MARTINEZ RESIDENCE

Turnsole Builders, LLC

269 SW Sedgefield Farms Gln
Fort White, FL 32038

Joshua Blackford, President
Turnsole Builders, LLC
CBC1259995

JB

GENERAL NOTES:

THESE DRAWINGS ARE INTENDED TO SHOW THE GENERAL DESIGN INTENT AND OVERALL SCOPE OF WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, STRUCTURAL REQUIREMENTS, UTILITY LOCATIONS, AND APPLICABLE CODE REQUIREMENTS PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY THE DESIGNER OR OWNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE AFFECTED WORK.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES, AND THE CURRENT FLORIDA BUILDING CODE. MATERIALS, PRODUCTS, AND INSTALLATIONS SHALL CONFORM TO MANUFACTURER'S WRITTEN REQUIREMENTS AND INDUSTRY STANDARDS. PROVIDE BLOCKING, FLASHING, WEATHERPROOFING, AND FASTENING AS REQUIRED FOR A COMPLETE AND DURABLE INSTALLATION.

CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL BE RESPONSIBLE FOR JOBSITE SAFETY, TEMPORARY PROTECTION, DEBRIS REMOVAL, LAYOUT, ACTIVITIES, AND METHODS UNLESS NOTED OTHERWISE. PROTECT ADJACENT WORK, FINISHES, AND LANDSCAPING THROUGHOUT CONSTRUCTION. REPAIR DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.

VERIFY ALL FOUNDATION, FRAMING, OPENING, ROOF, WINDOW, DOOR, AND CABINET DIMENSIONS PRIOR TO ORDERING MATERIALS OR BEGINNING FABRICATION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. FIELD CONDITIONS SHALL GOVERN WHERE THEY DIFFER FROM DRAWINGS, SUBJECT TO OWNER APPROVAL.

THE BUILDER, OWNER, AND SUBCONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS PRIOR TO CONSTRUCTION. THE INTENT OF THE DRAWINGS IS TO PROVIDE A COMPLETE BUILDING SYSTEM. MINOR ITEMS NORMALLY REQUIRED FOR A COMPLETE AND WORKMANLIKE INSTALLATION SHALL BE INCLUDED WHETHER OR NOT SPECIFICALLY SHOWN.

STANDARD ABBREVIATIONS

A/C	AIR CONDITIONING
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ANCH	ANCHOR
BD	BOARD
BLDG	BUILDING
BOT	BOTTOM
CAB	CABINET
CLG	CEILING
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
EA	EACH
ELEC	ELECTRICAL
EQ	EQUAL
EXIST	EXISTING
EXT	EXTERIOR
FDN	FOUNDATION
FIN	FINISH
FLR	FLOOR
FTG	FOOTING
GC	GENERAL CONTRACTOR
GYP	GYPSUM

HDWR	HARDWARE
HT	HEIGHT
HVAC	HEATING/VENTILATION/AIR
INSUL	INSULATION
INT	INTERIOR
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MTL	METAL
NTS	NOT TO SCALE
OC	ON CENTER
OPNG	OPENING
PLYWD	PLYWOOD
REQD	REQUIRED
RM	ROOM
RO	ROUGH OPENING
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
STRUCT	STRUCTURAL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WD	WOOD

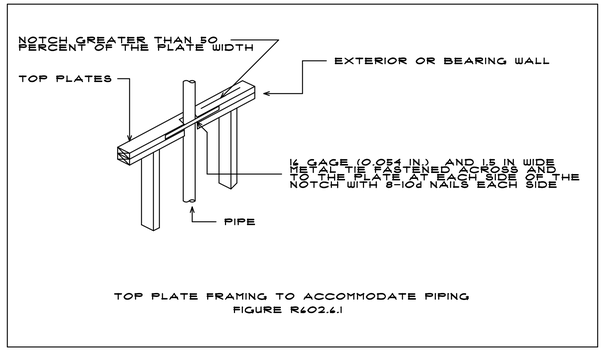
SHEET INDEX:

DESIGN DATA

MINIMUM SOIL BEARING CAPACITY = 2000 P.S.F. FOR GROUP II
CONCRETE MINIMUM 28-DAY F'c:
FOOTERS - 3000 P.S.I.
SLABS & WALLS - 3000 P.S.I.
REINFORCING STEEL - ASTM A615-60
ROOF LIVE LOAD (GROUND SNOW LOAD) = 30 P.S.F.
ROOF DEAD LOAD = 10 P.S.F.
FLOOR LIVE LOAD = 40 P.S.F.
FLOOR DEAD LOAD = 10 P.S.F.
DECK LIVE LOAD = 40 P.S.F.
DECK DEAD LOAD = 10 P.S.F.
NOTE: ALL REQUIRED BRACE WALL PANELS LOCATED BY
CONTRACTOR PER LOCAL CODE REQUIREMENTS.

SHEET NUMBER

1



TOP PLATE FRAMING TO ACCOMMODATE PIPING
FIGURE R602.6.1

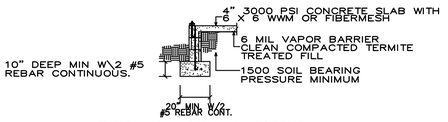
FOUNDATION NOTES

4" THICK SLAB WITH FIBER MESH OR 6 x 6 W.W.M. OVER 6 MIL VAPOR BARRIER ON CLEAN TERMITE TREATED SOIL. FIBER MESH MAY BE USED. ALL STEEL MUST BE GRADE 40 MIN. 1500 PSF SOIL BEARING PRESSURE MIN.
8" C.M.U. STEMWALL WITH (1) #5 REBAR VERTICAL FILLED CELL W/ CONCRETE AT ALL CORNERS AND 6' O.C. MAX. SPACING.
10" DEEP X 20" WIDE WITH (2) 5 REBAR CONT. STEMWALL FOOTING.

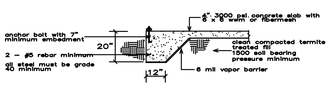
CONTRACTORS TO VERIFY ALL DIMENSIONS, CODES AND DESIGNS TO COMPLY WITH AUTHORITIES HAVING JURISDICTION.
VERIFY ALL FOOTINGS WITH CONTRACTOR AND TRUSS COMPANY'S TRUSS LAYOUT.

CODE STATEMENT:
CODE REQUIREMENTS IN EFFECT AT THE TIME OF DESIGN:
2023 FLORIDA RESIDENTIAL BUILDING CODE

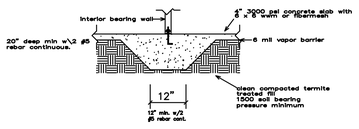
IF SOIL CONDITIONS IN THIS PROJECT DO NOT MEET OR EXCEED THE MIN. 1500 PSF SOIL BEARING CAPACITY THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER PRIOR TO POURING OF THE PADS FOR VERIFICATION OF THE PAD DESIGNS. THE SOIL IS TO BE COMPACTED TO BE AT LEAST 95% OF MAX. OF MAX. DRY DENSITY AS AS DETERMINED BY ASTM-1557 (modified proctor)

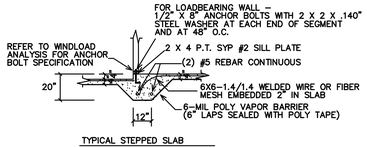


TYPICAL CMU STEMWALL FOOTING



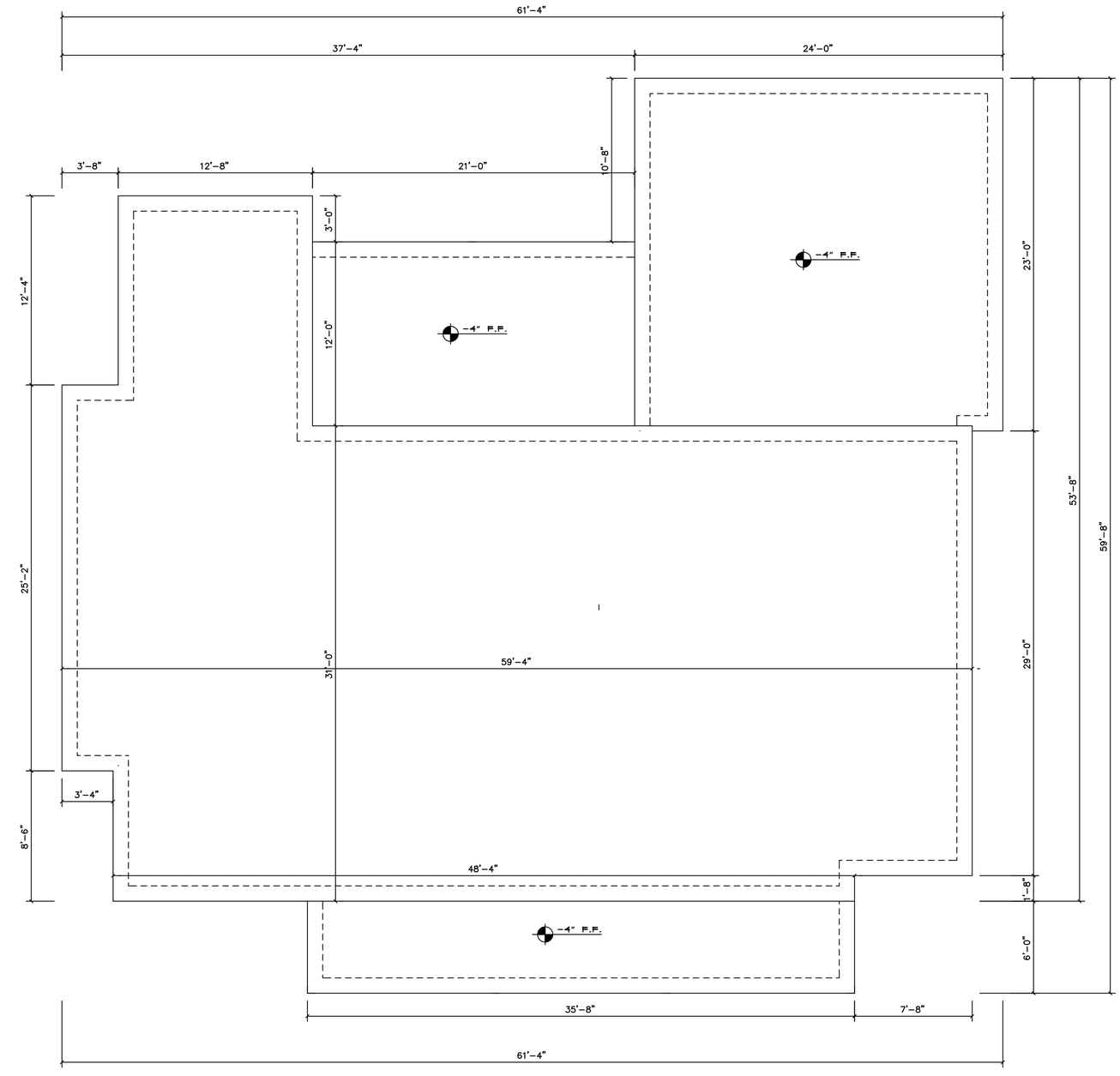
typical monolithic footing





TYPICAL STEPPED SLAB

DESIGN CRITERIA		
F.B.C.	RESIDENTIAL	2023
WIND LOAD DESIGN	ASCE 7-16	2023
FL. PLUMBING	F.B.C.	2023
FLOOR LIVE LOAD	40 P.S.F.	2023
ROOF LIVE LOAD	20 P.S.F	2023
FL. ELECTRICAL	NAT'L ELECT. CODE	2020
MECHANICAL	F.B.C.	2023
F.B.C. 2023 (8TH EDITION)		



JACOB ESKRIDGE
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386-462-1340

FOUNDATION PLAN

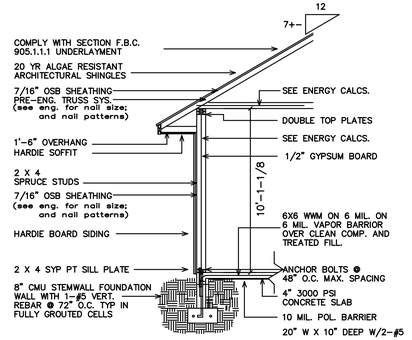
SCALE: 1/4"=1'-0"

05/13/26

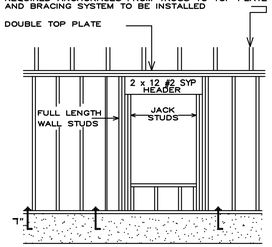
LIVING AREA:	1998 S.F.
FRONT PORCH:	214 S.F.
REAR PORCH:	252 S.F.
GARAGE AREA:	545 S.F.
TOTAL AREA:	3009 SQ FT.

ALL DOORS AND WINDOWS TO BE INSTALLED WITH MANUFACTURERS ATTACHED WORKSHEETS AND MUST COMPLY WITH FBC 2023 CODES. SUBMIT PRODUCT APPROVALS WITH PERMIT DOCUMENTS.

WALL SECTION



SEE SIGNED AND SEALED TRUSS ENGINEERING FOR REQUIRED ANCHORAGES FROM TRUSS TO TOP PLATE AND BRACING SYSTEM TO BE INSTALLED



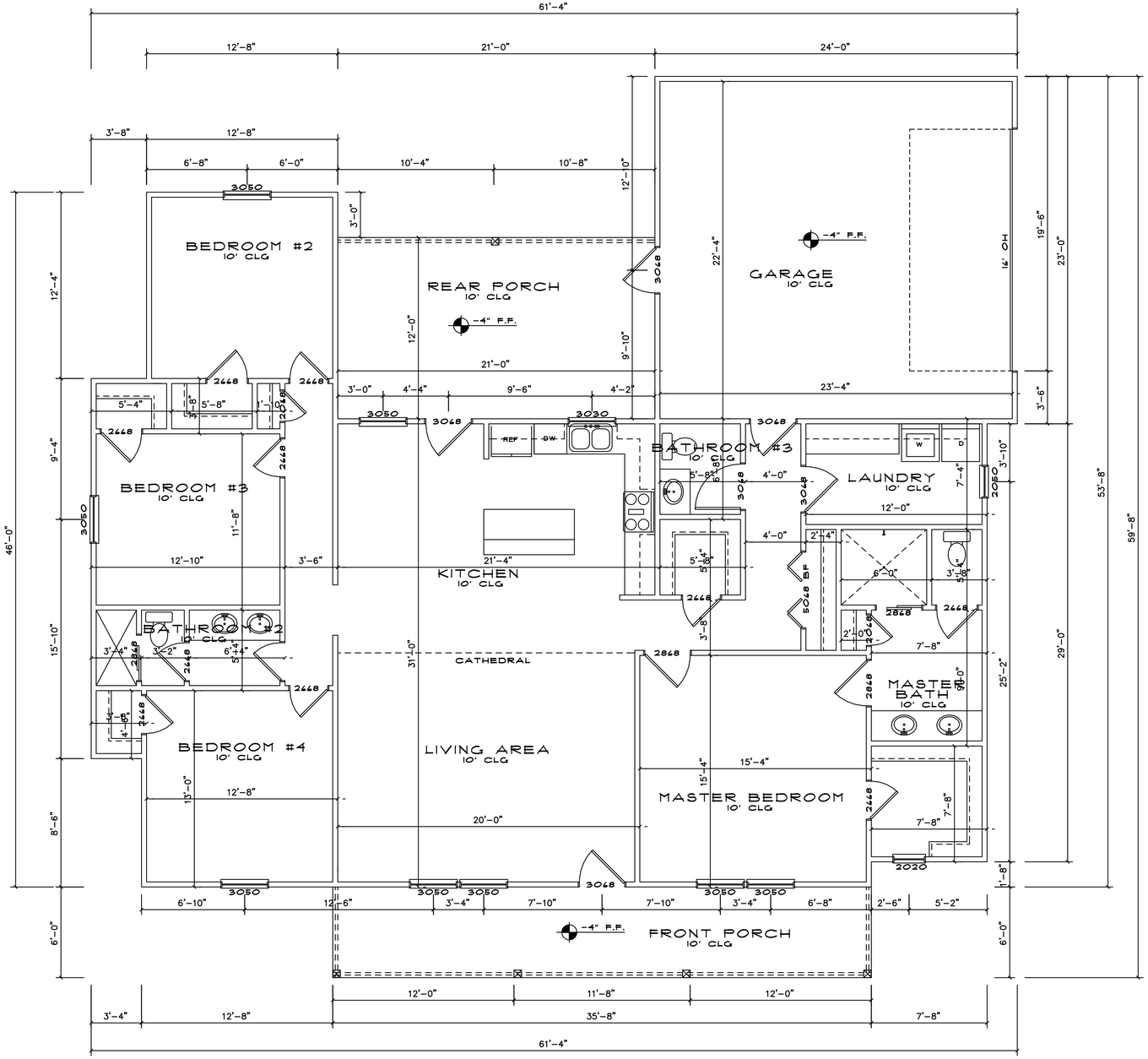
TOTAL EACH TRUSS UPLIFT LOCATED ON THE HEADER AND DIVIDE THAT TOTAL UPLIFT BY TWO FOR THE HEADER AND THE FULL LENGTH HEADER STUD ANCHORAGES.

ALL HEADERS TO BE (2) PLY 2 X 12 #2 SYP UNLESS LVL'S ARE SPECIFIED IN THE HEADER SCHEDULE AND OR WINDLOAD.

INSTALL (2) ROWS OF 10d NAILS @ 4" O.C. NAILED IN A STAGGERED PATTERN

HEADER SPAN (feet)	MAXIMUM STUD SPACING (inches) (per Table R602.3(5))	
	16	24
13'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4

CODE STATEMENT:
CODE REQUIREMENTS IN EFFECT AT THE TIME OF DESIGN:
2023 FLORIDA RESIDENTIAL BUILDING CODE(8TH EDITION)



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MARTINEZ RESIDENCE
269 SW SEDGEFIELD FARMS GLN
FORT WHITE, FLORIDA

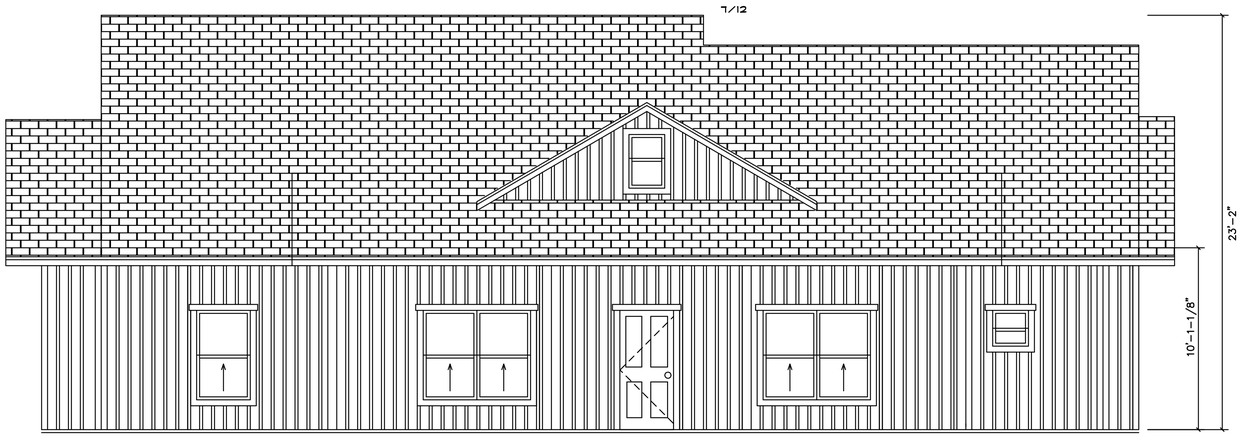
FLOOR PLAN

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

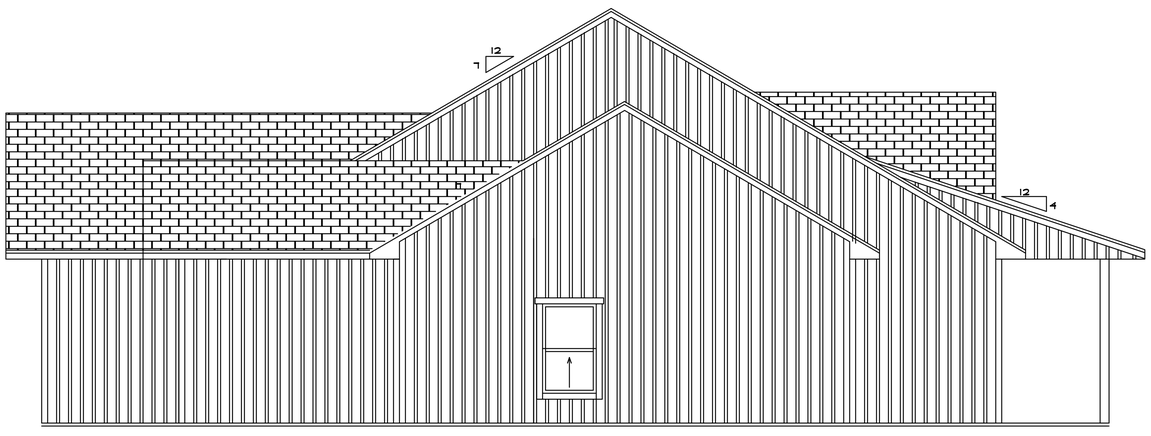
REVISIONS
05/13/26

LIVING AREA:	1998 S.F.
FRONT PORCH:	214 S.F.
REAR PORCH:	252 S.F.
GARAGE AREA:	545 S.F.
TOTAL AREA:	3009 SQ FT.

2



FRONT ELEVATION



LEFT ELEVATION

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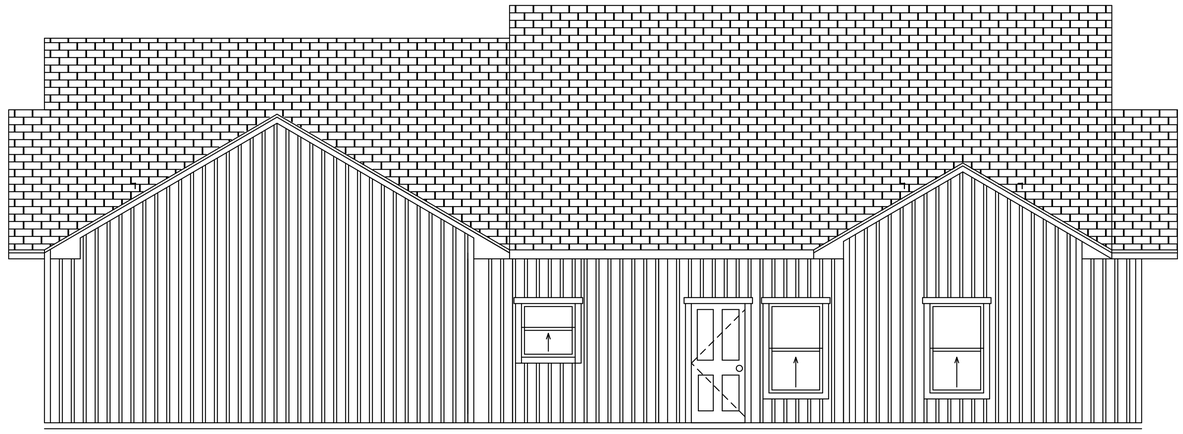
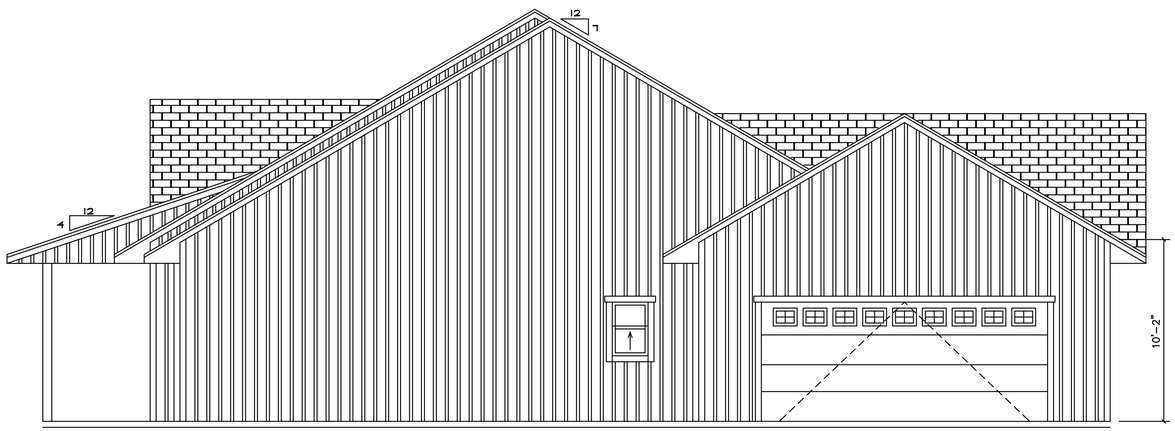
FORT WHITE, FLORIDA

ELEVATIONS
SCALE: 1/4"=1'-0"
05/13/26



REAR ELEVATION



RIGHT ELEVATION

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MARTINEZ RESIDENCE
269 SW SEDGEFIELD FARMS GLN
FORT WHITE, FLORIDA

ELEVATIONS
SCALE: 1/4"=1'-0"
05/13/26

4

TIE–DOWN TABLES

HEADER STRAPPING				
Uplift Lbs	Top Connector	Rating Lbs	Bottom Connector	Rating Lbs
to 455	LSTA19	635	H3	320
to 910	LSTA12	795	2–H3	640
to 1265	LSTA18	1110	LTT19	1305
to 1750	2–LSTA12	1810	LTT20	1750
to 2530	2–LSTA18	2530	HD2A–2.5	2165
to 2865	3–LSTA18	3255	HD2A–3.5	2865
to 3700	3–LSTA24	3880	HD5A–3	3130

Total the uplift for each truss sitting on the header and divide by 2 to determine the uplift on the header. Use proper bolt anchors sufficient to support required uplift loads.

TRUSSES \ GIRDERS			
Uplift Lbs	Top Connector	Bottom Connector	Rating Lbs
to 535	H2.5A	NA	
to 1015	H10A	NA	
to 1215	TS22	LTT19	1305
to 1750	2–TS22	LTT20	1750
to 2570	2–TS22	HD2A	2775
to 3685	3–TS22	HD5A	4010
to 5420	2–MST37	HTT22	5250
to 9660	2–MST60	HD10A	9540

Two 12d common toenails are required per truss for each bearing point into top plate.
It is the contractors responsibility to provide a continuous load path from truss to foundation.

	TOP CONNECTOR	RATING LBS	BOTTOM CONNECTOR	RATING LBS
BEAM SEATS	LSTA18	1110	LTT19	1305
POSTS	2–LSTA18	2220	ABU44	2300

1. Simpson or equivlent hardware may be used. For nailing into spruce members, multiply table values by .86
2. See truss engineering for anchor uplift values.
3. This schedule is not meant to be a replacement to the specified values of any manufactures values.

ROOF VENT CALCS

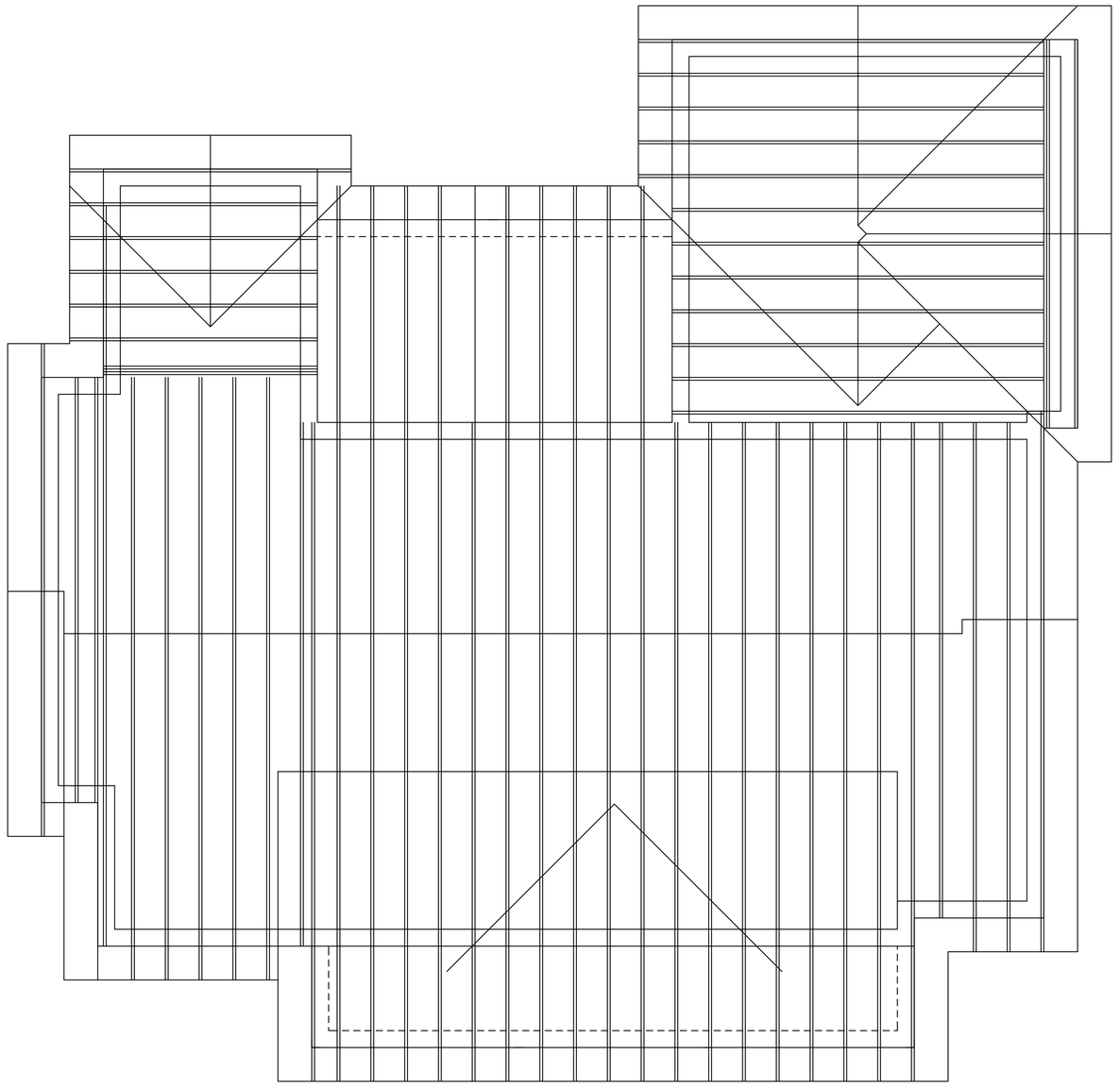
SF 3009 /600

VENT AREA 5 /.73

VENT REQ 7

PREFABRICATED WOOD TRUSSES

1. ALL PREFABRICATED TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS PER TRUSS ENG REQ.
2. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE NDS AS RECOMMENDED BY THE NFPA.
3. TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAX. ALLOWABLE STRESS INCREASE FOR ALL LOAD DURATIONS OF TPI RECOMMENDATIONS).
4. BRIDGING FOR PRE–ENGINEERED TRUSSES SHALL BE SPECIFIED BY THE TRUSS MANF.
5. TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY.
6. DESIGN SPECIFICATION FOR LIGHTWEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER TPI.
7. PRE–ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANF. IN ACCORDANCE WITH SPECIFIED LOADS AND THE GOVERNING CODES.
8. THE TRUSS MANF. SHALL DETERMINE ALL SPANS, BEARING POINTS AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS CONNECTORS.
1. UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES; THE MEMBERS OF THESE WALLS MAY NOT NEED TO HAVE CONNECTORS APPLIED, CONSULT THE TRUSS MANF. FOR THE LOCATION OF THESE WALLS.
2. THE CAPACITIES OF THE TRUSS CONNECTORS SPECIFIED BY TRUSS MANF. SHALL BE VERIFIED BY THE CONTRACTOR TO EXCEED THE LOADS IN THE SIGNED AND SEALED TRUSS ENGINEERING.



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ROOF LAYOUT

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

05/13/26

5

ELECTRICAL LEGEND

- FLOOD LIGHT
- A.F. 110V ELECT. OUTLET 18" ABOVE FINISH FLOOR TYP.
- GFI — GROUND FAULT INTERRUPT
- 220V ELECT. OUTLET
- LIGHT
- EXHAUST FAN
- SCM — SMOKE/CARBON MONOXIDE DETECTOR
- 200 AMP ELECT PANEL
- 110V FLO LIGHT
- 110V CEILING FAN W/LIGHT
- CAN LIGHT
- AC. COMP. — AIR CONDITIONING COMPRESSOR

SMOKE DETECTORS TO BE WIRED W/ BATTERY BACK UP AS REQUIRED BY CODE.

ALL OUTLETS TO BE ARC FAULT PROTECTED CIRCUIT.

ALL RECEPTACLES NEAR WATER TO BE GFI.

ALL EXTERIOR OUTLETS TO BE WATERPROOF GFI.

NOTES:

ALL WORK SHALL COMPLY WITH THE 2020 NEC AND ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES.

ALL SMOKE DETECTORS TO BE WIRED TOGETHER TO ACTIVATE AS ONE UNIT.

PROVIDE GFI OUTLETS AT BATHROOMS, KITCHEN, EXTERIOR AND ANY WET AREA OUTLETS.

OUTLETS SUPPLYING POWER TO THE STOVE, RANGE, A/C, WATER HEATER, DRYER AND DISH WASHER ARE TO BE WIRED ON SEPARATE DEDICATED CIRCUITS.

Note:

THIS ELECTRICAL PLAN IS A SCHEMATIC WITH SUGGESTED SWITCH, RECEPTACLE AND LIGHT FIXTURE LOCATIONS, DUE TO VARYING LOCAL AND STATE CODES, REGULATIONS, AND STATUTES. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO COMPLY WITH ALL LOCAL AND STATE CODES, REGULATIONS AND STATUTES.

ELECTRICAL NOTES:

INSTALLATION SHALL BE PER 2020 NAT'L. ELECTRIC CODE.

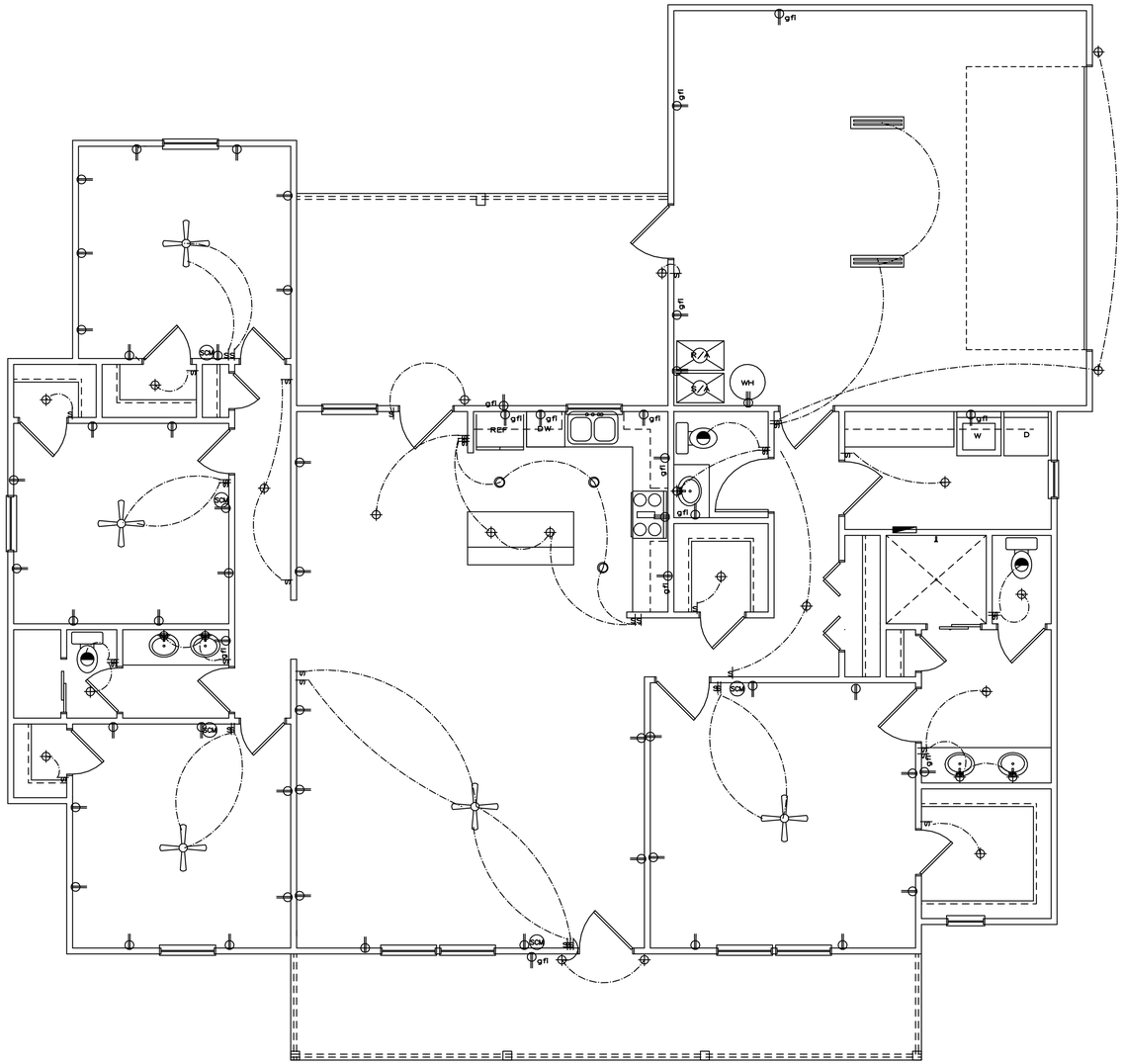
WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.

SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARM SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND 2034. R314.1.1

ANY BUILDINGS HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE OR AN ATTACHED GARAGE SHALL HAVE CAROBON MONOXIDE DETECTORS WITHIN 10' OF EACH ROOM USED FOR SLEEPING PURPOSES. R315.1

TELEPHONE, TELEVISION, AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, AND IN ACCORDANCE WITH APPLICABLE SECTIONS OF NEC-LATEST EDITION 2020 NEC. ALL BEDROOM RECEPTACLES SHALL BE AFCI. 2017 (ARC FAULT CIRCUIT INTERRUPT)

NOTE: ALL 15 AND 20 AMP BRANCH CIRCUITS THAT SUPPLY 120 VOLT OUTLETS IN HABITABLE ROOMS SHALL BE ARC FALT PROTECTED (AFCI)



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ELECTRICAL PLAN

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

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