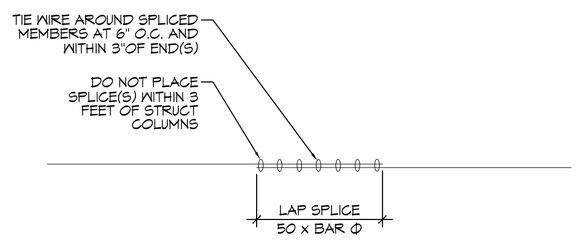
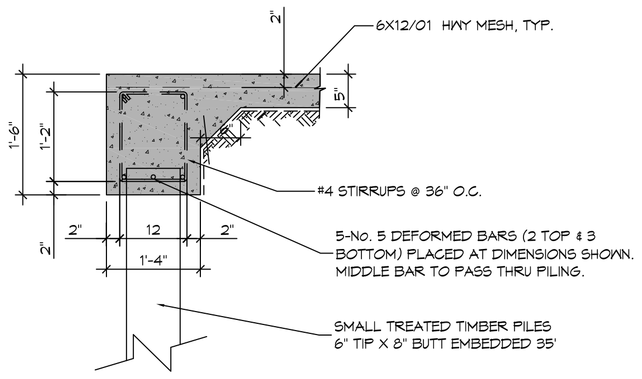
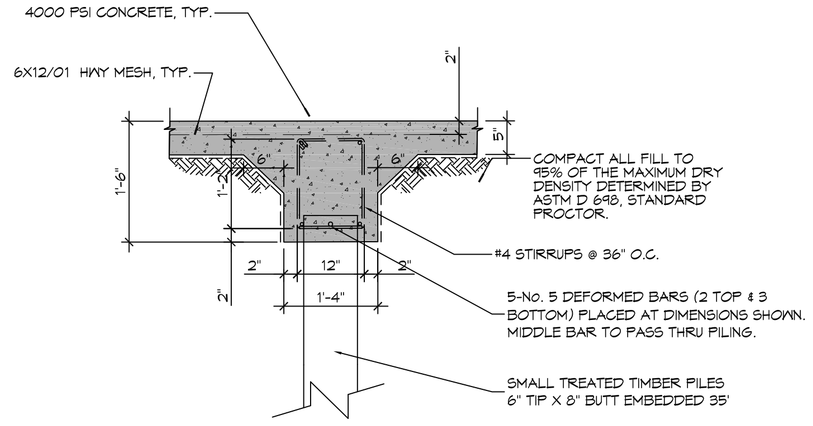
FILE NAME: J:\... Foundations w/ Structural Grid\Case Residence Anaheim\Case_Foundation Plan.dwg PLOT DATE & TIME: Thursday, January 18, 2024 2:50:43 PM



REBAR SPLICE
SCALE: 1/2" = 1' - 0"



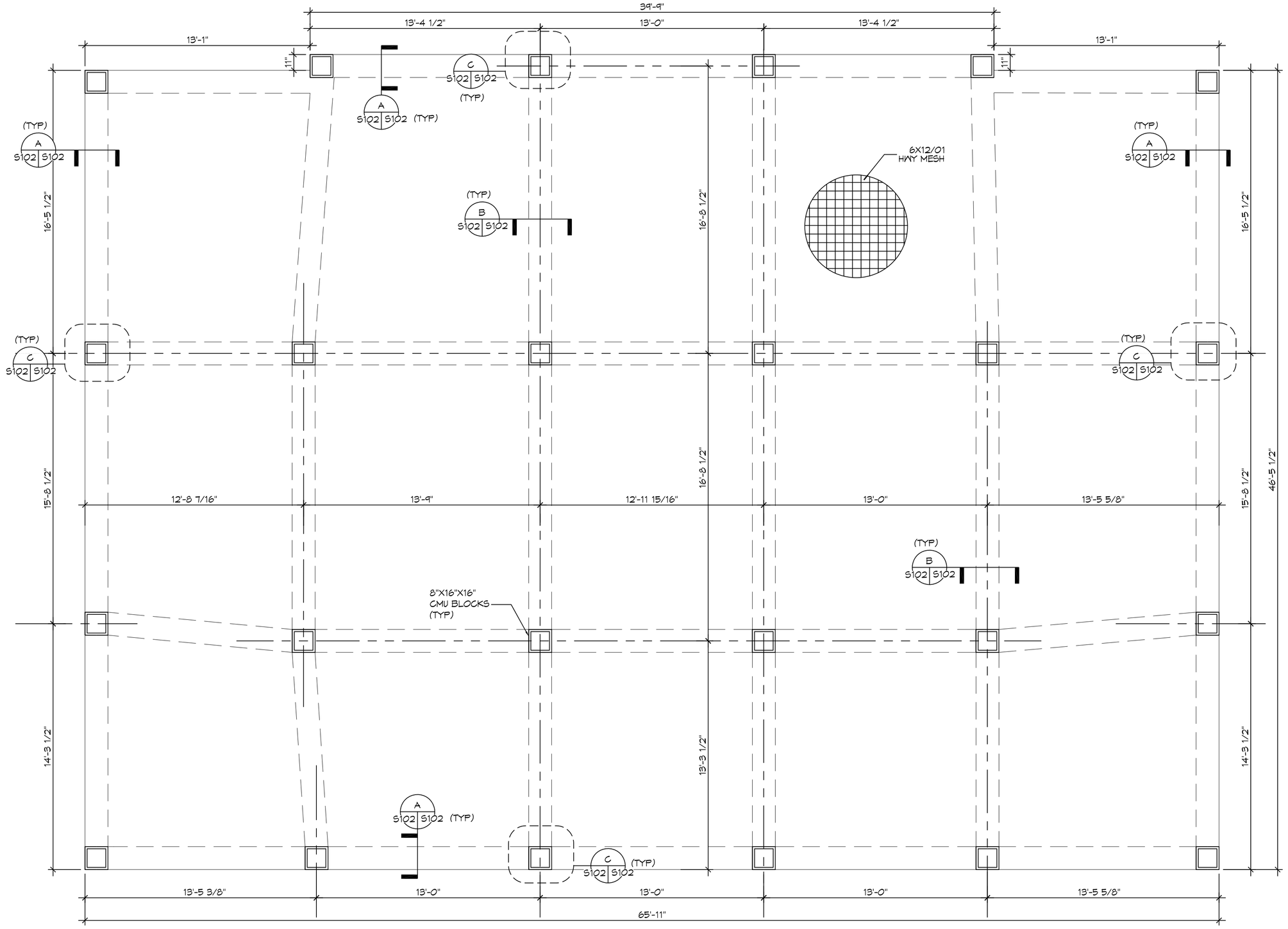
A S101|S101 **SECTION**
SCALE: 3/4" = 1' - 0" EXTERIOR GRADE BEAM



B S101|S101 **SECTION**
SCALE: 3/4" = 1' - 0" INTERIOR GRADE BEAM

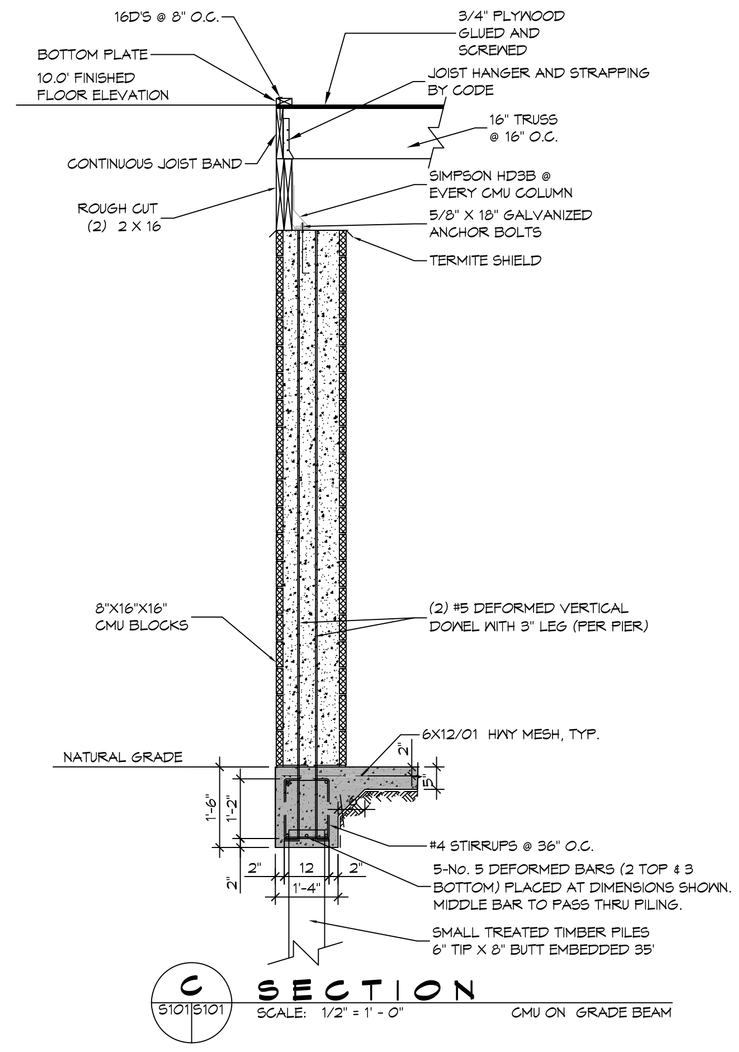
GENERAL FOUNDATION NOTES

1. THE CONCRETE MIX SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE MIX SHALL BE IN ACCORDANCE WITH ACI-318.
2. ALL CONVENTIONAL REINFORCING SHALL MEET ASTM-A615 (GRADE 60). ALL WELDED WIRE SHALL CONFORM TO ASTM A185 W/MIN YIELD OF 65000 PSI. LAP ALL MAT 2 1/4" PER ACI 318.
3. ONE LAYER OF POLYETHELENE VAPOR BARRIER SHALL BE PLACED UNDER ALL CONCRETE. VAPOR RETARDER TO BE 15 MIL. STRENGTH; ASTM E1745 CLASS A, PERMEANCE LESS THAN 0.01 PERMS, EQUAL TO STEGO INDUSTRIES STEGO WRAP ECO-SHEILD-E 15 MIL. BY EPRO OR IRONBAR 15 BY FLATIRON FILMS. PROVIDE APPROPRIATE ACCESSORIES FOR A COMPLETE SYSTEM.
4. ALL REINFORCING STEEL AND MESH SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACEMENT.
5. THE CONTRACTOR SHALL VERIFY ALL DROPS, OFFSETS, CMU LEDGES, DIMENSIONS, AND CONFIGURATIONS. CONTRACTOR MUST BE RESPONSIBLE FOR SAME.
6. VERIFY ALL PLUMBING ROUGH-IN LOCATIONS ON SHEET P101 & ELECTRICAL ROUGH-IN LOCATIONS ON SHEET E101 & E102.
7. GRADE BEAM SIZES MAY VARY BY -5% TO +20%.
8. ALL SUBGRADE FILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY IN A MAXIMUM OF 6" LIFTS.
9. A MINIMUM OF 5" CONCRETE THICKNESS SHALL BE MAINTAINED THROUGHOUT THE SLAB.
10. ALL RUNOFF WATER MUST BE CARRIED AWAY FROM THE SLAB TO PREVENT SATURATION OF THE SUB-BASE.
11. ALL TREES WITHIN CLOSE PROXIMITY SHALL BE REMOVED TO PREVENT THE ROOTS FROM EXTENDING UNDER THE SLAB.
12. PROVIDE AND MAINTAIN IMMEDIATE SITE DRAINAGE BEFORE, DURING, AND AFTER CONSTRUCTION. PROVIDE GRADING, SWELLS, AND SUMP PUMPS AS MAY BE REQUIRED TO IMMEDIATELY DRAIN ALL RAINWATER FROM THE CONSTRUCTION AREA. FOOTING EXCAVATIONS SHOULD BE OBSERVED AND CONCRETE TO BE PLACED AS QUICKLY AS POSSIBLE TO AVOID EXPOSURE OF THE FOOTING BOTTOMS TO WETTING AND DRYING. SURFACE RUNOFF WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATIONS AND NOT BE ALLOWED TO POND PRIOR TO OR AFTER CONCRETE PLACEMENT. IF IT IS REQUIRED THAT A FOOTING EXCAVATION BE LEFT OPEN FOR MORE THAN ONE DAY, IT SHOULD BE PROTECTED TO REDUCE EVAPORATION OR ENTRY OF MOISTURE.
13. NEN SPREAD CONCRETE FOOTINGS AND CONTINUOUS FOOTINGS, BEARING ON COMPACTED STRUCTURAL FILL, AT LEAST 2 FEET BELOW FINISHED GRADE, SHOULD BE DESIGNED FOR MAXIMUM NET ALLOWABLE BEARING PRESSURES OF 1,200 PSF AND 2,000 PSF RESPECTIVELY, BASED ON DEAD LOADS AND DESIGN LIVE LOADS.
14. TREAT SOIL BELOW SLAB FOR TERMITES.



N

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



C S101|S101 **SECTION**
SCALE: 1/2" = 1' - 0" CMU ON GRADE BEAM

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#	DESCRIPTION	DATE

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			DATE:	01-18-2024

SHEET TITLE:
FOUNDATION PLAN

DRAWING NUMBER:
S102

SHEET No: 2 of 6