





ASSUMED MIN. SOIL BEARING  
CAPACITY = 1500 PSF  
BOTTOM OF FOOTING SHALL BE PROVIDED  
BELOW LOCAL FROST LINE.  
TYPE M OR S MORTAR,  
BACKFILL AND TAMPING  
ON-SITE PER LOCAL CODE

**IMPORTANT NOTE**

**FOUNDATION PLAN:**  
THE FINAL DESIGN FOR ALL PRE-SITE WORK  
REQUIRED WITH THE SETUP & INSTALLATION  
OF THE UNITS SHALL BE PREPARED BY A  
P.E. OR R.A.

**NOTE:**  
THIS DRAWING IS PROVIDED FOR  
DIMENSIONAL AND LOAD PURPOSES  
ONLY. WALL AND FOOTING SIZES &  
REINFORCING FOR THE SAME IS  
PROVIDED BY OTHERS.

**NOTE:**  
LENGTH AND WIDTH DIMENSIONS ARE TO STUD ONLY.  
DENOTES ADDITIONAL FOOTINGS &  
COLUMNS REQUIRED FOR LARGE  
OPENINGS IN WALLING WALL.

THIS DRAWING IS A TRUE FOOTPRINT OF THE UNIT SPECIFIC TO THE SAID UNIT FOUNDATION. DRAINAGE AND DAMP PROOFING TO CONFORM TO STATE &  
LOCAL CODES, ALL ELECTRICAL & MECHANICAL CONSTRUCTION TO CONFORM TO STATE & LOCAL CODES. BASEMENT WALLS OR CEILING MUST BE INSULATED  
PER 2009 IEBC REQUIREMENTS. MINIMUM 8" FROM GRADE TO BOTTOM OF SIDING. PURCHASER IS RESPONSIBLE FOR SERVICE ENTRY CONNECTORS &  
ON-SITE TESTING AS PER REQUIRED BY LOCAL JURISDICTION. FOUNDATION DRAWINGS MAY NEED TO BE SEALED BY A P.E. WHERE REQUIRED BY LOCAL  
JURISDICTION.  
FOUNDATION DRAWING WITH 10" THICK WALLS.

**NOTE: COLUMN SPACING DESIGNED FOR 2X10 RAILS.**

**RealSm**  
building  
systems  
1000 TOWNHALL BUILDING DR. 275  
451 SOUTHERN AVE. TOWNHALL, PA 15228  
ENGINEERS / ARCHITECTS SEAL

APPROVER'S SEAL

MODIFICATIONS

TITLE  
**FOUNDATION**

MODEL

**Q-25919**  
CUSTOM R100 A

DATE: 04-03-15	SCALE: 1/8" = 1'-0"
DRAWN BY: J.B.	CHECKED BY: J.B.
CUSTOMER NAME: REALSM	PROJECT NAME: REALSM
STATE: CO-25919	WIND: 50 MPH
ROOF: 5/12/12 D.C. BRSEF	FLOOR: 2x10 SFPH2 16" O.C.
FLOOR: 2x10 SFPH2 16" O.C.	FLEAVAGE: Q-25919
SHEET NO.:	
<b>SP-101</b>	
PAGE:	2 OF 13

PROPERTY AND CONFIDENTIAL  
THESE DRAWINGS AND SPECIFICATIONS ARE OFFICIAL  
PROPERTY OF REALSM BUILDING SYSTEMS. NO  
COPYING OR REPRODUCTION WITHOUT THE WRITTEN  
CONSENT OF REALSM BUILDING SYSTEMS.