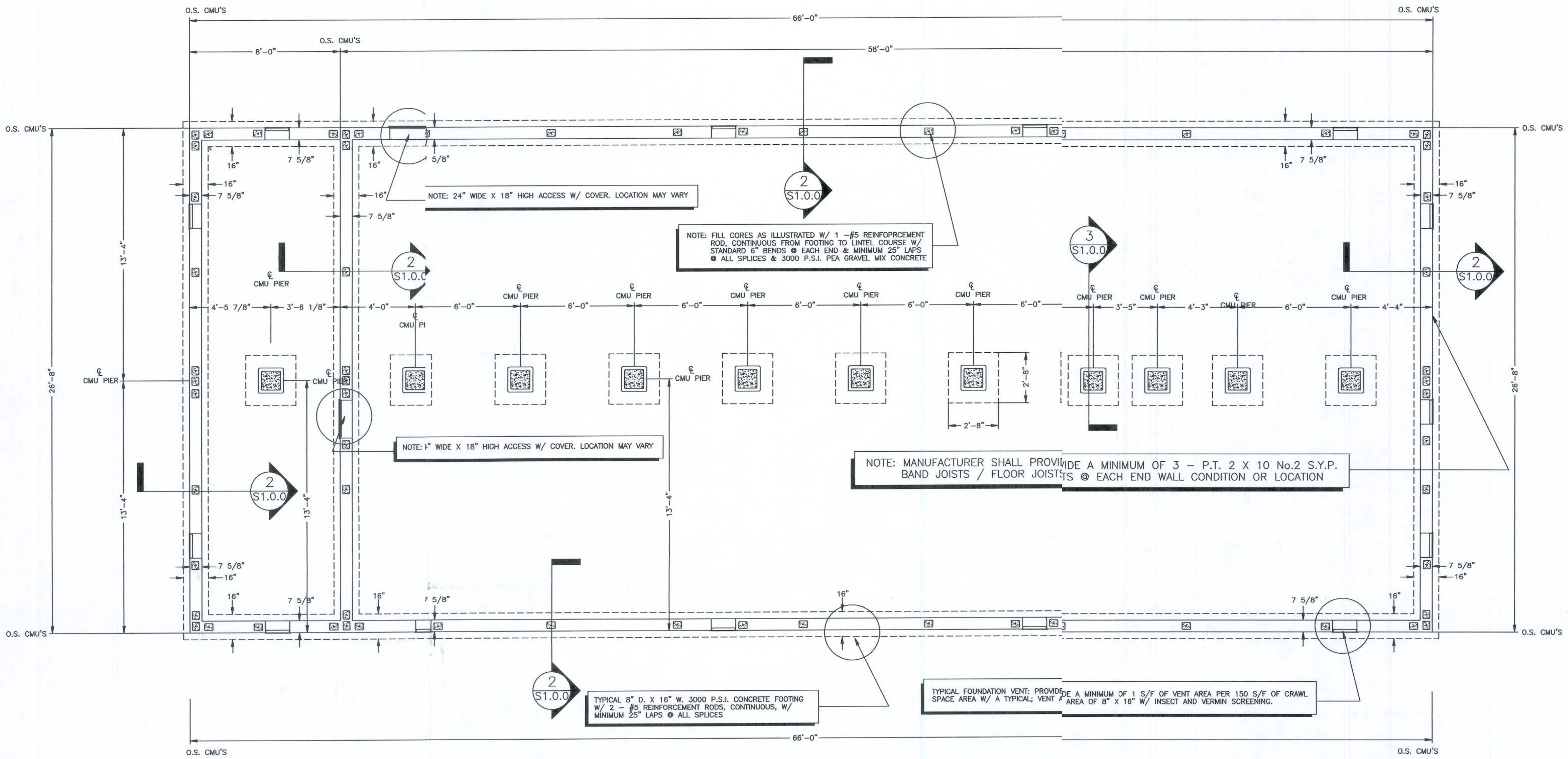
NOTE: THE CONTRACTOR IS DIRECTED TO REVIEW ALL CONSTRUCTION DRAWINGS & SPECIFICATIONS FOR ACCURACY & COMPLETENESS. ANY CONFLICTING INFORMATION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OF RECORD FOR RESOLUTION & CLARIFICATION. CONTRACTOR SHALL CONFIRM ALL EXISTING SOIL & ANY OTHER CONDITIONS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

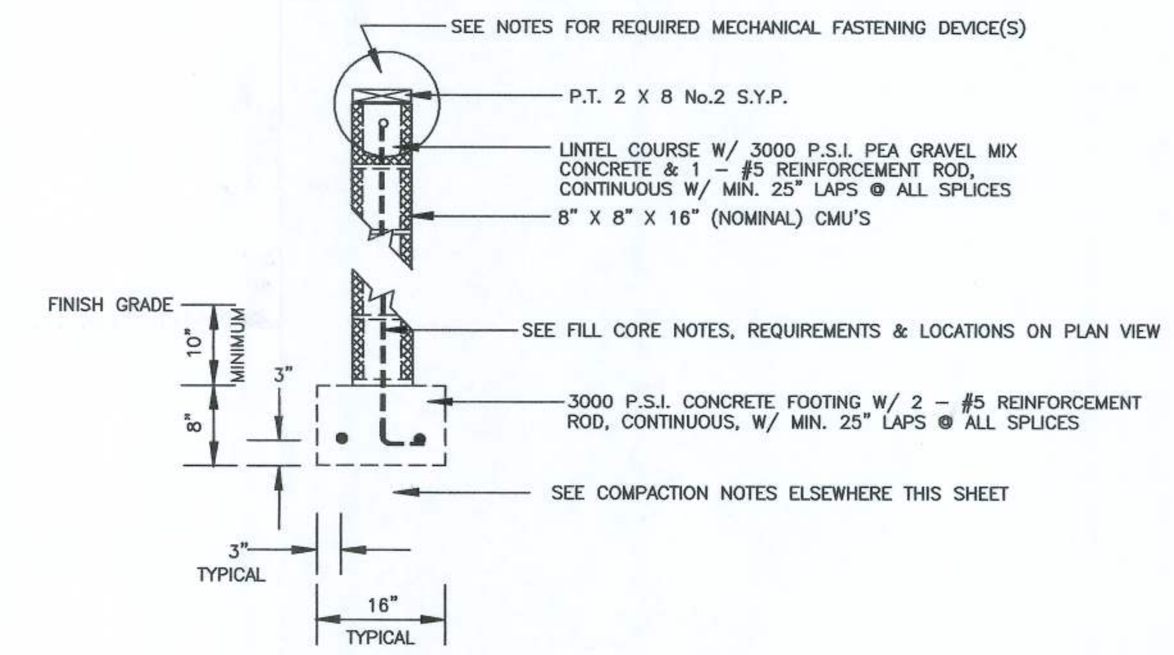
SCALE NOTE:
PLAN VIEW(S): 1/4" = 1'-0
SECTIONS & DETAILS: N.T.S.

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.

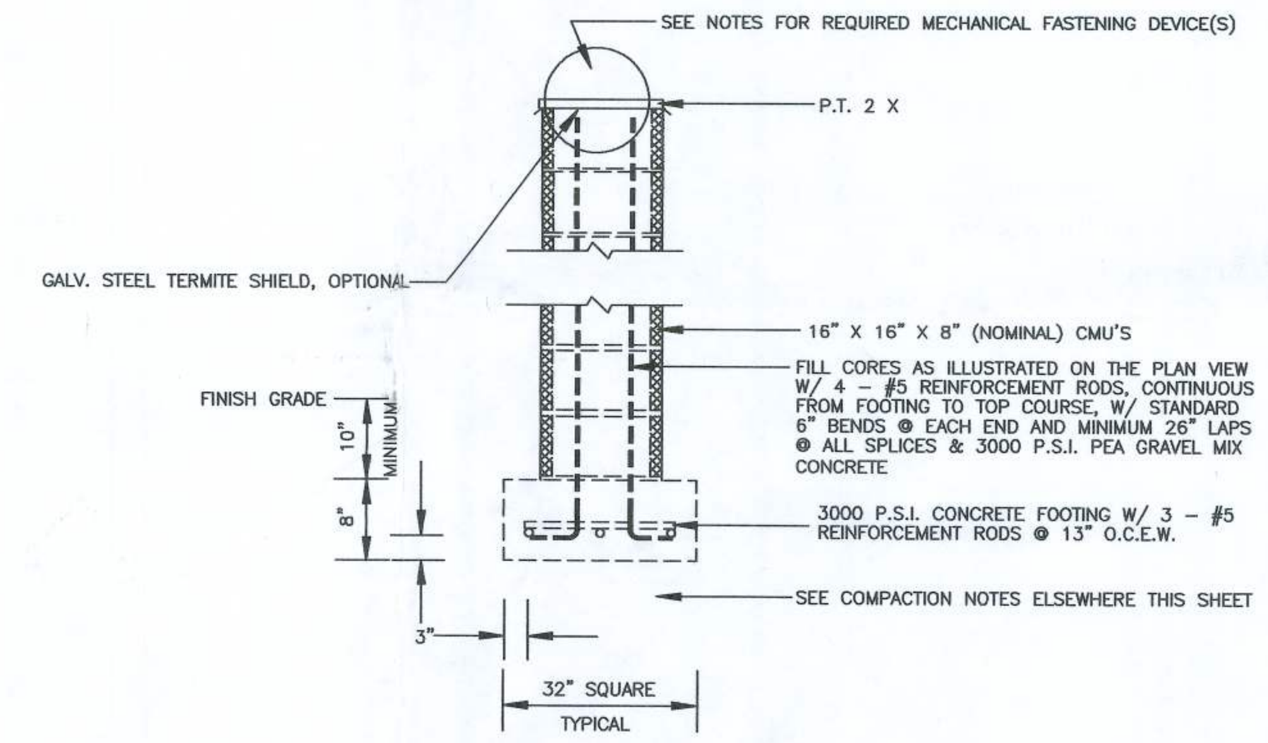
THE CONTRACTOR SHALL PRIOVIDE A MINIMUM ACCESS OF 18" W. X 24" H., LOCATED @ THE DIRECTION OF OWNER IN THE 8"X8"X16" (NOM.) CMU PERIMETER WALL



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



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



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

TYPICAL @ INTERIOR OF CONDITIONED AREA

FOUNDATION NOTES, REQUIREMENTS & INSTRUCTIONS	
MASONRY UNITS	ALL MASONRY UNITS DESCRIBED AS 8" X 8" X 16" CMU'S SHALL BE HOLLOW CCRETE 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 SHL BE IN ACCORDANCE W/ ASTM C 476. ALL CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 30 P.S.I. @ 28 DAYS. ALL MORTAR JOINTS FOR HOLLOW UNIT MASONRY SHALL EXTEND THE FULL WIDTHF FACE SHELLS. ALL BED JOINTS SHALL BE 3/8 INCH THICK. HEAD JOINTS SHALL BE 3/8 INCH TCK THE BED JOINT OF THE STARTING COURSE PLACED OVER FOOTINGS SHALL BE PEITTED 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 CORDANCE W/ ASTM A 615, A 616, A 617, OR A 706. SPLICES SHALL BE LAP SPLICES W/ A MINIMUM LAP OF 25" FOR #5 REINFORCEINT BARS FOR MINIMUM COVER OVER FOUNDATION REINFORCEMENT – SEE DETAILS & SECTIS THIS SHEET ALL REINFORCEMENT IN CMU'S IS TO EXTEND A MINIMUM OF 6" INTO ALL FOOTIN W/ A STANDARD BEND OF 6"
METAL ACCESSORIES	ALL JOINT REINFORCEMENT & ANCHOR TIES SHALL CONFORM TO ASTM A 82, ASTIA 36, & ASTM A 366 AS REQUIRED. LONGITUDINAL WIRES OF JOINT REINFORCEMENT SHALL BE FULLY EMBEDDED IN MTAR 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 EXPED 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 VANIZED IN ACCORDANCE W/ ASTM A 641, CLASS 1.
FILL COMPACTION	PRIOR TO GRADING OPERATIONS ALL SOIL, ORGANIC LITTER AND FILL SHALL BE SIPPED FROM THE BUILDING AREA. COMPACTION SHALL NOT BE LESS THAN 98% OF THE STANDARD PROCTOR DENSIT ALL FILL MATERIAL SHALL BE INORGANIC W/ NOT MORE THAN 30% BY WEIGHT FIR THAN No. 200 U.S. STANDARD SIEVE CONFORMING TO THE FOLLOWING: A. LIQUID LIMIT, LW .... 30 MAXIMUM B. ELASTICITY, LW – 15, MAXIMUM C. DRY UNIT WEIGHT.............. 100 LBS. PER CU. FT. ALL FILL MATERIAL SHALL BE UNIFORMLY PLACED AT OPTIMUM MOISTURE CONTENN 6 INCH UNIFORM LAYERS AND COMPACTED TO A DENSITY OF 98% OF THE STANDARD PROCTER AND IN ACCORDANCE W/ ASTM D 698T. FOOTINGS EXCAVATIONS SHALL BE INSPECTED BEFORE PLACING ANY CONCRETE TONSURE THAT FOOTINGS SHALL REST ON SOUND EARTH. ALL SUB GRADES MUST BE LEVEL, SMOOTH AND UNIFORMLY 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 BA 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 & DILED ELSEWHERE THIS SHEET SOIL, WASTE PIPES OR BUILDING DRAINS PASSING UNDER A FOOTING OR THROUGH 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 GRADEND CONSTRUCTED WITH THE PREVIOUSLY DESCRIBED MASONRY UNITS. ALL STATE & LOCAL CODES SHALL BE COMPLIED WITH BY THE CONTRACTOR. 1,500 P.S.F. SOIL BEARING PRESSURE SHALL BE OBTAINED UNDER ALL FOOTINGS: SLABS.

SCHEDULE OF REQUIRED FOUNDADATION SYSTEM MECHANICAL FASTENERS		
FOUNDATION PIERS & STEMWALLS	PERIMETER	LOCATION OF EXTERIOR CMU STSTEM WALL – SEE PLAN VIEWS 1 – MODEL No. META20 E BY SIMPSON STRONG-TIE OR EQUAL SHALL BE INSTALLED ALONG THE PERIMETER OF FOUNDATION & SHALL BE INSTALLED @ ALL CORNERSRS, 16" FROM ALL CORNERS & NO GREATER THAN 48" O.C. ATTACH TO BAND BEAM SIDSIDE AND MULTIPLE STUDS (AT THIS LOCATION) WITH 9 – 10d X 1 1/2" NAILS
	INTERIOR	LOCATION OF INTERIOR CMU PIEIERS – SEE PLAN VIEWS 1 – MODEL No. META20 0 BY SIMPSON STRONG-TIE OR EQUAL SHALL BE INSTALLED @ EACH INTERIOR CMU PIER ATTACH TO BAND BEAM S SIDE AND MULTIPLE STUDS (ALONG THE LENGTH OF STEM WALL) WITH 9 – 10d X 1 1/2" NAILS
NOTES:		SEE ALSO FOUNDATION NOTES & REQUIUIREMENTS ELSEWHERE THIS SHEET SEE ALSO REFERENCED SECTIONS & DEDETAILS ELSEWHERE THIS SHEET

NOTE: SEE PLANS BY MODULAR ONE, LLC, 1884 MINES ROAD OF PULASKI, TN 38478
MODEL No. M2866SS320096-140
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:

THIS FOUNDATION PLAN FOR MODULAR ONE, LLC MODEL No. M2866SS320096-140 WILL COMPLY WITH SECTION 1600 OF THE 2004 FLORIDA BUILDING CODE, FOR A 110 MPH WIND LOAD, 3 SECOND GUST, EXPOSURE B, WITH THE INTERNAL PRESSURE OF + 0.18 AND – 0.18 INCLUDED IN THESE LOADS. THIS CERTIFICATION IS FOR CMU FOUNDATION AND STRAPPING RELATED ITEMS.

Curtis E. Keen 12/18/07
CURTIS E. KEEN, PE #23836

KEEN ENGINEERING & SURVEYING, INC.
9263 CR 417
LIVE OAK, FLORIDA 32060
386-362-4787
ENG. LIC. EB 3761

BRIGGS RESIDENCE
COLUMBIA COUNTY, FLORIDA

NOTE: WIND RELATED STRUCTURAL ELEMENTS ONLY – NO OTHER REGULATORY, CODE OR STATUTES ARE ADDRESSED BY THE ENGINEER. THE CONTRACTOR SHALL CONFIRM COMPLIANCE W/ ALL APPLICABLE CODES AND REGULATORY STATUTES OF DRAWINGS BY MODULAR ONE, LLC PLANT No. PULASKI, TN MODEL No. M2866SS320096-140 26'-8" X 66" 3BR-2BA

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

PROJECT No.	DRAWN BY:
BRIGGS-S1.0.0.DWG	
SHEET No.	DATE
S1.0.0	12/10/07