

Staff Report

Historic Architectural Review Commission

Staff Report Item 3

Meeting Date: March 12, 2013

Applicant: Steven J. Krieger- Contractor

Application Number: H13-01-091

Address: #1415 Eliza Street

Description of Work: Replace house that was destroyed by fire with a one story modular structure.

Building Facts: The previous house was listed as a contributing resource in the 1977 Survey. The one story frame vernacular house was built in 1938. The house was altered when the front porch was enclosed with cbs walls and jalousie windows. The gable roof used to have metal shingles. The immediate houses on both sides are listed as contributing. Those houses are similar to each other; one story with a front porch covered with hip roofs. The lot is located on an AE-6 flooding zone for FEMA purposes.

Guidelines and Ordinance Cited in Review:

LDR's, specific Sec 122-28- Replacement or reconstruction (f) historic district;

*(f) Historic district. Notwithstanding any other subsection contained in this section, if a noncomplying building or structure is a contributing building or structure according to the historic architectural review commission (HARC) and it is involuntarily destroyed, such building or structure may be reconstructed or replaced without a variance so long as it is to be rebuilt in the three-dimensional footprint of the original building and **built in the historic vernacular as approved by the historic architectural review commission.***

Additions, alterations and new construction (pages 36-38a), specifically guidelines 3, 4, 5 and 8.

Staff Analysis

The Certificate of Appropriateness for review is a request to replace a contributing building that was destroyed by a fire in June of last year. The plans propose the installation of a modular home that will have the same footprint of the previous historic structure. For involuntarily destroyed buildings the LDR's provide for reconstruction of a contributing structure on its three dimensional footprint without obtaining any variance for nonconforming setbacks. On February 26, 2013 the Commission reviewed submitted plans for this application and motioned to postpone the item. A request to review the plans and to work with details was expressed unanimously by the Commission. The applicant submitted one page of revised elevations with no detailed drawings, just the revised elevations. The revised design includes changes to the pitch of the gable roof to an 8:12 slope, making the proportions of the front façade more appropriate than the original design. The proposed modular house will have hardi board siding, and windows have been revised to be aluminum units with grids. The front porch will have wood railings, 4" by 4" wood posts with chamfered corners, wood door and wood deck. The revised plans include solid wood shutters and metal v-crimp as the finished material for the roof. The house will be installed over concrete footings. No protection for the back door was included in the plans as well as specific details for railings, stairs, etc.

Consistency with Guidelines

1. The proposed modular structure will have the same foot print as the previous structure. The new proposed roof will improve the mass and proportion of the modular house. It is staff's opinion that if the front porch has a lower and hip roof the main façade of the house will be more in keeping with the scale and proportions of the existing surrounding historic houses.
2. Staff still believes that details for railings, columns, window frames, and all related architectural details must be included in the drawings to assure that the final product will exhibit architectural details compatible with the historic surrounding houses.

It is staff's opinion that the proposed plans, as presented still need more architectural details. The proposed new slope of the roof makes the structure more in keeping with the proportions and scale of surrounding historic fabric, still the design will be more appropriate by lowering the roof of the front porch, as it will be more compatible with the historic streetscape.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION # 1301-0091**

OWNER'S NAME: Jennie Perez DATE: 1/9/2013

OWNER'S ADDRESS: 19483 Siminole St. Sugarloaf Key FL 33042 PHONE #: 305-304-0470

APPLICANT'S NAME: Steven J. Krueger PHONE #: 305-360-2915

APPLICANT'S ADDRESS: P.O. Box 241207
Summerland Key, FL 33042

ADDRESS OF CONSTRUCTION: 1415 Eliza St. # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: Replace previous home that burned down, with a new 1,040 Sq ft. Modular Home. Home will sit in the same location with the same height & set back as the previous home. Home will have Vinyl Impact Double Hung windows with grids, Hardie Siding. 5-V Metal Roof Small wood porch with wood handrails.

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

JAN 16 2013

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 1/9/2013

Applicant's Signature: [Signature]

PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

2/26/13 - postponed after consulting with applicant R. Mulinet

HARC Comments:

Vacant lot. Contributing house was destroyed by fire in June 2012. House was built in 1938.

Guidelines for new construction (p. 36-38a)

Limit of Work Approved, Conditions of Approval and/or Suggested Changes:

Date: *2/26/13*

Signature: *Rudy Mulinet*

Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

February 27, 2013

Mr. Steven J. Krieger
Finer Lines Design and
Construction
PO Box 241207
Summerland Key, Florida 33042

**RE: REPLACE HOUSE THAT WAS DESTROYED BY FIRE WITH A ONE
STORY MODULAR STRUCTURE
FOR: #1415 ELIZA STREET - HARC APPLICATION # H13-01-091
KEY WEST HISTORIC DISTRICT**


Dear Mr. Krieger:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above mentioned project on the public hearing held on Tuesday, February 26, 2013. The Commission motioned to postpone the item and requested from you to revise the proposed drawings.

Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:


Enid Torregrosa-Silva, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

133185

This Deed,

Made this 30th day of November A. D. 1965,
by Vicente Perez, a single man over the age of twenty-one years,

of the County of Monroe State of Florida,
hereinafter called the grantor, to Jennie Perez and Mayra Perez
1271 Villa Street, Pasadena,

of the County of Los Angeles State of California
hereinafter called the grantees

RECORDED FOR RECORD
NOV 30 PM 4:14
H. ADAMS
MONROE COUNTY
FLA. CL. CL.

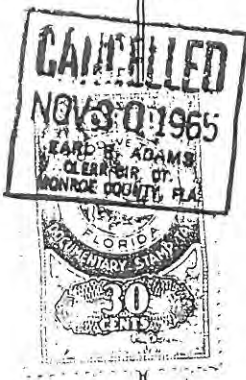
Witnesseth, That the said grantor, in consideration of Ten & 00/100 Dollars and other good and valuable considerations the receipt whereof is hereby acknowledged, does give, grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm unto the said grantees, and their heirs and assigns in fee simple, the lands situate in Monroe County, State of Florida, described as follows:

On the Island of Key West and known on Wm. A. Whitehead's map of said Island delineated in February, A.D. 1829 as part of Tract Fourteen (14) but now better known as a part of Lots Three and Four (3 and 4) of Square Three (3) of Tract Fourteen (14) according to the Island City Land Company's diagram of part of Tract Fourteen (14) recorded in Plat Book One (1) Page 26 of Monroe County Florida Records: Commencing at a point on the Northwest side of Eliza Street Sixty (60) feet Northeasterly from the corner of Florida and Eliza Streets and running thence along Eliza Street in a Northeasterly direction Thirty (30) feet; thence at right angles in a Northwesterly direction Eighty-one (81) feet Nine (9) inches; thence at right angles in a Southwesterly direction Thirty (30) feet; thence at right angles in a Southeasterly direction Eighty-one (81) feet Nine (9) inches to the point of beginning

The Grantor herein reserves unto himself a Life - Estate in the above described property.

To Have and to Hold the same together with the hereditaments and appurtenances, unto the said grantees, and their heirs and assigns in fee simple.

And the said grantor, for himself and his heirs and legal representatives, covenant with said grantees, their heirs, legal representatives and assigns: That said grantor is indefeasibly seized of said land in fee simple; that said grantor has full power and lawful right to convey said lands in fee simple, as aforesaid; that it shall be lawful for said grantees, their heirs, legal representatives and assigns, at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land; that said land is free from all incumbrances; that said grantor, his heirs and legal representatives, will make such further assurances to perfect the fee simple title to said land in said grantees, their heirs, legal representatives and assigns, as may reasonably be



State of Florida,

County of MONROE

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

Vicente Perez, a single man over the age of Twenty-one years,

to me well known and known to me to be the individual described in and who executed the foregoing deed; and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at

County of Monroe
day of November

, and State of Florida, this 30th
, A. D. 1965 .

My Commission Expires July 23, 1969

Enrique Vega
Notary Public, State of Florida
at Large.

133185

Recorded in Official Record Book
Monroe County, Florida
EARL R. ADAMS
CLERK OF CIRCUIT COURT
RECEIVED

Date NOVEMBER 30, 1965
ABSTRACT OF DESCRIPTION

JENNIE PEREZ AND MAYRA PEREZ

mail
VICENTE PEREZ
2305
to
12/10/65
10/10/65

133185
Monroe County
SHORT FORM WITH RELINQUISHMENT



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

June 27, 2012

Sent Via Electronic Mail

Vincent Perez
1415 Eliza Street
Key West, 33040

RE: Build-back Rights

Dear Mr. Perez,

This letter is sent as to whether you can rebuild your house at the above address. Section 122-28 (b) states that dwelling units may be replaced in the original three-dimensional foot print when they are involuntarily destroyed. As your house suffered a devastating fire, you are allowed to rebuild. The Building Official will issue a notice for demolition and removal of the remains. When applying for the permits to rebuild, the design will be subject to approval by the Historic Architectural Review Commission (HARC).

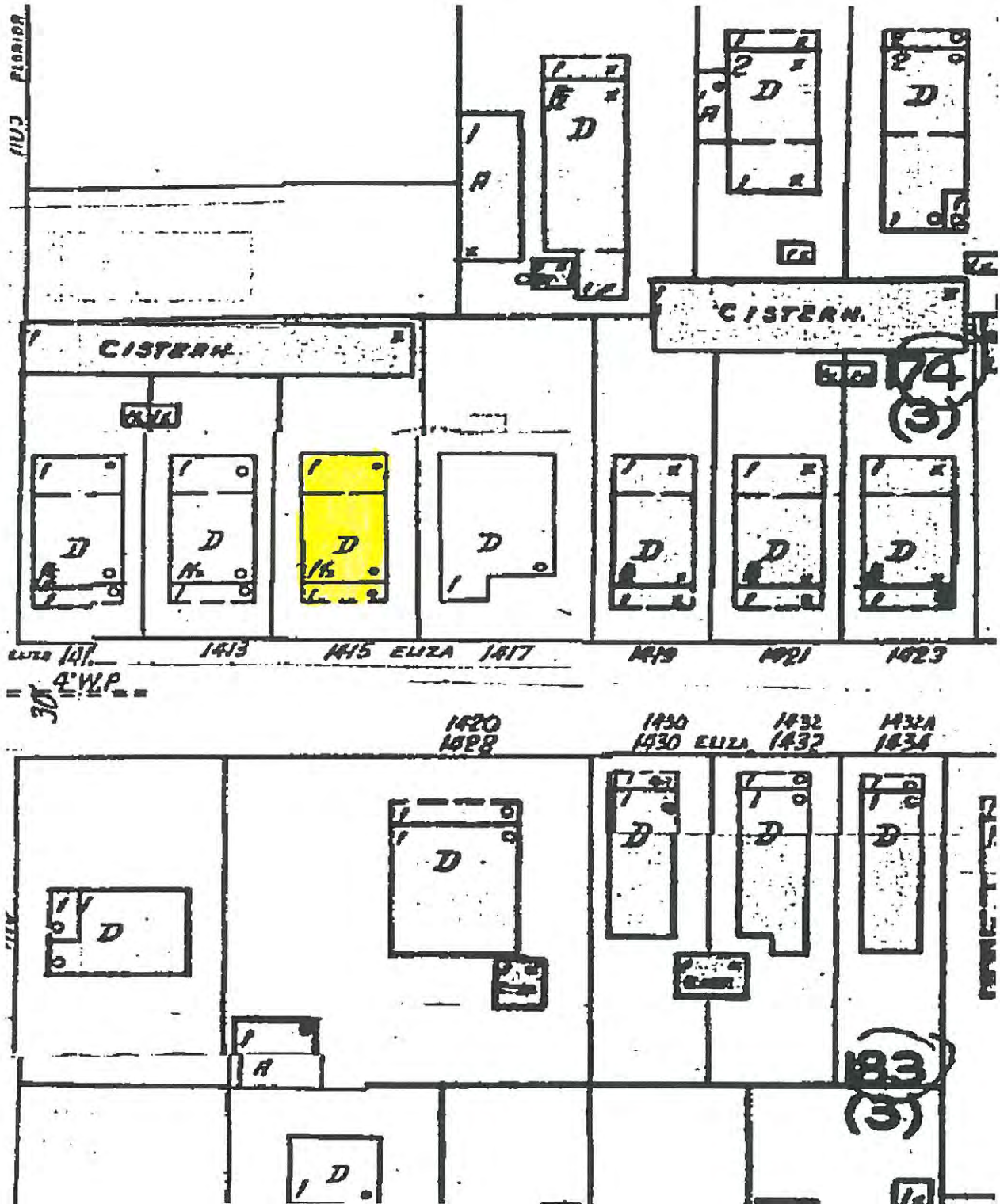
If there are any questions or concerns, please contact our office at 809.3720.

Respectfully,

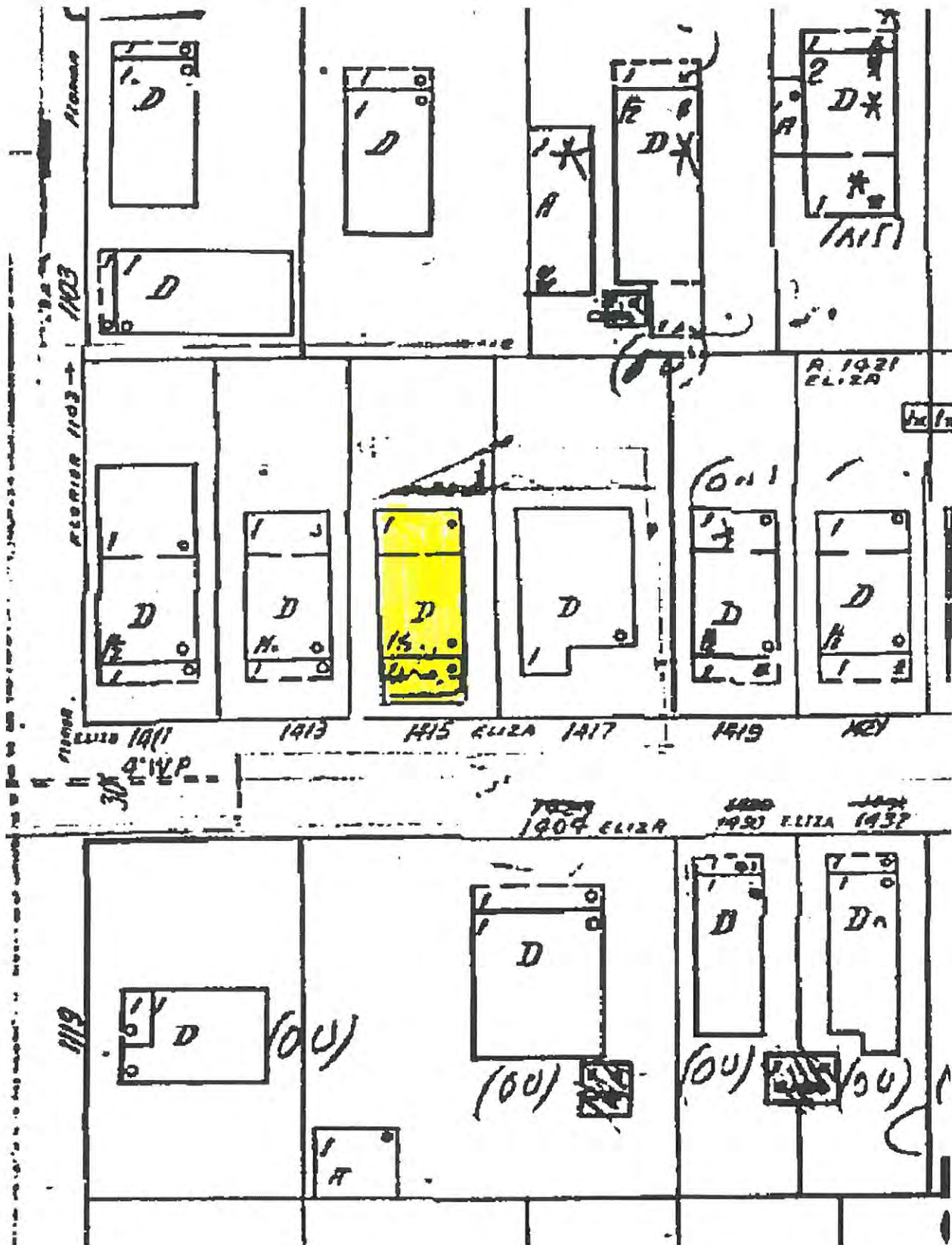
Brendon Cunningham
Senior Planner

A handwritten signature in black ink, appearing to be "Brendon Cunningham", is written over the printed name and title.

Sanborn Maps



#1415 Eliza Street Sanborn map 1948



#1415 Eliza Street Sanborn map 1962

Project Photos



Photo taken by the Property Appraiser's office c1965; 1415 Eliza St.; built 1938; Monroe County Library



Address **1404 Eliza Street**

Address is approximate



- previous Burned Home on property -



Address **1404 Eliza Street**

Address is approximate



previous Burned Home on property



1415 Eliza St, Key West, FL 33040, USA

© 2013 Google
© 2013 Google

Google earth

Google earth



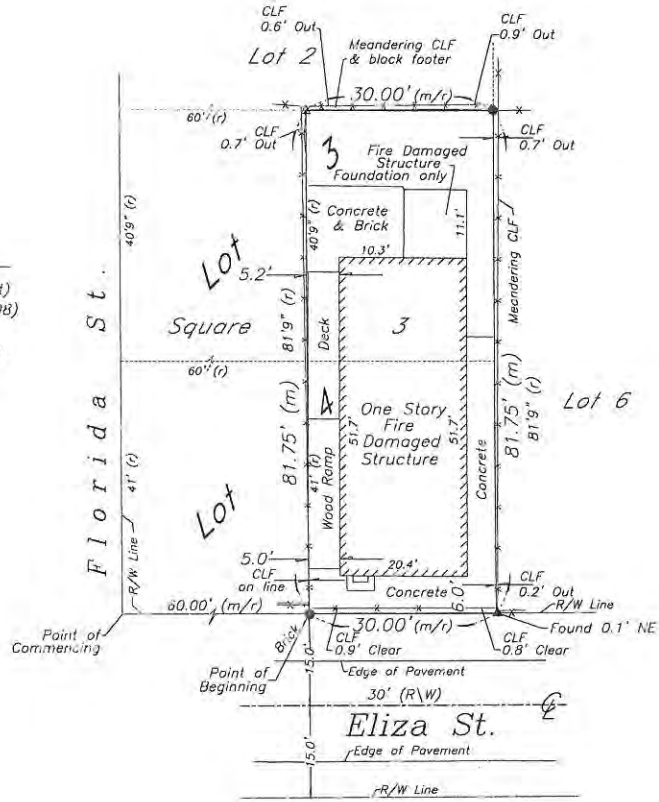
Survey

Boundary Survey Map of part of Lots 3 & 4, Square 3, Tract 14, Island of Key West, FL



LEGEND

- ⊙ Found 1/2" Iron Pipe (Fence Post)
- 1st 2 1/2" Iron Pipe w/cap (6298)
- ⊙ Found 1/2" Iron Pipe (No ID)
- ▲ Found Nail & Disc (Unreadable)
- △ Found Nail & Disc (LH 7131)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CL= Chain Link Fence
- E Easement
- ⊙ Wood Utility Pole
- ⊙ Concrete Utility Pole
- P- Overhead Utility Lines



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground Foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1415 Eliza Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Land shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: August 22, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Building dimensions are approximate due to fire damage, and do not include overhang.

BOUNDARY SURVEY OF: On the Island of Key West and known on Wm. A. Whitehead's map of said Island delineated in February, A.D. 1829 as part of Tract Fourteen (14) but now better known as a part of Lots Three and Four (3 and 4) of Square Three (3) of Tract Fourteen (14) according to the Island City Land Company's diagram of part of Tract Fourteen (14) recorded in Plat Book One (1) Page 26 of Monroe County Florida Records: Commencing at a point on the Northwest side of Eliza Street Sixty (60) feet Northeasterly from the corner of Florida and Eliza Streets and running thence along Eliza Street in a Northeasterly direction Thirty (30) feet; thence at right angles in a Northwesterly direction Eighty-one (81) feet Nine (9) inches; thence at right angles in a Southwesterly direction Thirty (30) feet; thence at right angles in a Southeasterly direction Eighty-one (81) feet Nine (9) inches to the Point of Beginning.

BOUNDARY SURVEY FOR: Jennie Perez;

V. LYNN O'FLYNN, INC.

[Signature]
V. Lynn O'Flynn, PSM
Florida Reg. #6298

August 30, 2012
Revised Note #11 (1/10/13)

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Revised Plans

INSTALL A MODULAR BUILDING BY "DESTINY INDUSTRIES"
MODEL #MC523-304-108

1415 ELIZA STREET

KEY WEST - FLORIDA

THOMAS KELLY ENTERPRISES INC
1941 ROCKY ROAD - SUGARLOAF KEY
• DESIGN CONCEPTS
• CONSTRUCTION MANAGEMENT
(305) 745-1100

LEGAL DESCRIPTION

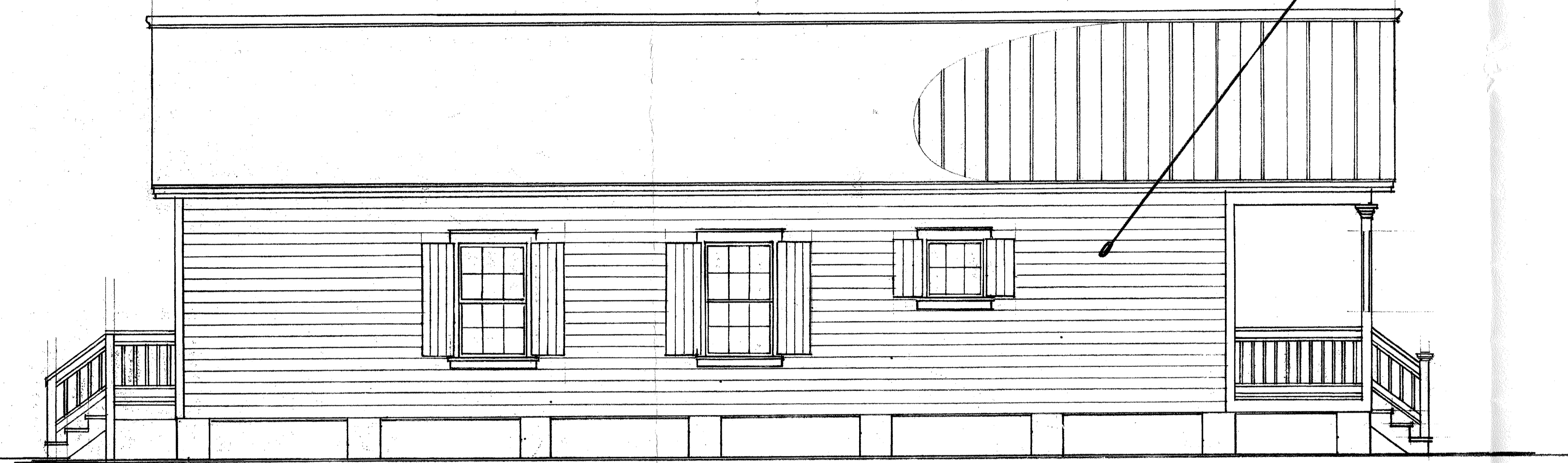
Part of LOTS 3 AND 4, SQUARE 3, TRACT 14 "Island City Land Company" PB 1 - 26

FLOOD ZONE

AE-6 COMM.# 120168 PNL.# 1516K 2/18/05

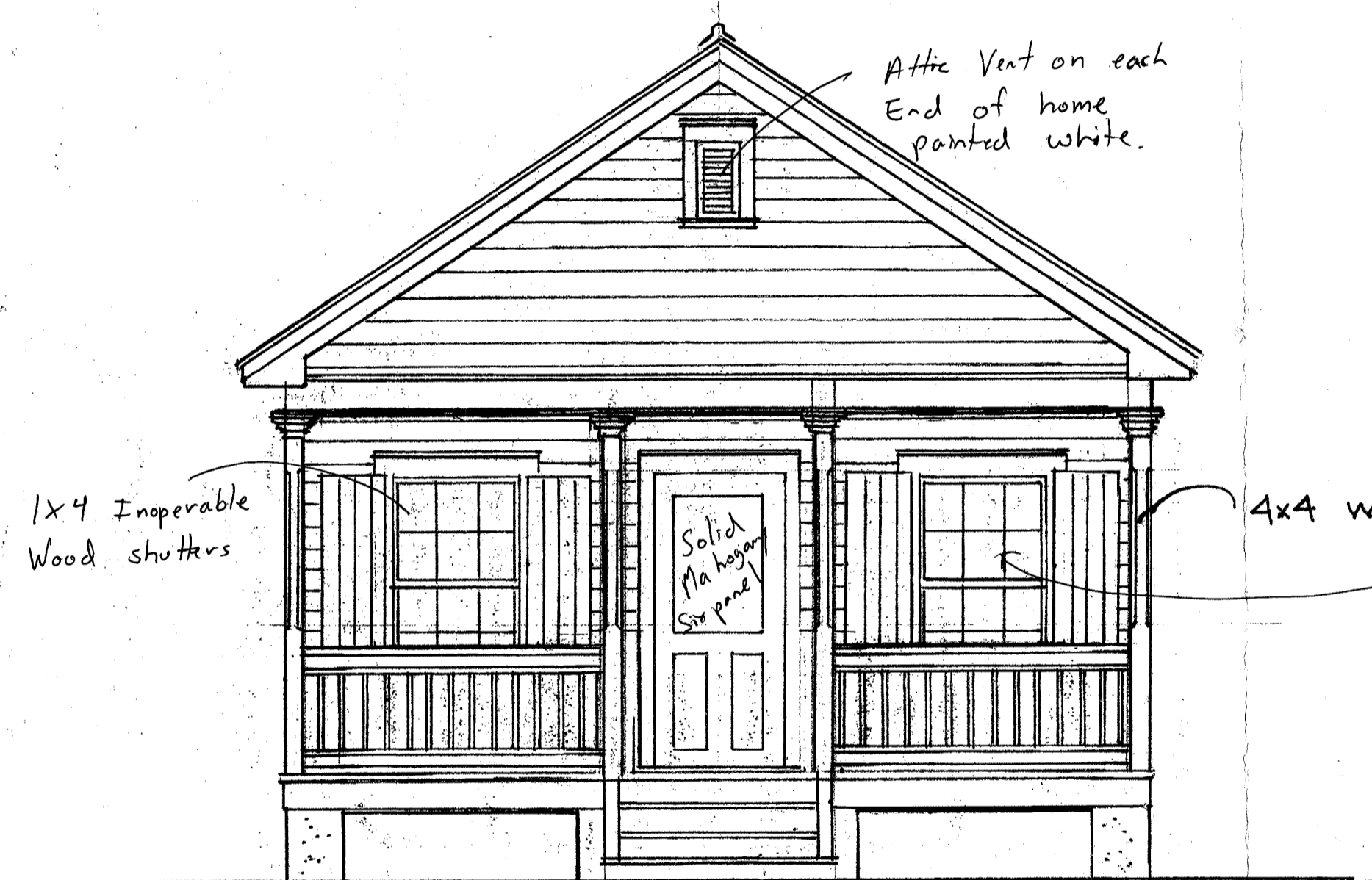
BUILDING ZONE

HMDR



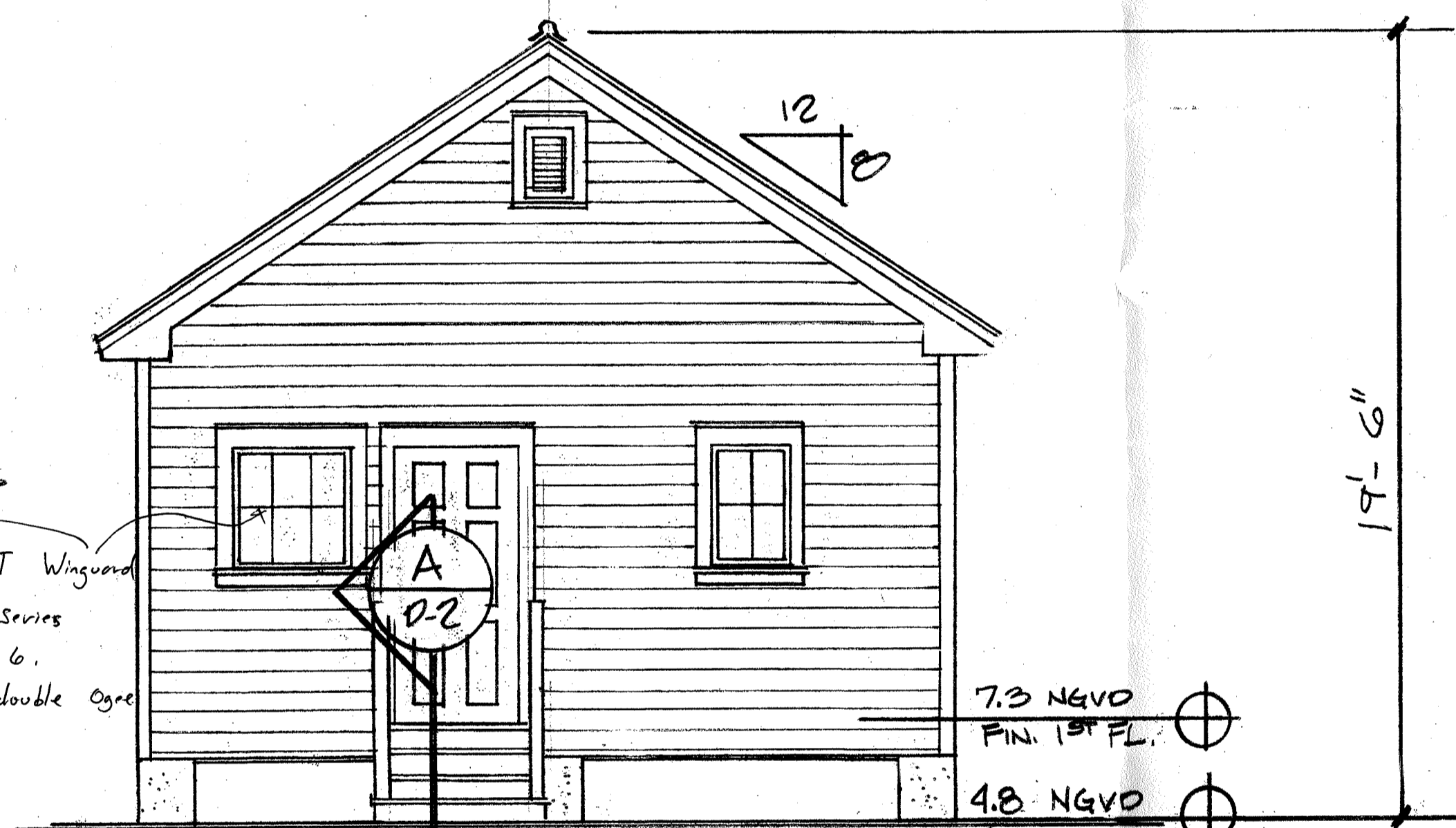
SOUTHWEST ELEVATION

1/4"=1'-0"



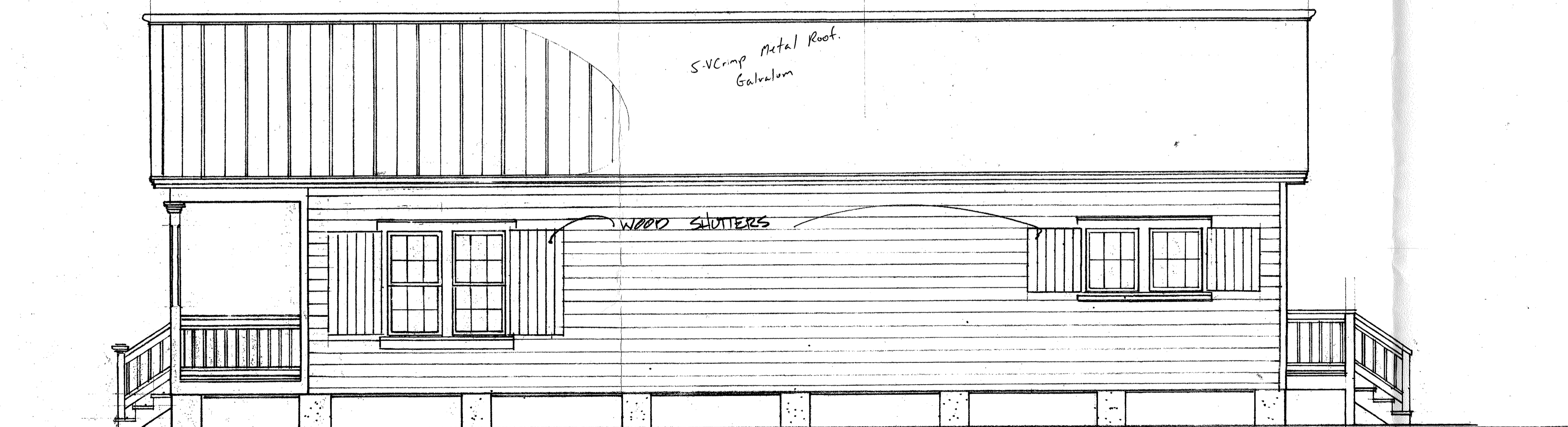
SOUTHEAST ELEVATION

1/4"=1'-0"



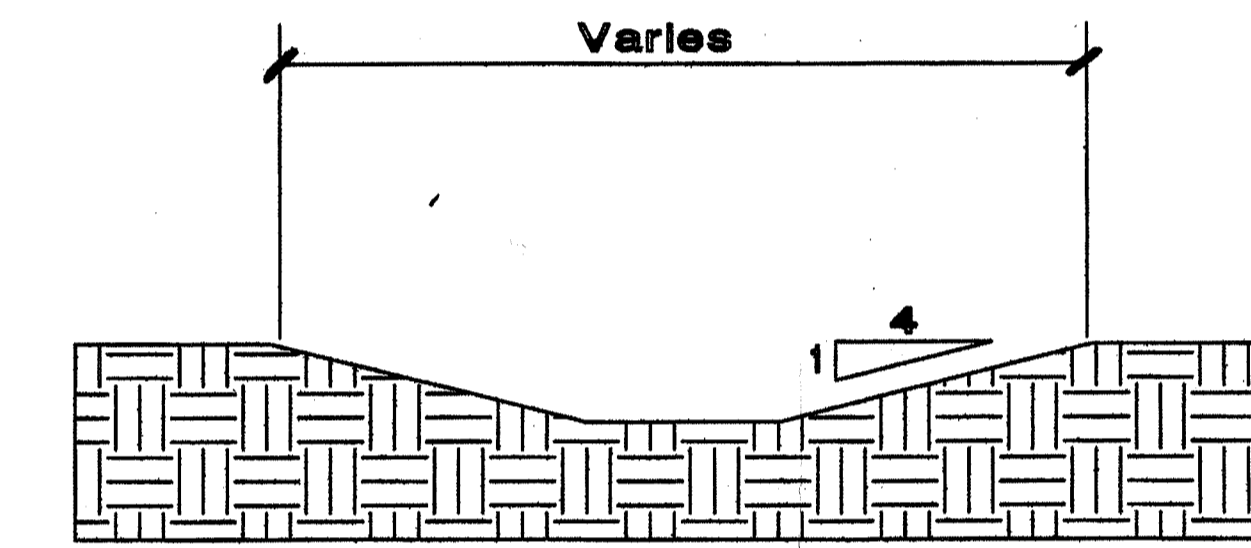
NORTHWEST ELEVATION

1/4"=1'-0"



NORTHEAST ELEVATION

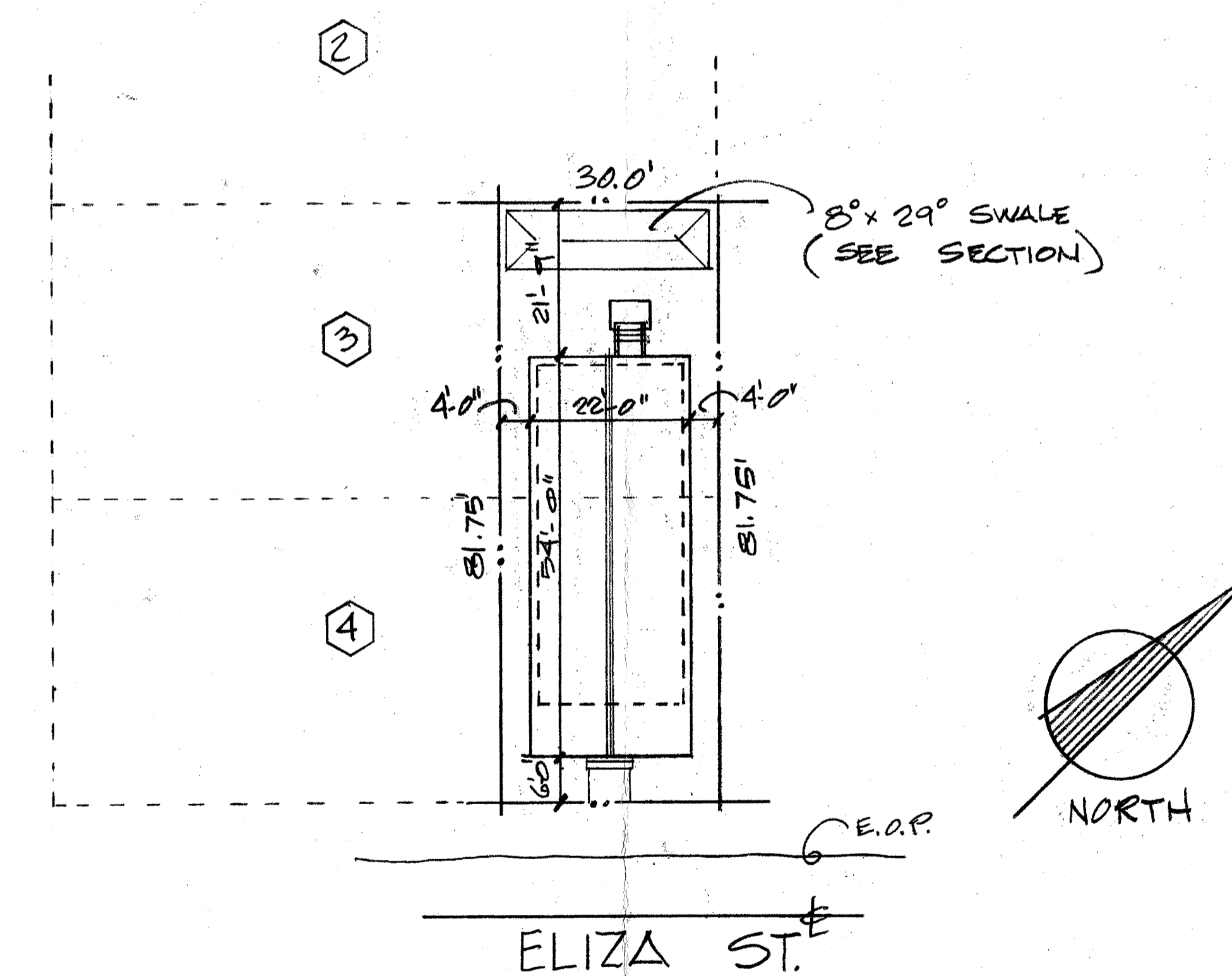
1/4"=1'-0"



$$\text{CUBIC FEET REQUIRED} = \frac{\text{DISTURBED AREA} \times \text{RAINFALL}}{12} = \frac{1212 \text{ SQ.FT.}}{12} = 101 \text{ CU. FT.}$$

$$\text{CUBIC FEET SUPPLIED} = 102 \text{ CU. FT.}$$

SWALE SECTION



SITE PLAN

1"=20'-0"

KEY WEST

1415 ELIZA STREET
FIRE DAMAGED HOME REPLACEMENT

DRAWN: TCK
DATE: 12/09/12

SHEET NUMBER

D-1

OF 1



Mahogany EX600



[EX-MA600]



Mahogany 6-Panel Door

30" X 80" X 1-3/4"= **\$449**

32" X 80" X 1-3/4"= **\$449**

36" X 80" X 1-3/4"= **\$449**

30" X 96" X 1-3/4"= **\$499**

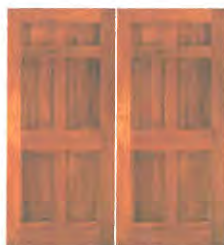
32" X 96" X 1-3/4"= **\$499**

36" X 96" X 1-3/4"= **\$499**

Possible Configurations:



Single



Double



w/ Left Side Lite



w/ Right Side Lite



w/ 2 Side Lites



Double w/ 2 Side Lites

** Can be pre-hung as double doors.

** Can be pre-hung with Side-lites, Please see side-lites page.

Specifications:

- **Pre-Hanging Available:** single door and double door options
- **Wood Species:** Mahogany (Grade A)
- **Construction:** Engineered Solid Wood
- **Fire Rated:** 20, 45 and 60 minute options available. Please contact us for a quote.
- **Impact Rated:** capable of being impact rated
- **Custom Capabilities:** custom sizes, shapes and designs available
- **Warranty:** 1 year limited warranty
- **Project Application:** used for new construction and replacement
- **NFRC Rated U-Factor:** 0.39
- **NFRC Rated SHGC:** 0.15
- **STC Rating-** Sound Transmission Class (ASTM E 413): 28
- **OITC Rating-** Outdoor-Indoor Transmission Class (ASTM E 1332): 26
- **R-Value:** Resistance to Heat Loss: 2.5

**Plans Submitted for
The February 26, 2013
HARC meeting**

INSTALL A MODULAR BUILDING BY "DESTINY INDUSTRIES"
 MODEL #MC523-304-108

1415 ELIZA STREET

KEY WEST - FLORIDA

THOMAS KELLY ENTERPRISES INC.
 1941 ROCKY ROAD - SUGARLOAF KEY
 * DESIGN CONCEPTS
 * CONSTRUCTION MANAGEMENT
 (305) 745-1100

LEGAL DESCRIPTION

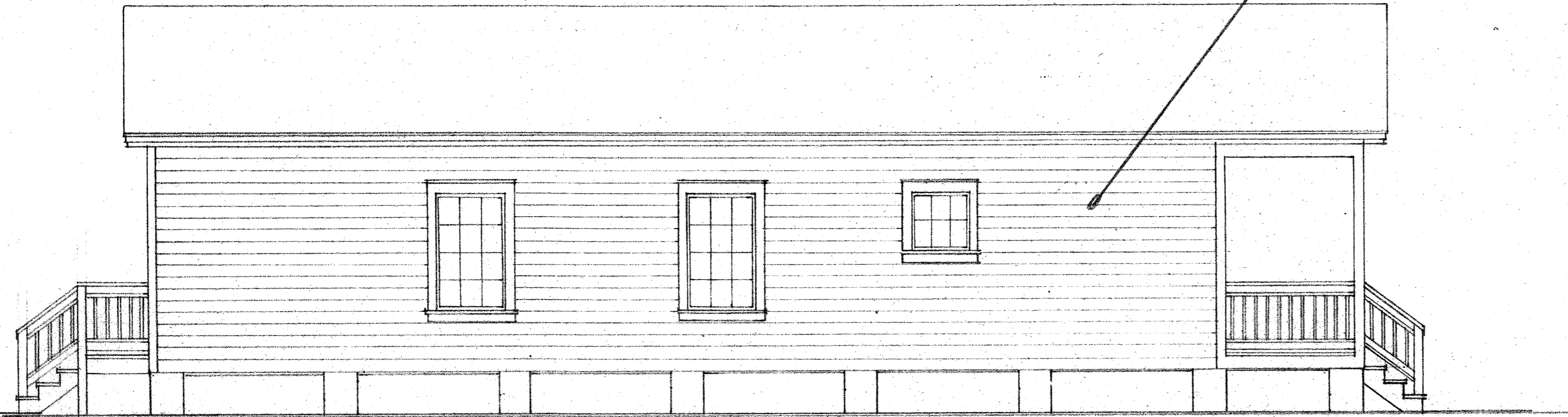
Part of LOTS 3 AND 4, sQUARE 3, tRACT 14 "Island City Land Company" PB 1 - 28

FLOOD ZONE

AE-6 COMM.# 120168 PNL.# 1516K 2/18/05

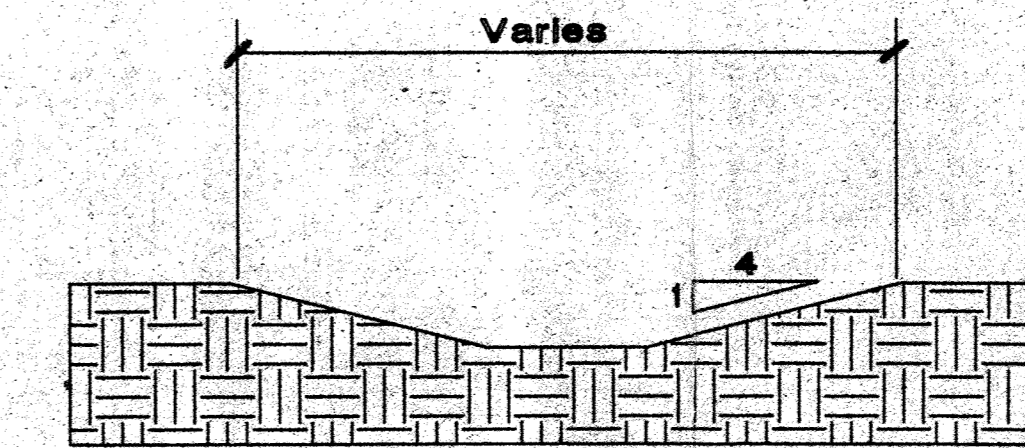
BUILDING ZONE

HMDR



SOUTHWEST ELEVATION

1/4"=1'-0"



$$\text{CUBIC FEET REQUIRED} = \frac{\text{DISTURBED AREA} \times \text{RAINFALL}}{12} = \frac{1212 \text{ SQ.FT.}}{12} = 101 \text{ CU. FT.}$$

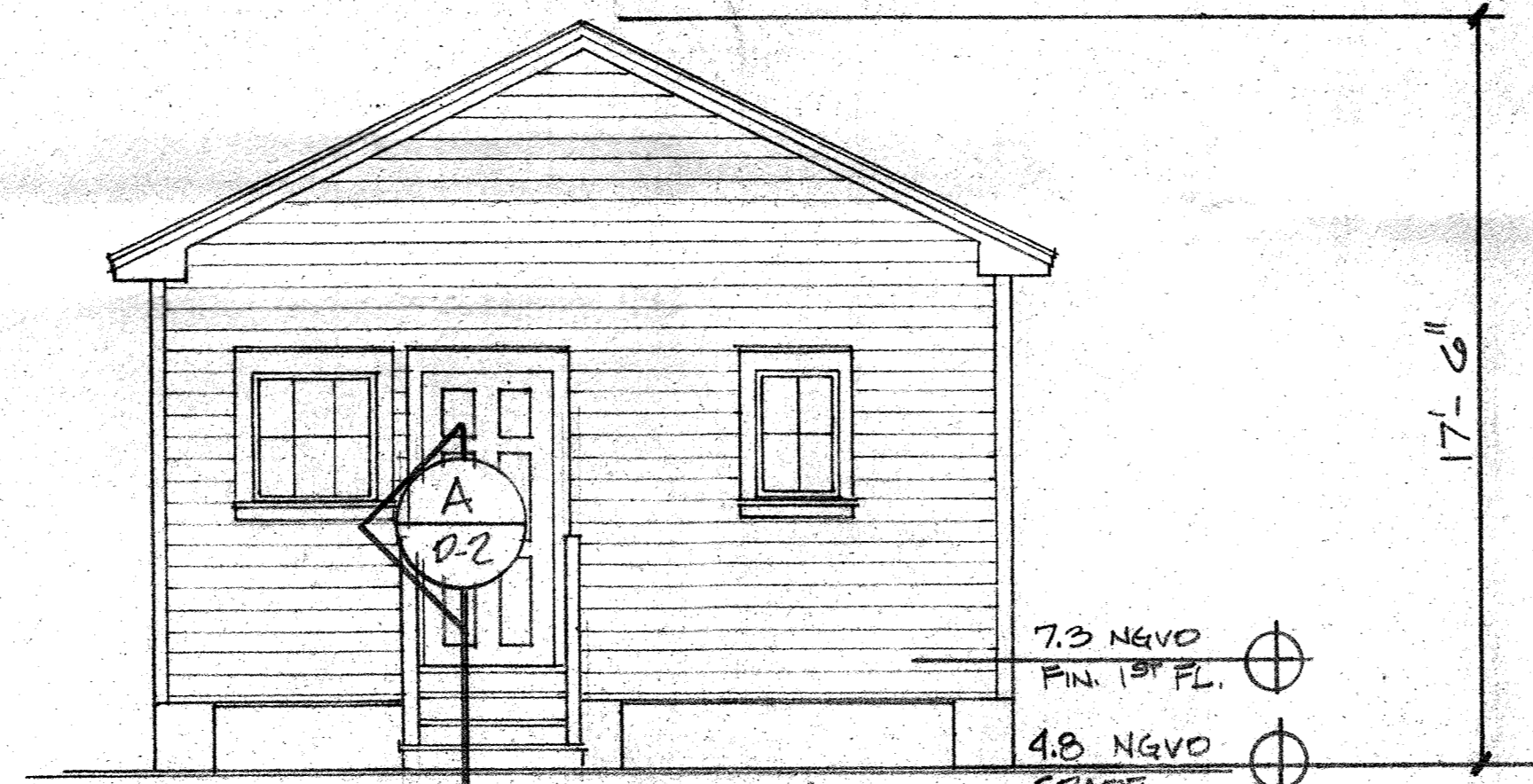
CUBIC FEET SUPPLIED = 102 CU. FT.

SWALE SECTION



SOUTHEAST ELEVATION

1/4"=1'-0"

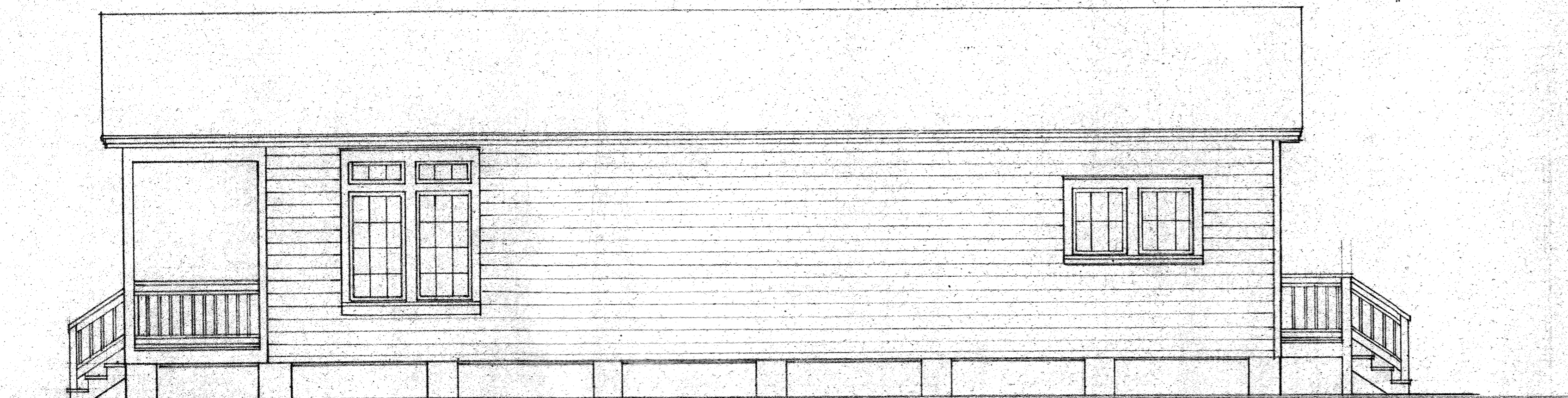


NORTHWEST ELEVATION

7.3 NGVD
 FIN. 1ST FL.
 4.8 NGVD
 GRADE

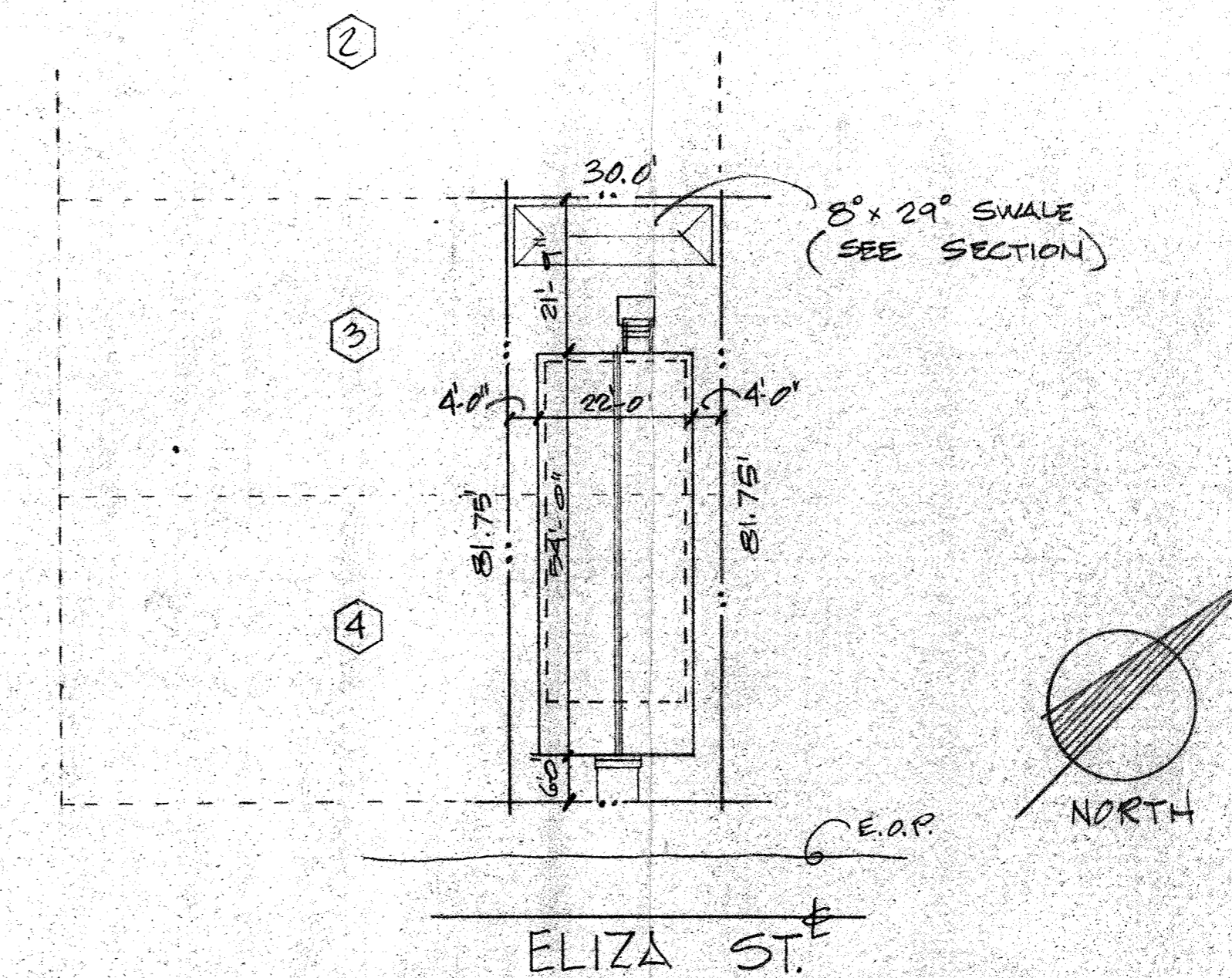
17'-6"

1/4"=1'-0"



NORTHEAST ELEVATION

1/4"=1'-0"



SITE PLAN

1"=20'-0"

KEY WEST

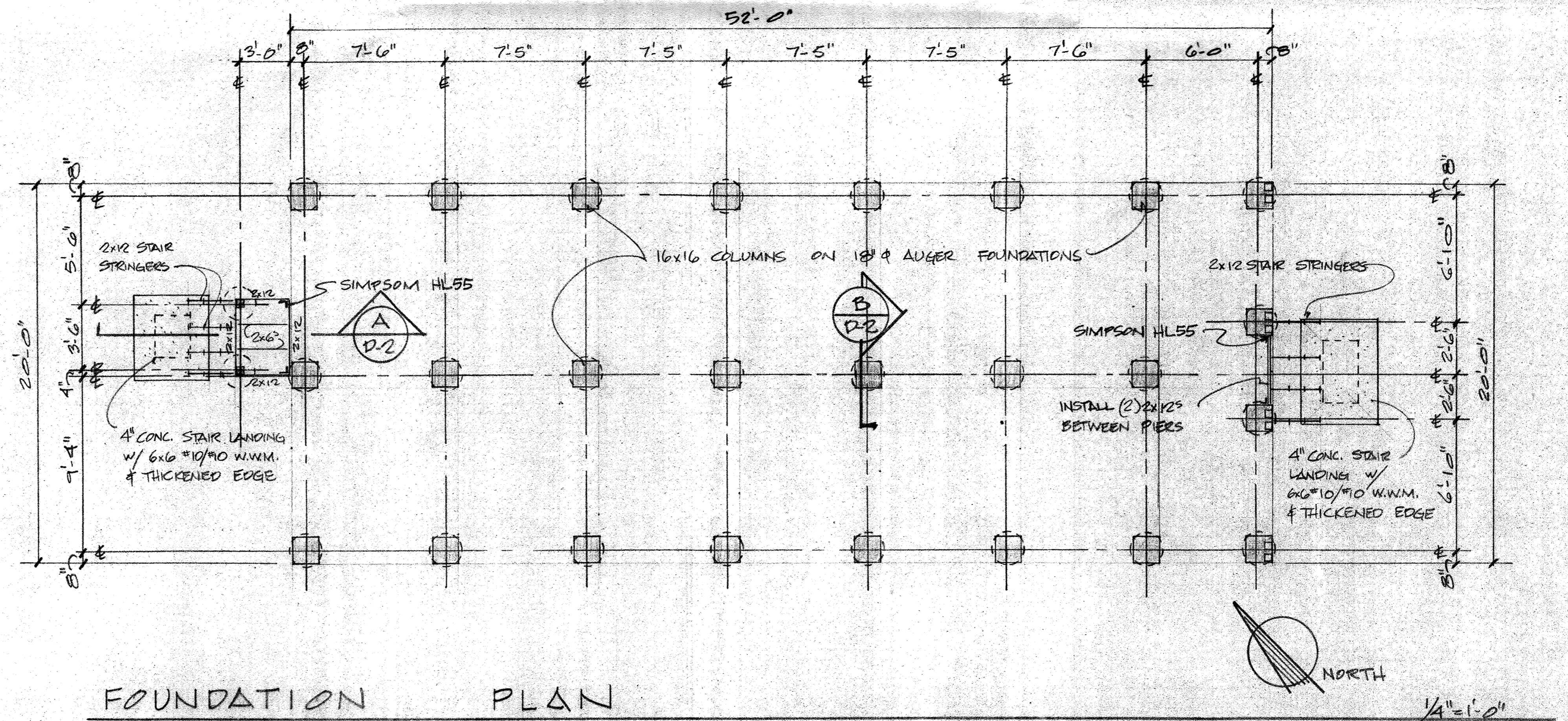
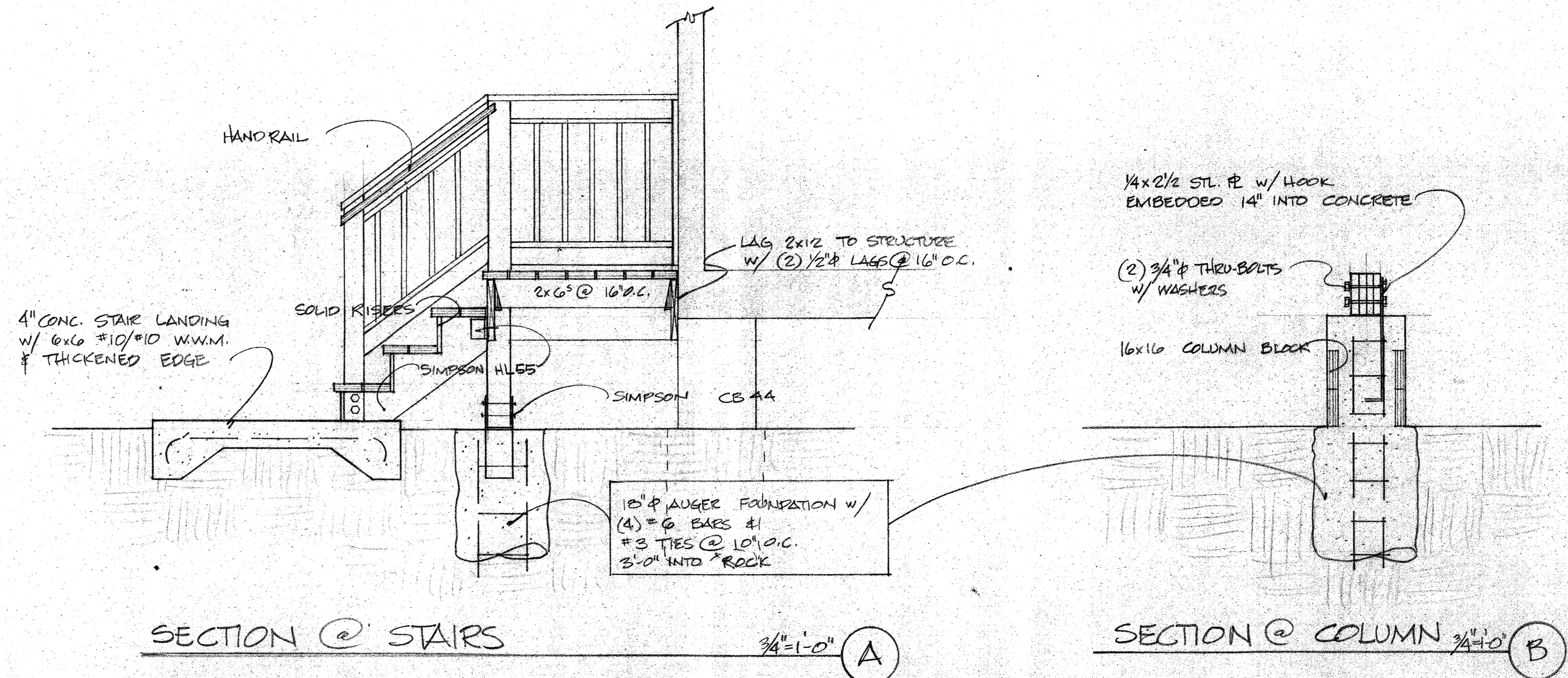
1415 ELIZA STREET
 FIRE DAMAGED HOME REPLACEMENT

DRAWN: TCK
 DATE: 12/09/12

SHEET NUMBER
D-1
 OF 1

GENERAL NOTES:

1. All work shall comply with applicable codes.
2. Contractor shall follow the manufacture specifications and recommendations when selecting the correct connector for the environment and wood type.
3. The Builder using these plans shall be responsible for the means, methods, techniques, sequences, procedures and all safety aspects of construction.
4. The Builder shall check and verify all dimensions and elevations.
5. This Design is based on the FLORIDA BUILDING 2010 CODE
Design loads are as follows: Wind Load @ 180 MPH ASCE 7-10
Exposure C
6. Existing underground utilities are not shown and Contractor shall contact all utility companies prior to any excavation. Contractor shall protect all utilities and shall be responsible for any damages at his expense.
7. All lumber for structural members shall be Southern Pine and pressure-treated where required.
8. Handrail and guards shall be extruded aluminum systems.
 - A. Guards shall be located along open-sided walking surfaces and in accordance with Section R312 of the FLORIDA BUILDING CODE 2010 Residential.
 - B. Handrail height, measured above stair tread nosing shall be uniform and between 34" and 38".
 - C. Handrails with a circular cross section shall have an outside diameter of at least 1.25" and not greater than 2.0" or provide equivalent graspability.
 - D. Clear space between a handrail and a wall shall be a minimum of 1.5".
 - E. Guards shall form a protective barrier not less than 36" with opening limitations such that a 4" diameter sphere cannot pass through. The triangular opening formed by the riser, tread and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere of 6" in diameter cannot pass through.
9. Concrete shall be a mix designed by a recognized testing lab to AACHIVE A strength of 4000 psi at 28 days with a plastic and workable mix. Concrete to be mixed, placed and cured according to ACI standards and specifications.
10. Reinforcing steel shall be ASTM A 615 Grade 60 deformed bars of new billet steel free from oil, scale and loose rust and placed in accordance with ACI standards and specifications.
11. Soil supporting concrete slabs on grade shall be compacted to a density of not less than 95 percent of the maximum density as determined by the Standard Proctor Method.



THOMAS KELLY ENTERPRISES INC.
1941 ROCKY ROAD - SUGARLOAF KEY
DESIGN CONCEPTS
CONSTRUCTION MANAGEMENT
(305) 745-1100

STRUCTURAL DETAILS BY
ALLISON C. SHAW, P.E.
FLORIDA P.E.#57366
22853 BLUEGILL LN. - GUDJOE KEY, FL 33042
(305) 904-2800

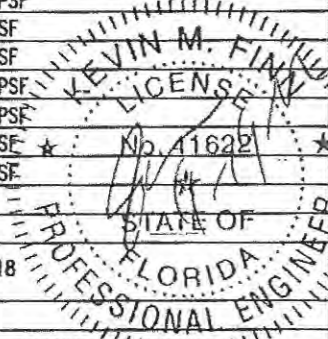
SEAL
12/20/12
ALLISON C. SHAW

1415 ELIZA STREET
FOUNDATION PLAN and STAIR FRAMING PLAN
KEY WEST

DRAWN: TCK
DATE: 12/09/12

SHEET NUMBER
D-2
2

STATE CODES: FLORIDA	
2010 FLORIDA RESIDENTIAL CODE 2010 FLORIDA MECHANICAL CODE 2008 NATIONAL ELECTRICAL CODE 2010 FLORIDA PLUMBING CODE 2010 FLORIDA ENERGY CODE THIS DRAWING COMPLIES WITH 9N-3 (PRODUCT VALIDATION)	
BUILDING INFORMATION	
CONSTRUCTION TYPE:	WOOD FRAME
TOTAL S.F.:	920 HEATED (1040 TOTAL)
NUMBER OF FLOORS:	2
NUMBER OF STORIES:	1
BUILDING DESIGN CRITERIA	
OCCUPANCY CLASS:	R-3 RESIDENTIAL
WIND LOAD DESIGN:	180 MPH (VULT) UTILIMATE/139 MPH VASD
EXPOSURE:	D
1ST FLOOR LIVE LOAD:	40 PSF
1ST FLOOR DEAD LOAD:	10 PSF
2ND FLOOR LIVE LOAD:	0 PSF
2ND FLOOR DEAD LOAD:	0 PSF
ROOF LIVE LOAD:	20 PSF
ROOF DEAD LOAD:	10 PSF
ATTIC LIVE LOAD:	0 PSF
ATTIC DEAD LOAD:	0 PSF
SEISMIC GROUP:	C
FIRE RATING EXT WALLS:	0
INTER. PRESSURE COEFFICIENT	-0.18
IMPORTANCE FACTOR	1.0
WALL COMPONENT AND CLADDING PRESSURES	
DOOR & WINDOW PRESSURES MORE THAN 4' FROM CORNERS	POSITIVE PRESSURE = 83.6 PSF NEGATIVE PRESSURE = 90.7 PSF
WALL COMPONENT AND CLADDING PRESSURES	
DOOR & WINDOW PRESSURES LESS THAN 4' FROM CORNERS	POSITIVE PRESSURE = 83.6 PSF NEGATIVE PRESSURE = 140.3 PSF
ROOF UPLIFT INTERIOR = -64.3 ROOF UPLIFT WORSE CASE = -162.5	
MECHANICAL NOTES:	
1. ALL SUPPLY REGISTERS ARE ADJUSTABLE, EXCEPT WHERE OTHERWISE SPECIFIED.	
2. INTERIOR DOORS SHALL BE UNDERCUT 1.5 ABOVE FINISHED FLOOR FOR AIR RETURN AND/OR AS NOTED ON FLOORPLAN.	
3. BATHROOM VENT FANS SHALL PROVIDE 50 CFM MINIMUM OF VENTILATION.	
4. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKE TO PROVIDE 20 CFM PER PERSON.	
5. VENTS SHALL BE DUCTED TO THE EXTERIOR OF HOME.	
6. ALL DUCT SYSTEMS COMPONENTS INSTALLED IN THE ATTIC AREA WITH INSULATION SHALL HAVE A MINIMUM R-VALUE OF R-8.0.	
7. ALL HVAC COMPONENT INSTALLED ON SITE SHALL BE INSTALLED BY HVAC CONTRACTOR.	
THERMAL TRANSMITTANCE VALUE	
EXTERIOR WALLS	R-13
FLOOR	R-19
CEILING	R-30
WINDOWS	U = 0.35
MIN. 3.06 SQUARE FEET NET FREE AREA OF ATTIC VENTILATION TO BE PROVIDED BY SOFFIT AND RIDGE VENTS/ROOF VENTS.	
MIN. 6.13 SQUARE FEET NET FREE AREA OF CRAWL SPACE VENTILATION TO BE PROVIDED BY FOUNDATION CONTRACTOR.	



- GENERAL NOTES:**
- ALL GLAZING WITHIN 24 INCH ARC OF DOORS, WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR, AND ALL GLAZING IN DOORS SHALL BE SAFETY, TEMPERED OR ACRYLIC PLASTIC SHEET.
 - OCCUPANT LOAD IS BASED ON 1 PERSON PER 200 SQUARE FEET OF FLOOR AREA.
 - MINIMUM CORRIDOR WIDTH IS 36 INCHES.
 - WINDOWS, GLASS, DOORS, SHALL COMPLY WITH AAMA/NWDA 101/1.S.2.
 - ALL MATERIALS USE IN THIS CONSTRUCTION OF THE BUILDING WHICH ARE COVERED BY THE FLORIDA BUILDING COMMISSION CHAPTER 9B-72 RULES SHALL HAVE CURRENT FLORIDA PRODUCT APPROVAL.
 - ALL CONSTRUCTION, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CODES SPECIFIED ON THE DRAWING.
 - ATTIC AND CRAWLSPACE VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH ALL APPLICABLE CODE SECTIONS.
 - DATA PLATE AND STATE INSIGNIAS ARE LOCATED IN OR ON THE PANEL BOX OF THE HOME.
- NOTE THE BUILDING SPECIFIED ON THESE DRAWINGS IS EXCLUDING 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:
- INTENDED ONLY FOR ERECTION OR INSTALLATION ON A SITE-BUILT PERMANENT FOUNDATION;
 - NOT DESIGNED TO BE MOVED ONCE ERECTED OR INSTALLED; AND
 - DESIGNED AND MANUFACTURED TO COMPLY WITH A NATIONAL RECOGNIZED MODEL BUILDING CODE OR AN EQUIVALENT BUILDING CODE FOR SITE-BUILT HOUSING.
- BUILDING SITE INSTALLATION REQUIREMENTS**
ATTENTION LOCAL INSPECTION DEPARTMENT
- THE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED BY THE BUILDING MANUFACTURER AND 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:
- THE COMPLETED FOUNDATION SUPPORT SYSTEM AND TIEDOWN AND/OR ANCHORAGE SYSTEM.
 - RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
 - BUILDING DRAINS, CLEAN OUTS AND HOOK UPS TO PLUMBING SYSTEM AND FINISH PLUMBING.
 - ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS AND THE MAIN ELECTRICAL PANEL).
 - CONNECTION OF ELECTRICAL CIRCUITS CROSSING OVER MODULAR MATING LINES (MULTI-WIDE UNITS ONLY).
 - STRUCTURAL AND AESTHETIC INTERCONNECTIONS BETWEEN MODULES (MULTI-WIDE UNITS ONLY).
 - INSTALLATION OF INSULATION AT FLOOR, CEILING AND ENDWALLS AT MATING LINES (MULTI-WIDE UNITS ONLY).
 - INSTALL R6.5 INSULATION ON ALL PIPING INSTALLED IN UNCONDITIONAL SPACES.
 - INSTALL FIRESTOPPING AT ALL MODULE MATING LINES AT THE MARRIAGE WALL CEILING HEIGHT AND AT THE FLOOR SYSTEM.
 - CRAWL SPACE LIGHT AND SWITCH.
 - HVAC SYSTEM CROSSOVER DUCTS AND HVAC SYSTEM.
 - RIDGE VENTS MUST BE INSTALLED IN ACCORDANCE WITH THE VENT MANUFACTURERS INSTRUCTIONS.
 - PORTABLE FIRE EXTINGUISHER(S)
 - STORM PROTECTION PANELS REQUIRED FOR GLAZED OPENINGS PER FBC SECTION 1608.1.4.
 - GABLE ENDWALL FRAMING.
 - PLAN VIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S. TO BE DONE ON SITE BY LOCAL FIRESAFETY INSPECTOR.
 - A/C UNIT
 - A.A.V. (AIR ADMITTANCE VALVE TEST) AFTER DWV TEST
 - HVAC COMPANY IS RESPONSIBLE FOR ANY DAMAGE AND REPAIRS TO MODULAR COMPONENTS (I.E. TRUSSES, ELECTRICAL CONDUCTORS, PLUMBING, ATTIC INSULATION ETC)

- ELEVATION NOTES**
- THIS STRUCTURE CANNOT BE LOCATED ON THE UPPER HALF OF AN "ISOLATED HILL, RIDGE OR ESCARPMENT" WHICH SATISFIES ALL OF THE FOLLOWING:
- HILL, RIDGE OR ESCARPMENT IS HIGHER THAN 30 FEET IN EXPOSURE C LOCATIONS AND 60 FEET IN EXPOSURE B LOCATIONS.
 - AVERAGE SLOPE OF HILL EXCEEDS 10%.
 - THE HILL, RIDGE OR ESCARPMENT HAS NO OBSTRUCTIONS TO WIND MOVEMENT BY TOPOGRAPHIC FEATURES FOR A DISTANCE FROM THE HIGH POINT OF THE HILL, RIDGE OR ESCARPMENT EQUAL TO 50 TIMES THE HEIGHT OF THE HILL, RIDGE OR ESCARPMENT OR ONE MILE, WHICHEVER IS LESS.
- HANDICAP RAMP(S), STAIR(S) AND RAILS 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" X 24" MINIMUM CRAWL SPACE ACCESS, SITE INSTALLED BY OTHERS AND SUBJECT TO LOCAL JURISDICTION REVIEW AND APPROVAL.
- ATTIC VENTILATION ACHIEVED BY RIDGE VENT AND SOFFIT VENTS (SEE CROSS SECTION DRAWING FOR SPECS)
- DRAWING INDEX:**
- | | |
|---------|-----------------------|
| PAGE 1 | COVER & NOTES PAGE |
| PAGE 2 | EXTERIOR ELEVATIONS |
| PAGE 3 | EXTERIOR ELEVATIONS |
| PAGE 4 | MASTER FLOOR PLAN |
| PAGE 5 | ELECTRICAL LAYOUT |
| PAGE 6 | FLOOR FRAMING |
| PAGE 7 | PLUMBING LAYOUT |
| PAGE 8 | ROOF LAYOUT |
| PAGE 9 | HVAC LAYOUT |
| PAGE 10 | CROSS SECTION |
| PAGE 11 | CROSS SECTION DETAILS |
| PAGE 12 | PORCH DETAILS |
- FOUNDATION:**
- FOUNDATION IS DESIGNED BY OTHERS. DETAILS CONTAINED IN THESE TYPICAL DRAWINGS ARE SUPPLEMENT AND MUST BE EVALUATED BY FOUNDATION DESIGNER FOR COMPATIBILITY WITH THE FOUNDATION DESIGN.
- DWV RISER**
- CHANGE IN DIRECTION IN SCHEDULE 40 DWV-PVC AND ABS DRAINAGE PIPING SHALL BE MADE BY THE APPROPRIATE USE OF 45° (0.785 RADIUS) WYES, QUARTER BENDS, OR LONG SWEEP QUARTER BENDS, ONE-SIXTH, ONE-EIGHTH, ONE-SIXTEENTH OR BY A COMBINATION OF THESE OR EQUIVALENT FITTINGS, SINGLE AND DOUBLE SANITARY TEES AND QUARTER BENDS MAY BE USED IN DRAINAGE LINES ONLY WHERE THE DIRECTION OF FLOW IS FROM THE HORIZONTAL TO THE VERTICAL.
- SHORT SWEEPS NOT LESS THAN 3 INCHES DIAMETER MAY BE USED IN SOIL AND WASTE LINES WHERE THE CHANGE IN DIRECTION OF FLOW IS FROM THE HORIZONTAL TO THE VERTICAL AND MAY BE FOR MAKING NECESSARY OFFSETS BETWEEN THE CEILING AND THE NEXT FLOOR ABOVE.
- NOTE:
THE PURCHASER IS RESPONSIBLE TO INSURE THE ATTACHED PLANS CONFORM TO LOCAL ORDINANCES IN RESPECT TO BUILDING SIZE, HEIGHT, SETBACK OR AESTHETICS WHICH IS ENFORCED BY LOCAL JURISDICTIONS.

- PLUMBING NOTES**
- TUB ACCESS PROVIDED UNDER HOME UNLESS OTHERWISE NOTED.
 - ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUT-OFF VALVES.
 - WATER HEATER SHALL HAVE SAFETY PAN WITH 1 INCH DRAIN TO EXTERIOR, T&P RELIEF VALVE WITH DRAIN TO EXTERIOR, AND A SHUT OFF VALVE WITHIN 3 FEET ON A COLD WATER SUPPLY LINE.
 - WATER PIPES INSTALLED IN A WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE WALL INSULATION. WATER PIPING INSTALLED IN AN UNCONDITIONED ATTIC SHALL BE INSULATED WITH AN INSULATION OF R-6.5-DWV.
 - DWV SYSTEMS SHALL BE EITHER ABS OR PVC-DWV.
 - WATER SUPPLY LINES SHALL BE PEX, CPVC, OR COPPER; WHEN PEX SUPPLY LINES ARE INSTALLED THE MAXIMUM WATER HEATER TEMPERATURE SETTING IS 180°F. THE PEX PIPE SHALL BE INSTALLED ACCORDANCE WITH THE MANUFACTURERS LIMITATIONS AND INSTRUCTIONS.
 - BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
 - WATER CLOSETS AVERAGE WATER USAGE SHALL NOT EXCEED 1.6 GALLONS PER FLUSH.
 - SHOWER STALLS SHALL BE COVERED WITH NON-ABSORBENT MATERIAL TO A HEIGHT OF 72 INCHES ABOVE THE FINISHED FLOOR.
 - SHOWERS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM WATER OUTLET TEMPERATURE OF 120°F. (48.8°C)
 - AIR ADMITTANCE VALVE (AV) SHALL CONFORM TO ASSE 1051. THE VALVES SHALL BE LOCATED A MINIMUM OF 4 INCHES ABOVE THE HORIZONTAL DRAIN OR FIXTURE DRAIN BEING VENTED AND MUST BE INSTALLED IN A WELL VENTILATED SPACES OR BE PROVIDED WITH VENTILATED ACCESS DOORS.
 - WATER HAMMER ARRESTORS TO BE INSTALLED WHERE QUICK CLOSING VALVES ARE UTILIZED (I.E. DISHWASHERS, CLOTHES WASHERS, ICE MAKERS OR OTHER QUICK CLOSING DEVICES WITH SOLENOID VALVES). ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - THIS UNIT MUST BE CONNECTED TO PUBLIC WATER SUPPLY AND SEWER SYSTEM IF THESE ARE AVAILABLE.
 - SINKS AND LAVS SHALL NOT USE MORE THAN 2.2 GALS/MIN @ 80 PSI.
 - SHOWER HEADS SHALL NOT USE MORE THAN 2.5 GALS/MIN @ 80 PSI PER ANSI STD A 112.18.1M.
 - AN APPROVED THERMAL EXPANSION DEVICE SHALL BE SITE INSTALLED IN THE WATER SUPPLY SYSTEM IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS. (THIS DEVICE IS REQUIRED WHEN BACK FLOW PREVENTORS, PRESSURE REDUCING VALVES, CHECK VALVES OR SYSTEM WHICH MAY PREVENT PRESSURE RELIEF.
 - AN ACCESSIBLE SHUT OFF VALVE SHALL BE PROVIDED AHEAD OF THE FIRST OUTLET OR BRANCH CONNECTED TO THE SERVICE OR DISTRIBUTION PIPE. THIS SHUT OFF VALVE MAY BE SITE INSTALLED.
- DCA DESIGN APPROVAL AGENCY STAMP**
- These Prints comply with the Florida Manufactured Bld. Act and adopted Codes and Adhere to the following Criteria:
- Construction Type: R-3
- Occupancy: R-3
- Allowable # floors: 1
- Wind Velocity: 180
- Fire Rating of Ext. Walls: 0
- Plan # MC 523 304 108
- Allow. Floor Load: 40
- Approval Date: 11/24/12
- Manf. D. Calvey
- Approval of this Document does not Authorize or Approve any Deviation from the requirements of applicable State Laws
- NDI "APPROVED" DOCUMENT**

ELECTRICAL NOTES:

- ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODE (NEC).
- WHEN LIGHT FIXTURES ARE INSTALLED IN CLOSETS THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE COMPLETELY ENCLOSED LAMPS. SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE MINIMUM CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 8 INCHES FROM STORAGE AREA AS DEFINED BY NEC 410-8(A).
- WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS ONLY WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION.
- HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED "OFF" POSITION THAT IS A PART OF THE HVAC EQUIPMENT AND DISCONNECTS ALL UNDERGROUND CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER.
- PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM, THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED BY AS BEING IN COMPLIANCE WITH SECTION 110-9 OF THE NEC. BY LOCAL ELECTRICAL CONSULTANT.
- THE MAIN ELECTRICAL PANEL, SERVICE DISCONNECT (MAIN CIRCUIT BREAKER) AND FEEDERS ARE SITE INSTALLED, DESIGNED BY OTHERS AND SUBJECT TO LOCAL JURISDICTION REVIEW AND APPROVAL.
- ALL CIRCUITS CROSSING OVER MODULAR MATING LINES SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES OR CABLE CONNECTIONS.
- ALL OUTLETS LOCATED WITHIN 6 FEET OF A SINK OR BATH SHALL BE EQUIPPED WITH GFCI PROTECTION.
- ALL FANS MUST BE DUCTED TO THE EXTERIOR OF THE BUILDING AND TERMINATE AT AN APPROVED VENT CAP.
- SMOKE DETECTORS SHALL BE WIRED SO THAT THE OPERATION OF ANY ONE SMOKE DETECTOR WILL CAUSE SIMULTANEOUS ACTIVATION OF ALL OTHERS (IN ANY ONE DWELLING UNIT).
- PROVIDE COMBINATION SMOKE/CARBON MONOXIDE DETECTORS WHEN ANY FOSSIL FUEL APPLIANCES ARE PROVIDED.
- ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (WP) ENCLOSURES, THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED.
- ALL BRANCH CIRCUITS SUPPLYING 15 AND 20 AMP OUTLETS IN ALL AREAS ARE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH SECTION 210.12 IN 2008 NEC.
- PROVIDE TAMPER RESISTANT RECEPTACLES IN ACCORDANCE WITH SECTION 406.11 IN 2008 NEC.

Destiny Industries, LLC

250 RW BRYANT ROAD MOULTRIE, GA 31778 PHONE: 1-229-985-8200 E-MAIL: destinyhomebuilders.com

DATE: 11/8/2012 JRD PARTY INSPECTION AGENCY National Design & Inspection (NDI) 501 N. Jackson Ave. Byrom Bld. Suite #2 Russellville, AL 35853 Contact: Barry Kennamer

MODEL: MC523-304-108 DRAWN BY: Jerry Benton

DRAWING: COVER/NOTE PAGE SHEET 1

ENGINEERING & PLAN DEVELOPMENT 1716 ELKHART RD. 2ND FLOOR GOSHEN, IN 46526 FL LICENSE NO. 41622

see plans on file at NDI headquarters

Validated products in compliance with Rule 9N-3 for Product Approval

THE FBC 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 A HURRICANE PRONE COAST LINE BE PROVIDED WITH EITHER OF THE FOLLOWING:

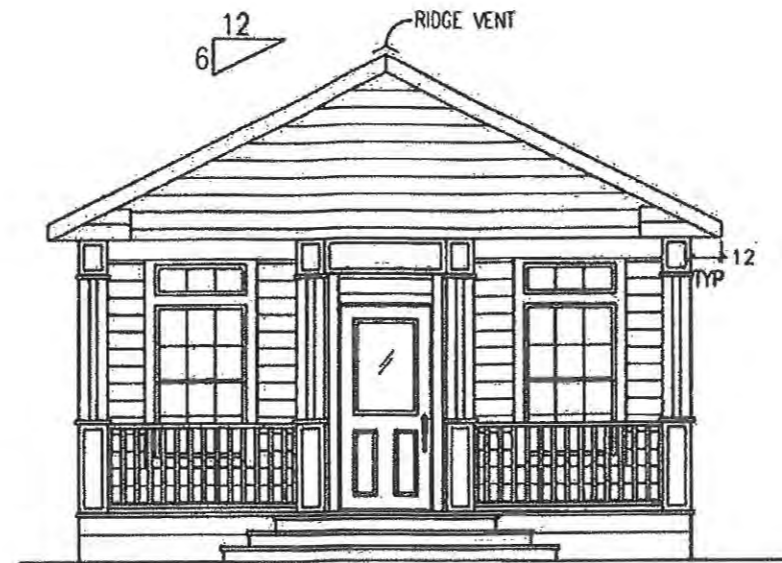
(1) IMPACT RESISTANT GLAZING COMPLYING WITH THE SSTD12, ASTM E 1886 AND/OR ASTM E 1996.

(2) STORM PROTECTION WOOD PANLES (I.E. MIN. 7/16" OSB OR PLYWOOD) PRECUT TO FIT THE GLAZING OPENING WITH THE ATTACHMENT HARDWARE PROVIDED. THE PROTECTIVE PANELS MUST BE INSTALLED IN ACCORDANCE WITH THE FASTENING SCHEDULE PROVIDED IN TABLE 1609.1.2 FOR WINDSPEEDS EXCEEDING 140 MPH OR THE ATTACHMENTS MUST BE DESIGNED TO RESIST THE COMPONENT AND CLADDING LOADS SPECIFIED PER 1609.1.1.1 AND FOR HEIGHTS NOT TO EXCEED 45FT.

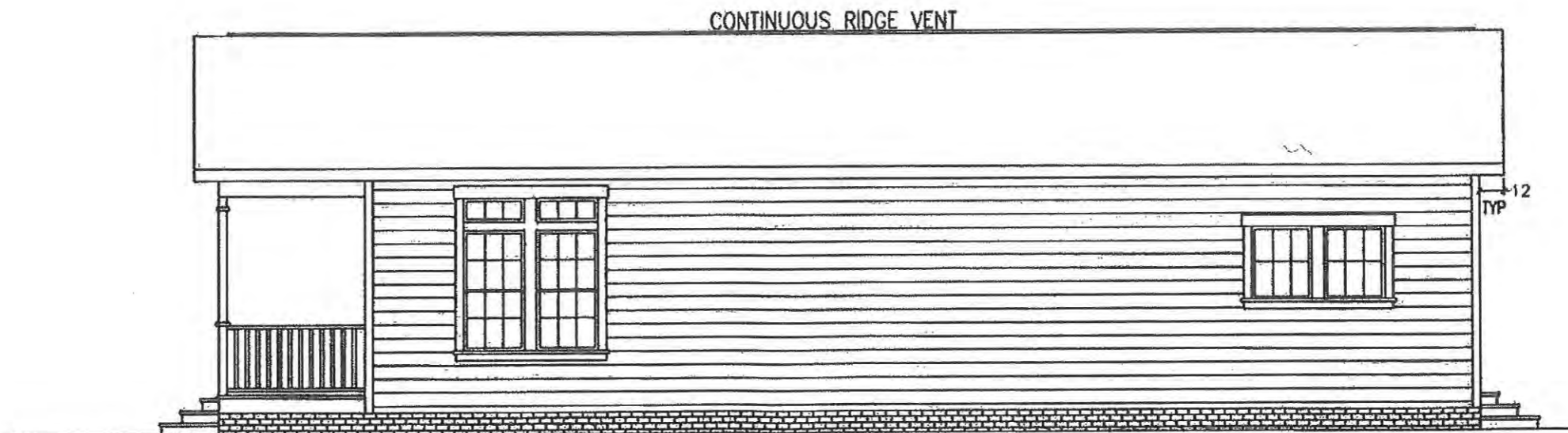
NOTE: THE STORM PROTECTIVE PANELS MAY BE PROVIDED BY THE LOCAL CONTRACTOR OR INSTALLER RATHER THAN THE BUILDING MANUFACTURER.

IN ADDITION, EXTERIOR WINDOWS AND DOORS MUST BE DESIGNED TO RESIST THE DESIGN WIND LOADS SPECIFIED IN TABLE 1609.6(1) OF THE FBC CODE ADJUSTED FOR HEIGHT & EXPOSURE PER TABLE 1609.6(2) OF THE FBC CODE.

ALL EXTERIOR WINDOWS AND GLASS DOORS MUST BE TESTED AND APPROVED BY AN APPROVED INDEPENDANT LABORATORY AND BEAR A LABEL INDICATING COMPLIANCE WITH AAMA/NWDA 101/LS.2.



FRONT EXTERIOR



RIGHT EXTERIOR

Date: 11/24/12 Plan No. MC523 304
 Approved By: R. Bulluck 108
 Richard L. Bulluck
 Modular Building Plans Examiner Florida Certificate #312 003



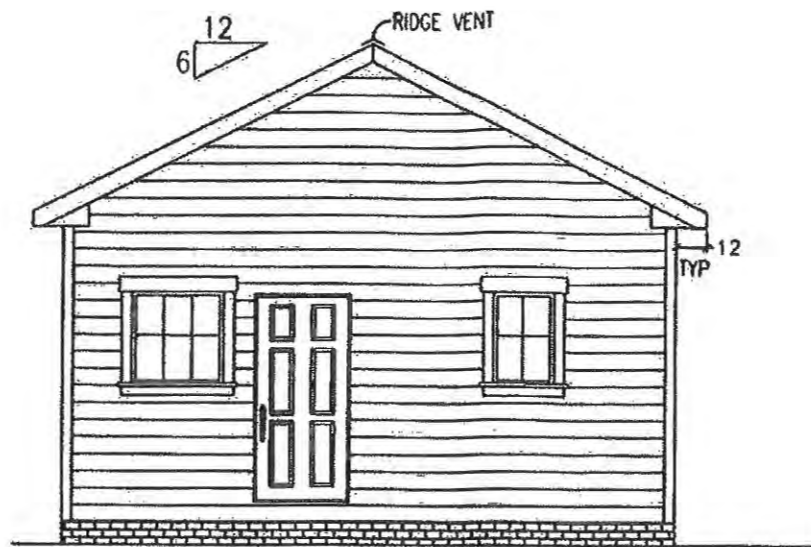
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 DOCUMENT

1. SEE CROSS SECTION FOR METHOD OF ROOF VENTILATION
2. FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE ONE SQUARE FOOT NET VENT AREA PER 1/150TH OF THE FLOOR AREA.
3. A 22"X36" MINIMUM CRAWL SPACE ACCESS AND A 6 MIL POLY GROUND COVER, SITE INSTALLED BY OTHERS AND SUBJECT TO LOCAL JURISDICTION.
4. STEPS, RAILS, & DECKS TO BE DESIGNED AND BUILT BY OTHERS ON SITE, IN ACCORDANCE WILL LOCAL CODES REQUIREMENTS AND INSPECTIONS.

Destiny Industries, LLC
 250 RW BRYANT ROAD MOULTRIE, GA 31778 PHONE: 1-229-985-6200 E-MAIL: destinyhomebuilders.com

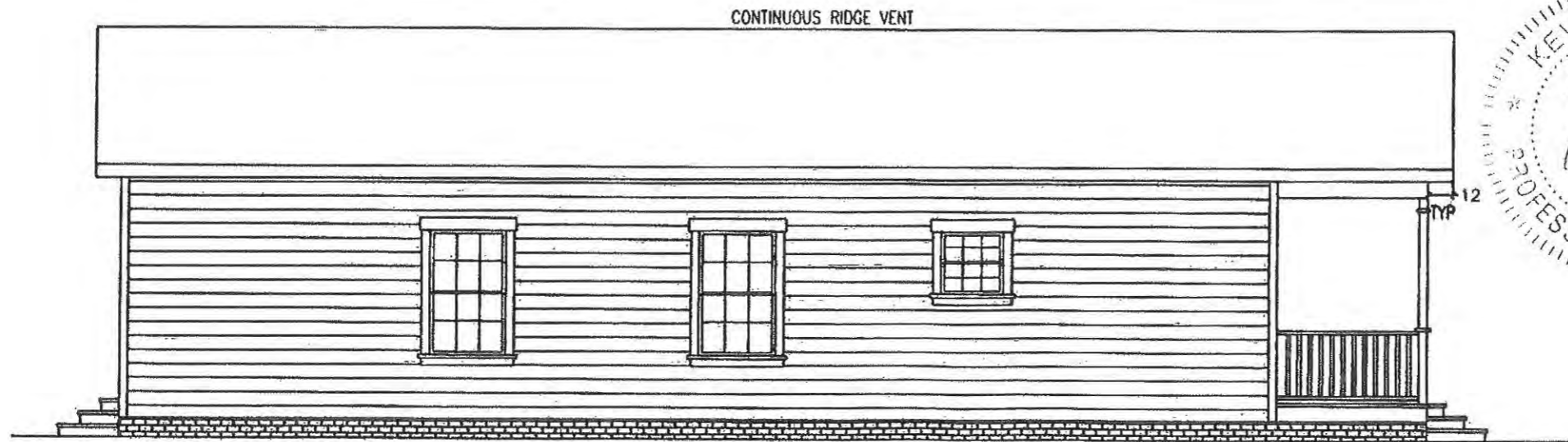
DATE: 11/6/2012	3RD PARTY INSPECTION AGENCY
CODES: FBC 2010	National Design & Inspection (NDI)
LABELS: FLORIDA	501 N. Jackson Ave.
SCALE: NTS	Byars Bld. Suite #2
	Russellville, AL 35653
	Contact: Donny Kennemur

MODEL: MC523-304-108 DRAWN BY: Jerry Benton
 DRAWING: EXTERIOR ELEVATION SHEET 2
 ENGINEERING & PLAN DEVELOPMENT 1716 ELKHART RD. 2ND FLOOR GOSHEN, IN 46526 KEVIN M. FINN, P.E. FL LICENSE NO. 41622

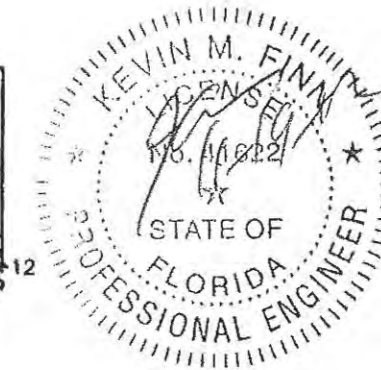


REAR EXTERIOR

Date 11/24/12 Plan No. MC523-304-108
 Approved By R. Bullock
 Richard L. Bullock
 Modular Building Plans Examiner Florida Certificate # 9919 000



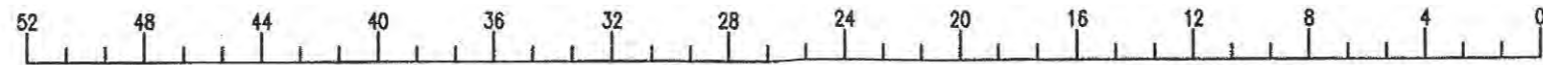
LEFT EXTERIOR



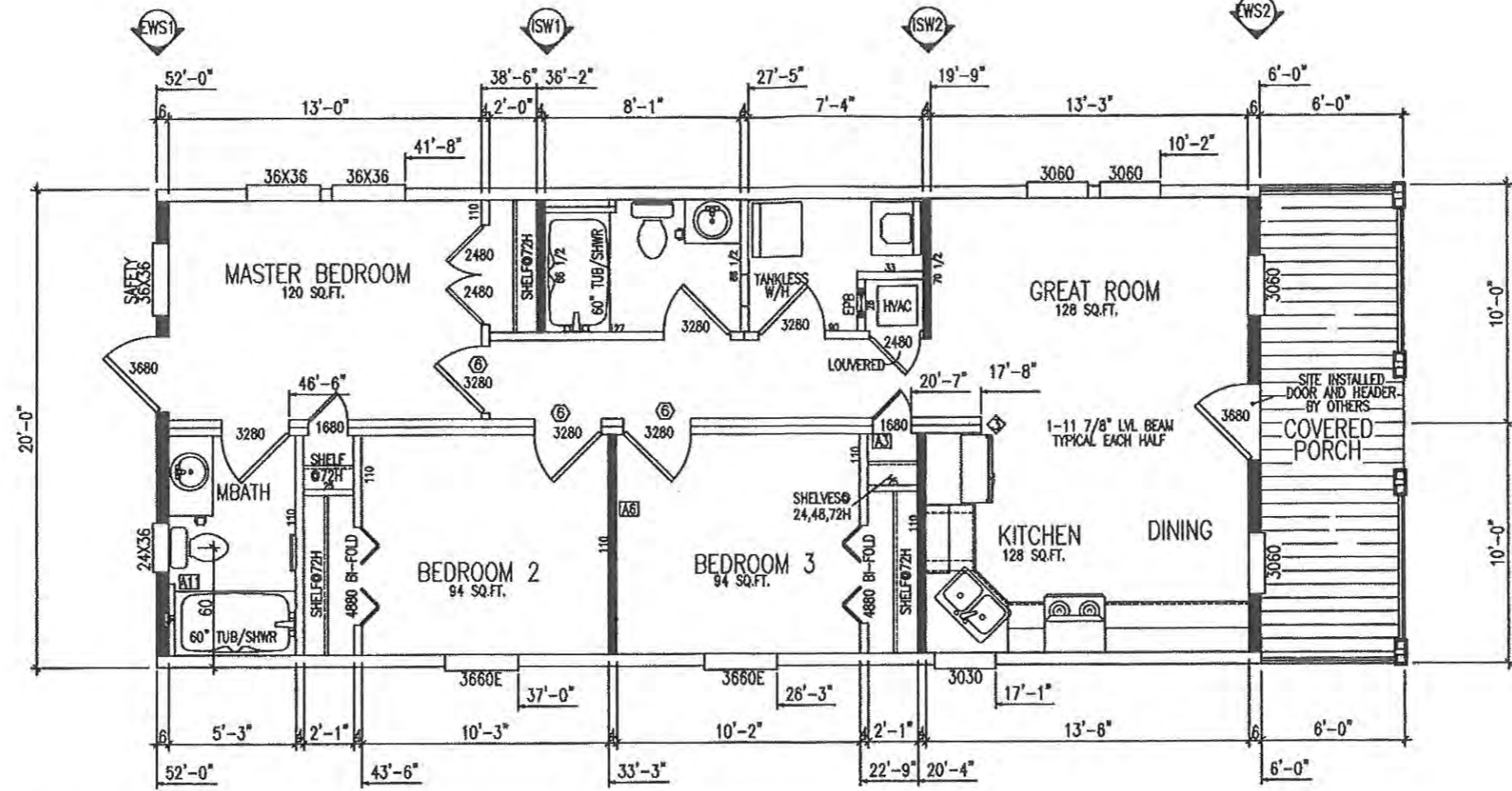
NDI
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 DOCUMENT

1. SEE CROSS SECTION FOR METHOD OF ROOF VENTILATION
2. FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE ONE SQUARE FOOT NET VENT AREA PER 1/150TH OF THE FLOOR AREA.
3. A 22"X36" MINIMUM CRAWL SPACE ACCESS AND A 6 MIL POLY GROUND COVER, SITE INSTALLED BY OTHERS AND SUBJECT TO LOCAL JURISDICTION.
4. STEPS, RAILS, & DECKS TO BE DESIGNED AND BUILT BY OTHERS ON SITE, IN ACCORDANCE WITH LOCAL CODES REQUIREMENTS AND INSPECTIONS.

250 RW BRYANT ROAD MOULTRIE, GA 31778	
PHONE: 1-229-985-6200 E-MAIL: destinyhomebuilders.com	
DATE: 11/6/2012	3RD PARTY INSPECTION AGENCY
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LABELS: FLORIDA	501 N. Jackson Ave.
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	Contact: Donny Kennemur
MODEL: MC523-304-108	DRAWN BY: Jerry Benton
DRAWING: EXTERIOR ELEVATION	SHEET 3
ENGINEERING & PLAN DEVELOPMENT KEVIN M. FINN, P.E.	1716 ELKHART RD. 2ND FLOOR COSHEN, IN 46526 FL LICENSE NO. 41622



Date: 11/24/12 Plan No. NC 523 304
 Approved By: R. Bulluck 106
 Richard L. Bulluck
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B-HALF
 HITCH END
 A-HALF
 HITCH END

NOTE: ALL WINDOWS TO BE SINGLE HUNG W/ INSULATED GLAZING
 ALL EGRESS WINDOWS MUST COMPLY WITH FBC SECTION 1405.12
 (U=.35 MAX; KINRO SERIES 9750)
 ALL EXTERIOR DOORS TO BE INSULATED (U=.52)
 EXTERIOR PATIO DOORS TO BE INSULATED (U=.38)
 ALL INTERIOR PARTITIONS 2x3 STUDS @ 16" O.C. SPF#3
 MIN., UNLESS OTHERWISE NOTED.
 ALL STRAPS REFERENCED ON THE FLOOR PLAN ARE
 SIMPSON LSTA STEEL W/ 8- 8D X 2 1/2" NAILS
 EACH END FROM RIDGE BEAM TO STUD AND STUD
 TO EDGE JOIST(S) OR FROM HEADER TO STUD AND
 STUD TO EDGE JOIST(S) (FY = 44 KSI)

⊙-18X6 RETURN AIR GRILLE ABOVE DOOR
 ◇-2SY 2X3 COLUMN STUDS (TYP EACH HALF)

920 HEATED & COOLED SQ.FT.
 120 FRONT PORCH SQ.FT.
 1040 TOTAL SQUARE FOOTAGE
 121.25 SQ FT GLAZING

SHEARWALL	PLF	APPLICATION OF WALL
SW1	340	5/8" APA RATED SHEATHING-GLUED AND MECH. FASTENED WITH 0.113" X 3" NAILS 4" O.C.
SW2	340	5/8" APA RATED SHEATHING-GLUED AND MECH. FASTENED WITH 0.113" X 3" NAILS 4" O.C.
#1 ISW	334	1/2" GYPSUM ON EACH SIDE GLUED AND FASTENED WITH 16GA. STAPLES 4" O.C.
#2 ISW	334	1/2" GYPSUM ON EACH SIDE GLUED AND FASTENED WITH 16GA. STAPLES 4" O.C.

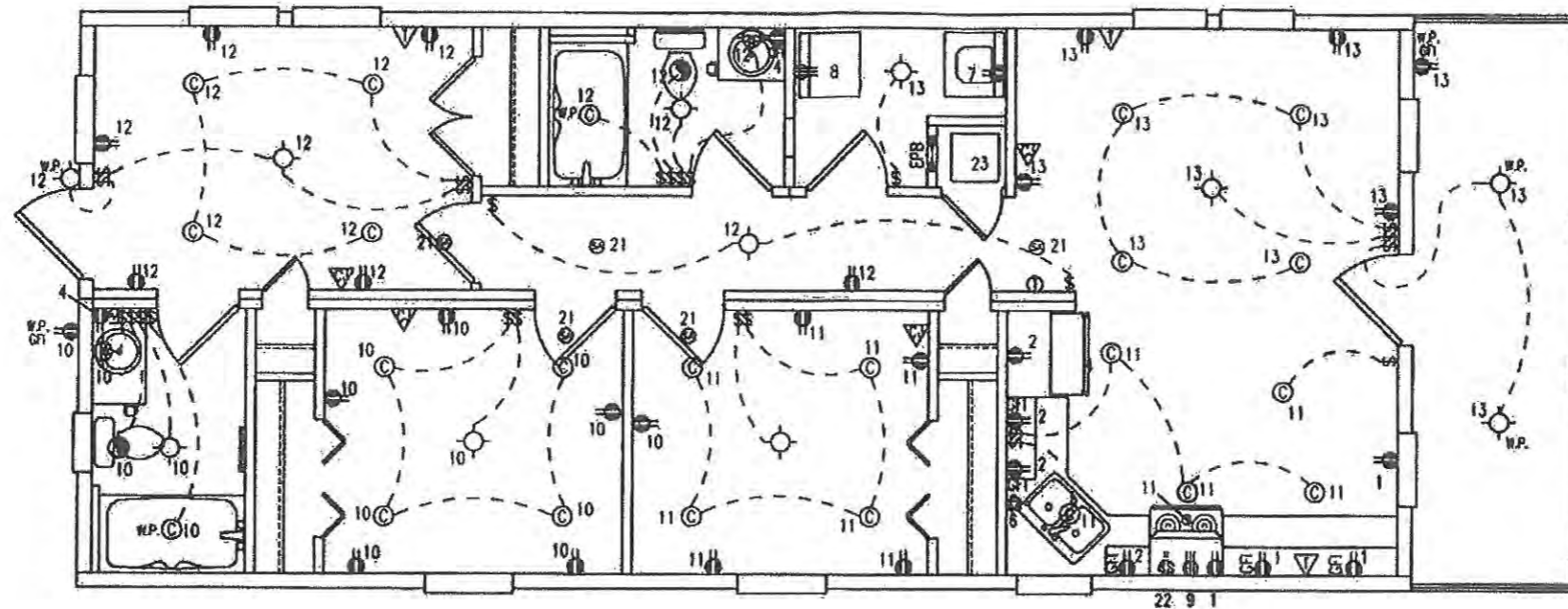
FASTEN BOTTOM PLATE TO DBL FLOOR JOISTS - #10 X 4" SCREW
 INSTALL 4" O.C.

*ART. LIGHT AND VENT PROVIDED

LIGHT/VENT CHART	FLOOR AREA SQ. FT.	LIGHT		VENT	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
MASTER BEDROOM	122	9.78	4.88	28.40	12.92
		7.44	3.72	13.20	6.46
BEDROOM 2	93	7.44	3.72	13.20	6.46
		10.58	5.28	13.20	6.46
BEDROOM 3	93	13.20	6.46	13.20	6.46
		10.58	5.28	13.20	6.46
KITCHEN/DR	132	13.20	6.46	13.20	6.46
		34.98	17.18		
GREAT ROOM	165				

WINDOW SCHEDULE														
WIDTH	HEIGHT	TYPE	LIGHT SQ FT	VENT SQ FT	WIDTH	HEIGHT	TYPE	LIGHT SQ FT	VENT SQ FT	WIDTH	HEIGHT	TYPE	LIGHT SQ FT	VENT SQ FT
14"	27"	SINGLE HUNG	1.91	0.91	30"	30"	SINGLE HUNG	5.02	2.35	36"	40"	SINGLE HUNG	8.48	4.05
14"	40"	SINGLE HUNG	3.01	1.49	30"	36"	SINGLE HUNG	6.19	2.05	36"	53"	SINGLE HUNG	11.75	6.18
14"	53"	SINGLE HUNG	4.18	2.27	30"	53"	SINGLE HUNG	9.68	5.12	36"	60"	SINGLE HUNG	13.20	6.46
14"	72"	SINGLE HUNG	5.44	N/A	30"	60"	SINGLE HUNG	10.88	5.35	46"	40"	SINGLE HUNG	10.14	4.81
24"	36"	SINGLE HUNG	4.87	2.33	33"	40"	SINGLE HUNG	1.00	N/A	46"	54"	SINGLE HUNG	14.25	6.91
24"	53"	SINGLE HUNG	7.62	4.05	36"	12"	SINGLE HUNG	2.15	N/A	46"	60"	SINGLE HUNG	16.07	7.84
24"	60"	SINGLE HUNG	-	-	36"	30"	SINGLE HUNG	6.08	2.84	66"	32"	SINGLE HUNG	9.07	1.72
30"	12"	SINGLE HUNG	1.77	N/A	36"	36"	SINGLE HUNG	7.51	3.58	71"	81"	PATIO DOOR	34.50	17.25

Destiny Industries, LLC
 250 RW BRYANT ROAD MOULTRIE, GA 31778
 PHONE: 1-229-985-6200 E-MAIL: destinyhomebuilders.com
 DATE: 11/8/2012
 CODES: FBC 2010
 LABELS: FLORIDA
 SCALE: NTS
 MODEL: MC523-304-108
 DRAWING: MASTER PLAN
 SHEET: 4
 ENGINEERING & PLAN DEVELOPMENT KEVIN M. FINN, P.E.
 1716 ELKHART RD. 2ND FLOOR GOSHEN, IN 46526 FL LICENSE NO. 41622



Date: 11/24/12 Plan No. MC523-304
 Approved By: R. Bullack 108
 Richard L. Bullack
 Modular Building Plans Examiner Florida Certificate #1083

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 "APPROVED"
 DOCUMENT



ELECTRICAL CIRCUIT SCHEDULE				ELECTRICAL LEGEND	
CR	DESCRIPTION	COND. SIZE (CU)	BREAKER	Symbol	Description
1	SMALL APPLIANCE	12-2 W/ GND	20A	⊙	PULL CHAIN LIGHT
2	SMALL APPLIANCE	12-2 W/ GND	20A	⊙	RANGE EXHAUST FAN
3	SMALL APPLIANCE	12-2 W/ GND	20A, AFCI	⊙	EXT PORCH LIGHT
4	BATH	12-2 W/ GND	20A	⊙	FLUORESCENT LIGHT
5	WATER HEATER	10-2 W/ GND	25 2P	⊙	INCANDESCENT LIGHT
6	DISHWASHER (OPT)	12-2 W/ GND	20A	⊙	EXHAUST FAN
7	WASHER	12-2 W/ GND	20A	⊙	PEDANT LIGHT
8	DRYER	10-3 W/ GND	30 2P	⊙	PANEL BOX
9	RANGE	8-3 W/ GND	40 2P	⊙	SMOKE DETECTOR
10	GENERAL LIGHTING	12-2 W/ GND	20A, AFCI	⊙	SMOKE DETECTOR
11	GENERAL LIGHTING	12-2 W/ GND	20A, AFCI	⊙	CARBON MONOXIDE
12	GENERAL LIGHTING	12-2 W/ GND	20A, AFCI	⊙	CAN LIGHT
13	GENERAL LIGHTING	12-2 W/ GND	20A, AFCI	⊙	DUPLEX RECEPTACLE
14	GENERAL LIGHTING	12-2 W/ GND	20A, AFCI	⊙	240V RECEPT
15	GENERAL LIGHTING	12-2 W/ GND	20A, AFCI	⊙	SWITCH
16	GENERAL LIGHTING	12-2 W/ GND	20A, AFCI	⊙	3-WAY SWITCH
17	GENERAL LIGHTING	12-2 W/ GND	20A, AFCI	⊙	
18	GENERAL LIGHTING	12-2 W/ GND	20A, AFCI	⊙	
19	COOK TOP	10-3 W/ GND	30 2P		
20	FREEZER (OPT)	12-2 W/ GND	20A		
21	SMOKE DETECTORS	12-3 W/ GND	20A, AFCI		
22	MICROWAVE (OPT)	12-2 W/ GND	20 2P		
23	HVAC	8-3	60 2P		

PANEL SIZING:	
920 SQ. FT. X 3 WATTS/SQ. FT.	= 2.8 KW
3-20 AMP APPLIANCES CKTS	= 4.5 KW
RANGE CIRCUIT	= 13 KW
WATER HEATER CIRCUIT	= 4.5 KW
DISHWASHER CIRCUIT	= 1.4 KW
WASHER CIRCUIT	= 1.5 KW
DRYER CIRCUIT	= 5.5 KW
GARBAGE DISPOSAL	= 1.9 KW
TOTAL	= 36.1 KW
FIRST 10KW @ 100%	= 10 KW
REMAINDER @ 40% (26.1 X 0.40)	= 10.4 KW
HVAC (ASSUMED 20.90)	= 20.0 KW
TOTAL	= 40.4 KW = 40,400 WATTS
40,400 WATTS/240 VOLTS	= 168.4 AMPS = 200 AMP SERVICE

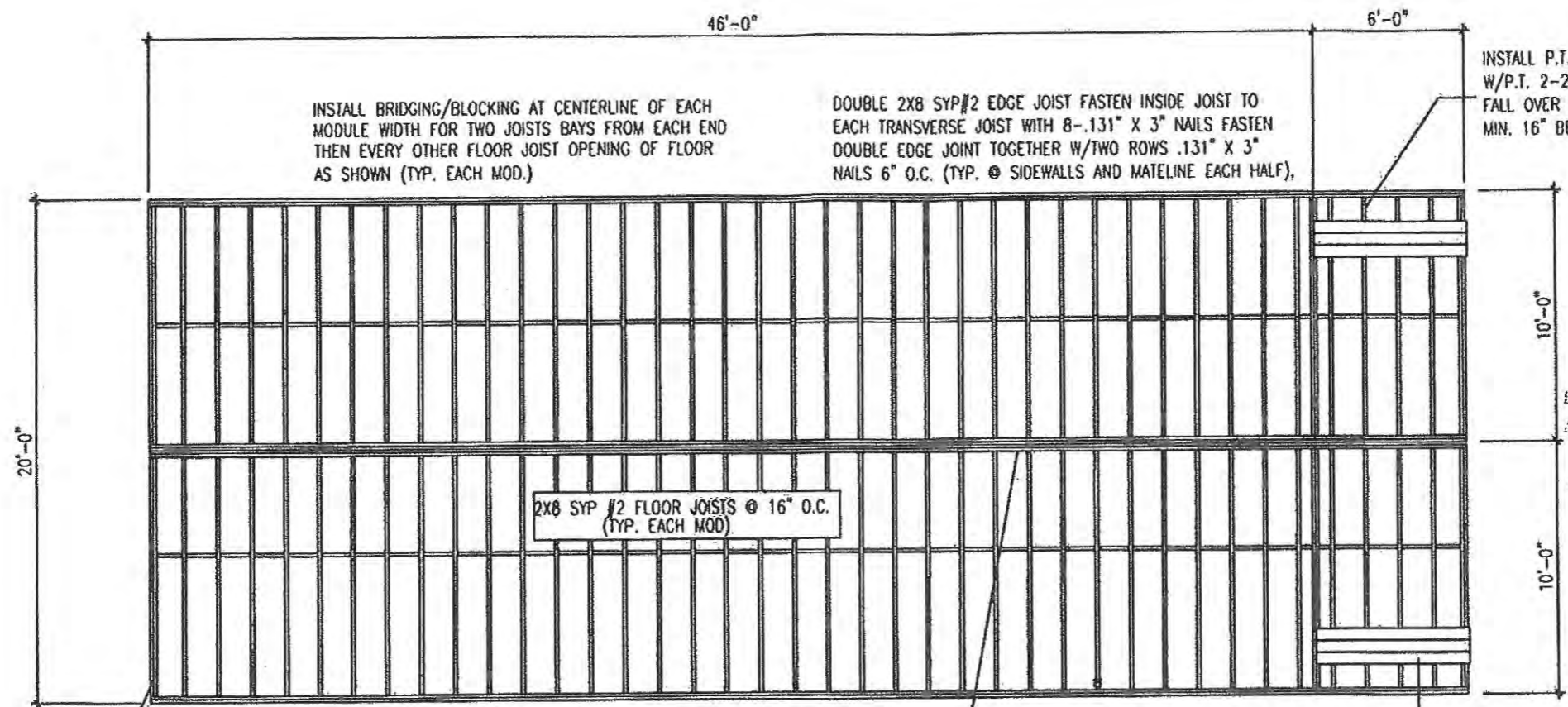
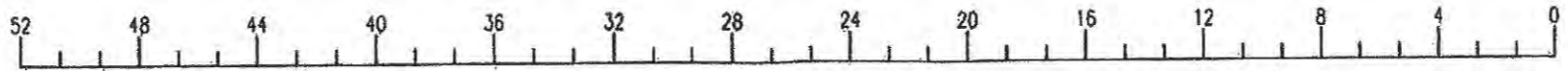
Destiny Industries, LLC

250 RW BRYANT ROAD MOULTRIE, GA 31778
 PHONE: 1-229-985-6200
 E-MAIL: destinyhomebuilders.com

DATE: 11/6/2012	3RD PARTY INSPECTION AGENCY
CODES: FBC 2010	National Design & Inspection (NDI)
LABELS: FLORIDA	501 N. Jackson Ave.
SCALE: NTS	Byars Bld. Suite #2
	Russellville, AL 35693
	Contact: Danny Kennemur

MODEL: MC523-304-108	DRAWN BY: Jerry Benton
DRAWING: ELECTRICAL LAYOUT	SHEET 5

ENGINEERING & PLAN DEVELOPMENT 1716 ELKHART RD. 2ND FLOOR
 KEVIN M. FINN, P.E. GOSHEN, IN 46526
 FL LICENSE NO. 41622



INSTALL BRIDGING/BLOCKING AT CENTERLINE OF EACH MODULE WIDTH FOR TWO JOISTS BAYS FROM EACH END THEN EVERY OTHER FLOOR JOIST OPENING OF FLOOR AS SHOWN (TYP. EACH MOD.)

DOUBLE 2X8 SYP #2 EDGE JOIST FASTEN INSIDE JOIST TO EACH TRANSVERSE JOIST WITH 8-.131" X 3" NAILS FASTEN DOUBLE EDGE JOINT TOGETHER W/TWO ROWS .131" X 3" NAILS 6" O.C. (TYP. @ SIDEWALLS AND MATELINE EACH HALF),

INSTALL P.T. 2X8 SYP #2 FLOOR JOIST @ 16" O.C. IN PORCH AREA W/P.T. 2-2X8 SYP #2 EDGE JOIST (EDGE JOIST BUTT JOINTS MUST FALL OVER PIERS OR ON FOUNDATION WALL) STAGGER SPLICE JOINTS MIN. 16" BETWEEN STD. & P.T. LUMBER FOR OFFSET SPLICES.

2X8 SYP #2 FLOOR JOISTS @ 16" O.C. (TYP. EACH MOD.)

DOUBLE 2X8 SYP #2 JOISTS UNDER ENDWALLS FASTEN TOGETHER W/.131"X3" NAILS @ 6" O.C. (TYP.)

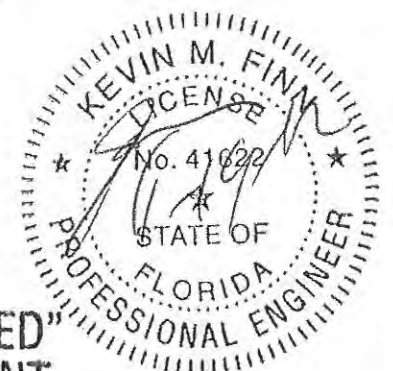
GIRDER AT MATELINE TO HAVE SPLITS LIMITED TO 4" AND HAVE ALL BUTT JOINTS TO FALL OVER PIERS (TYP. EACH HALF) SEE FOUNDATION PLAN FOR PIER LOCATIONS.

IN PORCH AREAS INSTALL P.T. SYP 5/4 DECKING PERPENDICULAR TO JOIST FASTENED WITH 2-.120"X3" CORR. RESISTANT NAILS EACH BOARD INTO EACH JOIST W/ADJACENT BUTT JOISTS OFFSET 32" MIN. - TYP EACH PORCH.

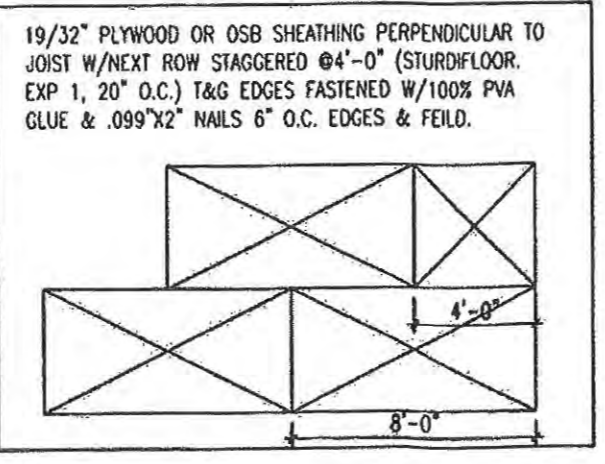
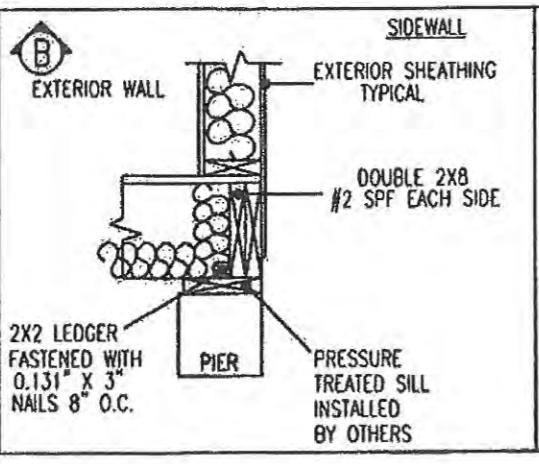
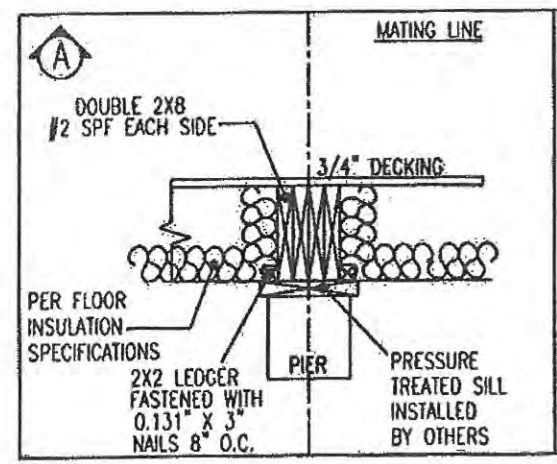
B-HALF HITCH END

Date: 11/24/12
 Approved By: R. Bulluck
 Richard L. Bulluck
 Modular Building Plans Examiner Florida Certificate #22180

A-HALF HITCH END



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Destiny Industries, LLC

250 RW BRYANT ROAD MOULTRIE, GA 31778
 PHONE: 1-229-985-6200
 E-MAIL: destinyhomebuilders.com

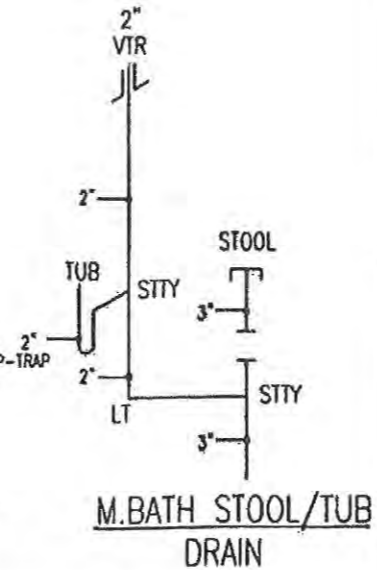
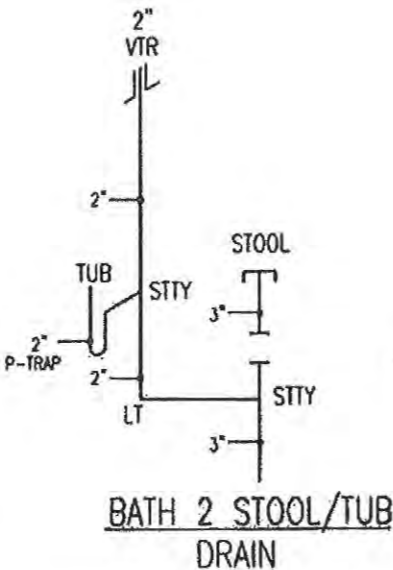
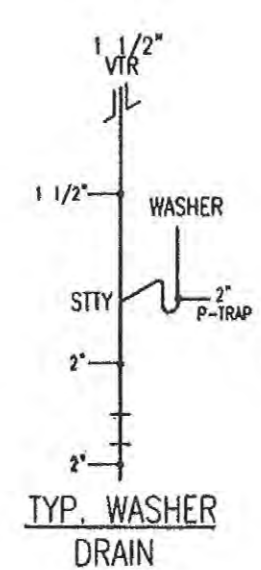
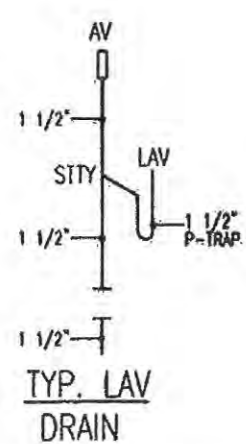
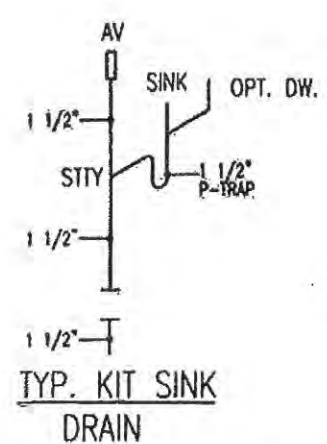
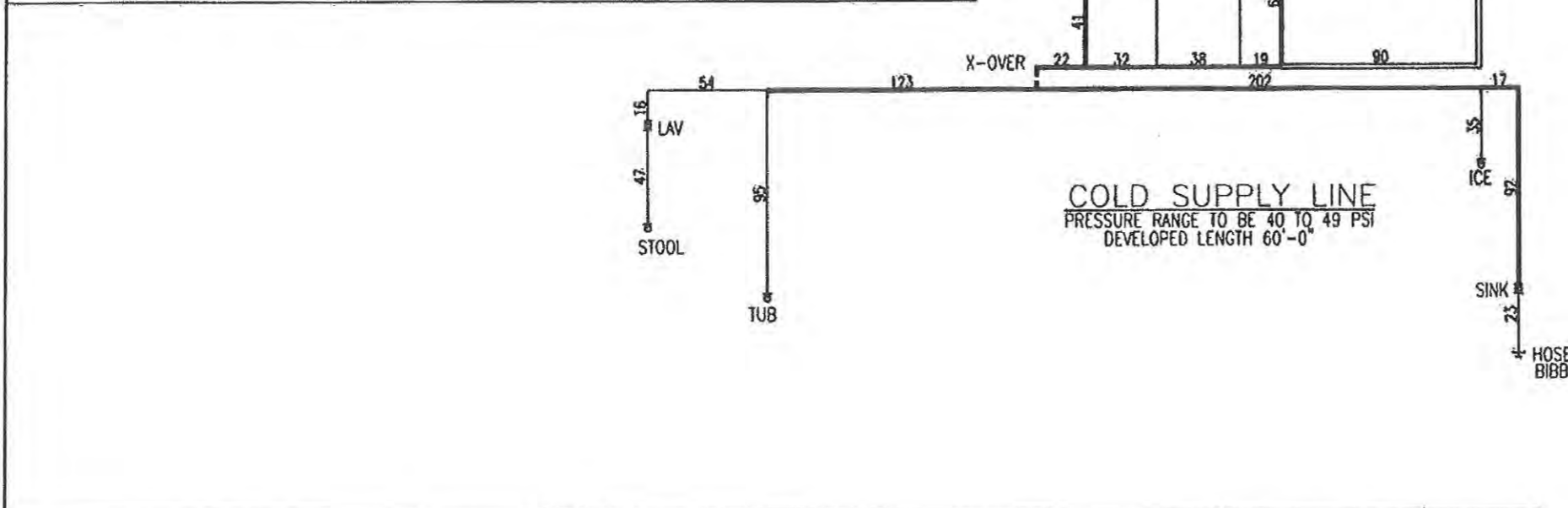
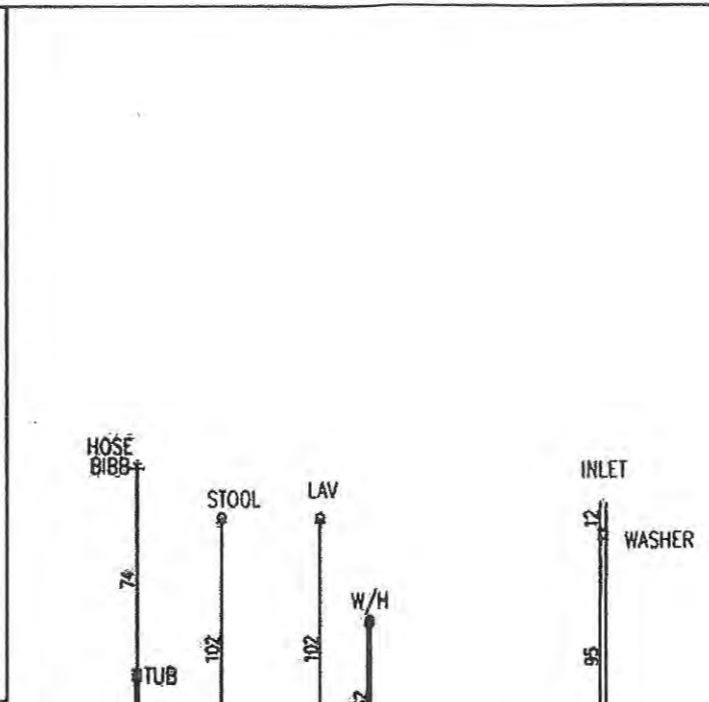
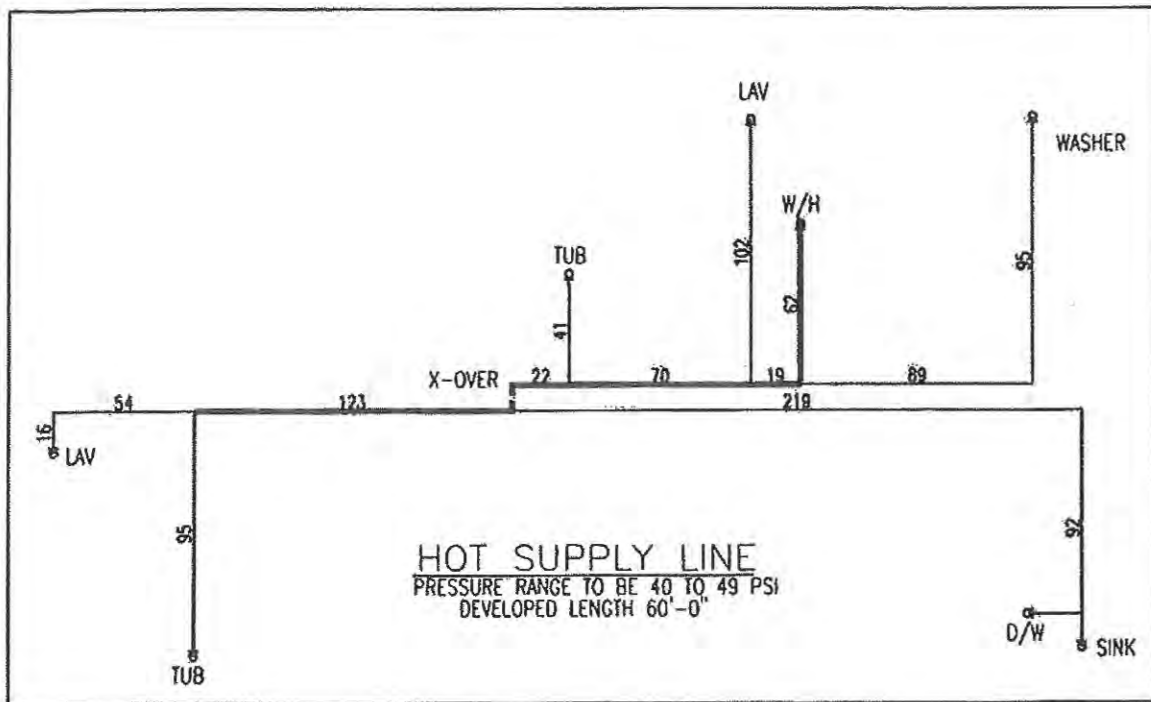
DATE: 11/6/2012
 CODES: FBC 2010
 LABELS: FLORIDA
 SCALE: NTS

3RD PARTY INSPECTION AGENCY
 National Design & Inspection (NDI)
 501 N. Jackson Ave.
 Byora Bld. Suite #2
 Russellville, AL 35653
 Contact: Donny Kennemur

MODEL: MC523-304-108
 DRAWING: FLOOR FRAMING
 SHEET: 6

ENGINEERING & PLAN DEVELOPMENT
 KEVIN M. FINN, P.E.

1716 ELKHART RD. 2ND FLOOR
 GOSHEN, IN 46526
 FL LICENSE NO. 41622

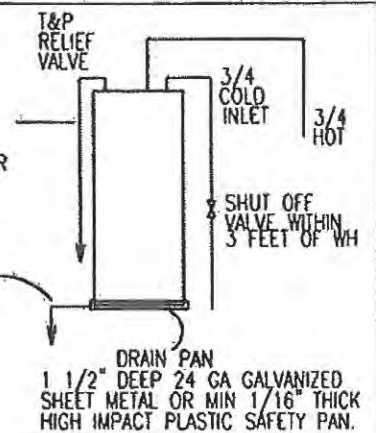


WATER HEATER NOTES:

1. WATER HEATER SHALL BE PROVIDED WITH A COLD WATER "DIP" TUBE WITH A HOLE AT THE TOP OR A VACUM RELIEF VALVE INSTALLED IN THE COLD WATER SUPPLY LINE ABOVE THE TOP OF THE WATER HEATER TANK; BOTTOM FED WATER HEATERS SHALL HAVE A VACUM RELIEF VALVE COMPLYING WITH ANSI Z21.22 INSTALLED.
2. WATER HEATERS SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE COMPLYING WITH ANSI Z21.22 INSTALLED IN THE SHELL OF THE WATER HEATER TANK. THE VALVE SHALL BE ACTUATED BY THE WATER IN THE TOP 6" OF THE TANK AND SHALL HAVE A TEMPERATURE RATING OF NOT MORE THAN 210°F AND A PRESSURE SETTING NOT EXCEEDING THE TANKS RATED WORKING PRESSURE OR 150 PSI, WHICHEVER IS LESS.
3. WATER HEATERS SHALL BE EQUIPPED WITH AN ENERGY CUTOFF DEVICE THAT WILL CUT OFF THE SUPPLY OF HEAT ENERGY TO THE WATER TANK BEFORE THE TEMPERATURE OF THE WATER IN THE TANK EXCEEDS 210°F.

WATER HEATER DETAIL

3/4" T&P LINE SHALL DISCHARGE TO THE EXTERIOR OF THE BUILDING OR TO AN INDIRECT WASTE RECEPTOR WITH A VISIBLE AIR GAP (MAY BE ON SITE BY OTHERS)



Date: 11/24/12 Plan No. MC523304108
 Approved By: Richard L. Bullock
 Modular Building Plans Exhibitor Florida Certificate 910P 693

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PIPE LEGEND	
	1" PIPE
	3/4" PIPE
	1/2" PIPE

Destiny Industries, LLC

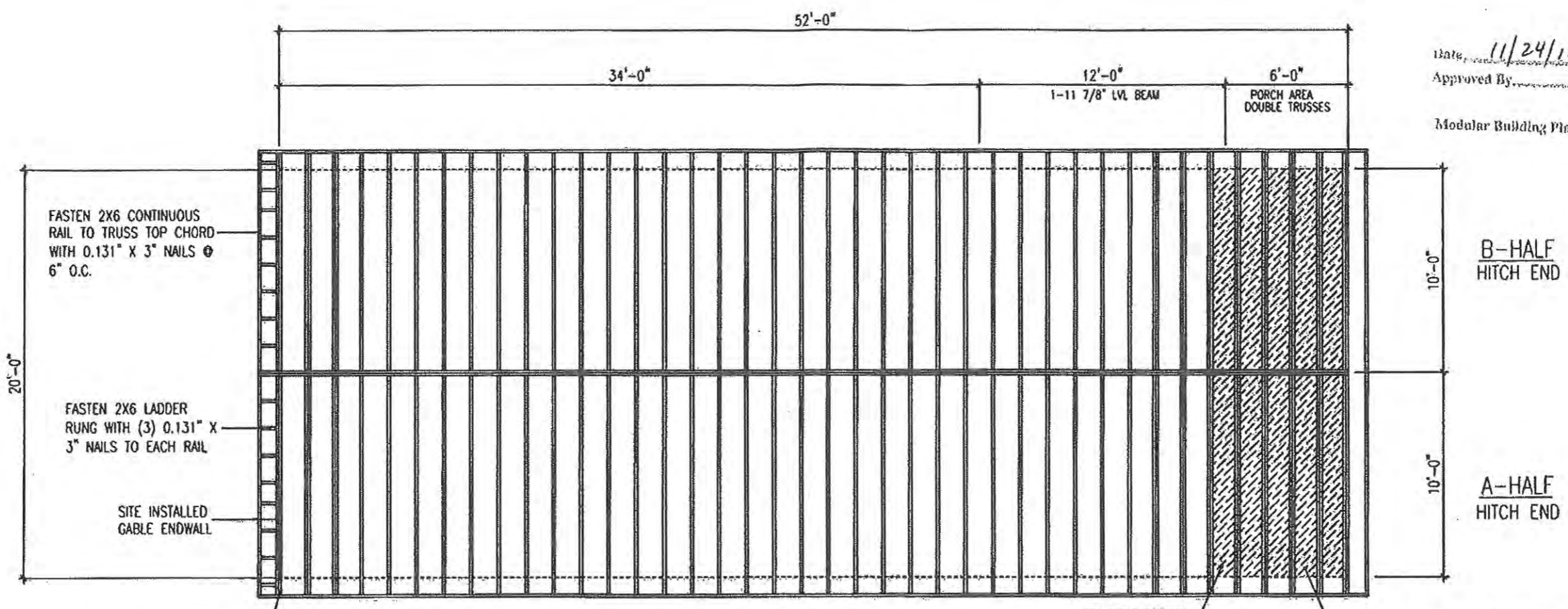
250 RW BRYANT ROAD MOULTRIE, GA 31778 PHONE: 1-229-985-6200 E-MAIL: destinyhomebuilders.com

DATE: 9/14/2012	3RD PARTY INSPECTION AGENCY
CODES: 2010 FBC	National Design & Inspection (NDI)
LABELS: FLORIDA	501 N. Jackson Ave.
SCALE: NTS	Byers Bld. Suite #2
	Russellville, AL. 35653
	Contact: Danny Kennemur

MODEL: MC523-304-108 DRAWN BY: Jerry Benton

DRAWING: PLUMBING LAYOUT SHEET 7

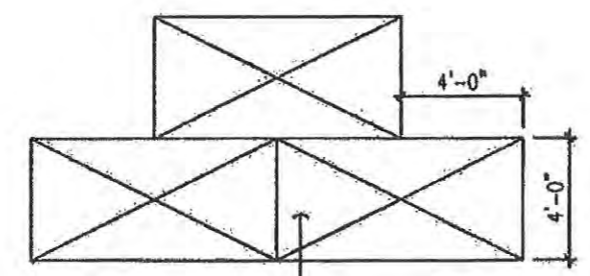
ENGINEERING & PLAN DEVELOPMENT KEVIN M. FINN, P.E. 1776 ELKHART RD., 2ND FLOOR GOSHEN, IN 46526 FL LICENSE NO. 41622



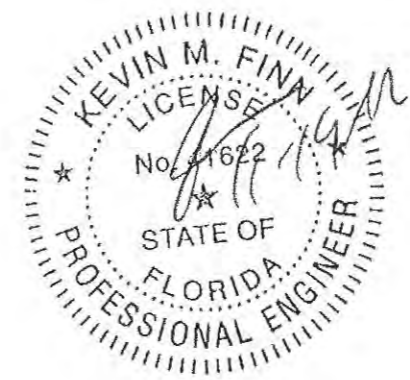
SETBACK GABLE TRUSSES 2" FROM EXTERIOR HORIZONTAL PLANE OF ENDWALL TO ALLOW FOR SITE BUILT 2X4 EDGE GABLE ENDWALL

Date: 11/24/12 Plan No. MC523-304
 Approved By: R. Bulluck 108
 Richard L. Bulluck
 Modular Building Plans Examiner Florida Certificate 9217-093

INSTALL 3/8" PLY. EXPI ON BOTTOM OF TRUSS FAST W/8D GAV. NAILS 5" O.C. EDGES AND FIELD W/MIN. 2X3 SYP BLOCKING AT ALL SEAMS NOT ON TRUSSES (PLY LONG DIMENSION TO BE PERPENDICULAR TO TRUSSES).



ROOF SHEATHING:
 5/8 SHEATHING PERP. TO TRUSS W/NEXT ROW STAGGERED @48" O.C. (RATING SHTG. 1 24/16)
 FASTENED PER SPECS ON CROSS SECTION DWG



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Destiny Industries, LLC

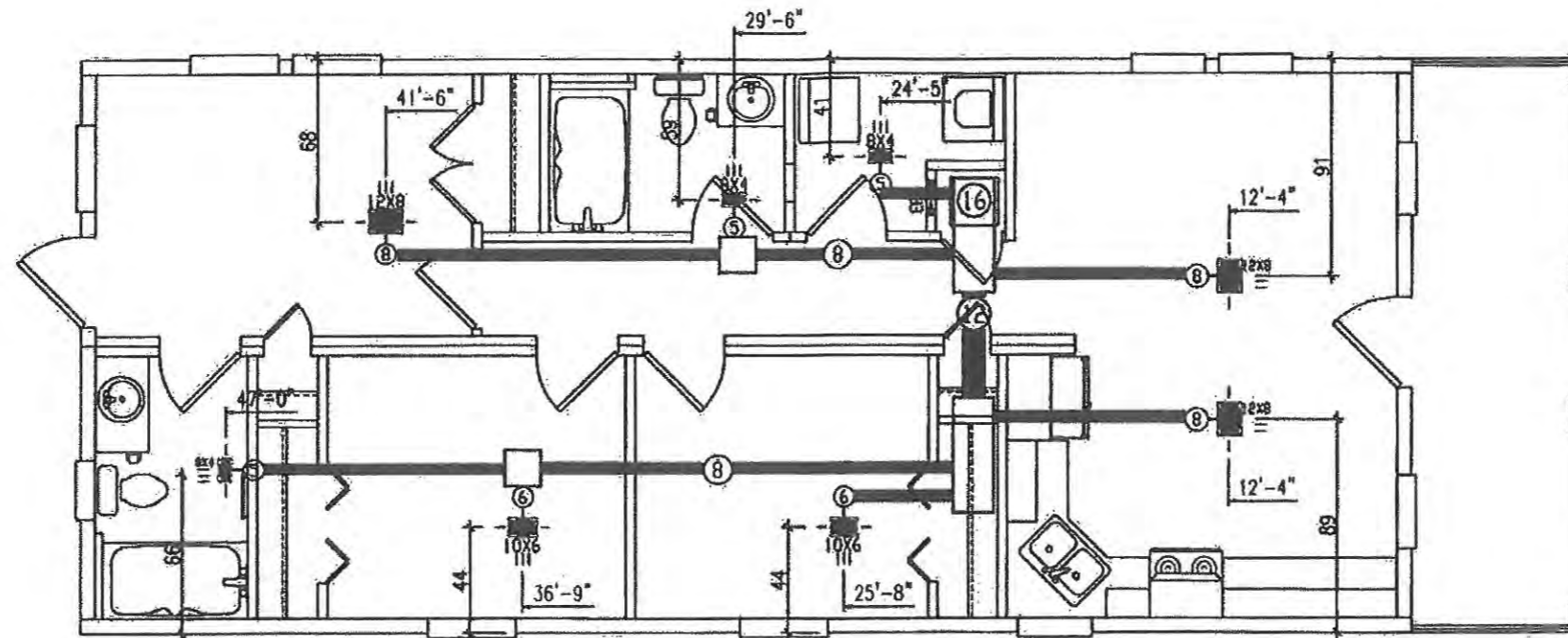
250 RW BRYANT ROAD MOULTRIE, GA 31778 PHONE: 1-229-985-6200 E-MAIL: destinyhomebuilders.com

DATE: 11/6/2012	3RD PARTY INSPECTION AGENCY
CODES: FBC 2010	National Design & Inspection (NDI)
LABELS: FLORIDA	501 N. Jackson Ave.
SCALE: NTS	Byore Bld. Suite #2
	Russellville, AL 35653
	Contact: Donny Kennemur

MODEL: MC523-304-108 DRAWN BY: Jerry Benton

DRAWING: ROOF LAYOUT SHEET 8


ENGINEERING & PLAN DEVELOPMENT KEVIN M. FINN, P.E. 1716 ELKHART RD. 2ND FLOOR GOSHEN, IN 46526 FL LICENSE NO. 41622

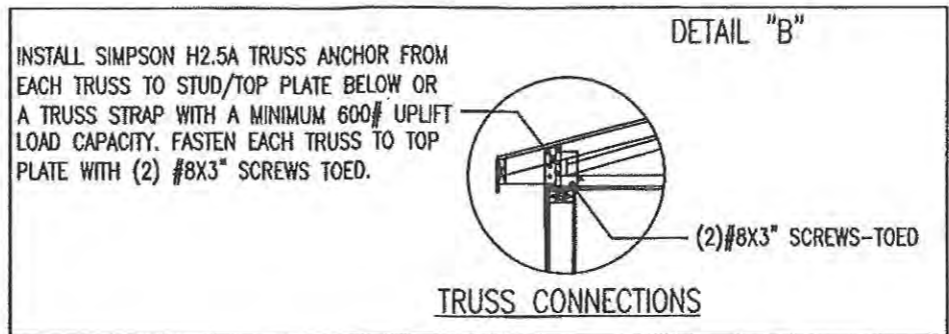
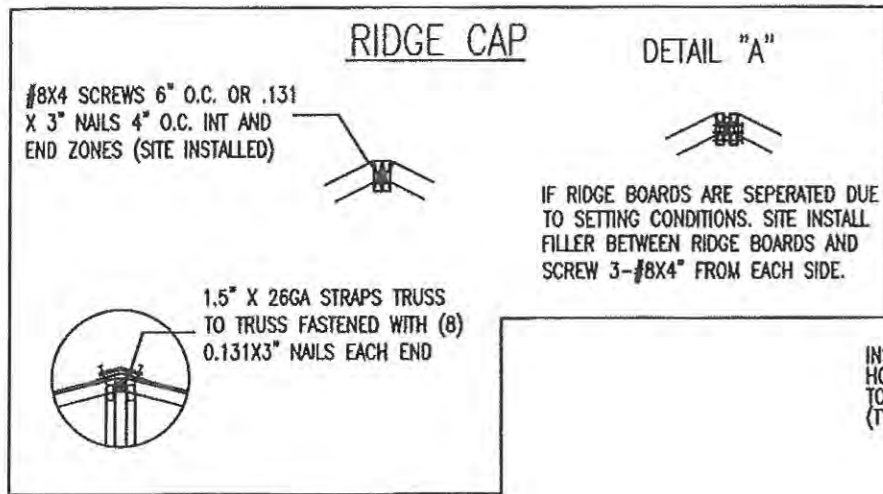


Date 11/24/12 Plan No. MC523 304
 Approved By R. Bullock 108
 Rebeard L. Bullock
 Modular Building Plans Examiner Florida Certificate #300683



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250 RW BRYANT ROAD MOULTRIE, GA 31778 PHONE: 1-229-985-6200 E-MAIL: destinyhomebuilders.com	
DATE: 11/6/2012 CODES: FBC 2010 LABELS: FLORIDA SCALE: NTS	3RD PARTY INSPECTION AGENCY National Design & Inspection (NDI) 501 N. Jackson Ave. Byars Bld. Suite #2 Russellville, AL 35653 Contact: Donny Kennemur
MODEL: MC523-304-108	DRAWN BY: Jerry Benton
DRAWING: HVAC LAYOUT	SHEET 9
ENGINEERING & PLAN DEVELOPMENT KEVIN M. FINN, P.E.	
1718 ELKHART RD. 2ND FLOOR GOSHEN, IN 46526 FL LICENSE NO. 41622	



GENERAL NOTES:

EXTERIOR JOINTS IN THE BUILDING ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE, SUCH AS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL CAVITIES AND WINDOWS OR DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF/CEILING AND BETWEEN ALL WALL PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS, AND ROOFS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED IN AN APPROVED MANNER.

UFP LIST TRUSSES:
 ????

11/24/12 Plan No. MC523 304

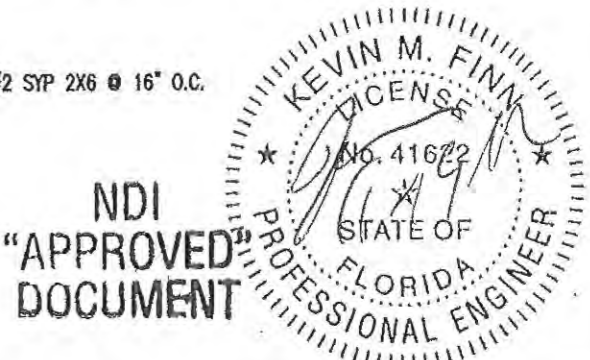
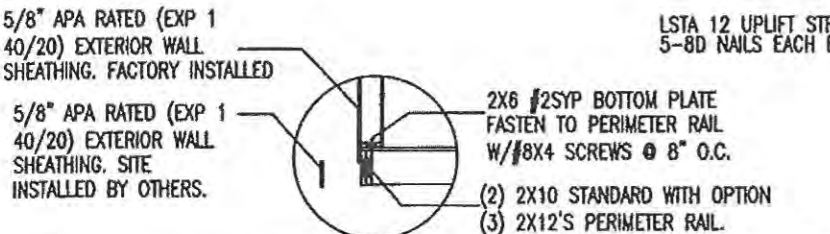
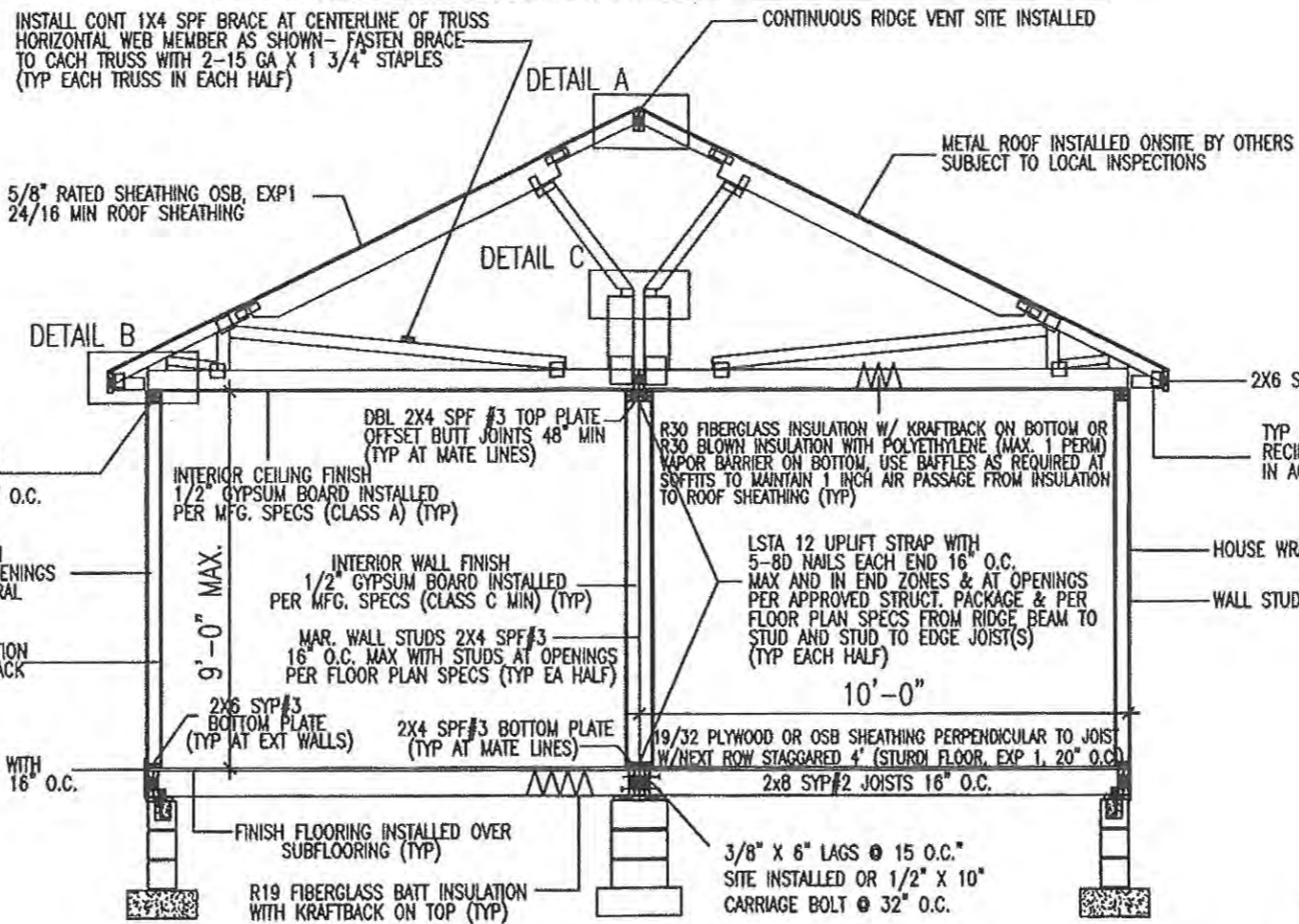
Approved By: R. Bulluck 108

Richard L. Bulluck

Modular Building Plans Examiner Florida Certificate 200P 03

TRUSS DESIGN LOADS:

20 PSF ROOF LL ON TOP CHORD
 10 PSF ROOF DL ON TOP CHORD
 0 PSF ATTIC LL ON BTM CHORD
 10 PSF ROOF DL ON BTM CHORD

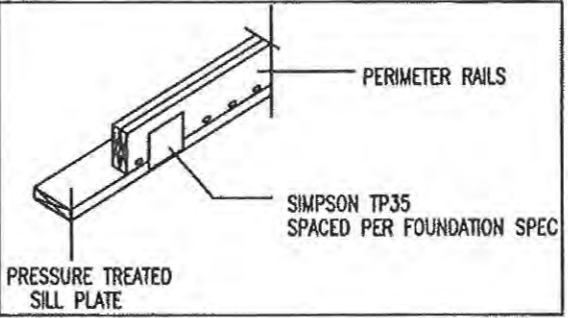
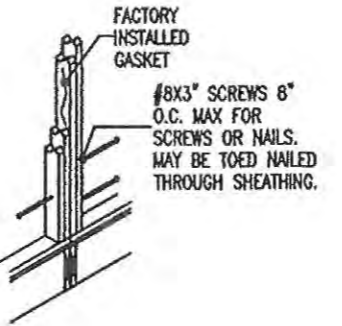


EXTERIOR WALL SHEATHING:

- FASTEN 5/8" RATED (EXP. 1,40/20) SHEATHING TO EXTERIOR SIDE OF EXTERIOR WALL STUDS WITH LONG DIMENSION PERPENDICULAR TO THE STUDS.
- SUPPORT ALL SHEATHING EDGES WITH 2X SYP FRAMING - FASTEN PER THE FOLLOWING:
 - SIDEWALL = 0.113X 2 3/8" NAILS AT 4" O.C.
 - ENDWALL = 0.113X 2 3/8" NAILS AT 4" O.C.

ROOF SHEATHING:

- FASTEN 5/8" RATED (EXP. 1 40/20) SHI'G TO TOP CHORD OF TRUSS PER THE FOLLOWING:
 - ZONE #1 = TO ALL FRAMING MEMBERS W/0.113X 2 3/8" NAILS AT 4" O.C.
 - ZONE #2 = TO ALL FRAMING MEMBERS W/0.113X 2 3/8" NAILS AT 4" O.C.
 - ZONE #3 = TO ALL FRAMING MEMBERS W/0.113X 2 3/8" NAILS AT 4" O.C.
 ALL ROOF SHEATHING PANELS MUST SPAN A MINIMUM OF (2) TRUSS BAYS LONG DIMENSION PERPENDICULAR TO THE TRUSSES. STAGGER ROOF SHEATHING JOINTS A MINIMUM OF 32".



Destiny Industries, LLC

250 RW BRYANT ROAD MOULTRIE, GA 31778 PHONE: 1-229-985-6200 E-MAIL: destinyhomebuilders.com

DATE: 9/18/2012 3RD PARTY INSPECTION AGENCY NTA INC, LLC 305 North Oakland Ave. Hapeegee, In. 46550 Contact: DAVID BARTS PHONE: 574-773-7975

CODES: FBC 2010

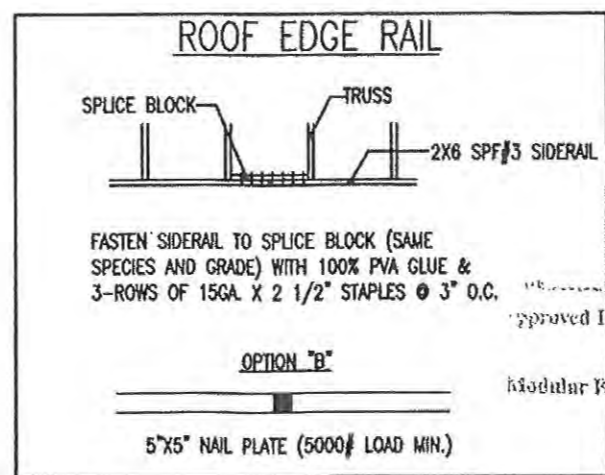
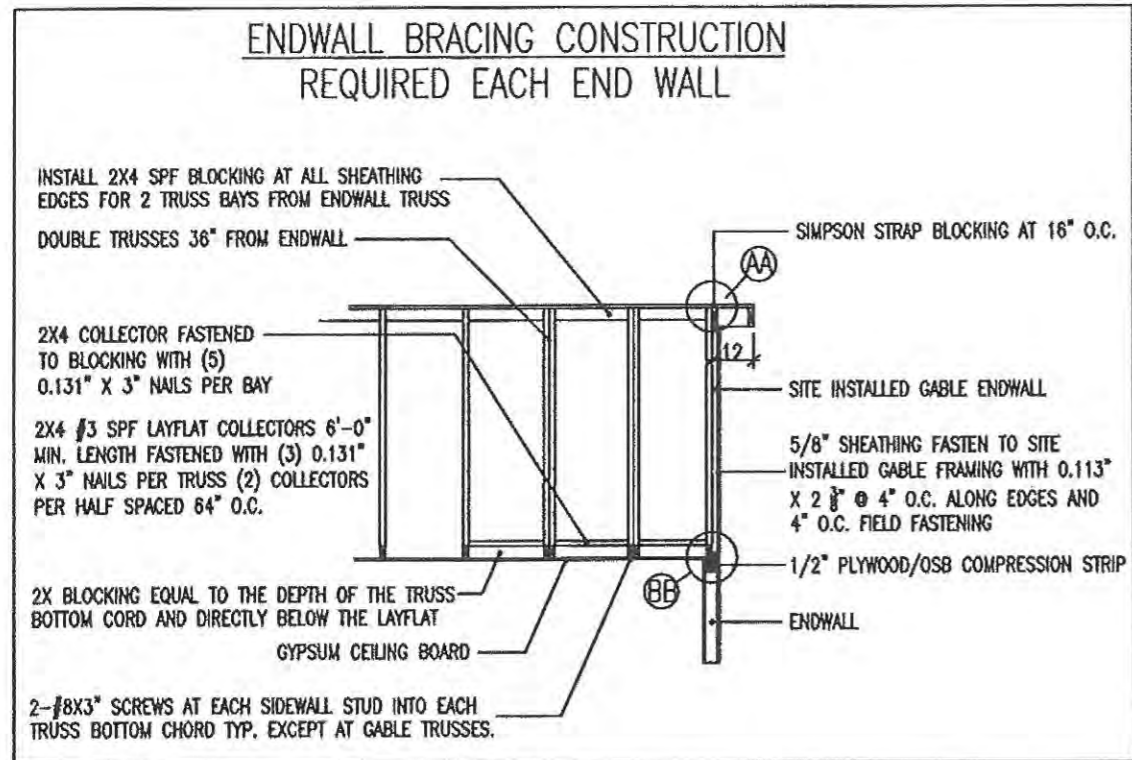
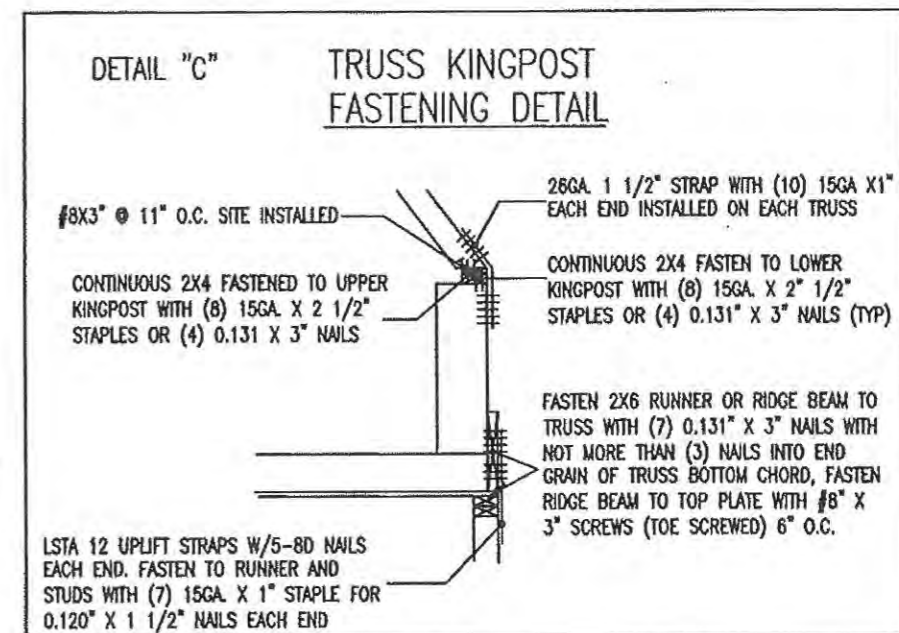
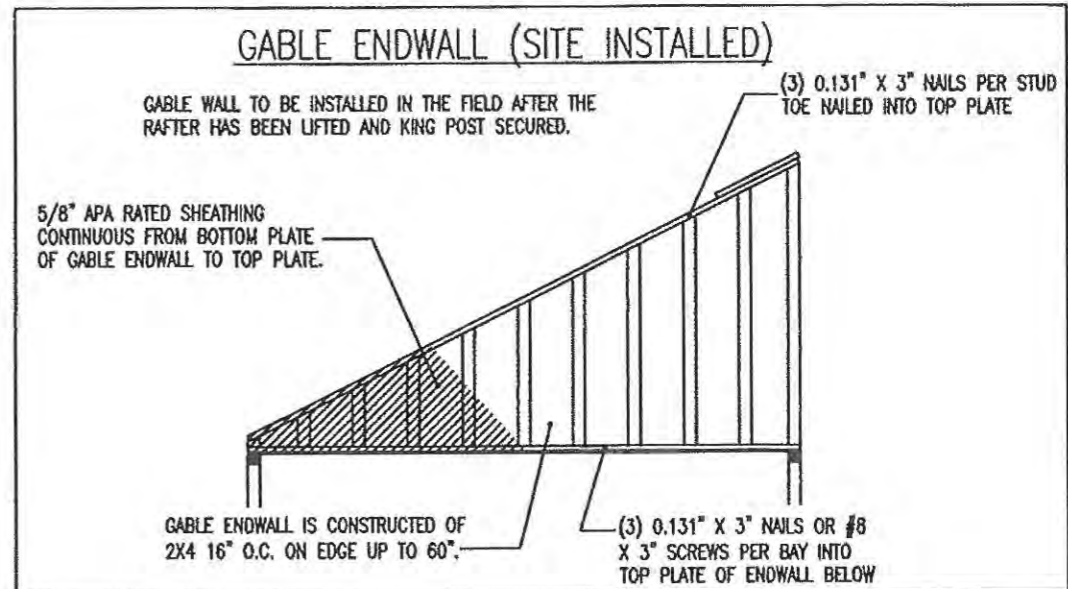
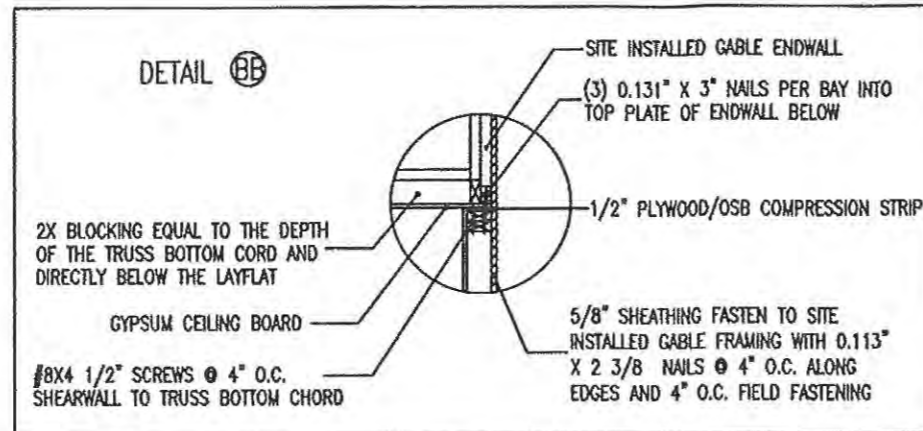
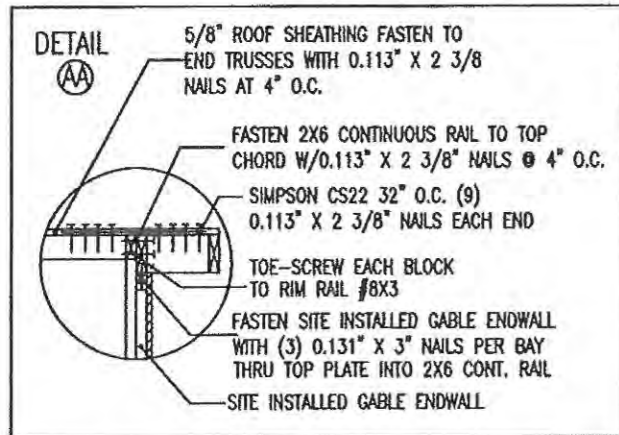
LABELS: FL

SCALE: NTS

MODEL: MC463-304-108 DRAWN BY: Jerry Benton

DRAWING: CROSS SECTION SHEET 10

ENGINEERING & PLAN DEVELOPMENT KEVIN M. FINN, P.E. 1716 ELKHART RD. 2ND FLOOR GOSHEN, IN 46526 FL LICENSE NO. 41622



11/24/12 Plan No. MC523-304
 Approved By: R. Bulluck 108
 Richard L. Bulluck
 Modular Building Plans Examiner Florida Certificate 2002-05

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Destiny Industries, LLC

250 RW BRYANT ROAD MOULTRIE, GA 31778 PHONE: 1-229-985-6200 E-MAIL: destinyhomebuilders.com

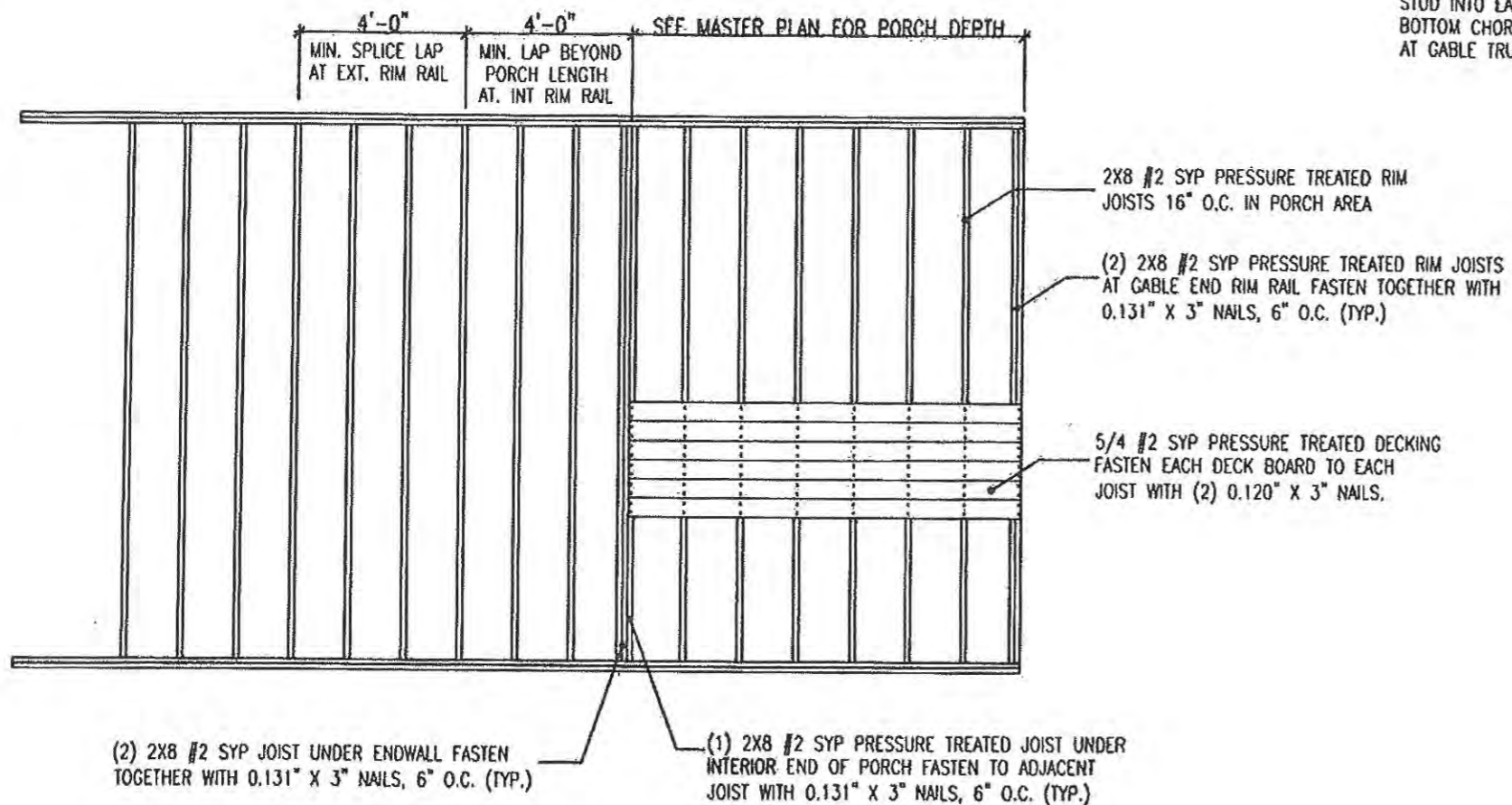
DATE: 11/5/2012 3RD PARTY INSPECTION AGENCY National Design & Inspection (NDI) 501 N. Jackson Ave. Byers Bld. Suite #2 Russellville, AL. 35853 Contact: Danny Kennemur

MODEL: MC523-304-108 DRAWN BY: Jerry Benton

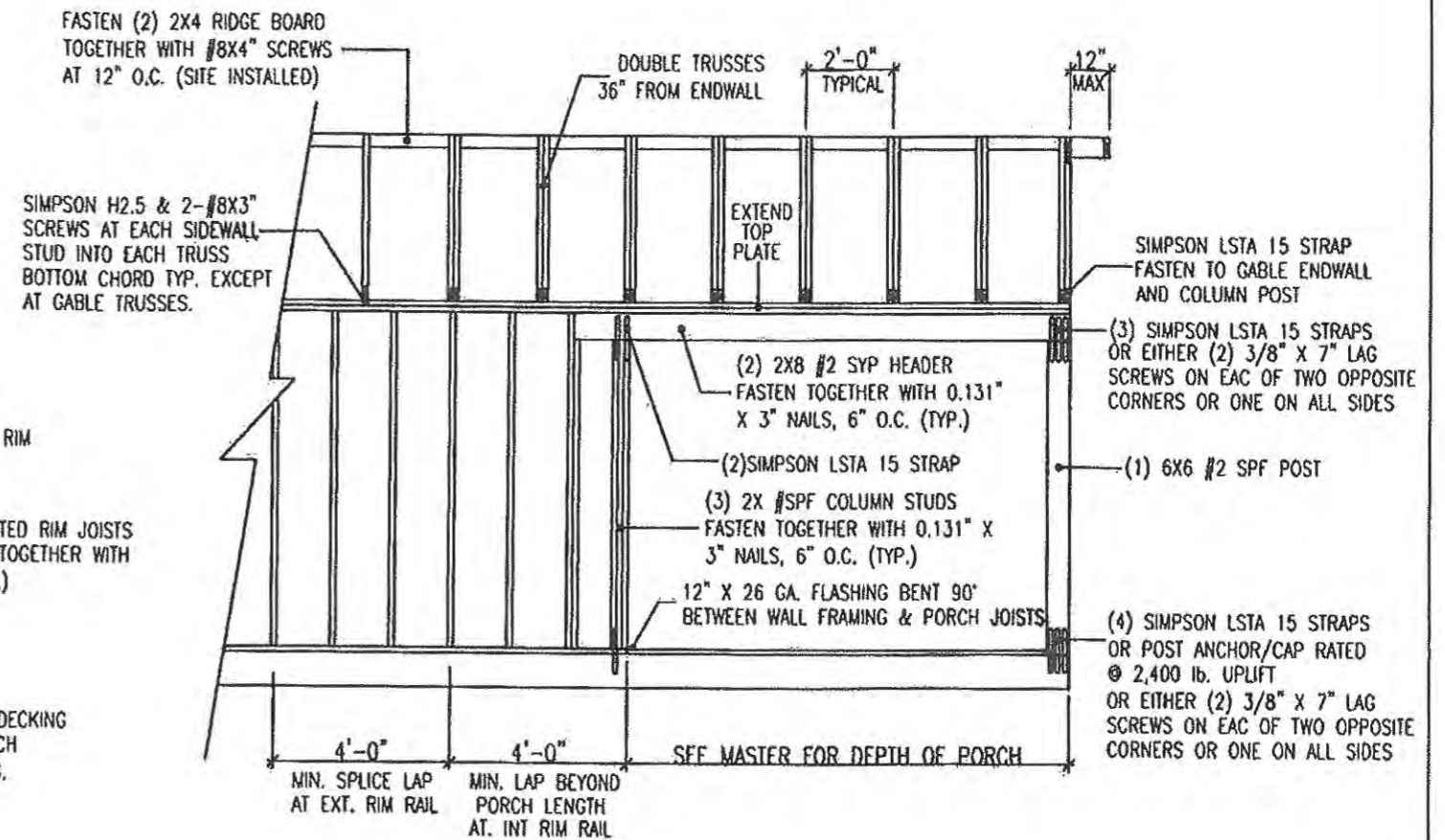
DRAWING: CONNECTION DETAILS SHEET 11

ENGINEERING & PLAN DEVELOPMENT KEVIN M. FINN, P.E. 1716 ELKHART RD. 2ND FLOOR GOSHEN, IN 46526 FL LICENSE NO. 41622

PORCH FLOOR / DECK FRAMING



PORCH CROSS SECTION



DATE: 11/24/12

Approved By: *R. Bullnek* Plan No. MC523304

Richard L. Bullnek

Modular Building Plans Exchanger Florida Certificate 9878 093

ALL EXPOSED LUMBER TO BE PRESSURE TREATED ACQ OR CA-B WITH NO AMONIA IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVES ASSOCIATIONS STANDARDS FOR GROUND CONTACT, #2 SYP UNLESS OTHERWISE SPECIFIED.

WOOD MATERIALS REQUIRED TO BE TREATED WITH A PRESERVATIVE PER IBC 2304.11 SHALL BE IDENTIFIED BY A QUALITY MARK IN ACCORDANCE WITH AWPA STANDARDS.

TIMBER CONNECTORS AND FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED OR FIRE RETARDANT-TREATED WOOD MEMBERS SHALL BE HOT-DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICONE, BRONZE, OR COPPER.

A BARRIER BETWEEN PRESERVATIVE-TREATED OR FIRE RETARDANT-TREATED MEMBERS CAN BE USED WHEN APPROVED BY THE ENGINEER AND/OR ARCHITECT.

NDI
"APPROVED"
DOCUMENT

Destiny Industries, LLC

250 RW BRYANT ROAD MOULTRIE, GA 31778 PHONE: 1-229-985-6200 E-MAIL: destinyhomebuilders.com

DATE: 11/5/2012	3RD PARTY INSPECTION AGENCY
CODES: FBC 2010	NTA INC. LLC
LABELS: FL	305 North Oakland Ave.
SCALE: NTS	Nappanee, In. 46550
	Contact: DAVID BARTS
	PHONE: 574-773-7975

MODEL: MC523-304-108 DRAWN BY: Jerry Benton

DRAWING: PORCH DETAILS SHEET 12

ENGINEERING & PLAN DEVELOPMENT KEVIN M. FINN, P.E. 1716 ELKHART RD. 2ND FLOOR GOSHEN, IN 46526 FL LICENSE NO. 41622

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE SCORE* = 88.4

The higher the score, the more efficient the home.

, , Key West, FL,

<p>1. New construction or existing New <input type="checkbox"/></p> <p>2. Single family or multi-family Single family <input type="checkbox"/></p> <p>3. Number of units, if multi-family 1 <input type="checkbox"/></p> <p>4. Number of Bedrooms 3 <input type="checkbox"/></p> <p>5. Is this a worst case? No <input type="checkbox"/></p> <p>6. Conditioned floor area (ft²) 920 ft² <input type="checkbox"/></p> <p>7. Glass type¹ and area: (Label reqd. by 13-104.4.5 if not default)</p> <p style="margin-left: 20px;">a. U-factor: Description Area (or Single or Double DEFAULT) 7a. (Dble, U=1.0) 121.0 ft² <input type="checkbox"/></p> <p style="margin-left: 20px;">b. SHGC: (or Clear or Tint DEFAULT) 7b. (SHGC=0.31) 121.0 ft² <input type="checkbox"/></p> <p>8. Floor types</p> <p style="margin-left: 20px;">a. Raised Concrete R=19.0, 920.0ft² <input type="checkbox"/></p> <p style="margin-left: 20px;">b. N/A <input type="checkbox"/></p> <p style="margin-left: 20px;">c. N/A <input type="checkbox"/></p> <p>9. Wall types</p> <p style="margin-left: 20px;">a. Frame, Wood, Exterior R=13.0, 1188.0 ft² <input type="checkbox"/></p> <p style="margin-left: 20px;">b. N/A <input type="checkbox"/></p> <p style="margin-left: 20px;">c. N/A <input type="checkbox"/></p> <p style="margin-left: 20px;">d. N/A <input type="checkbox"/></p> <p style="margin-left: 20px;">e. N/A <input type="checkbox"/></p> <p>10. Ceiling types</p> <p style="margin-left: 20px;">a. Under Attic R=30.0, 920.0 ft² <input type="checkbox"/></p> <p style="margin-left: 20px;">b. N/A <input type="checkbox"/></p> <p style="margin-left: 20px;">c. N/A <input type="checkbox"/></p> <p>11. Ducts</p> <p style="margin-left: 20px;">a. Sup: Unc. Ret: Con. AH: Interior Sup. R=8.0, 75.0 ft <input type="checkbox"/></p> <p style="margin-left: 20px;">b. N/A <input type="checkbox"/></p>	<p>12. Cooling systems</p> <p style="margin-left: 20px;">a. Central Unit Cap: 18.0 kBtu/hr SEER: 13.00 <input type="checkbox"/></p> <p style="margin-left: 20px;">b. N/A <input type="checkbox"/></p> <p style="margin-left: 20px;">c. N/A <input type="checkbox"/></p> <p>13. Heating systems</p> <p style="margin-left: 20px;">a. Electric Heat Pump Cap: 15.0 kBtu/hr HSPF: 8.00 <input type="checkbox"/></p> <p style="margin-left: 20px;">b. N/A <input type="checkbox"/></p> <p style="margin-left: 20px;">c. N/A <input type="checkbox"/></p> <p>14. Hot water systems</p> <p style="margin-left: 20px;">a. Electric Resistance Cap: 50.0 gallons EF: 0.90 <input type="checkbox"/></p> <p style="margin-left: 20px;">b. N/A <input type="checkbox"/></p> <p style="margin-left: 20px;">c. Conservation credits (HR-Heat recovery, Solar DHP-Dedicated heat pump) <input type="checkbox"/></p> <p>15. HVAC credits (CF-Ceiling fan, CV-Cross ventilation, HF-Whole house fan, PT-Programmable Thermostat, MZ-C-Multizone cooling, MZ-H-Multizone heating) <input type="checkbox"/></p>
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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: *[Signature]*

Date: 11/12/2012

Address of New Home: _____

City/FL Zip: _____



**NOTE: The home's estimated energy performance score is only available through the FLA/RES computer program. This is not a Building Energy Rating. If your score is 80 or greater (or 86 for a US EPA/DOE EnergyStarTM designation), your home may qualify for energy efficiency mortgage (EEM) incentives if you obtain a Florida Energy Gauge Rating. Contact the Energy Gauge Hotline at 321/638-1492 or see the Energy Gauge web site at www.fsec.ucf.edu for information and a list of certified Raters. For information about Florida's Energy Efficiency Code For Building Construction, contact the Department of Community Affairs at 850/487-1824.*

¹ Predominant glass type. For actual glass type and areas, see Summer & Winter Glass output on pages 2&4.
EnergyGauge® (Version: FLRCSB v4.5.2)

Code Compliance Checklist

Residential Whole Building Performance Method A - Details

ADDRESS: , Key West, FL,	PERMIT #:
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6A-21 INFILTRATION REDUCTION COMPLIANCE CHECKLIST

COMPONENTS	SECTION	REQUIREMENTS FOR EACH PRACTICE	CHECK
Exterior Windows & Doors	606.1.ABC.1.1	Maximum: .3 cfm/sq.ft. window area; .5 cfm/sq.ft. door area.	
Exterior & Adjacent Walls	606.1.ABC.1.2.1	Caulk, gasket, weatherstrip or seal between; windows/doors & frames, surrounding wall; foundation & wall sole or sill plate; joints between exterior wall panels at corners; utility penetrations; between wall panels & top/bottom plates; between walls and floor. EXCEPTION: Frame walls where a continuous infiltration barrier is installed that extends from, and is sealed to, the foundation to the top plate.	
Floors	606.1.ABC.1.2.2	Penetrations/openings > 1/8" sealed unless backed by truss or joint members. EXCEPTION: Frame floors where a continuous infiltration barrier is installed that is sealed to the perimeter, penetrations and seams.	
Ceilings	606.1.ABC.1.2.3	Between walls & ceilings; penetrations of ceiling plane of top floor; around shafts, chases, soffits, chimneys, cabinets sealed to continuous air barrier; gaps in gyp board & top plate; attic access. EXCEPTION: Frame ceilings where a continuous infiltration barrier is installed that is sealed at the perimeter, at penetrations and seams.	
Recessed Lighting Fixtures	606.1.ABC.1.2.4	Type IC rated with no penetrations, sealed; or Type IC or non-IC rated, installed inside a sealed box with 1/2" clearance & 3" from insulation; or Type IC rated with < 2.0 cfm from conditioned space, tested.	
Multi-story Houses	606.1.ABC.1.2.5	Air barrier on perimeter of floor cavity between floors.	
Additional Infiltration reqts	606.1.ABC.1.3	Exhaust fans vented to outdoors, dampers; combustion space heaters comply with NFPA, have combustion air.	

6A-22 OTHER PRESCRIPTIVE MEASURES (must be met or exceeded by all residences.)

COMPONENTS	SECTION	REQUIREMENTS	CHECK
Water Heaters	612.1	Comply with efficiency requirements in Table 612.1.ABC.3.2. Switch or clearly marked cir breaker (electric) or cutoff (gas) must be provided. External or built-in heat trap required.	
Swimming Pools & Spas	612.1	Spas & heated pools must have covers (except solar heated). Non-commercial pools must have a pump timer. Gas spa & pool heaters must have a minimum thermal efficiency of 78%.	
Shower heads	612.1	Water flow must be restricted to no more than 2.5 gallons per minute at 80 PSIG.	
Air Distribution Systems	610.1	All ducts, fittings, mechanical equipment and plenum chambers shall be mechanically attached, sealed, insulated, and installed in accordance with the criteria of Section 610. Ducts in unconditioned attics: R-6 min. insulation.	
HVAC Controls	607.1	Separate readily accessible manual or automatic thermostat for each system.	
Insulation	604.1, 602.1	Ceilings-Min. R-19, Common walls-Frame R-11 or CBS R-3 both sides. Common ceiling & floors R-11.	

WATER HEATING & CODE COMPLIANCE STATUS

Residential Whole Building Performance Method A - Details

ADDRESS: , Key West, FL,	PERMIT #:
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BASE				AS-BUILT								
WATER HEATING												
Number of Bedrooms	X	Multiplier	= Total	Tank Volume	EF	Number of Bedrooms	X	Tank X Ratio	Multiplier X Credit	= Total Multiplier		
3		2273.00	6819.0	50.0	0.90	3		1.00	2323.51	1.00	6970.5	
											As-Built Total:	6970.5

CODE COMPLIANCE STATUS											
BASE					AS-BUILT						
Cooling Points	+	Heating Points	+	Hot Water Points	= Total Points	Cooling Points	+	Heating Points	+	Hot Water Points	= Total Points
8580		644		6819	16043	6769		681		6971	14420

PASS



WINTER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: , Key West, FL,	PERMIT #:
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BASE	AS-BUILT
GLASS TYPES .18 X Conditioned X BWPM = Points Floor Area	Type/SC Overhang Ornt Len Hgt Area X WPM X WOF = Points
.18 920.0 3.60 596.0	1.Double,U=1.00,SHGC=0.31 N 0.0 0.0 121.0 5.17 1.00 625.0
	As-Built Total: 121.0 625.0
WALL TYPES Area X BWPM = Points	Type R-Value Area X WPM = Points
Adjacent 0.0 0.00 0.0 Exterior 1188.0 0.60 712.8	1. Frame, Wood, Exterior 13.0 1188.0 0.60 712.8
Base Total: 1188.0 712.8	As-Built Total: 1188.0 712.8
DOOR TYPES Area X BWPM = Points	Type Area X WPM = Points
Adjacent 0.0 0.00 0.0 Exterior 41.0 1.80 73.8	1.Exterior Insulated 41.0 1.80 73.8
Base Total: 41.0 73.8	As-Built Total: 41.0 73.8
CEILING TYPES Area X BWPM = Points	Type R-Value Area X WPM X WCM = Points
Under Attic 920.0 0.10 92.0	1. Under Attic 30.0 920.0 0.10 X 1.00 92.0
Base Total: 920.0 92.0	As-Built Total: 920.0 92.0
FLOOR TYPES Area X BWPM = Points	Type R-Value Area X WPM = Points
Slab 0.0(p) 0.0 0.0 Raised 920.0 -0.28 -257.6	1. Raised Concrete 19.0 920.0 0.00 0.0
Base Total: -257.6	As-Built Total: 920.0 0.0
INFILTRATION Area X BWPM = Points	Area X WPM = Points
920.0 -0.06 -55.2	920.0 -0.06 -55.2
Winter Base Points: 1161.8	Winter As-Built Points: 1448.4
Total Winter X System = Heating Points Multiplier Points	Total X Cap X Duct X System X Credit = Heating Component Ratio Multiplier Multiplier Multiplier Points (System - Points) (DM x DSM x AHU)
1161.8 0.5540 643.6	(sys 1: Electric Heat Pump 15000 btuh ,EFF(6.0) Ducts:Unc(S),Con(R),Int(AH),R6.0 1448.4 1.000 (1.066 x 1.137 x 0.91)0.426 1.000 680.9 1448.4 1.00 1.103 0.426 1.000 680.9

SUMMER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: , Key West, FL,	PERMIT #:
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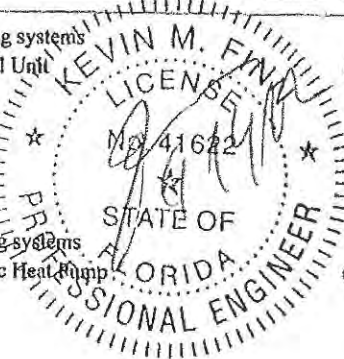
BASE	AS-BUILT
GLASS TYPES	
.18 X Conditioned X BSPM = Points Floor Area	Type/SC Overhang Ornt Len Hgt Area X SPM X SOF = Points
.18 920.0 30.53 5056.0	1.Double,U=1.00,SHGC=0.31 N 0.0 0.0 121.0 9.02 1.00 1091.0
	As-Built Total: 121.0 1091.0
WALL TYPES Area X BSPM = Points	Type R-Value Area X SPM = Points
Adjacent 0.0 0.00 0.0	1. Frame, Wood, Exterior 13.0 1188.0 2.40 2851.2
Exterior 1188.0 2.70 3207.6	
Base Total: 1188.0 3207.6	As-Built Total: 1188.0 2851.2
DOOR TYPES Area X BSPM = Points	Type Area X SPM = Points
Adjacent 0.0 0.00 0.0	1.Exterior Insulated 41.0 6.40 262.3
Exterior 41.0 6.40 262.3	
Base Total: 41.0 262.3	As-Built Total: 41.0 262.3
CEILING TYPES Area X BSPM = Points	Type R-Value Area X SPM X SCM = Points
Under Attic 920.0 2.80 2576.0	1. Under Attic 30.0 920.0 2.77 X 1.00 2548.4
Base Total: 920.0 2576.0	As-Built Total: 920.0 2548.4
FLOOR TYPES Area X BSPM = Points	Type R-Value Area X SPM = Points
Slab 0.0(p) 0.0 0.0	1. Raised Concrete 19.0 920.0 -0.50 -460.0
Raised 920.0 -2.16 -1987.2	
Base Total: -1987.2	As-Built Total: 920.0 -460.0
INFILTRATION Area X BSPM = Points	Area X SPM = Points
920.0 18.79 17286.8	920.0 18.79 17286.8
Summer Base Points: 26401.5	Summer As-Built Points: 23579.7
Total Summer X System = Cooling Points Multiplier Points	Total X Cap X Duct X System X Credit = Cooling Component Ratio Multiplier Multiplier Multiplier Points (System - Points) (DM x DSM x AHU)
26401.5 0.3250 8580.5	(sys 1: Central Unit 18000btuh ,SEER/EFF(13.0) Ducts:Unc(S),Con(R),Int(AH),R8.0(INS) 23580 1.00 (1.05 x 1.165 x 0.90) 0.260 1.000 6768.7 23579.7 1.00 1.104 0.260 1.000 6768.7

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Community Affairs
Residential Whole Building Performance Method A

Project Name: MC523-304-108 SOUTH Address: City, State: Key West, FL Owner: Climate Zone: South	Builder: Destiny Industries LLC Permitting Office: Permit Number: Jurisdiction Number:
--	--

1. New construction or existing New <input type="checkbox"/> 2. Single family or multi-family Single family <input type="checkbox"/> 3. Number of units, if multi-family 1 <input type="checkbox"/> 4. Number of Bedrooms 3 <input type="checkbox"/> 5. Is this a worst case? No <input type="checkbox"/> 6. Conditioned floor area (ft ²) 920 ft² <input type="checkbox"/> 7. Glass type ¹ and area: (Label reqd. by 13-104.4.5 if not default) a. U-factor: Description Area (or Single or Double DEFAULT) 7a. (Dble, U=1.0) 121.0 ft ² <input type="checkbox"/> b. SHGC: (or Clear or Tint DEFAULT) 7b. (SHGC=0.31) 121.0 ft ² <input type="checkbox"/> 8. Floor types a. Raised Concrete R=19.0, 920.0ft² <input type="checkbox"/> b. N/A <input type="checkbox"/> c. N/A <input type="checkbox"/> 9. Wall types a. Frame, Wood, Exterior R=13.0, 1188.0 ft² <input type="checkbox"/> b. N/A <input type="checkbox"/> c. N/A <input type="checkbox"/> d. N/A <input type="checkbox"/> e. N/A <input type="checkbox"/> 10. Ceiling types a. Under Attic R=30.0, 920.0 ft² <input type="checkbox"/> b. N/A <input type="checkbox"/> c. N/A <input type="checkbox"/> 11. Ducts a. Sup: Unc. Ret: Con. AH: Interior Sup. R=8.0, 75.0 ft <input type="checkbox"/> b. N/A <input type="checkbox"/> Approved By: <u>Richard L. Bulluck</u> Date: <u>11/24/12</u> Plan No. <u>MC523-304-108</u>	12. Cooling systems a. Central Unit Cap: 18.0 kBtu/hr <input type="checkbox"/> SEER: 13.00 <input type="checkbox"/> b. N/A <input type="checkbox"/> c. N/A <input type="checkbox"/> 13. Heating systems a. Electric Heat Pump Cap: 15.0 kBtu/hr <input type="checkbox"/> HSPF: 8.00 <input type="checkbox"/> b. N/A <input type="checkbox"/> c. N/A <input type="checkbox"/> 14. Hot water systems a. Electric Resistance Cap: 50.0 gallons <input type="checkbox"/> EF: 0.90 <input type="checkbox"/> b. N/A <input type="checkbox"/> c. Conservation credits (HR-Heat recovery, Solar DHP-Dedicated heat pump) 15. HVAC credits (CF-Ceiling fan, CV-Cross ventilation, HF-Whole house fan, PT-Programmable Thermostat, MZ-C-Multizone cooling, MZ-H-Multizone heating)
--	---



Modular Building Plans Examiner Florida Certificate #18048
 Glass/Floor Area: 0.13 As-built points: 14420 Total base points: 16043 PASS

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.
PREPARED BY: Jerry Benton
DATE: 11/12/2012
 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: _____



¹ Predominant glass type. For actual glass type and areas, see Summer & Winter Glass output on pages 2&4.
 EnergyGauge® (Version: FLRCSB v4.5.2)

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
M. CEMENTS-ADHESIVES COATING	DAP	TAR IN TUBE	??
N. LIQUID APPLIED ROOF SYSTEMS	NA	NA	NA
O. ROOF TILE ADHESIVE	NA	NA	NA
P. SPRAY APPLIED POLYURETHANE ROOF	NA	NA	NA
Q. OTHER	NA	NA	NA
6. SHUTTERS			
A. ACCORDION	NA	NA	NA
B. BAHAMA	NA	NA	NA
C. STORM PANELS	NA	NA	NA
D. COLONIAL	NA	NA	NA
E. ROLL-UP	NA	NA	NA
F. EQUIPMENT	NA	NA	NA
G. OTHERS	MID ATLANTIC	LOUVERED	NA
	NA	NA	NA
6. SKYLIGHTS			
A. SKYLIGHTS	NA	NA	NA
B. OTHER	NA	NA	NA
7. STRUCTURAL COMPONENTS			
A. WOOD CONNECTORS / ANCHORS	SIMPSON	LSTA12 STRONG TIE	FL 10852.4
B. TRUSS PLATES	NA	NA	NA
C. ENGINEERED LUMBER	WEYESHAUSER	LVL BEAM	FL 1630.1
D. RAILING	NA	NA	NA
E. COOLERS- FREEZERS	NA	NA	NA
F. CONCRETE ADMIXTURES	NA	NA	NA
G. MATERIAL	NA	NA	NA
H. INSULATION FORMS	NA	NA	NA
I. PLASTICS	NA	NA	NA
J. DECK ROOF	NORBOARD	OSB	NA
K. WALL	NA	NA	NA
L. SHEDS	NA	NA	NA
M. OTHER	NA	NA	NA
8. NEW EXTERIOR ENVELOPE PRODUCTS			
A.			
B.			

**NDI
"APPROVED"
DOCUMENT**

Date 11/24/12 Plan No. FMC 623-304-108
 Approved By R. Bullock
 Edward L. Bullock
 Modular Building Plans Examiner Florida Certificate SMP 003

The products listed below did not demonstrate product approval at plan review. I understand that at the time of inspection of these products the following information must be available to the inspector on the jobsite; 1) copy of the product approval, 2) the performance characteristics which the product was tested and certified to comply with, 3) copy of the applicable manufactures installation requirements. Further I understand these products may have been removed if approval cannot be demonstrated during inspection.

APPLICANT SIGNATURE

x *Edward L. Bullock* DATE: 11/12/2012

PRODUCT APPROVAL SPECIFICATION SHEET

As required by Florida Statute 553.842 and Florida Administration Code 9N-3.011, please provide the information and approval numbers on the building components listed below if they will be utilized on the construction project for which you are applying for a permit. We recommend you contact your local supplier should you not know the product approval number for any of the applicable listed products.

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
1. EXTERIOR DOORS			
A. SWINGING	THERMAL TRUE	IMPACT DOORS	FL-7730.2 R2
B. SLIDING	NA	NA	NA
C. SECTIONAL	NA	NA	NA
D. ROLL UP	NA	NA	NA
E. AUTOMATIC	NA	NA	NA
F. OTHER	NA	NA	NA
2. WINDOWS			
A. SINGLE HUNG	NA	NA	NA
B. HORIZONTAL SLIDER	NA	NA	NA
C. CASEMENT	NA	NA	NA
D. DOUBLE HUNG	NA	NA	NA
E. FIXED	NA	NA	NA
F. AWNING	NA	NA	NA
G. PASS THROUGH	NA	NA	NA
H. PROJECTED	NA	NA	NA
I. MULLION	NA	NA	NA
J. WIND BREAKER	NA	NA	NA
K. DUAL ACTION	NA	NA	NA
L. IMPACT WINDOWS	CUSTOM WINDOWS	IMPACT WINDOWS	FL-5823-R5
3. PANEL WALL			
A. SIDING	JAMES HARDI	HARDI PANELS	FL 13192
B. SOFFITS	JAMES HARDI	HARDI SOFFIT PANEL	FL 13265.1
C. SHAKE	NA	NA	NA
D. STOREFRONTS	NA	NA	NA
E. CURTAIN WALLS	NA	NA	NA
F. WALL LOUVER	NA	NA	NA
G. GLASS BLOCK	NA	NA	NA
H. MEMBRANE	NA	NA	NA
I. GREENHOUSE	NA	NA	NA
J. VINYL SIDING	NA	NA	NA
K. SIDING OPTIONAL	NA	NA	NA
4. ROOFING PROD.			
A. ASPHALT SHINGLES	NA	NA	NA
B. UNDERLAYMENT	GAP/WOODLAND	UNDERLAYMENT	FL2894/FL1814-R4
C. ROOFING FASTENING	SIMPSON	SIMPSON H7Z,H2.5	FL 10456.17
D. ROOF FASTENING	SIMPSON	SIMPSON MTS/LSTA	FL 10852.8
E. METAL ROOF	UNION CORRUGATING	METAL ROOF	FL9555-R2
F. ROOFING TILES	NA	NA	NA
G. ROOFING INSULATION	KNAUF	ROLLED INSULATION	??
H. WATERPROOFING	NA	NA	??
I. BUILT UP ROOFING ROOF SYSTEMS	NA	NA	NA
J. MODIFIED BITUMEN	NA	NA	NA
K. SGL PLY ROOF SYSTEM	NA	NA	NA
L. ROOFING SLATE	NA	NA	NA

NDI
"APPROVED"
DOCUMENT

Date 11/24/19 Plan No. MFT2437-MC523-304-108
Approved By R. Bullock
Richard L. Bullock
Modular Building Plans Examiner Florida Certificate SMP 003

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 12, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REPLACE HOUSE THAT WAS DESTROYED BY FIRE WITH A ONE STORY MODULAR STRUCTURE.

FOR- #1415 ELIZA STREET

Applicant- Steven J. Krieger

Application # H13-01-091

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Steven J. Krieger, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
1915 Eliza St. on the 7th day of February, 20 13.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on February 12th, 20 13.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H13-01-091.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

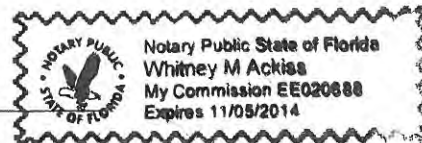
[Signature]
Date: 2/7/2013
Address: P.O. Box 24207
City: Summerland Key
State, Zip: FL, 33042

The forgoing instrument was acknowledged before me on this 7th day of February, 20 13.

By (Print name of Affiant) Steven J. Krieger who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Whitney M. Ackiss
Print Name: Whitney M. Ackiss



Notary Public - State of Florida (seal)
My Commission Expires: 11/05/2014

INES
TION, INC.

2915

Public
Meeting
Notice





FINER LINES
DESIGN & CONSTRUCTION, INC.

- Modular Home Sales & Installation • Demolition
- Residential & Commercial Construction
- Home Stand-By Generators

305-360-2915

**Property Appraiser
Information**

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
 Marathon (305) 289-2550
 Plantation Key (305) 852-7130

Property Record Card -
Map portion under construction.

Website tested on IE8,
 IE9, & Firefox.
 Requires Adobe Flash
 10.3 or higher

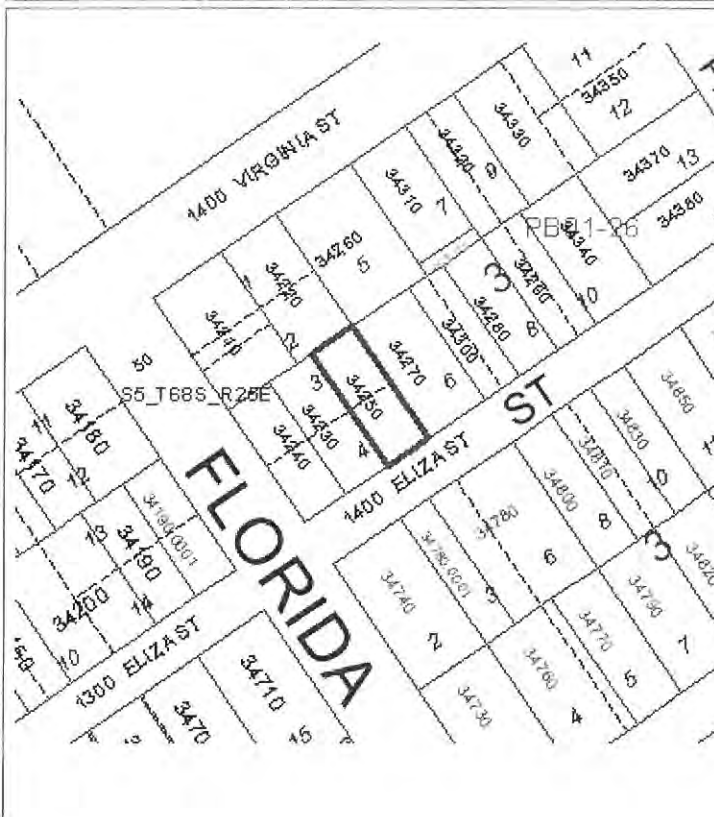
Alternate Key: 1035173 Parcel ID: 00034250-000000

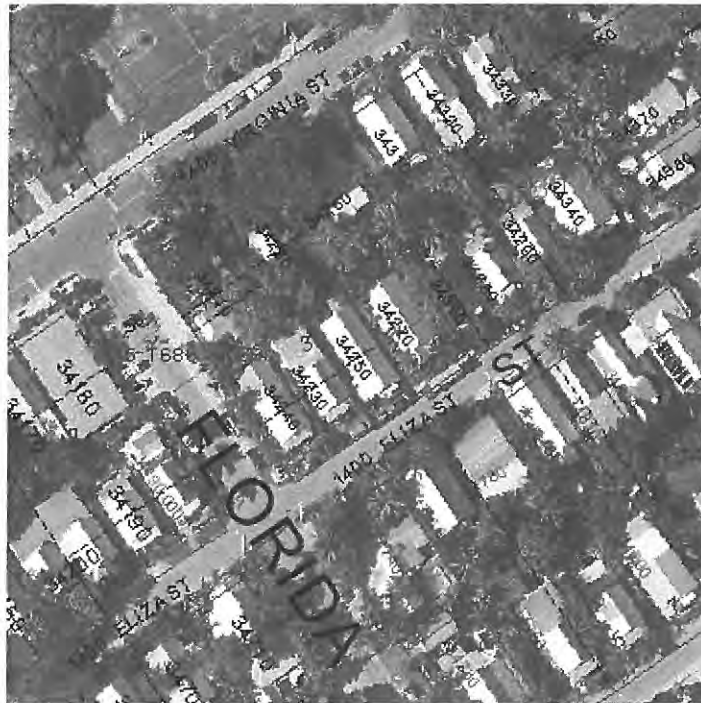
Ownership Details

Mailing Address:
 PEREZ VICENTE
 1415 ELIZA ST
 KEY WEST, FL 33040

Property Details

PC Code: 00 - VACANT RESIDENTIAL
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1415 ELIZA ST KEY WEST
Legal Description: KW ISLAND CITY SUB PB 1-26 PT LOTS 3-4 SQR 3 TR 14 G21-411 OR361-520-521





Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	2,453.00 SF

Appraiser Notes

FIRE ON 06/13/2012 PER KEY WEST CITIZEN.
 VISITED PROPERTY ON 10/09/2012. ENTIRE STRUCTURE HAS BEEN REMOVED. CHANGED TO A PC 00 FOR THE 2013 TAX ROLL.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-0082	01/14/2010	07/06/2010	2,400	UP-GRADE EXISTING SERVICE. CHANGE FROM FUSES TO BREAKERS, REPLACE WEATHERHEAD AND RISER.	
11-4127	11/10/2011	03/05/2012	11,900	REPLACE 12 SF METAL SHINGLES WITH METAL SHINGLES	
12-3009	08/17/2012	10/09/2012	6,500	Residential	REMOVAL OF ALL STRUCTURES ON PROPERTY AND GRADE LAND

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	99,365	1,015	211,684	312,064	107,075	25,000	82,075
2011	101,118	607	137,595	239,320	103,956	25,000	78,956
2010	101,118	607	105,171	206,896	102,420	25,000	77,420
2009	112,707	607	210,342	323,656	99,727	25,000	74,727
2008	107,021	607	264,924	372,552	99,627	25,000	74,627
2007	130,931	573	392,480	523,984	96,725	25,000	71,725
2006	236,568	573	233,035	470,176	94,366	25,000	69,366
2005	210,761	573	196,240	407,574	91,617	25,000	66,617
2004	144,611	572	134,915	280,098	88,949	25,000	63,949
2003	134,970	572	58,872	194,414	87,291	25,000	62,291
2002	105,810	572	55,193	161,575	85,246	25,000	60,246
2001	94,876	572	55,193	150,641	83,904	25,000	58,904
2000	94,876	751	36,795	132,422	81,461	25,000	56,461
1999	92,760	734	36,795	130,289	79,320	25,000	54,320
1998	70,540	558	36,795	107,893	78,071	25,000	53,071
1997	61,723	488	31,889	94,100	76,766	25,000	51,766
1996	47,614	377	31,889	79,880	74,531	25,000	49,531
1995	43,382	130	31,889	75,401	72,714	25,000	47,714
1994	38,797	117	31,889	70,803	70,803	25,000	45,803
1993	39,857	0	31,889	71,746	71,746	25,000	46,746
1992	39,857	0	31,889	71,746	71,746	25,000	46,746
1991	39,857	0	31,889	71,746	71,746	25,000	46,746
1990	31,127	0	25,143	56,270	56,270	25,000	31,270
1989	28,297	0	24,530	52,827	52,827	25,000	27,827
1988	13,210	0	20,237	33,447	33,447	25,000	8,447
1987	13,061	0	15,331	28,392	28,392	25,000	3,392
1986	13,132	0	14,718	27,850	27,850	25,000	2,850
1985	12,770	0	8,856	21,626	21,626	21,626	0
1984	11,862	0	8,856	20,718	20,718	20,718	0
1983	11,862	0	8,856	20,718	20,718	20,718	0
1982	12,127	0	6,962	19,089	19,089	19,089	0

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 127,203 times.

Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176