GENERAL NOTES:

1. THIS UNIT MUST BE CONNECTED TO A PUBLIC WATER SUPPLY AND SEWER SYSTEM IF THESE ARE AVAILABLE.
2. CONSTRUCTION TYPE: VB
3. DESIGNED FLOOR LIVE LOAD: 40 P.S.F.
4. DESIGNED GROUND SNOW LOAD: 30 P.S.F.
5. DESIGNED ROOF LIVE LOAD: 20 P.S.F.
6. DESIGNED WIND VELOCITY: 130 & 150VULT M.P.H. EXPOSURE "C"
*NOTE FOR SC & VA
130VULT
150VULT
7. OCCUPANCY CLASSIFICATION: R3 (VIRGINIA: R5)
8. MIN. HALLWAY WIDTH IS 36"
9. ALL GLASS IN DOORS, SIDELIGHTS, TUB, SHOWER ENCLOSURES SHALL BE SAFETY GLAZED.
10. INTERIOR DOORS SHALL BE UNDERCUT 1" A.F.F. OR EQUAL RETURN AIR GRILLS INSTALLED.
11. BUILDING ADEQUATE FOR THERMAL ZONES 3, 4 & 5
12. THIS BUILDING IS NOT DESIGNED FOR N.C. COASTAL HIGH HAZARD OR OCEAN HAZARD AREAS.
13. SEISMIC CATEGORY "C"
14. A WHOLE HOUSE BLOWER DOOR TEST FOR AIR INFILTRATION IS REQUIRED ON SITE BY OTHERS.
15.THIS MODULAR PLAN IS DESIGNED TO BE FLIPPED .

THESE PLANS HAVE BEEN PROCESSED BY RADCO FOR THE FOLLOWING STATE(S)

NORTH CAROLINA

NORTH CAROLINA ADOPTED CODES:
NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION
NORTH CAROLINA PLUMBING CODE, 2018 EDITION
NORTH CAROLINA MECHANICAL CODE, 2018 EDITION
2017 NATIONAL ELECTRIC CODE W 2017 NC AMENDMENTS
2018 INTERNATION ENERGY CODE

SOUTH CAROLINA

2018 SC Residential Code
2018 SC Plumbing Code
2009 INTERNATION ENERGY CODE

VIRGINIA

VIRGINIA ADOPTED CODES:
2015 VIRGINIA UNIFORM STATE WIDE BUILDING CODE
2015 INTERNATION ENERGY CODE

GEORGIA

2018 INTERNATIONAL RESIDENTIAL CODE
w/GEORGIA AMENDMENTS (2020)CODE
2020 NATIONAL ELECTRIC CODE
2018 INTERNATION ENERGY CONSERVATION CODE
w/GEORGIA STATE SUPPLEMENTS AND AMENDMENTS (2020)
2018 INTERNATIONAL PLUMBING CODE
w/GEORGIA AMENDMENTS (2020)

Revision #1 - 6/29/21
Original Approval - 5/20/21
Pages; Cover, Mp-5.5, Mp-5.6, Mp-5.7, Mp-12.0, Mp-12.1

Revision #2 - 9/28/21
Page; Cover

APPROVED RADCO Sept 28, 2021 H. Scott Hall APPROVED

DRAWING INDEX

DWG NUMBER	DESCRIPTION
MP-5.0-MP-5.0 OPT	FLOOR PLAN
MP-5.0A	SHEAR WALL
MP-5.1-MP-5.1 OPT	ELECTRICAL
MP-5.1.1.1-5.1.1.2	ELECTRICAL CALC'S
MP-5.3	DRAIN WASTE AND VENT
MP-5.4	WATER SUPPLY
MP-5.4.1	PLUMBING NOTES
MP-5.5 - MP5.9	ENERGY CALC'S
MP-9.0-MP-9.2	FOUNDATION
MP-12.0-MP-12.1	CROSS SECTION
MP-13.0-13.1	ELEVATIONS
SEE ATTACHED	CALCULATIONS

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 31010 WILLIAM E FULTZ
08/09/21

ATTENTION LOCAL INSPECTIONS DEPARTMENT:

***SET-UP INSTRUCTIONS FOR THIS MODULAR ARE ATTACHED TO THESE PLANS. ANY PLANS SET WHICH DOES NOT INCLUDE AN ATTACHMENT ENTITLED "HOLMES BUILDING SYSTEM RESIDENTIAL MODULAR SET-UP INSTRUCTIONS ARE INCOMPLETE.**

***IF THIS STRUCTURE IS IN A THERMAL ZONE MORE STRINGENT THAN LISTED ON THESE PLANS, IS SET ON PILINGS, OR IS INSTALLED AT A MOUNTAIN REGION 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.**

***NOTE: THE INFORMATION FOR THIS PLAN IS BASED ON Vult-130 & 150MPH(MAX); EXPOSURE "C"; AND 30PSF GROUND SNOW LOAD(MAX)**

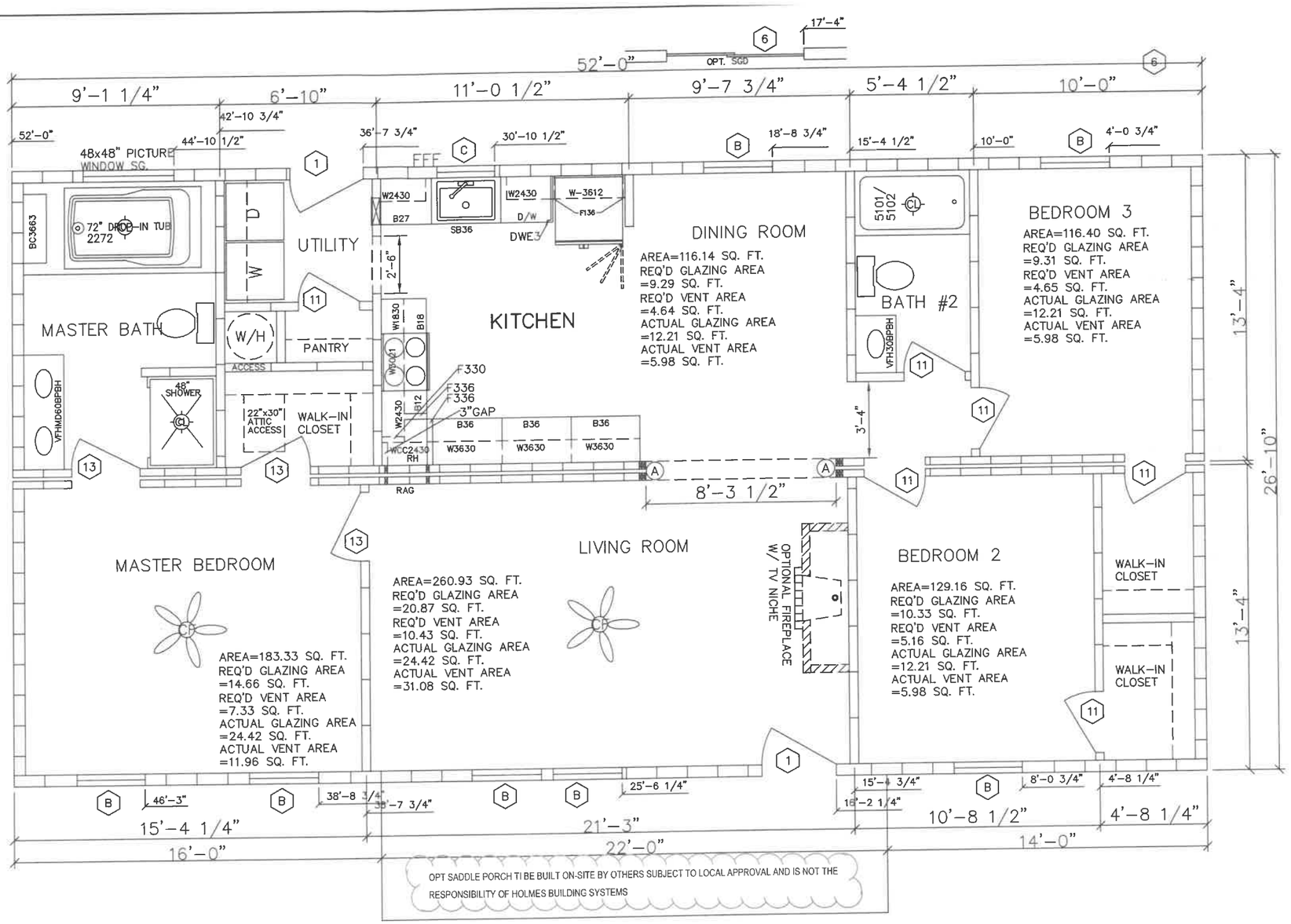
ATTENTION LOCAL INSPECTIONS DEPT.

THE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED BY HOLMES BUILDING SYSTEMS, HAVE NOT BEEN INSPECTED BY RADCO AND ARE NOT CERTIFIED BY THE STATE MODULAR LABEL. CODE COMPLIANCE MUST BE DETERMINED AT THE LOCAL LEVEL.

1. ELECTRICAL FIXTURE (CEILING FANS) INST.
2. CHIMNEY TERMINATION COMPLETION.
3. STORM DOORS
4. V-BOX FOR HEATING SYSTEM INSTALLED BY OTHERS
5. GAS PIPING (IF APPLICABLE).
6. PLUMBING BELOW THE FLOOR.
7. PLUMBING TESTS.
8. FOUNDATION.
9. EXTERIOR SIDING ON ENDWALL WILL BE COMPLETED ON-SITE.
10. EXTERIOR HARDIE SIDING IF APPLICABLE WILL BE PAINTED AND SEALED ON-SITE.
11. ROOF SHINGLES WILL BE COMPLETED ON-SITE.
12. ATTIC VENTILATION WILL BE COMPLETED ON-SITE.
13. SERVICE ENTRANCE PANELS, DISCONNECTS, CONDUCTORS AND FEEDERS TO BE SIZED AND INSTALLED BY OTHERS.
14. HVAC TO BE INSTALLED ON-SITE BY OTHERS. (ASSUMED 10KVA HVAC MAX)
15. GABLE CONSTRUCTION TO BE COMPLETED ON-SITE.
16. CLOTHES DRYER TO BE INSTALLED ON-SITE BY OTHERS: FOR NORTH CAROLINA EXHAUST VENT INSTALLATION REQUIREMENTS. REFER TO PAGE MII-36.
17. AIR INFILTRATION BARRIER AT MATELINE: SEE PAGE MP-12.0
18. FIRE BLOCKING AT MATELINES - SEE PAGES MP-12.0
19. EXTERIOR DOORS USED FOR LIGHT AND VENT MUST HAVE AN INSECT SCREEN.
20. RODENT PROOFING TO BE COMPLETED ON-SITE BY OTHERS REFER TO PAGE PL-11A (SEE ATTACHMENT)
21. FOR ADDITIONAL TIE-DOWN REQUIREMENTS REFER TO PAGE MP-5.0A, TO BE DESIGNED AND INSTALLED BY OTHERS.
22. **VIRGINIA ONLY:** FIRE EXTINGUISER UNDER KITCHEN SINK (RATING 2-A: 10-B:C).
23. PLUMBING VENT TERMINATIONS
24. INSTALLATION OF COLLAR TIES, DORMERS, KNEEWALLS AND CONNECTIONS
25.WHEN REQUIRED: ADDITIONAL FIBERGLASS OR BLOWN INSULATION IN ROOF TO BE COMPLETED ON-SITE BY OTHERS. SUBJECT TO LOCAL APPROVAL. REFER TO RESCHECK
26. **GEORGIA ONLY:** THE 2ND HOSE BIBB (FFF)AND WATER HEATER. INSTALLED ON-SITE BY OTHERS. SUBJECT TO LOCAL APPROVAL

REVISIONS: 2	PREPAIRED BY:	HOLMES BUILDING SYSTEMS, LLC	TITLE: COVER PAGE	PROJECT NO:
DATE: 08/05/2021	JAB		MODEL: 5228D-HBSP-SOMER SET	DRAWING NO: CVR

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 31010
WILLIAM E FULTZ
11/03/20



NOTES:
1. SEE ENERGY CALCULATIONS FOR ALLOWABLE WINDOW/DOOR OPTION COMBINATIONS.
2. SEE DESIGN CONFIGURATION FOR HEADERS IN THE DESIGN MANUAL.
3. SEE PAGE MMS1 AND MMS2 IN THE DESIGN MANUAL FOR PLUMBING FIXTURE SCHEDULE.

	DOOR SCHEDULE	R.O.	LITE AREA	VENT AREA
1	36"x80" EXTERIOR	38"x82 3/8"	–	19.12
1A	8"x36" SIDE LITE		1.85	–
1B	7"x64" SIDE LITE		2.86	–
3	36"x80" EXTERIOR 9–LITE	38"x82 3/8"	5.12	19.12
4	36"x80" EXTERIOR 15–LITE	38"x82 3/8"	9.25	19.12
5	32"x80" EXTERIOR (SOLID)	34"x82 3/8"	–	19.12
6	72"x80" SG GLASS DOOR	72"x80"	5.45	19.12
7	72"x80" ATRIUM DOOR	75 1/2"x82 1/4"	18.50	19.12
8	72"x80" FRENCH DOOR	74 1/2"x82 1/4"	18.50	19.12
9	20"x80" INTERIOR	22"x82 3/8"	–	–
10	24"x80" INTERIOR	26"x82 3/8"	–	–
11	30"x80" INTERIOR	32"x82 3/8"	–	–
12	32"x80" SOLID INTERIOR	34 1/2"x82 3/8"	–	–
13	36"x80" INTERIOR	38"x82 3/8"	–	–
14	48"x80" BIFOLD INTERIOR	50"x82 3/8"	–	–
14	60"x80" BIFOLD INTERIOR	62"x82 3/8"	–	–

NOTE ALL WINDOWS: MAX= DP: 50 SHGC: 0.24 U: 0.34

	WINDOW SCHEDULE	R.O.	LITE AREA	VENT AREA
A	36"x72" EGRESS	36 1/4"x72 1/4"	14.90	7.38
B	36"x60" EGRESS	36 1/4"x60 1/4"	12.21	5.98
C	30"x36	30 1/4"x36 1/4"	5.55	2.64
D	24"x48"	24 1/4"x48 1/4"	5.99	2.95
E	36"x60" SAFETY GLAZED	36 1/4"x60 1/4"	12.21	5.98
F	32"x54" DORMER	32 1/4"x54 1/4"	9.52	4.66
G	24"x60"	24 1/4"x60 1/4"	7.69	3.84
H	48"x48" SAFETY GLAZE	48 1/4"x48 1/4"	13.03	6.27
I				

COLUMN SUPPORT
(A) 2–2x4's
(B) 3–2x4's
(C) 4–2x4's
AREA
1st FLOOR 1395 SQ. FT.

NOTE:
A WATER CLOSET OR LAVATORY SHALL NOT BE SET CLOSER THAN 15" FROM IT'S CENTER TO ANY SIDEWALL, PARTITION OR VANITY OR CLOSER THAN 30" CENTER TO CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE A CLEARANCE OF NOT LESS THAN 21" IN FRONT OF A WATER CLOSET OR LAVATORY TO ANY WALL FIXTURE OR DOOR.

NOTE:
IF THE WINDOW IS LESS THAN 24" ABOVE THE FINISH FLOOR AND 72" ABOVE FINISH GRADE, THERE MUST BE FALL PROTECTION INSTALLED. THE FALL PROTECTION TO BE INSTALLED ON–SITE BY OTHERS IF REQUIRED. SUBJECT TO LOCAL APPROVAL.

NOTE:
ANY REQUIREMENTS FOR WHOLE HOUSE VENTILATION SYSTEMS ARE TO BE MET AND PROVIDED ON SITE BY OTHERS PER LOCAL CODE AND ARE NOT THE RESPONSIBILITY OF HOLMES BUILDING SYSTEMS.

NOTE:
ALL VIRGINIA MODELS TO BE BUILT WITH MINIMUM OF 1 BEDROOM AND 1 BATH THAT CONTAIN 36" INTERIOR PASSAGE DOOR. TO COMPLY WITH 2012 CODE FOR VA.
AN "*" INDICATES WHICH DOORS TO BE CHANGED TO MEET REQUIREMENTS.

NOTE:
ALL 1st AND 2nd FLOOR WINDOWS SHALL BE INSTALLED WITH THE LOWEST PART OF THE CLEAR OPENING LOCATED GREATER THAN 24" ABOVE THE FLOOR. IF THIS REQUIREMENT IS NOT MET HOLMES BUILDING WILL INSTALL A FALL PROTECTION DEVISE. IF ANY OF THE 1st FLOOR WINDOWS ARE GREATER THAN 72" ABOVE GRADE, THE FALL PROTECTION DEVISE WILL BE INSTALLED ON–SITE BY OTHERS. SUBJECT TO LOCAL APPROVAL.

APPROVED
RADCO
a 20, 2021
H. Scott Hall
APPROVED

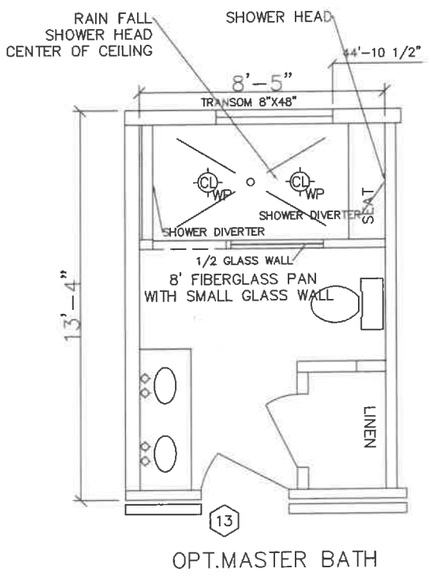
*BUILDING MUST BE SET–BACK ATLEAST 10' FROM PROPERTY LINES

FFF–FROST FREE FAUCET

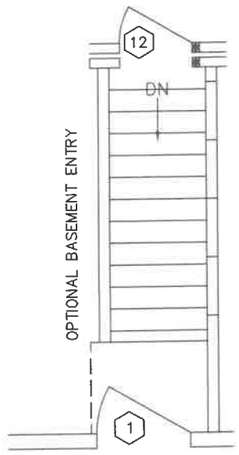
REVISIONS:	SCALE: 3/16"=1'–0"	APPROVAL BY: JAB	HOLMES BUILDING SYSTEMS, LLC
DATE:	DATE: 1/20/2020	DRAWN BY: J. PHILLIPS	

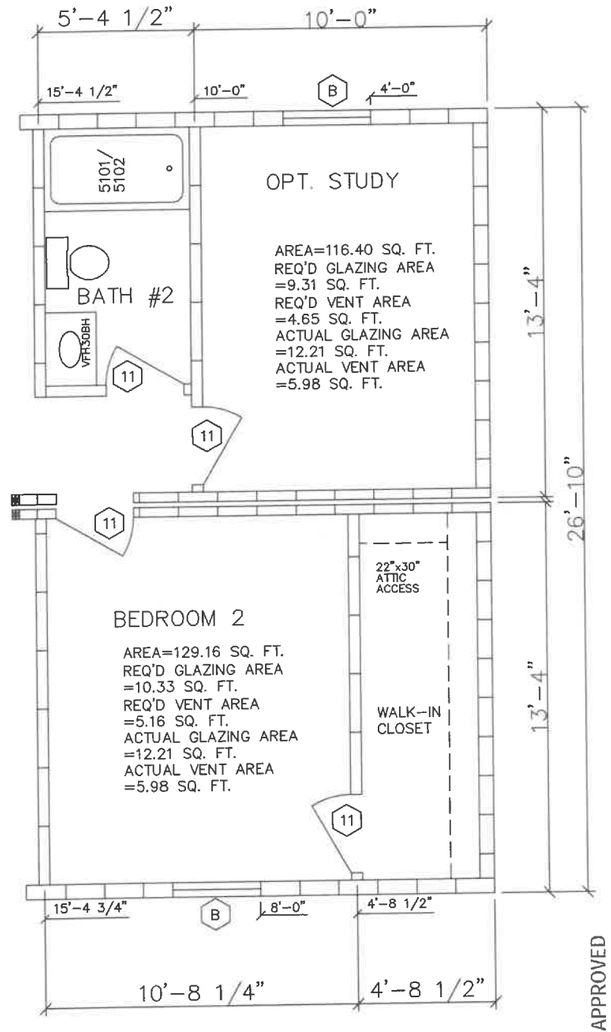
TITLE: FLOOR PLAN
MODEL: 5228D–HBSP–SOMERSET HILLS
PROJECT NO:
DRAWING NO: MP–5.0

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 31010
WILLIAM E FULTZ
03/12/21



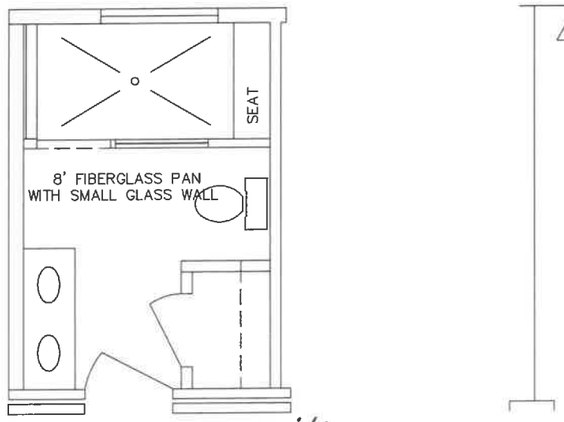
OPT.MASTER BATH

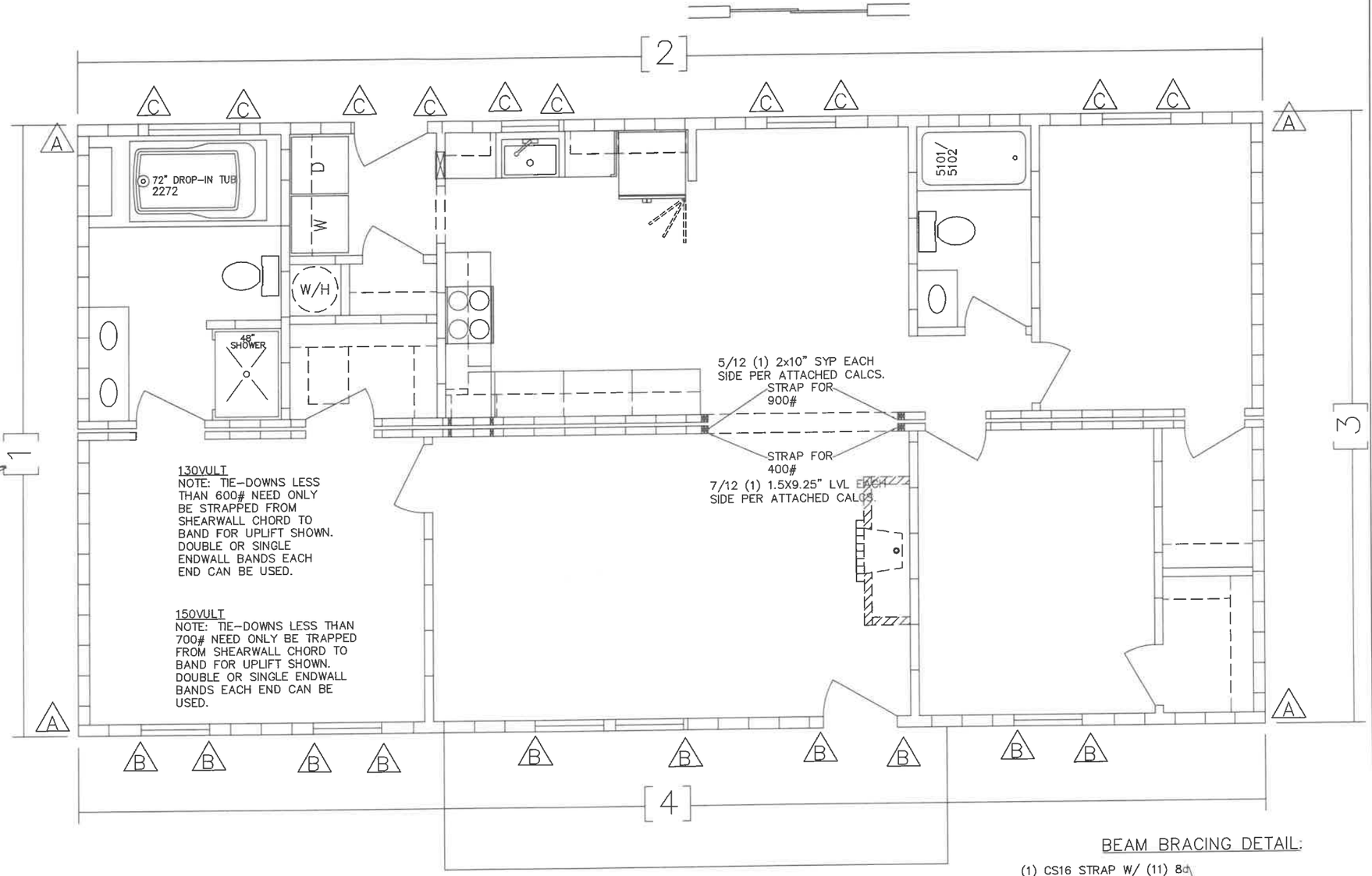




APPROVED **RADCO** APPROVED
a 20, 2021
H. Scott Hall

REVISIONS:	SCALE: 3/16"=1'-0"	APPROVAL BY: JAB	HOLMES BUILDING SYSTEMS, LLC	TITLE: FLOOR PLAN	PROJECT NO:
DATE:	DATE: 1/20/2020	DRAWN BY: JAB		MODEL: 5228D-HBSP-SOMERSET HILLS	DRAWING NO: MP-5.0 OPT.





SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 31010
WILLIAM E FULTZ
11/03/20

ROOFS: 5/12 130VULT
STRAP ACROSS FASCIA JOINTS FOR 1,625# UNBLOCKED–7/16" OSB FASTEN EDGES WITH WITH 15ga x1.5" STAPLES 6" O.C. AND FIELD 12" O.C., FASTEN BOUNDARY 6" O.C. FASTENER SPACING FOR SUCTION ZONE 2 6IN MAX FRAMING 24" O.C. ZONE 3 4IN MAX FRAMING 24" O.C. ZONE 2–OH 5IN MAX FRAMING 24" O.C. ZONE 3–OH 3IN MAX FRAMING 24" O.C.

ROOFS: 5/12 150VULT
STRAP ACROSS FASCIA JOINTS FOR 2,028# UNBLOCKED–7/16" OSB FASTEN EDGES WITH 15ga x1.5" STAPLES 6" O.C. AND FIELD 12" O.C., FASTEN BOUNDARY 6" O.C. FASTENER SPACING FOR SUCTION ZONE 2 5IN MAX FRAMING 24" O.C. ZONE 3 3IN MAX FRAMING 24" O.C. ZONE 2–OH 4IN MAX FRAMING 24" O.C. ZONE 3–OH 2IN MAX FRAMING 24" O.C.

ROOFS: 7/12 130VULT
STRAP ACROSS FASCIA JOINTS FOR 2,595# UNBLOCKED–7/16" OSB FASTEN EDGES WITH 15ga x1.5" STAPLES 6" O.C. AND FIELD 12" O.C., FASTEN BOUNDARY 6" O.C. FASTENER SPACING FOR SUCTION ZONE 8 8IN MAX FRAMING 24" O.C. ZONE 5 5IN MAX FRAMING 24" O.C. ZONE 2–OH 6IN MAX FRAMING 24" O.C. ZONE 3–OH 4IN MAX FRAMING 24" O.C.

ROOFS: 7/12 150VULT
STRAP ACROSS FASCIA JOINTS FOR 3,451# UNBLOCKED–7/16" OSB FASTEN EDGES WITH 8dx2" NAILS 6" O.C. AND FIELD 12" O.C., FASTEN BOUNDARY 4" O.C. FASTENER SPACING FOR SUCTION ZONE 2 8IN MAX FRAMING 24" O.C. ZONE 3 5IN MAX FRAMING 24" O.C. ZONE 2–OH 6IN MAX FRAMING 24" O.C. ZONE 3–OH 4IN MAX FRAMING 24" O.C.

ALL STUDS/TRUSS TOP-CHORDS SYP

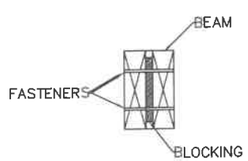
NOTE:
ALL WALLS 7/16" OSB FASTEN W/15ga x 1.5" STAPLES **SEE LEGEND BELOW FOR SPACING

[1]	(130VULT)5/12 EDGES 6" O.C.–FIELD 12" O.C.(130VULT)7/12 EDGES 6" O.C.–FIELD 12" O.C (150VULT)5/12 EDGES 6" O.C.–FIELD 12" O.C.(150VULT)7/12 EDGES 4" O.C.–FIELD 12" O.C.
[2]	(130VULT)5/12 EDGES 6" O.C.–FIELD 12" O.C.(130VULT)7/12 EDGES 6" O.C.–FIELD 12" O.C (150VULT)5/12 EDGES 6" O.C.–FIELD 12" O.C.(150VULT)7/12 EDGES 6" O.C.–FIELD 12" O.C
[3]	(130VULT)5/12 EDGES 6" O.C.–FIELD 12" O.C.(130VULT)7/12 EDGES 6" O.C.–FIELD 12" O.C (150VULT)5/12 EDGES 6" O.C.–FIELD 12" O.C.(150VULT)7/12 EDGES 4" O.C.–FIELD 12" O.C
[4]	(130VULT)5/12 EDGES 6" O.C.–FIELD 12" O.C.(130VULT)7/12 EDGES 6" O.C.–FIELD 12" O.C (150VULT)5/12 EDGES 6" O.C.–FIELD 12" O.C.(150VULT)7/12 EDGES 6" O.C.–FIELD 12" O.C

NOTE:
AT THE SHEAR WALL WHERE THERE IS AN "SYMBOL" THERE NEEDS TO BE A STRAP FROM WALL CHORDS TO CURRENT BAND/GIRDER FOR #'s INDICATED.

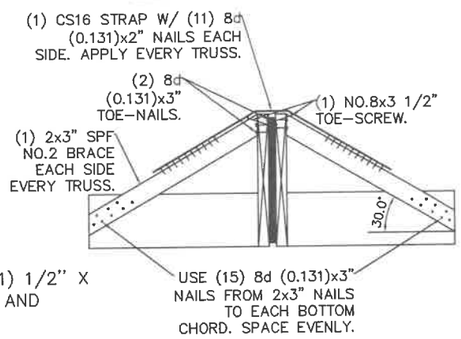
A	(130VULT)5/12=1,000# (150VULT)5/12=1,300#	(130VULT)7/12=1,600# (150VULT)7/12=2,300#
B	(130VULT)5/12=5,00# (150VULT)5/12=600#	(130VULT)7/12=500# (150VULT)7/12=700#
C	(150VULT)5/12=600#	(130VULT)7/12=500# (150VULT)7/12=600#

APPROVED **RADCO** APPROVED
a 20, 2021
H. Scott Hall



BEAM IS A (2) PLY TOTAL BEAM. ALL (2) PLY MUST BE CONNECTED TOGETHER ON–SITE W/(1) 1/2" X 5" LAG SCREW 16" O.C. STAGGERED. BLOCK TIGHT BETWEEN MATEWALL BEAM GAP WITH OSB AND INSTALL LAG SCREW THROUGH BLOCKING. TIGHTEN TO SNUG. USE (1) 1/8" X 2" WASHER.

BEAM BRACING DETAIL:

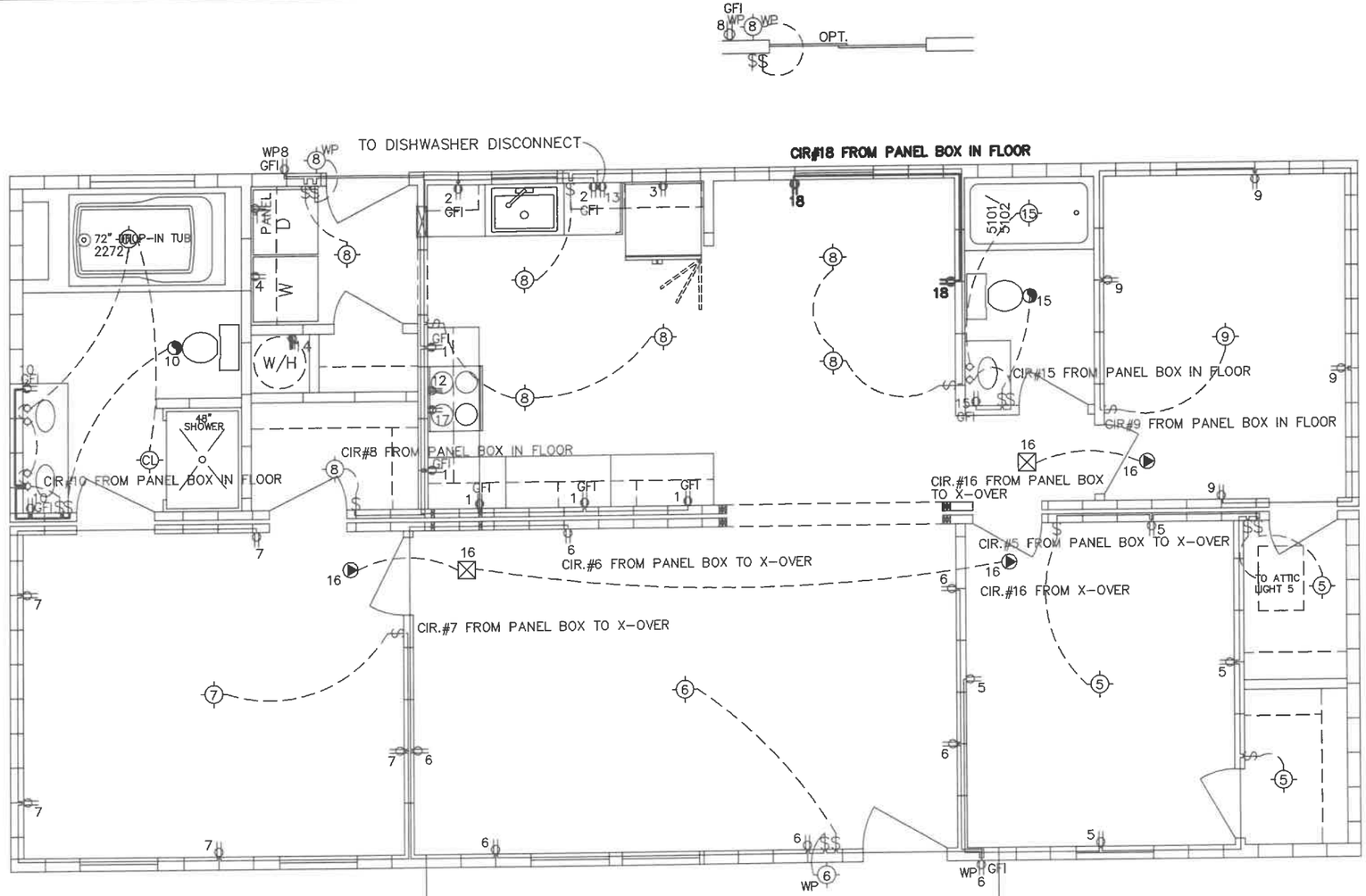


REVISIONS: 2	SCALE: 3/16"=1'–0"	APPROVAL BY: JAB
DATE: 10/31/20	DATE: 11–12–2019	DRAWN BY: JAB

HOLMES BUILDING SYSTEMS, LLC

TITLE: SHEAR WALL DETAIL	PROJECT NO:
MODEL: 5228D–HBSP–SOMERSET HILLS	**DRAWING NO:** MP–5.0A

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 31010
WILLIAM E FULTZ
11/03/20



APPROVED **RADCO** APPROVED
a 20, 2021
H. Scott Hall

ELECTRICAL LEGEND	
⊠	120/240 SUB PANEL
☼	INCANDESCENT LIGHT
WP	EXTERIOR/ WEATHERPROOF
$	15A SINGLE POLE SWITCH
	15A 120V RECEPTACLE
	20A 120V RECEPTACLE
	240V RECEPTICLE
GFI	GROUND FAULT INTERRUPT PROTECTED
◉	SMOKE DETECTOR
	EXTERIOR FLOODLIGHT
Ⓣ	THERMOSTAT
Ⓕ	RANGE HOOD FAN
	CFM EXHAUST FAN (CEILING MOUNT)
⊠	SMOKE DETECTOR/CARBON MONOXIDE

*NC TYPICAL ELECTRICAL SCHEDULE

VOLTS	WIRE	BRKR	CIR	DESCRIPTION	VOLTS	WIRE	BRKR	CIR	DESCRIPTION
120	12/2	20#	1	PORTABLE APPLIANCE	120	12/2	20#	13	DISH WASHER(LOCKOUT)
120	12/2	20#	2	PORTABLE APPLIANCE	**240**	**10/3**	**25**	**14**	**WATER HEATER**
120	12/2	20#	3	PORTABLE APPLIANCE	120	12/2	20#	15	BATH
120	12/2	20#	4	WASHER	120	14/2	15AF	16	SMOKE DETECTOR
120	14/2	15AF	5	GENERAL LIGHTING	120	12/2	20AF	17	MICROWAVE
120	14/2	15AF	6	GENERAL LIGHTING	**120**	**12/2**	**20AF**	**18**	**DINING ROOM**
120	14/2	15AF	7	GENERAL LIGHTING	240	*	*	19	CONDENSING UNIT
120	14/2	15AF	8	GENERAL LIGHTING	240	*	*	20	CONDENSING UNIT
120	14/2	15AF	9	GENERAL LIGHTING	240	*	*	21	ELEC FURNACE
120	12/2	20#	10	BATH	240	*	*	22	ELEC FURNACE
240	10/3	30	11	DRYER	120	12/2	20#AF	23	UTILITY ROOM
240	8/3	40	12	RANGE	240	8/3	40	24	WALL OVEN

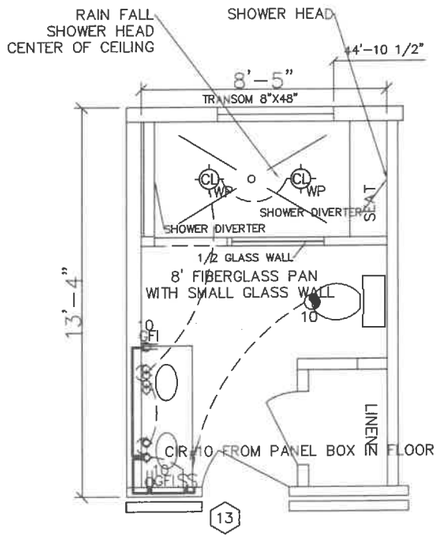
#= GROUND FAULT INTERRUPTER BRKR OR RECEPT (GFI), AF= ARC FAULT *= PER MANUFACTURERS SPECS

ELECTRICAL
1. ALL RECEPTACLES TO BE GROUNDING TYPE.
2. ALL WIRING TO BE PER EACH STATE ELECTRICAL CODE, TYPE NM ROMEX (CU) W/GROUND.
3. MAIN PANEL TO BE MARKED "SUITABLE FOR USE AS SERVICE EQUIPMENT," AND BE EQUIPPED W/BREAKER/FUSE TYPE OVER-CURENT PROTECTION.
4. PROPER THERMAL OVERLOAD PROTECTION TO BE PROVIDED FOR ALL MOTORS.
5. WITHIN SIGHT DISCONNECT MEANS REQUIRED FOR ALL MOTORS AND W/H.
6. WEATHERPROOF PROTECTION REQUIRED FOR ALL OUTDOOR LIGHTS, RECEPTACLES AND DISCONNECTS.
7. PROPER WORKING CLEARANCES TO BE PROVIDED AND MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT.
8. ALL FLUORESCENT AND INCANDESCENT FIXTURES REQUIRE THERMAL PROTECTION AND PROPER CLEARANCES FROM INSULATION.
9. COMBINATION EXHAUST FAN/LIGHT AND ALL RECESSED INCANDESCENT FIXTURES TO HAVE THERMAL PROTECTION.
10. SERVICE CONDUCTORS, LOCATED WITHIN THE BUILDING, SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 230-6 OF THE PER EACH STATE ELECTRICAL CODE.
11. SEE PAGE MMS1 OF THE DESIGN MANUAL FOR WATER HEATER SPECS AND MMS3 FOR FURNACE SPECS.
12. NON-ARC FAULT CIRCIUT #16 FOR SOUTH CAROLINA SMOKE DETECTOR
13. SERVICE ENTRANCE PANEL, DISCONNECTS, CONDUCTORS AND FEEDERS TO BE SIZED AND INSTALLED BY OTHERS.
14. ASSUMED 10KVA HVAC MAX.
15. SEE PAGE MEL-1 THRU MEL-11 OF THE DESIGN MANUAL FOR ELECTRICAL FIXTURE.
16. PER NEC 314.27 BOXES USED AT LUMINAIRE OR LAMPHOLDER OUTLETS IN THE CEILING SHALL BE DESIGNED FOR THE PURPOSE AND SHALL BE REQUIRED TO SUPPORT A LUMINAIRE WEIGHING A MINIMUM OF 50 LBS.
17. PER NEC 406.12 ALL 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
18. PER IRC N1103.1 A PROGRAMMABLE THERMOSTAT SHALL BE INSTALLED ON-SITE BY OTHERS.
19. NC ONLY, A MINIMUM OF 75% OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICANY LAMPS.

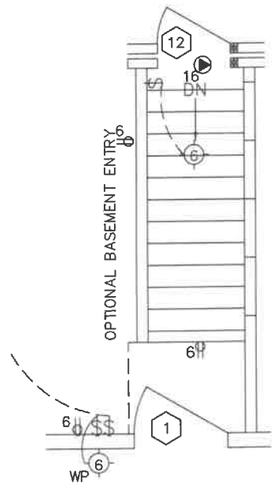
REVISIONS:	SCALE: 3/16"=1'-0"	APPROVAL BY: JAB	HOLMES BUILDING SYSTEMS, LLC
DATE:	DATE: 11/6/17	DRAWN BY: JAB	

TITLE: ELECTRICAL	PROJECT NO:
MODEL: 5228D-HBSP-SOMERSET HILLS	DRAWING NO:MP-5.1

03/12/21



OPT.MASTER BATH



APPROVED **RADCO** APPROVED

a 20, 2021

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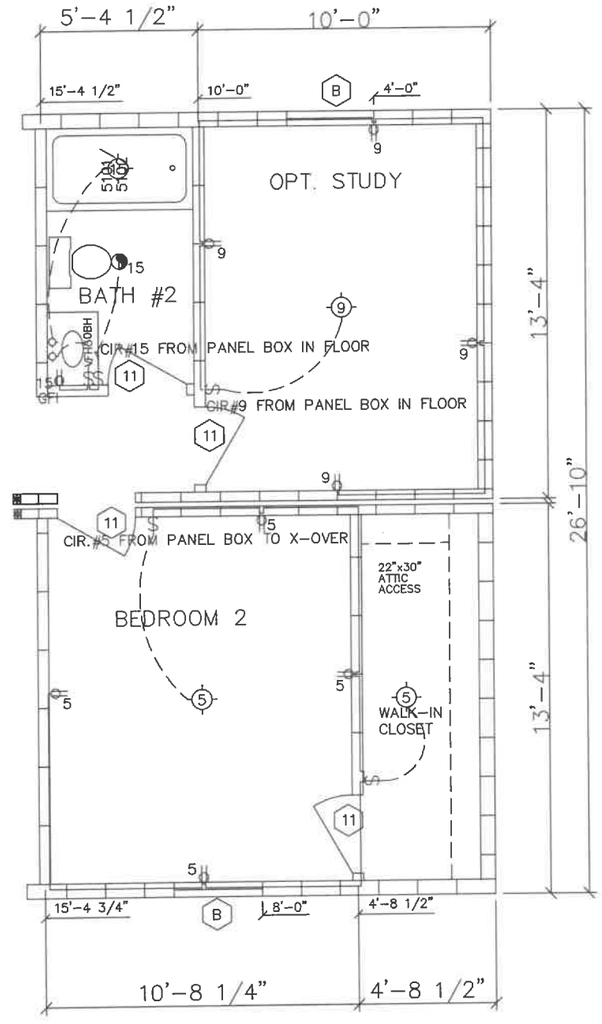

REVISIONS:	SCALE: 3/16"=1'-0"	APPROVAL BY: JAB	HOLMES BUILDING SYSTEMS, LLC	TITLE: FLOOR PLAN / MODEL: 5228D-HBSP-SOMERSET HILLS	PROJECT NO: / DRAWING NO: MP-5.1 OPT.
DATE:	DATE: 1/20/2020	DRAWN BY: JAB		

RESIDENTIAL ELECTRICAL LOAD CALCULATIONS

W/ ELECTRIC FURNACE

MANUFACTURER: Holmes Building System
MODEL: 5228D
SIZE: 26.83 FT. W. X 52.00 FT. L. DATE: 17-Jan-20

OF FLOORS: 1
SIZE OF MAIN: 200 AMPS

1.	A.	LIGHTING - DWELLING FLOOR AREA:	1395.16	@ 3 WATTS/SF =	4185.5	WATTS
	B.	PORTABLE APPLIANCE - NO. OF CIRCUITS:	4	@ 1500 WATTS EA =	6000	WATTS
	C.	LAUNDRY - NUMBER OF CIRCUITS:	1	@ 1500 WATTS EA =	1500	WATTS
	D.	WATER HEATER:	4500	WATTS @ 125% =	5625	WATTS
	E.	DISHWASHER (RATING:	8.6	AMPS)	1032	WATTS
	F.	DISPOSAL (RATING:	6	AMPS)	720	WATTS
	G.	RANGE (SIZE:	12	Kw)	12000	WATTS
	H.	DRYER (SIZE:	5.6	Kw)	5600	WATTS
	I.	WALL MOUNTED OVEN (SIZE:	0	Kw)	N/A	
	J.	FURNACE BLOWER			1440	WATTS
	K.	TRASH COMPACTOR (RATING:	5	AMPS)	600	WATTS
	L.	OTHER (SPARE CIRCUITS - 20 AMP):	0	@ 1500 WATTS EA	0	WATTS
				TOTAL	38,702	WATTS

2.	A.	FIRST 10,000 WATTS @ 100%			10000	WATTS
	B.	REMAINDER @ 40%			11481	WATTS
3.	A.	AIR-CONDITIONING @ 100%	SIZE:	3 TONS	10552	WATTS
	B.	CENTRAL ELEC HEATING @ 65%	(RATING:	18 Kw)	11700	WATTS
	C.	ELECTRIC BASEBOARD HEATERS:				

NUMBER OF UNITS: 0 TOTAL WATTS: 0 (65% OF NAMEPLATE RATING) N/A

TOTAL WATTAGE OF FEEDER = 2A. + 2B. + THE GREATER OF 3A., 3B. OR 3C.

10000 WATTS + 11481 WATTS + 11700 WATTS

TOTAL WATTAGE = 33,181 /240 VOLTS = 138.25 AMPS

TOTAL 15 AMP GENERAL RECEPTACLE CIRCUITS REQUIRED = 3

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a 20, 202
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SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
WILLIAM E FULTZ
No. 31010
11/03/20

*ELECTRIC SCHEDULES ARE TYPICAL WITH THE INTENT TO BE USED AS A REFERENCE PER STATE AND MAY VARY FROM THE DESIGNED FLOOR PLAN. SEE MP 5.1 (AND 5.1.1 IF APPLICABLE) FOR SCHEDULE MATCHING THE DESIGNED FLOOR PLAN.

ELECTRICAL REFERENCES NC 2017 WITH AMENDMENTS:
1. 210.8(D) DISHWASHER BRANCH CIRCUIT
2. 210.12 ARC FAULT PROTECTION PER ROOMS

ELECTRICAL REFERENCES SC 2017 WITH NEC AMENDMENTS:
1. 210.12(B) AF OMITTED SMOKE DETECTORS

ELECTRICAL REFERENCES VA RESIDENTIAL CODE SECTION VIII/2014 NEC:
1. SECTION E3902 FOR ARC FAULT AND GFI.

*NC TYPICAL ELECTRICAL SCHEDULE

VOLTS	WIRE	BRKR	CIR	DESCRIPTION	VOLTS	WIRE	BRKR	CIR	DESCRIPTION
120	12/2	20#	1	PORTABLE APPLIANCE	120	12/2	20	13	DISH WASHER(LOCKOUT)
120	12/2	20#	2	PORTABLE APPLIANCE	240	10/3	25	14	WATER HEATER
120	12/2	20#	3	PORTABLE APPLIANCE	120	12/2	20#	15	BATH
120	12/2	20#	4	WASHER	120	14/2	15AF	16	SMOKE DETECTOR
120	14/2	15AF	5	GENERAL LIGHTING	120	12/2	20AF	17	MICROWAVE
120	14/2	15AF	6	GENERAL LIGHTING	120	12/2	20AF	18	DINING ROOM
120	14/2	15AF	7	GENERAL LIGHTING	240	*	*	19	CONDENSING UNIT
120	14/2	15AF	8	GENERAL LIGHTING	240	*	*	20	CONDENSING UNIT
120	14/2	15AF	9	GENERAL LIGHTING	240	*	*	21	ELEC FURNACE
120	12/2	20#	10	BATH	240	*	*	22	ELEC FURNACE
240	10/3	30	11	DRYER	120	12/2	20#AF	23	UTILITY ROOM
240	8/3	40	12	RANGE	240	8/3	40	24	WALL OVEN

#= GROUND FAULT INTERRUPTER BRKR OR RECEPT (GFI), AF= ARC FAULT *= PER MANUFACTURERS SPECS

*SC TYPICAL ELECTRICAL SCHEDULE

VOLTS	WIRE	BRKR	CIR	DESCRIPTION	VOLTS	WIRE	BRKR	CIR	DESCRIPTION
120	12/2	20AF#	1	PORTABLE APPLIANCE	120	12/2	20AF	13	DISH WASHER(LOCKOUT)
120	12/2	20AF#	2	PORTABLE APPLIANCE	240	10/3	25	14	WATER HEATER
120	12/2	20AF#	3	PORTABLE APPLIANCE	120	12/2	20#	15	BATH
120	12/2	20AF#	4	WASHER	120	14/2	15AF	16	SMOKE DETECTOR
120	14/2	15AF	5	GENERAL LIGHTING	120	12/2	20AF	17	MICROWAVE
120	14/2	15AF	6	GENERAL LIGHTING	120	12/2	20AF	18	DINING ROOM
120	14/2	15AF	7	GENERAL LIGHTING	240	*	*	19	CONDENSING UNIT
120	14/2	15AF	8	GENERAL LIGHTING	240	*	*	20	CONDENSING UNIT
120	14/2	15AF	9	GENERAL LIGHTING	240	*	*	21	ELEC FURNACE
120	12/2	20#	10	BATH	240	*	*	22	ELEC FURNACE
240	10/3	30	11	DRYER	120	12/2	20	23AF	UTILITY ROOM
240	8/3	40	12	RANGE	240	8/3	40	24	WALL OVEN

#= GROUND FAULT INTERRUPTER BRKR OR RECEPT (GFI), AF= ARC FAULT *= PER MANUFACTURERS SPECS

*VA TYPICAL ELECTRICAL SCHEDULE

VOLTS	WIRE	BRKR	CIR	DESCRIPTION	VOLTS	WIRE	BRKR	CIR	DESCRIPTION
120	12/2	20#	1	PORTABLE APPLIANCE	120	12/2	20#	13	DISH WASHER(LOCKOUT)
120	12/2	20#	2	PORTABLE APPLIANCE	240	10/3	25	14	WATER HEATER
120	12/2	20#	3	PORTABLE APPLIANCE	120	12/2	20#	15	BATH
120	12/2	20	4	WASHER	120	14/2	15AF	16	SMOKE DETECTOR
120	14/2	15+	5	GENERAL LIGHTING	120	12/2	20	17	MICROWAVE
120	14/2	15+	6	GENERAL LIGHTING	120	12/2	20AF	18	DINING ROOM
120	14/2	15+	7	GENERAL LIGHTING	240	*	*	19	CONDENSING UNIT
120	14/2	15+	8	GENERAL LIGHTING	240	*	*	20	CONDENSING UNIT
120	14/2	15+	9	GENERAL LIGHTING	240	*	*	21	ELEC FURNACE
120	12/2	20#	10	BATH	240	*	*	22	ELEC FURNACE
240	10/3	30	11	DRYER	120	12/2	20	23	UTILITY ROOM
240	8/3	40	12	RANGE	240	8/3	40	24	WALL OVEN

#=GFI BREAKER OR RECEPT, AF=ARC FAULT, +=ARC FAULT IN BEDROOM ONLY *= PER MANUFACTURERS SPECS

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Ma 20, 2021
H. Scott Hall

REFERENCE COVER PAGE FOR ADOPTED CODE VERSION PER STATE.

ELECTRICAL LEGEND	
[FL]	FLUORESCENT LIGHT
	120/240 SUB PANEL
	INCANDESCENT LIGHT
WP	EXTERIOR/ WEATHERPROOF
$	15A SINGLE POLE SWITCH
	15A 120V RECEPTACLE
	20A 120V RECEPTACLE
	240V RECEPTICLE
GFI	GROUND FAULT INTERRUPT PROTECTED
	SMOKE DETECTOR
	EXTERIOR FLOODLIGHT
T	THERMOSTAT
F	RANGE HOOD FAN
	CFM EXHAUST FAN (CEILING MOUNT)
	SMOKE DETECTOR/CARBON MONOXIDE

ELECTRICAL
1. ALL RECEPTACLES TO BE GROUNDING TYPE.
2. ALL WIRING TO BE PER EACH STATE ELECTRICAL CODE, TYPE NM ROMEX (CU) W/GROUND.
3. MAIN PANEL TO BE MARKED "SUITABLE FOR USE AS SERVICE EQUIPMENT," AND BE EQUIPPED W/BREAKER/FUSE TYPE OVER-CURENT PROTECTION.
4. PROPER THERMAL OVERLOAD PROTECTION TO BE PROVIDED FOR ALL MOTORS.
5. WITHIN SIGHT DISCONNECT MEANS REQUIRED FOR ALL MOTORS AND W/H.
6. WEATHERPROOF PROTECTION REQUIRED FOR ALL OUTDOOR LIGHTS, RECEPTACLES AND DISCONNECTS.
7. PROPER WORKING CLEARANCES TO BE PROVIDED AND MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT.
8. ALL FLUORESCENT AND INCANDESCENT FIXTURES REQUIRE THERMAL PROTECTION AND PROPER CLEARANCES FROM INSULATION.
9. COMBINATION EXHAUST FAN/LIGHT AND ALL RECESSED INCANDESCENT FIXTURES TO HAVE THERMAL PROTECTION.
10. SERVICE CONDUCTORS, LOCATED WITHIN THE BUILDING, SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 230-6 OF THE PER EACH STATE ELECTRICAL CODE.
11. SEE PAGE MMS1 OF THE DESIGN MANUAL FOR WATER HEATER SPECS AND MMS3 FOR FURNACE SPECS.
12. NON-ARC FAULT CIRCUIT #16 FOR SOUTH CAROLINA SMOKE DETECTOR
13. SERVICE ENTRANCE PANEL, DISCONNECTS, CONDUCTORS AND FEEDERS TO BE SIZED AND INSTALLED BY OTHERS.
14. ASSUMED 10KVA HVAC MAX.
15. SEE PAGE MEL-1 THRU MEL-11 OF THE DESIGN MANUAL FOR ELECTRICAL FIXTURE.
16. PER NEC 314.27 BOXES USED AT LUMINAIRE OR LAMPHOLDER OUTLETS IN THE CEILING SHALL BE DESIGNED FOR THE PURPOSE AND SHALL BE REQUIRED TO SUPPORT A LUMINAIRE WEIGHING A MINIMUM OF 50 LBS.
17. PER NEC 406.12 ALL 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
18. PER IRC N1103.1 A PROGRAMMABLE THERMOSTAT SHALL BE INSTALLED ON-SITE BY OTHERS.
19. NC ONLY, A MINIMUM OF 75% OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICANY LAMPS.
20. ALL SMOKE DETECTORS TO BE HARDWIRED, INTERCONNECTED, AND HAVE BATTERY BACKUP.

REVISIONS: 1	SCALE: 3/16"=1'-0"	APPROVED BY:	HOLMES BUILDING SYSTEMS, LLC
DATE: 1/22/20	DATE: 1/22/2020	DRAWN BY: JAB.	

TITLE: TYPICAL ELECTRICAL SCHEDULES PER STATE

DRAWING NO: MP 5.1.1.2

NOTE:
IN NORTH CAROLINA, THE FIELD INSTALLED PIPING MUST INCLUDE CLEANOUTS LOCATED SO THAT ONE CLEANOUT WILL BE PROVIDED FOR EVERY 180 DEGEES OF CHANGES IN DIRECTION IN THE DRAINAGE SYSTEM, INCLUDING BOTH THE FACTORY INSTALLED AND FIELD INSTALLED PORTIONS OF THE SYSTEM.

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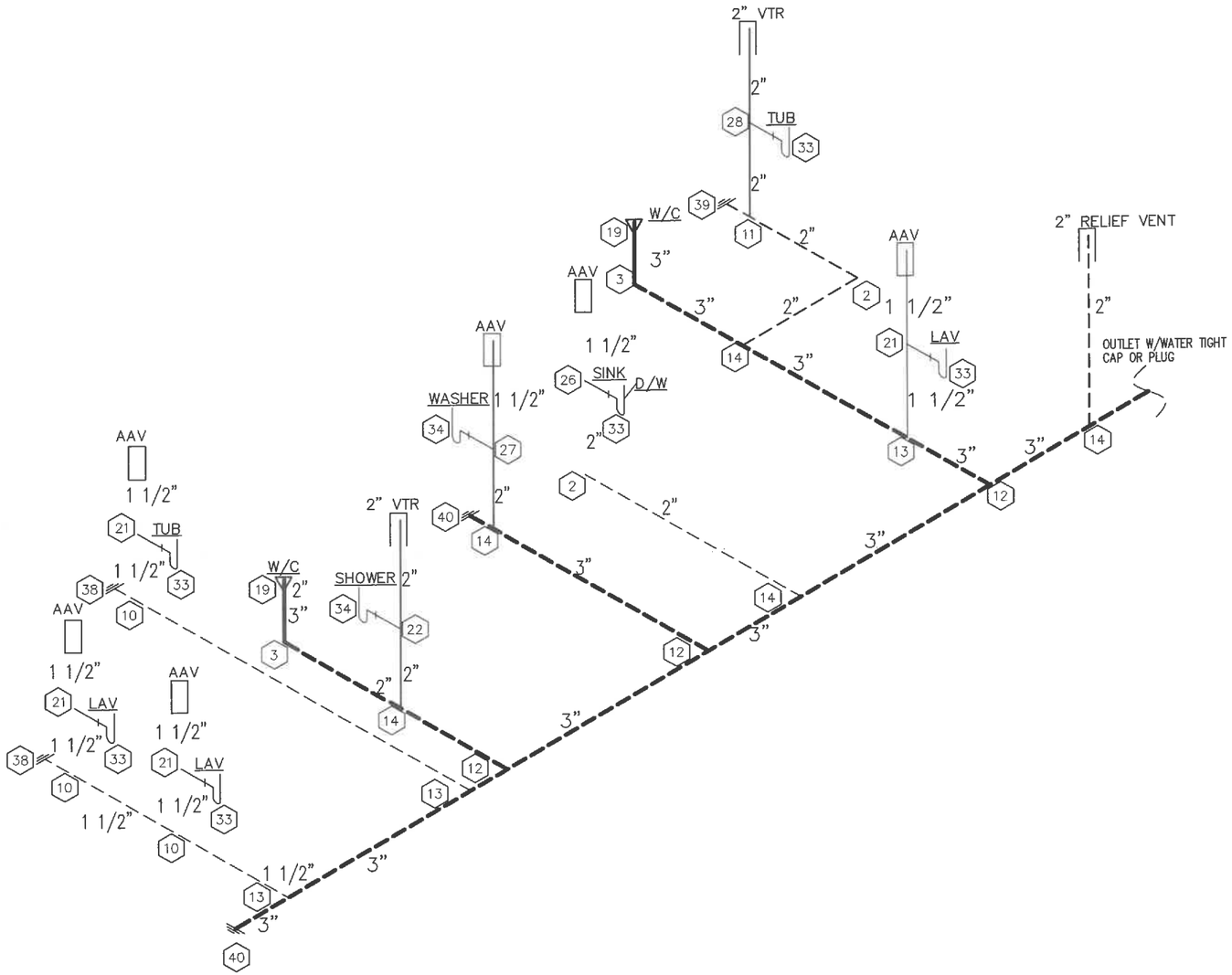
Ma 20, 2021
H. Scott Hall

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 31010
WILLIAM E FULTZ
11/03/20

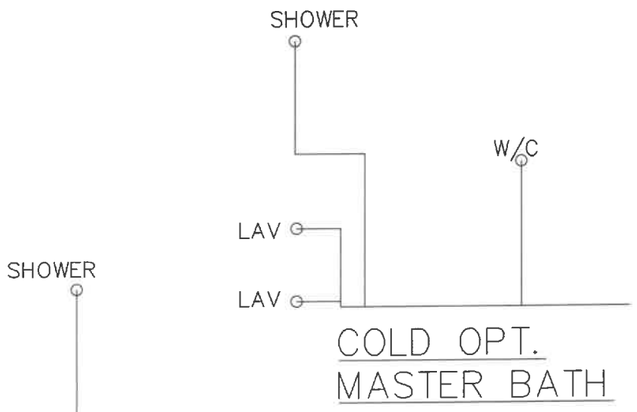


AAV=AIR ADMITTANCE VALVE
------INDICATES FIELD INSTALLED

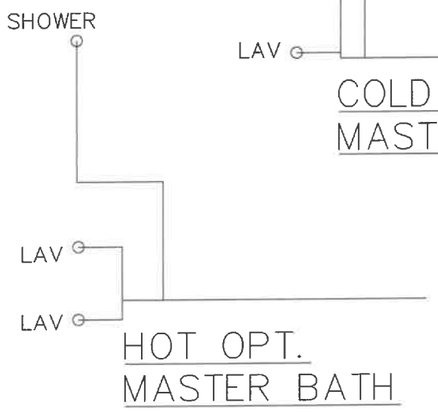
DWV FITTING SCHEDULE

1	1 1/2" EXTRA LONG 90	25	3"x3"x2" SAN T
2	2" EXTRA LONG 90°	26	2"X1 1/2"x1 1/2" SAN T
3	3" EXTRA LONG 90°	27	2"x1 1/2"x2" SAN T
4	1 1/2" 45°	28	2"x2"x1 1/2" SAN T
5	2" 45°	29	3"x3"x2"x2" DBL SAN T
6	3" 45°	30	1 1/2" WYE
7	1/2" 22 1/2°	31	2" WYE
8	2" 22 1/2°	32	3" WYE
9	3" 22 1/2°	33	1 1/2" ADJUSTABLE P TRAP
10	1 1/2" LTTY	34	2" ADJUSTABLE P TRAP
11	2" LTTY	35	2"x1 1/2" REDUCING BUSHING
12	3" LTTY	36	3"x1 1/2" REDUCING BUSHING
13	3"x3"x1 1/2" LTTY	37	3"x2" REDUCING BUSHING
14	3"x3"x2" LTTY	38	1 1/2" CLEAN OUT w/PLUG
15	2"x2"x1 1/2" LTTY	39	2" CLEAN OUT w/PLUG
16	2"x1 1/2"x1 1/2" LTTY	40	3" CLEAN OUT w/PLUG
17	2"x1 1/2"x2" LTTY	41	3" DBL ELBOW 90°
18	4"x4" CLOSET FLANGE	42	3" DBL SAN T
19	4"x3" CLOSET FLANGE	43	3" DBL ELL
20	4"x3" 90° CLOSET ST ELL	44	3x3x3 LTTY
21	1 1/2" SAN T	45	3x2x1 1/2 LTTY
22	2" SAN T	46	3x2x3 LTTY
23	3" SAN T	47	3x3x2X2 LTTY
24	3"x3"x1 1/2" SAN T	48	3" DBL. BEND

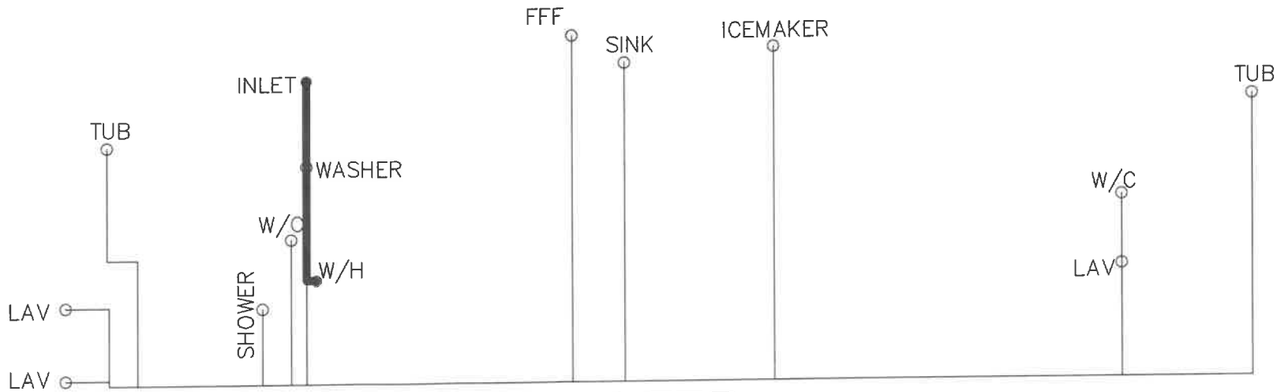
REVISIONS:	SCALE: 3/16"=1'-0"	APPROVAL BY: JAB	HOLMES BUILDING SYSTEMS, LLC	TITLE: DWV	PROJECT NO:
DATE:	DATE: 1/17/2020	DRAWN BY: JAB		MODEL: 5228D-HBSP-SOMERSET HILLS	**DRAWING NO:** MP-5.3



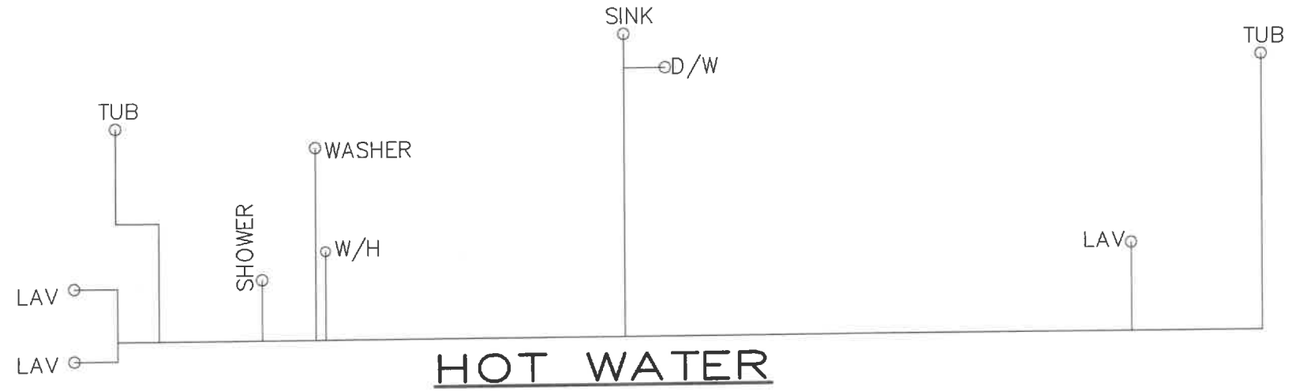
COLD OPT.
MASTER BATH



HOT OPT.
MASTER BATH



COLD WATER



HOT WATER

11/03/20

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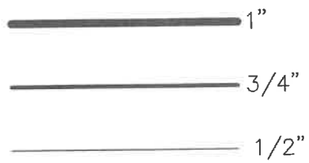
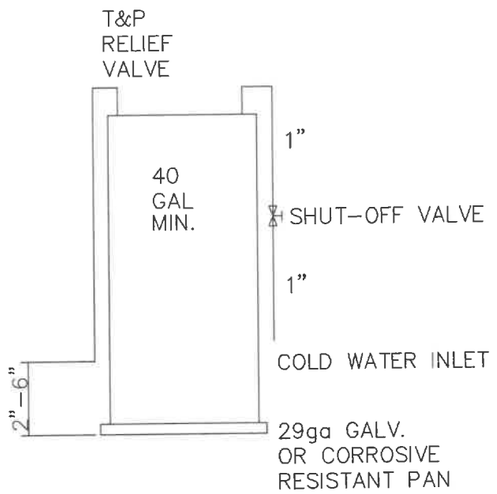
Ma 20, 2021
H. Scott Hall

NOTE:

1. WATER SUPPLY LINES SHALL BE POLYETHLENE (PEX), CPVC.
2. FIXTURES MAY BE ADDED OR DELETED AS LONG AS PIPE IS PROPERLY SIZED.
3. ALL FITTINGS TO HAVE SHUT–OFFS.
4. WATER HAMMER ARRESTORS AT QUICK CLOSING VALVES.
5. BATHTUBS TO HAVE OVERFLOWS.
6. SHOWER HEAD HIGH LIMIT TEMP. = 120 F.
7. SEE PAGE MMS1 & MMS2 OF THE DESIGN MANUAL FOR PLUMBING FIXTURE SCHEDULE.
8. SEE PAGE MMS1 OF THE NC DESIGN MANUAL FOR WATER HEATER SPECIFICATIONS.
9. AAV MUST BE INSTALLED IN A ACCESSIBLE EXTERNAL LOCATION, AND ATLEAST 4" ABOVE THE TRAP ARM, A MINIMUM OF 6" ABOVE INSULATED MATERIAL AND IN A VERTICAL ORIENTATION NOT EXCEEDING 15 DEGREES FROM PLUMB.

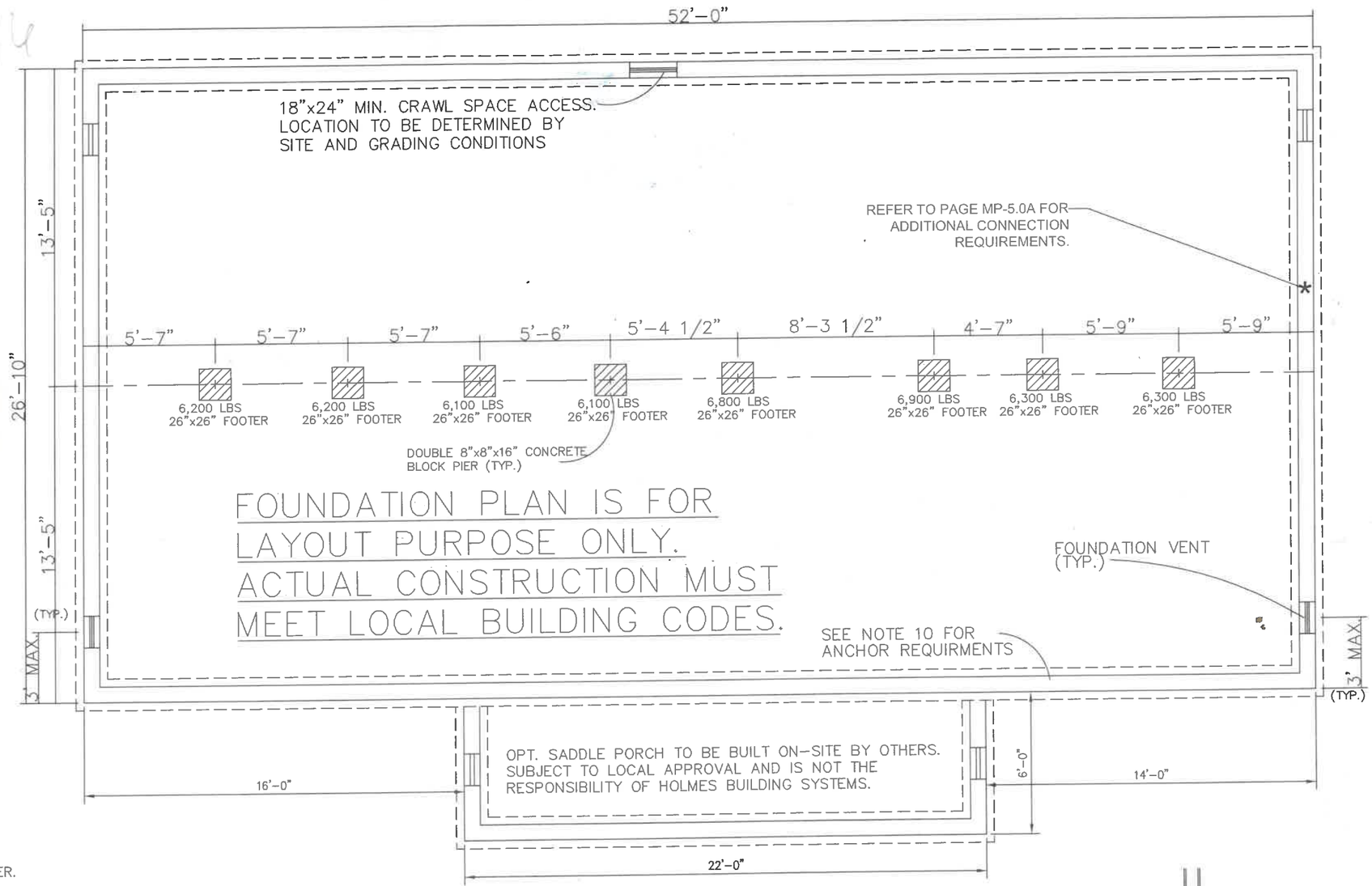




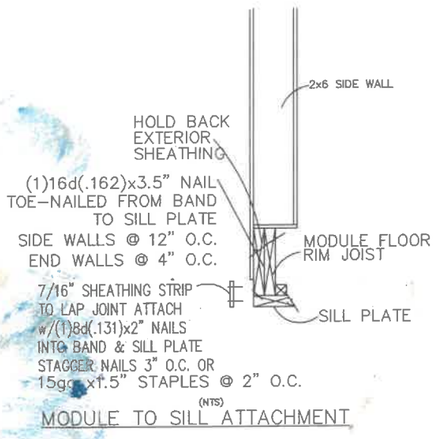
REVISIONS:	SCALE: 3/16"=1'–0"	APPROVAL BY: JAB	HOLMES BUILDING SYSTEMS, LLC	TITLE: WATER SUPPLY DETAIL	PROJECT NO:
DATE:	DATE: 1/17/2020	DRAWN BY: JAB		MODEL: 5228D–HBSP–SOMERSET HILLS	DRAWING NO: MP–5.4

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 31010
WILLIAM E FULTZ
11/03/20

58



FOUNDATION PLAN IS FOR LAYOUT PURPOSE ONLY. ACTUAL CONSTRUCTION MUST MEET LOCAL BUILDING CODES.



(NTS)
MODULE TO SILL ATTACHMENT

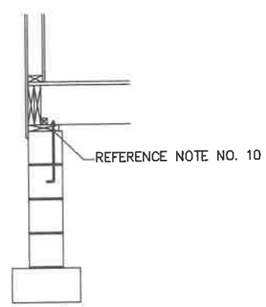
SILL TO FOUNDATION (FDN) BY OTHERS PER CODE REQUIREMENT OR FDN ENGINEER SILL MUST BE DESIGNED TO CARRY LOADS, ELSE STRAPS TO FDN REQUIRED

OFF-FRAME CRAWLSPACE FOUNDATION NOTES:

1. FOOTING BELOW THE FROSTLINE.
2. ALL LOADS HAVE SUPPORTS COLUMNS FOR ALL OPENINGS 4' OR GREATER.
3. MIN. 8" FROM BOTTOM OF SIDING TO GRADE.
4. PURCHASER RESPONSIBLE FOR ALL SERVICE ENTRY CONNECTIONS AND ON-SITE TESTING AS REQUIRED BY STATE AND LOCAL JURISDICTION.
5. CRAWLSPACE VENTILATION PER LOCAL CODE, INSTALL 6 MIL CONTINUOUS VAPOR BARRIER.
6. FOUNDATION DRAINAGE & DAMPPROOFING TO CONFORM TO ALL APPLICABLE CODES & RECOGNIZED DATA (INC SECTION R-405 AND 406).
7. CONCRETE SHALL BE A MIN COMPRESSIVE STRENGTH OF 3500 PSI, BE AIR ENTRAINED, AND COMPLY WITH ACI 318.
8. ALL ELECTRICAL AND MECHANICAL INSTALLATIONS TO CONFORM TO CURRENT STATE & LOCAL CODE REQUIREMENTS.
9. RESERVED
10. CONNECTION OF THE SILL PLATE TO THE FOUNDATION, IN ACCORDANCE WITH THE LOCAL CODE & SITE CONDITIONS WITH APPROVAL OF LOCAL AUTHORITY HAVING JURISDICTION.
11. FOOTING SIZES ARE BASED UPON A MIN SOIL BEARING CAPACITY OF 2000 PSF.
12. PIER DESIGN TO COMPLY WITH R606.5 OF THE BUILDING CODE.

ALL CRAWL SPACES SHALL HAVE A 6-MIL POLY VAPOR RETARDER INSTALLED PER SECTION R408.2 OF THE(RESIDENTIAL) BUILDING CODE ALL JOINTS LAPPED BY 12".

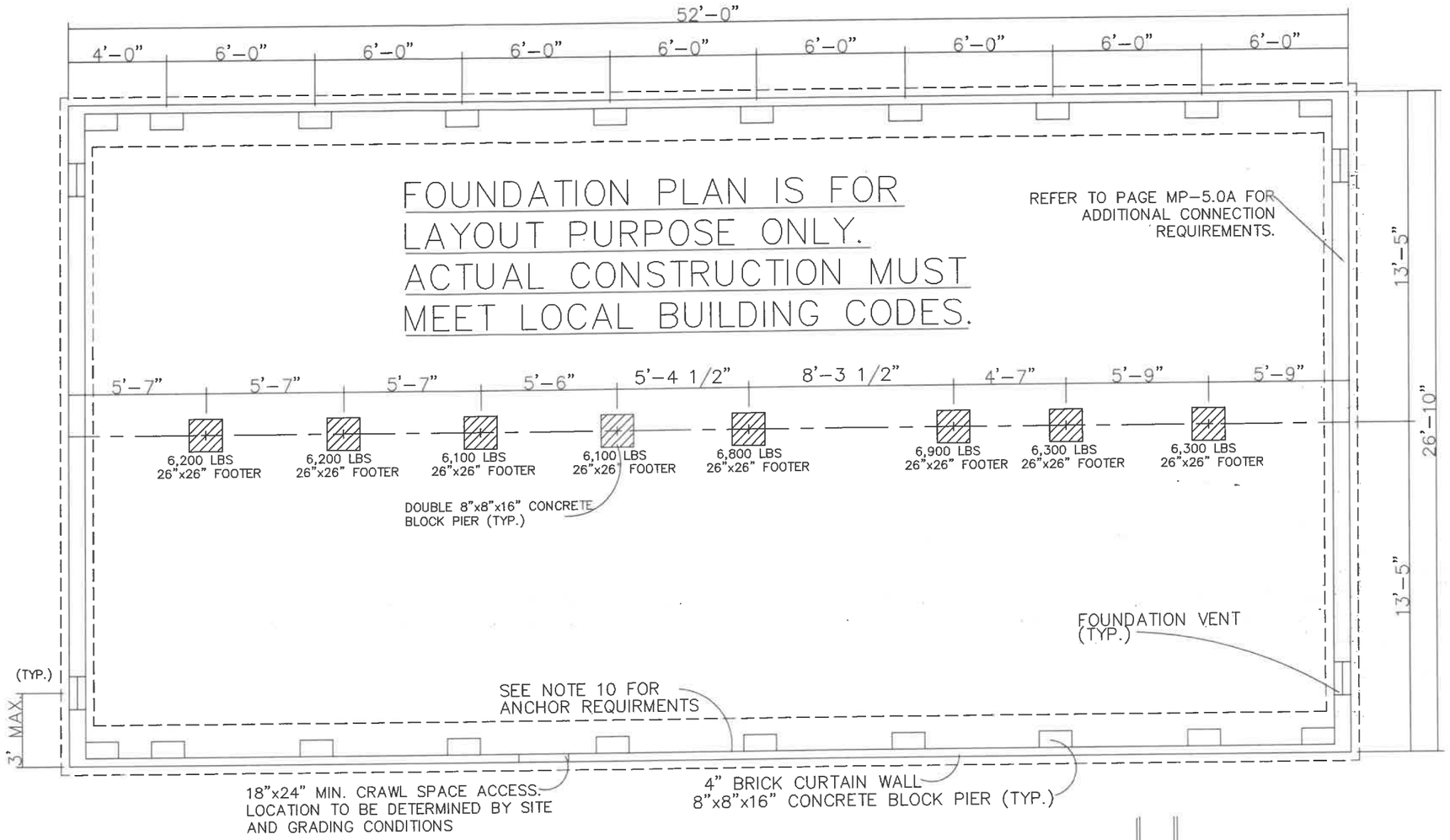
APPROVED **RADCO** APPROVED
May 20, 2021
H. Scott Hall



REVISIONS: 2	SCALE: 3/16"=1'-0"	APPROVAL BY: JAB	HOLMES BUILDING SYSTEMS, LLC
DATE: 10/31/20	DATE: 11/12/2019	DRAWN BY: JAB	

TITLE: OFF FRAME FOUNDATION	PROJECT NO:
MODEL: 5228D-HBSP-SOMERSET HILLS	**DRAWING NO:** MP-9.0

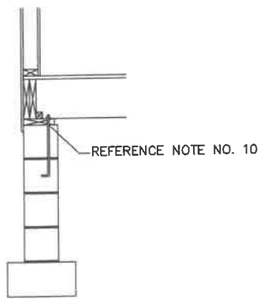
SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 31010
WILLIAM E FULTZ
11/03/20

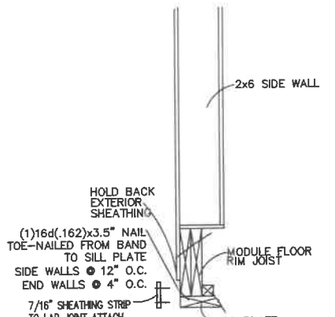


OFF-FRAME CRAWLSPACE FOUNDATION NOTES:

1. FOOTING BELOW THE FROSTLINE.
2. ALL LOADS HAVE SUPPORTS COLUMNS FOR ALL OPENINGS 4' OR GREATER.
3. MIN. 8" FROM BOTTOM OF SIDING TO GRADE.
4. PURCHASER RESPONSIBLE FOR ALL SERVICE ENTRY CONNECTIONS AND ON-SITE TESTING AS REQUIRED BY STATE AND LOCAL JURISDICTION.
5. CRAWLSPACE VENTILATION PER LOCAL CODE, INSTALL 6 MIL CONTINUOUS VAPOR BARRIER.
6. FOUNDATION DRAINAGE & DAMPPROOFING TO CONFORM TO ALL APPLICABLE CODES & RECOGNIZED DATA (INC SECTION R-405 AND 406).
7. CONCRETE SHALL BE A MIN COMPRESSIVE STRENGTH OF 3500 PSI, BE AIR ENTRAINED, AND COMPLY WITH ACI 318.
8. ALL ELECTRICAL AND MECHANICAL INSTALLATIONS TO CONFORM TO CURRENT STATE & LOCAL CODE REQUIREMENTS.
9. RESERVED
10. CONNECTION OF THE SILL PLATE TO THE FOUNDATION, IN ACCORDANCE WITH THE LOCAL CODE & SITE CONDITIONS WITH APPROVAL OF LOCAL AUTHORITY HAVING JURISDICTION.
11. FOOTING SIZES ARE BASED UPON A MIN SOIL BEARING CAPACITY OF 2000 PSF.
12. PIER DESIGN TO COMPLY WITH R606.5 OF THE BUILDING CODE.

ALL CRAWL SPACES SHALL HAVE A 6-MIL POLY VAPOR RETARDER INSTALLED PER SECTION R408.2 OF THE(RESIDENTIAL) BUILDING CODE ALL JOINTS LAPPED BY 12".





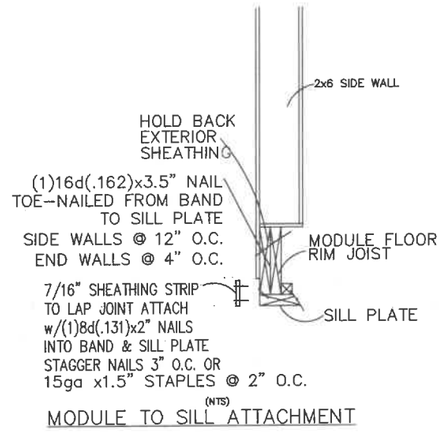
MODULE TO SILL ATTACHMENT
(NTS)

SILL TO FOUNDATION (FDN) BY OTHERS PER CODE REQUIREMENT OR FDN ENGINEER SILL MUST BE DESIGNED TO CARRY LOADS, ELSE STRAPS TO FDN REQUIRED

APPROVED **RADCO** APPROVED
May 20, 2021
H. Scott Hall

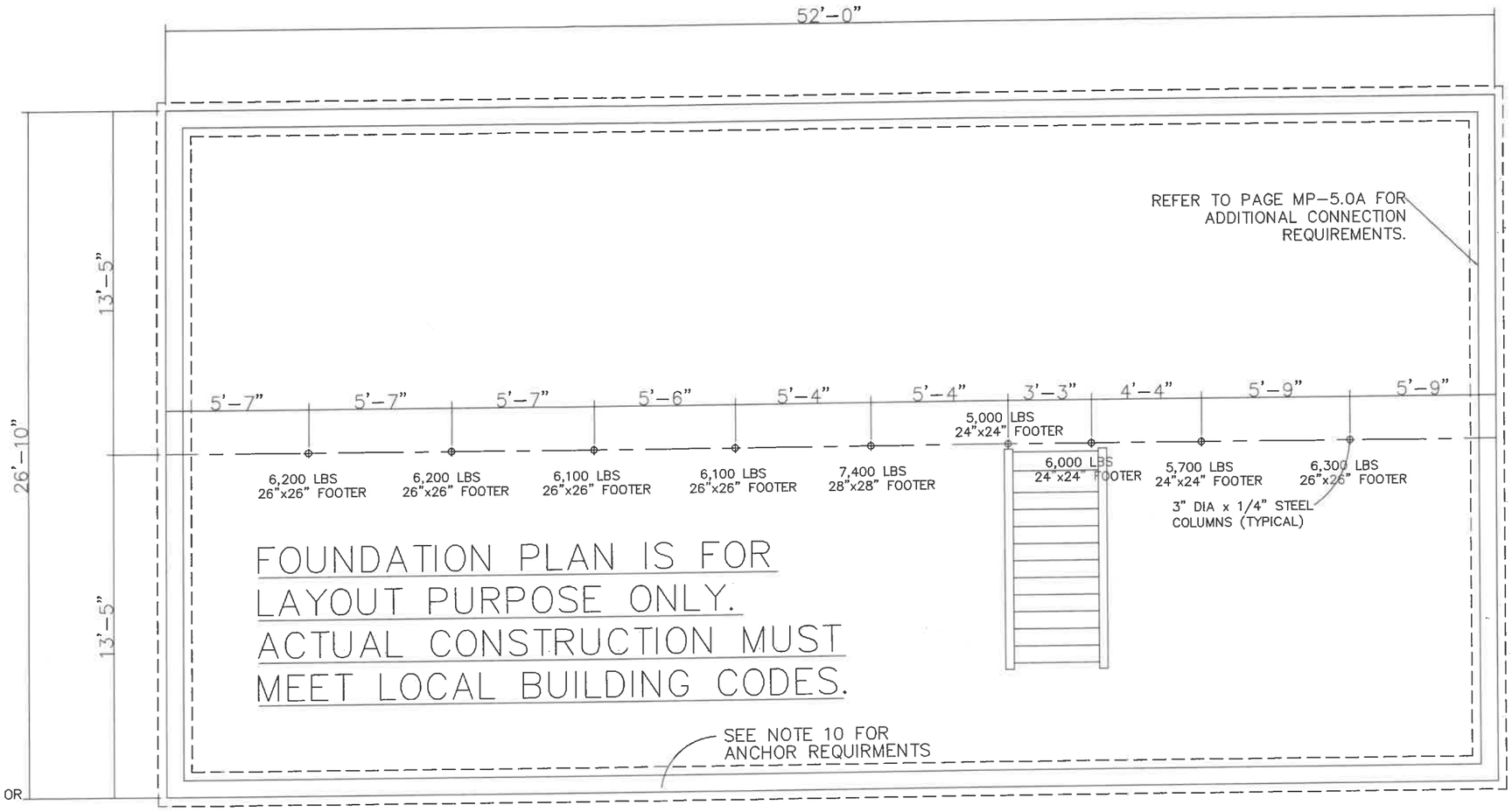
REVISIONS: 2	SCALE: 3/16"=1'-0"	APPROVAL BY: JAB	HOLMES BUILDING SYSTEMS, LLC	TITLE: OFF-FRAME FOUNDATION (PIER/CURTAIN)	PROJECT NO:
DATE: 10/31/20	DATE: 10/07/2020	DRAWN BY: JAB		MODEL: 5228D-HBSP-SOMERSET HILLS	DRAWING NO: MP-9.1

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 31010
WILLIAM E FULTZ
03/11/21



MODULE TO SILL ATTACHMENT (NTS)

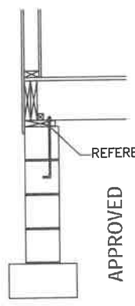
SILL TO FOUNDATION (FDN) BY OTHERS PER CODE REQUIREMENT OR FDN ENGINEER SILL MUST BE DESIGNED TO CARRY LOADS, ELSE STRAPS TO FDN REQUIRED



OFF-FRAME CRAWLSPACE FOUNDATION NOTES:

1. FOOTING BELOW THE FROSTLINE.
2. ALL LOADS HAVE SUPPORTS COLUMNS FOR ALL OPENINGS 4' OR GREATER.
3. MIN. 8" FROM BOTTOM OF SIDING TO GRADE.
4. PURCHASER RESPONSIBLE FOR ALL SERVICE ENTRY CONNECTIONS AND ON-SITE TESTING AS REQUIRED BY STATE AND LOCAL JURISDICTION.
5. CRAWLSPACE VENTILATION PER LOCAL CODE, INSTALL 6 MIL CONTINUOUS VAPOR BARRIER.
6. FOUNDATION DRAINAGE & DAMPPROOFING TO CONFORM TO ALL APPLICABLE CODES & RECOGNIZED DATA (INC SECTION R-405 AND 406).
7. CONCRETE SHALL BE A MIN COMPRESSIVE STRENGTH OF 3500 PSI, BE AIR ENTRAINED, AND COMPLY WITH ACI 318.
8. ALL ELECTRICAL AND MECHANICAL INSTALLATIONS TO CONFORM TO CURRENT STATE & LOCAL CODE REQUIREMENTS.
9. RESERVED
10. CONNECTION OF THE SILL PLATE TO THE FOUNDATION, IN ACCORDANCE WITH THE LOCAL CODE & SITE CONDITIONS WITH APPROVAL OF LOCAL AUTHORITY HAVING JURISDICTION.
11. FOOTING SIZES ARE BASED UPON A MIN SOIL BEARING CAPACITY OF 2000 PSF.
12. PIER DESIGN TO COMPLY WITH R606.5 OF THE BUILDING CODE.

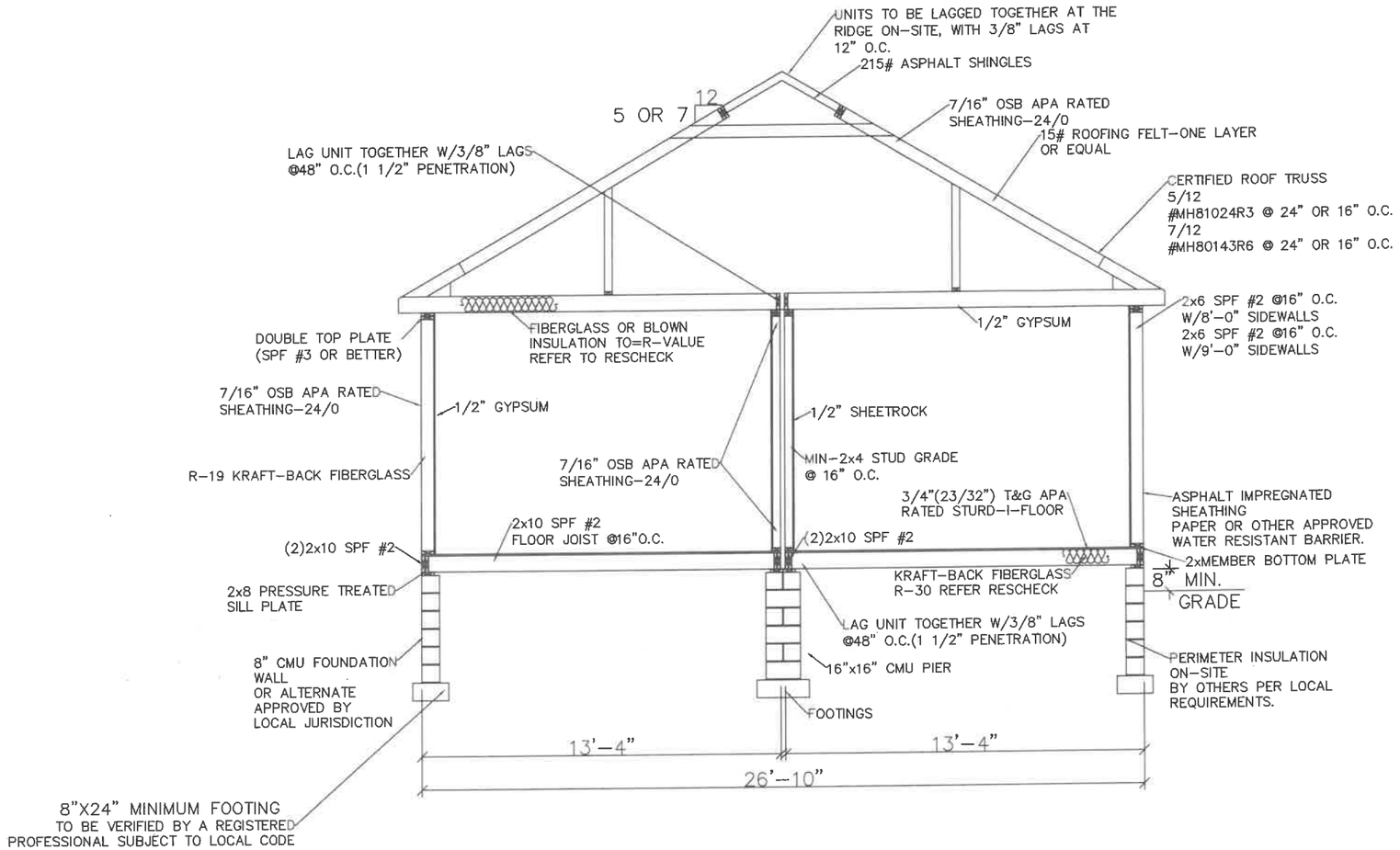
ALL CRAWL SPACES SHALL HAVE A 6-MIL POLY VAPOR RETARDER INSTALLED PER SECTION R408.2 OF THE(RESIDENTIAL) BUILDING CODE ALL JOINTS LAPPED BY 12".



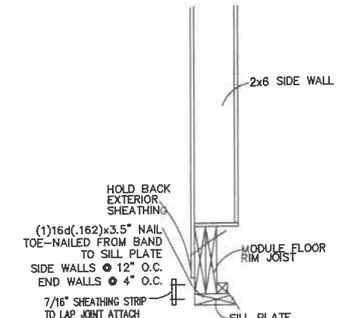
APPROVED RADCO APPROVED
May 20, 2021
H. Scott Hall

REVISIONS: 2	SCALE: 3/16"=1'-0"	APPROVAL BY: JAB	HOLMES BUILDING SYSTEMS, LLC	TITLE: BASEMENT FOUNDATION / MODEL: 5228D-HBSP-SOMERSET HILLS
DATE: 10/31/20	DATE: 03/11/2021	DRAWN BY: JAB		PROJECT NO: / DRAWING NO: MP-9.2

WHEN REQUIRED: ADDITIONAL FIBERGLASS OR BLOWN INSULATION IN ROOF. TO BE COMPLETED ON-SITE BY OTHERS. SUBJECT TO LOCAL APPROVAL AND IS NOT THE RESPONSIBILITY OF HOLMES BUILDING SYSTEMS. REFER TO RESCHECK



SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 31010
WILLIAM E FULTZ
06/28/21



MODULE TO SILL ATTACHMENT
(NTS)

SILL TO FOUNDATION (FDN) BY OTHERS PER CODE REQUIREMENT OR FDN ENGINEER SILL MUST BE DESIGNED TO CARRY LOADS, ELSE STRAPS TO FDN REQUIRED

STRUCTURAL
1. TRUSSES SHALL BE CERTIFIED FOR THE LOADS AND APPLICATION USED.
2. INTERIOR PARTITIONS TO BE CONSTRUCTED TO WITHSTAND A 5 PSF HORIZONTAL FORCE.
3. ALL LUMBER TO BE GRADED AND MARKED
4. COMPRESSION PLATE REQUIRED TO ENSURE WOOD TO WOOD CONTACT BETWEEN WALL AND TRUSS.
5. BUILDING MODULES TO BE SET TOGETHER CLOSELY. (MAX. 1" GAP BETWEEN MODULES). GAP TO BE FILLED TO LIMIT AIR INFILTRATION.

APPROVED RADCO APPROVED
2 , 2021
H. Scott Hall

NOTE:
1. A SINGLE TOP PLATE MAY BE INSTALLED IN BEARING AND EXTERIOR WALLS, PROVIDED THE TOP PLATE IS ADEQUATELY TIED AT JOINTS, CORNERS, AND INTERSECTING WALLS BY AT LEAST THE EQUIVALENT OF 3-INCH BY 6-INCH BY 0.036 INCH-THICK GALVANIZED STEEL THAT IS NAILED TO EACH WALL OR SEGMENT OF WALL BY THREE 8d NAILS OR EQUIVALENT, PROVIDED THE RAFTERS OR JOISTS ARE CENTERED OVER THE STUDS WITH A TOLERANCE OF NO MORE THAN 1 INCH.
2. ATTIC VENTILATED BY A CONTINUOUS SOFFIT AND RIDGE VENT REFER TO DETAIL ON PAGE MP-13.1
3. SEE THE DESIGN MANUAL FOR ANY FASTENING THAT IS DIFFERENT FROM THE PRESCRIPTIVE REQUIREMENTS OF THE BUILDING CODE.
4. SEE THE EXTERIOR WALL, INTERIOR WALL AND MATING WALL SECTIONS OF THE DESIGN MANUAL FOR FASTENING THAT IS DIFFERENT FROM THE PRESCRIPTIVE. I.E. SECTION MEW
5. SEE THE ROOF CONSTRUCTION SECTION MRC OF THE DESIGN MANUAL FOR FASTENING THAT IS DIFFERENT FROM THE PRESCRIPTIVE.
6. FOR ROOF TRUSSES(SEE ATTACHED).
7. ELIMINATION OF AIR INFILTRATION AT MATELINES: IF THE SEALER TAPE HAS BEEN DAMAGED DURING TRANSPORTATION OR INSTALLATION OF THE HOME, ADDITIONAL SEALER TAPE WILL NEED TO BE INSTALLED TO FILL THE VOIDS AND LIMIT AIR INFILTRATION.
8. FIREBLOCKING AT MATELINE TO BE PROVIDED PER SECTION R602.8 OF THE BUILDING CODE.
9. INSULATION REQUIREMENTS. FOR CLIMATE ZONE REFER TO THE RES-CHECK

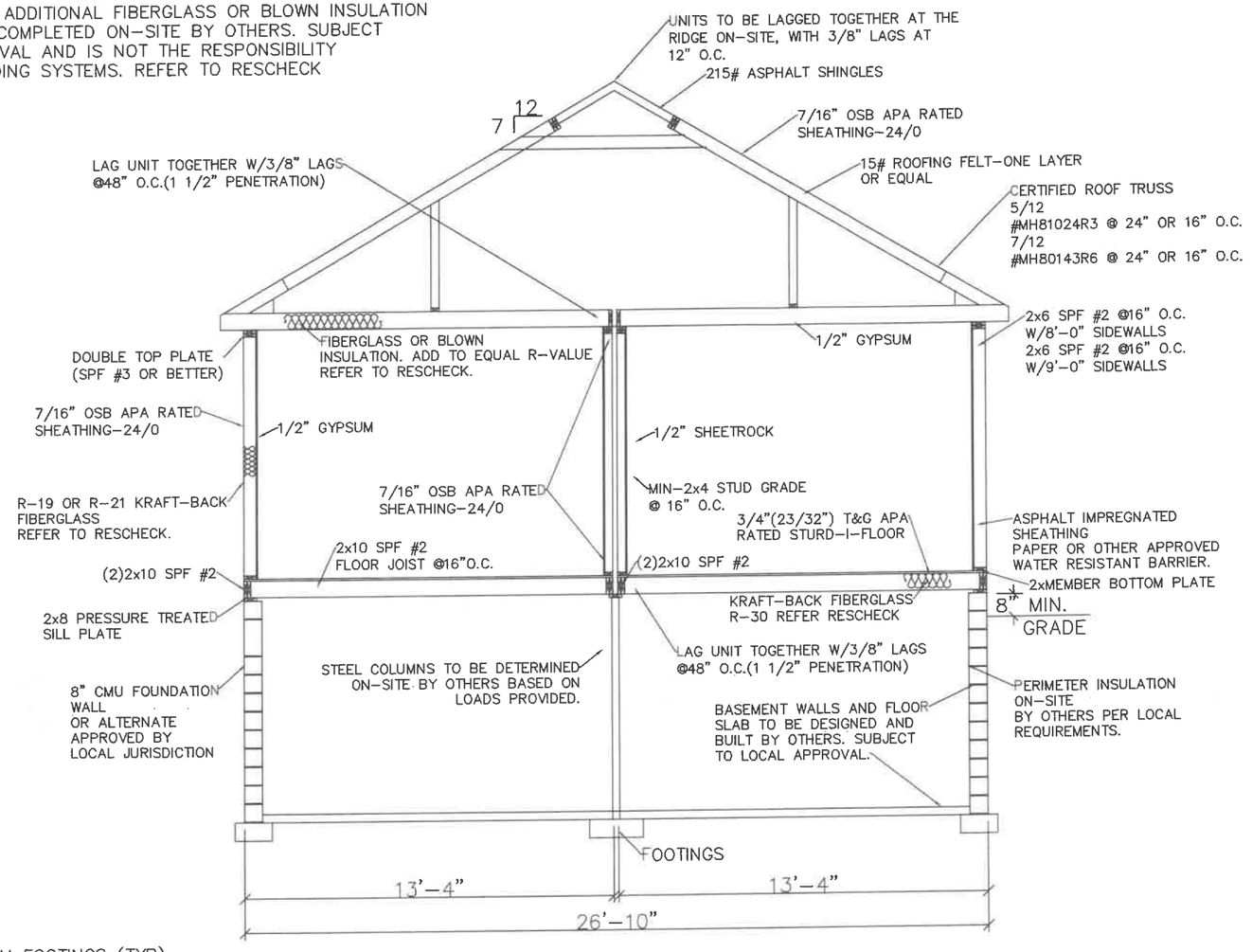
NOTE:
FOR HEADERS AND MATE LINE BEAMS SEE ATTACHED CALCULATION

FOOTER:
BELOW FROST LINE.

NOTE:
THIS FOOTER SIZE MAY VARY WITH SOIL CONDITIONS. THIS WILL BE DETERMINED AND SUPPLIED BY OTHERS ON SITE. CRAWL SPACE VENTILATION PER LOCAL REQUIRMENTS.

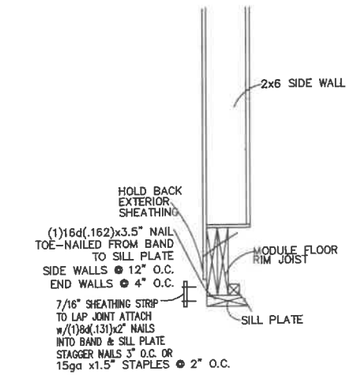
SCALE:	DATE:	DRAWN BY:			
NTS	9/20/2019	JAB	HOLMES BUILDING SYSTEMS, LLC	OFF FRAME CRAWL SPACE X-SECTION	DRAWING NO: MP-12.0

WHEN REQUIRED: ADDITIONAL FIBERGLASS OR BLOWN INSULATION IN ROOF. TO BE COMPLETED ON-SITE BY OTHERS. SUBJECT TO LOCAL APPROVAL AND IS NOT THE RESPONSIBILITY OF HOLMES BUILDING SYSTEMS. REFER TO RESCHECK



8"X24" MINIMUM FOOTINGS (TYP)
TO BE VERIFIED BY LOCAL JURISDICTION HAVING AUTHORITY

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 31010
WILLIAM E FULTZ
06/28/21



MODULE TO SILL ATTACHMENT
(NTS)

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APPROVED RADCO APPROVED
2 , 2021
H. Scott Hall

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FOR HEADERS AND MATE LINE BEAMS SEE ATTACHED CALCULATION
FOOTER:
BELOW FROST LINE.
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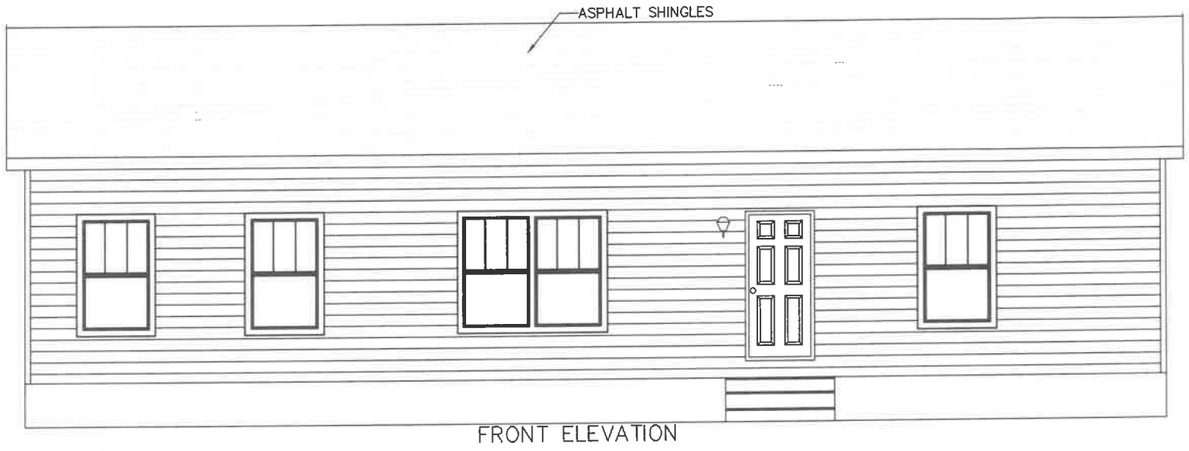
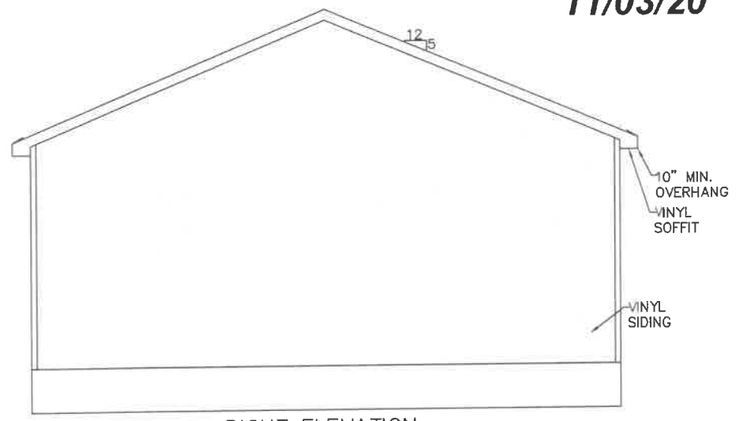
THIS FOOTER SIZE MAY VARY WITH SOIL CONDITIONS. THIS WILL BE DETERMINED AND SUPPLIED BY OTHERS ON SITE. CRAWL SPACE VENTILATION PER LOCAL REQUIRMENTS.

SCALE:	DATE:	DRAWN BY:			
NTS	9/20/2019	JAB	HOLMES BUILDING SYSTEMS, LLC	OFF FRAME BASEMENT X-SECTION	DRAWING NO: MP-12.1

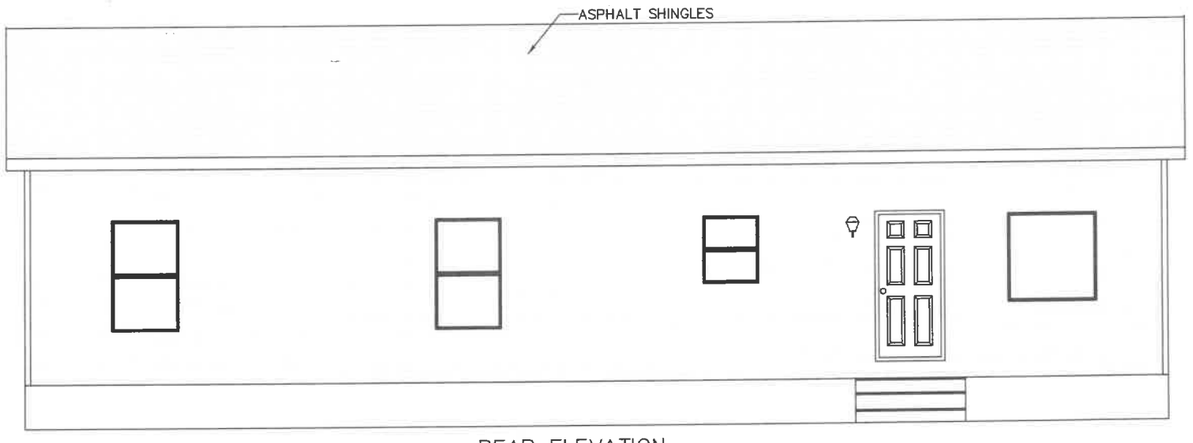
SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 31010
WILLIAM E FULTZ
11/03/20



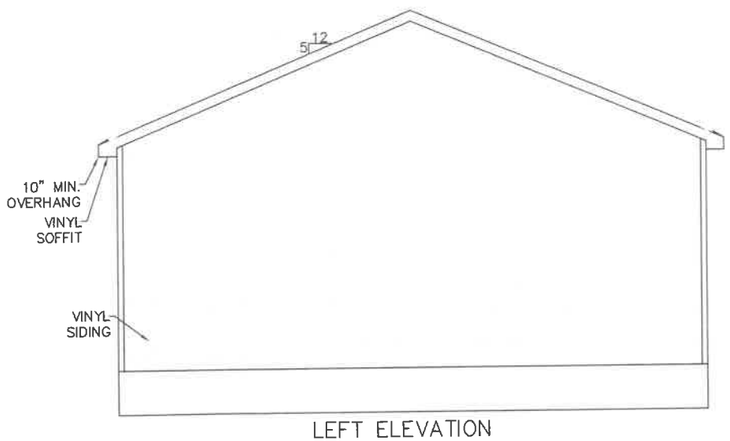
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

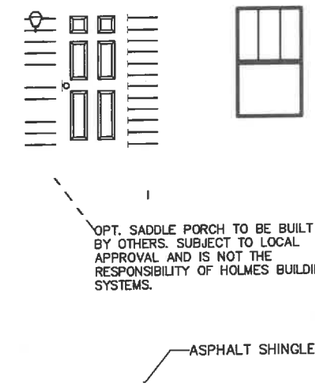
APPROVED **RADCO** APPROVED
May 20, 2021
H. Scott Hall

REVISIONS: 1	SCALE: 3/16"=1'-0"	APPROVAL BY: JAB	HOLMES BUILDING SYSTEMS, LLC	TITLE: ELEVATIONS	PROJECT NO:
DATE: 10/19/20	DATE: 1/17/2020	DRAWN BY: JAB		MODEL: 5228D-HBSP-SOMERSET HILLS	**DRAWING NO:** MP-13.0

SHOWN WITH OPTIONAL SADDLE PORCH

FRONT ELEVATION

OPT. SADDLE PORCH TO BE BUILT ON-SITE BY OTHERS. SUBJECT TO LOCAL APPROVAL AND IS NOT THE RESPONSIBILITY OF HOLMES BUILDING SYSTEMS.



REAR ELEVATION

RIGHT ELEVATION

PT. SADDLE PORCH TO BE BUILT ON-SITE BY OTHERS. SUBJECT TO LOCAL APPROVAL AND IS NOT THE RESPONSIBILITY OF HOLMES BUILDING SYSTEMS.

LEFT ELEVATION

OPT. SADDLE PORCH TO BE BUILT ON-SITE BY OTHERS. SUBJECT TO LOCAL APPROVAL AND IS NOT THE RESPONSIBILITY OF HOLMES BUILDING SYSTEMS.

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 31010
WILLIAM E FULTZ
11/03/20

APPROVED RADCO APPROVED
May 20, 2021
H. Scott Hall

REVISIONS: 1 SCALE: 3/16"=1'-0" APPROVAL BY: JAB
DATE: 10/19/20 1/17/2020 DRAWN BY: JAB

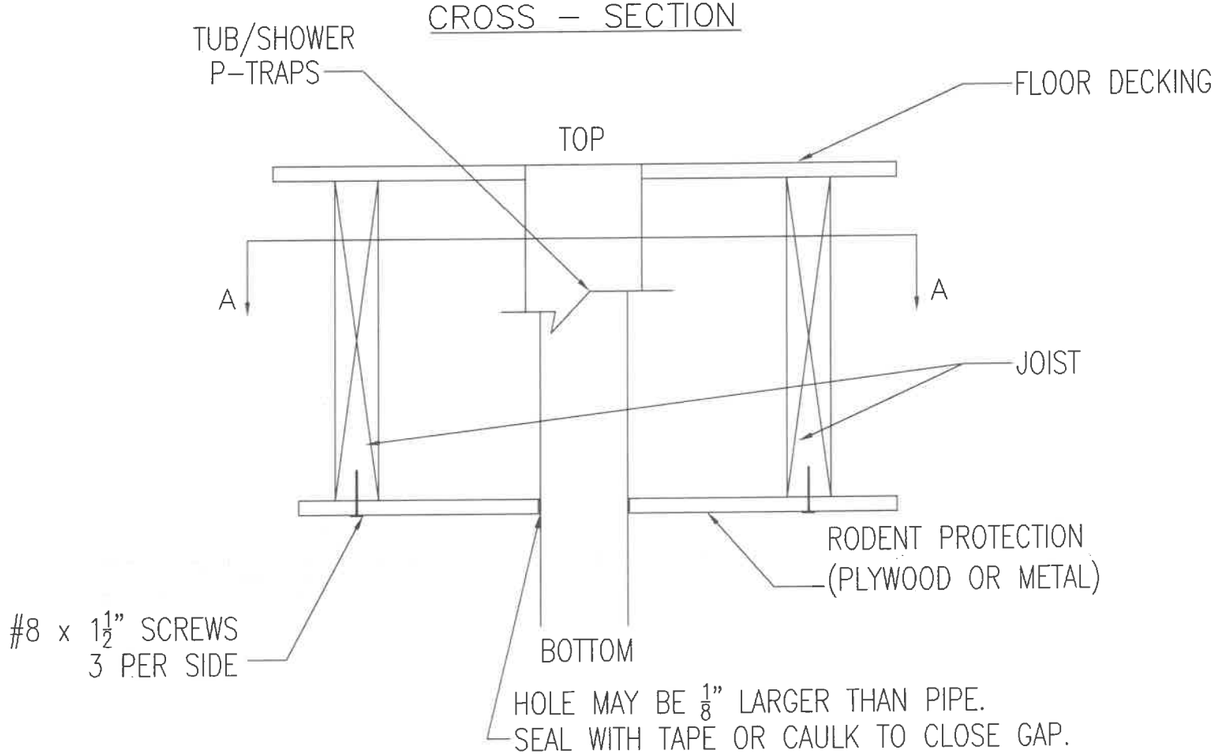
HOLMES BUILDING SYSTEMS, LLC

TITLE: ELEVATIONS
MODEL: 5228D-HBSP-SOMERSET HILLS

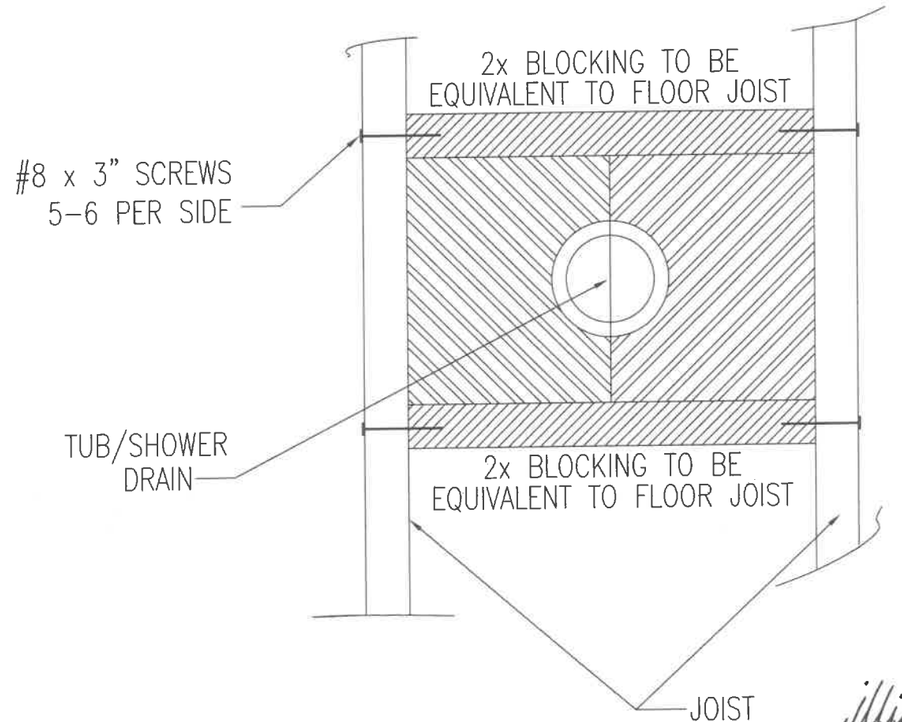
PROJECT NO:
DRAWING NO: MP-13.0.1

Rodent Proofing

CROSS – SECTION



TOP VEIW
SECTION A–A



APPROVED **RADCO** APPROVED
May 20, 2021
H. Scott Hall

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 31010
WILLIAM E FULTZ
11/03/20

1. PLYWOOD SECURED TO FRAMING WITH 3-#8 x 1 ½" SCREWS PER SIDE.
2. PLYWOOD MAY BE CUT IN HALF FOR EASE OF INSTALLATION.
3. PLYWOOD MAY BE INSTALLED ON SIGHT WHEN CARRIER PARTS PREVENTS FACTORY INSTALLATION.
4. REFER TO ABOVE DRAWING FOR SIGHT INSTALLATION.
5. IF FRESH WATER LINES DON'T MEET NOTE #6, THIS IS THE METHOD WE ARE USING FOR RODENT PROOFING, WHERE THEY PASS THRU THE FLOOR DECKING A 4"x4" PATCH PLYWOOD OR SCREWED AND GLUED TO MAIN SUBFLOOR WITH (4)#8x1" SCREWS.
6. OTHER DRAINS ARE RODENT PROOF BY FITTING TIGHT WITH TAPE OR CAULKING WHERE THEY PASS THRU THE FLOOR WITH NO MORE THAN ⅛" GAP.
7. RODENT PROOFING MATERIAL TO BE THE SIZE AND MATERIAL AS FLOOR DECKING.

SCALE NTS	DATE: 8/23/13 REV: 3/12/14	DRAWN BY: CHRISTINA M. McNEILL	HOLMES BUILDING SYSTEMS, LLC	TITLE: RODENT PROOFING SERIES:	PROJECT: DRAWING NO: PL–11A

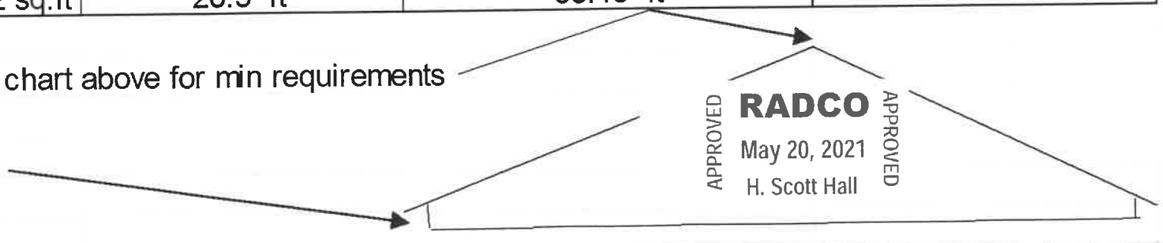
PASSIVE ATTIC VENTALATION

Required ventalation 1 sq ft of ventalation per ever 300 sq ft of roof area,
Required percent upper(50% min) 50%,
Required Percent Lowe (40% min) 50%

Ridge vent = 18 sq.in of free air per lin ft
Soffit vent = 4 sq.in of free air per lin ft

Minimum Required Ventilation						Required Vent Length and Soffit		
Unit width	unit length	Area	Upper	Lower	Total	Min Ridge length (1)	Required Soffit length (2)	Actual Soffit length
27.66 ft	32 ft	885.12	1.48	1.48	2.95 sq.ft	12 ft	26.64 ft	60 ft
27.66 ft	34 ft	940.44	1.57	1.57	3.13 sq.ft	13 ft	28.26 ft	64 ft
27.66 ft	36 ft	995.76	1.66	1.66	3.32 sq.ft	13.5 ft	29.88 ft	68 ft
27.66 ft	38 ft	1051.00	1.75	1.75	3.50 sq.ft	14 ft	31.50 ft	72 ft
27.66 ft	40 ft	1106.40	1.85	1.85	3.69 sq.ft	15 ft	33.33 ft	76 ft
27.66 ft	42 ft	1161.72	1.94	1.94	3.87 sq.ft	16 ft	34.92 ft	80 ft
27.66 ft	44 ft	1217.00	2.05	2.05	4.10 sq.ft	16.5 ft	36.90 ft	84 ft
27.66 ft	46 ft	1272.36	2.12	2.12	4.24 sq.ft	17 ft	38.16 ft	88 ft
27.66 ft	48 ft	1327.68	2.22	2.22	4.43 sq.ft	18 ft	39.96 ft	92 ft
27.66 ft	50 ft	1383.00	2.31	2.31	4.61 sq.ft	18.5 ft	41.58 ft	96 ft
27.66 ft	52 ft	1438.32	2.40	2.40	4.79 sq.ft	19.5 ft	43.20 ft	100 ft
27.66 ft	54 ft	1493.64	2.49	2.49	4.98 sq.ft	20 ft	44.82 ft	104 ft
27.66 ft	56 ft	1548.96	2.58	2.58	5.16 sq.ft	21 ft	46.44 ft	108 ft
27.66 ft	58 ft	1604.28	2.68	2.68	5.35 sq.ft	21.5 ft	48.24 ft	112 ft
27.66 ft	60 ft	1659.60	2.77	2.77	5.53 sq.ft	22.5 ft	49.86 ft	116 ft
27.66 ft	62 ft	1714.92	2.86	2.86	5.72 sq.ft	23 ft	51.48 ft	120 ft
27.66 ft	64 ft	1770.24	2.95	2.95	5.90 sq.ft	24 ft	53.10 ft	124 ft
27.66 ft	66 ft	1825.56	3.04	3.04	6.08 sq.ft	24.5 ft	54.72 ft	128 ft
27.66 ft	68 ft	1880.88	3.14	3.14	6.27 sq.ft	25.5 ft	56.52 ft	132 ft
27.66 ft	70 ft	1936.20	3.23	3.23	6.45 sq.ft	26 ft	58.14 ft	136 ft
27.66 ft	72 ft	1991.52	3.32	3.32	6.64 sq.ft	27 ft	59.76 ft	140 ft
27.66 ft	74 ft	2046.84	3.41	3.41	6.82 sq.ft	27.5 ft	61.38 ft	144 ft
27.66 ft	76 ft	2106.16	3.51	3.51	7.02 sq.ft	28.5 ft	63.18 ft	148 ft

1. Ridge vents are required to be in top half, see chart above for min requirements
   Ridge vents field installed by others
2. Soffit venting is the only method for lower half



SCALE:	DATE:	DRAWN BY:			DRAWING NO:
NTS	3/11/14	STEVEN ALBERT	HOLMES BUILDING SYSTEMS, LLC	ELEVATION NOTES	MP–13.1