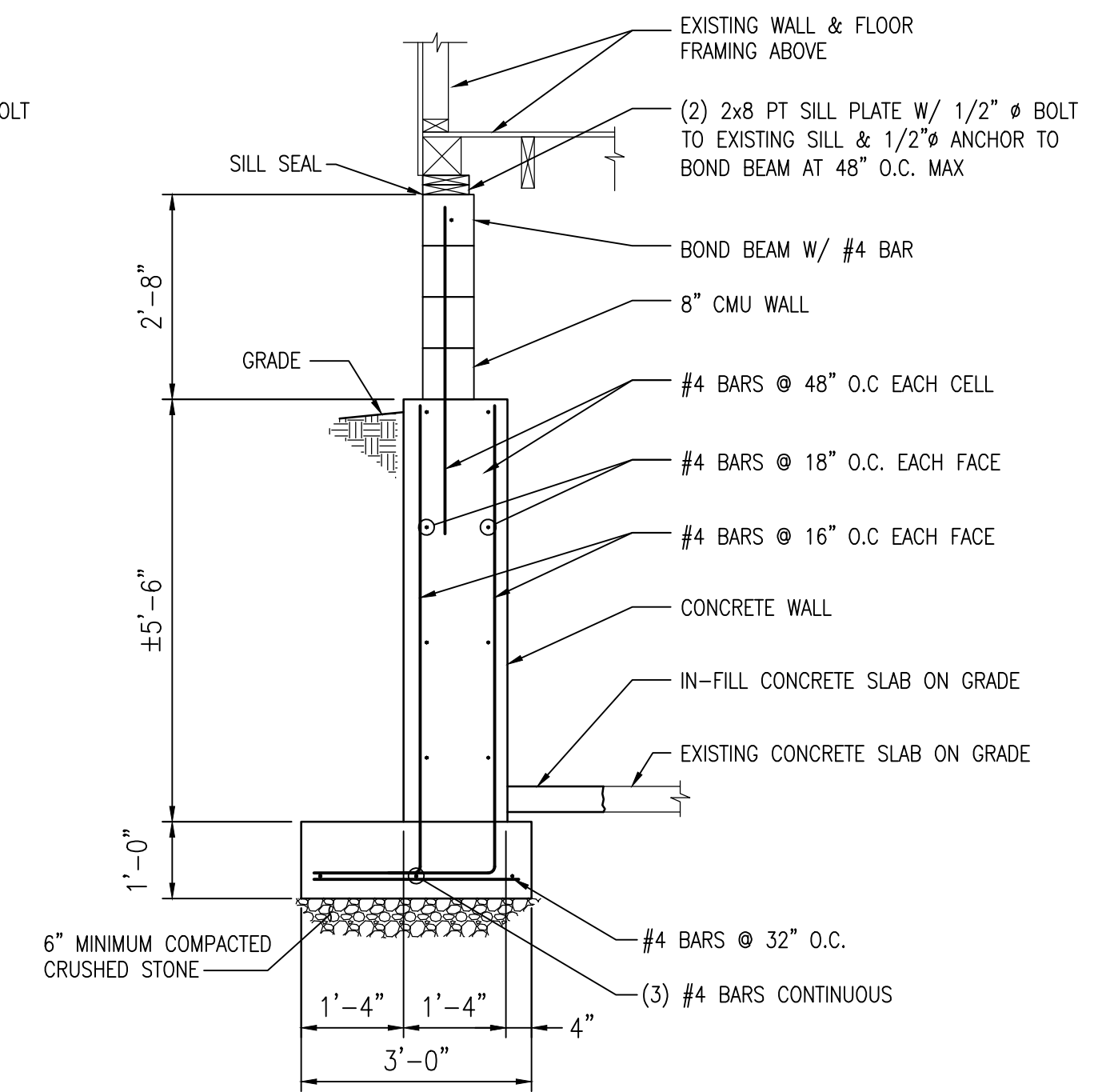
- CONTRACTOR SHALL SHORE EXISTING STRUCTURE PRIOR TO DEMOLITION OF EXISTING FOUNDATION WALL.
- ALL DIMENSIONS NOTED ON DRAWING ARE APPROXIMATE AND WILL BE ADJUSTED PENDING EXISTING CONDITIONS DISCOVERED DURING DEMOLITION.
- ALL WORK SHALL CONFORM TO THE MAINE UNIFORM BUILDING AND ENERGY CODE.
- MAKE NO DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS WITHOUT DIRECTION FROM THE OWNER.
- VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. NOTIFY THE OWNER OF DISCREPANCIES BETWEEN THE NOTES, DRAWINGS, AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THE AFFECTED PORTIONS OF THE WORK.
- COORDINATE ALL WORK WITH THE OWNER TO MINIMIZE DISRUPTION TO OPERATIONS AND PROTECT EXISTING FACILITIES, STRUCTURES, AND UTILITIES FROM DAMAGE.
- CONSIDER SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS TO BE TYPICAL FOR SIMILAR CONDITIONS AS DETERMINED BY THE OWNER.



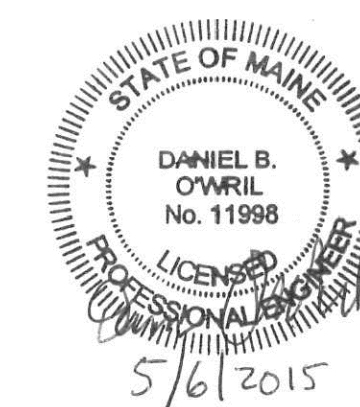
1 FOUNDATION PLAN
SCALE: 3/8" = 1'-0"
0 2' 4' 6'
3/8"=1'-0"



2 DETAIL
SCALE: 3/4" = 1'-0"
0 1' 2' 3'
3/4"=1'-0"



3 DETAIL
SCALE: 3/4" = 1'-0"
0 1' 2' 3'
3/4"=1'-0"



A	ISSUED FOR PERMIT	JUD	DBO	JUD	05-10-15
REV.	DESCRIPTION	DR. BY	CKD. BY	APP. BY	DATE

Justin J Desjarlais
51 Olympia Street Portland ME 04103

Basement Wall Repair
51 Olympia Street, Portland ME 04103

FOUNDATION PLAN

SCALE: AS NOTED	PROJECT NO. 0020102	DRAWING NO. S-1
DATE: 05/10/2015	SHEET 1 OF 1	
DES BY: JUD		
DWN BY: JUD		
CHK BY:		0020102_SN_101