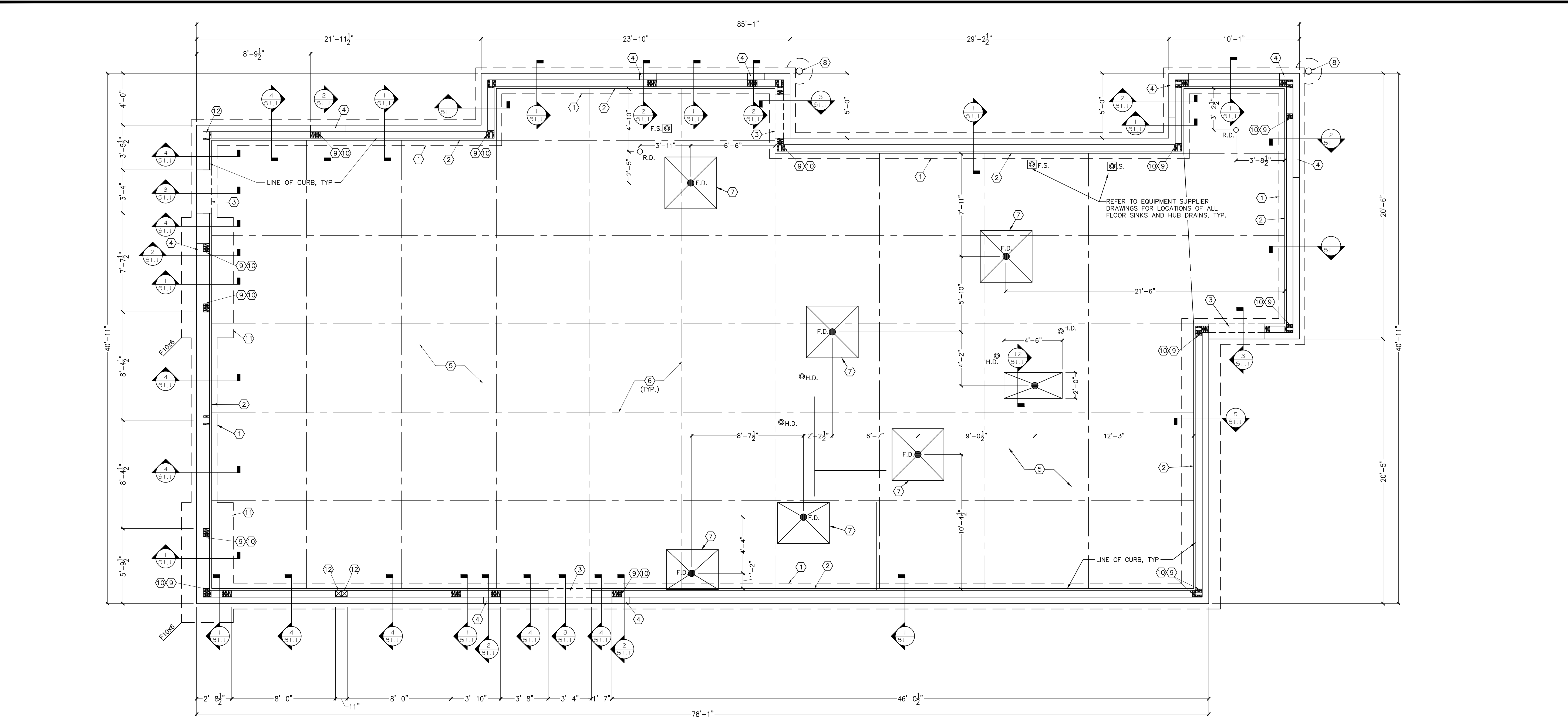
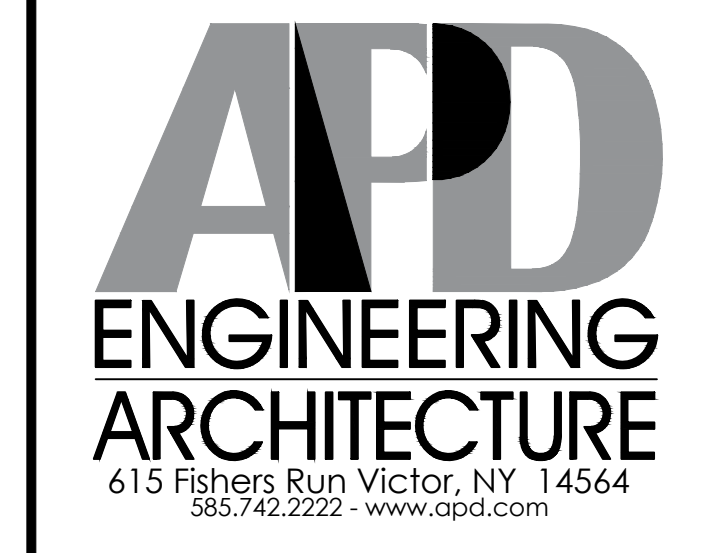


Issued:	Date:
A BKC Approval	10/29/2021
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Revisions:	Date:
1	
2	
3	
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5	
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8	
9	

Seal	Seal
PROJECT ARCHITECT/ENGINEER	DATE
PROJECT LEAD	DATE
PROJECT DESIGNER	DATE

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1 Foundation Plan
SCALE: 1/4" = 1'-0"

DESIGN CRITERIA:
2018 INTERNATIONAL BUILDING CODE.
NEW JERSEY EDITION

ROOF LOADS:
LIVE LOAD: 20 PSF
DEAD LOAD: 20 PSF

SNOW LOADS:
20 PSF

WIND LOADS:
3 SECOND GUST: 113 MPH
IMPORTANCE FACTOR: 1.0
EXPOSURE CATEGORY (WMPFS): B
INTERNAL PRESSURE COEFF.: ±0.18

SEISMIC LOADS:
RISK CATEGORY: II
SEISMIC IMPORTANCE FACTOR: 1.0
SITE CLASS: D (ASSUMED)

MAPPED SPECTRAL RESPONSE ACCEL:
SS: 0.170
S: 0.046

SPECTRAL RESPONSE COEFF.:
SHORT PERIODS (SD₁): 0.181
1 SEC. PERIODS (SD₂): 0.074

SEISMIC DESIGN CATEGORY: B

WOOD SHEAR WALLS:
LONG DIRECTION: RESPONSE MOD. FACTOR (R): 6.5
DESIGN BASE SHEAR (CB): 0.028W
SHORT DIRECTION: RESPONSE MOD. FACTOR (R): 6.5
DESIGN BASE SHEAR (CS): 0.028W

ANALYSIS: EQUIVALENT LATERAL FORCE.

PROVIDE SHOP DRAWINGS AND CALCULATIONS BY REGISTERED ENGINEER FOR SIGNS AND AWNINGS.

MASONRY

- HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, NORMALWEIGHT, TYPE N-1 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI ON THE NET AREA (m = 1500 PSI).
- MORTAR FOR USE IN MASONRY SHALL MEET ASTM C270, TYPE S.
- GROUT FOR USE IN MASONRY SHALL MEET ASTM C476, MIN 2000 PSI AND NOT LESS THAN A 6-1/2 SACK MIX.
- REINFORCING BARS SHALL MEET ASTM A615, GRADE 60.
- PROVIDE AT LEAST 2 VERTICAL BARS AT EACH END, CORNERS, AND INTERSECTIONS OF ALL WALLS. SEE WALL SECTIONS FOR TYPICAL VERTICAL REINFORCEMENT.
- CMU SHALL BE LAID IN RUNNING BOND PATTERN.
- VERTICAL AND HORIZONTAL REINFORCEMENT SHALL BE CONTINUOUS AND LAPPED PER TMS 402.
- PROVIDE 9 GAGE TRUSS TYPE OR LADDER-TYPE HORIZONTAL JOINT REINFORCEMENT AT 16" OC MAX.
- HOLD VERTICAL BARS STRAIGHT, TRUE, AND ACCURATE IN ALL WALLS AS DETAILED. INSTALL REBAR POSITIONERS @ 4'-0" OC MAX AND ENSURE REBAR IS HELD IN PROPER LOCATION WITHIN THE CELL.
- REINFORCEMENT, REBAR POSITIONERS, AND TIES SHALL BE PLACED PRIOR TO GROUTING.
- SOLID GROUT WALL CELLS BELOW GRADE. FILL JOINTS BETWEEN WITHES BELOW GRADE.
- GROUT ALL REINFORCED CELLS. PROVIDE A MINIMUM OF 1/2" GROUT BETWEEN REINFORCEMENT AND MASONRY UNITS.
- GROUT OPERATION SHALL CONFORM TO TMS 602; HOWEVER, THE MAXIMUM GROUT POUR HEIGHT SHALL NOT EXCEED 8 FEET AND THE MAXIMUM HEIGHT WHICH GROUT IS PLACED IN ONE CONTINUOUS OPERATION (GROUT LIFT) SHALL NOT EXCEED 4 FEET. THERE SHALL BE A MINIMUM OF 1 HOUR SETTING TIME BETWEEN EACH GROUT LIFT.
- PLACE INTERMEDIATE TIES TO 1" BELOW THE BED JOINT.
- CLEANOUTS SHALL BE CONSTRUCTED ADJACENT TO EACH VERTICAL BAR IN THE BOTTOM COURSE OF MASONRY FOR EACH GROUT POUR HEIGHT THAT EXCEEDS 5 FEET. CONSTRUCT CLEANOUTS WITH AN OPENING OF SUFFICIENT SIZE TO PERMIT REMOVAL OF DEBRIS, BUT NOT LESS THAN 3" DIMENSION. AFTER CLEANING, CLOSE CLEANOUTS WITH CLOSURES BRACED TO RESIST GROUT PRESSURE. CLEANOUTS SHALL BE LOCATED ON WALL FACE NOT EXPOSED TO VIEW.

WOOD

- SAWN LUMBER SHALL COMPLY WITH THE RULES OF AN APPROVED GRADING AGENCY LISTED IN THE APF&A NATIONAL DESIGN SPECIFICATION SUPPLEMENT AND SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED GRADING AGENCY.
- SAWN LUMBER SHALL BE SPRUCE PINE FIR, HEM FIR, DOUGLAS FIR, OR SOUTHERN PINE.
- MIN. GRADE SHALL BE No. 2, EXCEPT 2x4 MEMBERS MAY BE STUD GRADE.
- LUMBER IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED. WALL FRAMING BELOW WINDOW OPENINGS AND ALL JACK STUDS SHALL BE PRESERVATIVE TREATED. FASTENERS IN PRESERVATIVE TREATED LUMBER SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL.
- ALL WOOD CONSTRUCTION CONNECTORS SHOWN ON PLANS OR DETAILS SHALL BE SIMPSON STRONG-TIE OR EQUAL UNDO. HARDWARE SHALL BE INSTALLED WITH ALL REQ'D FASTENERS PER MFRS SPECS. HARDWARE BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY ARE OF EQUIVALENT CAPACITY FOR THE INTENDED APPLICATION. HARDWARE SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER. STRAPS OF HEAVIER GAGE THAN SPECIFIED ON PLANS MAY BE USED W/ MIN FASTENER REQUIREMENTS PER PLAN (e.g. C316 w/ (2) #4 IN LIEU OF (2) #6).
- ALL PLYWOOD SHALL BE TYPE CDX, LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.

MISCELLANEOUS

- DIMENSIONS NOTED ARE TO FACE OF CONCRETE. REFER TO ARCH DWGS FOR DIMENSIONS TO FACE OF STUD AND OTHER DIMENSIONS NOT OTHERWISE NOTED.
- DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS AND FIT SHALL BE DETERMINED AND VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
- DETAILS NOT FULLY OR SPECIFICALLY SHOWN SHALL BE OF SAME NATURE AS OTHER SIMILAR CONDITIONS.
- SEE PLUMB DWGS FOR PLUMB LAYOUT DIMENSIONS, UNO.
- SEE ELEC DWGS FOR ELEC LAYOUT DIMENSIONS, UNO.
- COORDINATE FOUNDATION AND SLAB LAYOUT WITH OTHER TRADES PRIOR TO POURING SLAB.

SPECIAL INSPECTIONS AND TESTS
THE FOLLOWING INSPECTIONS AND TESTS ARE REQUIRED AND SHALL BE PERFORMED BY AN APPROVED TESTING AGENCY, PAID FOR BY THE OWNER.

- VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION PER AISI 360-10 CHAPTER N.
- VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION PER BUILDING CODE TABLE 1706.3.
- SPECIAL INSPECTION OF MASONRY CONSTRUCTION PER TMS 402-11 TABLE 1.19.2. EXCEPTION: MASONRY VENEER ONLY REQUIRES VERIFICATION OF COMPLIANCE WITH THE APPROVED SUBMITTALS PER TABLE 1.19.1.
- INSPECTION OF SITE SOILS, FILL PLACEMENT, AND BEARING CAPACITIES BY A LICENSED GEOTECHNICAL ENGINEER AS FOLLOWS:
 - OBSERVATION OF PROOF ROLLING FOR THE SITE PRIOR TO FILL PLACEMENT.
 - COMPACTION TESTING OF STRUCTURAL FILL PLACEMENT. LIFTS SHALL NOT EXCEED 6".
 - PROVIDE BEARING TESTS AT EACH FOOTING LOCATION TO CONFIRM BEARING CAPACITY.
 - REQUIRED VERIFICATION AND INSPECTION OF SOILS PER BUILDING CODE TABLE 1706.6.

CONCRETE

1. CONCRETE SHALL BE NORMAL WEIGHT CONC. (5 SACK CEMENT PER CU YD. MIN) AND MEET THE FOLLOWING MIN. ULTIMATE COMPRESSIVE STRENGTHS AT 28 DAYS:

LOCATION	MIN. STRENGTH 28 DAYS PSI	AGGREGATE SIZE - INCHES	SLUMP INCHES	AIR %	W/C RATIO
INT. SLAB ON GRADE	3000	1" x #4	3-1/2" ± 1/2"	5% ± 1/2%	0.50
EXTERIOR CONCRETE	4000	1" x #4	3-1/2" ± 1/2"	6% ± 1-1/2%	0.45
PIERS	4000	1" x #4	3-1/2" ± 1/2"	6% ± 1-1/2%	0.50
FOOTINGS	3000	1" x #4	3-1/2" ± 1/2"	5%	0.55

- CONCRETE MIX DESIGN AND TESTING SHALL COMPLY WITH THESE SPECS. CEMENT SHALL BE IN ACCORDANCE WITH ASTM C 150 TYPE II. VERIFY MIN. CONC. STRENGTH AND CEMENT TYPE.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. STEEL SHALL BE KEPT CLEAN AND FREE OF RUST.
- CONCRETE CURING SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF ACI 318-95 SECTION 5.11 AND STANDARD PRACTICE FOR CURING CONCRETE REPORTED BY COMMITTEE 308.

SLAB

- 4" THICK CONCRETE SLAB REINFORCED W/ W/F #6-W1 4x1.4 OR #4 BARS @ 18" O.C. EA. WAY, OVER 15 MIL VAPOR RETARDER, OVER 2" SAND BED, W/ 4" AGGREGATE BASE, OVER ENGINEERED SUBGRADE. MODIFY AS REQUIRED TO COMPLY WITH REQUIREMENTS OF GEOTECHNICAL REPORT. SLAB REINFORCEMENT SHALL BE SUPPORTED BY CONTINUOUS CHAIRS SPACED AT 4'-0" OC MAX.

FOUNDATION PLAN KEY NOTES:

- TYPICAL WALL FOOTING - REFERENCE SECTION 1/S-1.1.
- CMU FOUNDATION WALL (SEE SECTIONS OR NOTES FOR MASONRY SIZE & REINFORCEMENT).
- EXTEND SLAB THRU AT OPENINGS (SEE SECTIONS).
- 6" CMU FOR FURR-OUT ELEMENTS AT TOWERS. WIDTH TO BE DETERMINED BY FINISH FURR-OUT WIDTH. REFER TO SHEET A-1 FOR REQUIRED WIDTH AND DETAIL 2/S-1.1.
- 4" MIN. CONCRETE SLAB-ON-GRADE. SEE SLAB NOTES FOR ADDITIONAL INFORMATION.
- CONTROL CONSTRUCTION JOINTS - REFERENCE DETAIL 10/S-1.1.
- 4x4 AREA SLOPED TO DRAIN @ 2% (TYP).
- 6"Øx 8'-0" STEEL BOLLARD, FILL WITH CONCRETE, TOP OF BOLLARD AT 5'-0" ABOVE SURFACE OF PAVING WITH 24"Ø x 4'-0" DEEP CONCRETE FOOTING.
- SIMPSON HOLD-DOWN PER SHEAR WALL SCHEDULE.
- SHEAR WALL END POST PER SHEAR WALL SCHEDULE.
- SHEAR WALL FOOTING PER FOOTING SCHEDULE BELOW, CENTER FOOTING BELOW SHEAR WALL.
- SIMPSON ABU66Z POST BASE W/ 5/8"Ø x 24" EMBED HEADED ANCHOR ROD. ATTACH POST TO BASE W/ NAILS OR SD SCREWS PER MFR RECOMMENDATIONS.

MARK	DMENSIONS	REINFORCEMENT	COMMENTS
F10x6	10'-0" x 6'-0" x 1'-4"	#5 @ 12" O.C. SHORT DIRECTION, (5) #5 EQ SPACED LONG DIRECTION, TOP & BOT	

Burger King Inc.
Store # 30011
108 Egg Harbor Road
Sewell, NJ 08080
Gloucester County
Project Name & Location:

Foundation Plan & Structural Notes
Drawing Name: Project No. 21-0458
Date: 11/8/2021
Type: BK ROC-60
Drawn By: SJF S-1
Scale: As Noted Drawing No.