

- NOTES:
1. THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN MAY HAVE TO BE APPROVED BY A PROFESSIONAL ENGINEER OR A REGISTERED ARCHITECT.
 2. ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF THE BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS.
 3. REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
 4. LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
 5. FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
 6. FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
 7. PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
 8. INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
 9. SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL. (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
 10. CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
 11. SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.

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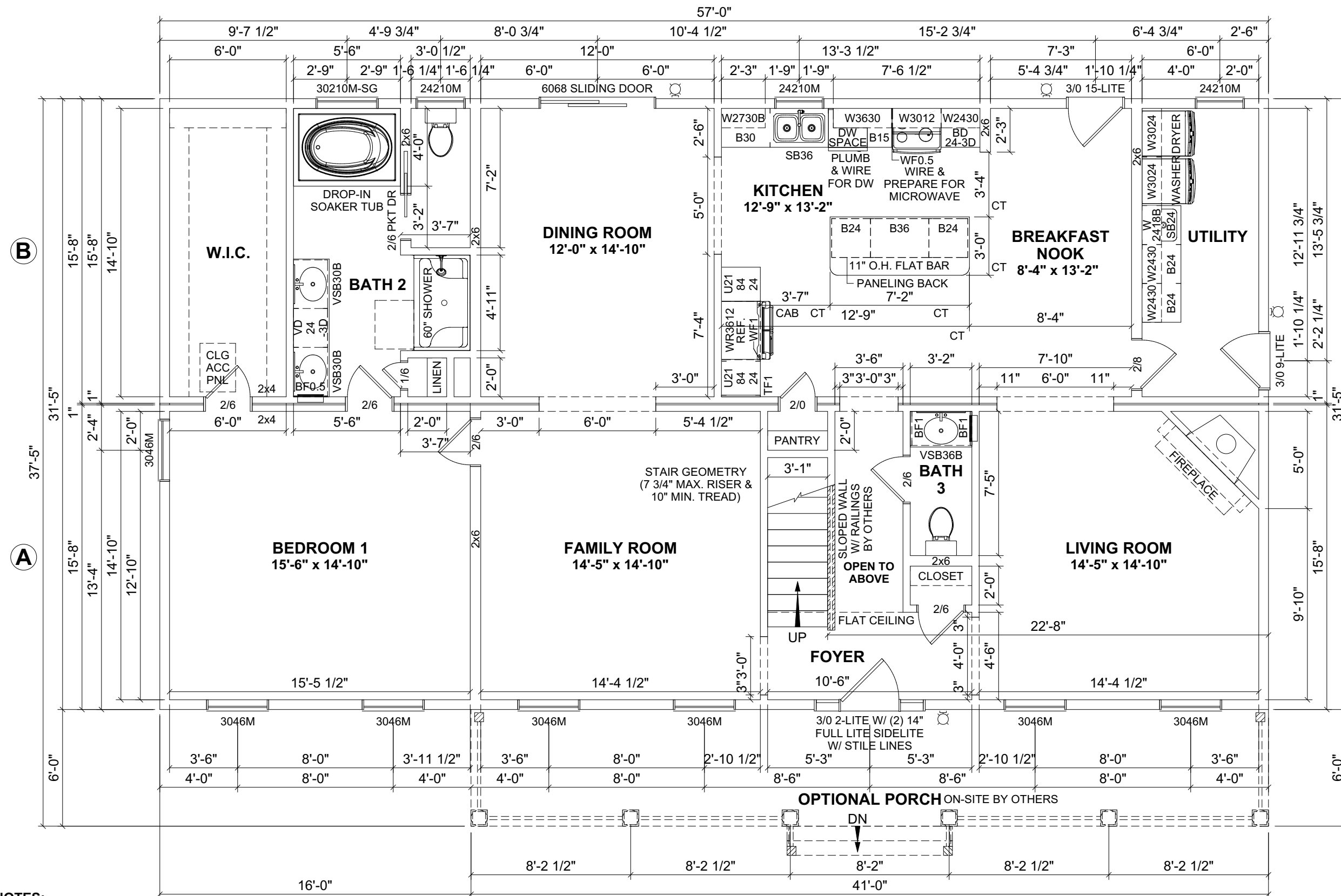
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05/12/2023	SC			
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FOUNDATION
PLAN

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MODULAR

1586 WINCHESTER AVE.
MARTINSBURG, WV 25405
FAX: 877-419-2505
WWW.IMPRESAMODULAR.COM

SCALE:
N.T.S.
SHEET:
1.0



- NOTES:**
- 1. 2x6 EXTERIOR WALLS EXCEPT AS NOTED.
 - 2. 2x4 INTERIOR WALLS EXCEPT AS NOTED.
 - 3. 8'-0" CEILING HEIGHT 1ST FLOOR & 2ND FLOOR.
 - 4. 7/12 NON-STORAGE ROOF EXCEPT AS NOTED.
 - 5. MERRILLAT CLASSIC CABINETS.
 - 6. PLY GEM PRO SERIES SINGLE HUNG WINDOWS.
 - 7. 10" ROOF OVERHANG.

- COLORS:**
- 1. ROOF SHINGLE: BLACK
 - 2. SIDING: GREY
 - 3. WINDOW SHUTTERS: WHITE
 - 4. FASCIA & SOFFIT: WHITE
 - 5. WINDOW EXTERIOR: WHITE
 - 6. WINDOW INTERIOR: WHITE
 - 7 EXTERIOR DOOR: WHITE
 - 8. INTERIOR WALL: WHITE
 - 9. KITCHEN CABINETS: WHITE
 - 10. KITCHEN COUNTERTOPS: BLACK
 - 11. KITCHEN APPLIANCES: STAINLESS STEEL

1ST FLOOR: 1,791 SQ.FT.
2ND FLOOR: 1,288 SQ.FT.
TOTAL AREA: 3,079 SQ.FT.
PORCH: 246 SQ.FT.

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FIRST FLOOR PLAN

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

SHEET: 3.0



ACCESS TO GRADE
ON-SITE BY OTHERS

ACCESS TO GRADE
ON-SITE BY OTHERS

REAR ELEVATION

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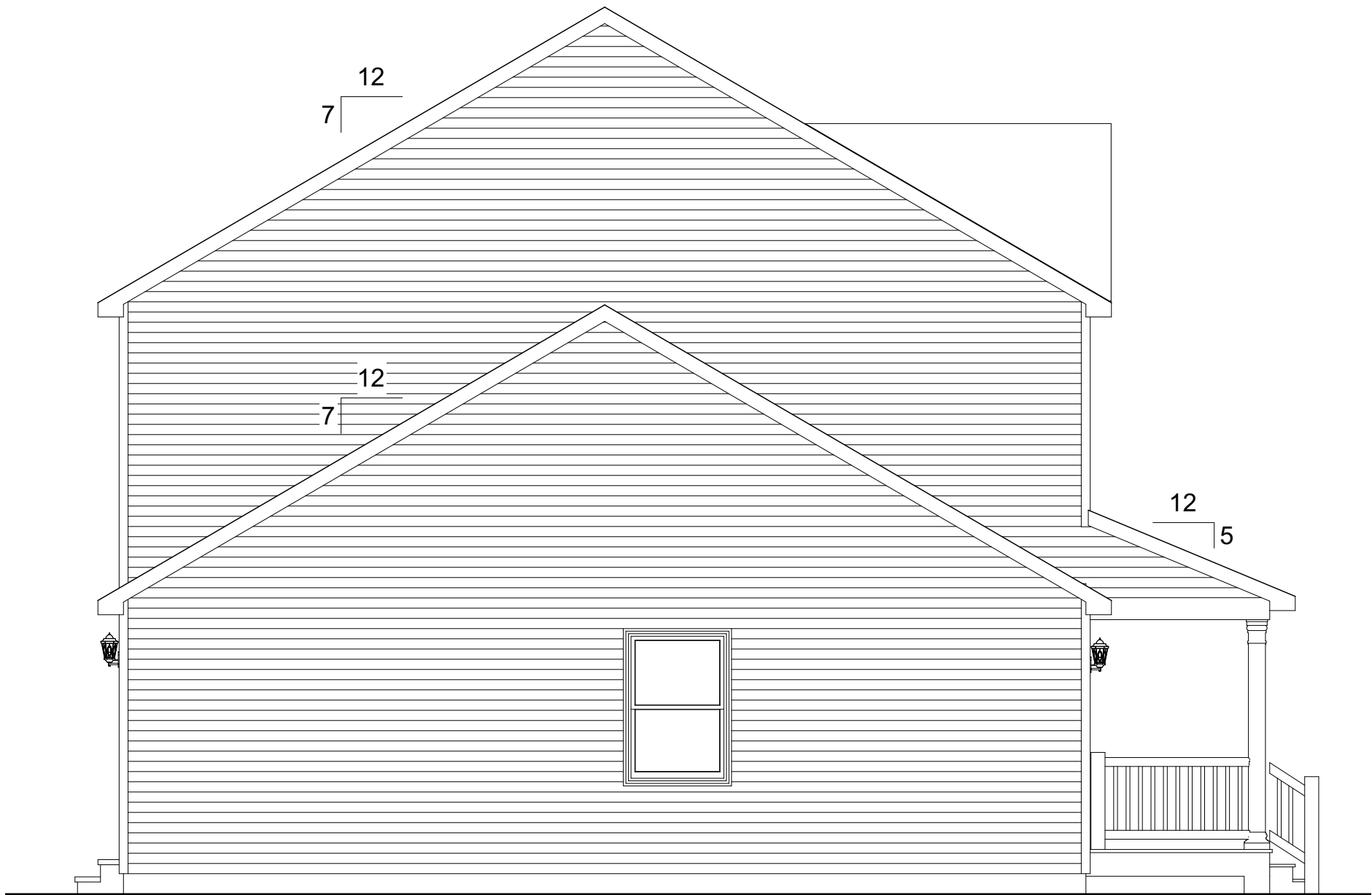
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SHEET:

2.1

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ELEVATION



LEFT ELEVATION

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ELEVATION

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SCALE:
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SHEET:
2.2



ACCESS TO GRADE
ON-SITE BY OTHERS

RIGHT ELEVATION

DATE:	BY:	REVISION:	DATE:	BY:
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SHEET:

2.3

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