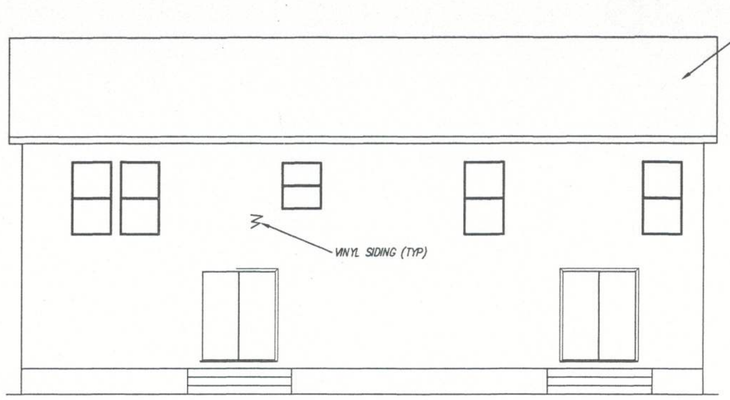
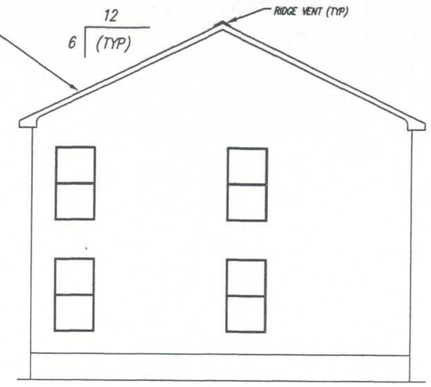
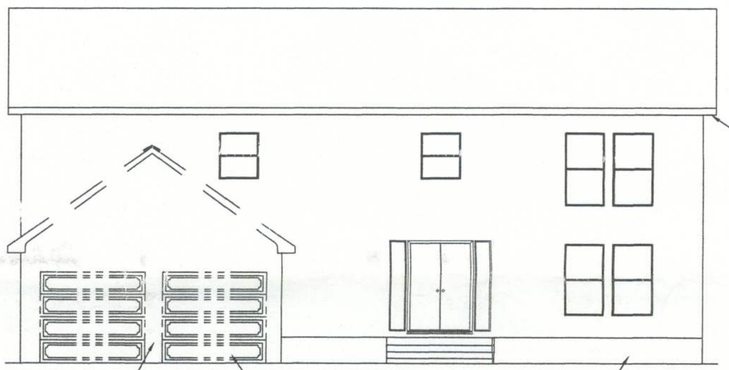
E1480



REAR ELEVATION



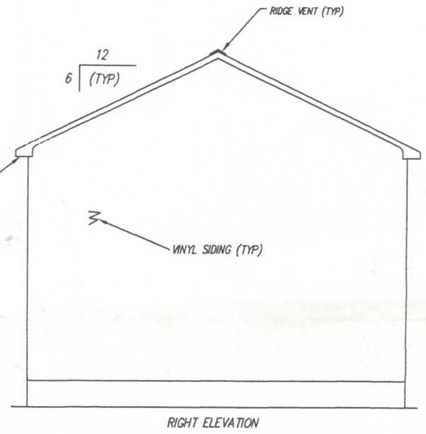
LEFT ELEVATION



FRONT ELEVATION

SITE BUILT GARAGE
(ONLY SHOWN FRONT ELEV.)

GARAGE AND FOUNDATION SITE BUILT, DESIGNED BY OTHERS
SUBJECT TO LOCAL BUILDING OFFICIAL APPROVAL
(SEE IMPORTANT NOTES ON DWG #2 FOR GARAGE DESIGNER)



RIGHT ELEVATION

LISTING
AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	R-3
Allowable No. of Floors	2
Wind Velocity	150 (3sec.)
Fire Rating of Ext. Walls	0
Plan No.	IR-2198-0012F
Allow. Floor Load	40/30
Approval Date	12-7-07
Manufacturer	Townhomes
Approved for High Velocity Hurricane Zone	no

HWC
COA # 1026

THE FBC-R CODE REQUIRES THAT ALL BUILDINGS LOCATED IN AREAS WITH WIND SPEEDS EQUAL TO OR GREATER THAN 120 MPH AND ALL BUILDINGS LOCATED IN AREAS WITH WIND SPEEDS EQUAL TO OR GREATER THAN 110 MPH WHICH ARE WITHIN ONE MILE OF THE COASTAL MEAN WATER LINE BE PROVIDED WITH EITHER OF THE FOLLOWING:

(I) IMPACT RESISTANT GLAZING COMPLYING WITH AN IMPACT GLAZING STANDARD, ASTM E1996 AND/OR ASTM E1886

(II) STORM PROTECTION WOOD STRUCTURAL PANELS (I.E., MIN. 7/16" OSB OR PLY-WOOD) PRECUT TO FIT THE GLAZING OPENINGS WITH THE ATTACHMENT HARD-WARE PROVIDED. THE PROTECTIVE PANELS MUST BE INSTALLED IN AC-CORDANCE WITH THE FASTENING SCHEDULE PROVIDED IN TABLE R301.2.1.2 FOR WIND SPEEDS NOT EXCEEDING 130 MPH OR THE ATTACHMENTS MUST BE DESIGNED TO RESIST THE COMPONENT AND CLADDING LOADS SPECIFIED ON TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE R301.2(3)

NOTE, THE STORM PROTECTIVE PANELS MAY BE PROVIDED BY THE LOCAL CONTRACTOR OR INSTALLER RATHER THAN THE BUILDING MANUFAC-TURER.

IN ADDITION, EXTERIOR WINDOWS AND DOORS MUST BE DESIGNED TO RESIST THE DESIGN WIND LOADS SPECIFIED IN TABLE R301.2(2) OF THE FBC-R CODE ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE R301.2(3) OF THE FBC-R CODE.

ALL EXTERIOR WINDOWS AND GLASS DOORS MUST BE TESTED AND APPROVED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL INDICATING COMPLIANCE WITH AAMA/NWWDA 101/I.S.2

IR-2198-
Date 12-7-07 Plan No. 0012F
Approved By SCOTT S. FRANCIS

Modular Building Plans Examiner
Florida License No. SIMP-42

COLUMBIA COUNTY BUILDING DEPARTMENT
Received for FILE COPY Code Compliance
PLANS EXAMINER

BUILDING SITE INSTALLATION REQUIREMENTS

ATTENTION LOCAL INSPECTIONS DEPARTMENT:

The following items have not been completed by the building manufacturer, have not been inspected by the third party inspection agency and are not certified by the state modular label and/or certification. Code compliance for these items must be determined at the local level:

1) *The completed foundation support system and tiedown and/or anchorage system.*
2) *Ramps, stairs and general access to the building.*
3) *Building drains, cleanouts and hook-ups to plumbing system, and finish plumbing.*
4) *Electrical service hook-up (including feeders and the main Electrical Panel).*
5) *Connection of electrical circuits crossing over modular mating lines (multi-wide units only).*
6) *Structural and aesthetic interconnections between modules (multi-units only).*
7) *Installation of insulation at floor, ceiling and end-walls at mating lines (multi-wide units only).*
8) *Install R6.5 insulation on all piping installed in unconditioned spaces.*
9) *Install firestopping at all module mate lines at the marriage wall ceiling height and at the floor system.*
10) *Crawl space light and switch*
11) *HVAC system crossover ducts, and HVAC systems **
12) *Ridge vents must be installed in accordance with the vent manufacturers instructions.*
13) *Storm Protection Panels Required For Glazed Openings Per FBC-R Section R301.2.1.2*
14) *Plan review and inspection required by Chapter 633 F.S. to be done on-site by local firesafety inspector.*
15) *On-site fastenings and framing at gable walls, truss transitions and/or hinged trusses.*
16) *Garage Design And Construction*
17) *Stairs, Railings & Misc. Framing*
18) *Fireplace Chimney*

** Heat Pump Cooling System Required With a SEER = 13.0 (min) and Programmable Thermostat*

STATE OF FLORIDA

CODE: 2004 FBC, RESIDENTIAL WITH '05, '06 & '07 SUPPLEMENTS AND 2005 NEC

FLOOR LIVE LOAD: 40 PSF ON 1ST FLOOR; 30 PSF ON 2ND FLOOR

FLOOR DEAD LOAD: 10 PSF
ROOF LIVE LOAD: 20 PSF
ROOF DEAD LOAD: 8 PSF (ON TRUSS TOP CHORD)
ATTIC LIVE LOAD: 0 PSF
ATTIC DEAD LOAD: 10 PSF

MAX. WIND SPEED: 150 MPH, EXPC, Iw=1.0 (3 SEC. GUST; ENCLOSED BLDG)

OCCUPANCY GROUP: SINGLE FAMILY DWELL.

CONSTRUCTION TYPE: WOOD FRAME

BUILDING CATEGORY: II (PER ASCE 7-02)

MEAN ROOF HEIGHT NOT TO EXCEED 29' ABOVE GRADE

COMPONENT & CLADDING DESIGN LOADS:
WALL ZONE 4: 61.5 PSF WALL ZONE 5: 75.9 PSF
ROOF ZONE 1: 51.8 PSF ROOF ZONE 2: 90.3 PSF
ROOF ZONE 3: 133.6 PSF

INTERNAL PRESSURE COEFFICIENT: GCpi = ± .18

Not to be located in HIGH VELOCITY HURRICANE ZONES

NOTE THE BUILDING SPECIFIED ON THESE DRAWINGS IS EXCLUDED FROM COVERAGE OF THE MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS ACT, 42 U.S.C. 5401 ET SEQ, UNDER PROVISIONS OF 24 CFR 3282.12, IN THAT THE BUILDING IS:

1) INTENDED ONLY FOR ERECTION OR INSTALLATION ON A SITE-BUILT PERMANENT FOUNDATION;
2) NOT DESIGNED TO BE MOVED ONCE ERECTED OR INSTALLED; AND
3) DESIGNED AND MANUFACTURED TO COMPLY WITH A NATIONALLY RECOGNIZED MODEL BUILDING CODE OR AN EQUIVALENT BUILDING CODE FOR SITE-BUILT HOUSING.

FOUNDATION NOTES

IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS, THESE BUILDING PLANS DO NOT CONTAIN FOUNDATION SUPPORT AND TIEDOWN SYSTEM DETAILS AND SPECIFICATIONS. THE DESIGNER OF THE BUILDING PLANS SHOULD BE CONTACTED TO OBTAIN APPROPRIATE FOUNDATION PLANS. IF FOUNDATION PLANS ARE DESIGNED BY OTHERS, THE DESIGNER OF THE BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN AND THE CONSEQUENTIAL PER-FORMANCE OF THE SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND SYSTEMS RELATED THERETO.

NOTE: A SET OF THESE DRAWINGS WITH EMBOSSED ENGINEERS SEALS MUST BE ON FILE AT THE THIRD PARTY AGENCIES OFFICE, AS DIRECTED BY THE FLORIDA DCA.

NOTE: THE FOUNDATION DESIGNER MUST ADJUST THE FRAMING DIMENSIONS SPECIFED IN THESE DRAWINGS TO ACCOMODATE FOR THE NORMAL GAPS WHICH OCCUR BETWEEN THE MODULES DURING SETUP.

NOTE: FOUNDATION DESIGNER MUST CONSIDER THE BUTT JOINT LOCATIONS AS WELL AS THE SUPPORT COLUMN LOADS IN THE FOUNDATION DESIGN TO INSURE THE BUILDING'S STRUCTURAL MEMBERS ARE ADEQUATELY SUPPORTED AND/OR ANCHORED TO THE GROUND. THE ANCHORAGE OF ALL SHEAR WALLS AND/OR BRACING WALLS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE FOUNDATION DESIGNER.

NOTE: THIS BUILDING MAY BE LOCATED IN A COASTAL OR FLOOD PLAIN AREA AS PERMITTED BY THE EXPC DESIGNATION SPECIFIED BELOW PROVIDED THE MEAN ROOF HEIGHT OF THE BUILDING DOES NOT EXCEED 29' ABOVE GRADE. IN ALL SUCH CASES THE FOUNDATION AND ANCHORAGE SYSTEM MUST BE DESIGNED BY A DESIGN PROFESSIONAL FAMILIAR WITH THE LOCAL SITE CONDITIONS.

NOTE: ALL MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING WHICH ARE COVERED BY THE FLORIDA BUILDING COMMISSION CHAPTER 9B-72 RULES SHALL HAVE A CURRENT FLORIDA PRODUCT APPROVAL

THIS STRUCTURE CANNOT BE LOCATED ON THE UPPER HALF OF AN "ISOLATED HILL, RIDGE OR ESCARPMENT" WHICH SATISFIES ALL OF THE FOLLOWING:
(i) HILL, RIDGE OR ESCARPMENT IS HIGHER THAN 30 FEET IN EXPC LOCATIONS AND 60 FEET IN EXPB LOCATIONS
(ii) AVERAGE SLOPE OF HILL EXCEEDS TEN PERCENT
(iii) THE HILL, RIDGE OR ESCARPMENT HAS NO OBSTRUCTIONS TO WIND MOVEMENT BY TOPOGRAPHIC FEATURES FOR A DISTANCE FROM THE HIGH POINT OF THE HILL, RIDGE OR ESCARPMENT EQUAL TO 50 TIMES THE HEIGHT OF THE HILL, RIDGE OR ESCARPMENT OR ONE MILE, WHICHEVER IS LESS

ELEVATION NOTES: Typical

See cross section for method of roof ventilation.

Handicap ramp(s), Stair(s), and Handrails are site installed, designed by others, and subject to local jurisdiction review and approval.

Foundation enclosure (when provided) must have 1 square foot net vent area per 1/150th of the floor area and an 18"x24" minimum crawl space access, site installed by others. subject to local jurisdiction, review & approval. (min 10.1 ft²net vent area req'd)

TOWN HOMES LLC

P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 11/21/06		
CODES: FBC		
LABELS: FL	REVISIONS: 11/30/07	DRAWN BY: C.A.Leblanc
SCALE: 1/8" = 1'-0"		
MODEL: 2901-1001 ELEVATIONS	PLAN NO. TH-2R	SHEET 1 OF 12

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

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(203) 261-1167