



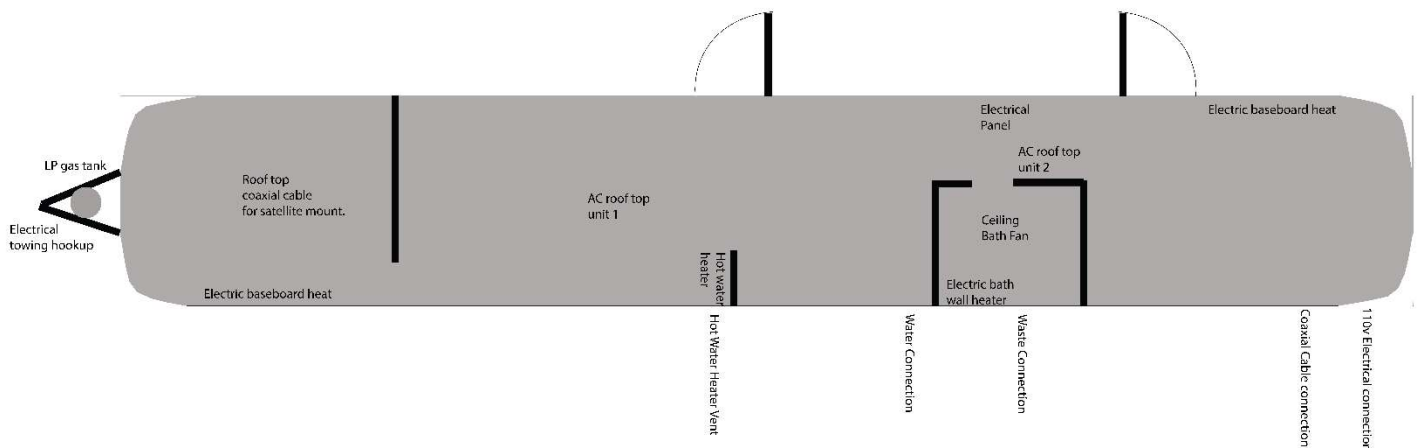
## 1956 Spartan Imperial Mansion Operations Manual

Year	Model	Serial no.	Body Length	Overall Length
1956	Imp. Mansion 445-1 (2 BR)	445308	42'	45'

Please note: The intended use of this rehabbed mobile home is as a permanently parked home, vacation home, guest home, or cabin. It is not intended to be towed as a camper. The mobile home has been gutted to the metal studs, re-wired, insulated with spray foam, there are new double pane windows, and new heating and cooling systems have been installed. Regardless of these improvements the mobile home will require additional installation steps to make the unit a true four-season home in cold northern climates.



Diagram 1 – Layout and Location Notes



Here is an overview of the major mechanical systems including a description of the purpose, operating notes, and photos of each system.

1. Towing hookup and electrical connection - Because of the size of the unit a professional mobile home mover will be needed to haul and move the mobile home. The mobile home has a dry weight of approximately 8,600 pounds. There is a double axel wheelbase. The hitch ball height is approximately 20 inches above the ground. The mobile home doesn't have safety chains. The hitch weight is approximately 1,032 pounds. The hitch ball

size is 2 5/16 inch with a 12,500 pound capacity. An emergency breakaway cable sensor is installed that applies the breaks if the Spartan comes loose during towing.



The electrical connection for towing is a six point plug that also has an adapter to a 7 prong plug which are both standard connections. There is a 4' extension cable for towing that has 7 prongs on both ends and allows the towing vehicle to connect to the Spartan. There are four side beehive running lights and two taillights for towing.



2. Parking and Stabilizing – It is recommended that the Spartan be parked on flat level ground. Because of the 45' length and dual axels near the rear 1/3 and hitch at the front end there can be bounciness and instability if stabilizers aren't used.

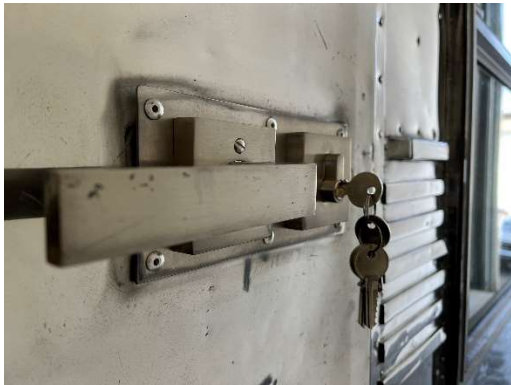
Stabilizers included - Qty 4.



3. Doors and Screen Doors. The purpose of the doors are to provide security and to allow air flow through screen doors. Black rubber door stops have been installed to stop the door handles from damaging the sides of the Spartan.



Locks. New locks and handles have been installed on the original doors. There are two keys provided for each door.



Roller Catches. The original hardware roller catches have been re-installed. These allow the door to stay shut without being locked.



4. Pull out Steps. The purpose of the pull out steps is to allow for easier entry to the mobile home. The recessing feature is ideal for towing and for addition of a deck in the future. The steps have been repaired with a new plate welded over the step on the front door and painted.





Recessed



Extended

5. 110v Electrical connection – The purpose of the 110v electrical connection plug is to allow power to be connected to the mobile home. The plug receptacle is a standard size. The power source is to be inserted into the plug and then twisted to the right to ensure it is connected fully and doesn't come loose. A power cable and adapters are included. Here are the specifications:

1. Buripes 50Amp 50feet 125V/250V Welder Extension Outdoor Cord Heavy Duty Power Cord Cable
2. RVGUARD 30 Amp to 50 Amp RV Adapter Cord 12 Inch, NEMA TT-30P to NEMA 14-50R, Dogbone Electrical Converter with LED Power Indicator and Disconnect Handle, Green, ETL Listed
3. RVGUARD 30 Amp to 110 Volt RV Adapter Cord 12 Inch, NEMA 5-15P to NEMA TT-30R Electrical Power Adapter with LED Power Indicator, Green, ETL Listed

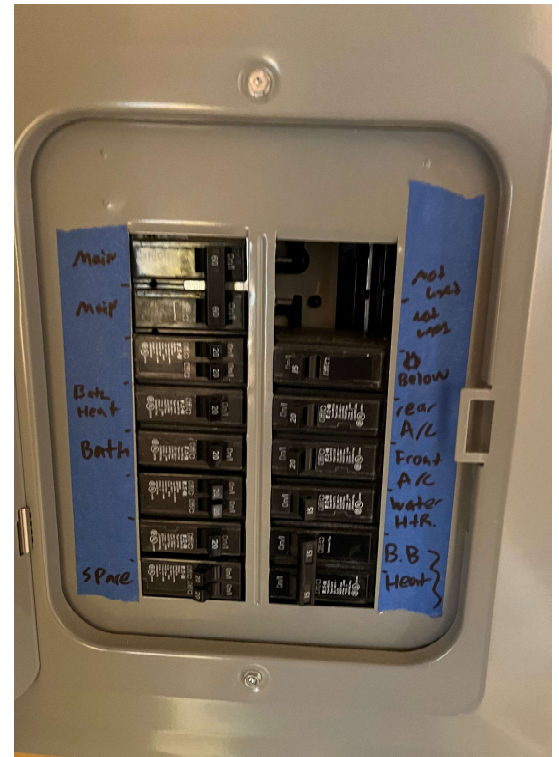


*Please note: that when adapters are used to connect to an outlet less than 50 Amp some features that require higher amperage such as heating/cooling and hot water heater will not work.*

6. Electrical Panel – 100 Amp Panel 20 circuit panel. The purpose of the electrical panel is to control the flow of electricity to each outlet, light, or appliance and to protect against damage or fire. The circuit breaker will trip when a surge is detected to prevent too much electricity from flowing to any circuit. Each circuit breaker is labeled with the location that the breaker serves in the mobile home. If an outlet or appliance isn't working the first thing to check is the circuit breaker in the panel that corresponds to the area that isn't working. If the breaker has tripped it will need to be reset by flipping it back and forth to the on position.

There are also several low voltage transformers in the area of the electric panel that convert 110v power to low voltage for the under-cabinet lights and exterior front door wall light.

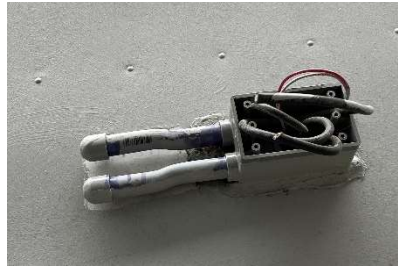
Also, below the electric panel is the termination of all coaxial cable. This is the location where a satellite receiver, cable box, or digital recording device would be placed.



7. Coaxial cable. The purpose of running coaxial cable in the walls is to allow the future hookup of cable or satellite without needing to run cables on the exterior or under the mobile home. Coaxial cable enters the mobile home in two locations. The first is on the side of the rear bedroom through a coaxial cable connection. Here is what that connection looks like.



The second possible input location for connecting to coaxial cable is on the roof of the mobile home where a satellite or antenna could be installed. Here is what the roof top connection looks like:



The connection is located under the silver dome which is screwed to the junction box and siliconed at the perimeter.



Below the electric panel is the termination of all coaxial cable. This is the location where a satellite receiver, cable box, or digital recording device would be placed. Coaxial cable is run from this location to the front and rear bedroom and living room ceiling.

8. Water connection – The purpose of the water connection is to provide a supply of water to the mobile home. The water supply screws onto the connection on the side of the mobile home. Because the supply line is exposed to the weather it will freeze in colder climates during winter months with-out additional insulation or electric heat tape to stop the supply from freezing. The water supply enters the mobile home under the kitchen sink and the supply splits to feed the fixtures and supply the water heater.





9. Hot water heater – The purpose of the hot water heater is to provide warm water to the mobile home for the kitchen sink, bath sink, and bathtub/shower. The hot water heater is located under the dining room bench seat flip top lids.

Model: Suburban 12 Gallon Water Heater DSI & 110V SW12DE 5247A 5147A 5147F.



The Suburban SW12DE Gas Water Heater provides reliable service and easy maintenance. This high-recovery 12,000 BTU/hour model features a porcelain steel tank, foam insulation, large diameter drain, and replaceable anode rod to absorb corrosive electrolysis action. The one-piece, die-formed housing protects controls and connections yet offers easy access. Fits cut-out openings of prior models. Access door and frame located on mobile home side.



Because the hot water heater is dual fuel it allows for a faster recovery rate of 16.2 gallons per hour. The water heater gas ignition is controlled by a switch mounted on the inside of your RV. The switch is located inside the flip top lid on the bench seat.



10. Waste connection – The purpose of the waste connection is to provide an outlet for waste-water and sewage. The waste connection screws on to the waste pipe under the bathroom and drains to a sewer line or septic system.



11. 100 lb Steel Liquid Propane Gas Tank – The purpose of the liquid propane gas tank is to provide natural gas for the hot water heater and stove. The gas tank is connected to these appliances via a gas line that runs under the mobile home. Natural gas appliances are safe and efficient. The natural gas canister will need refilled periodically by a professional based on usage.



GasSaf 6FT Propane Hose Regulator with Gauge, QCC1 Connection for Most LP Gas Grill, Heater and Fire Pit Table, 3/8" Female Flare Nut

SHINESTAR POL to QCC1 Propane Tank Adapter - Old to New, 100 lb LP Tank Valve to Type-1 Fitting, Solid Brass

12. AC roof top units 1 and 2 – The purpose of the roof top AC units is primarily to provide air conditioning to the mobile home. The units also contain an electric heat strip that puts out some heat as well. The unit is a non-ducted unit and will cool approximately 250 square feet each.





Operating Notes: featuring new omni-directional louvers designed to direct conditioned air downwards into the RV Interior in any direction. When the omni-directional louvers are closed, conditioned air is directed forward and aft through the front and rear air flow dampers. Pop-Out retainer grilles for easy, tool-free access to the washable air filters. Dimensions: 19" L x 20" W x 2" Thick

#### Model Numbers:

- Coleman 13500 BTU RV Air Conditioner Top Unit Only, White.
- Coleman Mach 9430D7153 Deluxe Chill Grille Heat-Ready Non-Ducted Ceiling Assembly.
- Coleman 9233A4551 Electric Heat Kit for Heat Ready Ceiling Assemblies

#### ▪ Ceiling Controls



13. Bath Vent Fan – The purpose of the bath vent fan is to remove moisture and smells from the bathroom. It is recommended that the bath fan be run for 30+ minutes after all showers or baths conclude to help remove moisture rich air from the mobile home. Excess moisture build up can lead to mold and other negative outcomes. Model Number: Ventline (V2262-50 (7")) 50 CFM Ceiling Exhaust Fan



14. Electric baseboard heat – The purpose of the electric baseboard heat in the bedrooms are to provide a heat source and allow each room to be individually controlled to maintain an ideal temperature. To operate heaters, adjust thermostat to ideal temperature. Cadet F Series 30" Electric Baseboard Heater (Model: 2F500A, Part: 06502), 1710/1280 BTU, 240/208 Volt, 500/375 Watt, Almond. Cadet F Series Double Pole Built-In Baseboard Thermostat (Model: BTF2A, Part: 03365), 22 Amp, 120/208/240 Volt, Almond



15. Electric bath wall heater – The purpose of the bath wall heater is to provide a heat source in the bathroom.  
Bath fan heater: Global Industries - Shallow Wall Fan Forced Heater SED1012C, 120V, 1000W, Stainless Steel.

