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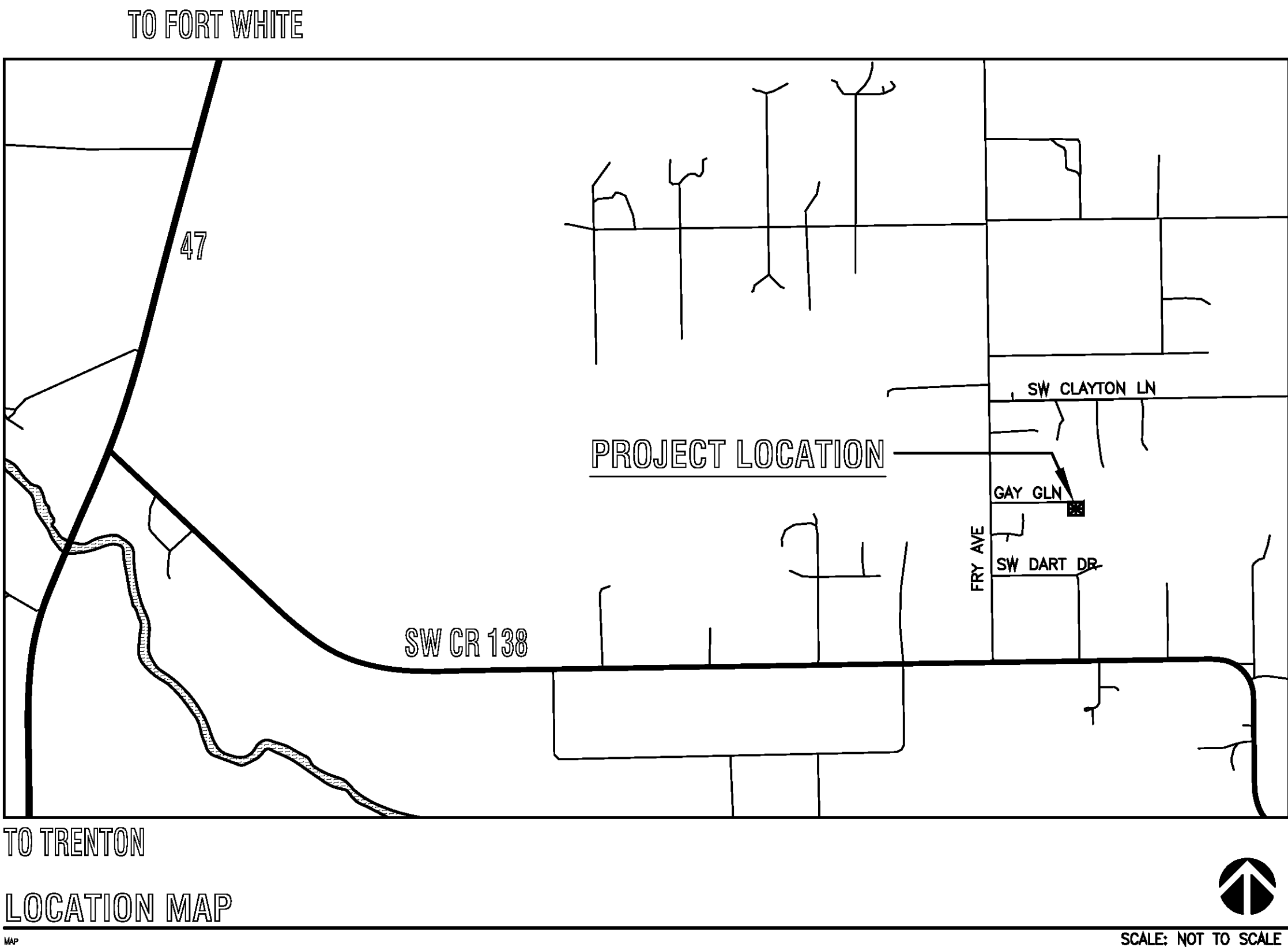
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PRE-ENGINEERED ROOF AND FLOOR TRUSSES SHALL BE AS COORDINATED WITH AND DESIGNED BY: "MAYO TRUSS" IN MAYO, FLORIDA, NO SUBSTITUTES

THE DRAWINGS HERE WITHIN COMPLY WITH THE 2023 FLORIDA BUILDING CODE, RESIDENTIAL.

GENERAL NOTES:

- CONSTRUCTION BIDS AND CONTRACT SHALL REFERENCE THESE PLANS, BY REFERENCE TO ARCHITECT NAME AND SIGN/SEAL DATE, AND INCLUDE ALL LABOR, SUPERVISION, MATERIALS, EQUIPMENT, TOOLS, APPLICABLE INSURANCE, LICENSE, TAXES, AND FEES REQUIRED TO COMPLETE WORK AS DEPICTED AND SPECIFIED WITHIN THESE PLANS UNLESS NOTED OTHERWISE.
- ALL WORK SHALL COMPLY WITH THE LATEST VERSION OF THE FLORIDA BUILDING CODE, ANY APPLICABLE COUNTY OR LOCAL REGULATIONS, AND THE DETAILS AND SPECIFICATIONS WITHIN THESE PLANS.
- THE CONTRACTOR SHALL CHECK PLANS AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- ALL MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH CONSTRUCTION DOCUMENTS, MANUFACTURER'S RECOMMENDATIONS, AND IN ACCORDANCE WITH ALL APPLICABLE CODES. IF DISCREPANCIES EXIST, CONSULT ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL OBTAIN ENERGY CALCULATIONS AND HVAC DESIGN FROM APPROPRIATE AND QUALIFIED SUBCONTRACTORS/ENGINEERS AS REQUIRED FOR THE PERMITTING PROCESS. FLORIDA PRODUCT APPROVAL NUMBERS SHALL ALSO BE PROVIDED BY THE CONTRACTOR FOR THE PERMITTING PROCESS UTILIZING THE CONTRACTORS SELECTED PRODUCTS EXCEPT AS SPECIFIED OTHERWISE HERE WITHIN. CONTRACTORS SELECTED PRODUCTS SHALL COMPLY WITH ALL APPLICABLE CODES AND THE REQUIREMENTS SPECIFIED WITHIN THESE CONSTRUCTION DOCUMENTS.
- WITHIN THESE PLANS, THE PHRASES "COORDINATE WITH OWNER AND BUDGET", OR "COORDINATE WITH OWNER" SHALL INDICATE THAT THE CONTRACTOR AND APPLICABLE SUBCONTRACTOR/SUPPLIER SHALL REVIEW ALL APPLICABLE OPTIONS WITH THE OWNER, SUGGEST A RECOMMENDED OPTION BASED ON BUDGET AND CONDITIONS, AND ALLOW THE OWNER TO SELECT A CODE COMPLIANT OPTION WHICH THEY DESIRE. CONTRACTOR SHALL NOT MAKE A SELECTION ON THE OWNERS BEHALF. ALL OPTIONS SELECTED BY OWNER SHALL BE DOCUMENTED IN WRITING AND SIGNED/DATED BY OWNER AND CONTRACTOR.
- SPECIFIED PRODUCTS SHALL BE INSTALLED UNLESS FOLLOWED BY "OR EQUAL". SHOULD CONTRACTOR AND/OR OWNER DESIRE TO UTILIZE "OR EQUAL" PRODUCTS, WRITTEN AUTHORIZATION SHALL BE OBTAINED BY THE CONTRACTOR FROM THE OWNER INDIVIDUALLY APPROVING EACH SUBSTITUTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EQUALNESS OF SUBSTITUTED PRODUCTS AND COMPATIBILITY WITH THE GENERAL DESIGN, ALL APPLICABLE CODES, AND OTHER PRODUCTS BEING INSTALLED. SHOULD THE CONTRACTOR AND/OR OWNER UTILIZE THE RIGHT TO SUBSTITUTE PRODUCTS, LIABILITY SHALL TRANSFER TO THE CONTRACTOR FOR ANY AND ALL MATTERS RELATING TO SUCH SUBSTITUTIONS UNLESS ARCHITECT IS HIRED TO EVALUATE SUCH PRODUCTS AND PROVIDES WRITTEN APPROVAL OF PRODUCT AS "EQUAL".
- CONSTRUCTION SHALL NOT BEGIN UNTIL A BUILDING PERMIT HAS BEEN OBTAINED.



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RESIDENCE

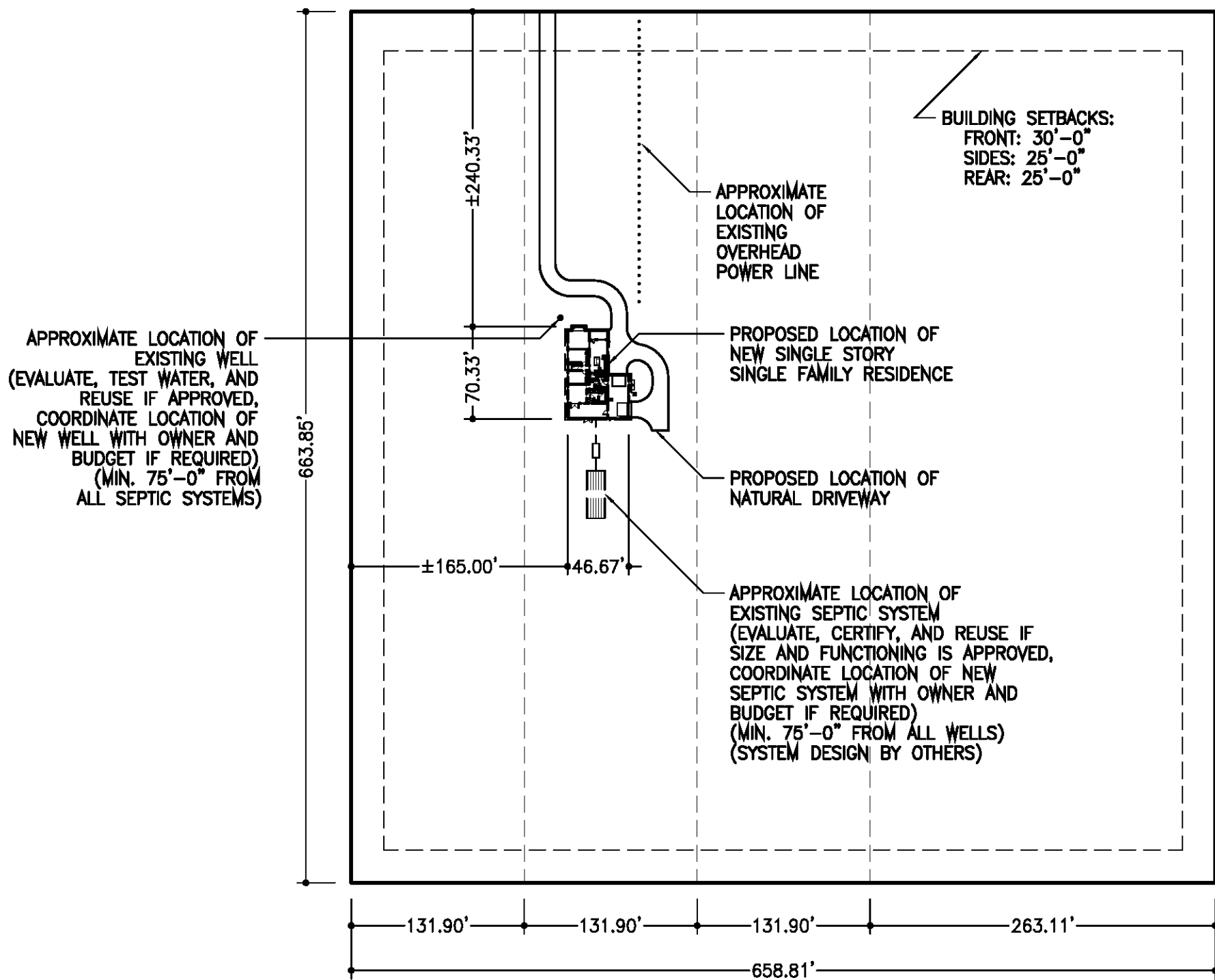
FORT WHITE,
FLORIDA

SITE NOTES:

- SITE PLAN IS BASED ON INFORMATION PROVIDED BY OWNER. A LEGAL SURVEY HAS NOT BEEN PROVIDED.
- CONTRACTOR SHALL MODIFY EXACT LOCATION OF HOME TO AVOID DESTRUCTION OF DESIRABLE TREES, WITH RESPECT TO NEIGHBORING HOMES, AND IN ACCORDANCE WITH SETBACKS AND EASEMENTS. FINAL LOCATION SHALL BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL VERIFY LOCATION OF WELLS, SEPTIC SYSTEMS, AND CLEAN/POTABLE WATER SUPPLY LINES ON THIS SITE AND NEIGHBORING LOTS. MODIFY LOCATION OF NEW WELL AND SEPTIC AS/IF REQUIRED TO COMPLY WITH APPLICABLE SETBACKS AND SOIL PERCOLATION TEST RESULTS. FINAL LOCATIONS SHALL BE APPROVED BY OWNER AND HEALTH DEPARTMENT PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY AND COMPLY WITH MINIMUM FLOOR ELEVATION REQUIREMENTS BY LOCAL AUTHORITIES. CONTRACTOR SHALL PROVIDE ADEQUATE FILL, COMPACTED PER STRUCTURAL SPECIFICATIONS, AND GRADE SURROUNDING TOPOGRAPHY AS REQUIRED TO ALLOW FOR PROPER DRAINAGE OF WATER FROM HOME, TO PREVENT POOLING AND EROSION, AND TO PREVENT UNACCEPTABLE DRAINAGE ONTO NEIGHBORING PROPERTY.
- ARCHITECT STRONGLY RECOMMENDS THAT SOIL TESTS BE PERFORMED ON SITE, AT THE LOCATION(S) OF CONSTRUCTION ACTIVITY PRIOR TO THE START OF CONSTRUCTION, TO DETERMINE THE SOIL CLASSIFICATION, DENSITY, BEARING CAPACITY, AND THE DEPTH OF THE WATER TABLE. SOIL TEST, IF OBTAINED, SHALL BE PERFORMED BY A LICENSED GEO-TECHNICAL ENGINEER, AND SHALL INCLUDE A REPORT OUTLINING THE FINDINGS, AND PROVIDING INSTRUCTIONS FOR SITE PREPARATION SHOULD SPECIAL PROCEDURES BE REQUIRED TO ADEQUATELY SUPPORT THE FOUNDATION AS DETAILED WITHIN THESE DRAWINGS. A DIGITAL COPY OF THE SOIL REPORT, IF OBTAINED, SHALL BE PROVIDED TO THE ARCHITECT.
- ARCHITECT RECOMMENDS THAT TESTS BE PERFORMED TO DETERMINE THE ELEVATION OF THE WATER TABLE ON SITE, AND ANY UNDERGROUND WATER MOVEMENT, AND THAT ALL NECESSARY PRECAUTIONS ARE TAKEN TO ELIMINATE THE POTENTIAL EXISTENCE OF HYDROSTATIC PRESSURE IF NECESSARY.
- ALL CONCRETE SLABS, SIDEWALKS, AND DRIVEWAYS SHALL RECEIVE 1" DEEP SAWCUT CONTROL JOINTS AT REGULAR INTERVALS (MAX. 10'-0" O.C. EACH WAY) TO MAINTAIN A MAXIMUM AREA OF 100 SQ.FT. BETWEEN JOINTS. AREAS SHALL HAVE APPROXIMATELY EQUAL LENGTH AND WIDTH WHEREVER POSSIBLE. CONTROL JOINTS SHALL START AT INSIDE CORNERS WHEN PRESENT.

PROJECT LOCATION:

ADDRESS: 333 SW GAY GLN FORT WHITE, FL 32038
COUNTY: COLUMBIA COUNTY, FLORIDA
PARCEL #: 22-75-16-04282-005
ALT KEY: 48748
SECTION/TOWNSHIP/RANGE: S:22, T:7S, R:16
FLOOD ZONE: "X" (PER OWNER AND GIS MAP)

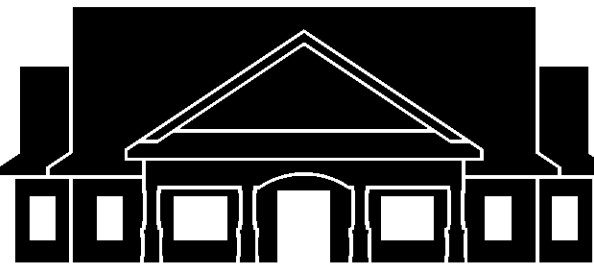


SITE PLAN

ARCHITECT

WARREN E. BARRY

FLORIDA ARCHITECT, LICENSE #AR93495



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FORT WHITE,
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CONSTRUCTION
DOCUMENTS FOR
CONTRACTOR'S
STANDARD
CONSTRUCTION

PROJECT NO.: 26008-E+S

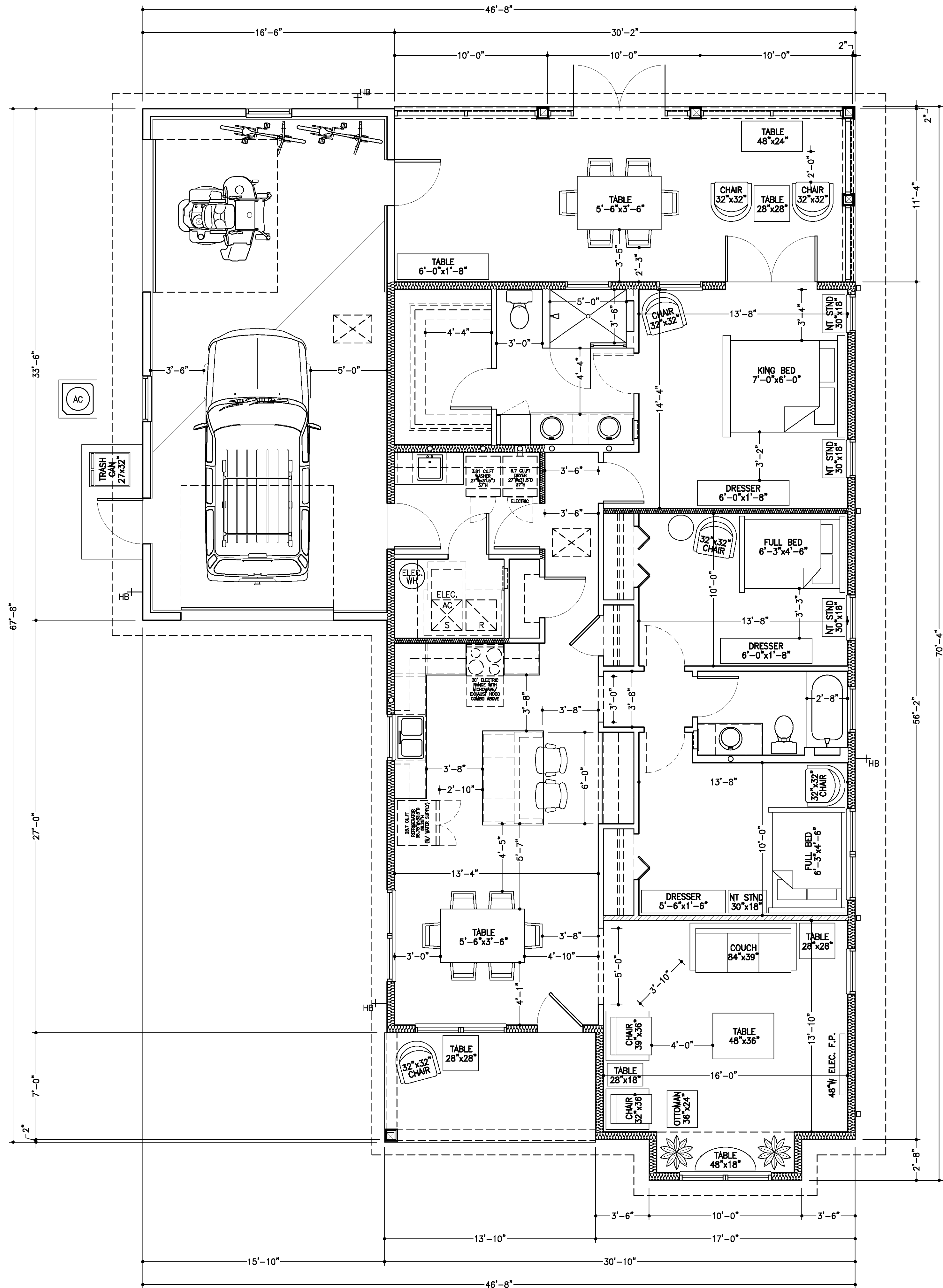
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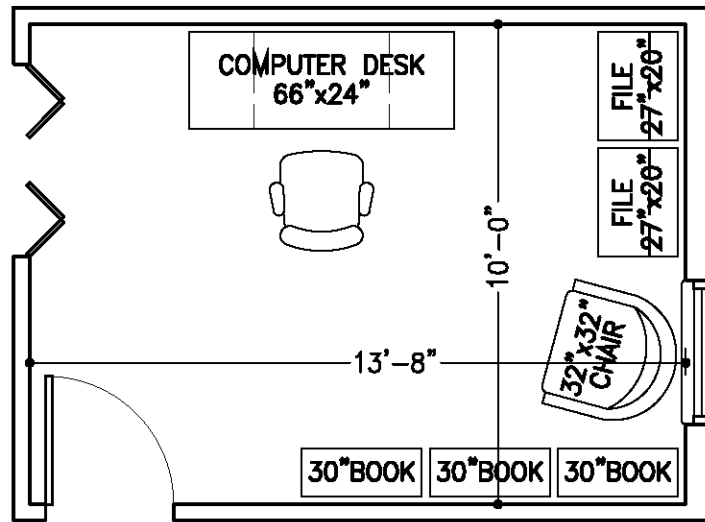
CONTENTS OF SET,
LOCATION MAP,
SITE PLAN

A0.00

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SQUARE FOOTAGE	
MAIN LIVING (H&C)	1,653 sq. ft.
FRONT PORCH	99 sq. ft.
REAR PORCH	347 sq. ft.
GARAGE	542 sq. ft.
TOTAL (UNDER ROOF)	2,641sq. ft.

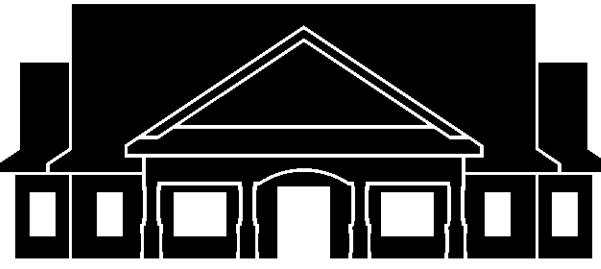


FURNITURE PLAN

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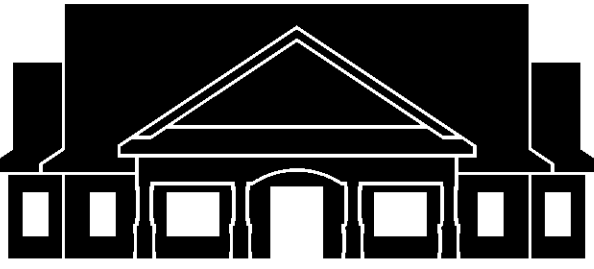
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FURNITURE PLAN

A0.10



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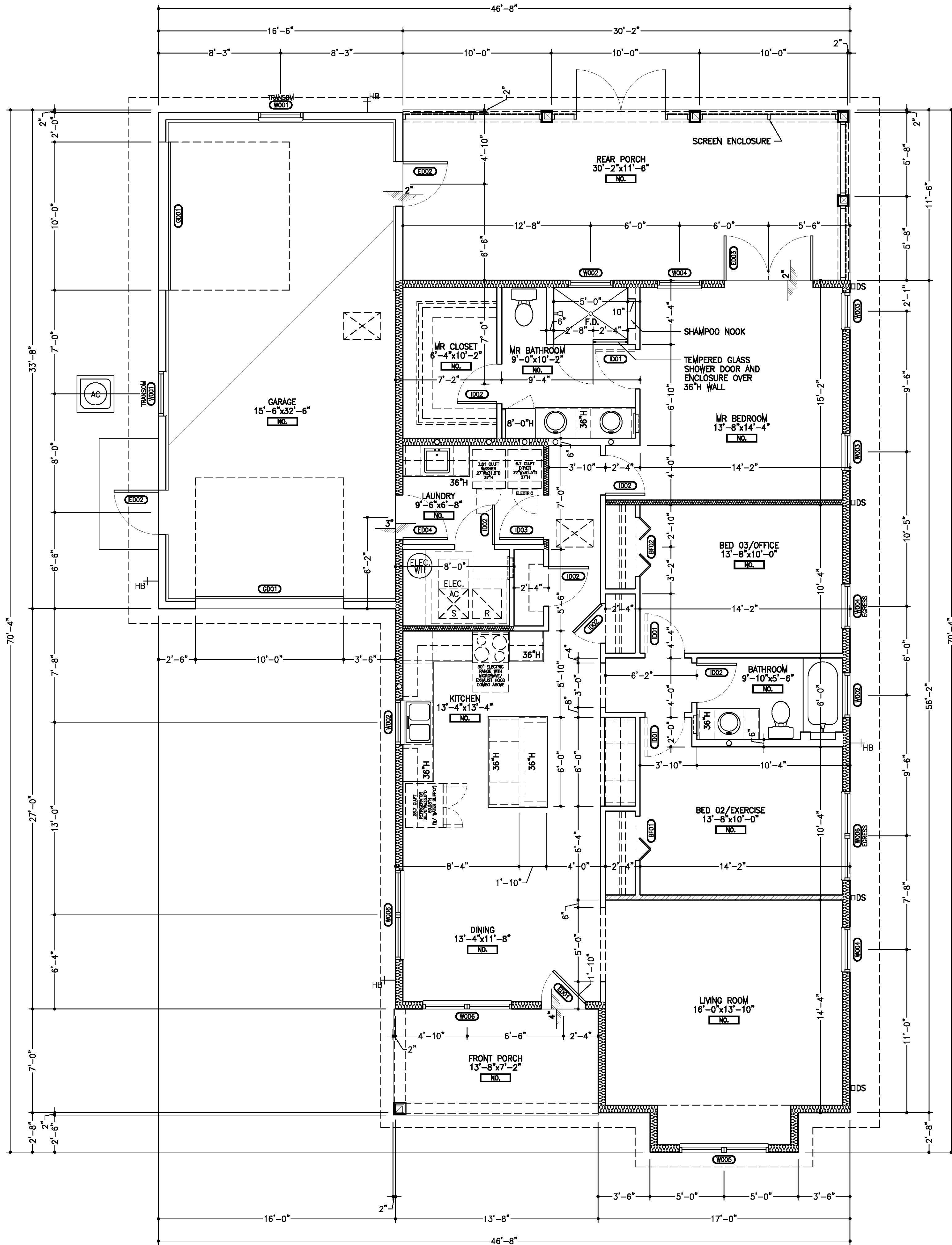
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DIMENSIONED FLOOR PLAN

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SQUARE FOOTAGE

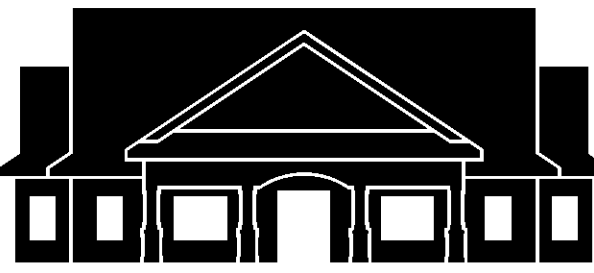
MAIN LIVING (H&C)	1,653 sq. ft.
FRONT PORCH	99 sq. ft.
REAR PORCH	347 sq. ft.
GARAGE	542 sq. ft.
TOTAL (UNDER ROOF)	2,641sq. ft.

DIMENSIONED FLOOR PLAN

08/20/2024



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



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CONSTRUCTION DOCUMENTS FOR CONTRACTOR'S STANDARD CONSTRUCTION

PROJECT NO.: 26008-E+S

DATE: MAY 21 2026

REVISION DATES: .

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GENERAL NOTES

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A1.11

ABBREVIATIONS:

CMU	CONCRETE MASONRY UNIT/ CONCRETE BLOCK
C.W.O.&B.	COORDINATE WITH OWNER AND BUDGET
DS	DOWN SPOUT
F.B.C.	FLORIDA BUILDING CODE
F.F.	FINISHED FLOOR
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
INT.	INTERIOR
MFR.	MANUFACTURER
N.I.C.	NOT IN CONTRACT
P.T.	PRESSURE TREATED
R.C.P.	REFLECTED CEILING PLAN
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE

GENERAL REQUIREMENTS:

1) REMOVE ALL WASTE AND SURPLUS MATERIALS FROM SITE THROUGHOUT CONSTRUCTION. WASTE AND SURPLUS MATERIALS SHALL NOT BE BURIED ON SITE OR LEFT TO BE COVERED BY LATER WORK.

2) AT THE CONCLUSION OF CONSTRUCTION, THE PROJECT SHALL BE PROPERLY CLEANED. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: CLEANING INTERIOR AND EXTERIOR GLASS, SURFACES EXPOSED TO VIEW, REMOVING TEMPORARY LABELS, STAINS, AND FOREIGN SUBSTANCES, POLISH TRANSPARENT AND GLOSSY SURFACES, VACUUM CARPETED AND SOFT SURFACE AREAS, SWEEP AND MOP ALL FLEED SURFACES, ETC. CLEAN EXTERIOR OF DEBRIS FROM ROOF, GUTTERS, LANDSCAPE AREAS, DRIVEWAYS AND WALKS, ETC. REMOVE ANY REMAINING WASTE.

3) CONTRACTOR SHALL PROTECT ALL ON SITE CONSTRUCTION AND PRODUCTS FROM DAMAGE AND THEFT. IF PRODUCTS OR MATERIALS COME WITH A PROTECTIVE COATING, CONTRACTOR SHALL MAINTAIN PROTECTIVE COATING UNTIL CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL REPLACE (OR REPAIR TO NEW CONDITION) ANY ITEMS THAT BECOME DEFECTIVE, DAMAGED, OR MISSING.

4) CONTRACTOR SHALL CONFIRM PRIOR TO PURCHASE/INSTALLATION THAT MATERIALS TO BE UTILIZED ARE COMPATIBLE WITH THE GEOGRAPHIC LOCATION AND OTHER MATERIALS IN WHICH THEY WILL CONTACT TO MINIMIZE THE POTENTIAL FOR CORROSION, GALVANIC ACTION, AND OTHER ADVERSE AFFECTS. IF NON-COMPATIBLE MATERIALS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY AND CONSULT ARCHITECT PRIOR TO PROCEEDINGS WITH WORK.

GARAGE SEPARATION / FINISHES:

INTERIOR OF GARAGE FRAMED WALLS SHALL BE FINISHED WITH PAINT ON TEXTURED 1/2" GWB. INTERIOR OF GARAGE CMU WALLS SHALL BE FINISHED WITH PAINT ON SMOOTH PARGE COAT.

GARAGE CEILINGS SHALL BE FINISHED WITH PAINT ON TEXTURED 5/8" GWB. GARAGE CEILINGS BENEATH HABITABLE ROOMS SHALL BE FINISHED WITH PAINT ON TEXTURED TYPE-X 5/8" GWB PER 2023 FBC TABLE 302.6.

OPENING NOTES:

OPENING DIMENSIONS ARE FOR GENERAL DESIGN ONLY, COORDINATE EXACT ROUGH OPENING SIZE WITH MANUFACTURER'S PRODUCT DATA.

CASEWORK NOTES:

1) ALL CASEWORK BASE CABINETS SHOWN IN PLANS ARE DEPICTED AS 24" DEEP U.N.O., WITH A COUNTERTOP HEIGHT AS NOTED.

2) CONTRACTOR SHALL REVIEW AND COORDINATE OPTIONS FOR CASEWORK WOOD SPECIES, DOOR PANEL TYPE, BOX AND DRAWER CONSTRUCTION, HARDWARE SELECTION, COLORS, COUNTERTOP MATERIAL AND EDGE DETAILING, BACKSPLASH TYPE, AND OTHER OPTIONS WITH OWNER AND BUDGET.

INTERIOR FINISH NOTES:

1) COORDINATE SELECTION OF SLIP RESISTANT INTERIOR FLOORING WITH OWNER AND BUDGET.

2) TILE: ALL FLOOR TILE SHALL BE INSTALLED OVER A SHEET APPLIED CRACK ISOLATION MEMBRANE. WALL TILE IN SHOWERS SHALL EXTEND TO CEILING.

3) PAINTS AND COATINGS (INTERIOR AND EXTERIOR):
A) ALL PAINTS AND COATINGS SHALL BE THOSE RECOMMENDED BY MANUFACTURER FOR EACH SUBSTRATE.
B) PREPARE EACH SURFACE PER MANUFACTURER'S RECOMMENDATIONS TO RECEIVE FINAL PAINTS AND COATINGS.
C) PAINT APPLIED IN BATHROOMS SHALL HAVE ADDITIVE(S) FOR MILDEW RESISTANCE.
D) COORDINATE COLOR(S) AND GLOSS RANGE WITH OWNER.

4) ALL WALL TILE BACKER BOARD SHALL BE "HARDIEBACKER EZ GRID" GWB INSTALLED IN BATHROOMS SHALL BE MOISTURE RESISTANT.

5) INSTALL MIRRORS AT ALL BATHROOM VANITIES, COORDINATE SIZES, ETCHING, BEVELING, AND FRAME OPTIONS WITH OWNER AND BUDGET.

6) VAPOR IMPERMEABLE FINISHES SHALL NOT BE INSTALLED EXCEPT AS SPECIFIED WITHIN THESE PLANS.

7) CONTRACTOR SHALL INSTALL A MINIMUM OF ONE SOAP DISH, TOILET PAPER HOLDER, TOWEL BAR, AND SHOWER CURTAIN ROD IN EACH BATHROOM. COORDINATE SELECTIONS AND LOCATION OF INSTALLATION WITH OWNER AND BUDGET. PROVIDE 2X BLOCKING PER FRAMING NOTES.

A) CURTAIN RODS SHALL BE SECURELY ATTACHED WITH CONCEALED AND SEALED FASTENERS TO WALL AT EACH END.

FRAMING NOTES:

1) FIREBLOCKING AND DRAFTSTOPPING SHALL COMPLY WITH 2023 FBC R302.11 AND R302.12.

2) PROVIDE BLOCKING AS REQUIRED AT DOOR JAMBS FOR SECURE ATTACHMENT OF ELECTRICAL LIGHT SWITCH BOXES 6" MIN. FROM DOOR JAMBS.

3) INTERIOR DOOR JAMBS FRAMED 4" FROM INSIDE CORNERS UNLESS DIMENSIONED OTHERWISE.

4) WOOD FRAMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

PLUMBING NOTES:

1) HOT WATER SYSTEMS SHALL COMPLY WITH 2023 FBC ENERGY EFFICIENCY CH4(RE) 403.5.

2) WROUGHT ALL THROUGH ROOF PLUMBING VENTS TO THE REAR OR SIDES OF ROOF WHENEVER FEASIBLE WHILE COMPLYING WITH ALL APPLICABLE CODES. MERGE VENTS TOGETHER IN ATTIC AS PRACTICAL TO MINIMIZE THROUGH ROOF PENETRATIONS.

3) COORDINATE ROUGH-IN OF WATER LINES FOR OPTIONAL FUTURE WATER COLLECTION SYSTEM WITH OWNER AND BUDGET.

DRYER VENTILATION NOTES:

1) DRYER DUCTS SHALL BE SMOOTH WALL RIGID METAL DUCTS, MINIMIZE BENDS AND ELBOWS.

2) VENT DUCT BENDS AND ELBOWS, WHEN REQUIRED, SHALL BE 45 DEGREE LONG TURN SWEEPS WITH MIN. 10" RADIUS. "INOVATE DRYER-ELL" OR EQUAL.

3) INSTALL RECESSED CLOTHES DRYER VENT CONNECTION BOX CENTERED BEHIND DRYER.

4) DRYER VENT CONNECTION HOSE SHALL BE NONCOMBUSTIBLE, RESIST COMPRESSION, AND MAINTAIN DIAMETER AT BENDS AND ELBOWS. MINIMIZE LENGTH. "INOVATE DRYERFLEX" OR EQUAL.

HVAC NOTES:

1) HVAC CONTRACTOR TO REVIEW WITH OWNER OPTIONS FOR ZONING, FRESH AIR INTAKE, EXHAUST MAKEUP AIR, AND AIR FILTRATION/PURIFICATION. SELECTED OPTIONS SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS.

2) HVAC EQUIPMENT SHALL HAVE A MINIMUM SEER2 RATING OF 15. COORDINATE OPTIONAL UPGRADE TO HIGHER SEER RATING WITH OWNER AND BUDGET.

3) HEATING AND COOLING SHALL BOTH BE PROVIDED BY USE OF A VARIABLE SPEED HEAT PUMPS. SUPPLEMENTAL HEAT SHALL BE PROVIDED BY INCORPORATION OF A SUPPLEMENTAL HEAT COIL.

4) HVAC SYSTEM SHALL UTILIZE SUPPLY AND RETURN DUCTWORK TO ALL ROOMS.

A) "JUMP OVER" DUCTS, THROUGH WALL TRANSFER GRILLS, AND UNDERCUT DOORS SHALL NOT BE UTILIZED AS A MEANS FOR RETURN AIR.

B) EXCEPTIONS: SMALL CLOSETS, KITCHENS, AND BATHROOMS, KITCHENS AND BATHROOMS SHALL HAVE SUPPLY AIR ONLY WITH EXHAUST AS SHOWN ON E1.10.

5) SUPPLY AIR REGISTERS SHALL BE PRE-FINISHED ALUMINUM WITH GANG OPERATED DAMPER AND INDIVIDUALLY ADJUSTABLE FRONT BLADES, "KRUEGER MODEL 5800" OR EQUAL. RETURN AIR GRILLS SHALL BE PRE-FINISHED ALUMINUM WITH AN AESTHETICALLY SIMILAR DESIGN.

6) SUPPLY REGISTERS AND RETURN GRILLS SHALL BE POSITIONED AS TO NOT INTERFERE WITH THE PLACEMENT OF LIGHTING FIXTURES, CROWN MOLDING, AND OTHER TRIMWORK AS SHOWN ON A1.30.

7) DUCTS IN GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO.26 GAGE SHEET STEEL, 1 INCH MIN. RIGID NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE PER FBC 2023 R302.5.2.

8) DUCT SEALING AND TIGHTNESS SHALL BE SEALED, TESTED, AND VERIFIED IN ACCORDANCE WITH 2023 FBC ENERGY EFFICIENCY CH4(RE) R403.3.2 AND R403.3.3.

9) THE BUILDING THERMAL ENVELOPES AIR TIGHTNESS AND INSULATION SHALL COMPLY WITH THE 2023 FBC ENERGY EFFICIENCY CODE CH4(RE) 402.4. A BLOWER DOOR TEST SHALL BE PERFORMED AS REQUIRED BY 402.4.1.2 TO VERIFY A MINIMUM OF 3, AND MAXIMUM OF 7, AIR CHANGES PER HOUR. CONTRACTOR SHALL COMPLY WITH CH4 (RE) TABLE R402.4.1.1 THROUGHOUT CONSTRUCTION.

10) KITCHEN COOKING EXHAUST(S) SHALL BE VENTED TO THE EXTERIOR. RECIRCULATING EXHAUST SYSTEMS SHALL NOT BE UTILIZED AND VENTILATION SHALL NOT BE RELEASED INTO ATTIC.

11) BATHROOM EXHAUST FANS SHALL BE VENTED TO THE EXTERIOR.

ELECTRICAL NOTES:

1) THESE DRAWINGS ARE FOR SCHEMATIC PURPOSES ONLY, ELECTRICIAN SHALL MAKE NECESSARY ADJUSTMENTS TO COMPLY WITH ALL APPLICABLE CODES.

2) SEE REFLECTED CEILING PLAN FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES.

3) REVIEW SELECTION OF SWITCHES, SWITCH/OUTLET COVER PLATES, AND ALL LIGHTING FIXTURES (INCLUDING CAN LIGHTS) WITH OWNER. SELECTIONS SHALL COMPLY WITH PLANS AND SHALL NOT BE MADE ON OWNERS BEHALF.

4) RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH 2023 FBC ENERGY CONSERVATION CH4(RE) R402.4.5. RECESSED LIGHTS INSTALLED IN SHOWERS AND OUTDOORS SHALL HAVE A LENS TO PREVENT ENTRY OF INSECTS AND WATER.

5) ELECTRICIAN SHALL VERIFY HVAC, WATER HEATER, WATER FILTRATION EQUIPMENT, WELL AND SEPTIC, POOL EQUIPMENT, GENERATOR, APPLANCE, AND OTHER EQUIPMENT REQUIREMENTS AS APPLICABLE WITH CONTRACTOR.

6) ELECTRICIAN SHALL PERFORM LOAD CALCULATIONS. DO NOT REDUCE AMPS BELOW THAT SPECIFIED ON FLOOR PLAN. INCREASE TOTAL AMPS OF ELECTRICAL SYSTEM IF CALCULATIONS DEEM NECESSARY. IF AN INCREASE IS RECOMMENDED, BUT NOT REQUIRED, COORDINATE WITH OWNER AND BUDGET.

7) CIRCUIT BREAKER BOX SHALL BE LABELED, IN DETAIL, TO IDENTIFY LOCATIONS AND ITEMS SERVED BY EACH CIRCUIT BREAKER. ROOM NAMES SHALL MATCH THOSE ON FLOOR PLAN.

8) INSTALL ATTIC LIGHTS WITH SWITCH AT EACH ATTIC ACCESS OPENING, SEE A1.30 FOR ACCESS LOCATIONS.

9) CAN LIGHTS IN SHOWERS AND OUTDOORS SHALL BE RATED FOR WET LOCATIONS AND HAVE PROTECTIVE LENS TO PROTECT AGAINST WATER/HUMIDITY AND INSECTS.

10) CONTRACTOR SHALL INSTALL LED LAMPS (LIGHT BULBS) IN ALL LIGHTING FIXTURES UNLESS APPROVED OTHERWISE BY OWNER. COORDINATE SELECTION OF LAMP COLOR/CRI WITH OWNER.

EXCEPTION(S): LOW VOLTAGE AND FLUORESCENT FIXTURES SHOWN IN PLANS.

NOTE: PER 2023 F.B.C. ENERGY CONSERVATION CH4(RE) SECTION R404.1, ALL LAMPS SHALL BE HIGH-EFFICIENCY LAMPS. SEE CODE FOR SPECIFICATIONS AND EXCEPTIONS FOR APPLIANCES.

N.E.C. 2020 NOTES:

1) THE FOLLOWING LOCATIONS SHALL RECEIVE GROUND-FULT CIRCUIT-INTERRUPTER PROTECTION PER 210.8:

A) BATHROOMS F) RECEPTACLES SERVING KITCHEN COUNTERTOP SURFACES
B) GARAGES G) RECEPTACLES WITHIN 6'-0" OF THE OUTSIDE EDGE OF SINKS
C) OUTDOORS H) WITHIN 6'-0" OF BATHTUBS OR SHOWERS
D) CRAWL SPACES J) BASEMENTS
E) LAUNDRY AREAS K) INDOOR DAMP AND WET LOCATIONS

2) ALL OUTLETS IN KITCHENS, BEDROOMS, FAMILY ROOMS, LIVING ROOMS, RECREATION ROOMS, DINING ROOMS, LIBRARIES, PARLORS, DENIS, SUNROOM, CLOSETS, HALLWAYS, AND OTHER SIMILAR SPACES SHALL BE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTED AS OUTLINED IN 210.12.

3) NO POINT ON ANY "WALL SPACE" AS DEFINED BY 210.52(A)(2) SHALL BE MORE THAN 6'-0" HORIZONTALLY FROM A RECEPTACLE OUTLET PER 210.52(A)(1).

4) PER 210.52(C)(1) EVERY COUNTER SPACE 12" OR WIDER IN KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS, AND OTHER SIMILAR SPACES SHALL HAVE A RECEPTACLE OUTLET AND NO POINT ALONG THE WALL AT THESE COUNTER SPACES SHALL BE MORE THAN 2'-0" FROM A RECEPTACLE OUTLET.

5) IN COMPLIANCE WITH 210.52(C)(2)&(3), AT LEAST ONE RECEPTACLE SHALL BE INSTALLED FOR THE FIRST 9 SQ.T. AT EACH ISLAND AND PENINSULAR COUNTER "SPACE", WITH AN ADDITIONAL OUTLET FOR EACH ADDITIONAL 18 SQ.FT. PENINSULA COUNTERS SHALL HAVE AN OUTLET WITHIN 2'-0" OF THE OUTER END.

6) A MINIMUM OF ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3'-0" OF THE OUTSIDE EDGE OF EACH SINK PER 210.52(D).

7) OUTDOOR OUTLETS SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING UNIT AND AT ALL BALCONIES, DECKS, AND PORCHES. OUTLETS SHALL BE INSTALLED AT NOT MORE THAN 6'-6" ABOVE GRADE PER 210.52(E)(1)&(3).

8) AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN EACH LAUNDRY AREA, GARAGE, AND IN HALLWAYS 10'-0" OR MORE IN LENGTH PER 210.52(F),(G),&(H).

9) PER 210.70(A) AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, KITCHEN, HALLWAY, STAIRWAY, GARAGE, EXTERIOR ENTRANCES AT GRADE LEVEL, ATTICS, BASEMENTS, UTILITY ROOMS, UNDER FLOOR SPACES, AND SPACES USED FOR STORAGE OR EQUIPMENT REQUIRING SERVICING.

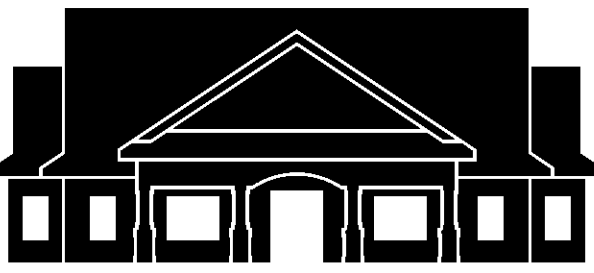
10) RECEPTACLES IN DAMP AND WET LOCATIONS SHALL BE INSTALLED PER 406.9.

11) LUMINARIES IN CLOTHES CLOSETS SHALL BE INSTALLED IN COMPLIANCE WITH 410.16.

12) RECESSED INCANDESCENT LUMINARIES SHALL BE INSTALLED PER 410.116.

13) OUTDOOR ELECTRICAL OUTLETS/RECEPTACLES SHALL BE NOT LESS THAN 6'-0", NOR MORE THAN 20'-0", FROM THE INSIDE WALL OF DWELLING SWIMMING POOLS, SHALL BE WATER PROOF, AND GFI PROTECTED PER N.E.C. 680.22. OUTLETS SHALL NOT BE MORE THAN 6'-6" ABOVE THE POOL DECK.

14) THESE NOTES SHALL NOT BE MISCONSTRUED AS A COMPLETE REPRESENTATION OF ALL APPLICABLE CODES, ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND BE PERFORMED BY A QUALIFIED LICENSED ELECTRICIAN.



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CONSTRUCTION
DOCUMENTS FOR
CONTRACTOR'S
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CONSTRUCTION

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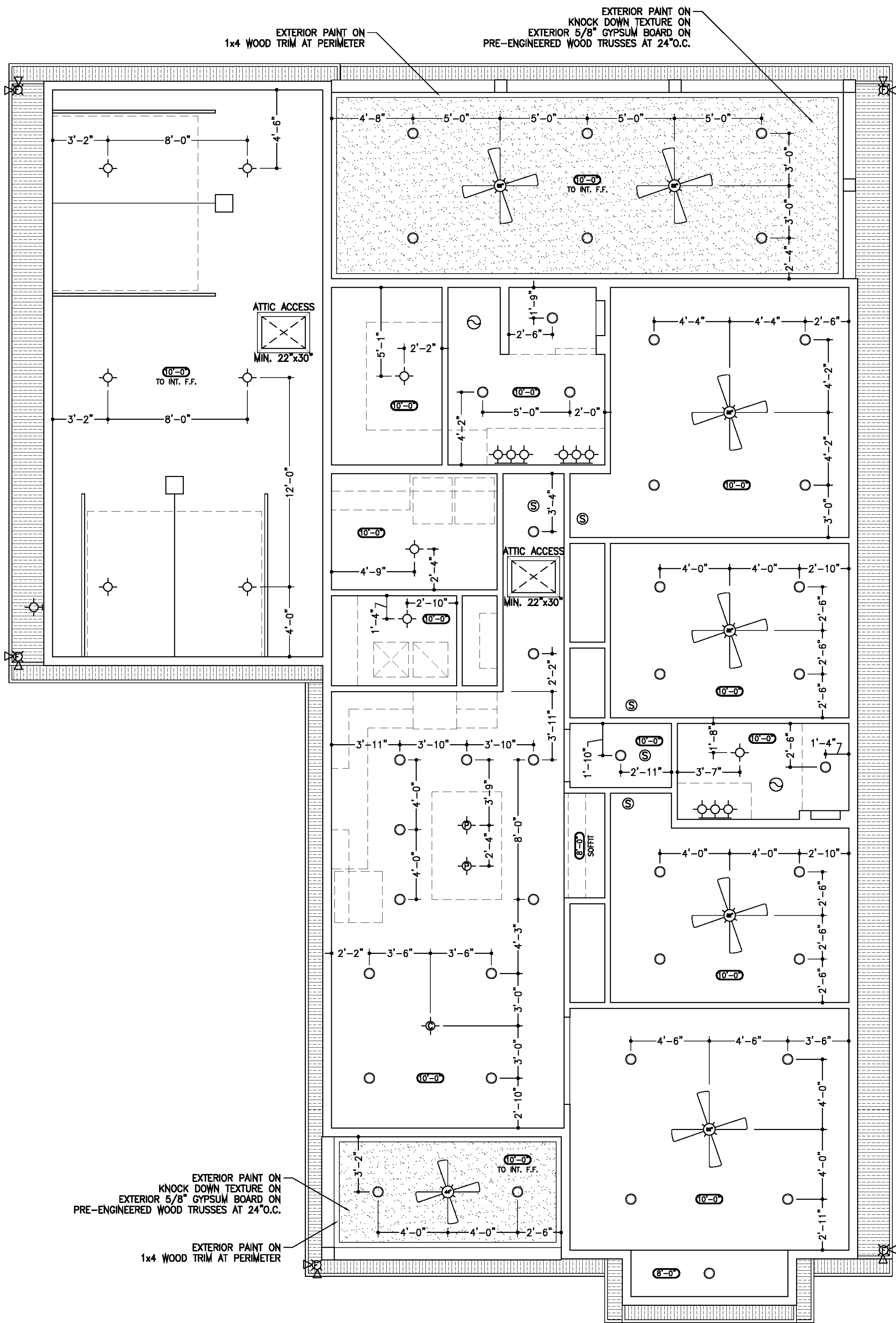
DATE: MAY 21 2026

REVISION DATES:

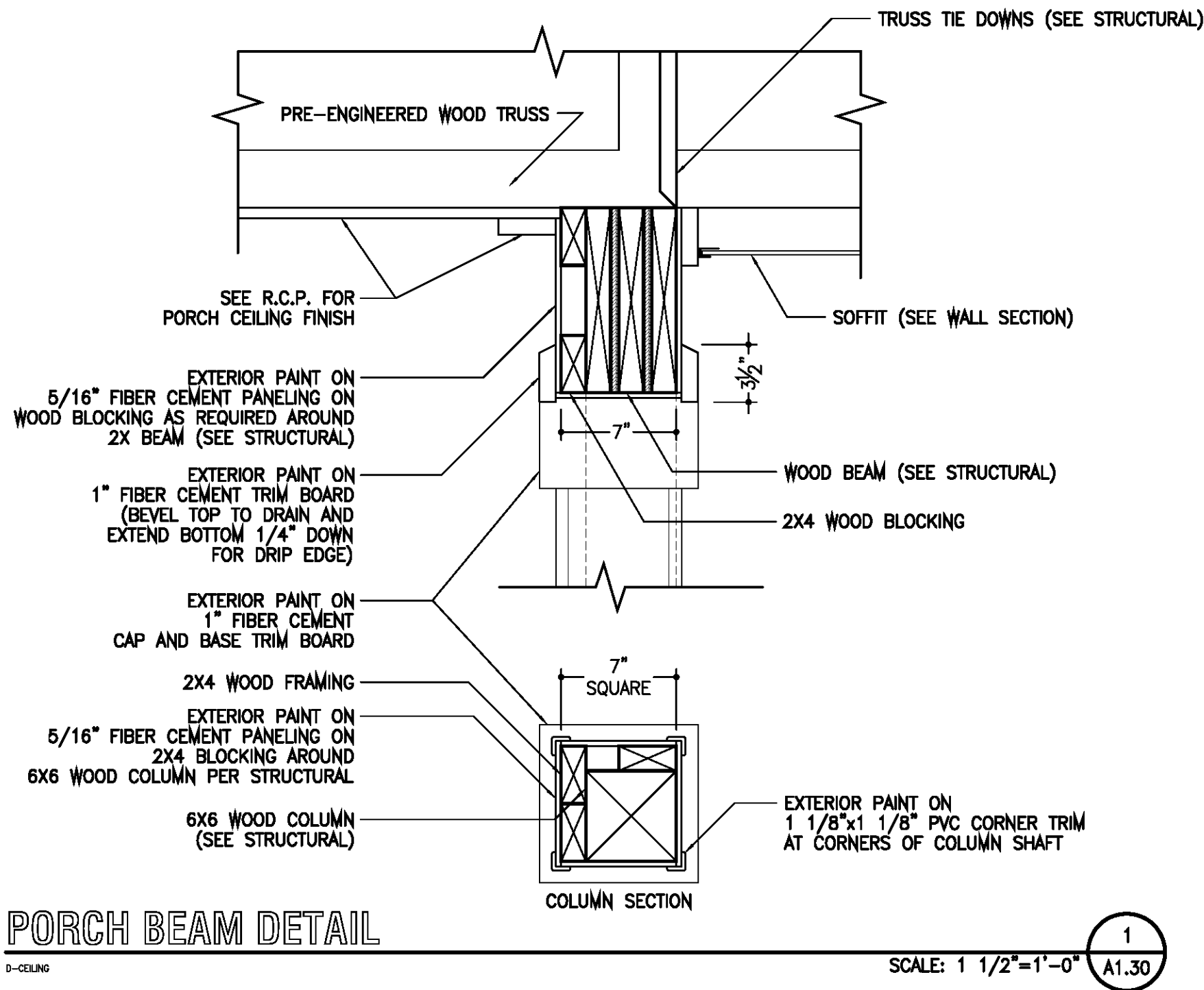
REFLECTED CEILING PLAN,
CEILING DETAILS

A1.30

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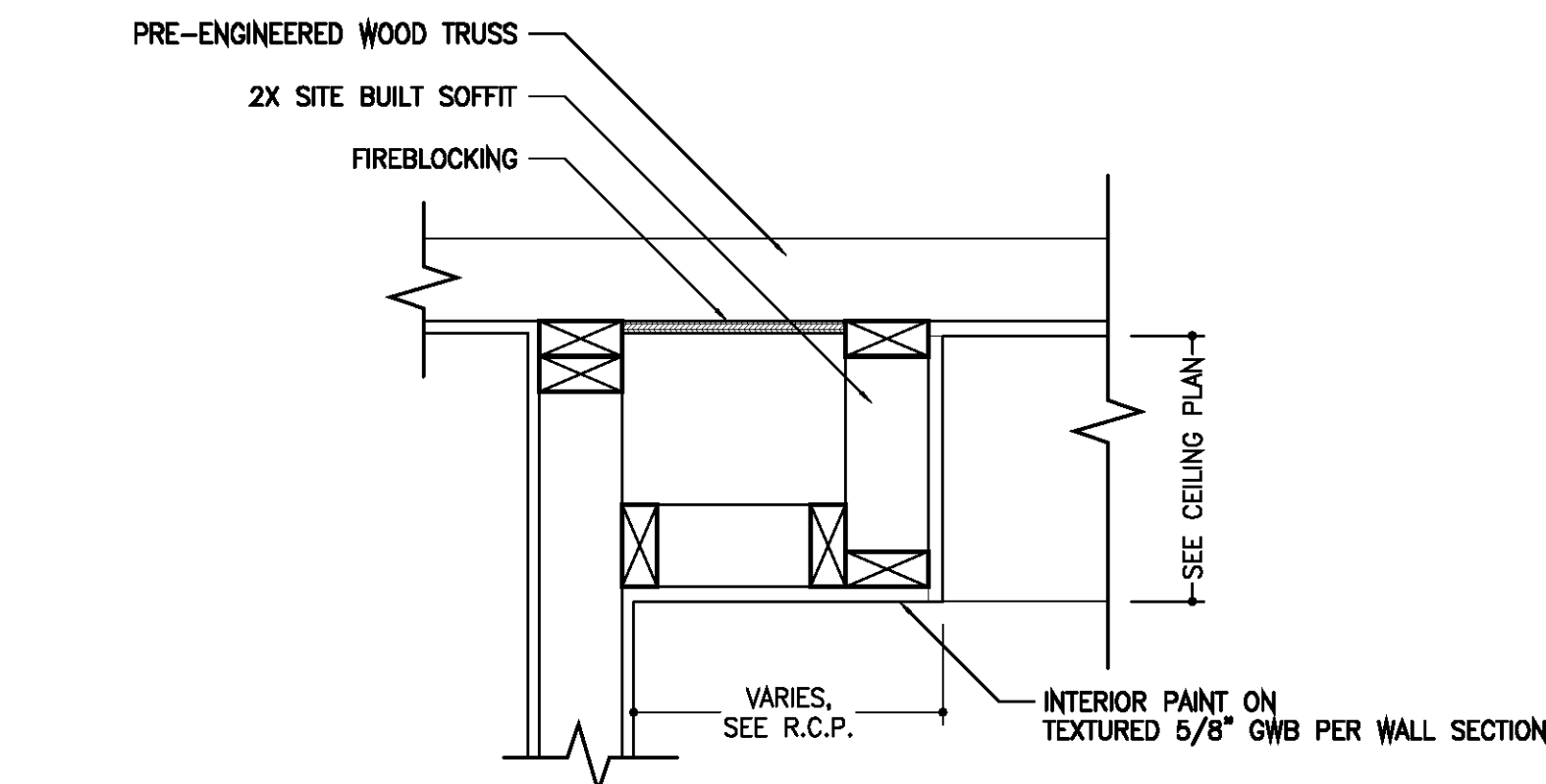
CEILING LEGEND	
	CEILING HEIGHT TAG
	BUILT-IN CEILING SPEAKERS
	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR (HARDWIRED AND INTERCONNECTED PER 2023 FBC R314 & R315.)
	EXTERIOR SECURITY LED FLOOD LIGHT
	LED PENDANT LIGHT
	LED CHANDELIER LIGHT
	EXHAUST FAN
	LED SURFACE MOUNT LIGHT
	LED WALL SCONCE
	6\"/>
	6\"/>
	6\"/>
	4\"/>
	COMPACT ACCENT LED "PUCK" LIGHT
	LED ROPE LIGHTING
	LED TRACK LIGHTING
	WALL MOUNT LED STRIP LIGHT
	SURFACE MOUNT FLUORESCENT LIGHT
	CEILING FAN WITH LED LIGHT KIT
	CEILING FAN WITHOUT LIGHT



PORCH BEAM DETAIL

D-CELANG

SCALE: 1 1/2"=1'-0" A1.30



TYPICAL SOFFIT DETAIL

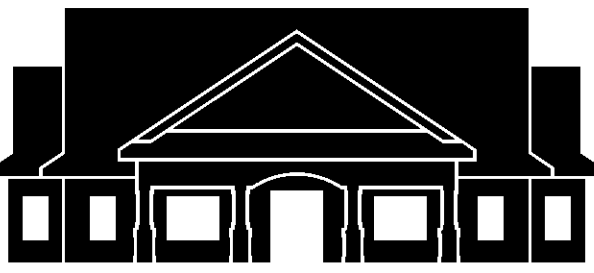
D-CELANG

SCALE: 1 1/2"=1'-0" A1.30

REFLECTED CEILING PLAN

DWG 000000

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



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DATE: MAY 21 2026

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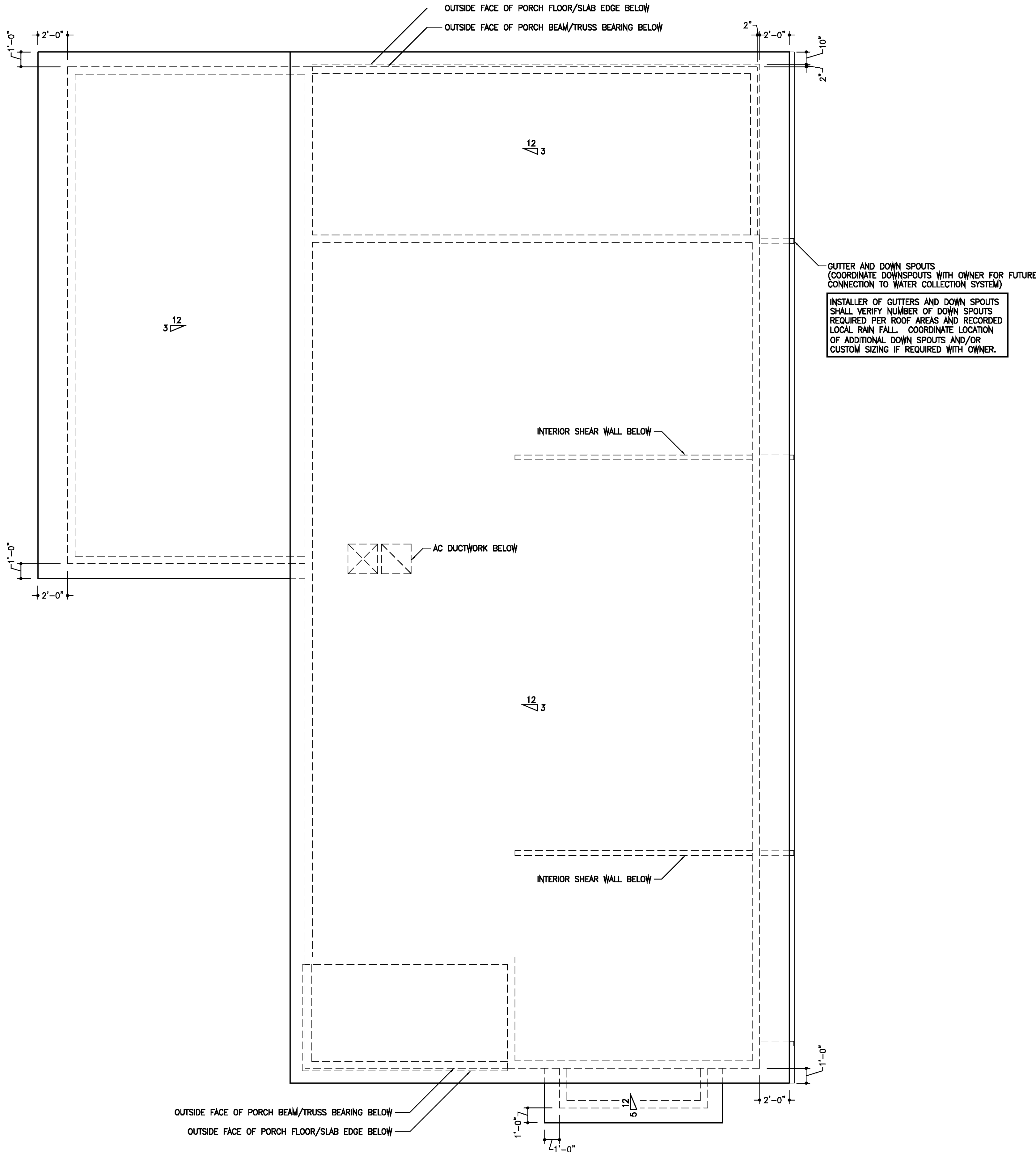
ROOF PLAN

•
•



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

A1.40



ROOF NOTES:

- 1) SEE REFLECTED CEILING PLAN AND FLOOR PLAN FOR DIMENSIONS.
- 2) RIDGE VENTS / OFF RIDGE VENTS PER ROOF PLAN AND AS REQUIRED BY CODE FOR PROPER ATTIC VENTILATION. SEE 2023 FLORIDA BUILDING CODE R806.
 - A) PROVIDE MIN. 1,268 SQUARE INCHES OF ATTIC VENTILATION. 507 MIN. AND 634 MAX. OF MIN. TOTAL SHALL BE PROVIDED AT UPPER PORTION OF ROOF. REMAINING REQUIRED VENTILATION OF 761 TO BE PROVIDED AT SOFFIT. (PROVIDES 1:300 VENTILATION RATIO.)
- 3) ROUTE ALL THROUGH ROOF PLUMBING VENTS TO THE REAR OR SIDES OF ROOF WHENEVER FEASIBLE WHILE COMPLYING WITH ALL APPLICABLE CODES.

STRUCTURAL NOTE:

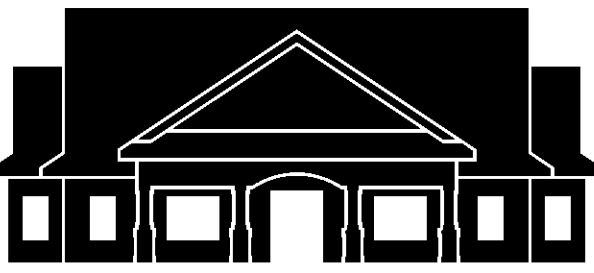
- 1) SEE TRUSS PACKAGE BY MAYO TRUSS COMPANY INC. AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

TRUSS PACKAGE NOTES:

- 1) TOP OF GABLE END TRUSSES SHALL BE DROPPED TO ALLOW OVERHANG OUTLOOKS TO EXTEND TO FIRST INTERIOR TRUSS. SEE STRUCTURAL DRAWINGS FOR DETAILING.
- 2) SEE PLANS FOR PORCH COLUMN AND BEAM INSET (INSET OF TRUSS BEARING) FROM OUTSIDE EDGE OF SLAB/FOUNDATION.
- 3) GABLE END TRUSSES SHALL HAVE VERTICALS AT 16"O.C. AND PROVIDE OPENINGS AS REQUIRED FOR GABLE END WINDOWS WHEN SHOWN ON ELEVATIONS, SEE PLANS FOR LOCATIONS AND SIZING. OPENINGS IN TRUSSES SHALL BE OVERSIZED TO ALLOW FOR SITE FRAMING OF WINDOW ROUGH OPENING.
- 4) SEE WALL SECTION(S) FOR OVERHANG TYPE.
- 5) TRUSSES SHALL BE SPACED TO ALLOW FOR HVAC SUPPLY AND RETURN DUCTWORK TO PASS INTO ATTIC. SEE FLOOR PLAN FOR LOCATION(S).
- 6) TRUSS MANUFACTURER SHALL SPECIFY ALL TRUSS TO TRUSS CONNECTIONS.

ROOF PLAN

08/00000



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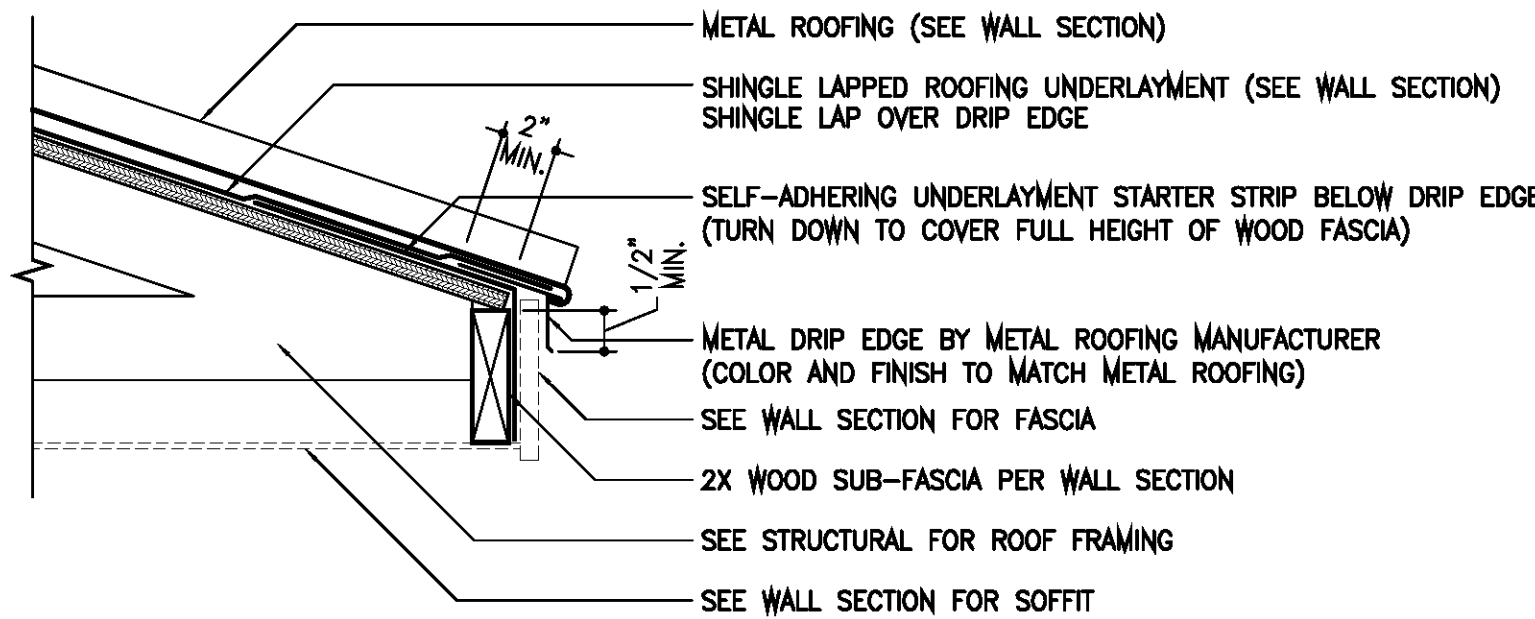
DATE: MAY 21 2026

REVISION DATES:

ROOFING NOTES,
ROOFING DETAILS

A1.41

NOTE: FASTENERS, SEALANT AND ROOFING CEMENT NOT SHOWN. INSTALL PER CODE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

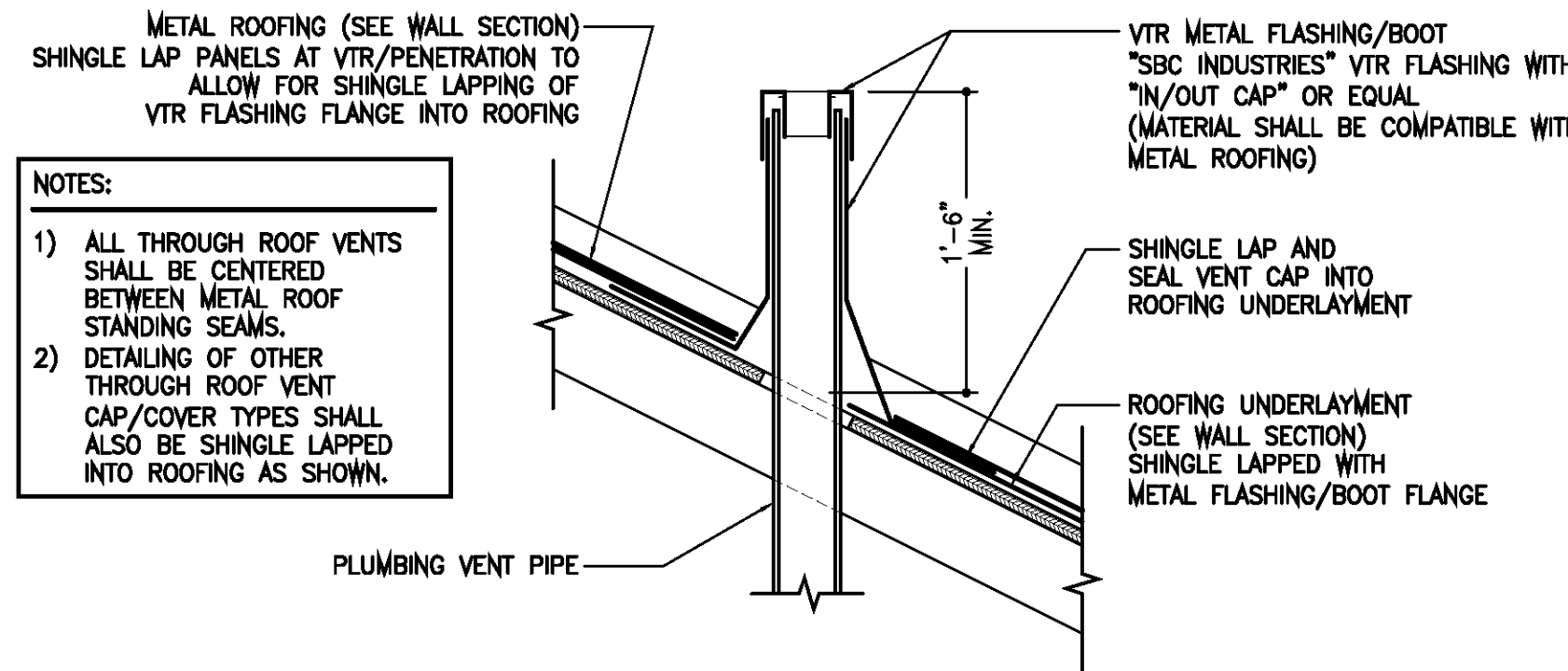


OVERHANG DETAIL - METAL ROOFING

D-ROOFING

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

1
A1.41

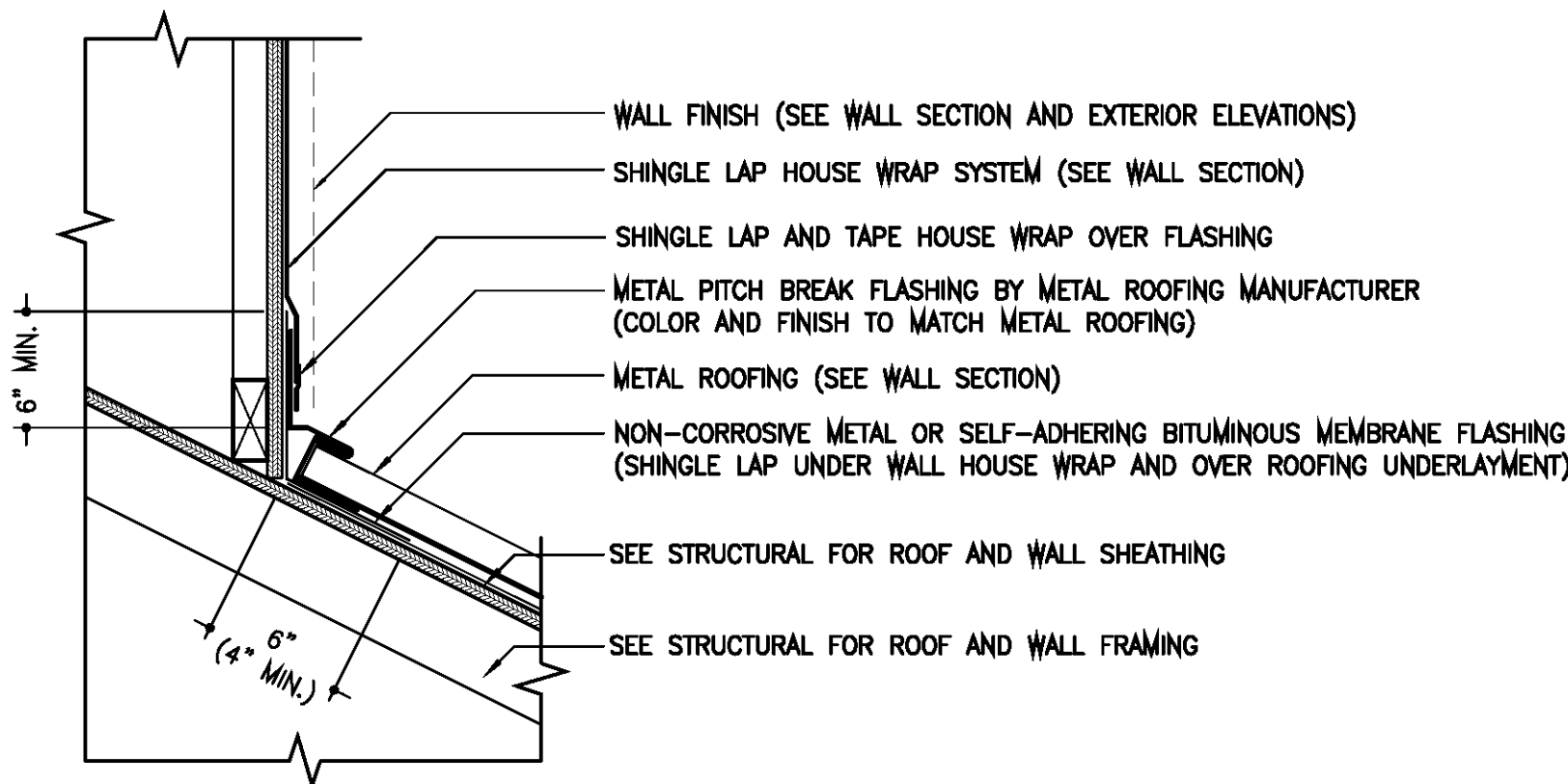


ROOF PENETRATION DETAIL - METAL ROOFING

D-ROOFING

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

2
A1.41

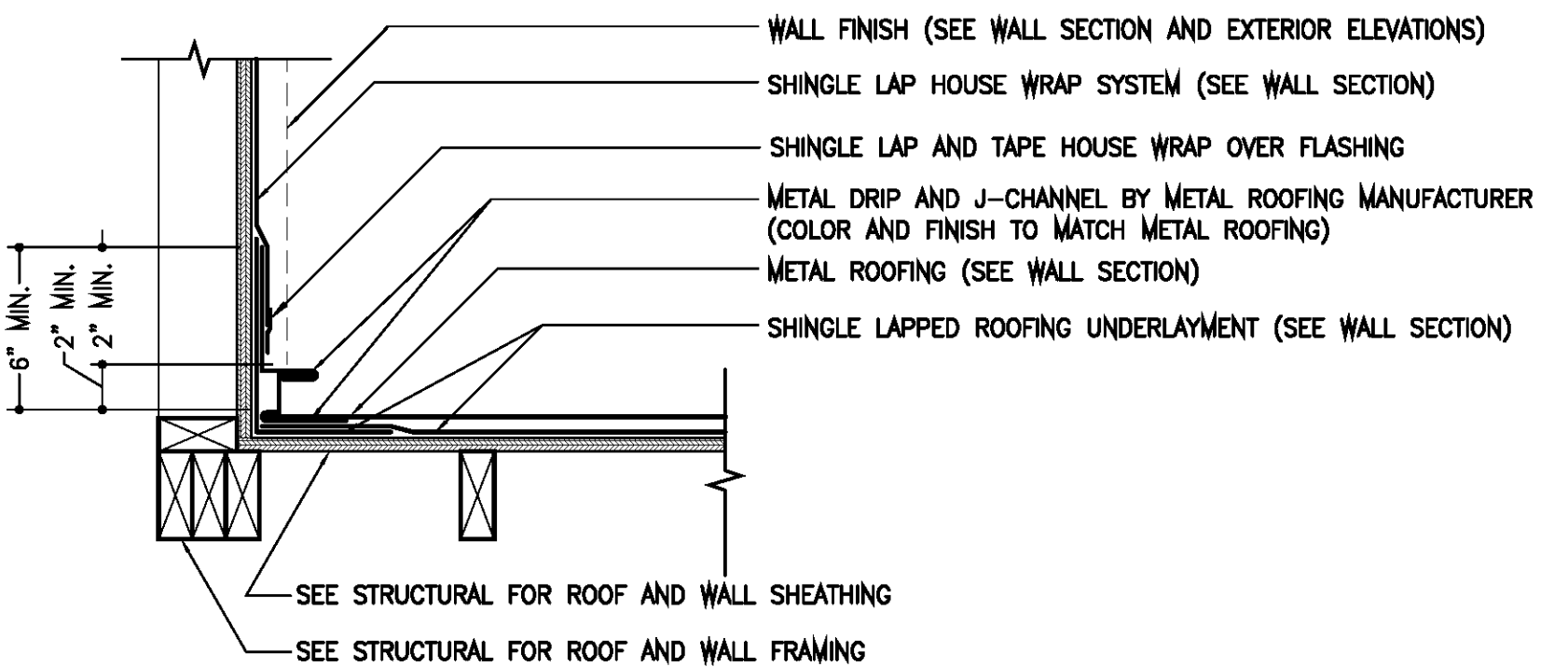


GABLE END WALL DETAIL - METAL ROOFING

D-ROOFING

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

3
A1.41

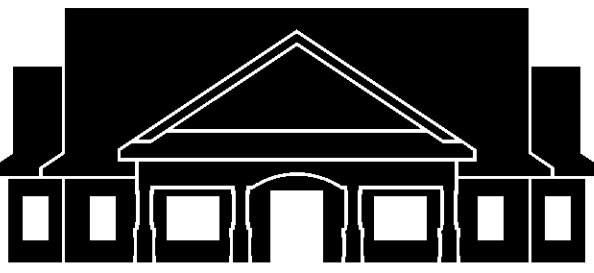


SIDE WALL DETAIL - METAL ROOFING

D-ROOFING

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

4
A1.41



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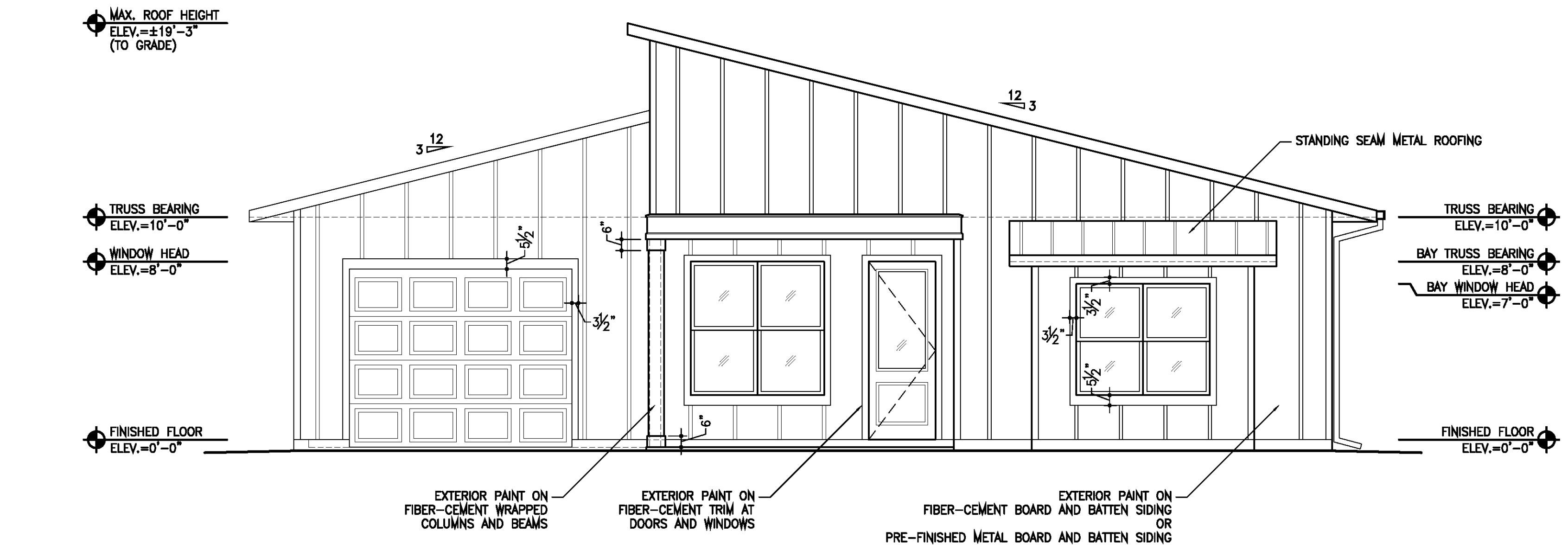
REVISION DATES:

EXTERIOR ELEVATIONS

A2.10

NOTES:

- 1) RIDGE VENTS / OFF RIDGE VENTS AS REQUIRED BY CODE FOR PROPER ATTIC VENTILATION. SEE 2023 FBC R806 AND ROOF PLAN A1.40.
- 2) ADDRESS NUMBERS SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBC R319.1.

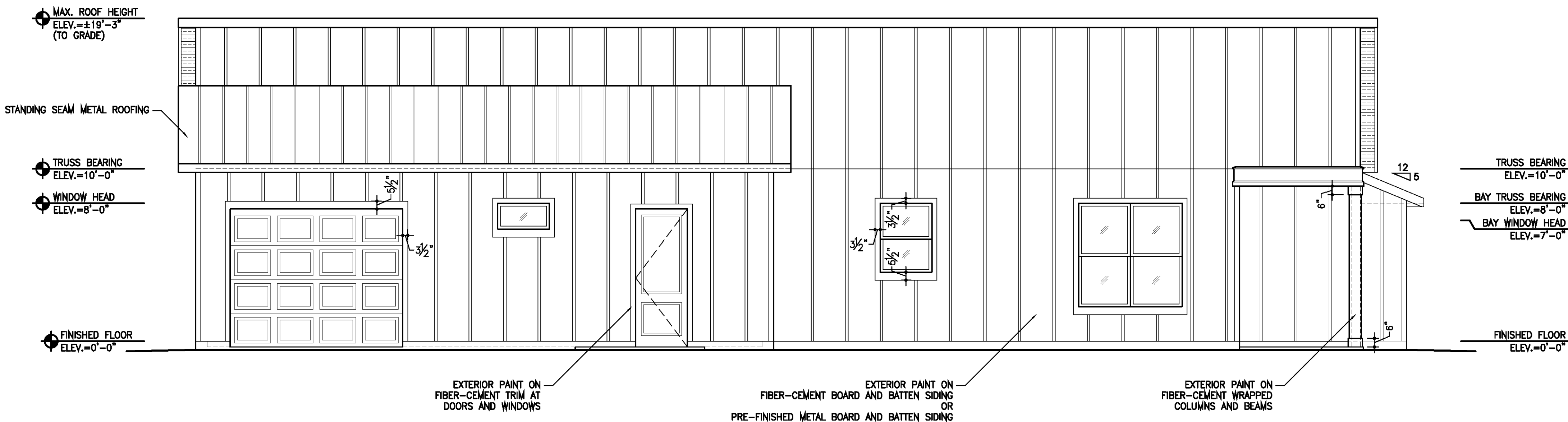


NORTH (FRONT) ELEVATION

E-01

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

1
A2.10



EAST (SIDE) ELEVATION

E-02

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

2
A2.10



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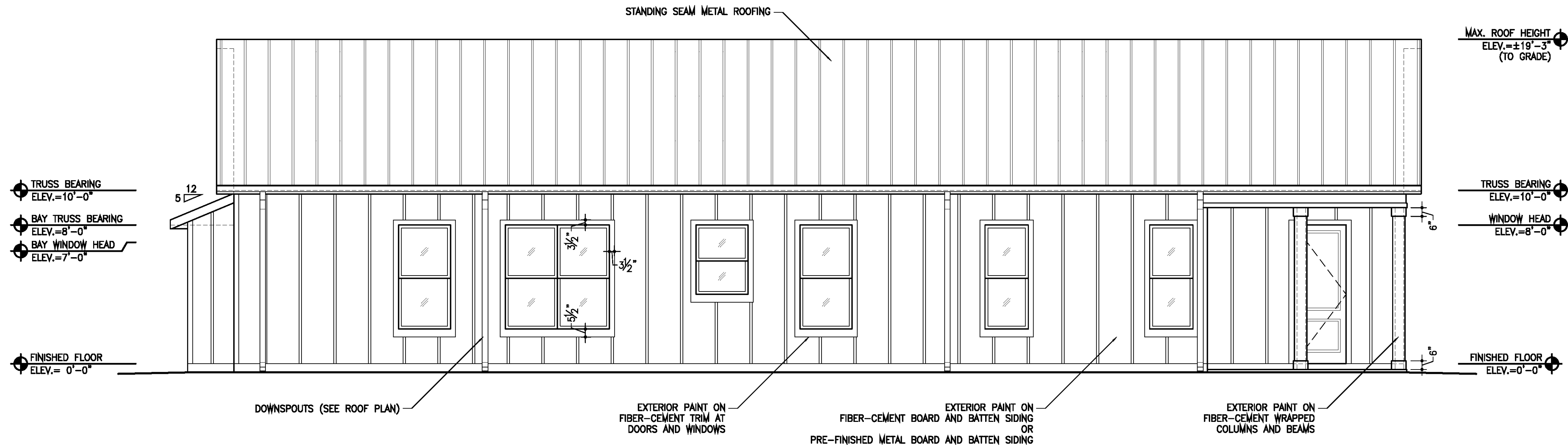
REVISION DATES:

EXTERIOR ELEVATIONS

A2.11

NOTES:

1) RIDGE VENTS / OFF RIDGE VENTS AS REQUIRED BY CODE FOR PROPER ATTIC VENTILATION. SEE 2023 FBC R806 AND ROOF PLAN A1.40.

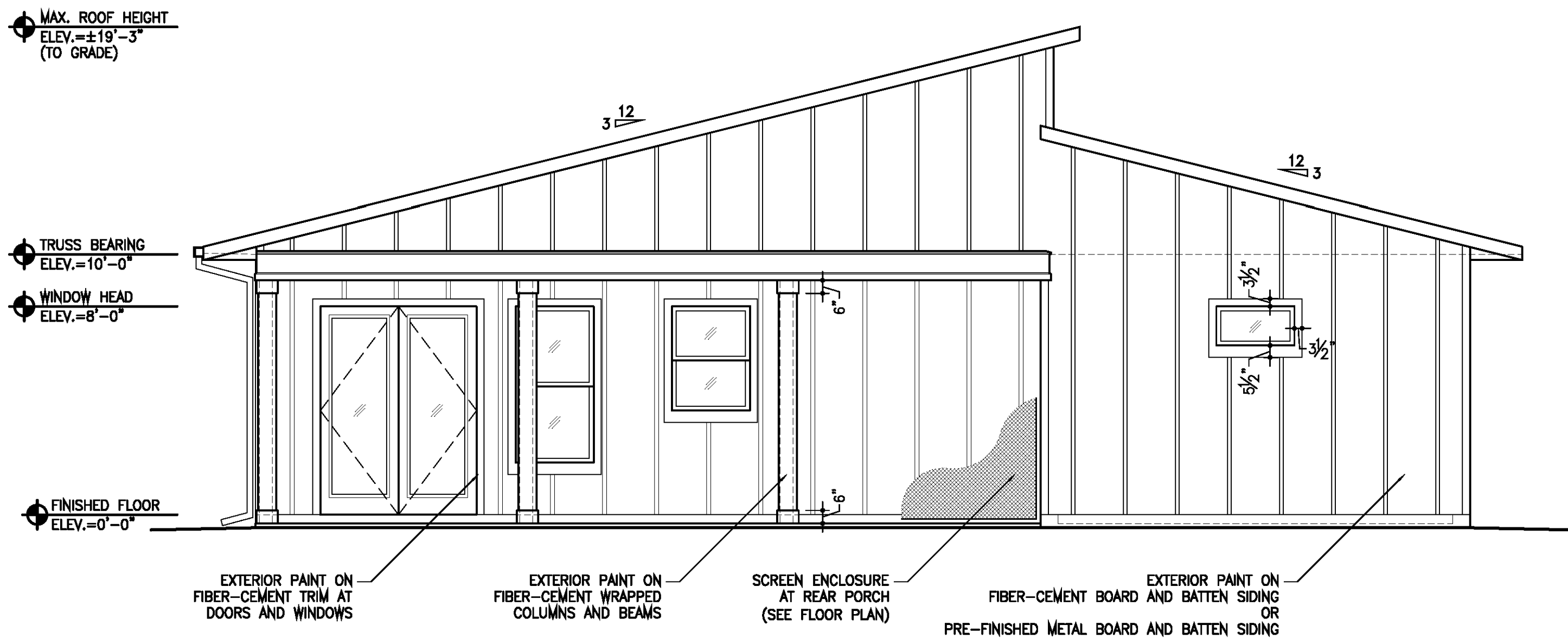


WEST (SIDE) ELEVATION

E-001

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

1
A2.11



SOUTH (REAR) ELEVATION

E-002

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

2
A2.11

GLAZING - HAZARDOUS LOCATIONS:

(PER 2023 F.B.C. RESIDENTIAL)

1) PER R308.1, EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SPECIFIED IN R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S LABEL, DESIGNATING WHO APPLIED THE LABEL, THE TYPE AND THICKNESS OF GLAZING MATERIAL AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, EMBOSSED MARK, OR SHALL BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. SEE R308.1 FOR EXCEPTIONS. SEE R308.1.1 FOR IDENTIFICATION OF MULTI-PANE ASSEMBLIES.

2) HAZARDOUS LOCATIONS, R308.4 (SEE CODE FOR EXCEPTIONS)

- GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOORS PER R308.4.1.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE PER R308.4.2.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS PER R308.4.3:
 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ.FT; AND
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR; AND
 - THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR; AND
 - ONE FOR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
- ALL GLAZING IN GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE PER R308.4.4.
- GLAZING IN WALLS, ENCLOSURES, OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE AND WITHIN 60" HORIZONTALLY OF THE WATERS EDGE PER R308.4.5.
- GLAZING ADJACENT TO AND WITHIN 36" HORIZONTALLY OF STAIRWAYS, LANDINGS, AND RAMPS WHEN THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE PER R308.4.6.
- GLAZING ADJACENT TO THE BOTTOM OF A STAIRWAY WHEN LOCATED WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF THE STAIRWAY AND THE GLAZING IS LESS THAN 36" ABOVE THE LANDING PER 308.4.7.

ROOFING UNDERLAYMENT:

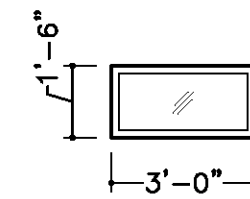
- ROOFING UNDERLAYMENT SHALL BE INSTALLED IN COMPLIANCE WITH 2023 FBC R905.1.1.1.

INSULATION NOTE:

R VALUE PER 2023 FBC ENERGY TABLE R402.1.2 AND R402.2.1: MUST BE R-38 UNLESS, R-30 OK IF FULL DEPTH OF INSULATION EXTENDS OVER FULL THICKNESS OF EXTERIOR WALL

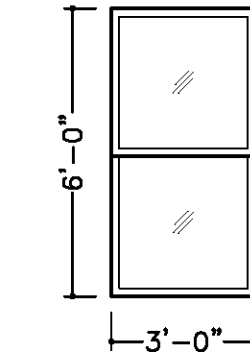
OPENING NOTES:

- COORDINATE FINISH OF HINGES WITH OWNER. ALL 8'-0" H SIDE HINGED DOORS SHALL HAVE (4) FOUR HINGES PER DOOR LEAF.
- CONTRACTOR TO COORDINATE DOOR AND WINDOW STYLE, PANEL TYPE, AND MANUFACTURER SELECTION WITH OWNER AND BUDGET.
- ALL SIZING INFORMATION IS FOR GENERAL DESIGN ONLY. CONTRACTOR TO SELECT EXACT DOOR AND WINDOW SIZES FROM SELECTED MANUFACTURER'S OPTIONS. COORDINATE SELECTION WITH OWNER AND BUDGET. SIZING MAY NOT BE ENLARGED WITHOUT WRITTEN APPROVAL BY ARCHITECT.
- SEE MANUFACTURER'S PRODUCT DATA FOR FRAME SIZE AND ROUGH OPENING SIZE.
- PROVIDE SAFETY GLAZING WHERE REQUIRED. SEE 2023 FLORIDA BUILDING CODE R308.4.
- CONTRACTOR TO SUPPLY SPECIFIC DOOR AND WINDOW INFORMATION AS REQUIRED BY LOCAL AUTHORITIES FOR PERMITTING PROCESS.
- DOORS AND WINDOWS SHALL MEET ALL APPLICABLE CODES INCLUDING THOSE REGARDING WIND PRESSURE RATINGS.
- ALL SIDE HINGED DOORS SHALL HAVE LEVER STYLE HANDLES/HARDWARE. COORDINATE SELECTION WITH OWNER AND BUDGET.
- INSTALL REMOVABLE SCREENS AT ALL OPERABLE WINDOWS.
- INTERIOR DOORS SHALL HAVE SOLID FRAMES/JAMBS. DO NOT USE SPLIT JAMBS.
- SEE FLOOR PLAN FOR DOOR AND CASEMENT WINDOW SWING DIRECTION.



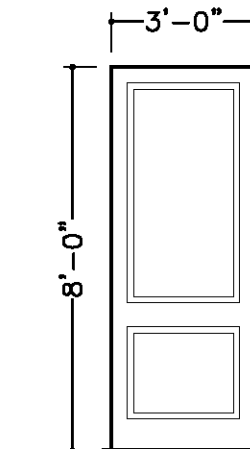
W001

LOCATION(S): GARAGE
TYPE: FIXED/PICTURE
FRAME: VINYL
GLAZING: DOUBLE PANE
COATINGS: LOW-E
MUNTINS: NONE
QTY: 2



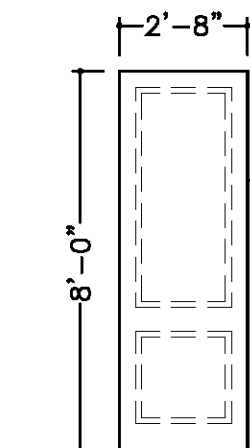
EGRESS W004

LOCATION(S): MASTER BEDROOM, BEDROOM 03, AND LIVING ROOM
TYPE: SINGLE HUNG
FRAME: VINYL
GLAZING: DOUBLE PANE
COATINGS: LOW-E
MUNTINS: NONE
QTY: 3



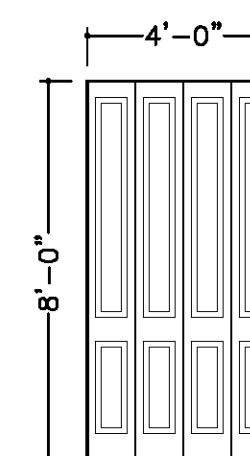
ED02

LOCATION(S): GARAGE EXTERIOR
TYPE: EXTERIOR SIDE HINGED DOOR
FINISH: FIBERGLASS, PAINTED (ALL SIDES)
GLAZING: COORDINATE WITH OWNER
QTY: 2



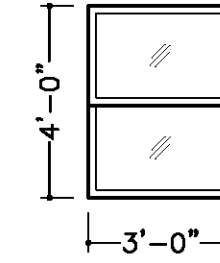
ID01

LOCATION(S): BEDROOM 02, BEDROOM 03, AND MASTER BATHROOM
TYPE: FUTURE INTERIOR SIDE HINGED DOOR
FINISH: PAINTED
CORE: HOLLOW
QTY: 3



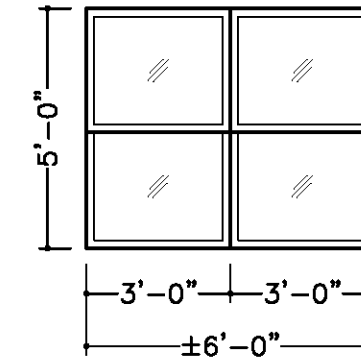
BF02

LOCATION(S): BEDROOM 03 CLOSET
TYPE: DOUBLE BI-FOLD
FINISH: PAINTED
CORE: HOLLOW
QTY: 1



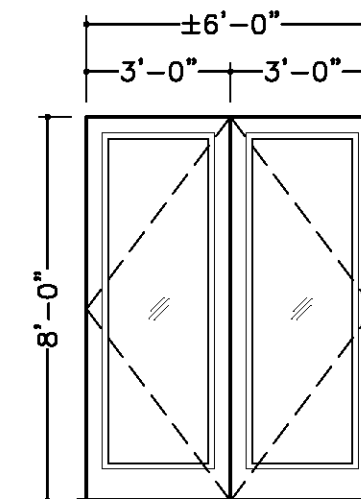
W002

LOCATION(S): KITCHEN, MASTER SHOWER, AND GUEST BATHROOM
TYPE: SINGLE HUNG
FRAME: VINYL
GLAZING: DOUBLE PANE
COATINGS: LOW-E
MUNTINS: NONE
QTY: 3



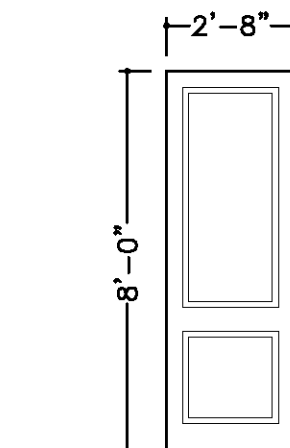
W005

LOCATION(S): LIVING ROOM
TYPE: SINGLE HUNG
FRAME: VINYL
GLAZING: DOUBLE PANE
COATINGS: LOW-E
MUNTINS: NONE
QTY: 1



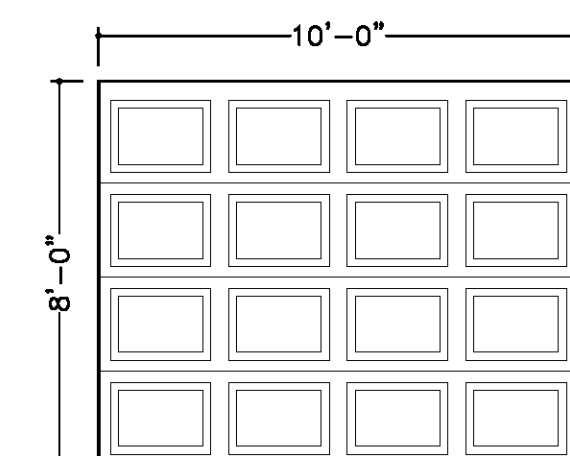
ED03

LOCATION(S): MASTER BEDROOM
TYPE: EXTERIOR SIDE HINGED DOOR
FINISH: FIBERGLASS, PAINTED (ALL SIDES)
GLAZING: COORDINATE WITH OWNER
QTY: 1



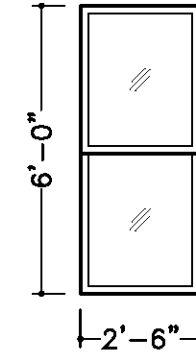
ID02

LOCATION(S): TYPICAL INTERIOR DOOR U.N.O.
TYPE: INTERIOR SIDE HINGED DOOR
FINISH: PAINTED
CORE: HOLLOW
QTY: 6



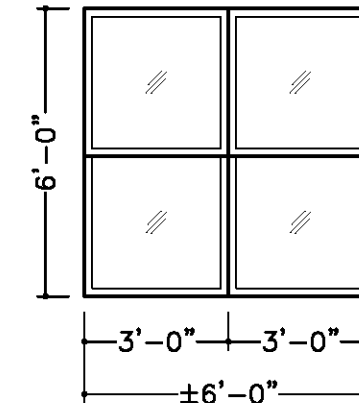
GD01

LOCATION(S): GARAGE
TYPE: OVERHEAD
OTHER: OPENER WITH LIGHT AND PROGRAMMABLE EXTERIOR KEYPAD
QTY: 2



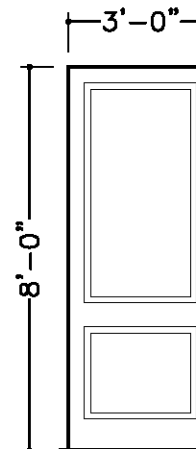
W003

LOCATION(S): MASTER BEDROOM
TYPE: SINGLE HUNG COMPOSITE
FRAME: VINYL
GLAZING: DOUBLE PANE
COATINGS: LOW-E
MUNTINS: NONE
QTY: 2



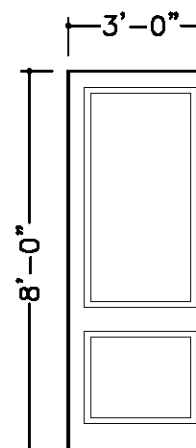
EGRESS W006

LOCATION(S): LIVING ROOM, BEDROOM 02
TYPE: SINGLE HUNG COMPOSITE
FRAME: VINYL
GLAZING: DOUBLE PANE
COATINGS: LOW-E
MUNTINS: NONE
QTY: 3



ED04

LOCATION(S): GARAGE INTERIOR
FINISH: PAINTED (ALL SIDES)
TYPE: MIN. 20 MIN. FIRE RATED
PER 2023 FBC R302.5.1
OTHER: SELF CLOSING HINGES
QTY: 1

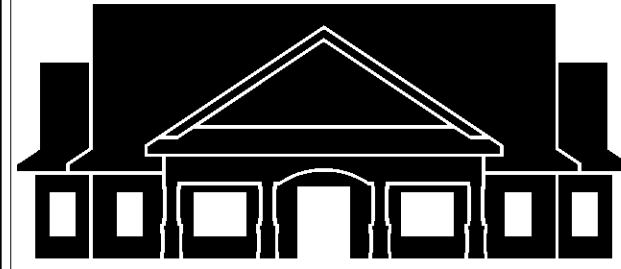


LOCATION(S): LAUNDRY ROOM
TYPE: INTERIOR SIDE HINGED DOOR
FINISH: PAINTED
CORE: SOLID
OTHER: INSTALL WEATHER STRIP AT HEAD AND JAMBS, AND SWEEP AT SILL FOR SOUND CONTROL
QTY: 1

ARCHITECT

WARREN E. BARRY

FLORIDA ARCHITECT, LICENSE #AR83495



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CONSTRUCTION DOCUMENTS FOR CONTRACTOR'S STANDARD CONSTRUCTION

PROJECT NO.: 26008-E+S

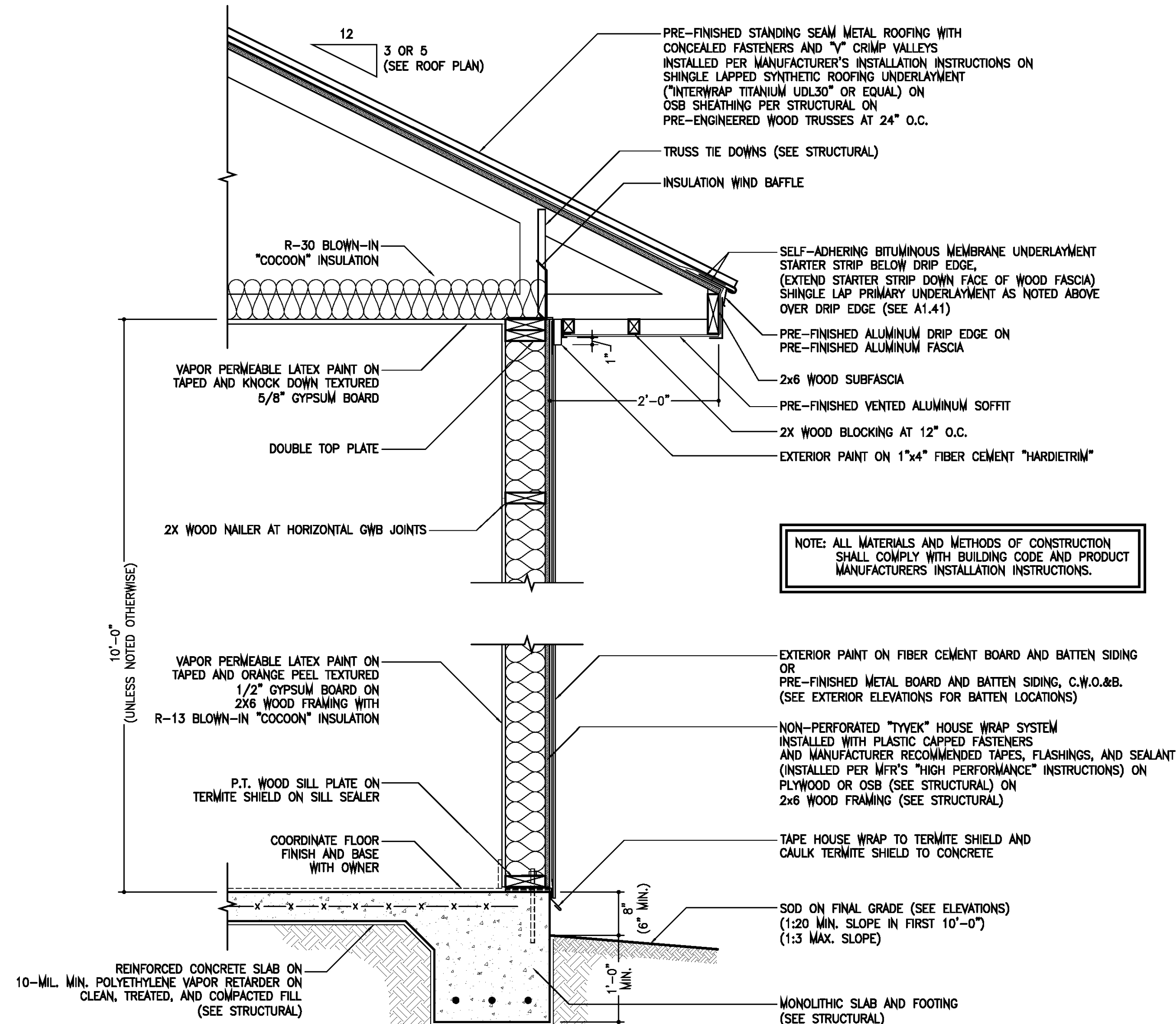
DATE: MAY 21 2026

REVISION DATES:

EXTERIOR WALL SECTION,
OPENING TYPES,
OPENING NOTES,

A5.10

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EXTERIOR WALL SECTION

S-WALL

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

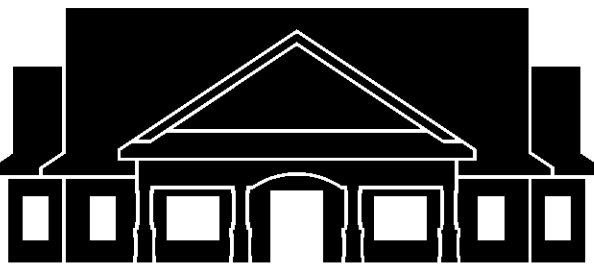
1
A5.10

OPENING TYPES

E-OPEN

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

2
A5.10



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CONSTRUCTION
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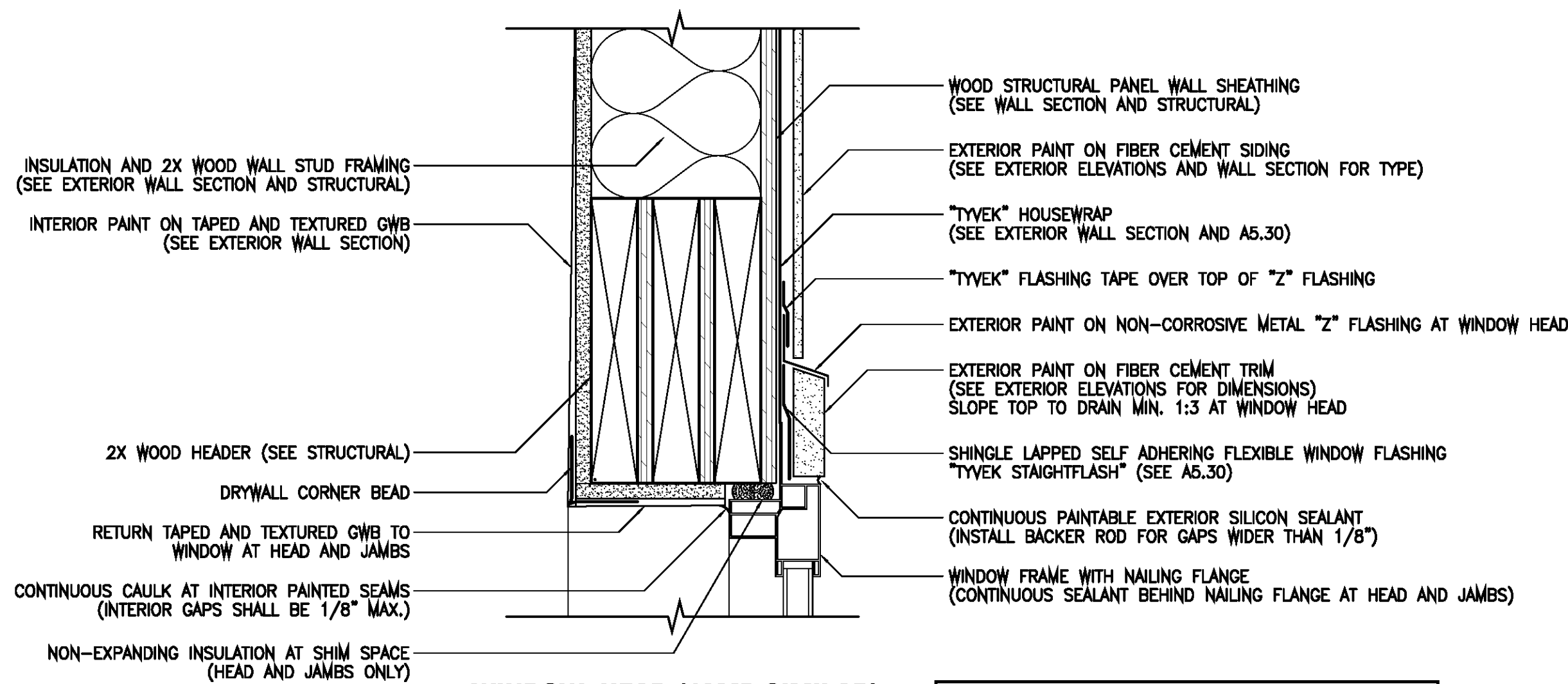
PROJECT NO.: 26008-E+S

DATE: MAY 21 2026

REVISION DATES:

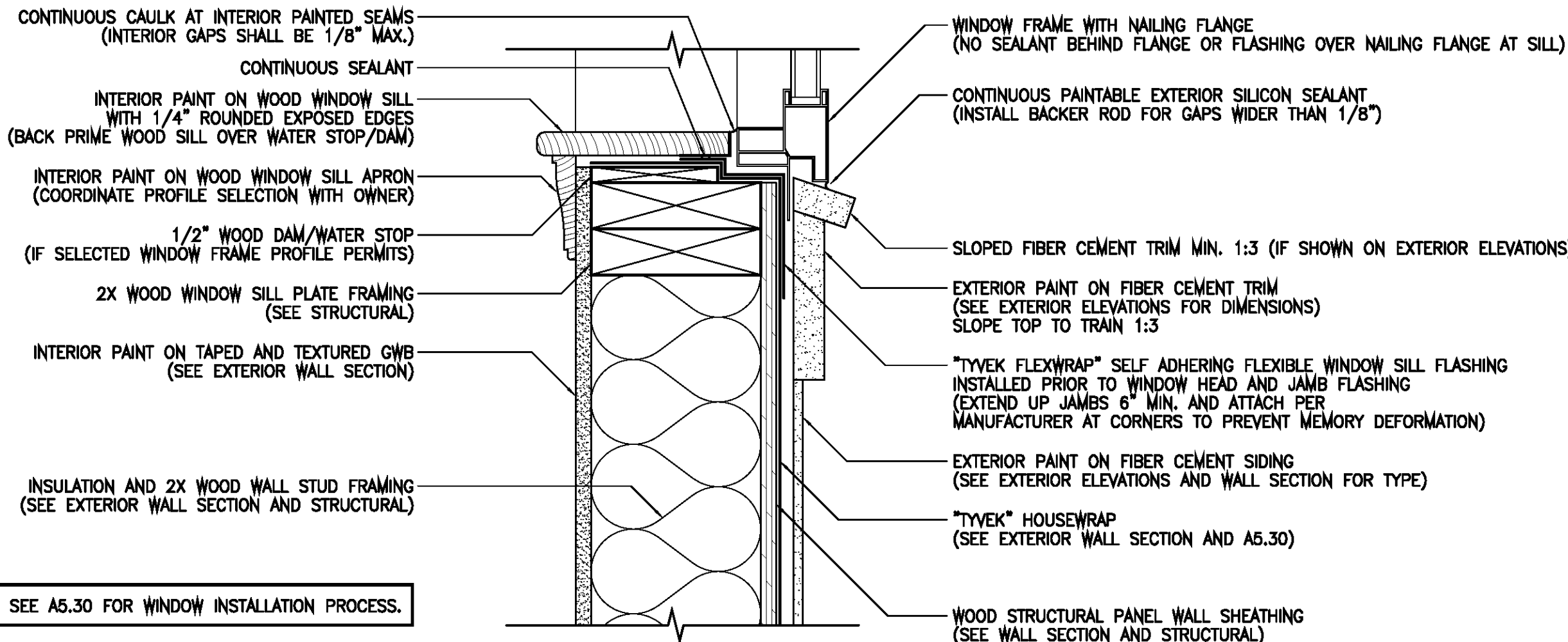
OPENING DETAILS

A5.20



WINDOW HEAD (JAMB SIMILAR)

NOTE: IF WINDOW FLANGE IS NOT INTEGRAL TO WINDOW FRAME AND SEAMLESS AROUND CORNERS, APPLY SEALANT AS REQUIRED TO PREVENT MOISTURE INTRUSION AT SEAMS.



WINDOW SILL

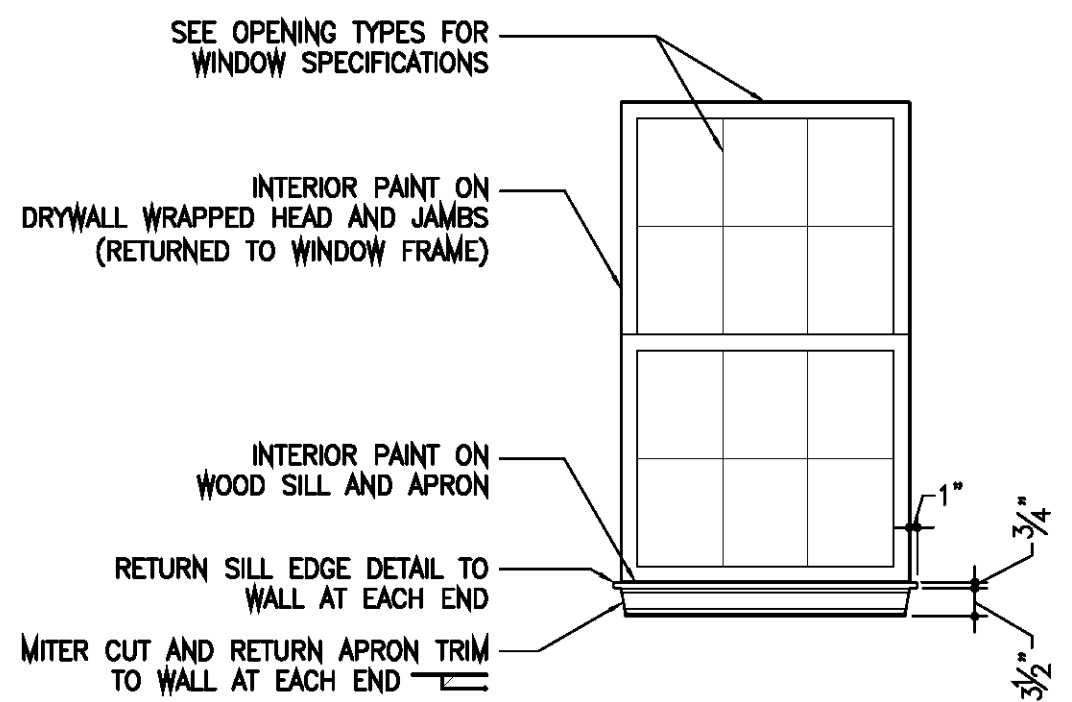
NOTE: SEE A5.30 FOR WINDOW INSTALLATION PROCESS.

WINDOW INSTALLATION DETAIL

D-OPEN

SCALE: 3"=1'-0"

1
A5.20

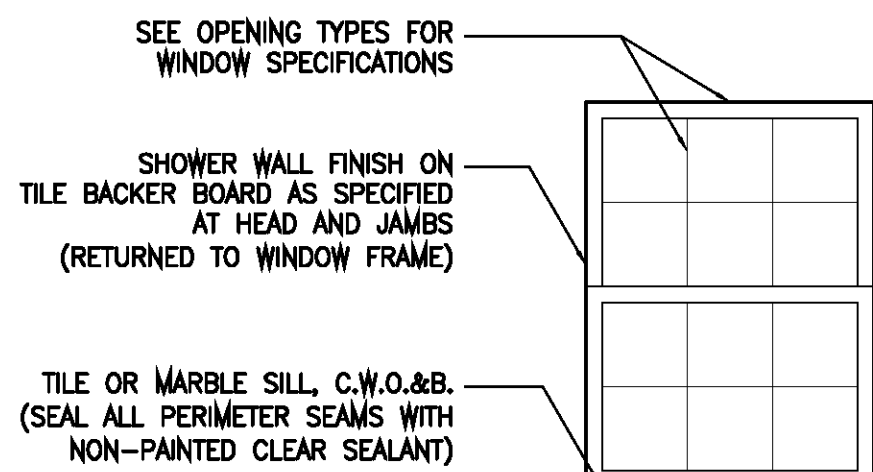


WINDOW INTERIOR TRIM DETAIL

D-INT-WINDOW-TRIM

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

2
A5.20



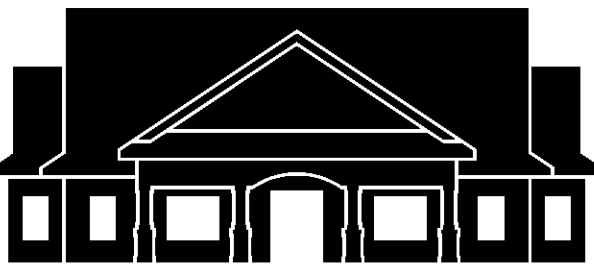
WINDOW INTERIOR TRIM DETAIL AT SHOWERS

D-INT-WINDOW-TRIM

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

3
A5.20

SEAL ALL SEAMS AND JOINTS TO PREVENT SHOWER WATER INTRUSION



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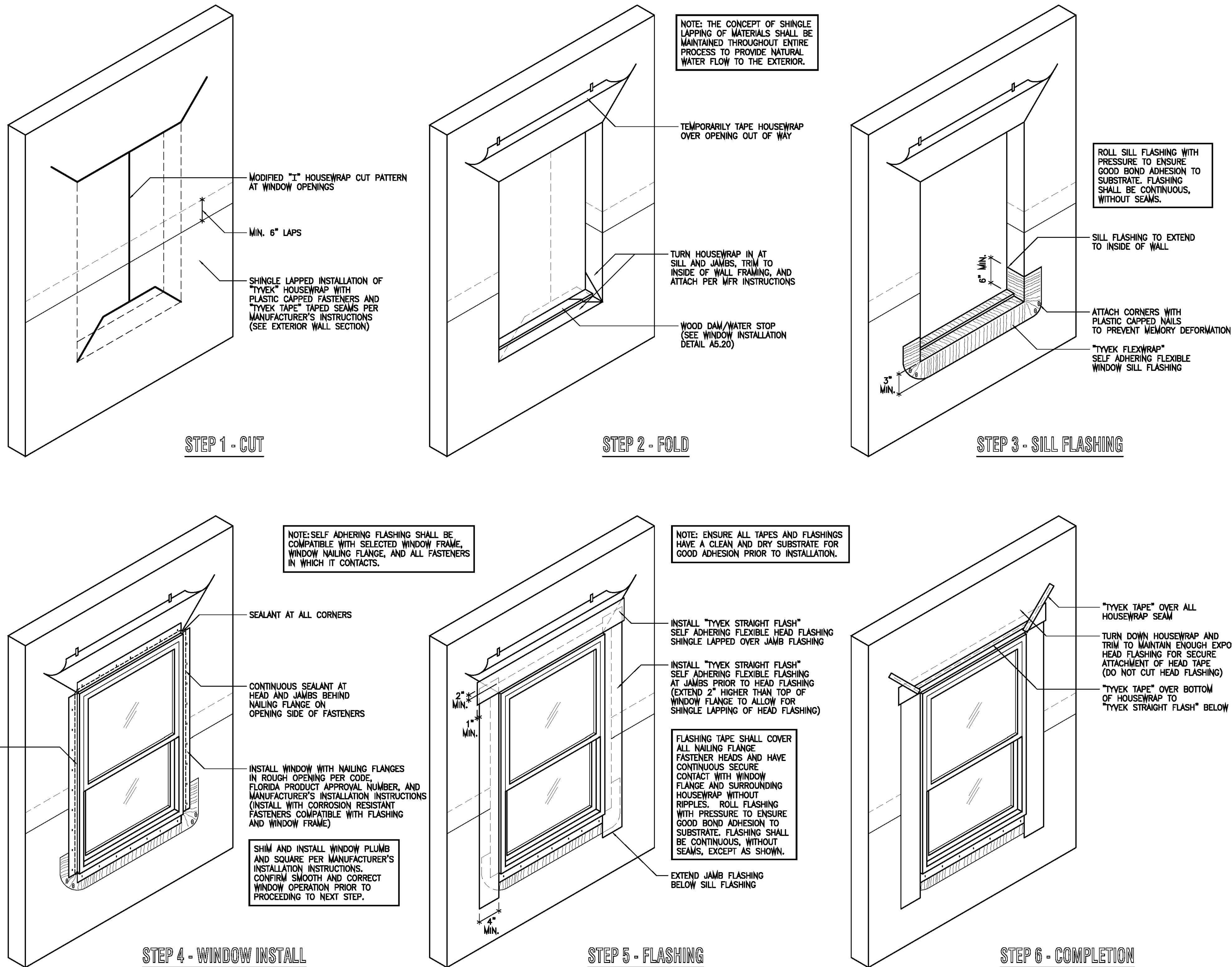
PROJECT NO.: 26008-E+S

DATE: MAY 21 2026

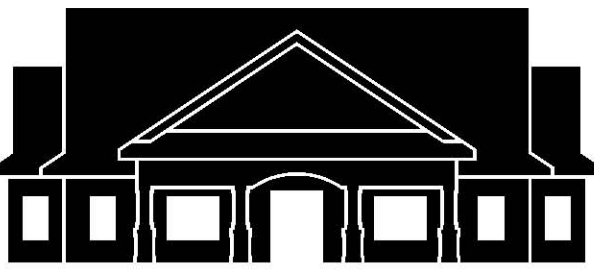
REVISION DATES:

WINDOW INSTALLATION PROCESS

A5.30



WINDOW INSTALLATION PROCESS



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CONSTRUCTION
DOCUMENTS FOR
CONTRACTOR'S
STANDARD
CONSTRUCTION

PROJECT NO.: 26008-E+S

DATE: MAY 21 2026

REVISION DATES:

SCHEMATIC ELECTRICAL PLAN

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

E1.10

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ELECTRICAL LEGEND

- 120V DUPLEX WALL OUTLET, BOTTOM MIN. 15" A.F.F. (UNLESS REQUIRED OTHERWISE BY APPLIANCE)
- 120V DOUBLE DUPLEX WALL OUTLET
- HALF-SWITCHED DUPLEX WALL OUTLET
- 120V DUPLEX WALL OUTLET, BOTTOM AT 42" A.F.F.
- 220V WALL OUTLET, MOUNT ACCORDING TO APPLIANCE REQUIREMENTS
- 120V, GROUND FAULT INTERRUPT
- 120V, WATER PROOF, GROUND FAULT INTERRUPT
- RANGE OUTLET AND EXHAUST HOOD
- CLOTHES DRYER OUTLET
- ELECTRIC CAR CHARGING OUTLET/STATION
- 120V, FLOOR OUTLET
- SWITCH WITH DUPLEX OUTLET
- ROCKER SWITCH
- ROCKER SWITCH W/ SLIDE DIMMER
- CEILING FAN 3 SPEED CONTROL SWITCH
- EXHAUST FAN TIMER SWITCH
- ROCKER SWITCH, 3 WAY
- ROCKER SWITCH, 3 WAY WITH SLIDE DIMMER
- ELECTRICAL CIRCUIT BREAKER PANEL
- VIDEO DOOR BELL, "RING" OR EQUAL
- VENTILATION EXHAUST FAN W/ TIMER SWITCH
- EXHAUST FAN WITH TIMER SWITCH AND LIGHT
- COMBINATION SMOKE/CARBON MONOXIDE DETECTOR (HARDWIRED AND INTERCONNECTED PER 2023 FBC R314 & R315.)
- GARBAGE DISPOSAL
- THERMOSTAT (LOCATIONS PER HVAC CONTRACTOR)
- JUNCTION BOX W/ CONDUIT FOR FUTURE ELECTRIC
- TELEVISION OUTLET
- RECESSED MULTI-FUNCTION TELEVISION BOX (SEE ELECTRICAL NOTES)
- BUILT-IN CEILING SPEAKERS
- TELEPHONE OUTLET
- COMPUTER INTERNET OUTLET WITH CONDUIT TO ATTIC (COORDINATE WITH OWNER AND PROVIDER)
- SERVICE METER AND DISCONNECT
- EXTERIOR SECURITY LED FLOOD LIGHT
- LED PENDANT LIGHT
- LED CHANDELIER LIGHT
- LED SURFACE MOUNT LIGHT
- LED WALL SCONCE
- RECESSED LED CAN LIGHT
- 6" "EYEBALL" LED CAN LIGHT
- 6" "GIMBAL" LED CAN LIGHT
- 4" "GIMBAL" LED CAN LIGHT
- COMPACT ACCENT LED "PUCK" LIGHT
- LED ROPE LIGHTING
- LED TRACK LIGHTING
- WALL MOUNT LED STRIP LIGHT
- SURFACE MOUNT FLUORESCENT LIGHT
- CEILING FAN WITH LED LIGHT KIT
- CEILING FAN WITHOUT LIGHT

SERVICE METER AND DISCONNECT
(OVERHEAD ENTRANCE)
ELECTRIC COMPANY:

ELECTRICAL NOTES

1) SEE A1.11 FOR ELECTRICAL NOTES AND N.E.C. NOTES

SCHEMATIC ELECTRICAL PLAN

08/20/2025

APPLICABLE STRUCTURAL CODES:

- 1) THE STRUCTURAL DESIGN, DETAILS, AND SPECIFICATIONS WITHIN THESE PLANS COMPLY WITH THE 2023 FLORIDA BUILDING CODE – RESIDENTIAL.
- 2) COMPLY WITH ONE OR MORE OF THE FOLLOWING CODES PER 2023 FBC R301.1.1, R301.2.1.1, AND R602.3:
- A) 2020 FLORIDA BUILDING CODE – BUILDING
- B) WFCM 2018: WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS
- C) ASCE-7 22: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
- D) ANSI AMERICAN WOOD COUNCIL NDS 2018: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
- 3) EXCEPTIONS PER 2023 FBC R301.2.1.1:
- A) FOUNDATIONS: SEE 2023 FBC RESIDENTIAL CHAPTER 4
- B) EXTERIOR DOORS AND WINDOWS: SEE 2023 FBC RESIDENTIAL R609
- C) ROOF SHEATHING: SEE 2023 FBC RESIDENTIAL R803
- D) CONCRETE: SEE 2023 FBC RESIDENTIAL R608.2
- 4) ADDITIONAL APPLICABLE CODES:
- A) ACI 318 PER 2023 FBC R608.5.1
(ACI 318 DEFERS TO ACI 332-20 FOR 1 AND 2 FAMILY DWELLINGS)
- B) THIS 402/802 2018: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES PER 2023 FBC R606.1

GENERAL STRUCTURAL NOTES:

- 1) THE STRUCTURAL DESIGN, DETAILS, AND SPECIFICATIONS WITHIN THESE PLANS ARE APPLICABLE ONLY TO PROJECTS WITHIN A 140MPH (OR LESS) WIND SPEED ZONE, AND NOT LOCATED WITHIN WITHIN 1 MILE OF THE COAST. SEE 2023 F.B.C. FIGURE R301.2(4) FOR WIND SPEED MAP.
- 2) ROOF TRUSS LAYOUT, UPLIFT LOADS, AND GRAVITY LOADS RELIED UPON FOR DESIGN OF SUPPORTING CONSTRUCTION (WALLS, LINTELS, HEADERS, COLUMNS, FOOTINGS, ETC.) PREPARED BY:
- MAYO TRUSS COMPANY IN MAYO, FLORIDA
- 3) THE ARCHITECT IS NOT RESPONSIBLE FOR THE CHANGES MADE TO THE CONTENT OF THESE DRAWINGS BY OTHERS, OR FOR CONSTRUCTION WHICH IS NOT IN CONFORMANCE WITH THE ARCHITECT'S CONSTRUCTION DOCUMENTS FOR THIS PROJECT.
- 4) IT IS THE ARCHITECT'S UNDERSTANDING THAT THIS RESIDENCE IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN. THIS STRUCTURE IS NOT DESIGNED FOR HYDROSTATIC OR MOVING WATER LOADS. IF IT IS DISCOVERED THAT THIS RESIDENCE WILL BE CONSTRUCTED WITHIN A FLOOD ZONE OTHER THAN "X" OR "C", CONSULT ARCHITECT PRIOR TO CONSTRUCTION.
- 5) CONTRACTOR SHALL SCHEDULE CONSTRUCTION AND INSPECTIONS TO MINIMIZE THE EXPOSURE OF WOOD SHEATHING TO WEATHER/RAIN TO MINIMIZE THE POTENTIAL OF WATER DAMAGE.

PRE-ENGINEERED WOOD TRUSSES:

- 1) ARCHITECT IS NOT RESPONSIBLE FOR DESIGN AND DETAILING, OR INSTALLATION OF, PRE-ENGINEERED WOOD ROOF OR FLOOR TRUSSES. THESE ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER AND CONTRACTOR.
- 2) TRUSS ENGINEERING DRAWINGS SHALL BE PREPARED AND SIGNED/SEALED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA.
- 3) TRUSSES SHALL BE ENGINEERED TO SUPPORT DEAD, LIVE AND WIND LOADS PER FLORIDA BUILDING CODE, AND ASCE 7.
- 4) TRUSSES SHALL COMPLY WITH ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION.
- 5) INSTALLATION OF TRUSSES SHALL COMPLY WITH BCSI "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING, AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
- 6) TRUSSES SHALL COMPLY WITH TPI HIB "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING, AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- 7) INSTALLATION OF TRUSSES SHALL COMPLY WITH TPI DSB "RECOMMENDED DESIGN SPECIFICATIONS FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
- 8) TRUSSES SHALL BE PERMANENTLY BRACED WITH LATERAL AND DIAGONAL BRACING AT LOCATIONS SPECIFIED ON TRUSS ENGINEERING DRAWINGS AND AS OUTLINED IN BCSI AND TPI REFERENCES ABOVE.
- 9) TRUSSES SHALL NOT BE CUT, NOTCHED, BORED, OR MODIFIED IN ANY WAY WITHOUT PRIOR WRITTEN APPROVAL FROM THE TRUSS MANUFACTURER.

DESIGN LOADS AND DEFLECTION:

- 1) WIND LOADS (ASCE 7-22, 2023 F.B.C. BUILDING 1609, AND 2023 F.B.C. RESIDENTIAL CH3):
- A) ENCLOSURE CLASSIFICATION: ENCLOSED
- B) BASIC WIND SPEED: DESIGNED FOR 140 MPH (SEE FBC FIGURE R301.2(4) FOR MAP)
- C) BUILDING RISK CATEGORY (TABLE 1604.5): II
- D) SURFACE ROUGHNESS (FBC R301.2.1.4.2): C (C=FLAT OPEN COUNTRY AND GRASSLANDS, NOT ADJACENT TO OPEN AREAS/WATER WITH 5,000FT OR MORE OF OPEN SPACE)
- E) EXPOSURE CATEGORY (FBC R301.2.1.4.3): C (C=FLAT OPEN COUNTRY AND GRASSLANDS, NOT ADJACENT TO OPEN AREAS/WATER WITH 5,000FT OR MORE OF OPEN SPACE)
- F) INTERNAL PRESSURE COEFFICIENTS: +/-0.18
- G) TOPOGRAPHIC WIND EFFECT NOT APPLICABLE UNLESS HILL IS OVER 30' TALL IN EXPOSURE C PER FBC R301.2.1.5(2).
- 2) DEAD LOADS (2023 FBC BUILDING 1606): SEE "MATERIAL DEAD LOADS" ON S0.10
- 3) UNIFORM LIVE LOADS (2023 FBC TABLE R301.5):
- ATTICS WITHOUT STORAGE: 10 PSF
- ATTICS WITH LIMITED STORAGE: 20 PSF
- HABITABLE ATTICS: 30 PSF
- STAIRS: 40 PSF AND 500lb POINT LOAD CONCENTRATED ON 4 SQUARE INCHES
- SLEEPING AREAS: 30 PSF
- ROOMS OTHER THAN SLEEPING: 40 PSF
- EXTERIOR BALCONIES AND DECKS: 40 PSF
- GARAGES: 60 PSF AND 2,000lb POINT LOAD CONCENTRATED ON 20 SQUARE INCHES
- 4) MIN. ROOF LIVE LOADS (Lr):
- 16lbs MIN. PER 2023 FBC TABLE R301.6
- 20lbs PER 2023 FBC TABLE 1607.1
- MODIFIED/REDUCED PER FBC 1607.12.2.1:
- $L_r = L_o x R_f x R_e$
- $R_f = 1$ (R_f REDUCTION NOT UTILIZED)
- 12:12 PITCH $R_e = 0.6$: 12 16 PSF
- 10:12 PITCH $R_e = 0.7$: 14 16 PSF
- 8:12 PITCH $R_e = 0.8$: 16 PSF
- 7:12 PITCH $R_e = 0.85$: 17 PSF
- 6:12 PITCH $R_e = 0.9$: 18 PSF
- 5:12 PITCH $R_e = 0.95$: 19 PSF
- 4:12 PITCH $R_e = 1$: 20 PSF
- 5) COMPONENTS AND CLADDING PER FBC TABLE R301.2(2):
- DESIGN WIND PRESSURE FOR DOORS, WINDOWS, WALL AND ROOF COVERINGS, AND SKYLIGHTS
- ROOF WIND PRESSURE (140MPH, EXP.C):
- PER TABLE: +19.4/-67.8
- ADJUSTMENT FACTOR FOR EXP C: 1.4
- ADJUSTED:
- +19.4x1.4 = +27.16 lbs/sq.ft.
- 67.8x1.4 = -94.92 lbs/sq.ft.
- WALL WIND PRESSURE (140 MPH, EXP.C):
- PER TABLE: +21.2/-28.3
- ADJUSTMENT FACTOR FOR EXP C: 1.4
- ADJUSTED:
- +21.2x1.4 = +29.68 lbs/sq.ft.
- 28.3x1.4 = -39.62 lbs/sq.ft.
- OVERHANGS (140MPH, EXP.C):
- TOP UPLIFT: 94.92 lbs/sq.ft.
- BOTTOM UPLIFT: 29.25 lbs/sq.ft.
- COMBINED: 124.17 lbs/sq.ft.
- SEE "WIND LOAD PRESSURE" DETAIL AND CHART ON S5.10 FOR ZONE SPECIFIC PRESSURES
- 6) GARAGE OVERHEAD DOOR WIND LOAD PRESSURE: SEE 2020 FBC TABLE R301.2(4)&(3)
- PER TABLE: +18.5/-20.9
- ADJUSTMENT FACTOR FOR EXP C: 1.4
- ADJUSTED:
- +18.5x1.4 = +25.90 lbs/sq.ft.
- 20.9x1.4 = -29.26 lbs/sq.ft.
- 7) ROOFS, FLOORS, AND WALLS HAVE BEEN DESIGNED USING PRESCRIPTIVE DESIGN AS PROVIDED WITHIN THE BUILDING CODES OR TO ALLOW FOR A MAXIMUM DEFLECTION OF L/360 (SEE 2020 FBC TABLE R301.7) WHILE ACCOUNTING FOR LOAD COMBINATIONS PER 2020 F.B.C. – BUILD 1605. EXCEPTION: LINTELS SUPPORTING MASONRY VENEER WALLS = L/600
- 8) INTERIOR WALLS AND PARTITIONS (FBC 1607.14): SHALL RESIST A 5 lbs PER SQUARE FOOT LOAD
- 9) HANDRAILS & GUARDS (2020 FBC TABLE R301.5): SHALL RESIST 200 lbs POINT LOAD APPLIED IN ANY DIRECTION ALONG THE TOP

METHODS OF CONSTRUCTION:

- 1) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, PROCEDURES, TECHNIQUES, SEQUENCES, TEMPORARY SHORING AND/OR BRACING, JOB SITE SAFETY, AND FOR ENSURING COMPLIANCE WITH THE ARCHITECT'S CONSTRUCTION DOCUMENTS FOR THIS PROJECT. FINAL CONSTRUCTION SHALL COMPLY WITH THESE CONSTRUCTION DOCUMENTS.
- 2) THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO ENSURE SAFETY OF THE BUILDING, ITS COMPONENTS DURING ERECTION, AND ALL PERSONS ON SITE. THIS INCLUDES THE USE OF NECESSARY TEMPORARY SHORING AND BRACING, AND IMPLEMENTING COMPLIANCE WITH APPLICABLE SAFETY REGULATIONS.

MATERIAL DEAD LOADS:

- 1) SOILS:
- A) SOIL/SAND-DRY: 100 lbs/cu.ft.
- B) SOIL/SAND-WET: 125 lbs/cu.ft.
- 2) CONCRETE AND CMU:
- A) CONCRETE: 150 lbs/cu.ft.
- B) 8"x16"x8" CONCRETE BLOCK: 39 lbs
- C) STEEL REINFORCEMENT
- #3: 0.376 lbs/ft
- #4: 0.668 lbs/ft
- #5: 1.043 lbs/ft
- #6: 1.502 lbs/ft
- 3) WOOD:
- A) WOOD FRAMING (SPF):
- a. 1x2 P.T.: 1.34 lbs./ft
- b. 2x4: 1.49 lbs./ft.
- c. 2x4 P.T.: 2.65 lbs./ft.
- d. 2x6: 2.34 lbs./ft.
- e. 2x6 P.T.: 4.17 lbs./ft.
- f. 2x8: 3.09 lbs./ft.
- g. 2x10: 3.95 lbs./ft.
- h. 2x12: 4.80 lbs./ft.
- i. 4x4: 3.49 lbs./ft.
- j. 4x4 P.T.: 6.21 lbs./ft.
- k. 6x6: 8.61 lbs./ft.
- l. 6x6 P.T.: 15.33 lbs/ft.
- m. 11.25"x1.75" LVL: 5.6 lbs/ft.
- n. 14"x1.75" LVL: 7 lbs/ft.
- o. 16"x1.75" LVL: 8 lbs/ft.
- p. 18"x1.75" LVL: 9 lbs/ft.
- B) ROOF/WALL SHEATHING:
- m. 1/2" PLYWOOD: 1.5 lbs/sq.ft.
- n. 5/8" PLYWOOD: 1.9 lbs/sq.ft.
- o. 3/4" PLYWOOD: 2.3 lbs./sq.ft.
- p. 7/16" OSB: 1.68 lbs./sq.ft.
- q. 19/32" OSB: 2 lbs./sq.ft.
- C) PRE-ENGINEERED ROOF TRUSSES (1 PLY):
- a. TYPICAL: 7 lbs/ft.
- b. GABLE END TRUSS: 9 lbs/ft.
- c. ATTIC STORAGE TRUSS: 9 lbs/sf.
- D) PRE-ENGINEERED FLOOR TRUSSES:
- a. 24" OPEN WEB (1 PLY): 7.5 lbs/sf.
- 4) EXTERIOR FINISHES:
- A) HOUSEWRAP: 0.06 lbs./sq.ft.
- B) FIBER CEMENT
- a. F.C. LAP SIDING: 5 lbs/sq.ft.
- b. F.C. PANEL: 2.4 lbs./sq.ft.
- c. F.C. SHINGLE SIDING: 2 lbs/sq.ft.
- d. F.C. 3.5" TRIM: 5.04 lbs/sq.ft.
- C) CULTURED STONE: UP TO 15 lbs/sq.ft.
- D) BRICK (REAL): 39 lbs/sq.ft.
- E) SYNTHETIC STUCCO: 3 lbs/sq.ft.
- F) 3 COAT STUCCO: 9 lbs/sq.ft.
- 5) INTERIOR FINISHES:
- A) 1/2" GWB: 1.6 lbs/sq.ft.
- B) 5/8" GWB: 2.2 lbs/sq.ft.
- C) PLASTER, 1" = 8 lbs/sq.ft.
- D) PORCELAIN WALL TILE: 10 lbs./sq.ft.
- E) CEMENT TILE BACKER: 2.6 lbs./sq.ft.
- 6) INSULATION:
- A) BATT INSULATION: 0.4 lbs/sq.ft.
- B) BLOWN-IN INSULATION: 2.35 lbs/sq.ft.
- C) SPRAY FOAM INSULATION: 0.5 lbs/cu.ft.
- 7) ROOF/CEILING:
- A) ROOFING UNDERLAYMENT:
- a. 15# FELT: 0.2 lbs./sq.ft.
- b. 30# FELT: 0.3 lbs./sq.ft.
- c. SYNTHETIC UNDERLAYMENT: 0.4 lbs/sq.ft.
- d. SELF-ADHERING: 3 lbs/sq.ft.
- B) ASPHALT SHINGLES:
- a. 3 TAB: 2 lbs/sq.ft.
- b. ARCHITECTURAL: 3.05 lbs/sq.ft.
- c. LUXURY: 4.25 lbs/sq.ft.
- C) CLAY TILE WITH MORTAR: 19 lbs./sq.ft.
- D) METAL ROOF: 1.5 lbs/sq.ft.
- E) WATER: 82.4 lbs/cubic ft (8.4 lbs/gallon)
- D) ICE: 57.3 lbs/cubic ft
- 8) TYPICAL ASSEMBLIES:
- A) ROOF WITH ARCH. SHINGLES = 21 lbs/sf.ft.
- B) 2x6x8" WALL W/ LAP SIDING = 114 lbs/ft.
- C) 2x6x10" WALL W/ LAP SIDING = 141 lbs/ft.
- D) 8"x8" HOLLOW CMU WALL = 351 lbs/ft.
- E) 8"x8"x8" SOLID CMU CELL = 708 lbs EACH
- F) 8"x10" HOLLOW CMU WALL = 439 lbs/ft.
- G) 8"x8"x10" SOLID CMU CELL = 885 lbs EACH
- H) STEMWALL WITH 3 COURSE = 348 lbs/ft.
- I) MONOLITHIC EXT. FOOTING = 375 lbs/ft.
- J) MONOLITHIC INT. FOOTING = 330 lbs/ft.
- N) 36"x30"x12" FOOTING = 937 lbs
- J) 36"x36"x12" FOOTING = 1,350 lbs

GEOTECHNICAL / BEARING SOIL:

- 1) A GEOTECHNICAL REPORT (STRUCTURAL EVALUATION OF SOIL) **HAS NOT BEEN PERFORMED** FOR THIS SITE. IT IS STRONGLY RECOMMENDED THAT THE OWNER OR CONTRACTOR EMPLOY THE SERVICES OF A GEOTECHNICAL ENGINEER TO PERFORM SOIL BORINGS, EVALUATE BORING DATA, CONFIRM THE SOIL TYPE ASSUMED IN THIS SPECIFICATION, AND PROVIDE RECOMMENDATIONS FOR PREPARATION OF THE SOILS SPECIFIC TO THIS BUILDING SITE. CONSULT GEOTECHNICAL ENGINEER FOR RECOMMENDATIONS ON TYPE, QUANTITY, AND DEPTH OF BORINGS. THE ARCHITECT HAS NO KNOWLEDGE OF THE ON-SITE SOILS, AND THEREFORE ACCEPTS NO RESPONSIBILITY FOR THEIR BEARING CAPACITY OR PERFORMANCE.
- 2) BEARING SOIL IS PRESUMED TO BE SANDY SOIL WITH NO ORGANICS, PEAT, CLAY, EXPANSIVE CLAYS, OR BOULDERS.
- A) IN COMPLIANCE WITH 2023 FBC TABLE R401.4.1, FOUNDATIONS BEARING ON SANDY SOIL ARE DESIGNED FOR AN ALLOWABLE VERTICAL SOIL BEARING PRESSURE OF 2,000 PSF.
- 3) IT IS ASSUMED THAT THE SEASONAL HIGH GROUNDWATER TABLE IS DEEP ENOUGH ON SITE TO BE INCONSEQUENTIAL AND IRRELEVANT TO THE DESIGN OF THE BUILDING AND ITS FOUNDATIONS.
- 4) IF THE CONTRACTOR, OWNER, OR BUILDING INSPECTOR ENCOUNTER ORGANICS, CLAYS, SILTS, BOULDERS, LOOSE/UNCOMPACTED SOILS, OR HIGH GROUNDWATER LEVELS DURING FOUNDATION EXCAVATION, A GEOTECHNICAL ENGINEER SHALL BE CONTACTED AND EMPLOYED TO ASSESS CONDITIONS FIRST HAND AND GIVE DIRECTION FOR ADDITIONAL CORRECTIVE WORK OR MODIFICATIONS TO THE SOIL THAT MAY NEED TO BE PERFORMED.

SITEWORK:

- 1) STRIP ALL TREES, ROOTS, STUMPS, GRASSES, TOPSOIL, AND OTHER ORGANICS FROM THE BUILDING FOOTPRINT, AND WITHIN A MINIMUM OF 10'-0" OF THE BUILDING FOOTPRINT. USE ROOT RAKE OR SIMILAR EQUIPMENT.
- 2) PROOFCOMPACT EXISTING GRADE WITH A LOADED DUMP TRUCK OR COMPACTOR TO DENSIFY SOILS AND IDENTIFY SOFT AREAS. IF SOFT SOILS ARE ENCOUNTERED, OVERCUT UNSUITABLE MATERIAL AND REPLACE WITH COMPACTED BACKFILL IN LIFTS AS SPECIFIED BELOW.
- 3) EXCAVATIONS SHALL BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS. CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION SAFETY.
- 4) COMPACT ALL EXCAVATION BOTTOMS TO FIRM UNYIELDING CONDITIONS. FOUNDATIONS TO BEAR ON COMPACTED SANDY SOIL OR COMPACTED FILL AS DESCRIBED BELOW.
- 5) EXCAVATION AND BACKFILL OPERATIONS ARE TO BE MAINTAINED IN A DRY CONDITION.
- 6) SLOPE OR CROWN BUILDING SUBGRADES, FILL, AND SURROUNDING ON-SITE GRADE TO PROMOTE RUN-OFF AND PREVENT PONDING AND EROSION. WATER SHALL NOT DRAIN AGAINST THE STRUCTURE OR ITS FOUNDATIONS. FINAL GRADE SHALL SLOPE AWAY FROM THE BUILDING TO PROMOTE DRAINAGE.
- 7) SURFACE AND INFILTRATING WATER ARE TO BE REMOVED BY GRADING AND PUMPING FROM SUMPS IF REQUIRED. SEE "GEOTECHNICAL/BEARING SOIL" NOTES.
- 8) BACKFILL SHALL BE ONLY CLEAN, WELL GRADED SAND, FREE OF VEGETATION AND FOREIGN MATERIAL, WITH NO MORE THAN 10% PASSING #200 SIEVE FOR BACKFILL WITHIN THE BUILDING FOOTPRINT.
- 9) MECHANICALLY COMPACT ALL BACKFILL WITHIN BUILDING FOOTPRINT IN MAXIMUM 12" LOOSE LIFTS TO FIRM UNYIELDING CONSISTENCY. COMPACTION OF FILL AND BEARING SOIL UNDER ALL FOUNDATIONS SHALL BE TO 95% OF MAXIMUM DRY DENSITY PER MODIFIED PROCTOR TEST, ASTM D-1557.
- 10) TREAT ALL SLAB SUBGRADES FOR TERMITES IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL ORDINANCES AND REGULATIONS.
- 11) EXTERIOR GRADE (AFTER PLACEMENT OF SOD, LANDSCAPING MULCH/ROCKS, ETC.) SHALL BE 6" MIN. BELOW WOOD SIDING AND FOAM INSULATION.

CONCRETE:

- 1) COMPLY WITH 2023 FBC R402.2 AND ACI 332-20 CODE REQUIREMENTS FOR RESIDENTIAL CONCRETE.
- 2) CONCRETE (ACI 332 4.1):
- CEMENT: ASTM C150, TYPE I PORTLAND CEMENT
- AGGREGATE: ASTM C33, MAX. SIZE = 1"
- WATER: ASTM C1602, CLEAN AND POTABLE
- WATER/CEMENT RATIO: 0.5 MAX.
- SUMP: 4" (±1")
- AIR ENTRAINING (FBC TABLE R402.2): CONCRETE EXPOSED TO WEATHER: ASTM C260, MILD EXPOSURE 5 TO 6% COMPRESSIVE STRENGTH (ACI 332 TABLE 6.3.2): MIN. AT 28 DAYS PER ASTM C39 TEST FOOTINGS, SLAB ON GRADE: 3,000psi
- 3) REINFORCING (ACI 332-20 4.2.1.1): ASTM A615, GRADE 40 (40,000 psi)
- CONCRETE – LAPS, BENDS, HOOKS
2023 FBC TABLE R608.5.4(1) AND FIGURE R608.5.4(3)
- | BAR SIZE | LAP LENGTH | BEND DIAMETER | HOOK LENGTH |
|----------|------------|---------------|-------------|
| #3 | 16" | 2 1/4" | 6" |
| #4 | 20" | 3" | 8" |
| #5 | 25" | 3 3/4" | 10" |
| #6 | 30" | 4 1/2" | 12" |
- BAR COVER
(2023 FBC R404.1.3.3.7.4 AND ACI 332-20 5.6)
- | EXPOSURE CONDITION | MIN. COVER |
|--|------------|
| CAST AGAINST AND EXPOSED TO EARTH | 3" |
| EXPOSED TO EARTH OR WEATHER #5 AND SMALLER | 1 1/2" |
| #6 AND LARGER | 2" |
| NOT EXPOSED TO WEATHER OR EARTH SLABS, WALLS, JOISTS | 3/4" |
| BEAMS, CHAIRS (STIRRUPS, TIES) | 1 1/2" |
| MAX. TOLERANCE | ±3/8" |
- 4) SLABS-ON-GRADE:
- A) THICKNESS: 4" UNLESS NOTED OTHERWISE
- B) VAPOR RETARDER: 10 MIL. POLYETHYLENE, LAP EDGES 6"
- C) WIRE REINFORCING (REQUIRED): WELDED WIRE REINFORCING (WWR) ASTM A1064, 6x6-w1.4xw1.4 (6x6-10/10) LAP EDGES MIN. 10" SUPPORT ON CHAIRS AT 36"O.C. EACH WAY
- D) MICROFIBER REINFORCING (OPTIONAL ADDITIVE): ASTM C 1116, FIBERMESH POLYPROPYLENE FIBERS BY SI CONCRETE SYSTEMS OR EQUAL ADD 1.5 POUNDS PER CUBIC YARD
- E) PROTECTION: CURE ALL SLABS FOR 7 DAYS USING SPRAYED-ON CURING COMPOUND OR CONTINUOUS WATER SPRINKLING. CURING COMPOUND SHALL BE COMPATIBLE WITH FLOORING ADHESIVES.
- F) SLAB JOINTS: AS CONCRETE SLABS CURE AND DRY OUT, THEY WILL SHRINK, CAUSING CRACKS TO FORM IN SURFACE OF SLAB. SLAB REINFORCEMENT IS PLACED IN SLAB TO HELP LIMIT WIDTH OF CRACKS THAT DO FORM. ALL SLABS SHOULD BE SAW CUT IN 10'-0"x10'-0" MAX. SQUARES.
- G) TO PREVENT RUST STAINS, RECYCLED CONCRETE SHALL NOT BE USED.
- 5) CONSTRUCTION JOINTS (2023 FBC R404.1.3.3.7.B): #4 REINFORCEMENT AT 24"O.C. WITH 12" EMBEDMENT EACH SIDE
- 6) TEMPERATURE PROTECTION:
- a) INSTITUTE HOT WEATHER PROTECTION PROCEDURES WHEN AIR TEMPERATURES EXCEEDS 90° F.
- b) INSTITUTE COLD WEATHER PROTECTION PROCEDURES WHEN AIR TEMPERATURES ARE BELOW 40° F.
- 7) CONCRETE ANCHORS: SEE "WOOD FRAMING" NOTES ON S0.10.

MASONRY:

- 1) COMPLY WITH 2023 FBC R606 AND ACI 602-16 SPECIFICATIONS FOR MASONRY STRUCTURES.
- 2) MASONRY (2023 FBC R606.2.1 AND R402.4): RUNNING BOND, ASTM C90, TYPE 1 TWO CORE, NORMAL WEIGHT UNITS 1,900psi NET AREA COMPRESSIVE STRENGTH
- 3) MORTAR (2023 FBC TABLE R404.1.1(2)a): ASTM C270 AND C90, TYPE M OR S
- 4) GROUT (2023 FBC R606.2.12 AND ARTICLE 2.2 OF TWS 602-16): ASTM C476, FINE OR COARSE GROUT MIN. 3,000psi COMPRESSIVE STRENGTH AT 28 DAYS, 8"-9" SLUMP, TYPE M OR S
- 5) REINFORCING:
- A) WALLS AND STEMWALLS: GRADE 60, #5 BARS AT 48"O.C. MAX. PER 2023 FBC TABLE R404.1.1(2)c AND PER FLOOR PLAN
- B) HORIZONTAL: PROVIDE ONE #5 BAR CONTINUOUS IN BOND BEAM AT TOP OF WALLS AND STEMWALLS
- C) HOOKS: PROVIDE STANDARD HOOK INTO FOOTING, AND INTO BOND BEAM AT TOP OF WALLS AND STEMWALLS
- D) CORNERS: PROVIDE 90° BEND CORNER BARS AT ALL WALL CORNERS AND INTERSECTIONS
- E) LAPS: MIN. 40 x BAR DIA. PER 2023 FBC 2107.2 U.N.O.
- F) GROUT FILL ALL CELLS CONTAINING REINFORCEMENT.
- MASONRY – LAPS, BENDS, HOOKS
- | BAR SIZE | LAP LENGTH | BEND DIAMETER | HOOK LENGTH |
|----------|------------|---------------|-------------|
| #3 | 16" | 2 1/4" | 6" |
| #4 | 24" | 3" | 8" |
| #5 | 30" | 3 3/4" | 10" |
| #6 | 36" | 4 1/2" | 12" |
- 6) CELLS AND CAVITIES: SHALL BE CLEANED OF WOOD AND OTHER DEBRIS PRIOR TO PLACING CONCRETE PER 2023 FBC R606.3.5.2. CLEANOUTS SHALL BE PROVIDED AT THE BOTTOM COURSE OF MASONRY FOR EACH GROUT POUR OVER 24" PER 2023 FBC R606.3.5.2.
- 7) POUR HEIGHTS (2023 FBC R606.3.5): GROUT SHALL BE POURED IN MAX. LIFTS OF 8'-0". IF POUR EXCEEDS 8'-0", LIFTS SHALL NOT EXCEED 64" (5'-4"). IF WORK IS STOPPED FOR 1 HOUR OR LONGER, A HORIZONTAL CONSTRUCTION JOINT SHALL BE FORMED BY STOPPING ALL TIERS AT THE SAME ELEVATION AND WITH THE GROUT 1" BELOW THE TOP.

DOORS, WINDOWS, SKYLIGHTS:

- 1) DESIGN: ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF WINDOWS, DOORS, OR SKYLIGHTS. THE BUILDING ENVELOPE IS DESIGNED ASSUMING A FULLY ENCLOSED CONDITION, THEREFORE WINDOWS, DOORS, AND SKYLIGHTS MUST BE DESIGNED TO SUPPORT THE SAME WIND PRESSURES THAT WALLS AND ROOFS ARE DESIGNED FOR.
- 2) CERTIFICATION AND FL PRODUCT APPROVAL #/S: WINDOW, DOOR, AND SKYLIGHT MANUFACTURER SHALL SUBMIT FL PRODUCT APPROVAL NUMBER CERTIFICATION INDICATING THAT WINDOW OR DOOR UNITS CAN ADEQUATELY SUPPORT DESIGN WIND PRESSURES FOR THE SPECIFIED WIND ZONE.
- 3) FASTENING: WINDOW, DOOR, AND SKYLIGHT MANUFACTURER SHALL PROVIDE FASTENING INFORMATION FOR ATTACHMENT TO SUPPORTING CONSTRUCTION. SEE MANUFACTURER'S FLORIDA PRODUCT APPROVAL INFORMATION.
- 4) PROTECTION: GLAZED OPENINGS IN "WIND BORN DEBRIS REGIONS" (140MPH OR GREATER) SHALL BE PROTECTED BY USE OF IMPACT RESISTANT GLAZING IN COMPLIANCE WITH 2020 FBC R301.2.1.2. ALTERNATIVE WOOD STRUCTURAL PANELS COMPLYING WITH R301.2.1.2 EXCEPTION.

WOOD FRAMING:

- 1) COMPLY WITH 2023 FBC RESIDENTIAL, WFCM, AND FBC CHAPTER 23.
- 2) STUDS:
- | WALL HEIGHT | MEMBER SIZE | STUD SPACING | LUMBER GRADE | WOOD SPECIES |
|--------------|---------------------|--------------|-----------------|------------------------------|
| UP TO 10'-0" | 2x4 OR 2x6 PER PLAN | SEE DETAILS | NO. 2 OR BETTER | SPRUCE-PINE-FIR (SPF) U.N.O. |
- 3) FASCIA: NO. 2. SPRUCE-PINE-FIR (SPF)
- 4) HEADERS, JOISTS, BEAMS, POSTS/COLUMNS, AND ROOF FRAMING: NO. 2 SOUTHERN PINE (SP)
- 5) LAMINATED VENEER LUMBER (LVL): ASTM D5456 PER NDS 2018 8.1.1 $F_y=2,850$ psi MIN. (F08 12"DEPTH), $F_x=285$ psi, $E=2,000,000$ psi $F_c=2,510$ psi MIN., $F_v=750$ psi MIN.,
- 6) TREATMENT: PROVIDE PRESERVATIVE TREATED WOOD FOR ALL LOCATIONS WHERE WOOD IS IN CONTACT WITH SOIL, CONCRETE, OR MASONRY, OR IS PERMANENTLY EXPOSED TO EXTERIOR WEATHER. DO NOT USE PRESERVATIVES CONTAINING CCA PRODUCTS.
- 7) SHEATHING:
- A) ROOF SHEATHING: APA RATED MIN. SPECIFIC GRAVITY: 0.49 DOC SP1 OR SP2 COMPLIANT SHEATHING GRADE EXPOSURE 1 THICKNESS, TYPE, AND FASTENERS PER TYPICAL ROOF SHEATHING DETAIL
- B) WALL SHEATHING: APA RATED MIN. SPECIFIC GRAVITY: 0.49 DOC SP1 OR SP2 COMPLIANT SHEATHING GRADE EXPOSURE 1 THICKNESS, TYPE, AND FASTENERS PER TYPICAL EXTERIOR WALL DETAIL
- 8) FASTENERS:
- A) NAILS:
- 1) COMPLY WITH 2023 FBC 2303.6 AND TABLE 2304.10.1 "FASTENING SCHEDULE" AND WFCM TABLE 3.1 "NAILING SCHEDULE" UNLESS NOTED OTHERWISE.
- 2) SHALL COMPLY ASTM F1667 PER NDS 2018 12.1.6.1.
- B) CONCRETE ANCHORS:
- 1) L-BOLTS: ASTM F1554 OR ASTM A307, GRADE 36, 1" EXTENSION SHALL BE 3x DIAMETER
- 2) EPOXY SET: "SIMPSON SET 3G" EPOXY ADHESIVE WITH GRADE 36 "SIMPSON THREADED ROD". FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS EXACTLY. SHALL NOT BE INSTALLED PRIOR TO CONCRETE CURING TIME OF 21 DAYS PER ACI 318.
- 3) SCREWS: "SIMPSON TITAN HD" FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS EXACTLY. SHALL NOT BE INSTALLED PRIOR TO CONCRETE CURING TIME OF 21 DAYS PER ACI 318.
- 4) PER ACI 318 17.1.3, THE REMOVAL AND RESETING OF POST-INSTALLED MECHANICAL ANCHORS IS PROHIBITED.
- 5) DUST AND WATER SHALL BE BLOWN OUT OF ANCHOR HOLES PRIOR TO ANCHOR OR EPOXY INSTALLATION PER "SIMPSON" INSTALLATION INSTRUCTIONS.
- C) BOLTS: ASTM A307, HOT-DIP GALVANIZED SEE PLAN FOR SIZE AND QUANTITY.
- D) UPLIFT ANCHORS & TIES: USE "SIMPSON STRONG-TIE" ZMAX NAILS SHALL FILL ALL NAIL HOLES
- E) CORROSION PROTECTION: ALL FASTENERS AND CONNECTORS EXPOSED TO WEATHER OR IN CONTACT WITH PRESERVATIVE TREATED WOOD (AND AS RECOMMENDED BY MANUFACTURER) ARE TO HAVE MIN. G185 HOT-DIP GALVANIZED COATING PROTECTION.
- 9) NOTCHING AND BORING NOTES
- A) COLUMNS, HEADERS, BEAMS, GIRDERS, AND TRUSSES SHALL NOT BE NOTCHED OR BORED.
- B) WALL STUDS
- 1) STUDS SHALL NOT BE NOTCHED
- 2) BORED HOLES IN STUDS (WFCM 3.4.1.1.1, 3.4.2.1.1, AND 3.4.3.1.1):
- a) EXTERIOR AND LOAD BEARING WALLS: BOARDED HOLES SHALL NOT EXCEED 40% OF THE ACTUAL STUD DEPTH (2X4=1.25" MAX, 2X6=2") AND SHALL NOT BE WITHIN 5/8" OF THE EDGE OF THE STUD.
- b) INTERIOR NON-BEARING WALLS: BORED HOLES SHALL NOT EXCEED 60% OF THE ACTUAL STUD DEPTH (2X4=2" MAX, 2X6=3.25") AND SHALL NOT BE WITHIN 5/8" OF THE EDGE OF THE STUD.
- c) BORED HOLES CONTAINING UTILITIES (ELECTRICAL, PLUMBING, ETC.) SHALL HAVE NAILING PLATES INSTALLED ON THE FACE OF STUD TO PROTECT THE APPLICABLE UTILITY FROM NAIL PENETRATION.

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CONSTRUCTION
DOCUMENTS FOR
CONTRACTOR'S
STANDARD
CONSTRUCTION

PROJECT NO.: 26008-E+S
DATE: MAY 21 2026
REVISION DATES:

STRUCTURAL SPECIFICATIONS

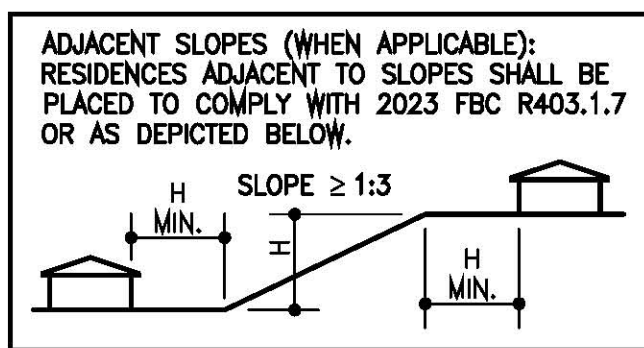
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S0.10

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TYPICAL GRADING DETAIL

D-0418



SEE ARCHITECTURAL AND STRUCTURAL DETAILS FOR HEIGHT ABOVE GRADE

SLOPE GRADE TO DRAIN AWAY FROM STRUCTURE AT ALL SIDES (MIN. 1:20 IN FIRST 10'-0", MAX. 1:3)

STRUCTURAL FILL COMPLYING WITH "SITEWORK" NOTES ON S0.10

REMOVE TOPSOIL AND ORGANIC MATERIAL PER "SITEWORK" NOTES ON S0.10

EXISTING SUB-SOIL SUITABLE FOR BEARING COMPACTED PER "SITEWORK" NOTES ON S0.10

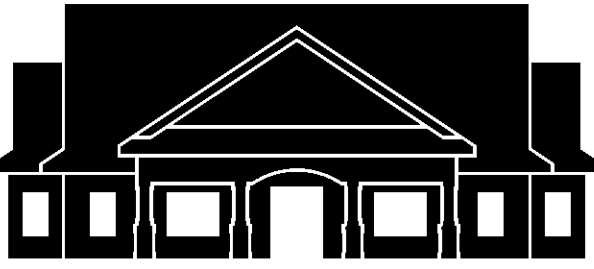
EXISTING NATURAL GRADE

NEWLY CONSTRUCTED STRUCTURE

ARCHITECT

WARREN E. BARRY

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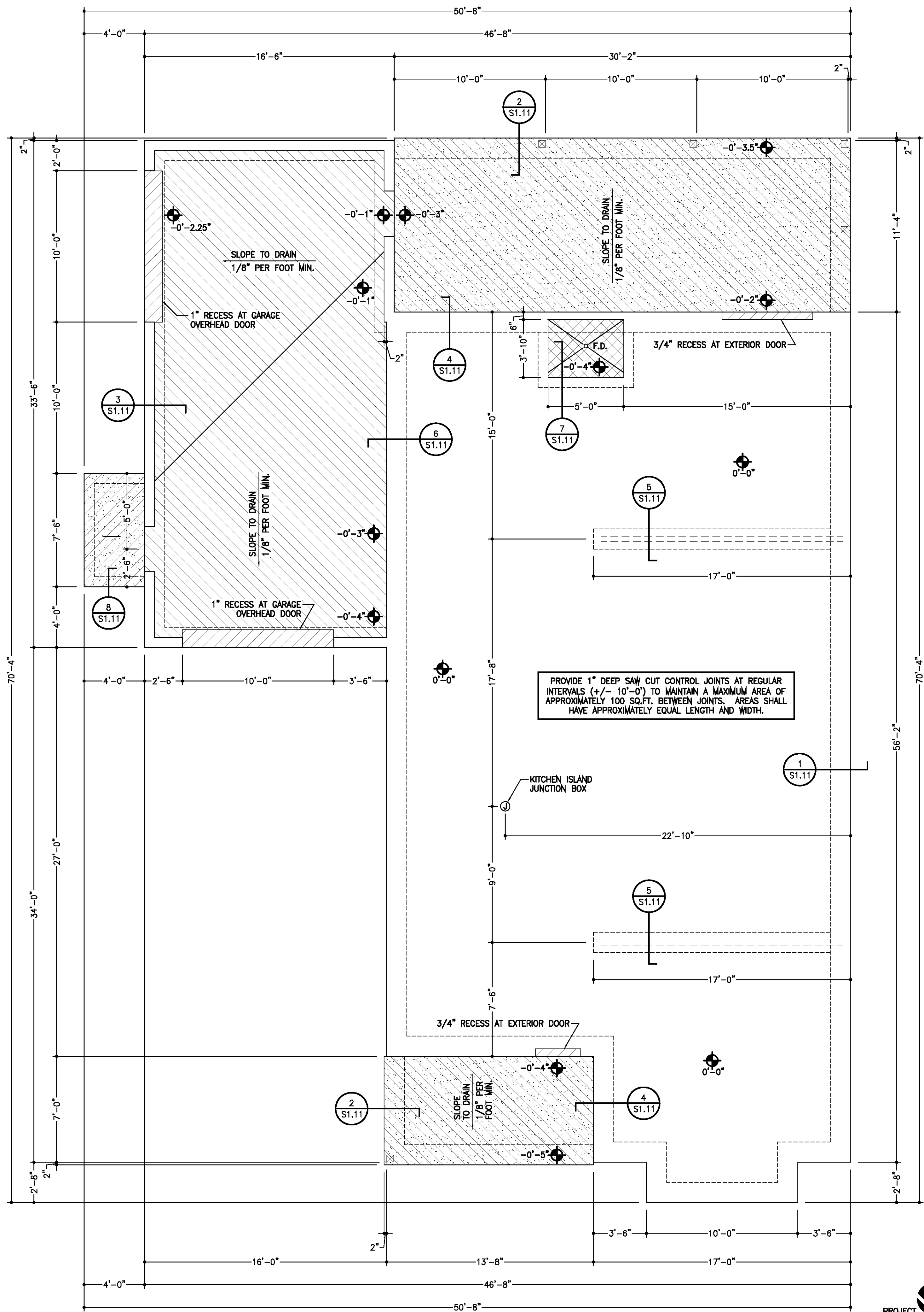
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FOUNDATION PLAN

S1.10

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SLAB LEGEND

- F.D. FLOOR DRAIN
- BUILT-UP SLAB, SLOPE TO DRAIN
 - EXTERIOR SLAB TO RECEIVE LIGHT BROOM FINISH
 - RECESSED SLAB, SEE TAG FOR ELEVATION

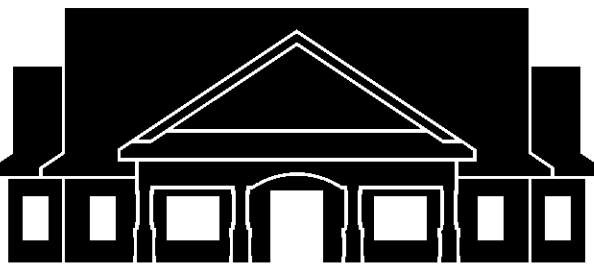
NOTES:

- 1) ARCHITECT STRONGLY RECOMMENDS THAT A SOIL TEST BE PERFORMED ON SITE TO DETERMINE THE SOIL CLASSIFICATION, SOIL DENSITY, SOIL BEARING CAPACITY, AND THE DEPTH OF THE WATER TABLE AT THE LOCATION(S) OF CONSTRUCTION ACTIVITY PRIOR TO THE START OF CONSTRUCTION. SOIL TEST, IF OBTAINED, SHALL BE PERFORMED BY A LICENSED GEO-TECHNICAL ENGINEER AND SHALL PROVIDE INSTRUCTIONS FOR SITE PREPARATION SHOULD SPECIAL PROCEDURES BE REQUIRED. SOIL TEST RESULTS AND RECOMMENDATIONS, IF OBTAINED, SHALL BE PROVIDED TO THE PROJECT ARCHITECT. IF A GEO-TECHNICAL SOIL REPORT IS NOT OBTAINED, LIABILITY FOR RELATED ISSUES THAT COULD ARISE SHALL BE ASSUMED BY THE BUILDING CONTRACTOR AND CLIENT/OWNER.
- 2) ARCHITECT RECOMMENDS THAT TESTS BE PERFORMED TO DETERMINE THE ELEVATION OF THE WATER TABLE ON SITE AND THAT ALL NECESSARY PRECAUTIONS ARE TAKEN TO ELIMINATE THE POTENTIAL EXISTENCE OF HYDROSTATIC PRESSURE, IF NECESSARY.
- 3) SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR AND TESTED IN LIFTS NOT TO EXCEED 12\"/>
- 4) ALL CONCRETE SLABS, SIDEWALKS, AND DRIVEWAYS SHALL RECEIVE 1\"/>

FOUNDATION PLAN

00PXXXX

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



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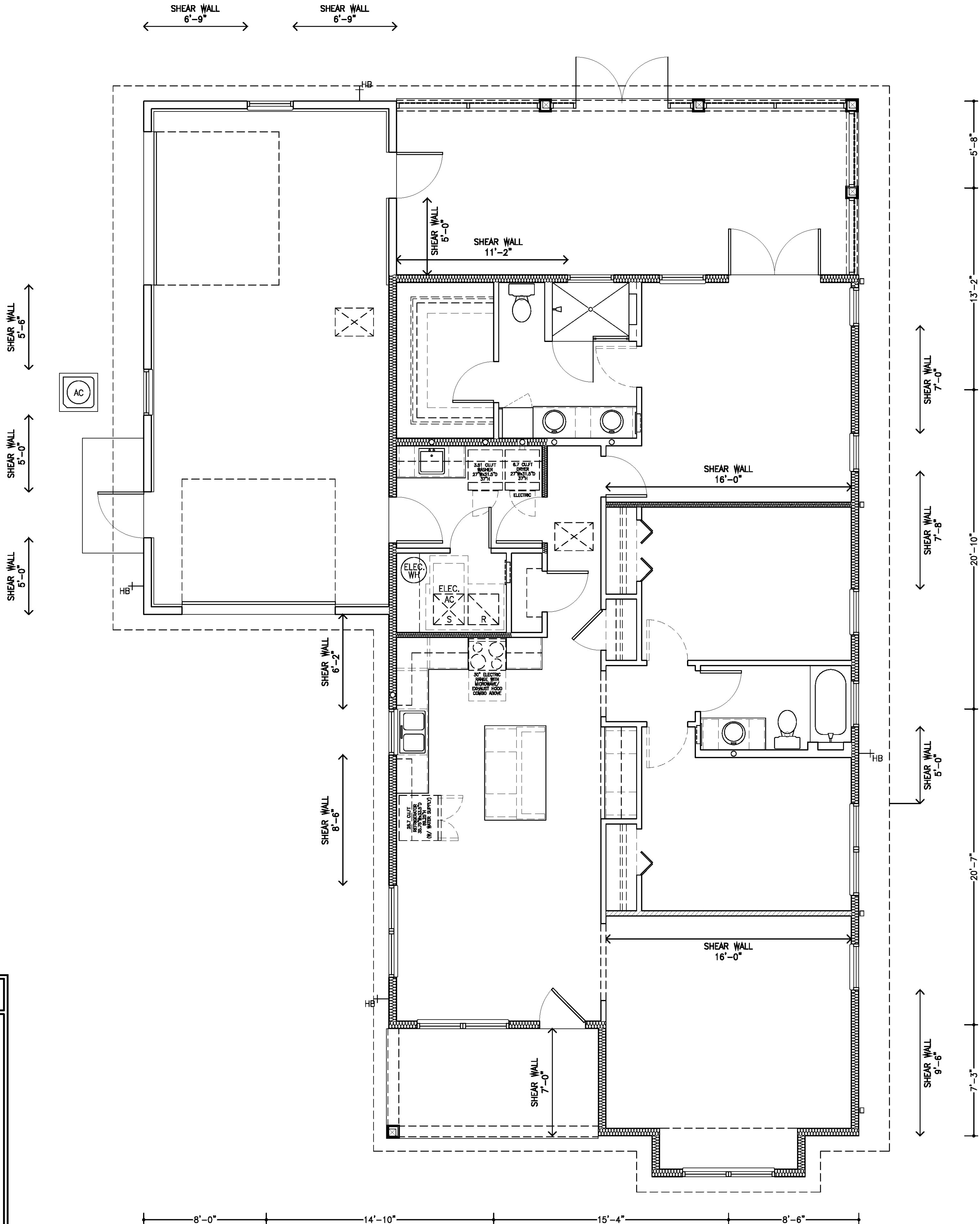
PROJECT NO.: 26008-E+S

DATE: MAY 21 2026

REVISION DATES:

SHEAR WALL PLAN,

S1.30



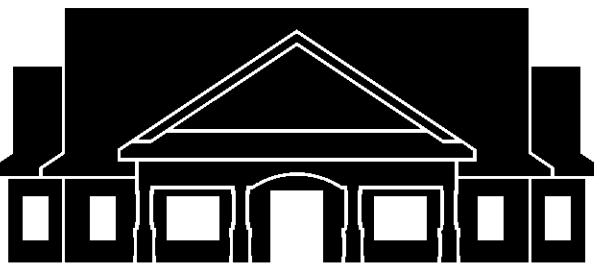
SHEAR WALL PLAN

01/20/2026

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

WOOD SHEAR WALL EVALUATION NOTES:

- 1) MIN. SHEAR WALL WIDTH TO COMPLY WITH 2:1 H/W RATIO: 5'-0"
- 2) LENGTH OF SEGMENTED SHEAR WALLS REQUIRED BY WFCM TABLE 3.17A FOR 140 MPH WIND ZONE, EXPOSURE C, AFTER APPLICATION OF SHEATHING TYPE ADJUSTMENT FACTOR OF 1.00 AND ROOF SLOPE ADJUSTMENT FACTOR OF 0.74:
 - MIN. ∇ AT LEFT SIDE OF GARAGE: 4'-6" - OK
 - MIN. ∇ AT LEFT SIDE OF RESIDENCE: 12'-8" = (3) 5'-0" WALLS - OK
 - MIN. ∇ AT RIGHT SIDE OF RESIDENCE: 8'-6" = (2) 5'-0" WALLS - OK
 - MIN. $\leftrightarrow$ AT REAR OF GARAGE: 4'-6" - OK
 - MIN. $\leftrightarrow$ AT REAR OF RESIDENCE: 7'-6" - OK
 - MIN. $\leftrightarrow$ AT REAR INTERIOR SHEAR WALL: 12'-8" - OK
 - MIN. $\leftrightarrow$ AT FRONT INTERIOR SHEAR WALL: 15'-6" - OK
- 3) MIN. HOLD DOWN CAPACITY REQUIRED AT CORNERS AND EACH END OF SHEAR WALLS PER WFCM 3.17F AFTER APPLICATION OF SHEATHING TYPE ADJUSTMENT FACTOR OF 1.00
 - MIN. 4,360 LBS, 5,050 LBS PROVIDED - OK



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REVISION DATES:

ROOF FRAMING PLAN,

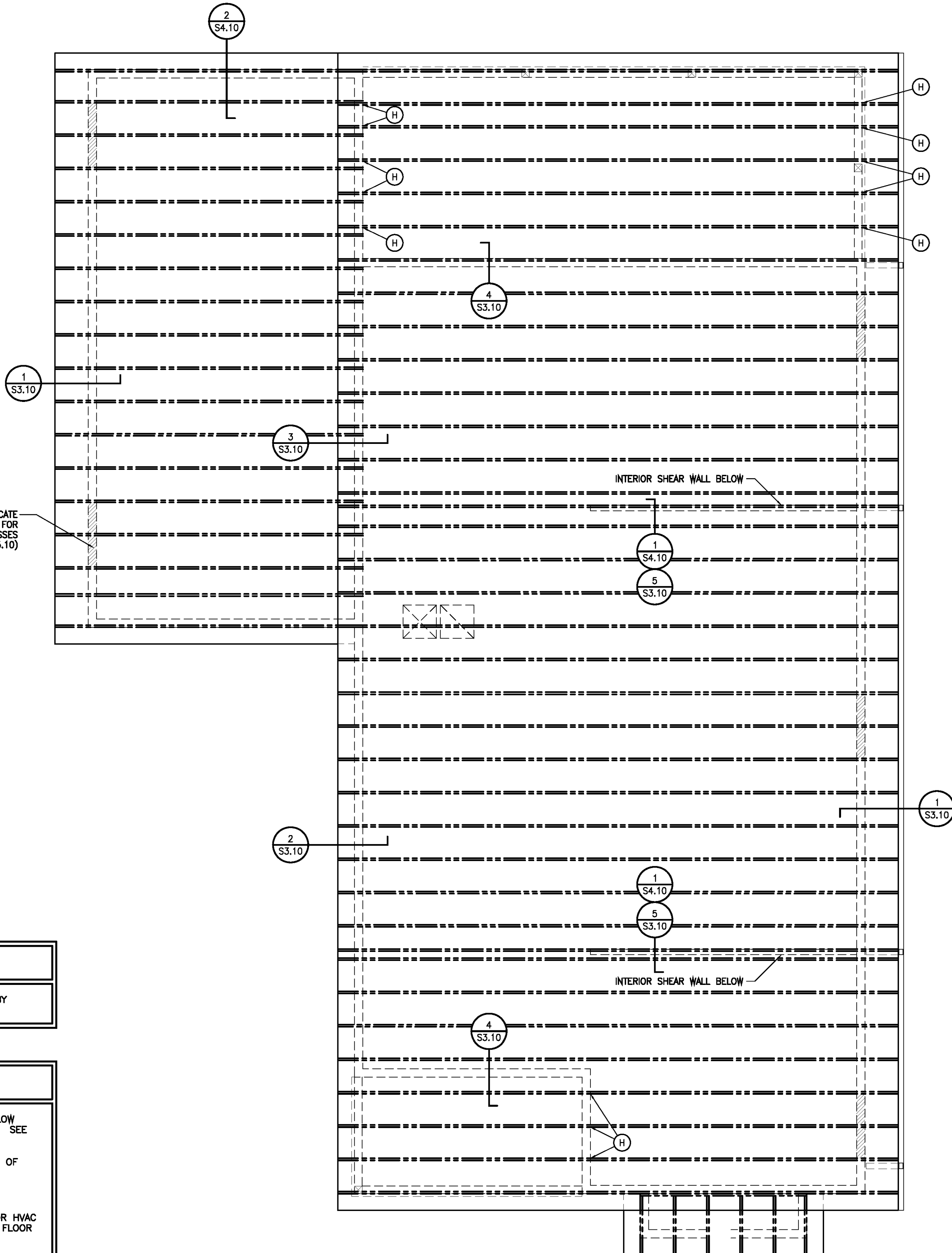
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SCALE: 1/4"=1'-0"

S1.40



TRUSS ANCHORS: (WOOD EXT. WALLS)

1) INSTALL "SIMPSON STRONG-TIE" CONNECTORS WITH "Z-MAX" COATING, INSTALL PER MFR INSTRUCTIONS.

(L) (1) "H2.5A" JACK TRUSS TO WALL WITH (5+5) 2.5"x0.131" FASTENERS THROUGHOUT UNLESS NOTED OTHERWISE (MAX MFR. LISTED UPLIFT FOR SPF: 535 LBS)

(H) "H10A" EACH TRUSS END TO WALL WITH (9+9) 1.5"x0.148" FASTENERS (MAX MFR. LISTED UPLIFT FOR SPF: 1,015 LBS)

2) TRUSS TO TRUSS CONNECTORS SHALL BE SPECIFIED BY TRUSS MANUFACTURER.

STRUCTURAL NOTE:

1) SEE ROOF PLAN ON SHEET A1.40 AND TRUSS PACKAGE BY MAYO TRUSS COMPANY INC. FOR ADDITIONAL INFORMATION.

TRUSS PACKAGE NOTES:

1) TOP OF GABLE END TRUSSES SHALL BE DROPPED TO ALLOW OVERHANG OUTLOOKS TO EXTEND TO FIRST INTERIOR TRUSS. SEE STRUCTURAL PACKAGE FOR DETAILING.

2) SEE PLANS FOR PORCH COLUMN AND BEAM INSET (INSET OF TRUSS BEARING) FROM OUTSIDE EDGE OF SLAB/FOUNDATION.

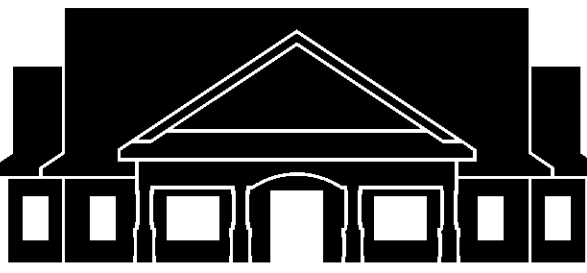
3) SEE WALL SECTION(S) FOR OVERHANG TYPE.

4) TRUSSES SHALL BE SPACED (OR NOTCHED) TO ALLOW FOR HVAC SUPPLY AND RETURN DUCTWORK TO PASS INTO ATTIC. SEE FLOOR PLAN FOR LOCATION(S).

5) TRUSS MANUFACTURER SHALL SPECIFY ALL TRUSS TO TRUSS CONNECTIONS.

ROOF FRAMING PLAN

09/00000



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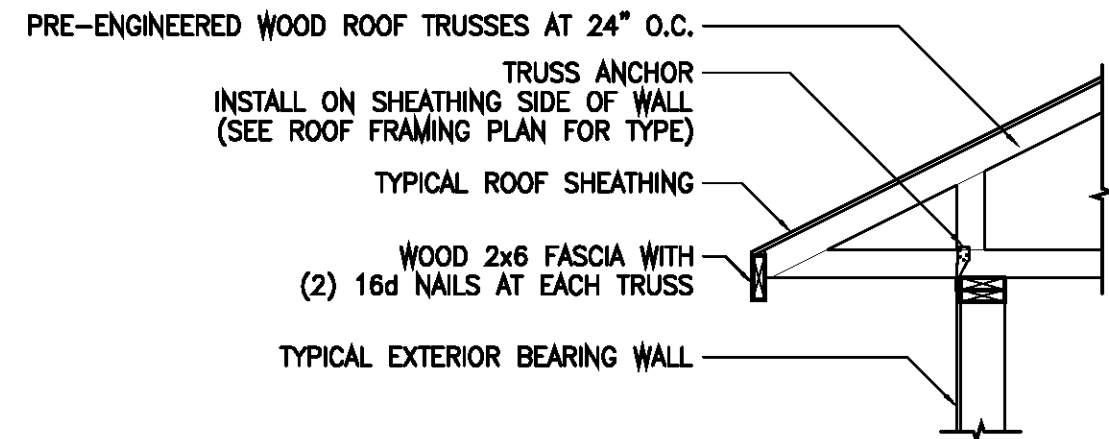
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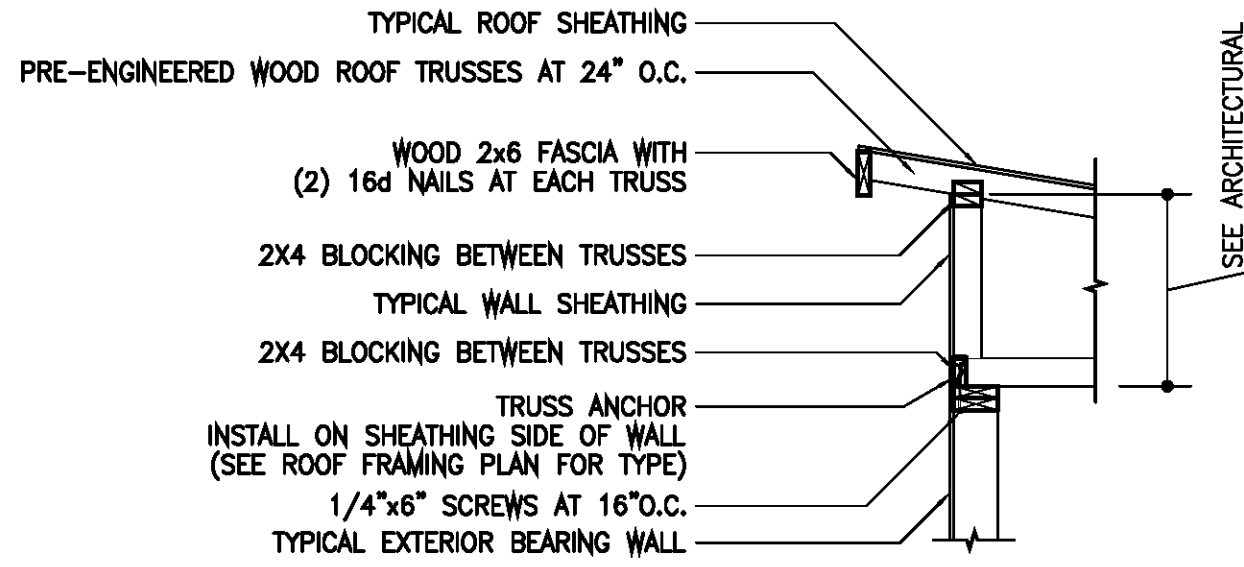
STRUCTURAL DETAILS

S3.10

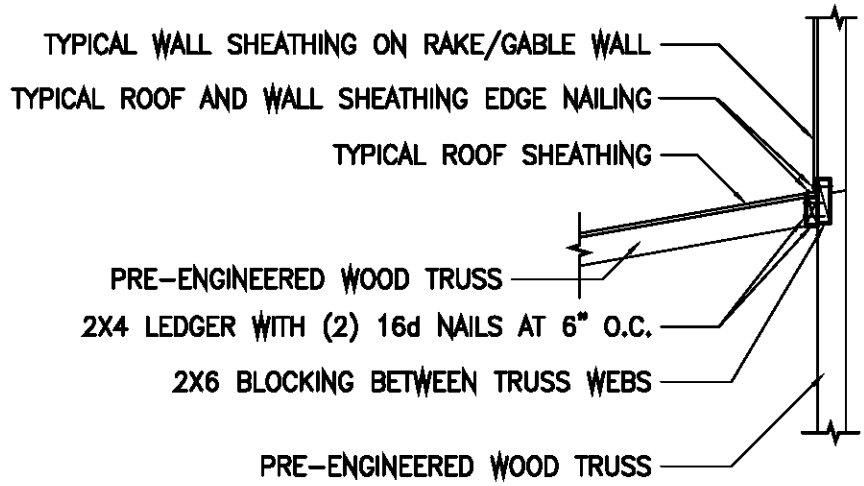
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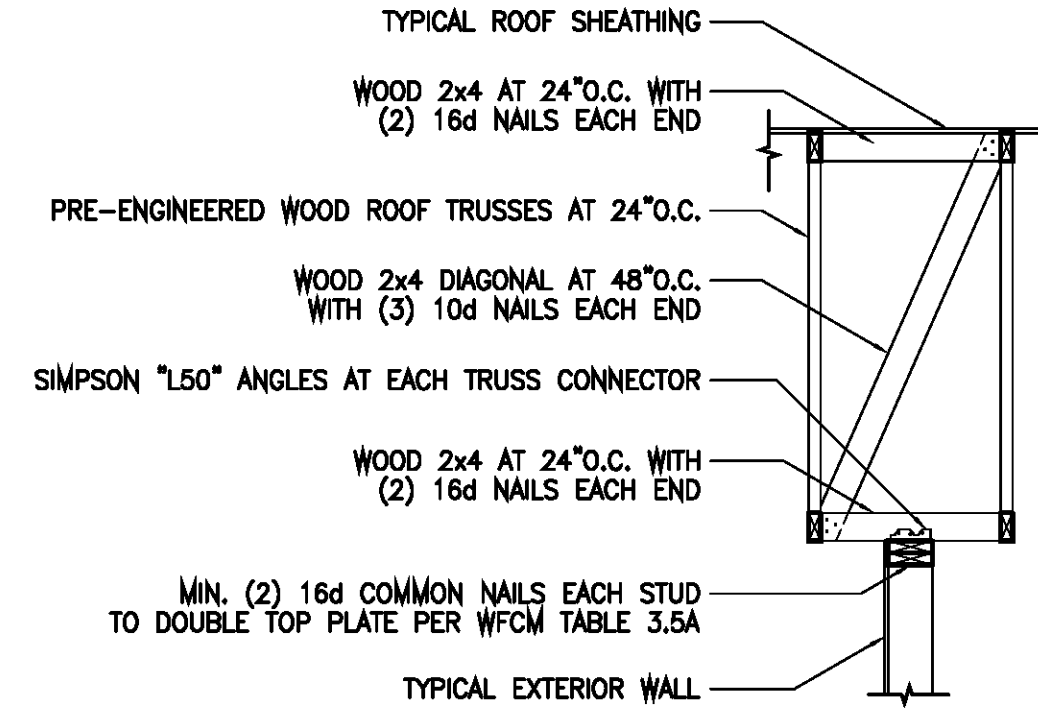
TRUSS BEARING DETAIL (WOOD FRAMED EXTERIOR WALL)
D-STRUCTURAL
SCALE: NOT TO SCALE S3.10



TRUSS RAISED HEEL DETAIL (WOOD FRAMED WALL)
D-STRUCTURAL
SCALE: NOT TO SCALE S3.10



SHED ROOF CONNECTION DETAIL
D-STRUCTURAL
SCALE: NOT TO SCALE S3.10

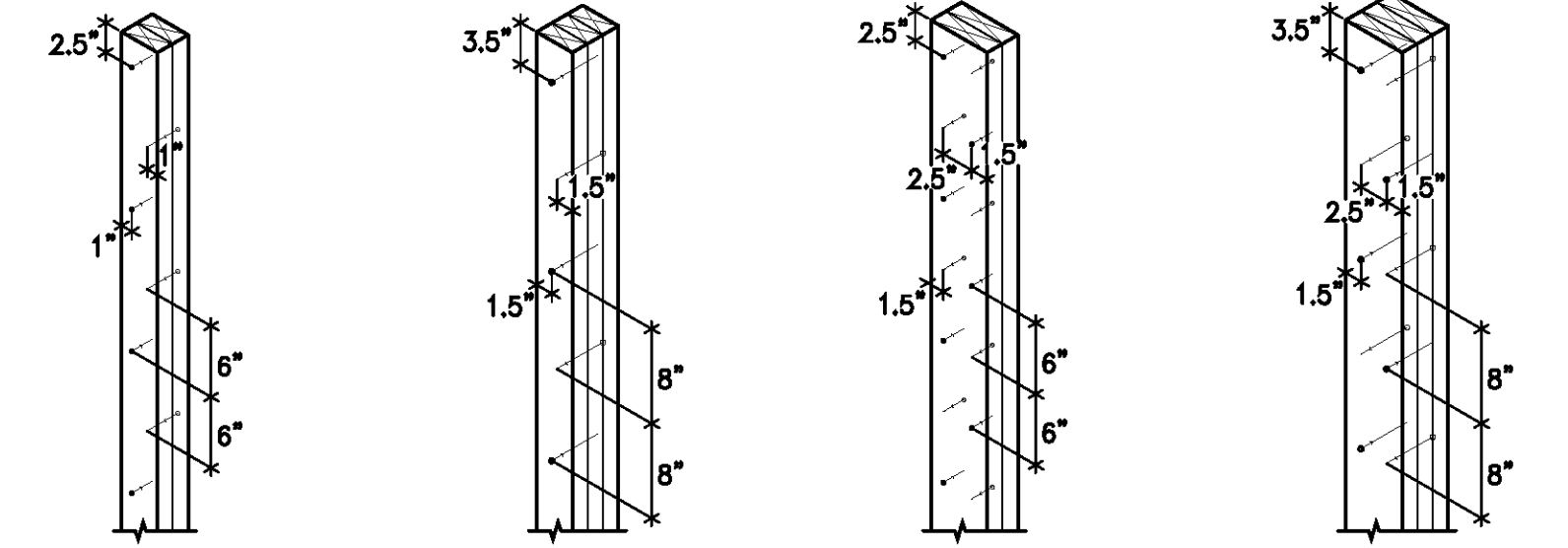


EXTERIOR WALL BETWEEN TRUSSES DETAIL
D-STRUCTURAL
SCALE: NOT TO SCALE S3.10

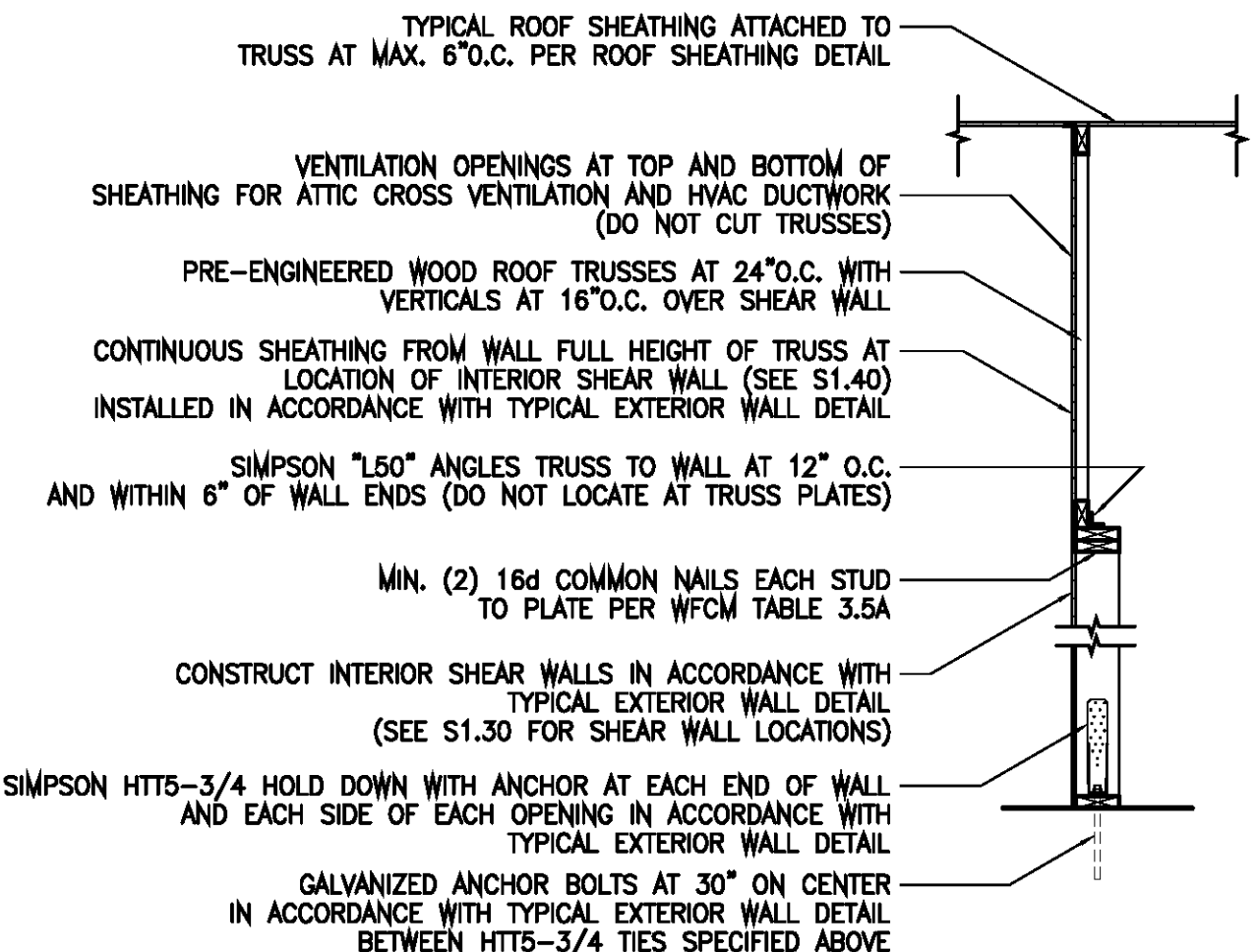
BUILT-UP COLUMN NAILING NOTES: PER NDS 15.3.3

- ADJACENT NAILS SHALL BE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.
- ALL NAILS SHALL PENETRATE ALL LAMINATIONS AND AT LEAST 3/4 OF THE THICKNESS OF THE OUTERMOST MEMBER.
- NAILING END DISTANCE SHALL BE MIN 15D AND MAX 18D
10d NAILS = $0.148 \times 15 = 2.22"$ MIN., $0.148 \times 18 = 2.66"$ MAX.
30d NAILS = $0.207 \times 15 = 3.105"$ MIN., $0.207 \times 18 = 3.726"$ MAX.
- SPACING BETWEEN ADJACENT NAILS IN A ROW SHALL BE MIN 20D AND MAX 6T
10d NAILS = $0.148 \times 10 = 1.48"$ MIN., $0.148 \times 20 = 2.96"$ MAX.
30d NAILS = $0.207 \times 10 = 2.07"$ MIN., $0.207 \times 20 = 4.14"$ MAX.
2x FRAMING = $6 \times 1.5 = 9"$ O.C. MAX. FOR BOTH
- SPACING BETWEEN ROWS OF NAILS SHALL BE MIN. 10D AND MAX. 20D
10d NAILS = $0.148 \times 10 = 1.48"$ MIN., $0.148 \times 20 = 2.96"$ MAX.
30d NAILS = $0.207 \times 10 = 2.07"$ MIN., $0.207 \times 20 = 4.14"$ MAX.
- EDGE DISTANCE SHALL BE MIN. 5D AND MAX. 20D
10d NAILS = $0.148 \times 5 = 0.75"$ MIN., $0.148 \times 20 = 2.96"$ MAX.
30d NAILS = $0.207 \times 5 = 1.04"$ MIN., $0.207 \times 20 = 4.14"$ MAX.
- 2 OR MORE LONGITUDINAL ROWS OF NAILS SHALL BE PROVIDED WHERE $d > 3T$.
 $3T = 3 \times 1.5 = 4.5"$ = TWO ROWS REQUIRED FOR 2x6s

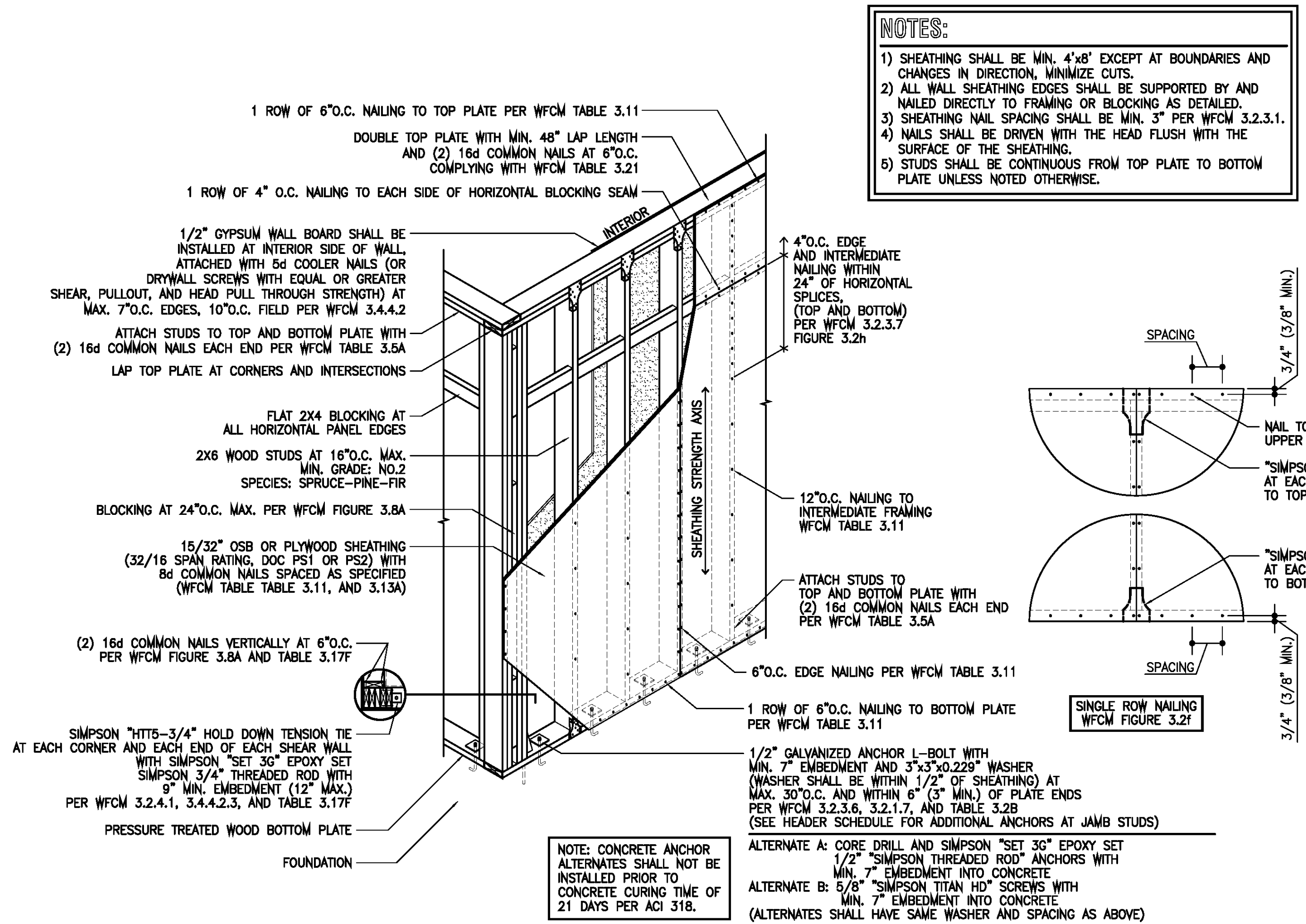
LEGEND:
D=NAIL DIAMETER
T=THICKNESS OF THINNEST LAMINATION
d=NAILING FACE WIDTH OF COLUMN



TYPICAL BUILT-UP COLUMN NAILING DETAIL
D-STRUCTURAL
SCALE: NOT TO SCALE S3.10



SHEAR TRANSFER DETAIL
D-STRUCTURAL
SCALE: NOT TO SCALE S3.10



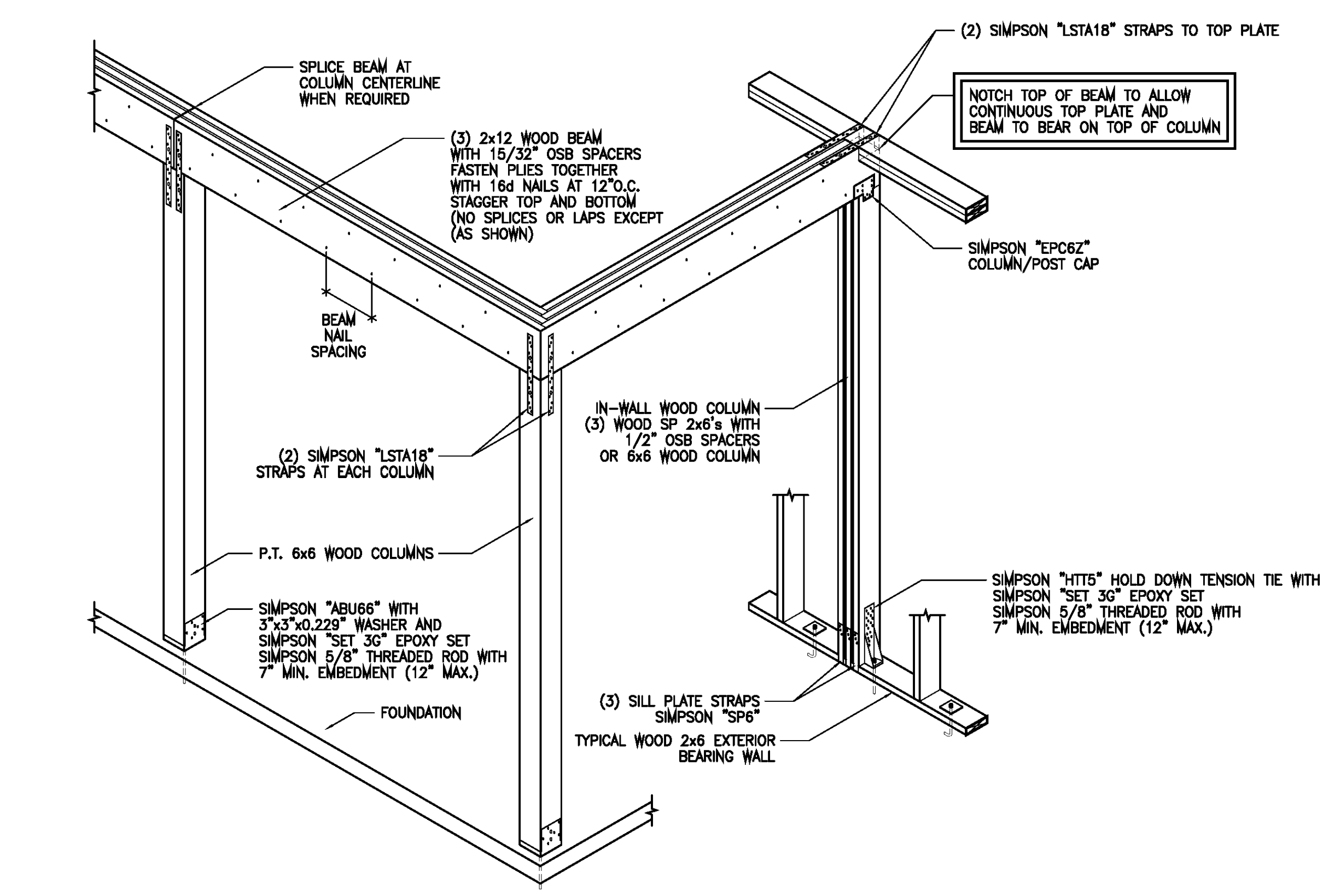
TYPICAL EXTERIOR WALL DETAIL AND INTERIOR SHEAR WALLS WHEN UTILIZED (SHEATHING RESISTING SHEAR ONLY, CONNECTIONS RESISTING UPLIFT)

D-STRUCTURAL

SCALE: NOT TO SCALE

1

S4.10



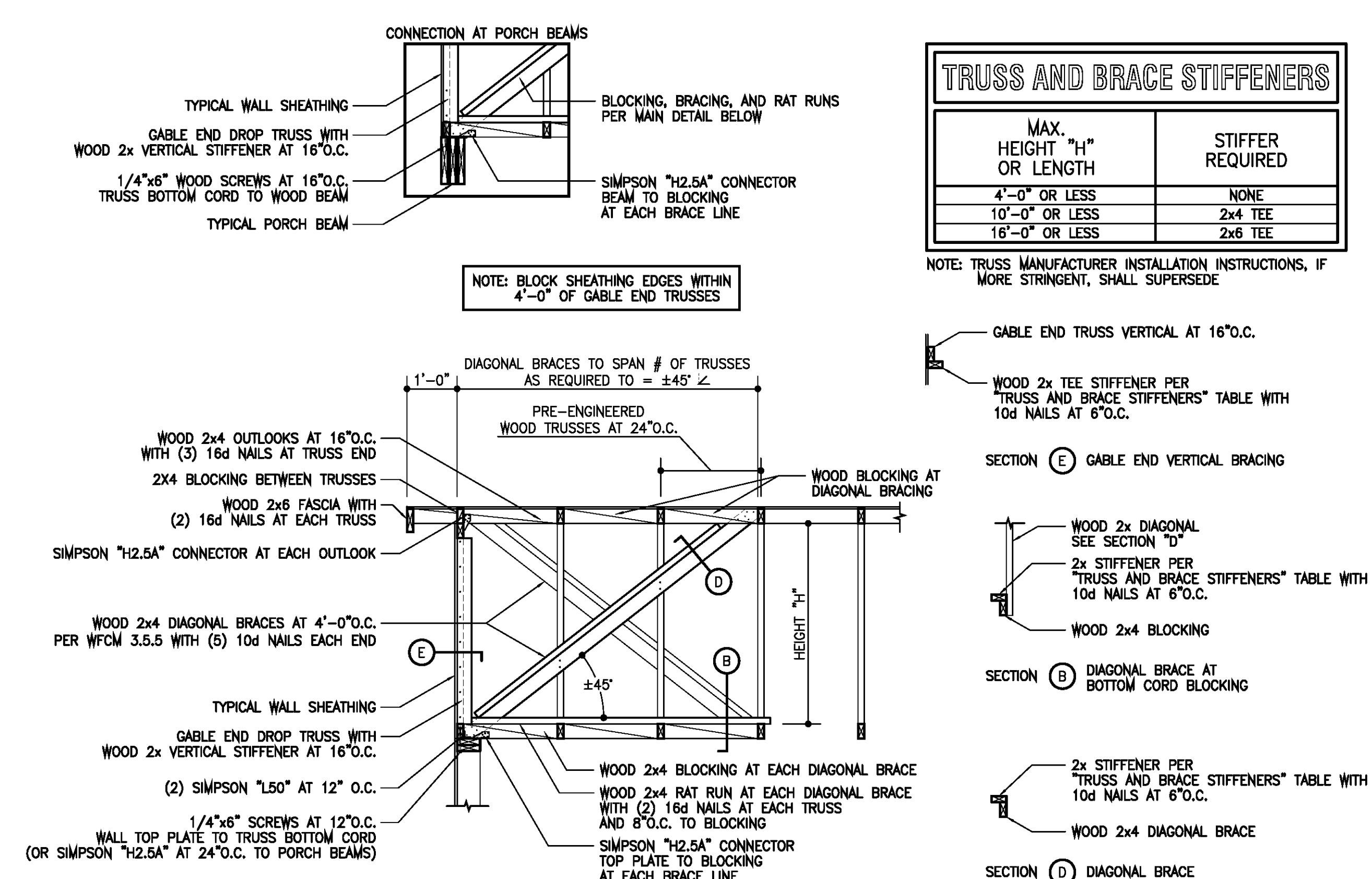
TYPICAL PORCH COLUMN AND BEAM DETAIL

D-STRUCTURAL

SCALE: NOT TO SCALE

3

S4.10



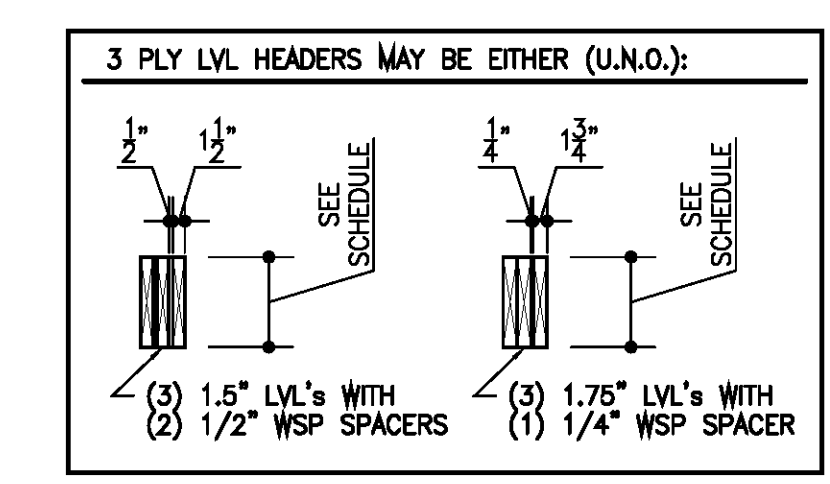
TYPICAL GABLE END BRACING DETAIL (WOOD FRAMED EXTERIOR WALL)

D-STRUCTURAL

SCALE: NOT TO SCALE

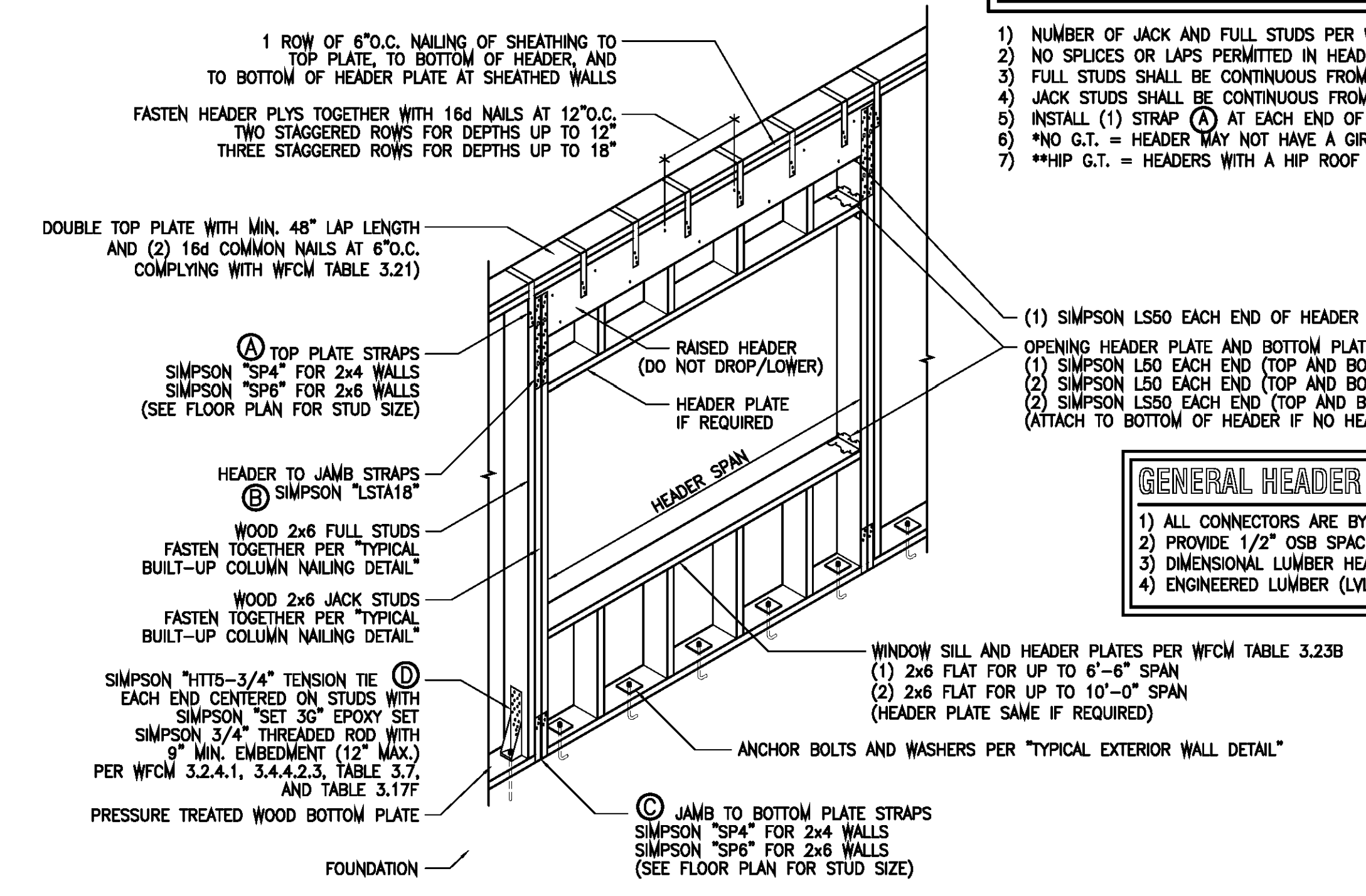
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S4.10



HEADER SCHEDULE								
MAX. HEADER SPAN	HEADER LOCATION	WOOD HEADER	STRAP A SPACING	QUANTITY REQUIRED AT EACH END				
				JACK STUDS	FULL STUDS	STRAP B	STRAP C	ANCHOR D
4'-0"	NO G.T.*	(3) 2x10's	NOTE 5)	2	2	1	2	1
6'-0"	NO G.T.*	(3) 2x12's	NOTE 5)	2	3	1	2	1
10'-0"	GARAGE DOOR	(3) 11.25"LVL's	NOTE 5)	3	4	2	2	1

- 1) NUMBER OF JACK AND FULL STUDS PER WFCM TABLES 3.23C AND 3.22F AND CALCULATIONS.
- 2) NO SPICES OR LAPS PERMITTED IN HEADERS.
- 3) FULL STUDS SHALL BE CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE.
- 4) JACK STUDS SHALL BE CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE.
- 5) INSTALL (1) STRAP (A) AT EACH END OF HEADER AND MAX. 12"O.C. THROUGHOUT SPAN
- 6) *NO G.T. = HEADER MAY NOT HAVE A GIRDER TRUSS OVER OPENING OR OVER JACK STUDS
- 7) **HIP G.T. = HEADERS WITH A HIP ROOF GIRDER TRUSS BEARING OVER OPENING, OR OVER JACK STUDS



- GENERAL HEADER NOTES:**
- 1) ALL CONNECTORS ARE BY SIMPSON STRONG-TIE.
 - 2) PROVIDE 1/2" OSB SPACER BETWEEN HEADER PLYS FOR DIMENSIONAL LUMBER.
 - 3) DIMENSIONAL LUMBER HEADERS: GRADE=NO.2, SPECIES=SOUTHERN PINE (SP).
 - 4) ENGINEERED LUMBER (LVL): $F_v=2,850$ psi, $F_y=285$ psi, $E=2,000,000$ psi, $F_{tII}=2,510$, $F_{tLL}=750$.

TYPICAL HEADER DETAIL (140MPH, EXPOSURE C)

D-STRUCTURAL

SCALE: NOT TO SCALE

4

S4.10

ARCHITECT

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FLORIDA ARCHITECT, LICENSE #AR93495

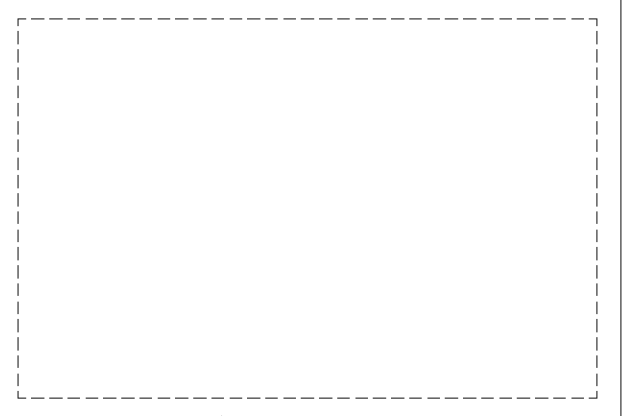


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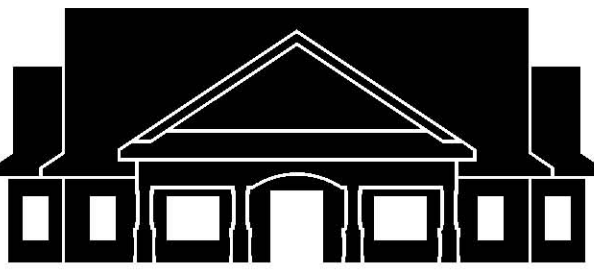
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FBC-R WIND PRESSURE SCHEDULE FOR COMPONENTS AND CLADDING - 140 MPH, EXPOSURE C, MAX MEAN ROOF HEIGHT OF 30'-0"

AREA (SQ.FT.)	ROOF ZONES						WALL ZONES			
	ZONES 1		ZONES 2		ZONE 3		ZONE 4		ZONE 5	
	+(PSF) ↓	-(PSF) ↑	+(PSF) ↓	-(PSF) ↑	+(PSF) ↓	-(PSF) ↑	+(PSF) →	-(PSF) ←	+(PSF) →	-(PSF) ←
< 10	+19.4x1.4=+27.16	-39.1x1.4=-54.74	+19.4x1.4=+27.16	-51.6x1.4=-72.24	+19.4x1.4=+27.16	-67.8x1.4=-94.92	+21.2x1.4=+29.68	-22.9x1.4=-32.06	+21.2x1.4=+29.68	-28.3x1.4=-39.62
10 ≤ A ≤ 20	+17.7x1.4=+24.78	-33.6x1.4=-47.04	+17.7x1.4=+24.78	-44.6x1.4=-62.44	+13.6x1.4=+19.04	-58.1x1.4=-81.34	+20.2x1.4=+28.28	-22.0x1.4=-30.80	+20.2x1.4=+28.28	-26.4x1.4=-36.96
20 ≤ A ≤ 50	+15.5x1.4=+21.70	-26.4x1.4=-36.96	+15.5x1.4=+21.70	-35.7x1.4=-49.98	+15.5x1.4=+21.70	-45.2x1.4=-63.28	+18.9x1.4=+26.46	-20.7x1.4=-28.98	+18.9x1.4=+26.46	-23.9x1.4=-33.46
50 ≤ A ≤ 100	+13.9x1.4=+19.46	-21.7x1.4=-30.38	+13.9x1.4=+19.46	-31.1x1.4=-43.54	+13.9x1.4=+19.46	-35.5x1.4=-49.7	+18.0x1.4=+25.20	-19.8x1.4=-27.72	+18.0x1.4=+25.20	-22.0x1.4=-30.80
100 ≤ A ≤ 500	SEE ABOVE	SEE ABOVE	SEE ABOVE	SEE ABOVE	SEE ABOVE	SEE ABOVE	SEE ABOVE	SEE ABOVE	SEE ABOVE	SEE ABOVE

OVERHANG UPLIFT: 29.25 lbs./SQ.FT $\overline{P}$

- PER CALCULATIONS FROM ASCE 7-22 CHAPTER 28 SECTIONS 28.2-1, 28.3.1, AND 28.3.5.
- VALUE IS FOR EXPOSURE CATEGORY C, WITH MAX. MEAN ROOF HEIGHT OF 30'-0".
- UPWARD PRESSURE FROM BELOW ONLY, ADD TOP SURFACE PRESSURE FOR TOTAL PER 28.3.5.

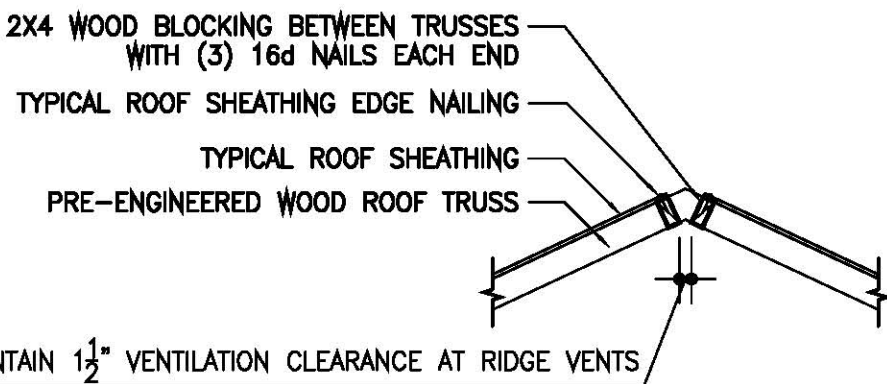
GARAGE DOORS: +25.9,-29.26 lbs./SQ.FT

- PER 2023 FBC TABLE R301.2(4).
- TABLE BASE VALUES ARE FOR EXPOSURE CATEGORY B. VALUES HAS BEEN MULTIPLIED BY AN ADJUSTMENT COEFFICIENT OF 1.4 FOR EXPOSURE CATEGORY C PER 2023 FBC TABLE R301.2(3).

TABLE NOTES:

- TABLE BASE VALUES ARE FROM 2023 FBC TABLE R301.2(2), USING HIGHEST PRESSURES FROM HIP AND GABLE ROOF TYPES FOR ROOF SLOPES OF 3:12 TO 12:12.
- TABLE BASE VALUES ARE FOR EXPOSURE CATEGORY B. VALUES ARE MULTIPLIED BY AN ADJUSTMENT COEFFICIENT OF 1.4 TO GIVE EXPOSURE CATEGORY C VALUES PER 2023 FBC TABLE R301.2(3).
- FBC HAS MULTIPLIED TABLE VALUES BY 0.6 TO CONVERT PRESSURES TO ASD (ALLOWABLE STRESS DESIGN).
- WIND PRESSURE ZONE FIGURES ARE PER 2023 FBC FIGURE R301.2(7).

a = 4'-0" IN ALL CASES
h = MEAN ROOF HEIGHT

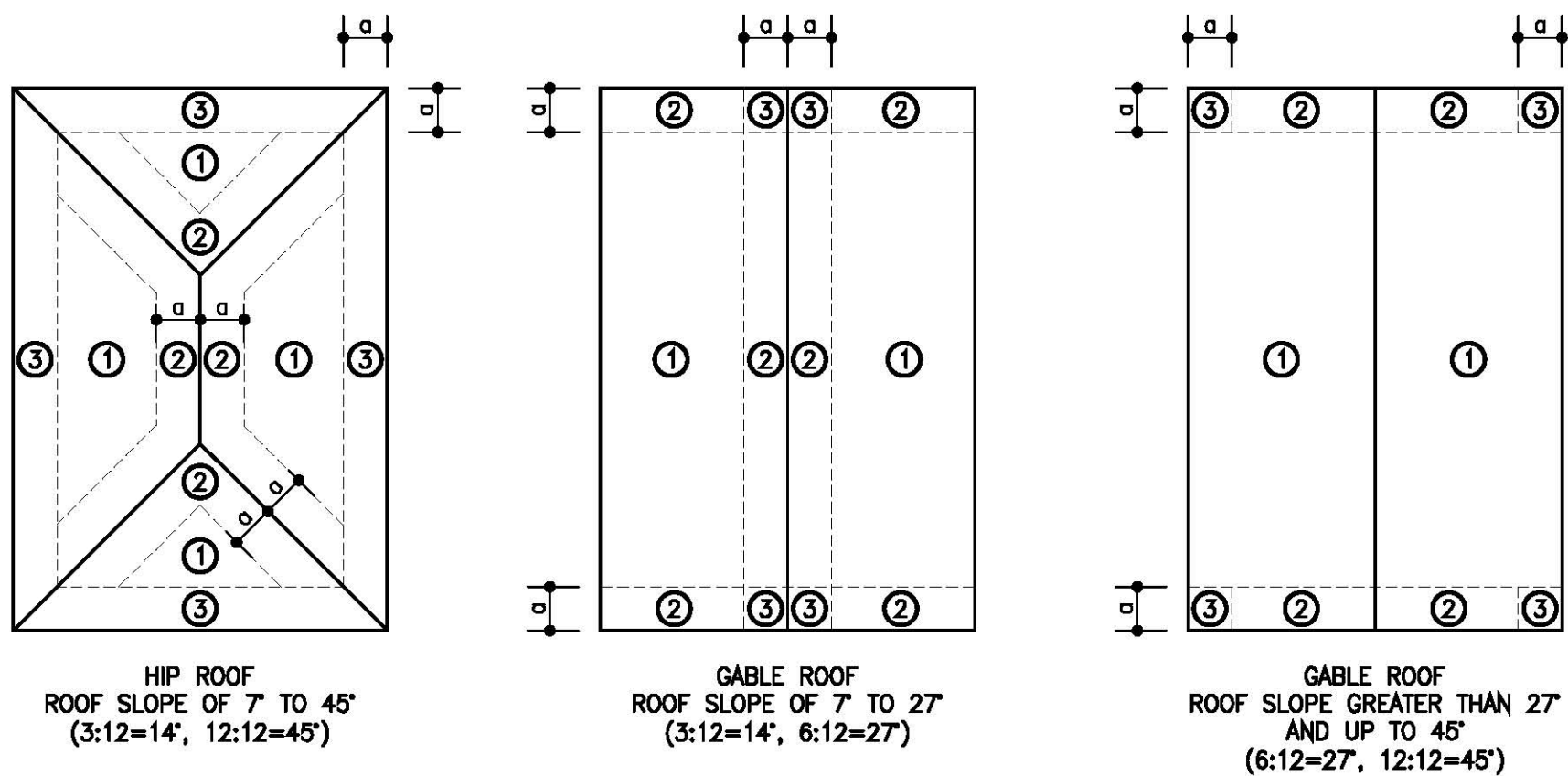


TYPICAL VENTED RIDGE DETAIL

D-STRUCTURAL

SCALE: NOT TO SCALE

1
S5.10



WIND LOAD PRESSURE - COMPONENT AND CLADDING PRESSURE ZONES

D-STRUCTURAL

SCALE: NOT TO SCALE

2
S5.10

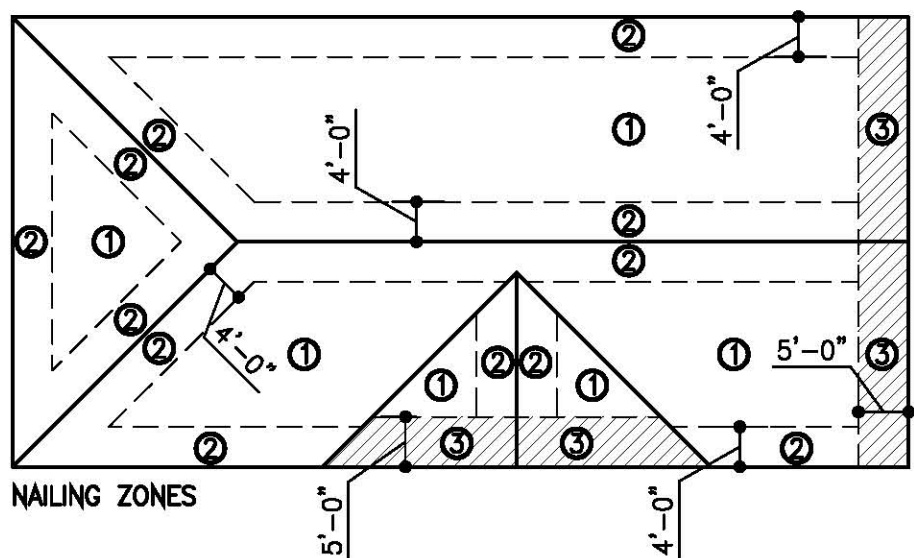
ROOF NAILING SCHEDULE

NAILING ZONE	MAX. NAIL SPACING	
	EDGE	FIELD
ZONE 1	6"	6"
ZONE 2	6"	6"
ZONE 3	6"	6"

- NOTES:
- NAIL SPACING PER 2023 FBC TABLE R803.2.3.1
 - NAIL SPACING IS FOR 19/32" SHEATHING PER 2023 FBC TABLE R803.2.2.
 - NAIL SPACING TABLE IS BASED WOOD TRUSSES CONSTRUCTED OF SOUTHERN PINE (SP) WITH A SPECIFIC GRAVITY OF 0.55 (0.49 MIN.).
 - NAILS: SHALL BE GALVANIZED AND ASTM F1667 RSRS-03 (8d, 2.5"x0.131"x0.281" HEAD DIA.) RING SHANK PER 2023 FBC R803.2.3.1.
 - MINIMUM NAIL SPACING: 3" PER WFCM 3.2.3.1
 - NAILS SHALL BE MIN. 3/8" FROM SHEATHING EDGES.

ROOF SHEATHING NOTES:

- SHEATHING SHALL BE MIN. 4'x8' EXCEPT AT BOUNDARIES AND CHANGES IN DIRECTION, MINIMIZE CUTS.
- SHEATHING SHALL BE CONTINUOUS OVER TWO OR MORE SPANS.
- MIN. SHEATHING DIMENSION ON CUT PANELS SHALL BE 24" UNLESS ALL EDGES ARE SUPPORTED AND FASTENED TO FRAMING OR BLOCKING.
- SUPPORTED ROOF SHEATHING EDGES SHALL BE SUPPORTED BY AND NAILED DIRECTLY TO FRAMING OR BLOCKING AS DETAILED.
- NAILS SHALL BE DRIVEN WITH THE HEAD FLUSH WITH THE SURFACE OF THE SHEATHING.
- INSTALL SHEATHING WITH SKID RESISTANT SIDE UP.

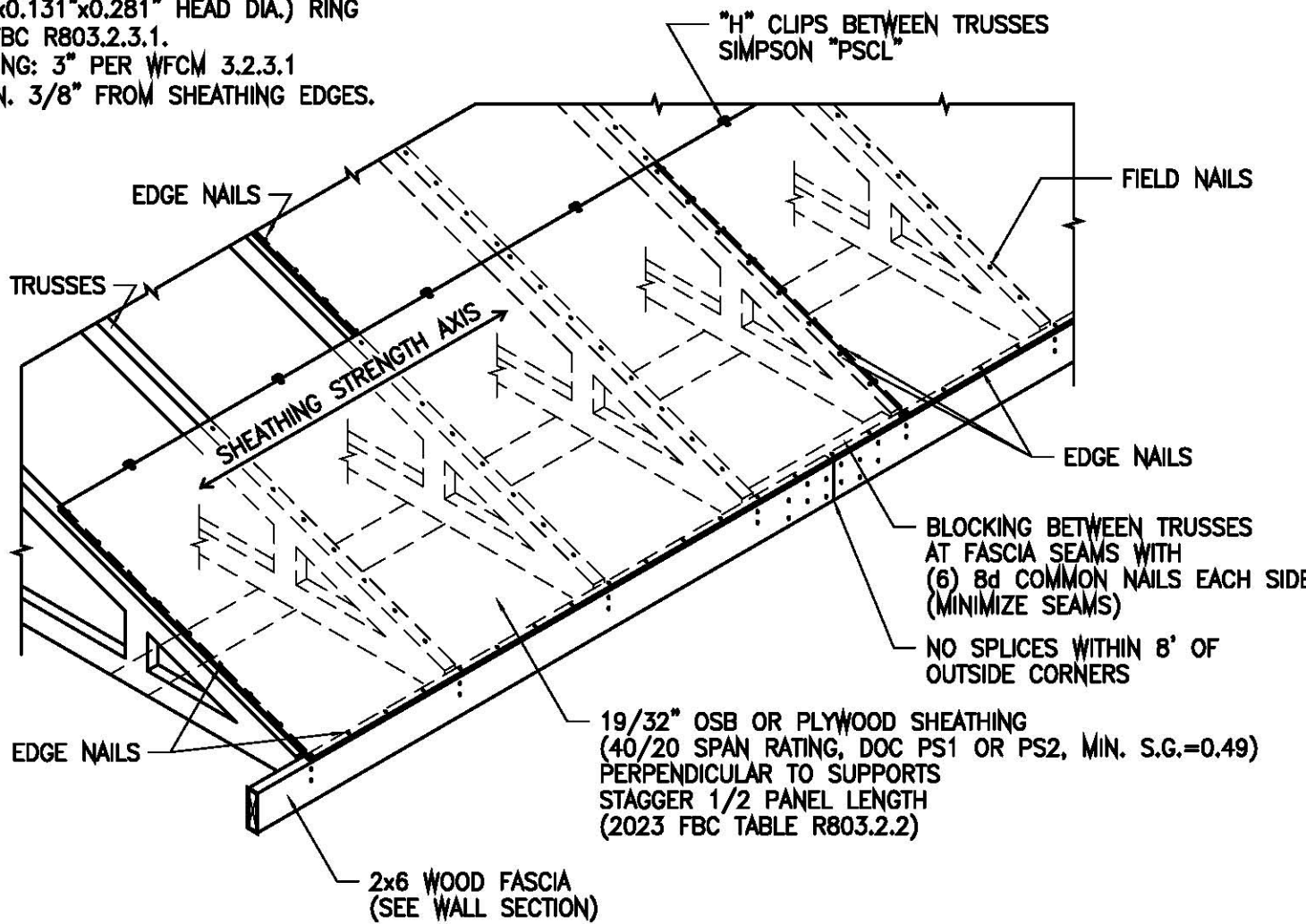


TYPICAL ROOF SHEATHING DETAIL (140 MPH WIND SPEED, EXPOSURE C)

D-STRUCTURAL

SCALE: NOT TO SCALE

3
S5.10



SHEAR BLOCKING DETAIL FOR CANTILEVERED TRUSSES

(WOOD EXTERIOR WALLS)

D-STRUCTURAL

SCALE: NOT TO SCALE

4
S5.10

S5.10