

NOTE:
 A TOTAL OF (4) VENTILATION OPENINGS, NOT LESS THAN 1 SF IN AREA, SHALL BE CREATED IN THE FOUNDATION WALLS AND ASSUMES A VAPOR BARRIER IS INSTALLED. IF THIS BARRIER IS NOT INSTALLED, ONE VENT PER EACH 150 SF OF CRAWL AREA WILL OTHERWISE BE REQUIRED. THESE OPENINGS WILL BE INSTALLED ON OPPOSING WALLS AND SPACED TO THE EXTENT POSSIBLE TO DEVELOP PROPER CROSS VENTILATION W/IN THE CRAWL AREA. ONE (1) OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BUILDING. PERFORATED SHEET METAL PLATES (NOT LESS THAN .070" THICK) OR EXPANDED SHEET METAL PLATES (NOT LESS THAN 0.047" THICK) SHALL BE INSTALLED WITHIN THESE OPENINGS. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED. VENTS/OPENINGS SHALL NOT BE PLACED IN ANY CRAWL SPACE WALLS SHARED WITH THE GARAGE.

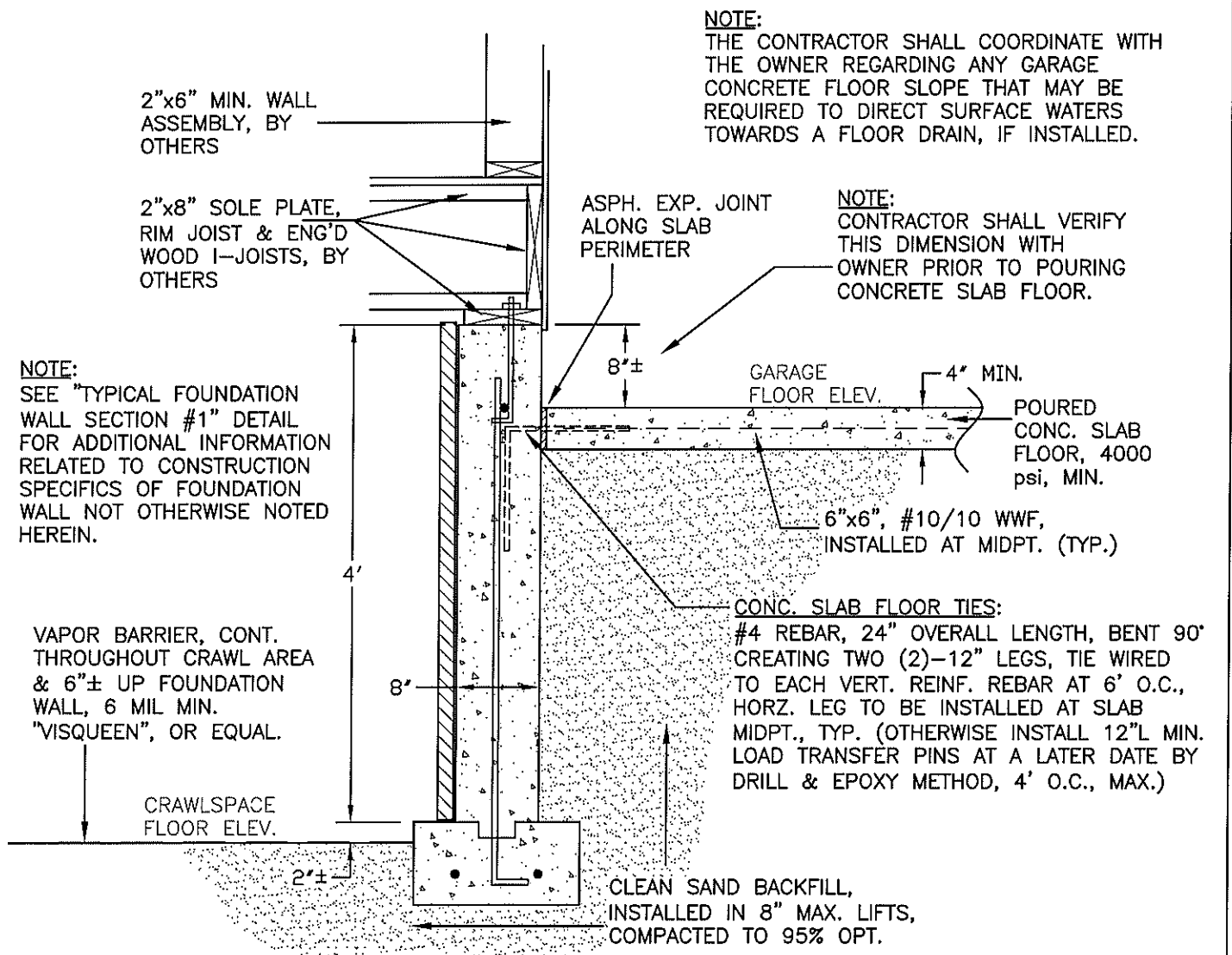
NOTE:
 THIS DETAIL REPRESENTS FOUNDATION WALL CONSTRUCTION WHERE A CRAWLSPACE IS TO BE CREATED UNDER THE RESIDENTIAL LIVING PORTION OF THE BUILDING.

NOTE:
 A FOOTING DRAIN (NOT SHOWN) SHALL BE INSTALLED ALONG THE BUILDING PERIMETER. SEE FOOTING DRAIN DETAIL PROVIDED ELSEWHERE.

NOTE:
 ACCESS TO THE CRAWL SPACE SHALL BE PROVIDED BY OTHERS THROUGH THE FLOOR, i.e. NOT THROUGH THE FOUNDATION WALL. ACCESS SIZE SHALL BE A MINIMUM 18"x24" IN SIZE.

TYPICAL FOUNDATION WALL SECTION # 1

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



NOTE:
THE CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING ANY GARAGE CONCRETE FLOOR SLOPE THAT MAY BE REQUIRED TO DIRECT SURFACE WATERS TOWARDS A FLOOR DRAIN, IF INSTALLED.

NOTE:
CONTRACTOR SHALL VERIFY THIS DIMENSION WITH OWNER PRIOR TO POURING CONCRETE SLAB FLOOR.

NOTE:
SEE "TYPICAL FOUNDATION WALL SECTION #1" DETAIL FOR ADDITIONAL INFORMATION RELATED TO CONSTRUCTION SPECIFICS OF FOUNDATION WALL NOT OTHERWISE NOTED HEREIN.

VAPOR BARRIER, CONT. THROUGHOUT CRAWL AREA & 6"± UP FOUNDATION WALL, 6 MIL MIN. "VISQUEEN", OR EQUAL.

CONC. SLAB FLOOR TIES:
#4 REBAR, 24" OVERALL LENGTH, BENT 90° CREATING TWO (2)-12" LEGS, TIE WIRED TO EACH VERT. REINF. REBAR AT 6' O.C., HORZ. LEG TO BE INSTALLED AT SLAB MIDPT., TYP. (OTHERWISE INSTALL 12"L MIN. LOAD TRANSFER PINS AT A LATER DATE BY DRILL & EPOXY METHOD, 4' O.C., MAX.)

CLEAN SAND BACKFILL, INSTALLED IN 8" MAX. LIFTS, COMPACTED TO 95% OPT.

NOTE:
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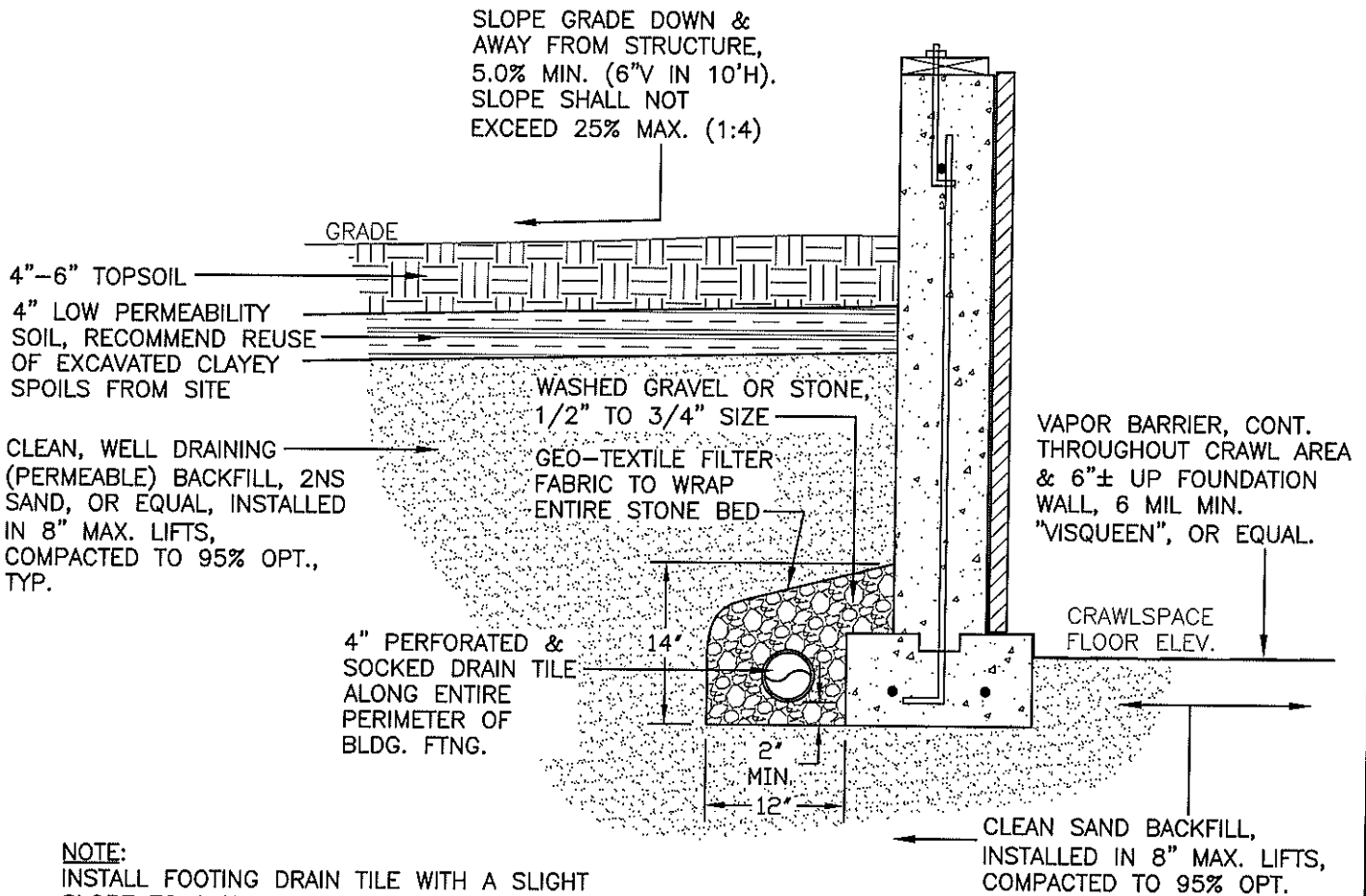
NOTE:
THIS DETAIL REPRESENTS FOUNDATION WALL AND CONCRETE SLAB FLOOR CONSTRUCTION WHERE NEW ATTACHED GARAGE IS TO BE INSTALLED.

NOTE:
A FOOTING DRAIN (NOT SHOWN) SHALL BE INSTALLED ALONG THE BUILDING PERIMETER. SEE FOOTING DRAIN DETAIL PROVIDED ELSEWHERE.

NOTE:
ACCESS TO THE CRAWL SPACE SHALL BE PROVIDED BY OTHERS THROUGH THE FLOOR, i.e. NOT THROUGH THE FOUNDATION WALL. ACCESS SIZE SHALL BE A MINIMUM 18"x24" IN SIZE.

TYPICAL FOUNDATION WALL SECTION #2

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



NOTE:
 INSTALL FOOTING DRAIN TILE WITH A SLIGHT SLOPE TO A NON-PERFORATED SCH. 30 OR 40 "SOLID" PIPE THAT CARRIES THE COLLECTED WATER TO DAYLIGHT. FINAL OUTFALL LOCATION AS PER OWNER.

NOTE:
 TOTAL PERFORATED & SOCKED FOOTING TILE LENGTH IS ESTIMATED AS 215±LF.
 TOTAL "SOLID" PIPE LENGTH IS ESTIMATED AS 100±LF.
 TOTAL WASHED GRAVEL/STONE ALONG TILE IS ESTIMATED AS 240±CF = 8.9±CY.

TYPICAL FOOTING DRAIN DETAIL

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

NOTE:
 SEE "TYPICAL FOUNDATION WALL SECTION #1" AND
 "TYPICAL FOUNDATION WALL SECTION #2" DETAILS FOR
 ADDITIONAL INFORMATION RELATED TO CONSTRUCTION
 SPECIFICS OF FOUNDATION WALL AND GARAGE SLAB
 FLOOR NOT OTHERWISE NOTED HEREIN.

NOTE:
 SITE EXCAVATION ESTIMATES RESULT IN A TOTAL "CUT"
 VOLUME OF 532±CY.
 ESTIMATED SAND "FILL" REQ'D FOR THE PROJECT
 TOTALS 400±CY AND IS A C.I.P. AMOUNT (i.e. NOT A
 "LOOSE" HAUL VOLUME)

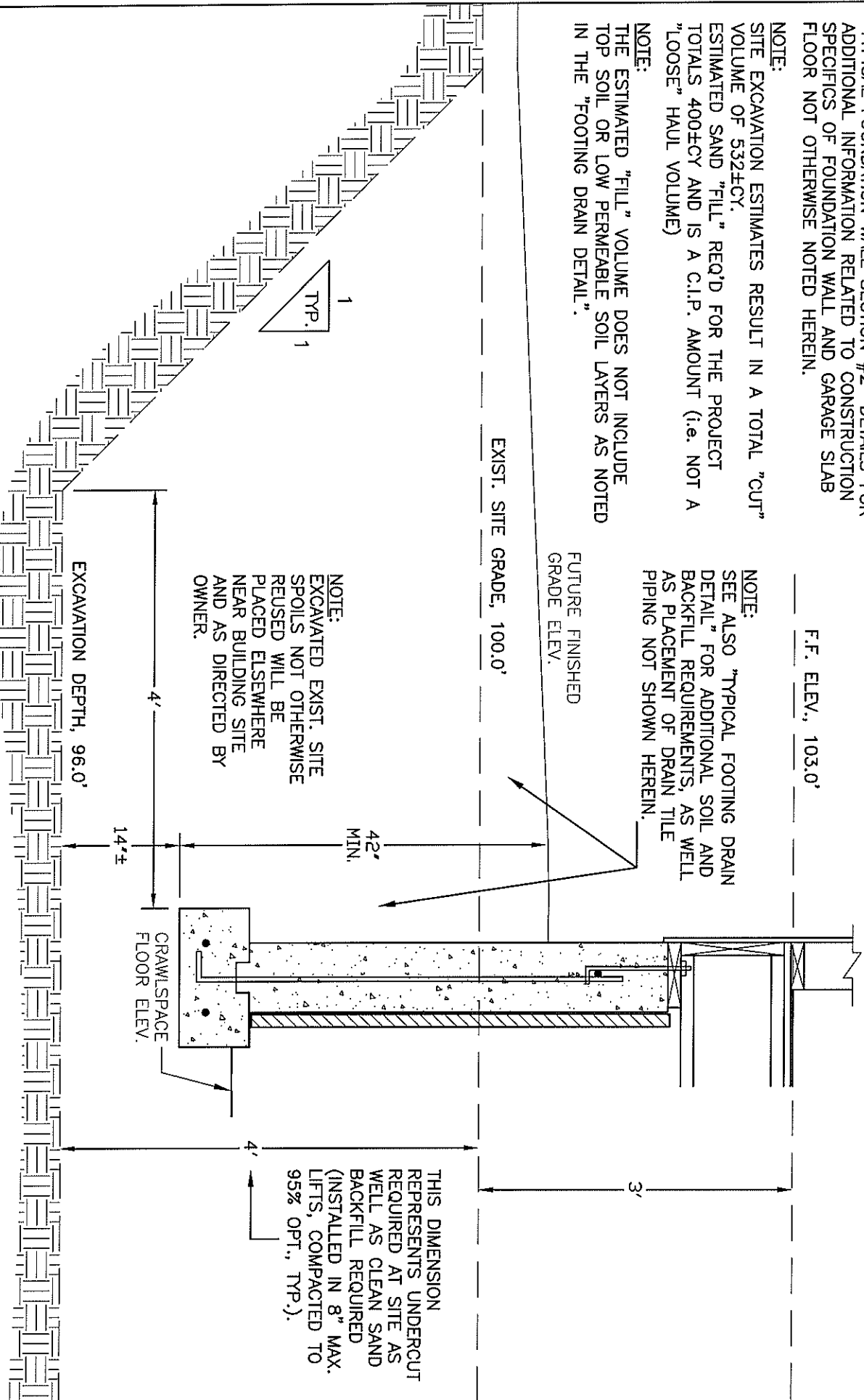
NOTE:
 THE ESTIMATED "FILL" VOLUME DOES NOT INCLUDE
 TOP SOIL OR LOW PERMEABLE SOIL LAYERS AS NOTED
 IN THE "FOOTING DRAIN DETAIL".

F.F. ELEV., 103.0'

NOTE:
 SEE ALSO "TYPICAL FOOTING DRAIN
 DETAIL" FOR ADDITIONAL SOIL AND
 BACKFILL REQUIREMENTS, AS WELL
 AS PLACEMENT OF DRAIN TILE
 PIPING NOT SHOWN HEREIN.

FUTURE FINISHED
 GRADE ELEV.

EXIST. SITE GRADE, 100.0'



NOTE:
 EXCAVATED EXIST. SITE
 SPOILS NOT OTHERWISE
 REUSED WILL BE
 PLACED ELSEWHERE
 NEAR BUILDING SITE
 AND AS DIRECTED BY
 OWNER.

THIS DIMENSION
 REPRESENTS UNDERCUT
 REQUIRED AT SITE AS
 WELL AS CLEAN SAND
 BACKFILL REQUIRED
 (INSTALLED IN 8" MAX.
 LIFTS, COMPACTED TO
 95% OPT., TYP.).

TYPICAL SITE CUT/FILL SECTION DETAIL

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