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.

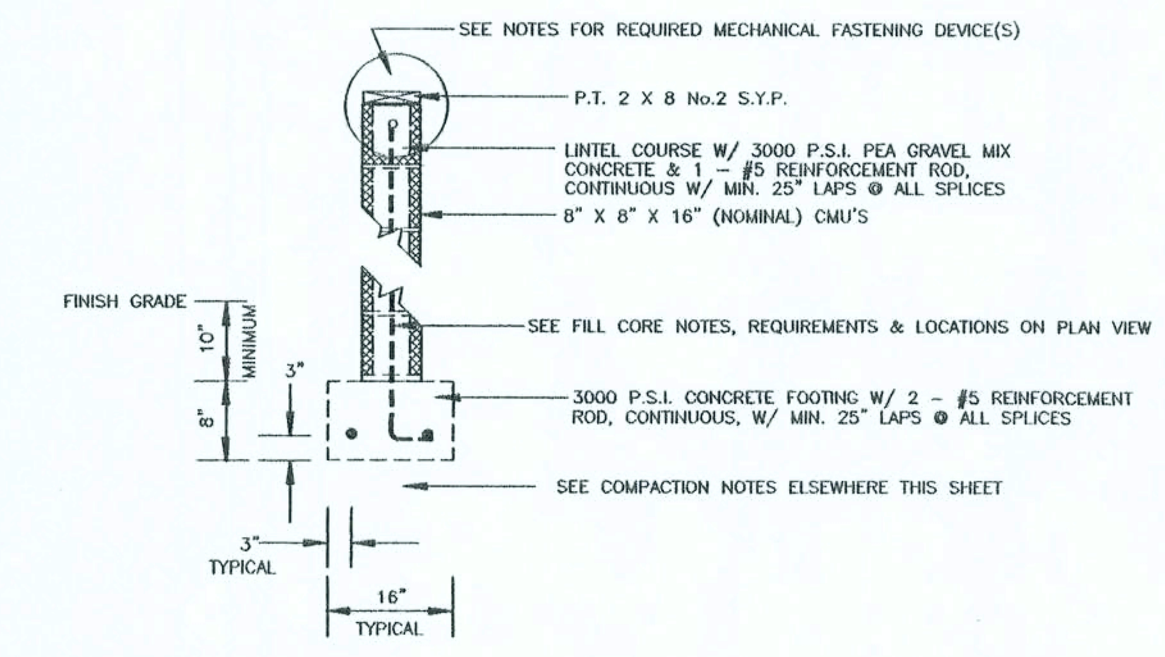
SCALE NOTE:
PLAN VIEW(S): 1/4" = 1'-0
DETAILS & SECTIONS: N.T.S.

FOUNDATION NOTES, IEQUIREMENTS & INSTRUCTIONS

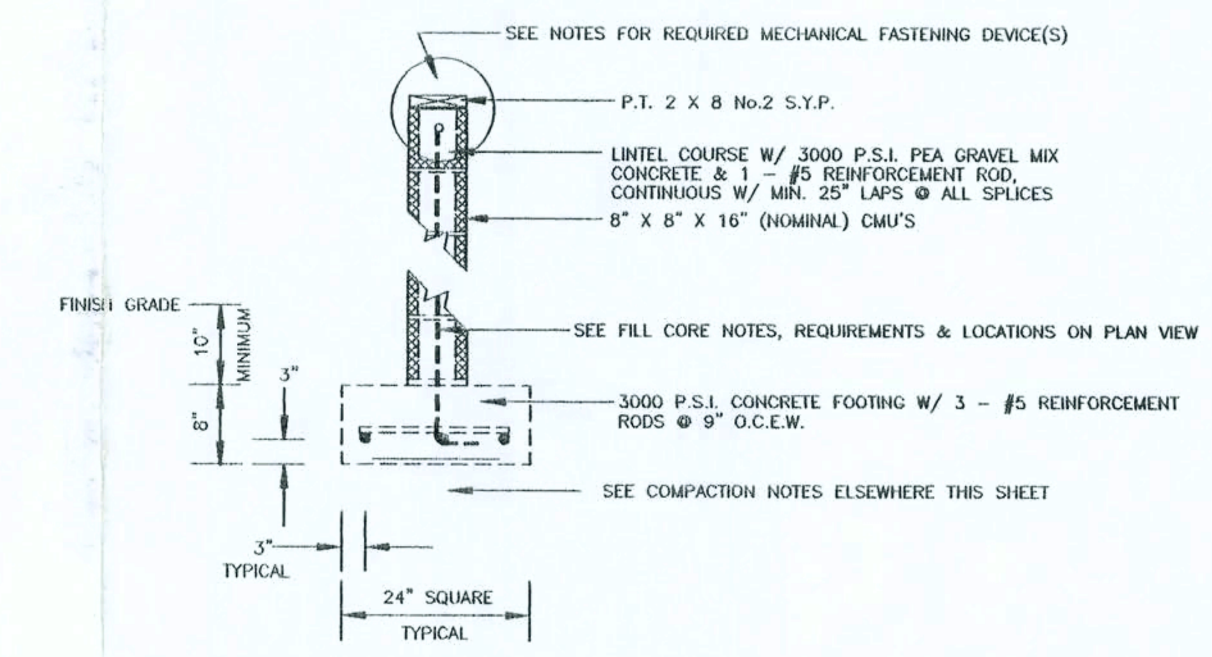
MASONRY UNITS	ALL MASONRY INITS DESCRIBED AS 8" X 8" X 16" CMU'S SHALL BE HOLLOW CONCRETE UNITS IN ACCORDANCE W/ ASTM C 90 OR C 145 AND SHALL HAVE A MINIMUM NET COMPRESSVE STRENGTH OF 1900 P.S.I. MASONRY FOUDATION STEM WALLS SHALL BE RUNNING BOND CONSTRUCTION.
MORTAR	ALL MORTAR SALL BE EITHER TYPE M OR S IN ACCORDANCE W/ ASTM C 270. ALL GROUT SHLL 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 CONCRETESHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 P.S.I. @ 28 DAYS. ALL MORTAR JINTS FOR HOLLOW UNIT MASONRY SHALL EXTEND THE FULL WIDTH OF FACE SHELLS. ALL BED JOINT SHALL BE 3/8 INCH THICK. HEAD JOINTS SHALL BE 3/8 INCH THICK THE BED JOIN 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 SEEL SHALL BE #5 UNLESS OTHERWISE NOTED. ALL REINFORCIG STEEL SHALL BE A MINIMUM OF GRADE 40 AND IDENTIFIED IN ACCORDANCE W/ ASTM A 615, A 616, A 617, OR A 706. SPLICES SHALLBE LAP SPLICES W/ A MINIMUM LAP OF 25" FOR #5 REINFORCEMENT BARS FOR MINIMUM OVER OVER FOUNDATION REINFORCEMENT – SEE DETAILS & SECTIONS THIS SHEET ALL REINFORCHENT IN CMU'S IS TO EXTEND A MINIMUM OF 6" INTO ALL FOOTINGS W/ A STANDARD BEND OF 6"
METAL ACCESSORIES	ALL JOINT REIFORCEMENT & ANCHOR TIES SHALL CONFORM TO ASTM A 82, ASTM A 36, & ASTM A 366 AS REQUIRED. LONGITUDINAL IRES 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 MINIMUI OF 1/2 INCH WHEN NOT EXPOSED TO EARTH OR WEATHER. METAL ACCESSRIES USED IN EXTERIOR WALL CONSTRUCTION (NOT DIRECTLY EXPOSED TO WEATHER) SHALL BE GALVANIZED IN ACCORDANCE W/ ASTM A 153, CLASS B-2. METAL ACCESSRIES FOR USE IN INTERIOR WALL CONSTRUCTION SHALL BE MILL GALVANIZED IN ACCORDANCE W/ ASTM A 641, CLASS 1.
FILL COMPACTION	PRIOR TO GRDING OPERATIONS ALL SOIL, ORGANIC LITTER AND FILL SHALL BE STRIPPED FROM THE BUILDING AREA. COMPACTION HALL NOT BE LESS THAN 98% OF THE STANDARD PROCTOR DENSITY. ALL FILL MATRIAL SHALL BE INORGANIC W/ NOT MORE THAN 30% BY WEIGHT FINER THAN No. 200 U.S. STANDARD SIEVE CONFORMING TO THE FOLLOWING: A. LIQUID IMIT, LW .... 30 MAXIMUM B. ELASTIITY, LW – 15, MAXIMUM C. DRY UIT WEIGHT.............. 100 LBS. PER CU. FT. ALL FILL MATRIAL 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 ACCODANCE W/ ASTM D 698T. FOOTINGS EXCVATIONS SHALL BE INSPECTED BEFORE PLACING ANY CONCRETE TO ENSURE THAT FOOTINGS SHALL REST ON SOUND EARTH. ALL SUB GRAES MUST BE LEVEL, SMOOTH AND UNIFORMLY COMPACTED. SUB GRADE MST BE ACCURATE WITHIN 1/4 INCH OF THE DESIGNATED LEVEL. ANY WALL WHH 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 APPL UNEVEN LOADS.
GENERAL	FOOTINGS SHAL BE LEVEL OR STEPPED AS INDICATED ON THE PLAN VIEWS & DETAILED ELSEWHERE THIS SHEET SOIL, WASTE IPES 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 OI TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH. STEM WALLS HALL EXTEND NO GREATER THAN 3 FEET ABOVE THE FINISH GRADE AND CONSTRUCTED WITH THE PREVIOUSLY DESCRIBED MASONRY UNITS. ALL STATE & OCAL CODES SHALL BE COMPLIED WITH BY THE CONTRACTOR. 1,500 P.S.F. OIL BEARING PRESSURE SHALL BE OBTAINED UNDER ALL FOOTINGS & SLABS.

NOTE: CONTRACTOR SHALL PROVIDE A MINIMUM TOTAL AREA OF 8.85 S.F. OF "CRAWL SPACE" VENTILATION, EQUALLY SPACED 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 THE OWNER IN THE 8" CMU PERIMETER WALL



2 S1.0.0 SECTION THRU TYPICAL EXTERIOR STEM WALL



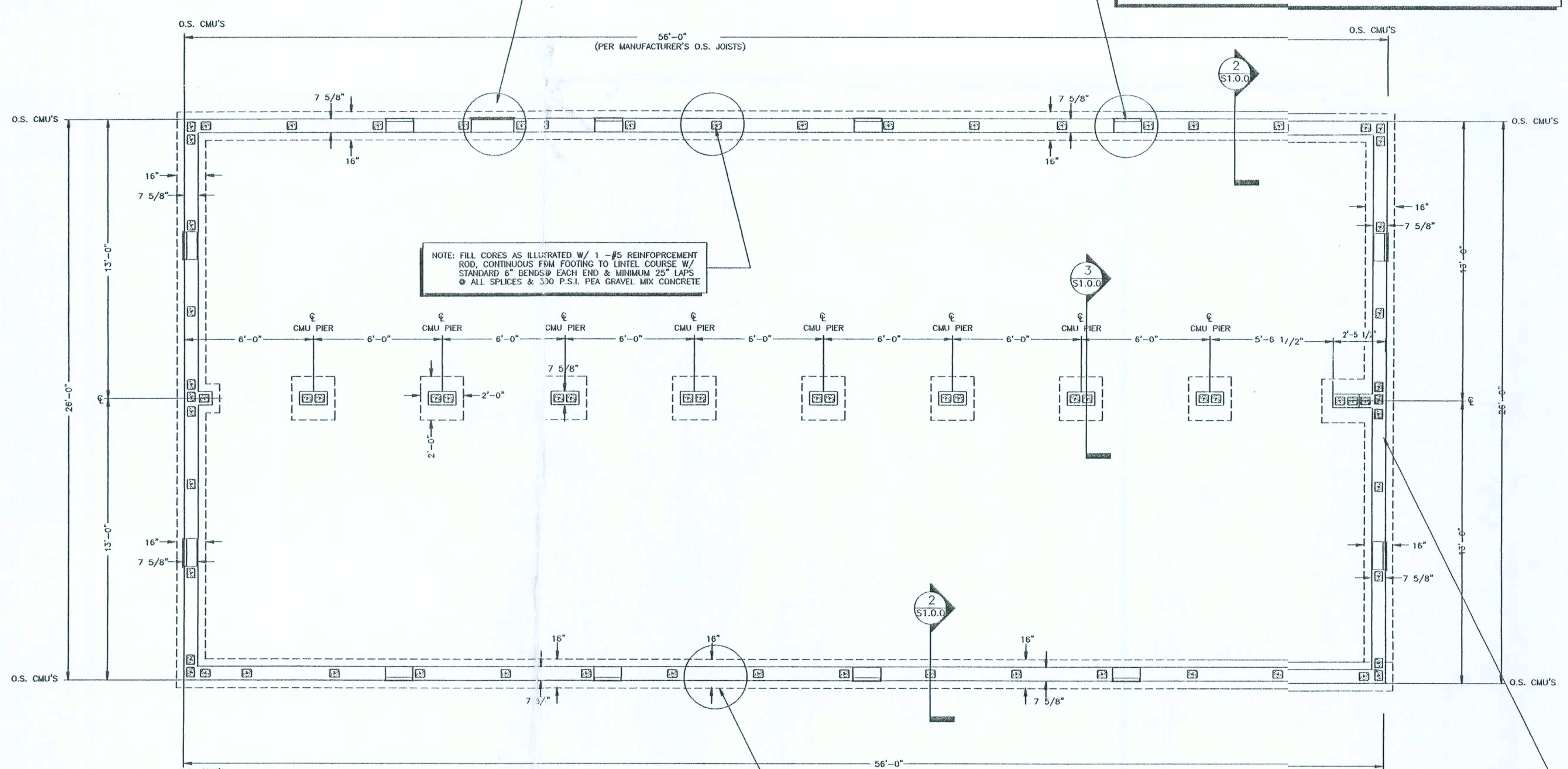
3 S1.0.0 SECTION THRU TYPICAL INTERIOR CMU PIER

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

NOTE: 24" WIDE X 18" HIGH ACCESS W/ COVER. LOCATION MAY VARY

TYPICAL FOUNDATION VENT: PROVIDE A MINIMUM OF 1 S/F OF VENT AREA PER 100 S/F OF CRAWL SPACE AREA W/ A TYPICAL VENT AREA OF 8" X 16" W/ INSECT AND VERMIN SCREENING.



TYPICAL 16" X 16" W. 3000 P.S.I. CONCRETE FOOTING W/ 2 – #5 REINFORCEMENT RODS, CONTINUOUS, W/ MINIMUM 25" LAPS @ ALL SPLICES

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 S1.0.0 DIMENSIONED FOUNDATION PLAN VIEW

SCHEDULE OF REQUIRED FOUNDATION SYSTEM MECHANICAL FASTENERS

FOUNDATION STEMWALLS	PERIMETER	LOCATION OF 1/2' A307 ANCHOR BOLTS: SEE PLAN VIEWS 1 – 1/2" A307 STEEL ANCHOR BOLT SHALL BE INSTALLED @ 6" FROM ALL CORNERS, THE BEGINING OR END OF ALL SHEARWALL SEGMENTS & AND 6'-0 O.C. MAXIMUM @ THE PERIMETER EXTERIOR CONDITIONED WALL(S) ATTACHING THE P.T. 2 X 8 SILL PLATE TO TOP OF CMU STEM WALL REFER TO REFERENCED SECTIONS & DETAILS COORDINATING W/ PLAN VIEWS
		NOTE: ATTACHMENT OF P.T. 2 X 10 FLOOR JOISTS AS ILLUSTRATED ON PLAN VIEW BY OTHERS – REFER TO MANUFACTURED DWELLING PLANS BY OTHERS LOCATIONS OF ATTACHMENT TO EXTERIOR PERIMETER BAND BEAM/JOISTS AS DESCRIBED BELOW: 1 – MODEL No. A35 BYU SIMPSON STRONG-TIE OR EQUAL SHALL BE INSTALLED ALONG THE EXTERIOR/PERIMETER JOISTS TO P.T. SILL PLATE @ ALL CORNERS, 16" FROM ALL CORNERS & 16" O.C. (MAXIMUM) & SHALL BE INSTALLED W/ MIN. 12 – 8d X 1 1/2" NAILS PER DEVICE
	INTERIOR	LOCATION OF INTERIOR 8" X 8" X 16" (NOMINAL) CMU PIERS – SEE PLAN VIEW LOCATIONS OF ATTACHMENT TO INTERIOR BAND BEAM/JOISTS CONNECTIONS @ INTERIOR CMU PIER 1 – MODEL No. META16 BY SIMPSON STRONG-TIE OR EQUAL SHALL BE INSTALLED @ EACH INTERIOR CMU PIER TO P.T. 2 X 8 PLATE TO JOISTS INSTALLED W/ MIN. 12 – 10d X 1 1/2" NAILS PER DEVICE
NOTES:	SEE ALSO FOUNDATION NOTES & REQUIREMENTS	

NOTE: SEE PLANS BY PRECISION HOMES OF OCILLA, GEORGIA, 305 EAST 3RD STREET, OCILLA, GEORGIA 31774 MODEL No. FP-103

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 FLORIDA 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 FP-103 MODEL WILL COMPLY WITH SECTION 1600 OF THE FLORIDA BUILDING CODE, 2004 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.

Curtis E. Keen 11/15/06
CURTIS E. KEEN, PE #23836

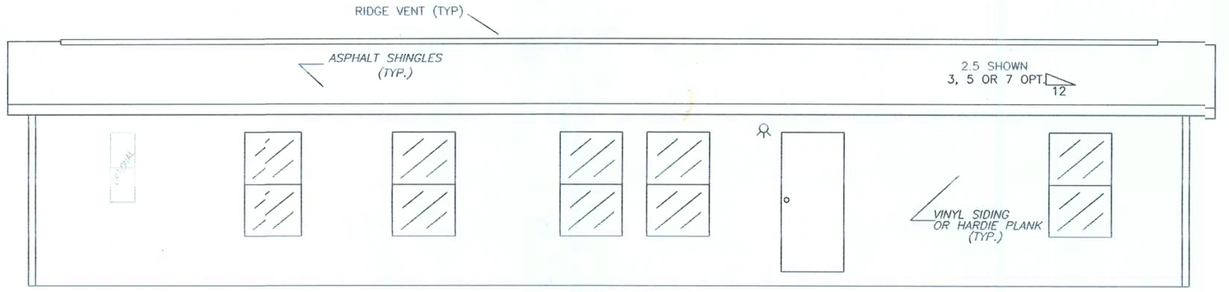
KEEN ENGINEERING & SURVEYING, INC.
9263 CR 417
LIVE OAK, FLORIDA 32060
386-362-4787
ENG. LIC. EB 3761

FREEDOM MOBILE HOMES
LAKE CITY, 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 (NO DATE) BY PRECISION HOMES OF OCILLA, GA. NUMBER FP-103

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

PROJECT No.	DRAWN BY:
PREFAB3-RS1.0.0.DWG	
SHEET No.	DATE
S1.0.0	11/14/06



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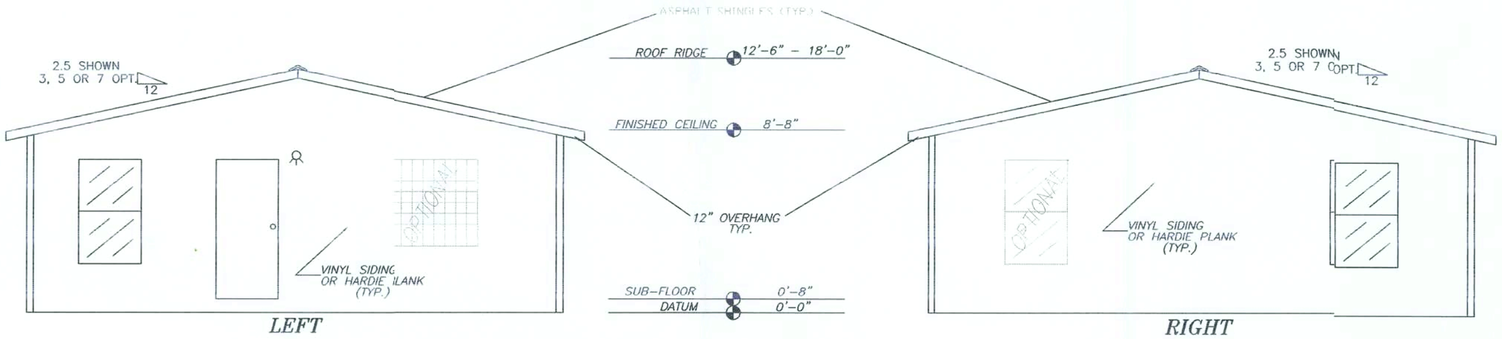
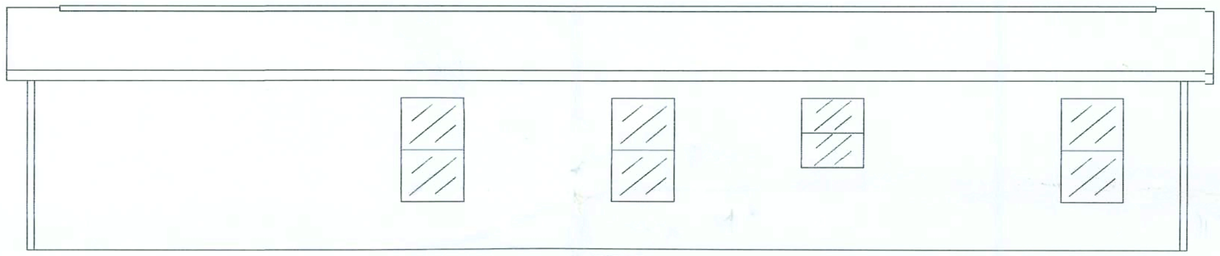
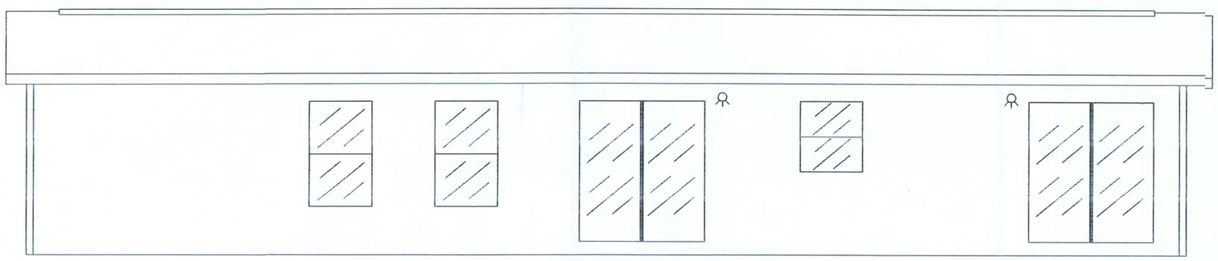


LEFT

RIGHT



REAR



OPTIONAL REAR

INDEX:

E INSTALLATION REQUIRMENTS

OWING ITEMS HAVE NOT BEEN COMPLETED BY THE
MANUFACTURER, HAVE NOT BEEN INSPECTED BY
D PARTY INSPECTION AGENCY AND ARE NOT CERTIFIED
TATE MODULAR LABEL AND/OR CERTIFICATION PROGRAM.
PLIANCE FOR THESE ITEMS MUST BE DETERMINED AT
L JURISDICTION LEVEL:

LATION OF INSULATION AT FLOOR, CEILING, AND ENDWALLS
TELINES OF MULTIPLE MODULE BUILDINGS
L R6.5 INSULATION ON ALL PIPING INSTALLED IN ALL
TITIONED SPACES.
L FIRE STOPPING AT ALL MODULE MATELINES AT THE
ALLS, CEILING & FLOOR SYSTEM.
L CRAWL SPACE LIGHT AND SWITCH.(IF APPLICABLE)
CROSSOVER DUCTS AND HVAC SYSTEM.
VENTS MUST BE INSTALLED PER THE MANUFACTURERS
LATION INSTRUCTIONS
SHUTTERS OR PROTECTIVE PANELS REQUIRED FOR GLAZED
NGS PER FBC SECTION R301.2.1.2
REVIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S.
DONE ON-SITE BY LOCAL FIRE SAFETY INSPECTOR.

SITE INSTALLED ITEMS

THIS LIST DOES NOT LIMIT THE ITEMS OF WORK AND/OR MATRIALS REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL BUILDING OFFICIAL REVIEW AND APPROVAL.

1- THE COMPLETEED FOUNDATION SUPPORT SYSTEM, TIEDOWN, AND/OR ANCHORING SYSTEM.
2- RAMPS, STEPS, AND GENERAL ACCESS TO THE BUILDING.
3- FIRE EXTINGUISHERS
4- BUILDING DRAINS, CLEANOUTS, AND HOOK UP TO PLUMBING SYSTEM.
5- ELECTRICAL SERVICE CONNECTION INCLUDING THE FEEDERS INTO THE BUILDING.
6- MAIN ELECTRICAL PANEL & SUB-FEEDERS.
7- CONNECTION OF THE ELECTRICAL CROSSOVERS BETWEEN MODULE MATELINES OF MULTIPLE MODULE BUILDINGS.
8- STRUCTURAL AND AESTETIC CONNECTIONS BETWEEN MODULES OF MULTIPLE MODULE BUILDINGS.

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 PERMENANT FOUNDATION.
2- NOT DESIGNED TO BE MOVED ONCE ERECTED OR INSTALLED.
3- DESIGNED AND MANUFACTURED TO COMPLY WITH A NATIONALLY RECOGNIZED BUILDING CODE OR AN EQUIVILANT BUILDING CODE FOR SITE-BUILT BUILDINGS.

FOUNDATION NOTES

IN ACCORDANANCE WITH THE REQUIRMENTS OF THE FLORIDA D.C.A. THESE PLANS DO NOT CONTAIN FOUNDATION SUPPORT OR TIEDOWN SYSTEM DETAILS AND SPECIFICATIONS. THE DESIGNER OF THE BUILDING 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 CONSIQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND SYSTEMS RELATED THERETO.

ELEVATION NOTES

SE CROSSSECTION FOR ROOF VENTILATION SPECIFICATIONS

STAIRS, RAMPS, AND HANDRAILS SITE-INSTALLED. DESIGNED AND CONSTRUCTED BY OTHERS SUBJECT TO LOCAL JURISDICTION REVIEW AND APPROVAL.

FOUNDATION MUST HAVE 1 Sq.Ft. VENTILATION AREA PER 1/150 OF THE FLOOR AREA AND AN 18" X 24" MINIMUM ACCESS. SITE INSTALLED BY OTHERS SUBJECT TO LOCAL JURISDICTATION REVIEW AND APPROVAL.

STATE OF FLORIDA

ALL THE MATERIALS THAT ARE 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.

CODE: 2004 FBC RESIDENTIAL W/ 2005 AMENDMENTS
2004 FPC
2004 FMC
2002 NEC
BUILDING CATEGORY II PER ASCE 7-02 ENCLOSED
FLOOR LIVE LOAD= 40 PSF
FLOOR DEAD LOAD= 8 PSF
ROOF LIVELOAD= 20 PSF
ROOF DEAD LOAD= 6 PSF
ATTIC LIVE LOAD= 0 PSF
ATTIC DEAD LOAD= 10 PSF
MAX. WIND SPEED: 140 MPH, EXP. B (3 SEC GUST)*
OCCUPANCY RATING: R3, SINGLE FAMILY DWELLING
CONSTRUCTION TYPE: VB UNPROTECTED, WOOD FRAME
MEAN ROOF HEIGHT NOT TO EXCEED 15' ABOVE GRADE.
COMPONET AND CLADDING LOADS:

ROOF ZONE	1= 20.30 PSF	-32.30 PSF
ROOF ZONE	2= 20.30 PSF	-68.10 PSF
ROOF ZONE	3= 20.30 PSF	-68.10 PSF
OVERHANG ZONE	2= -65.70 PSF	
OVERHANG ZONE	3= -110 PSF	
WALL ZONE	4= 35.2 PSF	-35.2 PSF
WALL ZONE	5= 35.3 PSF	-47.2 PSF

*NOT TO BE LOCATED IN HIGH VELOCITY HURRICANE ZONE, COASTAL, OR FLOOD PLAIN AREAS.

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	1
Wind Velocity	140
Fire Rating of Ext Walls	0
Plan No	IR-2056-0856F
Allow Floor Load	40
Approval Date	8-15-06
Manufacturer	PREC
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

Date 8-15-06 Plan No. IR-2056-0856F
Approved By JAMES A. LYONS
James A. Lyons
Modular Building Plans Examiner
Florida License No. SMP-12

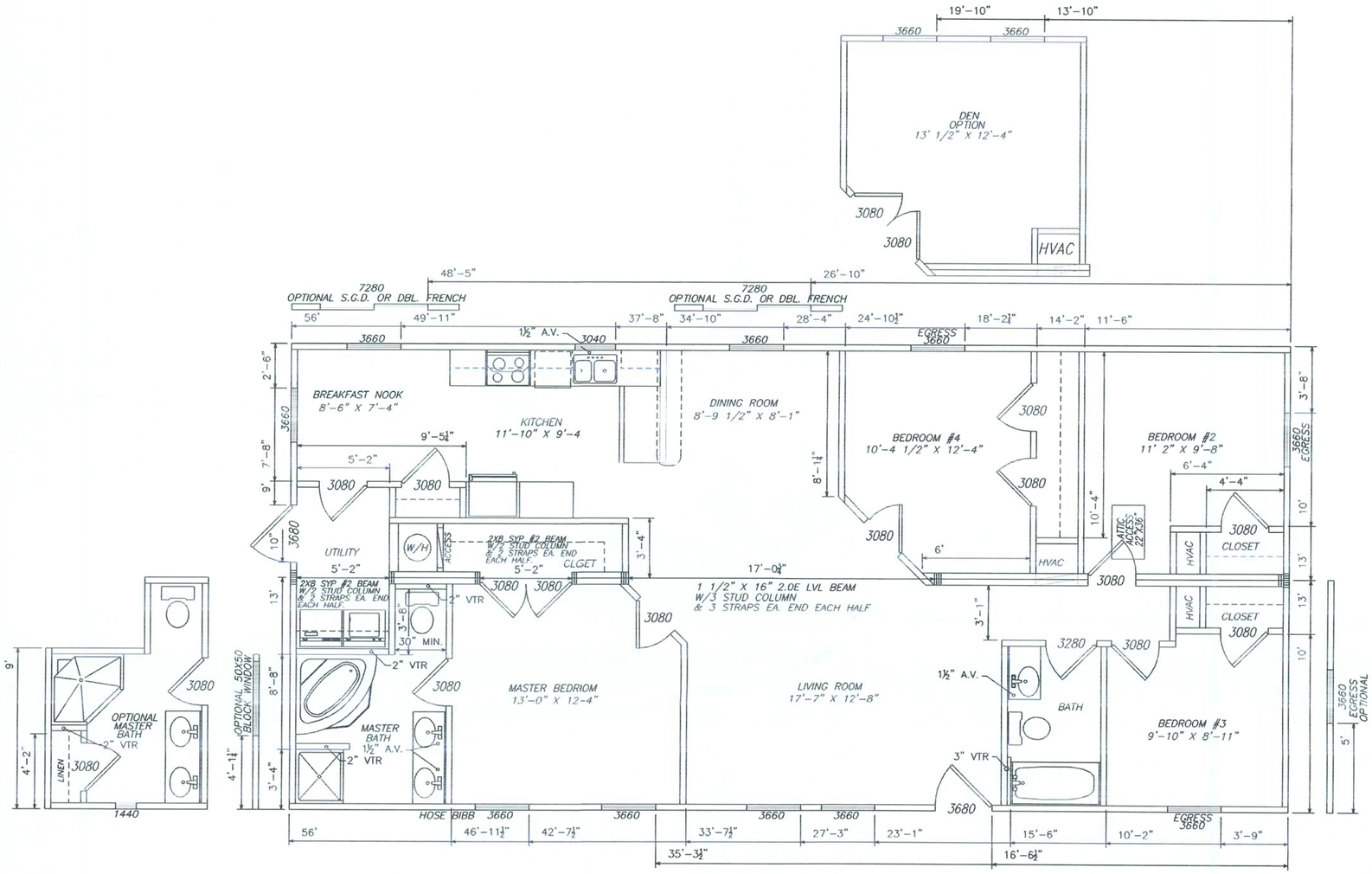
OFFICE

PRECISION HOMES	
305 E. 3RD STREET OCILLA, GEORGIA 31774	
THIRD PARTY: HILBORN, WERNER, CARTER & ASSOCIATES, 1627 SOUTH MYRTLE AVE. CLEARWATER, FL 33756	ENGINEER: CHARLES E. FULTZ, P.E., 388 THISTLE TRAIL, DANVILLE, VA. 24540
DATE:	
SCALE : 3/16"=1'	
CODES: SEE NOTES	REVISIONS: 09/26/2005
LABELS: FL	BY: RWCIV
FP-103 56	SHEET 1 OF 6
COVER/ELEVATIONS	JOB NO. 2056-0856F

8-14-06

2056-0856

OFFICE COPY



F.B.C. REQUIRES THAT ALL BUILDINGS TED IN AREAS WITH WIND SPEEDS EQUAL R GREATER THAN 120 MPH WHICH ARE N ONE MILE OF A HURRICANE PRONE T LINE BE PROVIDED WITH EITHER OF FOLLOWING.

PACT RESISTANT GLAZING COMPLYING TH AN IMPACT GLAZING STANDARD, TM E1996 AND/OR ASTM E1886

ORM PROTECTION WOOD STRUCTURAL NELS OF MINIMUM 7/16" O.S.B. OR WOOD. PRECUT TO FIT THE GLAZING E REQUIRED AND ATTACHED WITH THE TACHMENT HARDWARE PROVIDED. THE NELS MUST BE INSTALLED IN ACCOR-NANCE WITH THE FASTENING SCHEDULE OVIDED IN TABLE R301.2.1.2 FOR WIND EEDS NOT EXCEEDING 140 MPH OR THE TACHMENTS MUST BE DESIGNED TO RESIST E COMPONET AND CLADDING LOADS SPECIFIED TABLE R301.2(2) ADJUSTED FOR HEIGHT AND POSURE PER TABLE R301.2(3).

TORM PROTECTIVE PANELS WILL BE PROVIDED HE LOCAL CONTRACTOR OR INSTALLER.

IOR DOORS AND WINDOWS MUST BE DESIGNED SIST THE DESIGNED WIND LOADS SPECIFIED BLE R301.2(2) OF THE FBC. ADJUSTED FOR HEIGHT EXPOSURE PER TABLE R301.2(3) OF THE FBC RESID.

XTERIOR WINDOWS AND GLASS DOORS MUST BE D AND APPROVED BY AN APPROVED INDEPENDANT ATORY AND BEAR A LABEL INDICATING COMPLIANCE AAMA/NWWDA, 101/I.S.2

NOTE: ALL WINDOWS TO BE SINGLE HUNG W/ INSULATED GLAZING ALL WINDOWS MUST COMPLY W/ FBC SECTION R310.1 (U=.38 MAX; MFR. WEST WINDOWS CORP. MODEL ALLWELD II OR KINRO MODEL 9750. EXCEPT GLASS DOORS MFR. VINYL TECH.

ALL SOLID EXTERIOR DOORS TO BE INSULATED (U=.52)

ALL INTERIOR PARTITION WALLS 2X4 SPF#3 MIN. 16" O.C. UNLESS OTHERWISE NOTED.

ALL STRAPS REFERENCED ARE 1-1/2" X 18" X 26 GA. STEEL W/ 8-1" X 15GA STAPLES EACH END FROM RIDGE BEAM TO STUD AND STUD TO EDGE JOIST OR FROM HEADER TO STUD AND STUD TO EDGE JOIST.

DOOR & WINDOW SCHEDULE				
WIDTH	HEIGHT	TYPE	LIGHT	VENT
30"	40"	DOUBLE HUNG	5.47	2.21
36"	60"	DOUBLE HUNG	10.99	4.91
72"	80"	S.G.D.	34.94	17.47
36"	80"	EXT'R DOOR	N/A	N/A

LIGHT & VENT SCHEDULE	FDOR AREA SQ FT.	LIGHT REQUIRED / PROVIDED	VENT REQUIRED / PROVIDED
LIVING/KITCHEN/DINING/NOOK	548.63	43.41	21.71
		60.42	26.76
MASTER BEDROOM	193.50	12.36	6.18
		21.98	9.82
BEDROOM #2	112.83	9.67	4.83
		10.99	4.91
BEDROOM #3	92.18	7.37	3.69
		10.99	4.91
BEDROOM #4	116.40	9.47	4.74
		10.99	4.91
OPTIONAL DEN	146.95	11.68	5.84
		21.98	9.82

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	1
Wind Velocity	140
Fire Rating of Ext. Walls	0
Plan No.	2056-0856F
Allow. Floor Load	40
Approval Date	8-15-06
Manufacturer	Prec.
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

8.14.06

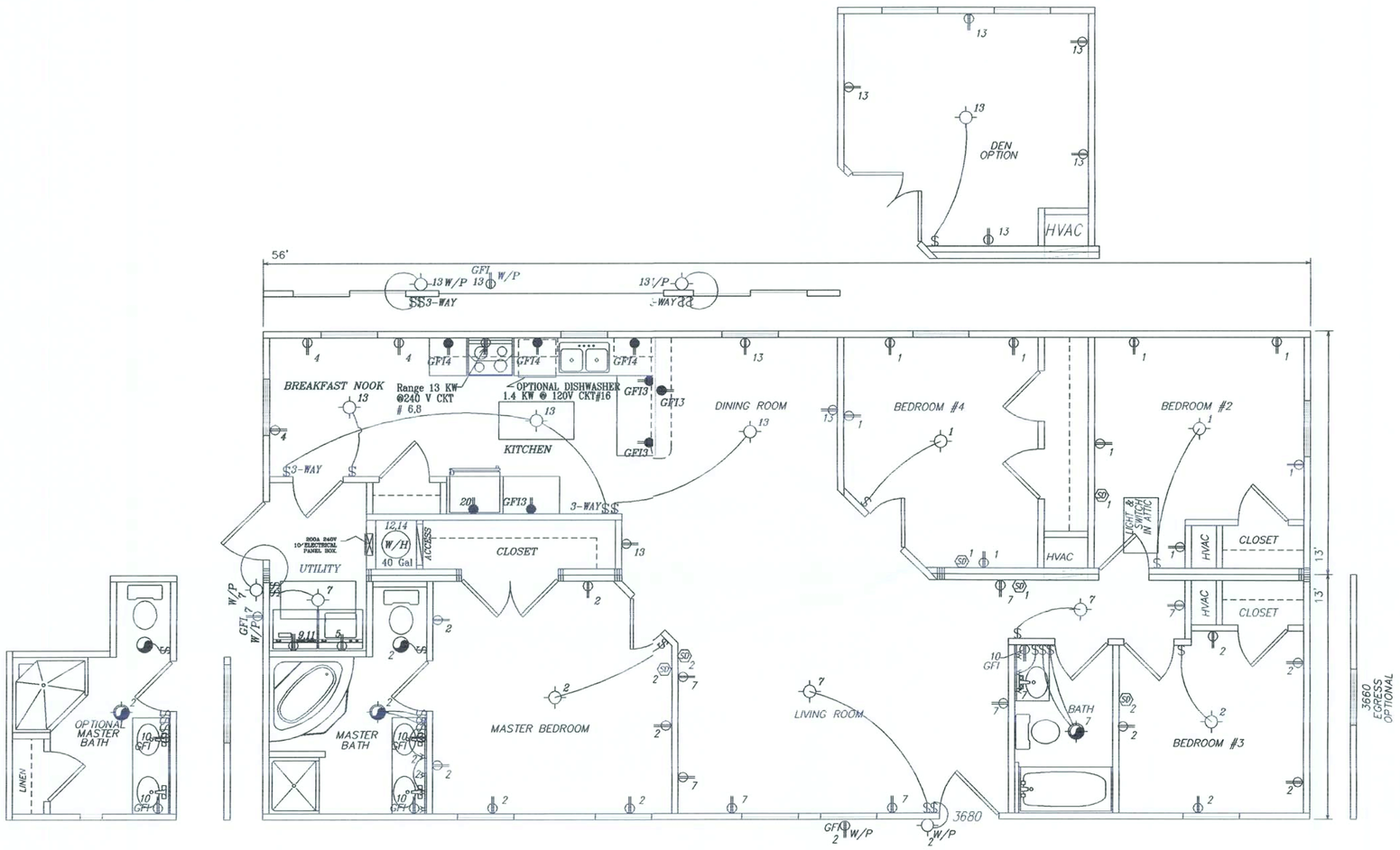
PRECISION HOMES

305 E. 3RD STREET OCILLA, GEORGIA 31774

THIRD PARTY: HILBORN, WERNER, CARTER & ASSOCIATES, 1627 SOUTH MYRTLE AVE. CLEARWATER, FL 33756

ENGINEER: CHARLES E. FULTZ, P.E. 388 THISTLE TRAIL DANVILLE, VA 24540

DATE:		
SCALE : 3/16"=1'		
CODES: SEE NOTES	REVISIONS:	BY:
LABELS: FL		RWCIV
FP-103		SHEET 2 OF 6
FLOOR PLAN	JOB NO. 2056-0856F	



NOTE: ANY ELECTRICAL SUPPLY FOR HVAC, WELL, ETC... SHALL BE SITE INSTALLED BY GENERAL CONTRACTOR.

ELECTRICAL SCHEDULE

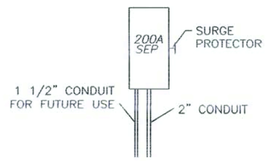
CKT#	DESCRIPTION	WIRE SIZE	BREAKER/TYPE
1	GENERAL LIGHTING	12/2 W/GND	20A / AFCI
2	GENERAL LIGHTING	12/2 W/GND	20A / AFCI
3,4	SMALL APPLIANCE	12/2 W/GND	20A / GFCI
5	WASHER	12/2 W/GND	20A
6,8	RANGE	8/3 W/GND	40A 2P
7	GENERAL LIGHTING	12/2 W/GND	20A
9,11	DRYER	10/3 W/GND	30A 2P
10	BATH	12/2 W/GND	20A / GFCI
12,14	WATER HEATER	10/3 W/GND	30A 2P
13	GENERAL LIGHTING	12/2 W/GND	20A
15	GENERAL LIGHTING	12/2 W/GND	20A / GFCI
16	DISHWASHER "OPT"	12/2 W/GND	20A
17	GARAGE DOOR'OPT'	12/2 W/GND	20A
18			
19			
20	REFRIGERATOR	12/2 W/GND	20A

$ LIGHT SWITCH
240V RECEPT
DUPLEX RECEPT
PHONE/CABLE DROP
INCANDESCENT LIGHT
EXHAUST FAN
EXHAUST FAN W/ LIGHT
FLOOD LIGHT W/P
EXTERIOR LIGHT W/P
RECESSED CAN LIGHT
SMOKE DETECTOR W/ BATTERY BACK UP
FLOURESCENT LIGHT
RANGE HOOD W/ EXHAUST FAN AND LIGHT

PANEL SIZING

1456 SQ.FT.@ 3 WATTS EA.	4.37 KW
3-20 AMP /PLIANCE CIRCUITS	4.5 KW
WASHING MAHINE	1.5 KW
RANGE	13 KW
DRYER	5.2 KW
WATER HEATR	4.5 KW
DISHWASHER	1.4 KW
TOTAL	34.97 KW
FIRST 10 KW @ 100%	10 KW
REMAINDER @ 40%	9.8 KW
ASSUMED HVAC	21 KW
TOTAL	40.8 KW

40800W/ 240V=170.00 A
200 AMPERE SERVICE PANEL



ELECTRICAL NOTES: NEC

1. All circuits and equipment shall be grounded in accordance with the approporiate articles of the NEC.
2. Light fixtures installed in closets shall be surface mounted or recessed. Incadescent fixtures shall have completely enclosed lamps. Incadescent fixtures shall be mounted with minimum clearance of 12". All other fixtures shall have a minimum clearance of 8" from storage area as defined by the NEC.
3. Water Heaters shall be provided with readily accesible disconnects adjacent to the water heater served The branch circuit breaker shall be permitted to serve asa a disconnecting means only where the cicuit breaker is within sight from the water heater or is capable of being locked in the open position.
4. HVAC Equoipment shall be provided with readily accessible disconnects adjacent to the equipment being served. A unit switch with a marked OFF position that is 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 interupting rating of the main breaker must be verified as being in compliance with section 110-9 of the NEC by a local electrical consultant.
6. The main service Circuit Breaker and feeders are site installed, designed by others and subject to local jurisdiction and approval.
7. All circuits crossing over the mateline(s) shall be site connected with approved accessible junction boxes. Located below the floor or in the attic.
8. All circuit wiring to be copper NM except HVAC and Range to be copper SE cable.
9. Light and switch to be site installed in the crawl space near the access opening Light to be connected to any one of the 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 is inserted or removed.
11. Smoke Detectors must be wired to activate all alarms simultaneously if any detector is activated. All smoke detectors within 20' of a cooking appliance shall be photoelectric type.
12. All exhaust fans must be ducted to the exterior of the building and terminate at an approved vent cap.
13. Conduit may be rigid metal or rigid non metallic per NEC.

NOTE: HVAC SYSTEM TO BE SITE INSTALLED AND DESIGNED BY OTHERS, SUBJECT TO LOCAL BUILDING OFFICIAL REVIEW AND APPROVAL.

NOTE: ALL BRANCH CIRCUITS SUPPLYING 15 & 20 AMP OUTLETS IN BEDROOMS MUST BE PROTECTEDBY AN ARC-FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH SECTION 210.12 OF THE NEC.

LISTING AGENCY APPROVAL

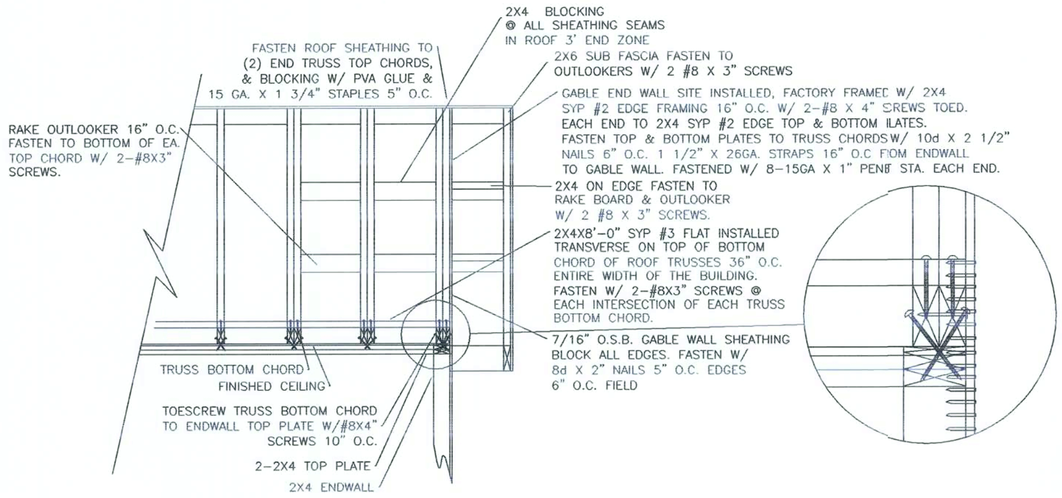
These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	R3
Allowable No. of Floors	1
Wind Velocity	140
Fire Rating of Ext. Walls	0
Plan No.	2056-0856F
Show Floor Load	40
Approval Date	8-15-06
Manufacturer	Pmi
Approved for High Velocity Hurricane Zone	No

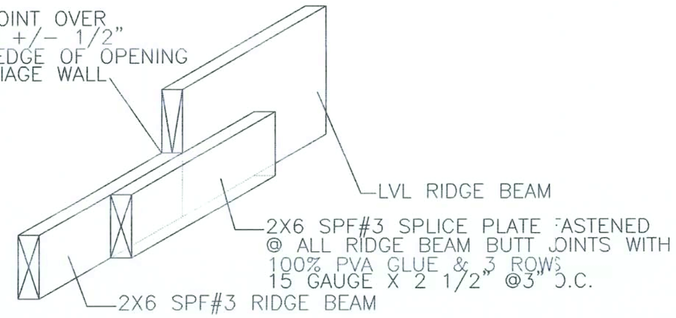
HWC
COA # 1025

8-14-06

PRECISION HOMES 305 E. 3RD STREET OCILLA, GEORGIA 31774	
THIRD PARTY: HILBORN, WERNER, CARTER & ASSOCIATES, 1627 SOUTH MYRTLE AVE. CLEARWATER, FL 33756	ENGINEER: CHARLES E. FULTZ, P.E. 388 THISTLE TRAIL DANVILLE, VA 24540
DATE:	
SCALE : 3/16"=1'	
CODES: SEE NOTES LABELS: FL	REVISIONS: BY: RWCIV
FP-103	SHEET 3 OF 6
ELECTRICAL	JOB NO. 2056-0856F



ENDWALL/ROOF ENDZONE BRACING



RIDGE BEAM SPLICE DETAIL

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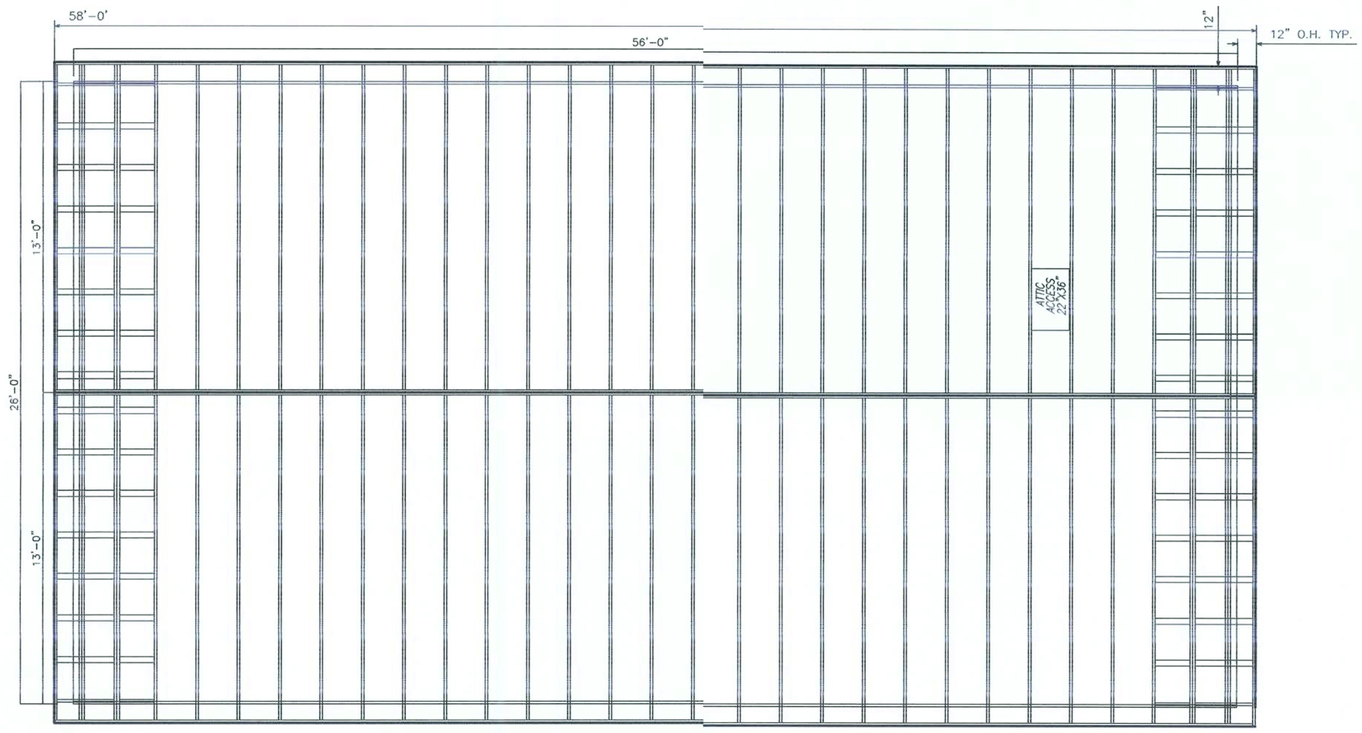
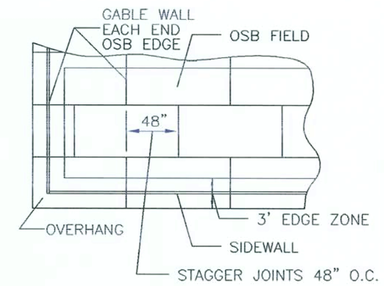


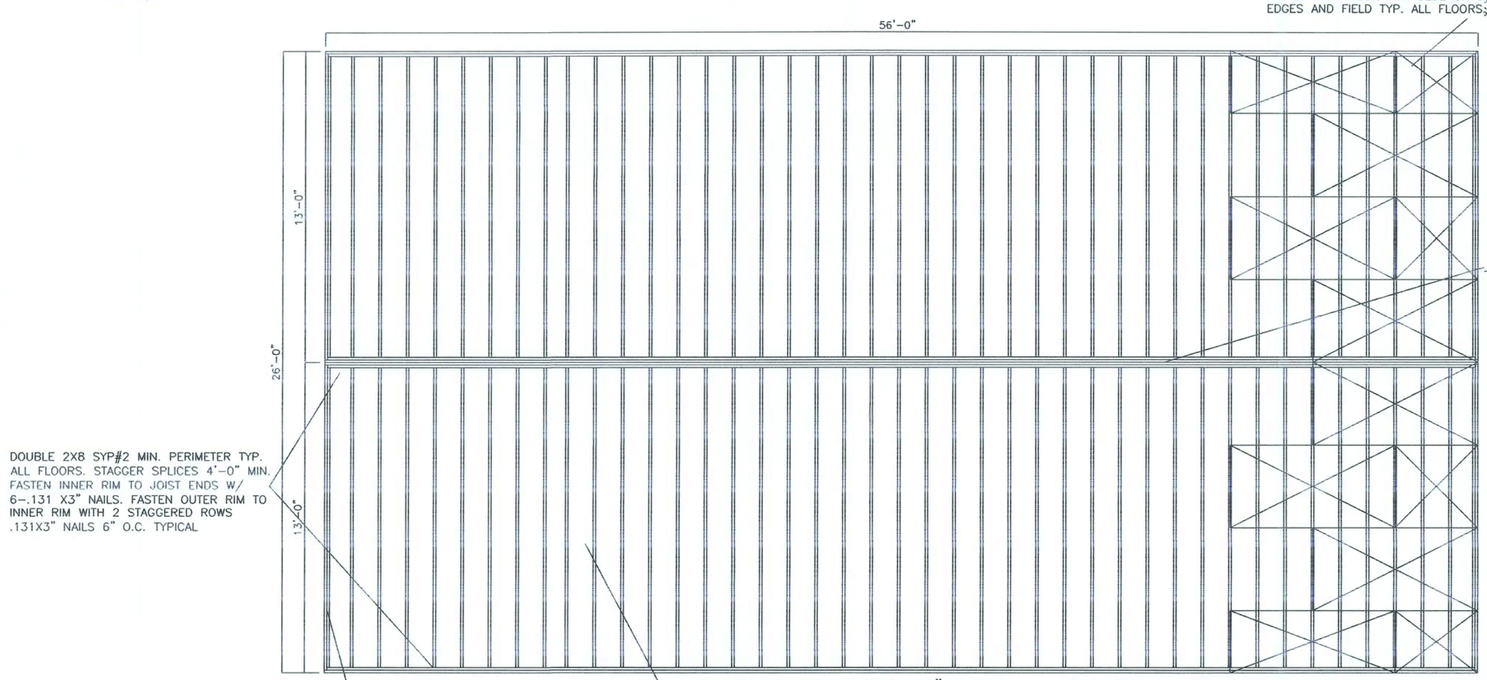
ROOF LAYOUT
2:4" O.C.



19/32" O.S.B. SHEATHING TO BE FASTENED
TO TRUSSES W/ 15 GA X 1 1/2" STAPLES.
@ GABLEWALL & OSB EDGES 5" O.C.
@ 3' EDGE ZONE AREA: 3 1/2" O.C. FIELD
@ 7" O.C. OSB FIELD

ROOF SHEATHING DETAIL

N.T.S.



FLOOR JOIST LAYOUT 16" O.C.

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	1
Wind Velocity	140
Fire Rating of Ext. Walls	0
Plan No.	2056-0856F
Allow. Floor Load	40
Approval Date	8-15-06
Manufacturer	PHCS
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

8-14-06

PRECISION HOMES

305 E. 3RD STREET OCILLA, GEORGIA 31774

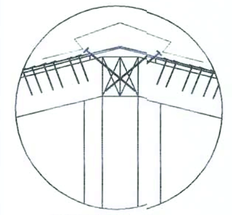
THIRD PARTY: HILBORN, WERNER, CARTER & ASSOCIATES, 1627 SOUTH MYRTLE AVE., CLEARWATER, FL 33756

ENGINEER: CHARLES E. FULTZ, P.E., 388 THISTLE TRAIL, DANVILLE, VA. 24540

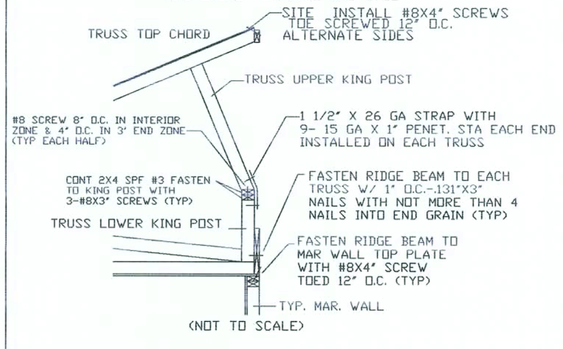
DATE:		
SCALE : 3/16"=1'		
CODES: SEE NOTES	REVISIONS: 09/26/2005	BY: RWCIV
LABELS: FL		
FP-103		SHEET 4 OF 6
FLOOR/ROOF FRAMING	JOB NO. 2056-0856F	

LISTED TRUSSES 24" O.C.
* DOUBLE TRUSSES 24" O.C. @
END ZONES AND PORCH IF OPTIONED
20 PSF L.L. TOP CHORD
6 PSF D.L. TOP CHORD
0 PSF ATTIC L.L. BOTTOM CHORD
10 PSF D.L. BOTTOM CHORD
SEE TRUSS DESIGN #HM229704 – 7/12
SEE TRUSS DESIGN #HM291405 – 5/12
SEE TRUSS DESIGN #M253103 – 3/12
SEE TRUSS DESIGN #M253102 – 2.5/12

RIDGE & SOFFIT VENTS EQUAL 1/150 OF ROOF AREA
MIN. 9.37 SQ.FT. NET TOTAL VENTILATION IS REQUIRED.
(UNLESS VAPOR BARRIER INSTALLED IN ATTIC=4.68 SQ.FT.)


DETAIL "B"

DETAIL "A"
FASTENING FOR 5/12 AND 7/12



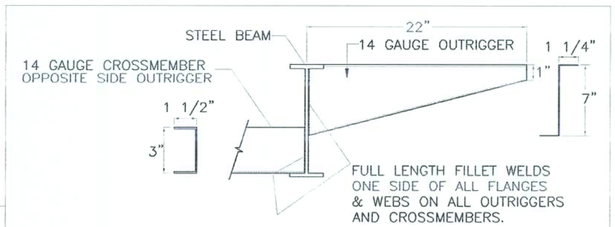
(NOT TO SCALE)

2x4 RIDGE BOARD EACH SIDE FASTEN W/ 4–15GA X 2 1/2" STAPLES TO EACH RUSS.
SITE INSTALL #8 X 4" SCREWS STAGGERED FROM SIDE TO SIDE @ 12" O.C. MAXIMUM.
CONT. RIDGE VENT SITE INSTALLED ALLOW 1" OPENING FOR VENTILATION. SEE DETAIL "B"
SITE INSTALL 2" X 18"– 26 GA. STRAP W/ 8–15 GA X 1" PENET. STAPLES EA. END EACH TRUSS ACROSS PEAK
INSTALL 1X4 SPF#2 @ CENTER OF TRUSS WEB MEMBER WITH 2–15GA X 1 3/4" STAPLES TYPICAL EACH HALF 5/12 & 7/12 TRUSS ONLY
2X6 SPF#2 RIDGE BEAM UNLESS NOTED DIFFERENTLY ON FLOOR PLAN
12
2.5, 3, 5 OR 7
LISTED TRUSSES @ 24" O.C. APPROVED TRUSS DESIGN FOR 140 mph EXP. B. (3 SEC. GUST) DOUBLE TRUSS @ END ZONE AND ABOVE PORCHES. FASTEN DOUBLE TRUSSES TOGETHER W/ 15GA X 2 1/2" STAPLE 6" O.C.
FASTEN RIDGE BEAM TO EACH TRUSS W/ 1" O.C.-.131"X3" NAILS WITH NOT MORE THAN 4 NAILS INTO END GRAIN (TYP)
ASPHAULT SHINGLES, OVER 15# FELT PAPER, OVER 19/32" O.S.B., RATED SHEATHING, MINIMUM EXP.–1, 24/16 – SEE ROOF SHEATHING DETAIL
2 LAYERS OF 15# FELT PAPER FOR 2.5/12 AND 3/12 TRUSS.
1–1/2" MINIMUM WIDTH CONTINUOUS PLYWOOD BEARING STRIP (TYP.)
TRUSS TO TOP PLATE FASTEN W/ 2–#8 X 3" SCREWS TOED EACH TRUSS
1'–0"
INSTALL 1½" X 26 GA. STRAP W/ 8–15 GA X 1" PENET. STAPLES EA. END FROM TOP PLATE TO STUD/HEADER 16" O.C. EACH ENDWALL AND SIDEWALL.
GALV. STEEL DRIP EDGE. TYP.
2X6 SYP#3 SUB–FASCIA
HARDI–PLANK OR VINYL FASCIA AND VENTED SOFFIT INSTALLED PER MANUFACTURER SPECS.
12" OVERHANG
CEILING INTERIOR FINISH
FASTEN RIDGE BEAM TO MAR WALL TOP PLATE WITH #X4" SCREW TOED 12" O.C. (TYP)
2.5, 3/12 SHOWN SEE DETAIL–A
R–30 INSULATION W/ KRAFTBACK OR BLOWN INSULATION WITH POLYETHELENE VAPOR BARRIER BELOW
SIMPSON H2.5A TRUSS TIE–DOWN @ EACH TRUSS
SIMPSON H6 TRUSS TIE–DOWN @ EACH PORCH TRUSS
BEND STRAP OVER TOP CHORD.
DOUBLE TOP PLATE 2x4 OR 2X6 SPF#2 STAGGER SLICES 48" MIN. FASTEN W/ 15 GA X 2 1/2 @ 4" O.C.
DOUBLE TOP PLATE 2x4 SPF #3 MIN.
26 GA. x 1–1/2" STEEL STRAP FROM TRUSS TO WALL STUD AND/OR FROM RIDGE BEAM TO WALL STUD @ 16" O.C. W/ (8) 15 GA. x 1" STAPLES PER STRAP END PLUS STRAPS @ OPENING COLUMNS PER FLOOR PLAN (TYPICAL EACH MARRIAGE WALL)
EXTERIOR WALL FINISH
CRIPPLE STUDS 2x4 SPF#2 @ 16" O.C.
2x HEADER PER APPROVED STRUCTURAL PACKAGE
96" – 108"
TYPICAL WINDOW, SEE FLOOR PLAN FOR SPECIFICATIONS
WALL INTERIOR FINISH 1/2" GYPSUM BOARD INSTALLED PER MANUF. SPECS.
EXTERIOR WALL STUDS 2x4 SPF#2 16" O.C. DOUBLED @ ENDZONE
EXTERIOR WALL STRUCTURAL & FINISH
SIDEWALLS:
INTERIOR: 1/2" GWB INSTALLED PER MANUF. SPECS.
EXTERIOR: 3/8" MIN. OSB SHEATHING FASTENED W/ 15 GA X 1 1/2" STA. @ 5" O.C. EDGE, 6" O.C. FIELD. BLOCK ALL EDGES
VINYL SIDING OR HARDI PLANK SIDING INSTALLED PER MANUFACTURER SPECS.
SILL PLATE 2x4 SPF#2
CRIPPLE STUDS 2x4 SPF#2 @ 16" O.C.
13'–1/2"
5/8" O.S.B., T & G, EXP.–1, 24/16" O.C.
MARRIAGE WALL STUDS 2x4 SPF#2 @ 16" O.C.
26 GA. x 1–1/2" STEEL STRAPS FROM WALL STUD TO JOIST @ 16" O.C. W/ (8) 15 GA. x 1" STAPLES PER STRAP END PLUS STRAPS @ OPENING COLUMNS PER FLOOR PLAN (TYPICAL EACH MARRIAGE WALL)
ROUT OFF EXCESS FLOOR SHEATHING
R–13 INSULATION W/ KRAFTBACK
ENDWALLS:
INTERIOR: 1/2" GWB INSTALLED PER MANUFACTURER SPECS.
EXTERIOR: 3/8" MIN. OSB SHEATHING FASTENED W/ 15 GA X 1 1/2" @ 5" O.C. EDGE, 6" O.C. FIELD BLOCK ALL EDGES
VINYL SIDING OR HARDI PLANK SIDING INSTALLED PER MANUFACTURER SPECS.
BOTTOM PLATE 2x4 SPF#2 FASTEN TO RIM W/ #8X3" SCREWS 12" O.C.
26 GA. x 1–1/2" STEEL STRAP FROM WALL STUD TO FLOOR JOIST @ OPENING STUDS AND 16" O.C. W/ (8) 15 GA. x 1" STAPLES PER STRAP END (TYPICAL SIDEWALLS & ENDWALLS) DBL. STRAPS WITHIN 4' OF ALL CORNERS @ EACH STUD
T & G JOINT
37¾" ℄ FLOOR & BEAM
BOTTOM PLATE 2x4 SPF#2
3/8"ø LAG BOLTS @ 32" O.C. STAGGERED SIDE TO SIDE W/ 1 1/2" MIN. PENETRATION INTO ADJACENT MODULE.
LUS 28 JOIST HANGER INSTALLED UPSIDE DOWN ON EACH END OF EACH JOIST TYPICAL©
DP–10 CONNECTOR 12" FROM END WALL & 5'–0" O.C. TYP. @ SIDEWALLS
95½" O.C. TYP.
RIM JOIST DOUBLE 2x8 SYP#2 MIN.
FLOOR JOISTS 2x8 SYP#2 MIN. @ 16" O.C.
S–20–F COLUMN ANCHOR INSTALLED AT ALL COLUMNS
STEEL I BEAM TYPICAL M12X11.8 OR M10X9
2– 5/16" x 3" LAG SCREW THROUGH FLANGE INTO JOIST @ ALL OUTRIGGERS. OUTRIGGERS INSTALLED 96" O.C.
R–19 INSULATION W/ KRAFTBACK UP
SIMPLEX BOTTOM BOARD (TYP.)
2X8 P.T. PLATE CONTINUOUS SYP (TYP.)
8"X8"X16" CONC. BLOCK WALL OVER 1'-"X24" CONC. FOOTING W/ 2 #5 BARS (TYP.) (FINAL DESIGN BY LOCAL PE)
FINISH GRADE
FASTEN FLANGE CLIP ON INSIDE STEEL BEAM FLANGE TO EACH JOIST BETWEEN OUTRIGGERS W/ 1– 5/16" X 3" LAG SCREW. TYPICAL EACH STEEL BEAM. FLANGE CLIP WELDED TO STEEL BEAM EDGE.
MIN. SOIL BEARING CAPACITY 2000 P.S.F.
CONCRETE COMPRESSIVE STRENGTH 2500 I.S.I. MIN. (TYP.).

ALL WORK BELOW THIS LINE DESIGNED AND COMPLETED ON–SITE BY OTHERS

- FOUNDATION SYSTEM BY OTHERS
- MODULE TO FOUNDATION BY OTHERS
- DECKS, PORCHES, & PORCH ROOF BY OTHERS

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 1
Wind Velocity 140
Fire Rating of Ext. Walls 0
Plan No. 2056-0856F
Allow. Floor Load 40
Approval Date 8-15-06
Manufacturer Pres
Approved for High Velocity Hurricane Zone No
HWC
COA # 1025



OUTRIGGER & CROSSMEMBER DETAIL

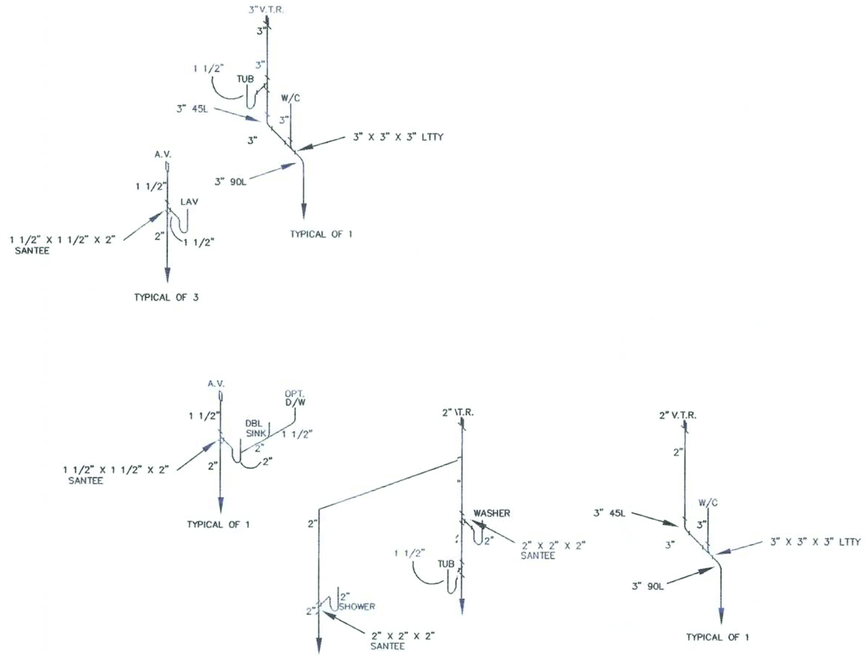
ATE TRUSS AND WALL TIE–DOWN
S MAY BE USED IN ACCORDANCE
HE APPROVED STATE PACKAGE.

8-14-06

PRECISION HOMES
305 E. 3RD STREET OCILLA, GEORGIA 31774

THIRD PARTY: HILBORN, WERNER, CARTER & ASSOCIATES 1627 SOUTH MYRTLE AVE. CLEARWATER, FL 33756
ENGINEER: CHARLES E. FULTZ, P.E. 388 THISTLE TRAIL DANVILLE, VA. 24540

DATE:		
SCALE : 3/16"=1'		
CODES: SEE NOTES	REVISIONS: 09/26/2005	BY: RWCIV
LABELS: FL		
FP–103		SHEET 5 OF 6
CROSS SECTION	JOB NO. 2056–0856F	

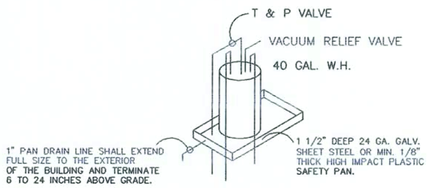


DRAIN, WASTE AND VENT RISER

WATER HEATER NOTES:

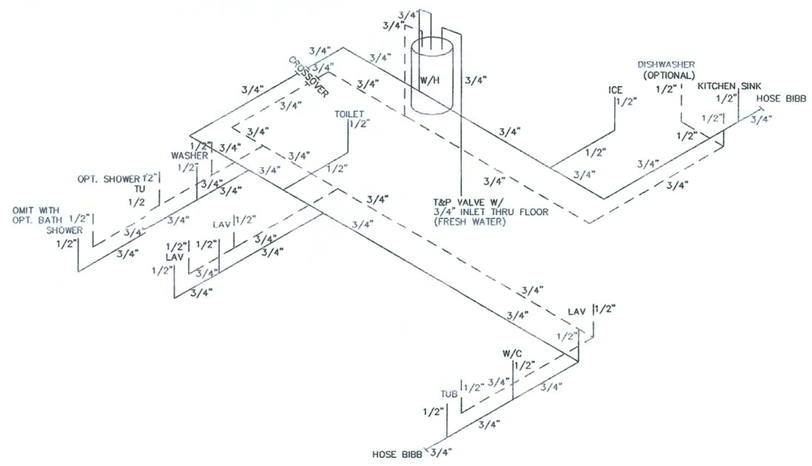
1. WATER HEATER SHALL BE PROVIDED WITH A COLD WATER "DIP" TUBE WITH A HOLE AT THE TOP OR A VACUUM RELIEF VALVE INSTALLED IN THE COLD WATER SUPPLY LINE ABOVE THE TOP OF THE WATER HEATER TANK. BOTTOM FED WATER HEATERS SHALL HAVE VACUUM RELIEF VALVE INSTALLED.

2. WATER HEATERS SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE INSTALLED IN THE SHELL OF THE WATER HEATER TANK.



TYPICAL WATER HEATER DETAIL

N.T.S.



WATER DISTRIBUTION RISER DIAGRAM

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.

5. WATER SUPPLY LINES SHALL BE CPVC, PEX, OR COPPER.

6. WATER CLOSETS AVG. WATER USAGE SHALL NOT EXCEED 1.6 GAL PER FLUSH.

7. BUILDING DRAIN AND CLEAN OUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS. SUBJECT TO LOCAL JURISDICTION APPROVAL.

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. PER MIN. @ 60 P.S.I..

10. SHOWER HEADS SHALL NOT USE MORE THAN 2.5 GAL. PER MIN. @ 60 P.S.I. PER ANSI. STD. A112.18.111.

11. ALL SHOWERS TO HAVE TEMPERATURE OF WATER CONTROLLED BY A ANTI-SCALD MIXING VALVE TO LIMIT THE WATER TEMPERATURE TO 120 DEG. F..

12. ALL EXTERIOR PIPING SHALL HAVE 2" INSULATION ON SITE BY OTHERS.

13. WHEN COPPER PIPING IS USED WATER HAMMER ARRESTORS MUST BE INSTALLED PER MANUFACTURERS INSTRUCTIONS @ WASHER, DISHWASHER, AND ICE MAKER

FITTING NOTES:

1. CHANGES IN DIRECTION IN SCHEDULE 40 DWV-PVC AND ABS DRAINAGE PIPING SHALL BE MADE BY THE APPROPRIATE USE OF 45 DEG. (0.785 RAD) WYES, QUARTER BENDS OR LONG SWEEP QUARTER BENDS, ONE-SIXTH, ONE-EIGHTH, OR ONE-SIXTEENTH BENDS, OR BY A COMBINATION OF THESE OR EQUIVALENT FITTINGS. SINGLE AND DOUBLE SANITARY TEES AND QUATER BENDS MAY BE USED IN DRAINAGE LINES ONLY WHERE THE DIRECTION OF FLOW IS FROM THE HORIZONTAL TO THE VERTICAL.

2. SHORT SWEEPS - NOT LESS THAN 3" DIAMETER MAY BE USED IN SOIL AND WASTE LINES WHERE CHANGE IN DIRECTION OF FLOW IS FROM THE HORIZONTAL TO THE VERTICAL AND MAY BE USED FOR MAKING NECESSARY OFFSETS BETWEEN THE CEILING AND THE NEXT FLOOR ABOVE.

SUPPLY LINE SIZING IS BASED ON AN ASSUMED AVAILABLE PRESSURE OF 46 TO 60 PSI AT MAIN INLET AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

ALL SUPPLY LINES SHALL BE 3/4", ALL STUB-UPS SHALL BE 1/2" UNLESS OTHERWISE SPECIFIED.

USTING
AGENCY APPROVAL

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Const. Type	VB
Occupancy	R3
Allowable No. of Floors	1
Wind Velocity	140
Fire Rating of Ext. Walls	0
Plan No	2056-0856F
Allow. Floor Load	40
Approval Date	8-15-06
Manufacturer	PHS
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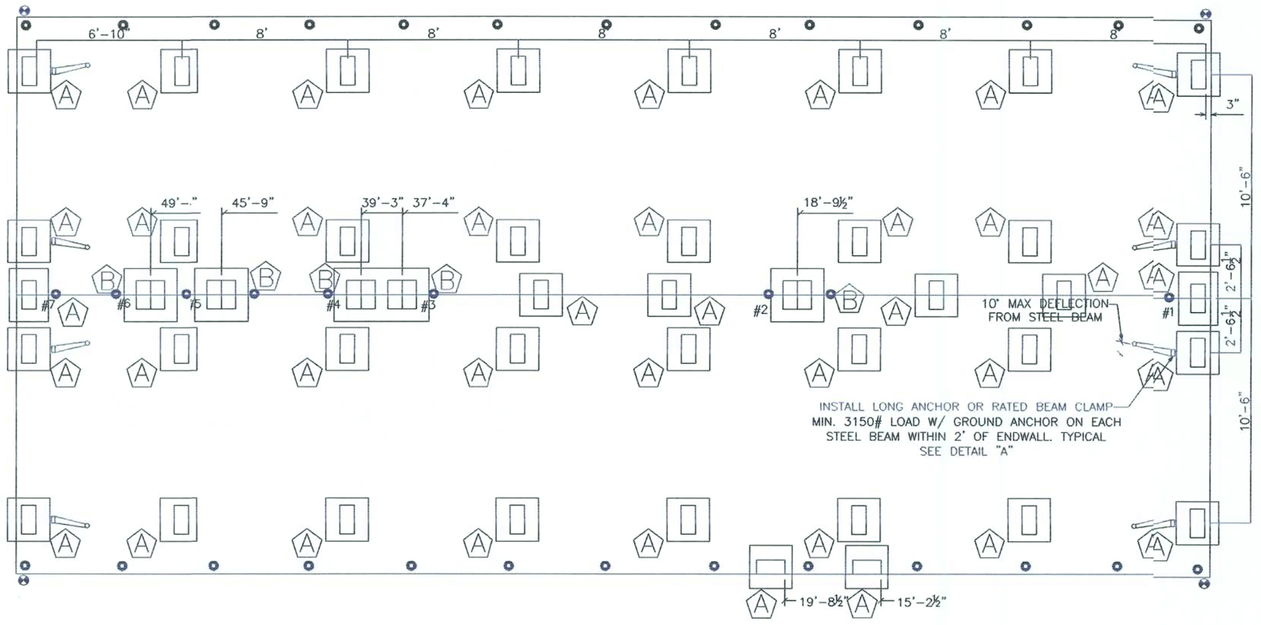
ENGINEER: CHARLES E. FULTZ, P.E. 388 THISTLE TRAIL DANVILLE, VA. 24540

DATE:		
SCALE : NTS		
CODES: SEE NOTES	REVISIONS:	BY: RWCIV
LABELS: FL		
FP-103		SHEET 6 OF 6
PLUMBING	JOB NO. 2056-0856F	



● = TIE-DOWN ANCHOR LOCATIONS TO BE INSTALLED IN FIELD.
⊖ = VERTICAL TIEDOWNS INSTALLED AT FACTORY ON EXTERIOR WALL (TYP)

ALL FOUNDATION CONSTRUCTION, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES

FOUNDATION NOTES

MATERIAL SPECIFICATIONS

1. FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE SHOWN IN CHART. ANY SOIL CONDITIONS THAT MAY DIFFER FROM THAT DESCRIBED IN CHART MUST BE DESIGNED BY AN CERTIFIED ENGINEER.
2. FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR PROPERLY COMPACTED FILL MATERIAL. COMPACTED SOILS SHALL BE TESTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.
3. EXCAVATIONS FOR FOUNDATIONS SHALL BE BACKFILLED WITH SOIL WHICH IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS AND LARGE ROCKS.

FOUNDATION

1. THIS FOUNDATION PLAN IS PROVIDED FOR REFERENCE AS A TYPICAL STANDARD. ALTERNATE FOUNDATION PLANS, FOOTINGS, ETC. MAY BE DESIGNED BY OTHERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE JURISDICTION HAVING AUTHORITY.
ALL FOUNDATION CONSTRUCTION, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
2. CONCRETE IN FOOTINGS SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH OF NO LESS THAN 2,500 PSI (17,238 kPa) AT 28 DAYS.

MASONRY UNIT

1. PIERS SHALL BE CONSTRUCTED WITH NOM. 8" x 8" x 16" CONCRETE MASONRY UNITS CONFORMING TO ASTM C-90.

WOOD/SHIM MATERIAL

1. ALL WOOD BLOCKING AND SHIMS SHALL BE CEDAR OR PRESSURE TREATED.

TIE DOWN STRAPS

TIE-DOWN STRAPS TO BE 1 1/4" x .035" TYPE-1, FINISH B, GRADE 1 ZINC COATED STEEL STRAPPING CERTIFIED BY A REGISTERED ENGINEER OR ARCHITECT AS CONFORMING WITH ASTM D3953-91. TIE DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE 3150# MINIMUM WORKING CAPACITY.

GROUND ANCHORS

1. EACH GROUND ANCHOR SHALL HAVE A WORKING CAPACITY NO LESS THAN THE SUM OF THE REQUIRED WORKING CAPACITIES OF ALL TIE -DOWN STRAPS CONNECTED TO THE GROUND ANCHOR, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DESIGN OF GROUND ANCHOR, INCLUDING SHAFT LENGTH, NUMBER AND DIAMETER OF HELIXES, ETC., TO BE AS SPECIFIED BY THE GROUND ANCHOR MANUFACTURER FOR THE ACTUAL SOIL TYPE ENCOUNTERED. IF THE HOLDING OR PULLOUT CAPACITIES OF GROUND ANCHORS ARE BELOW THE ASSUMED DESIGN VALUES, THE ARCHITECT/ENGINEER MUST BE CONSULTED FOR AN ALTERNATE ANCHORAGE DESIGN.

INSTALLATION SPECIFICATIONS

I-BEAM FRAME

THE STEEL I-BEAM LOCATED UNDER THIS HOME IS PRMANANTLY INSTALLED AT THE MANUFACTURING FACILITY. THIS HME IS NOT TO BE MOVED AFTER INITIAL SET-UP.

SOIL/SITE PREPARATION

1. WHERE WATER IMPACTS THE GROUND FROM A ROOF VALLEY, DOWNSPOUT, OR OTHER RAINWATER COLLECTION DEVIE, PROVISIONS SHALL BE MADE TO PREVENT SOIL EROSON AND DIRECT WATER AWAY FROM THE FOUNDATION.
2. FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE AREA UNDER FOOTINGS, FOUNDATIONS AND CONCRETE SLABS ON GRADE SHALL HAVE ALL VEGETATION, STUMPS, ROOTS AND OTHER FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION. FILL MATERIAL SHALL BE REE OF VEGETATION AND FOREIGN MATERIAL.

FOOTER

SINGLE SOLID 8" DEPTH CONCRETE PAD. MAY BE SUBSTITUTED WITH DOUBLE SOLID 4" DEPTH CONCTRETE PADS.

MASONRY UNIT

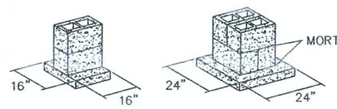
1. LONG DIMENSION OF ALL PIERS SHALL BE INSTALLED PARALLEL TO THE FRAME.
2. CONCRETE MASONRY UNITS SHALL CONFORM TO THE ASTM C 90 STANDARD & LAID IN TYPE M OR S MORTER OR COVERED WITH SURFACE BONDING CEMENT COMPLYING WITH ASTM C887 AND APPLIED IN STRICT ACCORDANCE WITH THE CEMENT MANUFACTURER'S INSTRUCTIONS, WITH THE BOTTOM COARSE LAID IN TYPE M OR S MORTAR. REINFORCEMENT BARS AND PIER FOOTINGS SHALL BE AS DESCRIBED IN THE PIER DETILS.
3. ALL PIERS SHALL BE CAPPED WITH 2x8 SYP PRESURE TREATED SILL PLATES FULL LENGTH OF PIER. PIERS SHALL PROVIDE A TRUE AND EVEN BEARING SURFACE.
4. THE CENTERLINE OF EACH PIER SHALL BE LOCATED DIRECTLY BELOW THE I-BEAM CENTER LINE (EXCEPT THOSE ALNG MATING LINE) WITH 1" MAX. TOLERANCE.

TIE DOWN STRAPS

1. THE FIRST TIE-DOWN STRAPS FROM THE ENDWALLS SHALL NOT EXCEED 2'-0" FROM EACH END.
2. MAXIMUM TIE-DOWN SPACING SHALL NOT EXCEED 4-0" O.C. WITHIN 6' OF HOME CORNERS AND SHALL NOT EXCEED 5'-0" FROM THAT POINT ON.

MISC.

1. ALL STAIRS, RAMPS, DECKS AND OTHER SITE WORK NOT SHOWN ON THESE DRAWINGS ARE DESIGNED BY OTHER AND SUBJECT TO THE APPROVAL OF THE JURISDICTION HAVING AUTHORITY.
2. TERMITE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE CODE WHEN REQUIRED BY SUH CODES.

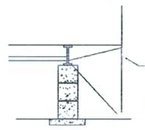


PIER "A" MAX. 36" HIGH

PIER "B" MAX. 80" HIGH

PADS SHALL BE 8" MIN. DEPTH UNLESS OTHERWISE NOTED. (2) 4" DEEP PADS MAY BE SUBSTITUTED FOR AN 8" PAD). PADS SHALL BE 12" MIN. DEPTH BELOW FROST LINE.

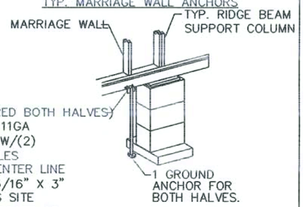
TYP. SIDEWALL ANCHORS



IN ADDITION TO FRAME TIEDOWN STRAPS, TIEDOWN SIDEWALL STRAPS MAY ALSO BE PROVIDED.

THE INSTALLER SHALL PROVIDE A FRAME TIE DOWN AT LOCATIONS NOT TO EXCEED SPACING SHOWN UNDER "TIE DOWN STRAPS" NOTE AT LEFT ALONG OUTSIDE I-BEAMS.

TYP. MARRIAGE WALL ANCHORS



(TIE DOWN REQUIRED BOTH HALVES) 1.5" x 1.5" X 11GA STEEL ANGLE W/(2) 7/16" DIA HOLES LAGGED TO CENTER LINE JOIST W/(2) 5/16" X 3" F.T. MIN. LAGS SITE INSTALLED. (LOCATE AS CLOSE AS POSSIBLE TO COLUMN PIERS)

PIER REQUIREMENTS AND LOADING			UNDER MAIN I-BEAMS	
SOIL CAPACITY (PSF)	PIER TYPE	MINIMUM PAD SIZE	MAXIMUM SPACING	MAX LOAD ON PIER (Lbs.)
1000	"A"	16 x 16	2'-2"	1528
1000	"A"	24 x 24	5'-6"	3750
1000	"A"	30 x 30	8'-0"	5318
1500	"A"	16 x 16	3'-6"	2417
1500	"A"	24 x 24	8'-0"	5318
2000	"A"	16 x 16	4'-8"	3306
2000	"A"	24 x 24	8'-0"	5318
3000	"A"	16 x 16	7'-6"	5038
3000	"A"	24 x 24	8'-0"	5318

THIS FOUNDATION IS DESIGNED FOR 140 MPH WIND SPEED (3SG)

MARRIAGE WALL OPENINGS		
PIER	PIER LOADING:	(LB)
#1	1569#	
#2	4640#	
#3	3543#	
#4	1043#	
#5	1267#	
#6	1267#	
#7	1043#	

'18-14-8 b

PRECISION HOMES

305 E. 3RD STREET OCILLA, GEORGIA 31774

ENGINEER: CHARLES E. FULTZ, P.E.
388 THISTLE TRAIL
DANVILLE, VA. 24540

DATE:		
SCALE : 3/16"=1'		
CODES: SEE NOTES	REVISIONS: 09/26/2005	BY: RWCIV
LABELS: FL		
FP-103		SHEET 1 OF 1
FOUNDATION		