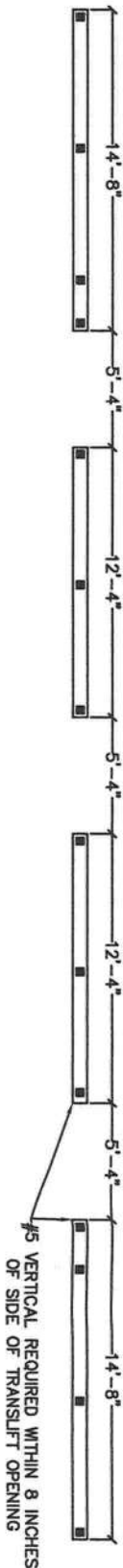


TEMPORARY TRANSPLIT OPENINGS (OPENINGS MAY BE ON THE REAR SIDEWALL) TRANSPLIT OPENINGS MUST BE FILLED AFTER HOME IS SET. REQUIRES CMU BLOCK AND MORTARED JOINTS ONLY



MINIMUM 16"x24" CRAWL SPACE ACCESS REQUIRED- W/COVER. (LOCATION MAY VARY) DO NOT LOCATE UNDER SHEARWALL

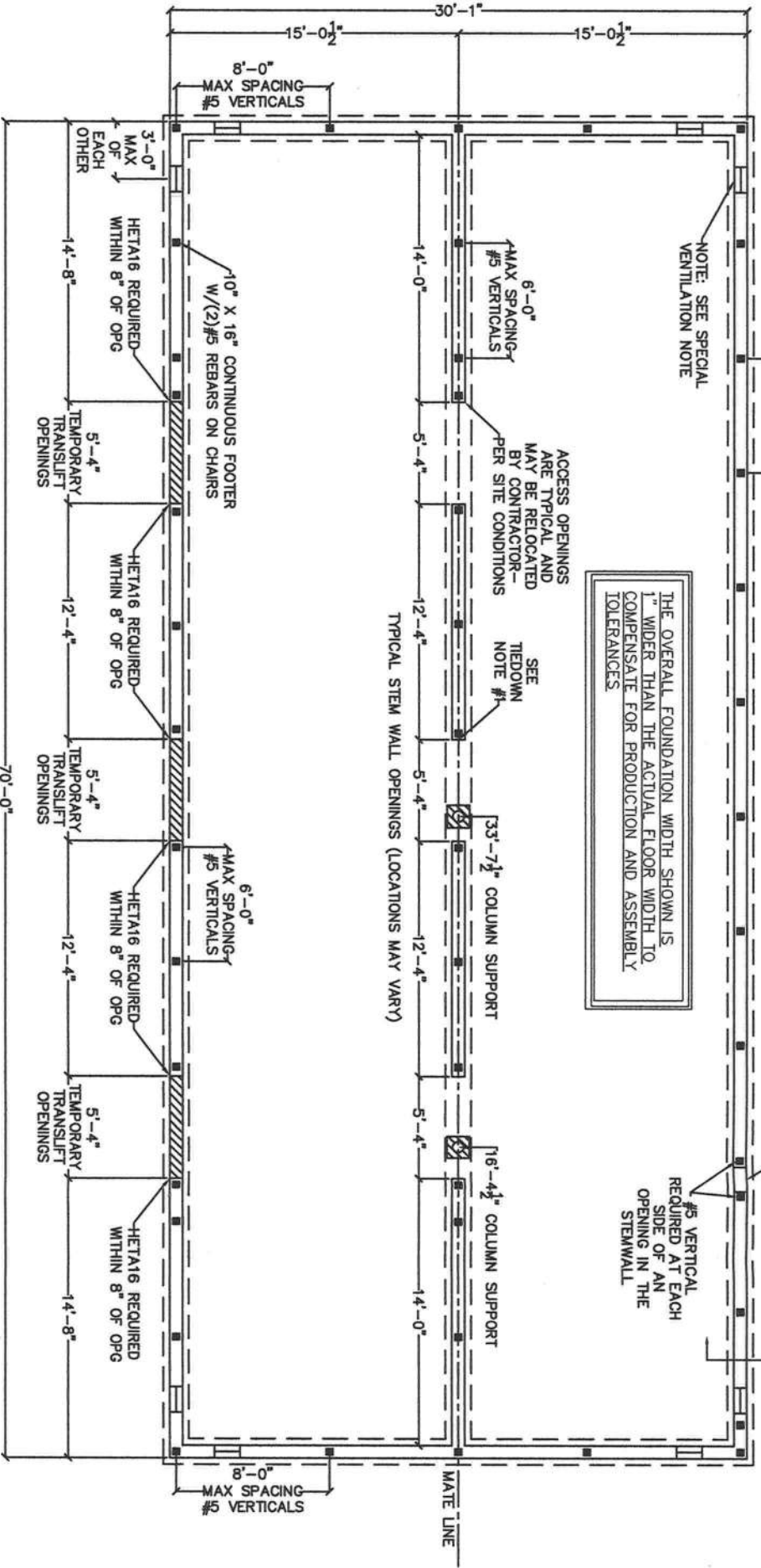
STEM WALL DETAIL - SIDEWALL AND ENDWALL

THE OVERALL FOUNDATION WIDTH SHOWN IS 1" WIDER THAN THE ACTUAL FLOOR WIDTH TO COMPENSATE FOR PRODUCTION AND ASSEMBLY TOLERANCES

ACCESS OPENINGS ARE TYPICAL AND MAY BE RELOCATED BY CONTRACTOR- PER SITE CONDITIONS

SEE TIEDOWN NOTE #1

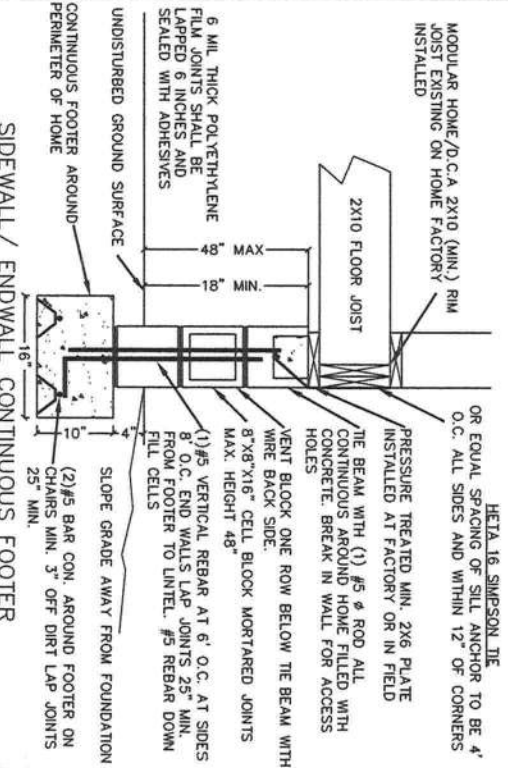
TYPICAL STEM WALL OPENINGS (LOCATIONS MAY VARY)



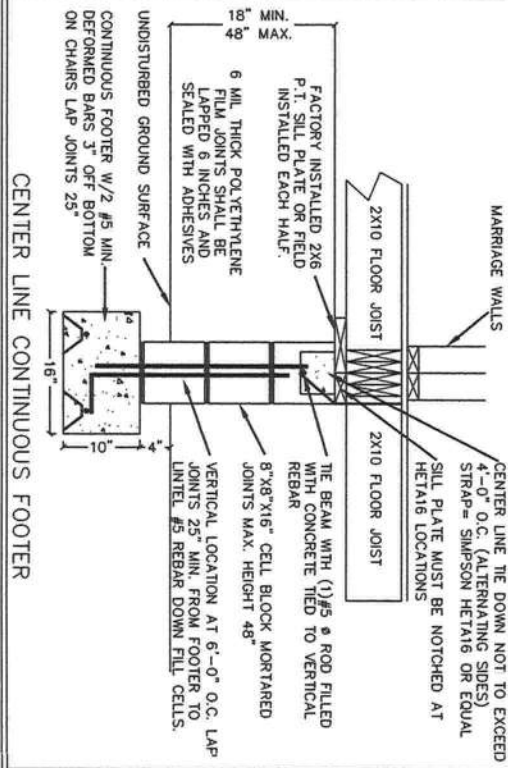
ADDITIONAL FOUNDATION NOTES

1. SOIL BEARING CAPACITY = 1500 P.S.F. (ASSUMED)
2. ALL UNDERLYING SOIL TO BE CLEAN, FREE OF VEGETATION, OTHER ORGANIC MATTER, UNSTABLE SOILS SUCH AS MUCK, AND OTHER DELETERIOUS MATERIALS.
3. FOUNDATIONS TO BE PLACED ON UNDISTURBED SOIL THAT HAS BEEN COMPACTED TO 96% MAXIMUM DENSITY PER ASTM D-1557.
4. CONCRETE TO HAVE A MIN. 28 DAYS @ 3000 P.S.I. MIN. SLUMP OF 5"
5. 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".
6. MASONRY TO BE 8X8X16 CONCRETE BLOCKS PER ASTM C-90 FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, USING TYPE M OR S MORTAR.
7. FOUNDATIONS SHALL EXTEND NOT LESS THAN 12 INCHES 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 INCHES OF THE FINISHED GRADE, THE BUILDING MAIN REQUIRE THAT THE GRADE ON THE OFFICIAL UNDER-FLOOR SPACE BE AS HIGH AS THE OUTSIDE FINISHED GRADE. UNLESS AN APPROVED DRAINAGE SYSTEM IS PROVIDED, TERNITE SHIELDS AND/OR PROTECTION SHALL BE PROVIDED AS PER CODE. LOCAL AND STATE REQUIREMENTS FOR FOOTINGS MAY EXCEED THAT SHOWN ON THE DRAWINGS. IF ANY QUESTIONS, CONTACT YOUR LOCAL BUILDING INSPECTORS DEPARTMENT.
8. 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 CROSS VENTILATION AND SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH OR NOT LESS THAN 1/2 INCH NOR MORE THAN 1/2 INCH IN ANY DIMENSION. OPENINGS IN FOUNDATION WALLS MUST HAVE A NET AREA OF NOT LESS THAN 1 SQ FT FOR EACH 150 SQ FT OF CRAWL SPACE. CRAWL SPACE ACCESS OF MINIMUM 16" X 24" IS REQUIRED.

DETAIL "A"



DETAIL "B"



TIEDOWN NOTE #1
HETA16 REQUIRED WITHIN A MAXIMUM OF 12" OF EACH SIDE OF A MATELINE OPENING GREATER THAN 48". IN ADDITION, A HETA16 IS REQUIRED ON THE ALTERNATE SIDE OF MATE LINE AT A MAXIMUM OF 12" FROM THE EDGE OF OPENING.

NON-BEARING COLUMN SUPPORTS
ISOLATED PIER CONSTRUCTED OF INTERLOCKED DOUBLE STACKED OPEN CELL 8"x8"x16" CONCRETE BLOCKS. (TO BE INSTALLED AFTER HOME IS SET)

SPECIAL VENTILATION NOTE: FBC-RESIDENTIAL R408.1 AND R408.2
-ONE SUCH VENTILATION OPENING 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 OPENINGS ARE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE SPACE.

FOUNDATION NOTES

- =FILED 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
- SIMPSONS HETA16 (16 GAUGE) STRAP (HETA16-HDG)-REQUIRES (9)10d x 1-1/2" NAILS OR (8)16d NAILS
- HETA16 ARE 4'-0" O.C. ALONG SIDEWALLS AND ENDWALLS AND WITHIN 12" OF CORNERS
- HETA16 ARE 4'-0" O.C. ALONG MATELINE (ALTERNATING SIDES)

SPECIAL NOTE: IT IS HIGHLY RECOMMENDED THAT CONTRACTOR REQUEST A SERIALIZED FLOOR PLAN FROM PALM HARBOR HOMES PRIOR TO CONSTRUCTING THE FOUNDATION. SENYB ENGINEERING SERVICES WILL NOT BE RESPONSIBLE FOR CHANGES OR MODIFICATIONS TO THE FOOTPRINT OF THE HOME.

Senyb Engineering Services
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THESE STANDARDS AND PLANS MEET
THE 2017 F.B.C. - RESIDENTIAL (6th EDITION)-EXPOSURE "C".
V_{WIND} = ULTIMATE DESIGN WIND SPEED = 120 MPH (RISK CATEGORY II BUILDING)
(TABLE 1609.3.1)
MARK V. RICHTER, P.E. # 56196
50 W. CENTRAL AVE, SUITE B
LAKE WALES, FL 33853
OFFICE: 863-589-5980



ALAN L. BUXTON



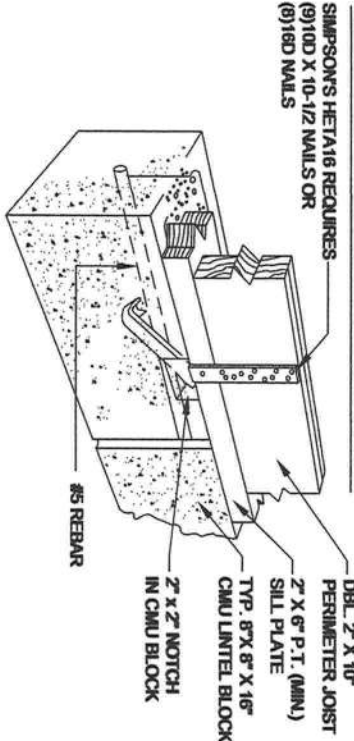
DRAWING INFORMATION	
NAME:	J.F.P.
DATE:	11-10-2020
SCALE:	NOT PRINTED TO SCALE

CUSTOMER: ALAN L. BUXTON
ADDRESS: 1608 SW SUNVIEW ST LOT #13, FORT WHITE, FL 32038
MANUFACTURER: PALM HARBOR HOMES- 30' X 70'
FOUNDATION PLAN
PROVIDED BY
Senyb Engineering Services
LAKE WALES, FLORIDA 33853

DESIGNED FOR 20 PSF FLOOR LIVE LOAD AND 1500 PSF SOIL BEARING CAPACITY
F-1
SHEET 1 OF 2

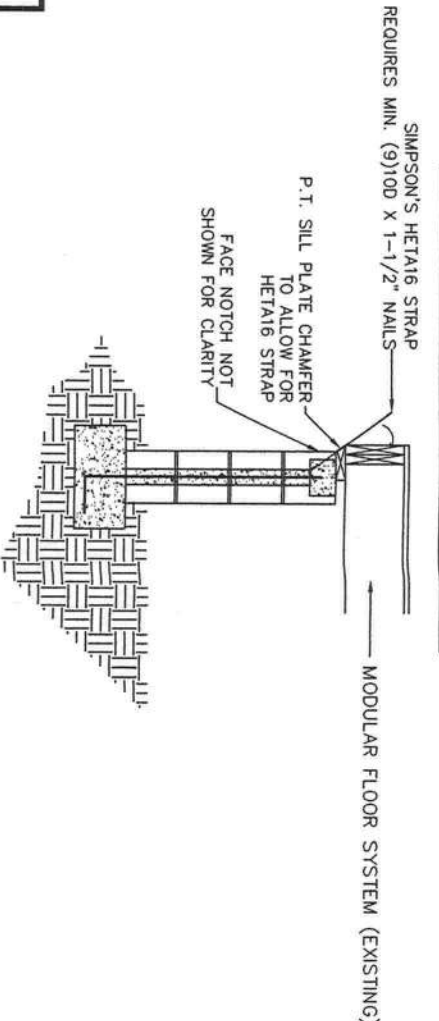
SIMPSON STRONG -TIE HETA 16 (GALVANIZED)

CMU WALL TO FLOOR CONNECTION



MODULAR OVERHANGING FOUNDATION (1 INCH MAX)

CMU WALL TO FLOOR CONNECTION



STAIR TREAD AND RISERS

THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES, AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE DO NOT PERMIT THE PASSAGE OF A 4-INCH DIAMETER SPHERE.

THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH. A NOSING NOT LESS THAN 3/4 INCH BUT NOT MORE THAN 1-1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11 INCHES.

STAIR AND LANDING ILLUMINATION REQUIRED

MIN. (3) SIMPSON'S SDS 1/4\"/>

P.T. STEP LANDING FLOOR FASTENED TO HOST FLOOR MEMBERS USING SIMPSON'S 1/4\"/>

ALL POSTS TO BE EMBEDDED A MINIMUM OF 24\"/>

STRAP TO WRAP AROUND P.T. 2 X 6 TIGHTLY (DO NOT OVER TENSION STRAPS) (EACH SIDES OF LANDING)

(1) 2 X 6 P.T. ATTACHED TO POSTS USING (5) 16d NAILS OR EQUIVALENT AT EACH 2X6 TO POST CONNECTION.

ALL STAIR COMPONENTS TO BE PRESSURE TREATED LUMBER

ALL FASTENERS IN CONTACT WITH P.T. LUMBER TO BE HOT DIP GALVANIZED OR STAINLESS STEEL

THE GUARDS MAYBE WOOD, ALUMINUM, VINYL, OR EQUIVALENT.

2 X 4 TOP & BOTTOM ATTACHED TO POSTS WITH (2)#8 WOOD SCREWS ON INSIDE FACE.

OPENINGS FOR REQUIRED GUARDS ON THE SIDE OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4-3/8\"/>

ATTACH BALUSTERS TO TOP & BOTTOM W/ MIN. (1)#8 WOOD SCREW OR EQUIV.

MIN. UNIFORMLY DISTRIBUTED LIVE LOAD - STAIRS = 40 PSF

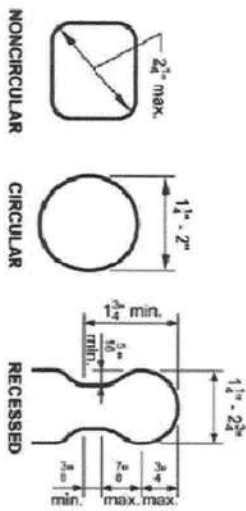
PATIO PAVERS (2\"/>

3'-0\"/>

(3) 2 X 12 P.T. STAIR STRINGERS ATTACHED TO P.T. LANDING USING SIMPSON'S LSC ADJUSTABLE STAIR STRINGER OR EQUIV.

1/8\"/>

HANDRAIL GRIP SIZE



*HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

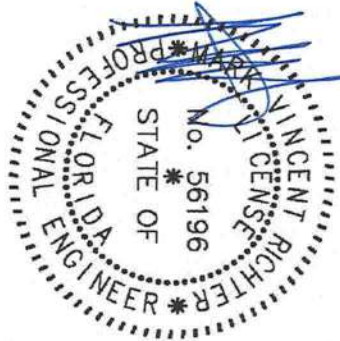
*HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OF FLIGHT WITH FOUR OR MORE RISERS.

*HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 PLF APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.

*HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAILS.

CONCRETE OPTION:
IF STEPS ARE INSTALLED ON EXISTING CONCRETE, THE GROUND ANCHORS AND TIEDOWN STRAP CAN BE OMITTED.
THE P.T. 4 X 4 POSTS SHALL BE ANCHORED TO THE EXISTING CONCRETE SLAB USING SIMPSON'S L-BRACKET OR EQUIVALENT.

11-13-20



These plans and specifications comply with Sections 1609 and 301.2.1 of the 2017 FBC-Residential (6th Edition)
ULT = ULTIMATE DESIGN WIND SPEED = 120 MPH
ASD = NOMINAL DESIGN WIND SPEED = 93 MPH (TABLE 1609.3.1)
(3 second gusts)

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Fax: 1-866-865-2044

Project Title: Site Construction
Drawn By: J.F.P.
Date: 11-10-2020
Checked: Customer: ALAN L. BUXTON
Revised: Client: ALB
Address: 1608 SW SUNVIEW ST LOT #13, FORT WHITE, FL 32038
Drawing Scale: N.T.S.

ALAN L. BUXTON



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FOUNDATION DETAILS
STAIR
CONSTRUCTION

Drawing Number: S1

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Lake Wales, FL 33853
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