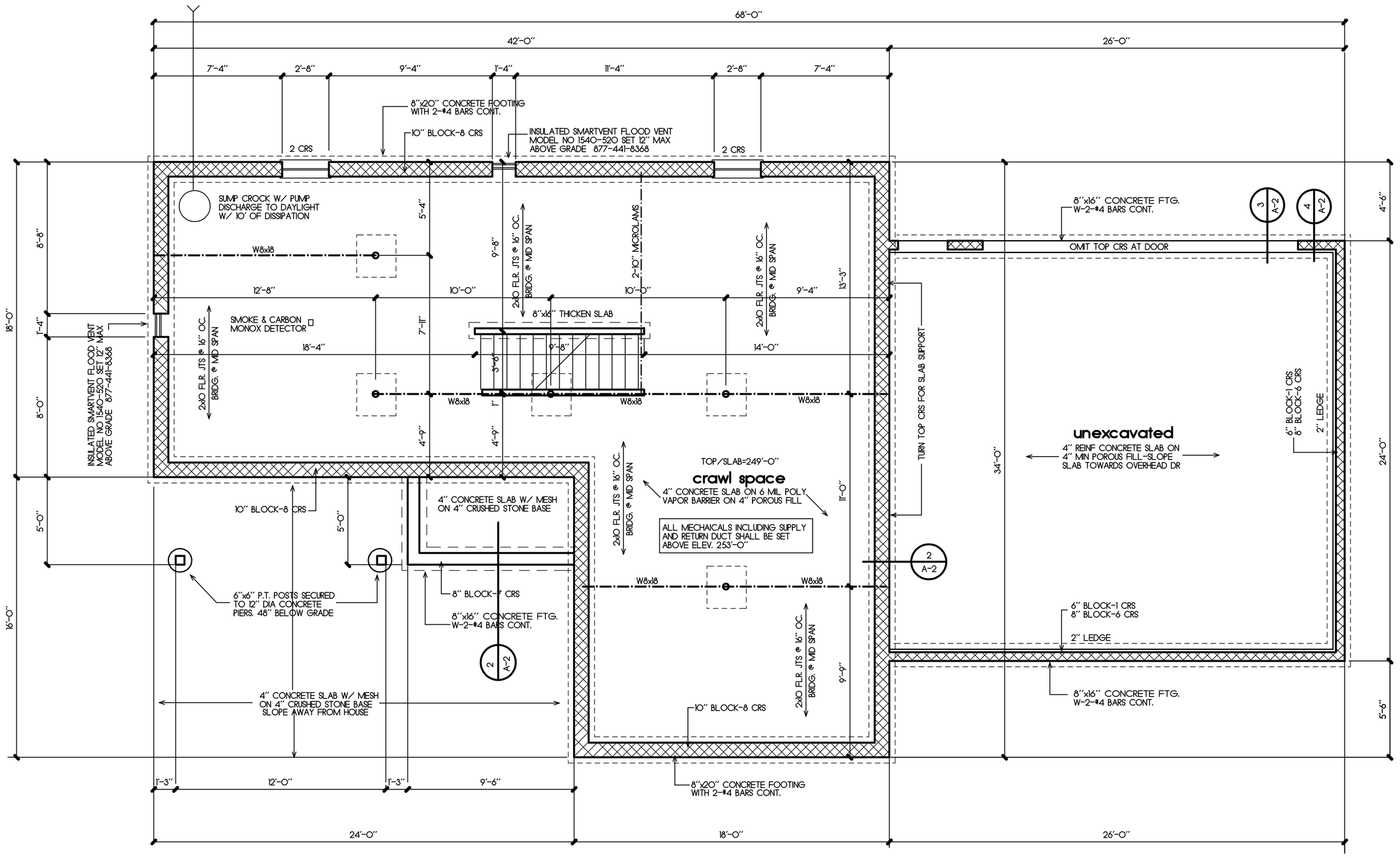


foundation plan

1/4"=1'-0"

INSULATION ON CRAWL WALLS SHALL BE COVERED WITH GYPSUM BOARD OR HAVE A FLAME SPREAD INDEX NOT GREATER THAN 25 WITH AN ACCOMPANYING SMOKE DEVELOPED INDEX NOT TO EXCEED 450

THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6" WITH THE FIRST 10' FROM THE HOUSE

FOUNDATIONS

CONTRACTOR SHALL NOTIFY SITE ENGINEER AND ARCHITECT IF SITE CONDITIONS, SUCH AS ADVERSE GROUND WATER OR SOIL CONDITIONS WARRANT MODIFICATIONS TO THE FOUNDATION DESIGN.

FOOTINGS MAY BE POURED NEAT AGAINST SIDES OF EXCAVATIONS ONLY IF SLOUGHING OR RAVELING DOES NOT OCCUR

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY EMBANKMENTS AND EXCAVATIONS

BACKFILL SHALL NOT BE PLACED AGAINST BASEMENT WALLS UNTILL- CONCRETE AND GROUT HAS REACHED SUFFICIENT STRENGTH TO RESIST DAMAGE OR STRUCTURAL FLOOR FRAMING INCLUDING PLYWOOD DECK IS IN PLACE. OR SUFFICIENT WALL BRACING IS IN PLACE

STRUCTURAL BACKFILL

STRUCTURAL BACKFILL OF WELL GRADED SAND AND GRAVEL OR CRUSHER RUN STONE SHALL BE PLACED IN 6" MAX. LIFTS AND COMPACTED TO A MIN. DENSITY OF 95% (UNDER SLABS AND BUILDINGS) AND 90% (ELSEWHERE) OF MAX. DENSITY AT OPTIMUM MOISTURE CONTENT PER ASTM D698

BACKFILL SHALL BE FREE OF EXCESIVE VEGATATION, DEBRIS OR OTHER DELETERIOUS MATERIALS AND CONTAIN NO PARTICLES LARGER THAN 3" IN DIA. AND NO MORE THAN 10% PASSING THE #200 SIEVE

FOOTINGS

FOOTING SHALL BE PLACED AT A MIN OF 42" BELOW GRADE UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS

FINAL 3" OF EXCAVATION SHALL BE REMOVED BY HAND TOOL OPERATIONS IN ORDER TO ASSURE UNDISTURBED BEARING SURFACES.

BOTTOM SURFACE OF FOOTING SHALL NOT SLOPE MORE THAN 1/3 UNLESS OTHERWISE INDICATED ON THE DRAINGS

NO EXCAVATION SHALL BE MADE LOWER AND CLOSER THAN 1/3 UNLESS INDICATED ON THE DRAWINGS

FOOTINGS AND SLABS SHALL NOT BE PLACED ON MUDDY OR FROZEN GROUND

ALL FOOTINGS SHALL BEAR ON FIRM AND CLEAN SOIL. THE SOIL BEARING SHOULD BE VERIFIED AT THE FOOTINGS BY AN ACCEPTED TESTING METHOD

CONCRETE MASONRY

CONCRETE BLOCK UNITS SHALL CONFORM TO ASTM C90 TYPE I, GRADE N.

MORTAR - ASTM C270, TYPE S (fm=1500 PSI)

BLOCK FILL- COURSE GROUT 3,000 PSI

CONCRETE

FOUNDATION DESIGN IS BASED ON A MIN. SOIL BEARING CAPACITY OF 2,500 PSF, BUILDER SHALL NOTIFY ARCHITECT IF CAPACITY IS LESS

PROVIDE 6 MIL POLYETHYLENE VAPOR BARRIER UNDER CONCRETE INTERIOR SLABS.

PROVIDE ALL NECESSARY TIE BARS, SPACER BARS, CHAIRS, ETC TO SECURE REINFORCING IN PLACE BEFORE PLACING CONCRETE

A. STANDARDS-LATEST EDITION OF ACI.
B. DESIGN STRENGTH AT 28 DAYS.

1. FOOTINGS, WALLS AND PIERS-3,000 PSI
2. SLAB ON GRADE-INTERIOR 2,500 PSI

EXTERIOR 3,500 PSI

REINFORCING-

BARS- ASTM A615, GRADE 60.
TRUSSED MASONRY JOINT REINFORCING ASTM A82

LAP SPLICES OF REINFORCING BARS SHALL BE 40 BAR DIA BUT NOT LESS THAN 24"

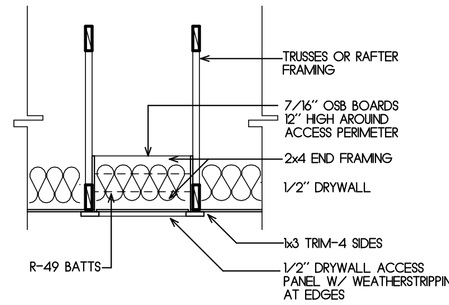
FILL BLOCK CORSE SOLID UNDER LINTELS, BEAM POCKETS, AND ALL BEARING PLATES WITH 3,000 PSI GROUT

KEEP CORES OF REINFORCED MASONRY FREE OF MORTAR DROPPINGS

ANCHOR BOLTS SHALL CONFORM TO ASTM A-307 AND SHALL BE 1/2" DIA MIN. AND 12" LONG. PLACEMENT OF ANCHOR BOLTS SHALL BE 12" FROM END PLATE, 6'-0" O.C. AND MIN. OF 2-ANCHOR BOLTS IN ANY ONE SECTION. LOCATE IN MIDDLE THIRD OF PLATE AT LEAST 1 1/2" FROM THE EDGE OF A 2x4 AND 1 3/4" FROM THE EDGE OF A 2x6.

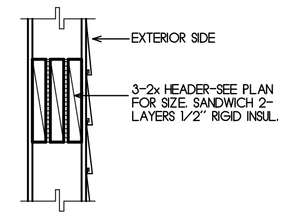
CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP.	ICE SHIELD UNDERLAY-MENT REQ'D.	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
50	115				B	SEVERE	48"	NONE-SLIGHT	NONE-SLIGHT	1	YES	25"-0"		



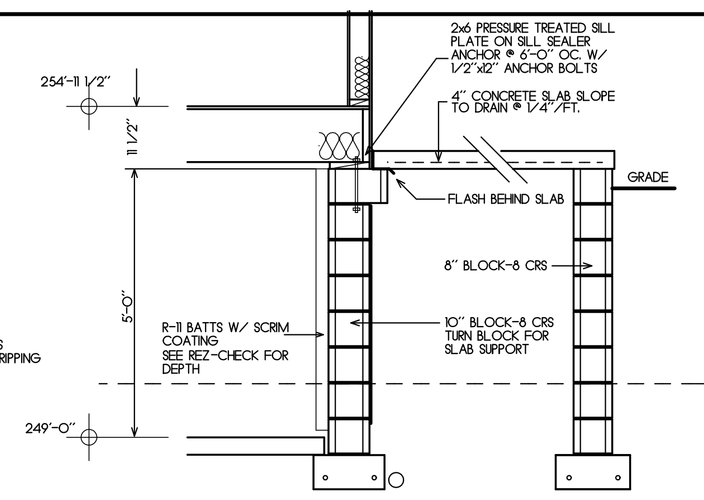
attic insulated access panel

SIZE = 22"x30"



header detail

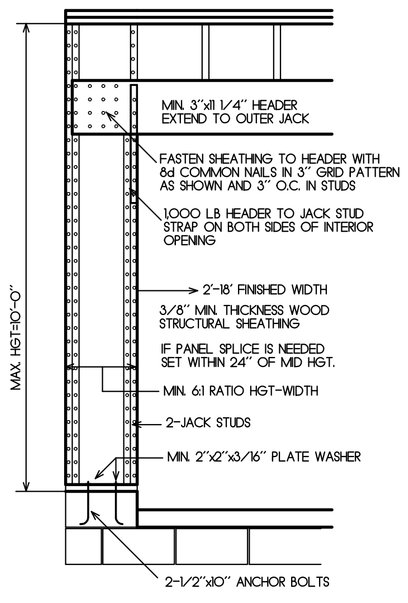
2X6 FRAME WALL.



section

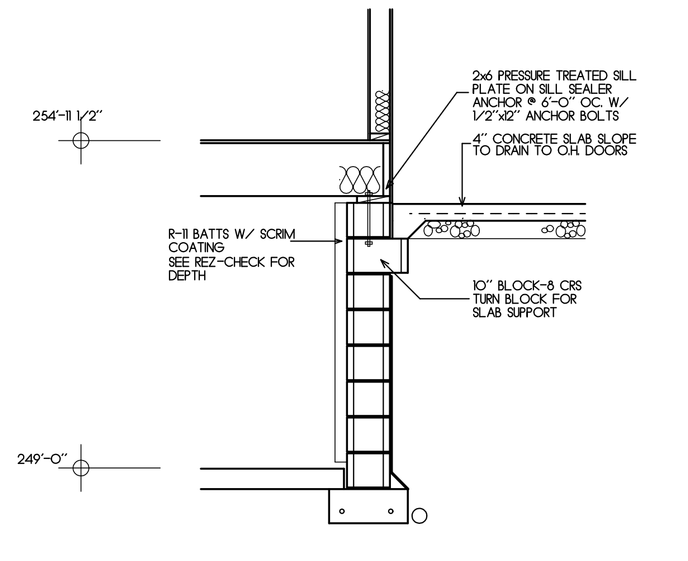
1/2"=1'-0"

1 A-2



garage portal wall

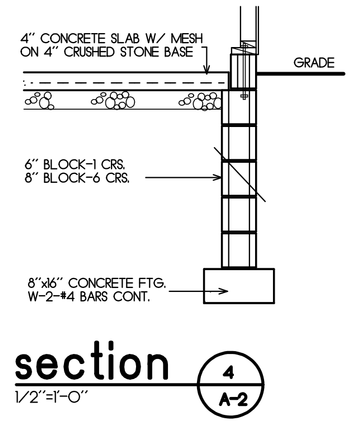
INTERIOR VIEW



section

1/2"=1'-0"

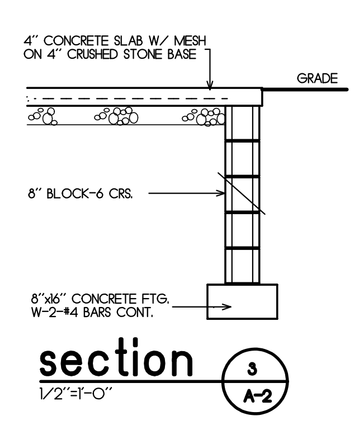
2 A-2



section

1/2"=1'-0"

4 A-2



section

1/2"=1'-0"

3 A-2

THURLEY RESIDENCE #7575 LAKESTONE DRIVE VILLAGE OF SODUS, NEW YORK

ALA architects
255 EAST AVENUE ROCHESTER, NEW YORK 14604
(585) 512-2099 ALAARC@FRONTIERNET.NET

PROPOSED RESIDENCE FOR MR. & MRS. THURLEY
#7575 LAKESTONE DRIVE VILLAGE OF SODUS, NEW YORK

REVISIONS		
No.	DATE	DESCRIPTION

A-2

MARCH 4, 2019