ABS PAD LAYOUT PLAN

SCALE: 3/16"=1'-0"

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 01/11/16

TIE-DOWN INSTRUCTIONS:

MATERIALS
1. CABLE, CLAMPS OR STRAPS.
2. TENSIONSER SPLIT BOLT OR TURNBUCKLES.
3. ANCHORS, EYEBOLTS, CROSS DRIVE RODS
4. STABILIZERS DISC DRIVE OR ZIP CAPS.

PRODECURE FOR TIEING DOWN BUILDINGS:

1. POSITION AND INSTALL ANCHORING SYSTEMS, CROSS DRIVE RODS, OR AUGERS DEPENDING ON SOIL CONDITIONS.
2. INSTALL STRAP, CABLE, TENSIONERS AND CLAMPS PER DETAIL.
3. FOLLOW SPACING DETAILS PER ATTACHED.
4. POSITION AND INSTALL STRAP OR CABLE WITH ANGLE APPROXIMATELY
5. DEGREES, EXCEPT ALTERNATE #3 CABLE IS PERPENDICULAR TO CONCRETE.

GENERAL NOTES:

1. ALL FOUNDATION CONSTRUCTION, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES. THE PIER LOCATIONS PROVIDED ON THIS PLAN ARE FOR THE SOLE PURPOSE OF IDENTIFYING THE LOCATION OF THE REQUIRED BLOCKING POINTS FOR THIS BUILDING. FOUNDATION REQUIREMENTS ARE NOT KNOWN DUE TO VARYING SOIL CONDITIONS. FOUNDATION REVIEW AND INSPECTION IS TO BE PERFORMED BY THE LOCAL OFFICIAL HAVING JURISDICTION.
2. SINGLE STACK CONCRETE BLOCK FOR PIERS UP TO 26" IN HEIGHT MAX. DOUBLE STACK CONCRETE BLOCK FOR PIERS FROM 26" UP TO 46" MAX W/O SURFACE BONDING OR MORTAR. DOUBLE STACK PIERS FROM 46" UP TO 62" MAX. WITH SURFACE BONDING OR MORTAR.
3. CORNER PIERS OVER 26" HIGH (THREE BLOCKS) SHALL BE DOUBLE BLOCK CONSTRUCTION.
4. TIE-DOWN STRAPS TO BE 1-1/4" X .035" TYPE-1, FINISH B, GRADE 1 ZINC COATED STEEL STRAPPING CONFORMING WITH ASTM d3953-91. TIE DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE A MINIMUM WORKING CAPACITY OF 3,150 LBS.
5. GROUND ANCHORS SHALL HAVE A 3,150# MINIMUM WORKING CAPACITY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
6. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1SQ. FT IN 150 SQ. FT OF CRAWL-SPACE AREA.
7. MINIMUM CRAWL SPACE ACCESS AREA TO BE 18" X 24"
8. MINIMUM SOIL BEARING CAPACITY IS 3,000 PSF. TO BE VERIFIED BY BUILDING'S OWNER.

NOTE:
THIS BLOCKING DESIGN BY SCHIAVI LEASING, IS ONLY A SUGGESTED DESIGN. FOUNDATION DETAILS, FOUNDATION SIZES & TIE DOWN LOCATIONS SHALL BE SPECIFIED ACCORDING TO LOCAL JURISDICTION. FINAL DESIGN IS SUGGESTED TO BE APPROVED BY A PROFFESIONAL ENGINEER FAMILAR WITH ALL OF THE SITE CONDITIONS.

TYPICAL OUTRIGGER BLOCKING DETAIL

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STATE OF MAINE
PIN-SHI PETER LEE
No.12156
LICENSED
PROFESSIONAL ENGINEER

Nov. 11, 2015

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FOUNDATION PLAN - ABS

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Drawing Date: 11-10-2015	Project: PORTLAND, ME
Drawn By: J.L.B.	Sheet: FD1-A
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