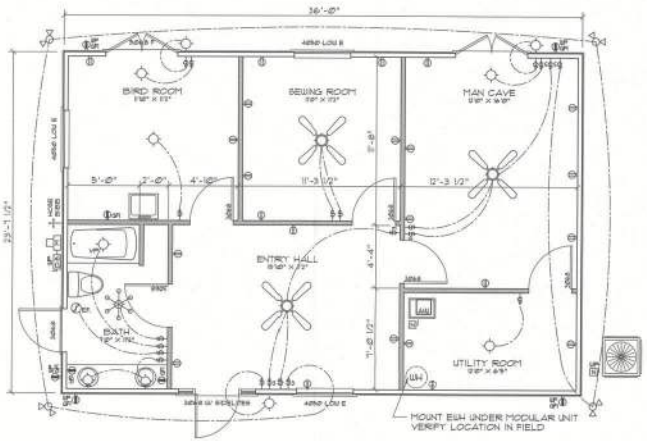
NOTE!
DOOR & WINDOW LOCATIONS AS DETERMINED
IN THE FIELD - VERIFY W/ OWNER



EXISTING WALLS TO REMAIN
EXISTING WALLS TO BE REMOVED
NEW WALLS

Conversion Floor PLAN

SCALE: 1/4" = 1'-0"

Changing group E modular to R3 classification

Exterior

1) 3'x 3' landing and handrails required at exterior doors(permanently attached) F.R.C. (R311.4,R311.5.1)

2) Sliding glass doors require 6'x 3' landing. Handrails required if 4 or more steps F.R.C (R311.4.3)

3) Egress windows for bedrooms(5.0 s.f. opening) F.R.C(R310.1)

4) Illumination required over landings and stairsays F.R.C(R303.6)

5) Modular to be skirted if not on a stem wall.

6) Original modular foundation plan or engineered foundation drawings.

7) 1 hosebib required outside with backflow preventer and shutoff valve.

8) All structural changes need approval by a design professional. Examples: modifications to exterior sills, different windows, doors, roof, etc.)

Interior
1) Give complete detailed drawing on kitchen.

2) Upgrade all electrical, per n.e.c.
a. Arc fault breakers in bedrooms.
b. Gfci's in kitchen, bathrooms, and wet locations.
c. Proper smoke detectors.
d. placement of outlets and switches per code.
e. Range and dryer needs to be 4 wire.
f. Minimum # 12 wire in kitchen, bathroom, and utility room.
g. 2-20 amp appliance receptacles in kitchen.

3) Add shower or tub in bathroom. F.R.C(P4031)

4) Heat is required in home. F.R.C(R303.8) If no a/c windows must have screens.

5) Hallways are required to be 36" wide. F.R.C(R311.)

6) Need no less than 8% lighting and ventilation per floor area, no less than 4% of which is natural lighting and ventilation. F.R.C(1303.1)

7) All electrical circuits in kitchen to be run with # 12 wire.

8) Floors in kitchen and bathrooms need floor covering.

ELECTRICAL PLAN NOTES

WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.

CONSULT THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED.

ALL RECEPTICALS IN BEDROOMS SHALL BE ON ARC FAULT INTERRUPTER CIRCUITS (AFIC). PER NEC 210-12

ALL RECEPTICALS IN BATHROOMS, KITCHENS AND EXTERIOR LOCATIONS SHALL BE ON GROUND FAULT INTERRUPTER CIRCUITS (GFIC).

INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.

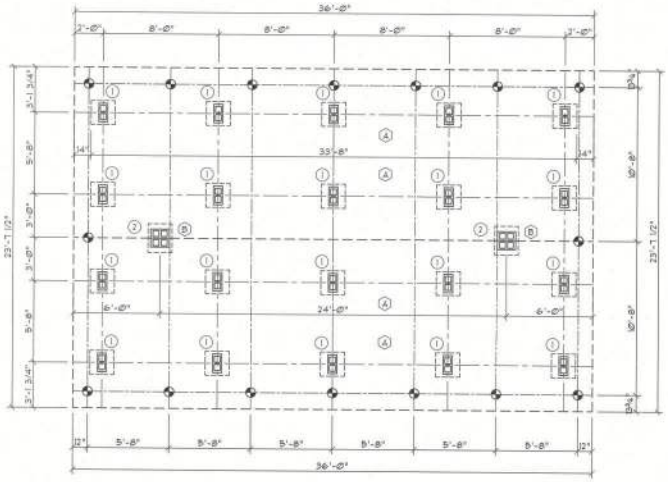
TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS. & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.

ELECTRICAL CONT'R SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDNS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT N., DESCRIPTION & BRKR, SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS.
CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

NOTE!
CABINETS, COUNTERS, SHELVES AND THE LIKE, SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS OF QUALITY AS OUTLINED IN THE NOTES TITLED "GENERAL MILLWORK NOTES", AND SHALL INCLUDE SUCH FEATURES, HARDWARE AND FINISHES AS DIRECTED BY THE OWNER. THE PLAN VIEWS INDICATED ARE FOR GENERAL LOCATION AND EXTENT OF THE WORK - UNLESS DETAILED CABINET PLANS ARE INCLUDED WITH THIS PLANS PACKAGE ALL OTHER PHYSICAL CHARACTERISTICS SHALL BE AS DIRECTED BY THE OWNER.

NOTE!
PROVIDE 2X6 BACKING AT ALL OVERHEAD CABINET LOCATIONS, FLUSH WITH FACE OF FRAMING - TOP OF BACKING TO BE 7'-0" A.F.F.

NOTE!
DESIGN WIND VELOCITY & EXPOSURE FOR THIS PROJECT:
130 MPH, EXPOSURE "B" AS PER 2010 FBC SECTION 1609



Foundation PLAN

SCALE: 1/4" = 1'-0"

(A) MOLDED PLASTIC FOOTING - 20" X 20" X MIN. 3" THICK, TYPICAL

(B) MOLDED PLASTIC FOOTING - 20" X 24" X MIN. 3" THICK, TYPICAL

(1) 8" X 16" CMU PIER, CONC. FILLED W/ 2 #5 REBAR, VERT - HOOKED TO PLASTIC PAD

(2) 2 - 8" X 16" CMU PIER, CONC. FILLED W/ 4 #5 REBAR, VERT - HOOKED TO PLASTIC PAD

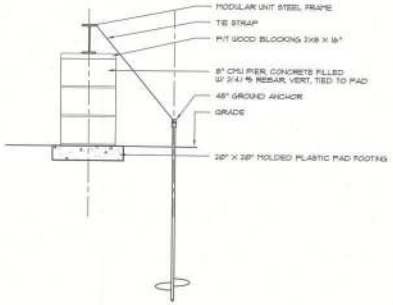
GROUND ANCHOR TIE-DOWN - 48", W/ ANCHOR STRAPS - TYPICAL, 16 LOCATIONS

NOTE!
PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONTR. SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER AND 1 COPY TO THE PERMIT ISSUING AUTHORITY.

NOTE!
H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL H.V.A.C. WORK, INCLUDING ALL DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH. & BALANCING REPORT - CONTR. SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

CONCRETE / MASONRY / METALS GENERAL NOTES:

1. DESIGN SOIL BEARING PRESSURE: 1000 PSF.
2. EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PREFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
3. CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING SOIL SHALL BE PLACED IN 12" LIFTS, BOTH SUB-SOIL AND FILL COMPACTION SHALL BE NOT LESS THAN 98% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1000 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
4. REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
5. CONCRETE SHALL BE STANDARD MIX F'c = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX F'c = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
6. CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - F'm = 1500 PSI.
7. MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.



Pier DETAIL

SCALE: 3/4" = 1'-0"

REVISION:
20 JUL 2012

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DRAWN:
TTB

RESIDENTIAL CONVERSION OF MODULAR UNIT for:
RANDY and TRACY GOOD
569 SW HUNTERLEIGH PL, LAKE CITY, FL 32024
CONVERSION PLAN

NICHOLAS P. GEISLER
ARCHITECT
N.C.A.R.B. Certified
1794 NW Brown Rd.
Lake City, Florida 32055
386-755-4505
386-365-4505

DATE:
12 JUL 2012

COMM:
2K1240

SHEET:
A.1
1 OF 1

COLUMBIA COUNTY BUILDING DEPARTMENT
Approved for
FILE COPY
Code Compliance
Date

STATE OF FLORIDA
NICHOLAS P. GEISLER
AR0007005
REGISTERED ARCHITECT