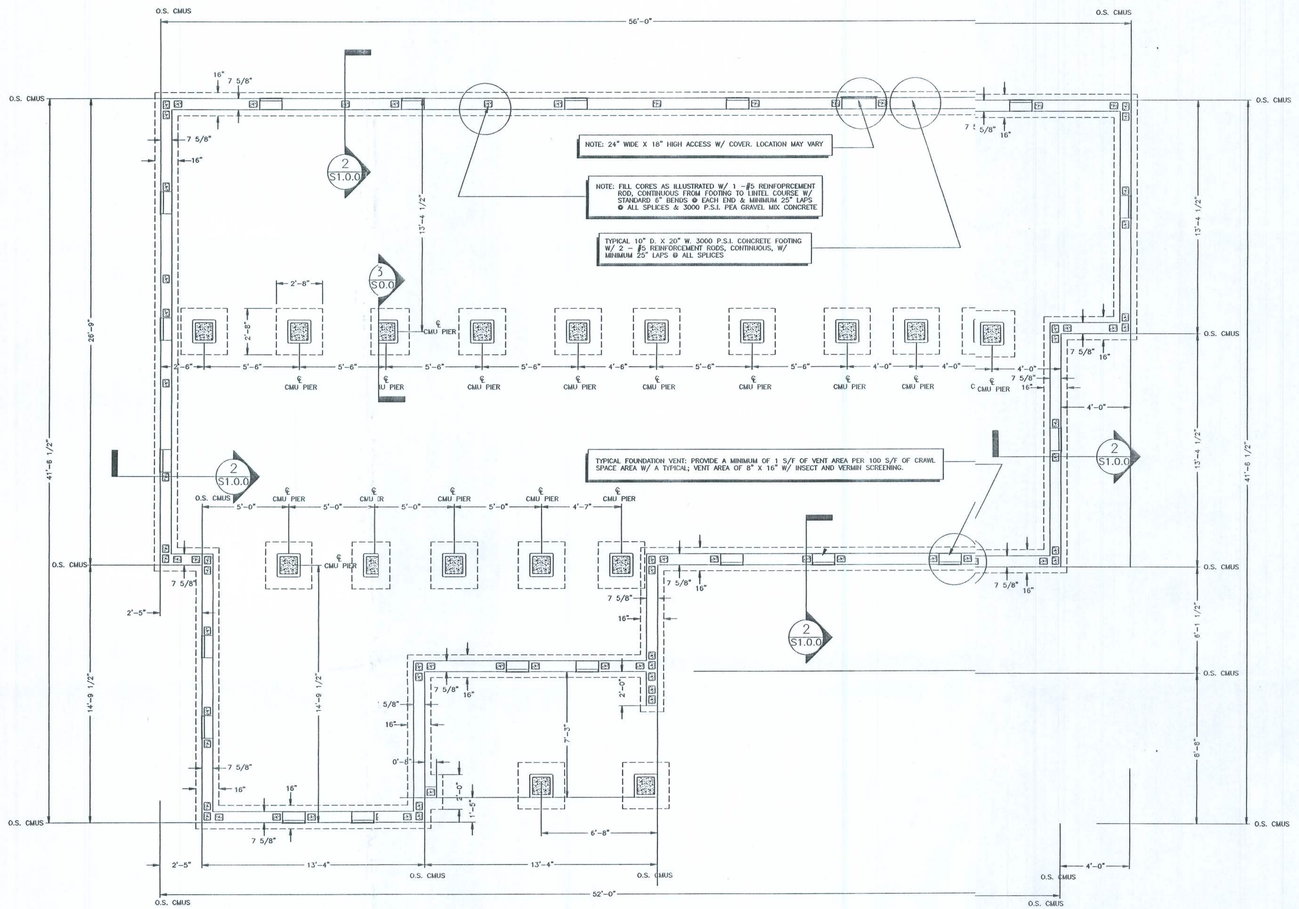
NOTE: THE CONTRACTOR IS DIRECTED TO REVIEW ALL CONSTRUCTION DRAWINGS & SPECIFICATIONS FOR ACCURACY & COMPLETENESS. ANY CONFLICTING INFORMATION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OF RECORD FOR RESOLUTION & CLARIFICATION. CONTRACTOR SHALL CONFIRM ALL EXISTING SOIL & ANY OTHER CONDITIONS OF WHICH MAY AFFECT / EFFECT THE STRUCTURAL INTGRITY OF THIS PROJECT.



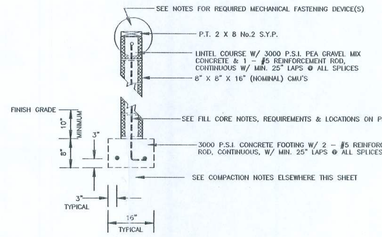
1 S1.0.0 DIMENSIONED FOUNDATION PLAN VIEW
SCALE: 1/4" = 1'-0

NOTE: MANUFACTURER SHALL PROVIDE A MINIMUM OF 3 – P.T. 2 X 10 No.2 S.Y.P. BAND JOISTS / FLOOR JOISTS @ EACH END WALL CONDITION OR LOCATION

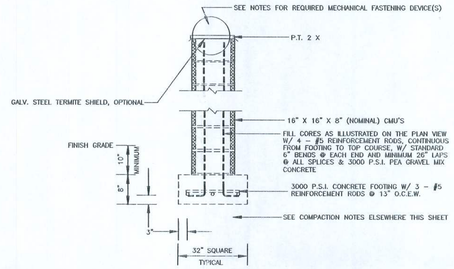
NOTE: CONTRACTOR SHALL PROVIDE A MINIMUM OF "CRAWL SPACE" VENTILATION AS ILLUSTRATED ON THE PLAN VIEW ELSEWHERE THIS SHEET ALONG THE PERIMETER 8" CMU WALL, FITTED W/ INSECT & VERMIN PROOF SCREENING.

THE CONTRACTOR SHALL PROVIDE A MINIMUM ACCESS OF 18" W. X 24" H., LOCATED @ THE DIRECTION OF OWNER IN THE 8"x8"x16" (NOM.) CMU PERIMETER WALL

SCALE NOTE:
PLAN VIEW(S): 1/4" = 1'-0
SECTIONS & DETAILS: N.T.S.



2 S1.0.0 SECTION THRU TYPICAL EXTERIOR STEM WALL
SCALE: N.T.S.



3 S1.0.0 SECTION THROUGH TYPICAL INTERIOR CMU PIERS
SCALE: N.T.S.

TYPICAL @ INTERIOR OF CONDITIONED AREA

SCHEDULE OF REQUIRED FOUNDATION SYSTEM MECHANICAL FASTENERS

FOUNDATION PIERS & STEMWALLS	PERIMETER	LOCATION OF EXTERIOR CMU STEM WALL – SEE PLAN VIEWS 1 – MODEL No. HETA20 BY SIMPSON STRONG-TIE OR EQUAL SHALL BE INSTALLED ALONG THE PERIMETER OF FOUNDATION & SHALL BE INSTALLED @ ALL CORNERS, 16" FROM ALL CORNERS & NO GREATER THAN 48" O.C. ATTACH TO BAND BEAM SIDE AND MULTIPLE STUDS (AT THIS LOCATION) WITH 16 – 10d X 1 1/2" NAILS
	EXTERIOR COLUMNS	LOCATION OF PORCH COLUMNS ALONG PERIMETER STEM WALL – SEE PLAN VIEWS 1 – MODEL No. HETA20 BY SIMPSON STRONG-TIE OR EQUAL SHALL BE INSTALLED @ EACH EXTERIOR COLUMN BEARING POINTS AS PROVIDED BY MANUFACTURER ATTACH TO BAND BEAM SIDE AND COLUMN BASES (BOT. OF COLUMNS) WITH 16 – 10d X 1 1/2" NAILS
	INTERIOR	LOCATION OF INTERIOR CMU PIERS – SEE PLAN VIEWS 1 – MODEL No. HETA20 BY SIMPSON STRONG-TIE OR EQUAL SHALL BE INSTALLED @ EACH INTERIOR CMU PIER ATTACH TO BAND BEAM SIDE AND MULTIPLE STUDS (ALONG THE LENGTH OF STEM WALL) WITH 16 – 10d X 1 1/2" NAILS
NOTES:		SEE ALSO FOUNDATION NOTES & REQUIREMENTS ELSEWHERE THIS SHEET SEE ALSO REFERENCED SECTIONS & DETAILS ELSEWHERE THIS SHEET

FOUNDATION NOTES, REQUIREMENTS & INSTRUCTIONS

MASONRY UNITS	ALL MASONRY UNITS DESCRIBED AS 8" X 8" X 16" CMU'S SHALL BE HOLLOW CONCRETE UNITS IN ACCORDANCE W/ ASTM C 90 OR C 145 AND SHALL HAVE A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 P.S.I. MASONRY FOUNDATION STEM WALLS SHALL BE RUNNING BOND CONSTRUCTION.
MORTAR	ALL MORTAR SHALL BE EITHER TYPE M OR S IN ACCORDANCE W/ ASTM C 270. ALL GROUT SHALL HAVE A MINIMUM COARSE AGGREGATE SIZE OF 3/8" PLACED AN 8 TO 11 INCH SLUMP AND HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 P.S.I. @ 28 DAYS WHEN TESTED IN ACCORDANCE W/ ASTM C 1019, OR SHALL BE IN ACCORDANCE W/ ASTM C 476. ALL CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 P.S.I. @ 28 DAYS. ALL MORTAR JOINTS FOR HOLLOW UNIT MASONRY SHALL EXTEND THE FULL WIDTH OF FACE SHELLS. ALL BED JOINTS SHALL BE 3/8 INCH THICK. HEAD JOINTS SHALL BE 3/8 INCH THICK THE BED JOINT OF THE STARTING COURSE PLACED OVER FOOTINGS SHALL BE PERMITTED TO VARY IN THICKNESS FROM A MINIMUM OF 1/4" TO A MAXIMUM OF 3/4".
REINFORCING STEEL	REINFORCING STEEL SHALL BE #5 UNLESS OTHERWISE NOTED. ALL REINFORCING STEEL SHALL BE A MINIMUM OF GRADE 40 AND IDENTIFIED IN ACCORDANCE W/ ASTM A 615, A 616, A 617, OR A 706. SPLICES SHALL BE LAP SPLICES W/ A MINIMUM LAP OF 25" FOR #5 REINFORCEMENT BARS FOR MINIMUM COVER OVER FOUNDATION REINFORCEMENT – SEE DETAILS & SECTIONS ELSEWHERE THIS SHEET ALL REINFORCEMENT IN CMU'S IS TO EXTEND A MINIMUM OF 6" INTO ALL FOOTINGS AS W/ A STANDARD BEND OF 6"
METAL ACCESSORIES	ALL JOINT REINFORCEMENT & ANCHOR TIES SHALL CONFORM TO ASTM A 82, ASTM A 36, & ASTM A 366 AS REQUIRED. LONGITUDINAL WIRES OF JOINT REINFORCEMENT SHALL BE FULLY EMBEDDED IN MORTAR OR GROUT WITH A MINIMUM COVER OF 5/8 INCH WHEN EXPOSED TO EARTH OR WEATHER AND A MINIMUM OF 1/2 INCH WHEN NOT EXPOSED TO EARTH OR WEATHER. METAL ACCESSORIES USED IN EXTERIOR WALL CONSTRUCTION (NOT DIRECTLY EXPOSED TO WEATHER) SHALL BE GALVANIZED IN ACCORDANCE W/ ASTM A 153, CLASS B-2. METAL ACCESSORIES FOR USE IN INTERIOR WALL CONSTRUCTION SHALL BE MILL GALVANIZED IN ACCORDANCE W/ ASTM A 641, CLASS 1.
FILL COMPACTION	PRIOR TO GRADING OPERATIONS ALL SOIL, ORGANIC LITTER AND FILL SHALL BE STRIPPED FROM THE BUILDING AREA. COMPACTION SHALL NOT BE LESS THAN 98% OF THE STANDARD PROCTOR DENSITY. ALL FILL MATERIAL SHALL BE INORGANIC W/ NOT MORE THAN 30% BY WEIGHT FINER THAN No. 200 U.S. STANDARD SIEVE CONFORMING TO THE FOLLOWING: A. LIQUID LIMIT, LW ..... 50 MAXIMUM B. ELASTICITY, I.W ..... 15, MAXIMUM C. DRY UNIT WEIGHT..... 95 LBS. PER CU. FT. ALL FILL MATERIAL SHALL BE UNIFORMLY PLACED AT OPTIMUM MOISTURE CONTENT IN 6 INCH UNIFORM LAYERS AND COMPACTED TO A DENSITY OF 98% OF THE STANDARD PROCTER ACCORDANCES OF ASTM D 698T. FOOTING EXCAVATIONS SHALL BE INSPECTED BEFORE PLACING ANY CONCRETE TO ENSURE THAT FOOTINGS SHALL REST ON SOUND EARTH. ALL SUB GRADES MUST BE LEVEL, SMOOTH AND UNIFORMALY COMPACTED. SUB GRADE MUST BE ACCURATE WITHIN 1/4 INCH OF THE DESIGNATED LEVEL. ANY WALL WHICH IS TO RECEIVE BACK FILL ON BOTH SIDES SHALL HAVE THE BACK FILL PLACED SIMULTANEOUSLY ON BOTH SIDES IN EVEN LAYERS AS PREVIOUSLY DESCRIBED SO AS NOT TO APPLY UNEVEN LOADS.
GENERAL	FOOTINGS SHALL BE LEVEL OR STEPPED AS INDICATED ON THE PLAN VIEWS & DETAILED ELSEWHERE THIS SHEET SOIL, WASTE PIPES OR PLUMBING DRAINS PASSING UNDER A FOOTING OR THROUGH A FOUNDATION STEM WALL SHALL BE PROVIDED W/ A RELIEVING ARCH OR AN IRON PIPE SLEEVE A MINIMUM OF TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH. STEM WALLS SHALL EXTEND NO GREATER THAN 3 FEET ABOVE THE FINISH GRADE AND CONSTRUCTED WITH THE PREVIOUSLY DESCRIBED MASONRY UNITS. ALL STATE & LOCAL CODES SHALL BE COMPLIED WITH BY THE CONTRACTOR. 1,400 P.S.F. SOIL BEARING PRESSURE SHALL BE OBTAINED UNDER ALL FOOTINGS & SLABS.

NOTE: SEE PLANS BY HORTON HOMES OF EATONTON, GEORGIA
MODEL No. M363FG "THE BURTON"
THE PRESCRIPTIVE REQUIREMENTS DETAILED BY THE ENGINEER ARE SPECIFIC TO THE CONDITIONS FOR THIS SITE AND DWELLING. USE OF STRUCTURAL ELEMENTS, MECHANICAL FASTENING DEVICES AND OTHER MEANS AND/OR REQUIRED TECHNIQUES NOTED AND DETAILED IN THESE PLANS FOR ALTERNATE BUILDING SITES OR CONDITIONS WILL NOT PROVIDE COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE.
ADDITIONAL STRUCTURAL REQUIREMENTS AND OTHER REGULATORY, CORE OR STATUTE COMPLIANCE IS NOT ADDRESSED BY THE ENGINEER AND IS THE RESPONSIBILITY OF OTHERS.

CERTIFICATION:
THESE FOUNDATION PLANS FOR MODEL No. M363FG "THE BURTON" COMPLY WITH SECTION 1600 OF THE FLORIDA BUILDING CODE, 2004 EDITION FOR A 110 MPH WIND LOAD, 3 SECOND GUST, EXPOSURE B.

Curtis E. Keen 1/17/08
CURTIS E. KEEN, PE #23836

KEEN ENGINEERING & SURVEYING, INC.
LIVE OAK, FLORIDA 32060
386-362-4787
ENG. LIC. EB 3761
9265 SR 417

REYNA FOUNDATION
COLUMBIA COUNTY, FLORIDA

NOTE: WIND RELATED STRUCTURAL ELEMENTS ONLY – NO OTHER REGULATORY, CODE OR STATUTES ARE ADDRESSED BY THESE PLANS. THESE PLANS ARE PREPARED IN ACCORDANCE W/ ALL APPLICABLE CODES AND REGULATORY STATUTES FOR A MODEL No. M363FG "THE BURTON", GEORGIA

DIMENSIONED FOUNDATION PLAN VIEW
REFERENCED SECTIONS & DETAILS
MISC. NOTES, REFERENCES & INSTRUCTIONS

DRAWN BY:
DATE 01/11/08
PROJECT No. HORTON1447-S1.DWG
SHEET No. RS1.0.0