

OHIO MANUFACTURED HOMES COMMISSION

JOB #: 2006-0616	SCALE: NTS
DRAWN: G.A.I./S.E.T.	DWG. NO.: NLB N-1
CHECKED: D.E.Z.	SHEET: 1 OF 11
TITLE: NON-LOAD BEARING PERIMETER WALL INSTALLATION NOTES	DATE: 9/04/07

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.

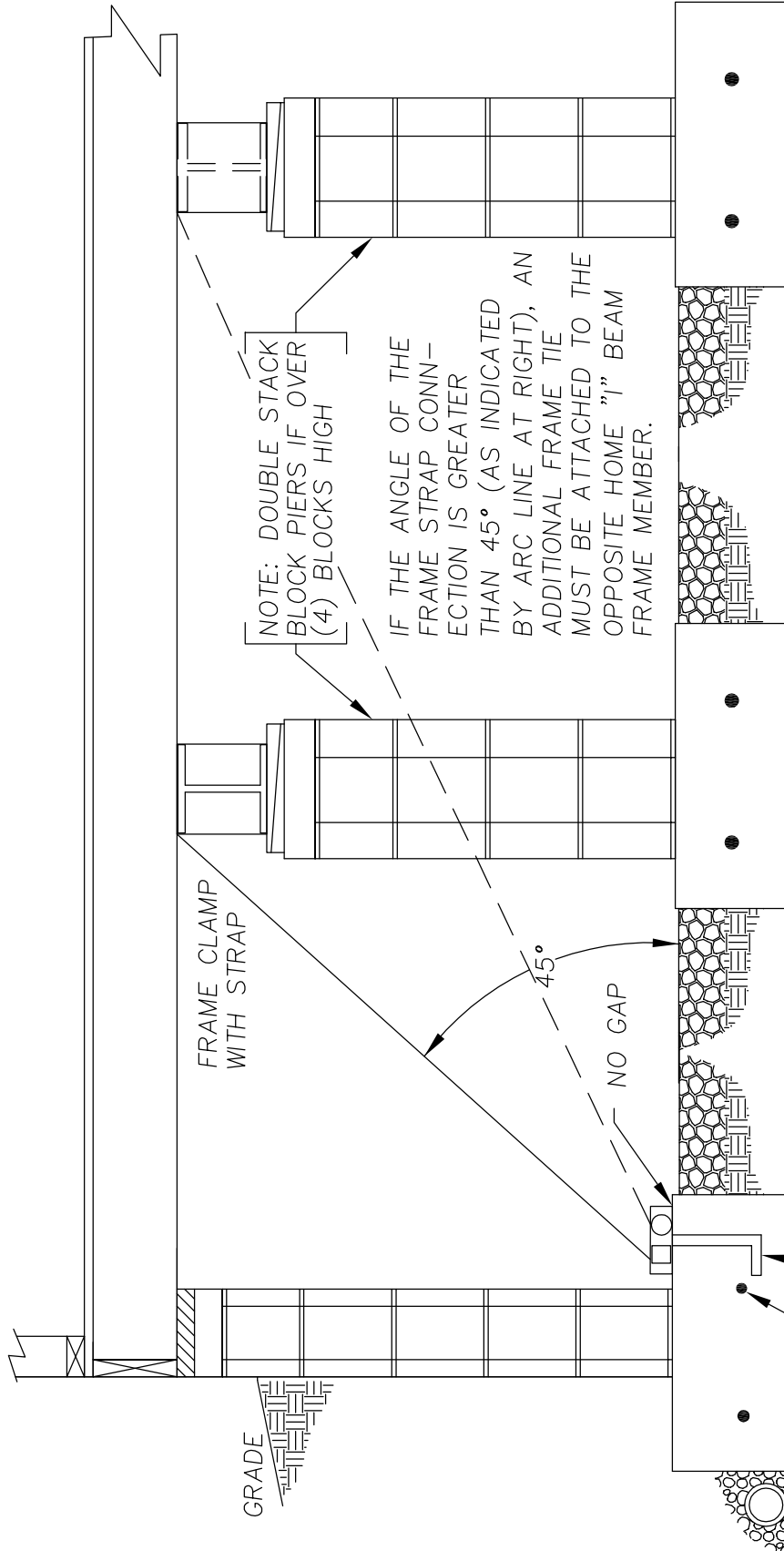
OHIO MANUFACTURED HOMES COMMISSION

JOB #: 2006-0616
 DRAWN: G.A.I./S.E.T.
 CHECKED: D.E.Z.
 DATE: 9/04/07

SCALE: NTS
 DWG. NO.: **NLB N-2**
 SHEET: **2 OF 11**

TITLE: **NON-LOAD BEARING PERIMETER WALL-FRAME TIE TO ANCHOR**

WORKING LOAD RATED CAPACITY EQUAL TO 3150 LBS
 MAX SPACING 8 FT. O/C



TIE DOWN DETAIL

BASED ON MAX ROOF PITCH 20°(4:12)
 MAX WALL HEIGHT 7.5 FT.

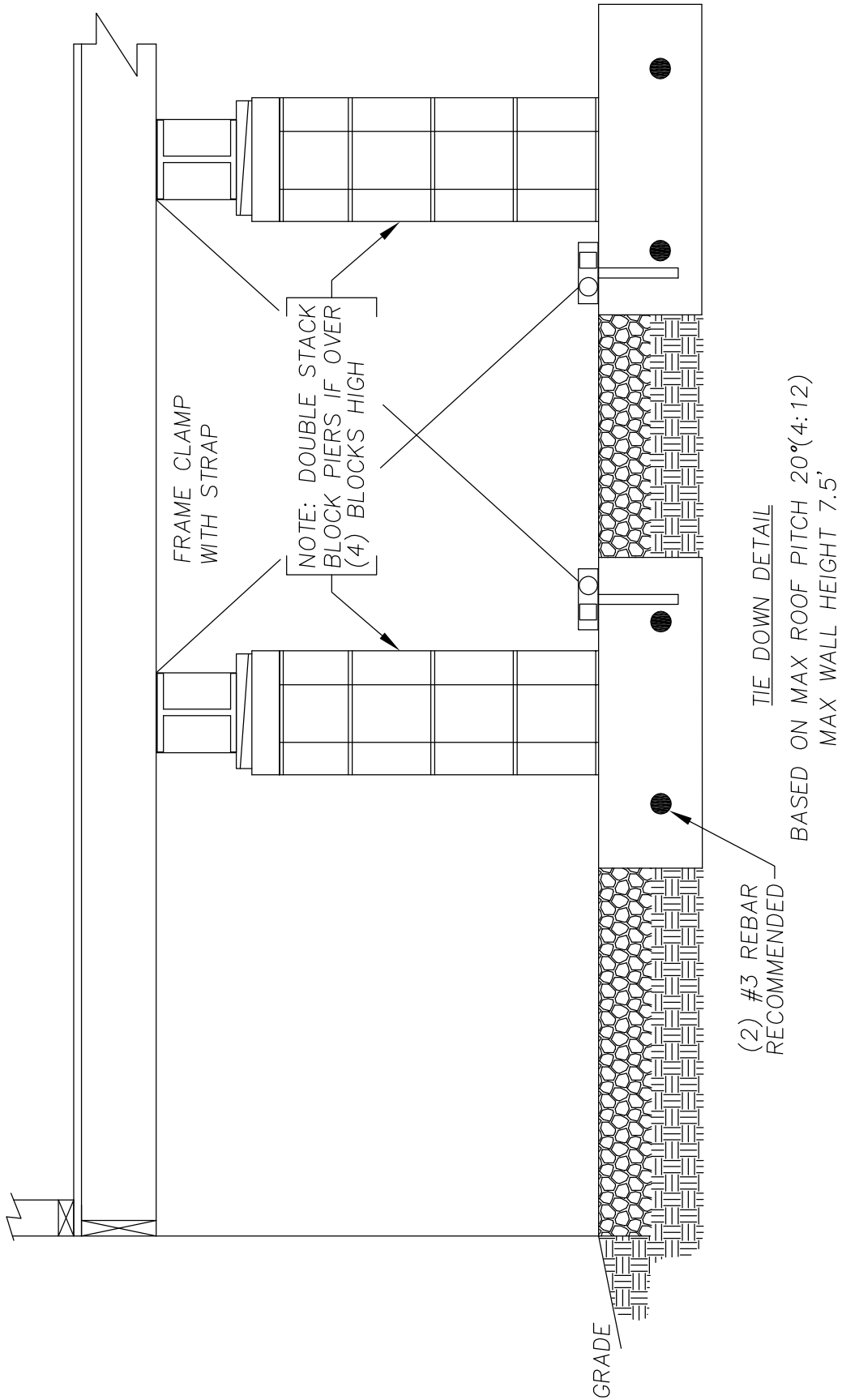
OHIO MANUFACTURED HOMES COMMISSION

JOB #: 2006-0616
 DRAWN: G.A.I./S.E.T.
 CHECKED: D.E.Z.
 DATE: 9/04/07

SCALE: NTS
 DWG. NO.: **NLB N-2b**
 SHEET: **3 OF 11**

TITLE: NON-LOAD BEARING PERIMETER WALL-TIE TO ANCHOR(CROSS OPT.)

WORKING LOAD RATED CAPACITY EQUAL TO 3150 LBS
 MAX SPACING 8' O/C



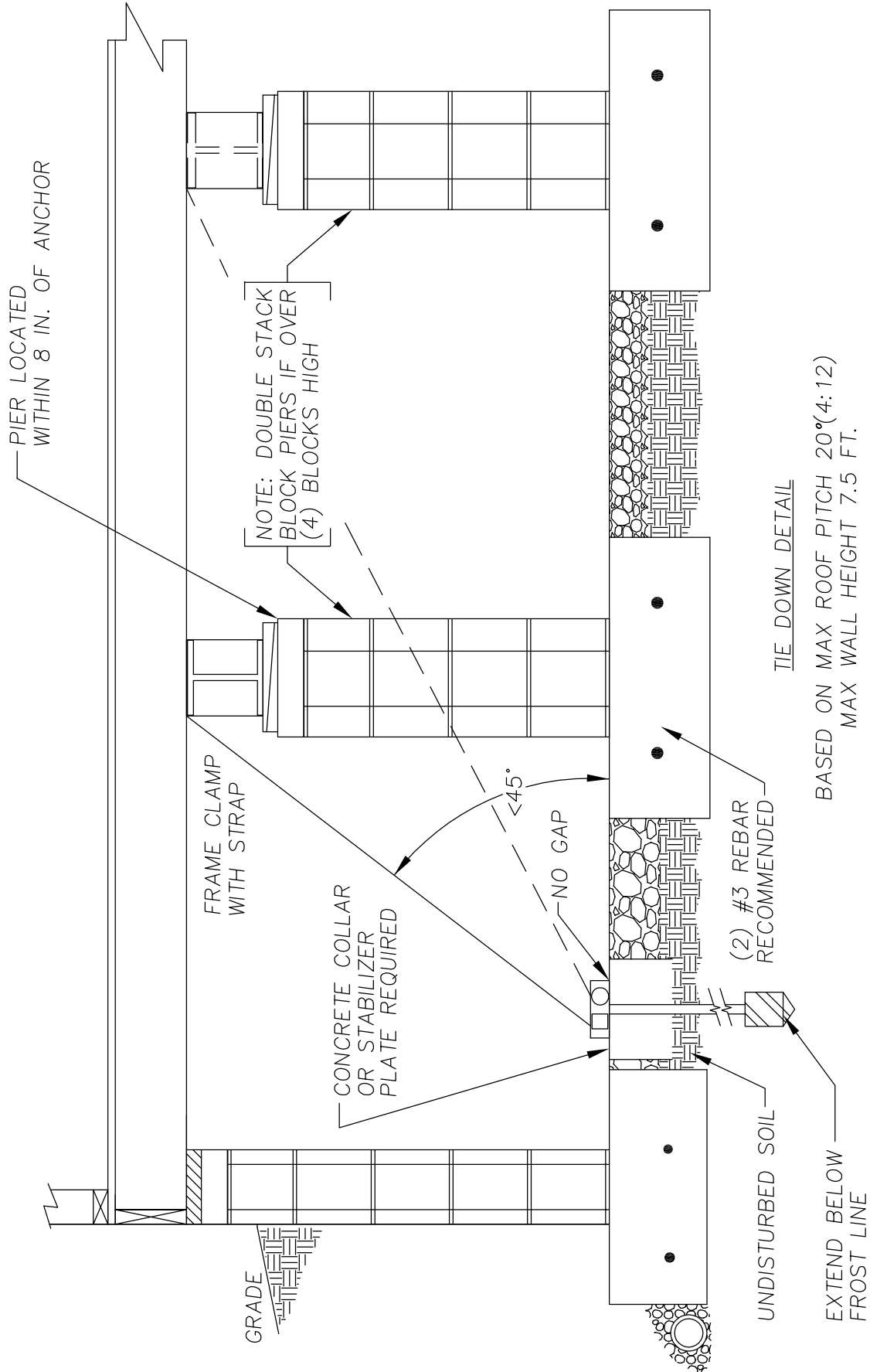
OHIO MANUFACTURED HOMES COMMISSION

JOB #: 2006-0616
 DRAWN: G.A.I./S.E.T.
 CHECKED: D.E.Z.
 DATE: 9/04/07

SCALE: NTS
 DWG. NO.: **NLB N-2c**
 SHEET: **4 OF 11**

TITLE: **NON-LOAD BEARING PERIMETER-FRAME TIE TO ANCHOR(AUGER OPT.)**

ANCHORING EQUIPMENT SHALL HAVE A MINIMUM WORKING LOAD RATED CAPACITY EQUAL TO 3150 LBS
 MAX. SPACING 8 FT. O/C



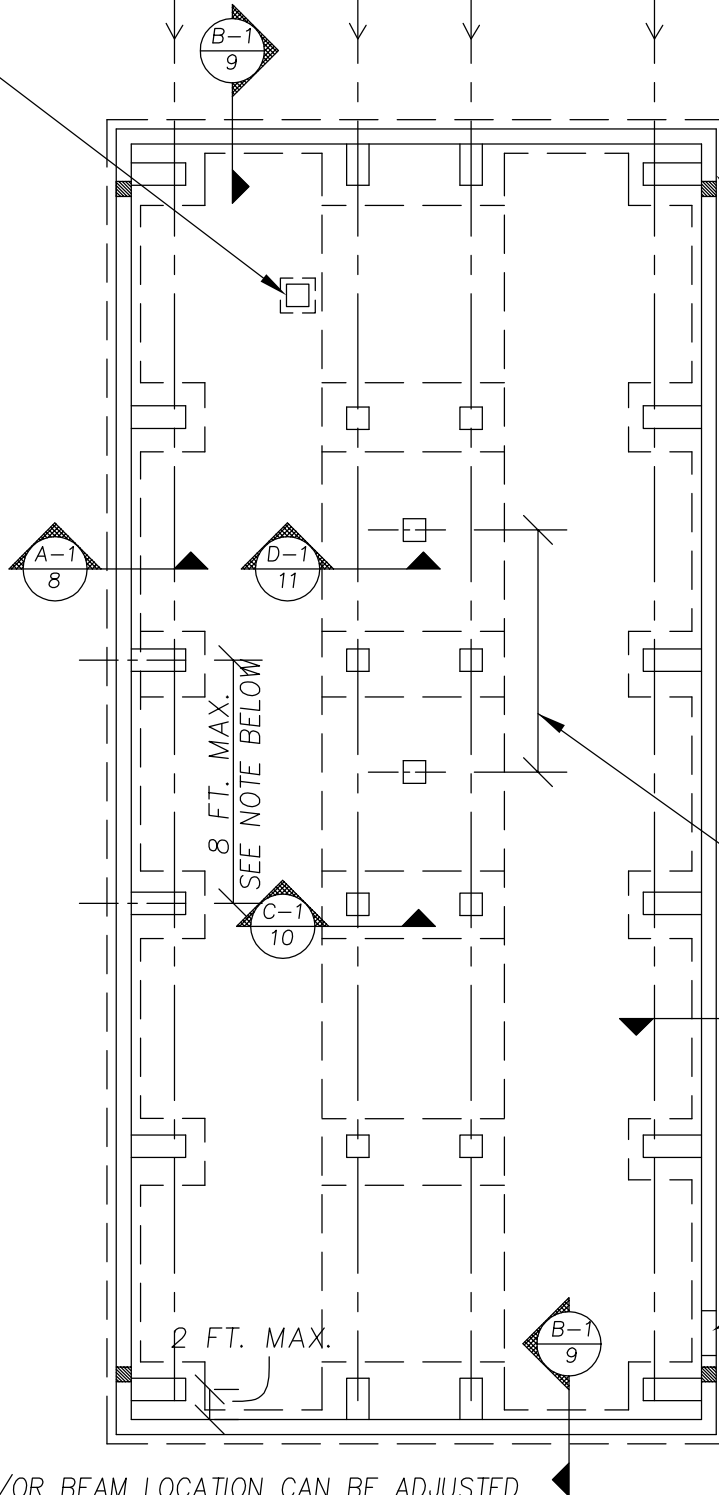
GRADE

OHIO MANUFACTURED HOMES COMMISSION

JOB #:	2006-0616	SCALE:	NTS		
DRAWN:	G.A.I./S.E.T.	DWG. NO.:	NLB F-1a		
CHECKED:	D.E.Z.	SHEET:			
TITLE:	NON-LOAD BEARING PERIMETER WALL FOUNDATION PLAN(OPT. 1)		DATE:	9/04/07	5 OF 11

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



CRAWL SPACE VENTS MIN. 8 IN. x 16 IN. (MIN. 4) CRAWL SPACE VENTILATION & 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 ($\frac{1}{8}$ 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 FT. OF THE CORNERS ON OPPOSITE NON-GABLED SIDES & UNOBSTRUCTED.

MATELINE PIERS REQ'D AT OPENINGS OF 4 FT. AND LARGER OR AS REQUIRED BY MANUFACTURER OR WHEREVER A SUPPORT COLUMN EXISTS IN A SIDE WALL

18 IN. x 24 IN. ACCESS DOOR

NOTE:
PIER AND/OR BEAM LOCATION CAN BE ADJUSTED UP TO 8" FOR UTILITY DROPS OR OTHER INTERFERENCES—MAINTAIN MAX. SPACING

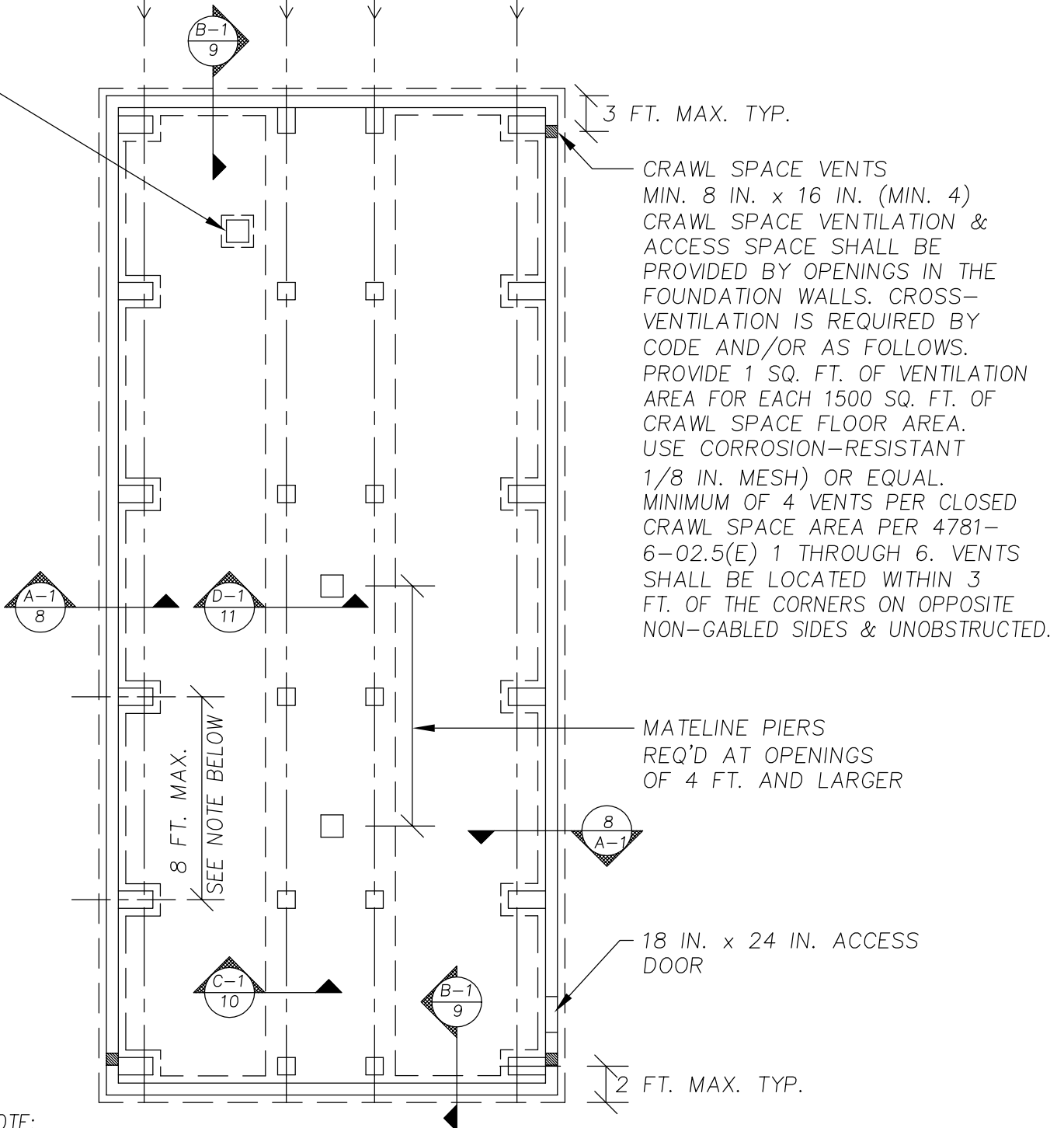
OHIO MANUFACTURED HOMES COMMISSION

JOB #:	2006-0616	SCALE:	NTS
DRAWN:	G.A.I./S.E.T.	DWG. NO.:	NLB F-1aa
CHECKED:	D.E.Z.	SHEET:	6 OF 11
DATE:	9/04/07		

TITLE: **NON-LOAD BEARING PERIMETER WALL-FOUNDATION PLAN(OPT. 2)**

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

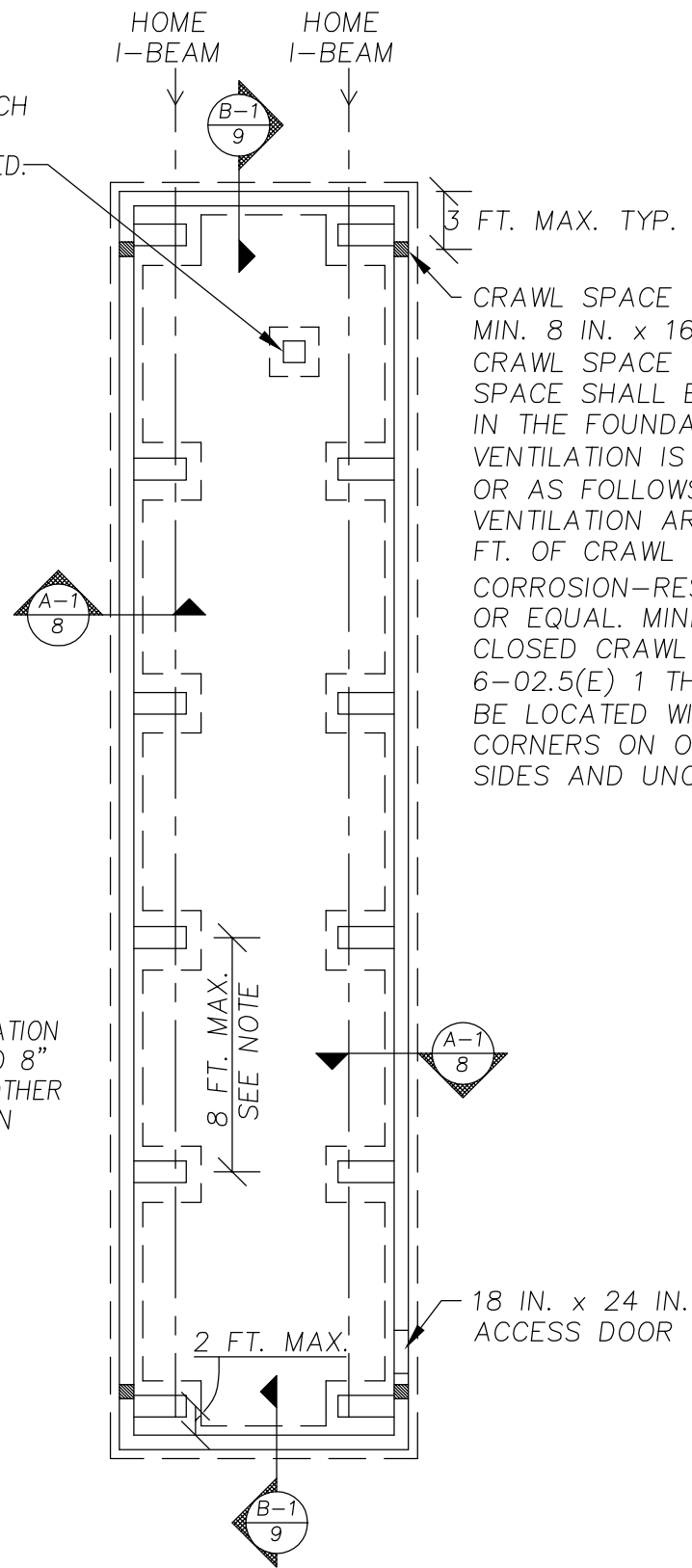


NOTE:
PIER AND/OR BEAM LOCATION CAN BE ADJUSTED UP TO 8" FOR UTILITY DROPS OR OTHER INTERFERENCES—MAINTAIN MAX. SPACING

OHIO MANUFACTURED HOMES COMMISSION

JOB #:	2006-0616	SCALE:	NTS
DRAWN:	G.A.I./S.E.T.	DWG. NO.:	NLB F-1
CHECKED:	D.E.Z.	SHEET:	
TITLE:	NON-LOAD BEARING PERIMETER WALL INSTALLATION NOTES		7 OF 11
DATE:	9/04/07		

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



CRAWL SPACE VENTS
 MIN. 8 IN. x 16 IN. (MIN. 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 ($\frac{1}{8}$ " 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.

NOTE:
 PIER AND/OR BEAM LOCATION CAN BE ADJUSTED UP TO 8" FOR UTILITY DROPS OR OTHER UNTERFERENCES—MAINTAIN MAX. SPACING

18 IN. x 24 IN. ACCESS DOOR

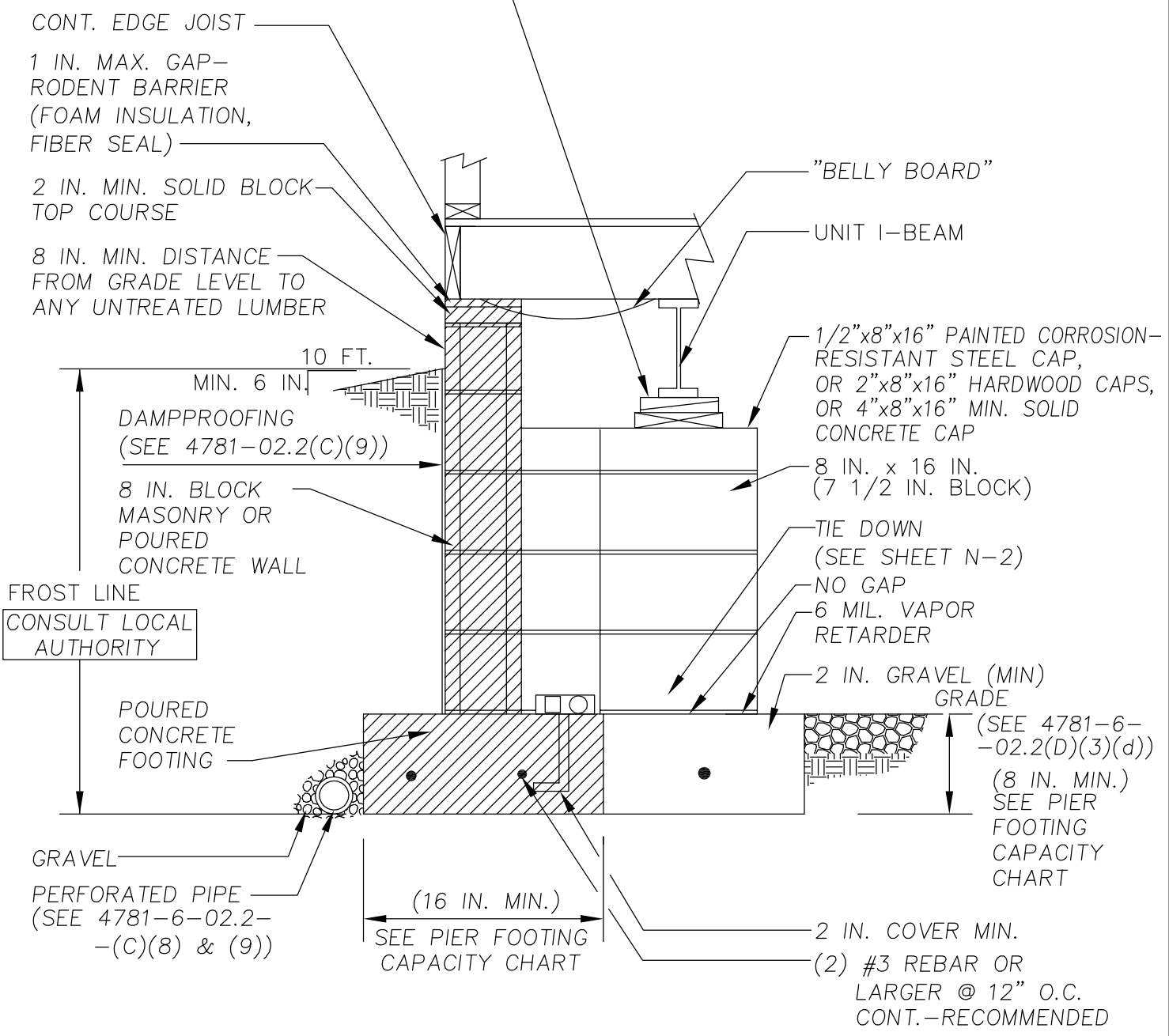
2 FT. MAX.

8 FT. MAX. SEE NOTE

OHIO MANUFACTURED HOMES COMMISSION

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DRAWN:	G.A.I./S.E.T.	DWG. NO.:	NLB A-1
CHECKED:	D.E.Z.	SHEET:	
TITLE:	NON-LOAD BEARING PERIMETER WALL-FOUNDATION AT SIDEWALL		8 OF 11
DATE:	9/04/07		

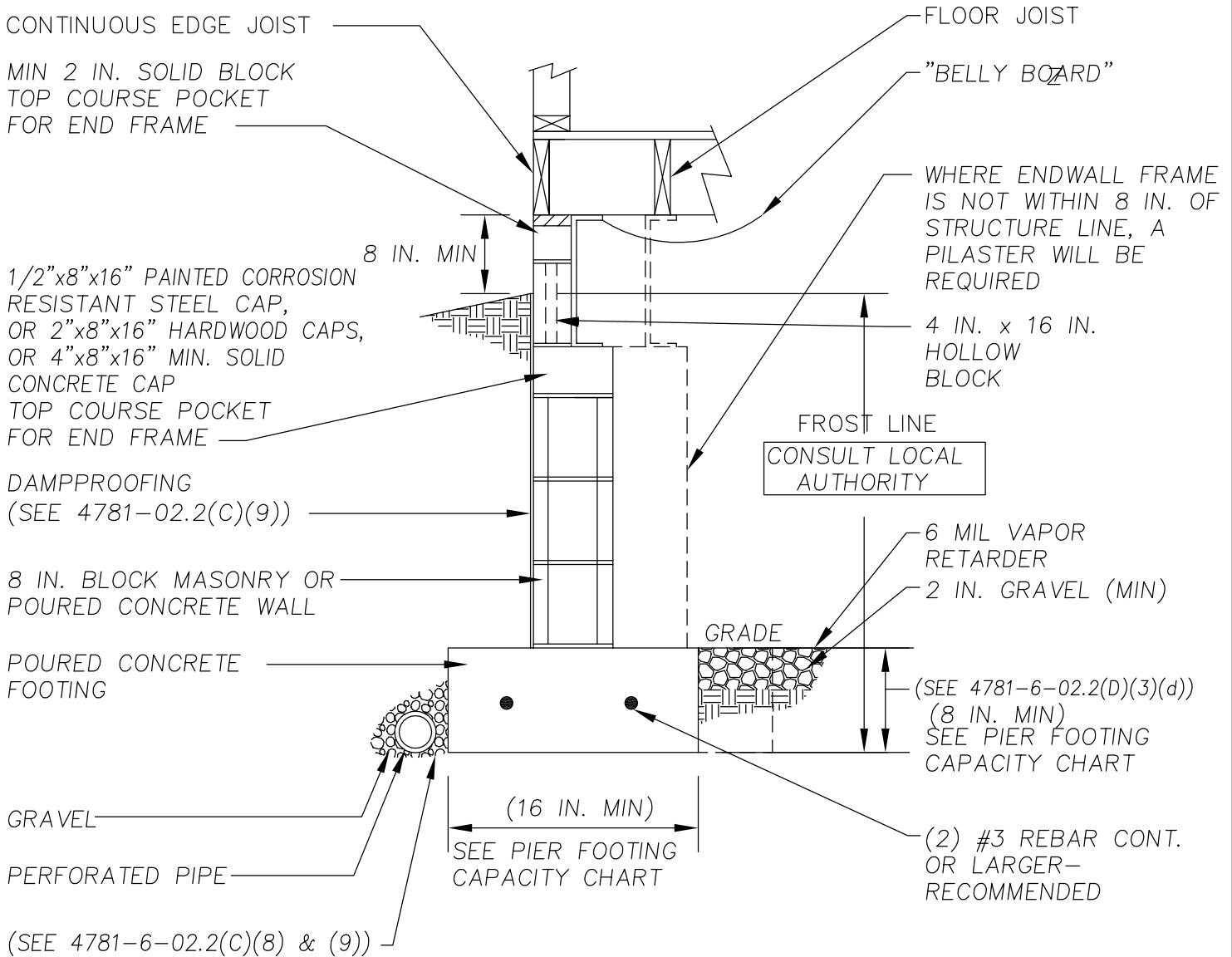
SHIM NOTE:
 GAP AT TOP OF PIER MAY BE SHIMMED WITH HARDWOOD PLATE (NOT EXCEEDING 2.5 IN. THICKNESS AND WEDGES (IN PAIRS) NOT EXCEEDING 1 IN. THICKNESS. WEDGES SHALL BE AT LEAST 4 IN. WIDE AND 6 IN. LONG. (SNUG FIT)



OHIO MANUFACTURED HOMES COMMISSION

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CHECKED:	D.E.Z.	SHEET:	
DATE:		9/04/07	9 OF 11

TITLE: **NON-LOAD BEARING PERIMETER WALL-FOUNDATION AT ENDWALL**



OHIO MANUFACTURED HOMES COMMISSION

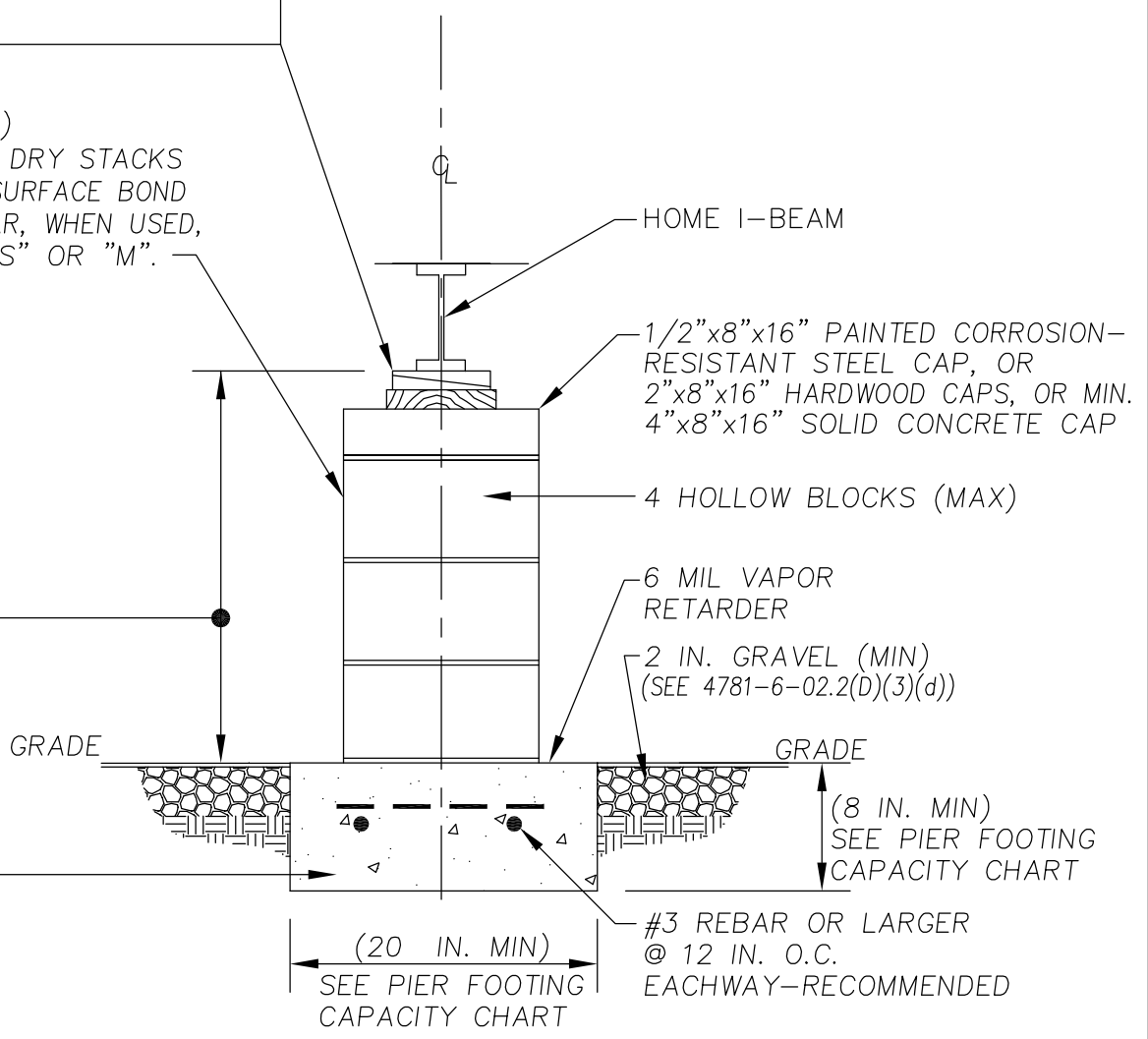
JOB #:	2006-0616	SCALE:	NTS
DRAWN:	G.A.I./S.E.T.	DWG. NO.:	NLB C-1
CHECKED:	D.E.Z.	SHEET:	
TITLE:	NON-LOAD BEARING PERIMETER WALL - I-BEAM PIER		10 OF 11
DATE:	9/04/07		

SHIM NOTE:
 GAP AT TOP OF PIER MAY BE SHIMMED WITH HARDWOOD PLATE (NOT EXCEEDING 2.5 IN. THICKNESS AND WEDGES (IN PAIRS) NOT EXCEEDING 1 IN. THICKNESS. WEDGES SHALL BE AT LEAST 4 IN. WIDE AND 6 IN. LONG. (SNUG FIT)

NOTE:
 DOUBLE STACK BLOCK PIERS IF OVER (4) BLOCKS HIGH

8 IN. x 16 IN. NOM.
 (7 1/2 IN. BLOCK)
 BLOCKS SHALL BE DRY STACKS WITH OR WITHOUT SURFACE BOND OR MORTAR. MORTAR, WHEN USED, SHALL BE TYPE "S" OR "M".

18 IN. MIN
 CLEARANCE
 (SEE 4781-6-2.3(E))



TYP. @ I-BEAM LOCATIONS

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DRAWN:	G.A.I./S.E.T.	DWG. NO.:	NLB D-1
CHECKED:	D.E.Z.	SHEET:	
TITLE:	NON-LOAD BEARING PERIMETER WALL-MATELINE PIER(COL. & PT. LOAD)		11 OF 11
DATE:	9/04/07		

MINIMUM 3/8"x5" LG. LAG SCREWS WITH FLAT WASHERS ARE REQUIRED FOR SINGLE-PLY MATE LINES; MULTI-PLY MATE LINES REQUIRE 3/8"x7" LG. LAG SCREWS WITH FLAT WASHERS. LAGS TO BE CENTERED AT EACH FLOOR JOIST SPACE ON ALTERNATE SIDES WHERE POSSIBLE.

SHIM NOTE:
GAP AT TOP OF PIER MAY BE SHIMMED WITH HARDWOOD WEDGES AND WOOD PLATE (NOT EXCEEDING 2.5 IN. THICKNESS AND WEDGES (IN PAIRS) NOT EXCEEDING 1 IN. THICKNESS. WEDGES SHALL BE AT LEAST 4 IN. WIDE AND 6 IN. LONG. (SNUG FIT)

