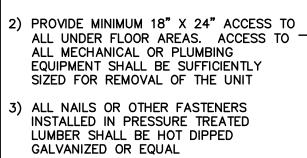


1) CAPPING OF FOUNDATION SHALL MAINTAIN EXISTING UNDER FLOOR VENTING OR VENTS SHALL BE INSTALLED TO PROVIDE (1) SQUARE INCH FOR EVERY 150 SQUARE FEET OF UNDER FLOOR AREA. VENT LOCATIONS SHALL PROVIDE CROSS VENTILATION



4) THE TOP OF THE FOUNDATION CAP SHALL BE LEVEL. THE CAP SHALL BE STEPPED WHERE NECESSARY IN ORDER TO MEET THIS REQUIREMENT

5) CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 POUNDS PER SQUARE INCH

6) NO ALUMINUM SHALL BE IN CONTACT WITH CONCRETE

FINISH GRADE. SLOPE AWAY FROM BUILDING

#4 CONTINUOUS REINFORCING BAR AT TOP & BOTTOM. LAP SPLICE LENGTHS SHALL BE A MINIMUM 20". OK TO INSTALL ONLY ONE BAR AT MID HEIGHT OF CURB FOR CURBS LESS THAN 8" HEIGHT

NUT AT BOTTOM

و,

SIDING

6" MIN. CAP

WIDTH

5/8" DIAMETER THREADED ROD PLATE ANCHORS SPACED A MAXIMUM 4'-0" O.C. WITH GALVANIZED 3"X3" X .229" PLATE WASHER. IF A SLOTTED PLATE WASHER IS USED THEN A STANDARD CUT WASHER IS ALSO REQUIRED. OK TO USE 5/8" X 10" ANCHOR BOLT IN LIEU OF THREADED ROD

PRESSURE TREATED 2X SILL PLATE. MATCH STUD WIDTH

MINIMUM 6" CAP HEIGHT OK IF 5/8" DIAMETER THREADED ROD PLATE ANCHORS ARE EPOXIED MINIMUM 7" INTO EXISTING FOUNDATION

#4 VERTICAL REINFORCING BAR AT 16" SPACING EPOXIED INTO EXISTING FOOTING. LOCATE BAR AT CENTER OF CURB

EXISTING CONCRETE FOUNDATION

CITY OF OAKLAND

DEPARTMENT OF PLANNING AND BUILDING

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MAX.

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CONCRETE FOUNDATION CAP

BUREAU OF BUILDING

DATE: 6-23-14

REV. DATE: _____

DWG.

CAP - 1