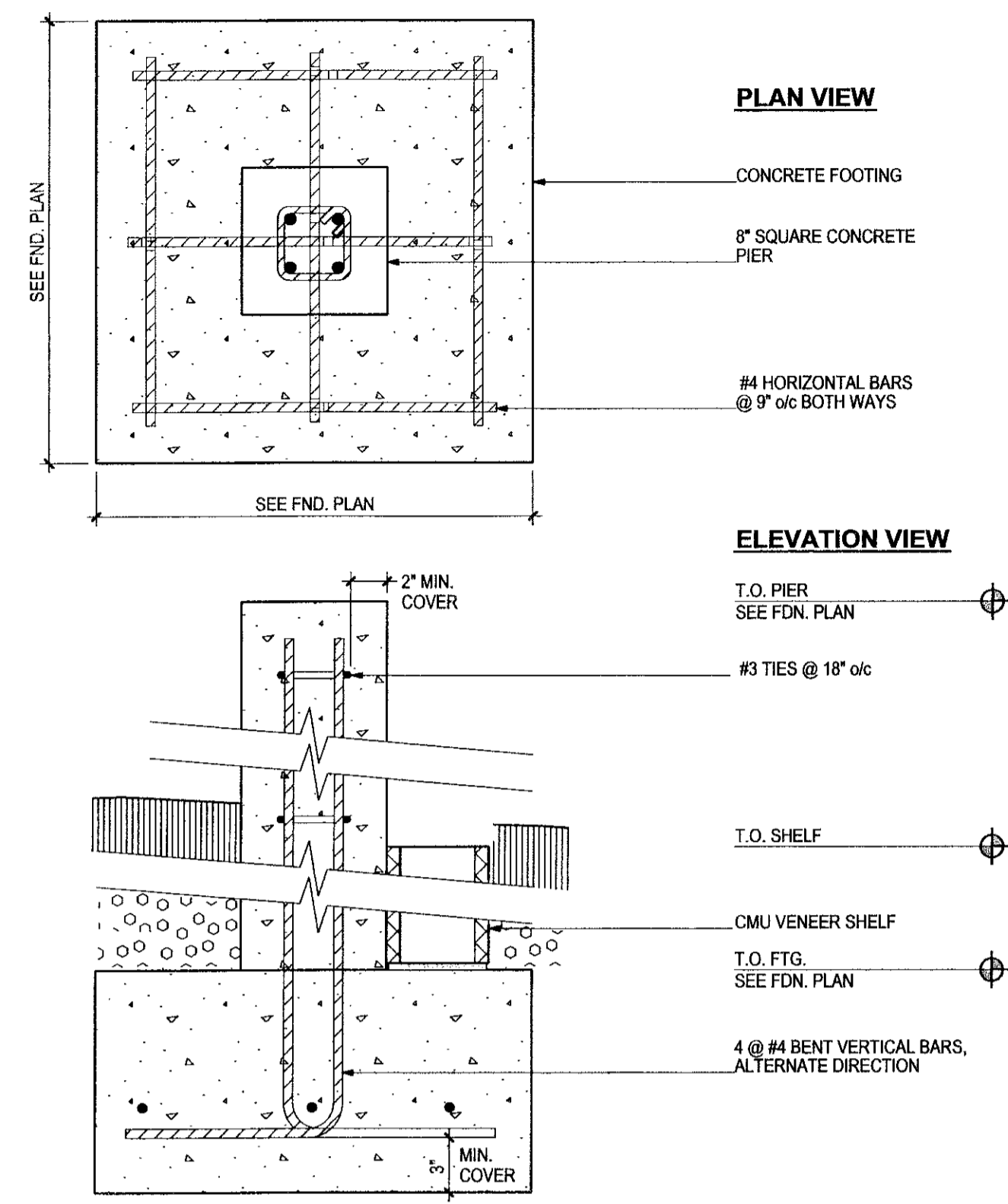
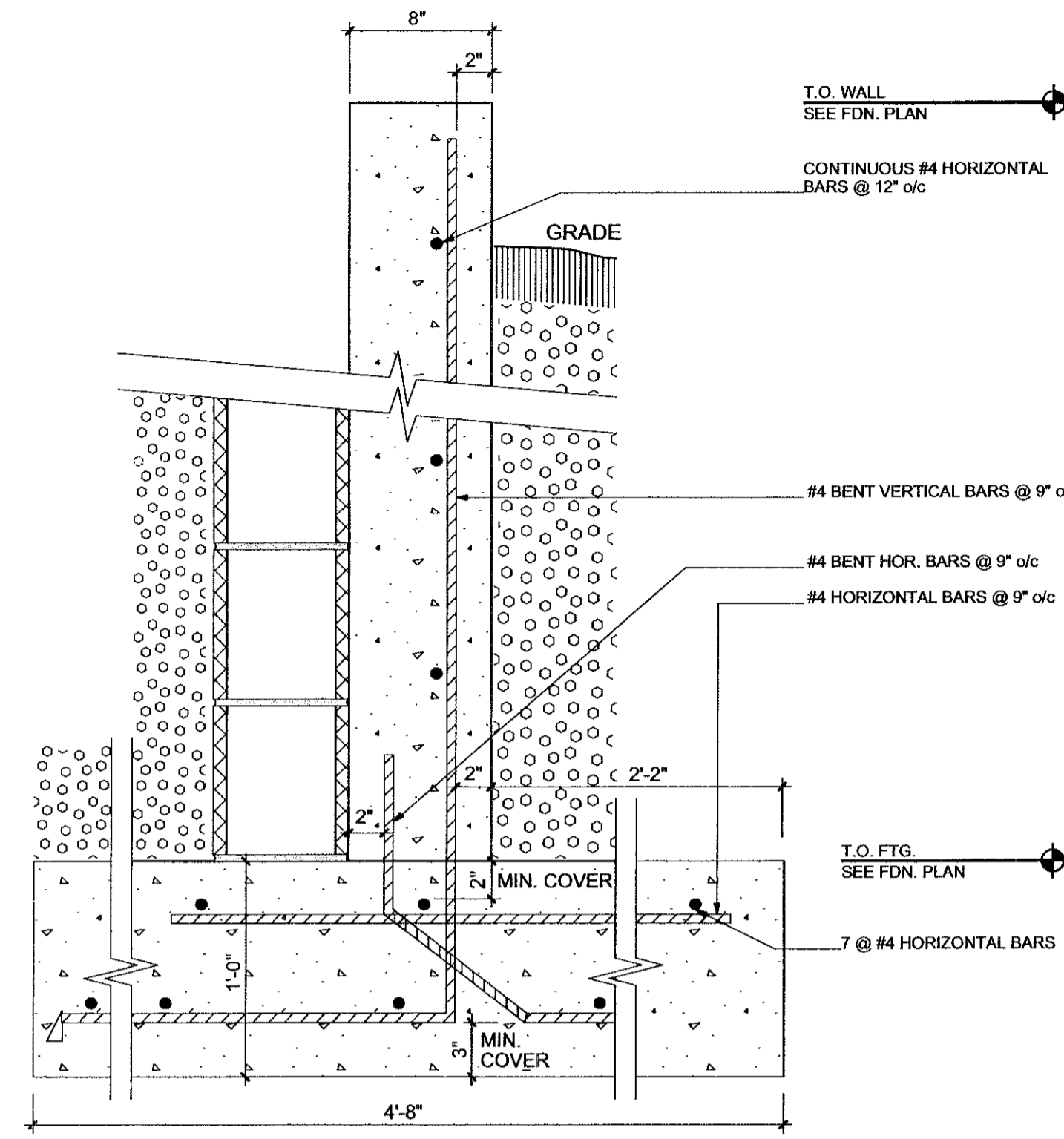


9 PLAN/ELEVATION-EXTERIOR DECK PIER & FOOTING
SCALE: 1 1/2"=1'-0"



10 PLAN/ELEVATION-EXTERIOR PORCH PIER & FOOTING
SCALE: 1 1/2"=1'-0"



11 SECTION-FOUNDATION: RETAINING WALL AT ENTRY SIDE
SCALE: 1 1/2"=1'-0"

FOUNDATION SPECIFICATIONS

GENERAL SPECIFICATIONS

- The building footings have been designed using an assumed minimum allowable soil bearing pressure of 2000 psf.
- All footings, post pads, and slabs are to be poured on undisturbed soil or well-compacted fill, or pinned to cleaned ledge.
- All footings are to be placed below frost line (48") and stepped, as required by local building code.
- Foundation walls are to be plumb, square, and sized to within $\pm 1/4"$ of relative elevations shown on plans.

CONCRETE SPECIFICATIONS

- Concrete used in footings, post pads, foundation walls, piers, and slabs shall develop a minimum compressive strength of 3000 psi in 28 days, unless otherwise specified on drawings.
- All concrete shall be placed and cured in accordance with ACI standards.
- Concrete shall not be installed when subject to freezing temperatures, unless following ACI procedures for curing under such adverse conditions.
- Vertical contraction joints for full height walls to be located 15 feet from interior corners (minimum) and spaced 30 feet center to center (minimum). Joints are to run from footing to top of wall, and be formed on both sides of the foundation wall.
- The exterior side of the joint shall be caulked with a chemically curing thermosetting joint sealant (such as polysulfide, polyurethane or silicone) that will remain flexible after placement. After the groove has been caulked, a protective cover such as a 12" wide felt strip shall be placed over the joint below grade.

REINFORCING SPECIFICATIONS

- Reinforcing bars (rebars) shall be ASTM A615-GRADE 60. Lap splices shall be a minimum of 24 bar diameters (12" for #4 rebar) long.
- At all foundation wall corners, horizontal bars are to be made continuous around the corner. Bend bars as required, lap splices to be a minimum of 24 bar diameters.
- 2@ #4 horizontal rebar are required over top of all rough openings in foundation walls (3" min. concrete cover).

FASTENERS

- All steel fasteners or connectors in contact with pressure treated (PT) lumber shall be hot-dipped galvanized or stainless.

DETAILS

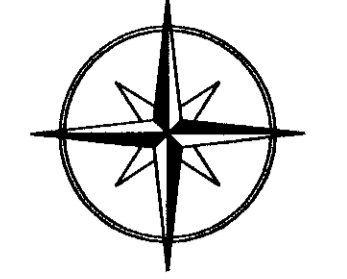
- Pressure treated sills are to be anchored to foundation with #5/8"x12" anchor bolts. The anchor bolts are to be located 49" o/c, 6" from the corners, centered on foundation walls, and exposed 2", unless otherwise specified.
- Contractor shall provide and install post bases with hold-downs for solid sawn interior wood posts.
- Sub-slab preparation, dampproofing or waterproofing, any sub-slab electrical, plumbing or radon piping, and all footings and floor drains to be coordinated by General Contractor.
- Contractor to provide and install foundation vents per applicable codes.
- Pockets in foundation walls for ends of carrying beams are to be sized and located according to plans.

DATUM

- "Datum" on these drawings refers to the top of lower first floor subfloor. All foundation elevations are given relative to this benchmark.

It is the responsibility of the foundation contractor to carefully review all working drawings and details for accuracy and consistency. Only drawings marked "FOR CONSTRUCTION" shall be used for construction work. Benson Woodworking cannot be held responsible for work initiated incorrectly due to misunderstanding or misinterpretation. If there are any questions after foundation plans have been reviewed, please call Benson Woodworking before initiating any work. The Benson Woodworking office number is: (603) 756-3600. The phone is answered Mon-Fri, 8am-5pm, eastern time.

FOUNDATION SPECIFICATIONS



STAMP

REVISIONS	DATE	BY

DATE: 30 APR 04
SCALE: 1 1/2"=1'-0"
DSN TEAM: AK/CA/RW
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THE EAGLES NEST - RIDGEWAY, CO
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