

LISTING
AGENCY APPROVAL

These prints comply with the Florida
Manufactured Building Act of 1979
Construction Code and adhere to the
following criteria:

Code Type: VB
Occupancy: R3
Allowable No. of Floors: 1
Wind Velocity: 140
Fire Rating of E.A. Walls: 0
Plan No.: 1R-2056-0856 F
Allow. Floor Load: 20
Approval Date: 5-14-06
Manufacturer: HWC
Approved for High Velocity Hurricane Zone: HWC
COA # 1025

Date: 5-16-06 Plan No.: 1R-2056-0856 F
Approved By: JAMES A. LYONS
James A. Lyons
Modular Building Plans Examiner
Florida License No. SMP-12

STATE OF FLORIDA

ALL THE MATERIALS THAT ARE USED IN THE CONSTRUCTION OF THIS BUILDING, WHICH ARE COVERED BY THE FLORIDA BUILDING COMMISSION CHAPTER 9B--72 RULES, SHALL HAVE A CURRENT FLORIDA PRODUCT APPROVAL.

CODE: 2004 FBC RESIDENTIAL W/ 2005 AMENDMENTS
2004 FPC
2004 FMC
2002 NEC
BUILDING CATEGORY II PER ASCE 7--02 ENCLOSED
FLOOR LIVE LOAD= 40 PSF
FLOOR DEAD LOAD= 8 PSF
ROOF LIVELOAD= 20 PSF
ROOF DEAD LOAD= 6 PSF
ATTIC LIVE LOAD= 0 PSF
ATTIC DEAD LOAD= 10 PSF
MAX. WIND SPEED: 140 MPH, EXP. 1b (3 SEC GUST)*
OCCUPANCY RATING: R3, SINGLE FAMILY DWELLING
CONSTRUCTION TYPE: VB UNPROTECTED, WOOD FRAME
MEAN ROOF HEIGHT NOT TO EXCEED 15' ABOVE GRADE.
COMPONENT AND CLADDING LOADS:

ROOF ZONE 1= 20.30 PSF -32.30 PSF
ROOF ZONE 2= 20.30 PSF -68.10 PSF
ROOF ZONE 3= 20.30 PSF -68.10 PSF
OVERHANG ZONE 2= -65.70 PSF
OVERHANG ZONE 3= -110 PSF
WALL ZONE 4= 35.2 PSF -35.2 PSF
WALL ZONE 5= 35.3 PSF -47.2 PSF
*NOT TO BE LOCATED IN HIGH VELOCITY HURRICANE ZONE, COASTAL, OR FLOOD PLAIN AREAS.

FOUNDATION NOTES

IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA D.C.A. THESE PLANS DO NOT CONTAIN FOUNDATION SUPPORT OR TIEDOWN SYSTEM DETAILS AND SPECIFICATIONS. THE DESIGNER OF THE BUILDING 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.

ELEVATION NOTES

SEE CROSSSECTION FOR ROOF VENTILATION SPECIFICATIONS

STAIRS, RAMPS, AND HANDRAILS SITE-INSTALLED. DESIGNED AND CONSTRUCTED BY OTHERS SUBJECT TO LOCAL JURISDICTION REVIEW AND APPROVAL.

FOUNDATION MUST HAVE 1 Sq.Ft. VENTILATION AREA PER 1/150 OF THE FLOOR AREA AND AN 18" X 24" MINIMUM ACCESS. SITE INSTALLED BY OTHERS SUBJECT TO LOCAL JURISDICTION REVIEW AND APPROVAL.

SITE INSTALLED ITEMS

THIS LIST DOES NOT LIMIT THE ITEMS OF WORK AND/OR MATERIALS REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL BUILDING OFFICIAL REVIEW AND APPROVAL.

- 1- THE COMPLETED FOUNDATION SUPPORT SYSTEM, TIEDOWN, AND/OR ANCHORING SYSTEM.
- 2- RAMPS, STEPS, AND GENERAL ACCESS TO THE BUILDING.
- 3- FIRE EXTINGUISHERS
- 4- BUILDING DRAINS, CLEANOUTS, AND HOOK UP TO PLUMBING SYSTEM.
- 5- ELECTRICAL SERVICE CONNECTION INCLUDING THE FEEDERS INTO THE BUILDING.
- 6- MAIN ELECTRICAL PANEL & SUB-FEEDERS.
- 7- CONNECTION OF THE ELECTRICAL CROSSEOVERS BETWEEN MODULE MATELINES OF MULTIPLE MODULE BUILDINGS.
- 8- STRUCTURAL AND AESTETIC CONNECTIONS BETWEEN MODULES OF MULTIPLE MODULE BUILDINGS.

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.
- 3- DESIGNED AND MANUFACTURED TO COMPLY WITH A NATIONALLY RECOGNIZED BUILDING CODE OR AN EQUIVILANT BUILDING CODE FOR SITE-BUILT BUILDING.

INDEX:

SHEET 1 OF 6 COVER SHEET SHEET 4 OF 6 FLOOR/ROOF FRAMING
SHEET 2 OF 6 FLOOR PLAN SHEET 5 OF 6 CROSS SECTION
SHEET 3 OF 6 ELECTRICAL SHEET 6 OF 6 PLUMBING

SITE INSTALLATION REQUIREMENTS

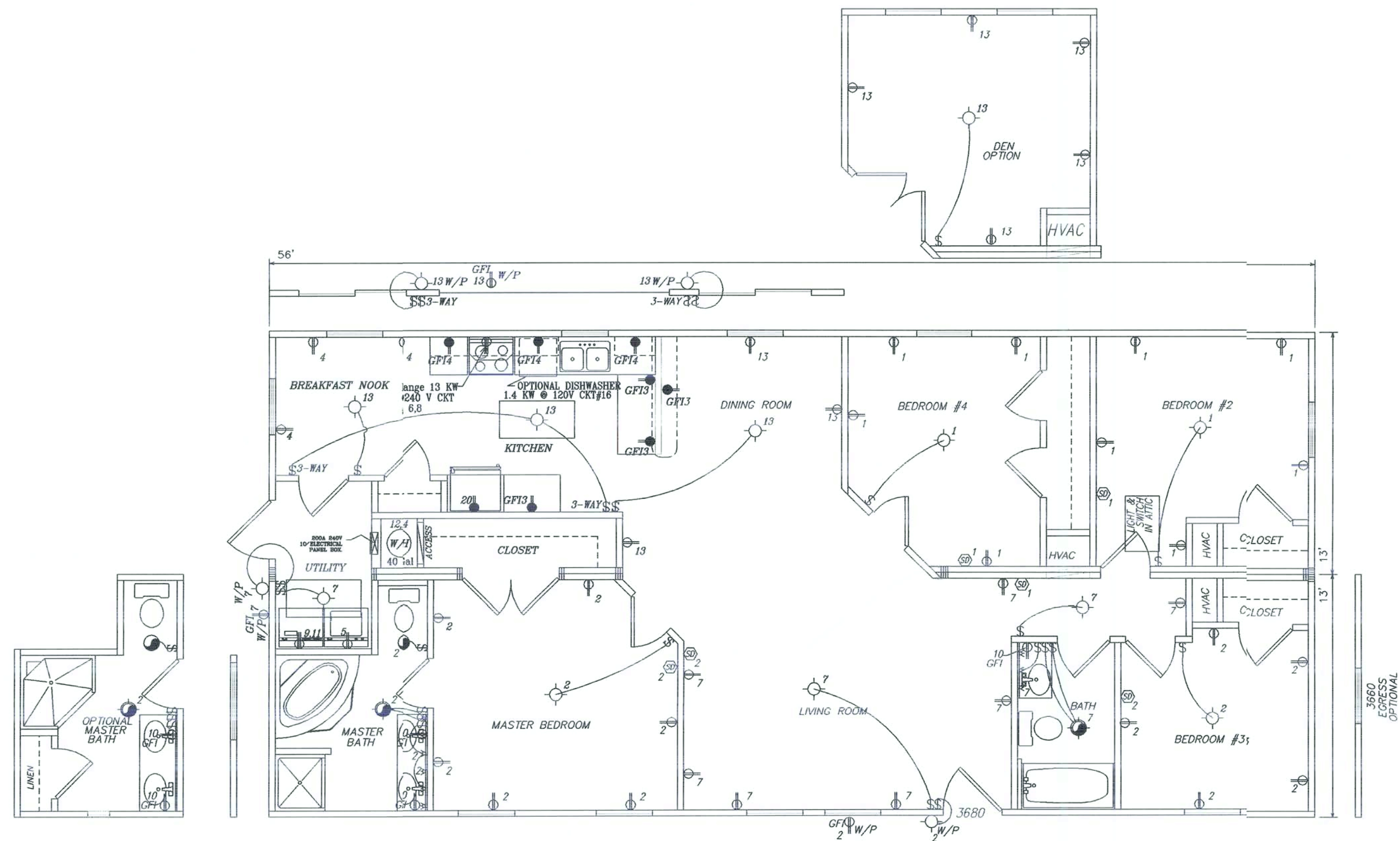
THE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED BY THE BUILDING MANUFACTURER, HAVE NOT BEEN INSPECTED BY THE THIRD PARTY INSPECTION AGENCY AND ARE NOT CERTIFIED BY THE STATE MODULAR LABEL AND/OR CERTIFICATION PROGRAM. CODE COMPLIANCE FOR THESE ITEMS MUST BE DETERMINED AT THE LOCAL JURISDICTION LEVEL:

- 1- INSTALLATION OF INSULATION AT FLOOR, CEILING, AND ENDWALLS AT MATELINES OF MULTIPLE MODULE BUILDINGS
- 2- INSTALL R6.5 INSULATION ON ALL PIPING INSTALLED IN ALL UNCONITIONED SPACES.
- 3- INSTALL FIRE STOPPING AT ALL MODULE MATELINES AT THE MATEWALLS, CEILING & FLOOR SYSTEM.
- 4- INSTALL CRAWL SPACE LIGHT AND SWITCH (IF APPLICABLE)
- 5- HVAC CROSSEOVER DUCTS AND HVAC SYSTEM.
- 6- RIDGE VENTS MUST BE INSTALLED PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS
- 7- STORM SHUTTERS OR PROTECTIVE PANELS REQUIRED FOR GLAZED OPENINGS PER FBC SECTION R301.2.1.2
- 8- PLAN REVIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S. TO BE DONE ON-SITE BY LOCAL FIRE SAFETY INSPECTOR.

PRECISION HOMES 305 E. 3RD STREET OCILLA, GEORGIA 31774		
THIRD PARTY: MILBORN, WERNER, CARTER & ASSOCIATES 1627 SOUTH MYRTLE AVE. CLEARWATER, FL 33756		ENGINEER: CHARLES E. FLITZ, P.E. 388 THELLE TRAIL DANVILLE, VA. 24540
DATE:		
SCALE: 3/16"=1'		
CODES: SEE NOTES	REVISIONS: 09/26/2005	BY: RWCIV
LABELS: FL		
FP-103		
COVER/ELEVATIONS		JOB NO. 2056-0856F
		1 OF 6

2056-0856

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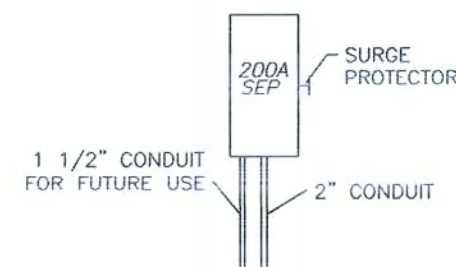


NOTE: ANY ELECTRICAL SUPPLY FOR HVAC, WELL, ETC... SHALL BE SITE INSTALLED BY GENERAL CONTRACTOR.

CKT#	DESCRIPTION	WIRE SIZE	BREAKER/TYPE
1	GENERAL LIGHTING	12/2 W/GND	20A / AFCI
2	GENERAL LIGHTING	12/2 W/GND	20A / AFCI
3,4	SMALL APPLIANCE	12/2 W/GND	20A / GFCI
5	WASHER	12/2 W/GND	20A
6,8	RANGE	8/3 W/GND	40A 2P
7	GENERAL LIGHTING	12/2 W/GND	20A
9,11	DRYER	10/3 W/GND	30A 2P
10	BATH	12/2 W/GND	20A / GFCI
12,14	WATER HEATER	10/3 W/GND	30A 2P
13	GENERAL LIGHTING	12/2 W/GND	20A / GFCI
15	GENERAL LIGHTING	12/2 W/GND	20A / GFCI
16	DISHWASHER "OPT"	12/2 W/GND	20A
17	GARAGE DOOR "OPT"	12/2 W/GND	20A
18			
19			
20	REFRIGERATOR	12/2 W/GND	20A

- \$ LIGHT SWITCH
- 240V RECEPT
- DUPLX RECEPT
- PHONE/CABLE DROP
- INCANDESCENT LIGHT
- EXHAUST FAN
- EXHAUST FAN W/ LIGHT
- FLOOD LIGHT W/P
- EXTERIOR LIGHT W/P
- RECESSED CAN LIGHT
- SMOKE DETECTOR W/ BATTERY BACK UP
- FLOURESCENT LIGHT
- RANGE HOOD W/ EXHAUST FAN AND LIGHT

PANEL SIZING
 1456 SQ.FT. @ 3 WATTS EA. 4.37 KW
 3-20 AMP APPLIANCE CIRCUITS 4.5 KW
 WASHING MACHINE 1.5 KW
 RANGE 1.3 KW
 DRYER 5.2 KW
 WATER HEATER 4.5 KW
 DISHWASHER 1.4 KW
TOTAL 34.97 KW
 FIRST 10 KW @ 100% 10 KW
 REMAINDER @ 40% 9.8 KW
 ASSUMED HVAC 2.1 KW
TOTAL 40.8 KW
 40800W / 240V=170.00 A
 200 AMPERE SERVICE PANEL



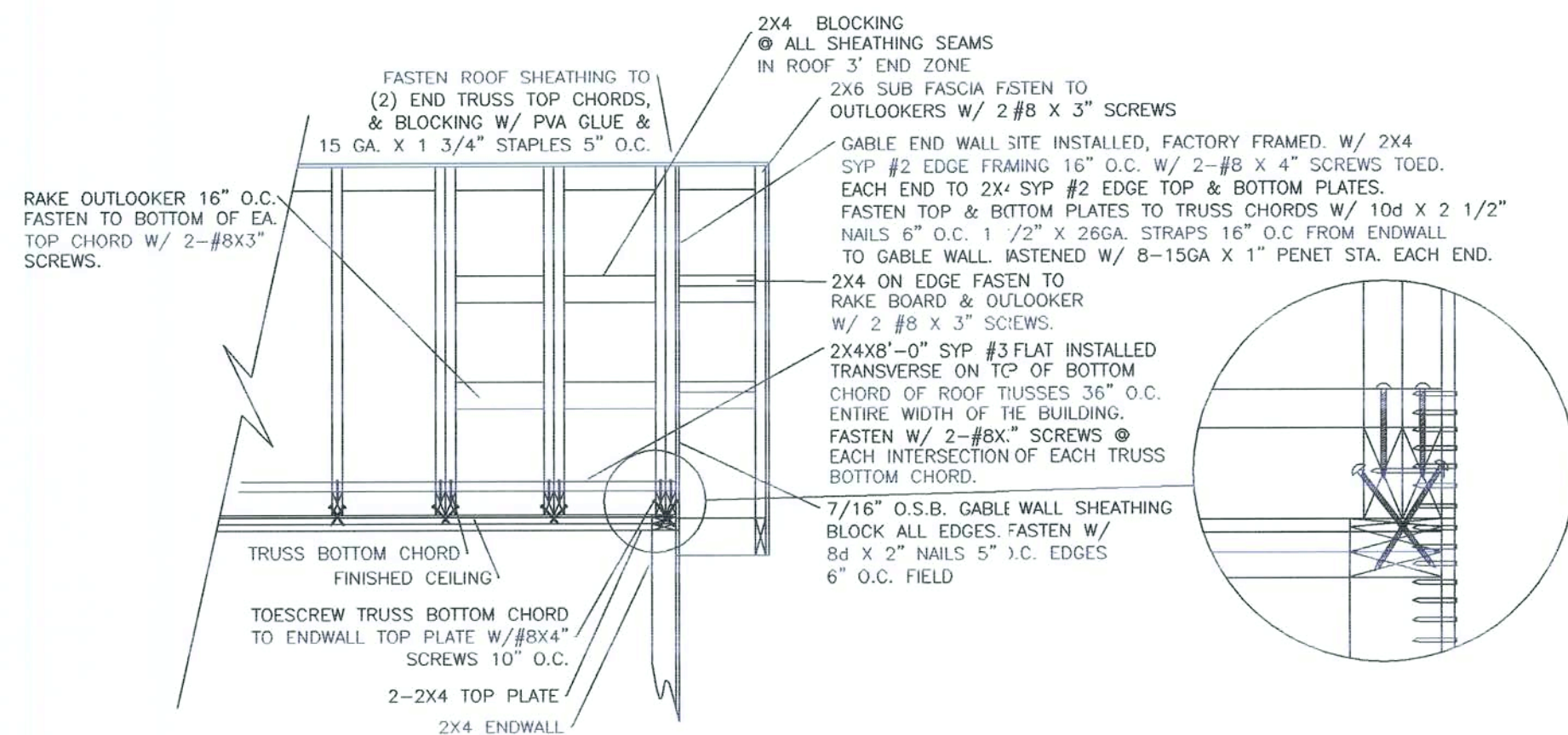
ELECTRICAL NOTES: NEC

- All circuits and equipment shall be grounded in accordance with the appropriate articles of the NEC.
- Light fixtures installed in closets shall be surface mounted or recessed. Incandescent fixtures shall have completely enclosed lamps. Incandescent fixtures shall be mounted with minimum clearance of 12". All other fixtures shall have a minimum clearance of 8" from storage area as defined by the NEC.
- Water Heaters shall be provided with readily accessible disconnects adjacent to the water heater served. The branch circuit breaker shall be permitted to serve as a disconnecting means only where the circuit breaker is within sight from the water heater or is capable of being locked in the open position.
- HVAC Equipment shall be provided with readily accessible disconnects adjacent to the equipment being served. A unit switch with a marked OFF position that is 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.
- Prior to energizing the electrical system interrupting rating of the main breaker must be verified as being in compliance with section 110-9 of the NEC by a local electrical consultant.
- The main service Circuit Breaker and feeders are site installed, designed by others and subject to local jurisdiction and approval.
- All circuits crossing over the mateline(s) shall be site connected with approved accessible junction boxes. Located below the floor or in the attic.
- All circuit wiring to be copper NM except HVAC and Range to be copper SE cable.
- Light and switch to be site installed in the crawl space near the access opening. Light to be connected to any one of the general lighting circuits.
- Receptacles installed in wet locations must be in a weatherproof enclosure the integrity of which is not affected when the attachment plug is inserted or removed.
- Smoke Detectors must be wired to activate all alarms simultaneously if any detector is activated. All smoke detectors within 20' of a cooking appliance shall be photoelectric type.
- All exhaust fans must be ducted to the exterior of the building and terminate at an approved vent cap.
- Conduit may be rigid metal or rigid non metallic per NEC.

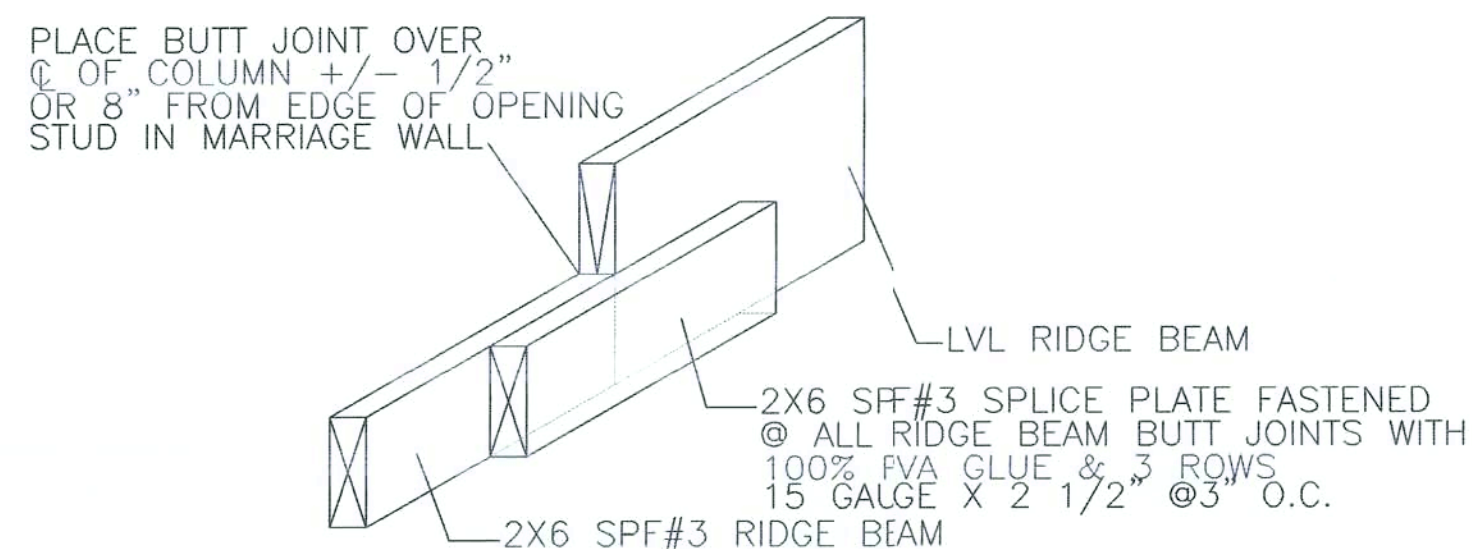
NOTE: HVAC SYSTEM TO BE SITE INSTALLED AND DESIGNED BY OTHERS, SUBJECT TO LOCAL BUILDING OFFICIAL REVIEW AND APPROVAL.
 NOTE: ALL BRANCH CIRCUITS SUPPLYING 15 & 20 AMP OUTLETS IN BEDROOMS MUST BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH SECTION 210.12 OF THE NEC.

LISTING
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 These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:
 Control Type VB
 Occupancy R3
 Allowable No. of Units 1
 Wind Velocity 140
 Fire Rating of Ext. Walls 0
 Plan No. 2056-0856F
 Allow. Floor Load 40
 Approval Date 5-16-06
 Manufacturer PREC
 Approved for High Velocity Hurricane Zone 10
 HWC
 COA # 1025

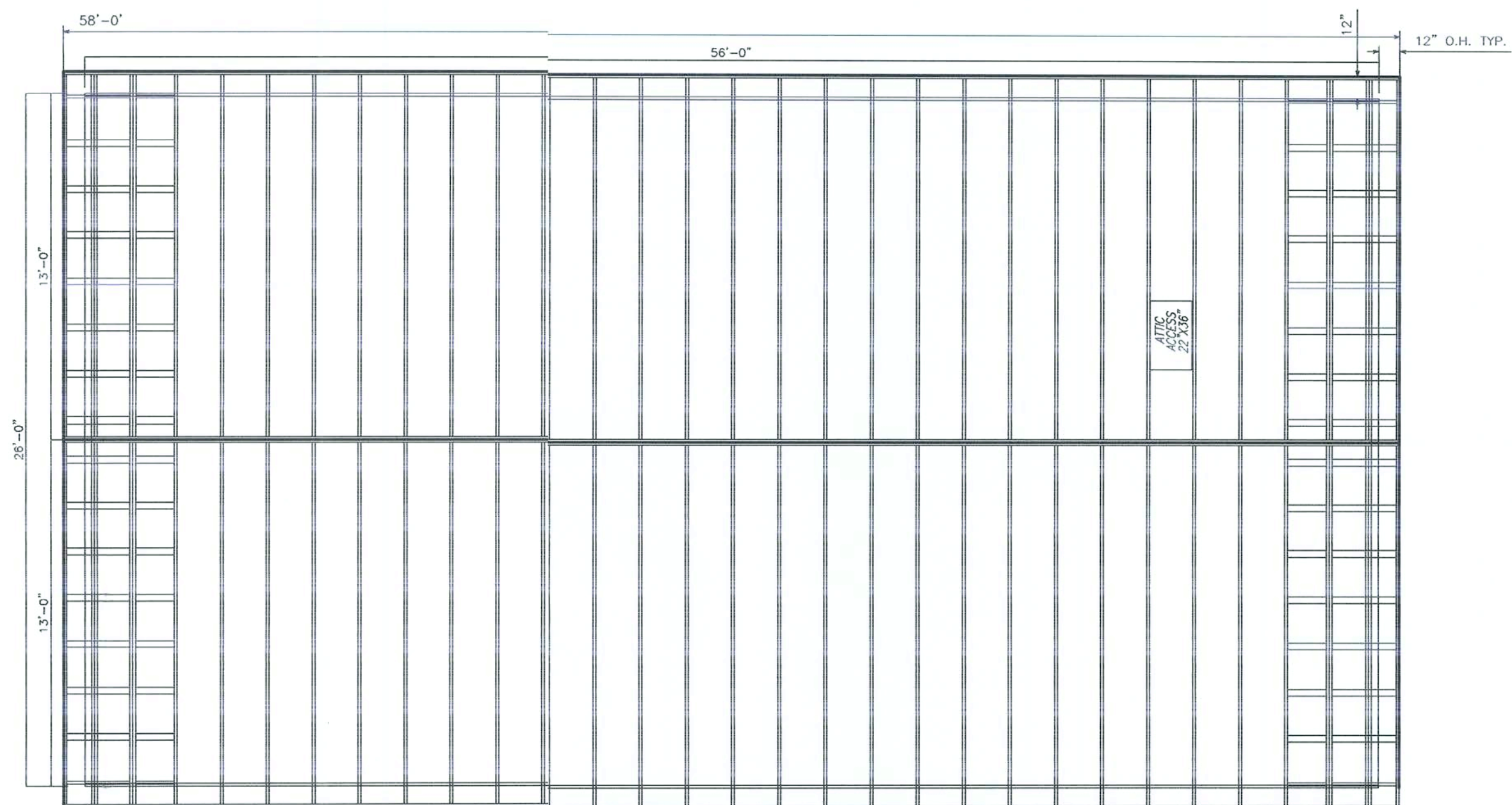
PRECISION HOMES 305 E. 3RD STREET OCILLA, GEORGIA 31774			
THIRD PARTY: HILBORN, WERNER, CARTER & ASSOCIATES 1627 SOUTH MYRTLE AVE. CLEARWATER, FL 33756		ENGINEER: CHARLES E. FULTZ, P.E. 388 THELIE TRAIL DANVILLE, VA 24540	
DATE:			BY: RWCIV
SCALE: 3/16"=1'			
CODES: SEE NOTES	REVISIONS:		
LABELS: FL			SHEET 3 OF 6
FP-103			
ELECTRICAL		JOB NO. 2056-0856F	



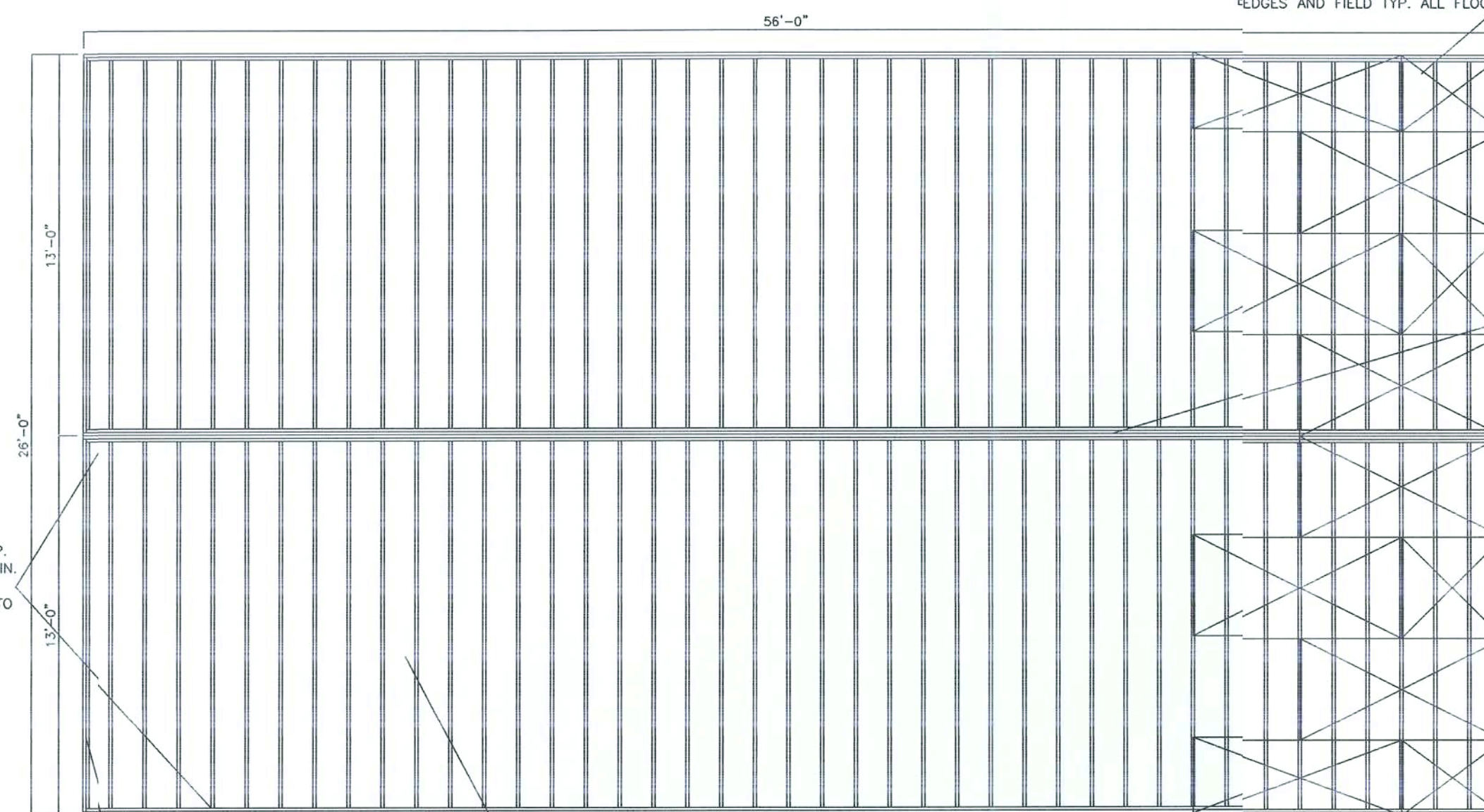
ENDWALL/ROOF ENDZONE BRACING



RIDGE BEAM SPLICE DETAIL
N.T.S.



ROOF LAYOUT
24" O.C.

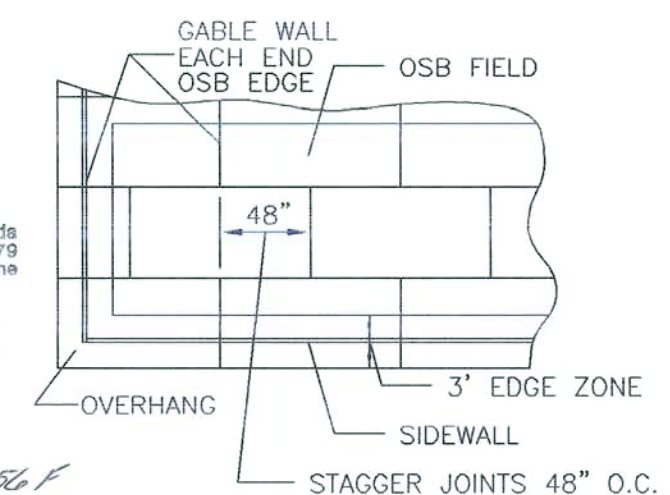


FLOOR JOIST LAYOUT 16" O.C.

AGENCY APPROVAL

Comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Cond. Type	VB
Occupancy	R3
Allowable No. of Floors	1
Wind Velocity	140
Fire Rating of Ext. Walls	0
Plan No.	2056-0856 F
Allow. Floor Load	70
Approval Date	5-16-06
Manufacturer	PREC
Approved for High Velocity Hurricane Zone	10



19/32" O.S.B. SHEATHING TO BE FASTENED TO TRUSSES W/ 15 GA X 1 1/2" STAPLES.
 @ GABLEWALL & OSB EDGES 5" O.C.
 @ 3' EDGE ZONE AREA: 3 1/2" O.C. FIELD
 @ 7" O.C. OSB FIELD

ROOF SHEATHING DETAIL
N.T.S.

PRECISION HOMES			
305 E. 3RD STREET OCILLA, GEORGIA 31774			
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DATE:		BY: RWCIV	
SCALE : 3/16"=1'			
CODES: SEE NOTES	REVISIONS: 09/26/2005		
LABELS: FL		SHEET	
FP-103			
FLOOR/ROOF FRAMING		JOB NO. 2056-0856F	4 OF 6

LISTED TRUSSES 24" O.C.
 * DOUBLE TRUSSES 24" O.C. @
 END ZONES AND PORCH IF OPTIONED
 20 PSF L.L. TOP CHORD
 6 PSF D.L. TOP CHORD
 0 PSF ATTIC L.L. BOTTOM CHORD
 10 PSF D.L. BOTTOM CHORD
 SEE TRUSS DESIGN #HM229704 - 7/12
 SEE TRUSS DESIGN #HM291405 - 5/12
 SEE TRUSS DESIGN #M253103 - 3/12
 SEE TRUSS DESIGN #M253102 - 2.5/12

RIDGE & SOFFIT VENTS EQUAL 1/150 OF ROOF AREA
 MIN. 9.37 SQ.FT. NET TOTAL VENTILATION IS REQUIRED.
 (UNLESS VAPOR BARRIER INSTALLED IN ATTIC=4.68 SQ.FT.)

LISTED TRUSSES @ 24" O.C.
 APPROVED TRUSS DESIGN FOR 140 mph
 EXP. B. (3 SEC. GUST)
 DOUBLE TRUSS @ END ZONE
 AND ABOVE PORCHES.
 FASTEN DOUBLE TRUSSES TOGETHER
 W/ 15GA X 2 1/2" STAPLE
 6" O.C.

INSTALL 1X4 SPF#2 @ CENTER
 OF TRUSS WEB MEMBER WITH
 2-15GA X 1 3/4" STAPLES
 TYPICAL EACH HALF
 1/2 & 1/2 TRUSS ONLY

2x4 RIDGE BOARD
 EACH SIDE FASTEN W/
 4-15GA X 2 1/2" STAPLES
 TO EACH TRUSS.

CONT. RIDGE VENT SITE INSTALLED
 ALLOW 1" OPENING FOR VENTILATION.
 SEE DETAIL "B"

SITE INSTALL #8 X 4" SCREWS STAGGERED
 FROM SIDE TO SIDE @ 12" O.C. MAXIMUM.
 SITE INSTALL 2" X 18"- 26 GA. STRAP W/
 8-15 GA X 1" PENET. STAPLES EA. END
 EACH TRUSS ACROSS PEAK
 2X6 SPF#2 RIDGE BEAM UNLESS
 NOTED DIFFERENTLY ON FLOOR PLAN

FASTEN RIDGE BEAM TO EACH
 TRUSS W/ 1" O.C. -131"x3"
 NAILS WITH NOT MORE THAN 4
 NAILS INTO END GRAIN (TYP)

FASTEN RIDGE BEAM TO
 MAR. WALL TOP PLATE
 WITH #8X4" SCREW
 TOED 12" O.C. (TYP)

DOUBLE TOP PLATE
 2x4 SPF #3 MIN.

DOUBLE TOP PLATE 2x4 OR 2X6 SPF#2
 STAGGER SLICES 48" MIN.
 FASTEN W/ 15 GA X 1/2 @ 4" O.C.

2.5, 3/12 SHOWN
 SEE DETAIL-A

26 GA. x 1-1/2" STEEL STRAP FROM
 TRUSS TO WALL STUD AND/OR FROM
 RIDGE BEAM TO WALL STUD @ 16" O.C.
 W/ (8) 15 GA. x 1" STAPLES PER
 STRAP END PLUS STRAPS @ OPENING
 COLUMNS PER FLOOR PLAN
 (TYPICAL EACH MARRIAGE WALL)

WALL INTERIOR FINISH
 1/2" GYPSUM BOARD
 INSTALLED PER MANUF. SPECS.

MARRIAGE WALL STUDS
 2x4 SPF#2 @ 16" O.C.

26 GA. x 1-1/2" STEEL STRAPS FROM WALL STUD
 TO JOIST @ 16" O.C. W/ (8) 15 GA. x 1" STAPLES
 PER STRAP END PLUS STRAPS @ OPENING
 COLUMNS PER FLOOR PLAN
 (TYPICAL EACH MARRIAGE WALL)

BOTTOM PLATE 2x4 SPF#2
 3/8" LAG BOLTS @ 32" O.C.
 STAGGERED SIDE TO SIDE
 W/ 1 1/2" MIN. PENETRATION
 INTO ADJACENT MODULE.

R-30 INSULATION
 W/ KRAFTBACK
 OR BLOWN INSULATION
 WITH POLYETHYLENE
 VAPOR BARRIER BELOW

EXTERIOR WALL STUDS
 2x4 SPF#2 16" O.C.
 DOUBLED @ ENDZONE

R-13 INSULATION
 W/ KRAFTBACK

STEEL I BEAM TYPICAL
 M12X11.8, OR M10X9

R-19 INSULATION
 W/ KRAFTBACK UP
 SIMPLEX BOTTOM BOARD (TYP.)

ASPHALT SHINGLES, OVER 15# FELT PAPER, OVER 19/32" O.S.B., RATED
 SHEATHING, MINIMUM EXP.-1, 24/16 - SEE ROOF
 SHEATHING DETAIL
 2 LAYERS OF 15# FELT PAPER FOR 2.5/12 AND 3/12 TRUSS.

1-1/2" MINIMUM WIDTH CONTINUOUS PLYWOOD BEARING STRIP (TYP.)

GALV. STEEL DRIP EDGE. TYP.

2X6 SYP#3 SUB-FASCIA
 HARDI-PLANK OR VINYL FASCIA
 AND VENTED SOFFIT
 INSTALLED PER MANUFACTURER SPECS.

EXTERIOR WALL FINISH

EXTERIOR WALL STRUCTURAL & FINISH
 SIDEWALLS:

INTERIOR: 1/2" GWB INSTALLED PER MANUF. SPECS.
 EXTERIOR: 3/8" MIN. OSB SHEATHING FASTENED W/
 15 GA X 1 1/2" STA. @ 5" O.C. EDGE,
 6" O.C. FIELD. BLOCK ALL EDGES
 VINYL SIDING OR HARDI PLANK SIDING
 INSTALLED PER MANUFACTURER SPECS.

ENDWALLS:

INTERIOR: 1/2" GWB INSTALLED PER MANUFACTURER SPECS.
 EXTERIOR: 3/8" MIN. OSB SHEATHING FASTENED W/
 15 GA X 1 1/2" @ 5" O.C. EDGE, 6" O.C. FIELD
 BLOCK ALL EDGES
 VINYL SIDING OR HARDI PLANK SIDING
 INSTALLED PER MANUFACTURER SPECS.

LUS 28 JOIST HANGER INSTALLED UPSIDE DOWN
 ON EACH END OF EACH JOIST TYPICAL

RIM JOIST DOUBLE 2x8 SYP#2 MIN.

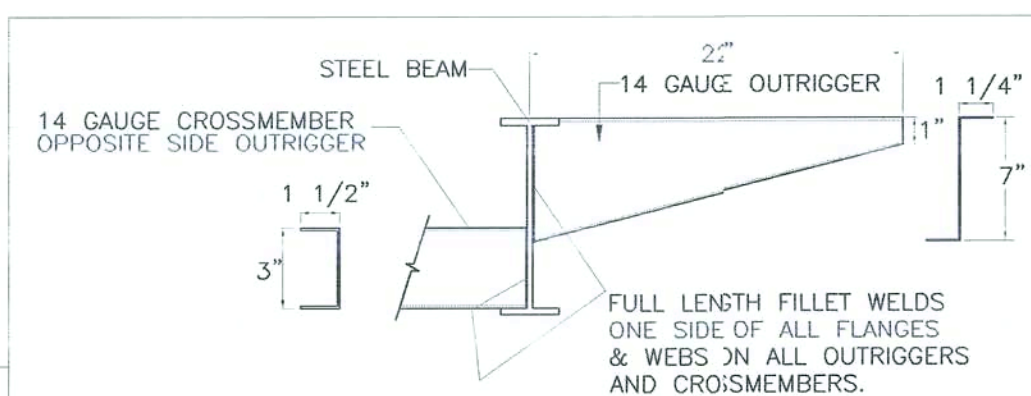
FLOOR JOISTS 2x8 SYP#2 MIN. @ 16" O.C.

2- 5/16" x 3" LAG SCREW
 THROUGH FLANGE INTO JOIST
 @ ALL OUTRIGGERS.
 OUTRIGGERS INSTALLED 96" O.C.

FASTEN FLANGE CLIP ON INSIDE
 STEEL BEAM FLANGE TO EACH
 JOIST BETWEEN OUTRIGGERS
 W/ 1- 5/16" x 3" LAG SCREW.
 TYPICAL EACH STEEL BEAM.
 FLANGE CLIP WELDED TO STEEL
 BEAM EDGE.

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 These prints comply with the Florida
 Manufacture Building Act of 1979
 Construction Code and adhere to the
 following criteria:
 Const. Type VB
 Occupancy R3
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 Allow. Floor Load 40
 Approval Date 5/16/06
 Manufacturer REC
 Approved for High Velocity Hurricane Zone 10
 HWC
 CGA # 1028

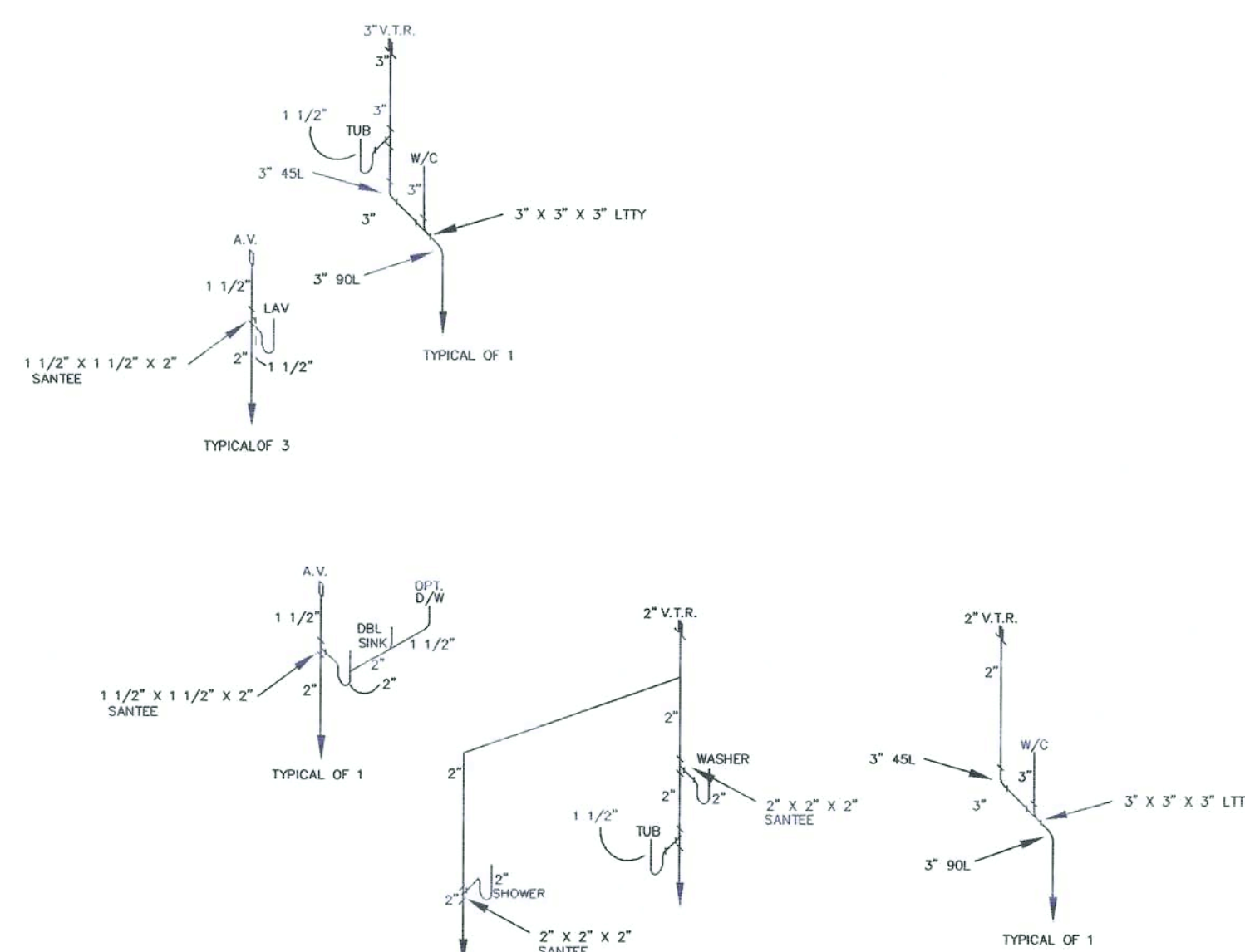
- FOUNDATION SYSTEM BY OTHERS
 - MODULE TO FOUNDATION BY OTHERS
 - DECKS, PORCHES, & PORCH ROOF BY OTHERS



OUTRIGGER & CROSSMEMBER DETAIL

NOTE:
 ALTERNATE TRUSS AND WALL TIE-DOWN
 METHODS MAY BE USED IN ACCORDANCE
 WITH THE APPROVED STATE PACKAGE.

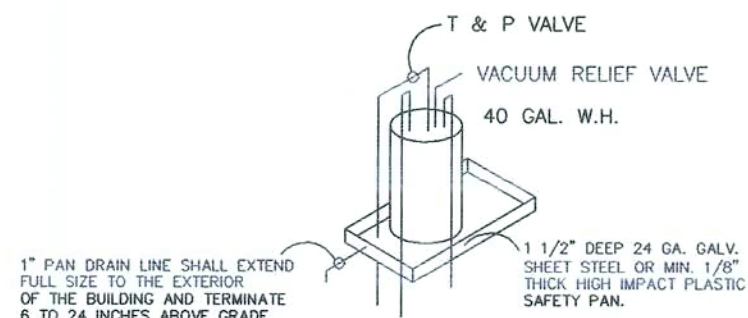
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THIRD PARTY: HILBORN, WERNER, CARTER & ASSOCIATES 1627 SOUTH MYRTLE AVE. CLEARWATER, FL 33766		ENGINEER: CHARLES E. FULTZ, P.E. 388 THISTLE TRAIL DANVILLE, VA 24540	
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LABELS: FL	SHEET		
FP-103		5 OF 6	
CROSS SECTION		JOB NO. 2056-0856F	



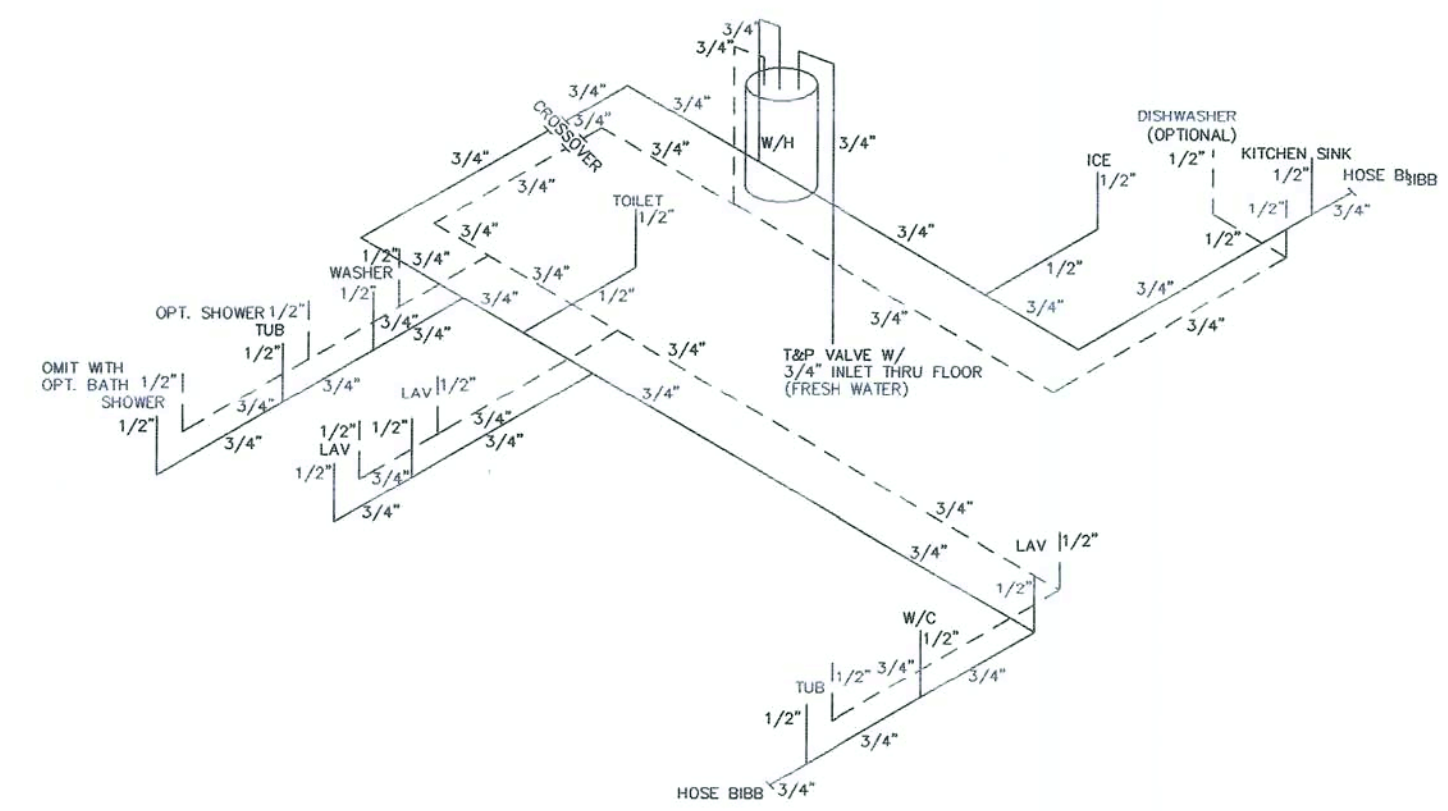
DRAIN, WASTE AND VENT RISER

WATER HEATER 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 VACUUM RELIEF VALVE INSTALLED.
2. WATER HEATERS SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE INSTALLED IN THE SHELL OF THE WATER HEATER TANK.



TYPICAL WATER HEATER DETAIL
N.T.S.



WATER DISTRIBUTION RISER DIAGRAM

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 1" 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.
5. WATER SUPPLY LINES SHALL BE CPVC, PEX, OR COPPER.
6. WATER CLOSETS AVG. WATER USAGE SHALL NOT EXCEED 1.6 GAL PER FLUSH.
7. BUILDING DRAIN AND CLEAN OUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS. SUBJECT TO LOCAL JURISDICTION APPROVAL.
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. PER MIN. @ 60 P.S.I..
10. SHOWER HEADS SHALL NOT USE MORE THAN 2.5 GAL. PER MIN. @ 60 P.S.I. PER ANSI. STD. A112.18.111.
11. ALL SHOWERS TO HAVE TEMPERATURE OF WATER CONTROLLED BY A ANTI-SCALD MIXING VALVE TO LIMIT THE WATER TEMPERATURE TO 120 DEG. F..
12. ALL EXTERIOR PIPING SHALL HAVE 2" INSULATION ON SITE BY OTHERS.
13. WHEN COPPER PIPING IS USED WATER HAMMER ARRESTORS MUST BE INSTALLED PER MANUFACTURERS INSTRUCTIONS @ WASHER, DISHWASHER, AND ICE MAKER

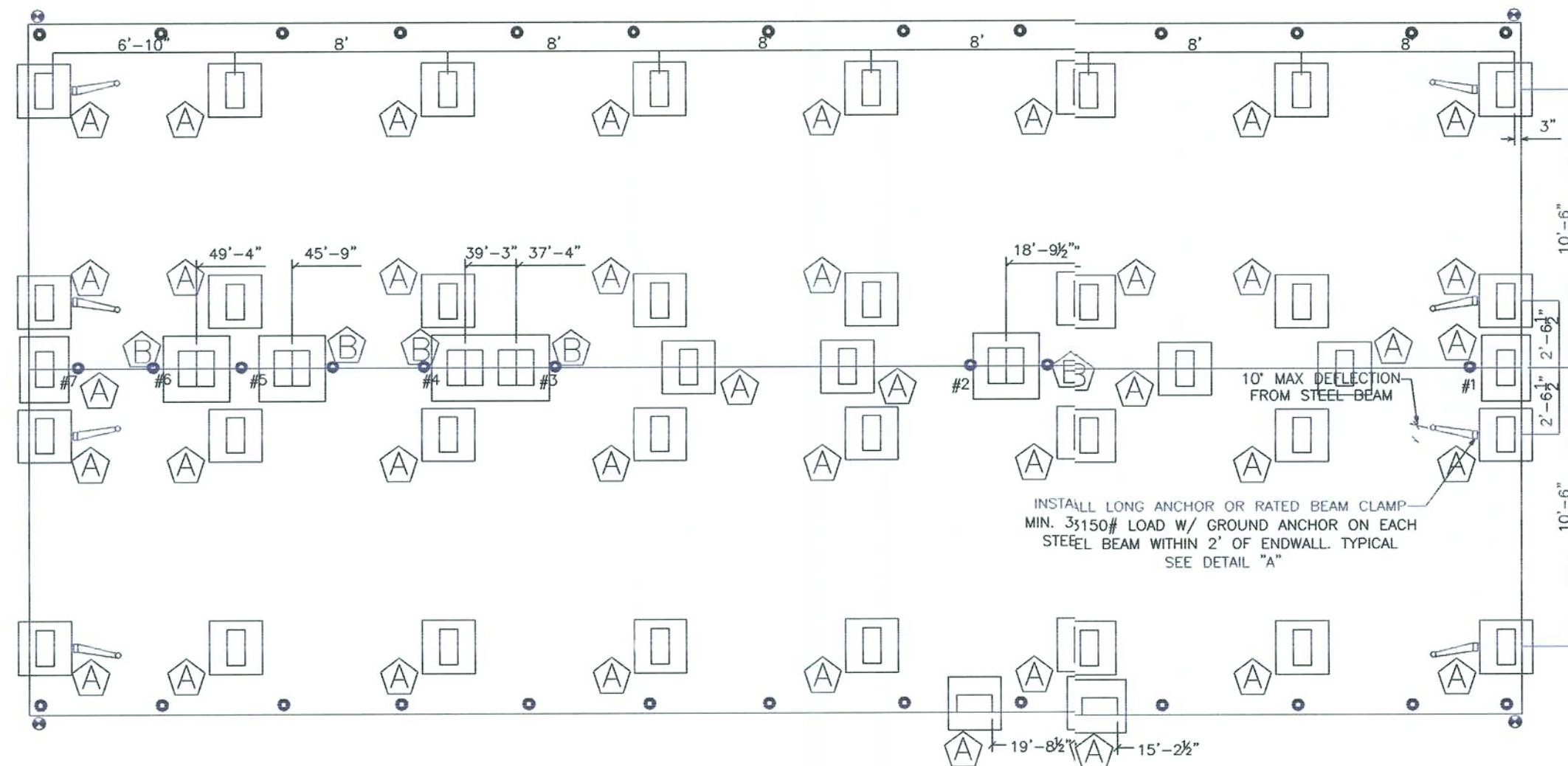
FITTING NOTES:

1. CHANGES IN DIRECTION IN SCHEDULE 40 DWV-PVC AND ABS DRAINAGE PIPING SHALL BE MADE BY THE APPROPRIATE USE OF 45 DEG. (0.785 RAD) WYES, QUARTER BENDS OR LONG SWEEP QUARTER BENDS, ONE-SIXTH, ONE-EIGHTH, OR ONE-SIXTEENTH BENDS, OR BY A COMBINATION OF THESE OR EQUIVALENT FITTINGS. SINGLE AND DOUBLE SANITARY TEES AND QUATER BENDS MAY BE USED IN DRAINAGE LINES ONLY WHERE THE DIRECTION OF FLOW IS FROM THE HORIZONTAL TO THE VERTICAL.
2. SHORT SWEEPS - NOT LESS THAN 3" DIAMETER MAY BE USED IN SOIL AND WASTE LINES WHERE CHANGE IN DIRECTION OF FLOW IS FROM THE HORIZONTAL TO THE VERTICAL AND MAY BE USED FOR MAKING NECESSARY OFFSETS BETWEEN THE CEILING AND THE NEXT FLOOR ABOVE.

SUPPLY LINE SIZING IS BASED ON AN ASSUMED AVAILABLE PRESSURE OF 40 TO 60 PSI AT MAIN INLET AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
ALL SUPPLY LINES SHALL BE 3/4". ALL STUB-UPS SHALL BE 1/2" UNLESS OTHERWISE SPECIFIED.

LISTING AGENCY APPROVAL	
These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:	
Const. Type	VB
Occupancy	R3
Allowable No. of Floors	1
Wind Velocity	140
Fire Rating of Ext. Walls	0
Plan No.	2036-0836 F
Allow. Floor Load	40
Approval Date	5-18-06
Manufacturer	PREC
Approved for: High Velocity Hurricane Zone	16
H/W/C	
CGA # 1025	

PRECISION HOMES 305 E. 3RD STREET OCILLA, GEORGIA 31774		
THIRD PARTY: HILBORN, WERNER, CARTER & ASSOCIATES 1627 SOUTH MYRTLE AVE. CLEARWATER, FL 33708	ENGINEER: CHARLES E. FULTZ, P.E. 388 THRISTLE TRAIL DANVILLE, VA. 24540	
DATE:		
SCALE: NTS		
CODES: SEE NOTES	REVISIONS:	BY: RWCIV
LABELS: FL		
FP-103		
PLUMBING	JOB NO. 2056-0856F	6 OF 6



● = TIE-DOWN ANCHOR LOCATIONS TO BE INSTALLED IN FIELD.
 ● = VERTICAL TIEDOWNS INSTALLED AT FACTORY ON EXTERIOR WALL (TYP)

ALL FOUNDATION CONSTRUCTION, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.

FOUNDATION NOTES

MATERIAL SPECIFICATIONS

1. FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE SHOWN IN CHART. ANY SOIL CONDITIONS THAT MAY DIFFER FROM THAT DESCRIBED IN CHART MUST BE DESIGNED BY AN CERTIFIED ENGINEER.
2. FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR PROPERLY COMPACTED FILL MATERIAL. COMPACTED SOILS SHALL BE TESTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.
3. EXCAVATIONS FOR FOUNDATIONS SHALL BE BACKFILLED WITH SOIL WHICH IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS AND LARGE ROCKS.

FOUNDATION

1. THIS FOUNDATION PLAN IS PROVIDED FOR REFERENCE AS A TYPICAL STANDARD. ALTERNATE FOUNDATION PLANS, FOOTINGS, ETC., MAY BE DESIGNED BY OTHERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE JURISDICTION HAVING AUTHORITY.
2. CONCRETE IN FOOTINGS SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH OF NO LESS THAN 2,500 PSI (17,238 kPa) AT 28 DAYS.

MASONRY UNIT

1. PIERS SHALL BE CONSTRUCTED WITH NOM. 8" x 8" x 16" CONCRETE MASONRY UNITS CONFORMING TO ASTM C-90.

WOOD/SHIM MATERIAL

1. ALL WOOD BLOCKING AND SHIMS SHALL BE CEDAR OR PRESSURE TREATED.

TIE-DOWN STRAPS

1. TIE-DOWN STRAPS TO BE 1 1/4" x .035" TYPE-1, FINISH B, GRADE 1 ZINC COATED STEEL STRAPPING CERTIFIED BY A REGISTERED ENGINEER OR ARCHITECT AS CONFORMING WITH ASTM D3953-91. TIE-DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE 3150# MINIMUM WORKING CAPACITY.

GROUND ANCHORS

1. EACH GROUND ANCHOR SHALL HAVE A WORKING CAPACITY NO LESS THAN THE SUM OF THE REQUIRED WORKING CAPACITIES OF ALL TIE-DOWN STRAPS CONNECTED TO THE GROUND ANCHOR, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DESIGN OF GROUND ANCHOR, INCLUDING SHAFT LENGTH, NUMBER AND DIAMETER OF HELICES, ETC., TO BE AS SPECIFIED BY THE GROUND ANCHOR MANUFACTURER FOR THE ACTUAL SOIL TYPE ENCOUNTERED. IF THE HOLDING OR PULLOUT CAPACITIES OF GROUND ANCHORS ARE BELOW THE ASSUMED DESIGN VALUES, THE ARCHITECT/ENGINEER MUST BE CONSULTED FOR AN ALTERNATE ANCHORAGE DESIGN.

INSTALLATION SPECIFICATIONS

I-BEAM FRAME

1. THE STEEL I-BEAM LOCATED UNDER THIS HOME IS PERMANENTLY INSTALLED AT THE MANUFACTURING FACILITY. THIS HOME IS NOT TO BE MOVED AFTER INITIAL SET-UP.

SOIL/SITE PREPARATION

1. WHERE WATER IMPACTS THE GROUND FROM A ROOF VALLEY, DOWNSPOUT, OR OTHER RAINWATER COLLECTION DEVICE, PROVISIONS SHALL BE MADE TO PREVENT SOIL EROSION AND DIRECT WATER AWAY FROM THE FOUNDATION.
2. FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE AREA UNDER FOOTINGS, FOUNDATIONS AND CONCRETE SLABS ON GRADE SHALL HAVE ALL VEGETATION, STUMPS, ROOTS AND OTHER FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL.

FOOTER

1. SINGLE SOLID 8" DEPTH CONCRETE PAD. MAY BE SUBSTITUTED WITH DOUBLE SOLID 4" DEPTH CONCRETE PADS.

MASONRY UNIT

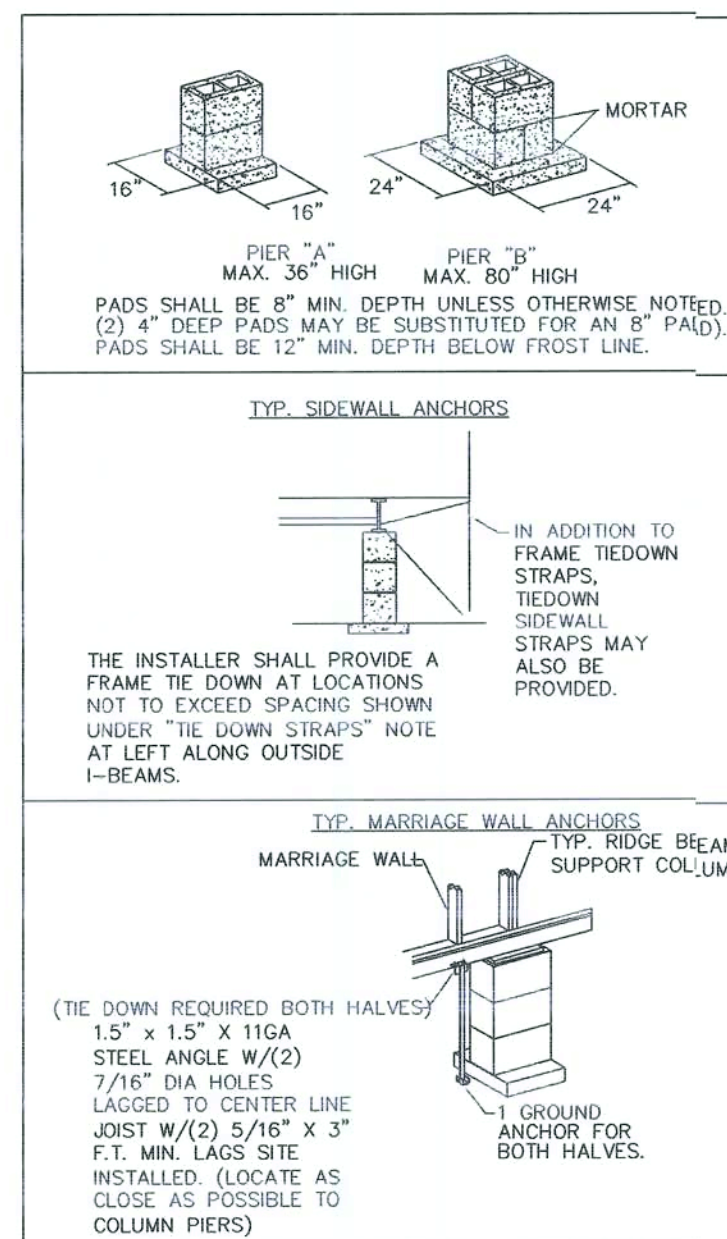
1. LONG DIMENSION OF ALL PIERS SHALL BE INSTALLED PARALLEL TO THE FRAME.
2. CONCRETE MASONRY UNITS SHALL CONFORM TO THE ASTM C-90 STANDARD & LAID IN TYPE M OR S MORTAR OR COVERED WITH SURFACE BONDING CEMENT COMPLYING WITH ASTM C887 AND APPLIED IN STRICT ACCORDANCE WITH THE CEMENT MANUFACTURER'S INSTRUCTIONS, WITH THE BOTTOM COARSE LAID IN TYPE M OR S MORTAR. REINFORCEMENT BARS AND PIER FOOTINGS SHALL BE AS DESCRIBED IN THE PIER DETAILS.
3. ALL PIERS SHALL BE CAPPED WITH 2x8 SYP PRESSURE TREATED SILL PLATES FULL LENGTH OF PIER. PIERS SHALL PROVIDE A TRUE AND EVEN BEARING SURFACE.
4. THE CENTERLINE OF EACH PIER SHALL BE LOCATED DIRECTLY BELOW THE I-BEAM CENTER LINE (EXCEPT THOSE ALONG MATING LINE) WITH 1" MAX. TOLERANCE.

TIE-DOWN STRAPS

1. THE FIRST TIE-DOWN STRAPS FROM THE ENDWALLS SHALL NOT EXCEED 2'-0" FROM EACH END.
2. MAXIMUM TIE-DOWN SPACING SHALL NOT EXCEED 4'-0" O.C. WITHIN 6' OF HOME CORNERS AND SHALL NOT EXCEED 5'-0" FROM THAT POINT ON.

MISC.

1. ALL STAIRS, RAMPS, DECKS AND OTHER SITE WORK NOT SHOWN ON THESE DRAWINGS ARE DESIGNED BY OTHERS AND SUBJECT TO THE APPROVAL OF THE JURISDICTION HAVING AUTHORITY.
2. TERMITE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE CODE WHEN REQUIRED BY SUCH CODES.



SOIL CAPACITY (PSF)	PIER TYPE	MINIMUM PAD SIZE	MAXIMUM SPACING	MAX LOAD ON PIER (Lbs.)
1000	"A"	16 x 16	2'-2"	1528
1000	"A"	24 x 24	5'-6"	3750
1000	"A"	30 x 30	8'-0"	5318
1500	"A"	16 x 16	3'-6"	2417
1500	"A"	24 x 24	8'-0"	5318
2000	"A"	16 x 16	4'-8"	3306
2000	"A"	24 x 24	8'-0"	5318
3000	"A"	16 x 16	7'-6"	5038
3000	"A"	24 x 24	8'-0"	5318

THIS FOUNDATION IS DESIGNED FOR 140 MPH WIND SPEED (35G)

PIER	PIER LOADING (LB)
#1	1569#
#2	4640#
#3	3543#
#4	1043#
#5	1267#
#6	1267#
#7	1043#

Per Phone 9-22-06
 Del. Steinhacker
 CONTRACTOR-INSALLER

Per TORQUE TEST AFFIDAVIT
 9-28-06

PRECISION HOMES

305 E. 3RD STREET OCILLA, GEORGIA 31774

ENGINEER: CHARLES E. FULTZ, P.E.
 388 THISTLE ROAD
 DANVILLE, VA. 24540

DATE:		BY:
SCALE : 3/16"=1'		RWCIV
CODES: SEE NOTES	REVISIONS: 09/26/2005	SHEET
LABELS: FL		1 OF 1
FP-103		
FOUNDATION		