

NOTE: ALL BRANCH CIRCUITS SUPPLYING 15 AND 20 AMP OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, LIBRARIES, BEDS, BEDROOMS, CLOSETS, HALLWAYS, RECREATION ROOMS OR SIMILAR AREAS MUST BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH SECTION 210.12 OF THE NEC. (CIRCUITS 1, 2, 3, 7, 8 AND 13 MUST BE PROTECTED BY AN ARC-FAULT TYPE CIRCUIT BREAKER)

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

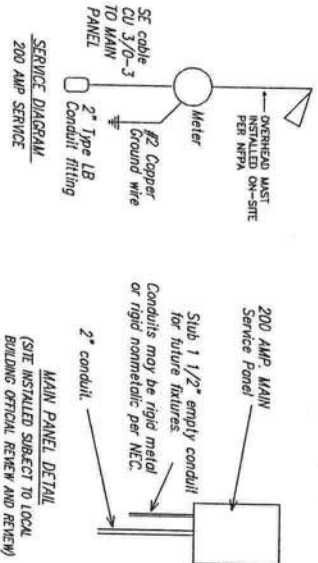
- ELECTRICAL NOTES: NEC**
1. All circuits and equipment shall be grounded in accordance with the appropriate articles of the NEC.
  2. When light fixtures are installed in closets they shall be surface mounted or recessed. Incandescent fixtures shall have completely enclosed lamps. Surface mounted incandescent fixtures shall have a minimum clearance of 12 inches and all other fixtures shall have a minimum clearance of 8 inches from "Storage Area" as defined by NEC 410-8. When water heaters are installed they shall be provided with readily accessible disconnects adjacent to the water heaters served. The branch circuit switch or circuit breakers shall be permitted to serve as disconnecting means only where the switch or circuit breaker is within sight from the water heater or is capable of being locked in the open position.
  3. HVAC equipment shall be provided with readily accessible disconnects adjacent to the equipment served. A unit switch with a marked "OFF" position that is a part of the HVAC equipment shall be permitted as the disconnecting means where other disconnecting means are also provided by a readily accessible circuit breaker.
  4. Prior to energizing the electrical system the interlocking rating of the main breaker must be designed and verified by a local electrical consultant.
  5. The main electrical panel, service disconnect (main circuit breakers) and feeders are site installed, designed by others and subject to local jurisdiction review and approval.
  6. All circuits crossing over modular metaling lines shall be located below the floor or in the attic.
  7. All circuits to be copper NM except NM and Range circuits to be copper SE cable. (75°C).
  8. Light and switch to be site-installed in the crawl space near the crawl space access door (light to be connected to any of the installed general lighting circuits).
  9. Recreational enclosures in wet locations must be in a weatherproof enclosure in wet locations which is not connected with the attachment plug cap is installed or on the exterior of the building shall be listed as "Weather Resistant".
  10. Detectors must be wired to activate all alarms simultaneously if any detector is activated.
  11. All smoke detectors located within twenty feet of a cooling appliance shall be the photoelectric type.
  12. All fans must be ducted to the exterior of the building and terminate at an approved vent cap.
  13. Carbon monoxide detectors must have an audible alarm and must be listed to comply with either ANSI/UL 2034-96 or UL-2035-04

NOTE: NOT ALL CIRCUITS LISTED IN CIRCUIT SCHEDULES ARE USED IN THE ELECTRICAL PLAN ABOVE

ELECTRICAL CIRCUIT SCHEDULE			
CIR	DESCRIPTION	COND	SIZE (CU) BRK(A)
1	General Lighting	14-2	W/GND 15
2	General Lighting	14-2	W/GND 15
3	Small Appliance	12-2	W/GND 20
4	Washer	12-2	W/GND 20
5	Range	8-3	W/GND 40 2P
6	General Lighting	14-2	W/GND 15
7	Dryer	10-3	W/GND 30 2P
8	Water Heater	10-2	W/GND 20
9	Detectors	14-2	W/GND 15
10	General Lighting	14-2	W/GND 15
11	Disinfectant (601)	12-2	W/GND 20
12	General Lighting	14-2	W/GND 15
13	Small Appliance	12-2	W/GND 20

ELECTRICAL LEGEND	
Light Switch	Light Switch
Recessed Light	Recessed Light
240V Recept	240V Recept
Thermostat	Thermostat
Smoke Detector	Smoke Detector
W/Battery Backup	W/Battery Backup
Porch Light W/P	Porch Light W/P
Incandescent Light	Incandescent Light
Exhaust fan w/Light	Exhaust fan w/Light
Panel box	Panel box
Exhaust fan	Exhaust fan
Fluorescent Light	Fluorescent Light
Range hood w/Exhaust fan and Light	Range hood w/Exhaust fan and Light

PANEL SIZING	
2204 Sq. Ft. @ 3 watts/Sq. Ft.	6.61 KW
3-20 AMP Appliance circuits	3.50 KW
Laundry circuit	1.50 KW
Range	1.50 KW
Clothes Dryer	3.00 KW
Water Heater	3.50 KW
Dishwasher	1.40 KW
	<b>TOTAL 37.71 KW</b>
First 10 KW @ 100% Demand	10.00 KW
Remainder @ 40% (22.71)(.4)=	9.08 KW
Assumed HVAC	20.90 KW
	<b>TOTAL 41.98 KW</b>
Calculated Load for service size	
41980 W/240 volts=174.9 Amperes	
200 AMP Service Standard	



**LISTING**

THESE PERMITS COMPLY WITH THE FLORIDA BUILDING CODE AND ARE NOT BE USED FOR ANY OTHER PROJECTS OR LOCATIONS.

CONST. TYPE **V-B**

OCCUPANCY **R-3**

ALLOWABLE NO. OF FLOORS **1**

RISK CATEGORY **II**

WIND VELOCITY (U.L.T.) **150 MPH**

WIND VELOCITY (ASD) **116 MPH**

FIRE RATING OF EXT. WALLS **0**

PLAN NO. **2198-0193F**

ALLOW. FLOOR LOAD **40**

APPROVAL DATE **11-29-12**

MANUFACTURER **Town Homes**

HIGH VELOCITY **No**

HURRICANE ZONE **No**

NOTE: ALL RECEPTACLES INSTALLED ON 15 AMP AND 20 AMP CIRCUITS MUST BE LISTED AS TAMPER RESISTANT.

FRONT

**TOWN HOMES LLC**

P.O. BOX 1059  
LAKE CITY, FLORIDA 32056

DATE: 11/23/12

CODES: FBC

LABELS: FL

SCALE: NTS

MODEL: 2956-1099

ELECTRICAL

REVISIONS:

PLAN NO.

TH-87FL

SHEET

3 OF 6

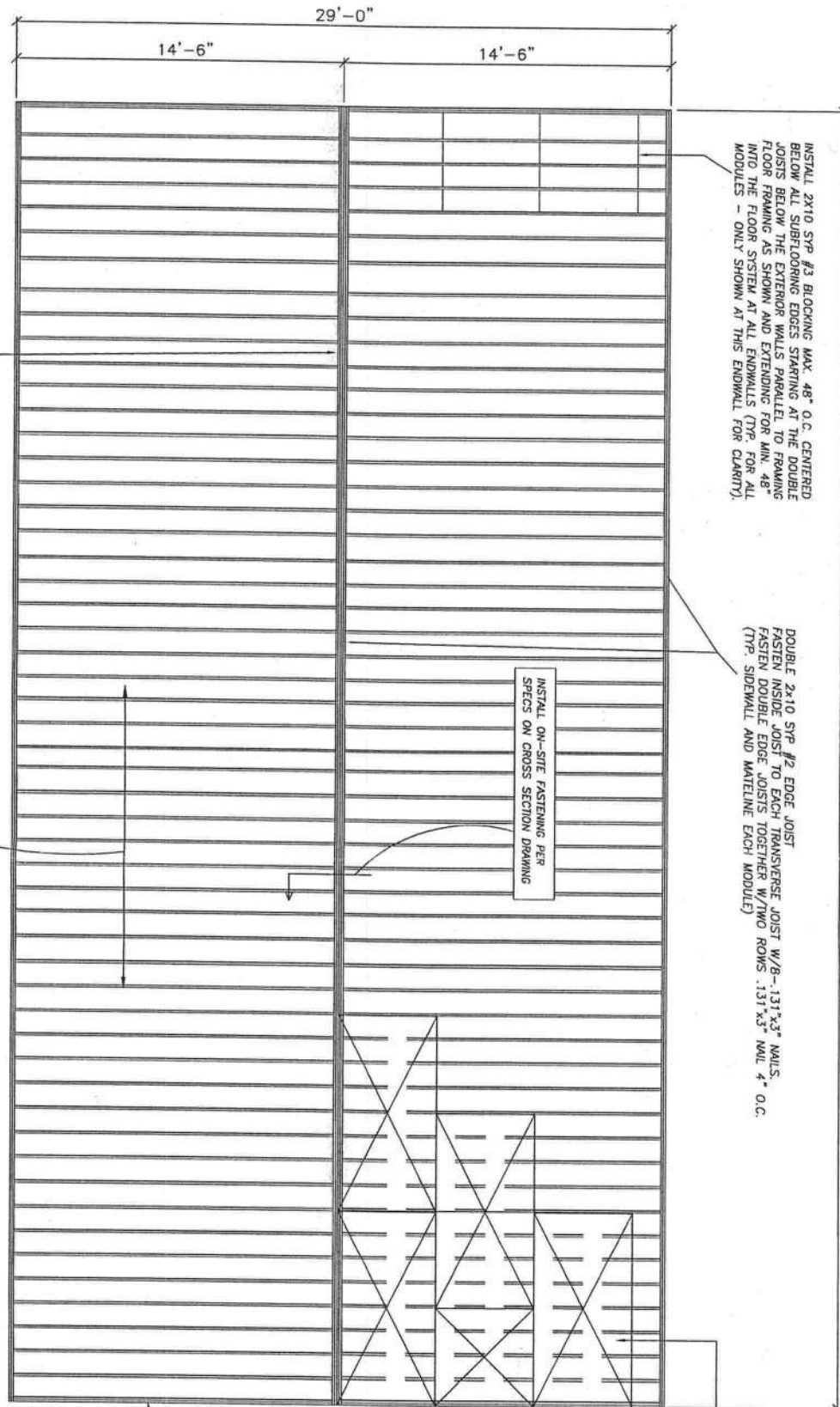
WILLIAM J. KALKER, JR., P.E.  
CONSULTING ENGINEER  
P.E. LICENSE #33841

33 ROCKWOOD LANE  
LAKE CITY, FLORIDA 32056  
(203) 261-1167

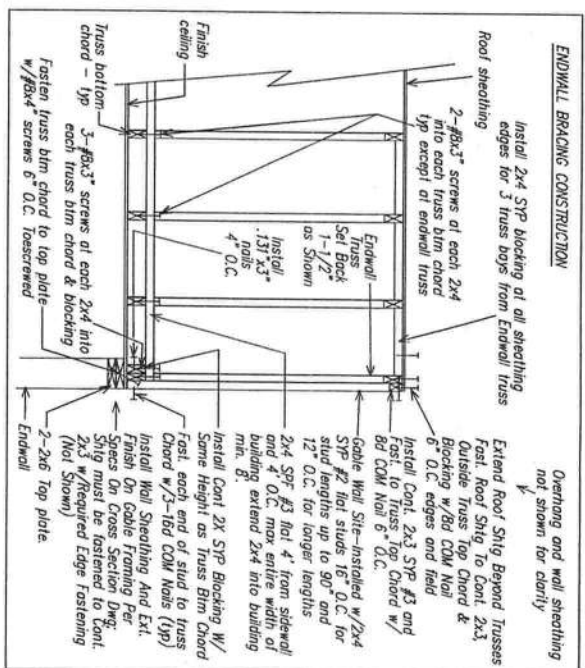
SUPPLEMENTAL NOTES:  
METAL PLATES, CONNECTORS, SCREWS, BOLTS AND NAILS SHALL BE GALVANNEAL OR GALVANIZED TO RESIST CORROSION. GALVANNEAL OR GALVANIZED METAL SHALL BE HOT DIPPED GALVANIZED AFTER THE FASTENER OR CONNECTOR IS FABRICATED TO FORM A ZINC COATING NOT LESS THAN 1 OUNCE PER SQUARE FOOT OR, HOT DIPPED GALVANIZED CONNECTOR SHALL BE MINIMUM OF 1.8 OUNCES PER SQUARE FOOT OF STEEL.  
ALL CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESER-VAIVE-TREATED WOOD SHALL BE TREATED IN ACCORDANCE WITH AIAA 144

TYPICAL FLOOR FRAMING PLAN

76'-0"



LISTING	
THREE HIGHER CODES WITH THE FLORIDA CONTRACTORS BOARD ACT OF 1978. CONTRACTORS BOARD ACT OF 1978. CONTRACTORS BOARD ACT OF 1978. CONTRACTORS BOARD ACT OF 1978.	
CONST. TYPE	V-B
ALLOWABLE NO.	1
RISK CATEGORY (UL1)	II
WIND VELOCITY (ASD)	130 MPH
WIND VELOCITY (ASD)	130 MPH
FIRE RATING OF EXT. WALLS	0
PLAN NO.	2198-0193F
ALLOW. FLOOR LOAD	40
APPROVAL DATE	11-29-12
MANUFACTURER	Town Homes
HIGH VELOCITY WIND ZONE	No



FRONT

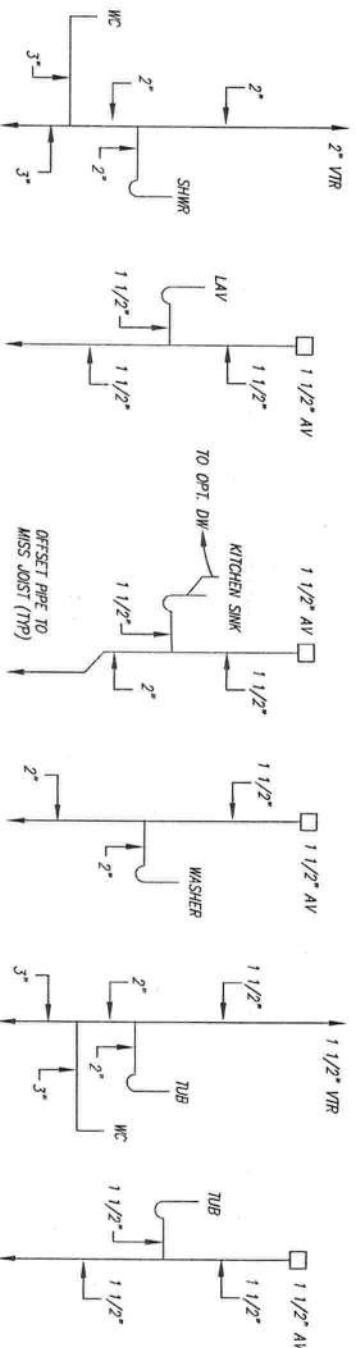
NOTE: THE FOUNDATION DESIGNER MUST ADJUST THE FLOOR FRAMING DIMENSIONS SPECIFIED ABOVE TO ACCOMMODATE FOR THE NORMAL GAPS WHICH OCCUR BETWEEN THE MODULES DURING SETUP.

TOWN HOMES LLC

P.O. BOX 1059  
LAKE CITY, FLORIDA 32056

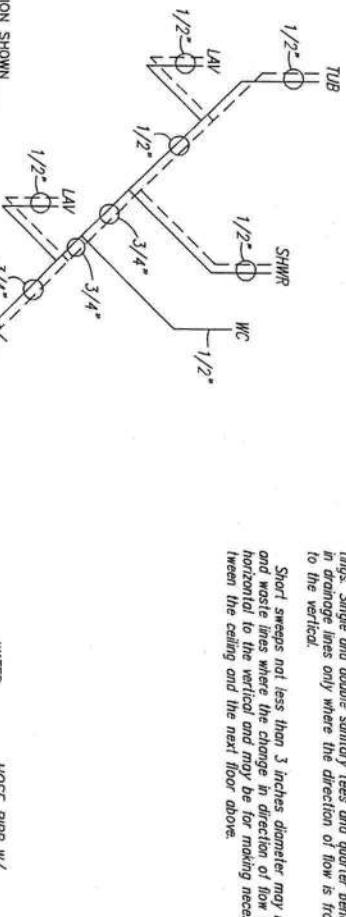
DATE: 11/23/12	REVISIONS:	DRAWN BY: C.A. Leblanc
CODES: FBC		
LABELS: F		
SCALE: NTS	PLAN NO. TH-87FL	SHEET 4 OF 6
MODEL: 2956-1099		
FLOOR FRAMING		
WILLIAM J. KALKER, JR., P.E.		
CONSULTING ENGINEER		
33 ROCKWOOD LANE		
MONROE, CT 06468		
P.E. LICENSE #23541		





## NTS

*Change in direction in Schedule 40 DWV, -20°C and A65 drainage piping shall be made by the appropriate use of 45° (0.785 rad), 90° (1.571 rad), 135° (2.356 rad), 180° (3.142 rad), 225° (3.927 rad), 270° (4.712 rad), 315° (5.498 rad), or 360° (6.283 rad) quarter bends or long sweep quarter bends, one-sixth, one-eighth, one-quarter, one-half, three-quarters, or full bends, or a combination of these or equivalent fittings. Single and double sanitary tees and quarter bends may be used in drainage lines only where the direction of flow is from the horizontal to the vertical.*



\*NOTE: THE WATER INLET LOCATION MAY VARY FROM THE LOCATION SHOWN. PROVIDED A 1" DIA PIPE EXTENDS FROM THE REVERSED INLET LOCATION DIRECTLY TO THE WATER HEATER WITH ALL OTHER WATER PIPING AS SHOWN IN THE SCHEMATIC EXCEPT THAT PIPE SIZES FOLLOWED BY PARENTHESES MAY HAVE THE PIPE SIZE REDUCED TO THE SIZE WITHIN THE PARENTHESES.

## NTS

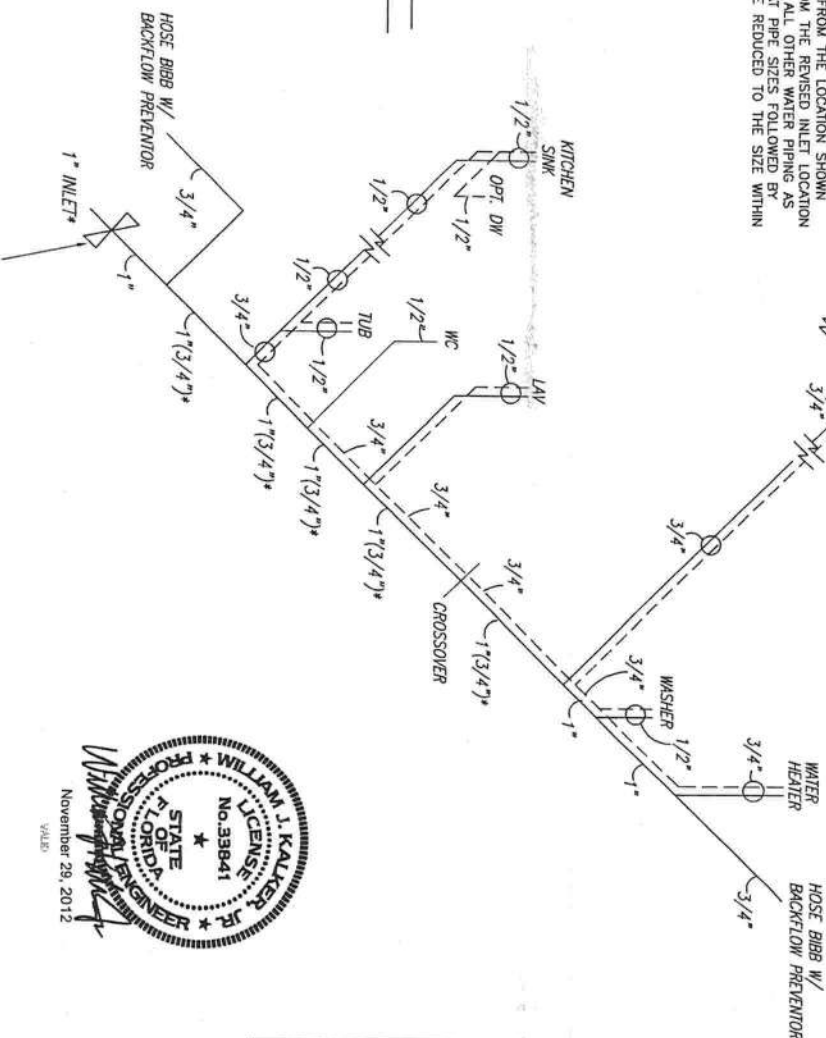
ALL STUB UPS 1/2" MINIMUM

## SUPPLY LINES

COLD LINE \_\_\_\_\_

HOT LINE — — —

**SIZING BASED ON INLET PRESSURE  
BETWEEN 50 TO 60 PSI**



SUPPLEMENTAL NOTES:

SHOWER UNITS TO BE PRE-FABRICATED AND SHALL HAVE AT LEAST 90 INCHES OF INTERIOR CROSS-SECTIONAL AREA WITH AN INTERIOR DIMENSION OF NOT LESS THAN 36 INCHES. SEATING SHALL BE PROVIDED FOR EACH HEAD. SOAP DISHES AND SOAP BARS OR BARS AND SHALL HAVE WATER RESISTANT WALL SURFACES EXTENDING A MINIMUM OF 72 INCHES ABOVE THE SHOWER BURN OUTLET. SEATING SHALL BE PROVIDED FOR EACH HEAD. SEATING SEATS ARE ACCEPTABLE PROVIDED THE REQUIRED 90 SQUARE INCH MINIMUM AREA IS MAINTAINED WITH THE SEAT IN THE FOLDED-UP POSITION.

A THERMAL EXPANSION TANK MUST BE INSTALLED BETWEEN THE INLET SHUTOFF VALVE AND ALL STORAGE WATER HEATER UNITS TO CONTROL PRESSURES IN THE WATER SUPPLY SYSTEM CAUSED BY WATER THERMAL EXPANSION. (TO BE SITE INSTALLED)

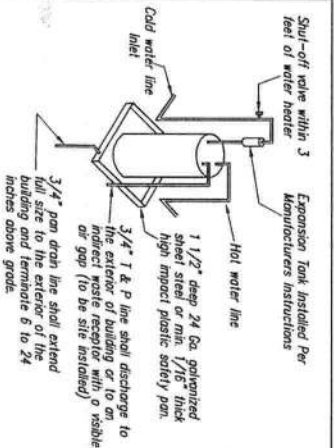
IN AREAS WHERE HOSE BIBBS ARE SUBJECT TO FREEZING, THE HOSE BIBBS SHALL BE EQUIPPED WITH AN ACCESSIBLE, REMOVABLE AND WASTE-FREE VALVE INSIDE THE BUILDING TO PERMIT DRAINING OF THE HOSE BIBBS DURING COLD PERIODS.

STORAGE WATER HEATERS NOT EQUIPPED WITH INTERVAL HEAT TAPERS AND HANGING VERTICAL PIPE RISERS SHALL HAVE HEAT TAPERS INSTALLED ON BOTH THE INLET AND OUTLET. EXTERIOR WATER TAPERS SHALL BE INSTALLED ON THE OUTLET. WATER TAPERS SHALL BE OF A DOWNWARD AND UPWARD BEND OR WATER USE 3-1/2 INCHES IN THE HOT WATER LINE AND COLD WATER USE 1/2 INCH AS POSSIBLE TO THE STORAGE TANK.

<b>LISTING</b>	
<b>AGENCY APPROVAL:</b>	
THIS PRODUCT COMES WITH THE FOLLOWING CERTIFICATION OF CONFORMANCE TO THE SPECIFICATIONS SET FORTH IN THE LISTING.	
CONCRETE TYPE	V-B
ALLOWABLE NO. OF FLOORS	I
RISK CATEGORY	II
WIND VELOCITY (U.L.T.)	150 MPH AS PER:
WIND VELOCITY (A.S.D.)	150 MPH
FIRE RATING OF EXTERIORS	0
PLAN NO.	2198-0193F
ULISTED FLOOR	40
APPROVAL DATE	11-29-12
MANUFACTURER'S NAME	Torn Homes
HIGH VELOCITY HURRICANE ZONE	NO

**PLUMBING NOTES:**

1. Tub provided under home unit, otherwise noted.
2. All plumbing fixtures shall have separate shut-off valves.
3. Hot & cold water supply lines shall be installed in the crawlspace.
4. Hot & P relief valve with drain to exterior. And a shut-off valve within 3 feet on the cold water supply line.
5. DWV system shall be either ABS or PVC-DWV.
6. Water supply lines shall be Copper Tub (Type K or L) or PE-X. Water supply lines may be stubbed through the floor (only) with the or-still installation of oil lines below the floor to be in accordance with the specifications on this door.
7. Floor drains overage water usage shall not exceed 1.6 gal/min.
8. Flush.
9. Building drain and cleanouts are designed and sited installed by others, subject to local jurisdiction approval.
10. Underfoot trap crans not installed in the vicinity due to possible in-transit damage are to be sited installed in accordance with the specifications on this drawing.
11. 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 sited installed.
12. Sinks and lavs shall not use more than 2.2 gal./min @ 60 PSI.
13. Shower heads shall not use more than 2.5 gal./min @ 80 PSI per AIAA Std A 112.16.1K.
14. Air showers to have temperature of water controlled by a pressure-balanced, thermostatic-mixing valve to limit the water temp. to 120°F (value to comply w/ASSE 1016 or CSA-9125).
15. All bathtubs to have temperature of water controlled by a water-temperature-limiting device to limit the water temperature to 120°F (device to comply w/ASSE 1020) except when the water temp. protection is provided by a combination tub/shower valve as specified in note 11.
16. Air conditioner units (AV) shall conform to ASSE 1051. The AV valves shall be located a minimum of 4 inches above the horizontal drain or flature drain being vented and must be installed in well ventilated spaces or provided with ventlated access doors.
17. When metal water supply lines are installed, water hammer arrestors must also be installed where quick closing valves are utilized (i.e. dishwashers, clothes washers, ice makers or other quick closing devices with solenoid valves).
18. Arrestors must comply with ASSE/ANSI 1010 and must be installed in accordance with the manufacturers instructions.
19. An approved thermal expansion device shall be installed.
20. All approved thermal expansion devices shall be installed in accordance with the manufacturers instructions.
21. All approved thermal expansion devices shall be installed in accordance with the manufacturers instructions. (This device is required when backflow preventers, pressure reducing valves, check valves or storage water heaters are installed in the water supply system which may prevent pressure relief in the system).



### TYPICAL WATER HEATER DETAIL

NTS

## TOWN HOMES LLC

P.O. BOX 1059

LAKE CITY, FLORIDA 32056

DATE: 11/23/12

2

CODES: FBC

1

LABELS: *fl*

100

SCALE: MTS

1

MODEL: 2956-1099

660

PLUMBING

WILLIAM J. KAIKE

大田

CONSULTING ENG

ENGINEER

P.E. LICENSE #3

SE #35641

10

1





# FOUNDATION NOTES:

1. FOUNDATION PLAN IS SHOWN AS TYPICAL STANDARD (FOR REFERENCE ONLY)
2. CONCRETE TO BE STANDARD WEIGHT CONCRETE (SPECIFY WITH A MINIMUM COMPRESSIVE STRENGTH OF 2800 PSI & 28 DAYS)
3. SOIL BEARING CAPACITY TO BE 2000 PSF MINIMUM ASSUMED
4. FOUNDATION WALL AND FOOTING SIZES ARE SUBJECT TO CHANGE DUE TO LOCAL CODES AND/OR SOIL CONDITIONS
5. THE BOTTOM OF ALL FOOTINGS MUST BE BELOW THE FROST DEPTH AND BE A MIN. 12" INCHES BELOW THE NATURAL GRADE
6. VENTILATION OPENINGS MUST BE LOCATED BELOW THE OUTSIDE FINISH GRADE - INTERLOCK PRECAUTIONARY MEASURES SHALL BE TAKEN TO ASSURE POSITIVE DRAINAGE AT ALL TIMES
7. ALL CONCRETE BLOCKS SHALL BE LAID IN NOTCHES TO MATCH THE BLOCKS PLACED IN A RUNNING BOND PATTERN
8. THE FOUNDATION ENCLOSURE MUST HAVE A MINIMUM OF 1 SQUARE FOOT OF NET VENT FOR EACH 150 SQUARE FEET OF ENCLOSED SPACE
9. PROVIDE CROSS VENTILATION WITH AN OPENING LOCATED WITHIN 3' OF EACH CORNER AND WITHIN 3' OF EACH END OF THE WALL
10. ALL CONCRETE BLOCK PERS AND WALLS. THE CRAWL SPACE MUST HAVE A MINIMUM 18" CLEARANCE FROM THE GROUND TO THE BOTTOM OF THE FIRST COURSE OF CONCRETE BLOCK AND/OR FLOOR MUST BE COVERED WITH AN APPROVED VAPOR BARRIER
11. ALL CONCRETE BLOCKS MUST COMPLY WITH ASTM C90 WITH A MINIMUM  $f_r' = 2000$  PSI (USE STANDARD WEIGHT BLOCKS) CONFORM WITH ASTM A618 GRADE 60 REINFORCEMENT TO BE UNCOATED DEFORMED BARS (NO EPOXY). REINFORCEMENT BARS SHALL BE EQUALLY SPACED AND PLACED WITH 3 INCHES OF THE FOOTING AND 12 INCHES FROM THE BOTTOM OF THE FOOTING
12. REPAIR, ALL REPAIR MUST BE INSTALLED WITH A MIN. 4 INCHES CLEARANCE FROM THE SIDES OF THE FOOTING
13. ALL REPAIRS A MINIMUM OF 24 INCHES AT SPICES AND LAP ALL #5 BARS A MINIMUM OF 30 INCHES AT SPICES WITH ALL SPICES OFFSET A MINIMUM OF 30 INCHES FROM ADA-CENT SPICES
14. ALL REPAIRS AND/OR OTHER CONSTRUCTION MUST COMPLY WITH THE MINIMUM SPECIFICATIONS PROVIDED ON THIS DRAWING UNLESS THE SITE CONDITIONS PERMIT ALTERNATE METHODS AND/OR THE FOUNDATION HAS BEEN REDESIGNED AND APPROVED BY THE LOCAL BUILDING OFFICIAL
15. THERMITE SHIELDS AND/OR OTHER INSECT PROTECTION TO BE SPECIFIED BY LOCAL DESIGNER
16. ALL CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN METAL PLATES, CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO WEATHER OR SUBJECT TO SAL CORROSION IN COASTAL AREAS SHALL BE HOT DIP GALVANIZED OR W/100 COAT ZINC COATING NOT LESS THAN 1 OUNCE PER SQUARE FOOT. OR SHALL BE HOT DIPPED GALVANIZED COATED WITH A MINIMUM OF 1.5 OUNCES PER SQUARE FOOT
17. THE SUITABILITY OF THIS "REFERENCE" FOUNDATION FOR A SPECIFIC SITE MUST BE DETERMINED AND/OR VERIFIED BY A DESIGN PROFESSIONAL FAMILIAR WITH THE SITE. THIS DESIGNER MUST BE RESPONSIBLE FOR THE FOUNDATION WHICH WILL BE REQUIRED BY THE LOCAL BUILDING OFFICIAL TO BE INSTALLED AT THE LOCATION OF INSTALLATION

NOTE: AT THE REQUEST OF TOWN HOMES, THE FOUNDATION DIMENSIONS SPECIFIED ON THIS DRAWING HAVE BEEN ADJUSTED WITH REGARD TO THE DIMENSIONS SHOWN ON THE TOWN HOMES 2956-1099 DRAWING. THE ADJUSTMENT IS APPROXIMATELY 1 INCH GAP PER MODULE AT THE LONGER MATE LINES AND A 1/2 INCH GAP PER MODULE AT THE SHORTER MATE LINES. THESE ADJUSTMENTS ARE MADE TO ACCOMMODATE THE NORMAL GLASS WHICH OCCUR WHEN THE MODULES DURING SETUP. THE CONTRACTOR MAY FURTHER ADJUST THESE DIMENSIONS BASED ON THEIR PROFESSIONAL EXPERIENCE IN THE INSTALLATION OF FOUNDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOUNDATION AND/OR BUILDING INSTALLATION

\* EXCEPT REPAIR IN CONT. PERIMETER AND MATE LINE FOOTINGS MUST BE LOCATED AT THE CENTERLINE OF THE FOOTING HEIGHT AS SHOWN

\*\* CONT. 24" WIDE X 13" DEEP CONCRETE FOOTING W/ 3 - MPR FOR MODEL 2956-1099

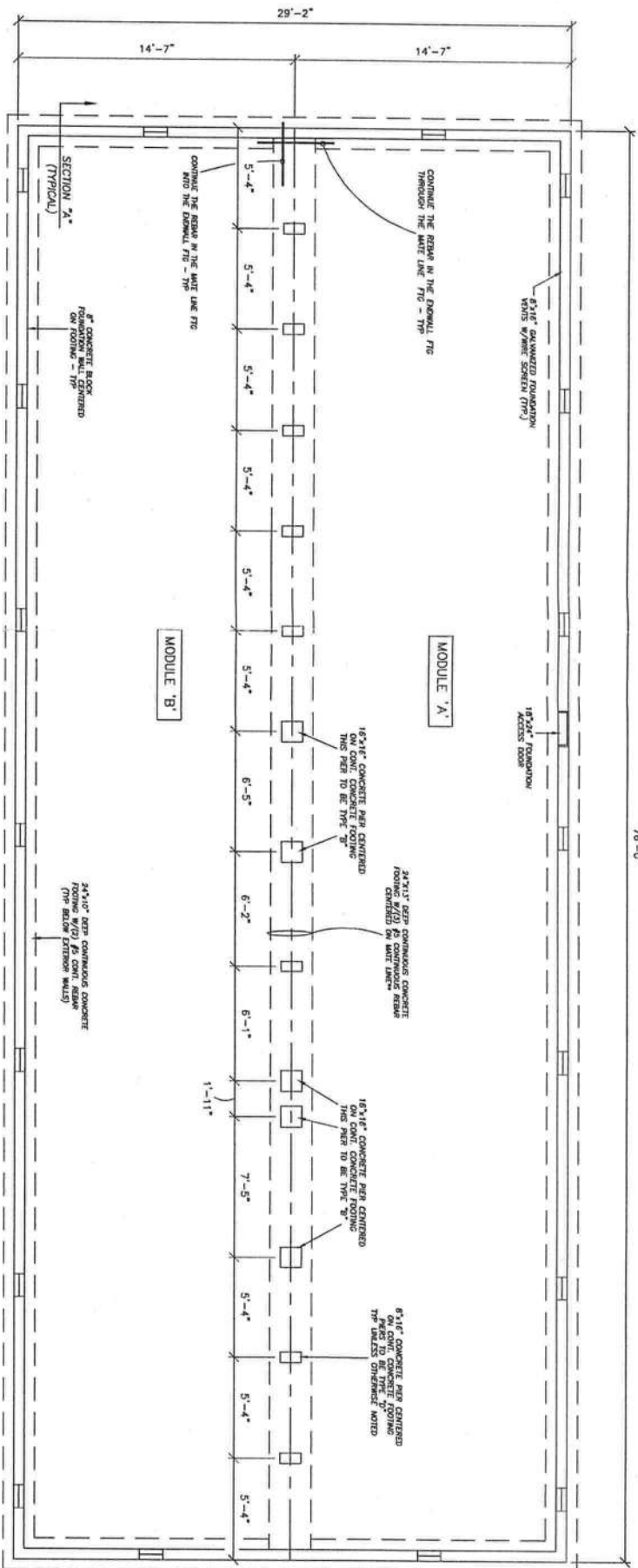
CONT. #5 BARS AT 16" O.C. IN SHORT DIMENSION FOR ENTIRE LENGTH OF FOOTING

## CRAWL SPACE FOUNDATION

THIS REFERENCE FOUNDATION IS DESIGNED FOR A MAX. 150 MPR AND USED FOR THE 2956-1099 MODEL (SEE THE MODEL DRAWINGS FOR FURTHER LIMITATIONS)

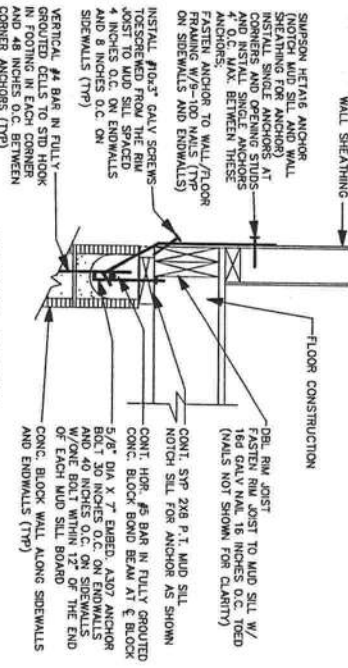
ADD PLATFORMS, STAIRS AND RAILINGS AS REQUIRED FOR ACCESS TO BUILDING - ALL PLATFORMS, STAIRS AND RAILINGS TO BE DESIGNED BY SITE (LOCAL) ENGINEER, SUBJECT TO THE TOWN HOMES 2956-1099 DRAWING. ALL DOORS AND WINDOWS (ADJUST CRAWL SPACE VENT LOCATIONS TO ACCOMMODATE PLATFORMS AND STAIRS)

## FRONT

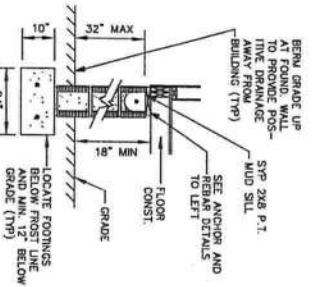


76'-0"

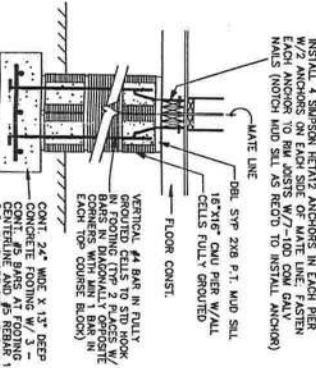
## ANCHOR DETAIL



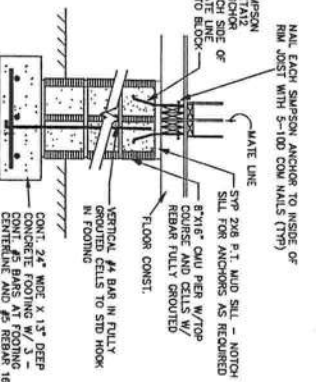
## SECTION "A"



## PIER TYPE "B"



## PIER TYPE "D"



NOTE: THE CONTRACTOR MUST VERIFY WHICH OPTIONS ARE INCLUDED IN THE HOME TO BE INSTALLED ON THIS FOUNDATION BEFORE BEGINNING CONSTRUCTION.

## TOWN HOMES LLC

P.O. BOX 1059  
LAKE CITY, FLORIDA 32056

DATE: 11/23/12	REVISIONS:	DRAWN BY:
CODES: FBC		C. Alabino
LABELS: FL		
SCALE: NTS		
MODEL: 2956-1099		
REFERENCE FOUNDATION		
WILLIAM J. KALKER, JR., P.E.		
CONSULTING ENGINEER		
P.E. LICENSE #33340		
33 DECAVISED LAKE		
MONROE, CT 06460		
(203) 261-1167		



November 28, 2012

WJK

1 OF 1