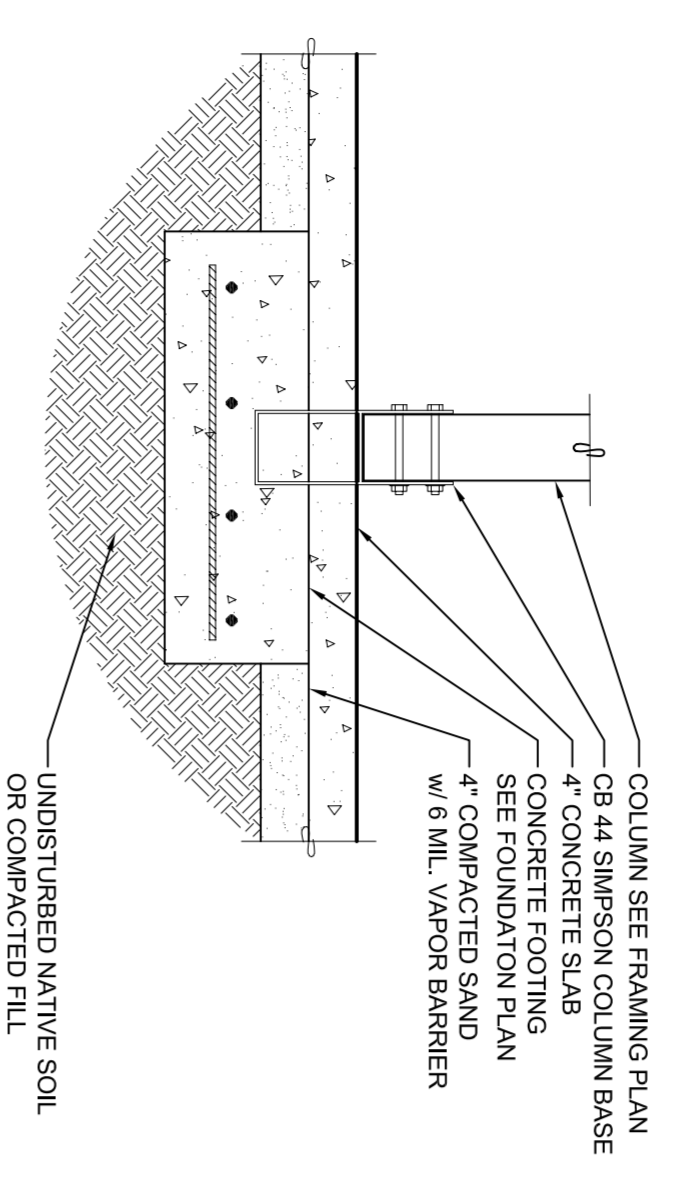
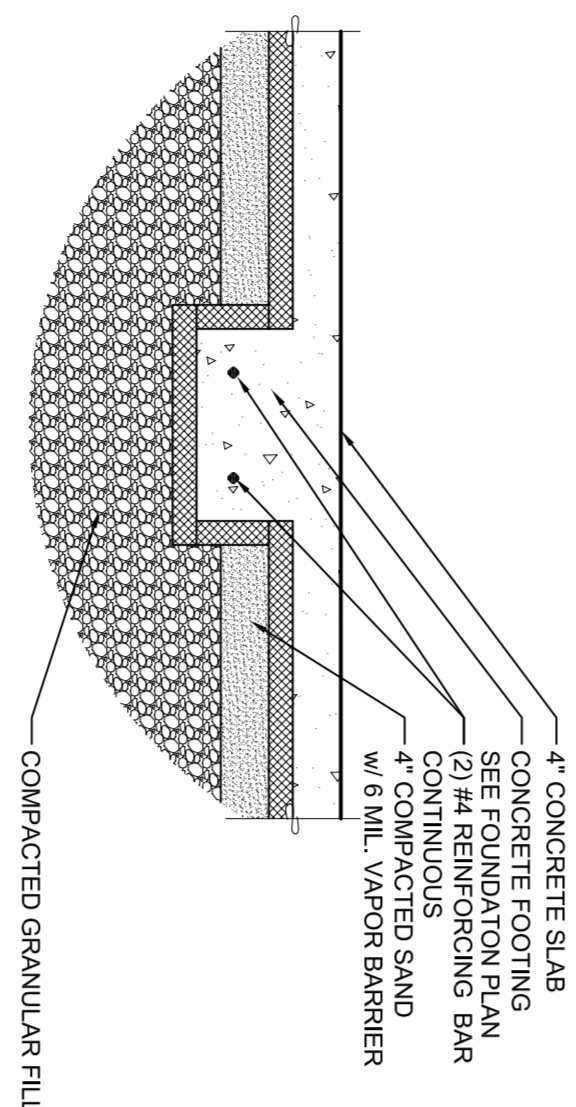


**A** TYPICAL STEM WALL  
SCALE 3/4" = 1'-0"



**B** TYPICAL POST  
SCALE 3/4" = 1'-0"

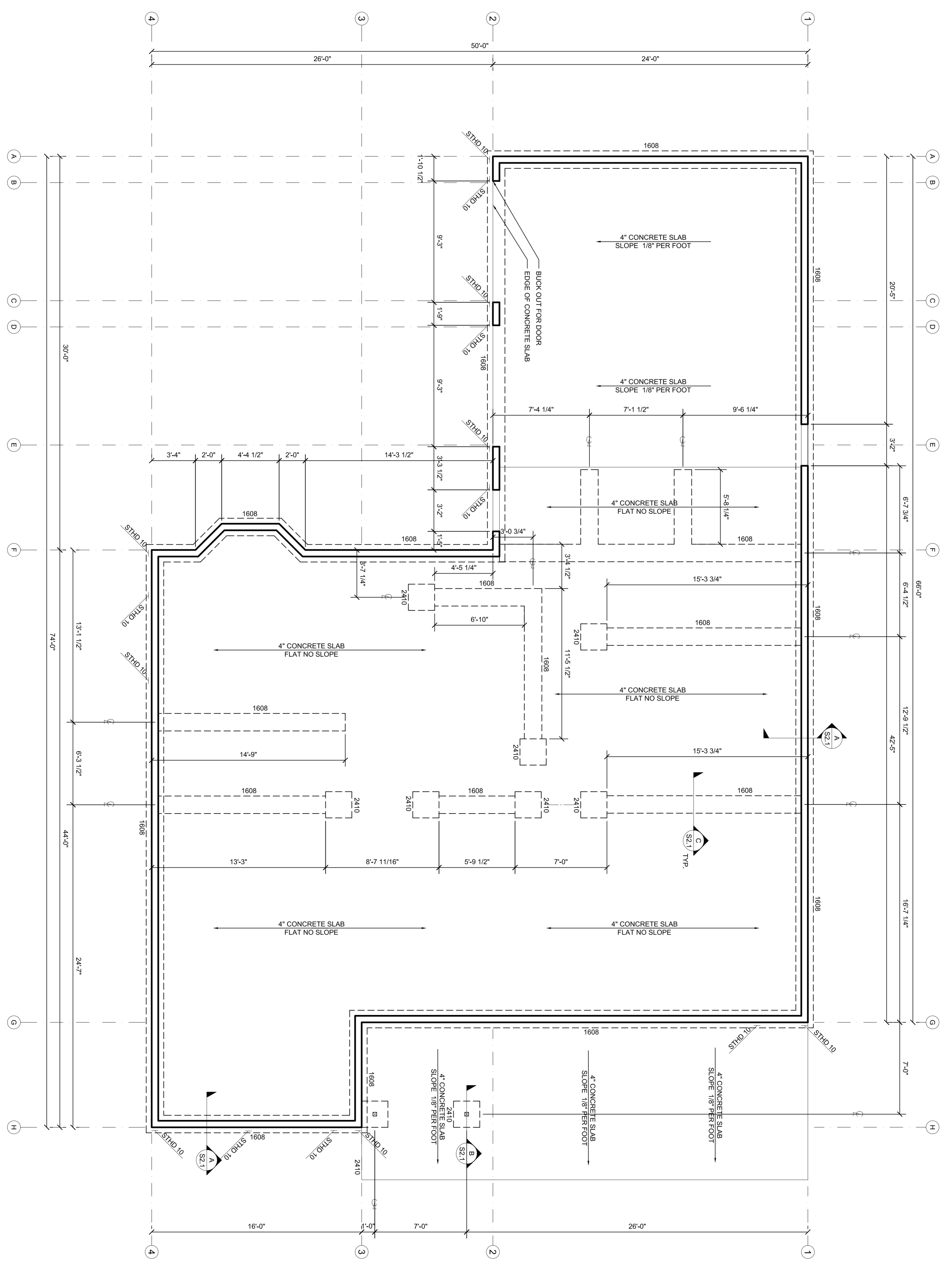


**C** TYPICAL POST  
SCALE 3/4" = 1'-0"

FOOTING SCHEDULE					
TYPE	WIDTH	DEPTH	LENGTH	REINFORCING	REMARKS
1208	12"	8"	CONT.	(2) #4 CONT.	
1608	16"	8"	CONT.	(2) #4 CONT.	
1808	18"	8"	CONT.	(2) #4 CONT.	
2410	24"	10"	24"	(4) #4 EA. WAY	
3612	36"	12"	36"	(4) #4 EA. WAY	

**HOLD-DOWN NOTES:**

1. ALL THREAD BOLTS SHALL CONFORM TO ASTM A307.
2. MIN. CONCRETE COMPRESSIVE STRENGTH (c=2,500)psi.
3. HD 1/4", HD 3/8" & HD 1/2" REQUIRE A 6x MIN. POST SIZE UN.C.O.
4. MINIMUM EDGE DISTANCE SHOWN IS FOR FORMED CONCRETE EXPOSED TO SOIL OR WEATHER. FOR CONCRETE CAST AGAINST SOIL PROVIDE 3" CLEAR TO ANCHOR BOLT.
5. NAILS TO HOLD-DOWN POSTS SHALL BE 10d COMMON. (16d SINKERS MAY BE USED).



**IRC R405.1 FOUNDATION DRAINS** MUST BE INSTALLED AROUND FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACE BELOW GRADE. TILES, PIPES AND OTHER APPROVED MATERIALS MUST DISCHARGE BY GRAVITY OR MECHANICAL MEANS TO AN APPROVED DRAINAGE SYSTEM.

**IRC R408.2 UNDER FLOOR AREAS** MUST BE VENTILATED BY APPROVED MECHANICAL MEANS OR BY OPENINGS IN EXTERIOR WALL (1 SQ. FT. FOR EACH 150 SQ. FT. OF AREA) TO PROVIDE CROSS VENTILATION ON AT LEAST TWO OPPOSITE SIDES. VENTS MUST BE COVERED WITH 1/2\"/>

**IRC R403.1.6.1 FOUNDATION PLATES** MUST BE BOLTED TO FOUNDATION WITH NOT LESS THAN 1/2\"/>

**IRC R802.11.1 STEEL PLATE WASHERS** A MINIMUM OF 3"x3" 1/2" MUST BE USED ON EACH ANCHOR BOLT.

**IRC R319.3 FASTENERS** FOR PRESSURE TREATED AND FIRE-RETARDANT WOOD MUST BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, COPPER, EXCEPT FOR 7/8\"/>

**FOUNDATION PLAN**

SCALE 1/4" = 1'-0" PERMIT SET (KINTZ RESIDENCE) 02-10-2010  
E.L.A. DESIGNS, LLC 2010  
360-466-2510 or support@eladesigns.com

**NOTE:**  
1. FOR EXACT LOCATIONS OF HOLD-DOWNS SEE MAIN FLOOR PLAN A2.1.

DATE:	02-10-2010
DESIGNED:	E.L.A.
DRAWN:	E.L.A.
JOB NO.:	0940
SHEET:	S2.1

**FOUNDATION PLAN**

**KINTZ RESIDENCE**  
SNOHOMISH COUNTY  
22522 95TH PLACE WEST  
EDMONDS, WASHINGTON 98020

**E.L.A. DESIGNS, LLC**  
14200 LESLIE LANE  
P.O. BOX 2764  
MOUNT VERNON, WASHINGTON 98273-2764  
VOICE 360-466-2510  
FAX 360-466-9221

© Copyright 2010 E.L.A. DESIGNS, LLC - Property of E.L.A. DESIGNS, LLC & is an instrument of service.