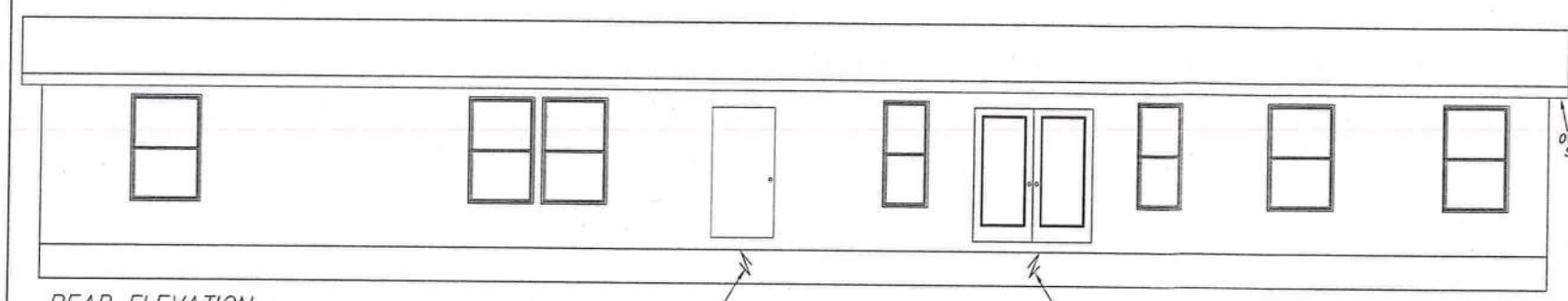
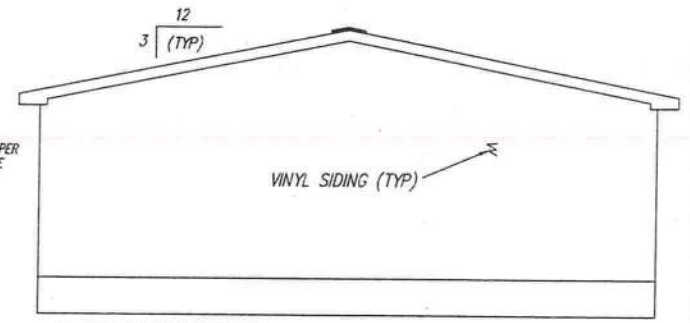


REAR ELEVATION

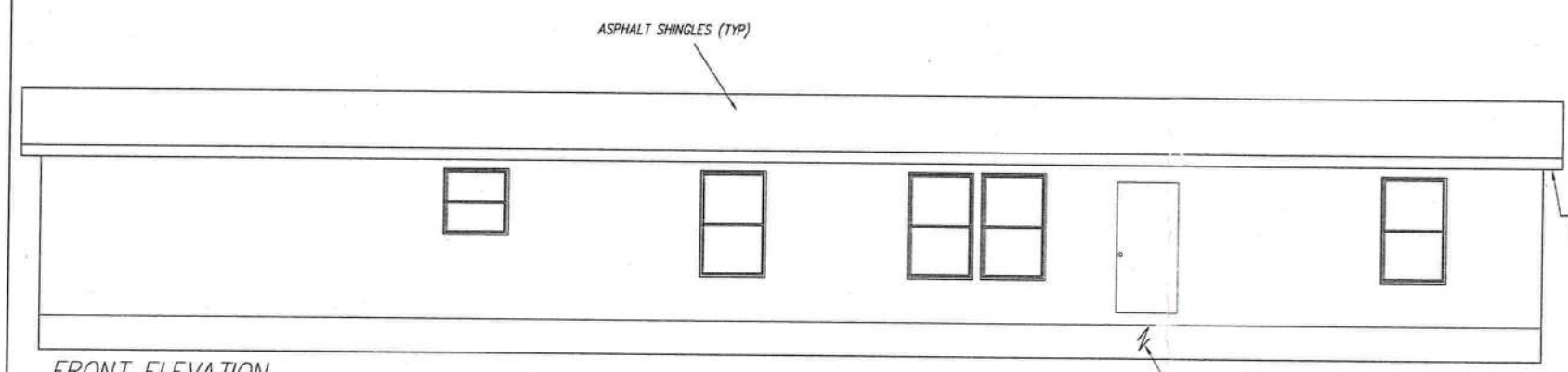
STAIRS, HANDRAILS AND GUARDS TO BE SITE INSTALLED AND SPECIFIED/DESIGNED BY OTHERS

STAIRS, HANDRAILS AND GUARDS TO BE SITE INSTALLED AND SPECIFIED/DESIGNED BY OTHERS

OVERHANG INSTALLED PER STRUCTURAL PACKAGE



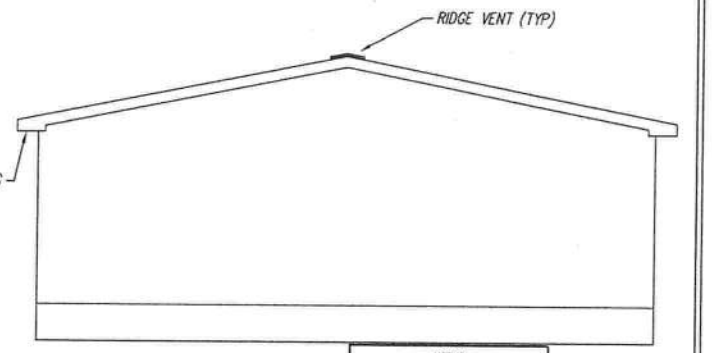
LEFT ELEVATION



FRONT ELEVATION

STAIRS, HANDRAILS AND GUARDS TO BE SITE INSTALLED AND SPECIFIED/DESIGNED BY OTHERS

12" OVERHANG (TYP EXCEPT AS NOTED OTHER.)



RIGHT ELEVATION

Date 6-6-12 Plan No. 1R-2198-0164F
Approved By SCOTT S. FRANCIS

Modular Building Plans Examiner
Florida License No. SMP-42

WILLIAM J. KALKER, JR. LICENSE No.33841 STATE OF FLORIDA PROFESSIONAL ENGINEER

June 05, 2012
VALID

LISTING AGENCY APPROVAL

THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA.

CONST. TYPE	V-B
OCCUPANCY	R-3
ALLOWABLE NO. OF FLOORS	1
RISK CATEGORY	II
WIND VELOCITY (ULT)	130 MPH
WIND VELOCITY (ASD)	101 MPH
FIRE RATING OF EXT. WALLS	0
PLAN NO.	1R-2198-0164F
ALLOW. FLOOR LOAD	40
APPROVAL DATE	6-6-12
MANUFACTURER	Town Homes
HIGH VELOCITY HURRICANE ZONE	No

IWC MAR-251

NOTE: THIS STRUCTURE IS A MODULAR (FACTORY-BUILT) BUILDING WHICH IS TO BE CONSTRUCTED AND INSPECTED IN ACCORDANCE WITH AN APPROVED THIRD-PARTY QUALITY ASSURANCE PROGRAM TO INSURE COMPLIANCE WITH THE REFERENCED CODES AND STANDARDS.

BUILDING SITE INSTALLATION REQUIREMENTS
ATTENTION LOCAL INSPECTIONS DEPARTMENT:

The following items have not been completed by the building manufacturer, have not been inspected by the third party inspection agency and are not certified by the state modular label and/or certification. Code compliance for these items must be determined at the local level:

1) *The completed foundation support system and tiedown and/or anchorage system.*
2) *Ramps, stairs and general access to the building.*
3) *Building drains, cleanouts and hook-ups to plumbing system, and finish plumbing.*
4) *Electrical service hook-up (including feeders and the main Electrical Panel).*
5) *Connection of electrical circuits crossing over modular mating lines (multi-wide units only).*
6) *Structural and aesthetic interconnections between modules (multi-units only).*
7) *Installation of insulation at floor, ceiling and end-walls at mating lines (multi-wide units only).*
8) *Install R6.5 insulation on all piping installed in unconditioned spaces.*
9) *Install firestopping at all module mate lines at the marriage wall ceiling height and at the floor system.*
10) *Crawl space light and switch*
11) *HVAC system crossover ducts, and HVAC systems**
12) *Ridge vents must be installed in accordance with the vent manufacturers instructions.*
13) *Storm Protection Panels Required For Glazed Openings Per FBC-R Section R301.2.1.2*
14) *Plan review and inspection required by Chapter 633 F.S. to be done on-site by local firesafety inspector.*
15) *On-site fastenings and framing at gable walls, truss transitions and/or hinged trusses.*
16) *Window Guards when required (see notes on Dwg #2)*
17) *Hose Bibbs and Backflow Preventors*
18) *Foundation Design*
19) *Posting of Notice Signs as Required by FAC Rule 69A-3.012(6)*
20) *Installation of Air Admittance Valves After Drainage System Testing*

* *Heat Pump Cooling System Required with a minimum SEER = 14.0 and a Programmable Thermostat*

NOTE: THE FLOOR AND ROOF DESIGN OF THIS BUILDING IS 'LIGHT-FRAME' TRUSS-TYPE CONSTRUCTION' AS REFERENCED IN FAC RULE 69A-3.012(6). THE POSTING OF NOTICE SIGN(S) AS REQUIRED BY FAC RULE 69A-3.012(6) SHALL BE SITE-INSTALLED AND IS THE RESPONSIBILITY OF THE BUILDING OWNER.

NOTE: ALL MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING WHICH ARE COVERED BY THE FLORIDA BUILDING COMMISSION CHAPTER 9N-3 RULES SHALL HAVE A CURRENT FLORIDA PRODUCT APPROVAL AND/OR SHALL BE APPROVED IN ACCORDANCE WITH FS 553.8425

STATE OF FLORIDA

CODE: 2010 FBC, RESIDENTIAL WITH 2008 NEC

FLOOR LIVE LOAD: 40 PSF
FLOOR DEAD LOAD: 10 PSF
ROOF LIVE LOAD: 20 PSF
ROOF DEAD LOAD: 7 PSF
ATTIC LIVE LOAD: 10 PSF
ATTIC DEAD LOAD: 7 PSF
(ON TRUSS TOP CHORD)

WIND SPEED Vult: 130 MPH, EXPC (3 SEC. GUST) ENCLOSED BLDG)

OCCUPANCY GROUP: SINGLE FAMILY DWELL.

CONSTRUCTION TYPE: WOOD FRAME

RISK CATEGORY: II (PER ASCE 7-10)

MEAN ROOF HEIGHT NOT TO EXCEED 15' ABOVE GRADE

COMPONENT & CLADDING DESIGN LOADS (ASD):

WALL ZONE 4:	24.0 PSF	WALL ZONE 5:	29.6 PSF
ROOF ZONE 1:	20.2 PSF	ROOF ZONE 2:	35.1 PSF
		ROOF ZONE 3:	52.0 PSF

Not to be located in coastal or flood plain areas or in HIGH VELOCITY HURRICANE ZONES

NOTE: THIS STRUCTURE CANNOT BE LOCATED ON THE UPPER HALF OF AN 'ISOLATED HILL, RIDGE OR ESCARPMENT' WHICH IS EQUAL TO OR HIGHER THAN 15 FEET IN EXPC OR EXPD LOCATIONS OR EQUAL TO OR HIGHER THAN 60 FEET IN EXPB LOCATIONS

THIS STRUCTURE CANNOT BE LOCATED ON THE SEAWARD SIDE OF THE COASTAL CONSTRUCTION CONTROL LINE

NOTE THE BUILDING SPECIFIED ON THESE DRAWINGS IS EXCLUDED FROM COVERAGE OF THE MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS ACT, 42 U.S.C. 5401 ET SEQ, UNDER PROVISIONS OF 24 CFR 3282.12, IN THAT THE BUILDING IS:

1) INTENDED ONLY FOR ERECTION OR INSTALLATION ON A SITE-BUILT PERMANENT FOUNDATION;
2) NOT DESIGNED TO BE MOVED ONCE ERECTED OR INSTALLED; AND
3) DESIGNED AND MANUFACTURED TO COMPLY WITH A NATIONALLY RECOGNIZED MODEL BUILDING CODE OR AN EQUIVALENT BUILDING CODE FOR SITE-BUILT HOUSING.

FOUNDATION NOTES

IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS, THESE BUILDING PLANS DO NOT CONTAIN FOUNDATION SUPPORT AND TIEDOWN SYSTEM DETAILS AND SPECIFICATIONS. THE DESIGNER OF THE BUILDING PLANS SHOULD BE CONTACTED TO OBTAIN APPROPRIATE FOUNDATION PLANS. IF FOUNDATION PLANS ARE DESIGNED BY OTHERS, THE DESIGNER OF THE BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN AND THE CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND SYSTEMS RELATED THERETO.

THE FBC-R CODE REQUIRES THAT ALL BUILDINGS LOCATED IN AREAS WITH WIND SPEEDS (Vult) EQUAL TO OR GREATER THAN 140 MPH AND ALL BUILDINGS LOCATED IN AREAS WITH WIND SPEEDS (Vult) EQUAL TO OR GREATER THAN 130 MPH WHICH ARE WITHIN ONE MILE OF THE COASTAL MEAN WATER LINE MUST BE PROVIDED WITH EITHER OF THE FOLLOWING:

(I) IMPACT RESISTANT GLAZING COMPLYING WITH AN IMPACT GLAZING STANDARD, ASTM E1996 AND ASTM E1886, SSTD 12, TAS 201, TAS 202 AND TAS 203 OR AAMA 506

(II) STORM PROTECTION WOOD STRUCTURAL PANELS (I.E., MIN. 7/16" DSB OR PLYWOOD) PRECUT TO FIT THE GLAZING OPENINGS WITH THE ATTACHMENT HARDWARE PROVIDED. THE PROTECTIVE PANELS MUST BE INSTALLED IN ACCORDANCE WITH THE FASTENING SCHEDULE PROVIDED IN TABLE R301.2.1.2 FOR WIND SPEEDS (Vult) NOT EXCEEDING 167 MPH OR THE ATTACHMENTS MUST BE DESIGNED TO RESIST THE COMPONENT AND CLADDING LOADS SPECIFIED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE R301.2(3)

NOTE, THE STORM PROTECTIVE PANELS MAY BE PROVIDED BY THE LOCAL CONTRACTOR OR INSTALLER RATHER THAN THE BUILDING MANUFACTURER.

IN ADDITION, EXTERIOR WINDOWS AND DOORS MUST BE DESIGNED TO RESIST THE DESIGN WIND LOADS SPECIFIED IN TABLE R301.2(2) OF THE FBC-R CODE ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE R301.2(3) OF THE FBC-R CODE.

ALL EXTERIOR WINDOWS AND GLASS DOORS MUST BE TESTED AND APPROVED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL INDICATING COMPLIANCE WITH ANSI/AAMA/NWWDA 101/I.S.2 OR ANSI/AAMA/WDMA 101/I.S.2/NAFS OR AAMA/WDMA/CSA 101/I.S.2/A440 OR TAS 202 (HVHZ WINDOWS MUST ALSO COMPLY WITH TAS 202 UTILIZING ASTM E 1300-98 OR ASTM 1300-04)

ELEVATION NOTES: Typical

See cross section for method of roof ventilation.

Handicap ramp(s), Stair(s), and Handrails are site installed, designed by others, and subject to local jurisdiction review and approval.

Foundation enclosure (when provided) must have 1 square foot net vent area per 1/150th of the floor area and an 18"x24" minimum crawl space access, site installed by others. subject to local jurisdiction, review & approval. (min 14.7 ft² net vent area req'd)

COLUMBIA COUNTY BUILDING Received for FILE COP Code Compliance PLANS EXAMINE

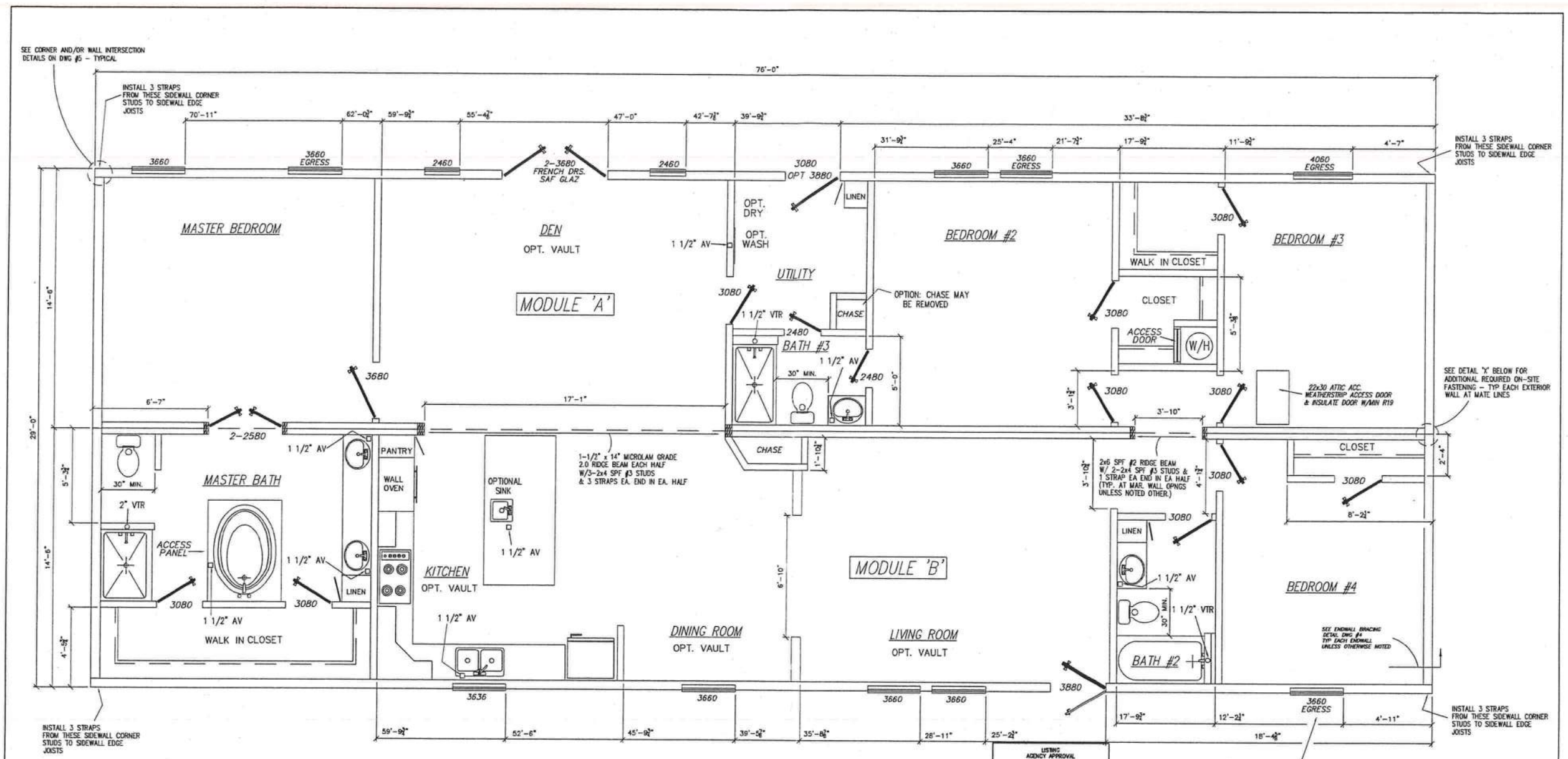
TOWN HOMES LLC

P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 08/11/11		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY:
SCALE: NTS	5/30/12	C.A.Lebianc
MODEL: 2945-1084 ELEVATIONS	PLAN NO. TH-71FL	SHEET

WILLIAM J. KALKER, JR., P.E.
CONSULTING ENGINEER
P.E. LICENSE #33841
33 ROCKWOOD LANE
MONROE, CT 06468
(203) 261-1167

1 OF 7



FRONT

2x6 EXTERIOR WALLS (TYPICAL)

NOTE: SEE OPTIONAL FLOOR PLAN LAYOUTS ON DRAWING #7

WILLIAM J. KALKER, JR. LICENSE No.33841 STATE OF FLORIDA PROFESSIONAL ENGINEER

June 05, 2012

VALID

LISTING AGENCY APPROVAL

THESE PLANS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA.

CONST. TYPE	V-B
OCCUPANCY	R-3
ALLOWABLE NO. OF FLOORS	1
RISK CATEGORY	II
WIND VELOCITY (ULT)	130 MPH
WIND VELOCITY (ASD)	101 MPH
FIRE RATING OF EXT. WALLS	0
PLAN NO.	IR-2198-0164F
ALLOW. FLOOR LOAD	40
APPROVAL DATE	6-6-12
MANUFACTURER	Town Homes
HIGH VELOCITY HURRICANE ZONE	No

IWC MAR-251

LIGHT & VENT CHART	FLOOR AREA SQ. FT.	LIGHT REQUIRED	LIGHT PROVIDED	VENT REQUIRED	VENT PROVIDED
MASTER BEDROOM	208.7	16.70	24.42	8.35	11.98
BEDROOM #2	186.2	14.90	24.42	7.45	11.98
BEDROOM #3	154.6	12.37	13.71	6.18	6.71
BEDROOM #4	154.6	11.66	12.27	5.83	5.99
DEN	268.2	21.46	>21.46	10.73	>10.73
LIVING/KITCHEN/DINING RM.	554.8	44.38	43.44*	22.19	21.19*

* ART. LIGHT AND MECH. VENTILATION PROVIDED

WINDOW & DOOR SCHEDULE				
WIDTH	HEIGHT	TYPE	LIGHT SQ FT	VENT SQ FT
24"	60"	Single hung	7.69	3.83
30"	60"	Single hung	9.95	4.91
36"	60"	Single hung	12.21	5.99
30"	40"	Single hung	6.28	3.02
30"	27"	Single hung	3.90	1.78
36"	36"	Single hung	6.81	3.22
36"	72"	Single hung	15.06	5.99
40"	60"	Single hung	13.71	6.71
34"	80"	Door	——	——
36"	80"	Door	——	——

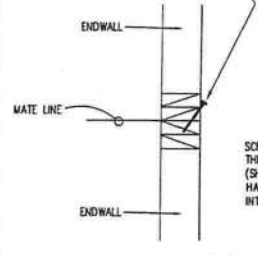
NOTE: All windows to be single hung w/insulated glazing
All egress windows must comply w/FBC-R Section R310
(Kinro Series 9750 Low E Vinyl with U=.35 & SHGC = .33)

All Exterior doors to be insulated (U=.52) except Sliding Glass Doors and Patio Doors to have U=.35 and SHGC=.33

All interior partitions 2x4 studs @ 16" O.C. SPF #3 min. unless otherwise noted.

All straps referenced on the floor plan are 1-1/2" x 26 GA steel with 8-15 GA x 1" staples each end from ridge beam to stud and stud to edge joist(s) or from header to stud and stud to edge joist(s) (Fy = 36 KSI MIN)

SITE INSTALL 5/16"x3" LAG SCREWS 10" O.C. TOESCREWED FROM ENDWALL STUDS TO ENDWALL STUDS WITH MINIMUM 2" PENETRATION INTO THE ADJACENT MODULE STUDS - FILL ALL GAPS BETWEEN THE ENDWALLS WITH SYP OR PLYWOOD FILLER BEFORE INSTALLING THE SCREWS (INCREASE THE SCREW LENGTH AS REQUIRED TO ACHIEVE THE 2" MINIMUM PENETRATION)



DETAIL 'X'

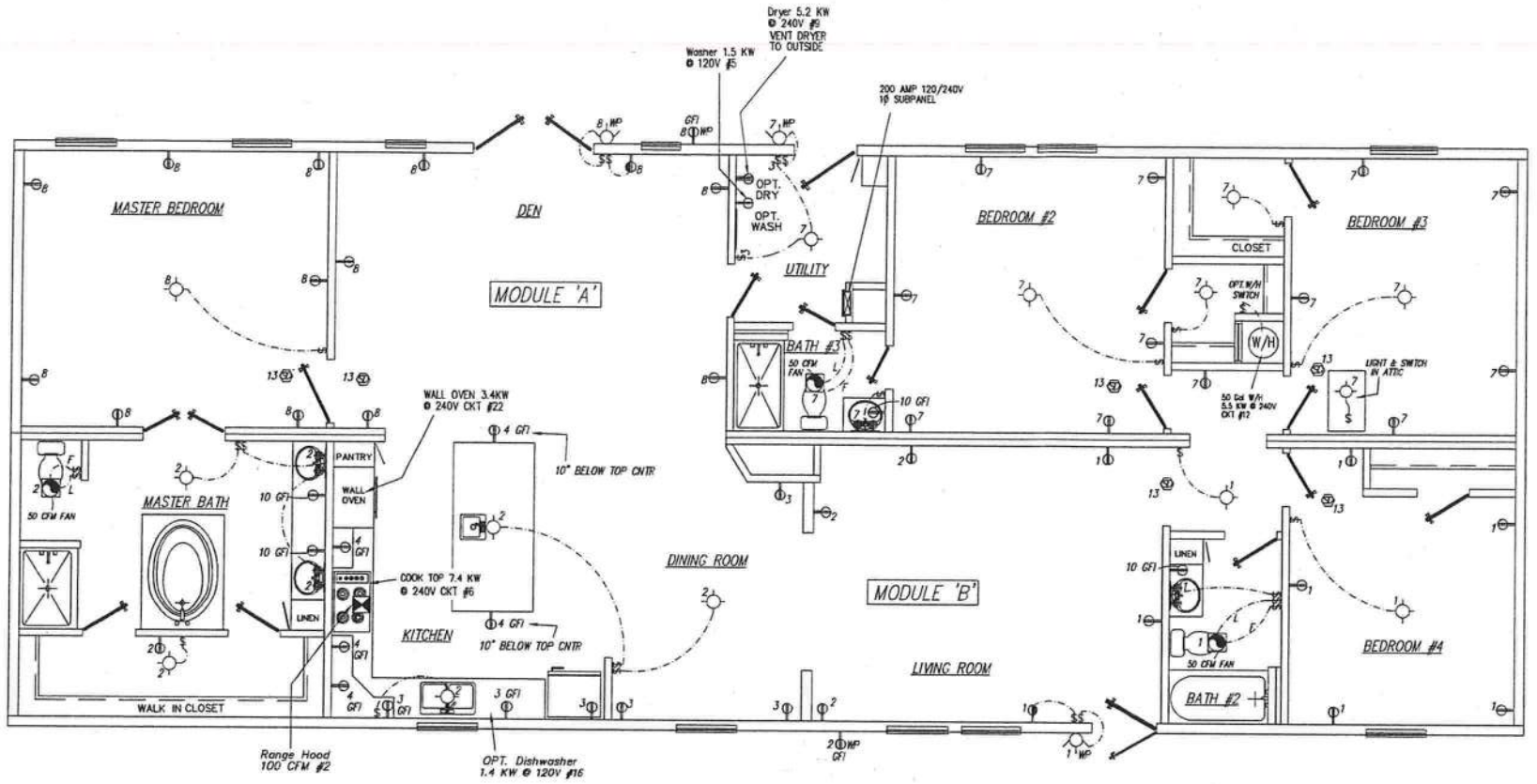
SUPPLEMENTAL NOTES:

WHEN THE POSSIBILITY OF A WINDOW OPENING BEING LOCATED MORE THAN 72 INCHES ABOVE FINISHED GRADE EXISTS (SEE MAXIMUM ALLOWABLE MEAN ROOF HEIGTHT ON DRAWING #1), THE CLEAR OPENING OF THE WINDOW MUST BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR IN THE ROOM THE WINDOW IS LOCATED OR THE WINDOW MUST BE PROVIDED WITH A WINDOW GUARD THAT COMPLIES WITH ASTM F2006 OR F2090.

TOWN HOMES LLC
P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 08/11/11		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY:
SCALE: 1/4" = 1'-0"	5/25/12	C.A.Leblanc
MODEL: 2945-1084 FLOOR PLAN	PLAN NO. TH-71FL	SHEET 2 OF 7

WILLIAM J. KALKER, JR., P.E.
CONSULTING ENGINEER
P.E. LICENSE #33841
33 ROCKWOOD LANE
MONROE, CT 06468
(203) 261-1167



FRONT

NOTE: ALL BRANCH CIRCUITS SUPPLYING 15 AND 20 AMP OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, LIBRARIES, DENS, BEDROOMS, CLOSETS, HALLWAYS, RECREATION ROOMS OR SIMILAR AREAS MUST BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH SECTION 210.12 OF THE NEC. (CIRCUITS 1, 2, 3, 7, 8 AND 13 MUST BE PROTECTED BY AN ARC-FAULT TYPE CIRCUIT BREAKER)

NOTE: HVAC SYSTEM TO BE DESIGNED BY OTHERS, SUBJECT TO THE THIRD PARTY AND/OR LOCAL BUILDING OFFICIAL REVIEW AND APPROVAL.

ELECTRICAL NOTES: NEC

1. *All circuits and equipment shall be grounded in accordance with the appropriate articles of the NEC.*
2. *When light fixtures are installed in closets they shall be surface mounted or recessed. Incandescent fixtures shall have completely enclosed lamps. Surface mounted incandescent fixtures shall have minimum clearance of 12 inches and all other fixtures shall have a minimum clearance of 8 inches from "Storage Area" as defined by NEC 410-8.*
3. *When water heaters are installed they shall be provided with readily accessible disconnects adjacent to the water heaters served. The branch circuit switch or circuit breakers shall be permitted to serve as disconnecting means only where the switch or circuit breaker is within sight from the water heater or is capable of being locked in the open position.*
4. *HVAC equipment shall be provided with readily accessible disconnects adjacent to the equipment served. A unit switch with a marked "OFF" position that is a part of the HVAC equipment and disconnects all ungrounded conductors shall be permitted as the disconnecting means where other disconnecting means are also provided by a readily accessible circuit breaker.*
5. *Prior to energizing the electrical system the interrupting rating of the main breaker must be designed and verified by as being in compliance with section 110-9 of the NEC by local electrical consultant.*
6. *The main electrical panel, service disconnect (main circuit breakers) and feeders are site installed, designed by others and subject to local jurisdiction review and approval.*
7. *All circuits crossing over modular mating line(s) shall be site connected with approved accessible junction boxes, located below the floor or in the attic.*
8. *All circuits to be copper NM except HVAC and Range circuits to be copper SE cable. (75°C).*
9. *Light and switch to be site-installed in the crawl space near the crawl space access door (light to be connected to any of the installed general lighting circuits).*
10) *Receptacles installed in wet locations must be in a weatherproof enclosure the integrity of which is not affected when the attachment plug cap is inserted or removed. All 15 amp and 20 amp receptacles installed on the exterior of the building shall be listed as 'Weather Resistant'*
11) *Smoke detectors must be wired to activate all alarms simultaneously if any detector is activated. All smoke detectors located within twenty feet of a cooking appliance shall be the photoelectric type.*
12) *All fans must be ducted to the exterior of the building and terminate at an approved vent cap.*
13) *Carbon monoxide detectors must have an audible alarm and must be listed to comply with either ANSI/UL 2034-96 or UL-2075-04*

LISTING AGENCY APPROVAL

THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA.

CONST. TYPE	V-B
OCCUPANCY	R-3
ALLOWABLE NO. OF FLOORS	1
RISK CATEGORY	II
WIND VELOCITY (ULT)	130 MPH
WIND VELOCITY (ASD)	101 MPH
FIRE RATING OF EXT. WALLS	0
PLAN NO.	1R-2198-0164F
ALLOW. FLOOR LOAD	40
APPROVAL DATE	6-6-12
MANUFACTURER	Town Homes
HIGH VELOCITY HURRICANE ZONE	No

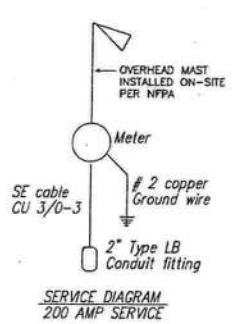
IWC
MUR-281

NOTE: ALL RECEPTACLES INSTALLED ON 15 AMP AND 20 AMP CIRCUITS MUST BE LISTED AS 'TAMPER RESISTANT'

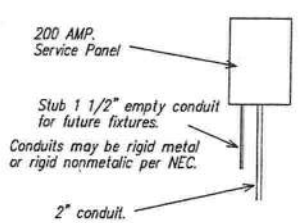
WILLIAM J. KALKER, JR. LICENSE No.33841 STATE OF FLORIDA PROFESSIONAL ENGINEER

June 05, 2012

VALID



SERVICE DIAGRAM
200 AMP SERVICE



PANEL SIZING

2204 Sq. Ft. @ 3 watts/Sq. Ft.	6.61	KW
2 -20 AMP Appliance ciruits	3.00	KW
Laundry circuit	1.50	KW
Cook Top	7.40	KW
Wall Oven	3.40	KW
Clothes Dryer	5.20	KW
Water Heater	5.50	KW
Opt. Dishwasher	1.40	KW
TOTAL	34.01	KW
First 10 KW @ 100%	10.00	KW
Remainder @ 40% (24.01)(.4)=	9.60	KW
Assumed HVAC	20.90	KW
TOTAL	40.50	KW

Calculated Load for sevice size
40,500 w/240 volts= 168.8 Amperes
200 AMP service standard

ELECTRICAL LEDGEND

- $ Light Switch
- Duplex Recept
- 240V Recept
- (T) Thermostat
- Smoke Detector W/Battery Backup
- PWP Porch light W/P
- Incandescent Light
- Exhaust fan w/Light
- Panel box
- Exhaust fan
- Fluorescent Light
- Range hood w/Exhaust Fan and Light

NOTE: NOT ALL CIRCUITS LISTED IN CIRCUIT SCHEDULES ARE USED IN THE ELECTRICAL PLAN ABOVE

ELECTRICAL CIRCUIT SCHEDULE

CIR	DESCRIPTION	COND. SIZE (CU)	BRK.(A)
1,2	General Lighting	14-2 w/GND	15
3,4	Small Appliance	12-2 w/GND	20
5	Washer	12-2 w/GND	20
6	Cook Top	8-3 w/GND	40 2P
7,8	General Lighting	14-2 w/GND	15
9	Dryer	10-3 w/GND	30 2P
10	Bath	12-2 w/GND	20
12	Water Heater	10-2 w/GND	30 2P
13	Smoke Detectors	14-3 w/GND	15
14,15	General Lighting	14-2 w/GND	15
16	Dishwasher (opt)	12-2 w/GND	20
17	Freezer (opt)	12-2 w/GND	20
18,19	General Lighting	14-2 w/GND	15
20,21	Small Appliance	12-2 w/GND	20
22	Wall Oven	12-3 w/GND	20 2P

TOWN HOMES LLC
P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 08/11/11		
CODES: FBC		
LABELS: FL	REVISIONS: 5/30/12	DRAWN BY: C.A.Leblanc
SCALE: NTS		
MODEL: 2945-1084 ELECTRICAL	PLAN NO. TH-71FL	SHEET 3 OF 7

WILLIAM J. KALKER, JR., P.E.
CONSULTING ENGINEER
P.E. LICENSE #33841
33 ROCKWOOD LANE
MONROE, CT 06468
(203) 261-1167

SUPPLEMENTAL NOTES:

METAL PLATES, CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO WEATHER OR SUBJECT TO SALT CORRISION IN COASTAL AREAS SHALL BE HOT DIPPED GALVANIZED AFTER THE FASTENER OR CONNECTOR IS FABRICATED TO FORM A ZINC COATING NOT LESS THAN 1 OUNCE PER SQUARE FOOT OR, HOT DIPPED GALVANIZED COATED WITH A MINIMUM OF 1.8 OUNCES PER SQUARE FOOT OF STEEL.

ALL CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESER-VATIVE-TREATED WOOD SHALL BE TREATED IN ACCORDANCE WITH AWPA M4

WILLIAM J. KALKER JR. LICENSE No.33841 STATE OF FLORIDA PROFESSIONAL ENGINEER

June 07, 2012

VALID

LISTING AGENCY APPROVAL

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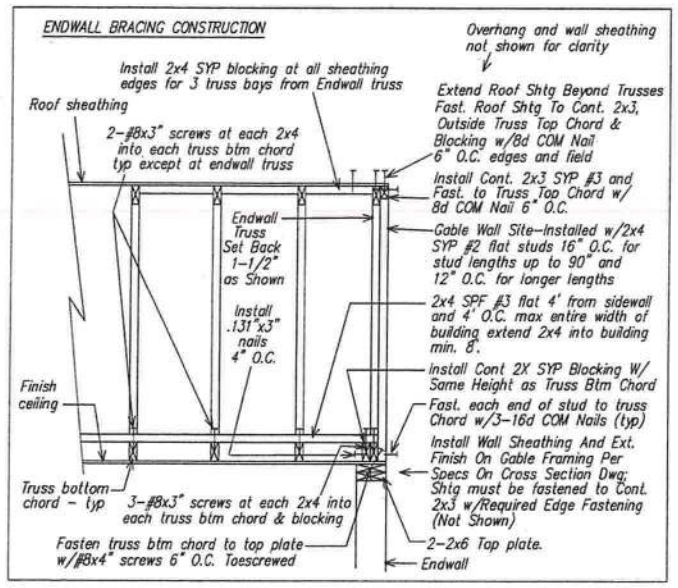
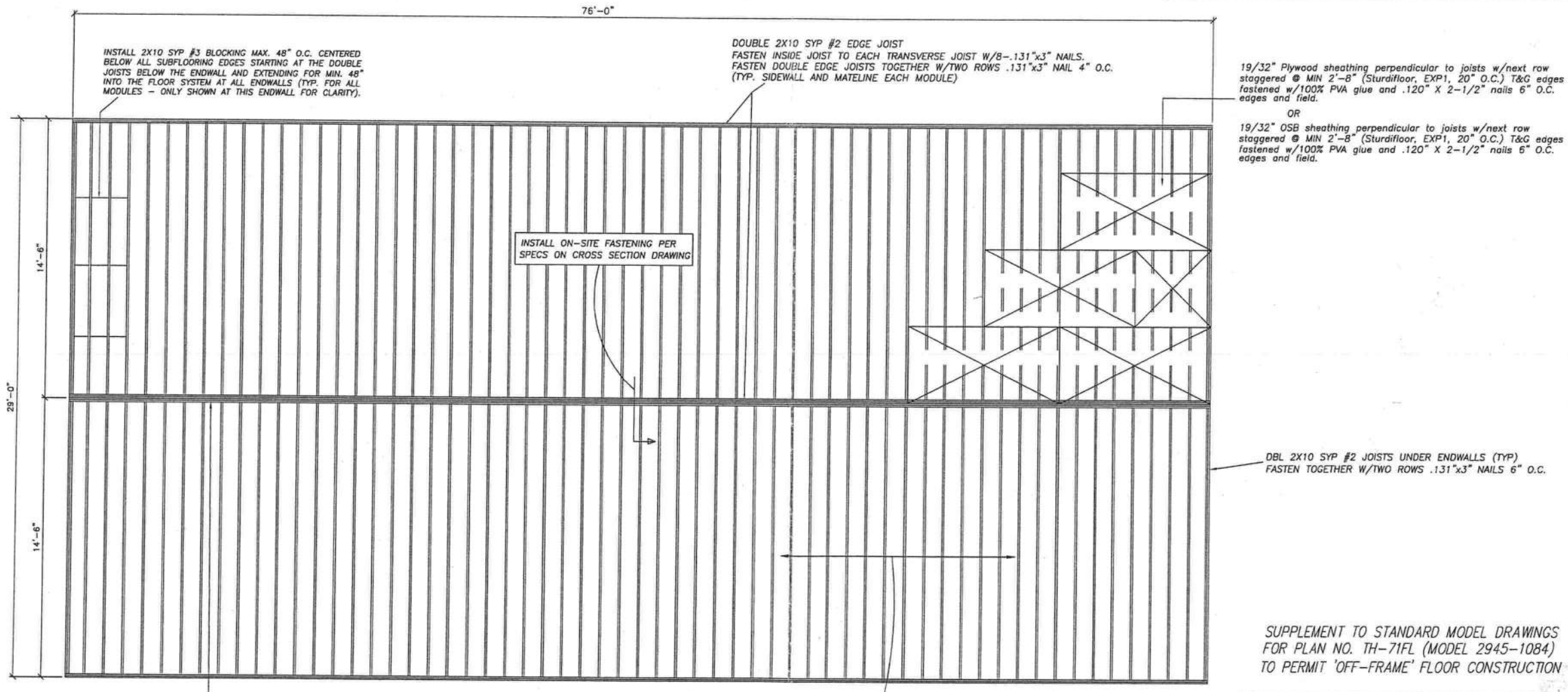
ALLOW. FLOOR LOAD	40
APPROVAL DATE	6-7-12
MANUFACTURER	Town Homes
HIGH VELOCITY HURRICANE ZONE	No

IWC MUR-261





19/32" Plywood sheathing perpendicular to joists w/next row staggered @ MIN 2'-8" (Sturdifloor, EXP1, 20" O.C.) T&G edges fastened w/100% PVA glue and .120" X 2-1/2" nails 6" O.C. edges and field.

OR

19/32" OSB sheathing perpendicular to joists w/next row staggered @ MIN 2'-8" (Sturdifloor, EXP1, 20" O.C.) T&G edges fastened w/100% PVA glue and .120" X 2-1/2" nails 6" O.C. edges and field.

NOTE: THE FOUNDATION DESIGNER MUST ADJUST THE FLOOR FRAMING DIMENSIONS SPECIFED ABOVE TO ACCOMODATE FOR THE NORMAL GAPS WHICH OCCUR BETWEEN THE MODULES DURING SETUP.

FRONT

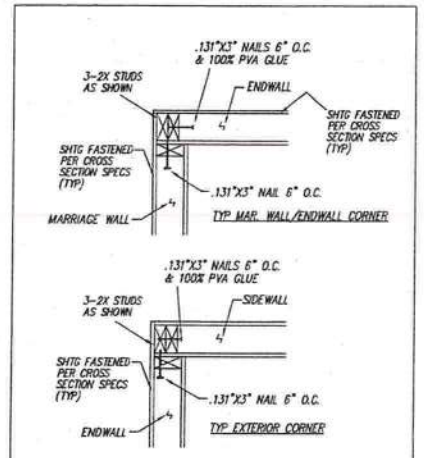
FLOOR FRAMING PLAN

SUPPLEMENT TO STANDARD MODEL DRAWINGS FOR PLAN NO. TH-71FL (MODEL 2945-1084) TO PERMIT 'OFF-FRAME' FLOOR CONSTRUCTION

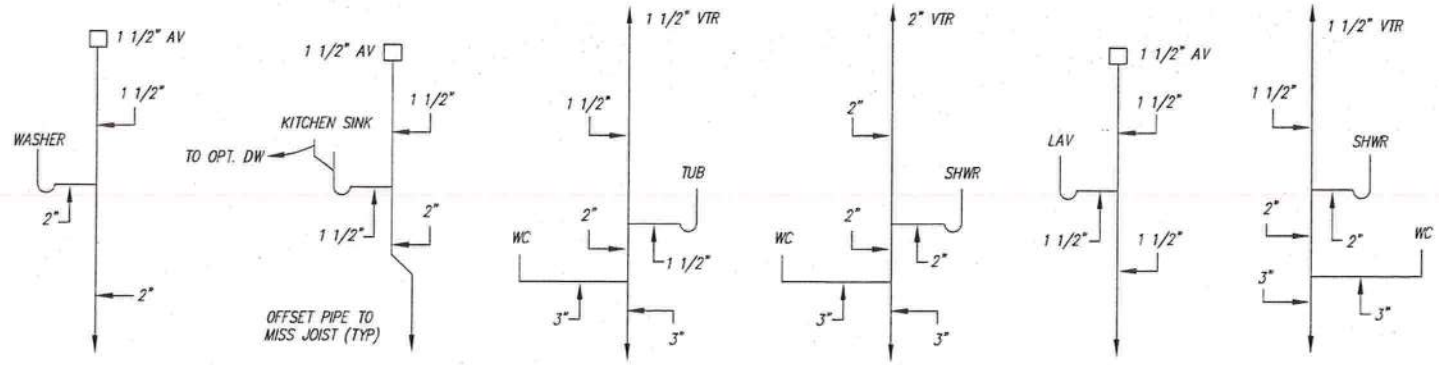
TOWN HOMES LLC
P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 6/6/12		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY: C.A.Leblanc
SCALE: NTS		
MODEL: 2945-1084 SUPPLEMENT FLOOR FRAMING	PLAN NO. TH-71FL	SHEET 1 OF 2

WILLIAM J. KALKER, JR., P.E.
CONSULTING ENGINEER
P.E. LICENSE #33841
33 ROCKWOOD LANE
MONROE, CT 06468
(203) 261-1167



ENDWALL/BRACING WALL INTERSECTION DETAILS



DWV RISER

NTS

Change in direction in Schedule 40 DWV –PVC and ABS drainage piping shall be made by the appropriate use of 45° (0.785 rad) wyes, quarter bends or long sweep quarter bends, one–sixth, one–eighth, one–sixteenth bends, or by a combination of these or equivalent fittings. Single and double sanitary tees and quarter bends may be used in drainage lines only where the direction of flow is from the horizontal to the vertical.

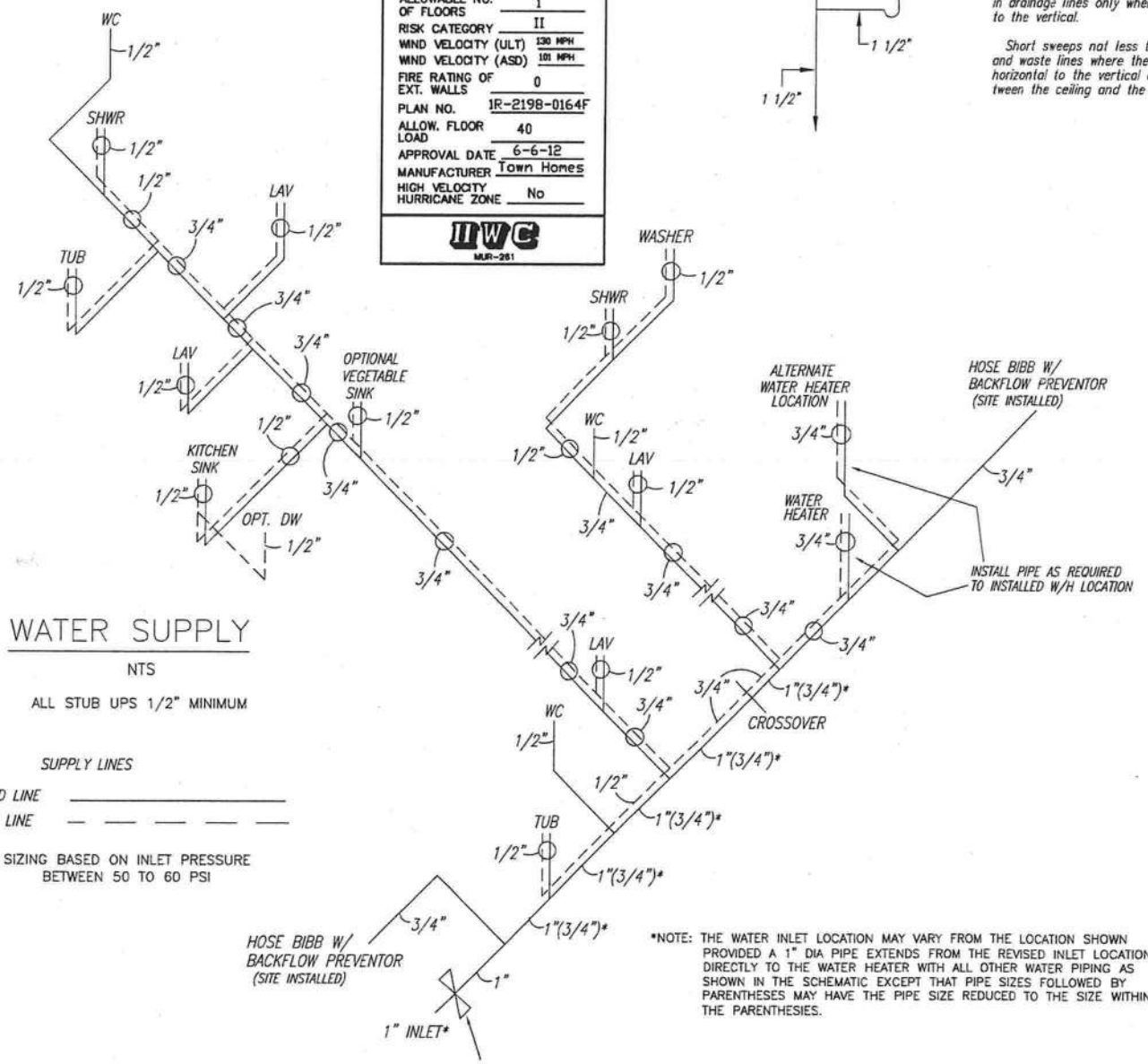
Short sweeps not less than 3 inches diameter may be used in soil and waste lines where the change in direction of flow is from the horizontal to the vertical and may be for making necessary offsets between the ceiling and the next floor above.

LISTING AGENCY APPROVAL

THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ASHRAE TO THE FOLLOWING CRITERIA

CONST. TYPE	V-B
OCCUPANCY	R-3
ALLOWABLE NO. OF FLOORS	1
RISK CATEGORY	II
WIND VELOCITY (ULT)	130 MPH
WIND VELOCITY (ASD)	101 MPH
FIRE RATING OF EXT. WALLS	0
PLAN NO.	1R-2198-0164F
ALLOW. FLOOR LOAD	40
APPROVAL DATE	6-6-12
MANUFACTURER	Town Homes
HIGH VELOCITY HURRICANE ZONE	No

IIWC MUR-261



WATER SUPPLY

NTS

ALL STUB UPS 1/2" MINIMUM

SUPPLY LINES

COLD LINE _____

HOT LINE — — — — —

SIZING BASED ON INLET PRESSURE BETWEEN 50 TO 60 PSI

*NOTE: THE WATER INLET LOCATION MAY VARY FROM THE LOCATION SHOWN PROVIDED A 1" DIA PIPE EXTENDS FROM THE REVISED INLET LOCATION DIRECTLY TO THE WATER HEATER WITH ALL OTHER WATER PIPING AS SHOWN IN THE SCHEMATIC EXCEPT THAT PIPE SIZES FOLLOWED BY PARENTHESES MAY HAVE THE PIPE SIZE REDUCED TO THE SIZE WITHIN THE PARENTHESIES.

INSTALL AN ACCESSIBLE 1" MAIN SHUTOFF VALVE NEAR THE ENTRANCE OF THE WATER SERVICE. THE VALVE SHALL BE A FULL-OPEN TYPE HAVING NOMINAL RESTRICTION TO FLOW WITH PROVISIONS FOR DRAINAGE SUCH AS A BLEED ORIFICE OR INSTALLATION OF A SEPARATE DRAIN VALVE [SHUTOFF VALVE(S) TO BE SITE INSTALLED]

SUPPLEMENTAL NOTES:

SHOWER UNITS TO BE PRE-MANUFACTURED AND SHALL HAVE AT LEAST 900 SQUARE INCHES OF INTERIOR CROSS-SECTIONAL AREA WITH AN INTERIOR DIMENSION OF NOT LESS THAN 30 INCHES, EXCLUSIVE OF FIXTURE VALVES, SHOWER HEADS, SOAP DISHES AND GRAB BARS OR RAILS, AND SHALL HAVE WATER RESISTANT WALL SURFACES EXTENDING A MINIMUM OF 72 INCHES ABOVE THE SHOWER DRAIN OUTLET. HINGED SHOWER DOORS SHALL OPEN OUTWARD. FOLD-DOWN SEATS ARE ACCETABLE PROVIDED THE REQUIRED 900 SQUARE INCH MINIMUM AREA IS MAINTAINED WITH THE SEAT IN THE FOLDED-UP POSITION.

A THERMAL EXPANSION TANK MUST BE INSTALLED BETWEEN THE INLET SHUTOFF VALVE AND ALL STORAGE WATER HEATER TANKS TO CONTROL PRESSURES IN THE WATER SUPPLY SYSTEM CAUSED BY WATER THERMAL EXPANSION. (TO BE SITE INSTALLED)

IN AREAS WHERE HOSE BIBBS ARE SUBJECT TO FREEZING, THE HOSE BIBBS SHALL BE EQUIPPED WITH AN ACCESSIBLE STOP-AND-WASTE-TYPE VALVE INSIDE THE BUILDING TO PERMIT DRAINING OF THE HOSE BIBB DURING COLD PERIODS.

STORAGE WATER HEATERS NOT EQUIPPED WITH INTEGRAL HEAT TRAPS AND HAVING VERTICAL PIPE RISERS SHALL HAVE HEAT TRAPS INSTALLED ON BOTH THE INLETS AND OUTLETS. EXTERNAL HEAT TRAPS SHALL CONSIST OF EITHER A COMMERCIALLY AVAILABLE HEAT TRAP OR A DOWNWARD AND UPWARD BEND OF AT LEAST 3-1/2 INCHES IN THE HOT WATER LINE AND COLD WATER LINE AS CLOSE AS POSSIBLE TO THE STORAGE TANK.

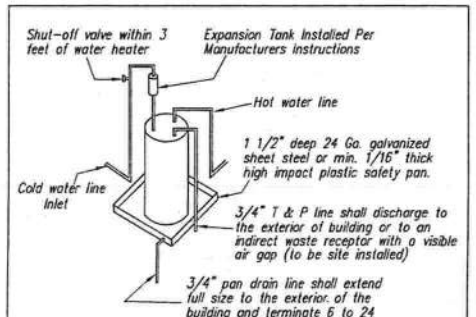
WILLIAM J. KALKER, JR. LICENSE No.33841 STATE OF FLORIDA PROFESSIONAL ENGINEER

June 05, 2012

VALID

PLUMBING NOTES:

1. *Tub access provided under home unless otherwise noted.*
2. *All plumbing fixtures shall have separate shut-off valves.*
3. *Water heater shall have safety pan with drain to exterior. T & P relief valve with drain to exterior, And a shut-off valve within 3 feet on the cold water supply line.*
4. *DWV system shall be either ABS or PVC-DWV.*
5. *Water supply lines shall be Copper Tube (Type K or L) or PEX. Water supply lines may be stubbed through the floor (only) with the on-site installation of all lines below the floor to be in accordance with the specifications on this drawing.*
6. *Water closets average water usage shall not exceed 1.6 gal. /flush.*
7. *Building drain and cleanouts are designed and site installed by others, subject to local jurisdiction approval. Underfloor trap arms not installed in the factory due to possible in-transit damage are to be site installed in accordance with the specifications on this drawing.*
8. *An accessible shut off valve shall be provided ahead of the first outlet or branch connection to the service or distribution pipe. This shut-off valve may be site installed.*
9. *Sinks and lavs shall not use more than 2.2 gal./min @ 60 PSI.*
10. *Shower heads shall not use more than 2.5 gal/min @ 80 PSI per ANSI Std A 112.18.1M.*
11. *All showers to have temperature of water controlled by a pressure-balance, thermostatic-mixing or combination pressure-balance/thermostatic-mixing valve to limit the water temp. to 120°F (valve to comply w/ASSE 1016 or CSA-B125)*
12. *All bathtubs to have temperature of water controlled by a water-temperature-limiting device to limit the water temperature to 120°F (device to comply w/ASSE 1070) except when the water temp. protection is provided by a combination tub/shower valve as specified in note 11.*
13. *Air admittance valves (AV) shall conform to ASSE 1051. The AV valves shall be located a minimum of 4 inches above the horizontal drain or fixture drain being vented and must be installed in well ventilated spaces or provided with ventilated access doors.*
14. *When metal water supply lines are installed, water hammer arrestors must also be installed where quick closing valves are utilized (i.e., dishwashers, clothes washers, ice makers or other quick closing devices with solenoid valves) Arrestors must comply with ASSE/ANSI 1010 and must be installed in accordance with the manufacturers instructions.*
15. *An approved thermal expansion device shall be installed in the water supply system in accordance with the manufacturers installation instructions. (this device is required when backflow preventors, pressure reducing valves, check valves or storage water heaters are installed in the water supply system which may prevent pressure relief in the system)*



NOTES:

1. *Water heater shall be provided with a cold water "Dip" tube with a hole at the top or a vacuum relief valve installed in the cold water supply line above the top of the water heater tank; bottom fed water heaters shall have a vacuum relief valve complying with ANSI Z21.22 installed.*
2. *Water heaters shall be provided with a temperature and pressure relief valve complying with ANSI Z21.22 installed in the shell of the water heater tank. The valve shall be actuated by the water in the top 6 inches of the tank and shall have a temperature rating of not more than 210° F and a pressure setting not exceeding the tanks rated working pressure or 150 psi, whichever is less*
3. *Water heaters shall be equipped with an energy cutoff device that will cut off the supply of heat energy to the water tank before the temperature of the water in the tank exceeds 210° F.*

TYPICAL WATER HEATER DETAIL

NTS

TOWN HOMES LLC

P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 08/11/11		
CODES: FBC		
LABELS: FL	REVISIONS: 5/30/12	DRAWN BY: C.A.Leblanc
SCALE: NTS		
MODEL: 2945-1084 PLUMBING	PLAN NO. TH-71FL	SHEET 5 OF 7

WILLIAM J. KALKER, JR., P.E.
CONSULTING ENGINEER
P.E. LICENSE #33841
33 ROCKWOOD LANE
MONROE, CT 06468
(203) 261-1167

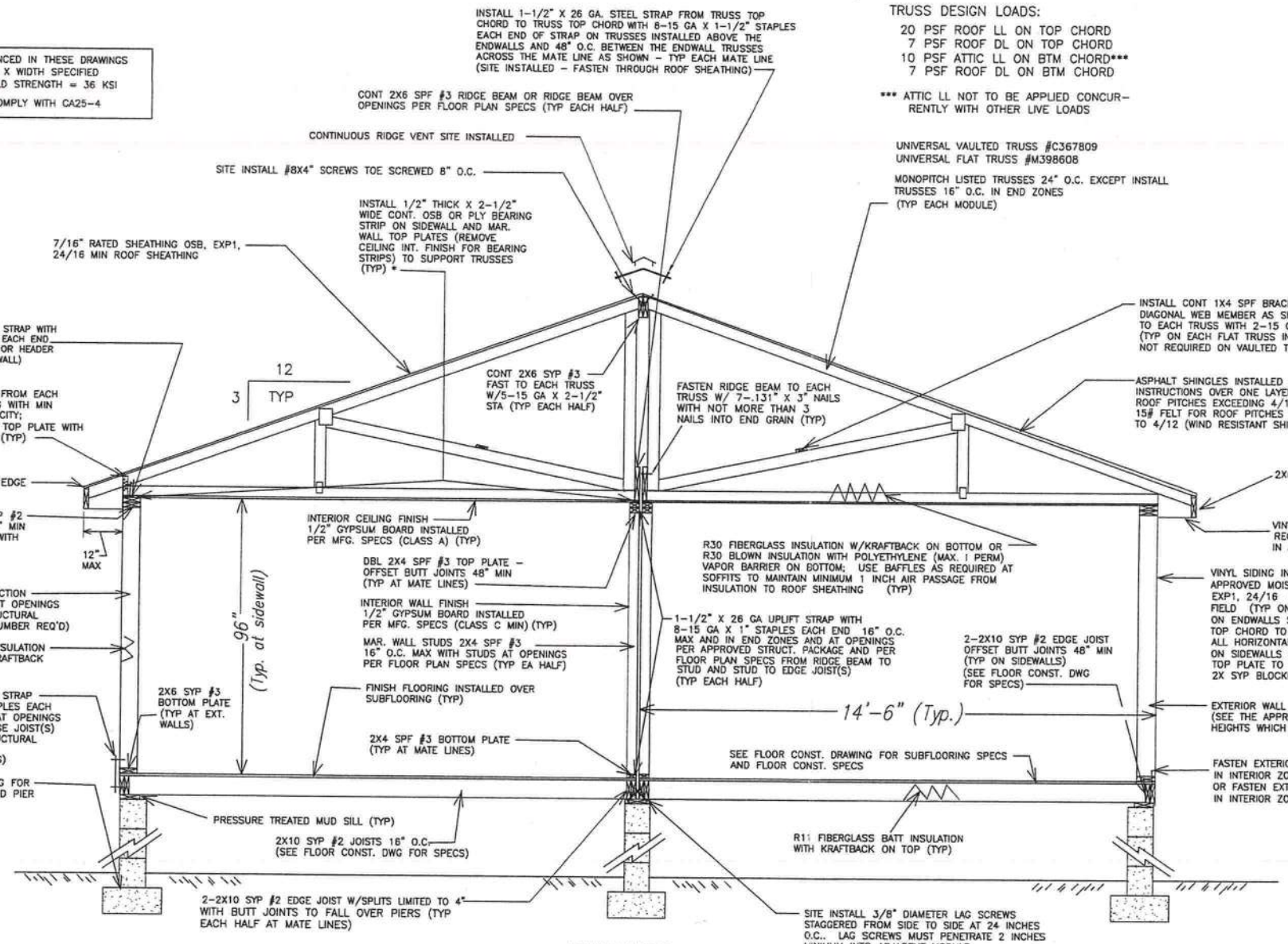
ALL STRAPS REFERENCED IN THESE DRAWINGS ARE MINIMUM 26 GA X WIDTH SPECIFIED WITH A MINIMUM YIELD STRENGTH = 36 KSI

ALL PVA GLUE TO COMPLY WITH CA25-4

TRUSS DESIGN LOADS:

20 PSF ROOF LL ON TOP CHORD
7 PSF ROOF DL ON TOP CHORD
10 PSF ATTIC LL ON BTM CHORD***
7 PSF ROOF DL ON BTM CHORD

*** ATTIC LL NOT TO BE APPLIED CONCURRENTLY WITH OTHER LIVE LOADS



FLAT TRUSS

CROSS SECTION

OFF-FRAME (W/O STEEL FRAME)

NTS

GENERAL NOTES

Exterior joints in the building envelope that are sources of air leakage. Such as around windows and door frames: Between wall cavities and windows or door frames; Between walls and foundations; Between walls and roof/ceiling and Between wall panels; Openings at penertations of utility services through walls, floors and roofs; and all other such openings in the building envelope shall be caulked, gasketed. Weather stripped or otherwise sealed in an approved manner.

Soffit vents and ridge vents equal to 1/150 of total roof area (this factor may be reduced to 1/300 when a vapor barrier of 1 perm or less is installed in attic.) (min 7.4 sq. ft. net vent air is required w/vapor barrier with minimum 1/2 of the total provided with soffit vents and minimum 1/2 of the total provided with ridge vent)

* IF RIDGE BEAM BEARS DIRECTLY ON THE TOP PLATE OR STUD THE BEARING STRIP MAY BE OMITTED.

** WALL SHEATHING MAY BE INSTALLED HORIZONTALLY OR VERTICALLY WITH ALL SHTG EDGES TO BE SUPPORTED BY WALL FRAMING OR BLOCKING

WILLIAM J. KALKER, JR. LICENSE No.33841 STATE OF FLORIDA PROFESSIONAL ENGINEER

June 07, 2012
VALID

LISTING AGENCY APPROVAL

THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979, CONSTRUCTION CODE AND ARE IN CONFORMANCE TO THE FOLLOWING CRITERIA.

CONST. TYPE	V-B
OCCUPANCY	R-3
ALLOWABLE NO. OF FLOORS	1
RISK CATEGORY	II
WIND VELOCITY (ULT)	130 MPH
WIND VELOCITY (ASD)	101 MPH
FIRE RATING OF EXT. WALLS	0
PLAN NO.	2R-2198-0164F
ALLOW. FLOOR LOAD	40
APPROVAL DATE	6-7-12
MANUFACTURER	Town Homes
HIGH VELOCITY HURRICANE ZONE	No

IWC MUR-281

SUPPLEMENTAL NOTES:

ATTIC VENTILATION OPENINGS MUST BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW AND PROVIDED WITH CORROSION-RESISTANT WIRE MESH WITH 1/8 INCH MINIMUM AND 1/4 INCH MAXIMUM OPENINGS.

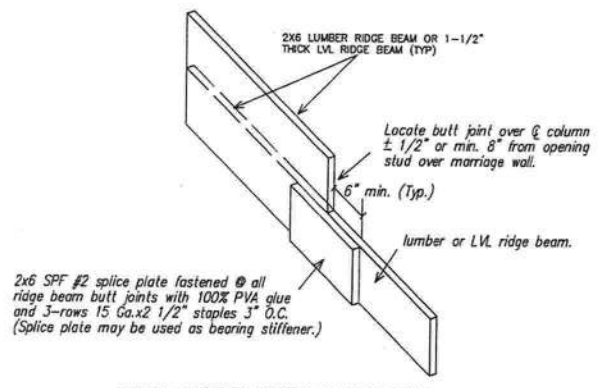
ASPHALT SHINGLES MUST BE CLASSIFIED IN ACCORDANCE WITH ASTM D 3161, TAS 107 OR ASTM D 7158. SHINGLES CLASSIFIED AS ASTM D 3161 CLASS D OR AS ASTM D 7158 CLASS G ARE ACCEPTABLE FOR USE IN AREAS WITH WIND SPEEDS UP TO 100 MPH. SHINGLES CLASSIFIED AS ASTM D 3161 CLASS F, TAS 107 OR AS ASTM 7158 CLASS H ARE ACCEPTABLE FOR USE IN ALL WIND SPEEDS.

ALL WINDOWS SHALL BE INSTALLED AND FLASHED IN ACCORDANCE WITH THE WINDOW MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS

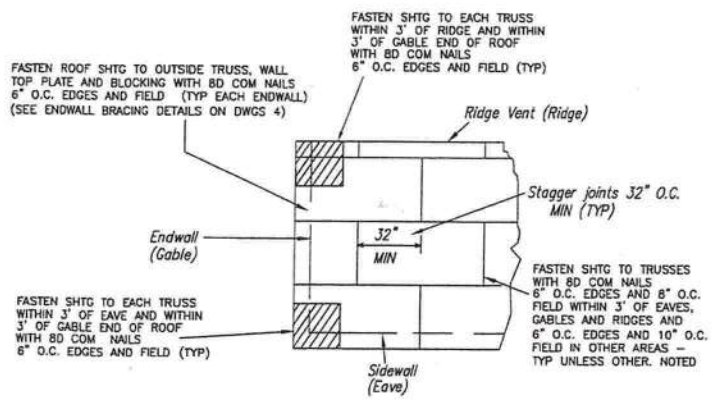
ALL EXTERIOR WALL OPENINGS, PROJECTING WOOD TRIM AND ALL CONNECTIONS OF DECKS, STAIRS OR PORCHES TO MODULAR BUILDING LUMBER CONSTRUCTION MUST BE PROTECTED WITH APPROVED CORROSION-RESISTANT FLASHING INSTALLED IN 'SHINGLE-FASHION' TO PREVENT ENTRY OF WATER INTO THE BUILDING FRAMING CAVITIES. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH.

ALL EXPOSED INSULATION INSTALLED IN ATTICS MUST HAVE A CRITICAL RADIANT FLUX NOT LESS THAN .12 WATT PER SQUARE CENTIMETER

METAL PLATES, CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO WEATHER OR SUBJECT TO SALT CORRISION IN COASTAL AREAS SHALL BE HOT DIPPED GALVANIZED AFTER THE FASTENER OR CONNECTOR IS FABRICATED TO FORM A ZINC COATING NOT LESS THAN 1 OUNCE PER SQUARE FOOT, OR HOT DIPPED GALVANIZED COATED WITH A MINIMUM OF 1.8 OUNCES PER SQUARE FOOT OF STEEL

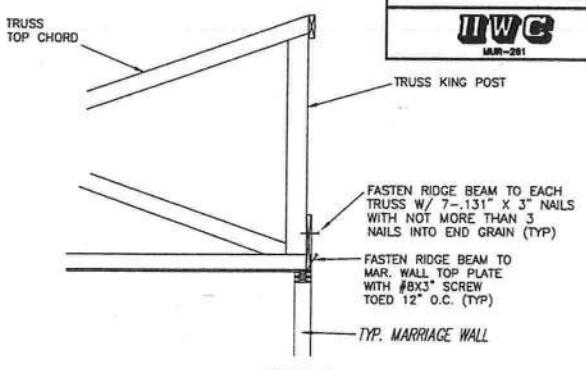


LUMBER AND/OR LVL RIDGE BEAM SPLICE DETAIL



NOTE: ALL ROOF SHTG PANELS MUST SPAN A MIN. OF TWO TRUSS BAYS W/LONG DIMENSION PERPINDICULAR TO TRUSSES

ROOF SHEATHING DETAIL

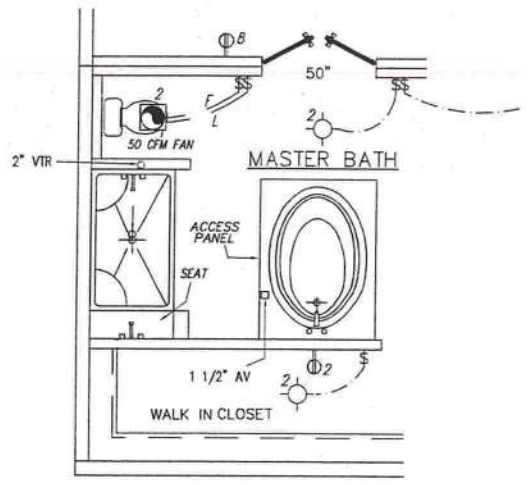


DETAIL A

SUPPLEMENT TO STANDARD MODEL DRAWINGS FOR PLAN NO. TH-71FL (MODEL 2945-1084) TO PERMIT 'OFF-FRAME' FLOOR CONSTRUCTION

TOWN HOMES LLC
P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 6/6/12		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY:
SCALE: NTS		C.A.Leblanc
MODEL: 2945-1084 CROSS SECTION	PLAN NO. TH-71FL	SHEET
WILLIAM J. KALKER, JR., P.E. CONSULTING ENGINEER P.E. LICENSE #33841	33 ROCKWOOD LANE MONROE, CT 06468 (203) 261-1167	2 OF 2



OPTIONAL MASTER BATHROOM
FLOOR PLAN LAYOUT
(DIMENSIONS UNCHANGED)

LISTING
AGENCY APPROVAL

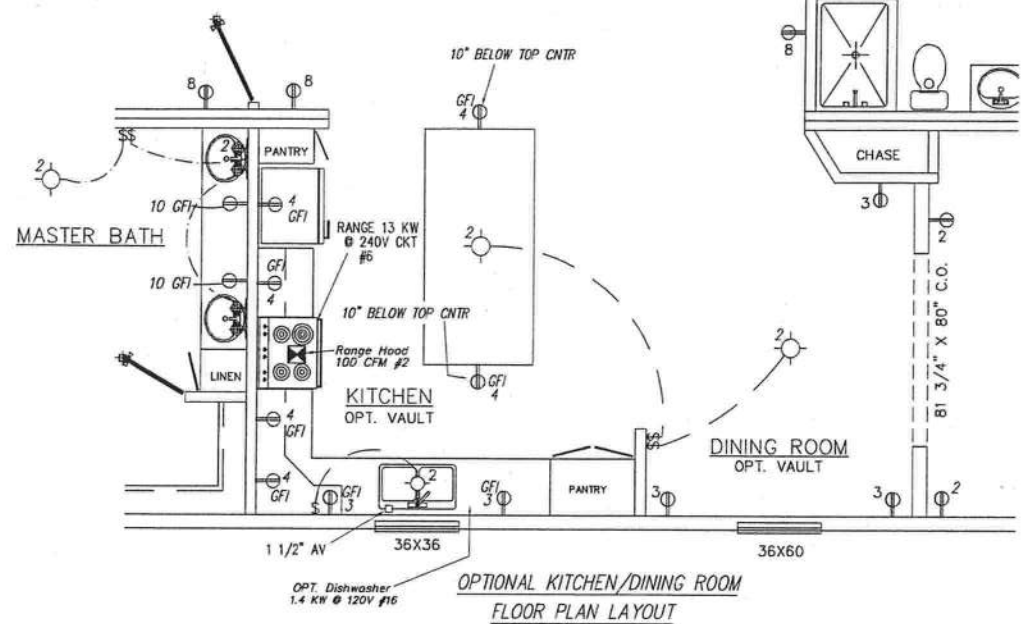
THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA.

CONST. TYPE	V-B
OCCUPANCY	R-3
ALLOWABLE NO. OF FLOORS	1
RISK CATEGORY	II
WIND VELOCITY (ULT)	130 MPH
WIND VELOCITY (ASD)	101 MPH
FIRE RATING OF EXT. WALLS	0
PLAN NO.	IR-2198-0164F
ALLOW. FLOOR LOAD	40
APPROVAL DATE	6-6-12
MANUFACTURER	Town Homes
HIGH VELOCITY HURRICANE ZONE	No

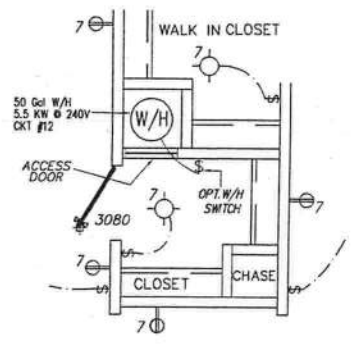
IWC
MUR-261

NOTE: ALL BRANCH CIRCUITS SUPPLYING 15 AND 20 AMP OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, LIBRARIES, DENS, BEDROOMS, CLOSETS, HALLWAYS, RECREATION ROOMS OR SIMILAR AREAS MUST BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH SECTION 210.12 OF THE NEC. (CIRCUITS 1, 2, 3, 7, 8 AND 13 MUST BE PROTECTED BY AN ARC-FAULT TYPE CIRCUIT BREAKER)

NOTE: ALL RECEPTACLES INSTALLED ON 15 AMP AND 20 AMP CIRCUITS MUST BE LISTED AS "TAMPER RESISTANT"



OPTIONAL KITCHEN/DINING ROOM
FLOOR PLAN LAYOUT
(DIMENSIONS UNCHANGED)



OPTIONAL BEDROOM CLOSET
FLOOR PLAN LAYOUT
(DIMENSIONS UNCHANGED)

PANEL SIZING

2204 Sq. Ft. @ 3 watts/Sq. Ft.	6.61	KW
2 -20 AMP Appliance ciruits	3.00	KW
Laundry circuit	1.50	KW
Range	13.00	KW
Wall Oven	---	KW
Clothes Dryer	5.20	KW
Water Heater	5.50	KW
Opt. Dishwasher	1.40	KW
TOTAL	36.21	KW
First 10 KW @ 100%	10.00	KW
Remainder @ 40% (26.21)(.4)=	10.48	KW
Assumed HVAC	20.90	KW
TOTAL	41.38	KW

Calculated Load for sevice size
41,380 w/240 volts= 172.4 Amperes
200 AMP service standard

ELECTRICAL CIRCUIT SCHEDULE

CIR	DESCRIPTION	COND. SIZE (CU)	BRK(A)
1,2	General Lighting	14-2 w/GND	15
3,4	Small Appliance	12-2 w/GND	20
5	Washer	12-2 w/GND	20
6	Range	8-3 w/GND	40 2P
7,8	General Lighting	14-2 w/GND	15
9	Dryer	10-3 w/GND	30 2P
10	Bath	12-2 w/GND	20
12	Water Heater	10-2 w/GND	30 2P
13	Smoke Detectors	14-3 w/GND	15
14,15	General Lighting	14-2 w/GND	15
16	Dishwasher (opt)	12-2 w/GND	20
17	Freezer (opt)	12-2 w/GND	20
18,19	General Lighting	14-2 w/GND	15
20,21	Small Appliance	12-2 w/GND	20

NOTE: NOT ALL CIRCUITS LISTED IN CIRCUIT SCHEDULES ARE USED IN THE ELECTRICAL PLAN ABOVE

WILLIAM J. KALKER JR. LICENSE No.33841 STATE OF FLORIDA PROFESSIONAL ENGINEER
June 05, 2012
VALID

TOWN HOMES LLC
P.O. BOX 1059
LAKE CITY, FLORIDA 32056

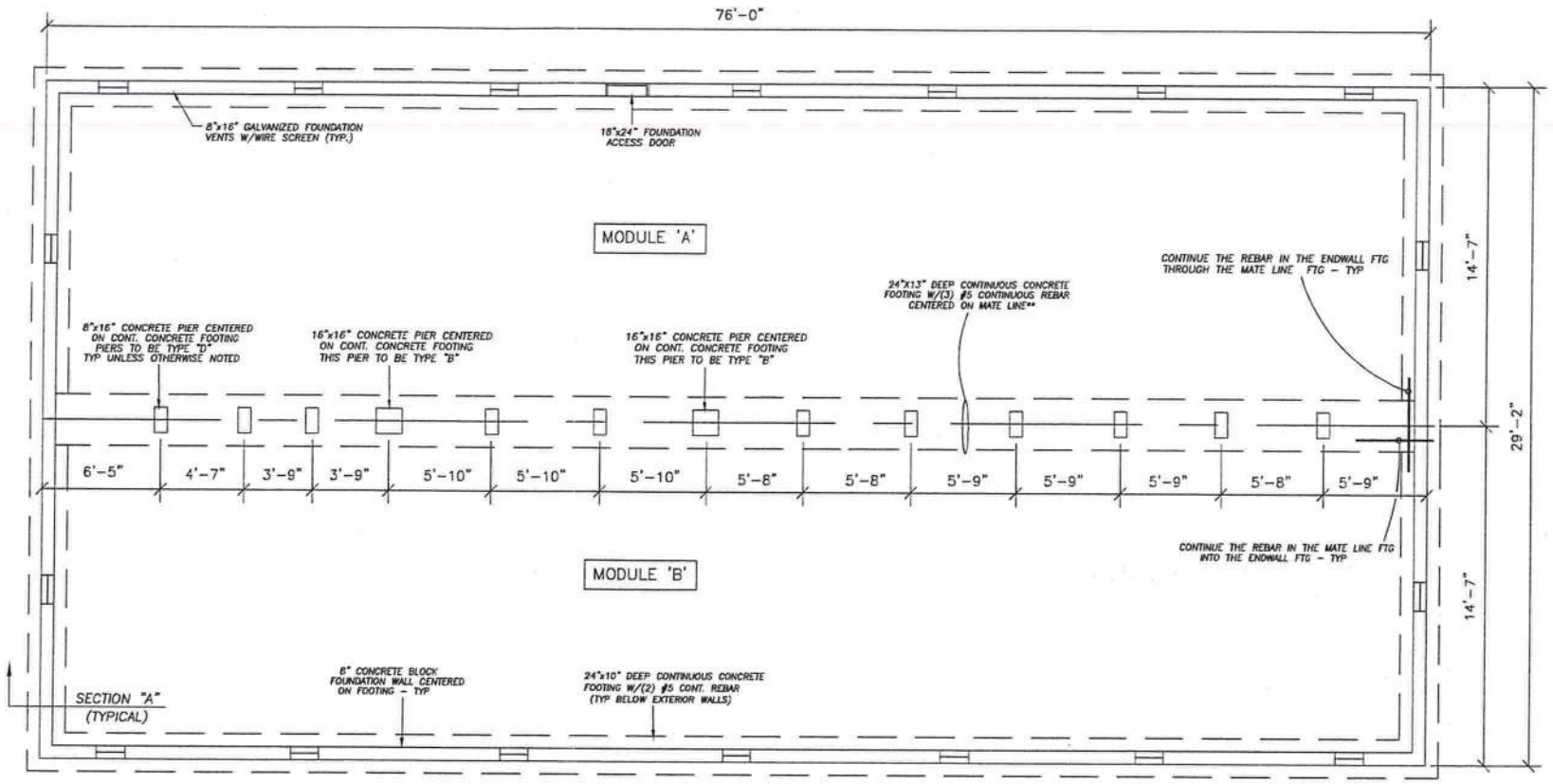
DATE: 5/25/12		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY: C.A.Leblanc
SCALE: 1/4" = 1'-0"		
MODEL: 2945-1084 OPTIONAL FLOOR PLAN LAYOUTS	PLAN NO. TH-71FL	SHEET 7 OF 7

WILLIAM J. KALKER, JR., P.E.
CONSULTING ENGINEER
P.E. LICENSE #33841
33 ROCKWOOD LANE
MONROE, CT 06468
(203) 261-1167

FOUNDATION NOTES:

1. FOUNDATION PLAN IS SHOWN AS TYPICAL STANDARD (FOR REFERENCE ONLY)
2. CONCRETE TO BE STANDARD WEIGHT CONCRETE (150 PCF) WITH A MINIMUM COMPRESSIVE STRENGTH EQUAL TO 2500 PSI @ 28 DAYS.
3. SOIL BEARING CAPACITY TO BE 2000 PSF MINIMUM (ASSUMED).
4. FOUNDATION WALL AND FOOTING SIZES ARE SUBJECT TO CHANGE DUE TO LOCAL CODES AND/OR SOIL CONDITIONS.
5. THE BOTTOM OF ALL FOOTINGS MUST BE BELOW THE FROST DEPTH AND BE A MIN. OF 12 INCHES BELOW THE NATURAL GRADE.
6. WHERE THE INTERIOR GROUND LEVEL IS BELOW THE OUTSIDE FINISH GRADE, ADEQUATE PRECAUTIONARY MEASURES SHALL BE TAKEN TO ASSURE POSITIVE DRAINAGE AT ALL TIMES.
7. ALL CONCRETE BLOCKS SHALL BE LAID IN TYPE "M" OR TYPE "S" MORTAR. ALL WALLS MUST BE CONSTRUCTED WITH THE BLOCKS PLACED IN A RUNNING BOND PATTERN.
8. THE FOUNDATION ENCLOSURE MUST HAVE A MINIMUM OF 1 SQUARE FOOT OF NET VENT AREA FOR EACH 150 SQUARE FEET OF ENCLOSED CRAWL SPACE AREA AND MUST BE PROVIDED WITH A 18" X 24" MIN CRAWL SPACE ACCESS DOOR. VENT OPENINGS MUST PROVIDE CROSS VENTILATION WITH AN OPENING LOCATED WITHIN 3' OF EACH CORNER AND MUST BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH AN OPENING DIMENSION OF NOT LESS THAN 1/8" OR MORE THAN 1/4".
9. INSTALL P.T. SYP LUMBER MUD SILLS ON ALL CONCRETE BLOCK PIERS AND WALLS.
10. THE CRAWL SPACE MUST HAVE A MINIMUM 18" CLERANCE FROM THE GROUND TO THE BOTTOM OF THE JOISTS. THE CRAWL SPACE GROUND AND/OR FLOOR MUST BE COVERED WITH AN APPROVED VAPOR BARRIER.
11. ALL CONCRETE BLOCKS MUST COMPLY WITH ASTM C90 WITH A MINIMUM f'm = 2000 PSI (USE STANDARD WEIGHT BLOCKS)
12. ALL REINFORCEMENT BARS SHALL COMPLY WITH ASTM A615, GRADE 60. REINFORCEMENT TO BE UNCOATED DEFORMED BARS (NO EPOXY). REINFORCEMENT BARS SHALL BE EQUALLY SPACED AND PLACED WITH 3 INCHES OF CLEARANCE (COVER) FROM THE BOTTOM OF THE FOOTING TO THE BOTTOM LAYER OF REBAR*. ALL REBAR MUST BE INSTALLED WITH A MIN. 4 INCHES CLEARANCE FROM THE SIDES OF THE FOOTING.
    LAP ALL #4 BARS A MINIMUM OF 24 INCHES AT SPLICES AND LAP ALL #5 BARS A MINIMUM OF 30 INCHES AT SPLICES WITH ALL SPLICES OFFSET A MINIMUM OF 30 INCHES FROM ADJACENT SPLICES.
13. ALL FOUNDATION AND/OR PIER CONSTRUCTION MUST COMPLY WITH THE MINIMUM SPECIFICATIONS PROVIDED ON THIS DRAWING UNLESS THE SITE CONDITIONS PERMIT ALTERNATE METHODS AND/OR THE FOUNDATION HAS BEEN DESIGNED BY OTHERS AND APPROVED BY THE LOCAL BUILDING OFFICIAL.
14. TERMITE SHIELDS AND/OR OTHER INSECT PROTECTION TO BE SPECIFIED BY LOCAL DESIGNER
15. ALL CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN ACCORDANCE WITH AWPA M4
16. METAL PLATES, CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO WEATHER OR SUBJECT TO SALT CORRISION IN COASTAL AREAS SHALL BE HOT DIPPED GALVANIZED AFTER THE FASTENER OR CONNECTOR IS FABRICATED TO FORM A ZINC COATING NOT LESS THAN 1 OUNCE PER SQUARE FOOT, OR SHALL BE HOT DIPPED GALVANIZED COATED WITH A MINIMUM OF 1.8 OUNCES PER SQUARE FOOT OF STEEL.
17. THE SUITABILITY OF THIS 'REFERENCE' FOUNDATION FOR A SPECIFIC SITE MUST BE DETERMINED AND/OR VERIFIED BY A DESIGN PROFESSIONAL FAMILIAR WITH THE SITE. THIS DESIGNER MUST SPECIFY ANY MODIFICATIONS TO THE FOUNDATION WHICH WILL BE REQUIRED BY THE WIND LOADS REQUIRED AT THE LOCATION OF INSTALLATION.

NOTE: AT THE REQUEST OF TOWN HOMES, THE FOUNDATION DIMENSIONS SPECIFIED ON THIS DRAWING HAVE BEEN ADJUSTED WITH REGARDS TO THE DIMENSIONS SHOWN ON THE MODEL FLOOR PLAN DRAWING TO CONSIDER AN APPROXIMATELY 1 INCH GAP PER MODULE AT THE LONGER MATE LINES AND A 1/2 INCH GAP PER MODULE AT THE SHORTER MATE LINES. THESE ADJUSTMENTS OF THE FOUNDATION DIMENSIONS ARE INTENDED TO ACCOMODATE THE NORMAL GAPS WHICH OCCUR BETWEEN THE MODULES DURING SETUP. THE CONTRACTOR MAY FURTHER ADJUST THESE DIMENSIONS BASED ON THEIR PERSONAL PROFESSIONAL EXPERIENCE IN THE INSTALLATION OF MODULAR BUILDINGS TO ACHIEVE THE BEST FOUNDATION AND/OR BUILDING INSTALLATION.



FRONT

ADD PLATFORMS, STAIRS AND RAILINGS AS REQUIRED FOR ACCESS TO BUILDING - ALL PLATFORMS, STAIRS AND RAILINGS TO BE DESIGNED BY SITE (LOCAL) ENGINEER, SUBJECT TO BUILDING OFFICIAL REVIEW AND APPROVAL - TYP FOR ALL DOORS AND PORCHES (ADJUST CRAWL SPACE VENT LOCATIONS TO ACCOMODATE PLATFORMS AND STAIRS)

CRAWL SPACE FOUNDATION

THIS REFERENCE FOUNDATION IS DESIGNED FOR A MAX. 130 MPH WIND SPEED (EXPC) PER THE 2010 FBC FOR MODEL '2945-1084' (TH-71FL) WITH OFF-FRAME CONSTRUCTION (SEE THE STANDARD MODEL DRAWINGS AND THE OFF-FRAME SUPPLEMENT DRAWINGS FOR FURTHER LIMITATIONS)

* EXCEPT REBAR IN CONT. PERIMETER AND MATE LINE FOOTINGS MUST BE LOCATED AT THE CENTERLINE OF THE FOOTING HEIGHT AS SHOWN

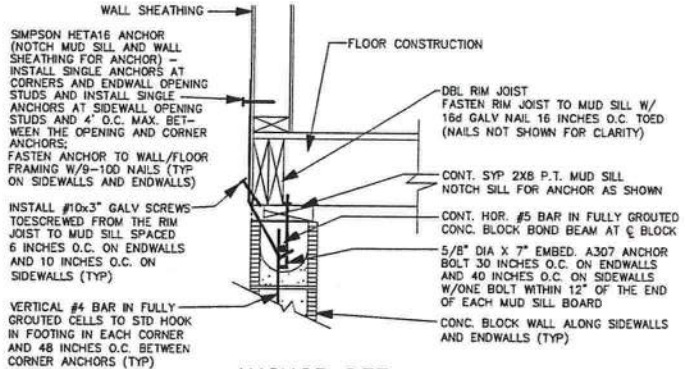
** CONT. 24" WIDE X 13" DEEP CONCRETE FOOTING W/ 3 - CONT. #5 BARS AT FOOTING CENTERLINE AND #5 REBAR 16" O.C. IN SHORT DIMENSION FOR ENTIRE LENGTH OF FOOTING

WILLIAM J. KALKER, JR. LICENSE No.33841 STATE OF FLORIDA PROFESSIONAL ENGINEER

June 07, 2012

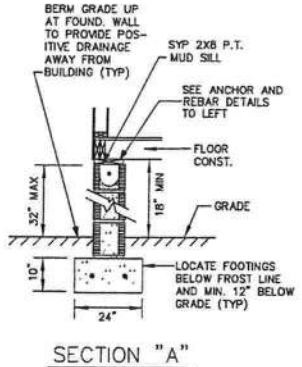
VALID

NOTE: THE CONTRACTOR MUST VERIFY WHICH OPTIONS ARE INCLUDED IN THE HOME TO BE INSTALLED ON THIS FOUNDATION BEFORE BEGINNING CONSTRUCTION.



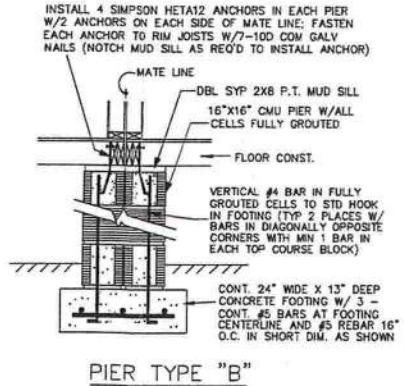
ANCHOR DETAIL

NTS



SECTION "A"

NTS



PIER TYPE "B"

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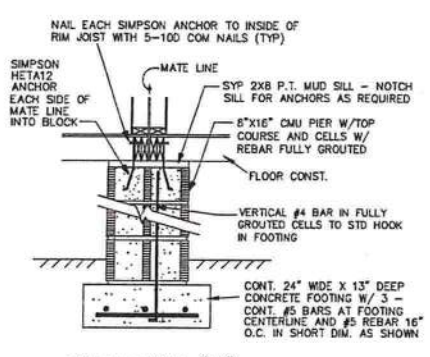

PIER TYPE "D"

NTS

FOUNDATION SUPPLEMENT TO PLAN NO. TH-71FL (MODEL 2945-1084) FOR MODEL CONSTRUCTION WITH AN 'OFF-FRAME' FLOOR SYSTEM

TOWN HOMES LLC P.O. BOX 1059 LAKE CITY, FLORIDA 32056		
DATE: 6/6/12		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY: C.A.Leblanc
SCALE: NTS		
MODEL: 2945-1084 REFERENCE CRAWL SPACE FOUNDATION	PLAN NO. TH-71FL	SHEET 1 OF 1
WILLIAM J. KALKER, JR., P.E. CONSULTING ENGINEER P.E. LICENSE #33841	33 ROCKWOOD LANE MONROE, CT 06468 (203) 261-1167	