

OHIO MANUFACTURED HOMES COMMISSION

JOB #:	2006-0616	SCALE:	NTS		
DRAWN:	G.A.I./S.E.T.	DWG. NO.:	LB N-1		
CHECKED:	D.E.Z.				
TITLE:	LOAD BEARING PERIMETER WALL INSTALLATION NOTES		DATE:	8/31/07	
				SHEET:	1 OF 4

NON STANDARD FRAME HOME MUST BE DESIGNED BY MFG. AS PERIMETER SET HOME

- NOTES:
1. FOUNDATION AND ITS STRUCTURAL ELEMENTS SHALL BE CAPABLE OF ACCOMMODATING ALL SUPERIMPOSED LIVE, DEAD, AND OTHER LOADS IN ACCORDANCE WITH (SEE) APPLICABLE CODES AND ALL LATERAL LOADS IN ACCORDANCE WITH ACCEPTED DESIGN PRACTICES.
 2. LOTS SHALL BE PROVIDED WITH ADEQUATE DRAINAGE AND SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. (MIN SLOPE 6 IN. IN 10 FT.) ALL EXTERIOR FOOTINGS SHALL HAVE FOOTING DRAINS WITH GRAVEL. SEE CODE SECTIONS 4781-6-02.2(C)(8 AND 9) AND 4781-6-02.2 (D)(3)(D)
 3. MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
 4. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF - 3000 PSI (3500 PSI WHERE SUBJECT TO WEATHERING).
 5. ALL FOUNDATION WALLS, COLUMNS, AND PIERS SHALL BE SUPPORTED ON CONTINUOUS SOLID CONCRETE FOOTINGS WHICH SHALL BE OF SUFFICIENT DESIGN TO SUPPORT SAFELY THE LOADS IMPOSED AS DETERMINED FROM THE CHARACTER OF THE SOIL, AND SHALL IN ALL CASES, EXTEND BELOW THE FROST LINE. TOP SURFACE SHALL BE LEVEL AND BOTTOM NOT EXCEEDING 1 IN 40 SLOPE.
 6. FOUNDATION WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE OHIO MANUFACTURED HOME INSTALLATION STANDARD AND NOT LESS STRINGENT THAN AS SHOWN IN THIS DESIGN.
 7. FOUNDATIONS SHALL EXTEND BELOW THE FROST LINE DEPTH. FOOTINGS ON SOIL WITH A LOWER ALLOWABLE SOIL PRESSURE (1000 psf OR LOWER) SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. HOWEVER, WHERE THERE IS EVIDENCE THAT THE GROUNDWATER TABLE CAN RISE TO WITHIN 6 INCHES OF THE FINISHED GRADE AT THE BUILDING PERIMETER, AN APPROVED DRAINAGE SYSTEM MUST BE PROVIDED. TERMITE SHIELDS AND/OR PROTECTION PROVIDED AS PER CODE. FOOTINGS MAY EXCEED THAT SHOWN ON DRAWINGS. IF ANY QUESTIONS, CONTACT THE AUTHORITY HAVING JURISDICTION.
CRAWL SPACE VENTILATION AND ACCESS SPACE SHALL BE PROVIDED BY OPENINGS IN THE FOUNDATION WALLS. CROSS-VENTILATION IS REQUIRED BY CODE AND/OR AS FOLLOWS. PROVIDE 1 SQ. FT. OF VENTILATION AREA FOR EACH 1500 SQ. FT. OF CRAWL SPACE FLOOR AREA. USE CORROSION RESISTANT MESH (1/8 IN. MESH) OR EQUAL. MINIMUM OF 4 VENTS PER CLOSED
 8. CRAWL SPACE AREA PER 4781-6-02.5(E) 1 THROUGH 6. VENTS SHALL BE LOCATED WITHIN THREE FEET OF THE CORNERS ON OPPOSITE, NON-GABLED SIDES AND UNOBSTRUCTED.
 9. MARRIAGE LINE SUPPORT PIER BLOCKS MAY BE DRY STACKED (DOUBLE STACKED OVER 4 BLOCK HIGH). SURFACE BOND OR MORTAR, WHEN USED, SHALL BE TYPE "S" OR "M".
 10. PIERS AT THE MATE LINE SHALL BE NO MORE THAN 8 FEET O.C. OR AT EACH END OF ANY INTERIOR OPENING OF 4'-0" OR GREATER. EACH PIER IS TO BE CONSTRUCTED TO CARRY A VERTICAL DESIGN LOAD OF 8,000 POUNDS.
 11. EXTRA PIERS TO BE PLACED TO SUPPORT ADDITIONAL LOADS, SUCH AS MASONRY BLOCK FIREPLACES, AS REQUIRED.
 12. MAXIMUM UNBALANCED FILL FOR UNREINFORCED BLOCK IS 4 FT.
 13. MASONRY BLOCK PIERS MAY BE SINGLE STACKED UP TO A HEIGHT OF 3 FT.
 14. MINIMUM 3/8" x 5" LAG SCREWS WITH FLAT WASHERS ARE REQUIRED FOR SINGLE-PLY MATE LINES; MULTI-PLY MATE LINES REQUIRE MINIMUM 3/8" x 7" LAG SCREWS WITH FLAT WASHERS. LAGS ARE TO BE CENTERED BETWEEN FLOOR JOISTS ON ALTERNATE SIDES WHERE POSSIBLE.
 15. PIER AND/OR BEAM LOCATION CAN BE ADJUSTED UP TO 8 INCHES FOR UTILITY DROPS OR OTHER INTERFERENCE - MAINTAIN MAX SPACING.
 16. DAMP PROOFING IS REQUIRED ON EXTERIOR WALLS BELOW GRADE SEE CODE SECTION 4781-6-02.2(C)(9)
 17. INSIDE GRADE IS SHOWN AT TOP OF INSIDE FOOTING THROUGHOUT. SEE CODE SECTION 4781-6-02.3(E). GRADE MAY BE HIGHER AS LONG AS MIN. CLEARANCE SHALL BE MAINTAINED.

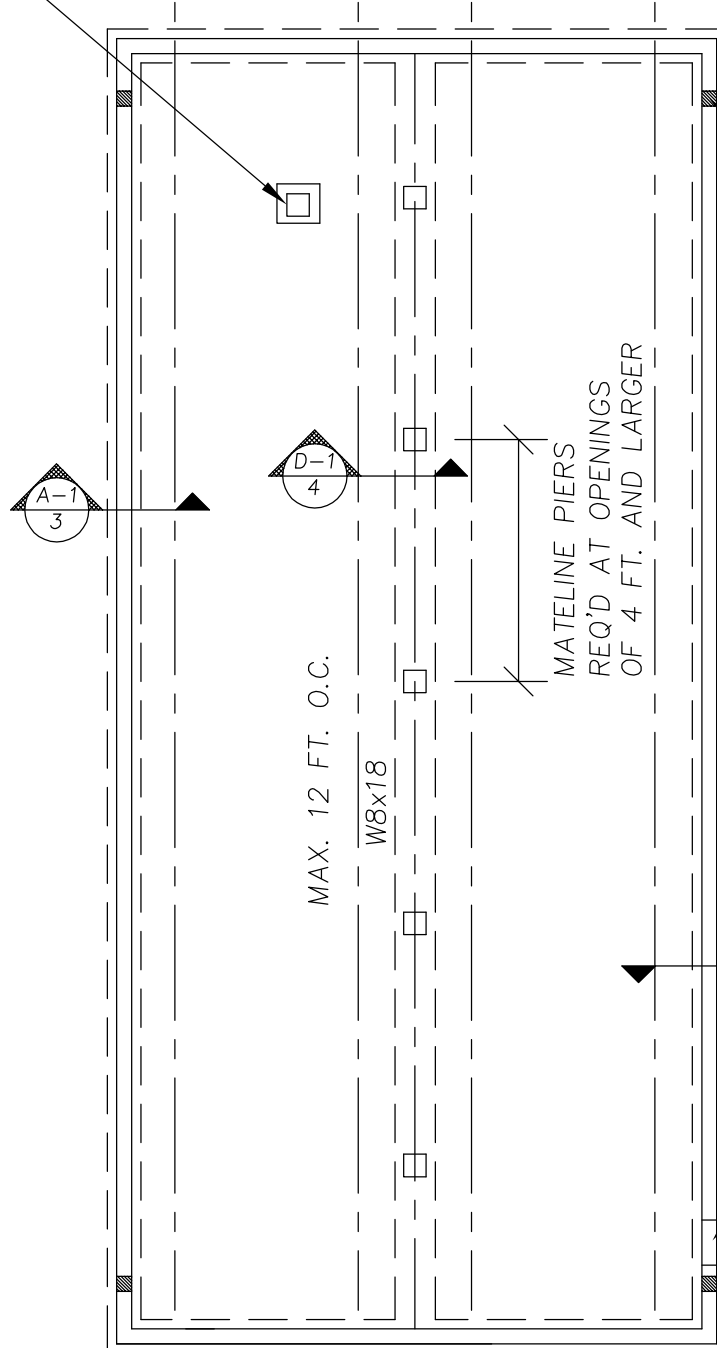
OHIO MANUFACTURED HOMES COMMISSION

JOB #:	2006-0616	SCALE:	NTS		
DRAWN:	G.A.I./S.E.T.	DWG. NO.:	LB F-4a		
CHECKED:	D.E.Z.	SHEET:			
TITLE:	LOAD BEARING PERIMETER WALL-FOUNDATION PLAN		DATE:	8/31/07	2 OF 4

NON STANDARD FRAME HOME MUST BE DESIGNED BY MFG. AS PERIMETER SET HOME

EXTRA PIERS TO BE PLACED TO SUPPORT ADDITIONAL LOADS, SUCH AS MASONRY BLOCK FIREPLACES, AS REQUIRED.

HOME I-BEAM HOME I-BEAM HOME I-BEAM HOME I-BEAM



3 FT. MAX. TYP.

CRAWL SPACE VENTS
MIN. 8 IN. x 16 IN. (TYP. 4)
CRAWL SPACE VENTILATION AND ACCESS SPACE SHALL BE PROVIDED BY OPENINGS IN THE FOUNDATION WALLS. CROSS-VENTILATION IS REQUIRED BY CODE AND/OR AS FOLLOWS. PROVIDE 1 SQ. FT. OF VENTILATION AREA FOR EACH 1500 SQ. FT. OF CRAWL SPACE FLOOR AREA. USE CORROSION-RESISTANT MESH (1/8 IN. MESH) OR EQUAL. MINIMUM OF 4 VENTS PER CLOSED CRAWL SPACE AREA PER 4781-6-02.5(E) 1 THROUGH 6. VENTS SHALL BE LOCATED WITHIN 3 FEET OF THE CORNERS ON OPPOSITE, NON-GABLED SIDES AND UNOBSTRUCTED.

MASONRY PIERS
REQ'D AT OPENINGS
OF 4 FT. AND LARGER

MAX. 12 FT. O.C.

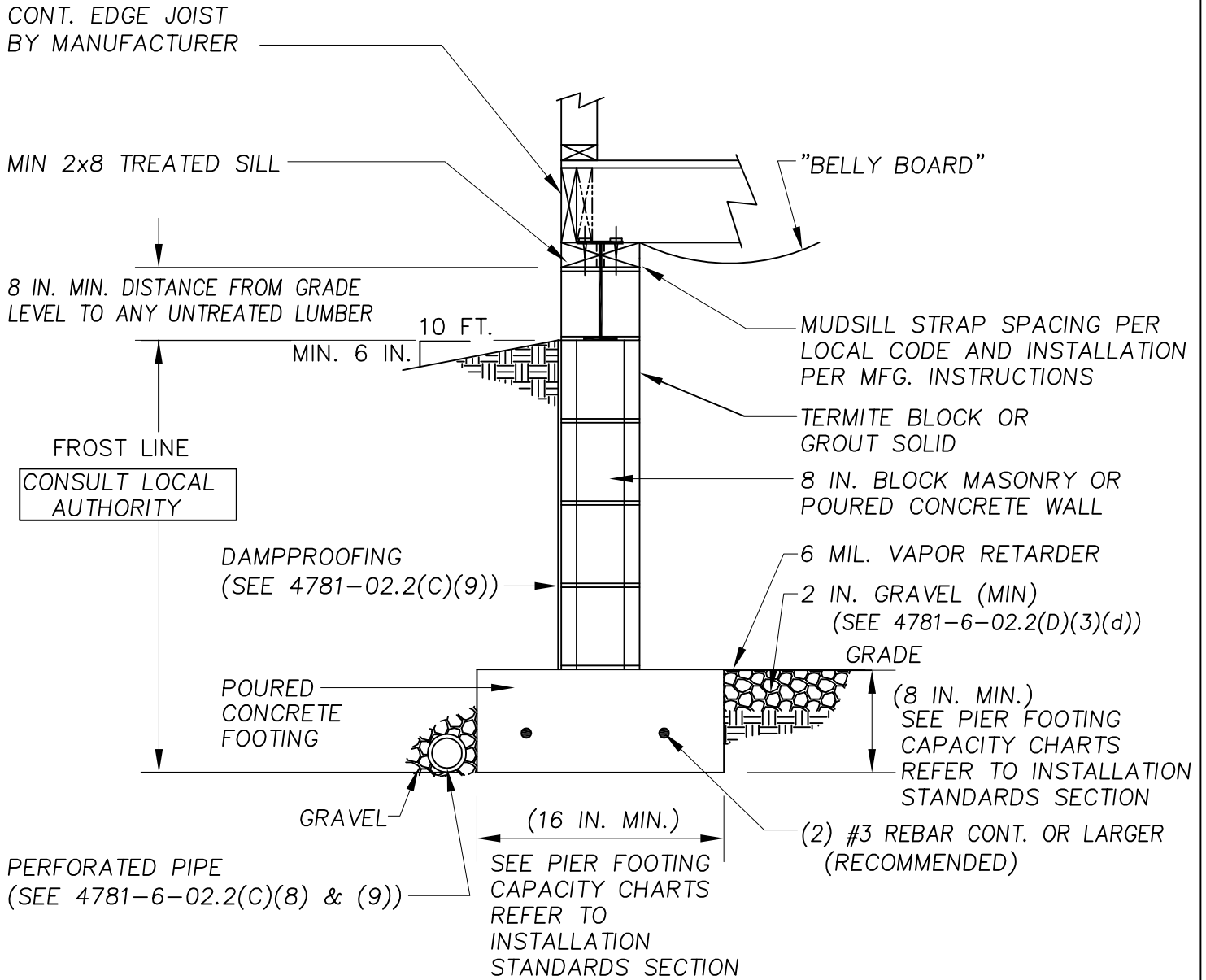
W8x18

18 IN. x 24 IN. ACCESS DOOR

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DRAWN:	G.A.I./S.E.T.	DWG. NO.:	LB A-1
CHECKED:	D.E.Z.	SHEET:	
TITLE:	LOAD BEARING PERIMETER WALL - FOUNDATION AT SIDEWALL	DATE:	8/31/07
			3 OF 4

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OHIO MANUFACTURED HOMES COMMISSION

JOB #:	2006-0616	SCALE:	NTS
DRAWN:	G.A.I./S.E.T.	DWG. NO.:	LB A-1
CHECKED:	D.E.Z.	SHEET:	
TITLE: LOAD BEARING PERIMETER WALL - FOUNDATION AT SIDEWALL		DATE:	3 OF 4
			8/31/07

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