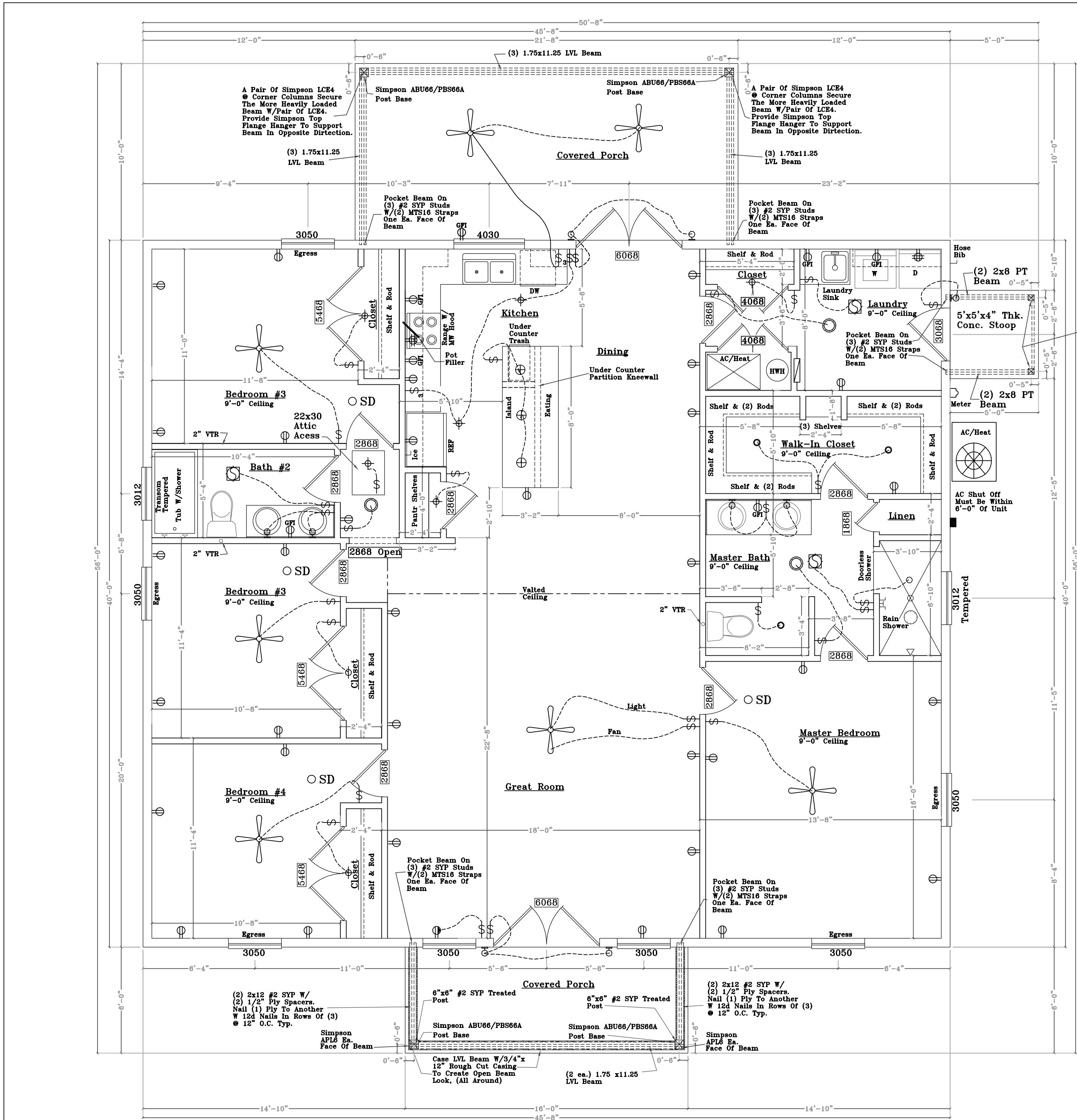
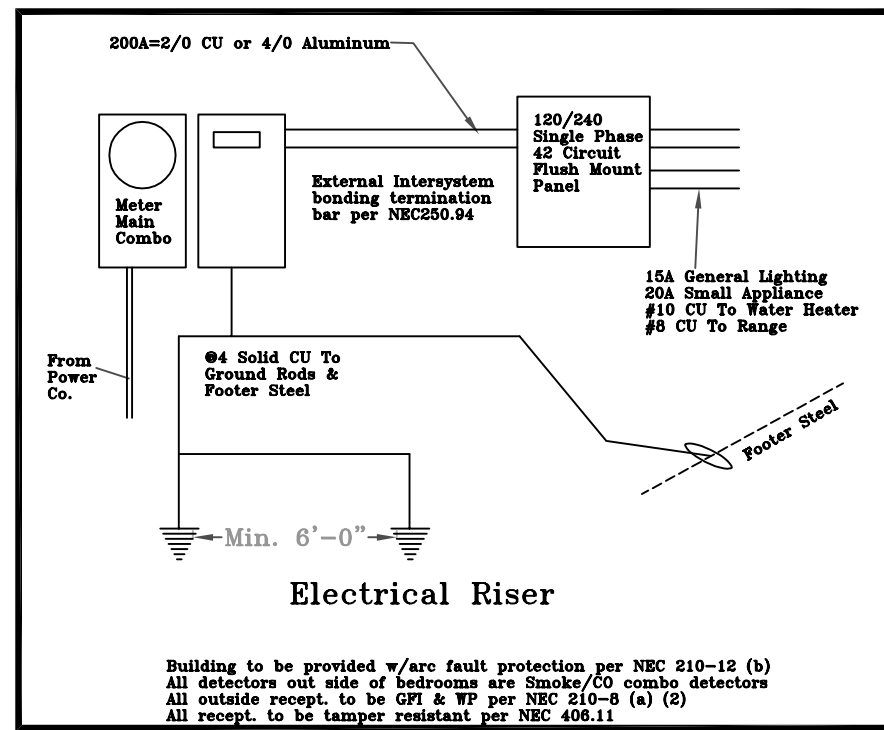




### Electric Legend

- SD Smoke Detector
- ⌘ Wall Switch
- ⌘ Three Way Wall Switch
- ⌘ Switched Duplex Outlet
- ⌘ Duplex Outlet
- ⌘ 220v Outlet
- ⌘ GFI Protected Outlet
- ⊕ Hanging Lights
- ⌘ Wall Mounted Fixture
- ⌘ Ceiling Mounted Fixture
- ⌘ Recessed LED Can Lights
- ⌘ Exhaust Fan W/ 4" Duct. To Exterior
- ⌘ 9"Ø Ceiling Mounted LED Lighting
- ⌘ 4"Ø Ceiling Mounted LED Lighting
- ⌘ Electric Service

Note:  
200 Amp Electric Service  
Box in Laundry



- Note:
- All interior lighting fixtures shall be centered in room unless noted otherwise during contractor walk through.

## Electrical Notes

Note: Install Electric as per NEC 2020.

Electrical plan shown is for general layout purposes only. Builder to verify all circuits, wiring & fixtures are installed as per NEC 2020.

All 15 & 20 Amp Branch Circuits to be Arc-Fault protected. Provide GFI outlets as required by NEC 2020.

- Wood Framing
- Comply with Florida Building Code, 8th. edition (2023)
  - Wall Framing
    - Load-bearing studs-No. 2 Spruce-Pine-Fir or better.
    - Bottom Plate-No. 2 Southern Pine, pressure treated.
    - Top Plate-Double Top Plate Required, No. 2 Spruce-Pine-Fir or better.
    - Posts-No. 2 Southern Pine, pressure treated.
    - Headers/Beams- No. 2 Southern Pine.
    - LVL Beams-Microlam 1.9E, Trus-Joist or equal.
    - All gable endwalls shall be balloon framed.
    - Multiple studs shall be fastened one to another W/10d common nails @ 8" O.C.

- Roof Framing
  - Engineered Roof Trusses
    - Pre-engineered roof trusses shall be designed by the manufacturer in accordance with specified loads and governing codes.
    - Truss manufacturer to engineer trusses to support dead, live and wind loads per Florida Building Code or ASCE 7-22
    - Engineering & handling of trusses to comply w/ANSI/TPI "National Design Standard for Metal Plate Connected Wood Truss Construction", TPI HIB "Commentary & Recommendations for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses" & TPI HIB "Recommended Design Specifications for Temporary Bracing of Metal Plate Connected Wood Trusses".
    - Truss Engineering to be signed & sealed by a Professional Engineer registered in the State of Florida.
    - Submittals shall include truss framing plan & details showing member sizes, bracing, anchorage, bridging as required for erection & for permanent structure.
    - One copy of the signed sealed submittal to be provided to Structural Engineer prior to fabrication for verification of loads & connectors specified.
    - Truss spacing 2'-0" o.c. maximum.
  - Sheathing
    - Lay roof & floor sheathing perpendicular to supporting members. Stagger end panel locations.
    - Use "H" panel clip between panel supports for roof sheathing.
    - Cover sheathing as soon as possible for protection from excessive moisture exposure.
  - Fasteners
    - Framing Fasteners-Comply with Florida Building Code.
    - Anchor Bolts-ASTM A307
    - Wind Uplift Connectors-Simpson Strong-Tie or equivalent
    - Fasteners permanently exposed to weather shall be hot-dipped galvanized.

Concrete Masonry:

- See notes on primary codes & specifications.
- Concrete masonry units shall be load bearing Type conforming to ASTM C-90 having a min. compressive strength of 1900 PSI ( Net Area).
- Mortar shall conform to ASTM C-270 Type S.
- Fill cells as noted on drawings with 3000 PSI coarse grout or concrete, or grout conforming to ASTM C-476, specifically designed for filling of cells.

Note:

All exterior horizontal wall segments the full height of the structure not containing openings & over 3'-0" in length are shearwalls. All shearwalls shall have 3 studs and an anchor bolt W/out & washer within 2" of stud at each end of each segment. Shearwall segments require Simpson holdowns at the base of each end of each segment to resist overturning, see floor plan for locations. Simpson holdowns are indicated on the floor plan as follows:

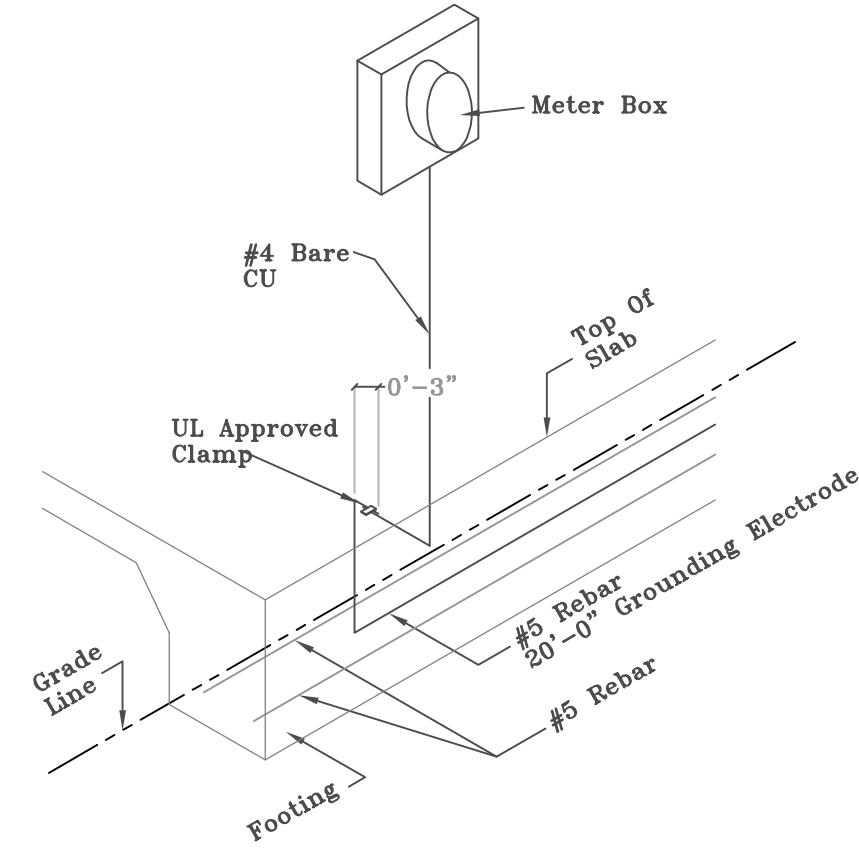
The capacity of the truss connectors specified shall be verified by the contractor to exceed the loads provided in the truss engineering.

Opening sizes & locations shall not be changed without the written consent of the engineer of record due to affect on shearwall calc.

- Design loads used in the analysis are as follows:

Live Loads  
Roofs = 20 PSF  
Floors = 40 PSF  
Garage Floor = 60 PSF  
Balconies = 60 PSF  
Porches, Lofts, Decks = 40 PSF

Dead Loads  
Roofs = 20 PSF  
Floors = 10 PSF

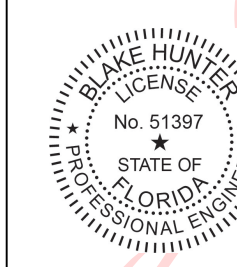


### Grounding Electrode System Detail

NEC-250-50 (C)

N.T.S.

Blake Hunter, State of Florida, Professional Engineer, License No. 51397. This item has been digitally signed and sealed by Blake Hunter on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Blake Hunter

Digitally signed by Blake Hunter  
Date: 2026.03.16 16:09:27 -04'00'

### STRUCTURAL SPECIFICATIONS

#### GENERAL

- The structural specifications shall be considered part of the contract documents for this project and shall be attached to the drawings.
- Structural Engineer's certification (signature and seal) on this document is limited to only the structural design. Structural Engineer is not responsible for site plan verification, soils testing or verification, FEMA Velocity Zone elevation certification, electrical, mechanical or plumbing systems design, life safety code verification, occupancy limitations or requirements, ADA compliance, or the architectural design or other systems that may be shown on the same drawings. The Structural Engineer is not responsible for changes made to the signed and sealed documents without written consent from the Engineer of Record.
- Information and materials specified in the structural specifications shall take precedence over that shown on the drawings.
- The structural design is in compliance with the Florida Building Code, 8th. edition (2023).

#### FOUNDATIONS

- General
  - A geotechnical or soil investigation has not been performed for this site.
  - Bearing soil is presumed to be sandy soil with no organics, peat, clay, expansive clays, or boulders.
  - It is assumed that the seasonal high groundwater table is well below the footing bearing elevation.
  - It is assumed that the allowable bearing pressure is 2,000 pounds per square foot.
  - If the owner, contractor or building inspector encounters organics, clays, silts, boulders or high groundwater levels during excavation the Structural Engineer of Record and/or a Geotechnical Engineer shall be contacted to assess the conditions first hand and provide direction for corrective action or modifications to the design as needed.
- Site Preparation
  - All vegetation, topsoils, roots and organic zones shall be stripped and removed from the construction area for a distance of at least 5 feet beyond the exterior of the building foundation limits. The depth of stripping shall be that required to remove significant root zones, small tree stumps and other unacceptable materials, but in no case less than 6 inches.
  - Excavations for large stumps, abandoned utilities, underground tanks, etc. shall be backfilled in layers with compaction and testing of each layer as described for placement and compaction of fill materials. Use loose backfill layer thickness appropriate for the size of the compactor being used.
  - After the site has been cleared, the exposed soils at the stripped surface within and to a point 5 feet outside the building construction area shall be proof rolled with overlapping passes with heavy rubber tired equipment. Clayey or other unsatisfactory soil shall be removed and replaced. The site shall then be compacted to densities of at least 95 percent of the modified proctor maximum dry density (ASTM D-1557) at a depth of at least 12 inches below the compacted surface. Regardless of the degree of compaction achieved, a minimum of eight complete coverages shall be made within the building area. The roller coverages shall be divided evenly into two perpendicular directions.
  - After completion of densification of existing soil, structural fill shall then be placed in lifts not exceeding 12 inches in loose thickness when using the roller previously described. Each lift shall be thoroughly compacted until densities equivalent to at least 95 percent of modified proctor maximum dry density are uniformly obtained. Structural fill shall consist of an inorganic, non-plastic, granular soil containing less than 10 percent material passing the No. 200 sieve, a relatively clean and well graded sand.
  - Compaction or recompaction of the bearing level soils loosened by the excavation process, shall be achieved by making several passes with a relatively lightweight, walk-behind vibratory sled or roller compactor.
- Footings
  - Monolithic and stem wall foundations shall be a minimum 12" below grade.
  - The upper 12 inches of sandy bearing soils in the footing excavation bottoms shall be compacted to densities equivalent to 95 percent of the modified proctor maximum dry density.

#### 8. CAST-IN-PLACE CONCRETE

- Concrete Codes - Florida Building Code, 8th. Edition, (2023) and ACI 301-11 Specifications for Structural Concrete
- All concrete shall be normal weight (145 pcf), with mixes designed to meet the following criteria for use in various elements of the structure as follows:

| Structural Element | 28-day Comp. Strength (psi) | Max. Size Aggregate | Max. W/C Ratio |
|--------------------|-----------------------------|---------------------|----------------|
| Footings           | 3000                        | 1"                  | 0.55           |
| Slab-on-Grade      | 3000                        | 2"                  | 0.50           |
| Walls              | 3000                        | 2"                  | 0.50           |
- Slump range at point of discharge - 3" to 6"
- Water reducing and air entraining agents shall be included in design mixes. Superplasticizers may be used at the contractor's option.
- A six mil polyethylene vapor barrier shall be placed under concrete floor slabs. Minimum lap 6 inches.

#### 9. REINFORCING STEEL

- Reinforcing Steel - ASTM A615, Grade 40 or Grade 60
- Welded Wire Fabric - ASTM A185 (Flat Sheets), Minimum yield strength of 70,000 psi.
- Minimum Reinforcing Steel Clear Cover (u.n.o.):
  - Concrete cast directly against earth 3"
  - Beams and Columns 1-1/2" to less than 1-1/2" from top
- Where splice lengths are not specified, use 48 bar diameters in masonry and 40 bar diameters in concrete.
- Reinforcing steel shall not be tack welded for any reason.
- Lap all welded wire fabric a minimum distance of one cross wire spacing plus 2 inches.
- All reinforcing steel shall be supported on standard accessories, held rigidly and accurately in place, and protected against displacement before and during placement of concrete.

### Sheet Index

| Sheet A1                     | Sheet A3                       |
|------------------------------|--------------------------------|
| Floor Plan/Electric Plan     | Roof Sheathing Attachment Plan |
| Electrical Legend            | Gable End Wall Detail          |
| General Notes                | Laddered Soffit Detail         |
| Wind Load Calculations       | Roof Ventilation Calculations  |
| Wood Framing Notes           | Roof Criteria                  |
| Structural Specifications    | Roof Anchoring Schedule        |
| Sheet A2                     | Sheet S1                       |
| (4) Elevations               | Foundation Plan                |
| Front Porch Open Beam Detail | Typ. Wall Section              |
| Header Diagram/Schedule      | Typ. Section @ 6x8 Post        |
| Beam To Column Detail        | Step Footing Detail            |

### Area

|                     |      |
|---------------------|------|
| Sq. Ft. Heated      | 1826 |
| Sq. Ft. Front Porch | 96   |
| Sq. Ft. Rear Porch  | 174  |
| Side Entry CP       | 25   |
| Total Sq. Ft.       | 2121 |

## ABH ENGINEERING, PLLC

Blake Hunter, P.E.  
P.O. Box 763, Trenton, FL 32693  
352-816-0846

Certificate Of Authorization No.: 26820  
Florida P.E. License No.: 51397

Structural Design is in accordance with the Florida Building Code, 8th Edition (2023). Signature/Seal on any sheet is valid only for the structural design.

### Notes:

All window & door rough openings shown, must be confirmed with builder before construction begins.

General Contractor, Builder or Owner/Builder to verify all dimensions shown on these plans prior to construction.

All interior frame walls are shown as 4" in width unless noted otherwise.

All exterior frame walls are shown as 6" in width unless noted otherwise.

## Floor Plan/Electric Plan

Scale: 1/4"=1'-0"

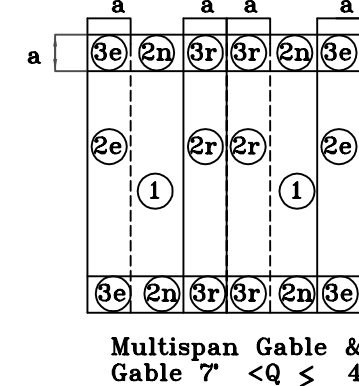
DO NOT SCALE FROM THESE DRAWINGS.

- General Notes 2x6 Studs @ 16" O.C. Typ.
- All materials, hardware, equipment, construction standards, finishes, etc. shall be provided & installed in accordance with all National, State, & Local Codes/Ordinances, 2023 FBC Residential, 8th Edition
  - The contractor shall be responsible for obtaining clarification on all questions pertaining to the drawings before beginning construction.
  - The contractor is responsible for locating and providing all necessary wood blocking within any walls for any mounted cabinets, millwork, equipment, etc. Coordinate location & blocking with the other trades.
  - All toilet locations, whether or not indicated, shall be provided with the following: 1 mirrored cabinet, 1 set towel & toilet paper holders.
  - Exterior studs of conditioned area are 2"x6" #2 SPF or better @ 1'-4" O.C.
  - All exterior wood is P.T. unless noted otherwise. All wood connectors exposed to weather shall be galvanized.
  - Interior studs of conditioned area are 2"x4" #2 SPF or better @1'-4" O.C.
  - Install ( R-19 ) insulation in exterior walls of heated area.
  - Install ( R-38 min. ) insulation in ceiling of conditioned area, or comparable substitute.
  - Install 3 1/2" Fiberglass batt-friction fit ( R-11 ) sound proofing in walls of bathrooms.
  - Install "Housewrap" or comparable on all outside framed walls prior to installing siding.
  - Each Subcontractor and supplier shall field verify all dimensions which affect his work.
  - Install a sill-sealer under all exterior sills of heated area.
  - Caulk around all windows, doors, and all other penetrations through exterior walls of conditioned area.
  - See elevations for exterior finishes, colors, etc.
  - See elevations for finished ceiling height.
  - The owner shall be consulted on final selection of all finishes, colors, styles and cabinets.
  - Wind resistance of the referenced building has been designed using a wind speed of 140 mph as required by Section 1609, Florida Building Code-8th Edition. (2023)
  - Any defects or errors found in these plans once construction begins becomes the sole responsibility of the contractor.

### General Notes Exposure C

- The design of this structure has been reviewed for compliance with the windload provisions of Chapter 16, Florida Building Code, 2023 Eighth Edition and ASCE 7-22 using the following criteria:
  - Loads based on ASCE 7-22 Wind Load Criteria.
    - Ultimate Design Wind Speed.....140 mph
    - Nominal Design Wind Speed.....118 mph
    - Building Risk Category.....II
    - Exposure Category.....C (all directions)
    - Internal Pressure Coefficient.....+/-0.18 For Enclosed Structures  
+/-0.55 For Partially Enclosed Structures  
+/-0.0 For Partially Open Structures
  - Components and cladding wind pressures in pounds per square foot (PSF) to be used for design of exterior component and cladding materials shall be in compliance with ASCE 7-22 Chapter 30 as follows:

| Gable Roof 20-27 Degrees | Effective Area | Zone 1      | Zone 2e     | Zone 2n      | Zone 2r      | Zone 3r      |
|--------------------------|----------------|-------------|-------------|--------------|--------------|--------------|
| A: 0 <= 10               |                | +30.0/-70.3 | +30.0/-70.3 | +30.0/-112.1 | +30.0/-112.1 | +30.0/-144.5 |
| B: 11 <= 20              |                | +27.0/-70.3 | +27.0/-98.1 | +27.0/-98.1  | +27.0/-98.1  | +27.0/-117.9 |
| C: 21 <= 50              |                | +23.1/-59.6 | +23.1/-59.6 | +23.1/-79.8  | +23.1/-79.8  | +23.1/-82.9  |
| D: 51 <= 100             |                | +20.0/-51.7 | +20.0/-51.7 | +20.0/-85.9  | +20.0/-85.9  | +20.0/-82.9  |



Multipan Gable & Gable 7' <Q <= 45

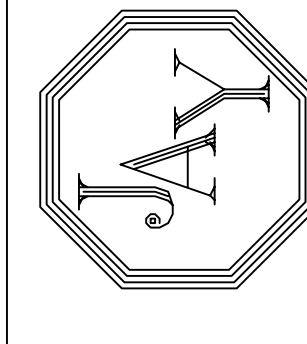
| Effective Area | Zone 4      | Zone 5      |
|----------------|-------------|-------------|
| A: 0 <= 10     | +49.4/-53.5 | +49.4/-56.1 |
| B: 11 <= 20    | +47.2/-51.4 | +47.2/-61.6 |
| C: 21 <= 50    | +44.2/-48.4 | +44.2/-55.7 |
| D: 51 <= 100   | +42.0/-46.2 | +42.0/-51.4 |

Note: Effective areas or wind speeds between those given above may be interpolated, otherwise use the load associated with the lower effective area.

Wind resistance of the referenced building has been designed using a wind speed of 140 mph as required by Section 1609, 2023 Florida Building Code-8th Edition.

Submitted To:  
Charles & Brittanu Taggart  
3000 SW Fry Ave.  
Fort White FL. 3208

John Yencho

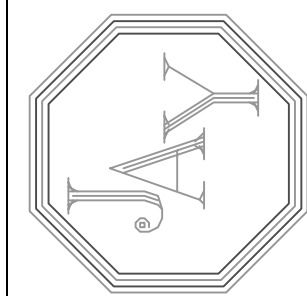


John Yencho

John Yencho

John Yencho

John Yencho



Drawn By  
JAY

Date  
2/23/26

Scale  
1/4"=1'-0"

Dwg. #  
P-648-26

Sheet #  
A1