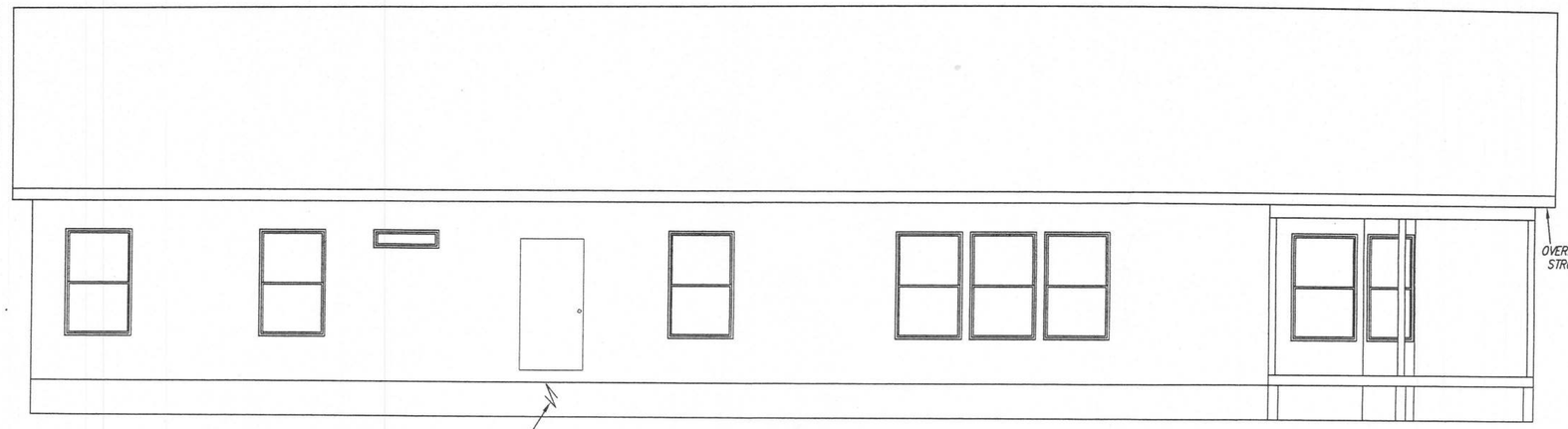
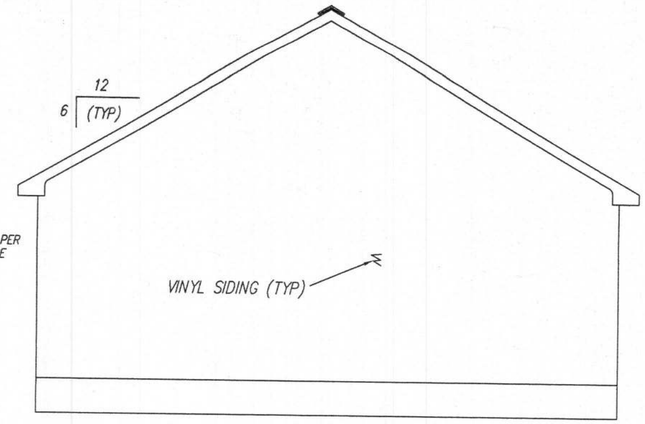


LEFT ELEVATION

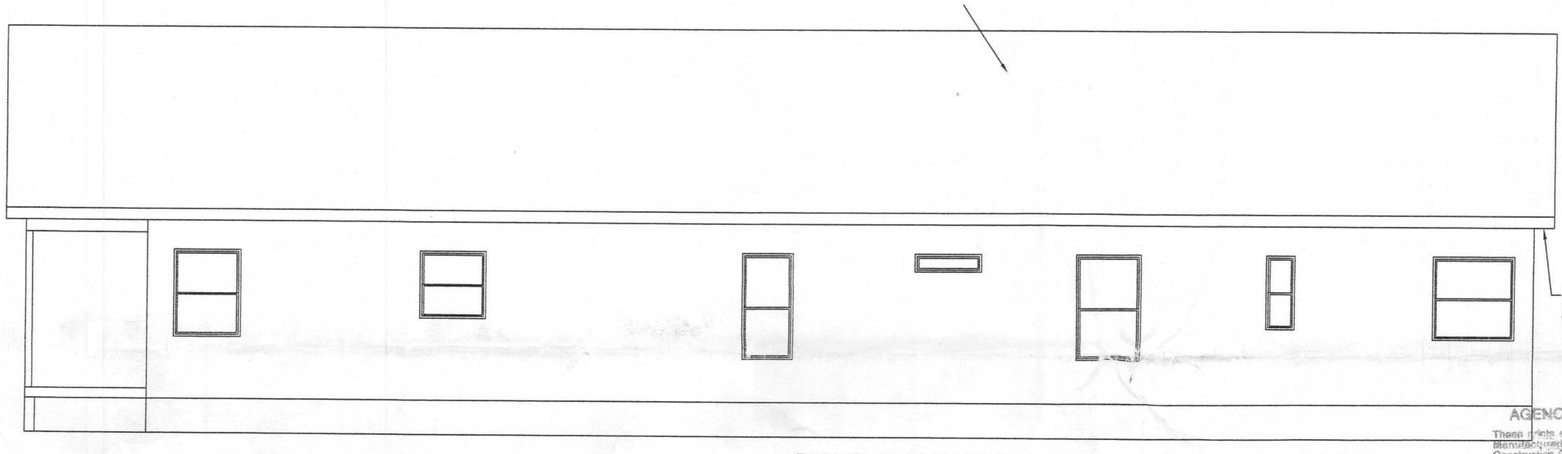
STAIRS, HANDRAILS AND GUARDS TO BE SITE INSTALLED AND SPECIFIED/DESIGNED BY OTHERS

OVERHANG INSTALLED PER STRUCTURAL PACKAGE



REAR ELEVATION

ASPHALT SHINGLES (TYP)



RIGHT ELEVATION

12" OVERHANG (TYP EXCEPT AS NOTED OTHER.)

RIDGE VENT (TYP)

FRONT ELEVATION

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

WILLIAM J. KALKER, JR. LICENSE No. 33841 STATE OF FLORIDA PROFESSIONAL ENGINEER 4/30/10

LISTING AGENCY APPROVAL

These plans comply with the Florida Manufactured Building Act of 1979 Conservation 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.	2198-0105146F
Allow. Floor Load	40
Approval Date	10-1-10
Manufacturer	TOWN HOMES
Approved for High Velocity Hurricane Zone	No

Date 10-1-10 Plan No. 2198-0146F
Approved By SCOTT S. FRANCIS

Modular Building Plans Examiner
Florida License No. SMP-42

COLUMBIA COUNTY BUILDING DEPARTMENT Received for FILE COPY Code Compliance PLANS EXAMINER

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.

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 13.3 ft² net vent area req'd)

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) *Fireplace Chimney*

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

NOTE: THESE PLANS HAVE BN PREPARED IN COMPLIANCE WITH THE 2007 ORIDA BUILDING CODE WITH THE 2009 SUPPLIENTS

NOTE: ALL MATERIALS USED ITHE CONSTRUCTION OF THIS BUILDING WHI ARE COVERED BY THE FLORIDA BUILDING COMKSION CHAPTER 9B-72 RULES SHALL HAVE A RRENT FLORIDA PRODUCT APPROVAL

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

THIS STRUCTURE CANNOT BE LOCATED IN THE FOLLOWING AREAS:
(I) WITHIN 600 FEET OF AN INLAND BODY OF WATER THAT PRESENTS A FETCH OF ONE MILE OR MORE OR AN INLAND WATERWAY OR RIVER WITH A WIDTH OF ONE MILE OR MORE
(II) ON THE SEAWARD SIDE OF THE COASTAL CONSTRUCTION CONTROL LINE

THE FBC-R CODE REQUIRES THAT ALL BUILDINGS LOCATED IN AREAS WITH WIND SPEEDS EQUAL TO OR GREATER THAN 120 MPH AND ALL BUILDINGS LOCATED IN AREAS WITH WIND SPEEDS EQUAL TO OR GREATER THAN 110 MPH WHICH ARE WITHIN ONE MILE OF THE COASTAL MEAN WATER LINE AND AS DESIGNATED BY THE LOCAL BUILDING DEPARTMENTS 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" OSB 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 NOT EXCEEDING 140 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 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 1300-0-04)

STATE OF FLORIDA

CODE: 2007 FBC, RESIDITIAL WITH '09 SUPPLEMENTS ND 2008 NEC

FLOOR LIVE LOAD: 40 F
FLOOR DEAD LOAD: 10 F
ROOF LIVE LOAD: 20 P
ROOF DEAD LOAD: 7 P
ATTIC LIVE LOAD: 10 P
ATTIC DEAD LOAD: 7 PS
ON TRUSS TOP CHORD

MAX. WIND SPEED: 130 PH, EXPC, Iw=1.0 (3 SEGUST; ENCLOSED BLDG)

OCCUPANCY GROUP: SINC FAMILY DWELL.

CONSTRUCTION TYPE: WD FRAME

BUILDING CATEGORY: II ER ASCE 7-05)

MEAN ROOF HEIGHT NOT TO CEED 15' ABOVE GRADE

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

Not to be located in coastor flood plain areas or in HIGH VELOCITY HURCANE ZONES

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

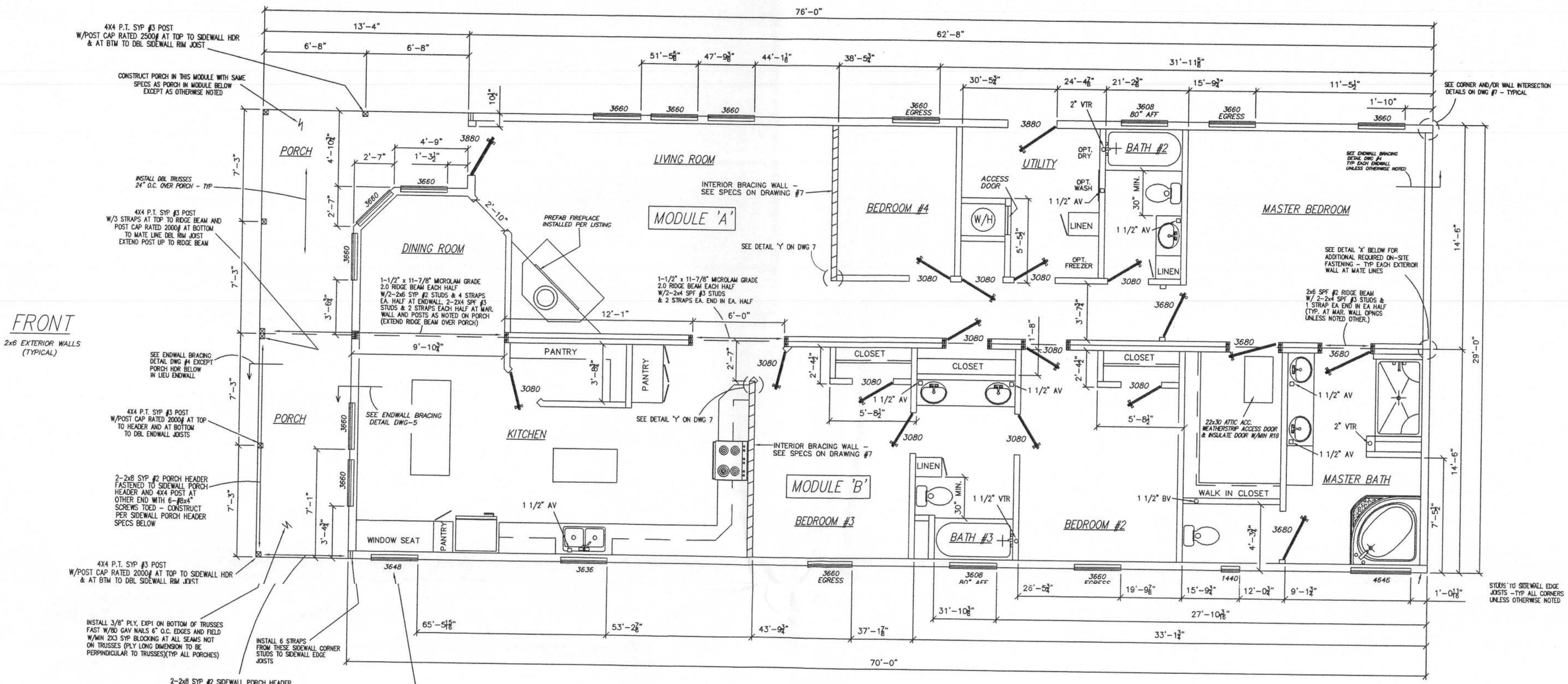
IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS, THESE BUILDING PLANS DO NOT CONTAIN FOUNDATION SUPPORT AND TIEDOWN SYSTEM DETAILS AND SPECIFICATIONS. THE DESIGNER OF THE BUILDING PLANS SHOULD BE CONTACTED TO OBTAIN APPROPRIATE FOUNDATION PLANS. IF FOUNDATION PLANS 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.

TOWN HOMES LLC

P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 09/22/10		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY: C.A.Leblanc
SCALE: NTS		
MODEL: 2940-1075 ELEVATIONS	PLAN NO. TH-62FL	SHEET 1 OF 7

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



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 R-3
Allowable No. of Floors 1
Wind Velocity 130 (3 sec)
Fire Rating of Ext. Walls 0
Plan No. 2198-01196F
Allow. Floor Load 40
Approval Date 10-1-10
Manufacturer Town Homes
Approved for High Velocity Hurricane Zone No
HWC
OOA # 1026

WILLIAM J. KALKER, JR.
No.33841
9/30/10

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)

LIGHT & VENT CHART	FLOOR AREA SQ. FT.	LIGHT REQUIRED PROVIDED	VENT REQUIRED PROVIDED
MASTER BEDROOM	212.1	16.97 24.42	8.48 11.98
BEDROOM #2	128.0	10.24 12.21	5.12 5.99
BEDROOM #3	125.1	10.01 12.21	5.00 5.99
BEDROOM #4	73.5	5.88 12.21	2.94 5.99
LIVING ROOM	300.0	24.00 36.63	12.00 17.97
DINING ROOM	82.9	6.63 36.63	3.32 17.97
KITCHEN	345.9	27.67 40.19	13.84 19.41
* 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 10-15 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)

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)

SCREW MAY BE INSTALLED THROUGH WALL SHEATHING (SHTG NOT SHOWN) - MUST HAVE MIN. 2" PENETRATION INTO ADJACENT MODULE STUDS

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 HEIGHT 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.

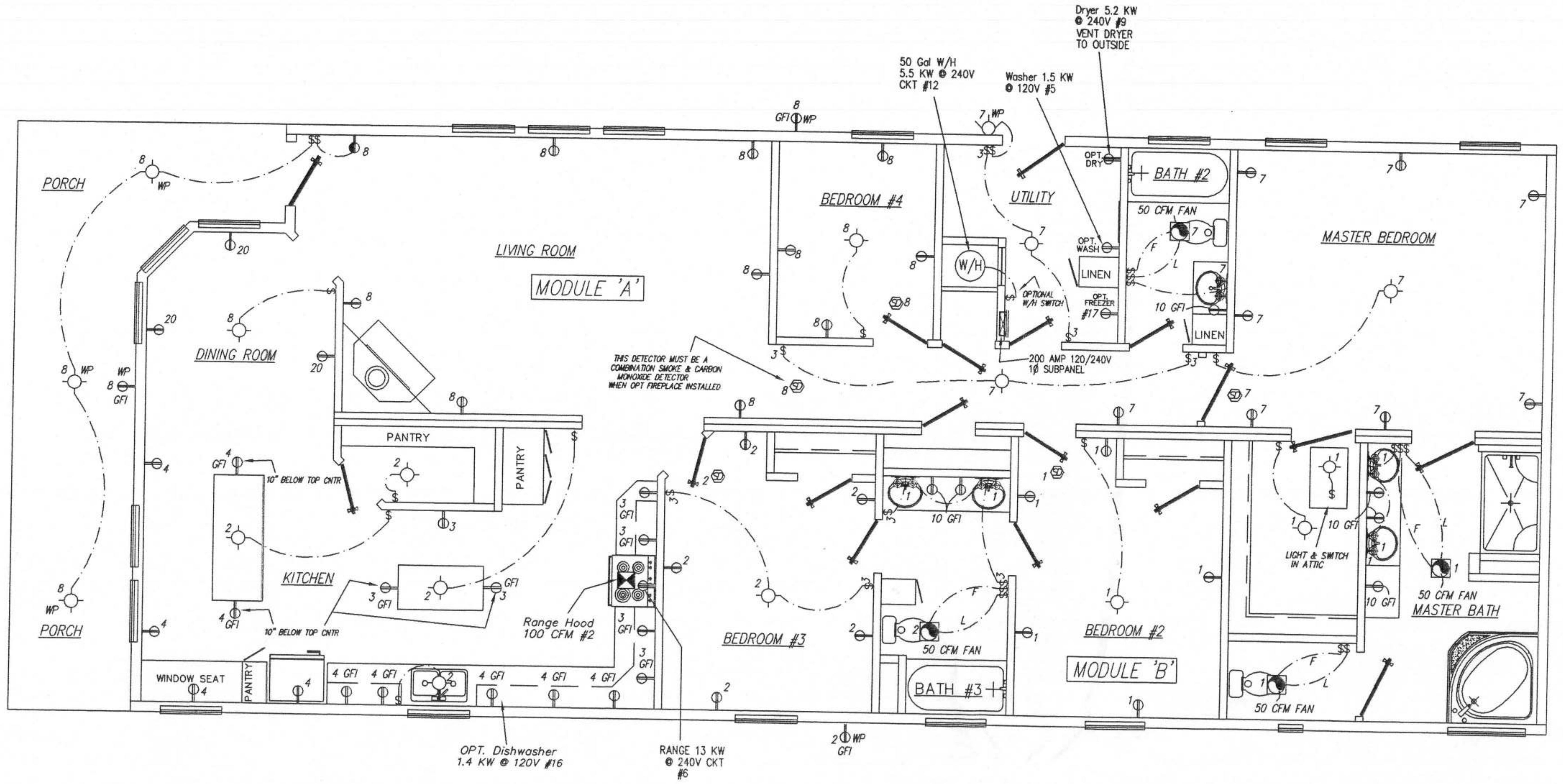
TOWN HOMES LLC

P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 09/22/10
CODES: FBC
LABELS: FL
SCALE: 3/16" = 1'-0"
REVISIONS:
DRAWN BY: C.A.Leblanc
MODEL: 2940-1075
FLOOR PLAN
PLAN NO. TH-62FL
SHEET 2 OF 7

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

33 ROCKWOOD LANE
MONROE, CT 06468
(203) 261-1167



FRONT

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

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, 7, 8 AND 20 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.

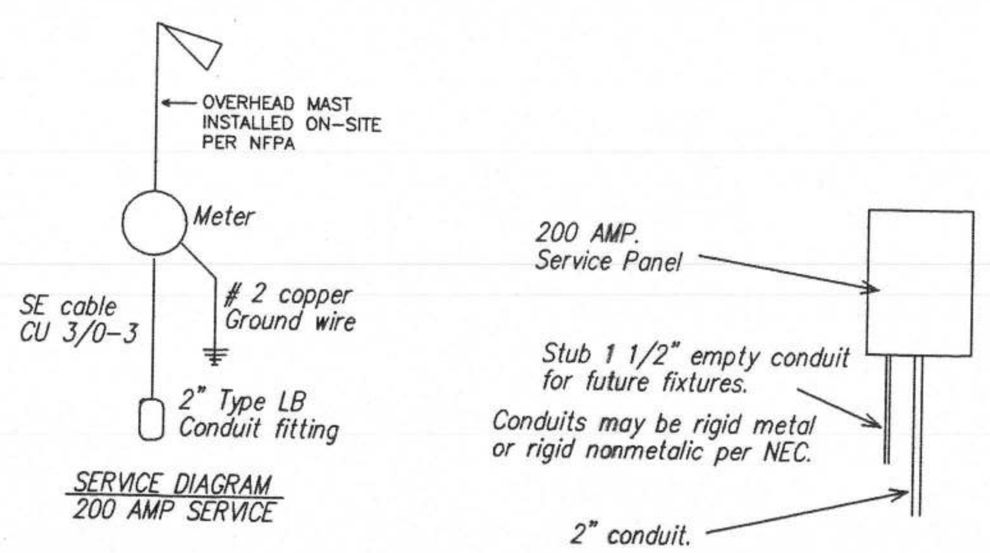
ELECTRICAL NOTES: NEC

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 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

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

APPROVAL
9/30/10
Occupancy: R-3
Wind Velocity: 130 (3 sec)
Plan No.: 2198-0146F
Alter. Floor Load: 40
Approval Date: 10-1-10
Manufacturer: Town Homes
Hurricane Zone: No
HWC

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



SERVICE DIAGRAM
200 AMP SERVICE

PANEL SIZING

2204 Sq. Ft. @ 3 watts/Sq. Ft.	6.61	KW
4-20 AMP Appliance ciruits	6.00	KW
Laundry circuit	1.50	KW
Range	13.00	KW
Clothes Dryer	5.20	KW
Water Heater	5.50	KW
Opt. Dishwasher	1.40	KW
TOTAL	39.21	KW
First 10 KW @ 100%	10.00	KW
Remainder @ 40% (29.21)(.4)=	11.68	KW
Assumed HVAC	20.90	KW
TOTAL	42.58	KW

Calculated Load for sevice size
42580 w/240 volts= 177.4 Amperes
200 AMP service standard

ELECTRICAL LEDGEND

- $ Light Switch
- Duplex Recept
- 240V Recept
- Thermostat
- Smoke Detector W/Battery Backup
- 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	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	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
20,21	Small Appliance	12-2 w/GND	20

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

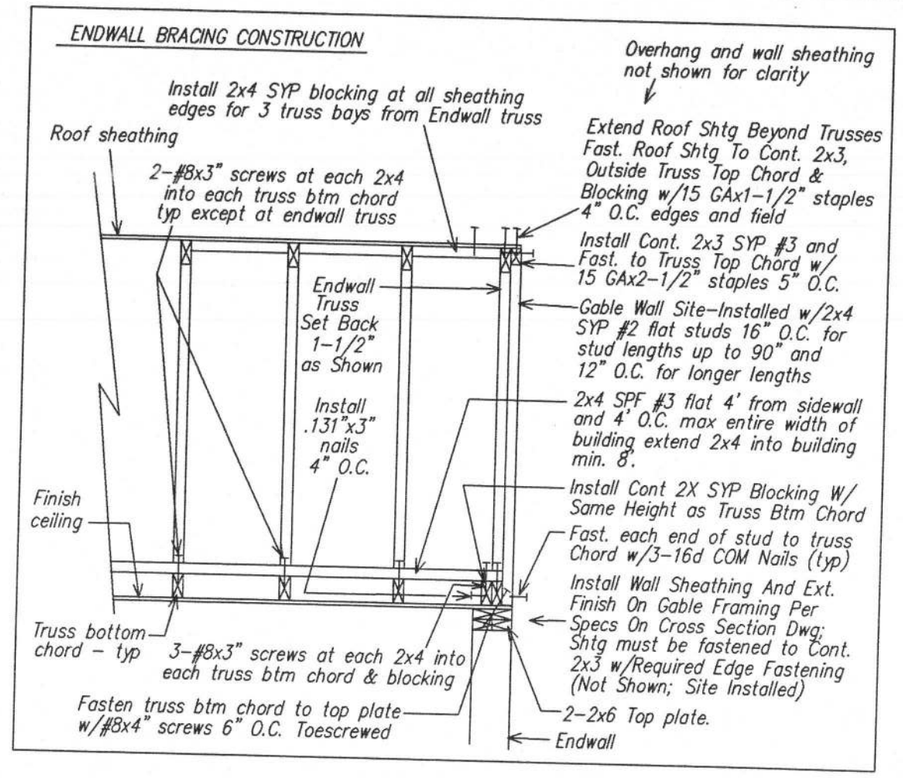
DATE: 09/22/10			
CODES: FBC			
LABELS: FL	REVISIONS:		DRAWN BY:
SCALE: NTS			C.A.Leblanc
MODEL: 2940-1075 ELECTRICAL		PLAN NO. TH-62FL	SHEET
WILLIAM J. KALKER, JR., P.E. CONSULTING ENGINEER P.E. LICENSE #33841	33 ROCKWOOD LANE MONROE, CT 06468 (203) 261-1167		3 OF 7

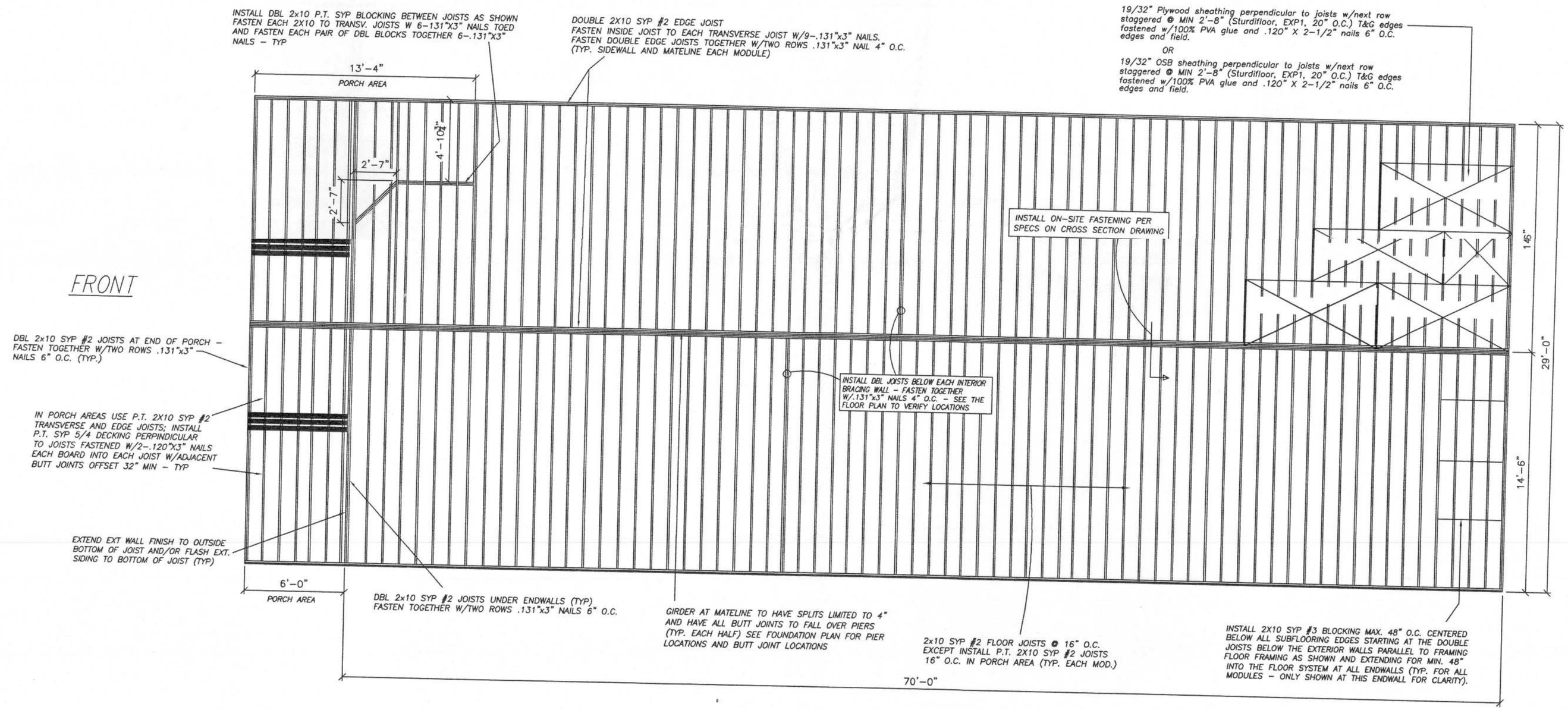
SUPPLEMENTAL NOTES:

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

ENDWALL BRACING CONSTRUCTION





TYPICAL FLOOR FRAMING PLAN

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.

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)

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	R-3
Allowable No. of Floors	1
Hrs Rating of Ext. Walls	0
Plan No.	2198-0146F
Allow Floor Load	48
Approval Date	10-1-10
Manufacturer	Town Homes
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1026

9/30/10

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

TOWN HOMES LLC P.O. BOX 1059 LAKE CITY, FLORIDA 32056	
DATE: 09/22/10	
CODES: FBC	
LABELS: FL	REVISIONS:
SCALE: NTS	DRAWN BY: C.A.Leblanc
MODEL: 2940-1075 FLOOR FRAMING	PLAN NO. TH-62FL
	SHEET 4 OF 7
WILLIAM J. KALKER, JR., P.E. CONSULTING ENGINEER P.E. LICENSE #33841	33 ROCKWOOD LANE MONROE, CT 06468 (203) 261-1167

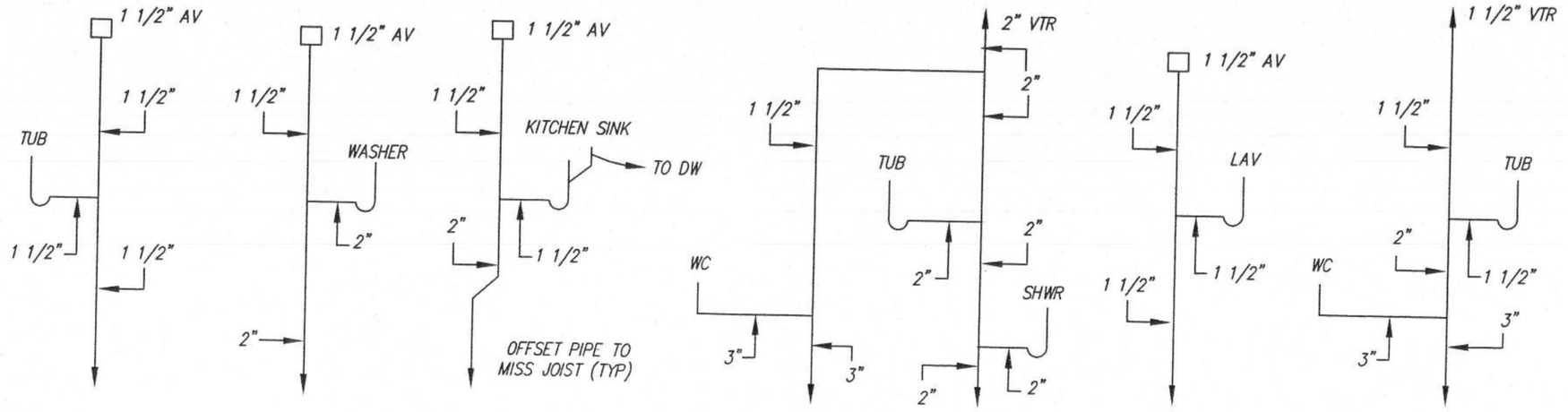
SUPPLEMENTAL NOTES:

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.



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.

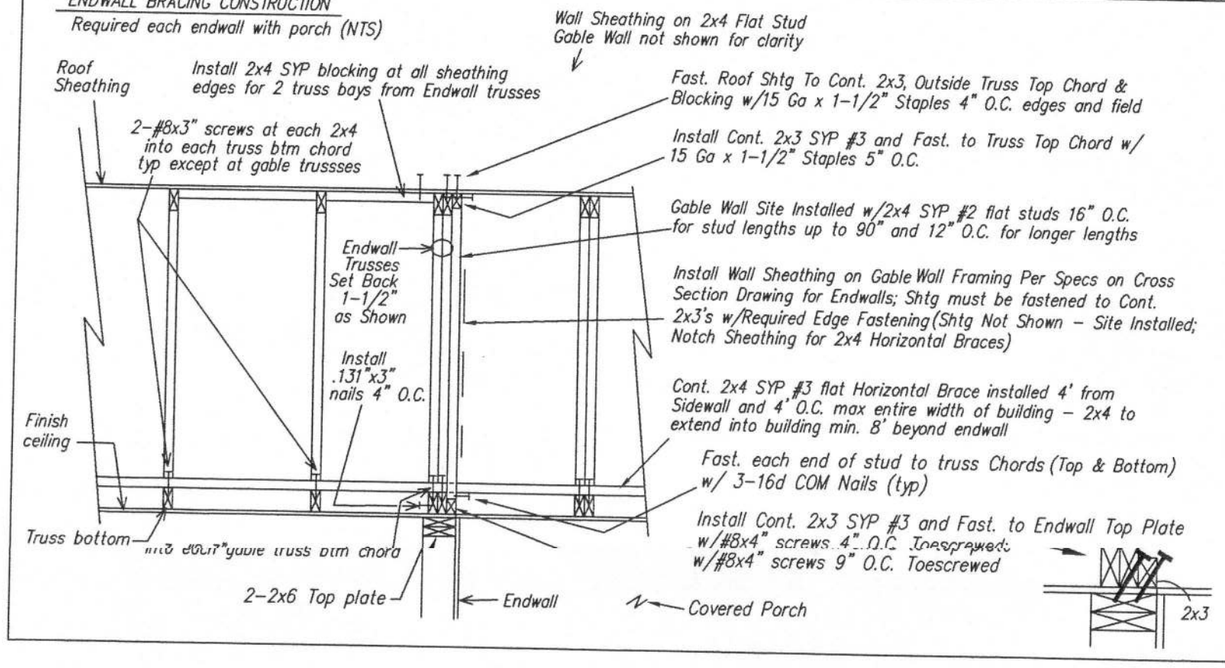
Short sweeps not less than 3 inches diameter may be used in soil and waste lines where the change in direction of flow is from the horizontal to the vertical and may be for making necessary offsets between the ceiling and the next floor above.

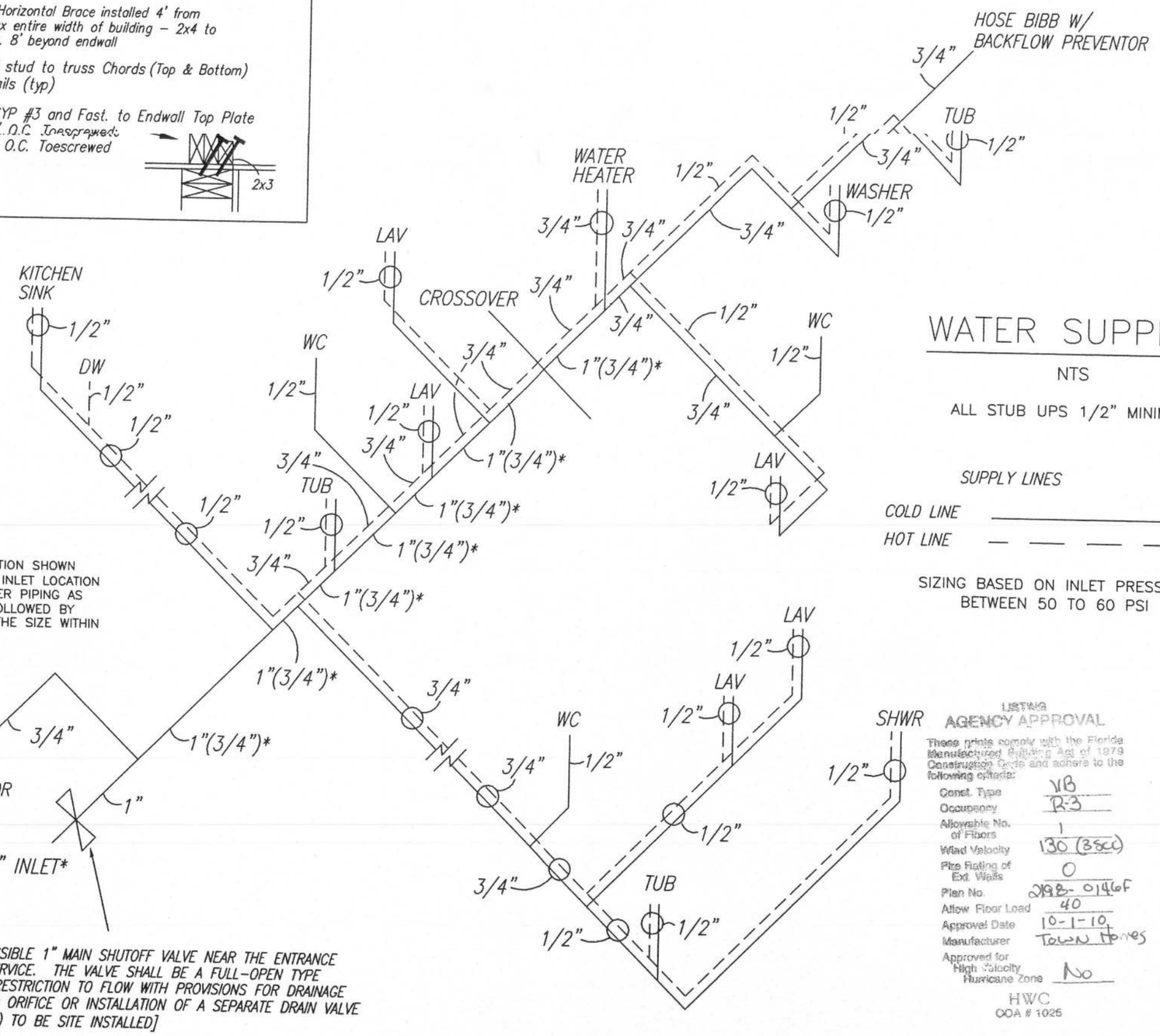
PLUMBING NOTES:

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)

ENDWALL BRACING CONSTRUCTION

Required each endwall with porch (NTS)





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 PARENTHESIS.

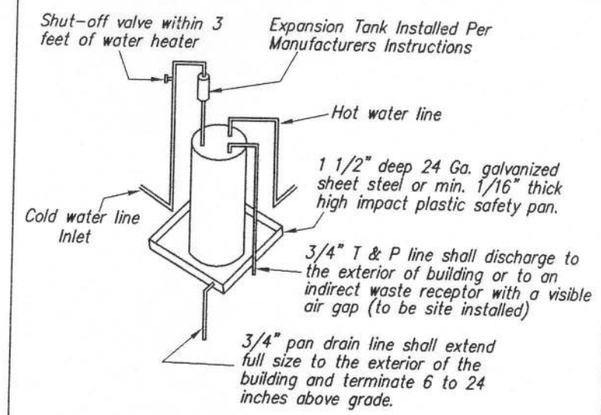
INSTALL AN ACCESSIBLE 1" MAIN SHUTOFF VALVE NEAR THE ENTRANCE OF THE WATER SERVICE. THE VALVE SHALL BE A FULL-OPEN TYPE HAVING NOMINAL RESTRICTION TO FLOW WITH PROVISIONS FOR DRAINAGE SUCH AS A BLEED ORIFICE OR INSTALLATION OF A SEPARATE DRAIN VALVE [SHUTOFF VALVE(S) TO BE SITE INSTALLED]

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	R-3
Allowable No. of Floors	1
Wind Velocity	130 (3SC)
Fire Rating of Ext. Walls	0
Plan No.	2988-0146F
Allow Floor Load	40
Approved Date	10-1-10
Manufacturer	TOWN Homes
Approved for High Velocity Hurricane Zone	No

HWC
QAA # 1025



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

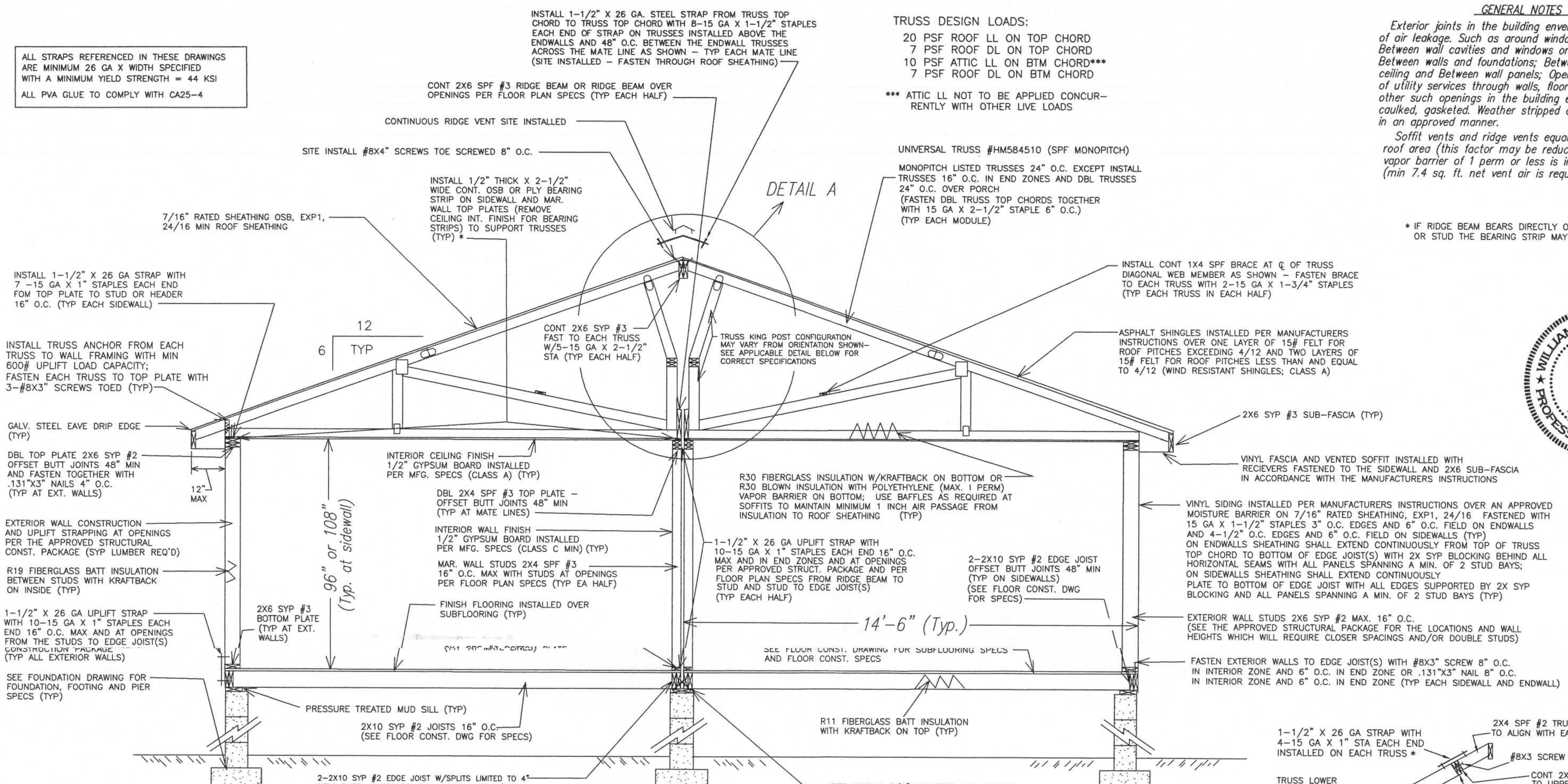
P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 09/22/10		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY: C.A.Leblanc
SCALE: NTS		
MODEL: 2940-1075 PLUMBING	PLAN NO. TH-62FL	SHEET 5 OF 7

WILLIAM J. KALKER, JR., P.E.
CONSULTING ENGINEER
33 ROCKWOOD LANE
MONROE, CT 06468

ALL STRAPS REFERENCED IN THESE DRAWINGS ARE MINIMUM 26 GA X WIDTH SPECIFIED WITH A MINIMUM YIELD STRENGTH = 44 KSI

ALL PVA GLUE TO COMPLY WITH CA25-4



INSTALL 1-1/2" X 26 GA. STEEL STRAP FROM TRUSS TOP CHORD TO TRUSS TOP CHORD WITH 8-15 GA X 1-1/2" STAPLES EACH END OF STRAP ON TRUSSES INSTALLED ABOVE THE ENDWALLS AND 48" O.C. BETWEEN THE ENDWALL TRUSSES ACROSS THE MATE LINE AS SHOWN - TYP EACH MATE LINE (SITE INSTALLED - FASTEN THROUGH ROOF SHEATHING)
CONT 2X6 SPF #3 RIDGE BEAM OR RIDGE BEAM OVER OPENINGS PER FLOOR PLAN SPECS (TYP EACH HALF)
CONTINUOUS RIDGE VENT SITE INSTALLED
SITE INSTALL #8X4" SCREWS TOE SCREWED 8" O.C.
INSTALL 1/2" THICK X 2-1/2" WIDE CONT. OSB OR PLY BEARING STRIP ON SIDEWALL AND MAR. WALL TOP PLATES (REMOVE CEILING INT. FINISH FOR BEARING STRIPS) TO SUPPORT TRUSSES (TYP) *
DETAIL A
7/16" RATED SHEATHING OSB, EXP1, 24/16 MIN ROOF SHEATHING
INSTALL 1-1/2" X 26 GA STRAP WITH 7 -15 GA X 1" STAPLES EACH END FOM TOP PLATE TO STUD OR HEADER 16" O.C. (TYP EACH SIDEWALL)
12
6
TYP
INSTALL TRUSS ANCHOR FROM EACH TRUSS TO WALL FRAMING WITH MIN 600# UPLIFT LOAD CAPACITY; FASTEN EACH TRUSS TO TOP PLATE WITH 3-#8X3" SCREWS TOED (TYP)
CONT 2X6 SYP #3 FAST TO EACH TRUSS W/5-15 GA X 2-1/2" STA (TYP EACH HALF)
TRUSS KING POST CONFIGURATION MAY VARY FROM ORIENTATION SHOWN- SEE APPLICABLE DETAIL BELOW FOR CORRECT SPECIFICATIONS
GALV. STEEL EAVE DRIP EDGE (TYP)
DBL TOP PLATE 2X6 SYP #2 OFFSET BUTT JOINTS 48" MIN AND FASTEN TOGETHER WITH .131"X3" NAILS 4" O.C. (TYP AT EXT. WALLS)
12" MAX
INTERIOR CEILING FINISH 1/2" GYPSUM BOARD INSTALLED PER MFG. SPECS (CLASS A) (TYP)
DBL 2X4 SPF #3 TOP PLATE - OFFSET BUTT JOINTS 48" MIN (TYP AT MATE LINES)
INTERIOR WALL FINISH 1/2" GYPSUM BOARD INSTALLED PER MFG. SPECS (CLASS C MIN) (TYP)
MAR. WALL STUDS 2X4 SPF #3 16" O.C. MAX WITH STUDS AT OPENINGS PER FLOOR PLAN SPECS (TYP EA HALF)
96" or 108" (Typ. at sidewall)
EXTERIOR WALL CONSTRUCTION AND UPLIFT STRAPPING AT OPENINGS PER THE APPROVED STRUCTURAL CONST. PACKAGE (SYP LUMBER REQ'D)
R19 FIBERGLASS BATT INSULATION BETWEEN STUDS WITH KRAFTBACK ON INSIDE (TYP)
1-1/2" X 26 GA UPLIFT STRAP WITH 10-15 GA X 1" STAPLES EACH END 16" O.C. MAX AND AT OPENINGS FROM THE STUDS TO EDGE JOIST(S) CONSTRUCTION PACKAGE (TYP ALL EXTERIOR WALLS)
2X6 SYP #3 BOTTOM PLATE (TYP AT EXT. WALLS)
FINISH FLOORING INSTALLED OVER SUBFLOORING (TYP)
SEE FOUNDATION DRAWING FOR FOUNDATION, FOOTING AND PIER SPECS (TYP)
PRESSURE TREATED MUD SILL (TYP)
2X10 SYP #2 JOISTS 16" O.C. (SEE FLOOR CONST. DWG FOR SPECS)
2-2X10 SYP #2 EDGE JOIST W/SPLITS LIMITED TO 4' WITH BUTT JOINTS TO FALL OVER PIERS (TYP EACH HALF AT MATE LINES)
R30 FIBERGLASS INSULATION W/KRAFTBACK ON BOTTOM OR R30 BLOWN INSULATION WITH POLYETHYLENE (MAX. 1 PERM) VAPOR BARRIER ON BOTTOM; USE BAFFLES AS REQUIRED AT SOFFITS TO MAINTAIN MINIMUM 1 INCH AIR PASSAGE FROM INSULATION TO ROOF SHEATHING (TYP)
1-1/2" X 26 GA UPLIFT STRAP WITH 10-15 GA X 1" STAPLES EACH END 16" O.C. MAX AND IN END ZONES AND AT OPENINGS PER APPROVED STRUCT. PACKAGE AND PER FLOOR PLAN SPECS FROM RIDGE BEAM TO STUD AND STUD TO EDGE JOIST(S) (TYP EACH HALF)
2-2X10 SYP #2 EDGE JOIST OFFSET BUTT JOINTS 48" MIN (TYP ON SIDEWALLS) (SEE FLOOR CONST. DWG FOR SPECS)
14'-6" (Typ.)
SEE FLOOR CONST. DRAWING FOR SUBFLOORING SPECS AND FLOOR CONST. SPECS
R11 FIBERGLASS BATT INSULATION WITH KRAFTBACK ON TOP (TYP)
SITE INSTALL 3/8" DIAMETER LAG SCREWS STAGGERED FROM SIDE TO SIDE AT 24 INCHES O.C.. LAG SCREWS MUST PENETRATE 2 INCHES MINIMUM INTO ADJACENT MODULE
INSTALL CONT 1X4 SPF BRACE AT ℄ OF TRUSS DIAGONAL WEB MEMBER AS SHOWN - FASTEN BRACE TO EACH TRUSS WITH 2-15 GA X 1-3/4" STAPLES (TYP EACH TRUSS IN EACH HALF)
ASPHALT SHINGLES INSTALLED PER MANUFACTURERS INSTRUCTIONS OVER ONE LAYER OF 15# FELT FOR ROOF PITCHES EXCEEDING 4/12 AND TWO LAYERS OF 15# FELT FOR ROOF PITCHES LESS THAN AND EQUAL TO 4/12 (WIND RESISTANT SHINGLES; CLASS A)
2X6 SYP #3 SUB-FASCIA (TYP)
VINYL FASCIA AND VENTED SOFFIT INSTALLED WITH RECIEVERS FASTENED TO THE SIDEWALL AND 2X6 SUB-FASCIA IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS
VINYL SIDING INSTALLED PER MANUFACTURERS INSTRUCTIONS OVER AN APPROVED MOISTURE BARRIER ON 7/16" RATED SHEATHING, EXP1, 24/16 FASTENED WITH 15 GA X 1-1/2" STAPLES 3" O.C. EDGES AND 6" O.C. FIELD ON ENDWALLS AND 4-1/2" O.C. EDGES AND 6" O.C. FIELD ON SIDEWALLS (TYP) ON ENDWALLS SHEATHING SHALL EXTEND CONTINUOUSLY FROM TOP OF TRUSS TOP CHORD TO BOTTOM OF EDGE JOIST(S) WITH 2X SYP BLOCKING BEHIND ALL HORIZONTAL SEAMS WITH ALL PANELS SPANNING A MIN. OF 2 STUD BAYS; ON SIDEWALLS SHEATHING SHALL EXTEND CONTINUOUSLY PLATE TO BOTTOM OF EDGE JOIST WITH ALL EDGES SUPPORTED BY 2X SYP BLOCKING AND ALL PANELS SPANNING A MIN. OF 2 STUD BAYS (TYP)
EXTERIOR WALL STUDS 2X6 SYP #2 MAX. 16" O.C. (SEE THE APPROVED STRUCTURAL PACKAGE FOR THE LOCATIONS AND WALL HEIGHTS WHICH WILL REQUIRE CLOSER SPACINGS AND/OR DOUBLE STUDS)
FASTEN EXTERIOR WALLS TO EDGE JOIST(S) WITH #8X3" SCREW 8" O.C. IN INTERIOR ZONE AND 6" O.C. IN END ZONE OR .131"X3" NAIL 8" O.C. IN INTERIOR ZONE AND 6" O.C. IN END ZONE (TYP EACH SIDEWALL AND ENDWALL)

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

UNIVERSAL TRUSS #HM584510 (SPF MONOPITCH)

MONOPITCH LISTED TRUSSES 24" O.C. EXCEPT INSTALL TRUSSES 16" O.C. IN END ZONES AND DBL TRUSSES 24" O.C. OVER PORCH (FASTEN DBL TRUSS TOP CHORDS TOGETHER WITH 15 GA X 2-1/2" STAPLE 6" O.C.) (TYP EACH MODULE)

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.)

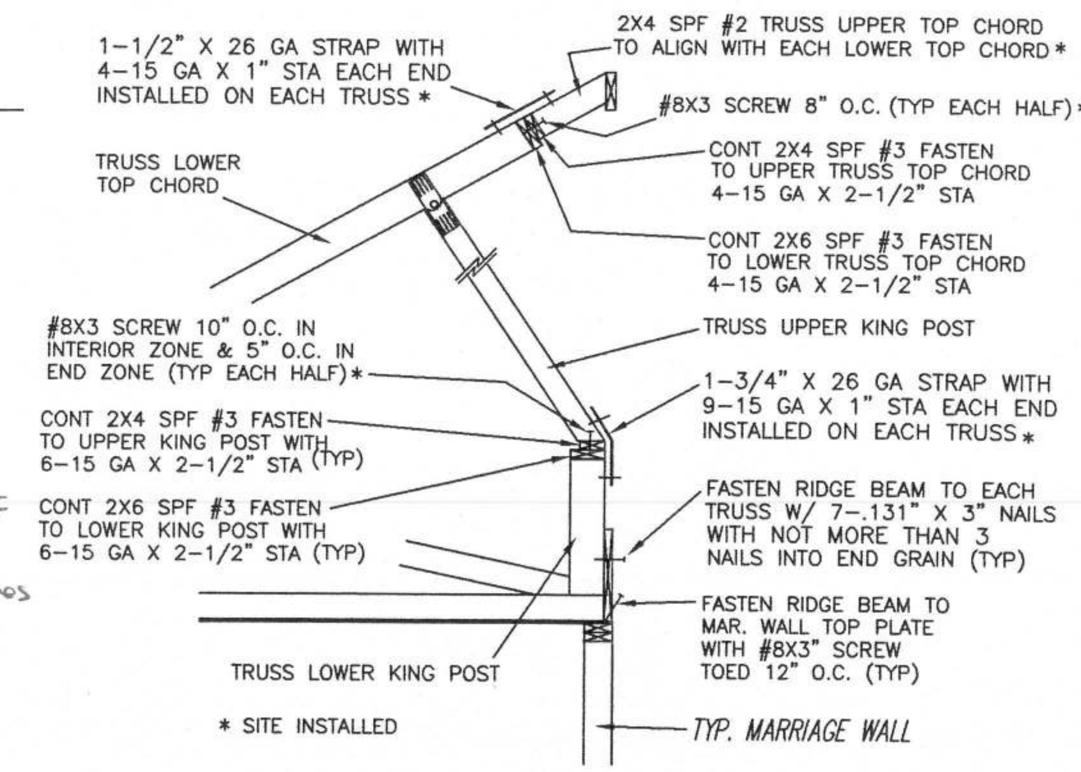
* IF RIDGE BEAM BEARS DIRECTLY ON THE TOP PLATE OR STUD THE BEARING STRIP MAY BE OMITTED.

WILLIAM J. KALKER, JR. LICENSE No.33841 STATE OF FLORIDA PROFESSIONAL ENGINEER 9/30/10

CROSS SECTION

W/O STEEL FRAME

NTS



1-1/2" X 26 GA STRAP WITH 4-15 GA X 1" STA EACH END INSTALLED ON EACH TRUSS *
2X4 SPF #2 TRUSS UPPER TOP CHORD TO ALIGN WITH EACH LOWER TOP CHORD *
#8X3 SCREW 8" O.C. (TYP EACH HALF) *
TRUSS LOWER TOP CHORD
CONT 2X4 SPF #3 FASTEN TO UPPER TRUSS TOP CHORD 4-15 GA X 2-1/2" STA
CONT 2X6 SPF #3 FASTEN TO LOWER TRUSS TOP CHORD 4-15 GA X 2-1/2" STA
TRUSS UPPER KING POST
#8X3 SCREW 10" O.C. IN INTERIOR ZONE & 5" O.C. IN END ZONE (TYP EACH HALF) *
1-3/4" X 26 GA STRAP WITH 9-15 GA X 1" STA EACH END INSTALLED ON EACH TRUSS *
CONT 2X4 SPF #3 FASTEN TO UPPER KING POST WITH 6-15 GA X 2-1/2" STA (TYP)
CONT 2X6 SPF #3 FASTEN TO LOWER KING POST WITH 6-15 GA X 2-1/2" STA (TYP)
FASTEN RIDGE BEAM TO EACH TRUSS W/ 7-.131" X 3" NAILS WITH NOT MORE THAN 3 NAILS INTO END GRAIN (TYP)
FASTEN RIDGE BEAM TO MAR. WALL TOP PLATE WITH #8X3" SCREW TOED 12" O.C. (TYP)
TRUSS LOWER KING POST
* SITE INSTALLED
TYP. MARRIAGE WALL

DETAIL A

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.

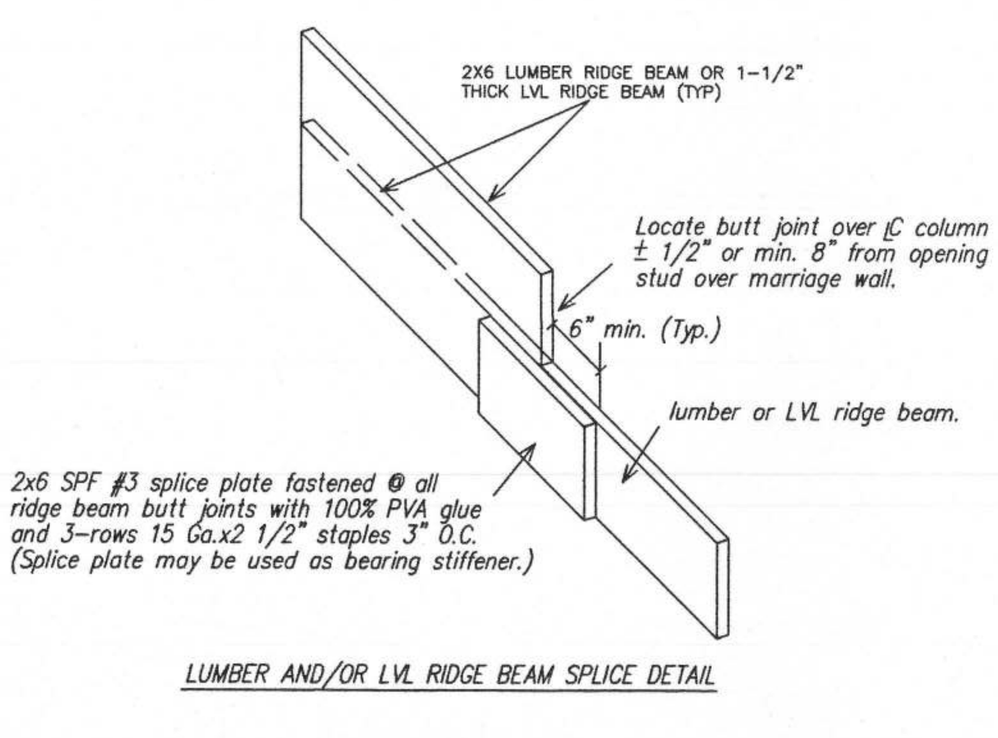
ASPHALT SHINGLES MUST BE CLASSIFIED IN ACCORDANCE WITH ASTM D 3161, TAS 107 OR ASTM D 7158. SHINGLES CLASSIFIED AS ASTM D 3161 CLASS D OR AS ASTM D 7158 CLASS G ARE ACCEPTABLE FOR USE IN AREAS WITH WIND SPEEDS UP TO 100 MPH. SHINGLES CLASSIFIED AS ASTM D 3161 CLASS F, TAS 107 OR AS ASTM 7158 CLASS H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

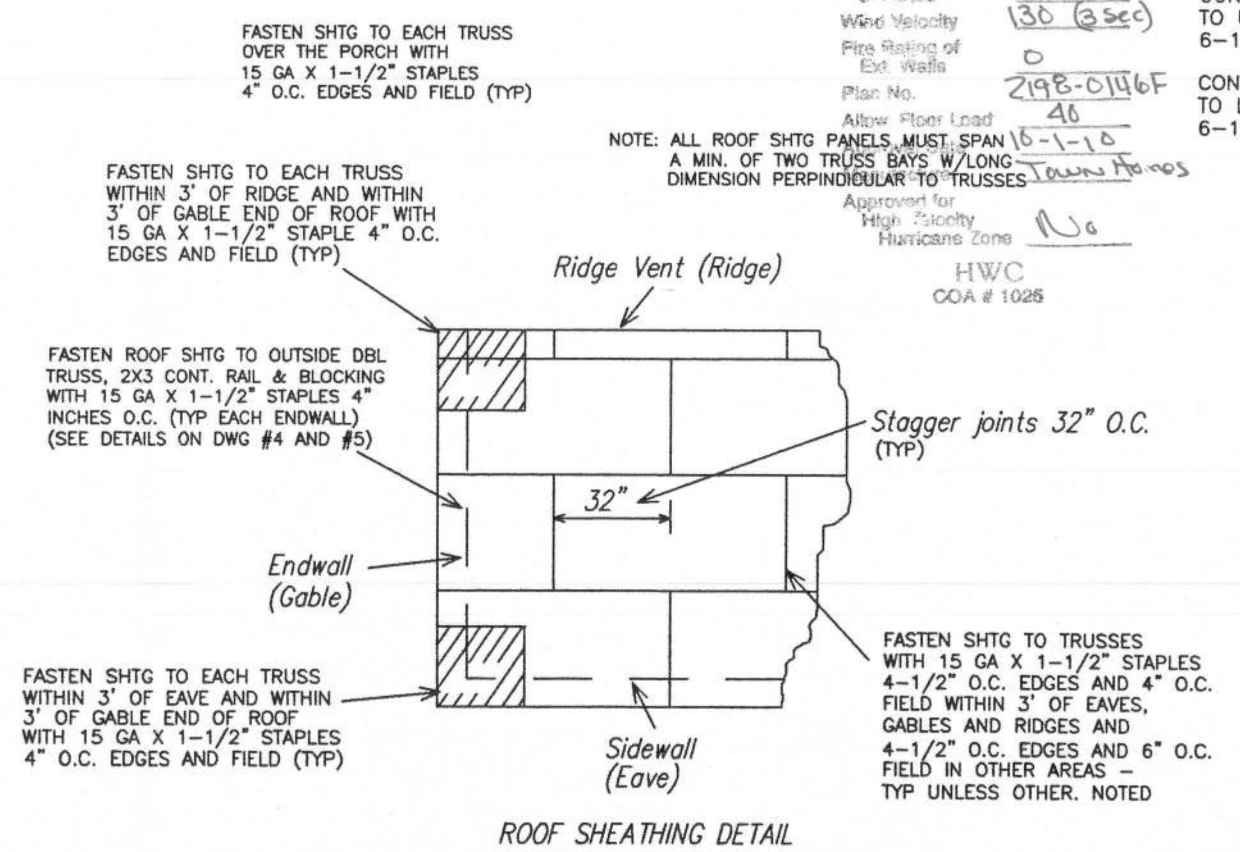
ALL EXPOSED INSULATION INSTALLED IN ATTICS MUST HAVE A CRITICAL RADIANT FLUX NOT LESS THAN .12 WATT PER SQUARE CENTIMETER

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



2X6 LUMBER RIDGE BEAM OR 1-1/2" THICK LVL RIDGE BEAM (TYP)
Locate butt joint over ℄ column ± 1/2" or min. 8" from opening stud over marriage wall.
6" min. (Typ.)
lumber or LVL ridge beam.
2x6 SPF #3 splice plate fastened @ all ridge beam butt joints with 100% PVA glue and 3-rows 15 Ga.x2 1/2" staples 3" O.C. (Splice plate may be used as bearing stiffener.)

LUMBER AND/OR LVL RIDGE BEAM SPLICE DETAIL



FASTEN SHTG TO EACH TRUSS OVER THE PORCH WITH 15 GA X 1-1/2" STAPLES 4" O.C. EDGES AND FIELD (TYP)
FASTEN SHTG TO EACH TRUSS WITHIN 3' OF RIDGE AND WITHIN 3' OF GABLE END OF ROOF WITH 15 GA X 1-1/2" STAPLE 4" O.C. EDGES AND FIELD (TYP)
NOTE: ALL ROOF SHTG PANELS MUST SPAN A MIN. OF TWO TRUSS BAYS W/LONG DIMENSION PERPENDICULAR TO TRUSSES
Ridge Vent (Ridge)
FASTEN ROOF SHTG TO OUTSIDE DBL TRUSS, 2X3 CONT. RAIL & BLOCKING WITH 15 GA X 1-1/2" STAPLES 4" INCHES O.C. (TYP EACH ENDWALL) (SEE DETAILS ON DWG #4 AND #5)
Stagger joints 32" O.C. (TYP)
32"
Endwall (Gable)
FASTEN SHTG TO EACH TRUSS WITHIN 3' OF EAVE AND WITHIN 3' OF GABLE END OF ROOF WITH 15 GA X 1-1/2" STAPLES 4" O.C. EDGES AND FIELD (TYP)
Sidewall (Eave)
FASTEN SHTG TO TRUSSES WITH 15 GA X 1-1/2" STAPLES 4-1/2" O.C. EDGES AND 4" O.C. FIELD WITHIN 3' OF EAVES, GABLES AND RIDGES AND 4-1/2" O.C. EDGES AND 6" O.C. FIELD IN OTHER AREAS - TYP UNLESS OTHER. NOTED

ROOF SHEATHING DETAIL

LISTING AGENCY APPROVAL

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

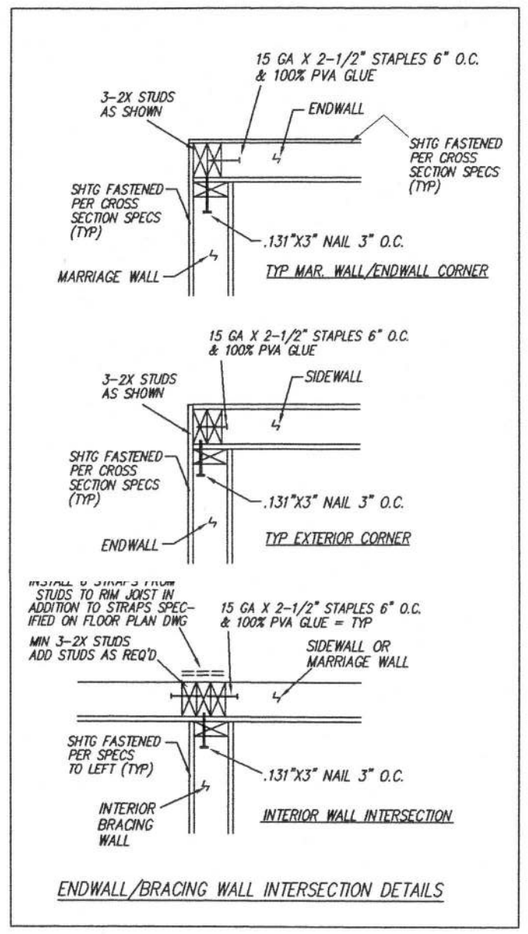
Const. Type	VB
Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	130 (3sec)
Fire Rating of Ext. Walls	0
Plan No.	2198-0146F
Allow. Floor Load	40
Plan Approved	10-1-10 Town Homes
Approved for High Velocity Hurricane Zone	No

HWC COA # 1026

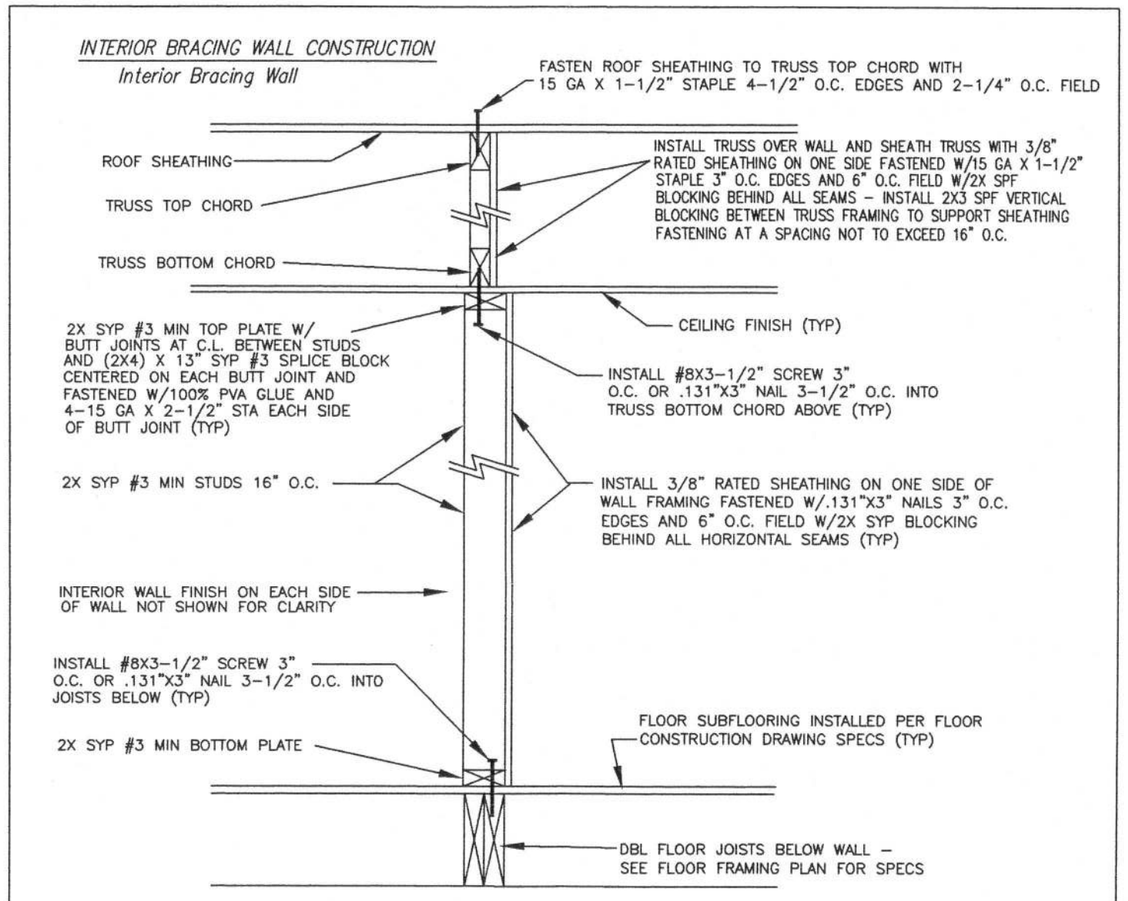
TOWN HOMES LLC

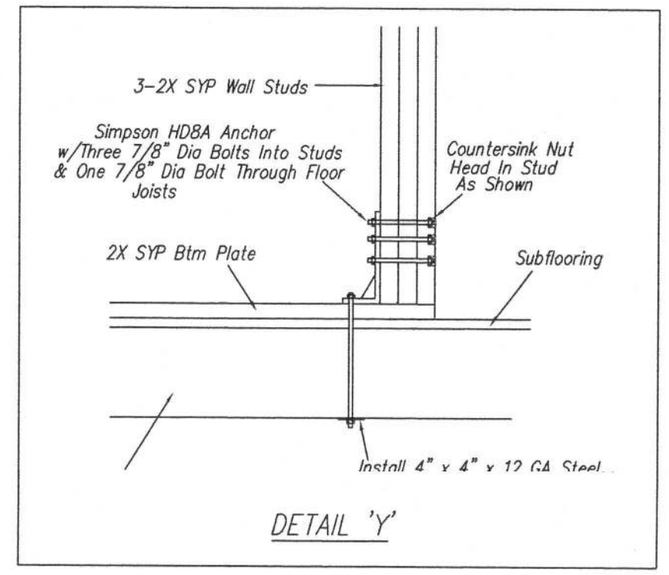
P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 09/22/10		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY: C.A.Leblanc
SCALE: NTS		
MODEL: 2940-1075 CROSS SECTION	PLAN NO. TH-62FL	SHEET
WILLIAM J. KALKER, JR., P.E. CONSULTING ENGINEER P.E. LICENSE #33841	33 ROCKWOOD LANE MONROE, CT 06468 (203) 261-1167	6 OF 7



ENDWALL/BRACING WALL INTERSECTION DETAILS





DETAIL 'Y'

LISTING AGENCY APPROVAL

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

Const. Type	VB
Occupancy	R-3
Allowable No. of Floors	1
Wind Velocity	136 3 Sec
Fire Rating of Ext. Walls	0
Plan No.	2198-0146F
Allow. Floor Load	40
Approval Date	10-1-10
Manufacturer	Town Homes
Approved for High Velocity Hurricane Zone	No

HWC
QQA # 1025

WILLIAM J. KALKER, JR. LICENSE No.33841 STATE OF FLORIDA PROFESSIONAL ENGINEER 9/30/10

TOWN HOMES LLC

P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 09/22/10		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY: C.A.Leblanc
SCALE: NTS		
MODEL: 2940-1075 DETAILS	PLAN NO. TH-62FL	SHEET 7 OF 7

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