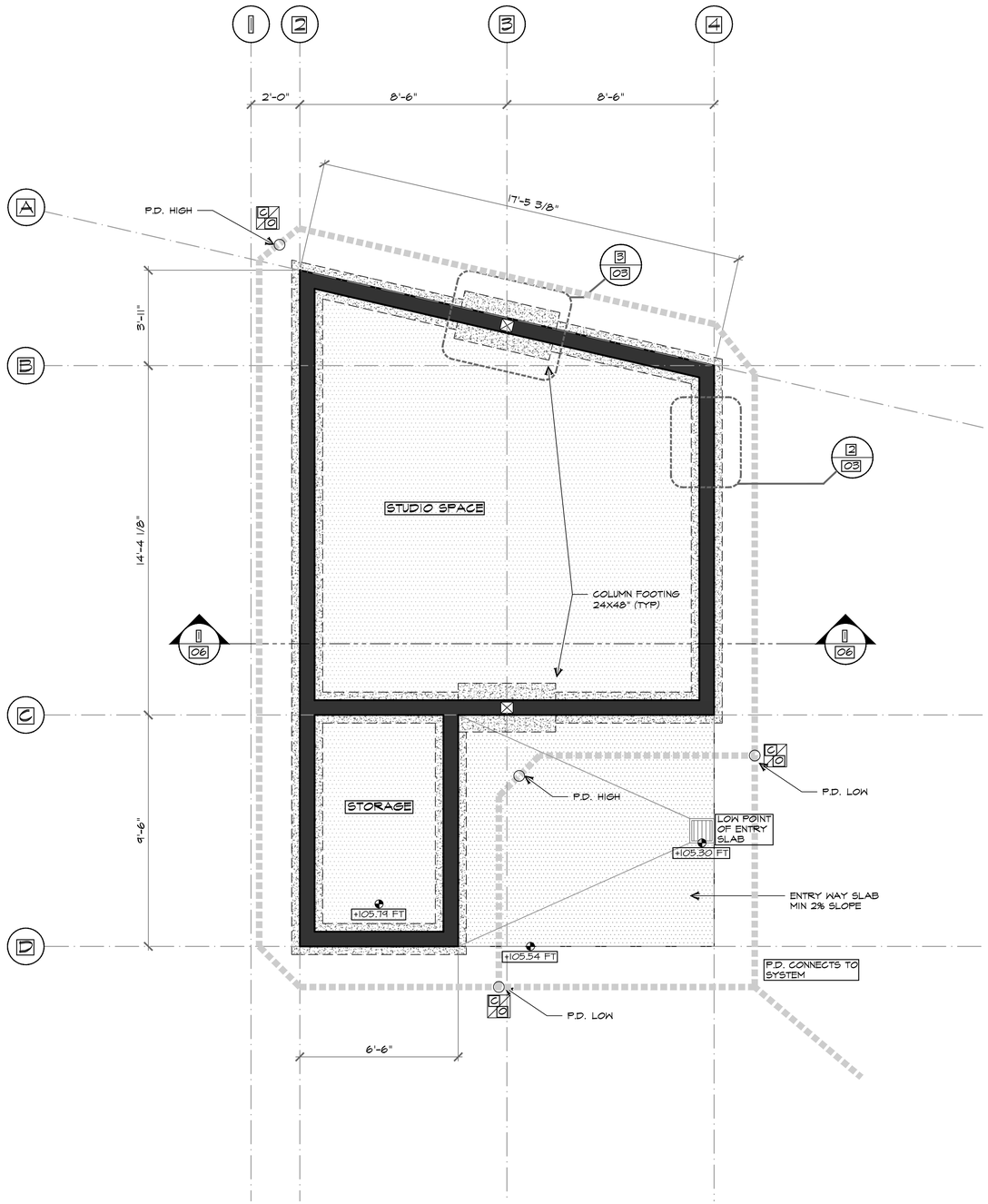


1 FOUNDATION PLAN

3/8" = 1'

EXCAVATION NOTES:

DEPTH OF EXCAVATION MUST:
BE GREATER OF 1.2M OR FROST PENETRATION DEPTH
ALLOW FOUNDATION AND COLUMN FOOTINGS TO REST ON UNDISTURBED SOIL
ALLOW FOR MINIMUM 1% (BEST PRACTICE 2%) P.D. SLOPE
USE A 2:1 RELIEF ANGLE BELOW FOOTING IF EXTRA DEPTH IS REQUIRED TO ACHIEVE P.D. SLOPE.

SLOPE AND GRADE:
ALL FILL LAYERS MUST SLOPE AT LEAST 2%, AWAY FROM THE FOUNDATION, IDEALLY TO A DISTANCE OF 10 FT. THIS INCLUDES ROUGH GRADE, CLAY CAP, AND FINISHED GRADE.
FINISHED GRADE MUST BE AT LEAST 6" BELOW THE FOUNDATION WALL.
THE CLAY CAP LAYER MUST EXTEND BEYOND THE BACKFILL LAYER, AT LEAST.

FOUNDATION NOTES:

ANCHOR BOLTS:
½" X 8" MINIMUM SIZE
EMBEDDED 6" INTO CONCRETE MINIMUM, SET IN PLACE
TIED TO CONTINUOUS HORIZONTAL REBAR MEMBER
SPACED APPROXIMATELY 48" O/C, AND WITHIN 20" OF CORNERS AND OPENINGS, ON BOTH SIDES.

CONCRETE REINFORCEMENT:
*NOT A CODE REQUIREMENT. PROVIDED AT OWNERS REQUEST.

TYPICAL REBAR SPECIFICATIONS:
- 1/2" (OR 10M) REBAR
- REBAR LAP JOINT IS 18" (MIN)
- VERTICAL BAR TO HAVE 90 DEGREE LEGS WHICH ALTERNATE
- CONCRETE COVERAGE IS 3" (MIN)
- REBAR MUST BE AT LEAST 6" BELOW TOP OF WALLS
- VERTICAL REBAR WILL HAVE 90° LEGS WHICH ALTERNATE DIRECTION INTO FOOTING

FOUNDATION WALL & FOOTING:
- 1 CONTINUOUS HORIZONTAL REBAR AT TOP
- VERTICAL REBAR SPACED 48" O/C THROUGHOUT
- 2 HORIZONTAL REBAR IN BOTTOM THIRD OF FOOTING

COLUMN PIER WALL & FOOTING:
- 2 CONTINUOUS HORIZONTAL REBAR AT TOP
- 3 VERTICAL BAR SPACED 8" OFF WALL ENDS AND ONE AT CENTER
- 4 HORIZONTAL REBAR IN ALL DIRECTIONS FORMING A GRID, IN BOTTOM THIRD OF FOOTING

FLOOR SLAB:
- 16" - 24" GRID (OWNER' S PREFERENCE)

FOUNDATION MOISTURE PROTECTION & INSULATION:
- DAMP PROOFING MEMBRANE APPLIED TO OUTSIDE OF FOUNDATION
- DRAINAGE MAT & FILTER CLOTH WILL BE APPLIED TO FOUNDATION EXTENDING FROM FOOTING TO 6" BELOW GRADE, ENDING WITH A TERMINATION CAP.
- ABOVE THE TERMINATION CAP, THE WALL WILL BE PARGED
- IF FOOTING AND FOUNDATION WALL CONCRETE WILL BE PLACED SEPARATELY, A CAPILLARY BREAK WILL BE INSTALLED.

SLAB MOISTURE PROTECTION & INSULATION:
VAPOR BARRIER:
- WILL BE 6 MIL (MIN) SHEET OF POLYETHYLENE
- JOINTS LAPPED AT LEAST 12" , CAULKED WITH ACOUSTICAL SEALANT AND TAPED (V.B. SPECIFIC TAPE)
- EXTEND BEYOND THE SLAB AT LEAST 24" ON ALL SIDES TO LATER BE JOINED TO THE WALL V.B.

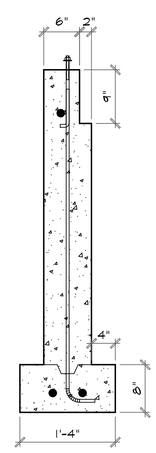
INSULATION AND XPS RIGID FOAM BOARD:
- 2" XPS RIGID FOAM UNDER SLAB
- XPS FOAM WILL EXTEND DOWN THE INSIDE OF THE FOUNDATION WALL 12"
- XPS FOAM WILL ACT AS BOND BREAK BETWEEN SLAB AND FOUNDATION

CLEAR CRUSH DRAINAGE LAYER:
- 4" (MIN) CLEAR CRUSH UNDER SLAB (BEST PRACTICE 6")

LEGEND

CLEAN OUT

PERIMETER DRAIN



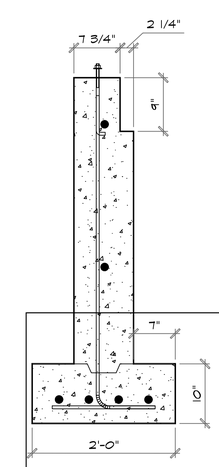
FOUNDATION WALL DETAIL

SPECIFICATIONS:
CONCRETE 15 MPA (MIN)
REBAR ½" OR 10M
REBAR LAP IS 18" (MIN)
REBAR AT LEAST 6" FROM TOP OF WALL
CONCRETE COVERAGE 3" (MIN)
ANCHOR BOLTS EMBEDDED 6" (MIN)
VERTICAL REBAR WILL HAVE 90° LEGS WHICH ALTERNATE DIRECTION INTO FOOTING

REBAR DESIGN:
- 1 CONTINUOUS HORIZONTAL REBAR AT TOP
- VERTICAL REBAR SPACED 48" O/C THROUGHOUT
- 2 HORIZONTAL REBAR IN BOTTOM THIRD OF FOOTING

2 FOUNDATION WALL

1" = 1'



COLUMN PIER WALL & FOOTING DETAIL

SPECIFICATIONS
CONCRETE 15 MPA (MIN)
REBAR ½" OR 10M
REBAR LAP IS 18" (MIN)
REBAR AT LEAST 6" FROM TOP OF WALL
CONCRETE COVERAGE 3" (MIN)
ANCHOR BOLTS EMBEDDED 6" (MIN)

REBAR DESIGN:
- 2 CONTINUOUS HORIZONTAL REBAR AT TOP
- 3 VERTICAL BAR SPACED 8" OFF WALL ENDS AND ONE AT CENTER
- 4 HORIZONTAL REBAR IN ALL DIRECTIONS FORMING A GRID, IN BOTTOM THIRD OF FOOTING

3 COLUMN PIER WALL & FOOTING

1" = 1'

WOODROW TOM MORRISON
250 886-2683, J5K22V@GMAIL.COM

NO	DATE	COMMENTS

1454 BEGBIE STREET
VICTORIA BC, V8R 1K7
DATE 12.03.2021
SCALE MULTIPLE

STUDIO ACC. BUILDING
FOUNDATION PLAN

~SHEET~