

ATTENTION LOCAL BUILDING DEPART.: THE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED BY THE MANUF., HAVE NOT BEEN INSPECTED, & ARE NOT ATTESTED TO OR COVERED BY THE STATE OF FLORIDA DEPART. OF BUSINESS & PROFESS. REGULATION'S INSIGNIA. THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS, WORK, OR MATERIALS THAT MAY BE REQUIRED TO COMPLETE THE INSTALLATION. ALL SITE-INSTALLED ITEMS ARE SUBJECT TO APPROVAL BY THE LAHJ. THE CODE COMPLIANCE FOR ANY SITE-INSTALLED ITEM(S) SHALL BE DETERMINED BY THE LAHJ AND ARE THE EXCLUSIVE AND SOLE RESPONSIBILITY OF THE LICENSED CONTRACTOR, NOT JACOBSEN HOMES.

SITE INSTALLED ITEMS (LAHJ):

- THIS LIST CONTAINS EXAMPLES AND SHALL NOT BE CONSIDERED ALL INCLUSIVE:
- REFER TO JACOBSEN HOMES' MODULAR INSTALLATION MANUAL.
 - ALL SITE GRADING/FILL AND LOT PREP. (INCLUDING REQUIRED DRAINAGE). SOIL REQ'D TO SLOPE AWAY FROM BUILDING. SEE SITE PREPARATION NOTES.
 - THE COMPLETE FOUNDATION, TIE-DOWN, ANCHORING SYSTEMS, AND REQ'D UNDER FLOOR OR CRAWL SPACE VENTING.
 - TERMITE TREATMENT AND REQUIRED VAPOR BARRIER BELOW STRUCTURE.
 - BOTTOM OF FLOOR INSULATION AND BOTTOM BOARD MATERIAL.
 - ALL HOLES, TEARS, OR OPENINGS IN BOTTOM BOARD MATERIAL SEALED.
 - RAMPS, STAIRS, & GENERAL ACCESS (INCL. ALL ACCESSIBILITY REQMENTS).
 - BUILDING DRAINS, CLEAN-OUTS, AND HOOKUP TO THE PLUMBING SYSTEM(S).
 - ANY PORTABLE FIRE EXTINGUISHER(S) AND/OR FIRE SUPPRESSION SYSTEM(S).
 - ELECTRICAL SERVICE (INCL. FEEDERS) AND ALL CROSSOVER CONNECTIONS ON MULTI-SECTION BUILDINGS.
 - ALL UNFINISHED DRYWALL - COMPLETE PANEL FASTENING, TAPE, & TEXTURE. 3/8" DIA. NAILS = 6" O.C. MAX. OR 3/8" DIA. SCREWS = 9" O.C. MAX.; UNFINISHED.
 - STRUCTURAL & AESTHETIC INTERCONNECTIONS BETWEEN MODULES/SECTIONS.
 - GABLE END FRAMING WITH HINGED ROOF SYSTEMS.
 - EXTERIOR SIDING (INCLUDING BONDING OF METAL SIDING TO GROUND).
 - EXTERIOR WALL FINISH (ENDWALLS AND PORCH AREAS).
 - EXTERIOR FASCIA/SOFFIT FINISH (ENDWALLS AND PORCH AREAS).
 - ROOF COVERING AT HINGE AREAS, DRY-IN, AND COMPLETION (RIDGE, ETC.).
 - COMPLETE ROOF (INCLUDING BONDING OF METAL ROOF TO GROUND).
 - FIREPLACE CHIMNEY STACK AND COMPLETION OF VENTILATION SYSTEM.
 - FIREPLACE CHIMNEY FRAMING.
 - WINDOW GUARDS AND/OR FALL PROTECTION.
 - WINDOW PROTECTION AND/OR STORM SHUTTERS.
 - DRYER VENTING: DRYER VENT SHALL EXHAUST OUTSIDE OF THE FOUNDATION.
 - ANY REQUIRED BLOWER DOOR OR DUCT TIGHTNESS TEST.
 - CROSSOVER CONNECTIONS (HVAC) AND REQUIRED FRESH AIR INTAKE.
 - AIR CONDITIONING AND HEATING SYSTEM (REFER TO FLORIDA ENERGY CALCS FOR MINIMUM EFFICIENCY REQUIREMENTS). INSTALLED ON-SITE, BY OTHERS. HVAC UNIT WILL REQUIRE COMPLIANCE WITH THE FLORIDA ENERGY CODE.
 - HVAC DISCONNECT, WIRING, BREAKERS, SERVICE RECEPTACLE, BY-OTHERS.
 - WHEN NOT INSTALLED IN THE FACTORY, INSULATION AND REQ'D AIR BARRIER.
 - HIGH EFFICACY LAMPS REQ'D BY FRC R404 ARE INSTALLED ON-SITE, BY-OTHERS.
 - "BUILDING ADDRESS" AS REQUIRED BY FBC R319.1 SHALL BE INSTALLED ON-SITE, BY OTHERS, NOT JACOBSEN HOMES.
 - REQ'D GRAB BARS AND ANY OTHER ACCESSIBLE FEATURES THAT ARE REQUIRED.
- FACTORY INSTALLED ITEMS ARE INSPECTED AT THE FACTORY: LOCAL APPROVAL IS NOT REQUIRED. SEE THE DRAWING PACKAGE CONTENTS (TO THE RIGHT) FOR ADDITIONAL SITE-INSTALLED ITEMS

GENERAL NOTES:

THIS STRUCTURE MAY BE INSTALLED IN A "FLOOD ZONE" OR COASTAL AREA - REFER TO NOTE 4 BELOW.

- THIS BUILDING SHALL BE INSTALLED BY A CONTRACTOR CERTIFIED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR).
- A LICENSED AND CERTIFIED CONTRACTOR (DBPR) SHALL/MUST INSURE STRICT COMPLIANCE TO ALL APPLICABLE CODES AND JACOBSEN HOME SPECIFICATIONS, OBTAIN ALL REQUIRED PERMITS, AND SCHEDULE AND INSURE THAT ANY INSPECTIONS REQ'D ARE PERFORMED BY THE LOCAL AUTHORITY HAVING JURISDICTION (LAHJ). ANY REVIEW, APPROVAL, INSPECTION, RE-INSPECTION AND/OR OTHER FEES OR COSTS SHALL BE BORNE SOLELY AND EXCLUSIVELY BY THE CERTIFIED CONTRACTOR. ANY FAILURE TO CONFORM TO CODES & JACOBSEN SPEC'S MAY AFFECT THE WARRANTY.
- THE FLORIDA CERTIFIED CONTRACTOR IS RESPONSIBLE & SOLELY ACCOUNTABLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, INSPECTIONS, AND COORDINATION OF ALL WORK PERFORMED ON THE STRUCTURE.
- NO PORTION OF THE MANUFACTURED BUILDING SHALL BE INSTALLED BELOW BASE FLOOD ELEVATION & THE FOUNDATION SHALL BE CAPABLE OF RESISTING ALL LOADS INDUCED WITHOUT TRANSFERRING ANY INDUCED LOAD ONTO/TROUGH THE BUILDING. THE FOUNDATION SHALL BE DESIGNED PER ASCE 24 AND THE FBC 1612.5.

NOTE: THE FLOOR AND/OR ROOF DESIGN OF THIS PLAN IS "LIGHT-FRAME TRUSS-TYPE CONSTRUCTION" AS REFERENCED IN FAC RULE 69A-3.012(6). ANY 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.

DRAWING PACKAGE CONTENTS

DESCRIPTION

- Cover Sheet / CONTENTS
- Floorplan
- Floorplan OPTIONS - 1
- Floorplan OPTIONS - 2
- Floorplan OPTIONS - 3
- Exterior Elevations - 1
- Exterior Elevations - 2
- Electrical Load Calcs & Notes
- Electrical Plan
- Electrical Plan OPTIONS
- HVAC System Layout
- HVAC System Layout / OPTIONS
- Potable Water System
- Sanitary Waste (DWV)
- Structural Design Tables
- Wind Load Worksheet
- Shearwall Load Calculations
- Cross-Section ON-FRAME
- Cross-Section OFF-FRAME
- Triple Floor Rail (OPTIONAL)
- GABLE END Transition
- FND. Loads ON-FRAME
- FND. Loads OFF-FRAME
- NA
- NA

SHEET

- Contents
- A1
 - A2
 - A3
 - A4
 - A5
 - A6
 - E1
 - E2
 - E3
 - M1
 - M2
 - P1
 - P2
 - S1
 - S2
 - S3
 - S4
 - S5
 - S8
 - S7
 - X1
 - X2
 -
 -

ATTACHMENTS:

- DBPR Certification Letter
- Raised Seal Letter - DBPR
- Product Approval
- Local Product Approval Strap YIELD Tests
- Local Product Approval Strap YIELD Tests
- Overhead Duct System Calculations
- Florida Energy Calc - ZONE 1 and ZONE 2
- Approved / Listed / Sealed Truss Print(s)

ADDITIONAL SITE-INSTALLED ITEMS:

- Site Address to be provided per R319.1
- NA
- NA
- NA
- NA

NON-ELEV

* THESE DRAWINGS, PLANS, DETAILS, AND SPECIFICATIONS MAY NOT NECESSARILY DESCRIBE EVERY POSSIBLE PIECE OF WORK TO BE PERFORMED. IF ITEMS ARE NOT SHOWN, BUT ARE REQUIRED FOR THE COMPLETION OF ANY ITEM INCLUDED IN THESE DOCUMENTS, THEY SHALL BE CONSIDERED TO BE INCLUDED AS PART OF THESE CONSTRUCTION DOCUMENTS.

* PARTIAL SETS OF CONTRACT DOCUMENTS (PLANS, NOTES, DETAILS AND SPEC'S) ARE NOT AVAILABLE FROM JACOBSEN HOMES OR THEIR ENGINEER AND SHALL NOT BE DISTRIBUTED BY THE CONTRACTOR TO SUBCONTRACTORS OR OTHERS. OVERLAPPING DETAILS FOR DIFFERENT TRADES MAY APPEAR ON OTHER SHEETS. TRADES & SUBCONTRACTORS SHALL BE COORDINATED BY THE CONTRACTOR.

*** NOTICE ***
LOOK

SECTION 553.80(1)(d), FS, SPECIFICALLY EXEMPTS STATE APPROVED MANUFACTURED (MODULAR) BUILDINGS, BEARING THE DBPR INSIGNIA, FROM FURTHER PLAN REVIEW BY LOCAL CODE ENFORCING AGENCIES. THE INSIGNIA ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR) ATTESTS THAT THESE PLANS HAVE BEEN REVIEWED AND THE BUILDING HAS BEEN INSPECTED BY A STATE APPROVED 3rd PARTY AGENCY & FOUND COMPLIANT WITH ALL REFERENCED CODES.



JACOBSEN HOMES

STRUCTURAL LOAD DESIGN CRITERIA:
2023 FLORIDA RESIDENTIAL CODE, 8th ED. w/ 2024 Suppl. - 1 thru 3
PRODUCT APPROVAL PRESSURES ARE BASED ON - ALLOW. STRESS DESIGN (Vasd)

DESIGN WIND SPEED: **160 mph - Vult**
123.94 mph - Vasd

MEAN ROOF HEIGHT: 15-feet
WIND EXPOSURE CAT.: D
ROOF ANGLE (DEG.): 6°

BUILDING (RISK) CAT. (I-IV): II
INTERNAL PRESS. COEFF.: GCpi = 0.18 (Enclosed)
ROOF PITCH (RISE): 1.26" / 12"

DESIGN WIND PRESSURES FOR COMPONENTS AND CLADDING:		ULT. DESIGN WIND PRES. STRENGTH DESIGN		NOM. DESIGN WIND PRES. ALLOW. STRESS DESIGN		
		Vult		Vasd		
Pr = ROOF C&C LOADS	EFFECTIVE WIND AREA =				10	SQ.FT.
	ZONE 1 =	50.47 PSF	-124.95 PSF	30.28 PSF	-74.97 PSF	
	ZONE 2e =	50.47 PSF	-124.95 PSF	30.28 PSF	-74.97 PSF	
	ZONE 2r =	50.47 PSF	-182.53 PSF	30.28 PSF	-109.52 PSF	
	ZONE 2n =	50.47 PSF	-182.53 PSF	30.28 PSF	-109.52 PSF	
	ZONE 3e =	50.47 PSF	-182.53 PSF	30.28 PSF	-109.52 PSF	
	ZONE 3r =	50.47 PSF	-216.63 PSF	30.28 PSF	-130.1 PSF	
Pw = WALL C&C LOADS Wall / Siding	EFFECTIVE WIND AREA =				10	SQ.FT.
	ZONE 4 =	67.62 PSF	-73.5 PSF	40.57 PSF	-44.1 PSF	
	ZONE 5 =	67.62 PSF	-90.65 PSF	40.57 PSF	-54.39 PSF	
Pw = WALL C&C LOADS Single Window	AREA ≤				20	SQ.FT.
	ZONE 4 =	64.68 PSF	-70.32 PSF	38.81 PSF	-42.19 PSF	
	ZONE 5 =	64.68 PSF	-84.53 PSF	38.81 PSF	-50.72 PSF	
PW = WALL C&C LOADS Door / Dbl. Door / SGD	AREA ≤				50	SQ.FT.
	ZONE 4 =	60.76 PSF	-66.4 PSF	36.46 PSF	-39.84 PSF	
				36.46 PSF	-55.86 PSF	
	ZONE 5 =	60.76 PSF	-78.44 PSF			

160 mph - Vult
MRH = 15-feet



FRONT ELEVATION

DATE 3/20/2025 CERT. NO SMP-056
PLAN NUMBER MFT068-4777160N2390
APPROVED BY Michael Faller

APPROVED
By troy crews at 8:54 am, Apr 25, 2025

DESIGNED, ENGINEERED, AND CONSTRUCTED WITH PRIDE IN THE UNITED STATES OF AMERICA.

AREA RESERVED FOR LISTING AGENCY APPROVAL STAMPS:

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:

Const. Type: V-B
Occupancy: Single Family Dwelling
Wind Velocity: 160 MPH Vult
Fire Rating of Ext. Walls: 0
Plan No.: MFT068-4777160N2390
Allow. Floor Load: 30
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes

APPROVED BY
NIA INC.

MAX-COY

PLAN SPEC'S AND LISTING AGENCY APPROVAL

THIS DRAWING PACKAGE COMPLIES WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 AND ADHERES TO THE FOLLOWING CRITERIA:

2023 FLORIDA RESIDENTIAL CODE, 8th ED. w/ 2024 Suppl. - 1 thru 3

CONSTRUCTION TYPE	V-B
OCCUPANCY	SFD
TOTAL NUMBER OF STORIES:	Single Story 1
WIND VELOCITY (mph) Vult (Ultimate)	160
WIND VELOCITY (mph) Vasd (Allowable Stress)	123.94
FIRE RATING OF EXTERIOR WALLS	0 hr.
ALLOWABLE FLOOR LOAD	40 psf
ALLOWABLE ROOF LOAD	20 psf
SEISMIC LOAD	0% g
MANUFACTURER	Jacobsen Homes
HIGH VELOCITY HURRICANE ZONE	NO

PLAN NO.:

MFT068-4777160N2390

PLANS COMPLY WITH RULE 61-G20-3 FOR PRODUCT APPROVAL AND WITH THE STATE OF FLORIDA STATUTE 553.842

RAISED SEAL, OR DIGITALLY SEALED, SET OF BUILDING PLANS ARE ON FILE IN THE THIRD PARTY LISTING AGENCY'S OFFICE AS DIRECTED BY FLORIDA DBPR.

THE MANUFACTURER'S DATA SHEET AND THE STATE (DBPR) INSIGNIA, SHALL BE PERMANENTLY MOUNTED TO OR ABOUT THE ELECTRICAL PANEL (COVER).



305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

*** NOTICE ***

SECTION 553.80(1)(d), FS, SPECIFICALLY EXEMPTS STATE APPROVED MANUFACTURED (MODULAR) BUILDINGS, BEARING THE DBPR INSIGNIA, FROM FURTHER PLAN REVIEW BY LOCAL CODE ENFORCING AGENCIES. THE INSIGNIA ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR) ATTESTS THAT THESE PLANS HAVE BEEN REVIEWED AND THE BUILDING HAS BEEN INSPECTED BY A STATE APPROVED 3rd PARTY AGENCY & FOUND COMPLIANT WITH ALL REFERENCED CODES.

STATE:	STATE OF FLORIDA
BUILDING:	2023 FRC 8th ED. w/ 2024 Suppl. - 1 thru 3
MECH.:	2023 FMC 8th ED. w/ 2024 Suppl. - 1 thru 3
PLUMB.:	2023 FPC 8th ED. w/ 2024 Suppl. - 1 thru 3
ENERGY:	2023 FEEC 8th ED. w/ 2024 Suppl. - 1 thru 3
ELECT.:	2020 N.E.C.

* THIS BUILDING IS NOT A HUD BUILDING *

THIS item has been digitally signed and sealed by Michael G Tomko, P.E. On 3/20/2025
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies



Michael TOMKO
P.E. 63802
4703 Chester Dr.
Elkhart, IN 46516
(574) 264-0745

FLORIDA

MFT068-4777160N2390

Cover Sheet / CONTENTS

REVISION SCHEDULE:	
REVISION BY:	REVISION DATE:
0	

DRAWN BY:	A. McCULLAR
DATE:	2/21/2025
SCALE:	Not Printed To Scale
SHEET:	
Cover Sheet / CONTENTS	
DESIGN WIND SPEED - Vult: 160 mph - Vult DESIGN WIND SPEED - Vasd: 123.94 mph - Vasd MAXIMUM WIND EXPOSURE CAT.: D MAXIMUM MEAN ROOF HEIGHT: 15 BUILDING (RISK) CATEGORY (I - IV): II ASCE EDITION / VERSION: ASCE 7-22 MAXIMUM SIDEWALL HEIGHT (Inches): 96 MODEL: 4777160N2390 PLAN NUMBER: MFT068-4777160N2390	

NON-ELEV - JACOBSEN HOMES



SHEAR WALL ANALYSIS												
160 mph - Vult					160 mph - Vult							
Wind Speed Vult (Ultimate Design WS):					96							
Maximum MEAN ROOF HEIGHT in Inches:					15							
Maximum MEAN ROOF HEIGHT (MRH) in feet:					0							
Maximum WIND EXPOSURE CATEGORY (WEC):					D							
Maximum Roof Angle (Degrees):					20°							
160 mph - Vult					MIXED							
Wall ID		Load / Force Information										
SHEAR WALL NUMBER	X	A	B	C	D	E						
DISCR.	Tyrb.	TOTAL Shear Force	Uplift Force (Rocking Load)	Min. P.F. Rating (Req'd Design)	PERF. or SEGM. Design (P / S)							
1 SSW1		1916	711	89	P							
2 SSW2		1916	386	48	P							
3 ESW3	32	4027	2414	302	S							
4 ESW4	32	4027	4192	524	S							
5 NA	-	-	0	0	-							
6 NA	-	-	0	0	-							
7 NA	-	-	0	0	-							
8 NA	-	-	0	0	-							
9 NA	-	-	0	0	-							
10 NA	-	-	0	0	-							
Wall Construction												
Wall ID		Minimum Requirements										
SHEAR WALL NUMBER	X	F	G	H	I	J	K	L				
DISCR.	Min. Rated Sheath. THICK.	Number of Sides of Sheath.	Sheath. FASTEN. TYPE	Sheath. FASTEN. SIZE	Max. Sheath. EDGE Fasten. Spacing (in. O.C.)	Max. Sheath. FIELD Fasten. Spacing (in. O.C.)	Min. Width Framing PANEL	Min. Width Framing PANEL SEAMS (Inches)				
1 SSW1	7/16	1	Staple	16 ga.	6	3	1.5					
2 SSW2	7/16	1	Staple	16 ga.	6	3	1.5					
3 ESW3	7/16	1	Nail	0.113	4	4	1.5					
4 ESW4	7/16	1	Nail	0.131	3	4	1.5					
5 NA	-	-	-	-	-	-	-	-				
6 NA	-	-	-	-	-	-	-	-				
7 NA	-	-	-	-	-	-	-	-				
8 NA	-	-	-	-	-	-	-	-				
9 NA	-	-	-	-	-	-	-	-				
10 NA	-	-	-	-	-	-	-	-				
Strapping					Connections							
Wall ID		Choose ONLY One (M or N)			Connection Reqs/ments / Specs.							
SHEAR WALL NUMBER	X	M	N	O	P	Q	R					
DISCR.	Num. of SINGLE 20 Ga. Straps (Each)	Simpson Bracket		Fastener TYPE	Fastener DIAM/MTL	Fastener LENGTH	Max. SPACING					
1 SSW1	2	HDUR-SDS2.5		NAIL	0.131	3.5	8					
2 SSW2	2	HDUR-SDS2.5		NAIL	0.131	3.5	8					
3 ESW3	2	HDUR-SDS2.5		NAIL	0.131	3.5	4					
4 ESW4	4	HDUR-SDS2.5		NAIL	0.131	3.5	2.5					
5 NA	-	-	-	-	-	-	-					
6 NA	-	-	-	-	-	-	-					
7 NA	-	-	-	-	-	-	-					
8 NA	-	-	-	-	-	-	-					
9 NA	-	-	-	-	-	-	-					
10 NA	-	-	-	-	-	-	-					

SYMBOL LEGEND	
	POSITIONED LIGHT OR FAN
	ELECTRICAL PANEL
	12" OR 14" RETURN AIR DIFFUSER
	12" DUCT RISER LOCATION
	AIR HANDLER LOCATION
	SHEARWALL
	SHEARWALL DESIGNATION
	COLUMN LOCATION (SEE PLAN)
	11 7/8", 14" OR 15 7/8" RIGID FLOOR JOIST
	SMOKE ALARMS (WALL & CEILING)
	COMB. CO/SMOKE ALARM

		THERMAL PANE // NON-IMPACT < 170 MPH Vult				THERMAL PANE // IMPACT ≥ 170 MPH Vult				DOORS NON-IMPACT									
	N	WINDOW SIZE		AREA (SQ. FT.)	LIGHT PROVIDED (SQ. FT.)	VENT PROVIDED (SQ. FT.)	WINDOW SIZE		AREA (SQ. FT.)	LIGHT PROVIDED (SQ. FT.)	VENT PROVIDED (SQ. FT.)	WINDOW SIZE		AREA (SQ. FT.)					
		W	X L				W	X L				W	X L						
PROP (TYP.)		14 x 40		1.29	2.48	1.29	18 x 40		1.03	1.99	1.03	38 X 82 SOLID		21.64	0.00	0.00	18 x 40		1.03
		24 x 12		1.61	3.22	0.00	24 x 12		1.29	2.58	0.00	38 x 82 RT BEV		21.64	4.74	0.00	-	-	-
		24 x 60		3.92	7.69	3.92	24 x 60		3.30	6.50	3.30	38 x 82 OVAL		21.64	5.70	0.00	-	-	-
TYP.)		30 x 12		2.03	4.06	0.00	30 x 12		2.03	4.06	0.00	72 x 80		40.00	32.54	16.06	72 x 80		37.20
		30 x 40		3.13	6.28	3.13	30 x 40		2.17	4.60	2.17	96 x 80		50.79	42.96	21.20	96 x 80		47.24
		30 x 60		5.02	9.95	5.02	30 x 60		4.30	8.70	4.30	108 x 80		57.17	48.81	24.09	108 x 80		53.17
TABLE)		36 x 12		2.46	4.92	0.00	36 x 12		1.97	3.94	0.00	-	-	-	-	-	-	-	-
		36 x 40		3.81	7.71	3.81	36 x 40		2.68	5.70	2.68	-	-	-	-	-	-	-	-
		36 x 60 E		6.13	12.21	6.13	36 x 60 E		5.72	11.20	5.72	-	-	-	-	-	-	-	-
[S]		38 x 08		1.59	3.18	0.00	72 x 13		8.51	13.49	-	-	-	-	-	-	-	-	-

RIDGE BEAM ANALYSIS - 01 thru 09					RIDGE BEAM ANALYSIS - 10 thru 18					COLUMN ANALYSIS - 01 thru 09					COLUMN ANALYSIS - 10 thru 18				
COL. NUM.	SPAN LEFT (FwH)	SPAN RIGHT (FwH)	MIN. NOMINAL RB SIZE (in.) LEFT SPAN	MIN. NOMINAL RB SIZE (in.) RIGHT SPAN	COL. NUM.	SPAN LEFT (FwH)	SPAN RIGHT (FwH)	MIN. NOMINAL RB SIZE (in.) LEFT SPAN	MIN. NOMINAL RB SIZE (in.) RIGHT SPAN	COL. NUM.	QUANTITY OF STUDS	STUD SIZE TYPE	ADOL. BEARING BLOCK	NUMBER OF 20 ga. STRAPS	COL. NUM.	QUANTITY OF STUDS	STUD SIZE TYPE	ADOL. BEARING BLOCK	NUMBER OF 20 ga. STRAPS
1	-	-	NA	NA	10	-	-	NA	NA	1	-	-	-	-	10	-	-	-	-
2	-	-	NA	NA	11	-	-	NA	NA	2	-	-	-	-	11	-	-	-	-
3	-	-	NA	NA	12	-	-	NA	NA	3	-	-	-	-	12	-	-	-	-
4	-	-	NA	NA	13	-	-	NA	NA	4	-	-	-	-	13	-	-	-	-
5	-	-	NA	NA	14	-	-	NA	NA	5	-	-	-	-	14	-	-	-	-
6	-	-	NA	NA	15	-	-	NA	NA	6	-	-	-	-	15	-	-	-	-
7	-	-	NA	NA	16	-	-	NA	NA	7	-	-	-	-	16	-	-	-	-
8	-	-	NA	NA	17	-	-	NA	NA	8	-	-	-	-	17	-	-	-	-
9	-	-	NA	NA	18	-	-	NA	NA	9	-	-	-	-	18	-	-	-	-

THESE DETAILS AND PLANS ARE CONFIDENTIAL AND PROPRIETARY MATERIALS. THE CONTENTS OF THIS DRAWING PACKAGE CONTAIN CONFIDENTIAL AND/OR PRIVILEGED INFORMATION. ANY UNAUTHORIZED USE, COPYING, DISCLOSURE, OR DISTRIBUTION OF THIS PACKAGE, OR ANY OF THE CONTENTS CONTAINED THEREIN, IS STRICTLY PROHIBITED BY JACOBSEN HOMES AND MAY BE UNLAWFUL. THESE MATERIALS ARE PROVIDED TO THE RECIPIENT FOR SPECIFIC PURPOSES ONLY AND SHALL NOT BE SCANNED, COPIED, OR OTHERWISE REPRODUCED AND/OR DISTRIBUTED TO OTHERS FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN AUTHORIZATION FROM JACOBSEN HOMES. THIS DRAWING PACKAGE AND ALL ITS CONTENTS ARE THE EXCLUSIVE PROPERTY OF JACOBSEN HOMES. ALL RIGHTS RESERVED. COPYRIGHT 2023



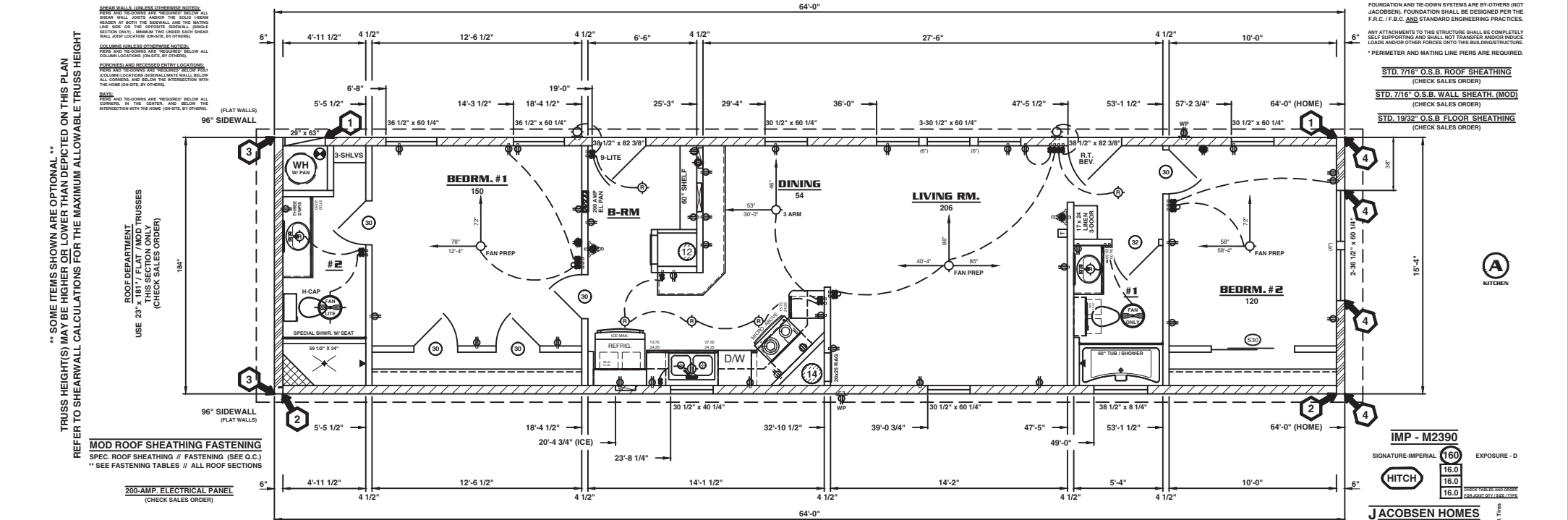
JACOBSEN HOMES
600 Packard Court,
Safety Harbor, FL 34695
727.726.1138

THIS STRUCTURE HAS BEEN DESIGNED FOR ERECTION AND / OR INSTALLATION ON A SITE-BUILT, PERMANENT FOUNDATION, AND IS NOT DESIGNED TO BE MOVED ONCE SO ERECTED OR INSTALLED.

JACOBSEN HOMES CERTIFIES THAT THIS MANUFACTURED (MOD.) BUILDING HAS BEEN EXCLUDED FROM THE REGULATION OF THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

THIS STRUCTURE **HAS NOT** BEEN DESIGNED OR APPROVED FOR PLACEMENT IN HIGH VELOCITY HURRICANE ZONES (HVHZ - I.E.; DADE COUNTY, FL OR BROWARD COUNTY, FL).

ANY ATTACHMENT(S) TO THIS STRUCTURE SHALL BE COMPLETELY AND TOTALLY SELF-SUPPORTING AND SHALL NEVER TRANSFER AND / OR INDUCE ANY LOADS AND / OR ANY OTHER FORCES ONTO OR THROUGH THIS BUILDING / STRUCTURE.



PLAN SPEC'S AND LISTING AGENCY APPROVAL

THIS DRAWING PACKAGE COMPLIES WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 AND ADHERES TO THE FOLLOWING CRITERIA:

2023 FLORIDA RESIDENTIAL CODE, 8th ED. w/ 2024 Suppl. - 1 thru 3

CONSTRUCTION TYPE	V-B
OCCUPANCY	SFD
TOTAL NUMBER OF STORIES:	Single Story 1
WIND VELOCITY (mph) Vult (Ultimate)	160
WIND VELOCITY (mph) Vasd (Allowable Stress)	123.94
FIRE RATING OF EXTERIOR WALLS	0 hr.
ALLOWABLE FLOOR LOAD	40 psf
ALLOWABLE ROOF LOAD	20 psf
SEISMIC LOAD	0% g
MANUFACTURER	Jacobsen Homes
HIGH VELOCITY HURRICANE ZONE	NO

PLAN NO.: MFT068-4777160N2390

PLANS COMPLY WITH RULE 61-G20-3 FOR PRODUCT APPROVAL AND WITH THE STATE OF FLORIDA STATUTE 553.842

RAISED SEAL, OR DIGITALLY SEALED, SET OF BUILDING PLANS ARE ON FILE IN THE THIRD PARTY LISTING AGENCY'S OFFICE AS DIRECTED BY FLORIDA DBPR.

THE MANUFACTURER'S DATA SHEET AND THE STATE (DBPR) INSIGNIA, SHALL BE PERMANENTLY MOUNTED TO OR ABOUT THE ELECTRICAL PANEL (COVER).

ICC - NIA

305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

*** NOTICE ***

SECTION 553.80(1)(d), FS, SPECIFICALLY EXEMPTS STATE APPROVED MANUFACTURED (MODULAR) BUILDINGS, BEARING THE DBPR INSIGNIA, FROM FURTHER PLAN REVIEW BY LOCAL CODE ENFORCING AGENCIES. THE INSIGNIA ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR) ATTESTS THAT THESE PLANS HAVE BEEN REVIEWED AND THE BUILDING HAS BEEN INSPECTED BY A STATE APPROVED 3rd PARTY AGENCY & FOUND COMPLIANT WITH ALL REFERENCED CODES.

STATE:	STATE OF FLORIDA
BUILDING:	2023 FRC 8th ED. w/ 2024 Suppl. - 1 thru 3
MECH.:	2023 FMC 8th ED. w/ 2024 Suppl. - 1 thru 3
PLUMB.:	2023 FPC 8th ED. w/ 2024 Suppl. - 1 thru 3
ENERGY:	2023 FEEC 8th ED. w/ 2024 Suppl. - 1 thru 3
ELECT.:	2020 N.E.C.

* THIS BUILDING IS NOT A HUD BUILDING *

DESIGN WIND SPEED - Vult: 160 mph - Vult
DESIGN WIND SPEED - Vasd: 123.94 mph - Vasd

MAXIMUM WIND EXPOSURE CAT.: D
MAXIMUM MEAN ROOF HEIGHT: 15
BUILDING (RISK) CATEGORY (I - IV): II
ASCE EDITION / VERSION: ASCE 7-22
MAXIMUM SIDEWALL HEIGHT (inches): 96

MODEL: 4777160N2390
PLAN NUMBER: MFT068-4777160N2390

REVISION SCHEDULE:

REVISION BY:	REVISION DATE:
0	

SHEET: **A1**

DRAWN BY: A. McCULLAR

DATE: 2/21/2025

SCALE: Not Printed To Scale

COMPLIES WITH THE 2023 FIRE PREVENTION CODE

THIS BUILDING IS NOT A HUD BUILDING *

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL G TOMKO, P.E. ON 3/20/2025

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

MICHAEL G TOMKO
LICENSE
No 63802
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Michael TOMKO
P.E. 63802
4703 Chester Dr.
Elkhart, IN 46516
(574) 264-0745

FLORIDA
MFT068-4777160N2390
Floorplan












WHEN THE FOUNDATION SYSTEMS ARE DESIGNED OR CONSTRUCTED BY OTHERS, JACOBSEN HOMES AND ITS SUBSIDIARIES SHALL BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN OR CONSTRUCTION AND/OR CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURES STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.



NON-ELEV - JACOBSEN HOMES

SYMBOL LEGEND				THERMAL PANE / NON-IMPACT ≤ 170 MPH Vuit				THERMAL PANE / IMPACT ≥ 170 MPH Vuit				DOORS NON-IMPACT												
POSITIONED LIGHT OR FAN				WINDOW SIZE W x L	AREA (SQ. FT.)	LIGHT PROVIDED (SQ. FT.)	VENT PROVIDED (SQ. FT.)	WINDOW SIZE W x L	AREA (SQ. FT.)	LIGHT PROVIDED (SQ. FT.)	VENT PROVIDED (SQ. FT.)	WINDOW SIZE W x L	AREA (SQ. FT.)	LIGHT PROVIDED (SQ. FT.)	VENT PROVIDED (SQ. FT.)	WINDOW SIZE W x L	AREA (SQ. FT.)							
	ELECTRICAL PANEL			14 x 40	1.29	2.48	1.29	18 x 40	1.03	1.99	1.03	38 x 82 SOLID	21.64	0.00	0.00	18 x 40	1.03							
	12\"/>			24 x 12	1.61	3.22	0.00	24 x 12	1.29	2.58	0.00	38 x 82 RT BEV	21.64	4.74	0.00	-	-							
	12\"/>			24 x 60	3.92	7.89	3.92	24 x 60	3.30	6.50	3.30	38 x 82 OVAL	21.64	5.70	0.00	-	-							
	AIR HANDLER LOCATION (TYP.)			30 x 12	2.03	4.06	0.00	30 x 12	2.03	4.06	0.00	72 x 80	40.00	32.54	16.06	72 x 80	37.20							
	SHEARWALL			30 x 40	3.13	6.28	3.13	30 x 40	2.17	4.60	2.17	96 x 80	50.79	42.96	21.20	96 x 80	47.24							
	SHEARWALL DESIGNATOR (SEE TABLE)			30 x 60	5.02	9.95	5.02	30 x 60	4.30	8.70	4.30	108 x 80	57.17	48.81	24.09	108 x 80	53.17							
	COLUMN LOCATION (SEE TABLE)			36 x 12	2.46	4.92	0.00	36 x 12	1.97	3.94	0.00	-	-	-	-	-	-							
	11 7/8\", 14\"/>			36 x 40	3.81	7.71	3.81	36 x 40	2.68	5.70	2.68	-	-	-	-	-	-							
	SMOKE ALARMS (WALL & CEILING)			36 x 60 E	6.13	12.21	6.13	36 x 60 E	5.72	11.20	5.72	-	-	-	-	-	-							
	COMB. Co/SMOKE ALARM(S)			38 x 08	1.59	3.18	0.00	72 x 13	8.51	13.49	-	-	-	-	-	-	-							
<div>JACOBSEN HOMES</div> <div>600 Packard Court, Safety Harbor, FL 34695</div> <div>727.726.1138</div>				▽ RIDGE BEAM ANALYSIS - 01 thru 09				▽ RIDGE BEAM ANALYSIS - 10 thru 18				□ COLUMN ANALYSIS - 01 thru 09				□ COLUMN ANALYSIS - 10 thru 18								
				160		COL. NUM.	SPAN LEFT (Feet)	SPAN RIGHT (Feet)	MIN. NOMINAL RB SIZE (in.) LEFT SPAN	MIN. NOMINAL RB SIZE (in.) RIGHT SPAN	160		COL. NUM.	SPAN LEFT (Feet)	SPAN RIGHT (Feet)	MIN. NOMINAL RB SIZE (in.) LEFT SPAN	MIN. NOMINAL RB SIZE (in.) RIGHT SPAN	160		COL. NUM.	QUANTITY OF STUDS	STUD SIZE TYPE	ADCL BEARING BLOCK	NUMBER OF 20 ga. STRAPS
						1	-	-	NA	NA			10	-	-	NA	NA			1	-	-	-	-
						2	-	-	NA	NA			11	-	-	NA	NA			2	-	-	-	-
3	-	-	NA			NA	12	-	-	NA			NA	3	-	-	-			-				
4	-	-	NA			NA	13	-	-	NA			NA	4	-	-	-			-				
5	-	-	NA			NA	14	-	-	NA			NA	5	-	-	-			-				
6	-	-	NA			NA	15	-	-	NA			NA	6	-	-	-			-				
7	-	-	NA			NA	16	-	-	NA			NA	7	-	-	-			-				
8	-	-	NA			NA	17	-	-	NA			NA	8	-	-	-			-				
9	-	-	NA	NA	18	-	-	NA	NA	9	-	-	-	-										
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PARTY APPROVAL AGENT(S) ALONG WITH THE ARCHITECT AND/OR ENGINEER OF THE BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN OR CONSTRUCTION AND/OR CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURES STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

SHEATHING ALL SHEATHING	X	S	T
	DISCR.	SHEAR WALL JOIST QUANTITY	SHEAR WALL JOIST SIZE/TYPE
1	SSW1	1	2x12 SP #2
2	SSW2	1	2x12 SP #2
3	ESW3	3	2x12 SP #2
4	ESW4	3	11 1/4-inch LVL
5	NA	-	-
6	NA	-	-
7	NA	-	-
8	NA	-	-
9	NA	-	-
10	NA	-	-

SYMBOL LEGEND		THERMAL PANE // NON-IMPACT ≤ 170 MPH Vult				THERMAL PANE // IMPACT ≥ 170 MPH Vult				DOORS NON-IMPACT					
	POSITIONED LIGHT OR FAN	WINDOW SIZE	AREA (SQ. FT.)	LIGHT PROVIDED (SQ. FT.)	VENT PROVIDED (SQ. FT.)	WINDOW SIZE	AREA (SQ. FT.)	LIGHT PROVIDED (SQ. FT.)	VENT PROVIDED (SQ. FT.)	WINDOW SIZE	AREA (SQ. FT.)	LIGHT PROVIDED (SQ. FT.)	VENT PROVIDED (SQ. FT.)	WINDOW SIZE	AREA (SQ. FT.)
		W x L					W x L				W x L				W x L
	ELECTRICAL PANEL	14 x 40	1.29	2.48	1.29	18 x 40	1.03	1.99	1.03	36 X 82 SOLID	21.64	0.00	0.00	18 x 40	1.03
	12" OR 14" RETURN AIR DROP (TYP.)	24 x 12	1.61	3.22	0.00	24 x 12	1.29	2.58	0.00	38 x 82 RT BEV	21.64	4.74	0.00	-	-
	12" DUCT RISER LOCATION (TYP.)	24 x 60	3.92	7.69	3.92	24 x 60	3.30	6.50	3.30	38 x 82 OVAL	21.64	5.70	0.00	-	-
	AIR HANDLER LOCATION (TYP.)	30 x 12	2.03	4.06	0.00	30 x 12	2.03	4.06	0.00	72 x 80	40.00	32.54	16.06	72 x 80	37.20
	SHEARWALL	30 x 40	3.13	6.28	3.13	30 x 40	2.17	4.60	2.17	96 x 80	50.79	42.96	21.20	96 x 80	47.24
	SHEARWALL DESIGNATOR (SEE TABLE)	30 x 60	5.02	9.95	5.02	30 x 60	4.30	8.70	4.30	108 x 80	57.17	46.81	24.09	108 x 80	53.17
	COLUMN LOCATION (SEE TABLE)	36 x 12	2.46	4.92	0.00	36 x 12	1.97	3.94	0.00	-	-	-	-	-	-
	11 7/8", 14" OR 15 7/8" RIDGE BEAM	36 x 40	3.81	7.71	3.81	36 x 40	2.68	5.70	2.68	-	-	-	-	-	-
	SMOKE ALARMS (WALL & CEILING)	36 x 60 E	6.13	12.21	6.13	36 x 60 E	5.72	11.20	5.72	-	-	-	-	-	-
	COMB. Co/SMOKE ALARM(S)	38 x 08	1.59	3.18	0.00	72 x 13	8.51	13.49	-	-	-	-	-	-	-

DOORS IMPACT		WHEN ANY DWELLING IS INSTALLED SUCH THAT THE DISTANCE FROM GRADE TO THE BOTTOM OF ANY WINDOW SILL EXCEEDS SIX FEET (72 IN.), THEN WINDOWS WITH SILLS LESS THAN 36 INCHES ABOVE THE INTERIOR FINISHED FLOOR SHALL HAVE WINDOW GUARDS MEETING THE REQUIREMENTS SET FORTH IN SECTION 1013.8 OF THE FLORIDA BUILDING CODE (INSTALLED ON-SITE, BY OTHERS).	
LIGHT PROVIDED (SQ. FT.)	VENT PROVIDED (SQ. FT.)		
1.99	1.03	 	
-	-		
-	-		
-	-		
30.27	14.94		
39.96	19.72		
45.40	22.41		
-	-		
-	-		
-	-		

Digitally signed by Michael G Tomko, P.E. on 03/20/2025 at 10:00 AM. The signature is visible on the document.

**Michael
TOMKO**
P.E. 63802
4703 Chester Dr.
Elkhart, IN 46516
(574) 264-0745

FLORIDA

MFT068-4777160N2390

Floorplan OPTIONS - 2

WHEN THE FOUNDATION SYSTEMS ARE DESIGNED OR CONSTRUCTED BY OTHERS, JACOBIEN HOMES AND ITS 3rd PARTY SUBSIDIARIES SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN OR CONSTRUCTION AND/OR CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURES. STRUCTURAL COMPONENTS AND SYSTEMS RATING THEREOF.

REVISION SCHEDULE:		
	REVISION BY:	REVISION DATE:
1	0	
2		
3		
4		
5		

DRAWN BY:	A. McCULLAR
DATE:	2/21/2025
SCALE:	Not Printed To Scale
SHEET:	<div>A3</div>
DESIGN WIND SPEED - Vult:	150 mph - Vult
DESIGN WIND SPEED - Vasd:	123.94 mph - Vasd
MAXIMUM WIND EXPOSURE CAT.:	D
MAXIMUM MEAN ROOF HEIGHT:	15
BUILDING RISK CATEGORY (I - IV):	II
ASCE EDITION / VERSION:	ASCE 7.22
MAXIMUM SIDEWALL HEIGHT (inches):	96
MODEL:	4777160N2390
PLAN NUMBER:	MFT068-4777160N2390

SYMBOL LEGEND	
	POSITIONED LIGHT OR
	ELECTRICAL PANEL
	12" OR 14" RETURN AIR
	12" DUCT RISER LOCAT
	AIR HANDLER LOCATIO
	SHEARWALL
	SHEARWALL DESIGNA
	COLUMN LOCATION (S
	11 7/8", 14" OR 15 7/8"
	SMOKE ALARMS (WAL
	COMB. CO/SMOKE ALA

JACOBSEN HOMES
600 Packard Court,
Safety Harbor, FL 34695
727.726.1138

FOR AND/OR INSTALLATION ON A SITE-BUILT,
AND MOVED ONCE SO ERECTED OR INSTALLED.

ACTURED (MOD.) BUILDING HAS BEEN
ID STATES DEPARTMENT OF HOUSING

OR APPROVED FOR PLACEMENT IN HIGH
COUNTY, FL OR BROWARD COUNTY, FL).

ALL BE COMPLETELY AND TOTALLY
TRANSFER AND/OR INDUCE ANY LOADS
OUGH THIS BUILDING / STRUCTURE.

ED

DOORS IMPACT	
LIGHT PROVIDED (SQ. FT.)	VENT PROVIDED (SQ. FT.)
1.99	1.03
-	-
-	-
30.27	14.94
39.96	19.72
45.40	22.41
-	-
-	-
-	-
-	-

WHEN ANY DWELLING IS INSTALLED SUCH THAT THE DISTANCE FROM GRADE TO THE BOTTOM OF ANY WINDOW SILL EXCEEDS SIX FEET (72 IN.), THEN WINDOWS WITH SILLS LESS THAN 36 INCHES ABOVE THE INTERIOR FINISHED FLOOR SHALL HAVE WINDOW GUARDS MEETING THE REQUIREMENTS SET FORTH IN SECTION 1013.8 OF THE FLORIDA BUILDING CODE (INSTALLED ON-SITE, BY OTHERS).

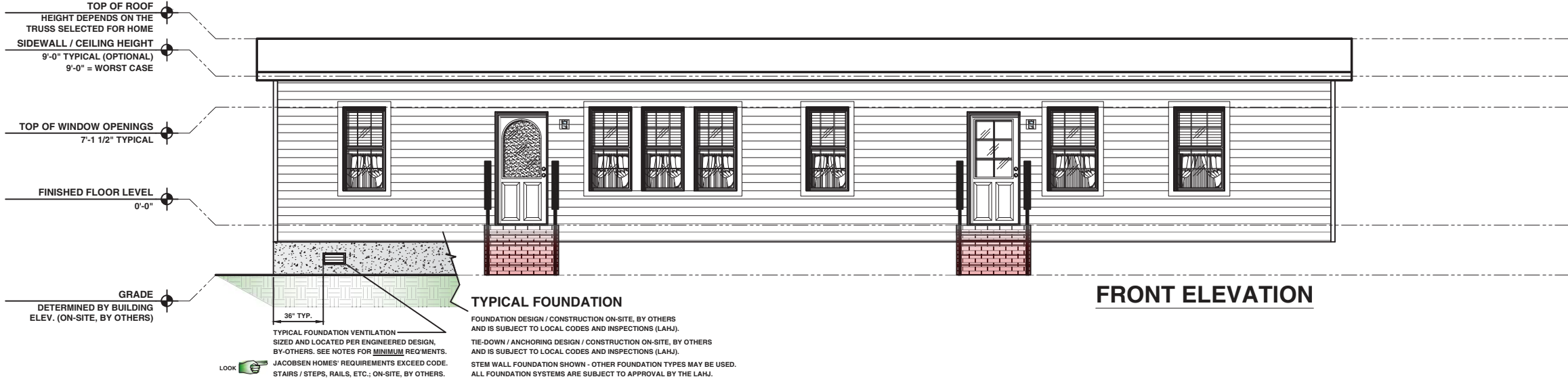
AREA RESERVED FOR LISTING AGENCY APPROVAL STAMPS:

These prints comply with the
Florida Manufactured Building
Act and adopted Codes and
adhere to the following criteria:

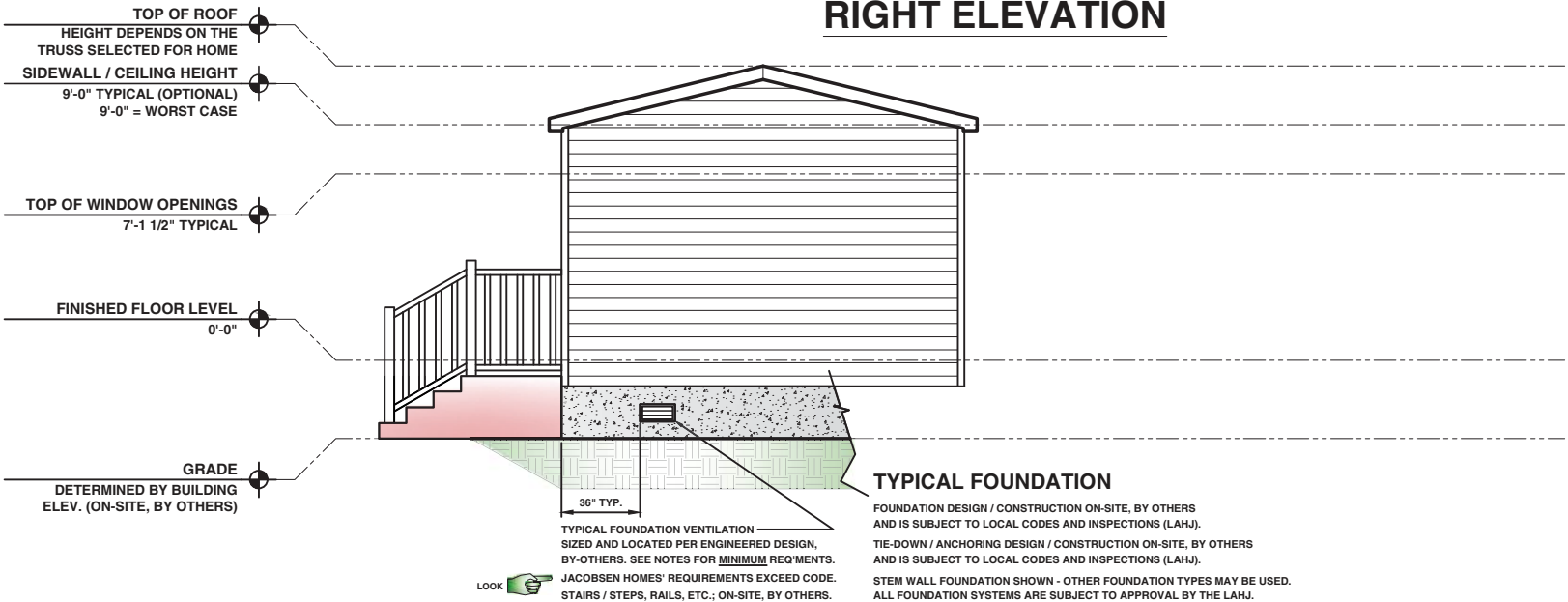
APPROVED BY

<p>Const. Type: _____</p> <p>Occupancy: _____</p> <p>Allowable No. of Floors: _____</p> <p>Wind Velocity: _____</p> <p>Fire Rating of Ext. Walls: _____</p> <p>Plan No.: _____</p> <p>Allow. Floor Load: _____</p> <p>Approval Date: _____</p> <p>Manufacturer: _____</p>	<p><u>VB</u> _____</p> <p><u>Single Family Dwelling</u> _____</p> <p><u>1</u> _____</p> <p><u>160 MPH</u> <u>Vuji</u> _____</p> <p><u>0</u> _____</p> <p><u>MET063-477716082390</u> _____</p> <p><u>40</u> _____</p> <p><u>3/20/2025</u> _____</p> <p><u>Jacobson Homes</u> _____</p>
---	---

This item has been digitally signed and sealed by Michael G Tomko, P.E. On 3/20/2025	
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies	
	
Michael TOMKO	P.E. 63802
4703 Chester Dr.	Elkhart, IN 46516
(574) 264-0745	
FLORIDA	Floorplan Options - 3
MFT068-4777160N2390	
WHEN THE FOUNDATION SYSTEMS ARE DESIGNED OR CONSTRUCTED BY OTHERS, JACOBIEN HOMES AND ITS 3rd PARTY SUBSIDIARIES SHALL NOT BE HELD RESPONSIBLE FOR THE FOUNDATION DESIGN OR CONSTRUCTION AND/OR CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURES, STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.	
REVISION SCHEDULE:	
REVISION BY:	REVISION DATE:
0	
DRAWN BY: A. McCULLAR	
DATE: 2/21/2025	
SCALE: Not Printed To Scale	
SHEET:	
A4	
DESIGN WIND SPEED - Vult: 160 mph - Vult	
DESIGN WIND SPEED - Vassd: 123.94 mph - Vassd	
MAXIMUM WIND EXPOSURE CAT.: D	
MAXIMUM MEAN ROOF HEIGHT: 15	
BUILDING (RISK) CATEGORY (I - IV): II	
ASCE EDITION / VERSION: ASCE 7-22	
MAXIMUM SIDEWALL HEIGHT (Inches): 96	
MODEL: 4777160N2390	
PLAN NUMBER: MFT068-4777160N2390	



FRONT ELEVATION



RIGHT ELEVATION

PLAN SPEC'S AND LISTING AGENCY APPROVAL

THIS DRAWING PACKAGE COMPLIES WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 AND ADHERES TO THE FOLLOWING CRITERIA:

2023 FLORIDA RESIDENTIAL CODE, 8th ED. w/ 2024 Suppl. - 1 thru 3

CONSTRUCTION TYPE	V-B
OCCUPANCY	SFD
TOTAL NUMBER OF STORIES:	Single Story 1
WIND VELOCITY (mph) Vult (Ultimate)	160
WIND VELOCITY (mph) Vasd (Allowable Stress)	123.94
FIRE RATING OF EXTERIOR WALLS	0 hr.
ALLOWABLE FLOOR LOAD	40 psf
ALLOWABLE ROOF LOAD	20 psf
SEISMIC LOAD	0% g
MANUFACTURER	Jacobsen Homes
HIGH VELOCITY HURRICANE ZONE	NO

PLAN NO.:

MFT068-4777160N2390

PLANS COMPLY WITH RULE 61-G20-3 FOR PRODUCT APPROVAL AND WITH THE STATE OF FLORIDA STATUTE 553.842

RAISED SEAL, OR DIGITALLY SEALED, SET OF BUILDING PLANS ARE ON FILE IN THE THIRD PARTY LISTING AGENCY'S OFFICE AS DIRECTED BY FLORIDA DBPR.

THE MANUFACTURER'S DATA SHEET AND THE STATE (DBPR) INSIGNIA, SHALL BE PERMANENTLY MOUNTED TO OR ABOUT THE ELECTRICAL PANEL (COVER).



305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

*** NOTICE ***

SECTION 553.80(1)(d), FS, SPECIFICALLY EXEMPTS STATE APPROVED MANUFACTURED (MODULAR) BUILDINGS, BEARING THE DBPR INSIGNIA, FROM FURTHER PLAN REVIEW BY LOCAL CODE ENFORCING AGENCIES. THE INSIGNIA ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR) ATTESTS THAT THESE PLANS HAVE BEEN REVIEWED AND THE BUILDING HAS BEEN INSPECTED BY A STATE APPROVED 3rd PARTY AGENCY & FOUND COMPLIANT WITH ALL REFERENCED CODES.

DIGITALLY SIGNED:

This item has been digitally signed and sealed by Michael G Tomko, P.E. On 3/20/2025
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

P.E. SEAL:



Michael TOMKO
P.E. 63802
4703 Chester Dr.
Elkhart, IN 46516
(574) 264-0745

FLORIDA

MFT068-4777160N2390

Exterior Elevations - 1

WHEN THE FOUNDATION SYSTEMS ARE DESIGNED OR CONSTRUCTED BY OTHERS, JACOBSEN HOMES AND ITS AGENTS SHALL BE HELD RESPONSIBLE FOR THE FOUNDATION DESIGN OR CONSTRUCTION AND/OR CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURES, STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERE TO.

REVISION SCHEDULE:

REVISION BY:	REVISION DATE:
0	

DRAWN BY: **A. McCULLAR**
DATE: **2/21/2025**
SCALE: **Not Printed To Scale**

SHEET: **A5**

DESIGN WIND SPEED - Vult: 160 mph - Vult
DESIGN WIND SPEED - Vasd: 123.94 mph - Vasd
MAXIMUM WIND EXPOSURE CAT.: D
MAXIMUM MEAN ROOF HEIGHT: 15
BUILDING (RISK) CATEGORY (I - IV): II
ASCE EDITION / VERSION: ASCE 7-22
MAXIMUM SIDEWALL HEIGHT (Inches): 96
MODEL: 4777160N2390
PLAN NUMBER: MFT068-4777160N2390



JACOBSEN HOMES
600 Packard Court,
Safety Harbor, FL 34695
727.726.1138

THIS STRUCTURE HAS BEEN DESIGNED FOR ERECTION AND / OR INSTALLATION ON A SITE-BUILT, PERMANENT FOUNDATION, AND IS NOT DESIGNED TO BE MOVED ONCE SO ERECTED OR INSTALLED.

JACOBSEN HOMES CERTIFIES THAT THIS MANUFACTURED (MOD.) BUILDING HAS BEEN EXCLUDED FROM THE REGULATION OF THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

THIS STRUCTURE **HAS NOT** BEEN DESIGNED OR APPROVED FOR PLACEMENT IN HIGH VELOCITY HURRICANE ZONES (HVHZ - I.E.; DADE COUNTY, FL OR BROWARD COUNTY, FL).

ANY ATTACHMENT(S) TO THIS STRUCTURE SHALL BE COMPLETELY AND TOTALLY SELF-SUPPORTING AND SHALL NEVER TRANSFER AND / OR INDUCE ANY LOADS AND / OR ANY OTHER FORCES ONTO OR THROUGH THIS BUILDING / STRUCTURE.

ELECTRICAL NOTES:

- ALL EXTERIOR DEVICES SHALL BE INSTALLED WITH A LISTED WEATHER PROOF AND/OR WEATHER RESISTANT COVER(S) - INCLUDING ALL EXT. RECEPTACLES & LIGHT FIXTURES.
- ALL RECEPTACLES INSTALLED ON THE EXTERIOR OF THE DWELLING UNIT SHALL BE LISTED FOR SUCH USE AND SHALL BE LABELED "WR" (WEATHER RESISTANT).

FOUNDATION NOTES:

- THE FOUNDATION DESIGN AND CONSTRUCTION ARE BY OTHERS AND ARE SUBJECT TO ALL STATE AND/OR LOCAL CODES AND INSPECTIONS.
- A MIN. 6 MIL POLY VAPOR BARRIER IS REQ'D TO COVER THE GROUND BELOW THE ENTIRE BUILDING. A MIN. 12" OVERLAP IS REQUIRED AT ALL SEAMS. ALL HOLES / TEARS / VOIDS IN BOTH THE POLY VAPOR BARRIER & "BOTTOM BOARD" SHALL BE REPAIRED / SEALED.
- ALL COMBINED VENT. OPENINGS SHALL HAVE A NET FREE AREA OF NOT LESS THAN ONE (1) SQUARE-FEET FOR EACH 150 SQ.FT. OF CRAWL SPACE (AREA BENEATH THE BUILDING). IMPORTANT - THIS REQUIREMENT EXCEEDS THE MIN. VENTILATION OF FRC.
- ALTERNATE MEANS OF VENTILATION AS ALLOWED BY THE FBC / FRC MAY BE USED, AS LONG AS THE MIN. VENTILATION REQ'D IN NOTE 3 (ABOVE) IS MAINTAINED (BY OTHERS).

THESE DETAILS AND PLANS ARE CONFIDENTIAL AND PROPRIETARY MATERIALS. THE CONTENTS OF THIS DRAWING PACKAGE CONTAIN CONFIDENTIAL AND/OR PRIVILEGED INFORMATION. ANY UNAUTHORIZED USE, COPYING, DISCLOSURE, OR DISTRIBUTION OF THIS PACKAGE, OR ANY OF THE CONTENTS CONTAINED THEREIN, IS STRICTLY PROHIBITED BY JACOBSEN HOMES AND MAY BE UNLAWFUL. THESE MATERIALS ARE PROVIDED TO THE RECIPIENT FOR SPECIFIC PURPOSES ONLY AND SHALL NOT BE SCANNED, COPIED, OR OTHERWISE REPRODUCED AND/OR DISTRIBUTED TO OTHERS FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN AUTHORIZATION FROM JACOBSEN HOMES. THIS DRAWING PACKAGE AND ALL ITS CONTENTS ARE THE EXCLUSIVE PROPERTY OF JACOBSEN HOMES. ALL RIGHTS RESERVED. COPYRIGHT 2023

PORCH NOTES:

- WHEN THE PORCH DECK IS GREATER THAN 18-INCHES ABOVE GRADE, RAILS SHALL BE INSTALLED TO THE FOLLOWING SPECIFICATIONS: THE TOP OF THE RAILING SHALL NOT BE LESS THAN 36-INCHES ABOVE THE TOP OF THE PORCH DECKING. THE RAILINGS/PICKETS AND THE RAIL TO THE PORCH DECKING SHALL BE INSTALLED SUCH THAT A 4-INCH SPHERE SHALL NOT PASS BETWEEN (< 4-INCH GAP).

ELEVATION NOTES:

- ALL REQUIRED STEPS, RAILS, RAMPS, ETC. ARE INSTALLED ON-SITE, BY OTHERS.
- ALL ELEVATIONS SHOWN ARE TYPICAL ONLY. ELEVATIONS WILL VARY DEPENDING ON ANY SPECIFIC OPTIONS AS PURCHASED BY THE CUSTOMER / RETAILER.
- ANY WORK COMPLETED ON THE HOME, AFTER HOME INSTALLATION, IS SUBJECT TO ALL LOCAL CODES AND INSPECTIONS. BY OTHERS.
- ROOF OVERHANG (EAVE) SIZES WILL VARY.
- ENGINEERING FOR ALL SITE ITEMS ARE BY OTHERS, NOT JACOBSEN HOMES.
- THESE ELEVATIONS ARE TYPICAL ARCHITECTURAL DESIGNS AND MAY VARY FROM THE ACTUAL ELEVATION OF THE COMPLETED STRUCTURE. MANY ITEMS SUCH AS SIDING, ROOFING, SHUTTERS, OR OTHER DECORATIVE ITEMS MAY VARY.

AREA RESERVED FOR LISTING AGENCY APPROVAL STAMPS:

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:

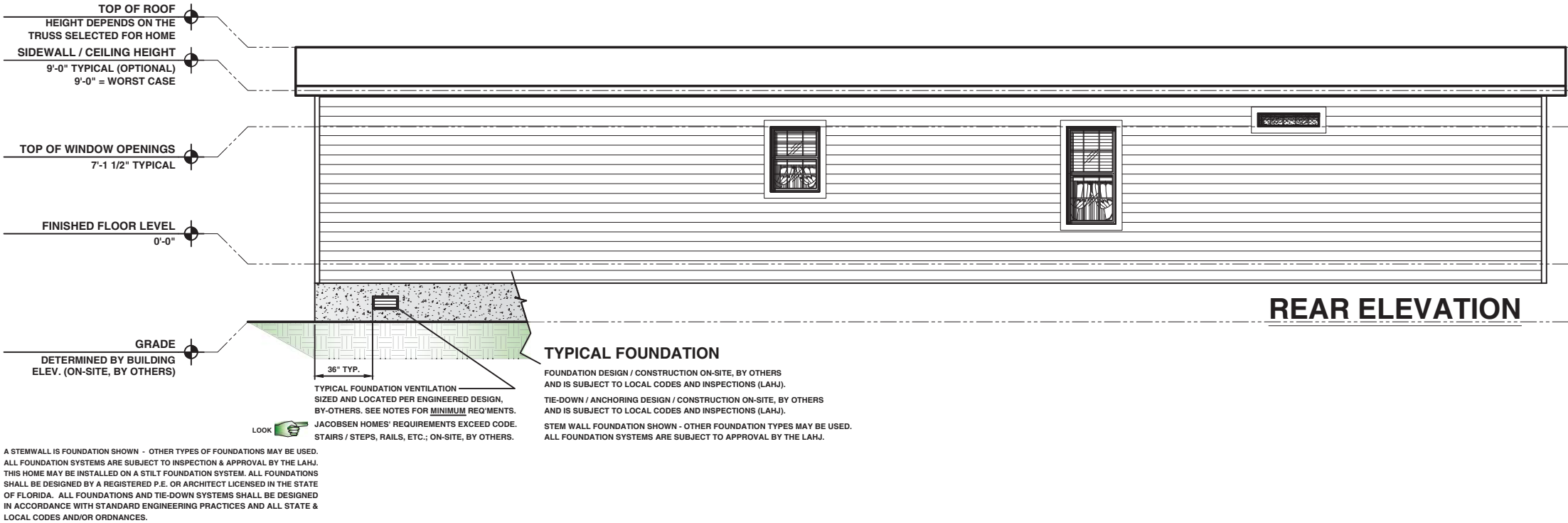
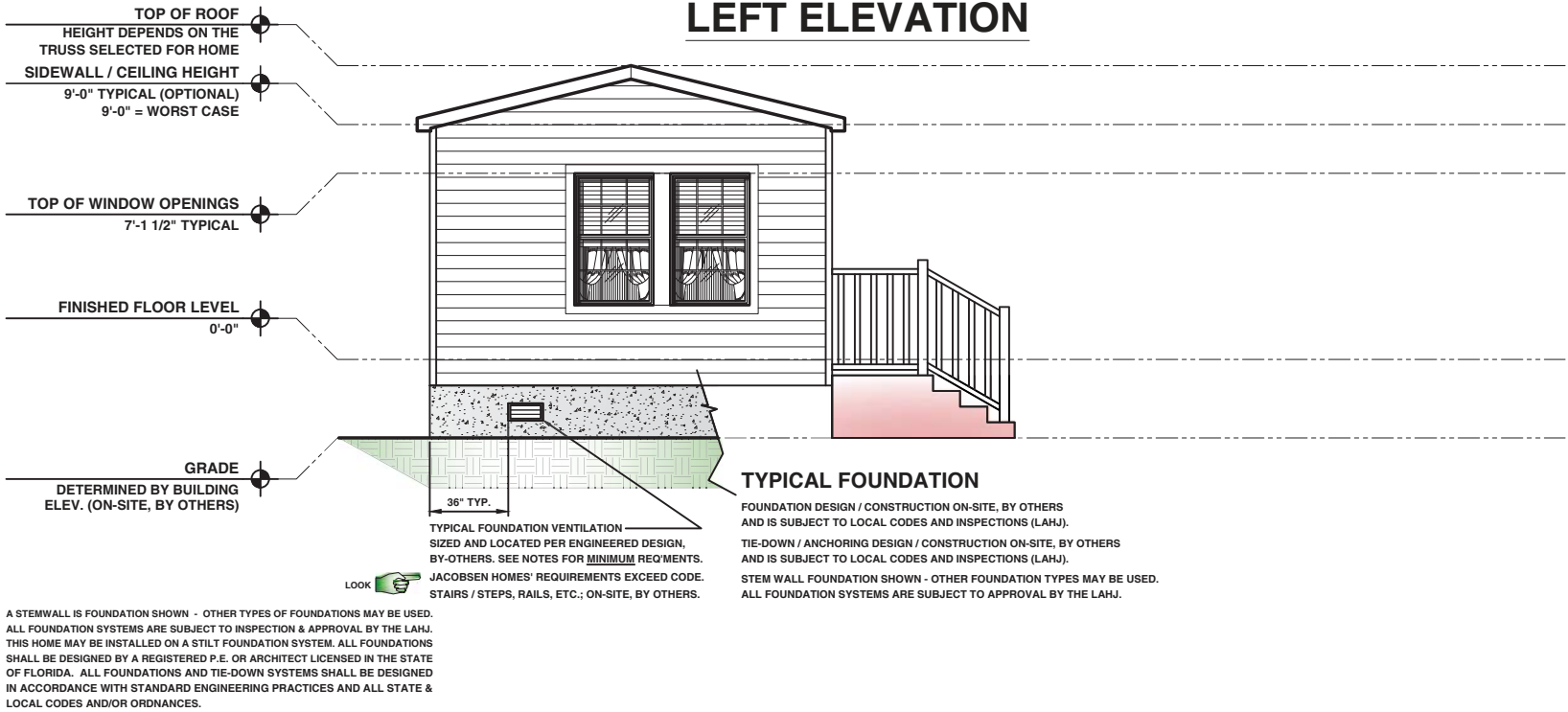


Const. Type: V-B
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vult
Fire Rating of Ext. Walls: 0
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes

RESIDENTIAL PACKAGE CODE SUMMARY

STATE:	STATE OF FLORIDA
BUILDING:	2023 FRC 8th ED. w/ 2024 Suppl. - 1 thru 3
MECH.:	2023 FMC 8th ED. w/ 2024 Suppl. - 1 thru 3
PLUMB.:	2023 FPC 8th ED. w/ 2024 Suppl. - 1 thru 3
ENERGY:	2023 FEEC 8th ED. w/ 2024 Suppl. - 1 thru 3
ELECT.:	2020 N.E.C.

* THIS BUILDING IS NOT A HUD BUILDING *



PLAN SPEC'S AND LISTING AGENCY APPROVAL

THIS DRAWING PACKAGE COMPLIES WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 AND ADHERES TO THE FOLLOWING CRITERIA:

2023 FLORIDA RESIDENTIAL CODE, 8th ED. w/ 2024 Suppl. - 1 thru 3

CONSTRUCTION TYPE	V-B
OCCUPANCY	SFD
TOTAL NUMBER OF STORIES:	Single Story 1
WIND VELOCITY (mph) Vult (Ultimate)	160
WIND VELOCITY (mph) Vasd (Allowable Stress)	123.94
FIRE RATING OF EXTERIOR WALLS	0 hr.
ALLOWABLE FLOOR LOAD	40 psf
ALLOWABLE ROOF LOAD	20 psf
SEISMIC LOAD	0% g
MANUFACTURER	Jacobsen Homes
HIGH VELOCITY HURRICANE ZONE	NO

PLAN NO.:

MFT068-4777160N2390

PLANS COMPLY WITH RULE 61-G20-3 FOR PRODUCT APPROVAL AND WITH THE STATE OF FLORIDA STATUTE 553.842

RAISED SEAL, OR DIGITALLY SEALED, SET OF BUILDING PLANS ARE ON FILE IN THE THIRD PARTY LISTING AGENCY'S OFFICE AS DIRECTED BY FLORIDA DBPR.

THE MANUFACTURER'S DATA SHEET AND THE STATE (DBPR) INSIGNIA, SHALL BE PERMANENTLY MOUNTED TO OR ABOUT THE ELECTRICAL PANEL (COVER).



305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

***** NOTICE *****

SECTION 553.80(1)(d), FS, SPECIFICALLY EXEMPTS STATE APPROVED MANUFACTURED (MODULAR) BUILDINGS, BEARING THE DBPR INSIGNIA, FROM FURTHER PLAN REVIEW BY LOCAL CODE ENFORCING AGENCIES. THE INSIGNIA ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR) ATTESTS THAT THESE PLANS HAVE BEEN REVIEWED AND THE BUILDING HAS BEEN INSPECTED BY A STATE APPROVED 3rd PARTY AGENCY & FOUND COMPLIANT WITH ALL REFERENCED CODES.

DIGITALLY SIGNED:

This item has been digitally signed and sealed by Michael G Tomko, P.E. On 3/20/2025
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies



Michael TOMKO
P.E. 63802
4703 Chester Dr.
Elkhart, IN 46516
(574) 264-0745

FLORIDA
MFT068-4777160N2390
Exterior Elevations - 2

WHEN THE FOUNDATION SYSTEMS ARE DESIGNED OR CONSTRUCTED BY OTHERS, JACOBSEN HOMES AND ITS AGENTS SHALL BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN OR CONSTRUCTION AND/OR CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURES STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

REVISION SCHEDULE:

REVISION BY:	REVISION DATE:
0	

DRAWN BY: **A. McCULLAR**
DATE: **2/21/2025**
SCALE: **Not Printed To Scale**

SHEET: **A6**

DESIGN WIND SPEED - Vult: 160 mph - Vult
DESIGN WIND SPEED - Vasd: 123.94 mph - Vasd
MAXIMUM WIND EXPOSURE CAT.: D
MAXIMUM MEAN ROOF HEIGHT: 15
BUILDING (RISK) CATEGORY (I - IV): II
ASCE EDITION / VERSION: ASCE 7-22
MAXIMUM SIDEWALL HEIGHT (Inches): 96
MODEL: 4777160N2390
PLAN NUMBER: MFT068-4777160N2390



JACOBSEN HOMES
600 Packard Court,
Safety Harbor, FL 34695
727.726.1138

ELECTRICAL NOTES:

- ALL EXTERIOR DEVICES SHALL BE INSTALLED WITH A LISTED WEATHER PROOF AND/OR WEATHER RESISTANT COVER(S) - INCLUDING ALL EXT. RECEPTACLES & LIGHT FIXTURES.
- ALL RECEPTACLES INSTALLED ON THE EXTERIOR OF THE DWELLING UNIT SHALL BE LISTED FOR SUCH USE AND SHALL BE LABELED "WR" (WEATHER RESISTANT).

FOUNDATION NOTES:

- THE FOUNDATION DESIGN AND CONSTRUCTION ARE BY OTHERS AND ARE SUBJECT TO ALL STATE AND/OR LOCAL CODES AND INSPECTIONS.
- A MIN. 6 MIL. POLY VAPOR BARRIER IS REQ'D TO COVER THE GROUND BELOW THE ENTIRE BUILDING. A MIN. 12" OVERLAP IS REQUIRED AT ALL SEAMS. ALL HOLES / TEARS / VOIDS IN BOTH THE POLY VAPOR BARRIER & "BOTTOM BOARD" SHALL BE REPAIRED / SEALED.
- ALL COMBINED VENT. OPENINGS SHALL HAVE A NET FREE AREA OF NOT LESS THAN ONE (1) SQUARE-FEET FOR EACH 150 SQ.FT. OF CRAWL SPACE (AREA BENEATH THE BUILDING). IMPORTANT - THIS REQUIREMENT EXCEEDS THE MIN. VENTILATION OF FRC.
- ALTERNATE MEANS OF VENTILATION AS ALLOWED BY THE FBC / FRC MAY BE USED, AS LONG AS THE MIN. VENTILATION REQ'D IN NOTE 3 (ABOVE) IS MAINTAINED (BY OTHERS).

PORCH NOTES:

- WHEN THE PORCH DECK IS GREATER THAN 18-INCHES ABOVE GRADE, RAILS SHALL BE INSTALLED TO THE FOLLOWING SPECIFICATIONS: THE TOP OF THE RAILING SHALL NOT BE LESS THAN 36-INCHES ABOVE THE TOP OF THE PORCH DECKING. THE RAILINGS/PICKETS AND THE RAIL TO THE PORCH DECKING SHALL BE INSTALLED SUCH THAT A 4-INCH SPHERE SHALL NOT PASS BETWEEN (< 4-INCH GAP).

ELEVATION NOTES:

- ALL REQUIRED STEPS, RAILS, RAMPS, ETC. ARE INSTALLED ON-SITE, BY OTHERS.
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AREA RESERVED FOR LISTING AGENCY APPROVAL STAMPS:

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:



Const. Type: V-B
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vult
Fire Rating of Ext. Walls: 0
Plan No.: MFT068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes

RESIDENTIAL PACKAGE CODE SUMMARY

STATE:	STATE OF FLORIDA
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ENERGY:	2023 FEEC 8th ED. w/ 2024 Suppl. - 1 thru 3
ELECT.:	2020 N.E.C.

COMPLIES WITH THE 2023 FIRE PREVENTION CODE

* THIS BUILDING IS NOT A HUD BUILDING *

THESE DETAILS AND PLANS ARE CONFIDENTIAL AND PROPRIETARY MATERIALS. THE CONTENTS OF THIS DRAWING PACKAGE CONTAIN CONFIDENTIAL AND/OR PRIVILEGED INFORMATION. ANY UNAUTHORIZED USE, COPYING, DISCLOSURE, OR DISTRIBUTION OF THIS PACKAGE, OR ANY OF THE CONTENTS CONTAINED THEREIN, IS STRICTLY PROHIBITED BY JACOBSEN HOMES AND MAY BE UNLAWFUL. THESE MATERIALS ARE PROVIDED TO THE RECIPIENT FOR SPECIFIC PURPOSES ONLY AND SHALL NOT BE SCANNED, COPIED, OR OTHERWISE REPRODUCED AND/OR DISTRIBUTED TO OTHERS FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN AUTHORIZATION FROM JACOBSEN HOMES. THIS DRAWING PACKAGE AND ALL ITS CONTENTS ARE THE EXCLUSIVE PROPERTY OF JACOBSEN HOMES. ALL RIGHTS RESERVED. COPYRIGHT 2023

GENERAL ELECTRICAL NOTES:

1.

A LICENSED ELECTRICAL CONTRACTOR (LICENSED IN THE STATE OF FLORIDA - DBPR) SHALL MAKE ALL REQUIRED ON-SITE ELECTRICAL CONNECTIONS. ALL OF THE ON-SITE CONNECTIONS ARE SUBJECT TO LOCAL INSPECTIONS AND APPROVAL.
2.

ALL INSTALLED CIRCUITS AND / OR EQUIPMENT SHALL BE INSTALLED & GROUNDED IN ACCORDANCE WITH ALL THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODE (NEC) ADOPTED BY THE STATE OF FLORIDA, AT THE TIME OF CONSTRUCTION OF THE BUILDING / STRUCTURE.
3.

WHEN WATER HEATERS ARE INSTALLED, THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATER(S) BEING SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO BE USED AS THE DISCONNECTING MEANS ONLY WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT OF THE WATER HEATER(S) OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION. WHEN THE WATER HEATER(S) IS NOT INSTALLED AT THE FACTORY, THE MEANS OF DISCONNECT SHALL BE DESIGNED AND INSTALLED ON-SITE, BY OTHERS AND SHALL BE SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY HAVING JURISDICTION AT THE INSTALLATION SITE OF THE BUILDING / STRUCTURE.
4.

HVAC SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT THAT IS BEING SERVED. A UNIT SWITCH WITH A MARKED "OFF" POSITION THAT IS PART OF THE HVAC EQUIPMENT AND DISCONNECTS ALL OF THE UNGROUNDED CONDUCTORS SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS, WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER. THIS REQUIRED DISCONNECT SHALL BE INSTALLED ON-SITE, BY OTHERS.
5.

CERTIFIED ELECTRICAL CONTRACTOR SHALL VERIFY ELECTRICAL LOAD CALCULATIONS AFTER THE HEATING AND AIR-CONDITIONING SYSTEMS HAVE BEEN INSTALLED (BY OTHERS).
6.

ALL ELECTRICAL COMPONENTS SHALL BE UL-LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH THAT LISTING.
7.

ALL WIRING IS NM CABLE, UNLESS OTHERWISE SPECIFIED IN THESE PLANS.
8.

ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S), SHALL BE CONNECTED ON-SITE WITH APPROVED ACCESSIBLE JUNCTION BOXES OR CABLE CONNECTORS (BY-OTHERS).
9.

WHEN THE MAIN ELECTRICAL SERVICE PANEL IS NOT INSTALLED / INSPECTED AT THE FACTORY, THE ELECTRICAL SERVICE PANEL & FEEDERS SHALL BE DESIGNED / CALC'D BY OTHERS, SITE INSTALLED, AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY HAVING JURISDICTION (LAHJ).
10.

PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM, THE INTERRUPTING RATING OF THE MAIN SERVICE BREAKER SHALL BE VERIFIED AS BEING IN COMPLIANCE WITH SECTION 110-9 OF THE NATIONAL ELECTRICAL CODE (NEC), BY A CERTIFIED ELECTRICAL CONTRACTOR (ON-SITE, BY OTHERS).
11.

120-V, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN BEDROOMS, LIVING ROOMS, DENS, FAMILY, CLOSETS, HALLS, DINING, KITCHEN, LAUNDRY & SIMILAR SHALL BE PROTECTED BY ARC-FAULT CIR. INTERRUPTER, COMB. TYPE INSTALLED FOR PROTECTION OF THE BRANCH CIRCUIT.
12.

ALL SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ANY ONE ALARM WILL CAUSE SIMULTANEOUS ACTIVATION OF ALL OTHER SMOKE ALARMS. ALL SMOKE ALARMS SHALL BE EQUIPPED WITH A BATTERY BACK-UP FEATURE IN CASE OF PRIMARY POWER FAILURE AND / OR INTERRUPTION. ALL SMOKE ALARMS ARE EQUIPPED WITH A "HUSH" BUTTON.
13.

CEILING FANS SHALL BE INSTALLED SO THAT THE BOTTOM OF THE BLADES TO THE FINISHED FLOOR LEVEL WILL BE 80-INCHES MINIMUM.
14.

SWITCHES, RECEPTACLES, AND OTHER FIXTURES MAY BE RELOCATED FROM THE AREA SHOWN ON THESE APPROVED PLANS / DETAILS DUE TO CONSTRUCTION RESTRAINTS. ALL LOCATIONS SHALL COMPLY WITH APPLICABLE SECTIONS OF THE NATIONAL ELECTRICAL CODE (NEC).
15.

TAMPER-RESISTANT RECEPTACLES. ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NON-LOCKING-TYPE SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. SEE - NEC-406.12.
16.

DISHWASHER AND GARBAGE DISPOSAL MAY BE INSTALLED ON ONE 20-AMPERE (12-2) CIRCUIT.
17.

ALL RECEPTACLE OUTLETS LOCATED WITHIN SIX-FOOT OF SINK OR BASIN SHALL BE EQUIPPED W/ GFCI PROTECTION FOR PERSONNEL. RECEPTACLE OUTLETS SERVING COUNTERTOPS, LOCATED IN THE KITCHEN SHALL BE EQUIPPED WITH GFCI PROTECTION FOR PERSONNEL.
18.

ALL RECEPTACLE OUTLETS INSTALLED ON THE EXTERIOR OF THE BUILDING SHALL BE EQUIPPED WITH A WEATHER PROOF (WP) ENCLOSURE (COVER), THE INTEGRITY OF WHICH IS NOT EFFECTED WHEN AN ATTACHMENT PLUG IS INSERTED OR REMOVED FROM THE RECEPTACLE OUTLET. GFCI PROTECTION MAY BE PROVIDED BY EITHER A BREAKER OR A GFCI RECEPTACLE.
19.

FOR A ONE-FAMILY DWELLING AND EACH UNIT OF A TWO-FAMILY DWELLING THAT IS AT GRADE LEVEL, AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6 1/2- FEET ABOVE GRADE SHALL BE INSTALLED ON THE FRONT AND THE BACK OF THE DWELLING.
20.

FOR EACH DWELLING UNIT OF A MULTIFAMILY DWELLING WHERE THE DWELLING UNIT IS LOCATED AT GRADE LEVEL AND PROVIDED WITH INDIVIDUAL EXTERIOR ENTRANCE / EGRESS, AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE FROM GRADE LEVEL AND NOT MORE THAN 6 1/2- FEET ABOVE GRADE SHALL BE INSTALLED ON THE FRONT AND THE BACK OF THE DWELLING.
22.

IN DWELLING UNITS, HALLWAYS OF 10 FEET OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE.
23.

IN DWELLING UNITS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 36-INCHES (3 FEET) OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR THE BASIN COUNTERTOP.

24.

LIGHTING OUTLETS REQ'D: AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM AND BATHROOM.
25.

LUMINARIES (FIXTURES) IN CLOTHES CLOSETS:

A.

LUMINARY (FIXTURE) TYPES PERMITTED:

(1)

A SURFACE-MOUNTED OR RECESSED INCANDESCENT LUMINARY (FIXTURE) WITH A COMPLETELY ENCLOSED LAMP.

(2)

A SURFACE-MOUNTED OR RECESSED FLUORESCENT LUMINARY (FIXTURE).

B.

LUMINARY (FIXTURE) TYPES NOT PERMITTED:

(1)

INCANDESCENT LUMINARIES (FIXTURES) WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT LUMINARIES (FIXTURES) OR LAMP HOLDERS SHALL NOT BE PERMITTED.

C.

LOCATION: LUMINARIES (FIXTURES) IN CLOTHES CLOSETS SHALL BE PERMITTED TO BE INSTALLED AS FOLLOWS:

(1)

SURFACE-MOUNTED INCANDESCENT LUMINARIES (FIXTURES) INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 12 INCHES BETWEEN THE LUMINARY (FIXTURE) AND THE NEAREST POINT OF A STORAGE SPACE.

(2)

SURFACE-MOUNTED FLUORESCENT LUMINARIES (FIXTURES) INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 6 INCHES BETWEEN THE LUMINARY (FIXTURE) AND THE NEAREST POINT OF A STORAGE SPACE.

(3)

RECESSED INCANDESCENT LUMINARIES (FIXTURES) WITH A COMPLETELY ENCLOSED LAMP INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 6 INCHES BETWEEN THE LUMINARY (FIXTURE) AND THE NEAREST POINT OF A STORAGE SPACE.

(4)

RECESSED FLUORESCENT LUMINARIES (FIXTURES) THAT ARE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 6 INCHES BETWEEN THE LUMINARY (FIXTURE) AND THE NEAREST POINT OF A STORAGE SPACE.

26.

BATHTUB AND SHOWER AREAS: NO PART OF A CORD-CONNECTED LUMINARIES (FIXTURES), CHAIN-, CABLE-, OR CORD-SUSPENDED-LUMINARIES (FIXTURES), LIGHTING TRACK, PENDANTS, OR CEILING-SUSPENDED (PADDLE) FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3 FEET HORIZONTALLY AND 8- FEET VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE ZONE DIRECTLY OVER THE TUB OR SHOWER STALL. LUMINARIES (LIGHTING FIXTURES) LOCATED IN THIS ZONE SHALL BE LISTED FOR DAMP LOCATIONS, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.

27.

FAN / LIGHT COMBINATIONS SHALL BE INSTALLED WITH SEPARATE SWITCHES.

28.

THE MAIN ELECTRICAL SERVICE PANEL IS WIRED UTILIZING AN ISOLATED NEUTRAL/GROUND (4-WIRE SYSTEM) FROM THE FACTORY. IT IS THE SOLE RESPONSIBILITY OF THE LICENSED ELECTRICAL CONTRACTOR TO PROVIDE THE BONDING BETWEEN THE NEUTRAL AND THE GROUND IF REQUIRED.

29.

ANY BUILDING HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE (CO) ALARM INSTALLED WITHIN 10- FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. PER THE REFERENCED FLORIDA ENERGY CONSERVATION CODE; A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL BE HIGH EFFICIENCY LAMPS OR A MINIMUM OF 90% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICIENCY LAMPS.

30.

**** IMPORTANT: READ AND UNDERSTAND ALL NOTES IN THIS APPROVED DRAWING PACKAGE.

1 ELECTRIC SERVICE PANEL

NEC VERSION:
2020 N.E.C.

150 - Ampere
MAIN PANEL
120/240 VOLT
SINGLE PHASE
60 HERTZ

OPTIONAL:
1 OR 2 ADDITIONAL
1" CONDUIT DROPS
MAY BE ORDERED
AND INSTALLED
FOR FUTURE USE.

#6 (AWG) COPPER
GROUND (MINIMUM) INSTALLED
PER NATIONAL ELECTRICAL CODE
GROUND WIRE IS ON-SITE, BY OTHERS.

2-INCH DIAMETER
RIGID METAL OR RIGID
NON-METALLIC CONDUIT
#1 (AWG) - COPPER - PER NEC 310.15(B)(7)

150 - Ampere
ELECTRICAL RISER DIAGRAM

THE HVAC SYSTEM IS SIZED & INSTALLED ON-SITE, BY A QUALIFIED / CERTIFIED, HVAC CONTRACTOR & CONNECTED TO SERVICE BY AN ELECTRICAL CONTRACTOR. PERMITTED AND INSPECTED BY LOCAL AUTHORITY HAVING JURISDICTION (LAHJ).

MINIMUM SERVICE PANEL MAIN BREAKER CAPACITY: 144 Amperes
SERVICE PANEL, MAIN BREAKER SIZE: 150 Amperes

150 - Ampere

ELECTRICAL LOAD ANALYSIS / CALC (SERVICE PANEL SIZING)

BUILDING SIZE: 981 Sq. Ft. (Living Area)		ELECTRICAL LOAD CALCULATIONS	
1.	Minimum Number of General Lighting / General Use Circuits Required: (Sq.Ft. x 3VA / 120 Volts / 15 Amps = Minimum Number of General Use Circuits Req'd)	2	Minimum
2.	General Lighting and General Use Receptacles at 3 Volt-Amperes per Building Square Foot: General Lighting / General Use = 981 Sq. Ft. (Living Area) x 3 VA = 2943 Volt-Amperes General Lighting / General Use = 2943 Volt-Amperes		
3.	Laundry and Small Appliance Load at 1,500 Volt-Amperes per 20-Ampere Circuit: Small Appliance Circuits = 4 x 1,500 VA = 6000 Volt-Amperes LAUNDRY Circuits = 1 x 1,500 VA = 1500 Volt-Amperes Total Laundry and Small Appliance Load (Volt-Amperes) = 7500 Volt-Amperes		
4.	Nameplate Rating of All Fixed Appliances (Volt-Amperes): Clothes Dryer = 5800 Volt-Amperes Cooking Range = 9600 Volt-Amperes Cook-top = 0 Volt-Amperes Wall Oven = 0 Volt-Amperes Microwave Oven = 2400 Volt-Amperes Dishwasher = 1380 Volt-Amperes Garbage Disposal = 0 Volt-Amperes Water Heater = 4750 Volt-Amperes Optional WH #2 = 0 Volt-Amperes Optional Freezer = 0 Volt-Amperes Fireplace (Blower Motor) = 0 Volt-Amperes 40-Ampere Junction Box = 0 Volt-Amperes Total Fixed Appliance Load (Volt-Amperes) = 23930 Volt-Amperes		
5.	Nameplate Rating of Motor and Low-Power-Factor Loads (In Amperes): Range Hood(s) = 1 x 1.1 = 1.1 Amperes Exhaust Fan(s) = 2 x 0.7 = 1.4 Amperes Ceiling Fan(s) = 3 x 1 = 3 Amperes Furnace Blower (Gas / Oil) = 0 x 8 = Amperes Total Amperes = 5.5 Amperes Multiply By - x 120.00 Volts Total Motor and Low-Power-Factor Loads (Volt-Amperes) = 660 Volt-Amperes		
6.	Total Heating and Air-Conditioning Load: (Use the LARGEST of the Following Six Selections - (a) through (f) - in Volt-Amperes):		LARGEST
a.	100-percent of the nameplate rating(s) of the air-conditioning and cooling load(s) (Volt-Amperes):	1 x 14400 x 100% =	14400 Volt-Amperes
b.	100-percent of the nameplate rating(s) of the heating load when a heat pump is used without any supplemental electric heating (Volt-Amperes):	1 x 12000 x 100% =	12000 Volt-Amperes
c.	100-percent of the nameplate rating(s) of electrical thermal storage and other heating system(s) where the usual load is expected to be continuous at the full nameplate value. Systems qualifying under this section shall not be calculated under any other section in 220.82 (e) (Volt-Amperes):	0 x 0 x 100% =	Volt-Amperes
d.	100-percent of the nameplate rating(s) of the heat pump compressor AND 65-percent of supplemental electric heating systems. If the heat pump compressor is prevented from operating at the same time as the supplementary heat, it does NOT need to be added to the supplementary heat for the total central space heating load (Volt-Amperes):	HEAT PUMP Load: 0 x 0 x 100% = 0 Volt-Amperes SUPPLEMENTAL Electric Heating System Load: 0 x 0 x 65% = 0 Volt-Amperes TOTAL Load - 6 (d): 0 Volt-Amperes	
e.	65-percent of the nameplate rating(s) of electric space heating if less than four separately controlled units (Volt-Amperes):	0 x 0 x 65% =	0 Volt-Amperes
f.	40-percent of the nameplate rating(s) of electric space heating if four or more separately controlled units (Volt-Amperes):	0 x 0 x 40% =	0 Volt-Amperes
	(Use the LARGEST of the Following Six Selections - (a) through (f) - in Volt-Amperes):		14400 Volt-Amperes
7.	Total Calculated Load (Combined Loads as Calculated in (2) through (5): General Lighting / General Use (2) = 2943 Volt-Amperes Total Laundry and Small Appliance Load (Volt-Amperes) (3) = 7500 Volt-Amperes Total Fixed Appliance Load (Volt-Amperes) (4) = 23930 Volt-Amperes Total Motor and Low-Power-Factor Loads (Volt-Amperes) (5) = 660 Volt-Amperes Total Volt-Amperes - Combined Totals from (2) through (5) = 35033 Volt-Amperes		
8.	Total Combined Load (from 7 Above): Total Volt-Amperes - Combined Totals from (2) through (5) = 35033 Volt-Amperes SUBTRACT - First 10KVA at 100-percent = 10000 Volt-Amperes Total from (7) minus 10KVA = 25033 Volt-Amperes		
9.	Allowed Load Reduction: First 10KVA at 100-percent = 10000 Volt-Amperes Total from 8 Above = Volt Amperes - REMAINDER at 40-percent = 10013.2 Volt-Amperes SUBTOTAL of BOTH Load Combinations = 20013.2 Volt-Amperes		
10.	Minimum Calculated Service Panel Load: Total Combined Load from 9 Above = 20013.2 Volt-Amperes Total Heating and AC Loads - LARGEST of (a) through (f) = 14400 Volt-Amperes SUBTOTAL of Load = 34413.2 Volt-Amperes SUBTOTAL divided by 240-Volts / 240.00 Volts MINIMUM Calculated Amperes Required = 143.39 Amperes		
CALCULATIONS PER NATIONAL ELECTRICAL CODE 220-82 OPTIONAL CALCULATION - DWELLING UNIT		1 ELECTRIC SERVICE PANEL	

ELECTRICAL SYMBOLS LEGEND

NOTE: ALL EXTERIOR OUTLETS (RECEPTS/LIGHTS/OTHER) SHALL BE COVERED WITH AN APPROVED/LISTED FIXTURE OR COVER THAT IS BOTH LISTED AS WEATHER RESISTANT AND WATER PROOF - NO NOTE DENOTING WR OR WP IS REQUIRED.

AREA RESERVED FOR LISTING AGENCY APPROVAL STAMPS:

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:

APPROVED BY
NIA INC.

Cons: Type: V/B
Occupancy: Single Family Dwelling
Allowed No. of Floors: 1
Wind Velocity: 160 MPH/Vail
Five Rating of Six Vails: 0
Plan No.: MFT068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes

RECEPTACLES TYPICAL 120 VOLT TYPICAL 240 VOLT WP TYPICAL 120 VOLT	EXH. FANS W/ LIGHT = 2 SWITCHES NO LIGHT = 1 SWITCH	EXTERIOR LIGHT FIXTURES (WP NOTE NOT REQUIRED) (ALL FIXTURES SHALL BE WEATHER RESISTANT - REQUIRED)
SWITCHES TYPICAL WH WATER HEATER TYPICAL	SMOKE ALARM(S) TYPICAL WALL MNT. TYPICAL CEIL. MNT. COMBIN. SMOKE / CO	EITHER SYMBOL MAY BE USED
JUNCTION BOXES NEAR EDGE OF FLOOR UNDER FLOOR	CEILING FAN (OPTIONAL) FAN PREP	INTERIOR LIGHT FIXTURES LED (WET LOC.)
ELECTRICAL PANEL TYPICAL	THERMOSTAT TYPICAL	T.V. / PHONE PREP. (OPTIONAL) T.V. / PHONE
STANDARD POSITIONED RECESSED GASKET WALL MOUNTED		

THESE DETAILS AND PLANS ARE CONFIDENTIAL AND PROPRIETARY MATERIALS. THE CONTENTS OF THIS DRAWING PACKAGE CONTAIN CONFIDENTIAL AND/OR PRIVILEGED INFORMATION. ANY UNAUTHORIZED USE, COPYING, DISCLOSURE, OR DISTRIBUTION OF THIS PACKAGE, OR ANY OF THE CONTENTS CONTAINED THEREIN, IS STRICTLY PROHIBITED BY JACOBSEN HOMES AND MAY BE UNLAWFUL. THESE MATERIALS ARE PROVIDED TO THE RECIPIENT FOR SPECIFIC PURPOSES ONLY AND SHALL NOT BE SCANNED, COPIED, OR OTHERWISE REPRODUCED AND/OR DISTRIBUTED TO OTHERS FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN AUTHORIZATION FROM JACOBSEN HOMES. THIS DRAWING PACKAGE AND ALL ITS CONTENTS ARE THE EXCLUSIVE PROPERTY OF JACOBSEN HOMES. ALL RIGHTS RESERVED. COPYRIGHT 2023

PLAN SPEC'S AND
LISTING AGENCY
APPROVAL

THIS DRAWING PACKAGE COMPLIES WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 AND ADHERES TO THE FOLLOWING CRITERIA:

2023 FLORIDA RESIDENTIAL CODE, 8th Ed. w/ 2024 Suppl. - 1 thru 3

CONSTRUCTION TYPE	V-B
OCCUPANCY	SFD
TOTAL NUMBER OF STORIES:	Single Story 1
WIND VELOCITY (mph) Vult (Ultimate)	160
WIND VELOCITY (mph) Vasd (Allowable Stress)	123.94
FIRE RATING OF EXTERIOR WALLS	0 hr.
ALLOWABLE FLOOR LOAD	40 psf
ALLOWABLE ROOF LOAD	20 psf 0% g
SEISMIC LOAD	Jacobsen Homes
MANUFACTURER	NO
HIGH VELOCITY HURRICANE ZONE	NO

PLAN NO.:

MFT068-4777160N2390

PLANS COMPLY WITH RULE 61-G20-3 FOR PRODUCT APPROVAL AND WITH THE STATE OF FLORIDA STATUTE 553.842

RAISED SEAL, OR DIGITALLY SEALED, SET OF BUILDING PLANS ARE ON FILE IN THE THIRD PARTY LISTING AGENCY'S OFFICE AS DIRECTED BY FLORIDA DBPR.

THE MANUFACTURER'S DATA SHEET AND THE STATE (DBPR) INSIGNIA, SHALL BE PERMANENTLY MOUNTED TO OR ABOUT THE ELECTRICAL PANEL (COVER).

ICC - NIA
305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

*** NOTICE ***
SECTION 553.80(1)(d), FS, SPECIFICALLY EXEMPTS STATE APPROVED MANUFACTURED (MODULAR) BUILDINGS, BEARING THE DBPR INSIGNIA, FROM FURTHER PLAN REVIEW BY LOCAL CODE ENFORCING AGENCIES. THE INSIGNIA ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR) ATTESTS THAT THESE PLANS HAVE BEEN REVIEWED AND THE BUILDING HAS BEEN INSPECTED BY A STATE APPROVED 3rd PARTY AGENCY & FOUND COMPLIANT WITH ALL REFERENCED CODES.

RESIDENTIAL PACKAGE CODE SUMMARY	STATE:	STATE OF FLORIDA
	BUILDING:	2023 FRC 8th Ed. w/ 2024 Suppl. - 1 thru 3
	MECH.:	2023 FMC 8th Ed. w/ 2024 Suppl. - 1 thru 3
	PLUMB.:	2023 FPC 8th Ed. w/ 2024 Suppl. - 1 thru 3
	ENERGY:	2023 FEEC 8th Ed. w/ 2024 Suppl. - 1 thru 3
	ELECT.:	2020 N.E.C.

* THIS BUILDING IS NOT A HUD BUILDING *

THIS item has been digitally signed and sealed by Michael G Tomko, P.E. On 3/20/2025
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

Michael
TOMKO
P.E. 63802
4703 Chester Dr.
Elkhart, IN 46516
(574) 264-0745

FLORIDA

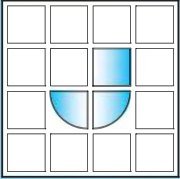
MFT068-4777160N2390

Electrical Load Calcs & Notes

REVISION SCHEDULE:		
REVISION BY:	A. McCULLAR	
DATE:	2/21/2025	
SCALE:	Not Printed To Scale	
SHEET:	E1	

DESIGN WIND SPEED - Vult: 160 mph - Vult
DESIGN WIND SPEED - Vasd: 123.94 mph - Vasd
MAXIMUM WIND EXPOSURE CAT.: D
MAXIMUM MEAN ROOF HEIGHT: 15
BUILDING (RISK) CATEGORY (I - IV): II
ASCE EDITION / VERSION: ASCE 7-22
MAXIMUM SIDEWALL HEIGHT (Inches): 96
MODEL: 4777160N2390
PLAN NUMBER: MFT068-4777160N2390

NON-ELEV - JACOBSEN HOMES



JACOBSEN HOMES
600 Packard Court,
Safety Harbor, FL 34695
727-726-1138

ELECTRICAL NOTES:

- TAMPER-RESISTANT RECEPTACLES. ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING-TYPE SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. SEE 2017-NEC-406.12.
- DISHWASHER AND GARBAGE DISPOSAL MAY BE INSTALLED ON ONE 20-AMPERE (12-2) CIRCUIT. ALL RECEPTACLE OUTLETS LOCATED WITHIN SIX-FOOT OF SINK OR BASIN SHALL BE EQUIPPED W/ GFCI PROTECTION FOR PERSONNEL. RECEPTACLE OUTLETS SERVING COUNTERTOPS, LOCATED IN THE KITCHEN SHALL BE EQUIPPED WITH GFCI PROTECTION FOR PERSONNEL.
- ALL RECEPTACLE OUTLETS INSTALLED ON THE EXTERIOR OF THE BUILDING SHALL BE EQUIPPED WITH A WEATHER PROOF (WP) ENCLOSURE (COVER), THE INTEGRITY OF WHICH IS NOT EFFECTED WHEN AN ATTACHMENT PLUG IS INSERTED OR REMOVED FROM THE RECEPTACLE OUTLET.
- DEVICES (LIGHTS, FANS, ETC.) INSTALLED ON THE EXTERIOR OF THE BUILDING SHALL BE LISTED FOR USE IN A WET LOCATIONS AND SHALL BE MADE "WEATHER PROOF" IN ACCORDANCE WITH THE DEVICES LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ITEMS ARE "WP" AND ARE NOT REQUIRED TO BE LABELED AS SUCH IN THE DRAWING BELOW.
- GFCI PROTECTION MAY BE PROVIDED BY EITHER A BREAKER OR A GFCI RECEPTACLE.
- IN DWELLING UNITS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 36-INCHES (3 FEET) OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR THE BASIN COUNTERTOP.
-

TOTAL SQUARE-FOOTAGE OF ISLAND COUNTER = NA SQ.FT.
MIN. NUMBER OF ISLAND RECEPTACLES REQ'D. = NA EACH
TOTAL SQUARE-FOOTAGE OF PENINSULA COUNTER = NA SQ.FT.
MIN. NUMBER OF PENINSULA RECEPTACLES REQ'D. = NA EACH

ELECTRICAL CIRCUIT SHEDULE

#	DESCRIPTION / NOMENCLATURE	BREAKER TYPE / SIZE (AMPERES / VOLTS)	WIRE SIZE (CU.)	#	DESCRIPTION / NOMENCLATURE	BREAKER TYPE / SIZE (AMPERES / VOLTS)	WIRE SIZE (CU.)
1	SMALL APPLIANCE - ARC FAULT/GFCI	AF/GFCI - 20A / 120V	12-2	11	RESERVED - CIRCUIT NOT USED	NA	NA
2	SMALL APPLIANCE - ARC FAULT/GFCI	AF/GFCI - 20A / 120V	12-2	12	UTILITY/BONUS RECEPTS (GFCI)	GFCI - 15A / 120V	14-2
3	OPT. MICROWAVE - ARC FAULT/GFCI	AF/GFCI - 20A / 120V	12-2	13	EXT. RECEPTS (GFCI)	GFCI - 20A / 120V	12-2
4	RESERVED - CIRCUIT NOT USED	NA	NA	14	BATH RECEPTS (GFCI)	GFCI - 20A / 120V	12-2
5	GENERAL PURPOSE - ARC FAULT	AF - 15A / 120V	14-2	15	WATER HEATER	25A / 240V	10-3
6	GENERAL PURPOSE - ARC FAULT	AF - 15A / 120V	14-2	16	ELECTRIC RANGE/GFCI	GFCI - 40A / 240V	8-3
7	GENERAL PURPOSE - ARC FAULT	AF - 15A / 120V	14-2	17	OPT. DISHWASHER - ARC FAULT/GFCI	AF/GFCI - 15A / 120V	14-2
8	RESERVED - CIRCUIT NOT USED	NA	NA	18	RESERVED - CIRCUIT NOT USED	NA	NA
9	RESERVED - CIRCUIT NOT USED	NA	NA	19	LAUNDRY (WASHER) - ARC FAULT/GFCI	AF/GFCI - 20A / 120V	12-2
10	RESERVED - CIRCUIT NOT USED	NA	NA	20	LAUNDRY (CLOTHES DRYER)/GFCI	GFCI - 30A / 240V	10-3
21	RESERVED - CIRCUIT NOT USED	NA	NA	22	RESERVED - CIRCUIT NOT USED	NA	NA
23	RESERVED - CIRCUIT NOT USED	NA	NA	24	SMOKE ALARMS (INTERCONNECTED/AF)	AF - 15A / 120V	14-3
25	RESERVED - CIRCUIT NOT USED	NA	NA	26	RESERVED - CIRCUIT NOT USED	NA	NA
27	RESERVED - CIRCUIT NOT USED	NA	NA	28	RESERVED - CIRCUIT NOT USED	NA	NA
29	RESERVED - CIRCUIT NOT USED	NA	NA	30	RESERVED - CIRCUIT NOT USED	NA	NA

TOTAL NUMBER OF BREAKER SLOTS USED = 19
TOTAL NUMBER OF CIRCUITS USED = 15

PLAN SPEC'S AND LISTING AGENCY APPROVAL

THIS DRAWING PACKAGE COMPLIES WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 AND ADHERES TO THE FOLLOWING CRITERIA:

2023 FLORIDA RESIDENTIAL CODE, 8th ED. w/ 2024 Suppl. - 1 thru 3

CONSTRUCTION TYPE	V-B
OCCUPANCY	SFD
TOTAL NUMBER OF STORIES:	Single Story 1
WIND VELOCITY (mph) Vult (Ultimate)	160
WIND VELOCITY (mph) Vasd (Allowable Stress)	123.94
FIRE RATING OF EXTERIOR WALLS	0 hr.
ALLOWABLE FLOOR LOAD	40 psf
ALLOWABLE ROOF LOAD	20 psf
SEISMIC LOAD	0% g
MANUFACTURER	Jacobson Homes
HIGH VELOCITY HURRICANE ZONE	NO

PLAN NO.:

MFT068-4777160N2390

PLANS COMPLY WITH RULE 61-G20-3 FOR PRODUCT APPROVAL AND WITH THE STATE OF FLORIDA STATUTE 553.842

RAISED SEAL, OR DIGITALLY SEALED, SET OF BUILDING PLANS ARE ON FILE IN THE THIRD PARTY LISTING AGENCY'S OFFICE AS DIRECTED BY FLORIDA DBPR.

THE MANUFACTURER'S DATA SHEET AND THE STATE (DBPR) INSIGNIA, SHALL BE PERMANENTLY MOUNTED TO OR ABOUT THE ELECTRICAL PANEL (COVER).



305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

*** NOTICE ***

SECTION 553.80(1)(d), FS, SPECIFICALLY EXEMPTS STATE APPROVED MANUFACTURED (MODULAR) BUILDINGS, BEARING THE DBPR INSIGNIA, FROM FURTHER PLAN REVIEW BY LOCAL CODE ENFORCING AGENCIES. THE INSIGNIA ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR) ATTESTS THAT THESE PLANS HAVE BEEN REVIEWED AND THE BUILDING HAS BEEN INSPECTED BY A STATE APPROVED 3rd PARTY AGENCY & FOUND COMPLIANT WITH ALL REFERENCED CODES.

STATE:	STATE OF FLORIDA
BUILDING:	2023 FRC 8th ED. w/ 2024 Suppl. - 1 thru 3
MECH.:	2023 FMC 8th ED. w/ 2024 Suppl. - 1 thru 3
PLUMB.:	2023 FPC 8th ED. w/ 2024 Suppl. - 1 thru 3
ENERGY:	2023 FEEC 8th ED. w/ 2024 Suppl. - 1 thru 3
ELECT.:	2020 N.E.C.

* THIS BUILDING IS NOT A HUD BUILDING *

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL G TOMKO, P.E. ON 3/20/2025

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies



Michael
TOMKO
P.E. 63802
4703 Chester Dr.
Elkhart, IN 46516
(574) 264-0745

FLORIDA
MFT068-4777160N2390
Electrical Plan

WHEN THE FOUNDATION SYSTEMS ARE DESIGNED OR CONSTRUCTED BY OTHERS, JACOBSEN HOMES AND ITS AGENTS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN OR CONSTRUCTION AND/OR CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURES, STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

- * IN ACCORDANCE WITH NEC 230.67, ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROTECTED BY SURGE-PROTECTIVE DEVICE INSTALLED BY A LICENSED ELECTRICIAN, ON-SITE, AND SUBJECT TO INSPECTION BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- ** IN ACCORDANCE WITH NEC 230.85, FOR ONE- AND TWO-FAMILY DWELLING UNITS, ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT-CIRCUIT CURRENT RATING EQUAL TO OR GREATER THAN THE AVAILABLE FAULT CURRENT, INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION. THIS DISCONNECTING MEANS SHALL BE INSTALLED BY A LICENSED ELECTRICIAN, ON-SITE, BY OTHERS AND IS SUBJECT TO INSPECTION BY THE LOCAL AUTHORITY HAVING JURISDICTION.



JACOBSEN HOMES
600 Packard Court,
Safety Harbor, FL 34695
727.726.1138

THIS STRUCTURE HAS BEEN DESIGNED FOR ERECTION AND / OR INSTALLATION ON A SITE-BUILT, PERMANENT FOUNDATION, AND IS NOT DESIGNED TO BE MOVED ONCE SO ERECTED OR INSTALLED.

JACOBSEN HOMES CERTIFIES THAT THIS MANUFACTURED (MOD.) BUILDING HAS BEEN EXCLUDED FROM THE REGULATION OF THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

THIS STRUCTURE **HAS NOT** BEEN DESIGNED OR APPROVED FOR PLACEMENT IN HIGH VELOCITY HURRICANE ZONES (HVHZ - I.E.; DADE COUNTY, FL OR BROWARD COUNTY, FL).

ANY ATTACHMENT(S) TO THIS STRUCTURE SHALL BE COMPLETELY AND TOTALLY SELF-SUPPORTING AND SHALL NEVER TRANSFER AND / OR INDUCE ANY LOADS AND / OR ANY OTHER FORCES ONTO OR THROUGH THIS BUILDING / STRUCTURE.

ELECTRICAL SYMBOLS LEGEND

RECEPTACLES TYPICAL 120 VOLT TYPICAL 240 VOLT WP TYPICAL 120 VOLT	EXH. FANS W/ LIGHT = 2 SWITCHES NO LIGHT = 1 SWITCH	EXTERIOR LIGHT FIXTURES (WP NOTE NOT REQUIRED) (ALL FIXTURES SHALL BE WEATHER RESISTANT - REQUIRED)
SWITCHES TYPICAL WH WATER HEATER	SMOKE ALARM(S) TYPICAL WALL MNT. COMBIN. SMOKE / CO PHOTOELECTRIC COMBIN. SMOKE / CO	EITHER SYMBOL MAY BE USED
JUNCTION BOXES NEAR EDGE OF FLOOR UNDER FLOOR	CEILING FAN (OPTIONAL) FAN PREP	INTERIOR LIGHT FIXTURES
ELECTRICAL PANEL TYPICAL	T.V. / PHONE PREP. (OPTIONAL) T.V. / PHONE	STANDARD POSITIONED RECESSED GASKET WALL MOUNTED
THERMOSTAT TYPICAL		

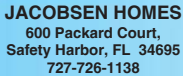
THESE DETAILS AND PLANS ARE CONFIDENTIAL AND PROPRIETARY MATERIALS. THE CONTENTS OF THIS DRAWING PACKAGE CONTAIN CONFIDENTIAL AND/OR PRIVILEGED INFORMATION. ANY UNAUTHORIZED USE, COPYING, DISCLOSURE, OR DISTRIBUTION OF THIS PACKAGE, OR ANY OF THE CONTENTS CONTAINED THEREIN, IS STRICTLY PROHIBITED BY JACOBSEN HOMES AND MAY BE UNLAWFUL. THESE MATERIALS ARE PROVIDED TO THE RECIPIENT FOR SPECIFIC PURPOSES ONLY AND SHALL NOT BE SCANNED, COPIED, OR OTHERWISE REPRODUCED AND/OR DISTRIBUTED TO OTHERS FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN AUTHORIZATION FROM JACOBSEN HOMES. THIS DRAWING PACKAGE AND ALL ITS CONTENTS ARE THE EXCLUSIVE PROPERTY OF JACOBSEN HOMES. ALL RIGHTS RESERVED. COPYRIGHT 2023

AREA RESERVED FOR LISTING AGENCY APPROVAL STAMPS:



These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:

Const. Type: V/B
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vult
Fire Rating of Ext. Walls: 0
Plan No.: MFT068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobson Homes



1. TAMPER-RESISTANT RECEPTACLES. ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING-TYPE SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. SEE 2017-NEC-406.12.
2. DISHWASHER AND GARBAGE DISPOSAL MAY BE INSTALLED ON ONE 20-AMPERE (12-2) CIRCUIT.
3. ALL RECEPTACLE OUTLETS LOCATED WITHIN SIX-FOOT OF SINK OR BASIN SHALL BE EQUIPPED WITH GFCI PROTECTION FOR PERSONNEL. RECEPTACLE OUTLETS SERVING COUNTERTOPS, LOCATED IN THE KITCHEN SHALL BE EQUIPPED WITH GFCI PROTECTION FOR PERSONNEL.
4. ALL RECEPTACLE OUTLETS INSTALLED ON THE EXTERIOR OF THE BUILDING SHALL BE EQUIPPED WITH A WEATHER PROOF (WP) ENCLOSURE (COVER), THE INTEGRITY OF WHICH IS NOT EFFECTED WHEN AN ATTACHMENT PLUG IS INSERTED OR REMOVED FROM THE RECEPTACLE OUTLET.
5. DEVICES (LIGHTS, FANS, ETC.) INSTALLED ON THE EXTERIOR OF THE BUILDING SHALL BE LISTED FOR USE IN A WET LOCATIONS AND SHALL BE MADE "WEATHER PROOF" IN ACCORDANCE WITH THE DEVICES LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ITEMS ARE "WP" AND ARE NOT REQUIRED TO BE LABELED AS SUCH IN THE DRAWING BELOW.
6. GFCI PROTECTION MAY BE PROVIDED BY EITHER A BREAKER OR A GFCI RECEPTACLE.
7. IN DWELLING UNITS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 36-INCHES (3 FEET) OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR THE BASIN COUNTERTOP.

TOTAL NUMBER OF BREAKER SLOTS USED =	19
TOTAL NUMBER OF CIRCUITS USED =	15

#	DESCRIPTION / NOMENCLATURE	BREAKER TYPE / SIZE (AMPERES / VOLTS)	WIRE SIZE (CU.)	#	DESCRIPTION / NOMENCLATURE	BREAKER TYPE / SIZE (AMPERES / VOLTS)	WIRE SIZE (CU.)	#	DESCRIPTION / NOMENCLATURE	BREAKER TYPE / SIZE (AMPERES / VOLTS)	WIRE SIZE (CU.)
1	SMALL APPLIANCE - ARC FAULT/GFCI	AF/GFCI - 20A / 120V	12-2	11	RESERVED - CIRCUIT NOT USED	NA	NA	21	RESERVED - CIRCUIT NOT USED	NA	NA
2	SMALL APPLIANCE - ARC FAULT/GFCI	AF/GFCI - 20A / 120V	12-2	12	UTILITY/BONUS RECEPTS (GFCI)	GFCI - 15A / 120V	14-2	22	RESERVED - CIRCUIT NOT USED	NA	NA
3	OPT. MICROWAVE - ARC FAULT/GFCI	AF/GFCI - 20A / 120V	12-2	13	EXT. RECEPTS (GFCI)	GFCI - 20A / 120V	12-2	23	RESERVED - CIRCUIT NOT USED	NA	NA
4	RESERVED - CIRCUIT NOT USED	NA	NA	14	BATH RECEPTS (GFCI)	GFCI - 20A / 120V	12-2	24	SMOKE ALARMS (INTERCONNECTED/AF)	AF - 15A / 120V	14-3
5	GENERAL PURPOSE - ARC FAULT	AF - 15A / 120V	14-2	15	WATER HEATER	25A / 240V	10-3	25	RESERVED - CIRCUIT NOT USED	NA	NA
6	GENERAL PURPOSE - ARC FAULT	AF - 15A / 120V	14-2	16	ELECTRIC RANGE/GFCI	GFCI - 40A / 240V	8-3	26	RESERVED - CIRCUIT NOT USED	NA	NA
7	GENERAL PURPOSE - ARC FAULT	AF - 15A / 120V	14-2	17	OPT. DISHWASHER - ARC FAULT/GFCI	AF/GFCI - 15A / 120V	14-2	27	RESERVED - CIRCUIT NOT USED	NA	NA
8	RESERVED - CIRCUIT NOT USED	NA	NA	18	RESERVED - CIRCUIT NOT USED	NA	NA	28	RESERVED - CIRCUIT NOT USED	NA	NA
9	RESERVED - CIRCUIT NOT USED	NA	NA	19	LAUNDRY (WASHER) - ARC FAULT/GFCI	AF/GFCI - 20A / 120V	12-2	29	RESERVED - CIRCUIT NOT USED	NA	NA
10	RESERVED - CIRCUIT NOT USED	NA	NA	20	LAUNDRY (CLOTHES DRYER)/GFCI	GFCI - 30A / 240V	10-3	30	RESERVED - CIRCUIT NOT USED	NA	NA

2023 FLORIDA RESIDENTIAL CODE,
8th ED. w/ 2024 Suppl. - 1 thru 3

PLAN NO.:

MFT068-4777160N2390

**PLANS COMPLY WITH RULE 61-G20-3
FOR PRODUCT APPROVAL AND WITH
THE STATE OF FLORIDA STATUTE 553.842**

RAISED SEAL, OR DIGITALLY SEALED,
SET OF BUILDING PLANS ARE ON FILE
IN THE THIRD PARTY LISTING AGENCY'S
OFFICE AS DIRECTED BY FLORIDA DBPR.

THE MANUFACTURER'S DATA SHEET AND THE STATE (DBPR) INSIGNIA, SHALL BE PERMANENTLY MOUNTED TO OR ABOUT THE ELECTRICAL PANEL (COVER).



574.773.7975

SECTION 553.80(1)(d), FS, SPECIFICALLY EXEMPTS STATE APPROVED MANUFACTURED (MODULAR) BUILDINGS, BEARING THE DBPR INSIGNIA, FROM FURTHER PLAN REVIEW BY LOCAL CODE ENFORCING AGENCIES. THE INSIGNIA ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR) ATTESTS THAT THESE PLANS HAVE BEEN REVIEWED AND THE BUILDING HAS BEEN INSPECTED BY A STATE APPROVED 3rd PARTY AGENCY & FOUND COMPLIANT WITH ALL REFERENCED CODES.

RESIDENTIAL PACKAGE CODE SUMMARY	STATE:	STATE OF FLORIDA
	BUILDING:	2023 FRC
	8th Ed. w/ 2024 Suppl. - 1 thru 3	
	MECH.:	2023 FMC
	8th Ed. w/ 2024 Suppl. - 1 thru 3	
	PLUMB.:	2023 FPC
8th Ed. w/ 2024 Suppl. - 1 thru 3		
ENERGY:	2023 FEEC	
8th Ed. w/ 2024 Suppl. - 1 thru 3		
ELECT.:	2020 N.E.C.	

THIS BUILDING IS NOT A HUD BUILDING

**Michael
TOMKO
P.E. 63802
4703 Chester Dr.
Elkhart, IN 46516
(574) 264-0745**

FLORIDA
MFT068-4777160N2390
Electrical Plan OPTIONS

WHEN THE FOUNDATION SYSTEMS ARE DESIGNED OR CONSTRUCTED BY OTHERS, JACOBSEN HOMES AND ITS 3RD PARTY APPROVAL AGENCY(S) ALONG WITH THE ARCHITECT AND/OR ENGINEER OF THE BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN OR CONSTRUCTION AND/OR CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURES' STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

REVISION SCHEDULE:

#	REVISION BY:	REVISION DATE:
1	0	
2		
3		
4		
5		

DRAWN BY:	A. McCULLAR
DATE:	2/21/2025

SCALE: Not Printed To Scale

SHEET: **E3**

DESIGN WIND SPEED - Vult:	160 mph - Vult
DESIGN WIND SPEED - Vasd:	123.94 mph - Vasd
MAXIMUM WIND EXPOSURE CAT.:	D
MAXIMUM MEAN ROOF HEIGHT:	15
BUILDING (RISK) CATEGORY (I - IV):	II
ASCE EDITION / VERSION:	ASCE 7-22
MAXIMUM SIDEWALL HEIGHT (Inches):	96
MODEL:	4777160N2390
PLAN/AN/IMPED.	MET069, 4777160N2390

MBX	PAJ	MBX-ELL	MELCIR
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
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99	99	99	99
100	100	100	100

** IN ACCORDANCE WITH NEC 230.65, FOR ONE- AND TWO-FAMILY DWELLING UNITS, ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT-CIRCUIT CURRENT RATING EQUAL TO OR GREATER THAN THE AVAILABLE FAULT CURRENT INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION. THIS DISCONNECTING MEANS SHALL BE INSTALLED BY A LICENSED ELECTRICIAN, ON-SITE, BY OTHERS AND IS SUBJECT TO INSPECTION BY THE LOCAL AUTHORITY HAVING JURISDICTION.



JACOBSEN HOMES
600 Packard Court,
Safety Harbor, FL 34695
727.726.1138



















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JACOBSEN HOMES CERTIFIES THAT THIS MANUFACTURED (MOD.) BUILDING HAS BEEN EXCLUDED FROM THE REGULATION OF THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

THIS STRUCTURE **HAS NOT** BEEN DESIGNED OR APPROVED FOR PLACEMENT IN HIGH VELOCITY HURRICANE ZONES (HVHZ - I.E.; DADE COUNTY, FL OR BROWARD COUNTY, FL).

ANY ATTACHMENT(S) TO THIS STRUCTURE SHALL BE COMPLETELY AND TOTALLY SELF-SUPPORTING AND SHALL NEVER TRANSFER AND / OR INDUCE ANY LOADS AND / OR ANY OTHER FORCES ONTO OR THROUGH THIS BUILDING / STRUCTURE.

NOTE: ALL EXTERIOR OUTLETS (RECEPTS/LIGHTS/OTHER) SHALL BE COVERED WITH AN APPROVED/LISTED FIXTURE OR COVER THAT IS BOTH LISTED AS WEATHER RESISTANT AND WATER PROOF - NO NOTE DENOTING WR OR WP IS REQUIRED

RECEPTACLES  TYPICAL 120 VOLT  TYPICAL 240 VOLT WP  TYPICAL 120 VOLT			EXH. FANS  W/ LIGHT = 2 SWITCHES  NO LIGHT = 1 SWITCH			EXTERIOR LIGHT FIXTURES (WP NOTE NOT REQUIRED) (ALL FIXTURES SHALL BE WEATHER RESISTANT - REQUIRED)		
SWITCHES \$ TYPICAL WH  WATER HEATER			SMOKE ALARM(S)  TYPICAL WALL MNT.  TYPICAL CEIL. MNT.  COMBIN. SMOKE / CO  PHOTOELECTRIC COMBIN. SMOKE / CO			 EITHER SYMBOL MAY BE USED		
JUNCTION BOXES  NEAR EDGE OF FLOOR  UNDER FLOOR			CEILING FAN (OPTIONAL)  FAN PREP			INTERIOR LIGHT FIXTURES		
ELECTRICAL PANEL  TYPICAL		THERMOSTAT  TYPICAL		T.V. / PHONE PREP. (OPTIONAL)  T.V. / PHONE		 STANDARD POSITIONED RECESSED LED (WET LOC.) GASKET WALL MOUNTED		

THESE DETAILS AND PLANS ARE CONFIDENTIAL AND PROPRIETARY MATERIALS. THE CONTENTS OF THIS DRAWING PACKAGE CONTAIN CONFIDENTIAL AND/OR PRIVILEGED INFORMATION. ANY UNAUTHORIZED USE, COPYING, DISCLOSURE, OR DISTRIBUTION OF THIS PACKAGE, OR ANY OF THE CONTENTS CONTAINED THEREIN, IS STRICTLY PROHIBITED BY JACOBSSEN HOMES AND MAY BE UNLAWFUL. THESE MATERIALS ARE PROVIDED TO THE RECIPIENT FOR SPECIFIC PURPOSES ONLY AND SHALL NOT BE SCANNED, COPIED, OR OTHERWISE REPRODUCED AND/OR DISTRIBUTED TO OTHERS FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN AUTHORIZATION FROM JACOBSSEN HOMES. THIS DRAWING PACKAGE AND ALL ITS CONTENTS ARE THE EXCLUSIVE PROPERTY OF JACOBSSEN HOMES. ALL RIGHTS RESERVED. COPYRIGHT 2023

AREA RESERVED FOR LISTING AGENCY APPROVAL STAMPS:

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:

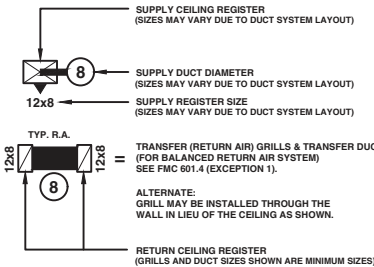
APPROVED BY
NIA INC.

Const. Type: VB
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Valt
Fire Rating of Ext. Walls: 0
Plan No.: MET063-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobson Homes

RESIDENTIAL PACKAGE
CODE SUMMARY

COMPLIES WITH THE 2023 FIRE PREVENTION CODE

****NON-ELEV** - JACOBSEN HOMES**



MECHANICAL NOTES:

1. ALL AIR SUPPLY REGISTERS ARE ADJUSTABLE, EXCEPT WHERE OTHERWISE SPECIFIED ON THE PLANS.
2. INTERIOR DOORS SHALL BE UNDERCUT 1" ABOVE THE FINISHED FLOOR FOR RETURN AIR AND/OR AS SPECIFICALLY NOTED ON THE PLANS.
3. RESIDENTIAL APPLICATIONS: RESTROOM VENT FANS SHALL PROVIDE 50 CFM MINIMUM OF VENTILATION.
4. COMMERCIAL APPLICATIONS: RESTROOM VENT FANS SHALL PROVIDE 75 CFM MINIMUM OF VENTILATION.
5. BATH VENT FANS SHALL BE DUCTED TO THE EXTERIOR OF THE BUILDING.
6. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKE(S) PROVIDING 20 CFM FOR EACH OCCUPANT OR 50 CFM FOR EACH WATER CLOSET AND/OR URINAL, WHICHEVER IS GREATER. THIS IS REQUIRED TO BE INSTALLED ON-SITE, BY OTHERS.
7. A SERVICE RECEPTACLE SHALL BE INSTALLED WITHIN 25' OF THE HVAC EQUIPMENT (UNIT). THIS RECD RECEPTACLE IS REQUIRED TO BE INSTALLED ON-SITE, BY A CERTIFIED ELECTRICAL CONTRACTOR. A LISTED QUICK DIS-CONNECT SHALL ALSO BE INSTALLED AS REQUIRED BY THE NEC OR OTHER APPLICABLE CODE(S); ON-SITE, BY AN CERTIFIED ELECTRICAL CONTRACTOR.

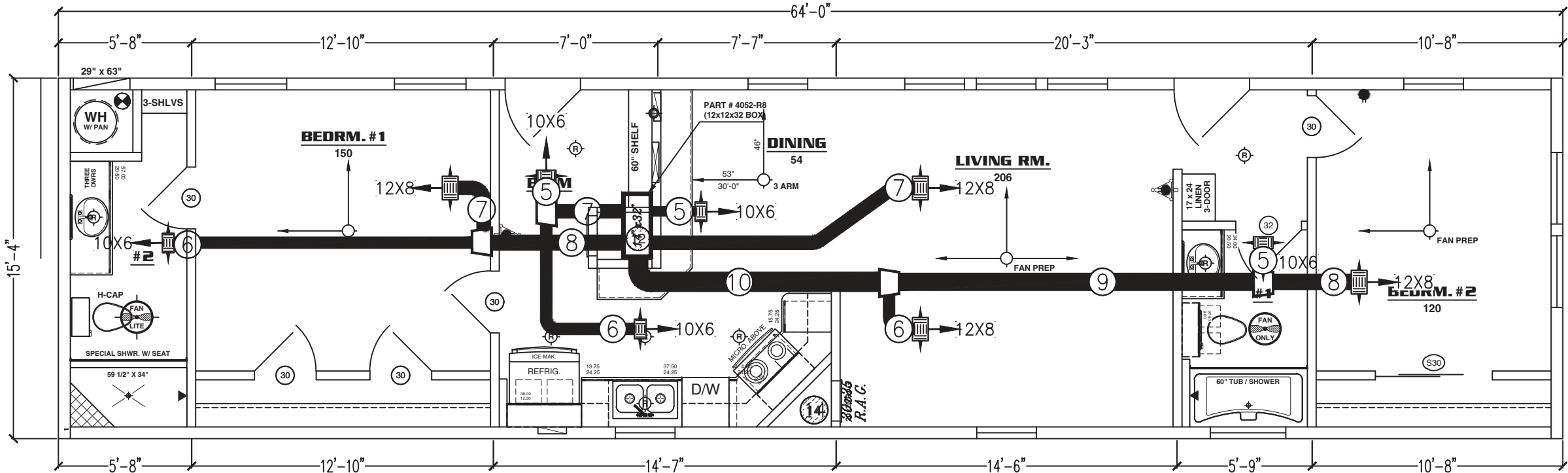
MECHANICAL NOTES: (CONTINUED):

8. ALL DUCTS AND DUCT SYSTEM COMPONENTS INSTALLED IN THE ATTIC AREA WITH INSULATION, SHALL HAVE A MINIMUM R-VALUE OF R-8.0.
9. ALL DUCTS AND DUCT SYSTEM COMPONENTS INSTALLED ON THE EXTERIOR OF THE BUILDING, SHALL HAVE A MINIMUM R-VALUE OF R-8.0 OR AS ALLOWED BY THE FL. ENERGY CODE.
10. ALL HVAC COMPONENTS INSTALLED ON-SITE, SHALL BE INSTALLED BY A LICENSED HVAC CONTRACTOR.
11. ANY AIR HANDLER / RETURN AIR COMPARTMENTS SHALL BE FIRE STOPPED AND SEALED IN ACCORDANCE WITH THE FBC, ON-SITE, BY OTHERS.
12. SOME BUILDINGS MAY REQUIRE DUCT WORK TO BE INSTALLED AND/OR COMPLETED ACROSS THE MATING LINE AREA(S) OF THE BUILDING. IT IS THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR TO INSURE THAT THIS WORK IS COMPLETE BEFORE THE BUILDING IS CLOSED-UP AND THIS WORK CANNOT EASILY BE COMPLETED.
13. OPT. FACTORY BUILT FIREPLACES INSTALLED IN ACCORDANCE w/ FMC.
14. OPT. FACTORY BUILT FIREPLACES SHALL COMPLY WITH UL-127.

MINIMUM REQUIRED EQUIPMENT SPECS: ALL CLIMATE ZONES:

1. PROGRAMMABLE THERMOSTAT IS REQUIRED TO BE INSTALLED.
2. REFER TO THE FLORIDA ENERGY CALCULATIONS INCLUDED WITHIN THIS APPROVED DRAWING PACKAGE FOR MINIMUM SPECIFICATIONS. IN ALL CASES, THE MINIMUM EQUIPMENT SPECIFIED SHALL BE INSTALLED.
3. FAILURE TO INSTALL HEATING OR COOLING EQUIPMENT THAT PRODUCES THE TOTAL DESIGN CFM FOR THIS BUILDING (REFER TO APPLICATION ENGINEERING FOR HEATING AND COOLING AND/OR THE FLORIDA ENERGY CALCULATIONS - ATTACHMENTS) MAY RESULT IN AN UNBALANCED SYSTEM. A MANUAL-J&S FORMS ARE REQUIRED TO BE COMPLETED BY A LICENSED HVAC CONTRACTOR ONCE THE BUILDING IS INSTALLED ON-SITE TO INSURE THAT THE AC/HEATING EQUIPMENT IS PROPERLY SIZED (THIS IS REQUIRED AND IS ON-SITE, BY OTHERS - NOT JACOBSEN HOMES).
4. CROSS-OVER CONNECTIONS (HVAC), FRESH AIR INTAKE, AND ANY REQUIRED TESTS (DUCT TIGHTNESS, BLOWER DOOR, ETC...) SHALL BE COMPLETED ON-SITE BY OTHERS, BY QUALIFIED PERSONNEL.

HVAC LAYOUT



Engineered System Using
Overhead Graduated Flex
Ducts w/ Ceiling Diffusers
for Ext. Package A/C(H/P)

* RAFTERS 16" O.C.



JACOBSEN HOMES
600 Packard Court,
Safety Harbor, FL 34695
727.726.1138

IMPORTANT NOTES FOR HVAC CONTRACTOR / LAHJ

**** BOTH MANUAL "J" AND MANUAL "S" FORMS ARE REQUIRED TO BE COMPLETED BY A LICENSED HVAC CONTRACTOR AFTER THE BUILDING HAS BEEN COMPLETED ON-SITE, TO ENSURE ALL EQUIPMENT IS PROPERLY SIZED (ON-SITE, BY OTHERS). THE HVAC CONTRACTOR IS SOLELY RESPONSIBLE / LIABLE FOR ANY / ALL DAMAGES TO THE BUILDING OR PERSONS.**

***** ANY REQUIRED TESTING (BLOWER DOOR AND / OR DUCT TIGHTNESS) SHALL BE COMPLETED BY THE LICENSED HVAC CONTRACTOR OR OTHER QUALIFIED AFTER THE BUILDING IS COMPLETED ON-SITE, NOT BY JACOBSEN HOMES (ON-SITE, BY OTHERS).**

Refer to Energy Calculation for Minimum SEER Rating for HVAC Equipment

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AREA RESERVED FOR LISTING AGENCY APPROVAL STAMPS:

These prints comply with the
Florida Manufactured Building
Act and adopted Codes and
adhere to the following criteria:

APPROVED BY
NIA INC.

Const. Type: VB
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vult
Fire Rating of Ext. Walls: 0
Allow. Floor Load: 20
Plan No.: MFT068-4777160N2390
Approval Date: 3/20/2025
Manufacturer: Jacobson Homes

PLAN SPEC'S AND LISTING AGENCY APPROVAL

THIS DRAWING PACKAGE COMPLIES
WITH THE FLORIDA MANUFACTURED
BUILDING ACT OF 1979 AND ADHERES
TO THE FOLLOWING CRITERIA:

2023 FLORIDA RESIDENTIAL CODE,
8th ED. w/ 2024 Suppl. - 1 thru 3

CONSTRUCTION TYPE	V-B
OCCUPANCY	SFD
TOTAL NUMBER OF STORIES:	Single Story 1
WIND VELOCITY (mph) Vult (Ultimate)	160
WIND VELOCITY (mph) Vasd (Allowable Stress)	123.94
FIRE RATING OF EXTERIOR WALLS	0 hr.
ALLOWABLE FLOOR LOAD	40 psf
ALLOWABLE ROOF LOAD	20 psf
SEISMIC LOAD	0% g
MANUFACTURER	Jacobson Homes
HIGH VELOCITY HURRICANE ZONE	NO

PLAN NO.:

MFT068-4777160N2390

PLANS COMPLY WITH RULE 61-G20-3
FOR PRODUCT APPROVAL AND WITH
THE STATE OF FLORIDA STATUTE 553.842

RAISED SEAL, OR DIGITALLY SEALED,
SET OF BUILDING PLANS ARE ON FILE
IN THE THIRD PARTY LISTING AGENCY'S
OFFICE AS DIRECTED BY FLORIDA DBPR.

THE MANUFACTURER'S DATA SHEET
AND THE STATE (DBPR) INSIGNIA, SHALL
BE PERMANENTLY MOUNTED TO OR
ABOUT THE ELECTRICAL PANEL (COVER).



305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

*** NOTICE ***

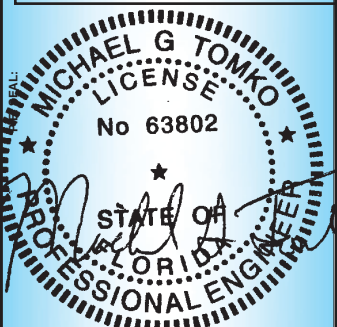
SECTION 553.80(1)(d), FS, SPECIFICALLY EXEMPTS
STATE APPROVED MANUFACTURED (MODULAR)
BUILDINGS, BEARING THE DBPR INSIGNIA, FROM
FURTHER PLAN REVIEW BY LOCAL CODE ENFORCING
AGENCIES. THE INSIGNIA ISSUED BY THE FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL
REGULATION (DBPR) ATTESTS THAT THESE PLANS
HAVE BEEN REVIEWED AND THE BUILDING HAS BEEN
INSPECTED BY A STATE APPROVED 3rd PARTY AGENCY
& FOUND COMPLIANT WITH ALL REFERENCED CODES.

STATE:	STATE OF FLORIDA
BUILDING:	2023 FRC 8th ED. w/ 2024 Suppl. - 1 thru 3
MECH.:	2023 FMC 8th ED. w/ 2024 Suppl. - 1 thru 3
PLUMB.:	2023 FPC 8th ED. w/ 2024 Suppl. - 1 thru 3
ENERGY:	2023 FEEC 8th ED. w/ 2024 Suppl. - 1 thru 3
ELECT.:	2020 N.E.C.

* THIS BUILDING IS NOT A HUD BUILDING *

DIGITALLY SIGNED:

This item has been digitally signed and
sealed by Michael G Tomko, P.E. On
3/20/2025
Printed copies of this document are
not considered signed and sealed and
the signature must be verified on any
electronic copies



**Michael
TOMKO**
P.E. 63802
4703 Chester Dr.
Elkhart, IN 46516
(574) 264-0745

FLORIDA

MFT068-4777160N2390

HVAC System Layout

WHEN THE FOUNDATION SYSTEMS ARE DESIGNED OR CONSTRUCTED BY OTHERS, JACOBSEN HOMES AND ITS AGENTS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN OR CONSTRUCTION AND/OR CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURES, STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

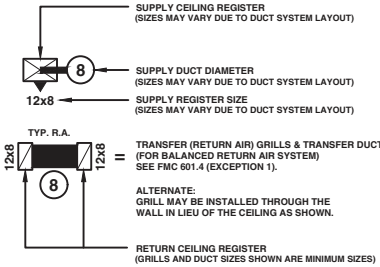
REVISION SCHEDULE:

REVISION BY:	REVISION DATE:
0	

DRAWN BY: **A. McCULLAR**
DATE: **2/21/2025**
SCALE: **Not Printed To Scale**

SHEET: **M1**

DESIGN WIND SPEED - Vult: 160 mph - Vult
DESIGN WIND SPEED - Vasd: 123.94 mph - Vasd
MAXIMUM WIND EXPOSURE CAT.: D
MAXIMUM MEAN ROOF HEIGHT: 15
BUILDING (RISK) CATEGORY (I - IV): II
ASCE EDITION / VERSION: ASCE 7-22
MAXIMUM SIDEWALL HEIGHT (Inches): 96
MODEL: 4777160N2390
PLAN NUMBER: MFT068-4777160N2390



MECHANICAL NOTES:

1. ALL AIR SUPPLY REGISTERS ARE ADJUSTABLE, EXCEPT WHERE OTHERWISE SPECIFIED ON THE PLANS.
2. INTERIOR DOORS SHALL BE UNDERCUT 1" ABOVE THE FINISHED FLOOR FOR RETURN AIR AND/OR AS SPECIFICALLY NOTED ON THE PLANS.
3. RESIDENTIAL APPLICATIONS: RESTROOM VENT FANS SHALL PROVIDE 50 CFM MINIMUM OF VENTILATION.
4. COMMERCIAL APPLICATIONS: RESTROOM VENT FANS SHALL PROVIDE 75 CFM MINIMUM OF VENTILATION.
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MECHANICAL NOTES:

(CONTINUED):

8. ALL DUCTS AND DUCT SYSTEM COMPONENTS INSTALLED IN THE ATTIC AREA WITH INSULATION, SHALL HAVE A MINIMUM R-VALUE OF R-8.0.
9. ALL DUCTS AND DUCT SYSTEM COMPONENTS INSTALLED ON THE EXTERIOR OF THE BUILDING, SHALL HAVE A MINIMUM R-VALUE OF R-8.0 OR AS ALLOWED BY THE FL. ENERGY CODE.
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13. OPT. FACTORY BUILT FIREPLACES INSTALLED IN ACCORDANCE w/ FMC.
14. OPT. FACTORY BUILT FIREPLACES SHALL COMPLY WITH UL-127.

MINIMUM REQUIRED EQUIPMENT SPECS:

ALL CLIMATE ZONES:

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3. FAILURE TO INSTALL HEATING OR COOLING EQUIPMENT THAT PRODUCES THE TOTAL DESIGN CFM FOR THIS BUILDING (REFER TO APPLICATION ENGINEERING FOR HEATING AND COOLING AND/OR THE FLORIDA ENERGY CALCULATIONS - ATTACHMENTS) MAY RESULT IN AN UNBALANCED SYSTEM. A MANUAL-J&S FORMS ARE REQUIRED TO BE COMPLETED BY A LICENSED HVAC CONTRACTOR ONCE THE BUILDING IS INSTALLED ON-SITE TO INSURE THAT THE AC/HEATING EQUIPMENT IS PROPERLY SIZED (THIS IS REQUIRED AND IS ON-SITE, BY OTHERS - NOT JACOBSEN HOMES).
4. CROSS-OVER CONNECTIONS (HVAC), FRESH AIR INTAKE, AND ANY REQUIRED TESTS (DUCT TIGHTNESS, BLOWER DOOR, ETC...) SHALL BE COMPLETED ON-SITE BY OTHERS, BY QUALIFIED PERSONNEL.

PLAN SPEC'S AND LISTING AGENCY APPROVAL

THIS DRAWING PACKAGE COMPLIES WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 AND ADHERES TO THE FOLLOWING CRITERIA:

2023 FLORIDA RESIDENTIAL CODE, 8th ED. w/ 2024 Suppl. - 1 thru 3

CONSTRUCTION TYPE	V-B
OCCUPANCY	SFD
TOTAL NUMBER OF STORIES:	Single Story 1
WIND VELOCITY (mph) Vult (Ultimate)	160
WIND VELOCITY (mph) Vasd (Allowable Stress)	123.94
FIRE RATING OF EXTERIOR WALLS	0 hr.
ALLOWABLE FLOOR LOAD	40 psf
ALLOWABLE ROOF LOAD	20 psf
SEISMIC LOAD	0% g
MANUFACTURER	Jacobsen Homes
HIGH VELOCITY HURRICANE ZONE	NO

PLAN NO.:

MFT068-4777160N2390

PLANS COMPLY WITH RULE 61-G20-3 FOR PRODUCT APPROVAL AND WITH THE STATE OF FLORIDA STATUTE 553.842

RAISED SEAL, OR DIGITALLY SEALED, SET OF BUILDING PLANS ARE ON FILE IN THE THIRD PARTY LISTING AGENCY'S OFFICE AS DIRECTED BY FLORIDA DBPR.

THE MANUFACTURER'S DATA SHEET AND THE STATE (DBPR) INSIGNIA, SHALL BE PERMANENTLY MOUNTED TO OR ABOUT THE ELECTRICAL PANEL (COVER).

ICC - NIA
305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

***** NOTICE *****

SECTION 553.80(1)(d), FS, SPECIFICALLY EXEMPTS STATE APPROVED MANUFACTURED (MODULAR) BUILDINGS, BEARING THE DBPR INSIGNIA, FROM FURTHER PLAN REVIEW BY LOCAL CODE ENFORCING AGENCIES. THE INSIGNIA ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR) ATTESTS THAT THESE PLANS HAVE BEEN REVIEWED AND THE BUILDING HAS BEEN INSPECTED BY A STATE APPROVED 3rd PARTY AGENCY & FOUND COMPLIANT WITH ALL REFERENCED CODES.

THIS item has been digitally signed and sealed by Michael G Tomko, P.E. On 8/20/2025
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

Michael G TOMKO
P.E. 63802
4703 Chester Dr.
Elkhart, IN 46516
(574) 264-0745

FLORIDA
MFT068-4777160N2390
HVAC System Layout / OPTIONS

WHEN THE FOUNDATION SYSTEMS ARE DESIGNED OR CONSTRUCTED BY OTHERS, JACOBSEN HOMES AND ITS SUBSIDIARIES SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN OR CONSTRUCTION AND/OR CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURES, STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

FLORIDA
MFT068-4777160N2390
HVAC System Layout / OPTIONS

REVISION SCHEDULE:		
A	REVISION BY:	REVISION DATE:
A	0	
A		
A		
A		
A		
A		
DRAWN BY: A. McCULLAR		
DATE:		2/21/2025
SCALE:		Not Printed To Scale
SHEET:		
M2		
DESIGN WIND SPEED - Vult:		160 mph - Vult
DESIGN WIND SPEED - Vasd:		123.94 mph - Vasd
MAXIMUM WIND EXPOSURE CAT.:		D
MAXIMUM MEAN ROOF HEIGHT:		15
BUILDING (RISK) CATEGORY (I - IV):		II
ASCE EDITION / VERSION:		ASCE 7-22
MAXIMUM SIDEWALL HEIGHT (Inches):		96
MODEL:		4777160N2390
PLAN NUMBER:		MFT068-4777160N2390

PAL MBX-RVAC

MBX

JACOBSEN HOMES
600 Packard Court,
Safety Harbor, FL 34695
727.726.1138

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JACOBSEN HOMES CERTIFIES THAT THIS MANUFACTURED (MOD.) BUILDING HAS BEEN EXCLUDED FROM THE REGULATION OF THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

THIS STRUCTURE **HAS NOT** BEEN DESIGNED OR APPROVED FOR PLACEMENT IN HIGH VELOCITY HURRICANE ZONES (HVHZ - I.E.; DADE COUNTY, FL OR BROWARD COUNTY, FL).

ANY ATTACHMENT(S) TO THIS STRUCTURE SHALL BE COMPLETELY AND TOTALLY SELF-SUPPORTING AND SHALL NEVER TRANSFER AND / OR INDUCE ANY LOADS AND / OR ANY OTHER FORCES ONTO OR THROUGH THIS BUILDING / STRUCTURE.

IMPORTANT NOTES FOR HVAC CONTRACTOR / LAHJ

**** BOTH MANUAL "J" AND MANUAL "S" FORMS ARE REQUIRED TO BE COMPLETED BY A LICENSED HVAC CONTRACTOR AFTER THE BUILDING HAS BEEN COMPLETED ON-SITE, TO ENSURE ALL EQUIPMENT IS PROPERLY SIZED (ON-SITE, BY OTHERS). THE HVAC CONTRACTOR IS SOLELY RESPONSIBLE / LIABLE FOR ANY / ALL DAMAGES TO THE BUILDING OR PERSONS.**

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Refer to Energy Calculation for Minimum SEER Rating for HVAC Equipment

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AREA RESERVED FOR LISTING AGENCY APPROVAL STAMPS:

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:

APPROVED BY **NIA INC.**

Concl. Type: V-B
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Fire Rating of Ext. Walls: 0
Plan No.: MFT068-4777160N2390
Allow. Floor Load: 40
Approved Date: 8/20/2025
Manufacturer: Jacobsen Homes

RESIDENTIAL PACKAGE CODE SUMMARY

STATE: STATE OF FLORIDA

BUILDING: 2023 FRC
8th ED. w/ 2024 Suppl. - 1 thru 3

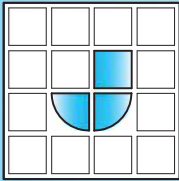
MECH.: 2023 FMC
8th ED. w/ 2024 Suppl. - 1 thru 3

PLUMB.: 2023 FPC
8th ED. w/ 2024 Suppl. - 1 thru 3

ENERGY: 2023 FEEC
8th ED. w/ 2024 Suppl. - 1 thru 3

ELECT.: 2020 N.E.C.

* THIS BUILDING IS NOT A HUD BUILDING *



JACOBSEN HOMES
600 Packard Court,
Safety Harbor, FL 34695
727-726-1138

POTABLE WATER SUPPLY SYSTEM NOTES:

1. WATER SUPPLY PIPING SHALL BE TYPE "C" COPPER, CPVC, CROSS LINKED POLY-ETHYLENE OR OTHER MATERIALS APPROVED PER STATE AND/OR LOCAL CODE(S).
2. WATER HAMMER ARRESTORS NOT REQUIRED WITH NONMETALLIC WATER LINES.
3. THE WATER HEATER SHALL HAVE A SAFETY PAN WITH 1-INCH MINIMUM DRAIN TO THE EXTERIOR OF THE BUILDING (ON-SITE, BY OTHERS).
4. THE WATER HEATER T&P RELIEF VALVE SHALL DRAIN TO THE EXTERIOR (ON-SITE, BY OTHERS) AND SHALL NOT TERMINATE BELOW THE HOME.
5. THERMAL EXPANSION DEVICE, IF REQUIRED BY WATER HEATER INSTALLATION INSTRUCTIONS, SHALL BE INSTALLED ON-SITE, BY OTHERS AND SHALL BE SUBJECT TO LOCAL APPROVAL.
6. ALL PLUMBING FIXTURES SHALL HAVE A SEPARATE SHUTOFF VALVE.
7. A SHUTOFF VALVE SHALL BE INSTALLED WITHIN THREE FEET OF THE FRESH WATER INLET TO THE BUILDING (THIS SHALL BE INSTALLED ON-SITE, BY OTHERS) AND SHALL BE SUBJECT TO LOCAL APPROVAL.
8. WATER SUPPLY PIPING INSTALLED IN ANY WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE EXTERIOR WALL INSULATION. ALL WATER LINES LOCATED IN ANY UNCONDITIONED SPACES SHALL BE INSULATED WITH MINIMUM R-6.5 INSULATION (ON-SITE, BY OTHERS).

9. WATER SUPPLY "STUB-UPS" TO BE 1/2" MINIMUM.
10. ALL SUPPLY "CROSSOVER" (MATING LINES) PIPING SHALL BE CONNECTED ON-SITE, BY OTHERS, AND SHALL BE SUBJECT TO LOCAL APPROVAL.
11. ALL SHOWER STALLS SHALL BE COVERED WITH A NONABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 70-INCHES ABOVE THE FINISHED FLOOR LEVEL. IF THIS IS NOT FACTORY INSTALLED IT SHALL BE COMPLETED ON-SITE, BY OTHERS, AND SHALL BE SUBJECT TO LOCAL APPROVAL.
12. WHEN PROVIDED, ALL FIXTURES FOR SHOWER(S), TUB(S), AND/OR TUB/SHOWER COMBINATIONS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM OUTLET TEMPERATURE OF 120° F (48.8° C).
13. ALL LAVS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE.
14. EXTERIOR FAUCET HOSE BIBS OR WALL HYDRANTS (WATER SUPPLY OUTLETS WITH HOSE THREADS) SHALL BE EQUIPPED WITH A VACUUM BREAKER, INSTALLED PER THE MANUFACTURES INSTRUCTIONS. EXT. FAUCETS ARE INSTALLED ON-SITE, BY OTHERS.
15. ALL ON-SITE PLUMBING SHALL BE CONNECTED OR INSTALLED BY A LICENSED PLUMBING CONTRACTOR. ALL ON-SITE PLUMBING SHALL BE SUBJECT TO REQUIRED INSPECTIONS AND APPROVAL BY THE LOCAL AUTHORITY THAT HAS JURISDICTION.
16. THE WATER SUPPLY PRESSURE SHALL NOT EXCEED 60-PSI. WHEN THE PRESSURE EXCEEDS 60-PSI, A PRESSURE REDUCING VALVE SHALL BE INSTALLED. IN NO CASE SHALL THE PRESSURE EXCEED 60-PSI.

SITE INSPECTION AND TESTING IS REQUIRED

A LICENSED PLUMBING CONTRACTOR IS REQUIRED TO MAKE ALL CONNECTIONS AFTER THE BUILDING IS INSTALLED ON-SITE (THIS APPLIES TO THE POTABLE WATER SUPPLY SYSTEM AND THE DRAIN, WASTE, AND VENT - DWV SYSTEM). ALL ON-SITE CONNECTIONS ARE SUBJECT TO INSPECTION AND REVIEW BY THE LOCAL JURISDICTION HAVING AUTHORITY. ONCE ALL ON-SITE CONNECTIONS HAVE BEEN COMPLETED, THE LICENSED PLUMBING CONTRACTOR SHALL PERFORM ALL INSPECTIONS ON THE COMPLETED SYSTEMS IN ACCORDANCE WITH SECTION P2503 OF THE FLORIDA CODE.

PLAN SPEC'S AND LISTING AGENCY APPROVAL

THIS DRAWING PACKAGE COMPLIES WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 AND ADHERES TO THE FOLLOWING CRITERIA:

2023 FLORIDA RESIDENTIAL CODE, 8th ED. w/ 2024 Suppl. - 1 thru 3

CONSTRUCTION TYPE	V-B
OCCUPANCY	SFD
TOTAL NUMBER OF STORIES:	Single Story 1
WIND VELOCITY (mph) Vult (Ultimate)	160
WIND VELOCITY (mph) Vasd (Allowable Stress)	123.94
FIRE RATING OF EXTERIOR WALLS	0 hr.
ALLOWABLE FLOOR LOAD	40 psf
ALLOWABLE ROOF LOAD	20 psf
SEISMIC LOAD	0% g
MANUFACTURER	Jacobsen Homes
HIGH VELOCITY HURRICANE ZONE	NO

PLAN NO.:

MFT068-4777160N2390

PLANS COMPLY WITH RULE 61-G20-3 FOR PRODUCT APPROVAL AND WITH THE STATE OF FLORIDA STATUTE 553.842

RAISED SEAL, OR DIGITALLY SEALED, SET OF BUILDING PLANS ARE ON FILE IN THE THIRD PARTY LISTING AGENCY'S OFFICE AS DIRECTED BY FLORIDA DBPR.

THE MANUFACTURER'S DATA SHEET AND THE STATE (DBPR) INSIGNIA, SHALL BE PERMANENTLY MOUNTED TO OR ABOUT THE ELECTRICAL PANEL (COVER).



305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

***** NOTICE *****

SECTION 553.80(1)(d), FS, SPECIFICALLY EXEMPTS STATE APPROVED MANUFACTURED (MODULAR) BUILDINGS, BEARING THE DBPR INSIGNIA, FROM FURTHER PLAN REVIEW BY LOCAL CODE ENFORCING AGENCIES. THE INSIGNIA ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR) ATTESTS THAT THESE PLANS HAVE BEEN REVIEWED AND THE BUILDING HAS BEEN INSPECTED BY A STATE APPROVED 3rd PARTY AGENCY & FOUND COMPLIANT WITH ALL REFERENCED CODES.

STATE:	STATE OF FLORIDA
BUILDING:	2023 FRC 8th ED. w/ 2024 Suppl. - 1 thru 3
MECH.:	2023 FMC 8th ED. w/ 2024 Suppl. - 1 thru 3
PLUMB.:	2023 FPC 8th ED. w/ 2024 Suppl. - 1 thru 3
ENERGY:	2023 FEEC 8th ED. w/ 2024 Suppl. - 1 thru 3
ELECT.:	2020 N.E.C.

* THIS BUILDING IS NOT A HUD BUILDING *

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL G TOMKO, P.E. ON 3/20/2025

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies



Michael TOMKO
P.E. 63802
4703 Chester Dr.
Elkhart, IN 46516
(574) 264-0745

FLORIDA

MFT068-4777160N2390

Potable Water System

WHEN THE FOUNDATION SYSTEMS ARE DESIGNED OR CONSTRUCTED BY OTHERS, JACOBSEN HOMES AND ITS SUBSIDIARIES SHALL BE HELD RESPONSIBLE FOR THE FOUNDATION DESIGN OR CONSTRUCTION AND/OR CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURES, STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

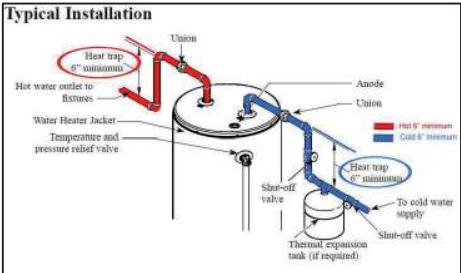
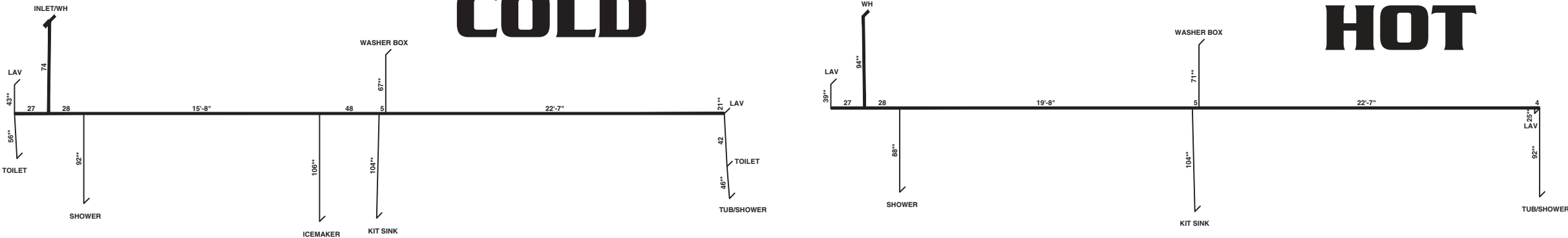
REVISION SCHEDULE:

REVISION BY:	REVISION DATE:
0	

DRAWN BY:	A. McCULLAR
DATE:	2/21/2025
SCALE:	Not Printed To Scale

SHEET:	P1
DESIGN WIND SPEED - Vult:	160 mph - Vult
DESIGN WIND SPEED - Vasd:	123.94 mph - Vasd
MAXIMUM WIND EXPOSURE CAT.:	D
MAXIMUM MEAN ROOF HEIGHT:	15
BUILDING (RISK) CATEGORY (I - IV):	II
ASCE EDITION / VERSION:	ASCE 7-22
MAXIMUM SIDEWALL HEIGHT (Inches):	96
MODEL:	4777160N2390
PLAN NUMBER:	MFT068-4777160N2390

PAN MAX-FOOT



DETAIL 'A'



JACOBSEN HOMES
600 Packard Court,
Safety Harbor, FL 34695
727.726.1138

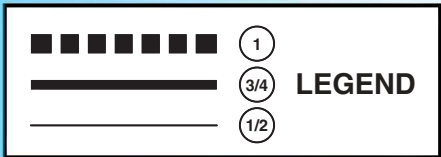
THIS STRUCTURE HAS BEEN DESIGNED FOR ERECTION AND / OR INSTALLATION ON A SITE-BUILT, PERMANENT FOUNDATION, AND IS NOT DESIGNED TO BE MOVED ONCE SO ERECTED OR INSTALLED.

JACOBSEN HOMES CERTIFIES THAT THIS MANUFACTURED (MOD.) BUILDING HAS BEEN EXCLUDED FROM THE REGULATION OF THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

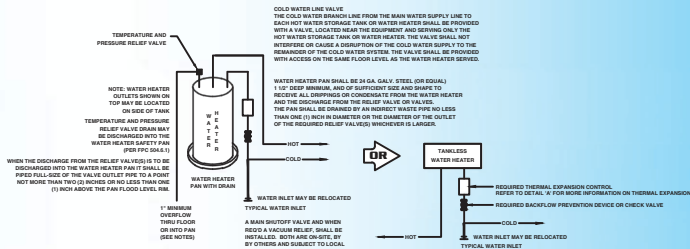
THIS STRUCTURE **HAS NOT** BEEN DESIGNED OR APPROVED FOR PLACEMENT IN HIGH VELOCITY HURRICANE ZONES (HVHZ - I.E.; DADE COUNTY, FL OR BROWARD COUNTY, FL).

ANY ATTACHMENT(S) TO THIS STRUCTURE SHALL BE COMPLETELY AND TOTALLY SELF-SUPPORTING AND SHALL NEVER TRANSFER AND / OR INDUCE ANY LOADS AND / OR ANY OTHER FORCES ONTO OR THROUGH THIS BUILDING / STRUCTURE.

POTABLE WATER SYSTEM WATER HEATER DETAIL



THESE DETAILS AND PLANS ARE CONFIDENTIAL AND PROPRIETARY MATERIALS. THE CONTENTS OF THIS DRAWING PACKAGE CONTAIN CONFIDENTIAL AND/OR PRIVILEGED INFORMATION. ANY UNAUTHORIZED USE, COPYING, DISCLOSURE, OR DISTRIBUTION OF THIS PACKAGE, OR ANY OF THE CONTENTS CONTAINED THEREIN, IS STRICTLY PROHIBITED BY JACOBSEN HOMES AND MAY BE UNLAWFUL. THESE MATERIALS ARE PROVIDED TO THE RECIPIENT FOR SPECIFIC PURPOSES ONLY AND SHALL NOT BE SCANNED, COPIED, OR OTHERWISE REPRODUCED AND/OR DISTRIBUTED TO OTHERS FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN AUTHORIZATION FROM JACOBSEN HOMES. THIS DRAWING PACKAGE AND ALL ITS CONTENTS ARE THE EXCLUSIVE PROPERTY OF JACOBSEN HOMES. ALL RIGHTS RESERVED. COPYRIGHT 2023



AREA RESERVED FOR LISTING AGENCY APPROVAL STAMPS:

These prices comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:

APPROVED BY
NIA INC.

Consel. Type: VB
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vult
Fire Rating of Ext. Walls: 0
Plan No.: MFT068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes

SITE INSPECTION AND TESTING IS REQUIRED

A LICENSED PLUMBING CONTRACTOR IS REQUIRED TO MAKE ALL CONNECTIONS AFTER THE BUILDING IS INSTALLED ON-SITE (THIS APPLIES TO THE POTABLE WATER SUPPLY SYSTEM AND THE DRAIN, WASTE, AND VENT - DWV SYSTEM). ALL ON-SITE CONNECTIONS ARE SUBJECT TO INSPECTION AND REVIEW BY THE LOCAL JURISDICTION HAVING AUTHORITY. ONCE ALL ON-SITE CONNECTIONS HAVE BEEN COMPLETED, THE LICENSED PLUMBING CONTRACTOR SHALL PERFORM ALL INSPECTIONS ON THE COMPLETED SYSTEMS IN ACCORDANCE WITH SECTION P2503 OF THE FLORIDA CODE.

PLUMBING NOTES:

- 1. THE DRAIN/WASTE/VENT (DWV) SYSTEM SHALL BE CONSTRUCTED OF MATERIALS LISTED IN, OR ALLOWED BY, THE FLORIDA PLUMBING CODE.
- 2. DWV SYSTEMS MAY BE ABS OR PVC PIPING.
- 3. TUB AND/OR SHOWER P-TRAP ACCESS IS PROVIDED UNDER HOME, UNLESS OTHERWISE NOTED ON THE PLANS (WHEN INSTALLED).
- 4. THE BUILDING DRAIN AND CLEAN-OUTS, WHEN DESIGNED BY OTHERS AND SITE INSTALLED BY OTHERS AND ARE SUBJECT TO LOCAL JURISDICTION (LAHJ). ALL ON-SITE PLUMBING SHALL BE CONNECTED OR INSTALLED BY A LICENSED PLUMBING CONTRACTOR. ALL ON-SITE PLUMBING SHALL BE SUBJECT TO REQUIRED INSPECTIONS AND APPROVAL BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- 5.

VENT TABLE:

DISTANCE OF FIXTURE TRAP FROM VENT		
SIZE OF TRAP (INCHES)	SLOPE (INCHES PER FOOT)	DISTANCE FROM TRAP (FEET)
1 1/4"	1/4"	5'-0"
1 1/2"	1/4"	6'-0"
2"	1/4"	8'-0"
3"	1/8"	12'-0"
4"	1/8"	16'-0"

TABLE 909.1 FROM FLORIDA PLUMBING CODE

PLAN SPEC'S AND LISTING AGENCY APPROVAL

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2023 FLORIDA RESIDENTIAL CODE, 8th Ed. w/ 2024 Suppl. - 1 thru 3

CONSTRUCTION TYPE	V-B
OCCUPANCY	SFD
TOTAL NUMBER OF STORIES:	Single Story 1
WIND VELOCITY (mph) Vult (Ultimate)	160
WIND VELOCITY (mph) Vasd (Allowable Stress)	123.94
FIRE RATING OF EXTERIOR WALLS	0 hr.
ALLOWABLE FLOOR LOAD	40 psf
ALLOWABLE ROOF LOAD	20 psf
SEISMIC LOAD	0% g
MANUFACTURER	Jacobsen Homes
HIGH VELOCITY HURRICANE ZONE	NO

PLAN NO.:

MFT068-4777160N2390

PLANS COMPLY WITH RULE 61-G20-3 FOR PRODUCT APPROVAL AND WITH THE STATE OF FLORIDA STATUTE 553.842

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ICC - NIA

305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

*** NOTICE ***

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RESIDENTIAL PACKAGE CODE SUMMARY	STATE:	STATE OF FLORIDA
	BUILDING:	2023 FRC 8th Ed. w/ 2024 Suppl. - 1 thru 3
	MECH.:	2023 FMC 8th Ed. w/ 2024 Suppl. - 1 thru 3
	PLUMB.:	2023 FPC 8th Ed. w/ 2024 Suppl. - 1 thru 3
	ENERGY:	2023 FEEC 8th Ed. w/ 2024 Suppl. - 1 thru 3
ELECT.:		2020 N.E.C.

* THIS BUILDING IS NOT A HUD BUILDING *

DIGITALLY SIGNED:

This item has been digitally signed and sealed by Michael G Tomko, P.E. On 3/20/2025
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

DIGITALLY SEALED:

MICHAEL G TOMKO
LICENSE
No 63802

STATE OF FLORIDA
PROFESSIONAL ENGINEER

Michael TOMKO
P.E. 63802
4703 Chester Dr.
Elkhart, IN 46516
(574) 264-0745

FLORIDA

MFT068-4777160N2390

Sanitary Waste (DWV)

WHEN THE FOUNDATION SYSTEMS ARE DESIGNED OR CONSTRUCTED BY OTHERS, JACOBSEN HOMES AND ITS 3rd PARTY AGENTS SHALL BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN OR CONSTRUCTION AND/OR CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURES STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

REVISION SCHEDULE:

REVISION BY:	REVISION DATE:
0	

DRAWN BY: A. McCULLAR

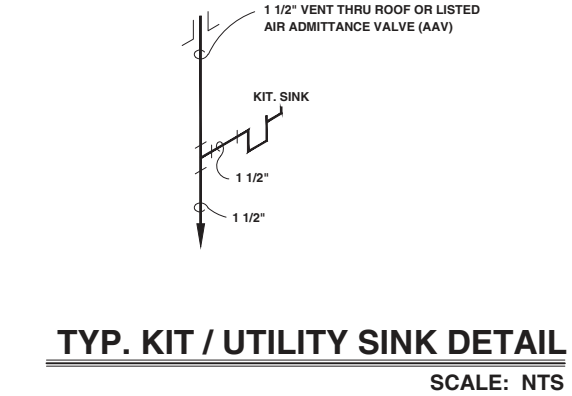
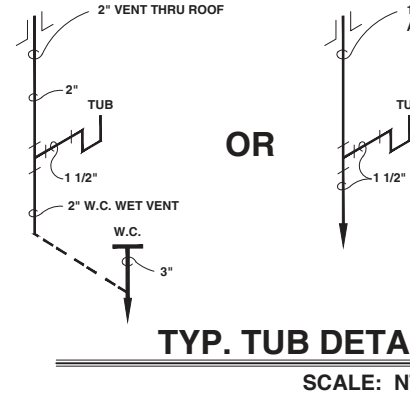
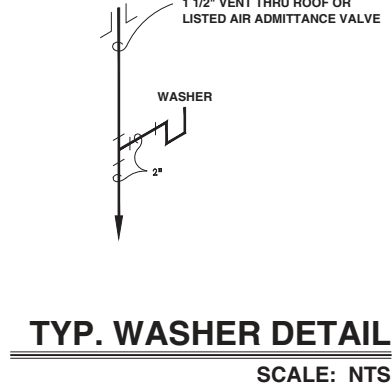
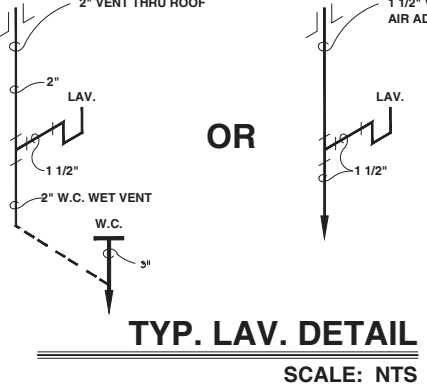
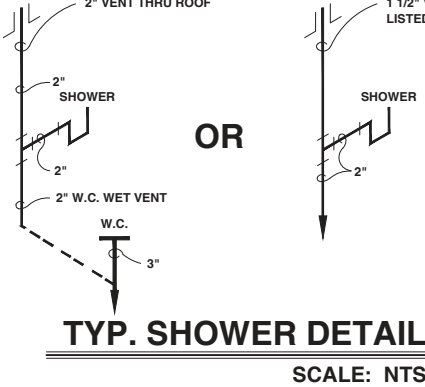
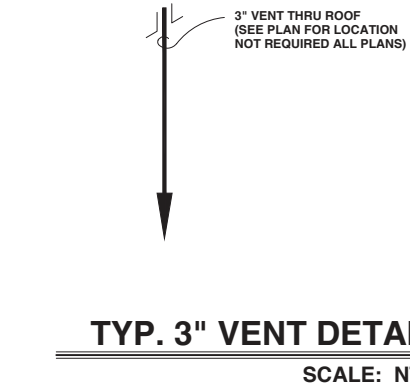
DATE: 2/21/2025

SCALE: Not Printed To Scale

SHEET: P2

DESIGN WIND SPEED - Vult: 160 mph - Vult
DESIGN WIND SPEED - Vasd: 123.94 mph - Vasd
MAXIMUM WIND EXPOSURE CAT.: D
MAXIMUM MEAN ROOF HEIGHT: 15
BUILDING (RISK) CATEGORY (I - IV): II
ASCE EDITION / VERSION: ASCE 7-22
MAXIMUM SIDEWALL HEIGHT (Inches): 96
MODEL: 4777160N2390
PLAN NUMBER: MFT068-4777160N2390

PAN MECH-DWV



Sanitary Waste:
Drain / Waste / Vent (DWV) DETAILS

JACOBSEN HOMES
600 Packard Court,
Safety Harbor, FL 34695
727.726.1138

THIS STRUCTURE HAS BEEN DESIGNED FOR ERECTION AND / OR INSTALLATION ON A SITE-BUILT, PERMANENT FOUNDATION, AND IS NOT DESIGNED TO BE MOVED ONCE SO ERECTED OR INSTALLED.

JACOBSEN HOMES CERTIFIES THAT THIS MANUFACTURED (MOD.) BUILDING HAS BEEN EXCLUDED FROM THE REGULATION OF THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

THIS STRUCTURE **HAS NOT** BEEN DESIGNED OR APPROVED FOR PLACEMENT IN HIGH VELOCITY HURRICANE ZONES (HVHZ - I.E.; DADE COUNTY, FL OR BROWARD COUNTY, FL).

ANY ATTACHMENT(S) TO THIS STRUCTURE SHALL BE COMPLETELY AND TOTALLY SELF-SUPPORTING AND SHALL NEVER TRANSFER AND / OR INDUCE ANY LOADS AND / OR ANY OTHER FORCES ONTO OR THROUGH THIS BUILDING / STRUCTURE.

- PLUMBING NOTES:
- 1. ALL PLUMBING SHALL BE COMPLETED BY A LICENSED PLUMBING CONTRACTOR AND COMPLY WITH ALL STATE AND/OR LOCAL CODES AND INSPECTIONS.
 - 2. ALL "BELOW FLOOR" SANITARY PLUMBING (DRAIN / WASTE / VENT SYSTEM - DWV) SHALL BE COMPLETED BY A LICENSED PLUMBING CONTRACTOR; ON-SITE, BY OTHERS.
- FOUNDATION NOTES:
- 1. THE FOUNDATION DESIGN AND CONSTRUCTION ARE BY OTHERS AND ARE SUBJECT TO ALL STATE AND/OR LOCAL CODES AND INSPECTIONS.
 - 2. A MIN. 6 MIL. POLY VAPOR BARRIER IS REQ'D TO COVER THE GROUND BELOW THE ENTIRE BUILDING. A MIN. 12" OVERLAP IS REQUIRED AT ALL SEAMS. ALL HOLES / TEARS / VOIDS IN BOTH THE POLY VAPOR BARRIER & "BOTTOM BOARD" SHALL BE REPAIRED / SEALED.
 - 3. ALL COMBINED VENT. OPENINGS SHALL HAVE A NET FREE AREA OF NOT LESS THAN ONE (1) SQUARE-FEET FOR EACH 150 SQ.FT. OF CRAWL SPACE (AREA BENEATH THE BUILDING). IMPORTANT - THIS REQUIREMENT EXCEEDS THE MIN. VENTILATION OF FRC.
 - 4. ALTERNATE MEANS OF VENTILATION AS ALLOWED BY THE FBC / FRC MAY BE USED, AS LONG AS, THE MIN. VENTILATION REQ'D IN NOTE 3 (ABOVE), IS MAINTAINED (BY OTHERS).

THESE DETAILS AND PLANS ARE CONFIDENTIAL AND PROPRIETARY MATERIALS. THE CONTENTS OF THIS DRAWING PACKAGE CONTAIN CONFIDENTIAL AND/OR PRIVILEGED INFORMATION. ANY UNAUTHORIZED USE, COPYING, DISCLOSURE, OR DISTRIBUTION OF THIS PACKAGE, OR ANY OF THE CONTENTS CONTAINED THEREIN, IS STRICTLY PROHIBITED BY JACOBSEN HOMES AND MAY BE UNLAWFUL. THESE MATERIALS ARE PROVIDED TO THE RECIPIENT FOR SPECIFIC PURPOSES ONLY AND SHALL NOT BE SCANNED, COPIED, OR OTHERWISE REPRODUCED AND/OR DISTRIBUTED TO OTHERS FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN AUTHORIZATION FROM JACOBSEN HOMES. THIS DRAWING PACKAGE AND ALL ITS CONTENTS ARE THE EXCLUSIVE PROPERTY OF JACOBSEN HOMES. ALL RIGHTS RESERVED. COPYRIGHT 2023

- FOUNDATION NOTES (CONT.):
- 5. WHEN THE FOUNDATION PLANS ARE DESIGNED BY OTHERS, JACOBSEN HOMES AND ITS THIRD PARTY APPROVAL AGENCY(S) ALONG WITH THE ARCHITECT AND/OR ENGINEER OF THE BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN AND / OR CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURES STRUCTURAL COMPONENTS & SYSTEMS RELATING THERETO.
- FLOORPLAN NOTES:
- 1. WHEN ANY DWELLING IS INSTALLED SUCH THAT THE DISTANCE FROM GRADE TO THE BOTTOM OF ABOVE THE INTERIOR FINISHED FLOOR SHALL HAVE WINDOW GUARDS MEETING THE REQUIREMENTS ABOVE THE INTERIOR FINISHED FLOOR SHALL HAVE WINDOW GUARDS MEETING THE REQUIREMENTS SET FORTH IN SECTION 1013.8 OF THE FLORIDA BUILDING CODE (INSTALLED ON-SITE, BY OTHERS).
 - 2. SOME ITEMS SHOWN MAY BE OPTIONAL. SOME ITEMS SHOWN MAY BE SITE INSTALLED, BY OTHERS. SITE INSTALLED ITEMS MAY VARY & ARE NOT COVERED UNDER THESE APPROVED PLANS, BY OTHERS.
 - 3. THIS BUILDING MAY BE MIRRORRED (ALONG ANY AXIS) WITHOUT ANY REAPPROVAL OF PLANS.
 - 4. ANY DIMENSIONS SHOWN ARE TO FRAMING ONLY & DO NOT REFLECT EXT. SHEATHING, SIDING, ETC.
 - 5. HITCH MAY BE LOCATED ON EITHER END OF THIS BUILDING WITHOUT ANY REAPPROVAL OF PLANS.
 - 6. MULTIPLE DESIGN WIND SPEEDS ARE SHOWN. THE BUILDING MAY BE BUILT TO ANY WIND SPEED SHOWN.

AREA RESERVED FOR LISTING AGENCY APPROVAL STAMPS:

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:

APPROVED BY
NIA INC.

Const. Type: V-B
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vult
Fire Rating of Ext. Walls: 0
Plan No.: MFT068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes

SHEAR WALL ANALYSIS 160 mph - Vult															SHEAR WALL JOIST ANALYSIS 160 mph - Vult														
ASCE Edition: MAXIMUM Sidewall Height (Inches):															ASCE 7-22 96														
Maximum Roof Angle (Degrees): Maximum Truss Spacing (In. O.C.): Internal Pressure Coefficient:															20° 16 - inch o.c. GCp1 = 0.18 (Enclosed)														
Wind Speed Vasd (Allowable Stress Design): 123.94 mph - Vasd Maximum MEAN ROOF HEIGHT (MRH) in feet: 15-feet Maximum WIND EXPOSURE CATAGORY (WEC): D															FLOOR SHEATHING = 19/32" MINIMUM RATED SHEATHING MIN.														
MIXED					Wall Construction								Strapping		Connections				ASCE 7-22										
Wall ID		Load / Force Information				Minimum Requirements								Choose ONLY One (M or N)		Connection Specifications				Minimum Floor Joist Requirements / Specifications									
SHEAR WALL NUMBER	X	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T - ON-FRAME	T - OFF-FRAME							
	DISCR.	Trib.	TOTAL Shear Force	Uplift Force (Racking Load)	Min. PLF Rating (Req'd Design)	PERF. or SEGM. Design (P / S)	Wall Sheath.	Number of Sides Sheath.	Sheath. Fasten. TYPE	Sheath. Fasten. SIZE	Max. Sheath. EDGE Fasten. Spacing (In. O.C.)	Max. Sheath. FIELD Fasten. Spacing (In. O.C.)	Min. Width Framing PANEL SEAMS (Inches)	Num. of SINGLE 20 Ga. Straps (Each)	Simpson Bracket	Fastener TYPE	Fastener DIAMTR. Floor Wall Ceiling (Inches)	Fastener LENGTH Floor Wall Ceiling (Inches)	Max. SPACING Floor Wall Ceiling (In. O.C.)	SHEAR WALL JOIST QUANTITY	SHEAR WALL JOIST SIZE / TYPE ON-FRAME	SHEAR WALL JOIST SIZE / TYPE OFF-FRAME							
	1	SSW1		1916	711	89	P	7/16	1	Staple	16 ga.	6	3	1.5	2	HDU8-SDS2.5	NAIL	0.131	3.5	8	1	2x8 SP #2	2x10 SPF #2						
	2	SSW2		1916	386	48	P	7/16	1	Staple	16 ga.	6	3	1.5	2	HDU8-SDS2.5	NAIL	0.131	3.5	8	1	2x8 SP #2	2x10 SPF #2						
	3	ESW3	32	4627	2414	302	S	7/16	1	Nail	0.113	4	4	1.5	2	HDU8-SDS2.5	NAIL	0.131	3.5	4	3	2x8 SP #2	2x10 SPF #2						
	4	ESW4	32	4627	4192	524	S	7/16	1	Nail	0.131	3	4	1.5	4	HDU8-SDS2.5	NAIL	0.131	3.5	2.5	3	2x8 SP #2	2x10 SPF #2						
	5	NA	-	-	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
	6	NA	-	-	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
	7	NA	-	-	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
	8	NA	-	-	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
9	NA	-	-	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
10	NA	-	-	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								

COLUMN / RIDGE BEAM ANALYSIS / DATA										MAXIMUM COL. STUD LENGTH (inches) = 111-inches				MAXIMUM ALLOWABLE ROOF LOAD (psf) = 20 psf	
COL. NUM.	COL. TYPE	COLUMN STUD(S)			ADD BLK.	TOTAL COMBINED SPAN (Left + Right) (in Feet)	160 mph - Vult								
		QTY.	LUMBER	SPECIE / GRADE			COLUMN DATA			RIDGE BEAM DATA					
							Number of 20 GA STRAP(s)	Column UPLIFT Load (Pounds)	Column GRAVITY Load (Pounds)	Span LEFT	Span RIGHT	Ridge Beam SIZE(HT.) Span LEFT	Ridge Beam SIZE(HT.) Span RIGHT		
1	NA	-	-	-	-	-	-	-	-	-	-	NA	NA		
2	NA	-	-	-	-	-	-	-	-	-	-	NA	NA		
3	NA	-	-	-	-	-	-	-	-	-	-	NA	NA		
4	NA	-	-	-	-	-	-	-	-	-	-	NA	NA		
5	NA	-	-	-	-	-	-	-	-	-	-	NA	NA		
6	NA	-	-	-	-	-	-	-	-	-	-	NA	NA		
7	NA	-	-	-	-	-	-	-	-	-	-	NA	NA		
8	NA	-	-	-	-	-	-	-	-	-	-	NA	NA		
9	NA	-	-	-	-	-	-	-	-	-	-	NA	NA		
10	NA	-	-	-	-	-	-	-	-	-	-	NA	NA		
11	NA	-	-	-	-	-	-	-	-	-	-	NA	NA		
12	NA	-	-	-	-	-	-	-	-	-	-	NA	NA		
13	NA	-	-	-	-	-	-	-	-	-	-	NA	NA		
14	NA	-	-	-	-	-	-	-	-	-	-	NA	NA		
15	NA	-	-	-	-	-	-	-	-	-	-	NA	NA		
16	NA	-	-	-	-	-	-	-	-	-	-	NA	NA		
17	NA	-	-	-	-	-	-	-	-	-	-	NA	NA		
18	NA	-	-	-	-	-	-	-	-	-	-	NA	NA		
* UNLESS OTHERWISE SPECIFICALLY STATED WITHIN THIS APPROVED PACKAGE, FOUNDATION SUPPORT AND ANCHORING ARE REQUIRED DIRECTLY BELOW ALL COLUMN LOCATIONS.															

PORCH COLUMN / DATA

ASCE 7-22

MAXIMUM COL. STUD LENGTH (Inches) =

111-inches

COL. NUM.	COL. TYPE	COLUMN STUD(S)			160 mph - Vult		
					COLUMN DATA		
		QTY.	LUMBER	SPECIE / GRADE	Number of 20 GA. STRAP(s)	Column UPLIFT Load (Pounds)	Column GRAVITY Load (Pounds)
19	NA	NA	NA	NA	NA	-	-
20	NA	NA	NA	NA	NA	-	-
21	NA	NA	NA	NA	NA	-	-
22	NA	NA	NA	NA	NA	-	-
23	NA	NA	NA	NA	NA	-	-
24	NA	NA	NA	NA	NA	-	-
* UNLESS OTHERWISE SPECIFICALLY STATED WITHIN THIS APPROVED PACKAGE, FOUNDATION SUPPORT AND ANCHORING ARE REQUIRED <u>DIRECTLY</u> BELOW ALL COLUMN LOCATIONS.							

PORCH POSTS LOCATED ALONG THE SIDE WALL AND THE MATING-LINE SHALL HAVE MIN. (2) 1 1/4" x 0.0334" x 24" STRAPS FASTENED W/ MIN. (16) 0.148 x 1 1/2" NAILS, EACH SIDE OF JOINT (32 NAILS TOTAL) TO THE COLUMN / POST AND TO THE FLOOR PERIMETER JOISTS MIN. STRAP EACH DOUBLED TRUSS TO THE (3) 2x6 HEADER ALONG THE SIDE WALL AREA & STRAP EACH POST TO THE RIDGE BEAM AT THE MATING LINE (IF APPL.). FOUNDATION AND TIE-DOWN SYSTEM = ON-SITE, BY OTHERS.

ADDITIONAL STRAPS MAY BE REQUIRED ON 6x6 COLUMN POST(S) ALONG THE MATING-LINE TO THE FLOOR AND RIDGE BEAM AREAS. REFER TO THE "COLUMN / RIDGE BEAM ANALYSIS / DATA" TABLE.

ON PORCHES 6-FEET OR LESS IN LENGTH, INTERMEDIATE POSTS ARE NOT REQUIRED ALONG THE SIDEWALL.

SHEAR DIAPHRAGM ANALYSIS ROOF SHEATHING USED AS DIAPHRAGM ASCE 7-22										ROOF SHEATHING (7/16" MIN. RATED SHEATHING) REFER TO TABLE BELOW									
MAXIMUM MEAN ROOF HEIGHT = 15-feet MAXIMUM WIND EXPOSURE CATEGORY = D MAXIMUM ALLOWABLE ROOF LOAD = 20 psf										160 mph - Vult									
TOP OF BOTTOM CHORD OF TRUSS SHEATHED (Attic Floor) ² = MAXIMUM O.C. TRUSS SPACING (Inches) - See Construction Manual = MINIMUM REQUIRED DIAPHRAGM CALCULATED (psf) ³ = THICKNESS OF ROOF SHEATHING (Inches) = MINIMUM REQUIRED FASTENER - TYPE = MINIMUM REQUIRED FASTENER - SPEC. = MINIMUM REQUIRED FASTENER - LENGTH (Inches) = DIAPHRAGM BLOCKED / UNBLOCKED = MAXIMUM O.C. FASTENER SPACING (Inches) - Panel Edges ^{4,5,8} = MAXIMUM O.C. FASTENER SPACING (Inches) - Field ⁶ = TRUSS FRAMING - SPECIES ⁹ = ACTUAL MAXIMUM CAPACITY OF SHEATHING (psf) ⁷ = SHEAR DIAPHRAGM PASS / FAIL = BLOCKING REQUIRED AT (Inches from EACH End Wall) =										No 16 - inch o.c. 586 - psf 7/16 - inch Nail 8d Sinker Nail (0.113 pd nail) 2 - inch BLOCKED SEE ROOF SHEATHING FASTENING TABLE SEE ROOF SHEATHING FASTENING TABLE SPF - SPRUCE / PINE / FIR - FRAMING 619.92 - psf PASSES 32-inches									
SHEAR DIAPHRAGM DESIGN NOTES: 160 mph - Vult 1. BLOCKED Roof Sheathing Diaphragm - Use min. 7/16-inch sheathing. Fastening per Sheathing Fastening Table (to right). 2. Top of Bottom Chord NOT Sheathed (No Attic Flooring). 3. Wind loads control - Req'd Load NOT increased for seismic control. 4. ALL SHEARWALL framing at adjoining panel edges (seams) SHALL BE 3-inch or wider AND fasteners SHALL BE staggered. 5. Roof sheathing diaphragm is BLOCKED. Blocking is required within 32-inches of EACH endwall. 6. SPF Framing Used (Worst Case) = Diaphragm panels are reduced by 0.82 for SPF lumber. 7. Per tables in ESR-1359. 8. The fastening requirements for BOTH the Shear Diaphragm AND Negative Pressure have been evaluated. IN ALL CASES, the worst case fastening is used.										GABLE ROOF a = 4-feet Interior Zone (Roof Zone 1) Exterior Zone (Roof Zone 2) Corner Zone (Roof Zone 3) 160 mph - Vult									
SHEAR DIAPHRAGM DESIGN NOTES: 160 mph - Vult 1. BLOCKED Roof Sheathing Diaphragm - Use min. 7/16-inch sheathing. Fastening per Sheathing Fastening Table (to right). 2. Top of Bottom Chord NOT Sheathed (No Attic Flooring). 3. Wind loads control - Req'd Load NOT increased for seismic control. 4. ALL SHEARWALL framing at adjoining panel edges (seams) SHALL BE 3-inch or wider AND fasteners SHALL BE staggered. 5. Roof sheathing diaphragm is BLOCKED. Blocking is required within 32-inches of EACH endwall. 6. SPF Framing Used (Worst Case) = Diaphragm panels are reduced by 0.82 for SPF lumber. 7. Per tables in ESR-1359. 8. The fastening requirements for BOTH the Shear Diaphragm AND Negative Pressure have been evaluated. IN ALL CASES, the worst case fastening is used.										ROOF SHEATHING FASTENING TABLE: MINIMUM SIZE / TYPE FASTENER 0.113 pd nail									
										MAX. O.C. TRUSS SPACING 160 mph - Vult = 16 - inches O.C.									

MRH = 15-feet

* UNLESS OTHERWISE SPECIFICALLY STATED IN THIS APPROVED PACKAGE, FOUNDATION SUPPORT AND ANCHORING ARE REQUIRED DIRECTLY BELOW ALL COLUMN LOCATIONS.
ON HOMES WITH TRIPLE 2x12 PERIMETER FLOOR JOISTS (BEAM) THE PIERS / SUPPORTS MAY BE OFFSET BY UP TO 60-INCHES MAXIMUM FROM THE COLUMN SUPPORT LOCATION.

** JOIST HANGERS ARE NOT PROVIDED FROM THE FACTORY, THEREFORE THE FOUNDATION SHALL PROVIDE A MINIMUM OF 1 1/2-INCH SUPPORT TO THE END OF ALL FLOOR JOISTS.
ON HOMES WITH TRIPLE 2x12 PERIMETER FLOOR JOISTS (BEAM) AND A FULL LENGTH LEDGER BOARD INSTALLED BELOW EACH END OF THE JOISTS, JOIST HANGERS AND / OR THE FOUNDATION IS NOT REQUIRED TO SUPPORT EACH END OF EVERY FLOOR JOIST.

PLAN SPEC'S AND LISTING AGENCY APPROVAL

THIS DRAWING PACKAGE COMPLIES WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 AND ADHERES TO THE FOLLOWING CRITERIA:

2023 FLORIDA RESIDENTIAL CODE, 8th Ed. w/ 2024 Suppl. - 1 thru 3

CONSTRUCTION TYPE	V-B
OCCUPANCY	SFD
TOTAL NUMBER OF STORIES:	Single Story 1
WIND VELOCITY (mph) Vult (Ultimate)	160
WIND VELOCITY (mph) Vasd (Allowable Stress)	123.94
FIRE RATING OF EXTERIOR WALLS	0 hr.
ALLOWABLE FLOOR LOAD	40 psf
ALLOWABLE ROOF LOAD	20 psf
SEISMIC LOAD	0% g
MANUFACTURER	Jacobsen Homes
HIGH VELOCITY HURRICANE ZONE	NO

PLAN NO.:

MFT068-4777160N2390

PLANS COMPLY WITH RULE 61-G20-3 FOR PRODUCT APPROVAL AND WITH THE STATE OF FLORIDA STATUTE 553.842

RAISED SEAL, OR DIGITALLY SEALED, SET OF BUILDING PLANS ARE ON FILE IN THE THIRD PARTY LISTING AGENCY'S OFFICE AS DIRECTED BY FLORIDA DBPR.

THE MANUFACTURER'S DATA SHEET AND THE STATE (DBPR) INSIGNIA, SHALL BE PERMANENTLY MOUNTED TO OR ABOUT THE ELECTRICAL PANEL (COVER).

ICC - NIA
305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

*** NOTICE ***
SECTION 553.80(1)(d), FS, SPECIFICALLY EXEMPTS STATE APPROVED MANUFACTURED (MODULAR) BUILDINGS, BEARING THE DBPR INSIGNIA, FROM FURTHER PLAN REVIEW BY LOCAL CODE ENFORCING AGENCIES. THE INSIGNIA ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR) ATTESTS THAT THESE PLANS HAVE BEEN REVIEWED AND THE BUILDING HAS BEEN INSPECTED BY A STATE APPROVED 3rd PARTY AGENCY & FOUND COMPLIANT WITH ALL REFERENCED CODES.

RESIDENTIAL PACKAGE CODE SUMMARY	STATE:	STATE OF FLORIDA
	BUILDING:	2023 FRC 8th Ed. w/ 2024 Suppl. - 1 thru 3
	MECH.:	2023 FMC 8th Ed. w/ 2024 Suppl. - 1 thru 3
	PLUMB.:	2023 FPC 8th Ed. w/ 2024 Suppl. - 1 thru 3
	ENERGY:	2023 FEEC 8th Ed. w/ 2024 Suppl. - 1 thru 3
ELECT.: 2020 N.E.C.		
* THIS BUILDING IS NOT A HUD BUILDING *		

This item has been digitally signed and sealed by Michael G Tomko, P.E. On 3/20/2025
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Michael TOMKO
P.E. 63802
4703 Chester Dr.
Elkhart, IN 46516
(574) 264-0745

FLORIDA
MFT068-4777160N2390
Structural Design Tables

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WIND LOAD DETERMINATION WORKSHEET

MWF Low-rise building = Method 2

Max. Design Wind Speed Vult (mph) = 160

Max. Wind Exposure Catagory = D

Max. Mean Roof Height (feet) = 15

Max. Roof Angle (Degrees) = 20°

K_d = 0.85 α = 11.5
K_{zt} = 1 Z_g = 700 feet
K_z = 1.03 q_h = 57.38 psf

Building Class = Enclosed Building

GC_{pi} = 0.18
- 0.18

GC_{pi} = 0.00 * * GC_{pi} cancels-out on total building calcs.

Zone psf

A 82.63

B 0

C 55.09

D 0

Load A - End Zone of WALL

1E = 0.8 GC_{pf} = 1.44
4E = -0.64
A = 82.63

Load C - Interior Zone of WALL

1 = 0.53 GC_{pf} = 0.96
4 = -0.43
C = 55.09

Load B - End Zone of ROOF

2E = -1.07 2E Load = -61.39314176
3E = -0.69 3E Load = -39.58996992
B = 0

Load D - Interior Zone of ROOF

2 = -0.69 2 Load = -39.58996992
3 = -0.48 3 Load = -27.54084864
D = 0

PLAN SPEC'S AND LISTING AGENCY APPROVAL

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2023 FLORIDA RESIDENTIAL CODE, 8th ED. w/ 2024 Suppl. - 1 thru 3

CONSTRUCTION TYPE	V-B
OCCUPANCY	SFD
TOTAL NUMBER OF STORIES:	Single Story 1
WIND VELOCITY (mph) Vult (Ultimate)	160
WIND VELOCITY (mph) Vasd (Allowable Stress)	123.94
FIRE RATING OF EXTERIOR WALLS	0 hr.
ALLOWABLE FLOOR LOAD	40 psf
ALLOWABLE ROOF LOAD	20 psf 0% g
SEISMIC LOAD	Jacobsen Homes
MANUFACTURER	NO
HIGH VELOCITY HURRICANE ZONE	NO

PLAN NO.:

MFT068-4777160N2390

PLANS COMPLY WITH RULE 61-G20-3 FOR PRODUCT APPROVAL AND WITH THE STATE OF FLORIDA STATUTE 553.842

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ICC - NIA

305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

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FLORIDA

MFT068-4777160N2390

Wind Load Worksheet



Michael TOMKO
P.E. 63802
4703 Chester Dr.
Elkhart, IN 46516
(574) 264-0745

WHEN THE FOUNDATION SYSTEMS ARE DESIGNED OR CONSTRUCTED BY OTHERS, JACOBSEN HOMES AND ITS AGENTS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN OR CONSTRUCTION AND/OR CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURES STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

REVISION SCHEDULE:

REVISION BY:	REVISION DATE:
0	

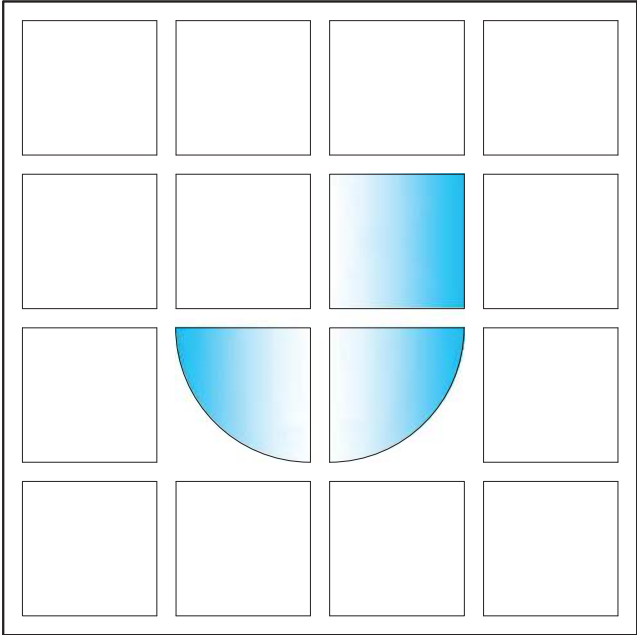
DRAWN BY: A. McCULLAR
DATE: 2/21/2025
SCALE: Not Printed To Scale

SHEET: S2

DESIGN WIND SPEED - Vult: 160 mph - Vult
DESIGN WIND SPEED - Vasd: 123.94 mph - Vasd
MAXIMUM WIND EXPOSURE CAT.: D
MAXIMUM MEAN ROOF HEIGHT: 15
BUILDING (RISK) CATEGORY (I - IV): II
ASCE EDITION / VERSION: ASCE 7-22
MAXIMUM SIDEWALL HEIGHT (Inches): 96
MODEL: 4777160N2390
PLAN NUMBER: MFT068-4777160N2390

PAP WBS-WLDV2

NON-ELEV - JACOBSEN HOMES



JACOBSEN HOMES
600 Packard Court,
Safety Harbor, FL 34695
727.726.1138

THIS STRUCTURE HAS BEEN DESIGNED FOR ERECTION AND / OR INSTALLATION ON A SITE-BUILT, PERMANENT FOUNDATION, AND IS NOT DESIGNED TO BE MOVED ONCE SO ERECTED OR INSTALLED.

JACOBSEN HOMES CERTIFIES THAT THIS MANUFACTURED (MOD.) BUILDING HAS BEEN EXCLUDED FROM THE REGULATION OF THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

THIS STRUCTURE **HAS NOT** BEEN DESIGNED OR APPROVED FOR PLACEMENT IN HIGH VELOCITY HURRICANE ZONES (HVHZ - I.E.; DADE COUNTY, FL OR BROWARD COUNTY, FL).

ANY ATTACHMENT(S) TO THIS STRUCTURE SHALL BE COMPLETELY AND TOTALLY SELF-SUPPORTING AND SHALL NEVER TRANSFER AND / OR INDUCE ANY LOADS AND / OR ANY OTHER FORCES ONTO OR THROUGH THIS BUILDING / STRUCTURE.

WIND LOAD WORKSHEET
METHOD 2

THESE DETAILS AND PLANS ARE CONFIDENTIAL AND PROPRIETARY MATERIALS. THE CONTENTS OF THIS DRAWING PACKAGE CONTAIN CONFIDENTIAL AND/OR PRIVILEGED INFORMATION. ANY UNAUTHORIZED USE, COPYING, DISCLOSURE, OR DISTRIBUTION OF THIS PACKAGE, OR ANY OF THE CONTENTS CONTAINED THEREIN, IS STRICTLY PROHIBITED BY JACOBSEN HOMES AND MAY BE UNLAWFUL. THESE MATERIALS ARE PROVIDED TO THE RECIPIENT FOR SPECIFIC PURPOSES ONLY AND SHALL NOT BE SCANNED, COPIED, OR OTHERWISE REPRODUCED AND/OR DISTRIBUTED TO OTHERS FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN AUTHORIZATION FROM JACOBSEN HOMES. THIS DRAWING PACKAGE AND ALL ITS CONTENTS ARE THE EXCLUSIVE PROPERTY OF JACOBSEN HOMES. ALL RIGHTS RESERVED. COPYRIGHT 2023

AREA RESERVED FOR LISTING AGENCY APPROVAL STAMPS:

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:



Const. Type: V-B
Occupancy: Single Family Dwelling
Allowable Hts. of Floors: 1
Wind Velocity: 160 MPH Vult
Fire Rating of Ext. Walls: 0
Plan No.: MFT068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes

RESIDENTIAL PACKAGE CODE SUMMARY

STATE:	STATE OF FLORIDA
BUILDING:	2023 FRC 8th ED. w/ 2024 Suppl. - 1 thru 3
MECH.:	2023 FMC 8th ED. w/ 2024 Suppl. - 1 thru 3
PLUMB.:	2023 FPC 8th ED. w/ 2024 Suppl. - 1 thru 3
ENERGY:	2023 FEEC 8th ED. w/ 2024 Suppl. - 1 thru 3
ELECT.:	2020 N.E.C.

COMPLIES WITH THE 2023 FIRE PREVENTION CODE

* THIS BUILDING IS NOT A HUD BUILDING *

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SHEAR WALL LOAD CALCULATIONS

Max. Design Wind Speed Vult (mph) = 160
Max. Wind Exposure Catagory = D
Max. Mean Roof Height (feet) = 15
Max. Roof Angle (Degrees) = 20°

Max. Wall Height (Inches) = 96
Truss HEEL Height (Inches) = 4
Truss PEAK Height (Inches) = 13.68
Truss PEAK Height / 2.00 (Inches) = 6.84



a = 3 ft.
2a = 6 ft.

PLAN SPEC'S AND LISTING AGENCY APPROVAL

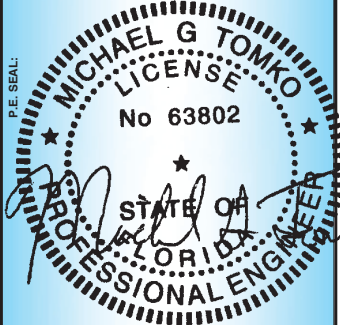
THIS DRAWING PACKAGE COMPLIES WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 AND ADHERES TO THE FOLLOWING CRITERIA:

2023 FLORIDA RESIDENTIAL CODE, 8th Ed. w/ 2024 Suppl. - 1 thru 3

CONSTRUCTION TYPE	V-B
OCCUPANCY	SFD
TOTAL NUMBER OF STORIES:	Single Story 1
WIND VELOCITY (mph) Vult (Ultimate)	160
WIND VELOCITY (mph) Vasd (Allowable Stress)	123.94
FIRE RATING OF EXTERIOR WALLS	0 hr.
ALLOWABLE FLOOR LOAD	40 psf
ALLOWABLE ROOF LOAD	20 psf
SEISMIC LOAD	0% g
MANUFACTURER	Jacobsen Homes
HIGH VELOCITY HURRICANE ZONE	NO

DIGITALLY SIGNED AND SEALED BY MICHAEL G TOMKO, P.E. ON 3/20/2025

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FLORIDA
MFT068-4777160N2390
Shearwall Load Calculations

WHEN THE FOUNDATION SYSTEMS ARE DESIGNED OR CONSTRUCTED BY OTHERS, JACOBSEN HOMES AND ITS SUBSIDIARIES SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN OR CONSTRUCTION AND/OR CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURES STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

PLAN NO.: MFT068-4777160N2390

PLANS COMPLY WITH RULE 61-G20-3 FOR PRODUCT APPROVAL AND WITH THE STATE OF FLORIDA STATUTE 553.842

RAISED SEAL, OR DIGITALLY SEALED, SET OF BUILDING PLANS ARE ON FILE IN THE THIRD PARTY LISTING AGENCY'S OFFICE AS DIRECTED BY FLORIDA DBPR.

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305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

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STATE:	STATE OF FLORIDA
BUILDING:	2023 FRC 8th Ed. w/ 2024 Suppl. - 1 thru 3
MECH.:	2023 FMC 8th Ed. w/ 2024 Suppl. - 1 thru 3
PLUMB.:	2023 FPC 8th Ed. w/ 2024 Suppl. - 1 thru 3
ENERGY:	2023 FEEC 8th Ed. w/ 2024 Suppl. - 1 thru 3
ELECT.:	2020 N.E.C.

COMPLIES WITH THE 2023 FIRE PREVENTION CODE

DRAWN BY: A. McCULLAR
DATE: 2/21/2025
SCALE: Not Printed To Scale

SHEET: S3
DESIGN WIND SPEED - Vult: 160 mph - Vult
DESIGN WIND SPEED - Vasd: 123.94 mph - Vasd
MAXIMUM WIND EXPOSURE CAT.: D
MAXIMUM MEAN ROOF HEIGHT: 15
BUILDING (RISK) CATEGORY (I - IV): II
ASCE EDITION / VERSION: ASCE 7-22
MAXIMUM SIDEWALL HEIGHT (Inches): 96
MODEL: 4777160N2390
PLAN NUMBER: MFT068-4777160N2390

* THIS BUILDING IS NOT A HUD BUILDING *

SW-1	SSW1	PERFORATED			
Area of END ZONE (Sidewall) =	24 ft. ² / SIDE	OK	Total SHEAR =	1190 lbs.	
Area of END ZONE (Roof) =	1.89 ft. ² / SIDE	OK	Total SHEAR =	94 lbs.	
Area of INTERIOR ZONE (Sidewall) =	6.66 ft. ² / SIDE	OK	Total SHEAR =	220 lbs.	
Area of INTERIOR ZONE (Roof) =	2.48 ft. ² / SIDE	OK	Total SHEAR =	82 lbs.	
Total SHEAR Force =	1916 lbs.		Total Combined SHEAR =	1916 lbs.	

SW-2	SSW2	PERFORATED			
Area of END ZONE (Sidewall) =	24 ft. ² / SIDE	OK	Total SHEAR =	1190 lbs.	
Area of END ZONE (Roof) =	1.89 ft. ² / SIDE	OK	Total SHEAR =	94 lbs.	
Area of INTERIOR ZONE (Sidewall) =	6.66 ft. ² / SIDE	OK	Total SHEAR =	220 lbs.	
Area of INTERIOR ZONE (Roof) =	2.48 ft. ² / SIDE	OK	Total SHEAR =	82 lbs.	
Total SHEAR Force =	1916 lbs.		Total Combined SHEAR =	1916 lbs.	

SW-3	ESW3	SEGMENTED	Shear Wall TRIB. =	32 ft.	
Area of END ZONE (Sidewall) =	24 ft. ² / SIDE	OK	Total SHEAR =	1190 lbs.	
Area of END ZONE (Roof) =	6.84 ft. ² / SIDE	OK	Total SHEAR =	0 lbs.	
Area of INTERIOR ZONE (Sidewall) =	104 ft. ² / SIDE	OK	Total SHEAR =	3437 lbs.	
Area of INTERIOR ZONE (Roof) =	121.16 ft. ² / SIDE	OK	Total SHEAR =	0 lbs.	
Total SHEAR Force =	4627 lbs.		Total Combined SHEAR =	4627 lbs.	

SW-4	ESW4	SEGMENTED	Shear Wall TRIB. =	32 ft.	
Area of END ZONE (Sidewall) =	24 ft. ² / SIDE	OK	Total SHEAR =	1190 lbs.	
Area of END ZONE (Roof) =	6.84 ft. ² / SIDE	OK	Total SHEAR =	0 lbs.	
Area of INTERIOR ZONE (Sidewall) =	104 ft. ² / SIDE	OK	Total SHEAR =	3437 lbs.	
Area of INTERIOR ZONE (Roof) =	121.16 ft. ² / SIDE	OK	Total SHEAR =	0 lbs.	
Total SHEAR Force =	4627 lbs.		Total Combined SHEAR =	4627 lbs.	

SW-5	NOT USED	SEGMENTED	Shear Wall TRIB. =	0 ft.	
Area of END ZONE (Sidewall) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Area of END ZONE (Roof) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Area of INTERIOR ZONE (Sidewall) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Area of INTERIOR ZONE (Roof) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Total SHEAR Force =	0 lbs.		Total Combined SHEAR =	0 lbs.	

SW-6	NOT USED	SEGMENTED	Shear Wall TRIB. =	0 ft.	
Area of END ZONE (Sidewall) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Area of END ZONE (Roof) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Area of INTERIOR ZONE (Sidewall) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Area of INTERIOR ZONE (Roof) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Total SHEAR Force =	0 lbs.		Total Combined SHEAR =	0 lbs.	

SW-7	NOT USED	SEGMENTED	Shear Wall TRIB. =	0 ft.	
Area of END ZONE (Sidewall) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Area of END ZONE (Roof) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Area of INTERIOR ZONE (Sidewall) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Area of INTERIOR ZONE (Roof) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Total SHEAR Force =	0 lbs.		Total Combined SHEAR =	0 lbs.	

SW-8	NOT USED	SEGMENTED	Shear Wall TRIB. =	0 ft.	
Area of END ZONE (Sidewall) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Area of END ZONE (Roof) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Area of INTERIOR ZONE (Sidewall) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Area of INTERIOR ZONE (Roof) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Total SHEAR Force =	0 lbs.		Total Combined SHEAR =	0 lbs.	

SW-9	NOT USED	SEGMENTED	Shear Wall TRIB. =	0 ft.	
Area of END ZONE (Sidewall) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Area of END ZONE (Roof) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Area of INTERIOR ZONE (Sidewall) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Area of INTERIOR ZONE (Roof) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Total SHEAR Force =	0 lbs.		Total Combined SHEAR =	0 lbs.	

SW-10	NOT USED	SEGMENTED	Shear Wall TRIB. =	0 ft.	
Area of END ZONE (Sidewall) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Area of END ZONE (Roof) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Area of INTERIOR ZONE (Sidewall) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Area of INTERIOR ZONE (Roof) =	0 ft. ² / SIDE	NOT USED	Total SHEAR =	0 lbs.	
Total SHEAR Force =	0 lbs.		Total Combined SHEAR =	0 lbs.	



JACOBSEN HOMES
600 Packard Court,
Safety Harbor, FL 34695
727.726.1138

THIS STRUCTURE HAS BEEN DESIGNED FOR ERECTION AND / OR INSTALLATION ON A SITE-BUILT, PERMANENT FOUNDATION, AND IS NOT DESIGNED TO BE MOVED ONCE SO ERECTED OR INSTALLED.

JACOBSEN HOMES CERTIFIES THAT THIS MANUFACTURED (MOD.) BUILDING HAS BEEN EXCLUDED FROM THE REGULATION OF THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

THIS STRUCTURE **HAS NOT** BEEN DESIGNED OR APPROVED FOR PLACEMENT IN HIGH VELOCITY HURRICANE ZONES (HVHZ - I.E.; DADE COUNTY, FL OR BROWARD COUNTY, FL).

ANY ATTACHMENT(S) TO THIS STRUCTURE SHALL BE COMPLETELY AND TOTALLY SELF-SUPPORTING AND SHALL NEVER TRANSFER AND / OR INDUCE ANY LOADS AND / OR ANY OTHER FORCES ONTO OR THROUGH THIS BUILDING / STRUCTURE.

SHEAR WALL LOAD CALCULATIONS
SHEAR WALL LOADS

THESE DETAILS AND PLANS ARE CONFIDENTIAL AND PROPRIETARY MATERIALS. THE CONTENTS OF THIS DRAWING PACKAGE CONTAIN CONFIDENTIAL AND/OR PRIVILEGED INFORMATION. ANY UNAUTHORIZED USE, COPYING, DISCLOSURE, OR DISTRIBUTION OF THIS PACKAGE, OR ANY OF THE CONTENTS CONTAINED THEREIN, IS STRICTLY PROHIBITED BY JACOBSEN HOMES AND MAY BE UNLAWFUL. THESE MATERIALS ARE PROVIDED TO THE RECIPIENT FOR SPECIFIC PURPOSES ONLY AND SHALL NOT BE SCANNED, COPIED, OR OTHERWISE REPRODUCED AND/OR DISTRIBUTED TO OTHERS FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN AUTHORIZATION FROM JACOBSEN HOMES. THIS DRAWING PACKAGE AND ALL ITS CONTENTS ARE THE EXCLUSIVE PROPERTY OF JACOBSEN HOMES. ALL RIGHTS RESERVED. COPYRIGHT 2023

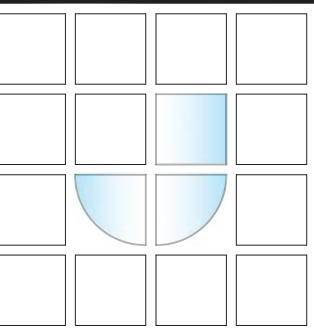
AREA RESERVED FOR LISTING AGENCY APPROVAL STAMPS:

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:



Const. Type: V-B
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vult
Fire Rating of Ext. Walls: 0
Plan No.: MFT068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes

NON-ELEV - JACOBSEN HOMES



SITE COMPLETION REQUIRED:

- 1. ALL REQUIRED STEPS, RAILS, RAMPS, ETC. ARE INSTALLED ON-SITE, BY OTHERS.
- 2. ANY EXTERIOR WORK COMPLETED ON THE EXTERIOR, AFTER HOME INSTALLATION, IS SUBJECT TO ALL LOCAL CODES AND INSPECTIONS. BY OTHERS.
- 3. ENGINEERING FOR ALL SITE ITEMS ARE BY OTHERS, NOT JACOBSEN HOMES.
- 4. ALL ITEMS RELATING TO ACCESSIBLTY TO THE BUILDING SHALL BE DESIGNED AND INSTALLED BY OTHERS (NOT JACOBSEN HOMES) AND ARE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY HAVING JURISDICTION (LAHJ).
- 5. ITEMS RELATING TO THE FOUNDATION / ANCHORING SYSTEM SHALL BE DESIGNED AND INSTALLED BY OTHERS (NOT JACOBSEN HOMES) AND ARE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY HAVING JURISDICTION (LAHJ).

MAXIMUM CALCULATED ROOF ANGLE: 20° (IN DECIMAL DEGREES)

NOTES:

- 1. ALL STEEL MUST COMPLY WITH ASTM A-36 (36 KSI MINIMUM).
- 2. ALL LAG SCREWS MUST COMPLY WITH ASTM A-307
- 3. FOR FOUNDATION SPECIFICS, REFER TO THE FOUNDATION PLAN DESIGNED AND ENGINEERED BY OTHERS.
- 4. ALL FASTENERS INTO TREATED LUMBER SHALL BE APPROVED FOR INSTALLATION INTO TREATED LUMBER.

SHINGLE ROOF (TYP.)
FIBERGLASS SHINGLES:
EXTERNAL FIRE - CLASS A;
ASTM D3018;
ASTM D3462;
CSA 123.5-98;
ASTM D3161, CLASS F;
ASTM D7158, CLASS H;
NYC MEA 130-83-M

Piers SHALL BE installed below EACH END OF EACH I-BEAM Header below ALL END WALLS.
Piers SHALL BE installed below EACH END OF EACH shear wall segment for all other shear walls.

Max. Mean Roof Height (feet) = 15-feet

TYP. SIDEWALL HEIGHT
9'-0" OPTIONAL

STD. WINDOW OPENING
7'-1 1/2" TYPICAL

ROOF TRUSS DISCLAIMER: 30'-8" WIDE HOMES
NOMINAL 3 / 12 = 2.12 / 12
NOMINAL 4 / 12 = 2.52 / 12
NOMINAL 5 / 12 = 4.35 / 12

ROOF TRUSS DISCLAIMER: 26'-8" WIDE HOMES
NOMINAL 3 / 12 = 2.45 / 12
NOMINAL 4 / 12 = 2.91 / 12
NOMINAL 5 / 12 = 4.35 / 12

FOR OTHER HOME WIDTHS - SEE SALES PERSON

FLOOR LEVEL
0'-0"

GRADE
DETERMINED BY BUILDING
ELEV. (ON-SITE, BY OTHERS)



WHEN THE FOUNDATION PLANS ARE DESIGNED BY OTHERS, JACOBSEN HOMES AND ITS THIRD PARTY APPROVAL AGENCY ALONG WITH THE ARCHITECT AND / OR ENGINEER OF THE BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN AND / OR THE CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURES STRUCTURAL COMPONENTS AND / OR ANY SYSTEMS RELATING THERETO.

JACOBSEN HOMES
600 Packard Court,
Safety Harbor, FL 34695
727.726.1138

THIS STRUCTURE HAS BEEN DESIGNED FOR ERECTION AND / OR INSTALLATION ON A SITE-BUILT, PERMANENT FOUNDATION, AND IS NOT DESIGNED TO BE MOVED ONCE SO ERECTED OR INSTALLED.

JACOBSEN HOMES CERTIFIES THAT THIS MANUFACTURED (MOD.) BUILDING HAS BEEN EXCLUDED FROM THE REGULATION OF THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

THIS STRUCTURE **HAS NOT** BEEN DESIGNED OR APPROVED FOR PLACEMENT IN HIGH VELOCITY HURRICANE ZONES (HVHZ - I.E.; DADE COUNTY, FL OR BROWARD COUNTY, FL).

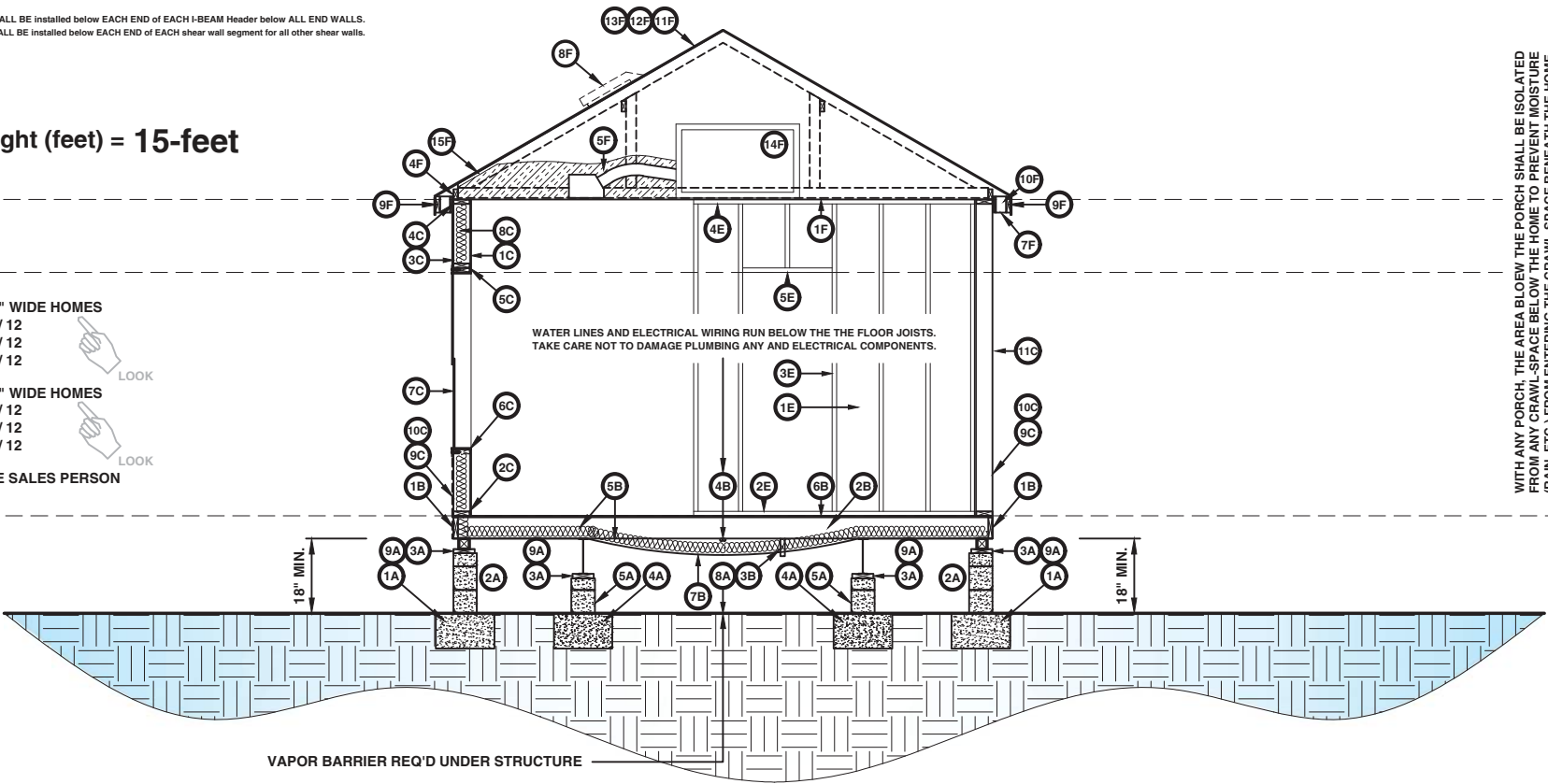
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MAX. O.C. TRUSS SPACING 160 mph - Vult = 16 - inches O.C.

"ON-FRAME DESIGN":

SINGLE SECTION ONLY
THE FACTORY TRANSPORTATION CARRIER REMAINS ATTACHED TO THE STRUCTURE AND IS UTILIZED AS A STRUCTURAL COMPONET OF FLOOR SYSTEM AFTER THE INSTALLATION OF THE BUILDING / STRUCTURE.



TYP. CROSS-SECTION [ON-FRAME]

FOR SPECIFIC INFORMATION NOT COVERED IN THESE APPROVED PLANS, REFER TO THE APPROVED CONSTRUCTION MANUAL.

CROSS-SECTION DESCRIPTIONS:

TYPICAL FOUNDATION / ANCHORING SYSTEM (by others):
1A Side Wall Footer (designed and constructed by others);
UNLESS OTHERWISE PROPERLY SUBSTANTIATED BY ENGINEERING CALCULATIONS, ALL footers shall be concrete and have MINIMUM dimensions of 20" x 12"
Other footer types, sizes, materials, etc. may be utilized when supported by calculations.
2A Side Wall Foundation Wall or Pier (designed and constructed by others);
Joist hangers ARE NOT installed at the factory. Therefore, the foundation system shall provide a MINIMUM of 1 1/2" BEARING / support for ALL floor joist / rail connections.
A MINIMUM of 1 square-foot of ventilation SHALL BE PROVIDED for every 300 square-foot of AREA (Living Space); REGARDLESS OF ANY Codes OR Regulations ALLOWING less Ventilation.
Supports SHALL NOT be spaced more than 84" o.c. MAXIMUM Spacing.
A MINIMUM 4x4 P.T. BEAM IS REQUIRED BELOW THE ENTIRE PERIMETER (BOTH SIDES OF HOME).
3A Pressure treated sill plate or pier cap AND shims to insure tight connection (by others).
4A RESERVED

5A RESERVED

6A RESERVED

7A RESERVED

8A A MINIMUM 6-mil poly VAPOR BARRIER is REQUIRED to cover all soil BELOW the structure.
ALL seams shall be overlapped AND taped / SEALED. ALL holes / tears SHALL BE SEALED.
BARRIER IS REQUIRED; REGARDLESS OF ANY Codes OR Regulations ALLOWING NO BARRIER.
9A TERMITE SHIELD - NOT SHOWN ON CROSS-SECTION (by others);
IS REQUIRED BETWEEN THE FOUNDATION AND ANY COMPONENT OF THE STRUCTURE.
10A PERMANENT FOUNDATION SYSTEM (by others);
Foundation / Anchoring System shall comply with ALL State AND Local Codes / Requirements AND SHALL MEET the definition of a PERMANENT FOUNDATION as defined by the LAHJ.
Foundation / Anchoring System SHALL BE designed, constructed and CAPABLE of transferring ALL Loads shown WITHIN this APPROVED package. The Foundation System SHALL NOT transfer and / or otherwise INDUCE ANY LOADS ONTO OR THROUGH THE BUILDING / Structure.

TYPICAL FLOOR SYSTEM:
1B Single Perimeter Rail / Joist OR Rim Joist (Joist Hanger is NOT provided at connection).
2B Floor Joist; 2x8 SPF #2, Equal OR Better at 16" o.c. (per APPROVED Construction Manual), ALL Floor Widths.
3B Sanitary Waste; Drain / Waste / Vent (DWV);
Listed PVC or ABS piping configured per details contained within this APPROVED package.
4B Potable Water Supply System;
Listed "PEX" water lines, configured per details contained within this APPROVED package.
5B Floor Insulation; Per APPROVED Calculations or Prescriptive Requirements.
6B Floor Sheathing (Decking); 19/32" Minimum T&G "Sturdy-Floor" or TECO Rated Sheathing.
7B Bottom Board / Moisture Barrier;
ALL holes OR tears in the bottom board material SHALL BE SEALED.
8B ACCESS: Stairs OR Ramps;
ALL Stairs OR Ramps SHALL BE designed and installed by others - Subject to LAHJ.

TYPICAL EXTERIOR WALL:
1C 1/2" MINIMUM Gypsum Panel.
2C MINIMUM 2x6 Bottom Plate.
3C MINIMUM 2x6 Wall Stud.
4C MINIMUM SINGLE 2x6 Top Plate (when studs and trusses ALIGN - per MANUAL).
5C Typical Header
6C Typical Sill Plate (below opening).
7C Typical Window or Door (Florida Product Approval is on file with Approval Agency).
8C Wall Insulation; Per APPROVED Calculations or Prescriptive Requirements.
Vapor Barrier; Provided by Kraft Backed Insulation in wall cavity.
9C Minimum 7/16" Rated Sheathing (Exterior of wall).
10C Listed House Wrap and TAPE as required by siding listing and instructions.
11C Listed Exterior Wall Covering / Material.

TYPICAL MATING-LINE WALL:
1D 1/2" MINIMUM Gypsum Panel.
2D MINIMUM 2x4 Bottom Plate.
3D MINIMUM 2x4 Wall Stud.
4D MINIMUM SINGLE 2x4 Top Plate (when studs and trusses ALIGN - per MANUAL).
5D Typical Header (Non-Load Bearing - Bearing Provided in Roof).

TYPICAL INTERIOR WALL:
1E 1/2" MINIMUM Gypsum Panel.
2E MINIMUM 2x4 Bottom Plate.
3E MINIMUM 2x4 Wall Stud.
4E MINIMUM SINGLE 2x4 Top Plate (when studs and trusses ALIGN per MANUAL).
5E Typical Header (Non-Load Bearing).

TYPICAL ROOF SYSTEM:
1F 1/2" MINIMUM High Strength Gypsum Panel (Sprayed-On Vapor Barrier).
2F Listed / Engineered Trusses (Spacing per Engineered Design / Wind Speed / Exposure).
MAXIMUM Roof Angle and Truss Spacing(s) are shown ABOVE the Typical Cross Section.
Vapor Barrier; Provided by Kraft Backed Insulation in wall cavity.
3F RESERVED
4F Single 2x Truss Perimeter Rail / Rim Rail.
5F Roof Insulation; Per APPROVED Calculations or Prescriptive Requirements.
6F RESERVED
7F Lower Roof Ventilation (typically provided by eave, but vents on roof may also be used).
8F Upper Roof Ventilation (typically provided by eave, but vents on roof may also be used).
9F MINIMUM 1x Sub-Fascia.
10F "ADD-ON" Eaves; Per Construction Manual.
11F MINIMUM 7/16" RATED SHEATHING - Roof Sheathing / Decking.
MINIMUM 1/2" PLYWOOD SHEATHING REQUIRED WITH METAL ROOF.
12F Roof Underlayment; Installed per Section R905 of the: 2023 FRC, 8th Ed. w/ 2024 Suppl. - 1 thru 3
13F Listed Roof Covering.
14F Listed HVAC Duct System.
15F 1-inch minimum air space between insulation and sheathing.

AREA RESERVED FOR LISTING AGENCY APPROVAL STAMPS:

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:
APPROVED BY
NIA INC.
Const. Type: V-B
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vult
Fire Rating of Ext. Walls: 0
Plan No.: MFT068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3-20-2025
Manufacturer: Jacobsen Homes

PLAN SPEC'S AND LISTING AGENCY APPROVAL

THIS DRAWING PACKAGE COMPLIES WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 AND ADHERES TO THE FOLLOWING CRITERIA:

2023 FLORIDA RESIDENTIAL CODE, 8th Ed. w/ 2024 Suppl. - 1 thru 3

CONSTRUCTION TYPE	V-B
OCCUPANCY	SFD
TOTAL NUMBER OF STORIES:	Single Story 1
WIND VELOCITY (mph) Vult (Ultimate)	160
WIND VELOCITY (mph) Vasd (Allowable Stress)	123.94
FIRE RATING OF EXTERIOR WALLS	0 hr.
ALLOWABLE FLOOR LOAD	40 psf
ALLOWABLE ROOF LOAD	20 psf
SEISMIC LOAD	0% g
MANUFACTURER	Jacobsen Homes
HIGH VELOCITY HURRICANE ZONE	NO

PLAN NO.:

MFT068-4777160N2390

PLANS COMPLY WITH RULE 61-G20-3 FOR PRODUCT APPROVAL AND WITH THE STATE OF FLORIDA STATUTE 553.842

RAISED SEAL, OR DIGITALLY SEALED, SET OF BUILDING PLANS ARE ON FILE IN THE THIRD PARTY LISTING AGENCY'S OFFICE AS DIRECTED BY FLORIDA DBPR.

THE MANUFACTURER'S DATA SHEET AND THE STATE (DBPR) INSIGNIA, SHALL BE PERMANENTLY MOUNTED TO OR ABOUT THE ELECTRICAL PANEL (COVER).

ICC - NIA

305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

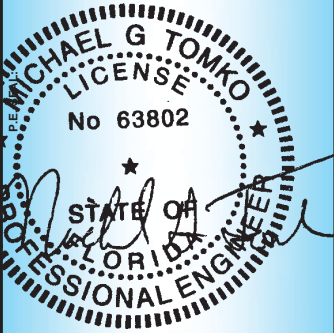
*** NOTICE ***

SECTION 553.80(1)(d), FS, SPECIFICALLY EXEMPTS STATE APPROVED MANUFACTURED (MODULAR) BUILDINGS, BEARING THE DBPR INSIGNIA, FROM FURTHER PLAN REVIEW BY LOCAL CODE ENFORCING AGENCIES. THE INSIGNIA ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR) ATTESTS THAT THESE PLANS HAVE BEEN REVIEWED AND THE BUILDING HAS BEEN INSPECTED BY A STATE APPROVED 3rd PARTY AGENCY & FOUND COMPLIANT WITH ALL REFERENCED CODES.

STATE:	STATE OF FLORIDA
BUILDING:	2023 FRC 8th Ed. w/ 2024 Suppl. - 1 thru 3
MECH.:	2023 FMC 8th Ed. w/ 2024 Suppl. - 1 thru 3
PLUMB.:	2023 FPC 8th Ed. w/ 2024 Suppl. - 1 thru 3
ENERGY:	2023 FEEC 8th Ed. w/ 2024 Suppl. - 1 thru 3
ELECT.:	2020 N.E.C.

* THIS BUILDING IS NOT A HUD BUILDING *

This item has been digitally signed and sealed by Michael G Tomko, P.E. On 3/20/2025
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

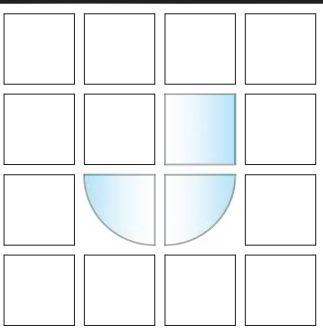


Michael
TOMKO
P.E. 63802
4703 Chester Dr.
Elkhart, IN 46516
(574) 264-0745

FLORIDA
MFT068-4777160N2390
Cross-Section ON-FRAME

REVISION SCHEDULE:	
REVISION BY:	REVISION DATE:
0	

DRAWN BY:	A. McCULLAR
DATE:	2/21/2025
SCALE:	Not Printed To Scale
SHEET:	S4
DESIGN WIND SPEED - Vult:	160 mph - Vult
DESIGN WIND SPEED - Vasd:	123.94 mph - Vasd
MAXIMUM WIND EXPOSURE CAT.:	D
MAXIMUM MEAN ROOF HEIGHT:	15
BUILDING (RISK) CATEGORY (I - IV):	II
ASCE EDITION / VERSION:	ASCE 7-22
MAXIMUM SIDEWALL HEIGHT (Inches):	96
MODEL:	4777160N2390
PLAN NUMBER:	MFT068-4777160N2390



SITE COMPLETION REQUIRED:

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- 2. ANY EXTERIOR WORK COMPLETED ON THE EXTERIOR, AFTER HOME INSTALLATION, IS SUBJECT TO ALL LOCAL CODES AND INSPECTIONS. BY OTHERS.
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MAXIMUM CALCULATED ROOF ANGLE: 20° (IN DECIMAL DEGREES)

NOTES:

- 1. ALL STEEL MUST COMPLY WITH ASTM A-36 (36 KSI MINIMUM).
- 2. ALL LAG SCREWS MUST COMPLY WITH ASTM A-307
- 3. FOR FOUNDATION SPECIFICS, REFER TO THE FOUNDATION PLAN DESIGNED AND ENGINEERED BY OTHERS.
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SHINGLE ROOF (TYP.)
FIBERGLASS SHINGLES:
EXTERNAL FIRE - CLASS A;
ASTM D3018;
ASTM D3462;
CSA 123.5-98;
ASTM D3161, CLASS F;
ASTM D7158, CLASS H;
NYC MEA 130-83-M

Piers SHALL BE installed below EACH END OF EACH I-BEAM Header below ALL END WALLS.
Piers SHALL BE installed below EACH END OF EACH shear wall segment for all other shear walls.

Max. Mean Roof Height (feet) = 15-feet

TYP. SIDEWALL HEIGHT
9'-0" OPTIONAL

STD. WINDOW OPENING
7'-1 1/2" TYPICAL

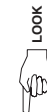
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NOMINAL 3 / 12 = 2.45 / 12
NOMINAL 4 / 12 = 2.91 / 12
NOMINAL 5 / 12 = 4.35 / 12

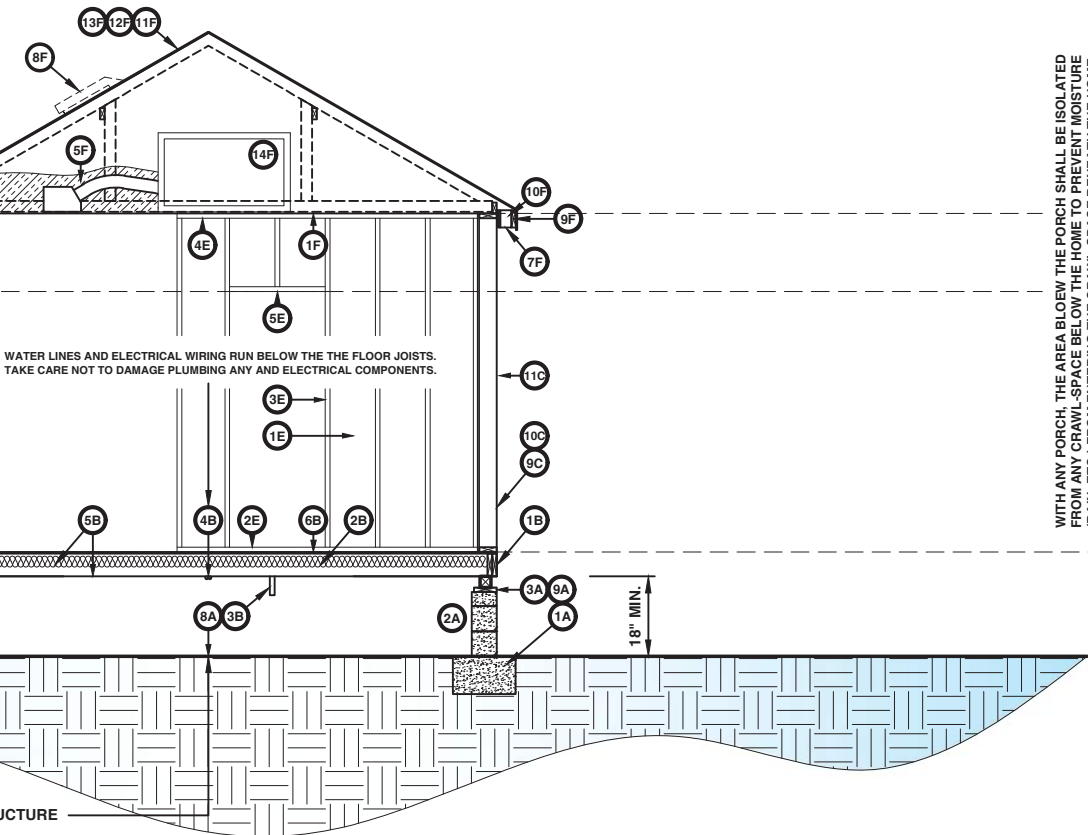
FOR OTHER HOME WIDTHS - SEE SALES PERSON

FLOOR LEVEL
0'-0"

GRADE
DETERMINED BY BUILDING
ELEV. (ON-SITE, BY OTHERS)



WHEN THE FOUNDATION PLANS ARE DESIGNED BY OTHERS, JACOBSEN HOMES AND ITS THIRD PARTY APPROVAL AGENCY ALONG WITH THE ARCHITECT AND / OR ENGINEER OF THE BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN AND / OR THE CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURES STRUCTURAL COMPONENTS AND / OR ANY SYSTEMS RELATING THERETO.



WITH ANY PORCH, THE AREA BELOW THE PORCH SHALL BE ISOLATED FROM ANY CRAWL SPACE BELOW THE HOME TO PREVENT MOISTURE (RAIN, ETC.) FROM ENTERING THE CRAWL SPACE BENEATH THE HOME.

TYP. CROSS-SECTION [OFF-FRAME]
FOR SPECIFIC INFORMATION NOT COVERED IN THESE APPROVED PLANS,
REFER TO THE APPROVED CONSTRUCTION MANUAL.

CROSS-SECTION DESCRIPTIONS:

TYPICAL FOUNDATION / ANCHORING SYSTEM (by others):
1A Side Wall Footer (designed and constructed by others);
UNLESS OTHERWISE PROPERLY SUBSTANTIATED BY ENGINEERING CALCULATIONS, ALL footers shall be concrete and have MINIMUM dimensions of 20" x 12"
Other footer types, sizes, materials, etc. may be utilized when supported by calculations.
All foundations SHALL be calculated by a Registered Professional Engineer or Architect.
2A Side Wall Foundation Wall or Pier (designed and constructed by others);
Joist hangers ARE NOT installed at the factory. Therefore, the foundation system shall provide a MINIMUM of 1 1/2" BEARING / support for ALL floor joist / rail connections.
A MINIMUM of 1 square-foot of ventilation SHALL BE PROVIDED for every 300 square-foot of AREA (Living Space); REGARDLESS OF ANY Codes OR Regulations ALLOWING less Ventilation.
Supports SHALL NOT be spaced more than 84" o.c. MAXIMUM Spacing.
A MINIMUM 4x4 P.T. BEAM IS REQUIRED BELOW THE ENTIRE PERIMETER (BOTH SIDES OF HOME).
3A Pressure treated sill plate or pier cap AND shims to insure tight connection (by others).
4A RESERVED

5A RESERVED

6A RESERVED

7A RESERVED

8A A MINIMUM 6-mil poly VAPOR BARRIER is REQUIRED to cover all soil BELOW the structure.
ALL seams shall be overlapped AND taped / SEALED. ALL holes / tears SHALL BE SEALED.
BARRIER IS REQUIRED; REGARDLESS OF ANY Codes OR Regulations ALLOWING NO BARRIER.
9A TERMITE SHIELD - NOT SHOWN ON CROSS-SECTION (by others);
IS REQUIRED BETWEEN THE FOUNDATION AND ANY COMPONENT OF THE STRUCTURE.
10A PERMANENT FOUNDATION SYSTEM (by others);
Foundation / Anchoring System shall comply with ALL State AND Local Codes / Requirements AND SHALL MEET the definition of a PERMANENT FOUNDATION as defined by the LAHJ.
Foundation / Anchoring System SHALL BE designed, constructed and CAPABLE of transferring ALL Loads shown WITHIN this APPROVED package. The Foundation System SHALL NOT transfer and / or otherwise INDUCE ANY LOADS ONTO OR THROUGH THE BUILDING / Structure.

TYPICAL FLOOR SYSTEM:
1B DOUBLE Perimeter Rail / Joist OR Rim Joist (Joist Hanger is NOT provided at connection).
2B Floor Joist; 2x10 SPF #2, Equal OR Better at 16" o.c. (per APPROVED Construction Manual), ALL Floor Widths.
3B Sanitary Waste; Drain / Waste / Vent (DWV);
Listed PVC or ABS piping configured per details contained within this APPROVED package.
4B Potable Water Supply System;
Listed "PEX" water lines, configured per details contained within this APPROVED package.
5B Floor Insulation; Per APPROVED Calculations or Prescriptive Requirements.
6B Floor Sheathing (Decking); 19/32" Minimum T&G "Sturdy-Floor" or TECO Rated Sheathing.
7B Bottom Board / Moisture Barrier;
ALL holes OR tears in the bottom board material SHALL BE SEALED.
8B ACCESS: Stairs OR Ramps;
ALL Stairs OR Ramps SHALL BE designed and installed by others - Subject to LAHJ.

TYPICAL EXTERIOR WALL:
1C 1/2" MINIMUM Gypsum Panel.
2C MINIMUM 2x6 Bottom Plate.
3C MINIMUM 2x6 Wall Stud.
4C MINIMUM SINGLE 2x6 Top Plate (when studs and trusses ALIGN - per MANUAL).
5C Typical Header
6C Typical Sill Plate (below opening).
7C Typical Window or Door (Florida Product Approval is on file with Approval Agency).
8C Wall Insulation; Per APPROVED Calculations or Prescriptive Requirements.
Vapor Barrier; Provided by Kraft Faced Insulation in wall cavity.
9C Minimum 7/16" Rated Sheathing (Exterior of wall).
10C Listed House Wrap and TAPE as required by siding listing and instructions.
11C Listed Exterior Wall Covering / Material.

TYPICAL MATING-LINE WALL:
1D 1/2" MINIMUM Gypsum Panel.
2D MINIMUM 2x4 Bottom Plate.
3D MINIMUM 2x4 Wall Stud.
4D MINIMUM SINGLE 2x4 Top Plate (when studs and trusses ALIGN - per MANUAL).
5D Typical Header (Non-Load Bearing - Bearing Provided in Roof).

TYPICAL INTERIOR WALL:
1E 1/2" MINIMUM Gypsum Panel.
2E MINIMUM 2x4 Bottom Plate.
3E MINIMUM 2x4 Wall Stud.
4E MINIMUM SINGLE 2x4 Top Plate (when studs and trusses ALIGN per MANUAL).
5E Typical Header (Non-Load Bearing).

TYPICAL ROOF SYSTEM:
1F 1/2" MINIMUM High Strength Gypsum Panel (Sprayed-On Vapor Barrier).
2F Listed / Engineered Trusses (Spacing per Engineered Design / Wind Speed / Exposure).
MAXIMUM Roof Angle and Truss Spacing(s) are shown ABOVE the Typical Cross Section.
Vapor Barrier; Provided by Kraft Faced Insulation in wall cavity.
* Hinged truss shown in the cross-section, but other non-hinged trusses may be installed.
3F RESERVED
4F Single 2x Truss Perimeter Rail / Rim Rail.
5F Roof Insulation; Per APPROVED Calculations or Prescriptive Requirements.
6F RESERVED
7F Lower Roof Ventilation (typically provided by eave, but vents on roof may also be used).
8F Upper Roof Ventilation (typically provided by eave, but vents on roof may also be used).
9F MINIMUM 1x Sub-Fascia.
10F "ADD-ON" Eaves; Per Construction Manual.
11F MINIMUM 7/16" RATED SHEATHING - Roof Sheathing / Decking.
MINIMUM 1/2" PLYWOOD SHEATHING REQUIRED WITH METAL ROOF.
12F Roof Underlayment; Installed per Section R905 of the: 2023 IRC, 8th Ed. w/ 2024 Suppl. - 1 thru 3.
13F Listed Roof Covering.
14F Listed HVAC Duct System.
15F 1-inch minimum air space between insulation and sheathing.

AREA RESERVED FOR LISTING AGENCY APPROVAL STAMPS:

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:
Const. Type: VB
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vult
Fire Rating of Ext. Walls: 0
Plan No.: MFT068-4777160N2390
Allow. Floor Load: 20
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes

PLAN SPEC'S AND LISTING AGENCY APPROVAL

THIS DRAWING PACKAGE COMPLIES WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 AND ADHERES TO THE FOLLOWING CRITERIA:

2023 FLORIDA RESIDENTIAL CODE, 8th Ed. w/ 2024 Suppl. - 1 thru 3

CONSTRUCTION TYPE	V-B
OCCUPANCY	SFD
TOTAL NUMBER OF STORIES:	Single Story 1
WIND VELOCITY (mph) Vult (Ultimate)	160
WIND VELOCITY (mph) Vasd (Allowable Stress)	123.94
FIRE RATING OF EXTERIOR WALLS	0 hr.
ALLOWABLE FLOOR LOAD	40 psf
ALLOWABLE ROOF LOAD	20 psf
SEISMIC LOAD	0% g
MANUFACTURER	Jacobsen Homes
HIGH VELOCITY HURRICANE ZONE	NO

PLAN NO.:

MFT068-4777160N2390

PLANS COMPLY WITH RULE 61-G20-3 FOR PRODUCT APPROVAL AND WITH THE STATE OF FLORIDA STATUTE 553.842

RAISED SEAL, OR DIGITALLY SEALED, SET OF BUILDING PLANS ARE ON FILE IN THE THIRD PARTY LISTING AGENCY'S OFFICE AS DIRECTED BY FLORIDA DBPR.

THE MANUFACTURER'S DATA SHEET AND THE STATE (DBPR) INSIGNIA, SHALL BE PERMANENTLY MOUNTED TO OR ABOUT THE ELECTRICAL PANEL (COVER).



305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

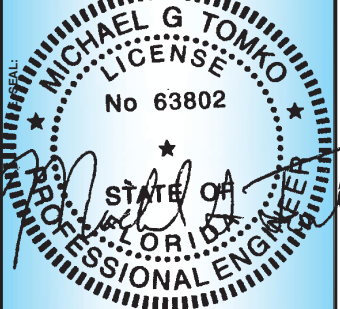
*** NOTICE ***

SECTION 553.80(1)(d), FS, SPECIFICALLY EXEMPTS STATE APPROVED MANUFACTURED (MODULAR) BUILDINGS, BEARING THE DBPR INSIGNIA, FROM FURTHER PLAN REVIEW BY LOCAL CODE ENFORCING AGENCIES. THE INSIGNIA ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR) ATTESTS THAT THESE PLANS HAVE BEEN REVIEWED AND THE BUILDING HAS BEEN INSPECTED BY A STATE APPROVED 3rd PARTY AGENCY & FOUND COMPLIANT WITH ALL REFERENCED CODES.

STATE:	STATE OF FLORIDA
BUILDING:	2023 FRC 8th Ed. w/ 2024 Suppl. - 1 thru 3
MECH.:	2023 FMC 8th Ed. w/ 2024 Suppl. - 1 thru 3
PLUMB.:	2023 FPC 8th Ed. w/ 2024 Suppl. - 1 thru 3
ENERGY:	2023 FEEC 8th Ed. w/ 2024 Suppl. - 1 thru 3
ELECT.:	2020 N.E.C.

* THIS BUILDING IS NOT A HUD BUILDING *

This item has been digitally signed and sealed by Michael G Tomko, P.E. On 3/20/2025
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

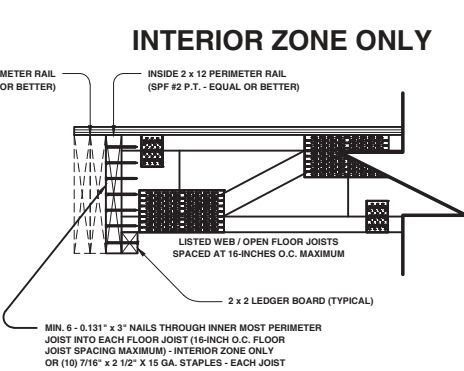


Michael TOMKO
P.E. 63802
4703 Chester Dr.
Elkhart, IN 46516
(574) 264-0745

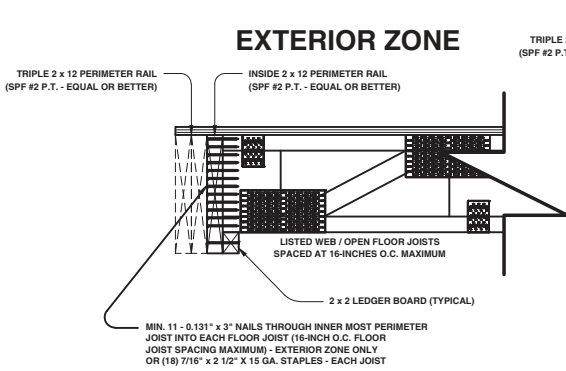
FLORIDA
MFT068-4777160N2390
Cross-Section OFF-FRAME

REVISION SCHEDULE:	
REVISION BY:	REVISION DATE:
0	

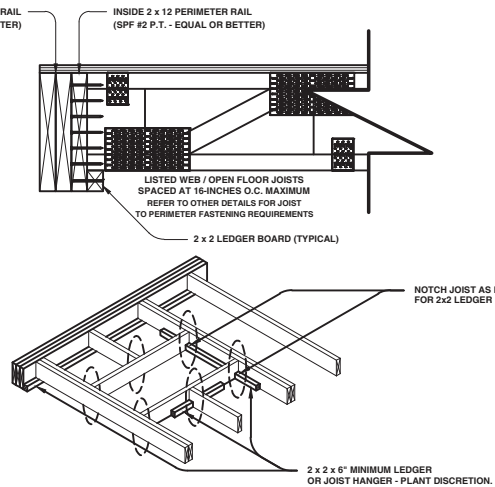
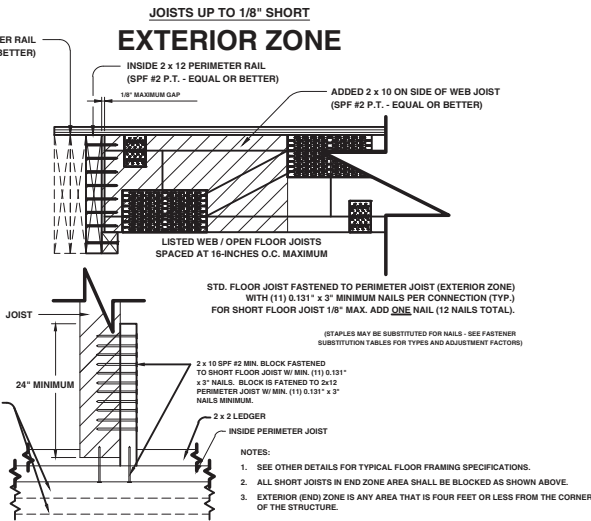
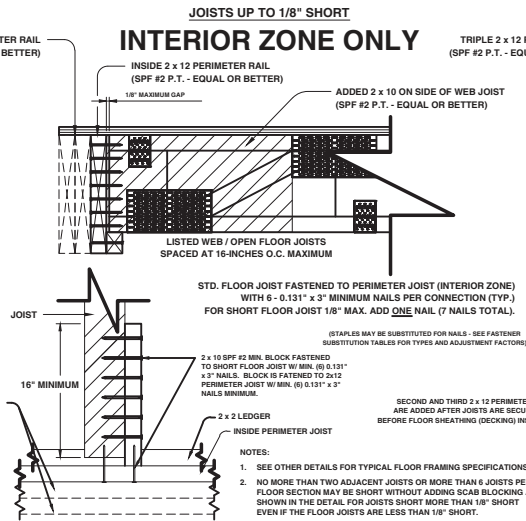
DRAWN BY:	A. McCULLAR
DATE:	2/21/2025
SCALE:	Not Printed To Scale
SHEET:	S5
DESIGN WIND SPEED - Vult:	160 mph - Vult
DESIGN WIND SPEED - Vasd:	123.94 mph - Vasd
MAXIMUM WIND EXPOSURE CAT.:	D
MAXIMUM MEAN ROOF HEIGHT:	15
BUILDING (RISK) CATEGORY (I - IV):	II
ASCE EDITION / VERSION:	ASCE 7-22
MAXIMUM SIDEWALL HEIGHT (Inches):	96
MODEL:	4777160N2390
PLAN NUMBER:	MFT068-4777160N2390



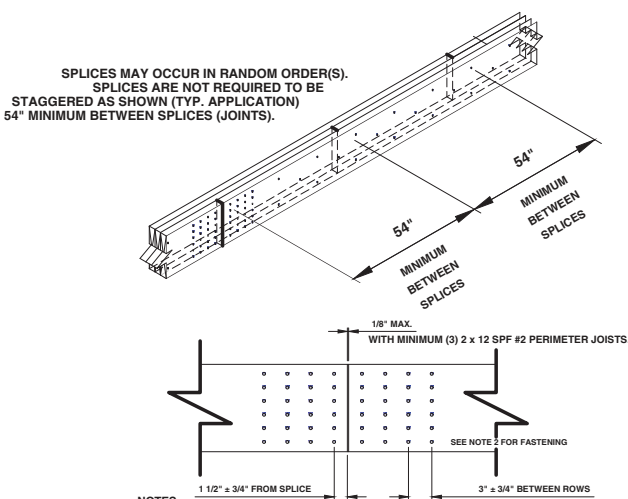
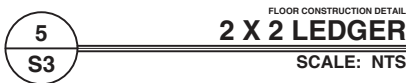
- NOTES:
- INTERIOR ZONE IS ANY AREA GREATER THAN FOUR FEET FROM THE CORNER OF THE STRUCTURE.
 - STAPLES MAY BE SUBSTITUTED FOR NAILS - SEE FASTENER SUBSTITUTION TABLES FOR TYPES AND ADJUSTMENT FACTORS.



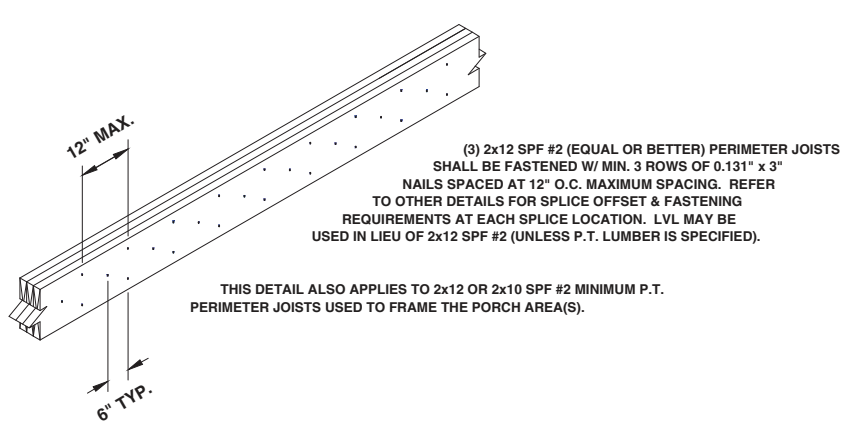
- NOTES:
- END ZONE IS ANY AREA THAT IS FOUR FEET OR LESS FROM THE CORNER OF THE STRUCTURE.
 - STAPLES MAY BE SUBSTITUTED FOR NAILS - SEE FASTENER SUBSTITUTION TABLES FOR TYPES AND ADJUSTMENT FACTORS.



- NOTES:
- NOMINAL 2 x 2 LEDGER BOARD (1 1/2" x 1 1/2" TYP.). EQUAL OR BETTER MATERIAL MAY BE SUBSTITUTED.
 - FASTEN 2 x 2 LEDGER BOARD TO 2 x 12 PERIMETER RAILS WITH 0.131 x 3" NAILS OR 7/16" x 15 GA. x 2 1/2" STAPLES AT 4" O.C. MAXIMUM SPACING (UNLESS OTHERWISE NOTED ON THE PLANS).
 - LISTED JOIST HANGERS MAY BE USED IN LIEU OF LEDGER BOARD.



- NOTES:
- (3) 2 x 12 SPF #2 MINIMUM PERIMETER JOISTS.
 - FASTEN EACH SIDE OF EACH SPLICE LOCATION WITH MINIMUM FOUR ROWS WITH MINIMUM (6) 0.131 x 3" NAILS IN EACH ROW (24 NAILS TOTAL - EACH SIDE OF EVERY SPLICE LOCATION). (STAPLES MAY BE SUBSTITUTED FOR NAILS - SEE FASTENER SUBSTITUTION TABLES FOR TYPES AND ADJUSTMENT FACTORS).



- NOTES:
- TRIPLE PERIMETER RAIL / JOIST SIZES PER SPECIFIC APPLICATION. 2 x 12 SPF #2 OR 2 x 10 SPF #2 P.T. ARE TYPICAL - REFER TO OTHER DETAILS FOR SPECIFIC INFORMATION AND REQUIREMENTS ON SIZES.
 - STAGGER (OFFSET) CENTER ROW OF NAILS APPROXIMATELY HALF THE DISTANCE BETWEEN THE TWO OUTER ROWS OF NAILS (SEE DETAIL ABOVE). (STAPLES MAY BE SUBSTITUTED FOR NAILS - SEE FASTENER SUBSTITUTION TABLES FOR TYPES AND ADJUSTMENT FACTORS).



Digitally Signature:

This item has been digitally signed and sealed by Michael G Tomko, P.E. On 3/20/2025
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

Michael G TOMKO
P.E. 63802
4703 Chester Dr.
Elkhart, IN 46516
(574) 264-0745

FLORIDA
MFT068-4777160N2390
Triple Floor Rail (OPTIONAL)

PLAN SPEC'S AND LISTING AGENCY APPROVAL

THIS DRAWING PACKAGE COMPLIES WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 AND ADHERES TO THE FOLLOWING CRITERIA:

2023 FLORIDA RESIDENTIAL CODE, 8th ED. w/ 2024 Suppl. - 1 thru 3

CONSTRUCTION TYPE	V-B
OCCUPANCY	SFD
TOTAL NUMBER OF STORIES:	Single Story 1
WIND VELOCITY (mph) Vult (Ultimate)	160
WIND VELOCITY (mph) Vasd (Allowable Stress)	123.94
FIRE RATING OF EXTERIOR WALLS	0 hr.
ALLOWABLE FLOOR LOAD	40 psf
ALLOWABLE ROOF LOAD	20 psf
SEISMIC LOAD	0% g
MANUFACTURER	Jacobsen Homes
HIGH VELOCITY HURRICANE ZONE	NO

PLAN NO.:

MFT068-4777160N2390

PLANS COMPLY WITH RULE 61-G20-3 FOR PRODUCT APPROVAL AND WITH THE STATE OF FLORIDA STATUTE 553.842

RAISED SEAL, OR DIGITALLY SEALED, SET OF BUILDING PLANS ARE ON FILE IN THE THIRD PARTY LISTING AGENCY'S OFFICE AS DIRECTED BY FLORIDA DBPR.

THE MANUFACTURER'S DATA SHEET AND THE STATE (DBPR) INSIGNIA, SHALL BE PERMANENTLY MOUNTED TO OR ABOUT THE ELECTRICAL PANEL (COVER).

ICC - NIA
305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

***** NOTICE *****

SECTION 553.80(1)(d), FS, SPECIFICALLY EXEMPTS STATE APPROVED MANUFACTURED (MODULAR) BUILDINGS, BEARING THE DBPR INSIGNIA, FROM FURTHER PLAN REVIEW BY LOCAL CODE ENFORCING AGENCIES. THE INSIGNIA ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR) ATTESTS THAT THESE PLANS HAVE BEEN REVIEWED AND THE BUILDING HAS BEEN INSPECTED BY A STATE APPROVED 3rd PARTY AGENCY & FOUND COMPLIANT WITH ALL REFERENCED CODES.

STATE:	STATE OF FLORIDA
BUILDING:	2023 FRC 8th ED. w/ 2024 Suppl. - 1 thru 3
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PLUMB.:	2023 FPC 8th ED. w/ 2024 Suppl. - 1 thru 3
ENERGY:	2023 FEEC 8th ED. w/ 2024 Suppl. - 1 thru 3
ELECT.:	2020 N.E.C.

* THIS BUILDING IS NOT A HUD BUILDING *

DRAWN BY:	A. McCULLAR
DATE:	2/21/2025
SCALE:	Not Printed To Scale
SHEET:	S8
DESIGN WIND SPEED - Vult:	160 mph - Vult
DESIGN WIND SPEED - Vasd:	123.94 mph - Vasd
MAXIMUM WIND EXPOSURE CAT.:	D
MAXIMUM MEAN ROOF HEIGHT:	15
BUILDING (RISK) CATEGORY (I - IV):	II
ASCE EDITION / VERSION:	ASCE 7-22
MAXIMUM SIDEWALL HEIGHT (Inches):	96
MODEL:	4777160N2390
PLAN NUMBER:	MFT068-4777160N2390

JACOBSEN HOMES
600 Packard Court,
Safety Harbor, FL 34695
727.726.1138

THIS STRUCTURE HAS BEEN DESIGNED FOR ERECTION AND / OR INSTALLATION ON A SITE-BUILT, PERMANENT FOUNDATION, AND IS NOT DESIGNED TO BE MOVED ONCE SO ERECTED OR INSTALLED.

JACOBSEN HOMES CERTIFIES THAT THIS MANUFACTURED (MOD.) BUILDING HAS BEEN EXCLUDED FROM THE REGULATION OF THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

THIS STRUCTURE **HAS NOT** BEEN DESIGNED OR APPROVED FOR PLACEMENT IN HIGH VELOCITY HURRICANE ZONES (HVHZ - I.E.; DADE COUNTY, FL OR BROWARD COUNTY, FL).

ANY ATTACHMENT(S) TO THIS STRUCTURE SHALL BE COMPLETELY AND TOTALLY SELF-SUPPORTING AND SHALL NEVER TRANSFER AND / OR INDUCE ANY LOADS AND / OR ANY OTHER FORCES ONTO OR THROUGH THIS BUILDING / STRUCTURE.

FLOOR SYSTEM DETAILS (OPTIONAL)
TRIPLE PERIMETER RAIL / BEAM (ELEVATED - TYP.)
REQUIRED WITH OFF-FRAME ELEVATED FOUNDATION

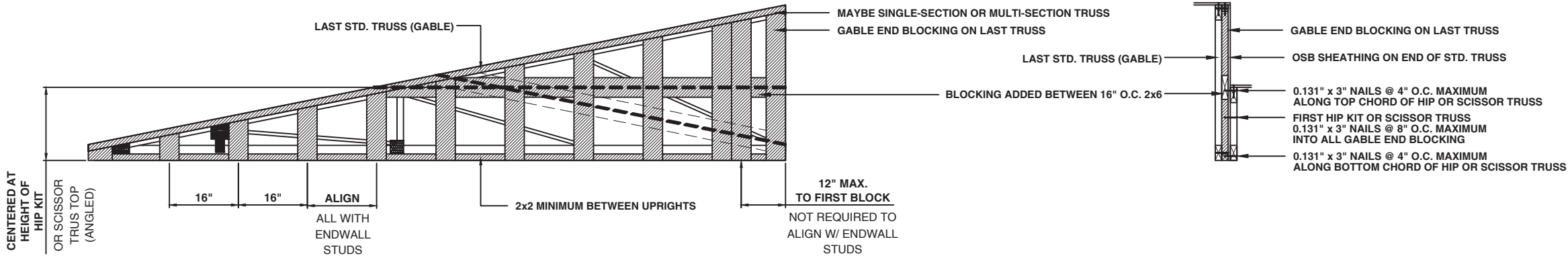
THESE DETAILS AND PLANS ARE CONFIDENTIAL AND PROPRIETARY MATERIALS. THE CONTENTS OF THIS DRAWING PACKAGE CONTAIN CONFIDENTIAL AND/OR PRIVILEGED INFORMATION. ANY UNAUTHORIZED USE, COPYING, DISCLOSURE, OR DISTRIBUTION OF THIS PACKAGE, OR ANY OF THE CONTENTS CONTAINED THEREIN, IS STRICTLY PROHIBITED BY JACOBSEN HOMES AND MAY BE UNLAWFUL. THESE MATERIALS ARE PROVIDED TO THE RECIPIENT FOR SPECIFIC PURPOSES ONLY AND SHALL NOT BE SCANNED, COPIED, OR OTHERWISE REPRODUCED AND/OR DISTRIBUTED TO OTHERS FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN AUTHORIZATION FROM JACOBSEN HOMES. THIS DRAWING PACKAGE AND ALL ITS CONTENTS ARE THE EXCLUSIVE PROPERTY OF JACOBSEN HOMES. ALL RIGHTS RESERVED. COPYRIGHT 2023

AREA RESERVED FOR LISTING AGENCY APPROVAL STAMPS:

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:

APPROVED BY
NIA INC.

Const. Type: V-B
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vult
Fire Rating of Ext. Walls: 0
Plan No.: MFT068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes



END VIEW

SIDE VIEW

REFER TO FLORIDA MODULAR CONSTRUCTION MANUAL FOR MORE INFORMATION

PLAN SPEC'S AND LISTING AGENCY APPROVAL

THIS DRAWING PACKAGE COMPLIES WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 AND ADHERES TO THE FOLLOWING CRITERIA:

2023 FLORIDA RESIDENTIAL CODE, 8th ED. w/ 2024 Suppl. - 1 thru 3

CONSTRUCTION TYPE	V-B
OCCUPANCY	SFD
TOTAL NUMBER OF STORIES:	Single Story 1
WIND VELOCITY (mph) Vult (Ultimate)	160
WIND VELOCITY (mph) Vasd (Allowable Stress)	123.94
FIRE RATING OF EXTERIOR WALLS	0 hr.
ALLOWABLE FLOOR LOAD	40 psf
ALLOWABLE ROOF LOAD	20 psf
SEISMIC LOAD	0% g
MANUFACTURER	Jacobsen Homes
HIGH VELOCITY HURRICANE ZONE	NO

PLAN NO.:

MFT068-4777160N2390

PLANS COMPLY WITH RULE 61-G20-3 FOR PRODUCT APPROVAL AND WITH THE STATE OF FLORIDA STATUTE 553.842

RAISED SEAL, OR DIGITALLY SEALED, SET OF BUILDING PLANS ARE ON FILE IN THE THIRD PARTY LISTING AGENCY'S OFFICE AS DIRECTED BY FLORIDA DBPR.

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305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

*** NOTICE ***

SECTION 553.80(1)(d), FS, SPECIFICALLY EXEMPTS STATE APPROVED MANUFACTURED (MODULAR) BUILDINGS, BEARING THE DBPR INSIGNIA, FROM FURTHER PLAN REVIEW BY LOCAL CODE ENFORCING AGENCIES. THE INSIGNIA ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR) ATTESTS THAT THESE PLANS HAVE BEEN REVIEWED AND THE BUILDING HAS BEEN INSPECTED BY A STATE APPROVED 3rd PARTY AGENCY & FOUND COMPLIANT WITH ALL REFERENCED CODES.

STATE:	STATE OF FLORIDA
BUILDING:	2023 FRC 8th ED. w/ 2024 Suppl. - 1 thru 3
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PLUMB.:	2023 FPC 8th ED. w/ 2024 Suppl. - 1 thru 3
ENERGY:	2023 FEEC 8th ED. w/ 2024 Suppl. - 1 thru 3
ELECT.:	2020 N.E.C.

* THIS BUILDING IS NOT A HUD BUILDING *

INITIALLY SIGNATURE: This item has been digitally signed and sealed by Michael G Tomko, P.E. On 3/20/2025
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FLORIDA
MFT068-4777160N2390
GABLE END Transition

WHEN THE FOUNDATION SYSTEMS ARE DESIGNED OR CONSTRUCTED BY OTHERS, JACOBSEN HOMES AND ITS 3rd PARTY AGENTS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN OR CONSTRUCTION AND/OR CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURES STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

REVISION SCHEDULE:

REVISION BY:	REVISION DATE:
0	

DRAWN BY:	A. McCULLAR
DATE:	2/21/2025
SCALE:	Not Printed To Scale
SHEET:	S7

DESIGN WIND SPEED - Vult:	160 mph - Vult
DESIGN WIND SPEED - Vasd:	123.94 mph - Vasd
MAXIMUM WIND EXPOSURE CAT.:	D
MAXIMUM MEAN ROOF HEIGHT:	15
BUILDING (RISK) CATEGORY (I - IV):	II
ASCE EDITION / VERSION:	ASCE 7-22
MAXIMUM SIDEWALL HEIGHT (Inches):	96
MODEL:	4777160N2390
PLAN NUMBER:	MFT068-4777160N2390

PAU W&G-GEWB
MIB



JACOBSEN HOMES
600 Packard Court,
Safety Harbor, FL 34695
727.726.1138

THIS STRUCTURE HAS BEEN DESIGNED FOR ERECTION AND / OR INSTALLATION ON A SITE-BUILT, PERMANENT FOUNDATION, AND IS NOT DESIGNED TO BE MOVED ONCE SO ERECTED OR INSTALLED.

JACOBSEN HOMES CERTIFIES THAT THIS MANUFACTURED (MOD.) BUILDING HAS BEEN EXCLUDED FROM THE REGULATION OF THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

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THESE DETAILS AND PLANS ARE CONFIDENTIAL AND PROPRIETARY MATERIALS. THE CONTENTS OF THIS DRAWING PACKAGE CONTAIN CONFIDENTIAL AND/OR PRIVILEGED INFORMATION. ANY UNAUTHORIZED USE, COPYING, DISCLOSURE, OR DISTRIBUTION OF THIS PACKAGE, OR ANY OF THE CONTENTS CONTAINED THEREIN, IS STRICTLY PROHIBITED BY JACOBSEN HOMES AND MAY BE UNLAWFUL. THESE MATERIALS ARE PROVIDED TO THE RECIPIENT FOR SPECIFIC PURPOSES ONLY AND SHALL NOT BE SCANNED, COPIED, OR OTHERWISE REPRODUCED AND/OR DISTRIBUTED TO OTHERS FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN AUTHORIZATION FROM JACOBSEN HOMES. THIS DRAWING PACKAGE AND ALL ITS CONTENTS ARE THE EXCLUSIVE PROPERTY OF JACOBSEN HOMES. ALL RIGHTS RESERVED. COPYRIGHT 2023

AREA RESERVED FOR LISTING AGENCY APPROVAL STAMPS:

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:

Const. Type: V-B
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vult
Fire Rating of Ext. Walls: 0
Plan No.: MFT068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes

APPROVED BY
NIA INC.


ON-FRAME

160

Wall ID	Load / Force Information
1	SSW1 1916 711 89
2	SSW2 1916 386 48
3	ESW3 4627 2414 302
4	ESW4 4627 4192 524
5	NA - 0 0
6	NA - 0 0
7	NA - 0 0
8	NA - 0 0
9	NA - 0 0
10	NA - 0 0

160

Load / Force Information	Load / Force Information
1	13
2	14
3	15
4	16
5	17
6	18
7	19
8	20
9	21
10	22
11	23
12	24




THIS STRUCTURE HAS BEEN DESIGNED FOR ERECTION AND / OR INSTALLATION ON A SITE-BUILT, PERMANENT FOUNDATION, AND IS NOT DESIGNED TO BE MOVED ONCE SO ERECTED OR INSTALLED.

JACOBSEN HOMES CERTIFIES THAT THIS MANUFACTURED (MOD.) BUILDING HAS BEEN EXCLUDED FROM THE REGULATION OF THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

THIS STRUCTURE **HAS NOT** BEEN DESIGNED OR APPROVED FOR PLACEMENT IN HIGH VELOCITY HURRICANE ZONES (HVHZ - I.E.; DADE COUNTY, FL OR BROWARD COUNTY, FL).

ANY ATTACHMENT(S) TO THIS STRUCTURE SHALL BE COMPLETELY AND TOTALLY SELF-SUPPORTING AND SHALL NEVER TRANSFER AND / OR INDUCE ANY LOADS AND / OR ANY OTHER FORCES ONTO OR THROUGH THIS BUILDING / STRUCTURE.

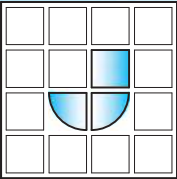


JACOBSEN HOMES
600 Packard Court,
Safety Harbor, FL 34695
727.726.1138

SHEAR WALL LOAD INFORMATION - ALSO REFER TO SHEAR WALL TABLES
COLUMN / PIER - LOAD INFORMATION - ALSO REFER TO COLUMN TABLES

PIER REQUIRED BELOW EACH SYMBOL

PIER REQUIRED BELOW EACH SYMBOL

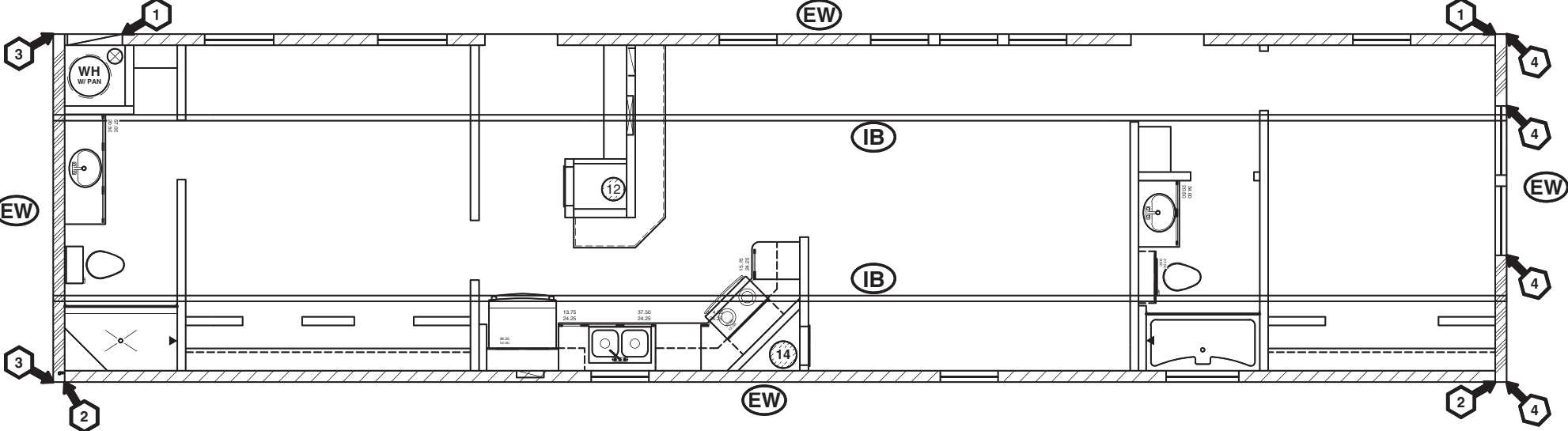


JACOBSEN HOMES
600 Packard Court,
Safety Harbor, FL 34695
727.726.1138

ON-FRAME

** DO NOT CUT OR NOTCH FLOOR JOIST(S) DURING INSTALLATION **

Piers SHALL BE installed below EACH END of EACH I-BEAM Header below ALL END WALLS.
Piers SHALL BE installed below EACH END of EACH shear wall segment for all other shear walls.




Max. Mean Roof Height (feet) = 15-feet

A SINGLE PIER MAY SUPPORT MULTIPLE ITEMS WHEN SUBSTANTIATED BY ENGINEERING CALCULATIONS AND DESIGN.

WATER LINES AND ELECTRICAL WIRING RUN BELOW THE THE FLOOR JOISTS.
TAKE CARE NOT TO DAMAGE PLUMBING ANY AND ELECTRICAL COMPONENTS.

ON-FRAME




THIS STRUCTURE HAS BEEN DESIGNED FOR ERECTION AND / OR INSTALLATION ON A SITE-BUILT, PERMANENT FOUNDATION, AND IS NOT DESIGNED TO BE MOVED ONCE SO ERECTED OR INSTALLED.

JACOBSEN HOMES CERTIFIES THAT THIS MANUFACTURED (MOD.) BUILDING HAS BEEN EXCLUDED FROM THE REGULATION OF THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

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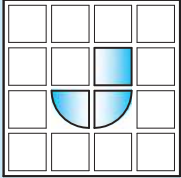
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JACOBSEN HOMES
600 Packard Court,
Safety Harbor, FL 34695
727.726.1138

Symbol / Description	160 mph - Vult		Add'l Req'd Load (plf)
	Uplift (plf)	Gravity (plf)	160
EW Exterior Wall	455	433	680 Add'l Lateral Load Base of ALL Ext. Walls
MO Mating-Line Opening	NA	180	
MW Mating-Line Wall	756	796	
PO Porch SIDE WALL	NA	NA	
RE Recessed Entry - I-Beam	NA	NA	
X Misc. Other Load	NA	NA	
IB Main I-Beam	NA	630	

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JACOBSEN HOMES

TYPICAL FOUNDATION / ANCHORING SYSTEM (by others):
1A Side Wall Footer (designed and constructed by others);
UNLESS OTHERWISE PROPERLY SUBSTANTIATED BY ENGINEERING CALCULATIONS, ALL footers shall be concrete and have MINIMUM dimensions of 20" x 12"
Other footer types, sizes, materials, etc. may be utilized when supported by calculations.
2A Side Wall Foundation Wall or Pier (designed and constructed by others);
Joist hangers ARE NOT installed at the factory. Therefore, the foundation system shall provide a MINIMUM of 1 1/2" BEARING / support for ALL floor joist / rail connections.
A MINIMUM of 1 square-foot of ventilation SHALL BE PROVIDED for every 300 square-foot of AREA (Living Space); REGARDLESS of ANY Codes OR Regulations ALLOWING less Ventilation.
Supports SHALL NOT be spaced more than 84" o.c MAXIMUM Spacing.
A MINIMUM 4x4 P.T. BEAM IS REQUIRED BELOW THE ENTIRE PERIMETER (SIDE AND MATING-LINE).
ALL foundations SHALL be calculated by a Registered Professional Engineer or Architect.
A MINIMUM 4x4 P.T. BEAM IS REQUIRED BELOW THE ENTIRE PERIMETER (SIDE AND MATING-LINE).
Pressure treated sill plate or pier cap AND shims to insure tight connection (by others).
I-BEAM Footer (designed and constructed by others);
UNLESS OTHERWISE PROPERLY SUBSTANTIATED BY ENGINEERING CALCULATIONS, ALL footers shall be concrete and have MINIMUM dimensions of 20" x 12"
Other footer types, sizes, materials, etc. may be utilized when supported by calculations.
ALL foundations SHALL be calculated by a Registered Professional Engineer or Architect.
Mating-Line Foundation Wall or Pier (designed and constructed by others);
Joist hangers ARE NOT installed at the factory. Therefore, the foundation system shall provide a MINIMUM of 1 1/2" BEARING / support for ALL floor joist / rail connections.
ALL footers shall be concrete and have MINIMUM dimensions of 20" x 12"
Other footer types, sizes, materials, etc. may be utilized when supported by calculations.
ALL foundations SHALL be calculated by a Registered Professional Engineer or Architect.
Mating-Line Footer (designed and constructed by others);
UNLESS OTHERWISE PROPERLY SUBSTANTIATED BY ENGINEERING CALCULATIONS, ALL footers shall be concrete and have MINIMUM dimensions of 20" x 12"
Other footer types, sizes, materials, etc. may be utilized when supported by calculations.
ALL foundations SHALL be calculated by a Registered Professional Engineer or Architect.
Mating-Line Foundation Wall or Pier (designed and constructed by others);
Joist hangers ARE NOT installed at the factory. Therefore, the foundation system shall provide a MINIMUM of 1 1/2" BEARING / support for ALL floor joist / rail connections.
Supports / Anchors shall be provided DIRECTLY BELOW ALL column locations.
Supports SHALL NOT be spaced more than 64" o.c MAXIMUM Spacing.
A MINIMUM 4x4 P.T. BEAM IS REQUIRED BELOW THE ENTIRE PERIMETER (SIDE AND MATING-LINE).
A MINIMUM 6-mil poly VAPOR BARRIER is REQUIRED to cover all soil BELOW the structure.
ALL seams shall be overlapped AND taped / SEALED. ALL holes / tears SHALL BE SEALED.
BARRIER is REQUIRED; REGARDLESS of ANY Codes OR Regulations ALLOWING NO BARRIER.
TERMITE SHIELD - NOT SHOWN ON CROSS-SECTION (by others);
IS REQUIRED BETWEEN THE FOUNDATION AND ANY COMPONENT OF THE STRUCTURE.
PERMANENT FOUNDATION SYSTEM (by others);
Foundation / Anchoring System shall comply with ALL State AND Local Codes / Requirements AND SHALL MEET the definition of a PERMANENT FOUNDATION as defined by the LAHJ.
Foundation / Anchoring System SHALL BE designed, constructed and CAPABLE of transferring ALL Loads shown WITHIN this APPROVED package. The Foundation System SHALL NOT transfer and / or otherwise INDUCE ANY LOADS ONTO OR THROUGH THE BUILDING / Structure.

AREA RESERVED FOR LISTING AGENCY APPROVAL STAMPS:

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:

APPROVED BY
NIA INC.

Const. Type: V-B
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vult
Fire Rating of Ext. Walls: 0
Plan No.: MFT068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes

PLAN SPEC'S AND LISTING AGENCY APPROVAL

THIS DRAWING PACKAGE COMPLIES WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 AND ADHERES TO THE FOLLOWING CRITERIA:

2023 FLORIDA RESIDENTIAL CODE, 8th ED. w/ 2024 Suppl. - 1 thru 3

CONSTRUCTION TYPE V-B
OCCUPANCY SFD
TOTAL NUMBER OF STORIES: Single Story 1
WIND VELOCITY (mph) Vult (Ultimate) 160
WIND VELOCITY (mph) Vasd (Allowable Stress) 123.94
FIRE RATING OF EXTERIOR WALLS 0 hr.
ALLOWABLE FLOOR LOAD 40 psf
ALLOWABLE ROOF LOAD 20 psf
SEISMIC LOAD 0% g
MANUFACTURER Jacobsen Homes
HIGH VELOCITY HURRICANE ZONE NO

PLAN NO.: MFT068-4777160N2390

PLANS COMPLY WITH RULE 61-G20-3 FOR PRODUCT APPROVAL AND WITH THE STATE OF FLORIDA STATUTE 553.842
RAISED SEAL, OR DIGITALLY SEALED, SET OF BUILDING PLANS ARE ON FILE IN THE THIRD PARTY LISTING AGENCY'S OFFICE AS DIRECTED BY FLORIDA DBPR.
THE MANUFACTURER'S DATA SHEET AND THE STATE (DBPR) INSIGNIA, SHALL BE PERMANENTLY MOUNTED TO OR ABOUT THE ELECTRICAL PANEL (COVER).

ICC - NIA
305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

*** NOTICE ***
SECTION 553.80(1)(d), FS, SPECIFICALLY EXEMPTS STATE APPROVED MANUFACTURED (MODULAR) BUILDINGS, BEARING THE DBPR INSIGNIA, FROM FURTHER PLAN REVIEW BY LOCAL CODE ENFORCING AGENCIES. THE INSIGNIA ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR) ATTESTS THAT THESE PLANS HAVE BEEN REVIEWED AND THE BUILDING HAS BEEN INSPECTED BY A STATE APPROVED 3rd PARTY AGENCY & FOUND COMPLIANT WITH ALL REFERENCED CODES.

RESIDENTIAL PACKAGE CODE SUMMARY
STATE: STATE OF FLORIDA
BUILDING: 2023 FRC 8th ED. w/ 2024 Suppl. - 1 thru 3
MECH.: 2023 FMC 8th ED. w/ 2024 Suppl. - 1 thru 3
PLUMB.: 2023 FPC 8th ED. w/ 2024 Suppl. - 1 thru 3
ENERGY: 2023 FEEC 8th ED. w/ 2024 Suppl. - 1 thru 3
ELECT.: 2020 N.E.C.

* THIS BUILDING IS NOT A HUD BUILDING *

DIGITALLY SIGNED

This item has been digitally signed and sealed by Michael G Tomko, P.E. On 3/20/2025
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies



Michael G TOMKO
P.E. 63802
4703 Chester Dr.
Elkhart, IN 46516
(574) 264-0745

FLORIDA
MFT068-4777160N2390
FND. Loads ON-FRAME

REVISION SCHEDULE:

REVISION BY:	REVISION DATE:
0	

DRAWN BY: A. McCULLAR
DATE: 2/21/2025
SCALE: Not Printed To Scale
SHEET: X1

DESIGN WIND SPEED - Vult: 160 mph - Vult
DESIGN WIND SPEED - Vasd: 123.94 mph - Vasd
MAXIMUM WIND EXPOSURE CAT.: D
MAXIMUM MEAN ROOF HEIGHT: 15
BUILDING (RISK) CATEGORY (I - IV): II
ASCE EDITION / VERSION: ASCE 7-22
MAXIMUM SIDEWALL HEIGHT (Inches): 96
MODEL: 4777160N2390
PLAN NUMBER: MFT068-4777160N2390

MIX PAV

Halsey Reshears, Secretary

Ron DeSantis, Governor

July 21, 2022

DONNIE HULL

Jacobsen Homes
Post Office Box 368
Safety Harbor, FL 34695

RE: Manufacturer Certification, ID MFT-68; Expiration Date: July 18, 2025

Dear DONNIE HULL

It is my pleasure to inform you that Jacobsen Homes, located at 600 Packard Crt, Safety Harbor, FL 34695, has been approved under the Manufactured Buildings Program, as provided for under Chapter 553, Part 1, Florida Statutes, to manufacture Factory Built Schools, Manufactured Buildings for installation in Florida.

Construction or modification on a manufactured building cannot begin until the Third Party Agency has approved the plans in accordance with the current Florida Building Code. Your Third Party Agency is a contractor for the Department and has statutory authority and responsibilities that must be met to maintain approved status. You may expect and demand quality plans review and inspections.


Each Code change will make your plans obsolete until they have been reviewed, approved and indicated [on the cover page of the plans] for compliance with the Code by your Third Party Agency for plans review. Please ensure that your plans are in compliance and are properly posted on our website. All site-related installation issues are subject to the local authority having jurisdiction.

The Department's contractor will make unannounced monitoring visits at least once each year. You must grant complete access to your manufacturing facility and records to remain in compliance with the rules and regulations of this program.

Your certification is approved for three years from this date. You will receive a renewal notice by Email generated by the BCIS (www.floridabuilding.org) for online renewal. If you have questions you may contact Robert Lorenzo at 850-717-1835 or our FAX at 850-414-8436.

Please visit our website at www.floridabuilding.org to see valuable information on the Florida Manufactured Buildings Program. A copy of this letter must accompany applications for local building permits.

Sincerely,



Robert Lorenzo
Manufactured Buildings Program

cc: Hilborn Werner Carter And Assoc., Inc.



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

BUILDING CODES & STANDARDS

MEMORANDUM

From: Robert Lorenzo, Manufactured (Modular) Buildings Program

To: Building Officials, Manufacturers & Third Party Agencies

Subject: Raised Seals on Plans for Manufactured (Modular) Buildings

Date: September 15, 2008



Section 553.80(1)(d) F.S., (also chapter 106.3, Exemption #1, FBC) specifically exempts state approved manufactured (modular) buildings bearing the DCA insignia, from further plan review by local code enforcing agencies. Rule 9B-1, FAC and the Florida Building Code (FBC) do not require original signed and sealed plans for manufactured (modular) buildings to be submitted to local jurisdictions to obtain a building permit. The state (DCA) insignia issued by this Department attests that the plans have been reviewed and the buildings inspected by a state approved Third Party Agency and found to be compliant with the FBC.

However, any code requirements not completed at the factory are considered site related and are subject to local plan review and inspection in accordance with the FBC and local requirements. Signing and sealing of these plans should follow local procedures. All site-related installation requirements (e.g. marriage walls, hinged roofs, foundation, electrical hook-up, plumbing, etc.) are specifically and entirely reserved to the local authority having jurisdiction (local building department).

The State of Florida Manufactured (Modular) Buildings Program requires its approved Third Party Agencies to maintain a hardcopy set of signed and sealed plans that have been reviewed and approved by a Florida licensed Modular Plans Reviewer. Inspection reports conducted at the manufacturing facility by Florida licensed design professional or Modular Inspectors are also required to be on file. Local jurisdictions may require copies of the approved plans with the permit application or may rely on the plans on file at www.floridabuilding.org.

For additional information, please contact Robert Lorenzo at 850-410-1566 or E-mail: robert.lorenzo@dca.state.fl.us.


Robert Lorenzo

Robert Lorenzo
Manufactured Buildings Program

2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FL 32305-2100
850-480-5455 (p) • 850-921-0761 (f) • Website: www.dca.state.fl.us

• COMMUNITY PLANNING 850-480-2000 (p) • 850-480-3322 (f) •
• HOUSING AND COMMUNITY DEVELOPMENT 850-480-7506 (p) • 850-420-9023 (f) •

Category/ Subcategory	Manufacturer	Product Description	FL Product Approval Number(s)
1. Exterior Doors			
Swinging	Dunbarton Corp.	2 Panel In-swing or Outswing - IMPACT	FL15341-R9
Swinging	Dunbarton Corp.	6 Panel In-swing or Outswing - IMPACT	FL15341-R9
Swinging	Dunbarton Corp.	Single or Double - Outswing - IMPACT	FL15341-R9
Swinging	Dunbarton Corp.	In-swing Exterior Door - Solid	FL15362-R4
Swinging	Dunbarton Corp.	In-swing Exterior Door - Oval	FL15362-R4
Swinging	Dunbarton Corp.	In-swing Exterior Door - 9 Lite	FL15362-R4
Swinging	Dunbarton Corp.	Patio Door	FL15362-R4
Sliding	Shwinco Architectural	Sliding Glass Door - Exterior	FL12519-R9
French (Single)	Custom Windows, Inc.	8700-SD Single French - IMPACT	FL14850-R5
French (Double)	Custom Windows, Inc.	8750-FD Double French - IMPACT	FL14850-R5
2. Windows			
Single Hung	Shwinco Architectural	Series 9000 Tilt Single Hung-IMPACT (-100)	FL8153-R14
Single Hung	Custom Windows, Inc	8100 - SH IMPACT Resistant - Low E (-100)	FL5823-R11
Single Hung	Shwinco Architectural	Series 9000 Tilt Single Hung-IMPACT (-70)	FL8153-R14
Single Hung	Custom Windows, Inc.	8100 - SH IMPACT Resistant - Low E (-70)	FL5823-R11
Single Hung	Kinro, Inc.	9750 Series - Insulated - Low E	FL993-R20
<div> <div> <p>These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:</p> <p>APPROVED BY</p> <p>NIA INC.</p> </div> <div> <p>Const. Type: <u>VB</u> Occupancy: <u>Single Family Dwelling</u> Allowable No. of Floors: <u>1</u> Wind Velocity: <u>160 MPH Vsk</u> Fire Rating of Ext. Walls: <u>0</u> Plan No.: <u>MF 1058-4777160N2390</u> Allow. Floor Load: <u>40</u> Approval Date: <u>3/20/2025</u> Manufacturer: <u>Jacobson Homes</u></p> </div> </div>			

Category/ Subcategory	Manufacturer	Product Description	FL Product Approval Number(s)
3. Exterior Coverings			
Siding	James Hardie	Siding (5/8" Sheathing Req'd)	FL10477-R10
Siding	James Hardie	CEMPLANK Siding	FL13192-R8
Siding	Nichiha USA, Inc.	Cement Siding (5/8" Sheathing Req'd)	FL13192-R8
Siding	Style Crest	Vinyl Siding	FL12231-R6
Siding	PLY GEM	Siding	FL35331-R2
Soffits	James Hardie	Hardie Soffit Panels	FL13265-R7
Soffits	PLY GEM	SOFFITS	FL33178-R1
<div> <div> <p>These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:</p> <p>APPROVED BY</p>  </div> <div> <p> Const. Type: VB Occupancy: Single Family Dwelling Allowable No. of Floors: 1 Wind Velocity: 160 MPH Vel. Fire Rating of Ext. Walls: 0 Plan No.: MF1068-1777160N2390 Allow. Floor Load: 40 Approval Date: 3/20/2025 Manufacturer: Jacobson Homes </p> </div> </div>			
4. Roofing / Exterior Products			
Asphalt Shingles	Tamko Building Products	Asphalt Shingles	FL18355-R12
Asphalt Shingles	GAF	Asphalt Shingles	FL10124-R35
Asphalt Shingles	Owens Corning	Asphalt Shingles	FL10674-R20
Underlayment	Woodland Industries	15LB Felt	FL17206-R8
Underlayment	Tamko Building Products	Underlayment	FL12328-R13
Underlayment	MFM BUILDING PRODUCTS	Underlayment	FL11842-R9
Underlayment	Mid-States Asphalt	Z-FELT 15	FL2077-R8
Cements/Coatings	CertainTeed, LLC	Roofing Cement	FL39113-R1
Metal Roofing	Advanced Aluminum	29 Ga. Metal Roof Panels	FL30315.1-R3
Metal Roofing	Advanced Aluminum	29 Ga. Metal Roof Panels	FL30315.2-R3
Metal Roofing	TAMCO	26 Ga. Metal Roof Panels	FL1667-R8
Tubular Skylight	Sun-Tek	Tube (self flashing) 10", 14" or 21"	FL13488-R10

Category/ Subcategory	Manufacturer	Product Description	FL Product Approval Number(s)
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5. Structural Componets

Wood Connectors	AMS -GROUP	COIL STRAP	Local Approval
Wood Connectors	MASTER CRAFT	Metal Strap	REP. A190019
Wood Connectors	MASTER CRAFT	Metal Strap	REP. A131394
Engineered Lumber	MURPHY	ENGINEERED BEAM	FL18993-R3

These prints comply with the
Florida Manufactured Building
Act and adopted Codes and
adhere to the following criteria:



Const. Type:	VB
Occupancy:	Single Family Dwelling
Allowable No. of Floors:	1
Wind Velocity:	160 MPH Valt
Fire Rating of Ext. Walls:	0
Plan No.:	ML1068-477140N2390
Allow. Floor Load:	20
Approval Date:	2/20/2025
Manufacturer:	Jacobson Homes

These prints comply with the
Florida Manufactured Building
Act and adopted Codes and
adhere to the following criteria:

APPROVED BY

NIA INC.

Const. Type: VB
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH V_h
Fire Rating of Ext. Walls: 0
Plan No.: MF 1068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobson Homes



Analytical Services Laboratory

7887 Bryan Dairy Road, Suite 100
Largo, Florida 33777-1452
Telephone 727.547.0600 Toll Free 800.335.7355
Fax 727.545.6043
<http://www.contech.com>

Test Report – A210369

Client: HWC & Associates Hilborn, Werner, Carter & Assoc., Inc 1627 South Myrtle Avenue Clearwater, FL 33756	Contact: Jim Lyons E-Mail: jlyons@hwceng.com
Sample Description: SAMPLE	PO: 030921
Date Received: 3/9/2021	Date Reported: 3/17/2021
In-Scope Test Methods: Tensile, Yield, Elongation, Reduction of Area (Room Temperature) (ASTM E8)	Analyst: Mihir Patel
*Non-Scope Methods:	

Discussion:

Six straps were received to determine the tensile and yield strengths. The straps were tested at their full width and thickness using a Tinius Olsen LoCap tensile tester with a 30,000-pound load cell, calibration due 9/9/2021.

Results:

Table 1 – Tensile results

Specimen #	Width (in)	Thickness (in)	Peak Load (lb)	Peak Stress (psi)	Yield Load (lb)	Yield Strength (psi)	Elongation (%)
1	1.50	0.037	3211	57856	2637	47514	49.70
2	1.50	0.037	3206	57766	2613	47081	51.70
3	1.50	0.037	3212	57874	2614	47099	51.00
1	1.25	0.037	5608	121385	5294	114589	14.00
2	1.25	0.037	5613	121494	5305	114827	11.00
3	1.25	0.037	5520	119481	5335	115476	12.00

Comments:

- * The indicated test results are not covered by our current A2LA accreditation.
- The results only relate to the sample analyzed.
- The sample was tested as received.
- Decision rule does not take measurement uncertainty into account
- This report shall not be reproduced except in full, without written approval from the laboratory
- The opinions/interpretations identified/expressed in this report are outside the scope of our A2LA Accreditation.

M. V. Patel

Author: Mihir Patel
Materials Scientist

W. E. Swartz

Approved: William E. Swartz, Ph.D.
President/CEO

3/17/21

Date



Where indicated, the above testing is accredited by the American Association for Laboratory Accreditation
Chemical Testing Field – A2LA Certificate # 1171.01
Mechanical Testing Field – A2LA Certificate # 1171.02



Analytical Services Laboratory

7887 Bryan Dairy Road, Suite 100
Largo, Florida 33777-1452
Telephone 727.547.0600 Toll Free 800.335.7355
Fax 727.545.6043
<http://www.contech.com>

Test Report – A190019

Client: HWC & Associates Hilborn, Werner, Carter & Assoc., Inc 1627 South Myrtle Avenue Clearwater, FL 33756	Contact: Jim Lyons E-Mail: jlyons@hwceng.com
Sample Description: Metallic Strips (qty: 4)	PO: TBD
Date Received: 1/2/2019	Date Reported: 1/8/2019
Test Methods: Tensile	Analyst: Katherine Flynn, David Richard

Discussion:

Four (4) galvanized metallic strips were received for tensile testing. Strips were tested as received, in their original dimensions. Tensile testing was completed using a Tinius Olsen LoCap universal testing machine equipped with a 30,000 lb. load cell.

Results:

Table 1 – Tensile Results

Sample ID	Area (in ²)	Tensile load (lbs.)	Tensile strength (psi)	Yield load (lbs.)	Yield strength (psi)	Elongation (%) (10")
1	0.0282	1,461	52,554	1,337	47,411	30
2	0.0284	1,471	51,796	1,348	47,465	28
3	0.0285	1,485	52,105	1,397	49,018	28
4*	0.0285	--	--	1,390	48,772	30

*Tensile load (lbs.) and tensile strength (psi) were not recorded due to a malfunction with the test software during testing.

Comments:

- The results only relate to the sample analyzed.
- This report shall not be reproduced except in full, without written approval from the laboratory

Author: Katherine Flynn, Ph.D.
Senior Materials Scientist

Approved: William E. Swartz, Ph.D.
President/CEO

1/8/2019

Date

These prints comply with the
Florida Manufactured Building
Act and adopted Codes and
adhere to the following criteria:

APPROVED BY
NIA INC.

Const. Type: VB
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vel.
Fire Rating of Ext. Walls: 0
Plan No.: MF 1058-4777160N7190
Allow. Floor Load: 40
Approval Date: 3/20/2015
Manufacturer: Jacobson Homes

**Analytical Services Laboratory**

7887 Bryan Dairy Road, Suite 100

Largo, Florida 33777-1452

Telephone 727.547.0600 Toll Free 800.335.7355

Fax 727.545.6043

<http://www.contech.com>**Test Report – A131394****Client:** HWC & Associates

Hilborn, Werner, Carter & Assoc., Inc

1627 South Myrtle Avenue

Clearwater, FL 33756

Sample Description: Tensile Samples**Part #:** 169328**Lot #:****Date Received:** 6/21/2013**In-Scope Test Methods:** Tensile (ASTM E8)**Contact:** Jim Lyons**E-Mail:** jlyons@hwceng.com**PO:****Date Reported:** 6/24/2013**Analyst:** Ronald Jackson**Discussion:**

Four hurricane straps galvanized 1-1/4" x 24" x 0.035", P/N 169328, were received to determine the tensile and yield strengths. The straps were tested at their full width and thickness using a Tinius Olsen LoCap tensile tester with a 30,000-pound load cell, calibration due 10/24/13.

Results:**Table 1 – Tensile results**

Specimen #	Width (in)	Thickness (in)	Peak Load (lb)	Peak Stress (psi)	Yield Load (lb)	Yield Strength (psi)	Elongation (%)
1	1.250	0.0370	5,378	116,407	5,125	110,931	4
2	1.248	0.0370	5,606	121,342	5,090	110,173	4.5
3	1.249	0.0375	5,331	113,910	5,200	111,111	4
4	1.250	0.0365	5,511	120,855	4,945	108,443	10
NTA Requirements			109,000 min.			87,000 Min.	

Comments:

- * The indicated test results are not covered by our current A2LA accreditation.
- * The results only relate to the sample analyzed.
- * This report shall not be reproduced except in full, without written approval from the laboratory.
- * The opinions/interpretations identified/expressed in this report are outside the scope of our A2LA Accreditation.

Author: Ronald Jackson
Principal Materials Scientist
ASNT NDT Level III MT & PT 49937

Approved: William E. Swartz, Ph.D.
President/CEO

Date



Where indicated, the above testing is accredited by the American Association for Laboratory Accreditation
Chemical Testing Field – A2LA Certificate # 1171.01
Mechanical Testing Field – A2LA Certificate # 1171.02
Non-Destructive Testing Field – A2LA Certificate # 1171.03

These prints comply with the
Florida Manufactured Building
Act and adopted Codes and
adhere to the following criteria:



Const. Type: VB
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vel.
Fire Rating of Ext. Walls: 0
Plan No.: MH 1068-4777-160N-190
Altiv. Floor Load: 30
Approval Date: 3/20/2015
Manufacturer: Jacobson Homes

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE INDEX* = 88

The lower the EnergyPerformance Index, the more efficient the home.

.,FL,

1. New construction or existing	New (From Plans)	10. Wall Types(1269.3 sqft.)	Insulation	Area
2. Single family or multiple family	Detached	a. Frame - Wood, Exterior	R=19.0	1269.30 ft ²
3. Number of units, if multiple family	1	b. N/A		
4. Number of Bedrooms	2	c. N/A		
5. Is this a worst case?	Yes	d. N/A		
6. Conditioned floor area above grade (ft ²)	981	11. Ceiling Types(981.4 sqft.)	Insulation	Area
Conditioned floor area below grade (ft ²)	0	a. Flat ceiling under att (Vented)	R=30.0	981.40 ft ²
7. Windows**	Description	b. N/A		
a. U-Factor:	Dbl, U=0.35	c. N/A		
SHGC:	SHGC=0.30	12. Roof(Comp. Shingles, Vented) Deck	R=30.0	1063 ft ²
b. U-Factor:	N/A	13. Ducts, location & insulation level	R	ft ²
SHGC:		a. Sup: Attic, Ret: Attic, AH: Exterior	8	262
c. U-Factor:	N/A	b.		
SHGC:		c.		
Area Weighted Average Overhang Depth:	0.500 ft	14. Cooling Systems	kBtu/hr	Efficiency
Area Weighted Average SHGC:	0.300	a. Central Unit	23.4	SEER2:15.00
8. Skylights	Description	15. Heating Systems	kBtu/hr	Efficiency
U-Factor:(AVG)	N/A	a. Electric Heat Pump	21.8	HSPF2:8.20
SHGC(AVG):	N/A			
9. Floor Types	Insulation	16. Hot Water Systems		
a. Raised Floor	R= 19.0	a. Electric	Cap: 40 gallons	
b. N/A	R=		UEF: 0.920	
c. N/A	R=	b. Conservation features		
		17. Credits	None	
			CF, Pstat	

I certify that this home has complied with the Florida Energy Efficiency Code for Building Construction through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature: _____ Date: _____

Address of New Home: _____ City/FL Zip: .,FL,



*Note: This is not a Building Energy Rating. If your Index is below 70, your home may qualify for energy efficient mortgage (EEM) incentives if you obtain a Florida Energy Rating. For information about the Florida Building Code, Energy Conservation, contact the Florida Building Commission's support staff.

**Label required by Section R303.1.3 of the Florida Building Code, Energy Conservation, if not DEFAULT.

APPLICATION ENGINEERING
FOR HEATING AND COOLING

JACOBSEN HOMES
901 4th St North
Safety Harbor, FL 34695

Manufacturer's Model #: M2390
HVAC System Type: OVERHEAD GRAD FLEX FOR EXT PACKAGE UNIT

Prepared By LaSalle Air Systems 2/20/2025 {Method & Output © 2025}
All rights reserved: this information proprietary to LaSalle Bristol Co. and JACOBSEN HOMES

Calculations on this page are based on design standards set forth in ASHRAE and ACCA Manuals J Rev 8.2 and D Rev 1.1. System registers are located for best distribution based on Manual T. Design calculations are based on worst case orientation. Room loads may vary based on actual conditions.

ENTIRE HOUSE VALUES - DESIGN ZONE: FL, Region 2A FBC (2023)/IECC (2021) 30N Latitude

COOLING LOAD: 20,461 Btuh for Outside Temp/Humidity of 96 °F (35 C)/ 48% and Inside reduced to 75 °F (23 C)/ 50%
HEATING LOAD: 18,463 Btuh based on outside temp of 17 °F (-9 C) with inside temp raised to 72 °F (22 C)
Crawlspace is not heated by the primary air handler. Actual UA = 209.4 Max UA (Table R402.1.2) = 250.7
Use net wall area, not gross wall

CONSTRUCTION DETAILS & U / SHGC VALUES: (19+Non-ins Rim - 19 - 30)

Table with 4 columns: Construction Detail, U-Value, SHGC Value, and Additional Info. Rows include Total Cond. Floor Area, Level 1 Ceiling, Primary Wall Area, Secondary Wall Area, TOTAL Low-E window, TOTAL S.G.D., TOTAL Glass Block, TOTAL Skylite, TOTAL Door1 Area, TOTAL Door2 Area, All Glass % of Floor, All Glass % of Wall, LATENT GAIN, Mech. Ventilation, TRUE Outside Perimeter, Level 2 Ceiling, Dark Roof(U), Prim Wall (U), Sec Wall (U), Exp Floor(U), Low-E wi, S.G.D., Glass Blc, Skylite, Door 1, Door 2, Altitude, Level 3 Ceiling, FLOOR DUCTS (U), ATTIC DUCTS (U), EXT. DUCTS (U), INFLOOR DUCT AREA, ATTIC DUCT AREA, EXT. DUCT AREA, PEOPLE, FIREPLACES, DUCT GAIN, DUCT LOSS, Summer Infiltr (7.5 mph), and Winter Infiltration (15 mph).

ROOM BY ROOM VALUES:

Table with 10 columns: ROOM NAME, HEATING LOSS (Btu), COOLING GAIN (Btu), CFM DIST, Cooling Air Values for 2 ton unit (CFM, Btuh), Heating Air Values for 90 % Gas/Oil (CFM, Btuh, E, Btuh), 7.5 kW Elec, and Maximum A/C capacity Calibrated Blower Test (Btuh (alt adj)). Rows include Bath #2, Bedroom #1, Bonus Rm, Dining, Kitchen, Living Room, Bath #1, Bedroom #2, and TOTALS.

These prints comply with the
Florida Manufactured Building
Act and adopted Codes and
adhere to the following criteria:



Const. Type: V/B
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vel
Fire Rating of Ext. Walls: 0
Plan No.: MH1068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobson Homes

APPLICATION ENGINEERING

DUCT AIR FLOW AND SIZING WORKSHEET (MANUAL D)

Manufacturer: **JACOBSEN HOMES**
901 4th St North
Safety Harbor, FL 34695

Model #: **M2390**
HVAC System Type: **OVERHEAD GRAD FLEX FOR EXT PACKAGE UNIT**
Design Zone: **FL, Region 2A FBC (2023)/IECC (2021)**

Prepared by LaSalle Air Systems 2/20/2025 All rights reserved. This information proprietary to LaSalle Bristol Co. and JACOBSEN HOMES
Calculations include factors for duct air temperature change and pressure drops through ducts. All joints are tightly fitted or sealed.

Blower CFM	749	@	0.8 E.S.P.	TEL=	425.3123	FR=	0.1152	(A/C Coil included)							User Input		
				Altitude =	40 ft												
BRANCH DUCT LISTING ANALYSIS																	
BR #	Trunk #	Metal (ft)	F. G. (ft)	Flex (ft)	Bends/ Fittings(ft)	Total Eq. Length	Heat Btuh	Cool Btuh	Elec Heat cfm	(Altitude Adj.) Cool cfm	Design cfm	Round Size	Rectangle Size (i.d.) x (i.d.)	Round Size	Final Velocity fpm		
1 Bath #2	3	0	3	19	284.6	306.6	1,744	1,380	63	48	63	4.43		6.0	318.9		
2 Bedroom #1	3	0	3	9	298.7	310.7	3,096	3,649	111	128	128	5.84		7.0	479.7		
3 Bonus Rm	4	0	3	5	294	302.0	1,214	944	44	33	44	3.80		5.0	319.5		
4 Kitchen	4	0	3	11	307.6	321.6	1,774	1,855	64	65	65	4.58		6.0	331.9		
5 Dining	2	0	3	33	215.6	251.6	1,200	1,490	43	52	52	3.92		5.0	383.9		
6 Living Room	2	0	3	43	235.2	281.2	2,972	3,573	107	126	126	5.60		7.0	469.8		
7 Living Room	5	0	3	15	322.7	340.7	1,678	2,017	60	71	71	4.86		6.0	361.0		
8 Bath #1	6	0	0	30	365.3	395.3	1,128	997	40	35	40	4.09		5.0	296.9		
9 Bedroom #2	6	0	0	32	360.9	392.9	3,656	4,556	131	160	160	7.04		8.0	458.6		
N/A Other Rooms							-	-									
							18,463	20,461	663	719	749						

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:

APPROVED BY


Const. Type: VB
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vel.
Fire Rating of Ext. Walls: 0
Plan No.: ML1068-477160N2390
Altiv. Floor Load: 30
Approval Date: 2/20/2025
Manufacturer: Jacobsen Homes

TRUNK DUCT LISTING ANALYSIS																	
TRUNK # 1				31	100	131.0	18,463	20,461		749	9.62			14.0	700.5		
TRUNK # 2			3		131	134.0	18,463	20,461		749	9.65	12	14	14.2	641.9		
TRUNK # 3				6	203.752	209.8	4,840	5,028		191	6.08			8.0	546.6		
TRUNK # 4				3	216.443	219.4	2,988	2,799		109	5.04			7.0	406.9		
TRUNK # 5				12	223.673	235.7	6,462	7,570		271	7.30			10.0	497.7		
TRUNK # 6				16	291.712	307.7	4,784	5,553		201	7.05			9.0	454.0		
TRUNK # 7							-	-		0		0	0				
TRUNK # 8							-	-		0		0	0				
TRUNK # 9							-	-		0		0	0				
TRUNK # 10							-	-		0		0	0				
TRUNK # 11							-	-		0		0	0				
TRUNK # 12							-	-		0		0	0				
TRUNK # 13							-	-		0		0	0				
TRUNK # 14							-	-		0		0	0				
TRUNK # 15				0			-	-		0							
LONGEST																	
RETURN DUCT				10	20	30				749	8.68	0	0	14.0	700.5		

APPLICATION ENGINEERING EQUIPMENT SELECTION AND SIZING WORKSHEET (MANUAL S)

Manufacturer: **JACOBSEN HOMES**
901 4th St North
Safety Harbor, FL 34695

Model #: **M2390**
HVAC System Type: OVERHEAD GRAD FLEX FOR EXT PACKAGE UNIT
Design Zone: **FL, Region 2A FBC (2023)/IECC (2021)**

Prepared by LaSalle Air Systems 2/20/2025 All rights reserved. This information proprietary to LaSalle Bristol Co. and JACOBSEN HOMES

RESULTS FROM MANUAL-J CALCULATIONS: Worst Case Orientation

HEATING LOAD:	18,463 Btuh at 17 °F	REQ'D BLOWER CFM:	827 cfm at altitude of 40 ft
SENSIBLE CLG LOAD:	17,122 Btuh at 96 °F	Entering Air DRY Bulb:	76.1 °F Mech. Ventilation : 39
LATENT CLG LOAD:	3,339 Btuh at 96 °F	Entering Air WET Bulb:	61.1 °F Entering Air RH: 52 %
GRAINS DIFFERENCE:	60	Outside wet bulb:	74.7 °F outside RH: 47.9 %

FILL IN BLANKS IN EACH SECTION FROM THE H.V.A.C. EQUIPMENT DATA CHARTS: (Do not use ARI Ratings!)

Air handler model #: _____ Condenser model #: _____

☐ **Blower Data** Select blower speed in COOLING mode: _____
Blower CFM is between 637 > _____ < 861 for Total (External) Static Pressure between 0.7 > _____ < 0.9

☐ **Electric, Gas or Oil Furnace** Select blower speed in HEATING mode: _____ Output Btuh is between 19386 > _____ < 25848
Blower CFM is between 323 > _____ < 382 for Temp. rise of 55-65
Blower CFM is between 382 > _____ < 466 for Temp. rise of 45-55
Blower CFM is between 466 > _____ < 600 for Temp. rise of 35-45

☐ **Cooling Equipment** S/T Ratio = 0.83 Leaving Temp = 50.5 °F TD = 24.5 °F
At 96F outside, Total A/C output from 20870 btuh _____ to 23530 btuh is GOOD.
At 96F outside, Total A/C output from 23530 btuh _____ to 24553 btuh is MARGINAL.

Sensible Capacity is from 15452 btuh _____ to 18791 btuh
Latent Capacity is from 3272 btuh _____ to 5008 btuh

Mechanical Ventilation is 5.1 % of blower cfm. Dry bulb increases by: 1 °F Wet bulb increases by: 0.6 °F

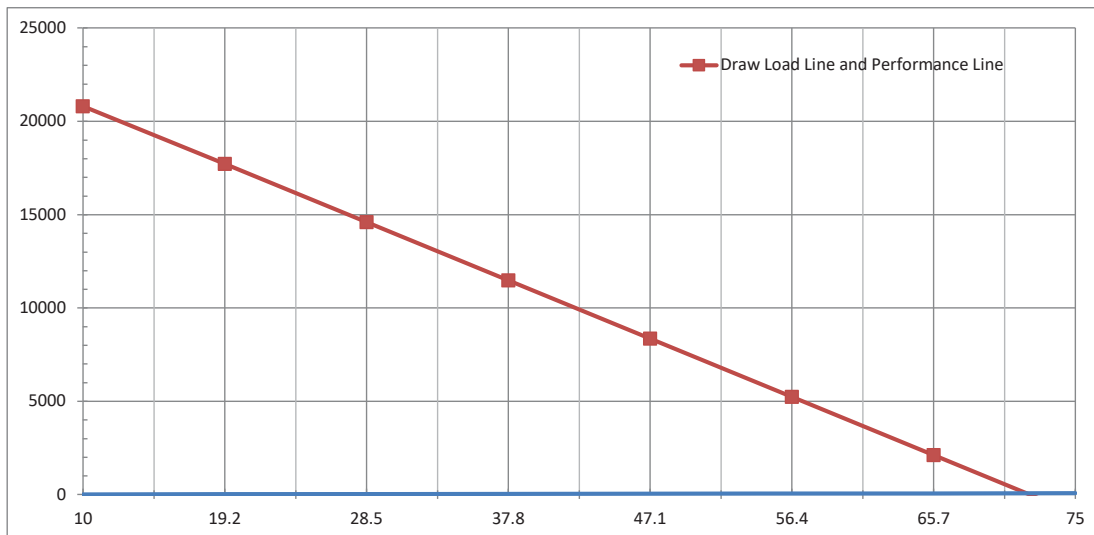
☐ **Heat Pump with Supplemental Heating Coils**

Data from performance charts

_____ btuh at _____ F outside
_____ btuh at _____ F outside

Data from load calculation

0 btuh at 72 F outside
18,463 btuh at 17 F outside



At winter design temperature of 17 F outside, the distance between the lines is _____ btuh
which is the Supplemental Heat divided by 3400 = _____ KW.

APPLICATION ENGINEERING
INTERNATIONAL MECHANICAL CODE - Chapter 4 Ventilation Worsheel

Manufacturer: JACOBSEN HOMES
901 4th St North
Safety Harbor, FL 34695

Model #: M2390
HVAC System Type: OVERHEAD GRAD FLEX FOR EXT PACKAGE UNIT
Design Zone: FL, Region 2A FBC (2023)/IECC (2021)

Prepared by LaSalle Air Systems 2/20/2025 All rights reserved. This information proprietary to LaSalle Bristol Co. and JACOBSEN HOMES

RESULTS FROM MANUAL-J CALCULATIONS: Worst Case Orientation

HEATING LOAD:	18,463	Btuh at	17	REQ'D BLOWER CFM:	827	cfm at altitude of	40 ft
SENSIBLE CLG LOAD:	17,122	Btuh at	96	Entering Air DRY Bulb:	76.1	Mech. Ventilation :	39
LATENT CLG LOAD:	3,339	Btuh at	96	Entering Air WET Bulb:	61.1	Entering Air RH:	52 %
GRAINS DIFFERENCE:	60			Outside wet bulb:	74.7	outside RH:	48 %

Natural or Mechanical: Test the infiltration at 50 Pa should result in 452.4 CFM infiltration being 3.458 ACH (to be confirmed by testing)
(5 ACH = 654 CFM) (3 ACH = 392 CFM)

Mechanical ventilation is required

To Meet Natural Ventilation: Increase Openable Area by 44 %

Openable Area				Openable Area			
ROOM NAME	Room Area	Required	Built	ROOM NAME	Room Area	Require	Built
Bath #2	86.9	3.4	0.00		0.0	0.0	0.00
Bedroom #1	196.8	7.8	15.25		0.0	0.0	0.00
Bonus Rm	56.0	2.2	0.00		0.0	0.0	0.00
Dining	60.7	2.4	6.35		0.0	0.0	0.00
Kitchen	106.9	4.2	4.17		0.0	0.0	0.00
Living Room	222.3	8.8	25.42		0.0	0.0	0.00
Bath #1	88.2	3.5	1.19		0.0	0.0	0.00
Bedroom #2	163.6	6.5	21.60		0.0	0.0	0.00
	0.0	0.0	0.00		0.0	0.0	0.00
TOTAL					981.3	38.8	73.98

Mechanical Ventilation Is Required In These Areas To Meet IMC 2012/2015 Per Table 403.3.1.1:

SPACE CLASSIFICATIONS	Occupancy	Area	Outdoor Exhaust		ZONE AIR DISTRIBUTION	Air Flow
			Air	Air		
Private Living Area	1.4	699.3	38.9	0.0	Floor Supply of Warm Air/Floor Return	614.3
Private Kitchen	0.0	106.9	0.0	25.0	Floor Supply of Warm Air/Floor Return	83.11
Private Baths	0.0	175.1	0.0	40.0	Floor Supply of Warm Air/Floor Return	129.6
	0.0	0.0	0.0	0.0		0
	0.0	0.0	0.0	0.0		0
	0.0	0.0	0.0	0.0		0
Total	1.4	981.3	38.9	65.0		827

System Ventiltation Efficiency: 1

These prints comply with the
Florida Manufactured Building
Act and adopted Codes and
adhere to the following criteria:

APPROVED BY
NIA INC.

Const. Type: VB
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Valt
Fire Rating of Ext. Walls: 0
Plan No.: MH 1058-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobson Homes

APPLICATION ENGINEERING
FOR HEATING AND COOLING

JACOBSEN HOMES
901 4th St North
Safety Harbor, FL 34695

Manufacturer's Model #: M2390
HVAC System Type: OVERHEAD GRAD FLEX FOR EXT PACKAGE UNIT

Prepared By LaSalle Air Systems 2/20/2025 {Method & Output © 2025}
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Calculations on this page are based on design standards set forth in ASHRAE and ACCA Manuals J Rev 8.2 and D Rev 1.1. System registers are located for best distribution based on Manual T. Design calculations are based on worst case orientation. Room loads may vary based on actual conditions.

ENTIRE HOUSE VALUES - DESIGN ZONE: FL, Region 1A FBC (2023)/IECC (2021) 25N Latitude

COOLING LOAD: 20,995 Btuh for Outside Temp/Humidity of 97 °F (36 C)/ 48% and Inside reduced to 75 °F (23 C)/ 50%

HEATING LOAD: 12,909 Btuh based on outside temp of 34 °F (1 C) with inside temp raised to 72 °F (22 C)

Crawlspace is not heated by the primary air handler. Actual UA = 209.4 Max UA (Table R402.1.2) = 274.4
Use net wall area, not gross wall

CONSTRUCTION DETAILS & U / SHGC VALUES: (19+Non-ins Rim - 19 - 30)

Table with 4 columns: Construction Detail, Value, Unit, and Notes. Rows include Total Cond. Floor Area, Level 1 Ceiling, Primary Wall Area, Secondary Wall Area, TOTAL Low-E window, TOTAL S.G.D., TOTAL Glass Block, TOTAL Skylite, TOTAL Door1 Area, TOTAL Door2 Area, All Glass % of Floor, All Glass % of Wall, LATENT GAIN, Mech. Ventilation, TRUE Outside Perimeter, Level 2 Ceiling, Dark Roof(U), Prim Wall (U), Sec Wall (U), Exp Floor(U), Low-E wi, S.G.D., Glass Blc, Skylite, Door 1, Door 2, Altitude, Level 3 Ceiling, FLOOR DUCTS (U), ATTIC DUCTS (U), EXT. DUCTS (U), INFLOOR DUCT AREA, ATTIC DUCT AREA, EXT. DUCT AREA, PEOPLE, FIREPLACES, DUCT GAIN, DUCT LOSS, Summer Infiltr (7.5 mph), and Winter Infiltration (15 mph).

ROOM BY ROOM VALUES:

Table with 10 columns: ROOM NAME, HEATING LOSS (Btu), COOLING GAIN (Btu), CFM DIST, Cooling Air Values for 2 ton unit (CFM, Btuh), Heating Air Values for 90 % Gas/Oil (CFM, Btuh, E, Btuh), 5.0 kW Elec Btuh, and Maximum A/C capacity Calibrated Blower Test Btuh (alt adj). Rows include Bath #2, Bedroom #1, Bonus Rm, Dining, Kitchen, Living Room, Bath #1, Bedroom #2, and TOTALS.

These prints comply with the
Florida Manufactured Building
Act and adopted Codes and
adhere to the following criteria:



Const. Type: V/B
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vel
Fire Rating of Ext. Walls: 0
Plan No.: MH1068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobson Homes

APPLICATION ENGINEERING

DUCT AIR FLOW AND SIZING WORKSHEET (MANUAL D)

Manufacturer: **JACOBSEN HOMES**
901 4th St North
Safety Harbor, FL 34695

Model #: **M2390**
HVAC System Type: **OVERHEAD GRAD FLEX FOR EXT PACKAGE UNIT**
Design Zone: **FL, Region 1A FBC (2023)/IECC (2021)**

Prepared by LaSalle Air Systems 2/20/2025 All rights reserved. This information proprietary to LaSalle Bristol Co. and JACOBSEN HOMES
Calculations include factors for duct air temperature change and pressure drops through ducts. All joints are tightly fitted or sealed.

Blower CFM		778	@	0.8 E.S.P.		TEL= 425.3123		FR= 0.1152		(A/C Coil included)									
						Altitude =		15 ft						User Input					
BRANCH DUCT LISTING ANALYSIS																Final		Final	
BR		Trunk	Metal	F. G.	Flex	Bends/	Total Eq.	Heat	Cool	Elec	(Altitude Adj.)								
#		#	(ft)	(ft)	(ft)	Fittings(ft)	Length	Btuh	Btuh	Heat	Cool	Design	Round	Rectangle Size	Size	Round	Velocity		
										cfm	cfm	cfm	Size	(i.d.) x (i.d.)	Size	Size	fpm		
1 Bath #2		3	0	3	19	284.6	306.6	1,221	1,421	66	50	66	4.54			6.0	337.9		
2 Bedroom #1		3	0	3	9	298.7	310.7	2,155	3,742	117	132	132	5.91			7.0	495.2		
3 Bonus Rm		4	0	3	5	294	302.0	854	972	46	34	46	3.94			5.0	340.4		
4 Kitchen		4	0	3	11	307.6	321.6	1,243	1,907	68	67	68	4.65			6.0	343.8		
5 Dining		2	0	3	33	215.6	251.6	842	1,528	46	54	54	3.99			5.0	396.3		
6 Living Room		2	0	3	43	235.2	281.2	2,075	3,662	113	130	130	5.67			7.0	484.7		
7 Living Room		5	0	3	15	322.7	340.7	1,171	2,068	64	73	73	4.93			6.0	372.4		
8 Bath #1		6	0	0	30	365.3	395.3	800	1,025	43	36	43	4.20			5.0	318.6		
9 Bedroom #2		6	0	0	32	360.9	392.9	2,547	4,669	138	165	165	7.12			8.0	473.1		
N/A	Other Rooms							-	-										
								12,909	20,995	701	743	778							

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:

APPROVED BY


Const. Type: VB
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vel.
Fire Rating of Ext. Walls: 0
Plan No.: ML1068-477160N2390
Altitude/Floor Load: 10
Approval Date: 2/20/2025
Manufacturer: Jacobson Homes

TRUNK DUCT LISTING ANALYSIS														
TRUNK # 1		31	100	131.0	12,909	20,995		778	9.76				14.0	727.7
TRUNK # 2	3		131	134.0	12,909	20,995		778	9.79	12		14	14.2	666.8
TRUNK # 3		6	203.752	209.8	3,377	5,163		199	6.19				8.0	569.2
TRUNK # 4		3	216.443	219.4	2,097	2,879		114	5.11				7.0	426.3
TRUNK # 5		12	223.673	235.7	4,518	7,762		282	7.40				10.0	516.5
TRUNK # 6		16	291.712	307.7	3,347	5,694		209	7.15				9.0	472.2
TRUNK # 7					-	-		0		0		0		
TRUNK # 8					-	-		0		0		0		
TRUNK # 9					-	-		0		0		0		
TRUNK # 10					-	-		0		0		0		
TRUNK # 11					-	-		0		0		0		
TRUNK # 12					-	-		0		0		0		
TRUNK # 13					-	-		0		0		0		
TRUNK # 14					-	-		0		0		0		
TRUNK # 15		0			-	-		0						
LONGEST														
RETURN DUCT		10	20	30				778	8.81	0		0	14.0	727.7

APPLICATION ENGINEERING EQUIPMENT SELECTION AND SIZING WORKSHEET (MANUAL S)

Manufacturer: **JACOBSEN HOMES**
901 4th St North
Safety Harbor, FL 34695

Model #: **M2390**
HVAC System Type: **OVERHEAD GRAD FLEX FOR EXT PACKAGE UNIT**
Design Zone: **FL, Region 1A FBC (2023)/IECC (2021)**

Prepared by LaSalle Air Systems 2/20/2025 All rights reserved. This information proprietary to LaSalle Bristol Co. and JACOBSEN HOMES

RESULTS FROM MANUAL-J CALCULATIONS: Worst Case Orientation

HEATING LOAD:	12,909 Btuh at 34 °F	REQ'D BLOWER CFM:	819 cfm at altitude of 15 ft
SENSIBLE CLG LOAD:	17,449 Btuh at 97 °F	Entering Air DRY Bulb:	76.1 °F Mech. Ventilation : 39
LATENT CLG LOAD:	3,546 Btuh at 97 °F	Entering Air WET Bulb:	61.1 °F Entering Air RH: 52 %
GRAINS DIFFERENCE:	64	Outside wet bulb:	75.5 °F outside RH: 48.1 %

FILL IN BLANKS IN EACH SECTION FROM THE H.V.A.C. EQUIPMENT DATA CHARTS: (Do not use ARI Ratings!)

Air handler model #: _____ Condenser model #: _____

☐ **Blower Data** Select blower speed in COOLING mode: _____
Blower CFM is between 661 > _____ < 895 for Total (External) Static Pressure between 0.7 > _____ < 0.9

☐ **Electric, Gas or Oil Furnace** Select blower speed in HEATING mode: _____ Output Btuh is between 13554 > _____ < 18072
Blower CFM is between 225 > _____ < 266 for Temp. rise of 55-65
Blower CFM is between 266 > _____ < 326 for Temp. rise of 45-55
Blower CFM is between 326 > _____ < 419 for Temp. rise of 35-45

☐ **Cooling Equipment** S/T Ratio = 0.83 Leaving Temp = 50.6 °F TD = 24.4 °F
At 97F outside, Total A/C output from 21414 btuh _____ to 24144 btuh is GOOD.
At 97F outside, Total A/C output from 24144 btuh _____ to 25193 btuh is MARGINAL.

Sensible Capacity is from 15675 btuh _____ to 19221 btuh
Latent Capacity is from 3475 btuh _____ to 5319 btuh

Mechanical Ventilation is 4.9 % of blower cfm. Dry bulb increases by: 1 °F Wet bulb increases by: 0.6 °F

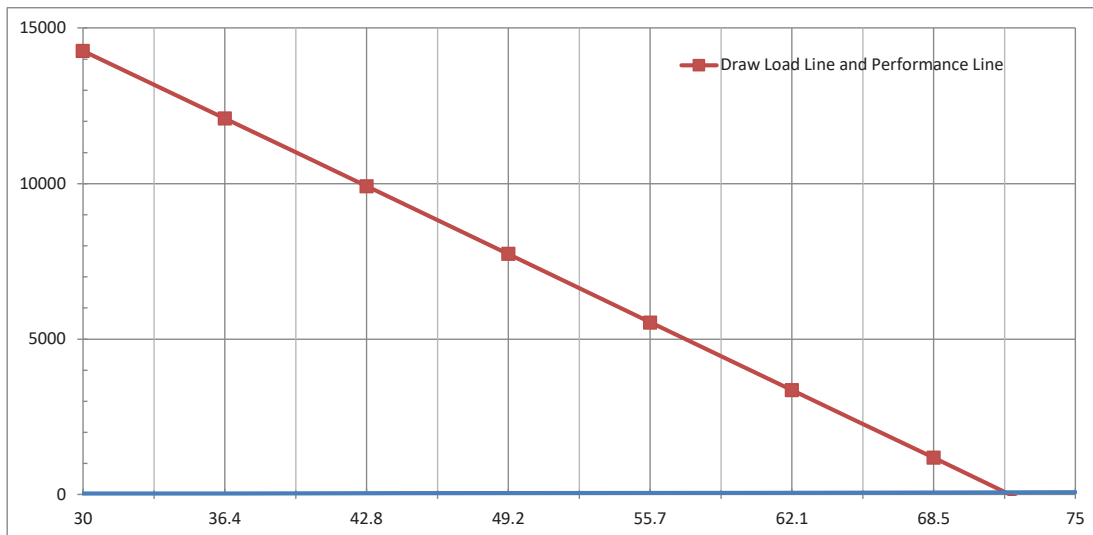
☐ **Heat Pump with Supplemental Heating Coils**

Data from performance charts

_____ btuh at _____ F outside
_____ btuh at _____ F outside

Data from load calculation

0 btuh at 72 F outside
12,909 btuh at 34 F outside



At winter design temperature of 34 F outside, the distance between the lines is _____ btuh
which is the Supplemental Heat divided by 3400 = _____ KW.

APPLICATION ENGINEERING
INTERNATIONAL MECHANICAL CODE - Chapter 4 Ventilation Worsheel

Manufacturer: JACOBSEN HOMES
901 4th St North
Safety Harbor, FL 34695

Model #: M2390
HVAC System Type: OVERHEAD GRAD FLEX FOR EXT PACKAGE UNIT
Design Zone: FL, Region 1A FBC (2023)/IECC (2021)

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LATENT CLG LOAD:	3,546	Btuh at	97	Entering Air WET Bulb:	61.1	Entering Air RH:	52 %
GRAINS DIFFERENCE:	64			Outside wet bulb:	75.5	outside RH:	48 %

Natural or Mechanical: Test the infiltration at 50 Pa should result in 452.4 CFM infiltration being 3.458 ACH (to be confirmed by testing)
(5 ACH = 654 CFM) (3 ACH = 392 CFM)

Mechanical ventilation is required

To Meet Natural Ventilation: Increase Openable Area by 44 %

ROOM NAME	Room Area	Openable Area		ROOM NAME	Room Area	Openable Area	
		Required	Built			Require	Built
Bath #2	86.9	3.4	0.00		0.0	0.0	0.00
Bedroom #1	196.8	7.8	15.25		0.0	0.0	0.00
Bonus Rm	56.0	2.2	0.00		0.0	0.0	0.00
Dining	60.7	2.4	6.35		0.0	0.0	0.00
Kitchen	106.9	4.2	4.17		0.0	0.0	0.00
Living Room	222.3	8.8	25.42		0.0	0.0	0.00
Bath #1	88.2	3.5	1.19		0.0	0.0	0.00
Bedroom #2	163.6	6.5	21.60		0.0	0.0	0.00
	0.0	0.0	0.00		0.0	0.0	0.00
TOTAL					981.3	38.8	73.98

Mechanical Ventilation Is Required In These Areas To Meet IMC 2012/2015 Per Table 403.3.1.1:

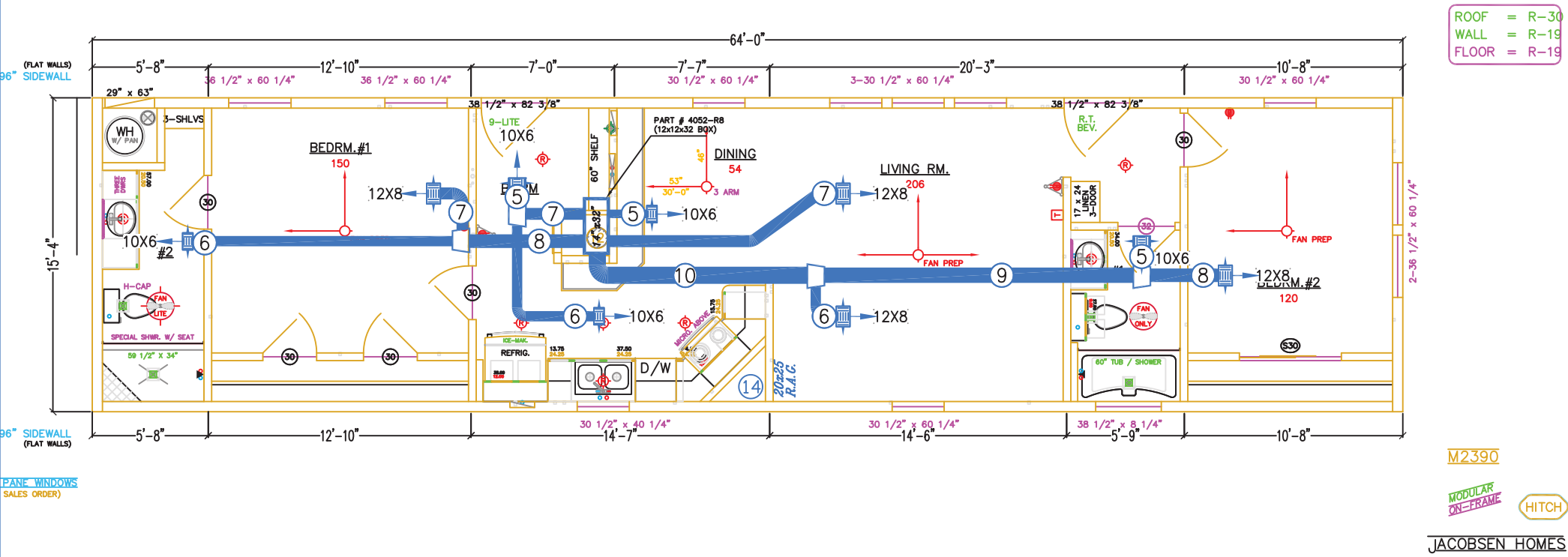
SPACE CLASSIFICATIONS	Occupancy	Area	Outdoor Exhaust		ZONE AIR DISTRIBUTION	Air
			Air	Air		Flow
Private Living Area	1.4	699.3	38.9	0.0	Floor Supply of Warm Air/Floor Return	608.4
Private Kitchen	0.0	106.9	0.0	25.0	Floor Supply of Warm Air/Floor Return	82.29
Private Baths	0.0	175.1	0.0	40.0	Floor Supply of Warm Air/Floor Return	128.3
	0.0	0.0	0.0	0.0		0
	0.0	0.0	0.0	0.0		0
	0.0	0.0	0.0	0.0		0
Total	1.4	981.3	38.9	65.0		819

System Ventiltation Efficiency: 1

These prints comply with the
Florida Manufactured Building
Act and adopted Codes and
adhere to the following criteria:

APPROVED BY
NIA INC.

Const. Type: VB
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Valt
Fire Rating of Ext. Walls: 0
Plan No.: MH 1058-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobson Homes



LaSalleBristol
 Manufacturing
 Engineered System Using
 Overhead Graduated Flex
 Ducts w/ Ceiling Diffusers
 for Ext. Package A/C(H/P)

* RAFTERS 16" O.C.


These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:

APPROVED BY
NIA INC.

Const. Type:	VB
Occupancy:	Single Family Dwelling
Allowable No. of Floors:	1
Wind Velocity:	160 MPH Vel.
Fire Rating of Ext. Walls:	0
Plan No.:	MC1968-4777160N7390
Allow. Floor Load:	40
Approval Date:	3/20/2025
Manufacturer:	Jacobsen Homes

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION


Florida Department of Business and Professional Regulation - Residential Performance Method

Project Name: M2390 Street: City, State, Zip: , FL, Owner: Design Location: FL, Tampa	<small>These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:</small> APPROVED BY 	Const. Type: V/B Occupancy: Single Family Dwelling Allowable No. of Floors: 1 Wind Velocity: 160 MPH Vail Fire Rating of Ext. Walls: 0 Plan No.: MFT068-477716082390 Allow. Floor Load: 40 Approval Date: 3/20/2025 Manufacturer: Jacobsen Homes	Builder Name: Jacobsen Homes Permit Office: Permit Number: Jurisdiction: County: Hillsborough(Florida Climate Zone 2)
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Glass/Floor Area: 0.090	Total Proposed Modified Loads: 34.60	PASS
	Total Baseline Loads: 39.10	

NOTE: Proposed residence must have annual total normalized Modified Loads that are less than or equal to 95 percent of the annual total loads of the standard reference design in order to comply.

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code. PREPARED BY: <u>Allen Mathews</u> DATE: <u>2-26-2025</u> I hereby certify that this building, as designed, is in compliance with the Florida Energy Code. OWNER/AGENT: _____ DATE: _____	Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes. <div style="text-align: center;">  </div> BUILDING OFFICIAL: _____ DATE: _____
--	--

- Compliance requires certification by the air handler unit manufacturer that the air handler enclosure qualifies as certified factory-sealed in accordance with R403.3.2.1.
- 1 of the 1 duct systems requires a Duct Leakage Test Report. Systems with Default duct leakage do not require this report.
- Compliance requires a roof absorptance test and a roof emittance test in accordance with R405.7.2
- Compliance requires an Air Barrier and Insulation Inspection Checklist in accordance with R402.4.1.1 and this project requires a PERFORMANCE envelope leakage test report with envelope leakage no greater than 7.00 ACH50 (R402.4.1.2).

INPUT SUMMARY CHECKLIST REPORT

PROJECT

Title:	M2390	Bedrooms:	2	Address type:	Street Address
Building Type:	User	Conditioned Area:	981	Lot #:	---
Owner:		Total Stories:	1	Block/SubDivision:	---
Builder Home ID:		Worst Case:	Yes	PlatBook:	---
Builder Name:	Jacobsen Homes	Rotate Angle:	0	Street:	
Permit Office:		Cross Ventilation:	No	County:	Hillsborough
Jurisdiction:		Whole House Fan:	No	City, State, Zip:	, FL,
Family Type:	Detached	Terrain:	Suburban		
New/Existing:	New (From Plans)	Shielding:	Suburban		
Year Construct:	2020				
Comment:					

CLIMATE

✓ Design Location	Tmy Site	Design Temp 97.5%	2.5%	Int Design Temp Winter Summer	Heating Degree Days	Design Moisture	Daily temp Range
___ FL, Tampa	FL_TAMPA_INTERNATIONAL	39	91	70 75	645.5	54	Medium

BLOCKS

✓ Number	Name	Area	Volume
___ 1	Block1	981	7851 cu ft

SPACES

✓ Number	Name	Area	Volume	Kitchen	Occupants	Bedrooms	Finished	Cooled	Heated
___ 1	Bedroom 1	197	1574	No	2	1	Yes	Yes	Yes
___ 2	Bathroom 2	87	695	No	0	0	Yes	Yes	Yes
___ 3	Kitchen	107	855	Yes	0	0	Yes	Yes	Yes
___ 4	Living Room	222	1778	No	0	0	Yes	Yes	Yes
___ 5	Bonus Room	56	448	No	0	0	Yes	Yes	Yes
___ 6	Dining Room	61	486	No	0	0	Yes	Yes	Yes
___ 7	Bathroom 1	88	706	No	0	0	Yes	Yes	Yes
___ 8	Bedroom 2	164	1309	No	1	1	Yes	Yes	Yes

FLOORS

(Total Exposed Area = 981 sq.ft.)

✓ #	Floor Type	Space	Exposed Perim(ft)	Area	R-Value Perim. Joist	U-Factor	Slab Insul. Vert/Horiz	Tile	Wood	Carpet
___ 1	Raised Floor	Bedroom 1	---	196.8 sqft	---	19	0.047	-----	0.00	1.00
___ 2	Raised Floor	Bathroom 2	---	86.9 sqft	---	19	0.053	-----	1.00	0.00
___ 3	Raised Floor	Kitchen	---	106.9 sqft	---	19	0.053	-----	1.00	0.00
___ 4	Raised Floor	Living Room	---	222.3 sqft	---	19	0.047	-----	0.00	1.00
___ 5	Raised Floor	Bonus Room	---	56 sqft	---	19	0.047	-----	0.00	1.00
___ 6	Raised Floor	Dining Room	---	60.7 sqft	---	19	0.047	-----	0.00	1.00
___ 7	Raised Floor	Bathroom 1	---	88.2 sqft	---	19	0.047	-----	0.00	1.00
___ 8	Raised Floor	Bedroom 2	---	163.6 sqft	---	19	0.047	-----	0.00	1.00

These prints comply with the
Florida Manufactured Building
Act and adopted Codes and
adhere to the following criteria:

APPROVED BY
NIA INC.

Const. Type: VB
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vel.
Fire Rating of Ext. Walls: 0
Plan No.: MH 1068-4771-60N-2-190
Altiv. Floor Load: 30
Approval Date: 2/20/2025
Manufacturer: Jacobsen Homes

INPUT SUMMARY CHECKLIST REPORT

ROOF												
✓ #	Type	Materials	Roof Area	Gable Area	Roof Color	Rad Barr	Solar Absor.	SA Tested	Emitt	Emitt Tested	Deck Insul.	Pitch (deg)
___ 1	Gable or shed	Composition shingles	1063 ft²	204 ft²	Medium	N	0.75	Yes	0.96	Yes	30	22.62

ATTIC						
✓ #	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC
___ 1	Full attic	Vented	300	981.4 ft²	N	N

CEILING (Total Exposed Area = 981 sq.ft.)								
✓ #	Ceiling Type	Space	R-Value	Ins. Type	Area	U-Factor	Framing Frac.	Truss Type
___ 1	Flat ceiling under attic(Vented)	Bedroom 1	30.0	Blown	196.8ft²	0.030	0.11	Wood
___ 2	Flat ceiling under attic(Vented)	Bathroom 2	30.0	Blown	86.9ft²	0.030	0.11	Wood
___ 3	Flat ceiling under attic(Vented)	Kitchen	30.0	Blown	106.9ft²	0.030	0.11	Wood
___ 4	Flat ceiling under attic(Vented)	Living Room	30.0	Blown	222.3ft²	0.030	0.11	Wood
___ 5	Flat ceiling under attic(Vented)	Bonus Room	30.0	Blown	56.0ft²	0.030	0.11	Wood
___ 6	Flat ceiling under attic(Vented)	Dining Room	30.0	Blown	60.7ft²	0.030	0.11	Wood
___ 7	Flat ceiling under attic(Vented)	Bathroom 1	30.0	Blown	88.2ft²	0.030	0.11	Wood
___ 8	Flat ceiling under attic(Vented)	Bedroom 2	30.0	Blown	163.6ft²	0.030	0.11	Wood

WALLS (Total Exposed Area = 1269 sq.ft.)															
✓ #	Ornt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft	In	Height Ft	In	Area sq.ft.	U-Factor	Sheath R-Value	Frm. Frac.	Solar Absor.	Below Grade
___ 1	N	Exterior	Frame - Wood	Bathroom 2	19.0	15.0	4	8.0	0	122.7	0.061		0.23	0.75	0 %
___ 2	E	Exterior	Frame - Wood	Bathroom 2	19.0	5.0	8	8.0	0	45.3	0.061		0.23	0.75	0 %
___ 3	E	Exterior	Frame - Wood	Bedroom 1	19.0	12.0	10	8.0	0	102.7	0.061		0.23	0.75	0 %
___ 4	E	Exterior	Frame - Wood	Bonus Room	19.0	7.0	0	8.0	0	56.0	0.061		0.23	0.75	0 %
___ 5	E	Exterior	Frame - Wood	Kitchen	19.0	7.0	7	8.0	0	60.7	0.061		0.23	0.75	0 %
___ 6	E	Exterior	Frame - Wood	Living Room	19.0	20.0	3	8.0	0	162.0	0.061		0.23	0.75	0 %
___ 7	E	Exterior	Frame - Wood	Bedroom 2	19.0	10.0	8	8.0	0	85.3	0.061		0.23	0.75	0 %
___ 8	S	Exterior	Frame - Wood	Bedroom 2	19.0	15.0	4	8.0	0	122.7	0.061		0.23	0.75	0 %
___ 9	W	Exterior	Frame - Wood	Bedroom 2	19.0	10.0	8	8.0	0	85.3	0.061		0.23	0.75	0 %
___ 10	W	Exterior	Frame - Wood	Bathroom 1	19.0	5.0	9	8.0	0	46.0	0.061		0.23	0.75	0 %
___ 11	W	Exterior	Frame - Wood	Living Room	19.0	14.0	6	8.0	0	116.0	0.061		0.23	0.75	0 %
___ 12	W	Exterior	Frame - Wood	Kitchen	19.0	14.0	7	8.0	0	116.7	0.061		0.23	0.75	0 %
___ 13	W	Exterior	Frame - Wood	Bedroom 1	19.0	12.0	10	8.0	0	102.7	0.061		0.23	0.75	0 %
___ 14	W	Exterior	Frame - Wood	Bathroom 2	19.0	5.0	8	8.0	0	45.3	0.061		0.23	0.75	0 %

DOORS (Total Exposed Area = 44 sq.ft.)											
✓ #	Ornt	Adjacent To	Door Type	Space	Storms	U-Value	Width Ft	In	Height Ft	In	Area
___ 1	E	Exterior	Wood	Bonus Room	None	0.46	0.00	39	0.00	82	22.0ft²
___ 2	E	Exterior	Wood	Living Room	None	0.46	0.00	39	0.00	82	22.0ft²

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:



Const. Type: VB
 Occupancy: Single Family Dwelling
 Allowable No. of Floors: 1
 Wind Velocity: 160 MPH Vel.
 Fire Rating of Ext. Walls: 0
 Plan No.: MH 1068-4777 160N 2 190
 Altiv. Floor Load: 40
 Approval Date: 2/20/2025
 Manufacturer: Jacobson Homes

INPUT SUMMARY CHECKLIST REPORT

WINDOWS														(Total Exposed Area = 88 sq.ft.)			
✓ #	Ornt	Wall ID	Frame	Panes	NFRC U-Factor	SHGC	Imp	Storm	Total Area (ft²)	Same Units	Width (ft)	Height (ft)	--Overhang-- Depth (ft) Sep. (ft)		Interior Shade	Screen	
___ 1	E	3	Vinyl	Low-E Double	Y	0.35	0.30	N	N	30.5	2	3.04	5.02	0.5	2.0	None	None
___ 2	E	2	Vinyl	Low-E Double	Y	0.35	0.30	N	N	15.3	1	3.04	5.02	0.5	2.0	None	None
___ 3	E	3	Vinyl	Low-E Double	Y	0.35	0.30	N	N	8.5	1	2.54	3.35	0.5	2.0	None	None
___ 4	E	5	Vinyl	Low-E Double	Y	0.35	0.30	N	N	8.5	1	2.54	3.35	0.5	2.0	None	None
___ 5	E	6	Vinyl	Low-E Double	Y	0.35	0.30	N	N	25.5	2	2.54	5.02	0.5	2.0	None	None

INFILTRATION										
✓ #	Scope	Method	SLA	CFM50	ELA	EqLA	ACH	ACH50	Space(s)	Infiltration Test Volume
___ 1	Wholehouse	Proposed ACH(50)	0.00036	916	50.25	94.34	0.1336	7.0	All	7851 cu ft

MASS					
✓ #	Mass Type	Area	Thickness	Furniture Fraction	Space
___ 1	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Bedroom 1
___ 2	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Bathroom 2
___ 3	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Kitchen
___ 4	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Living Room
___ 5	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Bonus Room
___ 6	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Dining Room
___ 7	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Bathroom 1
___ 8	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Bedroom 2

HEATING SYSTEM									
✓ #	System Type	Subtype/Speed	AHRI #	Efficiency	Capacity kBTu/hr	----Geothermal HeatPump---- Entry Power Volt Current			Block
___ 1	Electric Heat Pump	None/Single		HSPF2: 8.20	21.8	0.00	0.00	0.00	sys#1 1

COOLING SYSTEM									
✓ #	System Type	Subtype/Speed	AHRI #	Efficiency	Capacity kBTu/hr	Air Flow cfm	SHR	Duct	Block
___ 1	Central Unit	Single/Single		SEER2:15.0	23.4	702	0.75	sys#1	1

HOT WATER SYSTEM										
✓ #	System Type	Subtype	Location	EF(UEF)	Cap	Use	SetPnt	Fixture Flow	Pipe Ins.	Pipe length
___ 1	Electric	None	Bathroom 2	0.93 (0.92)	40.00 gal	60 gal	120 deg	Low	None	99
	Recirculation System	Recirc Control Type	Loop length	Branch length	Pump power	DWHR	Facilities Connected	Equal Flow	DWHR Eff	Other Credits
___ 1	No		NA	NA	NA	No	NA	NA	NA	None

These prints comply with the
Florida Manufactured Building
Act and adopted Codes and
adhere to the following criteria:



Const. Type: YB
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Valt
Fire Rating of Ext. Walls: 0
Plan No.: NET068-477716082390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobson Homes

INPUT SUMMARY CHECKLIST REPORT

DUCTS

<input checked="" type="checkbox"/> Duct #	-----Supply-----	-----Return-----		Air Handler	CFM 25 TOT	CFM 25 OUT	QN OUT	RLF	HVAC # Heat	Cool
___ 1 Attic	8.0 262 ft² Attic	8.0 100 ft²	Default Leakage	Exterior	(Default)	(Default)			1	1

MECHANICAL VENTILATION

<input checked="" type="checkbox"/> Type	Supply CFM	Exhaust CFM	HRV	Fan	Run Time	Heating System	Cooling System
___ Fans/ERV	0.0	25.0	0.0	23.4 W	10 %	1 - Electric Heat Pump	1 - Central Unit

TEMPERATURES

Programable Thermostat: Y

Ceiling Fans: N


Cooling	<input checked="" type="checkbox"/> Jan	<input checked="" type="checkbox"/> Feb	<input checked="" type="checkbox"/> Mar	<input checked="" type="checkbox"/> Apr	<input checked="" type="checkbox"/> May	<input checked="" type="checkbox"/> Jun	<input checked="" type="checkbox"/> Jul	<input checked="" type="checkbox"/> Aug	<input checked="" type="checkbox"/> Sep	<input checked="" type="checkbox"/> Oct	<input checked="" type="checkbox"/> Nov	<input checked="" type="checkbox"/> Dec
Heating	<input checked="" type="checkbox"/> Jan	<input checked="" type="checkbox"/> Feb	<input checked="" type="checkbox"/> Mar	<input checked="" type="checkbox"/> Apr	<input checked="" type="checkbox"/> May	<input checked="" type="checkbox"/> Jun	<input checked="" type="checkbox"/> Jul	<input checked="" type="checkbox"/> Aug	<input checked="" type="checkbox"/> Sep	<input checked="" type="checkbox"/> Oct	<input checked="" type="checkbox"/> Nov	<input checked="" type="checkbox"/> Dec
Venting	<input checked="" type="checkbox"/> Jan	<input checked="" type="checkbox"/> Feb	<input checked="" type="checkbox"/> Mar	<input checked="" type="checkbox"/> Apr	<input checked="" type="checkbox"/> May	<input checked="" type="checkbox"/> Jun	<input checked="" type="checkbox"/> Jul	<input checked="" type="checkbox"/> Aug	<input checked="" type="checkbox"/> Sep	<input checked="" type="checkbox"/> Oct	<input checked="" type="checkbox"/> Nov	<input checked="" type="checkbox"/> Dec

☒ Thermostat Schedule: FloridaCode 2014

Schedule Type	1	2	3	4	5	6	7	8	9	10	11	12
___ Cooling (WD)	AM PM	75 75	75 75	75 75	75 75	75 75	75 75	75 75	75 75	75 75	75 75	75 75
___ Cooling (WEH)	AM PM	75 75	75 75	75 75	75 75	75 75	75 75	75 75	75 75	75 75	75 75	75 75
___ Heating (WD)	AM PM	72 72	72 72	72 72	72 72	72 72	72 72	72 72	72 72	72 72	72 72	72 72
___ Heating (WEH)	AM PM	72 72	72 72	72 72	72 72	72 72	72 72	72 72	72 72	72 72	72 72	72 72

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:

APPROVED BY



Const. Type: VB

Occupancy: Single Family Dwelling

Allowable No. of Floors: 1

Wind Velocity: 160 MPH V_h

Fire Rating of Ext. Walls: 0

Plan No.: MF 1068-4777160N2390


Allow. Floor Load: 40

Approval Date: 3/20/2025

Manufacturer: Jacobson Homes

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION


Florida Department of Business and Professional Regulation - Residential Performance Method

Project Name: M2390 Street: City, State, Zip: , FL, Owner: Design Location: FL, Miami	<small>These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:</small> APPROVED BY 	Const. Type: <u>VB</u> Occupancy: <u>Single Family Dwelling</u> Allowable No. of Floors: <u>1</u> Wind Velocity: <u>160 MPH</u> Fire Rating of Ext. Walls: <u>0</u> Plan No.: <u>MFT068-4737160N1390</u> Allow. Floor Load: <u>10</u> Approval Date: <u>2/20/2025</u> Manufacturer: <u>Jacobsen Homes</u>	Builder Name: Jacobsen Homes Permit Office: Permit Number: Jurisdiction: County: Miami-Dade(Florida Climate Zone 1)
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Glass/Floor Area: 0.090	Total Proposed Modified Loads: 38.65	PASS
	Total Baseline Loads: 44.04	

NOTE: Proposed residence must have annual total normalized Modified Loads that are less than or equal to 95 percent of the annual total loads of the standard reference design in order to comply.

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code. PREPARED BY: <u>Allen Mathews</u> DATE: <u>2-26-2025</u> I hereby certify that this building, as designed, is in compliance with the Florida Energy Code. OWNER/AGENT: _____ DATE: _____	Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes. <div style="text-align: center;">  </div> BUILDING OFFICIAL: _____ DATE: _____
--	--

- Compliance requires certification by the air handler unit manufacturer that the air handler enclosure qualifies as certified factory-sealed in accordance with R403.3.2.1.
- 1 of the 1 duct systems requires a Duct Leakage Test Report. Systems with Default duct leakage do not require this report.
- Compliance requires a roof absorptance test and a roof emittance test in accordance with R405.7.2
- Compliance requires an Air Barrier and Insulation Inspection Checklist in accordance with R402.4.1.1 and this project requires a PERFORMANCE envelope leakage test report with envelope leakage no greater than 7.00 ACH50 (R402.4.1.2).

INPUT SUMMARY CHECKLIST REPORT

PROJECT

Title:	M2390	Bedrooms:	2	Address type:	Street Address
Building Type:	User	Conditioned Area:	981	Lot #:	---
Owner:		Total Stories:	1	Block/SubDivision:	---
Builder Home ID:		Worst Case:	Yes	PlatBook:	---
Builder Name:	Jacobsen Homes	Rotate Angle:	0	Street:	
Permit Office:		Cross Ventilation:	No	County:	Miami-Dade
Jurisdiction:		Whole House Fan:	No	City, State, Zip:	, FL,
Family Type:	Detached	Terrain:	Suburban		
New/Existing:	New (From Plans)	Shielding:	Suburban		
Year Construct:	2020				
Comment:					

CLIMATE

✓ Design Location	Tmy Site	Design Temp 97.5%	Design Temp 2.5%	Int Design Temp Winter Summer	Heating Degree Days	Design Moisture	Daily temp Range
___ FL, Miami	FL_MIAMI_INTL_AP	51	90	70 75	149.5	56	Low

BLOCKS

✓ Number	Name	Area	Volume
___ 1	Block1	981	7851 cu ft

SPACES

✓ Number	Name	Area	Volume	Kitchen	Occupants	Bedrooms	Finished	Cooled	Heated
___ 1	Bedroom 1	197	1574	No	2	1	Yes	Yes	Yes
___ 2	Bathroom 2	87	695	No	0	0	Yes	Yes	Yes
___ 3	Kitchen	107	855	Yes	0	0	Yes	Yes	Yes
___ 4	Living Room	222	1778	No	0	0	Yes	Yes	Yes
___ 5	Bonus Room	56	448	No	0	0	Yes	Yes	Yes
___ 6	Dining Room	61	486	No	0	0	Yes	Yes	Yes
___ 7	Bathroom 1	88	706	No	0	0	Yes	Yes	Yes
___ 8	Bedroom 2	164	1309	No	1	1	Yes	Yes	Yes

FLOORS

(Total Exposed Area = 981 sq.ft.)

✓ #	Floor Type	Space	Exposed Perim(ft)	Area	R-Value Perim. Joist	U-Factor	Slab Insul. Vert/Horiz	Tile	Wood	Carpet
___ 1	Raised Floor	Bedroom 1	---	196.8 sqft	---	19	0.047	-----	0.00	1.00
___ 2	Raised Floor	Bathroom 2	---	86.9 sqft	---	19	0.053	-----	1.00	0.00
___ 3	Raised Floor	Kitchen	---	106.9 sqft	---	19	0.053	-----	1.00	0.00
___ 4	Raised Floor	Living Room	---	222.3 sqft	---	19	0.047	-----	0.00	1.00
___ 5	Raised Floor	Bonus Room	---	56 sqft	---	19	0.047	-----	0.00	1.00
___ 6	Raised Floor	Dining Room	---	60.7 sqft	---	19	0.047	-----	0.00	1.00
___ 7	Raised Floor	Bathroom 1	---	88.2 sqft	---	19	0.047	-----	0.00	1.00
___ 8	Raised Floor	Bedroom 2	---	163.6 sqft	---	19	0.047	-----	0.00	1.00

These prints comply with the
Florida Manufactured Building
Act and adopted Codes and
adhere to the following criteria:

APPROVED BY
NIA INC.

Const. Type: VB
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vel.
Fire Rating of Ext. Walls: 0
Plan No.: MH 1068-4771-60N-2-190
Allow. Floor Load: 30
Approval Date: 2/20/2025
Manufacturer: Jacobsen Homes

INPUT SUMMARY CHECKLIST REPORT

ROOF												
✓ #	Type	Materials	Roof Area	Gable Area	Roof Color	Rad Barr	Solar Absor.	SA Tested	Emitt	Emitt Tested	Deck Insul.	Pitch (deg)
___ 1	Gable or shed	Composition shingles	1063 ft²	204 ft²	Medium	N	0.75	Yes	0.96	Yes	30	22.62

ATTIC						
✓ #	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC
___ 1	Full attic	Vented	300	981.4 ft²	N	N

CEILING (Total Exposed Area = 981 sq.ft.)								
✓ #	Ceiling Type	Space	R-Value	Ins. Type	Area	U-Factor	Framing Frac.	Truss Type
___ 1	Flat ceiling under attic(Vented)	Bedroom 1	30.0	Blown	196.8ft²	0.030	0.11	Wood
___ 2	Flat ceiling under attic(Vented)	Bathroom 2	30.0	Blown	86.9ft²	0.030	0.11	Wood
___ 3	Flat ceiling under attic(Vented)	Kitchen	30.0	Blown	106.9ft²	0.030	0.11	Wood
___ 4	Flat ceiling under attic(Vented)	Living Room	30.0	Blown	222.3ft²	0.030	0.11	Wood
___ 5	Flat ceiling under attic(Vented)	Bonus Room	30.0	Blown	56.0ft²	0.030	0.11	Wood
___ 6	Flat ceiling under attic(Vented)	Dining Room	30.0	Blown	60.7ft²	0.030	0.11	Wood
___ 7	Flat ceiling under attic(Vented)	Bathroom 1	30.0	Blown	88.2ft²	0.030	0.11	Wood
___ 8	Flat ceiling under attic(Vented)	Bedroom 2	30.0	Blown	163.6ft²	0.030	0.11	Wood

WALLS (Total Exposed Area = 1269 sq.ft.)															
✓ #	Ornt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft	In	Height Ft	In	Area sq.ft.	U-Factor	Sheath R-Value	Frm. Frac.	Solar Absor.	Below Grade
___ 1	N	Exterior	Frame - Wood	Bathroom 2	19.0	15.0	4	8.0	0	122.7	0.061		0.23	0.75	0 %
___ 2	E	Exterior	Frame - Wood	Bathroom 2	19.0	5.0	8	8.0	0	45.3	0.061		0.23	0.75	0 %
___ 3	E	Exterior	Frame - Wood	Bedroom 1	19.0	12.0	10	8.0	0	102.7	0.061		0.23	0.75	0 %
___ 4	E	Exterior	Frame - Wood	Bonus Room	19.0	7.0	0	8.0	0	56.0	0.061		0.23	0.75	0 %
___ 5	E	Exterior	Frame - Wood	Kitchen	19.0	7.0	7	8.0	0	60.7	0.061		0.23	0.75	0 %
___ 6	E	Exterior	Frame - Wood	Living Room	19.0	20.0	3	8.0	0	162.0	0.061		0.23	0.75	0 %
___ 7	E	Exterior	Frame - Wood	Bedroom 2	19.0	10.0	8	8.0	0	85.3	0.061		0.23	0.75	0 %
___ 8	S	Exterior	Frame - Wood	Bedroom 2	19.0	15.0	4	8.0	0	122.7	0.061		0.23	0.75	0 %
___ 9	W	Exterior	Frame - Wood	Bedroom 2	19.0	10.0	8	8.0	0	85.3	0.061		0.23	0.75	0 %
___ 10	W	Exterior	Frame - Wood	Bathroom 1	19.0	5.0	9	8.0	0	46.0	0.061		0.23	0.75	0 %
___ 11	W	Exterior	Frame - Wood	Living Room	19.0	14.0	6	8.0	0	116.0	0.061		0.23	0.75	0 %
___ 12	W	Exterior	Frame - Wood	Kitchen	19.0	14.0	7	8.0	0	116.7	0.061		0.23	0.75	0 %
___ 13	W	Exterior	Frame - Wood	Bedroom 1	19.0	12.0	10	8.0	0	102.7	0.061		0.23	0.75	0 %
___ 14	W	Exterior	Frame - Wood	Bathroom 2	19.0	5.0	8	8.0	0	45.3	0.061		0.23	0.75	0 %

DOORS (Total Exposed Area = 44 sq.ft.)											
✓ #	Ornt	Adjacent To	Door Type	Space	Storms	U-Value	Width Ft	In	Height Ft	In	Area
___ 1	E	Exterior	Wood	Bonus Room	None	0.46	0.00	39	0.00	82	22.0ft²
___ 2	E	Exterior	Wood	Living Room	None	0.46	0.00	39	0.00	82	22.0ft²

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:



Const. Type: VB
 Occupancy: Single Family Dwelling
 Allowable No. of Floors: 1
 Wind Velocity: 160 MPH Vel.
 Fire Rating of Ext. Walls: 0
 Plan No.: MH 1068-4777 160N 2 190
 Altiv. Floor Load: 40
 Approval Date: 2/20/2025
 Manufacturer: Jacobson Homes

INPUT SUMMARY CHECKLIST REPORT

WINDOWS														(Total Exposed Area = 88 sq.ft.)			
✓ #	Ornt	Wall ID	Frame	Panes	NFRC U-Factor	SHGC	Imp	Storm	Total Area (ft²)	Same Units	Width (ft)	Height (ft)	--Overhang-- Depth (ft) Sep. (ft)		Interior Shade	Screen	
___ 1	E	3	Vinyl	Low-E Double	Y	0.35	0.30	N	N	30.5	2	3.04	5.02	0.5	2.0	None	None
___ 2	E	2	Vinyl	Low-E Double	Y	0.35	0.30	N	N	15.3	1	3.04	5.02	0.5	2.0	None	None
___ 3	E	3	Vinyl	Low-E Double	Y	0.35	0.30	N	N	8.5	1	2.54	3.35	0.5	2.0	None	None
___ 4	E	5	Vinyl	Low-E Double	Y	0.35	0.30	N	N	8.5	1	2.54	3.35	0.5	2.0	None	None
___ 5	E	6	Vinyl	Low-E Double	Y	0.35	0.30	N	N	25.5	2	2.54	5.02	0.5	2.0	None	None

INFILTRATION										
✓ #	Scope	Method	SLA	CFM50	ELA	EqLA	ACH	ACH50	Space(s)	Infiltration Test Volume
___ 1	Wholehouse	Proposed ACH(50)	0.00036	916	50.25	94.34	0.1480	7.0	All	7851 cu ft

MASS					
✓ #	Mass Type	Area	Thickness	Furniture Fraction	Space
___ 1	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Bedroom 1
___ 2	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Bathroom 2
___ 3	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Kitchen
___ 4	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Living Room
___ 5	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Bonus Room
___ 6	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Dining Room
___ 7	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Bathroom 1
___ 8	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Bedroom 2

HEATING SYSTEM										
✓ #	System Type	Subtype/Speed	AHRI #	Efficiency	Capacity kBtu/hr	----Geothermal HeatPump---- Entry Power Volt Current			Ducts	Block
___ 1	Electric Heat Pump	None/Single		HSPF2: 8.20	21.8	0.00	0.00	0.00	sys#1	1

COOLING SYSTEM									
✓ #	System Type	Subtype/Speed	AHRI #	Efficiency	Capacity kBtu/hr	Air Flow cfm	SHR	Duct	Block
___ 1	Central Unit	Single/Single		SEER2:15.0	23.4	702	0.75	sys#1	1

HOT WATER SYSTEM										
✓ #	System Type	Subtype	Location	EF(UEF)	Cap	Use	SetPnt	Fixture Flow	Pipe Ins.	Pipe length
___ 1	Electric	None	Bathroom 2	0.93 (0.92)	40.00 gal	60 gal	120 deg	Low	None	99

	Recirculation System	Recirc Control Type	Loop length	Branch length	Pump power	DWHR	Facilities Connected	Equal Flow	DWHR Eff	Other Credits
___ 1	No		NA	NA	NA	No	NA	NA	NA	None

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:



Const. Type: VB
 Occupancy: Single Family Dwelling
 Allowable Mo. 1
 # of Floors: 1
 Wind Velocity: 160 MPH Valt
 Fire Rating of Ext. Walls: 0
 Plan No.: ME1063-4777160N2390
 Allow. Floor Load: 40
 Approval Date: 2/20/2025
 Manufacturer: Jacobson Homes

INPUT SUMMARY CHECKLIST REPORT

DUCTS

<input checked="" type="checkbox"/> Duct #	-----Supply-----	-----Return-----		Air Handler	CFM 25 TOT	CFM 25 OUT	QN OUT	RLF	HVAC # Heat	Cool
___ 1 Attic	8.0 262 ft² Attic	8.0 100 ft²	Default Leakage	Exterior	(Default)	(Default)			1	1

MECHANICAL VENTILATION

<input checked="" type="checkbox"/> Type	Supply CFM	Exhaust CFM	HRV	Fan	Run Time	Heating System	Cooling System
___ Fans/ERV	0.0	25.0	0.0	23.4 W	10 %	1 - Electric Heat Pump	1 - Central Unit

TEMPERATURES

Programable Thermostat: Y


Ceiling Fans: N

Cooling	[X] Jan	[X] Feb	[X] Mar	[X] Apr	[X] May	[X] Jun	[X] Jul	[X] Aug	[X] Sep	[X] Oct	[X] Nov	[X] Dec
Heating	[X] Jan	[X] Feb	[X] Mar	[X] Apr	[X] May	[X] Jun	[X] Jul	[X] Aug	[X] Sep	[X] Oct	[X] Nov	[X] Dec
Venting	[X] Jan	[X] Feb	[X] Mar	[X] Apr	[X] May	[X] Jun	[X] Jul	[X] Aug	[X] Sep	[X] Oct	[X] Nov	[X] Dec

☒ Thermostat Schedule: FloridaCode 2014

Schedule Type	1	2	3	4	5	6	7	8	9	10	11	12
___ Cooling (WD)	AM PM	75 75	75 75	75 75	75 75	75 75	75 75	75 75	75 75	75 75	75 75	75 75
___ Cooling (WEH)	AM PM	75 75	75 75	75 75	75 75	75 75	75 75	75 75	75 75	75 75	75 75	75 75
___ Heating (WD)	AM PM	72 72	72 72	72 72	72 72	72 72	72 72	72 72	72 72	72 72	72 72	72 72
___ Heating (WEH)	AM PM	72 72	72 72	72 72	72 72	72 72	72 72	72 72	72 72	72 72	72 72	72 72

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:

APPROVED BY


Const. Type: VB
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH V_h
Fire Rating of Ext. Walls: 0
Plan No.: MF 1068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobson Homes

Job 115869	Truss P2227603	Truss Type KINGPOST	Qty 1	Ply 1	Jacobsen Homes 407	J600M
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UFP Industries Inc., Grand Rapids, MI 49525, Mike Patten

8.720 e Sep 6 2023 MiTek Industries, Inc. Mon Feb 19 15:59:26 2024

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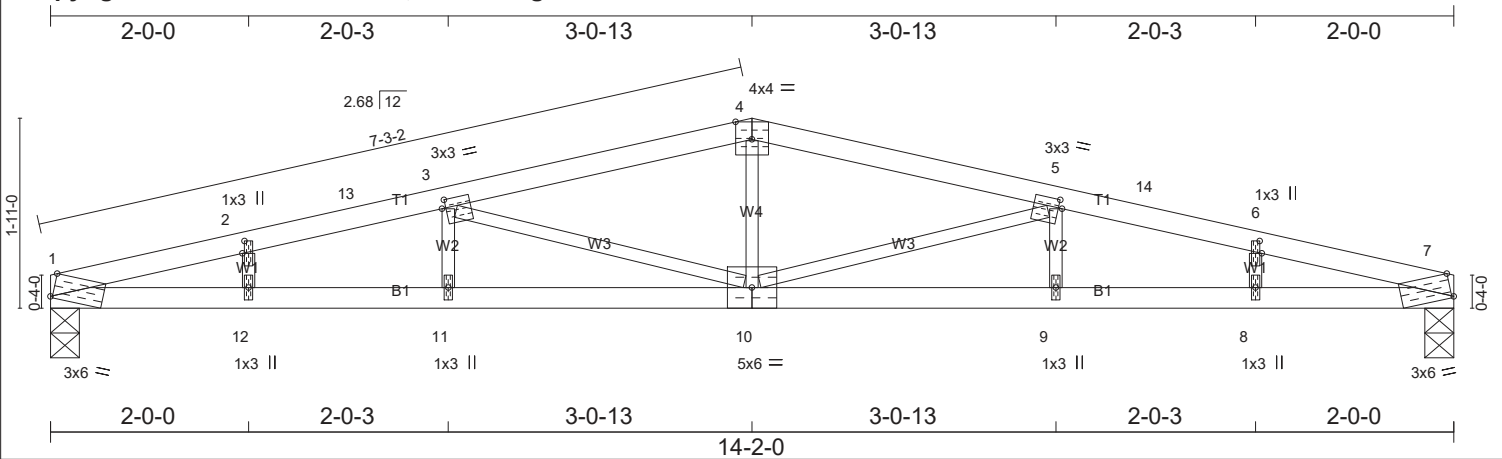


Plate Offsets (X,Y)-- [1:0-0-4,Edge], [2:0-1-8,0-0-4], [3:0-0-7,0-1-0], [4:0-2-0,Edge], [5:0-0-7,0-1-0], [6:0-1-8,0-0-4], [7:0-0-4,Edge]

SPACING-- 2-0-0 LOADING (psf) TCLL 20.0 TCDL 10.0 BCLL 0.0 * BCDL 10.0	SPACING-- 1-4-0 LOADING (psf) TCLL 30.0 TCDL 15.0 BCLL 0.0 * BCDL 15.0	Plate Grip DOL 1.25 Lumber DOL 1.25 Rep Stress Incr YES Code FBC2023/TPI2014	CSI. TC 0.84 BC 0.56 WB 0.45 Matrix-P	DEFL. in (loc) l/defl L/d Vert(LL) 0.28 9-10 >586 240 Vert(CT) 0.25 9-10 >670 180 Horz(CT) -0.08 7 n/a n/a	PLATES GRIP MT20 244/190 Weight: 37 lb FT = 0%
---	---	---	--	---	--

LUMBER- TOP CHORD 2x3 SP No.1 BOT CHORD 2x3 SP No.2 WEBS 2x2 SP No.2	BRACING- TOP CHORD Structural wood sheathing directly applied or 3-8-12 oc purlins. BOT CHORD Rigid ceiling directly applied or 2-4-5 oc bracing.	[PC]
--	--	------

REACTIONS. (lb/size) 1=555/0-3-8 (min. 0-1-8), 7=555/0-3-8 (min. 0-1-8)
Max Horz 1=-91(LC 11)
Max Uplift 1=-662(LC 6), 7=-662(LC 7)

FORCES. (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-1963/3597, 2-13=-1946/3615, 3-13=-1942/3618, 3-4=-1480/2691, 4-5=-1480/2691, 5-14=-1942/3618, 6-14=-1946/3615, 6-7=-1963/3597
BOT CHORD 1-12=-3370/1854, 11-12=-3366/1855, 10-11=-3366/1856, 9-10=-3366/1856, 8-9=-3366/1855, 7-8=-3370/1854
WEBS 4-10=-698/425, 3-11=0/93, 5-9=0/93, 3-10=-526/1091, 5-10=-526/1091, 2-12=0/71, 6-8=0/71

- NOTES-**
- 1) This truss has been checked for uniform roof live load only, except as noted.
 - 2) Wind: ASCE 7-22; Vult=180mph (3-second gust) Vasd=139mph @24in o.c.; TCDL=4.0psf; BCDL=4.0psf; (Alt. 180mph @16in o.c.; TCDL=6.0psf; BCDL=6.0psf); h=30ft; Cat. II; Exp D; Encl., GCpi=0.18; MWFRS (envelope) gable end zone and C-C 11-0-4 to 14-0-4 zone; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - 3) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
 - 4) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 5) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
 - 6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 662 lb uplift at joint 1 and 662 lb uplift at joint 7.
 - 7) Reference UFP Engineering Bulletin 06-06 for information on re-grading ripped lumber.
 - 8) Based on P2227602 - Exp. D, 180 mph Vult

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:

APPROVED BY

Const. Type: VB
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vult
Fire Rating of Ext. Wall: 0
Plan No.: M11068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes



The professional engineering seal indicates that a licensed professional engineer has designed the truss under the standards referenced within this document, not necessarily the current state building code. The engineering seal is not an approval to use in a specific state. The final determination on whether a truss design is acceptable under the locally adopted building code rest with the building official or designated appointee.

WARNING - Verify design parameters and READ NOTES

UFP Industries, Inc.
PHONE (616)-364-6161

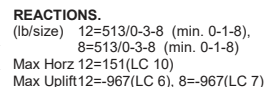
2801 EAST BELTLINE RD, NE
GRAND RAPIDS, MI 49525

Truss shall not be cut or modified without approval of the truss design engineer.

This component has only been designed for the loads noted on this drawing. Construction and lifting forces have not been considered. The builder is responsible for lifting methods and system design. Builder responsibilities are defined under TPI1. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult BCSI 1-06 from the Wood Truss Council of America and Truss Plate Institute Recommendation available from WTCA, 6300 Enterprise LN, Madison, WI 53719 J:\support\MitekSupp\templates\ufp.tpe

UFP Industries Inc., Grand Rapids, MI 49525. Mike Patten

8.730 e Jan 4 2024 MiTek Industries, Inc. Fri Jun 28 08:05:49 2024



Alt Cantilever Detail

Plate Offsets (X,Y)-- [1:0-2-8,0-2-4], [2:0-2-0,0-0-4], [3:0-0-5,0-1-8], [5:0-0-5,0-1-8], [6:0-2-0,0-0-4], [7:0-2-8,0-2-4]

SPACING-- 2-0-0 LOADING (psf) TCLL 20.0 TCDL 7.0 BCLL 0.0 * BCDL 7.0		SPACING-- 1-4-0 LOADING (psf) Plate Grip DOL 1.25 Lumber DOL 1.25 Rep Stress Incr YES Code FBC2023/TPI2014		CSI. TC 0.73 BC 0.39 WB 0.39 Matrix-R		DEFL. in (loc) l/defl L/d Vert(LL) 0.14 11-12 >999 240 Vert(CT) 0.13 11-12 >999 180 Horz(CT) -0.04 7 n/a n/a				PLATES GRIP MT20 244/190 Weight: 48 lb FT = 0%	
---	--	---	--	--	--	--	--	--	--	---	--

LUMBER-		BRACING-		[MCT
TOP CHORD	2x3 SP No.1	TOP CHORD	Structural wood sheathing directly applied or 4-8-0 oc purlins.	[P
BOT CHORD	2x4 SP No.1	BOT CHORD	Rigid ceiling directly applied or 3-9-2 oc bracing.	
WEBS	2x2 SP No.2			

REACTIONS. (lb/size) 1=503/0-3-8 (min. 0-1-8), 7=503/0-3-8 (min. 0-1-8)
Max Horz 1=-151(LC 11)
Max Uplift1=-751(LC 6), 7=-751(LC 7)

FORCES. (lb) - Maximum Compression/Maximum Tension
 TOP CHORD 1-2=-1238/2570, 2-13=-1248/2665, 3-13=-1245/2668, 3-4=-952/2024, 4-5=-952/2024, 5-14=-1245/2668, 6-14=-1248/2665, 6-7=-1238/2570
 BOT CHORD 1-12=-2238/1100, 11-12=-2227/1097, 10-11=-2228/1097, 9-10=-2228/1097, 8-9=-2227/1097, 7-8=-2238/1100
 WEBS 2-12=-71/279, 3-11=-235/127, 4-10=-890/444, 5-9=-235/127, 6-8=-71/279, 3-10=-407/947, 5-10=-407/947

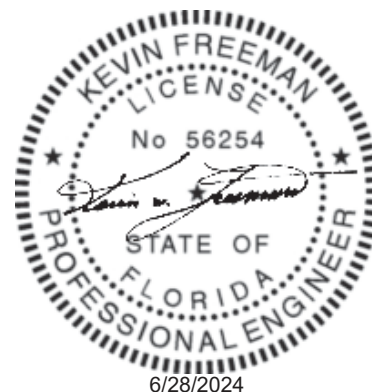
NOTES-

- 1) This truss has been checked for uniform roof live load only, except as noted.
- 2) Wind: ASCE 7-22; Vult=180mph (3-second gust) Vasd=139mph @24in o.c.; TCdL=2.8psf; BCDL=2.8psf; (Alt. 180mph @ 16in o.c.; TCdL=4.2psf; BCDL=4.2psf); h=30ft; Cat. II; Exp D; Encl., GCpi=0.18; MWFRS (envelope) gable end zone and C-C Zone3 0-1-12 to 3-1-12, Zone2 3-1-12 to 11-11-4, Zone3 11-11-4 to 14-11-4 zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- 3) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
- 4) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 5) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
- 6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 751 lb uplift at joint 1 and 751 lb uplift at joint 7.
- 7) The ripped lumber specified above shall be re-graded by a certified lumber grader to the nearest smaller nominal sized lumber grading rules.
- 8) This design has been checked for Alpine Wave 20 gauge plates.
- 9) Based on P0796710 - 180 mph Vult

These prints comply with the
Florida Manufactured Building
Act and adopted Codes and
adhere to the following criteria:

APPROVED BY
NIA INC.

Const. Type: VB
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Valt
Fire Rating of Ext. Walls: 0
Plan No.: MF1068-4777160N7390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Joelco, Inc.



WARNING - Verify design parameters and READ NOTES

Truss shall not be cut or modified without approval of the truss design engineer.

This component has only been designed for the loads noted on this drawing. Construction and lifting forces have not been considered. The builder is responsible for lifting methods and system design. Builder responsibilities are defined under TP11. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult BCSI 1-06 from the Wood Truss Council of America and Truss Plate Institute Recommendation available from WTCA, 6300 Enterprise LN, Madison, WI 53719 J:\support\MitekSupp\templates\ufp.tpe

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PHONE (616)-364-6161

2801 EAST BELTLINE RD, NE
GRAND RAPIDS MI 49525



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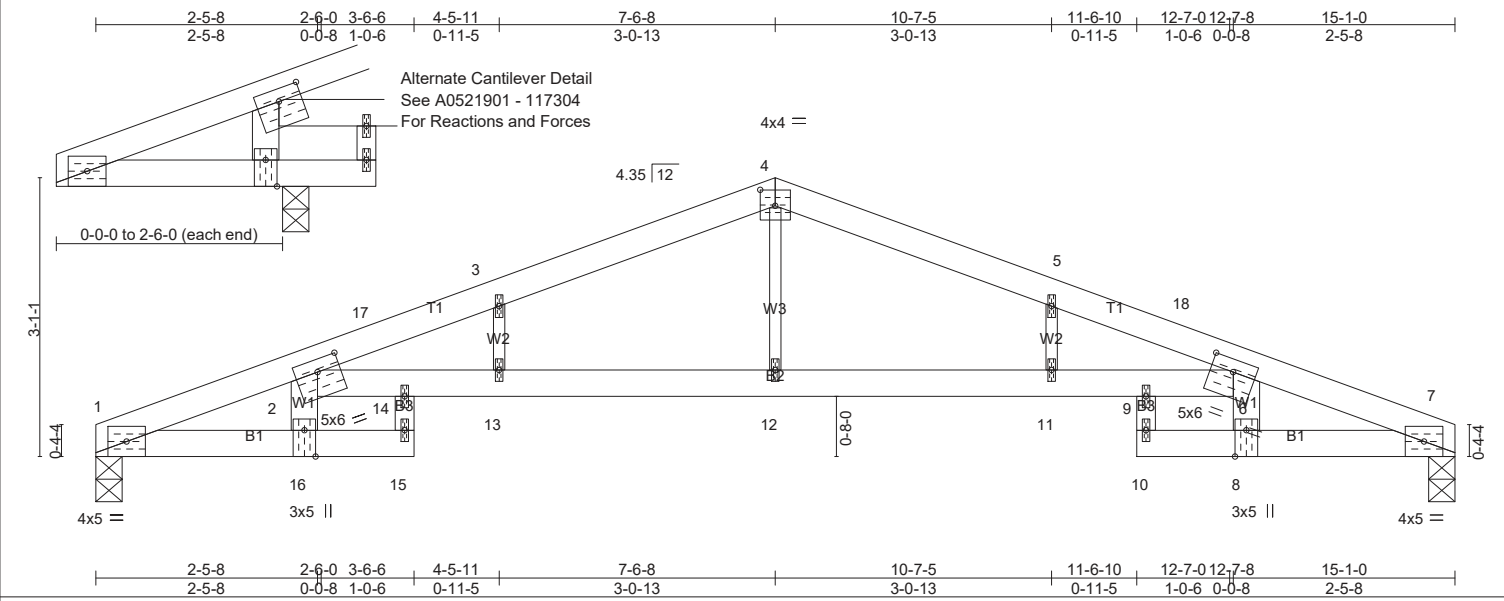


Plate Offsets (X,Y)--		[2:0-3-0,0-1-10], [4:0-2-0,0-2-2], [6:0-3-0,0-1-10], [8:0-3-8,Edge], [16:0-3-8,Edge]	
LOADING (psf)	SPACING-	1-4-0	CSI.
TCLL 20.0	Plate Grip DOL	1.25	TC 0.95
TCDL 7.0	Lumber DOL	1.25	BC 0.96
BCLL 0.0 *	Rep Stress Incr	YES	WB 0.19
BCDL 7.0	Code FBC2023/TPI2014		Matrix-RH
		DEFL.	in (loc) l/defl L/d
		Vert(LL)	0.74 13-14 >241 240
		Vert(CT)	0.65 13-14 >275 180
		Horz(CT)	-0.43 7 n/a n/a
		PLATES	GRIP
		MT20	244/190
		Weight: 55 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.1
BOT CHORD 2x4 SP No.1 *Except*
B3: 2x3 SP No.2
WEBS 2x2 SP No.2 *Except*
W1: 2x4 SP No.2

BRACING-
TOP CHORD Structural wood sheathing directly applied or 2-2-0 oc purlins.
BOT CHORD Rigid ceiling directly applied.

[MCT]
[PB]

REACTIONS. (lb/size) 1=335/0-3-8 (min. 0-1-8), 7=335/0-3-8 (min. 0-1-8)
Max Horz 1=99(LC 6)
Max Uplift 1=473(LC 4), 7=473(LC 5)

FORCES. (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-71/219, 2-17=-748/1783, 3-17=-738/1786, 3-4=-752/1915, 4-5=-752/1915, 5-18=-738/1786, 6-18=-748/1783, 6-7=-71/219
BOT CHORD 1-16=0/0, 15-16=0/0, 8-10=0/0, 7-8=0/0, 2-14=-1622/740, 13-14=-1528/704, 12-13=-1528/704, 11-12=-1528/704, 9-11=-1528/704, 6-9=-1622/740, 14-15=-690/278, 9-10=-690/278
WEBS 4-12=-797/329, 2-16=-388/1027, 6-8=-388/1027, 3-13=-99/361, 5-11=-99/361

- NOTES-**
- 1) This truss has been checked for uniform roof live load only, except as noted.
 - 2) Wind: ASCE 7-22; Vult=180mph (3-second gust) Vasd=139mph; TCDL=4.2psf; BCDL=4.2psf; h=30ft; Cat. II; Exp D; Encl., GCpi=0.18; MWFRS (envelope) gable end zone and C-C Zone3 0-1-12 to 3-1-12, Zone2 3-1-12 to 11-11-4, Zone3 11-11-4 to 14-11-4 zone; cantilever left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - 3) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
 - 4) All plates are 1x3 MT20 unless otherwise indicated.
 - 5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
 - 7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 473 lb uplift at joint 1 and 473 lb uplift at joint 7.

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:

APPROVED BY
NIA INC.

Const. Type: VB
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Vel.
Fire Rating of Ext. Walls: 0
Plan No.: MH1068-4771140N1390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes



8.720 e Sep 6 2023 MiTek Industries, Inc. Wed Jan 3 07:20:21 2024

[illegible]

Plate Offsets (X,Y)-- [1:0-0-9,0-1-4], [2:0-2-0,0-0-4], [3:0-0-9,0-1-8], [5:0-0-9,0-1-8], [6:0-2-0,0-0-4], [7:0-0-9,0-1-4], [10:0-2-8,0-1-4]											
SPACING--: 2-0-0		SPACING--: 1-4-0				CSI.		DEFL.		PLATES GRIP	
LOADING (psf)		LOADING (psf)		Plate Grip DOL 1.25		TC 0.69		in (loc) l/defl L/d		MT20 244/190	
TCLL 20.0		TCLL 30.0		Lumber DOL 1.25		BC 0.27		Vert(LL) 0.10 11-12 >999 240			
TCDL 7.0		TCDL 10.5		Rep Stress Incr YES		WB 0.26		Vert(CT) 0.09 11-12 >999 180			
BCLL 0.0 *		BCLL 0.0 *		Code FBC2023/TPI2014		Matrix-R		Horz(CT) -0.02 7 n/a n/a			
BCDL 7.0		BCDL 10.5								Weight: 48 lb FT = 0%	

LUMBER-		BRACING-	
TOP CHORD	2x3 SP No.2	TOP CHORD	Structural wood sheathing directly applied or 4-9-4 oc purlins.
BOT CHORD	2x4 SP No.1	BOT CHORD	Rigid ceiling directly applied or 4-9-7 oc bracing.
WERS	2x2 SP No.2		

REACTIONS. (lb/size) 1=503/0-3-8 (min. 0-1-8), 7=503/0-3-8 (min. 0-1-8)
Max Horz 1=105(LC 10)
Max Uplift 1=-496(LC 6), 7=-496(LC 7)

FORCES. (lb) - Maximum Compression/Maximum Tension
 TOP CHORD 1-2=-1021/1734, 2-13=-989/1802, 3-13=-987/1805, 3-4=-752/1369, 4-5=-752/1369, 5-14=-987/1805, 6-14=-989/1802, 6-7=-1021/1734
 BOT CHORD 1-12=-1508/913, 11-12=-1500/911, 10-11=-1501/912, 9-10=-1501/912, 8-9=-1500/911, 7-8=-1508/913
 WEBS 3-11=-161/128, 4-10=-596/356, 5-9=-161/128, 3-10=-320/644, 5-10=-320/644, 2-12=-51/200, 6-8=-51/200

NOTES-

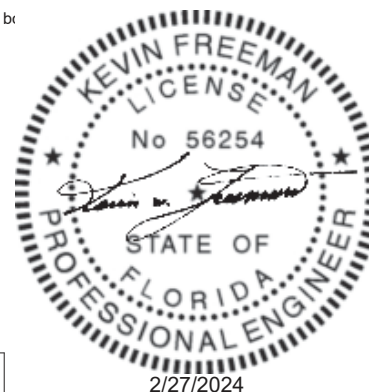
- 1) This truss has been checked for uniform roof live load only, except as noted.
- 2) Wind: ASCE 7-22; Vult=150mph (3-second gust) Vasd=116mph @24in o.c.; TCDD=2.8psf; BCDL=2.8psf; (Alt. 180mph @16in o.c.; TCDD=4.2psf; BCDL=4.2psf); h=30ft; Cat. II; Exp D; Encl. GCpi=0.18; MWFRS (envelope) gable end zone and C-C 11-11-4 to 14-11-4 zone; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- 3) Building Designer / Project engineer responsible for verifying applied roof live load shown covers rain loading requirements specific to the use of this truss component.
- 4) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 5) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the br chord and any other members.
- 6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 496 lb uplift at joint 1 and 496 lb uplift at joint 7.
- 7) Reference UFP Engineering Bulletin 06-06 for information on re-grading ripped lumber.
- 8) Based on P0796709 - FBC 2023

These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:

APPROVED BY
NIA INC.

Const. Type: _____
Occupancy: _____
Allowable No. of Floors: _____
Wind Velocity: _____
Fire Rating of Ext. Walls: _____
Plan No.: _____
Allow. Floor Load: _____
Approval Date: _____
Manufacturer: _____

VB _____
Single Family Dwelling
1 _____
160 MPH Vwb
0 _____
MF 1068-4777 160N 7390
40 _____
30 2025
Joseph Brown



The professional engineering seal indicates that a licensed professional engineer has designed the truss under the standards referenced within this document, not necessarily the current state building code. The engineering seal is not an approval to use in a specific state. The final determination on whether a truss design is acceptable under the locally adopted building code rests with the building official or designated appointee.

⚠ WARNING - Verify design parameters and READ NOTES

Truss shall not be cut or modified without approval of the truss design engineer.

This component has only been designed for the loads noted on this drawing. Construction and lifting forces have not been considered. The builder is responsible for lifting methods and system design. Builder responsibilities are defined under TP11. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult BCSI 1-06 from the Wood Truss Council of America and Truss Plate Institute Recommendation available from WTCA. 6300 Enterprise LN, Madison, WI 53719 J:\support\MitekSupp\templates\ufp.tpe

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