

FOUNDATION WALL SCHEDULE						
MARK	WIDTH	LENGTH	HEIGHT	FOOTING MARK		REMARKS
				VERTICAL BARS SIZE	HORIZONTAL BARS SIZE	
W1	8"	CONT.	8'-0" (MATCH EXIST. WALL HEIGHT)	#4	48" O.C.	3 - (1) WITHIN 12" OF TOP & (2) SPACED AT THIRD POINTS
W2	2x6	CONT.	MATCH EXISTING	N/A	N/A	N/A
W3	8"	CONT.	4'-0"	#4	48" O.C.	3 - (1) WITHIN 12" OF TOP & (2) SPACED AT THIRD POINTS

**WALL HORIZONTAL REINFORCING NOTES:**

- FOOTING MUST BE LOCATED BELOW FROST DEPTH & BEAR ON UNDISTURBED NATURAL SOILS. SHOULD ACTUAL SITE CONDITIONS DIFFER FROM THAT OF THOSE NOTED IN SCHEDULE ABOVE, NOTIFY ARCHITECT IMMEDIATELY.
- PLACE REINFORCEMENT IN CENTER OF WALL.
- PLACE TOP & BOTTOM BARS WITHIN 4" OF TOP & BOTTOM OF WALL.
- USE GRADE 60 REINFORCEMENT.
- REINFORCING BARS TO HAVE MIN. YIELD STRENGTH OF 40,000 PSI & CONC. COMPRESSIVE STRENGTH OF 2,500 PSI.

- FOUNDATION CODE INFORMATION**
- BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY AND RESCUE OPENING. SUCH OPENING SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR COURT.
  - WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM BUT SHALL NOT BE REQUIRED IN ADJOINING AREAS OF THE BASEMENT. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
  - BARS, GRILLES, COVERS, SCREENS OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, BULKHEAD ENCLOSURES, OR WINDOW WELLS THAT SERVE SUCH OPENINGS, PROVIDED THE MINIMUM NET CLEAR OPENING SIZE COMPLIES WITH THE OTHER APPLICABLE BUILDING CODES, AND SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.
  - THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
  - SHOULD A LADDER OR STEPS BE REQUIRED, THE LADDER OR STEPS SHALL NOT ENCRUCH MORE THAN 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.
  - EMERGENCY ESCAPE WINDOWS ARE ALLOWED TO BE INSTALLED UNDER DECKS AND PORCHES PROVIDED THE LOCATION OF THE DECK ALLOWS THE EMERGENCY ESCAPE WINDOW TO BE FULLY OPENED AND PROVIDES A PATH NOT LESS THAN 36 INCHES IN HEIGHT TO A YARD OR COURT.

FOOTING SCHEDULE					
MARK	WIDTH	LENGTH	THICKNESS	REINFORCING	REMARKS
FTG2	3'-0"	3'-0"	10"	(4) #4 BOT. EA. WAY	SPOT FOOTING

**NOTES:**

- PLACE REBAR 3" CLEAR FROM BOTTOM.
- EXCAVATIONS, GRADING AND FILL SHALL COMPLY WITH THE PROVISIONS OF THE GEOTECHNICAL REPORT

CONCRETE COMPRESSIVE STRENGTH	
2015 IRC (AS ADOPTED BY NYS) SECTION R402.2 COMPRESSIVE STRENGTH OF CONCRETE	
STRENGTH AT 28 DAYS PSI	
BASEMENT WALLS, FOUNDATIONS & OTHER CONCRETE NOT EXPOSED TO THE WEATHER	NEGLIGIBLE- 2,500 PSI MODERATE- 2,500 PSI SEVERE- 2,500 PSI
BASEMENT SLABS & INTERIOR SLABS ON GRADE, EXCEPT GARAGE SLABS	NEGLIGIBLE- 2,500 PSI MODERATE- 2,500 PSI SEVERE- 2,500 PSI
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER	NEGLIGIBLE- 2,500 PSI MODERATE- 3,000 PSI SEVERE- 3,000 PSI
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS	NEGLIGIBLE- 2,500 PSI MODERATE- 3,000 PSI SEVERE- 3,500 PSI

**SOILS PRESUMPTION**

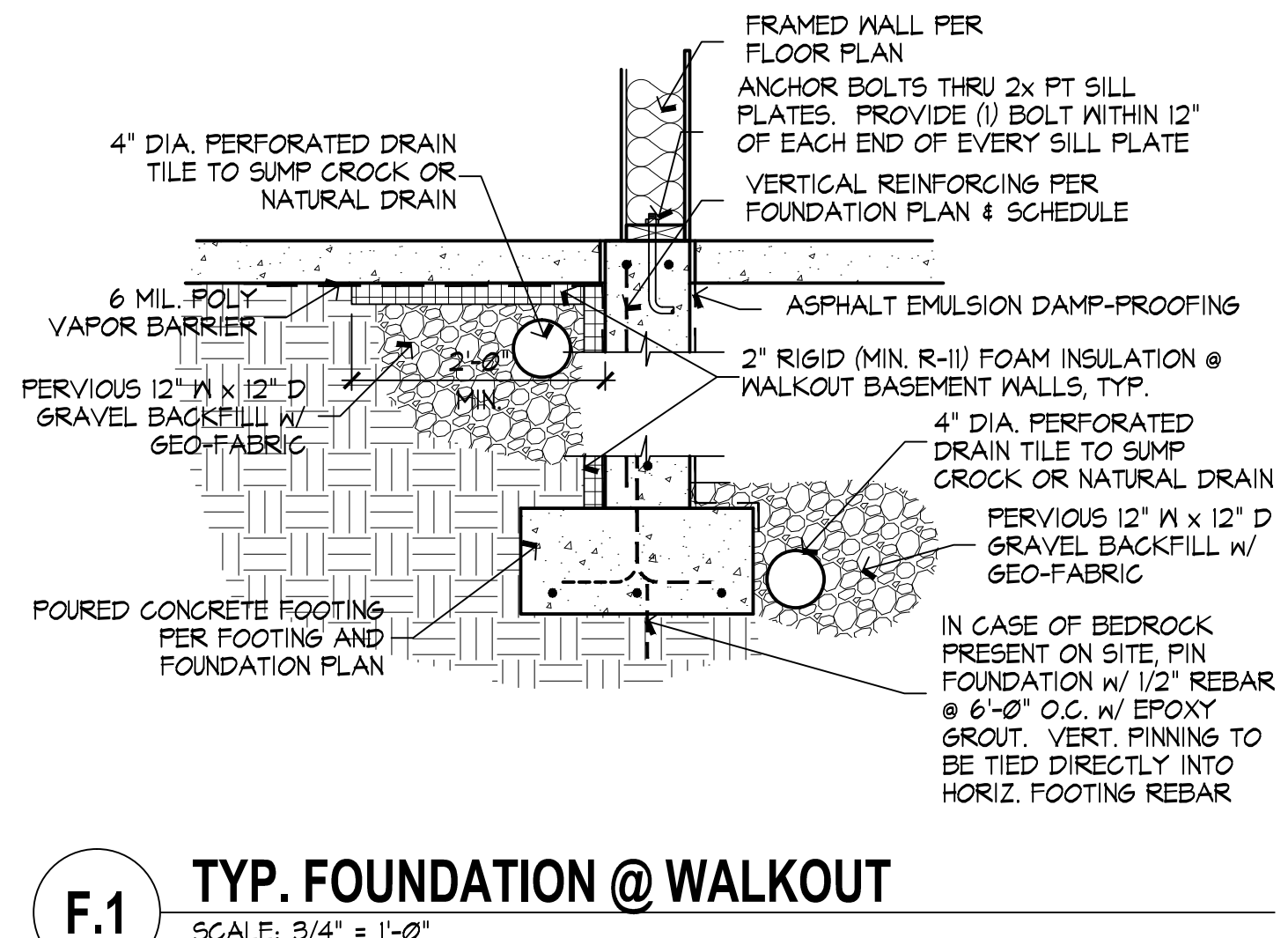
BASED ON ERIE COUNTY SOIL SURVEY INFORMATION, EXPANSIVE SOILS, AS DEFINED BY SECTION R403.1.8 OF THE 2015 IRC, ARE ASSUMED TO BE PRESENT ON THE BUILDING SITE.

- SINCE NO EVIDENCE SUPPORTS THAT IN-PLACE SOILS WITH BEARING CAPACITIES OF LESS THAN 1,500 PSF ARE LIKELY TO BE PRESENT AT THE SITE, IN CONJUNCTION WITH R401.4.1 AND IN LIEU OF A SOIL TEST AS REQUIRED BY R401.4, A BEARING CAPACITY OF 1,500 PSF HAS BEEN ASSUMED.
- THE PROPOSED FOUNDATION SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE 1,500 PSF LOAD BEARING VALUE AND TO PERFORM OPTIMALLY WITH THE EXISTING FOUNDATION SYSTEM. AS PER R403.1.8 FOUNDATION SYSTEMS WHICH HAVE PERFORMED ADEQUATELY IN SOIL CONDITIONS SIMILAR TO THOSE ENCOUNTERED AT THE BUILDING SITE ARE PERMITTED.
- DUE TO THE DESIGN OF THE NEW FOUNDATION SYSTEM LATERAL FORCES INDUCED BY EXPANSIVE SOILS ARE NEGLIGIBLE AND NON-DETRIMENTAL TO THE FOUNDATION SYSTEM.
- THE ALTERATION OF SOIL MOISTURE CONTENT DUE TO SITE PLAN ALTERATION, GRADING, ETC., IS ANTICIPATED TO BE NEGLIGIBLE.
- ADDITIONALLY, SHOULD SOIL CONDITIONS UPON EXCAVATION VARY FROM ANTICIPATED CONDITIONS (AS STATED ABOVE) CONSTRUCTION SHALL BE IMMEDIATELY HALTED AND ANY NECESSARY FOUNDATION REVISIONS AND/OR SOIL EXPLORATIONS MUST BE PERFORMED.

**FOUNDATION ANCHORAGE**

2015 IRC (AS ADOPTED BY NYS) SECTION R403.1.6 FOUNDATION ANCHORAGE.

THE WOOD SOLE PLATE AT EXTERIOR WALLS ON MONOLITHIC SLABS AND WOOD SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MAXIMUM OF 6 FEET ON CENTER. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. BOLTS SHALL BE AT LEAST 1/2 INCH IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7 INCHES INTO MASONRY OR CONCRETE. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. A NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT OF THE PLATE. SILLS AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SPECIFIC CODE SECTIONS.

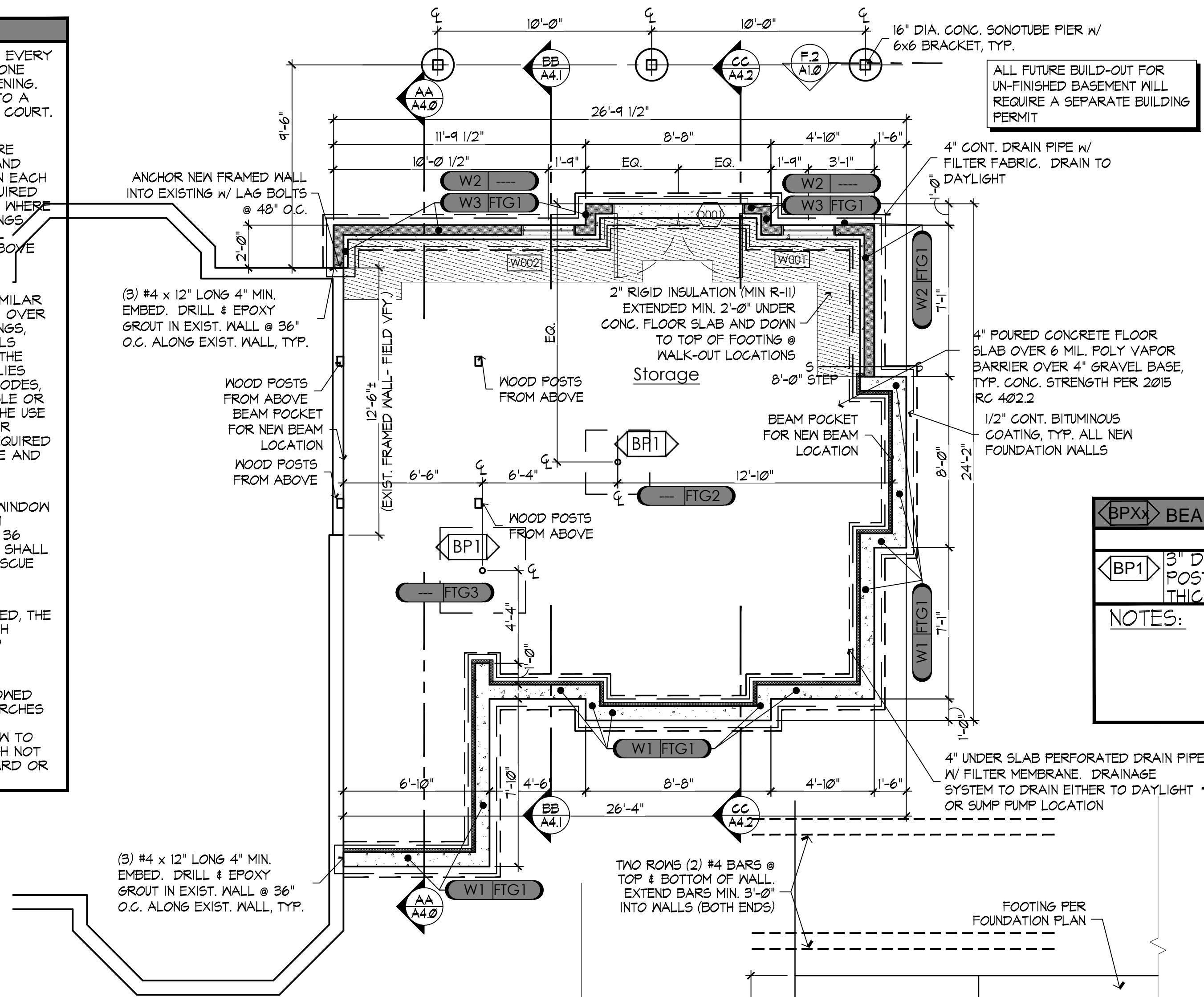


**F.2 SONOTUBE DETAIL**  
SCALE: 3/4" = 1'-0"

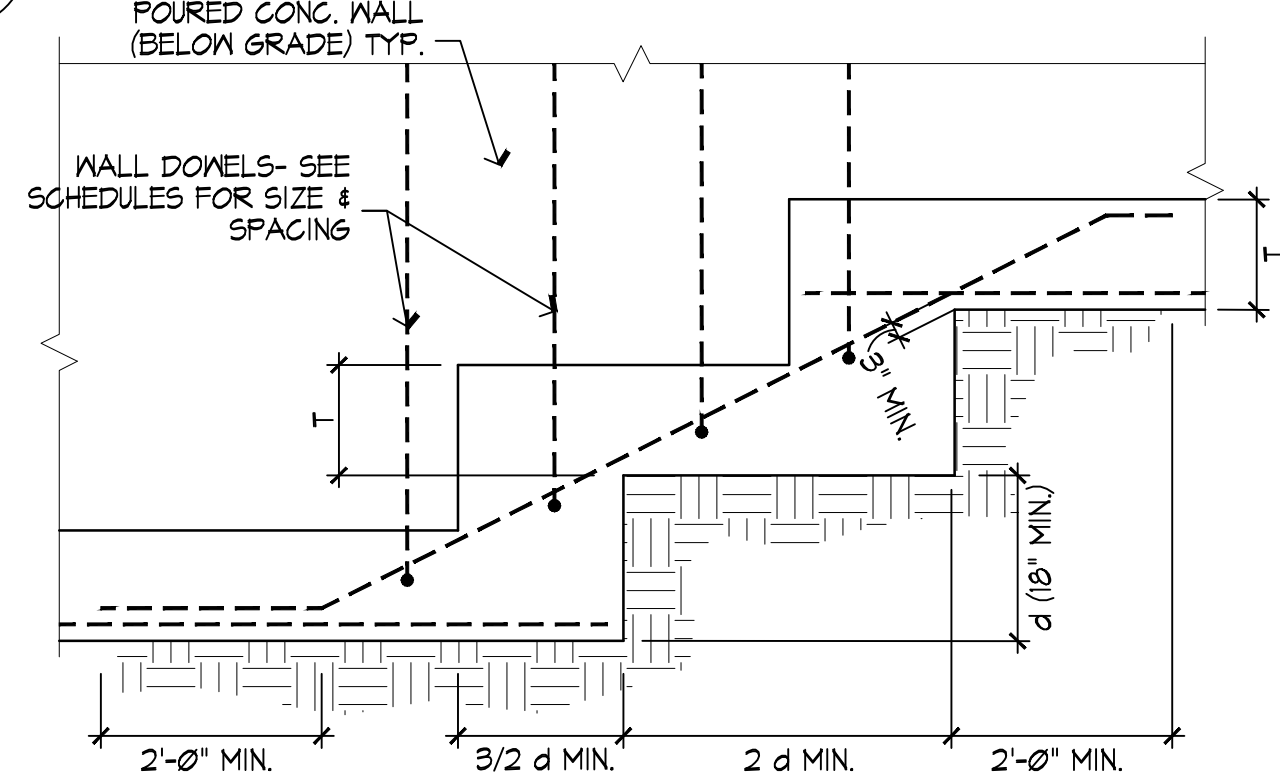
REQUIRED LAP LENGTH			
TYPE	CONCRETE	MASONRY	MIN.
SPLICE	48" BAR DIA.	48" BAR DIA.	24"
HOOK	12" BAR DIA.	28" BAR DIA.	12"

**F.5 CONCRETE INTERSECTION REINFORCING**  
SCALE: 1/2" = 1'-0"

**A ADDITION FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



**F.3 JUMP FOOTING DETAIL**  
SCALE: N.T.S.



**F.4 STEPPED FOOTING DETAIL**  
SCALE: N.T.S.

Bearing Post Schedule	
BP1	3" DIA. ADJ. STEEL JACK POST (SCH. 40) w/ 1/2" THICK CAP & BASE PLATE

**NOTES:**

- STEEL PIPE (PIPE STD) A53
- STEEL HOLLOW SECTION (HSS) A500
- STEEL COLUMNS REQUIRE BEARING PLATES
- CONTINUE POSTS TO FOUNDATION OR BEARING MEMBERS

- FOUNDATION GENERAL NOTES**
- DO NOT SCALE DRAWINGS!!
  - WINDOWS AND SPOT FOOTINGS ARE DIMENSIONED TO CENTERLINE.
  - ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED EARTH, FREE OF ORGANIC MATERIALS.
  - TOP OF FOUNDATION WALL SHALL BE 6" MIN. ABOVE FINISHED GRADE.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR EVALUATING SOIL CONDITIONS AND SUITABILITY PRIOR TO CONSTRUCTION OF ANY FOOTINGS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR LATERALLY BRACING FOUNDATION WALLS UNTIL ALL SUPPORTING MEMBERS, SUCH AS FLOORS, ARE IN PLACE. BACKFILL FOUNDATION IN 8" LIFTS, COMPACTED TO 90% MAXIMUM DENSITY, AND BRACE WALLS WITH FLOOR STRUCTURE PRIOR TO BACKFILLING.
  - CONTRACTOR SHALL VERIFY UNDERLYING FILL MATERIAL CONSISTENCY AND COMPACTION PRIOR TO GARAGE FLOOR SLAB AND DRIVEWAY PLACEMENT.
  - SILL PLATES AND ANCHOR BOLTS SHALL BE INSTALLED IN COMPLIANCE WITH STATE AND LOCAL BUILDING CODES.

**PERMIT SET**

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ISSUED BY JACOB FLITTON ARCHITECT PLLC

**GERACE RES.**  
11240 Hiller Road  
Akron NY 14001

Job #	19-012
Revisions	
Date:	2020.03.30
Title:	Foundation Plan

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JACOB T. FLITTON  
STATE OF NEW YORK  
037972

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