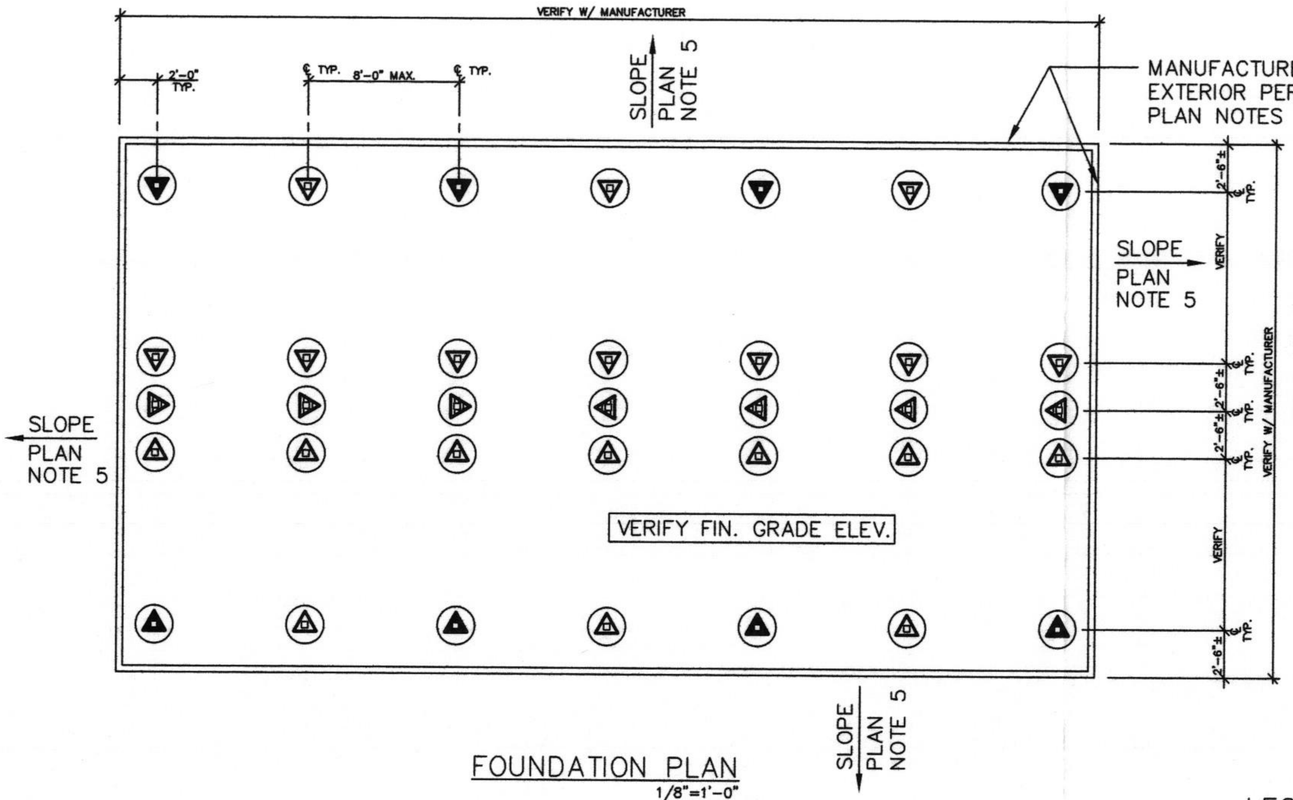


FOUNDATION PLAN

1/8"=1'-0"

NOTE:
THIS PLAN SHEET IS A TEMPLATE TO BE USED FOR CERTIFICATION PURPOSES ONLY

PLAN NOTES:

1. SEE MFR. FOR DIMENSIONS & LOCATIONS OF STRUCTURAL ELEMENTS & CONTACT ENGINEER W/ DISCREPANCIES
2. VERIFY ALL EXISTING CONDITIONS & NOTIFY ENGINEER IF DIFFERENT THAN INDICATED ON DRWGS./GENERAL STRUCTURAL NOTES
3. OWNER & CONTRACTOR ARE RESPONSIBLE FOR CONTROL OF MOISTURE/WEATHER PENETRATION INTO STRUCTURE (TITEN CONCRETE ANCHORS REQUIRE DRY ENVIRONMENT
4. ALL PIERS ⊚ EXTERIOR PERIMETER & FIRST INTERIOR ROWS (EACH SIDE) TO BE CENTERED ON MFR. HOME STL. FRMG. (I-BEAM)
5. FINISHED GRADE TO BE 5% SLOPE AWAY FROM STRUCTURE
6. FOUNDATION COMPLIES W/ THE U.S. DEPARTMENT OF HOUSING AND DEVELOPMENT PERMANENT FOUNDATION GUIDE FOR MANUFACTURED HOUSING (HUD-007487, 1996)
7. STAIRS/LANDINGS/PATIOS BY OTHERS AS REQUIRED
8. DESIGN FOR MANUFACTURED HOME STRUCTURAL INTEGRITY BY OTHERS, SEE CONTRACTOR/MANUFACTURER/OWNER
9. MANUFACTURED HOME SKIRTING (FROST PROTECTION) TO BE CONTINUOUS FROM GRADE-TO-STUCTURE AROUND ENTIRE PERIMETER OF STRUCTURE W/ BEARING LOAD SUPPORT LOCATIONS (⊚ EDGE-OF-OPNGS.>4'-0" ETC.) TO BE VERIFIED SEE CONTRACTOR/MANUFACTURER/OWNER
10. VERIFY W/ MANUFACTURER THE REQUIREMENTS FOR PERIMETER/EXTERIOR WALL BEARING SUPPORTS, REFERENCE GENERAL STRUCTURAL NOTES FOR ROOF LIVE LOADS, CONTACT ENGINEER FOR ADDITIONAL FOOTING/PIER REQUIREMENTS
11. ALL CONCRETE FOOTINGS W/ STL. PIER CONNECTION TO STRUCTURE ARE REQ'D. TO BE MINIMUM 3'-0" BELOW GRADE & FOOTINGS SUPPORTING PIERS NOT CONNECTED TO STRUCTURE TO BE 2'-0" MIN. BELOW GRADE W/ REQ'D. REINFORCEMENT, VERIFY WITH LOCAL BUILDING DEPARTMENT THE REQUIRED MINIMUM DEPTH FOR THE BOTTOM OF FOUNDATION

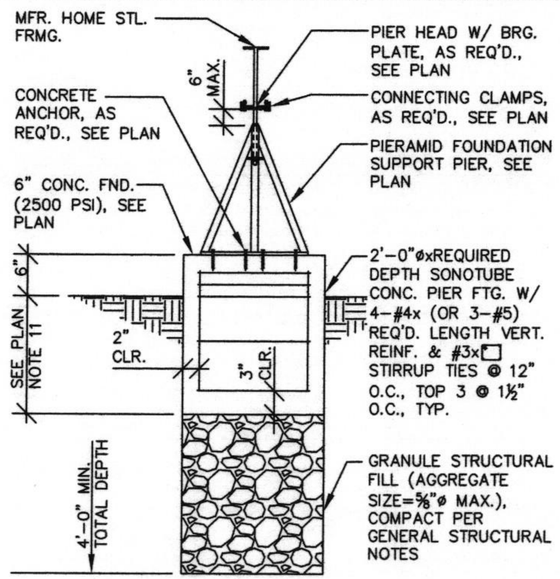
LEGEND

▲ 18" UNANCHORED EXTERIOR/INTERIOR PIERAMID FOUNDATION SYSTEM SUPPORT PIER WITH, PIER BEARING PLATE NOT CONNECTED TO STL. FRMG. & STL. BASE PLATE NOT CONNECTED TO CONC. FOUNDATION (PIER VERT. CAP.=10000 LB), FIELD VERIFY LOCATIONS.
(INVENTORY: PIER W/ 1-BRG. PLATE)

▲ 18" ANCHORED EXTERIOR PIERAMID FOUNDATION SYSTEM SUPPORT PIER, CONNECT W/ 4-⅜x4" TITEN HD CONC. ANCHORS (EMBED.=4") & CONNECTION TO MFR. HOME STL. FRMG (I-BEAM) W/ 2-CONNECTING CLAMPS (RATED FOR 1000 LB TENSION & SLIDING) 1-EACH SIDE OF I-BEAM, (PIER VERT. CAPACITY=10000 LB & HOR. CAPACITY=1600 LB ⊚ CONN. BTWN. PIER & FRMG.)
(INVENTORY: PIER W/ 1-BRG. PLATE/2-CLAMPS/4-CONC. ANCHOR BOLTS)

▲ 24" PIERAMID FOUNDATION SYSTEM MARRIAGE LINE SUPPORT PIER, EMBED INTO CONCRETE 6" MIN. & CONNECT TO MARRIAGE LINE MULTI-2x_ FRMG. W/ 4-¼"x3" MIN. WOOD SCREWS, 2-SCREWS INTO EACH MARRIAGE LINE 2x_ FRMG. MEMBER, SEE MANUFACTURER FOR SPECIFIED LOCATIONS (LOAD BEARING POINTS) AND SET AS REQUIRED.
(INVENTORY: PIER W/ 1-CLAMP/1-BRG. PLATE/4-¼"x3" WD. SCREWS)

▫ PIER HEAD W/ BEARING PLATE (ELEVATE ¾"⌀ THREADED ROD 6" MAX. ⊚ EXTERIOR PIERS & 6" MAX. ⊚ INTERIOR PIERS ABOVE STL. FRMG. TRIPOD), TIGHTEN PIER HEAD BTM. NUT HAND-TIGHT W/ ADDITIONAL ¼ TO ½ TURN & USE ¾" #5 GRADE NUT ON BOTTOM OF SUPPORT HEAD TO CONNECT TO PIER HAND TITGHT W/ ¼ TO ½ ADDITIONAL TURN.



TYPICAL PIER TO FND. CONNECTION

NOT TO SCALE

GENERAL STRUCTURAL NOTES

The General Contractor shall verify all dimensions and site conditions before starting work. The Structural Engineer shall be notified of any discrepancy. Use details marked "Typical" wherever applicable. Changes, omissions or substitutions are not permitted without written approval of the Structural Engineer. Refer to specifications for further requirements. All materials and workmanship shall conform to the latest edition of the 2003 International Building Code.
The design, adequacy and safety of erection bracing, shoring, temporary supports, etc., is the sole responsibility of the Contractor, and has not been considered by the Structural Engineer. The Contractor shall provide the necessary bracing to provide stability to the structure prior to the connection of the permanent lateral force resisting system.

DESIGN LOADS
Existing Structure Dead Load ---------- 35 PSF
Flat Roof Snow Load ---------- 30 PSF
Floor Live Load ---------- 40 PSF
Basic Wind Speed per IBC--- 100 MPH 3-sec, Exposure C
Seismic Loading per IBC Design Category D

FOUNDATION
Design allowable soil bearing pressure = 1500 PSF (Assumed, owner verify). All footing to bear on inorganic undisturbed soil. Site preparation, grading, backfilling, etc. shall be as recommended by the Building Official. There shall be 95% compaction (ASTM D1557 Modified Proctor Density) of all backfill soil under foundations on grade.

CAST-IN-PLACE CONCRETE
Attain a minimum compressive strength of 3000 PSI at 28 days (See Special Inspection).

	Minimum 28 Day Compressive Strength	Air Entrainment	Maximum Size Aggregate	Maximum Water/cement Ratio
Foundation	2500 PSI	None	1-1/2"	

* Water/Cement ratio variance not allowed.
Maximum Slump: 3" for slabs and footings; 4" for walls, columns and beams. Slumps given are for un-plasticized concrete. Larger slumps may be allowed through the use of a super plasticizer.
Construction to be in accordance with the latest edition of ACI 318, "Part 2 - Standards For Tests and Materials" and "Part 3 - Construction Requirements".
Location of construction or pour joints must be approved by the Structural Engineer if different from that shown on plans.

REINFORCING STEEL
ASTM A615, Grade 40 for #3; Grade 60 for #4 & larger. Deformed Bars: Securely tie in place with double annealed 16 gauge iron wire or approved clips. Unless otherwise noted on these drawings, provide clear embedment at reinforcing bars as follows: Concrete cast against soil = 3". Formed concrete against soil = 2".

STRUCTURAL AND MISC. STEEL
Bolts: ASTM A307 machine bolts (or equal).
Connectors in contact with foundation to be galvanized or stainless steel, conform to ASTM-D3953.

SPECIAL STRUCTURAL INSPECTIONS
Bolts Installed in Concrete: Inspection not required; uninspected bolt values used for design.
Reinforced Concrete: Inspection not required, 2500 psi concrete used for design calculations.

MANUFACTURED HOME FOUNDATION PLAN

RESIDENTIAL NAME
RESIDENTIAL ADDRESS
RESIDENTIAL CITY, STATE, ZIP

CANEN ENG
STRUCTURAL CONSULTING
CRAIG A. NIELSEN
1108 W. FAIRVIEW
SPOKANE, WA 99205
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Job No. 1007
Date 04-26-07
Designed CAN
Drawn CAN

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