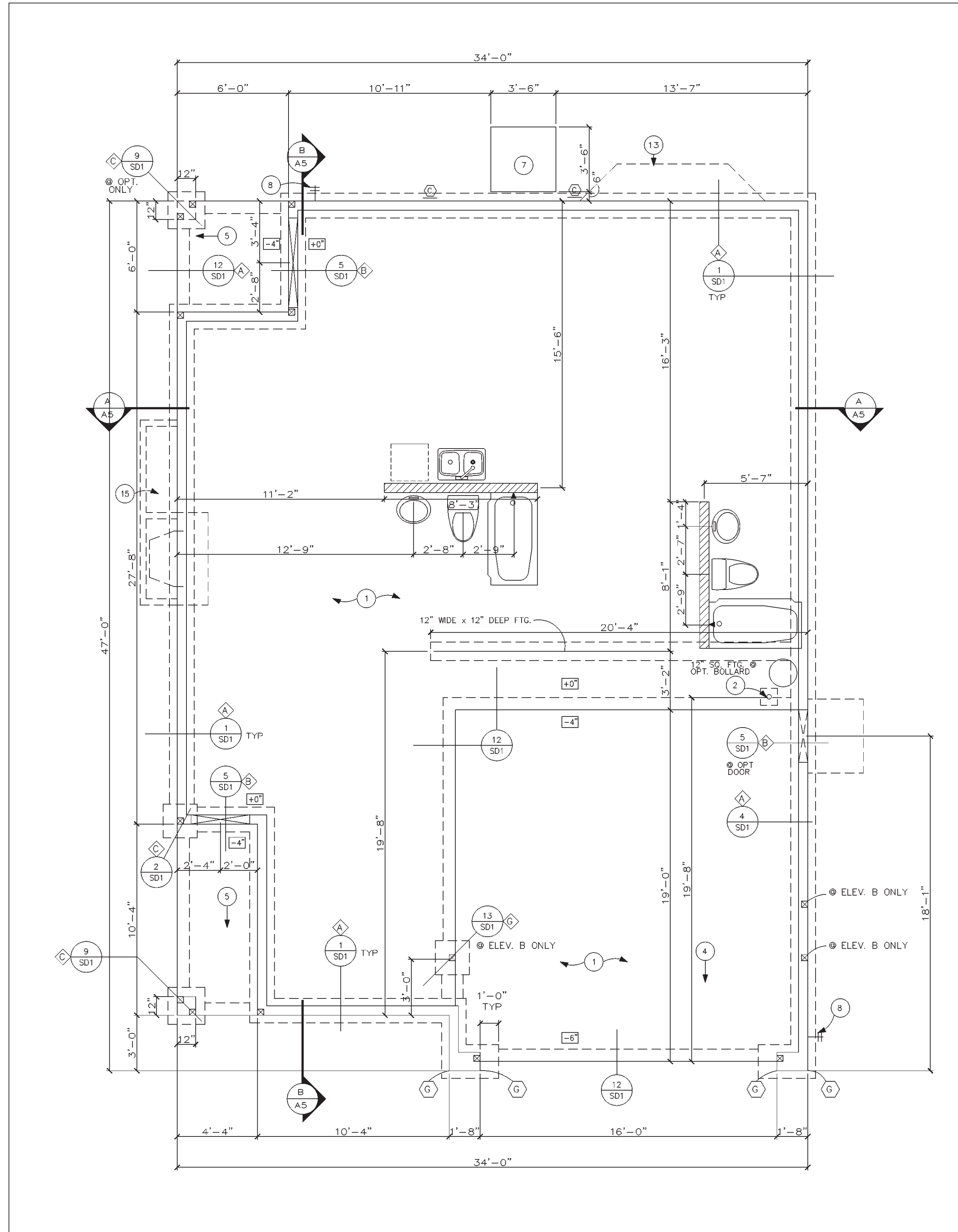


NOTICE:
EVEN THOUGH IT IS NOT REQUIRED IN THE ENGINEERING CALCULATIONS, THE CONTRACTOR SHALL PROVIDE 1 CONTINUOUS # 4 REBAR IN THE FOOTING AND A #4 VERTICAL REBAR AT 48" O.C.

NOTE:
ALL CEILING HEIGHTS ARE OPTIONAL 9' HIGH.



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

STD - FOOTING & STEM SCHEDULE			
SYM.	FOOTING	STEM WALL	VERT. REINF.
A	1'-4" W. X 8" D. CONT. 1 - # 4 HORIZ.	6" W. X 18" H. MIN. 1 - # 4 HORIZ. CONT. AT T&B	#4 @ 48" O.C.
B	1'-4" W. X 8" D. CONT. 1 - # 4 HORIZ.	SEE "A" W/ 6" DEPRESSED TOP	NO VERT. REBAR REQUIRED
C	2'-0" SO. X 8" D. NO REBAR	6" W. X 1'-6" H. MIN. 1 - # 4 HORIZ. CONT. AT T&B	NO VERT. REBAR REQUIRED
D	2'-0" SO. X 8" D. NO REBAR	6" W. X 1'-6" H. MIN. 1 - # 4 HORIZ. CONT. AT T&B	NO VERT. REBAR REQUIRED
E	3'-0" SO. X 8" D. 3 - # 4 EACH WAY	6" W. X 1'-6" H. MIN. 1 - # 4 HORIZ. CONT. AT T&B	NO VERT. REBAR REQUIRED
F	3'-0" SO. X 8" D. 4 - # 4 EACH WAY	6" W. X 1'-6" H. MIN. 1 - # 4 HORIZ. CONT. AT T&B	NO VERT. REBAR REQUIRED
G	2'-0" SO. X 1'-8" D. NO REBAR	STEM NOT APPLICABLE	NO VERT. REBAR REQUIRED
H	2'-6" SO. X 1'-8" D. NO REBAR	STEM NOT APPLICABLE	NO VERT. REBAR REQUIRED
I	3'-0" SO. X 1'-8" D. 4 - # 4 EACH WAY	STEM NOT APPLICABLE	NO VERT. REBAR REQUIRED
J	4'-0" SO. X 1'-8" D. NO REBAR	STEM NOT APPLICABLE	NO VERT. REBAR REQUIRED
K	1'-4" W. X 1'-8" D. THICKENED SLAB	1 - # 4 HORIZ. CONT. AT T&B	NO VERT. REBAR REQUIRED
L	1'-4" W. X 8" D. NO REBAR	8" TURNDOWN X 1'-6" H. MIN. 1 - # 4 HORIZ. CONT. AT T&B	NO VERT. REBAR REQUIRED
M	2'-0" SO. X 8" D. NO REBAR	8" TURNDOWN X 1'-6" H. MIN. 1 - # 4 HORIZ. CONT. AT T&B	NO VERT. REBAR REQUIRED
N	2'-6" SO. X 8" D. NO REBAR	8" TURNDOWN X 1'-6" H. MIN. 1 - # 4 HORIZ. CONT. AT T&B	NO VERT. REBAR REQUIRED
O	3'-0" SO. X 8" D. 3 - # 4 EACH WAY	8" TURNDOWN X 1'-6" H. MIN. 1 - # 4 HORIZ. CONT. AT T&B	NO VERT. REBAR REQUIRED
P	12" W. X 8" D. NO REBAR	STEM NOT APPLICABLE	NO VERT. REBAR REQUIRED

* NOTE: @ SINGLE STORY STRUCTURES, THE FOOTING WIDTH IS 12" WIDE.

GENERAL INFORMATION

1. PLUMBING TRENCH BACKFILL SHOULD BE MOISTURE CONDITIONED & COMPACTED TO 90% MIN. DENSITY

2. INTERIOR BEARING FOOTINGS SHALL NOT BE PLACED OVER ANY TRENCHES.

3. THERE SHALL BE NO ENCROACHMENT INTO 5'-0" MINIMUM SIDEYARD

4. SOLEPLATE HOLDDOWN REQUIRED AT ALL SOLEPLATES ADJACENT TO EXTERIOR ENTRY DOORS. A HOLD DOWN IS NOT REQUIRED WHEN THE PLATE IS AT LEAST 18" LONG WITH A MINIMUM OF TWO ANCHOR BOLTS.

PROVIDE THE FOLLOWING:

1. P.V.C. SLEEVES THROUGH STEM WALL AS REQUIRED AT EACH CONDENSER LOCATION

2. TEE (AS REQ'D) W/ CAPPED SLUB OUT TO FRONT HOSE BIBB. TEE TO BE INSTALLED ON THE STREET SIDE OF THE SHUT OFF VALVE.

3. P.V.C. SLEEVES UNDER DRIVEWAY & SIDEWALKS PER DETAIL 1 ON SHEET A2.

4. CONTROL JOINTS EVERY 400 SF. & 24'-0" O.C. MAX. & SHALL NOT BE PLACED UNDER ANY TILE FLOOR.

5. TOP OF EXTERIOR FOUNDATION SHALL BE A MIN. OF 12" PLUS 2% ABOVE THE ELEVATION OF THE STREET GUTTER OR THE WLET OF AN APPROVED DRAINAGE DEVICE PER U.B.C.

LEGEND

1/12/98

PLUMBING WALL

HOLD DOWN SCHEDULE

KEY NOTE

CONCRETE ELEVATION (FOUNDATION PLAN)

KEYNOTES

SEE COVER SHEET FOR OPTION INFORMATION

No.	DESCRIPTION
1	4" CONCRETE SLAB OVER 4" ABC OVER TERMITE TREATED SOIL
2	SOLID GROUTED PIPE BOLLARO IF REQUIRED PER 1991 UMC 508 OR 1994 UMC 308.1
3	PLUMBING WALL
4	SLOPE MAX. 2" TO GARAGE DOOR
5	SLOPE 1/4" PER LINEAL FOOT
6	CONCRETE DRIVEWAY
7	CONC. SLAB FOR CONDENSER UNIT HOLD 6" AWAY FROM STEMWALL
8	HOSE BIBB W/ ANTI-SYPHON VALVE VARIES PER CITY METER LOCATION
9	CONCRETE SIDEWALK
10	NOT USED
11	NOT USED
12	NOT USED
13	OPTIONAL BAY. SEE OPTIONS SHEET
14	OPTIONAL 4" GARAGE EXTENSION SEE SHEET A6
15	OPTIONAL FIREPLACE/MEDIA NICHE SEE SHEET A6
16	DECO DRAIN

HOLDOWN SCHEDULE

3-31-98

A SIMPSON LTT-20 W/ 1/2" DIA KB-11 4-1/2" EMBED. (ICB0 #4527)

B SIMPSON HTI-22 W/ 5/8" DIA KB-11 7-1/2" EMBED. OR SIMPSON MTT-28B W/ 3/4" DIA. KB-11 7-1/2" EMBED.

C SIMPSON PAH-42

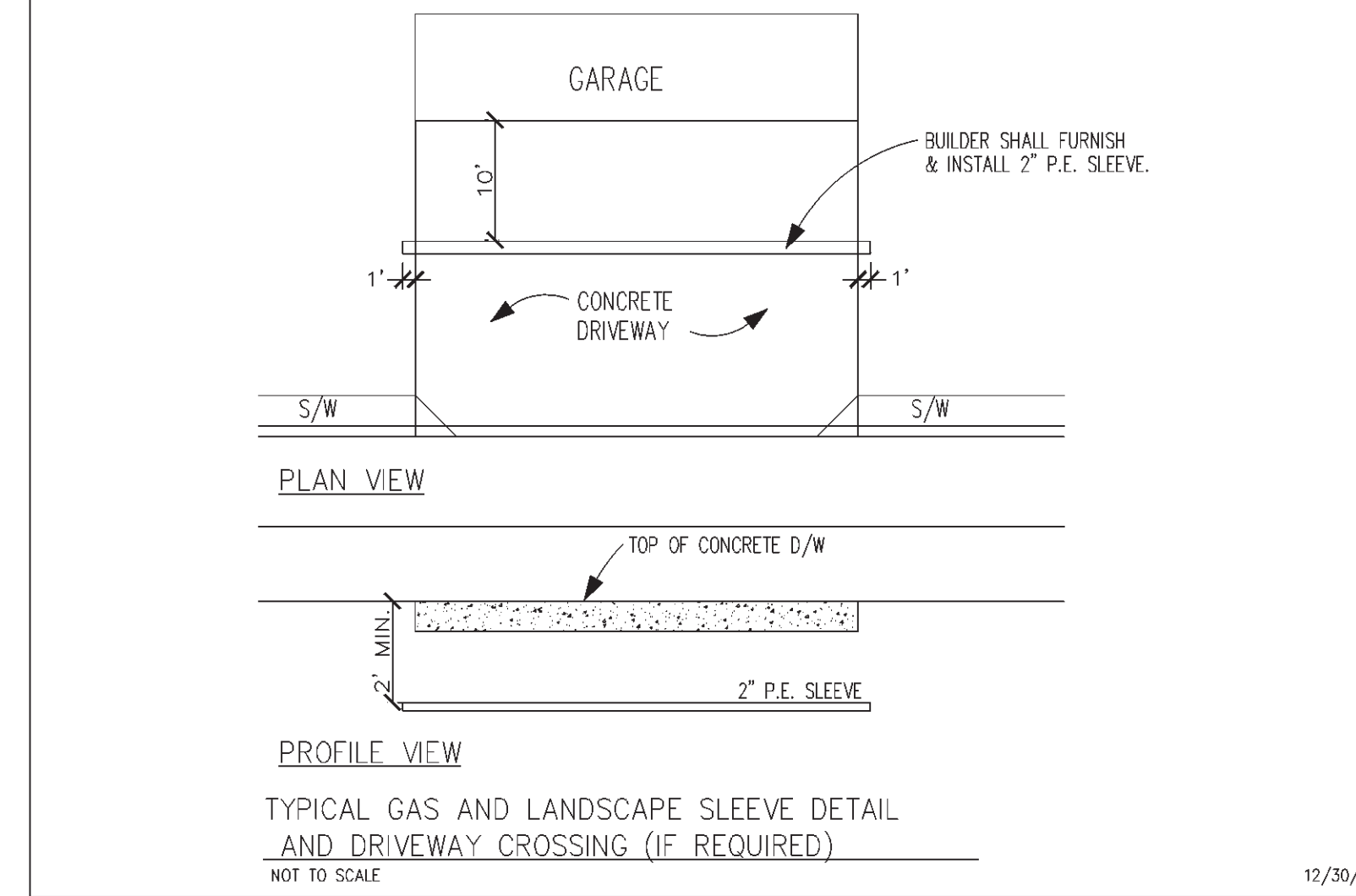
D SIMPSON HPAD-22

E SIMPSON CS-16 X 24" STRAP

F SIMPSON CS-16 X 42" STRAP

G SIMPSON MAS

NOTE: FOUNDATION HOLDDOWNS REQUIRE DOUBLE FULL HEIGHT STUDS AT EACH HOLDDOWN.



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Mesa, AZ 85215
(602) 807-1539 (602) 807-1553

FOUNDATION PLAN
SHEET CONTENT:

PROJECT NO.: RH99-1018

DRAWN BY: I PLAN

DATE: 19 OCT 99

REVISIONS

Rev.	DATE:
1	
2	
3	
4	

PLAN 1045

SHEET A-2