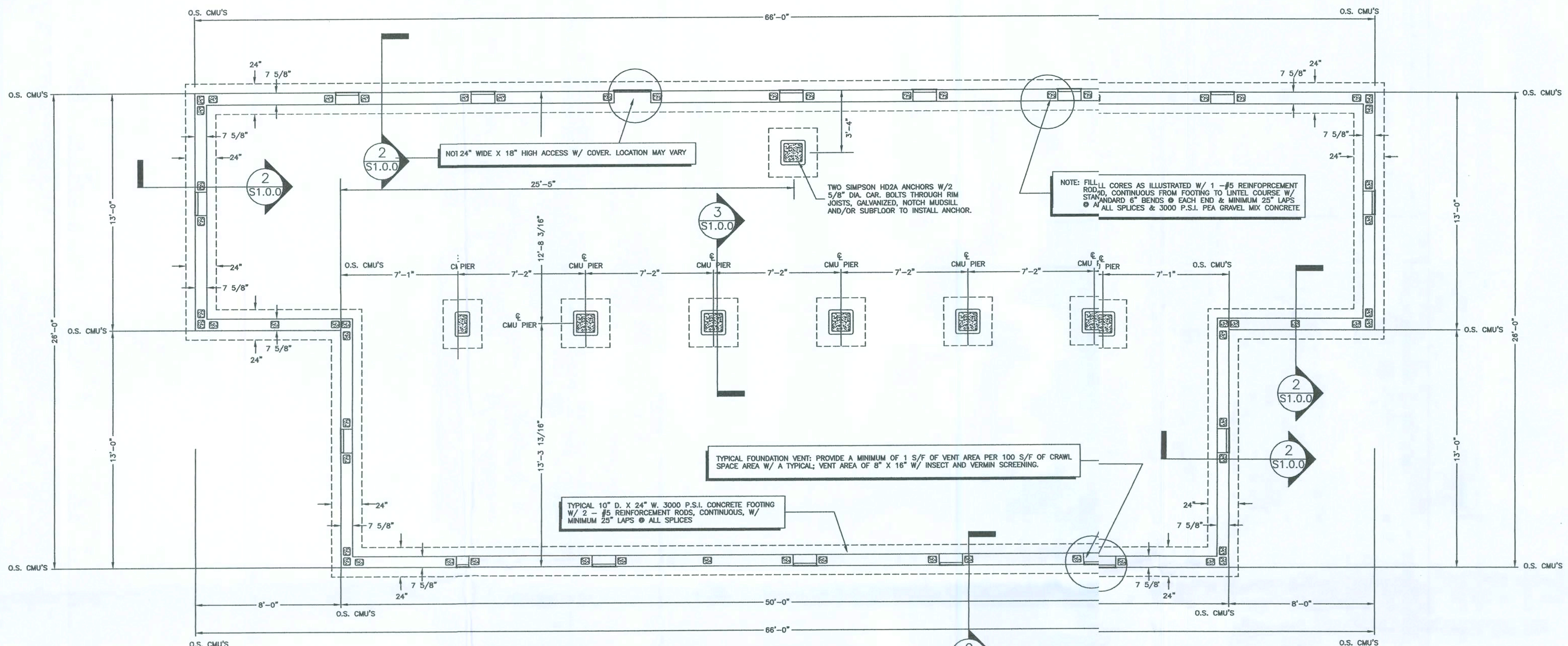
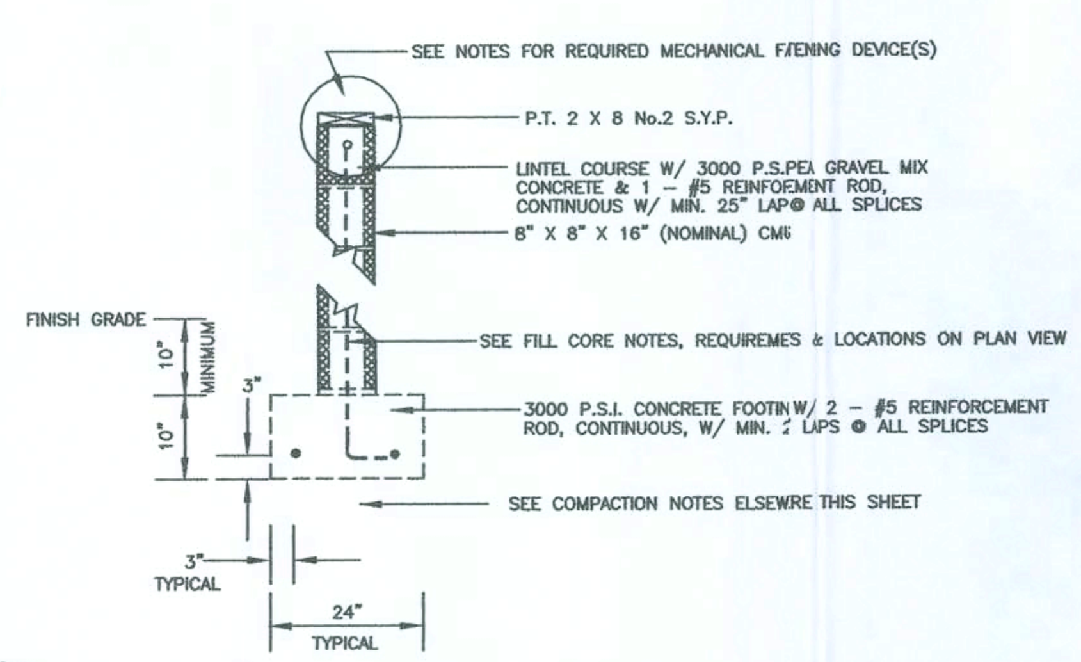
NOTE: THE CONTRACTOR IS DIRECTED TO REVIEW ALL CONSTRUCTION DRAWINGS & SPECIFICATIONS FOR ACCURACY & COMPLETENESS. ANY CONFLICTING INFORMATION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OF RECORD FOR RESOLUTION & CLARIFICATION. CONTRACTOR SHALL CONFIRM ALL EXISTING SOIL & ANY OTHER CONDITIONS OF WHICH MAY AFFECT / EFFECT THE STRUCTURAL INTGRITY OF THIS PROJECT.

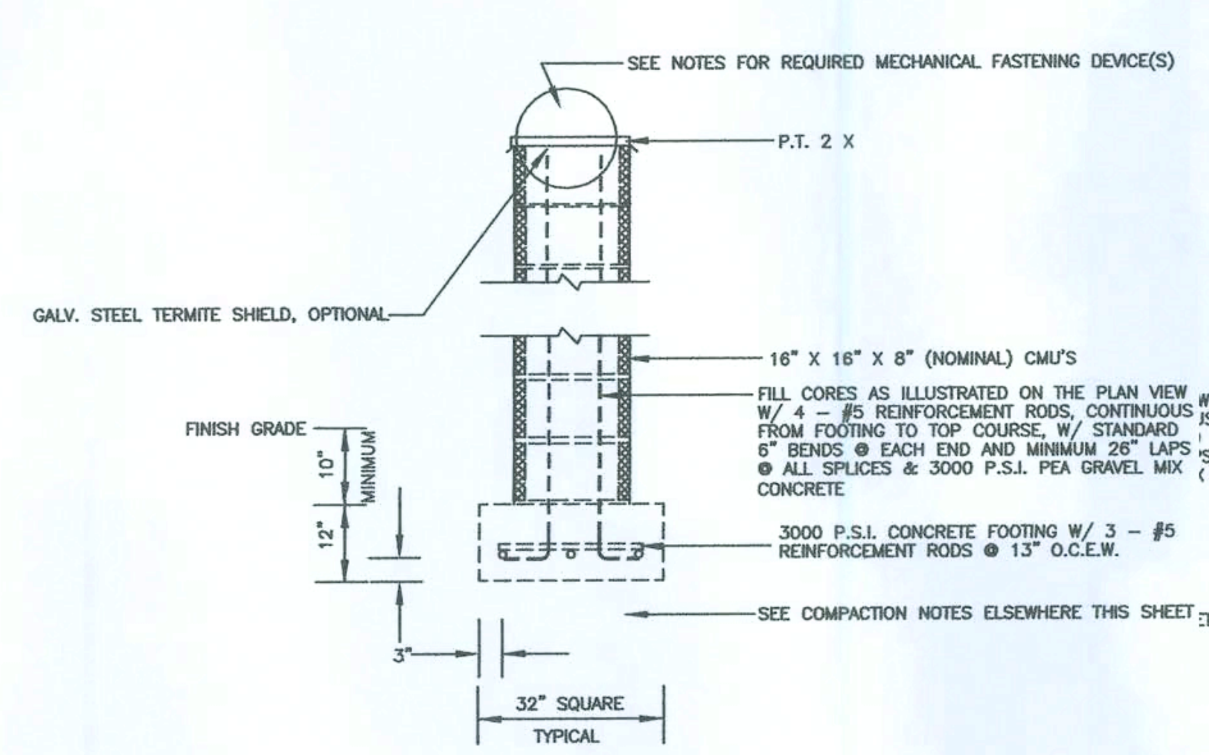
NOTE: MANUFACTURER SHALL PROVIDE A MINIMUM OF 3 – P.T. 2 X 10 No.2 S.Y.P. BAND JOISTS / FLOOR JOISTS @ EACH END WALL CONDITION OR LOCATION



1 DIMENSIONED FOUNDATION PLAN VIEW
S1.0.0 SCALE: 1/4" = 1'-0



2 SECTION THRU TYPICAL EXTERIOR STEM WALL
S1.0.0 SCALE: N.T.S.



3 SECTION THROUGH TYPICAL INTERIOR CMU PIERS
S1.0.0 SCALE: N.T.S.

TYPICAL @ INTERIOR OF CONDITIONED AREA

SCALE NOTE:
PLAN VIEW(S): 1/4" = 1'-0
SECTIONS & DETAILS: N.T.S.

NOTE: CONTRACTOR SHALL PROVIDE A MINIMUM OF "CRAWL SPACE" VENTILATION AS ILLUSTRATED ON THE PLAN VIEW ELSEWHERE THIS SHEET ALONG THE PERIMETER 8" CMU WALL, FITTED W/ INSECT & VERMIN PROOF SCREENING.

THE CONTRACTOR SHALL PRIOVIDE A MINIMUM ACCESS OF 18" W. X 24" H., LOCATED @ THE DIRECTION OF OWNER IN THE 8"X8"X16" (NOM.) CMU PERIMETER WALL

SCHEDULE OF REQUIRED FOUNDATION SYSTEM MECHANICAL FASTENERS

FOUNDATION PIERS & STEMWALLS	PERIMETER	LOCATION OF EXTERIOR CMU STEM WALL – SEE PLAN VIEWS 1 – MODEL No. HETA20 BY SIMPSON STRONG–TIE OR EQUAL SHALL BE INSTALLED ALONG THE PERIMETER OF FOUNDATION & SHALL BE INSTALLED @ ALL CORNERS, 16" FROM ALL CORNERS & NO GREATER THAN 48" O.C. ATTACH TO BAND BEAM SIDE AND MULTIPLE STUDS (AT THIS LOCATION) WITH 16 – 10d X 1 1/2" NAILS
	INTERIOR	LOCATION OF INTERIOR CMU PIERS – SEE PLAN VIEWS 1 – MODEL No. HETA20 BY SIMPSON STRONG–TIE OR EQUAL SHALL BE INSTALLED @ EACH INTERIOR CMU PIER ATTACH TO BAND BEAM SIDE AND MULTIPLE STUDS (ALONG THE LENGTH OF STEM WALL) WITH 16 – 10d X 1 1/2" NAILS
NOTES:		SEE ALSO FOUNDATION NOTES & REQUIREMENTS ELSEWHERE THIS SHEET SEE ALSO REFERENCED SECTIONS & DETAILS ELSEWHERE THIS SHEET

SCANNED

FOUNDATION NOTES, REQUIREMENTS & INSTRUCTIONS

MASONRY UNITS	ALL MASONRY UNITS DESCRIBED AS 8" X 8" X 16" CMU'S SHALL BE HOLLOW CONCRETE UNITS IN ACCORDANCE W/ ASTM C 90 OR C 145 AND SHALL HAVE A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 P.S.I. MASONRY FOUNDATION STEM WALLS SHALL BE RUNNING BOND CONSTRUCTION.
MORTAR	ALL MORTAR SHALL BE EITHER TYPE M OR S IN ACCORDANCE W/ ASTM C 270. ALL GROUT SHALL HAVE A MINIMUM COARSE AGGREGATE SIZE OF 3/8" PLACED A AN 8 TO 11 INCH SLUMP AND HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 P.S.I. @ 28 DAYS WHEN TESTED IN ACCORDANCE W/ ASTM C 1019, OR SHALL BE IN ACCORDANCE W/ ASTM C 476. ALL CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 P.S.I. @ 28 DAYS. ALL MORTAR JOINTS FOR HOLLOW UNIT MASONRY SHALL EXTEND THE FULL WIDTH OF FACE SHELLS. ALL BED JOINTS SHALL BE 3/8 INCH THICK. HEAD JOINTS SHALL BE 3/8 INCH THICK THE BED JOINT OF THE STARTING COURSE PLACED OVER FOOTINGS SHALL BE PERMITTED TO VARY IN THICKNESS FROM A MINIMUM OF 1/4" TO A MAXIMUM OF 3/4".
REINFORCING STEEL	REINFORCING STEEL SHALL BE #5 UNLESS OTHERWISE NOTED. ALL REINFORCING STEEL SHALL BE A MINIMUM OF GRADE 40 AND IDENTIFIED IN ACCORDANCE W/ ASTM A 615, A 616, A 617, OR A 706. SPLICES SHALL BE LAP SPLICES W/ A MINIMUM LAP OF 25" FOR #5 REINFORCEMENT BARS FOR MINIMUM COVER OVER FOUNDATION REINFORCEMENT – SEE DETAILS & SECTIONS THIS SHEET ALL REINFORCEMENT IN CMU'S IS TO EXTEND A MINIMUM OF 6" INTO ALL FOOTINGS W/ A STANDARD BEND OF 6"
METAL ACCESSORIES	ALL JOINT REINFORCEMENT & ANCHOR TIES SHALL CONFORM TO ASTM A 82, ASTM A 36, & ASTM A 366 AS REQUIRED. LONGITUDINAL WIRES OF JOINT REINFORCEMENT SHALL BE FULLY EMBEDDED IN MORTAR OR GROUT WITH A MINIMUM COVER OF 5/8 INCH WHEN EXPOSED TO EARTH OR WEATHER. AND A MINIMUM OF 1/2 INCH WHEN NOT EXPOSED TO EARTH OR WEATHER. METAL ACCESSORIES USED IN EXTERIOR WALL CONSTRUCTION (NOT DIRECTLY EXPOSED TO WEATHER) SHALL BE GALVANIZED IN ACCORDANCE W/ ASTM A 153, CLASS B–2. METAL ACCESSORIES FOR USE IN INTERIOR WALL CONSTRUCTION SHALL BE MILL GALVANIZED IN ACCORDANCE W/ ASTM A 641, CLASS 1.
FILL COMPACTION	PRIOR TO GRADING OPERATIONS ALL SOIL, ORGANIC LITTER AND FILL SHALL BE STRIPPED FROM THE BUILDING AREA. COMPACTION SHALL NOT BE LESS THAN 98% OF THE STANDARD PROCTOR DENSITY. ALL FILL MATERIAL SHALL BE INORGANIC W/ NOT MORE THAN 30% BY WEIGHT FINER THAN No. 200 U.S. STANDARD SIEVE CONFORMING TO THE FOLLOWING: A. LIQUID LIMIT, LW .... 30 MAXIMUM B. ELASTICITY, LW – 15, MAXIMUM C. DRY UNIT WEIGHT.............. 100 LBS. PER CU. FT. ALL FILL MATERIAL SHALL BE UNIFORMLY PLACED AT OPTIMUM MOISTURE CONTENT IN 6 INCH UNIFORM LAYERS AND COMPACTED TO A DENSITY OF 98% OF THE STANDARD PROCTER AND IN ACCORDANCE W/ ASTM D 698T. FOOTINGS EXCAVATIONS SHALL BE INSPECTED BEFORE PLACING ANY CONCRETE TO ENSURE THAT FOOTINGS SHALL REST ON SOUND EARTH. ALL SUB GRADES MUST BE LEVEL, SMOOTH AND UNIFORMLY COMPACTED. SUB GRADE MUST BE ACCURATE WITHIN 1/4 INCH OF THE DESIGNATED LEVEL. ANY WALL WHICH IS TO RECEIVE BACK FILL ON BOTH SIDES SHALL HAVE THE BACK FILL PLACED SIMULTANEOUSLY ON BOTH SIDES IN EVEN LAYERS AS PREVIOUSLY DESCRIBED SO AS NOT TO APPLY UNEVEN LOADS.
GENERAL	FOOTINGS SHALL BE LEVEL OR STEPPED AS INDICATED ON THE PLAN VIEWS & DETAILED ELSEWHERE THIS SHEET SOIL, WASTE PIPES OR BUILDING DRAINS PASSING UNDER A FOOTING OR THROUGH A FOUNDATION STEM WALL SHALL BE PROVIDED W/ A RELIEVING ARCH OR AN IRON PIPE SLEEVE A MINIMUM OF TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH. STEM WALLS SHALL EXTEND NO GREATER THAN 3 FEET ABOVE THE FINISH GRADE AND CONSTRUCTED WITH THE PREVIOUSLY DESCRIBED MASONRY UNITS. ALL STATE & LOCAL CODES SHALL BE COMPLIED WITH BY THE CONTRACTOR. 1,800 P.S.F. SOIL BEARING PRESSURE SHALL BE OBTAINED UNDER ALL FOOTINGS & SLABS.

NOTE: SEE PLANS BY PRECISION MODULAR, 309 E. 4TH STREET, OCILLA, GEORIGA 31774
MODEL No. LEXINGTON CAPE – PRE–29FL
THE PRESCRIPTIVE REQUIREMENTS DETAILED BY THE ENGINEER ARE SPECIFIC TO THE CONDITIONS FOR THIS SITE AND DWELLING. USE OF STRUCTURAL ELEMENTS, MECHANICAL FASTENING DEVICES AND OTHER MEANS AND/OR REQUIRED TECHNIQUES NOTED AND DETAILED IN THESE PLANS FOR ALTERNATE BUILDING SITES OR CONDITIONS WILL NOT PROVIDE COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE.
ADDITIONAL STRUCTURAL REQUIREMENTS AND OTHER REGULATORY, CORE OR STATUTE COMPLIANCE IS NOT ADDRESSED BY THE ENGINEER AND IS THE RESPONSIBILITY OF OTHERS.

CERTIFICATION:

THESE FOUNDATION PLANS FOR THE PRECISION HOMES LEXINGTON CAPE MODEL WILL COMPLY WITH ALL APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE 2007 EDITION FOR A 110 MPH WIND LOAD, 3 SECOND GUST, EXPOSURE B, WITH THE INTERNAL PRESSURE OF + 0.18 AND – 0.18 INCLUDED IN THESE LOADS. THE FOUNDATION DESIGN IS FOR THE PERIMETER AND INTERIOR CMU ONLY.

Curtis E. Keen 4/20/09
CURTIS E. KEEN, PE #23836

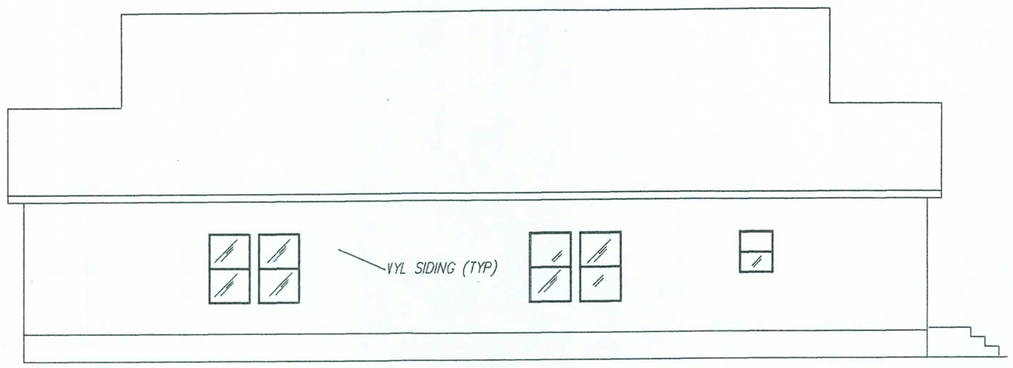
KEEN ENGINEERING & SURVEYING, INC.
9263 CR 417
LIVE OAK, FLORIDA 32060
386-362-4787
ENG. LIC. EB 3761

ALVIN & NICOL BROOKS RESIDENCE
COLUMBIA COUNTY, FLORIDA

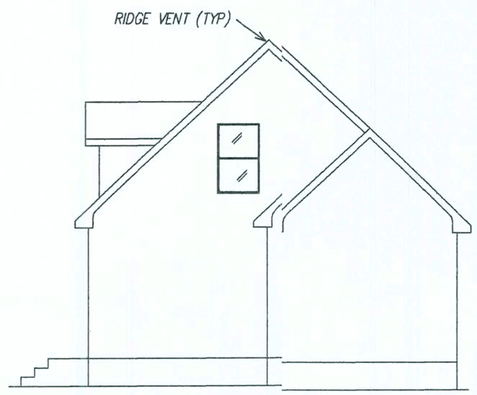
NOTE: WIND RELATED STRUCTURAL ELEMENTS ONLY – NO OTHER REGULATORY, CODE OR STATUTES ARE ADDRESSED BY THE ENGINEER. THE CONTRACTOR SHALL CONFIRM COMPLIANCE W/ ALL APPLICABLE CODES AND REGULATORY STATUTES OF DRAWINGS BY PRECISION MODULAR, 304 E. 4TH ST., OCILLA, GEORGIA FOR LEXINGTON CAPE– PRE–29FL

DIMENSIONED FOUNDATION PLAN VIEW
REFERENCED SECTIONS & DETAILS
MISC. NOTES, REFERENCES & INSTRUCTIONS

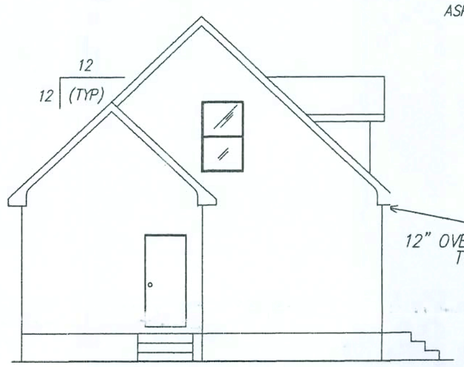
PROJECT No.	DRAWN BY:
PRECISION65BROOKS	
SHEET No.	DATE
S1.0.0	04/17/09



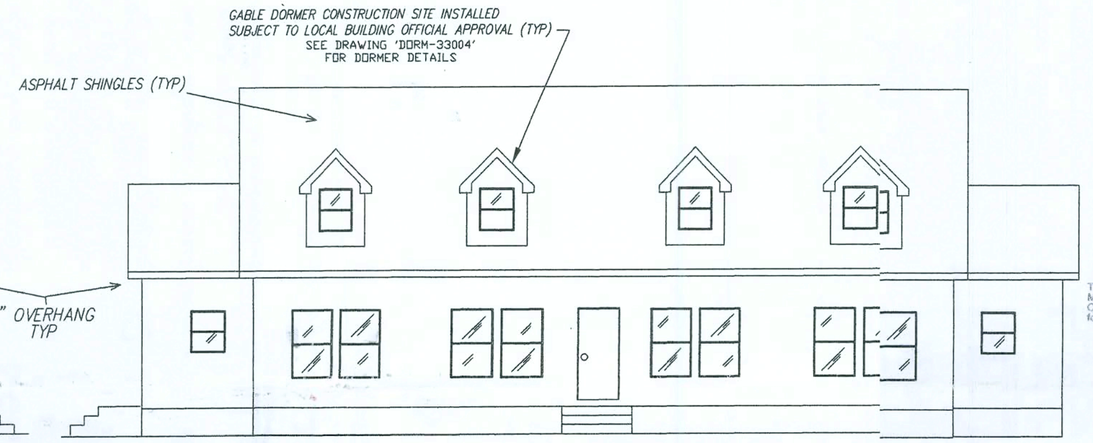
REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

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	R3
Allowable No. of Floors	2
Wind Velocity	130 (3 sec)
Fire Rating of Ext. Walls	0
Plan No.	3R-2056-0928F
Allow. Floor Load	40
Approval Date	
Manufacturer	Precision
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

Date 2-13-09 Plan No. 3R-2056-0928F
Approved By SCOTT S. FRANCIS

Modular Building Plans Examiner
Florida License No. SMP-42

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) *Dormer Construction*
17) *Gable Wall Construction*
18) *Stairs and Handrails*

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

STATE OF FLORIDA

CODE: 2004 FBC, RESIDENTIAL WITH '05,06 & '07 SUPPLEMENTS AND 2005 NEC

1st FLOOR LIVE LOAD: 40 PSF
1st FLOOR DEAD LOAD: 8 PSF
ROOF LIVE LOAD: 20 PSF > ON TRUSS TOP CHORD
ROOF DEAD LOAD: 8 PSF >
2nd FLOOR LIVE LOAD: 30 PSF**
2nd FLOOR DEAD LOAD: **

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

OCCUPANCY GROUP: SINGLE FAMILY DWELL

CONSTRUCTION TYPE: WOOD FRAME

BUILDING CATEGORY: II (PER ASCE 7-02)

MEAN ROOF HEIGHT NOT TO EXCEED 25' ABOVE GADE

COMPONENT & CLADDING DESIGN LOADS:
WALL ZONE 4: 44.6 PSF WALL ZONE 5: 55.0 PF
ROOF ZONE 1: 41.0 PSF ROOF ZONE 2: 48.1 IF
ROOF ZONE 3: 48.1 IF

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

** SEE TRUSS DWG FOR ADDITIONAL SPCS

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.

NOTE: THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2004 FLORIDA BUILDING CODE WITH THE 2005, 2006 AND 2007 SUPPLEMENTS

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

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.

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 10.1 ft² net vent area req'd)

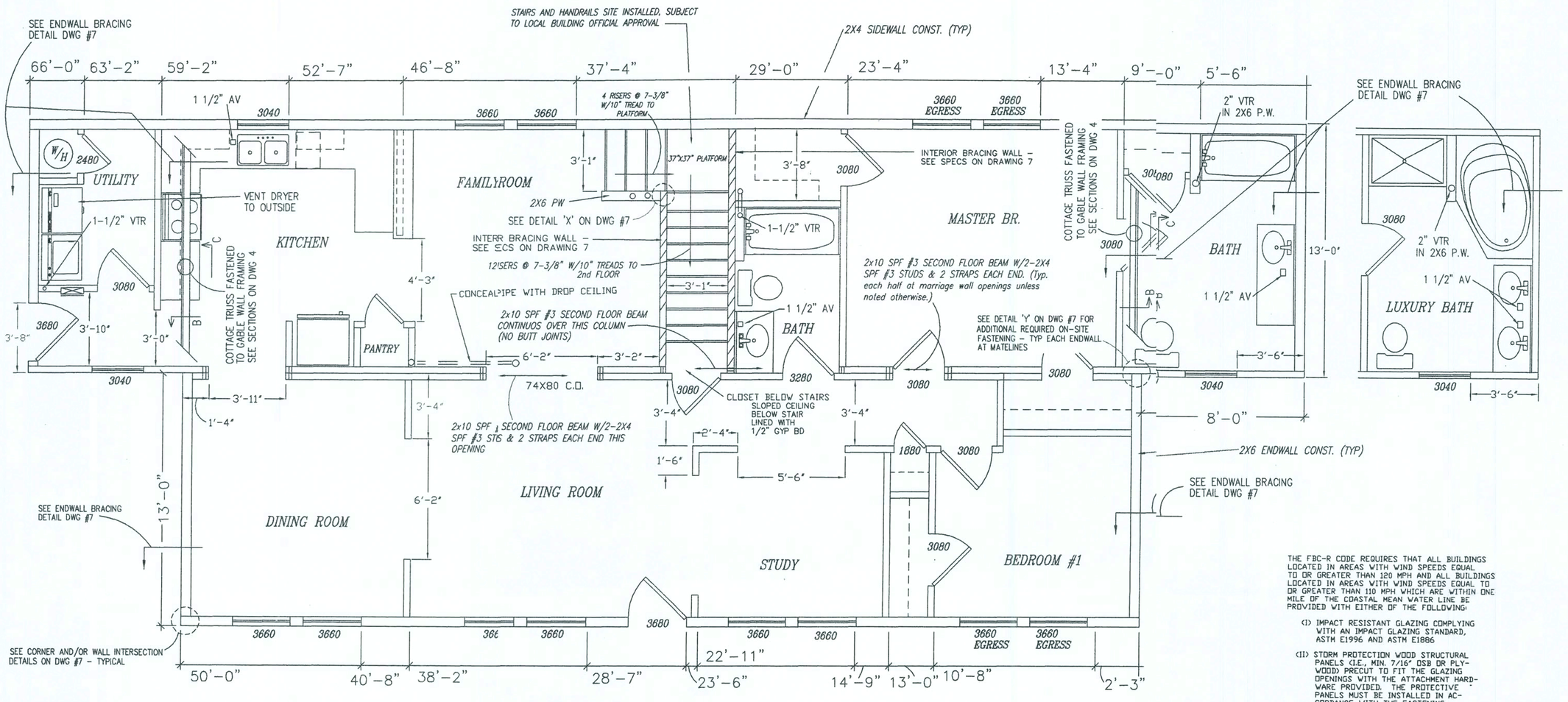
PRECISION MODULAR

309 E. 4TH STREET
OCILLA, GEORGIA 31774

DATE: 3/13/04		
CODES: FBC		
LABELS: FL	REVISIONS: 2/1/09	DRAWN BY: C.A.Leblanc
SCALE: NTS		
MODEL: LEXINGTON CAPE ELEVATIONS	PLAN NO. PRE-29FL	SHEET 1 OF 8

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

2056-0928



FIRST FLOOR

FRONT

LIGHT & VENT CHART	FLOOR AREA SQ. FT.	LIGHT REQUIRED / PROVIDED	VENT REQUIRED / PROVIDED
FAMILY ROOM	159.0	12.7 / 24.4	6.4 / 12.3
LIVING ROOM	185.0	14.8 / 24.4	7.4 / 12.3
STUDY	81.0	6.5 / 24.4	3.2 / 12.3
DINING ROOM	140.0	11.2 / 24.4	5.6 / 12.3
KITCHEN *	152.0	12.2 / 6.3 *	6.1 / 3.1 *
MASTER BEDROOM	173.0	13.8 / 24.4	6.9 / 12.3
BEDROOM #2	224.0	17.9 / 18.5	9.0 / 9.3
BEDROOM #3	224.0	17.9 / 18.5	9.0 / 9.3
BEDROOM #1	95.6	7.6 / 24.4	3.8 / 12.3
* ART. LIGHT & MECH. VENT PROVIDED			

WINDOWS & DORS SCHEDULE				
WIDTH	HEIGHT	TYP	LIGHT SQ FT	VENT SQ FT
24"	60"	Slide hu	7.69	3.93
30"	60"	Slide hu	9.95	5.03
36"	60"	Slide hu	12.20	6.14
40"	60"	Slide hu	13.71	6.87
30"	40"	Slide hu	6.28	3.14
30"	27"	Slide hu	3.90	1.90
34"	80"	Do	——	——
36"	80"	Do	——	——

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

All Exterior doors to be insulated (U=.40).

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)

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	R3
Allowable No. of Floors	1
Wind Velocity	130 (3 sec)
Fire Rating of Ext. Walls	0
Plan No.	2K-2056-C0928F
Allow. Floor Load	40
Approval Date	2-13-09
Manufacturer	Precision
Approved for High Velocity Hurricane Zone	No

HWC COA # 1026

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 BE PROVIDED WITH EITHER OF THE FOLLOWING:

(I) IMPACT RESISTANT GLAZING COMPLYING WITH AN IMPACT GLAZING STANDARD, ASTM E1996 AND ASTM E1886

(II) STORM PROTECTION WOOD STRUCTURAL PANELS (I.E., MIN. 7/16" OSB OR PLY-WOOD) PRECUT TO FIT THE GLAZING OPENINGS WITH THE ATTACHMENT HARD-WARE PROVIDED. THE PROTECTIVE PANELS MUST BE INSTALLED IN AC-CORDANCE WITH THE FASTENING SCHEDULE PROVIDED IN TABLE R301.2.1.2 FOR WIND SPEEDS NOT EXCEEDING 130 MPH OR THE ATTACHMENTS MUST BE DESIGNED TO RESIST THE COMPONENT AND CLADDING LOADS SPECIFIED ON 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 MANUFAC-TURER.

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

ALL EXTERIOR WINDOWS AND GLASS DOORS MUST BE TESTED AND APPROVED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL INDICATING COMPLIANCE WITH AAMA/NWWDA 101/I.S.2

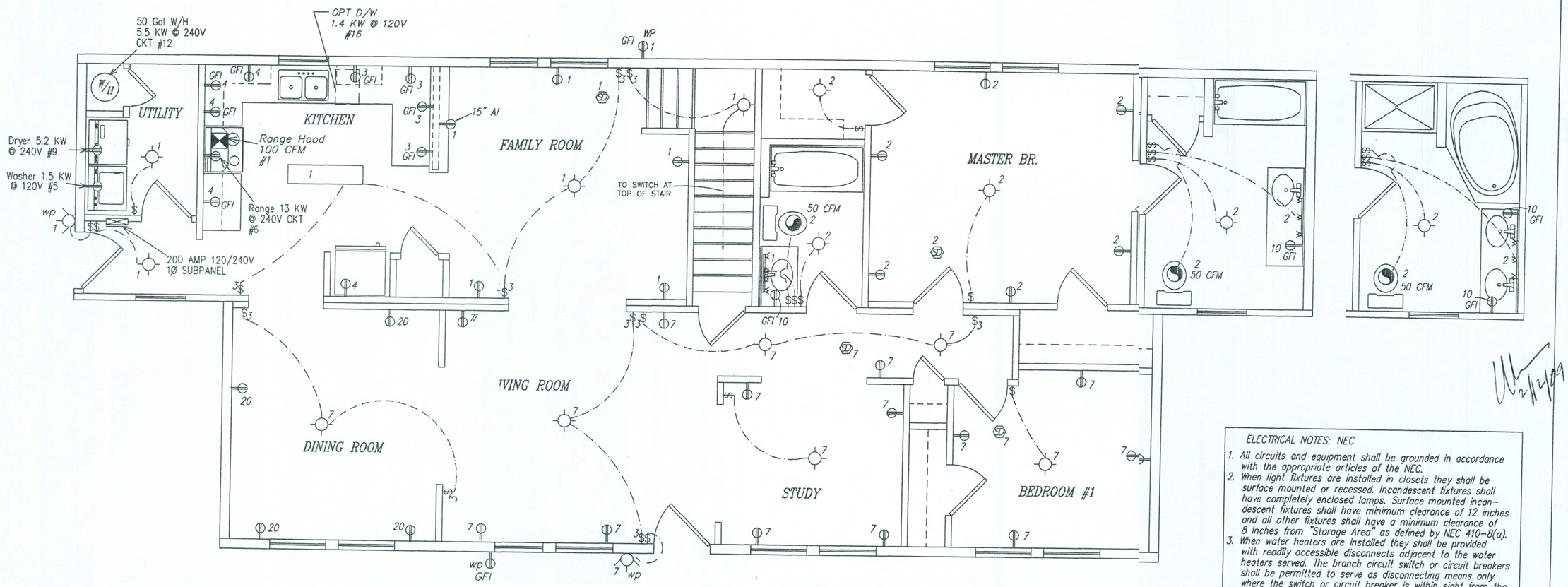
2/12/09

PRECISION MODULAR

309 E. 4TH STREET
OCILLA, GEORGIA 31774

DATE: 2/1/04		
CODES: FBC		
LABELS: FL	REVISIONS: 2/1/09	DRAWN BY: C.A.Leblanc
SCALE: 1/4" = 1'-0"		
MODEL: LEXINGTON CAPE FIRST FLOOR FLOOR PLAN	PLAN NO. PRE-29FL	SHEET 2 OF 8

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



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 2, 7, 8 & 14 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.

LISTING AGENCY APPROVAL

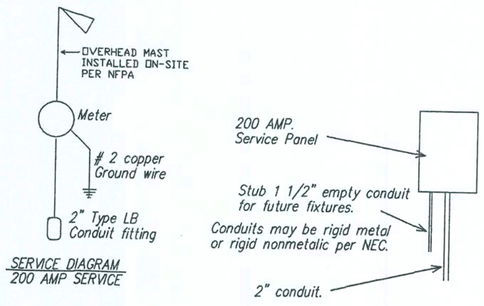
These plans comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const Type	VB
Occupancy	R3
Allowable No. of Floors	2
Wind Velocity	130 (3 sec)
Fire Rating of Ext Walls	0
Plan No.	IR-2056 0928FC
Allow Floor Load	40
Approval Date	2-23-09
Manufacturer	Precision
Approved for High Velocity Hurricane Zone	No

HWC
CBA # 1026

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(a).
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.



SERVICE DIAGRAM
200 AMP SERVICE

PANEL SIZING

2308 Sq. Ft. @ 3 watts/Sq. Ft.	6.92
3 -20 AMP Appliance ciruits	4.5
Laundry circuit	1.50
Range	13.00
Clothes Dryer	5.20
Water Heater	5.50
DishWasher	1.40
	38.02
First 10 KW @ 100%	10.00
Remainder @ 40% (28.02)(.4)=	11.21
Assumed HVAC	20.90
	42.11

Calculated Load for sevice size
42,110 w/240 volts= 175.5 Amperes
200 AMP service standard

ELECTRICAL LEDGEND

- $ Light Switch
- Duplex Recept
- 240V Recept
- T Thermostat
- SD 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

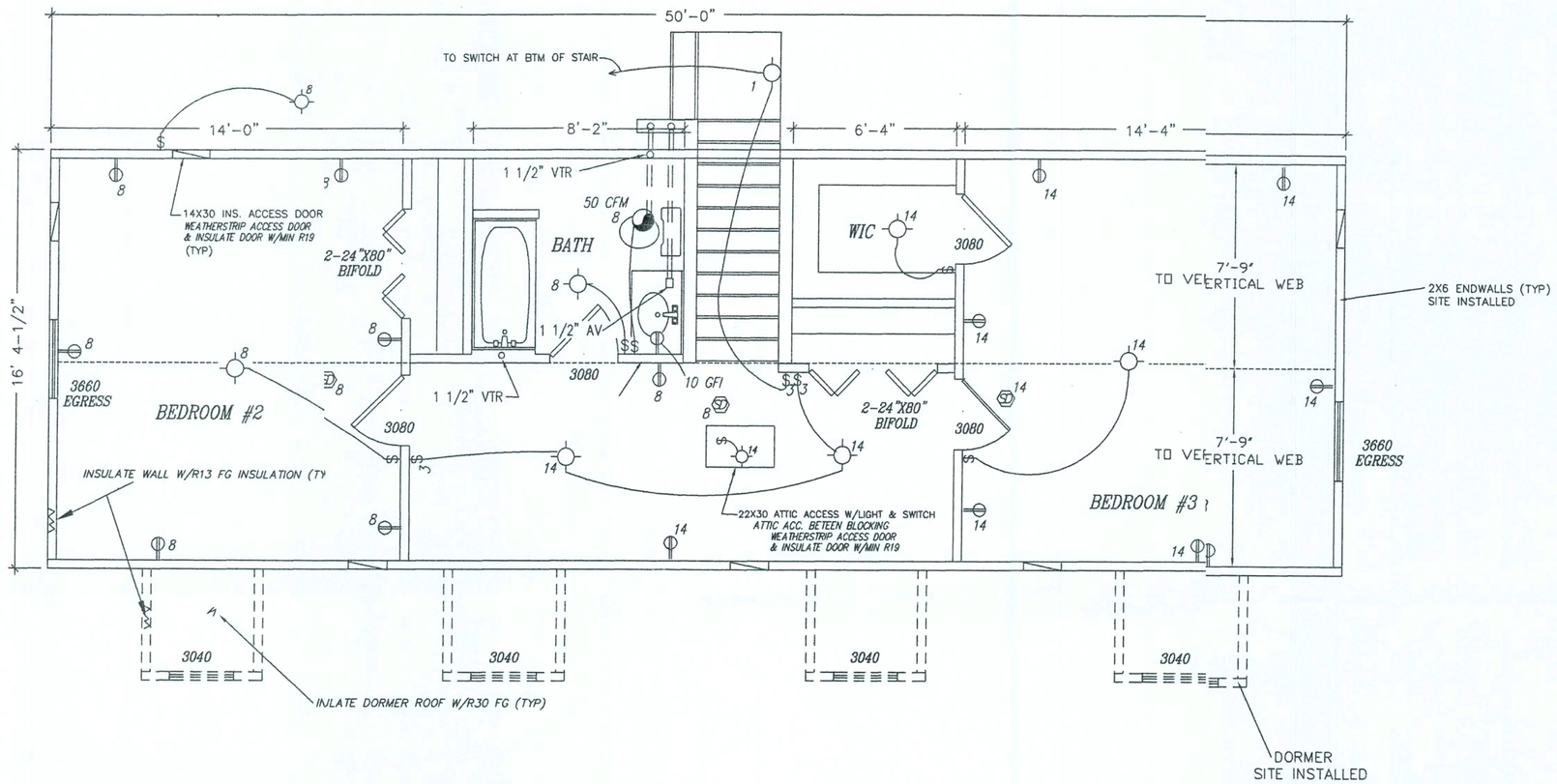
CIR	DESCRIPTION	COND. SIZE (CU)	BRK(A)
1,2	General Lighting	14-2 w/GND	15
3,4	Small Appliance	12-2 w/GND	20
5	Washer	12-2 w/GND	20
6	Range	8-3 w/GND	40 2P
7,8	General Lighting	14-2 w/GND	15
9	Dryer	10-3 w/GND	30 2P
10	Bath	12-2 w/GND	20
12	Water Heater	10-2 w/GND	30 2P
13	Open		
14,15	General Lighting	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

PRECISION MODULAR

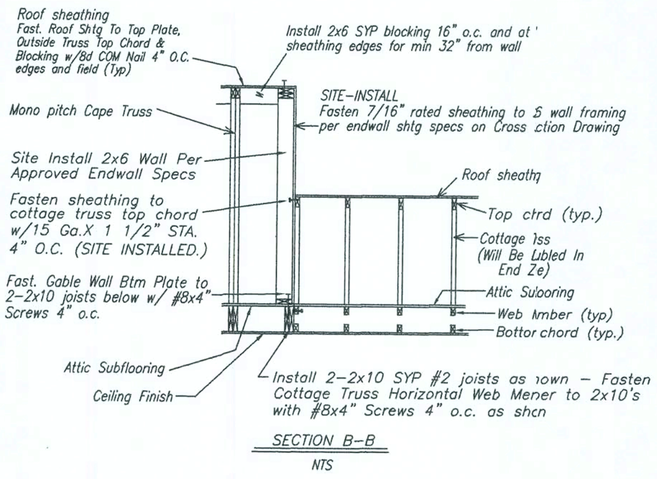
309 E. 4TH STREET
OCILLA, GEORGIA 31774

DATE: 02/16/04		
CODES: FBC		
LABELS: FL	REVISIONS: 2/1/09	DRAWN BY: C.A.Leblanc
SCALE: 1/4" = 1'-0"		
MODEL: LEXINGTON CAPE FIRST FLOOR ELECTRICAL PLAN	PLAN NO. PRE-29FL	SHEET 3 OF 8

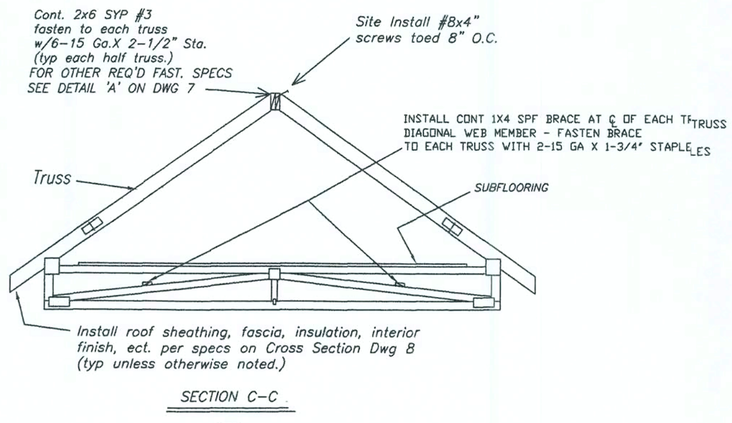
WILLIAM J. KALKER, JR., P.E.
CONSULTING ENGINEER
P.E. LICENSE #33841
33 ROCKWOOD LANE
MONROE, CT 06468
(203) 261-1167



2ND FLOOR CONST.
TO BE SITE INSTALLED



SECTION B-B
NTS



SECTION C-C
NTS

USTMG
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	R3
Attachable No. of Floors	2
Wind Velocity	130 (3 sec)
Fire Rating of Ext. Walls	0
Plan No.	IR-2056-0928F
Allow. Floor Load	40
Approval Date	2-13-08
Manufacturer	Precision
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1026

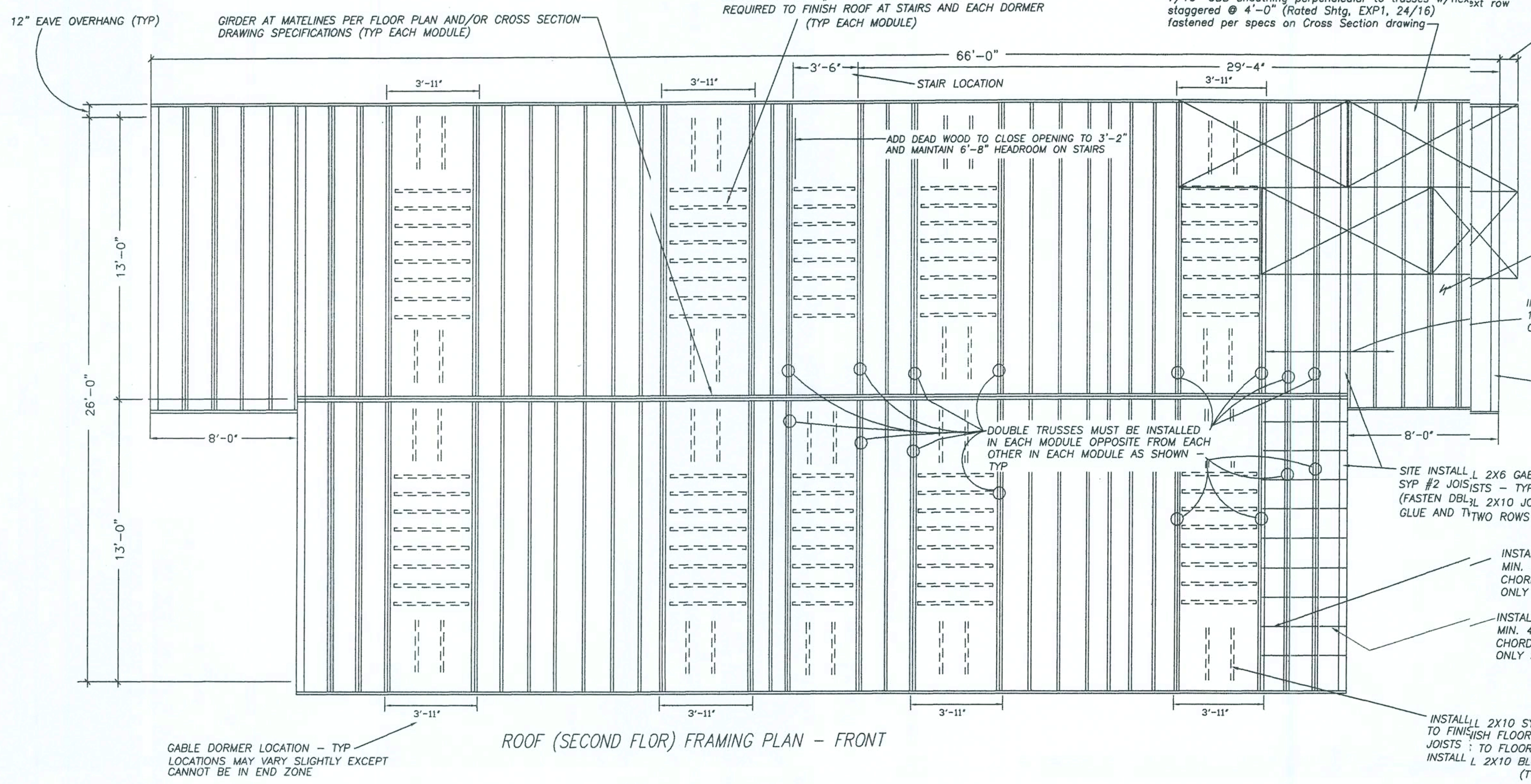
2/2/09

PRECISION MODULAR

309 E. 4TH STREET
OCILLA, GEORGIA 31774

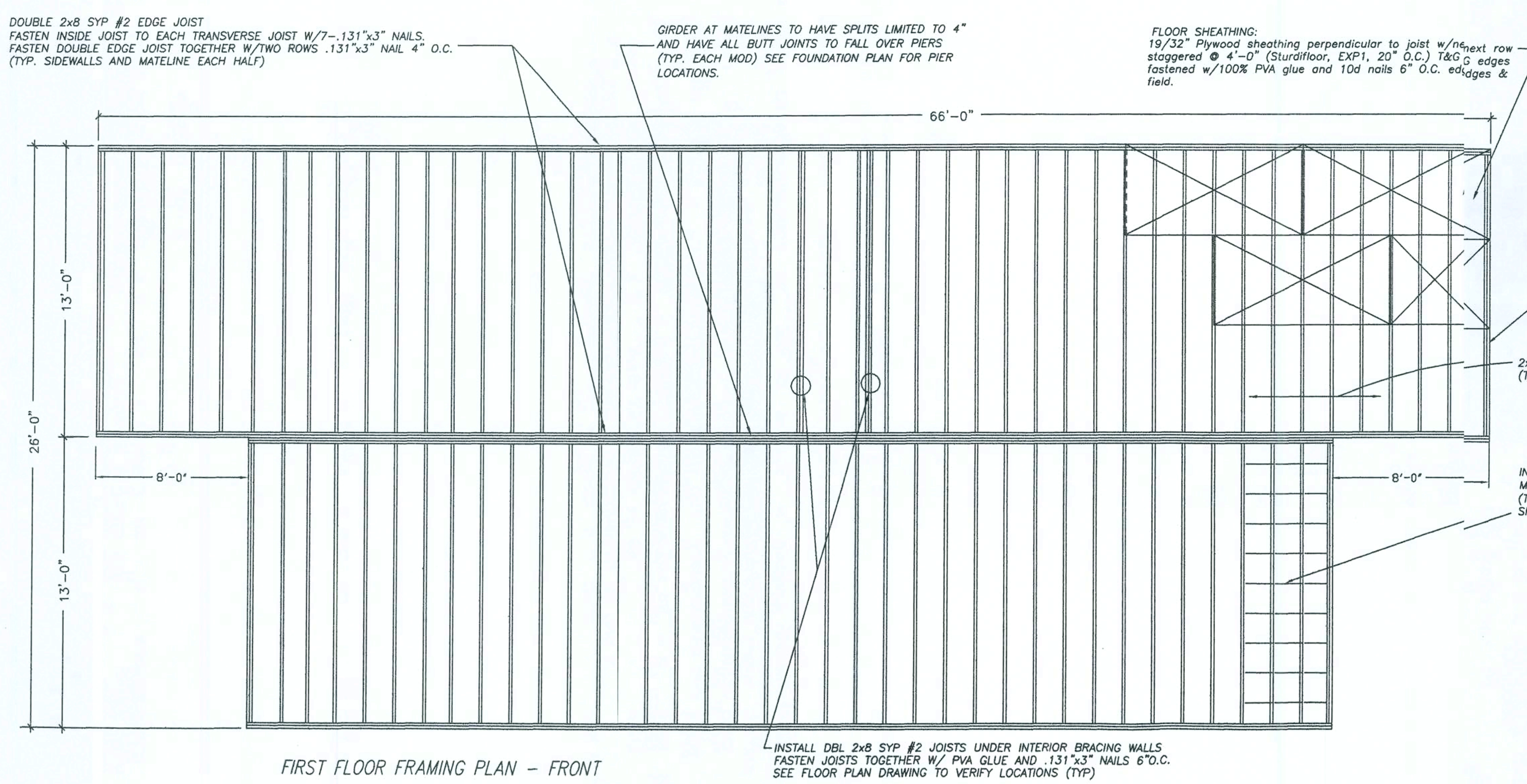
DATE: 2/1/04		
CODES: FBC		
LABELS: FL	REVISIONS: 2/2/09	DRAWN BY: C.A.Leblanc
SCALE: 1/4" = 1'-0"		
MODEL: LEXINGTON CAPE SECOND FLOOR PLAN	PLAN NO. PRE-29FL	SHEET 4 OF 8

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



ROOF (SECOND FLOR) FRAMING PLAN – FRONT

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
Occup. R3
Plan No 1R-2056-0928F
Allow. Floor Load 40
Approval Date 2-13-09
Manufacturer Precision
Approved for High Velocity Hurricane Zone No
HWC COA # 1625



FIRST FLOOR FRAMING PLAN – FRONT

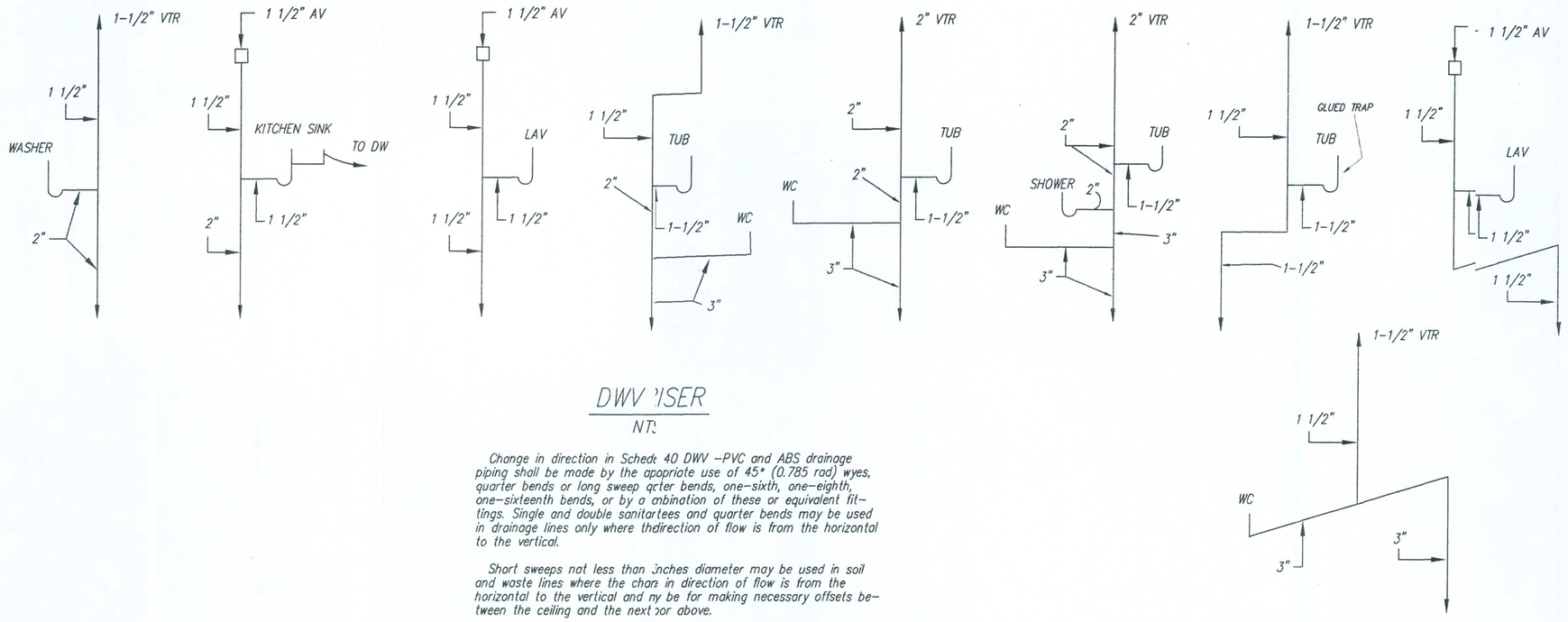
* GABLE WALLS TO BE CONSTRUCTED PER THE APPROVED GABLE WALL CONSTRUTION SPECIFICATIONS USING 2X6 SPF #2 MINIMUM STUDS (THE APPROVED SPECIFICATIONS MUST BE PROVIDED BY THE MANUFACTURER TO THE HOME BUYER AND/OR HIS CONTRACTOR)

WJK 2/14/09

PRECISION MODULAR

309 E. 4TH STREET
OCILLA, GEORGIA 31774

DATE: 02/14/04		
CODES: FBC		
LABELS: FL	REVISIONS: 2/1/09	DRAWN BY: C.A.Leblanc
SCALE: NTS		
MODEL: LEXINGTON CAPE FRAMING	PLAN NO. PRE-29FL	SHEET
WILLIAM J. KALKER, JR., P.E. CONSULTING ENGINEER P.E. LICENSE #33841	33 ROCKWOOD LANE MONROE, CT 06468 (203) 261-1167	5 OF 8



DWV RISER

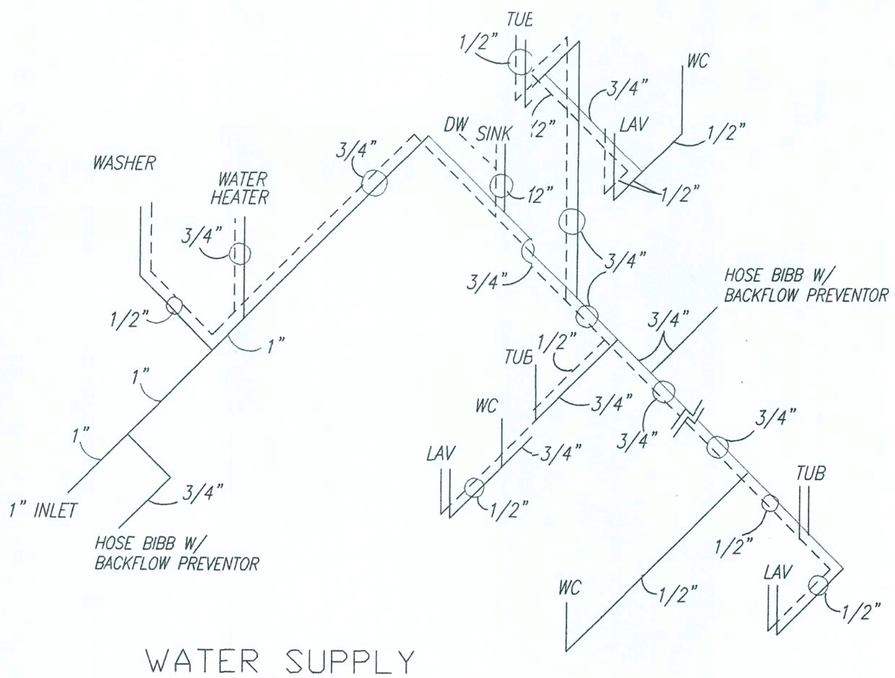
NTS

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 sanitartees 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 2 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 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)



WATER SUPPLY

NTS

ALL STUB UPS 1/2" MINIMUM

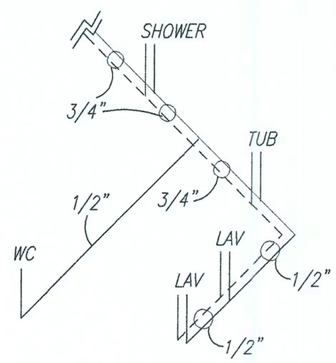
SIZING BASED ON INLET PRESSURE BETWEEN 46 TO 60 PSI

SUPPLY LINES

CO. LINE _____

HOLINE - - - - - - - - - - -

LUXURY BATH OPTION

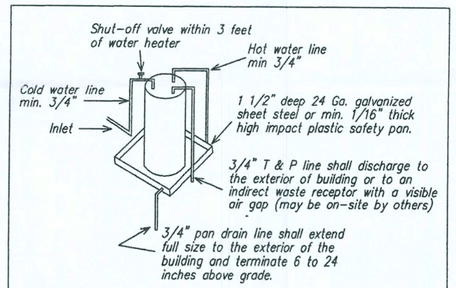


LISTING AGENCY APPROVAL

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

Const. Type	VB
Occupancy	R3
Allowable No. of Floors	2
Wind Velocity	130 (3 sec)
Fire Rating of Ext. Walls	0
Plan No.	HWR-2056-0926F
Allow. Floor Load	40
Approval Date	2-13-09
Manufacturer	Precision
Approved for High Velocity Hurricane Zone	No

HWWC
ODA # 1026



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

PRECISION MODULAR

309 E. 4TH STREET
OCILLA, GEORGIA 31774

DATE: 02/14/04		
CODES: FBC		
LABELS: FL	REVISIONS: 2/1/09	DRAWN BY: C.A.Leblanc
SCALE: NTS		
MODEL: LEXINGTON CAPE PLUMBING	PLAN NO. PRE-29FL	SHEET 6 OF 8

WILLIAM J. KALKER, JR., P.E.
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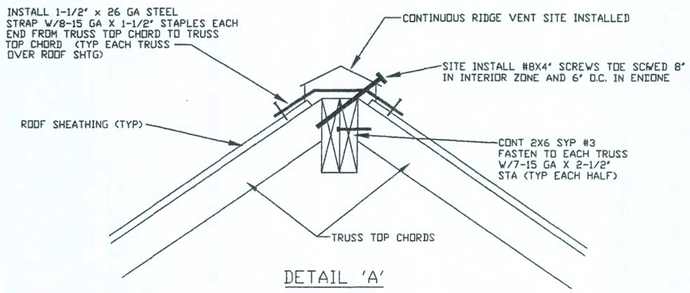
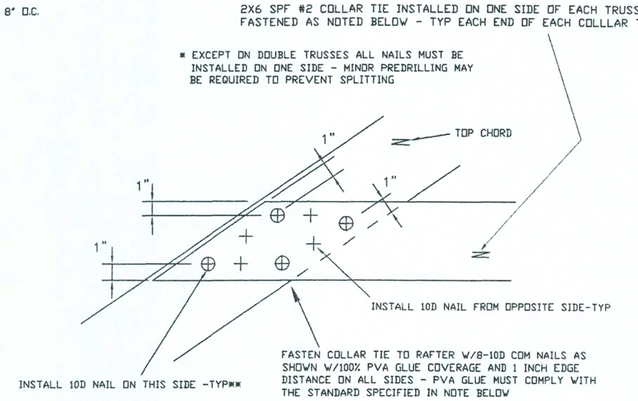


DETAIL 'A'



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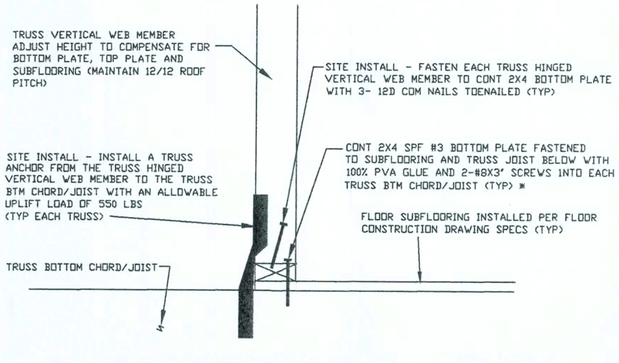
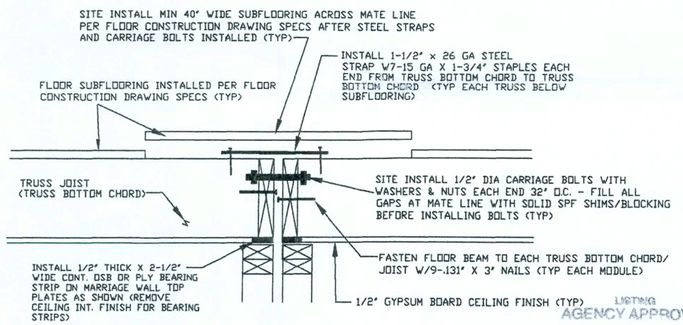


* INSTALL 2X4 SPF #3 SPLICE PLATE ON BOTTOM PLATE BUTT JOINTS - LOCATE THE BUTT JOINTS AT C.L. BETWEEN THE TRUSSES AND INSTALL THE SPLICE PLATE WITH A MINIMUM 6" LAP EACH SIDE AND 100% PVA GLUE AND 5-15 GA X 2-1/2" STAPLES EACH SIDE OF BUTT JOINT (TYP)

DETAIL 'C'



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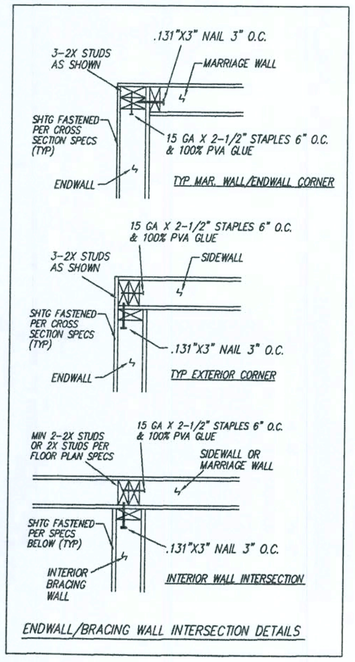
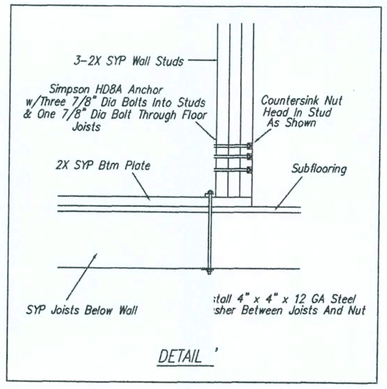
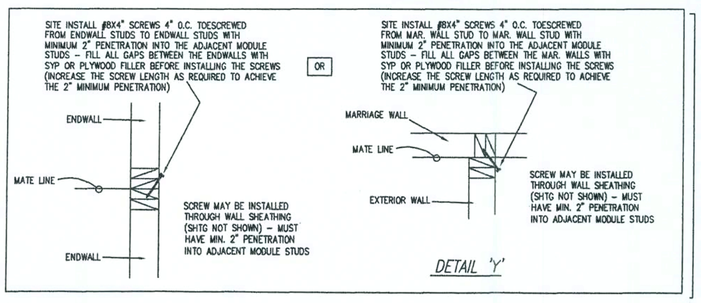


ENDWALL/BRACING WALL INTERSECTION DETAILS



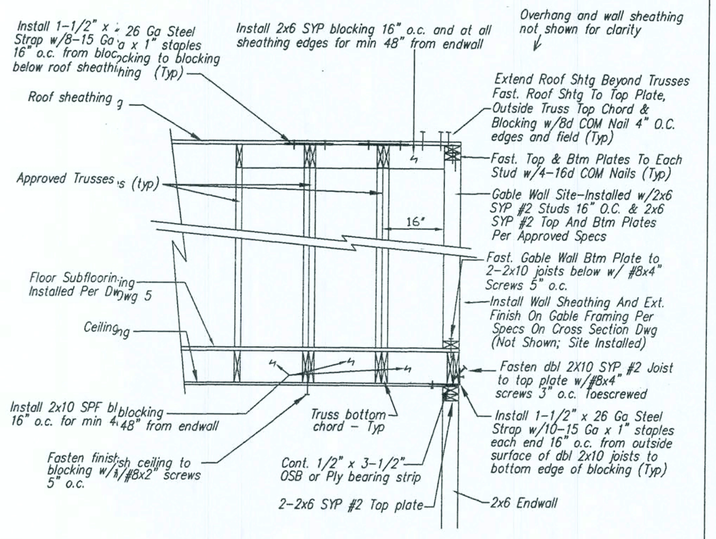
DETAIL '



DETAIL 'Y'

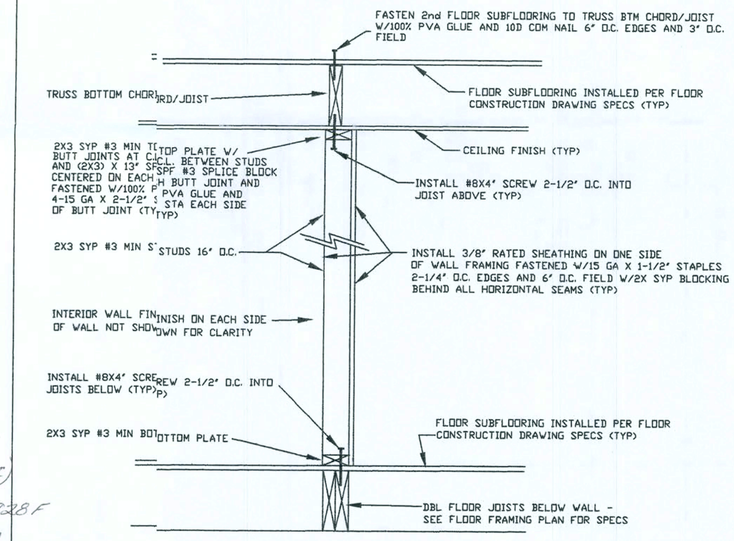
ENDWALL BRACING CONSTRUCTION

Required each endwall



INTERIOR BRACING WALL CONSTRUCTION

Interior Bracing Wall



LISTING AGENCY APPROVAL

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

Const. Type	V/B
Occupancy	R-3
Allowable No. of Floors	2
Wind Velocity	130 (3 sec)
Fire Rating of Ext. Walls	0
Plan No.	IR-2056-0928F
Allow. Floor Load	40
Approval Date	7-13-09
Manufacturer	Precision
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1026

PRECISION MODULAR

309 E. 4TH STREET
OCILLA, GEORGIA 31774

DATE: 02/14/04		
CODES: FBC		
LABELS: FL	REVISIONS: 2/1/09	DRAWN BY: C.A.Leblanc
SCALE: NTS		
MODEL: LEXINGTON CAPE DETAILS	PLAN NO. PRE-29FL	SHEET 7 OF 8

WILLIAM J. KALKER, JR., P.E.
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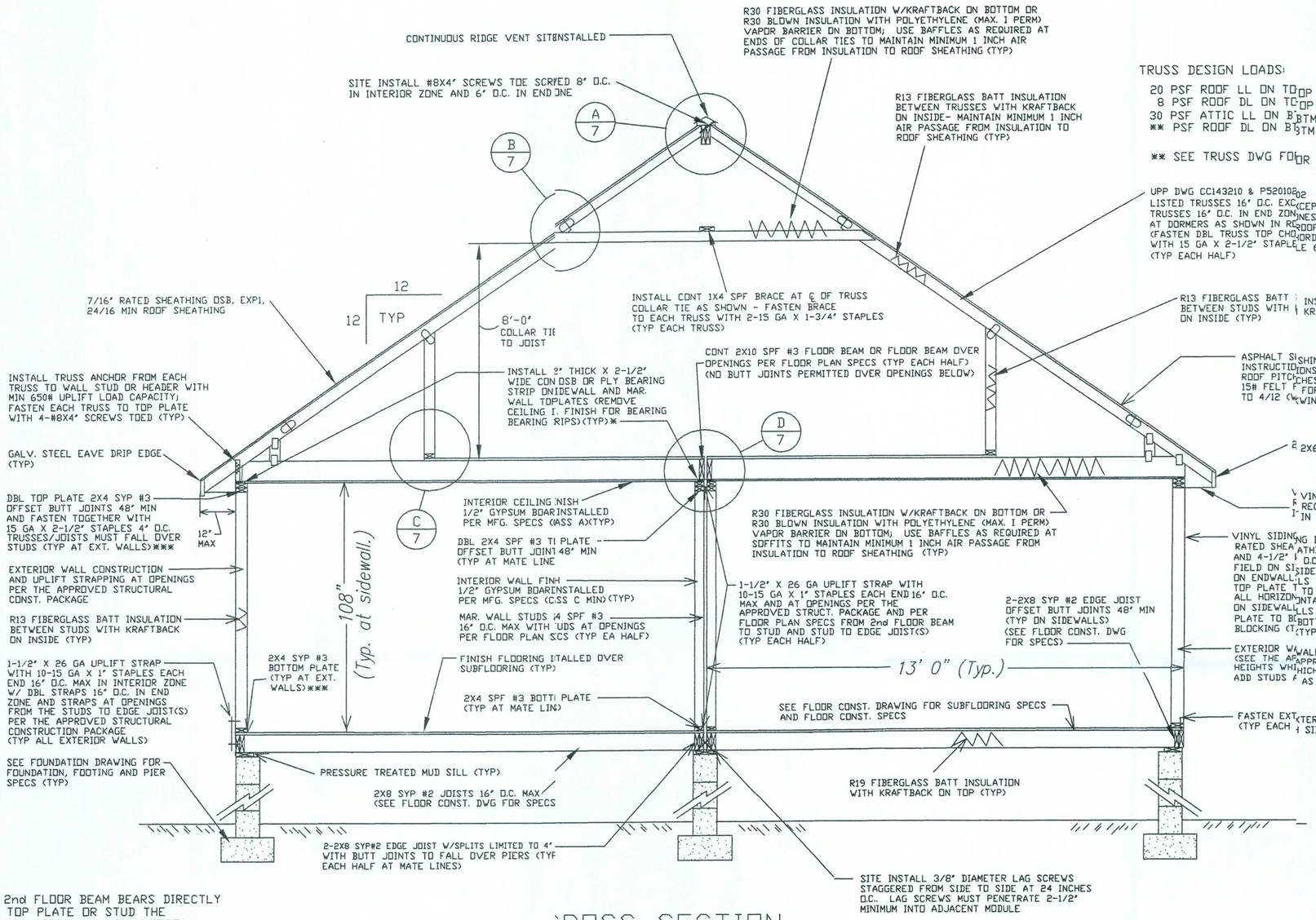


TRUSS DESIGN LOADS:

20 PSF ROOF LL ON TOP CHORD
8 PSF ROOF DL ON TOP CHORD
30 PSF ATTIC LL ON BOTTOM CHORD **
** PSF ROOF DL ON BOTTOM CHORD

** SEE TRUSS DWG FOR ADD. SPECS

*IF 2nd FLOOR BEAM BEARS DIRECTLY ON TOP PLATE OR STUD THE BEARING STRIP MAY BE OMITTED.

*** EXCEPT ON ENDWALLS USE 2X6 SYP #2 FRAMING IN LIEU OF LUMBER LISTED ABOVE PER THE APPROVED STRUCT. PACKAGE

CROSS SECTION

NTS

GENERAL NOTES

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

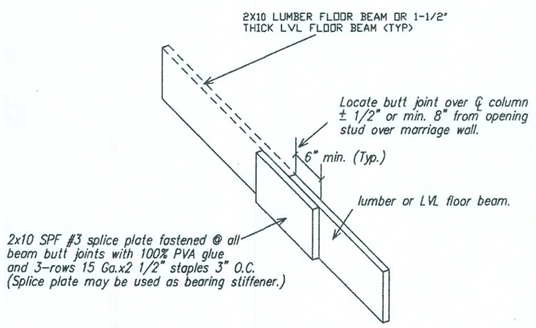
Soffit vents and ridge vents equal to 1/150 of total roof area (this factor may be reduced to 1/300 when a vapor barrier of 1 perm or less is installed in attic.) (min 5.1 sq. ft. net vent air is required w/vapor barrier.)

LISTING AGENCY APPROVAL

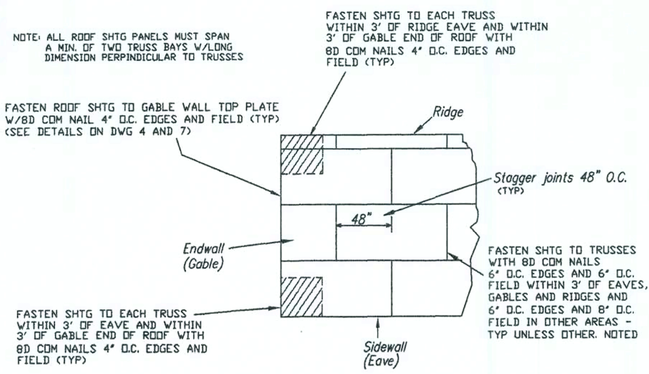
These plans comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	V/B
Occupancy	R-3
Allowable No. of Floors	2
Wind Velocity	130 (3 sec)
Fire Rating of Ext. Walls	0
Plan No.	2R-2036-0928F
Allow. Floor Load	30
Approval Data	
Manufacturer	Precision
Approved for High Velocity Hurricane Zone	No

HWC COA # 1026



LUMBER AND/OR LVL 2nd FLOOR BEAM SPLICE DETAIL



ROOF SHEATHING DETAIL

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

2/14/09

PRECISION MODULAR

309 E. 4TH STREET
OCILLA, GEORGIA 31774

DATE: 02/14/04		
CODES: FBC		
LABELS: FL	REVISIONS: 2/1/09	DRAWN BY: C.A.Leblanc
SCALE: NTS		
MODE: LEXINGTON CAPE CROSS SECTION	PLAN NO. PRE-29FL	SHEET 8 OF 8

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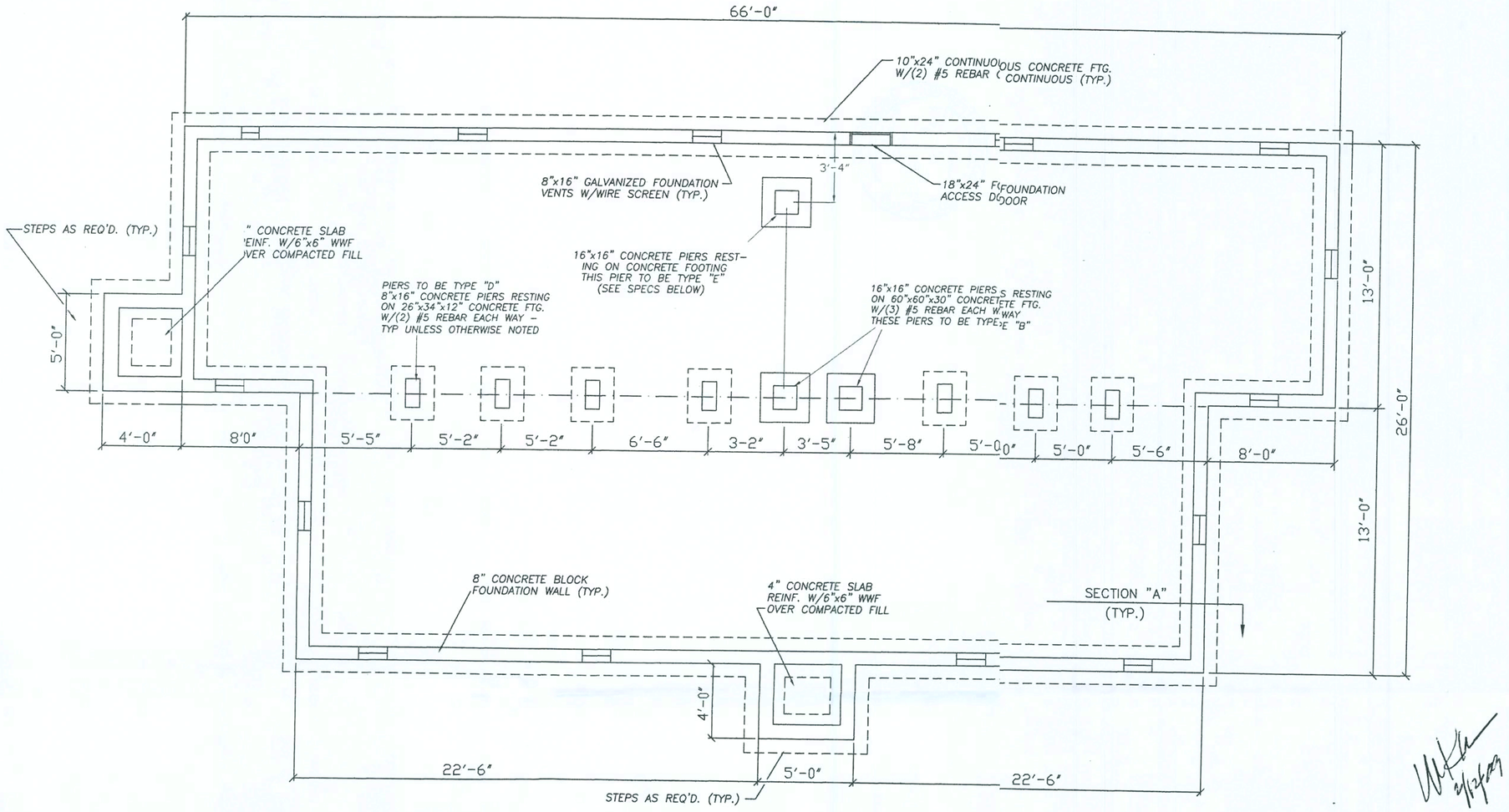
MONROE, CT 06468
(203) 261-1167

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 $f'm$ = 2000 PSI (USE STANDARD WEIGHT BLOCKS)
12. ALL REINFORCEMENT BARS SHALL COMPLY WITH ASTM A615, GRADE 60. REINFORCEMENT TO BE UNCOATED DEFORMED BARS (NO EPOXY). REINFORCEMENT BARS SHALL BE EQUALLY SPACED AND PLACED WITH 3 INCHES OF CLEARANCE (COVER) FROM THE BOTTOM OF THE FOOTING TO THE BOTTOM LAYER OF REBAR. ALL REBAR MUST BE INSTALLED WITH A MIN. 4 INCHES CLEARANCE FROM THE SIDES OF THE FOOTING.
    LAP ALL #4 BARS A MINIMUM OF 24 INCHES AT SPLICES AND LAP ALL #5 BARS A MINIMUM OF 30 INCHES AT SPLICES WITH ALL SPLICES OFFSET A MINIMUM OF 30 INCHES FROM ADJACENT SPLICES.
13. ALL FOUNDATION AND/OR PIER CONSTRUCTION MUST COMPLY WITH THE MINIMUM SPECIFICATIONS PROVIDED ON THIS DRAWING UNLESS THE SITE CONDITIONS PERMIT ALTERNATE METHODS AND/OR THE FOUNDATION HAS BEEN DESIGNED BY OTHERS AND APPROVED BY THE LOCAL BUILDING OFFICIAL.
14. TERMITE SHIELDS AND/OR OTHER INSECT PROTECTION TO BE SPECIFIED BY LOCAL DESIGNER
15. THE SUITABILITY OF THIS 'REFERENCE' FOUNDATION FOR A SPECIFIC SITE MUST BE DETERMINED AND/OR VERIFIED BY A DESIGN PROFESSIONAL FAMILIAR WITH THE SITE. THIS DESIGNER MUST SPECIFY ANY MODIFICATIONS TO THE FOUNDATION WHICH WILL BE REQUIRED BY THE SITE CONDITIONS AND/OR DESIGN REQUIREMENTS APPLICABLE TO THE SITE THE BUILDING WILL BE INSTALLED.

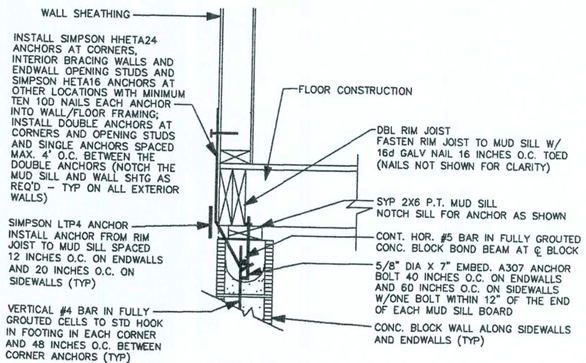
NOTE: THE CONTRACTOR MUST ADJUST THE FOUNDATION DIMENSIONS SPECIFIED ABOVE TO ACCOMODATE FOR THE NORMAL GAPS WHICH OCCUR BETWEEN THE MODULES DURING SETUP.



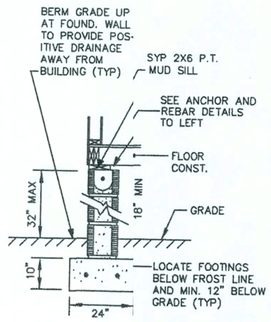
FRONT

CRAWL SPACE FOUNDATION

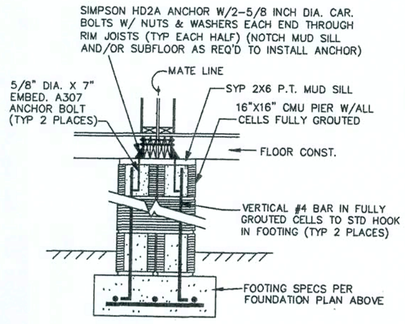
FOUNDATION DESIGNED FOR MAX. 130 MPH WIND SPEED (EXPC) PER 2004 FBC WITH 2005, 2006 AND 2007 SUPP. FOR MODEL 'LEXINGTON CAPE' (PRE-29FL) (SEE MODEL DRAWINGS FOR FURTHER LIMITATIONS)



ANCHOR DETAIL
NTS



SECTION"A"
NTS



PIER TYPE "B"
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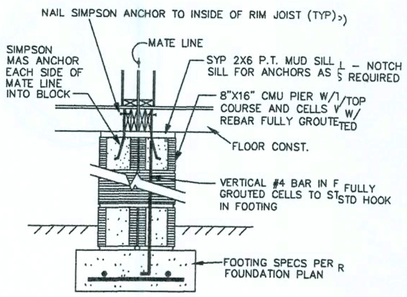

PIER TYPE "D"
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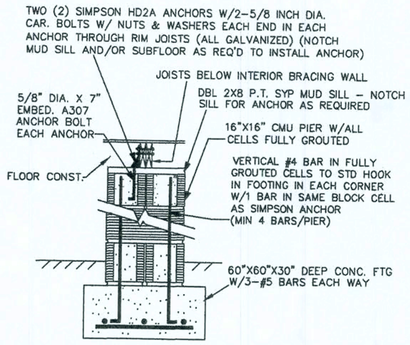

PIER TYPE "E"
NTS

PRECISION MODULAR

309 E. 4TH STREET
OCILLA, GEORGIA 31774

DATE: 2/1/04		
CODES: FBC		
LABELS: FL	REVISIONS: 2/1/09	DRAWN BY: C.A.Leblanc
SCALE: NTS		
MODEL: LEXINGTON CAPE CRAWL SPACE FOUNDATION	PLAN NO. PRE-29FL	SHEET 1 OF 1

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