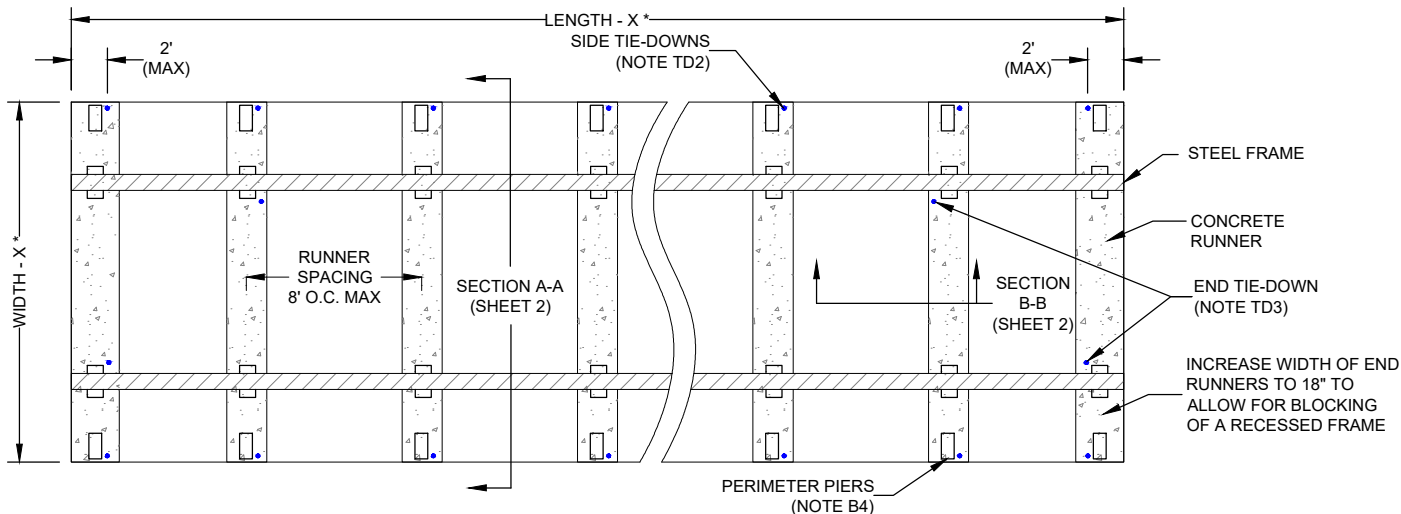




PLAN VIEW
SCALE - NONE

SITE EVALUATION & PREPARATION:

S1) REMOVAL OF VEGETATION FROM THE SITE IS REQUIRED. WHERE LARGE TREES ARE REMOVED, SPECIAL ATTENTION ON BACK FILL, COMPACTION AND SOIL MOISTURE IS REQUIRED. CONTACT RCS FOR ADDITIONAL INFORMATION.

S2) ALL BACK FILL BELOW THE FOOTINGS MUST BE MECHANICALLY COMPACTED TO A 95% (STANDARD PROCTOR DENSITY) IN 6" LAYERS USING AN ENGINEERED SELECT MATERIAL. THIS DESIGN IS VALID ON LOTS WITH A MAXIMUM SLOPE OF 4' OVER THE LENGTH OF THE HOME. IF UNUSUAL SITE CONDITIONS ARE PRESENT, RCS ENTERPRISES, LP MUST BE CONTACTED FOR FURTHER REVIEW.

S3) SOIL STABILIZATION IS REQUIRED IN AREAS W/ ACTIVE CLAY SOILS. SOIL MOISTURE LEVELS BELOW THE FOUNDATION MUST BE STABILIZED BY CHEMICAL DEWATERING (REMOVAL OF MOISTURE) OR PRESATURATION (ADDITION OF MOISTURE) DURING DRY SUMMER MONTHS OR DROUGHT CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE SOIL MOISTURE LEVELS BELOW THE FOUNDATION MUST BE WITHIN A MID-RANGE VALUE (GENERALLY ~ 18% - 28%) BEFORE POURING. IT IS RECOMMENDED THAT THE MID-RANGE SOIL MOISTURE LEVELS BE MAINTAINED (SEE FOUNDATION MAINTENANCE NOTES).

S4) IT IS THE RESPONSIBILITY OF OTHERS TO DETERMINE THE FLOOD POTENTIAL FOR THIS LOCATION. CONTACT RCS ENTERPRISES, LP FOR ADDITIONAL INFORMATION IF THIS SITE FALLS WITHIN THE 100 YEAR FLOOD ELEVATION, AS DETERMINED BY A LOCAL SURVEYOR.

DIMENSION NOTES (X):

X1) CONTRACTOR MUST VERIFY ACTUAL BOX DIMENSIONS w/MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION

X2) HOMES CONSTRUCTED WITH 2"x6" WALLS MAY INCREASE THE ACTUAL BOX DIMENSIONS.

DESIGN PARAMETERS:

4/12 MAX ROOF SLOPE; WIND- WZ1; MINIMUM SOIL BEARING CAPACITY OF 1500 PSF; SEISMIC - A.

THIS FOUNDATION IS DESIGNED TO REF. 24 CFR PART 3285 - MODEL MANUFACTURED HOME INSTALLATION STANDARDS AND THE FEDERAL MANUFACTURED HOME CONSTRUCTION, SAFETY STANDARDS, AND FEMA 85 SECOND EDITION

PIER SPACING TABLE					
LENGTH	TOTAL # OF ROWS OF PIERS	O.C. SPACING 8' MAX.	LENGTH	TOTAL # OF ROWS OF PIERS	O.C. SPACING 8' MAX.
44'	7	7'-2"	62'	9	7'-7"
46'	7	7'-6"	64'	9	7'-10"
48'	7	7'-10"	66'	10	7'-3"
50'	8	7'-0"	68'	10	7'-5"
52'	8	7'-3"	70'	10	7'-8"
54'	8	7'-7"	72'	10	7'-11"
56'	8	7'-10"	74'	11	7'-4"
58'	9	7'-1"	76'	11	7'-6"
60'	9	7'-4"	78'	11	7'-8"
			80'	11	7'-11"

DESCRIPTION: WZ1 MANU EXTENDED CROSS RUNNER FOUNDATION

BOX SIZE: 16' X 76'

MODEL: OAK CREEK 5663

PROJECT:

Oak Creek Homes Lot 91

Jessica S Quimby

213 Twin Lakes Rd

Southland Springs, TX 78161



J. Martin
Montgomery
2022.01.17
13:10:02 -06'00'

J. MARTIN MONTGOMERY
REGISTERED PROFESSIONAL
ENGINEER STATE OF TEXAS
NO. 90427
RCS ENTERPRISES, LP F-2071

REV NO/DATE: -

ISSUE DATE: **01-17-2022**

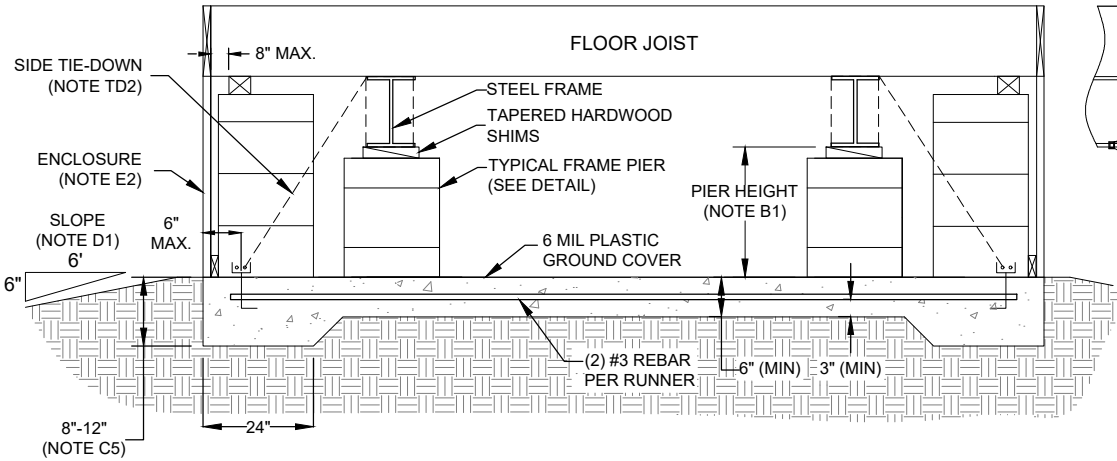
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SCALE: NONE

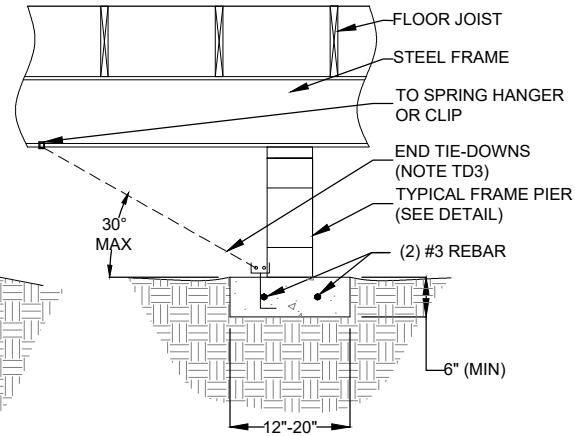
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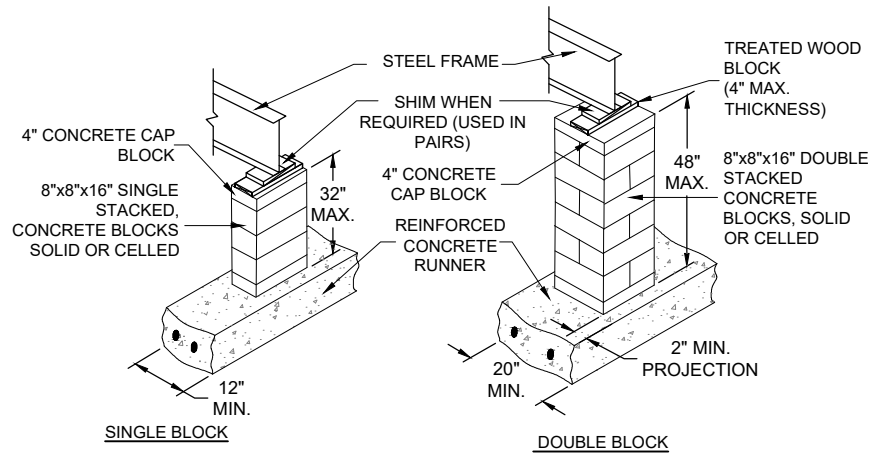
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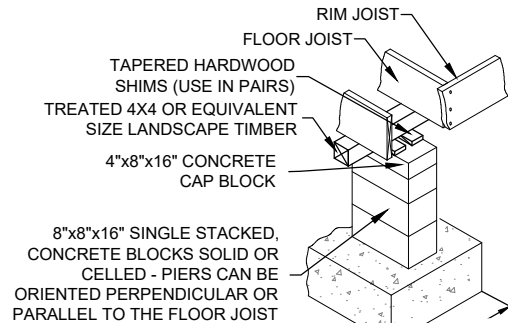
**RUNNER AND SIDE TIE-DOWN DETAIL
SECTION A-A
SCALE - NONE**



**RUNNER AND END TIE-DOWN DETAIL
SECTION B-B
SCALE - NONE**

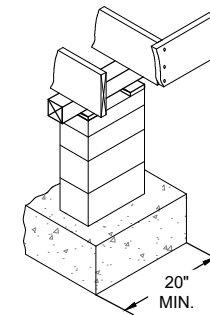


TYPICAL FRAME PIER DETAIL



**PARALLEL PERIMETER
PIER DETAIL**

OR



**PERPENDICULAR
PERIMETER PIER DETAIL**

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SCALE: NONE

8.5x11

SHEET:

2

BLOCKING NOTES (B):

B1) THE MINIMUM BLOCK HEIGHT UNDER THE FRAME IS 12" (18" UNDER FLOOR JOIST) AND THE MAXIMUM IS 48" FOR THIS DESIGN. DOUBLE BLOCKS ARE REQUIRED WHEN THE BLOCK STACKS EXCEED 32".

B2) FOOTING SURFACE MUST BE SMOOTH AND FLAT. IF NECESSARY, THE SURFACE CAN BE GROUTED SMOOTH AND 4" SOLID BASE BLOCK PLACED AT BOTTOM OF PIER STACK.

B3) USE 8"x8"x16" HOLLOW CELL MASONRY UNITS; 1-1/4" FACE SHELL THICKNESS; 1" WEB THICKNESS; 18,720 LB. LOAD-BEARING CAPACITY WITH 4" SOLID CAP BLOCK. IF THIS FOUNDATION REQUIRES FHA CERTIFICATION, ALL MASONRY PIERS & WALLS MUST HAVE MORTARED JOINTS. IF DRY STACK PIERS ARE EXISTING, THEY CAN BE COATED WITH A HUD APPROVED "SURFACE BONDING CEMENT (REF. HUD MR907F). ALL BLOCKS MUST BE POSITIONED TO ENSURE A 2" MIN FOOTING PROJECTION.

B4) TAPE & TEXTURE HOMES WITH A SECTION WIDTH OF 15' AND WIDER REQUIRE PERIMETER & MARRIAGE WALL SUPPORT EVERY 8' O.C. (MAX) OR AS NOTED BY THE MANUFACTURER. BLOCKING IS REQD ON ALL HOMES UNDER PERIMETER DOORS & WINDOWS (48" OR WIDER), MARRIAGE WALL COLUMN SPANS GREATER THAN 8', AND ALL WALL WALL TO PORCH TRANSITIONS. INSTALL BLOCKING ON RUNNERS OR 16"x16"x8" BLOCKS/FOOTINGS.

FOOTING/CONCRETE NOTES(C):

C1) ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL AND GENERALLY ACCEPTED CODES, AND INCLUDING ACI-318.

C2) ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS, WITH 1" MAXIMUM AGGREGATE SIZE, A MAXIMUM SLUMP OF 4", AND HAVE 3-5% AIR ENTRAINMENT.

C3) REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO A.S.T.M. "A-615 GRADE 40".

C4) ALL REBAR IS TO BE CONTINUOUS WHERE POSSIBLE. REBAR SPLICES SHALL HAVE OVERLAPS AT LEAST 16" LONG.

C5) ALL EXTERIOR FOOTINGS SHALL BE PLACED INTO UNDISTURBED SOIL, OR TO THE FROST LINE, WHICHEVER IS GREATER.

C6) WHERE INSTALLATIONS MUST BE COMPLETED BEFORE THE CONCRETE IS 70% CURED (3 DAYS), FAST SETTING CONCRETES MUST BE USED.

DRAINAGE (D):

D1) POSITIVE AND EFFECTIVE DRAINAGE AWAY FROM THE FOUNDATION IS CRITICAL TO HELP MINIMIZE FOUNDATION MOVEMENT DUE TO CHANGING SOIL MOISTURE LEVELS AND TO ENSURE THE CRAWL SPACE AREA STAYS DRY. THERE SHOULD NOT BE ANY STANDING OR PONDING OF SURFACE WATER WITHIN 10' OF THE FOUNDATION.

D2) LOT GRADING AND SURFACE WATER RUN-OFF SHOULD BE CONSIDERED AND DEVELOPED IN ACCORDANCE WITH LOCAL REQUIREMENTS.

D3) EROSION OF THE SOIL ALONG THE PERIMETER OF THE FOUNDATION SHOULD BE PREVENTED WITH USE OF SEEDING, SOD, OR OTHER MEANS. THIS IS GENERALLY THE HOMEOWNERS RESPONSIBILITY.

D4) WHEN A COVERED PORCH IS INCLUDED ON THE HOME, SLOPE SOIL TO THE EXTERIOR & COVER WITH A CLASS 1 VAPOR BARRIER. ALLOW FOR DRAINAGE OPENINGS.

GENERAL NOTE:

G1) THE AXLES AND HITCHES MUST BE REMOVED AFTER INSTALLATION.

G2) THIS FOOTING IS NOT DESIGNED FOR SUPPORT OF A MASONRY VENEER, UNLESS NOTED.

G3) DRYER VENTS AND WATER HEATER PVC LINES (PAN AND T&P) ARE TO BE ROUTED OUTSIDE OF THE CRAWL SPACE ENCLOSURE.

TIE-DOWN NOTES (TD):

TD1) ALL TIE-DOWN COMPONENTS MUST BE DESIGNED AND RATED FOR THIS APPLICATION AND OF A WEATHER RESISTANT MATERIAL (I.E. GALVANIZED, PAINTED/COATED, SS, ETC) AND INSTALLED AS PER MANUFACTURER. STRAPS MUST BE ROUTED FROM THE TOP OF THE STEEL FRAME.

TD2) TIE DOWN WITH A SINGLE STRAP EVERY 8' O.C. (MAX) AT 60° (MAX) WHEN THE ANCHOR IS POSITIONED AT THE PERIMETER OR TIE DOWN WITH (2) STRAPS EVERY 8' O.C., ONE AT 90°±10° AND ONE AT 25°±10° WHEN THE ANCHOR IS POSITIONED UNDER THE STEEL FRAME.

TD3) TWO (2) END STRAPS PER UNIT PER END AT A 30° ANGLE OR LESS ARE REQ'D. ROUTE TO FRAME CLIP/HANGER OR 1 STRAP MAX PER CROSS MEMBER WITHIN 8" OF THE I-BEAM.

TD4) ALL ANCHORING MUST BE SECURED IN CONCRETE AND RATED AT 4,725 LBS ULTIMATE LOAD OR GREATER WITH A 5" DEPTH, 5/8" DIAMETER J-BOLT, EXPANDABLE BOLT, SIMPSON TITEN HD ANCHOR OR A SIMPSON SET-XP EPOXY SET BOLT. BOLTS SHOULD BE A MIN. OF 4" FROM THE EDGE OF CONCRETE.

ENCLOSURE NOTES (E):

E1) THE MINIMUM CRAWL SPACE CLEARANCE BETWEEN GRADE AND THE SUPPORT BEAMS IS 12" AND THE MINIMUM TO THE FLOOR JOIST IS 18". A MINIMUM 16"x24" ACCESS DOOR IS REQD INTO THE CRAWL SPACE AREA.

E2) A NON-LOAD BEARING CONTINUOUS ENCLOSURE/SKIRTING (DESIGNED BY OTHERS) OF THE CRAWL SPACE IS REQUIRED. IT MUST BE OF A PERMANENT MATERIAL (VINYL, MASONRY, TREATED WOOD, ETC) AND BE SUPPORTED AT GRADE BY WOOD, STEEL OR CONCRETE PIER/FOOTINGS THAT EXTEND TO THE FROST LINE.

E3) A MINIMUM OF 1 SQFT OF CRAWL SPACE VENT AREA IS REQUIRED FOR EVERY 1500 SQFT OF LIVING SPACE. ONE VENT MUST BE LOCATED WITHIN 3' OF EACH CORNER AND HAVE A MAX 1/4" OPENING MESH.

E4) A 6 MIL VAPOR BARRIER IS REQUIRED, EXCEPT WHEN INSTALLED ON A WELL COMPACTED IMPERVIOUS BASE PAD OR SOLID ROCK OR IN AN ARID CLIMATE (<15" ANNUAL RAINFALL, I.E. GENERALLY WEST OF I-35)

FOUNDATION MAINTENANCE:

THIS IS A SHALLOW FOUNDATION DESIGN AND AS SUCH, IS SUBJECT TO MOVEMENT FROM EXPANDING AND CONTRACTING CLAY SOILS, IF SOIL MOISTURE LEVELS ARE ALLOWED TO FLUCTUATE. THUS, TO PREVENT FOUNDATION MOVEMENT (AND POTENTIALLY THE NEED FOR ADJUSTMENT/SHIMMING, OR MORE EXTENSIVE REPAIRS AT THE HOMEOWNERS EXPENSE) CONSISTENT SOIL MOISTURE LEVELS SHOULD BE MAINTAINED ON A YEAR-ROUND BASIS. GENERALLY THIS INVOLVES WATERING WITH A SOAKER HOSE OR SPRINKLER DURING THE DRY SUMMER MONTHS AND MAINTAINING GOOD DRAINAGE AWAY FROM THE FOUNDATION DURING THE WET WINTER MONTHS. ADDITIONALLY, SHRUBS & TREES GREATER THAN 2" IN TRUNK DIAMETER ARE NOT PERMITTED WITHIN THEIR MATURE HEIGHT FROM THE FOUNDATION IN AREAS WITH HIGH CLAY CONTENT SOIL AS THEY CONSUME LARGE VOLUMES OF WATER AND WILL IMPACT THE SOIL MOISTURE LEVELS. IN SOME CASES, ROOT BARRIERS OR OTHER MEANS CAN BE EFFECTIVE IN HELPING TO MANAGE SOIL MOISTURE LEVELS. AGAIN, IT IS IMPORTANT TO STRESS THE REQUIREMENT/RESPONSIBILITY FOR THE HOMEOWNER TO MAINTAIN SOIL MOISTURE LEVELS IN AREAS WITH CLAY SOIL TO PREVENT FOUNDATION MOVEMENT.

LIMITATIONS:

ALL MODIFICATIONS OR CHANGES SHALL BE IN WRITING AND NO VERBAL DEVIATIONS ARE PERMITTED. ANY CHANGES OR DEVIATIONS TO THIS PLAN CONSTITUTE A BREACH OF THIS PLAN AND RENDERS VOID TO THE ENGINEER'S CERTIFICATION AS WELL AS ALL EXPRESSED OR IMPLIED LIABILITY OR WARRANTY OF THIS DESIGN. RCS ENTERPRISES, LP LIABILITY FOR THIS DESIGN IS LIMITED TO \$500. USE OF PART OF THIS DESIGN INDICATES ACCEPTANCE OF ALL OF THE REQUIREMENTS. THE WARRANTY OF THIS DESIGN IS LIMITED TO THIS PLAN AND DOES NOT INCLUDE WHAT MAY OR MAY NOT BE INSTALLED AT CONSTRUCTION. PLEASE CONTACT US IF YOU HAVE QUESTIONS ABOUT THIS DESIGN OR THE STIPULATIONS OF ITS USE. WE EXPRESSLY DENY ANY WARRANTY THAT THIS DESIGN WILL SATISFY THE PARTICULAR DESIRES OF A PARTICULAR CUSTOMER.

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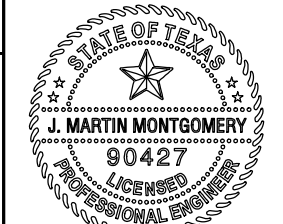
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