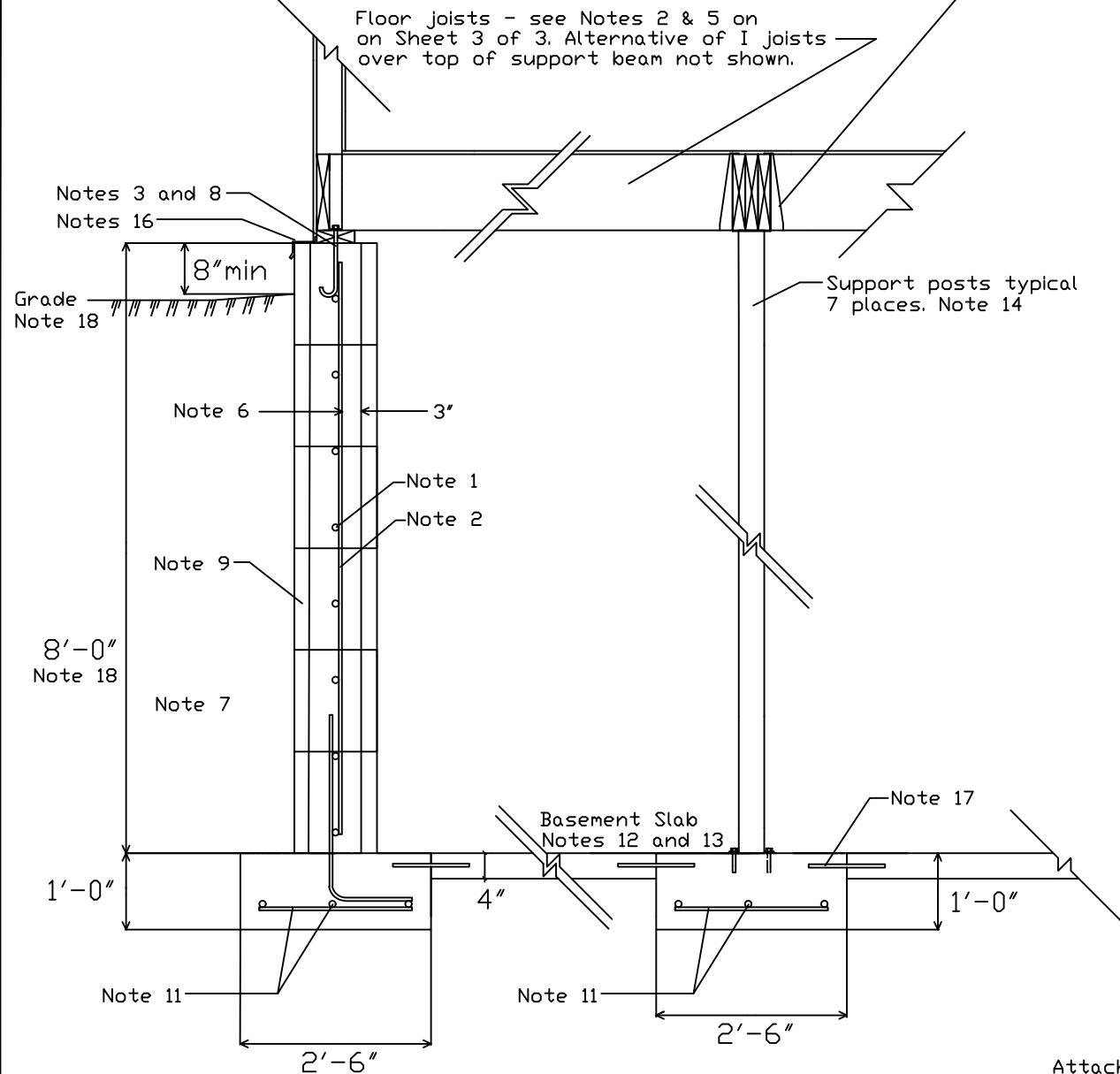


Support beam 3 ply 2" x 12" connected as noted on sheet 3. Floor joists to connect to beam using joist hangers also described on sheet 3.

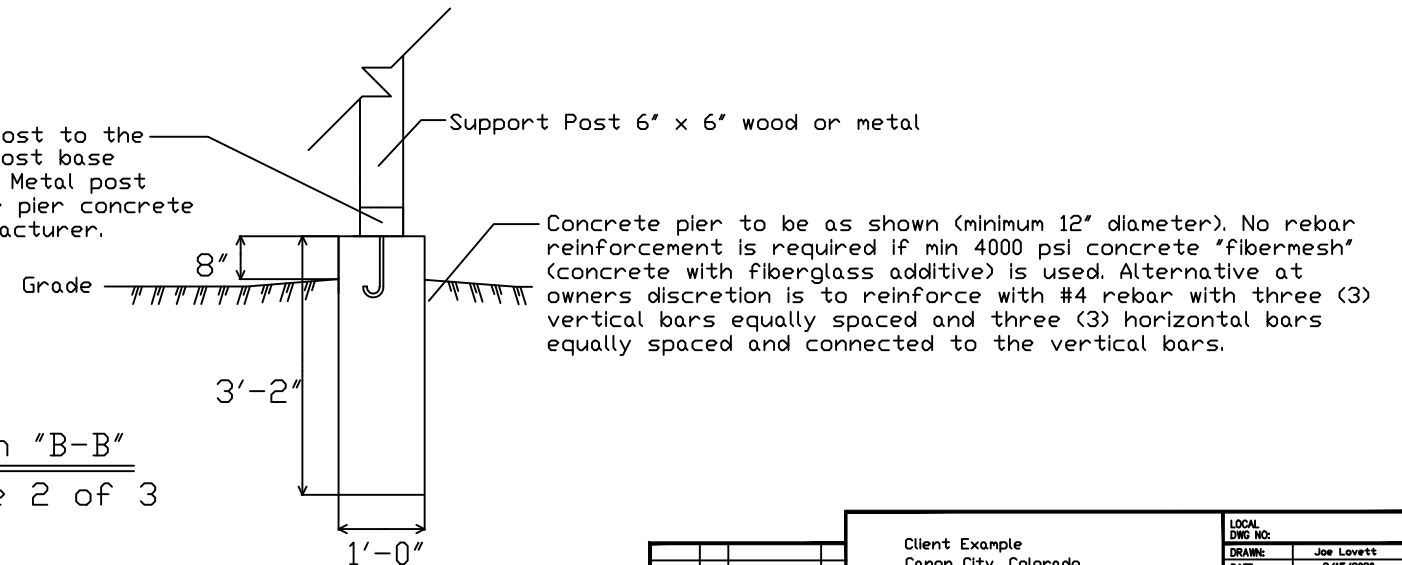
- NOTES:
- Horizontal reinforcement to be minimum of #5 rebar on 12" centers.
 - Vertical reinforcement to be minimum of #5 rebar on 12" centers.
 - A 5/8" diameter "J" bolt to be embedded in the pier as shown. The bolt is to be embedded into the concrete a minimum of 7" and adequate threads are to protrude above the top of the concrete to allow full thread engagement of a nut when tightened on top of the sill plate.
 - The stem wall is to be "doweled" into the footer using bent pieces of #5 rebar as shown. The "dowel" pieces are to be 30" (vertical) and 12 inches (horizontal) as shown.
 - Concrete is to have minimum strength of 3000 PSI. If mixed onsite by owner then a mix ratio of 1 : 2 : 2 (cement : sand : 3/4" crushed stone) is to be used.
 - Rebar reinforcement to be placed as shown with respect to the edge of concrete (maintain a minimum of 3" to edge of concrete).
 - Do not place more than 3 feet of backfill above the footer until the floor joists are in place. This is to prevent excessive force against the wall while it is not fully supported.
 - Treated wood sill plate to be attached to the wall using min 5/8" diameter anchor bolts ("J" bolts) placed at a maximum spacing of 6'-0" and not more than 12" from any joint in the sill plate.
 - Insulated concrete forms are to be used for the foundation stem wall. They are to be installed per manufacturers recommendations including waterproofing on the exterior face. Concrete thickness to be a min of 8" wide.
 - Unless otherwise specified all wood materials to be #2 Hem Fir or better.
 - Footer horizontal reinforcement to be three (3) #5 rebar parallel with the footer as shown with "crosspieces" of #5 rebar placed perpendicular to the footer on 12" centers.
 - Basement slab to be a minimum of 4" thick and with wire mesh reinforcement (hog wire) or use concrete with "fibermesh" fiberglass additive in the concrete mix added by the concrete batch plant. To be specified by owner.
 - The basement slab can be completed (poured) at a date later than the installation of the footer and stem wall however the exposed footer sides are to be backfilled and the fill compacted prior to backfill of the exterior wall.
 - Support post noted to be by owner shall be a "Jack Post", "Lally Column", or similar with a minimum load bearing capacity of 9000 pounds in compression. Posts to be mounted as recommended by manufacturer.
 - The basement slab can be completed (poured) at a date later than the installation of the footer and stem wall however the exposed footer sides are to be backfilled and the fill compacted prior to backfill of the exterior wall.
 - It is suggested that a metal flashing be installed over the exposed exterior insulation of the ICF form. Although not required it is good practice to protect the leading edge of the insulation with flashing or siding.
 - Basement slab to be pinned to center foundation as shown. Pins to be #4 rebar set 6" into foundation and slab. As an alternative the basement slab may be poured on top of the center foundation at owners discretion.
 - Minimum cover over stem wall and footer to be 2'-4". Due to contour of terrain the cover depth will vary from minimum 2'-6" up to 8'-4". A minimum of 8" between grade and top of stem wall is to be maintained.



Section "A-A"
See page 2 of 3

Section "C-C"
See page 2 of 3

Attach the 6" x 6" support post to the concrete pier using a metal post base (Simpson Strong Tie or similar. Metal post base to be embedded into the pier concrete as recommended by the manufacturer.



Section "B-B"
See page 2 of 3

REVISION:	REVISION:	REVISION:	REVISION:	REVISION:	REVISION:	LOCAL DWG NO:	Client Example Canon City, Colorado
DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DRAWN:	Joe Lovett
						DATE:	3/15/2020
						APPROVED:	
						SCALE:	
						LOCATION NUMBER:	
						PROJECT NUMBER:	SCE-20-04
						Foundation Details Sheet 1 of 3	
						Southern Colorado Engineering	