

Adopted Codes: State of North Carolina

- 2018 North Carolina Residential Code
- 2017 North Carolina Electrical Code (2017 NEC)
- 2018 North Carolina Energy Code
- 2018 North Carolina Mechanical Code
- 2018 North Carolina Plumbing Code

Project Location:

TBD Mineral Springs Rd
 Swepsonville, NC 27359
 Alamance County

Occupancy:

Occupancy:IRC - Single Family Dwelling
 Construction Type:5B (Wood Frame - Unprotected)
 Number of Stories:One Story Ranch

Design Load:

Floor Area:2635 Sq.Ft.	Floor Live Load:40 psf
Ground Snow Load:20 psf	Floor Dead Load:10 psf
Top Chord Dead Load:10 psf	Bottom Chord Live Load:.....N/A psf
Ultimate Wind Speed: 115 mph	Wind Exposure Category:B
Seismic Design Category: ...C	IECC Geographical Code:4

Insulation

Reference RESCheck for Requirements.

Attention Local Inspection Departments:

1. Set-up instructions for this modular unit are included by attachment to these plans. Any plans set that does not include an attachment entitled "MODULAR HOME INSTALLATION MANUAL" is incomplete.
2. The following items are not completed by the home manufacturer, are not inspected by in-factory third party inspectors, and are not certified by the modular compliance label: (A) Components or connections for heating or air conditioning systems which are NOT part of the factory installation. (B) Below floor ducts. (C) Electrical service disconnect. (D) Foundation designs and attachments. In order to verify that all required systems connections are complete, refer to the "Inspection Check Sheet" in the manufacturer's modular home installation manual. Regardless of factory or site installation, the furnace, water heater, and all elements of heating system must be per applicable codes, (refer to ResCheck if applicable).
3. Site installed furnace must meet IECC Energy Efficiency Certificate if applicable.
4. This unit must be connected to a public water supply and sewer system if these are available.
5. **If this structure is in a thermal zone more stringent than that listed on these plans, is set on pilings, or is installed at a mountain region or coastal high hazard site such that wind or other design parameters are increased, the design must be determined to be adequate for actual site conditions. Alterations may be required to bring the home into compliance with the more stringent conditions.**
6. Soffit materials for this unit assume that the building face will be 10 feet or greater from the property line when installed on site. Where the building face is less than 10 feet from the property line, underlayment materials and ventilation in accordance with **Section R302.1.1, NC Residential Code**, must be provided and installed at the site and inspected by the local jurisdiction.
7. If after installation of this home, the lowest part of the clear opening of any window is more than 72" above the finished grade, guards will be required to be installed onsite in accordance with **Section R312**; subject to local inspection.
8. Partial plumbing installation (stubbed in) requires full DWV testing in field. Testing of factory portion of DWV is not required unless partial testing is mandated by code.
9. Smoke detectors required by code that are not shown on the plan will be site installed by others and are subject to inspection by the authority having jurisdiction.
10. Where required, window protection designed and provided on site by others to meet applicable local codes.

Model: 2B1003-V8

Customer: CARRICO

Builder: HBV

Manufacturer:

R-Anell Housing Group, LLC

Commodore Homes, LLC

235 Anthony Grove Rd.

Crouse, NC 28033



FRONT VIEW

Drawing Index

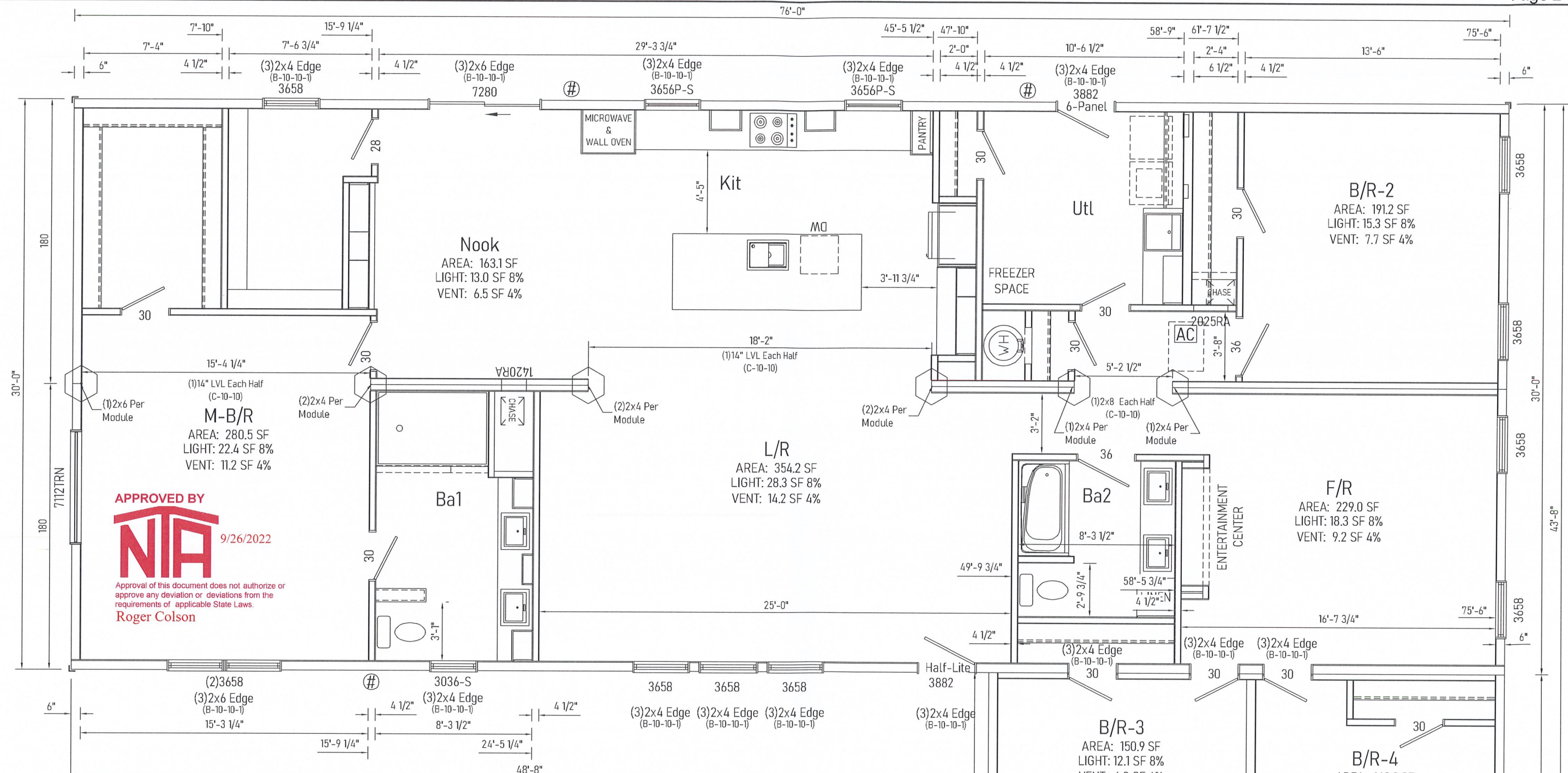
Title	Page
Cover	CV
Floor Plan	FP
Electrical Plan	EP
Schedules and General Notes	NG
Elevations	EL
Cross Section	XS
Cross Section Tag	XS-TAG
Hot Water Lines	WH
Cold Water Lines	WC
DWV System	DL
DWV Notes	DN
Braced Walls-Prescriptive	BWP
Foundation 2x10 Marriage Line without Stair	FD20#
ResCheck	ATTACHED
UFP Rigid Collar Tie Connection Details	UFP-EB05-02
Truss Diagram	ATTACHED

APPROVED BY



Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.

Roger Colson



Note: Window fall protection must be provided on-site where required in accordance with applicable code.

Note:
 * LVLs noted must extend past column on at least one end 24" minimum and be overlaid with OSB sheathing.

See Schedules and General Notes Page

○ = Column Support Location

AC = Attic Access

- Notes:
1. Exterior opening headers and jack studs are SPF #2 unless otherwise noted.
 2. Sidewall headers may use alternate construction per section B-10 of Systems Manual.
 3. LVL's where specified to be minimum of 1 1/2" wide, M.O.E. = 2.0 and fb = 2900 PSI.
 4. See C-10-45 for stair opening framing.
 5. See C-10-105 for dormer opening framing.

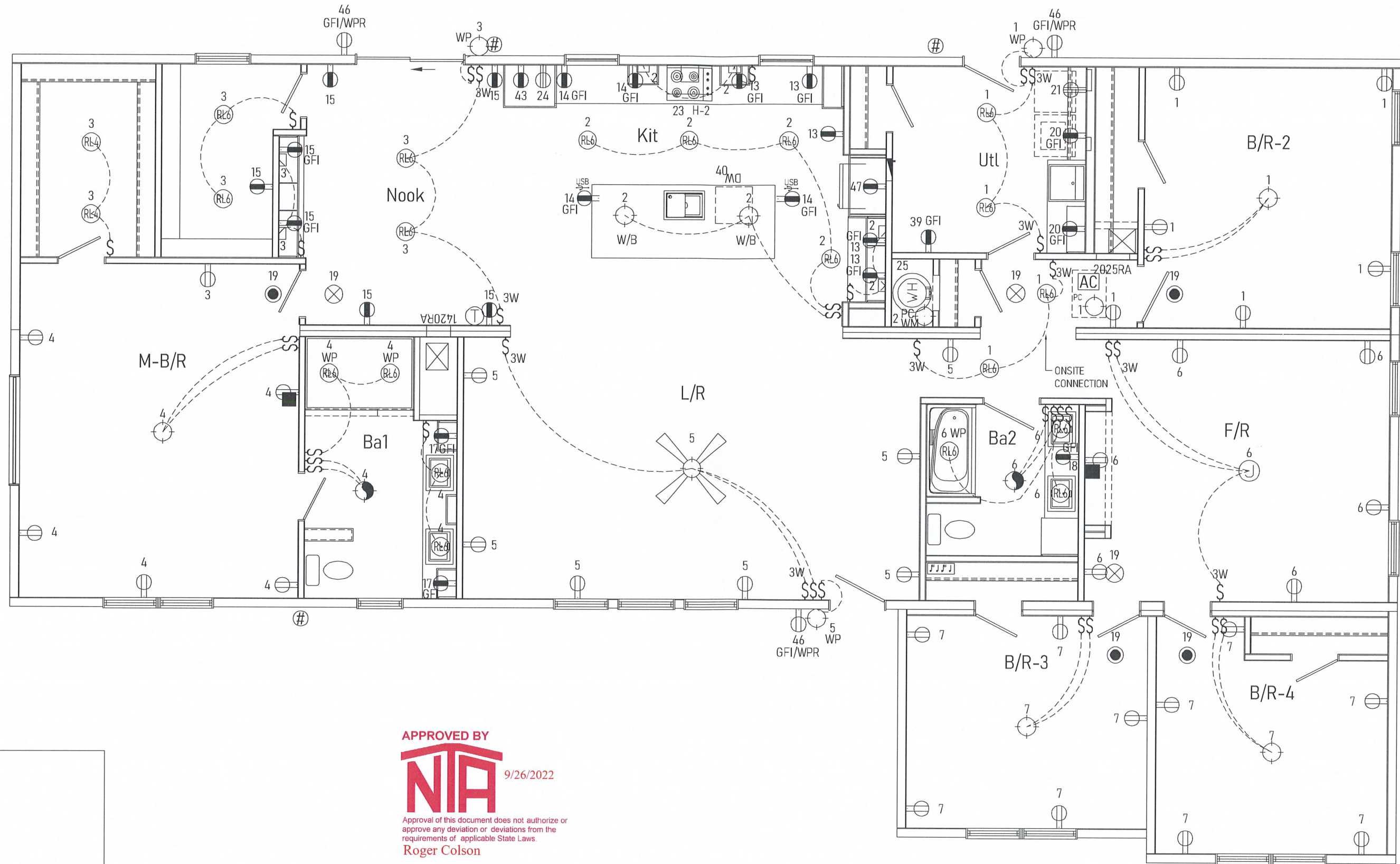
Builder: R-Anell Housing Group, LLC - Subsidiary of The Commodore Corp.


Title: Floor Plan

Callout: 4476	Revisions	Scale: 3/16" = 1'-0"	Date: 09/23/2022	Cust: CARRICO
Drawn By: NE	Reference: NONE			Dir: HBV
				S/N: 43843
				Pg.: 2B1003-V8

Model/Eng. No.: 2B1003-V8

Pg.: FP



APPROVED BY

 9/26/2022
 Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.
Roger Colson

See Schedules and General Notes Page

Builder: R-Anell Housing Group, LLC - Subsidiary of The Commodore Corp.

Title: Electrical Plan

Callout: 4476

Revisions:

Scale: 3/16" = 1'-0"

Date: 09/23/2022

Cust: CARRICO

Dir: HBV

S/N: 43843

Model/Eng. No:

2B1003-V8

EP

Pg.:

Optional Method Load Calculation for One-Family Dwellings		Model # 2B1003-V8																									
1 General Lighting and Receptacle Loads 220.82(B)(1) <i>Do not include open porches, garages, or unused or unfinished spaces not adaptable for future use.</i>	3 x 2635 = (ft ² using outside dimensions)	1	7905																								
2 Small-Appliance Branch Circuits 220.82(B)(2) <i>At least two small-appliance branch circuits must be included. 210.11(C)(1)</i>	1500 x 3 = (minimum of two)	2	4500																								
3 Laundry Branch Circuits(s) 220.82(B)(2) <i>At least one laundry branch circuit must be included. 210.11(C)(2)</i>	1500 x 1 = (minimum of one)	3	1500																								
4 Appliances 220.82(B)(3) and (4) <i>Do NOT include any heating or A/C equipment in this section. Use the nameplate rating of all appliances (fastened in place, permanently connected, or connected to a specific circuit), ranges, ovens, cooktops, motors, and clothes dryers. Convert any nameplate rating given in amperes to volt-amperes by multiplying the amperes by the rated voltage.</i>	Total volt-amperes of all app. LISTED BELOW	4	30800																								
<table border="0"> <tr> <td>(1) Electric H₂O Heater</td> <td>4.5 KVA</td> <td>(3) Vent Fans</td> <td>0.9 KVA</td> </tr> <tr> <td>(1) Electric Dryer</td> <td>5.4 KVA</td> <td>(1) Microwave</td> <td>1.5 KVA</td> </tr> <tr> <td>(1) Electric Cooktop</td> <td>7.4 KVA</td> <td>(1) Dishwasher</td> <td>1.5 KVA</td> </tr> <tr> <td>(1) Electric Wall Oven (S)</td> <td>3.6 KVA</td> <td>(1) Freezer</td> <td>1.5 KVA</td> </tr> <tr> <td>(0) Electric Wall Oven (D)</td> <td>0 KVA</td> <td>(1) Refrigerator</td> <td>1.5 KVA</td> </tr> <tr> <td>(2) Bath Circ's</td> <td>3 KVA</td> <td></td> <td></td> </tr> </table>		(1) Electric H ₂ O Heater	4.5 KVA	(3) Vent Fans	0.9 KVA	(1) Electric Dryer	5.4 KVA	(1) Microwave	1.5 KVA	(1) Electric Cooktop	7.4 KVA	(1) Dishwasher	1.5 KVA	(1) Electric Wall Oven (S)	3.6 KVA	(1) Freezer	1.5 KVA	(0) Electric Wall Oven (D)	0 KVA	(1) Refrigerator	1.5 KVA	(2) Bath Circ's	3 KVA				
(1) Electric H ₂ O Heater	4.5 KVA	(3) Vent Fans	0.9 KVA																								
(1) Electric Dryer	5.4 KVA	(1) Microwave	1.5 KVA																								
(1) Electric Cooktop	7.4 KVA	(1) Dishwasher	1.5 KVA																								
(1) Electric Wall Oven (S)	3.6 KVA	(1) Freezer	1.5 KVA																								
(0) Electric Wall Oven (D)	0 KVA	(1) Refrigerator	1.5 KVA																								
(2) Bath Circ's	3 KVA																										
5 Apply 220.82(B) demand factor to the total of lines 1 through 4. 44705 - 10,000 = 34705 x 40% = 13882 + 10,000 = 23882 (total of lines 1-4)																											
6 Heating or Air-Conditioning System 220.82(C). <i>Use the nameplate ratings in volt-amperes for all applicable systems in lines a through e.</i>		c) Supplemental electric heating equipment for heat-pump systems. <i>Include the heat-pump compressor(s) at 100%. If the heat-pump compressor is prevented from operating with the supplemental heat, omit the compressor.</i>																									
a) Air-conditioning and cooling systems, including heat pumps without any supplemental electric heating: 6000 x 100% = a) 6000		0 x 65% = c) 0																									
b) Electric thermal storage & other heating systems where the usual load is expected to be continuous at full nameplate value. <i>Systems qualifying under this selection shall not be figured under any other selection in 220.82(C).</i> 0 x 100% = b) 0		d) Electric space-heating equipment, if fewer than four separately controlled units: 20000 x 65% = d) 13000																									
		e) Electric space-heating equipment, if four or more separately controlled units: 0 x 40% = e) 0																									
7 Total Volt-Ampere 13000 + 23882 = 36882 Demand Load: (Largest VA rating, 6a - 6e) (Line 5)		7 36882																									
8 Minimum Amperes <i>Divide the total volt-amperes by voltage.</i> (Line 7) (voltage) (min. amperes) 36882 ÷ 240 = 154		9 Minimum Size Service or Feeder 240.6(A) 200 Amps Installed																									
10 Size the Service or Feeder Conductors. <i>Use 310.15(B)(6) to find the service conduct up to 400 amperes. Ratings in excess of 400 amperes shall comply w/ Table 310.16. 310.15(B)(6) also applies to feeder conductors serving as the main power feeder.</i>		10 Minimum Size Conductors 2/0 Copper OR 4/0 Aluminum																									

LEGEND	
=15 AMP RECPT	=20 AMP FLOOR RECPT
=SWITCHED RECPT	=220 VOLT RECPT
=STD LIGHT	=RECESSED LIGHT
=UNDER CABINET LIGHT / WALL LIGHT	=UNDER CABINET STEREO
=SWITCH	=DIMMER SWITCH
=STANDARD VENT	=WIRE
=WHOLE HOUSE VENTILATION FAN	=STANDARD FAN
=PHONE JACK	=DATA JACK
=GROUND FAULT CIRCUIT INTERRUPTER	=BULLET
=WET LOCATION	=SPEAKER
=IONIZATION SMOKE ALARM	=THERMOSTAT
=SMOKE/CO ALARM	=PE = PHOTOELECTRIC SMOKE/CO ALARM

CIRCUIT ID NO.	LOAD	AMPS	POLES REQ'D	WIRE SIZE
1-12	General Lighting/Receptacles	15	1	NM14-2/WG
13-16	Small Appliance	20	1	NM12-2/WG
17-18	Bath (GFCI)	20	1	NM12-2/WG
19	Smoke Alarms (AFCI)	15	1	NM14-2/WG
20	Laundry	20	1	NM12-2/WG
21	Electric Dryer	30	2	NM10-3/WG
22	Electric Range	50	2	NM6-3/WG
23	Electric Cooktop	40	2	NM8-3/WG
24	Electric Wall Oven	20	2	NM12-2/WG
	Electric Wall Oven	40	2	NM8-2/WG
25	Electric W/H	25	2	NM10-2/WG
25.1	Tankless W/H	20	1	NM12-2/WG
26	Gas Furnace	15	1	NM14-2/WG
27	Electric Furnace	60/30	4	NM4-2/WG
	Electric Furnace	60/60	4	NM4-2/WG
28-37	Electric BB Heat	20	2	NM12-2/WG
38	A/C	50	2	NM6-2/WG
39	Freezer	20	1	NM12-2/WG
40	Dishwasher (GFCI)	15	1	NM14-2/WG
41	Disposal (GFCI)	15	1	NM14-2/WG
42	Whirlpool Tub (GFCI)	20	1	NM12-2/WG
43	Microwave Oven	20	1	NM12-2/WG
44	Garage (GFCI)	20	1	NM12-2/WG
46	Exterior Receptacles	15 (Opt. 20)	1	NM14-2/WG (Opt. NM12-2/WG)
47	Refrigerator	20	1	NM12-2/WG

Doors Exterior							
Door Type	Size	Width	Height	RO SF	Light	Vent	Design Load
9 Lite	3476	2'-10"	6'-4"	17.94	4.38	16.26	50
6 Panel Fire Rated	3680	3'-1"	6'-9 1/8"	20.85	0	19.93	50
2 Lite	3882	3'-2"	6'-10"	21.64	0.51	20	50
Oval	3882	3'-2"	6'-10"	21.64	5.73	20	50
9 Lite	3882	3'-2"	6'-10"	21.64	4.378	20	50
Sunburst	3882	3'-2"	6'-10"	21.64	0.893	20	50
15 Lite	3882	3'-2"	6'-10"	21.64	7.073	20	50
Slider	7280	6'-0"	6'-8"	40.00	32.13	16.2	50
Exterior Door	3482	2'-10"	6'-10"	20.00	0	17.78	50
Atrium	7582	6'-3"	6'-8"	42.70	14.69	19.45	50
Atrium	7276	6'-3 1/2"	6'-4 1/4"	39.98	18.5	17.72	50
French	7282	6'-3 1/2"	6'-10 1/4"	43.15	18.4	38.4	50
Side Light	1782	1'-4 1/2"	6'-10"	10.25	1.85	-	50
Half Lite	3882	3'-2"	6'-10 1/4"	21.70	9.25	19.13	50
Atrium	7280	6'-3 1/8"	6'-10"	42.78	18.4	19.2	35
1-Lite	3882	3'-2"	6'-10 1/4"	21.70	5.45	19.125	50
1617 KD Patio	9868	9'-7 3/4"	6'-8"	64.31	46.83	22.74	35
10068-SG Patio	10068	9'-11 3/4"	6'-8 3/4"	67.15	62.38	22.74	35
6 Panel	3882	3'-2"	6'-10 1/2"	21.73	0	20	50
3/4-Lite	3882	3'-2"	6'-10 1/4"	21.70	1.45	19.13	50

STAIRWAYS			
Door Type	Size	Width	Height
Int. Passage	24	2'-2 1/8"	6'-11"
Int. Passage	28	2'-6 1/8"	6'-11"
Int. Passage	30	2'-8 1/8"	6'-11"
Int. Passage	32	2'-10 1/8"	6'-11"
Int. Passage	36	3'-2 1/8"	6'-11"
Int. Passage	48	4'-1"	6'-11"

STAIRWAYS
 RISER HEIGHT - 8 1/4" MAX.
 TREAD DEPTH - 9" MIN.
 HEAD ROOM 80" MIN.
 NOTE: THE STAIRWELL GEOMETRY IN THIS HOME HAS BEEN DESIGNED TO THE CRITERIA ABOVE. IF MORE STRINGENT STAIR GEOMETRY IS REQUIRED OR DESIRED, PLEASE CONTACT THE PLANT OF MANUFACTURE FOR PLAN ADJUSTMENTS.

- ELECTRICAL PLAN NOTES BASED ON NEC 2017:
- ALL KITCHEN AND BATHROOM COUNTER RECEPTS TO BE GFCI PROTECTED.
 - ALL CLOSET LIGHTS TO BE ENCLOSED SURFACE MOUNT FIXTURES, 12" MIN. FROM STORAGE SPACE.
 - ALL RECEPTS TO BE GROUNDING TYPE, PER 210-7/NEC.
 - SPECS, WIRING, INSTALLATIONS, ETC. TO COMPLY WITH NEC REGULATIONS.
 - SERVICE PANEL MAY BE LOCATED IN GARAGE.
 - ALL SMOKE ALARMS TO HAVE BATTERY BACK-UP AND TO BE INTERCONNECTED WITH A 14 GA. MIN. INTERCONNECTION WIRE, 14-3 CABLE, OR EQUIVALENT PER MFG.'S RECOMMENDATIONS.
 - EXTERIOR LIGHT AT GARAGE SIDE MAY BE REPLACED.
 - GAS APPLIANCES MAY BE SUBSTITUTED FOR ELECTRIC APPLIANCES WHERE APPLICABLE. WHEN GAS APPLIANCES ARE INSTALLED, ALL GAS PIPING, CONNECTIONS, HOOK-UPS, ETC. TO BE INSTALLED ON SITE BY OTHERS. THE OPTIONAL GARBAGE DISPOSAL CONNECTED TO INDEPENDENT RECEPTACLE AND WALL SWITCH.
 - 200 AMP PANEL BOX INSTALLED
 - ALL 120v GENERAL USE RECEPTS ARE TAMPER RESISTANT UNLESS MOUNTED AT LEAST 66" ABOVE FLOOR, OR ARE PART OF A LISTED LIGHT FIXTURE OR APPLIANCE, OR WHERE CORD & PLUG APPLIANCE IN DEDICATED SPACE IS NOT EASILY MOVED FOR USE.
 - ALL EXTERIOR RECEPTACLES ARE GFI, TAMPER RESISTANT AND LISTED FOR WET LOCATIONS.
 - COMBINATION TYPE AFCI BREAKERS ARE REQUIRED FOR ALL 120 V CIRCUITS EXCEPT THOSE SERVING BATHROOMS, GARAGE, LAUNDRY AREAS, KITCHENS, UNFINISHED BASEMENTS AND OUTDOORS.
 - ALL ELECTRICAL BOXES SUPPORTING LIGHTING FIXTURES MUST BE RATED @ 50# AND IDENTIFIED ON THE BOX.
 - WHIRLPOOL RECEPTACLES MUST BE GFCI, TAMPER RESISTANT AND READILY ACCESSIBLE PER NEC 680.71
 - A CIRCUIT BREAKER LOCKING DEVICE SHALL BE PROVIDED TO LOCK THE APPLICABLE BREAKERS IN THEIR "OFF" POSITION. THIS APPLIES TO CIRCUIT BREAKERS WHICH SERVE AS THE DISCONNECT FOR ELECTRIC WATER HEATERS, ELECTRIC BASEBOARD HEATERS, AND ANY APPLIANCE RATED OVER 300 WATTS OR 1/8 HORSEPOWER, WHICH ARE NOT LOCATED WITHIN CLEAR SIGHT OF THEIR DISCONNECT
 - A RECEPTACLE OUTLET IS REQUIRED FOR PORCHES, BALCONIES OR DECKS WHICH ARE ACCESSIBLE FROM THE INSIDE OF THE DWELLING UNIT REGARDLESS OF THE SIZE OF THE PORCH, BALCONY OR DECK.
 - NON-SWITCHED CIRCUIT NEUTRAL CONDUCTOR MUST BE PRESENT AT EACH WALL SWITCH. RE-IDENTIFIED CONDUCTORS WITH WHITE, GREY OR THREE STRIPE INSULATION MAY ONLY BE USED AS SUPPLY TO SWITCH AND NOT FOR HOT RETURN TO FIXTURE.
 - 120v 15 OR 20 AMP RECEPTS LOCATED WITHIN 6' FROM ANY DWELLING UNIT SINK MUST BE GFCI PROTECTED.
 - IF THE PERIMETERS OF THE AREAS OF THE ON-SITE INSTALLED STOOPS, PORCHES OR DECKS ARE NOT UNDER THE EXTERIOR ELECTRICAL RECEPTACLES SHOWN IN THE ELECTRICAL FLOOR PLAN, THEN ADDITIONAL RECEPTACLES SHALL BE SITE INSTALLED WITHIN THESE AREAS BY THE CONTRACTOR.

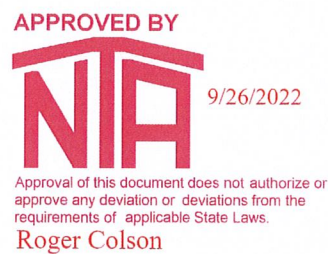
If an attached garage is to be added to this home, the entrance door to the home from the garage must be a self-closing fire rated door per applicable code. Clothes dryer vents may need to be completed to the exterior of the home on site. Refer to sections of applicable local codes and to Section 8 of the home installation manual for required completion of dryer ventilation as necessary.

FOR PERMANENTLY CONNECTED APPLIANCES RATED AT OVER 300 VOLT-AMPERES OR 1/8 HP, THE BRANCH CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS WHERE THE CIRCUIT BREAKER IS WITHIN SIGHT FROM THE APPLIANCE OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION. THE LOCKING MEANS SHALL REMAIN IN PLACE WITH OR WITHOUT THE LOCK INSTALLED. MAIN DISCONNECT SHALL BE LOCATED ON THE EXTERIOR OF THE HOME.

REFER TO RESCHECK FOR DOOR AND WINDOW U-VALUES

WINDOW SCHEDULE - MOD SINGLE HUNG											
S SUFFIX DENOTES SAFETY GLAZING / E SUFFIX DENOTES EGRESS											
Label	Width R/O	Height R/O	R/O SF	Light	Vent	Room SF	U Value	Egress		Design Load	SHGC w/o Grids
								No	Yes		
3656P-S	36.5	56.5	14.32	12.33	0.00	0.00	0.33	●		50	0.24
7112TRN	72	12.5	6.10	4.48	0.00	0.00	0.32	●		50	0.35
3036-S	30.5	36.5	7.62	5.55	2.64	66.00	0.35	●		66	0.33
3658	36.5	58.5	14.66	11.76	5.76	144.00	0.35	●		50	0.24
(2)3658	73	58.5	29.43	23.52	11.52	288.00	0.35	●		50	0.24

Builder: R-Anell Housing Group, LLC - Subsidiary of The Commodore Corp.	Callout: 4476	Revisions:	Scale: N.T.S.	Date: 09/23/2022	Cust: CARRICO
Title: Schedules and General Notes	Drawn By: NE	Reference: NONE		Dir: HBV	S/N: 43843
Model/Eng. No.: 2B1003-V8					Pg.: NG

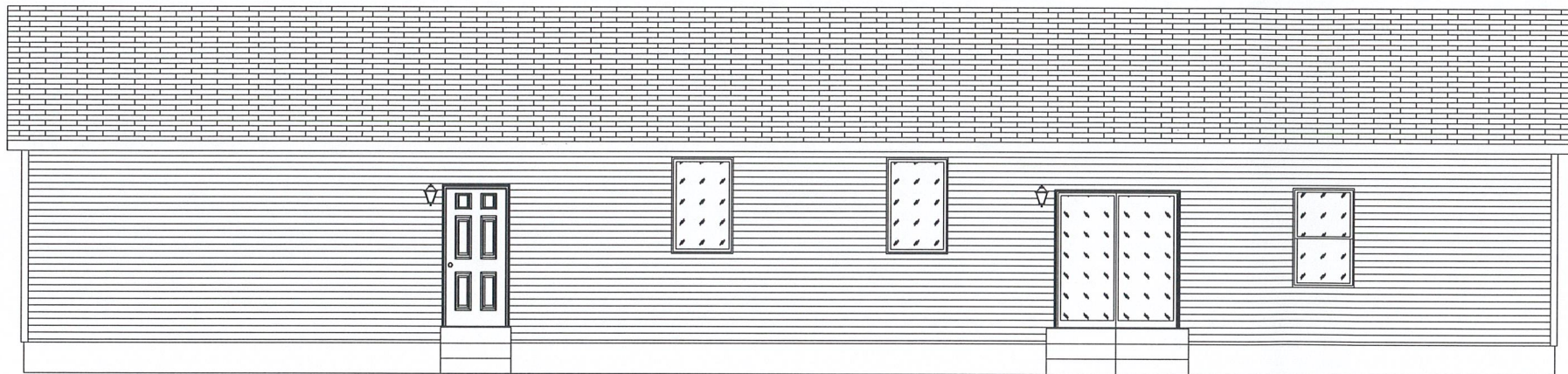


ELEVATIONS SHOWN ON THIS PAGE REPRESENT BASIC COMPONENTS AND ARE NOT INTENDED TO BE ALL INCLUSIVE, NOR DO THESE ELEVATIONS DETAIL EVERY CODE REQUIRED ASPECT OF THIS BUILDING. SITE BUILT STOOPS, STEPS, DECKS, PORCHES, HANDRAILS AND/OR SIMILAR ITEMS MUST BE PROVIDED BY OTHERS ON SITE FOR COMPLIANCE WITH APPLICABLE CODES. COMPLIANCE WITH ALL APPLICABLE CODES PER LOCAL AUTHORITY HAVING JURISDICTION, WHETHER DETAILED IN THIS SET OR NOT, MUST BE MET.

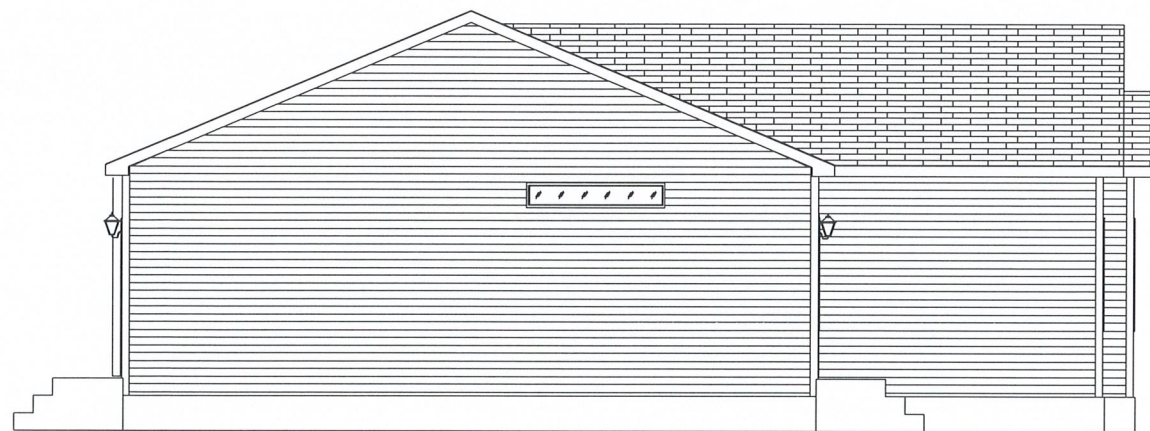
Note: Window fall protection must be provided on-site where required in accordance with applicable code.



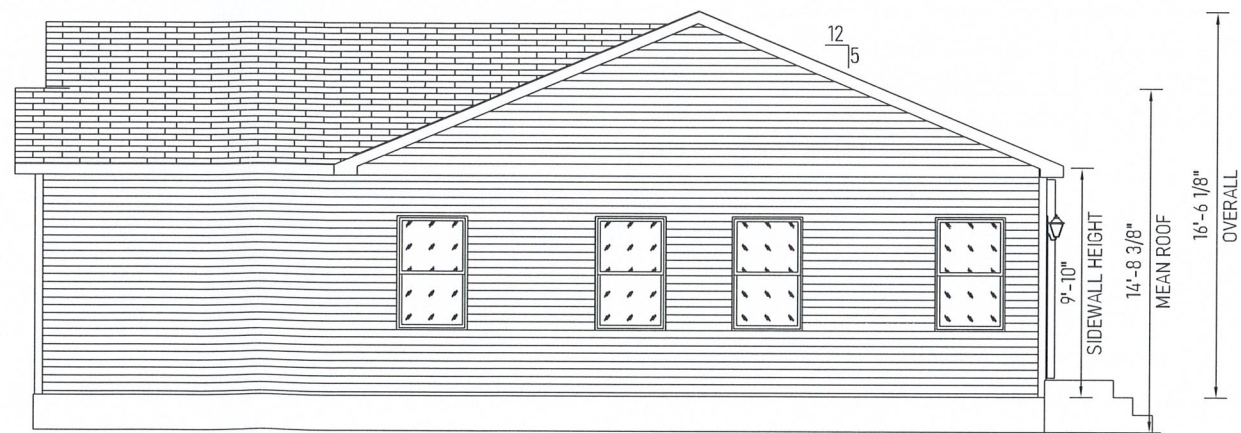
FRONT VIEW



REAR VIEW



LEFT VIEW



RIGHT VIEW

-NOTES-

1. FOUNDATION SHALL BE DESIGNED AND CONSTRUCTED BY OTHERS WHERE "OTHERS" REFERS TO THE DEALER BUILDER.
2. GUTTERS AND LEADERS SHALL BE INSTALLED BY OTHERS.
3. TYPICAL 12" OR 15" VINYL SHUTTERS PROVIDED BY MANUFACTURERS.
4. ALL FOOTINGS, RAILINGS AND STEPS SHALL BE FIELD INSTALLED IN COMPLIANCE WITH APPLICABLE STATE AND LOCAL CODES.
5. SIDING SHALL BE VINYL SIDING WITH VINYL TRIM, AND MAY BE PARTIALLY INSTALLED ON SITE.
6. EXTERIOR LIGHTS MAY BE SHIPPED LOOSE FOR INSTALLATION ON SITE.
7. ROOFING SHINGLES MAY BE PARTIALLY SITE INSTALLED.
8. PORCH RAILINGS ARE PVC. TREATED LUMBER PORCH POSTS MAY BE COVERED WITH VINYL. PORCH DECKING SHALL BE TREATED.
9. ALL EXTERIOR COVERINGS SHALL BE WEATHER AND DECAY RESISTIVE TO PROVIDE PROPER PROTECTION FOR UNTREATED MATERIALS.

NOTE:

HOMES WITH ATTIC SPACE QUALIFYING AS HABITABLE, MUST BE EQUIPPED WITH EMERGENCY ESCAPE AND RESCUE OPENINGS REGARDLESS OF WHETHER ATTIC AREA IS FINISHED OR UNFINISHED. OPENINGS MAY OCCUR AT END WALL OF ATTIC AND/OR AT ROOF DORMERS IN WHATEVER ARRANGEMENT NECESSARY TO INSURE THAT ANY SLEEPING ROOM HAS AT LEAST ONE EGRESS OPENING.

APPROVED BY
NIA 9/26/2022
 Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.
 Roger Colson

Builder: R-Anell Housing Group, LLC - Subsidiary of The Commodore Corp.

Title: Elevations

Callout: 4476

Revisions

Scale: N.T.S.

Date: 09/23/2022

Cust: CARRICO

Dir: HBV

S/N: 43843

Model/Eng. No.:

2B1003-V8

EL


Pg:

LEGEND

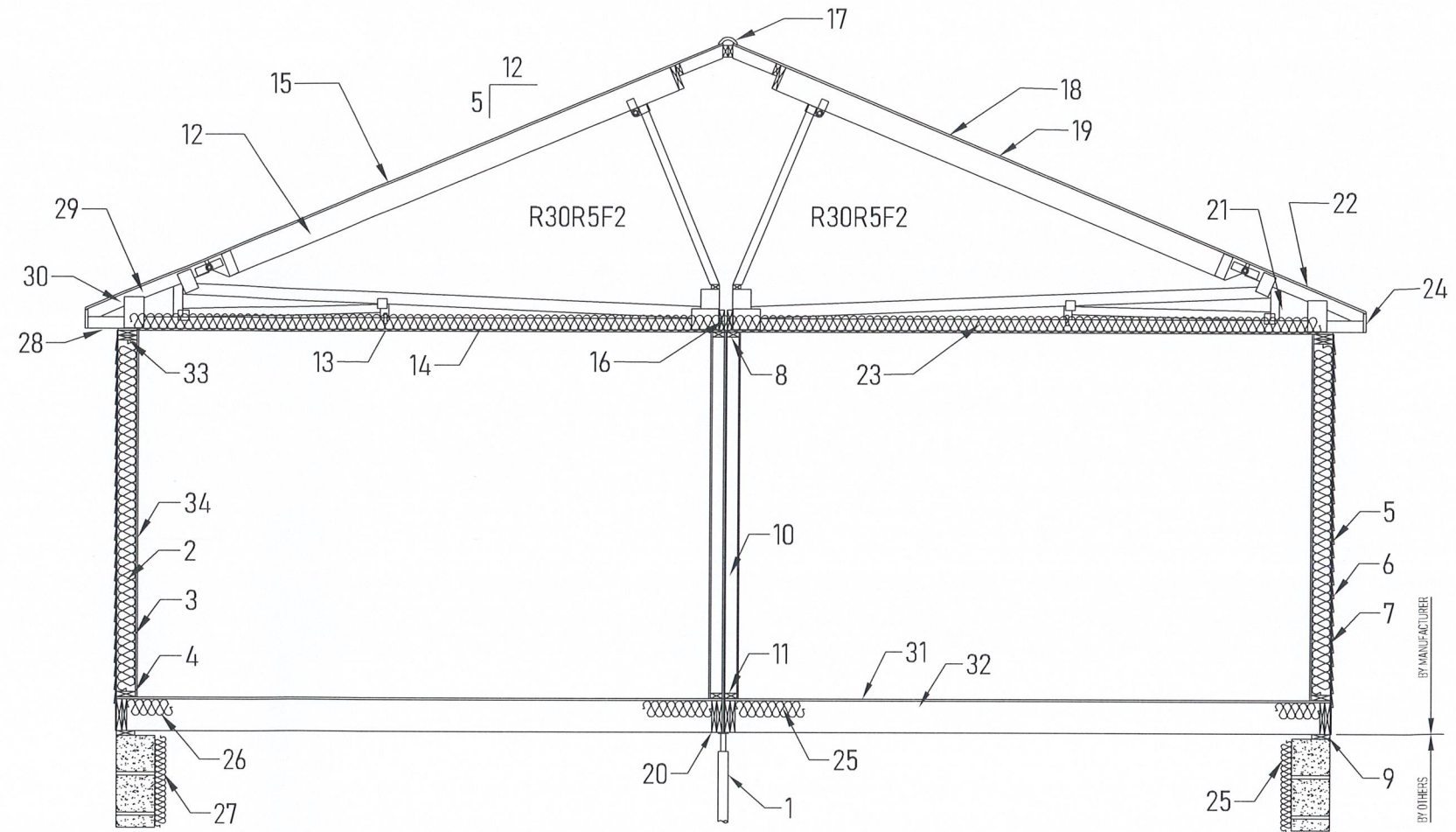
- 1 JACK POST, PIER OR CONCRETE FILLED POST THAT MEETS OR EXCEEDS REQUIRED SUPPORT CAPACITY PER FOUNDATION DESIGN.
- 2 EXTERIOR WALL INSULATION (SEE INSULATION R-VALUES).
- 3 2X6 #3 SPF EXTERIOR WALL STUDS. (SEE STUD O.C. SPACING NOTE)
- 4 2X6 #3 SPF SIDEWALL BOTTOM PLATE.
- 5 7/16" RATED SHEATHING.
- 6 VINYL OR HARDBOARD SIDING (RAN VERT. OR HORZ.) INSTALLED PER MFGR.'S INSTRUCTIONS.
- 7 AIR INFILTRATION AND WATER RESISTANT BARRIER.
- 8 2X4 #3 SPF SINGLE OR DOUBLE TOP PLATE.
- 9 2X6 TREATED SILL PLATE. FASTENING OF SILL AND HOME TO FOUNDATION ON SITE PER CODES OR BY LOCAL ENGINEER WHEN APPLICABLE.
- 10 2X4 #3 SPF INTERIOR WALL STUDS. (SEE STUD O.C. SPACING NOTE)
- 11 2X4 #3 SPF BOTTOM PLATE INTERIOR WALLS, TYP.
- 12 ENGINEERED TRUSSES SPACED TO MEET DESIGNED GROUND LOAD SNOW LOAD.
- 13 VAPOR BARRIER.
- 14 CEILING BOARD 1/2" GYPSUM.
- 15 7/16" 24/16 RATED ROOF DECKING MIN. TYP.
- 16 2X4 #3 SPF MIN. VERT. RAIL CONT. ON BOTH SECTIONS OVER MATE WALL. USE APPLICABLE BEAM OVER OPEN SPANS (TYP.) PER PG'S C-10-10 OF SYSTEM DOCUMENT.
- 17 RIDGE VENT TYP. 50% VENTILATION OF ROOF CAVITY (UPPER PORTION), INSTALLED PER CODE REQUIREMENTS.
- 18 TYPICAL SHINGLES, INSTALLED PER MFGR'S INSTRUCTIONS.
- 19 SHINGLE UNDERLAYMENT TYP.
- 20 JOIST HANGERS AT MATELINE(S).
- 21 1" MIN. SPACE FOR ATTIC VENTILATION.
- 22 TYPICAL ICE BARRIER PER SECTION 905 OF APPLICABLE CODE.
- 23 CEILING INSULATION TYP. (SEE INSULATION R-VALUES).
- 24 ALUM., VINYL OR HARDIE BOARD FACIA AND DRIP EDGE.
- 25 FLOOR CAVITY OR PERIMETER WALL MUST BE INSULATED ON SITE OR AT THE FACTORY (SEE "INSULATION R-VALUES")
- 26 PERIMETER RIM JOIST MUST BE INSULATED TO R-VALUE LISTED FOR EXTERIOR WALLS
- 27 INSULATION INSTALLED ONSITE BY OTHERS PER THERMAL REQUIREMENTS AND/OR STATE AND LOCAL CODES
- 28 VENTED SOFFIT 50% OF LOWER ROOF VENTILATION.
- 29 BAFFLE REQUIRED
- 30 DRIFT BLOCKER
- 31 FLOOR DECKING RATED FOR 19.2" O.C. JOIST SPACING MAX.
- 32 MIN. 2X10 #2 SPF FLOOR JOIST 16" O.C.
- 33 2X6 #3 SPF DOUBLE TOP PLATE.
- 34 WALL COVERING (MIN. 1/2" GYPSUM).

Truss Data			
Truss #	Spacing	Sidewall	Centerline
R30R5F2	24	747	602
R274G5F	24	1211	0

STUD O.C. SPACING
 EXTERIOR WALL: 24"
 INTERIOR WALL: 24"

APPROVED BY

 9/26/2022
 Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.
Roger Colson

SYSTEMS MANUAL REFERENCES
 FLOOR CONSTRUCTION: A-10-10 & 20
 SIDEWALL CONSTRUCTION: B-10-10
 CENTER WALL UPLIFT DETAIL: B-20-10
 COLUMN REQUIREMENTS: B-20-20, 21 & 30
 INTERIOR WALLS: B-30-10 & 11
 BEAMS: C-10-10 THRU C-10-30



INSULATION R-VALUES
 CEILING: 38
 CEILING (Between Knee Walls): 0
 EXTERIOR WALLS (continuous): .
 EXTERIOR WALLS (cavity): 19
 FLOOR: 30
 FOUNDATION WALLS (continuous): 0
 FOUNDATION WALLS (cavity): 0

NOTES:
 FOLLOW RECOMMENDED ATTACHMENTS FOR FASTENING OF HOME TO FOUNDATION.
 FOUNDATIONS TO BE BUILT AND CONSTRUCTED BY OTHERS ON SITE.
 FOUNDATIONS (BY OTHERS) MUST MEET ALL APPLICABLE CODES.
 NOTES AND/OR ILLUSTRATIONS SHOWN ARE TYPICAL AND MAY NOT APPLY TO ALL HOMES CONSTRUCTED.
 CONSTRUCTION & SPECIFICATIONS MAY VARY PER PLAN.
 REFER TO INSTALLATION MANUAL FOR MODULE CONNECTIONS.
 REFER TO INSTALLATION MANUAL AND TRUSS MFG. DIAGRAM FOR ROOF TRUSS BRACING.

IMPORTANT!
 MAIN LEVEL FLOORS, OVER ENCLOSED FOUNDATIONS, CONSTRUCTED WITH OPTIONAL ENGINEERED WEB FLOOR JOISTS (OPEN JOISTS) OR WITH JOISTS OF NOMINAL LUMBER LESS THAN 2X10, MAY BE SUBJECT TO SPECIAL FIRE PROTECTIVE REQUIREMENTS TO BE PERFORMED BY OTHERS ON SITE. CONSULT ADOPTED LOCAL CODES FOR COMPLIANCE WITH FIRE PROTECTION OF FLOORS.

TRIMLINE RIDGE VENT: ALLOWS 13" OF NET FREE AIR PER LINEAL FOOT
 FULL LENGTH OF HOUSE AIR FLO SOFFIT: FULL VENTED 5.89 SQ IN PER LINEAL FOOT
 FULL LENGTH OF HOUSE 2635/300 = 8.78 VENT REQUIRED

REFERENCE THE APPROVED SYSTEMS PACKAGE FOR ADDITIONAL AND SPECIFIC CROSS SECTION INFORMATION

Builder: R-Anell Housing Group, LLC - Subsidiary of The Commodore Corp.	Callout: 4476	Revisions:	Scale: 1/4" = 1'-0"	Date: 09/23/2022	Cust: CARRICO	Model/Eng. No.: 2B1003-V8
Title: Cross Section		Drawn By: NE	Reference: NONE		Dir: HBV	XS
					S/N: 43843	

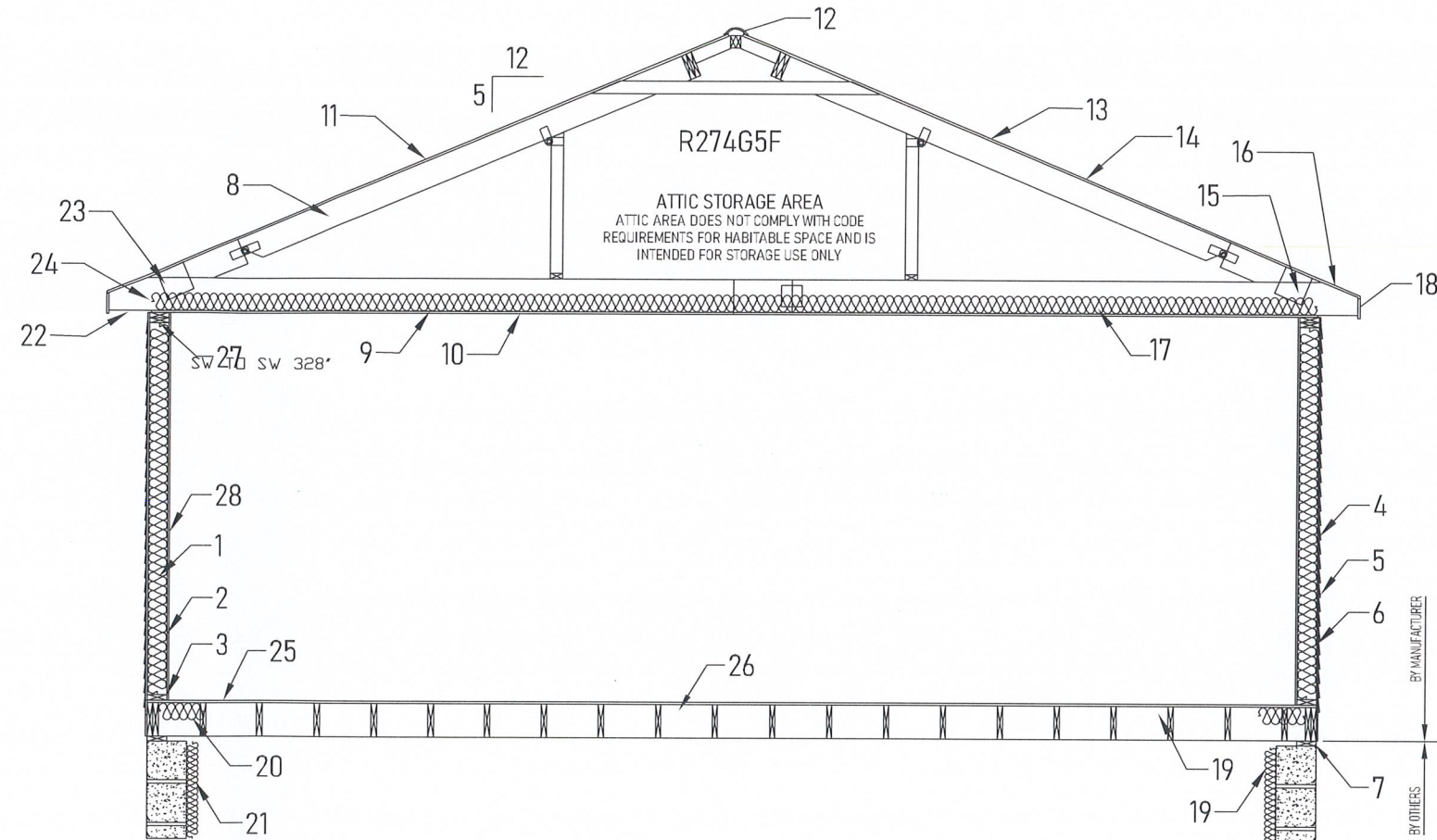
Truss Data			
Truss #	Spacing	Sidewall	Centerline
R30R5F2	24	747	602
.	.	.	.
R274G5F	24	1211	0

STUD O.C. SPACING
 EXTERIOR WALL: 24"
 INTERIOR WALL: 24"

SYSTEMS MANUAL REFERENCES
 FLOOR CONSTRUCTION: A-10-10 & 20
 SIDEWALL CONSTRUCTION: B-10-10
 CENTER WALL UPLIFT DETAIL: B-20-10
 COLUMN REQUIREMENTS: B-20-20, 21 & 30
 INTERIOR WALLS: B-30-10 & 11
 BEAMS: C-10-10 THRU C-10-30

LEGEND

- 1 EXTERIOR WALL INSULATION (SEE INSULATION R-VALUES).
- 2 2X6 #3 SPF EXTERIOR WALL STUDS. (SEE STUD O.C. SPACING NOTE)
- 3 2X6 #3 SPF SIDEWALL BOTTOM PLATE.
- 4 7/16" RATED SHEATHING.
- 5 VINYL OR HARDBOARD SIDING (RAN VERT. OR HORZ.) INSTALLED PER MFGR.'S INSTRUCTIONS.
- 6 AIR INFILTRATION AND WATER RESISTANT BARRIER.
- 7 2X6 TREATED SILL PLATE. FASTENING OF SILL AND HOME TO FOUNDATION ON SITE PER CODES OR BY LOCAL ENGINEER WHEN APPLICABLE.
- 8 ENGINEERED TRUSSES SPACED TO MEET DESIGNED GROUND LOAD SNOW LOAD.
- 9 VAPOR BARRIER.
- 10 CEILING BOARD 1/2" GYPSUM.
- 11 7/16" 24/16 RATED ROOF DECKING MIN. TYP.
- 12 RIDGE VENT TYP. 50% VENTILATION OF ROOF CAVITY (UPPER PORTION), INSTALLED PER CODE REQUIREMENTS.
- 13 TYPICAL SHINGLES, INSTALLED PER MFGR'S INSTRUCTIONS.
- 14 SHINGLE UNDERLAYMENT TYP.
- 15 1" MIN. SPACE FOR ATTIC VENTILATION.
- 16 TYPICAL ICE BARRIER PER SECTION 905 OF APPLICABLE CODE.
- 17 CEILING INSULATION TYP. (SEE INSULATION R-VALUES).
- 18 ALUM., VINYL OR HARDIE BOARD FACIA AND DRIP EDGE.
- 19 FLOOR CAVITY OR PERIMETER WALL MUST BE INSULATED ON SITE OR AT THE FACTORY (SEE "INSULATION R-VALUES")
- 20 PERIMETER RIM JOIST MUST BE INSULATED TO R-VALUE LISTED FOR EXTERIOR WALLS
- 21 INSULATION INSTALLED ONSITE BY OTHERS PER THERMAL REQUIREMENTS AND/OR STATE AND LOCAL CODES
- 22 VENTED SOFFIT 50% OF LOWER ROOF VENTILATION.
- 23 BAFFLE REQUIRED
- 24 DRIFT BLOCKER
- 25 FLOOR DECKING RATED FOR 19.2" O.C. JOIST SPACING MAX.
- 26 MIN. 2X10 #2 SPF FLOOR JOIST 16" O.C.
- 27 2X6 #3 SPF DOUBLE TOP PLATE.
- 28 WALL COVERING (MIN. 1/2" GYPSUM).



INSULATION R-VALUES
 CEILING: 38
 CEILING (Between Knee Walls): 0
 EXTERIOR WALLS (continuous): .
 EXTERIOR WALLS (cavity): 19
 FLOOR: 30
 FOUNDATION WALLS (continuous): 0
 FOUNDATION WALLS (cavity): 0

NOTES:
 FOLLOW RECOMMENDED ATTACHMENTS FOR FASTENING OF HOME TO FOUNDATION.
 FOUNDATIONS TO BE BUILT AND CONSTRUCTED BY OTHERS ON SITE.
 FOUNDATIONS (BY OTHERS) MUST MEET ALL APPLICABLE CODES.
 NOTES AND/OR ILLUSTRATIONS SHOWN ARE TYPICAL AND MAY NOT APPLY TO ALL HOMES CONSTRUCTED.
 CONSTRUCTION & SPECIFICATIONS MAY VARY PER PLAN.
 REFER TO INSTALLATION MANUAL FOR MODULE CONNECTIONS.
 REFER TO INSTALLATION MANUAL AND TRUSS MFG. DIAGRAM FOR ROOF TRUSS BRACING.

IMPORTANT!
 MAIN LEVEL FLOORS, OVER ENCLOSED FOUNDATIONS, CONSTRUCTED WITH OPTIONAL ENGINEERED WEB FLOOR JOISTS (OPEN JOISTS) OR WITH JOISTS OF NOMINAL LUMBER LESS THAN 2X10, MAY BE SUBJECT TO SPECIAL FIRE PROTECTIVE REQUIREMENTS TO BE PERFORMED BY OTHERS ON SITE. CONSULT ADOPTED LOCAL CODES FOR COMPLIANCE WITH FIRE PROTECTION OF FLOORS.



TRIMLINE RIDGE VENT: ALLOWS 13" OF NET FREE AIR PER LINEAL FOOT
 FULL LENGTH OF HOUSE AIR FLO SOFFIT: FULL VENTED 5.89 SQ IN PER LINEAL FOOT
 FULL LENGTH OF HOUSE 2635/300 = 8.78 VENT REQUIRED

REFERENCE THE APPROVED SYSTEMS PACKAGE FOR ADDITIONAL AND SPECIFIC CROSS SECTION INFORMATION

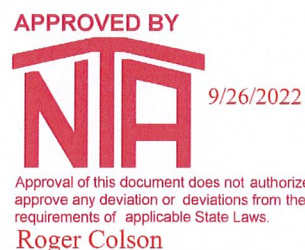
Builder: R-Anell Housing Group, LLC - Subsidiary of The Commodore Corp.	Callout: 4476	Revisions:	Scale: 1/4" = 1'-0"	Date: 09/23/2022	Cust: CARRICO	Model/Eng. No: 2B1003-V8
Title: Cross Section Tag		Drawn By: NE	Reference: NONE		Dir: HBV	XS-TAG
					S/N: 43843	Pg: N:\R-ANELL\2B\22-261003-V8\

NOTE:

1. 3/4" GALVANIZED, OR COPPER RELIEF DRAIN (NOT SHOWN) THRU FLOOR w/VISIBLE AIR GAP
2. INLET WITH 1" CAP & CHAIN.
3. DIMENSIONS EXPRESSED IN PARENTHESIS (A x B) INDICATE: (DIST. FROM REAR END OF HOME FLOOR x DIST. FROM HOME MATE LINE).
4. ANTI-SCALD DEVICE ON ALL SHOWER, AND TUB/SHOWER COMBINATIONS.
5. WATER-HAMMER ARRESTORS AT BATTERY OF FIXTURES INSTALLED WHEREVER THERE IS A QUICK-CLOSING VALVE CONFORMING TO ASSE 1010 & MANUFACTURER'S INSTRUCTIONS.
6. SHUT-OFF VALVE IS REQUIRED AT EACH FIXTURE
7. BATHROOMS WITH DOUBLE LAVS ARE FED FROM THE SAME RISER.
8. ANY LINE NOT LABELED IS 1/2"
9. WATER HEATER TEMPERATURE & PRESSURE RELIEF VALVE AND RELIEF DRAIN PIPE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
10. SHUT-OFF VALVE AT WATER HEATER IS FULL OPEN VALVE INSTALLED ON COLD WATER SUPPLY PIPE AT EACH WATER HEATER, PER CODE.
11. FULLWAY SHUT-OFF VALVE WITH BLEED ORIFICE INSTALLED AT MAIN INLET SERVICE VALVE, INSTALLED ON-SITE, PER CODE.
12. SEE SYSTEMS PACKAGE PLUMBING SECTION PAGES FOR ADDITIONAL PLUMBING NOTES AND DETAILS

SITE NOTES FOR DIAGRAM EXPLANATION:

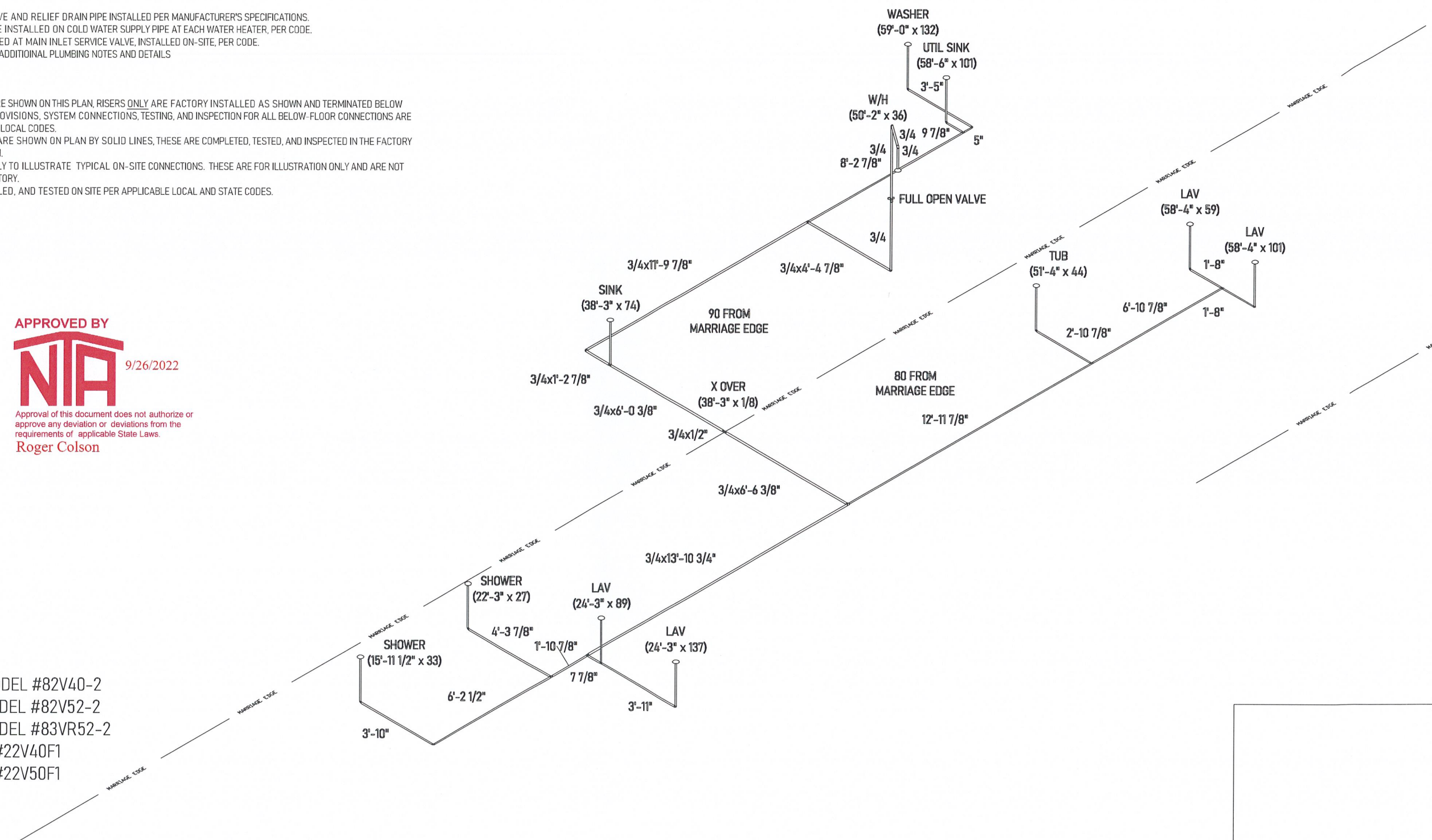
- A. WHEN VERTICAL FIXTURE WATER SUPPLY RISERS ONLY ARE SHOWN ON THIS PLAN, RISERS ONLY ARE FACTORY INSTALLED AS SHOWN AND TERMINATED BELOW THE FLOOR AT THE INDICATED LOCATIONS. MATERIAL PROVISIONS, SYSTEM CONNECTIONS, TESTING, AND INSPECTION FOR ALL BELOW-FLOOR CONNECTIONS ARE ON SITE BY OTHERS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
- B. WHEN BELOW-FLOOR SYSTEM CONNECTIONS TO RISERS ARE SHOWN ON PLAN BY SOLID LINES, THESE ARE COMPLETED, TESTED, AND INSPECTED IN THE FACTORY TO THE TERMINATION POINT SHOWN ON ILLUSTRATED PLAN.
- C. DOTTED LINES ON PLAN (IF PRESENT), ARE INTENDED ONLY TO ILLUSTRATE TYPICAL ON-SITE CONNECTIONS. THESE ARE FOR ILLUSTRATION ONLY AND ARE NOT PROVIDED, INSTALLED, TESTED, OR INSPECTED BY THE FACTORY.
- D. ALL BELOW FLOOR WATER LINES MUST BE SIZED, INSTALLED, AND TESTED ON SITE PER APPLICABLE LOCAL AND STATE CODES.



LINE SIZED FOR DISHWASHER

- ELECTRIC WATER HEATER-RHEEM MODEL #82V40-2
- ELECTRIC WATER HEATER-RHEEM MODEL #82V52-2
- ELECTRIC WATER HEATER-RHEEM MODEL #83VR52-2
- GAS WATER HEATER-RHEEM MODEL #22V40F1
- GAS WATER HEATER-RHEEM MODEL #22V50F1

HANGER SPACING - PEX PIPE (SUPPLY)	
MAX HORIZONTAL SPACING (FT.)	MAX VERTICAL SPACING (FT.)
2'-8"	4'-0"



ALL DIMENSIONS FROM REAR AND MARRIAGE EDGE

Builder: R-Anell Housing Group, LLC - Subsidiary of The Commodore Corp.

Title: Hot Water Lines

Callout: 4476	Revisions	Scale: CUSTOM	Date: 09/23/2022	Cust: CARRICO
	Drawn By: NE	Reference: NONE		Dir: HBV
				S/N: 43843

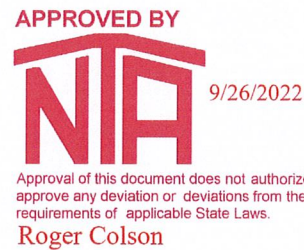
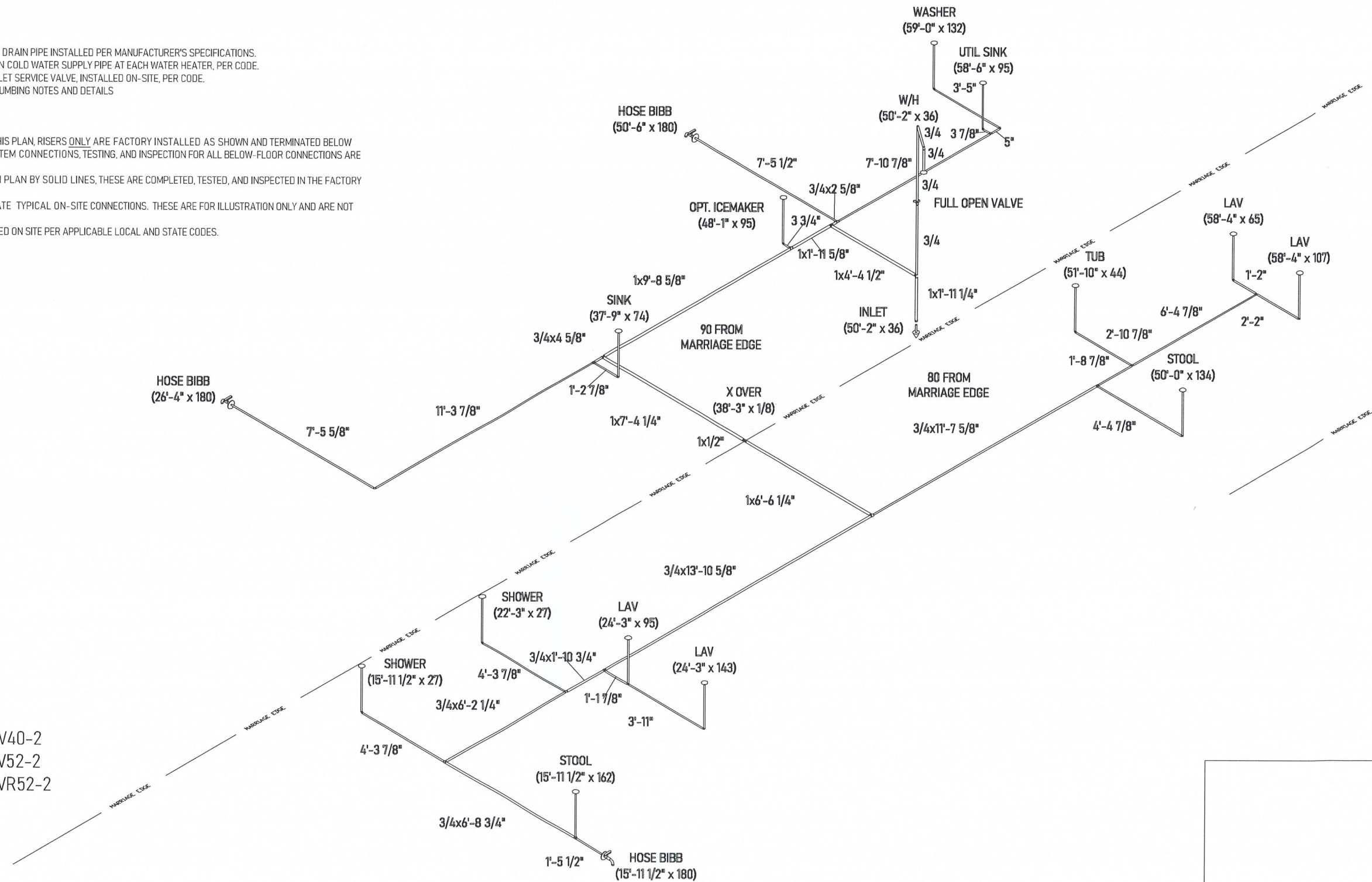
Model/Eng. No.: 2B1003-V8
WH
Pg.:

NOTE:

1. 3/4" GALVANIZED, OR COPPER RELIEF DRAIN (NOT SHOWN) THRU FLOOR w/VISIBLE AIR GAP
2. INLET WITH 1" CAP & CHAIN.
3. DIMENSIONS EXPRESSED IN PARENTHESIS (A x B) INDICATE: (DIST. FROM REAR END OF HOME FLOOR x DIST. FROM HOME MATE LINE).
4. ANTI-SCALD DEVICE ON ALL SHOWER, AND TUB/SHOWER COMBINATIONS.
5. WATER-HAMMER ARRESTORS AT BATTERY OF FIXTURES INSTALLED WHEREVER THERE IS A QUICK-CLOSING VALVE CONFORMING TO ASSE 1010 & MANUFACTURER'S INSTRUCTIONS.
6. SHUT-OFF VALVE IS REQUIRED AT EACH FIXTURE
7. BATHROOMS WITH DOUBLE LAVS ARE FED FROM THE SAME RISER.
8. ANY LINE NOT LABELED IS 1/2"
9. WATER HEATER TEMPERATURE & PRESSURE RELIEF VALVE AND RELIEF DRAIN PIPE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
10. SHUT-OFF VALVE AT WATER HEATER IS FULL OPEN VALVE INSTALLED ON COLD WATER SUPPLY PIPE AT EACH WATER HEATER, PER CODE.
11. FULLWAY SHUT-OFF VALVE WITH BLEED ORIFICE INSTALLED AT MAIN INLET SERVICE VALVE, INSTALLED ON-SITE, PER CODE.
12. SEE SYSTEMS PACKAGE PLUMBING SECTION PAGES FOR ADDITIONAL PLUMBING NOTES AND DETAILS

SITE NOTES FOR DIAGRAM EXPLANATION:

- A. WHEN VERTICAL FIXTURE WATER SUPPLY RISERS ONLY ARE SHOWN ON THIS PLAN, RISERS ONLY ARE FACTORY INSTALLED AS SHOWN AND TERMINATED BELOW THE FLOOR AT THE INDICATED LOCATIONS. MATERIAL PROVISIONS, SYSTEM CONNECTIONS, TESTING, AND INSPECTION FOR ALL BELOW-FLOOR CONNECTIONS ARE ON SITE BY OTHERS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
- B. WHEN BELOW-FLOOR SYSTEM CONNECTIONS TO RISERS ARE SHOWN ON PLAN BY SOLID LINES, THESE ARE COMPLETED, TESTED, AND INSPECTED IN THE FACTORY TO THE TERMINATION POINT SHOWN ON ILLUSTRATED PLAN.
- C. DOTTED LINES ON PLAN, (IF PRESENT), ARE INTENDED ONLY TO ILLUSTRATE TYPICAL ON-SITE CONNECTIONS. THESE ARE FOR ILLUSTRATION ONLY AND ARE NOT PROVIDED, INSTALLED, TESTED, OR INSPECTED BY THE FACTORY.
- D. ALL BELOW FLOOR WATER LINES MUST BE SIZED, INSTALLED, AND TESTED ON SITE PER APPLICABLE LOCAL AND STATE CODES.



- ELECTRIC WATER HEATER-RHEEM MODEL #82V40-2
- ELECTRIC WATER HEATER-RHEEM MODEL #82V52-2
- ELECTRIC WATER HEATER-RHEEM MODEL #83VR52-2
- GAS WATER HEATER-RHEEM MODEL #22V40F1
- GAS WATER HEATER-RHEEM MODEL #22V50F1

HANGER SPACING - PEX PIPE (SUPPLY)	
MAX HORIZONTAL SPACING (FT.)	MAX VERTICAL SPACING (FT.)
2'-8"	4'-0"

ALL DIMENSIONS FROM REAR AND MARRIAGE EDGE

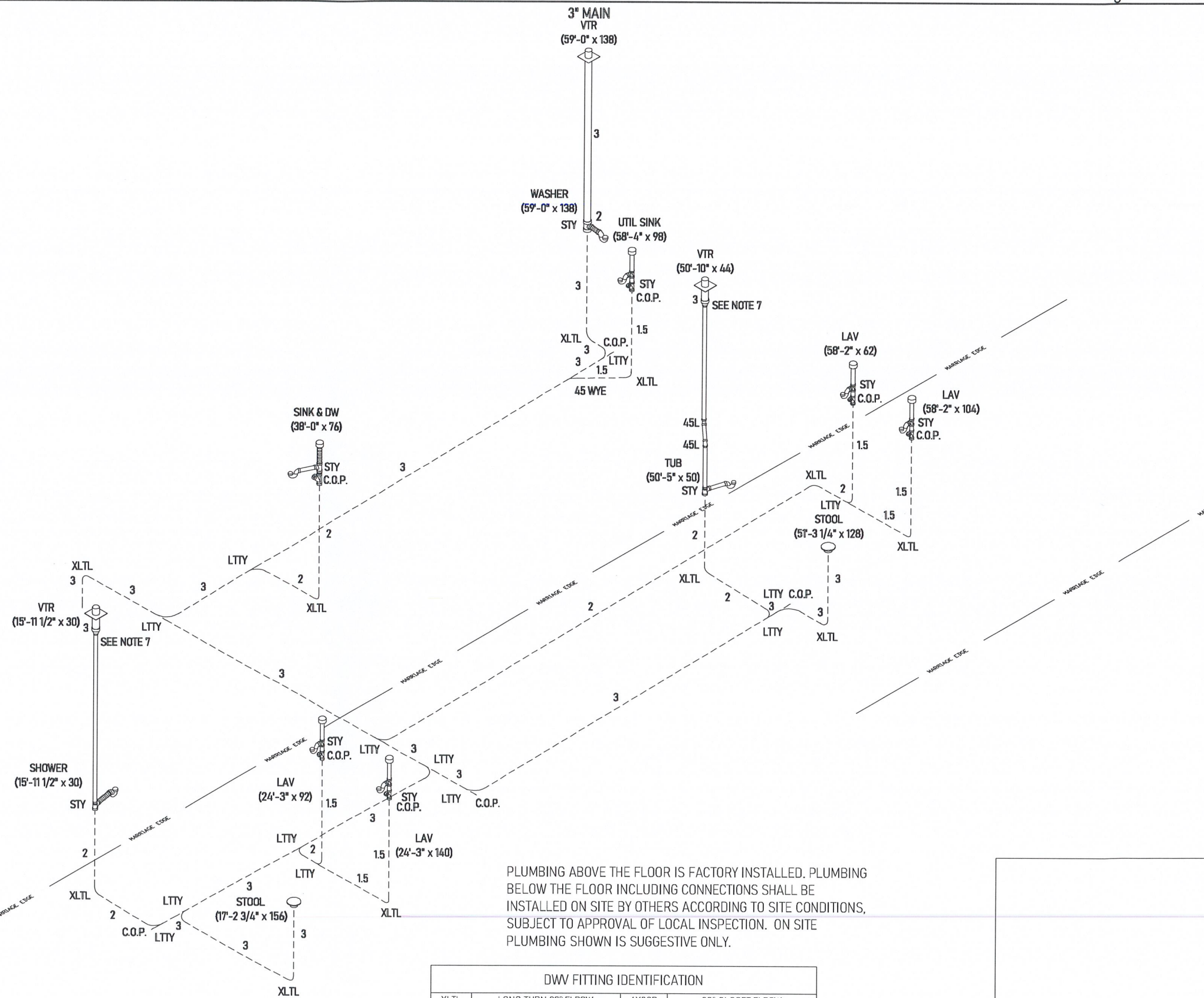
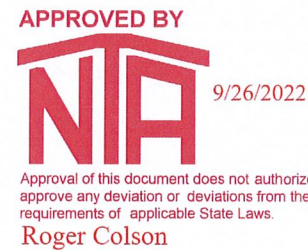
Builder: R-Anell Housing Group, LLC - Subsidiary of The Commodore Corp.
 Title: Cold Water Lines

Callout: 4476	Revisions	Scale: CUSTOM	Date: 09/23/2022	Cust: CARRICO
	Drawn By: NE	Reference: NONE		Dir: HBV
				S/N: 43843

Model/Eng. No.: 2B1003-V8
 WC
 Pg: 9

NOTE:

1. ALL LINES 1/4" SLOPE/FOOT MINIMUM UNLESS OTHERWISE NOTED.
2. ←⊖ denotes 1/8" SLOPE/FOOT.
3. ALL 2" DIA. LINES SHOWN FILLED (BOLD)
4. ALL LINES 1-1/2" DIA. MINIMUM OTHERWISE NOTED.
5. LINES SERVING STOOL ARE 3" DIA. CONTINUOUS TO OUTLET.
6. AIR ADMITTANCE VALVES SHOWN ARE IN ACCORDANCE w/ASSE 1051 & MANUFACTURER'S INSTRUCTIONS.
7. CONTINUOUS WASTE APPL. ON SINKS AND LAVATORIES WHERE SPACING DOES NOT EXCEED 30".
8. STACKS CLEANED THROUGH REMOVABLE FIXTURE P-TRAPS.
9. THE DISCHARGE LINE FROM THE DISHWASHER SHALL BE NOT LESS THAN 1/2 INCH NOMINAL SIZE AND SHALL EITHER BE LOOPED UP AND SECURELY FASTENED TO THE UNDERSIDE OF THE COUNTER OR BE CONNECTED TO A DECK-MOUNTED DISHWASHER AIR GAP FITTING THAT IS LISTED.



ALL DIMENSIONS FROM REAR AND MARRIAGE EDGE

PLUMBING ABOVE THE FLOOR IS FACTORY INSTALLED. PLUMBING BELOW THE FLOOR INCLUDING CONNECTIONS SHALL BE INSTALLED ON SITE BY OTHERS ACCORDING TO SITE CONDITIONS, SUBJECT TO APPROVAL OF LOCAL INSPECTION. ON SITE PLUMBING SHOWN IS SUGGESTIVE ONLY.

HANGER SPACING - DRAIN PIPE (DWV)	
MAX HORIZONTAL SPACING (FT.)	VERTICAL SPACING
4'-0"	Vertical piping shall be supported at each story or floor level.

DWV FITTING IDENTIFICATION			
XLTL	LONG TURN 90° ELBOW	4X3CB	90° CLOSET ELBOW
XLSL	LONG TURN 90° STREET ELBOW	3-WAY-L	DOUBLE 90° ELBOW
45L	45° ELBOW	STY	SANITARY TEE
45SL	45° STREET ELBOW	LTTY	LONG RADIUS TTY
22.5L	22 1/2° ELBOW	45 WYE	45° WYE
22.5SL	22 1/2° STREET ELBOW		

Builder: R-Anell Housing Group, LLC - Subsidiary of The Commodore Corp.
 Title: DWV System

Callout: 4476
 Revisions: [Blank]
 Scale: CUSTOM
 Date: 09/23/2022
 Dir: HBV
 Reference: NONE
 S/N: 43843

Model/Eng. No.: 2B1003-V8
 DL
 Pg.: [Blank]

PIPE SUPPORT:

VERTICAL PIPING:

SUPPORTS AT 10' O.C. MAX. OR BETWEEN FLOOR LEVELS.

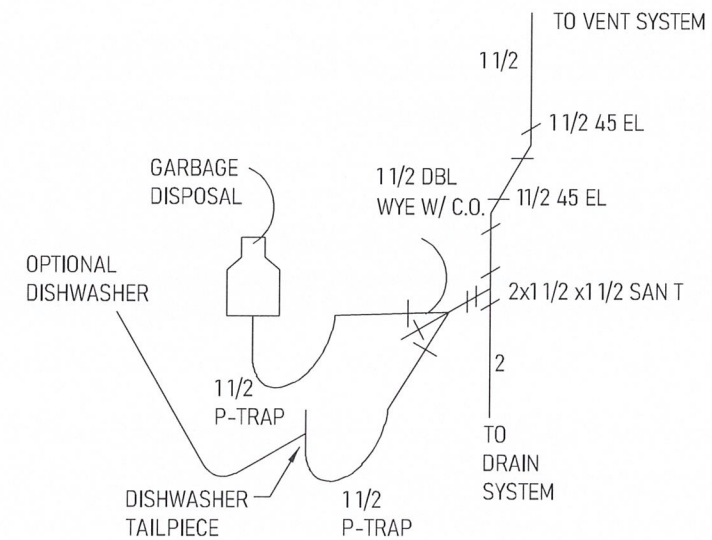
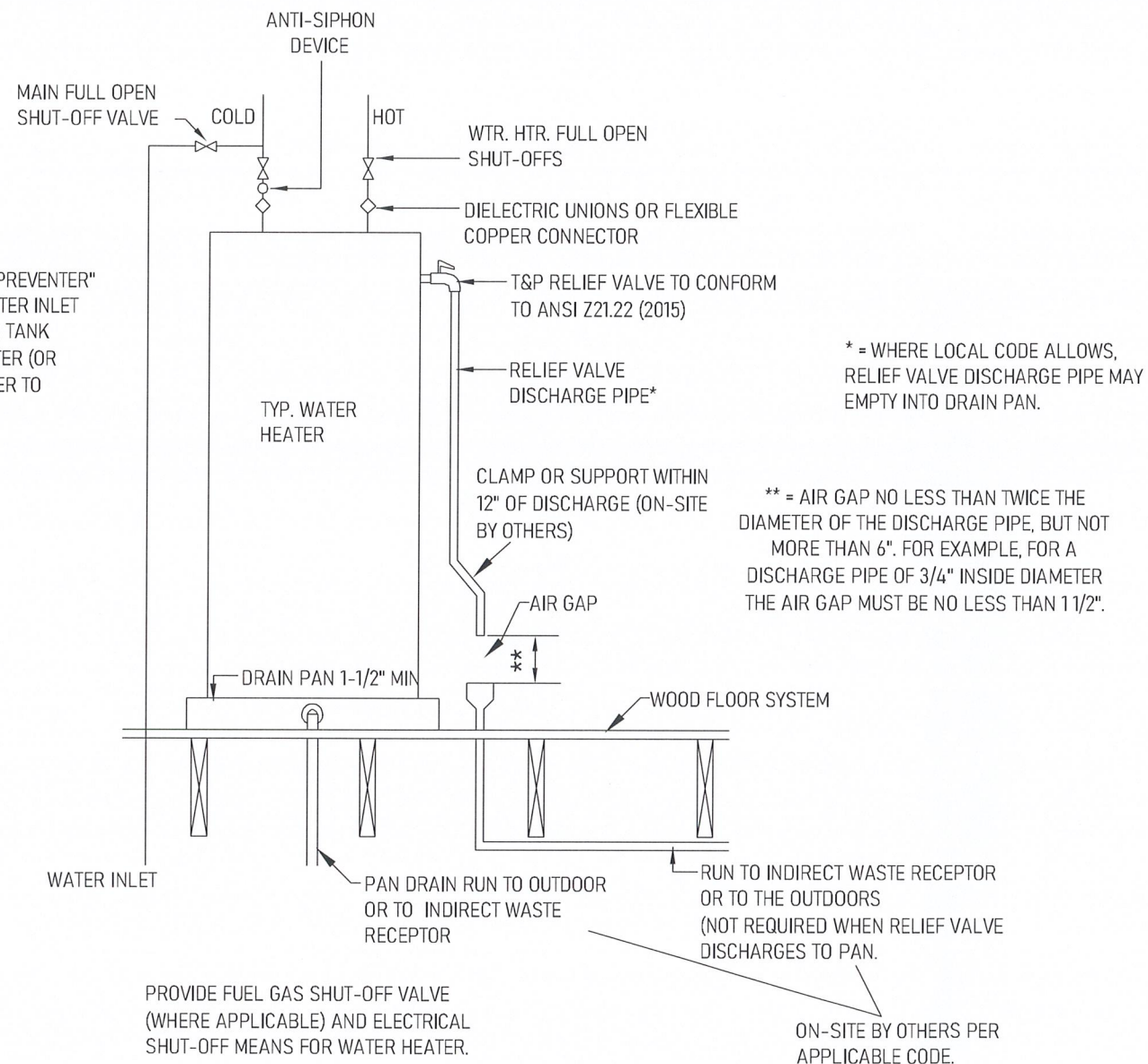
HORIZONTAL PIPING:

SUPPORTS AT 4' O.C. MAX. ENDS OF BRANCHES, AND AT CHANGES IN ELEVATION AND/OR DIRECTION.

TRAP ARMS:

SUPPORT LOCATED AS CLOSE TO TRAP AS POSSIBLE WHEN TRAP TO VENT EXCEEDS 3'.

WATER HEATERS, WHICH HAVE A "BACK-FLOW PREVENTER" OR A "CHECK VALVE" LOCATED IN THE COLD WATER INLET LINE, ARE TO BE EQUIPPED WITH AN EXPANSION TANK INSTALLED BETWEEN THE BACK-FLOW PREVENTER (OR CHECK VALVE) AND THE WATER HEATER IN ORDER TO ALIEVIATE THERMAL EXPANSION.



OPTIONAL GARBAGE DISPOSAL PLUMBING ILLINOIS MODELS ONLY - USE DETAIL ABOVE FOR OPTIONAL GARBAGE DISPOSAL.

APPROVED BY

 9/26/2022
 Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.
Roger Colson

NOTES:

- ALL BELOW FLOOR PLUMBING BY OTHERS. ALL FITTINGS BELOW BOTTOM CAN BE SHIPPED LOOSE.
- ALL BELOW FLOOR PLUMBING ILLUSTRATIONS ARE RECOMMENDATIONS ONLY. ON-SITE CONDITIONS AND/OR RESTRICTIONS MAY REQUIRE SOME MODIFICATIONS.
- OPT. GARBAGE DISPOSAL TO BE LOCATED ON KITCHEN SINK WASTE ASSEMBLY. ALL VENTS THRU ROOF TO BE 3", 12" MIN. ABOVE AND BELOW ROOF PENETRATION.
- ALL P-TRAPS TO BE 1 1/2" UNLESS NOTED.
- HORIZONTAL VENT SLOPE: 1/8" PER FOOT
- HORIZONTAL DRAIN SLOPE: 1/4" PER FOOT
- DRAIN, WASTE, AND VENT PLUMBING TO BE PVC PLASTIC OR EQUAL, APPROVED FOR DWV APPLICATIONS.
- DRAIN AND DISCHARGE PIPES SERVING WATER HEATERS TO BE CPVC OR OTHER CODE APPROVED MATERIAL.
- ANY TRANSITIONS TO MATERIALS, OTHER THAN THE SPECIFIED MATERIAL, MUST INCORPORATE AN APPROVED FITTING FOR CONNECTION.
- ALL TUBS WITH WHIRLPOOL MUST BE PROVIDED WITH ACCESS TO MOTOR. ALL PLUMBING TO MEET OR EXCEED CURRENT ADOPTED PLUMBING CODES.
- IN CONCEALED SPACES WHERE PIPING IS INSTALLED THRU HOLES OR NOTCHES IN STUDS, JOISTS, TRUSSES, OR SIMILAR MEMBERS LESS THAN 1 1/2" FROM NEAREST EDGE OF THE MEMBER, THE PIPE SHALL BE PROTECTED BY SHIELD PLATES.
- PROTECTIVE SHIELD PLATES SHALL BE A MINIMUM OF 16 GA. STEEL. PLATES SHALL COVER AREA OF THE PIPE WHERE THE MEMBERS ARE NOTCHED OR BORED, AND SHALL EXTEND A MINIMUM OF 2" ABOVE SOLE PLATES AND BELOW TOP PLATES.
- AIR ADMITTANCE VALVES MAY SUBSTITUTE ROOF VENTS AT VARIOUS LOCATIONS PER APPLICABLE STATE AND LOCAL PLUMBING CODES. THE 3" MAIN VENT MUST BE VENTED THRU THE ROOF AND CANNOT BE MECHANICALLY VENTED.
- IN SEISMIC CATEGORIES D0, D1, D2 OR E STRAP UPPER THIRD AND LOWER THIRD OF WATER HEATER TO RESIST A HORIZONTAL FORCE OF 1/3 THE OPERATING WEIGHT OF THE WATER HEATER.

Builder: R-Anell Housing Group, LLC - Subsidiary of The Commodore Corp.

Title: DWV Notes

Callout: 4476

Revisions:

Scale: N.T.S.

Date: 09/23/2022

Cust: CARRICO

Drawn By: NE

Reference: NONE

Dir: HBV

S/N: 43843

Model/Eng. No:
2B1003-V8

Pg:

DN
 N:\R-ANELL\2B\22-2B1003-V8\

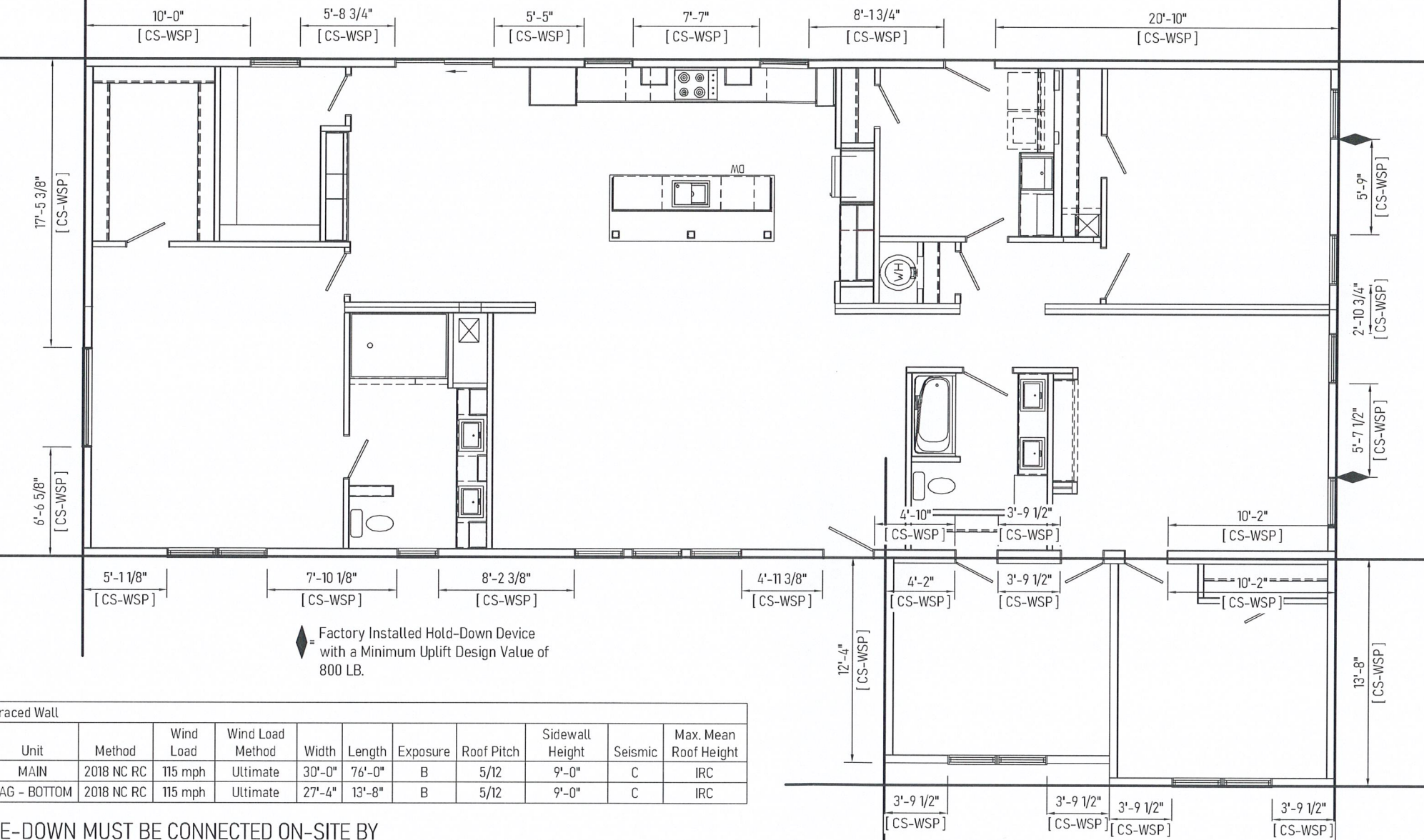
VERTICAL BWL 1	
REQUIRED	7.70
PROVIDED	24.00
MEETS REQ	YES
% SHEATHED	80%

NCRB BRACED WALL CONSTRUCTION DETAILS	
WALL TYPE	CONSTRUCTION
EXTERIOR	7/16" SHEATHING ONE SIDE WITH 15 GAUGE STAPLE AT 4" O/C EDGE SPACING AND 8" O/C FIELD SPACING.

VERTICAL BWL 2	
REQUIRED	7.70
PROVIDED	14.27
MEETS REQ	YES
% SHEATHED	59%

HORIZONTAL BWL 1	
REQUIRED	3.33
PROVIDED	57.71
MEETS REQ	YES
% SHEATHED	75%

HORIZONTAL BWL 2	
REQUIRED	3.33
PROVIDED	44.88
MEETS REQ	YES
% SHEATHED	61%



VERTICAL BWL 1	
REQUIRED	1.90
PROVIDED	18.13
MEETS REQ	YES
% SHEATHED	70%

VERTICAL BWL 2	
REQUIRED	1.90
PROVIDED	15.17
MEETS REQ	YES
% SHEATHED	55%

Braced Wall										
Unit	Method	Wind Load	Wind Load Method	Width	Length	Exposure	Roof Pitch	Sidewall Height	Seismic	Max. Mean Roof Height
MAIN	2018 NC RC	115 mph	Ultimate	30'-0"	76'-0"	B	5/12	9'-0"	C	IRC
TAG - BOTTOM	2018 NC RC	115 mph	Ultimate	27'-4"	13'-8"	B	5/12	9'-0"	C	IRC

FOUNDATION TIE-DOWN MUST BE CONNECTED ON-SITE BY POINT LOAD LOCATIONS AS NOTED (BY OTHERS). ALTERNATIVE TIE DOWN CONNECTION METHODS APPROVED BY A LOCAL ENGINEER MAY BE USED. REFER TO THE IRC FOR FOUNDATION TIE DOWN REQUIREMENTS FOR 130 MPH OR LESS WIND ZONES

Bracing per prescriptive North Carolina 2018 Residential code.

In conjunction with the wall bracing requirements of Section 602.10, all exterior walls are sheathed with wood structural sheathing panels in accordance with 4506.2 for 140 to 150 MPH structural bracing.

APPROVED BY

 9/26/2022
 Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.
 Roger Colson

HORIZONTAL BWL 1	
REQUIRED	3.07
PROVIDED	12.33
MEETS REQ	YES
% SHEATHED	100%

HORIZONTAL BWL 2	
REQUIRED	3.07
PROVIDED	13.67
MEETS REQ	YES
% SHEATHED	100%

Footing size (in.)	Footing max. load (lbs.) for 8" x16" pier		
	1500 PSF	2000 PSF	2500 PSF
*16x16x6	2.5K	3.4K	4.3K
*20x20x6	4.0K	5.3K	6.7K
24x24x8	5.6K	7.6K	9.6K
30x30x10	8.5K	11.7K	14.8K
36x36x12	12.4K	16.7K	20.7K
42x42x14	16.5K	22.4K	28.2K
48x48x14	21.2K	N/A	N/A

* = A 4" thick pre-cast footer of equivalent width and length may be used in place of a 6" thick cast in place footer.
 Footer size must be designed by others to site conditions if noted kip load exceeds capacities listed above

COLUMNS & FOOTINGS MUST BE RATED TO MEET THE CENTER LINE LOADS LISTED

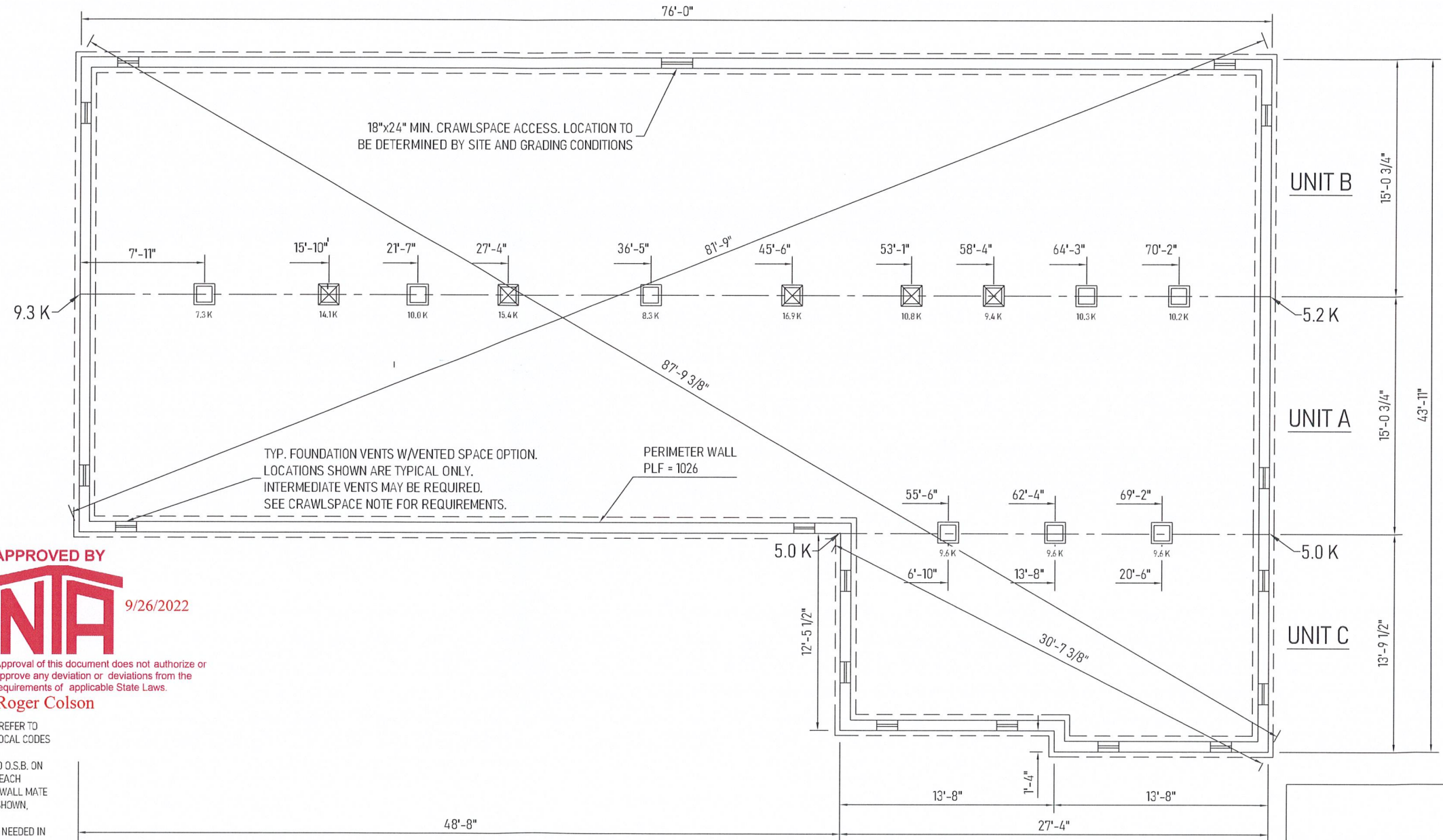
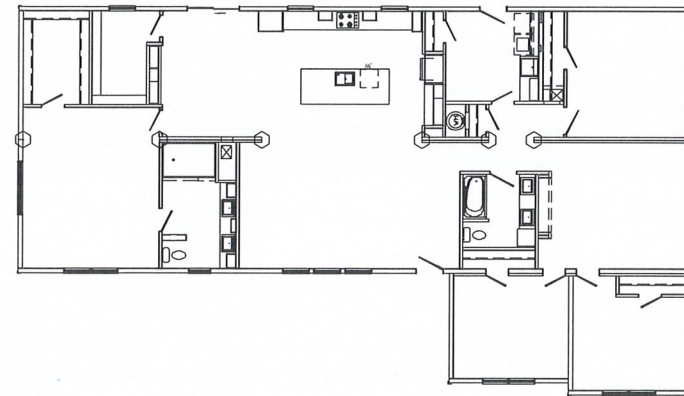
GROUND SNOW LOAD
20 PSF

Kip loads noted are based on allowable stress design (ASD). Capacity of supports (columns, footings, etc.) must exceed noted Kip loads. Any changes to this plan that effect the foundation in any way will be the sole responsibility of the builder/dealer.

SELF-WEIGHT ON FOOTERS NOT INCLUDED IN LOADS SHOWN.
 ♦ IF APPLICABLE, REPRESENTS TIE DOWN LOADS FROM BRACE WALLS TO FOUNDATION. TO BE DESIGNED ON SITE BY OTHERS.

FOR CONNECTION OF THE HOME TO FOUNDATION AT BRACING WALLS, REFER TO "BRACED WALLS-CALCULATED" PAGE, IF APPLICABLE. WHEN THIS PAGE IS PRESENT, HORIZONTAL AND OVERTURNING (RACKING) LOADS AT BRACING WALL LOCATIONS ARE INDICATED FOR THESE FOUNDATION CONNECTIONS. THESE LOADS MAY BE RECALCULATED AND REDESIGNED PER LOCAL CODES TO CONFORM TO SITE CONDITIONS AS REQUIRED. REFER TO CHAPTER 3 (3.9 TIE DOWN TO FOUNDATION) OF THE "MODULAR HOME INSTALLATION MANUAL" FOR ADDITIONAL INFORMATION. REFER TO APPLICABLE CODES FOR CONNECTION OF HOME TO FOUNDATION WHEN "BRACED WALLS-PRESCRIPTIVE" PAGE IS APPLICABLE.

FOUNDATION SHOWN MUST BE DESIGNED BY OTHERS TO THE SITE CONDITIONS. THIS INCLUDES SEISMIC DESIGN AND ATTACHING THE HOME TO THE FOUNDATION, ALONG WITH RESISTANCE TO LATERAL, LONGITUDINAL SHEAR, UPLIFT AND DOWNLIFT FORCES IN BOTH DIRECTIONS.



APPROVED BY

 9/26/2022
 Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.
Roger Colson

- 2X10 OR TRUSS FLOOR NOTES -
- FOUNDATION LAYOUT IS APPLICABLE TO NOTED MAXIMUM SNOW LOADING AND MINIMUM SOIL BEARING PRESSURE. REFER TO INSTALLATION MANUAL FOR OTHER APPLICABLE INFORMATION. CONSULT LOCAL OFFICIALS AND THE APPLICABLE LOCAL CODES FOR OTHER REQUIREMENTS (I.E. DRAINAGE, DAMP-PROOFING, BACKFILL SUPPORT, ETC.).
 - WIDTH DIMENSIONS SHOWN INCLUDE A 3/4" ALLOWANCE PER HOME SECTION FOR HOMES WITH FACTORY-INSTALLED O.S.B. ON THE MARRIAGE WALL MATE LINE. THIS ALLOWANCE TAKES INTO ACCOUNT THE 7/16" O.S.B. MATERIAL INSTALLED ON EACH MARRIAGE WALL PLUS ALLOWANCE DUE TO OTHER FACTORS. IF HOME DOES NOT INCLUDE O.S.B. ON THE MARRIAGE WALL MATE LINE, FOUNDATION WIDTH IS TO BE SIZED EQUAL TO ACTUAL MANUFACTURED FLOOR WIDTH, LESSER DIMENSION, IF SHOWN, INDICATES ACTUAL FLOOR WIDTH. THESE DIMENSIONS DO NOT ALLOW FOR ANY VARIANCE THAT MAY OCCUR IN SITE INSTALLATION SUCH AS GAPPING, OFF CENTER SET OR OTHER FIELD-ENCOUNTERED VARIABLES. ANY ADJUSTMENTS NEEDED IN FOUNDATION WIDTH DUE TO SUCH VARIANCES ARE AT THE DISCRETION OF THE INSTALLER.
 - FOR DEVIATIONS &/OR OTHER FOUNDATION DESIGNS CONSULT A LOCAL PROFESSIONAL ENGINEER & YOUR LOCAL BUILDING OFFICIAL.
 - SILL PLATE FASTENING TO BE PER INSTALLATION MANUAL AND/OR LOCAL CODES. SILL FASTENING REQUIREMENT IS PER APPLICABLE WIND SPEED AND SEISMIC ZONES. SEE YOUR HOME DATA PLATE FOR APPLICABLE ZONES.
 - CONCRETE COMPRESSIVE STRENGTH (FC): 2500 PSI MINIMUM.
 - CENTERLINE LINE SUPPORTS AND SPACING ARE BASED ON (2) 2X10'S SPF#2 ON EACH HALF (4-2X10'S TOTAL).
 - CRAWLSPACE VENTILATION IS NOT REQUIRED WHEN INSULATION IS APPLIED TO CRAWLSPACE WALLS AS REQUIRED BY RESCHECK (CONDITIONED AIR). INSTALLATION OF VENTS IN CRAWLSPACE WALLS WOULD MANDATE INSULATING THE FLOOR SYSTEM PER APPLICABLE THERMAL CALCULATIONS. REFER TO APPLICABLE PRESCRIPTIVE CODES & GUIDELINES. WHEN REQUIRED, ONE VENT SHALL BE PROVIDED WITHIN 3 FEET OF EACH CORNER.
 - FOUNDATION CONSTRUCTION AND TIE DOWN REQUIREMENTS FOR HOMES LOCATED IN 90 MPH OR LESS WIND ZONES MAY USE APPLICABLE PRESCRIPTIVE CODES & GUIDELINES UNLESS NOTED OTHERWISE.

Builder: **R-Anell Housing Group, LLC - Subsidiary of The Commodore Corp.**
 Title: **Foundation 2x10 Marriage Line without Stair**

Callout: 4476	Revisions	Scale: 1/8" = 1'-0"	Date: 09/23/2022	Cust: CARRICO
	Drawn By: NE	Reference: NONE		Dir: HBV
				S/N: 43843

Model/Eng. No.:
2B1003-V8
 Pg.:
 FD20#