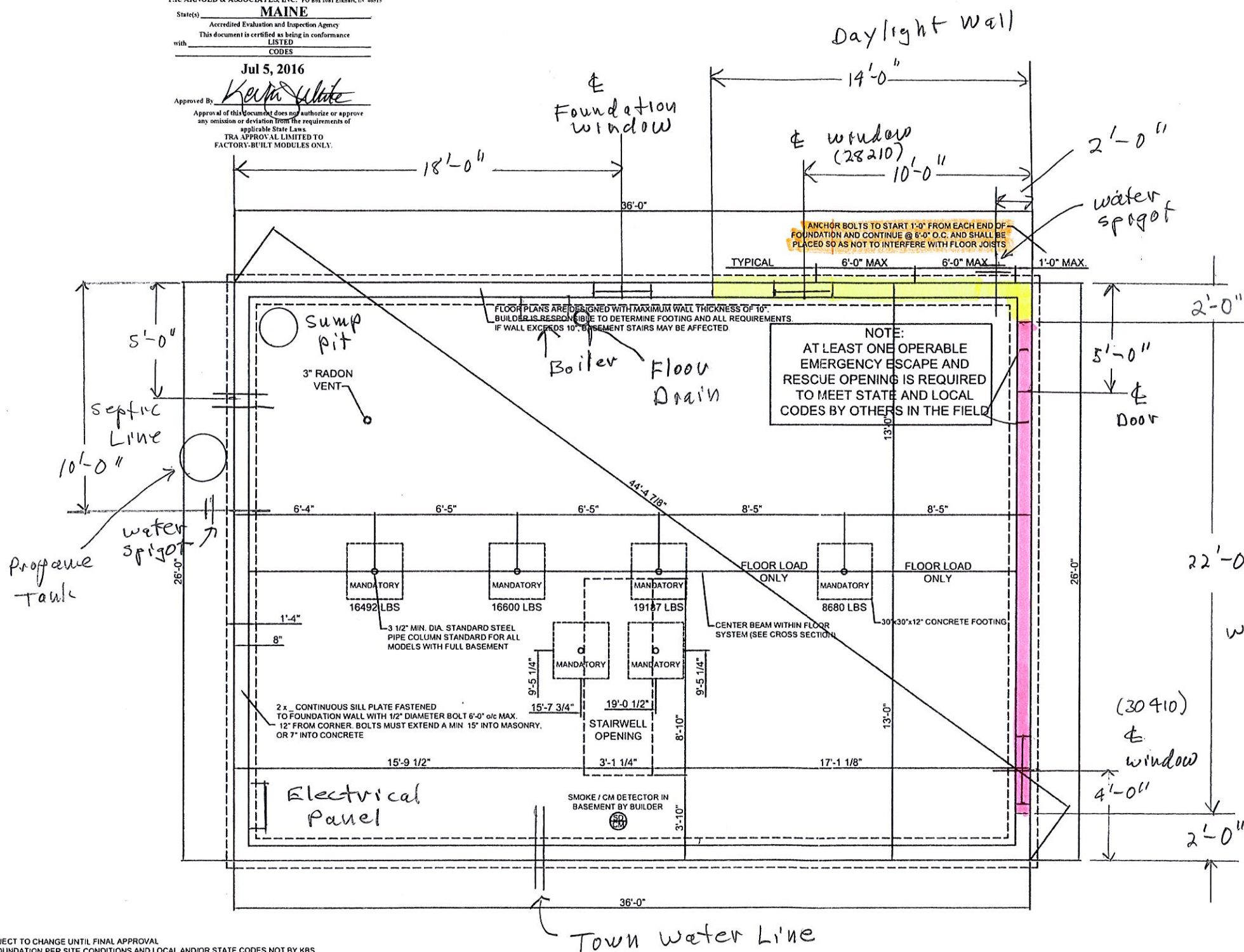


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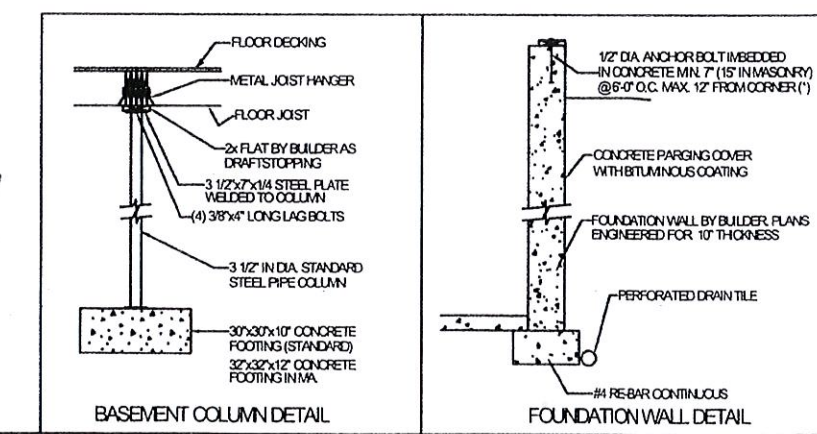
Jul 5, 2016  
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**FOUNDATION NOTES:**

1. ALL CONSTRUCTION AND MATERIAL BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF THE BUILDER/ CONTRACTOR AND IS TO BE DONE IN ACCORDANCE WITH STATE AND LOCAL CODES.
2. BASEMENT ENTRANCE, FOUNDATION OR CRAWL SPACE WALLS EXCAVATION AND BACKFILL PILASTER, ETC. MUST COMPLY WITH THE LATEST EDITION OF THE BUILDING CODE AND WITH THE LATEST REVISIONS TO STATE/ LOCAL CODES, LAWS, RULES AND REGULATIONS INCLUDING FHMA 4241 EXHIBIT D THERMAL TO QUALIFY FOR FEDERAL FINANCING.
3. INSULATION IN FLOORS OR ON FOUNDATION WALLS TO BE THE RESPONSIBILITY OF THE ON-SITE BUILDER AND TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES.
4. WINDOWS OR VENTS (INSTALLED BY BUILDER) ARE REQUIRED TO PROVIDE 1/50 OF FLOOR AREA AS FREE VENTILATION AND SHALL BE LOCATED AS CLOSE TO CORNERS AS POSSIBLE.
5. IF WINDOWS ARE INSTALLED IN LOWER LEVEL OF RAISED RANCH UNITS, VENTS MAY BE REQUIRED. BUILDER IS RESPONSIBLE TO CHECK LOCAL CODES.
6. THE SILLS OF ALL DOOR OPENINGS BETWEEN THE GARAGE AND THE DWELLING SHALL BE RAISED NOT LESS THAN 4" ABOVE THE GARAGE FLOOR.
7. ALL FOUNDATIONS MUST BE DESIGNED BY A LOCAL P.E. OR R.A. FAMILIAR WITH LOCAL SOIL CONDITIONS.
8. CRAWL SPACE FOUNDATIONS REQUIRE A MINIMUM OF AN 18"x24" ACCESS OPENING FOR VENTILATION 1/2 OF 1% OF THE FLOOR AREA PROVIDED BY CROSS VENTS THAT ARE INSECT AND RODENT PROOF WITH SCREEN OR LOUVERS. MINIMUM CLEARANCE BETWEEN WOOD MEMBERS AND INTERIOR GROUND LEVEL IS 18".
9. FIRE SEPARATION WALLS SHALL BE CONTINUOUS TO BASEMENT FLOOR (SUPPLIED ON-SITE BY BUILDER).
10. PERIMETER RAIL ATTACHED TO SILL WITH 16d NAILS @ 12" o.c.
11. MANUFACTURER WILL NOT ASSUME ANY RESPONSIBILITY IF COLUMN SPACING BY BUILDER / OWNER EXCEEDS MAXIMUM SPANS SHOWN ON FOUNDATION LAYOUT PLAN.
12. LOCATION OF WASHER, DRYER, WATER HEATER AND FURNACE IN BASEMENT TO BE INSTALLED PER STATE AND LOCAL CODES (BUILDER/ OWNERS RESPONSIBILITY)
13. ANCHOR BOLTS SHALL BE PLACED AS SO NOT TO INTERFERE WITH FLOOR JOIST.
14. SIZES REFLECT WOOD TO WOOD DIMENSIONS OF UNITS ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF 3/4" FOAM INSULATION IS USED, INCREASE THE FOUNDATION IN LENGTH AND WIDTH BY 1-1/2" TO MAINTAIN PROPER OVERHANG. THIS APPLIES TO ALL MODELS.
15. FOUNDATION LAYOUT TO BE SUPPLIED WITH EACH HOUSE.
16. FOUNDATION DRAINAGE AND DAMP PROOFING TO COMPLY WITH APPLICABLE CODES.
17. MANUFACTURED UNITS COVERED WITH THIS BUILDING SYSTEM ARE DESIGNED FOR INSTALLATION ON SITE BUILT PERMANENT FOUNDATIONS AND ARE NOT DESIGNED TO BE MOVED OR RELOCATED ONCE INSTALLED.
18. DESIGN BASED ON A MINIMUM CONCRETE COMPRESSIVE STRENGTH OF 2500psi AND A SOIL BEARING CAPACITY OF 2500psf. BASED ON THESE ASSUMPTIONS A TYPICAL FOOTING WOULD BE ABLE TO SUPPORT A MAXIMUM POINT LOAD OF 15,625 POUNDS. IF THE POINT LOAD LISTED ON THE FOUNDATION LAYOUT IS GREATER THAN THE CONCRETE CONTRACTOR SHALL DESIGN THE FOOTING TO MEET ALL APPLICABLE CODES AND ENGINEERING PRACTICES.

walkout wall (8') =   
 Daylight wall (4') =



FOUNDATION NOTES:  
 1) COLUMN SPACING IS SUBJECT TO CHANGE UNTIL FINAL APPROVAL.  
 2) STRUCTURAL DESIGN OF THE FOUNDATION PER SITE CONDITIONS AND LOCAL AND/OR STATE CODES NOT BY KBS  
 3) BULKHEAD AND SUMP SIZE AND LOCATION PER SITE CONDITIONS NOT BY KBS  
 4) THE BUILDER SHALL SUPPLY & INSTALL TO THE FRAME DIMENSIONS OF THE HOUSE ALL SITE SILLS & SILL SEALER SQUARE AND LEVEL BEFORE THE MODULAR AND PANELIZED PORTIONS FOR SET BY KBS.

<b>Purtell</b> Peaks Island, ME 04108 50# GSL / 90 MPH WIND	<b>Hallmark Homes Corp</b> 619 Lewiston Road Topsham, ME 04086	<b>4-Box Cape</b> FILE NAME: Q-16-0117-JML SERIAL #: KBS-2735	<b>FOUNDATION LAYOUT</b> SHEET # P19a SCALE: 3/16" = 1'-0" DWN BY: SAT/ETW DATE: 06/22/16	REVISIONS _____ _____ _____		<b>KBS BUILDERS, INC.</b> 300 PARK STREET, SOUTH PARIS, ME 04281 PHONE: 207-739-2400 FAX: 207-739-2223