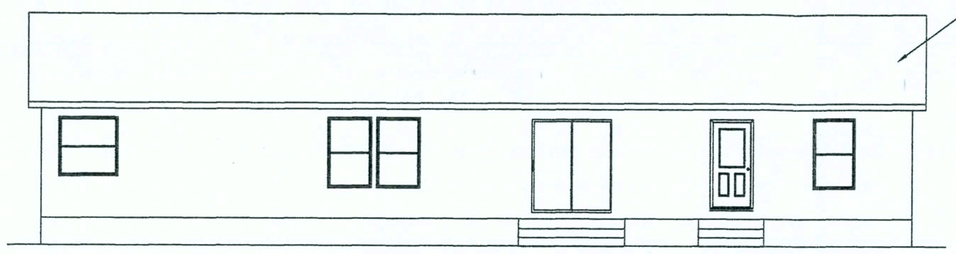
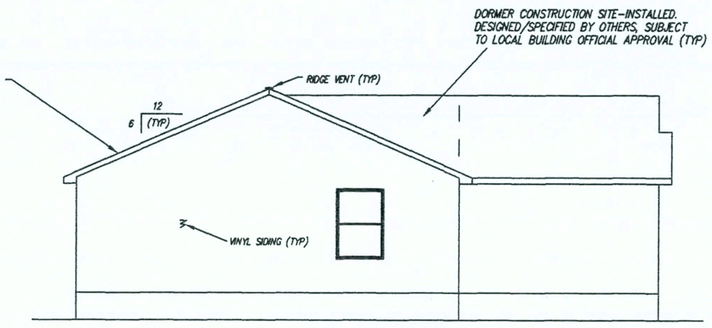
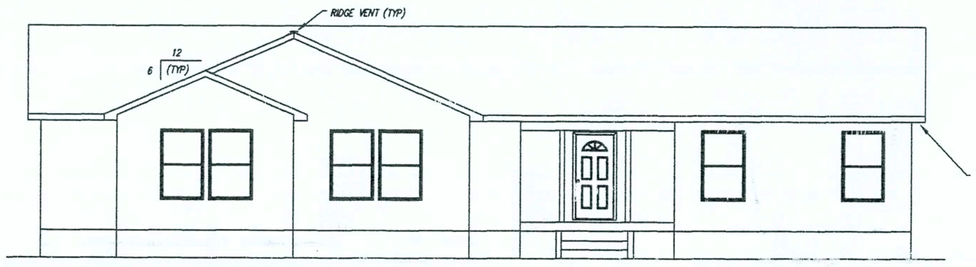


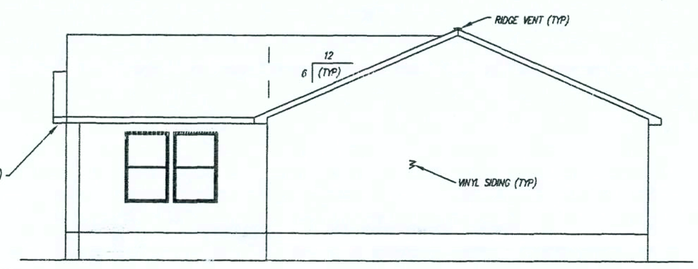
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

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	130 (3 sec)
Fire Rating of Ext. Walls	0
Plan No.	2198-0014F
Allow. Floor Load	40
Approval Date	1-12-07
Manufacturer	Town Homes
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1026

Date 1-12-07 Plan No. 2198-0014F
Approved By SCOTT S. FRANCIS

Modular Building Plans Examiner
Florida License No. SMP-42

1/10/07

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) *Fireplace Chimney*
17) *Dormer Construction*

** Heat Pump Cooling System Required With a SEER = 14.0 (min) and Programmable Thermostat*

STATE OF FLORIDA

CODE: 2004 FBC, RESIDENTIAL WITH '06 SUPPLEMENT AND 2005 NEC

FLOOR LIVE LOAD:	40 PSF	
FLOOR DEAD LOAD:	8 PSF	
ROOF LIVE LOAD:	20 PSF	ON TRUSS TOP CHORD
ROOF DEAD LOAD:	6 PSF	ON TRUSS TOP CHORD
ATTIC LIVE LOAD:	0 PSF	
ATTIC DEAD LOAD:	10 PSF	

MAX. WIND SPEED: 130 MPH, EXPC, Iw=1.0 (3 SEC. GUST; ENCLOSED BLDG)

OCCUPANCY GROUP: SINGLE FAMILY DWELL.

CONSTRUCTION TYPE: WOOD FRAME

BUILDING CATEGORY: II (PER ASCE 7-02)

MEAN ROOF HEIGHT NOT TO EXCEED 15' ABOVE GRADE

COMPONENT & CLADDING DESIGN LOADS:

WALL ZONE 4:	39.9 PSF	WALL ZONE 5:	49.3 PSF
ROOF ZONE 1:	33.6 PSF	ROOF ZONE 2:	58.6 PSF
		ROOF ZONE 3:	86.6 PSF

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

NOTE: THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2004 FLORIDA BUILDING CODE WITH THE 2006 AMENDMENTS.

NOTE: A SET OF THESE DRAWINGS WITH EMBOSSED ENGINEERS SEALS MUST BE ON FILE AT THE THIRD PARTY AGENCIES OFFICE, AS DIRECTED BY THE FLORIDA DCA.

NOTE: ALL MATERIALS 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

THIS STRUCTURE CANNOT BE LOCATED ON THE UPPER HALF OF AN "ISOLATED HILL, RIDGE OR ESCARPMENT" WHICH SATISFIES ALL OF THE FOLLOWING:

(i) HILL, RIDGE OR ESCARPMENT IS HIGHER THAN 30 FEET IN EXPC LOCATIONS AND 60 FEET IN EXPB LOCATIONS
(ii) AVERAGE SLOPE OF HILL EXCEEDS TEN PERCENT
(iii) THE HILL, RIDGE OR ESCARPMENT HAS NO OBSTRUCTIONS TO WIND MOVEMENT BY TOPOGRAPHIC FEATURES FOR A DISTANCE FROM THE HIGH POINT OF THE HILL, RIDGE OR ESCARPMENT EQUAL TO 50 TIMES THE HEIGHT OF THE HILL, RIDGE OR ESCARPMENT OR ONE MILE, WHICHEVER IS LESS

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.

SITE INSTALLED ITEMS

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

1) THE COMPLETE FOUNDATION SUPPORT AND TIEDOWN SYSTEM
2) RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING
3) PORTABLE FIRE EXTINGUISHER(S)
4) BUILDING DRAINS, CLEANOUTS AND HOOK-UP TO PLUMBING SYSTEM
5) ELECTRICAL SERVICE HOOK-UP, INCLUDING THE FEEDERS, TO THE BUILDING
6) THE MAIN ELECTRICAL PANEL AND SUB-FEEDERS
7) CONNECTION OF ELECTRICAL CIRCUITS CROSSING OVER MODULE MATE LINES (MULTI-UNITS ONLY)
8) STRUCTURAL AND AESTHETIC INTERCONNECTIONS BETWEEN MODULES (MULTI-UNITS ONLY)

ALSO SEE LIST OF REQUIREMENTS IN LOCAL INSPECTORS NOTES BELOW

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.

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.

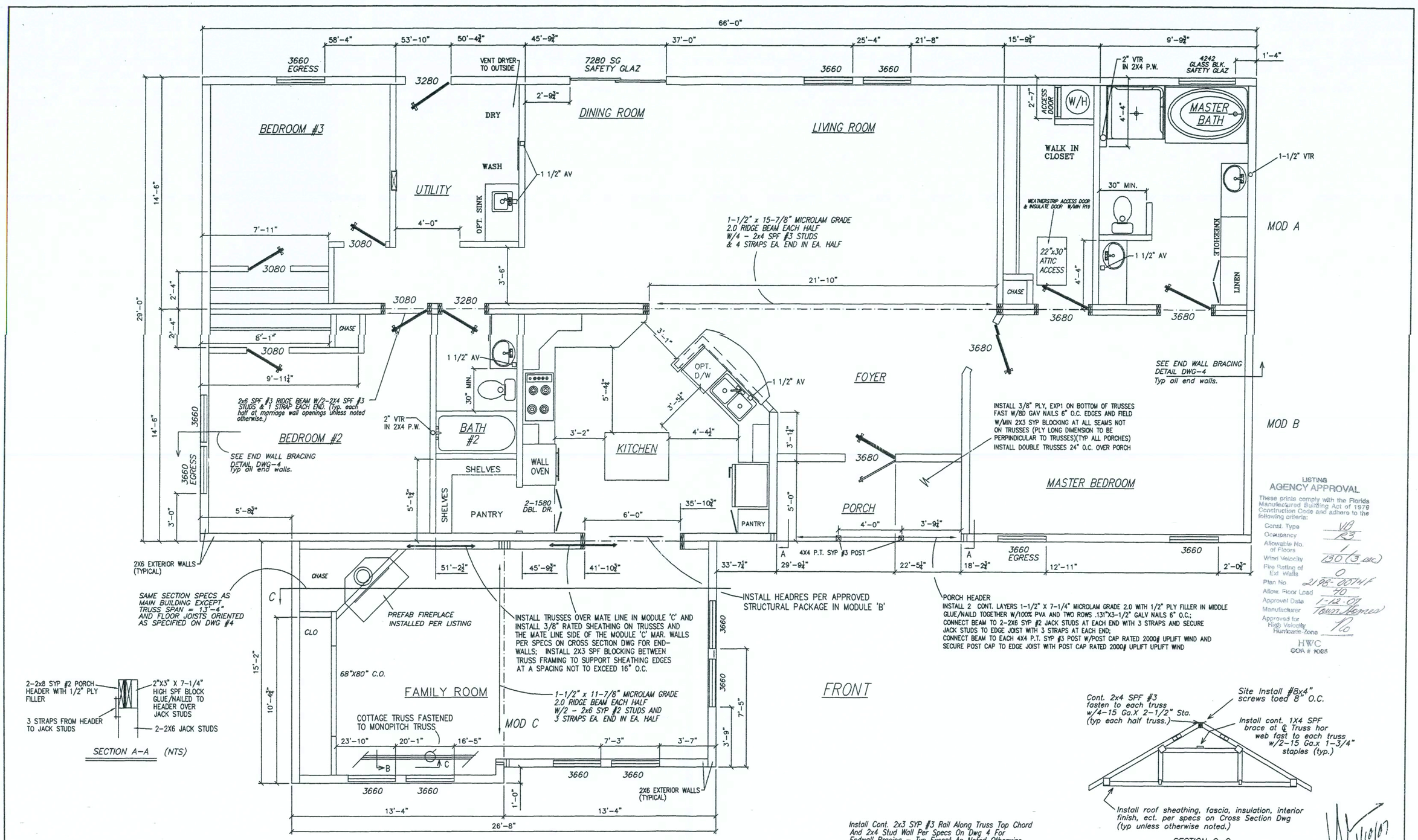
Foundation enclosure (when provided) must have 1 square foot net vent area per 1/150th of the floor area and an 18"x24" minimum crawl space access, site installed by others. subject to local jurisdiction, review & approval. (min 15.5 ft² net vent area req'd)

TOWN HOMES LLC

P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 10/25/06		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY: C.A.Leblanc
SCALE: 1/8" = 1'-0"		
MODEL: 2903-1003 ELEVATIONS	PLAN NO. TH-5FL	SHEET 1 OF 6

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



2-2x8 SYP #2 PORCH HEADER WITH 1/2" PLY FILLER

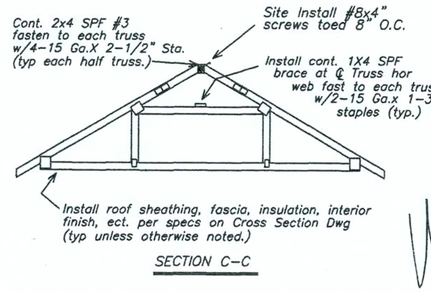
2"X3" X 7-1/4" HIGH SPF BLOCK GLUE/NAILED TO HEADER OVER JACK STUDS

3 STRAPS FROM HEADER TO JACK STUDS

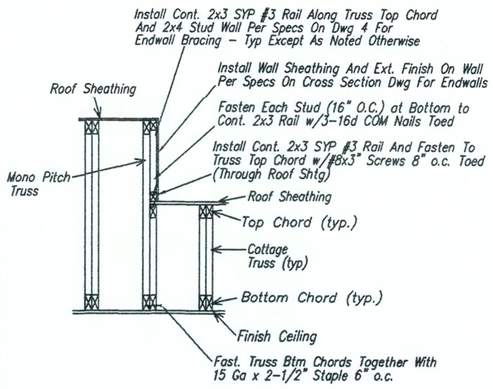
2-2X6 JACK STUDS

SECTION A-A (NTS)

FRONT



SECTION C-C



SECTION B-B

LIGHT & VENT CHART	FLOOR AREA SQ. FT.	LIGHT REQUIRED	LIGHT PROVIDED	VENT REQUIRED	VENT PROVIDED
MASTER BEDROOM	231.8	18.54	24.40	9.27	12.28
BEDROOM #2	190.3	15.22	24.40	7.61	12.28
BEDROOM #3	139.6	11.17	12.20	5.58	6.14
FAMILY ROOM/KITCHEN	545.3	43.62	73.20	21.81	36.84
LIVING RM./DINING RM.	405.0	32.40	>32.40	16.20	>16.20
* KITCHEN PROVIDED W/ART. LIGHT & MECH. VENT.					

WINDOW & DOOR SCHEDULE					
WIDTH	HEIGHT	TYPE	LIGHT SQ FT	VENT SQ FT	
24"	60"	Single hung	7.69	3.93	
30"	60"	Single hung	9.95	5.03	
36"	60"	Single hung	12.20	6.14	
40"	60"	Single hung	13.71	6.87	
30"	40"	Single hung	6.28	3.14	
30"	27"	Single hung	3.90	1.90	
34"	80"	Door	——	——	
36"	80"	Door	——	——	

NOTE: ALL POST CAPS AND CONNECTORS IN CONTACT WITH P.T. LUMBER MUST BE GALVANIZED PER ASTM A123 OR BE MANUFACTURED FROM STEEL GALVANIZED IN ACCORDANCE WITH ASTM A653, G185

NOTE: ALL FASTENERS USED IN PORCH AREA MUST BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL (ALL FASTENERS IN PORCH MUST BE GALVANIZED PER ASTM A153)

NOTE: All windows to be single hung w/insulated glazing All egress windows must comply w/FBC-R Section R310 (U=.48 max; Kinro series 9750)

All Exterior doors to be insulated (U=.52) except Sliding Glass Doors and/or Patio Doors to have U=.70 max

All Interior partitions 2x4 studs @ 16" O.C. SPF #3 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=44 KSI MIN)

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	130 (3 sec)
Fire Rating of Ext. Walls	0
Plan No.	2196-0074F
Allow. Floor Load	40
Approval Date	1-12-07
Manufacturer	Town Homes
Approved for High Velocity Hurricane Zone	No

HWC COA # 9025

TOWN HOMES LLC

P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 10/25/06		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY: C.A.Leblanc
SCALE: 1/4" = 1'-0"		
MODEL: 2903-1003 FLOOR PLAN	PLAN NO. TH-5FL	SHEET 2 OF 6

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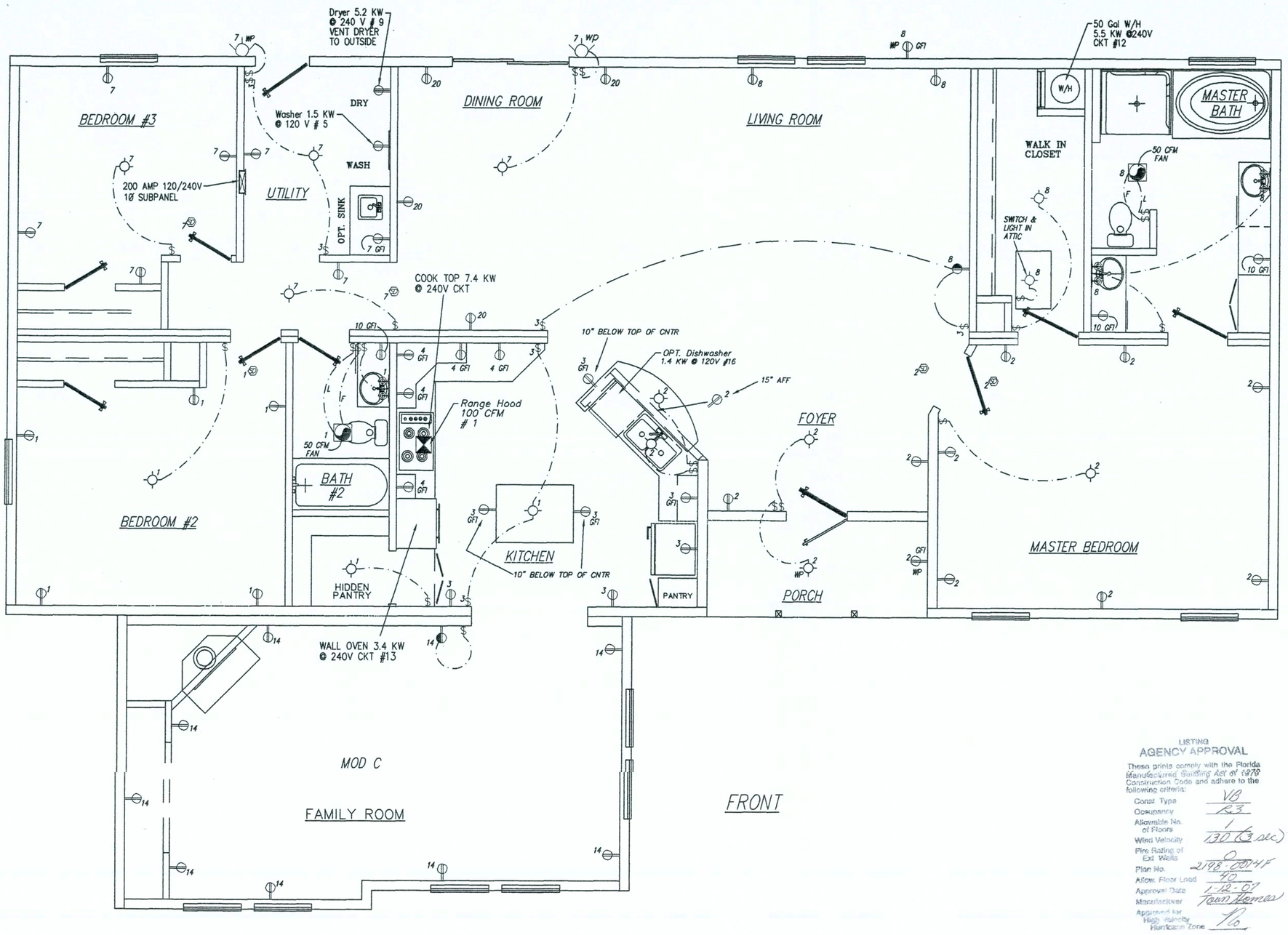
(203) 261-1167



MOD A

MOD B

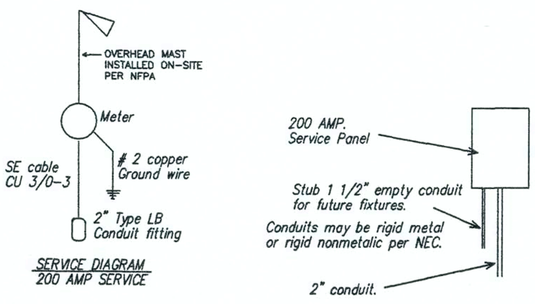
*NOTE: ALL BRANCH CIRCUITS SUPPLYING 15 AND 20 AMP OUTLETS IN BEDROOMS MUST BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH SECTION 210.12 OF THE NEC. (CIRCUITS 1, 2, 7 AND 8 MUST BE PROTECTED BY AN ARC-FAULT TYPE CIRCUIT BREAKER)

NOTE: HVAC SYSTEM TO BE SITE INSTALLED AND DESIGNED BY OTHERS, SUBJECT TO 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.*
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.*

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
Wind Velocity 130 (3 sec)
Fire Rating of Ext Walls 0
Plan No. 2198-0004-F
Allow. Floor Load 40
Approval Date 1-12-07
Manufacturer Town Homes
Approved for High Velocity Hurricane Zone No
HWC
COA # 1025



PANEL SIZING (TYPICAL)

2318 Sq. Ft. @ 3 watts/Sq. Ft.	6.95	KW
3 -20 AMP Appliance ciruits	4.50	KW
Laundry circuit	1.50	KW
Cook Top	7.40	KW
Clothes Dryer	5.20	KW
Water Heater	5.50	KW
DishWasher	1.40	KW
Wall Oven	3.40	KW
TOTAL	35.85	KW
First 10 KW @ 100%	10.00	KW
Remainder @ 40% (25.85)(.4)=	10.34	KW
Assumed HVAC	20.90	KW
TOTAL	41.24	KW

Calculated Load for sevice size 41240 w/240 volts= 171.8 Amperes
200 AMP service standard

ELECTRICAL LEDGEND

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

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	Wall Oven	12-3 w/GND	20 2P
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	Small Appliance	12-2 w/GND	20

11/10/07

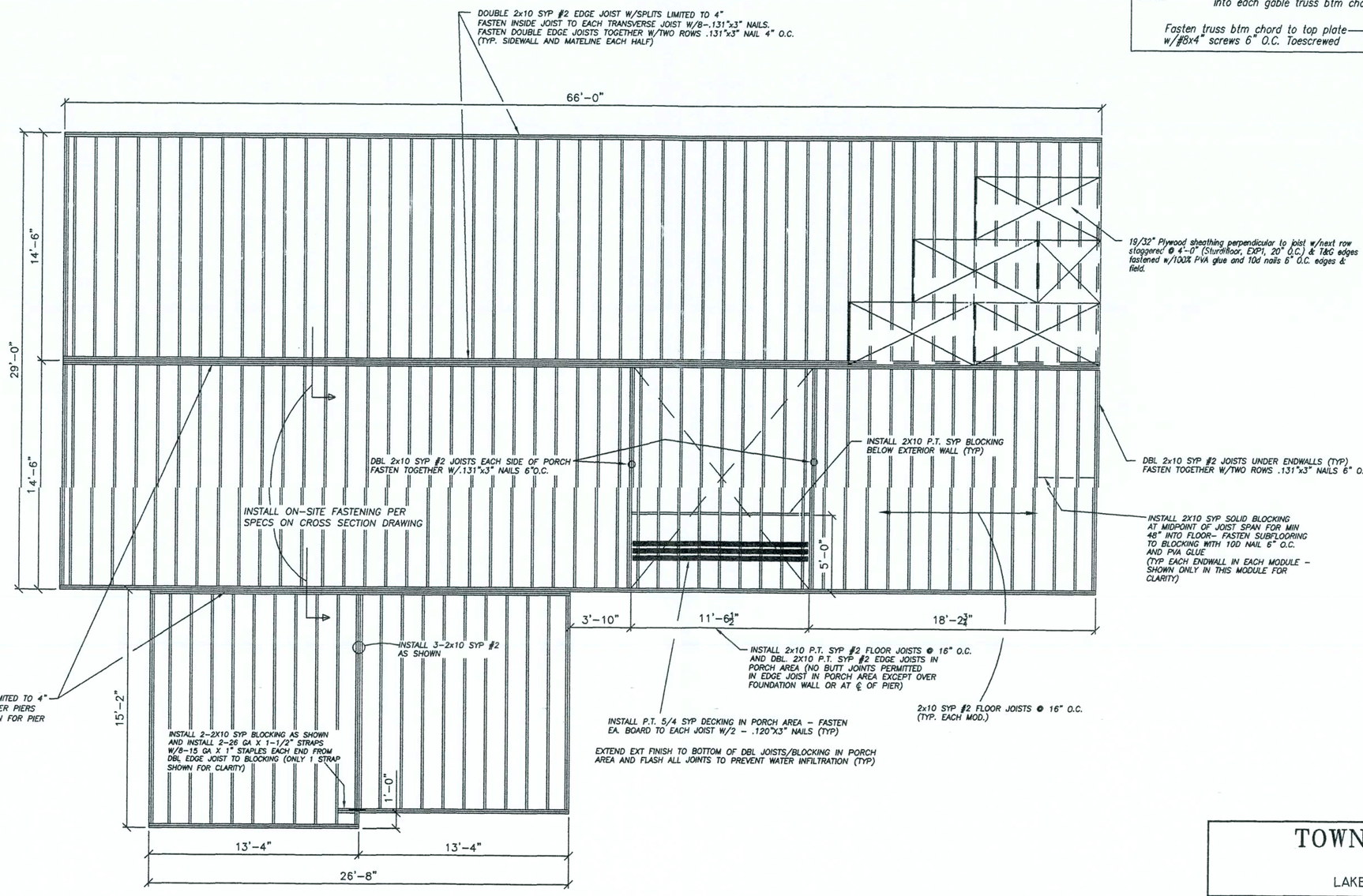
TOWN HOMES LLC

P.O. BOX 1059
LAKE CITY, FLORIDA 32056

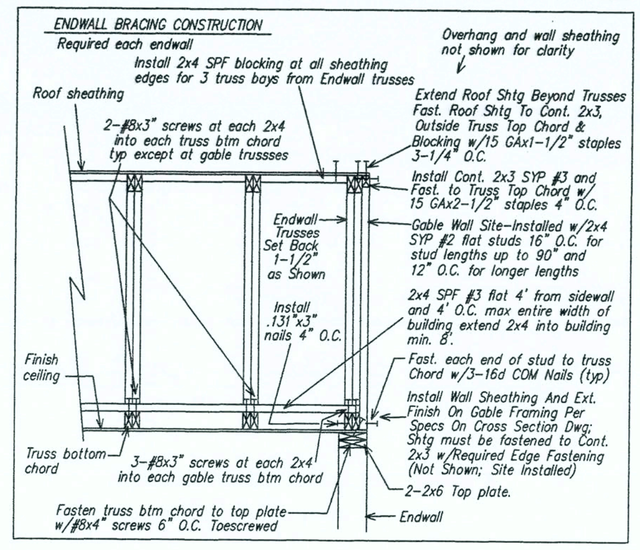
DATE: 10/25/06		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY: C.A.Leblanc
SCALE: 1/4" = 1'-0"		
MODEL: 2903-1003 ELECTRICAL	PLAN NO. TH-5FL	SHEET 3 OF 6

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

TYPICAL FLOOR FRAMING PLAN



FRONT



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	130 (3 sec)
Fire Rating of Ext. Walls	0
Plan No.	2903-00141
Allow. Floor Load	40
Approval Date	1-12-07
Manufacturer	Town Homes
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

NOTE: ALL POST CAPS AND CONNECTORS IN CONTACT WITH P.T. LUMBER MUST BE GALVANIZED PER ASTM A123 OR BE MANUFACTURED FROM STEEL GALVANIZED IN ACCORDANCE WITH ASTM A653, G185

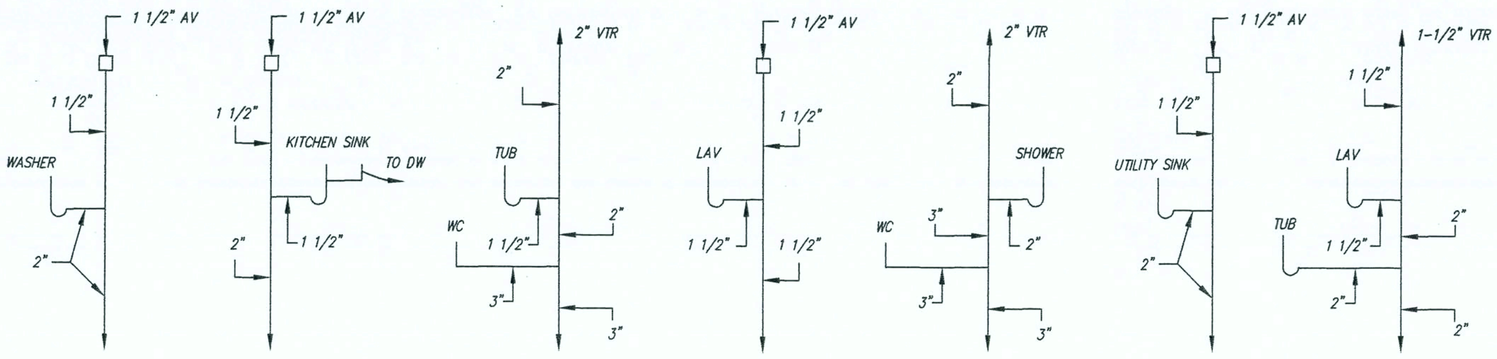
NOTE: ALL FASTENERS USED IN PORCH AREA MUST BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL (ALL FASTENERS IN PORCH AREA MUST BE GALVANIZED PER ASTM A153)

TOWN HOMES LLC

P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 10/25/06		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY: C.A.Leblanc
SCALE: 3/16" = 1'-0"		
MODEL: 2903-1003 FRAMING	PLAN NO. TH-5FL	SHEET 4 OF 6

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

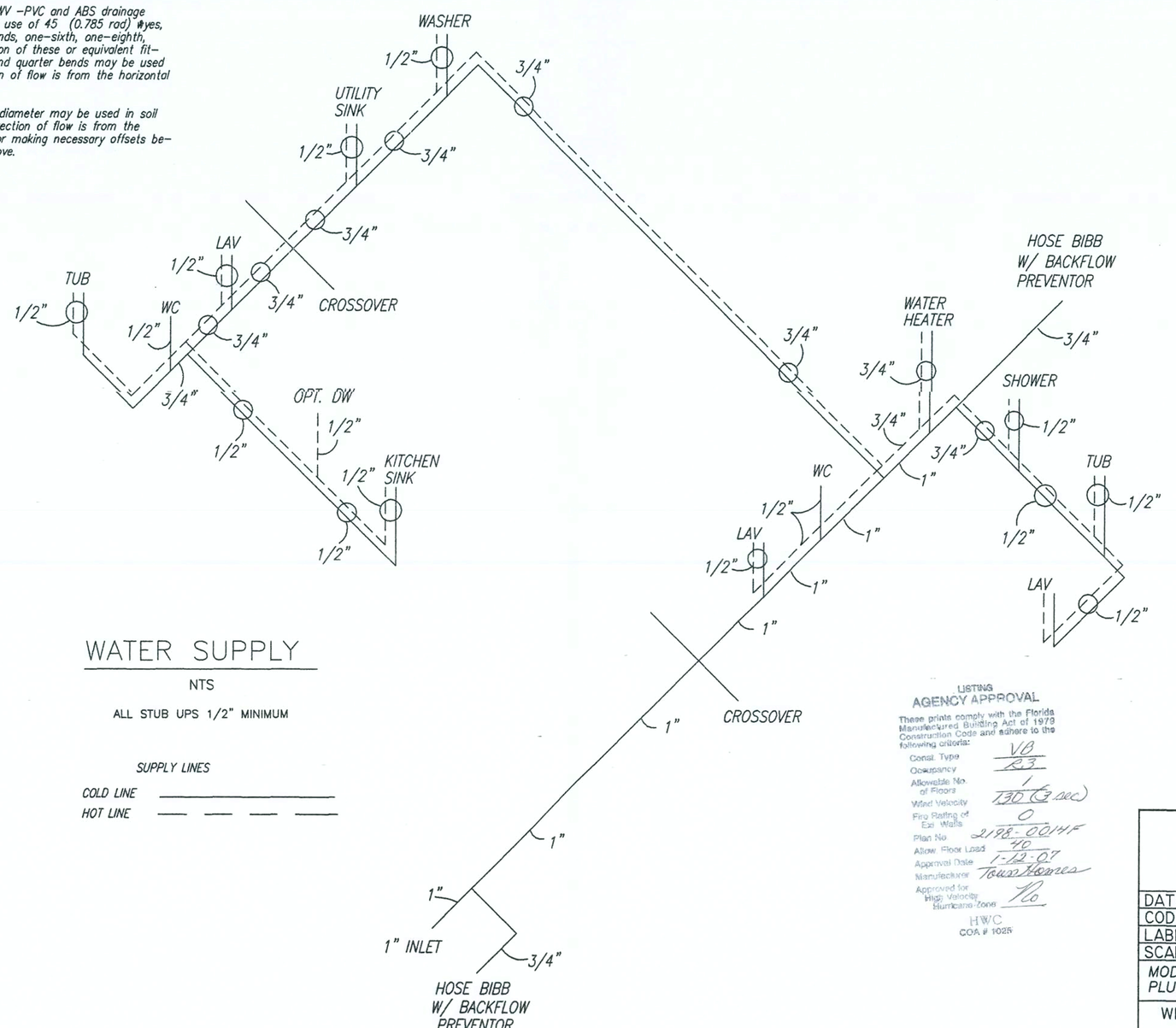


DWV RISER

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.



WATER SUPPLY

NTS

ALL STUB UPS 1/2" MINIMUM

SUPPLY LINES

COLD LINE ——————

HOT LINE — — — —

LISTING AGENCY APPROVAL

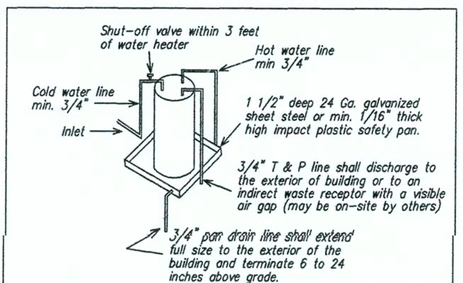
These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	R3
Allowable No. of Floors	1
Wind Velocity	130 (3 sec)
Fire Rating of Ext. Walls	0
Plan No.	2198-0014F
Allow. Floor Load	40
Approval Date	1-12-07
Manufacturer	Town Homes
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

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–DWV.*
5. *Water supply lines shall be CPVC (SCH 40 or SDRII) 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 balanced pressure, thermostatic or combination balanced–pressure/thermostatic valve to limit the water temp. to 120°F(valve to comply w/ASSE 1016 or CSA CAN/CSA–B125)*
12. *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.*
13. *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.*
14. *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 vacum 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: 10/25/06		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY: C.A.Leblanc
SCALE: NTS		
MODEL: 2903–1003 PLUMBING	PLAN NO. TH–5FL	SHEET 5 OF 6

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

TRUSS DESIGN LOADS:

20 PSF ROOF LL ON TOP CHORD
6 PSF ROOF DL ON TOP CHORD
0 PSF ATTIC LL ON BTM CHORD
10 PSF ROOF DL ON BTM CHORD

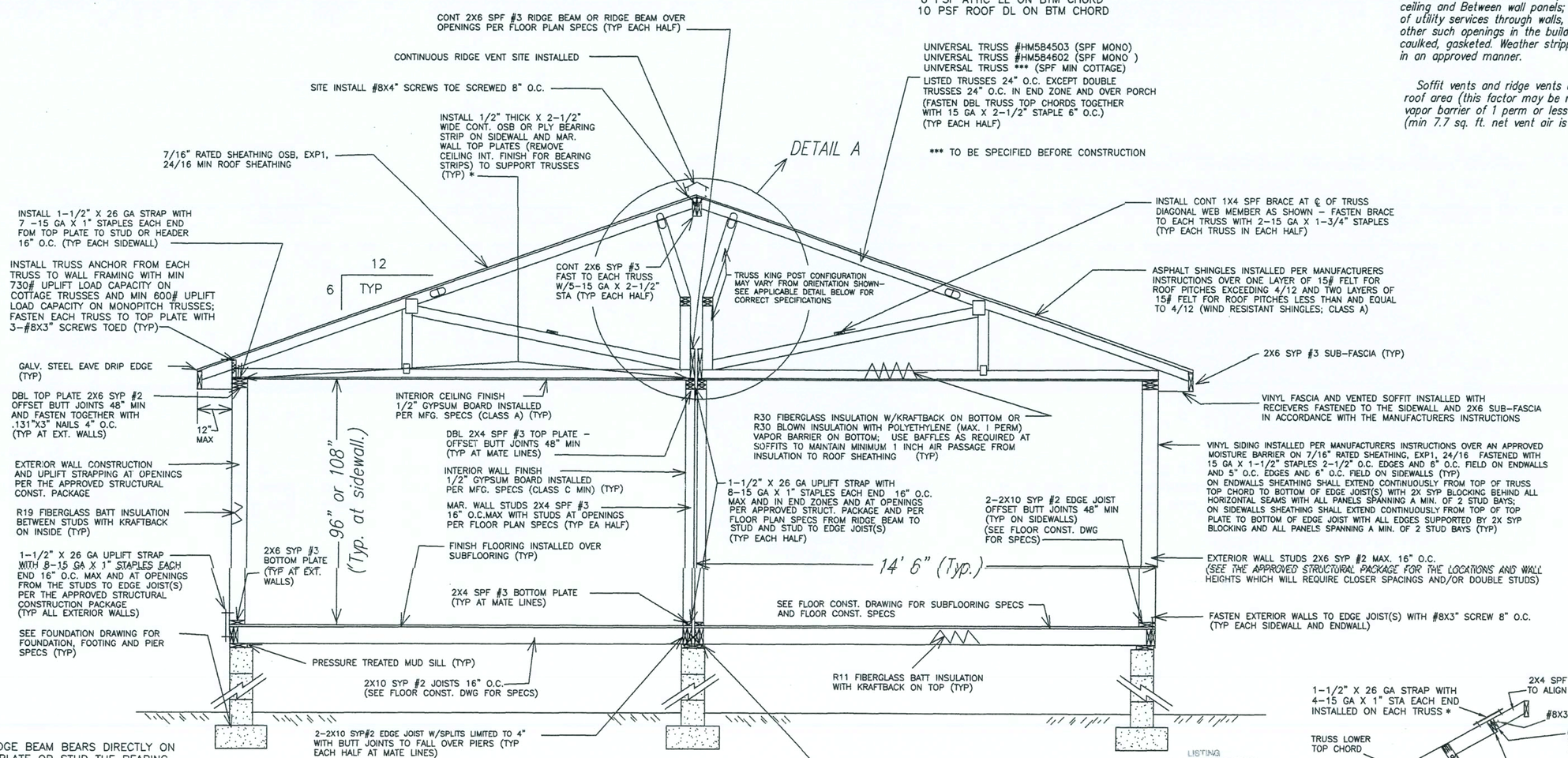
UNIVERSAL TRUSS #HM584503 (SPF MONO)
UNIVERSAL TRUSS #HM584602 (SPF MONO)
UNIVERSAL TRUSS *** (SPF MIN COTTAGE)
LISTED TRUSSES 24" O.C. EXCEPT DOUBLE TRUSSES 24" O.C. IN END ZONE AND OVER PORCH (FASTEN DBL TRUSS TOP CHORDS TOGETHER WITH 15 GA X 2-1/2" STAPLE 6" O.C.) (TYP EACH HALF)

*** TO BE SPECIFIED BEFORE CONSTRUCTION

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 7.7 sq. ft. net vent air is required w/vapor barrier.)



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

CROSS SECTION

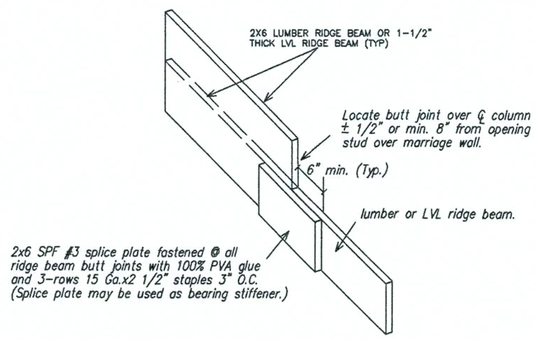
NTS

LISTING
AGENCY APPROVAL

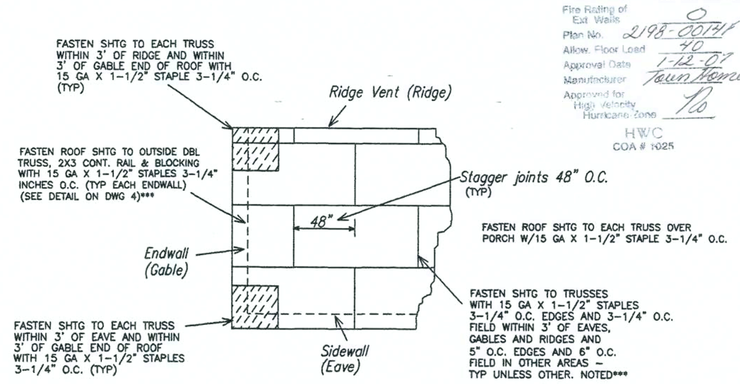
These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	R3
Allowable No. of Floors	1
Wind Velocity	130 (3sec)
Fire Rating of Ext. Walls	0
Plan No.	2198-0071F
Allow. Floor Load	40
Approval Date	1-12-07
Manufacturer	Town Homes
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025



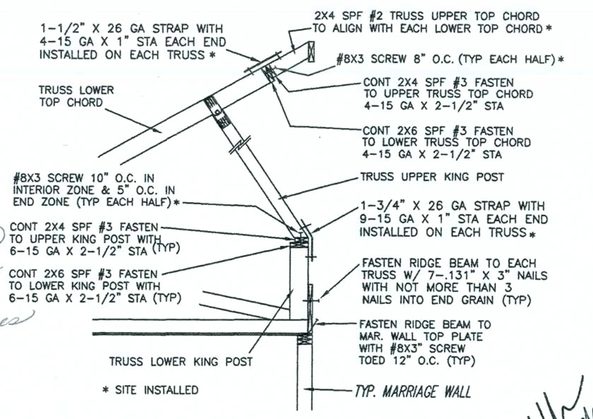
LUMBER AND/OR LVL RIDGE BEAM SPLICE DETAIL



ROOF SHEATHING DETAIL

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

*** PLUS FASTEN ROOF SHEATHING TO TRUSSES OVER MATE LINE IN MODULE 'C' W/15 GA X 1-1/2" STAPLE 3-1/4" O.C.



DETAIL A

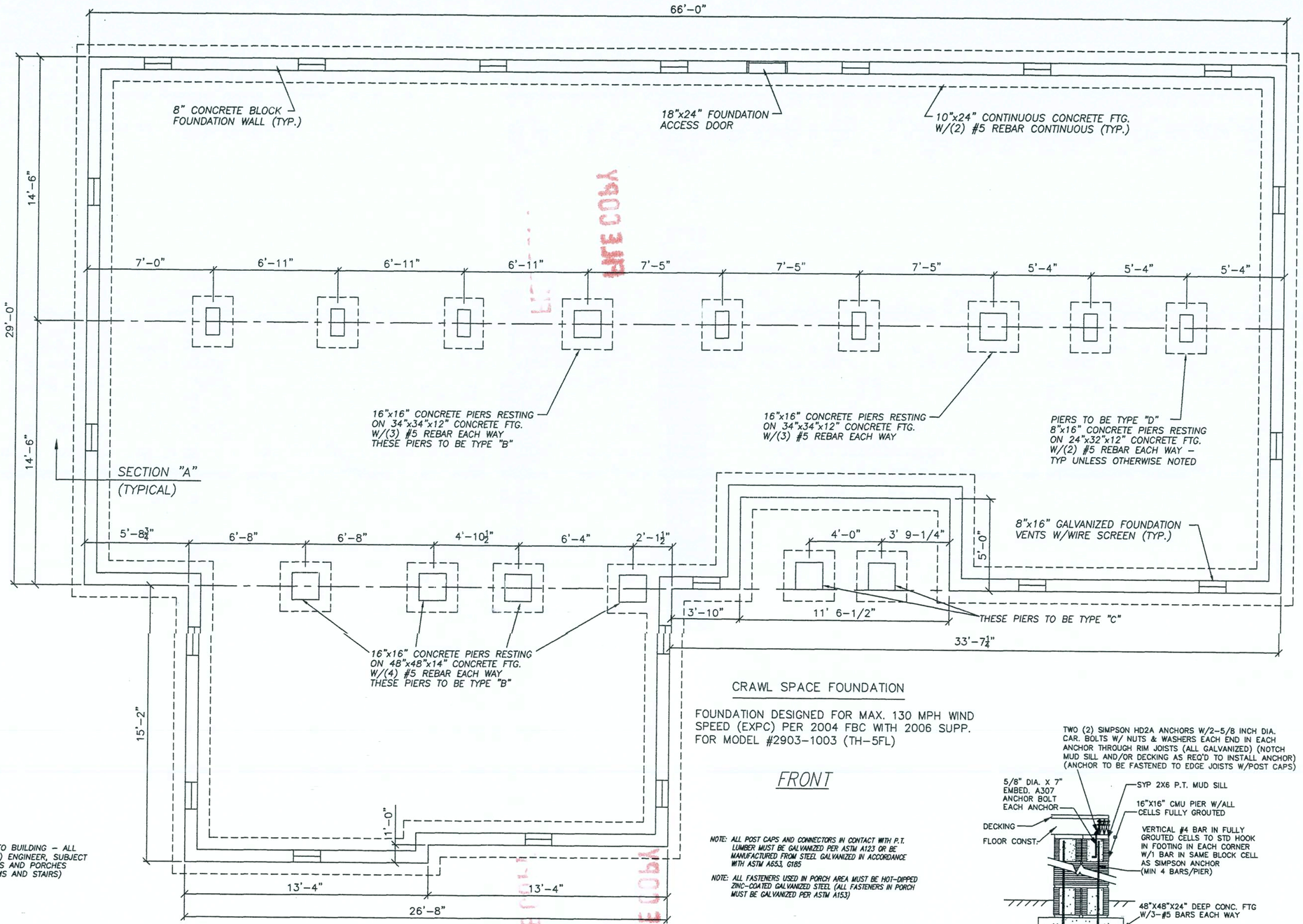
TOWN HOMES LLC P.O. BOX 1059 LAKE CITY, FLORIDA 32056		
DATE: 1/6/07		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY: C.A.Leblanc
SCALE: NTS		
MODEL: 2903-1003 CROSS SECTION	PLAN NO. TH-5FL	SHEET 6 OF 6
WILLIAM J. KALKER, JR., P.E. CONSULTING ENGINEER P.E. LICENSE #33841	33 ROCKWOOD LANE MONROE, CT 06468 (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.
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 (SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL BUILDING OFFICIAL APPROVAL). VENT OPENINGS MUST PROVIDE CROSS VENTILATION AND BE COVERED WITH CORROSION RESISTANT WIRE MESH OF NOT LESS THAN 1/4" OR MORE THAN 1/2".
9. INSTALL P.T. SYP LUMBER MUD SILLS ON ALL CONCRETE BLOCK PIERS.
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 fm' = 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

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

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)



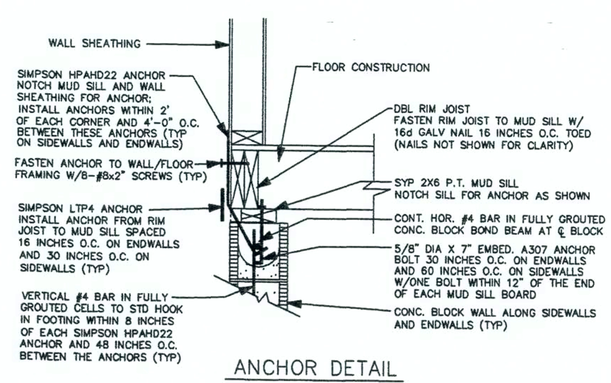
CRAWL SPACE FOUNDATION

FOUNDATION DESIGNED FOR MAX. 130 MPH WIND SPEED (EXPC) PER 2004 FBC WITH 2006 SUPP. FOR MODEL #2903–1003 (TH–5FL)

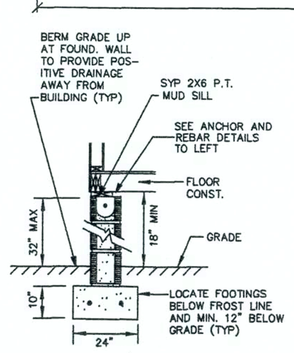
FRONT

NOTE: ALL POST CAPS AND CONNECTORS IN CONTACT WITH P.T. LUMBER MUST BE GALVANIZED PER ASTM A123 OR BE MANUFACTURED FROM STEEL GALVANIZED IN ACCORDANCE WITH ASTM A653, G185

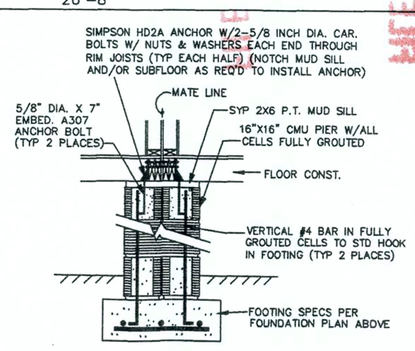
NOTE: ALL FASTENERS USED IN PORCH AREA MUST BE HOT–DIPPED ZINC–COATED GALVANIZED STEEL (ALL FASTENERS IN PORCH MUST BE GALVANIZED PER ASTM A153)



ANCHOR DETAIL
NTS



SECTION "A"
NTS



PIER TYPE "B"
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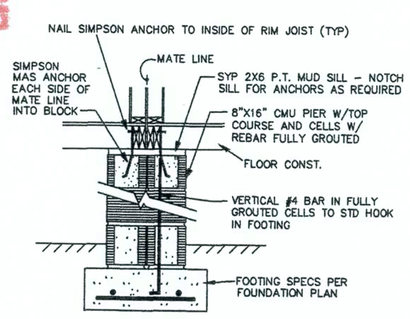

PIER TYPE "D"
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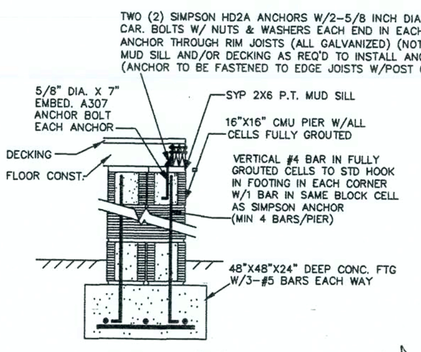

PIER TYPE "C"
NTS

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

DATE: 1/6/07		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY: C.A.Leblanc
SCALE: NTS		
MODEL: 2903–1003 CRAWL SPACE FOUNDATION	PLAN NO. TH–5FL	SHEET 1 OF 1

WILLIAM J. KALKER, JR., P.E.
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P.E. LICENSE #33841
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