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:

1. REFER TO JACOBSEN HOMES' MODULAR INSTALLATION MANUAL.
2. ALL SITE GRADING/FILL AND LOT PREP. (INCLUDING REQUIRED DRAINAGE). SOIL REQ'D TO SLOPE AWAY FROM BUILDING. SEE SITE PREPARATION NOTES.
3. THE COMPLETE FOUNDATION, TIE-DOWN, ANCHORING SYSTEMS, AND REQ'D UNDER FLOOR OR CRAWL SPACE VENTING.
4. TERMITE TREATMENT AND REQUIRED VAPOR BARRIER BELOW STRUCTURE.
5. BOTTOM OF FLOOR INSULATION AND BOTTOM BOARD MATERIAL.
6. ALL HOLES, TEARS, OR OPENINGS IN BOTTOM BOARD MATERIAL SEALED.
7. RAMPS, STAIRS, & GENERAL ACCESS (INCL. ALL ACCESSIBILITY REQ'MENTS).
8. BUILDING DRAINS, CLEAN-OUTS, AND HOOKUP TO THE PLUMBING SYSTEM(S).
9. ANY PORTABLE FIRE EXTINGUISHER(S) AND/OR FIRE SUPPRESSION SYSTEM(S).
10. ELECTRICAL SERVICE (INCL. FEEDERS) AND ALL CROSSOVER CONNECTIONS ON MULTI-SECTION BUILDINGS.
11. 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.
12. STRUCTURAL & AESTHETIC INTERCONNECTIONS BETWEEN MODULES/SECTIONS.
13. GABLE END FRAMING WITH HINGED ROOF SYSTEMS.
14. EXTERIOR SIDING (INCLUDING BONDING OF METAL SIDING TO GROUND).
15. EXTERIOR WALL FINISH (ENDWALLS AND PORCH AREAS).
16. EXTERIOR FASCIA/SOFFIT FINISH (ENDWALLS AND PORCH AREAS).
17. ROOF COVERING AT HINGE AREAS, DRY-IN, AND COMPLETION (RIDGE, ETC.).
18. COMPLETE ROOF (INCLUDING BONDING OF METAL ROOF TO GROUND).
19. FIREPLACE CHIMNEY STACK AND COMPLETION OF VENTILATION SYSTEM.
20. FIREPLACE CHIMNEY FRAMING.
21. WINDOW GUARDS AND/OR FALL PROTECTION.
22. WINDOW PROTECTION AND/OR STORM SHUTTERS.
23. DRYER VENTING: DRYER VENT SHALL EXHAUST OUTSIDE OF THE FOUNDATION.
24. ANY REQUIRED BLOWER DOOR OR DUCT TIGHTNESS TEST.
25. CROSSOVER CONNECTIONS (HVAC) AND REQUIRED FRESH AIR INTAKE.
26. 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.
27. HVAC DISCONNECT, WIRING, BREAKERS, SERVICE RECEPTACLE, BY-OTHERS WHEN NOT INSTALLED IN THE FACTORY, INSULATION AND REQ'D AIR BARRIER.
28. HIGH EFFICACY LAMPS REQ'D BY FRC R404 ARE INSTALLED ON-SITE, BY-OTHERS.
29. "BUILDING ADDRESS" AS REQUIRED BY FBC R319.1 SHALL BE INSTALLED ON-SITE, BY OTHERS, NOT JACOBSEN HOMES.
30. 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.

1. THIS BUILDING SHALL BE INSTALLED BY A CONTRACTOR CERTIFIED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR).
2. 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.
3. 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.
4. 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/THROUGH 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	SHEET
1.	Cover Sheet / CONTENTS	Contents
2.	Floorplan	A1
3.	Floorplan OPTIONS - 1	A2
4.	Floorplan OPTIONS - 2	A3
5.	Floorplan OPTIONS - 3	A4
6.	Exterior Elevations - 1	A5
7.	Exterior Elevations - 2	A6
8.	Electrical Load Calcs & Notes	E1
9.	Electrical Plan	E2
10.	Electrical Plan OPTIONS	E3
11.	HVAC System Layout	M1
12.	HVAC System Layout / OPTIONS	M2
13.	Potable Water System	P1
14.	Sanitary Waste (DWV)	P2
15.	Structural Design Tables	S1
16.	Wind Load Worksheet	S2
17.	Shearwall Load Calculations	S3
18.	Cross-Section ON-FRAME	S4
19.	Cross-Section OFF-FRAME	S5
20.	Triple Floor Rail (OPTIONAL)	S8
21.	GABLE END Transition	S7
22.	FND. Loads ON-FRAME	X1
23.	FND. Loads OFF-FRAME	X2
24.	NA	-
25.	NA	-

ATTACHMENTS:

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

ADDITIONAL SITE-INSTALLED ITEMS:

1. Site Address to be provided per R319.1
2. NA
3. NA
4. NA
5. NA

NON-ELEV

JACOBSEN HOMES

* 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.

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

MRH = 15-feet

MEAN ROOF HEIGHT:	15-feet	BUILDING (RISK) CAT. (I-IV):	II
WIND EXPOSURE CAT.:	D	INTERNAL PRESS. COEFF.:	GCpi = 0.18 (Enclosed)
ROOF ANGLE (DEG.):	6°	ROOF PITCH (RISE):	1.26" / 12"

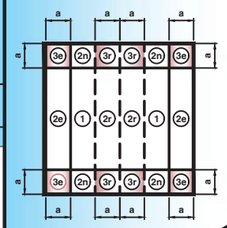
DESIGN WIND PRESSURES FOR COMPONENTS AND CLADDING:	ULT. DESIGN WIND PRES. STRENGTH DESIGN Vult			NOM. DESIGN WIND PRES. ALLOW. STRESS DESIGN Vasd		
Pr = ROOF C&C LOADS	EFFECTIVE WIND AREA =			10 SQ.FT.		
ZONE 1 =	50.47	PSF	-124.95 PSF	30.28	PSF	-74.97 PSF
ZONE 2e =	50.47	PSF	-124.95 PSF	30.28	PSF	-74.97 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	-216.83 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
ZONE 5 =	60.76	PSF	-76.44 PSF	36.46	PSF	-45.86 PSF

160 mph - Vult
MRH = 15-feet

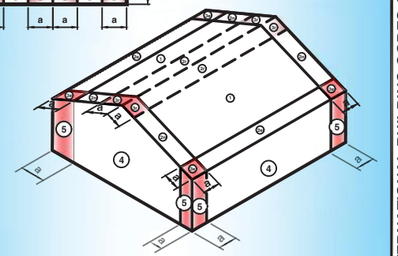
FLORIDA

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

COMPONENT AND CLADDING PRESSURE ZONES



Note: a = 4 feet in ALL cases
(Component and Cladding Pressure Zones)



PORTION OF FIGURE R301.2(7) FROM THE FLORIDA RES. CODE
(REFER TO FRC FOR FULL DETAILS)

Michael G Tomko
Digitally signed by Michael G Tomko
Date: 2025.03.20 07:45:00 -04'00'

FRONT ELEVATION

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

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

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 - NTA. THE INTERNATIONAL CODE COUNCIL (ICC) COMPILES AND PUBLISHES THE INTERNATIONAL BUILDING CODES AND THE FLORIDA BUILDING CODES.

ICC - NTA
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 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 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
Cover Sheet / CONTENTS

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 RESPONSIBLE FOR THE PERFORMANCE OF THE FOUNDATION SYSTEMS AND SYSTEMS RELATING THERETO. THE MANUFACTURER IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE SUPERSTRUCTURES STRUCTURAL COMPONENTS AND SYSTEMS.

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:	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

MBX-COV

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.

NON-ELEV

RESIDENTIAL PACKAGE
Cover Sheet / CONTENTS

981 Sq. Ft. (Living Area)

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 NTA INC.

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:	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 *

SHEAR WALL ANALYSIS
160 mph - Vult

Wind Speed Vult (Ultimate Design WS):	160 mph - Vult
Maximum SIDE WALL HEIGHT in Inches:	96
Maximum MEAN ROOF HEIGHT (MRH) in feet:	15
Maximum WIND EXPOSURE CATAGORY (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.	Trib.	TOTAL Shear Force	Uplift Force (Racking Load)	Min. PLF Rating (Req'd Design)	PERF. or SEGM. Design (P / S)
1	SSW1	[redacted]	1916	711	89	P
2	SSW2	[redacted]	1916	386	48	P
3	ESW3	32	4627	2414	302	S
4	ESW4	32	4627	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 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)
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 Req'ments / Specs.			
SHEAR WALL NUMBER	X	M	N	O	P	Q	R
	DISCR.	Num. of SINGLE 20 Ga. Straps (Each)	Simpson Bracket	Fastener TYPE Floor Wall Ceiling	Fastener DIAMTR. Floor Wall Ceiling (Inches)	Fastener LENGTH Floor Wall Ceiling (Inches)	Max. SPACING Floor Wall Ceiling (In. O.C.)
1	SSW1	2	HDU8-SDS2.5	NAIL	0.131	3.5	8
2	SSW2	2	HDU8-SDS2.5	NAIL	0.131	3.5	8
3	ESW3	2	HDU8-SDS2.5	NAIL	0.131	3.5	4
4	ESW4	4	HDU8-SDS2.5	NAIL	0.131	3.5	2.5
5	NA	-	-	-	-	-	-
6	NA	-	-	-	-	-	-
7	NA	-	-	-	-	-	-
8	NA	-	-	-	-	-	-
9	NA	-	-	-	-	-	-
10	NA	-	-	-	-	-	-

SHEAR WALL JOIST ANALYSIS
160 mph - Vult

Wind Speed Vult (Ultimate Design WS):	160 mph - Vult
Maximum SIDE WALL HEIGHT in Inches:	96
Maximum MEAN ROOF HEIGHT (MRH) in feet:	15
Maximum WIND EXPOSURE CATAGORY (WEC):	D
Maximum Roof Angle (Degrees):	20°

Wall ID		STILT SET ONLY	
SHEAR WALL NUMBER	X	S	T
	DISCR.	SHEAR WALL JOIST QUANITY	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	-	-

** SOME ITEMS SHOWN ARE OPTIONAL **
TRUSS HEIGHT(S) MAY BE HIGHER OR LOWER THAN DEPICTED ON THIS PLAN
REFER TO SHEARWALL CALCULATIONS FOR THE MAXIMUM ALLOWABLE TRUSS HEIGHT

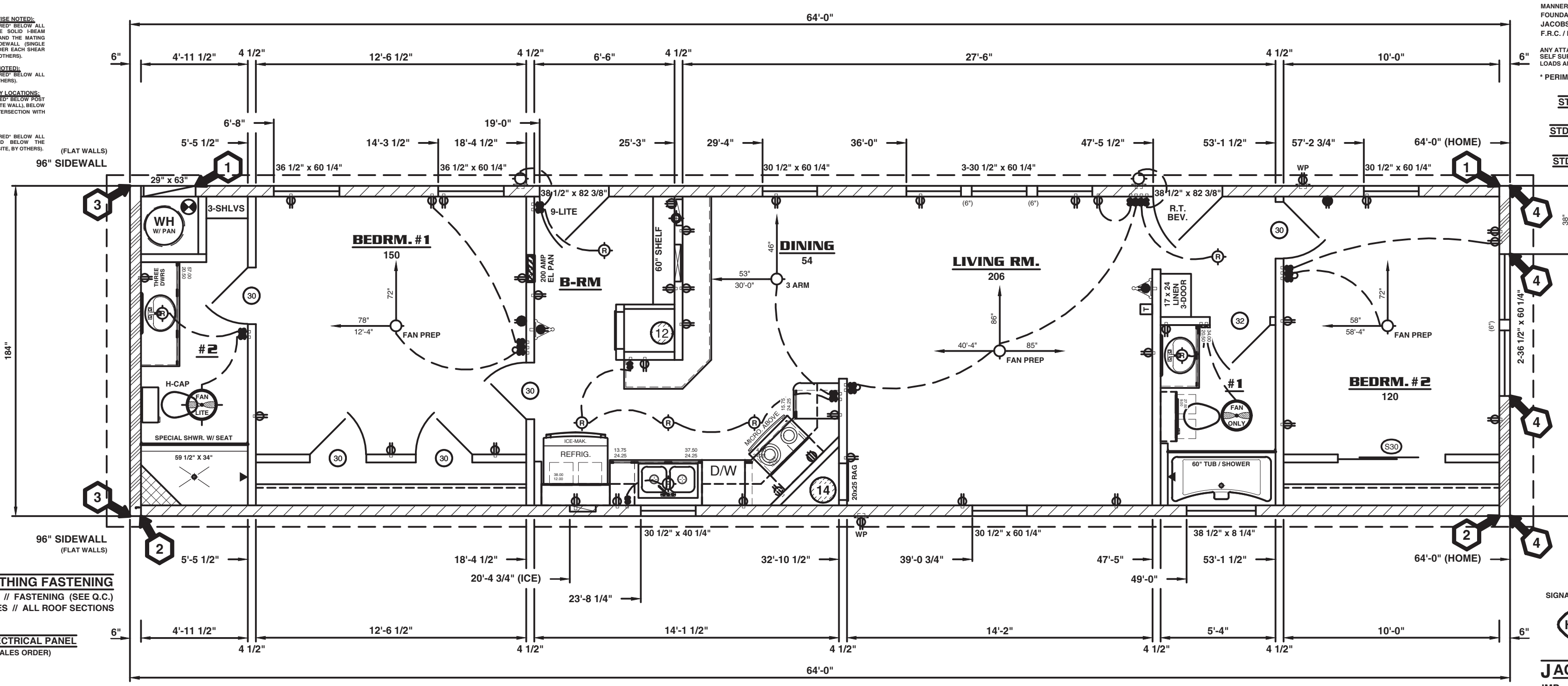
SHEAR WALLS (UNLESS OTHERWISE NOTED): PIERS AND TIE-DOWNS ARE *REQUIRED* BELOW ALL SHEAR WALL JOISTS AND/OR THE SOLID I-BEAM HEADER AT BOTH THE SIDEWALL AND THE MATING LINE SIDE OR THE OPPOSITE SIDEWALL (SINGLE SECTION ONLY) - MINIMUM TWO UNDER EACH SHEAR WALL JOIST LOCATION (ON-SITE, BY OTHERS).

COLUMNS (UNLESS OTHERWISE NOTED): PIERS AND TIE-DOWNS ARE *REQUIRED* BELOW ALL COLUMN LOCATIONS (ON-SITE, BY OTHERS).

PORCH(ES) AND RECESSED ENTRY LOCATIONS: PIERS AND TIE-DOWNS ARE *REQUIRED* BELOW POST (COLUMN) LOCATIONS (SIDEWALL/MATE WALL), BELOW ALL CORNERS, AND BELOW THE INTERSECTION WITH THE HOME (ON-SITE, BY OTHERS).

BAYS: PIERS AND TIE-DOWNS ARE *REQUIRED* BELOW ALL CORNERS, IN THE CENTER, AND BELOW THE INTERSECTION WITH THE HOME (ON-SITE, BY OTHERS).

ROOF DEPARTMENT
USE 23" x 181" / FLAT / MOD TRUSSES
THIS SECTION ONLY
(CHECK SALES ORDER)



MOD ROOF SHEATHING FASTENING
SPEC. ROOF SHEATHING // FASTENING (SEE Q.C.)
** SEE FASTENING TABLES // ALL ROOF SECTIONS

200-AMP. ELECTRICAL PANEL
(CHECK SALES ORDER)

BUILD ALL WALLS 96" HIGH
(CHECK SALES ORDER)

THERMAL PANE WINDOWS
(CHECK SALES ORDER)

*** THE FOUNDATION SHALL BE DESIGNED IN SUCH A MANNER TO ADEQUATELY SUPPORT ALL INDUCED LOADS. THE FOUNDATION AND TIE-DOWN SYSTEMS ARE BY-OTHERS (NOT JACOBSEN). FOUNDATION SHALL BE DESIGNED PER THE F.R.C. / F.B.C. AND STANDARD ENGINEERING PRACTICES.

ANY ATTACHMENTS TO THIS STRUCTURE SHALL BE COMPLETELY SELF SUPPORTING AND SHALL NOT TRANSFER AND/OR INDUCE LOADS AND/OR OTHER FORCES ONTO THIS BUILDING/STRUCTURE.

* PERIMETER AND MATING LINE PIERS ARE REQUIRED.

STD. 7/16" O.S.B. ROOF SHEATHING
(CHECK SALES ORDER)

STD. 7/16" O.S.B. WALL SHEATH. (MOD)
(CHECK SALES ORDER)

STD. 19/32" O.S.B FLOOR SHEATHING
(CHECK SALES ORDER)

IMP - M2390
SIGNATURE-IMPERIAL 160 EXPOSURE - D
HITCH 16.0 16.0 16.0
CHECK TABLES AND ORDER FOR JOIST QTY / SIZE / TYPE

JACOBSEN HOMES
IMP - C4777160N2390 - M2390
160 C4777160N2390 - M2390 160
C. YOUNG / M. MARCHES 02/20/2025 ©
Unit SIZE: 15'-4" x 64'-0"
Ship. HT. 1: 13'-9" // STD. Shipping
Ship. HT. 2: NOT APPLICABLE
Ship. HT. 3: NOT APPLICABLE
1: 12" I-Beam // STD. Axles // STD. Tires
2: NOT APPLICABLE
3: NOT APPLICABLE

SYMBOL LEGEND

SYMBOL LEGEND	THERMAL PANE // NON-IMPACT < 170 MPH Vult				THERMAL PANE // IMPACT => 170 MPH Vult				DOORS NON-IMPACT				DOORS 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.)	LIGHT PROVIDED (SQ. FT.)	VENT PROVIDED (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	1.99	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	30.27	14.94
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	39.96	19.72
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	45.40	22.41
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	-	-	-	-	-	-	-	-
WALL / CEIL. 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	-	-	-	-	-	-	-	-	-

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).

YOUNGCAD

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.

RIDGE BEAM ANALYSIS - 01 thru 09

160	COL. NUM.	SPAN LEFT (Feet)	SPAN RIGHT (Feet)	MIN. NOMINAL RB SIZE (In.) LEFT SPAN	MIN. NOMINAL RB SIZE (In.) RIGHT SPAN
	1	-	-	NA	NA
	2	-	-	NA	NA
	3	-	-	NA	NA
	4	-	-	NA	NA
	5	-	-	NA	NA
	6	-	-	NA	NA
	7	-	-	NA	NA
	8	-	-	NA	NA
	9	-	-	NA	NA

RIDGE BEAM 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
	10	-	-	NA	NA
	11	-	-	NA	NA
	12	-	-	NA	NA
	13	-	-	NA	NA
	14	-	-	NA	NA
	15	-	-	NA	NA
	16	-	-	NA	NA
	17	-	-	NA	NA
	18	-	-	NA	NA

COLUMN ANALYSIS - 01 thru 09

160	COL. NUM.	QUANTITY OF STUDS	STUD SIZE TYPE	ADD'L BEARING BLOCK	NUMBER OF 20 ga. STRAPS
	1	-	-	-	-
	2	-	-	-	-
	3	-	-	-	-
	4	-	-	-	-
	5	-	-	-	-
	6	-	-	-	-
	7	-	-	-	-
	8	-	-	-	-
	9	-	-	-	-

COLUMN ANALYSIS - 10 thru 18

160	COL. NUM.	QUANTITY OF STUDS	STUD SIZE TYPE	ADD'L BEARING BLOCK	NUMBER OF 20 ga. STRAPS
	10	-	-	-	-
	11	-	-	-	-
	12	-	-	-	-
	13	-	-	-	-
	14	-	-	-	-
	15	-	-	-	-
	16	-	-	-	-
	17	-	-	-	-
	18	-	-	-	-

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 NTA INC.

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:	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 - NTA
305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

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

SEAL: 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 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.

*** 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.

REVISION SCHEDULE:

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

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 *

DRAWN BY:	A. McCULLAR
DATE:	2/21/2025
SCALE:	Not Printed To Scale
SHEET:	A1

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

MBX

SHEAR WALL ANALYSIS
160 mph - Vult

Wind Speed Vult (Ultimate Design WS):	160 mph - Vult
Maximum SIDE WALL HEIGHT in Inches:	96
Maximum MEAN ROOF HEIGHT (MRH) in feet:	15
Maximum WIND EXPOSURE CATAGORY (WEC):	D
Maximum Roof Angle (Degrees):	20°

160 mph - Vult | **MIXED**

Wall ID		Load / Force Information				
	X	A	B	C	D	E
SHEAR WALL NUMBER	DISCR.	Trib.	TOTAL Shear Force	Uplift Force (Racking Load)	Min. PLF Rating (Req'd Design)	PERF. or SEGM. Design (P / S)
1	SSW1	[redacted]	1916	711	89	P
2	SSW2		1916	386	48	P
3	ESW3	32	4627	2414	302	S
4	ESW4	32	4627	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						
	X	F	G	H	I	J	K	L
SHEAR WALL NUMBER	DISCR.	Min. Rated Sheath. THICK.	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)
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 Req'ments / Specs.			
	X	M	N	O	P	Q	R
SHEAR WALL NUMBER	DISCR.	Num. of SINGLE 20 Ga. Straps (Each)	Simpson Bracket	Fastener TYPE Floor Wall Ceiling	Fastener DIAMTR. Floor Wall Ceiling (Inches)	Fastener LENGTH Floor Wall Ceiling (Inches)	Max. SPACING Floor Wall Ceiling (In. O.C.)
1	SSW1	2	HDU8-SDS2.5	NAIL	0.131	3.5	8
2	SSW2	2	HDU8-SDS2.5	NAIL	0.131	3.5	8
3	ESW3	2	HDU8-SDS2.5	NAIL	0.131	3.5	4
4	ESW4	4	HDU8-SDS2.5	NAIL	0.131	3.5	2.5
5	NA	-	-	-	-	-	-
6	NA	-	-	-	-	-	-
7	NA	-	-	-	-	-	-
8	NA	-	-	-	-	-	-
9	NA	-	-	-	-	-	-
10	NA	-	-	-	-	-	-

SHEAR WALL JOIST ANALYSIS
160 mph - Vult

Wind Speed Vult (Ultimate Design WS):	160 mph - Vult
Maximum SIDE WALL HEIGHT in Inches:	96
Maximum MEAN ROOF HEIGHT (MRH) in feet:	15
Maximum WIND EXPOSURE CATAGORY (WEC):	D
Maximum Roof Angle (Degrees):	20°

Wall ID		STILT SET ONLY	
	X	S	T
SHEAR WALL NUMBER	DISCR.	SHEAR WALL JOIST QUANITY	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	-	-

RESERVED

SYMBOL LEGEND	THERMAL PANE // NON-IMPACT < 170 MPH Vult				THERMAL PANE // IMPACT => 170 MPH Vult				DOORS NON-IMPACT				DOORS 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.)	LIGHT PROVIDED (SQ. FT.)	VENT PROVIDED (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	1.99	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	30.27	14.94
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	39.96	19.72
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	45.40	22.41
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	-	-	-	-	-	-	-	-	-

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).

YOUNGCAD

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

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RIDGE BEAM ANALYSIS - 01 thru 09 (160)

COL. NUM.	SPAN LEFT (Feet)	SPAN RIGHT (Feet)	MIN. NOMINAL RB SIZE (In.) LEFT SPAN	MIN. NOMINAL RB SIZE (In.) RIGHT SPAN
1	-	-	NA	NA
2	-	-	NA	NA
3	-	-	NA	NA
4	-	-	NA	NA
5	-	-	NA	NA
6	-	-	NA	NA
7	-	-	NA	NA
8	-	-	NA	NA
9	-	-	NA	NA

RIDGE BEAM 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
10	-	-	NA	NA
11	-	-	NA	NA
12	-	-	NA	NA
13	-	-	NA	NA
14	-	-	NA	NA
15	-	-	NA	NA
16	-	-	NA	NA
17	-	-	NA	NA
18	-	-	NA	NA

COLUMN ANALYSIS - 01 thru 09 (160)

COL. NUM.	QUANTITY OF STUDS	STUD SIZE TYPE	ADD'L BEARING BLOCK	NUMBER OF 20 ga. STRAPS
1	-	-	-	-
2	-	-	-	-
3	-	-	-	-
4	-	-	-	-
5	-	-	-	-
6	-	-	-	-
7	-	-	-	-
8	-	-	-	-
9	-	-	-	-

COLUMN ANALYSIS - 10 thru 18 (160)

COL. NUM.	QUANTITY OF STUDS	STUD SIZE TYPE	ADD'L BEARING BLOCK	NUMBER OF 20 ga. STRAPS
10	-	-	-	-
11	-	-	-	-
12	-	-	-	-
13	-	-	-	-
14	-	-	-	-
15	-	-	-	-
16	-	-	-	-
17	-	-	-	-
18	-	-	-	-

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 NTA INC.

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:	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 - NTA
305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

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

P.E. SEAL: 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 OPTIONS - 1

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.

*** 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.

REVISION SCHEDULE:

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

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 *

DRAWN BY:	A. McCULLAR
DATE:	2/21/2025
SCALE:	Not Printed To Scale
SHEET:	A2

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

MBX

SHEAR WALL ANALYSIS
160 mph - Vult

Wind Speed Vult (Ultimate Design WS):	160 mph - Vult
Maximum SIDE WALL HEIGHT in Inches:	96
Maximum MEAN ROOF HEIGHT (MRH) in feet:	15
Maximum WIND EXPOSURE CATAGORY (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.	Trib.	TOTAL Shear Force	Uplift Force (Racking Load)	Min. PLF Rating (Req'd Design)	PERF. or SEGM. Design (P / S)
1	SSW1	[redacted]	1916	711	89	P
2	SSW2	[redacted]	1916	386	48	P
3	ESW3	32	4627	2414	302	S
4	ESW4	32	4627	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 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)
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 Req'ments / Specs.			
SHEAR WALL NUMBER	X	M	N	O	P	Q	R
	DISCR.	Num. of SINGLE 20 Ga. Straps (Each)	Simpson Bracket	Fastener TYPE Floor Wall Ceiling	Fastener DIAMTR. Floor Wall Ceiling (Inches)	Fastener LENGTH Floor Wall Ceiling (Inches)	Max. SPACING Floor Wall Ceiling (In. O.C.)
1	SSW1	2	HDU8-SDS2.5	NAIL	0.131	3.5	8
2	SSW2	2	HDU8-SDS2.5	NAIL	0.131	3.5	8
3	ESW3	2	HDU8-SDS2.5	NAIL	0.131	3.5	4
4	ESW4	4	HDU8-SDS2.5	NAIL	0.131	3.5	2.5
5	NA	-	-	-	-	-	-
6	NA	-	-	-	-	-	-
7	NA	-	-	-	-	-	-
8	NA	-	-	-	-	-	-
9	NA	-	-	-	-	-	-
10	NA	-	-	-	-	-	-

SHEAR WALL JOIST ANALYSIS
160 mph - Vult

Wind Speed Vult (Ultimate Design WS):	160 mph - Vult
Maximum SIDE WALL HEIGHT in Inches:	96
Maximum MEAN ROOF HEIGHT (MRH) in feet:	15
Maximum WIND EXPOSURE CATAGORY (WEC):	D
Maximum Roof Angle (Degrees):	20°

Wall ID		STILT SET ONLY	
SHEAR WALL NUMBER	X	S	T
	DISCR.	SHEAR WALL JOIST QUANITY	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	-	-

RESERVED

SYMBOL LEGEND

SYMBOL LEGEND
POSITIONED LIGHT OR FAN
ELECTRICAL PANEL
12" OR 14" RETURN AIR DROP (TYP.)
12" DUCT RISER LOCATION (TYP.)
AIR HANDLER LOCATION (TYP.)
SHEARWALL
SHEARWALL DESIGNATOR (SEE TABLE)
COLUMN LOCATION (SEE TABLE)
11 7/8", 14" OR 15 7/8" RIDGE BEAM
SMOKE ALARMS (WALL & CEILING)
COMB. Co/SMOKE ALARM(S)

THERMAL PANE // NON-IMPACT < 170 MPH Vult				THERMAL PANE // IMPACT => 170 MPH Vult				DOORS NON-IMPACT				DOORS IMPACT			
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.)	LIGHT PROVIDED (SQ. FT.)	VENT PROVIDED (SQ. FT.)
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	1.99	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	-	-	-	-
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	30.27	14.94
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	39.96	19.72
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	45.40	22.41
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	-	-	-	-	-	-	-	-
38 x 08	1.59	3.18	0.00	72 x 13	8.51	13.49	-	-	-	-	-	-	-	-	-

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).

YOUNGCAD

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.

RIDGE BEAM ANALYSIS - 01 thru 09 (160)

COL. NUM.	SPAN LEFT (Feet)	SPAN RIGHT (Feet)	MIN. NOMINAL RB SIZE (In.) LEFT SPAN	MIN. NOMINAL RB SIZE (In.) RIGHT SPAN
1	-	-	NA	NA
2	-	-	NA	NA
3	-	-	NA	NA
4	-	-	NA	NA
5	-	-	NA	NA
6	-	-	NA	NA
7	-	-	NA	NA
8	-	-	NA	NA
9	-	-	NA	NA

RIDGE BEAM 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
10	-	-	NA	NA
11	-	-	NA	NA
12	-	-	NA	NA
13	-	-	NA	NA
14	-	-	NA	NA
15	-	-	NA	NA
16	-	-	NA	NA
17	-	-	NA	NA
18	-	-	NA	NA

COLUMN ANALYSIS - 01 thru 09 (160)

COL. NUM.	QUANTITY OF STUDS	STUD SIZE TYPE	ADD'L BEARING BLOCK	NUMBER OF 20 ga. STRAPS
1	-	-	-	-
2	-	-	-	-
3	-	-	-	-
4	-	-	-	-
5	-	-	-	-
6	-	-	-	-
7	-	-	-	-
8	-	-	-	-
9	-	-	-	-

COLUMN ANALYSIS - 10 thru 18 (160)

COL. NUM.	QUANTITY OF STUDS	STUD SIZE TYPE	ADD'L BEARING BLOCK	NUMBER OF 20 ga. STRAPS
10	-	-	-	-
11	-	-	-	-
12	-	-	-	-
13	-	-	-	-
14	-	-	-	-
15	-	-	-	-
16	-	-	-	-
17	-	-	-	-
18	-	-	-	-

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 NTA INC.

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:	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 - NTA

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 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

PE SEAL: 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 OPTIONS - 2

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		

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 *

DRAWN BY:	A. McCULLAR
DATE:	2/21/2025
SCALE:	Not Printed To Scale
SHEET:	A3

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

MBX

SHEAR WALL ANALYSIS
160 mph - Vult

Wind Speed Vult (Ultimate Design WS):	160 mph - Vult
Maximum SIDE WALL HEIGHT in Inches:	96
Maximum MEAN ROOF HEIGHT (MRH) in feet:	15
Maximum WIND EXPOSURE CATAGORY (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.	Trib.	TOTAL Shear Force	Uplift Force (Racking Load)	Min. PLF Rating (Req'd Design)	PERF. or SEGM. Design (P / S)
1	SSW1	[redacted]	1916	711	89	P
2	SSW2		1916	386	48	P
3	ESW3	32	4627	2414	302	S
4	ESW4	32	4627	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 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)
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 Req'ments / Specs.			
SHEAR WALL NUMBER	X	M	N	O	P	Q	R
	DISCR.	Num. of SINGLE 20 Ga. Straps (Each)	Simpson Bracket	Fastener TYPE Floor Wall Ceiling	Fastener DIAMTR. Floor Wall Ceiling (Inches)	Fastener LENGTH Floor Wall Ceiling (Inches)	Max. SPACING Floor Wall Ceiling (In. O.C.)
1	SSW1	2	HDU8-SDS2.5	NAIL	0.131	3.5	8
2	SSW2	2	HDU8-SDS2.5	NAIL	0.131	3.5	8
3	ESW3	2	HDU8-SDS2.5	NAIL	0.131	3.5	4
4	ESW4	4	HDU8-SDS2.5	NAIL	0.131	3.5	2.5
5	NA	-	-	-	-	-	-
6	NA	-	-	-	-	-	-
7	NA	-	-	-	-	-	-
8	NA	-	-	-	-	-	-
9	NA	-	-	-	-	-	-
10	NA	-	-	-	-	-	-

SHEAR WALL JOIST ANALYSIS
160 mph - Vult

Wind Speed Vult (Ultimate Design WS):	160 mph - Vult
Maximum SIDE WALL HEIGHT in Inches:	96
Maximum MEAN ROOF HEIGHT (MRH) in feet:	15
Maximum WIND EXPOSURE CATAGORY (WEC):	D
Maximum Roof Angle (Degrees):	20°

Wall ID		STILT SET ONLY	
SHEAR WALL NUMBER	X	S	T
	DISCR.	SHEAR WALL JOIST QUANITY	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	-	-

RESERVED

SYMBOL LEGEND

SYMBOL LEGEND	THERMAL PANE // NON-IMPACT < 170 MPH Vult				THERMAL PANE // IMPACT => 170 MPH Vult				DOORS NON-IMPACT				DOORS IMPACT			
	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.)	LIGHT PROVIDED (SQ. FT.)	VENT PROVIDED (SQ. FT.)
POSITIONED LIGHT OR FAN																
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	1.99	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	30.27	14.94
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	39.96	19.72
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	45.40	22.41
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	-	-	-	-	-	-	-	-
WALL / CEIL. SA — 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	-	-	-	-	-	-	-	-	-

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).

YOUNGCAD

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

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RIDGE BEAM ANALYSIS - 01 thru 09 (160)

COL. NUM.	SPAN LEFT (Feet)	SPAN RIGHT (Feet)	MIN. NOMINAL RB SIZE (In.) LEFT SPAN	MIN. NOMINAL RB SIZE (In.) RIGHT SPAN
1	-	-	NA	NA
2	-	-	NA	NA
3	-	-	NA	NA
4	-	-	NA	NA
5	-	-	NA	NA
6	-	-	NA	NA
7	-	-	NA	NA
8	-	-	NA	NA
9	-	-	NA	NA

RIDGE BEAM 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
10	-	-	NA	NA
11	-	-	NA	NA
12	-	-	NA	NA
13	-	-	NA	NA
14	-	-	NA	NA
15	-	-	NA	NA
16	-	-	NA	NA
17	-	-	NA	NA
18	-	-	NA	NA

COLUMN ANALYSIS - 01 thru 09 (160)

COL. NUM.	QUANTITY OF STUDS	STUD SIZE TYPE	ADD'L BEARING BLOCK	NUMBER OF 20 ga. STRAPS
1	-	-	-	-
2	-	-	-	-
3	-	-	-	-
4	-	-	-	-
5	-	-	-	-
6	-	-	-	-
7	-	-	-	-
8	-	-	-	-
9	-	-	-	-

COLUMN ANALYSIS - 10 thru 18 (160)

COL. NUM.	QUANTITY OF STUDS	STUD SIZE TYPE	ADD'L BEARING BLOCK	NUMBER OF 20 ga. STRAPS
10	-	-	-	-
11	-	-	-	-
12	-	-	-	-
13	-	-	-	-
14	-	-	-	-
15	-	-	-	-
16	-	-	-	-
17	-	-	-	-
18	-	-	-	-

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 NTA INC.

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:	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 - NTA
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.

COMPLIES WITH THE 2023 FIRE PREVENTION CODE

* THIS BUILDING IS NOT A HUD BUILDING *

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

SEAL: 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 OPTIONS - 3

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:	A4

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

MBX

TOP OF ROOF
HEIGHT DEPENDS ON THE TRUSS SELECTED FOR HOME

SIDEWALL / CEILING HEIGHT
9'-0" TYPICAL (OPTIONAL)
9'-0" = WORST CASE

TOP OF WINDOW OPENINGS
7'-1 1/2" TYPICAL

FINISHED FLOOR LEVEL
0'-0"

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

FRONT ELEVATION

TYPICAL FOUNDATION

FOUNDATION DESIGN / CONSTRUCTION ON-SITE, BY OTHERS AND IS SUBJECT TO LOCAL CODES AND INSPECTIONS (LAHJ).

TIE-DOWN / ANCHORING DESIGN / CONSTRUCTION ON-SITE, BY OTHERS AND IS SUBJECT TO LOCAL CODES AND INSPECTIONS (LAHJ).

STEM WALL FOUNDATION SHOWN - OTHER FOUNDATION TYPES MAY BE USED. ALL FOUNDATION SYSTEMS ARE SUBJECT TO APPROVAL BY THE LAHJ.

TYPICAL FOUNDATION VENTILATION SIZED AND LOCATED PER ENGINEERED DESIGN, BY-OTHERS. SEE NOTES FOR MINIMUM REQ'MENTS.
LOOK JACOBSEN HOMES' REQUIREMENTS EXCEED CODE.
STAIRS / STEPS, RAILS, ETC.; ON-SITE, BY OTHERS.

A STEMWALL IS FOUNDATION SHOWN - OTHER TYPES OF FOUNDATIONS MAY BE USED. ALL FOUNDATION SYSTEMS ARE SUBJECT TO INSPECTION & APPROVAL BY THE LAHJ. THIS HOME MAY BE INSTALLED ON A STILT FOUNDATION SYSTEM. ALL FOUNDATIONS SHALL BE DESIGNED BY A REGISTERED P.E. OR ARCHITECT LICENSED IN THE STATE OF FLORIDA. ALL FOUNDATIONS AND TIE-DOWN SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICES AND ALL STATE & LOCAL CODES AND/OR ORDNANCES.

RIGHT ELEVATION

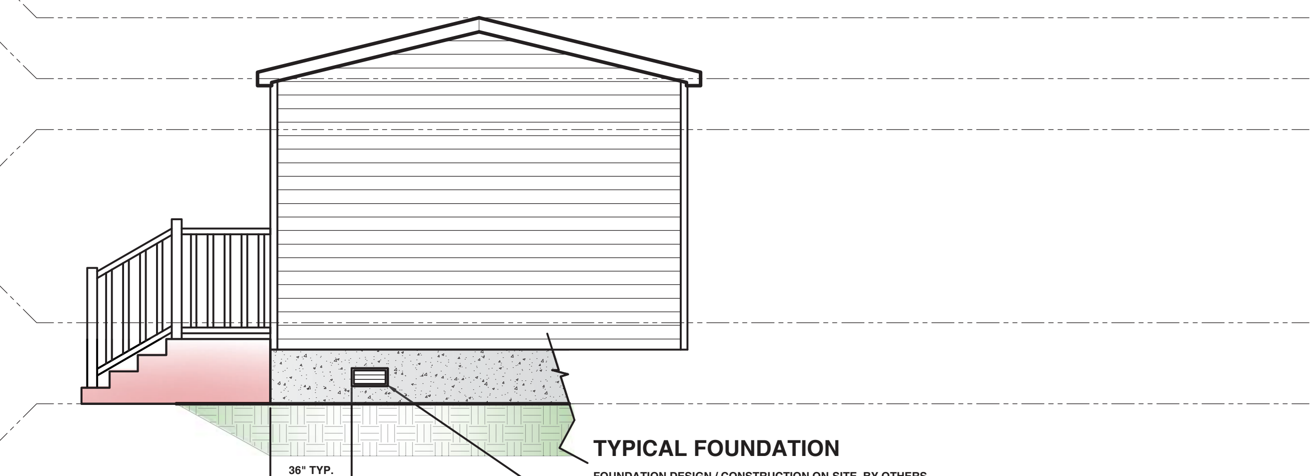
TOP OF ROOF
HEIGHT DEPENDS ON THE TRUSS SELECTED FOR HOME

SIDEWALL / CEILING HEIGHT
9'-0" TYPICAL (OPTIONAL)
9'-0" = WORST CASE

TOP OF WINDOW OPENINGS
7'-1 1/2" TYPICAL

FINISHED FLOOR LEVEL
0'-0"

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



TYPICAL FOUNDATION

FOUNDATION DESIGN / CONSTRUCTION ON-SITE, BY OTHERS AND IS SUBJECT TO LOCAL CODES AND INSPECTIONS (LAHJ).

TIE-DOWN / ANCHORING DESIGN / CONSTRUCTION ON-SITE, BY OTHERS AND IS SUBJECT TO LOCAL CODES AND INSPECTIONS (LAHJ).

STEM WALL FOUNDATION SHOWN - OTHER FOUNDATION TYPES MAY BE USED. ALL FOUNDATION SYSTEMS ARE SUBJECT TO APPROVAL BY THE LAHJ.

TYPICAL FOUNDATION VENTILATION SIZED AND LOCATED PER ENGINEERED DESIGN, BY-OTHERS. SEE NOTES FOR MINIMUM REQ'MENTS.
LOOK JACOBSEN HOMES' REQUIREMENTS EXCEED CODE.
STAIRS / STEPS, RAILS, ETC.; ON-SITE, BY OTHERS.

A STEMWALL IS FOUNDATION SHOWN - OTHER TYPES OF FOUNDATIONS MAY BE USED. ALL FOUNDATION SYSTEMS ARE SUBJECT TO INSPECTION & APPROVAL BY THE LAHJ. THIS HOME MAY BE INSTALLED ON A STILT FOUNDATION SYSTEM. ALL FOUNDATIONS SHALL BE DESIGNED BY A REGISTERED P.E. OR ARCHITECT LICENSED IN THE STATE OF FLORIDA. ALL FOUNDATIONS AND TIE-DOWN SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICES AND ALL STATE & LOCAL CODES AND/OR ORDNANCES.

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 - NTA
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 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

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 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		

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:
1. ALL EXTERIOR DEVICES SHALL BE INSTALLED WITH A LISTED WEATHER PROOF AND/OR WEATHER RESISTANT COVER(S) - INCLUDING ALL EXT. RECEPTACLES & LIGHT FIXTURES.
2. 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:
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)

PORCH NOTES:
1. 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:
1. ALL REQUIRED STEPS, RAILS, RAMPS, ETC. ARE INSTALLED ON-SITE, BY OTHERS.
2. ALL ELEVATIONS SHOWN ARE TYPICAL ONLY. ELEVATIONS WILL VERY DEPENDING ON ANY SPECIFIC OPTIONS AS PURCHASED BY THE CUSTOMER / RETAILER.
3. ANY WORK COMPLETED ON THE HOME, AFTER HOME INSTALLATION, IS SUBJECT TO ALL LOCAL CODES AND INSPECTIONS. BY OTHERS.
4. ROOF OVERHANG (EAVE) SIZES WILL VARY.
5. ENGINEERING FOR ALL SITE ITEMS ARE BY OTHERS, NOT JACOBSEN HOMES.
6. 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:

APPROVED BY NTA INC.

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:	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 *

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

MBX-ELV PAF MBX

LEFT ELEVATION

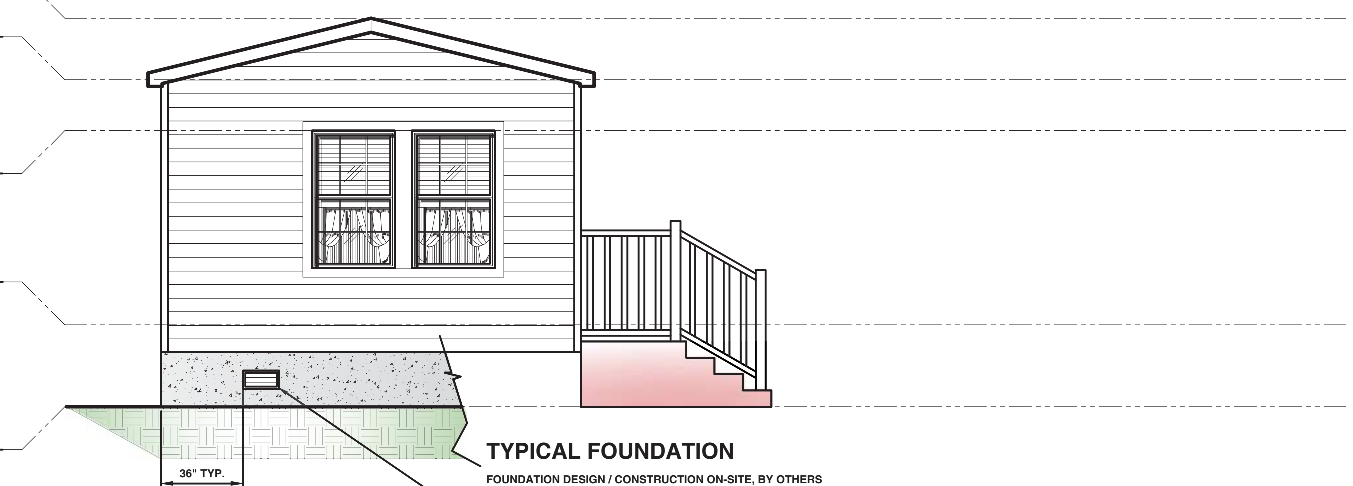
TOP OF ROOF
HEIGHT DEPENDS ON THE TRUSS SELECTED FOR HOME

SIDEWALL / CEILING HEIGHT
9'-0" TYPICAL (OPTIONAL)
9'-0" = WORST CASE

TOP OF WINDOW OPENINGS
7'-1 1/2" TYPICAL

FINISHED FLOOR LEVEL
0'-0"

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



TYPICAL FOUNDATION VENTILATION
SIZED AND LOCATED PER ENGINEERED DESIGN, BY-OTHERS. SEE NOTES FOR MINIMUM REQ'MENTS.
LOOK JACOBSEN HOMES' REQUIREMENTS EXCEED CODE.
STAIRS / STEPS, RAILS, ETC.; ON-SITE, BY OTHERS.

TYPICAL FOUNDATION

FOUNDATION DESIGN / CONSTRUCTION ON-SITE, BY OTHERS AND IS SUBJECT TO LOCAL CODES AND INSPECTIONS (LAHJ).

TIE-DOWN / ANCHORING DESIGN / CONSTRUCTION ON-SITE, BY OTHERS AND IS SUBJECT TO LOCAL CODES AND INSPECTIONS (LAHJ).

STEM WALL FOUNDATION SHOWN - OTHER FOUNDATION TYPES MAY BE USED. ALL FOUNDATION SYSTEMS ARE SUBJECT TO APPROVAL BY THE LAHJ.

A STEMWALL IS FOUNDATION SHOWN - OTHER TYPES OF FOUNDATIONS MAY BE USED. ALL FOUNDATION SYSTEMS ARE SUBJECT TO INSPECTION & APPROVAL BY THE LAHJ. THIS HOME MAY BE INSTALLED ON A STILT FOUNDATION SYSTEM. ALL FOUNDATIONS SHALL BE DESIGNED BY A REGISTERED P.E. OR ARCHITECT LICENSED IN THE STATE OF FLORIDA. ALL FOUNDATIONS AND TIE-DOWN SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICES AND ALL STATE & LOCAL CODES AND/OR ORDNANCES.

TOP OF ROOF
HEIGHT DEPENDS ON THE TRUSS SELECTED FOR HOME

SIDEWALL / CEILING HEIGHT
9'-0" TYPICAL (OPTIONAL)
9'-0" = WORST CASE

TOP OF WINDOW OPENINGS
7'-1 1/2" TYPICAL

FINISHED FLOOR LEVEL
0'-0"

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

REAR ELEVATION

TYPICAL FOUNDATION VENTILATION
SIZED AND LOCATED PER ENGINEERED DESIGN, BY-OTHERS. SEE NOTES FOR MINIMUM REQ'MENTS.
LOOK JACOBSEN HOMES' REQUIREMENTS EXCEED CODE.
STAIRS / STEPS, RAILS, ETC.; ON-SITE, BY OTHERS.

TYPICAL FOUNDATION

FOUNDATION DESIGN / CONSTRUCTION ON-SITE, BY OTHERS AND IS SUBJECT TO LOCAL CODES AND INSPECTIONS (LAHJ).

TIE-DOWN / ANCHORING DESIGN / CONSTRUCTION ON-SITE, BY OTHERS AND IS SUBJECT TO LOCAL CODES AND INSPECTIONS (LAHJ).

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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 - NTA
305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

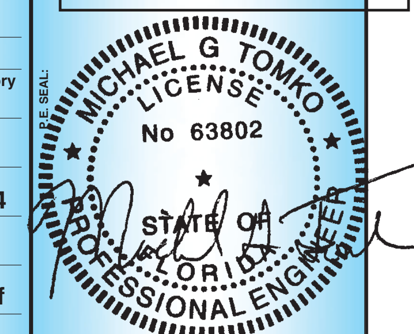
*** NOTICE ***

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 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

P.E. SEAL:



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 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		

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:
1. ALL EXTERIOR DEVICES SHALL BE INSTALLED WITH A LISTED WEATHER PROOF AND/OR WEATHER RESISTANT COVER(S) - INCLUDING ALL EXT. RECEPTACLES & LIGHT FIXTURES.
2. 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:
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)

PORCH NOTES:
1. 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:
1. ALL REQUIRED STEPS, RAILS, RAMPS, ETC. ARE INSTALLED ON-SITE, BY OTHERS.
2. ALL ELEVATIONS SHOWN ARE TYPICAL ONLY. ELEVATIONS WILL VERY DEPENDING ON ANY SPECIFIC OPTIONS AS PURCHASED BY THE CUSTOMER / RETAILER.
3. ANY WORK COMPLETED ON THE HOME, AFTER HOME INSTALLATION, IS SUBJECT TO ALL LOCAL CODES AND INSPECTIONS. BY OTHERS.
4. ROOF OVERHANG (EAVE) SIZES WILL VARY.
5. ENGINEERING FOR ALL SITE ITEMS ARE BY OTHERS, NOT JACOBSEN HOMES.
6. 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:

APPROVED BY NTA INC.

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:	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 *

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

MBX-ELV PAG MBX

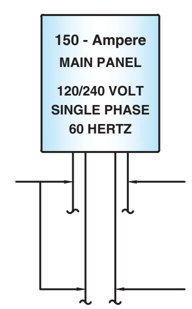
GENERAL ELECTRICAL NOTES:

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.
19. GFCI PROTECTION MAY BE PROVIDED BY EITHER A BREAKER OR A GFCI RECEPTACLE.
20. 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.
21. 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.
30. 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.

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

1 ELECTRIC SERVICE PANEL

NEC VERSION:
2020 N.E.C.



THE SERVICE PANEL MAIN BREAKER SIZE MAY BE INCREASED FROM THAT SHOWN HERE. IF THE BREAKER SIZE IS INCREASED, ALL WIRE SIZES (GROUNDING & ENTRANCE) SHALL ALSO BE INCREASED TO THE CORRECT SIZE BASED ON THE ADOPTED VER. OF THE NATIONAL ELECT. CODE (NFPA). THIS IS ON-SITE, BY OTHERS AND SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY HAVING JURISDICTION.

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: 2 Minimum
   (Sq.Ft. x 3VA / 120 Volts / 15 Amps = Minimum Number of General Use Circuits Req'd)

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):

a. 100-percent of the nameplate rating(s) of the air-conditioning and cooling load(s) (Volt-Amperes):	**LARGEST** 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 name-plate value. Systems qualifying under this section shall not be calculated under any other section in 220.82 (c) (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

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 - NTA
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 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

P.E. SEAL:

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:	REVISION DATE:
1	0	
2		
3		
4		
5		

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

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

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 NTA INC.

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:	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
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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 *

DRAWN 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

MBX PAH MBX-ELL3 MELC

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

ELECTRICAL NOTES:

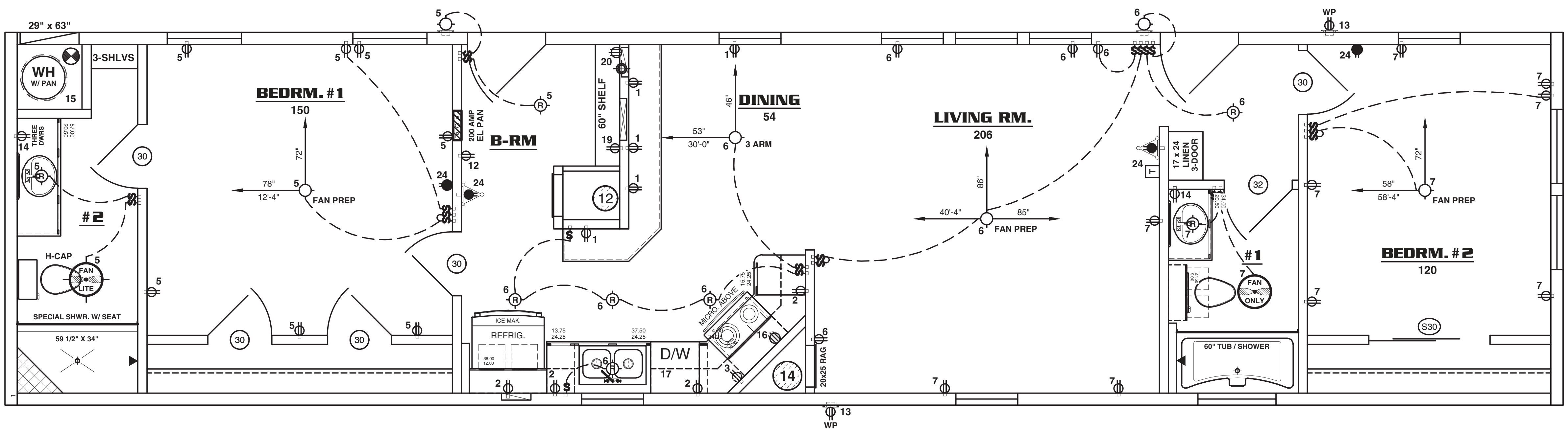
1. TAMPER-RESISTANT RECEPTACLES. ALL 15- AND 20-AMPERE,125- AND 250-VOLT NONLOCKING-TYPE SHALL BE LISTED TAMPER-RESITSANT RECEPTACLES. SEE 2017-NEC-406.12.
2. DISHWASHER AND GARBAGE DISPOSAL MAY BE INSTALLED ON ONE 20-AMPERE (12-2) CIRCUIT.
3. ALL RECEPTACLE OUTLETS LOCATED WITHIN SIX-FOOT OF SINK OR BASIN SHALL BE EQUIPPED W/ 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.

ELECTRICAL CIRCUIT SHEDULE — 2020 N.E.C.

#	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

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

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



* 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

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

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 NTA INC.

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: 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 - NTA
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 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 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
Electrical Plan

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		

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 *

DRAWN BY:	A. McCULLAR
DATE:	2/21/2025
SCALE:	Not Printed To Scale
SHEET:	E2

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

MELCIR MBX-ELL PAI MBX

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

ELECTRICAL NOTES:

1. TAMPER-RESISTANT RECEPTACLES. ALL 15- AND 20-AMPERE,125- AND 250-VOLT NONLOCKING-TYPE SHALL BE LISTED TAMPER-RESITSANT 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 W/ 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.

ELECTRICAL CIRCUIT SHEDULE — 2020 N.E.C.

#	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

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

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

RESERVED

* 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).

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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.

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

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 NTA INC.
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: 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 - NTA
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 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 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
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 SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

REVISION SCHEDULE:

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

RESIDENTIAL PACKAGE CODE SUMMARY — COMPLIES WITH THE 2023 FIRE PREVENTION CODE

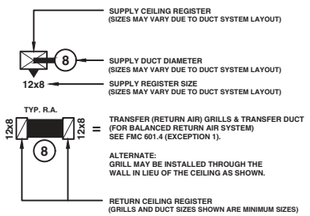
STATE:	STATE OF FLORIDA
BUILDING:	2023 FRC 8th ED. w/ 2024 Suppl. - 1 thru 3
MECH.:	2023 FMC 8th ED. w/ 2024 Suppl. - 1 thru 3
PLUMB.:	2023 FPC 8th ED. w/ 2024 Suppl. - 1 thru 3
ENERGY:	2023 FEEC 8th ED. w/ 2024 Suppl. - 1 thru 3
ELECT.:	2020 N.E.C.

* THIS BUILDING IS NOT A HUD BUILDING *

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 NUMBER:	MFT068-4777160N2390

MELCIR MBX-ELL PAJ MBX



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 REQ'D RECEPTACLE IS REQUIRED TO BE INSTALLED ON-SITE, BY A CERTIFIED ELECTRICAL CONTRACTOR. A LISTED QUICK DISCONNECT SHALL ALSO BE INSTALLED AS REQUIRED BY THE NEC OR OTHER APPLICABLE CODE(S); ON-SITE, BY AN CERTIFIED ELECTRICAL CONTRACTOR.

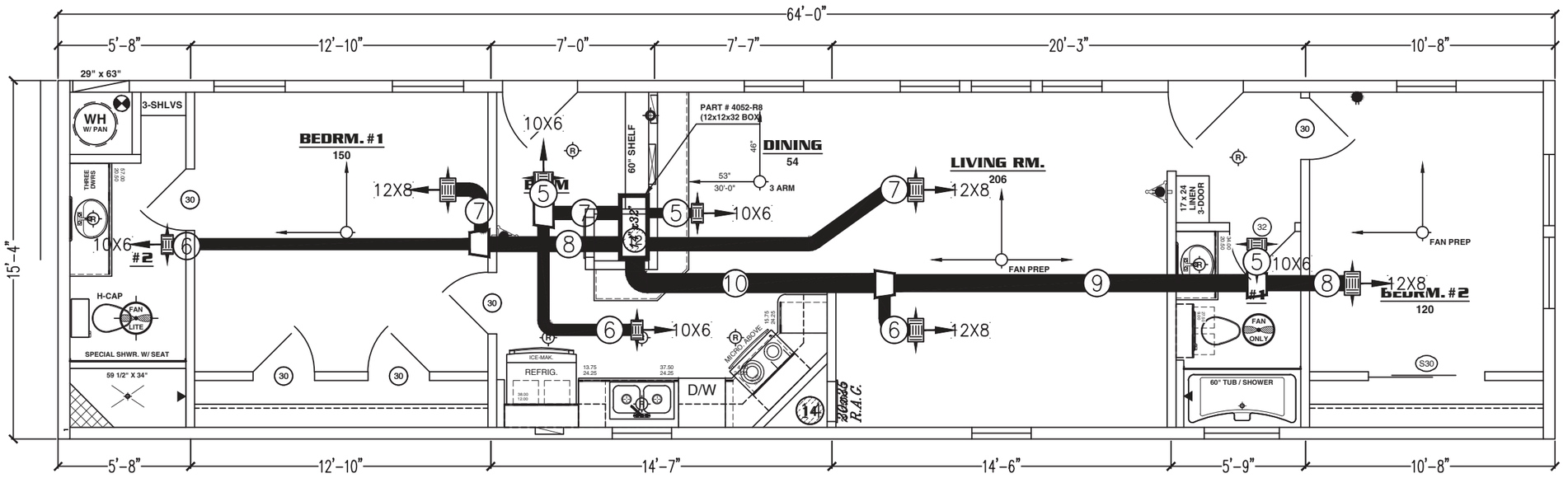
MECHANICAL NOTES: (CONTINUED):

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 ACHEATING 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



LaSalleBristol Manufacturing

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

* RAFTERS 16" O.C.

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 - NTA

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 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

SEAL: 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
HVAC System Layout

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:	M1

MBX | PAK: MBX-HVAC

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.

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 Equiment

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 NTA INC.

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:	40
Approval Date:	3/20/2025
Manufacturer:	Jacobsen Homes

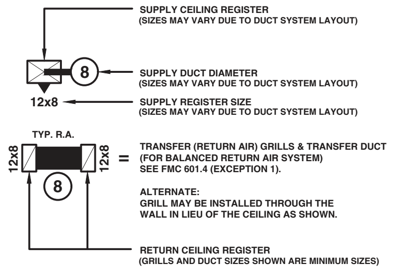
RESIDENTIAL PACKAGE CODE SUMMARY

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 *

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.
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 REQ'D 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.

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 - NTA
305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

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 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
HVAC System Layout / 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.

HVAC LAYOUT

RESERVED

*** 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.

REVISION SCHEDULE:

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

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.

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 Equiment

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 NTA INC.

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:	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 *

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

MBX PAL MBX-HVAC

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

POTABLE WATER SUPPLY SYSTEM NOTES:

1. WATER SUPPLY PIPING SHALL BE TYPE "L 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).

ICC - NTA
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 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 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
Potable Water System

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	
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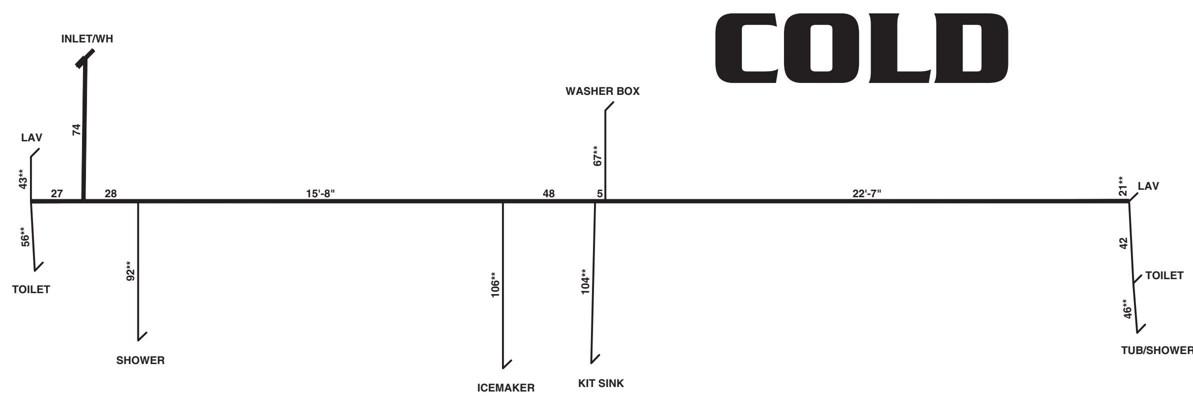
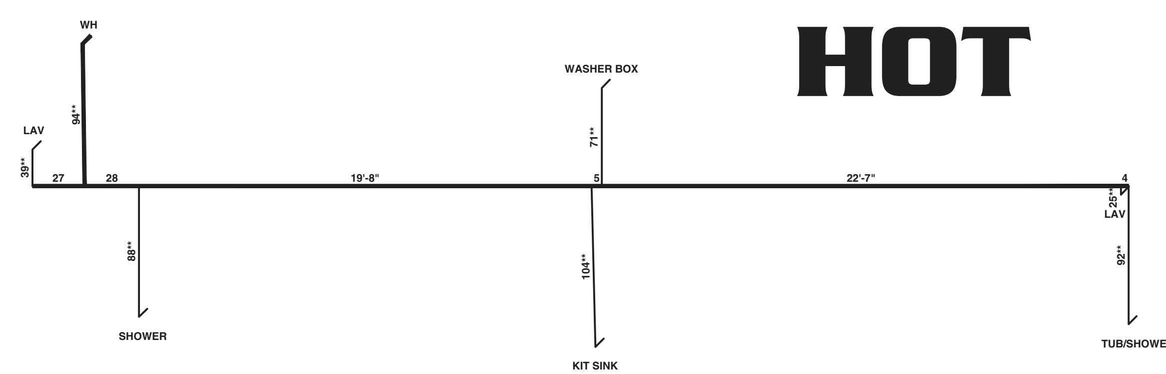
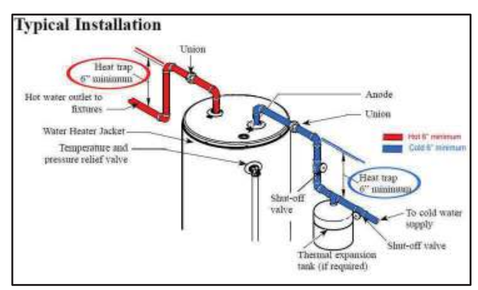
5		

COLD



HOT





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).

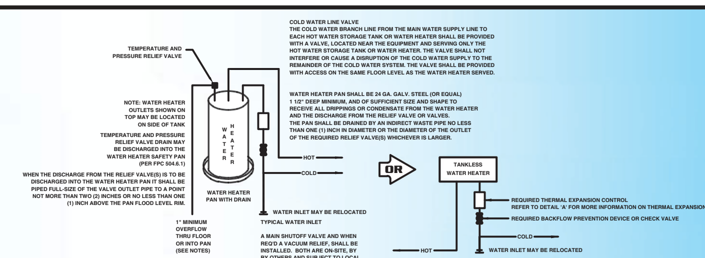
THIS STRUCTURE HAS NOT BEEN DESIGNED OR APPROVED FOR PLACEMENT IN HIGH VELOCITY HURRICANE ZONES (HVHZ - I.E.; DADE COUNTY, FL OR BROWARD COUNTY, FL).

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

LEGEND

▬ ▬ ▬ ▬ ▬ ▬ ▬	1
━━━━	3/4
────	1/2



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 NTA INC.

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:	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 *

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

MBX-POT PAM MBX

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.

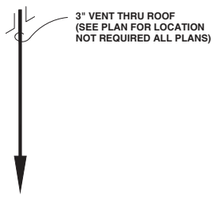
PLUMBING NOTES:

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).
5. 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.

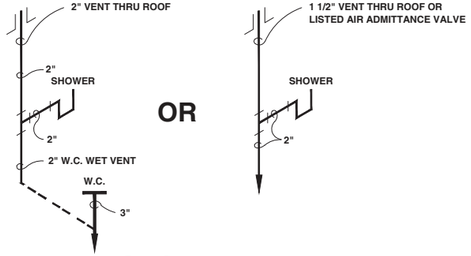
VENT TABLE:

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"

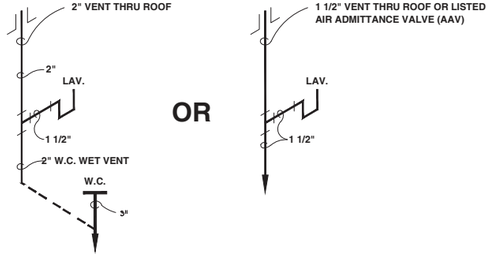
TABLE 909.1 FROM FLORIDA PLUMBING CODE



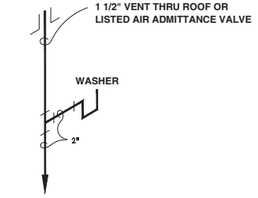
TYP. 3" VENT DETAIL
SCALE: NTS



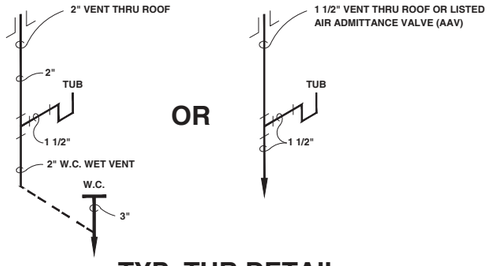
TYP. SHOWER DETAIL
SCALE: NTS



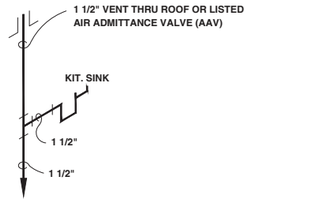
TYP. LAV. DETAIL
SCALE: NTS



TYP. WASHER DETAIL
SCALE: NTS



TYP. TUB DETAIL
SCALE: NTS



TYP. KIT / UTILITY SINK DETAIL
SCALE: NTS

Sanitary Waste:

Drain / Waste / Vent (DWV) DETAILS

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 - NTA
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 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

SEAL:
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 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 AND SYSTEMS RELATING THERETO.

REVISION SCHEDULE:

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

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).

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 MIRRORED (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 NTA INC.

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:	40
Approval Date:	4/20/2025
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 *

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

MBX PAN MBX-OHV

SHEAR WALL ANALYSIS
160 mph - Vult

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

ASCE Edition: ASCE 7-22
MAXIMUM Sidewall Height (Inches): 96
Maximum Roof Angle (Degrees): 20°
Maximum Truss Spacing (In. O.C.): 16 - inch o.c.
Internal Pressure Coefficient: GCpi = 0.18 (Enclosed)

SHEAR WALL JOIST ANALYSIS
160 mph - Vult

FLOOR SHEATHING = 19/32" MINIMUM RATED SHEATHING MIN.

ASCE 7-22

MIXED						Wall Construction								Strapping		Connections						
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 Floor Wall Ceiling	Fastener DIAMTR. Floor Wall Ceiling (Inches)	Fastener LENGTH Floor Wall Ceiling (Inches)	Max. SPACING Floor Wall Ceiling (In. O.C.)	SHEAR WALL JOIST QUANITY	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

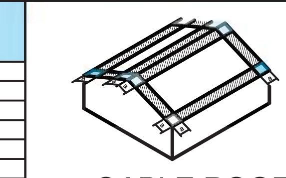
SHEAR DIAPHRAGM ANALYSIS
ROOF SHEATHING USED AS DIAPHRAGM

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] =	No
MAXIMUM O.C. TRUSS SPACING (inches) - See Construction Manual =	16 - inch o.c.
MINIMUM REQUIRED DIAPHRAGM CALCULATED (plf) [3] =	586 - plf
THICKNESS OF ROOF SHEATHING (inches) =	7/16 - inch
MINIMUM REQUIRED FASTENER - TYPE =	Nail
MINIMUM REQUIRED FASTENER - SPEC. =	8d Sinker Nail (0.113 pd nail)
MINIMUM REQUIRED FASTENER - LENGTH (inches) =	2 - inch
DIAPRAGM BLOCKED / UNBLOCKED =	BLOCKED
MAXIMUM O.C. FASTENER SPACING (inches) - Panel Edges [4,5,8] =	SEE ROOF SHEATHING FASTENING TABLE
MAXIMUM O.C. FASTENER SPACING (inches) - Field [8] =	SEE ROOF SHEATHING FASTENING TABLE
TRUSS FRAMING - SPECIES [6] =	SPF - SPRUCE / PINE / FIR - FRAMING
ACTUAL MAXIMUM CAPACITY OF SHEATHING (plf) [7] =	619.92 - plf
SHEAR DIAPHRAGM PASS / FAIL =	PASSES
BLOCKING REQUIRED AT (inches from EACH End Wall) =	32-inches



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 staggard.
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.

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

ROOF SHEATHING FASTENING TABLE:

MINIMUM SIZE / TYPE FASTENER
0.113 pd nail

ROOF ZONE	EDGE (IN.)	FIELD (IN.)
1 - INTERIOR ZONE	2.25	4.25
2 - EXTERIOR ZONE	2.25	4.25
3 - CORNER ZONE	2.25	4.25

COLUMN / RIDGE BEAM ANALYSIS / DATA
ASCE 7-22

MAXIMUM COL. STUD LENGTH (inches) = 111-inches
MAXIMUM ALLOWABLE ROOF LOAD (psf) = 20 psf

COL. NUM.	COL. TYPE	COLUMN STUD(S) QTY.	LUMBER	SPECIE / GRADE	ADD BLK.	TOTAL COMBINED SPAN (Left + Right) (in Feet)	160 mph - Vult COLUMN DATA: Number of 20 GA. STRAP(s)	Column UPLIFT Load (Pounds)	Column GRAVITY Load (Pounds)	RIDGE BEAM DATA: Span LEFT	Span RIGHT	Ridge Beam SIZE(HT.) Span LEFT	Ridge Beam SIZE(HT.) Span RIGHT
1	NA / NA	- / -	- / -	-	-	- / -	- / -	-	-	-	-	NA	NA
2	NA / NA	- / -	- / -	-	-	- / -	- / -	-	-	-	-	NA	NA
3	NA / NA	- / -	- / -	-	-	- / -	- / -	-	-	-	-	NA	NA
4	NA / NA	- / -	- / -	-	-	- / -	- / -	-	-	-	-	NA	NA
5	NA / NA	- / -	- / -	-	-	- / -	- / -	-	-	-	-	NA	NA
6	NA / NA	- / -	- / -	-	-	- / -	- / -	-	-	-	-	NA	NA
7	NA / NA	- / -	- / -	-	-	- / -	- / -	-	-	-	-	NA	NA
8	NA / NA	- / -	- / -	-	-	- / -	- / -	-	-	-	-	NA	NA
9	NA / NA	- / -	- / -	-	-	- / -	- / -	-	-	-	-	NA	NA
10	NA / NA	- / -	- / -	-	-	- / -	- / -	-	-	-	-	NA	NA
11	NA / NA	- / -	- / -	-	-	- / -	- / -	-	-	-	-	NA	NA
12	NA / NA	- / -	- / -	-	-	- / -	- / -	-	-	-	-	NA	NA
13	NA / NA	- / -	- / -	-	-	- / -	- / -	-	-	-	-	NA	NA
14	NA / NA	- / -	- / -	-	-	- / -	- / -	-	-	-	-	NA	NA
15	NA / NA	- / -	- / -	-	-	- / -	- / -	-	-	-	-	NA	NA
16	NA / NA	- / -	- / -	-	-	- / -	- / -	-	-	-	-	NA	NA
17	NA / NA	- / -	- / -	-	-	- / -	- / -	-	-	-	-	NA	NA
18	NA / 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) QTY.	LUMBER	SPECIE / GRADE	160 mph - Vult COLUMN DATA: 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 DIRECTLY 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.

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 - NTA
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 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

SEAL: 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
Structural Design Tables

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		

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.

STRUCTURAL COMPONENT ANALYSIS
SHEAR WALL / DIAPHRAGM / COLUMN / RIDGE BEAM

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 NTA INC.

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:	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 *

DRAWN BY:	A. McCULLAR
DATE:	2/21/2025
SCALE:	Not Printed To Scale
SHEET:	S1

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

MBX PAO MBX-TBL

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

YOUNGCAD

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 - NTA

305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

*** NOTICE ***

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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

P.E. SEAL: 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
Wind Load Worksheet

REVISION SCHEDULE:

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

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.

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WIND LOAD WORKSHEET

METHOD 2

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 NTA INC.

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:	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 *

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

MBX PAP MBX-WLDW2

SHEAR WALL LOAD CALCULATIONS

YOUNGCAD

Max. Design Wind Speed Vult (mph) =	160	Max. Wall Height (Inches) =	96
Max. Wind Exposure Catagory =	D	Truss HEEL Height (Inches) =	4
Max. Mean Roof Height (feet) =	15	Truss PEAK Height (Inches) =	13.68
Max. Roof Angle (Degrees) =	20°	Truss PEAK Height / 2.00 (Inches) =	6.84

a = 3 ft.
2a = 6 ft.

SW-1 SSW1 PERFORATED

Item	Value	Unit	Check		Total	Unit
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

Item	Value	Unit	Check		Total	Unit
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.

Item	Value	Unit	Check		Total	Unit
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.

SPAN // TRIB. CHK. BETWEEN SW: OK

SW-4 ESW4 SEGMENTED

Shear Wall TRIB. = 32 ft.

Item	Value	Unit	Check		Total	Unit
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.

SPAN // TRIB. CHK. BETWEEN SW: OK

SW-5 NOT USED SEGMENTED

Shear Wall TRIB. = 0 ft.

Item	Value	Unit	Check		Total	Unit
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.

SPAN // TRIB. CHK. BETWEEN SW: NOT USED

SW-6 NOT USED SEGMENTED

Shear Wall TRIB. = 0 ft.

Item	Value	Unit	Check		Total	Unit
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.

SPAN // TRIB. CHK. BETWEEN SW: NOT USED

SW-7 NOT USED SEGMENTED

Shear Wall TRIB. = 0 ft.

Item	Value	Unit	Check		Total	Unit
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.

SPAN // TRIB. CHK. BETWEEN SW: NOT USED

SW-8 NOT USED SEGMENTED

Shear Wall TRIB. = 0 ft.

Item	Value	Unit	Check		Total	Unit
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.

SPAN // TRIB. CHK. BETWEEN SW: NOT USED

SW-9 NOT USED SEGMENTED

Shear Wall TRIB. = 0 ft.

Item	Value	Unit	Check		Total	Unit
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.

SPAN // TRIB. CHK. BETWEEN SW: NOT USED

SW-10 NOT USED SEGMENTED

Shear Wall TRIB. = 0 ft.

Item	Value	Unit	Check		Total	Unit
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.

SPAN // TRIB. CHK. BETWEEN SW: NOT USED

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

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

DIGITALLY SIGNATURE:

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P.E. SEAL: 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
Shearwall Load Calculations

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.

*** 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.

REVISION SCHEDULE:

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

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

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 NTA INC.

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:	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 *

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

PAQMBX-SWEVAL2
MBX

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 ACCESSIBILTY 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

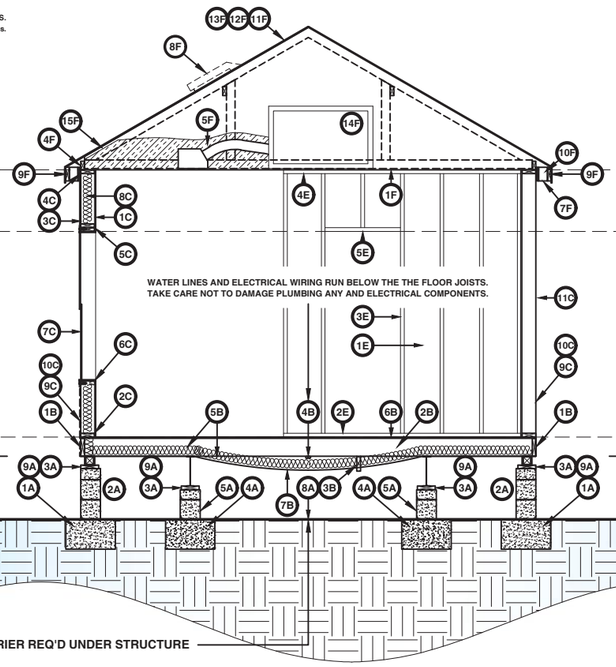
FLOOR LEVEL
0'-0"

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

LOOK

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.



WITH ANY PORCH, THE AREA BLOW 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.

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.

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. 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 BULDING / 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 Suppy System; Listed "PEX" water lines, configured per details contained within this APPROVED package.
- 5B Floor Insulation; Per APPROVED Calculations or Perscriptive Requirements.
- 6B Floor Sheathing (Decking): 19/32" Minimum T&G "Sturdi-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 Perscriptive 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. * 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 Perscriptive 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
- 13F Listed Roof Covering.
- 14F Listed HVAC Duct System.
- 15F 1-inch minimum air space between insulation and sheathing.

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 - NTA
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.

ELECTRONICALLY SIGNATURE:
This item has been digitally signed and sealed by Michael G Tomko, P.E. On 2/20/2025
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
Cross-Section ON-FRAME

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 AND/OR THE CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURES STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

REVISION SCHEDULE:

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

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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RESIDENTIAL PACKAGE
Cross-Section ON-FRAME
PIER / ANCHOR REQUIRED BELOW COLUMNS

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 NTA INC.

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:	40
Approval Date:	2/20/2025
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 *

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

MBX PARE MBX-XSEC-1

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 ACCESSIBILTY 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.

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

"OFF-FRAME DESIGN": **SINGLE SECTION ONLY** — THE FACTORY TRANSPORTATION CARRIER IS REMOVED FROM THE STRUCTURE AND IS RETURNED TO THE FACTORY.

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

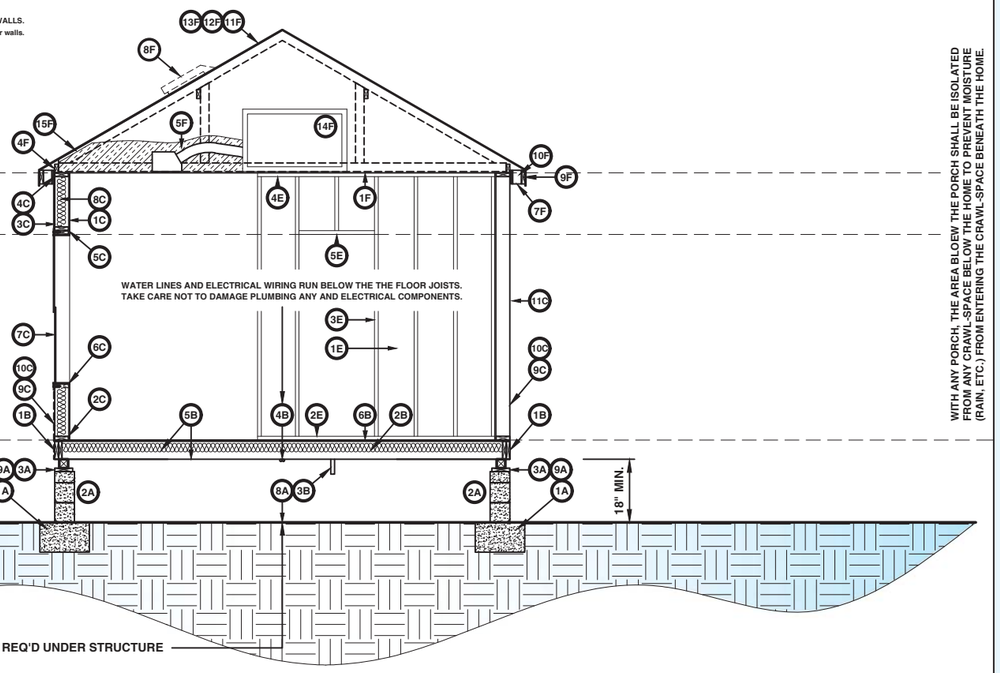
ROOF TRUSS DISCLAIMER: 26'-8" WIDE HOMES
NOMINAL 3 / 12 = 2.45 / 12
NOMINAL 4 / 12 = 2.91 / 12
NOMINAL 5 / 12 = 4.35 / 12

FOR OTHER HOME WIDTHS - SEE SALES PERSON

FLOOR LEVEL
0'-0"

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

LOOK



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

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.

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 BULDING / 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 Suppy System;
Listed "PEX" water lines, configured per details contained within this APPROVED package.
5B Floor Insulation; Per APPROVED Calculations or Perscriptive Requirements.
6B Floor Sheathing (Decking): 19/32" Minimum T&G "Sturdi-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 Perscriptive 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.
* 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 Perscriptive 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
13F Listed Roof Covering.
14F Listed HVAC Duct System.
15F 1-inch minimum air space between insulation and sheathing.

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 - NTA
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 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

SEAL: 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
Cross-Section OFF-FRAME

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 AND/OR THE CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURES STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

REVISION SCHEDULE:

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

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.

RESIDENTIAL PACKAGE
Cross-Section OFF-FRAME
PIER / ANCHOR REQUIRED BELOW COLUMNS

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 NTA INC.

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:	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

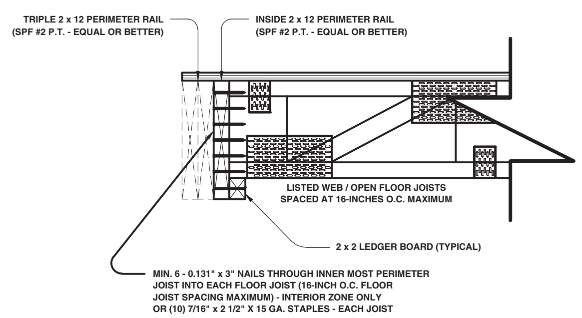
* THIS BUILDING IS NOT A HUD BUILDING *

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

MBX PASE MBX-XSEC-1

INTERIOR ZONE ONLY



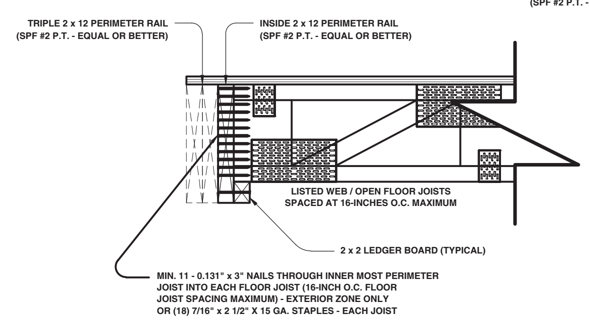
NOTES:

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

FLOOR CONSTRUCTION DETAIL

1 / S3 — JOIST FAST. (INT. ZN.) SCALE: NTS

EXTERIOR ZONE



NOTES:

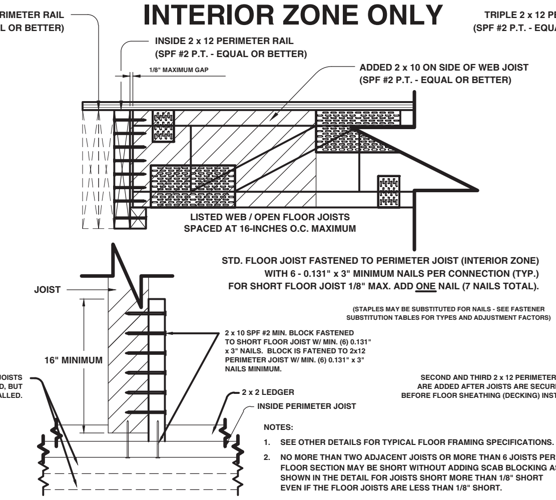
1. END ZONE IS ANY AREA THAT IS FOUR FEET OR LESS FROM THE CORNER OF THE STRUCTURE.
2. STAPLES MAY BE SUBSTITUTED FOR NAILS - SEE FASTENER SUBSTITUTION TABLES FOR TYPES AND ADJUSTMENT FACTORS.

FLOOR CONSTRUCTION DETAIL

2 / S3 — JOIST FAST. (EXT. ZN.) SCALE: NTS

JOISTS UP TO 1/8" SHORT

INTERIOR ZONE ONLY



NOTES:

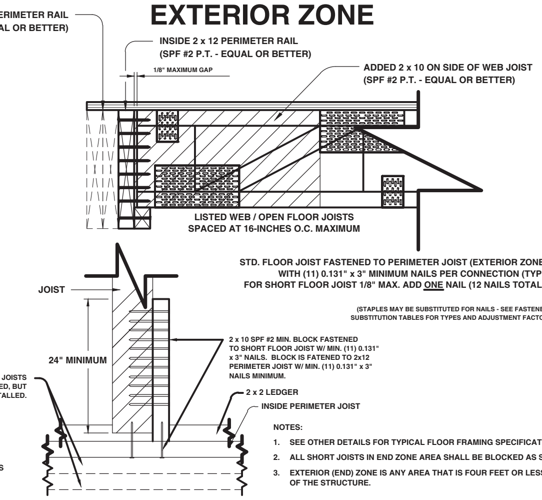
1. SEE OTHER DETAILS FOR TYPICAL FLOOR FRAMING SPECIFICATIONS.
2. NO MORE THAN TWO ADJACENT JOISTS OR MORE THAN 6 JOISTS PER FLOOR SECTION MAY BE SHORT WITHOUT ADDING SCAB BLOCKING AS SHOWN IN THE DETAIL FOR JOISTS SHORT MORE THAN 1/8" SHORT EVEN IF THE FLOOR JOISTS ARE LESS THAN 1/8" SHORT.
3. INTERIOR ZONE IS ANY AREA GREATER THAN FOUR FEET FROM THE CORNER OF THE STRUCTURE.

FLOOR CONSTRUCTION DETAIL

3 / S3 — SHORT JST. (INT. ZN.) SCALE: NTS

JOISTS UP TO 1/8" SHORT

EXTERIOR ZONE

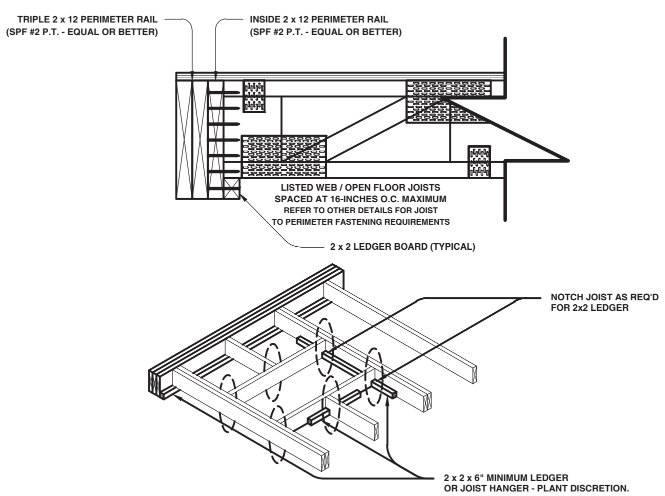


NOTES:

1. SEE OTHER DETAILS FOR TYPICAL FLOOR FRAMING SPECIFICATIONS.
2. ALL SHORT JOISTS IN END ZONE AREA SHALL BE BLOCKED AS SHOWN ABOVE.
3. EXTERIOR (END) ZONE IS ANY AREA THAT IS FOUR FEET OR LESS FROM THE CORNER OF THE STRUCTURE.

FLOOR CONSTRUCTION DETAIL

4 / S3 — SHORT JST. (EXT. ZN.) SCALE: NTS

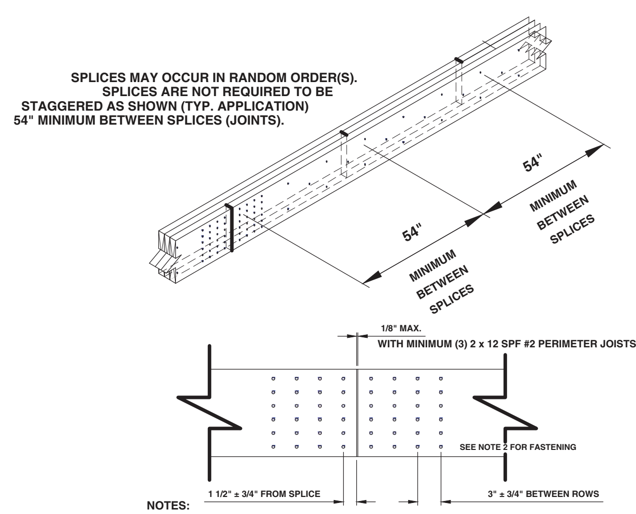


NOTES:

1. NOMINAL 2 x 2 LEDGER BOARD (1 1/2" x 1 1/2" TYP.). EQUAL OR BETTER MATERIAL MAY BE SUBSTITUTED.
2. 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).
3. LISTED JOIST HANGERS MAY BE USED IN LIEU OF LEDGER BOARD.

FLOOR CONSTRUCTION DETAIL

5 / S3 — 2 X 2 LEDGER SCALE: NTS



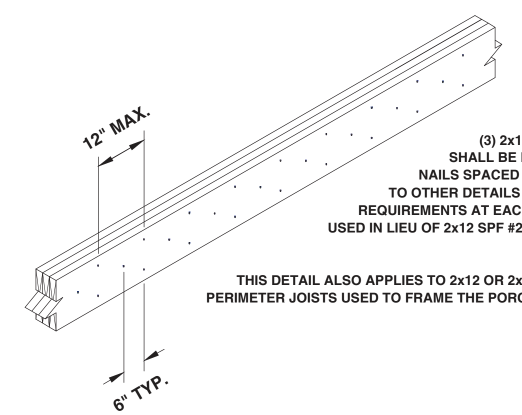
NOTES:

1. (3) 2 x 12 SPF #2 MINIMUM PERIMETER JOISTS.
2. 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)

FLOOR CONSTRUCTION DETAIL

6 / S3 — PERIMETER SPLICE SCALE: NTS



(3) 2x12 SPF #2 (EQUAL OR BETTER) PERIMETER JOISTS SHALL BE FASTENED W/ MIN. 3 ROWS OF 0.131" x 3" NAILS SPACED AT 12" O.C. MAXIMUM SPACING. REFER TO OTHER DETAILS FOR SPLICE OFFSET & FASTENING REQUIREMENTS AT EACH SPLICE LOCATION. LVL MAY BE USED IN LIEU OF 2x12 SPF #2 (UNLESS P.T. LUMBER IS SPECIFIED).

THIS DETAIL ALSO APPLIES TO 2x12 OR 2x10 SPF #2 MINIMUM P.T. PERIMETER JOISTS USED TO FRAME THE PORCH AREA(S).

NOTES:

1. 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.
2. 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)

FLOOR CONSTRUCTION DETAIL

7 / S3 — PERIMETER FASTENING SCALE: NTS

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

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 - NTA
305 North Oakland Ave.
Nappanee, IN 46550
574.773.7975

*** NOTICE ***

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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

SEAL: 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
Triple Floor Rail (OPTIONAL)

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		

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

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FLOOR SYSTEM DETAILS (OPTIONAL)

TRIPLE PERIMETER RAIL / BEAM (ELEVATED - TYP.)

REQUIRED WITH OFF-FRAME ELEVATED FOUNDATION

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 NTA INC.

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:	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.

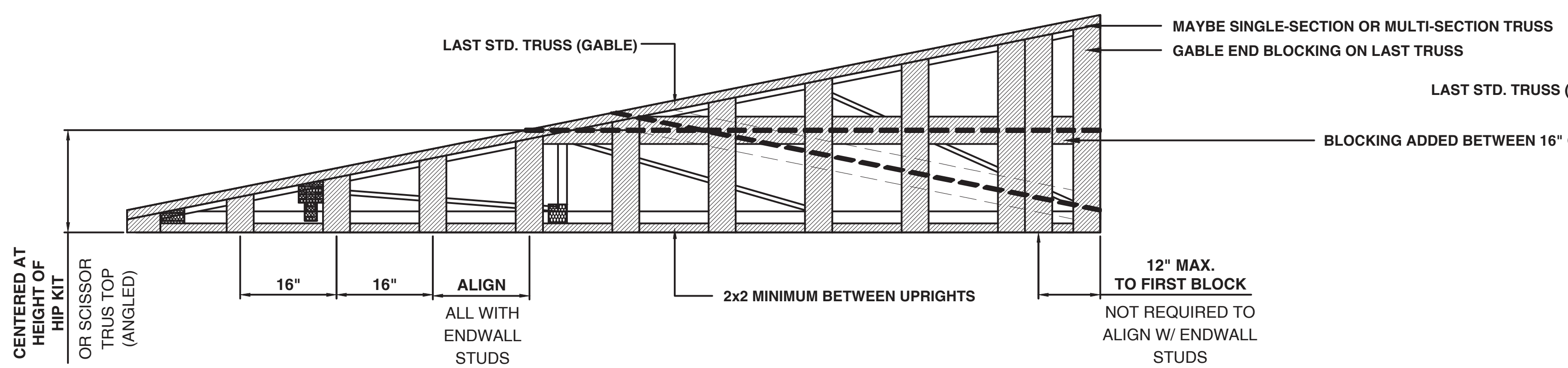
COMPLIES WITH THE 2023 FIRE PREVENTION CODE

* THIS BUILDING IS NOT A HUD BUILDING *

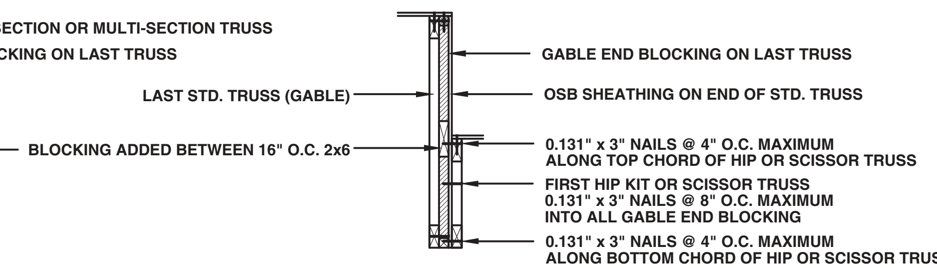
DRAWN BY:	A. McCULLAR
DATE:	2/21/2025
SCALE:	Not Printed To Scale
SHEET:	S8

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

MBX PAT



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.

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

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

*** NOTICE ***

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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

SEAL: 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
GABLE END Transition

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 SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

REVISION SCHEDULE:

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

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.

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GABLE END TRANSITION

GABLE END

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 NTA INC.

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:	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 *

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

MBX PAU MBX-GEWB

ON-FRAME

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

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

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 (SIDE AND MATING-LINE).

3A Pressure treated sill plate or pier cap AND shims to insure tight connection (by others).

4A 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.

5A I-BEAM Foundation Wall or Pier (designed and constructed by others);
When PIERS are installed, the MAXIMUM pier spacing SHALL NOT EXCEED 10'-0" o.c. When a Foundation Wall is installed, OPENING SHALL BE provided to allow ventilation between sections; Any such openings SHALL NOT EXCEED 10'-0".

6A 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.

7A 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).

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.

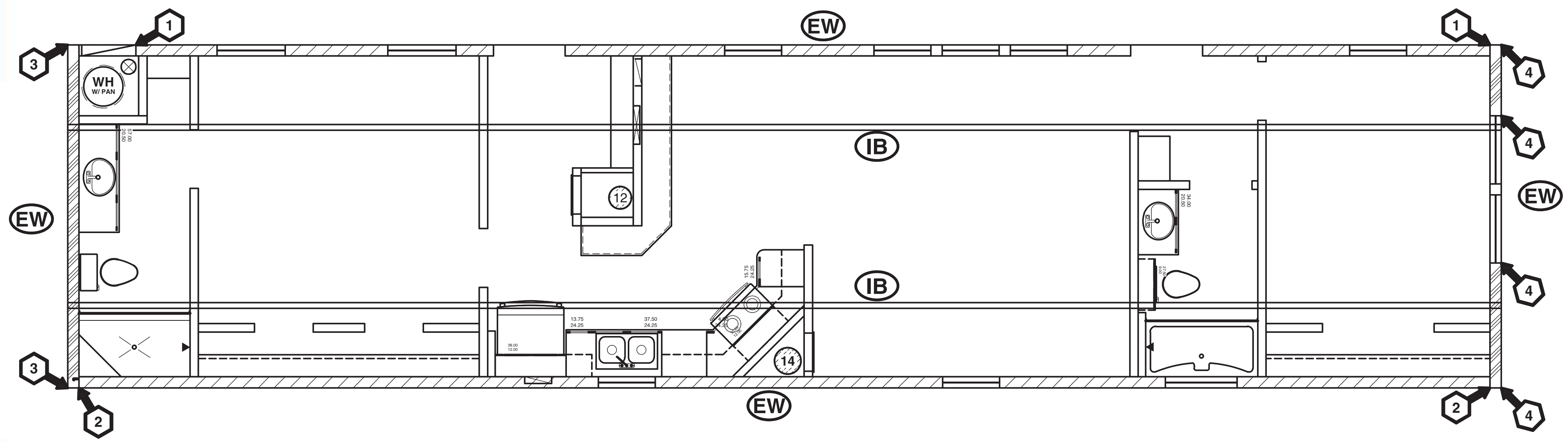
9A TERMITE SHIELD - NOT SHOWN ON CROSS-SECTION (by others);
IS REQUIRED BETWEEN THE FOUNDATION AND ANY COMPONENT OF THE STRUCTURE.

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 BULDING / Structure.

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.



WITH ANY PORCH, THE AREA BLOEW 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.

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.

(#) PIER REQUIRED BELOW EACH SYMBOL

[#] PIER REQUIRED BELOW EACH SYMBOL

IN ALL CASES, A PIER IS REQUIRED TO BE INSTALLED DIRECTLY BELOW ALL COLUMN LOCATIONS, BELOW EACH END OF A PERFORATED SHEAR WALL, BELOW THE END OF EACH SHEAR WALL SEGMENT (WITH SEGMENTED SHEARWALLS ONLY), AND BELOW ALL CORNERS OF EACH FLOOR SECTION. ALL CORNERS OF A PORCH, RECESSED ENTRY, AND / OR ANY BAYS SHALL BE SUPPORTED BY THE FOUNDATION AND SHALL NEVER BE CANTILEVERED.

ON-FRAME

160

PIER REQUIRED BELOW EACH SYMBOL

Wall ID		Load / Force Information		
SHEAR WALL NUMBER	X	B	C	D
	DESCR.	TOTAL Shear Force	Uplift Force (Racking Load)	Min. PLF Rating (Req'd Design)
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

PIER REQUIRED BELOW EACH SYMBOL

	Load / Force Information			Load / Force Information	
NUMBER	I	J	NUMBER	I	J
	UPLIFT LOAD (Pounds)	MIN. COLUMN PIER Capacity (Pounds)		UPLIFT LOAD (Pounds)	MIN. COLUMN PIER Capacity (Pounds)
1	-	-	13	-	-
2	-	-	14	-	-
3	-	-	15	-	-
4	-	-	16	-	-
5	-	-	17	-	-
6	-	-	18	-	-
7	-	-	19	-	-
8	-	-	20	-	-
9	-	-	21	-	-
10	-	-	22	-	-
11	-	-	23	-	-
12	-	-	24	-	-

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).

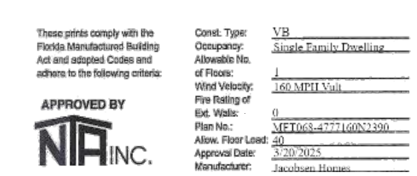
THIS STRUCTURE HAS NOT BEEN DESIGNED OR APPROVED FOR PLACEMENT IN HIGH VELOCITY HURRICANE ZONES (HVHZ - I.E.; DADE COUNTY, FL OR BROWARD COUNTY, FL).

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.

Symbol / Description	160 mph - Vult		Add'l Req'd Load (plf)
	Uplift (plf)	Gravity (plf)	160
EW Exterior Wall	455	433	
MO Mating-Line Opening	NA	180	
MW Mating-Line Wall	756	796	680 Add'l Lateral Load Base of ALL Ext. Walls
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	

JACOBSEN HOMES

AREA RESERVED FOR LISTING AGENCY APPROVAL STAMPS:



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.

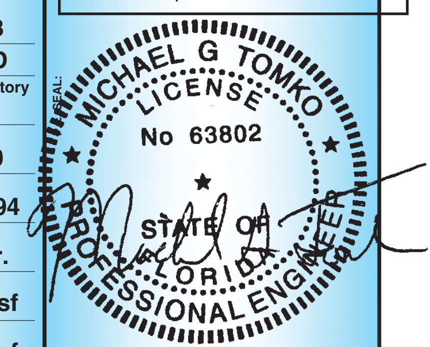
THE MANUFACTURER'S DATA SHEET AND THE STATE (DBPR) INSIGNIA, SHALL BE PERMANENTLY MOUNTED TO OR ABOUT THE ELECTRICAL PANEL (COVER).

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

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

SEAL:



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

FLORIDA
MFT068-4777160N2390
FND. Loads ON-FRAME

*** 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.

REVISION SCHEDULE:

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

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 *

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

MBX-FND-1 PAV MBX

Florida dbpr Department of Business & Professional Regulation

FLA. Manufactured Building Program
2601 Blair Stone Road
Tallahassee, Florida 32399-0772
Phone: 850.487.1824 • Fax: 850.414.8436

Halsey Beshears, 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 I, 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

HILBORN, WERNER, CARTER & ASSOCIATES, INC. APPROVED 5-25-18 HWC

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.

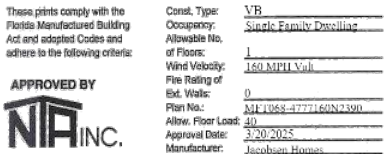
However, any code requirements not completed at the factory are considered site related and are subject to local plan review and inspection in accordance with the FBC and local requirements. Signing and sealing of these plans should follow local procedures. All site-related installation requirements (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.

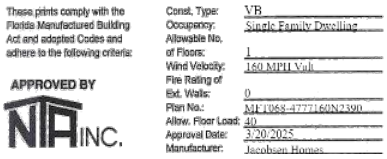
Robert Lorenzo
Manufactured Buildings Program

2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FL 32399-2100
850-488-6466 (p) • 850-921-0781 (f) • Website www.dca.state.fl.us
• COMMUNITY PLANNING 850-488-2356 (p) 850-488-3309 (f) •
• HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-1923 (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

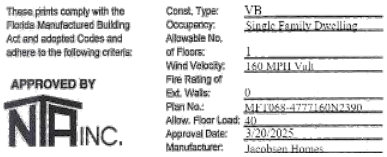


Category/ Subcategory	Manufacturer	Product Description	FL Product Approval Number(s)
3. Exterior Coverings			
Siding	James Hardie	Siding (5/8" Sheathing Req'd)	FL10477-R10
Siding	James Hardie	CEMPLANK Siding	FL13192-R8
Siding	Nichiha USA, Inc.	Cement Siding **(5/8" Sheathing Req'd)**	FL13192-R8
Siding	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



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)
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:

APPROVED BY NTA INC.

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.:	MF1068-4777160N2390
Allow. Floor Load:	40
Approval Date:	3/20/2025
Manufacturer:	Jacobsen Homes

CONSTELLATION TECHNOLOGY
Measurement • Analysis • Solution

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

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

3/17/21
Date

ACCREDITED

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

CONSTELLATION TECHNOLOGY
Measurement • Analysis • Solution

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

CONSTELLATION TECHNOLOGY

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

6/24/13
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:

APPROVED BY NTA INC.

Const. Type:	VB
Occupancy:	Single Family Dwelling
Allowable No. of Floors:	1
Wind Velocity:	180 MPH Vult
Fire Rating of Ext. Walls:	0
Plan No.:	MF1068-4777160N2390
Allow. Floor Load:	40
Approval Date:	3/20/2025
Manufacturer:	Jacobsen Homes

FORM R405-2023

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

APPROVED BY NTA INC.

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.:	MH1068-4777160N2390
Allow. Floor Load:	40
Approval Date:	3/20/2025
Manufacturer:	Jacobsen 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)
2. Single family or multiple family		Detached
3. Number of units, if multiple family		1
4. Number of Bedrooms		2
5. Is this a worst case?		Yes
6. Conditioned floor area above grade (ft²)		981
Conditioned floor area below grade (ft²)		0

7. Windows**	Description	Area
a. U-Factor:	Dbl, U=0.35	88.41 ft²
SHGC:	SHGC=0.30	
b. U-Factor:	N/A	ft²
SHGC:		
c. U-Factor:	N/A	ft²
SHGC:		
Area Weighted Average Overhang Depth:		0.500 ft
Area Weighted Average SHGC:		0.300

8. Skylights	Description	Area
U-Factor:(AVG)	N/A	N/A ft²
SHGC(AVG):	N/A	

9. Floor Types	Insulation	Area
a. Raised Floor	R= 19.0	981.40 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

10. Wall Types(1269.3 sqft.)	Insulation	Area
a. Frame - Wood, Exterior	R=19.0	1269.30 ft²
b. N/A		
c. N/A		
d. N/A		

11. Ceiling Types(981.4 sqft.)	Insulation	Area
a. Flat ceiling under att (Vented)	R=30.0	981.40 ft²
b. N/A		
c. N/A		

12. Roof(Comp. Shingles, Vented) Deck	R=30.0	1063 ft²
13. Ducts, location & insulation level	R	ft²
a. Sup: Attic, Ret: Attic, AH: Exterior	8	262
b.		
c.		

14. Cooling Systems	kBtu/hr	Efficiency
a. Central Unit	23.4	SEER2:15.00

15. Heating Systems	kBtu/hr	Efficiency
a. Electric Heat Pump	21.8	HSPF2:8.20

16. Hot Water Systems	
a. Electric	Cap: 40 gallons
	UEF: 0.920
b. Conservation features	
	None
17. Credits	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}

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)

Total Cond. Floor Area:	981.33 s.f.	TRUE Outside Perimeter:	158.67 ft						
Level 1 Ceiling:	96 to 96 in.	Level 2 Ceiling:	0 to 0 in.	Level 3 Ceiling:	0 to 0 in.	Net Roof Area (less ducts): 906.6 s.f.			
Primary Wall Area:	1077.33 s.f. (Net)	Dark Roof(U):	0.032	FLOOR DUCTS (U):		n/a		Duct TEL	
Secondary Wall Area:	0.00 s.f. (Net)	Prim Wall (U):	0.059	ATTIC DUCTS (U):		0.125		395.3 ft	
TOTAL Low-E window	147.96 s.f.	Sec Wall (U):	0.030	EXT. DUCTS (U):		0.125			
TOTAL S.G.D.	0.00 s.f.	Exp Floor(U):	0.050	INFLOOR DUCT AREA:		0	S.F. @ 51 TD/ 29.8 TD		
TOTAL Glass Block	0.00 s.f.	Low-E wi	0.350 / 0.3	ATTIC DUCT AREA:		95.088	S.F. @ 95 TD/ 94.1 TD		
TOTAL Skylite	0.00 s.f.	S.G.D.	0.480 / 0.36	EXT. DUCT AREA:		37.699	S.F. @ 95 TD/ 49 TD		
TOTAL Door1 Area:	44.05 s.f.	Glass Blc	0.630 / 0.48	PEOPLE:	1	2884.5 Btuh Total Appliances			
TOTAL Door2 Area:	0.00 s.f.	Skylite	0.790 / 0.75	FIREPLACES:		0			
All Glass % of Floor:	15.08 %	Door 1:	0.290	DUCT GAIN:	@ Semi-Tight	1558	Btuh		
All Glass % of Wall:	11.66 %	Door 2:	0.670	DUCT LOSS:		2276	Btuh		
LATENT GAIN:	3339 Btuh			Summer Infiltr (7.5 mph):		21.5	cfm		
Mech. Ventilation :	38.86 cfn (18.3 L/s)	Altitude:	40 ft	Winter Infiltration (15 mph):		40.6	cfm	@ Semi-Tight	

ROOM BY ROOM VALUES:

768.7 FPM, max velocity in trunk #: 2
0.14 Max pressure at A/H

Heat Exiting Furnace: 98 deg A/C Exiting : 49 deg

Actual heating and cooling required in each room and flow set to maximum of either heating or cooling

Cooling Air Values for **2** ton unit

Heating Air Values for 30 90 % Gas/Oil 7.5 KW Elec

Maximum A/C capacity Calibrated Blower Test

ROOM NAME		HEATING LOSS (Btu)	COOLING GAIN (Btu)	CFM DIST	CFM	Btuh	CFM	Btuh	E	Btuh	Btuh (alt adj)
Bath #2	h	1,744	1,380	54	87	2,484	83	2,821		2,673	3,962
Bedroom #1	c	3,096	3,649	129	129	3,698	124	4,198		3,979	5,877
Bonus Rm	h	1,214	944	38	55	1,576	53	1,789		1,696	2,516
Dining	c	1,200	1,490	54	63	1,815	61	2,061		1,953	2,898
Kitchen	c	1,774	1,855	66	83	2,385	80	2,708		2,567	3,804
Living Room	c	4,650	5,591	191	219	6,279	211	7,129		6,756	9,991
Bath #1	h	1,128	997	35	43	1,235	41	1,402		1,329	1,972
Bedroom #2	c	3,656	4,556	159	149	4,274	144	4,852		4,599	6,752
TOTALS		18,463	20,461	726	827	23,747	797	26,960		25,552	37,771

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

APPROVED BY NTA INC.

Const. Type: VB
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Ult.
Fire Rating of Ext. Walls: 0
Plan No.: MF1068-477T160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes

APPLICATION ENGINEERING
DUCT AIR FLOW AND SIZING WORKSHEET (MANUAL D)

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

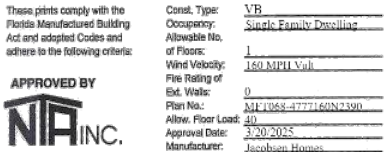
Model #: M2390
HVAC System Type: OVERHEAD GRAD FLEX FOR EXT PACKAGE UNIT
Design Zone: FL, Region 2A FBC (2023)/IECC (2021)

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)*
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	User Input Rectangle Size (i.d.) x (i.d.)	Final 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				



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

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

APPROVED BY NTA INC.

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.:	M1?068-4777160N2390
Allow. Floor Load:	40
Approval Date:	3/20/2025
Manufacturer:	Jacobsen Homes

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

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:**	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 TD = 24.5
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.

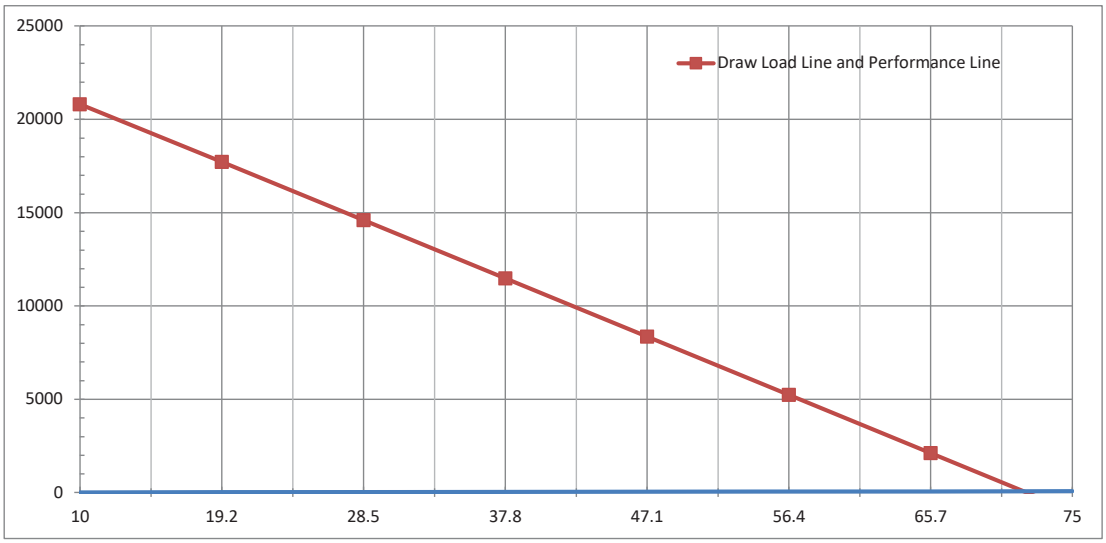
Sensible Capacity is from 15452 btuh _____ to 18791 btuh
Latent Capacity is from 3272 btuh _____ to 5008 btuh

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

☐ *Heat Pump with Supplemental Heating Coils*

Data from performace 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 Worsheet

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

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 %

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

ROOM NAME	Room Area	Openable Area Require	Built
	0.0	0.0	0.00
	0.0	0.0	0.00
	0.0	0.0	0.00
	0.0	0.0	0.00
	0.0	0.0	0.00
	0.0	0.0	0.00
	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 Air	Exhaust Air	ZONE AIR DISTRIBUTION	Air Flow
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 Ventitlation Efficiency: 1

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

APPROVED BY NTA INC.

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.: MF1968-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen 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}

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)

Total Cond. Floor Area:	981.33 s.f.	TRUE Outside Perimeter:	158.67 ft						
Level 1 Ceiling:	96 to 96 in.	Level 2 Ceiling:	0 to 0 in.	Level 3 Ceiling:	0 to 0 in.	Net Roof Area (less ducts): 906.6 s.f.			
Primary Wall Area:	1077.33 s.f. (Net)	Dark Roof(U):	0.032	FLOOR DUCTS (U):		n/a		Duct TEL	
Secondary Wall Area:	0.00 s.f. (Net)	Prim Wall (U):	0.059	ATTIC DUCTS (U):		0.125		395.3 ft	
TOTAL Low-E window	147.96 s.f.	Sec Wall (U):	0.030	EXT. DUCTS (U):		0.125			
TOTAL S.G.D.	0.00 s.f.	Exp Floor(U):	0.050	INFLOOR DUCT AREA:		0	S.F. @ 47.6 TD/ 30.6 TD		
TOTAL Glass Block	0.00 s.f.	Low-E wi	0.350 / 0.3	ATTIC DUCT AREA:		95.088	S.F. @ 78 TD/ 95.5 TD		
TOTAL Skylite	0.00 s.f.	S.G.D.	0.480 / 0.36	EXT. DUCT AREA:		37.699	S.F. @ 78 TD/ 50 TD		
TOTAL Door1 Area:	44.05 s.f.	Glass Blc	0.630 / 0.48	PEOPLE:	1	2884.5 Btuh Total Appliances			
TOTAL Door2 Area:	0.00 s.f.	Skylite	0.790 / 0.75	FIREPLACES:		0			
All Glass % of Floor:	15.08 %	Door 1:	0.290	DUCT GAIN:	@ Semi-Tight	1596	Btuh		
All Glass % of Wall:	11.66 %	Door 2:	0.670	DUCT LOSS:		1722	Btuh		
LATENT GAIN:	3546 Btuh			Summer Infiltr (7.5 mph):		21.5	cfm		
Mech. Ventilation :	38.86 cfn (18.3 L/s)	Altitude:	15 ft	Winter Infiltration (15 mph):		40.6	cfm	@ Semi-Tight	

ROOM BY ROOM VALUES:

761.1 FPM, max velocity in trunk #: 2
0.14 Max pressure at A/H

Heat Exiting Furnace: 89 deg A/C Exiting : 49 deg

Actual heating and cooling required in each room and flow set to maximum of either heating or cooling

Cooling Air Values for **2** ton unit

Heating Air Values for 20 90 % Gas/Oil 5.0 KW Elec

Maximum A/C capacity Calibrated Blower Test

ROOM NAME		HEATING LOSS (Btu)	COOLING GAIN (Btu)	CFM DIST	CFM	Btuh	CFM	Btuh	E	Btuh	Btuh (alt adj)
Bath #2	h	1,221	1,421	57	86	2,464	83	1,882		1,784	3,966
Bedroom #1	c	2,155	3,742	133	128	3,668	123	2,802		2,655	5,883
Bonus Rm	h	854	972	40	54	1,563	52	1,194		1,132	2,518
Dining	c	842	1,528	56	63	1,800	60	1,375		1,303	2,900
Kitchen	c	1,243	1,907	68	82	2,365	79	1,807		1,713	3,807
Living Room	c	3,246	5,730	197	217	6,227	209	4,757		4,508	10,000
Bath #1	h	800	1,025	37	43	1,225	41	936		887	1,973
Bedroom #2	c	2,547	4,669	164	147	4,238	142	3,238		3,069	6,758
TOTALS		12,909	20,995	752	819	23,551	790	17,990		17,051	37,806

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

APPROVED BY NTA INC.

Const. Type: VB
Occupancy: Single Family Dwelling
Allowable No. of Floors: 1
Wind Velocity: 160 MPH Ult.
Fire Rating of Ext. Walls: 0
Plan No.: MF1068-477T160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen 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

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	User Input Rectangle Size (i.d.) x (i.d.)	Final Round Size	Final Velocity 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 NTA INC.

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.: MF1068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen 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

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

APPROVED BY NTA INC.

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.:	M1?068-4777160N2390
Allow. Floor Load:	40
Approval Date:	3/20/2025
Manufacturer:	Jacobsen Homes

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

RESULTS FROM MANUAL-J CALCULATIONS: *Worst Case Orientation*

HEATING LOAD:	**12,909**	Btuh at	34 ☜	**REQ'D BLOWER CFM:**	**819**	cfm at altitude of	15 ft
SENSIBLE CLG LOAD:	**17,449**	Btuh at	97 ☜	**Entering Air DRY Bulb:**	76.1 ☜	Mech. Ventilation :	39
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:**	48.1 %

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 ☜ TD = 24.4 ☜
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.

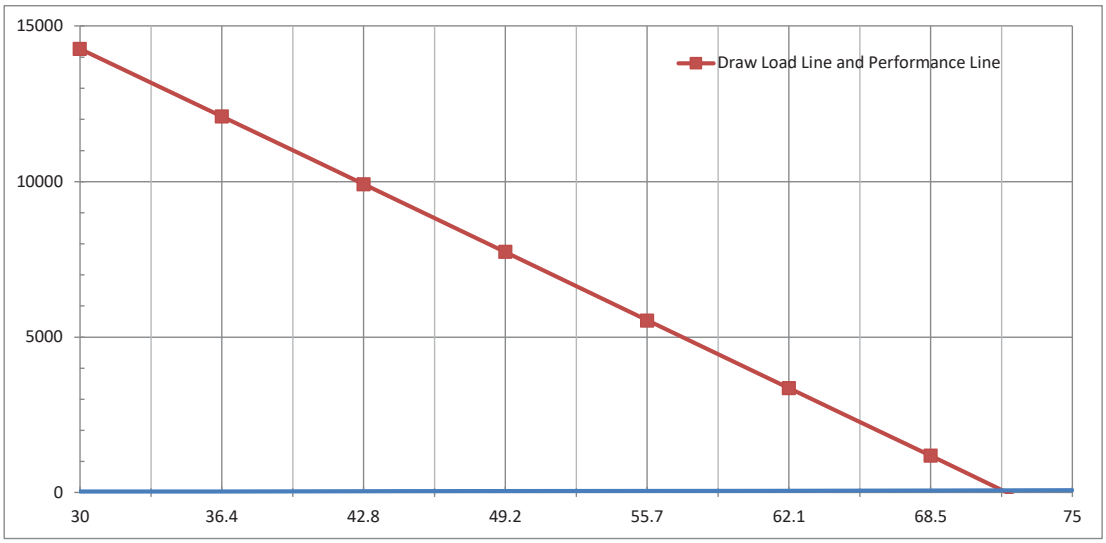
Sensible Capacity is from 15675 btuh _____ to 19221 btuh
Latent Capacity is from 3475 btuh _____ to 5319 btuh

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

☐ *Heat Pump with Supplemental Heating Coils*

Data from performace 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 Worsheet

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

RESULTS FROM MANUAL-J CALCULATIONS: *Worst Case Orientation*

HEATING LOAD:	**12,909**	Btuh at	34	**REQ'D BLOWER CFM:**	**819**	cfm at altitude of 15 ft	
SENSIBLE CLG LOAD:	**17,449**	Btuh at	97	**Entering Air DRY Bulb:**	76.1	Mech. Ventilation :	39
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 Required	Openable Area Built
Bath #2	86.9	3.4	0.00
Bedroom #1	196.8	7.8	15.25
Bonus Rm	56.0	2.2	0.00
Dining	60.7	2.4	6.35
Kitchen	106.9	4.2	4.17
Living Room	222.3	8.8	25.42
Bath #1	88.2	3.5	1.19
Bedroom #2	163.6	6.5	21.60
	0.0	0.0	0.00

ROOM NAME	Room Area	Openable Area Require	Openable Area Built
	0.0	0.0	0.00
	0.0	0.0	0.00
	0.0	0.0	0.00
	0.0	0.0	0.00
	0.0	0.0	0.00
	0.0	0.0	0.00
	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:

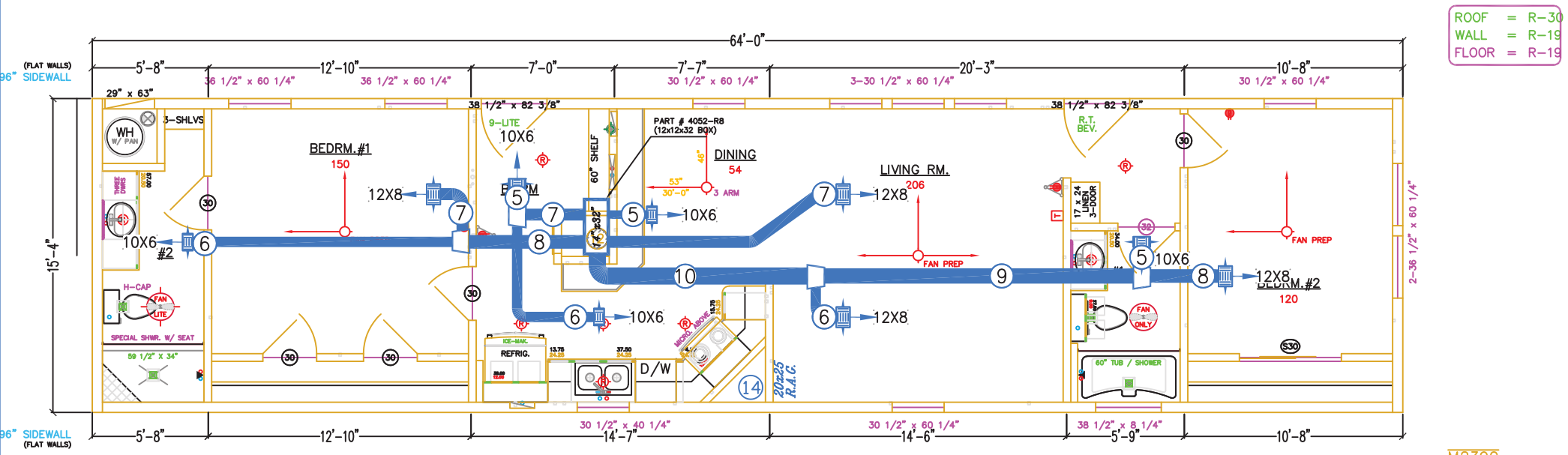
SPACE CLASSIFICATIONS	Occupancy	Area	Outdoor Air	Exhaust Air	ZONE AIR DISTRIBUTION	Air Flow
Private Living Area	1.4	699.3	38.9	0.0	Floor Supply of Warm Air/Floor Return	608.4
Private Kitchen	0.0	106.9	0.0	25.0	Floor Supply of Warm Air/Floor Return	82.29
Private Baths	0.0	175.1	0.0	40.0	Floor Supply of 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 Ventitlation Efficiency: 1

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

APPROVED BY NTA INC.

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.: MF1968-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes



ROOF = R-30
WALL = R-19
FLOOR = R-19

M2390

MODULAR
ON-FRAME
HITCH

JACOBSEN 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 NTA INC.

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.:	MF1068-4777160N2390
Allow. Floor Load:	40
Approval Date:	3/20/2025
Manufacturer:	Jacobsen Homes

FORM R405-2023

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Business and Professional Regulation - Residential Performance Method

Project Name:	M2390	These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:	Const. Type:	VB	Builder Name: Jacobsen Homes
Street:			Occupancy:	Single Family Dwelling	Permit Office:
City, State, Zip:	, FL,	APPROVED BY NTA INC.	Allowable No. of Floors:	1	Permit Number:
Owner:			Wind Velocity:	160 MPH Vult	Jurisdiction:
Design Location:	FL, Tampa		Fire Rating of Ext. Walls:	0	County: Hillsborough(Florida Climate Zone 2)
			Plan No.:	MFT068-4777160N2390	
			Allow. Floor Load:	40	
			Approval Date:	3/20/2025	
			Manufacturer:	Jacobsen Homes	

1. New construction or existing	New (From Plans)
2. Single family or multiple family	Detached
3. Number of units, if multiple family	1
4. Number of Bedrooms	2
5. Is this a worst case?	Yes
6. Conditioned floor area above grade (ft²)	981
Conditioned floor area below grade (ft²)	0

7. Windows(88.4 sqft.)	Description	Area
a. U-Factor:	Dbl, U=0.35	88.41 ft²
SHGC:	SHGC=0.30	
b. U-Factor:	N/A	ft²
SHGC:		
c. U-Factor:	N/A	ft²
SHGC:		
Area Weighted Average Overhang Depth:		0.500 ft
Area Weighted Average SHGC:		0.300

8. Skylights	Description	Area
U-Factor:(AVG)	N/A	N/A ft²
SHGC(AVG):	N/A	

9. Floor Types	Insulation	Area
a. Raised Floor	R= 19.0	981.40 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

10. Wall Types(1269.3 sqft.)	Insulation	Area
a. Frame - Wood, Exterior	R=19.0	1269.30 ft²
b. N/A		
c. N/A		
d. N/A		

11. Ceiling Types(981.4 sqft.)	Insulation	Area
a. Flat ceiling under att (Vented)	R=30.0	981.40 ft²
b. N/A		
c. N/A		

12. Roof(Comp. Shingles, Vented) Deck	R=30.0	1063 ft²

13. Ducts, location & insulation level	R	ft²
a. Sup: Attic, Ret: Attic, AH: Exterior	8	262
b.		
c.		

14. Cooling Systems	kBtu/hr	Efficiency
a. Central Unit	23.4	SEER2:15.00

15. Heating Systems	kBtu/hr	Efficiency
a. Electric Heat Pump	21.8	HSPF2:8.20

16. Hot Water Systems	
a. Electric	Cap: 40 gallons
	UEF: 0.920
b. Conservation features	None
17. Credits	CF, Pstat

Glass/Floor Area: 0.090

Total Proposed Modified Loads: 34.60

Total Baseline Loads: 39.10

PASS

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: Allen Mathews

DATE: 2-26-2025

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.

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).

FORM R405-2023

INPUT SUMMARY CHECKLIST REPORT

PROJECT

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

CLIMATE

√	Design Location	Tmy Site	Design Temp 97.5%	Design Temp 2.5%	Int Design Temp Winter	Int Design Temp 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.	R-Value Joist	U-Factor	Slab Insul. Vert/Horiz	Tile	Wood	Carpet
___	1	Raised Floor	Bedroom 1	---	196.8 sqft	---	19	0.047	-------	0.00	0.00	1.00
___	2	Raised Floor	Bathroom 2	---	86.9 sqft	---	19	0.053	-------	1.00	0.00	0.00
___	3	Raised Floor	Kitchen	---	106.9 sqft	---	19	0.053	-------	1.00	0.00	0.00
___	4	Raised Floor	Living Room	---	222.3 sqft	---	19	0.047	-------	0.00	0.00	1.00
___	5	Raised Floor	Bonus Room	---	56 sqft	---	19	0.047	-------	0.00	0.00	1.00
___	6	Raised Floor	Dining Room	---	60.7 sqft	---	19	0.047	-------	0.00	0.00	1.00
___	7	Raised Floor	Bathroom 1	---	88.2 sqft	---	19	0.047	-------	0.00	0.00	1.00
___	8	Raised Floor	Bedroom 2	---	163.6 sqft	---	19	0.047	-------	0.00	0.00	1.00

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

APPROVED BY NTA INC.

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.: MFD868-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes

FORM R405-2023

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	Width In	Height Ft	Height 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	Width In	Height Ft	Height 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:

APPROVED BY NTA INC.

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.: MF1068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes

FORM R405-2023

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	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:

APPROVED BY NTA INC.

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.: MET068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes

FORM R405-2023

INPUT SUMMARY CHECKLIST REPORT

DUCTS

✓	Duct #	Supply Location	Supply R-Value	Supply Area	Return Location	Return R-Value	Return Area	Leakage Type	Air Handler	CFM 25 TOT	CFM 25 OUT	QN OUT	RLF	HVAC # Heat	HVAC # Cool
___	1	Attic	8.0	262 ft²	Attic	8.0	100 ft²	Default Leakage	Exterior	(Default)	(Default)			1	1

MECHANICAL VENTILATION

✓	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		Hours 1	2	3	4	5	6	7	8	9	10	11	12
___	Cooling (WD)	AM	75	75	75	75	75	75	75	75	75	75	75	75
		PM	75	75	75	75	75	75	75	75	75	75	75	75
___	Cooling (WEH)	AM	75	75	75	75	75	75	75	75	75	75	75	75
		PM	75	75	75	75	75	75	75	75	75	75	75	75
___	Heating (WD)	AM	72	72	72	72	72	72	72	72	72	72	72	72
		PM	72	72	72	72	72	72	72	72	72	72	72	72
___	Heating (WEH)	AM	72	72	72	72	72	72	72	72	72	72	72	72
		PM	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 NTA INC.

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.: MF1068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes

FORM R405-2023

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Business and Professional Regulation - Residential Performance Method

Project Name:	M2390	These prints comply with the Florida Manufactured Building Act and adopted Codes and adhere to the following criteria:	Const. Type:	VB	Builder Name: Jacobsen Homes
Street:			Occupancy:	Single Family Dwelling	Permit Office:
City, State, Zip:	, FL,	APPROVED BY NTA INC.	Allowable No. of Floors:	1	Permit Number:
Owner:			Wind Velocity:	160 MPH Vult	Jurisdiction:
Design Location:	FL, Miami		Fire Rating of Ext. Walls:	0	County: Miami-Dade(Florida Climate Zone 1)
			Plan No.:	MFT868-4727160N2380	
			Allow. Floor Load:	40	
			Approval Date:	2/20/2025	
			Manufacturer:	Jacobsen Homes	

1. New construction or existing			New (From Plans)
2. Single family or multiple family			Detached
3. Number of units, if multiple family			1
4. Number of Bedrooms			2
5. Is this a worst case?			Yes
6. Conditioned floor area above grade (ft²)			981
Conditioned floor area below grade (ft²)			0
7. Windows(88.4 sqft.)	Description		Area
a. U-Factor:	Dbl, U=0.35		88.41 ft²
SHGC:	SHGC=0.30		
b. U-Factor:	N/A		ft²
SHGC:			
c. U-Factor:	N/A		ft²
SHGC:			
Area Weighted Average Overhang Depth:			0.500 ft
Area Weighted Average SHGC:			0.300
8. Skylights	Description		Area
U-Factor:(AVG)	N/A		N/A ft²
SHGC(AVG):	N/A		
9. Floor Types		Insulation	Area
a. Raised Floor		R= 19.0	981.40 ft²
b. N/A		R=	ft²
c. N/A		R=	ft²

10. Wall Types(1269.3 sqft.)	Insulation	Area
a. Frame - Wood, Exterior	R=19.0	1269.30 ft²
b. N/A		
c. N/A		
d. N/A		
11. Ceiling Types(981.4 sqft.)	Insulation	Area
a. Flat ceiling under att (Vented)	R=30.0	981.40 ft²
b. N/A		
c. N/A		
12. Roof(Comp. Shingles, Vented) Deck	R=30.0	1063 ft²
13. Ducts, location & insulation level	R	ft²
a. Sup: Attic, Ret: Attic, AH: Exterior	8	262
b.		
c.		
14. Cooling Systems	kBtu/hr	Efficiency
a. Central Unit	23.4	SEER2:15.00
15. Heating Systems	kBtu/hr	Efficiency
a. Electric Heat Pump	21.8	HSPF2:8.20
16. Hot Water Systems		
a. Electric		Cap: 40 gallons
		UEF: 0.920
b. Conservation features		None
17. Credits		CF, Pstat

Glass/Floor Area: 0.090

Total Proposed Modified Loads: 38.65

Total Baseline Loads: 44.04

PASS

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: Allen Mathews

DATE: 2-26-2025

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.

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).

FORM R405-2023

INPUT SUMMARY CHECKLIST REPORT

PROJECT

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

CLIMATE

√	Design Location	Tmy Site	Design Temp 97.5%	Design Temp 2.5%	Int Design Temp Winter	Int Design Temp 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.	R-Value Joist	U-Factor	Slab Insul. Vert/Horiz	Tile	Wood	Carpet
___	1	Raised Floor	Bedroom 1	---	196.8 sqft	---	19	0.047	-------	0.00	0.00	1.00
___	2	Raised Floor	Bathroom 2	---	86.9 sqft	---	19	0.053	-------	1.00	0.00	0.00
___	3	Raised Floor	Kitchen	---	106.9 sqft	---	19	0.053	-------	1.00	0.00	0.00
___	4	Raised Floor	Living Room	---	222.3 sqft	---	19	0.047	-------	0.00	0.00	1.00
___	5	Raised Floor	Bonus Room	---	56 sqft	---	19	0.047	-------	0.00	0.00	1.00
___	6	Raised Floor	Dining Room	---	60.7 sqft	---	19	0.047	-------	0.00	0.00	1.00
___	7	Raised Floor	Bathroom 1	---	88.2 sqft	---	19	0.047	-------	0.00	0.00	1.00
___	8	Raised Floor	Bedroom 2	---	163.6 sqft	---	19	0.047	-------	0.00	0.00	1.00

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

APPROVED BY NTA INC.

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.: MFTD68-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes

FORM R405-2023

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	Width In	Height Ft	Height 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	Width In	Height Ft	Height 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:

APPROVED BY NTA INC.

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.: MF1068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes

FORM R405-2023

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:

APPROVED BY NTA INC.

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.: MFI068-4727160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes

FORM R405-2023

INPUT SUMMARY CHECKLIST REPORT

DUCTS

✓	Duct #	Supply Location	Supply R-Value	Supply Area	Return Location	Return R-Value	Return Area	Leakage Type	Air Handler	CFM 25 TOT	CFM 25 OUT	QN OUT	RLF	HVAC # Heat	HVAC # Cool
___	1	Attic	8.0	262 ft²	Attic	8.0	100 ft²	Default Leakage	Exterior	(Default)	(Default)			1	1

MECHANICAL VENTILATION

✓	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		Hours 1	2	3	4	5	6	7	8	9	10	11	12
___	Cooling (WD)	AM	75	75	75	75	75	75	75	75	75	75	75	75
		PM	75	75	75	75	75	75	75	75	75	75	75	75
___	Cooling (WEH)	AM	75	75	75	75	75	75	75	75	75	75	75	75
		PM	75	75	75	75	75	75	75	75	75	75	75	75
___	Heating (WD)	AM	72	72	72	72	72	72	72	72	72	72	72	72
		PM	72	72	72	72	72	72	72	72	72	72	72	72
___	Heating (WEH)	AM	72	72	72	72	72	72	72	72	72	72	72	72
		PM	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 NTA INC.

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.: MF1068-4777160N2390
Allow. Floor Load: 40
Approval Date: 3/20/2025
Manufacturer: Jacobsen Homes

Job	Truss	Truss Type	Qty	Ply		
115869	P2227603	KINGPOST	1	1	Jacobsen Homes 407	J600M

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

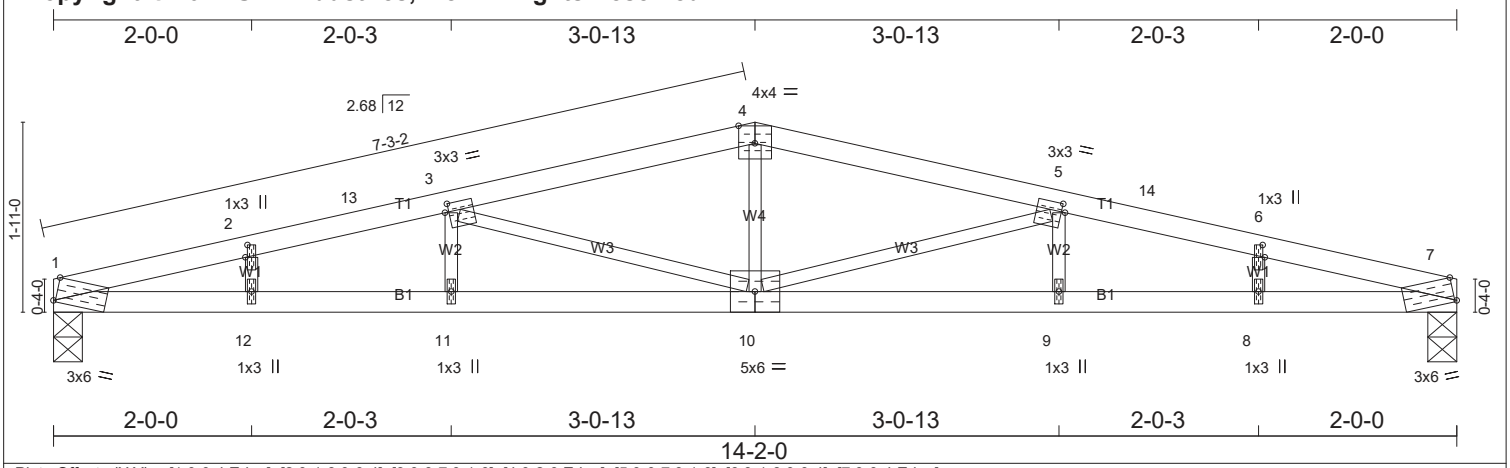


Plate Offsets (X,Y)-- [1:0-0-4,Edge], [2:0-1-8,0-0-4], [3:0-0-7,0-1-0], [4:0-2-0,Edge], [5:0-0-7,0-1-0], [6:0-1-8,0-0-4], [7:0-0-4,Edge]

SPACING-: 2-0-0	**SPACING-:** 1-4-0		**CSI.**	**DEFL.** in (loc) l/defl L/d	**PLATES** **GRIP**
LOADING (psf)	**LOADING** (psf)	Plate Grip DOL 1.25	TC 0.84	Vert(LL) 0.28 9-10 >586 240	MT20 244/190
TCLL 20.0	TCLL 30.0	Lumber DOL 1.25	BC 0.56	Vert(CT) 0.25 9-10 >670 180	
TCDL 10.0	TCDL 15.0	Rep Stress Incr YES	WB 0.45	Horz(CT) -0.08 7 n/a n/a	
BCLL 0.0 *	BCLL 0.0 *	Code FBC2023/TPI2014	Matrix-P		Weight: 37 lb
BCDL 10.0	BCDL 15.0				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. [PC]
BOT CHORD Rigid ceiling directly applied or 2-4-5 oc bracing.

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 Uplift1=-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 NTA INC.

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.:	MFI0868-47771640N2390
Allow. Floor Load:	40
Approval Date:	3/20/2025
Manufacturer:	Jacobsen Homes

KEVIN FREEMAN LICENSE No 56254 STATE OF FLORIDA PROFESSIONAL ENGINEER

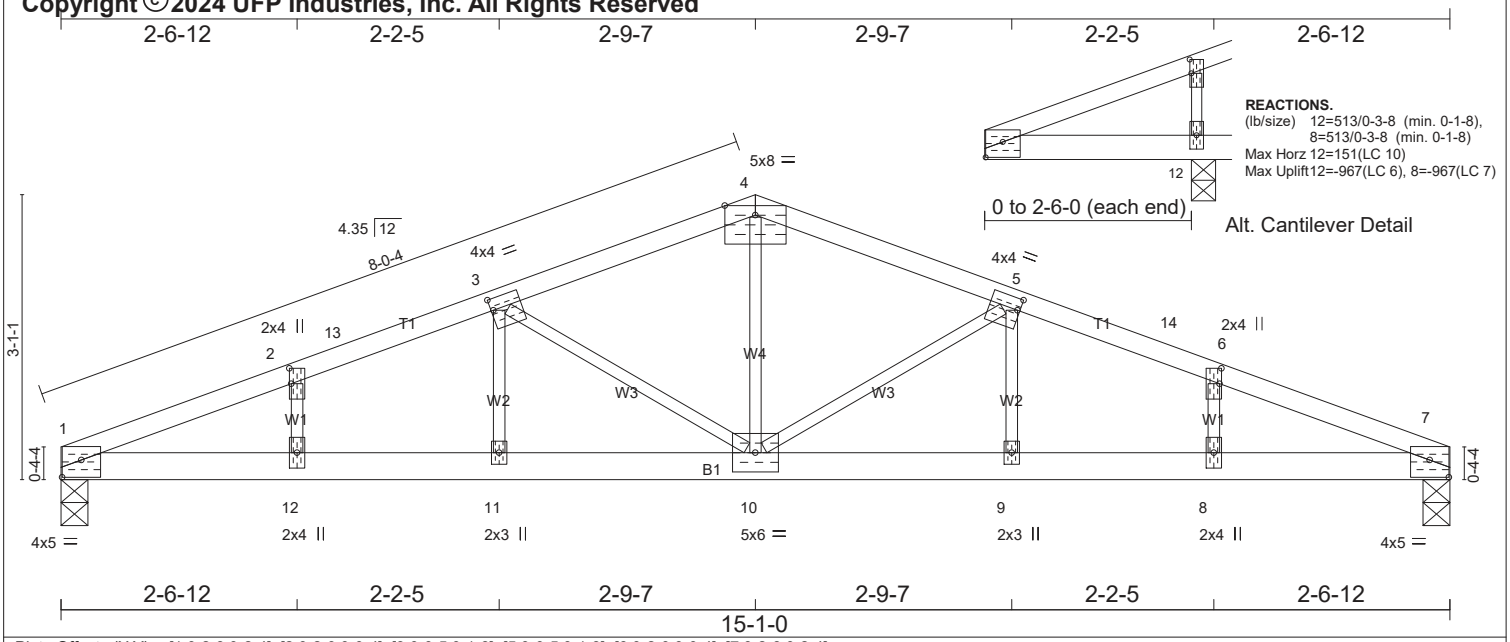
2/20/2024

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.

Job	Truss	Truss Type	Qty	Ply		
117224	P0796711	DBL. HOWE	1	1	Jacobsen Homes 407 M37181FH-2023FBC	J617M

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



REACTIONS.
(lb/size) 12=513/0-3-8 (min. 0-1-8), 8=513/0-3-8 (min. 0-1-8)
Max Horz 12=151(LC 10)
Max Uplift12=-967(LC 6), 8=-967(LC 7)

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) TCLL 30.0 TCDL 10.5 BCLL 0.0 * BCDL 10.5	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-
TOP CHORD 2x3 SP No.1
BOT CHORD 2x4 SP No.1
WEBS 2x2 SP No.2

BRACING- [MCT]
TOP CHORD Structural wood sheathing directly applied or 4-8-0 oc purlins. [P]
BOT CHORD Rigid ceiling directly applied or 3-9-2 oc bracing.

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 NTA INC.

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.:	MT1068-4777160N2390
Allow. Floor Load:	40
Approval Date:	3/20/2025
Manufacturer:	Jacobsen Homes

KEVIN FREEMAN LICENSE No 56254 STATE OF FLORIDA PROFESSIONAL ENGINEER

6/28/2024

UFP Industries, Inc.
PHONE (616)-364-6161
2801 EAST BELTLINE RD, NE
GRAND RAPIDS, MI 49525

Job	Truss	Truss Type	Qty	Ply		
117304	P0796609	KINGPOST	1	1	Jacobsen Homes 407	J618M

UFP Industries Inc., Grand Rapids, MI 49525, Regan Craig

8.730 e Jan 4 2024 MiTek Industries, Inc. Thu Jul 11 13:39:56 2024 Page 1 of 1

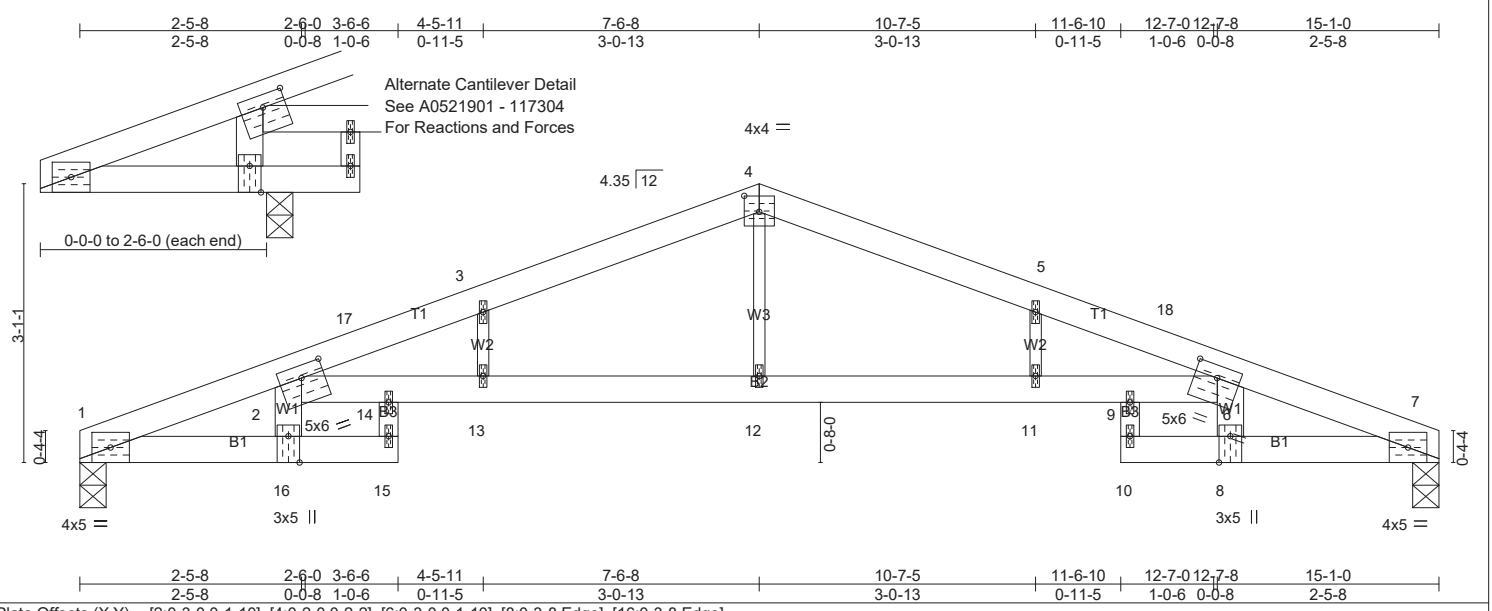


Plate Offsets (X,Y)-- [2:0-3-0,0-1-10], [4:0-2-0,0-2-2], [6:0-3-0,0-1-10], [8:0-3-8,Edge], [16:0-3-8,Edge]

LOADING (psf)		SPACING-	1-4-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	20.0	Plate Grip DOL	1.25	TC	0.95	Vert(LL)	0.74	13-14	>241	240	MT20	244/190
TCDL	7.0	Lumber DOL	1.25	BC	0.96	Vert(CT)	0.65	13-14	>275	180		
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.19	Horz(CT)	-0.43	7	n/a	n/a		
BCDL	7.0	Code	FBC2023/TPI2014	Matrix-RH							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- [MCT]
TOP CHORD Structural wood sheathing directly applied or 2-2-0 oc purlins. [PB]
BOT CHORD Rigid ceiling directly applied.

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 Uplift1=-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 NTA INC.

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.:	MT1068-4777160N2390
Allow. Floor Load:	40
Approval Date:	3/20/2025
Manufacturer:	Jacobsen Homes

KEVIN FREEMAN LICENSE No 56254 STATE OF FLORIDA PROFESSIONAL ENGINEER

7/15/2024

UFP Industries, Inc.
PHONE (616)-364-6161
2801 EAST BELTLINE RD, NE
GRAND RAPIDS, MI 49525

Job	Truss	Truss Type	Qty	Ply	Jacobsen Homes 407
115348	P0796710	HOWE	1	1	M37181FH-2023FBC

UFP Industries Inc., Grand Rapids, MI 49525, Mike Patten — 8.720 e Sep 6 2023 MiTek Industries, Inc. Wed Jan 3 07:20:21 2024

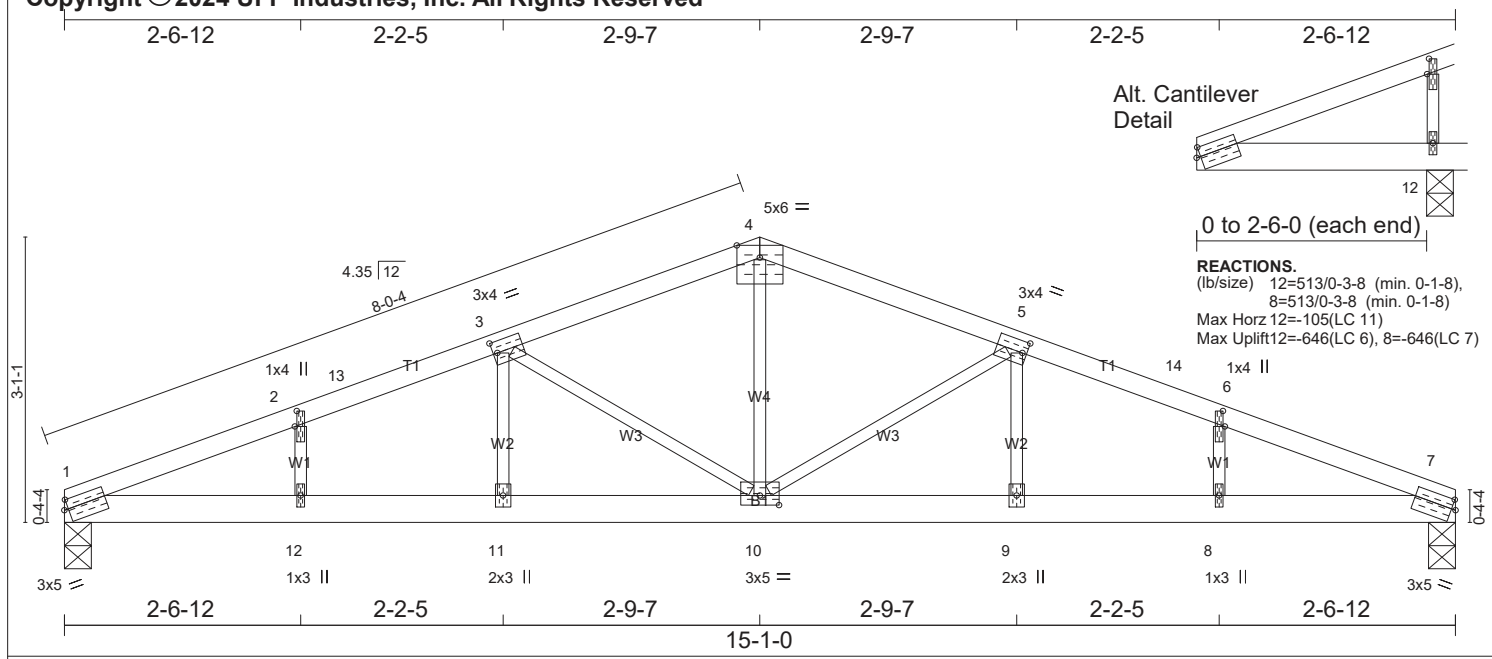


Plate Offsets (X,Y)-- [1:0-0-9,0-1-4], [2:0-2-0,0-0-4], [3:0-0-9,0-1-8], [5:0-0-9,0-1-8], [6:0-2-0,0-0-4], [7:0-0-9,0-1-4], [10:0-2-8,0-1-4]

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

LUMBER-
TOP CHORD 2x3 SP No.2
BOT CHORD 2x4 SP No.1
WEBS 2x2 SP No.2

BRACING-
TOP CHORD Structural wood sheathing directly applied or 4-9-4 oc purlins. [P]
BOT CHORD Rigid ceiling directly applied or 4-9-7 oc bracing.

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 Uplift1=-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.; 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 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 bc 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 NTA INC.

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.:	MFTD88-47771160N2390
Allow. Floor Load:	40
Approval Date:	3/20/2025
Manufacturer:	Jacobsen Homes

KEVIN FREEMAN LICENSE No 56254 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/27/2024

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.

Powered By: YoungCALC / YOUNGCAD

OFF-FRAME

160

SHEAR WALL NUMBER	Wall ID X DESCR.	Load / Force Information B TOTAL Shear Force	C Uplift Force (Racking Load)	D Min. PLF Rating (Req'd Design)
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

NUMBER	I UPLIFT LOAD (Pounds)	J MIN. COLUMN PIER Capacity (Pounds)	NUMBER	I UPLIFT LOAD (Pounds)	J MIN. COLUMN PIER Capacity (Pounds)
1	-	-	13	-	-
2	-	-	14	-	-
3	-	-	15	-	-
4	-	-	16	-	-
5	-	-	17	-	-
6	-	-	18	-	-
7	-	-	19	-	-
8	-	-	20	-	-
9	-	-	21	-	-
10	-	-	22	-	-
11	-	-	23	-	-
12	-	-	24	-	-

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

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 (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 sq.-foot of ventilation SHALL BE PROVIDED for every 300 sq.-foot of AREA (Living Space); REGARDLESS of ANY Codes OR Regulations ALLOWING less Ventilation. A STEMWALL IS REQUIRED AROUND THE ENTIRE PERIMETER (SIDE AND ENDS), ALONG THE MATING-LINE, AND BELOW ALL SHEAR WALL LOCATIONS (BEAM REQUIRED ABOVE ALL OPENINGS IN WALL).

3A Pressure treated sill plate AND shims to insure tight connection (by others).

4A RESERVED

5A RESERVED

6A Mating-Line Footer (designed and constructed by others); 20" x 12" UNLESS OTHERWISE PROPERLY SUBSTANTIATED BY ENGINEERING CALCULATIONS, ALL footers shall be concrete and have MINIMUM dimensions of 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.

7A 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. Openings SHALL be provided to allow cross-ventilation through this wall. A STEMWALL IS REQUIRED AROUND THE ENTIRE PERIMETER (SIDE AND ENDS), ALONG THE MATING-LINE, AND BELOW ALL SHEAR WALL LOCATIONS (BEAM REQUIRED ABOVE ALL OPENINGS IN WALL).

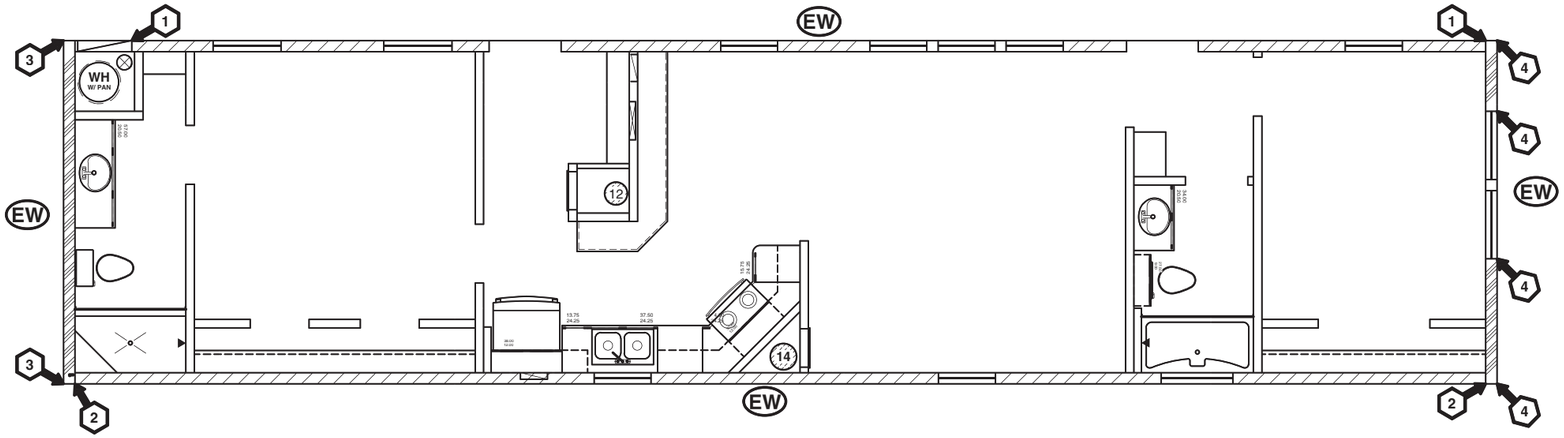
8A A MINIMUM 6-mil poly VAPOR BARRIER is REQUIRED to cover all soil BELOW the structure. ALL seams shall be overlapped AND taped / SEALED. ALL holes / tears SHALL BE SEALED. BARRIER is REQUIRED; REGARDLESS of ANY Codes OR Regulations ALLOWING NO BARRIER.

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 BULDING / Structure.

OFF-FRAME

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



WITH ANY PORCH, THE AREA BLOEW 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.

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.

(#) PIER REQUIRED BELOW EACH SYMBOL

(#) PIER REQUIRED BELOW EACH SYMBOL

IN ALL CASES, A PIER IS REQUIRED TO BE INSTALLED DIRECTLY BELOW ALL COLUMN LOCATIONS, BELOW EACH END OF A PERFORATED SHEAR WALL, BELOW THE END OF EACH SHEAR WALL SEGMENT (WITH SEGMENTED SHEARWALLS ONLY), AND BELOW ALL CORNERS OF EACH FLOOR SECTION. ALL CORNERS OF A PORCH, RECESSED ENTRY, AND / OR ANY BAYS SHALL BE SUPPORTED BY THE FOUNDATION AND SHALL NEVER BE CANTILEVERED.

OFF-FRAME

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.

Symbol / Description	160 mph - Vult Uplift (plf)	160 mph - Vult Gravity (plf)	Add'l Req'd Load (plf) 160
EW Exterior Wall	409	727	680 Add'l Lateral Load Base of ALL Ext. Walls
MO Mating-Line Opening	NA	1384	
MW Mating-Line Wall	664	1384	
PO Porch SIDE WALL	NA	NA	
RE Recessed Entry	NA	NA	
X Misc. Other Load	NA	NA	
IB Main I-Beam	NA	NA	

JACOBSEN HOMES

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 NTA INC.

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: 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 - NTA
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 SIGNATURE:

P.E. SEAL:

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

FLORIDA
MFT068-4777160N2390
FND. Loads OFF-FRAME

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 RESPONSIBLE FOR THE PERFORMANCE OF THE FOUNDATION SYSTEMS AND SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE SUPERSTRUCTURES STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

REVISION SCHEDULE:

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

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

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

DRAWN BY: A. McCULLAR
DATE: 2/21/2025
SCALE: Not Printed To Scale
SHEET: X2

* THIS BUILDING IS NOT A HUD BUILDING *

M83 PAW