

SITE INSTALLED ITEMS

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

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

ALSO SEE LIST OF REQUIREMENTS IN LOCAL INSPECTORS NOTES BELOW

NOTE THE BUILDING SPECIFIED ON THESE DRAWINGS IS EXCLUDED FROM COVERAGE OF THE MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS ACT, 42 U.S.C. 5401 ET SEQ. UNDER PROVISIONS OF 24 CFR 3282.12, IN THAT THE BUILDING IS:

- 1) INTENDED ONLY FOR ERECTION OR INSTALLATION ON A SITE-BUILT PERMANENT FOUNDATION;
- 2) NOT DESIGNED TO BE MOVED ONCE ERECTED OR INSTALLED; AND
- 3) DESIGNED AND MANUFACTURED TO COMPLY WITH A NATIONALLY RECOGNIZED MODEL BUILDING CODE OR AN EQUIVALENT BUILDING CODE FOR SITE-BUILT HOUSING.

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/OR 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 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 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 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 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 AIAA/NNWDA 101/1.5.2

Date 12-18-06 Plan No. 2198-C002F
Approved by SCOTT S. FRANCIS

Scott S. Francis
Modular Building Plans Examiner
Florida License No. SMP-42

LISTING AGENCY APPROVAL

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

Const. Type VB
Occupancy R3
Allowable No. of Floors 2
Wind Velocity 140 (3 sec.)
Fire Rating of Ext. Walls 0
Plan No. 2198-C002F
Allow. Floor Load 40/30
Approval Date 12-18-06
Manufacturer Town Homes
Approved for High Velocity Hurricane Zone 16
HWC
COA # 1025

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: THE FOUNDATION DESIGNER MUST ADJUST THE FRAMING DIMENSIONS SPECIFIED IN THESE DRAWINGS TO ACCOMMODATE FOR THE NORMAL GAPS WHICH OCCUR BETWEEN THE MODULES DURING SETUP.

NOTE: FOUNDATION DESIGNER MUST CONSIDER THE BUTT JOINT LOCATIONS AS WELL AS THE SUPPORT COLUMN LOADS IN THE FOUNDATION DESIGN TO INSURE THE BUILDING'S STRUCTURAL MEMBERS ARE ADEQUATELY SUPPORTED AND/OR ANCHORED TO THE GROUND. THE ANCHORAGE OF ALL SHEAR WALLS AND/OR BRACING WALLS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE FOUNDATION DESIGNER.

NOTE: THIS BUILDING MAY BE LOCATED IN A COASTAL OR FLOOD PLAIN AREA AS PERMITTED BY THE EXPC DESIGNATION SPECIFIED BELOW PROVIDED THE MEAN ROOF HEIGHT OF THE BUILDING DOES NOT EXCEED 30' ABOVE GRADE. IN ALL SUCH CASES THE FOUNDATION AND ANCHORAGE SYSTEM MUST BE DESIGNED BY A DESIGN PROFESSIONAL FAMILIAR WITH THE LOCAL SITE CONDITIONS.

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

THIS STRUCTURE CANNOT BE LOCATED ON THE UPPER HALF OF AN ISOLATED HILL, RIDGE OR ESCARPMENT WHICH SATISFIES ALL OF THE FOLLOWING:
(i) HILL, RIDGE OR ESCARPMENT IS HIGHER THAN 30 FEET IN EXPC LOCATIONS AND 60 FEET IN EXPB LOCATIONS
(ii) AVERAGE SLOPE OF HILL EXCEEDS TEN PERCENT
(iii) THE HILL, RIDGE OR ESCARPMENT HAS NO OBSTRUCTIONS TO WIND MOVEMENT BY TOPOGRAPHIC FEATURES FOR A DISTANCE FROM THE HIGH POINT OF THE HILL, RIDGE OR ESCARPMENT EQUAL TO 50 TIMES THE HEIGHT OF THE HILL, RIDGE OR ESCARPMENT OR ONE MILE, WHICHEVER IS LESS

FOUNDATION NOTES

IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS, THESE BUILDING PLANS DO NOT CONTAIN FOUNDATION SUPPORT AND TIEDOWN SYSTEM DETAILS AND SPECIFICATIONS. THE DESIGNER OF THE BUILDING PLANS SHOULD BE CONTACTED TO OBTAIN APPROPRIATE FOUNDATION PLANS. IF FOUNDATION PLANS ARE DESIGNED BY OTHERS, THE DESIGNER OF THE BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN AND THE CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND SYSTEMS RELATED THERETO.

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) Garage
- 17) Stairs, Railings & Misc. Framing
- 18) Fireplace Chimney

* Heat Pump Cooling System Required With a SEER = 13.0 (min) and Programmable Thermostat

STATE OF FLORIDA

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

FLOOR LIVE LOAD: < 40 PSF ON 1ST FLOOR
30 PSF ON 2ND FLOOR

FLOOR DEAD LOAD: 10 PSF
ROOF LIVE LOAD: 20 PSF
ROOF DEAD LOAD: 8 PSF
ATTIC LIVE LOAD: 0 PSF
ATTIC DEAD LOAD: 10 PSF

MAX. WIND SPEED: 140 MPH, EXPC, $I_w=1.0$
(3 SEC. GUST; ENCLOSED BLDG)

OCCUPANCY GROUP: SINGLE FAMILY DWELL.

CONSTRUCTION TYPE: WOOD FRAME

BUILDING CATEGORY: II (PER ASCE 7-02)

MEAN ROOF HEIGHT NOT TO EXCEED 29' ABOVE GRADE

COMPONENT & CLADDING DESIGN LOADS:
WALL ZONE 4: 53.5 PSF WALL ZONE 5: 66.1 PSF
ROOF ZONE 1: 45.2 PSF ROOF ZONE 2: 78.7 PSF
ROOF ZONE 3: 116.3 PSF

INTERNAL PRESSURE COEFFICIENT: $GCP_i = \pm 1.8$

Not to be located in HIGH VELOCITY HURRICANE ZONES

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 10.1 ft² net vent area req'd)

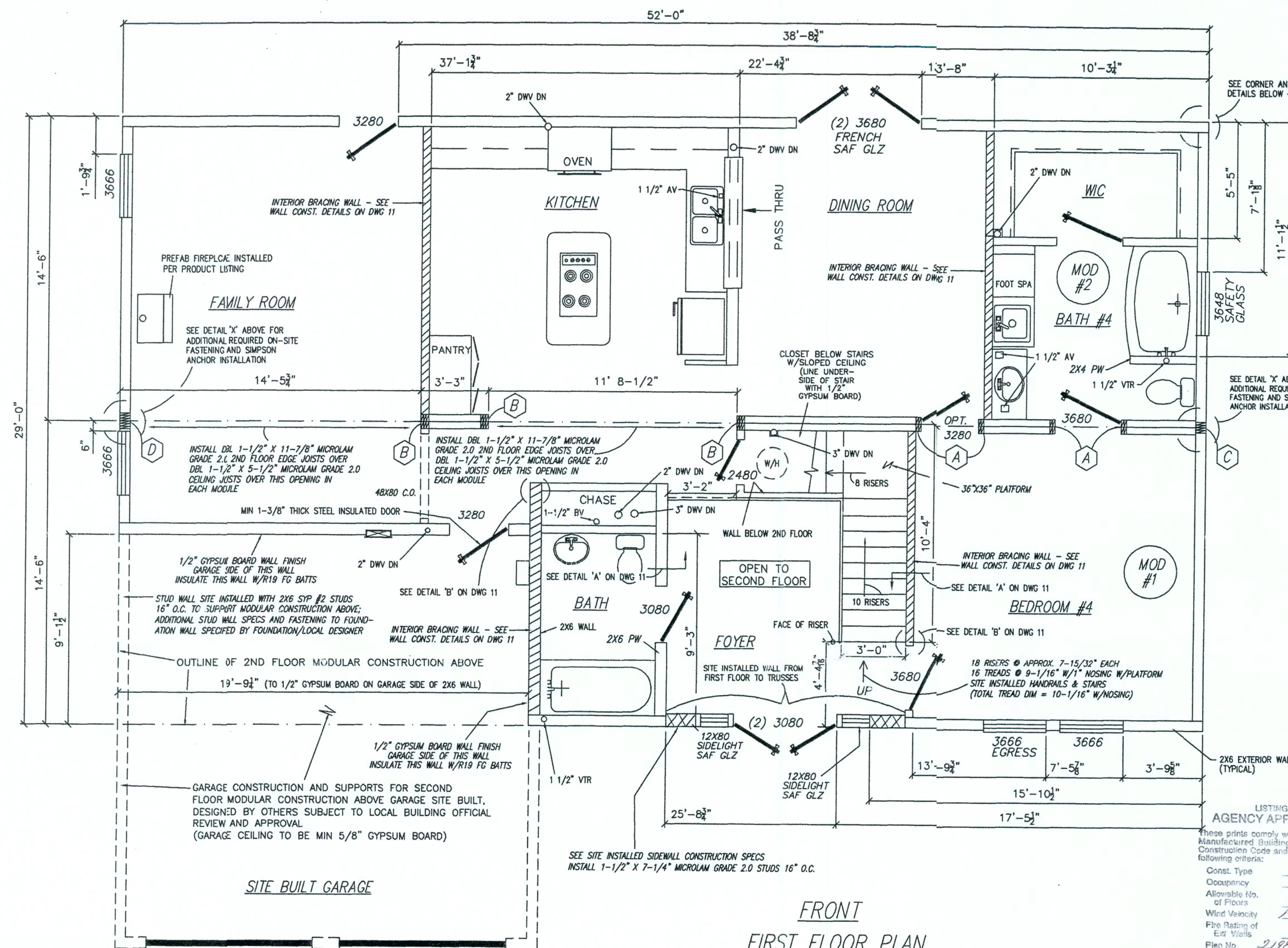
TOWN HOMES LLC

P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 11/21/06	REVISIONS:	DRAWN BY: C.A. Leblanc
CODES: FBC		
LABELS: FL		
SCALE: 1/8" = 1'-0"		
MODEL: 2901-1001 ELEVATIONS	PLAN NO. TH-2R	SHEET I OF II
WILLIAM J. KALKER, JR., P.E. CONSULTING ENGINEER P.E. LICENSE #33841	33 ROCKWOOD LANE MONROE, CT 06468 (203) 261-1167	

FILE COPY

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FRONT
FIRST FLOOR PLAN

NOTE: ALL DIMENSIONS NEGLECT THE OSB OR PLWOOD SHEATHING ON THE EXTERIOR WALLS AND MARRIAGE WALLS

NOTE: THE INSTALLATION OF ANCHORS FROM THE FIRST FLOOR FLOOR FRAMING AND/OR FIRST FLOOR WALL STUDS TO THE FOUNDATION TO BE SPECIFIED BY THE FOUNDATION DESIGNER

LIGHT & VENT CHART	FLOOR AREA SQ. FT.	REQUIRED	REQUIRED
		PROVIDED	PROVIDED
DINING ROOM	132.2	10.58	5.29
FAMILY ROOM	263.7	21.10	10.55
KITCHEN	194.8	21.32	11.84
BEDROOM #4	182.2	14.58	7.29
		21.32	11.84
* ART. LIGHT AND MECH. VENTILATION PROVIDED			

WINDOW & DOOR SCHEDULE					
WIDTH	HEIGHT	TYPE	LIGHT SQ FT	VENT SQ FT	
36"	66"	Single hung	10.66	5.92	
34"	80"	Door			
36"	80"	Door			

NOTE: All windows to be double hung w/insulated glazing
All egress windows must comply w/FBC-R Section R310
(U=.34 max w/SHGC = .27; PGT Industries Series DH-560)

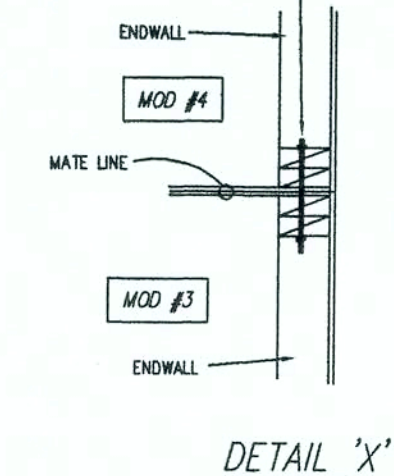
All Exterior doors to be insulated (U=.52) except Sliding Glass Doors and/or Patio Doors to have U=.38 max
All Interior partitions 2x4 studs @ 16" O.C. SPF #3 min. unless otherwise noted.

All straps referenced on the floor plan are 1-1/2" x 26 GA steel with 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) (STRAP Fy=44 KSI MIN)

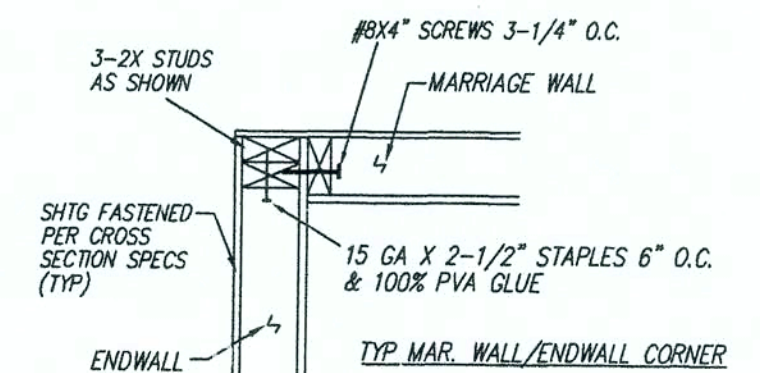
COLUMN AND STRAPPING SCHEDULE	
A	3-2x4 SYP #2 STUDS AND 2 STRAPS EA. HALF **
B	3-2x4 SYP #2 STUDS AND 3 STRAPS EA. HALF **
C	2-2x6 SYP #2 STUDS AND 3 STRAPS EA. HALF **
D	3-2x6 SYP #2 STUDS AND 3 STRAPS EA. HALF **

** GLUE/NAIL STUDS TOGETHER IN EACH HALF W/100% PVA GLUE AND 15 GA X 1" PENET STA 6" O.C.

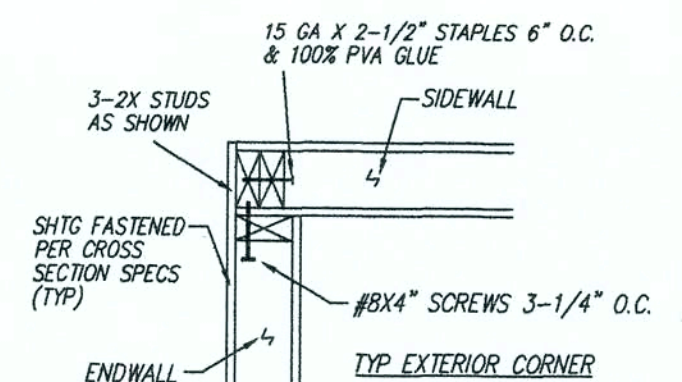
INSTALL 1/2" CARRIAGE BOLTS W/NUTS AND WASHERS EACH END 12" O.C. ALONG STUD LENGTH AS SHOWN BEFORE ENCLOSING ENDWALLS WITH SHEATHING/ INTERIOR FINISH



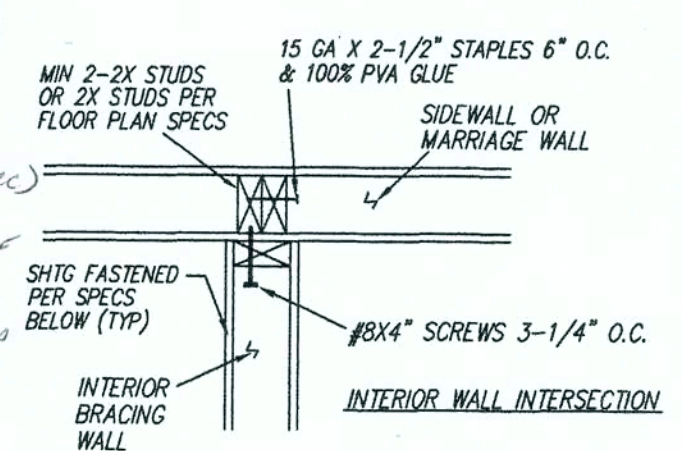
DETAIL 'X'



TYP. MAR. WALL/ENDWALL CORNER

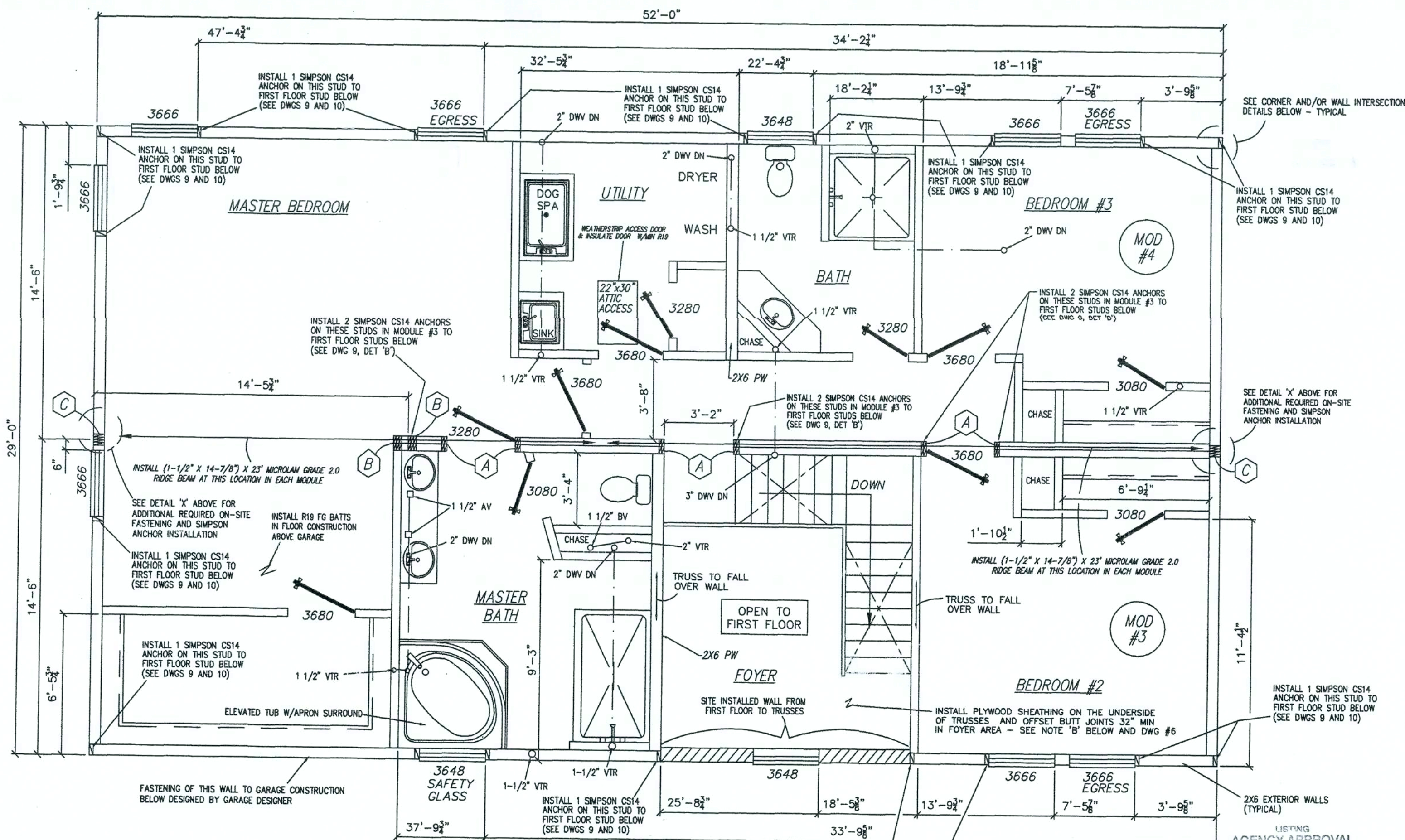


TYP. EXTERIOR CORNER



1ST FLOOR ENDWALL/BRACING WALL INTERSECTION DETAILS

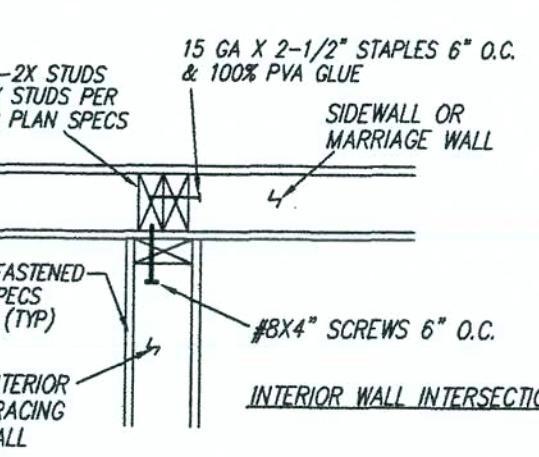
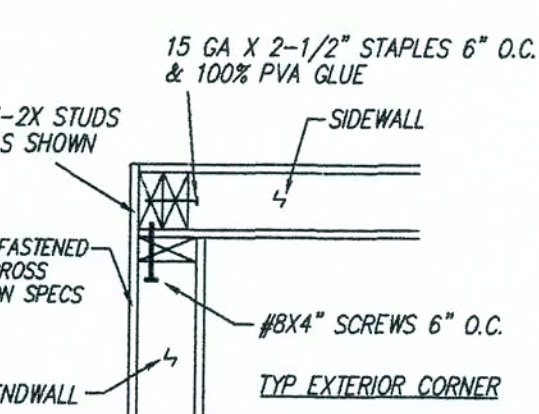
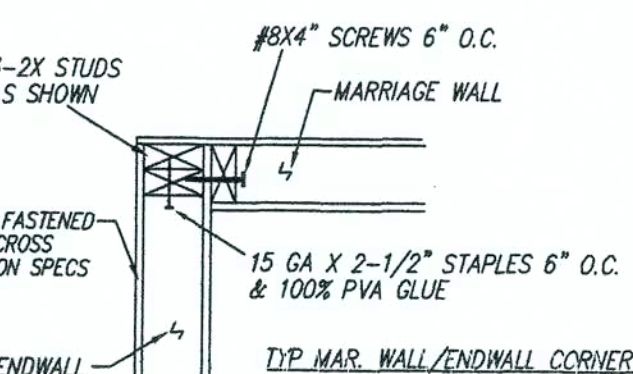
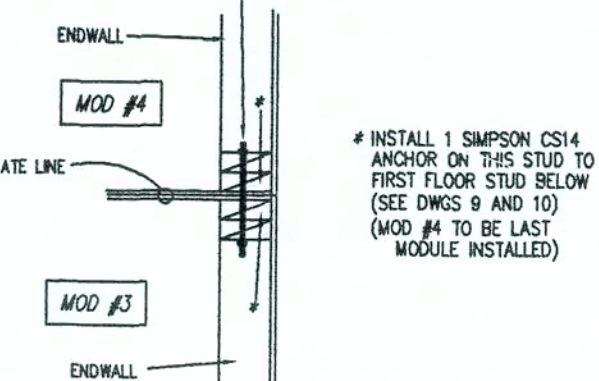
TOWN HOMES LLC			
P.O. BOX 1059 LAKE CITY, FLORIDA 32056			
DATE: 11/21/06	CODES: FBC	REVISIONS:	DRAWN BY: C.A. Leblanc
LABELS: FL	SCALE: 1/4" = 1'-0"	MODEL: 2901-1001 FIRST FLOOR PLAN	PLAN NO. TH-2R
WILLIAM J. KALKER, JR., P.E. CONSULTING ENGINEER P.E. LICENSE #33841		33 ROCKWOOD LANE MONROE, CT 06468 (203) 261-1167	
			SHEET 2 OF 11



NOTE 'B': IN FOYER AREA SHOWN ON FLOOR PLAN ABOVE, THE UNDERSIDE OF TRUSSES MUST BE SHEATHED W/1/2" RATED SHEATHING, STRUCT 1, EXP1, PLYWOOD IN LIEU OF 1/2" GYPSUM BOARD. THE PLYWOOD SHEATHING MUST EXTEND FROM THE EXTERIOR WALL TOP PLATE TO THE MARRIAGE WALL TOP PLATE AND MUST ALSO EXTEND FROM THE TRUSS BOTTOM CHORD TO THE TRUSS BOTTOM CHORD ON THE TRUSSES INSTALLED ABOVE THE INTERIOR WALLS ON EACH SIDE OF THE FOYER. THE SHEATHING MUST BE INSTALLED PERPENDICULAR TO THE TRUSSES WITH ALL EDGES SUPPORTED BY THE TRUSSES, TOP PLATES OR 2X4 SYP BLOCKING AND BE FASTENED W/8D COM NAILS 3" O.C. EDGES AND 6" O.C. FIELD. INSTALL 1/2" GYPSUM BOARD OVER THE PLYWOOD SHEATHING IN THIS AREA. OMIT THE PLYWOOD BEARING STRIP OVER THE EXTERIOR WALL AND MARRIAGE WALL IN THIS AREA.

FRONT
SECOND FLOOR PLAN

INSTALL 1/2" CARRIAGE BOLTS W/NUTS AND WASHERS EACH END 16" O.C. ALONG STUD LENGTH AS SHOWN BEFORE ENCLOSING ENDWALLS WITH SHEATHING/ INTERIOR FINISH



2ND FLOOR ENDWALL/BRACING WALL INTERSECTION DETAILS

LISTING
AGENCY APPROVAL
These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:
Const. Type: VP
Occupancy: R3
Allowable No. of Floors: 2
Wind Velocity: 110 (3 sec)
Fire Rating of Ext. Walls: 0
Plan No.: 278-001W
Allow. Floor Load: 20 LBS
Approval Date: 12-18-06
Manufacturer: Town Homes
Approved for High Velocity Hurricane Zone: 10
HWC
OGA # 1021

NOTE: ALL DIMENSIONS NEGLECT THE OSB OR PLWOOD SHEATHING ON THE EXTERIOR WALLS AND MARRIAGE WALLS
ALSO SEE NOTES ON DRAWING #2

LIGHT & VENT CHART	FLOOR AREA SQ. FT.	LIGHT		VENT	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
MASTER BEDROOM	361.8	28.94	14.47	42.64	23.68
BEDROOM #2	182.2	14.58	7.29	21.32	11.84
BEDROOM #3	199.6	15.97	7.98	21.32	11.84
* ART. LIGHT AND MECH. VENTILATION PROVIDED					

WINDOW & DOOR SCHEDULE					
WIDTH	HEIGHT	TYPE	LIGHT SQ FT	VENT SQ FT	
36"	66"	Single hung	10.66	5.92	
34"	80"	Door			
36"	80"	Door			

NOTE: All windows to be double hung w/insulated glazing
All egress windows must comply w/FBC-R Section R310 (U=.34 max w/SHGC = .27; PGT Industries Series DH-560)
All Exterior doors to be insulated (U=.52) except Sliding Glass Doors and/or Patio Doors to have U=.38 max
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 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) (STRAP Fy=44 KSI MIN)

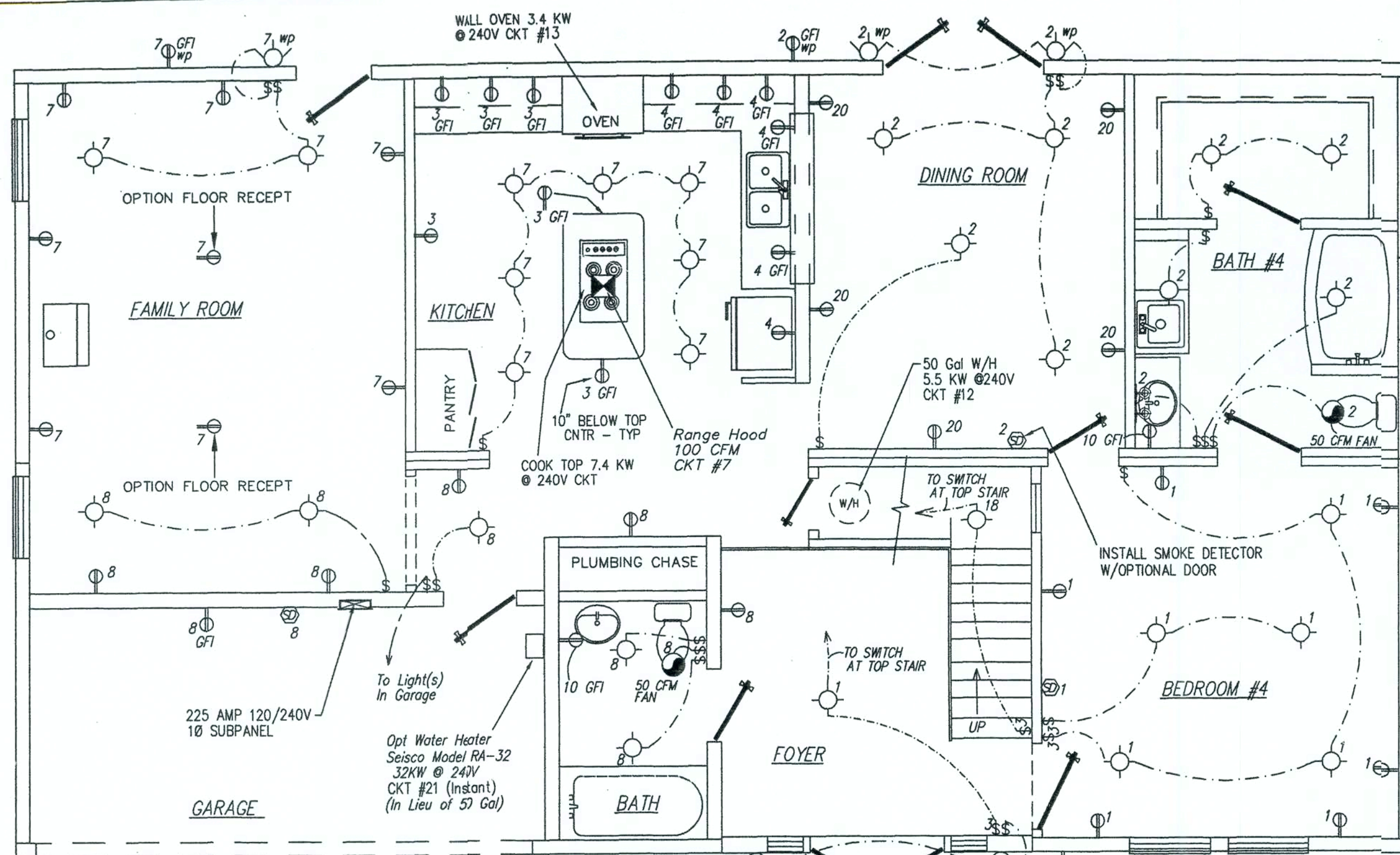
COLUMN AND STRAPPING SCHEDULE	
A	2-2x4 SYP #2 STUDS AND 2 STRAPS EA. HALF **
B	3-2x4 SYP #2 STUDS AND 3 STRAPS EA. HALF **
C	2-2x6 SYP #2 STUDS AND 3 STRAPS EA. HALF **
D	

** GLUE/NAIL STUDS TOGETHER IN EACH HALF W/100% PVA GLUE AND 15 GA x 1" PENET STA 6" O.C.

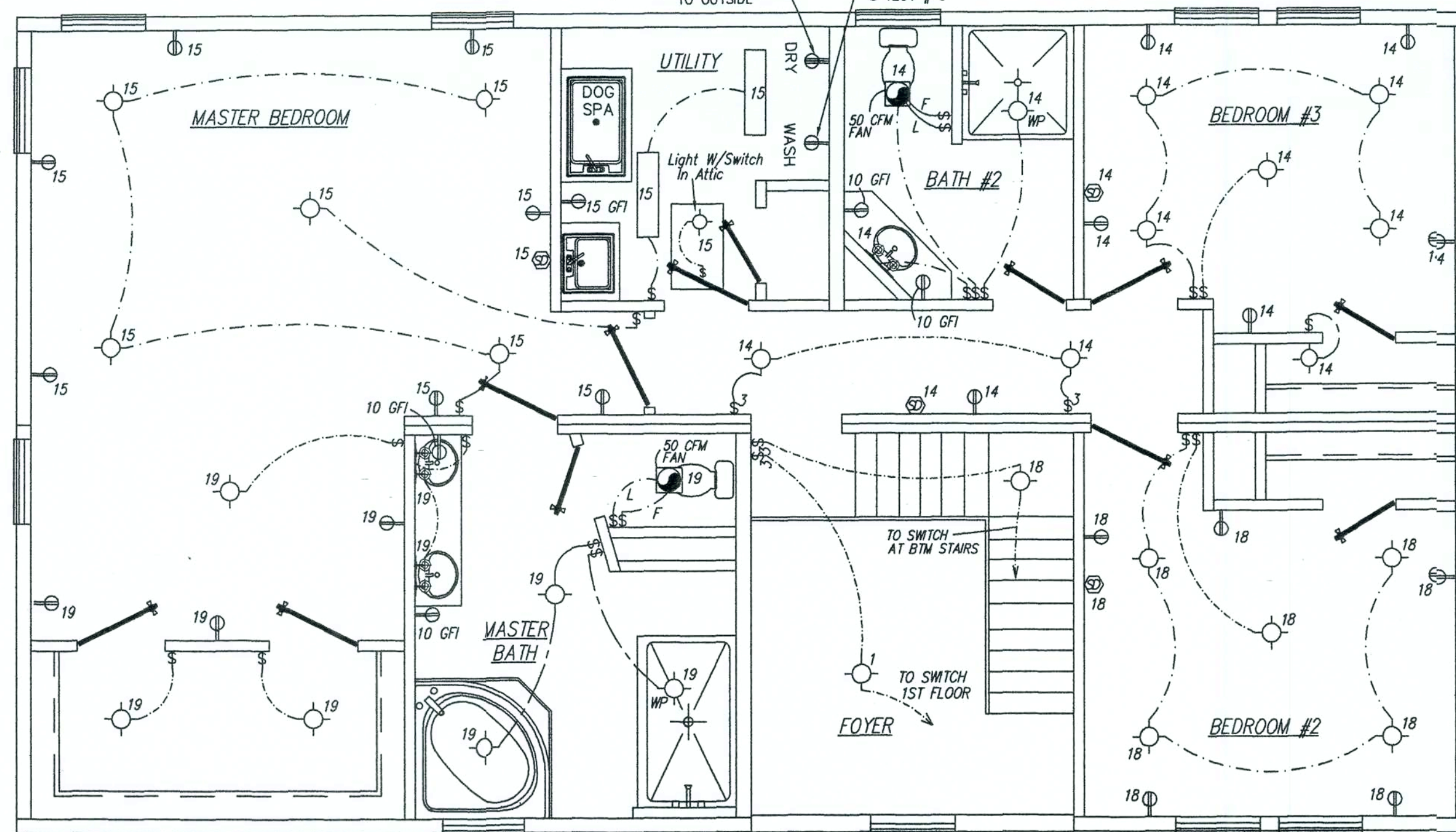
TOWN HOMES LLC
P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 11/21/06
CODES: FBC
LABELS: FL
SCALE: 1/4" = 1'-0"
MODEL: 2901-1001
2ND FLOOR FLOOR PLAN
WILLIAM J. KALKER, JR., P.E.
CONSULTING ENGINEER
P.E. LICENSE #33841

REVISIONS:
DRAWN BY: C.A. LeBlanc
PLAN NO. TH-2R
SHEET 3 OF 11



FIRST FLOOR ELECTRICAL PLAN



SECOND FLOOR ELECTRICAL PLAN

PANEL SIZING

3016 Sq. Ft. @ 3 watts/Sq. Ft.	9.05 KW
3-20 AMP Appliance circuits	4.50 KW
Laundry circuit	1.50 KW
Cook Top	7.40 KW
Clothes Dryer	5.20 KW
Water Heater (worst case)	32.00 KW
Dishwasher	---
Wall Oven	3.40 KW
TOTAL	63.05 KW

First 10 KW @ 100% = 10.00 KW
 Remainder @ 40% (53.05)(.4) = 21.22 KW
 Assumed HVAC = 15.90 KW

TOTAL 47.12 KW

Calculated Load for service size
 47120 w/240 volts = 196.0 Amperes
 225 AMP service standard

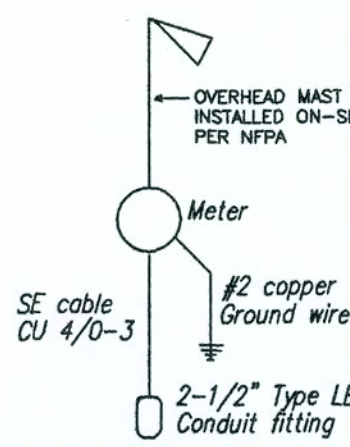
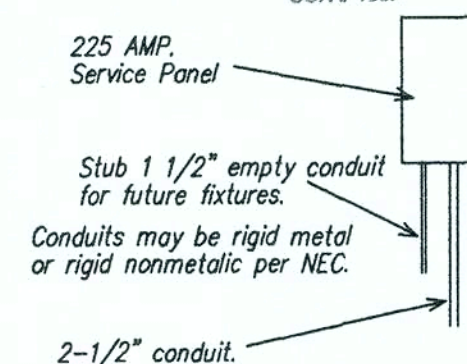
ELECTRICAL LEGEND

- 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

LISTING AGENCY APPROVAL

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

Consent Type: WB
 Occupancy: R3
 Allowable No. of Floors: 2
 Wind Velocity: 140 (3 sec)
 Fire Rating of Exit Walls: 0
 Plan No.: 278-0001
 Allow. Floor Load: 20/30
 Approval Date: 12-18-06
 Manufacturer: David Brown
 Approved for High Velocity Hurricane Zone: 10
 HWC COA # 1025



SERVICE DIAGRAM
 225 AMP SERVICE

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

*Install Four 40A Circuits Each with a 40A 2P Breaker

NOTE: ALL BRANCH CIRCUITS SUPPLYING 15 AND 20 AMP OUTLETS IN BEDROOMS MUST BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH SECTION 210.12 OF THE NEC (CIRCUITS 1, 14, 15, 18 & 19 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.

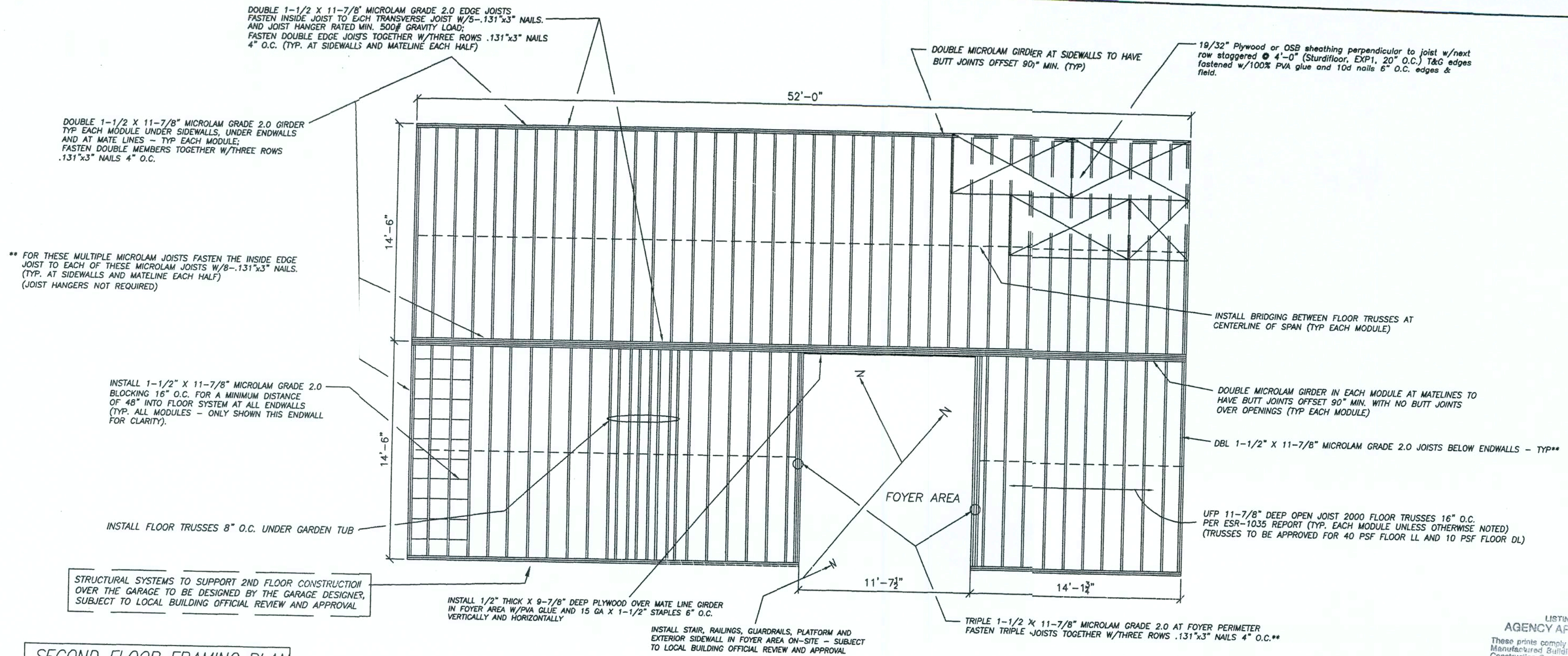
ELECTRICAL NOTES: NEC

- All circuits and equipment shall be grounded in accordance with the appropriate articles of the NEC.
- 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).
- 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.
- 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.
- 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.
- 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.
- 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.
- All circuits to be copper NM except HVAC and Range circuits to be copper SE cable. (75°C).
- 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).
- 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.
- 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 terminate at an approved vent cap.

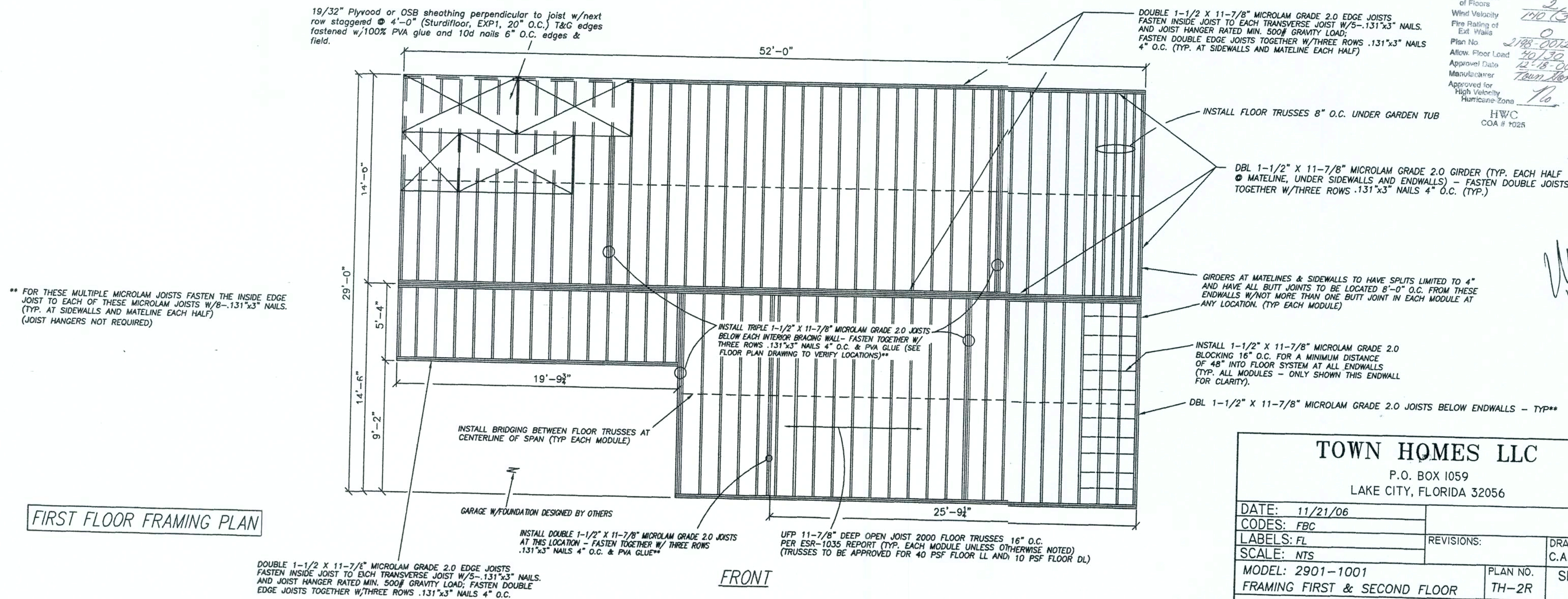
TOWN HOMES LLC

P.O. BOX 1059
 LAKE CITY, FLORIDA 32056

DATE: 11/21/06		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY: C.A. Leblanc
SCALE: 1/4" = 1'-0"		
MODEL: 2901-1001 ELECTRICAL	PLAN NO. TH-2R	SHEET 4 OF 11
WILLIAM J. KALKER, JR., P.E. CONSULTING ENGINEER P.E. LICENSE #33841	33 ROCKWOOD LANE MONROE, CT 06468 (203) 261-1167	



SECOND FLOOR FRAMING PLAN



FIRST FLOOR FRAMING PLAN

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 RB
Allowable No. of Floors 2
Wind Velocity 140 (3 sec)
Fire Rating of Ext. Walls 0
Plan No. 2198-0072 F
Allow. Floor Load 40/30
Approval Date 12-18-06
Manufacturer Town Homes
Approved for High Velocity Hurricane Zone 10
HWC COA # 1025

TOWN HOMES LLC

P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 11/21/06	REVISIONS:	DRAWN BY: C.A. Leblanc
CODES: FBC		
LABELS: FL		
SCALE: NTS		
MODEL: 2901-1001	PLAN NO. TH-2R	SHEET
FRAMING FIRST & SECOND FLOOR		
WILLIAM J. KALKER, JR., P.E. CONSULTING ENGINEER P.E. LICENSE #33841	33 ROCKWOOD LANE MONROE, CT 06468 (203) 261-1167	5 OF 11

FASTEN INSIDE JOIST TO EACH TRANSVERSE JOIST W/5-131"x3" NAILS.
FASTEN DOUBLE EDGE JOISTS TOGETHER W/TWO ROWS .131"x3" NAIL 4" O.C.
(TYP. SIDEWALLS AND MATELINE EACH HALF)

DBL 1-1/2"x5-1/2" MICROLAM GRADE 2.0 EACH HALF
OVER OPENINGS SPECIFIED ON DRAWING 2 - OTHERWISE,
DBL 2x6 SYP #2 IN EACH HALF (FASTEN DBL
JOISTS TOGETHER W/3 ROWS .131"x3" NAILS 6" O.C.)
(NO BUTT JOINTS OVER OPENINGS)

LUMBER GIRDER AT MATELINE & SIDEWALLS TO HAVE SPLITS
LIMITED TO 4" AND OFFSET BUTT JOINTS 90° MIN. (TYP)

7/16" OSB RATED SHTG, EXP 1, 24/16 FASTEN TO TOP OF
CEILING JOISTS W/100% PVA GLUE & 8d COM GALVANIZED
NAILS 4" O.C. EDGES & 6" O.C. FIELD (PROVIDE ACCESS OPENINGS
FOR PLUMBING, ELECTRICAL & ON-SITE FASTENING CONNECTIONS)

DBL 2x6 SYP #2 JOISTS UNDER ENDWALLS (TYP)
FASTEN TOGETHER W/TWO ROWS .131"x3" NAILS 4" O.C.

2x6 SYP #2 CEILING JOISTS @ 16" O.C.
(TYP. EACH MOD.)

INSTALL 2x6 SYP #2 BLOCKING 16" O.C. FOR
MIN. 48" INTO CEILING SYSTEM AT ALL ENDWALLS
(TYP. ALL MODULES - ONLY SHOWN THIS ENDWALL
FOR CLARITY).

Fasten Each 2x6 Ceiling Joist 16" O.C. to Sidewall Top
Plate Below w/3-#8x4" Screws Toed (TYP Each Sidewall)

DBL 2x6 SYP #2 EDGE JOISTS
FASTEN INSIDE JOIST TO EACH TRANSVERSE JOIST W/5-131"x3" NAILS.
FASTEN DOUBLE EDGE JOISTS TOGETHER W/TWO ROWS .131"x3" NAIL 4" O.C.

GARAGE DESIGNED BY OTHERS

INSTALL 1/2" THICK X 5-1/2" DEEP PLYWOOD OVER MATE LINE GIRDER
IN FOYER AREA W/PVA GLUE AND 15 GA X 1-1/2" STAPLES 4" O.C.
VERTICALLY AND HORIZONTALLY

INSTALL STAIR, RAILINGS, GUARDRAILS, CEILING AND
EXTERIOR SIDEWALL IN FOYER AREA ON-SITE - SUBJECT
TO LOCAL BUILDING OFFICIAL REVIEW AND APPROVAL

TRIPLE 2x6 SYP #2 CEILING JOISTS AT FOYER PERIMETER
FASTEN TRIPLE JOISTS TOGETHER W/TWO ROWS .131"x3" NAILS 4" O.C.

FIRST FLOOR CEILING PLAN

ENDWALL OVERHANG PER APPROVED
STRUCTURAL PACKAGE (TYP. EACH GABLE)

PLYWOOD COURSES AT RIDGE AND EAVE NOT TO BE LESS
THAN 48" WIDE - NARROWER COURSES MUST BE INSTALLED
BETWEEN THESE COURSES WITH NO COURSE TO BE LESS
THAN 20" WIDE (TYP)

5/8" PLY RATED SHEATHING, EXP1, 40/20 FASTENED TO
TRUSSES W/8d COM NAILS @ 4" O.C. EDGES AND 4" O.C.
FIELD WITHIN 8' OF EACH GABLE AND 6" O.C. EDGES AND
6" O.C. FIELD ALL OTHER LOCATIONS (TYP)

FASTEN ROOF SHEATHING TO GABLE (OUTSIDE)
TRUSSES, GABLE WALL TOP PLATE AND BLOCKING
W/8d COM NAIL 4" O.C. (TYP EACH GABLE)
(SEE DETAIL ON DWG #11)

GAP FOR RIDGE VENT VENTILATION

CONT. RAIL AND RIDGE BEAM CONSTRUCTION
OVER MARRIAGE WALL IN EACH MODULE

2X6 ENDWALL - TYP

FASTEN DBL. TRUSS TOP CHORDS TOGETHER
W/.131"x3" NAILS 6" O.C. (TYP.)

SEE END WALL BRACING
DETAILS ON DWG #11 (TYP.)

SEE END WALL BRACING
DETAILS ON DWG #11 (TYP.)

TRUSSES 16" O.C. EXCEPT DBL TRUSSES 16" O.C.
WITHIN 3 FEET OF EACH GABLE (TYP EACH GABLE)

SHEATH UNDERSIDE OF TRUSSES PER SPECS ON DWG #3, NOTE 'B'

2-2X6 2ND FLOOR SIDEWALL TOP PLATE TO EXTEND THROUGH FOYER AREA WITHOUT BUTT
JOINTS (GLUE TOP PLATES TOGETHER W/PVA GLUE PLUS STD FASTENING IN FOYER AREA)

FRONT

SETBACK GABLE TRUSSES 3-1/2" FROM OUTSIDE
SURFACE EXT. ENDWALL STUDS (TYP. EACH GABLE)

ROOF FRAMING PLAN

LISTING AGENCY APPROVAL

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

Const. Type VR
Occupancy R3
Allowable No. 2
of Floors
Wind Velocity 140 (3 sec)
Fire Rating of 0
Ext. Walls
Plan No. 2198-0012 F
Allow. Floor Load 20/30
Approval Date 12-18-06
Manufacturer Town Homes
Approved for 10
High Velocity
Hurricane Zone
HWC
COA # 1025

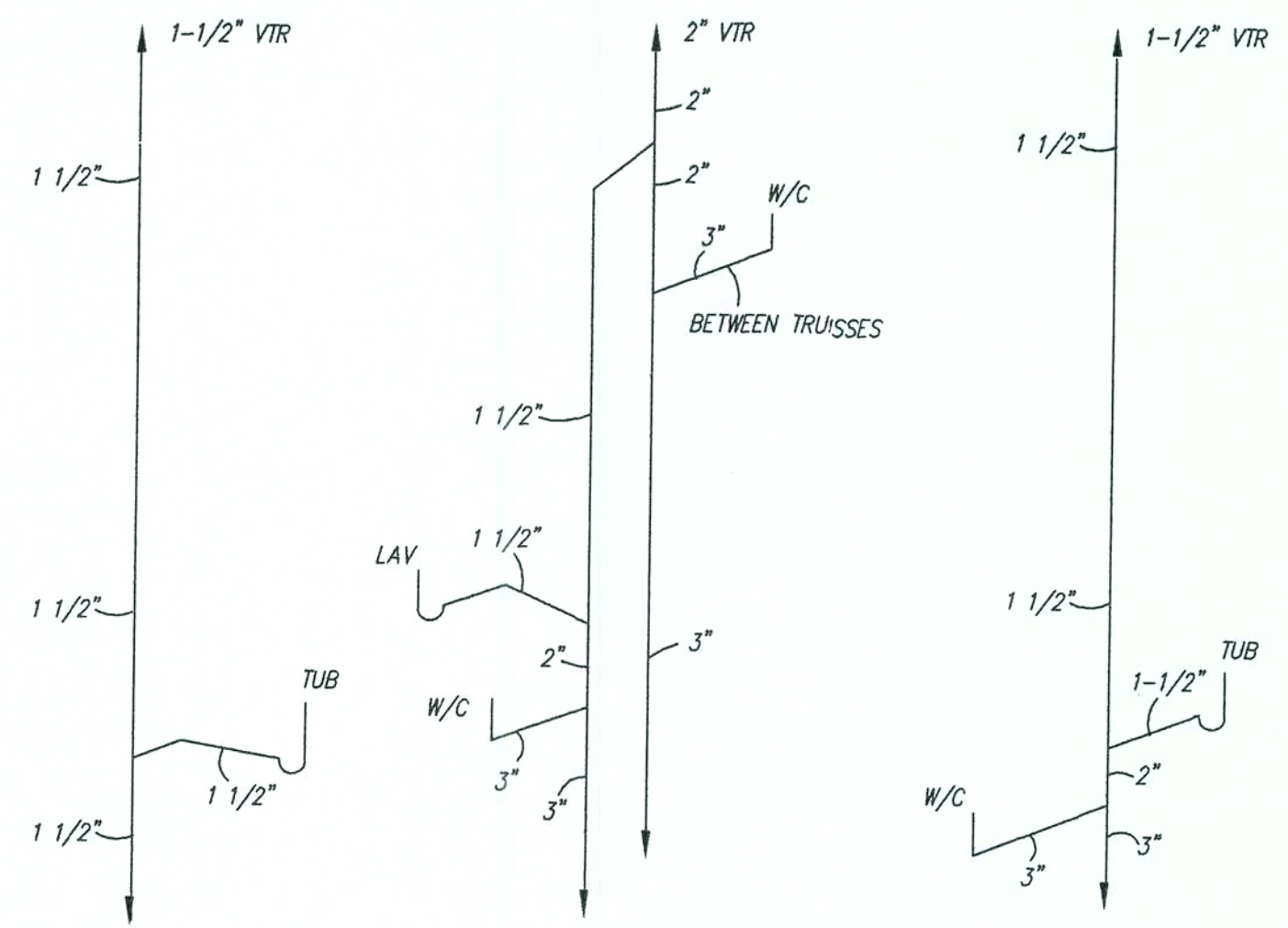
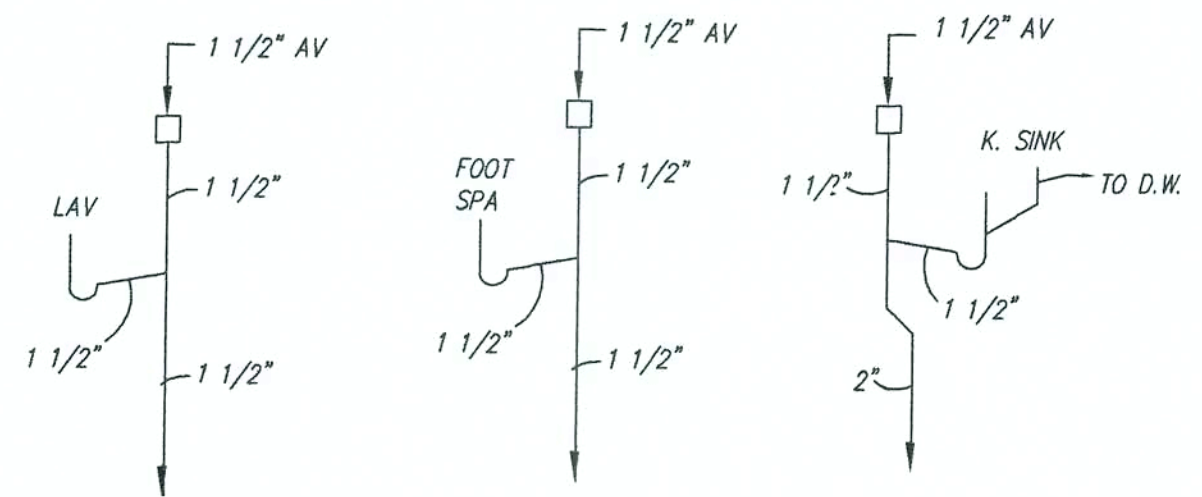
NOTE: PORTIONS OF ROOF SHEATHING TO BE SITE INSTALLED AS
REQUIRED BY THE SPECIFICATIONS ON THIS DRAWING AND THE
GEOMETRY OF THE TRUSSES (I.E. TRUSS HINGE LOCATION).

ALL ROOF SHEATHING PANELS MUST HAVE JOINTS COVERED
WITH A SELF-ADHERING POLYMER MODIFIED BITUMEN TAPE
AT LEAST 4 INCHES WIDE COMPLYING WITH ASTM D1970.
PORTIONS OF THE ROOF WILL REQUIRE THIS TAPE TO BE
SITE INSTALLED.

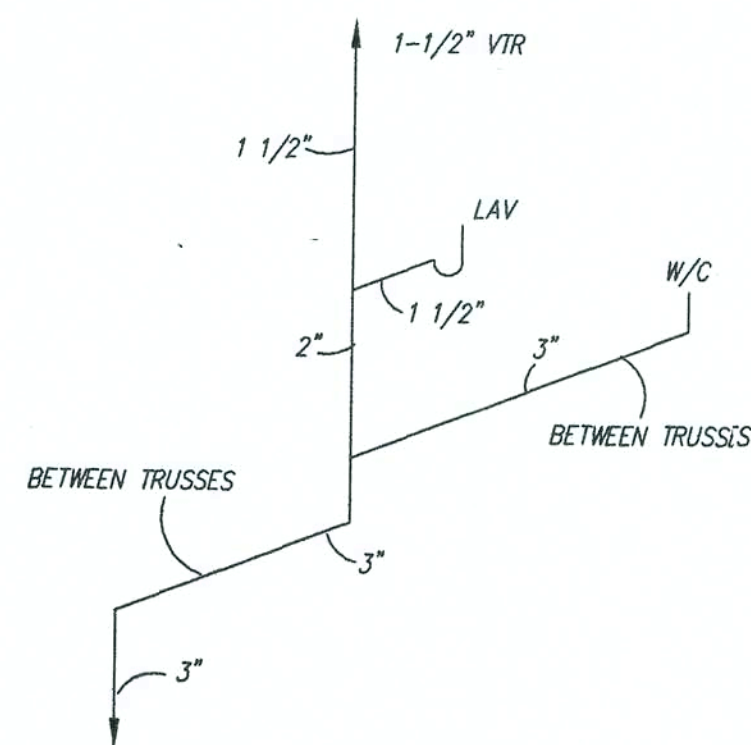
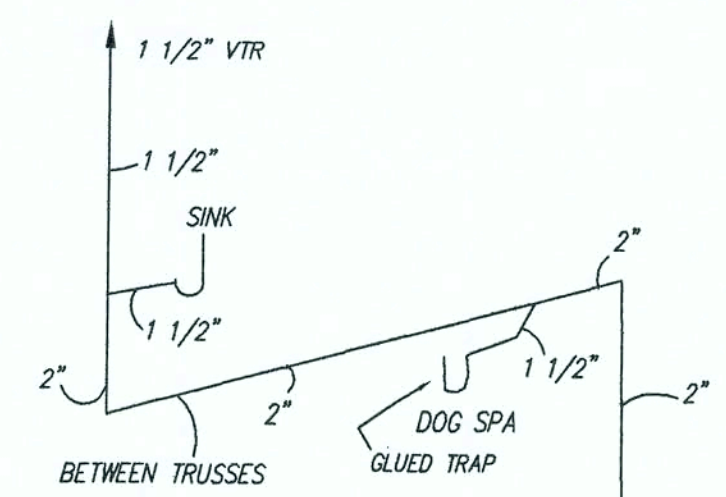
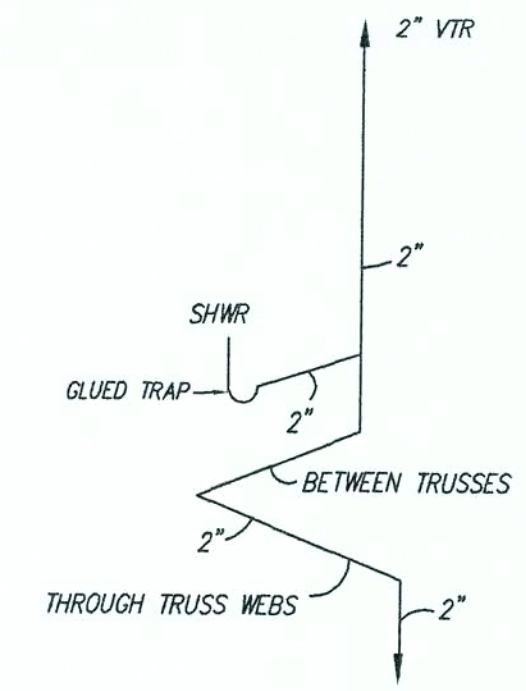
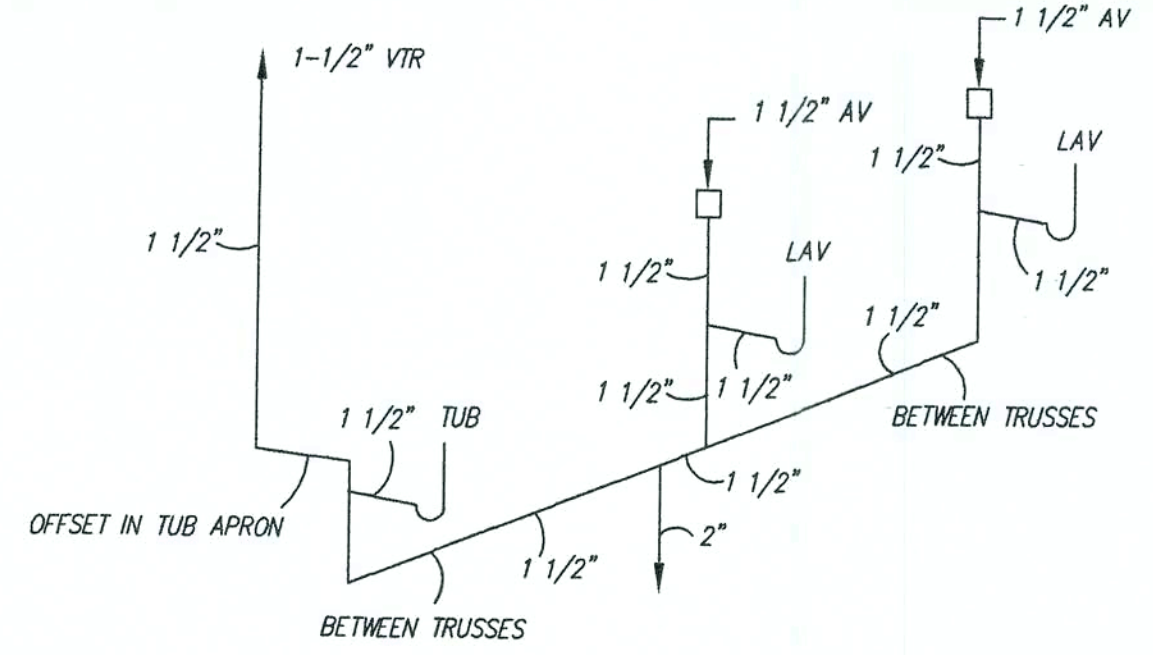
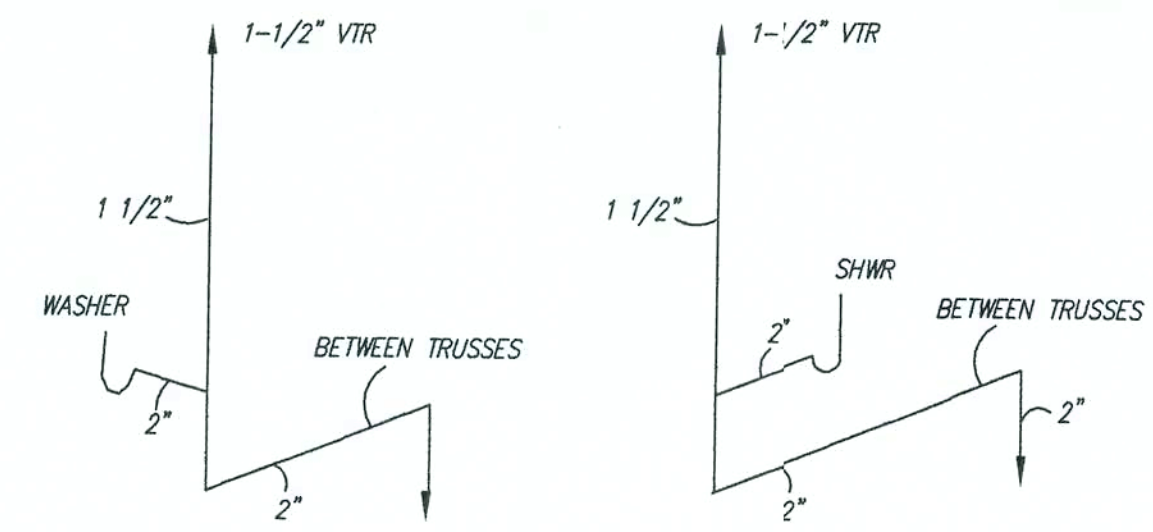
TOWN HOMES LLC

P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 11/21/06	REVISIONS:	DRAWN BY: C.A. Leblanc
CODES: FBC		
LABELS: FL		
SCALE: NTS		
MODEL: 2901-1001	PLAN NO. TH-2R	SHEET
1st FLR CEILING/ROOF FRAMING PLAN		
WILLIAM J. KALKER, JR., P.E. CONSULTING ENGINEER P.E. LICENSE #33841	33 ROCKWOOD LANE MONROE, CT 06468 (203) 261-1167	6 OF 11



- 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 SDR11) 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)



DWV RISERS
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.

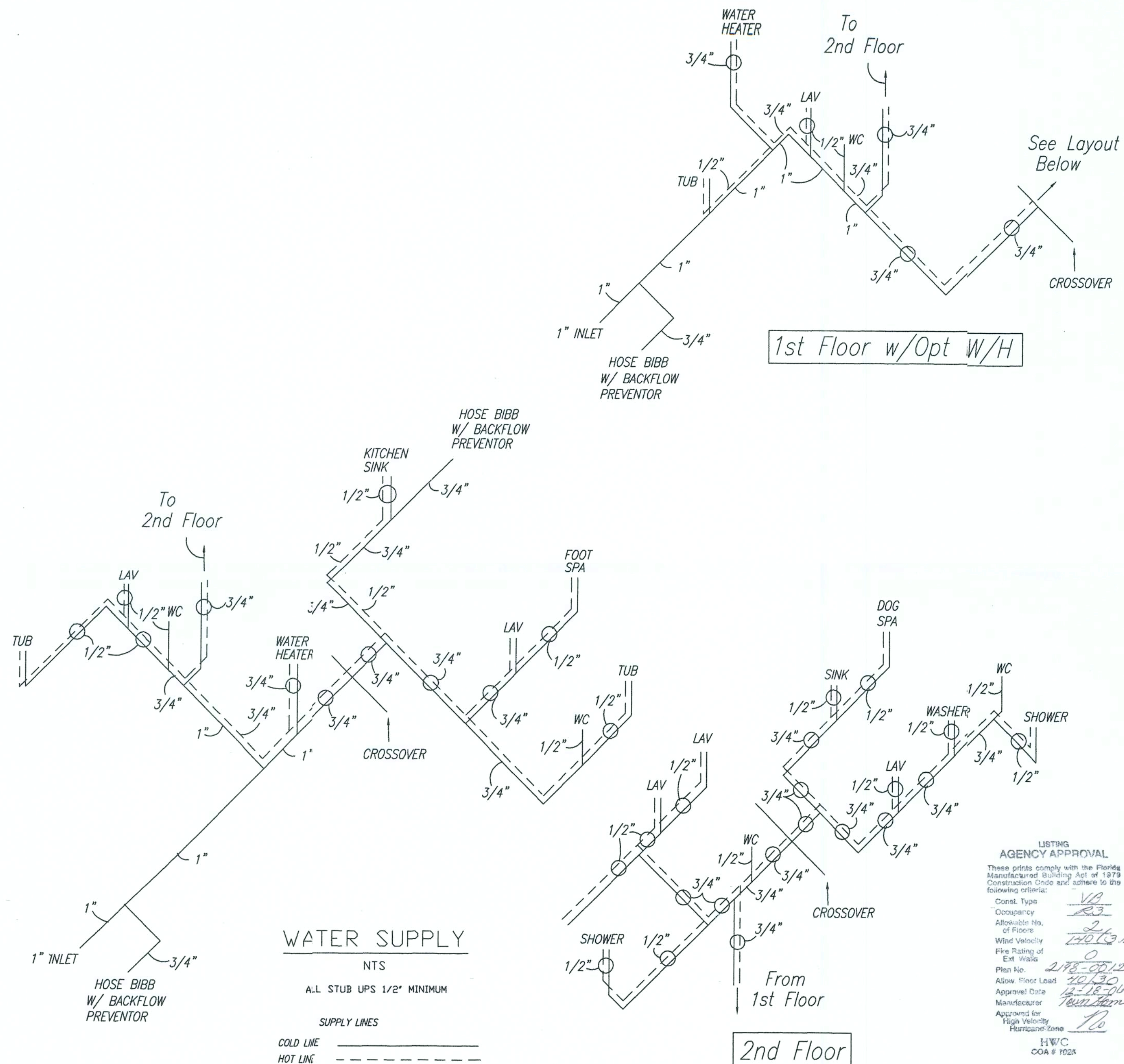
Short sweeps not less than 3 inches diameter may be used in soil and waste lines where the change in direction of flow is from the horizontal to the vertical and may be for making necessary offsets between the ceiling and the next floor above.

LISTING
AGENCY APPROVAL

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

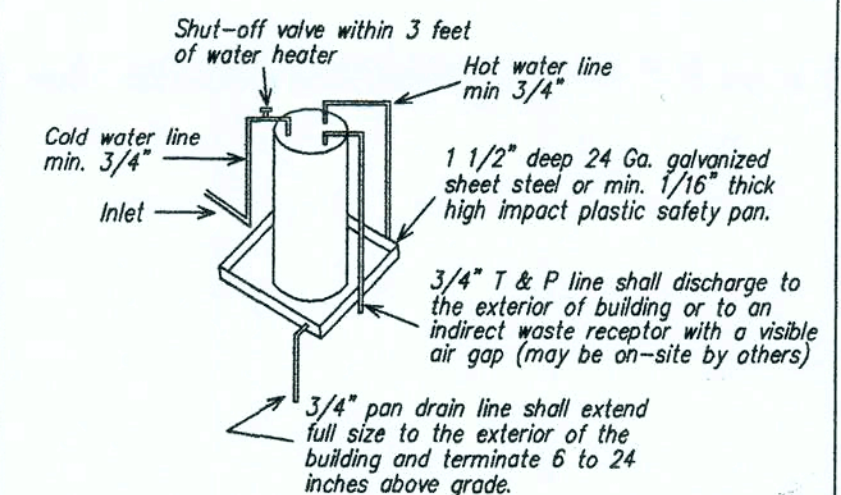
Const. Type	VB
Occupancy	R3
Allowable No. of Floors	2
Wind Velocity	140 (3 sec.)
Fire Rating of Ext. Walls	0
Plan No.	2178-0012F
Allow. Floor Load	40/130
Approval Date	12-18-06
Manufacturer	Town Homes
Approved for High Velocity Hurricane Zone	No
HWC	
COA # 1026	

TOWN HOMES LLC		
P.O. BOX 1059 LAKE CITY, FLORIDA 32056		
DATE: 11/21/06		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY: C.A. LeBlanc
SCALE: NTS		
MODEL: 2901-1001 PLUMBING DWV	PLAN NO. TH-2R	SHEET 7 OF 11
WILLIAM J. KALKER, JR., P.E. CONSULTING ENGINEER P.E. LICENSE #33841		
33 ROCKWOOD LANE MONROE, CT 06468 (203) 261-1167		



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 SDR11) or PEX. Water supply lines may be stubbed through the floor (only) with the on-site installation of all lines below the floor to be in accordance with the specifications on this drawing.
6. Water closets average water usage shall not exceed 1.6 gal./flush.
7. Building drain and cleanouts are designed and site installed by others, subject to local jurisdiction approval. Underfloor trap arms not installed in the factory due to possible in-transit damage are to be site installed in accordance with the specifications on this drawing.
8. An accessible shut off valve shall be provided ahead of the first outlet or branch connection to the service or distribution pipe. This shut-off valve may be site installed.
9. Sinks and lavs shall not use more than 2.2 gal./min @ 60 PSI.
10. Shower heads shall not use more than 2.5 gal./min @ 80 PSI per ANSI Std A 112.18.1M.
11. All showers to have temperature of water controlled by a balanced pressure, thermostatic or combination balanced-pressure/thermostatic valve to limit the water temp. to 120° F (valve to comply w/ASSE 1016 or CSA CAN/CSA-B125).
12. Air admittance valves (AV) shall conform to ASSE 1051. The AV valves shall be located a minimum of 4 inches above the horizontal drain or fixture drain being vented and must be installed in well ventilated spaces or provided with ventilated access doors.
13. When metal water supply lines are installed, water hammer arrestors must also be installed where quick closing valves are utilized (i.e., dishwashers, clothes washers, ice makers or other quick closing devices with solenoid valves). Arrestors must comply with ASSE/ANSI 1010 and must be installed in accordance with the manufacturers instructions.
14. An approved thermal expansion device shall be installed in the water supply system in accordance with the manufacturers installation instructions. (this device is required when backflow preventors, pressure reducing valves, check valves or storage water heaters are installed in the water supply system which may prevent pressure relief in the system)



NOTES:

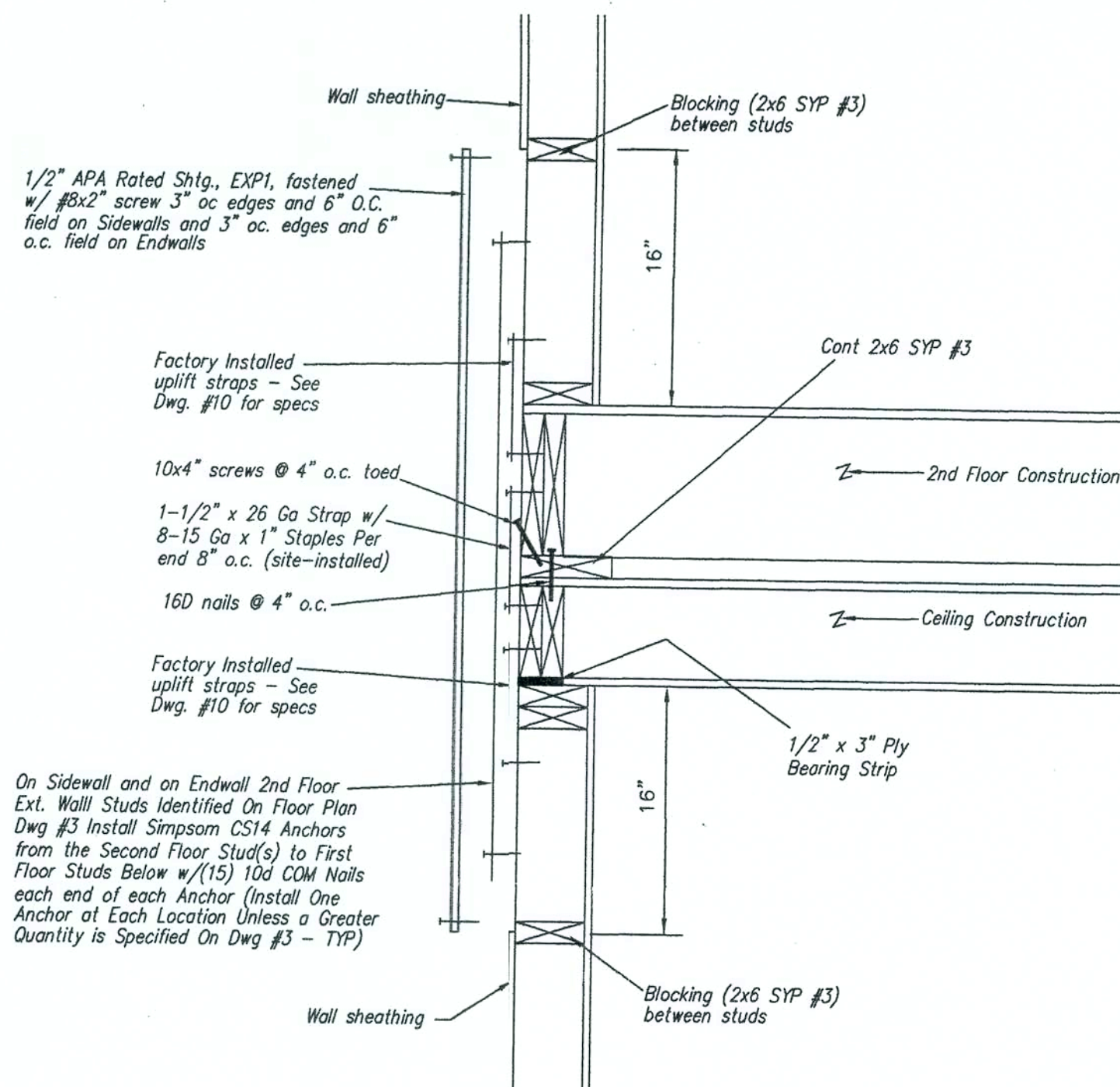
1. Water heater shall be provided with a cold water "Dip" tube with a hole at the top or a vacuum relief valve installed in the cold water supply line above the top of the water heater tank; bottom fed water heaters shall have a vacuum relief valve complying with ANSI Z21.22 installed.
2. Water heaters 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

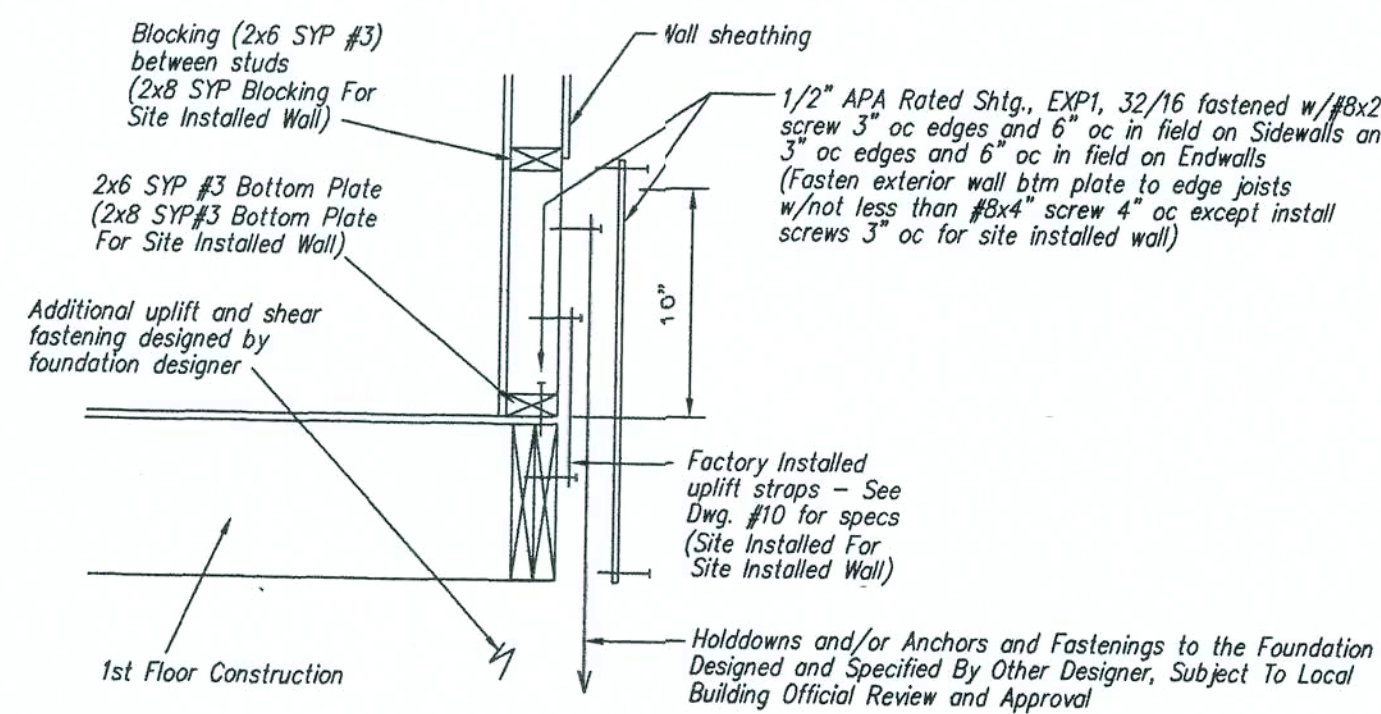
TOWN HOMES LLC

P.O. BOX 1059
LAKE CITY, FLORIDA 32056

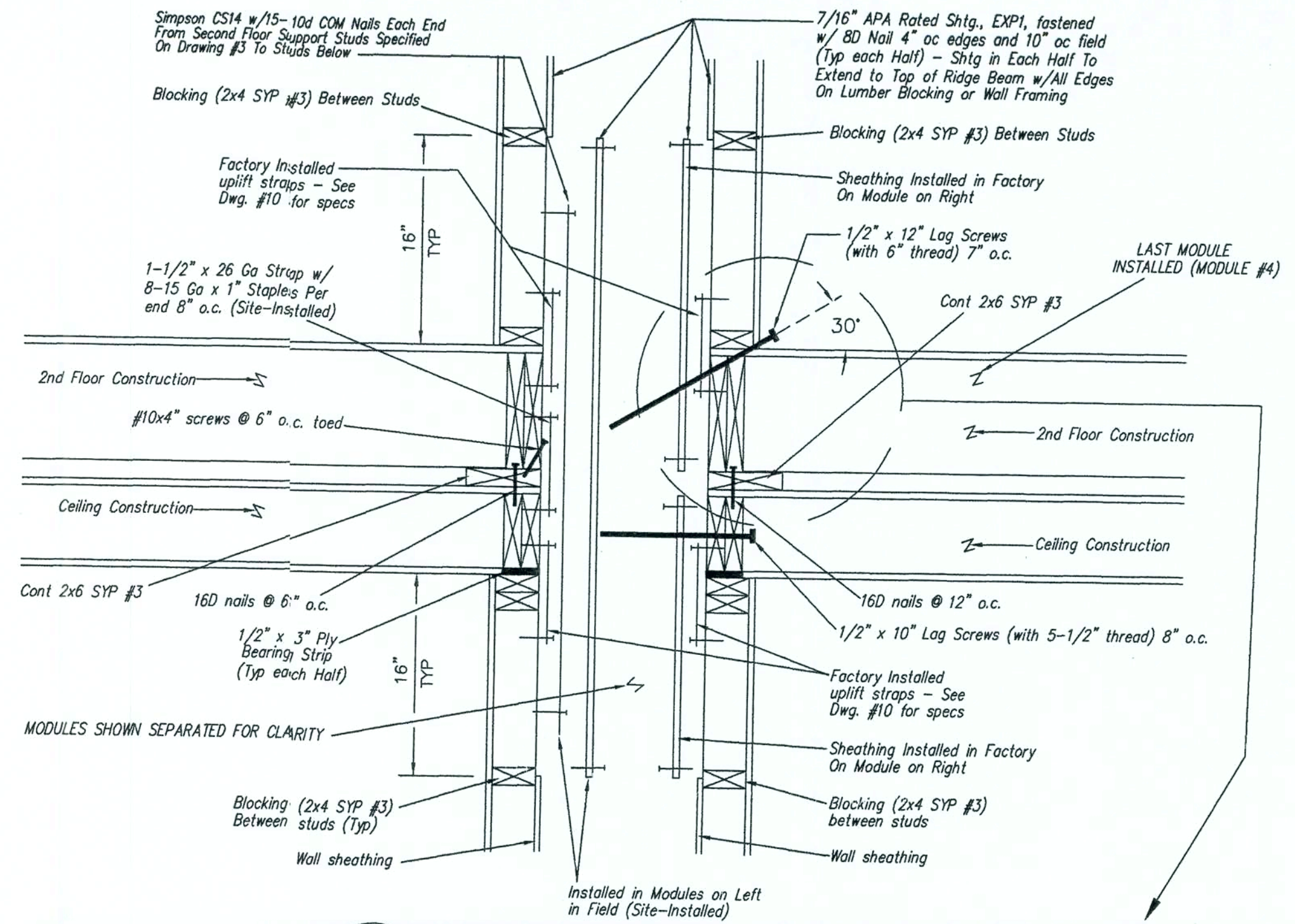
DATE: 11/21/06		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY: C.A. Leblanc
SCALE: NTS		
MODEL: 2901-1001 PLUMBING WATER SUPPLY	PLAN NO. TH-2R	SHEET 8 OF 11
WILLIAM J. KALKER, JR., P.E. CONSULTING ENGINEER P.E. LICENSE #33841	33 ROCKWOOD LANE MONROE, CT 06468 (203) 261-1167	



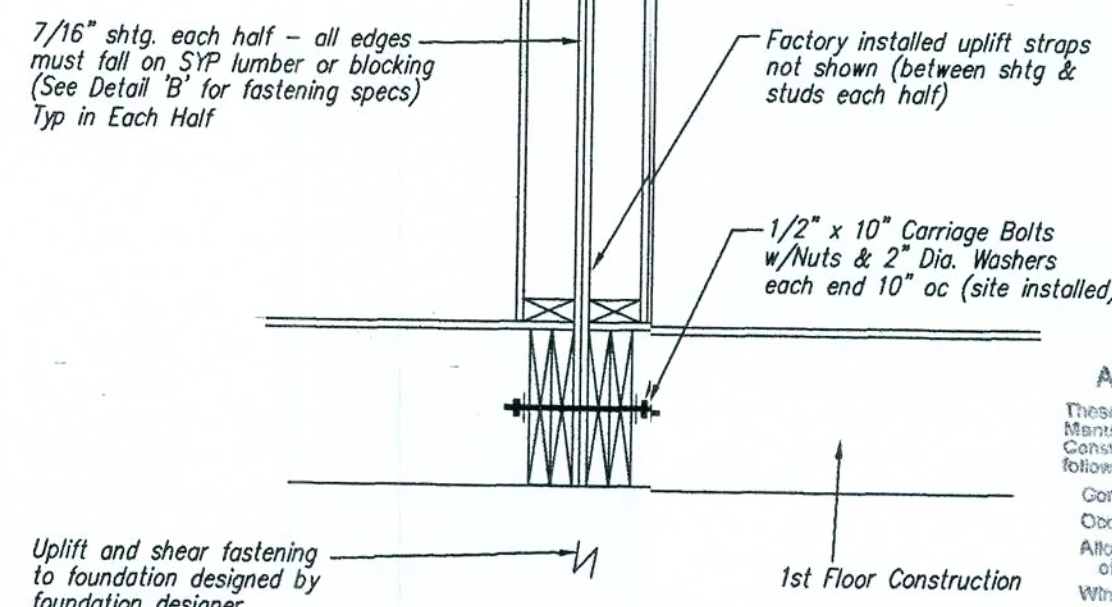
A
9
DETAIL
(SITE INSTALLED FASTENING UNLESS NOTED OTHERWISE)



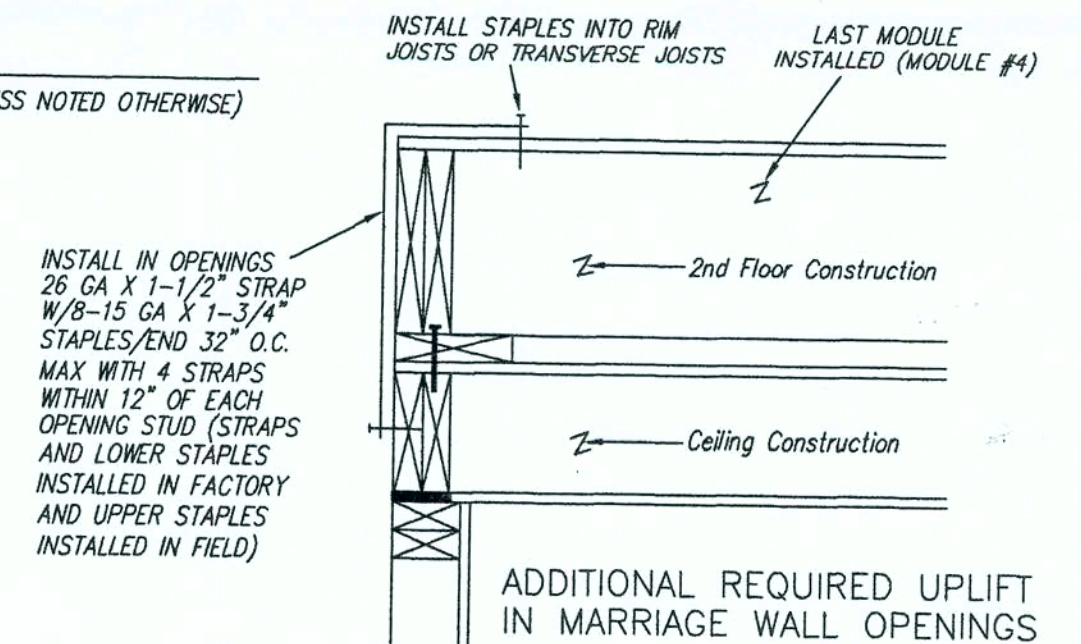
D
9
DETAIL
(SITE INSTALLED FASTENING UNLESS NOTED OTHERWISE)



B
9
DETAIL
(SITE INSTALLED FASTENING UNLESS NOTED OTHERWISE)



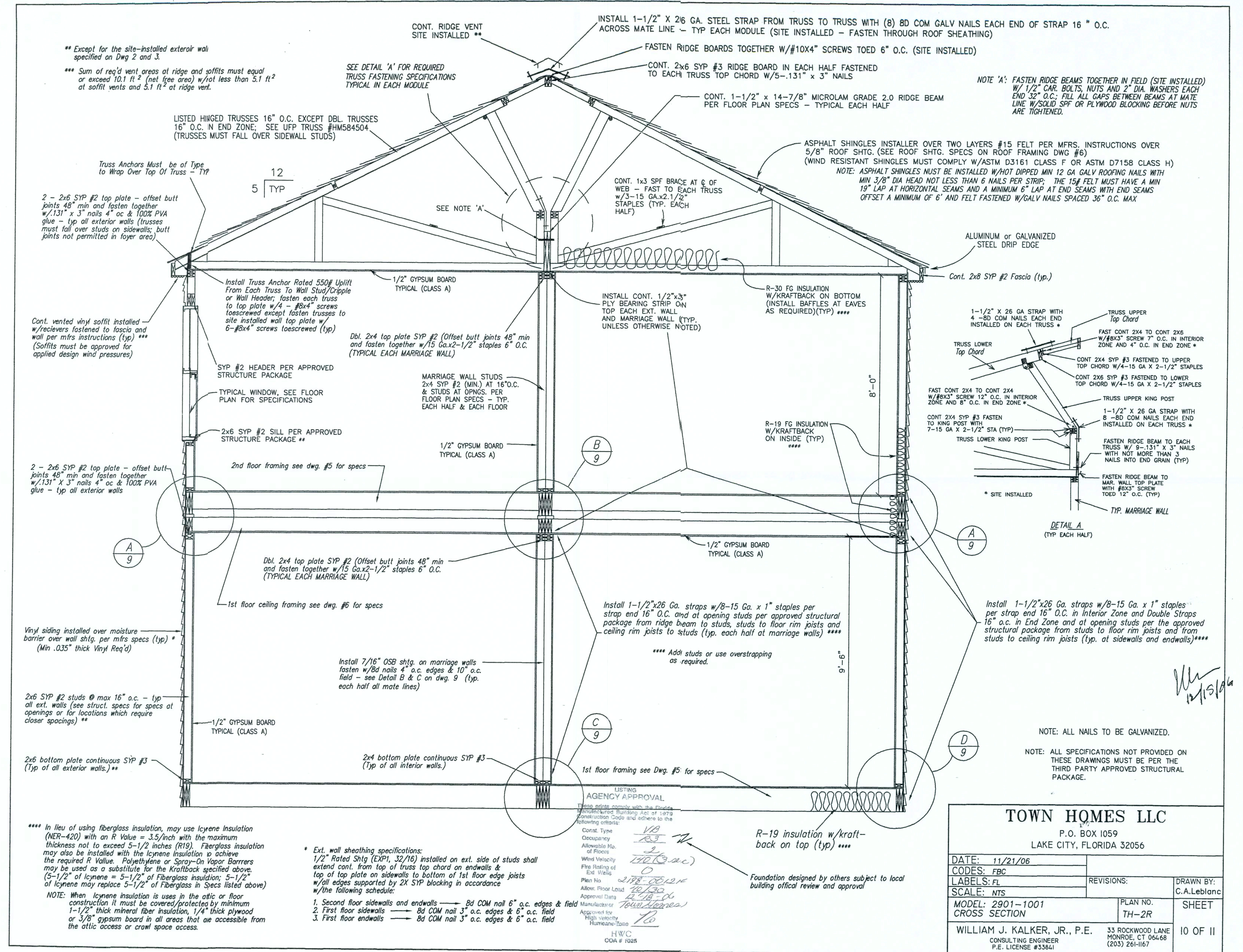
C
9
DETAIL
(SITE INSTALLED FASTENING UNLESS NOTED OTHERWISE)

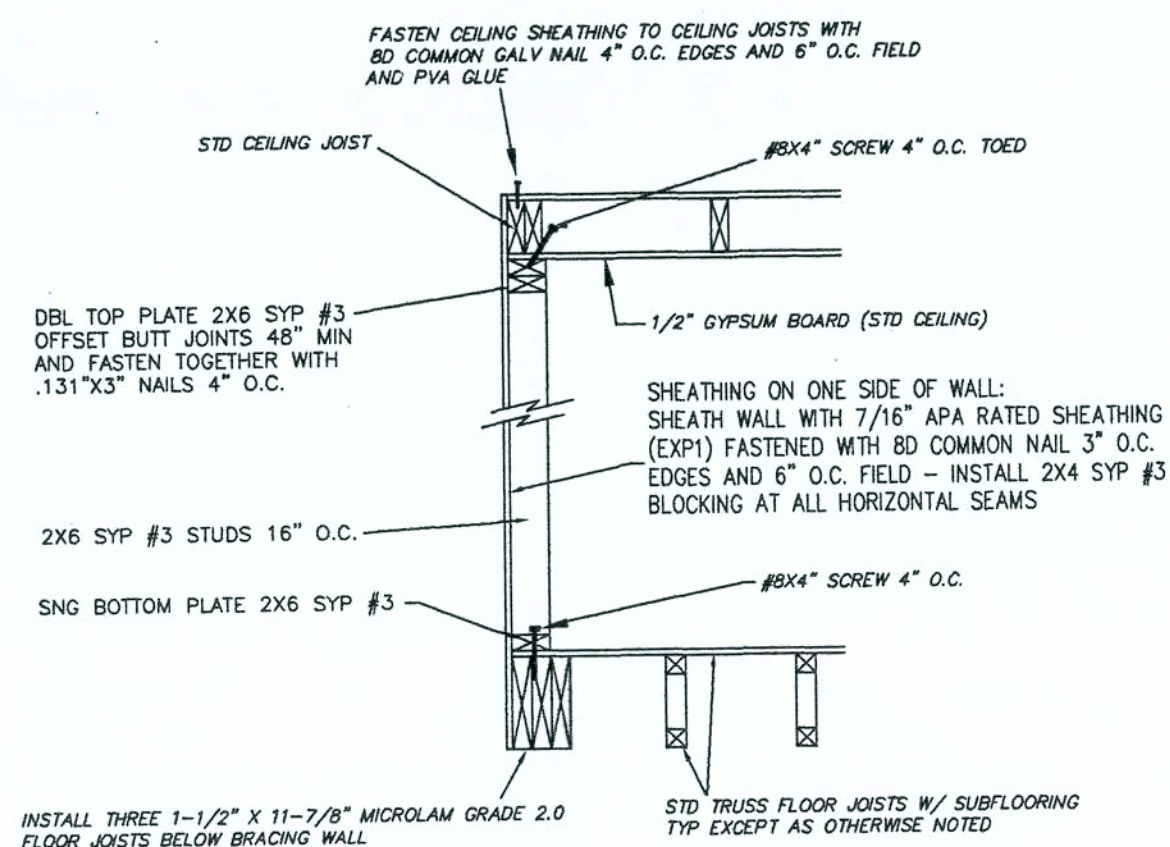


LISTING AGENCY APPROVAL
These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:
Gensl. Type: VB
Occupancy: R3
Allowable No. of Floors: 2
Wind Velocity: 140 (3.0)
Fire Rating of Ext. Walls: 0
Plan No.: 2198-002F
Allow. Floor Load: 40/50
Approval Date: 4-18-06
Manufacturer: Town Homes
Approved for High Velocity Hurricane Zone: 16
HWC
GMA # 1008

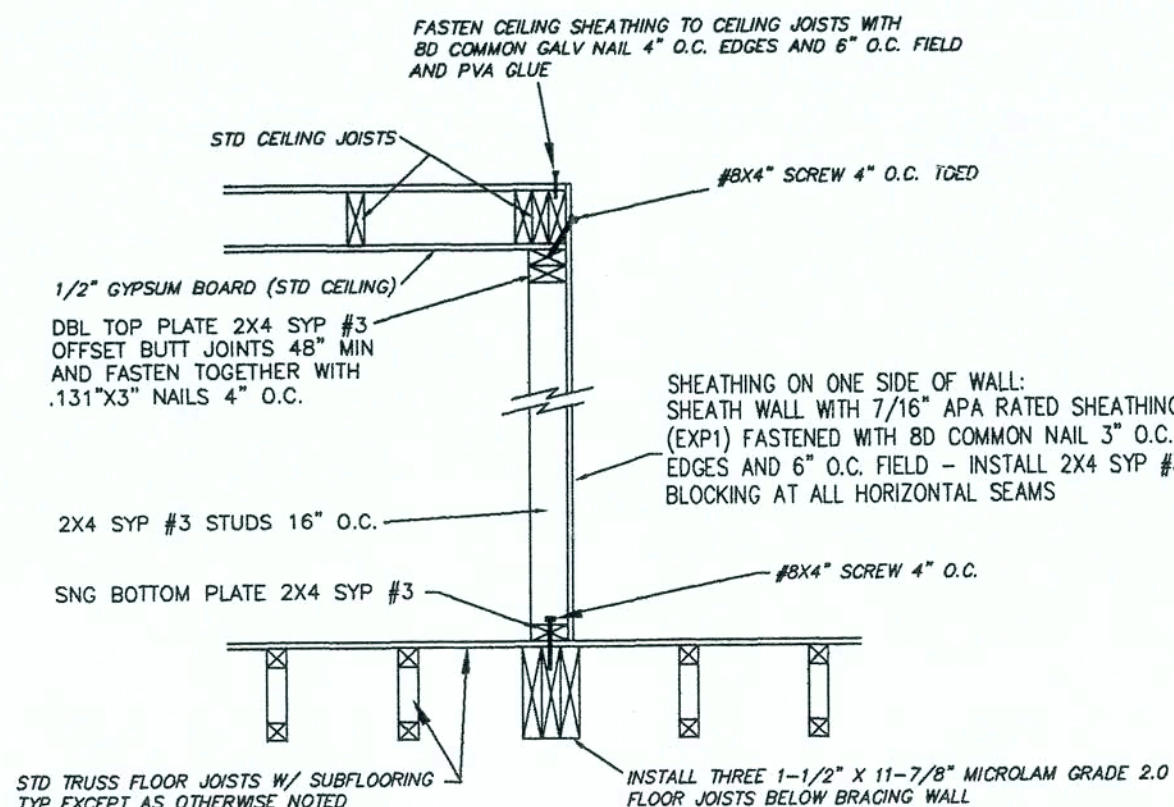
All bolts, nuts & washers to be galvanized (see notes above)
All nails to be COM nails unless otherwise noted
All nails & screws to be galvanized or corrosion resistant

TOWN HOMES LLC			
P.O. BOX 1059 LAKE CITY, FLORIDA 32056			
DATE: 11/21/06			
CODES: FBC			
LABELS: FL	REVISIONS:	DRAWN BY: C.A. LeBlanc	
SCALE: NTS			
MODEL: 2901-1001	PLAN NO. TH-2R	SHEET 9 OF 11	
WILLIAM J. KALKER, JR., P.E. CONSULTING ENGINEER P.E. LICENSE #33841		33 ROCKWOOD LANE MONROE, CT 06468 (203) 261-1167	

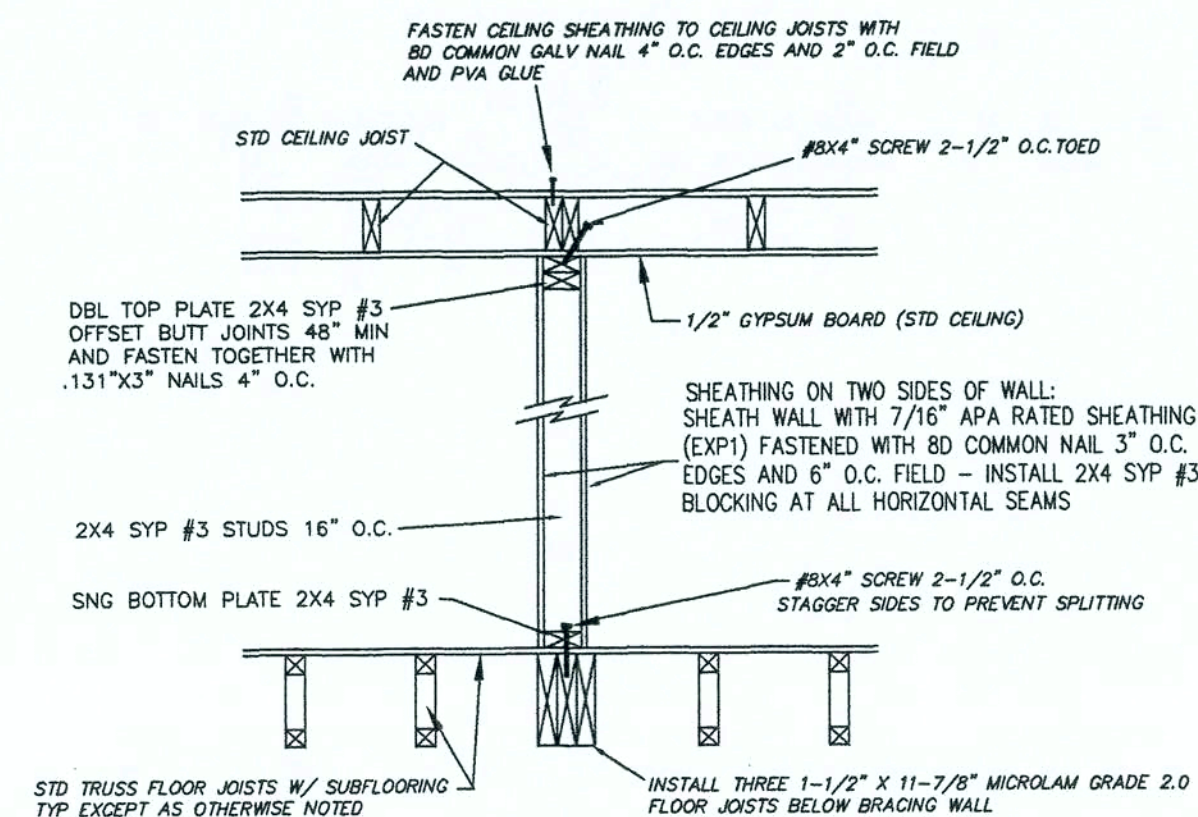




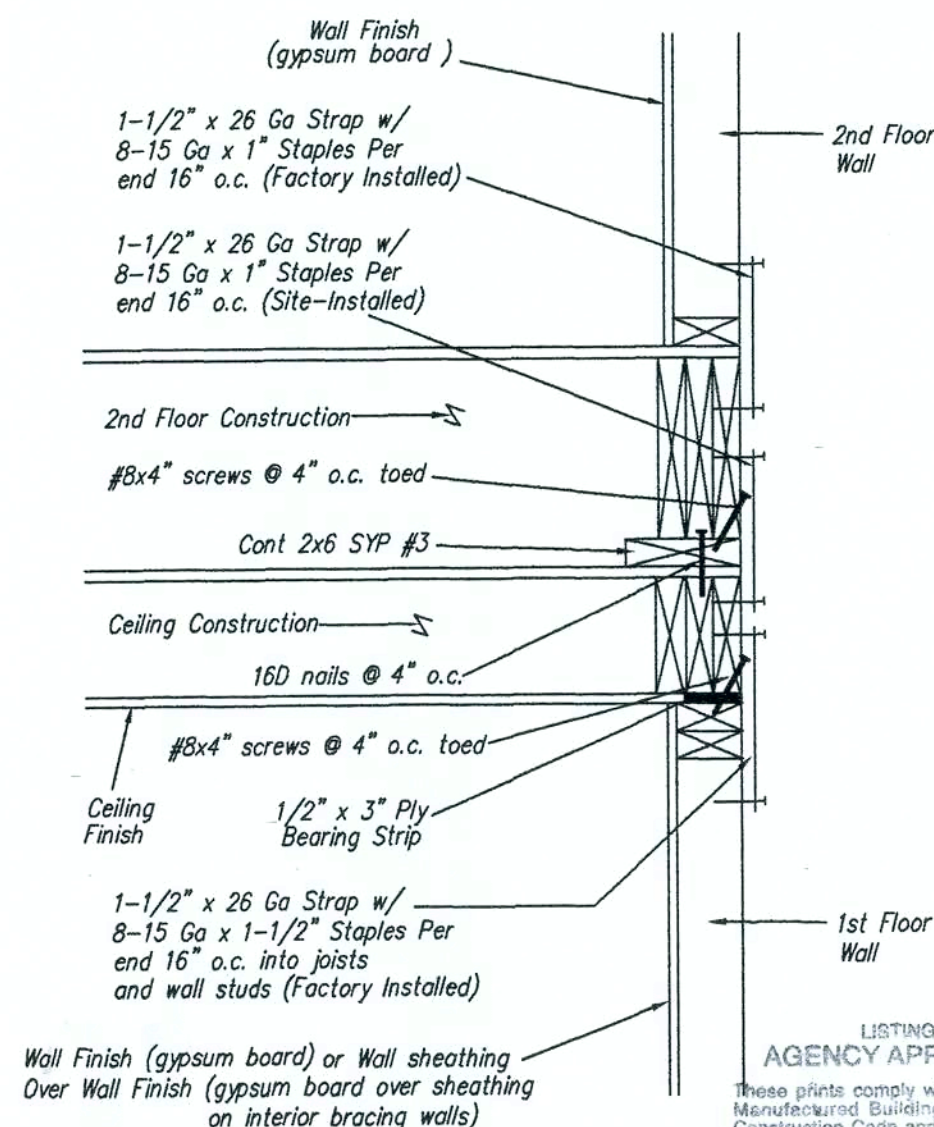
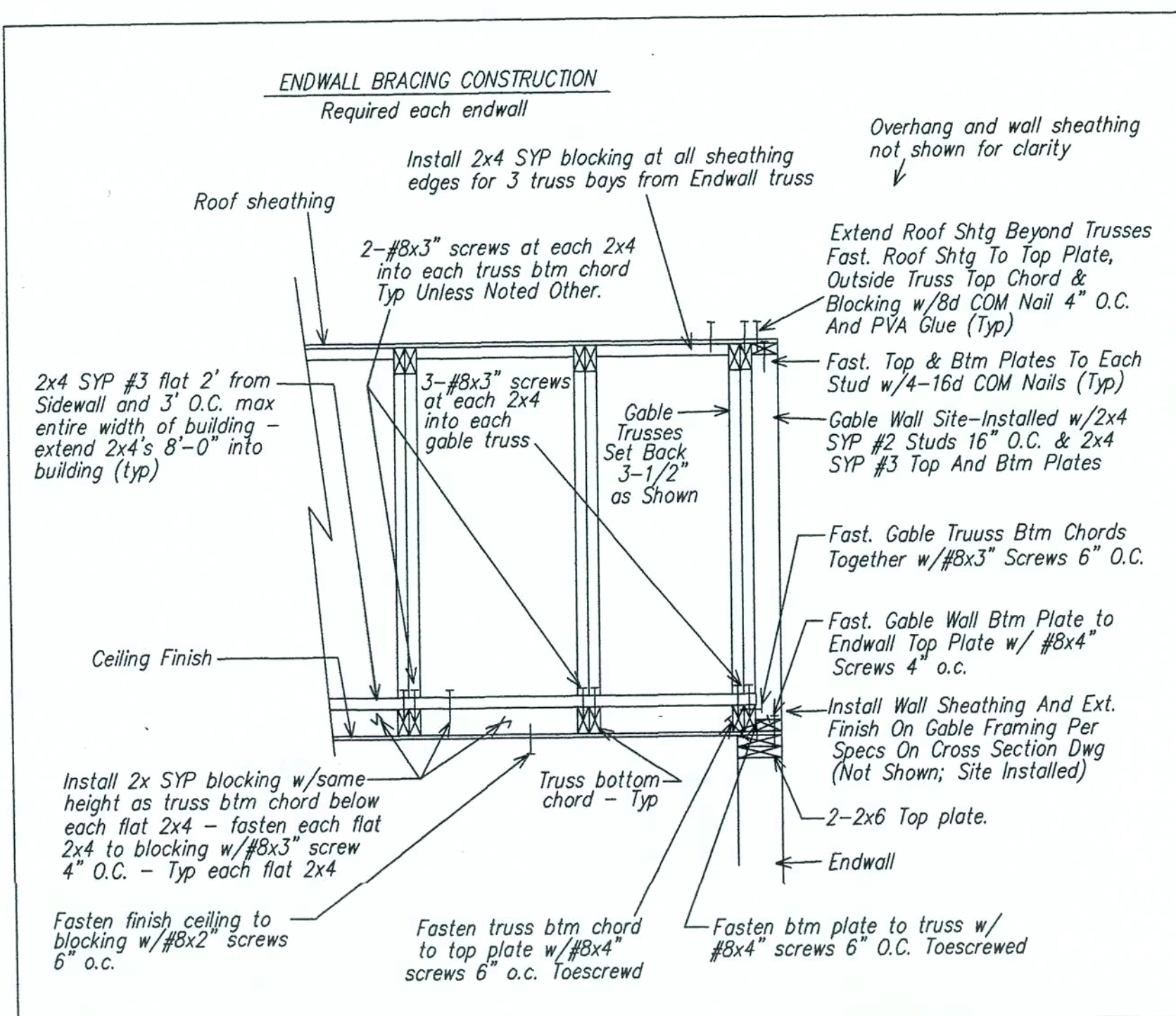
INTERIOR BRACING WALL BETWEEN
GARAGE AND BATHROOM



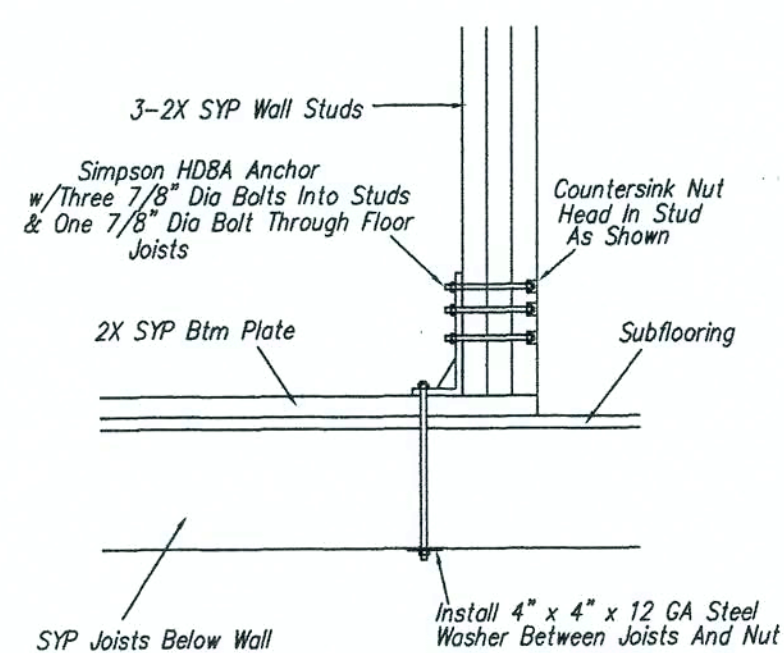
INTERIOR BRACING WALLS AT STAIR
(ALSO SEE DETAIL 'A' BELOW)



INTERIOR BRACING WALL BETWEEN
FAMILY ROOM AND KITCHEN AND
BETWEEN DINING ROOM AND BATHROOM



DETAIL 'A'
(FASTENING AT STAIR OPENING)



DETAIL 'B'

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 RB
Allowable No. of Floors 2
Wind Velocity 140 (3 sec)
Fire Rating of Ext. Walls 0
Plan No. 2192-00121
Allow. Floor Load 40/100
Approval Date 12-18-06
Manufacturer Town Homes
Approved for High Velocity Hurricane Zone
HWC
BOA # 1024

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

DATE: 11/21/06	REVISIONS:	DRAWN BY: C.A. Leblanc
CODES: FBC		
LABELS: FL		
SCALE: NTS		
MODEL: 2901-1001	PLAN NO. TH-2R	SHEET
DETAILS		
WILLIAM J. KALKER, JR., P.E.	33 ROCKWOOD LANE MONROE, CT 06468 (203) 261-1167	11 OF 11