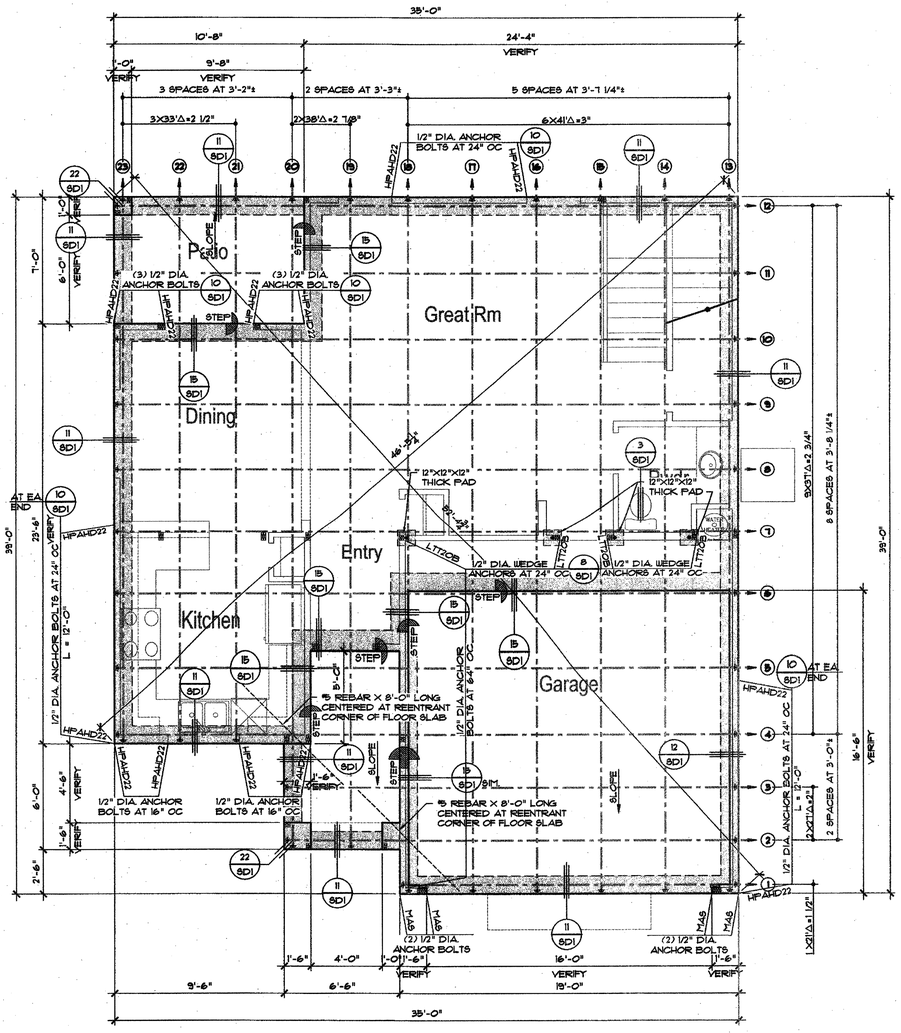

FOUNDATION PLAN A

ELEVATION C SIMILAR

FOUNDATION NOTES, POST-TENSIONED, WOOD FRAMING:

BM NO. : PHDPT-A2

1. Foundation dimensions are extracted from architectural drawings. Borm Associates, Inc. has not assumed any liability with respect to these dimensions. Contractor shall verify all foundation dimensions with the the architectural drawings and with field conditions. Contractor shall verify the location and sizes of all anchor bolts, holdowns, embedded straps and framing materials. Contractor shall verify configuration and location of all architectural features, such as but not limited to, depressions, slopes, shelves, patios, porches, and stoops.

2. Contractor shall verify tendon lengths and stressing tail lengths prior to fabricating cables. Any discrepancies including but not limited to, dimensions, tendon count, lengths and elongation designation shall be brought to the attention of Borm Associates, Inc. prior to fabrication.

3. For trenches adjacent to foundations, see detail (24/SD1.0).

4. For conventional reinforcing bar bends, see detail (2/SD1.0). For stirrup and tie bends, see detail (1/SD1.0).

5. Refer to the soils report(s) for any pad preparation and pre saturation requirements.

6. Stressing end and dead end of tendons may be reversed from that shown on the plans at Contractor's option. For anchorage of dead ends and general tendon layout, see detail (3/SD1.0).

7. The floor slab shall be poured level to within 1/8 inch in 10 feet.

8. The floor slab, including garage floor slab, and foundation shall be poured monolithically except when shown otherwise.

9. Anchor Bolts: Install anchor bolts as noted on the plans. If no notation is given, at exterior walls provide 1/2 inch dia. anchor bolts at 6 feet OC. In all bolted walls, at least one bolt shall be installed within 12 inches of each end of each plate, with no less than two (2) bolts per plate 12 inches or longer. 1/2 inch dia. anchor bolts may be replaced with Simpson MAS anchors. If no notation is given, at exterior walls provide MAS anchors at 32 inches OC. In all anchored walls, one MAS anchor shall be installed within 12 inches of each end of each plate, with no less than two (2) anchors per plate 12 inches or longer. Additional foundation reinforcing may be required. See details. See detail (6/SD1.0).

Mark	Comment
A.B.'S @ N" OC	Spacing of anchor bolts. Use 1/2 inch diameter unless noted otherwise. Set bolts for thicker than standard plate when necessary.

10. Shot Pins: Install at all interior walls and partitions, where anchor bolts are not noted, 0.145 inch dia. x 2.875 inches shank length with metal plate washer at 36 inches OC. Each piece of plate longer than 18 inches shall have a minimum of two fasteners. At each end of each piece of plate, place one fastener at 6 inches from the end. At each end of each piece of plate in a wall indicated as a shear wall with shot pins place two fasteners, one at 6 inches and one at 10 inches from the end.

11. Holdowns and Embedded Straps: See shear wall and architecural floor plan for reference in locating hardware and providing extension of hardware above concrete. It is the responsibility of the Contractor to determine their exact location. Hardware shall be tied in place prior to placement of concrete. For holdowns and embedded straps to foundation, see details (8/SD1.0) and (10/SD1.0).

12. Tendons and conventional reinforcement shall be chaired and tied in place prior to placement of concrete.

13. Foundations: Size, depth, and reinforcement of continuous footings shall be as follows.

Exterior footings			Interior footing (ribs)		
Width	Depth	Typical, @ Reinforcement	Width	Depth (Overall Thickness)	Typical, @ Reinforcement
12"	12"	(1) 1/2" dia. tendon	12"	12"	none

14. House floor slab: Reinforcement shall be chaired and tied in place prior to placement of concrete. Base course shall be dampened prior to placement of concrete. Slab and base course thickness' given are actual not nominal

House floor slab thickness	Base layer
8"	4" A.B.C. MIN.

15. Garage floor slab: Reinforcement shall be chaired and tied in place prior to placement of concrete. Base course shall be dampened prior to placement of concrete. Slab and base course thickness' given are actual not nominal

Garage floor slab thickness	Base layer
5"	4" A.B.C. MIN.

16. Exterior slab. Minimum 5 inch nominal concrete floor slab over natural grade or engineer certified compacted pad U.N.O. in project soils report. Steel reinforcing is not required.

17. Care should be taken when drilling for the installation of wedge anchors or the drilling of shot pins to avoid slab tendons.

18. If holdowns on plans are missed or are erroneously located, contact engineer of record for appropriate retrofit repair detail.

19. Slab shall be permanently marked inside the garage door area as follows:

> POST TENSION SLAB IN THIS BUILDING.
> DO NOT DRILL OR CUT SLAB.

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REFER TO SN SHEETS FOR ALL NOTES AND SPECIFICATIONS

PROJECT:
Broadway at San Marcos

OWNER/DEVELOPER:
Liberty Homes

ARCHITECT/DESIGNER:
MDW Designs

SHEET:
PLAN 1967

FOUNDATION PLAN

REFERENCE DATE:	03-28-07
ISSUED FOR:	
CLIENT DELIVERY	03-29-07
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ENGINEER OF RECORD:

Registered Professional Engineer (Civil)
CERTIFICATE NO. 35750
MICHAEL ERIC WILLIS
Date Signed 3-29-07
ARIZONA, U.S.A.

CONTACTS:
-For design questions regarding these plans and specifications contact the Project Manager:
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Email: steved@borm.com

-For scheduling site observation and for field changes contact the Construction Administrator:
Alissa Engelby
Telephone: (623) 869-0607 ext. 232
Facsimile: (623) 869-0609
Email: alissae@borm.com

FILE NO: 12564
CAD NO. : 12564 1967 S1-1 FND A
DRAWN BY : KER
ENGINEER : HI
SCALE : 1/4" = 1'-0"

SHT NO. S1.1