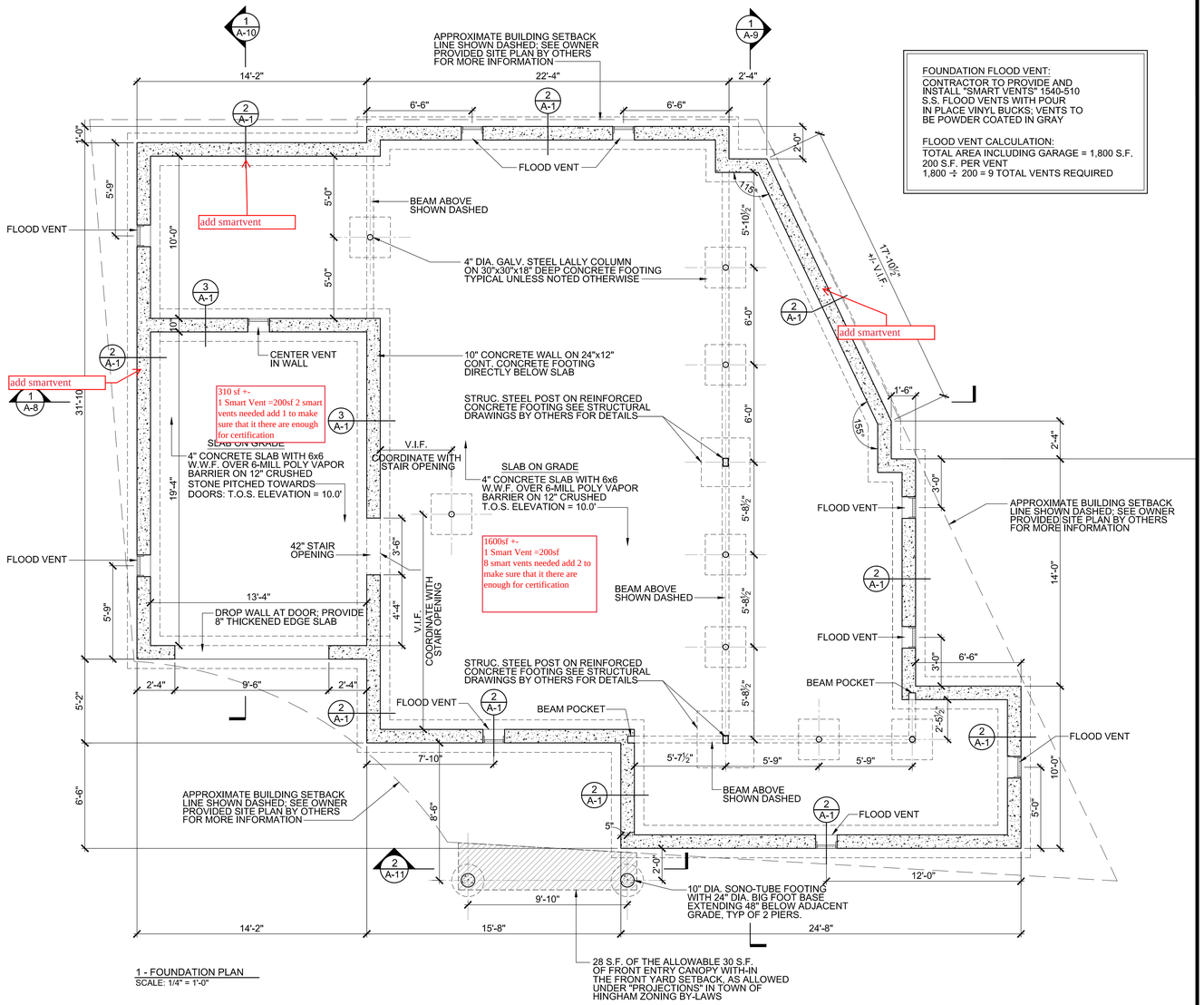
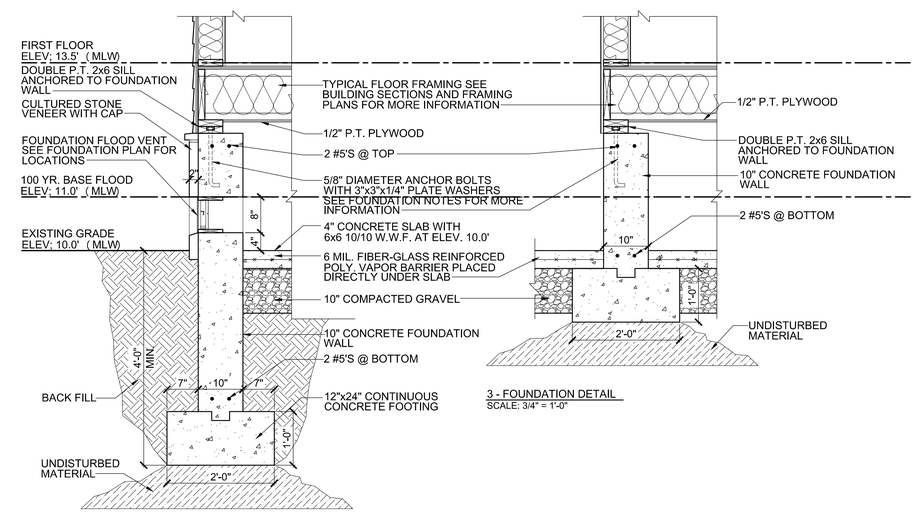



1 - FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

FOUNDATION FLOOD VENT:
CONTRACTOR TO PROVIDE AND INSTALL "SMART VENTS" 1540-510 S.S. FLOOD VENTS WITH POUR IN PLACE VINYL BUCKS; VENTS TO BE POWDER COATED IN GRAY

FLOOD VENT CALCULATION:
TOTAL AREA INCLUDING GARAGE = 1,800 S.F.
200 S.F. PER VENT
1,800 ÷ 200 = 9 TOTAL VENTS REQUIRED

NOTE:
SEE FRAMING PLANS AND BUILDING SECTIONS FOR FLOOR AND WALL FRAMING INFORMATION, TYP.




2 - FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"

3 - FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"

FOUNDATION NOTES:

1. ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI @ 28 DAYS, 3500 P.S.I. MIX (3/4" STONE, NO AIR ENTRAINMENT) .
2. 5/8" DIAMETER ANCHOR BOLTS WITH 3"x3"x1/4" PLATE WASHERS TO BE SET @ 48" O.C. AND NOT MORE THAN 1'-0" FROM ALL CORNERS & STEPS - BOLTS TO BE SET 8" INTO CONCRETE (MIN) .
3. NO FOOTINGS SHALL BE PLACED ON FROZEN SOIL.
4. ALL FOOTINGS MUST BEAR ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 1.5 TONS PER SQUARE FOOT.
5. ALL FOOTINGS SHALL BE PLACED A MINIMUM OF 4'-0" BELOW GRADE.
6. MAINTAIN FULL WIDTH OF FOOTING AT ALL STEPS, IF ANY
7. CONTRACTOR IS TO NOTIFY "DIG-SAFE" BEFORE BEGINNING ANY WORK.
8. ALL CONCRETE SLABS SHALL BE REINFORCED WITH 6x6 10/10 W.W.F.
9. ALL CONCRETE SLABS SHALL BE PLACED OVER 12" OF CRUSHED STONE WITH A 6 MIL. FIBER-GLASS REINFORCED POLY. VAPOR BARRIER PLACED DIRECTLY UNDER SLAB.
10. FOOTINGS AND FOUNDATION WALLS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CURRENT EDITION OF THE MASSACHUSETTS STATE BUILDING CODE AS A MINIMUM REQUIREMENT.
11. FINISHED GRADES SHALL BE ARRANGED TO DIRECT SURFACE WATER AWAY FROM ALL FOUNDATION WALLS. THE FINISHED GRADE SHALL SLOPE A MINIMUM OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST SIX FEET FROM THE FACE OF ALL FOUNDATION WALLS.
12. TOP OF CONCRETE SLABS SHALL NOT VARY MORE THAN 3/16" OVER 10 FEET.
13. ALL FOUNDATION WALLS SHALL BE DAMPPROOFED FROM THE TOP OF FOOTING TO THE FINISHED GRADE OR WATERPROOFED IN AREAS WHERE A HIGH WATER TABLE OR OTHER SEVER SOIL-WATER CONDITIONS ARE KNOWN TO EXIST. (OR AS INDICATED)
14. THE SPACE BETWEEN THE EXCAVATION AND THE FOUNDATION WALL SHALL BE BACKFILLED WITH THE SAME MATERIAL USED FOR FOOTINGS, UP TO A HEIGHT OF ONE FOOT ABOVE THE FOOTING FOR WELL-DRAINED SITES, OR 1/2 THE TOTAL BACKFILL HEIGHT FOR POORLY DRAINED SITES. THE REMAINDER OF THE EXCAVATED AREA SHALL BE BACKFILLED WITH THE SAME TYPE OF SOIL AS WAS REMOVED DURING EXCAVATION. THE BACKFILL SHALL BE PLACED IN SIX TO EIGHT INCH COMPACTED LAYERS.
15. BACKFILL ADJACENT TO THE WALL SHALL NOT BE PLACED UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY BACKFILL.
16. A 6-MIL, FIBER-GLASS REINFORCED, POLY VAPOR BARRIER WITH JOINTS LAPPED LAPPED LESS THAN 6", SHALL BE PLACED BETWEEN THE CONCRETE FLOOR BASE COURSE OR PREPARED SUB-GRADE.
17. ALL STEEL REINFORCING SHALL BE A.S.T.M. A615, GRADE 60.
18. ALL FILL FOR SLABS SHALL BE CLEAN, GRANULAR MATERIAL AND SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DRY DENSITY PER A.S.T.M. D1557. FILL SHALL BE PLACED AND COMPACTED IN 12" LAYERS MAXIMUM. LESS THAN 6", SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE


APREA DESIGN
RESIDENTIAL DESIGN
INTERIOR DESIGN
PLANNING

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Consultants

Drawn By: JCA

Checked By: JCA

Date: 7/20/20

| Revision | Date | By |
|---|---|---|
| | | |

Project:
NEW SINGLE FAMILY PRIVATE RESIDENCE FOR:
OAK DEVELOPMENT AT:

93 KIMBALL BEACH ROAD
HINGHAM, MA

REGISTERED ARCHITECT
JONATHAN C. APREA
No. 50276
HINGHAM, MA
COMMONWEALTH OF MASSACHUSETTS

Drawing Title:
FOUNDATION PLAN AND FOUNDATION DETAILS

Scale: As Noted

Drawing Number:
A-1

Set: CONSTRUCTION