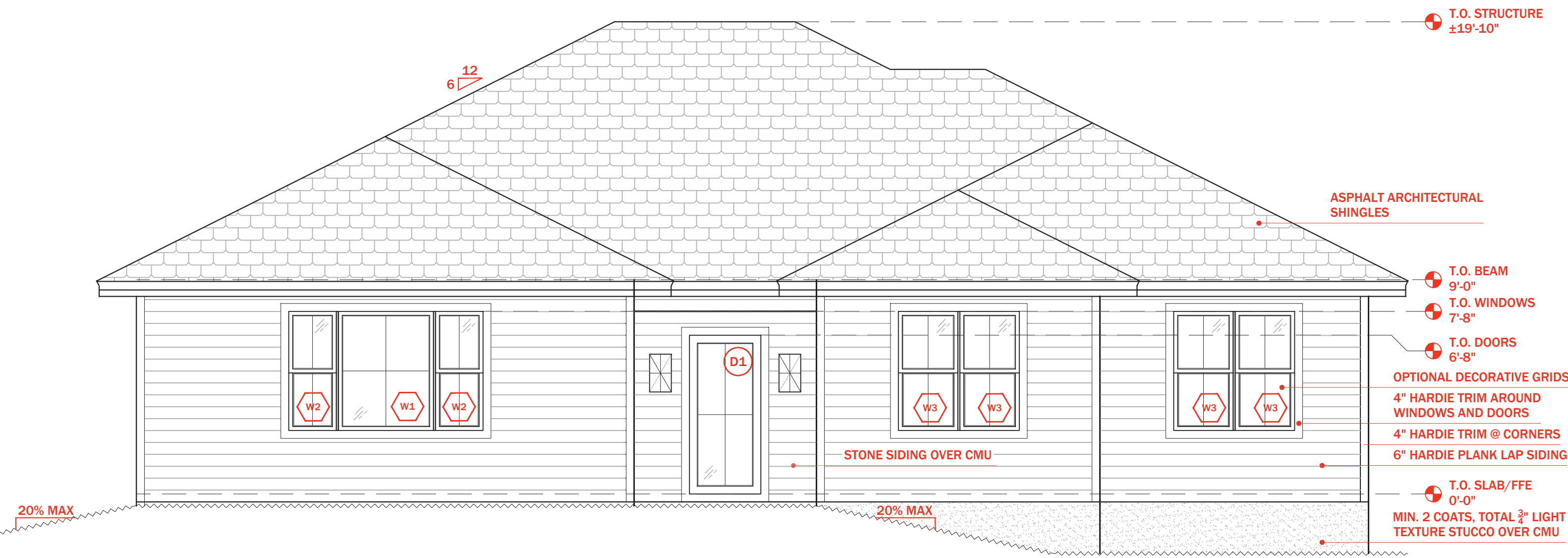
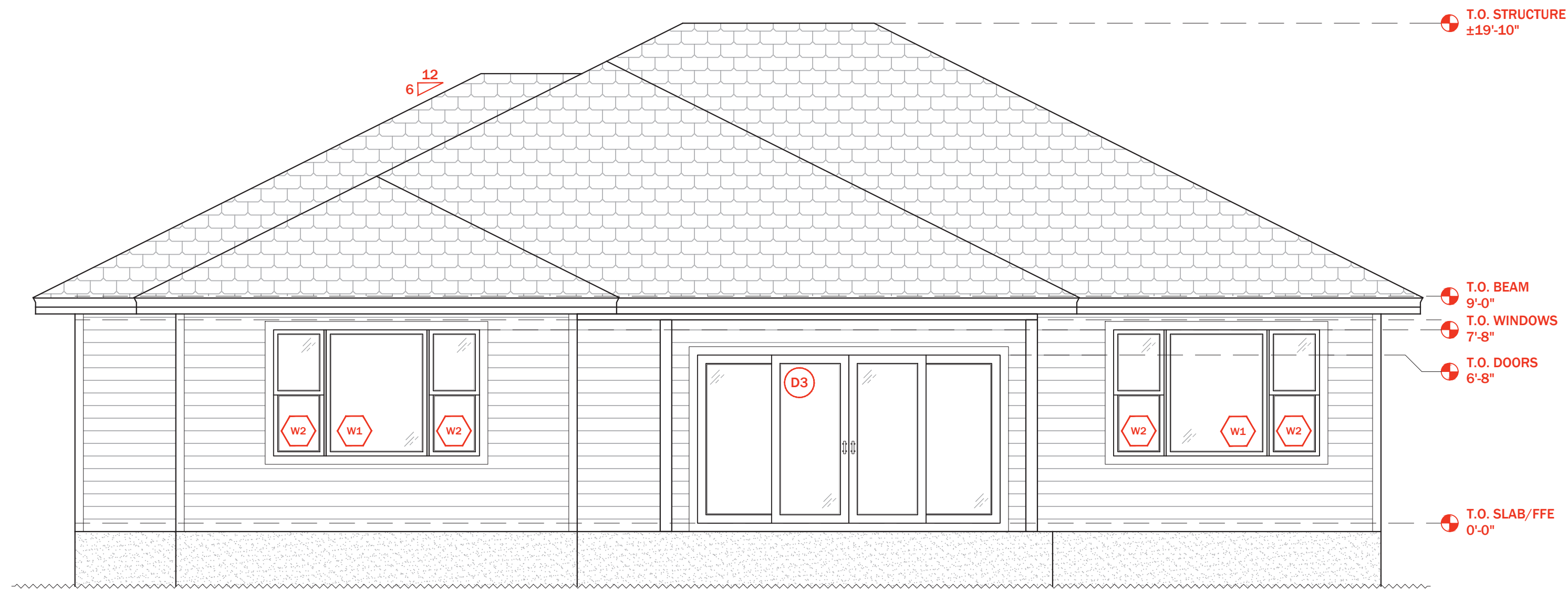
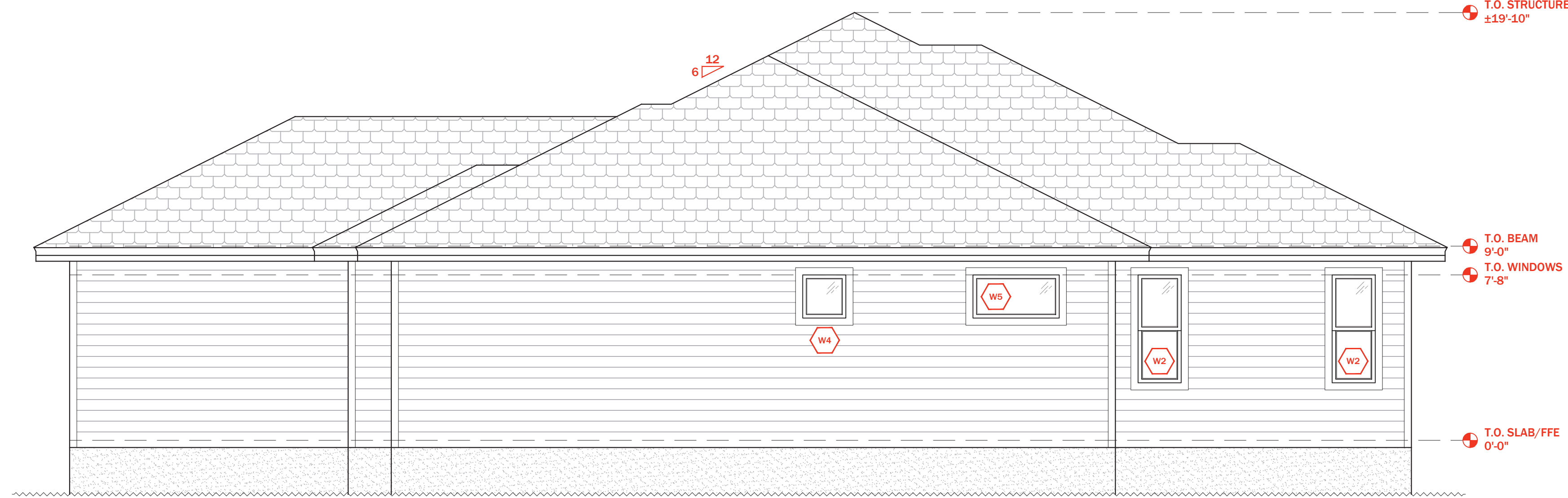




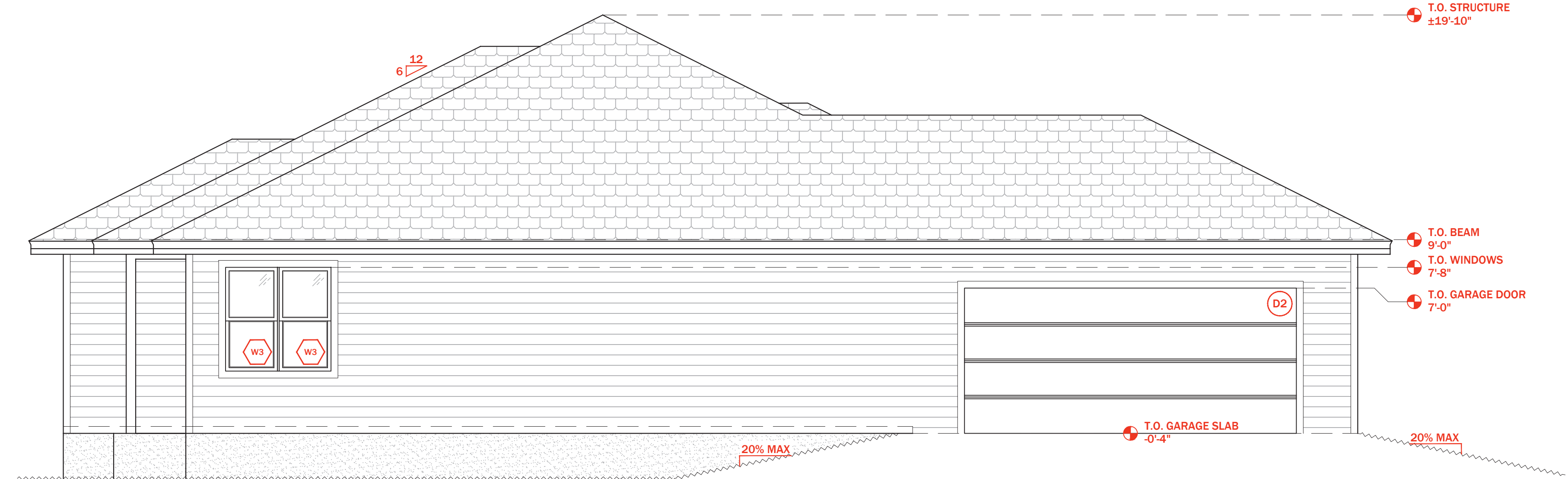
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2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

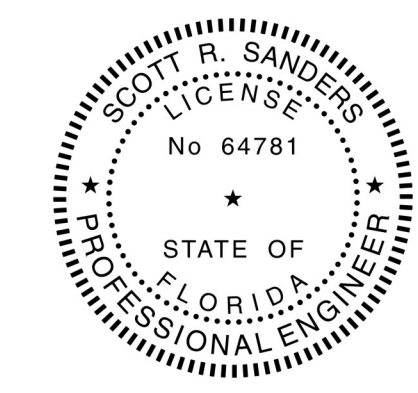


3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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

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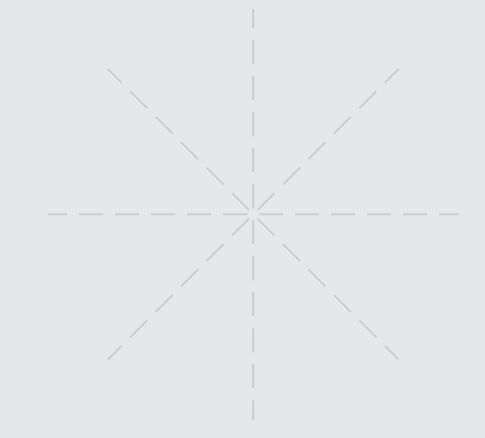


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Revisions
△ ADDED DETAIL - KD 11/11/24

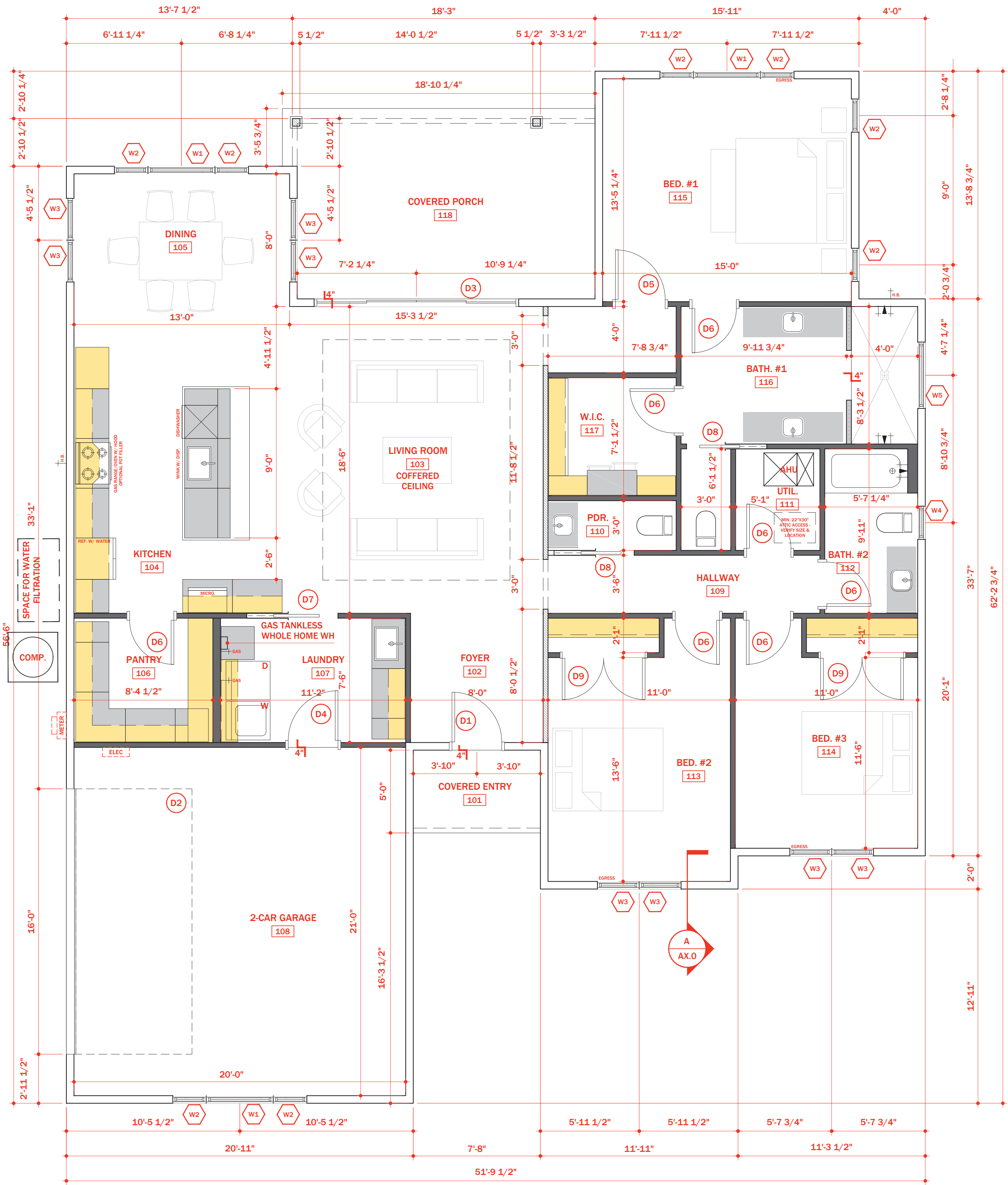
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ELEVATIONS

A1.0



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

SYMBOL	SIZE	DESCRIPTION	COUNT	COMMENTS
D1	3'0" X 6'8"	SWING		EXTERIOR, IMPACT RATED, IMPACT RATED GLASS INSERTS
D2	16'0" X 7'0"	OVERHEAD GARAGE DOOR		IMPACT RATED
D3	12'0" X 6'8"	SGD		IMPACT RATED
D4	3'0" X 6'8"	SWING		20 MIN. FIRE DOOR
D5	3'0" X 6'8"	SWING		INTERIOR, SOLID CORE 2 - PANEL SHAKER
D6	2'8" X 6'8"	SWING		INTERIOR, HOLLOW CORE 2 - PANEL SHAKER
D7	2'8" X 6'8"	POCKET		INTERIOR, HOLLOW CORE 2 - PANEL SHAKER
D8	2'4" X 6'8"	POCKET		INTERIOR, HOLLOW CORE 2 - PANEL SHAKER
D9	5'0" X 6'8"	DBL. SWING		INTERIOR, HOLLOW CORE 2 - PANEL SHAKER

SYMBOL	SIZE	DESCRIPTION	COUNT	COMMENTS
W1	4'0" X 5'0"	PICTURE		IMPACT RESISTANT
W2	2'0" X 5'0"	SINGLE HUNG		IMPACT RESISTANT
W3	2'6" X 5'0"	SINGLE HUNG		IMPACT RESISTANT
W4	2'0" X 2'0"	PICTURE		IMPACT RESISTANT
W5	4'0" X 2'0"	PICTURE		IMPACT RESISTANT

- ALL PRODUCTS INSTALLED STRICTLY PER PRODUCT APPROVAL
- ALL EXTERIOR DOORS INCLUDING GARAGE DOORS TO WITHSTAND PRESSURES STATED IN PERMIT INFORMATION ON THESE PLANS
- ALL WINDOWS TO WITHSTAND PRESSURES STATED IN PERMIT INFORMATION ON THESE PLANS
- GRIDS PER ELEVATIONS
- ALL WINDOWS IN BATHROOMS TO BE SAFETY GLASS PER CODE
- ALL WINDOWS WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED
- PROVIDE MIN. (1) EXIT DOOR (SWING) THAT IS MIN. 3'0" WIDE & (1) EMERGENCY ESCAPE DOOR (NOT SHUTTERED). IF ESCAPE DOOR HAS GLAZING THEN IT MUST BE IMPACT RESISTANT AND SHALL NOT BE THROUGH GARAGE. THIS MAY BE THE SAME DOOR IF IT MEETS ALL CRITERIA LISTED ABOVE. IF THE DOOR SWINGS OUT, THEN THE LANDING SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD.
- GLASS SHOWER DOORS CUSTOM SIZED PER FINISHED OPENING DIMENSIONS.

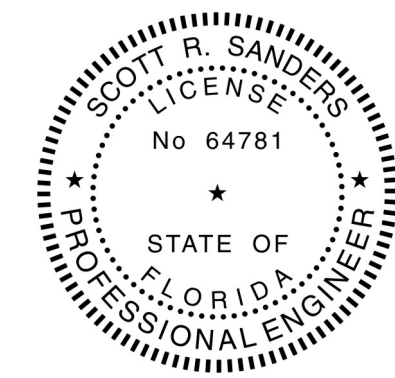
AREA TABULATIONS

UNDER AIR:	1907 SF
COVERED PORCH TOTAL:	248 SF
GARAGE:	449 SF
FOOTPRINT:	2604 SF

WALL TYPE LEGEND

- = 2X6 LOAD BEARING EXTERIOR WALL - INSULATE W/ R13 BATTS MINIMUM
- = 2X4 LOAD BEARING INTERIOR WALL - INSULATE W/ R11 BATTS @ BEDROOM & BATHROOMS
- = 2X4 PARTITION WALL - INSULATE W/ R11 BATTS @ BEDROOMS & BATHROOMS
- = 2X4 KNEE WALL
- = 2X6 LOAD BEARING INTERIOR WALL
- = 6X6 PORCH COLUMN

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LANDER

LOT 2, SW BEACON WAY
LAKE CITY, FL 32025

Project No. 2024.18



Revisions
ADDED DETAIL - KD 11/11/24

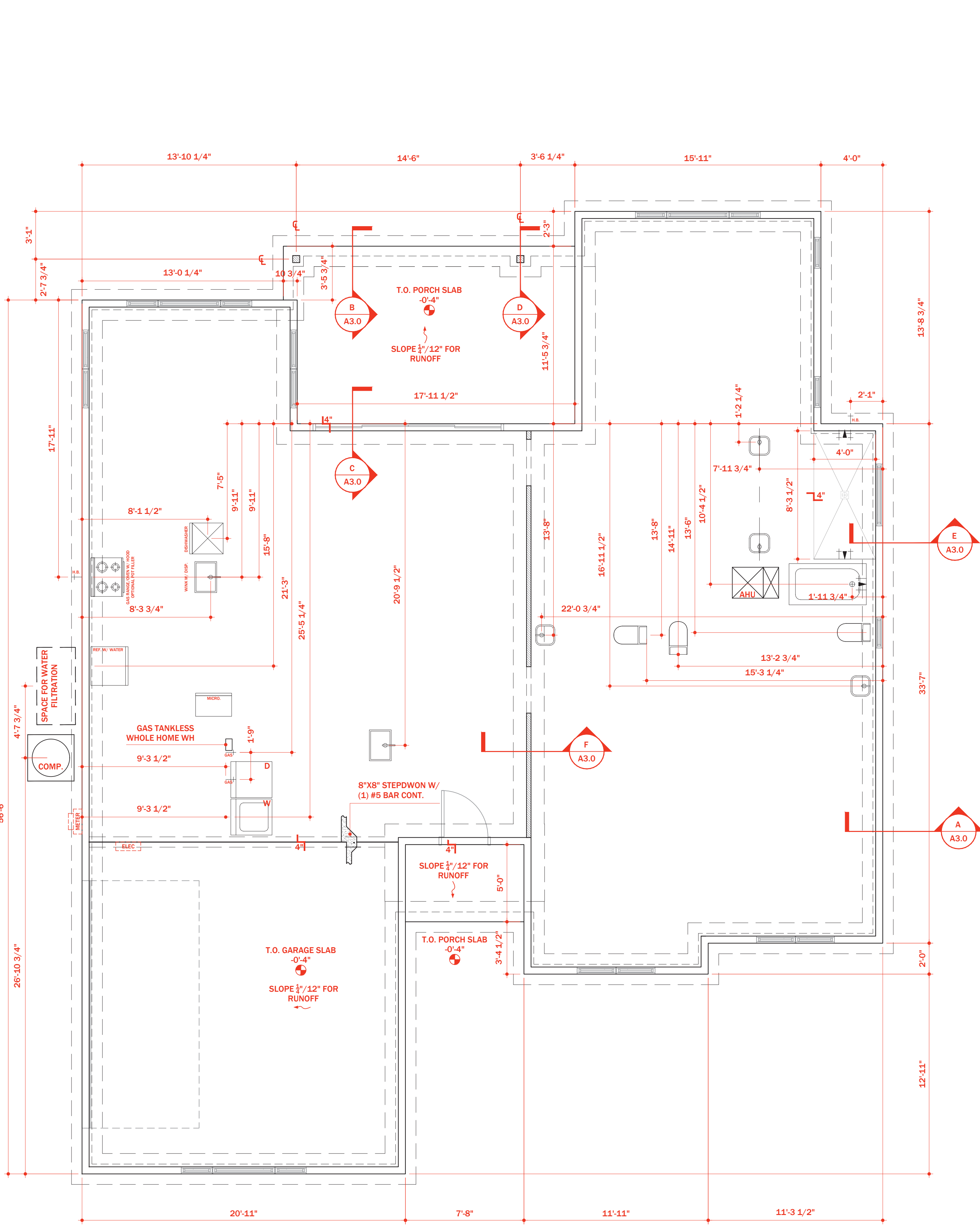
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FLOOR PLAN

A2.0

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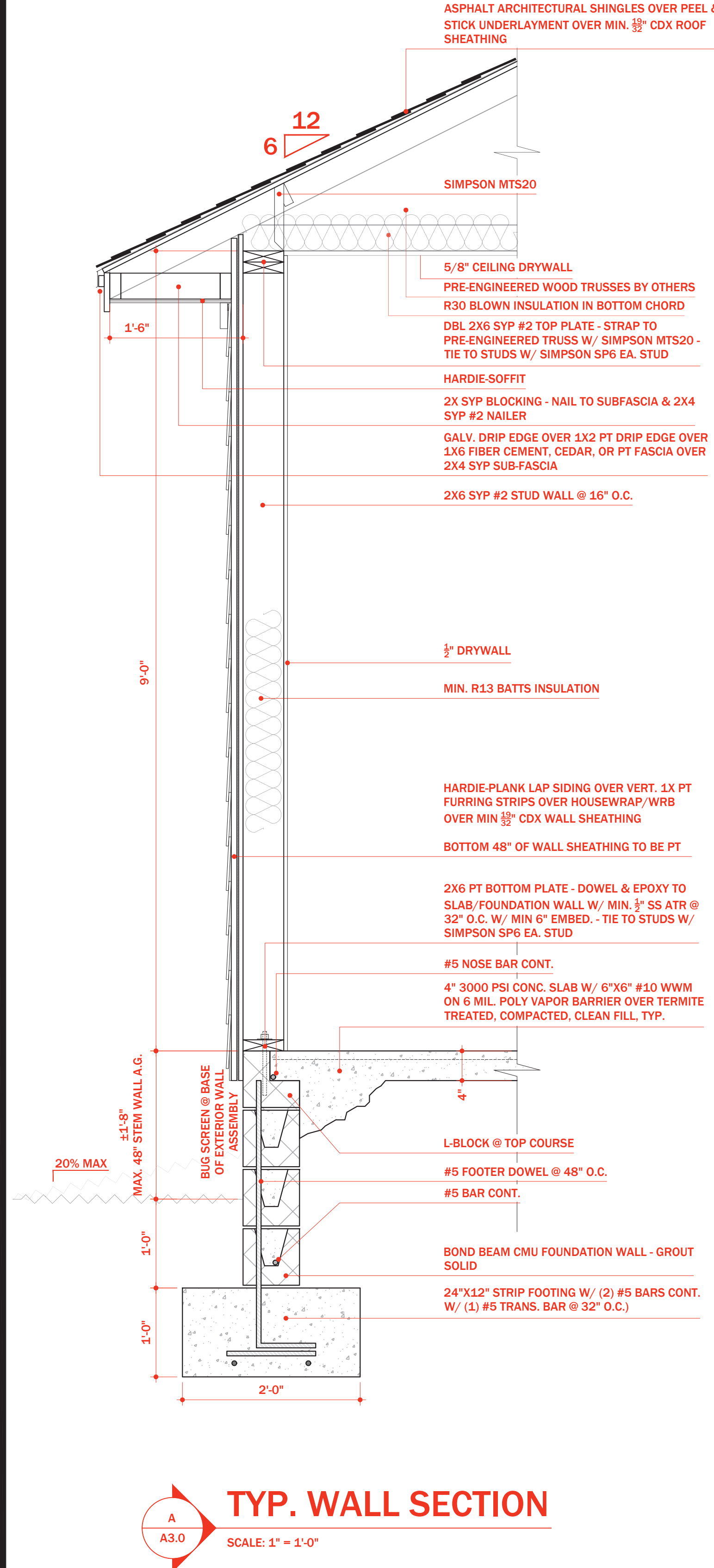
1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
PLUMBING PLAN

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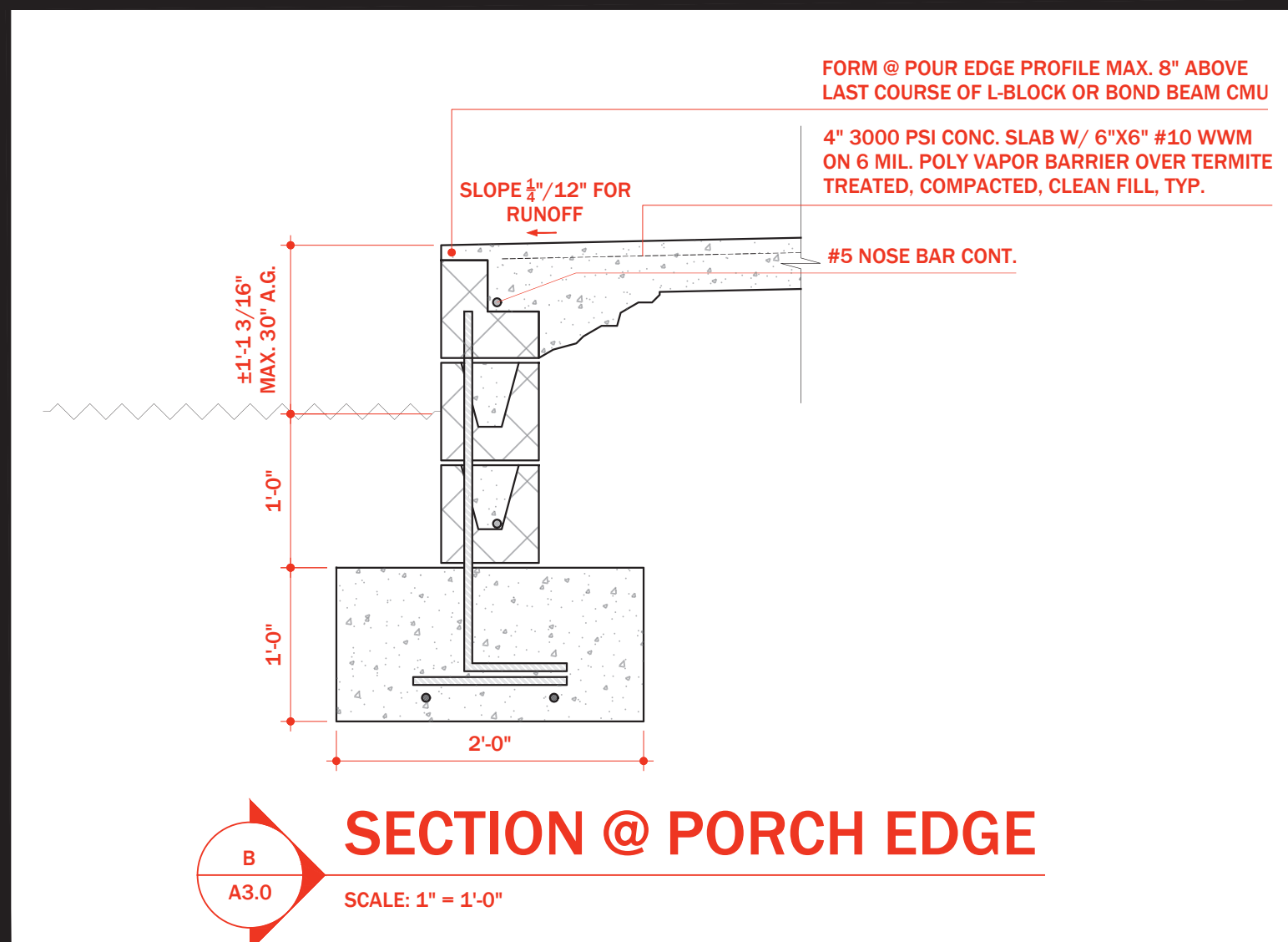


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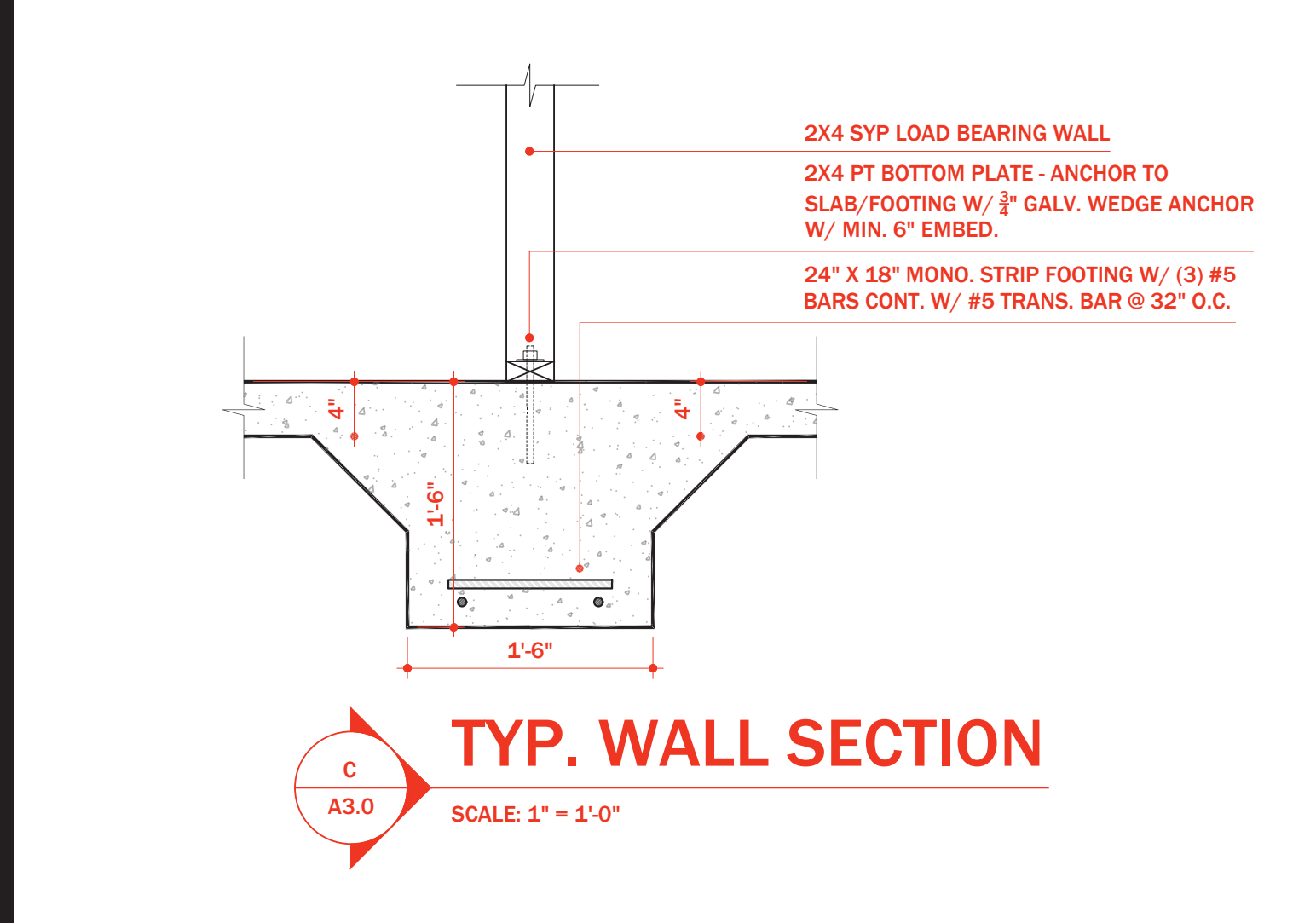
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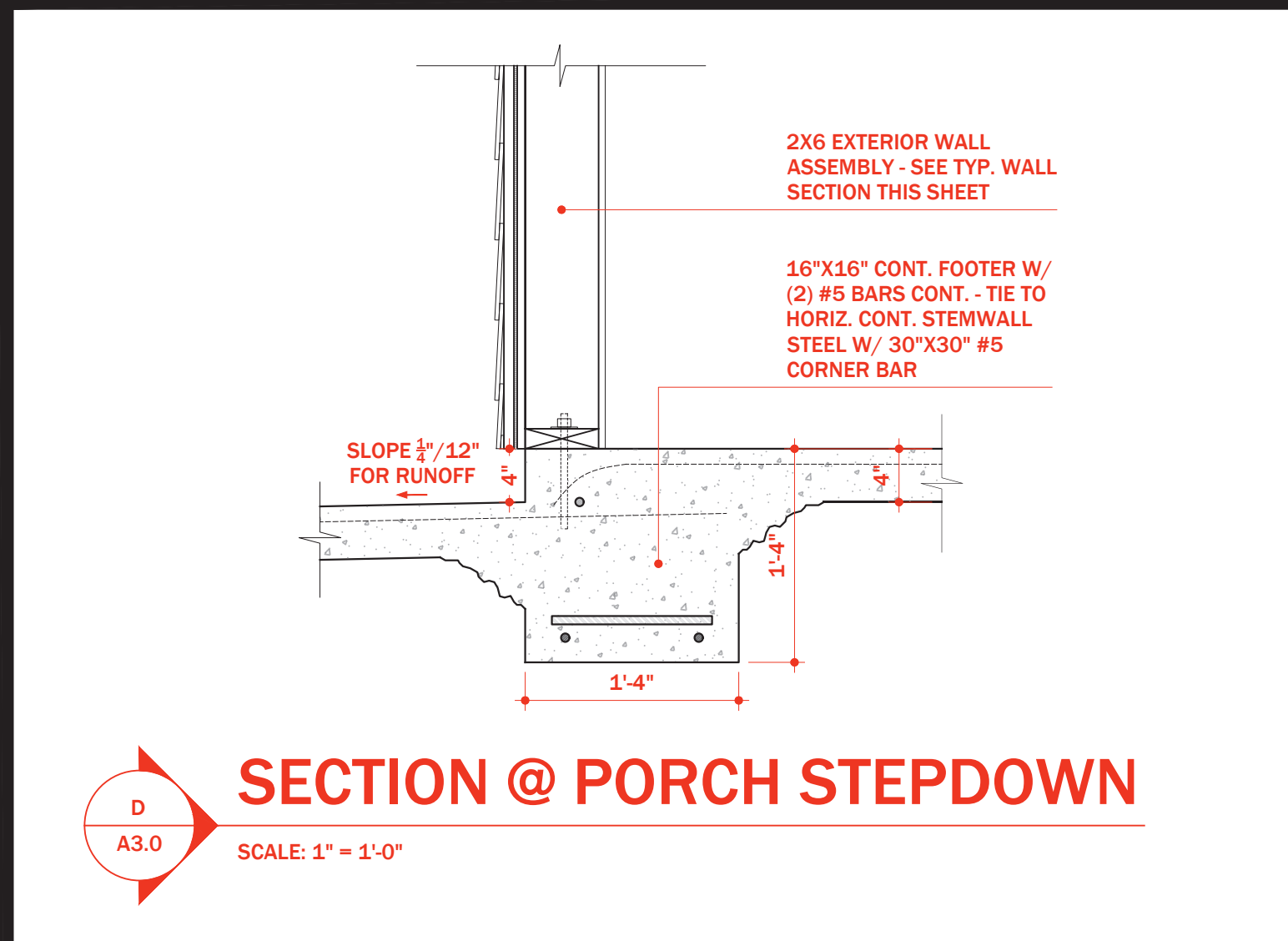
A TYP. WALL SECTION
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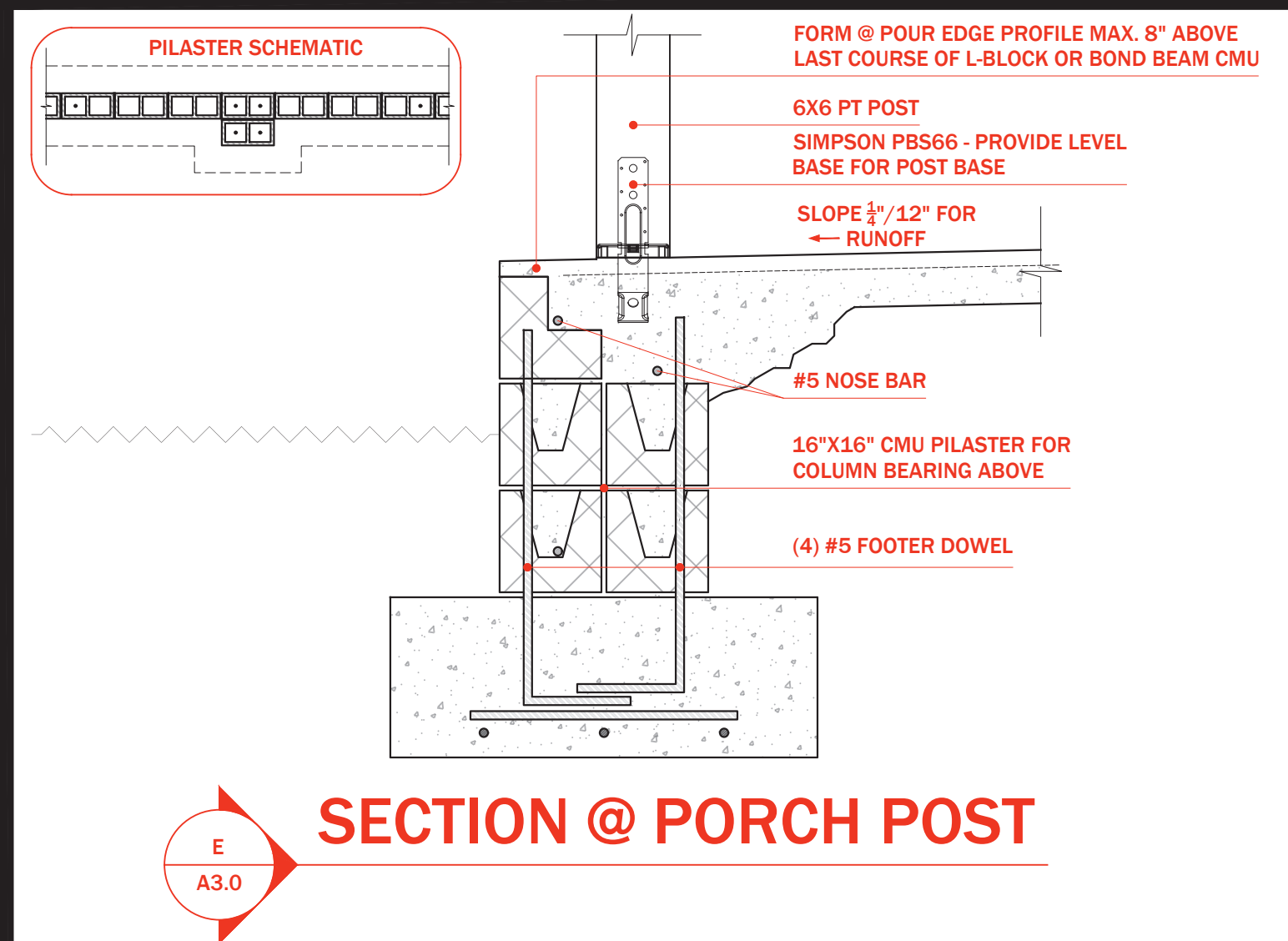
B SECTION @ PORCH EDGE
SCALE: 1" = 1'-0"



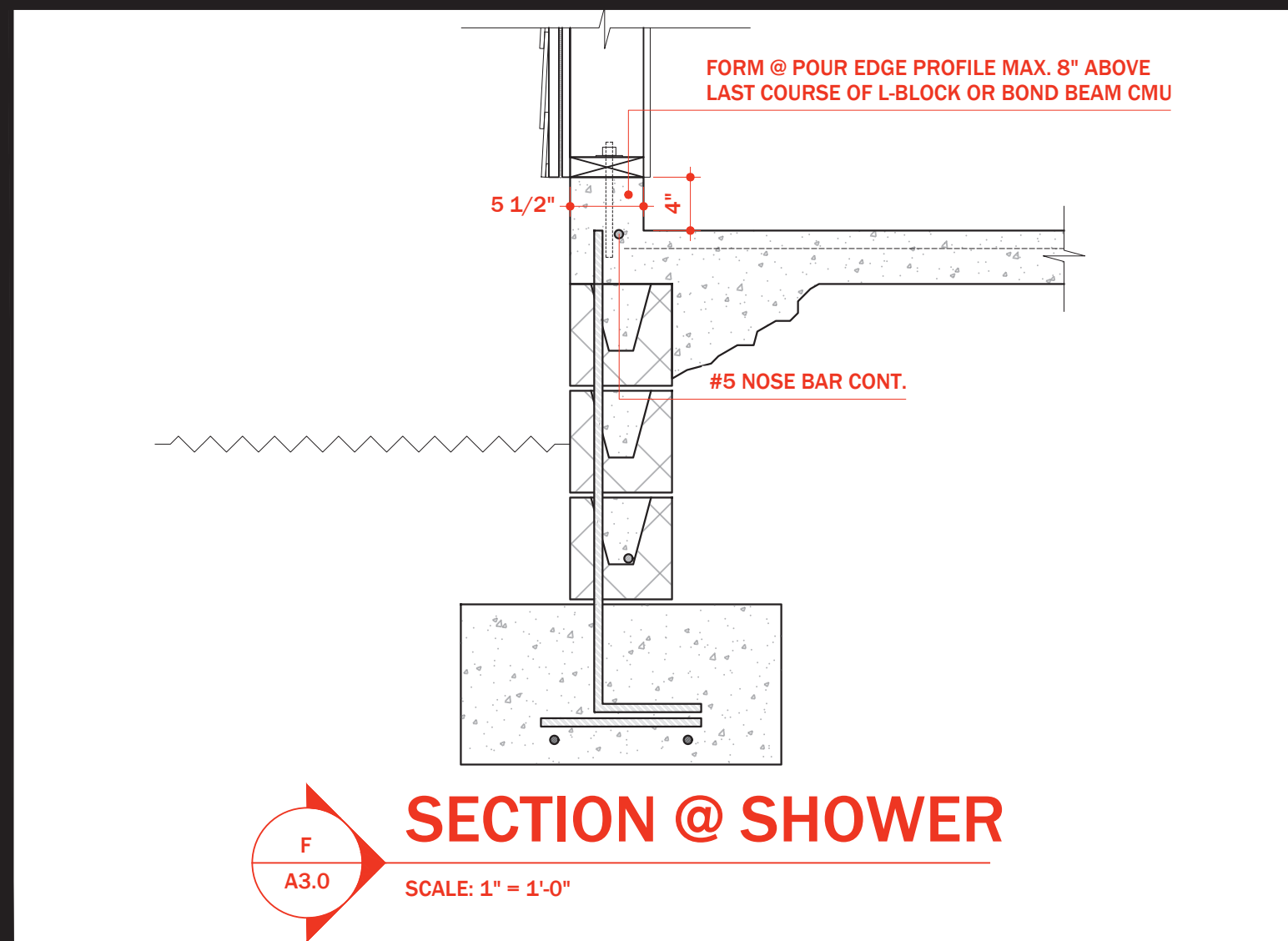
C TYP. WALL SECTION
SCALE: 1" = 1'-0"



D SECTION @ PORCH STEPDOWN
SCALE: 1" = 1'-0"



E SECTION @ PORCH POST
SCALE: 1" = 1'-0"



F SECTION @ SHOWER
SCALE: 1" = 1'-0"



Revisions
ADDED DETAIL - KD 11/11/24

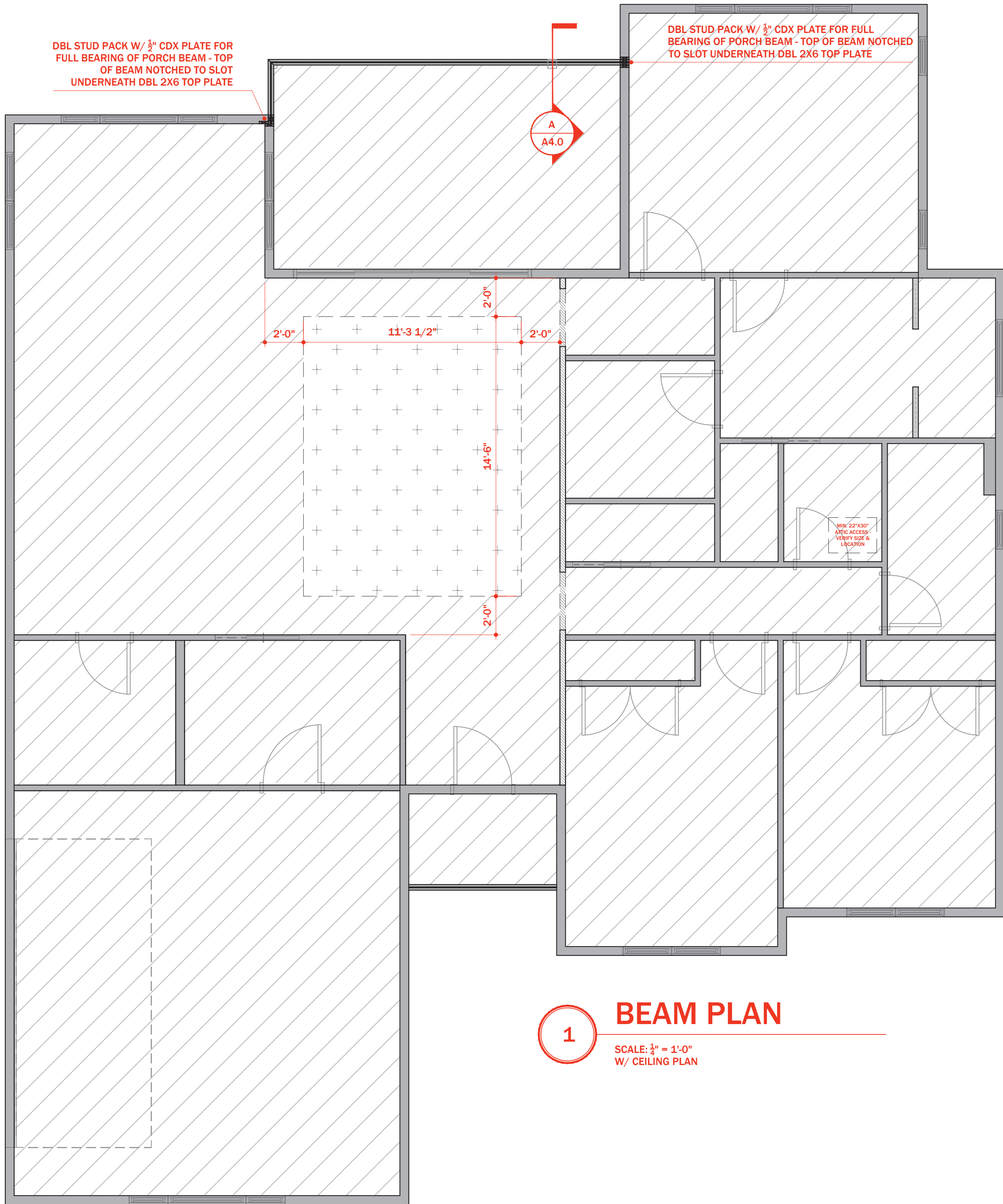
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FOUNDATION PLAN

A3.0

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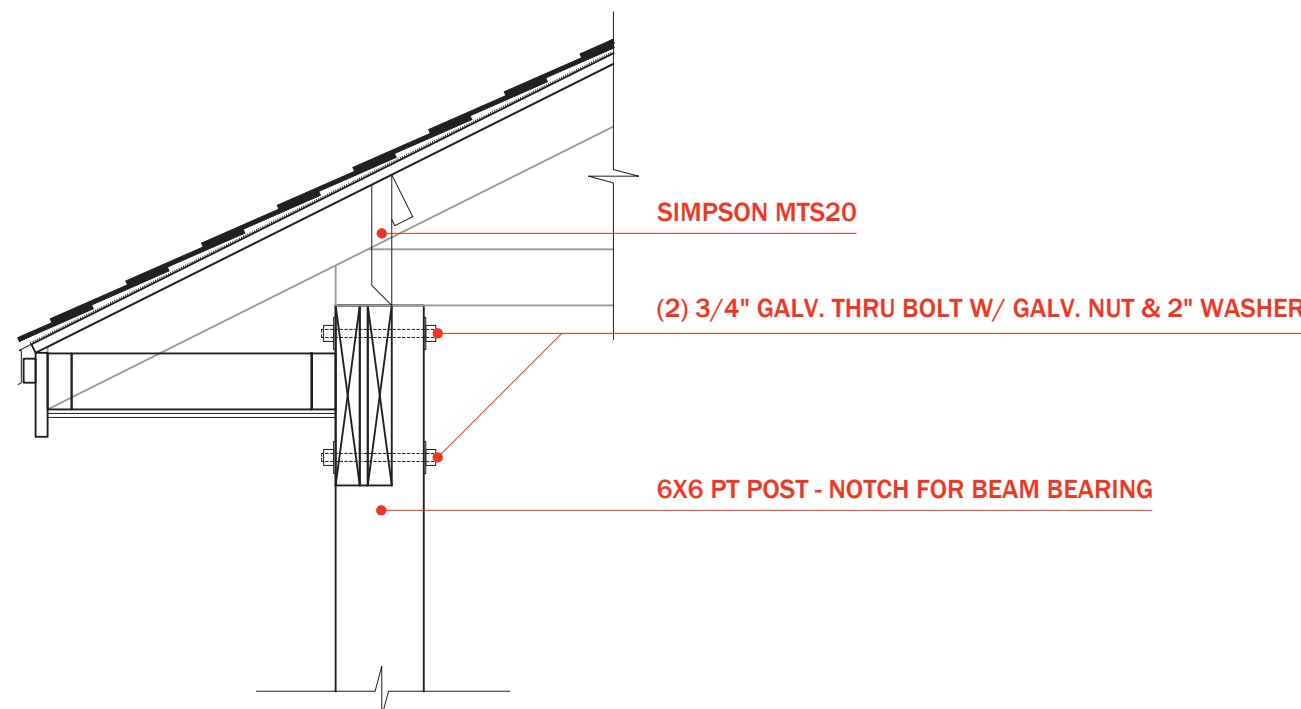
1 **BEAM PLAN**
SCALE: $\frac{1}{4}" = 1'-0"$
W/ CEILING PLAN

BEAM LEGEND

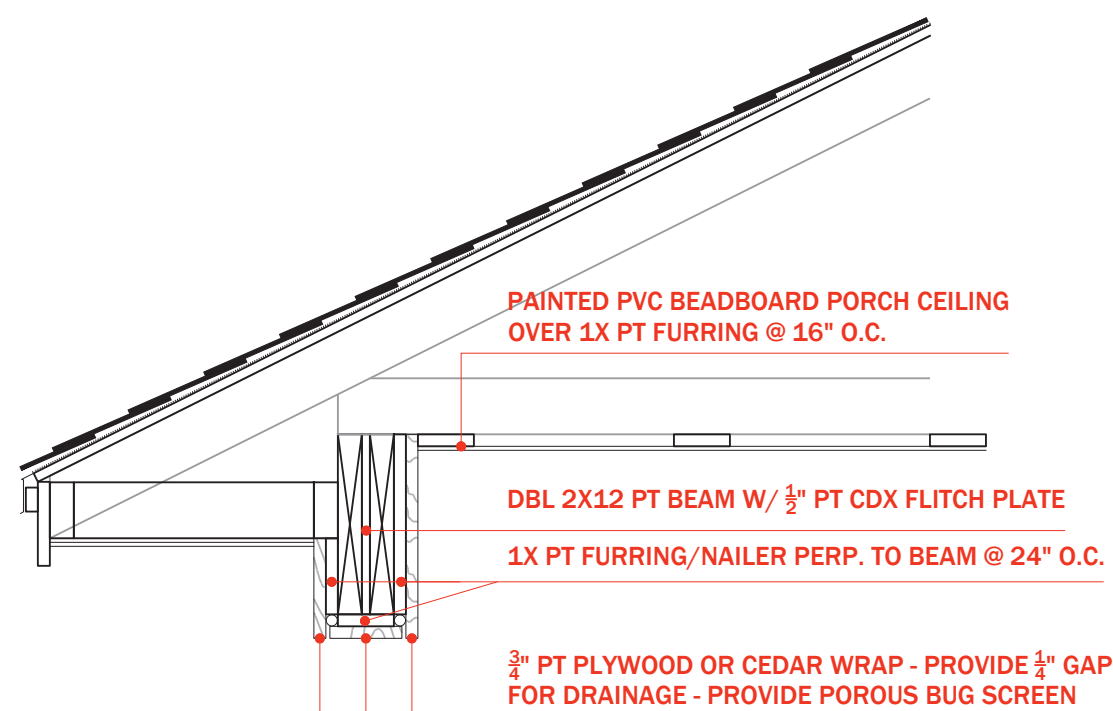
- = 2X6 LOAD BEARING EXTERIOR WALL - T.O. BEAM @ 9'-0" A.F.F.
- = 2X4 LOAD BEARING INTERIOR WALL - T.O. BEAM @ 9'-0" A.F.F.
- = 2X4 PARTITION WALL - T.O. BEAM @ 9'-0" A.F.F.
- = 2X4 KNEE WALL - T.O. BEAM @ 3'-6" A.F.F.
- = DBL 2X12 PT W/ $\frac{1}{2}"$ CDX FLITCH PLATE PORCH BEAM - T.O. BEAM @ 9'-0" A.F.F.

CEILING LEGEND

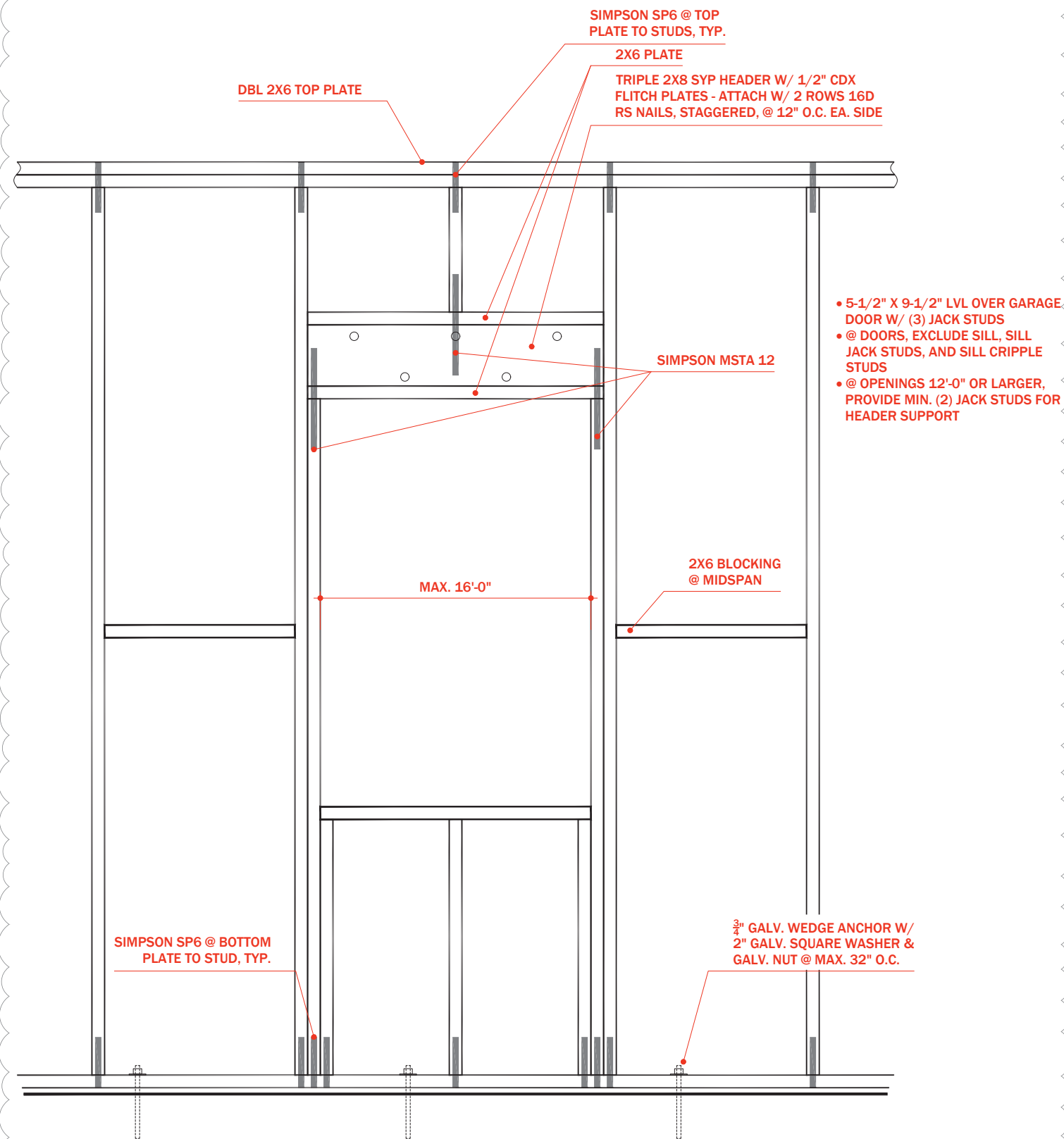
-
-



A **SECTION @ PORCH BEAM**
SCALE: $1" = 1'-0"$

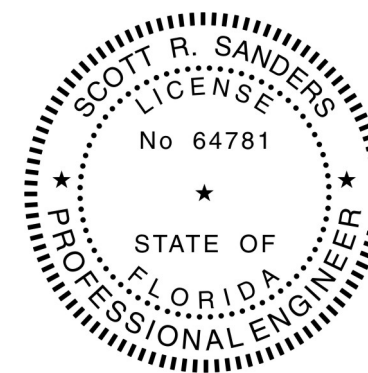


B **BEAM WRAP DETAIL**
SCALE: $1" = 1'-0"$



C **DETAIL @ OPENING IN L.B.W.**
SCALE: $\frac{1}{2}" = 1'-0"$

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Engineer:



SOUTHEAST BUILDING ENGINEERS
PE-64781
3578 Rolling Acres Rd.
Pace, FL 32571
772-774-9096 phone

Project No. 2024.18



Revisions

ADDED DETAIL - KD 11/11/24

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BEAM PLAN

A4.0

Sheet No.

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LANDER

LOT 2, SW BEACON WAY
LAKE CITY, FL 32025

GENERAL NOTES:

- ALL DRAWINGS ARE CONSIDERED PRELIMINARY UNTIL THEY HAVE BEEN APPROVED BY THE LOCAL A.H.J. (AUTHORITY HAVING JURISDICTION).
- PLANS NOT APPROVED BY A QUALIFIED REVIEWER BY THE A.H.J. ARE CONSIDERED INVALID AND UNLAWFULLY PERMITTED. THIS IS THE RESPONSIBILITY OF THE CONTRACTOR/PERMITEE TO CONFIRM.
- THE E.O.R. (ENGINEER OF RECORD) HAS NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS TO BUILD ANY STRUCTURES THAT ARE EITHER INVALID OR UNLAWFULLY PERMITTED.
- DO NOT ORDER ANY WORK OR MATERIAL WITH PRELIMINARY DRAWINGS.
- ALL WRITTEN DIMENSIONS ON THESE DRAWINGS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTOR TO VERIFY ALL MEASUREMENTS IN THE FIELD. ANY DISCREPANCIES ARE TO BE SUBMITTED TO THE E.O.R. IN WRITING PRIOR TO THE COMMENCEMENT OF ANY WORK. THE E.O.R. IS NOT LIABLE FOR ANY CONSTRUCTION THAT PROGRESSES WITHOUT NOTIFICATION AND CONSENT TO PROCEED AS STATED IN A SIGNED AND SEALED LETTER TO THE A.H.J..
- WEATHERING AREA IS NEGLIGIBLE
- TERMITE AREA IS VERY HEAVY
- PROTECTION FROM TERMITES SHALL BE PROVIDED BY REGISTERED TERMITICIDES.
- THE FLOOR OF THE GARAGE OR CARPORT SHALL BE SLOPED W/ NATURAL CONCRETE OR PAINTED WITH A NONCOMBUSTIBLE MATERIAL.
- BEDROOMS SHALL HAVE AN EGRESS OPENING OF 5 SQUARE FEET. WINDOWS SHALL HAVE A 24" CLEAR HEIGHT WITH A 20" NET CLEAR WIDTH OR GREATER. MAXIMUM SILL HEIGHT IS 44" FROM FINISH FLOOR.
- ALL EXIT DOORS SHALL HAVE A LIGHT W/ A FLAT 36" X 36" LANDING.
- INSULATION MATERIALS SHALL HAVE A FLAME SPREAD NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPMENT INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84. ALL EXPOSED ATTIC INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX (IN ACCORDANCE WITH ASTM E 970) NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER.
- A VAPOR RETARDER SHALL BE INSTALLED IN THE WARM WINTER SIDE OF THE INSULATION. SHOULD BLOWN INSULATION BE USED IN THE ATTIC, A VAPOR RETARDER MUST BE USED.
- ALL WOOD-FRAMING MEMBERS RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH FASTENERS NOT-DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL. PROTECTION FROM DECAY SHALL BE REQUIRED PER FBC/R-317 (FBC/R 2023).
- ACCESSIBILITY DOORS SHALL HAVE A 29" MIN. CLEARANCE.
- THE SITE ADDRESS OR NUMBERS SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- AT LEAST ONE BATHROOM SHALL HAVE A MINIMUM OF A 29" CLEAR OPENING.
- ALL STRUCTURE FOOTERS SHALL BE A MINIMUM OF 12" BELOW GRADE.
- FOUNDATION STEEL (#5 BARS) SHALL HAVE A MINIMUM OF 3" OF COVER.
- A CONTINUOUS PATH FROM FOUNDATION TO ROOF SHALL BE PROVIDED PER DETAILS AND CONNECTIONS SPECIFIED.
- ROOF AND WALL COMPONENT AND CLADDING LOADS ARE SHOWN IN THE DESIGN CRITERIA.
- SHUTTERS OR IMPACT GLASS IS REQUIRED FOR PROTECTION OF OPENINGS FOR THIS RESIDENCE PER SECTION R301.2.1.2 OF THE FLORIDA RESIDENTIAL BUILDING CODE (FBC/R 2023).
- INTERIOR AND BEARING AND NON-BEARING FRAMED WALLS SHALL USE STUD GRADE LUMBER SPACED AT 16" O.C.
- FRAMED BEARING WALLS SHALL BE BRACED WITH 2X4S @ A MAXIMUM OF 8' O.C.
- ROOF SHEATHING SHALL BE PER PLAN AND HAVE A SPAN RATING OF 16/24 AND NAILED WITH 10d RING OR SCREW TYPE NAILS (2 1/2" X .131") AT 6" O.C. ON THE SEAMS AND 6" O.C. IN THE FIELD U.N.O.
- ACCESS OPENING SHALL BE A MINUMUM OF 16" X 24" AND SHALL NOT BE UNDER AN EXTERIOR DOOR OR LOCATED BEHIND AN EXTERIOR FIXTURE.
- ALL NAILS SHALL BE HOT DIPPED GALVANIZED OR BETTER.
- ALL SIMPSON FASTENERS SHALL BE Z-MAX WITH HOT-DIPPED GALVANIZED COMMON NAILS OR BETTER.
- ALL BEARING WALLS SHALL HAVE A SIMPSON SP4/6 PLACED TOP AND BOTTOM OF FRAMED WALL AT 16" O.C.. HEADERS OVER 4' SHALL BE STRAPPED TO JACKS W/ SIMPSON MSTA24 AT ENDS W/ 8-10d NAILS PER SIDE. HEADERS UNDER 4' SHALL BE STRAPPED W/ SIMPSON LSTA18 W/ 7-10d NAILS PER END. EACH JACK SHALL HAVE A H2.5A @ THE BOTTOM PLATE.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND ROOF PITCH.
- NO SCREWS SHALL BE USED IN THE PLYWOOD SHEATHING OR WOOD MEMBERS OR ANY SIMPSON PRODUCTS UNLESS SPECIFIED IN THESE PLANS OR FROM THE MANUFACTURER.
- ROOF RAIN WATER SHALL BE DIVERTED FROM SEPTIC FIELD.
- CONTINUOUS LATERAL TRUSS BRACING AS 1X4 SYP UNLESS SPECIFIED OTHERWISE BY TRUSS ENGINEER

ROOFING NOTES:

- ROOFING MATERIAL SHALL BE ATTACHED PER MANUFACTURERS SPECIFICATIONS TO MEET THE DESIGN CRITERIA PRESCRIBED IN THESE PLANS.

WOOD FRAMING/ SHEATHING NOTES:

- PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY A FLORIDA REGISTERED ENGINEER FOR ALL LOADS PRESCRIBED. ROOF TRUSS ENGINEERING SHOP DRAWINGS SHALL INCLUDE TRUSS LAYOUT, DESIGN LOADS, TRUSS REACTION, (DEAD LOAD & LIVE LOAD AND DEAD LOAD + WIND LOAD), AND ALL OTHER INFORMATION REQUIRED FOR PROPER TRUSS INSTALLATION, ERECTION AND BRACING CRITERIA. DESIGN OF ROOF TRUSSES SHALL INCLUDE THE UPLIFT EFFECTS OF 120 MPH DESIGN WIND LOAD BASED ON THE 2023 FLORIDA BUILDING CODE, 8TH EDITION. ROOF TRUSSES SHALL NOT BE DELIVERED TO THE CONSTRUCTION SITE MORE THAN 3 DAYS PRIOR TO INSTALLATION, AND SHALL BE STORED IN ACCORDANCE WITH TPI-96. TRUSS ENGINEER SHALL PROVIDE A WEB MEMBER AT ANY AND ALL PITCH CHANGES OF THE TOP AND BOTTOM CHORD, EXTENDING TO PANEL POINT ON OPPOSITE CHORD. MAX. LENGTH OF BOTTOM CHORD SHALL NOT EXCEED 9 FT. EXCEPT @ SHORT TRUSS HEELS WHERE REQUIRED HURRICANE STRAP WILL BEND OVER TOP CHORD. PROVIDE VERTICAL WEB OVER ALL TRUSS BEARING LOCATIONS. ALL VALLEY SETS SHALL BE FRAMED WITH VALLEY SET TRUSSES AND ATTACHED TO TRUSSES BELOW PER SPECIFIED STRAPPING @ 6" O.C. MAX. ROOF PLYWOOD SHALL EXTEND ON TRUSSES BENEATH ALL OVER FRAMING. OMIT PLYWOOD AND VALLEY SET BOTTOM CHORD BETWEEN TWO TRUSSES FOR ACCESS. IN ADDITION TO THE DESIGN LOADS LISTED, THE TRUSSES SHALL BE DESIGNED FOR ADDITIONAL LOADS WHERE APPLICABLE (I.E. A/C EQUIPMENT, ETC.). DESIGN BOTTOM CHORDS FOR ATTIC TRUSSES FOR LIVE LOAD PER FBC. TRUSSES SUPPORTING MECHANICAL EQUIP. SHALL BE DESIGNED FOR (2) 100 LB POINT LOADS 3' APART LOCATED ANYWHERE ON THE TOP CHORD. TRUSSES MUST BE CONFIGURED TO PROPERLY ATTACH ALL HANGERS SHOWN ON PLANS OR IN SHOP DRAWINGS. TRUSS ENGINEER MUST SPECIFY ALL TRUSS TO TRUSS CONNECTIONS. ALL ROOF TRUSSES AND RAFTERS SHALL BE ANCHORED WITH A TRUSS CONNECTOR STRAP AS PER PLAN OR SCHEDULE & A VAPOR BARRIER MUST BE PROVIDED BETWEEN TRUSSES AND CONCRETE.
- ROOF SHEATHING SHALL BE A MIN. OF 5/8" CDX SPAN RATED STRUCTURAL PLYWOOD, INSTALLED WITH FACE GRAIN PERPENDICULAR TO ROOF FRAMING WITH 10d RING SHANK NAILS 6" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD. PROVIDE 2" X 4" BLOCKING AT HIPs AND VALLEYS. SPACE NAILS AT 4" O.C. AT BLOCKING.
- EXTERIOR GABLE FRAME WALL SHEATHING TO BE SHEATHED WITH 1/2" APA SHEATHING, SPECIES GROUP 1, SPAN RATING OF 32/16 OR BETTER. UNLESS OTHERWISE NOTED, INSTALL WITH FACE GRAIN HORIZONTAL. PLYWOOD SHALL BE 4 PLY MINIMUM. NAIL TO STUDS USING 10d NAILS @ 6" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD. DECREASE SPACING PER PLAN. REMOVE ALL NAILS THAT DO NOT FULLY PENETRATE/MISS FRAMING MEMBERS.
- ALL TIMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED OR HAVE AN APPROVED SEPARATING MATERIAL.
- ALL NAILS AND METAL HARDWARE EXPOSED TO THE ELEMENTS SHALL BE GALVANIZED. ALL NAILS SHALL BE COMMON WIRE NAILS. SPACE NAILS AT STRAPS AS TO NOT SPLIT THE WOOD.

CONCRETE NOTES:

- CONCRETE HAS BEEN PERFORMED IN ACCORDANCE WITH ACI 318-05, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRET.
- NORMAL WEIGHT CONCRETE (145 PCF) 28-DAY COMPRESSIVE STRENGTHS:
 1. PILING: 500 PSI WITH .40 WATER-CEMENT RATIO
 2. SHALLOW FOUNDATIONS: 2500 PSI.
 3. PILE SUPPORTED FOUNDATIONS:5000 PSI WITH .40 WATER-CEMENT RATIO
- COLUMNS, BEAMS, AND ELEVATED SLABS: 3000 PSI. CONCRETE SLUMP SHALL BE AS FOLLOWS:
 1. MASSIVE SECTIONS, PAVEMENTS, & SLABS: 3" (MIN.) - 5" (MAX.)
 2. HEAVY SLABS, BEAMS, WALLS: 3" (MIN.) - 5" (MAX.)
 3. THIN WALLS, COLUMNS: 3-1/2" (MIN.) - 6" (MAX.)
- MINIMUM CONCRETE CLEAR COVER SHALL BE:
 1. SLAB: 3/4"
 2. BEAMS AND COLUMNS: 2"
 3. THE COLUMNS: 3/4"
 4. EXPOSED UNPROTECTED CONCRETE: 2"
 5. FORMED CONCRETE BELOW GRADE: 3"
 6. UNFORMED CONCRETE BELOW GRADE: 3"
- PLACING DRAWINGS AND BAR LISTS SHALL CONFORM TO A.C.I.'S "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (A.C.I. 315)
- DETAILS OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION," AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS OTHERWISE INDICATED.
- CONCRETE CONSTRUCTION TECHNIQUES SHALL CONFORM TO THE "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (A.C.I. 301)
- ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL CONSTRUCTION LOADS
- CONCRETE BEAM SIZES MAY BE INCREASED AS REQUIRED FOR ARCHITECTURAL DETAILS OR TO FIT BLOCK COURSING.
- CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF A.C.I 301 AND ASTM C-94 FOR MEASURING, MIXING, TRANSPORTING, ETC.
- CONCRETE TICKETS SHALL BE TIME-STAMPED WHEN CONCRETE IS BATCHED. THE MAXIMUM TIME ALLOWED FROM WHEN WATER IS ADDED TO THE MIX UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED 90 MINUTES. IF FOR ANY REASON THERE IS A DELAY SUCH THAT A BATCH IS HELD FOR LONGER THE 90 MINUTES, THE CONCRETE SHALL NOT BE PLACED.
- CALCIUM CHLORIDES SHALL NOT BE UTILIZED IN THE WORK.
- OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.
- FBC PROVIDES AN EXCEPTION FOR RESIDENTIAL CONSTRUCTION WHERE CONTROL JOINTS ARE NOT REQUIRED. HOWEVER, IN THAT EXCEPTION, IT SAYS THAT THE EXCEPTION IS ALLOWED WHERE THE OWNER ACKNOWLEDGES THAT CRACKS ARE ACCEPTABLE AND UNDERSTOOD.

FORMWORK NOTES:

- FORMWORK SHORING, AND BRACING FOR ALL CONCRETE BEAMS, COLUMNS, WALLS, AND FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH A.C.I 347, "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK"
- ANY AND ALL PLUMBING PIPE PENETRATIONS THROUGH FORMED WORK SHOULD BE DONE SO THAT REINFORCING STEEL IS NOT DISRUPTED AND COVER FOR STEEL IS NOT AFFECTED
- ANY UTILITY PIPES PENETRATING FOOTERS TO BE PROPERLY SLEEVED TO AVOID PIPED UTILITIES FROM BEING SHEARED DURING SETTLEMENT OF STRUCTURE
- ELECTRICAL PIPES INSIDE OF THE POURED COLUMNS SO THAT THEY DO NOT TAKE UP MORE THAN 10% OF THE CROSS-SECTIONAL AREA OF THE COLUMNS AND THEY DO NOT AFFECT THE COVER ON THE REINFORCING STEEL

MASONRY NOTES:

- STRUCTURAL DESIGN IS IN ACCORDANCE WITH TMS 402/602-16, BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES, 2016.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH TMS 402/602-16, BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES, 2016.
- ALL BLOCK WALLS SHALL BE TWO CELL HOLLOW CONCRETE MASONRY REGULAR SIZE BLOCK MANUFACTURED IN CONFORMANCE WITH ASTM C-90, GRADE, F_m=1500 P.S.I.
- BLOCK SHALL BE PLACED IN RUNNING BOND UNLESS OTHERWISE NOTED. LAY UP MASONRY WALLS TO BOTTOM OF TIE BEAMS BEFORE PLACING CONCRETE FOR IN WALL COLUMNS.
- GROUT USED TO FILL MASONRY CELLS SHALL COMPLY WITH ASTM C-476 AND SHALL PROVIDE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS. THE GROUT MIX SHALL HAVE A MAXIMUM 3/8" COURSE AGGREGATE AND SHALL BE PLACED WITH A SLUMP OF 8" TO 10". USE MECHANICAL VIBRATION TO CONSOLIDATE GROUT.
- TYPE S MORTAR SHALL BE USED EXCLUSIVELY ON THIS PROJECT. MORTAR SHALL BE PROPORTIONED AND MIXED AS OUTLINED UNDER ASTM C-270 HORIZONTAL AND VERTICAL MORTAR JOINTS SHALL BE 3/8" THICK UNLESS OTHERWISE NOTED. REMOVE MORTAR PROTRUSIONS THAT EXTEND INTO THE CELLS TO BE FILLED. ALLOW A MINIMUM OF 24 HOURS FOR MORTAR TO CURE PRIOR TO GROUTING CELLS.
- TENSION AND COMPRESSION LAPS = .002 X BAR DIAMETER X F_s (NOTE THAT F_s= 24 KSI MAXIMUM (4 X F_y)) (THIS EQUATES TO 48 X BAR DIAMETER)
- MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR". THE SUPERVISOR OF THE MASONRY PORTION OF THE PROJECT SHALL BE A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR" OF A CERTIFIED STRUCTURAL MASON" AS RECOGNIZED BY THE FLORIDA CONCRETE AND PRODUCTS ASSOCIATION (FC&PA). THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE MASONRY CONTRACTOR SHALL SUBMIT CREDENTIALS FOR THE FC&PA TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BIDDING.
- REINFORCING BAR SHALL BE IN ALL WALL INTERSECTIONS AND AT EACH SIDE OF ALL OPENINGS.
- POURED DOWNWELL TO BE AT EVERY GIRDER LOCATION AND REINFORCING BARS SHALL BE AT ALL DBL. GIRDER TRUSSES

TIMBER SPECIFICATIONS:

- STRUCTURAL TIMBER SHALL BE #2 SOUTHERN YELLOW PINE (M.C.-19%) OR LODGE POLE OR EQUAL UNLESS OTHERWISE NOTED ON DRAWINGS, WITH ALLOWABLE STRESSES AS FOLLOWS:

BENDING STRESS	1200 PSI
1050 PSI (LODGE POLES)	
SHEAR STRESS	90 PSI
- 70 PSI (LODGE POLES)
- COMPRESSION STRESS PARALLEL TO GRAIN 1000 PSI
- 700 PSI (LODGE POLES)
- MODULUS OF ELASTICITY 1600000 PSI
- 1200000 PSI (LODGE POLES)
- STRUCTURAL GLUE LAMINATED TIMBER SHALL BE VISUALLY GRADED SOUTHER PINE WITH THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

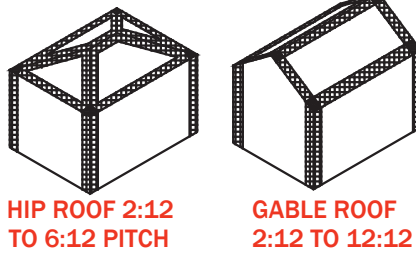
BENDING STRESS	2400 PSI
SHEAR STRESS	200 PSI
MODULUS OF ELASTICITY	1800000 PSI
- STRUCTURAL PARALLAM BEAMS ALL SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

BENDING STRESS	2900 PSI
SHEAR STRESS	290 PSI
MODULUS OF ELASTICITY	2000000 PSI
- PLYWOOD SHEATHING: SEE TABLE
- ALL BEARING STUD WALLS SHALL HAVE SOLID BLOCKING AT MID-HEIGHT OR AS OTHERWISE NOTED ON BUILDING SECTIONS.
- PREFABRICATED WOOD STRUCTURAL MEMBERS, INCLUDING TRUSSES SHALL BE DESIGNED SPECIFICALLY FOR THIS PROJECT FOR A 150 MPH WIND LOAD IAW ASCE 7-05 LATERAL LOAD.
- REVIEW ALL DRAWINGS INCLUDING MECHANICAL, ELECTRICAL, PLUMBING ETC. TO ASCERTAIN LOADS FROM EQUIPMENT, OPENINGS FOR DUCTS ETC. AND PROVIDE MODIFICATION TO TRUSSES IF REQUIRED TO SUPPORT SAME.
- TRUSS LAYOUT AS SHOWN ON PLANS IS SCHEMATIC AND MAY BE MODIFIED WITH APPROVAL OF THE ENGINEER.
- ALTHOUGH WEB LAYOUT MAY BE SHOWN ON PLANS, IT IS THE RESPONSIBILITY OF THE TRUSS DESIGNER TO ACCEPT, APPROVE, OR MODIFY AS REQUIRED FOR THE DESIGN PURPOSE.
- WOOD-TO-WOOD FRAMED CONNECTIONS ARE TO BE MADE WITH BOLTS AND /OR JOIST HANGERS AS SHOWN. TOE-NAILING IS NOT PERMITTED.
- MAXIMUM SPANS OF DIMENSIONAL LUMBER USED FOR JACK RAFTERS AT HIPPED ROOF SECTIONS SHALL BE IN ACCORDANCE WITH "SPAN TABLES FOR JOIST AND RAFTERS" AS PUBLISHED BY THE NATIONAL WOOD PRODUCTS ASSOCIATION.
- HIP RAFTERS SHALL BE 2 INCHES DEEPER THAN JACK RAFTERS.
- ALL TRUSSES AND RAFTERS SHALL BE STRAPPED OR HURRICANE CLIPPED TO SUPPORTING MEMBERS AT ALL BEARING POINTS.
- SECURE EACH ROOF TRUSS,/RAFTER TO TOP PLATE WITH SIMPSON HURRICANE CLIPS (OR EQUAL) AS INDICATED ON PLANS. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF TRUSSES TO ENGINEER TO VERIFY /MODIFY UP-LIFT CONNECTORS.
- ALL EXTERIOR WALL FRAMING SHALL BE 2"x4" OR 2"x6" AT 16" O.C. UNLESS NOTED OTHERWISE. 1/2" CDX PLYWOOD PANELS SHOULD EXTEND TO THE TOP PLATE AND BOTTOM OF EXTERIOR GIRDERS OR SILL PLATE. NAIL PLYWOOD AT 4" O.C. AT ALL EDGES AND 6" AT INTERMEDIATE SUPPORTS OR AS PER PLAN.
- USE SIMPSON ST18 (OR EQUAL) RIDGE /RAFTER CONNECTORS OR SIMPSON RR STRAPS AT ALL RAFTERS/ RIDGE BEAMS OR AS INDICATED PER PLAN.
- USE SIMPSON SP1 & SP2 (OR EQUAL) TO SECURE STUDS TO BOTTOM AND TOP PLATES OR AS INDICATED ON PLAN.
- USE TWO (2) SIMPSON LSTA21 (OR EQUAL) TO SECURE EACH BEAM HEADER BEARING END TO EACH SUPPORT, OR AS INDICATED PER PLAN.
- USE SIMPSON LSTA21 STRAP TIES (OR EQUAL) OR SIMPSON SP4 (OR EQUAL) AT TOP OF EACH EXTERIOR WINDOW AND DOOR FRAME OPENING, OR AS INDICATED PER PLANS.
- CUTTING, NOTCHING BORED HOLES IN STUD WALL, RAFTERS, ETC., SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 2020.
- RIDGE BOARDS WHERE INDICATED ON FRAMING PLANS SHALL NOT BE LESS THAN 1" IN THICKNESS AND NOT LESS IN DEPTH THAN CUT END RAFTERS. RAFTERS SHALL BE PLACED DIRECTLY OPPOSITE EACH OTHER AND NAILED TO RIDGE BOARD.
- ALL WOOD BUILT-UP GIRDERS, BEAMS, STUDS TO SOLE PLATES, ETC. TO BE CONNECTED AS PER FLORIDA BUILDING CODE, 2020.
- AT OPENING IN EXTERIOR WALLS, A WALL STUD SHALL BE AT EACH SIDE OF THE OPENING WITH THE ENDS OF THE HEADER SUPPORTED AS FOLLOWS (UNLESS OTHERWISE NOTED):
- WHERE WOOD BEAMS BEAR ON STUD WALLS, PROVIDE MINIMUM DOUBLE OR TRIPLE STUDS, DEPENDING ON BEAM WIDTH AND LOADS, UNDER FOUNDATION.
- AT AREAS WHERE TRUSSES REQUIRE HEADERS TO ADJACENT TRUSSES, PROVIDE HEADERS AS DETERMINED BY ACCEPTABLE ENGINEERING DESIGNS.

PERMITTING INFORMATION:

FLORIDA BUILDING CODE RESIDENTIAL: 8TH EDITION FBC/R 2023 AND ASCE 7-22 FOR WIND LOADING

- BUILDING DESIGN IS: OPEN
- RISK CATEGORY: II
- WIND SPEED: 120 MPH ULTIMATE
- MEAN ROOF HEIGHT: <20'
- ROOF PITCH: 6/12
- INTERNAL PRESSURE COEFFICIENT: 0.18
- SUBJECT TO DAMAGE FROM:
 - WEATHERING: YES
 - TERMITES: YES
- WIDTH OF ROOF END ZONE: N/A
- WIND EXPOSURE CLASSIFICATION: C
- ADJUSTMENT FACTOR FOR EXPOSURE HEIGHT USING ALLOWABLE STRESS DESIGN AND LOAD COMBINATION PER ASCE 7-16 SECTION 2.4
 - DL+LL: DL+0.6WL; 0.6DL+0.6WL
 - EXP HEIGHT ADJ FACTOR: ____ X LOAD COMBO FACTOR 0.6 = ____
 - APPLIED BELOW
- COMPONENTS AND CLADDING WIND PRESSURE (NET)
 - WALL ZONE: 4. SEE C&C Vasd WALL WIND PRESSURES TABLE
 - WALL ZONE: 5. SEE C&C Vasd WALL WIND PRESSURES TABLE
 - CONTINUOUS LOAD PATH PROVIDED?: YES
 - MINIMUM SOIL BEARING PRESSURE:
 - PRESUMPTIVE: 2500 PSI
 - BY TEST:
- BY TEST:
 - ROOF ZONE 1
 - WALLS ZONE 4
 - ROOF ZONE 2
 - WALLS ZONE 5
 - CORNER ZONES
 - ROOF ZONE 3
 - END ZONE

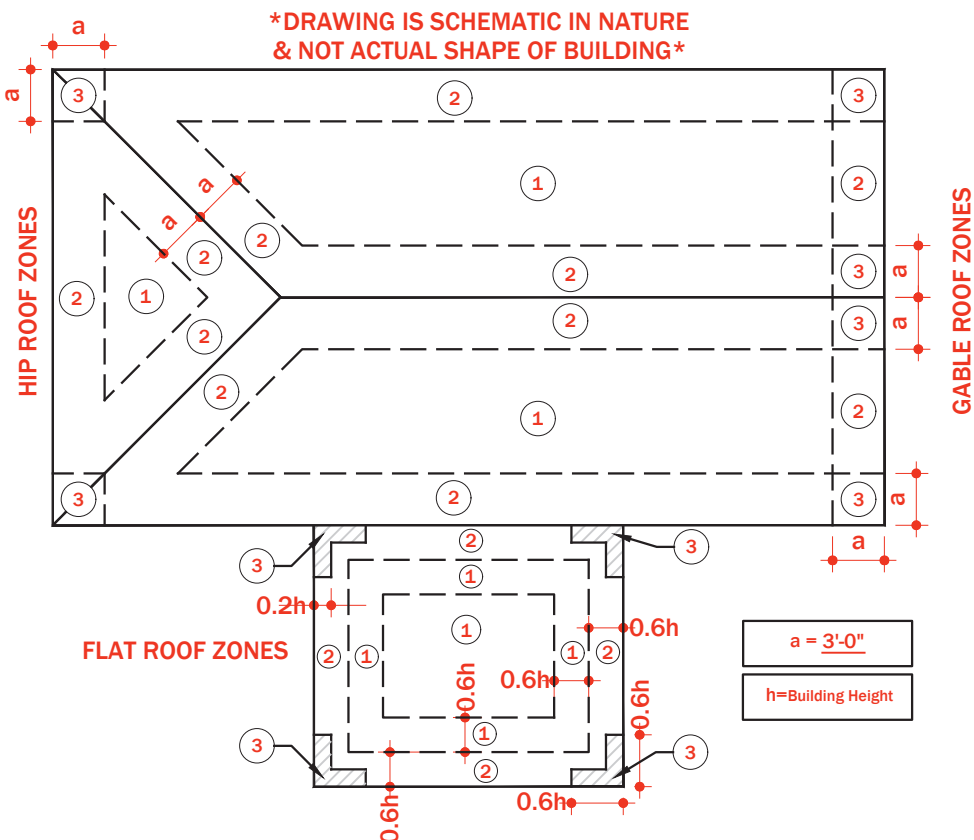


C&C Vasd Roof Wind Pressures

120 C Risk Cat. II H<20'
Hip Roof 20 to 27 Degrees (4"12" to 6"12")
Zone 1 = +15.0 / -26.8
Zone 2, 3 = +15.0 / -37.0

C&C V _{vd} Wall Wind Pressures	
120 C Risk Cat. II H<20 Ft.	
Zone 4 Interior	Zone 5 Exterior
A) 10 SF = +20.0 / -21.8	I) 10 SF = +20.0 / -26.8
B) 20 SF = +19.1 / -20.8	F) 20 SF = +19.1 / -25.0
C) 50 SF = +17.9 / -19.6	G) 50 SF = +17.9 / -22.7
D) 100 SF = +17.0 / -18.7	H) 100 SF = +17.0 / -20.8
E) 500 SF = +15.0 / -16.6	J) 500 SF = +14.6 / -16.6
Garage Door (Min. 2'-0" from corner)	
J) 9x7' = +17.7 / -20.0	K) 16x7' = +16.9 / -18.8

Min. Plywood Decking Requirements 120 Exp. C Risk Cat II	
Min Plywood Thickness	7/16"
Min. Nail	2-3/8"x0.113" RS
Spacing Edge/Field	6" O.C./6" O.C.



LANDER

LOT 2, SW BEACON WAY
LAKE CITY, FL 32025

Project No. 2024.18

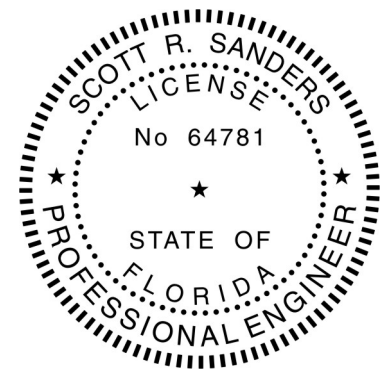


Revisions

ADDED DETAIL - KD 11/11/24

KLD DESIGN, LLC

This report has been electronically signed and sealed using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



scott r sanders

Digitally signed by scott r sanders
Date: 2024.11.15 09:57:57 -06'00'

Engineer:

SOUTHEAST BUILDING ENGINEERS
PE-64781
3878 Polling Acres Rd.
Pace, FL 32571
772-774-9086 phone

Scale 1"= 1'-0" U.N.O.

NOTES

A5.0

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