

**NOTES:**  
 OWNER/SITE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE PROCEEDING.

LOCAL SOIL CONDITIONS AND BUILDING REQUIREMENTS MAY ALLOW/REQUIRE FOOTINGS, FOUNDATION SIZES, AND CONSTRUCTION MATERIALS TO VARY FROM TYPICAL CONSTRUCTION SHOWN ON THIS DRAWING. SITE CONTRACTOR/LOCAL BUILDING AUTHORITIES TO VERIFY THAT ALL ASPECTS OF FOUNDATION DESIGN COMPLY WITH ALL APPLICABLE BUILDING CODES, LOCAL REQUIREMENTS, AND CONDITIONS.

ALL FOOTING LOADS UNDER LALLY COLUMNS BASED ON FOLLOWING INFORMATION: 50 LB GROUND SNOW LOAD, SOIL BEARING CAPACITY OF 2000 PSF & CONCRETE STRENGTH OF 2500 PSI (17 MPA).

ALL FOOTINGS SHALL EXTEND BELOW THE FROSTLINE

STEEL REINFORCEMENT IS RECOMMENDED IN CONCRETE WALL FOR ASSURED STRENGTH.

RETAINING WALLS OR BRACING SHOULD BE USED WHEN PRESSURE OF SOIL COULD DAMAGE WALL DURING BACKFILLING OR HOME INSTALLATION.

IF EXTERIOR INSULATION IS APPLIED TO FOUNDATION WALL, FOUNDATION SIZE MAY REQUIRE ADJUSTMENT - CHECK WITH YOUR BUILDER.

HOME MUST BE TIED TO THE FOUNDATION WITH STEEL STRAPPING OR TOENAILED WITH MIN. 3-1/4" NAILS AT 16" C/C. STEEL STRAPPING MUST SPAN BETWEEN FLOOR FRAMING & 2x6 SILL AT 32" C/C MIN. WITH MIN. 3-1/4" NAILS, ONE AT EACH END OF STRAP. A MORE SECURE METHOD MAY BE REQUIRED IN HIGH WIND AREAS.

WINDOW AND DOOR LOCATIONS AS PER OWNER.

EGRESS, NATURAL LIGHT AND VENTILATION OF FOUNDATION AREA TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND LOCAL REQUIREMENTS.

IF UNIT IS TO BE SET ON CRAWL SPACE, ACCESS LOCATION & VENTILATION TO BE PROVIDED ON SITE BY BUILDER/OWNER CONTRACTOR.

ALL PLUMBING, HEATING, AND ELECTRICAL IN BASEMENT BY OWNER/CONTRACTOR.

INSTALL (1) LSTA-18 STRAP FROM FOUNDATION TO WALL STUD USING (5) 10D NAILS E.E. AT THIS LOCATION (MIN. 800# HOLD DOWN CAPACITY) (TYPICAL BOTH SIDES)

NOTE: ALL SONOTUBE LOCATIONS SHOWN ARE SUGGESTED LOCATIONS ONLY. PLEASE VERIFY WITH FOUNDATION/GENERAL CONTRACTOR ON SITE.

5/8" THREADED ROD EMBEDDED 8" INTO CONCRETE (DRILL 3/4" DIAMETER HOLE AND EPOXY INTO CONCRETE FOUNDATION WITH SIMPSON STRONG TIE EPOXY SET-XP) (4 LOCATIONS) (TYP. BOTH UNITS)

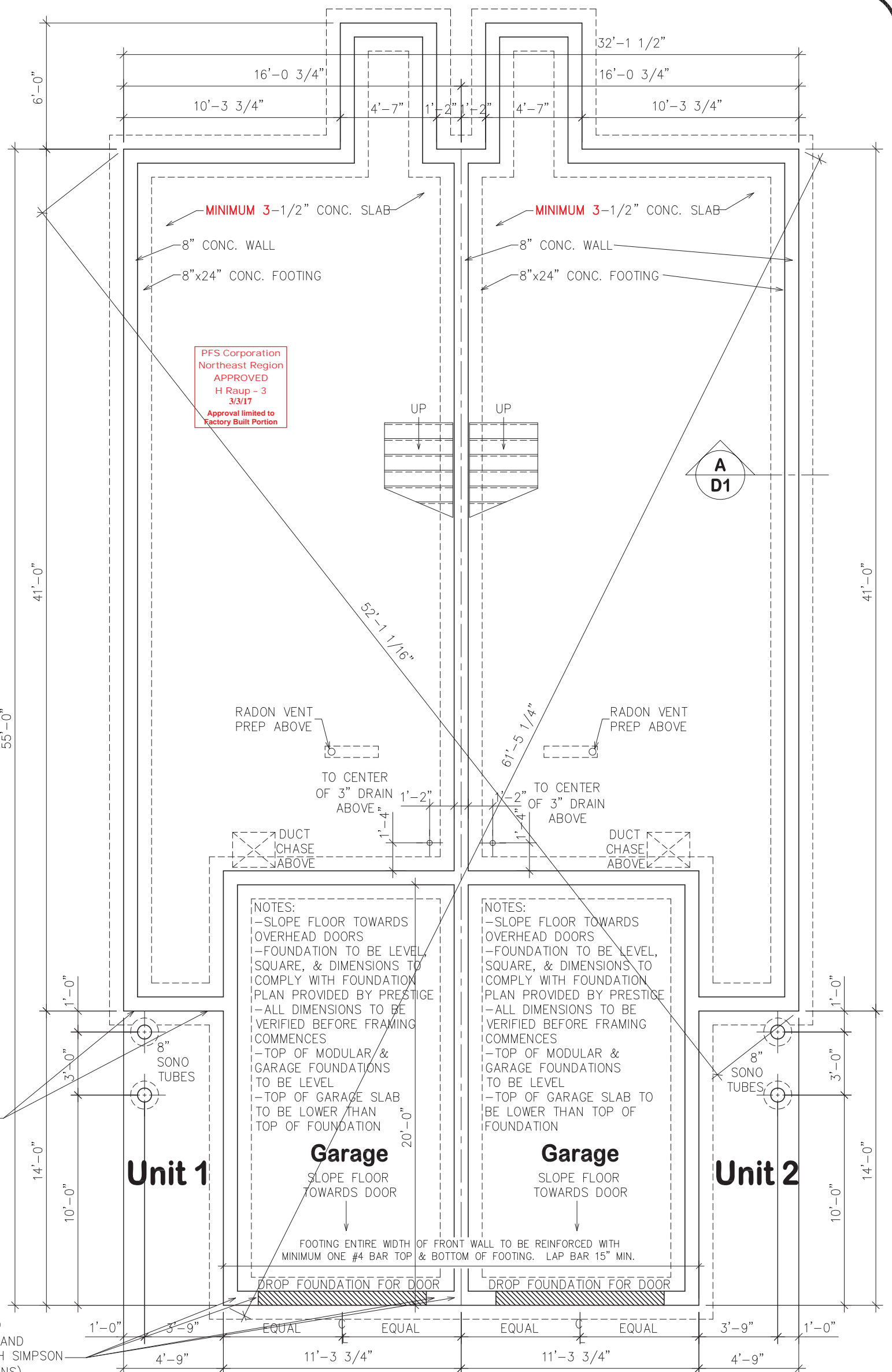
\* ALL INSULATION & SEALED VB BELOW FLOOR SHEATHING INSTALLED AS PER CODE ON SITE BY BUILDER

2"x6" SILL PLATE SET ON OUTSIDE OF CONCRETE FOUNDATION WALL, ANCHORED WITH 1/2"x10" ANCHOR BOLTS @ 6' O.C. SILL SET ON APPROVED FOAM SILL SEALER, WITH ANCHOR BOLTS COUNTER SUNK IN SILL PLATE.

POLY MOISTURE BARRIER  
 MIN. 3-1/2" CONCRETE SLAB

**A D1 Foundation Detail**  
 NOT TO SCALE

\* RECOMMENDED INSULATION DETAILS BY BUILDER/OWNER (AS PER BUILDER/OWNER CONTRACT)



**NOTES:**  
 -SLOPE FLOOR TOWARDS OVERHEAD DOORS  
 -FOUNDATION TO BE LEVEL, SQUARE, & DIMENSIONS TO COMPLY WITH FOUNDATION PLAN PROVIDED BY PRESTIGE  
 -ALL DIMENSIONS TO BE VERIFIED BEFORE FRAMING COMMENCES  
 -TOP OF MODULAR & GARAGE FOUNDATIONS TO BE LEVEL  
 -TOP OF GARAGE SLAB TO BE LOWER THAN TOP OF FOUNDATION

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**Garage**  
 SLOPE FLOOR TOWARDS DOOR  
 FOOTING ENTIRE WIDTH OF FRONT WALL TO BE REINFORCED WITH MINIMUM ONE #4 BAR TOP & BOTTOM OF FOOTING. LAP BAR 15" MIN.

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ATTENTION: FOOTING SIZES MAY HAVE TO BE INCREASED, DEPENDING ON TYPE OF SOIL & SOIL CONDITIONS.

**Deraspe Residence by Coastal Builders**

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Sheet No.	Drawn By AG
Original Date	Aug 15/16
Scale	3/16"=1'-0"

**prestige HOMES**  
*We're built differently.*

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<b>Foundation Plan</b>	
<b>12827A</b>	<b>R12859AD1E</b>

Revision Date  
 Mar. 02/17  
 Revised by  
 AG