FOUNDATION NOTES:

NOTE: ALL REQUIRED BUILDING AND/OR CONSTRUCTION PERMITS MUST BE APPLIED FOR AND OBTAINED FROM THE LOCAL AUTHORITIES HAVING JURISDICTION PRIOR TO ANY WORKED BEING DONE ON THE ABOVE SHOWN FOUNDATION DESIGN.

1. STEEL PLATES TO BE 6" x 12" x 3/16" (UNLESS OTHERWISE NOTED) WELDED TO (2) 1/2"Ø x 8" x 2" J-HOOKS. LOCATED AS SHOWN ON PLAN ABOVE.
2. POURED CONCRETE TO BE A MIN. OF 3000 P.S.I. @ 21 DAYS WITH A MINIMU OF 7 DAY CURE TIME BEFORE BUILDING CAN BE SET.
3. MINIMUM SOIL BEARING CAPACITY IS 2,500 PSF.
4. STEEL SHIMS MAY BE INSTALLED WHEN NECESSARY. THESE ARE TO BE WELDED TO STEEL PLATES AND THEN THE I-BEAM TO BE WELDED TO THE SHIMS.
5. OVERALL WIDTH DIMENSION IS NOMINAL AND IS BASED ON UNIT WIDTH x NUMBER OF UNITS. ACTUAL OVERALL WIDTH MAY INCREASE DUE TO SITE CONDITIONS, MATERIAL TOLERANCES. FAILURE TO REMOVE CLOSE-UP MATERIAL AND/OR OTHER FACTORS BEYOND THE CONTROL OF THE BUILDING MANUFACTURER.
6. FOUNDATION REVIEW AND INSPECTION IS TO BE PERFORMED BY THE LOCAL OFFICIALS HAVING JURISDICTION.
7. MINIMUM FOOTING DEPTH OF BELOW FROSTLINE AND AS PER LOCAL CONDITIONS.
8. REINFORCEMENT STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM DESIGNATION A615, GRADE 40, DEFORMED.
9. UNDERGROUND UTILITY LOCATIONS ARE THE RESPONSIBILITY OF OTHERS. ALL UNDER-GROUND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO ANY EXCAVATION.
10. IN THE EVENT THAT AUGURED HOLES HAVE WATER, THE HOLES NEED TO BE DEWATERED FIRST AND THEN A 6 INCH THICK GRAVEL BASE IN THE FLOOR OF THE HOLE NEEDS TO BE INSTALLED BEFORE THE CONCRETE FOOTER IS POURED.
11. PIER A: MAXIMUM DRY STACK PIER HEIGHT WITH SURFACE BONDING SHALL BE 68 INCHES.
12. MINIMUM CONCRETE FOOTING COMPRESSIVE STRENGTH 3,000 PSI AT 28 DAYS OR 5000 PSI AT 7 DAYS AND MINIMUM OF 72 HOURS BEFORE PIERS MAY BE SET ON THE FOOTERS.

STATE CODES:

COLORADO

BUILDING: 2021 IBC

STRUCTURAL LOAD LIMITATIONS:

BUILDING OCCUPANCY CATEGORY: II

FLOOR DEAD AND LIVE LOADS:
A. DEAD LOAD: 12 PSF (AVERAGE)
B. UNIFORM LIVE LOAD: 50 PSF (CLASSROOMS/OFFICES)
100 PSF (CORRIDORS)
C. CONCENTRATED LIVE LOAD: 2000 LBS OVER 30" x 30" AREA LOCATED ANYWHERE ON FLOOR. (NOTE: UNIFORM AND CONCENTRATED LIVE LOADS ARE NOT SIMULTANEOUSLY APPLIED).

ROOF DEAD AND LIVE LOADS:
A. DEAD LOAD: 13 PSF (AVERAGE)
B. LIVE LOAD: 30 PSF

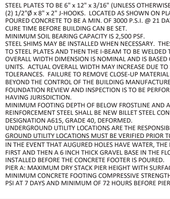
ROOF SNOW LOAD:
A. GROUND SNOW LOAD: Pg = 30 PSF
B. FLAT-ROOF SNOW LOAD: Pf = 23.1 PSF
C. SNOW EXPOSURE FACTOR: Ce = 1.0
D. SNOW IMPORTANCE FACTOR: Is = 1.0
E. SNOW THERMAL FACTOR: Ct = 1.1
F. ROOF SLOPE FACTOR: Cs = 1.0
G. SLOPE ROOF SNOW LOAD: Ps = (Pf x Cs)
H. DESIGN IS BASED ON FULL OR PARTIALLY EXPOSED ROOF PER ASCE 7-16.

WIND LOAD:
A. BASIC WIND SPEED (3-SEC GUST): Vult = 130 MPH
B. ASD WIND SPEED (3-SEC GUST): Vasd = 101 MPH
C. RISK CATEGORY: II
D. WIND EXPOSURE CATEGORY: C
E. INTERNAL PRESSURE COEFFICIENT: GCpi = 0.18
F. COMPONENT & CLADDING BASIC DESIGN PRESSURES (ASD DESIGN PRESSURE) FOR ROOF ANGLES 0 to 7 DEGREES.
WALL ZONE 5: P = +/-49.20 PSF (Pmid = +/-29.50 PSF)
WALL ZONE 4: P = +/-39.90 PSF (Pmid = +/-24.00 PSF)
WALL ZONE 3: P = -105.40 PSF (Pmid = -63.20 PSF)
WALL ZONE 2: P = -77.30 PSF (Pmid = -46.40 PSF)
WALL ZONE 1: P = -58.60 PSF (Pmid = -35.10 PSF)
WALL ZONE 1': P = -33.60 PSF (Pmid = -20.20 PSF)

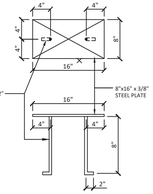
G. THIS BUILDING IS NOT DESIGN FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.
H. BUILDING DESIGN BASED ON "ENCLOSED" CLASSIFICATION.
I. BUILDING MEAN ROOF HEIGHT SHALL NOT EXCEED 15 FEET.

SEISMIC LOAD:
A. RISK CATEGORY: II
B. SEISMIC IMPORTANCE FACTOR: 1.00
C. SEISMIC SITE CLASS: D
D. SPECTRAL RESPONSE COEFFICIENTS:
Ss = 0.3 S1 = 0.172
Sds = 0.312 Sd1 = 0.115
E. SEISMIC DESIGN CATEGORY: B
F. SEISMIC FORCE RESISTING SYSTEM: ASS
G. LATERAL FORCE ANALYSIS PROCEDURE: EQUIVALENT
H. RESPONSE MODIFICATION FACTOR: R = 6.5
I. SEISMIC RESPONSE COEFFICIENT: Cs = 0.08
J. DESIGN BASE SHEAR: V = 1.45K LBS PER MODULE

FLOOD LOAD:
THIS BUILDING IS NOT DESIGNED TO BE SUBMERGED OR SUBJECTED TO WAVE ACTION WHEN LOCATED IN A FLOOD PRONE OR ZONE AREA. THE FINISH FLOOR ELEVATION MUST BE LOCATED ABOVE THE BUILDING SITE FLOOD PLANE LEVEL FOR THIS BUILDING TO BE LOCATED IN A FLOOD PRONE OR ZONE AREA SUBJECT TO LOCAL JURISDICTION.

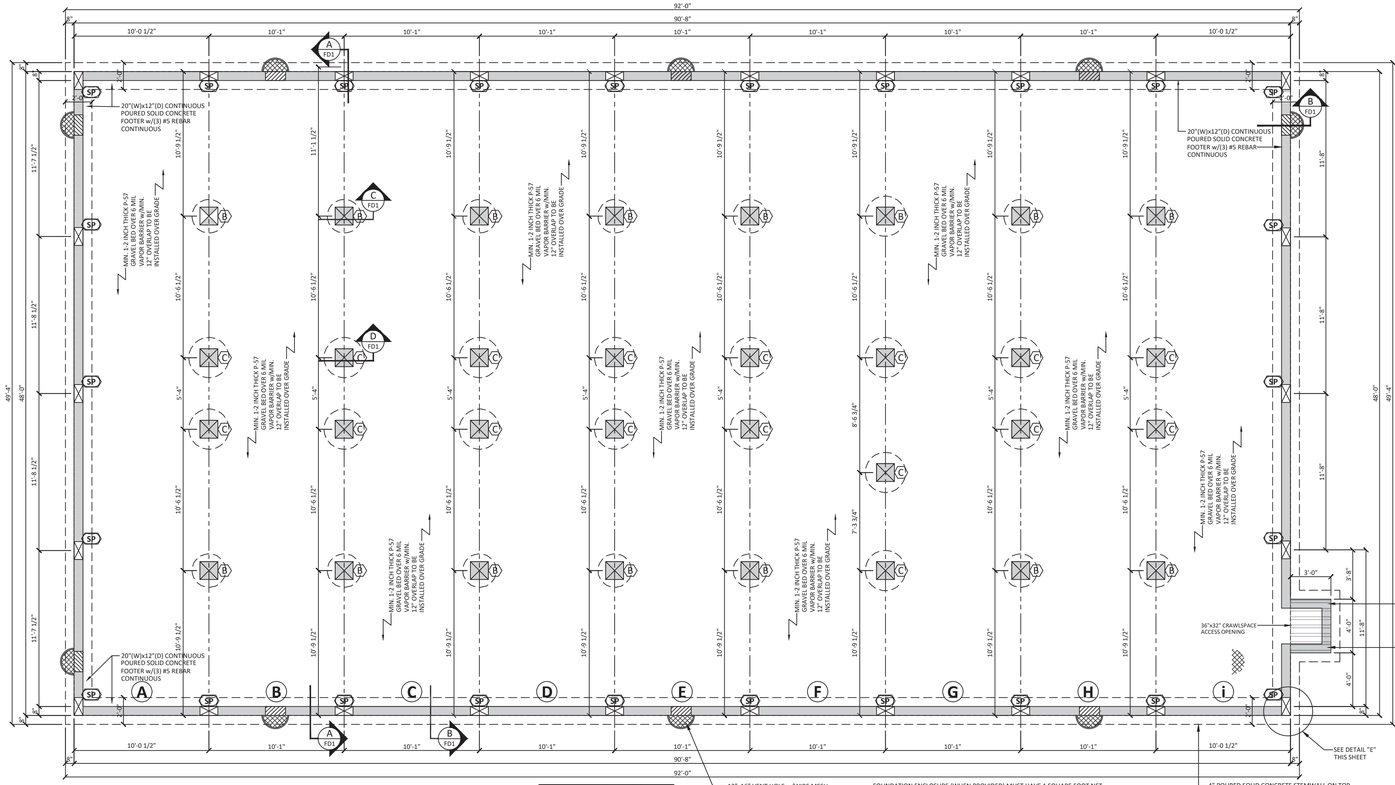


DETAIL "E"
SCALE: N.T.S.



"SP" - 8"x16" STEEL PLATE
SCALE: N.T.S.

SP 8" x 16" x 3/8" STEEL PLATE w/(2) 1/2"Ø x 8" x 2" L-SHAPED RODS WELDED TO BOTTOM OF PLATE (TYP. @ ALL LOCATIONS AS SHOWN)



12"x16" VENT HOLE w/WIRE MESH SCREEN AND CORRUGATED STEEL WINDOW WELL; TYP. of (10)

20"(W)x12"(D) CONTINUOUS POURED SOLID CONCRETE FOOTER w/(3) #5 REBAR CONTINUOUS

4" POURED SOLID CONCRETE STEMWALL ON TOP OF 10" POURED WALL w/(13) #5 VERT REBAR TIED FROM FOOTER @ 48" O.C., AT ALL CORNERS AND TIED w/(1) #5 HORIZ REBAR @ 12" O.C., TYP. (FULL PERIMETER)

FOUNDATION PLAN

SCALE: 1/4"=1'-0"

WIND: 115/89 (Vult/Vasd) MPH - EXP. C
SOIL: 2000 P.S.F.

NOTE: WHERE CONDITIONS REQUIRE OR ARE WARRANTED THEN PROVIDE DRAINAGE IN CRAWL SPACE AREA

NOTE: CRAWLSPACE VENTILATION AS SHOWN IS OPTIONAL. IF BUILDING SITE CONTRACTOR USES SOME OTHER FORM OF VENTILATION (IE: THRU ROOF, ETC.) THEN THE VENTILATION AS SHOWN MAY BE ELIMINATED.

NOTE: FOLLOW THE BUILDING MANUFACTURER'S SPECIFICATIONS FOR MATELINE CONNECTION

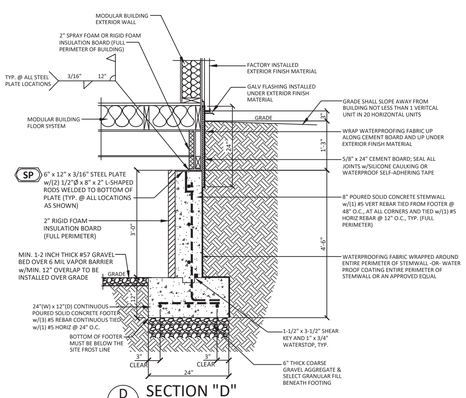
B 16" x 16" CMU BLOCK PIER w/SURFACE BONDING OVER 30"Ø x 12"(D) FOOTER w/(4) #5 REBAR EACH WAY, TYP.

C 16" x 16" CMU BLOCK PIER w/SURFACE BONDING OVER 36"Ø x 12"(D) FOOTER w/(5) #5 REBAR EACH WAY, TYP.

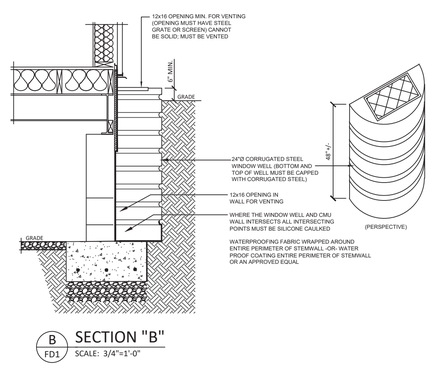
FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 1/300 OF THE FLOOR AREA IF MIN. 6 MIL VAPOR BARRIER AT GRADE IS INSTALLED OR SLURRY SLAB IS INSTALLED. CRAWL SPACE ACCESS IS TO BE PROVIDED INSIDE OF BUILDING (18" x 24" MIN).

CRAWL SPACE FLOOR AREA: 4,532 SQ.FT.
VENTILATION REQUIRED: 1/300 (WITH VAPOR BARRIER OR SLURRY SLAB)
VENTILATION REQUIRED: 4532 / 300 = 15 SQ.FT.
VENTILATION PROVIDED: (10) 12x16 VENTS = 10 x 1.5 SQ.FT. = 15 SQ.FT.

NOTE: AS AN ALTERNATIVE A HUMIDISTAT CONTROLLED AUTOMATIC VENTILATION SYSTEM MAY BE INSTALLED. THIS SYSTEM IS DESIGNED SUPPLIED AND SITE INSTALLED BY OTHERS.

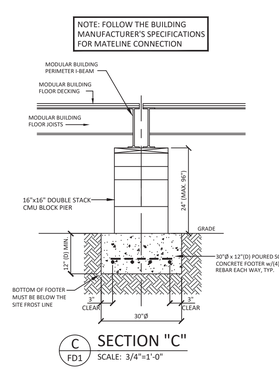


D FD1 SECTION "D"
SCALE: 3/4"=1'-0"



B FD1 SECTION "B"
SCALE: 3/4"=1'-0"

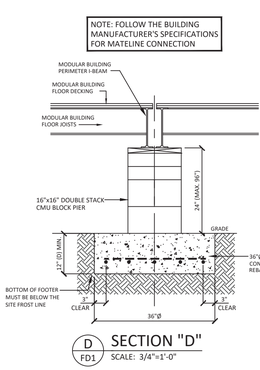
NOTE: FOLLOW THE BUILDING MANUFACTURER'S SPECIFICATIONS FOR MATELINE CONNECTION



C FD1 SECTION "C"
SCALE: 3/4"=1'-0"

NOTE: 16"x16" CMU BLOCKS MAY BE USED IN-LIEU-OF 8"X16" CMU BLOCK TO CONSTRUCT THESE PIERS

NOTE: FOLLOW THE BUILDING MANUFACTURER'S SPECIFICATIONS FOR MATELINE CONNECTION



D FD1 SECTION "D"
SCALE: 3/4"=1'-0"

NOTE: 16"x16" CMU BLOCKS MAY BE USED IN-LIEU-OF 8"X16" CMU BLOCK TO CONSTRUCT THESE PIERS

COLORADO LICENSED
WALTER E. WOOD
54679
PROFESSIONAL ENGINEER
VALID
September 5, 2026

DEALER:
MOBILE MODULAR
5700 LAS POSITAS ROAD
LIVERMORE, CA
(210) 601-4259

AMTEX

ORIG MANUFACTURER:

FOUNDATION PLAN AND DETAILS

DATE: 6-15-2026	BUILDING SIZE: 90'x48'	SERIAL NO.: 26-072
SCALE: 3/16"=1'-0"	DESTINATION: OLATHE, CO	DRAWING NO.: JLB-2026-0219
DRAWN BY: J.L.B.	LABEL(S): CO	

REV	DATE	BY	DESCRIPTION

SHEET: **FD1**
PAGE: 1 of 1
PLAN NO.:
OCCUP: E

W.E.W.
WALTER E. WOOD, P.E.
CONSULTING ENGINEER
168 WEST LONGLEAF DR
SYLVESTER, GA 31791
CO PE LIC #: 54679

STATE: CO