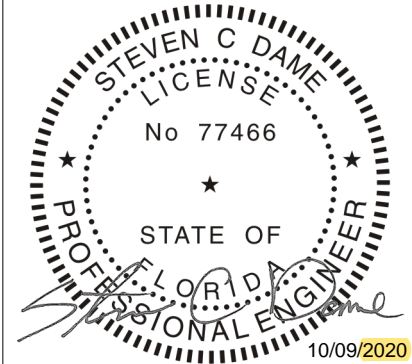


ENGINEER'S / ARCHITECT'S SEAL



APPROVERS SEAL

MODIFICATIONS

- FOUNDATION NOTES:**
- THIS FOUNDATION PLAN IS PROVIDED FOR REFERENCE AS A TYPICAL STANDARD. ACTUAL FOUNDATION CONDITIONS MUST BE EVALUATED FOR APPLICABILITY IF THIS PLAN IS TO BE USED. ALTERNATE FOUNDATION PLANS MAY BE DESIGNED BY OTHERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE JURISDICTION HAVING AUTHORITY. IF FOUNDATION PLANS ARE DESIGNED BY OTHERS, THE ENGINEER OF THE BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN AND THE CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND SYSTEMS RELATED THERETO.
 - ALL FOUNDATION CONSTRUCTION MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
 - EXCAVATE AN ADDITIONAL 1 TO 2 INCHES AT BOTTOM AND SIDES OF ALL FOOTINGS THAT ARE POURED DIRECTLY AGAINST EARTH.
 - ALL PIERS SHALL BE CONSTRUCTED OF 8" X 8" X 16" NOMINAL STANDARD WEIGHT CONCRETE MASONRY UNITS LAID IN RUNNING BOND PATTERN AND CONFORMING TO ASTM C90 HAVING A UNIT COMPRESSIVE STRENGTH OF 1900 PSI ($f_m = 1500$ PSI). MASONRY UNITS SHALL BE FULLY LAID IN TYPE M OR S MORTAR OR COVERED WITH SURFACE BONDING CEMENT COMPLYING WITH ASTM C887 AND APPLIED IN STRICT ACCORDANCE WITH THE CEMENT MANUFACTURER'S INSTRUCTIONS, WITH THE BOTTOM COARSE FULLY LAID IN TYPE M OR S MORTAR. REINFORCEMENT BARS AND PIER FOOTINGS SHALL BE DESCRIBED ON THE FOUNDATION PLAN AND IN THE PIER DETAILS.
 - CONCRETE SHALL BE STANDARD WEIGHT (150 PCF) WITH A MINIMUM COMPRESSIVE STRENGTH 3000 PSI AT 28 DAYS. MORTAR SHALL COMPLY WITH ASTM C270. GROUT SHALL COMPLY WITH ASTM C476 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.
 - ALL REINFORCEMENT BARS SHALL COMPLY WITH ASTM A615, GRADE 60. REINFORCEMENT BARS SHALL BE UNCOATED DEFORMED BARS (NO EPOXY). REINFORCEMENT BARS SHALL BE EQUALLY SPACED AND PLACED WITH 3" CLEARANCE FROM BOTTOM AND SIDES OF THE FOOTING. AT SPLICES LAP ALL #4 BARS 24 INCHES MINIMUM AND LAP ALL #5 BARS 30 INCHES MINIMUM. OFF SET ALL SPLICES 30 INCHES MINIMUM.
 - ALL PIERS SHALL BE CAPPED WITH 4 INCHES OF SOLID MASONRY OR CONCRETE OR THE CAVITIES OF THE TOP COURSE SHALL BE FILLED WITH CONCRETE OR GROUT. PIERS SHALL PROVIDE A TRUE AND EVEN BEARING SURFACE.
 - THE CENTERLINE OF EACH PIER SHALL BE LOCATED DIRECTLY BELOW THE MATE LINE CENTERLINE WITH 1 INCH MAXIMUM TOLERANCE.
 - SOIL BEARING CAPACITY IS ASSUMED TO BE 2000 PSF MINIMUM. IF THE ACTUAL SOIL BEARING CAPACITY IS LESS THAN 2000 PSF, THE ENGINEER MUST BE CONSULTED FOR REQUIRED ALTERNATE FOUNDATION DESIGN. FOOTINGS SHALL BE PLACED ON NON-EXPANSIVE SOILS ONLY. IT IS THE RESPONSIBILITY OF THE SITE OR AHJ CONTRACTOR TO OBTAIN PROFESSIONAL VERIFICATION OF THE SOIL BEARING CAPACITY FOR THE ACTUAL SITE.
 - THE AREA UNDER FOOTINGS AND FOUNDATIONS SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION.
 - THE PERIMETER GRADE SHALL BE SLOPED AWAY FROM THE BUILDING TO PROVIDE POSITIVE DRAINAGE. THE GRADE OF THE GROUND UNDER THE BUILDING SHALL NOT BE LOWER THAN THE LOWEST SURROUNDING FINISHED LOT AREA GRADE IN ORDER TO PREVENT THE ACCUMULATION AND STANDING OF WATER UNDER THE BUILDING.
 - ALL STAIRS, RAMPS, DECKS AND OTHER SITE WORK NOT SHOWN ON THESE DRAWINGS ARE DESIGNED BY OTHERS AND SUBJECT TO THE APPROVAL OF THE JURISDICTION HAVING AUTHORITY.
 - TERMITE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE CODES WHEN REQUIRED BY SUCH CODES.
 - THE FOUNDATION DIMENSIONS SHOWN INCLUDE AN INCREASE IN MODULE WIDTH DUE TO MODULE EXPANSION, SETTING TOLERANCES, ETC. THE FOUNDATION CONTRACTOR SHOULD CONSULT WITH THE MANUFACTURER OF THE MODULES PRIOR CONSTRUCTION OF THE FOUNDATION TO DETERMINE THE APPROPRIATE AMOUNT OF INCREASED WIDTH TO BE ADDED TO THE NOMINAL DIMENSIONS SHOWN ON THE FOUNDATION PLAN.
 - THIS FOUNDATION IS NOT DESIGNED FOR LOCATION IN A FLOOD ZONE.
 - GROUND SURFACE IN CRAWLSPACE SHALL BE COVERED WITH AN APPROVED VAPOR RETARDER.
 - SEE MODEL PLAN FOR SHEAR WALL TIE DOWN AND FOUNDATION UPLIFT DETAILS AND SEE TYPICAL PACKAGE FOR GENERAL TIE DOWN REQUIREMENTS AND ADDITIONAL CONSTRUCTION REQUIREMENTS.
 - THIS FOUNDATION PLAN IS ONLY APPLICABLE TO THE MODEL NUMBER SPECIFIED IN THE TITLE BLOCK. FOUNDATION PLAN IS NOT VALID FOR ANY MODEL CHANGES MADE AFTER THE CERTIFICATION DATE OF THIS FOUNDATION DESIGN. SEE MODEL PLAN COVER SHEET FOR STRUCTURAL LOAD LIMITATIONS.
 - THIS FOUNDATION DESIGN MUST INCORPORATE ALL CAST IN PLACE STRAPS AND ANCHOR BOLTS AS SHOWN ON ATTACHED SHEAR WALL CALCULATIONS AND DRAWINGS IN ORDER TO COMPLETE THE LOAD PATH ASSOCIATED WITH THE MAIN WIND FORCE RESISTING SYSTEM OF THIS HOME. ANY VARIATION IN RECOMMENDED CONNECTIONS MUST BE DESIGNED BY AN ENGINEERING PROFESSIONAL.

PROJECT: 261-C-MR9483B
29'-0" x 48'-0"
3 BD, 2 BTH

TITLE: PERIMETER FOUNDATION

DRAWN BY: GAT
DATE: 07-24-20
SCALE:
FILENAME: C-MR9483B

SHEET: F-102
2425-0810F

PROPRIETARY AND CONFIDENTIAL
THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL
PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION.
COPYRIGHT © 1976-2016 BY CHAMPION