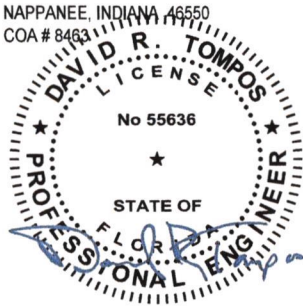


ENGINEERING AND PLAN DEVELOPMENT:

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NAPPANEE, INDIANA 46550
COA # 8463



Aug 31, 2020

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62 MURRAY BLVD. LAKELAND, GA 31635

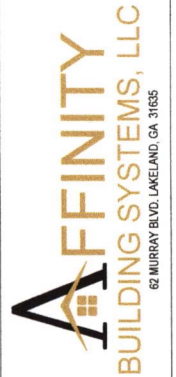
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Sep 01, 2020

JOB NUMBER:
MFT8164 / ABS-2086



GENERAL NOTES:

1. THIS BUILDING IS TO BE ATTACHED TO A PERMANENT FOUNDATION, AND ONCE SO ATTACHED, IS NOT TO BE REMOVED.
2. THIS BUILDING MAY BE MIRRORED OR REVERSED.
3. THIS BUILDING MUST BE LOCATED ABOVE THE FLOOD PLAIN.
4. THIS BUILDING IS TO BE LOCATED NO LESS THAN 5' FROM LINES OR ADJACENT STRUCTURES.
5. THIS BUILDING IS TO BE CONNECTED TO A PUBLIC WATER SUPPLY AND SEWER, WHEN AVAILABLE.

ATTENTION LOCAL INSPECTIONS DEPARTMENT:

THE RAISED/ELECTRONICALLY SEALED SET OF PLANS ARE ON FILE IN THE THIRD PARTY AGENCY'S OFFICE AS DIRECTED BY THE DBPR. THE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED BY THE BUILDING MANUFACTURER AND HAVE NOT BEEN INSPECTED BY THE THIRD PARTY INSPECTION AGENCY:

1. THE COMPLETED FOUNDATION SUPPORT SYSTEM AND TIE DOWN AND/OR ANCHORING SYSTEM.
2. RAMPS, STAIRS, AND GENERAL ACCESS TO THE BUILDING.
3. SITE INSTALLED FASTENING AT THE FLOOR AND ROOF RIDGE AT MARRIAGE LINES OF MULTI-UNIT BUILDINGS.
4. INSTALLATION OF INSULATION AT FLOORS, CEILINGS, AND END WALLS AT MARRIAGE LINES TO MINIMIZE AIR INFILTRATION.
5. INSTALLATION OF R6.5 INSULATION ON ALL PIPING INSTALLED IN UN-CONDITIONED SPACES.
6. INSTALLATION OF RIDGE VENTS IN ACCORDANCE WITH THE VENT MANUFACTURER'S INSTRUCTIONS.
7. ELECTRICAL CROSS-OVER CONNECTIONS BELOW FLOOR OR IN ATTIC WHERE MARRIAGE LINES OCCUR.
8. ELECTRICAL SERVICE, AND FEEDERS TO SUB-PANELS LOCATED IN THE MODULAR BUILDING.
9. BUILDING DRAINS, CLEANOUTS, AND HOOK UPS TO PLUMBING SYSTEM AND FINAL PLUMBING.
10. CRAWL SPACE LIGHT AND SWITCH.
11. HVAC SYSTEM- HVAC COMPANY IS RESPONSIBLE FOR ANY DAMAGE AND REPAIRS TO MODULAR COMPONENTS (I.E. TRUSSES, ELECTRICAL CONDUCTORS, PLUMBING, AND ATTIC INSULATION).
12. FRAMING OF SITE INSTALLED WINDOWS
13. MODULE TO MODULE STRAPPING AND FASTENING
14. WATER HEATER INSTALLATION AND CONNECTIONS IF NOT INSTALLED IN FACTORY
15. ANY SITE BUILT PORCHES, DECKS, DORMERS, OR CRICKETS.
16. ANY EQUIPMENT INSTALLED IN THE ATTIC, EX. WATER HEATER OR AIR HANDLER, IT IS THE SITE CONTRACTORS RESPONSIBILITY TO PROVIDE AND INSTALL A WALKWAY TO THE EQUIPMENT OR APPLIANCE AND (1) SERVICE OUTLET.
17. ANY SITE INSTALLED CABINETS, ELEVATOR AND 1ST FLOOR ENTRY PORCH CEILING FRAMING.
18. WHEN THE ROOF FINISH OR ANY EXTERIOR MATERIAL IS INSTALLED ON SITE, THE SITE CONTRACTOR IS RESPONSIBLE FOR AMENDING THE FLORIDA PRODUCT APPROVAL
19. SITE CONTRACTOR IS RESPONSIBLE TO ENSURE COMPLIANCE WITH THE CURRENT FLORIDA ENERGY CODE. FLORIDA ENERGY CODE COMPLIANCE TO BE "VERIFIED" BY A MANDATORY BLOWER DOOR TEST TO BE PERFORMED ON-SITE BY OTHERS. SUBJECT TO LOCAL APPROVAL.

WHOLE HOUSE VENTILATION SYSTEM INSTALLED ON SITE BY SITE CONTRACTOR IF TESTING INDICATES AIR CHANGES PER HOUR IS BELOW CODE REQUIREMENTS

ADDITIONAL NOTES

THESE PLANS COMPLY WITH RULE 61G20-3.006 FOR PRODUCT APPROVAL.
FIRE INSPECTOR TO REVIEW AND APPROVE FOR COMPLIANCE WITH CHAPTER 833 FIRE SAFETY CODE.

STATE CODES:

FLORIDA

2017 (8th EDITION) FLORIDA BUILDING CODE: RESIDENTIAL
2017 (8th EDITION) FLORIDA ENERGY CODE

2014 NATIONAL ELECTRIC CODE

DESIGN CRITERIA:

THIS STRUCTURE IS NOT TO BE LOCATED IN ANY AREA THAT IS NOT IN COMPLIANCE WITH THE APPROVED DESIGN CRITERIA.

BUILDING

OCCUPANCY GROUP: SINGLE FAMILY
CONSTRUCTION TYPE: WOOD FRAME
MEAN ROOF HEIGHT: 32'-1 5/8"

DESIGN METHOD BASED ON ASCE 7-10

SITE ADDRESS/ LOCATION
MANATEE COUNTY, FL

DESIGN LOADS

FLOOR LIVE LOAD: 40 PSF
FLOOR DEAD LOAD: 10 PSF
TRUSS LIVE LOAD: 20 PSF
*TRUSS TOTAL DEAD LOAD: 20 PSF
*BOTTOM CHORD VERIFIED FOR APPLICATION OF 10 PSF NON-CONCURRENT LIVE LOAD

WIND SPEED: 150 MPH (V_{ult}), NON-HVHZ ZONE
EXPOSURE: D
APPLICABLE INTERNAL PRESSURE COEFFICIENT: (+/-) 0.18

SEISMIC DESIGN CATEGORY: C

DESIGN PRESSURES (BASED ON V_{ult})

COMPONENT	END ZONE (PSF)	INTERIOR ZONE (PSF)
WINDOWS AND SIDING	+41.2/-65.2	+41.2/-44.7
DOORS	+39.7/-52.1	+39.7/-43.2
ROOF CLADDING	+23.8/-97.1	+23.8/-37.7
ROOF OVERHANGS	-129.3	-76.9

ADDITIONAL NOTES

THE PORCH WAS DESIGNED AS A PARTIALLY UNENCLOSED BUILDING WITH HIGHER WIND PRESSURES ON THE CEILING CONNECTIONS. MAIN SECTION OF BUILDING IS ENCLOSED.

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	SFD
FLOOR LL	40 PSF
WIND VELOCITY	150 V _{ult} MPH
FIRE RATING OF EXT. WALLS	0 HRS
NUMBER OF STORIES	2
MANUFACTURER	ABS
PLAN NUMBER	ABS-2086
APPROVAL DATE	9/01/20
HIGH VELOCITY HURRICANE ZONE	NO
RADCO	

Reviewed by:	Randy Saunders
	<i>[Signature]</i>
FLORIDA MODULAR PLANS EXAMINER No. 556-19	

INDEX

1. COVER PAGE
2. FOUNDATION LOADING
3. STRUCTURAL
4. STRUCTURAL
5. FLOOR PLAN
6. FLOOR PLAN
7. CABINETS
8. ELECTRICAL PLAN
9. ELECTRICAL PLAN
10. ELECTRICAL NOTES
11. PLUMBING
12. ELEVATIONS
13. ELEVATIONS
14. ELEVATIONS
15. SECTION
16. FLOOR FRAMING
17. FLOOR FRAMING
18. CEILING FRAMING
19. ROOF FRAMING
20. FLOOR CONNECTIONS
21. WALL CONNECTIONS
22. ROOF CONNECTIONS
23. STRAP DETAIL

FV Calculations
Sheet 5-4

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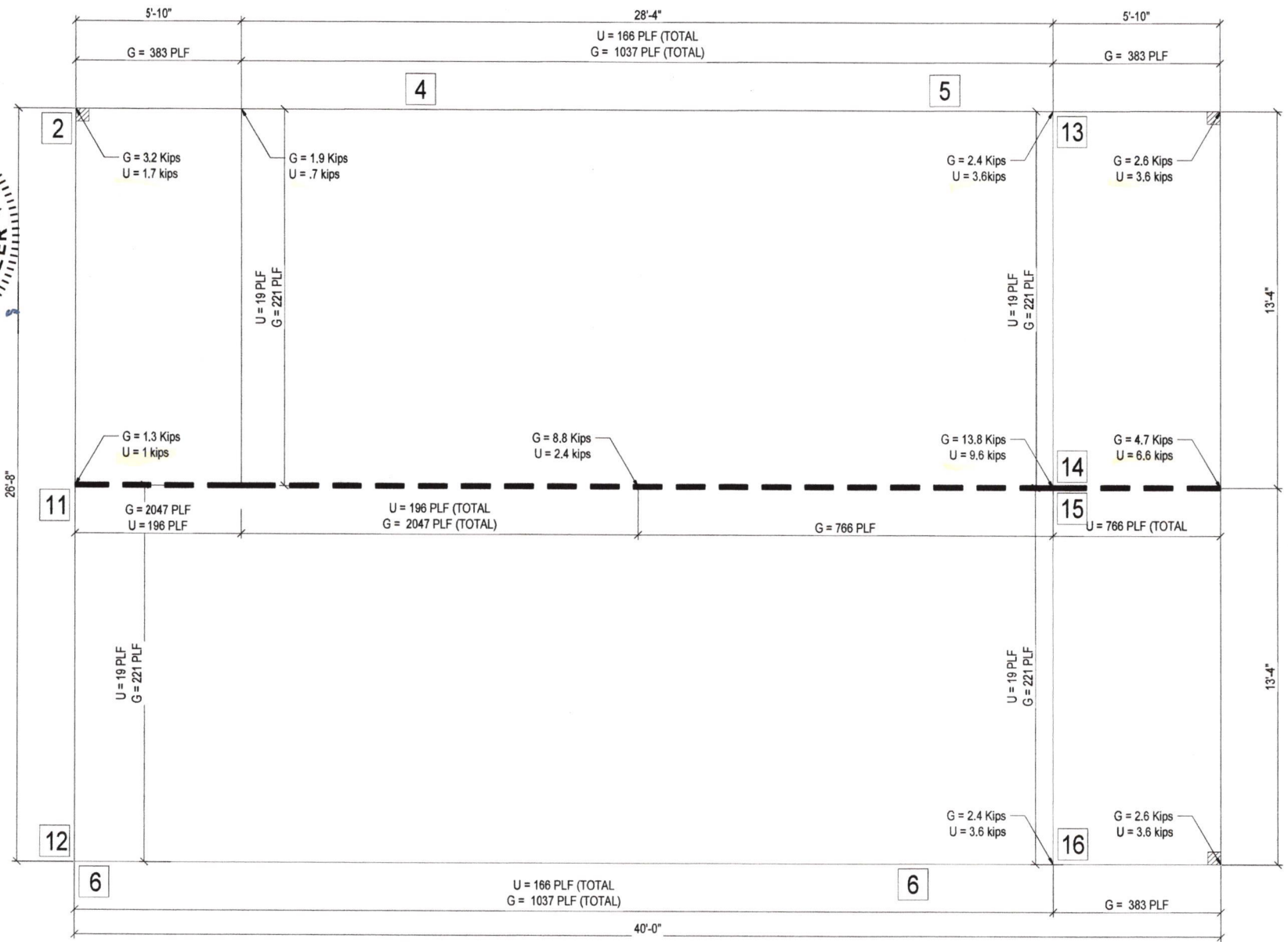
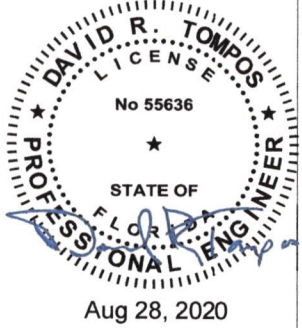
REVISIONS:
5/11/20 RWS Blackline revision-1
5/28/20 RWS Blackline revision-2
07/07/20 RWC Submittal

TITLE:
COVERSHEET

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1

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 COA # 8463



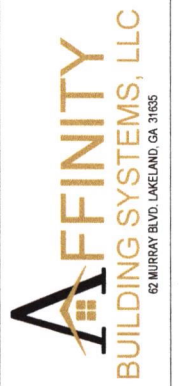
FORCE REQUIRED

2	1851 LB	4	5031 LB
5	6456 LB	6	3761 LB
11	6905 LB	12	8756 LB
13	5466 LB	14	2433 LB
15	1184 LB	16	6715 LB

SIDEWALL & MATEWALL RAIL SPANS IN CALCULATIONS ARE BASED ON UNIFORM VERTICAL LOADING ONLY. IT IS THE FOUNDATION ENGINEERS RESPONSIBILITY TO TRANSFER ALL POINT LOADS & SHEARWALL HOLD-DOWNS TO THE FOUNDATION.

- MATEWALL LOADS ARE TOTAL, NOT PER HALF.
 - POINT LOADS ARE FROM 1ST STORY CEILING AND ABOVE, THEY DO NOT INCLUDE MATEWALL PLFS.
 - FOUNDATION ENGINEER SHALL CONSIDER POINT LOADS IN ADDITION TO PLF LOADS.

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5/11/20	RWS	Blackline revision-1
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TITLE:
 FOUNDATION LOADING

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 2

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FLOOR SHEATHING
 ATTACH UNBLOCKED 19/32" FLOOR DIAPHRAGM W/ 0.131" X 2.5" NAILS @ 6" @ BOUNDARY, 6" EDGE, & 12" IN FIELD.

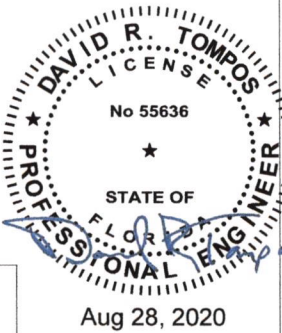
OTHER CONNECTIONS
 SEE STRUCTURAL PAGES 7.3 AND 7.4 FOR THE FOLLOWING CONNECTIONS:
 • DOUBLE TOP PLATE
 • STUD TO TOP/BOTTOM PLATE
 • BOTTOM PLATE TO FLOOR HEADER/SILL CONNECTIONS

FOUNDATION LOADING
 SIDEWALLS= 1037 PLF GRAVITY 166 PLF UPLIFT
 MATTING WALLS (TOTAL) = 2047 PLF GRAVITY 196 PLF UPLIFT
 SEE STRUCTURAL PAGES 3.4, 5.2, AND 5.3 FOR FLOOR RAIL SPANS

RIM TO FOUNDATION
 1-1 = 1464 PLF
 1-2 = 732 PLF
 1-A = 564 PLF
 1-B = 468 PLF } ON SITE BY OTHERS

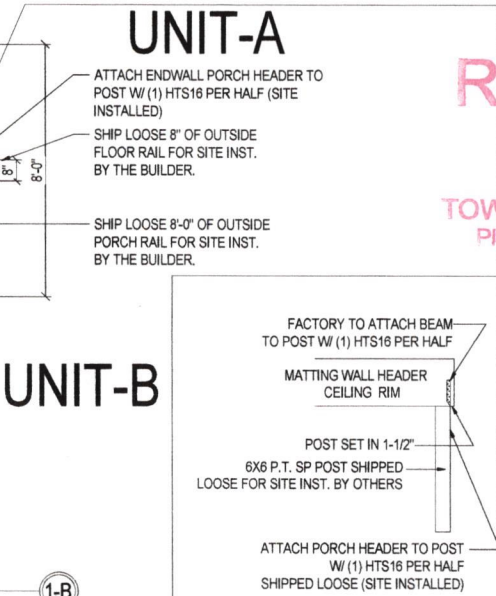
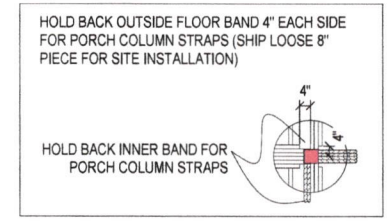
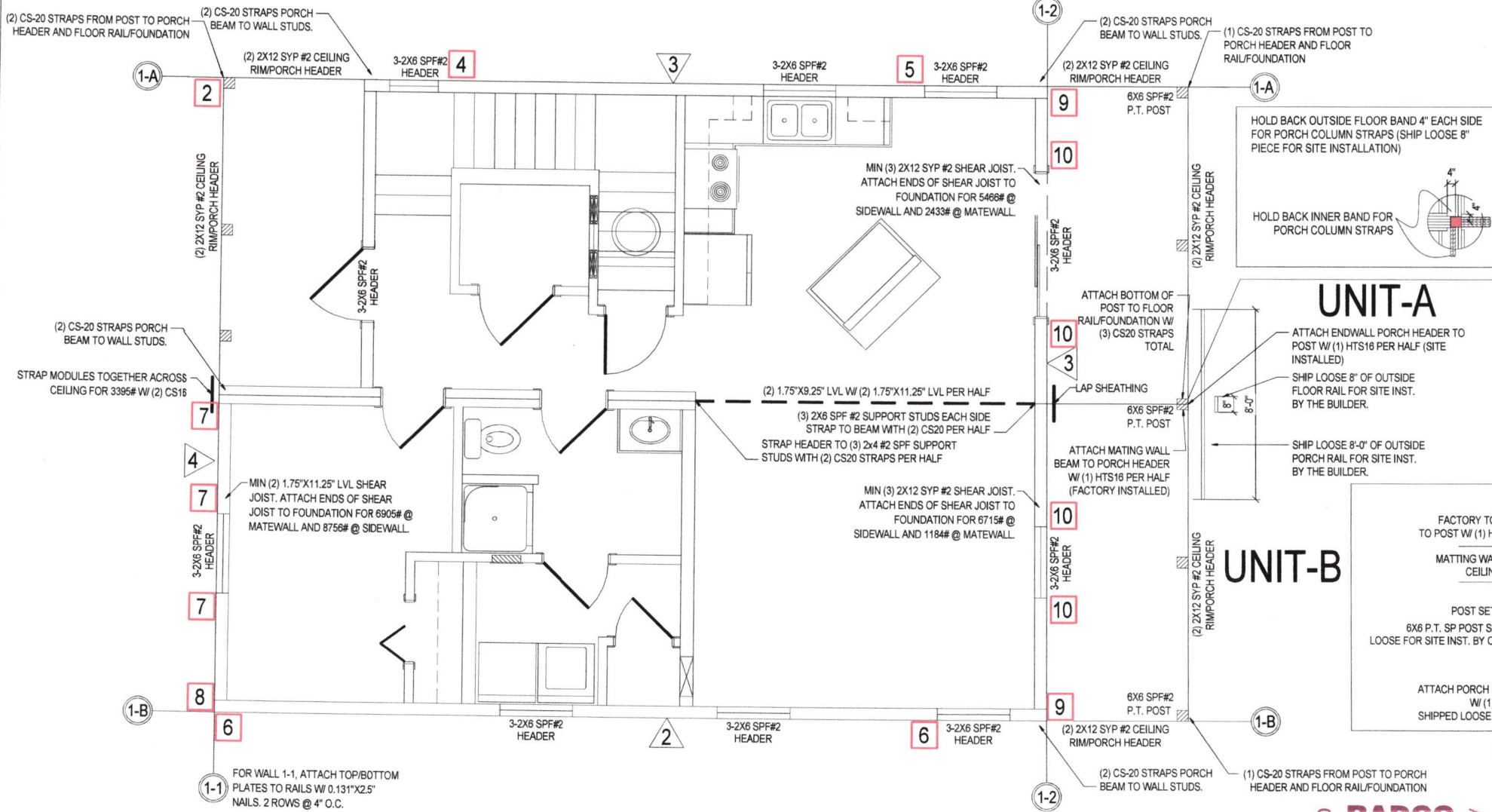
	FORCE REQUIRED	RECOMMENDED HOLD-DOWN
2	1851 LB	(2) CS20
4	5031 LB	(2) MSTC48B3
5	6456 LB	(2) MSTC48B3
6	3761 LB	(1) MSTC48B3
7	9207 LB	(3) MSTC48B3
8	11058 LB	(3) MSTC48B3
9	7899 LB	(3) MSTC48B3
10	5261 LB	(2) MSTC48B3

5/8" STRUCTURAL SHEATHING W/ 0.131 X 2-1/2" NAILS		
	EDGE FASTENING	FIELD FASTENING
1	6" O/C	12" O/C
2	4" O/C	12" O/C
3	3" O/C	12" O/C
4	3" O/C	12" O/C DOUBLE SIDED



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 5/11/20 RWS Blackline revision-1
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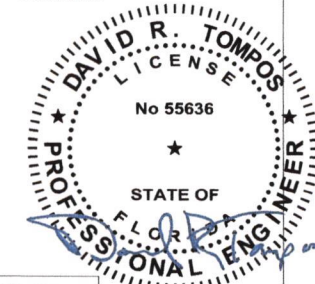
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COA # 8463



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AFFINITY
BUILDING SYSTEMS, LLC
62 MURRAY BLVD. LAKELAND, GA. 31635

FLOOR SHEATHING

ATTACH UNBLOCKED 19/32" FLOOR DIAPHRAGM W/ 0.131" X 2.5" NAILS @ 6" @ BOUNDARY, 6" EDGE, & 12" IN FIELD.

ROOF SHEATHING

SEE ROOF SHEATHING SECUREMENT CHART FOR SPECIFIC ZONE REQUIREMENTS. (ROOF FASTENING SHEET)

OTHER CONNECTIONS

SEE STRUCTURAL PAGES 7.3 AND 7.4 FOR THE FOLLOWING CONNECTIONS:

- * DOUBLE TOP PLATE
- * STUD TO TOP/BOTTOM PLATE
- * BOTTOM PLATE TO FLOOR
- * HEADER/SILL CONNECTIONS

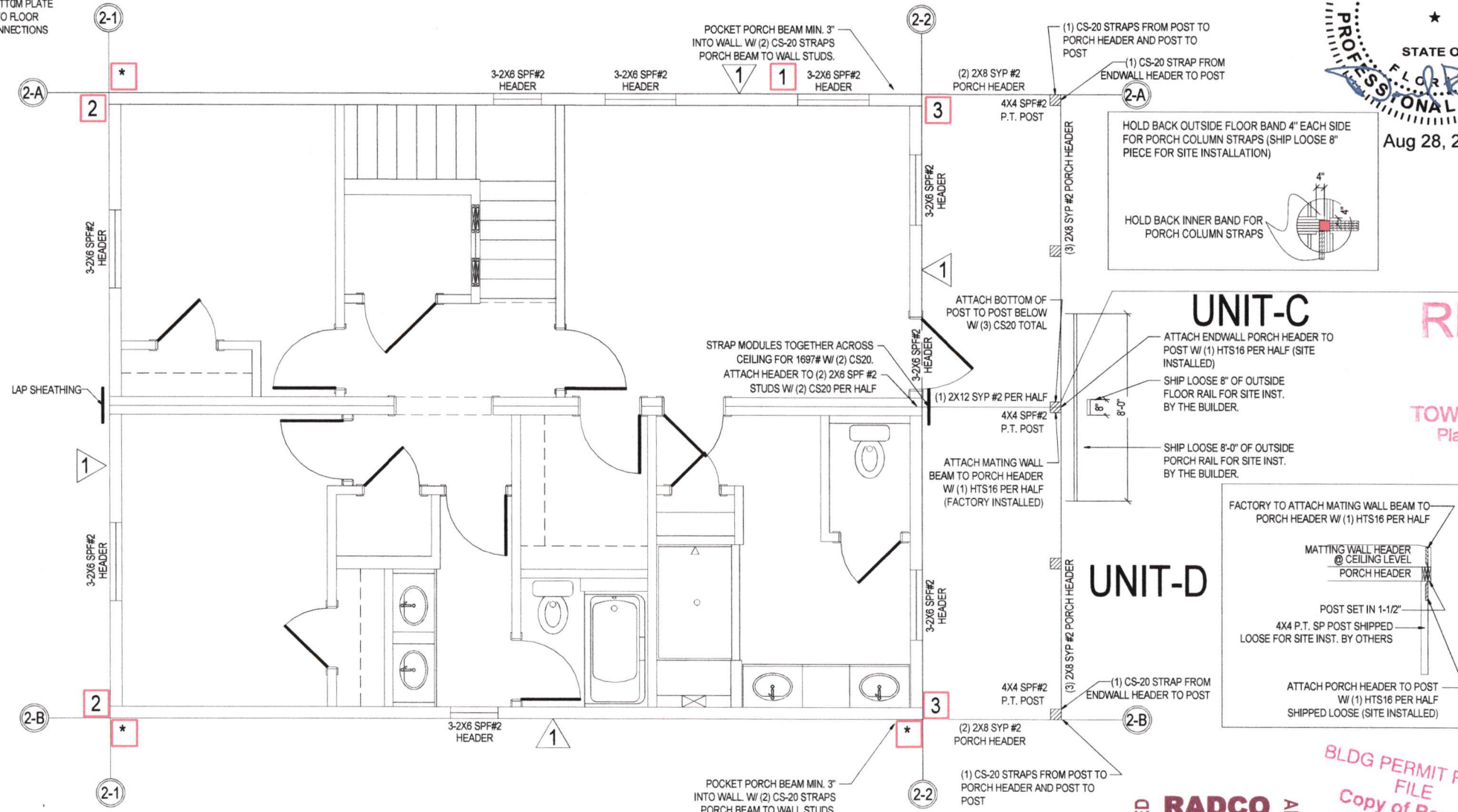
2nd STORY TO 1st STORY CONNECTION:

- 2-A= 214PLF- LAPPED SHEATHING W/ 0.131"X2.5" NAILS @ 6" O.C.
- 2-B= 177PLF- LAPPED SHEATHING W/ 0.131"X2.5" NAILS @ 6" O.C.
- 2-1= 510PLF- LAPPED SHEATHING W/ 0.131"X2.5" NAILS @ 2" O.C.
- 2-2= 255PLF- LAPPED SHEATHING W/ 0.131"X2.5" NAILS @ 4" O.C.

FORCE REQUIRED	RECOMMENDED HOLDOWN
1 1425 LB	(2) CS20
2 1851 LB	(1) CS14
3 2638 LB	(2) CS16

* IN LIEU OF HOLDOWN FASTENING SIDEWALL TO END WALL WITH 0.131" X 3" NAILS AT 6" O/C FOR ENTIRE HEIGHT OF WALL.

5/8" STRUCTURAL SHEATHING W/ 0.131 X 2-1/2" NAILS		
	EDGE FASTENING	FIELD FASTENING
1	6" O/C	12" O/C
2	4" O/C	12" O/C
3	3" O/C	12" O/C



UNIT-C

ATTACH ENDWALL PORCH HEADER TO POST W/ (1) HTS16 PER HALF (SITE INSTALLED)

SHIP LOOSE 8" OF OUTSIDE FLOOR RAIL FOR SITE INST. BY THE BUILDER.

SHIP LOOSE 8'-0" OF OUTSIDE PORCH RAIL FOR SITE INST. BY THE BUILDER.

UNIT-D

FACTORY TO ATTACH MATING WALL BEAM TO PORCH HEADER W/ (1) HTS16 PER HALF

MATING WALL HEADER @ CEILING LEVEL

PORCH HEADER

POST SET IN 1-1/2"

4X4 P.T. SP POST SHIPPED LOOSE FOR SITE INST. BY OTHERS

ATTACH PORCH HEADER TO POST W/ (1) HTS16 PER HALF SHIPPED LOOSE (SITE INSTALLED)

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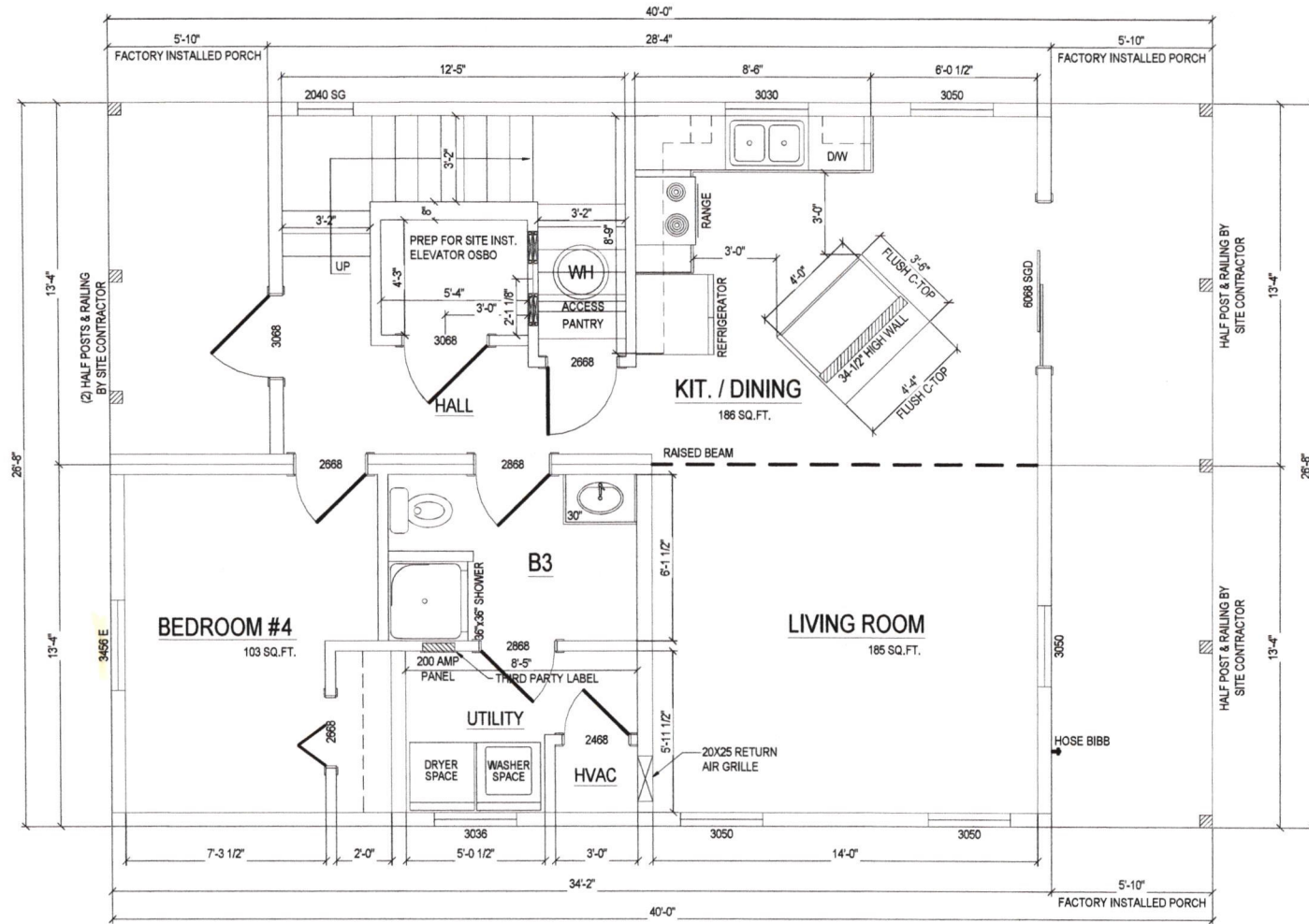
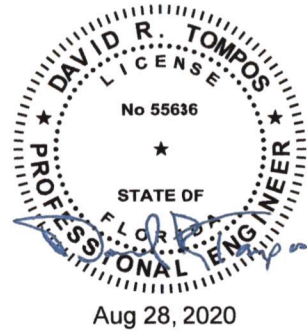
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ENGINEERING AND PLAN DEVELOPMENT:

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NAPPANEE, INDIANA 46550
COA # 8463



FLOOR PLAN:

1. THIRD PARTY LABEL, DATA PLATE, AND STATE LABEL TO BE LOCATED NEAR OR INSIDE THE ELECTRICAL PANEL BOX. ALL OTHER BOXES THE THIRD PARTY LABEL TO BE LOCATED INSIDE A KITCHEN CABINET, VANITY CABINET, OR AS SHOWN ON FLOOR PLAN.

WINDOWS & DOORS:

- GLAZED OPENINGS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL BE PROTECTED FROM WIND BORNE DEBRIS. GLAZED OPENING PROTECTION FOR WIND BORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND ASTM E 1886 REFERENCED THEREIN.
- ALL WINDOWS 72" ABOVE GRADE LEVEL THAT ARE NOT 24" A.F.F. (18" A.F.F. IF AMENDED BY STATE) REQUIRE OPENING LIMITING DEVICES FOR FALL PROTECTION. (SHIPPED LOOSE FOR SITE INSTALLATION)
- ALL WINDOW AND DOOR GLASS TO BE DOUBLE PANE
- ALL WINDOWS TO HAVE INSULATED GLAZING
- ALL WINDOWS ARE PROVIDED WITH SCREENS
- ALL WINDOWS NOTED AS EGRESS "E" COMPLY WITH SECTION R310
- ALL EXTERIOR DOORS TO BE INSULATED AND PROVIDED WITH WEATHER STRIPPING

DOOR & WINDOW LIGHT/ VENT DATA					
STYLE	WIDTH	HEIGHT	LIGHT	VENT	
SINGLE HUNG	3/4	5/6	13.83	6.96	
SINGLE HUNG	3/0	5/6	12.21	6.16	
SINGLE HUNG	3/0	5/0	10.96	5.7	
SINGLE HUNG	3/0	4/0	8.45	4.22	
SINGLE HUNG	3/0	3/0	5.94	2.93	
SINGLE HUNG	2/6	3/0	4.75	2.37	
TRANSOM	3/0	1/0	1.51	N/A	
SLIDING DOOR	6/0	6/8	40	20	
FRENCH DOOR	6/0	6/8	23	40	
EXT. DOOR	3/0	6/8	N/A	20	
FULL LITE DOOR	3/0	6/8	11.5	20	

LIGHT/ VENT SCHEDULE					
ROOM	SQ.FT.	LIGHT		VENT	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
BEDROOM 1	181	14.48	32.88	7.24	37.10
BEDROOM 2	98	7.84	13.83	3.92	6.96
BEDROOM 3	110	8.80	13.83	4.40	6.96
BEDROOM 4	103	8.24	13.83	4.12	6.96
LIVING ROOM	185	14.48	32.88	7.24	37.10
KITCHEN	186	14.48	32.88	7.24	37.10
DINING ROOM	371	29.98	69.78	14.84	45.78

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5/28/20 RWS	Blackline revision-2
07/07/20 RWC	Submittal

TITLE:
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APPROVED

RADCO

Sep 01, 2020

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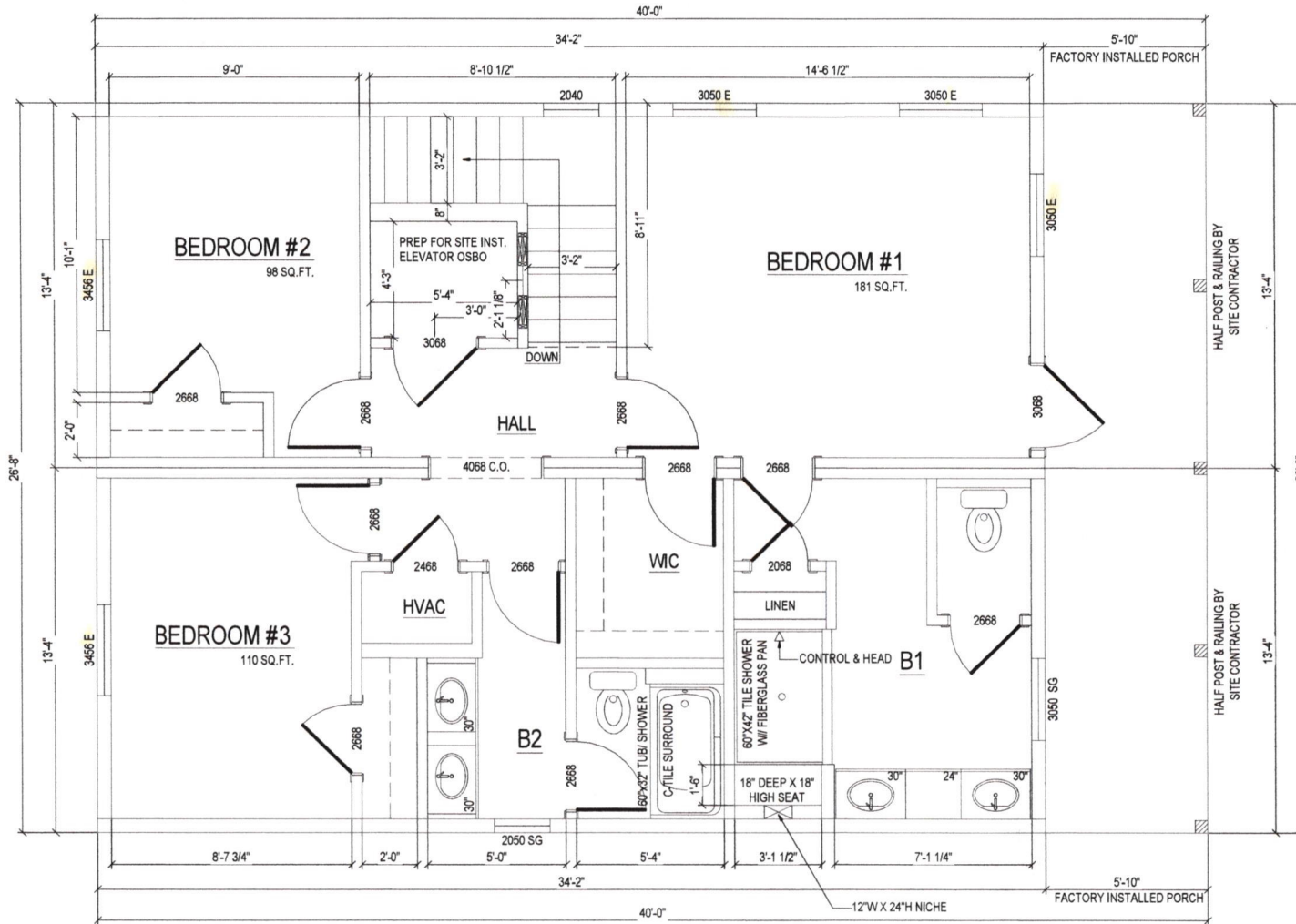
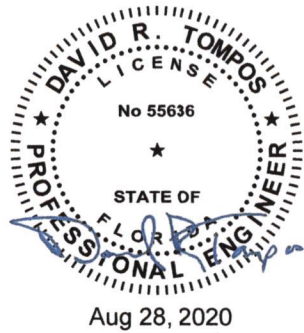
1ST FLOOR PLAN

1066 TOTAL SQ.FT.
835 SQ.FT. (CONDITIONED)

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SINGLE HUNG	3/0	5/6	12.21	6.16	
SINGLE HUNG	3/0	5/0	10.96	5.7	
SINGLE HUNG	3/0	4/0	8.45	4.22	
SINGLE HUNG	3/0	3/0	5.94	2.93	
SINGLE HUNG	2/6	3/0	4.75	2.37	
TRANSOM	3/0	1/0	1.51	N/A	
SLIDING DOOR	6/0	6/8	40	20	
FRENCH DOOR	6/0	6/8	23	40	
EXT. DOOR	3/0	6/8	N/A	20	
FULL LITE DOOR	3/0	6/8	11.5	20	

LIGHT/ VENT SCHEDULE					
ROOM	SQ.FT.	LIGHT		VENT	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
BEDROOM 1	181	14.48	32.88	7.24	37.10
BEDROOM 2	98	7.84	13.83	3.92	6.96
BEDROOM 3	110	8.80	13.83	4.40	6.96
BEDROOM 4	103	8.24	13.83	4.12	6.96
LIVING ROOM					45.73
KITCHEN	371	29.68	89.78	14.84	
DINING ROOM					

APPROVED

RADCO

Sep 01, 2020

APPROVED

2ND FLOOR PLAN

1066 TOTAL SQ.FT.

911 SQ.FT. (CONDITIONED)

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JOB NUMBER:
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REVISIONS:

5/11/20 RWS Blackline revision-1	
5/28/20 RWS Blackline revision-2	
07/07/20 RWC Submittal	

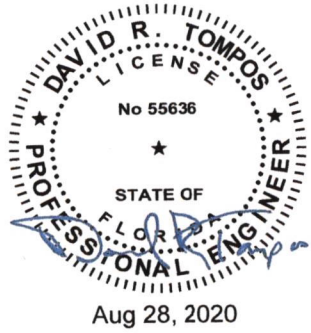
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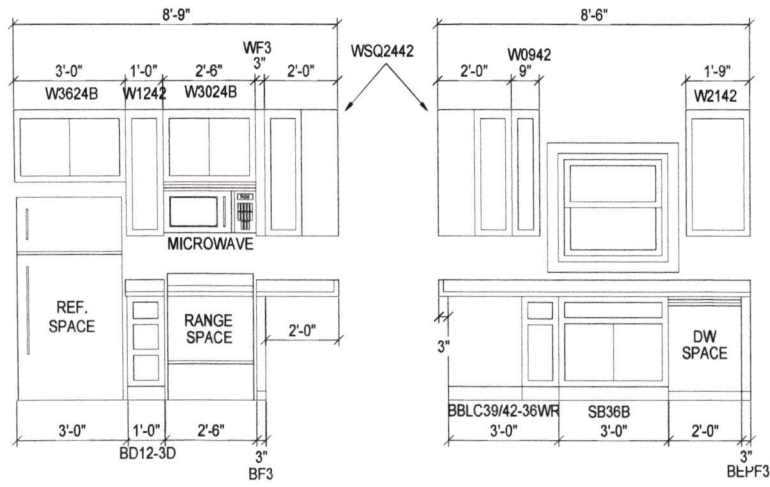
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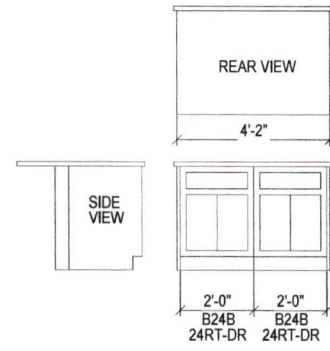
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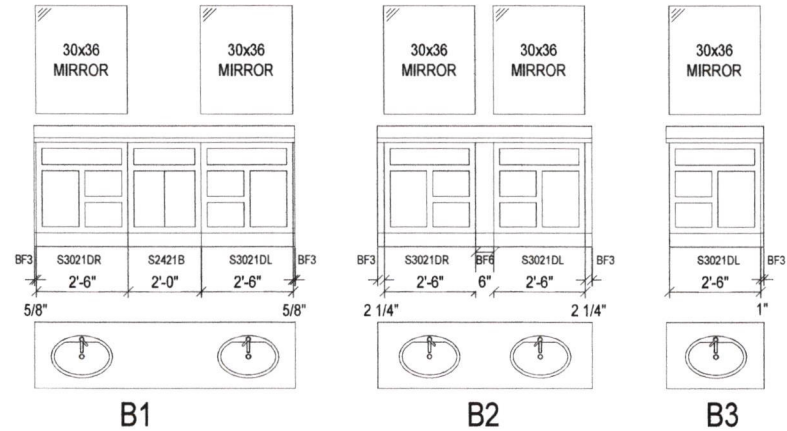
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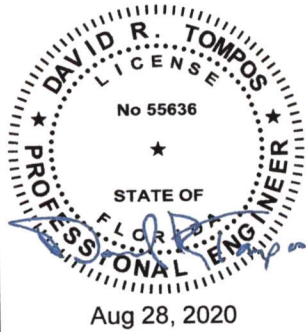
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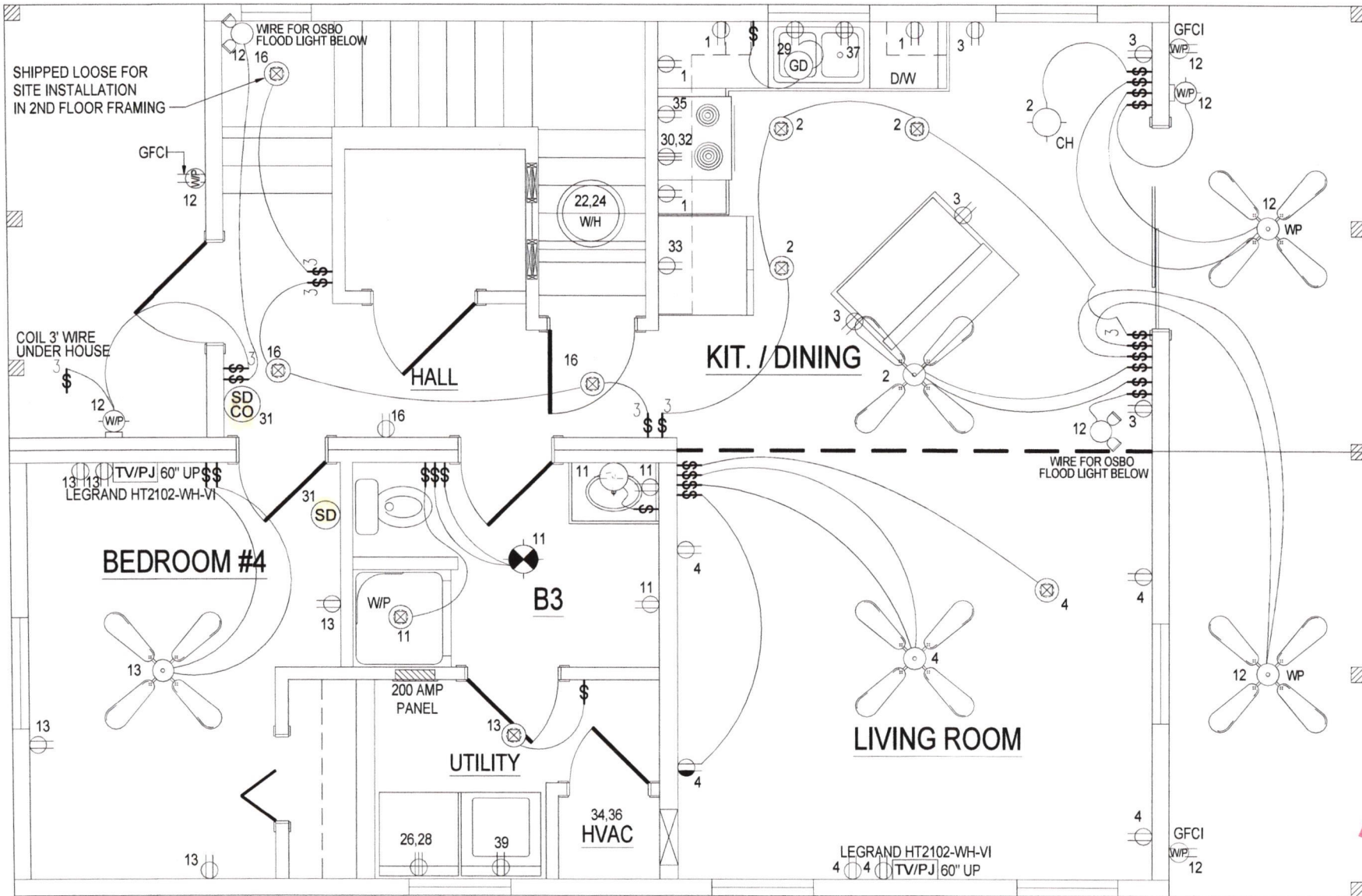
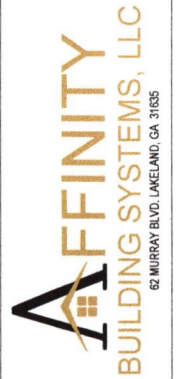
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07/07/20 RWC Submittal

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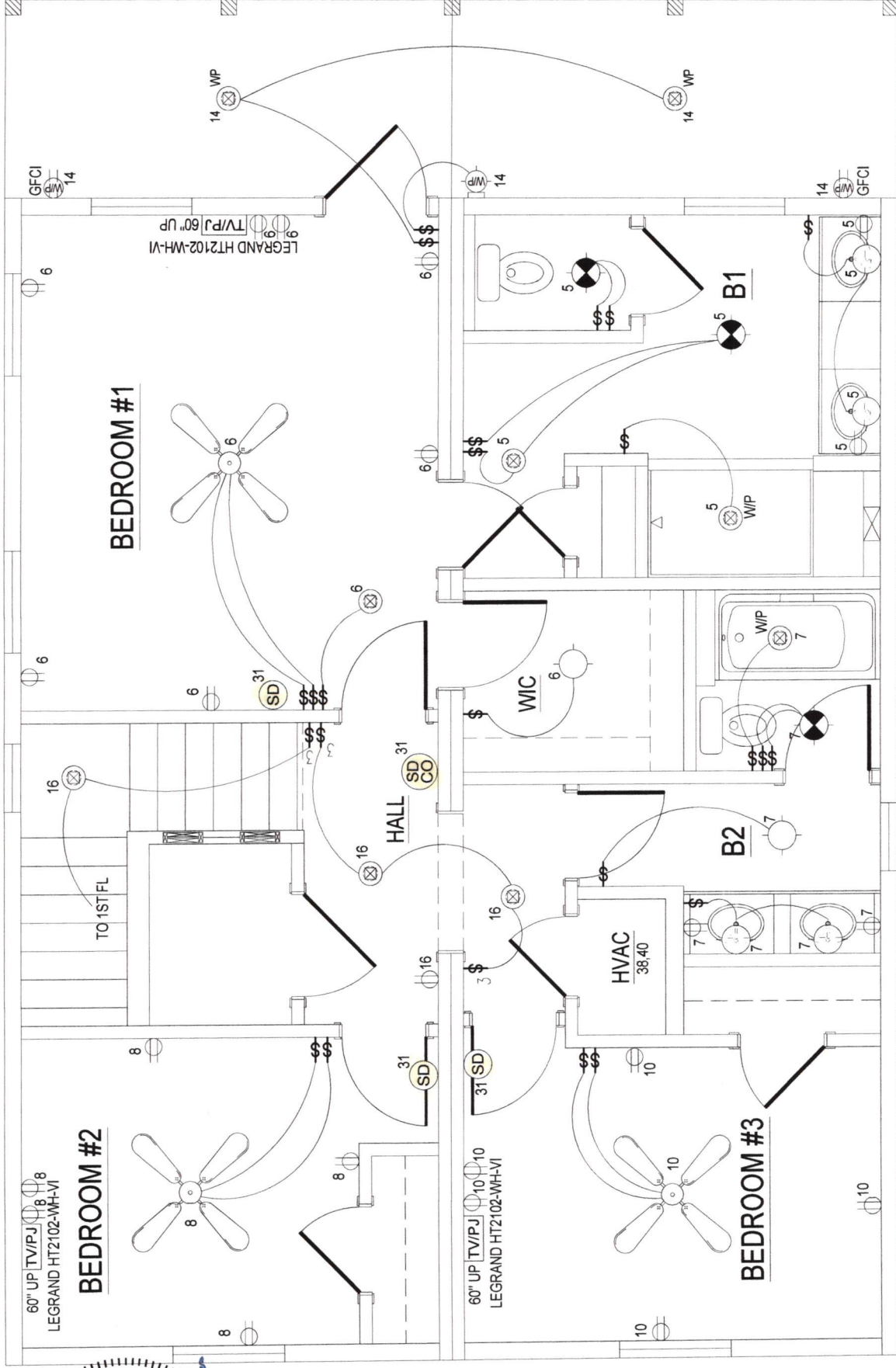
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ELECTRICAL LEGEND	
	EXTERIOR LIGHT
	LIGHT (SURFACE MOUNT)
	WALL HUNG LIGHT
	EXHAUST FAN W/LIGHT
	EXHAUST FAN
	PENDANT LIGHT
	SMOKE DETECTOR
	SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR
	DUPLEX RECEPTACLE
	QUAD PLEX RECEPTACLE
	240V RECEPT
	SWITCHED RECEPTACLE (HALF OF DUPLEX OUTLET IS SWITCHED)
	WEATHERPROOF DUPLEX
	FLOOD LIGHT
	WIRE AND BRACE FOR CEILING FAN / LIGHT
	RECESSED CAN LIGHT (IC)
	WATER PROOF RECESSED CAN LIGHT
	PULL-CHAIN ATTIC LIGHT
	FLUORESCENT LIGHT
	SWITCH
	SWITCH (3 WAY)
	SWITCH (4 WAY)
	DOOR CHIME
	PROGRAMMABLE THERMOSTAT
	TV/ PHONE JACK
	PUSH BUTTON
	GARBAGE DISPOSAL
	PANEL BOX

ELECTRICAL NOTES

- ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NEC.
- 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 MINIMUM CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 8" FROM "STORAGE AREA" AS DEFINED BY NEC 410-8(a)
- 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.
- 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 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.
- PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM, THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED BY AS BEING IN COMPLIANCE WITH SECTION 110-9 OF THE NEC, BY LOCAL ELECTRICAL CONSULTANT.
- 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.
- ALL CIRCUITS CROSSING OVER MODULAR MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES, LOCATED IN THE FLOOR OR IN THE ATTIC.
- ALL CIRCUITS TO BE COPPER NM EXCEPT HVAC AND RANGE CIRCUITS TO BE COPPER SE CABLE (75°C)
- 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)
- RECEPTACLES INSTALLED IN WET LOCATIONS MUST BE IN A WEATHERPROOF ENCLOSURE WITH INTEGRITY OF WHICH IS NOT AFFECTED WHEN THE ATTACHMENT PLUG CAP IS INSERTED OR REMOVED
- SMOKE DETECTORS MUST BE WIRED TO ACTIVATE ALL ALARMS SIMULTANEOUSLY IF ANY DETECTOR IS ACTIVATED. ALL SMOKE DETECTORS LOCATED WITHIN 20 FEET OF A COOKING APPLIANCE SHALL BE THE PHOTOELECTRIC TYPE.
- ALL FANS MUST BE DUCTED TO THE EXTERIOR OF THE BUILDING AND TERMINATE AT AN APPROVED VENT CAP.
- WHIRLPOOL TUB (IF APPLICABLE) ON SEPERATE GFCI CIRCUIT (880.71)
- TAMPER RESISTANT RECEPTACLES THROUGH OUT (406.11)
- MINIMUM OF 1 COMMUNICATION OUTLET (800.156)
- ALL 120V 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN FAMILY ROOMS, KITCHEN, UTILITY, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT (210.12b).
- IF NOT INSTALLED IN THE FACTORY DUE TO SITE CONDITIONS BUILDER IS RESPONSIBLE FOR INSTALLING MIN. (1) GRADE ACCESSIBLE RECEPTACLE AT BOTH FRONT AND REAR OF THE BUILDING.

ABBREVIATIONS

GFCI = GROUND FAULT CIRCUIT INTERRUPTER
 AFCI = ARC FAULT CIRCUIT INTERRUPTER
 WP = WATER PROOF
 NEC = NATIONAL ELECTRIC CODE

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DESCRIPTION	BREAKER		WIRE SIZE	CIRCUIT NUMBER	CIRCUIT NUMBER	WIRE SIZE	BREAKER		DESCRIPTION
	POLE	TRIP					TRIP	POLE	
SMALL APPLIANCE (1ST RECEP GFCI)	1	20 (AFCI)	12-2	1	2	12-2	20 (AFCI)	1	GENERAL WIRING
SMALL APPLIANCE (1ST RECEP GFCI)	1	20 (AFCI)	12-2	3	4	12-2	20 (AFCI)	1	GENERAL WIRING (LR)
BATH 1 (GFCI RECEP)	1	20	12-2	5	6	12-2	20 (AFCI)	1	GENERAL WIRING (BRM1)
BATH 2 (GFCI RECEP)	1	20	12-2	7	8	12-2	20 (AFCI)	1	GENERAL WIRING (BRM2)
GENERAL WIRING	1	20 (AFCI)	12-2	9	10	12-2	20 (AFCI)	1	GENERAL WIRING (BRM3)
BATH 3 (GFCI RECEP)	1	20	12-2	11	12	12-2	20	1	EXTERIOR
GENERAL WIRING (BRM4/UTILITY)	1	20 (AFCI)	12-2	13	14	12-2	20	1	EXTERIOR
OPEN				15	16	12-2	20 (AFCI)	1	ATTIC/ HALLWAY
OPEN				17	18				OPEN
OPEN				19	20				OPEN
OPEN				21	22				OPEN
OPEN				23	24	10-2	25	2	WATER HEATER
OPEN				25	26				OPEN
OPEN				27	28	10-3	30	2	DRYER
GARBAGE DISPOSAL (GFCI RECEP)	1	20 (AFCI)	12-2	29	30	8-3	40	2	RANGE
SMOKE DETECTOR	1	15 (AFCI)	14-3	31	32				
REFRIGERATOR	1	20 (AFCI)	12-2	33	34				HVAC SYSTEM INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS
MICROWAVE	1	20 (AFCI/GFCI)	12-2	35	36				
DISH WASHER	1	20 (AFCI/GFCI)	12-2	37	38				HVAC SYSTEM INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS
WASHER (GFCI RECEP)	1	20 (AFCI)	12-2	39	40				

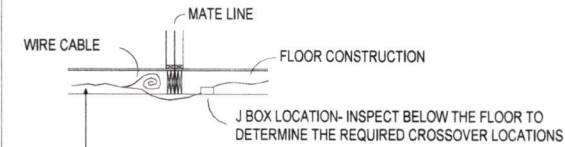
ELECTRICAL CROSS OVER DETAIL

EXTEND THE COILED WIRE CAPBLE TO THE J BOX IN THE OTHER MODULE. CONNECT THE CABLE TO THE J BOX WITH A LISTED WIRE CONNECTOR. CONNECT EACH CONDUCTOR TO THE CORRESPONDING CONDUCTOR BASED ON EACH CONDUCTORS INSULATION COLOR (CONNECT BLACK TO BLACK, ETC) AND CONNECT THE GROUNDING WIRE TO BOTH THE GROUNDING WIRE(S) IN THE OTHER MODULE AND THE J BOX GROUNDING SCREW. IF MORE THAN ONE CIRCUIT IS TO BE CONNECTED IN THE SAME JUNCTION BOX, VERIFY THAT THE CORRECT CIRCUITS ARE BEING SPLICED TOGETHER BEFORE CONNECTING ANY WIRES TOGETHER.

USE "UL LISTED" WIRE TO TWIST CONNECTORS (I.E. WIRE NUTS) TO CONNECT THE CURRENT CARRYING CONDUCTORS TOGETHER IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. USE AN APPROVED CRIMP TYPE CONNECTOR (NON-REMOVABLE CONNECTOR) TO CONNECT THE GROUNDING WIRES TOGETHER. SUPPORT ALL CIRCUITS AND/OR INSTALL LISTED CABLE STAPLES OR FASTENINGS WITHIN 6" OF THE J BOX.

RE-INSTALL THE JUNCTION BOX COVER PLATE AND TEST EACH CIRCUIT AS REQUIRED BY THE LOCAL BUILDING OFFICIAL (HAVE ALL WORK INSPECTED AND APPROVED BY THE LOCAL BUILDING OFFICIAL BEFORE INSTALLING THE J BOX COVER OR TURNING ON THE POWER TO THE BUILDING OR CIRCUIT.)

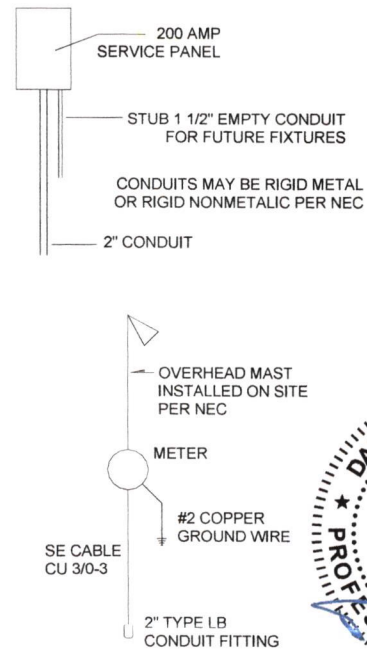
THE DETAIL BELOW IS SHOWN FOR ELECTRICAL CROSS-OVER CONNECTIONS INSTALLED BELOW THE FLOOR SYSTEM. THESE SAME PROCEDURES SHOULD BE USED FOR ELECTRICAL CROSS OVER CONNECTIONS LOCATED IN THE ATTIC. INSPECT THE ATTIC NEAR THE MATE LINE FOR ALL SUCH REQUIRED ELECTRICAL CROSSOVER CONNECTIONS.



WIRE CONDUCTORS REQUIRED TO BE CONNECTED TO THE J BOX IN OTHER MODULE TO COMPLETE THE ELECTRICAL CROSSOVER CONNECTION (EXTRA WIRE TO BE COILED AND INSTALLED IN FRAMING CAVITY AT FACTORY TO ENABLE ON SITE CROSSOVER CONNECTION)

APPROVED
RADCO
 Sep 01, 2020
 APPROVED

SERVICE DIAGRAM 200 AMP SERVICE AND 100 AMP SERVICE



PANEL SIZING (TYPICAL FOR HOMES UP TO 3000 SQ.FT.)		
1746	SQUARE FEET AT 3 WATTS	5238 VA
2	20-AMP SMALL APPLIANCE OUTLETS	3000 VA
1	LAUNDRY CIRCUIT	1500 VA
1	RANGE	13000 VA
1	WATER HEATER	4500 VA
1	GARBAGE DISPOSAL	860 VA
1	DISHWASHER	1500 VA
1	CLOTHES DRYER	5200 VA
1	MICROWAVE	1500 VA
	TOTAL	36298 VA
	FIRST 10000 VOLT-AMPERES AT 100%	10000 VA
	REMAINDER AT 40%	10519.2 VA
	TOTAL	20519.2 VA
2	ASSUMED HVAC LOADING	20000 VA
	TOTAL LOAD	40519.2 VA
	CALCULATED LOAD FOR SERVICE SIZE TOTAL/ 200% (SEE SIZE)	168.83 AMPS
	NEAREST STANDARD SIZE	200 AMPS



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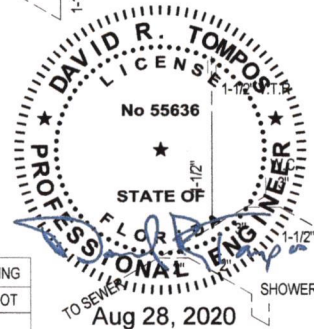
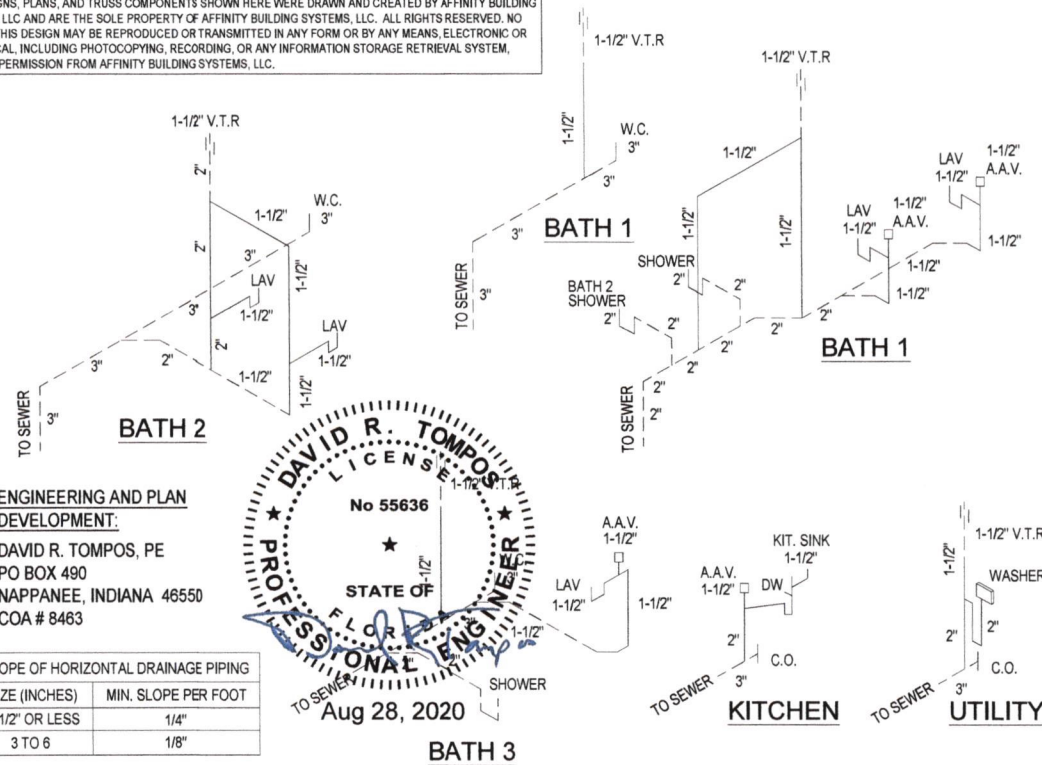
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TITLE:
 ELECTRICAL NOTES

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SLOPE OF HORIZONTAL DRAINAGE PIPING	
SIZE (INCHES)	MIN. SLOPE PER FOOT
2-1/2" OR LESS	1/4"
3 TO 6	1/8"

— SOLID LINE FACT. INSTALLED
 - - - DASHED LINE INSTALLED
 ON SITE BY SITE CONTRACTOR

**BATH 3
 DRAIN/ WASTE/ VENT DETAIL**

GENERAL NOTES

- TUB ACCESS PROVIDED UNDER HOME UNLESS OTHERWISE NOTED.
- ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUT-OFF VALVES (TUBS AND SHOWERS LOCATED IN FLOOR CAVITY, SINKS LOCATED IN CAB. BASE)
- WATER HEATER SHALL HAVE SAFETY PAN WITH 3/4" 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.
- DWV SYSTEM SHALL EITHER BE ABS OR PVC-DWV.
- WATER SUPPLY LINES SHALL BE CPVC (SCH 40 OR SDRII) OR PEX. WATER SUPPLY LINES MAY BE STUBBED THROUGH THE FLOOR (ONLY) WITH THE ON-SITE INSTALLATION OF ALL LINES BELOW THE FLOOR TO BE IN ACCORDANCE WITH THE SPECIFICATIONS ON THIS DRAWING.
- WATER CLOSETS AVERAGE WATER USAGE SHALL NOT EXCEED 1.6 GAL/FLUSH.
- BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL. UNDER FLOOR TRAP ARMS NOT INSTALLED IN THE FACTORY DUE TO POSSIBLE IN-TRANSIT DAMAGE ARE TO BE SITE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS ON THIS DRAWING.
- 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.
- SINKS AND LAVS SHALL NOT USE MORE THAN 2.2 GAL/MIN @ 60 PSI.

WATER HEATER NOTES

- WATER HEATER SHALL BE PROVIDED WITH A COLD WATER "DIP" TUBE WITH A HOLE AT THE TOP OR A VACUM RELIEF VALVE INSTALLED IN THE COLD WATER SUPPLY LINE ABOVE THE TOP OF THE WATER HEATER TANK; BOTTOM FED WATER HEATERS SHALL HAVE A VACUM RELIEF VALVE COMPLYING WITH ANSI Z21.22 INSTALLED.
- WATER HEATERS SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE COMPLYING WITH ANSI Z21.22 INSTALLED IN THE SHELL OF THE WATER HEATER TANK. THE VALVE SHALL BE ACTUATED BY THE WATER IN THE TOP 6" OF THE TANK AND SHALL HAVE A TEMPERATURE RATING OF NOT MORE THAN 210°F AND A PRESSURE SETTING NOT EXCEEDING THE TANKS RATED WORKING PRESSURE OR 150 PSI, WHICHEVER IS LESS.
- WATER HEATERS SHALL BE EQUIPPED WITH AN ENERGY CUTOFF DEVICE THAT WILL CUT OFF THE SUPPLY OF HEAT ENERGY TO THE WATER TANK BEFORE THE TEMPERATURE OF THE WATER IN THE TANK EXCEEDS 210°F.
- WATER HEATERS MUST HAVE CUTOFF DEVICE TO LIMIT THE TANK PRESSURE TO 150 PSI OR THE MANUFACTURER'S TANK PRESSURE LIMIT SPECIFICATIONS, WHICHEVER IS LESS.

DWV RISER NOTES

CHANGE IN DIRECTION IN SCHEDULE 40 DWV-PVC AND ABS DRAINAGE PIPING SHALL BE MADE BY THE APPROPRIATE USE OF 45° (0.785 RAD) WYES, QUARTER BENDS, OR LONG SWEEP QUARTER BENDS, ONE-SIXTH, ONE-EIGHTH, ONE-SIXTEENTH BENDS, OR BY 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.
 SHORT SWEEPS NOT LESS THAN 3 INCHES DIAMETER MAY BE USED IN SOIL AND WASTE LINES WHERE THE CHANGE IN DIRECTION OF FLOW IS FROM THE HORIZONTAL TO THE VERTICAL AND MAY BE FOR MAKING NECESSARY OFFSETS BETWEEN THE CEILING AND THE NEXT FLOOR ABOVE.

- SHOWER HEADS SHALL NOT USE MORE THAN 2.5 GAL/MIN @ 80 PSI
- ALL SHOWERS TO HAVE TEMPERATURE OF WATER CONTROLLED BY A BALANCED PRESSURE, THERMOSTATIC OR COMBINATION BALANCED PRESSURE/THERMOSTATIC VALVE TO LIMIT THE WATER TEMP TO 120°F (VALVE TO COMPLY W/ ASSE 1016 OR CSA CAN/CSA-B125).
- AIR ADMITTANCE VALVES (AV) SHALL CONFORM TO ASSE 1051. THE AV VALVES SHALL BE LOCATED A MINIMUM OF 4 INCHES ABOVE THE HORIZONTAL DRAIN OR FIXTURE DRAIN BEING VENTED AND MUST BE INSTALLED IN WELL VENTILATED SPACES OR BE PROVIDED WITH VENTILATED ACCESS DOORS.
- WATER HAMMER ARRESTORS TO BE INSTALLED WHERE QUICK CLOSING VALVES ARE UTILIZED (I.E. DISHWASHERS, CLOTHES WASHERS, ICE MAKERS, OR OTHER QUICK CLOSING DEVICES WITH SOLENOID VALVES). ARRESTORS MUST COMPLY WITH ASSE/ANSI 1010 AND MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- AN APPROVED THERMAL EXPANSION DEVICE SHALL BE SITE INSTALLED IN THE WATER SUPPLY SYSTEM IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (THIS DEVICE IS REQUIRED WHEN BACKFLOW PREVENTORS, PRESSURE REDUCING VALVES, CHECK VALVES, OR STORAGE WATER HEATERS ARE INSTALLED IN THE WATER SUPPLY SYSTEM WHICH MAY PREVENT PRESSURE RELIEF.
- VENTS MUST BE 6" ABOVE THE LEVEL RIM OF THE HIGHEST FIXTURE SERVED BEFORE IT CAN GO HORIZONTAL.

SHUT OFF VALVES

ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUT-OFF VALVES (TUBS AND SHOWERS LOCATED IN FLOOR CAVITY, SINKS LOCATED IN CAB. BASE)

HOSE BIB

HOSE BIBS TO HAVE BACKFLOW PREVENTERS (HOSE BIBS ARE OPTIONAL)

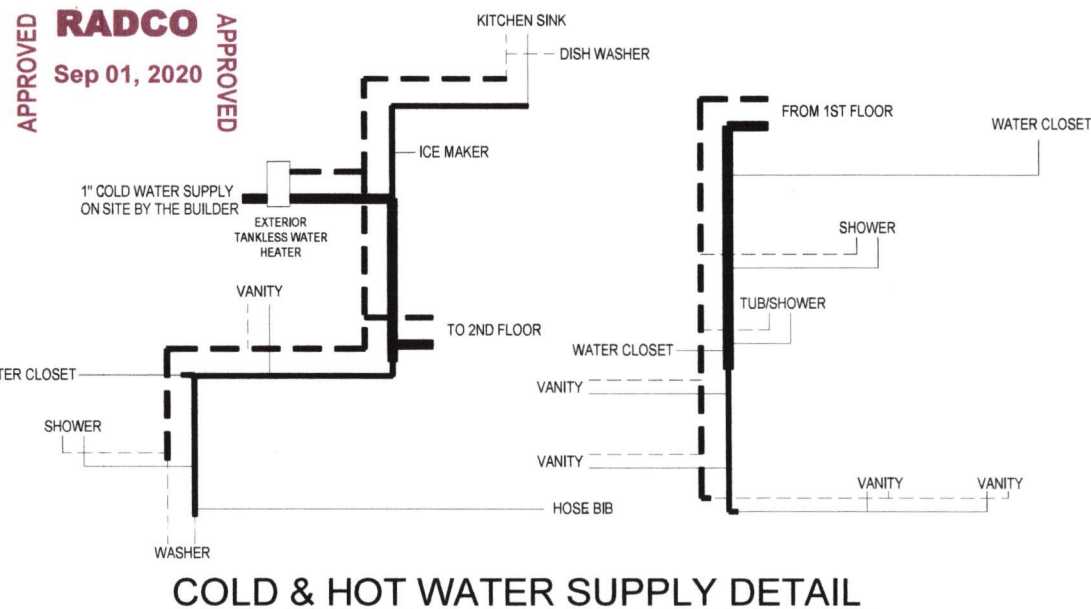
PIPE SUPPORT

PEX: HORIZONTAL= 2'-8", VERTICAL= 10'
 COPPER: HORIZONTAL= 12', VERTICAL= 10'
 CPVC: HORIZONTAL= 4', VERTICAL= 10'
 PVC: HORIZONTAL= 4', VERTICAL= 10'

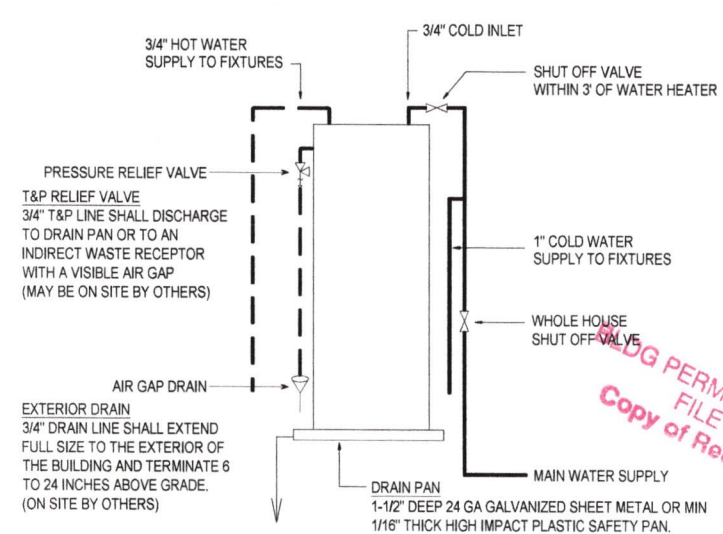
MAX DESIGN PRESSURE = 80 PSI
 MIN. DESIGN PRESSURE = 40 PSI
 MAX DEVELOPED LENGTH = 80'

SUPPLY LINES

— 3/4" HOT WATER
 - - - 1/2" HOT WATER
 — 1" COLD WATER
 - - - 3/4" COLD WATER
 - - - 1/2" COLD WATER

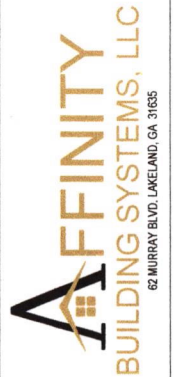


COLD & HOT WATER SUPPLY DETAIL



WATER HEATER DETAIL

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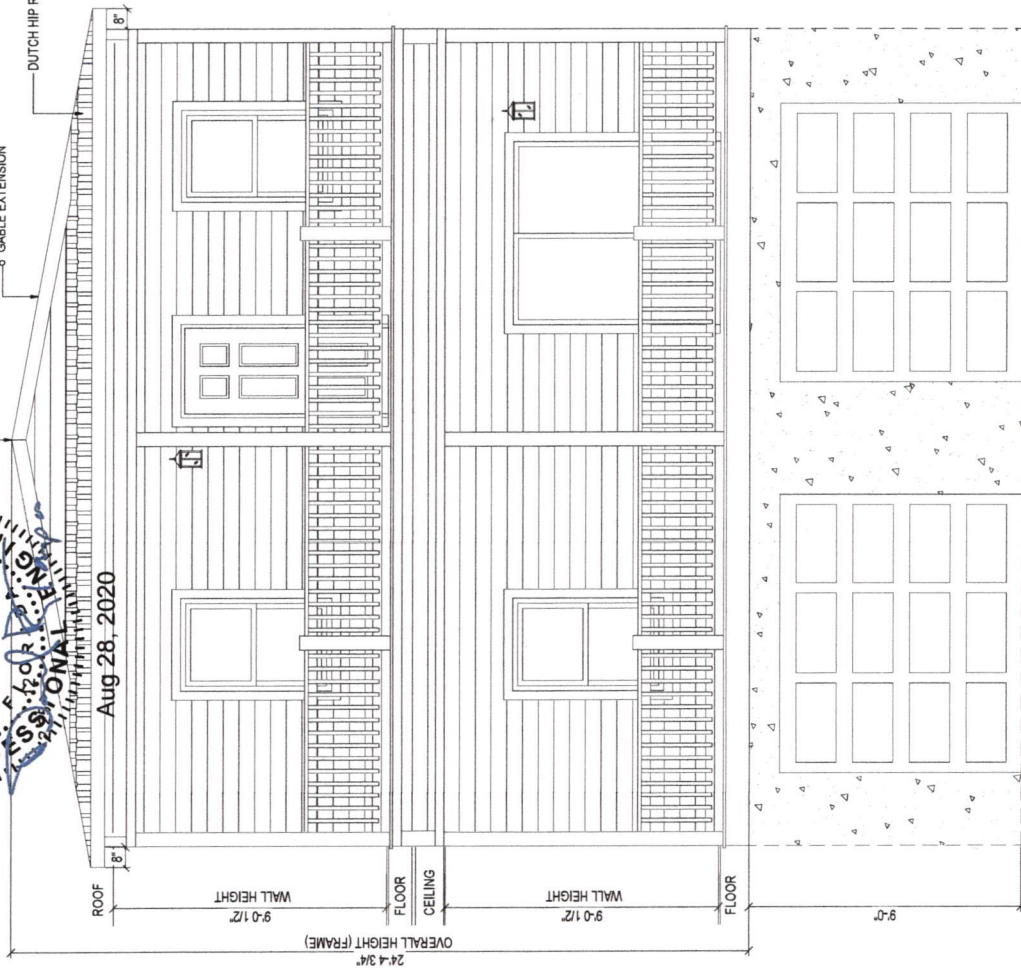
REVISIONS:
 5/11/20 RWS Blockline revision-1
 5/28/20 RWS Blockline revision-2
 07/07/20 RWC Submittal

TITLE:
 PLUMBING

DATE: 4/28/20
 DRAWN: RWS

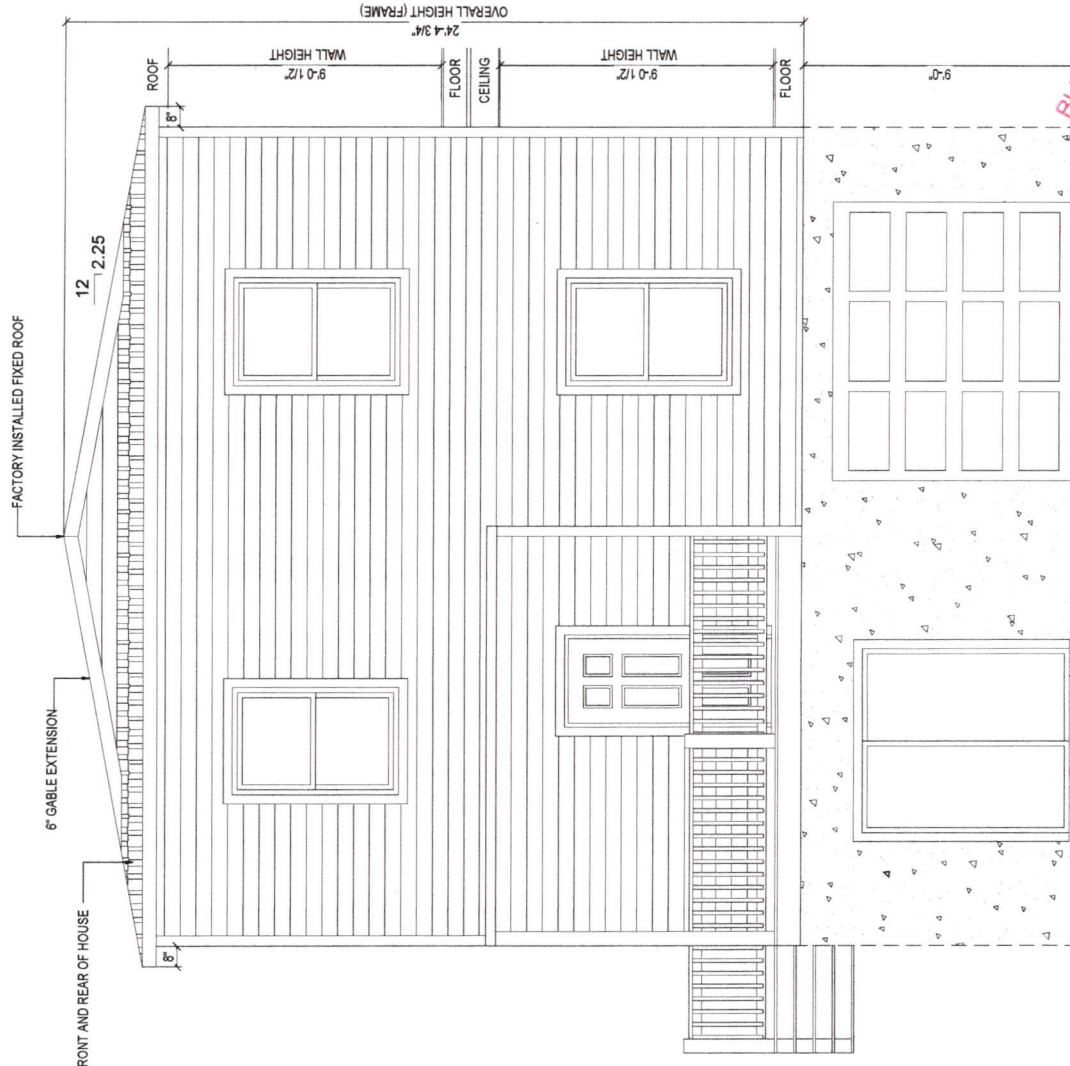
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 COA # 8463



FRONT ELEVATION

ACCESS TO GRADE BY SITE CONTRACTOR
 SITE CONTRACTOR IS RESPONSIBLE FOR DESIGN AND
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 GRADE LEVEL DOORS AND WINDOW LOCATIONS T.B.D. BY OTHERS



REAR ELEVATION

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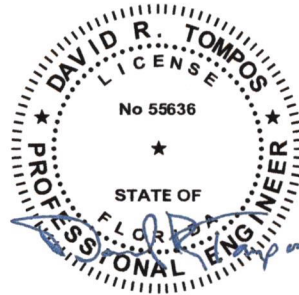
REVISIONS:	5/11/20 RWS Blackline revision-1
	5/28/20 RWS Blackline revision-2
	07/07/20 RWC Submittal
TITLE:	ELEVATION

DATE:	4/28/20
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LEFT ELEVATION

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TITLE:
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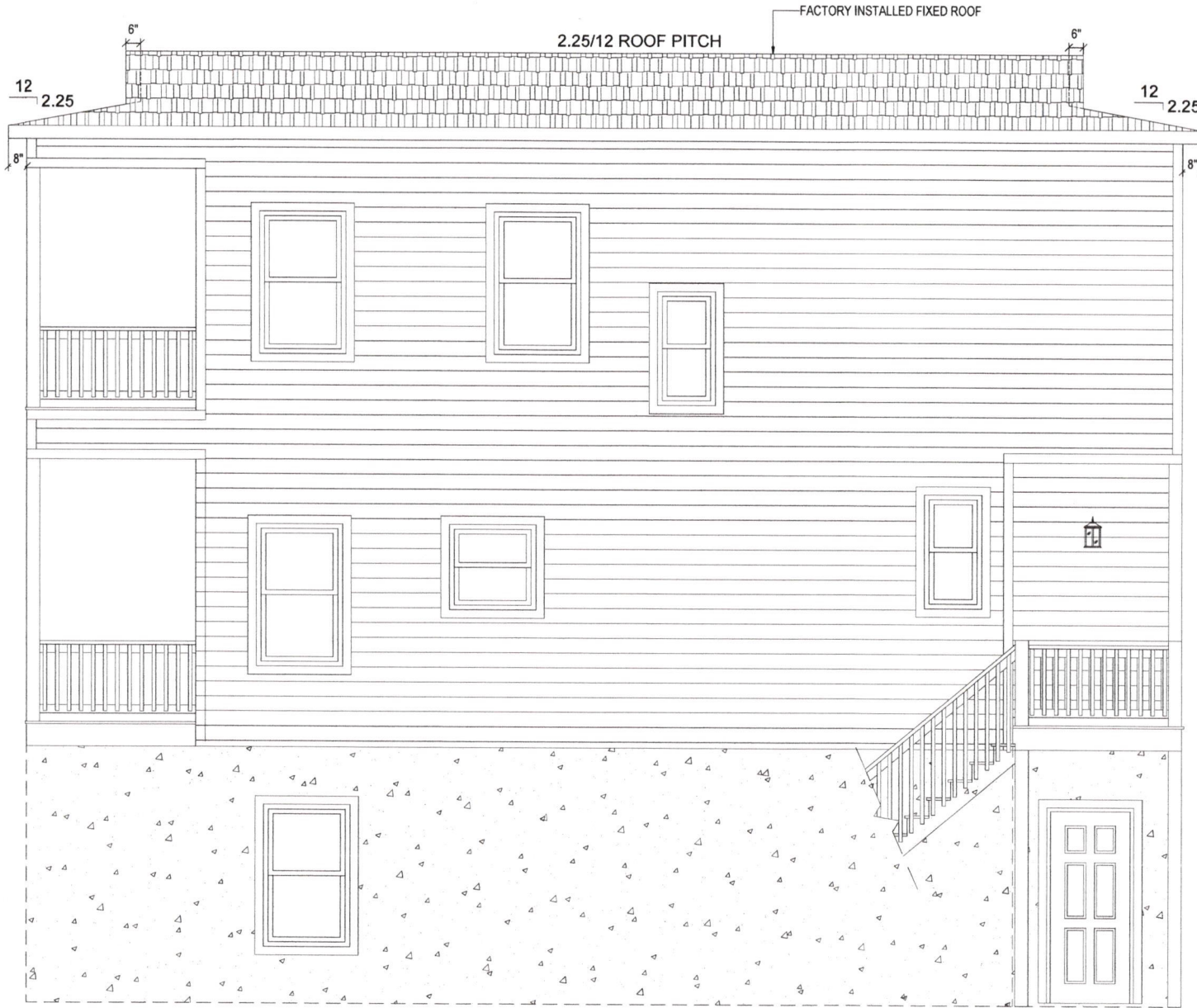
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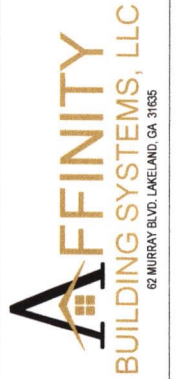


RIGHT ELEVATION

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5/28/20 RWS Blackline revision-2	
07/07/20 RWC Submittal	

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ELEVATION

DATE: 4/28/20 DRAWN: RWS

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GENERAL NOTES:

- BUILDING ENVELOPE TO BE SEALED TO PREVENT AIR & WATER INFILTRATION:**
- ROOF FRAMING COVERED WITH WATER PROOF MEMBRANE BEFORE EXTERIOR FINISH IS INSTALLED PER MANUFACTURERS INSTRUCTIONS
 - CONTRACTOR TO INSURE CONTINUOUS COVERAGE AT MODULAR UNIT UNIONS AND ROOF CONNECTIONS
 - EXTERIOR WALL SHEATHING COVERED WITH HOUSE WRAP BEFORE EXTERIOR FINISH IS INSTALLED PER MANUFACTURERS INSTRUCTIONS
 - CONTRACTOR TO INSURE CONTINUOUS COVERAGE AT MODULAR UNIT UNIONS
 - ALL PENETRATIONS THRU THE ROOF AND EXTERIOR WALLS TO BE PROPERLY SEALED AND PROTECTED TO PREVENT AIR FROM INFILTRATING THE BUILDING
 - WINDOWS AND DOORS INSTALLED IN THE FACTORY WILL BE SEALED AND FLASHED ACCORDING TO MANUFACTURERS INSTALLATION INSTRUCTIONS TO PREVENT WATER AND AIR INFILTRATION. ANY WINDOWS AND DOORS INSTALLED AT SITE SHALL BE SEALED TO PREVENT AIR AND WATER INFILTRATION.
 - FOAM GASKET INSTALLED AROUND PERIMETER OF MATING WALLS BETWEEN UNITS.
 - SITE CONTRACTOR TO INSTALL SHEATHING BETWEEN ALL MODULAR UNITS, CREATING A CONTINUOUSLY SHEATHED BUILDING. SITE CONTRACTOR IS RESPONSIBLE TO PROPERLY INSURE THAT THE FOUNDATION IS SEALED TO PREVENT AIR INFILTRATION INTO THE BUILDING.

EXTERIOR JOINTS IN THE BUILDING ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE, SUCH AS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL CAVITIES AND WINDOWS OR DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF CEILING AND BETWEEN WALL PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS, AND ROOFS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED IN AN APPROVED MANNER.

ATTIC VENTILATION
ATTIC VENTILATION PROVIDED THRU SOFFIT AND RIDGE VENTS (REQUIRED ATTIC VENTILATION = 1/150TH OF TOTAL ROOF)

FOUNDATION
IT SHALL BE THE RESPONSIBILITY OF THE PURCHASER TO HAVE THE FOUNDATION DESIGN AND ENGINEERED BY OTHERS PER ALL STATE AND LOCAL CODES.
FOUNDATION DESIGNER TO DESIGN MEANS OF TRANSFERRING ALL HOLD DOWNS, NOT LOCATED

PRESSURE TREATED LUMBER
FOR ALL FASTENERS INTO PRESSURE TREATED LUMBER USE HOT DIPPED, ZINC COATED NAILS/SCREWS, PER ASTM A153
ALL CUT ENDS OR PORTIONS OF PRESSURE TREATED WOOD THAT HAVE BEEN RIPPED DOWN MUST BE PRESERVATIVE-TREATED WITH A SOLUBLE COPPER BASED PRESERVATIVE IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE.

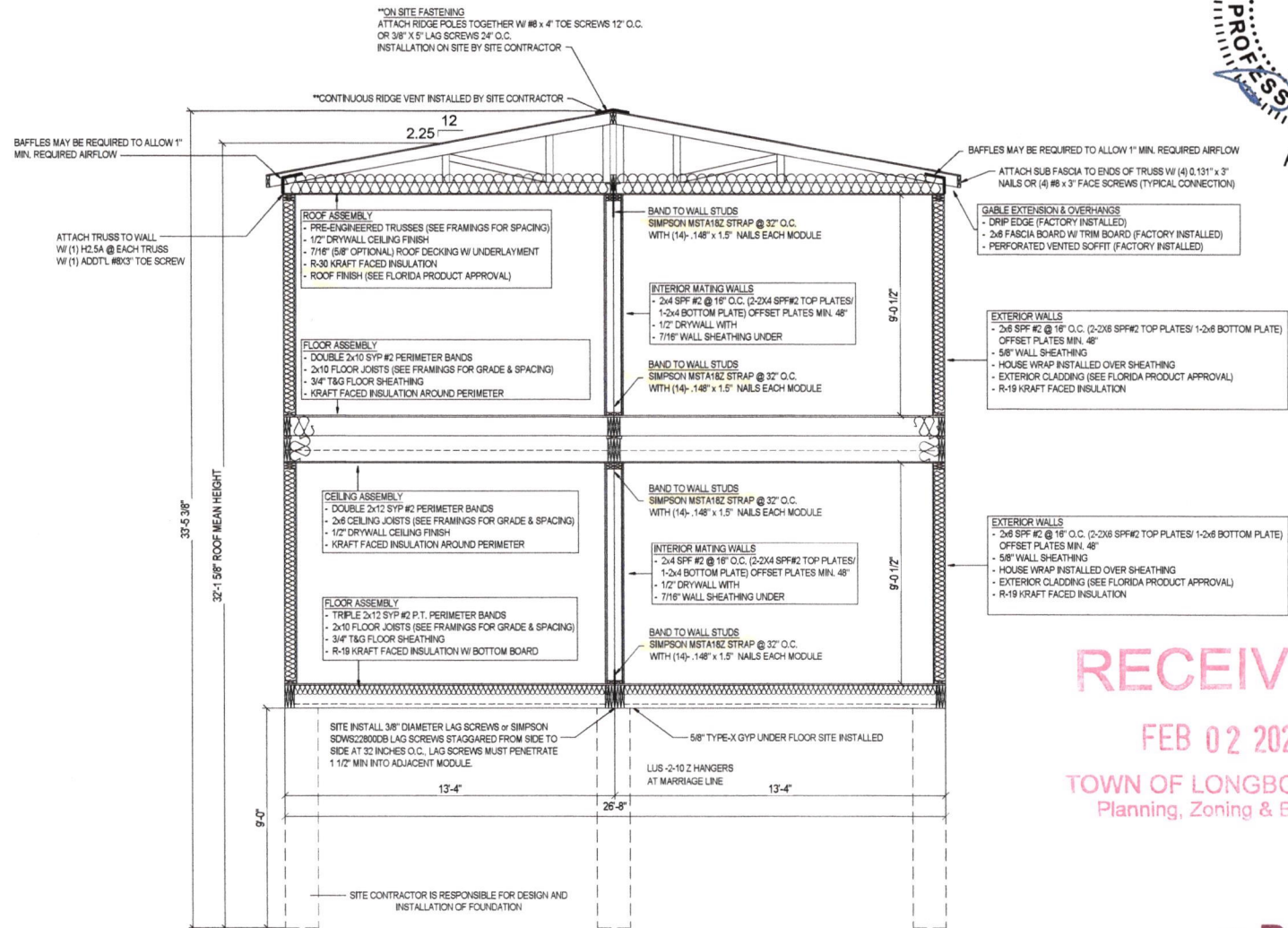
PORCH FASTENING
ALL FASTENERS IN CONTACT WITH P.T. LUMBER MUST BE HOT-DIPPED, ZINC COATED PER ASTM A153 ALL POST CAPS AND CONNECTORS IN CONTACT W/ P.T. LUMBER MUST BE GALVANIZED IN ACCORDANCE WITH ASTM A123, OR BE MANUFACTURED FROM GALVANIZED STEEL IN ACCORDANCE W/ ASTM A653, G185

ATTIC EQUIPMENT/ APPLIANCES
ANY EQUIPMENT INSTALLED IN THE ATTIC, EX. WATER HEATER OR AIR HANDLER, IT IS THE SITE CONTRACTORS RESPONSIBILITY TO PROVIDE AND INSTALL A WALKWAY TO THE EQUIPMENT OR APPLIANCE AND (1) SERVICE OUTLET.

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** = ASTERISKS REPRESENT WORK TO BE COMPLETED ON SITE BY SITE CONTRACTOR

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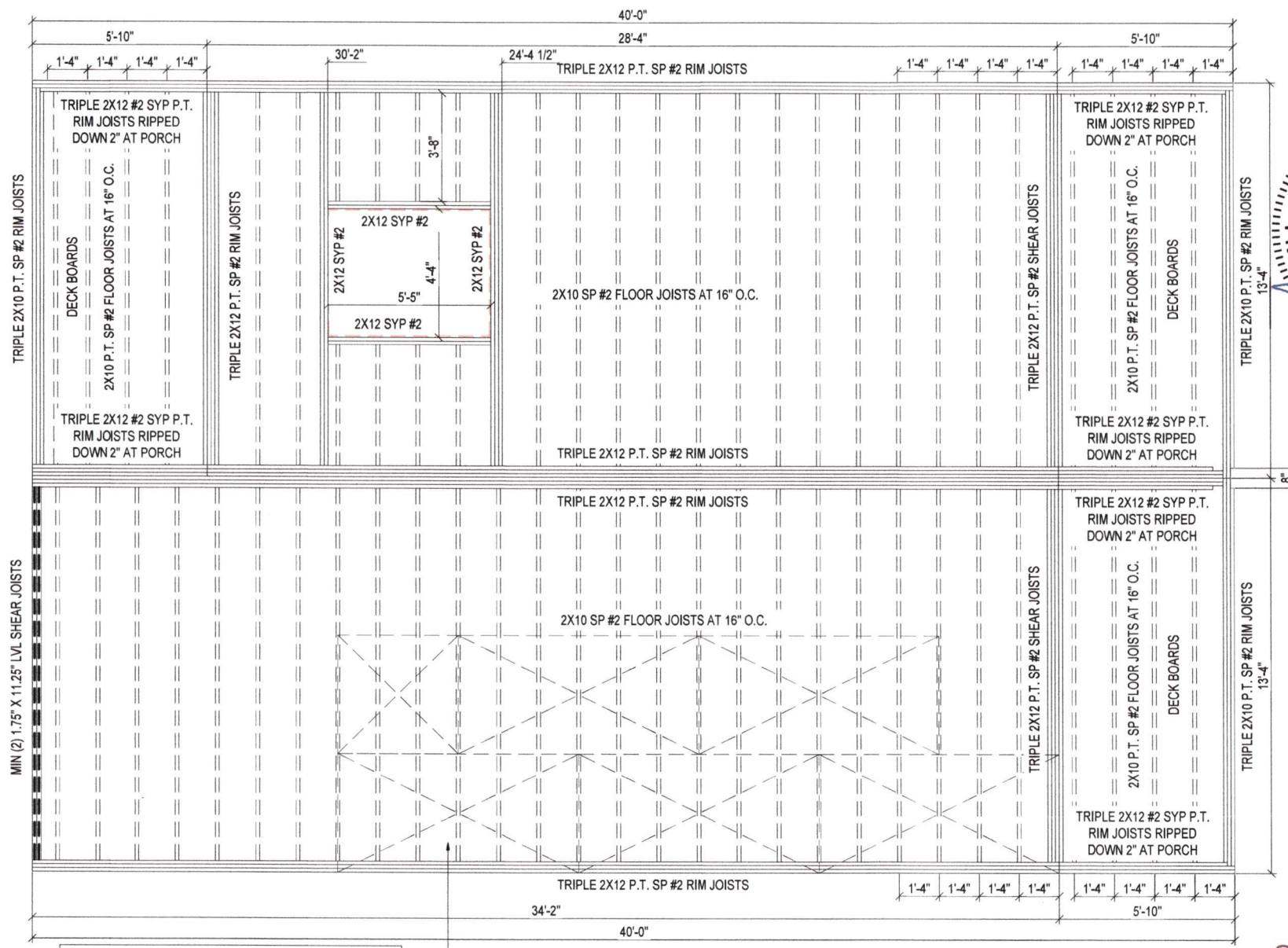
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REVISIONS:
5/11/20 RWS Blackline revision-1
5/28/20 RWS Blackline revision-2
07/07/20 RWC Submittal

TITLE:
SECTION

DATE: 4/28/20
DRAWN: RWS

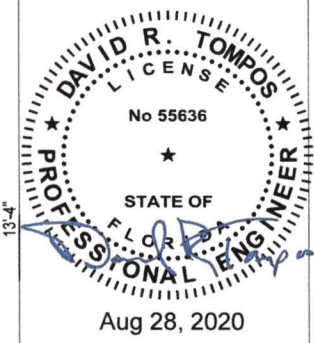
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ALL CUT ENDS OR PORTIONS OF PRESSURE TREATED WOOD THAT HAVE BEEN RIPPED DOWN MUST BE PRESERVATIVE-TREATED WITH A SOLUBLE COPPER BASED PRESERVATIVE IN ACCORDANCE WITH AWP A U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE.

1 LAYER 3/4" FLOOR SHEATHING PERPENDICULAR TO JOIST W/ NEXT ROW STAGGERED @ 4' O.C. (STURDI-FLOOR, EXP 1, 20" O.C.) T&G EDGES *FASTENED W/ 100% PVA GLUE. AND 0.131" X 2.5" NAILS @ 6" O/C BOUNDARY, EDGE AND 12" O/C IN THE FIELD.

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1ST LEVEL
 FLOOR FRAMING

REVISIONS:

5/11/20 RWS Blackline revision-1	
5/28/20 RWS Blackline revision-2	
07/07/20 RWC Submittal	

TITLE:
 FLOOR FRAMING

DATE: 4/28/20 DRAWN: RWS

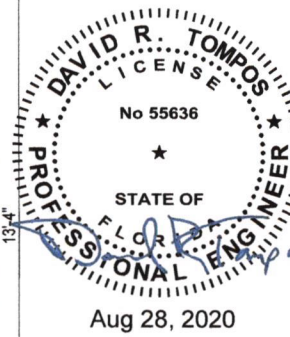
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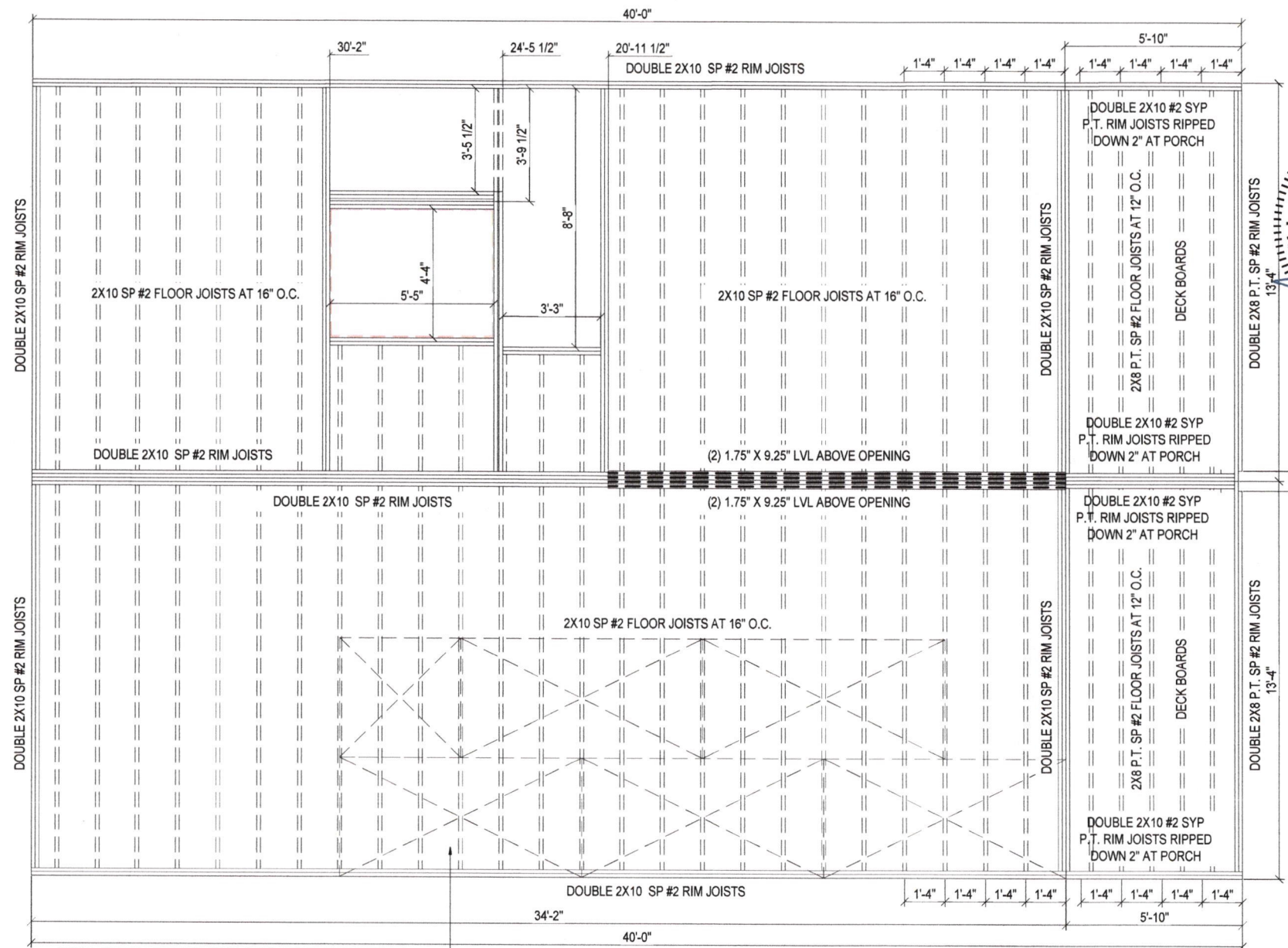
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62 MURRAY BLVD, LAKELAND, GA, 31635



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2ND LEVEL
FLOOR FRAMING

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REVISIONS:

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5/28/20 RWS	Blackline revision-2
07/07/20 RWC	Submittal

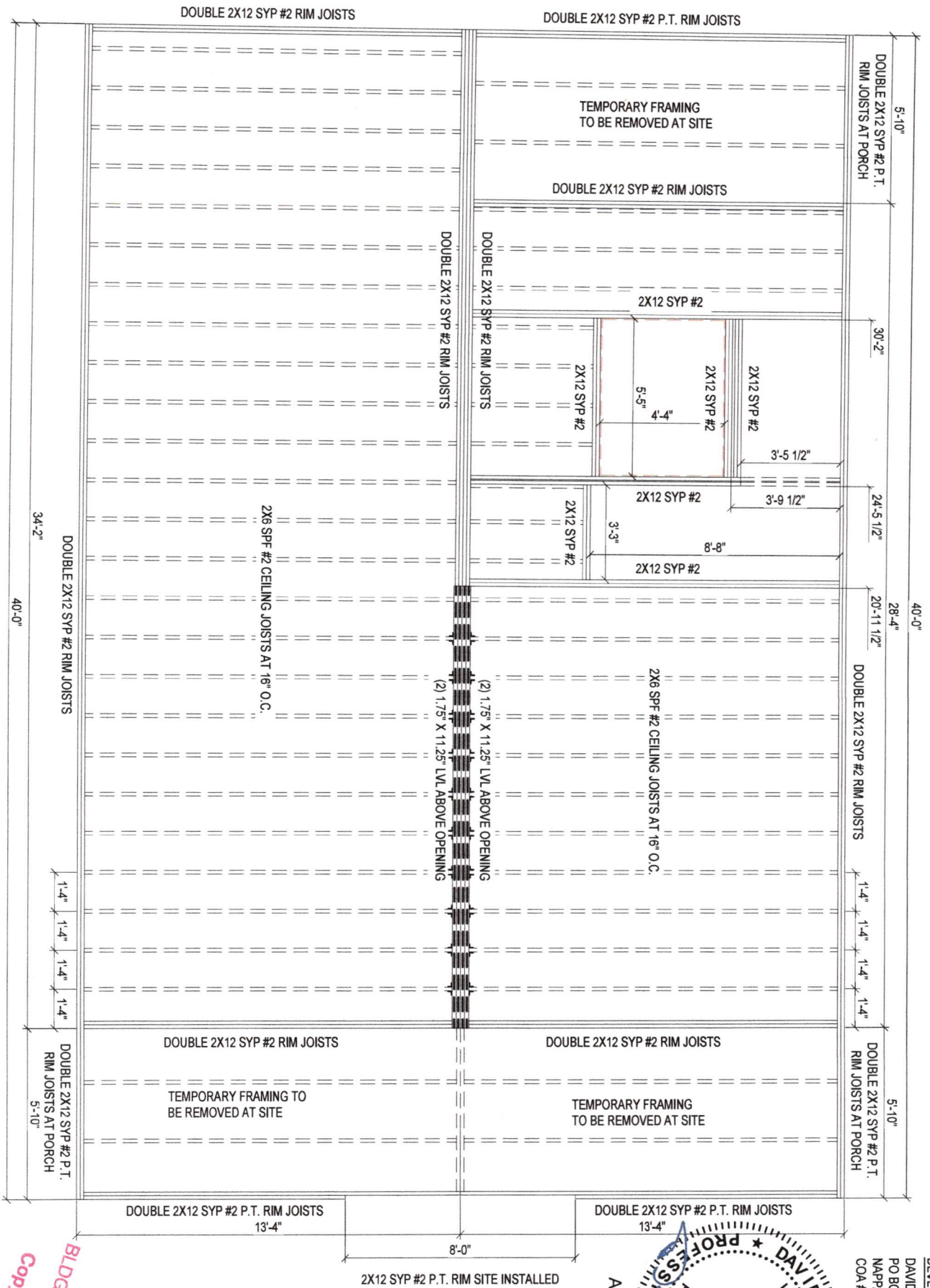
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FLOOR FRAMING

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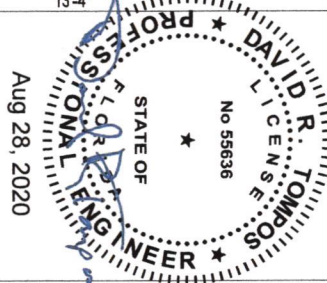
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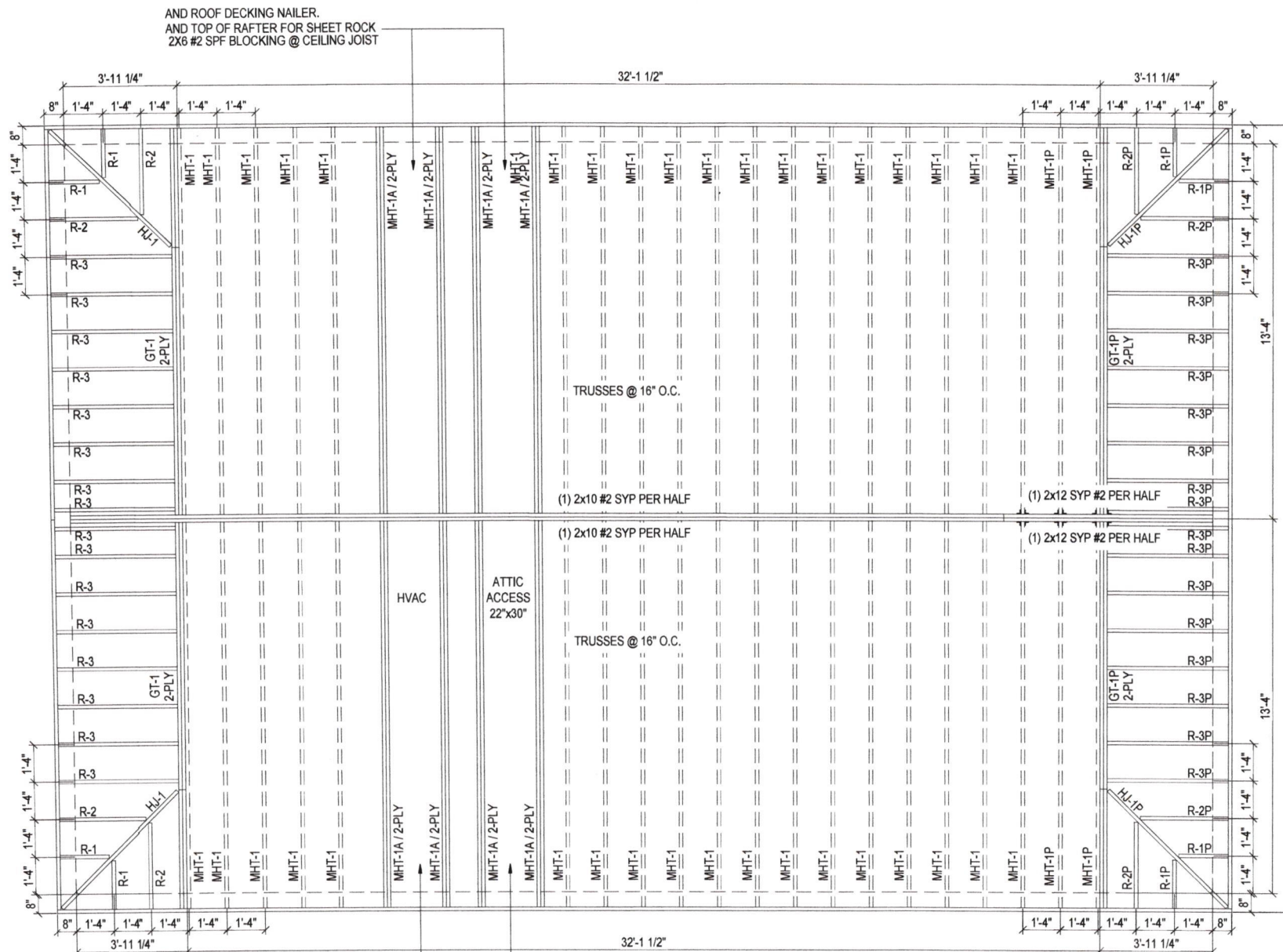
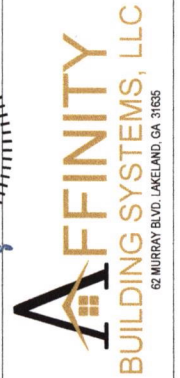
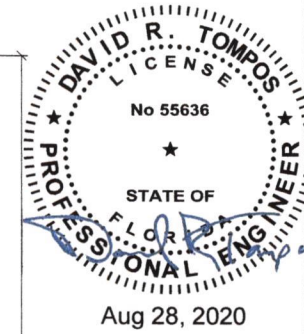
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REVISIONS	TITLE
5/11/20 RWS Blackline revision-1	CEILING FRAMING
5/28/20 RWS Blackline revision-2	
07/07/20 RWC Submittal	

DATE: 4/28/20
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AND ROOF DECKING NAILER.
AND TOP OF RAFTER FOR SHEET ROCK
2X6 #2 SPF BLOCKING @ CEILING JOIST

2X6 #2 SPF BLOCKING @ CEILING JOIST
AND TOP OF RAFTER FOR SHEET ROCK
AND ROOF DECKING NAILER.

TRUSSES @ 16" O.C.

(1) 2x10 #2 SYP PER HALF

(1) 2x10 #2 SYP PER HALF

TRUSSES @ 16" O.C.

(1) 2x12 SYP #2 PER HALF

(1) 2x12 SYP #2 PER HALF

HIP TRUSS CONNECTIONS

- ATTACH R-1P - R-3P TO PORCH SIDEWALL HEADER W/ (2) #8 X 3" TOE SCREWS
- ATTACH R-1P - R-3P TO HJ-1 HIP TRUSS/GT-1P GIRDER TRUSS WITH (3) 0.131"X3" TOE NAILS
- ATTACH HJ-1P HIP TRUSS TO PORCH HEADER / POST WITH (1) LUS12
- ATTACH HJ-1P HIP TRUSS TO GIRDER TRUSS WITH (1) LS50 CLIPS
- ATTACH GT-1P GIRDER TRUSS TO PORCH MATEWALL HEADER W/ (1) LUS210-2.
- ATTACH GT-1P GIRDER TRUSS TO PORCH SIDEWALL HEADER W/ (1) HTS16.

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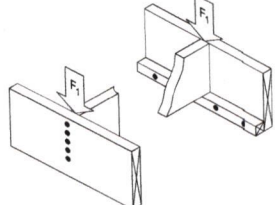
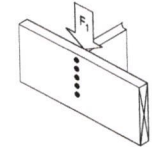
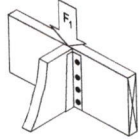
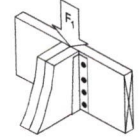
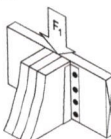
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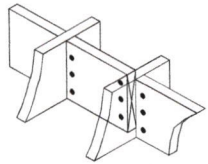
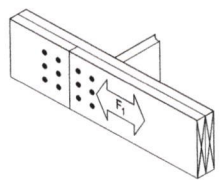
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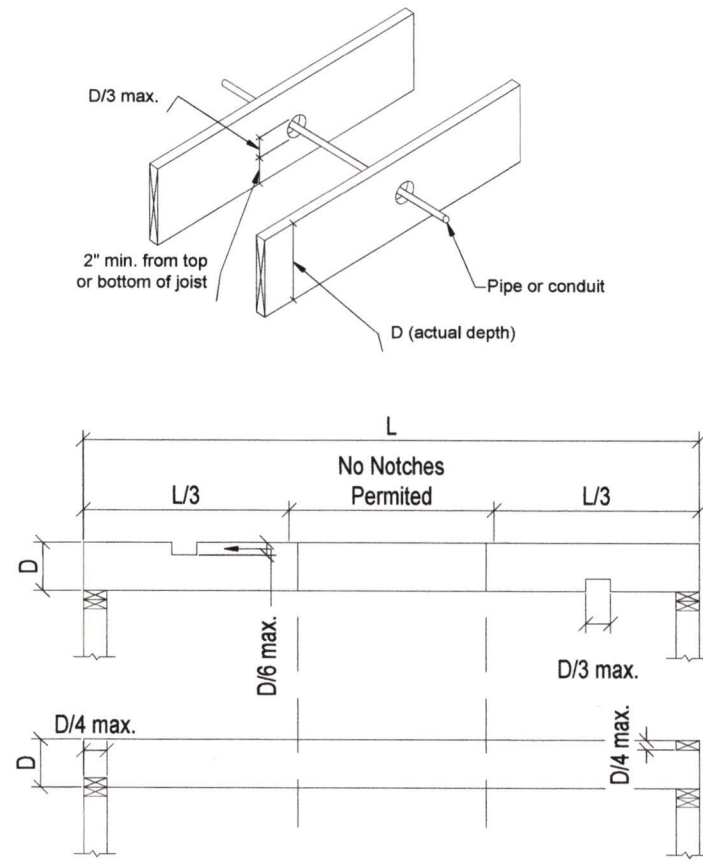
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FLOOR CONNECTIONS JOISTS 16" OC			
Joist-to-Rim Joist (with ledger)  <p>1.5-in. min. bearing. Ledger may be provided by sill provided on-site.</p>	Location	Fastener	Quantity or Spacing
	Ledger-to-Rim Joist	0.131"x3" End Nail 7/16"x2.5"x15 Ga. Staple	4" o.c. 3" o.c.
	Joist-to-Rim Joist	0.131"x3" End Nail 7/16"x2.5"x15 Ga. Staple	5 —
Joist-to-Rim Joist (fasteners only)			
	Fasteners		Quantity
	0.131"x3" End Nail 7/16"x2.5"x15 Ga. Staple		— —
Joist Hanger Connections			
Single Joist (typical) 	Connector	Joist Fasteners	Rim-Joist Fasteners
	Simpson LU28 Simpson LUS28 Simpson LU28 Simpson HU210	(6) 0.148"x1.5" (4) 0.148" x 3" (6) 0.148"x1.5" (4) 0.148"x1.5"	(8) 0.148"x3" (6) 0.148"x3" (8) 0.162"x3.5" (8) 0.162"x3.5"
Double Joist 	Simpson HUS28-2	(6) 0.162"x3.5"	(6) 0.162"x3.5"
	Triple Joist 	Simpson HU210-3 (MAX)	(10) 0.148"x3"

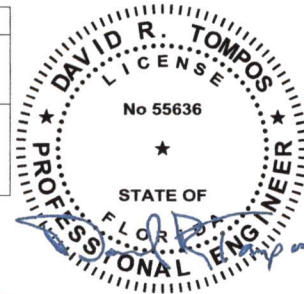
GENERAL FLOOR CONNECTIONS ALL JOIST SPACINGS			
Blocking Between Joists		Fasteners	Quantity
		0.131"x3" End or Toe Nail 7/16"x2.5"x15 Ga. Staple	3 5
Band Joist to Band Joist			
 <p>Stagger joints in adjacent plies 48" minimum</p>	Fastener	Quantity	
	Face Nailed at Top and Bottom Staggered Each Ply	0.131"x3" Nail 7/16"x2.5"x15 Ga. Staple	24" o.c. 20" o.c.
	Face Nailed at Ends and Each Side of Each Splice	0.131"x3" Nail 7/16"x2.5"x15 Ga. Staple	3 4
Double Rim Joist Splice		Unit Length (ft)	Quantity Each Side of Splice
			0.131"x3" Nails 7/16"x2.5"x15 Ga. Staples
		40 45 50 60 70 80	25 31 38 55 75 97 45 57 70 100 136 178



JOIST NOTCHING & DRILLING LIMITS (INCHES)				
Nominal Joist Size	Notch In Outer 1/3 Max. Depth	Max. Width	End Notch Max. Depth	Max. Hole Diameter
Nominal	D/6	D/3	D/4	D/3
2x8	1.20	2.41	1.81	2.41
2x10	1.54	3.08	2.31	3.08
2x12	1.87	3.75	2.81	3.75

Any notches or holes exceeding the limits above must undergo engineering review.

JOIST NOTCHING AND DRILLING LIMITS
SCALE: NTS



Aug 28, 2020

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Sep 01, 2020

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DAVID R. TOMPOS, PE
PO BOX 490
NAPPANEE, INDIANA 46550
COA # 8463

JOB NUMBER:
MFT8164 / ABS-2086

AFFINITY BUILDING SYSTEMS, LLC
62 MURRAY BLVD. LAKELAND, GA 31635

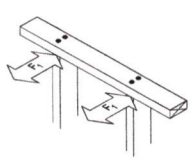
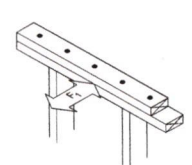
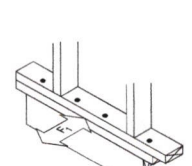
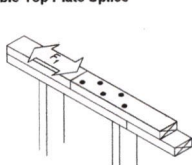
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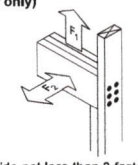
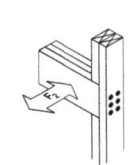
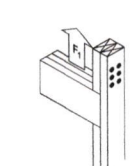
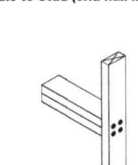
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DATE: 4/28/20
DRAWN: RWS

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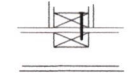

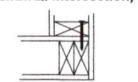
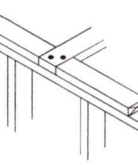
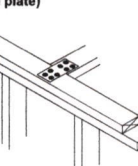
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EXTERIOR WALL / SIDEWALL CONNECTIONS (108" MAXIMUM WALL HEIGHT, END WIND ZONE)		
	Fasteners Studs Spaced 16" oc 0.131"x3" End Nail 7/16"x2.5"x15 Ga. Staple	Quantity per Connection 3 5
	Fasteners Studs Spaced 24" oc 0.131"x3" End Nail 7/16"x2.5"x15 Ga. Staple	Quantity per Connection 4 8
	Fasteners 0.131"x3" End Nail 7/16"x2.5"x15 Ga. Staple	Spacing 9" o.c. 4" o.c.
	Fasteners 0.131"x3" End Nail 7/16"x2.5"x15 Ga. Staple	Quantity 2 per bay 2 per bay 4 per bay
	Fasteners Studs Spaced 16" oc #8x3" Screws 0.131"x3" End Nail 7/16"x2.5"x15 Ga. Staple	Quantity 2 per bay 2 per bay 4 per bay
	Fasteners Studs Spaced 24" oc #8x3" Screws 0.131"x3" End Nail 7/16"x2.5"x15 Ga. Staple	Quantity 3 per bay 3 per bay 5 per bay
	Unit Length (ft) 40 45 50 60 70 80	Quantity Each Side of Splice 0.131"x3" Nails 7/16"x2.5"x15 Ga. Staples 13 16 19 28 38 49
	4-ft minimum lap 1.5" min. from end and edge, 2" oc in multiple rows 2" (min) apart	23 29 35 50 68 89

EXTERIOR WALL / SIDEWALL CONNECTIONS (CONTINUED) (108" MAXIMUM WALL HEIGHT, END WIND ZONE)		
	Fastener Quantity Each End 6 8 10 12 14 16	Maximum Header Span 0.131"x3" Nails 7/16"x2.5"x15 Ga. Staples 40" 54" 68" 81" 95" 109"
	Provide not less than 3 fasteners per member end. Distribute total fastener quantity equally among all members	22" 29" 37" 44" 52" 59"
	Fastener Quantity Each End 6 8 10 12 14 16	Maximum Header Span 0.131"x3" Nails 7/16"x2.5"x15 Ga. Staples 72" 96" 121" 145" 169" 193"
	Provide not less than 3 fasteners per member end. Distribute total fastener quantity equally among all members	39" 53" 66" 79" 93" 106"
	Fastener Quantity Each End 6 8 10 12 14 16	Maximum Header Span 0.131"x3" Nails 7/16"x2.5"x15 Ga. Staples 68" 91" 114" 136" 159" 182"
	Provide not less than 3 fasteners per member end. Distribute total fastener quantity equally among all members	37" 49" 62" 74" 87" 99"
	Fastener Quantity Each End 6 8 10 12 14 16	Maximum Header Span 0.131"x3" Nails 7/16"x2.5"x15 Ga. Staples 72" 96" 121" 145" 169" 193"
	Distribute total fastener quantity equally among all header members at each end	39" 53" 66" 79" 93" 106"

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GENERAL WALL CONNECTIONS (MINIMUM CONNECTIONS WHICH MAY BE SUPERCEDED)		
	Fastener 0.131"x3" Face Nail 7/16"x2.5"x15 Ga. Staple	Spacing 16" o.c. 10" o.c.
	Fastener 0.131"x3" Face Nail 7/16"x2.5"x15 Ga. Staple	Spacing 8" o.c. 5" o.c.
	Fastener 0.131"x3" Face Nail 7/16"x2.5"x15 Ga. Staple	Spacing 8" o.c. 5" o.c.
	Fastener 0.131"x3" Face Nail 7/16"x2.5"x15 Ga. Staple	Spacing 16" o.c. 10" o.c.
	Fastener 0.131"x3" Face Nail 7/16"x2.5"x15 Ga. Staple	Spacing 16" o.c. 10" o.c.
	Fastener 0.131"x3" End Nail 7/16"x2.5"x15 Ga. Staple	Quantity 3 5
	Fastener 0.131"x3" End Nail 7/16"x2.5"x15 Ga. Staple	Quantity 3 5
	Fastener 0.131"x3" Face Nail	Quantity 6 each side
	Fastener 0.131"x3" Face Nail	Quantity 6 each side
	Fastener 0.131"x3" Face Nail	Quantity 6 each side

JOB NUMBER:
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 BUILDING SYSTEMS, LLC
62 MURRAY BLVD., LAKELAND, GA 31635

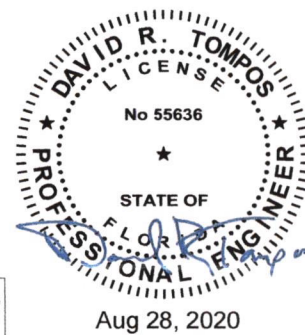
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 5/28/20 RWS Blackline revision-2
 07/07/20 RWC Submittal

TITLE:
WALL CONNECTIONS

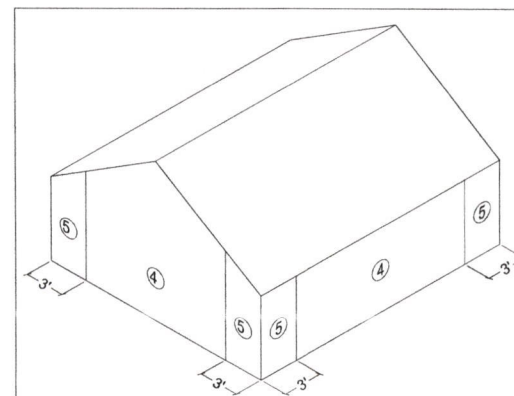
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ENGINEERING AND PLAN DEVELOPMENT:
 DAVID R. TOMPOS, PE
 PO BOX 490
 NAPPANEE, INDIANA 46550
 COA # 8463



Fastener	WALL SHEATHING SECUREMENT			
	Fastener Spacing (in. oc)			
	Interior (Zone 4) Edge	Interior (Zone 4) Field	End (Zone 5) Edge	End (Zone 5) Field
0.131"x2.5" Nail	6	12	6	11
7/16"x1.75"x16 Ga. Staple	4	8	4	6
7/16"x1.75"x15 Ga. Staple	4	8	4	7

SHEATHING SECUREMENT

- Fastener spacing shall not exceed the spacing required for wind suction or shearwall strength, whichever is more stringent.
- Fastener size (diameter and length) shall not be less than the greater size required for wind suction or shearwall strength.
- Nails and screws shall not be spaced closer than 2" oc unless supporting members are doubled and the fasteners are staggered in two rows.
- End zone nailing shall be applied to all non-reentrant corners.

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**ROOF-TO-SIDEWALL CONNECTIONS
CONNECTORS ONLY, STRUCTURAL SHEATHING NOT LAPPING WALL-TO-ROOF JOINT
(END WIND ZONE)**

Truss/Rafter-to-Top Plate (Uplift)	Connector	Truss/Rafter Fasteners	Plate/Stud Fasteners
	Truss/Rafter Spaced 16" oc		
	Simpson H1	(6) 0.131"x1.5"	(4) 0.131"x2.5"
	Simpson H10S	(8) 0.131"x1.5"	(8) 0.131"x1.5"
	USP RT12A	(3) 0.131"x2.5"	(3) 0.131"x2.5"
	USP RT15	(5) 0.131"x1.5"	(5) 0.131"x2.5"
Truss/Rafter Spaced 24" oc			
	Simpson H8	(5) 0.148"x1.5"	(5) 0.148"x1.5"
	Simpson H10-2	(6) 0.148" X3"	(6) 0.148"x3"
	USP RT6	(8) 0.131"x1.5"	(6) 0.131"x1.5"
	USP RT7	(5) 0.131"x2.5"	(5) 0.131"x2.5"

**ROOF-TO-SIDEWALL CONNECTIONS
(END WIND ZONE)**

Truss/Rafter-to-Top Plate (Lateral)	Fastener	Quantity Per Connection
	Truss/Rafter Spaced 16" oc	
	0.131"x3" Toe-Nail	3
	#8x3" Toe-Screw	3
Truss/Rafter Spaced 24" oc		
	0.131"x3" Toe-Nail	4
	#8x3" Toe-Screw	4

**ROOF-TO-SIDEWALL CONNECTIONS
STRUCTURAL SHEATHING LAPPING WALL-TO-ROOF JOINT
(END WIND ZONE)**

Truss/Rafter-to-Rail (Uplift)	Fastener	Quantity Per Connection
	Truss/Rafter Spaced 16" oc	
	0.131"x3" End Nail	5
	7/16"x2.5"x15 Ga. Staple	8
Truss/Rafter Spaced 24" oc		
	0.131"x3" End Nail	7
	7/16"x2.5"x15 Ga. Staple	12

Sheathing-to-Rail (Combined)

Fastener	Fastener Spacing
0.131"x3" Face Nail	2 Rows @ 3" o.c.
7/16"x2.5"x15 Ga Staples	3 Rows @ 3" o.c.
7/16"x2.5"x16 Ga Staples	3 Rows @ 3" o.c.

Structural sheathing shall not be less than 24" wide

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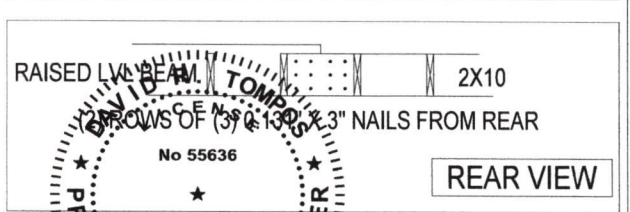
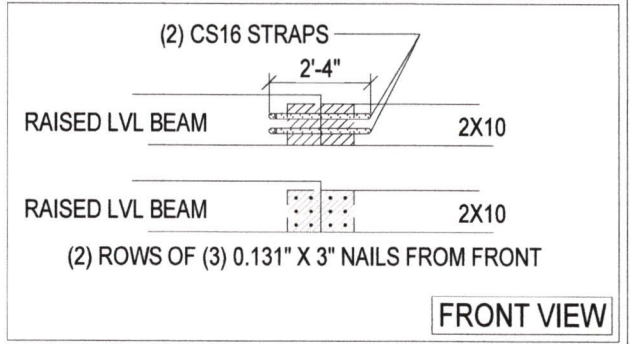
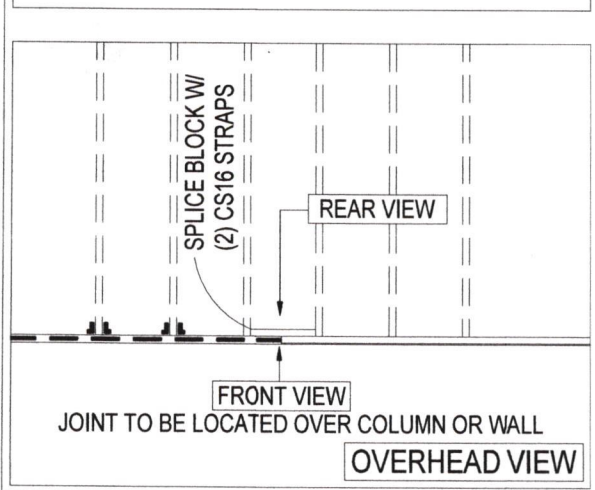
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Sep 01, 2020

AFFINITY BUILDING SYSTEMS, LLC
62 MURRAY BLVD. LAKELAND, GA. 31655

SINGLE BAND SPLICE DETAIL



DAVID R. TOMPOS, PE
No 55636
PROFESSIONAL ENGINEER
STATE OF FLORIDA
Aug 28, 2020

ENGINEERING AND PLAN DEVELOPMENT:
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COA # 8463

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ROOF SHEATHING SECUREMENT
ATTACH UNBLOCKED DIAPHRAGM WITH 0.131"x2.5" @6" O/C AT BOUNDARY.
REFER TO TABLE BELOW FOR EDGE AND FIELD FASTENING.

Fastener	Fastener Spacing (in. oc)								
	Interior (Zone 1)		End/Ridge (Zone 2)			Corner (Zone 3)			Overhang
	Edge	Field	Edge	Field	Overhang	Edge	Field	Overhang	
0.131"x2.5" Nail	6	12	6	9	7	6	6	4	
0.148"x3" Nail	6	12	6	12	11	6	8	6	

SHEATHING SECUREMENT

- Fastener spacing shall not exceed the spacing required for wind uplift or diaphragm strength, whichever is more stringent.
- Fastener size (diameter and length) shall not be less than the greater size required for wind suction or shearwall strength.
- Nails and screws shall not be spaced closer than 2" oc unless supporting members are doubled and the fasteners are staggered in two rows.
- End distance shall be measured horizontally from the edge of the overhang.
- End zone nailing shall be applied along all ridge lines.

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REVISIONS:

5/11/20 RWS Blackline revision-1	
5/28/20 RWS Blackline revision-2	
07/07/20 RWC Submittal	

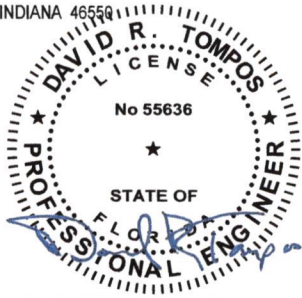
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DATE: 4/28/20 DRAWN: RWS

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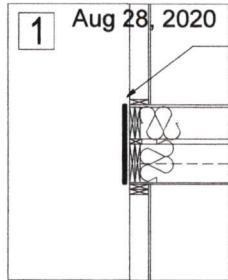
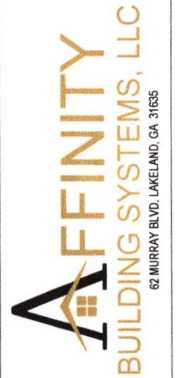
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NAPPANEE, INDIANA 46550
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1ST LEVEL TO 2ND LEVEL STRAPPING DETAILS

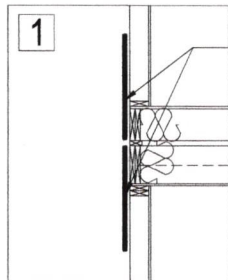
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STRAP TO INTERCONNECT CEILING RAIL FROM 1ST LEVEL WITH FLOOR RAIL FROM 2ND LEVEL W (2) CS20

FACTORY TO INSTALL STRAPS ON EITHER TOP OR BOTTOM LEVEL FOR BUILDER TO COMPLETE ONSITE.

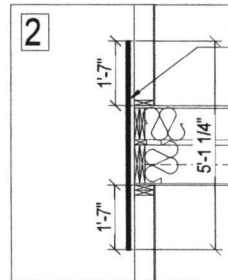
HOLDOWN 1 WILL STRAP FROM 2ND STORY STUDS TO 2ND STORY FLOOR RAIL. 2ND FLOOR RAIL TO 1ST CEILING RAIL. THEN 1ST CEILING RAIL TO 1ST STORY STUDS.



STRAP TO INTERCONNECT CORNER STUDS FROM 1ST LEVEL CEILING AND 2ND LEVEL FLOOR W (2) CS20

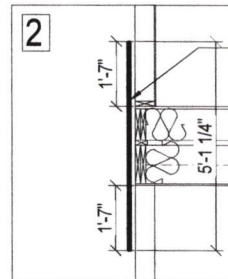
FACTORY TO INSTALL STRAPS

STRAPS LOCATED ON THE CORNERS



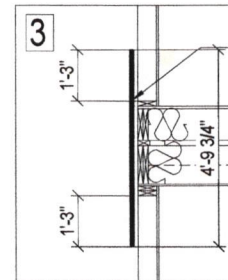
(1) CS14 STRAP TO INTERCONNECT CORNER STUDS FROM 1ST LEVEL WITH CORNER STUDS FROM 2ND LEVEL

FACTORY TO INSTALL STRAPS ON EITHER TOP OR BOTTOM LEVEL FOR BUILDER TO COMPLETE ONSITE.



(1) CS14 STRAP TO INTERCONNECT CORNER POST WITH CORNER STUDS FROM 2ND LEVEL

FACTORY TO INSTALL STRAPS ON EITHER TOP OR BOTTOM LEVEL FOR BUILDER TO COMPLETE ONSITE.



(2) CS16 STRAP TO INTERCONNECT 2ND STORY STUDS TO 1ST STORY CORNER STUDS.

FACTORY TO INSTALL STRAPS ON EITHER TOP OR BOTTOM LEVEL FOR BUILDER TO COMPLETE ONSITE.

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STRAP DETAIL

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Sep 01, 2020
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Senyb Engineering Services

COVER SHEET

Longboat Key Planning, Zoning & Building
Approved for Zoning:
For Statement of
Zoning Compliance Only

[Signature] 4/4/21
Name Date

Engineering Projects: Stilt Foundation (26'-8" X 40'-0")

Permit # PB20-1120
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.

MAR 30, 2021

APPROVED
[Signature]

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Notes:

- It is the responsibility of the licensed contractor (and each of the approved subcontractors) to review and understand all details, drawings, contracts, contract documents, project manuals, addenda, etc. to assure proper coordination of all the work effecting each trade as well as to ensure the proper installation of materials and proper construction techniques. Failure to review and/or understand all contract documents shall not relieve the responsible party(ies) of any liability or culpability. The licensed contractor is responsible for ensuring that all construction meets or exceeds applicable sections of the Florida Building Code and/or other applicable codes in effect at the time of construction. The licensed contractor is responsible for obtaining all required permits and requesting (scheduling) all required inspections.
- All work and/or workmanship shall conform to all current existing codes and/or local ordinances that apply to this structure.
- All materials shall be installed in accordance with it's listing(s) and the manufacturer's installation instructions.
- All products shall have a current product approval. All products must be approved, with the primary responsibility remaining with local jurisdictions. However, the following products can be approved by the Florida Building Commission for optional statewide approval: panel walls; exterior doors; roofing products; skylights; windows; shutters; structural components; new and innovative products. Applications for product approval are available on-line at www.floridabuilding.org. It is the responsibility of the licensed contractor to provide evidence of product approval and/or State product approval codes to the local authority having jurisdiction.
- A licensed electrical contractor shall make ALL electrical connections. ALL electrical connections are by-others and are subject to inspection and approval by the local authority having jurisdiction. All electrical connections shall conform to the NEC and local codes in effect at the time of construction. All electrical connections, systems, etc. are subject to inspection by the local authority having jurisdiction.
- ALL receptacles installed in wet locations (exterior) shall have a weather proof (wp) enclosure (cover), the integrity of which is not effected when an attachment plug cap is inserted or removed.
- Treated Lumber: The materials utilized may be ACQ-treated, CBA-A, or CA-B lumber. All fasteners or plates that are used that come in contact with the treated lumber shall be (unless otherwise noted on specific details) stainless steel (grade 304 or 316) OR hot-dipped galvanized (per ASTM A653, A123, A153) with a G90 or a G185 coating. There may be other "proprietary" coatings that some suppliers may specify which could be acceptable as well (ie. Z-Max coatings from Simpson Strong-tie).
- All homes installed in flood zones require special (specific) engineering that is covered in these plans.
- Concrete (standard stone aggregate) shall have a minimum compressive strength and air content in accordance with the 2017 Florida Building Code (6th Edition) - 3000 p.s.i. concrete minimum (@ 28 days).
- Reinforced steel deformed bars = ASTM A615 GRADE 40

FLORIDA PRODUCT APPROVAL CODE

CATEGORY	MANUFACTURER	PRODUCT DESCRIPTION	APPROVAL NUMBER
Exterior Doors	Therma-Tru Corporation	Swinging Exterior Door Assemblies	10537.1
Exterior Doors	Clopay Building Products	Sectional Exterior Door Assemblies	5684.3
Windows	PGT Industries	Single Hung Windows (Vinyl/Aluminum)	239.2/239.4
Exterior Doors	PGT Industries	Sliding Exterior Door Assemblies	21179.2
Panel Walls	James Hardie Building Products	Siding	13192

FEMA AE-9 ZONE

EXPOSURE "D"

These plans and specifications comply with Section 1609 of the 2017 FBC (6th Edition)-Residential

V_{ULT} = ULTIMATE DESIGN WIND SPEED = 150 MPH (RISK CATEGORY II BUILDING)

V_{ASD} = NOMINAL DESIGN WIND SPEED = 116 MPH (CATEGORY II BUILDING) (TABLE 1609.3.1) (3 second gusts)

50 W. Central Ave, Ste. B
Lake Wales, FL 33853
Office: 863-589-5980
Fax: 1-866-865-2044

PROJECT CONTRACTOR

HTC HOUSING INC.
CRC1326532
5540 COMMERCIAL BLVD.
WINTER HAVEN, FL 33880
PHONE: (863) 968-0731

STATE:	State of Florida
RESIDENTIAL:	2017 FBC-Residential (6th Edition)
ELECTRICAL:	2014 NEC
MECHANICAL:	
PLUMBING:	
ENERGY:	

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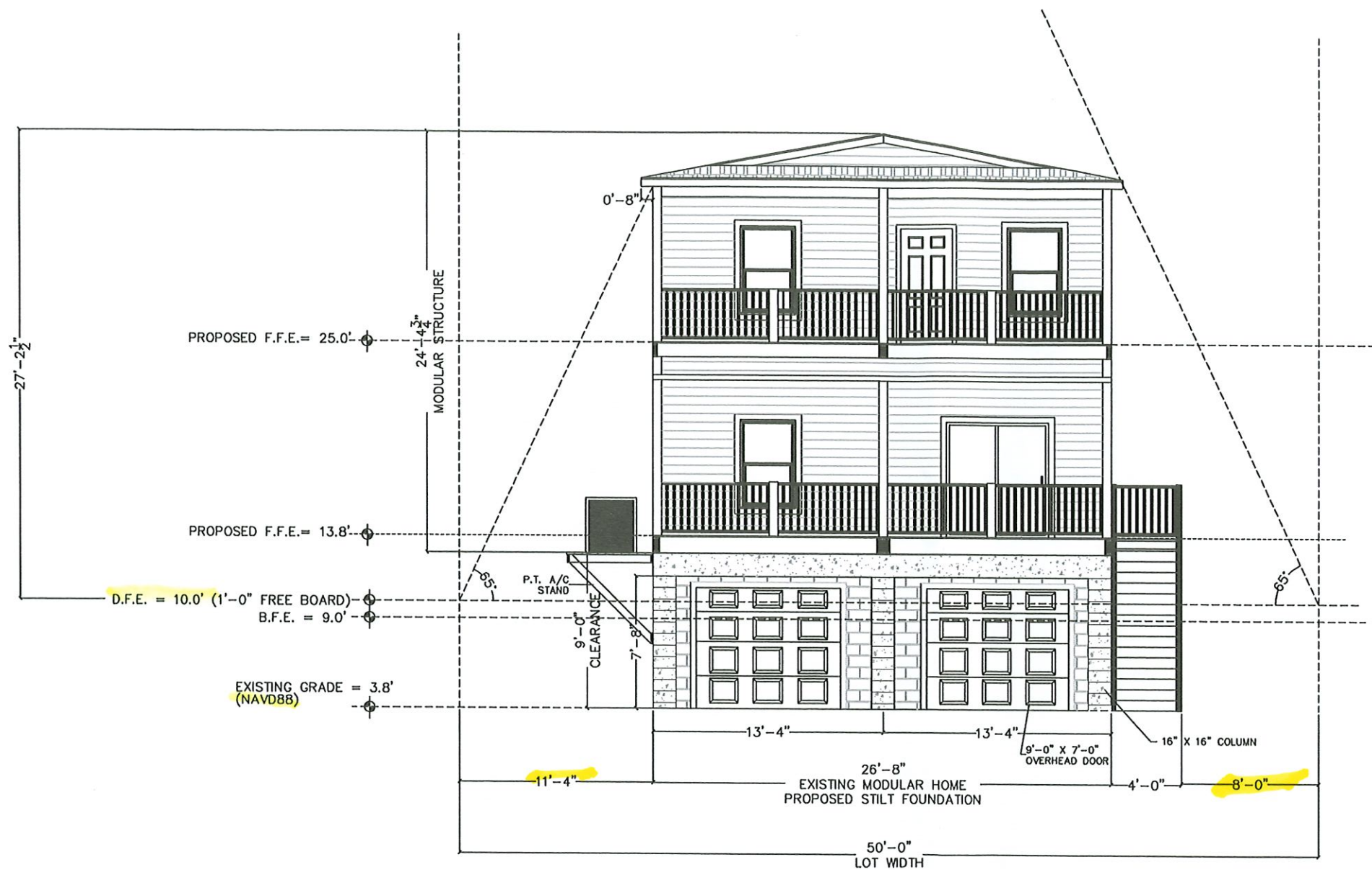
CITRUS MEADOWOOD HOMES OF FLORIDA



Project Title: Site Construction
Drawn By: Date: 10-05-2020
M.B.J. Checked:
Revised: Customer: ALAIE
Client: CITRUS MEADOWOOD HOMES
Address: 581 CEDAR STREET
LONGBOAT KEY, FL 34228
Drawing Scale: N.T.S. (11" x 17" Paper)

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S1
COVER SHEET

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V_{ASD} = NOMINAL DESIGN WIND SPEED = 116 MPH (CATEGORY II BUILDING) (TABLE 1609.3.1) (3 second gusts)

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Project Title: Site Construction
 Drawn By: M.B.J. | Date: 08-07-2020
 Revised: Customer: ALAIE
 Client: CITRUS MEADOWOOD HOMES
 Address: 581 CEDAR ST.
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S2
 ELEVATIONS

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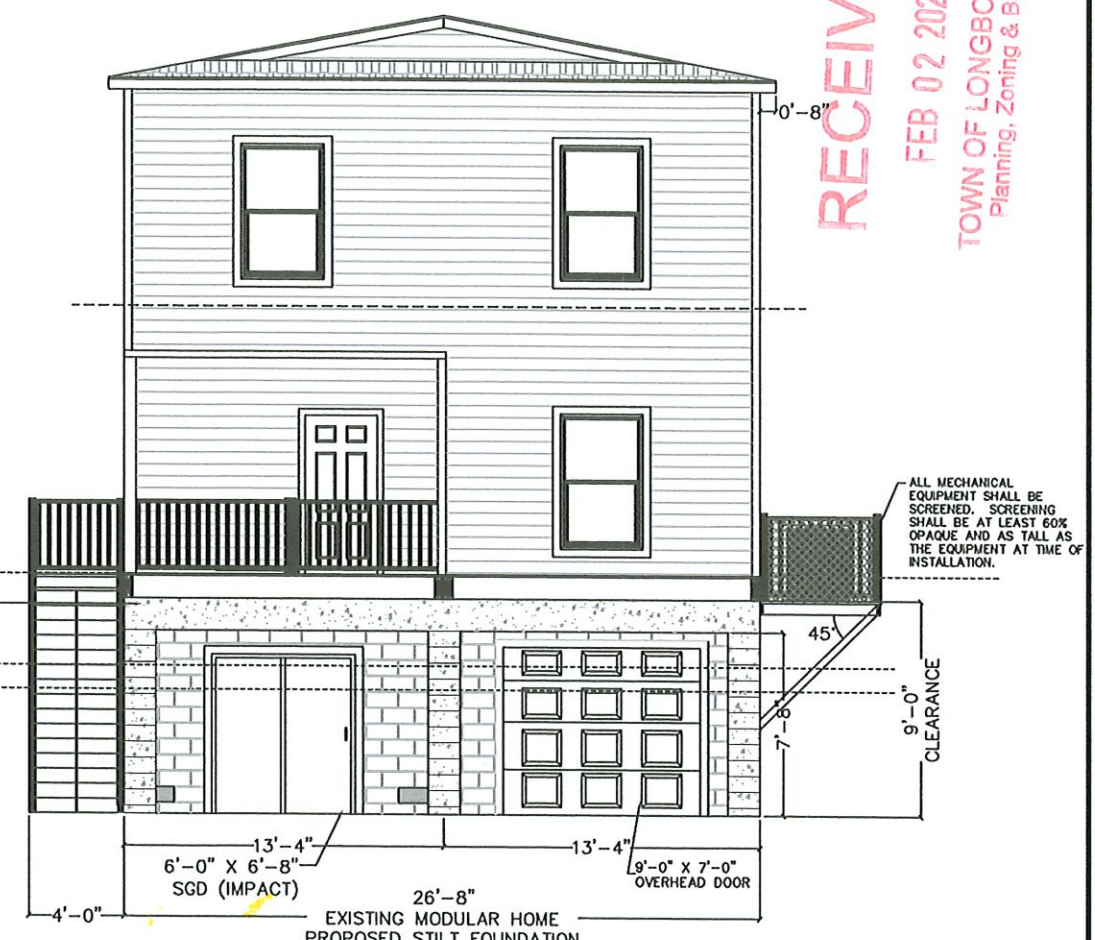
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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

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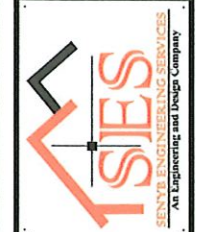
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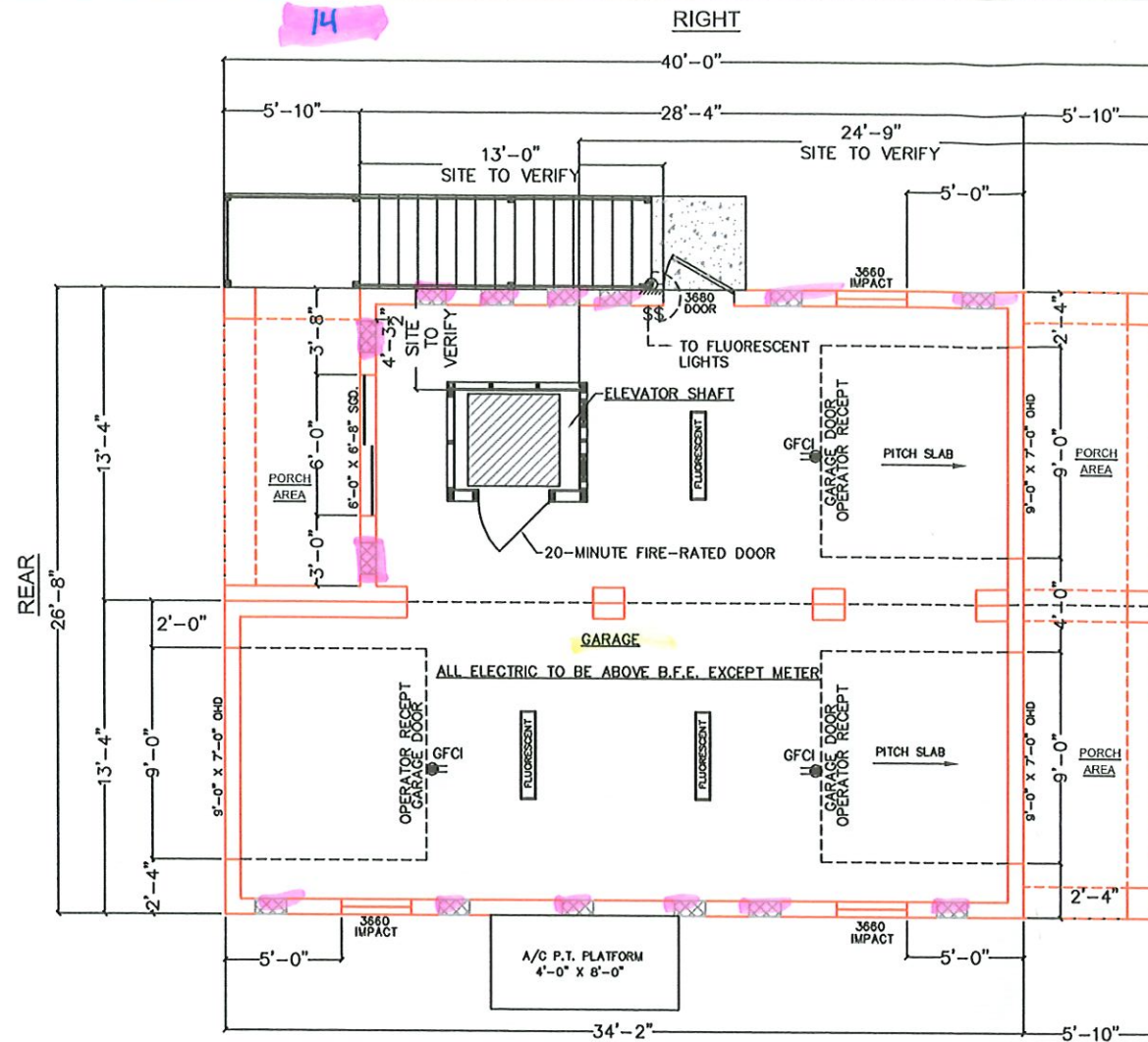
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 Checked: M.B.A.
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 Client: CITRUS MEADOWWOOD HOMES
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Drawing Number:
S2.1
 ELEVATIONS

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PROJECT LAYOUT



CARBON MONOXIDE REQUIREMENT
 A CARBON MONOXIDE ALARM MUST BE INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. A BATTERY POWERED CARBON MONOXIDE ALARM IS ACCEPTABLE.

ELEVATOR ELECTRICAL REQUIREMENTS
 1) ALL ELEVATOR ELECTRICAL TO BE ABOVE D.F.E. (LIGHT FIXTURE, ELEVATOR CONTROLLER, 4 X 4 ELECTRICAL BOXES, G.F.I. OULETS, LIGHT SWITCH, ELEVATOR PUMP UNIT, ETC)
 2) ELEVATOR PUSH BUTTON STATION TO BE SEAMLESS ENCLOSURE (WATER-PROOF).
 3) ELEVATOR CAB MUST BE EQUIPPED WITH CONTROLS THAT PREVENT THE CAB FROM DESCENDING INTO FLOOD WATERS.

ELECTRIC NOTES:
 1. EXTERIOR RECEPTACLE OULETS SHALL BE GFI PROTECTED AND INSTALLED W/COVERS APPROVED FOR OUTDOOR INSTALLATION,
 2. ALL ELECTRICAL COMPONENTS MUST BE U.I. APPROVED AND INSTALLED PER LISTING AND MANUFACTURERS INSTALLATION INSTRUCTIONS.
 3. ALL WIRING IS NM-CABLE UNLESS OTHERWISE NOTED.
 4. ADDITIONAL RECEPTS AND 110 V. FIXTURES MAY BE ADDED OR DELETE AS LONG THEY ARE INSTALLED IN COMPLIANCE WITH THE NEC.

GL	GENERAL LIGHTING	MB	MAIN PANEL BOX	S	SWITCH	EX	EXHAUST
SA	SMALL APPLIANCE	WM	WALL MOUNTED FIXTURE	3S	3-WAY SWITCH	LE	LIGHTED EXHAUST
GFI	GFI PROTECTED	CM	CEILING MOUNTED FIXTURE	R	RECESSED FLUORESCENT	SA	SMOKE ALARM/CARBON MONOXIDE
240V	240V APPLIANCE	T	THERMOSTAT	SF	SURFACE FLUORESCENT	CF	CEILING FAN
SA	SMOKE ALARM	RL	RECESS CAN LIGHT				
PL	PENDANT LIGHT	DA	DAMP AREA RATED FIXTURE				

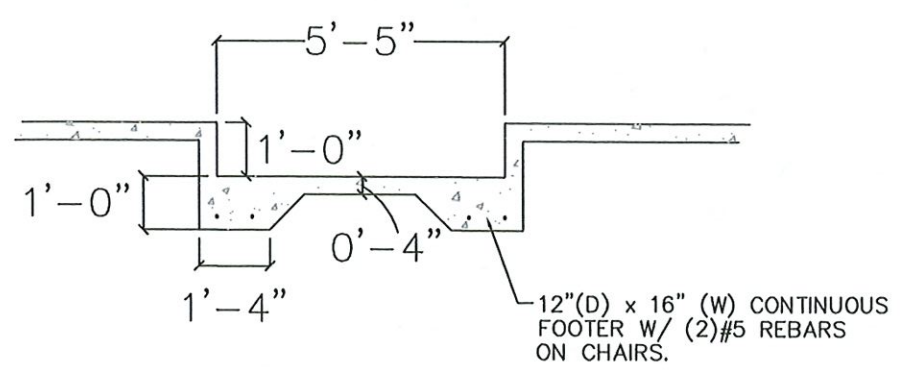
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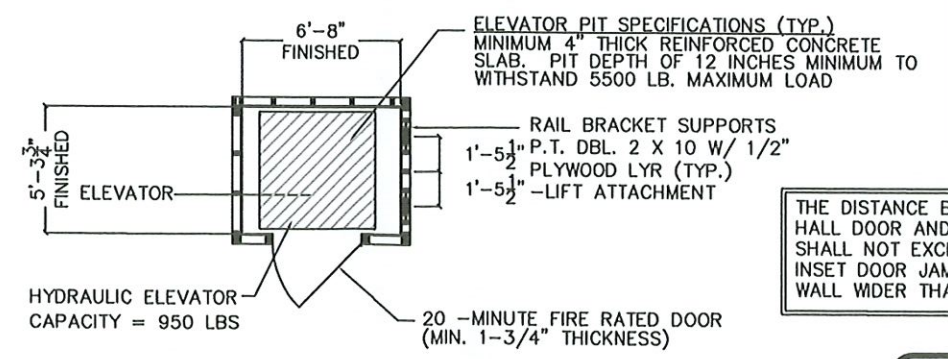
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ELEVATOR CONSTRUCTION DETAILS

DETAIL "A"
ELEVATOR PIT CONSTRUCTION



DETAIL "B"
ELEVATOR SHAFT CONSTRUCTION



ELEVATOR SHAFT WALL CONSTRUCTION DETAILS
 (CONTRACTOR MUST VERIFY CONSTRUCTION DETAILS BELOW WITH ELEVATOR MANUFACTURER PRIOR TO CONSTRUCTION)
 1) P.T. 2 X 4 CONSTRUCTION (ALL FRAMING BELOW D.F.E.)
 2) 2 X 4 STUDS - 16" O.C. - FASTEN USING (3) 16D NAILS AT EACH CONNECTION (SPECIAL FRAMING FOR RAIL BRACKET)
 3) 2 X 4 P.T. BOTTOM PLATE TO SLAB USING 1/2" X 5-1/2" WEDGE ANCHORS AT 3'-0" O.C. MAX SPACING
 4) 1/2" P.T. PLYWOOD SHEATHING (INTERIOR/EXTERIOR). WALL FRAMING TO BE COVERED WITH MIN. 1/2" P.T. PLYWOOD USING 6D NAILS. THE PLYWOOD SHOULD BE FASTENED AT 3" O.C. ALONG THE EDGES AND 6" O.C. IN THE FIELD. THE EXTERIOR P.T. PLYWOOD TO BE COVERED WITH TYVEK OR EQUAL FOLLOWED BY HARDPLANK SIDING. THE HARDPLANK SIDING TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

THE DISTANCE BETWEEN THE CLOSED HALL DOOR AND THE LANDING SILL SHALL NOT EXCEED 3 INCHES. AN INSET DOOR JAM IS REQUIRED FOR WALL WIDER THAN 4 INCHES

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CITRUS MEADOWOOD HOMES OF FLORIDA

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Project Title: Site Construction
 Drawn By: Date: 10-07-2020
 M.B.J. Checked:
 Revised: Customer: ALAIE
 Client: CITRUS MEADOWOOD HOMES
 Address: 581 CEDAR ST.
 LONGBOAT KEY, FL 34228
 Drawing Scale: N.T.S. (11" x 17" Paper)

Drawing Number:
S3
 PROJECT LAYOUT
 ELECTRICAL ELEVATOR

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FOUNDATION NOTES

- 1) MINIMUM SOIL BEARING CAPACITY OF 2500 PSF.
- 2) ALL UNDERLYING SOIL TO BE CLEAN, FREE OF VEGETATION, OTHER ORGANIC MATTER, UNSTABLE SOILS SUCH AS MUCK, AND OTHER DELETERIOUS MATERIALS.
- 3) FOUNDATIONS TO BE PLACED ON UNDISTURBED SOIL OR FILL THAT HAS BEEN COMPACTED TO 95% MAXIMUM DENSITY PER ASTM D-1557.
- 4) CONCRETE TO HAVE A MIN, 28 DAYS @ 3000 P.S.I. MIN. SLUMP 5"
- 5) MASONRY TO BE 16X16X8 CONCRETE BLOCK PER ASTM C-90 FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS. USE TYPE M OR S MORTAR.
- 6) REINFORCING STEEL TO BE ASTM A-615 BILLET DEFORMED GRADE 40. PROVIDE A MINIMUM CONCRETE COVER OF 3 INCHES ADJACENT TO EARTH. MIN. LAP FOR #5 REBAR TO BE 25 INCHES.

SOIL PREPARATION RECOMMENDATIONS

THE EXISTING SURFICIAL SOILS SHOULD BE PREPARED, PRIOR TO PLACEMENT OF STRUCTURAL FILL AND FOUNDATION CONSTRUCTION ON THE SOILS.

- 1) THE BUILDING AREA, PLUS A MARGIN OF AT LEAST 5 FEET OUTSIDE BUILDING PERIMETER LINES, SHOULD BE CLEARED (STRIPPED) OF ALL SURFACE VEGETATION AND ORGANIC DEBRIS. AFTER STRIPPING, THIS AREA SHOULD BE GRUBBED OR ROOT-RAKED TO COMPLETELY REMOVE ROOTS WITH A DIAMETER GREATER THAN 1/2 INCH, STUMPS, OR SMALLER ROOTS IN A CONCENTRATED STATE. THE ACTUAL DEPTHS OF STRIPPING AND GRUBBING MUST BE DETERMINED BY VISUAL OBSERVATION AND JUDGMENT DURING THE EARTHWORK OPERATION. ALL EXISTING SLABS, ABANDONED UTILITIES AND UNDERGROUND STRUCTURES SHOULD EITHER BE REMOVED OR FILLED WITH CEMENT GROUT TO REDUCE THE POSSIBILITY OF SOIL EROSION INTO THE VOIDS.
- 2) FOLLOWING THE CLEARING OPERATIONS, THE EXPOSED SUBGRADE SHOULD BE EVALUATED AND PROOF-ROLLED TO CONFIRM THAT ALL UNSUITABLE MATERIALS HAVE BEEN REMOVED. THE PROOF-ROLLING SHOULD CONSIST OF COMPACTION WITH EQUIPMENT CAPABLE OF PROVIDING THE DENSITIES REQUIRED BELOW. DUE TO THE CLOSE PROXIMITY TO OTHER STRUCTURES, HEAVY VIBRATORY COMPACTION EQUIPMENT SHOULD NOT BE USED AT THE SITE.
- 3) AFTER PROOF-ROLLING AND REMEDIATION OF ANY YIELDING AREAS NOTED, THE BUILDING AREA (PLUS THE 5 FEET MARGIN) SHOULD BE COMPACTED WITH AT LEAST 6 PASSES USING EQUIPMENT CAPABLE OF ACHIEVING THE COMPACTION REQUIREMENTS. EACH PASS SHOULD OVERLAP THE PRECEDING PASS BY AT LEAST 30 PERCENT AND SOME OF THE PASSES SHOULD BE MADE IN A PERPENDICULAR DIRECTION. SUFFICIENT PASSES SHOULD BE MADE OVER THE BUILDING AREA PLUS THE 5 FEET MARGIN TO PRODUCE A DENSITY OF AT LEAST 95% OF MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DENSITY TO A DEPTH OF 1 FOOT BELOW THE COMPACTED SURFACE.
- 4) AFTER COMPACTION AND TESTING TO VERIFY THAT THE DESIRED COMPACTION HAS BEEN ACHIEVED AT THIS ELEVATION, FILL CONSISTING OF CLEAN FINE SANDS CONTAINING NO MORE THAN 12% PASSING THE NO. 200 SIEVE, AND HAVING A UNIFIED SOIL CLASSIFICATION OF "SP" OR "SP-SM" CAN BE PLACED IN LEVEL LIFTS NOT EXCEEDING 12 INCHES LOOSE THICKNESS AND COMPACTED WITH THE EQUIPMENT DESCRIBED ABOVE. EACH LIFT SHOULD BE COMPACTED TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PRIOR TO THE PLACEMENT OF SUBSEQUENT LIFTS AND DENSITY TESTS TO CONFIRM COMPACTION SHOULD BE PERFORMED IN EACH FILL LIFT BEFORE THE NEXT LIFT IS PLACED.
- 5) AFTER EXCAVATION FOR THE FOUNDATIONS, THE FOUNDATION CONTACT SOILS SHOULD BE COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DENSITY USING SUITABLE MECHANICAL EQUIPMENT TO ACHIEVE THE SPECIFIED LEVEL OF DENSITY TO THE REQUIRED DEPTH. FOUNDATION BOTTOM GRADE SHOULD BE TESTED TO CONFIRM THAT A MINIMUM DENSITY OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY EXISTS TO A DEPTH OF 12 INCHES BELOW FOOTING BOTTOM.
- 6) FILL NECESSARY TO RAISE THE GRADE FROM THE TOP OF THE FOUNDATION TO FINISHED FLOOR SLAB SUBGRADE ELEVATION SHOULD ALSO CONSIST OF CLEAN FINE SANDS MEETING THE REQUIREMENTS OF ITEM # 4 ABOVE, AND COMPACTED TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.

- 4) AFTER COMPACTION AND TESTING TO VERIFY THAT THE DESIRED COMPACTION HAS BEEN ACHIEVED AT THIS ELEVATION, FILL CONSISTING OF CLEAN FINE SANDS CONTAINING NO MORE THAN 12% PASSING THE NO. 200 SIEVE, AND HAVING A UNIFIED SOIL CLASSIFICATION OF "SP" OR "SP-SM" CAN BE PLACED IN LEVEL LIFTS NOT EXCEEDING 12 INCHES LOOSE THICKNESS AND COMPACTED WITH THE EQUIPMENT DESCRIBED ABOVE. EACH LIFT SHOULD BE COMPACTED TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PRIOR TO THE PLACEMENT OF SUBSEQUENT LIFTS AND DENSITY TESTS TO CONFIRM COMPACTION SHOULD BE PERFORMED IN EACH FILL LIFT BEFORE THE NEXT LIFT IS PLACED.

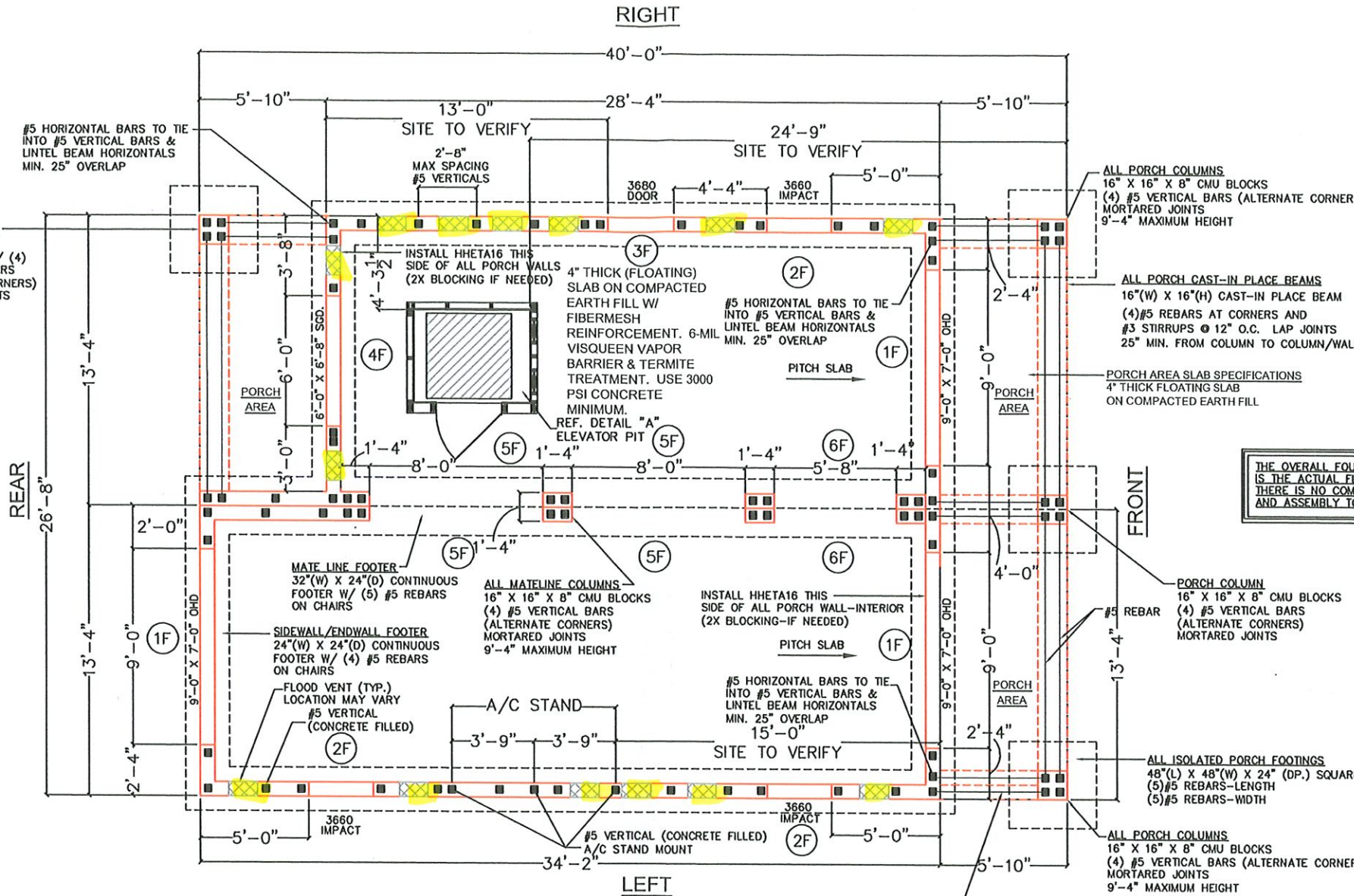
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- 6) FILL NECESSARY TO RAISE THE GRADE FROM THE TOP OF THE FOUNDATION TO FINISHED FLOOR SLAB SUBGRADE ELEVATION SHOULD ALSO CONSIST OF CLEAN FINE SANDS MEETING THE REQUIREMENTS OF ITEM # 4 ABOVE, AND COMPACTED TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION

THE FOUNDATION IS DESIGNED TO MEET THE REQUIREMENTS OF THE FEMA85 CODE IN WHICH THE FOUNDATION MUST RESIST FLOTATION, COLLAPSE, AND LATERAL MOVEMENT DUE TO THE EFFECTS OF WIND AND WATER LOADS, AND ALL OTHER LOADS DURING THE BASE FLOOD. IN ADDITION, THE FOUNDATION IS DESIGNED TO PROVIDE RESISTANCE TO UPLIFT AND OVERTURNING OF THE HOME DUE TO FLOOD AND WIND FORCES AT THE BASE FLOOD.

FLOOD ZONE NOTE:

THIS HOME IS TO BE PLACED IN A FLOOD ZONE, THIS PLAN WILL REQUIRE 14 HYDROSTATIC VENTS. (BASED UPON EACH VENT PROVIDING 60 SQ. INCHES OF FREE FLOW SPACE). ACTUAL VENT LOCATIONS ARE DICTATED BY SITE CONDITIONS AND WILL BE LOCATED ONSITE BY CONTRACTOR. FOR FLOOD ZONES, HYDROSTATIC VENTS MUST BE USED TO ALLOW FLOOD WATER TO FREELY ENTER AND EXIT THE STRUCTURE. NON-ENGINEERED VENTS MUST PROVIDE 1 SQ. INCH OF OPENING FOR EVERY 1 SQ. FOOT OF STRUCTURE SPACE. THE BOTTOM OF EACH OPENING IS TO BE LOCATED NO HIGHER THAN 1 FOOT ABOVE THE GRADE THAT IS IMMEDIATELY UNDER EACH OPENING. FOR ENGINEERED VENTS, FOLLOW MANUFACTURER'S INSTRUCTIONS FOR QUANTITY AND INSTALLATION. ALL MATERIALS INSTALLED BELOW BASE FLOOD ELEVATION BOTH STRUCTURAL AND NON-STRUCTURAL WILL BE CONSTRUCTED OF "FLOOD RESISTANT MATERIALS," CLASS 4 OR 5 NFIP. ALL LUMBER AND SHEATHINGS TO BE PRESSURE TREATED .40 CCA OR BETTER FASTENED WITH CORROSION RESISTANT FASTENERS.



THE OVERALL FOUNDATION WIDTH SHOWN IS THE ACTUAL FLOOR WIDTH OF THE MODULAR. THERE IS NO COMPENSATION FOR PRODUCTION AND ASSEMBLY TOLERANCES.

FLOOD VENT CALCULATIONS
 1 SQUARE INCH OF NET OPENING AREA PER SQUARE FOOT OF ENCLOSED AREA
 ENCLOSED AREA= 838 SQUARE FEET
 NET OPENING AREA (REQUIRED)= 838 SQUARE INCHES
 1 VENT (CMU BLOCK)= 60 SQUARE INCHES
 838/60= 13.97= 14 VENTS REQUIRED
 NET OPENING AREA (PROVIDED)= 840 SQUARE INCHES

Per Surveyor - Each
 F.V. = 60.5 Sq. inches
 14 F.V.'s = 847 Sq. inches

FOUNDATION NOTES

- = FILLED DOWN CELL (#5-REBAR-VERTICAL)
 VERTICALS ARE 2'-8" MAX O.C. ALONG SIDEWALL, END WALLS, AND MATE LINE

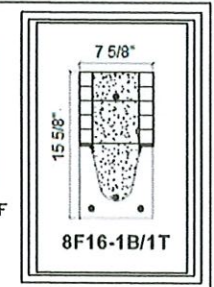
SPECIAL NOTE: IT IS HIGHLY RECOMMENDED THAT CONTRACTOR REQUEST A SERIALIZED FLOORPLAN FROM FACTORY PRIOR TO CONSTRUCTING THE FOUNDATION. SENYB ENGINEERING SERVICES WILL NOT BE RESPONSIBLE FOR CHANGES OR MODIFICATIONS TO THE FOOTPRINT OF THE HOME.

REFERENCE FOUNDATION CROSS SECTION (PG. S4.1)

FOUNDATION DESIGN HAS CONSIDERED POINT LOADS IN ADDITION TO PLF LOADS.

FOUNDATION WINDOW/DOOR PRE-CAST SCHEDULE				
NO	TYPE	PRE-CAST	HEADER HT.	ROUGH OPG.
1F	OVERHEAD DOOR	10'-6"	7'-0"	9'-0" X 7'-0"
2F	WINDOW	4'-6"	7'-0"	PGT
3F	DOOR	4'-6"	7'-0"	JELD-WEN
4F	SGD	7'-6"	7'-0"	PGT
FOUNDATION MATE LINE PRE-CAST SCHEDULE				
5F	MATE LINE OPG	9'-4"	7'-8"	8'-0" X 7'-8"
6F	MATE LINE OPG	7'-4"	7'-8"	5'-8" X 7'-8"

PRE-CAST LINTEL CHART	
NO	PRE-CAST LINTEL LENGTH
1F	12'-0" PRECAST (8F16-1B/1T)
2F	11'-4" PRECAST (8F16-1B/1T)
3F	14'-5" PRECAST (8F16-1B/1T)

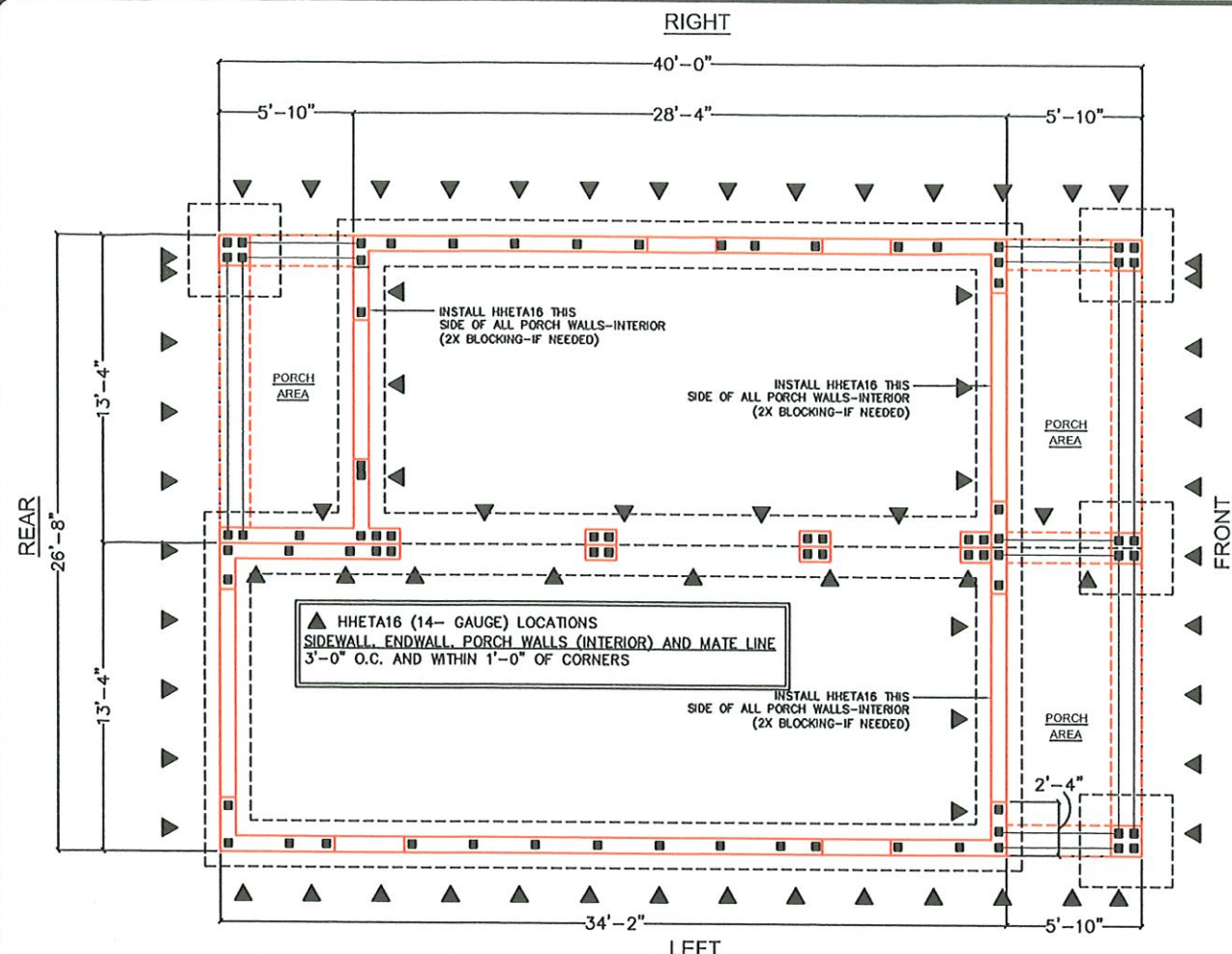


ALL PRE-CAST LINTEL BEAMS MUST HAVE A MIN. OF 8 INCH BEARING UNLESS NOTED ON PLAN.

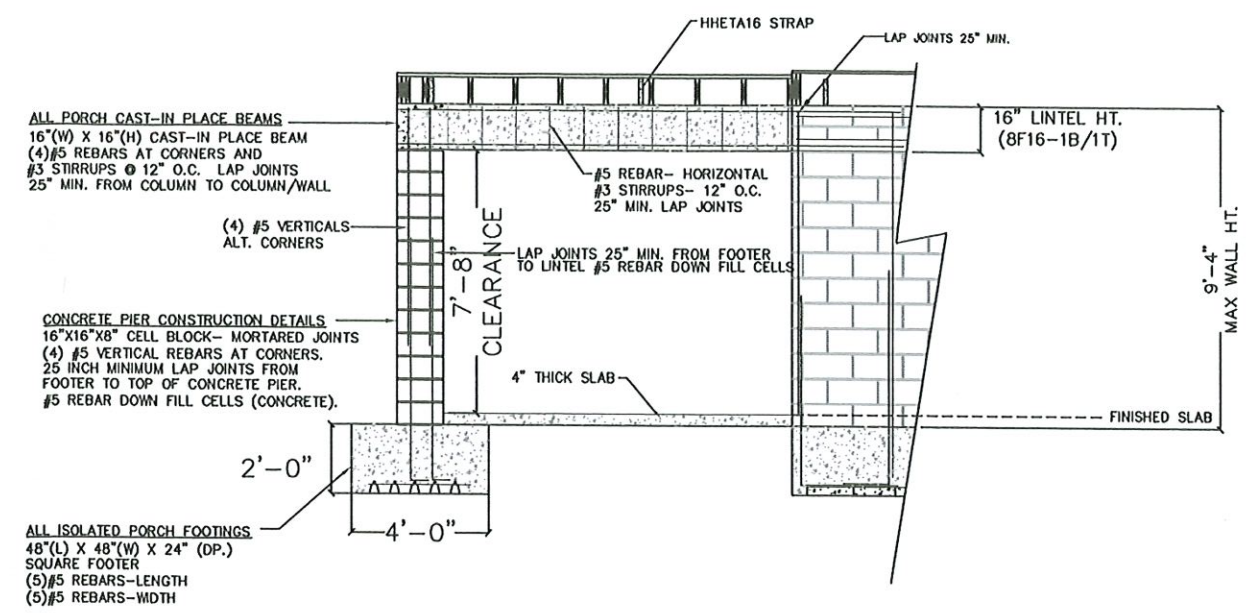
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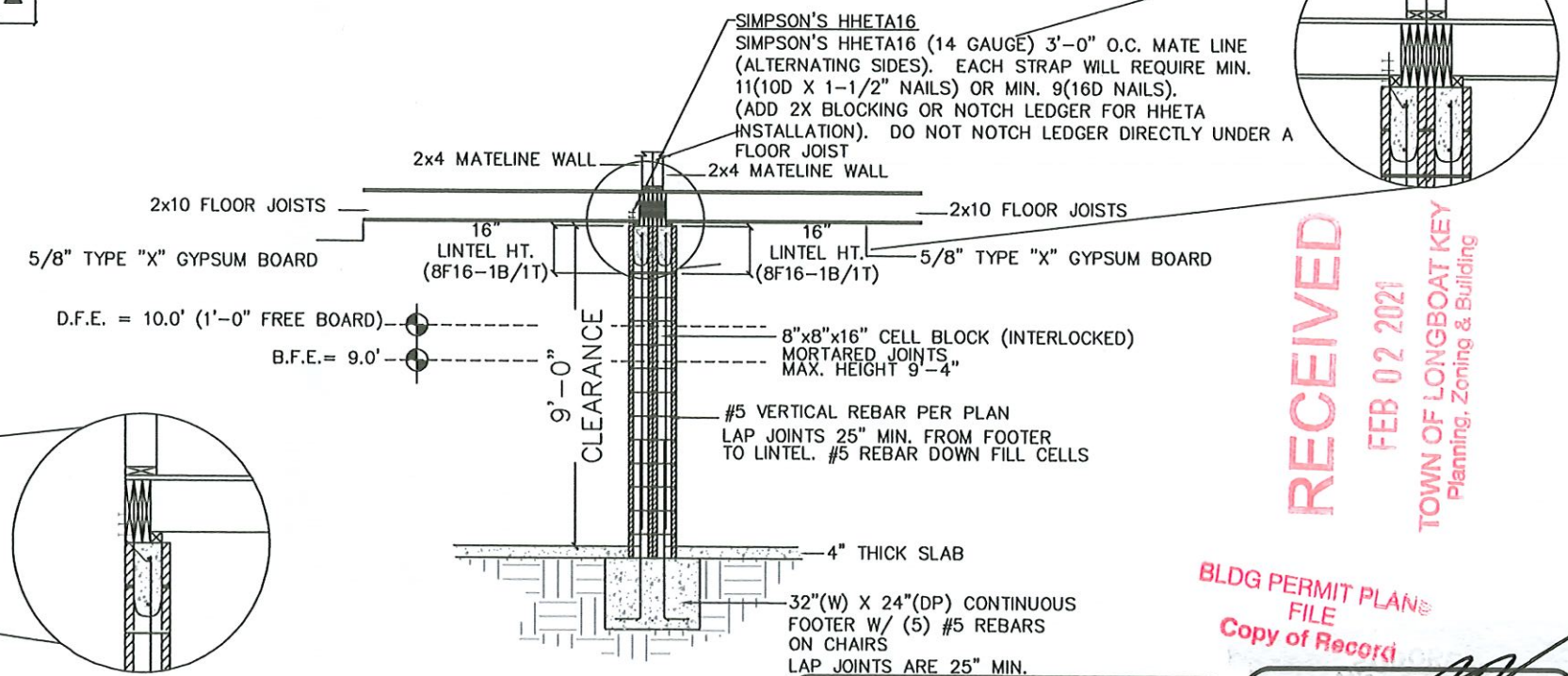
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 Drawing Number: S4 FOUNDATION
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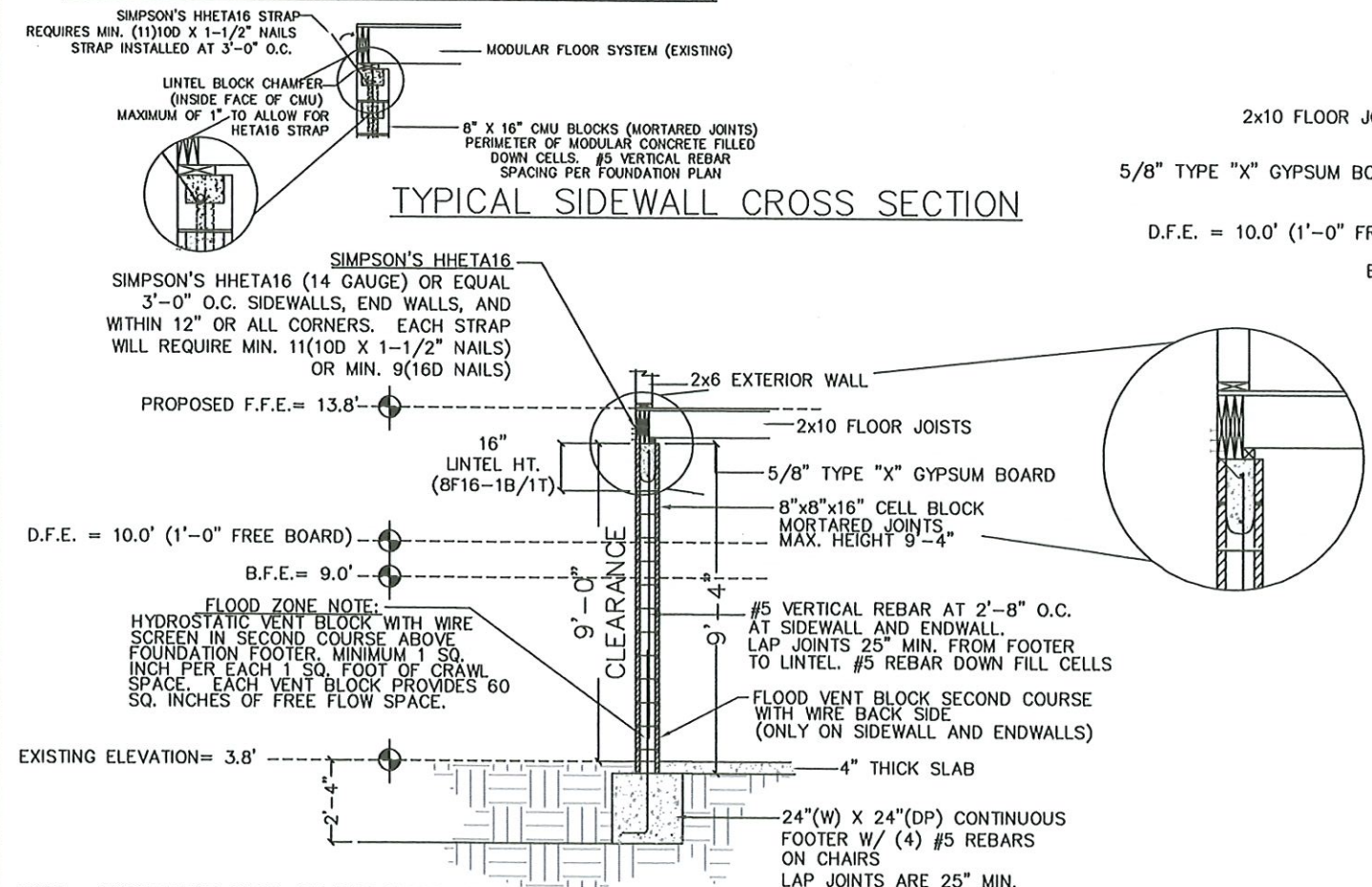
TYPICAL PIER CROSS SECTION AT FRONT/REAR PORCH



TYPICAL MATELINE CROSS SECTION



TYPICAL SIDEWALL CROSS SECTION



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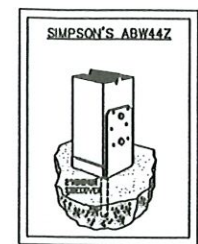
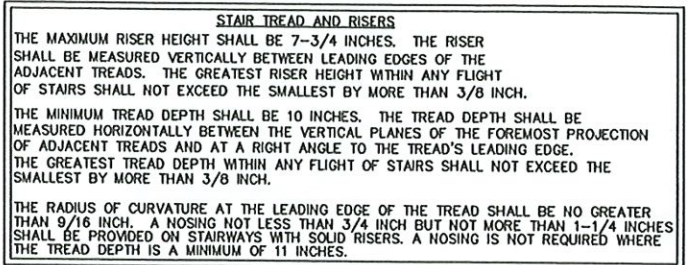
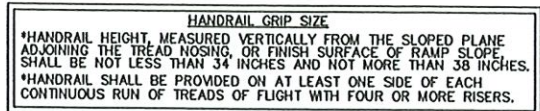
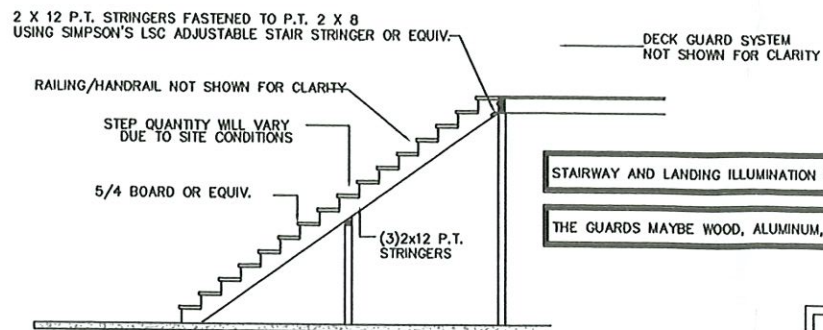
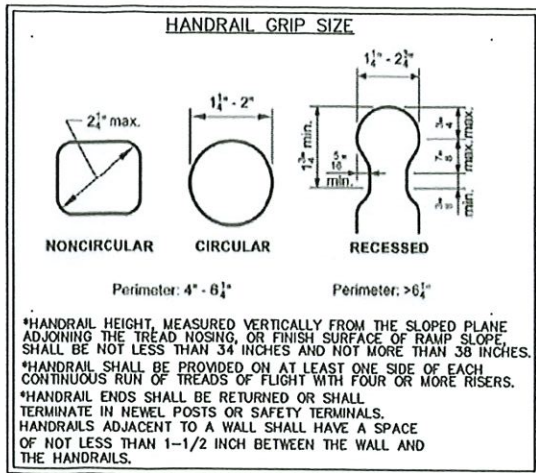
Project Title: Site Construction	Drawn By: Date: 10-07-2020	Checked: M.B.J.	Revised: Customer: ALAIE
Client: CITRUS MEADOWOOD HOMES		Address: 581 CEDAR ST.	
Drawing Scale: N.T.S. (11" x 17" Paper)		Drawing Number: S4.1	

Drawing Number:
S4.1
FOUNDATION
CROSS SECTION

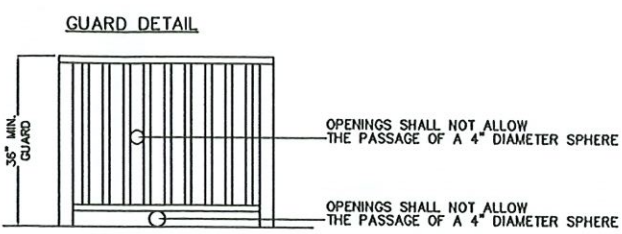
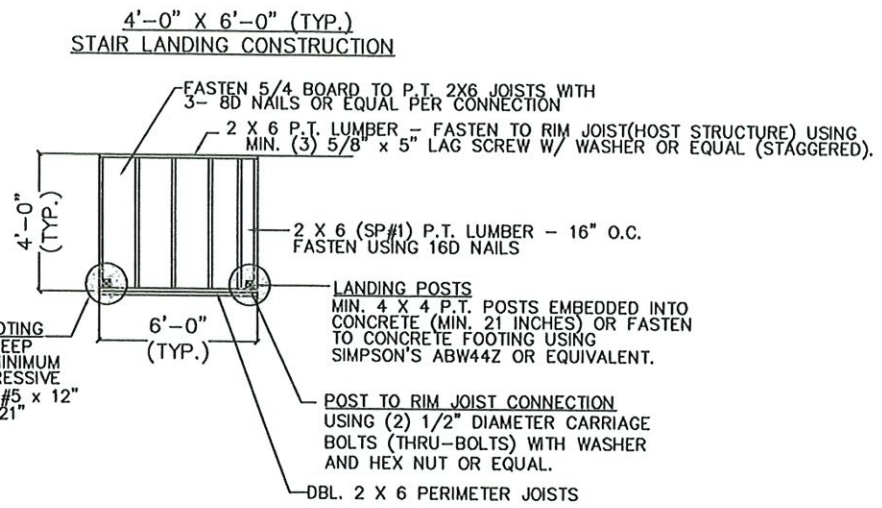
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ALL DECK/STAIR COMPONENTS TO BE PRESSURE TREATED LUMBER

ALL FASTENERS IN CONTACT WITH P.T. LUMBER TO BE HOT DIP GALVANIZED OR STAINLESS STEEL

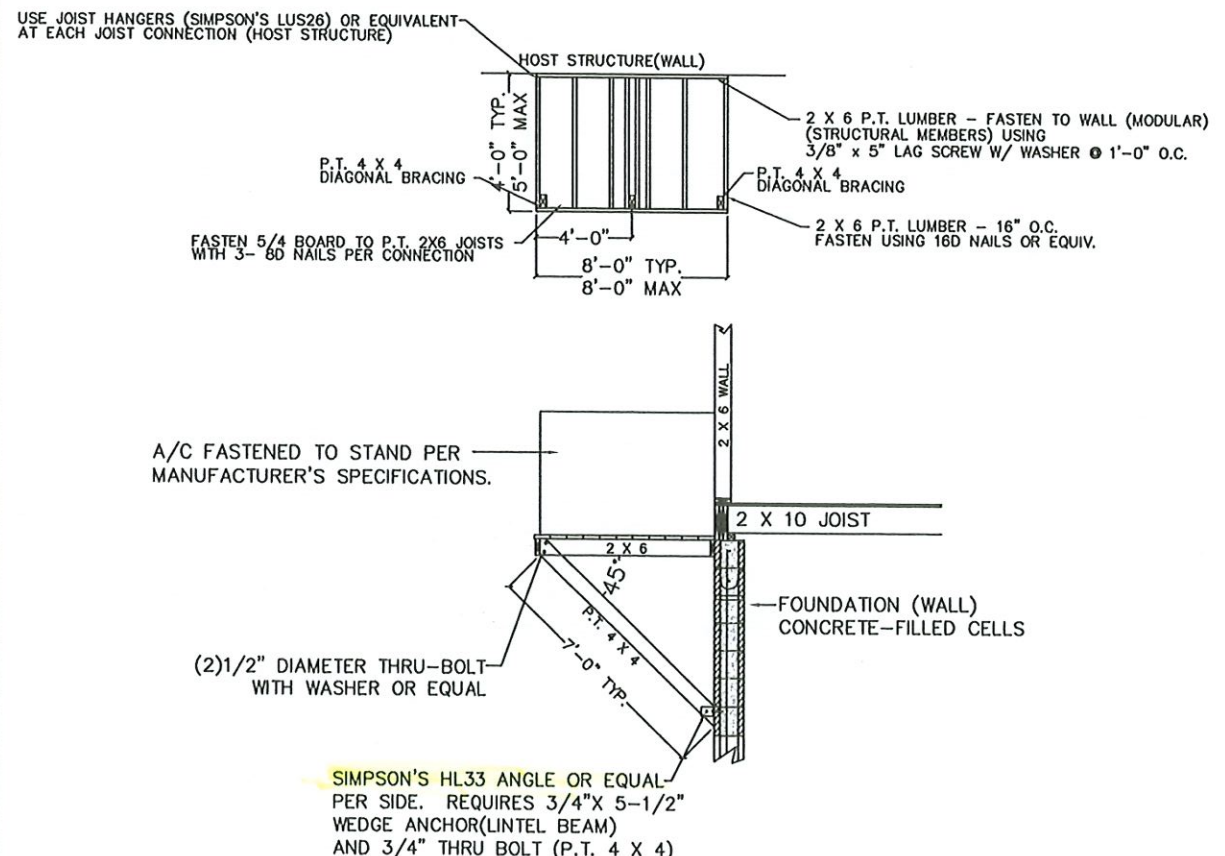


MIN. 4 X 4 P.T. FOOTING 18" ROUND X 24" DEEP HOLE FILLED WITH MINIMUM 3000 POUND COMPRESSIVE CONCRETE W/ MIN. #5 X 12" REBAR(CROSSWISE) 21" INTO CONCRETE



NOTES:
1.) HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 PLF APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.

A/C STAND CONSTRUCTION DETAIL



ALL A/C STAND COMPONENTS TO BE PRESSURE TREATED LUMBER

ALL FASTENERS IN CONTACT WITH P.T. LUMBER TO BE HOT DIP GALVANIZED OR STAINLESS STEEL

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION

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These plans and specifications comply with Section 1609 of the 2017 FBC (6th Edition)-Residential

V_{ULT} = ULTIMATE DESIGN WIND SPEED = 150 MPH (RISK CATEGORY II BUILDING)

V_{ASD} = NOMINAL DESIGN WIND SPEED = 116 MPH (CATEGORY II BUILDING) (TABLE 1609.3.1) (3 second gusts)

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Robert T. Haug
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2000 E. Edgewood Dr., Ste.106A
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CITRUS MEADOWOOD HOMES OF FLORIDA

SIES
SENTECH ENGINEERING SERVICES
An Engineering and Design Company

Project Title:	Site Construction
Drawn By:	Date: 10-07-2020
M.B.J.	Checked:
Revised:	Customer: ALAIE
Client:	CITRUS MEADOWOOD HOMES
Address:	581 CEDAR ST. LONGBOAT KEY, FL 34228
Drawing Scale:	N.T.S.(1" = 17" Paper)

Drawing Number:
S5

STAIR TYPICALS
A/C STAND CONST.

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