

Jacqueline Mays

From: All Phase Building Concepts <allphasebuildingconcepts@yahoo.com>
Sent: Wednesday, October 23, 2024 2:54 PM
To: Jacqueline Mays
Subject: Variance for Knuckey #1486866

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jacqueline

After, our meeting on October 23, 2024, as discussed, I went for a the minimum variance setback at time of submittal as follows:

Knuckey Road as a second front minimum 25'

The frontal is over to setback requirements to Lelanai

Rear setbacks were asked for 20 feet. We will be exceeding it to approximately 25 to 30 feet.

North side we will be around 15 to 20 feet and that will be exceeding all minimum required setbacks as granted in the variance

Rick Studley

"President"

Florida Certified Builder

All Phase Building Concepts, inc.

Brooksville, Fl.

727-809-1851

www.allphasebuildingconcepts.com

www.facebook.com/allphasebuildingconceptsinc

Jacqueline Mays

From: Bill Bell <bill@lodgebox.build>
Sent: Wednesday, October 23, 2024 9:30 AM
To: Omar DePablo; Zoning Department; John Allocco; Building; Administration Resource Object
Subject: Variance appeal form or procedure Variance request application 1486866 Key number 1012273

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Variance request application 1486866 Key number 1012273

Good morning Omar

Following up with request for the appropriate paperwork needed to appeal the Variance that you administratively approved for 12303 Knuckey Road.

I have five additional Residents adjoining or within a lot or two of the subject property, that would like to file an appeal as well.

Do you have an application for them as well?

Furthermore, I feel it is only prudent to make sure if property owner wants to be keep appraised of the intention of the residents, They could be forwarded this email at your discretion.

As the intention is not to cause any more financial hardship than they have incurred at this point by placing a structure that ultimately has to be removed.

Also as discussed in previous conversations, I would like to see the location of the well and the septic as the intended location of the structure would impact the 100' radius of the safe separation of the septic from wells. Remember the Adjoining existing residences will need their 100' separation maintained also. I understand it is a State of Florida Health Department(which states no application as of yet)but i do believe it would be a consideration for a significant setback change approved by you

I look forward to a response in a timely manner as the appeal is time sensitive.

Jacqueline Mays

From: Bill Bell <bill@lodgebox.build>
Sent: Monday, October 21, 2024 12:43 PM
To: Zoning Department; John Allocco; Elizabeth Narverud; Brian Hawkins; Jerry Campbell; Omar DePablo; Building; County Attorney Office; Administration Resource Object
Cc: Gina Stevens
Subject: Variance request application 1486866 Key number 1012273

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning

Reference: application 1486866
Key Number 1012273

First and the most important item.

Under Hernando Code of Ordinances

Section 13.3.h "No applicant applying to place a mobile home shall perform any repair work or commence set up of the mobile home until a building permit has been secured" The lot was cleared over the weekend and as of 10/21/24 there was an application pending but not approved as per the website.

Now on to the grievance,

I am writing to address a variance application for consideration. I strongly disagree with the application and request it is denied.

The subject property is AR2 which has adopted setbacks and requirements. Ordinances are adopted and enforced to maintain cohesiveness in the county.

The subject property is 630' wide and a mean depth of 60'

The property fronts Knuckey road and all properties existing were subjected to the setbacks required

Ord. Section 13.3.d Setbacks are measured from Property lines. The front setback from Knuckey Road is 50'. The ordinance states 50' on residential streets and 125' on main roads I.E SR50. The proposed Long range traffic plans show the Knuckey Road/ Lelani intersection to be improve possible to 4 lanes. At best the min 50' setback should be maintained.

Ord. Section 13.3.f Rear setback is 35' with no exceptions

Ord. Section 13.3.h Mobile homes shall be min 12' wide

Given the lot average depth is 60 feet there is no way the mobile home or any home could be approved. It does not fit.

Ord. Section 3.e. Variance procedure:

E.

(1)

The administrative official shall, following the receipt of the completed application for a variance, review the application and, within fifteen (15) days, issue a notice of intent, for either the approval or the denial of the variance.

(a)

If the notice of intent is to approve the variance, a mailing shall be issued to the property owners within five hundred (500) feet of the property under consideration for the variance. This notice shall indicate that it is the administrative official's intent to approve the requested variance fifteen (15) days after the date of the mailing if no appeal is filed. The notice of intent shall be forwarded to the board of county commissioners.

(b)

If no appeal is filed within fifteen (15) days objecting to the administrative official's decision to approve the variance, the decision shall stand. If an appeal is filed by 5:00 p.m. on the fifteenth day, the administrative official shall schedule a public hearing for the governing body to hear the application for the variance.

(c)

If the administrative official's intent is to deny the requested variance, the administrative official shall send notification letters to the applicant and the property owners within two hundred fifty (250) feet of the property under consideration for the variance, indicating the administrative official's intent to deny the variance. The notice of intent shall be forwarded to the board of county commissioners.

(d)

If no appeal is filed within fifteen (15) days objecting to the administrative official's decision to deny the variance, the decision shall stand. If an appeal is filed by 5:00 p.m. on the fifteenth day, the administrative official shall schedule a public hearing for the governing body to hear the application for the variance.

In closing it is also my position that none of the variance procedures were followed during this review and possible approval of the building permit.

I would like this wrong corrected and follow the intent of the Code.

William Bell
Property Owner
12242 Knuckey Road
Brooksville FL. 34614

Jacqueline Mays

From: All Phase Building Concepts <allphasebuildingconcepts@yahoo.com>
Sent: Tuesday, October 22, 2024 11:00 AM
To: Jacqueline Mays
Subject: Sanitate
Attachments: Sanitate.pdf; 12303 Knuckey Rd.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jacqueline,

After the circumstances that arose over the weekend, I would like you to add these two documents to my permit pack. Thank you for your cooperation.

Rick Studley
"President"
Florida Certified Builder
All Phase Building Concepts, inc.
Brooksville, Fl.
727-809-1851
www.allphasebuildingconcepts.com
www.facebook.com/allphasebuildingconceptsinc

Aerials



12270 Quigley Ave

12290 Quigley Ave

1
66671

2
754035

3
754044

4
754053

5
754062

6
754071

Jeff & Claudette

GATE

10 Side

100'

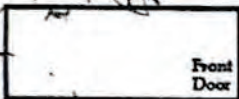
100.01'

100.02'

100.01'

100.02'

126.79'



Front Door

12303

631.78'

Knuckey Rd

210.59'

210.59'

10
453592

402.87'
402.87'

11
555893

207.05'
207.05'

12
1140107

*Section 10
Flow*

71.85'

76.72'

66.14'

52.40'

Geyser

Lake Manor Series

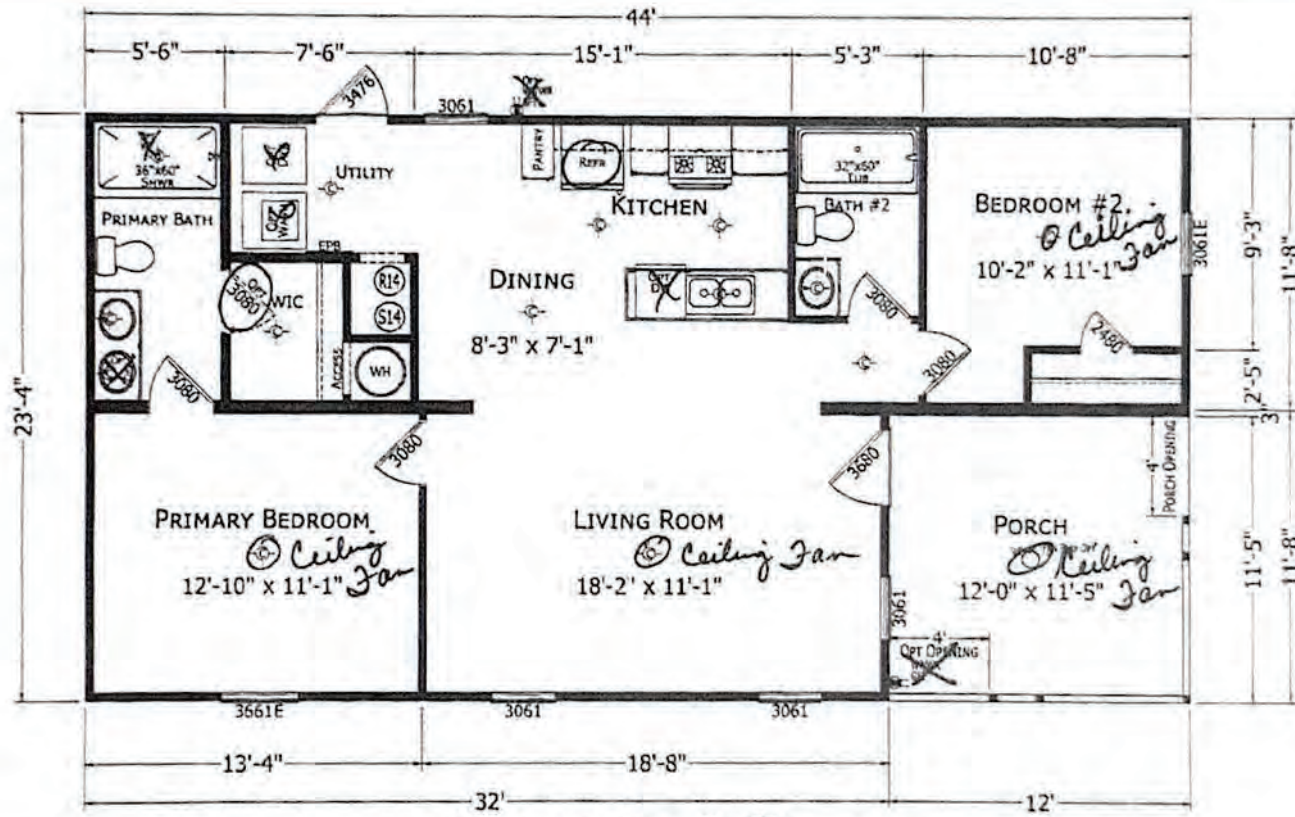
1,027 SQ. FT. (Approximate) 2 Bedroom, 2 Bath

Sanitate

- OSB
- 25CF Refer
- 4 Ceiling Fans



Last Updated: 1-19-23



LEANZ

KNUCKEY RD

DocuSign Envelope ID: 0BF795D6-73D8-4BB0-AF6E-7522799DBE8B



FACTORY SELECT HOMES
19280 Cortez Blvd.
Brooksville, FL 34601

FactorySelectHomes.com | 1-800-716-8337

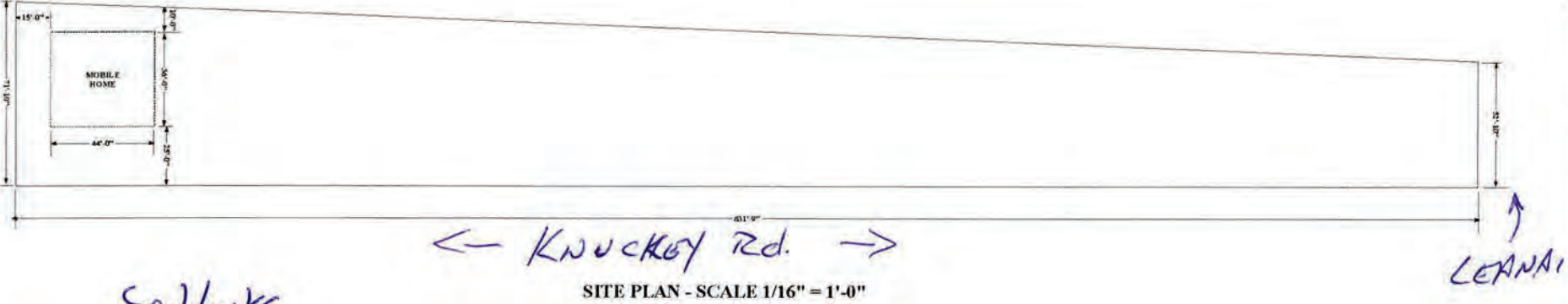
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I authorize Factory Select Homes to build my house, per this plan.

x *MaryAnn Sanitate* 5-1-24
Customer Signature/Date

CODE COMPLIANCE
 FLORIDA RESIDENTIAL BUILDING CODE 2023, 8TH EDITION
 NEC 2020 EDITION NFPA-70



Mary Ann Sanhate
 Residence
 12303 Knuckey Rd
 Brooksville,



SILVIO HO CIVIL ENGINEER
 FLORIDA PE #72309
 CEL: 727-710-6249
 Email: silvioho@hotmail.com

Site Plan

DATE	8/01/24
DRAWN BY	SH
APPR. BY	SH
CONT. #	SH

A-1
 Scale:
 1/16"=1"

1486866

Silvio Ho
 Digitally signed by Silvio Ho
 Date: 2024.08.01 16:54:48 -04'00'

CERTIFICATE OF ENGINEER:
 TO THE BEST KNOWLEDGE OF DESIGN PROFESSIONAL
 THAT THE SUBMITTED PLAN IS IN COMPLIANCE WITH
 MINIMUM REQUIREMENT OF CURRENT STATE
 AND LOCAL BUILDING AND FIRE CODE

SILVIO HO
 FLORIDA PE LIC. #72309



RECEIVED

AUG 30 2024

HERNANDO COUNTY BUILDING DIVISION



FILE COPY

HERNANDO COUNTY
NEW MOBILE HOME
BUILDING PERMIT APPLICATION

FBC2020

Want a Deficiency Report Faxed to you?
Please Provide Your Fax Number:

Permitting Service Fax Number:

1487807

NOTICE:

No structure, building or improvement
can encroach or be constructed within
an easement.

Permit Application #: _____
(For Office Use ONLY)

Key #: 1012273

Date: 08/23/2024

Check ALL That May Apply: Mobile Home Set-Up Replacement Mobile Home Additions

Total Value of Proposed Project: \$ 131,000.00
(Include value of all improvements and installation.)

Legal description: Lot : 2 Block : G Subdivision: LEISURE RETREATS Unit : 1

Address of job site No.: 12303 Street: Knuckey Rd. Weeki Wachee, 34614

Specific Directions to job site: _____

Property owner: Mary Ann Sanitate Phone: _____

Address: 12303 Knuckey Rd. City: Weeki Wachee State: FL Zip: 34614

Interest in property: Home Owner

Name of fee simple titleholder (If Other Than Owner): _____

Address: _____ City: _____ State: _____ Zip: _____

Permitting Service Name: _____ Phone: _____ Contact Name: _____

Contractor: All Phase Building Concepts, Inc. Phone: 727-809-1851

Address: 13331 Moon Rd. City: Brooksville State: FL Zip: 34613

License Number: CBC1258446 (State Certification or Hernando County # Only)

Sub-Contractor List (Complete as Necessary)

MH Dealer: Factory Select Homes Phone: 800-965-8403

License Number: DH/1038098/2 (State Certification or Hernando County # ONLY)

MH Set-up Contractor: Terry's Mobile Home Set-Up Phone: _____

License Number: JH1025323 (State Certification or Hernando County # ONLY)

Electrical: Stiles Electric, Inc Phone: _____

Address: 11383 Newington Ave City: Spring Hill State: FL Zip: 34609

License Number: EC13011386 (State Certification or Hernando County # Only)

Plumbing: Major Plumbing, LLC Phone: _____

Address: 6050 Nodoc Rd City: Brooksville State: FL Zip: 34609

License Number: CFC1427808 (State Certification or Hernando County # Only)

Mechanical: Comfort Control Specialist, Inc Phone: _____

Address: 5121 Caribbean Dr City: Spring Hill State: FL Zip: 34606

License Number: CAC058326 (State Certification or Hernando County # Only)

Roofing: All Phase Roofing Services, LLC Phone: _____

Address: 13331 Moon Rd City: Brooksville State: FL Zip: 34613

License Number: CCC1333222 (State Certification or Hernando County # Only)

Aluminum: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

License Number: _____ (State Certification or Hernando County # Only)

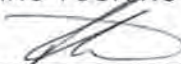
Architect/Engineer's Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Mortgage lender's Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, ETC.

OWNER'S AFFIDAVIT: I certify that all of the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SEC 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.

IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

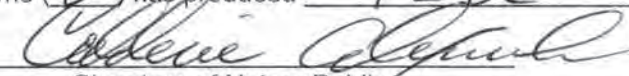


 Owner/Contractor or Authorized Agent

State of Florida County of Hernando

Affirmed and subscribed before me this 30 day of August, 2024

by Richard D. Studley, who is () personally known to me or who () has produced FL DL as identification.


 Signature of Notary Public



Print, Type or Stamp Name of Notary

Application Approved By Permit Representative: _____

Hernando County Building Division
 789 Providence Blvd.
 Brooksville, FL 34601
 Phone: (352)754-4050 | FAX: (352)754-4416

HERNANDO COUNTY BUILDING DIVISION
SUB-CONTRACTOR SIGNATURE PAGE

This page may be used in lieu of submitting individual Sub-Contractor Affidavit forms.

JOB NAME (or Application Number): _____

MOBILE HOME SET-UP CONTRACTOR: Terry Painter

Terry Painter Signature of License Holder or Authorized Agent
Terry's Mobile Home Set-Up Name of Company
Printed Name Terry Painter

ELECTRICAL CONTRACTOR: Stiles Electric, Inc

[Signature] Signature of License Holder or Authorized Agent
Stiles Electric, Inc Name of Company
Printed Name Roderic Smith

PLUMBING CONTRACTOR: Dennis Harmon Jr

[Signature] Signature of License Holder or Authorized Agent
Major Plumbing, LLC Name of Company
Printed Name Dennis Harmon Jr

MECHANICAL CONTRACTOR: Dane Jenkins

[Signature] Signature of License Holder or Authorized Agent
Comfort Control Specialist, Inc Name of Company
Printed Name _____

ROOFING CONTRACTOR: Richard Studley

[Signature] Signature of License Holder or Authorized Agent
All Phase Roofing Services, LLC Name of Company
Printed Name Richard Studley (President)

ALUMINUM CONTRACTOR: _____

Signature of License Holder or Authorized Agent
Name of Company
Printed Name _____

STATEMENT OF PRIMARY CONTRACTOR:

I, hereby certify that the above are the signatures of the license holder or their authorized agent of the subcontractors who will be performing work on the job referenced above, of which I am the primary contractor.

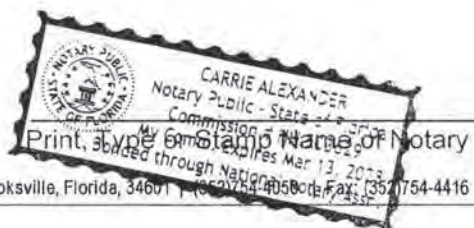
[Signature]
Signature of Primary Contractor or Authorized Agent

State of Florida County of Hernando

Affirmed and subscribed before me this 30th day of August, 2021

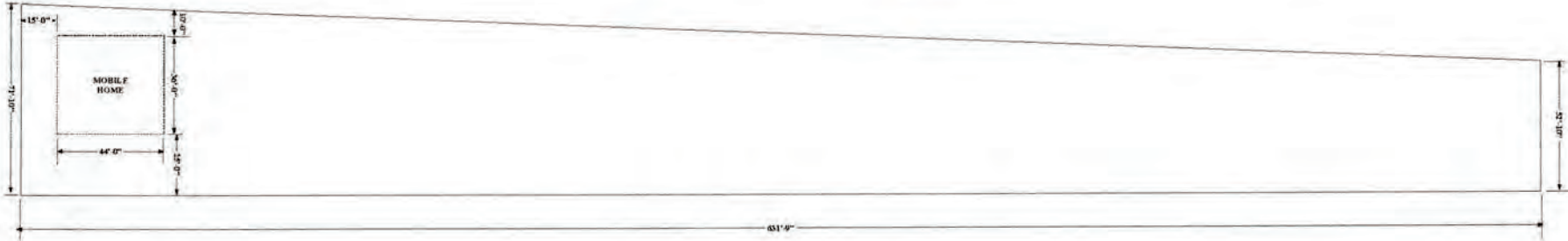
by Richard D. Studley, who is () personally known to me or
who () has produced FL ID as identification.

[Signature]
Signature of Notary Public



1487807

FILE COPY



SITE PLAN - SCALE 1/16" = 1'-0"

NOTICE:
 NO STRUCTURES, BUILDINGS, OR
 IMPROVEMENTS SHALL APPROACH OR BE
 CONSTRUCTED WITHIN EASEMENTS

✓ APPROVED

Silvio Ho

CODE COMPLIANCE
 FLORIDA RESIDENTIAL BUILDING CODE 2023, 8TH EDITION
 NEC 2020 EDITION NFPA 70

Driveways must comply with the
 Hernando Co Facility Design Guidelines
 Sec IV-26. It is the applicant's responsibility
 to verify compliance with construction.
 For information call 352-754-4062.

ALERT: This project may require Federal,
 State, or Local Authority permits. The applicant
 is solely responsible for obtaining all permits
 and authorizations from the responsible
 authorities. The issuance of this permit does not
 negate any other agency permit requirements.

Silvio
 Ho
 Digitally signed
 by Silvio Ho
 Date: 2024.08.01
 16:54:48 -04'00'



CERTIFICATE OF ENGINEER
 TO THE BEST KNOWLEDGE OF DESIGN PROFESSIONAL
 THAT THE SUBMITTED PLAN IS IN COMPLIANCE WITH
 REGULAR REQUIREMENT OF CURRENT STATE
 AND LOCAL BUILDING AND FIRE CODE

SILVIO HO
 FLORIDA PE LIC. #72309

Mary Ann Sanitate
 Residence
 12203 Knuckey Rd
 Brooksville,

SILVIO HO CIVIL ENGINEER
 FLORIDA PE #72309
 CEL: 727-710-6249
 Email: silvioho@hotmail.com

Site Plan

DATE	8/01/24
DRAWN BY	SH
APPR. BY	SH
CONT. #	SH

A-1
 Scale:
 1/16" = 1"

Application No.: _____
 Lot/Block/Unit/Subdivision: 261
Leisure Retreats
 Name: Mary-Ann Sanitate
 Address: 12303 Knuckey Rd.

Approved per County Landscape Ordinance (Department use only)
 Date: 9/17/24
 Name: J May
 Trees Required: 13

LANDSCAPE CLEARING PLAN APPLICATION

Square footage of property 38,989 SF
 Percentage of natural vegetation preserved 50% %
 Number of Specimen or Majestic trees proposed for removal _____

NOTE: ANY SPECIMEN OR MAJESTIC TREE MUST BE GRANTED A PROTECTED TREE REMOVAL PERMIT PRIOR TO THE REMOVAL.

 Please acknowledge by initialing spaces below.

No more than 50% percent of the landscaped areas can be irrigated turf grass. RS
 SPECIMEN TREE- A tree with a DBH of eighteen (18) inches or greater but less than thirty-six (36) inches RS
 MAJESTIC TREE- A tree with a DBH of thirty-six (36) inches or greater. Palm trees shall be excluded. RS

Trees to be planted must be a minimum size of two (2) inches in caliper and half must be shade trees. RS
 I, understand that this is a synopsis of Ordinance 2008-02, which was adopted by the Board of County Commissioners and is not inclusive of all landscape requirements and restrictions contained in the Ordinance. These requirements are subject to amendment by the BCC. I, also understand it is the applicant's responsibility to ensure that all sections of Ordinance 2008-02 are complied with. RS

RS Signature of Owner or RS Signature of Contractor

State of Florida County of Hernando

The foregoing instrument was acknowledged before me this 30th day of August, 20 24.
 By Richard D. Studley, who is () personally known to me or who () has produced FLDL as identification.

Carrie Alexander
 Notary Public



PERMIT APPLICATION/MANUFACTURED HOME INSTALLATION

Attach engineering floor plans and pages referenced from manual to this sheet. This form not applicable in flood zones.

Date: 08/23/2024 Permit #

Applicant All Phase Building Concepts, Inc. Dealer/Installer Name Terry's Mobile Home Set-Up

Site Location 12303 Knuckey Rd. Weeki Wachee, 34614 License Number CBC1258446

Phone # 727-809-1851 Fax #

Manufacturer's Name Factory Select Homes Installation Decal #

Serial # Installation Standard Used: (Check One) Manufacturer's Manual X 15C

Roof Load Wind Zone 2 Number of Sections 2 Width 23'-6" Length 44' Year 2024

SITE PREPARATION:

Debris and Organic Material Removal X Compacted Fill Lime Rock Page #

Water Drainage Natural X Swale Pad Other Page #

FOUNDATION:

Load Bearing Soil Capacity: or Assumed 1000 psf 1500 PSI Page #

Footing Type: Poured in place Precast ABS Size & Thickness 17" x 25" Page #

I-Beam or Mainrail Piers: Single Tiered Double Interlock Page #

Size of Piers 17" x 25" Placement of O/C 6" OC Page #

Perimeter Pier Blocking: Size 16" x 16" Placement of O/C FACTORY Page #

Ridge Beam Support Blocking: Size 16" x 16" Number 5 Location(s) Page #

Ridge Beam Support Footer: Size Number Location(s) Page #

Center Line Blocking: Number 5 Location(s) MARRIAGE LINE Page #

Pad Size 17" x 25" Pad Size 2 Pad Size 3 Pad Size 4 Pad Size 5 Page #

Special Pier Blocking: Required (Fireplace, Bay Window, Etc.) Yes No X Page #

Mating of Multiple Units: Mating Gasket Type Used Page #

Fasteners: Roofs Type & Size 6 Spacing 6" O/C 18 Page #

Endwalls Type & Size #10 Spacing 3.5 O/C 3.5 Page #

Floors Type & Size #10 Spacing 3.5 O/C 3.5 Page #

ANCHORS:

Type 3150# Working Load 2750 4000# Working Load Page #

Height of Unit: (Top of Foundation or Footer to Bottom of Frame) 18" Page #

Number of Frame Ties: 20 Spacing 5'-4" O/C Angle of Strap 45° Degrees Page #

Number of Over Roof Ties: (if required) N/A Page #

Number of Sidewall Anchors 6 Zone II Zone III Page #

Endwall/Longitudinal Anchors 2 Zone II Zone III Page #

Number of Centerline Anchors 5 Number of Stabilizer Devices Page #

Vents Required for Underpinning (1 SF/150 SF of Floor Area) Number Page #

I, Richard Studley, hereby attest that I have been trained in the use of this installation manual and the above information is true and accurate.

Signature

State of Florida County of Hernando

The foregoing instrument was acknowledged before me this 30th day of August, 20 24

By Richard D. Studley who is personally known to me or who has produced as identification.

Notary Public

PLANS REVIEWED FOR CODE COMPLIANCE IN ACCORDANCE WITH THE BUILDING CODE WITH ACCEPTIONS NOTED

SEP 18 2024



(Stamp, Type, or Print Name of Notary)

If the information provided on this application is false or erroneous, there may be re-inspection and penalty fees required.

THE ISSUANCE OF THE PERMIT SHALL NOT BE HELD TO PERMIT OR APPROVE THE VIOLATION OF ANY CITY, COUNTY, OR STATE LAW CODE REGULATION OR ORDINANCE

CONDITIONAL AFFIDAVIT FOR CERTIFICATE OF OCCUPANCY AND NOTICE OF CODE VIOLATION

STATE OF FLORIDA COUNTY OF HERNANDO

Permit No. _____

BEFORE ME the undersigned authority personally appeared Richard Studley (President) (Please print Affiant's name)

who was sworn and says:

- 1. Affiant understands and agrees to perform the below marked stipulations on or before thirty (30) days from the date of issuance of a Certificate of Occupancy (C.O.) for the above described permit number.
2. Affiant further agrees and understands that failure to comply with the obligations set forth herein, within the time established herein, will cause this Affidavit to be considered a Notice of Violation pursuant to Section 162.21, Florida Statutes, as it may be amended from time to time and will allow Hernando County to have issued by a Code Enforcement Officer a citation for violation of a Hernando County Code provision without the necessity of allowing the affiant any period of time to correct the violation.
3. Affiant understands that the issuance of a citation may subject affiant to civil penalties/and or fines up to \$500.00, and/or the loss or revocation of a C. O. permitted by law, rescision of the C.O., discontinuance of electrical service, or any other action Hernando County may lawfully undertake against affiant.
4. Affiant agrees to perform the following indicated obligations:
a) Sod the right-of-way within thirty (30) days from the issuance date of the C.O. Plugs, mulch, seeding, ornamental plants, or stone shall not be used in lieu of sod. Adjacent/damaged areas will be repaired. (Hernando County Code of Ordinance, Chapter 24, Section 24-3)
b) Install a driveway apron, designed to meet the requirements of Hernando County's Department of Public Works' Facility Design Guidelines within thirty (30) days from the issuance of the C.O. (Hernando County Code of Ordinance, Chapter 24, Section 24-3)
c) Comply with all landscaping requirements to include ground cover and tree placements within thirty (30) days from the issuance of the C.O. Ground cover requirements for lots may be achieved by sodding or seeding. Trees will be left or replanted to meet the requirement of two trees per lot, or as specified according to lot size. (Hernando County Code of Ordinance, Chapter 10, Section 29)
d) Install skirting around mobile home within (30) days from the issuance of the C.O. (Hernando County Code of Ordinance, Appendix A, Article IV, Section 2)
e) Remove any home replaced by this permitted structure within thirty (30) days of issuance of the C.O. for the proposed residence. Hernando County Code of Ordinance, Appendix A Article II, Section 2D(2)
5. By signing this affidavit, affiant hereby acknowledges that failure to achieve compliance with the aforementioned will be deemed a willful violation of the Hernando County Code of Ordinances and punishable as provided by Hernando County Code of Ordinances and Florida state law and that affiant is personally responsible for these provisions.

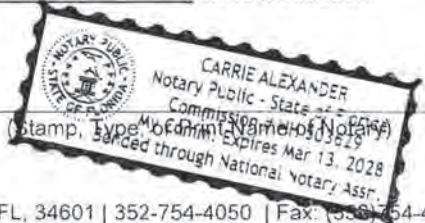
Signature of Owner, Contractor or Authorized Agent

STATE OF Florida COUNTY OF Hernando

Affirmed) and subscribed before me this 30th day of August, 20 24,

by Richard D. Studley, who is personally known to me, or who has produced FL ID as identification.

Notary Public signature



RESIDENTIAL LOT LANDSCAPING REQUIREMENTS:

When clearing a vacant single-family residential lot/parcel, two-family residential lot/parcels, and mobile home lot/parcels, a Land Clearing Permit shall be required. An application for a Land Clearing Permit shall be submitted which shall include a Land Clearing Plan.

When the land is being cleared in conjunction with the construction of a single family dwelling, two family dwelling or mobile home, a Landscape Plan is required as part of the permit application process. The Plan shall demonstrate that no more than 75% of the developed area is in a high water use zone.* This means that no more than 75% of the landscaping shall be turfgrass unless varieties with excellent drought tolerance are used. 25% of the developed area must be landscaped as a low use waterzone.** The minimum number of trees required for the lot shall also be demonstrated. Any specimen or majestic trees must be included on the plan.*** Planted trees must be shade trees and a minimum of two (2) inch caliper. The Plan must also show the proposed natural vegetation areas to be preserved and the proposed areas to be cleared.

- * A high use water zone consists of plants or shallow-rooted turf grass associated with moist soils and requiring watering to supplement natural rainfall.
- ** A low use water zone consists of plants which survive on average natural rainfall once established.
- *** A specimen tree is defined as having a Diameter Breast Height (DBH) of eighteen (18) inches, or greater, but less than thirty-six (36) inches. Palm trees are excluded.

A majestic tree is defined as having a DBH of thirty-six (36) inches or greater. Palm trees are excluded.

TREE REQUIREMENTS

Residential Lot Size	Minimum Number of Preserved or Planted Trees
Lots up to and including 5,000 sq. feet	Two (2) trees
Lots over 5,000 sq. feet, but less than or equal to 10,000 sq. feet	Three (3) trees
For each additional 3,000 sq. feet above 10,000 sq. feet or lot size	One additional tree

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FILE COPY

HERNANDO COUNTY BUILDING DIVISION
789 Providence Blvd.
Brooksville, FL 34601
Telephone: (352) 754-4050 | Fax: (352) 754-4416

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CERTIFIED TO BE A TRUE COPY
DOUG CHORVAT, JR.
CLERK OF COURTS



BY: [Signature] D.C.
THIS 28 DAY OF Aug 20 24

Permit Number _____
Key Number 1012273

NOTICE OF COMMENCEMENT

State of Florida
County of Hernando

THIS AREA IS RESERVED FOR CLERK OF THE COURT CERTIFICATION

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713. of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): R29-221-18-2660-00G0-0020
a) Street (Job) Address: 12303 Knuckey Rd. Weeki Wachee, 34614
2. General description of improvements: Install New Mobile Home on Vacant Land

3. Owner information or Lessee information if the Lessee contracted for the improvement:
a) Name and address: Mary Ann Sanitate
b) Name and address of fee simple titleholder (if different than Owner listed above) _____
c) Interest in property: Home Owner

4. Contractor Information
a) Name and address: All Phase Building Concepts, Inc. 13331 Moon Rd. Brooksville, FL 34613
b) Telephone No.: 727-809-1851 Fax No.: (optional) _____

5. Surety (if applicable, a copy of the payment bond is attached)
a) Name and address: _____
b) Telephone No.: _____
c) Amount of Bond: \$

6. Lender
a) Name and address: _____
b) Telephone No.: _____

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:
a) Name and address: _____
b) Telephone No.: _____ Fax No.: (optional) _____

8. a. In addition to himself or herself, Owner designates _____ of _____
to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.
b) Phone Number of Person or entity designated by Owner: _____

9. Expiration date of notice of commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified): 20

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Mary Ann Sanitate (Signature of Owner or Lessee, or Owner's or Lessee's (Authorized Officer/Director/Partner/Manager))
Mary Ann Sanitate/Owner (Print Name and Provide Signatory's Title/Office)

State of Florida County of Pinellas

The foregoing instrument was acknowledged before me this 23rd day of August, 20 24
by Mary Ann Sanitate as owner
for All Phase Building Concepts, Inc. (Name of Person) (type of authority, ... e.g. officer, trustee, attorney in fact)
(name of party on behalf of whom instrument was executed).

Personally Known Produced ID
Type of ID FL DL Notary Signature [Signature]
Print name Kendall Jefferis



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Pocket Penetrometer Test

FILE COPY

X 1500

X 1600

X 1600



- Test the perimeter of the home at six (6) locations.
- Take the reading at the depth of the footer.
- Using 500 LB increment, take the lowest reading and round down to that increment.

X 1500



X 1500

X 1500

Perimeter



Test Locations

This Site Rounded Down to 1500 PSF

- Test must be performed by a licensed installer.

Date Tested: 8/30/2024

Licensed Installer Name: Terry's Mobile Home Set-up

License Number: DH/1038098/2

I hereby certify that this test was performed at the address.

Terry Lanter
 Licensee Signature

PLANS REVIEWED FOR CODE COMPLIANCE
 IN ACCORDANCE WITH THE BUILDING
 CODE WITH ACCEPTIONS NOTED

lp SEP 18 2024

THE ISSUANCE OF THE PERMIT SHALL NOT
 BE HELD TO PERMIT OR APPROVE THE
 VIOLATION OF ANY CITY, COUNTY, OR STATE
 LAW CODE REGULATION OR ORDINANCE

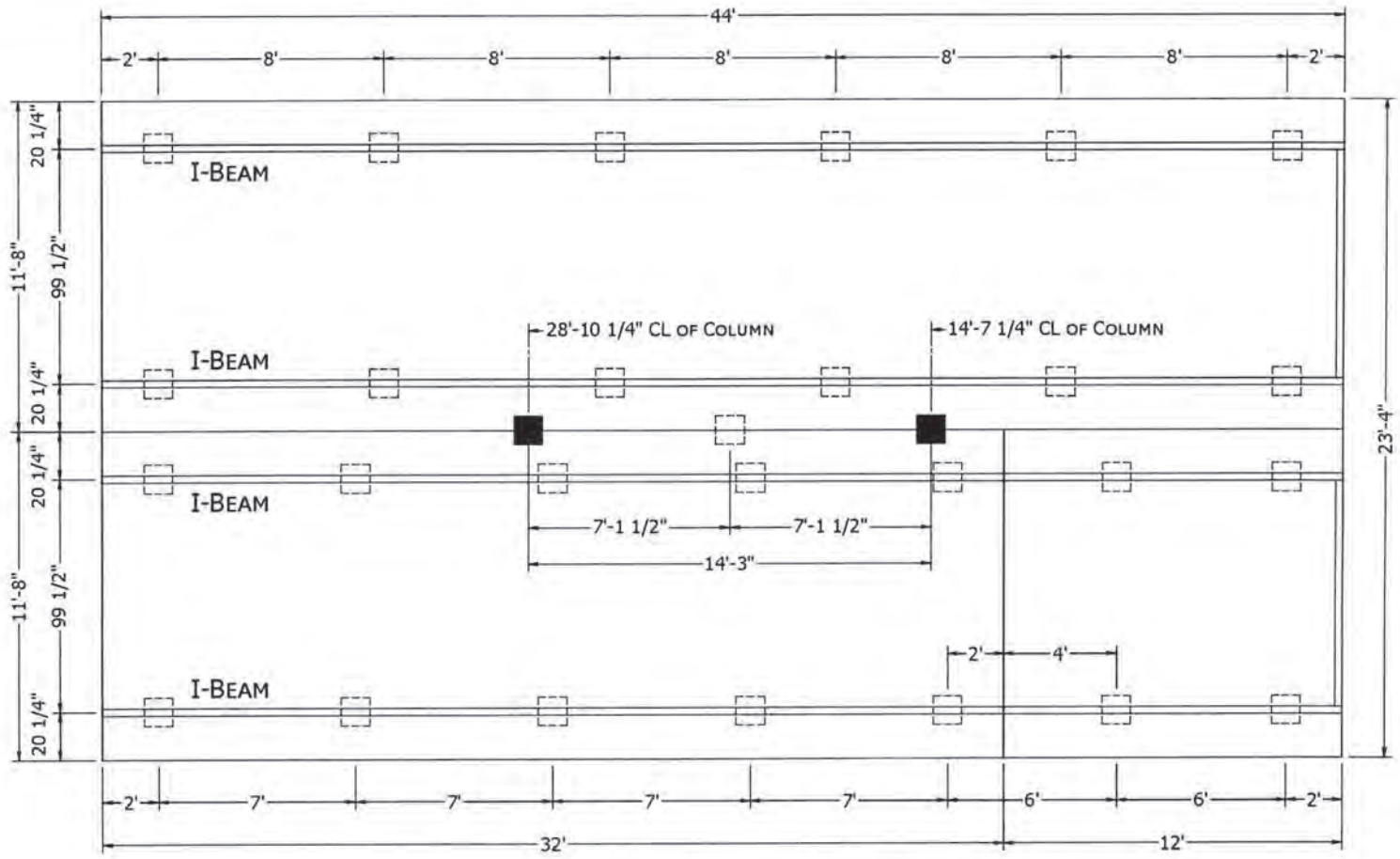
Hernando County Building Division
 789 Providence Blvd.
 Brooksville, FL 34601
 Phone: (352)754-4050 | FAX: (352)754-4416

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NOTE FOR STAFF USE ONLY – TO INSERT THE FOLLOWING DOCUMENT SHEETS INTO MOBILE HOME PACKETS:

- (Insert Mobile Home Drawing)
- (Insert Single Wide Pier Location Report)
- (Insert Double Wide Pier Location Report)
- (Insert Electrical Drawing Here)
- (Insert Illustration of Water Connections)
- (Insert Mobile Home Plumbing Information)

1487807 FILE COPY



COLUMN BLOCKING
 SEE SOIL BEARING CAPACITY CHARTS FOR PAD SIZE
 BLOCKING

1) ALL EXTERIOR DOORS, BAY WINDOWS, RECESSED
 SIDEWALLS
 AND EXTERIOR WALL OPENINGS 48" OR GREATER WILL
 REQUIRE
 BLOCKING ON EACH SIDE.

CHAMPION HOME BUILDERS

786 W. BO BOWEN ROAD, SUITE 1100 TROY, MI 48064
PHONE: 248-614-6300

MODIFICATIONS

PROJECT: 261-2444H22036
 23'-4" X 44'-0"/32'-0"
 2 BD, 2 BTH
 DRAWN BY: GAT
 DATE: 12-08-22
 SCALE: 1/4" = 1'-0"

TITLE: PIER FOUNDATION PLAN
 FILENAME: 2444-02036
 LANE MAJOR

SHEET: PR-101

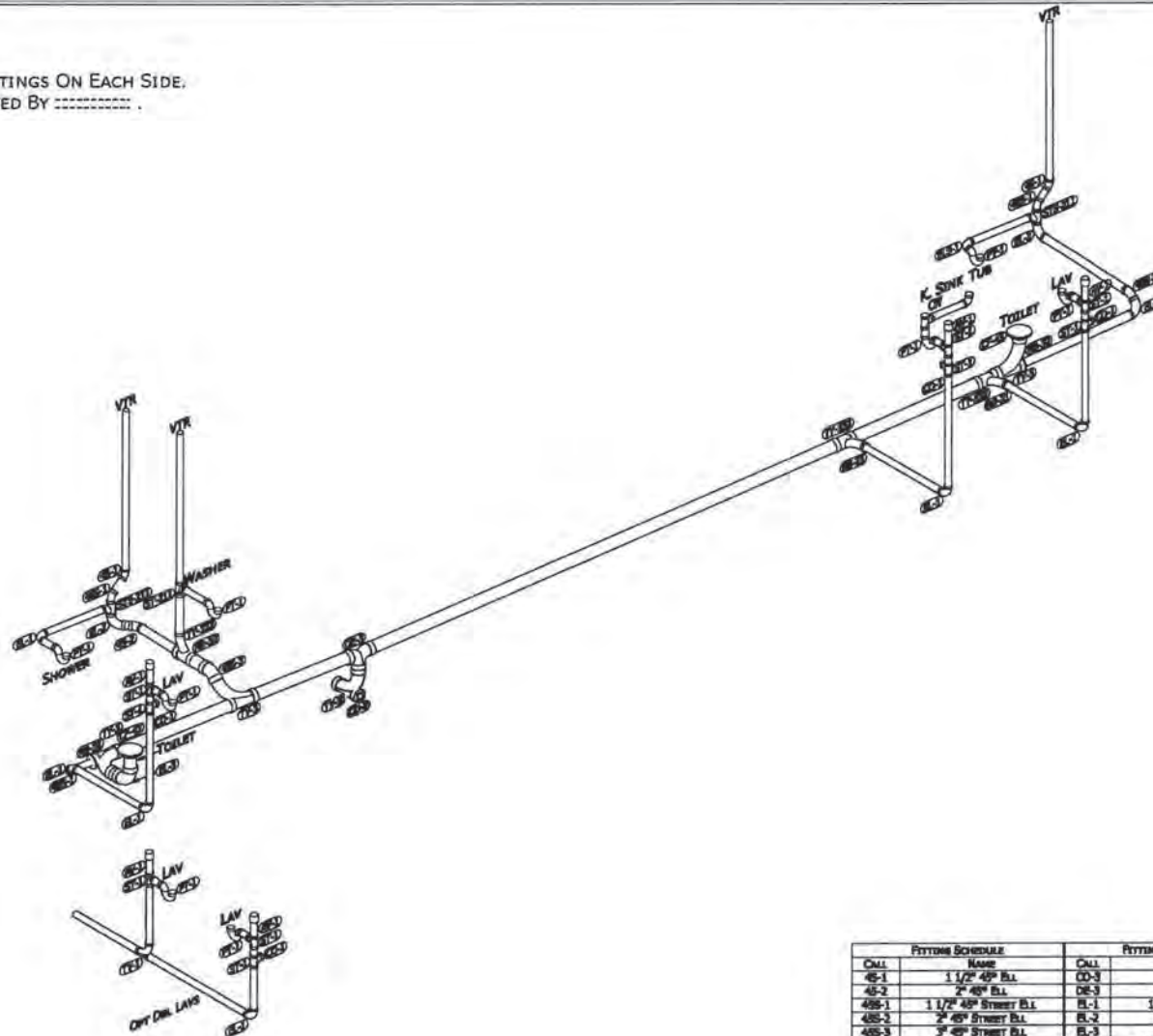
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NOTES:

1. PIPE SIZES DETERMINED BY FITTINGS ON EACH SIDE.
2. SITE INSTALLED PLUMBING NOTED BY ----- .



FITTING SCHEDULE		FITTING SCHEDULE		FITTING SCHEDULE	
CALL	NAME	CALL	NAME	CALL	NAME
45-1	1 1/2" 45P BLL	CD-3	3" CLEAROUT	RB-31	3" x 1 1/2" BUSHINGS
45-2	2" 45P BLL	DE-3	3" DRIL BLL	RB-32	3" x 2" BUSHINGS
45S-1	1 1/2" 45P STREET BLL	EL-1	1 1/2" LT 90P BLL	ST-1	1 1/2" Tee
45S-2	2" 45P STREET BLL	EL-2	2" LT 90P BLL	ST-211	2" x 1 1/2" x 1 1/2" Tee
45S-3	3" 45P STREET BLL	EL-3	3" LT 90P BLL	ST5-211	2" x 1 1/2" x 1 1/2" STREET Tee
RS-1	1 1/2" 90P BLL	EL5-1	1 1/2" LT 90P STREET BLL	TY-1	1 1/2" LTTY
AV-1	1 1/2" AUTO VENT	PT-1	1 1/2" P-TAP	TY-3	3" LTTY
CD-1	1 1/2" CLEAROUT	RB-31	2" x 1 1/2" BUSHING	TY-332	3" x 3" x 2" LTTY

CHAMPION HOME BUILDERS

786 W. BIG BOWERS ROAD, SUITE 1000 TROY, MI 48064
PHONE 313-614-8300



NOTIFICATIONS

PROJECT: 261-2444H22036
23'-4" x 44'-0"/32'-0"
2 Bd, 2 Bth

DRAWN BY: GAT
DATE: 12-09-22
SCALE: N.T.S.

TITLE: DRAIN LINE PLAN

FILENAME: 2444H22036
LAW: MARCH

SHEET: D-101

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Overall Check = **PASS** Shear Wall System A - Layout / Design Model#: 2444H22036

Wind Zone = 1
Wind Load = 15 psf
Module Width = 140 in
Number of Boxes = 2
Wall Height = 96 in
Roof Pitch = 2.5 :12
Angle = 11.8 °
Roof Overhang = 5.25 in
Floor Joist Spacing = 16 in o.c.
Rim Joist Plies = 1
Frame Spacing = 99.5 in
Beam Depth = 8 in
Open Porch = 0.00 ft
Home Length = 44.00 ft

Diaphragm Construction:
Diaphragm Type = **Gypsum Ceiling**
Foam Brand = **F-2100**
Minimum Width = 140 in
Max pif = 210 plf
Max. End Wall Reaction = 4,900 lbs
Max. Interior Reaction = 9,800 lbs
Max. Span = 48.00 ft.

Floor Construction:
Floor Joist Size = **2x6**
Floor Joist Species = **SPF**
Floor Joist Grade = **#2**
Structural Splice = **Yes**

Wall Construction:
Bottom Plate Thickness = **2x**
Top Plate Thickness = **2x**
Wall to Floor Joist = **#10 x 3.5"**
Wall to Ceiling Framing = **#10 x 3.5"**
Wall to Wall Fastener = **#10 x 3.50"**

Ground Tie Chart

Peir Height (in.)	Near Beam Angle (Deg.)	Far Beam Angle (Deg.)	Ground Tie Spacing (ft)	Max. Spacing (ft.)
12	50.91		8.81	9'-9"
20	59.87		7.81	7'-9"
28	65.71	17.28	14.94	14'-11"
36	69.73	20.81	14.54	14'-6"
44	72.85	24.19	14.19	14'-2"
52	74.85	27.40	13.81	13'-9"
60	76.56	30.43	13.41	13'-4"
68	77.93	33.29	13.00	13'-0"

* For manslope homes only

Vertical Trib = 4.00 ft
King Post Height *=
Porch End Wall = --
Left End Wall Shear Wall
Dist. To Next SW = 44.00 ft.
Manual Input = --
Load to Shearwall = 1320.0 lbs

Vertical Trib = 4.00 ft
King Post Height *=
Porch End Wall = --
Shear Wall 2
Dist. To Next SW = -- ft.
Manual Input = --
Load to Shearwall = 1320.0 lbs

Vertical Trib = 4.00 ft
King Post Height *=
Porch End Wall = --
Shear Wall 3
Dist. To Next SW = -- ft.
Manual Input = --
Load to Shearwall = 0.0 lbs

Vertical Trib = 4.00 ft
King Post Height *=
Porch End Wall = --
Shear Wall 4
Dist. To Next SW = -- ft.
Manual Input = --
Load to Shearwall = 0.0 lbs

Vertical Trib = 4.00 ft
King Post Height *=
Porch End Wall = --
Shear Wall 5
Dist. To Next SW = -- ft.
Manual Input = --
Load to Shearwall = 0.0 lbs

Vertical Trib = 4.00 ft
King Post Height *=
Porch End Wall = --
Shear Wall 6
Dist. To Next SW = -- ft.
Manual Input = --
Load to Shearwall = 0.0 lbs

Panel Layout
From Module Edge = 4.00 in.
Panel Length = 133.00 in.
From Module Edge =
Panel Length =
Shearwall pif = 119.1 plf
Shearwall Panel = **Gypsum**
Gyp. Brand = **U.S.G.**
Fasteners = **Yes**
Adhesive = **PVA**
One Side or Two = **1**
Max. Shearwall pif = 247 plf
**Construct per Note 5 on GE06.02.XX*

Panel Layout
From Module Edge = 4.00 in.
Panel Length = 40.75 in.
From Module Edge = 75.25 in.
Panel Length = 61.75 in.
Shearwall pif = 154.5 plf
Shearwall Panel = **Gypsum**
Gyp. Brand = **U.S.G.**
Fasteners = **Yes**
Adhesive = **PVA**
One Side or Two = **1**
Max. Shearwall pif = 247 plf
**Construct per Note 5 on GE06.02.XX*

Panel Layout
From Module Edge = in.
Panel Length = in.
From Module Edge = in.
Panel Length = in.
Shearwall pif = N/A plf
Shearwall Panel =
Gyp. Brand =
Fasteners =
Adhesive =
One Side or Two =
Max. Shearwall pif = plf

Panel Layout
From Module Edge = in.
Panel Length = in.
From Module Edge = in.
Panel Length = in.
Shearwall pif = N/A plf
Shearwall Panel =
Gyp. Brand =
Fasteners =
Adhesive =
One Side or Two =
Max. Shearwall pif = plf

Panel Layout
From Module Edge = in.
Panel Length = in.
From Module Edge = in.
Panel Length = in.
Shearwall pif = N/A plf
Shearwall Panel = **Gypsum**
Gyp. Brand = **U.S.G.**
Fasteners = **Yes**
Adhesive = **PVA**
One Side or Two = **1**
Max. Shearwall pif = 247 plf
**Construct per Note 5 on GE06.02.XX*

Panel Layout
From Module Edge = in.
Panel Length = in.
From Module Edge = in.
Panel Length = in.
Shearwall pif = N/A plf
Shearwall Panel =
Gyp. Brand =
Fasteners =
Adhesive =
One Side or Two =
Max. Shearwall pif = plf

Zone - ID	Z1-1
Jolst	1
Wall Scr.	8
SC O.C.	14 @ 10
SF O.C.	15 @ 9
Beam Lag	2

*May be 1 joist per Note 9.C on SW90.00.04
Result = **PASS**

Zone - ID	Z1-2
Jolst	1
Wall Scr.	8
SC O.C.	15 @ 7
SF O.C.	18 @ 6
Beam Lag	2

*May be 1 joist per Note 9.C on SW90.00.04
Result = **PASS**

Zone - ID	
Jolst	
Wall Scr.	
SC O.C.	
SF O.C.	
Beam Lag	

Result =

Zone - ID	
Jolst	
Wall Scr.	
SC O.C.	
SF O.C.	
Beam Lag	

Result =

Zone - ID	
Jolst	
Wall Scr.	
SC O.C.	
SF O.C.	
Beam Lag	

Result =

Zone - ID	
Jolst	
Wall Scr.	
SC O.C.	
SF O.C.	
Beam Lag	

Result =

Notes:

Notes:

Notes:

Notes:

Notes:

Notes:



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APPLICATION ENGINEERING FOR HEATING AND COOLING

FILE COPY

CHAMPION HOMES
P.O. Box 2097
Lake City, FL 32056

Manufacturer's Model #: 261-2444H22036
HVAC System Type: OVERHEAD GRAD FLEX FOR EXT PACKAGE UNIT

Prepared By LaSalle Air Systems 12/22/2022 (Method & Output 2022)
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Calculations on this page are based on design standards set forth in ASHRAE and ACCA Manuals J Rev 8.2 and D Rev 1.1. System registers are located for best distribution based on Manual T. Design calculations are based on worst case orientation. Room loads may vary based on actual conditions.

ENTIRE HOUSE VALUES - DESIGN ZONE: 1 (HUD) 30N Latitude

COOLING LOAD: 22,693 Btuh for Outside Temp/Humidity of 95 ° F (35 C) / 49% and Inside reduced to 75 ° F (23 C) / 50%
HEATING LOAD: 27,411 Btuh based on outside temp of 10 ° F (-13 C) with inside temp raised to 72 ° F (22 C)
OVERALL HEAT LOSS COEFFICIENT: 0.092 Crawlspace is not heated by the primary air handler.

CONSTRUCTION DETAILS & U / SHGC VALUES: (11+Non-ins Rim - 11 - 22)

Total Cond. Floor Area:	886.67 s.f.	TRUE Outside Perimeter:	134.67 ft		
Level 1 Ceiling:	96 to 96 in.	Level 2 Ceiling:	0 to 0 in.	Level 3 Ceiling:	0 to 0 in.
Primary Wall Area:	963.14 s.f. (Net)	Dark Roof(U):	0.043	FLOOR DUCTS (U):	n/a
Secondary Wall Area:	0.00 s.f. (Net)	Prim Wall (U):	0.091	ATTIC DUCTS (U):	0.238
TOTAL Low-E window:	63.54 s.f.	Sec Wall (U):	0.045	EXT DUCTS (U):	0.125
TOTAL S.G.D.:	0.00 s.f.	Exp Floor(U):	0.086	INFLOOR DUCT AREA:	0 S.F @ 52.4 TD/ 29 TD
TOTAL Shaded Low-E wi:	12.71 s.f.	Low-E wi 0.300 / 0.29		ATTIC DUCT AREA:	113.8 S.F @ 102 TD/ 92.6 TD
TOTAL Skylite:	0.00 s.f.	S.G.D. 0.360 / 0.36		EXT. DUCT AREA:	109.96 S.F @ 102 TD/ 48 TD
TOTAL Door1 Area:	37.94 s.f.	Shaded L 0.300 / 0.05		PEOPLE 3	3422.1 Btuh Total Appliances
TOTAL Door2 Area:	0.00 s.f.	Skylite 0.460 / 0.75		FIREPLACES:	0
All Glass % of Floor:	8.60 %	Door 1: 0.380		DUCT GAIN: @ Average	3683 Btuh
All Glass % of Wall:	7.08 %	Door 2: 0.670		DUCT LOSS:	6083 Btuh
Mech. Ventilation per MHCSS 3280.103(b):		50 cfm		Summer Infiltr (7.5 mph):	25.7 cfm
LATENT GAIN:	4995 Btuh	Altitude: 40 ft		Winter Infiltration (15 mph):	48.4 cfm @ Semi-Tight

ROOM BY ROOM VALUES:

Heat Exiting Furnace:	99 deg	A/C Exiting	50 deg			987.8 FPM, max velocity in trunk #:	2		
						0.17 Max pressure at A/H			
	Actual heating and cooling required in each room and flow set to maximum of either heating or cooling								
				Cooling Air Values for	Heating Air Values for		Maximum A/C capacity per MHCSS 3280.715 Calibrated Blower Test		
				2.5 ton unit	80 % Gas/Oil	55	10.0 kW		
ROOM NAME	HEATING LOSS (Btu)	COOLING GAIN (Btu)	CFM DIST	CFM	Btuh	CFM	Btuh E. Btuh	Btuh (alt adj)	
Living Room	h 7,376	6,713	221	287	8,099	274	12,148	9,179	11,658
Primary Bedroom	h 4,259	3,651	128	195	5,504	187	8,257	6,238	7,904
Primary Bath	h 2,334	1,628	70	95	2,682	91	4,023	3,040	3,886
Utility	h 1,931	1,391	58	36	1,008	34	1,511	1,142	1,458
WIC	h 973	606	29	34	953	32	1,429	1,080	1,379
Dining	c 2,068	2,068	74	98	2,762	94	4,143	3,131	4,002
Kitchen	h 2,429	1,750	73	94	2,655	90	3,982	3,009	3,846
Bath #2	h 1,541	1,018	46	32	894	30	1,341	1,013	1,294
Bedroom #2	h 4,501	3,869	135	192	5,399	183	8,099	6,119	7,753
TOTALS	27,411	22,693	833	1,063	29,956	1,015	44,934	33,950	43,180

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Furnace Certification Calculation

MHCSS 3280.510(b) and (c)

Manufacturer: CHAMPION HOMES
P.O. Box 2097
Lake City, FL 32056

Model #: 261-2444H22036
HVAC System Type: OVERHEAD GRAD FLEX FOR EXT PACKAGE UN
Design Zone: 1 (HUD) 30N Latitude

Prepared by LaSalle Air Systems 12/22/2022

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DESIGN CONDITIONS

Nearest major city: Jacksonville, FL				
Design Conditions:	Winter Outside:	17 F	Summer Outside:	96 F
	Winter Inside:	72 F	Summer Inside:	75 F

ENTIRE HOUSE HEATING LOAD: 24,469 Btuh

Furnace Model	Furnace Output (btuh)	Certification Temperature	Operating Economy Temp
G056	44,934	-31.0	-0.7
G070	55,918	-55.7	-18.0
G077	61,909	-69.2	-27.4
G090	71,894	-91.6	-43.1
E3EB-10KW	33,950	-6.3	16.6
E3EB-12KW	40,740	-21.6	5.9
E3EB-15KW	50,925	-44.5	-10.1
E3EB-17KW	57,715	-59.7	-20.8
E3EB-20KW	67,900	-82.6	-36.8
E3EB-23KW	78,085	-105.5	-52.9

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Furnace Certification Calculation

MHCSS 3280.510(b) and (c)

Manufacturer: CHAMPION HOMES
P.O. Box 2097
Lake City, FL 32056

Model #: 261-2444H22036
HVAC System Type: OVERHEAD GRAD FLEX FOR EXT PACKAGE UN
Design Zone: 1 (HUD) 33N Latitude

Prepared by LaSalle Air Systems 12/22/2022

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DESIGN CONDITIONS

Nearest major city: Macon, GA

Design Conditions:	Winter Outside:	19 F	Summer Outside:	95 F
	Winter Inside:	72 F	Summer Inside:	75 F

ENTIRE HOUSE HEATING LOAD: 23,543 Btuh

Furnace Model	Furnace Output (btuh)	Certification Temperature	Operating Economy Temp
G056	44,426	-30.0	0.0
G070	55,286	-54.5	-17.1
G077	61,209	-67.8	-26.5
G090	71,082	-90.0	-42.0
E3EB-10KW	33,566	-5.6	17.1
E3EB-12KW	40,280	-20.7	6.5
E3EB-15KW	50,350	-43.3	-9.3
E3EB-17KW	57,063	-58.5	-19.9
E3EB-20KW	67,133	-81.1	-35.8
E3EB-23KW	77,203	-103.8	-51.7

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Furnace Certification Calculation

MHCSS 3280.510(b) and (c)

Manufacturer: CHAMPION HOMES
P.O. Box 2097
Lake City, FL 32056

Model #: 261-2444H22036
HVAC System Type: OVERHEAD GRAD FLEX FOR EXT PACKAGE UN
Design Zone: 1 (HUD) 31N Latitude

Prepared by LaSalle Air Systems 12/22/2022

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DESIGN CONDITIONS

Nearest major city:	Baton Rouge, LA			
Design Conditions:	Winter Outside:	27 F	Summer Outside:	95 F
	Winter Inside:	72 F	Summer Inside:	75 F

ENTIRE HOUSE HEATING LOAD: 20,271 Btuh

Furnace Model	Furnace Output (btuh)	Certification Temperature	Operating Economy Temp
G056	44,959	-29.8	0.1
G070	55,949	-54.2	-16.9
G077	61,943	-67.5	-26.3
G090	71,934	-89.7	-41.8
E3EB-10KW	33,969	-5.4	17.2
E3EB-12KW	40,763	-20.5	6.7
E3EB-15KW	50,953	-43.1	-9.2
E3EB-17KW	57,747	-58.2	-19.7
E3EB-20KW	67,938	-80.8	-35.6
E3EB-23KW	78,128	-103.4	-51.4

COPY

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Furnace Certification Calculation

MHCSS 3280.510(b) and (c)

Manufacturer: CHAMPION HOMES
P.O. Box 2097
Lake City, FL 32056

Model #: 261-2444H22036
HVAC System Type: OVERHEAD GRAD FLEX FOR EXT PACKAGE UN
Design Zone: 1 (HUD) 33N Latitude

Prepared by LaSalle Air Systems 12/22/2022
All rights reserved: this information proprietary to LaSalle Bristol Co. and CHAMPION HOMES

DESIGN CONDITIONS

Nearest major city: Columbia, SC				
Design Conditions:	Winter Outside:	21 F	Summer Outside:	95 F
	Winter Inside:	72 F	Summer Inside:	75 F

ENTIRE HOUSE HEATING LOAD: 22,732 Btuh

Furnace Model	Furnace Output (btuh)	Certification Temperature	Operating Economy Temp
G056	44,589	-30.0	0.0
G070	55,489	-54.5	-17.1
G077	61,434	-67.8	-26.5
G090	71,343	-90.1	-42.0
E3EB-10KW	33,690	-5.6	17.1
E3EB-12KW	40,428	-20.7	6.5
E3EB-15KW	50,535	-43.4	-9.4
E3EB-17KW	57,273	-58.5	-19.9
E3EB-20KW	67,380	-81.2	-35.8
E3EB-23KW	77,486	-103.8	-51.7

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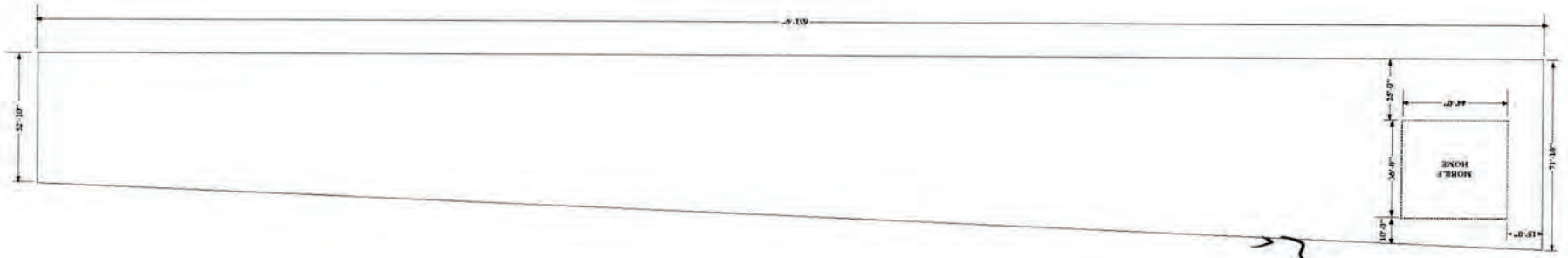
JOB COPY

APPROVED



Residential driveways must comply with the
Hernando Co Facility Design Guidelines
Sec IV-26. It is the applicant's responsibility
to verify compliance prior to construction.
For information call 352-754-4062.

SITE PLAN - SCALE 1/16" = 1'-0"



NOTICE:
NO STRUCTURES, BUILDINGS, OR
IMPROVEMENTS CAN ENCRACH OR BE
CONSTRUCTED WITHIN EASEMENTS

CODE COMPLIANCE
FLORIDA RESIDENTIAL BUILDING CODE 2021, 8TH EDITION
NEC 2020 EDITION NFPA 70

Silvio Ho



Digitally signed
by Silvio Ho
Date: 2024.08.01
16:54:48 -04'00'

CERTIFICATE OF ENGINEER
TO THE BEST KNOWLEDGE OF SENIOR PROFESSIONAL
ENGINEER THAT THE SUBMITTED PLAN IS IN COMPLIANCE WITH
MINIMUM REQUIREMENT OF CURRENT STATE
AND LOCAL BUILDING AND FIRE CODES
FLORIDA PE LIC. #72309

DATE	8/01/24
DRAWN	SH
BY	SH
APPR. BY	SH
CONT. #	SH

Site Plan

SILVIO HO CIVIL ENGINEER
FLORIDA PE #72309
CEL: 727-710-6249
Email: silvioho@hotmail.com



Mary Ann Sanflore
Residence
12803 Knuckey Rd
Brooksville,

ALERT: This project may require Federal,
State, or Local Authority permits. The applicant
is solely responsible for obtaining all permits
and authorizations from the responsible
authorities. The issuance of this permit does not
negate any other agency permit requirements.

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Pocket Penetrometer Test

JOB COPY

X 1500

X 1600

X 1600



- Test the perimeter of the home at six (6) locations.
- Take the reading at the depth of the footer.
- Using 500 LB increment, take the lowest reading and round down to that increment.

X 1500



X 1500

X 1500

Perimeter



Test Locations

This Site Rounded Down to 1500 PSF

- Test must be performed by a licensed installer.

Date Tested: 8/30/2024

Licensed Installer Name: Terry's Mobile Home Set-up

License Number: DH/1038098/2

I hereby certify that this test was performed at the address.

Terry's Signature
 Licensee Signature

PLANS REVIEWED FOR CODE COMPLIANCE
 IN ACCORDANCE WITH THE BUILDING
 CODE WITH ACCEPTIONS NOTED

SEP 18 2024 *CP*

THE ISSUANCE OF THE PERMIT SHALL NOT
 BE HELD TO PERMIT OR APPROVE THE
 VIOLATION OF ANY CITY, COUNTY, OR STATE
 LAW CODE REGULATION OR ORDINANCE

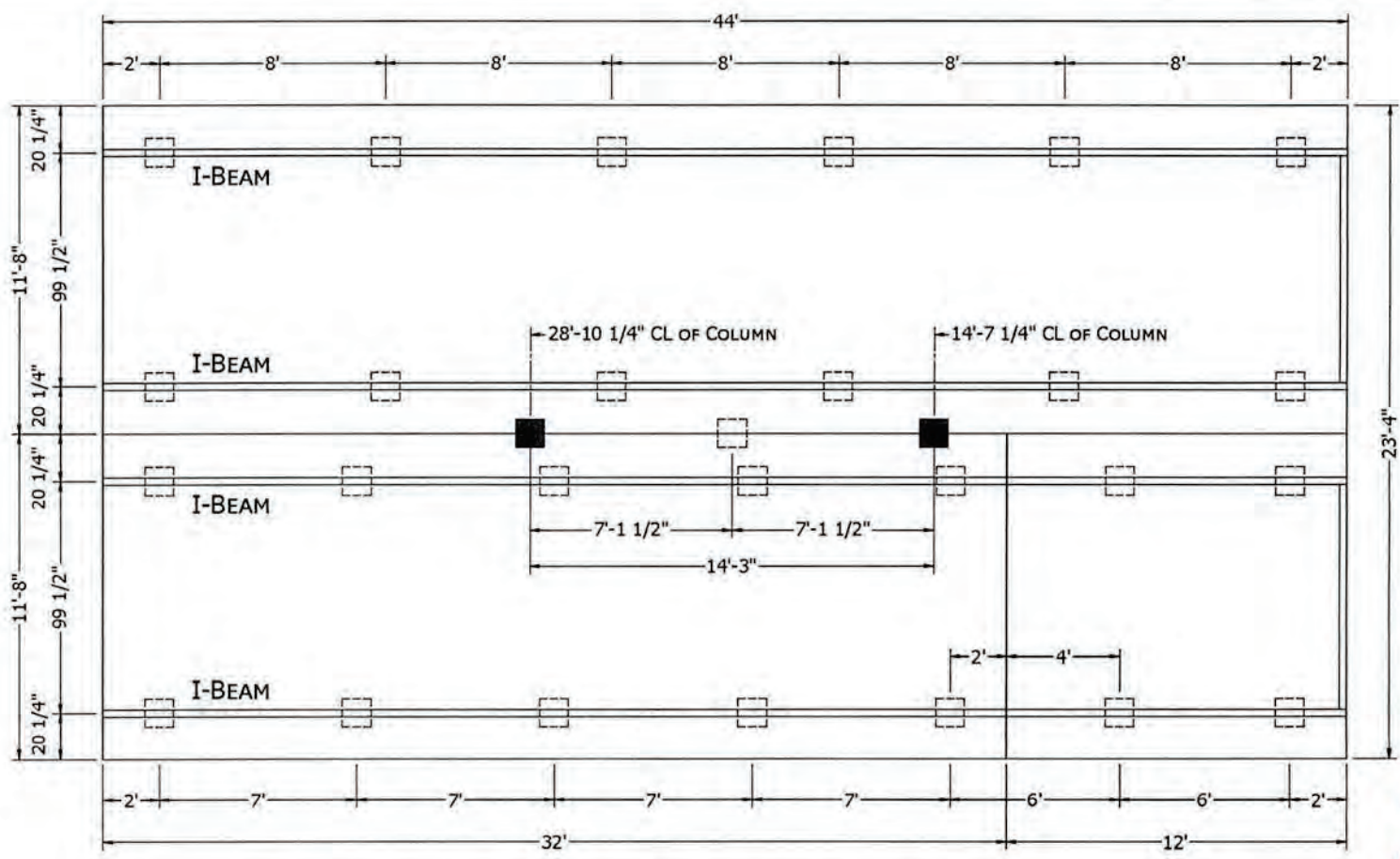
Hernando County Building Division
 789 Providence Blvd.
 Brooksville, FL 34601
 Phone: (352)754-4050 | FAX: (352)754-4416

NOTE FOR STAFF USE ONLY – TO INSERT THE FOLLOWING DOCUMENT SHEETS INTO MOBILE HOME PACKETS:

- (Insert Mobile Home Drawing)
- (Insert Single Wide Pier Location Report)
- (Insert Double Wide Pier Location Report)
- (Insert Electrical Drawing Here)
- (Insert Illustration of Water Connections)
- (Insert Mobile Home Plumbing Information)

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■	COLUMN BLOCKING SEE SOIL BEARING CAPACITY CHARTS FOR PAD SIZE
□	BLOCKING

1) ALL EXTERIOR DOORS, BAY WINDOWS, RECESSED SIDEWALLS AND EXTERIOR WALL OPENINGS 48" OR GREATER WILL REQUIRE BLOCKING ON EACH SIDE.

CHAMPION HOME BUILDERS
750 W. BO BOWER ROAD, SUITE 1000 TROY, MI 48064
PHONE 313-614-8300

MODIFICATIONS

PROJECT: 261-2444H22036
23'-4" x 44'-0"/32'-0"
2 Bd, 2 BTH

TITLE: PIER FOUNDATION PLAN
DRAWN BY: GAT
DATE: 12-09-22
SCALE: 1/4" = 1'-0"

FILENAME: 2444-92036
LAKI MANOR

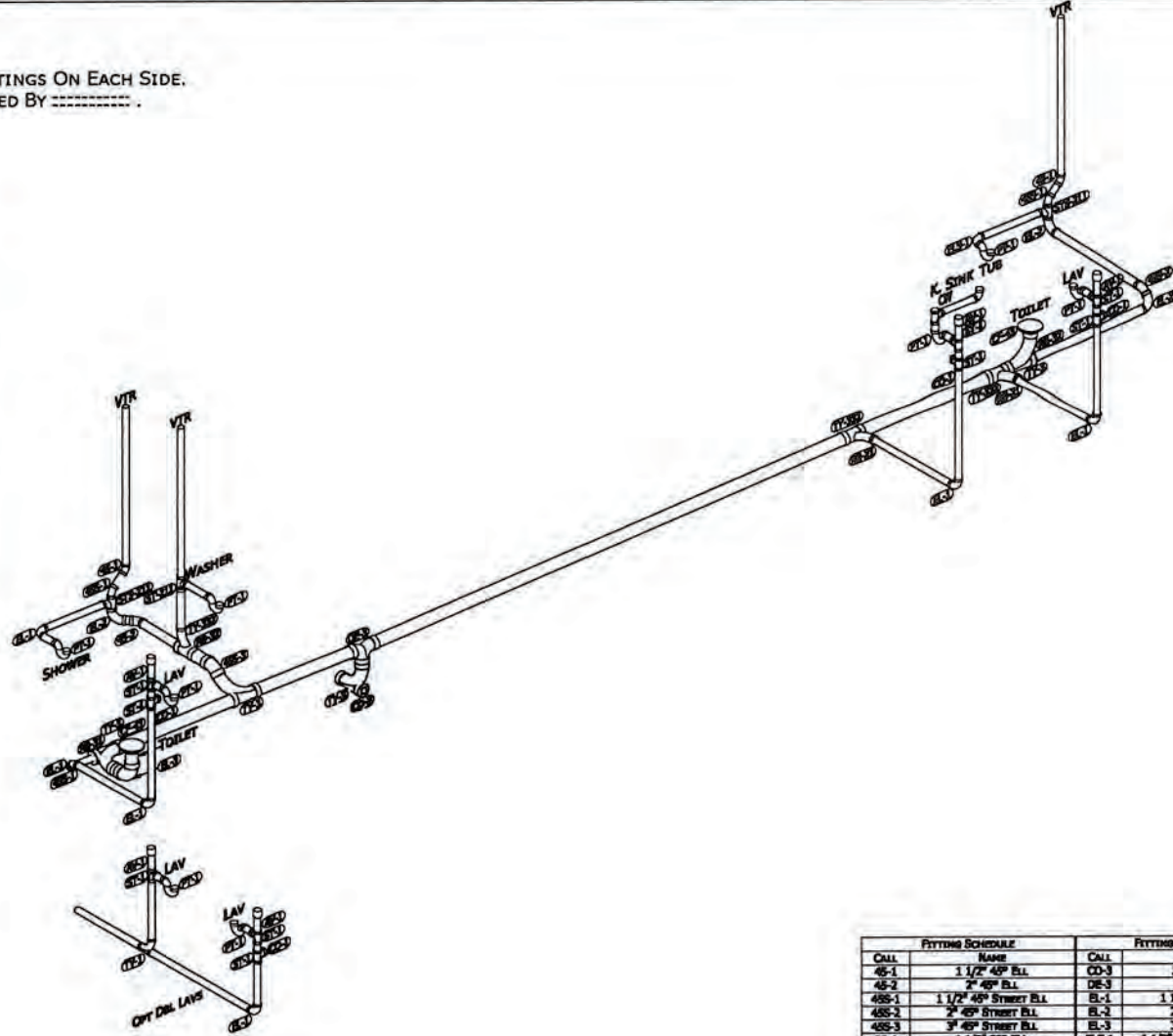
SHEET: PR-101
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NOTES:

1. PIPE SIZES DETERMINED BY FITTINGS ON EACH SIDE.
2. SITE INSTALLED PLUMBING NOTED BY -----.

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FITTING SCHEDULE		FITTING SCHEDULE		FITTING SCHEDULE	
CALL	NAME	CALL	NAME	CALL	NAME
45-1	1 1/2" 45° EL	CD-3	3" CLEANOUT	RB-31	3" x 1 1/2" BUSHING
45-2	2" 45° EL	DE-3	3" DBL EL	RB-32	3" x 2" BUSHING
45S-1	1 1/2" 45° STREET EL	EL-1	1 1/2" LY 90° EL	ST-1	1 1/2" Tee
45S-2	2" 45° STREET EL	EL-2	2" LY 90° EL	ST-211	2" x 1 1/2" x 1 1/2" Tee
45S-3	3" 45° STREET EL	EL-3	3" LY 90° EL	ST-211	2" x 1 1/2" x 1 1/2" STREET Tee
90-1	1 1/2" 90° EL	EL-S-1	1 1/2" LY 90° STREET EL	TY-1	1 1/2" LTTY
AV-1	1 1/2" AUTO VENT	PT-1	1 1/2" P-TRAP	TY-3	3" LTTY
CO-1	1 1/2" CLEANOUT	RB-21	2" x 1 1/2" BUSHING	TY-302	3" x 3" x 2" LTTY

CHAMPION HOME BUILDERS

750 W. BO RIVER RD., SUITE 1000 TROY, MI 48064
PHONE: 313-414-0000



MODIFICATION

PROJECT: 261-2444H22036
23'-4" x 44'-0"/32'-0"
2 Bd, 2 BTH

DRAWN BY: GAT
DATE: 12-08-22
SCALE: N.T.S.

TITLE: DRAIN LINE PLAN

FILENAME: 2444-02036
LAKS MANOR

SHEET: D-101

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Overall Check = **PASS** Shear Wall System A - Layout / Design Model#: 2444H22036

Wind Zone = **1**
Wind Load = **15** psf

Diaphragm Construction:
Diaphragm Type = **Gypsum Ceiling**
Foam Brand = **F-2100**
Minimum Width = **140** in
Max pif = **210** plf
Max. End Wall Reaction = **4,900** lbs
Max. Interior Reaction = **9,800** lbs
Max. Span = **48.00** ft.

Wall Construction:
Bottom Plate Thickness = **2x**
Top Plate Thickness = **2x**
Wall to Floor Joist = **#10 x 3.5"**
Wall to Ceiling Framing = **#10 x 3.5"**
Wall to Wall Fastener = **#10 x 3.50"**

Ground Tie Chart

Peir Height (ft.)	Near Beam Angle (Deg.)	Far Beam Angle (Deg.)	Ground Tie Spacing (ft)	Max. Spacing (ft.)
12	50.81		9.81	9'-9"
20	59.87		7.81	7'-9"
28	65.71	17.28	14.94	14'-11"
36	69.73	20.81	14.54	14'-6"
44	72.65	24.19	14.19	14'-2"
52	74.85	27.40	13.81	13'-9"
60	76.58	30.43	13.41	13'-4"
68	77.93	33.29	13.00	13'-0"

Module Width = **140** in
Number of Boxes = **2**
Wall Height = **96** in
Roof Pitch = **2.5** :12
Angle = **11.8** °
Roof Overhang = **5.25** in
Floor Joist Spacing = **16** in o.c.
Rim Joist Plies = **1**
Frame Spacing = **99.5** in
Beam Depth = **8** in
Open Porch = **0.00** ft.
Home Length = **44.00** ft.

Floor Construction:
Floor Joist Size = **2x6**
Floor Joist Species = **SPF**
Floor Joist Grade = **#2**
Structural Splice = **Yes**

Vertical Trib = **4.00** ft
King Post Height = **---** in.
Porch End Wall = **---**
Left End Wall Shear Wall
Dist. To Next SW = **44.00** ft.
Manual Input = **---**
Load to Shearwall = **1320.0** lbs

Vertical Trib = **4.00** ft
King Post Height = **---** in.
Porch End Wall = **---**
Shear Wall 2
Dist. To Next SW = **---** ft.
Manual Input = **---**
Load to Shearwall = **1320.0** lbs

Vertical Trib = **4.00** ft
King Post Height = **---** in.
Porch End Wall = **---**
Shear Wall 3
Dist. To Next SW = **---** ft.
Manual Input = **---**
Load to Shearwall = **0.0** lbs

Vertical Trib = **4.00** ft
King Post Height = **---** in.
Porch End Wall = **---**
Shear Wall 4
Dist. To Next SW = **---** ft.
Manual Input = **---**
Load to Shearwall = **0.0** lbs

Vertical Trib = **4.00** ft
King Post Height = **---** in.
Porch End Wall = **---**
Shear Wall 5
Dist. To Next SW = **---** ft.
Manual Input = **---**
Load to Shearwall = **0.0** lbs

** For manslope homes only*
Vertical Trib = **4.00** ft
King Post Height = **---** in.
Porch End Wall = **---**
Shear Wall 6
Manual Input = **---**
Load to Shearwall = **0.0** lbs

Panel Layout
From Module Edge = **4.00** in.
Panel Length = **133.00** in.
From Module Edge = **---** in.
Panel Length = **---** in.
Shearwall pif = **119.1** plf
Shearwall Panel = **Gypsum**
Gyp. Brand = **U.S.G.**
Fasteners = **Yes**
Adhesive = **PVA**
One Side or Two = **1**
Max. Shearwall pif = **247** plf

Panel Layout
From Module Edge = **4.00** in.
Panel Length = **40.75** in.
From Module Edge = **75.25** in.
Panel Length = **61.75** in.
Shearwall pif = **154.5** plf
Shearwall Panel = **Gypsum**
Gyp. Brand = **U.S.G.**
Fasteners = **Yes**
Adhesive = **PVA**
One Side or Two = **1**
Max. Shearwall pif = **247** plf

Panel Layout
From Module Edge = **---** in.
Panel Length = **---** in.
From Module Edge = **---** in.
Panel Length = **---** in.
Shearwall pif = **N/A** plf
Shearwall Panel = **---**
Gyp. Brand = **---**
Fasteners = **---**
Adhesive = **---**
One Side or Two = **---**
Max. Shearwall pif = **---** plf

Panel Layout
From Module Edge = **---** in.
Panel Length = **---** in.
From Module Edge = **---** in.
Panel Length = **---** in.
Shearwall pif = **N/A** plf
Shearwall Panel = **---**
Gyp. Brand = **---**
Fasteners = **---**
Adhesive = **---**
One Side or Two = **---**
Max. Shearwall pif = **---** plf

Panel Layout
From Module Edge = **---** in.
Panel Length = **---** in.
From Module Edge = **---** in.
Panel Length = **---** in.
Shearwall pif = **N/A** plf
Shearwall Panel = **Gypsum**
Gyp. Brand = **U.S.G.**
Fasteners = **Yes**
Adhesive = **PVA**
One Side or Two = **1**
Max. Shearwall pif = **247** plf

Panel Layout
From Module Edge = **---** in.
Panel Length = **---** in.
From Module Edge = **---** in.
Panel Length = **---** in.
Shearwall pif = **N/A** plf
Shearwall Panel = **---**
Gyp. Brand = **---**
Fasteners = **---**
Adhesive = **---**
One Side or Two = **---**
Max. Shearwall pif = **---** plf

*Construct per Note 5 on GED6.02.XX

*Construct per Note 5 on GED6.02.XX

*Construct per Note 5 on GED6.02.XX

Zone - ID	Z1-1
Jolst	1
Wall Scr.	8
SC O.C.	14 @ 10
SF O.C.	15 @ 9
Beam Lag	2

*May be 1 Jolst per Note 9.C. on SW90.00.04

Result = **PASS**

Zone - ID	Z1-2
Jolst	1
Wall Scr.	8
SC O.C.	15 @ 7
SF O.C.	18 @ 6
Beam Lag	2

*May be 1 Jolst per Note 9.C. on SW90.00.04

Result = **PASS**

Zone - ID	
Jolst	
Wall Scr.	
SC O.C.	
SF O.C.	
Beam Lag	

Result = **---**

Zone - ID	
Jolst	
Wall Scr.	
SC O.C.	
SF O.C.	
Beam Lag	

Result = **---**

Zone - ID	
Jolst	
Wall Scr.	
SC O.C.	
SF O.C.	
Beam Lag	

Result = **---**

Zone - ID	
Jolst	
Wall Scr.	
SC O.C.	
SF O.C.	
Beam Lag	

Result = **---**

Notes:

Notes:

Notes:

Notes:

Notes:

Notes:

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**APPLICATION ENGINEERING
FOR HEATING AND COOLING**CHAMPION HOMES
P.O. Box 2097
Lake City, FL 32056Manufacturer's Model #: 261-2444H22036
HVAC System Type: OVERHEAD GRAD FLEX FOR EXT PACKAGE UNITPrepared By LaSalle Air Systems 12/22/2022 (Method & Output © 2022)
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Calculations on this page are based on design standards set forth in ASHRAE and ACCA Manuals J Rev 8.2 and D Rev 1.1. System registers are located for best distribution based on Manual T. Design calculations are based on worst case orientation. Room loads may vary based on actual conditions.

ENTIRE HOUSE VALUES - DESIGN ZONE: 1 (HUD) 30N Latitude

COOLING LOAD: 22,693 Btuh for Outside Temp/Humidity of 95 ° F (35 C)/ 49% and Inside reduced to 75 ° F (23 C)/ 50%

HEATING LOAD: 27,411 Btuh based on outside temp of 10 ° F (-13 C) with inside temp raised to 72 ° F (22 C)

OVERALL HEAT LOSS COEFFICIENT: 0.092 Crawlspacse is not heated by the primary air handler.

CONSTRUCTION DETAILS & U / SHGC VALUES: (11+Non-ins Rim - 11 - 22)

Total Cond. Floor Area:	886.67 s.f.	TRUE Outside Perimeter:	134.67 ft	Net Roof Area (less ducts):	806.9 s.f.
Level 1 Ceiling:	96 to 96 in.	Level 2 Ceiling:	0 to 0 in.	Level 3 Ceiling:	0 to 0 in.
Primary Wall Area:	963.14 s.f. (Net)	Dark Roof(U):	0.043	FLOOR DUCTS (U):	n/a Duct TEL
Secondary Wall Area:	0.00 s.f. (Net)	Prim Wall (U):	0.091	ATTIC DUCTS (U):	0.238 393.5 ft
TOTAL Low-E window	63.54 s.f.	Sec Wall (U):	0.045	EXT. DUCTS (U):	0.125
TOTAL S.G.D.	0.00 s.f.	Exp Floor(U):	0.086	INFLOOR DUCT AREA:	0 S.F. @ 52.4 TD/ 29 TD
TOTAL Shaded Low-E wi	12.71 s.f.	Low-E wi	0.300 / 0.29	ATTIC DUCT AREA:	113.8 S.F. @ 102 TD/ 92.6 TD
TOTAL Skylite	0.00 s.f.	S.G.D.	0.360 / 0.36	EXT. DUCT AREA:	109.96 S.F. @ 102 TD/ 48 TD
TOTAL Door1 Area:	37.94 s.f.	Shaded L	0.300 / 0.05	PEOPLE:	3 3422.1 Btuh Total Appliances
TOTAL Door2 Area:	0.00 s.f.	Skylite	0.460 / 0.75	FIREPLACES:	0
All Glass % of Floor:	8.60 %	Door 1:	0.360	DUCT GAIN: @ Average	3683 Btuh
All Glass % of Wall:	7.08 %	Door 2:	0.670	DUCT LOSS:	6083 Btuh
Mech. Ventilation per MHCSS 3280.103(b):		50 cfm		Summer Infiltr (7.5 mph):	25.7 cfm
LATENT GAIN:	4995 Btuh	Altitude:	40 ft	Winter Infiltration (15 mph):	48.4 cfm @ Semi-Tight

ROOM BY ROOM VALUES:Heat Exiting Furnace: 99 deg A/C Exiting : 50 deg
Actual heating and cooling required in each room and
flow set to maximum of either heating or cooling987.8 FPM, max velocity in trunk #: 2
0.17 Max pressure at A/H

ROOM NAME	HEATING LOSS (Btu)	COOLING GAIN (Btu)	CFM DIST	Cooling Air Values for 2.5 ton unit		Heating Air Values for 56 10.0 KW 80 % Gas/Oil Elec			Maximum A/C capacity per MHCSS 3280.715 Calibrated Blower Test Btuh (alt adj)	
				CFM	Btuh	CFM	Btuh	E		Btuh
Living Room h	7,376	6,713	221	287	8,099	274	12,148	9,179	11,658	
Primary Bedroom h	4,259	3,651	128	195	5,504	187	8,257	6,238	7,904	
Primary Bath h	2,334	1,628	70	95	2,682	91	4,023	3,040	3,886	
Utility h	1,931	1,391	58	36	1,008	34	1,511	1,142	1,458	
WIC h	973	606	29	34	953	32	1,429	1,080	1,379	
Dining c	2,068	2,068	74	98	2,762	94	4,143	3,131	4,002	
Kitchen h	2,429	1,750	73	94	2,655	90	3,982	3,009	3,846	
Bath #2 h	1,541	1,018	46	32	894	30	1,341	1,013	1,294	
Bedroom #2 h	4,501	3,869	135	192	5,399	183	8,099	6,119	7,753	
TOTALS	27,411	22,693	833	1,063	29,956	1,015	44,934	33,950	43,180	

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Furnace Certification Calculation

MHCSS 3280.510(b) and (c)

Manufacturer: CHAMPION HOMES
P.O. Box 2097
Lake City, FL 32056

Model #: 261-2444H22036
HVAC System Type: OVERHEAD GRAD FLEX FOR EXT PACKAGE UN
Design Zone: 1 (HUD) 30N Latitude

Prepared by LaSalle Air Systems 12/22/2022

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DESIGN CONDITIONS

Nearest major city: Jacksonville, FL				
Design Conditions:	Winter Outside:	17 F	Summer Outside:	96 F
	Winter Inside:	72 F	Summer Inside:	75 F

ENTIRE HOUSE HEATING LOAD: 24,469 Btuh

Furnace Model	Furnace Output (btuh)	Certification Temperature	Operating Economy Temp
G056	44,934	-31.0	-0.7
G070	55,918	-55.7	-18.0
G077	61,909	-69.2	-27.4
G090	71,894	-91.6	-43.1
E3EB-10KW	33,950	-6.3	16.6
E3EB-12KW	40,740	-21.6	5.9
E3EB-15KW	50,925	-44.5	-10.1
E3EB-17KW	57,715	-59.7	-20.8
E3EB-20KW	67,900	-82.6	-36.8
E3EB-23KW	78,085	-105.5	-52.9

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Furnace Certification Calculation

MHCSS 3280.510(b) and (c)

Manufacturer: CHAMPION HOMES
P.O. Box 2097
Lake City, FL 32056

Model #: 261-2444H22036
HVAC System Type: OVERHEAD GRAD FLEX FOR EXT PACKAGE UN
Design Zone: 1 (HUD) 33N Latitude

Prepared by LaSalle Air Systems 12/22/2022

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DESIGN CONDITIONS

Nearest major city: Macon, GA				
Design Conditions:	Winter Outside:	19 F	Summer Outside:	95 F
	Winter Inside:	72 F	Summer Inside:	75 F

ENTIRE HOUSE HEATING LOAD: 23,543 Btuh

Furnace Model	Furnace Output (btuh)	Certification Temperature	Operating Economy Temp
G056	44,426	-30.0	0.0
G070	55,286	-54.5	-17.1
G077	61,209	-67.8	-26.5
G090	71,082	-90.0	-42.0
E3EB-10KW	33,566	-5.6	17.1
E3EB-12KW	40,280	-20.7	6.5
E3EB-15KW	50,350	-43.3	-9.3
E3EB-17KW	57,063	-58.5	-19.9
E3EB-20KW	67,133	-81.1	-35.8
E3EB-23KW	77,203	-103.8	-51.7

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Furnace Certification Calculation

MHCSS 3280.510(b) and (c)

Manufacturer: CHAMPION HOMES
P.O. Box 2097
Lake City, FL 32056

Model #: 261-2444H22036
HVAC System Type: OVERHEAD GRAD FLEX FOR EXT PACKAGE UN
Design Zone: 1 (HUD) 31N Latitude

Prepared by LaSalle Air Systems 12/22/2022

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DESIGN CONDITIONS

Nearest major city: Baton Rouge, LA				
Design Conditions:	Winter Outside:	27 F	Summer Outside:	95 F
	Winter Inside:	72 F	Summer Inside:	75 F

ENTIRE HOUSE HEATING LOAD: 20,271 Btuh

Furnace Model	Furnace Output (btuh)	Certification Temperature	Operating Economy Temp
G056	44,959	-29.8	0.1
G070	55,949	-54.2	-16.9
G077	61,943	-67.5	-26.3
G090	71,934	-89.7	-41.8
E3EB-10KW	33,969	-5.4	17.2
E3EB-12KW	40,763	-20.5	6.7
E3EB-15KW	50,953	-43.1	-9.2
E3EB-17KW	57,747	-58.2	-19.7
E3EB-20KW	67,938	-80.8	-35.6
E3EB-23KW	78,128	-103.4	-51.4

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Furnace Certification Calculation

MHCSS 3280.510(b) and (c)

Manufacturer: CHAMPION HOMES
P.O. Box 2097
Lake City, FL 32056

Model #: 261-2444H22036
HVAC System Type: OVERHEAD GRAD FLEX FOR EXT PACKAGE UN
Design Zone: 1 (HUD) 33N Latitude

Prepared by LaSalle Air Systems 12/22/2022

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DESIGN CONDITIONS

Nearest major city: Columbia, SC				
Design Conditions:	Winter Outside:	21 F	Summer Outside:	95 F
	Winter Inside:	72 F	Summer Inside:	75 F

ENTIRE HOUSE HEATING LOAD: 22,732 Btuh

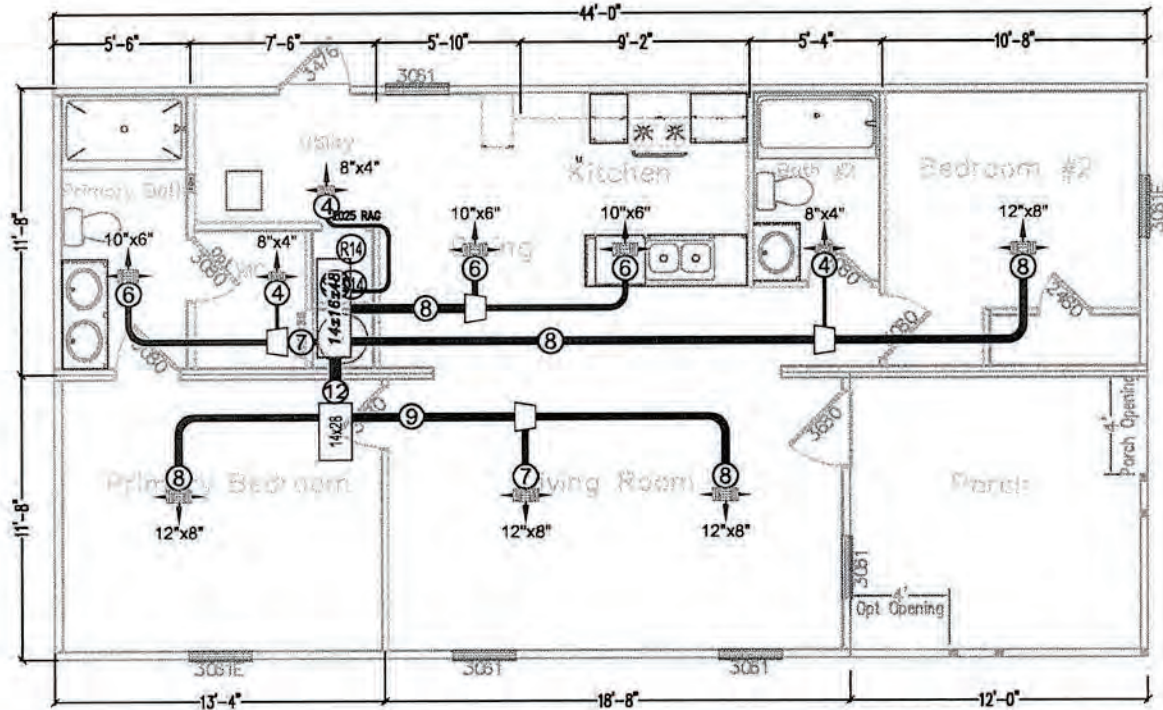
Furnace Model	Furnace Output (btuh)	Certification Temperature	Operating Economy Temp
G056	44,589	-30.0	0.0
G070	55,489	-54.5	-17.1
G077	61,434	-67.8	-26.5
G090	71,343	-90.1	-42.0
E3EB-10KW	33,690	-5.6	17.1
E3EB-12KW	40,428	-20.7	6.5
E3EB-15KW	50,535	-43.4	-9.4
E3EB-17KW	57,273	-58.5	-19.9
E3EB-20KW	67,380	-81.2	-35.8
E3EB-23KW	77,486	-103.8	-51.7



LaSalleBristol
 Manufacturing
 Engineered System Using
 Overhead Graduated Flex
 Ducts w/ Ceiling Diffusers
 for Up-Flow Split A/C

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CHAMPION
HOME BUILDERS
 785 W. 5th MEADOW ROAD, SUITE 1600 TROY, MI 48064
 PHONES 248-614-8200

MODIFICATIONS

PROJECT:
 261-2444H22036
 -4" x 44'-0" / 32'-
 2 Bd, 2 Bth
 DRAWN BY: AT
 DATE: 12-08-22
 SCALE: 1/4" = 1'-0"

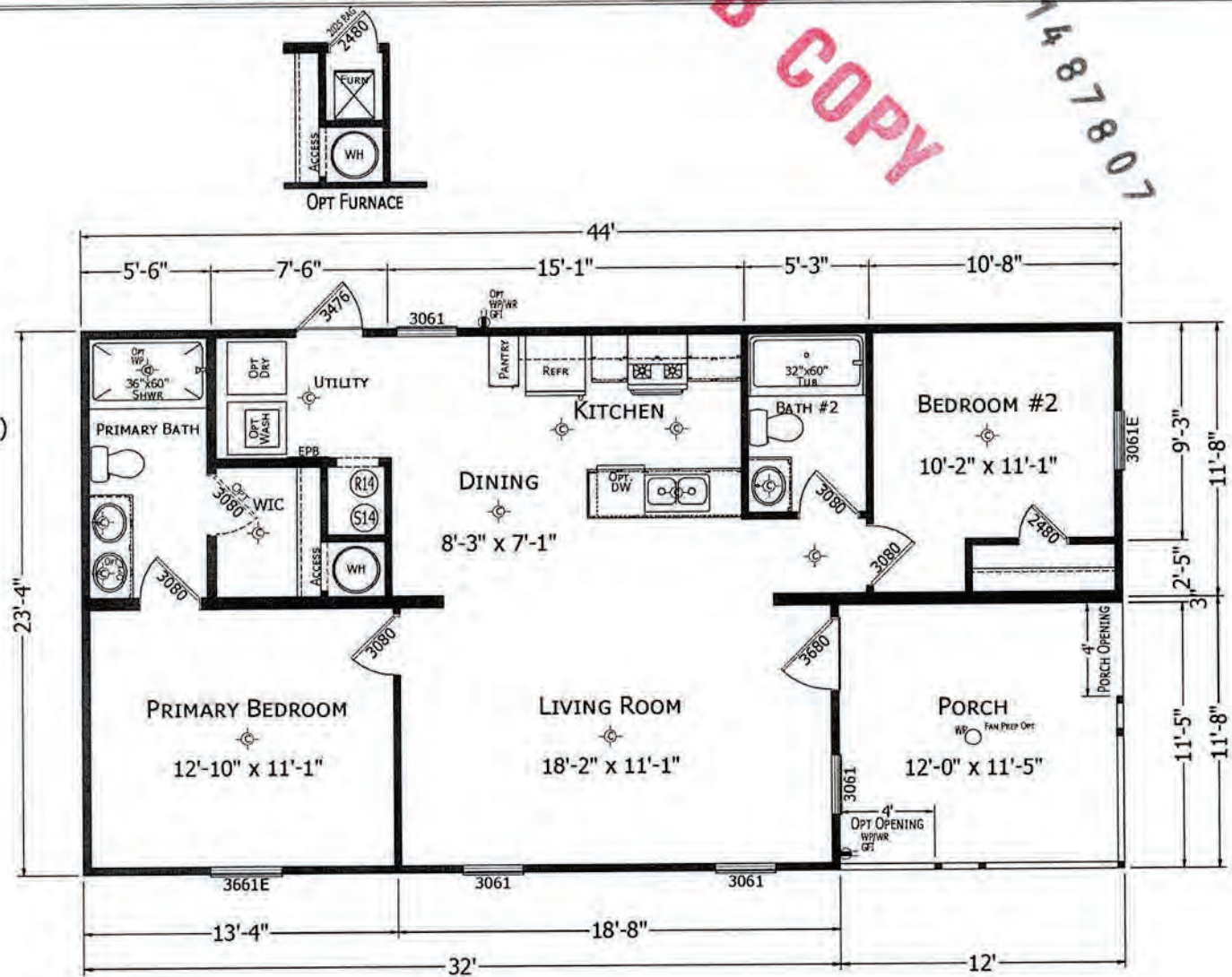
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 FILENAME: 261-2444H22036-HVAC
 Like Memo

SHEET: FURN
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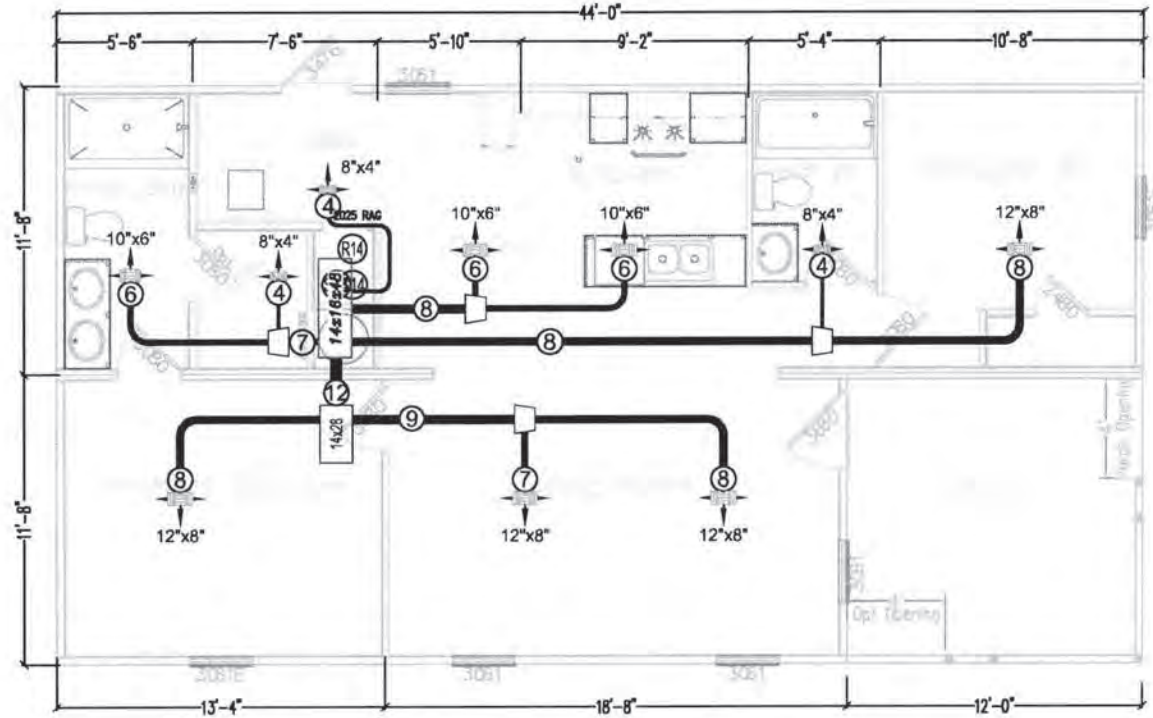
261-2444H22036
 2 BEDROOM, 2 BATH
 23'-4" x 44'-0"
 890 SQ FT (CONDITIONED)
 137 SQ FT (PORCH)
 1,027 SQ FT (TOTAL)



CHAMPION HOME BUILDERS <small>750 W. 800 BEAVER ROAD, SUITE 1000 TROY, MI 48064 PHONE: 248-614-8200</small>	MODIFICATIONS	PROJECT: 261-2444H22036 23'-4" x 44'-0"/32'-0" 2 BD, 2 BTH	TITLE: LITERATURE PLAN	SHEET: L-101
		<small>DRAWN BY: GAT DATE: 12-08-22 SCALE: 7/32" = 1'-0"</small>	<small>FILENAME: 2444-22036 LAKE MANOR</small>	<small>PROPRIETARY AND CONFIDENTIAL THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL PROPERTY AND CONFIDENTIAL MATERIALS OF CHAMPION COPYRIGHT © 1978-2022 BY CHAMPION</small>



LaSalleBristol
 Manufacturing
 Engineered System Using
 Overhead Graduated Flex
 Ducts w/ Ceiling Diffusers
 for Up-Flow Split A/C



1487807

COPY

CHAMPION
HOME BUILDERS

786 W. BIG BEAVER ROAD, SUITE 1000 TROY, MI 48064
 PHONE: 734-614-2300

MODIFICATIONS

PROJECT: 267-2444H22036
 -4' x 44'-0" / 32'-0"
 2 Bd, 2 Bth

DRAWN BY: AAT
 DATE: 12-08-22
 SCALE: 1/4" = 1'-0"

TITLE: MECHANICAL
 PLAN

FILENAME: 267-2444H22036-HVAC
 Luke Minor

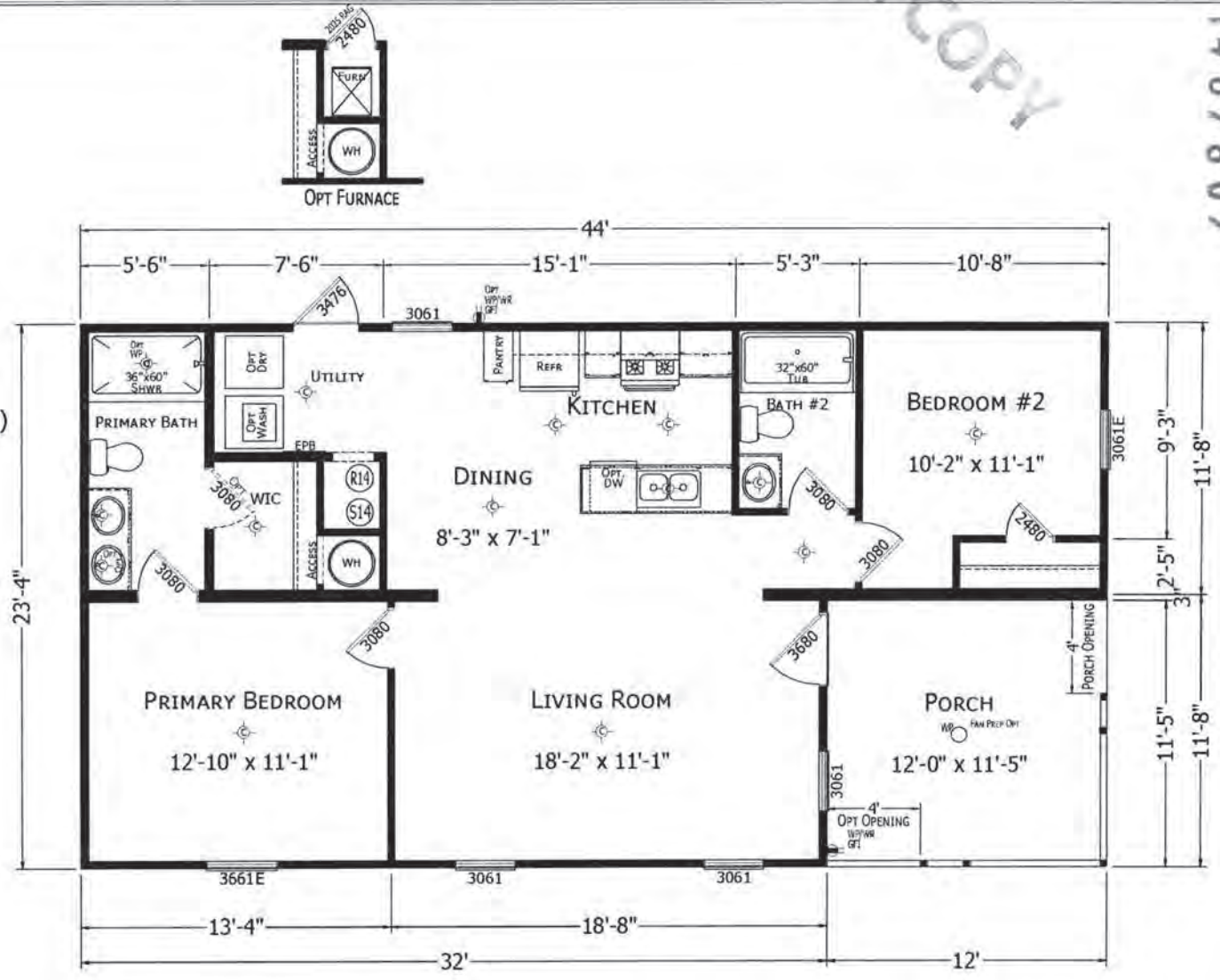
SHEET: FURN

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FILE COPY

1487807

261-2444H22036
 2 BEDROOM, 2 BATH
 23'-4" x 44'-0"
 890 Sq Ft (CONDITIONED)
 137 Sq Ft (PORCH)
 1,027 Sq Ft (TOTAL)



CHAMPION
HOME BUILDERS

755 W. 80 BEAVER ROAD, SUITE 1000 TROY, MI 48064
 PHONE: 313-414-8300

MODIFICATIONS

PROJECT: 261-2444H22036
 23'-4" x 44'-0"/32'-0"
 2 BD, 2 BTH
 DRAWN BY: GAT
 DATE: 12-08-22
 SCALE: 7/32" = 1'-0"

TITLE: LITERATURE PLAN
 SHEET: 2444-22036
 JAWI: MEXOR

SHEET: L-101
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 WORK OF CHAMPION HOME BUILDERS AND ARE NOT TO BE REPRODUCED
 OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CHAMPION
 HOME BUILDERS.

148 7807



JOHN C. EMERSON, CFA
HERNANDO COUNTY PROPERTY APPRAISER

PHONE: (352) 754-4190

WEBSITE: www.hernandocounty.us/pa

◆ ADDRESSING OFFICE ◆

7525 Forest Oaks Blvd., Spring Hill, Florida 34606-2400

Fax: (352) 688-5060

"To Serve & Assess With Fairness!"

September 30, 2024

Welcome from the Addressing Office,

Our office is responsible for assigning all addresses and roadway names throughout the County. In providing these services, **"Every Second Counts in Emergency Response!"** To create new addresses, there is a nominal fee of \$20.00 per address. This fee covers the creation and maintenance of the addresses along with notification to E-911. This is your receipt.

Address Number/Roadway Name: 12303 KNUCKEY RD

Key Number: 1012273

Parcel: R29-221-18-2660-00G0-0020

****PLEASE NOTE: If this address is for a corner lot, an acreage parcel, or if the site plan changes at a later date, the address is subject to change. It is your responsibility to provide additional copies of this receipt when necessary. Also, it is imperative that this address be posted as follows:**

Unincorporated County- At the entrance to the property, as well as horizontally on the structure in numbers that are **four (4) inches** in height for Residential, **six (6) inches** in height for Commercial, in a color contrasting to the background of the surface

Incorporated City- On or near the structure as described in the Code of Ordinances for the City of Brooksville, Sec. 74-94, in numbers that are **three (3) inches** in height for Residential, **six (6) inches** in height for Commercial in a color contrasting to the background of the surface

If you have any questions regarding this matter, please feel free to contact me at (352) 754-4190, ext. 25039.

Sincerely,

Cassandra Allain

Addressing Technician

<p>Dept.: 1 X 1</p> <p>Amount: NO CHARGE - MH</p>

AMT Screens - ICKLM

Requested by cpoole - BCC11451
18 September 2024 at 11:20:37

INSPECTION CHECK LIST

ALT-KEY

FUNCTION DATA GO TO BAPLT 1012273

MENU ADD INQUIRE CHANGE DELETE FIRST NEXT PRIOR LAST SEARCH

APPL: 1487807 DATE: 08-30-2024 PER #: 0000000 DATE:

NAME: SANITATE MARY ANN

DESCR: LEISURE RETREATS UNIT 1

LOC: IF at CO: BLK G LOT 2
USE: M1 MOBILE HOME OTHER LESS S 5 FT FOR RD R/W
B-NM: ALL PHASE BUILDING CONCEPTS INC ORB 495 PG 143

CALLED BY: DATE: 0 TIME: 0 SCHED. DATE: 0 LIC: CBC1258446

SEL	TYPE	NUMBER	DESCRIPTION	SEL	TYPE	NUMBER	DESCRIPTION
<input type="checkbox"/>	BTD		BLOCK AND TIE DOWN	<input type="checkbox"/>	FELEC		FINAL ELECTRIC
<input type="checkbox"/>	FPLBG		FINAL PLUMBING	<input type="checkbox"/>	FMECH		FINAL MECHANICAL
<input type="checkbox"/>	FMH		FINAL MOBILE HOME	<input type="checkbox"/>	RDRIV		ROUGH DRIVEWAY
<input type="checkbox"/>	FDRIV		FINAL DRIVEWAY	<input type="checkbox"/>			
<input type="checkbox"/>				<input type="checkbox"/>			
<input type="checkbox"/>				<input type="checkbox"/>			
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<input type="checkbox"/>				<input type="checkbox"/>			

NOTES:

LAST UPDATE: DATE 09-18-2024 OPERATOR CHRIS POOLE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL FOR ALL REQUIRED INSPECTIONS. THIS LIST IS FOR REFERENCE ONLY.

Application No.: <u>1487807</u>	Approved per County Landscape Ordinance (Department use only)
Lot/Block/Unit/Subdivision: <u>Wespire Retreats Unit 1, BTK G, LOT 2</u>	Date: <u>9/17/24</u>
Owners Name: <u>Sanitate</u>	Name: <u>J May</u>
Address: <u>12303 Kinkley Rd</u>	Trees Required: <u>13</u>

**LANDSCAPING CLEARING PLAN
APPLICATION**

Square footage of property (must match property appraisers) 38,989 SF
 Percentage of natural vegetation preserved 50 %
 Number of existing Specimen or Majestic trees 0
 Number of Specimen or Majestic trees proposed for removal 0

NOTE: ANY SPECIMEN OR MAJESTIC TREE MUST BE GRANTED A PROTECTED TREE REMOVAL PERMIT PRIOR TO THE REMOVAL.


Please acknowledge by ****initialing**** in spaces below.

No more than 50% percent of the landscaped areas can be irrigated turf grass. RS
 SPECIMEN TREE- A tree with a DBH of eighteen (18) inches or greater but less than thirty-six (36) inches. RS
 MAJESTIC TREE- A tree with a DBH of thirty-six (36) inches or greater. Palm trees shall be excluded. RS
 Trees to be planted must be a minimum size of two (2) inches in caliper and half must be shade trees. RS

I, understand that this is a synopsis of Ordinance 2008-02, which was adopted by the Board of County Commissioners and is not inclusive of all landscape requirements and restrictions contained in the Ordinance. These requirements are subject to amendment by the BCC. I, also understand it is the applicant's responsibility to ensure that all sections of Ordinance 2008-02 are complied with. RS

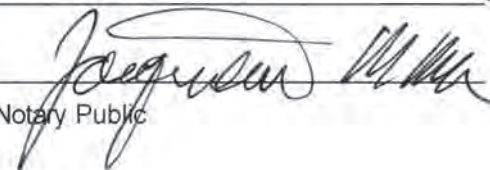
Signature of Owner

OR



Contractor

State of FL County of Hernando
 The foregoing instrument was acknowledged before me this 17th day of Sept, 2024,
 By Rick Studley, who is () personally known to me or who () has produced
 _____ as identification.



Notary Public

