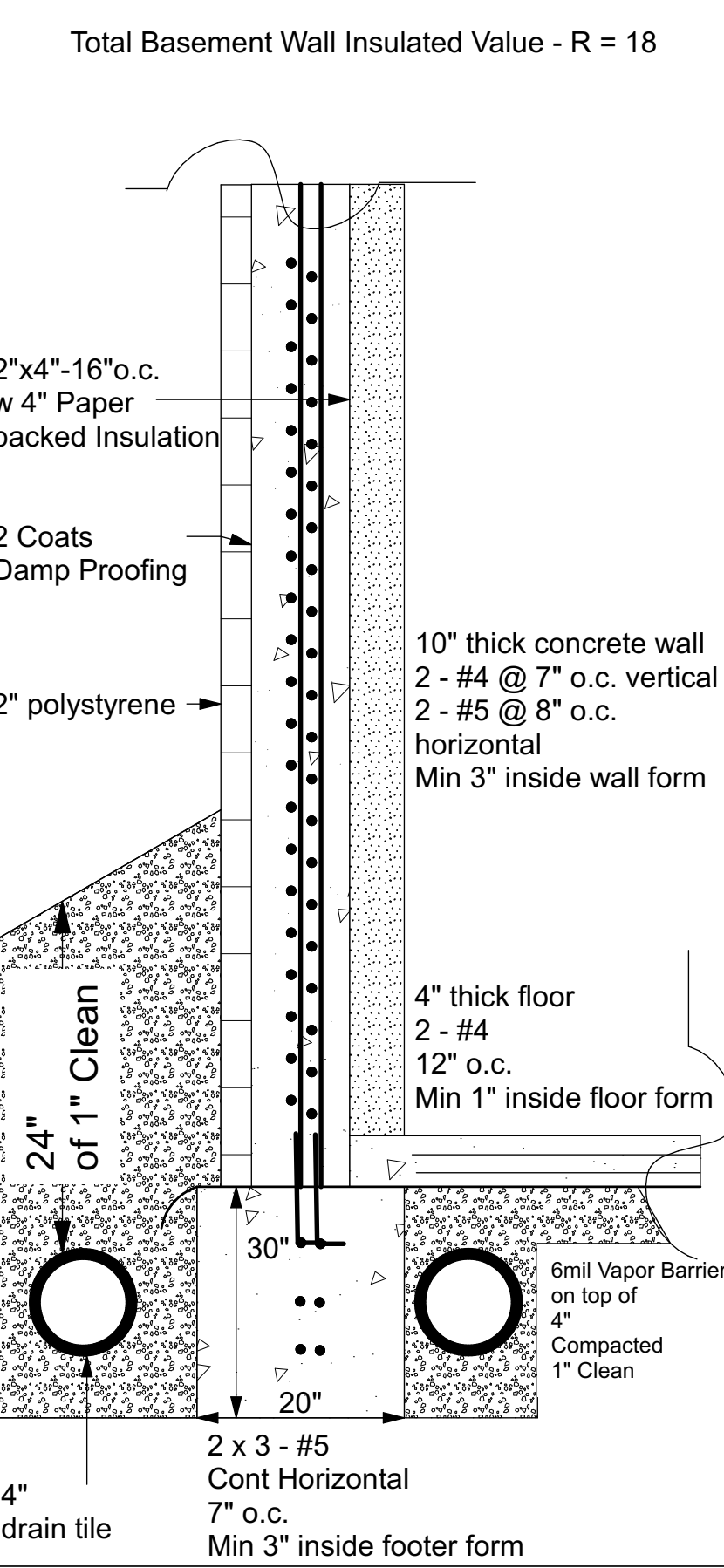


Footings/ Foundation Detail

Cross Sectional Detail shown below is not to scale.



Total Basement Wall Insulated Value - R = 18

Notes:

Concrete strength shall comply with the following minimum strength requirements at 28 days [IRC R402.2]:

- 2,500 psi for basements floor slabs on undisturbed grade.
- 3,000 psi for footings, foundation walls, and other vertical concrete.
- 3,500 psi for carport and garage floor slabs on undisturbed grade.
- 3,500 psi for structural floor slabs.

Concrete shall be 6% (+/- 1%) air-entrained for garage slabs and for all locations footings, walls or flatwork where exposed to weather. Rebar shall be minimum 40 ksi unless noted otherwise.

This design assumes a soil values of 2000 psf load bearing capacity and 60 pcf (60 psf/ft) equivalent fluid pressure. Construction on fill materials or sandy/soft soil require a site-specific geotechnical evaluation performed by a licensed professional engineer. Other unusual site conditions may also require geotechnical evaluation.

Two coat (minimum) of damp proofing or equivalent foundation membrane shall be applied to exterior wall surfaces below grade [IRC R406.1].

Drainage tile shall be placed with positive or neutral slope to minimize the accumulation of deposits in the drainage pipe. Placement of drain tile directly on top of the footing is acceptable.

Sill plates shall be bolted to the foundation wall with a minimum 1/2" diameter anchor bolts embedded at least 7 inches into the concrete. Bolts shall be spaced no greater than 6 feet on center. There shall be a minimum of two bolts per plate section, with a bolt placed within 12 inches, and not closer than 7 bolt diameters, of the end of each plate section. A properly sized nut and washer shall be tightened on each bolt to the plate. (NOTE: 7" embedment + 1 1/2" sill plate + 3/4" for nut and washer exceeds a 9" long bolt.)

A 6 mil polyethylene or approved vapor barrier with joints lapped a minimum of 6" is required between the concrete floor slab and the base course or prepared subgrade. Additionally, a 6mil polyethylene or approved vapor barrier with joints lapped a minimum of 6" is required between the footer and foundation walls.

Grades shall be sloped away from the foundation a minimum of 6 inches in the first 10 feet. Alternate approaches may be approved if the alternate design is equivalent in effectiveness and performance, and provides for positive site drainage.

NO.	DESCRIPTION	BY	DATE

PROJECT DESCRIPTION:
Mitchell House 2016

SHEET TITLE:
Foundation Layout

DRAWINGS PROVIDED BY:
A-Team Consulting and Contracting LLC

DATE:
7-27-2016

SCALE:
1/4" = 1'

SHEET:
A-1