

FOUNDATION NOTES table with columns: FOUNDATION TYPE, SLAB THICKNESS, SLAB REINFORCEMENT, DESIGN METHOD, VAPOR RETARDER, BEAM ID, DESCRIPTION, WIDTH, DEPTH, TOP BARS, BOTTOM BARS, STIRRUPS.

NOTES: 1. BEAMS ARE TYPE B1 UNO. 2. LOCATE THE FIRST STIRRUP A MINIMUM OF 3 FROM FACE OF SUPPORT. 3. BEAM DEPTH INDICATED IN THE SCHEDULE IS A STRUCTURAL MINIMUM THAT THE BEAM REINFORCEMENT CAGE MAY BE BASED UPON. REFERENCE GEOTECHNICAL REPORT FOR MINIMUM GRADE BEAM EMBEDMENT BELOW FINAL GRADE OR FINISH FLOOR PAVEMENT. 4. NR - NOT REQUIRED.

SUBGRADE AND BUILDING PAD NOTES (PER GEOTECHNICAL REPORT): 1. SUBGRADE IMPROVEMENT: A. PROVIDE MINIMUM 2 FEET SELECT FILL TO TOP OF BUILDING PAD ELEVATION. THE SELECT FILL PAD MUST BE OF UNIFORM THICKNESS UNO BY GEOTECHNICAL ENGINEER.

SITE PREPARATION: A. SOFT SOILS SHOULD BE REMOVED UNTIL FIRM SOIL IS REACHED. THE SOFT SOILS CAN BE ABRADED AND PLACED BACK IN SIX INCH LOOSE LIFTS AND COMPACTED TO 95% AS SPECIFIED BY ASTM D-698. TREE STUMPS, TREE ROOTS, OLD SLABS, OLD FOUNDATIONS AND DISTURBED SOILS SHOULD BE REMOVED FROM THE STRUCTURE AREA. IF THE TREE STUMPS AND ROOTS ARE LEFT IN PLACE... B. ANY LOW LYING AREAS INCLUDING BAYNINES, DITCHES, SWAMPS, ETC. SHOULD BE FILLED WITH STRUCTURAL FILL AND PLACED IN EIGHT-INCH LIFTS. EACH LIFT SHOULD BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS SPECIFIED BY ASTM D-698.

C. THE EXPOSED SUBGRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF SIX (6) INCHES FOUNDATION AREAS OR PER SUBGRADE IMPROVEMENT REQUIREMENTS. THE SUBGRADE SHOULD THEN BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY THE STANDARD MOISTURE DENSITY RELATIONSHIP (ASTM D-698). IN THE EVENT THAT THE UPPER 18 (EIGHTEEN) INCHES CANNOT BE COMPACTED DUE TO EXCESSIVE MOISTURE, WE RECOMMEND THAT THESE SOILS BE EXCAVATED AND REMOVED OR CHEMICALLY STABILIZED TO PROVIDE A FIRM BASE FOR FILL PLACEMENT. PROOF ROLLING SHOULD BE PERFORMED USING A HEAVY TIRED LOADED TRUCK OR PNEUMATIC RUBBER-TIRED WEIGHING 20 TONS.

D. THE SELECT FILL SOILS... HORIZONTAL MOISTURE BARRIER: A. WHERE THE PERMEABILITY OF THE FOUNDATION DOES NOT HAVE LOW PERMEABILITY FLATWORK SIDEWALK, PAVEMENT, PATIO, ETC.) ABUTTING THE FOUNDATION, A HORIZONTAL MOISTURE BARRIER VIA CLAY CAP AND VAPOR RETARDER MUST BE PROVIDED.

5. DRAINAGE: A. ROOF DRAINAGE SHOULD BE COLLECTED BY A SYSTEM OF GUTTERS AND DOWN SPOUTS AND TRANSMITTED A MINIMUM DISTANCE OF 5' AWAY FROM THE FOUNDATION TO AN AREA WITH POSITIVE DRAINAGE AWAY FROM THE FOUNDATION.

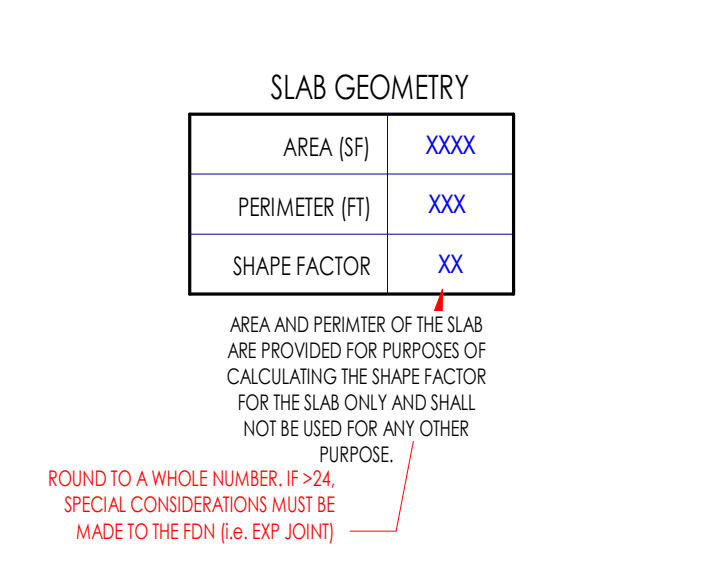
6. LANDSCAPING: A. AVOID THE USE OF METAL EDGING OR OTHER DAMAGING DEVICES WITHIN FIVE FEET OF THE FOUNDATION. THE ROOTS OF TREES AND LARGE PLANTS REMOVE LARGE QUANTITIES OF WATER FROM THE SOIL. IF THESE TREES AND SHRUBS ARE NEAR THE FOUNDATION AND IF SUFFICIENT WATER IS NOT SUPPLIED, THE SOILS MAY SHRINK IF EXPANSIVE, CAUSING SUBSISTENCE TO THE FOUNDATION.

7. SOIL MOISTURE: A. EXPANSIVE SOILS HEAVE AND SUBSIDE DUE TO CHANGES IN MOISTURE CONTENT. CHANGES IN MOISTURE CONTENT CAN CAUSE VERY LARGE CHANGES IN SOIL VOLUME WHEN GOING FROM A DRY TO A SATURATED CONDITION.

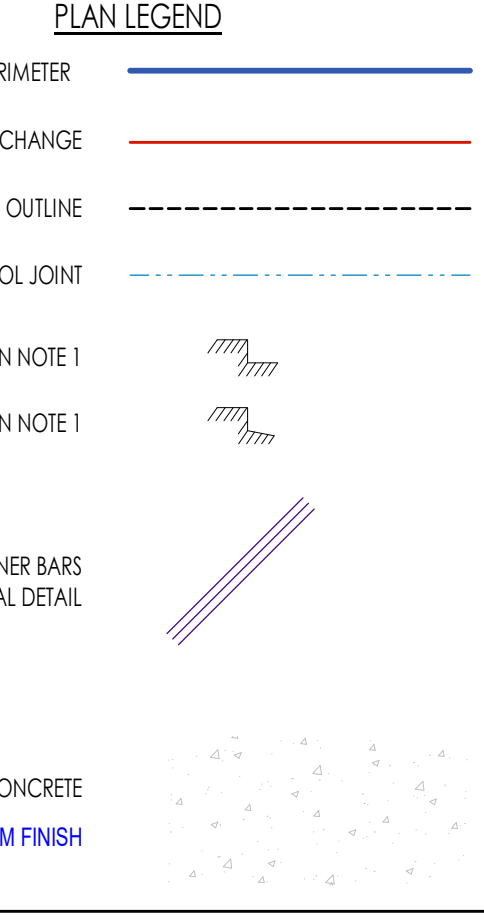
8. CLIMATE: A. DURING PERIODS OF DRY WEATHER, THE SOIL AROUND THE FOUNDATION SHOULD BE IRRIGATED IF THE BUILDING IS LOCATED IN AN AREA WHERE EXPANSIVE SOILS ARE KNOWN TO OCCUR.

9. UTILITIES: A. CONNECTIONS FOR UTILITIES (PLUMBING, ELECTRICAL, GAS, ETC.) THAT ARE UNDERNEATH, GO THROUGH OR ARE ATTACHED TO THE FOUNDATION SHALL HAVE BE FLEXIBLE TO ACCOMMODATE FOUNDATION MOVEMENT OF AT LEAST 2".

10. ARCHITECTURAL FINISH: A. TILE FLOORS SHALL BE JOINTED FREQUENTLY TO MINIMIZE CRACKING. B. WALL COVERINGS SHALL BE JOINTED ON EACH SIDE OF DOOR AND WINDOW OPENINGS. C. ALL ARCHITECTURAL FINISHES SHALL MIRROR CONTROL, EXPANSION OR CONTRACTION JOINTS IN THE FOUNDATION.



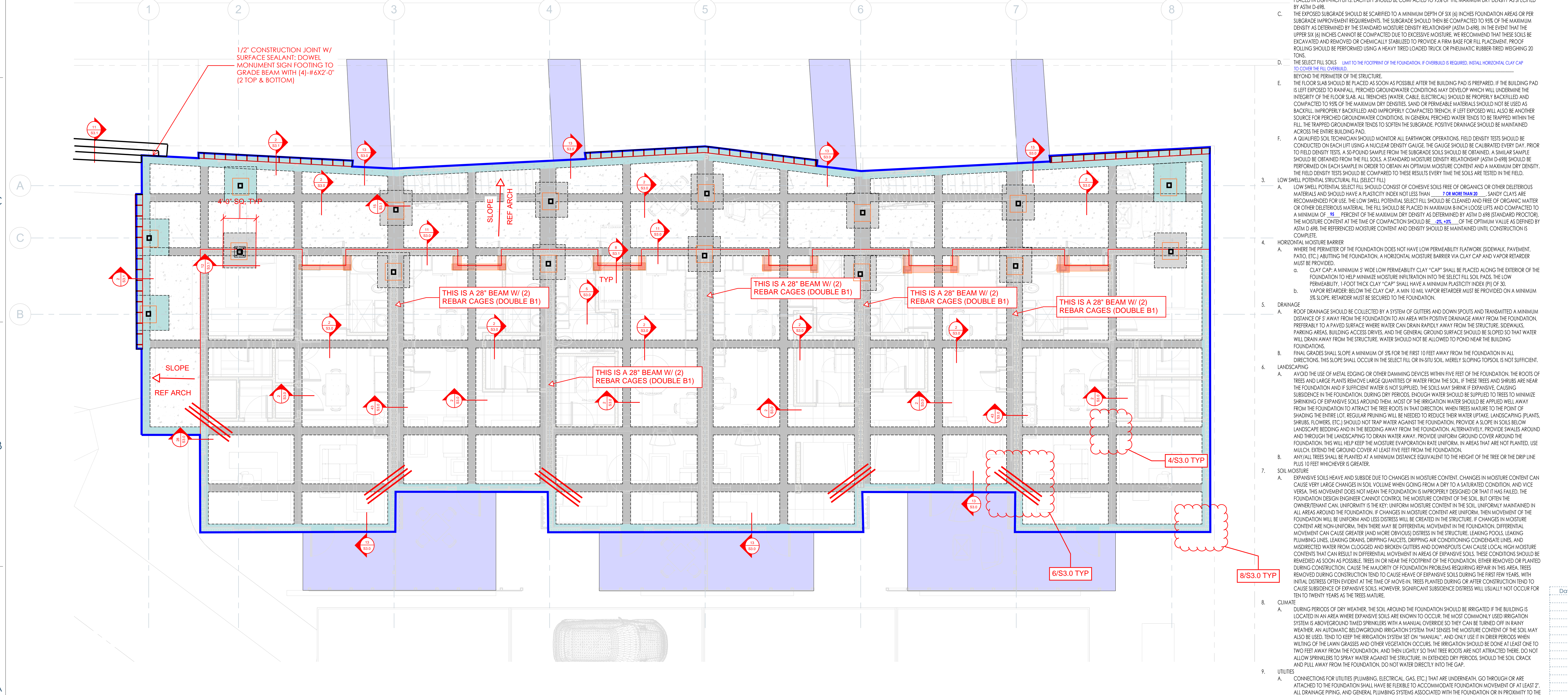
PTI PARAMETERS table with columns: d_m - CENTER, d_m - EDGE, Y_m - CENTER, Y_m - EDGE, EFFECTIVE PLASTICITY INDEX, ALLOW. BEARING (PSF), MIN BEAM EMBEDMENT BELOW FINAL GRADE.



PLAN NOTES: 1. VERIFY ALL EDGE OF FOUNDATION DIMENSIONS WITH FINAL ARCHITECTURE FLOOR PLANS. 2. FORM DIMENSIONS, SLAB DROPS, SLOPES, ETC. SHOWN AS AN AID TO CONTRACTOR ONLY. VERIFY EXACT DIMENSIONS AND LOCATIONS WITH ARCHITECT/OWNER. 3. DIMENSIONS ARE TO CL OF GRID BEAMS OR EDGE OF SLAB UNLESS NOTED OTHERWISE. 4. CONTROL JOINTS (SAW-CUT) ARE RECOMMENDED TO REDUCE CRACKS IN THE SLAB, BUT ARE NOT REQUIRED FOR STRUCTURAL REQUIREMENTS. FOR THE RECOMMENDED JOINT SPACING, REFER TO DETAIL.

COLUMN BLOCKOUT, REF 12/S3.1

ADD ANOTHER ROW - "MIN PERIMETER BEAM EMBEDMENT BELOW FINAL GRADE" - 52"



ALL LEGENDS NEED TO BE ADDED TO FOUNDATION PLAN



Table with columns: Date, Description.

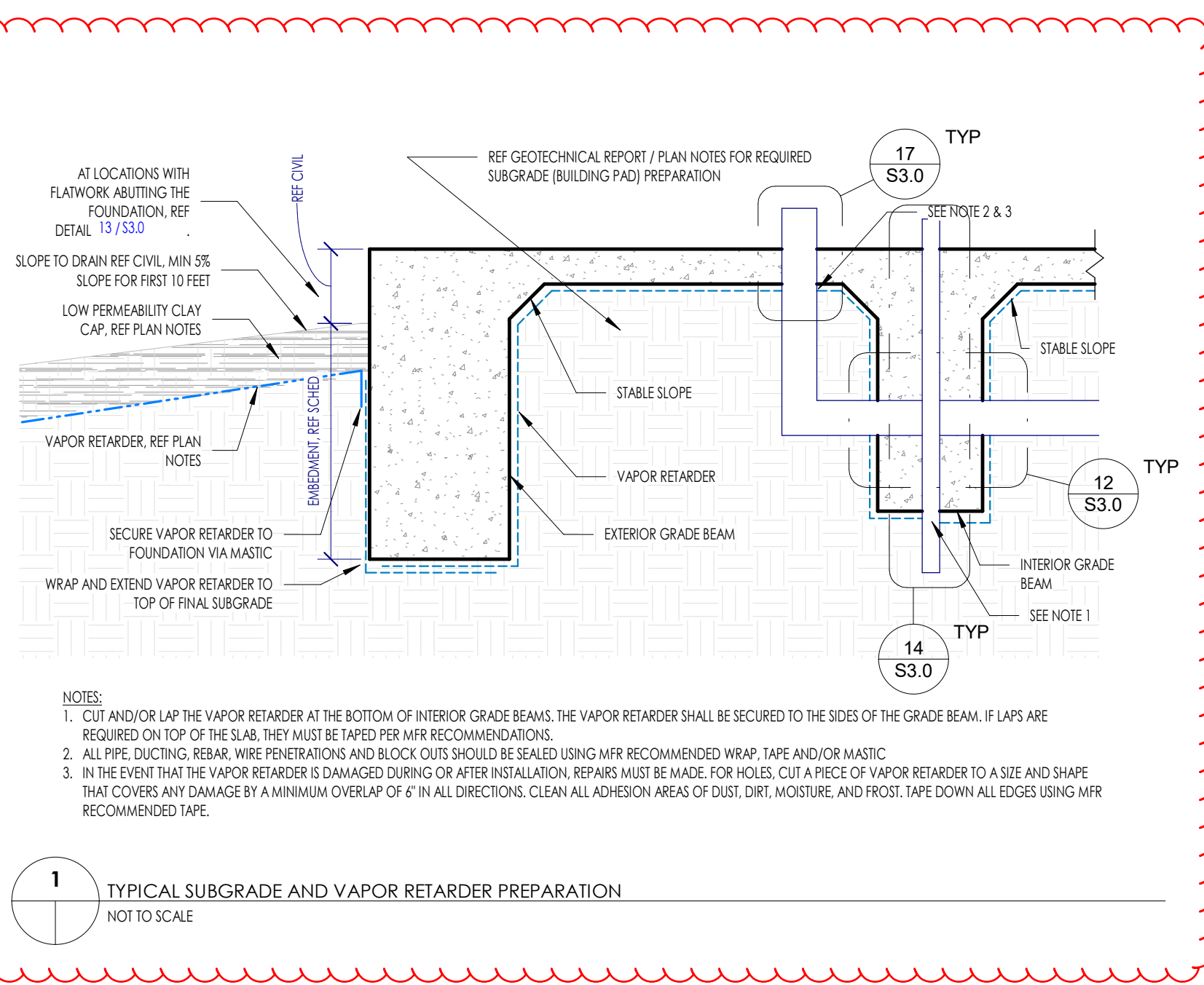
1 FOUNDATION 3/16" = 1'-0"

NOT CALLED OUT ON PLAN BUT WE LIKE TO KEEP IN CASE SITUATION HAPPENS DURING CONSTRUCTION

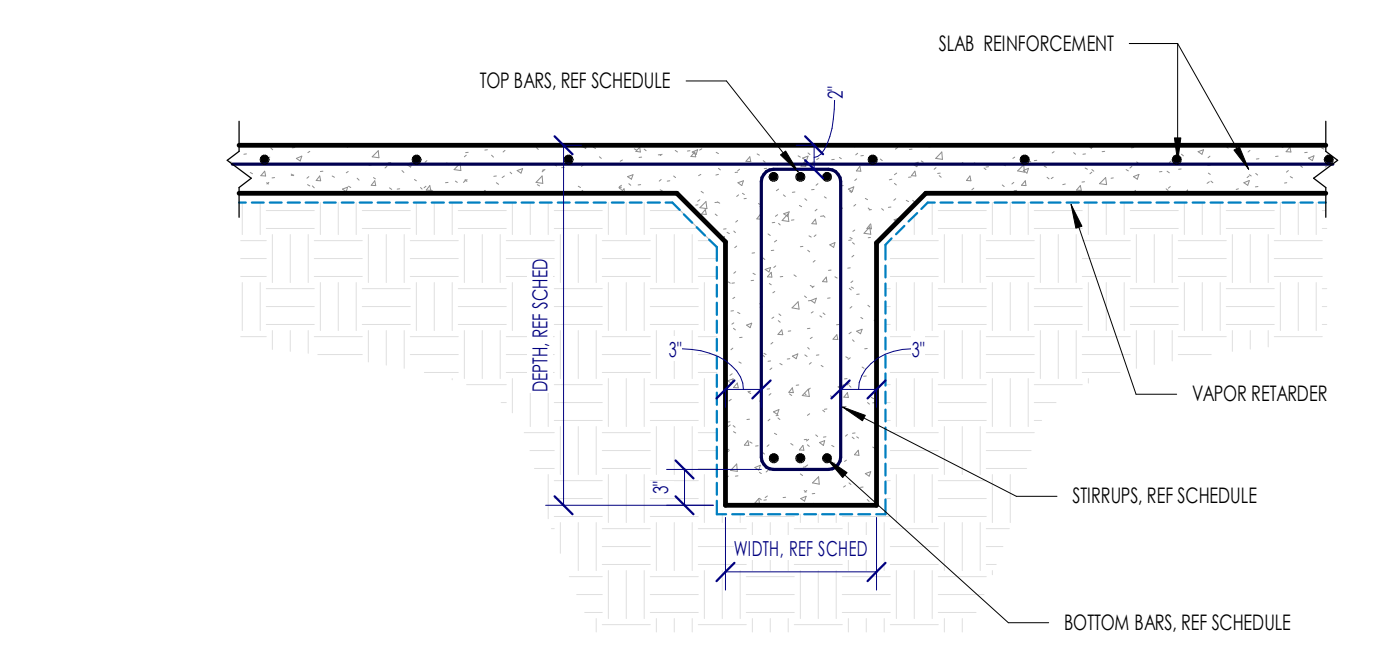
NOT CALLED OUT ON PLAN BUT KEEP

NOT CUT ON PLAN, KEEP

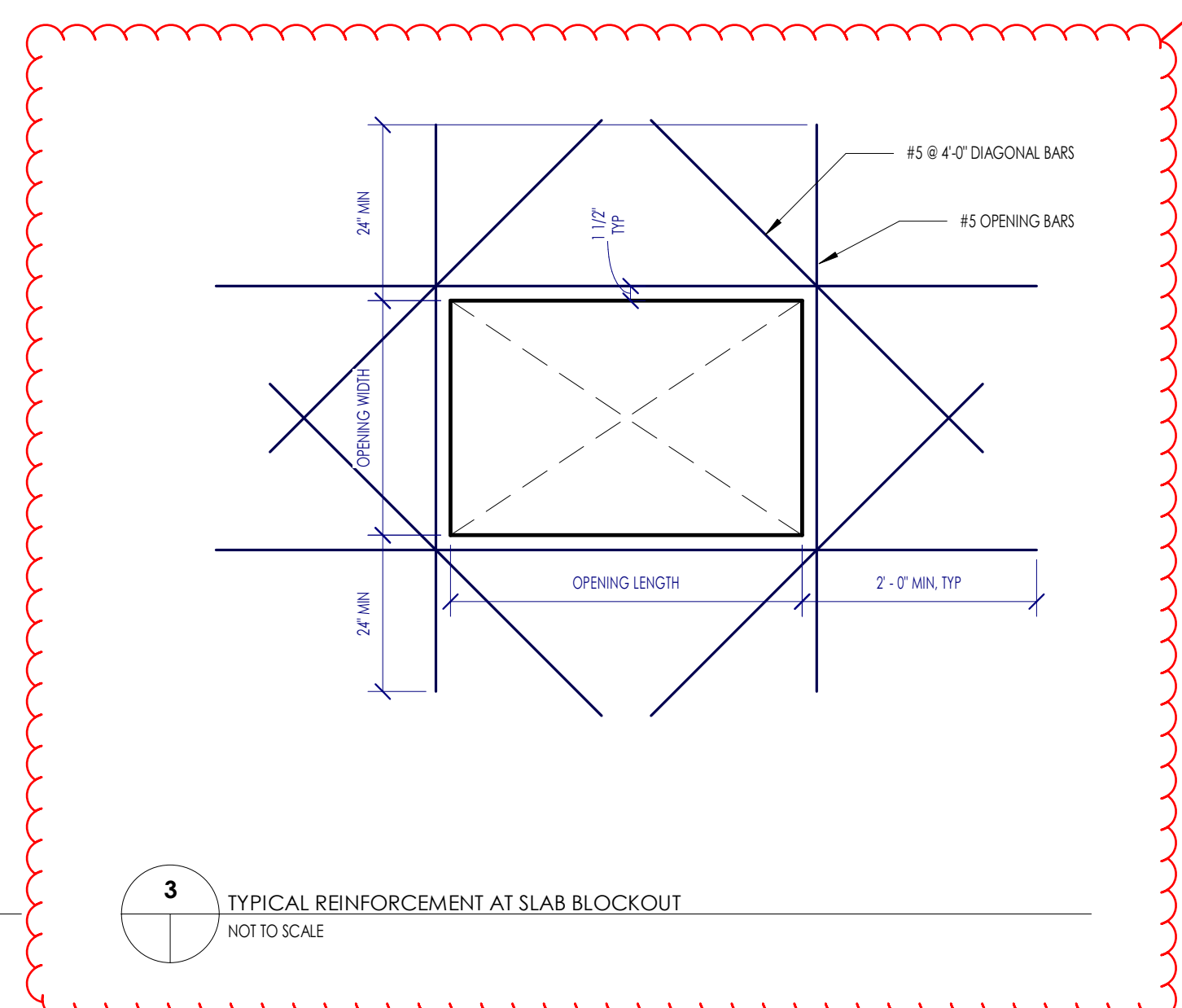
NOT CALLED OUT ON PLAN BUT KEEP



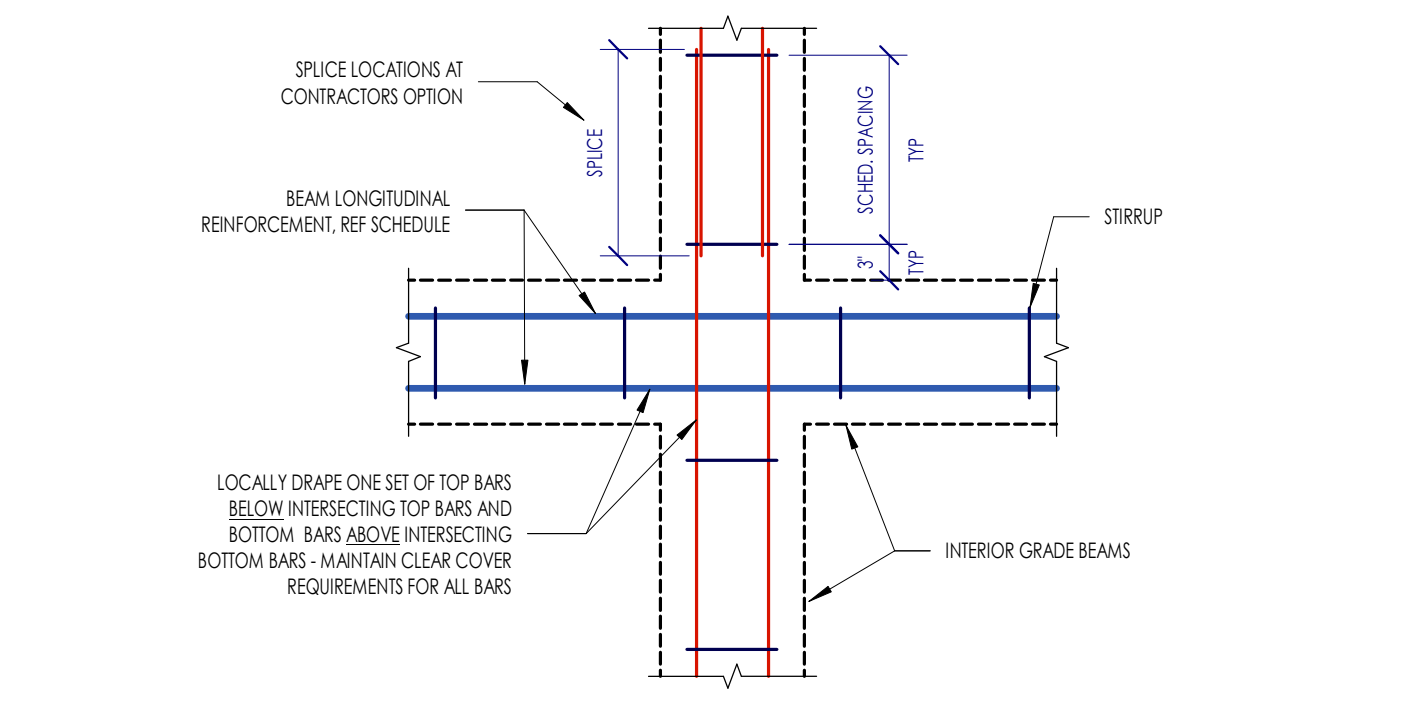
1 TYPICAL SUBGRADE AND VAPOR RETARDER PREPARATION
NOT TO SCALE



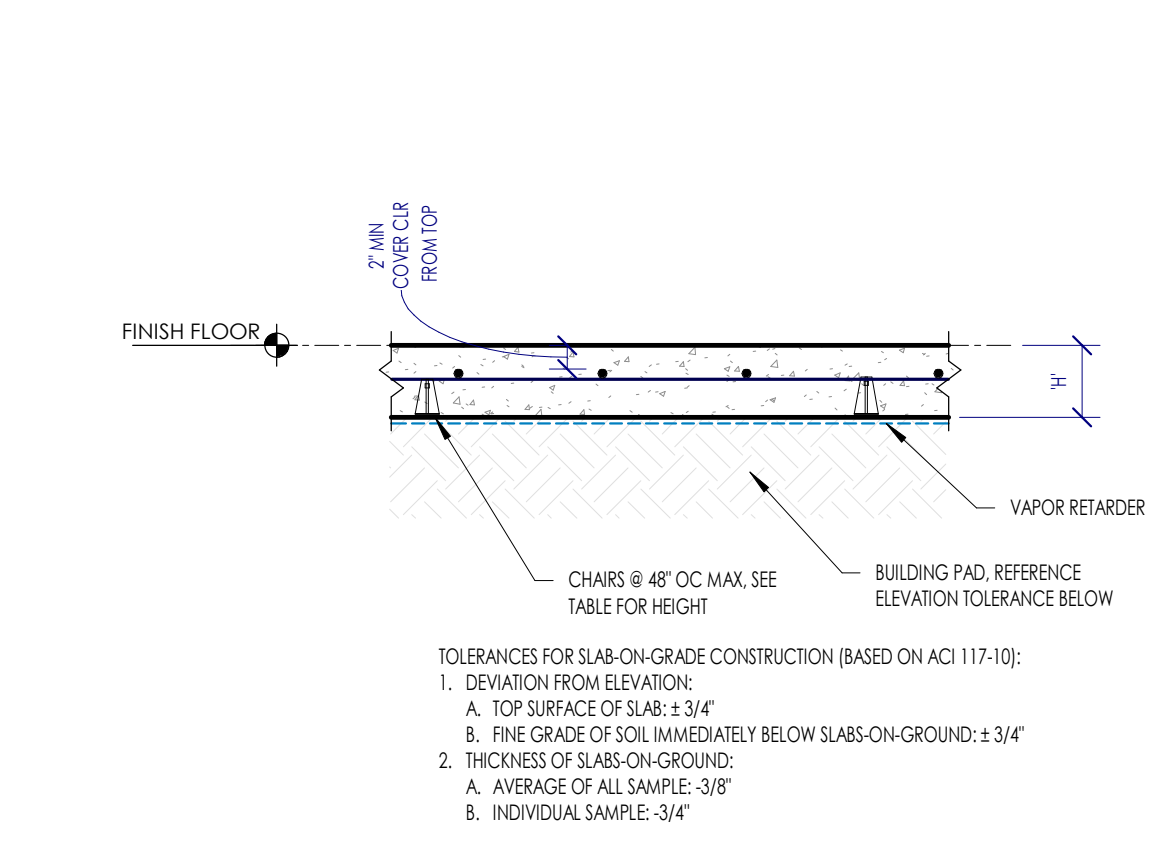
2 TYPICAL INTERIOR GRADE BEAM
NOT TO SCALE



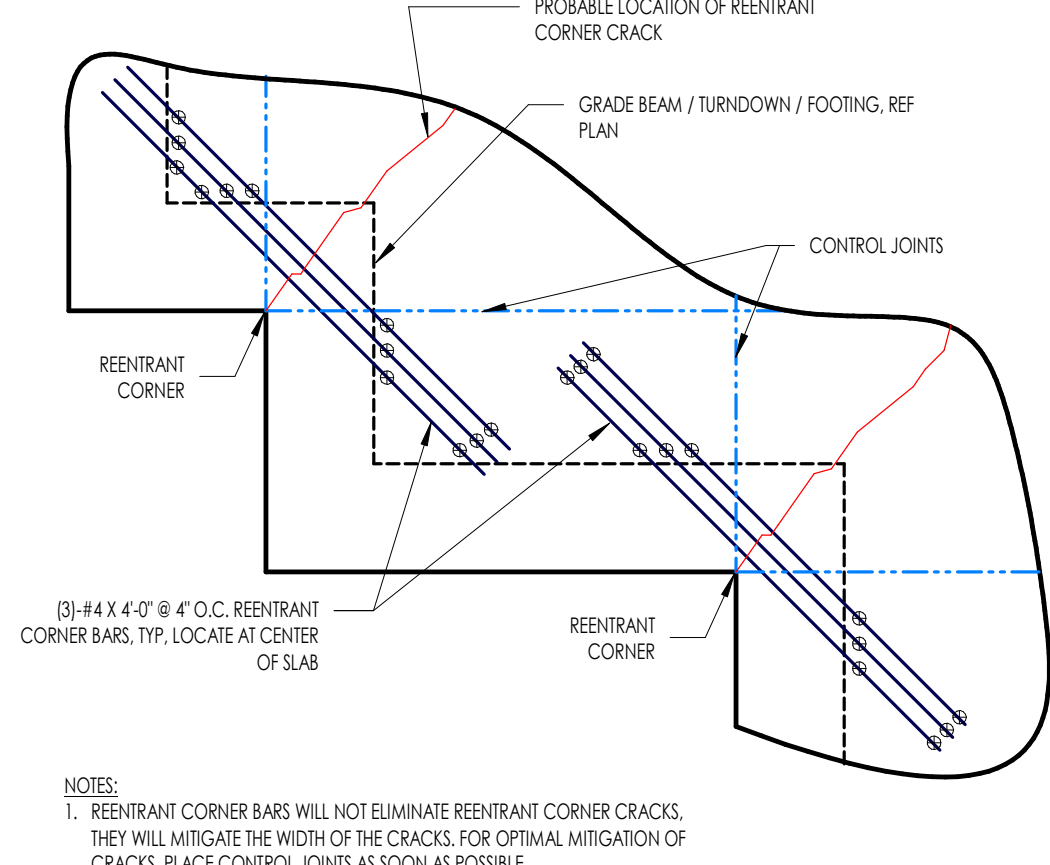
3 TYPICAL REINFORCEMENT AT SLAB BLOCKOUT
NOT TO SCALE



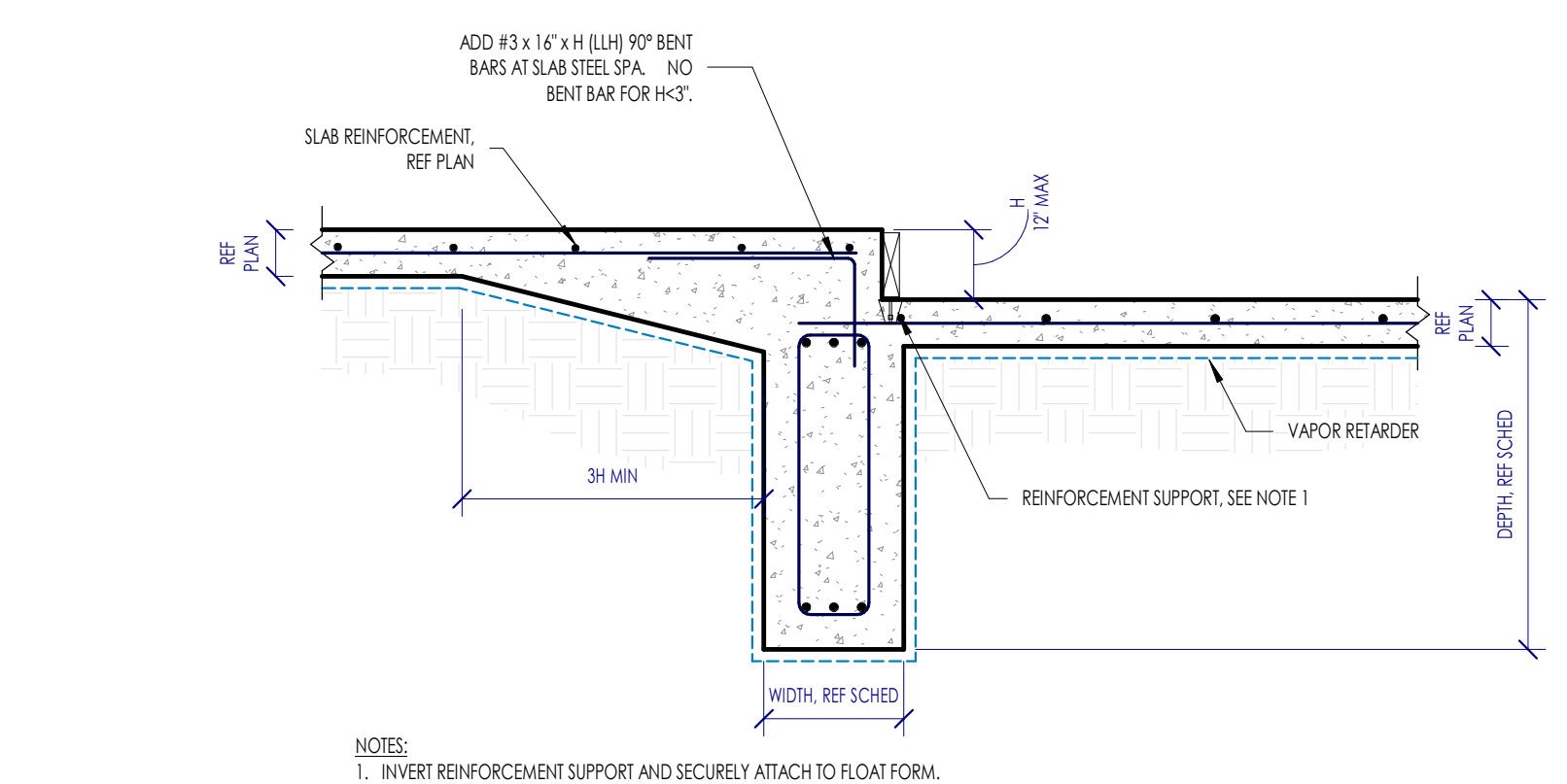
4 TYPICAL INTERIOR BEAM INTERSECTION
NOT TO SCALE



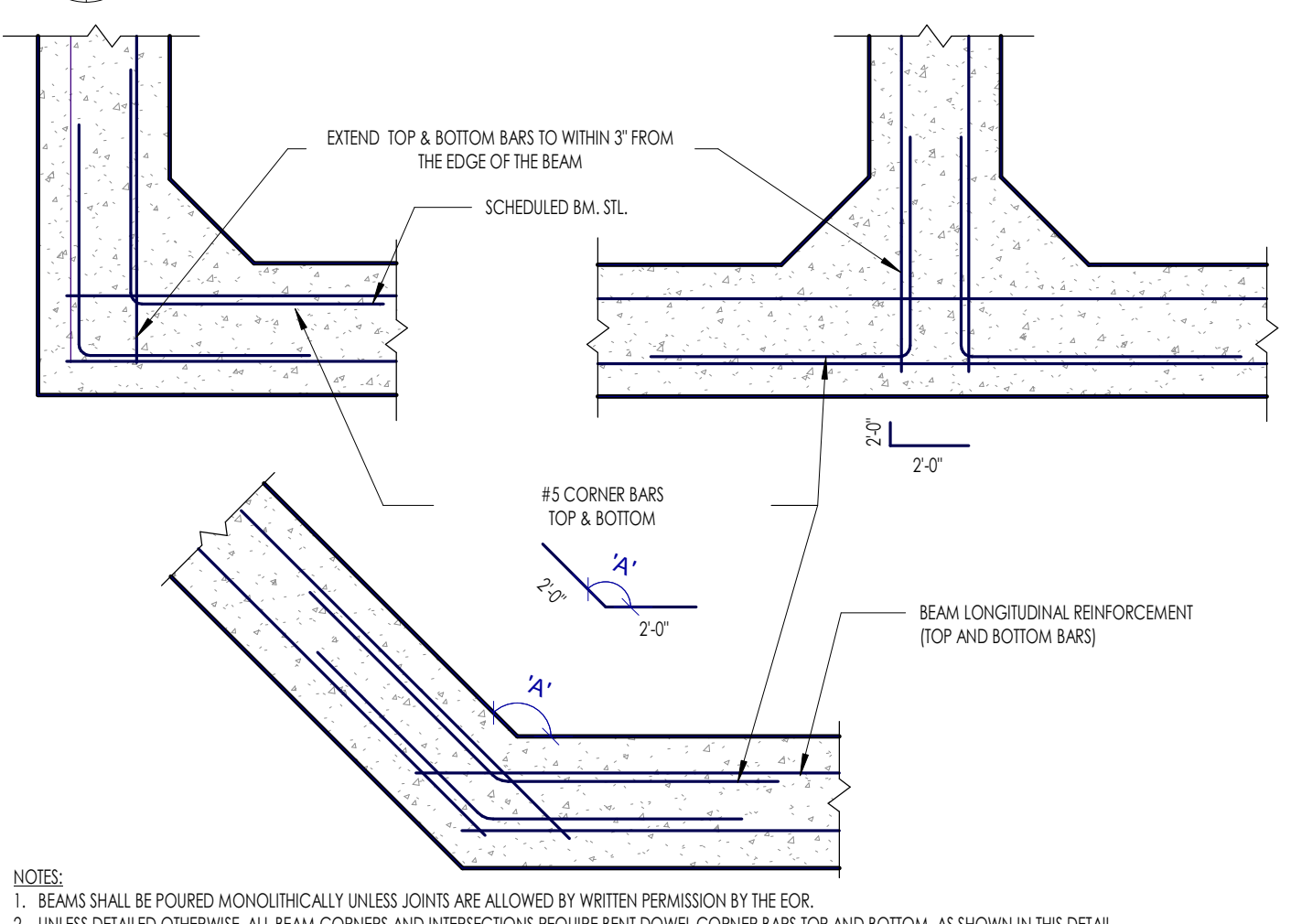
5 TYPICAL SLAB-ON-GRADE SECTION
NOT TO SCALE



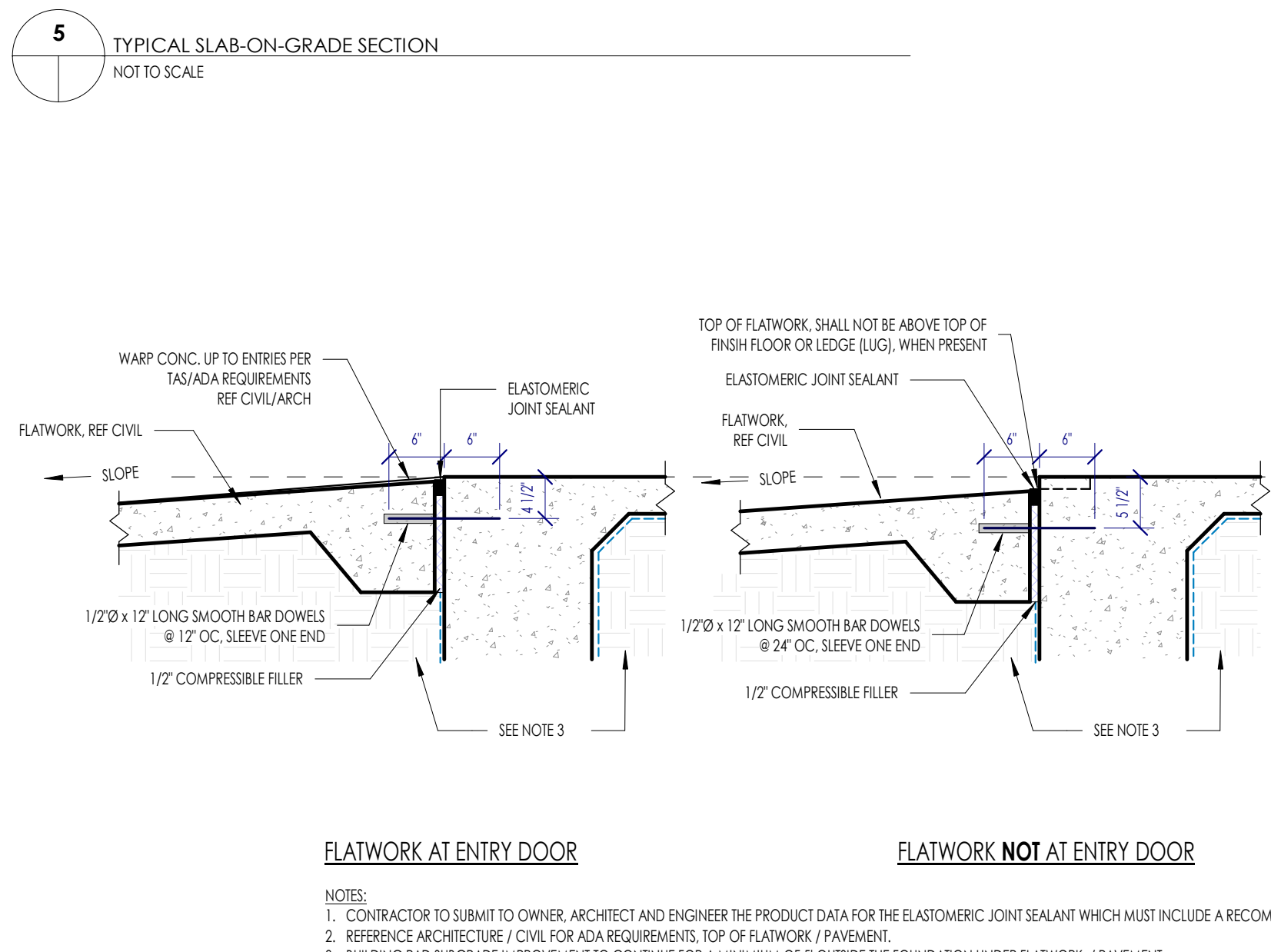
6 TYPICAL REINTEGRANT CORNER BARS
NOT TO SCALE



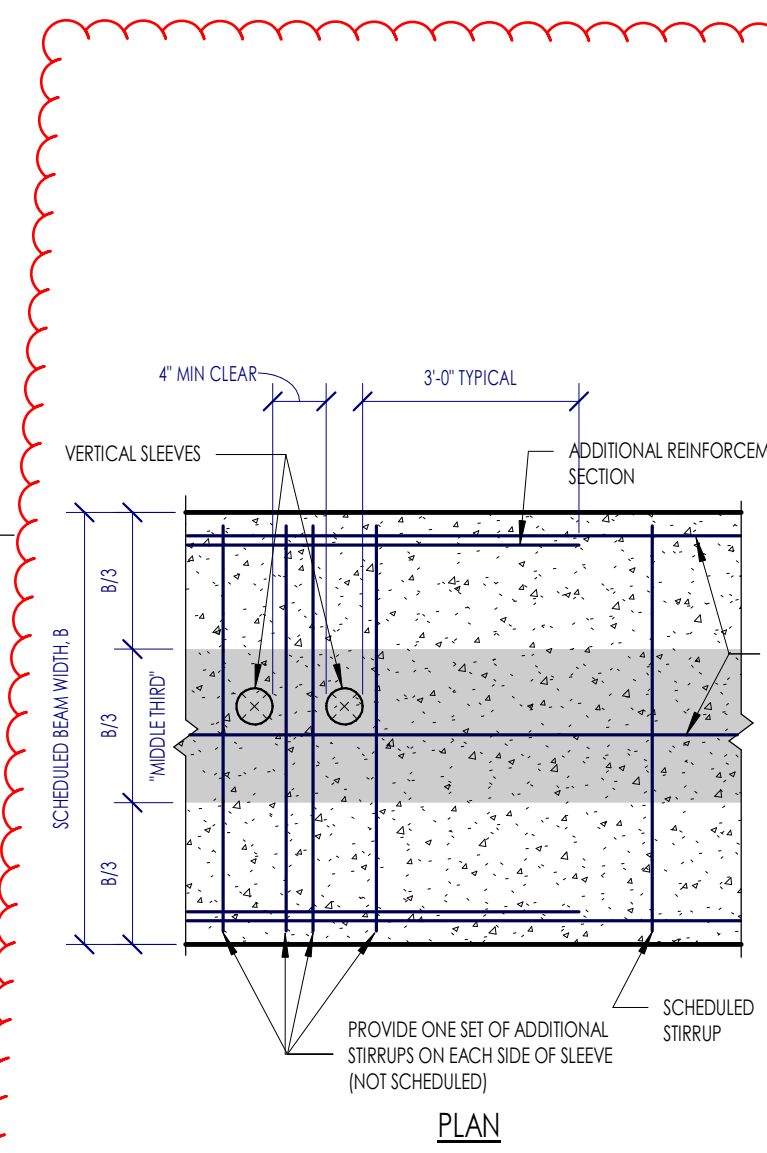
11 TYPICAL SLAB DROP AT GRADE BEAM
NOT TO SCALE



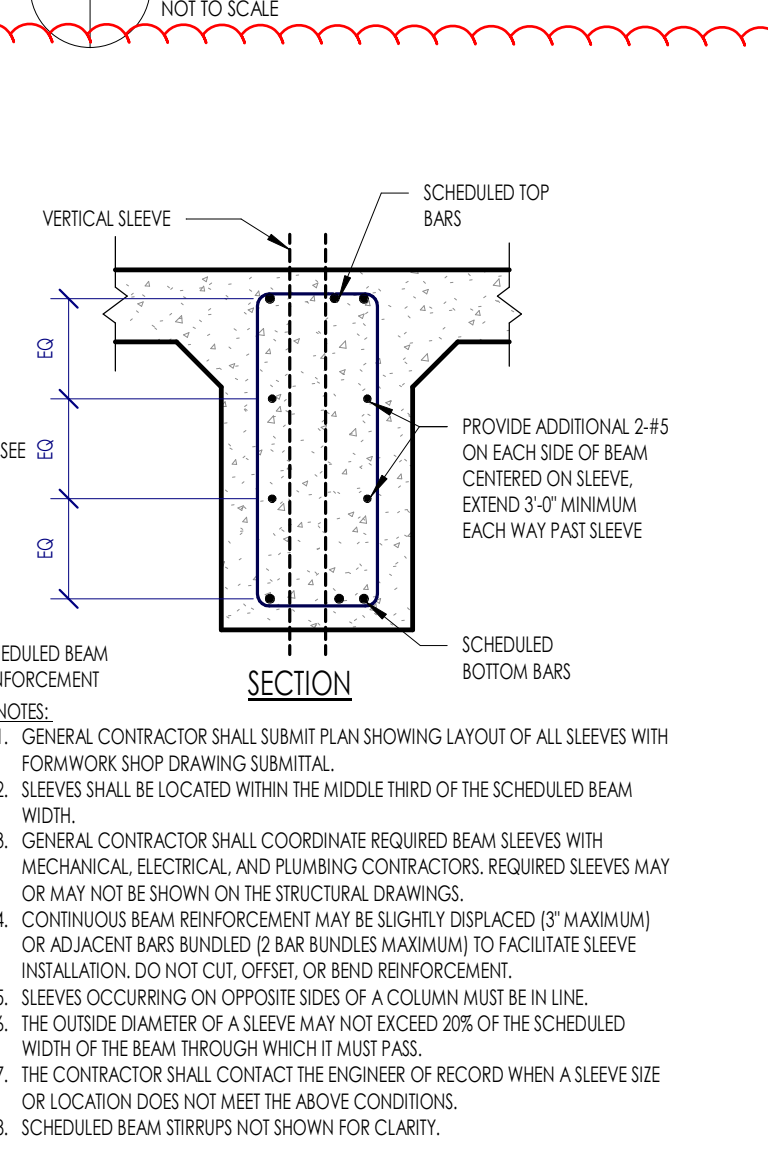
8 TYPICAL CORNER BARS
NOT TO SCALE



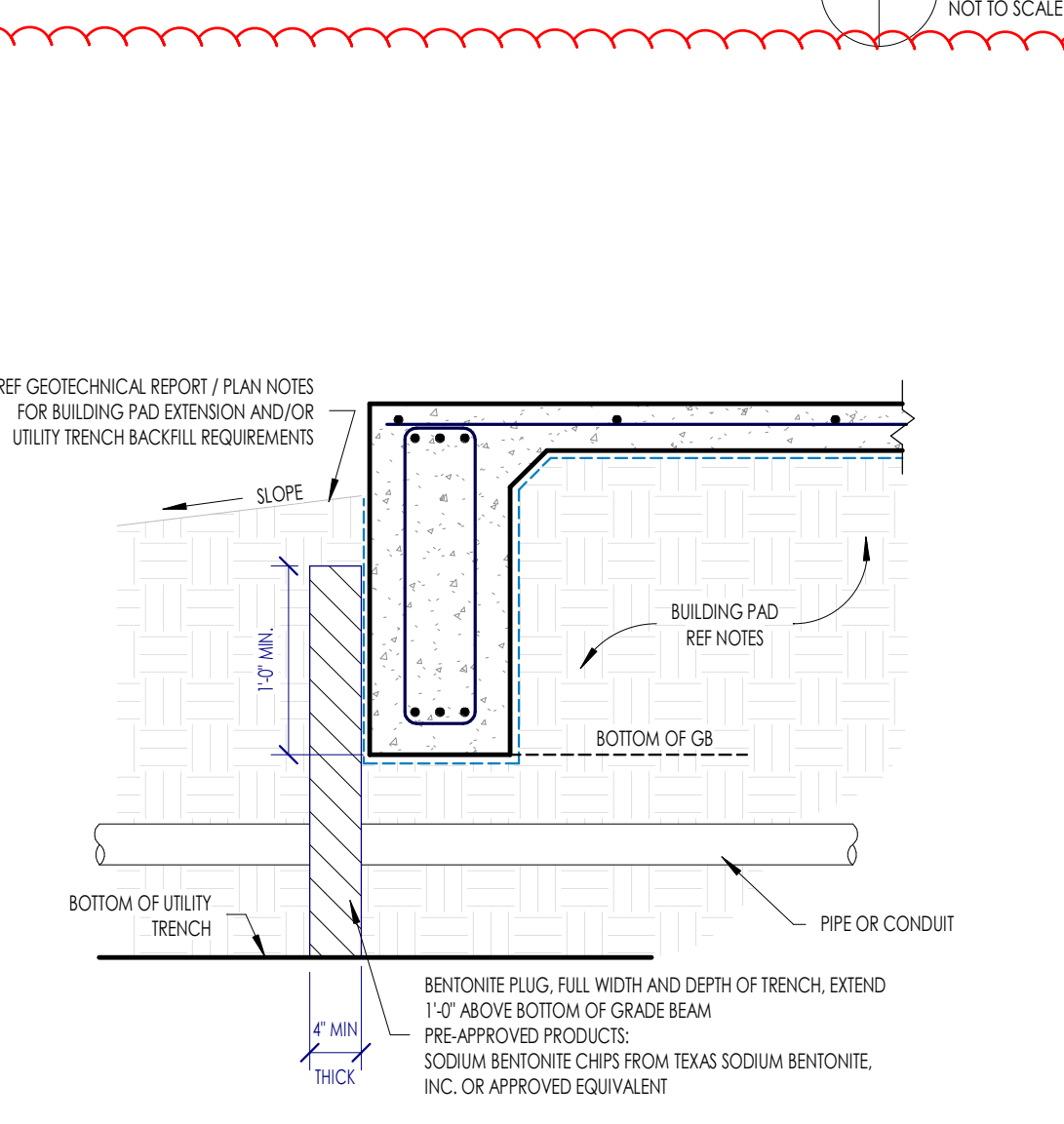
13 TYPICAL FLATWORK/PAVEMENT DOWELS AT BUILDING
NOT TO SCALE



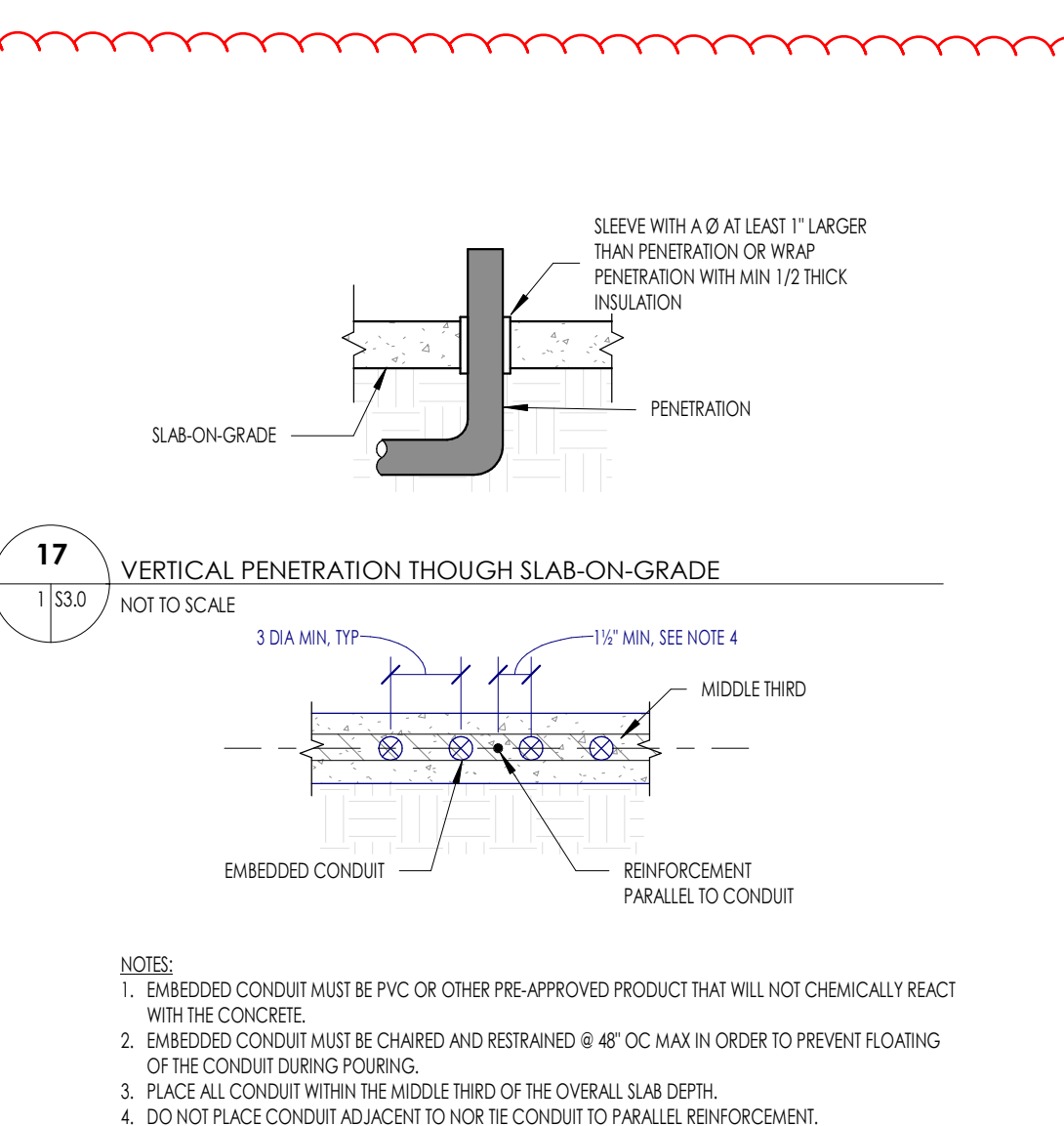
14 TYPICAL VERTICAL PENETRATION IN GRADE BEAM
NOT TO SCALE



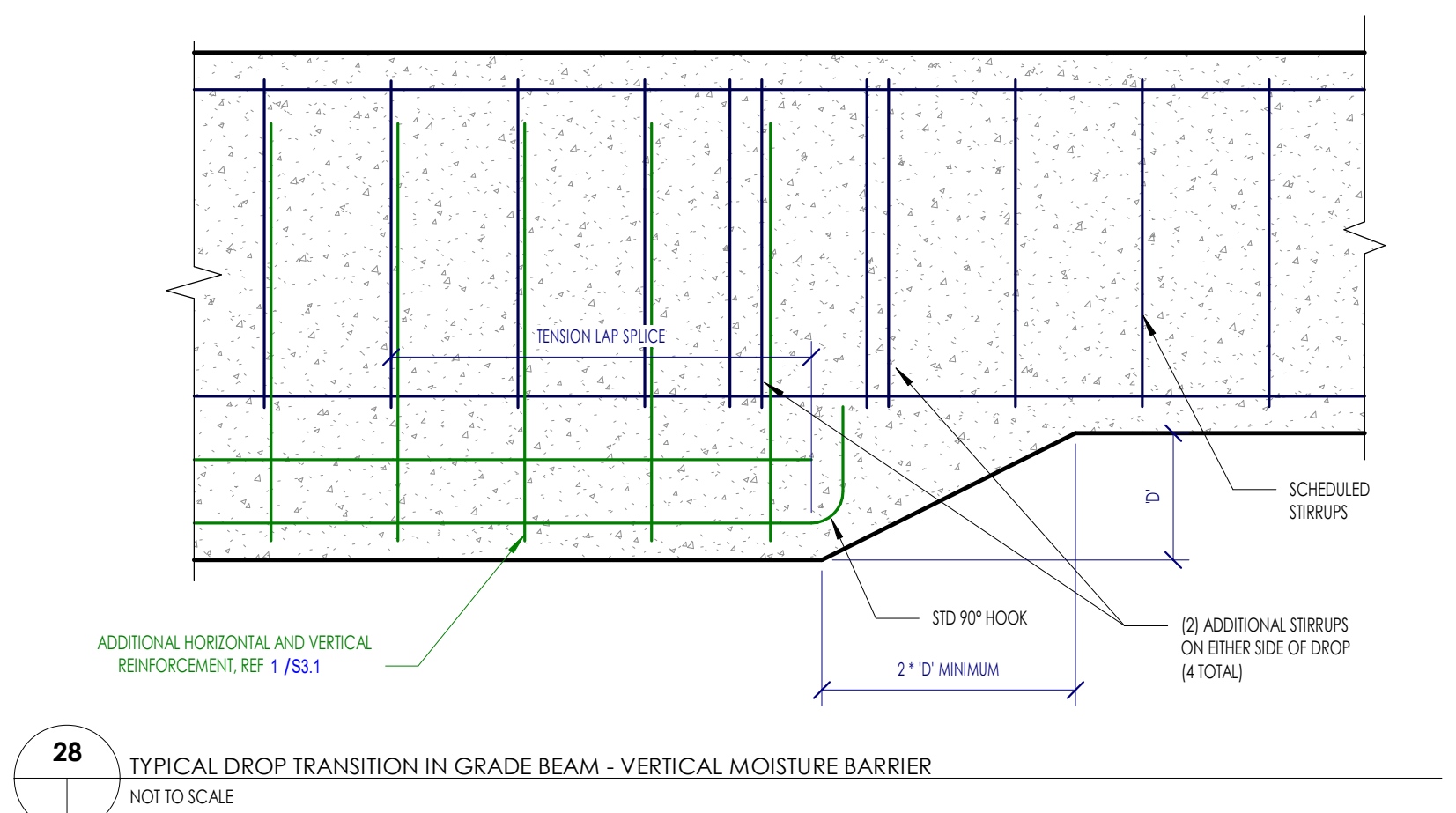
15 TYPICAL UTILITY TRENCH UNDER BUILDING PAD BENTONITE PLUG AT EXTERIOR BEAM
NOT TO SCALE



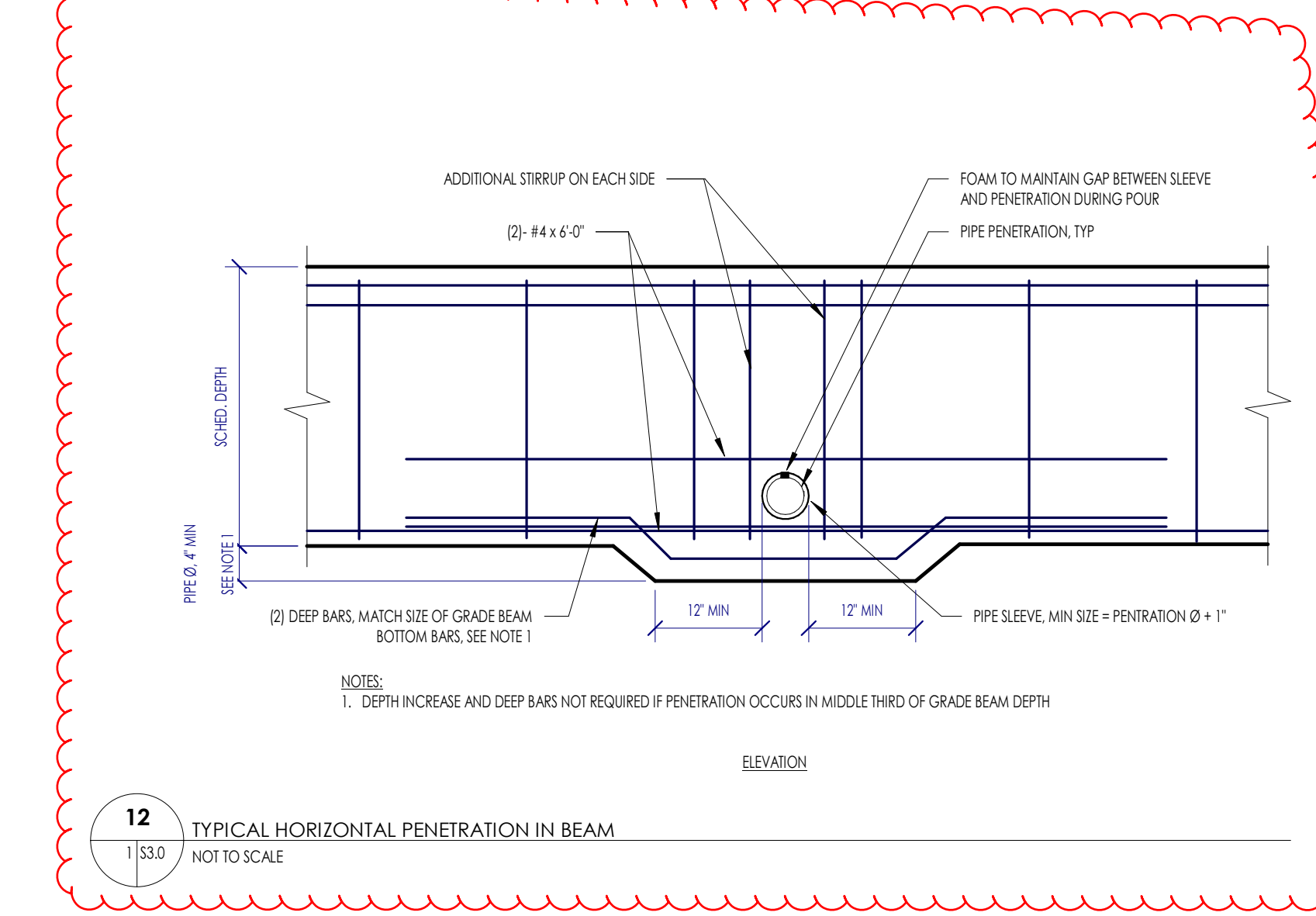
16 TYPICAL CONDUITS EMBEDDED IN SLAB-ON-GRADE
NOT TO SCALE



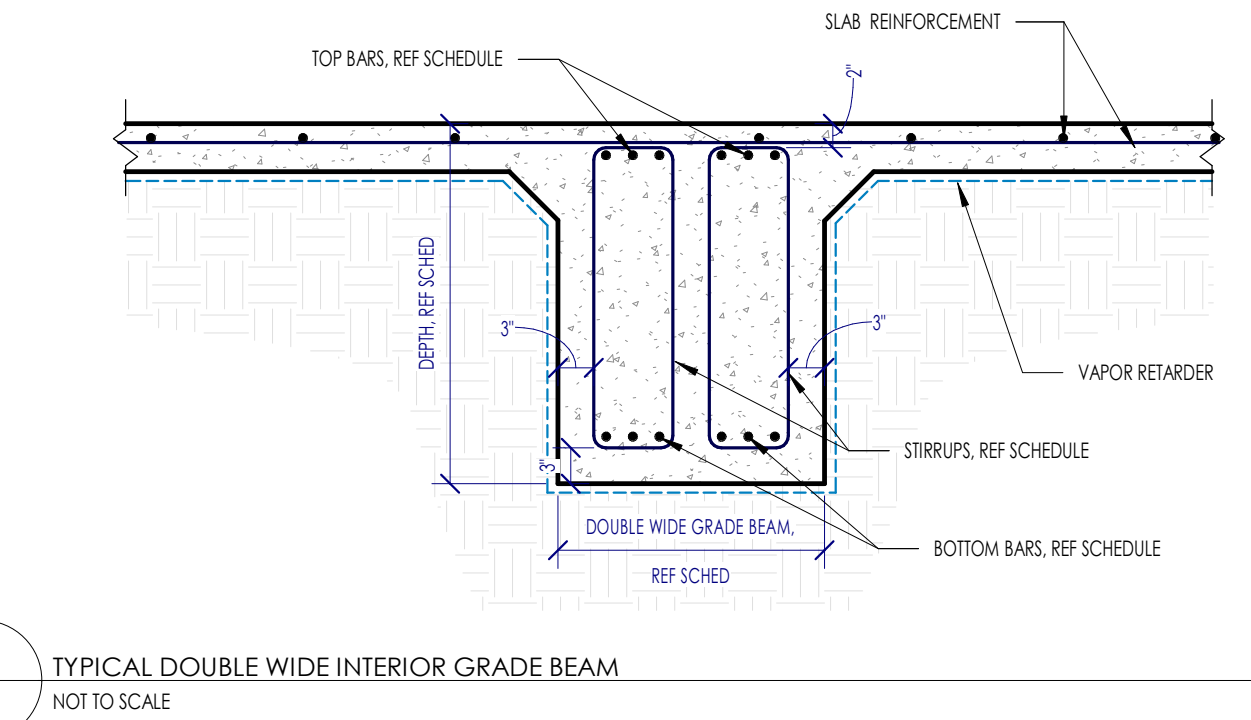
17 VERTICAL PENETRATION THROUGH SLAB-ON-GRADE
NOT TO SCALE



28 TYPICAL DROP TRANSITION IN GRADE BEAM - VERTICAL MOISTURE BARRIER
NOT TO SCALE



12 TYPICAL HORIZONTAL PENETRATION IN BEAM
NOT TO SCALE



43 TYPICAL DOUBLE WIDE INTERIOR GRADE BEAM
NOT TO SCALE

Date	Description
	REV. 1



Owner: Renovation Wranglers
 102 E 26th St
 Bryan, TX 77803
 kate@renovationwranglers.com | 979.450.9969



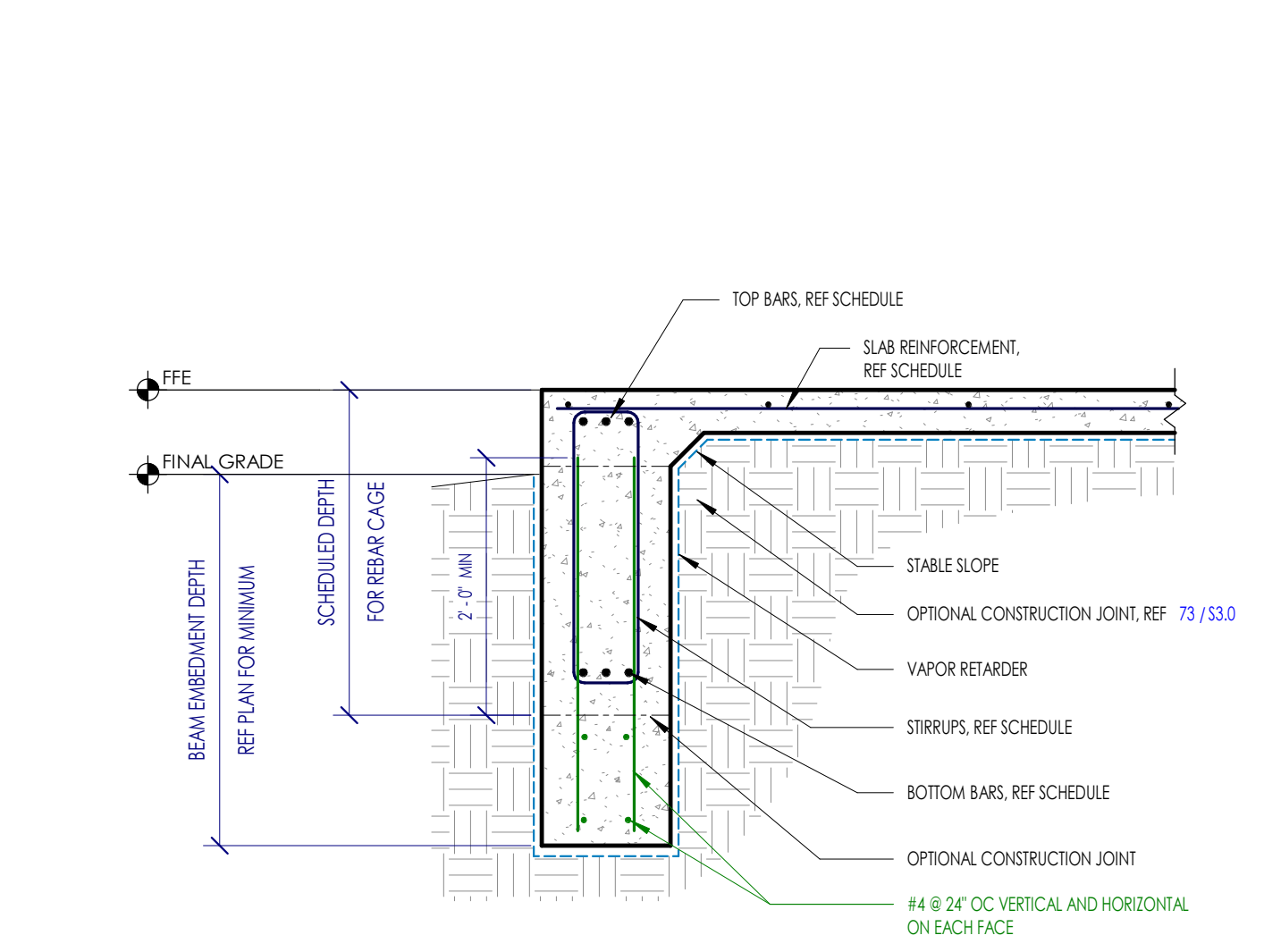
Architect of Record: LKB Architecture
 2929 Allen Pkwy Suite 200
 Houston, TX 77019
 isa@lkbarchitecture.com | 713.425.3076



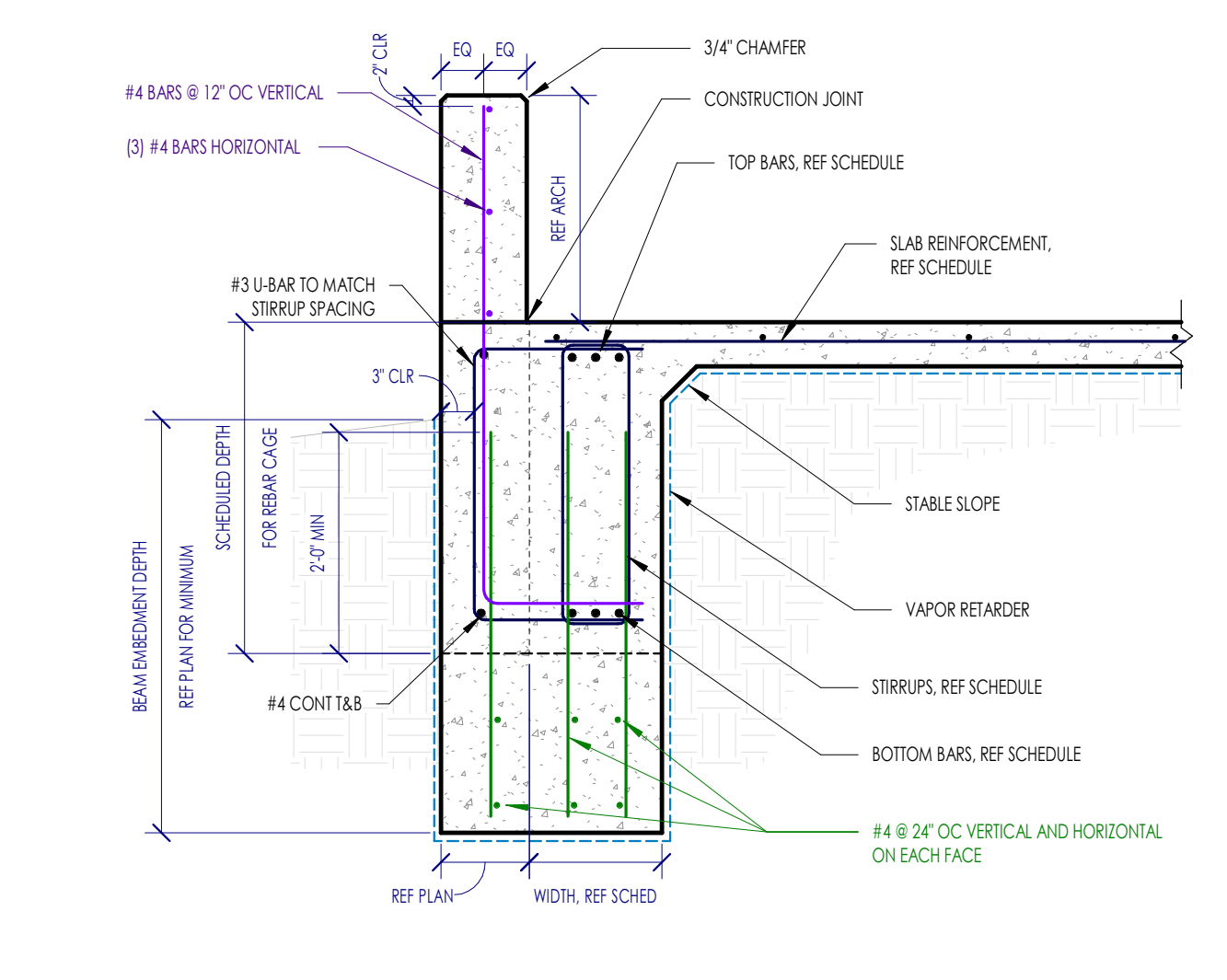
Structural: Dudley
 4102 Imperial Loop Drive
 College Station, TX 77845
 (979) 777-0720



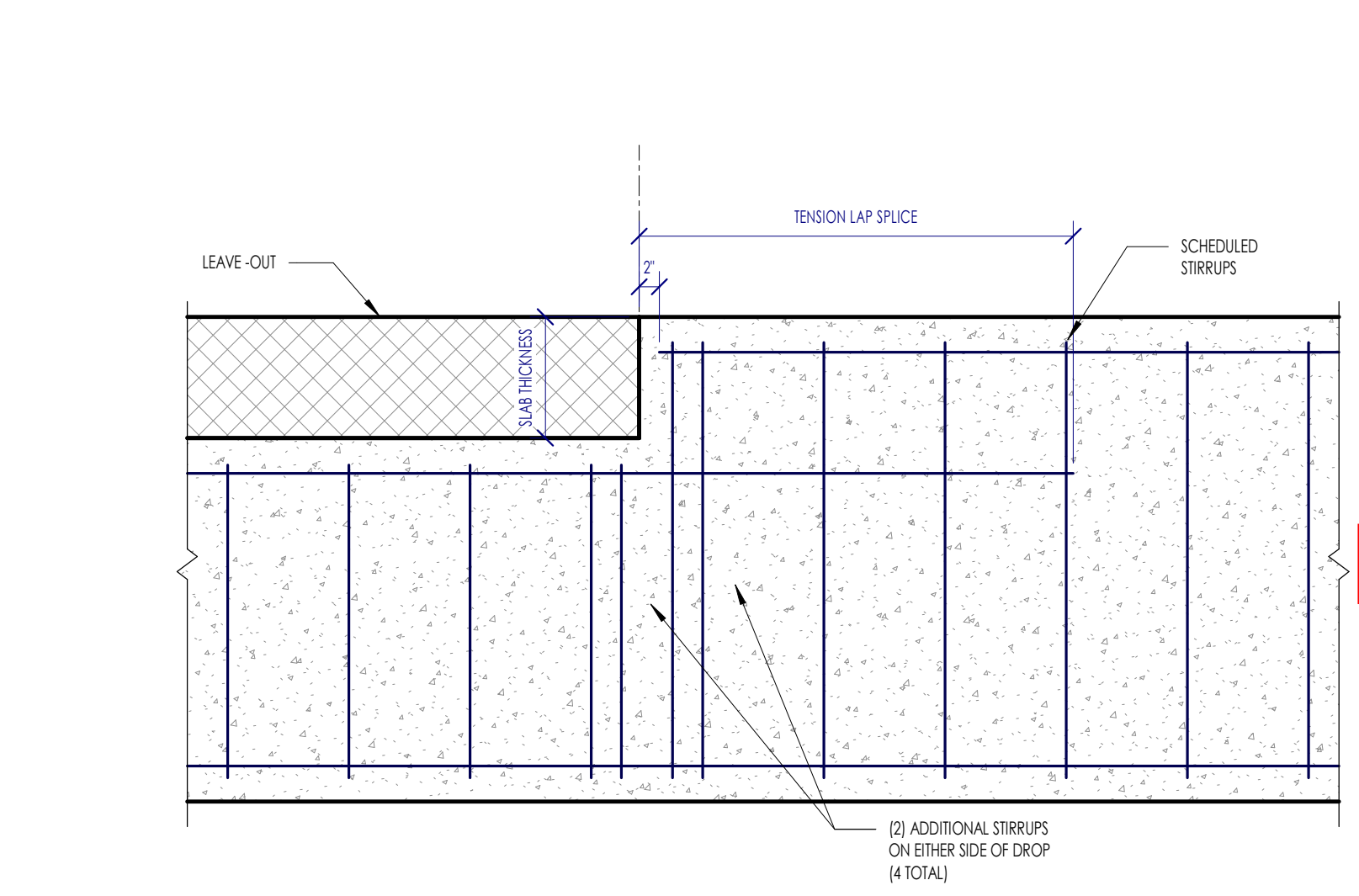
MEP: AMC Engineers
 508 E Jackson St # 552
 Burnet, TX 78611
 info@amcengineers.com



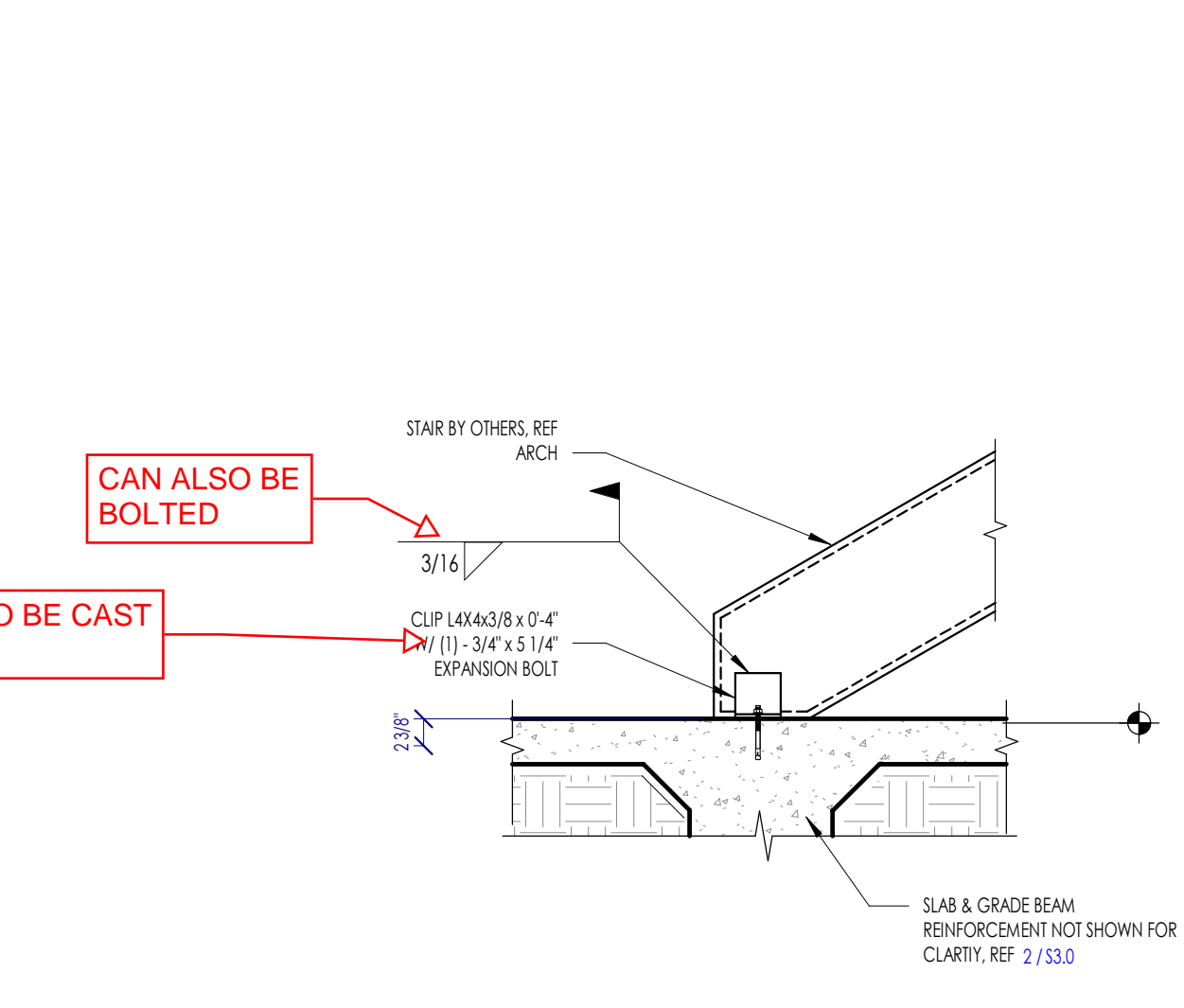
1 TYPICAL EXTERIOR GRADE BEAM - VERTICAL MOISTURE BARRIER
NOT TO SCALE



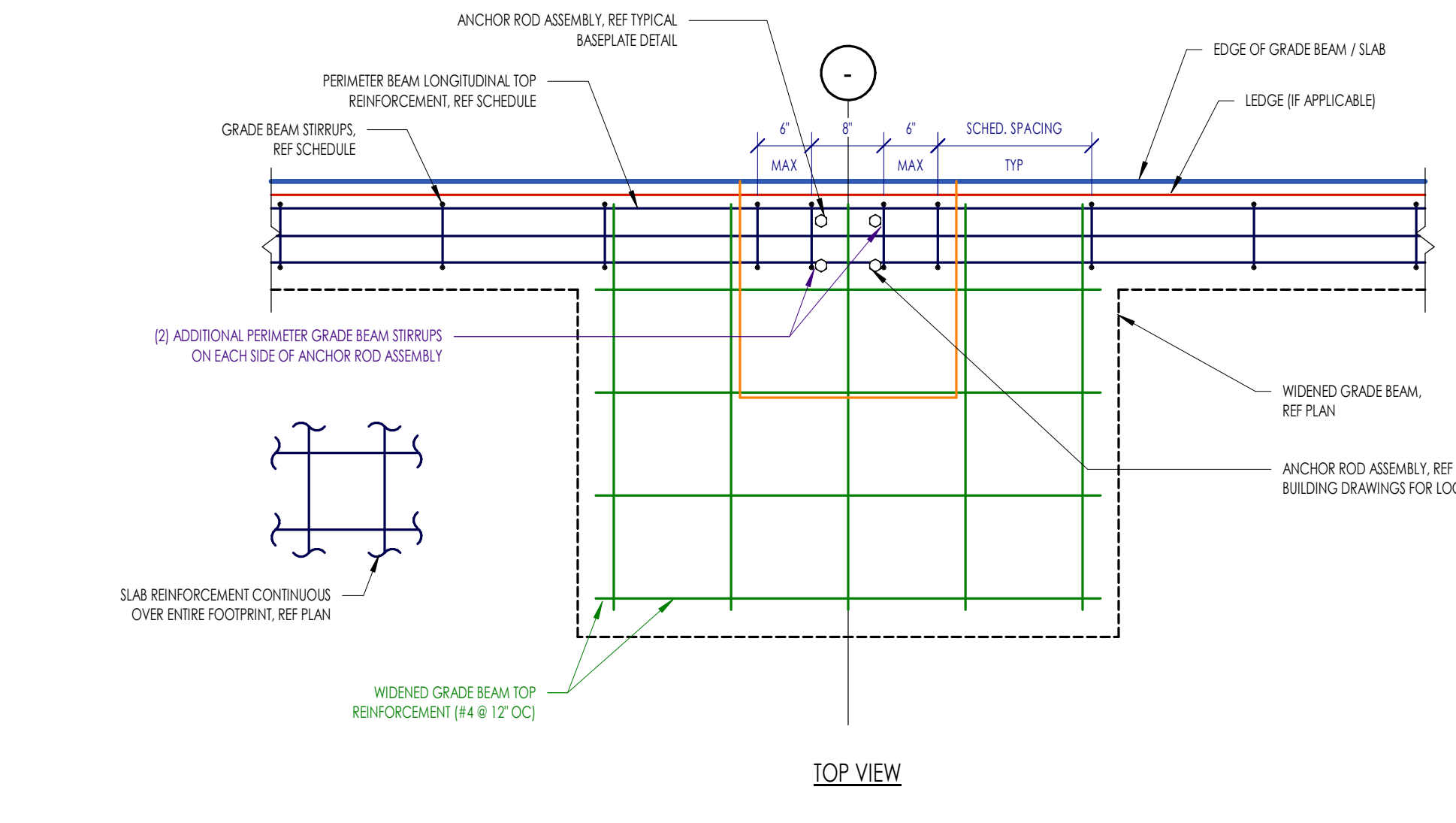
2 TYPICAL EXTERIOR WIDENED GRADE BEAM - VERTICAL MOISTURE BARRIER
NOT TO SCALE



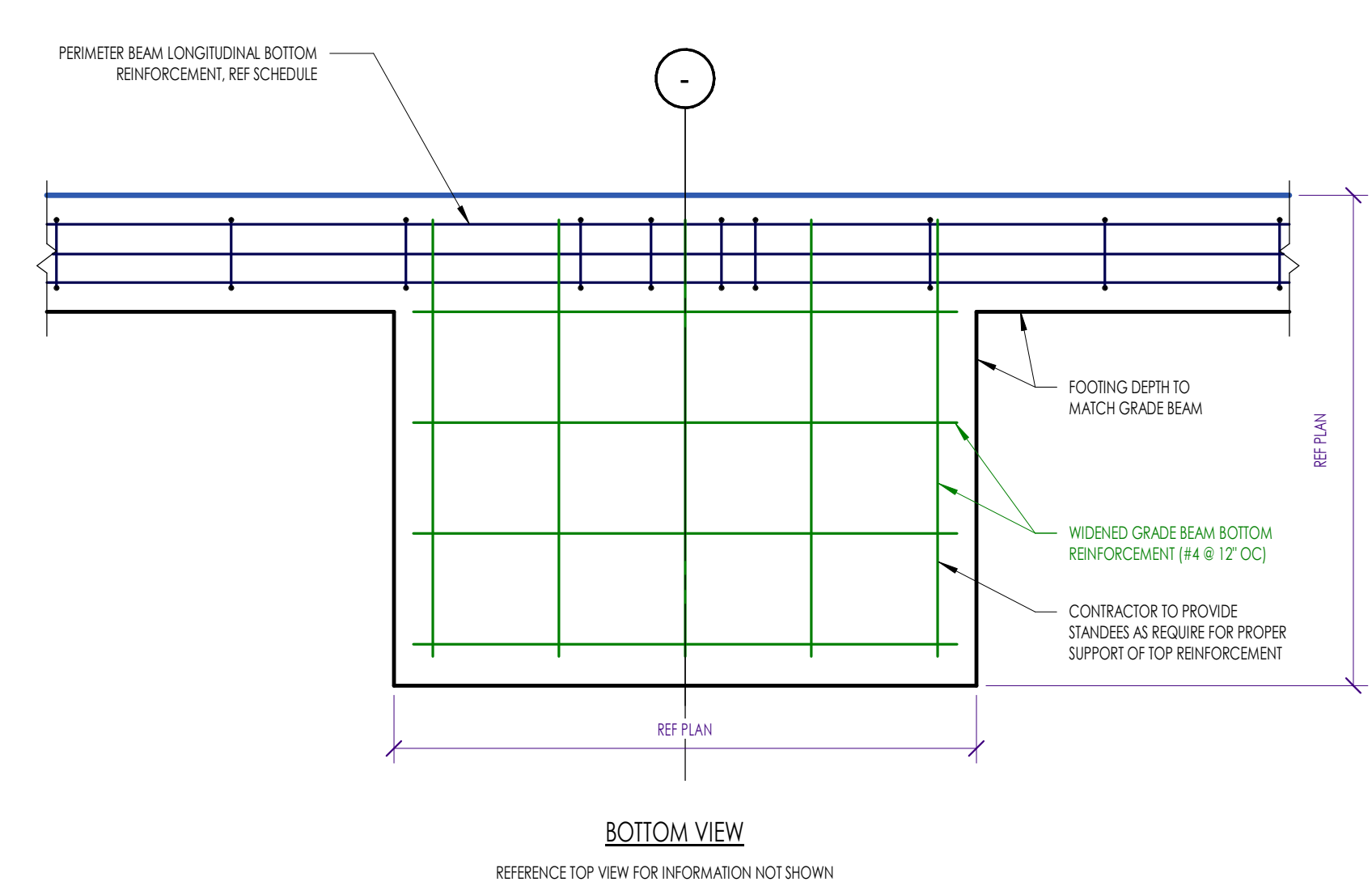
3 TYPICAL DROP TRANSITION IN GRADE BEAM TOP REINFORCEMENT AT SLAB LEAVE-OUT
NOT TO SCALE



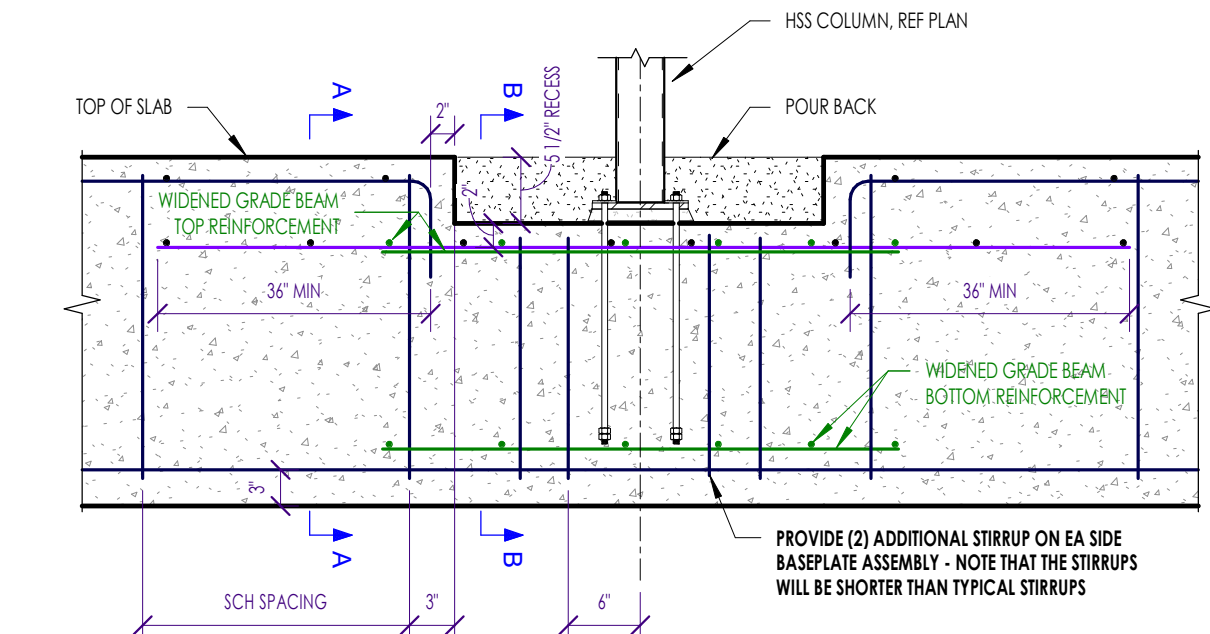
15 TYPICAL GRADE BEAM AT STEEL STAIRS
NOT TO SCALE



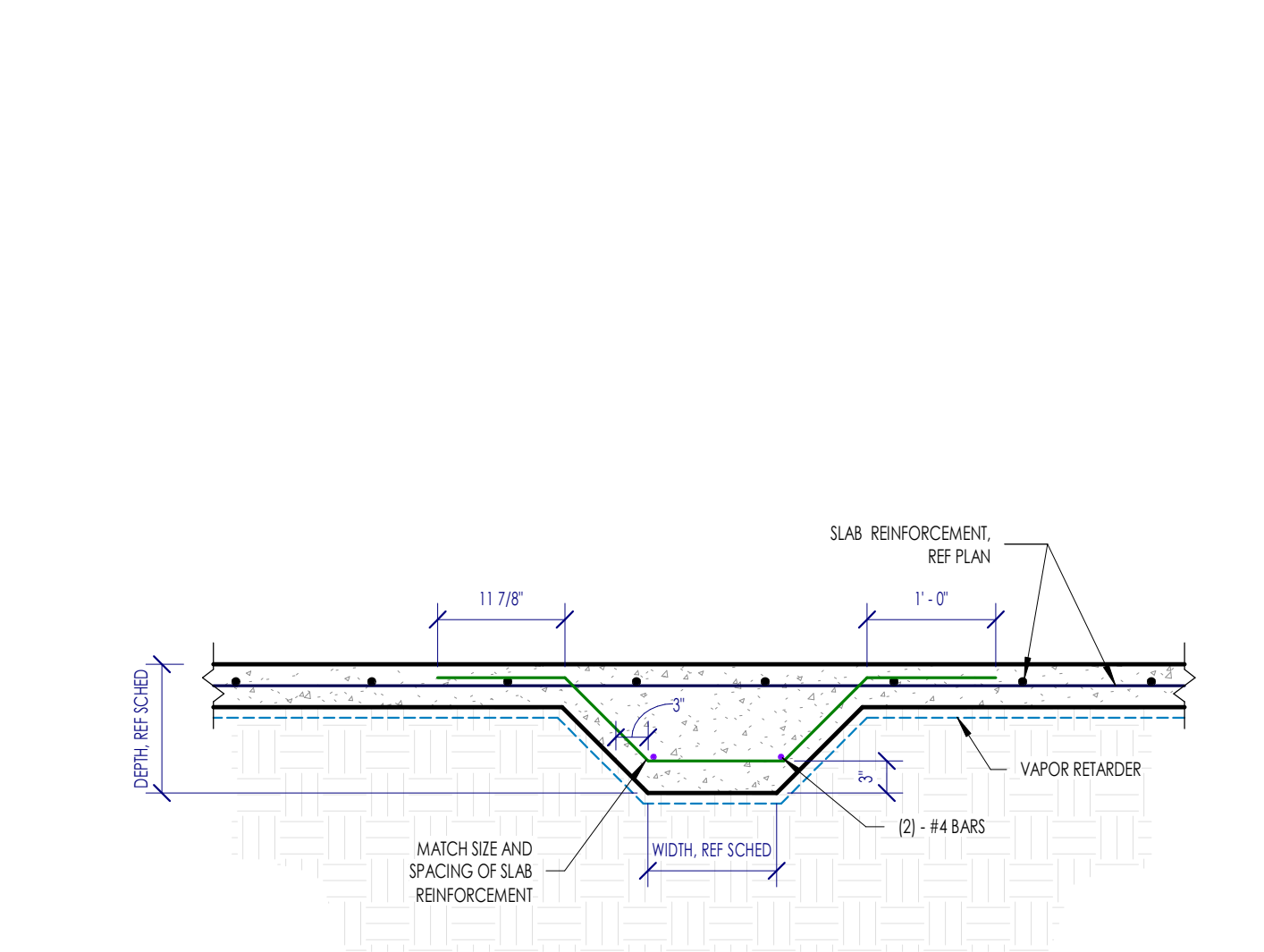
4 TYPICAL WIDENED FOOTING AT COLUMN - EMBEDDED BASE PLATE
NOT TO SCALE



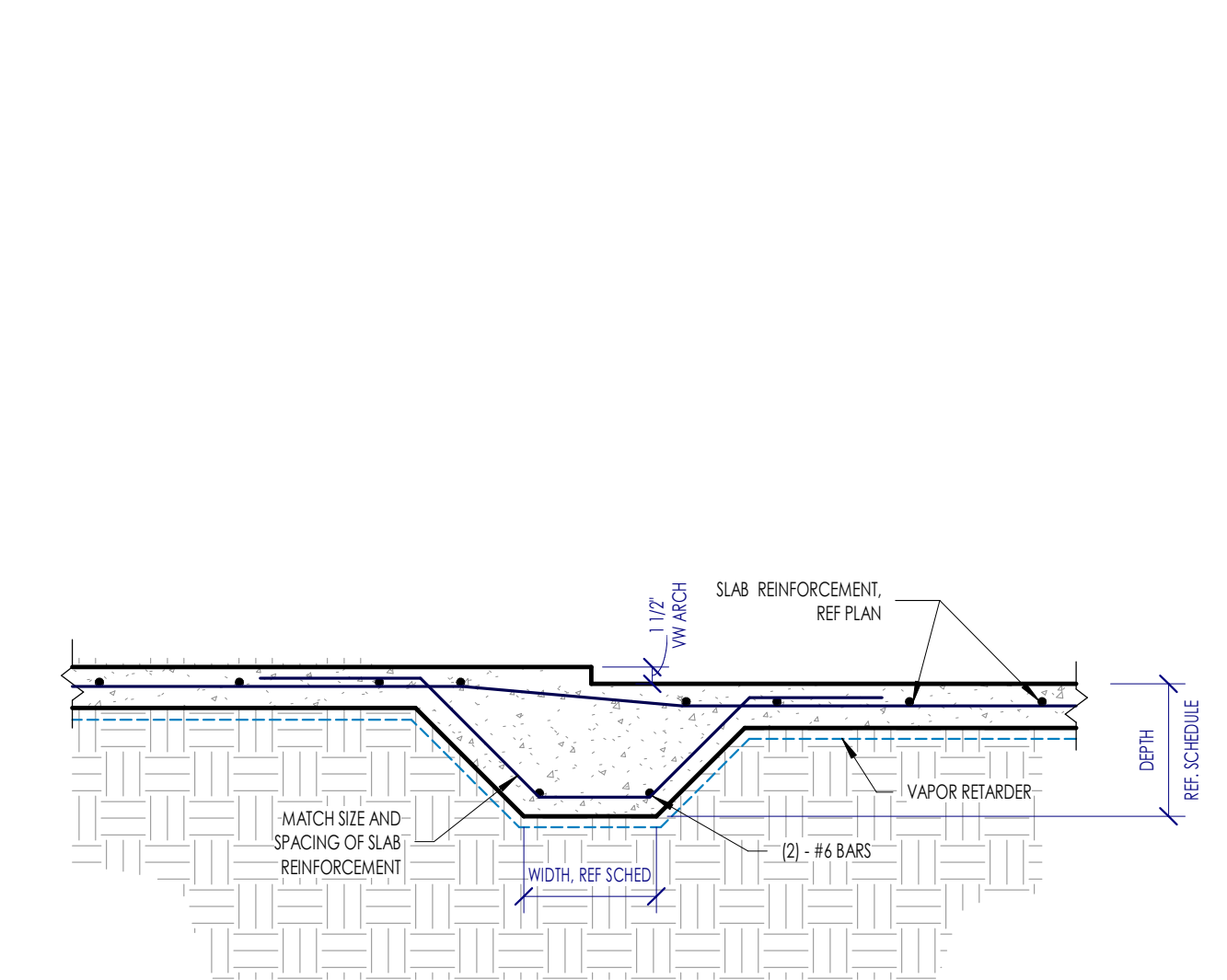
5 TYPICAL WIDENED FOOTING AT COLUMN - EMBEDDED BASE PLATE
NOT TO SCALE



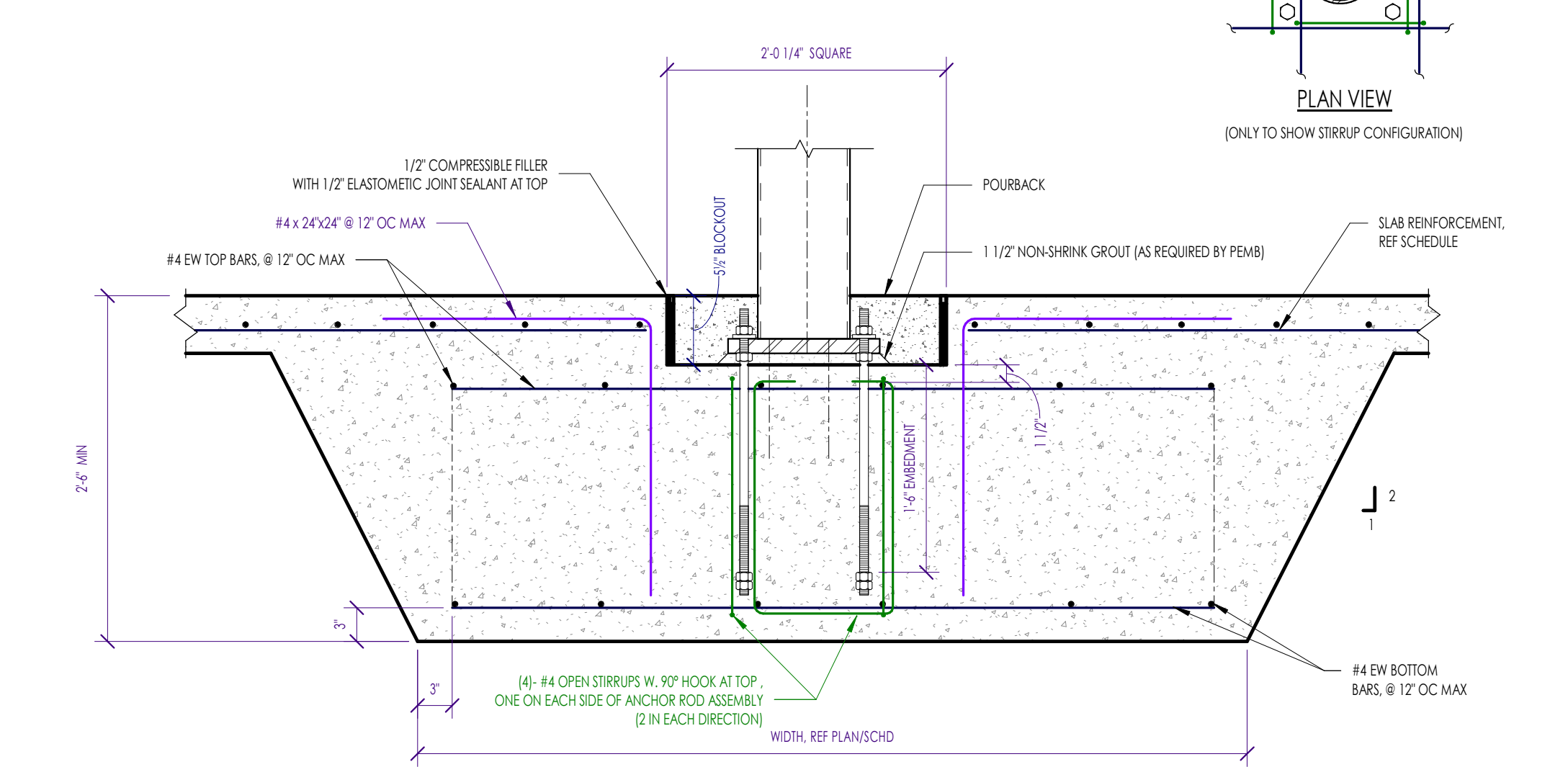
6 TYPICAL WIDENED GRADE BEAM REINFORCEMENT
NOT TO SCALE



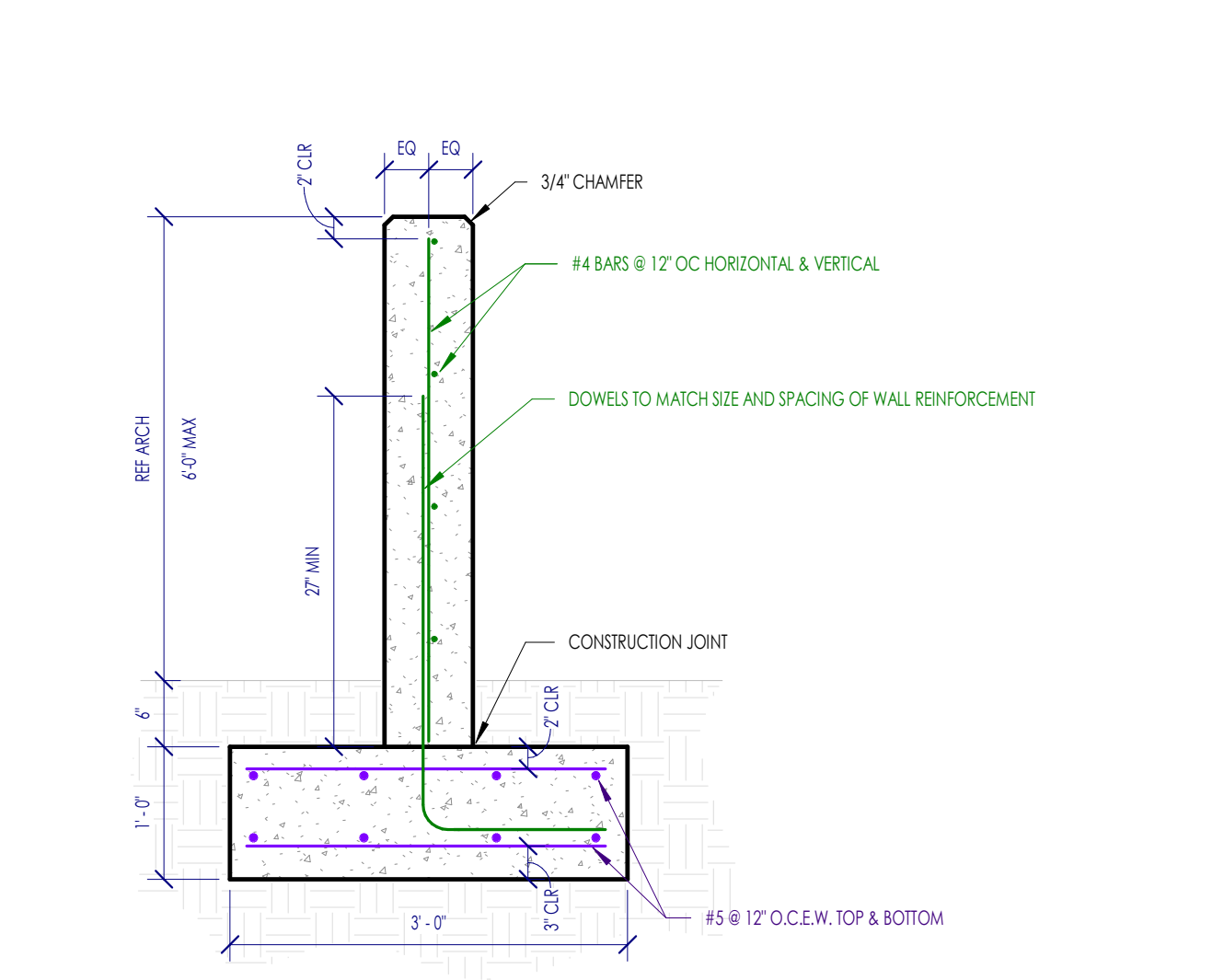
7 TYPICAL TURN DOWN BEAM
NOT TO SCALE



8 CSOG - TURN DOWN AT SLAB DROP
NOT TO SCALE



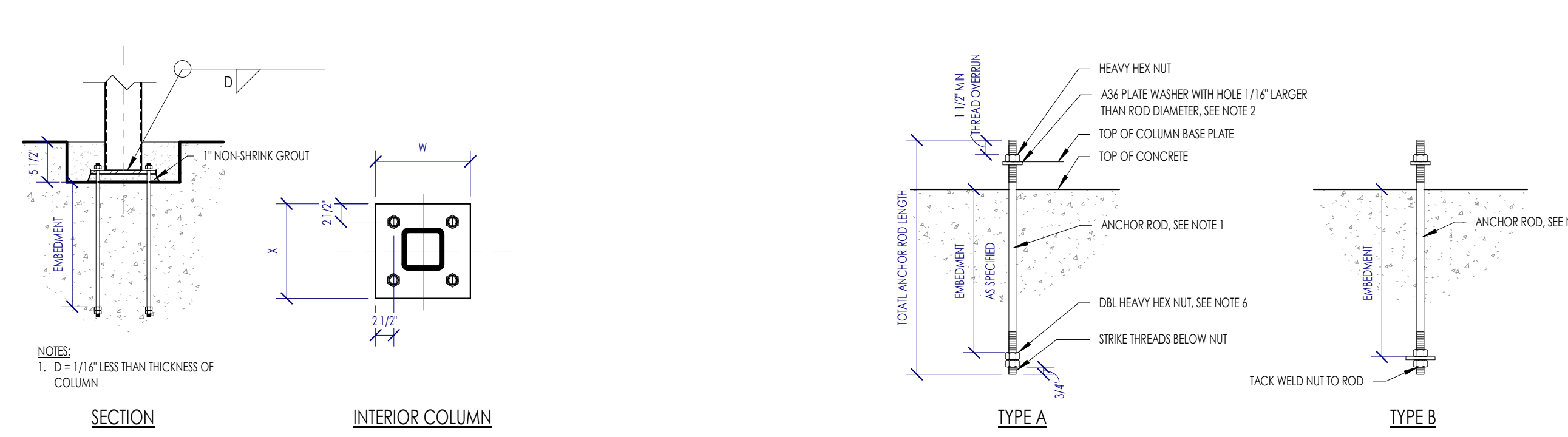
12 TYPICAL SPREAD FOOTING AT INTERIOR COLUMN
NOT TO SCALE



11 TYPICAL MOMENT SIGN FOUNDATION
NOT TO SCALE

COLUMN	BASE PLATE DIMENSIONS			CONDITION	ANCHOR BOLTS		
	X	W	T		NO./TYPE	DA.	EMBEDMENT
HSS/SKLS	13"	13"	3/4"	INTERIOR	4/A	1"	1'-0"
HSSBR	16"	16"	1"	INTERIOR	4/A	1"	1'-0"

9 TYPICAL BASEPLATE DETAIL
NOT TO SCALE



10 TYPICAL ANCHOR ROD
NOT TO SCALE

ANCHOR ROD DIAMETER	HOLE DIAMETER	SQUARE PLATE WASHER SIZE	PLATE WASHER THICKNESS	TYPE B ANCHOR PLATE
5/8"	1 3/16"	1 1/2"	1/4"	PL1/2X4X0-4"
3/4"	1 3/16"	2"	1/4"	PL1/2X4X0-4"
7/8"	1 9/16"	2 1/2"	5/16"	PL1/2X4X0-4"
1"	1 13/16"	3"	3/8"	PL1/2X6X0-5"
1 1/2"	2 5/16"	3 3/4"	1/2"	PL1/2X6X0-5"

NOTES:
 1. ALL TYPE A ANCHOR RODS SHALL BE F1554 GRADE 36.
 2. ALL TYPE B ANCHOR RODS SHALL BE F1554 GRADE 55.31.
 3. PLATE WASHERS MUST BE WELDED TO THE BASE PLATE WITH MINIMUM 3/16" FILED WELD ALL AROUND.
 4. EMBEDMENT DEPT'S ARE PRELIMINARY. FINAL EMBEDMENT TO BE PROVIDED AFTER REVIEW OF METAL BUILDING REACTIONS.
 5. ALL ANCHOR ROD HOLES SHALL ADHERE TO AISC TENSION CRITERIA - TABLE 2.3.
 6. THE DOUBLE NUT MAY BE OMITTED IF THE NUT IS TACK WELDED TO THE ROD.

This project, like most OpeningDesign's projects, is open source (Attribution-ShareAlike 4.0 International-CC BY-SA 4.0)-freely available to any party for future use, assuming the terms such as Attribution and ShareAlike are honored.



Architect: OpeningDesign
 17 S Fairchild | FL 7
 Madison, WI 53703
 ryan@openingdesign.com | 773.425.6456

Date	Description