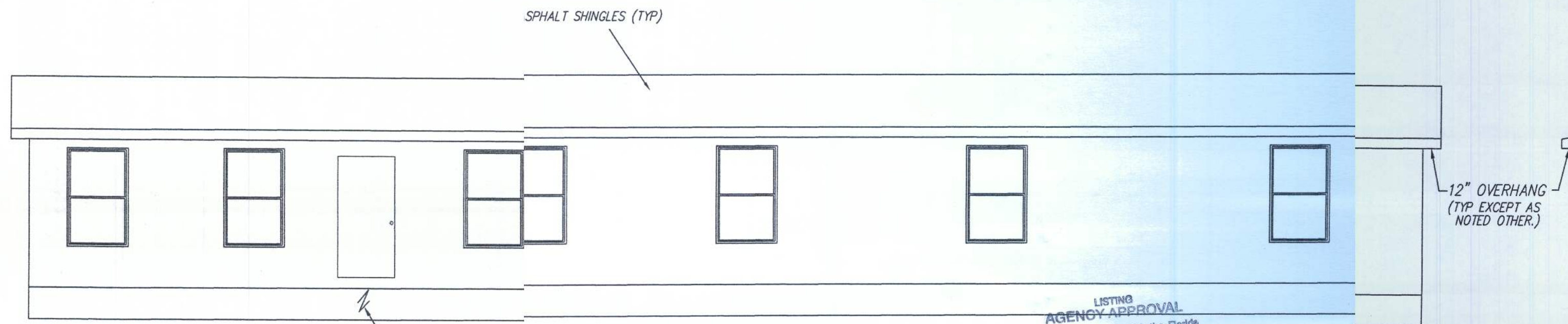
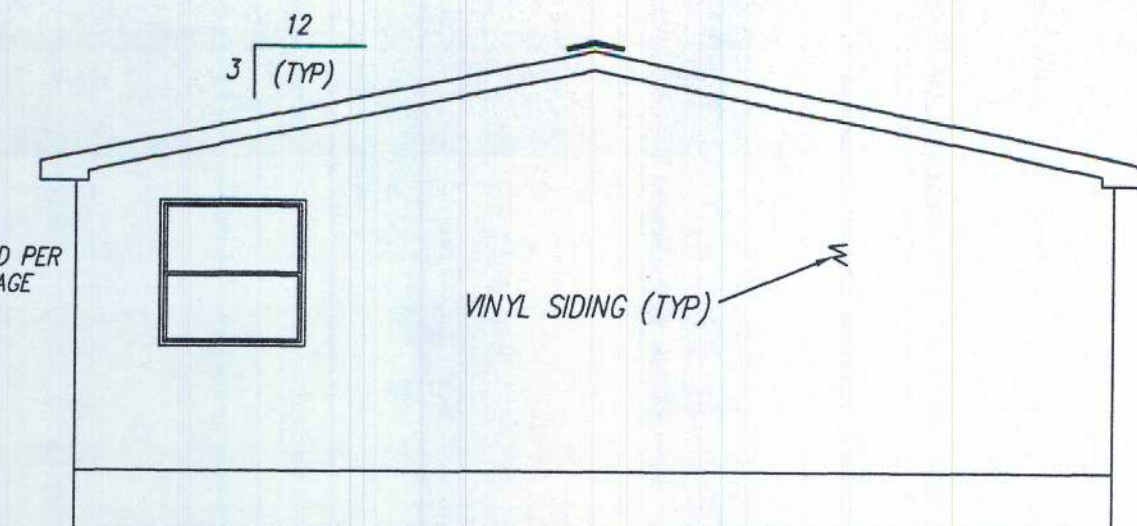


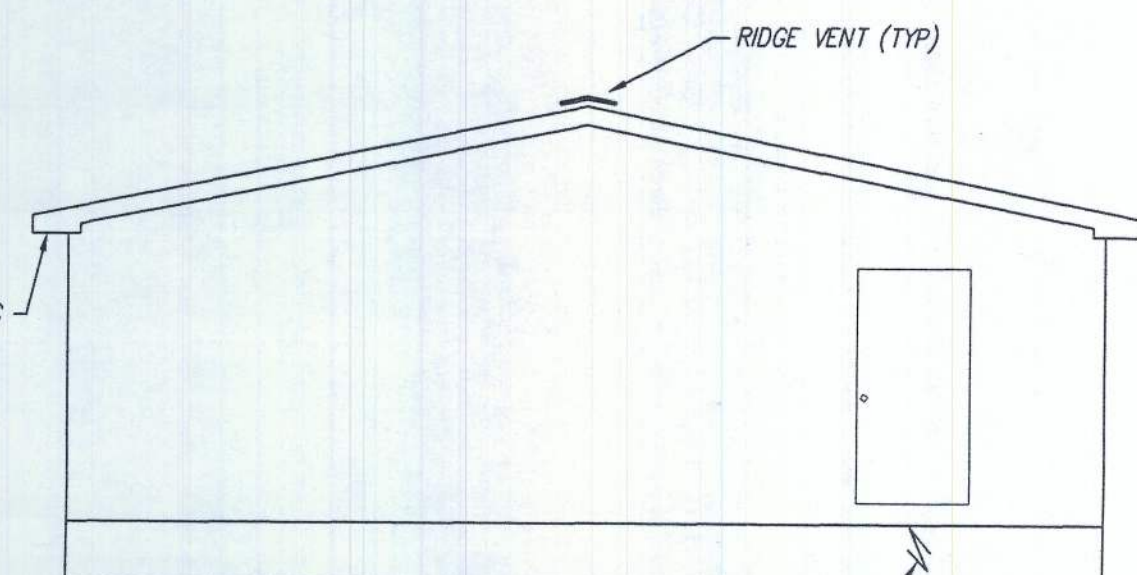
REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

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 fire safety inspector.
 - 15) On-site fastenings and framing at gable walls, truss transitions and/or hinged trusses.
 - 16) Window Guards when required (see notes on Dwg #2)
 - 17) Hose Bibbs and Backflow Preventors
 - 18) Foundation Design
 - 19) Posting of Notice Signs as Required by FAC Rule 69A-3.012(6)
 - 20) Fireplace Chimney
 - 21) Installation of Air Admittance Valves After Drainage System Testing
- * Heat Pump Cooling System Required with a minimum SEER = 13.0 and a Programmable Thermostat

NOTE: FLOOR AND ROOF DESIGN OF THIS BUILDING IS "LIGHT-FRAME" TRUSS-TYPE CONSTRUCTION. 3. REFERENCED IN FAC RULE 69A-3.012(6). THE POSTING OF NOTICE SIGN(S) AS REQUIRED BY FAC RULE 69A-3.012(6) SHALL BE SITE-INSTALLED AND IS THE RESPONSIBILITY OF THE BUILDING OWNER.

NOTE: MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING WHICH ARE COVERED BY THE FLORIDA BUILDING COMMISSION CHAPTER 9N-3 RULES SHALL HAVE A CURRENT FLORIDA PRODUCT APPROVAL AND/OR SHALL BE APPROVED IN ACCORDANCE WITH FS 553.8425

STATE OF FLORIDA

2007 FBC, RESIDENTIAL WITH '09 SUPPLEMENTS AND 2008 NEC

DEAD LOAD: 40 PSF
R LIVE LOAD: 10 PSF
F LIVE LOAD: 20 PSF
F DEAD LOAD: 7 PSF
C LIVE LOAD: 10 PSF
C DEAD LOAD: 7 PSF
WIND SPEED: 130 MPH, EXPC, Iw=1.0
(3 SEC. GUST) ENCLOSED BLDG

OCCUPANCY GROUP: SINGLE FAMILY DWELL.

CONSTRUCTION TYPE: WOOD FRAME

BUILDING CATEGORY: II (PER ASCE 7-05)

MAXIMUM ROOF HEIGHT NOT TO EXCEED 15' ABOVE GRADE

PERMANENT & CLADDING DESIGN LOADS:
V ZONE 4: 39.9 PSF WALL ZONE 5: 49.3 PSF
R ZONE 1: 33.6 PSF RDOF ZONE 2: 58.6 PSF
RDOF ZONE 3: 86.6 PSF

Do not be located in coastal or flood plain areas in HIGH VELOCITY HURRICANE ZONES

LISTING AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1978 Construction Code and adhere to the following criteria:

Const. Type: V-B
Occupancy: R-3
Allowable No. of Floors: 130 (3360)
Wind Velocity: 130
File Rating of Ext. Walls: 2198-0141F
Plan No.: 40
Allow. Floor Load: 7-2611
Approval Date: 7-26-11
Manufacturer: Townhomes
Approved for High Velocity Hurricane Zone: No
HWC
GOA # 1028



NOTE: THIS STRUCTURE CANNOT BE LOCATED ON THE UPPER HALF OF AN 'ISOLATED HILL, RIDGE OR ESCARPMENT' WHICH IS HIGHER THAN 15 FEET IN EXPC LOCATIONS OR HIGHER THAN 60 FEET IN EXPB LOCATIONS

THIS STRUCTURE CANNOT BE LOCATED IN THE FOLLOWING AREAS:
(1) WITHIN 600 FEET OF AN INLAND BODY OF WATER THAT PRESENTS A FETCH OF ONE MILE OR MORE OR AN INLAND WATERWAY OR RIVER WITH A WIDTH OF ONE MILE OR MORE
(2) ON THE SEAWARD SIDE OF THE COASTAL CONSTRUCTION CONTROL LINE

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 PERFORMANCE OF THE SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND SYSTEMS RELATED THERETO.

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 120 MPH WHICH ARE WITHIN ONE MILE OF THE COASTAL MEAN WATER LINE AND AS DESIGNATED BY THE LOCAL BUILDING DEPARTMENTS SHALL BE PROVIDED THE FOLLOWING:

- (1) IMPACT RESISTANT GLAZING COMPLYING WITH AN IMPACT RESISTANT GLAZING STANDARD, ASTM E1996, IMPACT GLAZING STANDARD, TAS 201, TAS 202 AND TAS 203 OR

- (2) STORM PROTECTIVE PANELS (C.E. DETECTION WOOD STRUCTURAL PANELS PRECUT, MIN. 7/16" OSB OR PLY-OPENINGS W/ CUT TO FIT THE GLAZING WARE PROVIDED WITH THE ATTACHMENT HARD-PANELS MUSTOVIDED. THE PROTECTIVE CORDANCE MUST BE INSTALLED IN ACCORDANCE WITH THE FASTENING FOR WIND SP: PROVIDED IN TABLE R301.2.1.2 MPH OR THE) SPEEDS NOT EXCEEDING 140 DESIGNED TO THE ATTACHMENTS MUST BE AND CLADDING TO RESIST THE COMPONENT TABLE R301.2.1.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE R301.2(3)

NOTE: THE STORM PROTECTIVE PANELS MUST BE PROVIDED BY THE LOCAL CONTRACTOR OR INSTALLER RATHER THAN THE BUILDING MANUFACTURER.

IN ADDITION, EXTERIOR WINDOWS AND GLASS DOORS MUST BE DESIGNED TO RESIST THE DESIGN WIND LOADS 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 ANSI/AAMA/NVMA 101/15.2 OR ANSI/AAMA/NVMA 101/15.2/NAF'S OR CHVZ WINDOWS NA 101/15.2/NAF'S OR TAS 202 202 UTILIZING ASTMS MUST ALSO COMPLY WITH TAS ASTM E 1300-98 OR ASTM 1300-04)

NOTE: THIS STRUCTURE IS A MODULAR (FACTORY-BUILT) BUILDING WHICH IS TO BE CONSTRUCTED AND INSPECTED IN ACCORDANCE WITH AN APPROVED THIRD-PARTY QUALITY ASSURANCE PROGRAM TO INSURE COMPLIANCE WITH THE REFERENCED CODES AND STANDARDS.

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 14.7 ft² net vent area req'd)

TOWN HOMES LLC

P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 07/08/11		
CODES: FBC		
LABELS: FL	REVISIONS:	DRAWN BY: C.A. Leblanc
SCALE: NTS		
MODEL: 2944-1083 ELEVATIONS	PLAN NO. TH-70FL	SHEET 1 OF 6
WILLIAM J. KALKER, JR., P.E. CONSULTING ENGINEER P.E. LICENSE #33841		
33 ROCKWOOD LANE MONROE, CT 06468 (203) 261-1167		

298-0161