



BUILDING DIVISION STANDARD

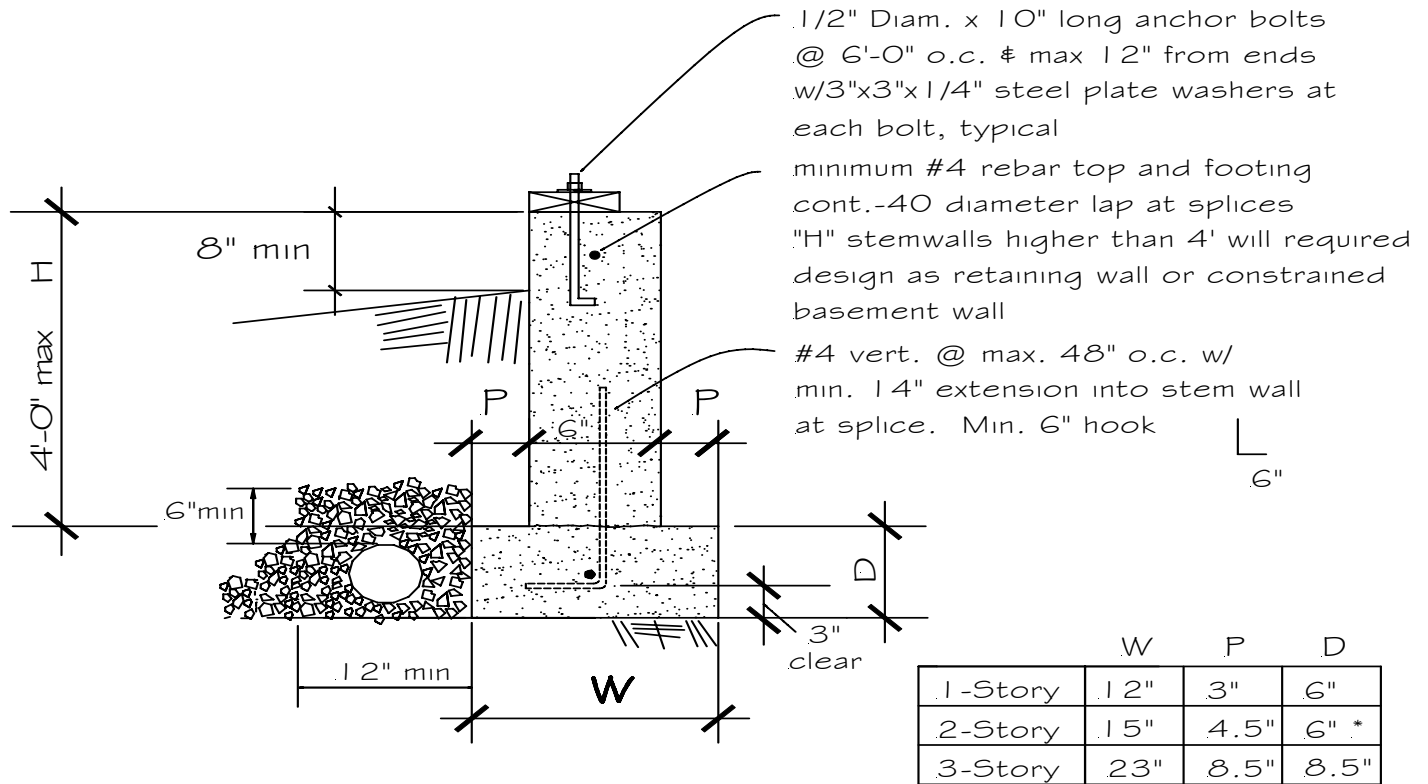
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BDS3

Residential Foundation Design

This design meets the minimum IRC section 401.1 design requirements



Note:

1. Grade shall fall a minimum of 6" in the first 10' or footing drain will be required. See IRC 401.3.
2. Drainage to be 3" diam. perforated pipe with 3/4" min. crushed rock or gravel and approved filter membrane. See R405.1.
3. Anchor bolt space for 3-story building shall be 48" o.c.
4. Footing projection P min. 2" and shall not exceed footing depth.
5. Vertical and horizontal wall reinforcements shall be placed no closer to the outside face of the wall than one-half the stemwall thickness.
6. Maximum 4'-0" high stemwall with no surcharge permitted (IRC 404.1.3). See basement wall detail for higher stemwalls.
7. Vertical Reinforcement shall be grade 60 Minimum

* see footnote 3