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.

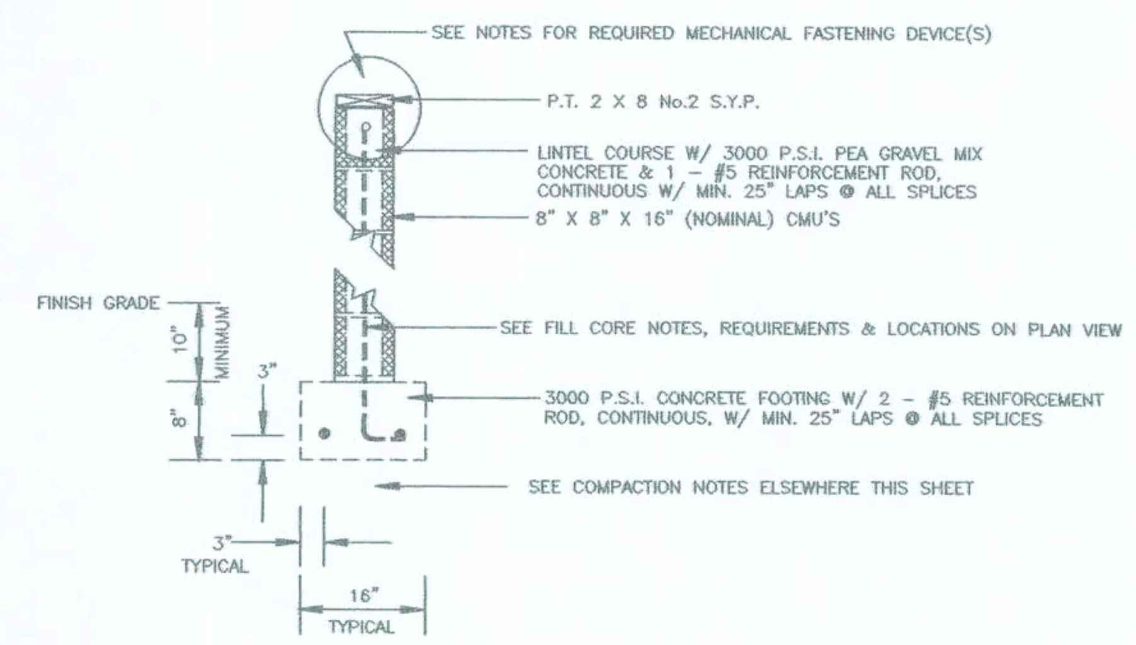
NOTE: CONTRACTOR SHALL PROVIDE A MINIMUM TOTAL AREA OF 9.1 S.F. OF "CRAWL SPACE" VENTILATION, EQUALLY SPACED ALONG THE PERIMETER 8" CMU WALL, FITTED W/ INSECT & VERMIN PROOF SCREENING.

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

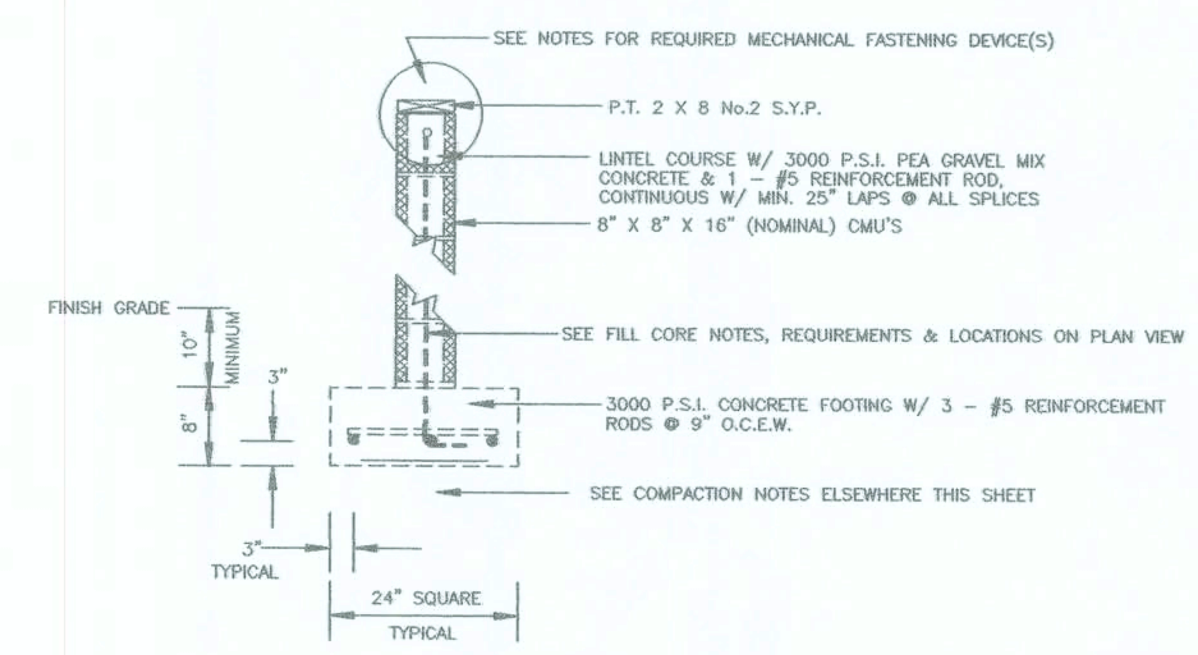
SCALE NOTE:
PLAN VIEW(S): 1/4" = 1'-0
DETAILS & SECTIONS: N.T.S.

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 COMPRESSIVE 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 JOINI 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 TEEL 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 GRØING 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. ELASTITY, 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 SHL 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 OITWO 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.



2 (S1.0.0) SECTION THRU TYPICAL EXTERIOR STEM WALL



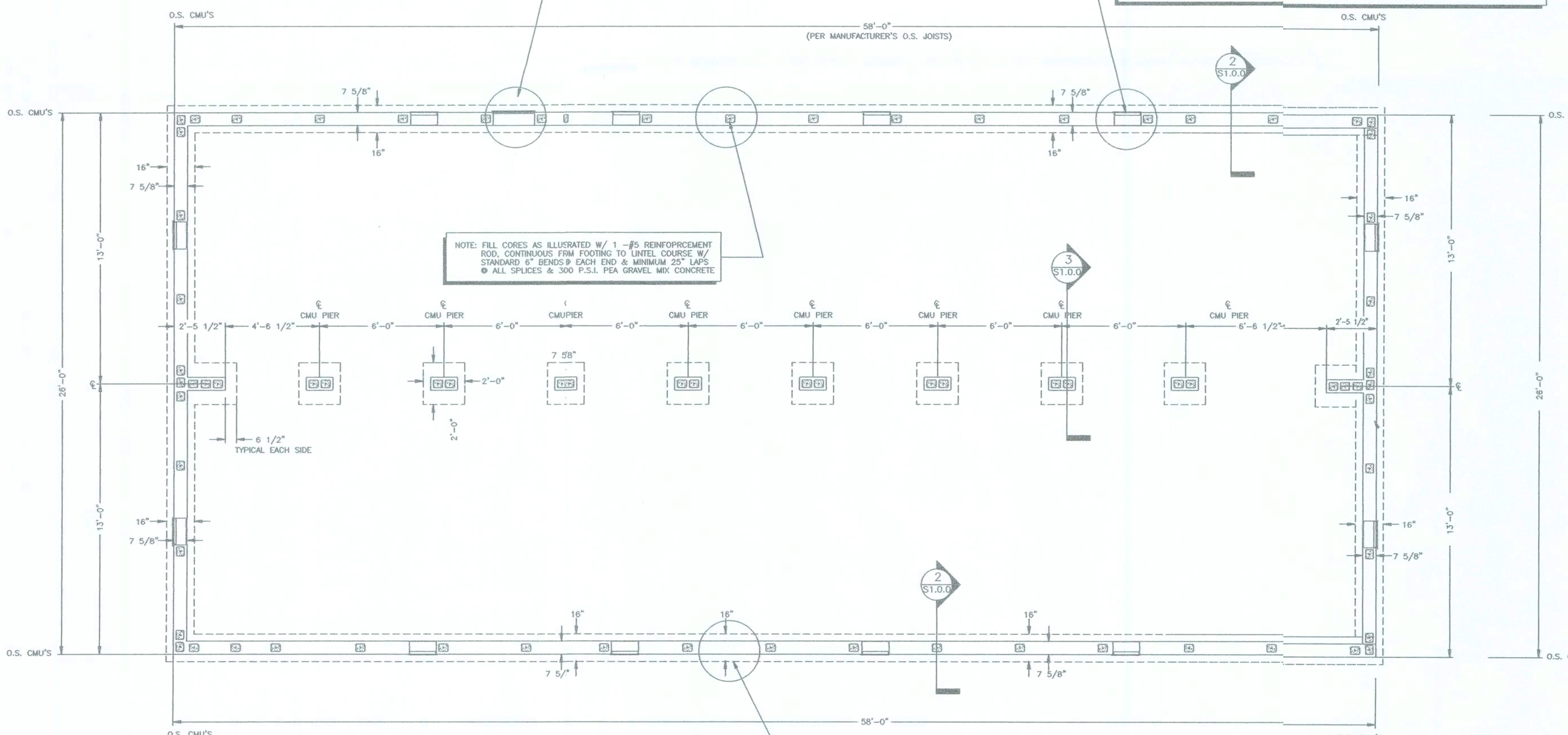
3 (S1.0.0) SECTION THRU TYPICAL INTERIOR CMU PIER

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

NOTE: MANUFACTURER BAND JOISTS / SHALL PROVIDE A MINIMUM OF 3 – P.T. 2 X 10 No.2 S.Y.P. 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-104
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-104 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

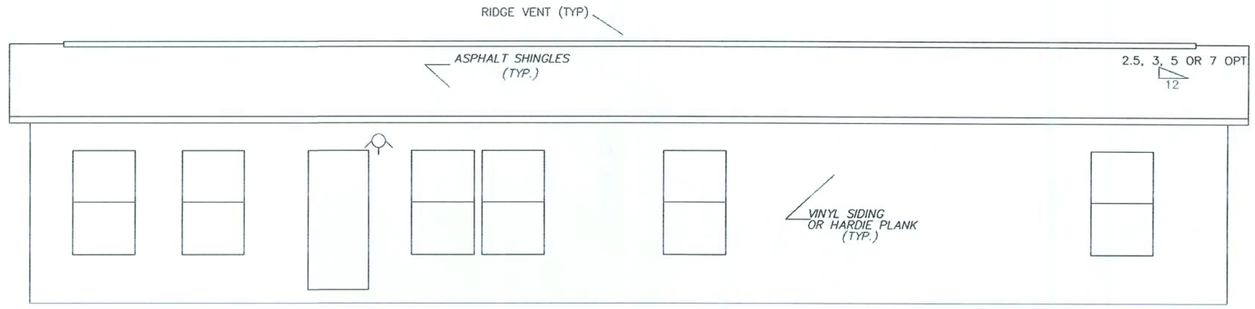
KEEN ENGINEERING & SURVEYING, INC.
9263 CR 417
LIVE OAK, FLORIDA 32060
386-362-4787
ENG. LIC. EB 3761

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-104

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

PROJECT No.	DRAWN BY:
PREFAB4-RS1.0.0.DWG	
SHEET No. S1.0.0	DATE 11/14/06



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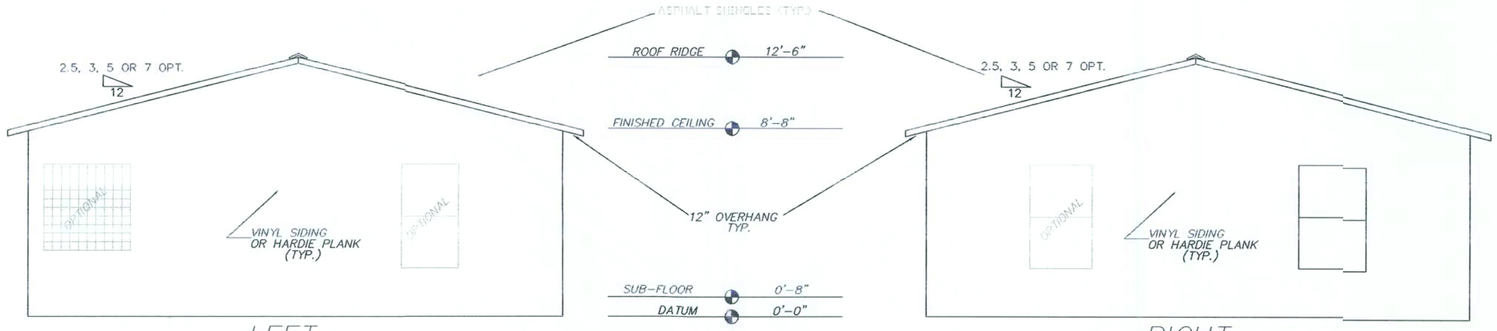
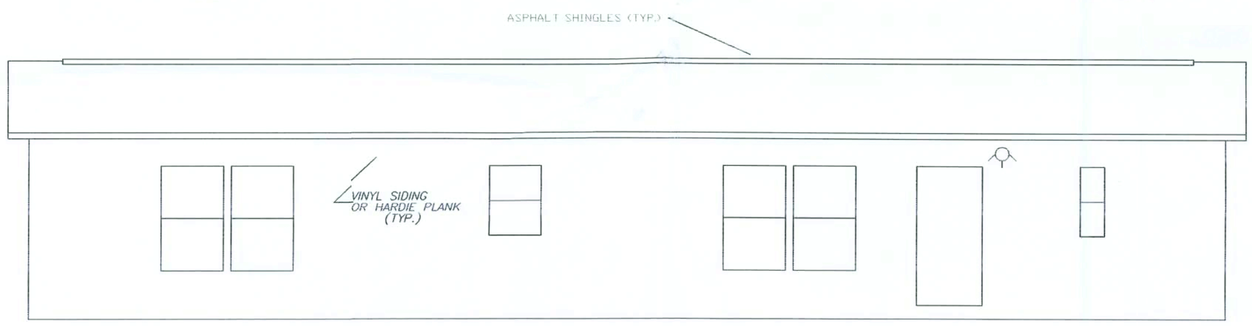


LEFT

RIGHT



REAR

INDEX:

TE INSTALLATION REQUIRMENTS

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

LLATION OF INSULATION AT FLOOR, CEILING, AND ENDWALLS
ATELINES OF MULTIPLE MODULE BUILDINGS
LL R6.5 INSULATION ON ALL PIPING INSTALLED IN ALL
NTITIONED SPACES.
LL FIRE STOPPING AT ALL MODULE MATELINES AT THE
WALLS, CEILING & FLOOR SYSTEM.
LL CRAWL SPACE LIGHT AND SWITCH.(IF APPLICABLE)
CROSSOVER DUCTS AND HVAC SYSTEM.
VENTS MUST BE INSTALLED PER THE MANUFACTURERS
LLATION INSTRUCTIONS
I 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

TAIRS, RAMPS, AND HANDRAILS SITE-INSTALLED.
ESIGNED AND CONSTRUCTED BY OTHERS SUBJECT
D LOCAL JURISDICTION REVIEW AND APPROVAL.

UNDATION MUST HAVE 1 Sq.Ft. VENTILATION AREA PER 1/150
F THE FLOOR AREA AND AN 18" X 24" MINIMUM ACCESS.
TE INSTALLED BY OTHERS SUBJECT TO LOCAL JURISDICTATION
EVIEW 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-2056-0859F
Allow. Floor Load	40
Approval Date	7-14-06
Manufacturer	Prec
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

Date 7-14-06 Plan No. IR-2056-0859F
Approved By JAMES A. LYONS
James A. Lyons
Modular Building Plans Examiner
Florida License No. SMP-12

7-13-06

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:
LABELS: FL	BY: RWCIV
FP-104	SHEET 1 OF 6
COVER/ELEVATIONS	JOB NO. 2056-0859F

2056-0859

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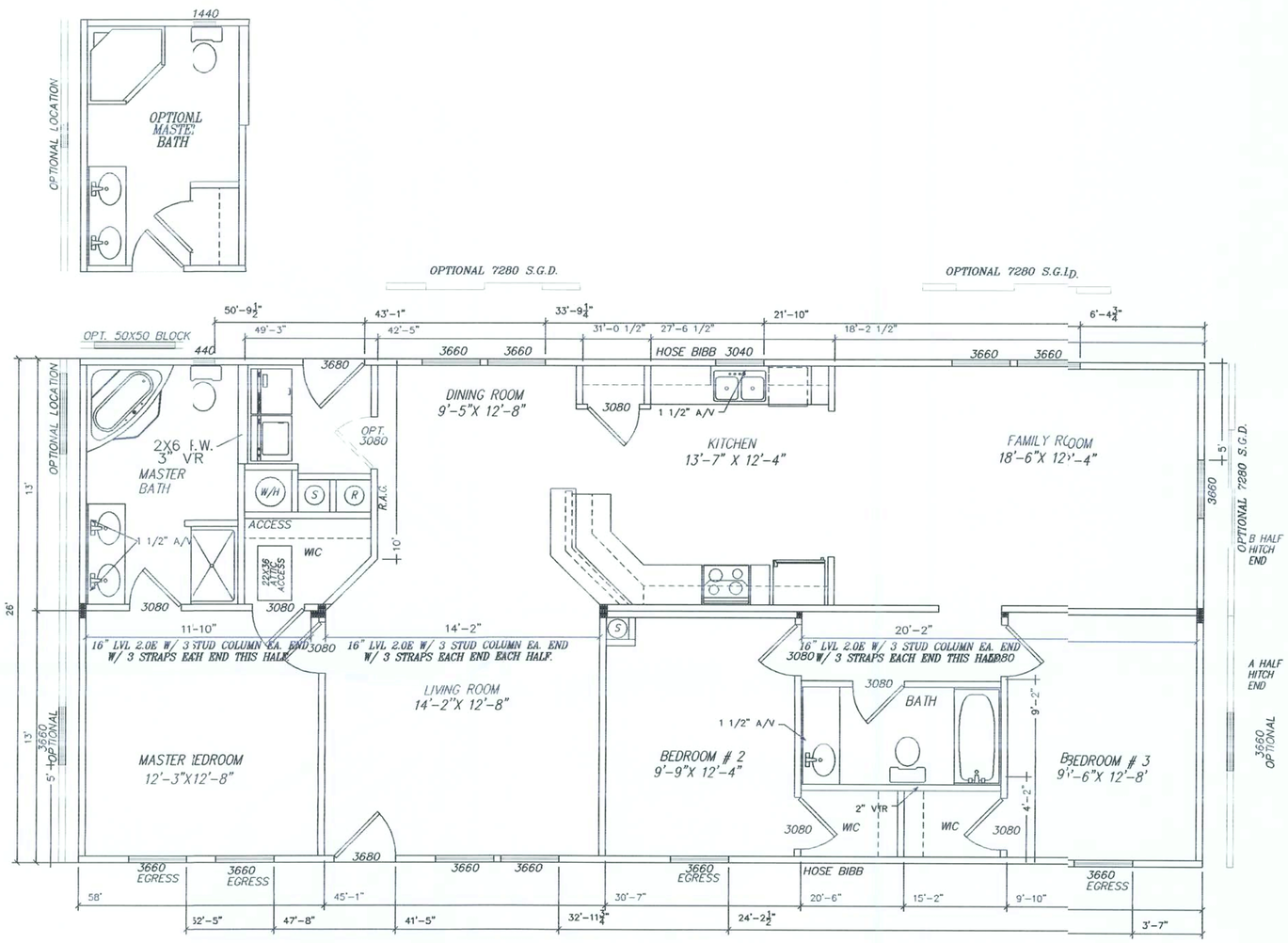

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Plan No.	2056-0859F
Allow. Floor Load	40
Approval Date	7-14-06
Manufacturer	Pmcc
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

E F.B.C. REQUIRES THAT ALL BUILDINGS CATED IN AREAS WITH WIND SPEEDS EQUAL OR GREATER THAN 120 MPH WHICH ARE THIN ONE MILE OF A HURRICANE PRONE AST LINE BE PROVIDED WITH EITHER OF E 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 ACCOR- DANANCE WITH THE FASTENING SCHEDULE PROVIDED IN TABLE R301.2.1.2 FOR WIND SPEEDS NOT EXCEEDING 140 MPH OR THE ATTACHMENTS MUST BE DESIGNED TO RESIST THE COMPONET AND CLADDING LOADS SPECIFIED ON TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE R301.2(3).

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

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

EXTERIOR WINDOWS AND GLASS DOORS MUST BE STED AND APPROVED BY AN APPROVED INDEPENDANT CORATORY AND BEAR A LABEL INDICATING COMPLIANCE H 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"	SINGLE HUNG	6.28	3.4
36"	60"	SINGLE HUNG	12.20	6.4
24"	54"	SINGLE HUNG	6.82	3.6
14"	40"	SINGLE HUNG	2.48	1.0
72"	80"	S.G.D.	34.94	17.7
36"	80"	EXT'R DOOR	N/A	N/A

*OPTIONS NOT INCLUDED

LIGHT & VENT SCHEDULE	FLOOR AREA SQ. FT.	LIGHT REQUIRED / PROVIDED	VENT REQUIRED / PROVIDED
DINING	127.42	10.19 / 24.44	5.09 / 12.28
KITCHEN/ FAMILY ROOM	394.73	31.58 / 42.88	15.79 / 21.56
LIVING	179.44	14.36 / 24.44	7.18 / 12.28
MASTER BEDROOM	154.77	12.38 / 24.44	6.19 / 12.28
BEDROOM #2	120.75	9.66 / 12.20	4.83 / 6.14
BEDROOM #3	120.33	9.63 / 12.20	4.81 / 6.14

7-13-06

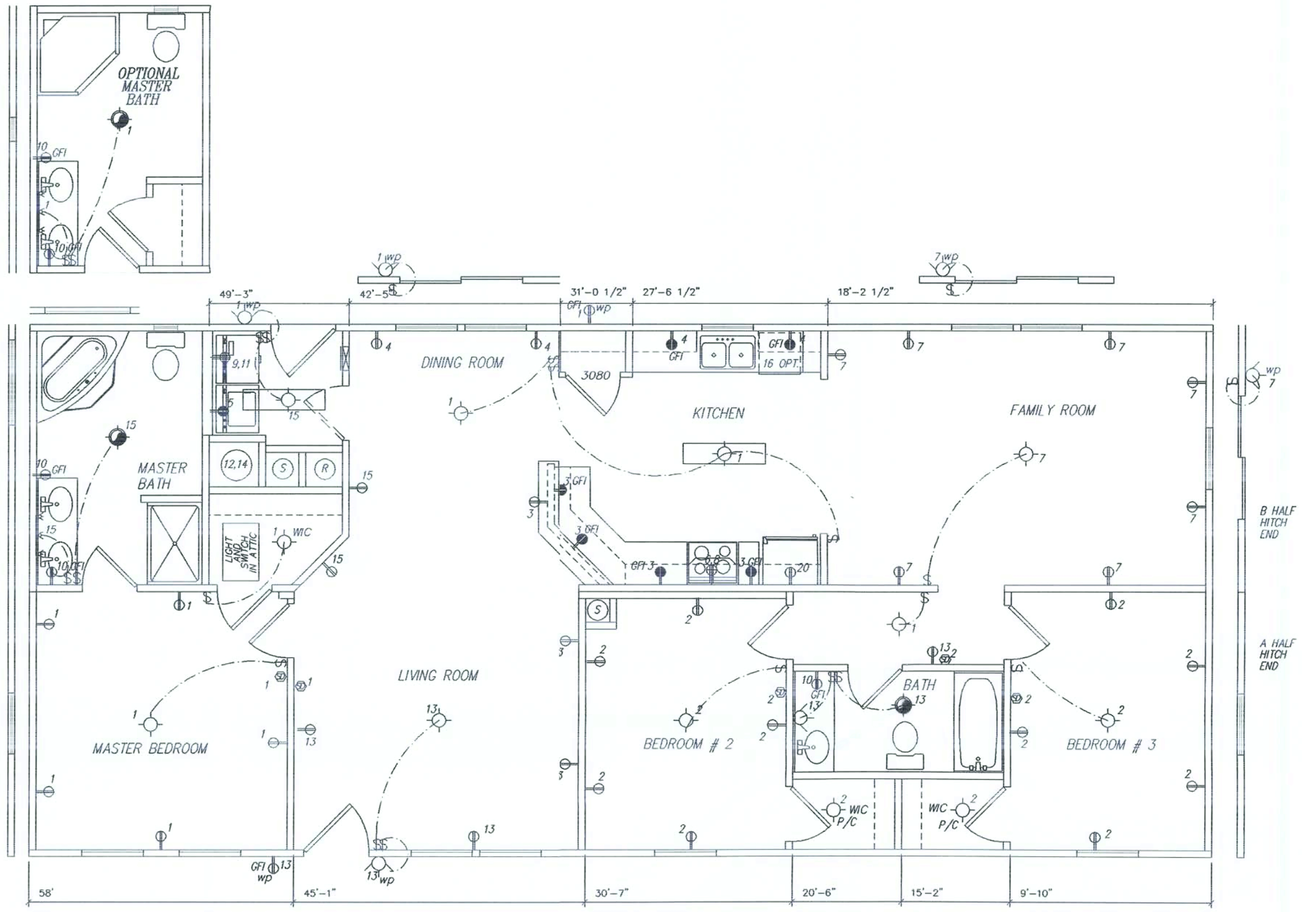
PRECISION HOMES

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: 5/13/05	BY: RWCIV
LABELS: FL		
FP-104		SHEET 2 OF 6
FLOOR PLAN	JOB NO. 2056-0859F	



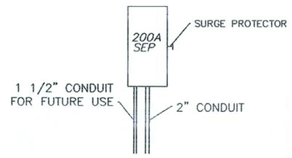
ELECTRICAL SCHEDULE			
CKT#	DESCRIPTION	WIRE SIZE	BREAKER/TYPE
1	GENERAL LIGHTING	12/2 W/GND	20A / AFCI
2	GENERAL LIGHTING	12/2 W/GND	20A / AFCI
3,4	SMALL APPLIANCE	12/2 W/GND	20A / GFCI
5	WASHER	12/2 W/GND	20A
6,8	RANGE	8/3 W/GND	40A 2P
7	GENERAL LIGHTING	12/2 W/GND	20A
9,11	DRYER	10/3 W/GND	30A 2P
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
16	DISHWASHER "OPT"	12/2 W/GND	20A
17			
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 V/P
- (R) RECESSED CAN LIGHT
- (SD) SMOKE DETECTOR W/ BATTERY BACK UP
- FLOURESCENT LIGHT
- RANGE HOOD W/ EXHAUST FAN AND LIGHT

PANEL SIZING

1508 SQ.FT. @ 3 WATTS EA.	4.52 KW
3- 20 AMP APPLIANCE CIRCUITS	4.5 KW
WASHING MACHINE	1.5 KW
RANGE	13 KW
DRYER	5.2 KW
WATER HEATER	4.5 KW
DISHWASHER	1.4 KW
TOTAL	34.62 KW
FIRST 10 KW @ 100%	10 KW
REMAINDER @ 40%	9.85 KW
ASSUMED HVAC	21 KW
TOTAL	40.85 KW

40850W/ 240V=170.21 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	2056-0859F
Allow. Floor Load	40
Approval Date	7-14-06
Manufacturer	PHC
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

7-13-06

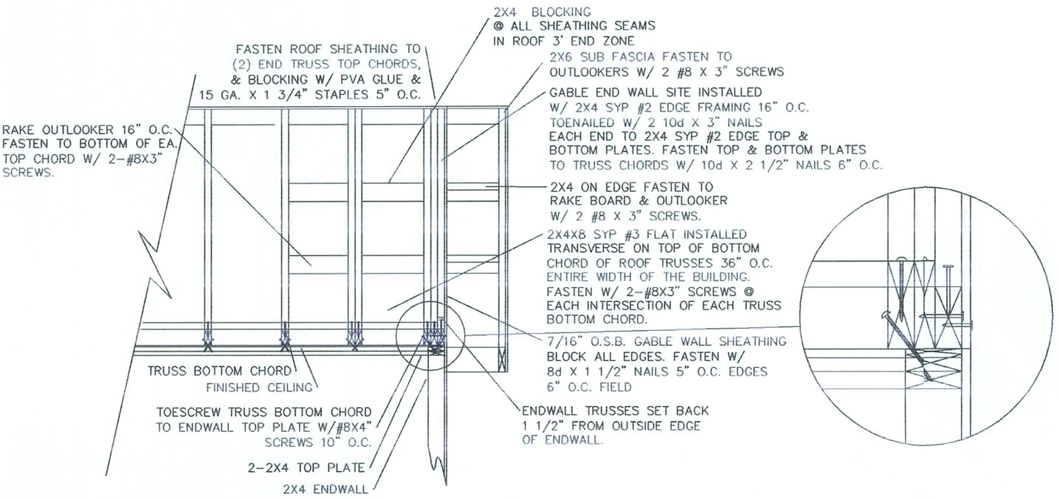
PRECISION HOMES

305 E. 3RD STREET OCILLA, GEORGIA 31774

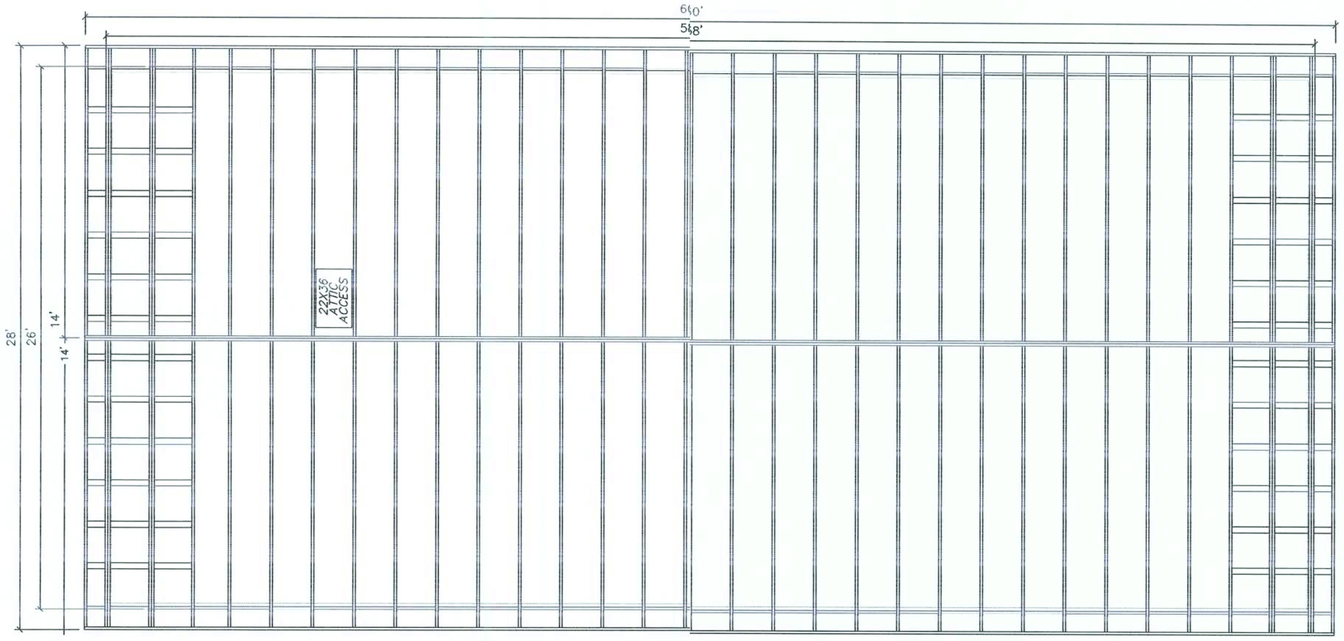
THIRD PARTY: HILBORN, WERNER, CARTER & ASSOCIATES, 1627 SOUTH MYRTLE AVE., CLEARWATER, FL 33756

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

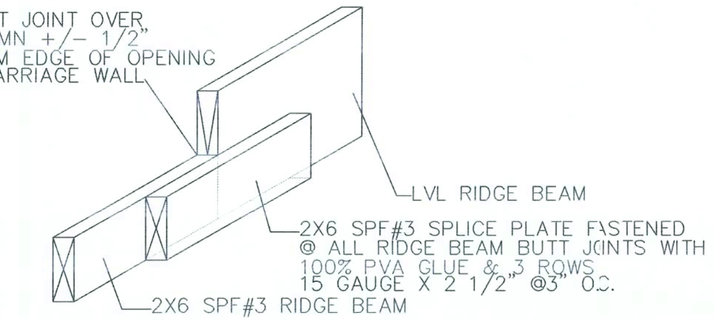
DATE:		
SCALE : 3/16"=1'		
CODES: SEE NOTES	REVISIONS: 5/13/05	BY: RWCIV
LABELS: FL		
FP-104		SHEET 3 OF 6
ELECTRICAL	JOB NO. 2056-0859F	



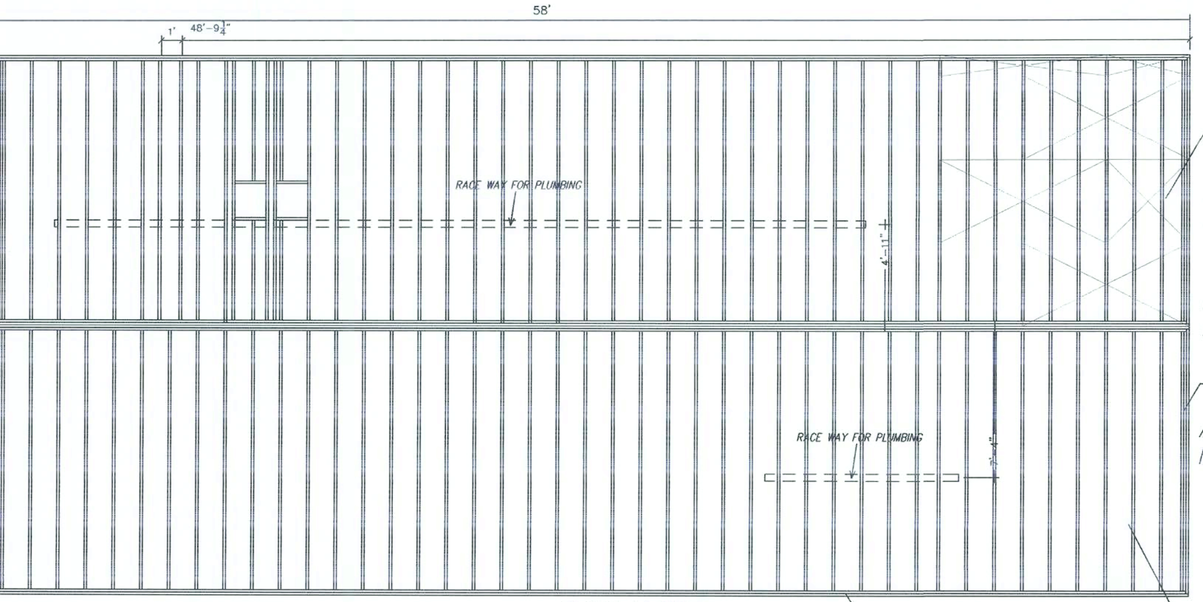
ENDWALL/ROOF ENDZONE BRACING



ROOF LAYOUT
24" O.C.



RIDGE BEAM SPLICE DETAIL
N.T.S.



FLOOR LAYOUT
16" O.C.

19/32" PLYWOOD SHEATHING JOINTS STAGGERED @ 4'-0"
FASTEN WITH 100% PVA GLUE ON JOIST 10d NAILS 6" O.C.
EDGES AND FIELD TYP. ALL FLOORS.

B
MOD

HITCH
END

TRIPLE 2 X 8 SYP #2 MIN.
JOISTS UNDER END WALLS
FASTEN TOGETHER W/ .131 X 3" NAILS 6" O.C.

A
MOD

DOUBLE 2X8 SYP#2 MIN
EDGE JOISTS TYP. ALL FLOORS.

2X8 SYP#2 MIN FLOOR JOISTS 16" O.C.
FASTEN W/ 7-.131 X 3" NAILS EACH END.
W/ SIMPSON LUS 28 JOIST HANGER
INSTALLED UPSIDE DOWN ON EACH
END OF EACH FLOOR JOIST.
TYP. ALL FLOORS.

LISTING AGENCY APPROVAL

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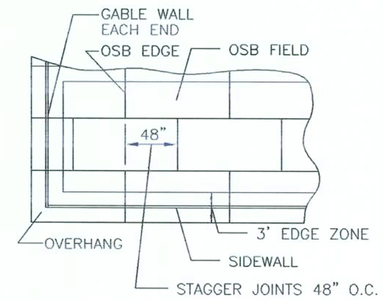
HWC
COA # 1025



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.

7-13-06

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	5/13/05	RWCIV
FP-104		SHEET 4 OF 6
FLOOR/ROOF FRAMING	JOB NO. 2056-0859F	

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. 10.01 SQ.FT. NET TOTAL VENTILATION IS REQUIRED.
(UNLESS VAPOR BARRIER INSTALLED IN ATTIC=5.03 SQ.FT.)

2x4 RIDGE BOARD
EACH SIDE FASTEN W/
4–15GA X 2 1/2" STAPLES
TO EACH TRISS.

CONT. RIDGE VNT SITE INSTALLED
ALLOW 1" OPENNG FOR VENTILATION.
SEE DETAIL "B"

SITE INSTALL #8 X 4" SCREWS STAGGERED
FROM SIDE TO SIDE @ 12" O.C. MAXIMUM.

SITE INSTALL 2" X 18"– 26 GA. STRAP W/
8–15 GA X 1" PENET. STAPLES EA. END
EACH TRUSS ACROSS PEAK

2X6 SPF#2 RIDGE BEAM UNLESS
NOTED DIFFERENTLY ON FLOOR PLAN

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

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)

TRUSS TO TOP PLATE FASTEN
W/ 2–#8 X 3" SCREWS
TOED EACH TRUSS

1'–0"

INSTALL 1½" X 26 GA. STRAP W/
5 GA X 1" PENET. STAPLES EA. END
FROM TOP PLATE TO STUD/HEADER
" O.C. EACH ENDWALL AND SIDEWALL.

12" OVERHANG

SIMPSON H2.5A TRUSS TIE–DOWN
@ EACH TRUSS
SIMPSON H6 TRUSS TIE–DOWN
@ EACH PORCH TRUSS
BEND STRAP OVER TOP CHORD.

CRIPPLE STUDS 2x4 SPF#2 @ 16" O.C.

2x HEADER PER APPROVED
STRUCTURAL PACKAGE

SILL PLATE 2x4 SPF#2

CRIPPLE STUDS 2x4 SPF#2 @ 16" O.C.

5/8" O.S.B., T & G,
EXP.–1, 24/16" O.C.

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

DP–10 CONNECTOR 12" FROM
END WALL & 5'–0" O.C. TYP. @ SIDEWALLS

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

CEILING INTERIOR FINISH

DOUBLE TOP PLATE 2x4 OR 2X6 SPF#2
STAGGER SLICES 48" MIN.
FASTEN W/ 15 GA X 2 1/2 @ 4" O.C.

96" – 108"

TYPICAL WINDOW,
SEE FLOOR PLAN
FOR SPECIFICATIONS

13'–1/2"

ROUT OF EXCESS
FLOOR SHEATHING

T & G JOINT

37¾" ℄ FLOOR & BEAM

95½" O.C. TYP.

2X8 P.T. PLATE CONTINUOUS SYP (TYP.

8"X8"X16" CONC. BLOCK WALL OVER 16"X24"
CONC. FOOTING W/ 2 #5 BARS (TYP.)
(FINAL DESIGN BY LOCAL PE)

FINISH GRADE

MIN. SOIL BEARING CAPACITY 2000 P.S.F.
CONCRETE COMPRESSIVE STRENGTH 2500 P.SI. MIN. (TYP.).

FASTEN RIDGE BEAM TO
MAR WALLTOP PLATE
WITH #8X4" SCREW
TOED 12" O.C. (TYP)

DOUBLE TOP PLATE
2x4 SP #3 MIN.

2.5, 3/12 SHOWN
SEE DETAIL–A

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)

WALL INTERIOR FINISH
1/2" GYPSUM BOARD
INSTALLED PER MANUF. SPECS.

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)

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.

S–20–F
COLUMN ANCHOR
INSTALLED AT ALL
COLUMNS

STEEL I BEAM TYPICAL
M12X11.8 OR M10X9

R–19 INSULATION
W/ KRAFTBACK UP

SIMPLEX BOTTOM BOARD (TYP.)

R–30 INSULATION
W/ KRAFTBACK
OR BLOWN INSULATION
WITH POLYETHELENE
VAPOR BARRIER BELOW

EXTERIOR WALL STUDS
2x4 SPF#2 16" O.C.
DOUBLED @ ENDZONE

R–13 INSULATION
W/ KRAFTBACK

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.)

GALV. STEEL DRIP EDGE. TYP.

2X6 SYP#3 SUB–FASCIA

HARDI–PLANK OR VINYL FASCIA
AND VENTED SOFFIT
INSTALLED PER MANUFACTURER SPECS.

EXTERIOR WALL FINISH

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.
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.

LUS 28 JOIST HANGER INSTALLED UPSIDE DOWN
ON EACH END OF EACH JOIST TYPICAL©

RIM JOIST DOUBLE 2x8 SYP#2 MIN.

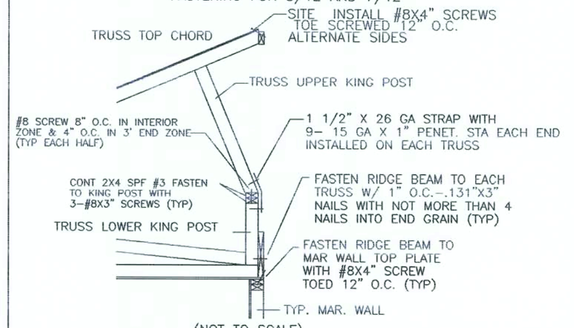
FLOOR JOISTS 2x8 SYP#2 MIN. @ 16" O.C.

2– 5/16" x 3" LAG SCREW
THROUGH FLANGE INTO JOIST
@ ALL OUTRIGGERS.
OUTRIGGERS INSTALLED 96" O.C.

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.

DETAIL "B"

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



(NOT TO SCALE)

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

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Approval Date	2-14-06
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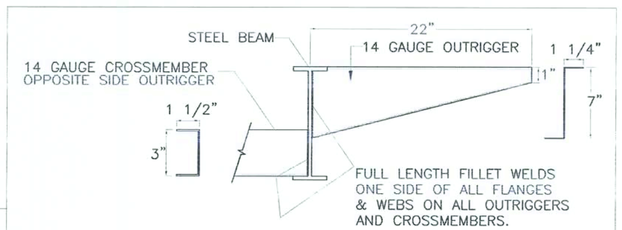
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

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



OUTRIGGER & CROSSMEMBER DETAIL

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

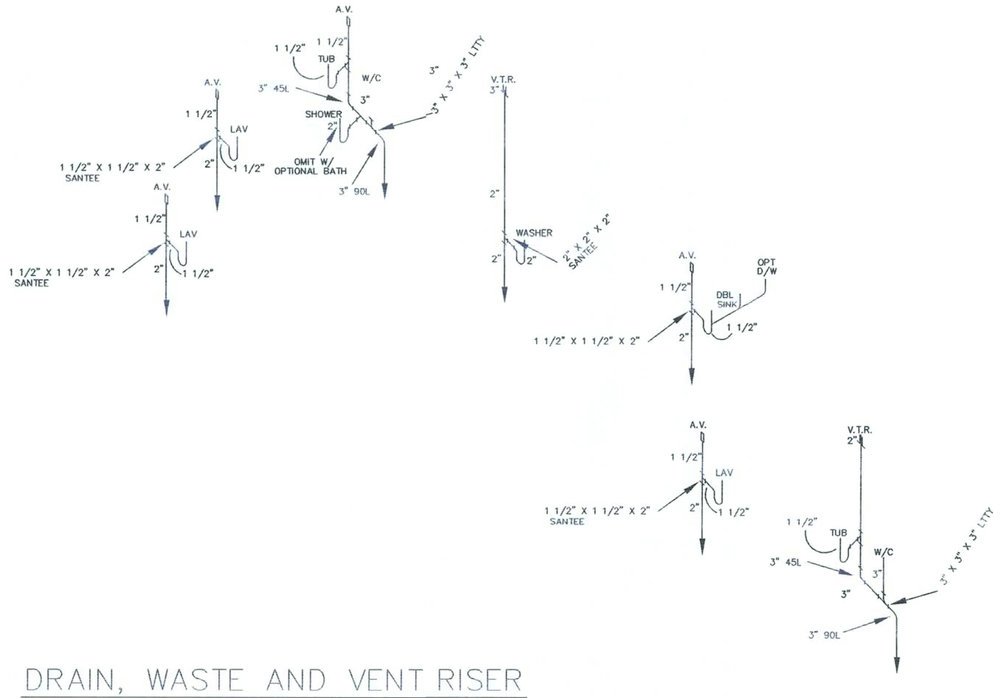
7/13/06

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–104		SHEET 5 OF 6
CROSS SECTION	JOB NO. 2056–0859F	

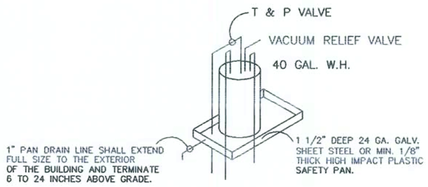


DRAIN, WASTE AND VENT RISER

WATER HEATER NOTES:

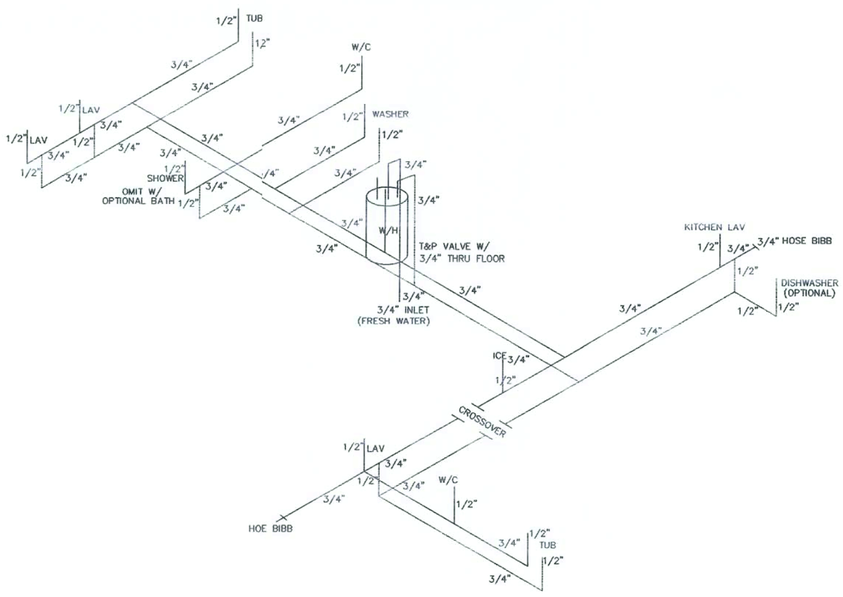
1. WATER HEATER SHALL BE PROVIDED WITH A COLD WATER "DIP" TUBE WITH A HOLE AT THE TOP OR A VACUUM RELIEF VALVE INSTALLED IN THE COLD WATER SUPPLY LINE ABOVE THE TOP OF THE WATER HEATER TANK. BOTTOM FED WATER HEATERS SHALL HAVE VACUUM RELIEF VALVE INSTALLED.

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.

LISTING AGENCY APPROVAL

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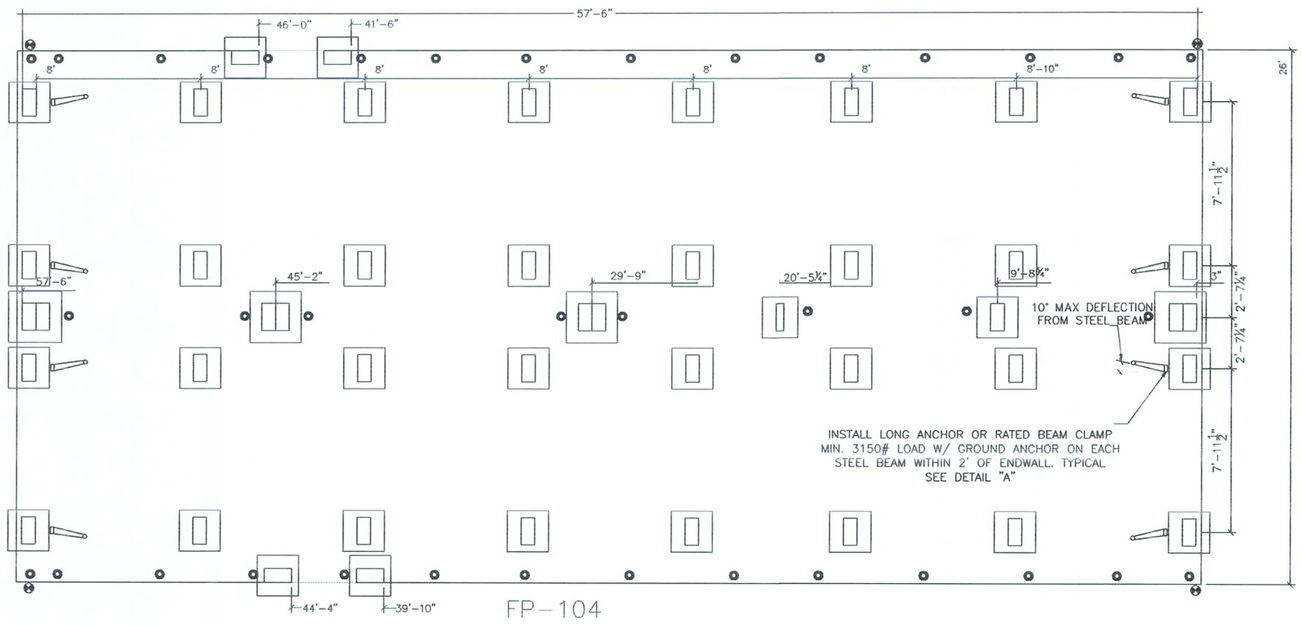
Approved for High velocity Hurricane Zone	No

HWC
COA # 1025

7-17-06

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 : NTS		
CODES: SEE NOTES	REVISIONS:	BY:
LABELS: FL		RWCIV
FP-104		SHEET 6 OF 6
PLUMBING	JOB NO. 2056-0859F	



FP-104

● = 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 PERMANANTLY INSTALLED AT THE MANUFACTURING FACILITY. THE 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 HEIR CONSTRUCTION. FILL MATERIAL SHALL BE FREE OF VEGETATION AD 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

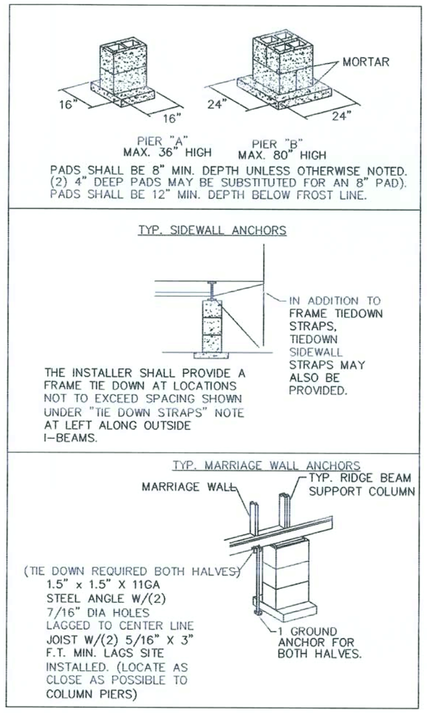
1. LONG DIMENSION OF ALL PIERS SHALL BE INSTALLED PARALLEL TO THE FRAME.
2. CONCRETE MASONRY UNITS SHALL CONFORM TO THE ASTM C 90 STANDARD & LAID IN TYPE M OR S MORTER OR COVERED WITH SURFACE BONDING CEMENT COMPLYING WITH ASTM C887 AND APPLIED IN STRICT ACCORDANCE WITH THE CEMENT MANUFACTURER'S INSTRUCTIONS, WITH THE BOTTOM COURSE LAID II 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 SHAL PROVIDE A TRUE AND EVEN BEARING SURFACE.
4. THE CENTERLINE OF EACH PIER SHALL BE LCATED 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 END WALLS SHALL NOT EXCEED 2'-0" FROM EACH END.
2. MAXIMUM TIE-DOWN SPACING SHALL NOT EXCED 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.



PIER REQUIREMENTS AND SOIL CAPACITY (PSF)	PIER TYPE	MINIMUM PAD SIZE	MAXIMUM SPACING	LOAD ON PIER (LB) (MAX lbs.)
LOADING UNDER MAIN I-BEAMS				
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 OPENING PIERS	
PIER	PIER LOADING (LB)
#1	1584
#2	2000
#3	1456
#4	2444
#5	2444

7-17-16

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

DATE:
SCALE : 3/16"=1'
CODES: SEE NOTES
LABELS: FL
REVISIONS:
BY: RWCIV
FP-104
SHEET 1 OF 1
FOUNDATION