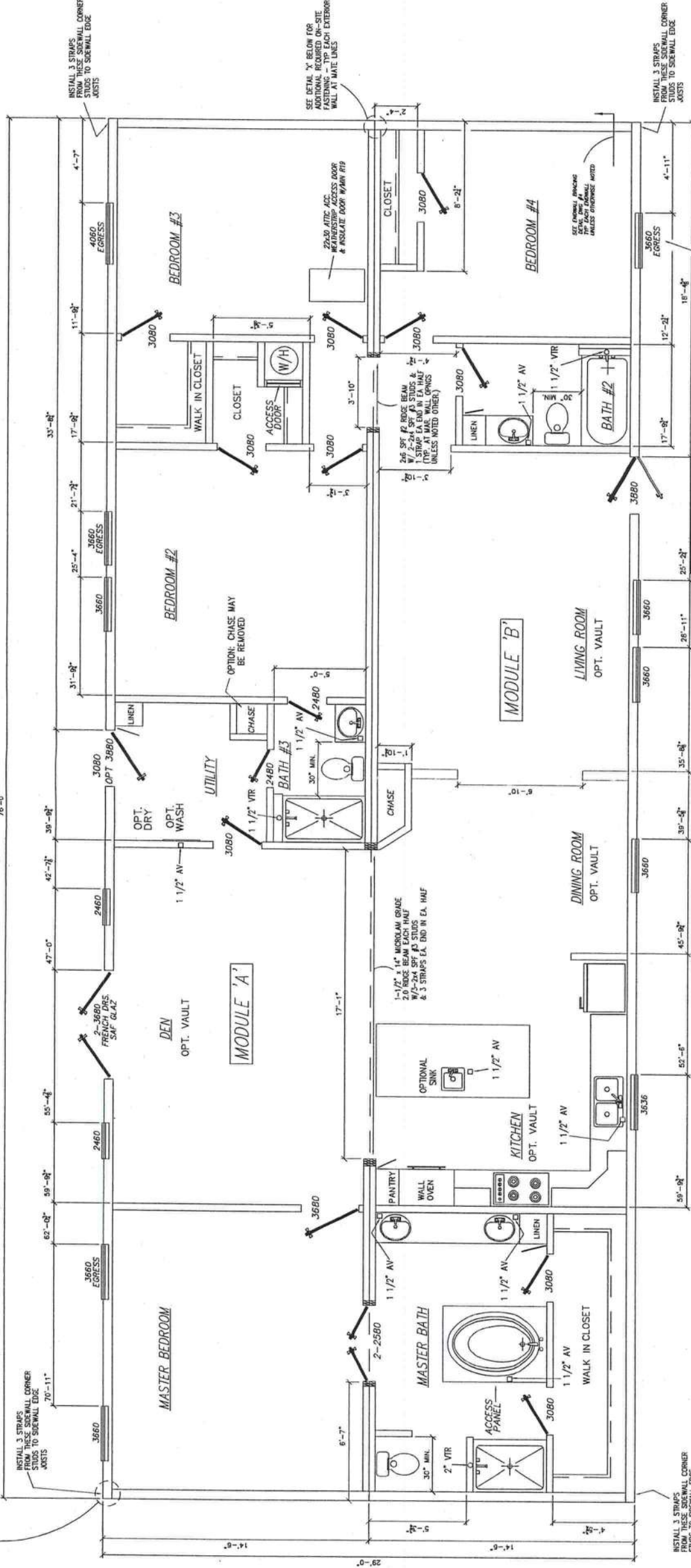


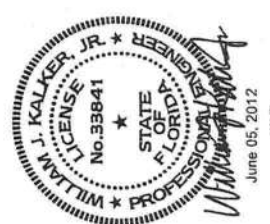
- * Heat Pump Cooling System Required with a minimum SEER = 14.0 and a Programmable Thermostat

SEE CORNER AND/OR WALL INTERSECTION
DETAILS ON DWG # - TYPICAL



SAFETY GLAZING NOTE: WINDOWS WITH GLAZING LOCATED WITHIN 18 INCHES OF THE FINISHED FLOOR SURFACE SHALL BE GLAZED EXCEPT ALL PANELS OF GLASS IN THE MAIN AREAS ARE LESS THAN 8 SQUARE FEET IN AREA - TYP

FRONT
2ND EXTERIOR WALLS
(TYPICAL)



NOTE: SEE OPTIONAL FLOOR PLAN
LAYOUTS ON DRAWING #7

SUPPLEMENTAL NOTES:

WHEN THE POSSIBILITY OF A WINDOW OPENING BEING LOCATED MORE THAN 72 INCHES ABOVE FINISHED GRADE IS ENCOUNTERED, THE WINDOW SHALL BE LOCATED ON DRAWING #11. 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.

NOTE: INSTALL 3/16" X 1/2" LAG SCREWS 12" O.C. (TWO SCREWS PER STUD) THROUGH THE ENDWALLS INTO THE ADJACENT MODULE STUDS - FILL ALL GAPS BETWEEN THE ENDWALLS WITH SIP OR 2" X 4" LAG SCREWS. THE SCREWS MUST BE INSTALLED INTO ADJACENT MODULE STUDS.

NOTE: All windows to be single hung w/insulated glazing. Section B310. All egress windows must comply w/FBC-R. (Karo Series 9750 Low E Vinyl with U=0.35 & SHGC = .33) All exterior doors to be insulated (U=0.32) except sliding glass doors and patio doors to have U=0.35 and SHGC=.33. All interior partitions 2x4 studs @ 16" O.C. SIP #3 min. unless otherwise noted. All straps referenced on the floor plan are 1-1/2" x 26 GA steel with 8-15 GA x 1" staples each end from ridge beam to stud and stud to edge joist(s) or from header to stud and stud to edge joist(s) (Fy = 36 KSI MIN)

LIGHT & VENT CHART				WINDOW & DOOR SCHEDULE			
FLOOR AREA	LIGHT REQUIRED	VENT REQUIRED	VENT PROVIDED	WIDTH	HEIGHT	TYPE	VENT
MASTER BEDROOM	208.7	16.70	6.33	24"	60"	Single hung	3.83
BEDROOM #2	186.2	14.90	5.43	30"	60"	Single hung	4.91
BEDROOM #3	154.6	13.71	5.03	36"	60"	Single hung	5.99
BEDROOM #4	154.6	13.71	5.03	30"	40"	Single hung	3.02
DEN	268.2	21.46	8.03	30"	27"	Single hung	1.78
LIVING/KITCHEN/DINING RM.	554.8	44.39	16.19	36"	36"	Single hung	3.22
				36"	72"	Single hung	5.99
				40"	60"	Single hung	6.71
				34"	80"	Door	
				36"	80"	Door	
* ART. LIGHT AND MECH. VENTILATION PROVIDED							

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

DATE: 08/11/11
CODES: FBC
LABELS: FL
REVISIONS: 5/25/12
SCALE: 1/4" = 1'-0"
MODEL: 2945-1084
FLOOR PLAN
TH-71FL

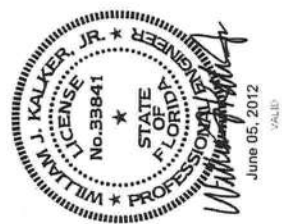
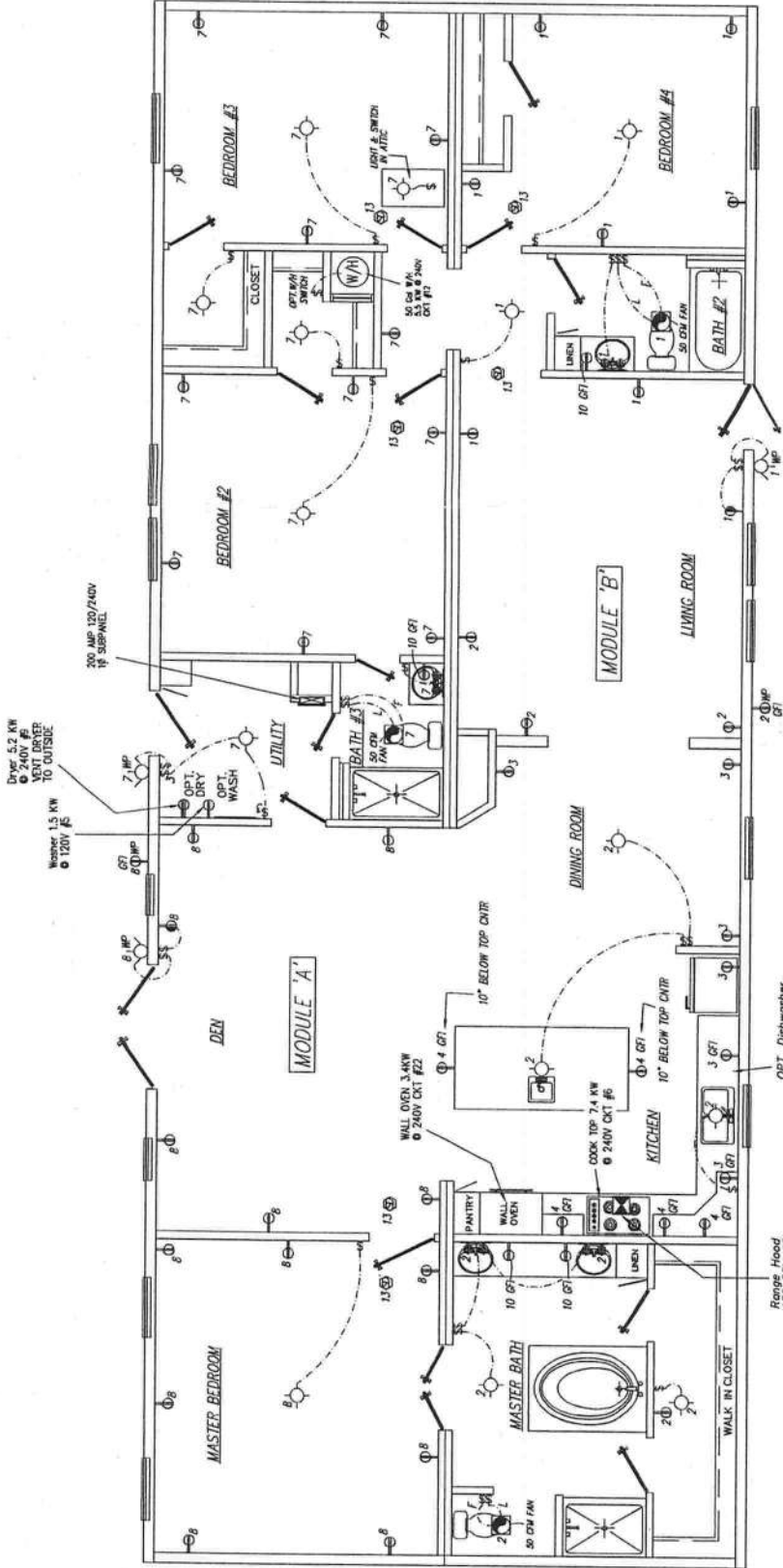
DRAWN BY: C. Aleblanc
SHEET 2 OF 7
WILLIAM J. KALKER, JR., P.E.
CONSULTING ENGINEER
P.E. LICENSE #33841
33 ROCKWOOD LANE
MONROE, CT 06468
(203) 261-1167

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

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

ELECTRICAL NOTES: NEC

1. All circuits and equipment shall be grounded in accordance with the appropriate articles of the NEC.
2. When light fixtures are installed in closets they shall have completely enclosed lamps. Surface mounted incandescent light fixtures shall have a 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 breaker shall be permitted to serve as disconnecting means only where the heater 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 electrically separated and protected by suitable 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. All fans must be ducted to the exterior of the building and must have an approved vent cap.
- 12) Carbon monoxide detectors must have an audible alarm and must be listed to comply with either ANSI/UL 2034-96 or UL-2075-04.



FRONT

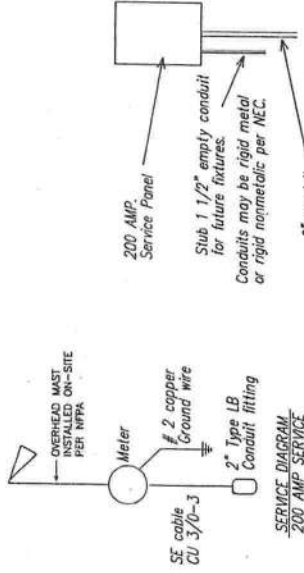
NOTE: ALL RECEPTACLES INSTALLED ON 15 AMP AND 20 AMP CIRCUITS MUST BE LISTED AS "TAMPER RESISTANT"

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

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

ELECTRICAL LEGEND	
Light Switch	Light
Duplex Recept	240V Recept
Thermostat	Thermostat
Smoke Detector w/Battery Backup	Smoke Detector w/Battery Backup
Porch light w/P	Porch light w/P
Incandescent Light	Incandescent Light
Exhaust fan w/Light	Exhaust fan w/Light
Pond bar	Pond bar
Exhaust fan	Exhaust fan
Fluorescent Light	Fluorescent Light
Range hood w/Exhaust Fan and Light	Range hood w/Exhaust Fan and Light

PANEL SIZING	
2204 Sq. Ft. @ 3 watts/Sq. Ft.	6.61 KW
2-20 AMP Appliance circuits	3.00 KW
Laundry circuit	1.50 KW
Wash Op	1.50 KW
Wash Dryer	3.40 KW
Clothes Dryer	3.40 KW
Water Heater	3.40 KW
Opt. Dishwasher	1.40 KW
TOTAL 34.01 KW	
First 10 KW @ 100% = 10.00 KW	
Remainder @ 40% (24.01)(.4) =	9.60 KW
Assumed HVAC	20.90 KW
TOTAL 40.50 KW	
Calculated Load for service size 40,500 w/240 volts = 168.8 Amperes	
200 AMP service standard	



LISTING APPROVAL

THESE PRINTS CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) AND THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS (IBEW) FOR THE INSTALLATION OF THE FOLLOWING SYSTEMS:

CONST. TYPE V-B

OCCUPANCY R-3

ALLOWABLE NO. OF FLOORS 1

RISK CATEGORY II

WIND VELOCITY (ULT) 150 MPH

WIND VELOCITY (ASD) 100 MPH

FIRE RATING OF EXT. WALLS 0

PLAN NO. IR-2198-0164F

ALLOW. FLOOR LOAD 40

APPROVAL DATE 6-6-12

MANUFACTURER Town Homes

HIGH VELOCITY HURRICANE ZONE No

WJG

LISTING AGENCY APPROVAL

THESE MODULES COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 FOLLOWING CRITERIA:

CONST. TYPE	V-B
OCCUPANCY	R-3
ALLOWABLE NO. OF FLOORS	1
RISK CATEGORY	II
WIND VELOCITY (ULT)	120 MPH
WIND VELOCITY (ASD)	90 MPH
FIRE RATING OF EXT. WALLS	0
PLAN NO.	2R-2198-0164F
ALLOW. FLOOR LOAD	40
APPROVAL DATE	6-7-12
MANUFACTURER	Town Homes
HIGH VELOCITY HURRICANE ZONE	No

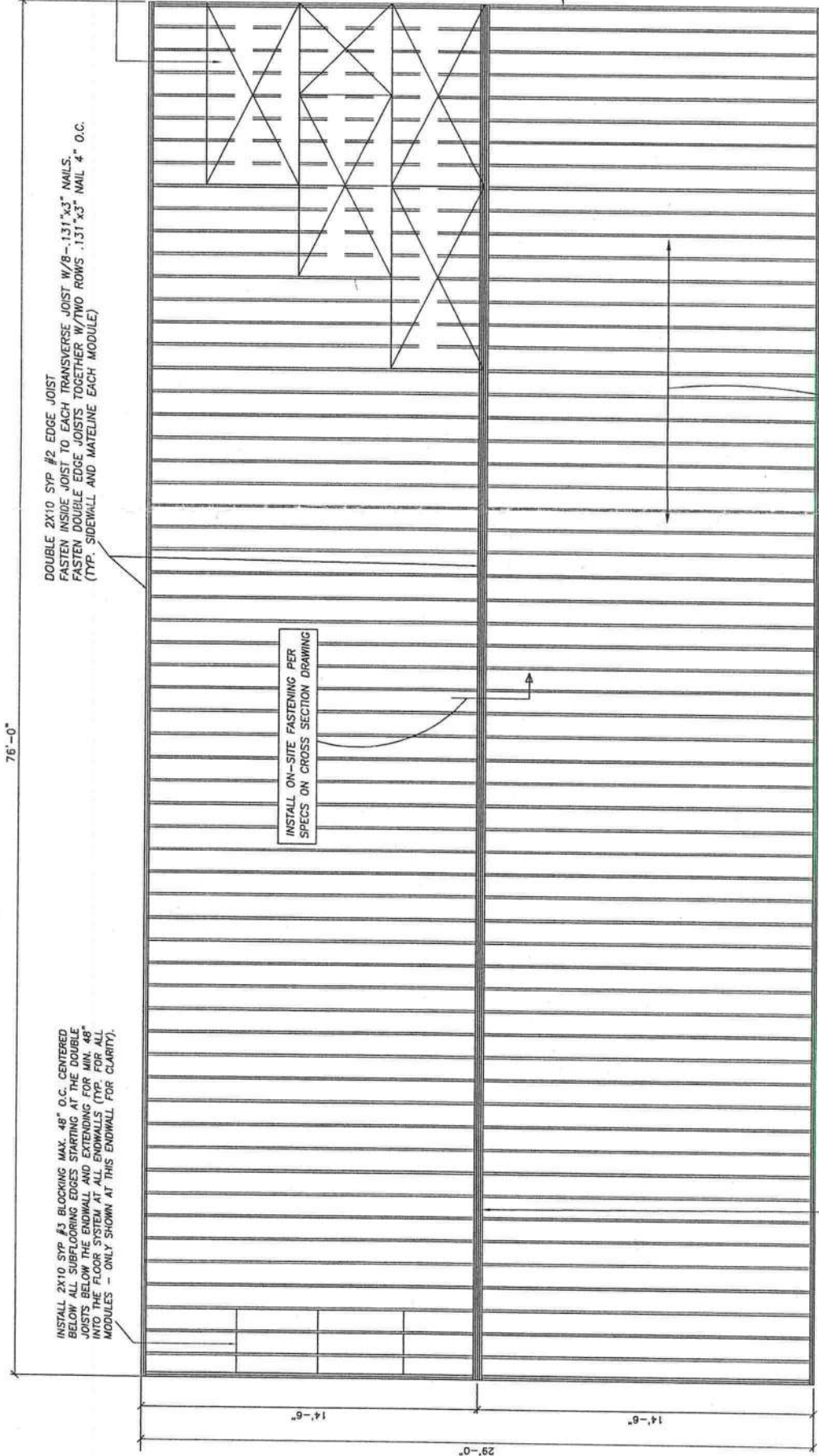
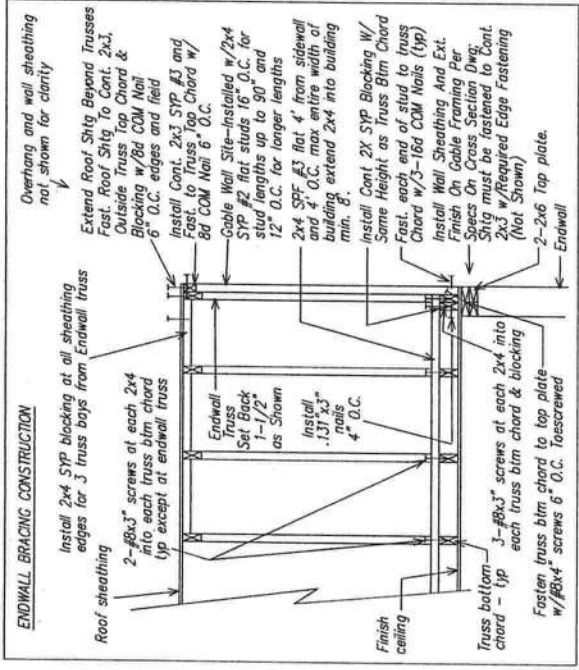
DWG
10-201



SUPPLEMENTAL NOTES:

METAL PLATES, CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO WEATHER OR SUBJECT TO SALT CRISTION MUST BE GALVANIZED OR HOT DIPPED GALVANIZED AFTER THE FASTENING PROCESS. ALL 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 PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN ACCORDANCE WITH AWPA M4.



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

OR

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

DBL 2X10 SYP #2 JOISTS UNDER ENDWALLS (TYP)
FASTEN TOGETHER W/TWO ROWS .131"x3" NAILS 6" O.C.

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

ORDER AT MATELINE TO HAVE SPLITS LIMITED TO 4" AND HAVE ALL BUTT JOINTS TO FALL OVER CENTERLINE OF FOUNDATION SUPPORT PIERS - TYP EACH HALF (SEE REFERENCE FOUNDATION PLAN FOR SUPPORT PIER LOCATIONS AND BUTT JOINT LOCATIONS)

FRONT
FLOOR FRAMING PLAN

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

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

DATE: 6/6/12

CODES: FBC

LABELS: FL

SCALE: NTS

REVISIONS:

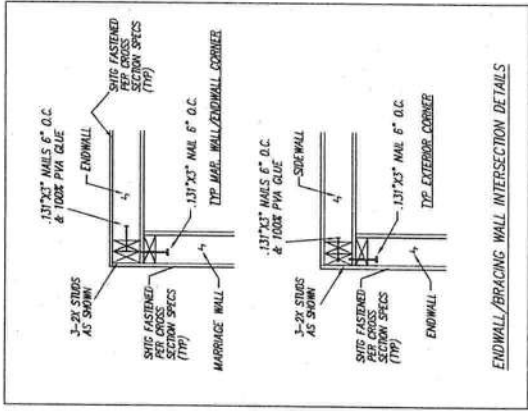
MODEL: 2945-1084
SUPPLEMENT FLOOR FRAMING

PLAN NO. TH-71FL

SHEET 1 OF 2

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

DRAWN BY: C.A. LeBlanc

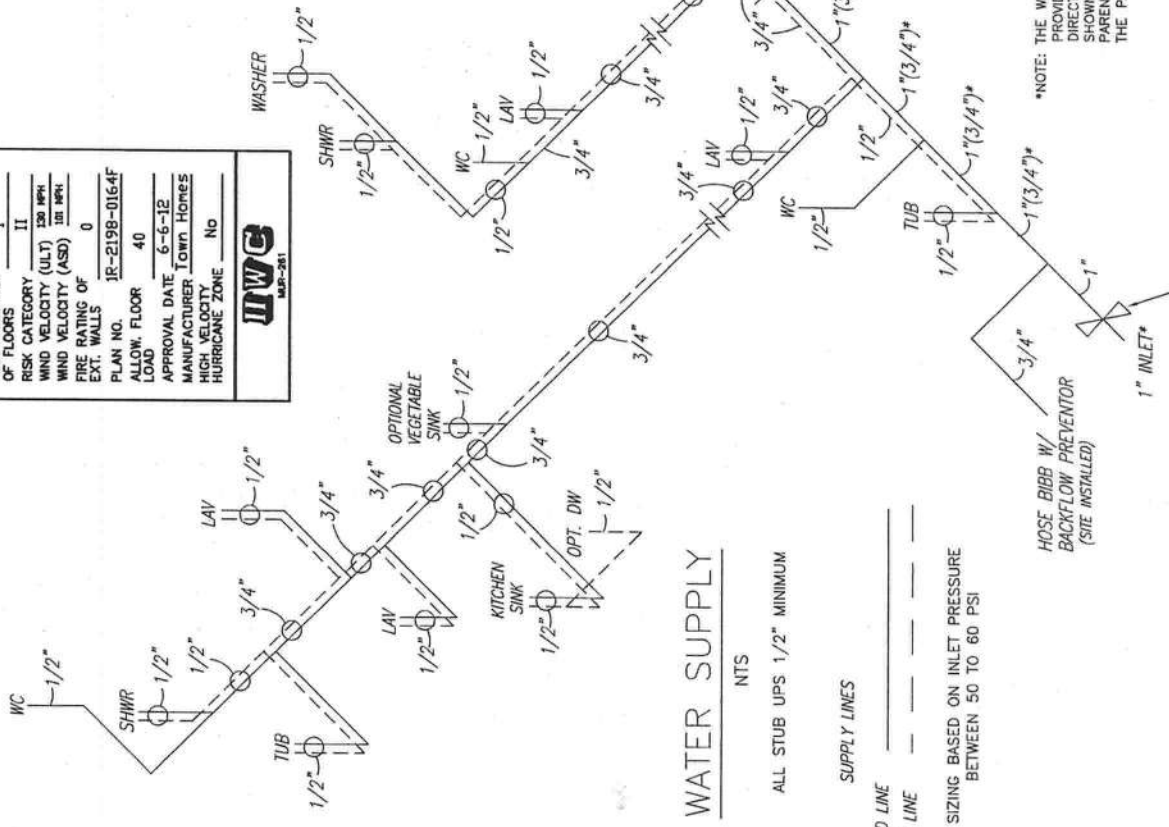


ENDWALL/BRACING WALL INTERSECTION DETAILS

LISTING	AGENCY APPROVAL
THAT THE ABOVE LISTED PRODUCT HAS BEEN TESTED AND FOUND TO COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2012 EDITION, AS AMENDED BY THE FOLLOWING:	
CONST. TYPE	R-3
OCCUPANCY	1
ALLOWABLE NO. OF FLOORS	II
RISK CATEGORY	0
WIND VELOCITY (ULT)	130 MPH
WIND VELOCITY (ASD)	100 MPH
FIRE RATING OF EXT. WALLS	0
PLAN NO.	IR-2198-0164F
ALLOW. FLOOR LOAD	40
APPROVAL DATE	6-6-12
MANUFACTURER	Town Homes
HIGH VELOCITY	No
HURRICANE ZONE	No

WDC

WDC-201



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

HOSE BIBB W/
BACKFLOW PREVENTOR
(SITE INSTALLED)

*NOTE: THE WATER INLET LOCATION MAY VARY FROM THE LOCATION SHOWN PROVIDED A 1" DIA PIPE EXTENDS FROM THE REVISION 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 PARENTHESES.

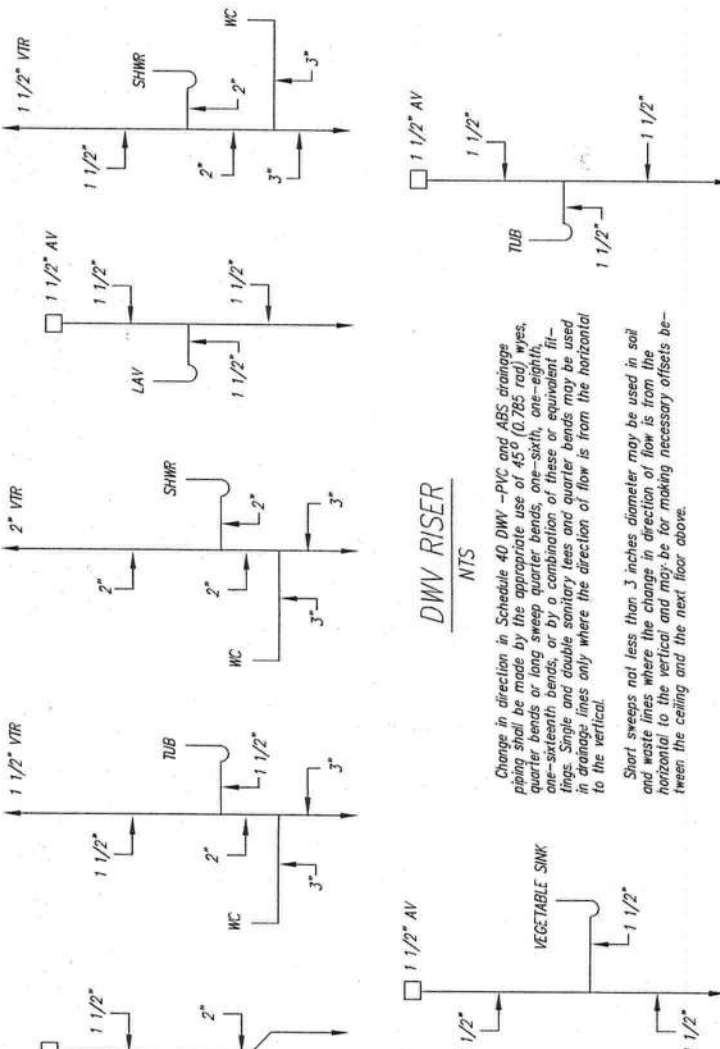
INSTALL AN ACCESSIBLE 1" MAIN SHUTOFF VALVE NEAR THE ENTRANCE OF THE WATER SERVICE. THE VALVE SHALL BE A FULL-OPEN TYPE HAVING NOMINAL RESTRICTION TO FLOW WITH PROVISIONS FOR DRAINAGE SUCH AS A BLEED ORIFICE OR INSTALLATION OF A SEPARATE DRAIN VALVE [SHUTOFF VALVE(S) TO BE SITE INSTALLED]

SUPPLEMENTAL NOTES:

SHOWER UNITS TO BE PRE-MANUFACTURED AND SHALL HAVE AT LEAST ONE SHOWERHEAD AND ONE SHOWERHEAD SECTION 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 6 INCHES ABOVE THE SHOWERHEAD AND 6 INCHES ABOVE THE HINGED SHOWER DOORS SHALL OPEN OUTWARD. FOLD-DOWN SEATS ARE ACCEPTABLE 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 HEATERS 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 SHALL HAVE EXTERIOR HEAT TRAPS AND OUTLETS. HEAT TRAPS SHALL CONSIST OF EITHER A COMMERCIALY 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.



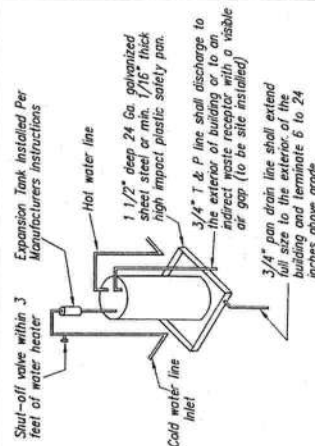
DWV RISER

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.
 4. 1/2" P relief valve with drain to exterior. And a shut-off valve within 3 feet on the cold water supply line.
 5. DWV system shall be either ABS or PVC (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. Under no circumstances shall any piping be installed 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 horizontal drain or fixture drain being vented. AVs shall be installed in well ventilated spaces or provided with ventilated access doors.
 14. When metal water supply lines are installed, water hammer arrestors shall be installed on all cold water supply lines. Water hammer arrestors shall be installed on all cold water supply lines. Water hammer arrestors shall be installed on all cold water supply lines. Water hammer arrestors shall be installed on all cold water supply lines.
 15. An approved thermal expansion device shall be installed in the water supply system in accordance with the manufacturer's 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 "Tap" tube with a hole at the top or a vacuum relief valve installed in the cold water supply line above the top of the water heater tank; bottom of water heaters shall have a vacuum relief valve complying with ASSE 221.22 installed.
2. Water heaters shall be installed in a room with adequate ventilation and pressure relief valve complying with ASSE 221.22 installed in the wall 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 150 psi.
3. Water heaters shall be equipped with an energy cutoff device that will cut off the supply of heat energy to the water tank before the temperature of the water in the tank exceeds 210°F.

TYPICAL WATER HEATER DETAIL

NTS

TOWN HOMES LLC

P.O. BOX 1059
LAKE CITY, FLORIDA 32056

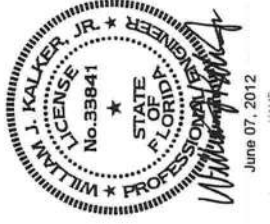
DATE: 08/11/11	REVISED: 5/30/12	DRAWN BY: C.A. LeBlanc
CODES: FBC	REVISIONS: 5/30/12	
LABELS: FL	SCALE: NTS	
MODEL: 2945-1084	PLAN NO. TH-71FL	
PLUMBING		
WILLIAM J. KALKER, JR., P.E.	35 ROCKWOOD LANE ROCKWOOD, FL 32056 P.E. LICENSE #33841	5 OF 7

GENERAL NOTES

Exterior joints in the building envelope that are sources of air leakage such as around windows and door frames, between walls and foundations, between walls and roof/ceilings, and between walls and floors, shall be sealed with a weatherstripping or other approved method and all other such openings in the building envelope shall be caulked, gasketed, weatherstripped 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 is installed in attic). If a vapor barrier is installed, the soffit vents shall be provided with soffit vents with minimum 1/2" of the total provided with ridge vent and minimum 1/2 of the total provided with ridge vent).

- * IF RIDGE BEAM BEARS DIRECTLY ON THE TOP PLATE OR STUD THE BEARING STRIP MAY BE OMITTED.
- ** WALL SHEATHING MAY BE INSTALLED HORIZONTALLY OR VERTICALLY. ALL WALL SHEATHING TO BE SUPPORTED BY WALL FRAMING OR BLOCKING.



LISTING	
AGENCY APPROVAL	
THIS PROJECT ONLY WITH THE EXISTING CONSTRUCTION AND NOT TO BE USED FOR ANY OTHER PROJECT	
CONST. TYPE	R-3
ALLOWABLE NO. OF FLOORS	1
RISK CATEGORY	II
WIND VELOCITY (ULT)	150 MPH
WIND VELOCITY (ASD)	100 MPH
FIRE RATING OF EXT. WALLS	0
PLAN NO.	2R-2198-0164F
ALLOW. FLOOR LOAD	40
APPROVAL DATE	6-7-12
MANUFACTURER	Town Homes
HIGH VELOCITY HURRICANE ZONE	No

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 VAULTED TRUSS #C357809
UNIVERSAL FLAT TRUSS #A395608
MONOPITCH LISTED TRUSSES 24" O.C. EXCEPT INSTALL TRUSSES 16" O.C. IN END ZONES (TYP EACH MODULE)

INSTALL 1-1/2" X 26 GA. STEEL STRAP FROM TRUSS TOP CHORD TO TRUSS BOTTOM CHORD. FASTEN EACH END OF STRAP TO TRUSSES WITH 1-1/2" STAPLES. END WALLS AND 48" O.C. BETWEEN THE END WALL 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)

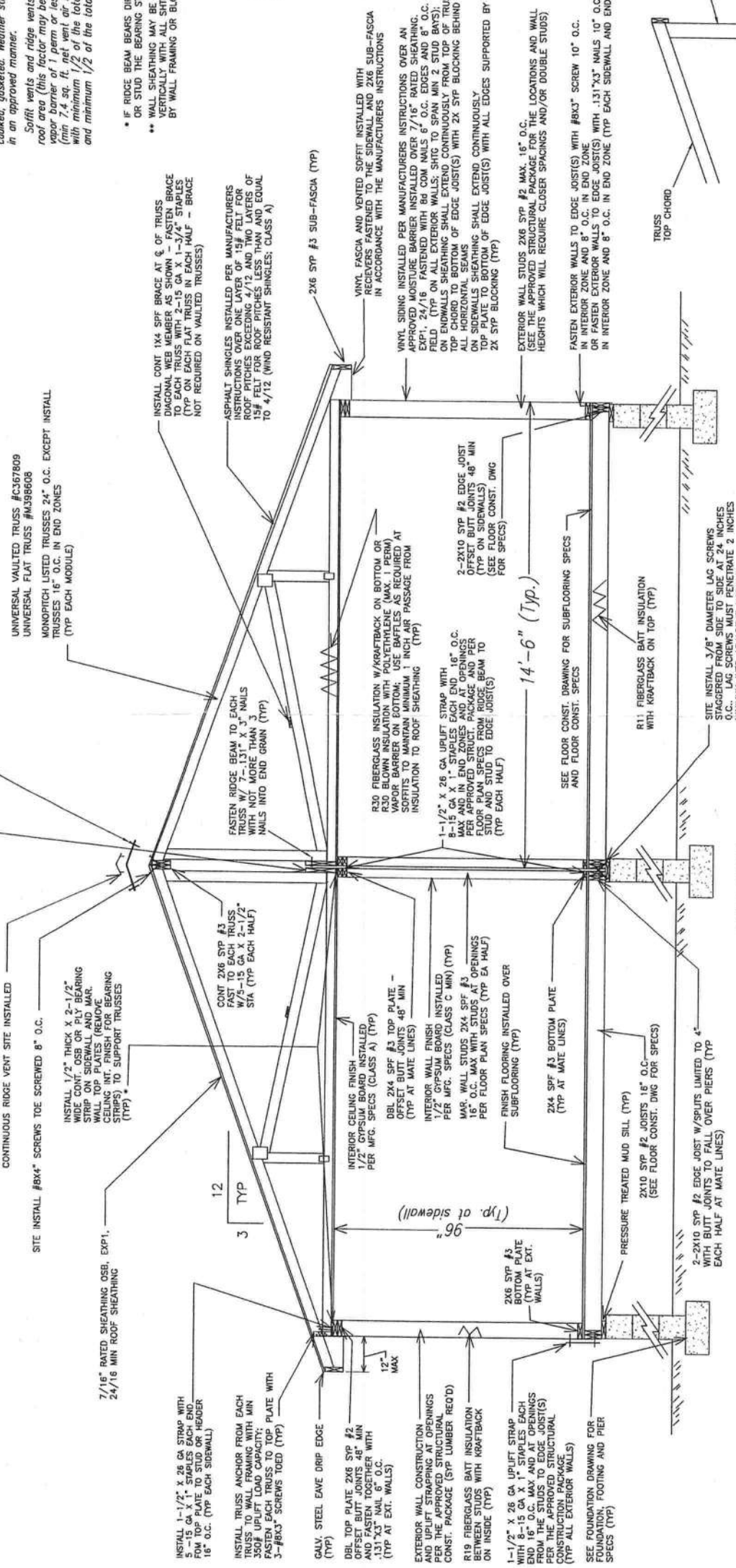
CONTINUOUS RIDGE VENT SITE INSTALLED

SITE INSTALL #8X4" SCREWS TOE SCREWED 8" O.C.

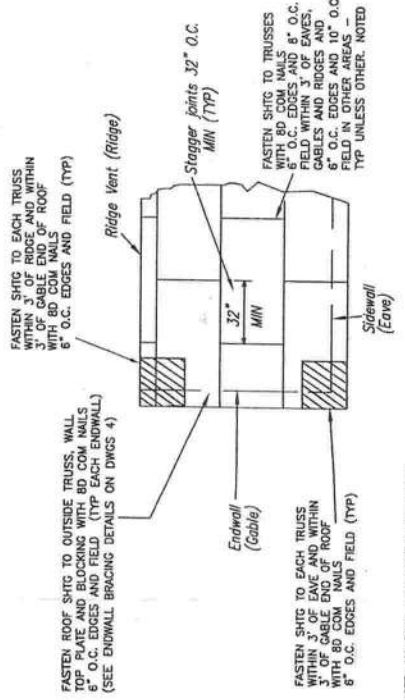
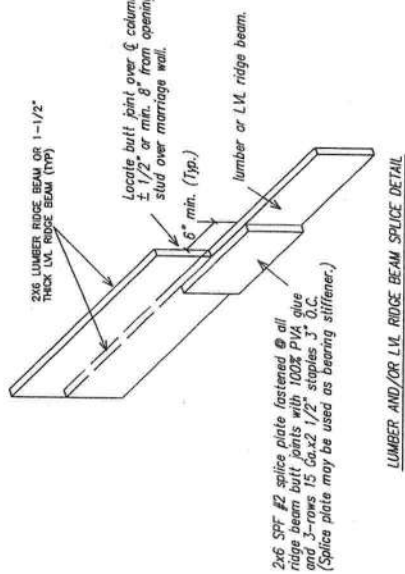
INSTALL 1/2" THICK X 2-1/2" MIN. OVERLAP OF BEARING STRIP ON SIDEWALL AND MAR. WALL TOP PLATES (REMOVE CEILING INT. FINISH FOR BEARING STRIPS) TO SUPPORT TRUSSES (TYP)

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

ALL PVA GLUE TO COMPLY WITH CQ25-4



CROSS SECTION
FLAT TRUSS
OFF-FRAME (W/O STEEL FRAME)
NTS



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 3181, TAS 107 OR ASTM D 7158. SHINGLES CLASSIFIED AS ASTM D 3181 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 3181 CLASS E OR AS ASTM D 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 WATER EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH.

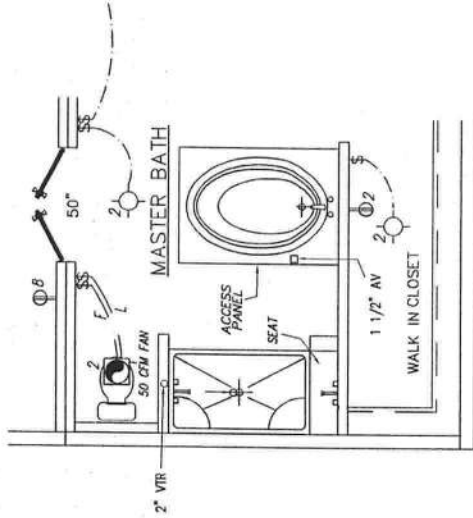
ALL EXPOSED INSULATION INSTALLED IN ATTICS MUST HAVE A CRITICAL RADIANT FLUX NOT LESS THAN .12 WATT PER SQUARE CENTIMETER

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

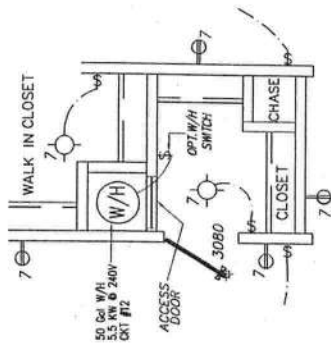
TOWN HOMES LLC

P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 6/6/12	REVISIONS:	DRAWN BY: C.A. Leblanc
CODES: FBC	LABELS: FL	PLAN NO. TH-71FL
SCALE: NTS	CROSS SECTION	SHEET 2 OF 2
MODEL: 2945-1084		WILLIAM J. KALKREUTH, JR., P.E.
		CONSULTING ENGINEER
		P.E. LICENSE #33841



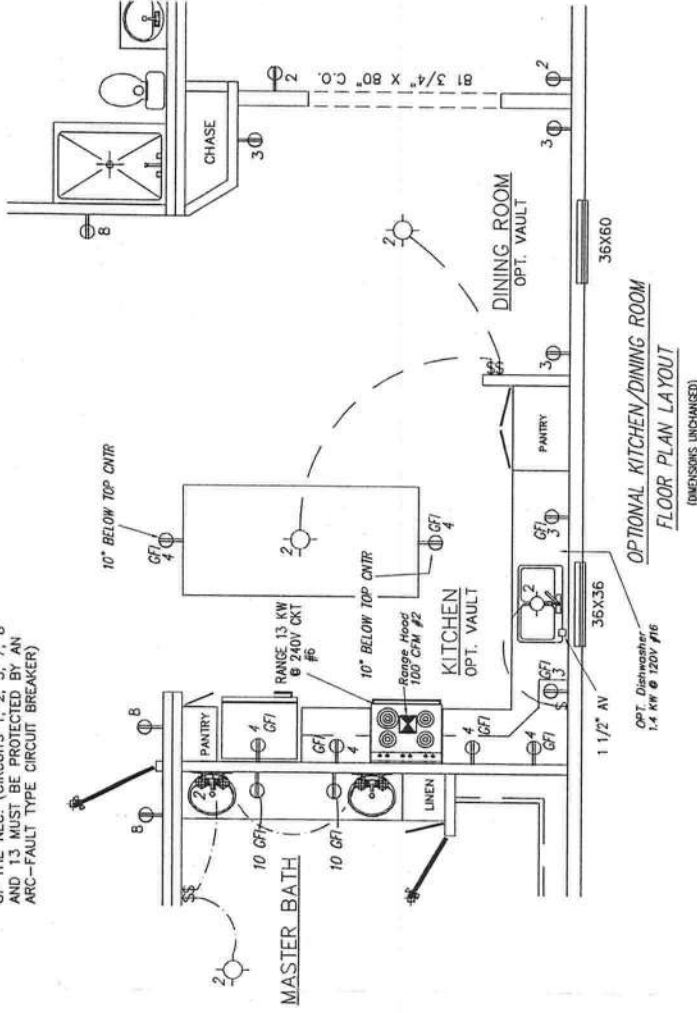
OPTIONAL MASTER BATHROOM
FLOOR PLAN LAYOUT
(DIMENSIONS UNCHANGED)



OPTIONAL BEDROOM CLOSET
FLOOR PLAN LAYOUT
(DIMENSIONS UNCHANGED)

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

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



PANEL SIZING

2204 Sq. Ft. @ 3 watts/Sq. Ft.	6.61	KW
2 - 20 AMP Appliance circuits	3.00	KW
Laundry circuit	1.50	KW
Range	1.50	KW
Hall Oven	1.50	KW
Clothes Dryer	5.20	KW
Water Heater	5.50	KW
Opt. Dishwasher	1.40	KW
TOTAL	36.21	KW

First 10 KW @ 100%	10.00	KW
Remainder @ 40% (26.21)(.4)=	10.48	KW
Assumed HVAC	20.90	KW
TOTAL	41.38	KW

Calculated Load for service size
41.380 KW/240 volts= 172.4 Amperes
200 AMP service standard

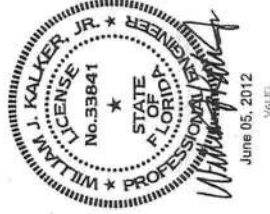
DESCRIPTION	COND.	SIZE (CU)	BRK(A)
1.2 General Lighting	14-2	w/GND	15
1.4 Small Appliance	12-2	w/GND	20
3 Washer	12-2	w/GND	20
5 Range	14-2	w/GND	40 2P
6.8 General Lighting	14-2	w/GND	15
10 Dryer	10-3	w/GND	30 2E
10 Bath	12-2	w/GND	20
13 Water Heater	10-2	w/GND	30 2P
13 Smoke Detectors	14-2	w/GND	15
14.15 General Lighting	14-2	w/GND	15
17 Dishwasher (Opt)	12-2	w/GND	20
18.19 General Lighting	14-2	w/GND	15
20.21 Small Appliance	12-2	w/GND	20

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

TOWN HOMES LLC

P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 5/25/12	REVISIONS:	DRAWN BY: C.A. Leblanc
CODES: FBC		
LABELS: FL		
SCALE: 1/4" = 1'-0"		
MODEL: 2945-1084	PLAN NO. TH-71FL	SHEET 7 OF 7
OPTIONAL FLOOR PLAN LAYOUTS		
WILLIAM J. KALKER, JR., P.E.		
CONSULTING ENGINEER		
P.E. LICENSE #33841		
33 ROCKWOOD LANE		
MONROE, CT 06468		
(203) 261-1167		



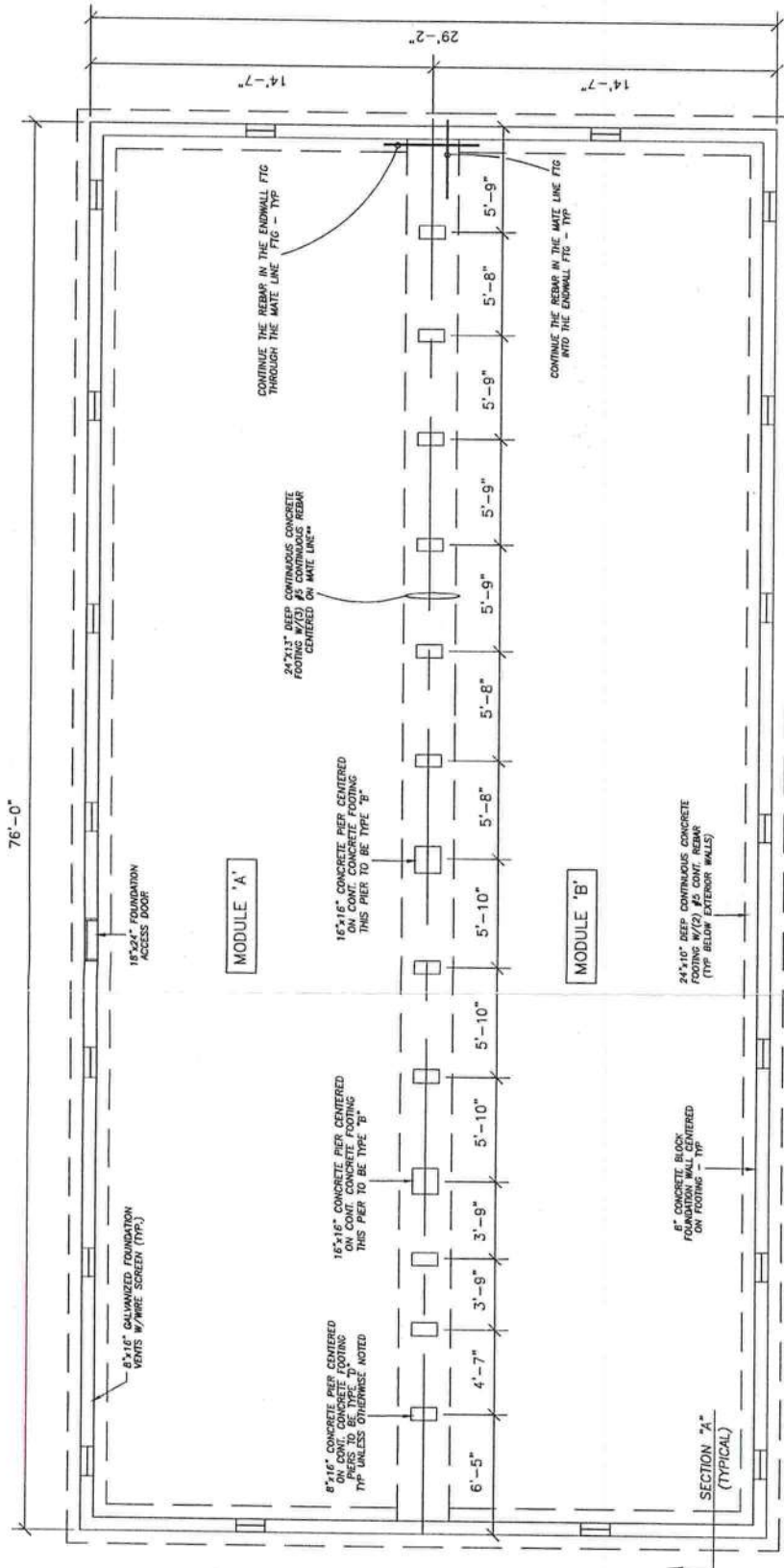
LISTING	
AGENCY APPROVAL	
THESE PRINTS COMPLY WITH THE FLORIDA ELECTRICAL CODE AND ARE IN ACCORDANCE WITH THE FOLLOWING CRITERIA:	
CONST. TYPE	V-B
OCCUPANCY	R-3
ALLOWABLE NO. OF FLOORS	1
RISK CATEGORY	II
WIND VELOCITY (ULT)	130 MPH
WIND VELOCITY (ASD)	100 MPH
FIRE RATING OF EXT. WALLS	0
PLAN NO.	IR-219B-0164F
ALLOW. FLOOR LOAD	40
APPROVAL DATE	6-6-12
MANUFACTURER	TOWN HOMES
HIGH VELOCITY HURRICANE ZONE	No



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 WALLS AND FOOTINGS 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 FINISH GRADE IS BELOW THE OUTSIDE FINISH GRADE, ADEQUATE PRECAUTIONS MUST BE TAKEN TO ASSURE POSITIVE DRAINAGE AT ALL TIMES.
7. ALL CONCRETE BLOCKS SHALL BE LAD IN TYPE "M" OR TYPE "S" MORTAR. ALL WALLS MUST BE CONSTRUCTED WITH THE BLOCKS PLACED IN A RUNNING BOND PATTERN.
8. THE FOUNDATION MUST HAVE A MINIMUM OF 150 SQUARE FEET OF VENT AREA FOR EACH 150 SQUARE FEET OF ENCLOSED CRAWL SPACE AREA AND MUST BE PROVIDED WITH A 18" X 24" MIN CRAWL SPACE ACCESS DOOR. VENT OPENINGS MUST BE LOCATED AT LEAST 18" FROM THE GROUND LOCATED CROSS VENT WITH AN OPENING LOCATED WITHIN 18" OF THE GROUND. ALL VENTS MUST BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH AN OPENING DIMENSION OF NOT LESS THAN 1/8" OR MORE THAN 1/4".
9. INSTALL P.T. SYP LUMBER MUD SILLS ON ALL CONCRETE BLOCK PIERS AND WALLS.
10. THE CRAWL SPACE MUST HAVE A MINIMUM 18" CLEARANCE FROM THE GROUND SURFACE 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 REINFORCING BARS SHALL COMPLY WITH ASTM A618. ALL BARS SHALL BE EPOXY. REINFORCEMENT BARS SHALL BE EQUALLY SPACED AND PLACED WITH 3 INCHES OF CLEARANCE (COVER) FROM THE BOTTOM OF THE FOOTING. THE REINFORCING BARS SHALL BE INSTALLED WITH A MIN. 4 INCHES CLEARANCE FROM THE SIDES OF THE FOOTING.
13. LAP ALL #4 BARS A MINIMUM OF 24 INCHES. SPICES AND LAPS FOR #5 BARS A MINIMUM OF 30 INCHES. SPICES AND LAPS FOR #6 BARS A MINIMUM OF 36 INCHES. ALL REINFORCING BARS SHALL BE INSTALLED WITH A MINIMUM OF 30 INCHES FROM ADJACENT SPICES.
14. ALL FOUNDATION AND/OR PIER CONSTRUCTION MUST COMPLY WITH THE MINIMUM SPECIFICATIONS PROVIDED ON THIS DRAWING UNLESS OTHERWISE NOTED.
15. THE DESIGNER HAS REVIEWED THE FOUNDATION HAS BEEN DESIGNED BY OTHERS AND APPROVED BY THE LOCAL BUILDING OFFICIAL.
16. TERMITE SHIELDS AND/OR OTHER INSECT PROTECTION TO BE SPECIFIED BY LOCAL DESIGNER.
17. ALL FOUNDATION AND/OR PIER CONSTRUCTION SHALL BE TREATED WITH AN INSECTICIDE IN ACCORDANCE WITH ANPA M1.
18. METAL PLATES, CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO WEATHER OR SUBJECT TO CORROSION MUST BE GALVANIZED OR HOT DIP GALVANIZED AFTER THE FASTENER OR CONNECTOR IS FABRICATED TO FORM A ZINC COATING NOT LESS THAN 1 OUNCE PER SQUARE FOOT, OR SHALL BE HOT DIP GALVANIZED TO A MINIMUM OF 1.8 OUNCE PER SQUARE FOOT OF STEEL.
19. 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 BE ADVISED OF ANY CHANGES TO THE FOUNDATION WHICH WILL BE REQUIRED BY THE LOCAL BUILDING OFFICIALS REQUIRED AT THE LOCATION OF INSTALLATION.

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



FRONT

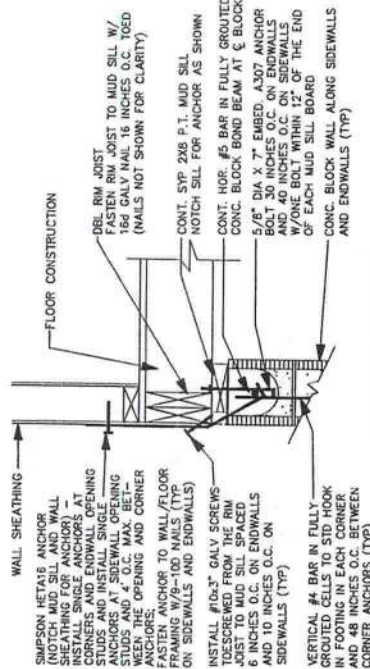
ADD PLATFORMS, STAIRS AND RAILINGS AS REQUIRED FOR ACCESS TO BUILDING - ALL PLATFORMS, STAIRS AND RAILINGS TO BE DESIGNED BY SITE (LOCAL) ENGINEER, SUBJECT TO BUILDING OFFICIAL REVIEW AND APPROVAL - TYP FOR ALL DOORS AND PORCHES (ADJUST CRAWL SPACE VENT LOCATIONS TO ACCOMMODATE PLATFORMS AND STAIRS)

CRAWL SPACE FOUNDATION

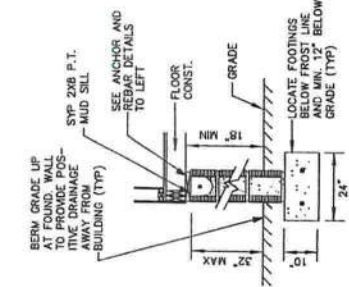
THIS REFERENCE FOUNDATION IS DESIGNED FOR A MAX. 130 MPH WIND SPEED (EXPC) PER THE 2010 FBC FOR MODEL 2945-1084 (TH-71FL) WITH OFF-FRAME CONSTRUCTION (SEE THE STANDARD MODEL DRAWINGS AND THE OFF-FRAME SUPPLEMENT DRAWINGS FOR FURTHER LIMITATIONS)

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

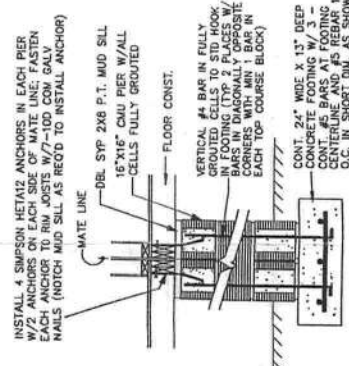
** CONT. 24" WIDE X 13" DEEP CONCRETE FOOTING W/ 3 - #5 BARS AT CENTERLINE AND #5 REBAR 18" O.C. IN SHORT DIMENSION FOR ENTIRE LENGTH OF FOOTING



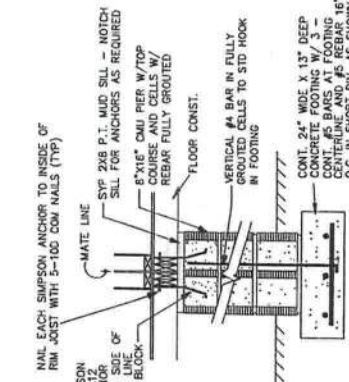
ANCHOR DETAIL



SECTION "A-A"



PIER TYPE "B"



PIER TYPE "D"



June 07, 2012
VJL

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

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

TOWN HOMES LLC			
P.O. BOX 1059			
LAKE CITY, FLORIDA 32056			
DATE: 6/6/12	REVISIONS:	DRAWN BY: C.A. Leblanc	SHEET 1 OF 1
CODES: FBC		PLAN NO.	
LABELS: FL		TH-71FL	
SCALE: NTS		MODEL: 2945-1084	
REFERENCE CRAWL SPACE FOUNDATION			
WILLIAM J. KALKER, JR., P.E.			
CONSULTING ENGINEER			
P.E. LICENSE #23841			
33 ROCKWOOD LAKE			
LAKE CITY, FLORIDA 32056			
(205) 251-1167			