

REBUILD FLORIDA - 2023 AND 2024 STORMS HOUSING REPAIR AND REPLACEMENT PROGRAM

259 SE LITTLE JOHN PLACE, HIGH SPRINGS
COLUMBIA COUNTY, FLORIDA

FL-2324-900001

JULY 6, 2026

2 BEDROOM / 2 BATH WIDE SLAB

PROJECT MANAGER

Dewberry Engineers Inc.
877 North County Hwy 393
Santa Rosa Beach, FL 32459
850.267.0759

ARCHITECTURAL

Dewberry Architects Inc.

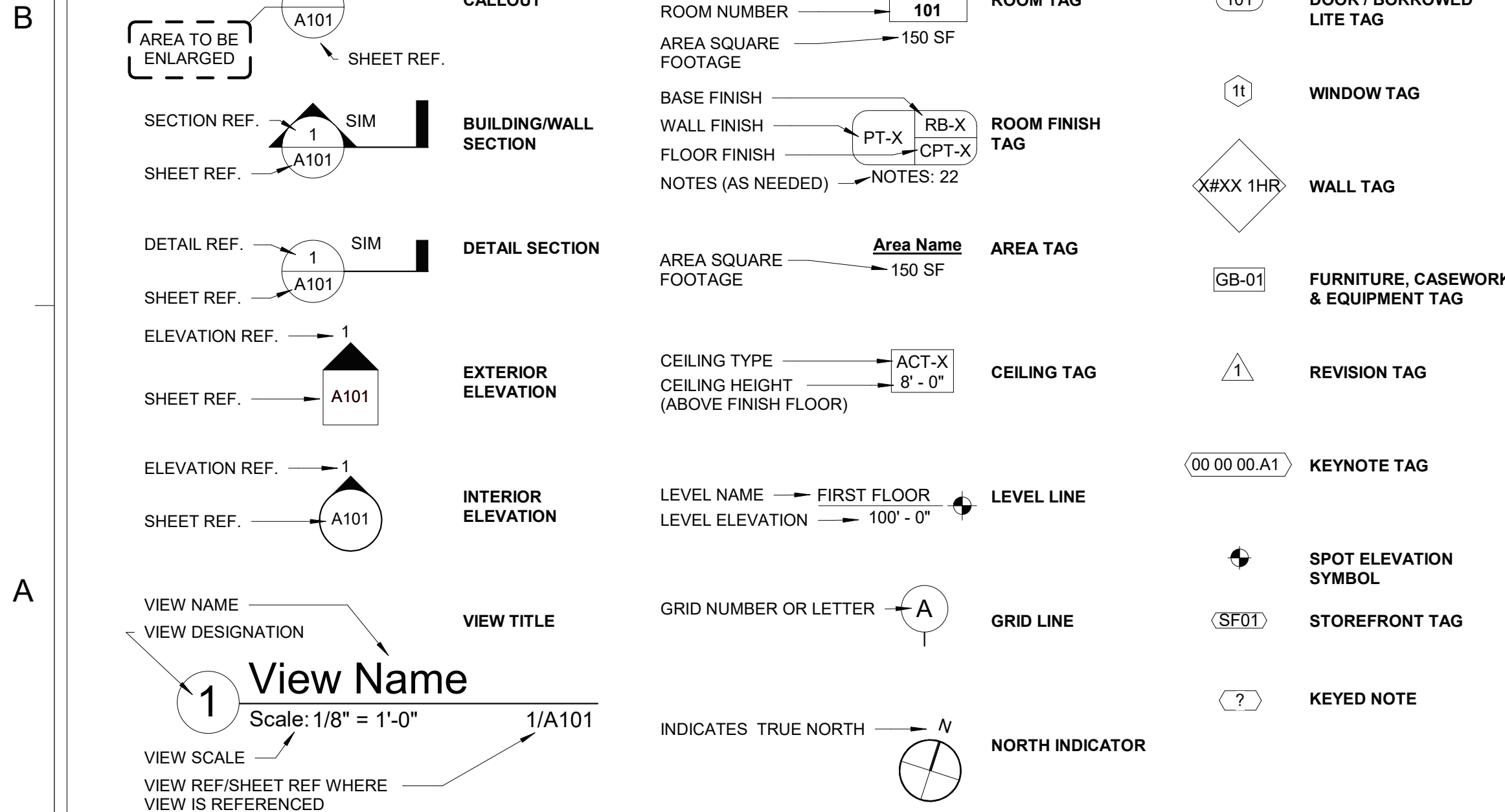
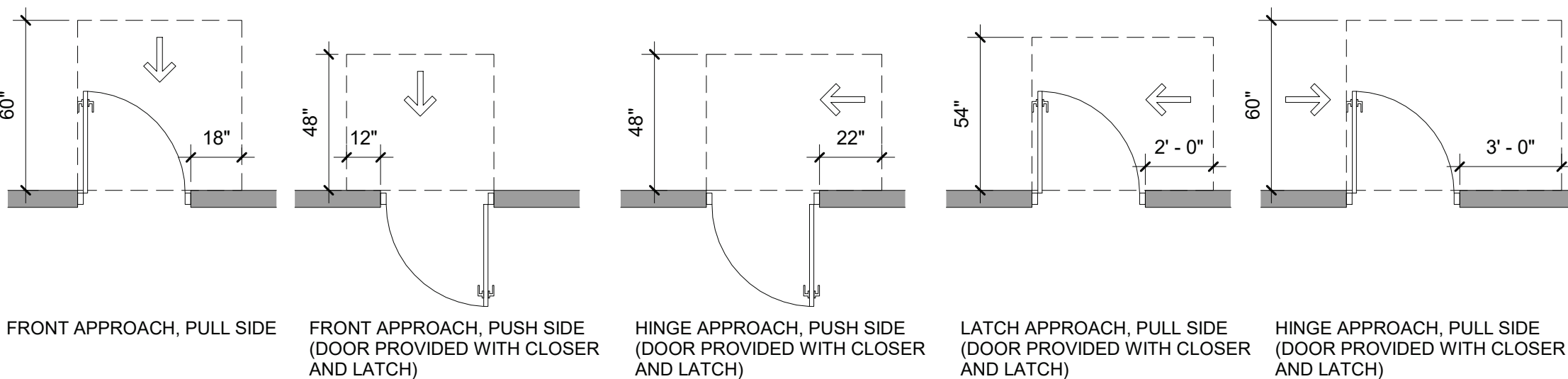
STRUCTURAL

Hunter Baumgardner, PE
Southeastern Consulting
Engineers, Inc.



STANDARD ABBREVIATIONS

@ ACT ADD'L ADJ AFF AL ALT APPROX AUTO	-AT -ACOUSTIC CEILING TILE -ADDITION -ADDITIONAL -ADJACENT -ADJ. FINISH FLOOR -ALUMINUM -ALTERNATE -APPROXIMATE -AUTOMATIC	GA GALV GC GPDW GYP BD	-GAUGE -GALVANIZED -GENERAL CONTRACTOR -GYPSUM DRY WALL -GYPSUM WALL BOARD	QT QTY	-QUARRY TILE -QUANTITY
BLDG BRG BSMT BTM BTWN	-BUILDING -BEARING -BASEMENT -BOTTOM -BETWEEN	HB HDW HDWRE HGT HM HORIZ HVAC	-HOSE BIB -HARDWARE -HARDWARE -HEIGHT -HOLLOW METAL -HORIZONTAL -HEATING / VENTILATING / AIR CONDITIONING	R OR RAD RD REF REINF REQ'D REV RFG RH RLC RM RO	-RADIUS -ROOF DRAIN -REFERENCE -REINFORCING -REQUIRED -REVERSED -ROOFING -RIGHT HAND -RECESSED LOCKABLE CABINET -ROOM -ROUGH OPENING
CAB CB CG CFS CJ CL CLG CLR CMU CO COL CONC CONT CPT CT	-CABINET -CHALK BOARD -CORNER GUARD -CLEAR FLOOR SPACE -CONTROL JOINT -CENTER LINE -CEILING -CLEAR -CONCRETE MASONRY UNIT -CLEAN OUT -COLUMN -CONCRETE -CONTINUOUS -CARPET -CERAMIC TILE	ID IN INSUL INT INV JC L LAM LAV LRV LVL	-INSIDE DIAMETER -INCH -INSULATION OR INSULATING -INTERIOR -INVERT -JANITORS CLOSET -LONG -LAMINATE(D) -LAVATORY -LIGHT REFLECTANCE VALUE -LEVEL	SCHED SF SHT SI SIM SPEC SQ SS ST STD STRG STRUCT SUSP SYM	-SCHEDULE -SQUARE FOOT -SHEET -SIMILAR -SPECIFICATION(S) -SQUARE -STAINLESS STEEL -STORAGE -STANDARD -STORAGE -STRUCTURAL OR STRUCTURE -SUSPEND(ED) -SYMMETRICAL
DF DIA DIM DIR DN DR DS DTL DWG'S	-DRINKING FOUNTAIN -DIAMETER -DIMENSION -DIRECTOR -DOWN -DOCTOR -DOWNSPOUT -DETAIL -DRAWINGS	MAX MECH MFG MIN MISC MOS MR MTL NIC NO NOM NTS	-MAXIMUM -MECHANICAL -MANUFACTURER -MINIMUM -MISCELLANEOUS -MASONRY OPENING -MOISTURE RESISTANT -METAL -NOT IN CONTRACT -NUMBER -NOMINAL -NOT TO SCALE	UNO VCT VERT VOC VTR	-UNLESS NOTED OTHERWISE -VINYL COMPOSITION TILE -VERTICAL -VOLATILE ORGANIC COMPOUND -VENT THROUGH ROOF
EA EJ EL ELEC ELEV EPDM EQ EX EXIST EXP EXT	-EACH -EXPANSION JOINT -ELEVATION -ELECTRIC / ELECTRICAL -ELEVATION -ETHYLENE PROPYLENE DIENE MONOMER -EQUAL -EXISTING -EXISTING -EXPANSION -EXTERIOR	OC OD OFC OPP OPP HD OVHD OS PC PED PLAM PM PS PT PVC	-ON CENTER -OUTSIDE DIAMETER -OFFICE -OPPOSITE -OPPOSITE HAND -OVERHEAD -OVERFLOW SCUPPER -PIECE -PEDIATRICIAN -PLASTIC LAMINATE -PROJECTOR MOUNT -PROJECTOR SCREEN -PORCELAIN TILE -POLYVINYL CHLORIDE	W WI W/O WD WWF	-WIDE OR WIDTH -WITH -WITHOUT -WOOD -WELDED WIRE FABRIC
FD FE FEC FFD FFE FIN FLR FTG	-FLOOR DRAIN -FIRE EXTINGUISHER -FIRE EXTINGUISHER CABINET -FLUSHING FLOOR DRAIN -FINISH FLOOR ELEVATION -FINISH -FLOOR -FOOTING				

DOOR MANEUVERING CLEARANCES
ALL DOORS TO COMPLY AS REQUIRED

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GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN.
- PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE, UNLESS OTHERWISE NOTED.
- FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO AFFECT ALL INSTALLATIONS INDICATED ON THE DRAWINGS, INCLUDING DETAILS AND LABOR NECESSARY FOR SUCCESSFUL INSTALLATION OF THE WORK.
- INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS.
- WORK SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
- EVERY EFFORT HAS BEEN MADE TO PROVIDE THE COMPLETE SCOPE OF WORK. MINOR OMISSIONS AND DISCREPANCIES IN THE DRAWINGS SHALL NOT DIMINISH THE EXPECTATION OF A COMPLETED FACILITY AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. IN THE EVENT OF DISCREPANCIES, PRICE THE MORE EXPENSIVE OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
- GENERAL CONTRACTOR SHALL PROVIDE AT THE JOB SITE A FULL SET OF CONSTRUCTION DOCUMENTS ANNOTATED WITH THE LATEST REVISIONS AND CLARIFICATIONS FOR THE USE BY ALL.
- GENERAL CONTRACTOR SHALL COORDINATE, APPLY, AND PAY FOR ALL PERMITS, INSPECTIONS, AND/OR CERTIFICATES FROM THE APPROPRIATE AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM THE STATE FIRE MARSHAL IF REQUIRED.
- THE CONTRACTOR SHALL VERIFY THE MINIMUM FINISH FLOOR ELEVATION WITH THE CITY/PARISH FEMA BASE FLOOD ELEVATION AND BENCHMARK CERTIFICATE.
- THE CONTRACTOR SHALL HAVE THE WORK SITE CLEANED ON A DAILY BASIS. THE DISPOSAL OF ANY WASTE SHALL BE OFF SITE AND IN A MANNER PRESCRIBED UNDER THE LAW.
- COORDINATE WITH UTILITY PROVIDERS TO LOCATE, CAP, AND/OR DISCONNECT UTILITIES AS REQUIRED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND COMPLY WITH ALL BUILDING CODE, MUNICIPAL CODE AND HOME OWNER ASSOCIATION (HOA) REQUIREMENTS.
- RAZE EXISTING STRUCTURE AS REQUIRED, PROPERLY DISPOSING OF DEBRIS WITH A LEGAL DUMPSTER ON SITE.
- REMOVE SIDEWALKS, DRIVEWAYS, AND OTHER FLATWORK ON SITE AS REQUIRED.
- REMOVE EXISTING SHRUBS, TREE ROOTS, ETC WHERE NEW FLATWORK, DRAINLINES, AND HOUSE SLABS WILL BE LOCATED AS REQUIRED.
- COORDINATE TREE REMOVAL WITH MUNICIPALITY. PROTECT TREES TO REMAIN.
- FILL HOLES CAUSED BY REMOVAL OF EXISTING OBSTRUCTIONS WITH SOIL SIMILAR TO EXISTING ADJACENT SOILS.
- SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT MINIMUM 1%.
- SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT MINIMUM 2%.
- SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE TO AREA DRAINS OR CULVERTS, NOT TO ADJACENT PROPERTIES.
- ALL DRIVEWAY AND SIDEWALKS SHALL MEET LOCAL DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS IF APPLICABLE.
- THE CONTRACTOR SHALL COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY.
- CONTRACTOR SHALL PROVIDE CLEAN OUT LOCATIONS, TIE-IN LOCATIONS, AND WATER AND SEWER LINE LOCATIONS ON SITE TO PERMIT DEPARTMENT FOR REVIEW.
- LAY NEW SOD AROUND PERIMETER OF FOUNDATION A MINIMUM OF 8 FEET. STABILIZE OTHER DISTURBED SOILS BY OTHER APPROPRIATE METHODS.
- CONTRACTOR SHALL PROVIDE ALL PLUMBING FIXTURES, ELECTRICAL FIXTURE, DOOR HARDWARE, BATHROOM HARDWARE, AND BATHROOM ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
- APPLIANCES SHALL BE ENERGY STAR CERTIFIED - CLOTHES WASHER, CLOTHES DRYER, RANGE HOOD, DISHWASHER, REFRIGERATOR. SUPPLY HOSES TO WATER USING FIXTURES AND APPLIANCES MUST BE ARMORED PEX OR METAL (NOT COPPER).
- ALL EXTERIOR PAINT TO MEET LIGHT REFLECTANCE VALUE (LRV) OF 60 OR HIGHER.
- PER FBC APPENDIX F, PASSIVE RADON-RESISTANT CONSTRUCTION:
 - A. PROVIDE 6 MIL VAPOR BARRIER UNDER SLAB ON GRADE AND TERMITE TREATMENT PER CODE.
 - B. 2" PRESSURE-SENSITIVE VINYL TAPE ALL JOINTS.
 - C. SEAL AND CAULK ALL SLAB PENETRATIONS WITH MASTIC OR TAPE.
 - D. SLABS AND FOUNDATIONS SHALL BE CONSTRUCTED USING A SLAB EDGE DETAIL THAT ELIMINATES CRACKS THAT COULD CONNECT THE HOUSE INTERIOR TO SUBSLAB SOIL.
 - E. MONOLITHIC SLAB CONSTRUCTION USED WHERE POSSIBLE. ALL CONTRACTION JOINTS SHALL BE CLEANED AND SEALED AGAINST SOIL-GAS ENTRY BY USE OF AN APPROVED SEALANT.
 - F. WORK SPACES FORMED INTO A SLAB SHALL BE SEALED GAS-TIGHT. EXPOSED SOIL SHALL BE COMPACTED AND FULLY COVERED WITH A SOLVENT-BASED PLASTIC ROOF CEMENT OR OTHER APPROVED ELASTOMERIC MATERIAL TO A MIN. DEPTH OF 1".
 - G. WHERE PENETRATING PIPES ARE SLEEVED, THEY SHALL BE SEALED BY JOINT SEALANT OR APPROVED ALTERNATIVE.
 - H. VAPOR BARRIER NOT REQUIRED FOR PIER CONSTRUCTION WHEN BOTTOM OF FLOOR JOISTS ARE GREATER THAN 18" FROM GRADE.

A. BUILDING DATA

TYPE OF WORK	: NEW CONSTRUCTION
CONSTRUCTION TYPE	: SINGLE FAMILY RESIDENTIAL
FIRE ALARM	: NO
SPRINKLERS	: NO
STANDPIPES	: NO
FIRE/SMOKE RATED WALLS	: TBD
FIRE DISTRICT	: TBD
FLOOD HAZARD AREA	: TBD
RISK CATEGORY	: TBD
SEISMIC DESIGN CATEGORY	: TBD (FIGURE R301.2.2(2))
BUILDING HEIGHT	: 16'-10" (+ HEIGHT OF PIERS IF APPLICABLE)
NEW BUILDING AREA	: 1,092 SF
CONDITIONED	: 115 SF
UNCONDITIONED	: 1,207 SF
GROSS	: 1,207 SF

B. ENERGY SUMMARY

CLIMATE ZONE	: 2
IECC REQUIREMENTS: TABLE R402.1.2	
THERMAL ENVELOPE	REQUIRED / PROVIDED
CEILING	R-38 / R-38 BLOWN OR / (2) R-19 BLANKET
WALLS ABOVE GRADE (WOOD FRAMED)	R-13 / R-19
FLOOR	R-13 / R-19
SLAB	R-0 / R-0
TABLE R402.4	
FENESTRATION REQUIREMENTS	0.4
MAXIMUM U-FACTOR	0.25
SHGC	

C. BUILDING CODE SUPPORTING DATA

APPLICABLE CODE	2023 FLORIDA BUILDING CODE, RESIDENTIAL 2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION 2018 WOOD FRAME CONSTRUCTION MANUAL AMERICANS WITH DISABILITIES ACT GUIDELINES 2020 NATIONAL ELECTRIC CODE (NEC)
R302.7	ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD
R302.11	IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE
R303.1	HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS
R304.1	HABITABLE ROOMS SHALL HAVE A ROOM AREA OF NOT LESS THAN 70 SQUARE FEET EXCEPTION: KITCHENS
R304.2	HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION EXCEPTION: KITCHENS
R310.1	BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING
R310.2.1	EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET
R311.2	NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES.
R311.3	THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL
R311.6	THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET
R311.7.3	A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET 7 INCHES BETWEEN FLOOR LEVELS OR LANDINGS
R311.7.5.1	THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES
R311.7.5.2	THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES
R314.3	SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER, AND ON EACH ADDITIONAL STORY.
R319.1	BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT
R408.1	THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING



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877 North County Hwy 393
Santa Rosa Beach, FL 32459
850.287.0759 Phone
850.557.0076 Fax
www.dewberry.com

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COLUMBIA COUNTY, FLORIDA
FL-2324-900001



SEAL

SCALE

As indicated

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TITLE

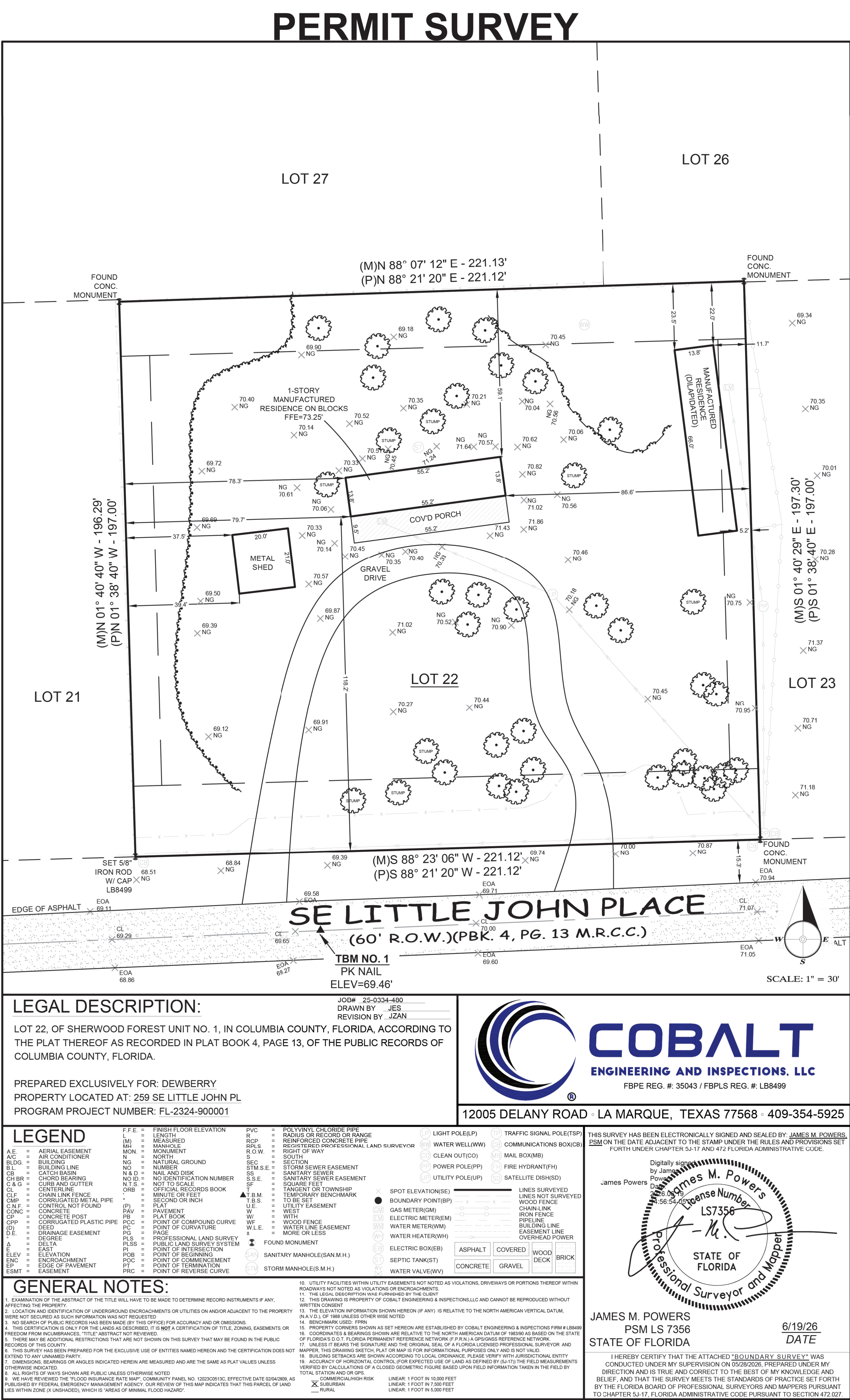
INDEX

PROJECT NO. 50191227

G1.01

SHEET NO.

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Santa Rosa Beach, FL 32459
850.267.0759 Phone
850.557.0076 Fax
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SURVEY

PROJECT NO. 50191227

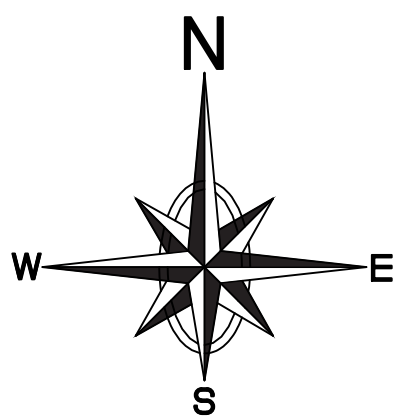
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SHEET NO.



GRADING NOTE:

LOT GRADING SHALL BE KEPT TO A MINIMUM AND MUST NOT INADVERTENTLY AFFECT ADJACENT PROPERTIES. THE PROTECTIVE REAR SLOPE OF THE PROPERTY SHALL NOT BE ALTERED IN ANY WAY SO AS TO NOT AFFECT THE NATURAL AND EXISTING RUNOFF OF STORMWATER. THE REMAINING SITE DRAINAGE SHALL REMAIN UNALTERED AND/OR CORRECTED TO ENSURE THAT RUNOFF WILL BE DIRECTED TOWARDS THE RIGHT OF WAY AND BE CONTAINED WITHIN THE PROPERTY LINES.



LEGAL DESCRIPTION (FROM SURVEYOR)

LOT 22, OF SHERWOOD FOREST UNIT NO. 1, IN COLUMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 13, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

NOTES

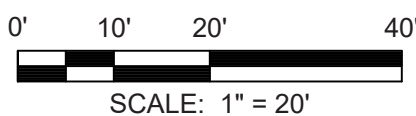
1. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE ROAD CENTERLINE OR 8 INCHES ABOVE THE HIGHEST ADJACENT GRADE. CONTRACTOR SHALL VERIFY MUNICIPALITY REQUIREMENTS.
2. ALL PROPOSED SITE GRADES ARE THE RESPONSIBILITY OF THE CONTRACTOR BASED ON PROPOSED FFE AND SHALL MEET MUNICIPALITY REQUIREMENTS. AT A MINIMUM, CONTRACTOR SHALL INSTALL NECESSARY FILL TO PROVIDE 5:1 SLOPE AWAY FROM THE PROPOSED BUILDING FFE. CONTRACTOR SHALL NOT ALTER EXISTING DRAINAGE PATTERNS OR CONDITIONS THAT COULD CAUSE ADVERSE IMPACTS TO ADJOINING PROPERTIES.
3. CONTRACTOR TO GRADE SITE TO PROVIDE POSITIVE DRAINAGE TO RIGHT OF WAY OR EXISTING STORMWATER FACILITIES, AND PREVENT EROSION AND IMPACTS TO ADJACENT PROPERTIES.
4. BUILDING TO BE LOCATED IN THE SAME GENERAL FOOTPRINT OF THE DEMOLISHED BUILDING, ANY RELOCATION DUE TO CONFLICTS MUST BE APPROVED BY THE CONSTRUCTION MANAGER.
5. ZONING AND SETBACK REQUIREMENTS REGULATED BY COUNTY LAUREL, DELAWARE (SEE ATTACHED ZONING TABLE).
6. IF ON A SEPTIC SYSTEM THE CONTRACTOR IS TO EVALUATE SEPTIC TANK LOCATION AND CONDITIONS. IF MODIFICATIONS OR RELOCATION OF SEPTIC SYSTEMS ARE REQUIRED, CONTRACTOR TO PROVIDE MODIFICATIONS (LOCATION, SIZE, DEPTH, MATERIALS, ETC.) OR NEW LOCATION IF NEEDED.

IMPERVIOUS SURFACE RATIO		
DESCRIPTION	SF	AC
EXISTING IMPERVIOUS AREA	420.0	0.01
IMPERVIOUS PROPOSED HOUSE PLAN	1388.0	0.03
TOTAL IMPERVIOUS AREA	1808.0	0.04
PARCEL AREA	43560.0	1.00
IMPERVIOUS SURFACE RATIO	0.04	0.04
IMPERVIOUS SURFACE RATIO %	4.15	4.15

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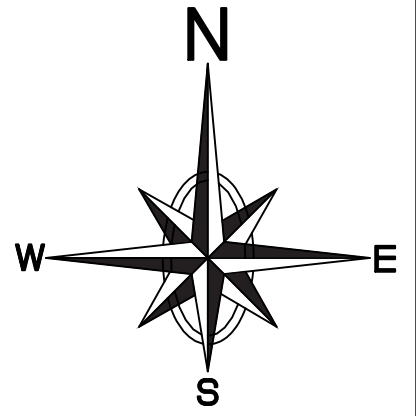
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PROPOSED SITE & DRAINAGE PLAN

PROJECT NO.	50191227
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C2.0

SHEET NO.

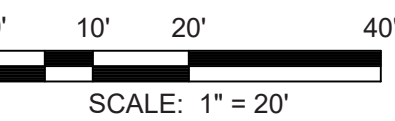


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TITLE

PROPOSED &
EXISTING
OVERLAY PLAN

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C2.1

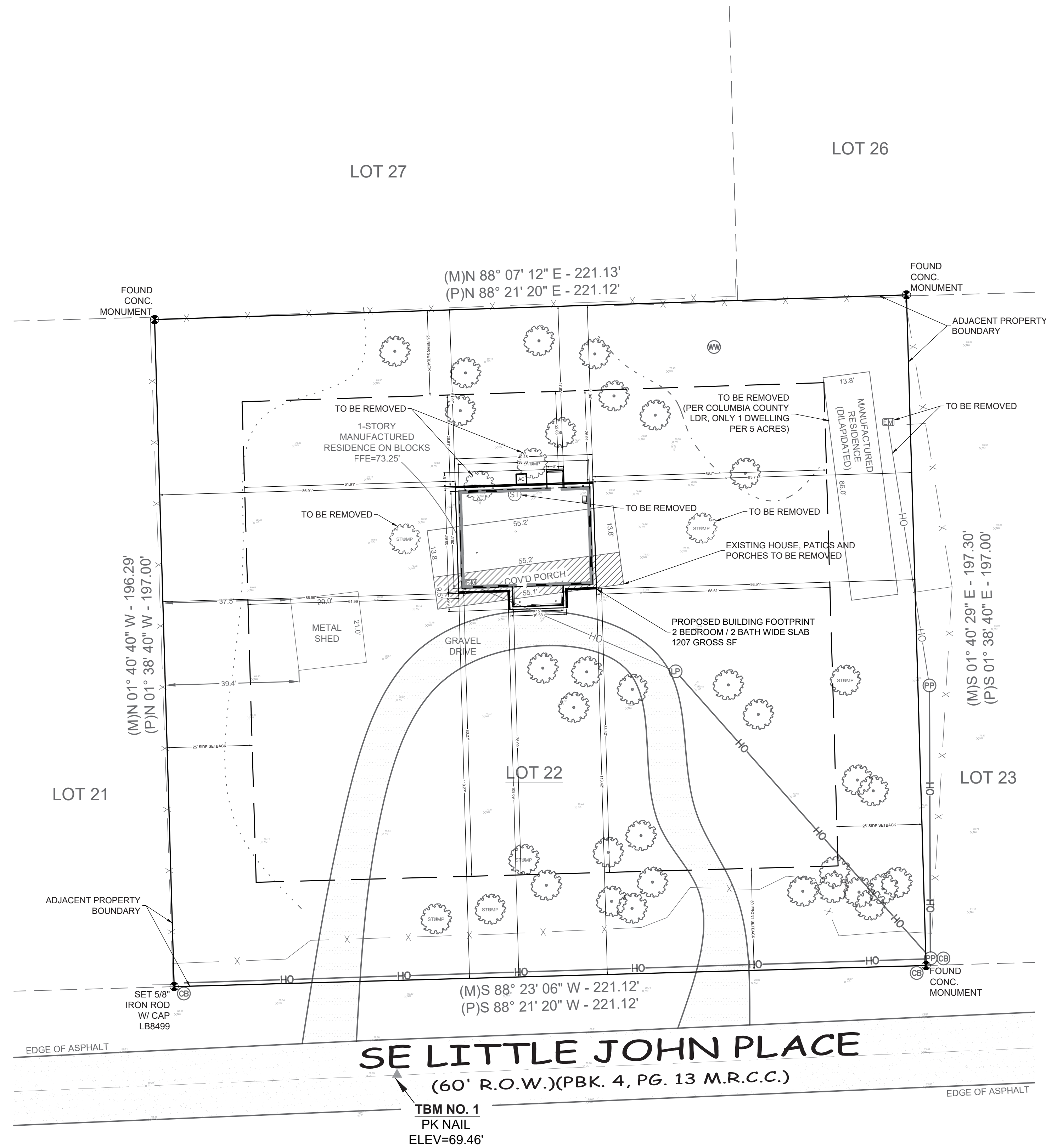
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NOTES

CONTRACTOR TO COORDINATE WITH HOME OWNER TO
ESTABLISH LIMITS OF EXISTING FLATWORK DEMOLITION.



July 6, 2026 (15:03:28 EST)
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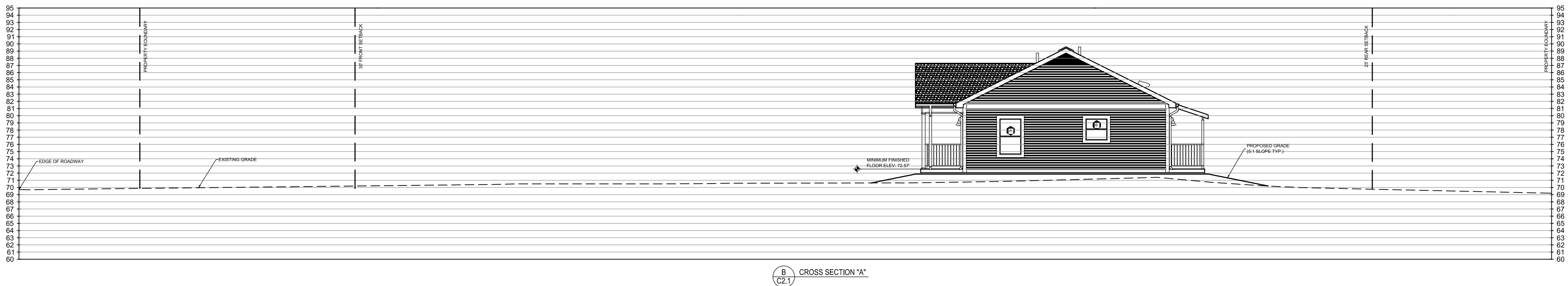
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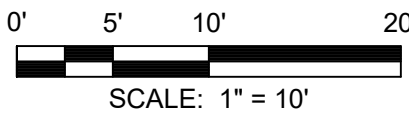


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TITLE

CROSS
SECTIONS

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C2.2

SHEET NO.

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$$1/4" = 1'-0"$$


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TITLE

FLOOR AND ROOF PLANS

PROJECT NO.	50191227
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A1.11

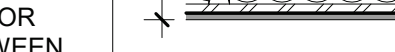
SHEET NO.

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

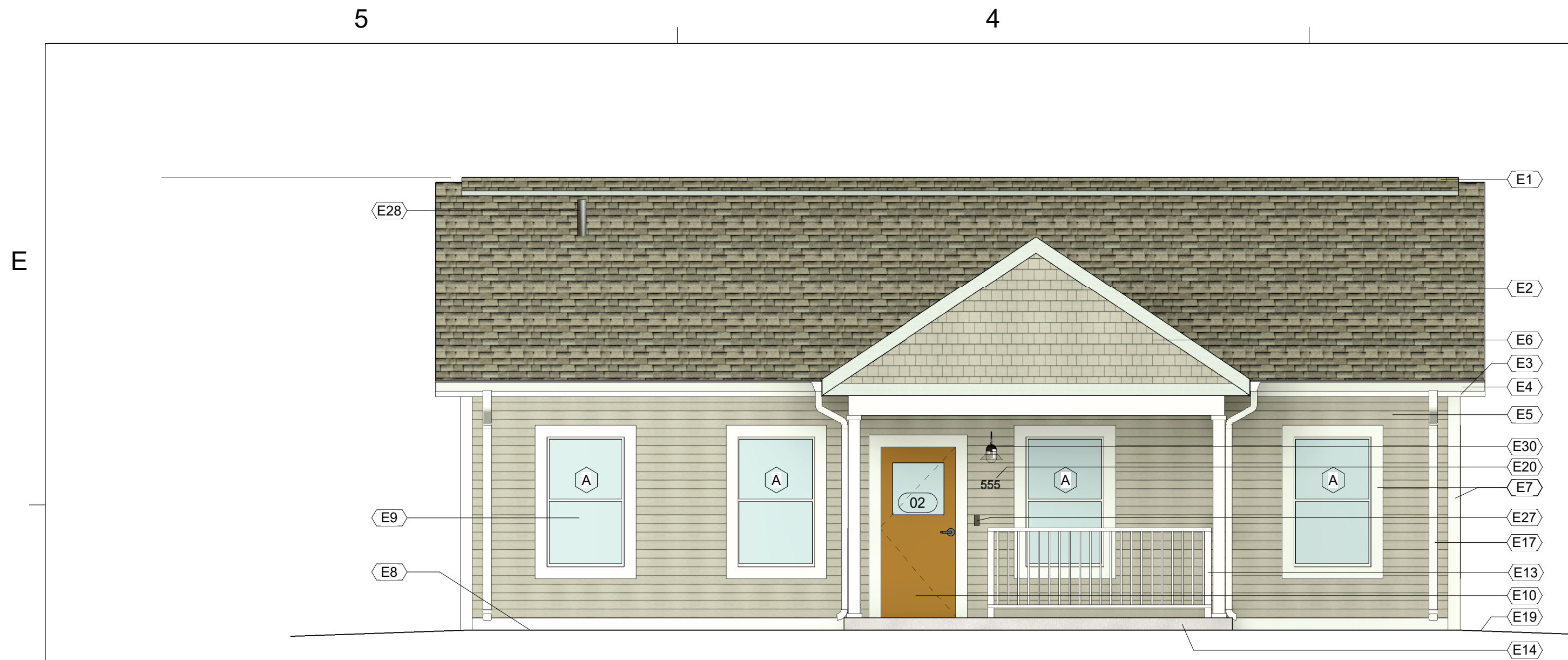
Scale: 1/4" = 1'-0"

NEW WORK KEYED NOTES	
NOTE	DESCRIPTION
N1	SELF-CLEANING RANGE
N2	ENERGY STAR CERTIFIED REFRIGERATOR
N3	BED (NIC)
N4	ENERGY STAR CERTIFIED WASHER & DRYER (NIC) VENT DRYER TO EXTERIOR
N5	DINING TABLE/CHAIRS (NIC)
N6	12" DEEP VINYL-COATED WIRE MESH WITH "1" O.C. STEMAID-SURF OR EQUAL, OR PAINTED HARD WOOD CLOSET SHELVING AT 72" HEIGHT WITH 1 1/2" WOOD CLOTHING ROD AT 66" HEIGHT (PROVIDE BLOCKING AS REQUIRED)
N7	WATER HEATER, PROVIDE DRAIN PAN (COORDINATE WITH PLUMBING)
N8	(5) 18" DEEP WIRE MESH OR PAINTED HARD WOOD SHELVING AT 15" SPACING
N9	2X3 ALUMINUM DOWNSPOUT TO GRADE, PROVIDE ADAPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT ALUMINUM DOWNSPOUT AT FOUNDATION TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE BELOW GRADE. PIPE TO SLOPE AVOID 1/4" PVC FOUNDATION AND DAYLIGHT FOR DISCHARGE MIN. 36" AHEAD FROM FOUNDATION.
N10	TOWEL RACK AT 48" AFF (PROVIDE BLOCKING AS REQUIRED)
N11	ENERGY STAR CERTIFIED DISHWASHER
N14	WOOD RULL DOWN, FOLDING ATTIC LADDER WITH WOOD CASING TRIM MIN 22" X 40" (PAINT)
N15	ENERGY STAR CERTIFIED GARBAGE DISPOSAL, COORDINATE WITH ELECTRICAL

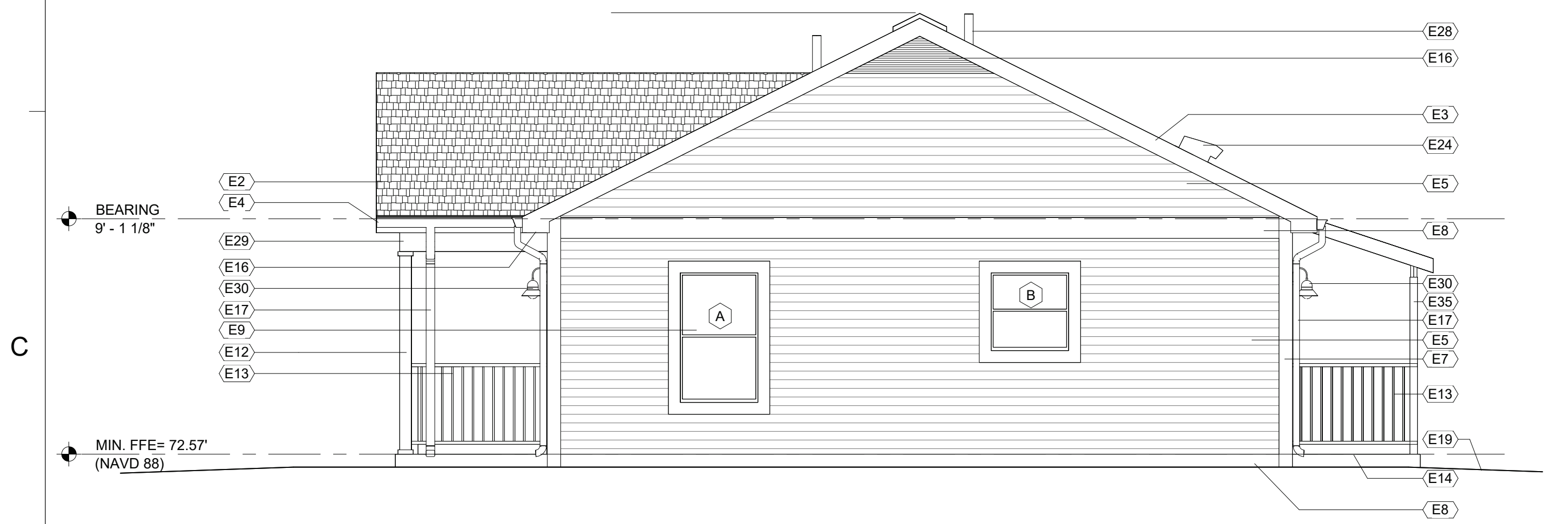
WALL LEGEND

	WALL SYMBOL	WALL DESCRIPTION	WALL DETAIL
W1		EXTERIOR WALL 2x6 WOOD STUDS @ 16" O.C. PROVIDE 1/2" GPDW ON ROOM SIDE AND 15/32" OSB SHEATHING & HOUSEWRAP (TAPE ALL JOINTS & PENETRATIONS) ON EXTERIOR WITH R-19 UNFACED INSULATION BATTS IN BETWEEN. CEMENTITIOUS LAP SIDING ON EXTERIOR SIDE	 1/2" GPDW (PAINT) 2x6 WOOD STUDS R-19 UNFACED BATT INSULATION 15/32" SHEATHING HOUSEWRAP LAP SIDING
W2		INTERIOR PARTITION 2x4 WOOD STUDS AT 16" O.C. PROVIDE 1/2" GPDW ON EACH SIDE AND SOUND ATTENUATION BATTS IN BETWEEN. WALLS TO EXTEND BOTTOM OF TRUSS	 2x4 WOOD STUDS 1/2" GPDW (PAINT) 3/4" SOUND BATTS 1/2" GPDW (PAINT)
		W2A - MOISTURE RESISTANT GPDW AT WET SPACES	

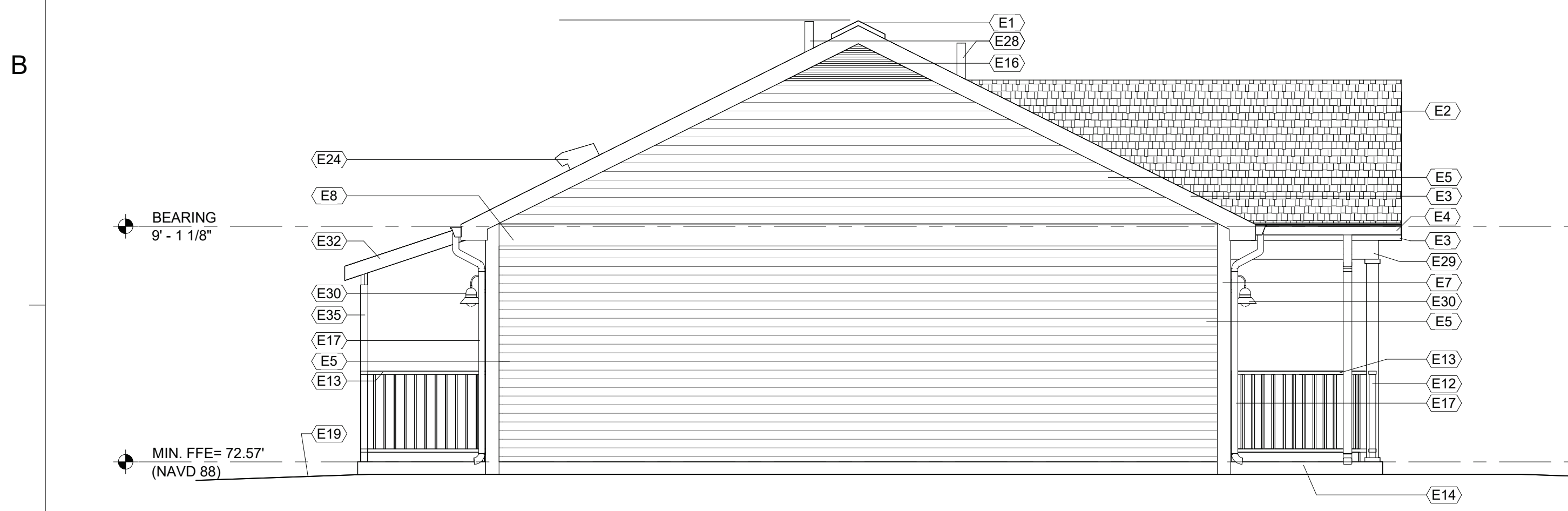
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1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



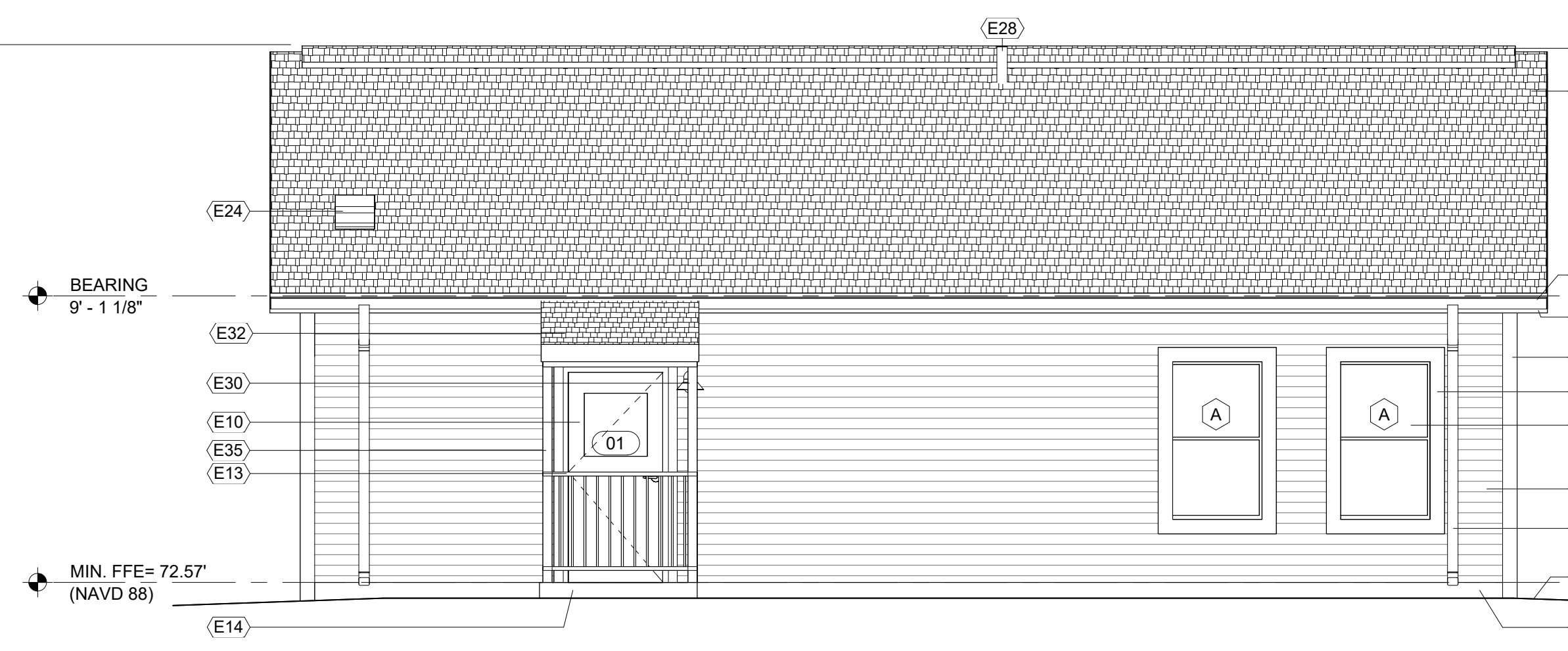
3 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



5 LEFT ELEVATION
Scale: 1/4" = 1'-0"



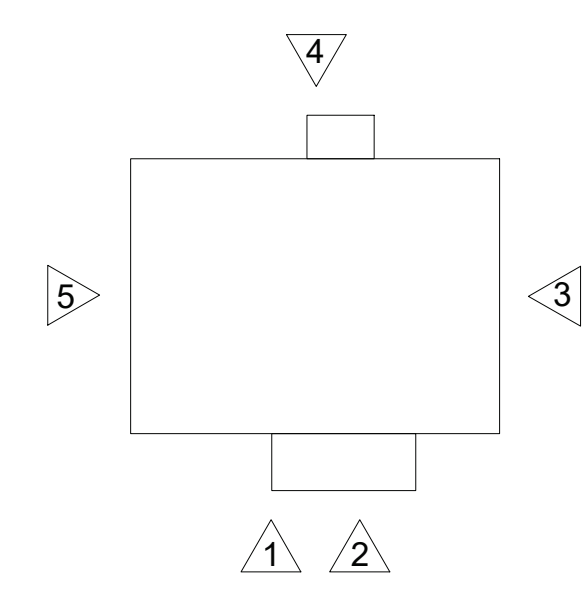
2 FRONT ELEVATION - HISTORICALLY SENSITIVE
Scale: 1/4" = 1'-0"
"NOTE:" HISTORICAL ELEVATIONS PROVIDED ARE GENERIC AND MAY BE REVISED TO MEET SPECIFIC HISTORICAL JURISDICTIONS. ARCHITECTS SHALL BE CONTACTED TO COMPLY WITH SPECIFIC REQUIREMENTS"



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

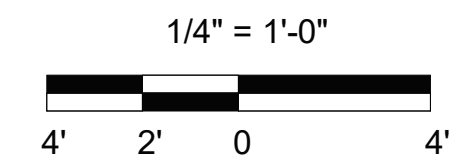
ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E1	RIDGE VENT
E2	30 YEAR ASPHALT ARCHITECTURAL SHINGLES
E3	7 1/4" (FV) CEMENTITIOUS FASCIA TRIM (PAINT)
E4	6" ALUMINUM K-STYLE GUTTER
E5	7 1/4" CEMENTITIOUS LAP SIDING (PAINT), FACE NAILING NOT ALLOWED UNLESS REQUIRED BY THE AUTHORITY HAVING JURISDICTION
E6	CEMENTITIOUS STRAIGHT EDGE SHINGLE SIDING (PAINT)
E7	5 1/2" CEMENTITIOUS TRIM (PAINT)
E8	9 1/4" CEMENTITIOUS TRIM (PAINT)
E9	SINGLE HUNG VINYL WINDOW
E10	FIBERGLASS INSULATED ENERGY STAR CERTIFIED ENTRY DOOR
E12	6x6 TREATED WOOD COLUMN & TRIM (PAINT)
E13	2x6 TREATED WOOD GUARDRAIL WITH TREATED 4x4 POSTS, TREATED 2x4 TOP & BOTTOM RAIL, AND TREATED 1x1 PICKETS @ 4" O.C.
E14	CONCRETE SLAB ON GRADE (SEE S1.01)
E16	FIBER CEMENT SOFFIT (PAINT) VENTED ON EAVES, NON-VENTED ON RAKE WALLS

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E17	2x3 ALUMINUM DOWNSPOUT TO GRADE, PROVIDE ADAPTOR, REDUCER, AND NECESSARY PVC FITTINGS TO CONNECT ALUMINUM DOWNSPOUT AT GRADE TO NON-PERFORATED SCHEDULE 40 4" PVC PIPE BELOW GRADE. PIPE TO SLOPE AWAY FROM FOUNDATION AND DAYLIGHT FOR DISCHARGE MIN. 36" AWAY FROM FOUNDATION.
E19	APPROXIMATE FINISH GRADE (FIELD VERIFY)
E20	4" TALL SITE ADDRESS
E24	KITCHEN HOOD VENT
E27	DOORBELL (SEE ELECTRICAL)
E28	PLUMBING VENT (COORDINATE WITH PLUMBING)
E29	2x TREATED WOOD BEAM (SEE S1.01) WITH CEMENTITIOUS TRIM CLADDING (PAINT).
E30	EXTERIOR WALL MOUNTED LIGHT (COORDINATE WITH ELECTRICAL)
E31	6x6 TREATED WOOD COLUMN & TRIM WITH 16"x16"x48" BRICK WRAP (PAINT).
E32	STICK BUILT AWNING WITH GALVANIZED HANGERS, SHEATHING, ALUMINUM DRIP EDGE, AND ARCHITECTURAL SHINGLES. PROVIDE GALVANIZED FLASHING AT SIDING (PROVIDE BLOCKING AS REQUIRED)
E35	4x4 TREATED WOOD COLUMNS (2) WITH 2x6 TREATED WOOD BEAMS TO SUPPORT OVERHEAD AWNING.



SEAL

SCALE



Freedom Code Compliance
Private Provider Firm or Associated Data Authorized Representative
Plan reviewed for compliance with Florida Building Code
Not including zoning, fire, or public works compliance.
Plan Not Allowed in any Way

DRAWN BY SEH
APPROVED BY LWH
CHECKED BY ANS
DATE JULY 6, 2026

TITLE
**EXTERIOR
ELEVATIONS**

PROJECT NO. 50191227

A2.01

SHEET NO.

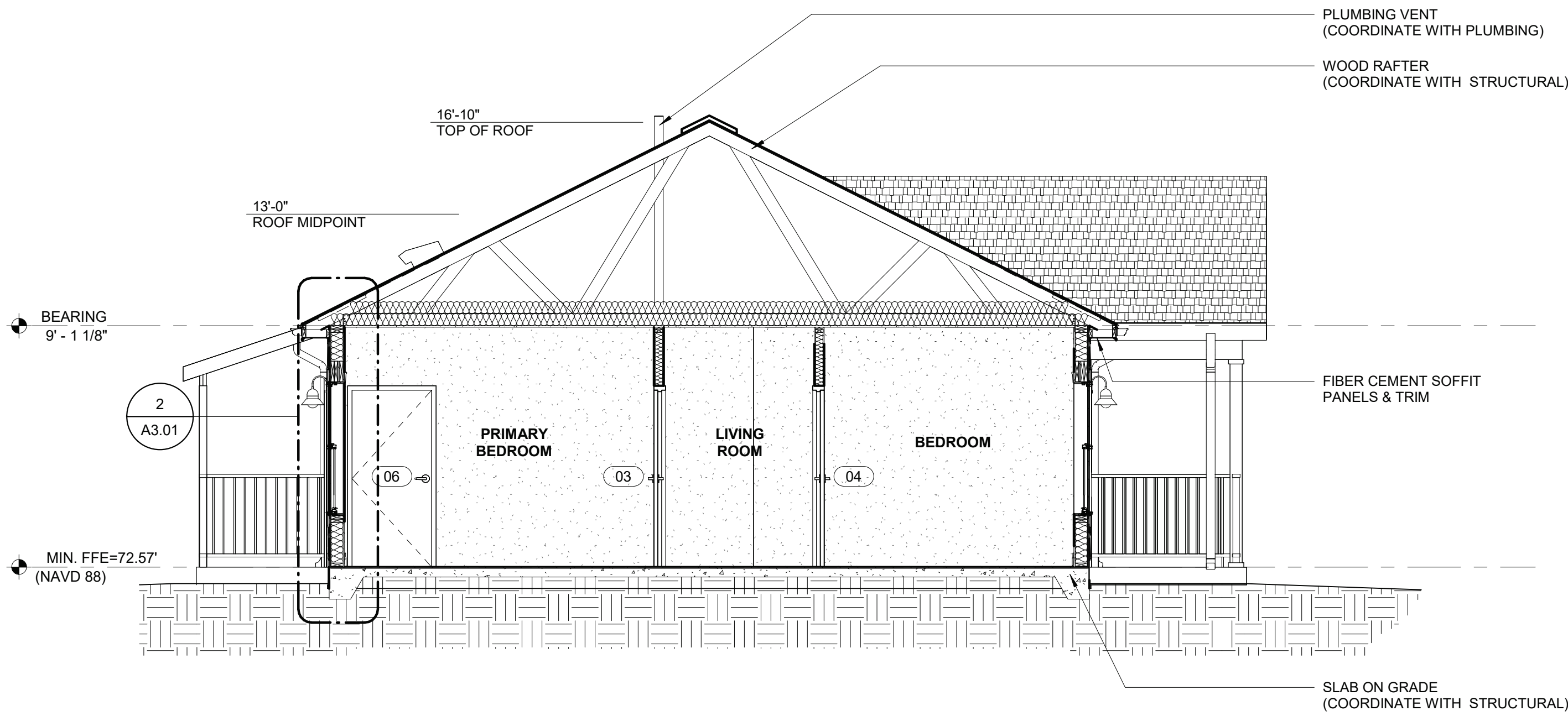
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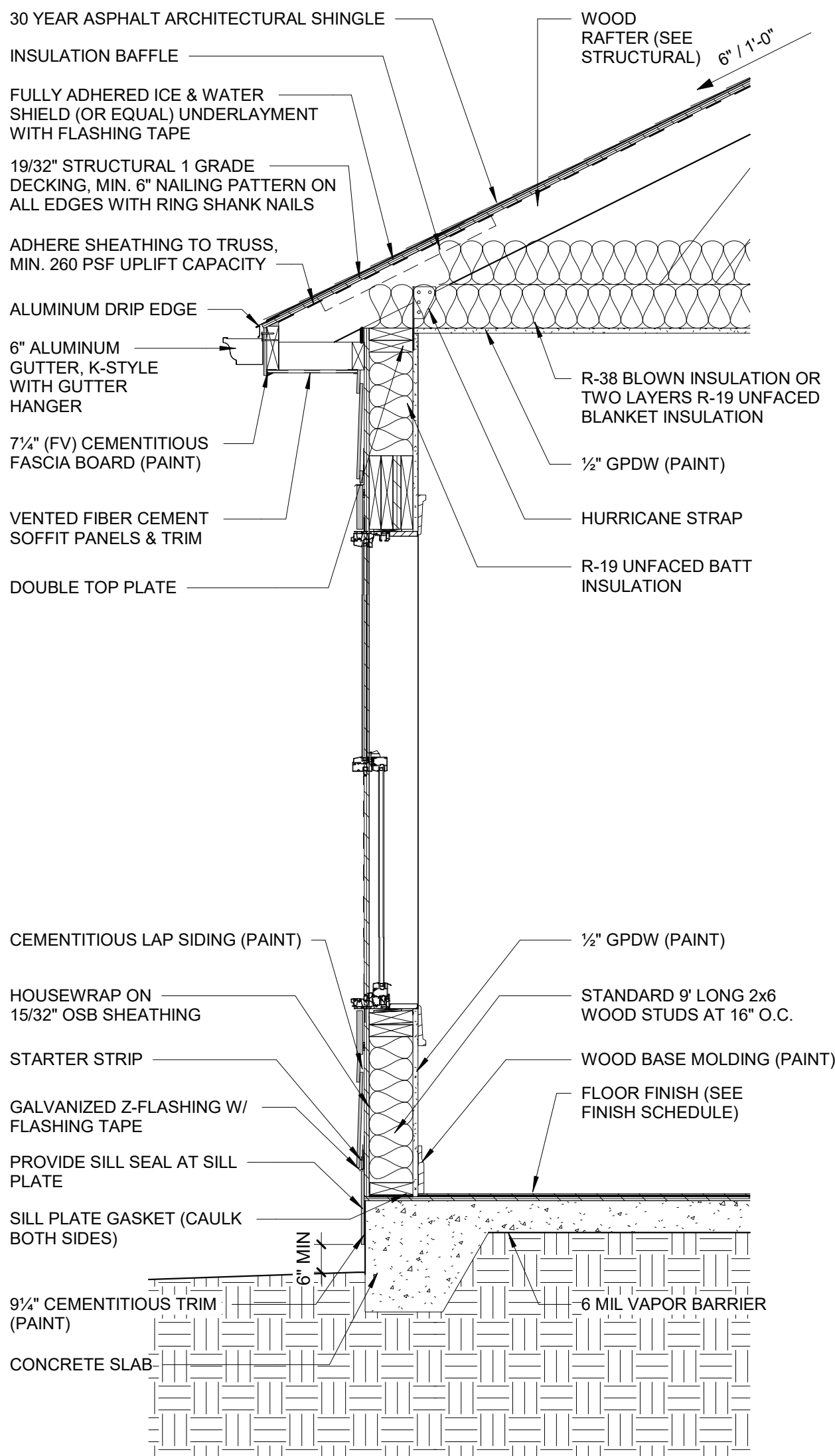
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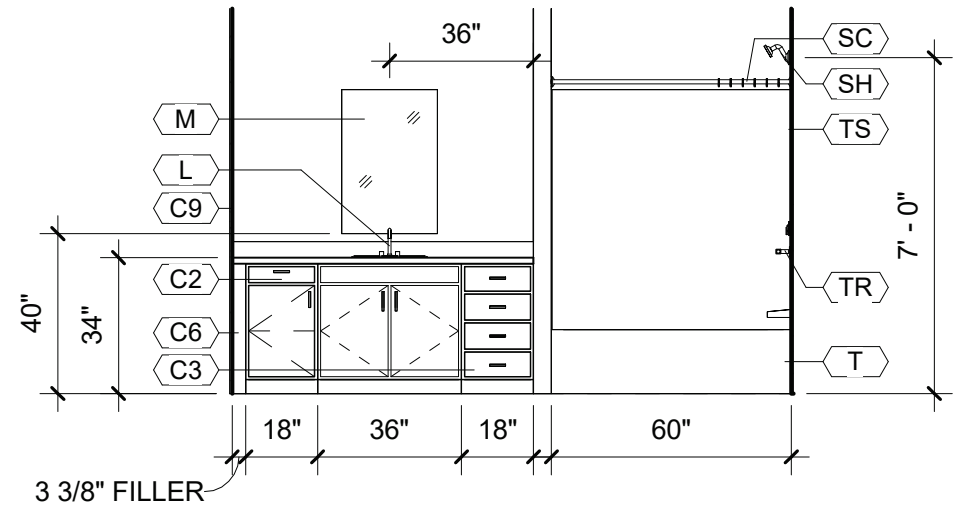
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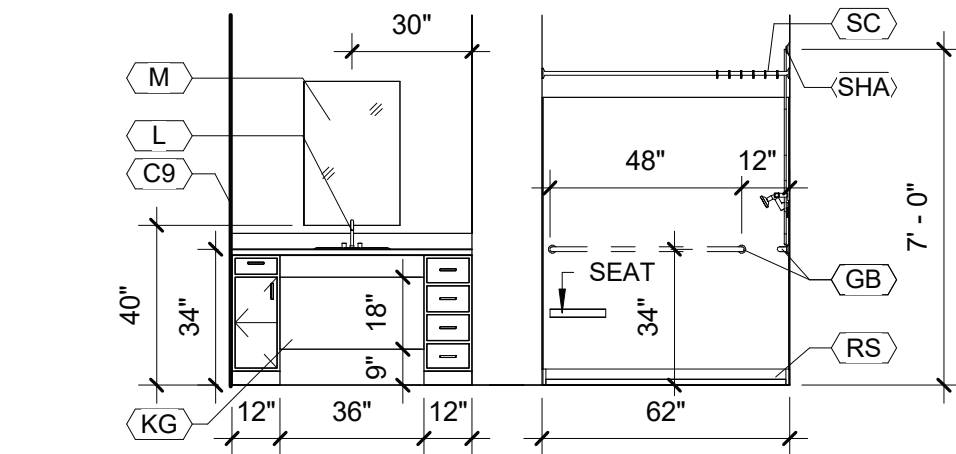
1 TRANSVERSE BUILDING SECTION
Scale: 1/4" = 1'-0"



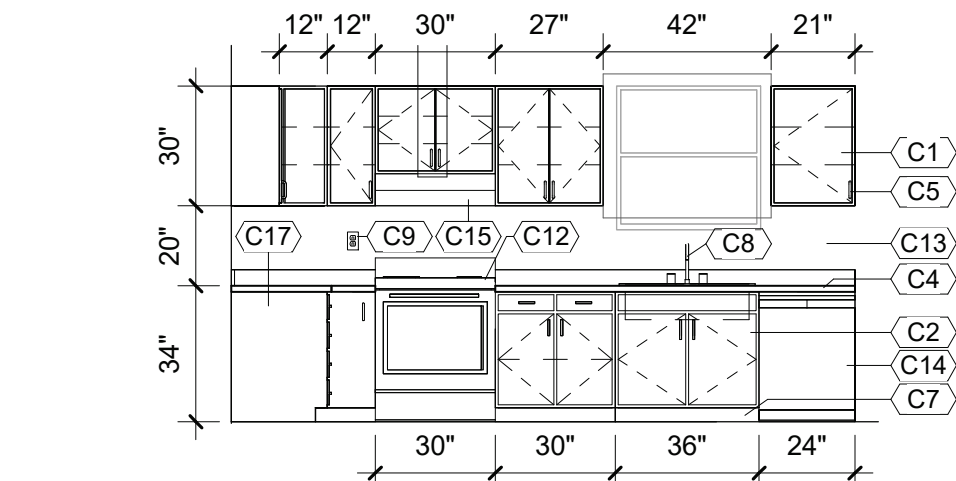
2 TYPICAL WALL SECTION
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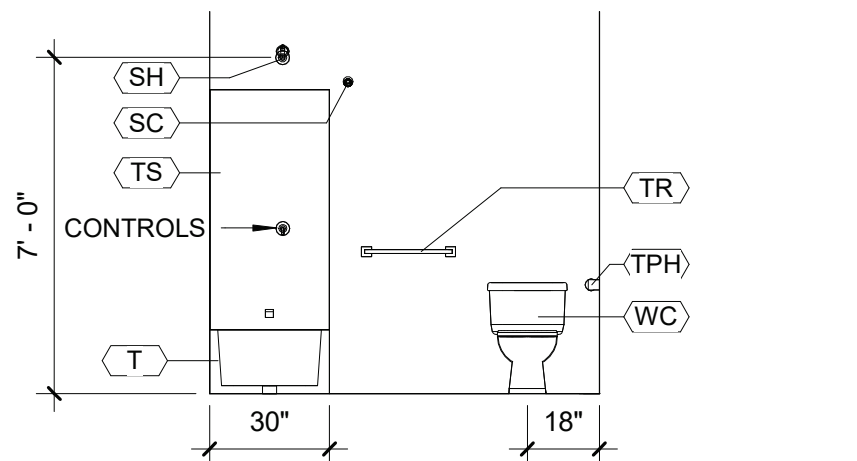
4 PRIMARY BATH ELEVATION
Scale: 1/4" = 1'-0"



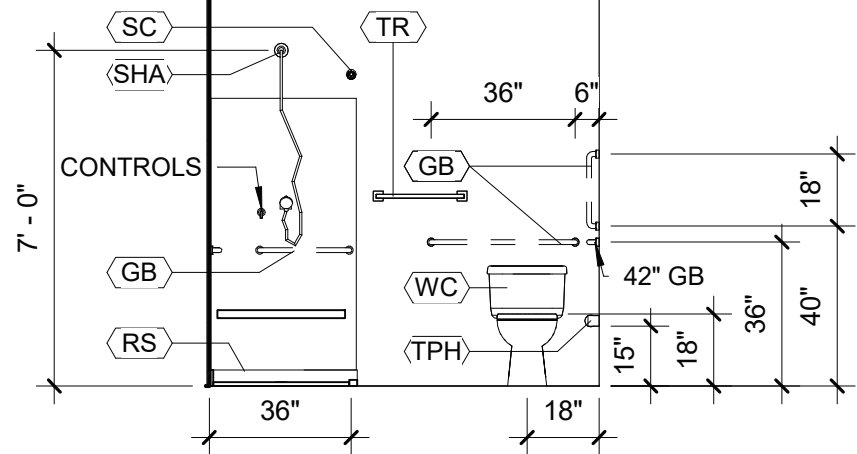
4A PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE
Scale: 1/4" = 1'-0"



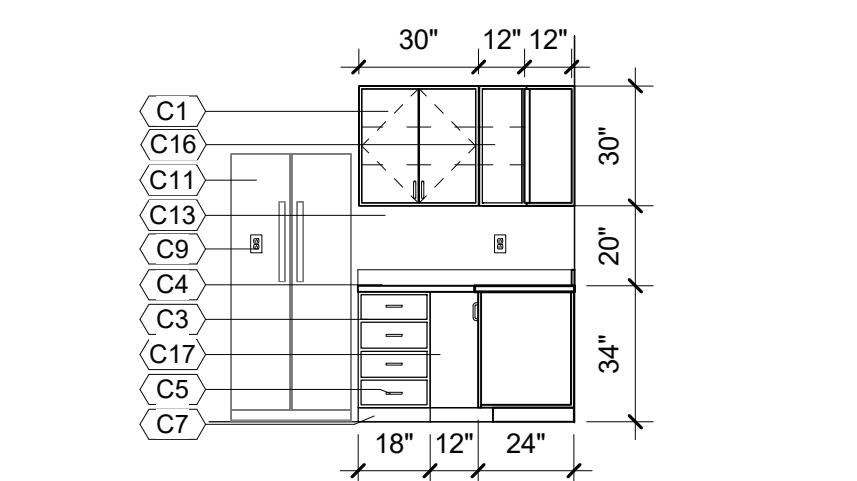
7 KITCHEN ELEVATION
Scale: 1/4" = 1'-0"



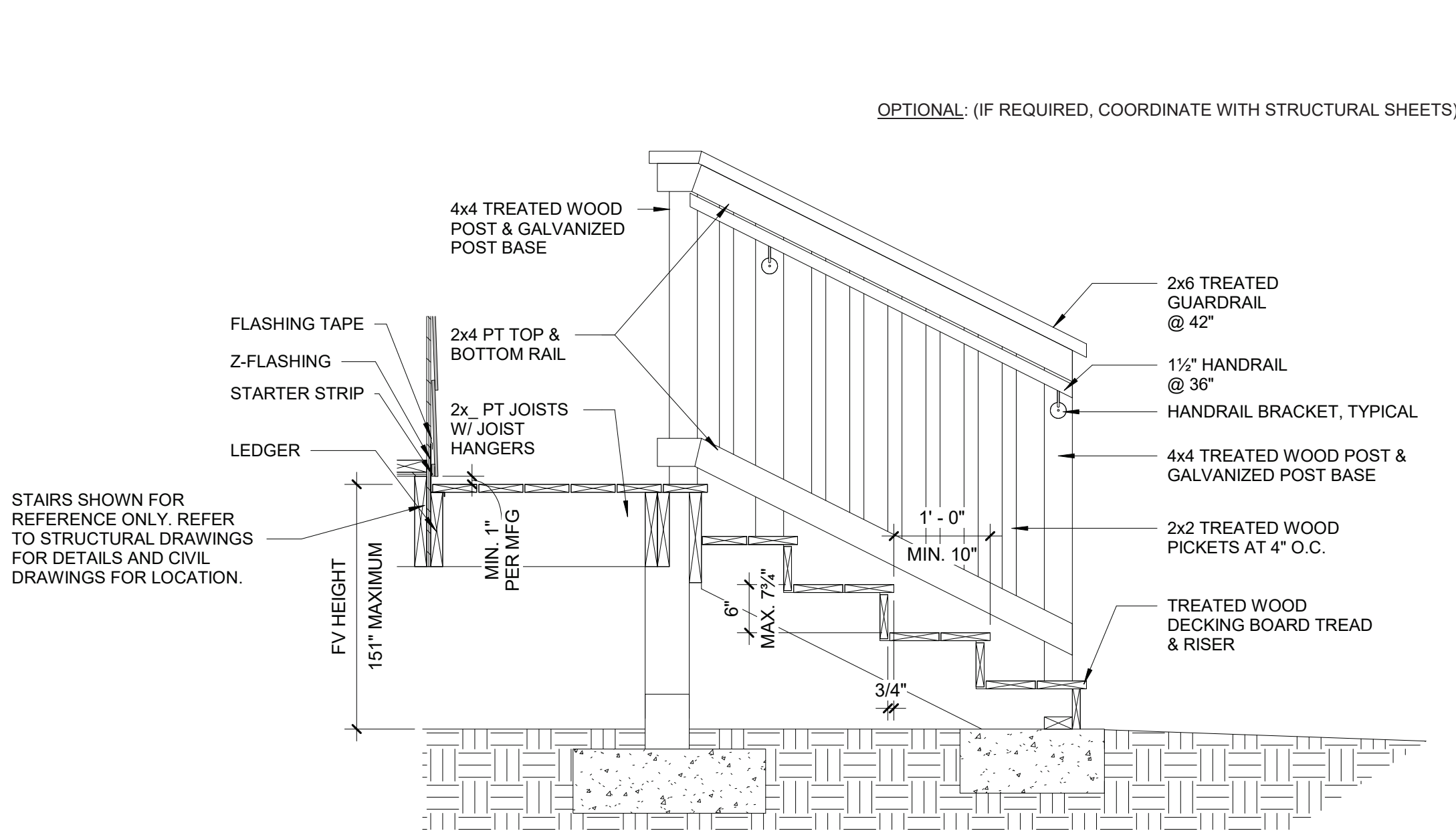
5 PRIMARY BATH ELEVATION
Scale: 1/4" = 1'-0"



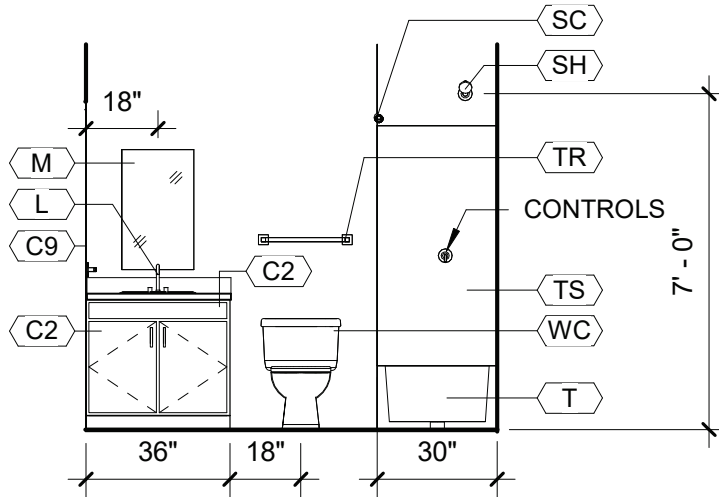
5A PRIMARY BATH ELEVATION OPTIONAL ACCESSIBLE
Scale: 1/4" = 1'-0"



8 KITCHEN ELEVATION
Scale: 1/4" = 1'-0"



3 STAIR SECTION
Scale: 3/4" = 1'-0"



6 BATH ELEVATION
Scale: 1/4" = 1'-0"

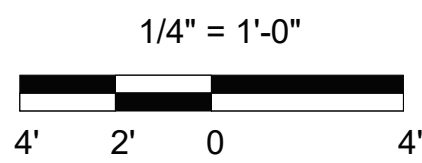
TOILET ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
GB	OPTIONAL ACCESSIBLE GRAB BAR (PROVIDE BLOCKING IN WALL)
KG	OPTIONAL ACCESSIBLE KNEE GUARD
L	LOW FLOW <1.5 GPM LAVATORY FAUCET WITH CULTURED MARBLE COUNTER WITH INTEGRAL BACKSPLASH AND SINK
M	MIRROR, 24"x36"
RS	PREFABRICATED ROLL-IN SHOWER UNIT
SC	SHOWER CURTAIN ROD
SH	LOW FLOW <2 GPM SHOWER HEAD
SHA	OPTIONAL ACCESSIBLE HANDHELD LOW FLOW <2 GPM SHOWER HEAD ON ADJUSTABLE RISER BAR.
T	FIBERGLASS BATHTUB
TPH	TOILET PAPER HOLDER (PROVIDE BLOCKING IN WALL)
TR	TOWEL RACK
TS	FIBERGLASS SURROUND WITH INTEGRAL SOAP DISH, SEALED WITH WATERPROOFING CAULK
WC	HIGH EFFICIENCY <1.28 GPF WATER CLOSET

CASEWORK KEYED NOTES	
NOTE	DESCRIPTION
C1	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C2	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELF (DISREGARD AT SINK). SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C3	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, DRAWERS. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C4	POST FORMED LAMINATE COUNTERTOP WITH INTEGRAL BACKSPLASH
C5	PULL TYP
C6	FILLER PANEL, PREFINISHED
C7	TOE KICK
C8	STAINLESS STEEL DOUBLE BASIN SINK AND FAUCET WITH PULL-OUT SPRAYER. FAUCET FLOW RATE ± 1.5 GPM.
C9	GFCI OUTLET, TYPICAL (COORDINATE WITH ELECTRICAL)
C11	ENERGY STAR CERTIFIED REFRIGERATOR
C12	SELF-CLEANING RANGE
C13	LAMINATE BACKSPLASH WITH METAL TRIM AT EXPOSED EDGES
C14	ENERGY STAR CERTIFIED DISHWASHER
C15	ENERGY STAR CERTIFIED RANGE HOOD
C16	WALL CABINET 12" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, WITH ADJUSTABLE SHELVES, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE
C17	BASE CABINET 24" DEEP, PREFINISHED FACE FRAME PLYWOOD/SOLID WOOD, CORNER UNIT. SEAL ALL SIDES AND EDGES. NO UREA FORMALDEHYDE USED IN THE CABINET GLUE



SEAL

SCALE



Freedom Code Compliance
Private Provider Firm or Associated Data Authorized Representative
Plan reviewed for compliance with Florida Building Code
Not including zoning, fire, or public works compliance.
May Not Alter in Any Way
FREEDOM CODE COMPLIANCE

DRAWN BY SEH
APPROVED BY LWH
CHECKED BY ANS
DATE JULY 6, 2026

TITLE
**BUILDING & WALL
SECTIONS AND
INTERIOR
ELEVATIONS**

PROJECT NO. 50191227

A3.01

SHEET NO.

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E

D

C

B

A

FINISH SCHEDULE									
ROOM NUMBER	DESCRIPTION	FLOOR		BASE MATERIAL	WALL		CEILING		REMARKS
		MATERIAL	FINISH		MATERIAL	FINISH	MATERIAL	HEIGHT	
01	LIVING ROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9'- 0"	1, 3, 4, 5, 6
02	KITCHEN	VINYL PLANK	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9'- 0"	1, 3, 4, 5
03	PRIMARY BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9'- 0"	1, 2, 3, 4, 5, 6
04	BEDROOM	VINYL PLANK	CLEAN	WOOD BASE	GPDW	PAINT	GPDW (PAINT)	9'- 0"	1, 2, 3, 4, 5, 6
05	BATH	CERAMIC TILE	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9'- 0"	1, 3, 4, 5
06	PRIMARY BATH	CERAMIC TILE	CLEAN	WOOD BASE	MR GPDW	PAINT	GPDW (PAINT)	9'- 0"	1, 3, 4, 5

FINISH SCHEDULE REMARK LEGEND	
REMARK #	NOTE
1	PROVIDE WOOD SHOE MOULDING (PAINT) AT VINYL PLANK AND CERAMIC TILE FLOORING
2	PROVIDE SMOKE ALARMS IN EACH BEDROOM, ADJACENT TO EACH BEDROOM, AND WITHIN 36" OF BATHROOMS
3	WALL AND CEILING SURFACES TO HAVE A LRV > 50
4	PROVIDE GREENGUARD CERTIFIED VINYL PLANK
5	PROVIDE CERTIFIED LOW VOC INTERIOR FINISH COATINGS, PAINTS, STAINS, CAULKS, AND SEALANTS (SEE TABLE BELOW)
6	PROVIDE WOOD CROWN MOLDING (PAINT)

VOC LIMITS

PAINTS APPLIED TO INTERIOR WALLS
FLATS: 50 G/L
NONFLATS: 100 G/L

ANTICORROSIVE AND ANTIRUST PAINTS: 250 G/L

CLEAR WOOD FINISHES
VARNISH: 350 G/L
LACQUER: 550 G/L

FLOOR COATINGS: 100 G/L

SEALERS
WATERPROOFING: 250 G/L
SANDING: 275 G/L
ALL OTHERS: 200 G/L

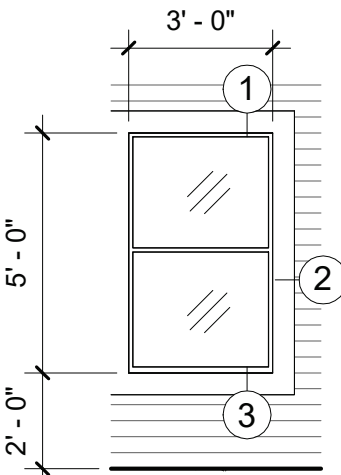
SHELLACS
CLEAR: 730 G/L
PIGMENTED: 550 G/L

STAINS: 250 G/L

INTERIOR TRIM

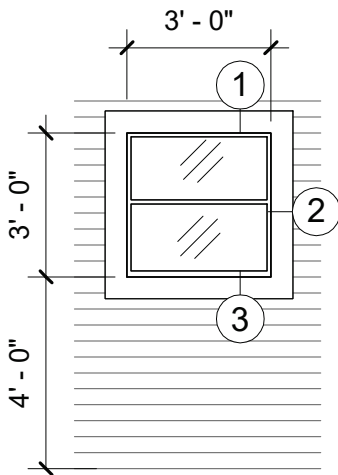
BASE MOLDING: WM623 3-1/4"
CASING MOLDING: WM442 2-1/4"
CROWN MOLDING*: WM49 3-5/8"

*PROVIDE CROWN MOLDING ONLY
AS NOTED IN FINISH SCHEDULE



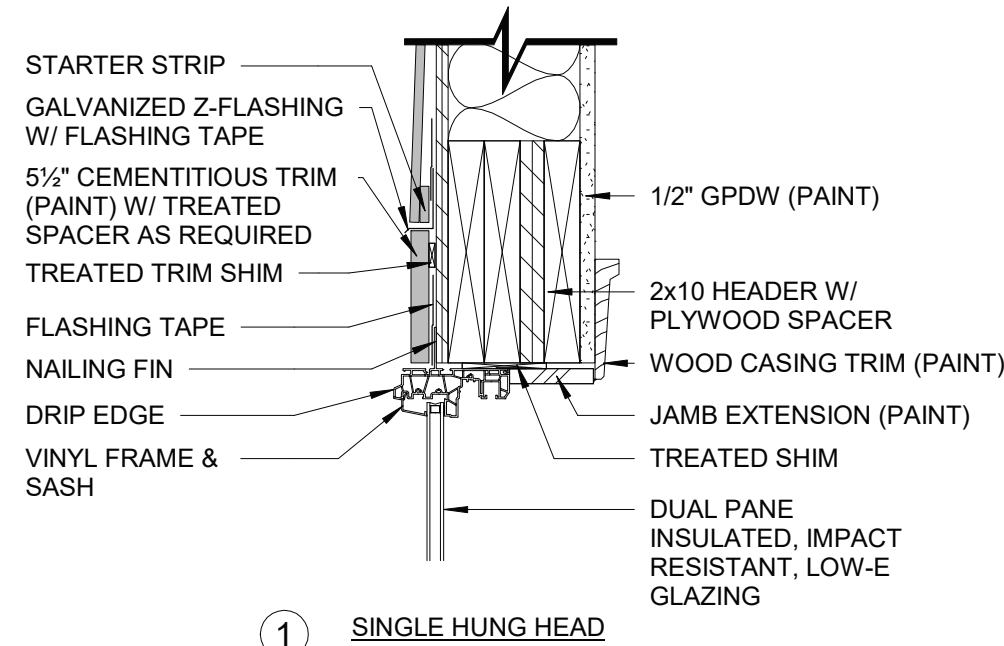
WINDOW ELEVATION A

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

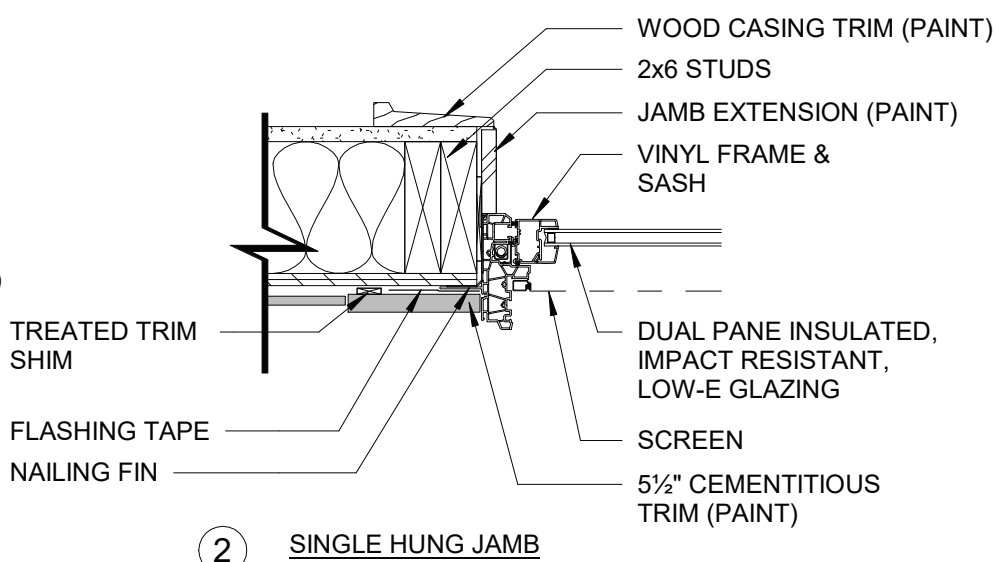


WINDOW ELEVATION B

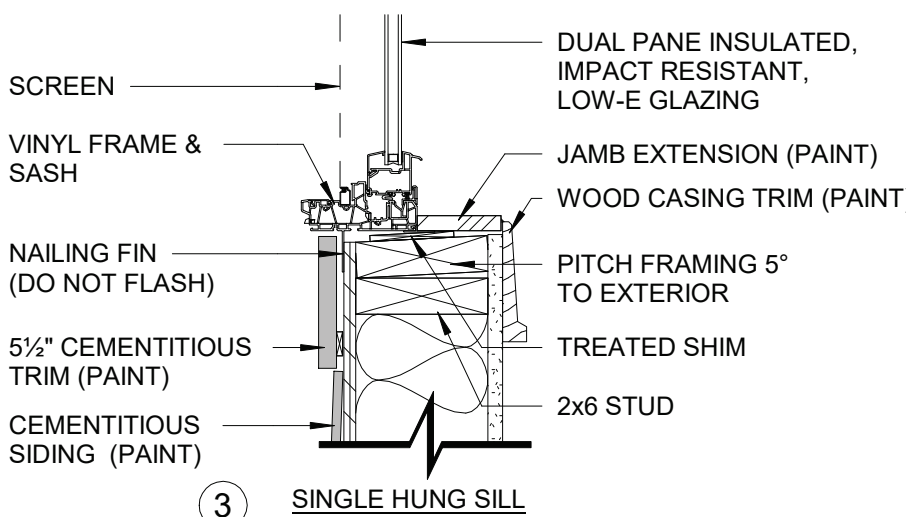
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1 SINGLE HUNG HEAD



2 SINGLE HUNG JAMB



3 SINGLE HUNG SILL

FLASH OPENINGS PRIOR TO WINDOW INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANT GLASS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

3 WINDOW DETAILS

Scale: 1 1/2" = 1'-0"

3

DOOR SCHEDULE																
No.	LEAF QTY	WIDTH	HEIGHT	DOOR				DES.	HDW.	GLAZING	FRAME		DETAIL		FIRE LABEL	REMARKS
				MATERIAL	FINISH						MATERIAL	FINISH	HEAD	JAMB		
01	1	3'- 0"	6'- 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-			1, 2, 3
01A	1	2'- 6"	6'- 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-			4
01B	1	2'- 6"	6'- 8"	HOLLOW CORE	PAINT	F2L		-	WOOD	PAINT	H2	J2	-			4
01C	1	2'- 0"	6'- 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-			4
01D	2	5'- 0"	6'- 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-			4
02	1	3'- 0"	6'- 8"	FIBERGLASS	PAINT	HGI		1" INSULATED	FIBERGLASS	PAINT	H1	J1	-			1, 3
03	1	3'- 0"	6'- 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-			2, 4
03A	2	2'- 6"	6'- 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-			4
04	1	3'- 0"	6'- 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-			4
04A	2	2'- 6"	6'- 8"	HOLLOW CORE	PAINT	FB2		-	WOOD	PAINT	H2 SIM.	J2 SIM.	-			4
05	1	3'- 0"	6'- 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-			4
06	1	3'- 0"	6'- 8"	HOLLOW CORE	PAINT	F2		-	WOOD	PAINT	H2	J2	-			2, 4

DOOR SCHEDULE REMARK LEGEND	
REMARK #	NOTE
1	INSULATED CORE, ENERGY STAR CERTIFIED
2	MEET REQUIRED DOOR MANEUVERING CLEARANCES
3	KEY EXTERIOR LEVER STYLE DOOR LOCKS ALIKE, PROVIDE SINGLE CYLINDER DEADBOLT
4	PROVIDE LEVER STYLE DOOR HANDLE, PRIVACY OR CLOSET FUNCTION AS REQUIRED

WINDOW SCHEDULE				
TYPE	COUNT	MODEL		COMMENTS
A	7	SERIES 350 3050 SINGLE HUNG VINYL (EGRESS)		
B	1	SERIES 350 3030 SINGLE HUNG VINYL		

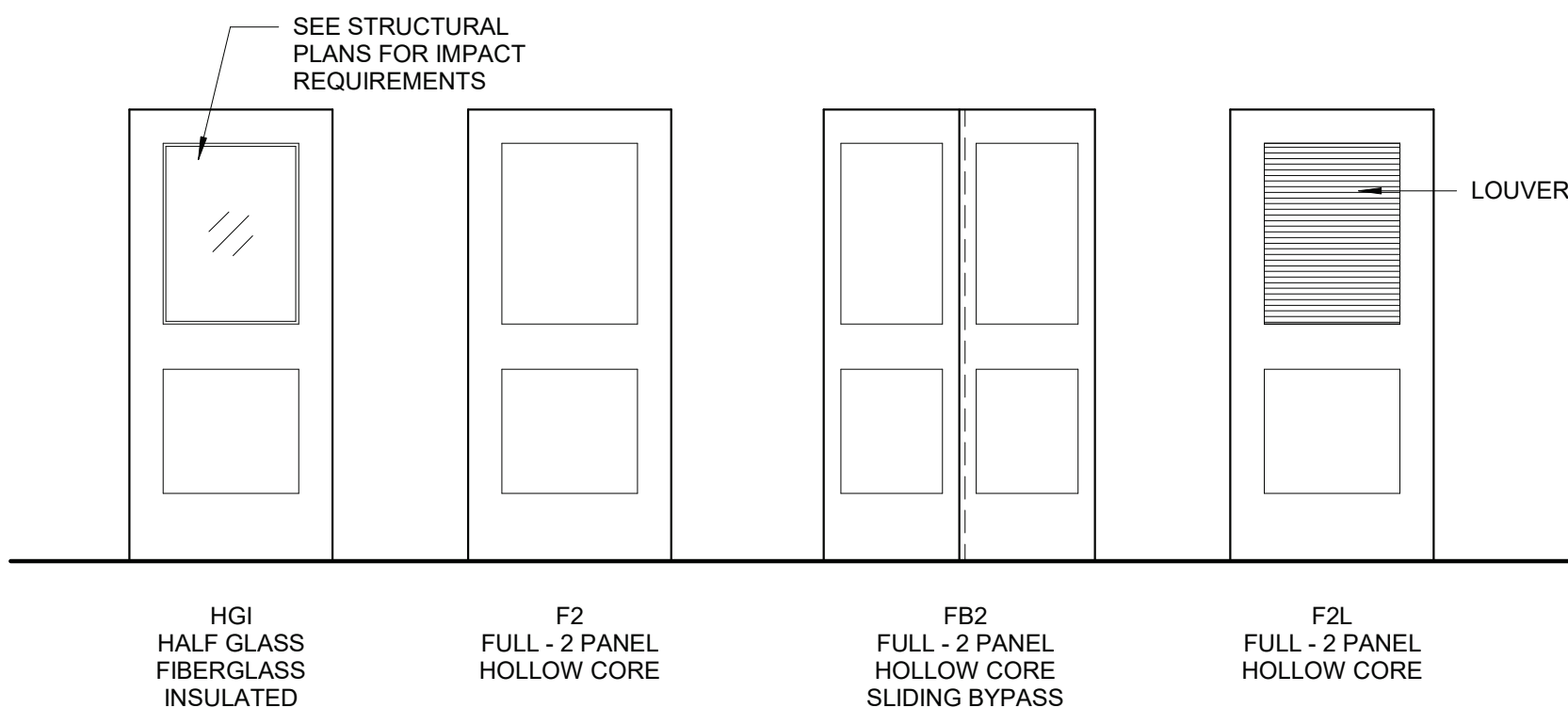
WINDOW SCHEDULE REMARK LEGEND	
REMARK #	NOTE
1	WINDOW TO BE ENERGY STAR CERTIFIED
2	BEDROOM WINDOWS TO MEET EGRESS OPENING REQUIREMENTS
3	INSULATED, IMPACT RESISTANT, LOW-E GLAZING WHEN REQUIRED BY STRUCTURAL PLANS
4	WHEN ALTERNATE FRONT ELEVATION IS SELECTED FOR CONSTRUCTION, PROVIDE MUNTINS TO MATCH FRONT ELEVATION ON ALL 3050 WINDOWS

ATTIC VENT REQUIREMENTS

PER SECTION R806.2 2023 FLORIDA RESIDENTIAL BUILDING CODE, EIGHTH EDITION, THE MINIMUM REQUIRED ATTIC VENTED AREA FOR A HOME HAVING A SQUARE FOOTAGE OF 1,207 SF IS 8.05. 1,207 SF/150 SF EQUALS 8.05 SF REQUIRED. THE DESIGN CONTAINS A 1FT DEPTH VENTED FIBER CEMENT SOFFIT BETWEEN RAFTERS THAT SURROUNDS THE APPROXIMATE 75.81 SF SIDE ELEVATIONS OF THE HOME.

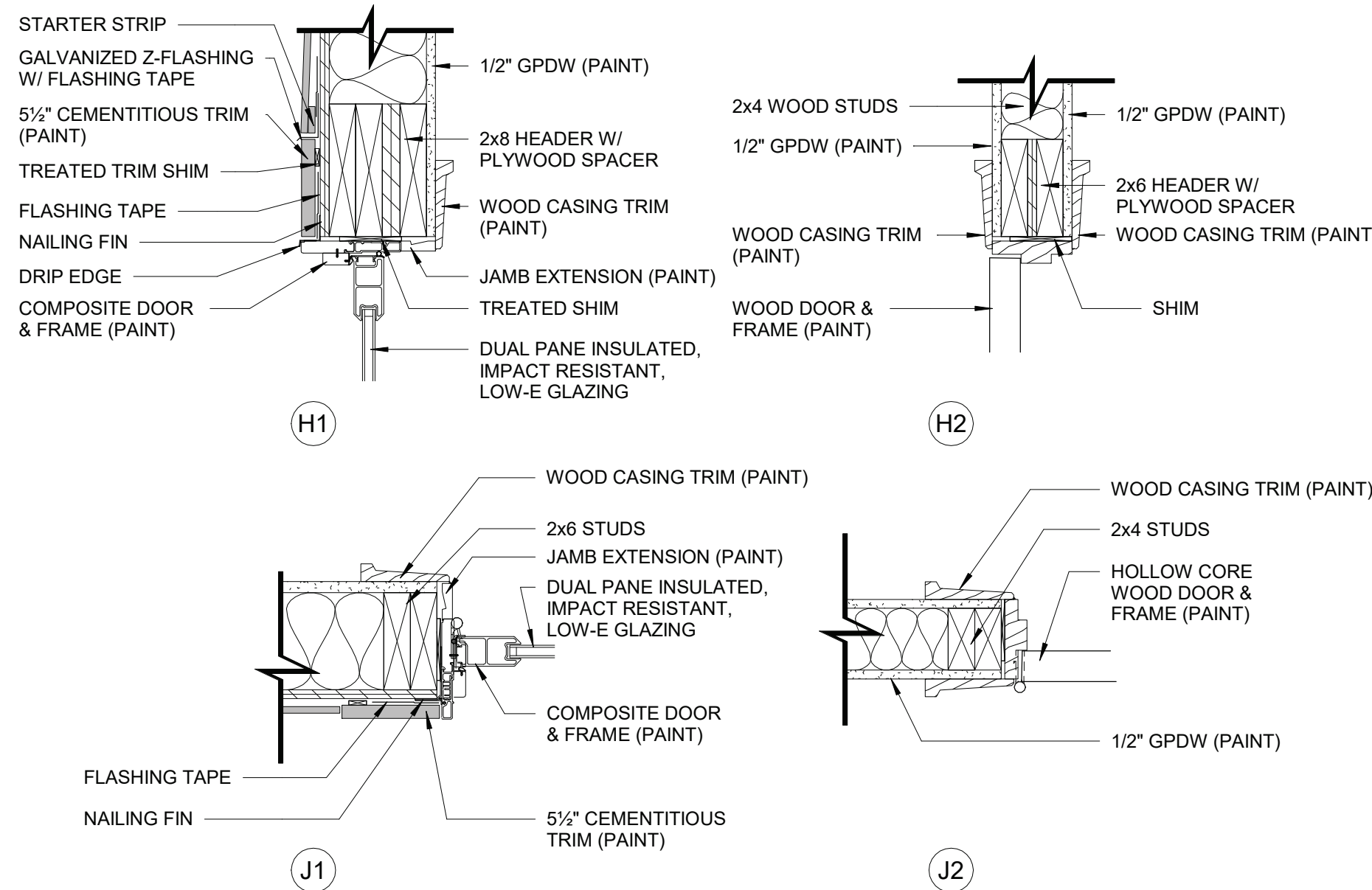
NET FREE VENTILATING AREA REQUIRED: 8.05 SF

NET FREE VENTILATING AREA PROVIDED: 75.81 SF



4 DOOR DESIGNS

Scale: 3/8" = 1'-0"



FLASH OPENINGS PRIOR TO DOOR INSTALLATION WITH FLASHING TAPE AND STRETCH TAPE AT CORNERS

PROVIDE IMPACT RESISTANT GLASS AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO WITHIN 18" OR LESS OF FINISH FLOOR, WITHIN 24" EITHER SIDE OF A DOOR, AND IN ALL DOORS

5 HEAD & JAMB DETAILS

Scale: 1 1/2" = 1'-0"

Dewberry

Dewberry Engineers Inc.
877 North County Hwy 393
Santa Rosa Beach, FL 32459
850.267.0759 Phone
850.557.0076 Fax
www.dewberry.com

2 BEDROOM / 2 BATH WIDE SLAB
REBUILD FLORIDA - 2023 AND
2024 STORMS HOUSING
REPAIR AND REPLACEMENT
PROGRAM

259 SE LITTLE JOHN PLACE, HIGH SPRINGS
COLUMBIA COUNTY, FLORIDA
FL-2324-900001



SEAL

SCALE

As indicated

Freedom Code Compliance
Private Provider Firm or Associated Data Authorized Representative
Plan reviewed for compliance with Florida Building Code
Not including zoning, fire, or public works compliance.
May Not Alter in Any Way
FREEDOM CODE COMPLIANCE

DRAWN BY SEH
APPROVED BY LWH
CHECKED BY ANS
DATE JULY 6, 2026

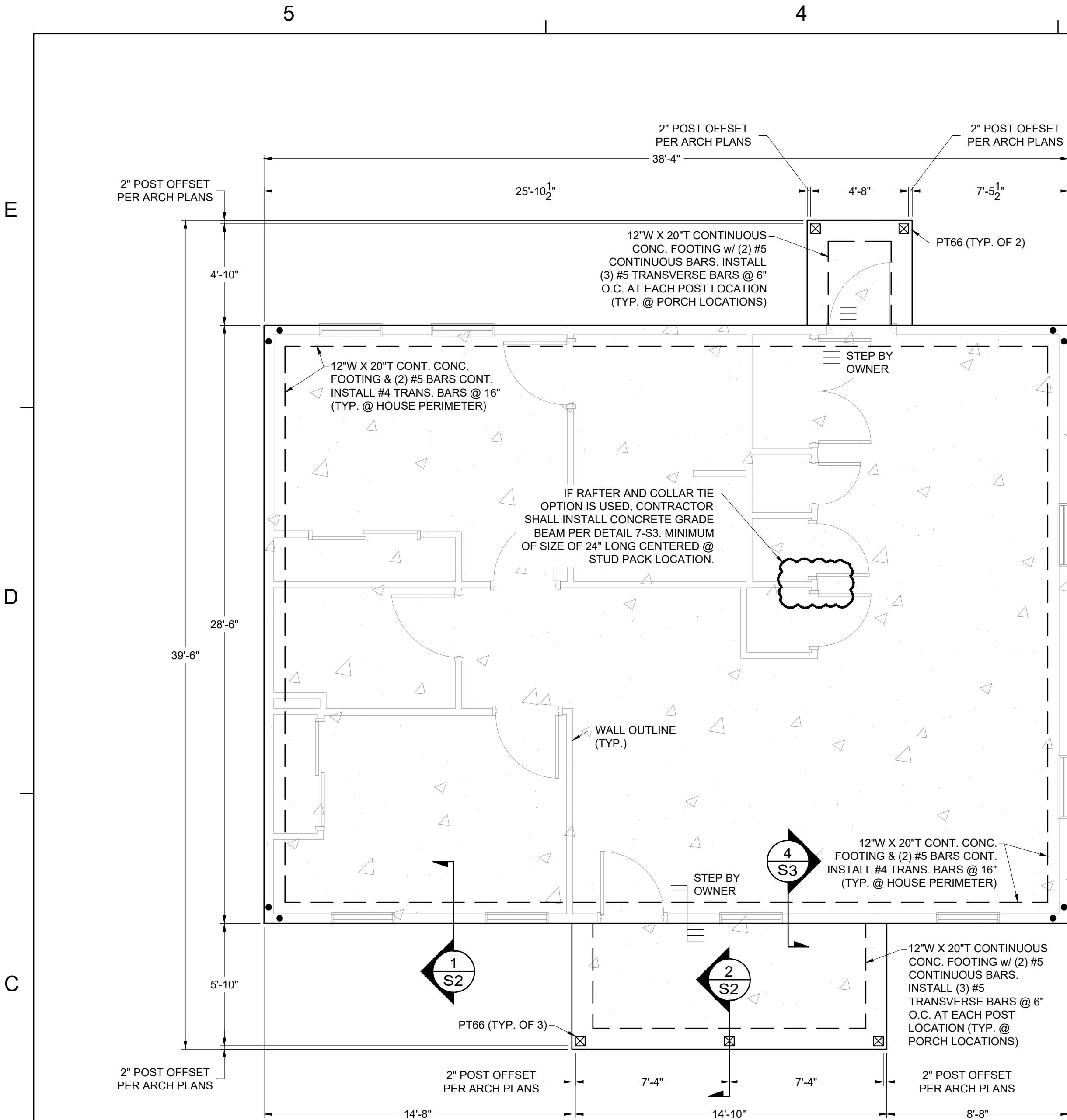
TITLE

**FINISH, DOOR, &
WINDOW
SCHEDULES**

PROJECT NO. 50191227

A6.01

SHEET NO.



1 S1 FOUNDATION PLAN

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

FOUNDATION PLAN NOTES:

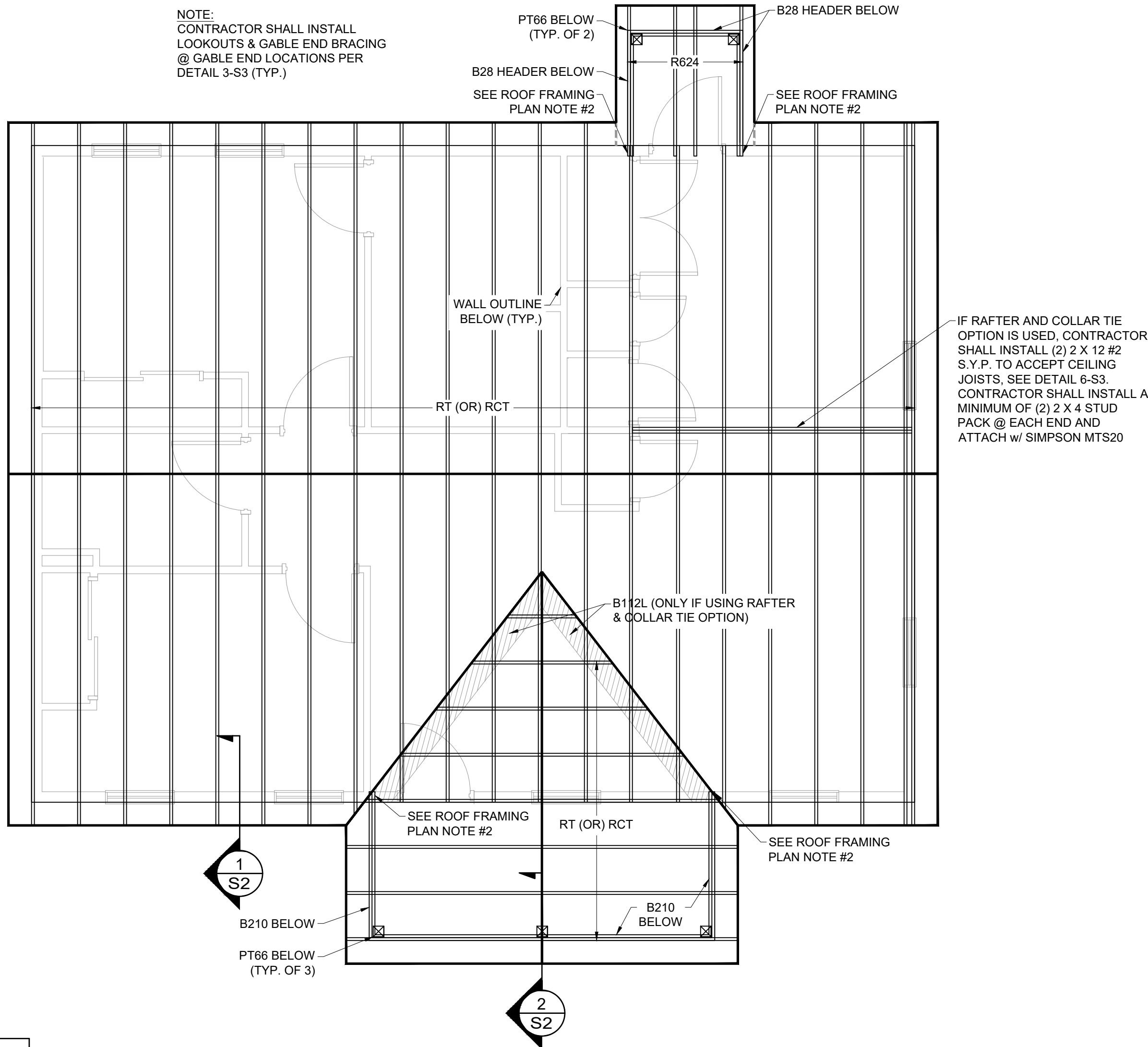
- SEE ARCH DRAWING FOR SLOPES, DRAINS OPENINGS AND FLOOR RECESSES
- SLAB ON GRADE SHALL BE MINIMUM 4" THICK CONC. SLAB w/ 6X6 #10 W.W.M. OR 3 PCF OF PROPEX FIBERMESH 650 FIBER REINFORCING OR APPROVED EQUAL OVER TREATED, COMPACTED FILL w/ 6 MIL. VAPOR BARRIER @ INTERIOR LOCATIONS (U.N.O.)
- SEE ARCH. DRAWING FOR DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN. BOTH ENGINEER AND ARCHITECT OF RECORD SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS
- INSTALL CONTINUOUS CONCRETE GRADE BEAM AND LOAD BEARING WALL PER DETAIL 7-S3 AT ALL LOCATIONS REQUIRED TO SUPPORT PRE-ENGINEERED ROOF TRUSSES AS REQUIRED (BY TRUSS MANUFACTURER).
- 5/8" THREADED ROD DRILLED & EPOXIED 6" MIN. INTO CONCRETE FOUNDATION w/ SIMPSON SET-3C EPOXY OR EQUAL. CONTINUE TO TOP PLATE & ATTACH w/ SIMPSON RTUDS. AT THE CONTRACTOR'S DISCRETION, THE THREADED RODS CAN BE COUPLED TO ANCHOR BOLTS.

FRONT PORCH FOUNDATION NOTE:
IF DECORATIVE BRICK FOUNDATION PORCH POST SURROUNDS ARE TO BE INSTALLED, CONTRACTOR SHALL EXTEND PORCH SLAB AS REQUIRED TO SUPPORT BRICK.

FRAMING LEGEND	
RT	PRE-ENGINEERED ROOF TRUSS @ 24" O.C. (MAX.)
RGT	PRE-ENGINEERED ROOF GIRDER TRUSS
RCT	RAFTER & COLLAR TIE ASSEMBLY @ 16" O.C. PER DETAIL 6-S3 (MAX.)
B210	(2) 2 X 10 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
B28	(2) 2 X 8 #2 S.Y.P. BEAM (P.T. @ EXTERIOR)
HB28	(2) 2 X 8 P.T. #2 S.P. HIP BEAM. FASTEN TO LEDGER w/ (4) SIMPSON SDWC15450 & TO HEADER w/ (2) SIMPSON SDWC15450
R624	2 X 6 P.T. #2 S.P. RAFTERS @ 24" O.C. FASTEN TO LEDGER w/ (2) SIMPSON SDWC15450 & TO HEADER w/ (1) SIMPSON SDWC15450
B110RJ	2 X 10 P.T. #2 S.P. RIM JOIST w/ (4) 12D NAILS @ EACH JOIST CONNECTION
B18L	2 X 8 P.T. #2 S.P. LEDGER w/ 3/8" X 5" LAG SCREWS STAGGERED @ TOP & BOTTOM @ 16" O.C. (MUST PENETRATE FRAMING BEYOND)
PT66	6 X 6 P.T. #2 S.P. POST w/ SIMPSON ABU66 @ FOUNDATION CONN. INSTALL PER MANUFACTURER SPECIFICATIONS.

TRUSS PLAN NOTES (IF APPLICABLE):

- IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO REPORT ANY DISCREPANCIES TO THE ENGINEER AND CONTRACTOR.
- TRUSS MFG. TO PROVIDE EXACT LAYOUT PRIOR TO CONSTRUCTION.
- ALL TRUSS TO TRUSS/GIRDER TRUSS CONNECTIONS BY TRUSS MANUFACTURER.
- TRUSS MFG. TO ENSURE CONTINUOUS LOAD PATH THROUGH FLOOR FRAMING SYSTEM DOWN TO CONCRETE FOUNDATION FOR ALL STUD PACKS.



2 S1 ROOF FRAMING PLAN

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

FRAMING PLAN NOTES:

- ATTACH ALL RAFTERS & ROOF TRUSSES TO TOP PLATE USING SIMPSON H10A (OR SIMPSON H10A-2 / MTS20 IF SCABBED w/ RAFTER TAIL/RAFTER AND COLLAR TIE ASSEMBLY) HURRICANE TIES (TYP. U.N.O.)
- INSTALL PORCH HEADER IN BEAM POCKET WITHIN WALL FRAMING w/ (2) CRIPPLES (MIN.) & (2) KING STUDS. CONNECT USING (2) 1/2" LAG SCREWS. INSTALL SIMPSON HD5B @ CONNECTION TO CONCRETE FOUNDATION BELOW.

- NOTES:
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 - ALL FLASHING & WEATHERPROOFING BY CONTRACTOR.
 - DO NOT NOTCH MORE THAN 50% OF POSTS. IF MORE THAN 50% OF POST IS NOTCHED INSTALL (2) SIMPSON MSTA24 AT POST TO BEAM CONNECTION IN ADDITION TO THRU-BOLTS.
 - ADJACENT GRADES SHALL SLOPE AWAY FROM RESIDENCE.
 - ALL NON TREATED WOOD SHALL BE PROTECTED FROM THE ENVIRONMENT (BY CONTRACTOR)
 - CONTRACTOR TO INSTALL GYPSUM SHEATHING & INSULATION AS REQ'D TO COMPLY WITH ALL APPLICABLE CODES.
 - FASTEN TOP AND BOTTOM PLATES TO EACH STUD & TO FRAMING ABOVE & BELOW USING (3) 12D NAILS.



Dewberry Engineers Inc.
877 North County Hwy 393
Santa Rosa Beach, FL 32459
850.267.0759 Phone
850.557.0076 Fax
www.dewberry.com

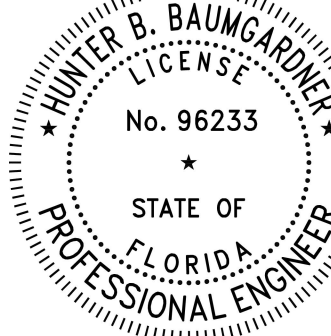


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Southeastern Consulting Engineers, Inc.
120 North Highway 71
Wewahatcha, FL 32465
850.639.3860

2 BEDROOM / 2 BATH WIDE SLAB
REBUILD FLORIDA - 2023 AND
2024 STORMS HOUSING
REPAIR AND REPLACEMENT
PROGRAM
259 SE LITTLE JOHN PLACE, HIGH SPRINGS
COLUMBIA COUNTY, FLORIDA
FL-2324-900001



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SCALE

1/4" = 1'-0"



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DATE JULY 6, 2026

TITLE

STRUCTURAL PLAN VIEWS

PROJECT NO. 50171913

S1

SHEET NO.

5

4

3

2

1

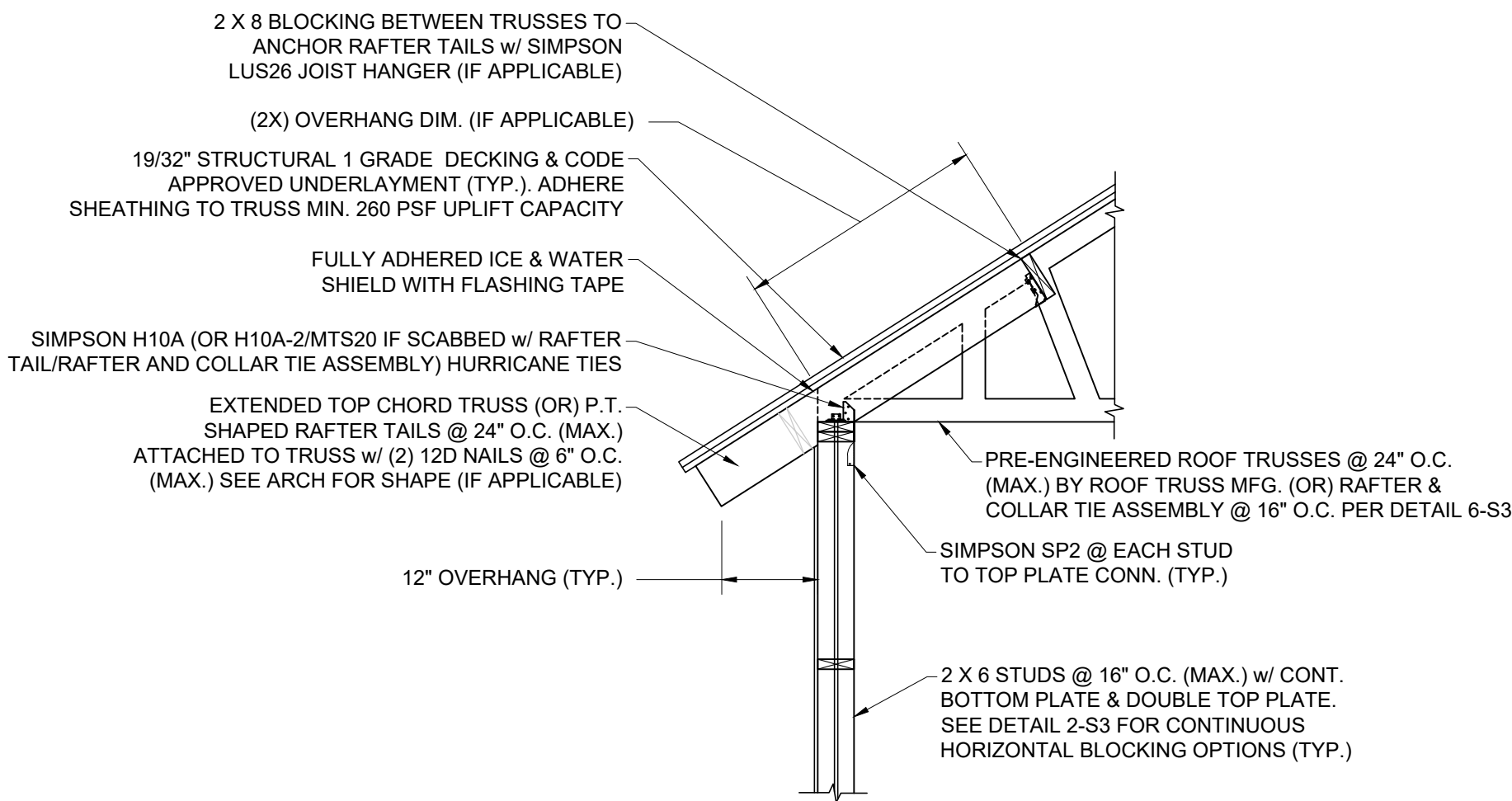
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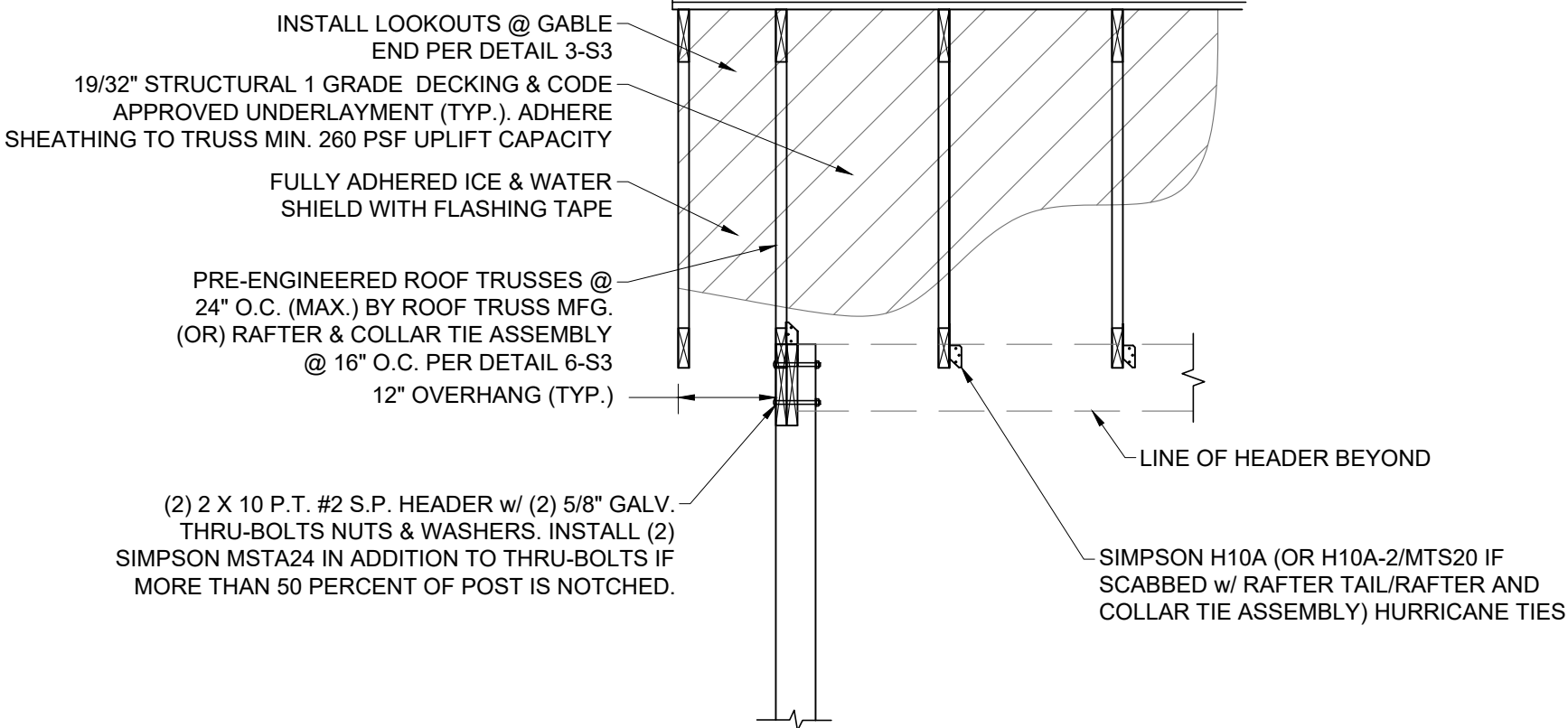
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B

A



1
S2 TYP. WALL SECTION
SCALE: N.T.S.



2
S2 TYP. FRONT PORCH SECTION
SCALE: N.T.S.



Dewberry Engineers Inc.
877 North County Hwy 393
Santa Rosa Beach, FL 32459
850.267.0759 Phone
850.557.0076 Fax
www.dewberry.com

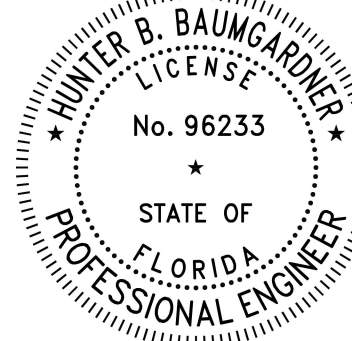


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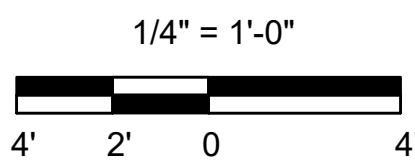


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TITLE

STRUCTURAL
TYP. SECTIONS

PROJECT NO. 50171913

S2

SHEET NO.

E

D

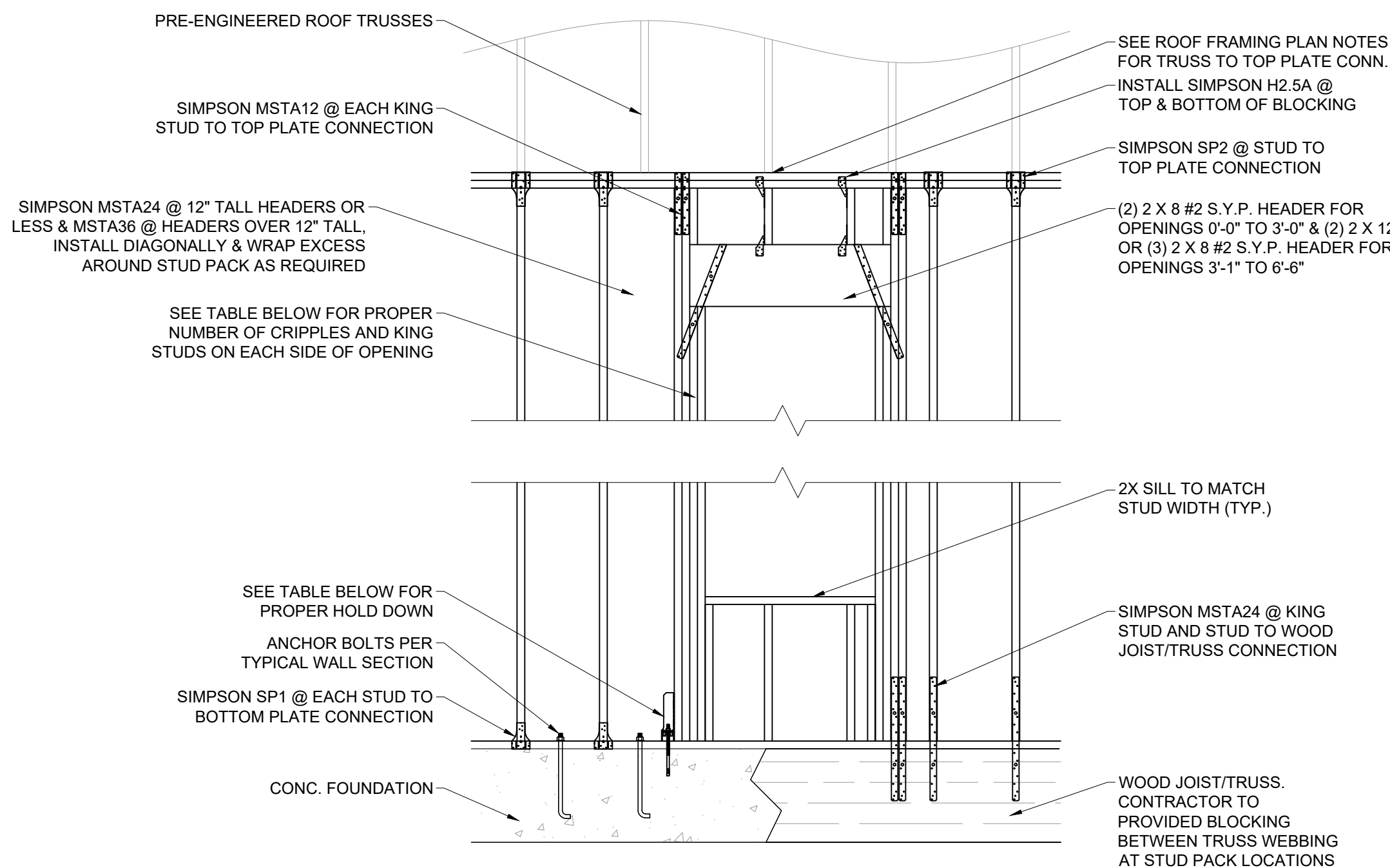
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NOTES:

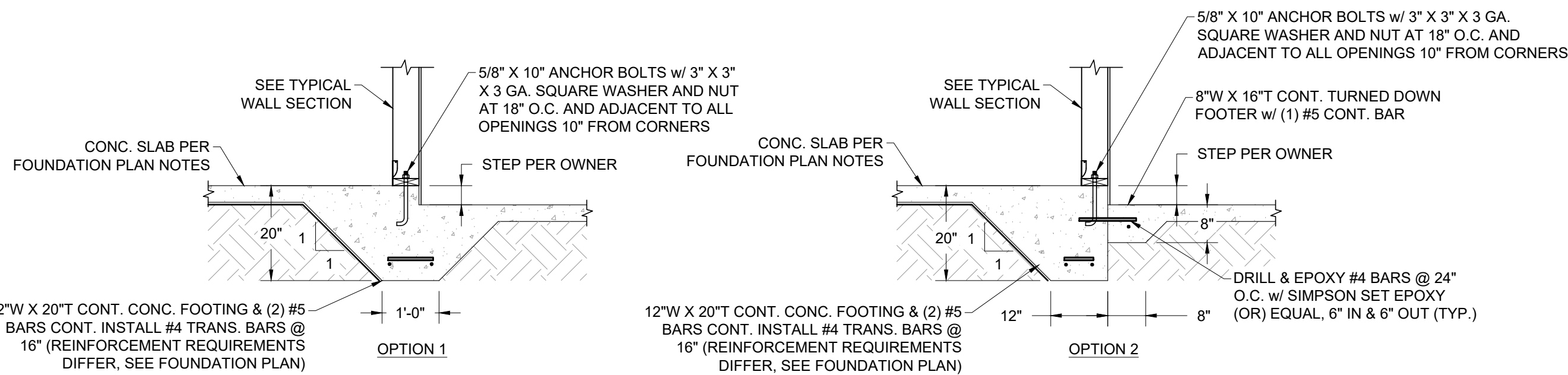
- DOOR OPENINGS SHALL BE BUILT IN THE SAME MANNER AS THE WINDOW OPENING FRAMING SHOWN WITH THE EXCEPTION OF THE BOTTOM SILL AND CRIPPLES.
- ALL HEADERS SHALL BE BUILT AS SPECIFIED IN THIS DETAIL UNLESS OTHERWISE NOTED ON FRAMING PLAN.



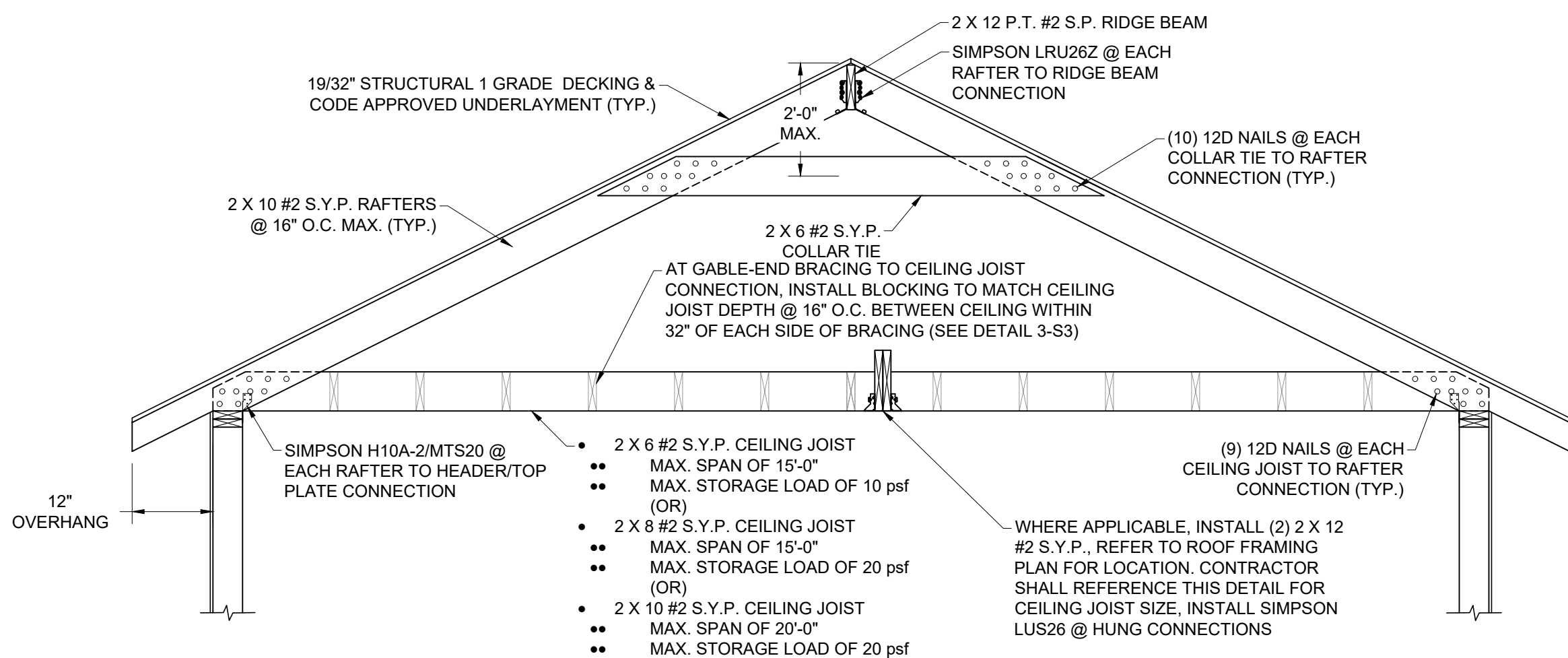
NUMBER OF CRIPPLES & KING STUDS		
OPENING SIZE	# CRIPPLES	# KING STUDS
0' - 0" TO 3' - 0"	2	2
3' - 1" TO 6' - 0"	2	2
6' - 1" TO 9' - 0"	3	3
9' - 1" TO 12' - 0"	4	4

HOLD DOWNS @ CONC. FOOTING	
OPENING SIZE	HOLD DOWN
0' - 0" TO 3' - 0"	(2) SIMPSON H2.5A
3' - 1" TO 6' - 6"	SIMPSON HD3B

1
S3

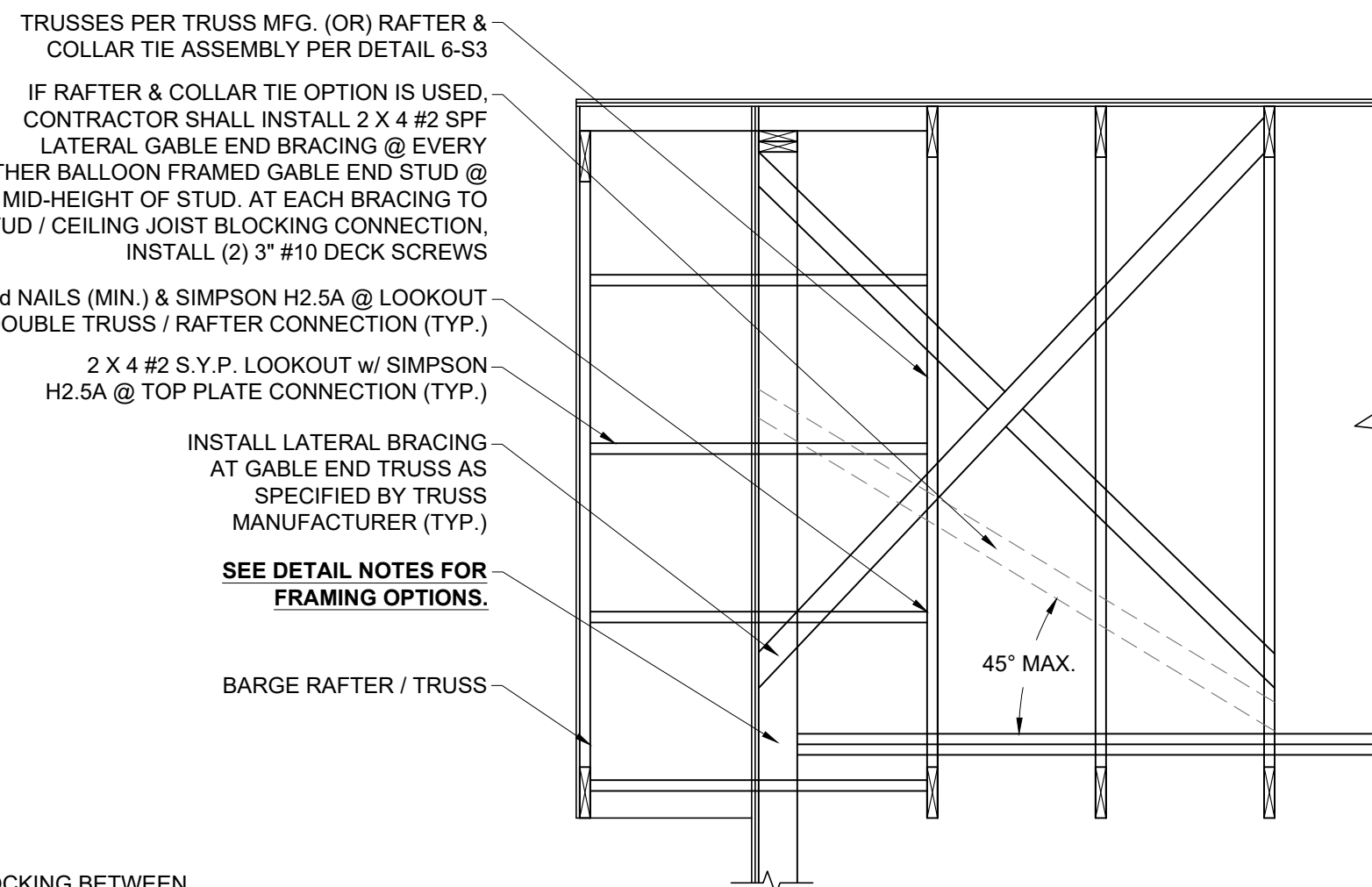
TYPICAL WALL OPENING DETAIL
SCALE: N.T.S.

4
S3

TYP. FOOTING @ STEP DETAIL
SCALE: N.T.S.

- NOTES:
- INTERIOR WALLS NOT SHOWN.
 - CEILING JOIST CAN BE SPLICED AT INTERIOR WALL LOCATIONS. CEILING JOISTS SHALL LAP 16" (MIN.) AND BE FASTENED TOGETHER W/ (9) 12D NAILS.
 - FOR RAFTER SPANS LESS THAN 9'-0" (TOTAL SPAN LESS THAN 18'-0"), 2 X 8 #2 S.Y.P. RAFTERS CAN BE USED IN LIEU OF THE 2 X 10 #2 S.Y.P. RAFTERS.

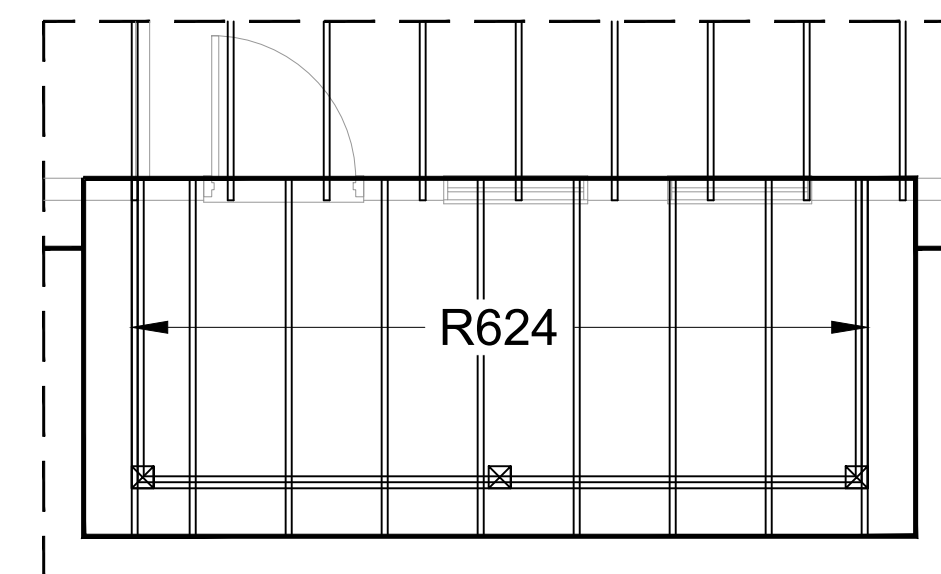
6
S3

RAFTER & COLLAR TIE DETAIL
SCALE: N.T.S.

3
S3

TYPICAL LOOKOUT DETAIL
SCALE: N.T.S.

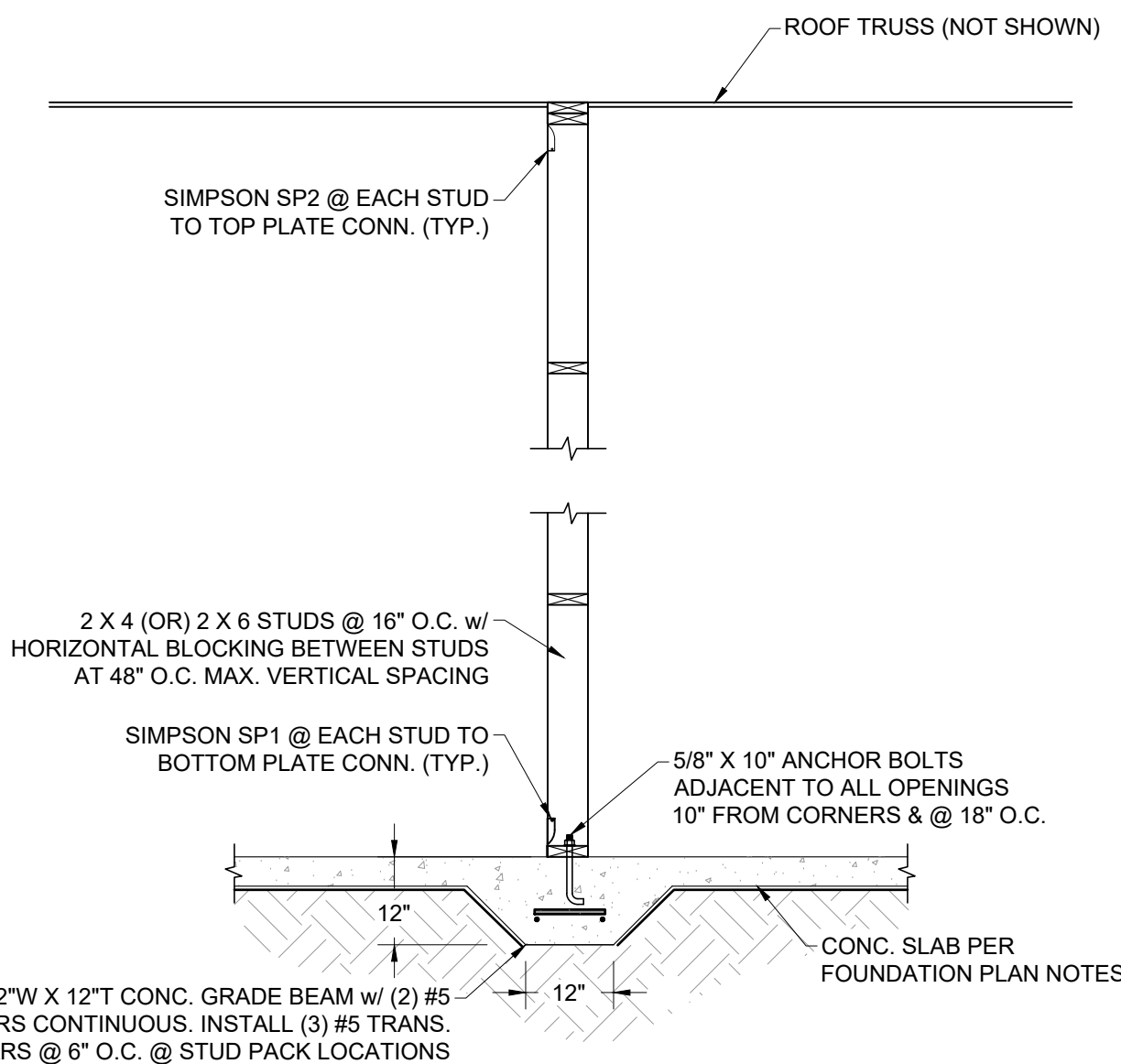
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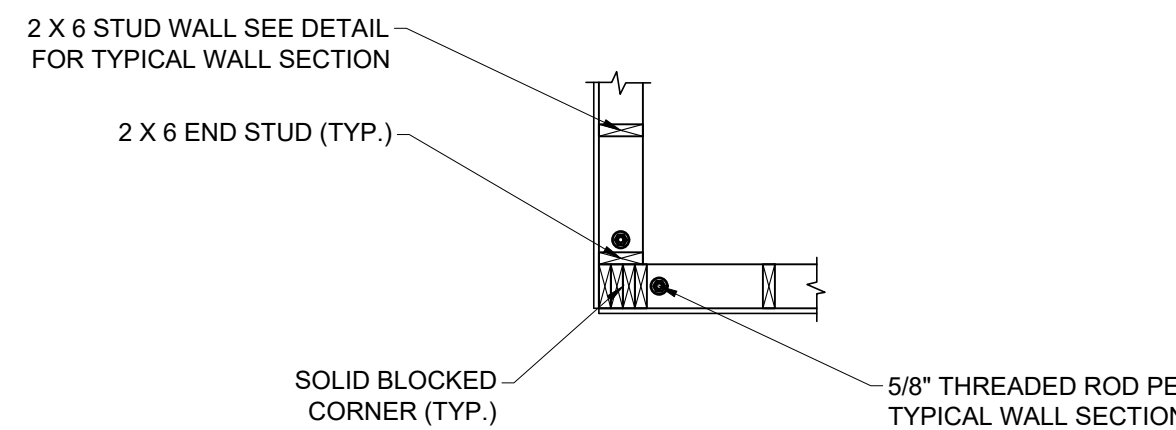
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S3

FRONT PORCH SHED ROOF OPTION
SCALE: 1/4" = 1'-0"

- FRAMING PLAN NOTES:
- ATTACH ALL PORCH RAFTERS TO TOP PLATE USING SIMPSON H10A (OR SIMPSON H10A-2 / MSTA20 IF SCABBED W/ RAFTER TAIL) HURRICANE TIES.
 - SEE S-1 ROOF FRAMING PLAN FOR ALL MEMBERS NOT SPECIFIED ON 5-S3



7
S3

TYPICAL GRADE BEAM/LOAD BEARING WALL DETAIL
SCALE: N.T.S.

8
S3

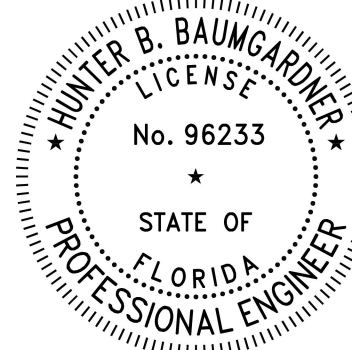
SOLID CORNER FRAMING DETAIL
SCALE: N.T.S.

GABLE END OPTIONS:

- BALLOON FRAMING:**
CONTRACTOR SHALL INSTALL CONTINUOUS STUDS FROM BOTTOM PLATE TO UNDERSIDE OF ROOF SYSTEM (TOP PLATE) PER TYPICAL WALL SECTION.
 - STACKED FRAMING:**
CONTRACTOR SHALL STACK WALL STUD FRAMING (BOTTOM PLATE INSTALLED ON TOP OF THE MAIN WALL TOP PLATE, CONTINUE 2 X 6 STUDS TO THE UNDERSIDE OF ROOF SYSTEM w/ CONTINUOUS DOUBLE TOP PLATE).
- CONNECT BOTTOM PLATE OF GABLE WALL TO THE MAIN HOUSE TOP PLATE USING SIMPSON SDWC15450 @ 16" O.C.
- CONNECT RIPPED STUDS TO UPPER TOP PLATE w/ SIMPSON H2.5A
- CONTRACTOR SHALL LAP THE TOP PLATE JOINT w/ (2) SIMPSON MSTA36 (ONE ON INTERIOR & ONE ON EXTERIOR) @ EACH STUD TO TOP/BOTTOM PLATE TO STUD CONN.
- GABLE END TRUSS:**
CONTRACTOR SHALL INSTALL GABLE END TRUSS @ EACH GABLE END OF HOUSE (BY OTHERS).
- CONTRACTOR SHALL INSTALL SIMPSON MSTA36 @ 16" O.C. TO CONNECT GABLE END TRUSS TO WALL FRAMING/PORCH HEADER BELOW.



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SCALE

1/4" = 1'-0"



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DATE	JULY 6, 2026

TITLE

**STRUCTURAL
TYP. SECTIONS**

PROJECT NO. 50171913

S3

SHEET NO.

GENERAL

- THE OWNER/CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FINAL DIMENSIONS, PRIOR TO START.
- THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL WORKS DOCUMENTS WITH THE STRUCTURAL CONTRACT DOCUMENTS. NOTIFICATION SHALL BE MADE TO THE ENGINEER OF RECORD OF ANY CONFLICT AND/OR OMISSIONS.
- FOR DIMENSIONS NOT SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS, SEE THE ARCHITECTURAL PLANS.
- THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING WORK. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN EXISTING SITE CONDITIONS, DIMENSIONS, OR ELEVATIONS TO THOSE SHOWN IN THE STRUCTURAL CONTRACT DOCUMENTS.
- THE REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR ALSO SHALL BE RESPONSIBLE FOR MEANS, METHOD, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO DEMOLITION PROCEDURES AND TEMPORARY SHORING.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND ERECTION OF SAFE AND ADEQUATE BRACING, SHORING, TEMPORARY SUPPORTS, ETC. REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION AND/OR DEMOLITION.
- IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY THE ENGINEER OF RECORD IN WRITING.
- NO PROVISION OF ANY REFERENCED STANDARD SPECIFICATION, MANUAL OR CODE (WHETHER OR NOT SPECIFICALLY INCORPORATED BY REFERENCE IN THE CONTRACT DOCUMENTS) SHALL BE EFFECTIVE TO CHANGE THE DUTIES AND RESPONSIBILITIES OF OWNER, CONTRACTOR, ENGINEER, SUPPLIER, OR ANY OF THEIR CONSULTANTS, AGENTS, OR EMPLOYEES FROM THOSE SET FORTH IN THE CONTRACT DOCUMENTS. NOR SHALL IT BE EFFECTIVE TO ASSIGN TO THE STRUCTURAL ENGINEER OF RECORD OR ANY OF THE STRUCTURAL ENGINEER OF RECORD'S CONSULTANTS, AGENTS, OR EMPLOYEES ANY DUTY OR AUTHORITY TO SUPERVISE OR DIRECT THE FURNISHING OR PERFORMANCE OF THE WORK OR ANY DUTY OR AUTHORITY TO UNDERTAKE RESPONSIBILITIES CONTRARY TO THE PROVISIONS OF THE CONTRACT DOCUMENTS.
- CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE STRUCTURAL DOCUMENTS (DRAWINGS AND SPECIFICATIONS), BUT DO NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR MATERIAL PREPARED AND SUBMITTED BY THE CONTRACTOR.
- REFERENCE TO STANDARD SPECIFICATIONS OF ANY TECHNICAL SOCIETY, ORGANIZATION, OR ASSOCIATION OR TO CODES OF LOCAL OR STATE AUTHORITIES, SHALL MEAN THE LATEST STANDARD, CODE, SPECIFICATION OR TENTATIVE SPECIFICATION ADOPTED AT THE DATE OF TAKING BIDS, UNLESS SPECIFICALLY STATED OTHERWISE.
- CONTRACT DOCUMENTS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE CODE OF PRACTICE OR SPECIFICATIONS OF ACI, PCI, AISC, SJI OR OTHER STANDARDS, WHERE A CONFLICT OCCURS WITHIN THE CONTRACT DOCUMENTS, THE STRICTEST REQUIREMENT SHALL GOVERN.
- MATERIAL, WORKMANSHIP, AND DESIGN SHALL CONFORM TO THE REFERENCED BUILDING CODE.
- CONTRACTOR SHALL OBTAIN AND COORDINATE EDGE OF SLAB DIMENSIONS, OPENING LOCATIONS AND DIMENSIONS, DEPRESSED SLAB LOCATIONS AND EXTENTS, SLAB SLOPES, CURB LOCATIONS, AND CMU WALL LOCATIONS. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OR OMISSION.
- CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, SAFETY, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
- CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA REGULATIONS.
- REPRODUCTION OF STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED. ELECTRONIC DRAWING FILES WILL NOT BE PROVIDED TO THE CONTRACTOR.
- SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE STRUCTURAL ELEMENTS AND CONNECTIONS SHOWN IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS REGARDING ARRANGEMENT AND SIZES OF MEMBERS AND THE CONTRACTOR'S INTERPRETATION OF THE DESIGN LOADS AND CONTRACT DOCUMENT DETAILS. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK ALL SUBMITTALS AND SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL ENGINEER. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN PROJECT STATE.
- WHERE A SECTION OR DETAIL IS SHOWN OR DETAILED FOR ONE CONDITION, IT SHALL APPLY TO ALL SIMILAR AND LIKE CONDITIONS. DETAILS LABELED "TYPICAL" ON THE STRUCTURAL DRAWINGS APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR. THE CONTRACTOR SHALL CONSIDER ALL OF THE CONTRACT DOCUMENTS IN DETERMINING SIMILAR AND LIKE CONDITIONS.
- ALL FLASHING AND WATERPROOFING BY CONTRACTOR.
- ALL ADA REQUIREMENTS SHALL BE ADHERED (IF APPLICABLE) TO AND MAY NOT BE SHOWN ON THESE PLANS IN ITS ENTIRETY.
- PLANS DO NOT INCLUDE ANY FIRE ESCAPE PLAN, FIRE SPRINKLER, OR FIRE RELATED DESIGN ASPECTS, U.N.O. OWNER/CONTRACTOR SHALL PROVIDE APPLICABLE FIRE PROTECTION DESIGN/DOCUMENTS NOT SHOWN ON THIS PLAN SET.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THRESHOLD INSPECTION REQUIREMENTS (IF APPLICABLE).
- ATTACH STAIR STRINGERS & LANDING FRAMING TO STAIRWELL STUD FRAMING w/ (2) SIMPSON SDWC15600 @ 16" O.C.
- INSTALL LATERAL BRACING AT GABLE END TRUSS AS SPECIFIED BY TRUSS MANUFACTURER.

CODE DESIGN

- WIND LOADS: SEE TABLE

ESTIMATED DEFLECTIONS (IN INCHES) ARE AS FOLLOWS:

	LIVE LOAD	DEAD + LIVE LOAD
ROOF MEMBERS:	L/240 OR < 1"	L/180
FLOOR MEMBERS:	L/360 OR < 1/2"	L/240

WHERE, L = SPAN LENGTH (IN INCHES) BETWEEN CENTERLINES OF SUPPORTS. (FOR CANTILEVERS, L IS TWICE THE LENGTH OF THE CANTILEVER.)

FOUNDATION

- FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2000 PSF. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT FROM THOSE ASSUMED FOR DESIGN.
- ALL FOUNDATION BEARING SOIL SHALL BE COMPACTED TO 98% STANDARD PROCTOR OR 95% MODIFIED PROCTOR AS SPECIFIED BY AASHTO T-99 AND AASHTO T-180, RESPECTIVELY.
- UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED w/ 3/4" X 3/4" (MIN.) KEY WAY. ALL SURFACES SHALL BE GRouted BEFORE PLACEMENT OF ADJACENT CONCRETE. CONTRACTION JOINTS (SAW CUTS) SHALL BE INSTALLED AT 10' O.C. EACH WAY OR NO GREATER THAN 30 TIMES THE SLAB THICKNESS (LESSER OF THE TWO) AND SHALL BE A MINIMUM OF 1/8" WIDE AND TO A DEPTH OF 25% OF THE SLAB THICKNESS (MIN.) UNLESS OTHERWISE NOTED. ALL CONCRETE SLABS LOCATED WITHIN VE FLOOD ZONES SHALL BE SCORED IN 25 SQ. FT. SECTIONS (MAXIMUM). REFER TO F.D.E.P. PERMIT DRAWINGS FOR ALL CONCRETE SLABS LOCATED SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE.
- STRUCTURAL TESTING/INSPECTION AGENCY SHALL CERTIFY THE BEARING MEDIUM BEFORE STARTING CONSTRUCTION.
- NO FOOTINGS SHALL BE PLACED IN WATER.
- ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THE CONDITIONS USED FOR DESIGN OF FOOTINGS AS OUTLINED IN THESE NOTES OR ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD BEFORE PROCEEDING.
- BACK FILL BOTH SIDES OF FOUNDATION WALLS AT SAME TIME TO PREVENT OVERTURNING.

CONCRETE MASONRY

- CONCRETE MASONRY WORK SHALL CONFORM TO ACI 530, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND ACI 530.1, SPECIFICATION FOR MASONRY STRUCTURES.
- MINIMUM COMPRESSIVE STRENGTH OF CONCRETE MASONRY SHALL BE F'M = 1,500 PSI.
- MORTAR SHALL COMPLY WITH THE BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY AND SHALL BE OF THE FOLLOWING TYPE:

WALLS BELOW GRADE	TYPE M OR S
CONCRETE MASONRY UNITS SHALL BE GROUTED WITH 2,500 PSI COARSE GROUT AS SHOWN IN THE STRUCTURAL DOCUMENTS. GROUT SHALL CONFORM TO ASTM C476.	
- PROVIDE HORIZONTAL JOINT REINFORCEMENT WITH NO. 9 GAGE LONGITUDINAL WIRES AT 16" VERTICALLY, UNLESS NOTED OTHERWISE. PROVIDE SPECIAL ACCESSORIES FOR CORNERS, INTERSECTIONS, ETC.
- MINIMUM VERTICAL WALL REINFORCEMENT SHALL BE #5 @32" UNLESS NOTED OTHERWISE.
- DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING 0.01 INCH SHALL BE REPAIRED. EXTENTS OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.
- REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.

REINFORCEMENT

- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND HAVE MINIMUM SIDE AND END LAPS OF 8" FOR ALL MONOLITHIC FOOTINGS. A DOUBLE LAYER OF WELDED WIRE FABRIC SHALL BE INSTALLED WITHIN 3'-0" OF ALL FOOTINGS (3" CLEAR OF OUTSIDE PERIMETER OF FOOTING)
- REINFORCING STEEL SHALL ONLY BE WELDED OR TACK-WELDED IF IT CONFORMS TO ASTM A706, AND AWS D1.4. REINFORCING SHALL NOT BE WELDED NOR TACK-WELDED UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
- SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE REINFORCING BAR SIZES AND PLACEMENT. WRITTEN DESCRIPTION OF REINFORCEMENT WITHOUT ADEQUATE SECTIONS, ELEVATIONS, AND DETAILS IS NOT ACCEPTABLE.
- PROVIDE DOWELS FROM FOUNDATIONS THE SAME SIZE AND NUMBER AS THE VERTICAL WALL OR COLUMN REINFORCING, UNLESS NOTED OTHERWISE. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.
- PLACE REINFORCEMENT AS FOLLOWS, UNLESS NOTED OTHERWISE:
 - CAST-IN-PLACE (NON POST-TENSIONED) CONCRETE REINFORCEMENT COVER

PERMANENTLY EXPOSED TO EARTH: CAST AGAINST THE EARTH	3" CLEAR
EXPOSED TO EARTH OR WEATHER: FOR BARS LARGER THAN A NO. 5 BAR NO. 5 BARS OR SMALLER COLUMN TIES	2" CLEAR 1 1/2" CLEAR 1 3/4" CLEAR
 - MASONRY REINFORCING STEEL SHALL BE PLACED IN THE CENTER OF CMU CELLS, UNLESS NOTED OTHERWISE.
- REINFORCEMENT SHALL BE SPLICED ONLY AT LOCATIONS SHOWN OR NOTED IN THE STRUCTURAL DOCUMENTS. EXCEPT REINFORCEMENT MARKED "CONTINUOUS" CAN BE SPLICED AT LOCATIONS DETERMINED BY CONTRACTOR. SPLICES AT OTHER LOCATIONS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. REINFORCING STEEL SPLICES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

MINIMUM LAP SPLICE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
	22	29	36	43	63	72

MINIMUM LAP SPLICE LENGTH (IN.) - 1500 PSI NORMAL WEIGHT CMU						
	19	25	39	81	NA	NA
6-in CMU WALL	19	25	31	57	79	113
12-in CMU WALL	19	25	31	53	61	75

RECOMMENDED END HOOKS ANCHORAGE LENGTH (IN.) - 3000 PSI CONCRETE						
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
D	2.25	3.00	3.75	4.50	5.25	6.00
A or G	6	8	10	12	14	16

POST INSTALLED ANCHORS

- POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN RECORD OF FULL RESPONSIBILITY FOR INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATOR SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS PARABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQ'D BY THE BUILDING CODE. PROVIDE CONTINUOUS SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE EVALUATION REPORT. CONTACT MANUFACTURER'S REPRESENTATIVE FOR THE INITIAL TRAINING AND INSTALLATION OF ANCHORS AND FOR PRODUCT RELATED QUESTIONS AND AVAILABILITY.

1. CONCRETE ANCHORS

- MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
 - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-2713)
 - SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)
- ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
 - SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)
 - SIMPSON STRONG-TIE "AT-XP" (IAMPO-ES ER-0263)
 - HILTI HIT HY150 INJECTION ADHESIVE
 - EPON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
 - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
- POWDER AND GAS-ACTUATED FASTENERS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC709. PRE-APPROVED POWDER ACTUATED FASTENERS INCLUDE:
 - SIMPSON STRONG-TIE "POWER-DRIVEN FASTENERS" (ICC-ES ESR-2138)
 - SIMPSON STRONG-TIE "GAS-ACTUATED FASTENERS" (ICC-ES ESR-2811)

2. MASONRY ANCHORS

2.1 ANCHORAGE TO SOLID-GROUTED CONCRETE MASONRY:

- MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC01 OR AC106. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
 - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-1056)
 - SIMPSON STRONG-TIE "STRONG-BOLT 2" (IAMPO-ES ER-0240)
 - SIMPSON STRONG-TIE "WEDGE-ALL" (ICC-ES ESR-1396)
- ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
 - SIMPSON STRONG-TIE "AT-XP" (IAMPO-ES ER-0281)
 - SIMPSON STRONG-TIE "SET-XP" (IAMPO-ES ER-0265)
 - HILTI HIT HY150 INJECTION ADHESIVE
 - EPON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
 - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING

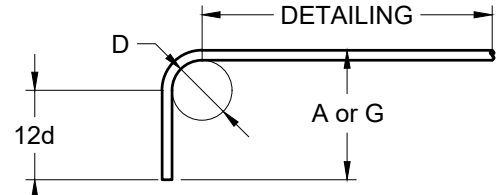
3. ANCHORAGE TO HOLLOW CONCRETE MASONRY:

- ADHESIVE ANCHORS WITH SCREEN TUBES SHALL BE TESTED AND QUALIFIED IN ACCORDANCE WITH ICC-ES AC58 OR AC60, AS APPROPRIATE. THE APPROPRIATE SCREEN TUBE SHALL BE USED AS RECOMMENDED BY THE ADHESIVE MANUFACTURER. PRE-APPROVED ADHESIVE ANCHORS WITH SCREEN TUBES INCLUDE:
 - SIMPSON STRONG-TIE "SET" (ICC-ES ESR-1772)
 - SIMPSON STRONG-TIE "AT" (ICC-ES ESR-1958)
 - HILTI HIT HY150 INJECTION ADHESIVE
 - EPON CERAMIC 6 EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
 - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING

- ALL DRILLED & EPOXIED 3/8" THREADED RODS SHALL MAINTAIN A MINIMUM EDGE DISTANCE OF 1 3/4" AND CLEAR SPACING OF 4" O.C. (MAX.)

CAST-IN-PLACE CONCRETE

- ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 301.
- UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE ENCASED IN CONCRETE AND FOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
- CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED EXCEPT THOSE SHOWN ON THE STRUCTURAL DRAWINGS.
- DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING 0.01 INCH SHALL BE REPAIRED. EXTENT OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.



WOOD

- ALL HEADERS, BEAMS, POSTS, ETC. HAVE BEEN DESIGNED TO SUPPORT ROOF FRAMING MEMBERS AS SHOWN ON ROOF FRAMING PLAN. IT IS THE RESPONSIBILITY OF THE TRUSS MFG. TO NOTIFY E.O.R. OF ANY DISCREPANCY & PROVIDE FINAL TRUSS LAYOUT TO E.O.R. FOR STRUCTURAL PLAN REVISION IF LAYOUT VARIES FROM THAT SHOWN ON THIS PLAN SET.
 - ALL DECK JOISTS HEREIN SHOWN AS 16" O.C. OR GREATER ARE INTENDED FOR 2 X 6 OR 5/4 X 6 WOOD DECKING. IT IS THE CONTRACTORS RESPONSIBILITY, IF USING COMPOSITE DECKING TO INSTALL DECK JOISTS @ 12" O.C. OR AS REQUIRED BY MANUFACTURERS SPECIFICATIONS.
- STRUCTURAL GLUED LAMINATED TIMBER SHALL BE PRODUCED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC). MINIMUM ALLOWABLE BENDING STRESS SHALL BE 2,400 PSI (DRY CONDITIONS).
- PROVIDE DRESSED SEASONED LUMBER, S4S, WITH A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF DRESSING AS LISTED BELOW.
 - INTERIOR AND EXTERIOR LOAD-BEARING WALLS: SPRUCE PINE FUR (SPF) U.N.O.
 - LINTELS, FLOOR JOISTS AND BEAMS: SOUTHERN PINE (S.P.), NO. 2 GRADE.
 - WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE PRESSURE-TREATED. USE GALVANIZED NAILS IN PRESSURE-TREATED WOOD. THE PROTECTIVE COATING ON LIGHT GAUGE STEEL CONNECTIONS IN CONTACT W/ PRESSURE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURERS RECOMMENDATIONS.
- ENGINEERED LUMBER PRODUCTS
 - PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:

ALLOWABLE BENDING STRESS	F _b = 2900 PSI
COMPRESSION PERPENDICULAR TO GRAIN	F _{c⊥} = 750 PSI
COMPRESSION PARALLEL TO GRAIN	F _c = 2900 PSI
HORIZONTAL SHEAR	F _v = 290 PSI
MODULUS OF ELASTICITY	E = 2,000,000 PSI
 - LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:

ALLOWABLE BENDING STRESS	F _b = 2600 PSI
COMPRESSION PERPENDICULAR TO GRAIN	F _{c⊥} = 750 PSI
COMPRESSION PARALLEL TO GRAIN	F _c = 2510 PSI
HORIZONTAL SHEAR	F _v = 285 PSI
MODULUS OF ELASTICITY	E = 2,000,000 PSI
 - LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:

ALLOWABLE BENDING STRESS	F _b = 1700 PSI
COMPRESSION PERPENDICULAR TO GRAIN	F _{c⊥} = 710 PSI
COMPRESSION PARALLEL TO GRAIN	F _c = 1835 PSI
HORIZONTAL SHEAR	F _v = 425 PSI
MODULUS OF ELASTICITY	E = 1,300,000 PSI
 - GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:

ALLOWABLE BENDING STRESS	F _b = 3000 PSI
COMPRESSION PERPENDICULAR TO GRAIN	F _{c⊥} = 805 PSI
TENSION PARALLEL TO GRAIN	F _t = 1350 PSI
HORIZONTAL SHEAR	F _v = 300 PSI
MODULUS OF ELASTICITY	E = 2,100,000 PSI
 - PRESERVED GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:

ALLOWABLE BENDING STRESS	F _b = 2400 PSI
COMPRESSION PERPENDICULAR TO GRAIN	F _{c⊥} = 740 PSI
HORIZONTAL SHEAR	F _v = 300 PSI
MODULUS OF ELASTICITY	E = 1,800,000 PS
- STRUCTURAL PANELS
 - FLOOR PANELS SHALL BE CONSTRUCTED WITH TONGUE AND GROOVE APA RATED 3/4" PLYWOOD. FLOOR PANELS SHALL BE GLUED AND NAILED w/ 8d RING SHANK NAILS @4" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD.
 - WALL PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING. SHEATHING SHALL BE ATTACHED WITH 8d COMMON NAILS @3" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED.
 - ROOF PANELS SHALL BE CONSTRUCTED WITH APA RATED SHEATHING. SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS @ 3" O.C. AT PANEL EDGES AND AT 6" O.C. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED OR ATTACHED WITH SIMPSON PSCA PANEL SHEATHING CLIPS.
 - NAIL HEADS SHALL NOT PENETRATE THE OUTER SURFACE OF SHEATHING.
- FABRICATED WOOD TRUSSES
 - DESIGN OF WOOD TRUSSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SUBMIT SHOP DRAWINGS, DESIGN LOAD DATA, AND SUPPORT REACTIONS SEALED BY AN ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS WITH REGARD TO TRUSS CONFIGURATION, AND THE CONTRACTOR'S INTERPRETATION OF DESIGN LOADS AND DETAILS. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR THE DESIGN OF THE TRUSSES OR TRUSS CONNECTIONS NOT SPECIFICALLY DETAILED IN THE CONTRACT DOCUMENTS.
 - ERECTION AND BRACING OF PREFABRICATED WOOD TRUSSES SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE TRUSS MANUFACTURER AND THE TRUSS PLATE INSTITUTE'S "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS".
 - SECURE EACH COMMON ROOF TRUSS/RAFTER TO TOP PLATE WITH SIMPSON H-10 OR H-7 HURRICANE CLIP AT ALL BEARING POINTS. USE SIMPSON H-7 AT GIRDER TRUSSES. PROVIDE A MINIMUM OF TWO STUDS UNDER GIRDER TRUSS END BEARING.
 - TRUSSES ON SITE PRIOR TO INSTALLATION SHALL BE STORED IN A VERTICAL POSITION WITH SUPPORT POINTS PROVIDED AT FINAL BEARING POINTS AND BRACED TO AVOID TIPPING.
 - INSTALLATION OF ALL TRUSSES SHALL BE DONE USING A SPREADER BAR WITH A THREE POINT VERTICAL PICK AND CARE IS TO BE USED IN LIFTING TO MINIMIZE HORIZONTAL BENDING.
 - IMPROPER HANDLING OF THE TRUSSES AS NOTED ABOVE AND IN THE SPECIFICATIONS SHALL MEAN REMOVAL OF THE TRUSSES FROM THE JOB SITE.
 - TRUSS TO TRUSS CONNECTIONS SHALL BE VERIFIED BY THE TRUSS DESIGNER.
 - EXPOSED TRUSSES SHALL BE DELIVERED TO THE JOB SITE UNBLEMISHED AND SUITABLE FOR FIELD PAINTING.
 - CONTRACTOR TO REFER TO "STANDARD FOR HURRICANE RESISTANT CONSTRUCTION SSTD 10-99 FOR FRAMING REQUIREMENTS OF WOOD FRAMED WALL SYSTEMS, TABLE 305C AND FIGURE 306D.
 - ALL FLOOR TRUSS DESIGN LOADS SHALL BE PER TRUSS MANUFACTURER. THE LOADS REFERENCED WITHIN THE FOLLOWING "STRUCTURAL LOADS" SECTION REPRESENTS THE LOADS USED FOR THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING FLOOR AND ROOF TRUSSES.
- CONNECTIONS
 - CONNECTIONS FOR STRUCTURAL TIMBER SHALL BE GALVANIZED STRONG TIE CONNECTORS BY THE SIMPSON COMPANY OR APPROVED EQUAL. CONNECTORS SHALL FOLLOW MANUF. CORROSION PROTECTION RECOMMENDATIONS.
 - THE NUMBER OF FASTENERS PER CONNECTION SHALL BE THE MAX. ALLOWED FOR THAT PARTICULAR FASTENER.

STRUCTURAL LOADS:

SUPERIMPOSED DEAD LOADS (RESIDENTIAL CONSTRUCTION):

FLOOR	20 PSF
PORCH	10 PSF
ROOF	15 PSF

SUPERIMPOSED LIVE LOADS (RESIDENTIAL CONSTRUCTION):

ATTICS w/ STORAGE	20 PSF
ATTICS w/o STORAGE	10 PSF
HABITABLE ATTICS & BEDROOMS	40 PSF
ALL OTHER ROOMS	40 PSF
DECKS	60 PSF
FLOOR	40 PSF
ROOF	20 PSF

WIND LOADS AS SPECIFIED BY ASCE 7-22 (ASD):

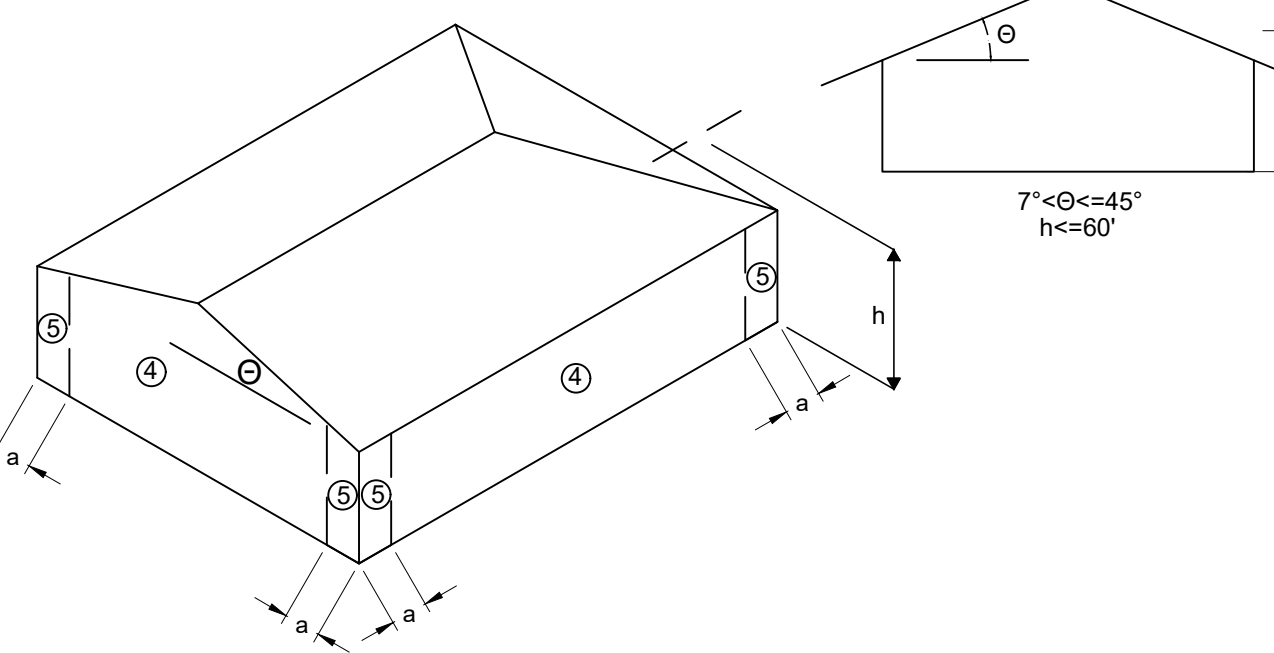
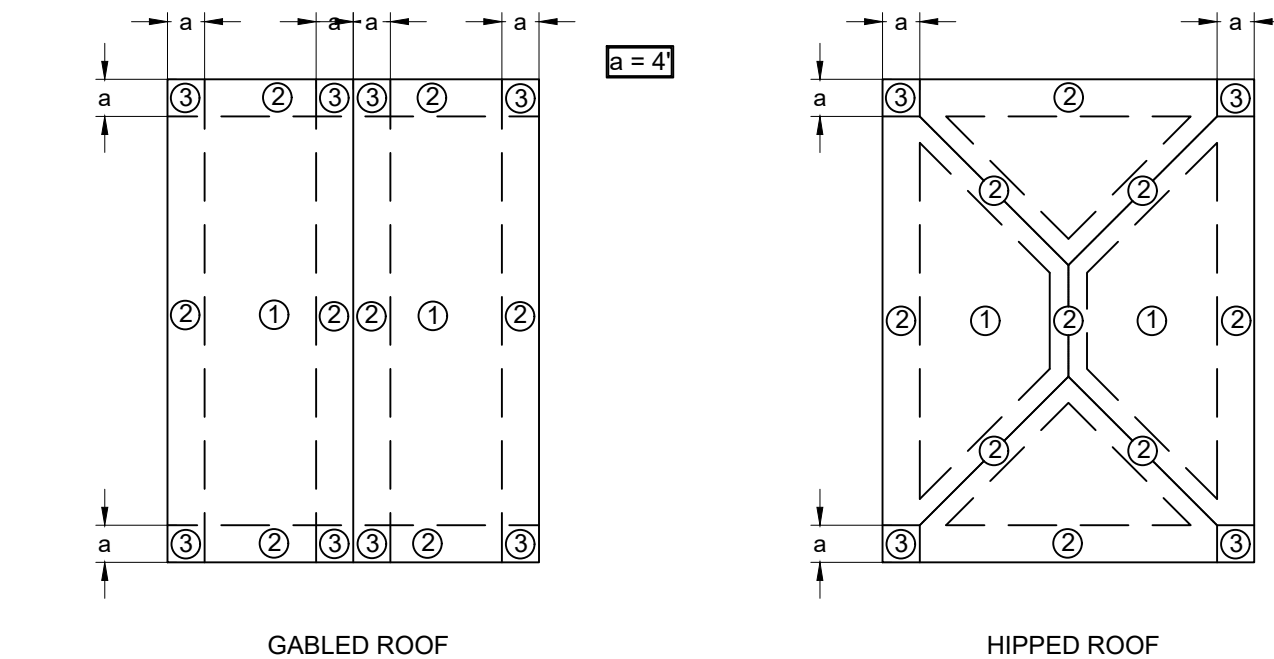
ULTIMATE WIND SPEED	160 MPH
NOMINAL WIND SPEED	124 MPH
STRUCTURAL CATEGORY	II
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	0.18 ±
IMPACT GLASS WINDOWS & DOORS	N/A

MAIN WIND FRAME RESISTING SYSTEM (MWFRS)		
AREA	INTERIOR ZONE	END ZONE
WALLS	38.23 PSF	47.79 PSF
ROOF	± 26.46 PSF	± 33.08 PSF

COMPONENTS AND CLADDING ROOF PRESSURES (PSF)		
ZONE	+ GCpl	- GCpl
ROOF (ZONE 1)	26.98	-58.12
ROOF (ZONE 2)	26.98	-92.71
ROOF (ZONE 3)	26.98	-110.01

COMPONENTS AND CLADDING WALL PRESSURES (PSF)							
	0 SF - 10 SF	10 SF - 30 SF	30 SF - 60 SF	60 SF - 100 SF			
ZONE	+ GCpl	- GCpl	+ GCpl	- GCpl	+ GCpl	- GCpl	- GCpl
4	40.82	-44.28	40.82	-44.28	37.91	-41.37	-39.53
5	40.82	-54.66	40.82	-54.66	37.91	-48.83	36.07

***NOTE: ALL PRESSURES SHOWN ARE BASED UPON ASD DESIGN, WITH A LOAD FACTOR OF 0.6.**



CERTIFICATION

THE STRUCTURE SHOWN ON THESE PLANS IS DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION (2023).

ABBREVIATIONS

CONC. = CONCRETE	E.O.R. = ENGINEER OF RECORD
WWM = WELDED WIRE MESH	N.T.S. = NOT TO SCALE
CONT. = CONTINUOUS	BTM. = BOTTOM
CMU = CONCRETE MASONRY UNIT	C.I.P. = CAST IN PLACE
P.T. = PRESSURE TREATED	S.S. = STAINLESS STEEL
N.T.S. = NOT TO SCALE	TYP. = TYPICAL
BTW = BETWEEN	REQ'D = REQUIRED
SIM = SIMILAR	U.N.O. = UNLESS NOTED OTHERWISE
LOC = LOCATION	L.B.W. = LOAD BEARING WALL
HCA = HEADED CONCRETE ANCHOR	MFG. = MANUFACTURER
CONT. = CONTINUOUS	

SHEARWALL/SHEATHING NAIL SCHEDULE (U.N.O.)		
WALLS	8d (0.131" x 2-1/2")	3" O.C. EDGE 6" O.C. FIELD
ROOF	8d "RING SHANK" (0.131" x 2-1/2")	3" O.C. EDGE 6" O.C. FIELD
TONGUE & GROOVE SHEATHING, IF APPLICABLE (U.N.O.)		
WALLS	(2) 3" #9 DECK SCREWS	EACH STUD CONN.
ROOF	(2) 3" #9 DECK SCREWS	EACH TRUSS/RAFTER CONN.



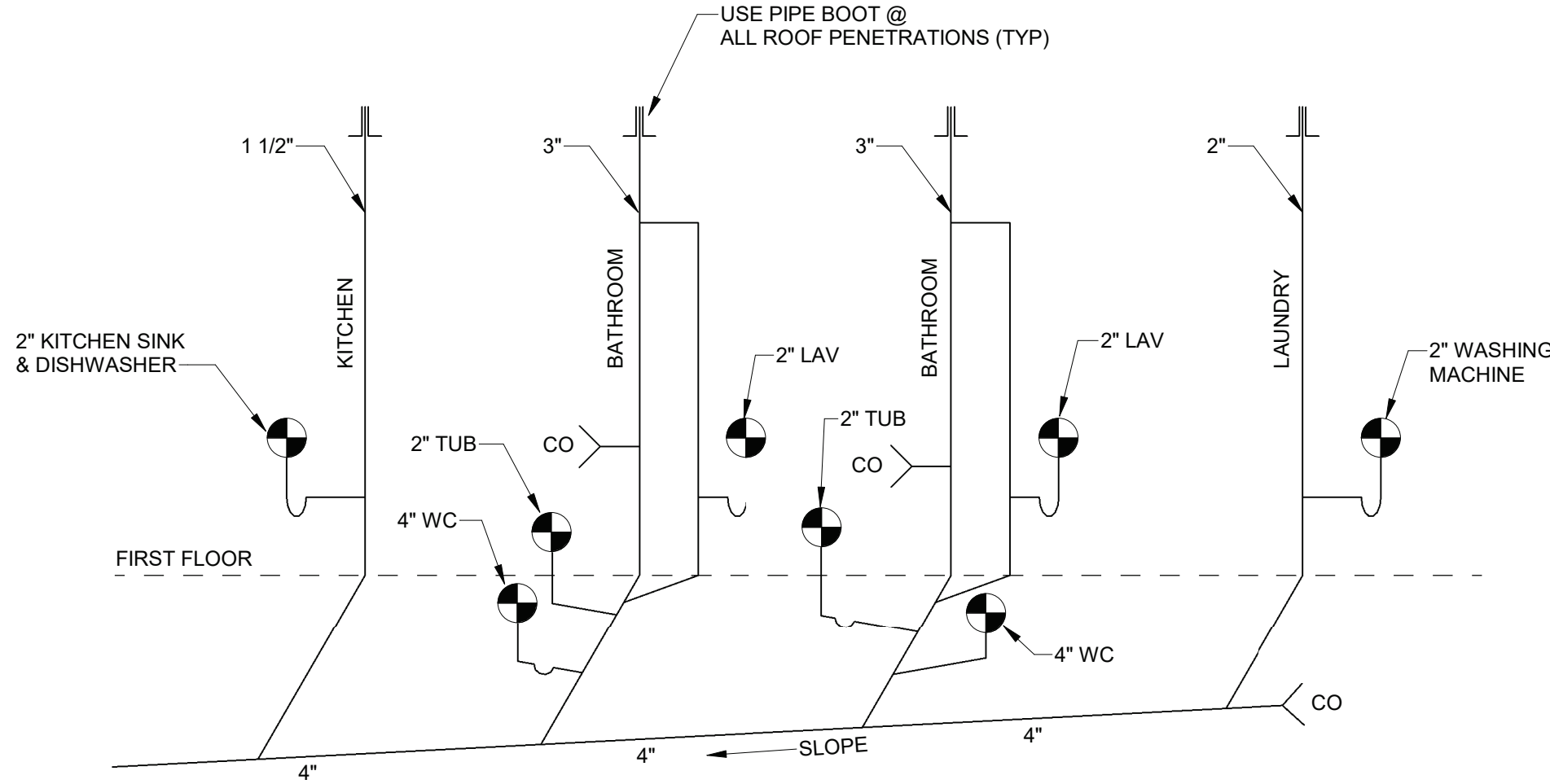
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877 North County Hwy 393
Santa Rosa Beach, FL 32459

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

GENERAL NOTES

PLUMBING NOTES:

- PLUMBING CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE PLUMBING SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
- PLUMBING CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
- ALL PLUMBING FIXTURES AND PIPING MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL PLUMBING CODES.
- INSULATE ALL PIPING AS REQUIRE BY THE FLORIDA BUILDING CODE.
- USE WATER-CONSERVING FIXTURES MEETING THE FOLLOWING WATERSENSE REQUIREMENTS:
 - TOILETS = 1.28 GPF
 - SHOWER HEADS = 2.0 GPM
 - KITCHEN FAUCETS = 2.0 GPM
 - BATHROOM FAUCETS = 1.5 GPM
 - WATER CLOSETS MUST HAVE A MINIMUM MAP RATING OF 600 GRAMS PER FLUSH.
- COORDINATE FIXTURES AND LOCATIONS WITH ARCHITECTURAL PLANS AND OWNER.
- PROVIDE SERVICE CONNECTIONS TO THE LOCAL UTILITY THAT COMPLY WITH THE SERVICE AUTHORITY'S REQUIREMENTS.
- COORDINATE HOT WATER HEATER LOCATION AND PROVIDE PLASTIC DRAIN/DRIP PAN WITH DRAIN TO THE BUILDING EXTERIOR IN A CONSPICUOUS LOCATION. WATER HEATER SHALL BE MINIMUM 50 GALLON CAPACITY AND ENERGY STAR LISTED.
- COORDINATE HOSE BIBB LOCATIONS (MINIMUM OF 2 EXTERIOR HOSE BIBBS SHALL BE PROVIDED).
- PROVIDE "NO-DRIP" SUPPLY/DRAIN AT WASHING MACHINE.
- PROVIDE ACCESS PANELS TO TUB/SHOWER PLUMBING LINES/VALVE.
- PERFORM ALL REQUIRED TESTS PRIOR TO INSTALLING PIPE INSULATION, BACKFILLING, OR INSTALLING DRYWALL.
- PROVIDE ALL CLEAN-OUTS, EXPANSION TANKS, VACUUM BREAKERS, AND OTHER MISCELLANEOUS COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON DRAWINGS OR NOT.
- PROVIDE SHUT-OFF VALVES TO ALL FIXTURES.
- ALL PENETRATIONS THROUGH THE ROOF SHALL BE FLASHED AND SEALED USING PREFORMED RUBBER BOOTS.
- PLUMBING SUBCONTRACTOR SHALL PROVIDE AND INSTALL DRAIN PIPING FOR ALL HVAC EQUIPMENT. DISCHARGE TO GRADE. DO NOT CONNECT TO SANITARY PIPING.
- ALL DRAIN LINES SHALL HAVE WATER SEAL TRAPS AS REQUIRED BY CODE. ALL PLUMBING FIXTURES AND GROUPS SHALL BE VENTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE FLORIDA BUILDING CODE.
- ALL SANITARY SEWER PIPING SHALL BE SOLID-CORE, SCHEDULE 40 PVC DWV PIPE WITH APPROPRIATE FITTINGS. MINIMUM SLOPE OF THE SANITARY SEWER PIPING SHALL BE MAINTAINED PER CODE. AVOID ROUTING PIPE THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE PIPING A MINIMUM OF 12" BELOW FOOTING.
- HOT- AND COLD-WATER SUPPLY PIPING SHALL BE CPVC WITH APPROVED FITTINGS.
- PLUMBING CONSTRUCTION DRAWINGS SHALL INDICATE THE LOCATION OF CLEAN-OUTS AND CONNECTIONS TO EXISTING UTILITIES INCLUDING WATER AND SANITARY SEWER FOR REVIEW BY THE AUTHORITY HAVING JURISDICTION.
- HOT & COLD WATER PIPING AND SANITARY DRAIN TRAPS SHALL NOT BE INSTALLED IN ANY LOCATION SUBJECT TO FREEZING.
- KITCHEN SINK TO HAVE ENERGY STAR GARBAGE DISPOSAL. PLUMBER SHALL COORDINATE WITH ELECTRICIAN FOR INSTALLATION.



RISER DIAGRAM

NOT TO SCALE



Dewberry Engineers Inc.
877 North County Hwy 393
Santa Rosa Beach, FL 32459
850.267.0759 Phone
850.557.0076 Fax
www.dewberry.com

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REPAIR AND REPLACEMENT
PROGRAM

259 SE LITTLE JOHN PLACE, HIGH SPRINGS
COLUMBIA COUNTY, FLORIDA
FL-2324-900001



SEAL

SCALE

As indicated

Freedom Code Compliance
Private Provider Firm or Associated Only Authorized Representative
Plans reviewed for compliance with Florida Building Code
Not including zoning, fire, or special permits compliance.
Plans Not Allowed in Any Way
FREEDOM

DRAWN BY ETO
APPROVED BY CLS
CHECKED BY CLS
DATE JULY 6, 2026

TITLE

GENERAL
INFORMATION
2BR WIDE

PROJECT NO. 50191227

P0.1

SHEET NO.

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AUX	AUXILIARY
BTUH	BRITISH THERMAL UNIT PER HOUR
CFM	CUBIC FEET PER MINUTE
DB	DRY BULB TEMPERATURE (DEG.F)
DEG.F	DEGREES FAHRENHEIT
DIA	DIAMETER
DN	DOWN
EF	EXHAUST FAN
FC	FORWARD CURVED
HP	HORSEPOWER
HZ	HERTZ
IN. W.G.	INCHES OF WATER GAUGE
MAV	MANUAL AIR VENT
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MIN	MINIMUM
MVD	MANUAL VOLUME DAMPER
NOM	NOMINAL
NTS	NOT TO SCALE
OPG	OPENING
PD	PRESSURE DROP
PH	PHASE
PSIG	POUNDS PER SQUARE INCH GAUGE
SP	STATIC PRESSURE (INCHES OF WATER)
TYP	TYPICAL
V	VOLTS
VTR	VENT THROUGH ROOF

LEGEND

	SUPPLY DUCT UP
	SUPPLY DUCT DOWN
	RETURN DUCT UP
	RETURN DUCT DOWN
	ROUND TAKEOFF WITH BALANCING DAMPER
	RECTANGULAR DUCT WITH BALANCING DAMPER
	FLEXIBLE DUCT
	SUPPLY-AIR DIFFUSER
	RETURN-AIR GRILLE
	EXHAUST-AIR GRILLE
	MOTOR OPERATED DAMPER

HVAC SYMBOLS

Ⓝ	NEW WORK PLAN NOTE
Ⓣ	THERMOSTAT

GENERAL NOTES

- HVAC NOTES:**
GENERAL NOTES:
- HVAC CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE HVAC SUBCONTRACTOR FOR PERMITTING TO THE AUTHORITY HAVING JURISDICTION.
 - HVAC CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND THE LOCAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT WILL BE LOCATED.
 - THE HVAC DRAWINGS ARE SCHEMATIC IN NATURE. THE HVAC CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM WHETHER SHOWN ON THE DRAWINGS OR NOT. THESE COMPONENTS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO:
 - ALL AIR CONDITIONING EQUIPMENT
 - EXHAUST FANS
 - DUCTWORK INCLUDING
 - SUPPLY
 - RETURN
 - EXHAUST
 - VENTILATION
 - AIR DISTRIBUTION DEVICES INCLUDING:
 - SUPPLY DIFFUSERS AND REGISTERS
 - RETURN GRILLES
 - DAMPERS
 - LOUVERS
 - ROOF AND WALL CAPS
 - AIR FILTRATION (MERV 8 MINIMUM)
 - THERMOSTATS, TIMERS, AND WIRING
 - EQUIPMENT SUPPORTS, HANGERS, AND BRACING
 - CONDENSATE DRAIN PANS, OVERFLOW SWITCHES, AND PIPING
 - CONSTRUCTION DRAWINGS SHALL BE BASED ON THE LOCATION AND ORIENTATION OF THE PROPOSED SITE. HVAC SYSTEM SHALL BE SIZED BASED ON ACCA MANUAL J AND S, LATEST EDITION. CONTRACTOR SHALL PROVIDE CALCULATION FOR EACH SITE.
 - HVAC UNITS SHALL BE MINIMUM OF 16 SEER2.
- DUCTWORK:**
- ALL DUCTS AND PLENUMS SHALL BE MADE AIR TIGHT. SEAL ALL DUCT SEAMS USING TAPE AND MASTIC OVER JOINTS. CONSTRUCT AND INSTALL DUCTWORK IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, LATEST EDITION. MAXIMUM DUCT LEAKAGE SHALL NOT EXCEED 5% OF RATED AIFLOW, OR AS REQUIRED BY LOCAL CODES.
 - PROTECT OPEN DUCTS DURING CONSTRUCTION TO MINIMIZE DUST AND DEBRIS USING BLUE MAX OR EQUAL DUCT PROTECTOR.
 - CONSTRUCT DUCTWORK FROM RIGID DUCT BOARD AND BRANCHES FROM FLEX DUCT TO THE LATEST SMACNA REQUIREMENTS FOR THE PRESSURE CLASS REQUIRED. MAXIMUM LENGTH OF FLEX DUCT SHALL BE 5'.
 - THE HVAC CONTRACTOR SHALL DESIGN THE DUCT SYSTEM BASED ON ACCA MANUAL D, LATEST EDITION. INSULATE DUCTWORK AS REQUIRED BY FLORIDA BUILDING CODE BUT NOT LESS THAN R-6.
 - FLEXIBLE DUCTS SHALL BE EXTENDED FULLY. EXCESS DUCT MATERIAL SHALL BE LIMITED TO LESS THAN 5%.
 - INSTALL FLEXIBLE DUCT PER MANUFACTURER'S RECOMMENDATIONS INCLUDING JOINING, SEALING, LIMITATIONS OF SAG, AND SUPPORTING.
 - INSTALL BALANCING DAMPERS AT EACH DUCT TAKE-OFF.
 - INSTALL FIRE AND SMOKE DAMPERS WHERE REQUIRED BY LOCAL CODES AND ASSEMBLY PENETRATIONS.
 - INSTALL SMOKE DETECTORS WHERE REQUIRED BY LOCAL CODES.

- CONDENSATE DISPOSAL:**
- PLUMBING SUBCONTRACTOR SHALL PROVIDE A MEANS OF CONDENSATE DISPOSAL FOR EACH PIECE OF HVAC EQUIPMENT CONTAINING AN EVAPORATOR COIL.
 - CONDENSATE DISPOSAL SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
 - PRIMARY AND SECONDARY CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC.
 - PRIMARY CONDENSATE PIPING LOCATED WITHIN THE BUILDING ENVELOPE SHALL BE INSULATED USING ¾" CLOSED CELL INSULATION.
 - ALL CONDENSATE DISPOSAL PIPING SHALL BE TESTED DURING HVAC EQUIPMENT STARTUP.

- SPLIT-SYSTEM HEAT PUMP EQUIPMENT:**
- HEAT PUMP AND AIR-HANDLING UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL CODES.
 - HEAT PUMP, AT A MINIMUM, SHALL BE LOCATED 2' ABOVE THE 100-YEAR FLOOD LEVEL AND SHALL BE SUPPORTED AND TIED DOWN AS REQUIRED BY THE FLORIDA BUILDING CODE USING APPROVED HURRICANE STRAPS.
 - THE MANUFACTURER'S RECOMMENDED CLEARANCES SHALL BE MAINTAINED ON ALL SIDES OF HEAT PUMP AND AIR-HANDLING UNITS.
 - HEAT PUMP AND AIR-HANDLING UNITS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND IN COMPLIANCE WITH ALL EPA AND LOCAL REQUIREMENTS.
 - EQUIPMENT ACCESS SHALL NOT BE REDUCED BY REFRIGERANT PIPING, CONDENSATE DRAINS, OR OTHER COMPONENTS.

- VENTILATION AIR AND EXHAUST AIR SYSTEMS:**
- EXHAUST DUCTS FOR BATHROOMS, POWDER ROOMS, AND KITCHEN HOODS SHALL TERMINATE AT THE BUILDING EXTERIOR USING APPROVED ROOF CAPS, SIDEWALL CAPS, OR SOFFIT VENTS.
 - TOILET EXHAUST FANS SHALL BE FURNISHED WITH BACKDRAFT DAMPERS.
 - TOILET EXHAUST FANS SHALL BE CONTROLLED BY MANUALLY OPERATED TIMERS.
 - DRYER EXHAUST DUCT SHALL BE ROUTED TO THE BUILDING EXTERIOR PER THE FLORIDA BUILDING CODE AND MANUFACTURER RECOMMENDATIONS. INSTALL BOOSTER FAN AS REQUIRED AND AS ALLOWED BY CODE.
 - VENTILATION AIR DUCT SHALL BE CONNECTED TO THE RETURN AIR PLENUM.
 - VENTILATION AIR DUCT SHALL INCLUDE A MANUAL VOLUME DAMPER AND A NORMALLY CLOSED ISOLATION DAMPER (24VAC CONTROL).
 - THE VENTILATION ISOLATION DAMPER SHALL BE WIRED TO OPEN WHENEVER ASSOCIATED AHU IS TURNED ON.
 - VENTILATION AIR INTAKE SHALL BE LOCATED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, AND SHALL BE A MINIMUM OF 10 FEET FROM EXHAUST TERMINATIONS, A MINIMUM OF 10 FEET FROM PLUMBING VENTS, A MINIMUM OF 3 FEET FROM OPERABLE WINDOWS AND DOORS, AND A MINIMUM OF 3 FEET FROM PROPERTY LINES.

AIR HANDLING UNIT SCHEDULE

MARK	AREA SERVED	MODEL SIZE	EXT SP in Wg	FAN TYPE	V/PH/HZ	AUX HEATERS		REMARKS
						STAGES	V/PH/HZ	
AHU-1	ENTIRE HOUSE	SEE REMARKS	-	FC	230/1/60	1	230/1/60	1,2,3

- REMARKS:
- MODEL TO BE SELECTED BY CONTRACTOR BASED ON ACCA MANUAL J CALCULATIONS.
 - PROVIDE SEVEN DAY PROGRAMMABLE THERMOSTAT, MERV 8 FILTER, AND ELECTRIC RESISTANCE HEAT.
 - MODEL SIZE TO BE BASED ON MANUAL J CALCULATION.

EXHAUST FAN SCHEDULE

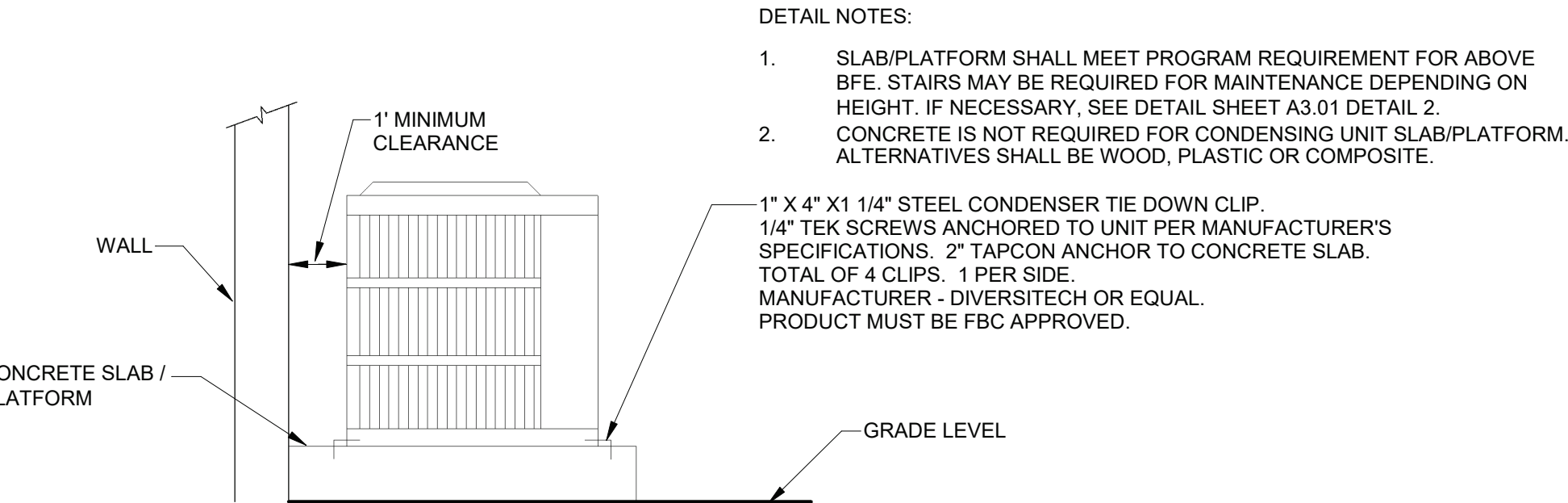
MARK	TYPE	CFM	SP in Wg	DRIVE	VOLTS/PH/HZ	REMARKS
EF-1	CEILING	50	0.25	DIRECT	115/1/60	1,2,3,4

- REMARKS:
- MODEL TO BE SELECTED BY CONTRACTOR.
 - PROVIDE BACKDRAFT DAMPER, INLET GRILLE, SPEED CONTROLLER, AND DISCHARGE WALL CAP OR ROOF JACK.
 - WIRE TO WALL SWITCH FOR MANUAL CONTROL.
 - PROVIDE EXHAUST FAN WITH MANUALLY OPERATED TIMER.

HEAT PUMP SCHEDULE

MARK	NOMINAL TONS	SYSTEM SERVED	V/PH/HZ	REMARKS
HP-1	SEE REMARKS	AHU-1	208/230/1/60	1,2,3

- REMARKS:
- MODEL TO BE SELECTED BY CONTRACTOR.
 - UNIT SHALL BE MINIMUM 16 SEER.
 - REQUIRED NOMINAL TONS FOR HEAT PUMP MUST MATCH THAT FOR AIR HANDLER UNIT.



CONDENSING UNIT MOUNTING DETAIL

NOT TO SCALE



Dewberry Engineers Inc.
877 North County Hwy 393
Santa Rosa Beach, FL 32459
850.267.0759 Phone
850.557.0076 Fax
www.dewberry.com

2 BEDROOM / 2 BATH WIDE SLAB
REBUILD FLORIDA - 2023 AND
2024 STORMS HOUSING
REPAIR AND REPLACEMENT
PROGRAM

259 SE LITTLE JOHN PLACE, HIGH SPRINGS
COLUMBIA COUNTY, FLORIDA
FL-2324-900001



SEAL

SCALE

As indicated

Freedom Code Compliance
Private Provider Firm or Associated Only Authorized Representative
Plans reviewed for compliance with Florida Building Code
Not including zoning, fire, or public works compliance.
Plan Not Altered in Any Way
FREEDOM

DRAWN BY ETO
APPROVED BY CLS
CHECKED BY CLS
DATE JULY 6, 2026

TITLE

GENERAL
INFORMATION
2BR WIDE

PROJECT NO. 50191227

M0.1

SHEET NO.

PER SECTION 471.003(2)(H), F.S., ALL MECHANICAL, ELECTRICAL, AND PLUMBING ARE EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT AND CONSTRUCT THE APPLICABLE SYSTEM IN ACCORDANCE WITH FLORIDA BUILDING CODE, LOCAL CODE REQUIREMENTS AND PROGRAMMATIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERMIT THE PROJECT WITH ALL AUTHORITIES HAVING JURISDICTION (AHJ). INFORMATION SHOWN PROVIDES MINIMUM PROGRAMMATIC REQUIREMENTS AND ARE GENERAL IN NATURE. DRAWINGS ARE SCHEMATIC IN NATURE AND FINAL PERMITTING AND CONSTRUCTION OF THE SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL EQUIPMENT AND PRODUCTS SHALL BE SELECTED BY THE CONTRACTOR.

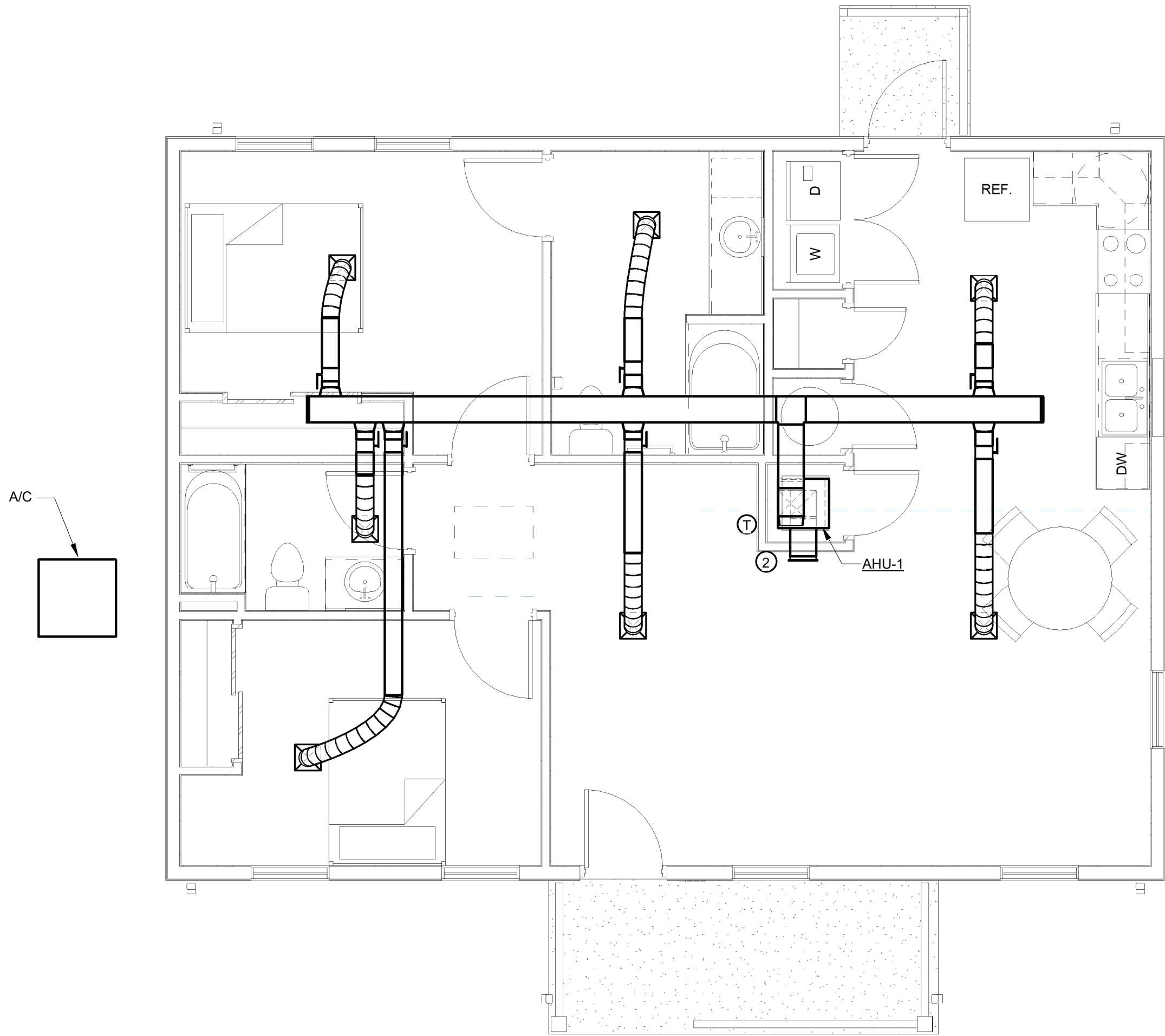
E

D

C

B

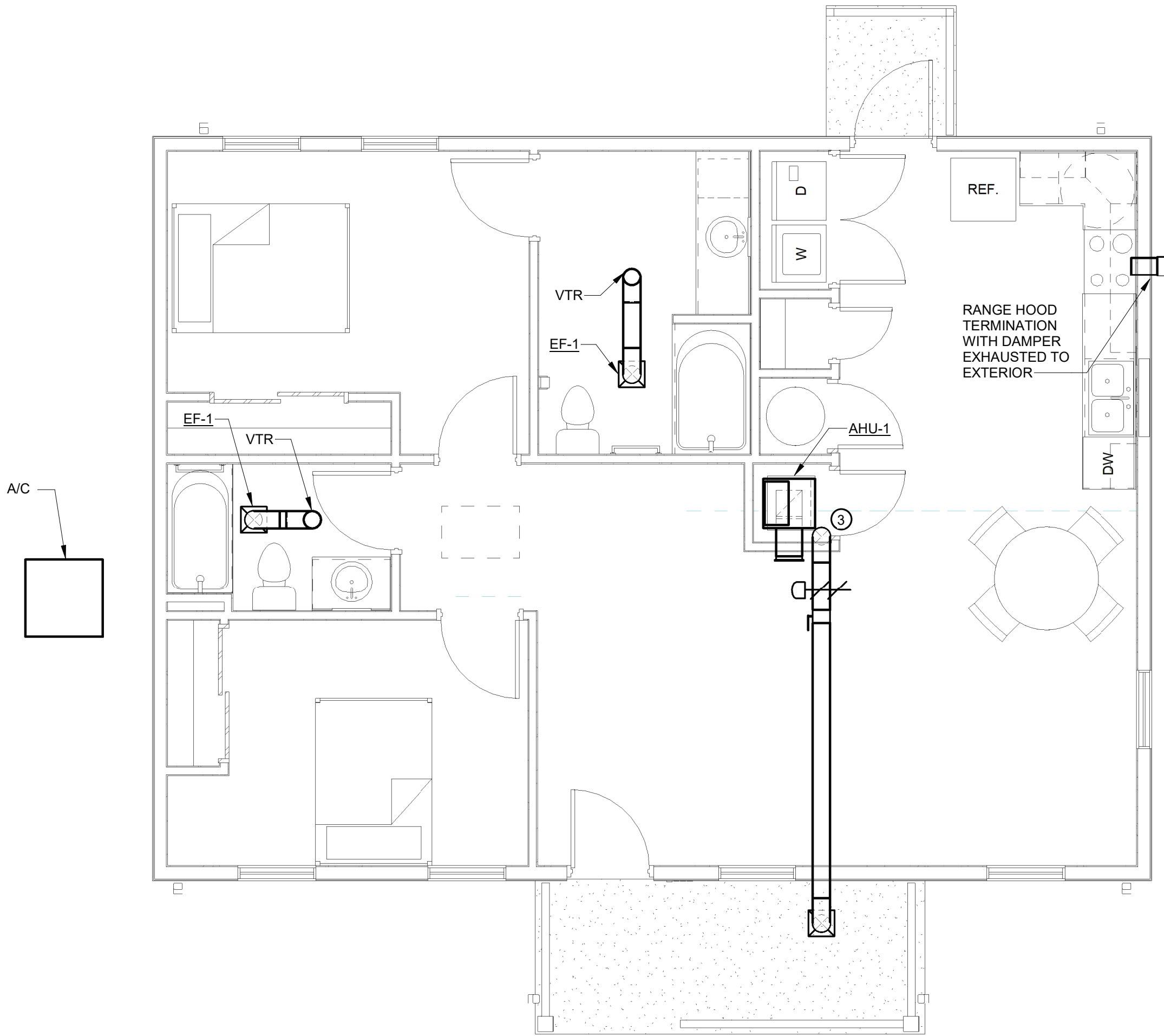
A



1 SUPPLY AND RETURN DUCT SYSTEM
Scale: 1/4" = 1'-0"

NOTES:

- DUCT SIZES, GRILLE AND REGISTER SIZES, AND DUCT ROUTING AS DESIGNED BY CONTRACTOR IN ACCORDANCE WITH MANUAL D DUCT DESIGN.
- INSTALL AHU-1 ON PLENUM BASE WITH FILTER RETURN GRILLE.
- ROUTE OUTSIDE AIR DUCT DOWN TO RETURN AIR PLENUM AND CONNECT.



2 EXHAUST AND VENTILATION DUCT SYSTEM
Scale: 1/4" = 1'-0"



SEAL

SCALE

1/4" = 1'-0"

Freedom Code Compliance
Private Provider Firm or Associated Only Authorized Representative
Plan reviewed for compliance with Florida Building Code
Not including zoning, fire, or public works compliance.
Plan Not Altered in Any Way


DRAWN BY	ETO
APPROVED BY	CLS
CHECKED BY	CLS
DATE	JULY 6, 2026

TITLE

FLOOR PLANS
2BR WIDE

PROJECT NO. 50191227

M1.0

SHEET NO.

E
D
C
B
A

LIGHT FIXTURE SCHEDULE			
TYPE	LAMP	CCT	NOTES
A	INTEGRATED LED	3000K	CEILING FAN WITH LIGHT, ENERGY STAR QUALIFIED
B	INTEGRATED LED	3000K	SURFACE-MOUNTED KITCHEN FIXTURE, ENERGY STAR QUALIFIED
C	LED	3000K	PENDANT, ENERGY STAR QUALIFIED
D	LED	3000K	BATHROOM VANITY, 2', ENERGY STAR QUALIFIED
E	INTEGRATED LED	3000K	WET-LISTED, NON-CONDUCTIVE, SHOWER DOWNLIGHT, ENERGY STAR QUALIFIED
F	INTEGRATED LED	3000K	2' CLOSET LIGHT, ENERGY STAR QUALIFIED
G	LED	3000K	KICHLER COSTAL, EXTER WALL-MOUNT, WET-LISTED OR EQUAL, ENERGY STAR QUALIFIED

ELECTRICAL LEGEND

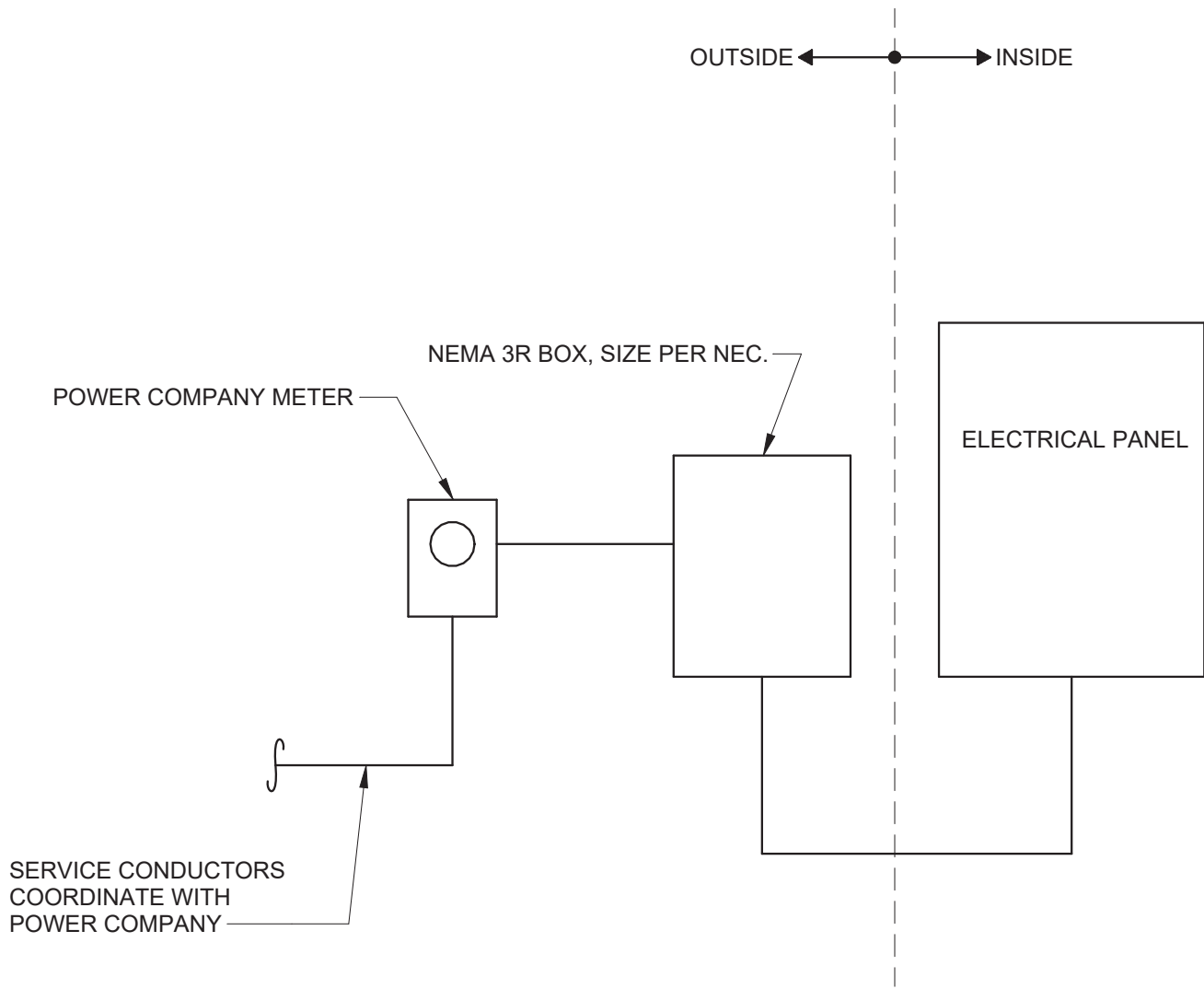
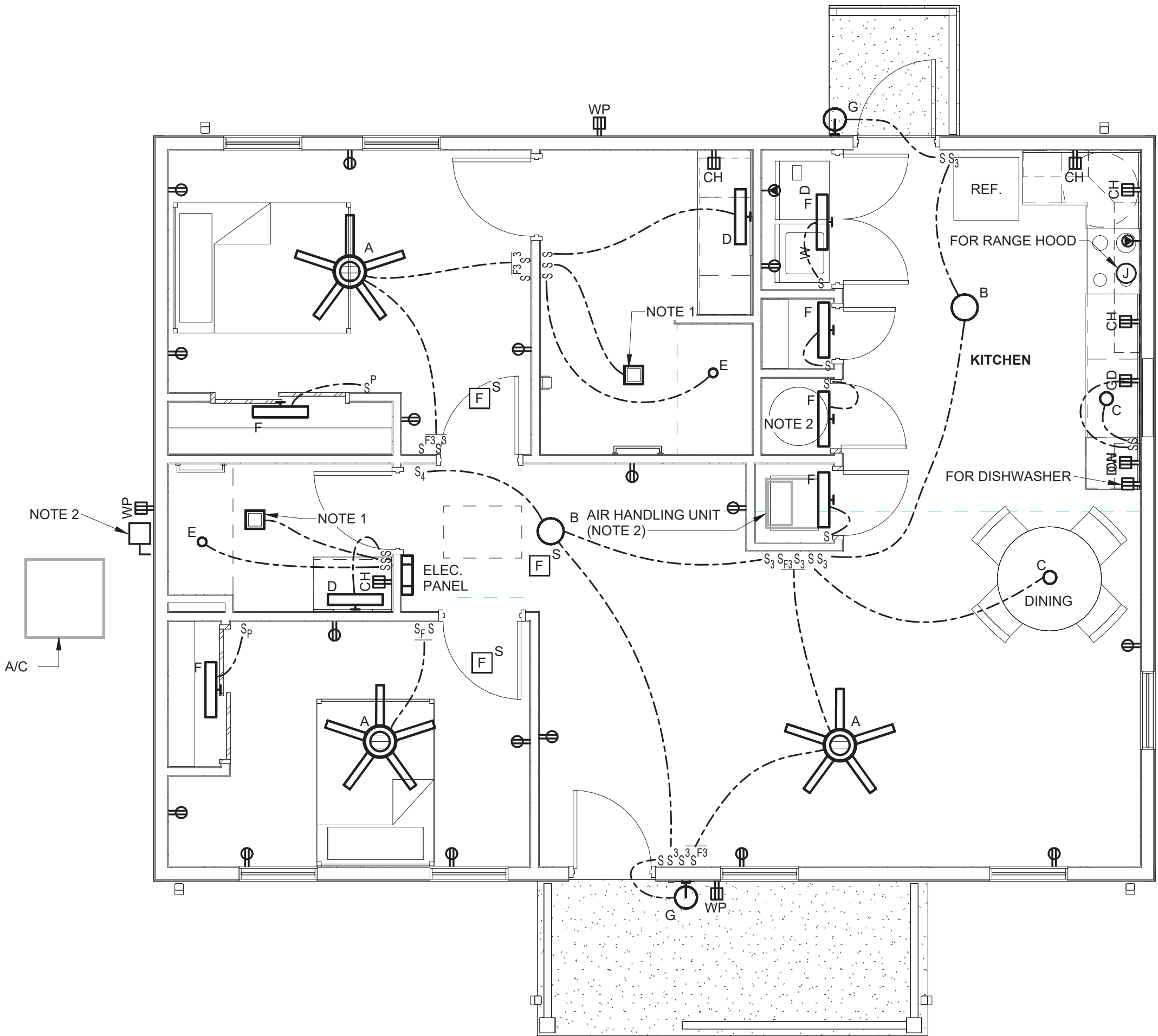
---	CONDUIT RUN CONCEALED ABOVE CEILINGS OR IN WALLS
⊕	JUNCTION BOX
⊕	SAFETY SWITCH, (NEMA 1 INDOORS, NEMA 3R OUTDOORS)
⊕	RECEPTACLE, DUPLEX, NEMA 5-20R
⊕	RECEPTACLE, DUPLEX, NEMA 5-20R, GFI, WP INDICATES WEATHERPROOF, CH INDICATES COUNTER HEIGHT, GD INDICATES UNDER THE SINK FOR GARBAGE DISPOSAL
⊕	RECEPTACLE, SPECIAL
S	SWITCH
S ³	SWITCH, 3/W
S ⁴	SWITCH, 4/W
S ^F	SWITCH, FAN
S ^P	SWITCH WITH PILOT LIGHT
A	LIGHT FIXTURE, WALL MOUNTED
A	LIGHT FIXTURE, SURFACE MOUNTED OR DOWNLIGHT
A	CEILING FAN WITH INTEGRAL LIGHT FIXTURE
⊕	EXHAUST FAN WITH INTEGRAL LIGHT FIXTURE
F	SMOKE & CARBON MONOXIDE DETECTOR, CEILING

NOTES (SHEET NO. E1.0)

- COMBINATION LIGHT / EXHAUST FAN FIXTURE TO BE ENERGY STAR COMPLIANT. COORDINATE WITH MECHANICAL CONTRACTOR.
- INSTALL (1) 220 DISCONNECT. MAINTAIN A 3 FT CLEARANCE IN FRONT OF DISCONNECT.

ELECTRICAL GENERAL NOTES

- ELECTRICAL CONTRACTOR SHALL SIZE SERVICE, CONDUCTORS, FUSES, BREAKERS, AND SWITCHES IN ACCORDANCE WITH LOCAL BUILDING CODE. AN ELECTRICAL LOAD CALCULATION WILL BE REQUIRED FOR SERVICE SIZING.
- PROVIDE SERVICE ENTRANCE GROUNDING IN ACCORDANCE WITH LOCAL BUILDING CODE.
- ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY TO FULFILL REQUIREMENTS IN ESTABLISHING SERVICE. CONTRACTOR RESPONSIBLE FOR ALL ASSOCIATED FEES.
- ALL WIRING SHALL BE COPPER WITH ONE EXCEPTION ONLY. THE SERVICE ENTRANCE CONDUCTORS MAY USE COPPER OR ALUMINUM (SE OR USE), OTHERWISE, NO ALUMINUM WIRING SHALL BE USED.
- SMOKE DETECTORS SHOWN SHALL BE COMBINATION SMOKE/CARBON MONOXIDE ALARMS, AND BE APPROVED AND LISTED IN ACCORDANCE WITH UL 217 AND 2034. THEY SHALL BE HARD WIRED WITH BATTERY BACK-UP. ALL DETECTORS WITHIN A UNIT SHALL BE INTERCONNECTED SUCH THAT ALL ALARM UPON ACTIVATION OF A SINGLE DETECTOR.
- ALL LIGHT FIXTURES AND CEILING FANS SHALL BE ENERGY STAR QUALIFIED.
- PROVIDE ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION WHERE REQUIRED BY CODE. PREFERRED COMPLIANCE PATH IS PROTECTION AT THE BRANCH CIRCUIT BREAKER LEVEL.
- COORDINATION WITH OTHER TRADES: EXECUTE THE WORK IN FULL COOPERATION WITH OTHER CONSTRUCTION TRADES. PRIOR TO STARTING WORK, EXAMINE A COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR ALL TRADES TO VERIFY COORDINATION, CHECK FOR INTERFERENCES, AND DETERMINE POINTS OF CONNECTIONS FOR EQUIPMENT. DUE TO STRUCTURAL CONDITIONS, MECHANICAL DUCT OR PIPING INTERFERENCE, OR OTHER REASONS, THE CONTRACTOR MAY DESIRE TO INSTALL THE WORK IN AN ALTERNATE MANNER FROM THAT SHOWN. SUCH CHANGES SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING.
- PROVIDE DATA (CAT-6) AND TELEVISION (RG-6 SHIELDED) RECEPTACLES IN ALL BEDROOMS AND (1) IN LIVING ROOM. PROVIDE ALL TERMINATIONS AND COVER PLATES TO MATCH POWER RECEPTACLE COVER PLATES.
- LOCATIONS WHERE CONDUITS PENETRATE FIRE-RATED WALLS, FLOORS, OR CEILINGS SHALL BE FIREPROOFED USING A UL-LISTED METHOD TO MAINTAIN THE EXISTING RATING.
- COORDINATE THE MOUNTING HEIGHT AND LOCATIONS OF THE ELECTRICAL DEVICES WITH ARCHITECTURAL ELEVATIONS AND GENERAL TRADES CONTRACTOR PRIOR TO ROUGH-IN. RECEPTACLES LOCATED WITHIN SIX (6) FEET OF SINK SHALL BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES. RECEPTACLES NOT READILY ACCESSIBLE THAT REQUIRE GFCI PROTECTION SHALL BE SO AT THE CIRCUIT BREAKER.
- COORDINATE LOCATION OF CONDUITS, OUTLETS AND JUNCTION BOXES WITH MECHANICAL EQUIPMENT SO THAT OUTLETS AND JUNCTION BOXES ARE ACCESSIBLE FOR SERVICING AND HVAC DUCTWORK CAN BE CONNECTED DIRECTLY TO DIFFUSERS.
- PERFORM ALL WORK IN ACCORDANCE WITH 2020 NATIONAL ELECTRICAL CODE (NEC) (OR WHICHEVER IS LATEST FLORIDA-ADOPTED EDITION OF THE NEC) AND ALL APPLICABLE LOCAL CODES.
- FOR RECORD DRAWING REQUIREMENTS, REFER TO THE GENERAL CONDITIONS. MAINTAIN A DEDICATED SET OF DRAWINGS ON THE JOBSITE AND MARK ALL VARIATIONS TAKEN TO THE CONTRACT DRAWINGS. SEE PLANS FOR SUGGESTED LOCATIONS.
- ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED SUCH THAT PROPER WORKING CLEARANCES ARE MAINTAINED.
- COORDINATE WITH MECHANICAL TO PROVIDE APPROPRIATE CIRCUITS FOR HVAC AND PLUMBING EQUIPMENT. PROVIDE LOCAL DISCONNECT FOR EACH PIECE OF EQUIPMENT AND ENSURE WORKING CLEARANCE TO DISCONNECT IS MAINTAINED.
- ALL WORK SHALL MEET APPLICABLE REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE 2023 EDITION (OR MOST RECENT) AND CHAPTER 4 [RE] RESIDENTIAL ENERGY EFFICIENCY OF FBC, ENERGY CONSERVATION 2023 (OR MOST RECENT).
- ALL CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH ALL LOCAL CITY, COUNTY, STATE OF FLORIDA AND FEDERAL CODES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING PERFORMANCE OF THE WORK.
- COMBINATION SMOKE /CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS. SEE PLANS FOR SUGGESTED LOCATIONS.
- CONTRACTOR TO COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY. AVOID ROUTING CONDUIT THROUGH BUILDING FOOTINGS. WHERE CONFLICTS ARE UNAVOIDABLE, ROUTE CONDUIT AT A MINIMUM OF 12" BELOW FOOTING.
- ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH CODE APPROVED FIRESTOPPING MATERIAL.
- CONTRACTOR SHALL PROVIDE ALL ELECTRICAL FIXTURES, HARDWARE, AND ACCESSORIES IN A CONSISTENT MATERIAL FINISH.
- CONTRACTOR SHALL PROVIDE ELECTRICAL LOAD CALCULATIONS AND ANY ADDITIONAL ELECTRICAL INFORMATION REQUESTED BY PERMIT DEPARTMENT NOT SHOWN IN DRAWINGS.
- CONTRACTOR SHALL WIRE SERVICE CONDUCTORS THROUGH A JUNCTION BOX. THE INTENT IS THAT IF A FUTURE HOMEOWNER DESIRES TO INSTALL A BACKUP GENERATOR, THEY COULD REPLACE THE BOX WITH A SERVICE ENTRANCE AUTOMATIC TRANSFER SWITCH. PROVIDE CONTINUOUS SERVICE ENTRANCE CONDUCTORS THROUGH THE BOX WITH EXTRA LENGTH TO FACILITATE FUTURE CONNECTION. COORDINATE LOCATION BOX AND METER BASE WITH THE POWER COMPANY.



GENERATOR PRE-WIRE DIAGRAM (NOTE 24)

NOT TO SCALE

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SEAL

SCALE

As indicated

DRAWN BY JHR/EHF
APPROVED BY MGB
CHECKED BY MGB
DATE JULY 6, 2026

TITLE

ELECTRICAL
PLAN 2 BR WIDE

PROJECT NO. 50191227

E1.0

SHEET NO.