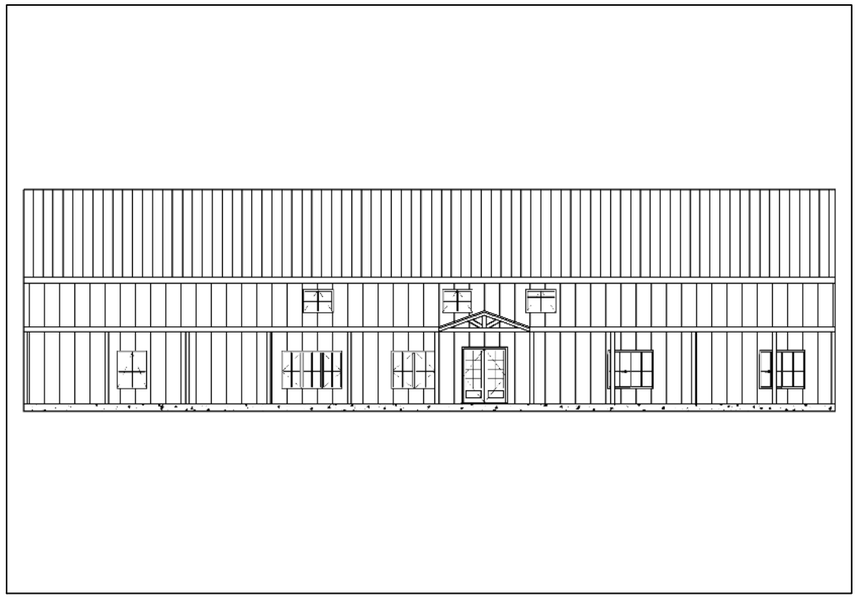
SCOPE OF WORK

THE SCOPE OF WORK PROPOSES: CONSTRUCTING NEW SINGLE-FAMILY HOME, INCLUDING FOUNDATION, FRAMING, ROOFING, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. WORK INCLUDES ALL STRUCTURAL, ARCHITECTURAL, AND FINISH COMPONENTS AS PER APPROVED PLANS & SPECIFICATIONS. SITE PREPARATION, GRADING, AND UTILITY CONNECTIONS WILL BE COMPLETED IN ACCORDANCE WITH LOCAL CODES. HOME WILL BE BUILT TO MEET ALL APPLICABLE FLORIDA BUILDING CODE REQUIREMENTS AND ENERGY EFFICIENCY STANDARDS.

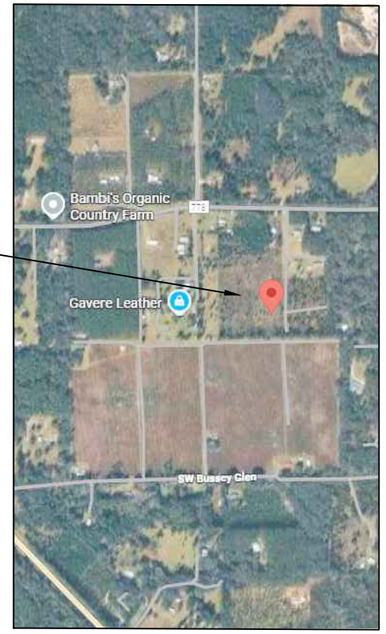
2678 SW CR 778, FORT WHITE, FL, 32038

NEW CONSTRUCTION

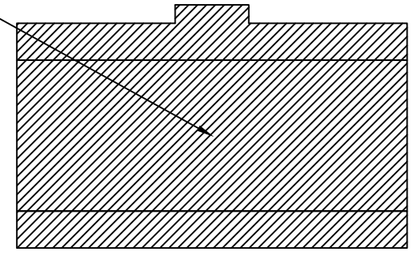
APPROVED PRODUCTS LIST			
COMPONENT	TYPE	MANUFACTURER	APPROVAL #
WINDOWS	TWIN & TRIPLE CASEMENT WINDOWS (NON-IMPACT)	YKK AP	FL# 10828.3
WINDOWS	STYLEVIEW HORIZONTAL SLIDING WINDOW (NON-IMPACT)	YKK AP	FL# 12286.2
DOORS	MULTI-SLIDE VINYL PATIO DOOR (NON-IMPACT)	SIMONTON	FL# 41795.1
DOORS	OPAQUE COMPOSITE EDGE FIBERGLASS SINGLE SWING DOOR (IMPACT)	THERMA-TRU	FL# 20470.1
CLADDING	METAL PANELS INSTALLED OVER SOLID SHEATHING	TRI COUNTY METALS	FL# 36904.2
UNDERLAYMENT	ZIP UNDERLAYMENT AND FLASHING	HUBER ENGINEERED WOODS LLC	FL# 17146.1
SHEATHING	COMBINATION WALL SHEATHING & WATER RESISTANT BARRIER	HUBER ENGINEERED WOODS LLC	FL# 17147.1
ROOF COVERING	METAL PANELS INSTALLED OVER SOLID SHEATHING	TRI COUNTY METALS	FL# 36904.2
RIDGE VENT	LINEAR ROOF RIDGE VENTILATION	GLICK METALS LLC	FL# 39250.1
SOFFIT	ALUMINUM SOFFIT PANEL	PETERSEN ALUMINUM CORP.	FL# 23157.1



PROJECT LOCATION



BUILDING AREA



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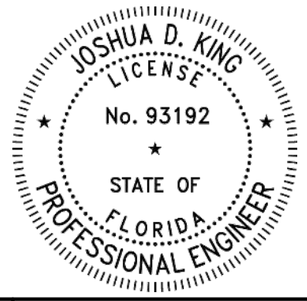
DT-01 & DT-06	DETAILS

CODES AND DESIGN CRITERIA

ALL CONSTRUCTION ACTIVITIES MUST ADHERE TO THE BUILDING AND DESIGN CODES SPECIFIED IN THESE DOCUMENTS. THE PROJECT DOCUMENTS MAKE REFERENCE TO THE FOLLOWING CODES AND STANDARDS, UNLESS EXPLICITLY STATED OTHERWISE:

- FLORIDA BUILDING CODE (FBC) 8TH EDITION - RESIDENTIAL
- FLORIDA BUILDING CODE (FBC) 8TH EDITION - ACCESSIBILITY
- FLORIDA BUILDING CODE (FBC) 8TH EDITION - ENERGY CONSERVATION
- FLORIDA BUILDING CODE (FBC) 8TH EDITION - MECHANICAL
- FLORIDA BUILDING CODE (FBC) 8TH EDITION - PLUMBING
- FLORIDA FIRE PREVENTION CODE (FFPC) 8TH EDITION
- NATIONAL ELECTRIC CODE (NEC) 2020 EDITION
- AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) ASCE 7-16: "MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES"
- AMERICAN CONCRETE INSTITUTE (ACI), ACI 318-14: "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), "STEEL CONSTRUCTION MANUAL, 2017" - 15TH EDITION
- FLORIDA ALUMINUM ASSOCIATION (FAA) ALUMINUM CONSTRUCTION MANUAL
- NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION - 2018
- WOOD FRAME CONSTRUCTION MANUAL (WFCM) FOR ONE AND TWO-FAMILY DWELLINGS - 2018



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NO.	DATE	REVISION	BY

JEROTHEN'S HOME INSPECTION

	INIT.
DRAWN BY	JK
DESIGNED BY	JK
CHECKED BY	-

2678 SW CR 778, FORT WHITE, FL, 32038

COVER

SCALE: N.T.S

PROJECT NO: JB-052

CAD FILE: Proposed Home.dwg

SHEET: **CV-01**

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C:\Stuff\Business\Home Inspection\Clients\2678 SW County Road 778, Fort White, Fl, 32038 (2nd Story Barndominium)

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GENERAL NOTES

1. STRUCTURAL WORK SHALL BE DONE WITH THE LATEST FLORIDA BUILDING CODE (FBC 2023 8TH EDITION).
2. THE MOST STRINGENT REQUIREMENTS APPLY IN CASE OF CONFLICT BETWEEN STANDARDS, LOCAL CODES, AND THESE DRAWINGS.
3. OBTAIN ALL REQUIRED PERMITS FOR THE PROPER LEGAL EXECUTION OF THE WORK DESCRIBED IN THESE DRAWINGS.
4. CONTRACTOR TO PROVIDE A CONTINUOUS LOAD PATH FROM RAFTERS TO FOUNDATION FOR ALL NEW CONSTRUCTION AND PROPER SHORING/RESHORING OF LOAD-BEARING ELEMENTS DURING CONSTRUCTION.
5. ALL DIMENSIONS INDICATED ON THESE DRAWINGS ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION.
6. CONTACT THE ENGINEER OF RECORD (EOR) IF ANY UNFORESEEN CONDITIONS ARE ENCOUNTERED. FAILURE BY THE CLIENT OR CONTRACTOR TO NOTIFY THE EOR, RELIEVES THE EOR OF THE COST OF REMEDYING THE DEFECT.
7. THE EOR SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OVER THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, NOR WILL THE EOR BE RESPONSIBLE FOR CONTRACTOR'S SAFETY PRECAUTIONS OR FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THESE DRAWINGS. FURTHERMORE, THE EOR SHALL NOT BE RESPONSIBLE FOR THE ERROR AND OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OF THEIR RELATED AGENTS.
8. CONSTRUCTION ACTIVITIES MAY BE SUBJECT TO REGULAR INSPECTIONS. CONTRACTOR SHALL MAINTAIN RECORDS FOR FUTURE REFERENCE.

DESIGN LOADS

• LIVE LOAD - HABITABLE	40 PSF
• ROOF LIVE LOAD	20 PSF
• ROOF DEAD LOAD	13 PSF
• CEILING LIVE LOAD	10 PSF
• CEILING DEAD LOAD	2 PSF
• GUARDS & IN-FILL	50 PSF
• GARAGES	50 PSF

FOUNDATIONS

1. FOUNDATION DESIGN BASED ON PRESUMPTIVE LOAD-BEARING VALUES SPECIFIED IN FBC TABLE R401.4.1.
2. A GEOTECHNICAL REPORT HAS NOT BEEN PROVIDED AT THIS TIME. FOUNDATION DESIGN IS BASED ON AN ASSUMED 2,000 PSF MINIMUM SOIL BEARING PRESSURE. GEOTECHNICAL ENGINEER SHALL BE CONSULTED IF UNSATISFACTORY SOIL CONDTIONS ARE PRESENT.
3. PROVIDE TESTING ON SOIL COMPACTION PRIOR TO CONCRETE PLACEMENT OPERATIONS. SOIL COMPACTION SHOULD ACHIEVE 95% MODIFIED PROCTOR DENSITY.
4. BEARING SOILS SHALL BE FREE OF ORGANIC MATERIAL AND FREE OF WATER PRIOR TO CONCRETE PLACEMENT.
5. FOUNDATIONS SHALL BE ALLOWED TO SETTLE PRIOR TO VERTICAL CONSTRUCTION.
6. SOIL SHALL BE TREATED FOR SUBTERRANEAN TERMITES FOR NEW CONSTRUCTION & FOUNDATION WORK. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED IN ACCORDANCE WITH THE RULES & LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
7. CONTRACTOR SHALL NOTIFY BUILDING DEPARTMENT FOR REQUIRED INSPECTIONS PRIOR TO CONCRETE PLACEMENT.

CONCRETE

1. EXECUTION OF CAST-IN-PLACE CONCRETE WORK MUST ADHERE TO THE GUIDELINES OUTLINED IN THE ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
2. CAST-IN-PLACE CONCRETE IS REQUIRED TO BE OF NORMAL WEIGHT STRUCTURAL CONCRETE, POSSESSING A 28-DAY COMPRESSIVE STRENGTH (F'_C) OF 3,000 PSI.
3. CONCRETE FOR FOOTINGS SHOULD MAINTAIN A MAXIMUM WATER-TO-CEMENT (W/C) RATIO OF 0.50, WHILE A RATIO OF 0.45 IS SPECIFIED FOR ALL OTHER CONCRETE.
4. DEFORMED REINFORCING BARS MUST MEET THE STANDARDS OF ASTM A615, GRADE 40, WITH A YIELD STRENGTH (F/Y) OF 40 KSI. LAP REINFORCEMENT SHOULD BE 48 BAR DIAMETERS UNLESS OTHERWISE INDICATED, AND THE STANDARD HOOK LENGTH EQUALS 12 BAR DIAMETERS UNLESS SPECIFIED OTHERWISE.
5. PROVIDE CORNER BARS AT FOOTING & BEAM CORNER LOCATIONS, MATCHING HORIZONTAL SIZE W/ 25" MINIMUM LAP SPLICE LENGTH.
6. REINFORCEMENT SHALL MAINTAIN 3" OF COVER AT LOCATIONS EXPOSED TO EARTH, 2" AT LOCATIONS EXPOSED TO WEATHER, AND 1 $\frac{1}{2}$" AT INTERIOR LOCATIONS.
7. WELDED WIRE FABRIC (WWF) IS TO CONFORM TO ASTM A185. DURING CONCRETE PLACEMENT, PROVIDE SUPPORT TO WWF USING CHAIRS TO ENSURE MID-DEPTH PLACEMENT IN THE SLAB. ALTERNATIVELY, FIBER-REINFORCED CONCRETE (FRC) MAY BE UTILIZED IN LIEU OF WWF.
8. PROVIDE $\frac{1}{4}$ DEPTH SAW-CUT EXPANSION JOINTS FOR CONCRETE SLABS SPACED NO MORE THAN 18' O.C. EACH WAY
9. ICC APPROVED ADHESIVE SHALL AFFIX PROPOSED DOWELS TO EXISTING CONCRETE SLAB. ADHESIVE ANCHORING SHALL FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS. EXISTING REBAR SHALL BE LOCATED BY NON-DESTRUCTIVE METHODS.
10. EXTERIOR & GARAGE SLABS SHALL SLOPE $\frac{1}{8}$" PER FOOT AWAY FROM BUILDING
    THE DESIGN, CONSTRUCTION, AND SAFETY VERIFICATION OF ALL CONCRETE FORMWORK ARE THE RESPONSIBILITY OF THE CONTRACTOR.

MASONRY

1. THE CONSTRUCTION OF CONCRETE MASONRY MUST ALIGN WITH THE STANDARDS SET FORTH IN TMS 402/602-16, WHICH OUTLINES THE BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.
2. THE CONCRETE MASONRY'S MINIMUM COMPRESSIVE STRENGTH (F_M) IS REQUIRED TO BE 1,500 PSI.
3. CONCRETE BLOCKS ARE TO BE OF NORMAL WEIGHT (WITH A MINIMUM DENSITY OF 125 PCF) AND MUST CONFORM TO ASTM C90.
4. MORTAR MUST BE OF TYPE S OR M, CONFORMING TO ASTM C476.
5. GROUT USED FOR CONCRETE MASONRY SHOULD POSSESS A MINIMUM COMPRESSIVE STRENGTH (F_C) OF 3,000 PSI. FOR MASONRY CELL FILL, THE GROUT MUST MAINTAIN A MINIMUM WATER-TO-CEMENT (W/C) RATIO OF 0.60.
6. CMU SHALL BE LAID IN RUNNING BOND, UNLESS OTHERWISE NOTED W/ VERTICAL JOINTS STAGGERED MIN. $\frac{1}{4}$ UNIT LENGTH
7. ENSURE COMPLETE MORTAR COVERAGE ON FACESHELL AND WEBS DURING CONSTRUCTION.
8. VIBRATE GROUT TO REMOVE AIR POCKETS FOR LIFTS EXCEEDING 12" IN HEIGHT. A 4"X4" CLEAN OUT SHALL BE PROVIDED AT THE BASE OF GROUT LIFTS OVER 5' IN HEIGHT.
9. BRICK VENEER SHALL BE ANCHORED AT 16" O.C. VERTICALLY & HORIZONTALLY, A 1" AIRSPACE SHALL BE PROVIDED BEHIND VENEER.
10. MASONRY CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING TOLERANCES:

    MORTAR JOINT THICKNESS: $\frac{3}{8}$" ± $\frac{1}{8}$" ; REBAR PLACEMENT: ± $\frac{1}{2}$" ;
    WALL PLUMBNESS & ALIGNMENT: ± $\frac{1}{4}$" IN 10' AND ± $\frac{3}{8}$" IN 20' ;
    STORY HEIGHT: ± $\frac{1}{4}$" < 8' AND ± $\frac{1}{2}$" > 8' ; WALL THICKNESS: ± $\frac{1}{4}$" ;
    STORY OFFSETS: ± $\frac{1}{2}$"
11. CMU CONTROL JOINTS SHALL BE PROVIDED AT 25' INTERVALS OR 1.5X WALL HEIGHT, WHICHEVER IS LESS, UNLESS OTHERWISE STATED.

WOOD FRAMING

1. WOOD FRAMING MUST COMPLY WITH THE NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION - 2018.
2. EMPLOY DRESSED SEASONED LUMBER WITH A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF DRESSING.
3. ALL WOOD FRAMING MEMBERS ARE REQUIRED TO BE SOUTHERN YELLOW PINE (SYP) NO. 2 OR BETTER, UNLESS OTHERWISE INDICATED.
4. ALL ENGINEERED WOOD PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S GUIDELINES.
5. FLOOR SHEATHING SHALL BE 3/4" CDX-RATED PLYWOOD, ATTACHED WITH GLUE AND #10 SCREWS AT 6" PANEL EDGES AND 12" FIELD. PANEL STAGGERING ALONG EDGES IS NECESSARY. WALL & ROOF SHEATHING SHALL BE INSTALLED W/ 8D RING SHANK NAIL @ 4" O.C. AT PANEL EDGES & 6" O.C. AT INTERMEDIATE SUPPORTS.
6. PROVIDE SOLID BLOCKING AT MID-SPAN OR INTERVALS NOT EXCEEDING 8' INTERVALS FOR JOISTS WHEN A DEPTH TO WIDTH RATIO EXCEEDS 6.
7. RAFTERS ARE TO BE SPACED AT INTERVALS NOT EXCEEDING 24" O.C. W/ LATERAL BRACING PROVIDED VIA SHEATHING OR 1"X4" PURLINE. ROOF RIDGE BOARDS ARE TO BE ONE SIZE LARGER THAN CONNECTED RAFTERS.
8. INSTALL FIREBLOCKING AT INTERCONNECTIONS OF CONCEALED SPACES IN WALLS, FLOORS, CEILINGS, AND ROOFS, AND PENETRATIONS. ACCEPTABLE MATERIALS INCLUDE: 2X LUMBER: GYPSUM BOARD, AND FIRE-RESISTANT SEALANTS. HORIZONTAL FIREBLOCKING REQUIRED AT 10' HORIZONTAL INTERVALS AND AT CEILING & FLOOR LEVELS.
9. WOOD IN CONTACT WITH MASONRY OR CONCRETE MUST BE PRESSURE-TREATED (P.T.) LUMBER, AND THE USE OF GALVANIZED NAILS IN P.T. LUMBER IS MANDATORY.
10. ALL FRAMING ANCHORS, CLIPS, STRAPS, ETC., MUST BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY OR AN APPROVED EQUAL. ENSURE THAT ALL SPECIFIED FASTENERS ARE INSTALLED FOLLOWING THE WRITTEN MANUFACTURER'S INSTRUCTIONS.
11. ALL PRE-ENGINEERED WOOD TRUSSES ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.

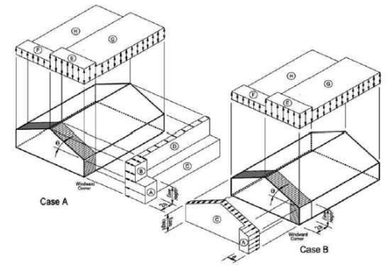
WIND LOAD DESIGN CRITERIA

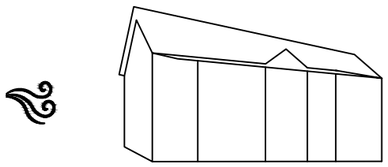
PRESSURES DETERMINED FROM: ASCE 7-16 CH. 28 & CH.30; MAIN FORCE RESISTING SYSTEM (MWFRS) AND WIND LOADS COMPONENTS & CLADDING (C&C)

ROOF TYPE	GABLE
ROOF ANGLE (θ)	27° - 45°
MEAN ROOF HEIGHT (h)	20 FT
ULTIMATE WIND VELOCITY (V_{ULT})	121 MPH
RISK CATEGORY	II
WIND EXPOSURE CATEGORY	C
TOPOGRAPHIC FACTOR	1
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	± .18
DIMENSION "A"	6 FT

MAIN WIND FORCE RESISTING SYSTEM (MWFRS) ROOF AND WALLS (PSF) (FIG 28.5-1) (EXPOSURE C 1.29 ADJUSTMENT FACTOR)

ZONE	A	B	C	D	E	F	G	H
P_{S30}	36.9	6.0	26.7	6.1	-16.4	-22.3	-11.9	-17.9
ZONE	E_{OH}	G_{OH}	-	-	-	-	-	-
P_{S30}	-30.6	-26.0	-	-	-	-	-	-





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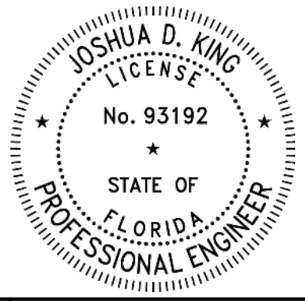

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BROTHER'S HOME INSPECTION

	INIT.
DRAWN BY	JK
DESIGNED BY	JK
CHECKED BY	-

2678 SW CR 778, FORT WHITE, FL, 32038

GENERAL NOTES

SCALE: N.T.S
PROJECT NO: JB-052
CAD FILE: Proposed Home.dwg

SHEET: **GN-01**
02 OF 21

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FIRE RESISTANCE CONSTRUCTION

1. ALL FIRE-RESISTANCE-RATED ASSEMBLIES MUST COMPLY WITH UL OR ASTM E119 TESTED ASSEMBLIES WITH FULL DOCUMENTATION ON PLANS.
2. RATED WALLS, FLOORS, AND CEILINGS SHALL EXTEND CONTINUOUSLY FROM THE FOUNDATION/SLAB TO THE ROOF OR FIRE-RESISTANCE-RATED HORIZONTAL ASSEMBLIES.
3. PENETRATIONS FOR PIPES, DUCTS, AND CONDUITS IN RATED ASSEMBLIES SHALL BE SEALED WITH APPROVED FIRESTOPPING SYSTEMS PER FBC B714.
4. ATTACHED GARAGES SHALL BE SEPARATED FROM THE RESIDENCE BY NOT LESS THAN ½" GYPSUM BOARD AND ⅝" TYPE X FOR HABITAL SPACE ABOVE. FIRE DOORS SHALL BE 1 ⅜" THICK, SELF-CLOSING, AND HAVE A LABEL INDICATING FIRE RATING CONSISTENT WITH THE WALL RATING.
5. DRAFTSTOPPING SHALL BE INSTALLED IN FLOOR/CEILING ASSEMBLIES EXCEEDING 1,000 SQUARE FEET IN AREA TO LIMIT FIRE SPREAD.
6. FIRE-RESISTANCE-RATED PENETRATIONS MUST USE MATERIALS TESTED TO ASTM E814 OR UL 1479 AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.
7. OPENINGS IN FIRE-RESISTANCE-RATED ASSEMBLIES FOR HVAC DUCTS MUST BE PROTECTED WITH FIRE DAMPERS LISTED AND LABELED FOR THE RATING.
8. ALL COMMON WALLS BETWEEN TOWNHOUSES SHALL BE 2-HOUR FIRE RATED, UNLESS EQUIPPED WITH SPRINKLER SYSTEM.

MECHANICAL

1. ALL WORK SHALL COMPLY WITH THE 2023 FLORIDA MECHANICAL CODE, ALL APPLICABLE LOCAL CODES, AND BE SUBJECT TO ENGINEER APPROVAL UPON PROJECT COMPLETION.
2. ALL EQUIPMENT TO BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
3. ALL MATERIALS USED SHALL BE NEW AND BEAR UL LABELS WHERE APPLICABLE.
4. THE CONDENSATE SYSTEM SHALL INCLUDE A FLOAT SWITCH AND A 2" DEEP EMERGENCY PAN UNDER AIR HANDLERS. CONDENSATE LINES SHALL TERMINATE AT LEAST 1' FROM THE EXTERIOR WALL AND SLOPE AWAY FROM THE BUILDING.
5. ALL BENDS EXCEEDING 45 DEGREES SHALL HAVE TURNING VANES. ALL EXHAUST DUCTWORK SHALL BE SHEET METAL.
6. THE CONTRACTOR SHALL PROVIDE TEST AND BALANCE REPORTS UPON COMPLETION.
7. ALL GRILLES SHALL BE FULLY ADJUSTABLE ALUMINUM, METALAIRE OR AN APPROVED EQUAL.
8. PROVIDE A PROGRAMMABLE THERMOSTAT FOR EACH AIR HANDLER UNIT. EACH UNIT SHALL HAVE VISIBLE NAMEPLATES.
9. VERIFY DUCT SIZE AND INSULATION WITH ENERGY CODES AND THE PROVIDED ENERGY CALCULATIONS.
10. BATHROOM EXHAUST FANS SHALL BE RATED AT 1 CFM PER SQUARE FOOT OF FLOOR AREA.
11. DUCTS LOCATED IN UNCONDITIONED SPACES SHALL HAVE A MINIMUM R-6 INSULATION PER FBC 603.7. AND SUPPORTED W/ 18 GAUGE STRAPS NOT EXCEEDING INTERVALS OF 10 LF PER M1601.4.3
12. ALL DUCT JOINTS, SEAMS, AND CONNECTIONS SHALL BE MECHANICALLY FASTENED AND SEALED WITH MASTIC OR APPROVED TAPE PER FBC 603.9.
13. INSTALL FIRE DAMPERS WHERE DUCTS PENETRATE RATED ASSEMBLIES, IN ACCORDANCE WITH FBC 607.
14. CONDENSATE DISPOSAL SHALL COMPLY WITH FBC 307.2, ENSURING PROPER TERMINATION WITHOUT CREATING A HAZARD OR NUISANCE.
15. MAINTAIN PROPER CLEARANCES AROUND EQUIPMENT PER FBC 304, ENSURING ADEQUATE SPACE FOR MAINTENANCE, SERVICE, AND VENTILATION. ALL EQUIPMENT SHALL BE INSTALLED IN A MANNER THAT ALLOWS FOR SAFE OPERATION AND PREVENTS ANY IMPEDIMENTS TO ACCESSIBILITY OR AIRFLOW. ANY CONDENSATE DISPOSAL PIPING SHALL BE PROPERLY SIZED AND INSTALLED TO PREVENT LEAKS, BACKFLOW, OR DAMAGE TO THE STRUCTURE."
16. EXHAUST TERMINATION SHALL COMPLY WITH FLORIDA BUILDING CODE (FBC) 501.2, ENSURING PROPER CLEARANCES AND HEIGHT REQUIREMENTS TO MAINTAIN SAFETY AND EFFICIENT OPERATION. EXHAUST VENTS MUST BE LOCATED AT LEAST 3 FEET FROM WINDOWS, DOORS, OR OPENINGS AND AT LEAST 10 FEET FROM PROPERTY LINES OR VENTILATION INTAKES. TERMINATION POINTS MUST BE POSITIONED AT LEAST 18 INCHES ABOVE THE ROOF SURFACE AND 3 FEET ABOVE THE GROUND TO PREVENT OBSTRUCTION. EXHAUST SYSTEMS SHALL BE PROPERLY SIZED TO PREVENT BACKFLOW AND SHOULD NOT TERMINATE DOWNWARD. ALL VENT PIPES SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS, SCREENED CAPS, OR BIRD GUARDS AS NECESSARY TO ENSURE PROPER AIRFLOW AND PREVENT OBSTRUCTIONS. EQUIPMENT MUST BE INSTALLED WITH ADEQUATE ACCESS FOR MAINTENANCE AND COMPLY WITH NOISE AND VIBRATION CONTROL STANDARDS. THE CONTRACTOR SHALL ENSURE ALL EXHAUST FANS AND COMPONENTS ARE UL-LISTED, WEATHERPROOF, AND MEET THE MANUFACTURER'S SPECIFICATIONS FOR SAFE OPERATION.

PLUMBING

1. ALL PLUMBING WORK SHALL COMPLY WITH FLORIDA BUILDING CODE (FBC) - 8TH EDITION
2. MATERIALS ARE TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS
3. WATER SUPPLY PIPING TO BE PEX OR CPVC
4. WASTE PIPING TO BE SCHEDULE 40 PVC W/ SOLVENT-WELDED JOINTS
5. HOT WATER SUPPLY PIPING SHALL HAVE MINIMUM R-3 THERMAL INSULATION INSTALLED
6. DRY VENTS SHALL RISE NOT LESS THAN 6" ABOVE THE FLOOD RIM LEVEL OF HIGHTEST FIXTURE BEING VENTED
7. HORIZONTAL WASTE PIPING SHALL SLOPE ¼" PER FOOT FOR 2 ½" Ø OR LESS & ⅛" PER FOOT FOR 3Ø OR LARGER
8. MAXIMUM DISTANCE BETWEEN P-TRAP & VENT SHALL BE 5 LF FOR 1 ½" Ø & 6 LF FOR 2" Ø PER FBC TABLE P3105.1
9. ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES SHALL BE SEALED WITH FIRE-STOP SYSTEM
10. ALL WASTE & WATER SUPPLY PIPING SHALL BE TESTED UPON COMPLETION W/ 10' OF HEAD FOR 15 MIN, AND 100 PSI FOR 15 MIN PER FBC P2503
11. CLEANOUTS SHALL BE INSTALLED AT THE BASE OF EACH SOIL OR WASTE STACK AND AT CHANGES IN DIRECTION EXCEEDING 45°, PER FBC P3005.2.9. CLEANOUTS SHALL BE ACCESSIBLE AND LOCATED NOT MORE THAN 100 FEET APART IN HORIZONTAL DRAINAGE LINES.
12. ALL SHOWERS AND BATHTUBS SHALL BE PROVIDED WITH INDIVIDUAL P-TRAPS LOCATED DIRECTLY BELOW THE FIXTURE OUTLET. TRAP ARMS SHALL MAINTAIN REQUIRED SLOPE AND DISTANCE TO VENT PER FBC TABLE P3105.1.
13. A MINIMUM OF ONE HOSE BIBB SHALL BE INSTALLED AT THE FRONT AND REAR OF THE BUILDING WITH VACUUM BREAKER PROTECTION PER FBC P2903.10 AND P2902.4.3 TO PREVENT CROSS-CONNECTION.
14. EACH DWELLING UNIT SHALL HAVE A SEPARATE ACCESSIBLE MAIN SHUT-OFF VALVE ON THE WATER SUPPLY LINE LOCATED WITHIN 3 FEET OF THE POINT OF ENTRY, PER FBC P2903.9.1.
15. AIR ADMITTANCE VALVES (AAVS), IF USED, SHALL BE INSTALLED IN ACCORDANCE WITH FBC P3114, INCLUDING BEING LOCATED AT LEAST 4" ABOVE THE HORIZONTAL BRANCH DRAIN AND ACCESSIBLE FOR MAINTENANCE.
16. FIXTURE UNIT VALUES SHALL BE CALCULATED PER FBC TABLE P2903.6 FOR WATER DISTRIBUTION AND P3004.1 FOR DRAINAGE SYSTEM SIZING, ENSURING PIPE SIZING MEETS DEMAND AND FLOW REQUIREMENTS.
17. WASHER STANDPIPES SHALL BE A MINIMUM OF 2 INCHES IN DIAMETER AND EXTEND AT LEAST 18 INCHES ABOVE THE TRAP BUT NOT MORE THAN 42 INCHES, PER FBC P2706.1.2.
18. WET VENTING OF BATHROOM GROUPS SHALL COMPLY WITH FBC P3108, ENSURING THE WET VENT SERVES ONLY BATHROOM FIXTURES AND IS SIZED PER TABLE P3108.3.
19. ALL PLUMBING FIXTURES SHALL DISCHARGE TO A SANITARY SEWER SYSTEM OR AN APPROVED ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM PER FBC P2601.2.
20. EACH WATER CLOSET SHALL BE SET NO CLOSER THAN 15 INCHES FROM ITS CENTER TO A SIDE WALL OR PARTITION AND SHALL HAVE AT LEAST 21 INCHES OF CLEAR SPACE IN FRONT, IN ACCORDANCE WITH FBC R307.1 FOR FIXTURE CLEARANCE.

ELECTRICAL

1. ALL PROPOSED ELECTRICAL WORK TO FOLLOWING THE LATEST EDITION OF NATIONAL ELECTRIC CODE (NEC).
2. PROVIDE AND INSTALL ELECTRICAL COMPONENTS AS INDICATED IN PLANS, IF NOT ALREADY IN PLACE.
3. ALL GENERAL-PURPOSE RECEPTACLES IN HABITABLE SPACES SHALL BE TAMPER-RESISTANT AND SPACED SO THAT NO POINT ALONG A WALL IS MORE THAN 6 FEET FROM AN OUTLET (NEC 210.52, 406.12). KITCHEN COUNTERTOPS SHALL HAVE GFCI-PROTECTED RECEPTACLES PLACED NO MORE THAN 4 FEET APART, SERVED BY AT LEAST TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS (NEC 210.8, 210.52(C), 210.11(C)(1)). BATHROOMS MUST HAVE AT LEAST ONE 20-AMP GFCI-PROTECTED RECEPTACLE WITHIN 3 FEET OF THE SINK, WITH NO OTHER ROOMS SERVED (NEC 210.11(C)(3)). LAUNDRY AREAS SHALL HAVE A DEDICATED 20-AMP CIRCUIT FOR THE WASHER AND A SEPARATE 30-AMP 240V CIRCUIT FOR THE DRYER (NEC 210.11(C)(2), 210.23(C)). EXTERIOR, GARAGE, AND UNFINISHED BASEMENT RECEPTACLES SHALL BE GFCI AND WEATHER-RESISTANT WITH IN-USE COVERS WHERE EXPOSED (NEC 210.8, 406.9). RECEPTACLES SHALL BE INSTALLED PER NEC REQUIREMENTS, SPACED NO MORE THAN 12 LF APART IN HABITABLE ROOMS AND LOCATED WITHIN 6' FROM OPENINGS. MOUNT RECEPTACLES 12" TO TOP OF BOX AND SWITCHES 48" TO TOP OF BOX FROM FINISHED FLOOR.
4. NM-B (ROMEX) CABLE SHALL BE USED ONLY IN DRY, CONCEALED INDOOR RESIDENTIAL LOCATIONS SUCH AS WITHIN WOOD FRAMING OR INTERIOR WALLS (NEC 334.10(A)(1)). UF-B (UNDERGROUND FEEDER) CABLE IS PERMITTED FOR DIRECT BURIAL OUTDOORS OR IN WET, UNDERGROUND LOCATIONS; MINIMUM COVER DEPTH IS 24" WITHOUT CONDUIT OR 18" WITH CONDUIT (NEC 334.10(B), TABLE 300.5). THWN-2 CONDUCTORS MUST BE USED FOR ALL CONDUIT INSTALLATIONS IN WET OR DAMP LOCATIONS, INCLUDING UNDERGROUND CONDUITS (NEC 310.10(B), (C)). XHHW-2 WIRE MAY BE USED IN BOTH WET AND DRY LOCATIONS AND IS SUITABLE FOR FEEDERS IN UNDERGROUND OR EXPOSED CONDUIT RUNS (NEC 310.10). ONLY COPPER CONDUCTORS SHALL BE USED FOR BRANCH CIRCUITS; ALUMINUM WIRING IS ALLOWED FOR MAIN FEEDERS ONLY AND MUST BE ANTI-OXIDANT COATED AND TORQUED PER LISTING (NEC 110.14). SCHEDULE 40 PVC CONDUIT IS REQUIRED FOR UNDERGROUND INSTALLATIONS AND MUST BE BURIED AT LEAST 18" DEEP FOR RESIDENTIAL BRANCH CIRCUITS (NEC TABLE 300.5). RMC (RIGID METAL CONDUIT) OR IMC (INTERMEDIATE METAL CONDUIT) SHALL BE USED WHERE CONDUIT IS SUBJECT TO PHYSICAL DAMAGE OR EXPOSURE ABOVE GROUND (NEC 344.10, 342.10). EMT (ELECTRICAL METALLIC TUBING) MAY BE USED ABOVE GROUND IN DRY OR DAMP LOCATIONS, SECURED WITHIN 3' OF BOXES AND EVERY 10' (NEC 358.10, 358.30). FLEXIBLE METAL CONDUIT (FMC) AND LIQUIDTIGHT FLEXIBLE CONDUIT (LFMC) ARE PERMITTED FOR SHORT RUNS TO EQUIPMENT SUBJECT TO MOVEMENT OR VIBRATION (NEC 350.10, 348.10). CONDUITS MUST BE SECURELY SUPPORTED AND CLAMPED: WITHIN 3' OF BOXES AND EVERY 10' HORIZONTALLY (NEC 300.11, 358.30).
5. ELECTRICAL PANELBOARDS MUST HAVE 36" FRONT CLEARANCE, 30" WIDE WORKING SPACE, AND 6'6" MINIMUM HEADROOM (NEC 110.26). PANELS AND JUNCTION BOXES MUST REMAIN ACCESSIBLE AND NOT BE INSTALLED IN BATHROOMS OR CLOTHES CLOSETS (NEC 240.24, 314.29). CIRCUIT DIRECTORIES IN PANELBOARDS SHALL BE PERMANENTLY AFFIXED, LEGIBLE, AND DESCRIPTIVE OF THE CIRCUIT'S FUNCTION (NEC 408.4).
6. EVERY HABITABLE ROOM, HALLWAY, AND STAIRWAY MUST HAVE A WALL SWITCH-CONTROLLED LIGHTING OUTLET OR A SWITCHED RECEPTACLE (NEC 210.70). ALL LIGHTING FIXTURES INSTALLED IN DAMP OR WET LOCATIONS (E.G., BATHROOMS, EXTERIOR) SHALL BE RATED ACCORDINGLY (NEC 410.10). CLOSET LIGHTS MUST BE ENCLOSED AND HAVE ADEQUATE CLEARANCE FROM STORAGE AREAS (12" FOR SURFACE-MOUNTED, 6" FOR RECESSED) (NEC 410.16).
7. PROVIDE CARBON MONOXIDE / SMOKE DETECTORS WITHIN BEDROOMS & WITHIN 10' OUTSIDE OF BEDROOMS DETECTORS MAY BE WIRED TO OTHER CIRCUITS W/ A MINIMUM 10-YEAR BATTERY LIFE BACK-UP
8. GROUNDING ELECTRODE SYSTEM MUST INCLUDE TWO 8' GROUND RODS (OR EQUIVALENT), BONDED PER NEC 250.50, WITH <25 OHM RESISTANCE OR SECOND ROD REQUIRED. METAL WATER PIPING SYSTEMS SHALL BE BONDED WITHIN 5' OF ENTERING THE BUILDING USING A MINIMUM #6 AWG COPPER CONDUCTOR (NEC 250.104).

JOSHUA D. KING
LICENSE
No. 93192
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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NO.	DATE	REVISION	BY

JEROTHEN'S HOME INSPECTION

	INIT.
DRAWN BY	JK
DESIGNED BY	JK
CHECKED BY	-

2678 SW CR 778, FORT WHITE, FL, 32038

GENERAL NOTES

SCALE: N.T.S
PROJECT NO: JB-052
CAD FILE: Proposed Home.dwg

SHEET: **GN-02**
03 OF 21

C:\Stuff\Business\Home Inspection\Clients\2678 SW County Road 778, Fort White, Fl, 32038 (2nd Story Barndominium)
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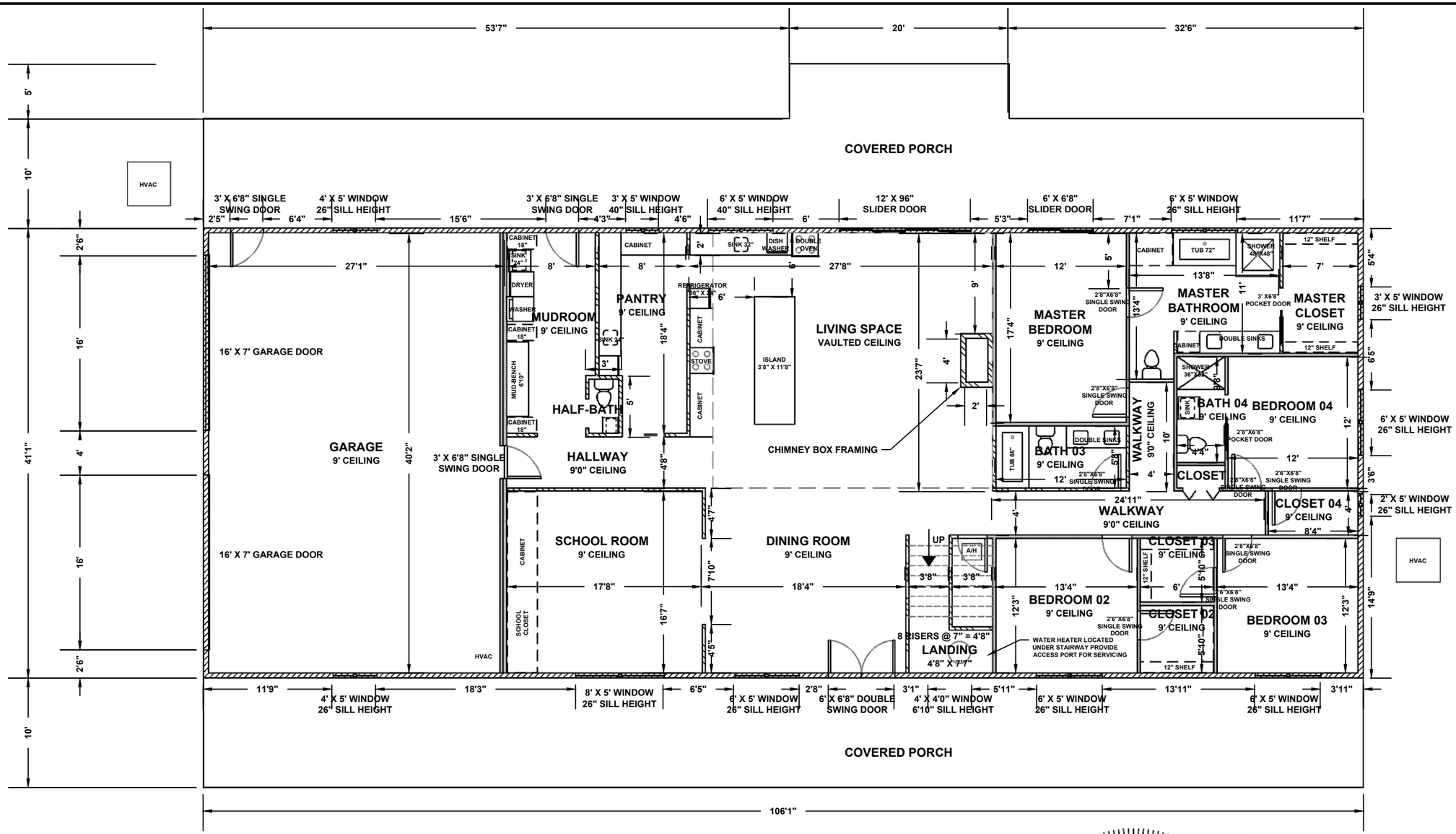

AREA SCHEDULE	
GARAGE	1,088 FT^2
SCHOOL ROOM	293 FT^2
HALLWAY	86 FT^2
MUDROOM	141 FT^2
PANTRY	141 FT^2
HALF-BATH	24 FT^2
LIVING SPACE	653 FT^2
DINING ROOM	293 FT^2
WALKWAY	140 FT^2
BEDROOM 02	163 FT^2
CLOSET 02	35 FT^2
BEDROOM 03	163 FT^2
CLOSET 03	35 FT^2
BATH 03	68 FT^2
BEDROOM 04	144 FT^2
CLOSET 04	34 FT^2
BATH 04	42 FT^2
MASTER BEDROOM	208 FT^2
MASTER BATH	160 FT^2
MASTER CLOSET	77 FT^2
LANDING/STAIRS	65 FT^2
COVERED PORCH	2,222 FT^2
TOTAL	6,287 FT^2

2"X4" STUD WALL @ 16" O.C.

2"X4" STUD WALL @ 16" O.C. W/ ROCKWOOL SAFE'N'SOUND INSULATION

2"X6" STUD WALL @ 16" O.C. W/ MIN. R-19 INSULATION

1ST FLOOR PLAN

SCALE : 1" = 10'

JOSHUA D. KING LICENSE No. 93192 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PLAN & ELEVATION

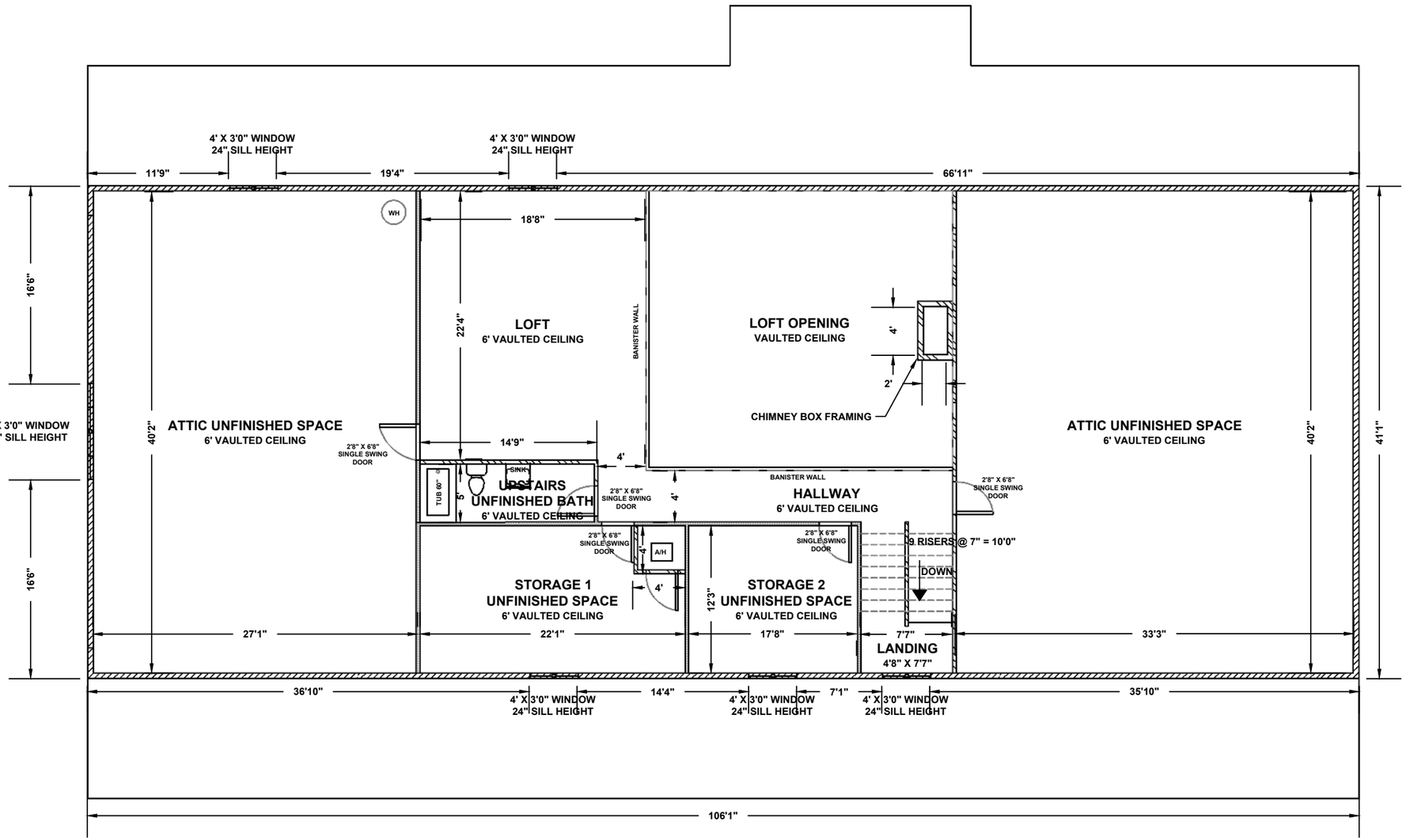
SCALE: N.T.S

PROJECT NO: JB-052

CAD FILE: Proposed Home.dwg

SHEET: PL-01

AREA SCHEDULE	
UPSTAIRS BATH UNFINISHED SPACE	74 FT^2
LOFT	417 FT^2
HALLWAY	118 FT^2
STORAGE 1 UNFINISHED SPACE	270 FT^2
STORAGE 2 UNFINISHED SPACE	216 FT^2
ATTIC UNFINISHED SPACE (EAST SIDE)	1,336 FT^2
ATTIC UNFINISHED SPACE (WEST SIDE)	1,087 FT^2
TOTAL	3,344 FT^2



2"X4" STUD WALL @ 16" O.C.

2"X4" STUD WALL @ 16" O.C. W/ ROCKWOOL SAFE'N'SOUND INSULATION

2"X6" STUD WALL @ 16" O.C. W/ MIN. R-19 INSULATION

2ND FLOOR PLAN SCALE : 1" = 10'

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2678 SW CR 778, FORT WHITE, FL, 32038

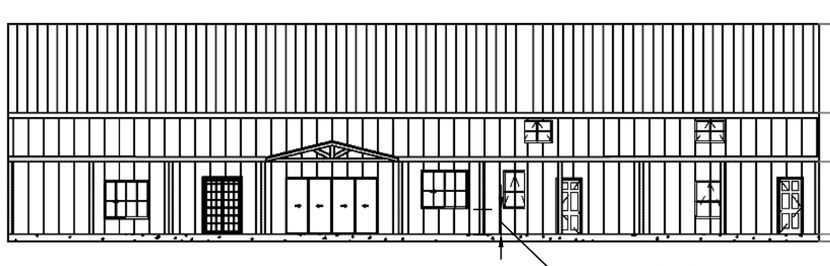
PLAN & ELEVATION

SCALE: N.T.S

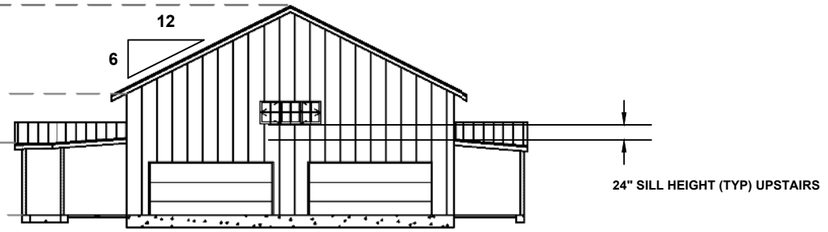
PROJECT NO: JB-052

CAD FILE: Proposed Home.dwg

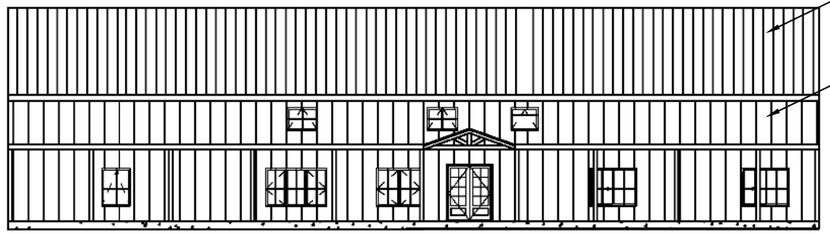
SHEET: **PL-02**



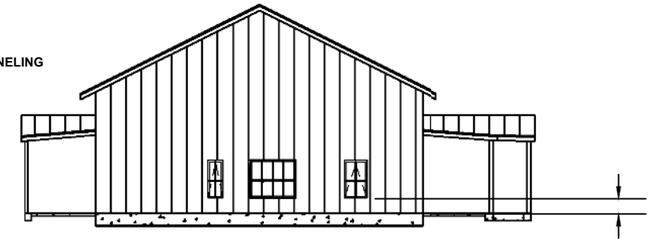
NORTH SIDE



WEST SIDE



SOUTH SIDE



EAST SIDE

ELEVATIONS

SCALE : 1" = 20'

26'3" ROOF

16'0" EAVE

9'5" - 7'8" PORCH CEILING

0'0" TOP OF SLAB

VARIES BOT OF SLAB

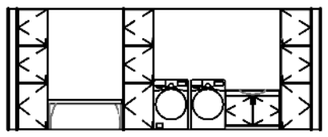
40" SILL HEIGHT

24" SILL HEIGHT (TYP) UPSTAIRS

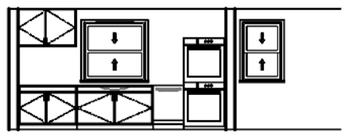
26" SILL HEIGHT (TYP) DOWNSTAIRS

16" O.C. SNAP-LOCK STANDING SEAM 29 GAUGE METAL ROOF PANELING

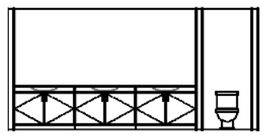
24" O.C. SNAP-LOCK STANDING SEAM 29 GAUGE METAL WALL PANELING



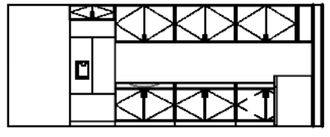
MUDROOM



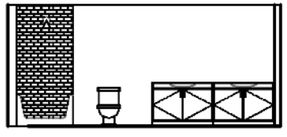
KITCHEN
NORTH FACING



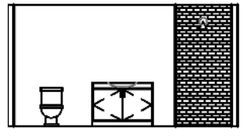
MASTER BATHROOM
SOUTH FACING



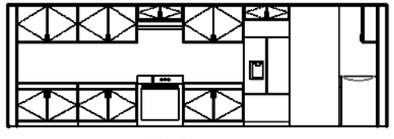
PANTRY



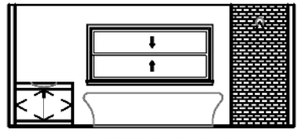
BATH 03



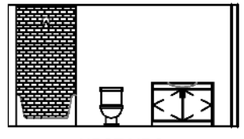
BATH 02



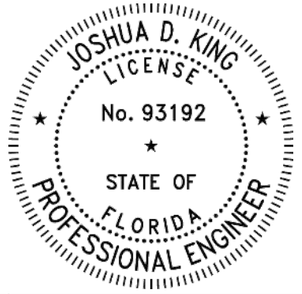
KITCHEN
WEST FACING



MASTER BATHROOM
NORTH FACING



UPSTAIRS
BATH



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DESIGNED BY	JK
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2678 SW CR 778, FORT WHITE, FL, 32038

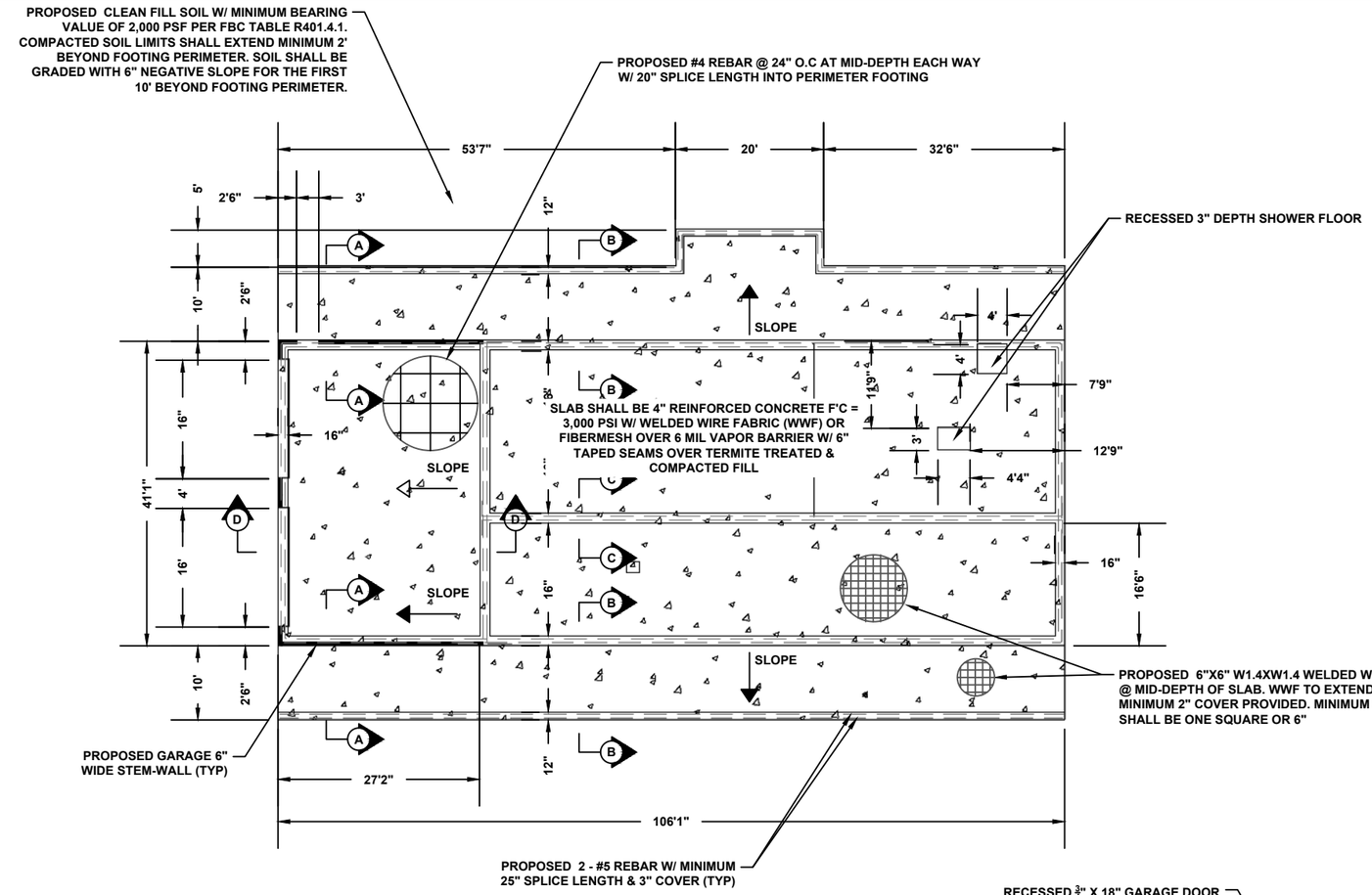
PLAN & ELEVATION

SCALE: N.T.S

PROJECT NO: JB-052

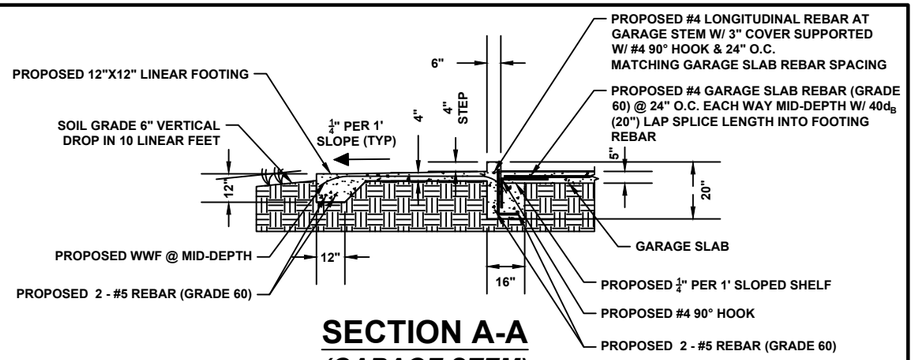
CAD FILE: Proposed Home.dwg

SHEET: **PL-03**

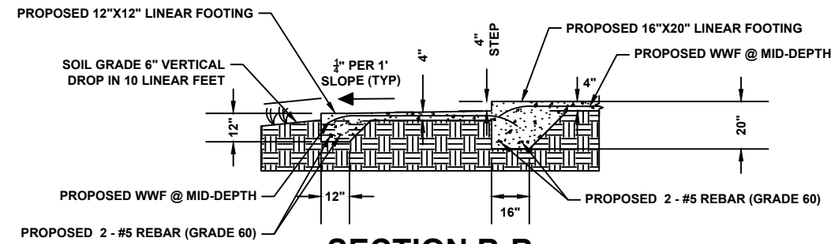


FOUNDATION PLAN

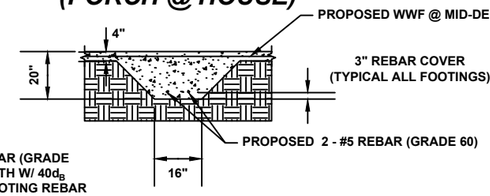
SCALE : 1" = 20'



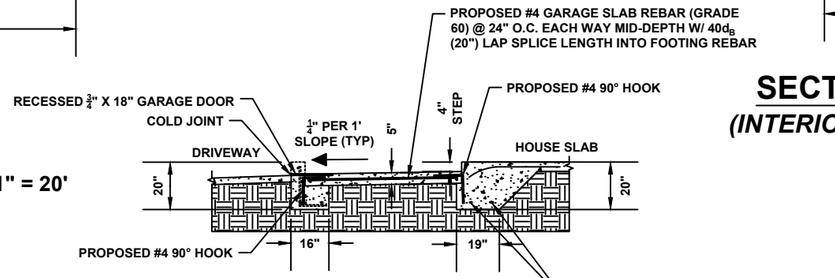
SECTION A-A
(GARAGE STEM)



SECTION B-B
(PORCH @ HOUSE)



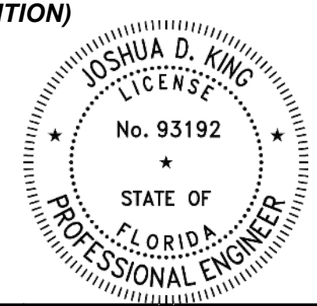
SECTION C-C
(INTERIOR FOOTING)



SECTION D-D
(GARAGE TRANSITION)

NOTES:

1. CONTRACTOR TO REMOVE ALL CLAYEY SOILS 2' PAST FOUNDATION PERIMETER, PROVIDE CLEAN-FILL SOIL AT 12" LIFTS & COMPACTED TO 95% MODIFIED PROCTOR DENSITY AS PER FGS SOILS REPORT.
2. FOOTINGS SHALL HAVE 2 - #5 CONTINUOUS REBAR (GRADE 60) W/ MINIMUM 25" SPLICE LENGTH W/ INSIDE BEND RADIUS NOT EXCEEDING 2" & 3" CONCRETE COVER, UNLESS OTHERWISE STATED.
3. CONTRACTOR TO PROVIDE SLAB CONTROL JOINTS NOT TO EXCEED 20' INTERVALS TO INDUCE CRACKING. TROWEL OR CUT JOINTS SHALL BE ¼ DEPTH OF SLAB. COLD JOINTS MAY BE USED IN LIEU OF CONTROL JOINTS.
4. ALL SOIL IN CONTACT WITH THE STRUCTURE SHALL BE TREATED FOR SUBTERRANEAN TERMITES IN ACCORDANCE WITH FLORIDA BUILDING CODE REQUIREMENTS AND FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES REGULATIONS. TREATMENT SHALL BE PERFORMED BY A LICENSED PEST CONTROL OPERATOR PRIOR TO PLACEMENT OF THE SLAB OR FOUNDATION. A SIGNED CERTIFICATE OF COMPLIANCE INDICATING THE METHOD OF TREATMENT (SOIL TREATMENT, BAITING SYSTEM, OR OTHER APPROVED METHOD) SHALL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO CONCRETE PLACEMENT. THE TREATMENT MUST BE RE-APPLIED IF DISTURBED DURING CONSTRUCTION. FINAL PROTECTION SHALL COMPLY WITH FBC R318 AND INCLUDE PERMANENT PHYSICAL OR CHEMICAL BARRIERS AS REQUIRED.



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DESIGNED BY	JK
CHECKED BY	-

2678 SW CR 778, FORT WHITE, FL, 32038

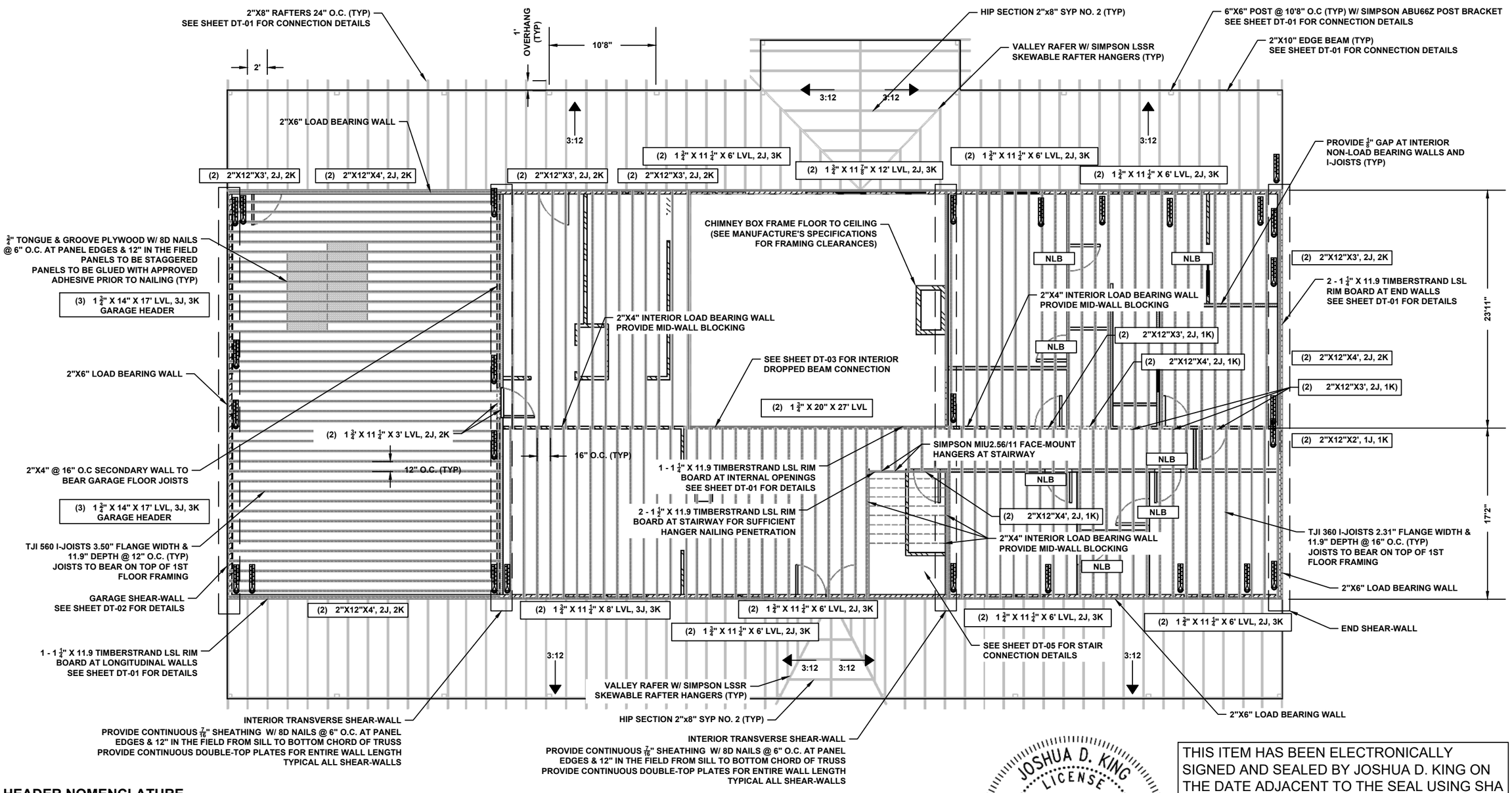
FOUNDATION PLAN

SCALE: N.T.S

PROJECT NO: JB-052

CAD FILE: Proposed Home.dwg

SHEET: **PL-04**



HEADER NOMENCLATURE

(1) 2"X6"X3', 1J, 1K

- # KING STUDS
- # JACK STUDS
- DIMENSIONS OF HEADER
- # OF PLIES

2"X4" STUD WALL @ 16" O.C.

2"X6" STUD WALL @ 16" O.C.

SIMPSON HDU5-SDS2.5 HOLD DOWN W/ 2 - 2X STUDS & SIMPSON SSTB-16 ANCHOR BOLT OR EQUIVALENT

1ST FLOOR FRAMING PLAN

SCALE : 1" = 10'

JOSHUA D. KING LICENSE No. 93192 STATE OF FLORIDA PROFESSIONAL ENGINEER

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2678 SW CR 778, FORT WHITE, FL, 32038

1ST FLOOR FRAMING PLAN

SCALE: N.T.S

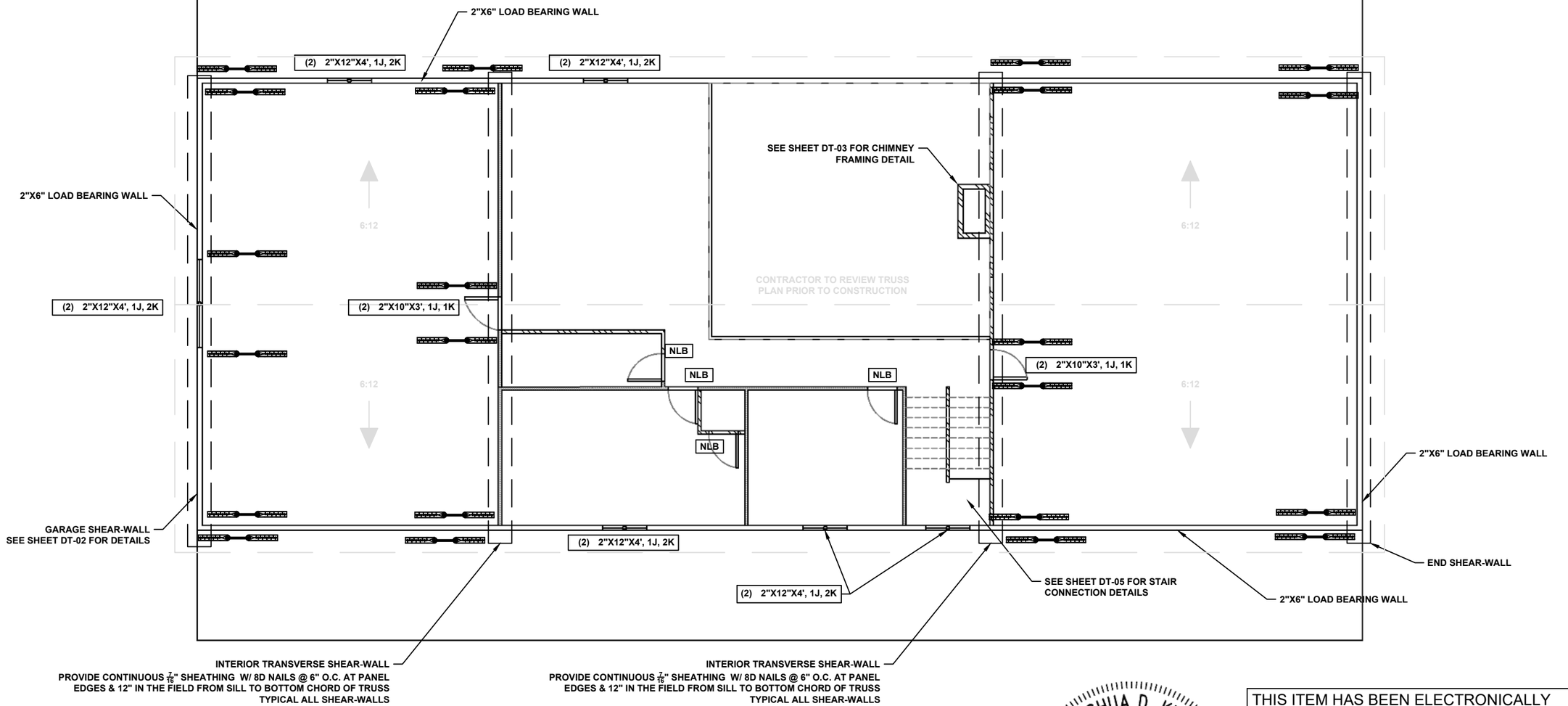
PROJECT NO: JB-052

CAD FILE: Proposed Home.dwg

SHEET: **PL-05**

NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS
2. CONTRACTOR TO CONTACT EOR FOR ANY UNFORESEEN CONDITIONS
3. ALL HARDWARE TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS
4. I-JOISTS NOTCHES AND UTILITY CUT-OUTS TO FOLLOW MANUFACTURE'S SPECIFIED SIZE & SPACING



HEADER NOMENCLATURE

(1) 2"X6"X3', 1J, 1K

- # KING STUDS
- # JACK STUDS
- DIMENSIONS OF HEADER
- # OF PLIES

2"X4" STUD WALL @ 16" O.C.

2"X6" STUD WALL @ 16" O.C.

SIMPSON HDU5-SDS2.5 HOLD DOWN W/ 2 - 2X STUDS & 5/8" THREADED ROD

SIMPSON CS20 STRAP EVERY OTHER STUD

2ND FLOOR FRAMING PLAN

SCALE : 1" = 10'

JOSHUA D. KING LICENSE No. 93192 STATE OF FLORIDA PROFESSIONAL ENGINEER

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DESIGNED BY	JK
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2678 SW CR 778, FORT WHITE, FL, 32038

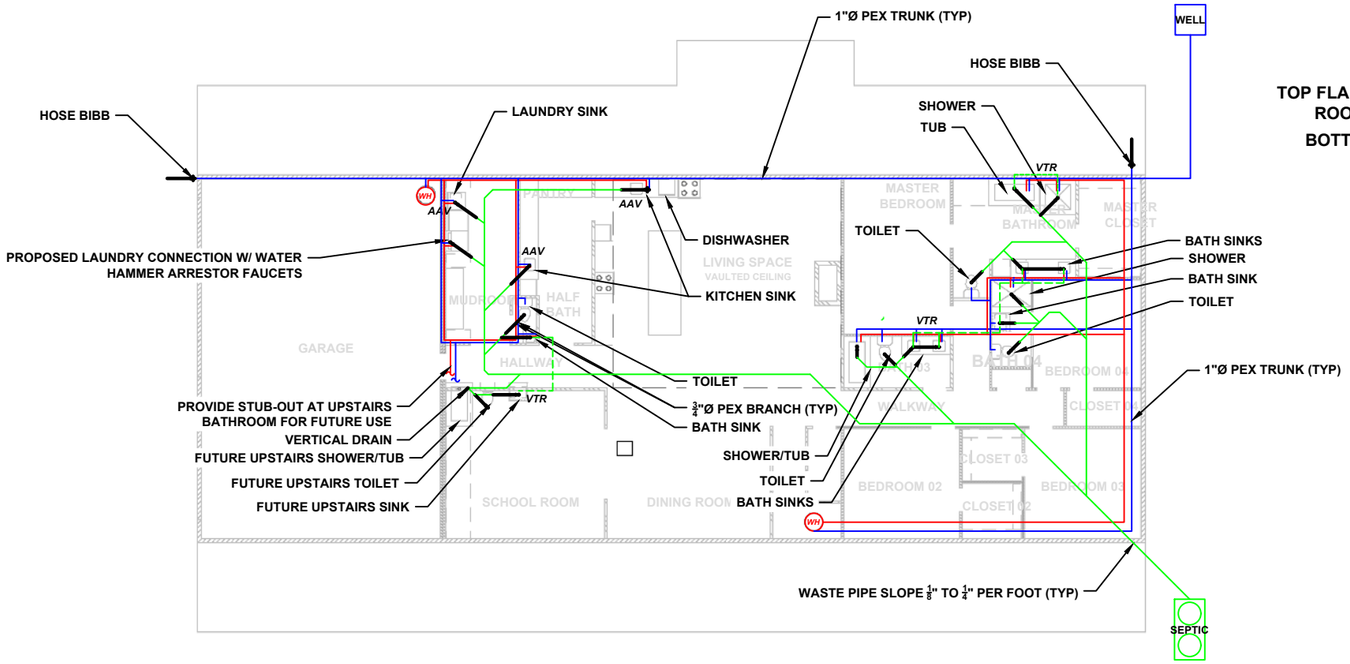
2ND FLOOR FRAMING PLAN

SCALE: N.T.S

PROJECT NO: JB-052

CAD FILE: Proposed Home.dwg

SHEET: **PL-06**

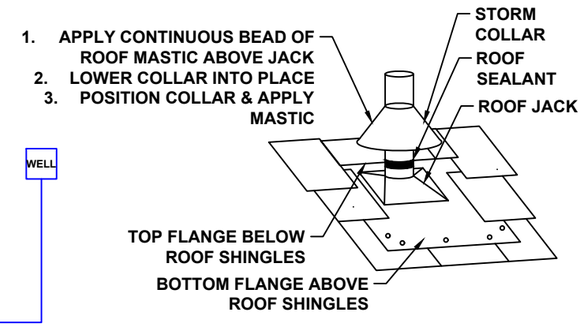


PLUMBING PLAN

SCALE : 1" = 20'

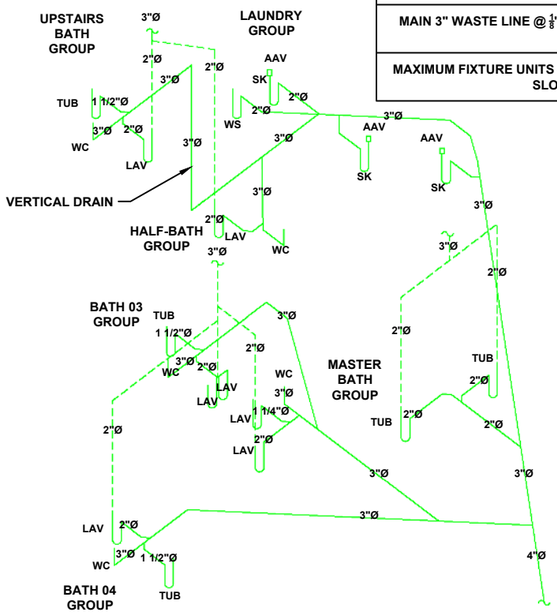
PLUMBING LEGEND

COLD LINE	
HOT LINE	
SANITARY WASTE LINE	
SANITARY VENT LINE	
GATE VALVE	
BALL VALVE	
CHECK VALVE	
SHUT-OFF VALVE	
UNION	
HOSE BIBB	
P-TRAP	
AIR ADMITTANCE VALVE	AAV
CLEAN OUT	C.O.
VENT THROUGH ROOF	VTR
WATER HEATER	WH



VENT PIPE PENETRATION DETAIL

FIXTURE UNIT (F.U.) CALCULATION					
FIXTURE TYPE	QTY	WATER F.U.	WASTE F.U.	TOTAL WATER F.U.	TOTAL WASTE F.U.
SINKS	9.0	0.7	1.0	6.3	9.0
TOILET	5.0	2.2	3.0	11.0	15.0
SHOWER	4.0	1.4	2.0	5.6	8.0
BATHTUB	3.0	1.4	2.0	4.2	6.0
WASHER	1.0	2.5	3.0	2.5	3.0
DISH WASHER	1.0	1.4	2.0	1.4	2.0
HOSE BIBB	2.0	2.5	0.0	5.0	0.0
TOTAL				36.0 (~31 GPM)	43.0
PRESSURE AVAILABLE				40 PSI - 60 PSI	
ALLOWABLE PIPE LENGTH FOR ¾" PEX @ 40 PSI & 16 GPM (FBC P2904.6.2(9)					88'-0"
MAIN 4" WASTE LINE @ ⅛" SLOPE FIXTURE UNITS ALLOWED (FBC P3005.4.2)					180
MAIN 3" WASTE LINE @ ⅛" SLOPE FIXTURE UNITS ALLOWED (FBC P3005.4.2)					36
MAXIMUM FIXTURE UNITS ALLOWED 2" HORIZONTAL BRANCH @ ⅛" SLOPE (FBC P3005.4.1)					6



PLUMBING RISER

N.T.S.

NOTES:

1. ALL PLUMBING WORK SHALL COMPLY WITH FLORIDA BUILDING CODE (FBC) - 8TH EDITION
2. PIPE HORIZONTAL AND VERTICAL LAYOUT MAY VARY THAN WHAT IS SHOWN IN PLANS
3. MATERIALS ARE TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS
4. WATER SUPPLY PIPING TO BE PEX OR CPVC
5. WASTE PIPING TO BE SCHEDULE 40 PVC W/ SOLVENT-WELDED JOINTS
6. HOT WATER SUPPLY PIPING SHALL HAVE MINIMUM R-3 THERMAL INSULATION INSTALLED
7. DRY VENTS SHALL RISE NOT LESS THAN 6" ABOVE THE FLOOD RIM LEVEL OF HIGHTEST FIXTURE BEING VENTED
8. HORIZONTAL WASTE PIPING SHALL SLOPE ¼" PER FOOT FOR 2 ½" Ø OR LESS & ⅛" PER FOOT FOR 3Ø OR LARGER
9. MAXIMUM DISTANCE BETWEEN P-TRAP & VENT SHALL BE 5 LF FOR 1 ½" Ø & 6 LF FOR 2" Ø PER FBC TABLE P3105.1
10. ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES SHALL BE SEALED WITH FIRE-STOP SYSTEM
11. ALL WASTE & WATER SUPPLY PIPING SHALL BE TESTED UPON COMPLETION W/ 10' OF HEAD FOR 15 MIN, AND 100 PSI FOR 15 MIN PER FBC P2503

JOSHUA D. KING
LICENSE
No. 93192
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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2678 SW CR 778, FORT WHITE, FL, 32038

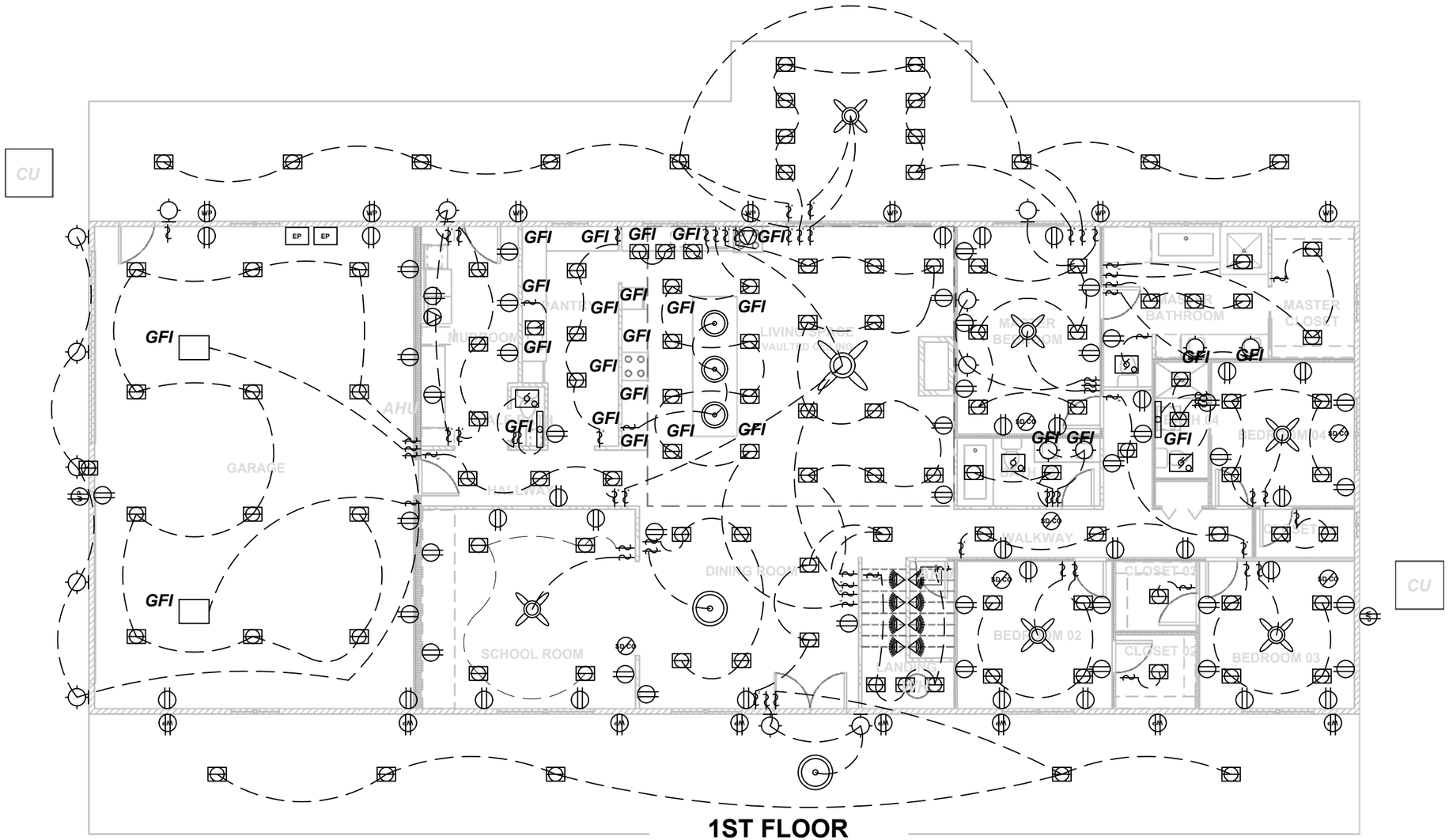
PLUMBING PLAN

SCALE: N.T.S

PROJECT NO: JB-052

CAD FILE: Proposed Home.dwg

SHEET: **PU-01**



ELECTRICAL LEGEND

- RECESSED LIGHT
- WALL LIGHT
- NIGHT ACTIVATED LIGHT
- PENDANT LIGHT
- MOTION SENSOR LIGHT
- STRIP LIGHT
- SINGLE RECEPTACLE
- DUPLEX RECEPTACLE
- DUPLEX RECEPT. WEATHER
- 240V RECEPTACLE
- GFI RECEPTACLE — GFI
- CARBON/SMOKE DETECTOR — CO/CA
- EXHAUST FAN W/ LIGHT
- HEAT LAMP — HL
- PUMP — P
- CEILING FAN W/ LIGHT
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- MINI SPLIT — MINI SPLIT
- ELECTRIC PANEL — EP
- ELECTRIC METER — EM

1ST FLOOR ELECTRICAL PLAN

SCALE : 1" = 10'

NOTES:

1. CONTRACTOR TO CENTER LIGHT FIXTURES IN ROOMS WITH EVEN SPACING BETWEEN FIXTURES
2. ALL PROPOSED ELECTRICAL WORK TO FOLLOWING THE LATEST EDITION OF NATIONAL ELECTRIC CODE (NEC).
3. PROVIDE AND INSTALL ELECTRICAL COMPONENTS AS INDICATED IN PLANS, IF NOT ALREADY IN PLACE.
4. RECEPTACLES SHALL BE INSTALLED PER NEC REQUIREMENTS, SPACED NO MORE THAN 12 LF APART IN HABITABLE ROOMS AND LOCATED WITHIN 6' FROM OPENINGS. MOUNT RECEPTACLES 12" TO TOP OF BOX AND SWITCHES 48" TO TOP OF BOX FROM FINISHED FLOOR.
5. ALL EXPOSED ELECTRICAL WIRING AT CMU WALL LOCATIONS SHALL BE INSTALLED IN EMT (ELECTRICAL METALLIC TUBING) OR APPROVED PVC CONDUIT. CONDUIT SHALL BE SECURELY FASTENED WITHIN 3' FEET OF EACH BOX AND EVERY 10' THEREAFTER.
6. PROVIDE CARBON MONOXIDE / SMOKE DETECTORS WITHIN BEDROOMS & WITHIN 10' OUTSIDE OF BEDROOMS DETECTORS MAY BE WIRED TO OTHER CIRCUITS W/ A MINIMUM 10-YEAR BATTERY LIFE BACK-UP.
7. ALL LIVABLE AREAS ARE TO BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED.
8. ALL WATER PRONE AREAS (KITCHEN, BATHROOM, EXTERIOR) ARE TO BE COMBINATION ARC-FAULT CIRCUIT INTERRUPTER (AFCI) / GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTED.

JOSHUA D. KING LICENSE No. 93192 STATE OF FLORIDA PROFESSIONAL ENGINEER

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DESIGNED BY	JK
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2678 SW CR 778, FORT WHITE, FL, 32038

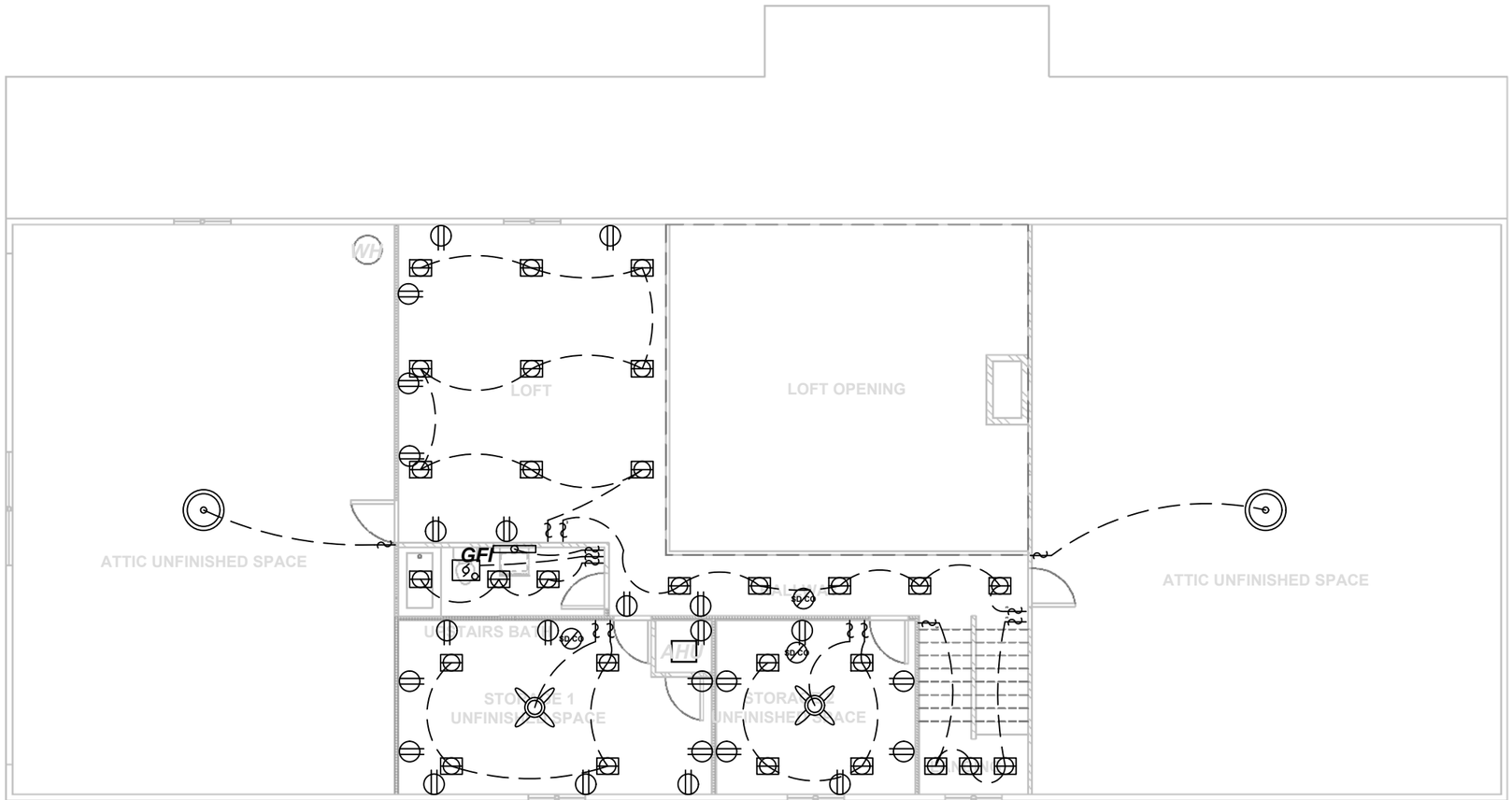
ELECTRIC PLAN

SCALE: N.T.S

PROJECT NO: JB-052

CAD FILE: Proposed Home.dwg

SHEET: **EL-01**



ELECTRICAL LEGEND

RECESSED LIGHT	
WALL LIGHT	
NIGHT ACTIVATED LIGHT	
PENDANT LIGHT	
MOTION SENSOR LIGHT	
STRIP LIGHT	
SINGLE RECEPTACLE	
DUPLEX RECEPTACLE	
DUPLEX RECEPT. WEATHER	WP
240V RECEPTACLE	
GFI RECEPTACLE	*GFI*
CARBON/SMOKE DETECTOR	CO/CA
EXHAUST FAN W/ LIGHT	
HEAT LAMP	HL
PUMP	P
CEILING FAN W/ LIGHT	
SINGLE POLE SWITCH	
3-WAY SWITCH	
4-WAY SWITCH	
MINI SPLIT	MINI SPLIT
ELECTRIC PANEL	EP
ELECTRIC METER	EM

2ND FLOOR ELECTRICAL PLAN

SCALE : 1" = 10'

NOTES:

1. CONTRACTOR TO CENTER LIGHT FIXTURES IN ROOMS WITH EVEN SPACING BETWEEN FIXTURES
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3. PROVIDE AND INSTALL ELECTRICAL COMPONENTS AS INDICATED IN PLANS, IF NOT ALREADY IN PLACE.
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8. ALL WATER PRONE AREAS (KITCHEN, BATHROOM, EXTERIOR) ARE TO BE COMBINATION ARC-FAULT CIRCUIT INTERRUPTER (AFCI) / GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTED.

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2678 SW CR 778, FORT WHITE, FL, 32038

ELECTRIC PLAN

SCALE: N.T.S

PROJECT NO: JB-052

CAD FILE: Proposed Home.dwg

SHEET: **EL-02**

ELECTRIC PANEL 2 - (200 AMP/120-240V SINGLE PHASE) 30 SPACES

CIRCUIT	DESCRIPTION	BREAKER	WIRE SIZE	LOAD / KW
1 & 3 (240V)	PROP. WATER HEATER 1	30 AMPS	#10 - 3	4.5
2 & 4 (240V)	PROP. WATER HEATER 2	30 AMPS	#10 - 3	4.5
5 & 7 (240V)	PROP. RANGE	50 AMPS	#6 - 3	8.0
6 & 8 (240V)	PROP. DOUBLE OVEN	50 AMPS	#6 - 3	8.0
9 & 11 (240V)	PROP. HVAC CONDENSER 1	30 AMPS	#10 - 3	4.0
10 & 12 (240V)	PROP. HVAC CONDENSER 2	30 AMPS	#10 - 3	4.0
13 & 15 (240V)	PROP. AIR HANDLER 1	20 AMPS	#12 - 3	2.0
14 & 16 (240V)	PROP. AIR HANDLER 2	20 AMPS	#12 - 3	2.0
17 & 19 (240V)	PROP. DRYER	30 AMPS	#10 - 3	5.0
18 & 20 (240V)	PROP WELL-PUMP	20 AMPS	#12 - 3	1.5
21 (120V)	PROP. WASHER	20 AMPS	#12 - 2	1.5
22 (120V)	PROP. DISHWASHER	20 AMPS	#12 - 2	1.5
23 (120V)	PROP. REFRIGERATOR	20 AMPS	#12 - 2	1.5
24 (120V)	PROP. GARBAGE DISPOSAL	20 AMPS	#12 - 2	1.5
25 (120V)	PROP. MICROWAVE	20 AMPS	#12 - 2	1.5
26 (120V)	PROP. KITCHEN EXHAUST	20 AMPS	#12 - 2	1.5
27 (120V)	PROP. DUPLEX RECEPT.	20 AMPS	#12 - 2	1.5
28 (120V)	PROP. DUPLEX RECEPT.	20 AMPS	#12 - 2	1.5
29 (120V)	PROP. DUPLEX RECEPT.	20 AMPS	#12 - 2	1.5
30 (120V)	PROP. DUPLEX RECEPT.	20 AMPS	#12 - 2	1.5
31 (120V)	PROP. DUPLEX RECEPT.	20 AMPS	#12 - 2	1.5
32 (120V)	PROP. DUPLEX RECEPT.	20 AMPS	#12 - 2	1.5
33 (120V)	PROP. DUPLEX RECEPT.	20 AMPS	#12 - 2	1.5
34 (120V)	PROP. DUPLEX RECEPT.	20 AMPS	#12 - 2	1.5
35 (120V)	PROP. DUPLEX RECEPT.	20 AMPS	#12 - 2	1.5
36 (120V)	PROP. LIGHTING	20 AMPS	#12 - 2	1.5
37 (120V)	PROP. LIGHTING	20 AMPS	#12 - 2	1.5
39 & 41 (240V)	FUTURE EV RECEPT.	50 AMPS	#6 - 3	10.0
38 & 40 (240V)	FUTURE POOL PUMP	20 AMPS	#12 - 3	2.5
42 (120V)	FUTURE POOL CONTR.	20 AMPS	#12 - 2	1.0
43 & 45 (240V)	FUTURE WORKSHOP SUB-PANEL	60 AMPS	#4 - 3	11.5

OF LIGHT FIXTURE & DUPLEX RECEPTACLE CIRCUITS REQUIRED

PROPOSED # DUPLEX RECEPTACLES 96
WATTAGE (W) PER RECEPTACLE 180
TOTAL KILO-WATTS (KW) 17.3

ALLOWABLE KW PER 20 AMP CIRCUIT 20A*120V*.8 = 1.9 KW PER 20 AMP CIRCUIT
OF DUPLEX RECEPTACLE CIRCUITS REQUIRED 17.3 / 1.9 = 9

PROPOSED # OF LED LIGHTS 138
PROPOSED # FAN FIXTURES 9
WATTAGE (W) PER LED LIGHT 10
WATTAGE (W) PER FAN FIXTURE 120
TOTAL KILO-WATTS (KW) 2.5

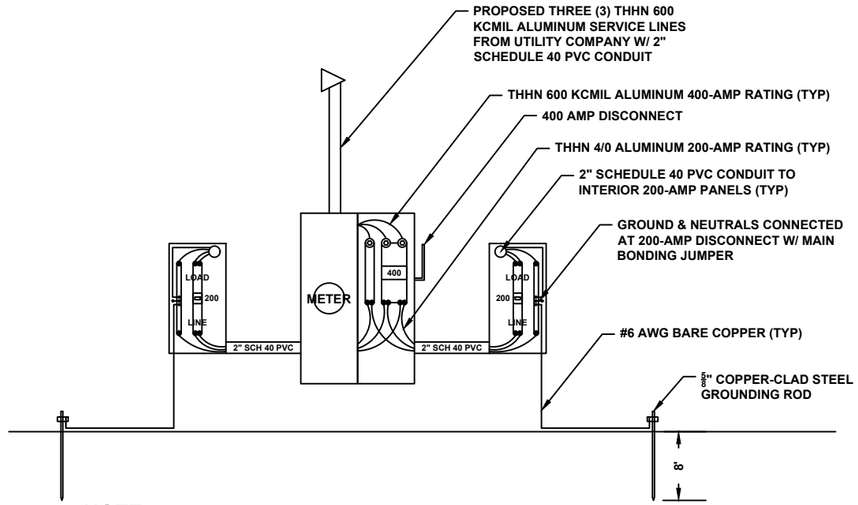
ALLOWABLE KW PER 20 AMP CIRCUIT 20A*120V*.8 = 1.9 KW PER 20 AMP CIRCUIT
OF LIGHTING CIRCUITS REQUIRED 2.5 / 1.9 = 2

TOTAL CONNECTED LOAD: 94.0 KW

1ST 10 KW @ 100%: 10.0 KW
REMAINDER @ 40%: 33.6 KW
HVAC @ 100%: 12.0 KW

TOTAL DEMAND LOAD =
55,600 W / 240V = 231 AMPS

2 - 200 AMP PANELS REQUIRED



NOTE

1. GROUNDING AND NEUTRAL CONDUCTORS TO BE SEPARATED AT INTERIOR GARAGE PANELS

ELECTRICAL RISER DETAIL
(SINGLE METER 400 AMP SERVICE)

JOSHUA D. KING
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STATE OF FLORIDA
PROFESSIONAL ENGINEER

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JEROPHER'S HOME INSPECTION

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2678 SW CR 778, FORT WHITE, FL, 32038

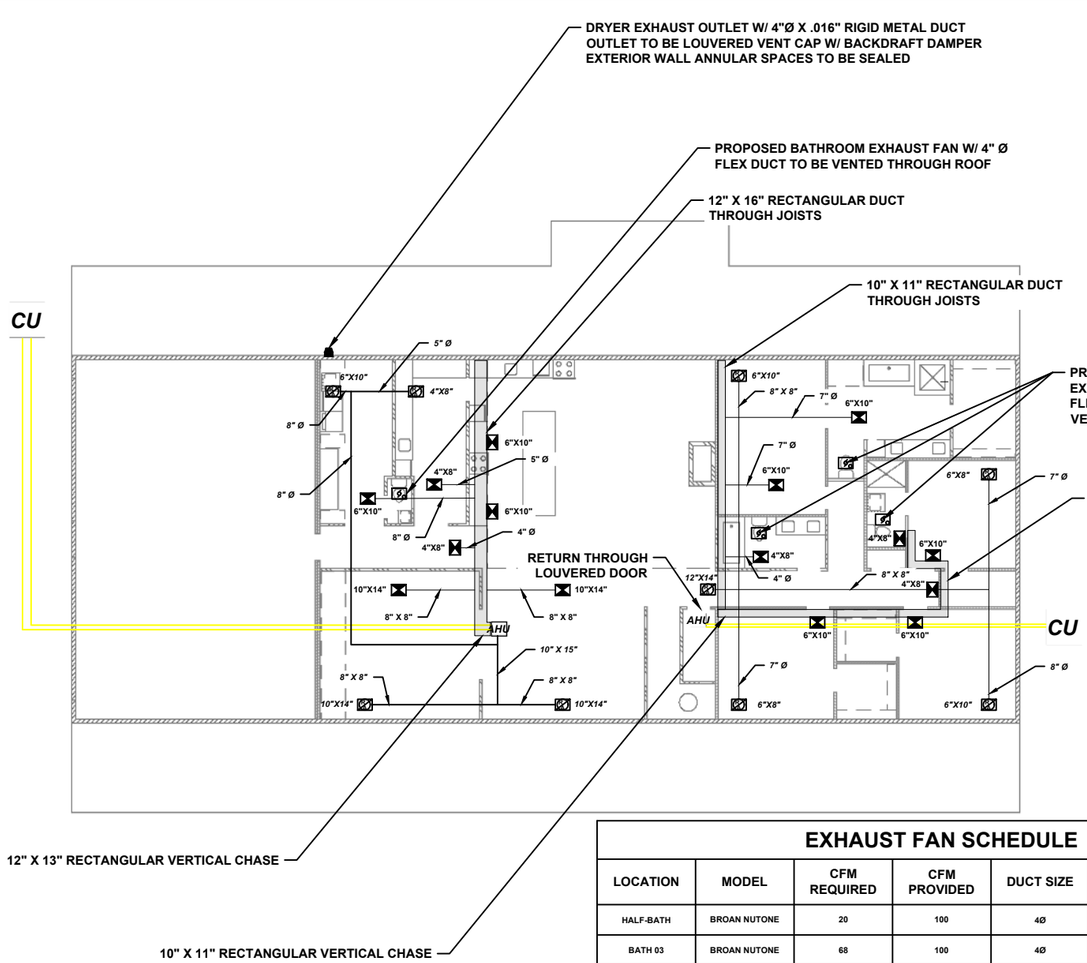
ELECTRICAL DETAIL

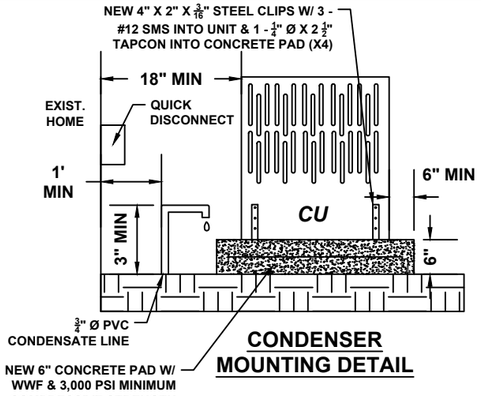
SCALE: N.T.S
PROJECT NO: JB-052
CAD FILE: Proposed Home.dwg

SHEET: **EL-03**

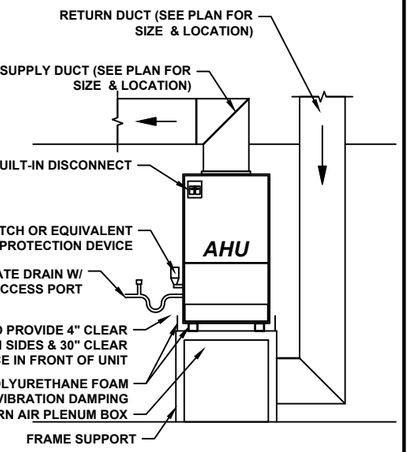
NOTES:

1. ALL WORK SHALL COMPLY WITH THE 2023 FLORIDA MECHANICAL CODE, ALL APPLICABLE LOCAL CODES, AND BE SUBJECT TO ENGINEER APPROVAL UPON PROJECT COMPLETION.
2. ALL EQUIPMENT TO BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
3. ALL MATERIALS USED SHALL BE NEW AND BEAR UL LABELS WHERE APPLICABLE.
4. THE CONDENSATE SYSTEM SHALL INCLUDE A FLOAT SWITCH AND A 2" DEEP EMERGENCY PAN UNDER AIR HANDLERS. CONDENSATE LINES SHALL TERMINATE AT LEAST 1' FROM THE EXTERIOR WALL AND SLOPE AWAY FROM THE BUILDING.
5. THE CONTRACTOR SHALL PROVIDE TEST AND BALANCE REPORTS UPON COMPLETION.
6. ALL GRILLES SHALL BE FULLY ADJUSTABLE ALUMINUM, METALAIRE OR AN APPROVED EQUAL.
7. PROVIDE A PROGRAMMABLE THERMOSTAT FOR EACH MINI-SPLIT UNIT. EACH UNIT SHALL HAVE VISIBLE NAMEPLATES.
8. VERIFY HVAC SIZE WITH ENERGY CODES AND THE PROVIDED ENERGY CALCULATIONS.
9. HVAC CONNECTION SET THROUGH WALL SHALL BE AIR-TIGHT W/ ANNULAR SPACE SEALED.
10. BATHROOM EXHAUST FANS SHALL BE RATED AT 1 CFM PER SQUARE FOOT OF FLOOR AREA.
11. DUCTS LOCATED IN UNCONDITIONED SPACES SHALL HAVE A MINIMUM R-6 INSULATION PER FBC 603.7. AND SUPPORTED W/ 18 GAUGE STRAPS NOT EXCEEDING INTERVALS OF 10 LF PER M1601.4.3
12. ALL DUCT JOINTS, SEAMS, AND CONNECTIONS SHALL BE MECHANICALLY FASTENED AND SEALED WITH MASTIC OR APPROVED TAPE PER FBC 603.9.
13. INSTALL FIRE DAMPERS WHERE DUCTS PENETRATE RATED ASSEMBLIES, IN ACCORDANCE WITH FBC 607.
14. CONDENSATE DISPOSAL SHALL COMPLY WITH FBC 307.2, ENSURING PROPER TERMINATION WITHOUT CREATING A HAZARD OR NUISANCE.
15. MAINTAIN PROPER CLEARANCES AROUND EQUIPMENT PER FBC 304, ENSURING ADEQUATE SPACE FOR MAINTENANCE, SERVICE, AND VENTILATION. ALL EQUIPMENT SHALL BE INSTALLED IN A MANNER THAT ALLOWS FOR SAFE OPERATION AND PREVENTS ANY IMPEDIMENTS TO ACCESSIBILITY OR AIRFLOW. ANY CONDENSATE DISPOSAL PIPING SHALL BE PROPERLY SIZED AND INSTALLED TO PREVENT LEAKS, BACKFLOW, OR DAMAGE TO THE STRUCTURE."
16. EXHAUST TERMINATION SHALL COMPLY WITH FLORIDA BUILDING CODE (FBC) 501.2, ENSURING PROPER CLEARANCES AND HEIGHT REQUIREMENTS TO MAINTAIN SAFETY AND EFFICIENT OPERATION. EXHAUST VENTS MUST BE LOCATED AT LEAST 3 FEET FROM WINDOWS, DOORS, OR OPENINGS AND AT LEAST 10 FEET FROM PROPERTY LINES OR VENTILATION INTAKES. TERMINATION POINTS MUST BE POSITIONED AT LEAST 18 INCHES ABOVE THE ROOF SURFACE AND 3 FEET ABOVE THE GROUND TO PREVENT OBSTRUCTION. EXHAUST SYSTEMS SHALL BE PROPERLY SIZED TO PREVENT BACKFLOW AND SHOULD NOT TERMINATE DOWNWARD. ALL VENT PIPES SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS, SCREENED CAPS, OR BIRD GUARDS AS NECESSARY TO ENSURE PROPER AIRFLOW AND PREVENT OBSTRUCTIONS. EQUIPMENT MUST BE INSTALLED WITH ADEQUATE ACCESS FOR MAINTENANCE AND COMPLY WITH NOISE AND VIBRATION CONTROL STANDARDS. THE CONTRACTOR SHALL ENSURE ALL EXHAUST FANS AND COMPONENTS ARE UL-LISTED, WEATHERPROOF, AND MEET THE MANUFACTURER'S SPECIFICATIONS FOR SAFE OPERATION.

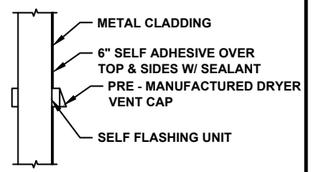




CONDENSER MOUNTING DETAIL



AIR HANDLER DETAIL



DRYER EXHAUST OUTLET DETAIL

EXHAUST FAN SCHEDULE

LOCATION	MODEL	CFM REQUIRED	CFM PROVIDED	DUCT SIZE	W.C. PRESSURE	OPERATED BY
HALF-BATH	BROAN NUTONE	20	100	4Ø	0.1	SWITCH AT DOOR
BATH 03	BROAN NUTONE	68	100	4Ø	0.1	SWITCH AT DOOR
BATH 04	BROAN NUTONE	42	100	4Ø	0.1	SWITCH AT DOOR
MASTER BATHROOM	BROAN NUTONE	160	200	4Ø	0.1	SWITCH AT DOOR

1ST FLOOR MECHANICAL PLAN

SCALE : 1" = 20'

MECHANICAL LEGEND

HVAC SUPPLY REGISTER	
HVAC RETURN REGISTER	
AIR TRANSFER GRILL	
EXHAUST FAN W/ LIGHT	
EXHAUST FAN	
THERMOSTAT	T
AIR HANDLER UNIT	*AHU*
CONDENSING UNIT	*CU*

MANUFACTURER	GOODMAN
OUTDOOR MODEL #	GLXS5BA4210
INDOOR MODEL #	AMST42CU1300
SEER	15.2
SENSIBLE	31,500 BTU/HR
LATENT	10,500 BTU/HR
TOTAL	21,736 BTU/HR
CFM	1,400
KW	12 KW
HVAC COPPER LINE Ø	3/8" SUCTION; 1/4" LIQUID
CONDENSATE LINE Ø	3/4" PVC

NOTE: DIFFERENT MANUFACTURER / MODEL MAY BE USED

JOSHUA D. KING LICENSE No. 93192 STATE OF FLORIDA PROFESSIONAL ENGINEER

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NO.	DATE	REVISION	BY

JB BUTLER'S HOME INSPECTION

	INIT.
DRAWN BY	JK
DESIGNED BY	JK
CHECKED BY	-

2678 SW CR 778, FORT WHITE, FL, 32038

MECHANICAL PLAN

SCALE: N.T.S

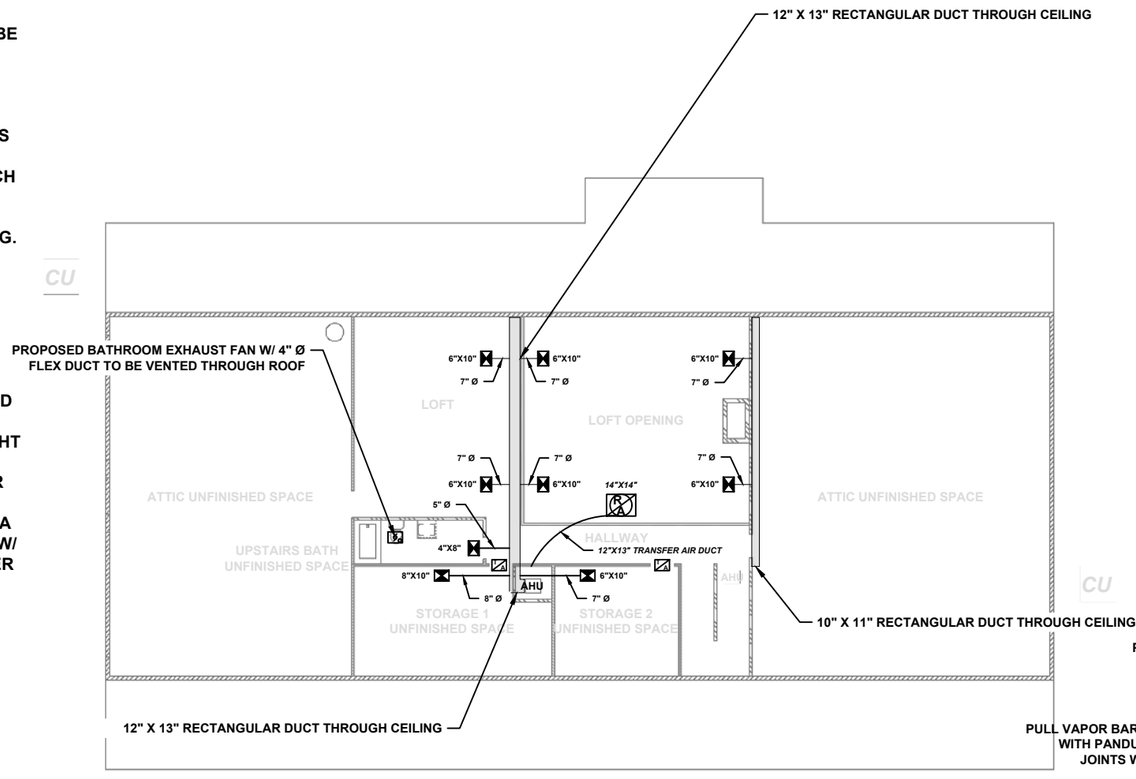
PROJECT NO: JB-052

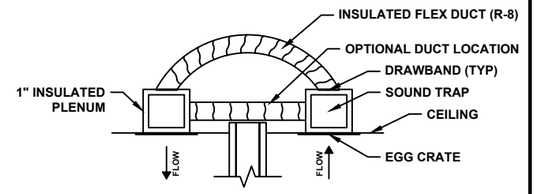
CAD FILE: Proposed Home.dwg

SHEET: **MC-01**

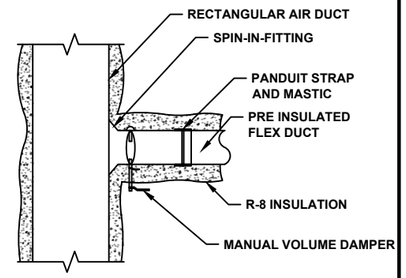
NOTES:

1. ALL WORK SHALL COMPLY WITH THE 2023 FLORIDA MECHANICAL CODE, ALL APPLICABLE LOCAL CODES, AND BE SUBJECT TO ENGINEER APPROVAL UPON PROJECT COMPLETION.
2. ALL EQUIPMENT TO BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
3. ALL MATERIALS USED SHALL BE NEW AND BEAR UL LABELS WHERE APPLICABLE.
4. THE CONDENSATE SYSTEM SHALL INCLUDE A FLOAT SWITCH AND A 2" DEEP EMERGENCY PAN UNDER AIR HANDLERS. CONDENSATE LINES SHALL TERMINATE AT LEAST 1' FROM THE EXTERIOR WALL AND SLOPE AWAY FROM THE BUILDING.
5. THE CONTRACTOR SHALL PROVIDE TEST AND BALANCE REPORTS UPON COMPLETION.
6. ALL GRILLES SHALL BE FULLY ADJUSTABLE ALUMINUM, METALAIRE OR AN APPROVED EQUAL.
7. PROVIDE A PROGRAMMABLE THERMOSTAT FOR EACH MINI-SPLIT UNIT. EACH UNIT SHALL HAVE VISIBLE NAMEPLATES.
8. VERIFY HVAC SIZE WITH ENERGY CODES AND THE PROVIDED ENERGY CALCULATIONS.
9. HVAC CONNECTION SET THROUGH WALL SHALL BE AIR-TIGHT W/ ANNULAR SPACE SEALED.
10. BATHROOM EXHAUST FANS SHALL BE RATED AT 1 CFM PER SQUARE FOOT OF FLOOR AREA.
11. DUCTS LOCATED IN UNCONDITIONED SPACES SHALL HAVE A MINIMUM R-6 INSULATION PER FBC 603.7. AND SUPPORTED W/ 18 GAUGE STRAPS NOT EXCEEDING INTERVALS OF 10 LF PER M1601.4.3
12. ALL DUCT JOINTS, SEAMS, AND CONNECTIONS SHALL BE MECHANICALLY FASTENED AND SEALED WITH MASTIC OR APPROVED TAPE PER FBC 603.9.
13. INSTALL FIRE DAMPERS WHERE DUCTS PENETRATE RATED ASSEMBLIES, IN ACCORDANCE WITH FBC 607.
14. CONDENSATE DISPOSAL SHALL COMPLY WITH FBC 307.2, ENSURING PROPER TERMINATION WITHOUT CREATING A HAZARD OR NUISANCE.
15. MAINTAIN PROPER CLEARANCES AROUND EQUIPMENT PER FBC 304, ENSURING ADEQUATE SPACE FOR MAINTENANCE, SERVICE, AND VENTILATION. ALL EQUIPMENT SHALL BE INSTALLED IN A MANNER THAT ALLOWS FOR SAFE OPERATION AND PREVENTS ANY IMPEDIMENTS TO ACCESSIBILITY OR AIRFLOW. ANY CONDENSATE DISPOSAL PIPING SHALL BE PROPERLY SIZED AND INSTALLED TO PREVENT LEAKS, BACKFLOW, OR DAMAGE TO THE STRUCTURE."
16. EXHAUST TERMINATION SHALL COMPLY WITH FLORIDA BUILDING CODE (FBC) 501.2, ENSURING PROPER CLEARANCES AND HEIGHT REQUIREMENTS TO MAINTAIN SAFETY AND EFFICIENT OPERATION. EXHAUST VENTS MUST BE LOCATED AT LEAST 3 FEET FROM WINDOWS, DOORS, OR OPENINGS AND AT LEAST 10 FEET FROM PROPERTY LINES OR VENTILATION INTAKES. TERMINATION POINTS MUST BE POSITIONED AT LEAST 18 INCHES ABOVE THE ROOF SURFACE AND 3 FEET ABOVE THE GROUND TO PREVENT OBSTRUCTION. EXHAUST SYSTEMS SHALL BE PROPERLY SIZED TO PREVENT BACKFLOW AND SHOULD NOT TERMINATE DOWNWARD. ALL VENT PIPES SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS, SCREENED CAPS, OR BIRD GUARDS AS NECESSARY TO ENSURE PROPER AIRFLOW AND PREVENT OBSTRUCTIONS. EQUIPMENT MUST BE INSTALLED WITH ADEQUATE ACCESS FOR MAINTENANCE AND COMPLY WITH NOISE AND VIBRATION CONTROL STANDARDS. THE CONTRACTOR SHALL ENSURE ALL EXHAUST FANS AND COMPONENTS ARE UL-LISTED, WEATHERPROOF, AND MEET THE MANUFACTURER'S SPECIFICATIONS FOR SAFE OPERATION.

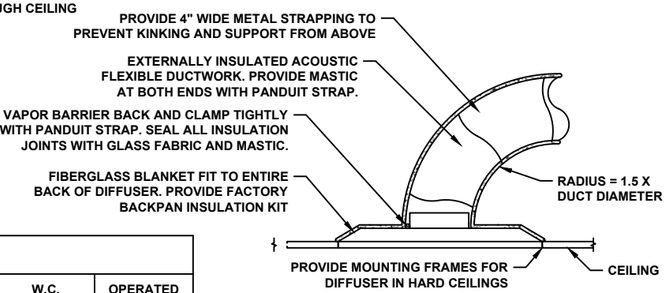




TRANSFER AIR DUCT DETAIL



FLEXIBLE DUCT TAKEOFF



CEILING DIFFUSER

EXHAUST FAN SCHEDULE						
LOCATION	MODEL	CFM REQUIRED	CFM PROVIDED	DUCT SIZE	W.C. PRESSURE	OPERATED BY
UPSTAIRS BATH	BROAN NUTONE	74	100	4Ø	0.1	SWITCH AT DOOR

2ND FLOOR MECHANICAL PLAN

SCALE : 1" = 20'

MECHANICAL LEGEND

HVAC SUPPLY REGISTER	
HVAC RETURN REGISTER	R
AIR TRANSFER GRILL	T/A
EXHAUST FAN W/ LIGHT	Ø
EXHAUST FAN	Ø
THERMOSTAT	T
AIR HANDLER UNIT	*AHU*
CONDENSING UNIT	*CU*

MANUFACTURER	GOODMAN
OUTDOOR MODEL #	GLXS5BA4210
INDOOR MODEL #	AMST42CU1300
SEER	15.2
SENSIBLE	31,500 BTU/HR
LATENT	10,500 BTU/HR
TOTAL	21,736 BTU/HR
CFM	1,400
KW	12 KW
HVAC COPPER LINE Ø	$\frac{3}{8}$" SUCTION; $\frac{1}{4}$" LIQUID
CONDENSATE LINE Ø	$\frac{3}{4}$" PVC

NOTE: DIFFERENT MANUFACTURER / MODEL MAY BE USED

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JEROTHER'S HOME INSPECTION

	INIT.
DRAWN BY	JK
DESIGNED BY	JK
CHECKED BY	-

2678 SW CR 778, FORT WHITE, FL, 32038

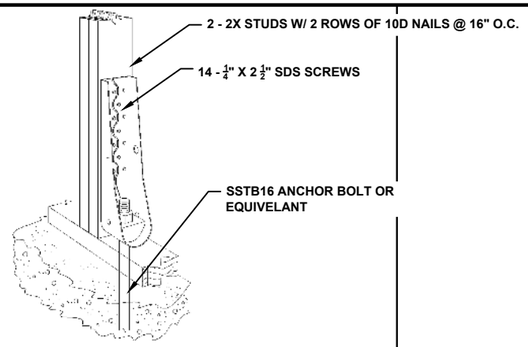
MECHANICAL PLAN

SCALE: N.T.S

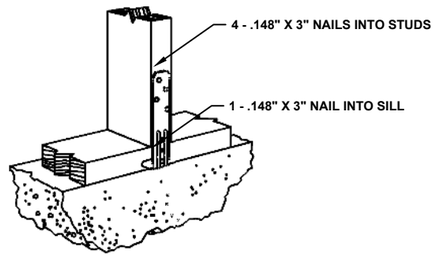
PROJECT NO: JB-052

CAD FILE: Proposed Home.dwg

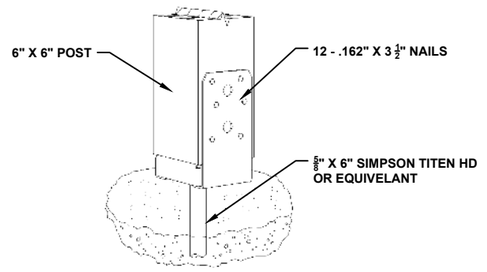
SHEET: **MC-02**



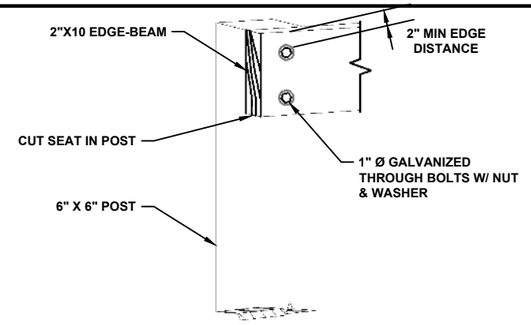
HDU5-SDS2.5 HOLD-DOWN



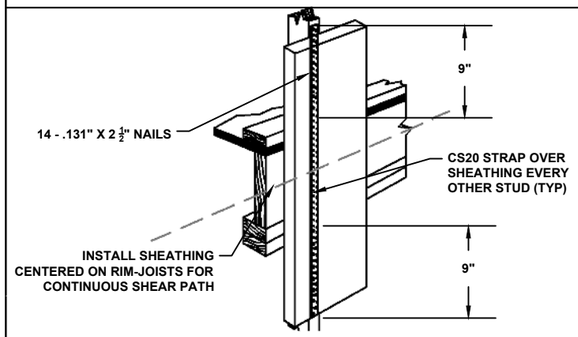
SSP - STUD TO 1ST FLOOR SILL PLATE



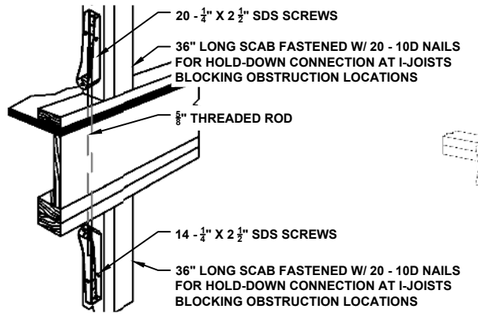
ABU66Z POST TO FOUNDATION



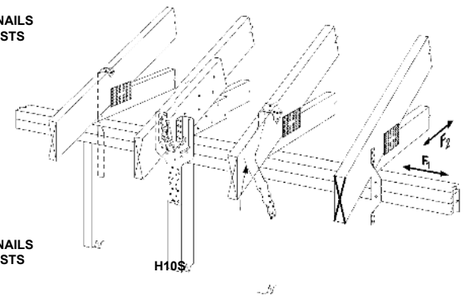
EDGE-BEAM POST CONNECTION



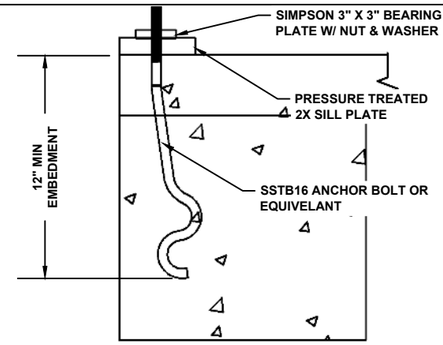
CS20 STRAP 1ST TO 2ND FLOOR CONNECTION



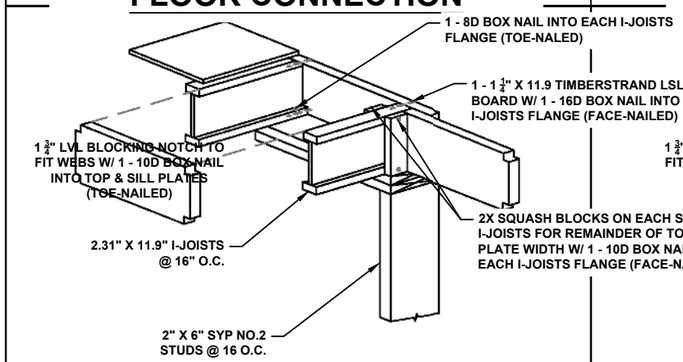
2 - HDU5-SDS2.5 1ST TO 2ND FLOOR HOLD DOWN



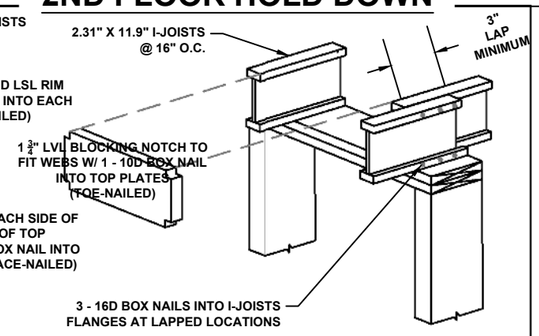
H10S STUD TO (1) PLY TRUSS



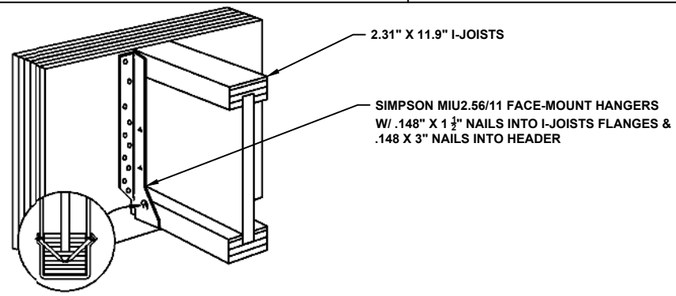
SSTB16 ANCHOR BOLT



I-JOISTS EXTERIOR WALL CONNECTION



I-JOISTS INTERIOR WALL CONNECTION



I-JOISTS HANGER CONNECTION

JOSHUA D. KING
LICENSE
No. 93192
STATE OF
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JB BROTHERS HOME INSPECTION

	INIT.
DRAWN BY	JK
DESIGNED BY	JK
CHECKED BY	-

2678 SW CR 778, FORT WHITE, FL, 32038

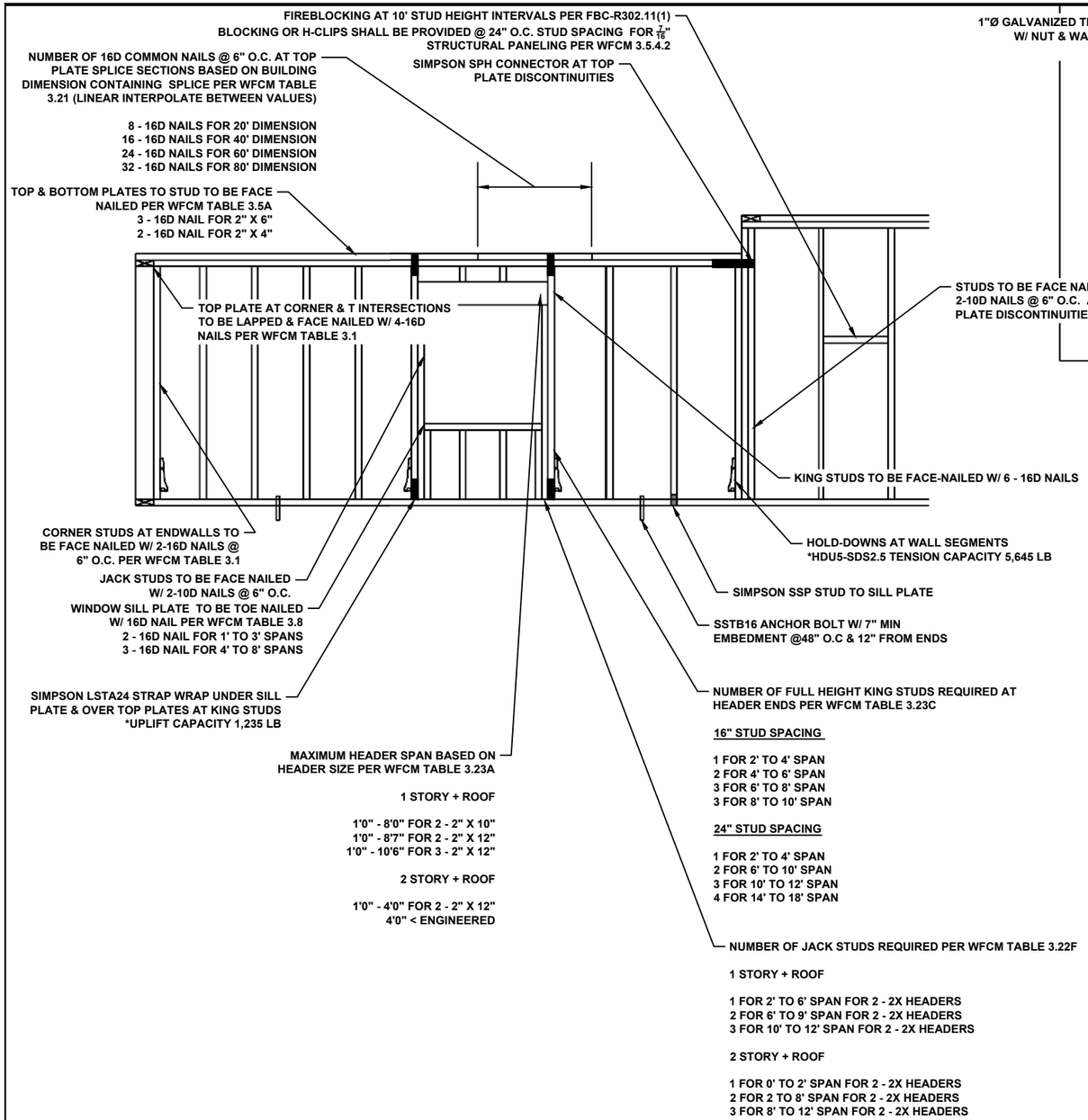
DETAILS

SCALE: N.T.S

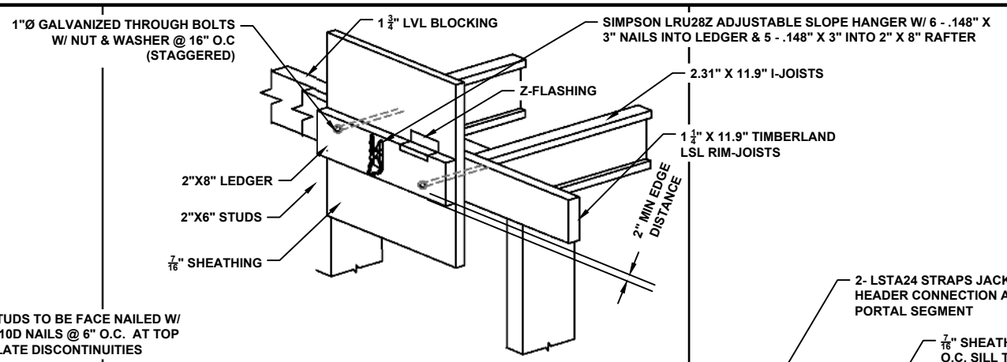
PROJECT NO: JB-052

CAD FILE: Proposed Home.dwg

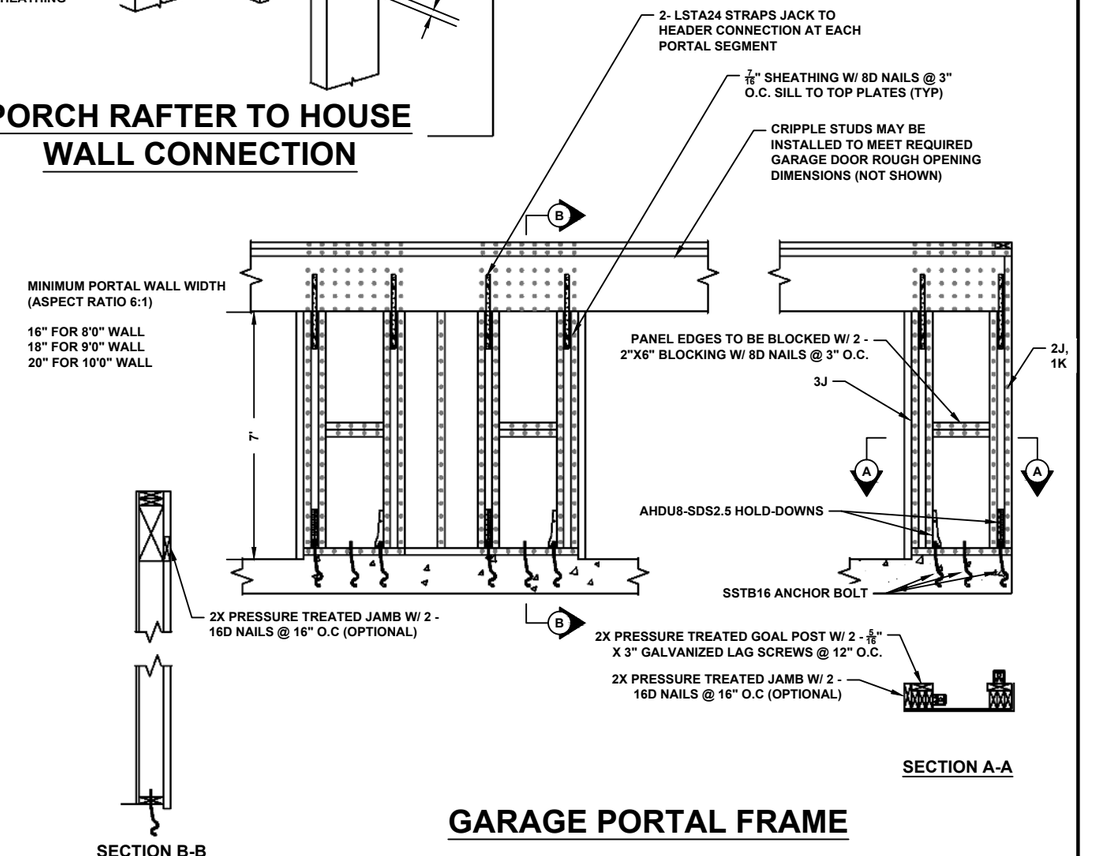
SHEET: **DT-01**



TYPICAL FRAMED WALL SECTION



PORCH RAFTER TO HOUSE WALL CONNECTION



SECTION B-B

SECTION A-A

GARAGE PORTAL FRAME

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2678 SW CR 778, FORT WHITE, FL, 32038

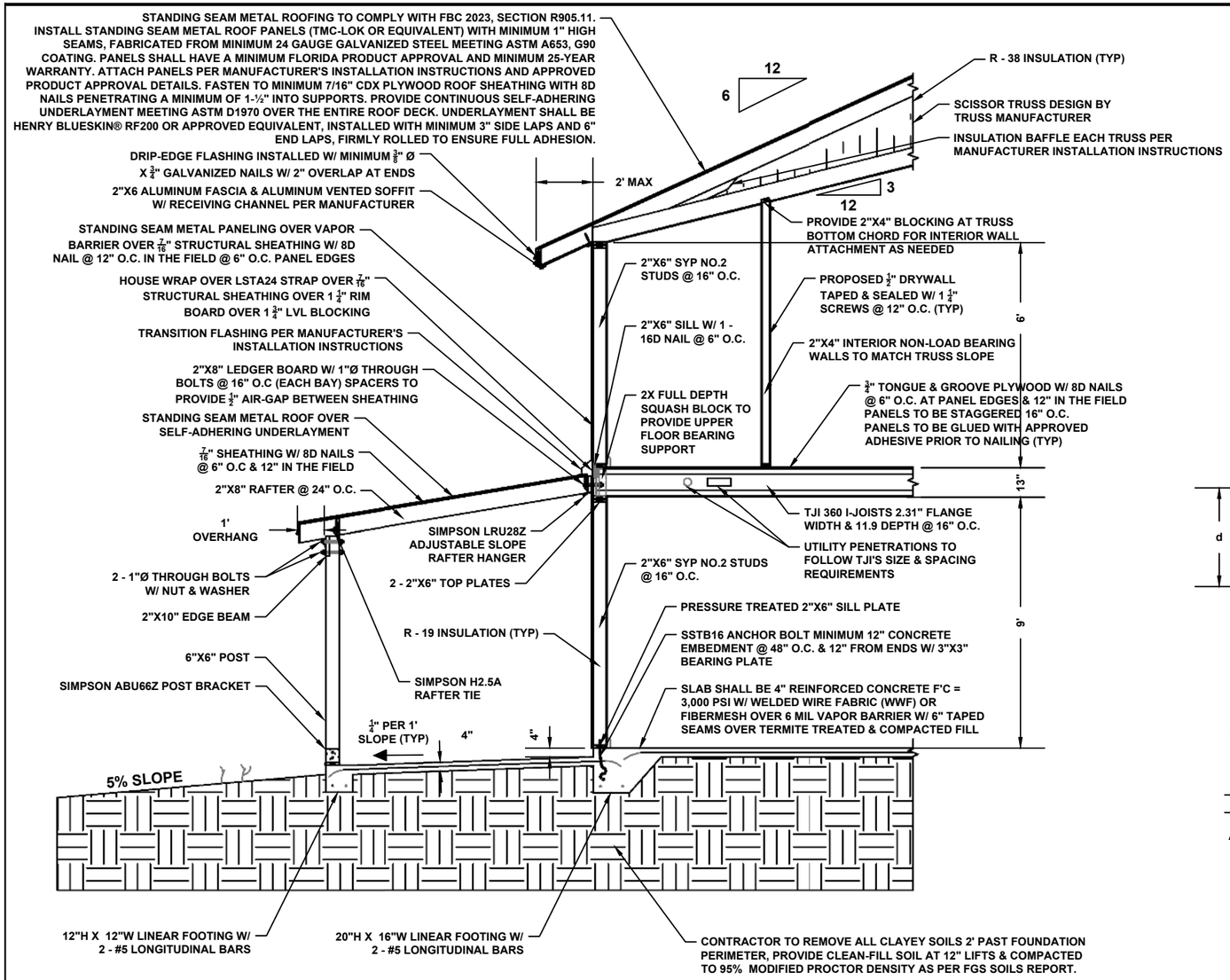
DETAILS

SCALE: N.T.S

PROJECT NO: JB-052

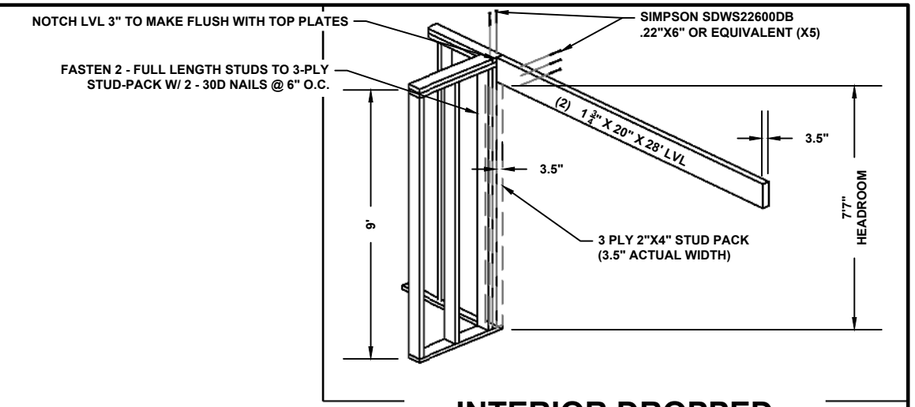
CAD FILE: Proposed Home.dwg

SHEET: **DT-02**

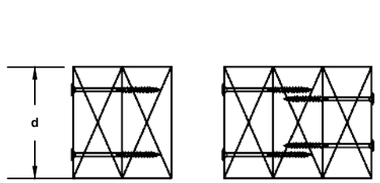


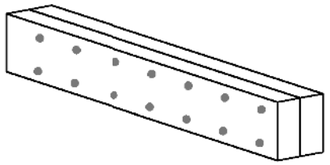
TYPICAL WALL SECTION

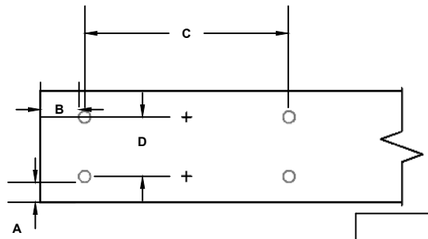
SCALE : 1" = 5'



INTERIOR DROPPED BEAM CONNECTION



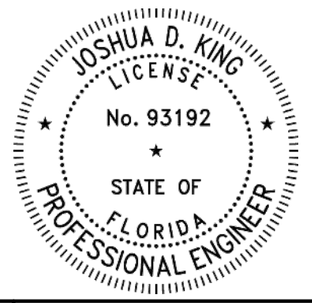




FASTENER CLEARANCES						
	A	B		C		D
	MIN	MIN	MAX	MIN	MAX	MIN
10D & 16D	2"	2"	6"	4"	12"	3"
SCREWS	2"	4"	12"	4"	24"	3"

FASTENER TYPE & SPACING				
	2-PLY LVL (3 ½")		3-PLY LVL (5 ¼")	
	d < 14"	d >14"	d < 14"	d >14"
10D	3 ROWS @ 12" O.C.	4 ROWS @ 12" O.C.	3 ROWS @ 12" O.C. (ES)	4 ROWS @ 12" O.C. (ES)
16D	2 ROWS @ 12" O.C.	3 ROWS @ 12" O.C.	2 ROWS @ 12" O.C. (ES)	3 ROWS @ 12" O.C. (ES)
SDS ¼" X 3 ½"	2 ROWS @ 24" O.C.	2 ROWS @ 24" O.C.	2 ROWS @ 24" O.C. (ES)	2 ROWS @ 24" O.C. (ES)

BUILT-UP LVL



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JEROTH'S HOME INSPECTION

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2678 SW CR 778, FORT WHITE, FL, 32038

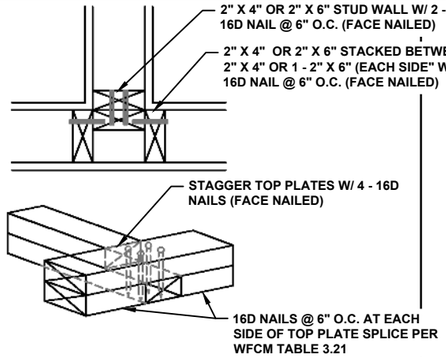
DETAILS

SCALE: N.T.S

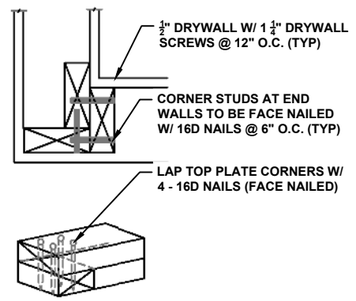
PROJECT NO: JB-052

CAD FILE: Proposed Home.dwg

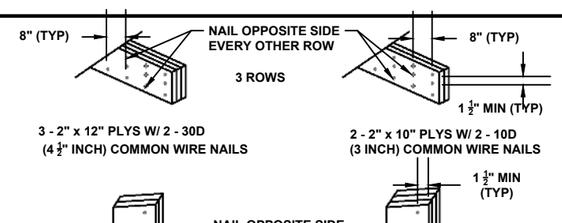
SHEET: **DT-03**



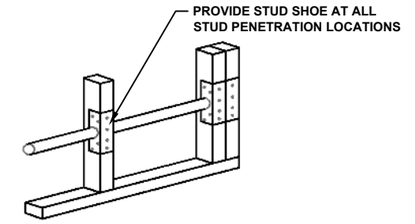
'T' WALL DETAIL



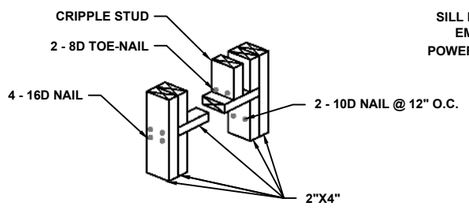
CALIFORNIA CORNER



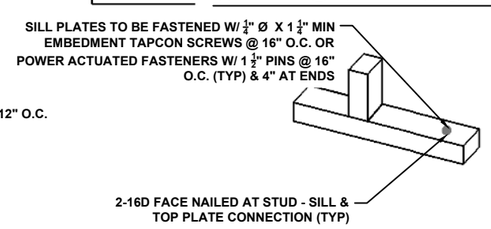
BUILT-UP STUD/HEADER DETAIL



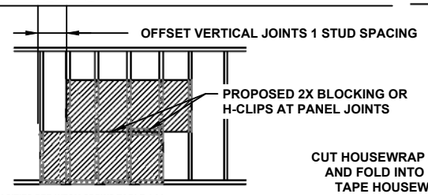
SS1 STUD SHOE UTIL. PROTECTION



NLB HEADER



INTERIOR SILL PLATE

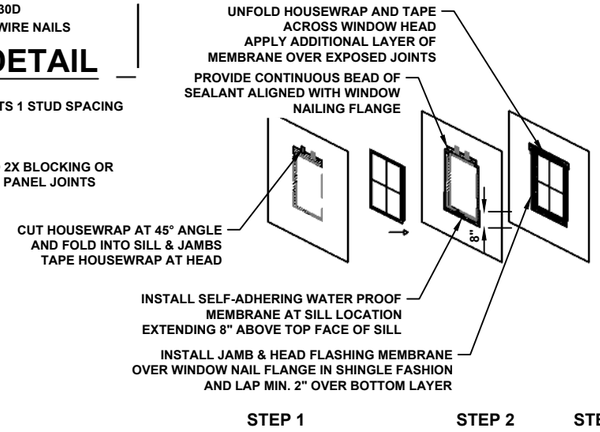


NOMINAL UNIT SHEAR WALL CAPACITIES PER WFCM SDPWS TABLE 4.3A

16" STUD SPACING
- 7/16" STRUCTURAL PANEL W/ 8D RING SHANK @ 12" FIELD SPACING @ 6" EDGE SPACING = 715 PLF
- 7/16" STRUCTURAL PANEL W/ 8D RING SHANK @ 12" FIELD SPACING @ 4" EDGE SPACING = 1,105 PLF
- 7/16" STRUCTURAL PANEL W/ 8D RING SHANK @ 12" FIELD SPACING @ 3" EDGE SPACING = 1,415 PLF
- 15/32" STRUCTURAL PANEL W/ 8D RING SHANK @ 12" FIELD SPACING @ 3" EDGE SPACING = 1,875 PLF

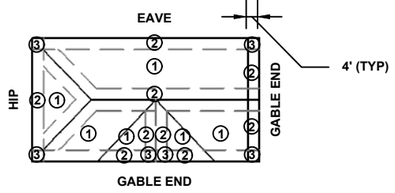
24" STUD SPACING
- 7/16" STRUCTURAL PANEL W/ 8D RING SHANK @ 12" FIELD SPACING @ 6" EDGE SPACING = 479 PLF
- 7/16" STRUCTURAL PANEL W/ 8D RING SHANK @ 12" FIELD SPACING @ 4" EDGE SPACING = 740 PLF
- 7/16" STRUCTURAL PANEL W/ 8D RING SHANK @ 12" FIELD SPACING @ 3" EDGE SPACING = 948 PLF
- 15/32" STRUCTURAL PANEL W/ 8D RING SHANK @ 12" FIELD SPACING @ 3" EDGE SPACING = 1,256 PLF

SHEAR WALL



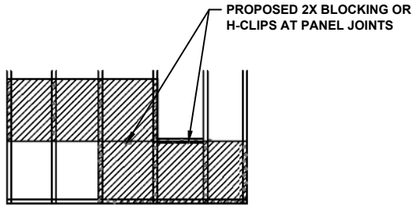
WINDOW FLASHING

ZONE ① 8D RING SHANK NAIL @ 6" FIELD SPACING @ 6" EDGE SPACING
ZONE ②③ 8D RING SHANK NAIL @ 6" FIELD SPACING @ 4" EDGE SPACING



NOTE:

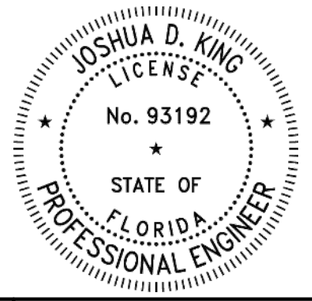
1. 1ST ROW OF PLYWOOD TO BE GLUED TO TRUSSES WITH CONSTRUCTION ADHESIVE



NOMINAL UNIT ROOF SHEAR CAPACITIES PER WFCM SDPWS TABLE 4.2A

24" TRUSS SPACING
- 7/16" STRUCTURAL PANEL W/ 8D RING SHANK @ 6" FIELD SPACING @ 6" EDGE SPACING = 755 PLF
- 7/16" STRUCTURAL PANEL W/ 8D RING SHANK @ 6" FIELD SPACING @ 4" EDGE SPACING = 1,485 PLF
- 7/16" STRUCTURAL PANEL W/ 8D RING SHANK @ 6" FIELD SPACING @ 3" EDGE SPACING = 1,680 PLF

ROOF DIAPHRAGM DETAIL



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NO.	DATE	REVISION	BY

JEROTHER'S HOME INSPECTION

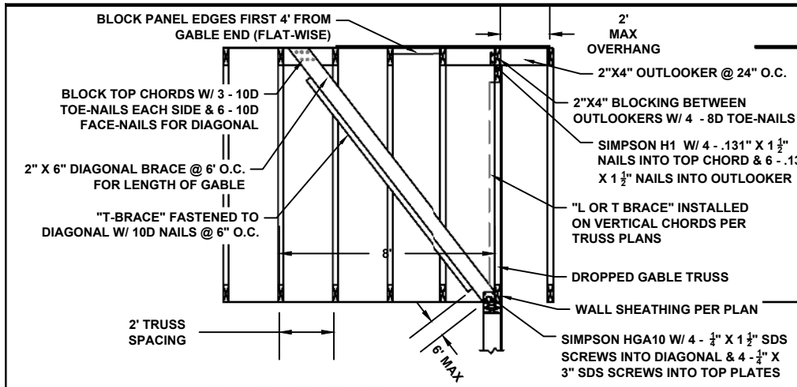
	INIT.
DRAWN BY	JK
DESIGNED BY	JK
CHECKED BY	-

2678 SW CR 778, FORT WHITE, FL, 32038

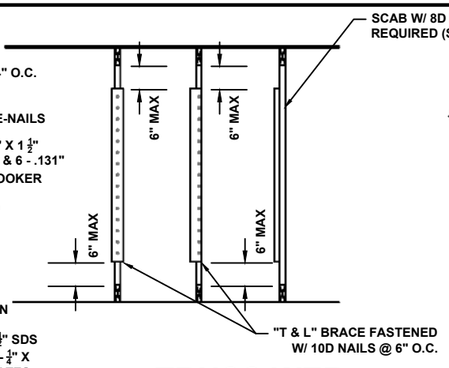
DETAILS

SCALE: N.T.S
PROJECT NO: JB-052
CAD FILE: Proposed Home.dwg

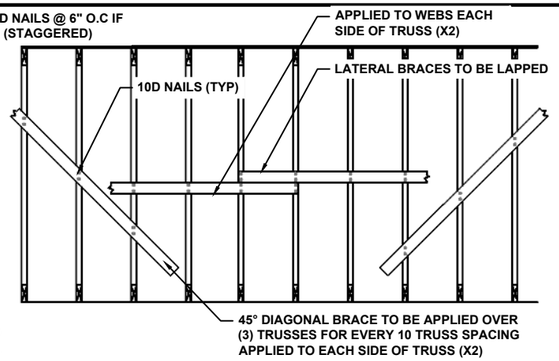
SHEET: **DT-04**



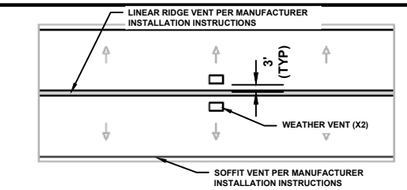
GABLE END



TRUSS WEB BRACING



TRUSS LATERAL BRACING



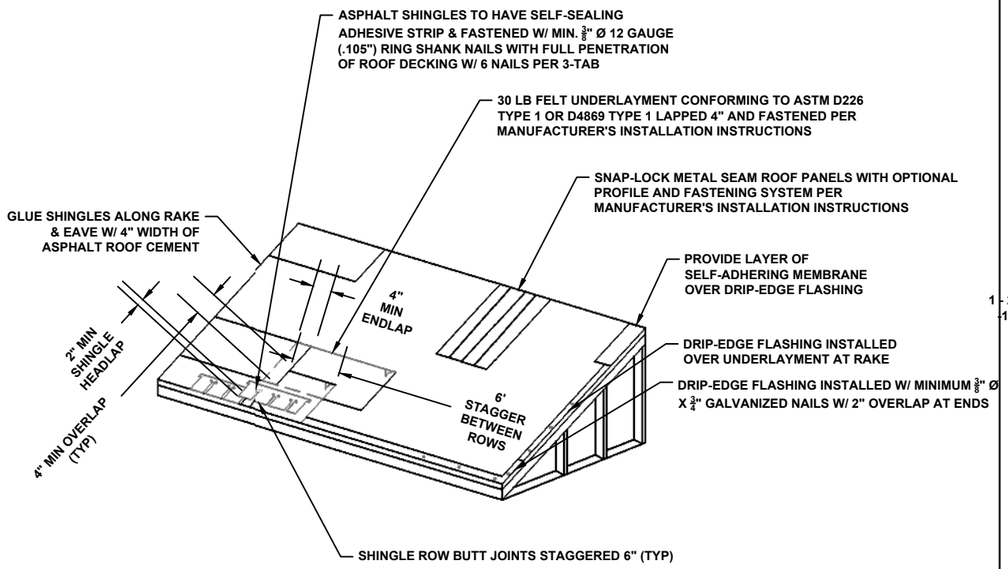
PROVIDE SOFFIT & RIDGE VENTILATION MEETING FBC R806

NET FREE VENTILATION AREA SHALL EXCEED $\frac{1}{150}$ OF AREA TO BE VENTED W/ EVEN DISTRIBUTION OF VENTING SHARED BETWEEN SOFFIT & RIDGE

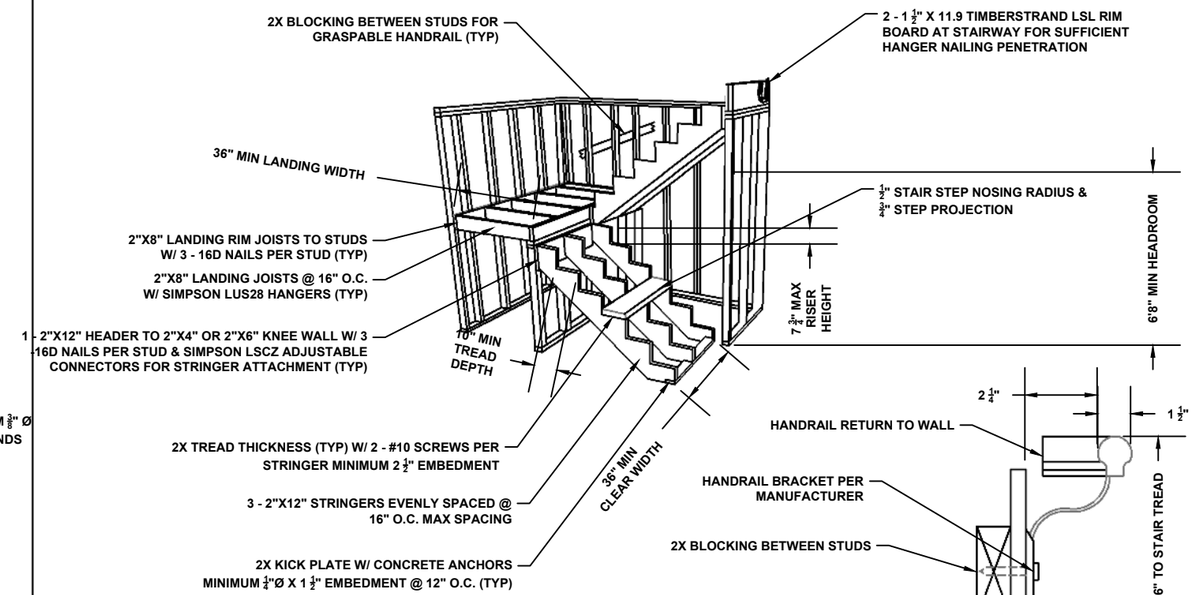
INSULATION BAFFLES TO BE INSTALLED AT SOFFITS

CEILING AREA REQUIRING VENTILATION	4,346 FT^2
NET OPENING VENTILATION AREA REQUIRED	29 FT^2
NET OPENING AREA TOP & BOTTOM REQUIRED (EACH)	14.5 FT^2
NET FREE VENT AREA METAL RIDGE VENT 18 IN^2 / FT (L = 106 FT)	13.25 FT^2
WEATHER VENT™ 4' VENT RIDGE VENT 104 IN^2 OPENING (X2)	1.45 FT^2
"V" PANEL SOFFIT FREE FLOW AREA 11.23 IN^2 / FT (L = 106 FT X 2 = 212 FT)	16.53 FT^2

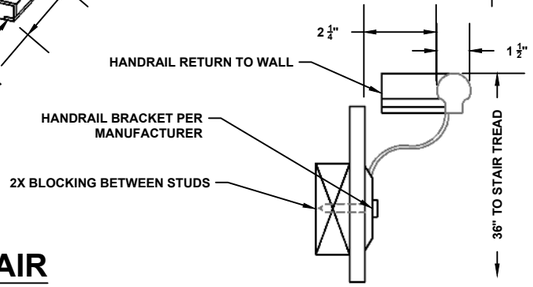
ROOF VENTILATION



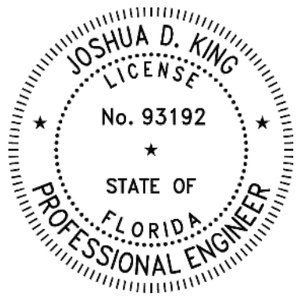
TYPICAL ROOF COVERING INSTALLATION



TYPICAL STAIR INSTALLATION



HANDRAIL



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JB BROTHERS HOME INSPECTION

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DESIGNED BY	JK
CHECKED BY	-

2678 SW CR 778, FORT WHITE, FL, 32038

DETAILS

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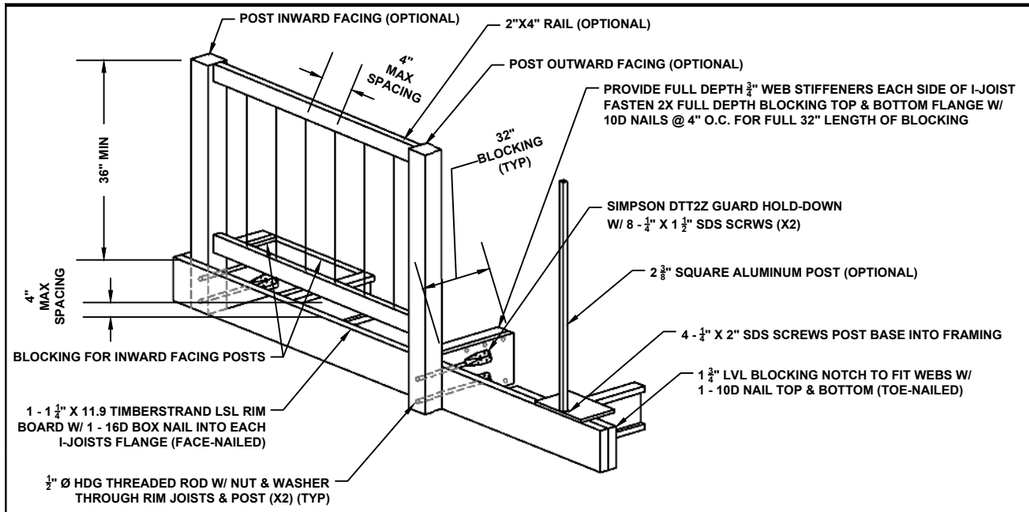
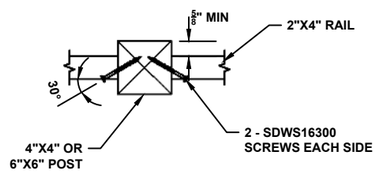
PROJECT NO: JB-052

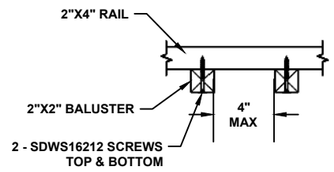
CAD FILE: Proposed Home.dwg

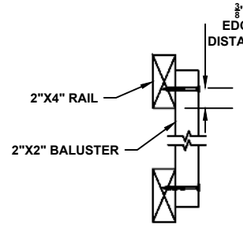
SHEET: **DT-05**



BANISTER WALL POST ATTACHMENT OPTIONS

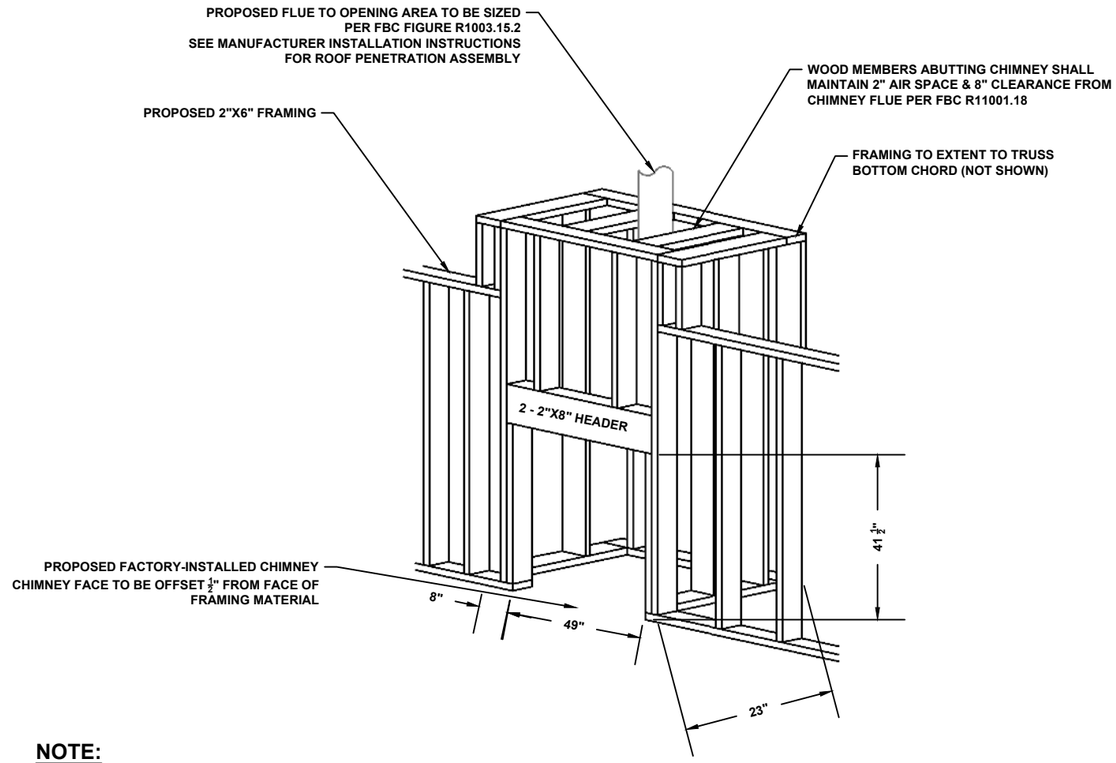






RAIL TO POST ATTACHMENT (OPTIONAL)

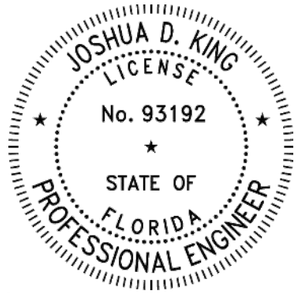
BALISTER TO RAIL ATTACHMENT (OPTIONAL)



NOTE:

SEE PROVIDED MANUFACTURER INSTALLATION INSTRUCTIONS FOR FURTHER DETAIL

FACTORY CHIMNEY FRAMING



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