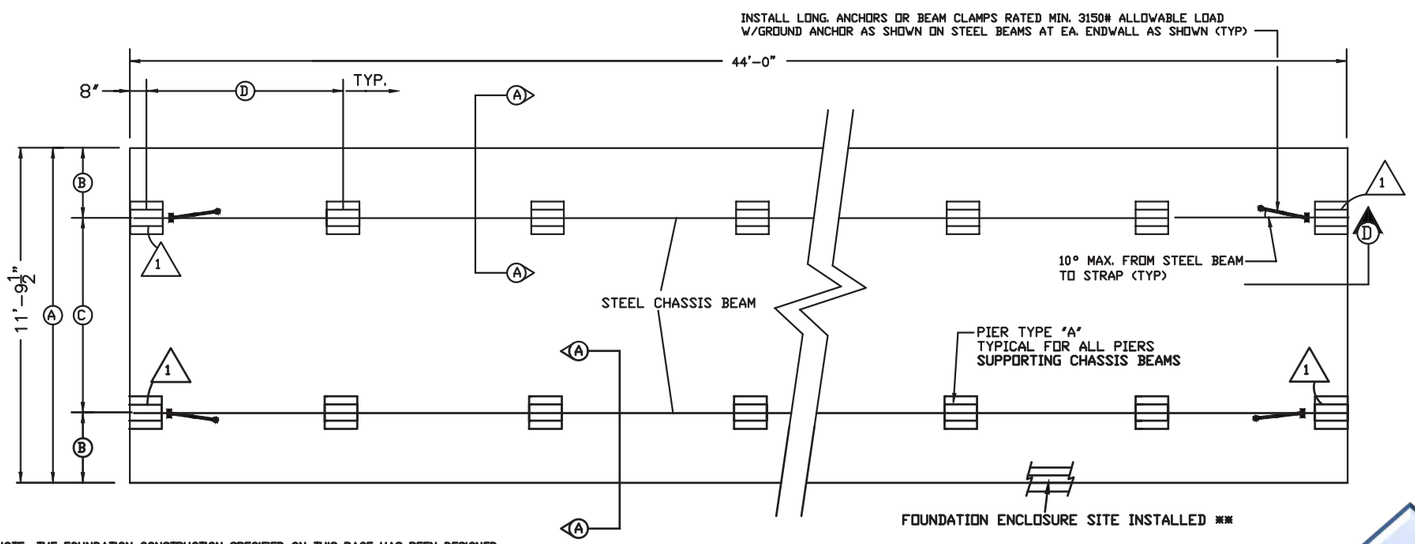


FRONT

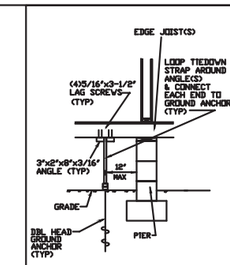
NOTE: THE FOUNDATION CONSTRUCTION SPECIFIED ON THIS PAGE HAS BEEN DESIGNED TO SUPPORT THE WIND LOADS AND GRAVITY LOADS (ONLY) SPECIFIED ON DRAWING #1 AND IS SUITABLE FOR BUILDINGS LOCATED AT SITES WITH SITE CLASSES AND SPECTRAL RESPONSE ACCELERATIONS WHICH ENABLE THE BUILDING DESIGN TO BE CLASSIFIED AS EITHER A SEISMIC DESIGN CATEGORY A OR B. FOR OTHER CONDITIONS THE FOUNDATION MUST BE REVISED AND/OR DESIGNED BY AN ENGINEER FAMILIAR WITH THE LOCAL SITE CONDITIONS TO CONSIDER THE EFFECTS OF THE SEISMIC LOADS IN COMBINATION WITH THE WIND LOADS AND GRAVITY LOADS ON THE DESIGN OF THE PIERS AND FOOTINGS.

**NOTE: FOUNDATION ENCLOSURE TO BE SITE INSTALLED AND DESIGNED BY A LOCAL ENGINEER OR ARCHITECT

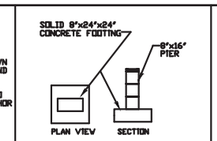
FOUNDATION ENCLOSURE TO BE DESIGNED BY OTHERS. ENCLOSURE MUST HAVE VENTILATION OPENINGS WITH A MINIMUM NET VENT AREA OF NOT LESS THAN 1 SQ. FT. FOR EACH 150 SQUARE FEET OF CRAWL SPACE AREA. LOCATE OPENINGS WITHIN 3 FEET OF EACH CORNER AND UNIFORMILY SPACED BETWEEN THE CORNERS. AROUND BUILDING PERIMETER ALSO INSTALL A MINUIMUM 18"X24" CRAWL SPACE ACCESS DOOR.

NOTE: ONLY TO BE USED WITH THE STANDARD OUTRIGGER FRAME SYSTEM

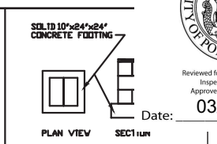
THE SUITABILITY OF THIS 'REFERENCE' FOUNDATION FOR A SPECIFIC SITE MUST BE DETERMINED AND/OR VERIFIED BY A DESIGN PROFESSIONAL FAMILIAR WITH THE SITE.



PIER TYPE 'X'
(TYP EACH HALF AT MATE LINE)



PIER TYPE A



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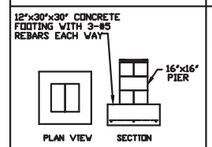
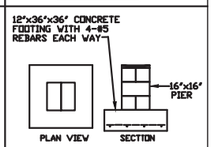
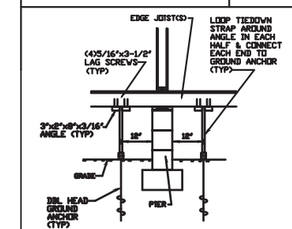


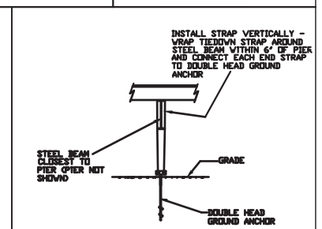
PIER TYPE C



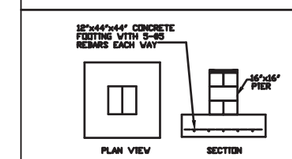
PIER TYPE D



PIER TYPE 'Y'
(TYP EACH HALF)



PIER TYPE 'Z'



PIER TYPE E

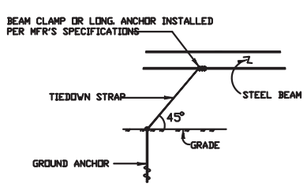
FOUNDATION DIMENSIONS

A MODULE WIDTH	B PIER TO MODULE EDGE	C STEEL BEAM SPACING
9'-9½"	21"	75-1/2"

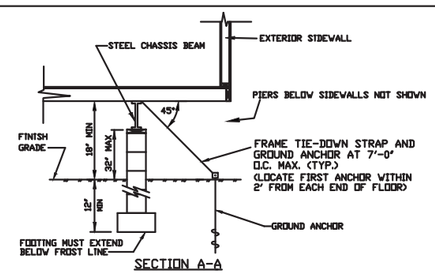
D MAXIMUM PIER SPACING	MINIMUM SOIL BEARING CAPACITY
7'-0" O.C.	2000 PSF

SUPPORT PIER REQUIREMENTS

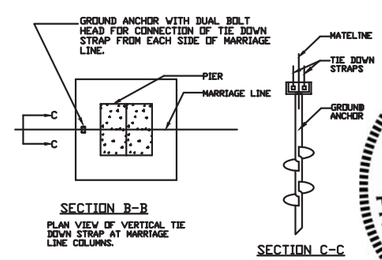
PIER NUMBER	MINIMUM SOIL BEARING CAPACITY	PIER TYPE	NUMBER OF VERTICAL TIE DOWN STRAPS REQ'D (EACH MODULE)
1	2000 PSF	A AND Z	SEE DETAILS
	3000 PSF	A AND Z	SEE DETAILS
2	2000 PSF		
	3000 PSF		



SECTION D-D



SECTION A-A



SECTION B-B

PLAN VIEW OF VERTICAL TIE DOWN STRAP AT MARRIAGE LINE COLUMNS.

SECTION C-C

FOUNDATION NOTES:

1. ALL FOUNDATION CONSTRUCTION, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
2. TIE-DOWN STRAPS TO BE 1-1/4"x.035" GALVANIZED STEEL TYPE-1, FINISH-B, GRADE-1 CONFORMING WITH ASTM D3953-91. TIEDOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE A MINIMUM 4725# ULTIMATE TENSION LOAD CAPACITY.
3. GROUND ANCHORS SHALL HAVE A 5000# MINIMUM ULTIMATE LOAD CAPACITY, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. ALL GROUND ANCHORS CONNECTED TO THE SIDEWALL OR LONGITUDINAL TIEDOWNS MUST BE PROVIDED WITH STABILIZER PLATES TO MINIMIZE HORIZONTAL MOVEMENT. THE DESIGN OF GROUND ANCHOR, INCLUDING SHAFT LENGTH, NUMBER AND DIAMETER OF HELIXES, STABILIZER PLATES, ETC. TO BE AS SPECIFIED BY THE GROUND ANCHOR MANUFACTURER FOR THE ACTUAL SOIL TYPE ENCOUNTERED. IF THE ULTIMATE LOAD CAPACITIES OF GROUND ANCHORS ARE BELOW THE REQUIRED VALUES SPECIFIED HEREIN THE DESIGN ENGINEER MUST BE CONSULTED FOR AN ALTERNATE FOUNDATION DESIGN.
4. THE FIRST TIDOWN STRAP FROM THE ENDWALLS SHALL BE LOCATED NOT MORE THAN 2' FROM THE END OF THE FLOOR. (TYP EACH END OF FLOOR)
5. CONCRETE MUST HAVE A MIN. COMPESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
6. ALL PIERS SHALL BE CONSTRUCTED OF 8"x8"X16" CONCRETE MASONARY UNITS CONFORMING WITH ASTM C90. MASONRY UNITS SHALL BE STANDARD WEIGHT BLOCKS LAID IN TYPE M OR S MORTAR OR WHEN PERMITTED BY THE LOCAL BUILDING OFFICIAL MAY BE COVERED WITH SURFACE BONDING CEMENT. SURFACE BONDING CEMENT MUST BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND/OR THE PRODUCTS LISTING. ALL SURFACE BONDING CEMENTS MUST COMPLY WITH ASTM C887. (WHEN SURFACE BONDING CEMENT IS USED THE FIRST COURSE OF CONCRETE BLOCKS MUST BE LAID IN TYPE M OR S MORTAR). ALL FOUNDATION AND/OR PIER CONSTRUCTIONS MUST COMPLY WITH THE MINIMUM SPECIFICATIONS PROVIDED ABOVE.
7. ALL REINFORCEMENT BARS SHALL COMPLY WITH ASTM A615, GRADE 60. REINFORCEMENT BARS SHALL BE EQUALLY SPACED AND PLACED WITH 3" CLEARANCE FROM BOTTOM AND SIDES OF THE FOOTING.
8. CHASSIS STEEL BEAM SUPPORT PIERS MUST BE INSTALLED WITH THE CENTERLINE OF EACH PIER LOCATED DIRECTLY BELOW THE STEEL BEAM CENTERLINE.
9. ALL PIERS SHALL BE CAPPED WITH 2x8 SYP PRESSURE TREATED SILL PLATES INSTALLED OVER 4" THICK CONCRETE CAP BLOCKS COVERING THE ENTIRE PIER.
10. INSTALL A CONC. BLOCK PIER ON EACH SIDE OF ALL EXTERIOR DOOR OPENINGS. SLIGHT ADJUSTMENTS MAY BE REQUIRED TO INSURE OPENABILITY AFTER INSTALLATION OF BUILDING IS COMPLETE.
11. CHASSIS STEEL BEAM SUPPORT PIERS MAY BE ROTATED 90 DEGREES FROM THE ORIENTATION SHOWN ON THE FOUNDATION PLAN ABOVE (SEE NOTE #8).
12. MIN. 2000 PSF ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED. IF THE ACTUAL SOIL BEARING CAPACITY IS LESS THAN 2000 PSF, THE DESIGN ENGINEER MUST BE CONSULTED FOR AN ALTERNATE FOUNDATION DESIGN. ALL FOOTINGS SHALL BE PLACED ON STABLE AND ON NON-EXPANSIVE SOILS ONLY.
13. ALL GROUND ANCHORS SPECIFIED ON THIS DRAWING MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER OR A RECOGNIZED THIRD-PARTY TESTING LABORATORY TO ADEQUATELY SUPPORT A MIN. 5000# ULTIMATE WITHDRAWL LOAD WHEN LOADED BOTH PARALLEL WITH THE ANCHOR SHAFT AND AT A 45° ANGLE (WITH STABILIZER PLATE) FROM THE ANCHOR SHAFT.
14. THE GROUND ANCHORS MUST BE INSTALLED TO THEIR FULL DEPTH IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. GROUND ANCHORS MUST BE APPROVED FOR INSTALLATION IN THE SOIL TYPE IN WHICH THEY WILL BE INSTALLED, MUST EXTEND BELOW THE FROST DEPTH.

APPROVED
09 09 2016

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ARI.0013243
LICENSED ARCHITECT

COMMONWEALTH OF VIRGINIA
JAMES E. BRADLEY
Lic. No. 006836
PROFESSIONAL ENGINEER

VALID
September 30, 2018

STATE OF MARYLAND
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PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 8588
EXPIRATION DATE: 6-6-18

CITY OF PORTLAND MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/12/18

ModSpace

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SCALE: NTS		

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