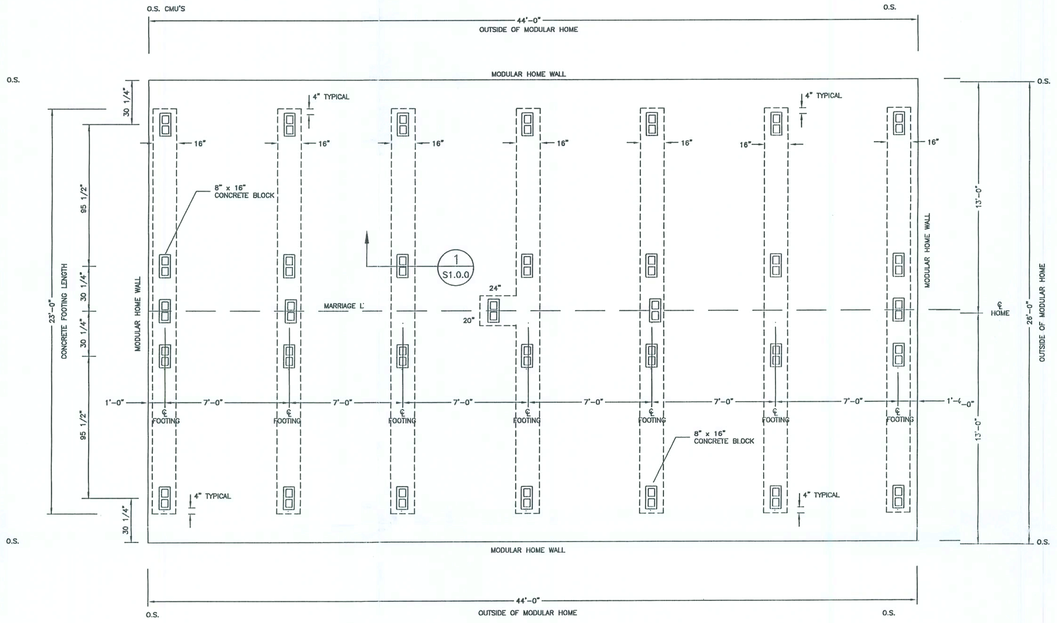
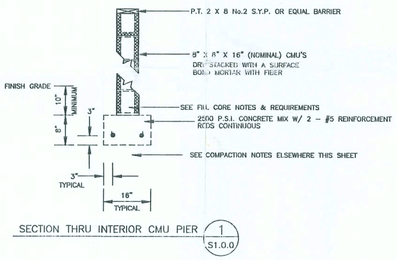
NOTE: THE CONTRACTOR IS DIRECTED TO REVIEW ALL CONSTRUCTION DRAWINGS & SPECIFICATIONS FOR ACCURACY & COMPLETENESS. ANY CONFLICTING INFORMATION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OF RECORD FOR RESOLUTION & CLARIFICATION.

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



DIMENSIONED FOUNDATION PLAN VIEW

FOUNDATION NOTES, REQUIREMENTS & INSTRUCTIONS	
MASONRY UNITS	ALL MASONRY UNITS DESCRIBED AS 8" X 8" X 16" CMU'S SHALL BE HOLLOW CONCRETE UNITS IN ACCORDANCE W/ ASTM C 90 OR C 145 AND SHALL HAVE A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 P.S.I. MASONRY FOUNDATION STEM WALLS SHALL BE RUNNING BOND CONSTRUCTION.
MORTAR	ALL MORTAR SHALL BE EITHER TYPE M OR S IN ACCORDANCE W/ ASTM C 270. ALL GROUT SHALL HAVE A MINIMUM COARSE AGGREGATE SIZE OF 3/8" PLACED A AN 8 TO 11 INCH SLUMP AND HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 P.S.I. @ 28 DAYS WHEN TESTED IN ACCORDANCE W/ ASTM C 1019, OR SHALL BE IN ACCORDANCE W/ ASTM C 476. ALL CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 P.S.I. @ 28 DAYS. ALL MORTAR JOINTS FOR HOLLOW UNIT MASONRY SHALL EXTEND THE FULL WIDTH OF FACE SHELLS. ALL BED JOINTS SHALL BE 3/8 INCH THICK. HEAD JOINTS SHALL BE 3/8 INCH THICK THE BED JOINT OF THE STARTING COURSE PLACED OVER FOOTINGS SHALL BE PERMITTED TO VARY IN THICKNESS FROM A MINIMUM OF 1/4" TO A MAXIMUM OF 3/4".
REINFORCING STEEL	REINFORCING STEEL SHALL BE #5 UNLESS OTHERWISE NOTED. ALL REINFORCING STEEL SHALL BE A MINIMUM OF GRADE 40 AND IDENTIFIED IN ACCORDANCE W/ ASTM A 615, A 616, A 617, OR A 706. SPLICES SHALL BE LAP SPLICES W/ A MINIMUM LAP OF 25" FOR #5 REINFORCEMENT BARS FOR MINIMUM COVER OVER FOUNDATION REINFORCEMENT -- SEE DETAILS & SECTIONS THIS SHEET
METAL ACCESSORIES	ALL JOINT REINFORCEMENT & ANCHOR TIES SHALL CONFORM TO ASTM A 82, ASTM A 36, & ASTM A 366 AS REQUIRED. LONGITUDINAL WIRES OF JOINT REINFORCEMENT SHALL BE FULLY EMBEDDED IN MORTAR OR GROUT WITH A MINIMUM COVER OF 5/8 INCH WHEN EXPOSED TO EARTH OR WEATHER. AND A MINIMUM OF 1/2 INCH WHEN NOT EXPOSED TO EARTH OR WEATHER. METAL ACCESSORIES USED IN EXTERIOR WALL CONSTRUCTION (NOT DIRECTLY EXPOSED TO WEATHER) SHALL BE GALVANIZED IN ACCORDANCE W/ ASTM A 153, CLASS B-2. METAL ACCESSORIES FOR USE IN INTERIOR WALL CONSTRUCTION SHALL BE MILL GALVANIZED IN ACCORDANCE W/ ASTM A 641, CLASS 1.
FILL COMPACTION	PRIOR TO GRADING OPERATIONS ALL SOIL, ORGANIC LITTER AND FILL SHALL BE STRIPPED FROM THE BUILDING AREA. COMPACTION SHALL NOT BE LESS THAN 95% OF THE MODIFIED PROCTOR, ASTM D 1557 MAXIMUM DRY DENSITY. ALL FILL MATERIAL SHALL BE INORGANIC W/ NOT MORE THAN 30% BY WEIGHT FINER THAN No. 200 U.S. STANDARD SIEVE CONFORMING TO THE FOLLOWING: A. LIQUID LIMIT, LW ..... 30 MAXIMUM B. ELASTICITY, LW -- 15, MAXIMUM C. DRY UNIT WEIGHT..... 100 LBS. PER CU. FT. ALL FILL MATERIAL SHALL BE UNIFORMLY PLACED AT OPTIMUM MOISTURE CONTENT IN 6 INCH UNIFORM LAYERS AND COMPACTED TO A MINIMUM DENSITY OF 95% OF THE MODIFIED PROCTOR AND IN ACCORDANCE W/ ASTM D 1557 MAXIMUM DRY DENSITY. FOOTINGS EXCAVATIONS SHALL BE INSPECTED BEFORE PLACING ANY CONCRETE TO ENSURE THAT FOOTINGS SHALL REST ON SOUND EARTH. ALL SUB GRADES MUST BE LEVEL, SMOOTH AND UNIFORMLY COMPACTED. SUB GRADE MUST BE ACCURATE WITHIN 1/4 INCH OF THE DESIGNATED LEVEL. ANY WALL WHICH IS TO RECEIVE BACK FILL ON BOTH SIDES SHALL HAVE THE BACKFILL PLACED SIMULTANEOUSLY ON BOTH SIDES IN EVEN LAYERS AS PREVIOUSLY DESCRIBED SO AS NOT TO APPLY UNEVEN LOADS.
GENERAL	FOOTINGS SHALL BE LEVEL OR STEPPED AS INDICATED ON THE PLAN VIEWS & DETAILED ELSEWHERE THIS SHEET SOIL, WASTE PIPES OR BUILDING DRAINS PASSING UNDER A FOOTING OR THROUGH A FOUNDATION STEM WALL SHALL BE PROVIDED W/ A RELIEVING ARCH OR AN IRON PIPE SLEEVE A MINIMUM OF TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH. STEM WALLS SHALL EXTEND NO GREATER THAN 3 FEET ABOVE THE FINISH GRADE AND CONSTRUCTED WITH THE PREVIOUSLY DESCRIBED MASONRY UNITS. ALL STATE & LOCAL CODES SHALL BE COMPLIED WITH BY THE CONTRACTOR. 1,000 P.S.F. MINIMUM SOIL BEARING PRESSURE SHALL BE OBTAINED UNDER ALL FOOTINGS & SLABS.



SECTION THRU INTERIOR CMU PIER 1 S1.0.0

NOTE: MARRIAG. LINE ANCHORING REQUIREMENTS AND TIE DOWN ANCHOR LOCATIONS AS PER MOBILE HOME MANUFACTURER'S RECOMENDATIONS.

THE FOUNDATION DESIGN IN THIS PLAN WILL COMPLY WITH SECTION 1606 OF THE FLORIDA BUILDING CODE 2001 FOR A 110 MPH WIND LOAD.

Curtis Keen 4/19/05

CURTIS E. KEEN, PE. #23836

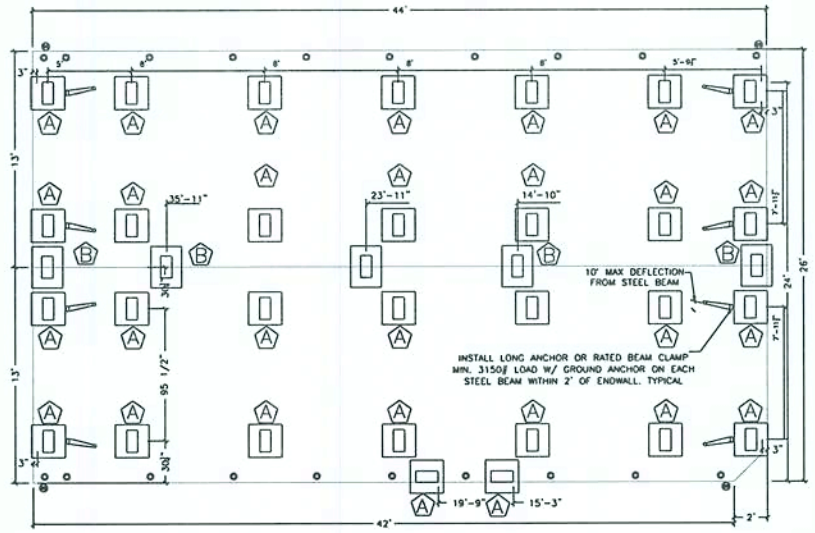
KEEN ENGINEERING & SURVEYING, INC.
LIVE OAK, FLORIDA 32060
386-362-4787
ENG. LIC. EB 3761

GARY HAMILTON HOMES
SUWANNEE COUNTY, FLORIDA

44' x 26' BOX MODULAR HOME
CONTINUOUS FOOTINGS

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

PROJECT No.	DRAWN BY:
PREFAB-S1.0.0.DWG	DATE 04/15/05
SHEET No. S1.0.0	



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 PERMANANTLY INSTALLED AT THE MANUFACTURING FACILITY. THIS HOME 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 DEVICE, PROVISIONS SHALL BE MADE TO PREVENT SOIL EROSION 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 FREE OF VEGETATION AND FOREIGN MATERIAL.

FOOTER

SINGLE SOLID 8" DEPTH CONCRETE PAD. MAY BE SUBSTITUTED WITH DOUBLE SOLID 4" DEPTH CONCRETE PADS. YOU MAY USE OTHER MATERIALS APPROVED BY THE LOCAL JURISDICTION IF IT PROVIDES EQUAL LOAD BEARING CAPACITY AND RESISTANCE TO DECAY.

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 DETAILS.
3. ALL PIERS SHALL BE CAPPED WITH 2x8 SYP PRESSURE 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 ALONG MATING LINE) WITH 1" MAX. TOLERANCE.

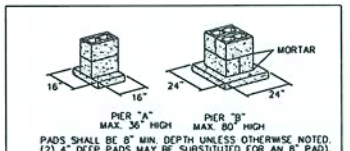
TIE DOWN STRAPS

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.

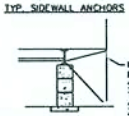
1. ALL STAIRS, RAMPS, DECKS AND OTHER SITE WORK NOT SHOWN ON THESE DRAWINGS ARE DESIGNED BY OTHERS AND SUBJECT TO THE APPROVAL OF THE JURISDICTION HAVING AUTHORITY.
2. TERMITE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE CODE WHEN REQUIRED BY SUCH CODES.

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



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 ANDING UNDER MAIN I-BEAMS				
SOIL CAPACITY (PSF)	PIER TYPE	MINIMAD	MAXIMUM SPACING	LOAD ON PIER (LB) (MAX lbs.)
1000	"A"	16	2'-2"	1528
1000	"A"	24	5'-6"	3750
1000	"A"	30	8'-0"	5318
1500	"A"	16	3'-6"	2417
1500	"A"	24	8'-0"	5318
2000	"A"	16	4'-8"	3306
2000	"A"	24	8'-0"	5318
3000	"A"	16	7'-6"	5038
3000	"A"	24	8'-0"	5318

THIS FOUNDAIS DESIGNED FOR 140 MPH SPEED (3SG)

MARRIAGE WALL OG PIERS	
PIER	PIER LOADING
#1	1584
#2	2000
#3	1456
#4	2444
#5	2444

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

ENGINEER: CHARLES C. FULTZ, P.E. 360 THISTLE TRAIL CHARLOTTE, NC. 28540

DATE: 10/07/05		
SCALE : 3/16"=1'		
CODES: SEE NOTES	REVISIONS:	BY: RWCIV
LABELS: FL		
FP-101		SHEET 1 OF 1

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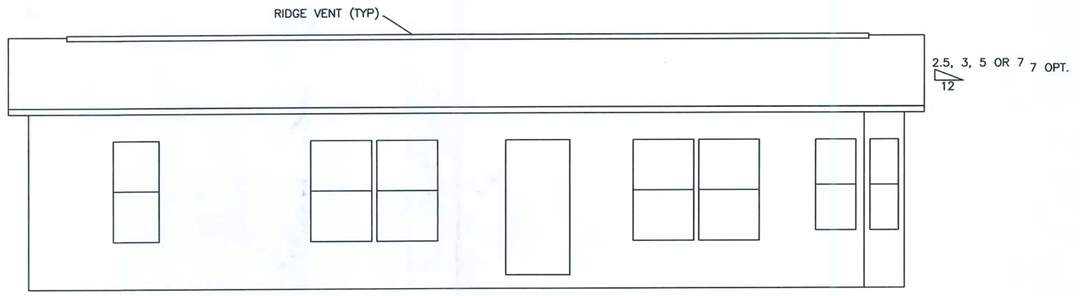
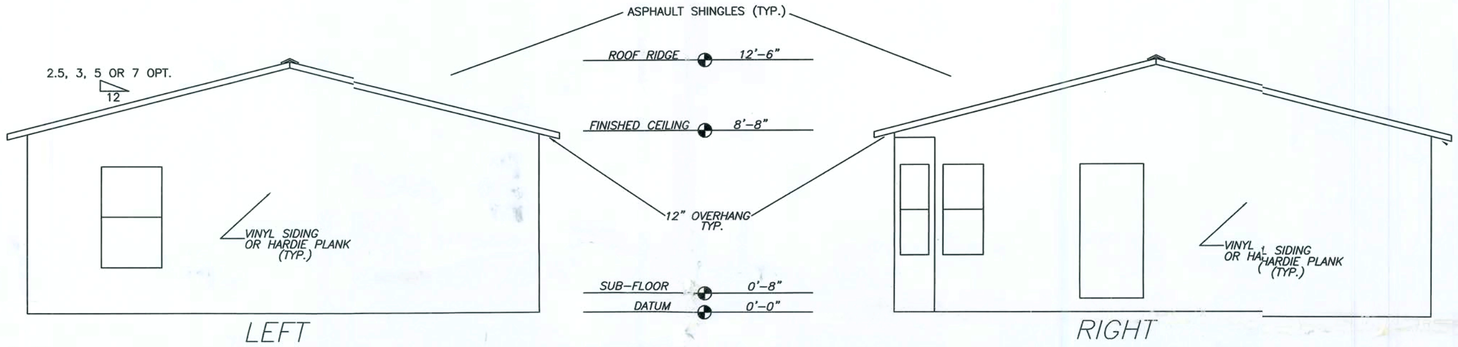
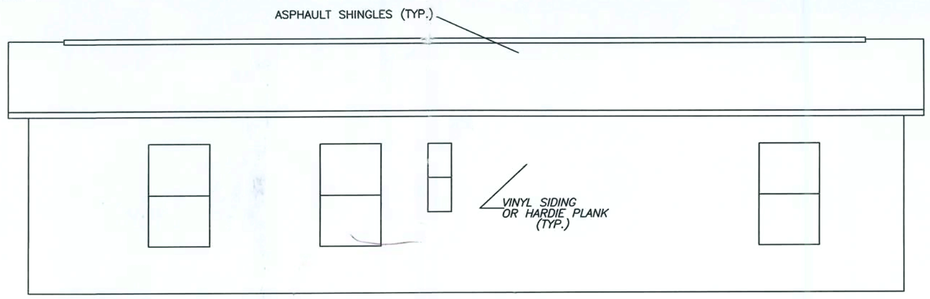


FRONT



LEFT

RIGHT



REAR

INDEX:

SITE INSTALLATION REQUIRMENTS

HE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED BY THE UILDING MANUFACTURER, HAVE NOT BEEN INSPECTED BY HE THIRD PARTY INSPECTION AGENCY AND ARE NOT CERTIFIED Y THE STATE MODULAR LABEL AND/OR CERTIFICATION PROGRAM. ODE COMPLIANCE FOR THESE ITEMS MUST BE DETERMINED AT HE LOCAL JURISDICTION LEVEL:

- THE COMPLETEED FOUNDATION SUPPORT SYSTEM, TIEDOWN, AND/OR ANCHORING SYSTEM.
- RAMPS, STAIRS, AND GENERAL ACCESS TO THE BUILDING
- BUILDING DRAINS, CLEANOUTS AND HOOK-UPS TO PLUMBING SYSTEM, AND FINISH PLUMBING.
- ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS AND THE MAIN ELECTRICAL PANEL)
- CONNECTION OF ELECTRICAL CROSSOVERS AT THE MATELINE OF MULTIPLE MODULE BUILDINGS.
- STRUCTURAL AND AESTETIC INTERCONNECTIONS AT THE MATE LINE OF MULTIPLE MODULE BUILDINGS.
- INSTALLATION OF INSULATION AT FLOOR, CEILING, AND ENDWALLS AT MATELINES OF MULTIPLE MODULE BUILDINGS
- INSTALL R6.5 INSULATION ON ALL PIPING INSTALLED IN ALL UNCONTITIONED SPACES.
- INSTALL FIRE STOPPING AT ALL MODULE MATELINES AT THE MATEWALLS, CEILING & FLOOR SYSTEM.
- INSTALL CRAWL SPACE LIGHT AND SWITCH.(IF APPLICABLE)
- HVAC CROSSOVER DUCTS AND HVAC SYSTEM.
- RIDGE VENTS MUST BE INSTALLED PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS
- STORM SHUTTERS OR PROTECTIVE PANELS REQUIRED FOR GLAZED OPENINGS PER FBC SECTION 1606.1.4
- PLAN REVIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S. TO BE 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 COMPLETE FOUNDATION SUPPORT AND TIEDOWN SYSTEM.
2- RAMPS, STEPS, AND GENERAL ACCESS TO THE BUILDING.
3- FIRE EXTINGUISHERS
4- BUILDING DRAINS, CLEANOUTS, AND HOOK UP TO PLUMBING SYSM.
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 SAFY STANDARDS ACT.42 U.S.C. 5401 ET SEQ. UNDER PROVISIONS OF 24 C 3282.12 IN THAT THE BUILDING IS:

1- INTENDED ONLY FOR ERECTION OR INSTALLATION ON A SITE-BUI 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

SEE 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: 2001 FBC W/ 2003 AMMENDMENT INCLUDING JUNE 30, 2003 UPDATE.
2001 FPC W/2003 AMMENDMENT.
2001 FMC W/ 2003 AMMENDMENT.
2002 NEC
BUILDING CATEGORY II PER ASCE 7-98
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: VI UNPROTECTED, WOOD FRAME
MEAN ROOF HEIGHT NOT TO EXCEED 15' ABOVE GRADE.
COMPONET AND CLADDING LOADS:

	MIN.	MAX.
ROOF ZONE 1=	-30.63 PSF	15 PSF
ROOF ZONE 2=	-49.39 PSF	15 PSF
ROOF ZONE 3=	-49.39 PSF	15 PSF
OVERHANG ZONE 2=	-68.77 PSF	
OVERHANG ZONE 3=	-78.15 PSF	
WALL ZONE 4=	-32.54 PSF	28.84 PSF
WALL ZONE 5=	-34.20 PSF	28.84 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:

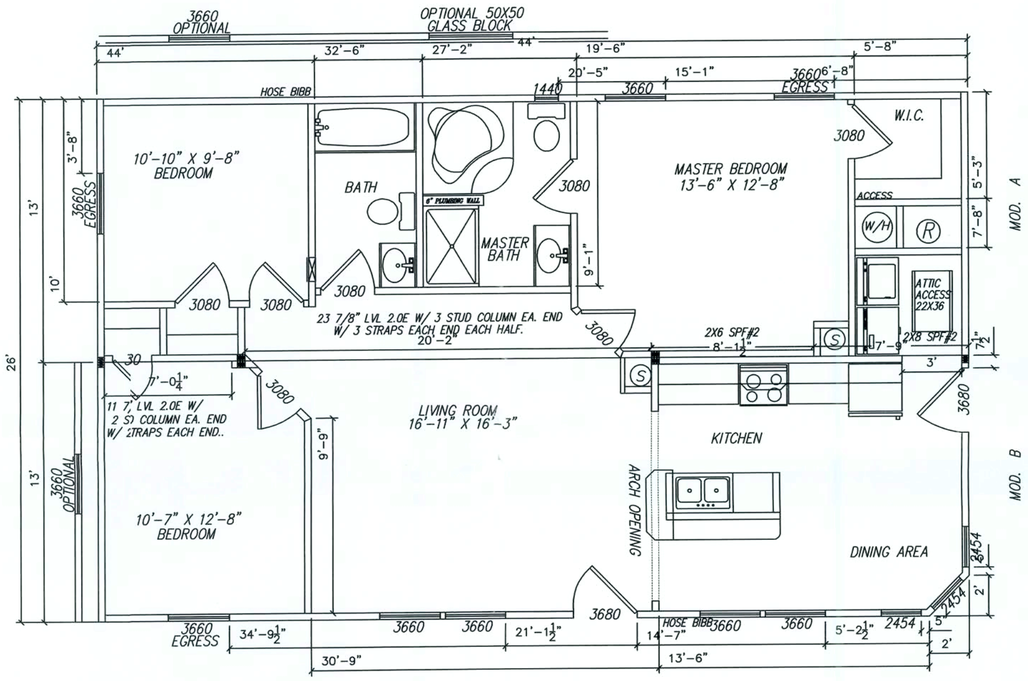
Const. Type	V-B
Occupancy	R-3
Allowable No. of Floors	1HD
Wind Velocity	
Fire Rating of Ext. Walls	0
Plan No.	2056-044H2F
Allow. Floor Load	40
Approval Date	12-7-04
Manufacturer	PHC
Approved for High Velocity Hurricane Zone	N/A

HWC
COA # 1025

Date 12-7-04 Plan No. 2056-044H2F
Approved By JAMES A. LYONS
James A. Lyons
Modular Building Plans Examiner
Florida License No. SMP-12

12-30-04

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: 11/15/04	
SCALE : 3/16"=1'	
CODES: SEE NOTES	REVISIONS: BY: RWCIV
LABELS: FL	
FP-101	SHEET 1 OF 6
COVER/ELEVATIONS	JOB NO. 2056-044H2F



THE F.B.C. REQUIRES THAT ALL BUILDINGS LOCATED IN AREAS WITH WIND SPEEDS EQUAL TO OR GREATER THAN 120 MPH WHICH ARE WITHIN ONE MILE OF A HURRICANE PRONE COAST LINE BE PROVIDED WITH EITHER OF THE FOLLOWING.

--IMPACT RESISTANT GLAZING COMPLYING WITH AN IMPACT GLAZING STANDARD, ASTM E1996 AND/OR ASTM E1886

--STORM PROTECTION WOOD STRUCTURAL PANELS OF MINIMUM 7/16" O.S.B. OR PLYWOOD. PRECUT TO FIT THE GLAZING ARE REQUIRED AND ATTACHED WITH THE ATTACHMENT HARDWARE PROVIDED. THE PANELS MUST BE INSTALLED IN ACCORDANCE WITH THE FASTENING SCHEDULE PROVIDED IN TABLE 1606.1.4 FOR WIND SPEEDS NOT EXCEEDING 130 MPH OR THE ATTACHMENTS MUST BE DESIGNED TO RESIST THE COMPONET AND CLADDING LOADS SPECIFIED ON TABLE 1606.2B ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE 1606.2D.

THE STORM PROTECTIVE PANELS WILL BE PROVIDED BY THE LOCAL CONTRACTOR OR INSTALLER.

EXTERIOR DOORS AND WINDOWS MUST BE DESIGNED TO RESIST THE DESIGNED WIND LOADS SPECIFIED IN TABLE 1606.2B OF THE FBC. ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE 1606.2D OF THE FBC.

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

NOTE: ALL WINDOWS TO BE SINGLE HUNG W/ INSULATED GLAZING ALL WINDOWS MUST COMPLY W/ FBC SECTION 1005.4 (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	TYP. LIGHT	VENT
30"	40"	SINGL HUN 6.28	3.14
36"	60"	SINGL HUN 12.20	6.14
24"	54"	SINGL HUN 6.82	3.46
14"	40"	SINGL HUN 2.48	1.30
72"	80"	S.G. 34.94	17.47
36"	80"	EXT DOO N/A	N/A

LIGHT & VENT SCHEDULE	FLOOR AREA SQ. FT.	LIGHT REQUIRED	LIGHT PROVIDED	VENT REQUIRED	VENT PROVIDED
KITCHEN/DINING	185.11	14.81	35.86	7.41	22.66
LIVING ROOM	263.43	21.07	24.40	10.54	12.28
MASTER BEDROOM	162.68	13.01	24.40	6.51	12.28
BEDROOM #1	129.17	10.33	12.20	5.17	6.14
BEDROOM #1	104.72	8.38	12.20	4.19	6.14

LISTING AGENCY APPROVAL
These plans comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:
Const. Type: V-B
Occupancy: R-3
Alt/Addit. No. of Floors: 1
Wind Velocity: 140
Fire Rating of Ext. Walls: 0
Plan No.: 2056-0413F
Allow. Floor Load: 40
Approval Date: 12-8-04
Manufacturer: Fleetwood
Approved for High Velocity Hurricane Zone: Y/C
HWC
COA # 1025

12-30-04

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: 11/15/04

SCALE : 3/16"=1'

CODES: SEE NOTES

LABELS: FL

REVISIONS:

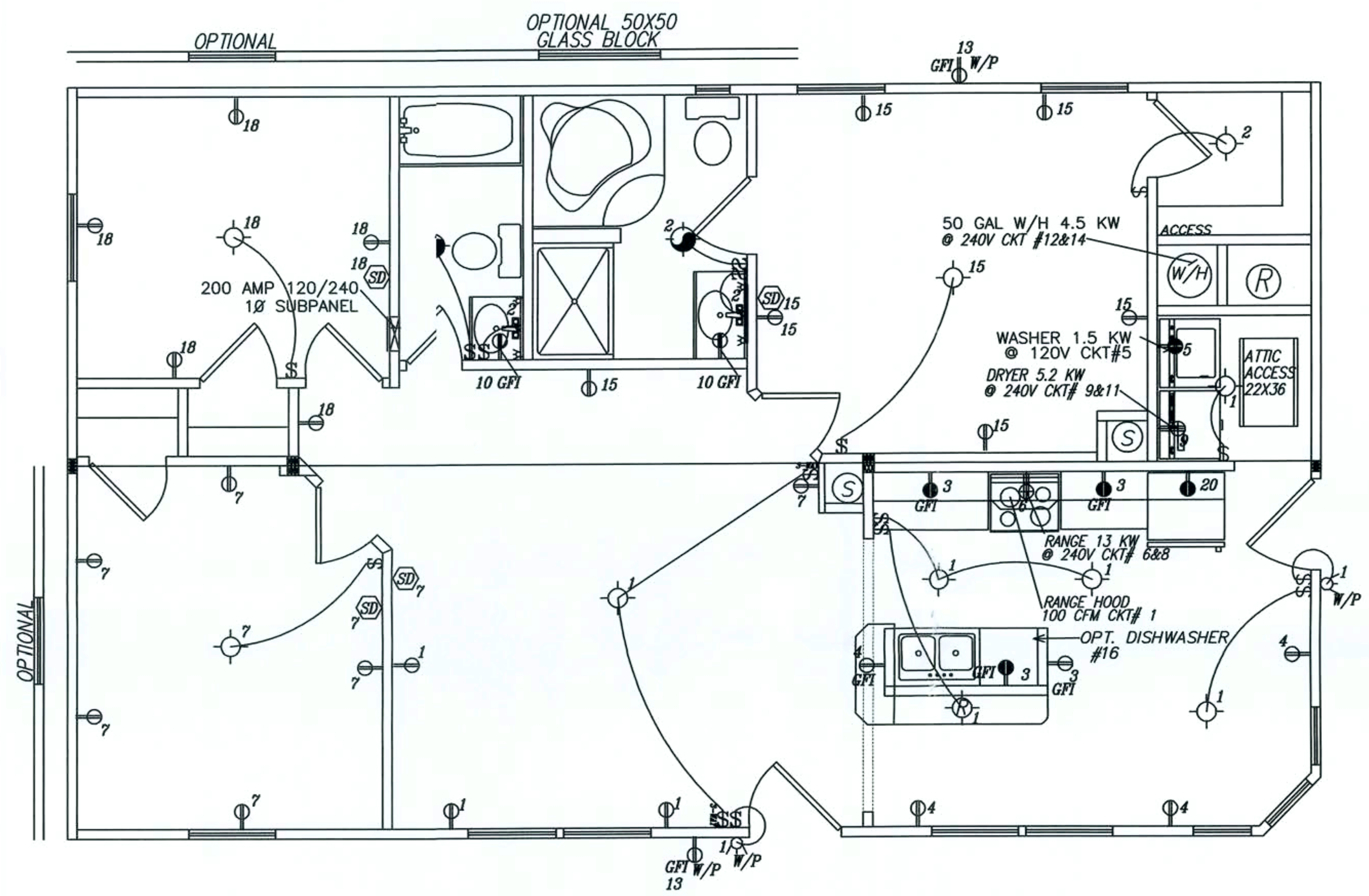
BY: RWCIV

FP-101

FLOOR PLAN

JOB NO. 2056-0413F

SHEET 2 OF 6



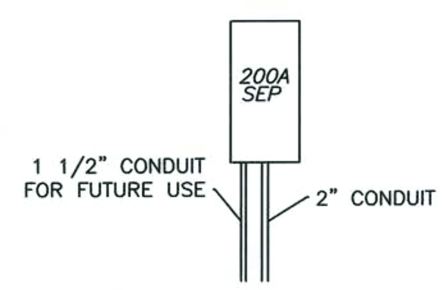
ELECTRICAL SCHEDULE			
CKT#	DESCRIPTION	WIRE SIZE	BREAKER/TYPE
1,2	GENERAL LIGHTING	12/2 W/GND	15A / AFCI
3,4	SMALL APPLIANCE	12/2 W/GND	20A / GFCI
5	WASHER	12/2 W/GND	20A
6,8	RANGE	8/3 W/GND	40A 2P
7	GENERAL LIGHTING	12/2 W/GND	15A / AFCI
9,11	DRYER	10/3 W/GND	30A 2P
10	BATH	12/2 W/GND	20A / GFCI
12,14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

- LIGHT SWITCH
- 240V RECEP.
- DUPLEX RECP
- PHONE/CABLDROP
- INCANDESCENLIGHT
- EXHAUST FAN
- EXHAUST FAN/ LIGHT
- FLOOD LIGHW/P
- PORCH LIGHT/P
- RECESSED LIT
- SMOKE DETEOR W/ BATTERY BACUP
- FLOURESCENLIGHT
- RANGE HOOD/ EXHAUST FANAND LIGHT

PANEL SIZING

1142 SQ.FT. @ 3 WATTS EA.	3.5 KW
2– 20 AMP APPLIANCE CIRCUITS	3.0 KW
WASHING MACHINE	1.5 KW
RANGE	13 KW
DRYER	5.2 KW
WATER HEATER	4.5 KW
DISHWASHER	1.4 KW
TOTAL	32.1 KW
FIRST 10 KW @ 100%	10 KW
REMAINDER @ 40%	8.84 KW
ASSUMED HVAC	21 KW
TOTAL	39.84 KW

39840W/ 240V=166 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 surace mounted or recessed. Incadescent fixtures shall have completely enclosed lamps. Incodescent 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 readilly 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 Equipment shall be provided with readilly 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
HWC
COA # 1025

12-30-04

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: 11/15/04
SCALE : 3/16"=1'
CODES: SEE NOTES
LABELS: FL
REVISIONS:
BY: RWCIV

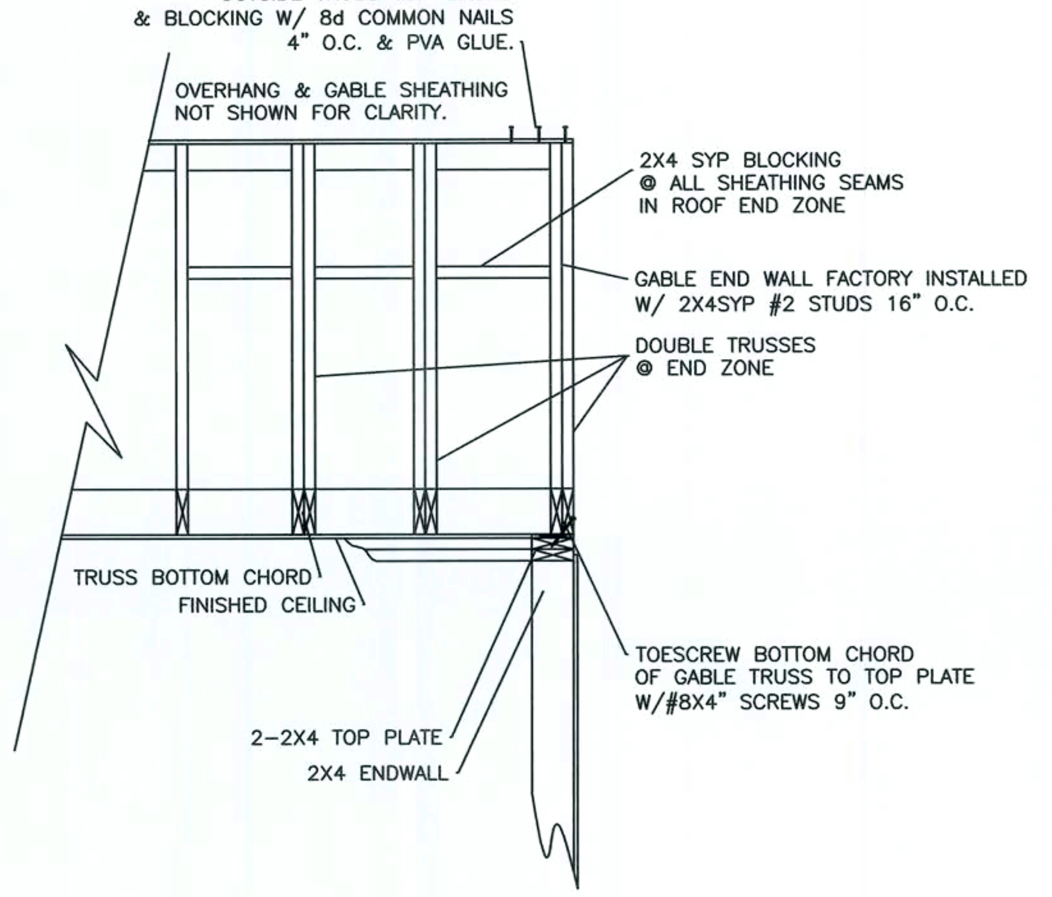
FP–101

ELECTRICAL

JOB NO. 2056-0442F

SHEET 3 OF 6

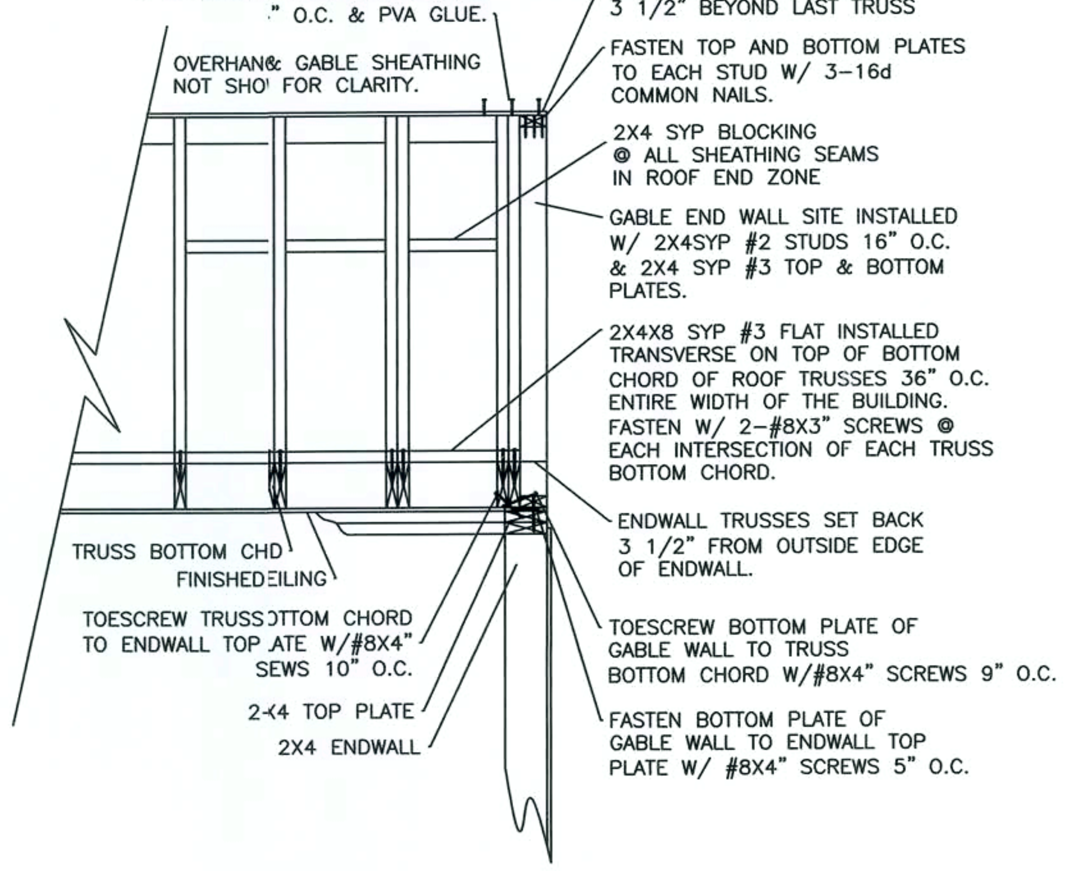
2.5 & 3/12 ONLY



ENDWALL/ROOF ENDZONE BRACING

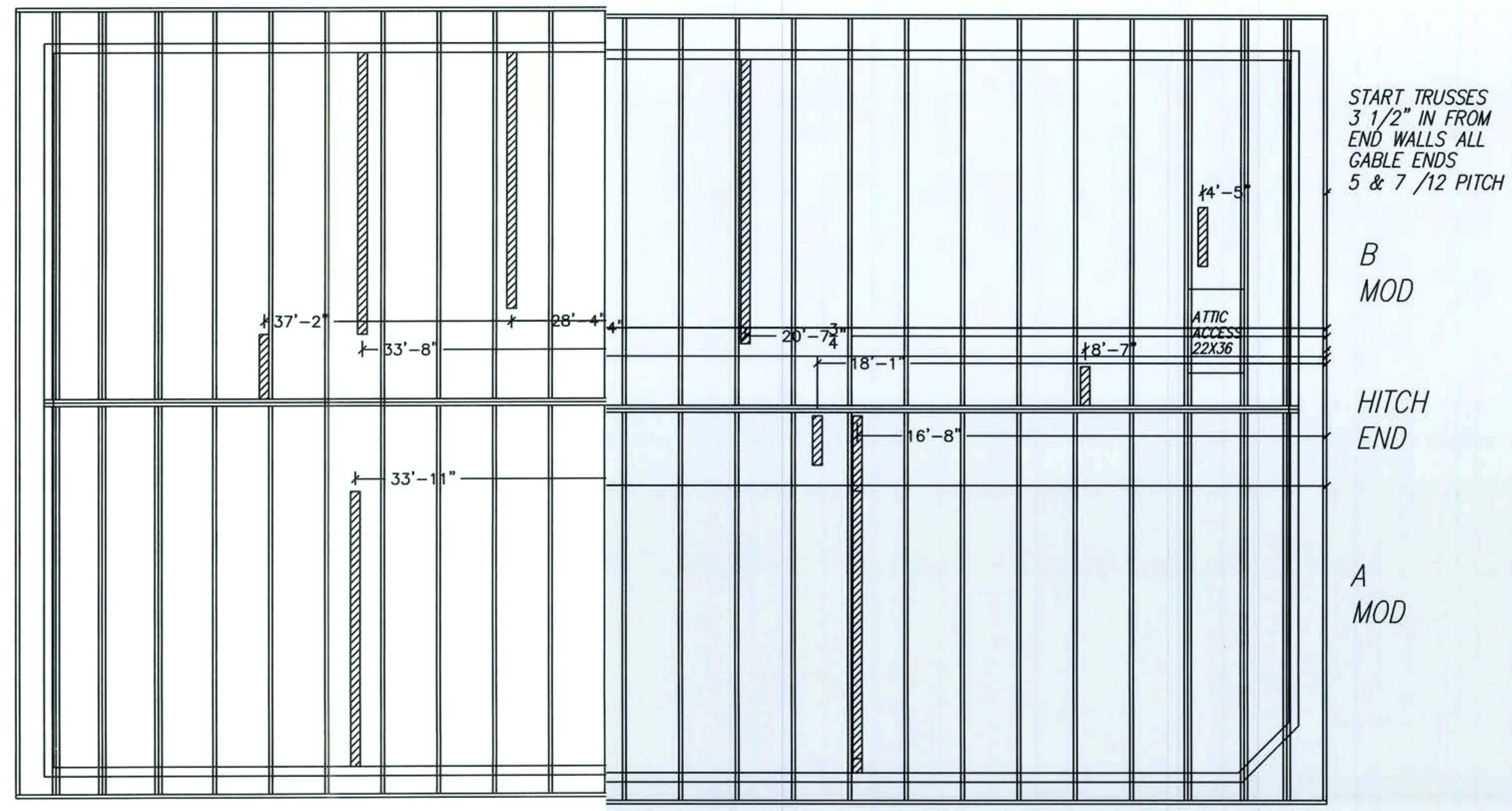
N.T.S.

5&7/12 ONLY

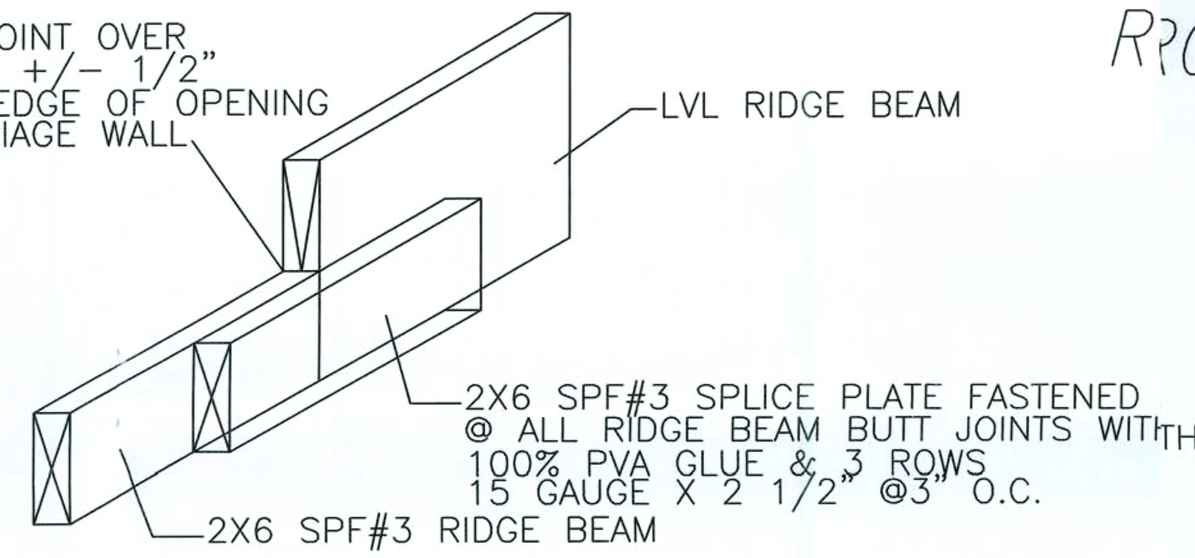


ENDWALL/ROOF ENDZONE BRACING

N.T.S.

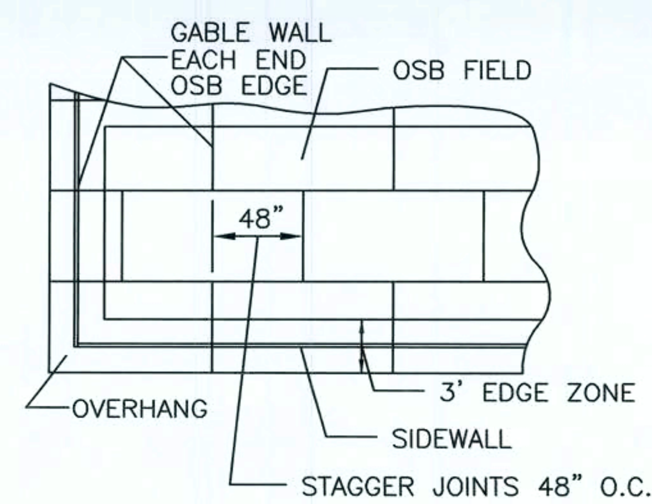


ROOF LAYOUT
24" O.C.



RIDGE BEAM SPLICE DETAIL

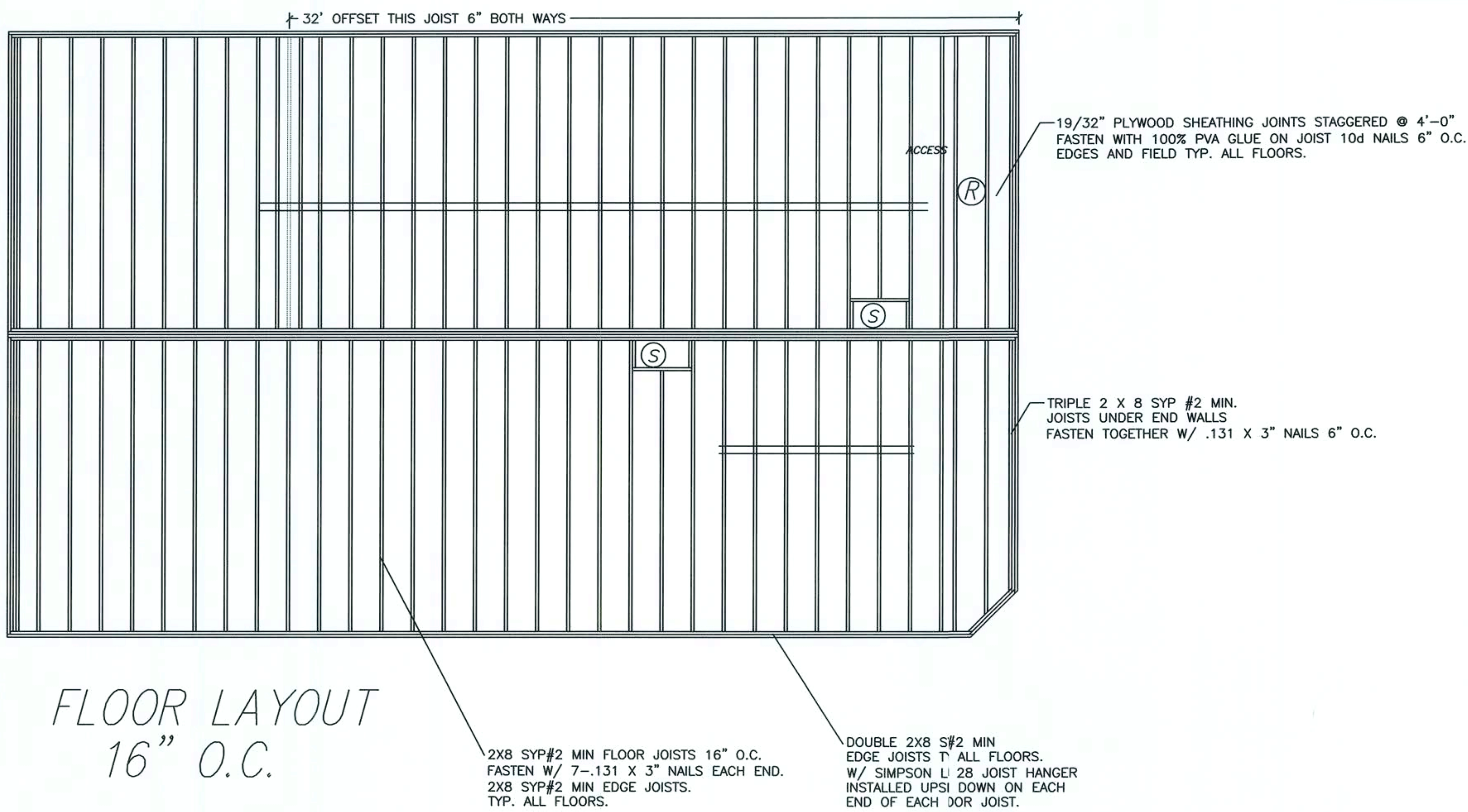
N.T.S.



7/16" 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.

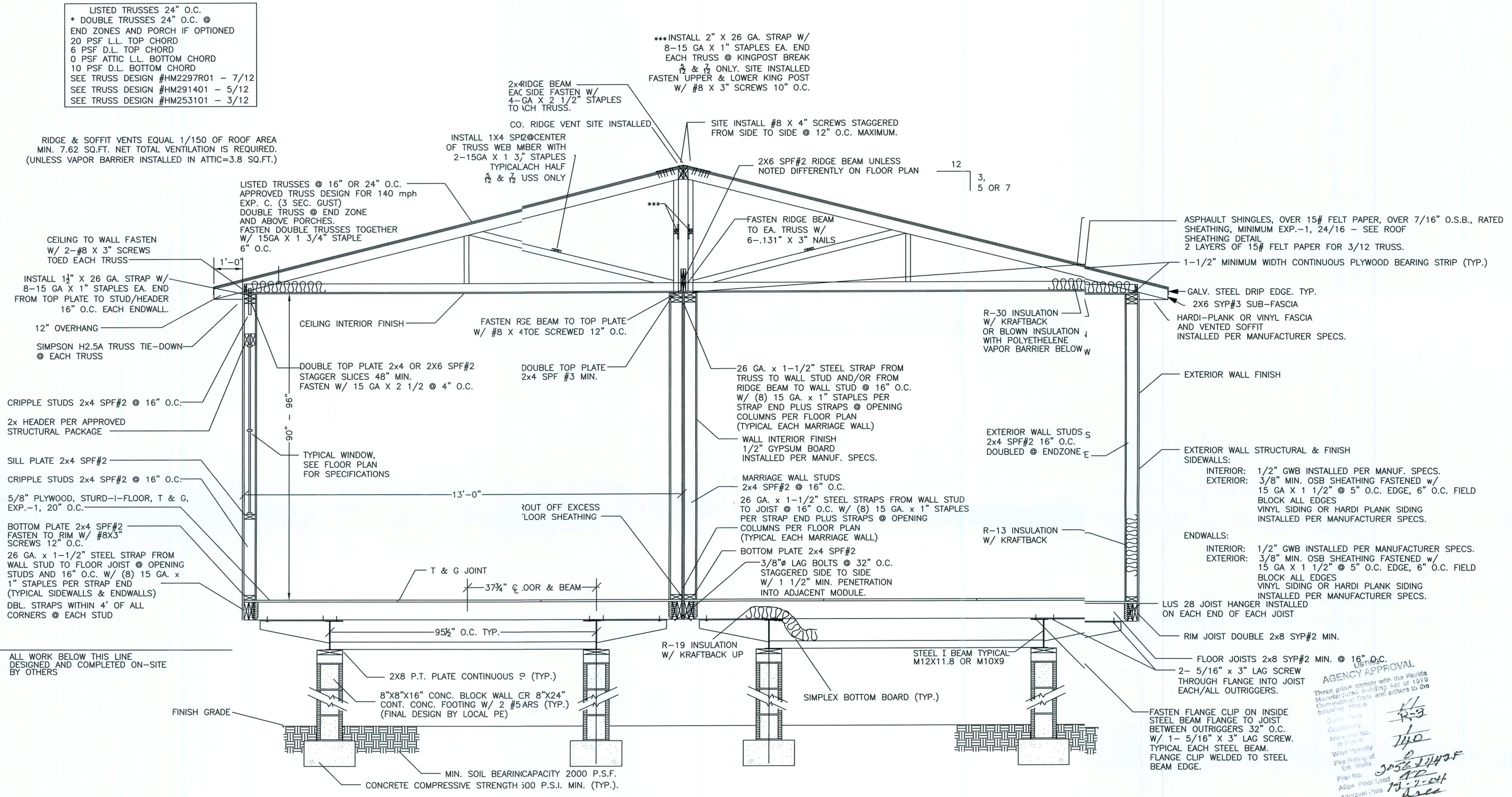


FLOOR LAYOUT
16" O.C.

LISTING AGENCY APPROVAL
These plans comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:
Const. Type: V1
Occupancy: R-3
Allowable No. of Stories: 1
Wind Velocity: 140
Fire Rating of Ext. Walls: 0
Plan No: 2056-04425
Allow. Floor Load: 40
Approval Date: 12-7-04
Manufacturer: [illegible]
Approved for High Velocity Hurricane Zone: No
HWC
COA # 1025

12-20-04

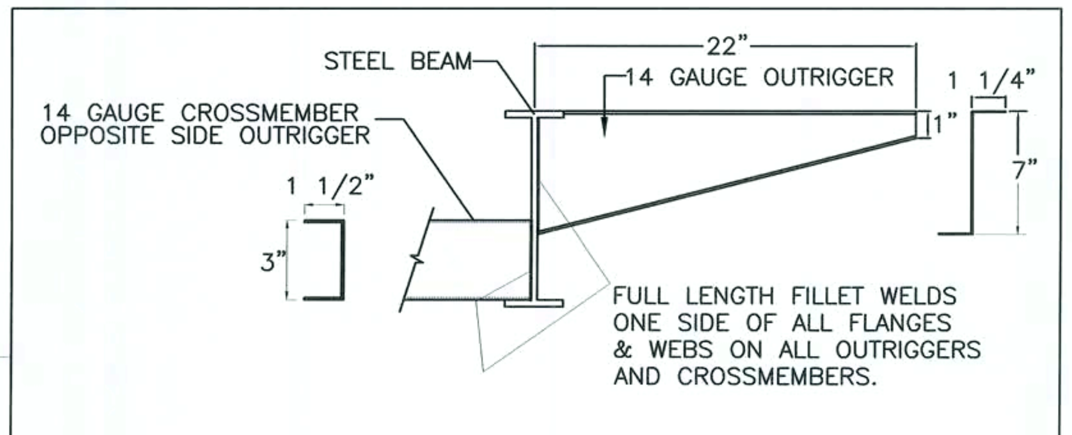
PRECISION HOMES 305 E. 3RD STREET OCILLA, GEORGIA 31774		
THIRD PARTY: HILBORN, WERNER, CARTER & ASSOCIATES 1627 SOUTH MYRTLE AVE. CLEARWATER, FL 33756	ENGINEER: CHARLES E. FULTZ, P.E. 388 THISTLE TRAIL DANVILLE, VA. 24540	
DATE: 11/15/04		
SCALE : 3/16"=1'		
CODES: SEE NOTES	REVISIONS:	BY: RWCIV
LABELS: FL		
FP-101		SHEET 4 OF 6
FLOOR/ROOF FRAMING	JOB NO. 2056-04425	



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 #HM2297R01 - 7/12
SEE TRUSS DESIGN #HM291401 - 5/12
SEE TRUSS DESIGN #HM253101 - 3/12
RIDGE & SOFFIT VENTS EQUAL 1/150 OF ROOF AREA MIN. 7.62 SQ.FT. NET TOTAL VENTILATION IS REQUIRED. (UNLESS VAPOR BARRIER INSTALLED IN ATTIC=3.8 SQ.FT.)
***INSTALL 2" X 26 GA. STRAP W/ 8-15 GA X 1" STAPLES EA. END EACH TRUSS @ KINGPOST BREAK 5/12 & 7/12 ONLY. SITE INSTALLED FASTEN UPPER & LOWER KING POST W/ #8 X 3" SCREWS 10" O.C.
2x RIDGE BEAM EAC SIDE FASTEN W/ 4-GA X 2 1/2" STAPLES TO ACH TRUSS.
CO. RIDGE VENT SITE INSTALLED
INSTALL 1X4 SPF2@CENTER OF TRUSS WEB MBER WITH 2-15GA X 1 3/" STAPLES TYPICAL ACH HALF 5/12 & 7/12 USS ONLY
SITE INSTALL #8 X 4" SCREWS STAGGERED FROM SIDE TO SIDE @ 12" O.C. MAXIMUM.
2X6 SPF#2 RIDGE BEAM UNLESS NOTED DIFFERENTLY ON FLOOR PLAN
12
3, 5 OR 7
LISTED TRUSSES @ 16" OR 24" O.C. APPROVED TRUSS DESIGN FOR 140 mph EXP. C. (3 SEC. GUST) DOUBLE TRUSS @ END ZONE AND ABOVE PORCHES. FASTEN DOUBLE TRUSSES TOGETHER W/ 15GA X 1 3/4" STAPLE 6" O.C.
***
FASTEN RIDGE BEAM TO EA. TRUSS W/ 6-.131" X 3" NAILS
ASPHAULT SHINGLES, OVER 15# FELT PAPER, OVER 7/16" O.S.B., RATED SHEATHING, MINIMUM EXP.-1, 24/16 - SEE ROOF SHEATHING DETAIL 2 LAYERS OF 15# FELT PAPER FOR 3/12 TRUSS.
1-1/2" MINIMUM WIDTH CONTINUOUS PLYWOOD BEARING STRIP (TYP.)
CEILING TO WALL FASTEN W/ 2-#8 X 3" SCREWS TOED EACH TRUSS
1'-0"
INSTALL 1½" X 26 GA. STRAP W/ 8-15 GA X 1" STAPLES EA. END FROM TOP PLATE TO STUD/HEADER 16" O.C. EACH ENDWALL.
12" OVERHANG
SIMPSON H2.5A TRUSS TIE-DOWN @ EACH TRUSS
CEILING INTERIOR FINISH
FASTEN RGE BEAM TO TOP PLATE W/ #8 X 4TOE SCREWED 12" O.C.
GALV. STEEL DRIP EDGE. TYP.
2X6 SYP#3 SUB-FASCIA
HARDI-PLANK OR VINYL FASCIA AND VENTED SOFFIT INSTALLED PER MANUFACTURER SPECS.
R-30 INSULATION W/ KRAFTBACK OR BLOWN INSULATION WITH POLYETHELENE VAPOR BARRIER BELOW
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
90" - 96"
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" @ 5" O.C. EDGE, 6" O.C. FIELD BLOCK ALL EDGES VINYL SIDING OR HARDI PLANK SIDING INSTALLED PER MANUFACTURER SPECS.
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.
SILL PLATE 2x4 SPF#2
TYPICAL WINDOW, SEE FLOOR PLAN FOR SPECIFICATIONS
CRIPPLE STUDS 2x4 SPF#2 @ 16" O.C.
MARRIAGE WALL STUDS 2x4 SPF#2 @ 16" O.C.
5/8" PLYWOOD, STURD-I-FLOOR, T & G, EXP.-1, 20" O.C.
13'-0"
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
BOTTOM PLATE 2x4 SPF#2 FASTEN TO RIM W/ #8X3" SCREWS 12" O.C.
BOTTOM PLATE 2x4 SPF#2
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)
3/8"ø LAG BOLTS @ 32" O.C. STAGGERED SIDE TO SIDE W/ 1 1/2" MIN. PENETRATION INTO ADJACENT MODULE.
T & G JOINT
37¾" ℄ FLOOR & BEAM
DBL. STRAPS WITHIN 4' OF ALL CORNERS @ EACH STUD
LUS 28 JOIST HANGER INSTALLED ON EACH END OF EACH JOIST
95½" O.C. TYP.
RIM JOIST DOUBLE 2x8 SYP#2 MIN.
R-19 INSULATION W/ KRAFTBACK UP
STEEL I BEAM TYPICAL M12X11.8 OR M10X9
FLOOR JOISTS 2x8 SYP#2 MIN. @ 16" O.C.
ALL WORK BELOW THIS LINE DESIGNED AND COMPLETED ON-SITE BY OTHERS
2X8 P.T. PLATE CONTINUOUS (TYP.)
2- 5/16" x 3" LAG SCREW THROUGH FLANGE INTO JOIST EACH/ALL OUTRIGGERS.
8"X8"X16" CONC. BLOCK WALL OR 8"X24" CONT. CONC. FOOTING W/ 2 #5 BARS (TYP.) (FINAL DESIGN BY LOCAL PE)
SIMPLEX BOTTOM BOARD (TYP.)
FINISH GRADE
FASTEN FLANGE CLIP ON INSIDE STEEL BEAM FLANGE TO JOIST BETWEEN OUTRIGGERS 32" O.C. 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 500 P.S.I. MIN. (TYP.).

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

AGENCY APPROVAL
These plans comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:
Code Year / Occupancy: R-3
Max. Wind Velocity: 140
Fire Rating of Ext. Walls: 0
Plan No.: 2056-0442F
Allow. Floor Load: 40
Approval Date: 12-7-04
Manufacturer: Prec
Approved for High Velocity Hurricane Zone: N/A
HWC COA # 1025



OUTRIGGER & CROSSMEMBER DETAIL

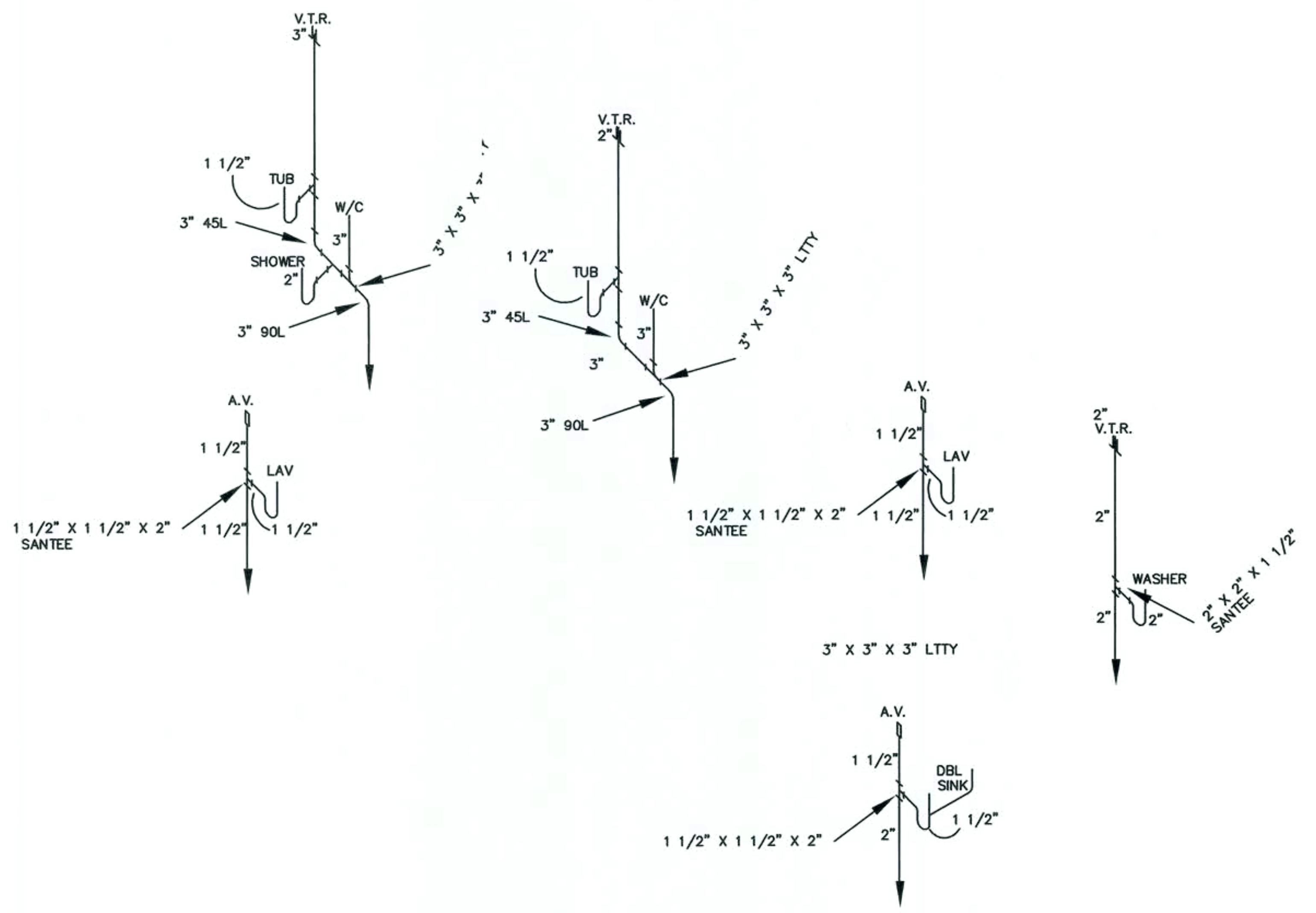
NOTE:
ALTERNATE TRUSS AND WALL TIE-DOWN METHODS MAY BE USED IN ACCORDANCE WITH THE APPROVED STATE PACKAGE.

12-30-04

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

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

DATE: 11/15/04		
SCALE : 3/16"=1'		
CODES: SEE NOTES	REVISIONS:	BY: RWCIV
LABELS: FL		
FP-101		SHEET 5 OF 6
CROSS SECTION	JOB NO. 2056-0442F	

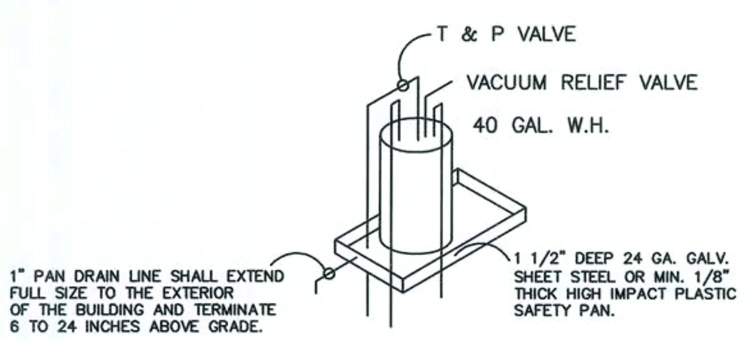


DRAIN, WASTE AND VEIT RISER

WATER HEATER NOTES:

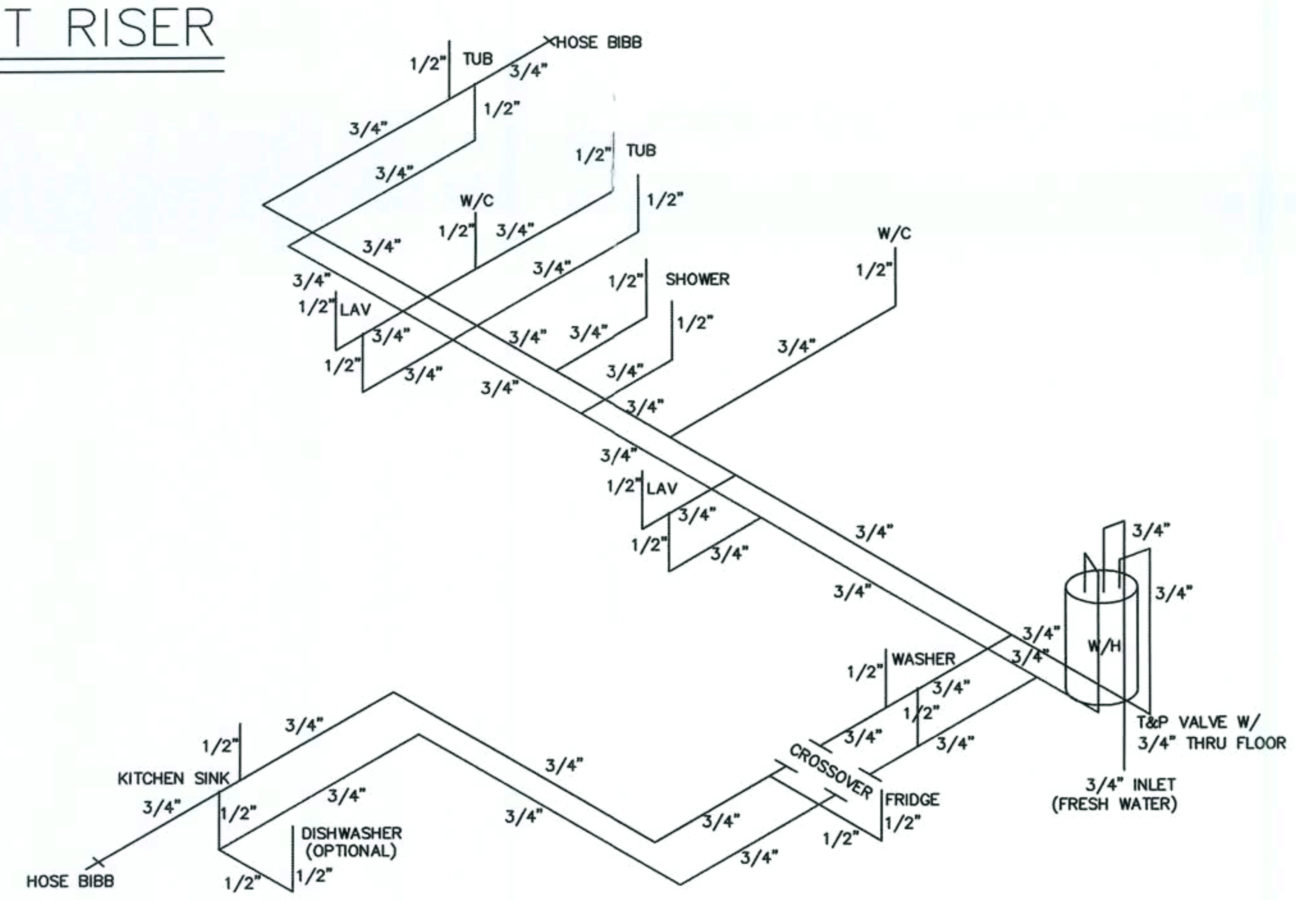
1. WATER HEATER SHALL BE PROVIDED WITH A COLD WATER "DIP" TUBE WITH A HOLE AT THE TOP OR A VACUUM RELIEF VALVE INSTALLED IN THE COLD WATER SUPPLY LINE ABOVE THE TOP OF THE WATER HEATER TANK. BOTTOM FED WATER HEATERS SHALL HAVE VACUUM RELIEF VALVE INSTALLED.

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.

LISTING AGENCY APPROVAL
These prints comply with the Florida Manufactured Building Act of 1979 and adhere to the following criteria:
Const. Type: V-1 / R-3
Occupancy
Allowable No. of Floors: 1
Wind Velocity: 140
Fire Rating of Ext. Walls: 0
Plan No. 3056-04
Allow. Floor Load: 40
Approval Date: 12-7-04
Manufacturer
Approved for High Velocity Hurricane Zone: N/A
HWC
COA # 1025

12-30-04

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: 11/15/04	
SCALE : NTS	
CODES: SEE NOTES	REVISIONS:
LABELS: FL	BY: RWCIV
FP-101	SHEET 6 OF 6
PLUMBING	JOB NO. 2056-0442F