Reviewed for Code Compliance
Approved Without Modifications
Date: 05/24/16

FOOTING SIZE BASED ON 2500 PSF	
FOOTING SIZE W/STEEL POSTS	SIZE MAX. LOAD (LBS.)
16"x16"x6"	4.3K
20"x20"x8"	6.7K
24"x24"x10"	9.6K
30"x30"x12"	14.8K
36"x36"x14"	20.7K

COLUMNS & FOOTINGS MUST BE RATED TO MEET THE CENTER LINE LOADS LISTED

GROUND SNOW LOAD **40 PSF**

FOR CONNECTION OF THE HOME TO FOUNDATION AT BRACING WALLS, REFER TO "BRACED WALLS-CALCULATED" PAGE, IF APPLICABLE. WHEN THIS PAGE IS PRESENT, HORIZONTAL AND OVERTURNING (RACKING) LOADS AT BRACING WALL LOCATIONS ARE INDICATED FOR THESE FOUNDATION CONNECTIONS. THESE LOADS MAY BE RECALCULATED AND REDESIGNED PER LOCAL CODES TO CONFORM TO SITE CONDITIONS AS REQUIRED. REFER TO CHAPTER 4 (4.5.3 FOUNDATION TIE-DOWNS) OF THE "MODULAR HOME INSTALLATION MANUAL" FOR ADDITIONAL INFORMATION. REFER TO IRC GUIDELINES FOR CONNECTION OF HOME TO FOUNDATION WHEN "BRACED WALLS-PRESCRIPTIVE" PAGE IS APPLICABLE.

FOUNDATION SHOWN MUST BE DESIGNED BY OTHERS TO THE SITE CONDITIONS. THIS INCLUDES SEISMIC DESIGN AND ATTACHING THE HOME TO THE FOUNDATION, ALONG WITH RESISTANCE TO LATERAL, LONGITUDINAL SHEAR, UPLIFT AND DOWNLIFT FORCES IN BOTH DIRECTIONS.

- 2X10 OR TRUSS FLOOR NOTES -

1. FOUNDATION LAYOUT IS APPLICABLE TO NOTED MAXIMUM SNOW LOADING AND MINIMUM SOIL BEARING PRESSURE. REFER TO INSTALLATION MANUAL FOR OTHER APPLICABLE INFORMATION. CONSULT LOCAL OFFICIALS AND THE APPLICABLE LOCAL CODES FOR OTHER REQUIREMENTS (I.E. DRAINAGE, DAMP-PROFFING, BACKFILL SUPPORT, ETC.).
2. WIDTH DIMENSIONS SHOWN INCLUDE A 3/4" ALLOWANCE PER HOME SECTION FOR HOMES WITH FACTORY-INSTALLED O.S.B. ON THE MARRIAGE WALL MATE LINE. THIS ALLOWANCE TAKES INTO ACCOUNT THE 7/16" O.S.B. MATERIAL INSTALLED ON EACH MARRIAGE WALL PLUS ALLOWANCE DUE TO OTHER FACTORS. IF HOME DOES NOT INCLUDE O.S.B. ON THE MARRIAGE WALL MATE LINE, FOUNDATION WIDTH IS TO BE SIZED EQUAL TO ACTUAL MANUFACTURED FLOOR WIDTH. LESSER DIMENSION, IF SHOWN, INDICATES ACTUAL FLOOR WIDTH. THESE DIMENSIONS DO NOT ALLOW FOR ANY VARIANCE THAT MAY OCCUR IN SITE INSTALLATION SUCH AS GAPPING, OFF CENTER SET OR OTHER FIELD-ENCOUNTERED VARIABLES. ANY ADJUSTMENTS NEEDED IN FOUNDATION WIDTH DUE TO SUCH VARIANCES ARE AT THE DISCRETIONOF THE INSTALLER.
3. FOR DEVIATIONS &/OR OTHER FOUNDATION DESIGNS CONSULT A LOCAL PROFESSIONAL ENGINEER & YOUR LOCAL BUILDING OFFICIAL.
4. SILL PLATE FASTENING TO BE PER INSTALLATION MANUAL AND/OR LOCAL CODES. SILL FASTENING REQUIREMENT IS PER APPLICABLE WIND SPEED AND SEISMIC ZONES. SEE YOUR HOME DATA PLATE FOR APPLICABLE ZONES.
5. CONCRETE COMPRESSIVE STRENGTH (FC') 2500 PSI MINIMUM.
6. CENTERLINE LINE SUPPORTS AND SPACING ARE BASED ON (2) 2X10's SPF#2 ON EACH HALF (4-2X10'S TOTAL).
7. FOUNDATION CONSTRUCTION AND TIE DOWN REQUIREMENTS FOR HOMES LOCATED IN 90 MPH OR LESS WIND ZONES MAY USE IRC GUIDELINES UNLESS NOTED OTHERWISE.

Builder Pennwest Homes	Callout 2634	Revisions Date	Number	Scale 3/16" = 1'-0"	Date 03/03/2014	Cust Stock	Model/Eng. No. HZ106-A1
Title 2x10 Marriage Line with Stair Foundation				Drawn By RM	Reference NONE	Dlr Schiavi Home Builders	Pg. FD40#
						S/N	