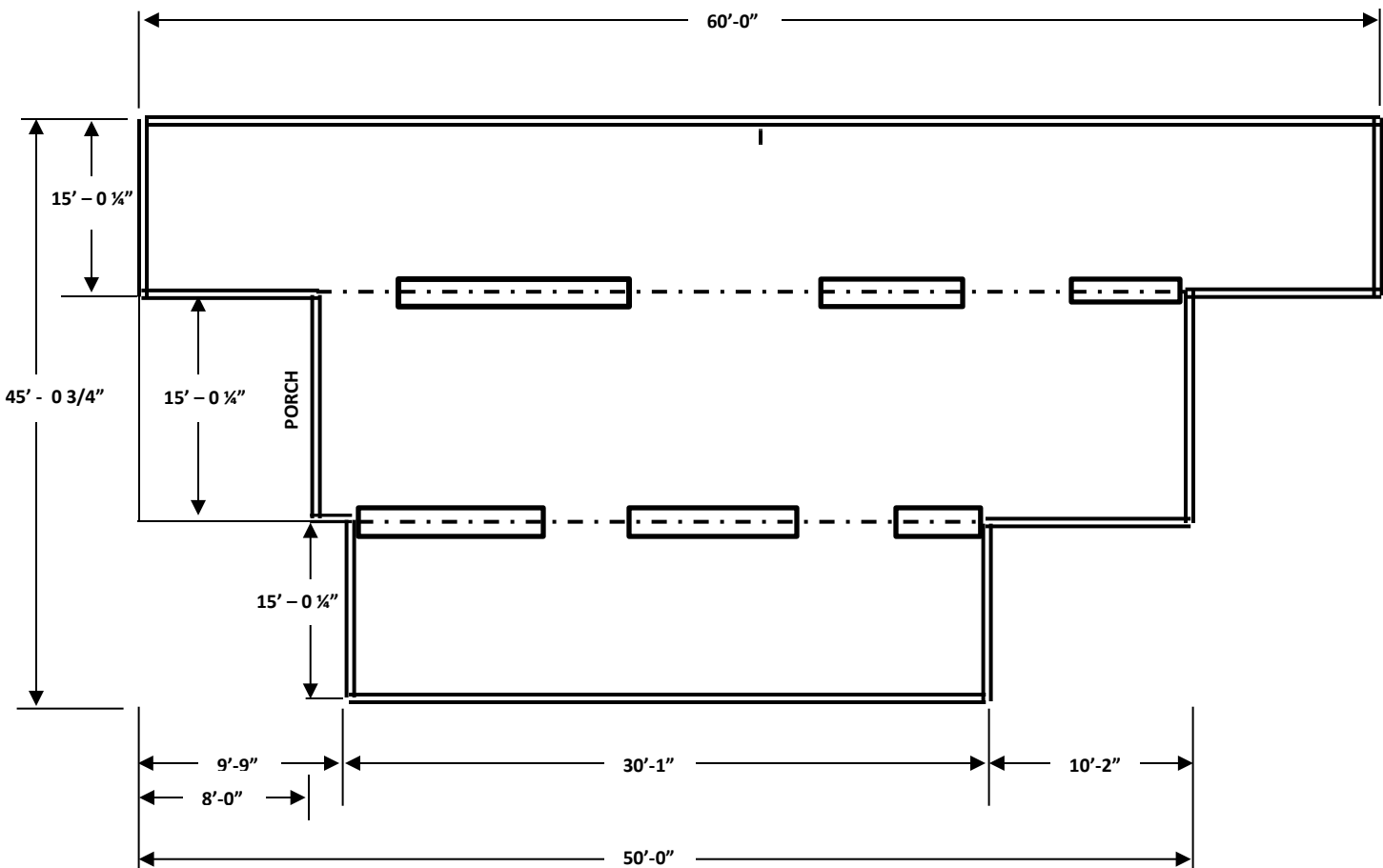
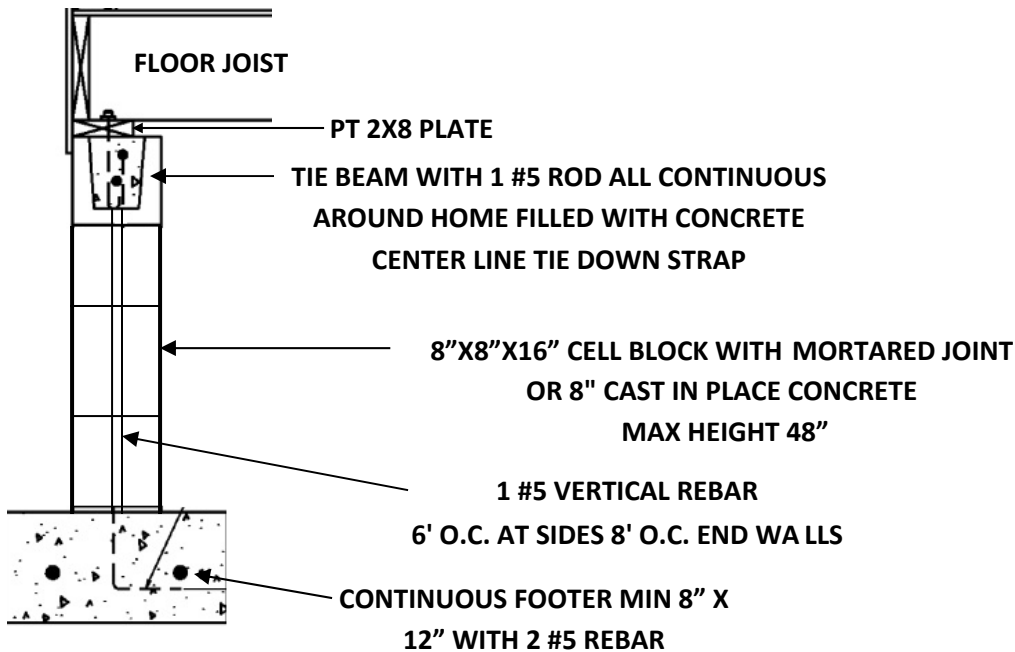




The Off Frame Modular Franklin Structures MFT10886-5078-64-3-47, when constructed in accordance to this specification will meet the intent of the Florida Building Code Edition (2017).

ADDITIONAL FOUNDATION NOTES:

1. LENGTH 60'-0" - WIDTH 45'-0 3/4"
2. SOIL BEARING CAPACITY = 1500 P.S.F. (ASSUMED)
3. ALL UNDERLYING SOIL TO BE CLEAN, FREE OF VEGETATION, OTHER ORGANIC MATTER, UNSTABLE SOILS SUCH AS MUCK AND OTHER DELETERIOUS MATERIALS.
4. FOUNDATIONS TO BE PLACE ON UNDISTURBED SOIL OR FILL THAT HAS BEEN COMPACTED TO 96% MAXIMUM DENSITY PER ASTM D-1557.
5. CONCRETE TO HAVE A MIN. 28 DAYS @3000 P.S.I. MIN. SLUMP OF 5".
6. REINFORCING STEEL TO BE ASTM-A615 BILLET DEFORMED GRADE 40. PROVIDE A MINIMUM CONCRETE COVER OF 3" ADJACENT TO EARTH AND MIN. LAP FOR #5 RODS TO BE 25".
7. MASONARY TO BE 8X8X16 CONCRETE BLOCKS PER ASTM C-90 FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS USING TYPE M OR S MORTAR.
8. FOUNDATIONS SHALL EXTEND NOT LESS THAN 12" BELOW THE FINISHED NATURAL GRADE OR ENGINEERED FILL AND IN NO CASE LESS THAN THE FROST LINE DEPTH. FOOTINGS ON SOIL WITH LOWER ALLOWABLE SOIL PRESSURE. SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. HOWEVER, WHERE THERE IS EVIDENCE THAT THE GROUND WATER TABLE CAN RISE TO WITHIN 8" OF THE FINISHED GRADE AT THE BUILDING SITE, THE BUILDING OFFICAL MAY REQUIRE THAT THE GRADE ON THE UNDER-FLOOR SPACE BE AS HIGH AS THE OUTSIDE FINISHED GRADE. UNLESS AN APPROVED DRAINAGE SYSTEM IS PROVIDED. TERMITE SHIELDS AND/OR PROTECTION SHALL BE PROVIDED AS PER CODE. LOCAL AND STATE REQUIREMENTS FOR FOOTINGS MAY EXCEED THGAT SHOWN ON THE DRAWINGS. F ANY QUESTIONS CONTACT YOUR LOCAL BUILDING INSPECTORS' DEPARTMENT.
9. CRAWL SPACE UNDER BUILDINGS WITHOUT BASEMENTS SHALL BE VENTILATED BY APPROVED MECHANICAL MEANS OR BY OPENINGS IN THE FOUNDATION WALLS. OPENINGS SHALL BE ARRANGED TO PROVIDE CRTOSS VENTILATION AND SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH NOT LESS THAN



**CONTINUOUS FOOTER DETAIL
CENTER LINE & SIDE WALL- END WALL**

SPECIAL VENTILATION NOTE:

FBC-RESIDENTIAL 107.3.5

-ONE SUCH VENTILATION PENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BUILDING

-THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF THE UNDER AREA WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS I VAPOR RETARDER (0.1 PERM OR LESS) MATERIAL AND THE REQUIRED OPENING ARE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE SPACE.

FILLED DOWN CELL (#5 REBAR-VERTICAL)

VERTICALS ARE 6'-0" MAX O.C. ALONG SIDEWALL AND MATELINE.

VERTICALS ARE 8'-0" MAX O.C. ALONG ENDWALLS

SIMPON'S HETA 16 STRIP (HETA 16-HDG-16 GUAGE)

REQUIRES (9) 10D X 1-1/2" NAILS OR (8) 16D NAILS

HETA16 ARE 4'-0" O.C. ALONG SIDEWALLS AND WITHIN 12" OF CORNERS

HETA16 ARE 4'-0" O.C. ALONG MATELINE (ALTERNATING SIDES)

GENERAL NOTES:

1. Design Wind Speed Vult=140 MPH
2. Building Risk Category 2, Wind Exposure: "B"
3. 2020 Florida Building Code Residential / Building 7th Edition
4. Roof Live Load = 20PSF, Dead Load = 17PSF
5. Assumed Soil Bearing Capacity 2,000PSF Internal Pressure CDEF = +/-0.18
6. Concrete compression Strength 3000 PSI @ 28 days NFPA70 / NEC2017 Codes in Effect



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Reg. No. 34653

PROJECT: **DATE: 10/28/2021**
MODULAR (OFF FRAME) FOUNDATION
INSTALLATION DIAGRAM (SCALE-NONE)

CLIENT / ADDRESS:
 CLIENT / ADDRESS:
 Fincher
 355 SE Kerce Glen
 Lulu FL 32061 MANUFACTURER - Franklin
 Structures MODEL #:
 MFT10886-5078-64-3-47,



Anthony D. Pedonesi, P.E.
 Florida Registration No. 34653
 Cert. Of Authorization No. 5649

Digitally signed by
 Anthony D. Pedonesi, P. E.
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 Pedonesi, P. E., o=ADP &
 Associates, Inc., ou,
 email=tony@adpassoc.co
 m, c=US
 Reason: I am the author of
 this document
 Date: 2021.10.28 17:05:04
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