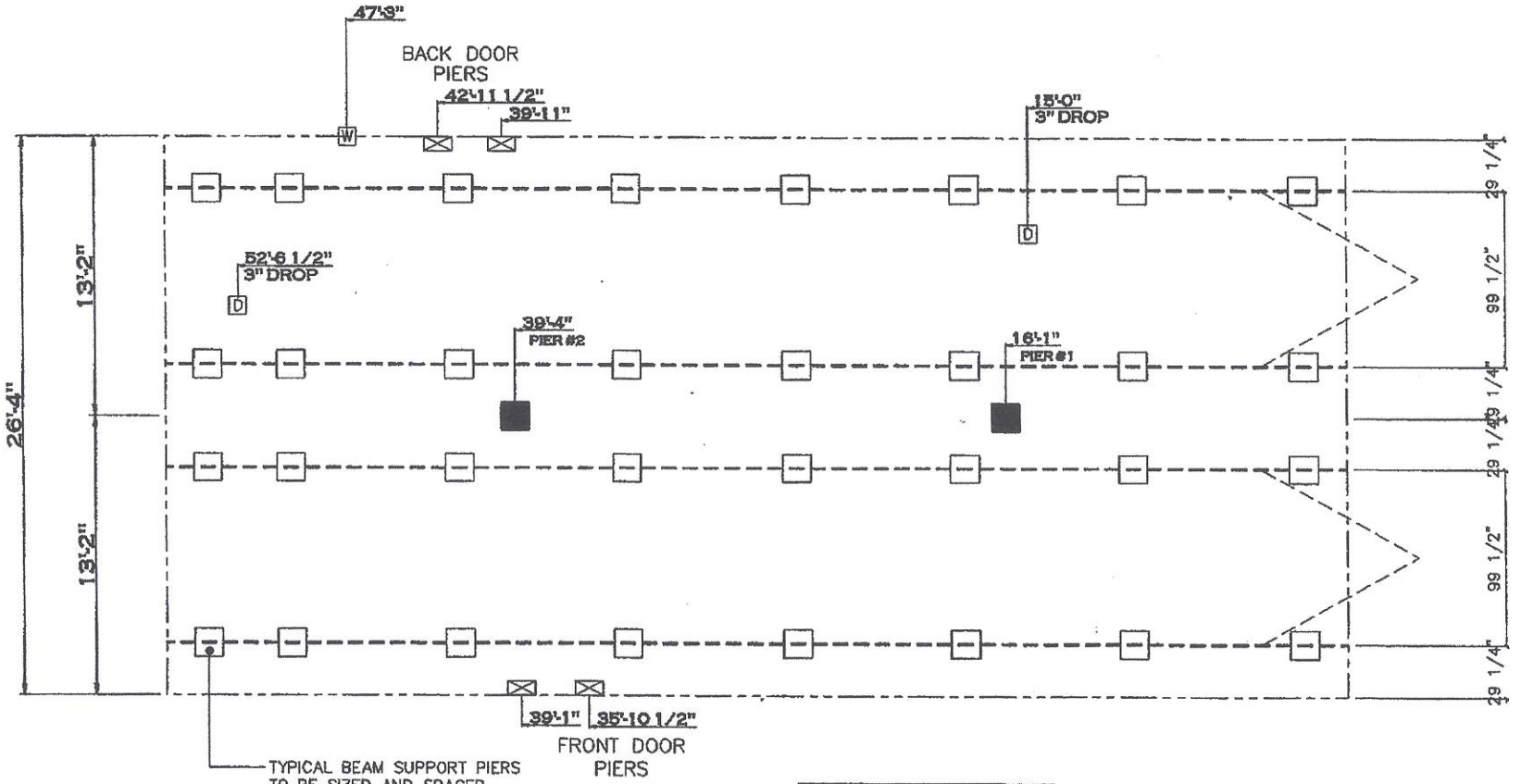
MARRIAGEWALL COLUMN SUPPORT LOADS AND LOCATIONS



SERVICE DROP LEGEND
E = ELECTRICAL DROP
W = WATER INLET
D = DWV PLUMBING DROP
G = GAS INLET

PIER LEGEND
■ = PIER MATING LINE COLUMN
▨ = PIER MATING LINE NON-COLUMN
■ = PIER PORCH/RECESSED ENTRY
□ = PIER MAIN BEAM
▭ = PIER PERIMETER
● = PIER BASEMENT STEEL COLUMN

GENERAL NOTES:
1. PIER LOADS SHOWN ARE TO BE USED TO SIZE THE FOOTINGS BELOW THE MARRIAGEWALL FOR COLUMN SUPPORT PIERS.
2. FLOOR WIDTH SHOWN IS FOR STANDARD PRODUCT ONLY. CONTACT THE MFG. PLANT FOR SPECIFICATIONS OF SPECIFIC OPTIONS ORDERED (IE: 2x6 SIDEWALLS, RECESSED PORCH, ETC)
3. SERVICE DROP LOCATIONS IDENTIFIED ARE APPROXIMATE.

1475 SQ.FT. (STD PLAN "CONDITIONED")
1466 SQ.FT. (W/OPT. PORCH/RECESS "CONDITIONED")

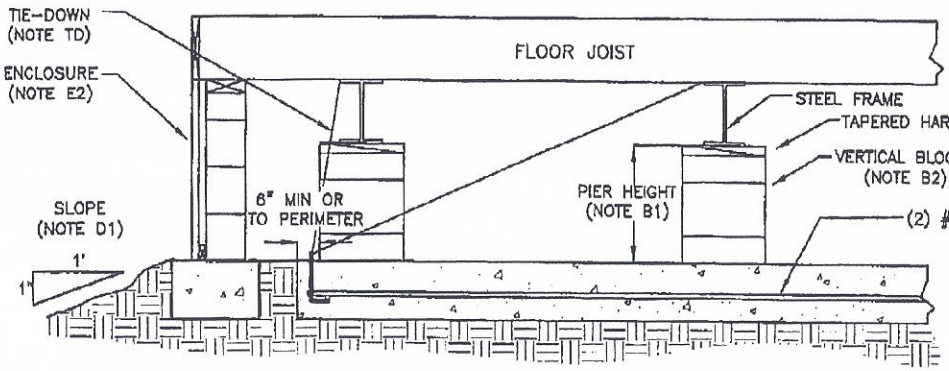
CMH MANUFACTURING	Model #: COL28563A	Drawing #: 38M059
	Date: 7/8/08 Scale: NTS	
Product Designer: AARON W	28 X 56 COLONIAL	
PIER LOADS		

Required Pier Load for 20lb. Roof Load

COLUMN PIER #	COLUMN LOADS (in pounds)
PIER #1	4,986
PIER #2	4,986

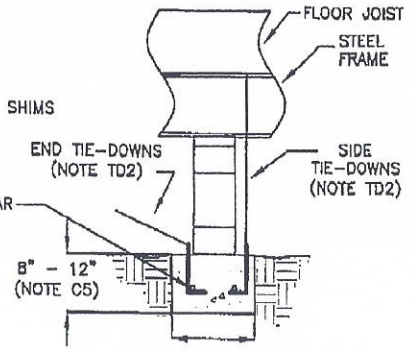
Required Pier Load for 30lb. Roof Load

COLUMN PIER #	COLUMN LOADS (in pounds)
PIER #1	6,654
PIER #2	6,654



SCALE - NONE

RUNNER AND TIE-DOWN DETAIL
SECTION B-B



RUNNER END VIEW
SECTION A-A

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), WIND RESISTANT 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 150 SQFT OF LIVING SPACE. ONE VENT MUST BE LOCATED WITHIN 3' OF EACH CORNER AND HAVE A MAX 1/4" OPENING MESH.

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.

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 I-BEAM.

TD2) 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 I-BEAM (AS SHOWN), OR WITH A SINGLE STRAP EVERY 8' O.C. (MAX) AT 45°±15° WHEN THE RUNNER IS EXTENDED TO THE PERIMETER. FOUR END STRAPS AT A 30° ANGLE OR LESS ARE REQ'D PER END, NOT CONNECTED TO A SINGLE FRAME MEMBER. ALL ANCHORING MUST BE SECURED IN CONCRETE AND RATED AT 4,725 LBS ULTIMATE LOAD OR GREATER (1/2" J-BOLT OR 5/8" EXPANDABLE ANCHOR AT LEAST 5" INTO CONCRETE).

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 BLOCK STACKS HEIGHTS EXCEED 24".

B2) 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 w/A HUD APPROVED "SURFACE BONDING CEMENT" (REF. HUD MR907F). ALL BLOCKS MUST BE POSITIONED TO ENSURE A 2" MIN FOOTING PROJECTION.

B3) TAPE & TEXTURE HOMES 30' 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) AND UNDER MARRIAGE WALL COLUMN SPANS GREATER THAN 8', AND UNDER WALL TO PORCH TRANSITIONS. INSTALL BLOCKING ON RUNNERS OR 20"x20"x8" CONCRETE FOOTINGS.

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.

JERRY L. HELMS
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS - NO. 41625
RCS ENTERPRISES, LP P-2071

THIS IS A PERMANENT FOUNDATION FOR A MANUFACTURED HOME AND HAS BEEN DESIGNED IN ACCORDANCE WITH THE "PERMANENT FOUNDATION GUIDE FOR MANUFACTURED HOUSING," SEPT. 1996 (REF: FHA HUD-7684/7487 HUD-4145.1 REV 2

DRAWING #: RCS-TX-MAN-DA-2-RUN-NPER-STD-01
DRAWING TITLE: MANUFACTURED HOME FOUNDATION STANDARD RUNNER DESIGN

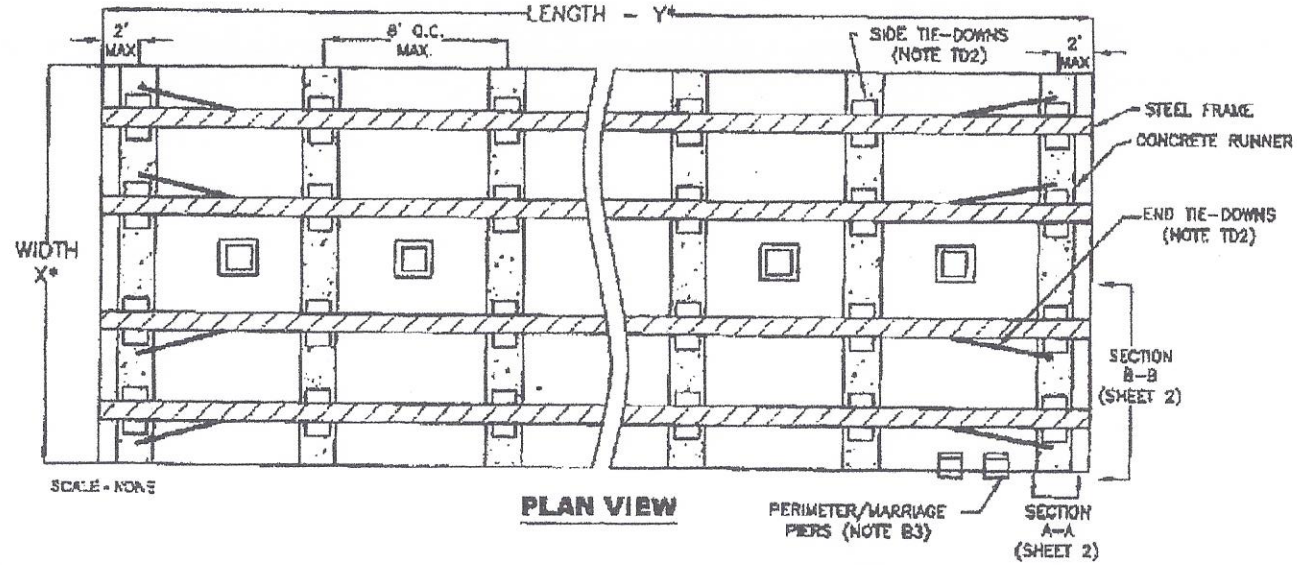
THIS DESIGN WAS ORDERED BY: EAGLE MHS CONTRACTING

BOX SIZE: X = WIDTH, Y = LENGTH
"CONTRACTOR MUST FIELD VERIFY ACTUAL DIMENSIONS w/MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.
ON ORIGINAL DRAWINGS THIS PRINT IS BLUE IN COLOR
MODEL: BOX SIZE:28'-0" x 56'-0"

SHEET: 2 OF 2
DWG ISSUE DATE: 09/30/09
REV / DATE: 0)

RCS Enterprises, LP
400 N. Allen Dr. Suite #205; Allen, TX 75013 (972)727-8572

THIS DESIGN WAS PREPARED FOR:
LISA BURROWS
18283 CR 543
NEVADA, TX 75173



PLAN VIEW

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) IN AREAS WITH ACTIVE CLAY SOIL, SOIL MOISTURE LEVELS BELOW THE FOUNDATION MUST BE WITHIN A MIDRANGE VALUE (GENERALLY - 18% - 28%) BEFORE POURING.
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.

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) RAIN GUTTERS ARE GENERALLY NOT REQUIRED, BUT CAN BE BENEFICIAL TO REDIRECT HIGH WATER FLOW AREAS.

DESIGN PARAMETERS:
DESIGN PARAMETERS: 4/12 MAX ROOF SLOPE; WIND-W2 II (100 MPH 3 SEC GUST EXP C PER ASCE 7-02); MINIMUM SOIL BEARING CAPACITY OF 1500 PSF; SEISMIC - NONE.

FOOTING/CONCRETE NOTES:
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.
C5) THE MINIMUM DEPTH OF THE FOOTINGS MUST BE 6", 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.
C7) THE MAXIMUM RUNNER SPACING IS: 8' FOR HOMES w/10" & LARGER I-BEAMS AND 6' FOR I-BEAMS SMALLER THAN 10". IN ALL CASES, THE SPACING SHALL NOT EXCEED THE MANUFACTURERS SPECIFICATIONS.

GENERAL NOTE:
G1) THE AXLES AND HITCHES MUST BE REMOVED AFTER INSTALLATION.
G2) THIS FOOTING IS NOT DESIGNED FOR SUPPORT OF A MASONRY VENEER.
G3) DRYER VENTS AND HOT WATER HEATER PVC LINES (PAN AND T&P) ARE TO BE ROUTED OUTSIDE OF THE CRAWL SPACE ENCLOSURE.

J. MARTIN MONTGOMERY
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS - NO. 80427

STATE OF TEXAS
J. MARTIN MONTGOMERY
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LICENSED
PROFESSIONAL ENGINEER

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DRAWING #: RCS-TX-MAN-DA-2-RUNNER-EXT-01
DRAWING TITLE: MANUFACTURED HOME FOUNDATION EXTENDED RUNNER DESIGN

THIS DESIGN WAS ORDERED BY: EAGLE MHS CONTRACTING

RCS Enterprises, LP
400 N. Allen Dr, Suite #205; Allen, TX 75013 (972)727-8572

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ON ORIGINAL DRAWINGS THIS PRINT IS BLUE IN COLOR

REV: 0 REV DATE: MODEL:
SHEET: 1 OF 2
BOX SIZE: 32' x 76'
DWG ISSUE DATE: 09/05/08