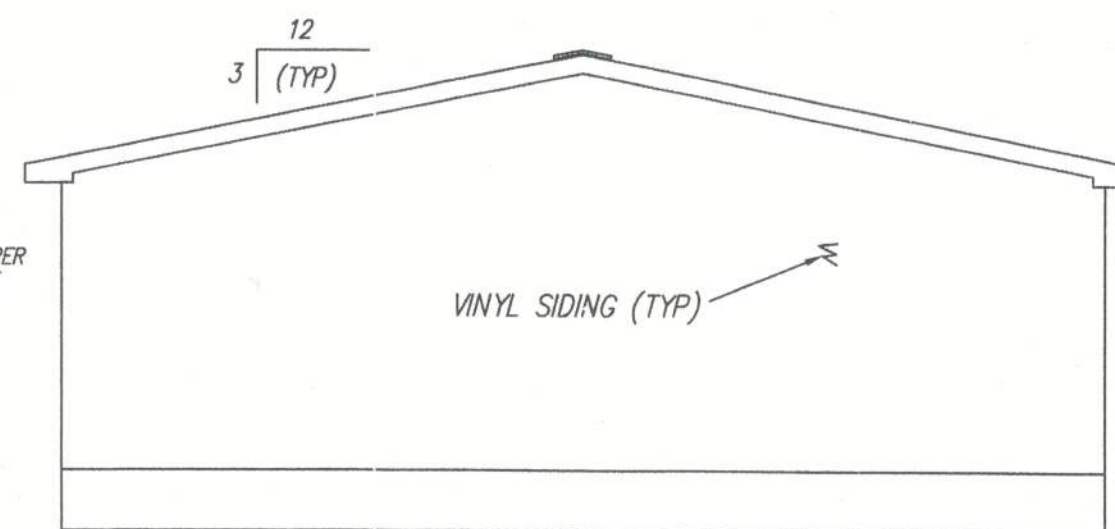
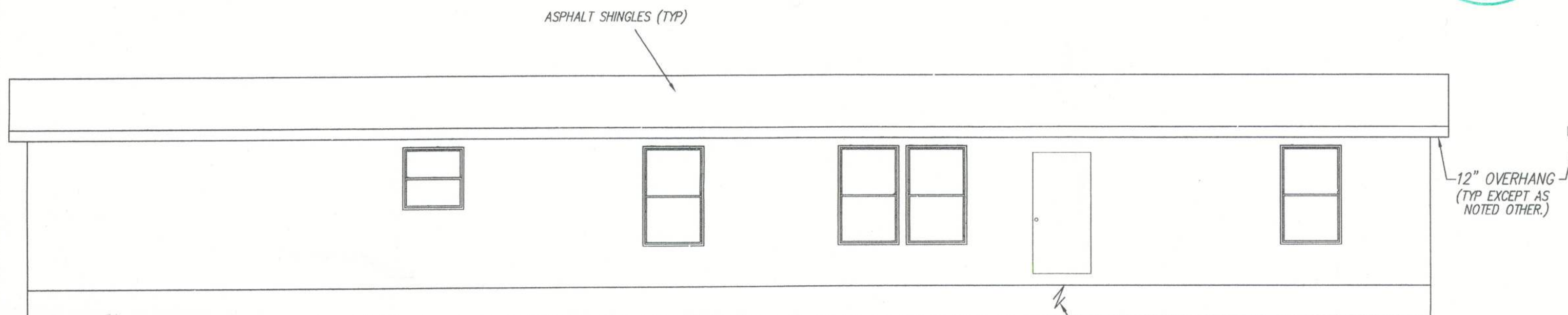


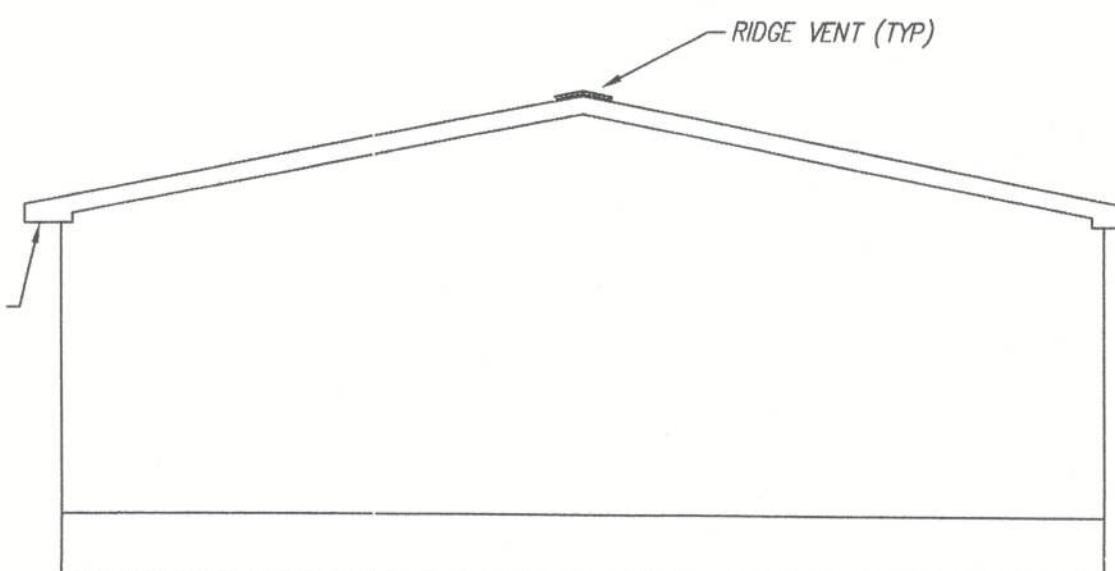
REAR ELEVATION



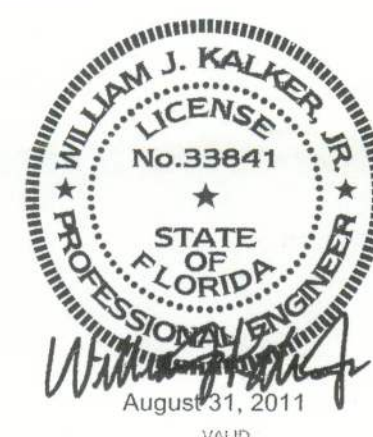
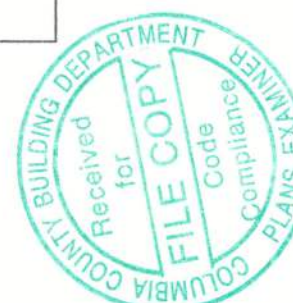
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



9-2-11 Plan No. 2198-0164F  
Approved By SCOTT S. FRANCIS  
Modular Building Plans Examiner  
Florida License No. SMP-42

**BUILDING SITE INSTALLATION REQUIREMENTS**  
**ATTENTION LOCAL INSPECTIONS DEPARTMENT:**

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

- 1) The completed foundation support system and tiedown and/or anchorage system.
- 2) Ramps, stairs and general access to the building.
- 3) Building drains, cleanouts and hook-ups to plumbing system, and finish plumbing.
- 4) Electrical service hook-up (including feeders and the main Electrical Panel).
- 5) Connection of electrical circuits crossing over modular mating lines (multi-wide units only).
- 6) Structural and aesthetic interconnections between modules (multi-units only).
- 7) Installation of insulation at floor, ceiling and end-walls at mating lines (multi-wide units only).
- 8) Install R6.5 insulation on all piping installed in unconditioned spaces.
- 9) Install firestopping at all module mate lines at the marriage wall ceiling height and at the floor system.
- 10) Crawl space light and switch
- 11) HVAC system crossover ducts, and HVAC systems\*
- 12) Ridge vents must be installed in accordance with the vent manufacturers instructions.
- 13) Storm Protection Panels Required For Glazed Openings Per FBC-R Section R301.2.1.2
- 14) Plan review and inspection required by Chapter 633 F.S. to be done on-site by local firesafety inspector.
- 15) On-site fastenings and framing at gable walls, truss transitions and/or hinged trusses.
- 16) Window Guards when required (see notes on Dwg #2)
- 17) Hose Bibbs and Backflow Preventors
- 18) Foundation Design
- 19) Posting of Notice Signs as Required by FAC Rule 69A-3.012(6)
- 20) Installation of Air Admittance Valves After Drainage System Testing

\* Heat Pump Cooling System Required with a minimum SEER = 14.0 and a Programmable Thermostat

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

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

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

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

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

- (I) IMPACT RESISTANT GLAZING COMPLYING WITH AN IMPACT GLAZING STANDARD, ASTM E1996 AND ASTM E1886, SST2 12, TAS 201, TAS 202 AND TAS 203 OR AAMA 506
- (II) STORM PROTECTION WOOD STRUCTURAL PANELS (I.E., MIN. 7/16" OSB OR PLY-WOOD) PRECUT TO FIT THE GLAZING OPENINGS WITH THE ATTACHMENT HARDWARE PROVIDED. THE PROTECTIVE PANELS MUST BE INSTALLED IN ACCORDANCE WITH THE FASTENING SCHEDULE PROVIDED IN TABLE R301.2.1.2 FOR WIND SPEEDS NOT EXCEEDING 140 MPH OR THE ATTACHMENTS MUST BE DESIGNED TO RESIST THE COMPONENT AND CLADDING LOADS SPECIFIED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE R301.2(3)

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

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

ALL EXTERIOR WINDOWS AND GLASS DOORS MUST BE TESTED AND APPROVED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL INDICATING COMPLIANCE WITH ANSI/AAMA/NWDA 101/15.2 OR ANSI/AAMA/NWDA 101/15.2/NAFES OR ANNA/VDMA/CSA 101/15.2/NAF40 OR TAS 202. GYVHZ WINDOWS MUST ALSO COMPLY WITH TAS 202 UTILIZING ASTM E 1300-98 OR ASTM 1300-04)

**STATE OF FLORIDA**

CODE: 2007 FBC, RESIDENTIAL WITH '09 SUPPLEMENTS AND 2008 NEC

FLOOR LIVE LOAD: 40 PSF  
FLOOR DEAD LOAD: 10 PSF  
ROOF LIVE LOAD: 20 PSF  
ROOF DEAD LOAD: 7 PSF  
ATTIC LIVE LOAD: 10 PSF  
ATTIC DEAD LOAD: 7 PSF  
MAX. WIND SPEED: 130 MPH, EXPC, Iw=1.0  
(3 SEC. GUST) ENCLOSED BLDG

OCCUPANCY GROUP: SINGLE FAMILY DWELL.

CONSTRUCTION TYPE: WOOD FRAME

BUILDING CATEGORY: II (PER ASCE 7-05)

MEAN ROOF HEIGHT NOT TO EXCEED 15' ABOVE GRADE

COMPONENT & CLADDING DESIGN LOADS:  
WALL ZONE 4: 39.9 PSF WALL ZONE 5: 49.3 PSF  
ROOF ZONE 1: 33.6 PSF ROOF ZONE 2: 58.6 PSF  
ROOF ZONE 3: 86.6 PSF

Not to be located in coastal or flood plain areas or in HIGH VELOCITY HURRICANE ZONES

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

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

**FOUNDATION NOTES**

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

**ELEVATION NOTES: Typical**

See cross section for method of roof ventilation.

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

Foundation enclosure (when provided) must have 1 square foot net vent area per 1/150th of the floor area and an 18"x24" minimum crawl space access, site installed by others. subject to local jurisdiction, review & approval. (min 14.7 ft<sup>2</sup> net vent area req'd)

**TOWN HOMES LLC**

P.O. BOX 1059  
LAKE CITY, FLORIDA 32056

DATE: 08/11/11	REVISIONS:	DRAWN BY: C.A. Leblanc
CODES: FBC		
LABELS: FL		
SCALE: NTS		
MODEL: 2945-1084 ELEVATIONS	PLAN NO. TH-71FL	SHEET 1 OF 6
WILLIAM J. KALKER, JR., P.E. CONSULTING ENGINEER P.E. LICENSE #33841	33 ROCKWOOD LANE MONROE, CT 06468 (203) 261-1167	

29700