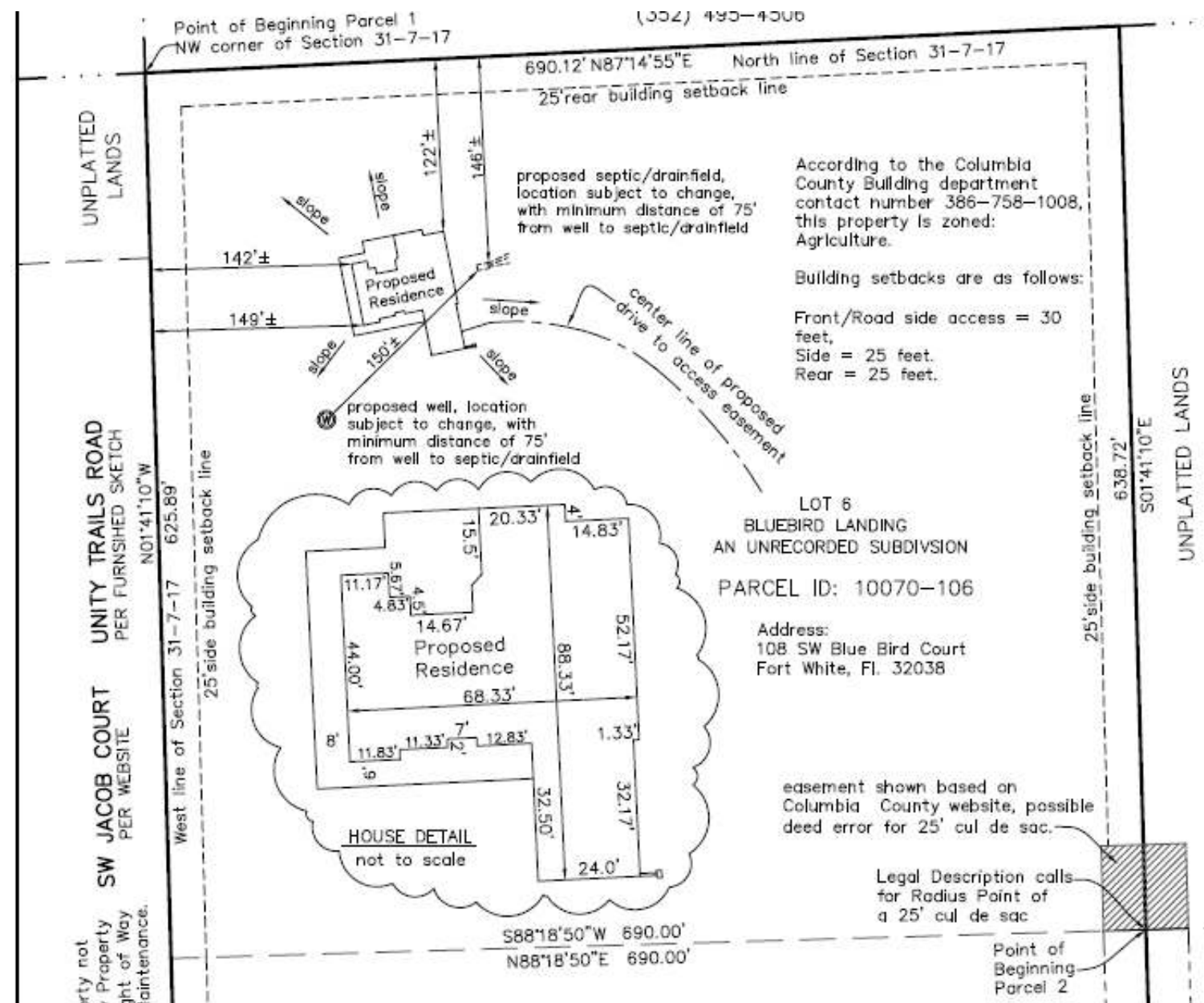




Psalm 127:1 Except the Lord build the house, they labor in vain that build it.



GW HOMES

BUYER: Steven Keller & Juanita Single	DATE: -
BUYER: Steven Keller & Juanita Single	DATE: -
SALES REPRESENTATIVE: -	FEATURE SHEET DATE: -
GWR: -	DATE: -
LOT: Keller Job	JOB NO: -
AREA: -	

Cover

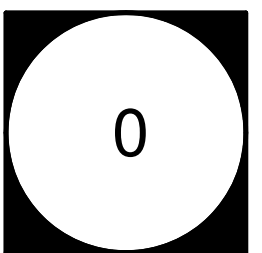
CAMBRIDGE II

Gainesville, FL

Keller Job

PROJECT TITLE

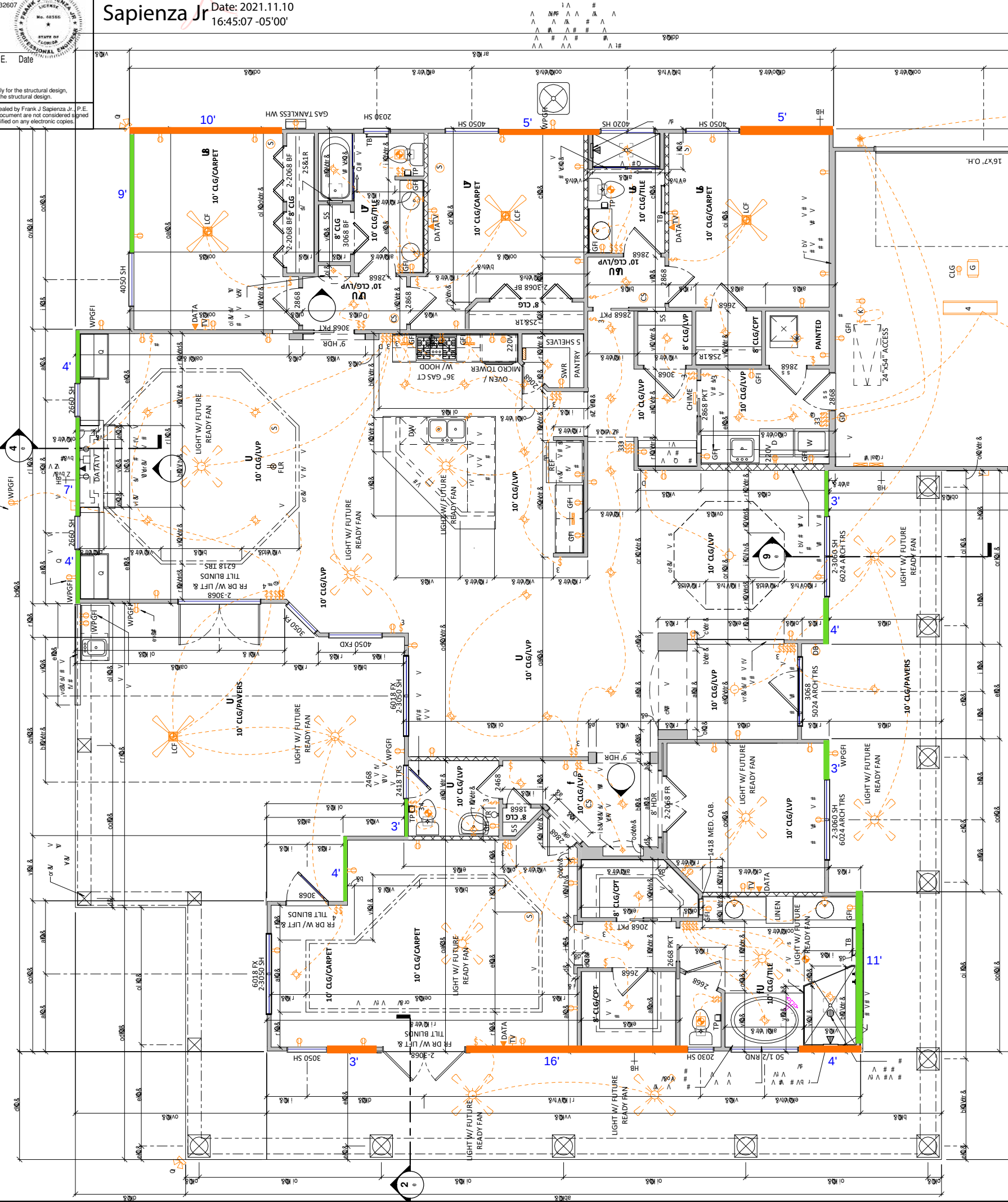
Drawn By:	rdc
Checked By:	rdc
Date:	05/15/19
Revised:	11/09/2021
Model:	CAMBRIDGE II



Frank J. Sapienza Jr., P.E.
1821 SW 101 Drive
Gainesville, FL 32607
Frank J. Sapienza, P.E. Date
Fla. Lic. No. 48566

Frank J
Sapienza Jr
Digitally signed by
Frank J Sapienza Jr
Date: 2021.11.10
16:45:07 -05'00'

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			ebc	V		

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Q	Q
V	Q

WALL LEGEND
TYPICAL 2x STUD WALL
INTERIOR SOUND WALLS

U	
# h	be l Q &
# h	ai l Q &

U			
	SINGLE POLE SWITCH		DOOR BELL BUTTON
	3-WAY SWITCH		DOOR BELL CHIME
	4-WAY SWITCH		GARAGE DOOR BUTTON
	DIMMER SWITCH		GARAGE DOOR OPENER
	220 VOLT OUTLET		WEATHERPROOF OUTLET
	DUPLEX OUTLET		CEILING OUTLET
	GROUND FAULT OUTLET		FLOOR OUTLET
	STRUCTURE CAN BOX @ 84" AFF		
	GROUND FAULT OUTLET IN BACK SPLASH		CARBON MONOXIDE & SMOKE DETECTOR COMBO
	SMOKE DETECTOR		NETWORK OUTLET
	CAB. LIGHTING TRANSFORMER		TELEPHONE OUTLET
	TELEVISION OUTLET		GARBAGE DISPOSAL
	SERVICE PANEL		BATH EXHAUST FAN
	SERVICE METER		UNDER CABINET LIGHT
	WALL MOUNT LIGHT		KEYLESS LIGHT
	BATH FAN & LIGHT COMBO		SURFACE MOUNT LED
	FLOOD LIGHT		4 BULB LED WRAPPED 4'
	LIGHT OUTLET		2 BULB LED WRAPPED 4'
	LIGHT W/ FAN		LIGHT W/ FAN READY

STD. LIGHT FIXTURE HEIGHTS ABOVE FLOOR:
1. ENTRY FIXTURE W/ CHAIN - SEE DIMENSION AT OUTLET THAT INDICATES BOTTOM OF FIXTURE OFF PORCH.
2. FOYER FIXTURE W/ CHAIN IN 10' HIGH CEILING - 86" FROM FLOOR TO BOTTOM OF FIXTURE.
3. FOYER FIXTURE W/ CHAIN IN 12' HIGH OR HIGHER CEILING - 90" FROM FLOOR TO BOTTOM OF FIXTURE.
4. DINING / BREAKFAST FIXTURES - 64" FROM FLOOR TO BOTTOM OF FIXTURE.
5. RAISED BAR TOP - 30" FROM BAR TOP SURFACE TO BOTTOM OF FIXTURE.
6. KITCHEN ISLAND AND 36" HIGH BAR AREAS - 36" FROM COUNTERTOP SURFACE TO BOTTOM OF FIXTURE.
7. HANGING FIXTURES IN BEDROOMS, HALLS AND BATHS - 90" FROM FLOOR TO BOTTOM OF FIXTURE.
8. BATH FIXTURE - ELECTRICIAN TO ADJUST BOX LOCATION ACCORDINGLY:
8 FT CEILING W/ 32" VANITY - 75" TO BOTTOM OF FIXTURE
8 FT CEILING W/ 36" VANITY - 79" TO BOTTOM OF FIXTURE
9-10 FT CEILING W/ 32" VANITY - 79" TO BOTTOM OF FIXTURE
9-10 FT CEILING W/ 36" VANITY - 83" TO BOTTOM OF FIXTURE
STD. FAN DOWN ROD HEIGHTS ABOVE FLOOR:
(DOWN ROD SIZES FOR STEPPED AND VAULTED CEILINGS)
8' CEILING: CLOSE TO CEILING, NO DOWN ROD
9' CEILING: 4" DOWN ROD
10' CEILING: 12" OR 18" DOWN ROD
11' CEILING: 18" OR 24" DOWN ROD
12' CEILING: 36" DOWN ROD
13' CEILING: 48" DOWN ROD
14' CEILING: 60" DOWN ROD
15' CEILING: 72" DOWN ROD

BATHROOM NOTES & ACCESSORY LEGEND
1. CENTERLINE OF SHOWER PIPE THRU WALL HEIGHT ABOVE FINISHED BATH FLOOR TO BE 6'-6"
TB TOWEL BAR: LOCATION INDICATED IS APPROXIMATE CENTER POINT OF OVERALL ACCESSORY LENGTH. PROVIDE MIN. 2x6 BLOCKING AS REQUIRED TO SECURE MOUNTING HARDWARE.
-IN SHOWER/TUB - CENTER LINE MOUNTED @5'-6" AFF, UNLESS NOTED OTHERWISE ON THE ELEVATION(S)
-IN ROOM - CENTER LINE MOUNTED @54" AFF OR 3" BELOW 2030 WINDOW SILL
TP TOILET PAPER DISPENSER:
-CENTER LINE MOUNTED @ 19" AFF MINIMUM AFF, PROVIDE MIN. 2x6 BLOCKING AS REQUIRED
TR TOWEL RING:
-INSTALLATION HEIGHT TO BE 21" ABOVE COUNTERTOP OR SINK, LOCATION INDICATED IS THE APPROXIMATE CENTER POINT OF MOUNTING BRACKET, PROVIDE MIN 2x6 BLOCKING AS REQUIRED TO SECURE MOUNTING HARDWARE.
GB GRAB BARS
-GRAB BAR BLOCKING TO BE INSTALLED AT A CENTER LINE OF 3'-0" AFF, FOR GRAB BARS TO BE INSTALLED @ 36" AFF.
SHAMPOO NICHE
-INSTALL SHAMPOO NICHE SO BOTTOM OF NICHE IS 42" AFF

WINDOW SILL LOCATION NOTES:
1. ALL WINDOW LOCATIONS TO RECEIVE SILL EXCEPT AS NOTED BELOW:
* TRANSOMS
* TRANSOMS AND FIXED WINDOWS OVER ENTERTAINMENT CENTERS
* WINDOWS IN TUB / SHOWER AREAS ONLY
- WOOD SILLS TO REPLACE ALL MARBLE SILL LOCATIONS AS PER AGREEMENT, SEE DETAIL, IF APPLICABLE
2. WINDOWS AND TRANSOMS THAT FALL WITHIN TILED WALL IN TUB / SHOWER AREAS TO BE TILE, SLOPE TO INSIDE

Psalm 127:1 Except the Lord build the house, they labor in vain that build it.

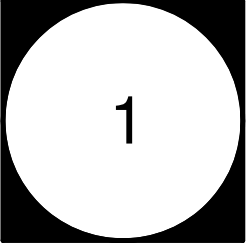


GW HOMES

BUYER: Steven Keller & Juanita Single DATE: -
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SALES REPRESENTATIVE: - FEATURE SHEET DATE: -
GWR: - DATE: -
LOT: Keller Job AREA: -
JOB NO: -

PROJECT TITLE
First Floor Plan Elevation A
CAMBRIDGE II
Keller Job
Gainesville, FL

Drawn By: rdc
Checked By: sgm
Date: 05/15/19
Revised: 11/09/2021
Model: CAMBRIDGE II

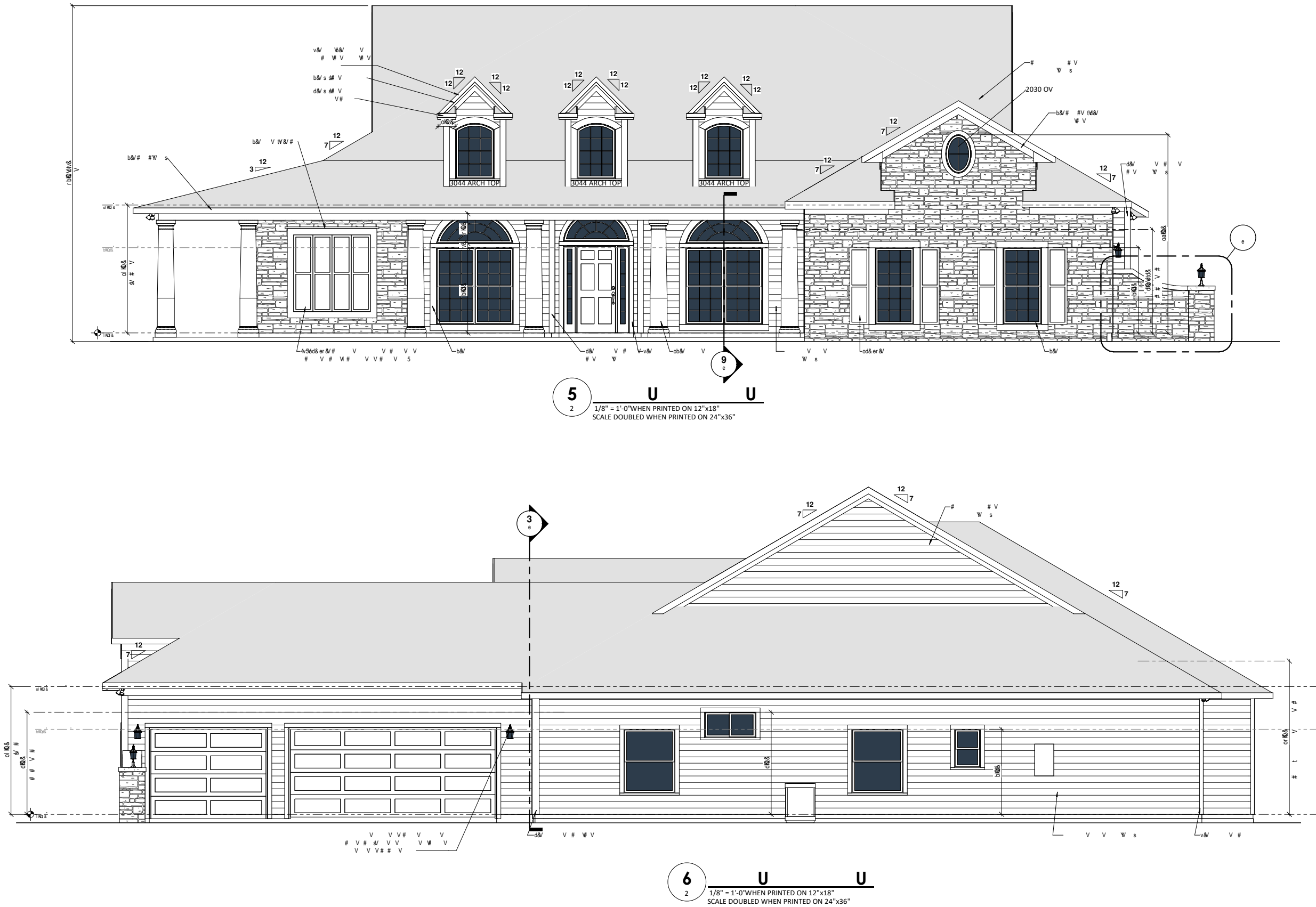


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Frank J. Sapienza, P.E. Date
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Psalm 127:1 Except the Lord build the house, they labor in vain that build it.

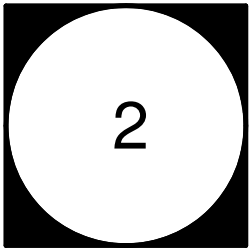


GW HOMES

BUYER: Steven Keller & Juanita Single	DATE: -
BUYER: Steven Keller & Juanita Single	DATE: -
SALES REPRESENTATIVE: -	FEATURE SHEET DATE: -
GWR: -	DATE: -
LOT: Keller Job	JOB NO: -
AREA: -	

PROJECT TITLE	Front and Right A Elevations
CAMBRIDGE II	
Keller Job	Gainesville, FL

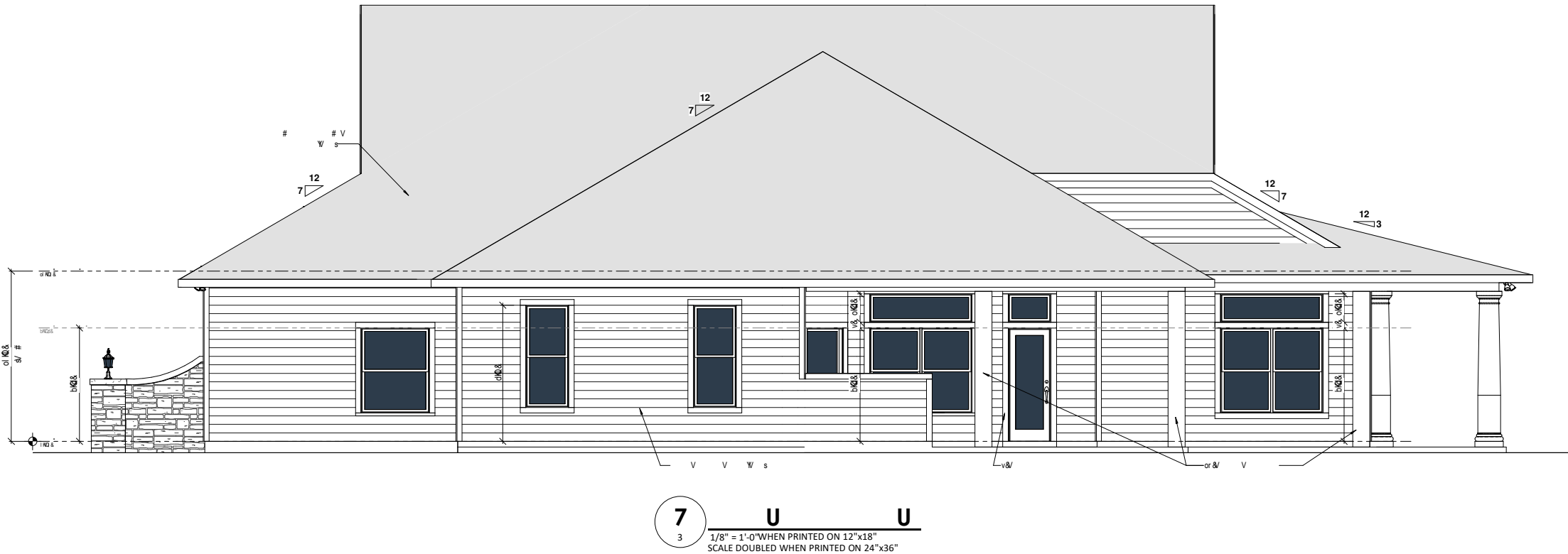
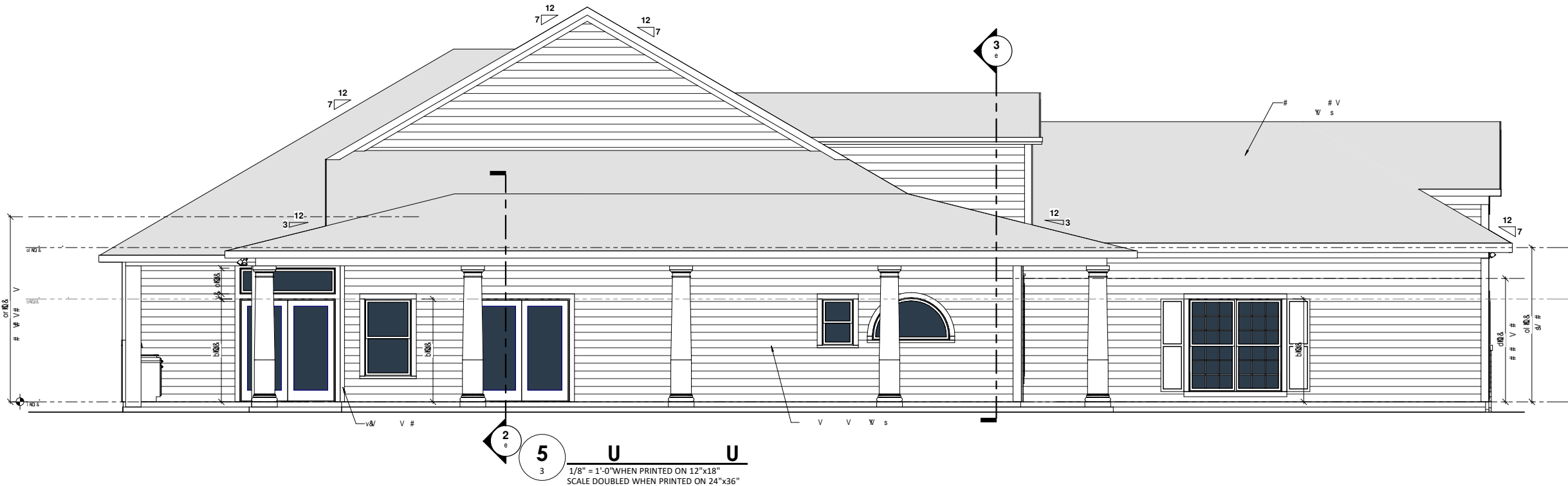
Drawn By:	rdc
Checked By:	sgm
Date:	05/15/19
Revised:	11/09/2021
Model:	CAMBRIDGE II



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Psalm 127:1 Except the Lord build the house, they labor in vain that build it.

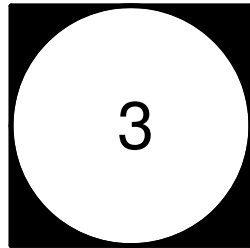


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GWR: -	DATE: -
LOT: Keller Job	AREA: -
	JOB NO: -

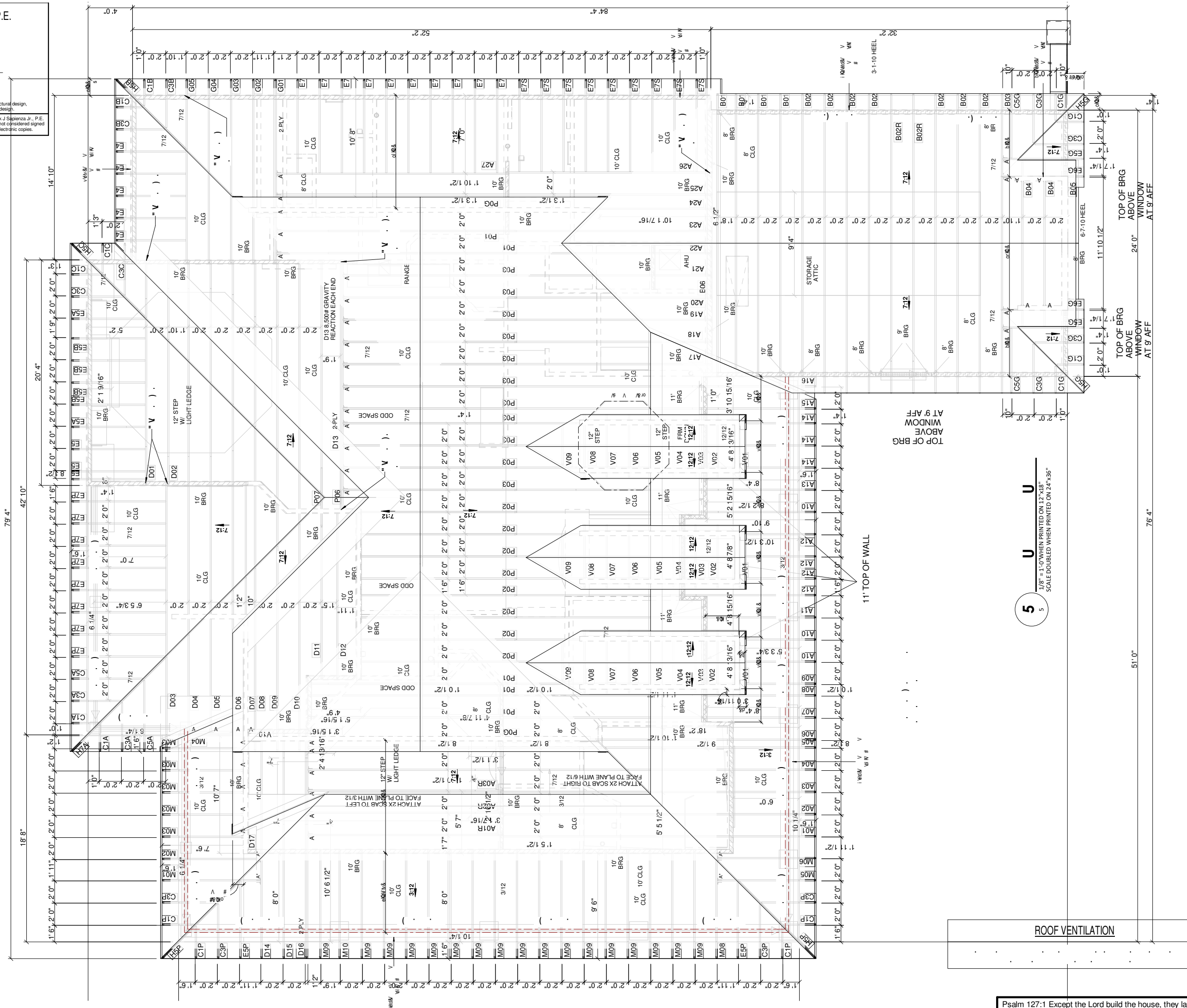
PROJECT TITLE	Left and Rear A Elevations
	CAMBRIDGE II
Keller Job	Gainesville, FL

Drawn By:	rdc
Checked By:	sgm
Date:	05/15/19
Revised:	11/09/2021
Model:	CAMBRIDGE II



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Psalm 127:1 Except the Lord build the house, they labor in vain that build it.



BUYER: Steven Keller & Juanita Single	DATE: -
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SALES REPRESENTATIVE: -	FEATURE SHEET DATE: -
GWR: -	DATE: -
LOT: Keller Job	AREA: -
	JOB NO: -

PROJECT TITLE: Roof Framing Elevation A

CAMBRIDGE II

Keller Job: Gainesville, FL

Drawn By:	rdc
Checked By:	sgm
Date:	05/15/19
Revised:	11/09/2021
Model:	CAMBRIDGE II

5



5 5 U U U
6
1/8" = 1'-0" WHEN PRINTED ON 12"x18"
SCALE DOUBLED WHEN PRINTED ON 24"x36"

DUCT INSTALLATION INSTRUCTIONS:
ALL VENTS AND RETURNS ARE TO BE INSTALLED IN THE SPECIFIED LOCATION. VARIATIONS MAY ONLY BE MADE WHEN TRUSS LOCATION INTERFERES WITH THE SPECIFIED LOCATION. AVOID ANY CONFLICTS WITH PROPOSED LIGHTING FIXTURES. ENSURE ALL REGISTERS ARE INSTALLED LEVEL AND SQUARE. NOTE: SQUARE TO ROUND TRANSITIONS ARE ACCEPTABLE.

DUCT SIZING:
ALL REGISTER, FEED & RETURN DUCT SIZING & PLACEMENT ARE THE RESPONSIBILITY OF FLORIDA H.E.R.O. & THE HVAC CONTRACTOR

LEGEND

OUTSIDE AIR SUPPLY	12x12x6 FRESH AIR
THERMOSTAT	⊕
ELECTRIC DAMPER / SIZE	12" DAMPER
DUCT RETURN / SIZE / DIRECTION	24x24
DUCT REGISTER / SIZE / DIRECTION	6x10
FLEX DUCT	+++++
DUCT TRUNK FEED / RIGID	—

CEILING LEGEND

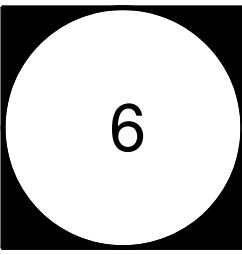
OPT. CROWN MOLDING	— — — —
SOFFIT	Grid pattern
OPT STEPPED CEILING	Stair-step pattern

**GW HOMES**

PROJECT TITLE
HVAC Plan First Floor
CAMBRIDGE II
Keller Job Gainesville, FL

Drawn By: rdc
Checked By: sgm
Date: 05/15/19
Revised: 11/09/2021
Model: CAMBRIDGE II

BUYER: Steven Keller & Juanita Single DATE: -
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LOT: Keller Job AREA: - JOB NO: -



6

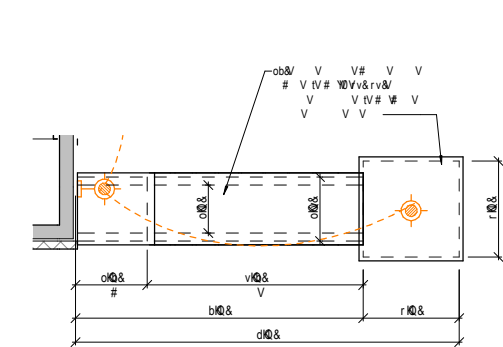
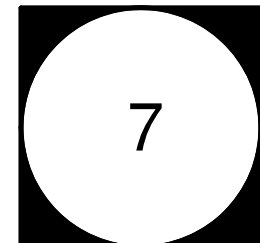


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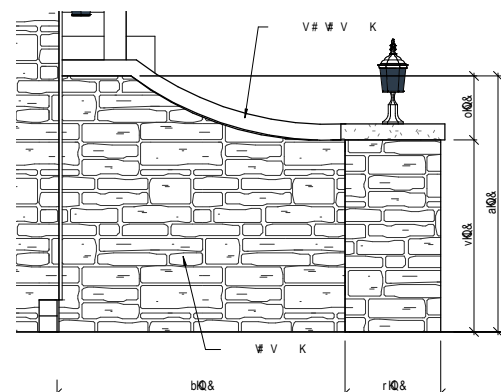
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SALES REPRESENTATIVE: -	FEATURE SHEET DATE: -
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LOT: Keller Job	JOB NO: -
AREA: -	

PROJECT TITLE	Details
CAMBRIDGE II	
Keller Job	Gainesville, FL

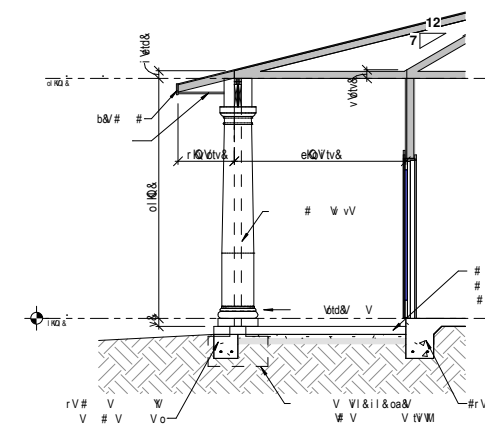
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Model:	CAMBRIDGE II



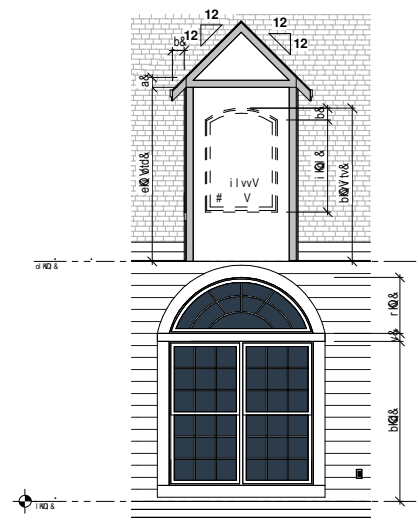
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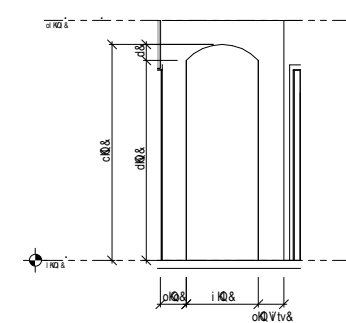
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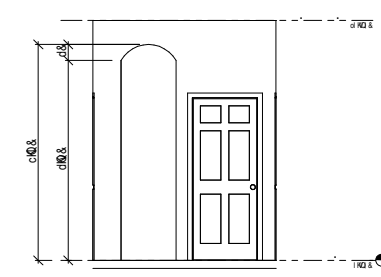
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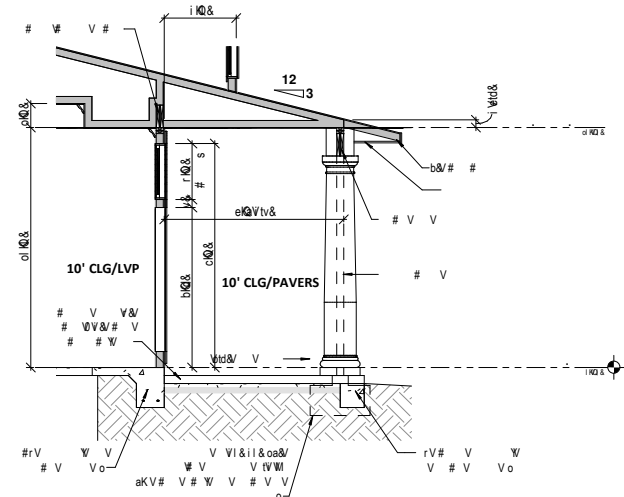
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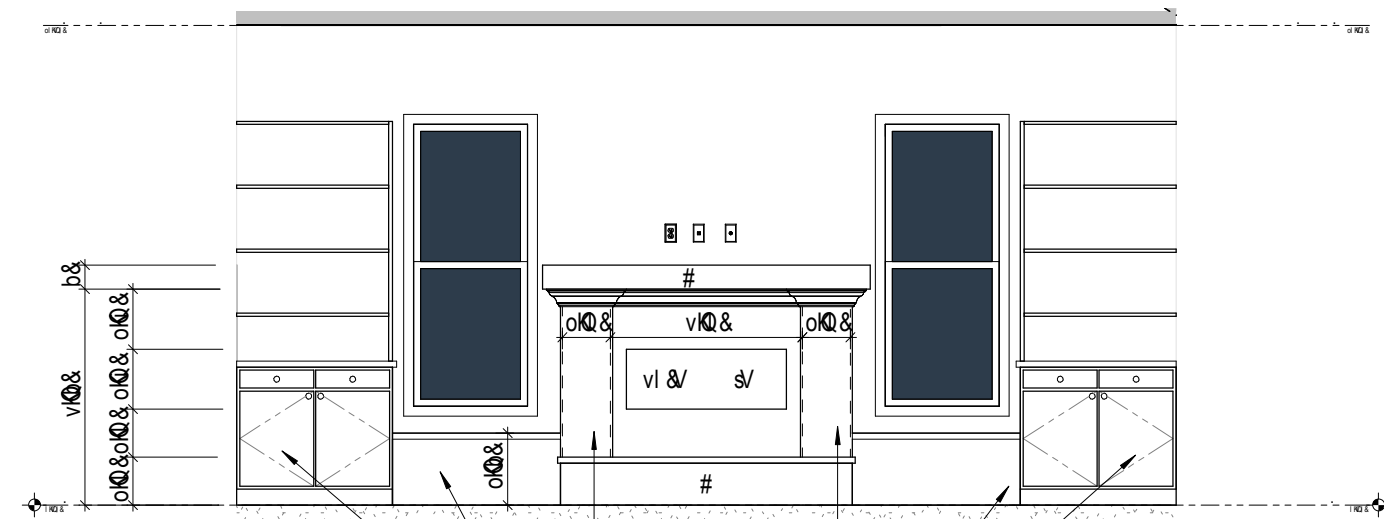
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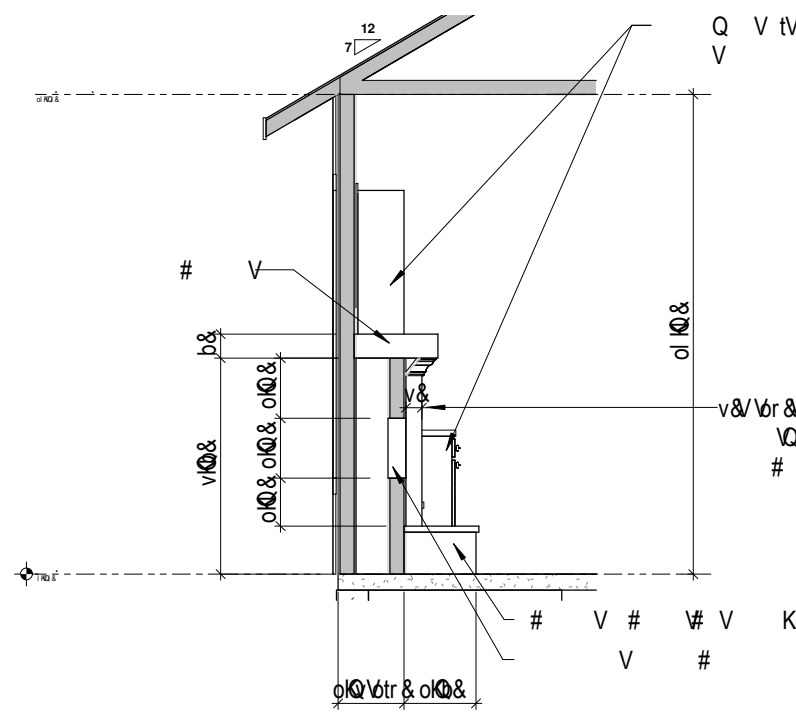
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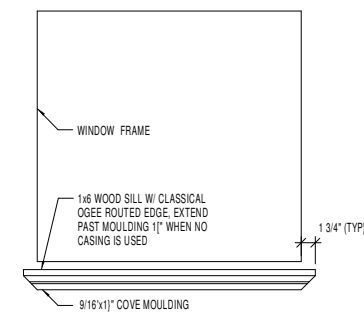
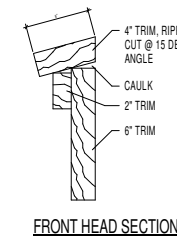
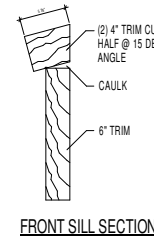
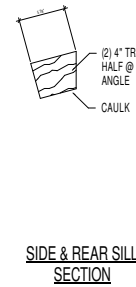
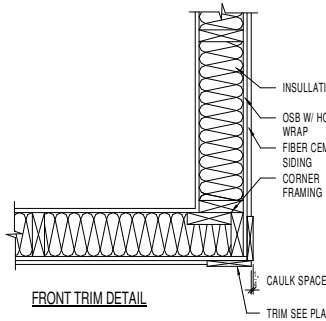
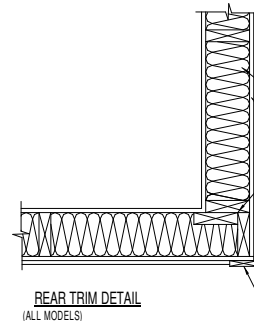
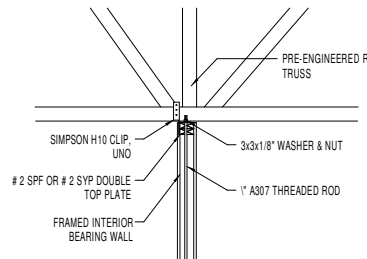
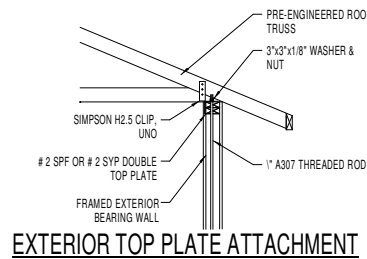
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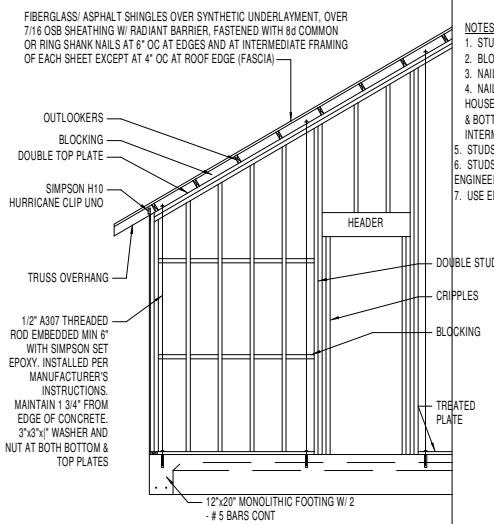
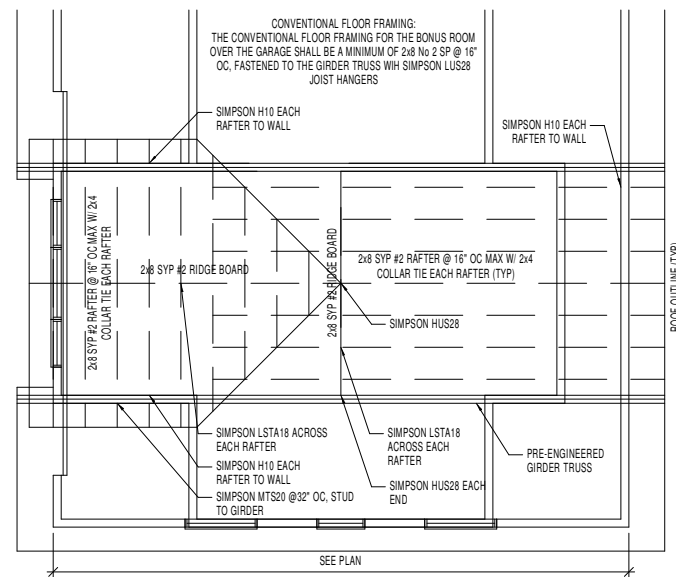
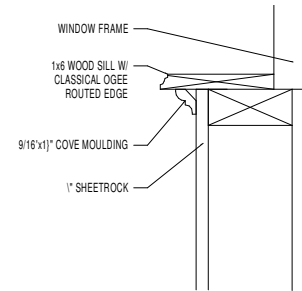
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Psalm 127:1 Except the Lord build the house, they labor in vain that build it.

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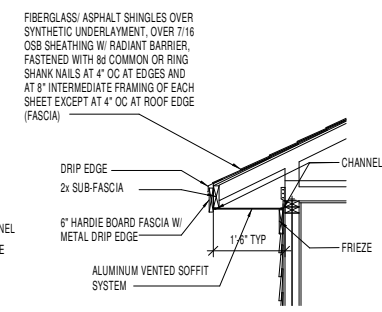
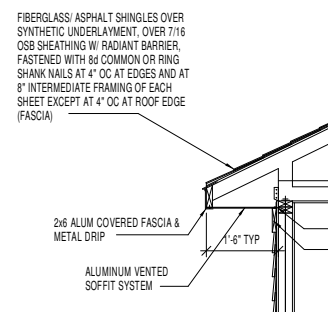
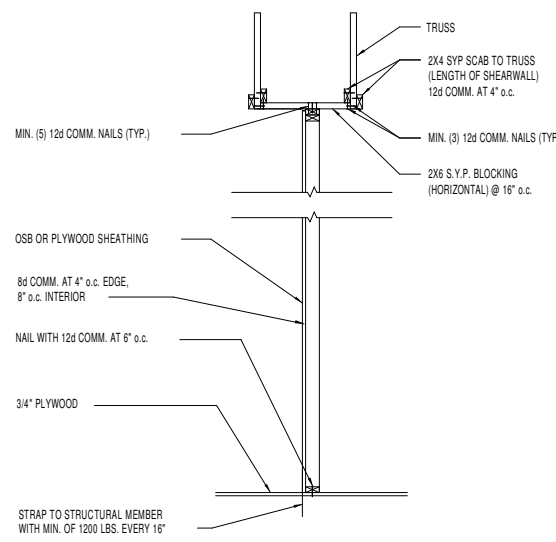
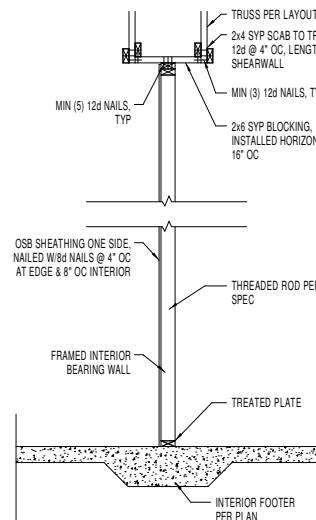
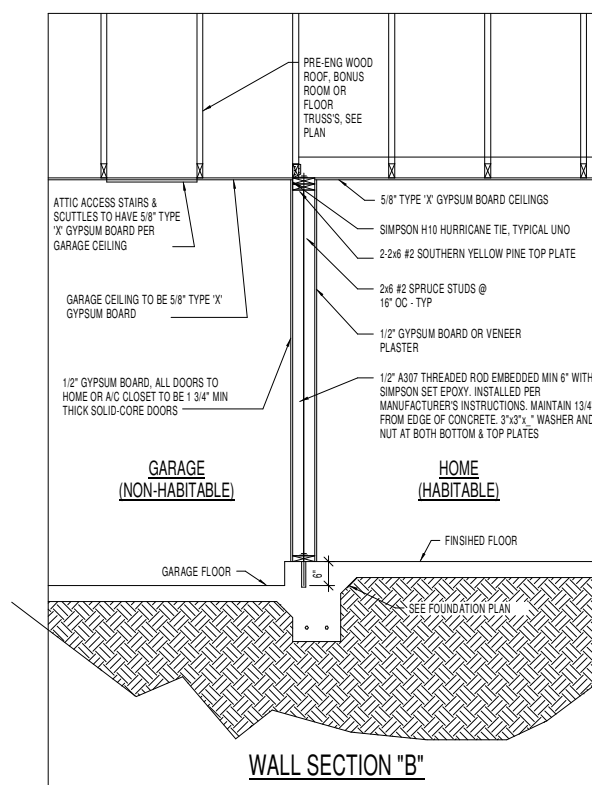
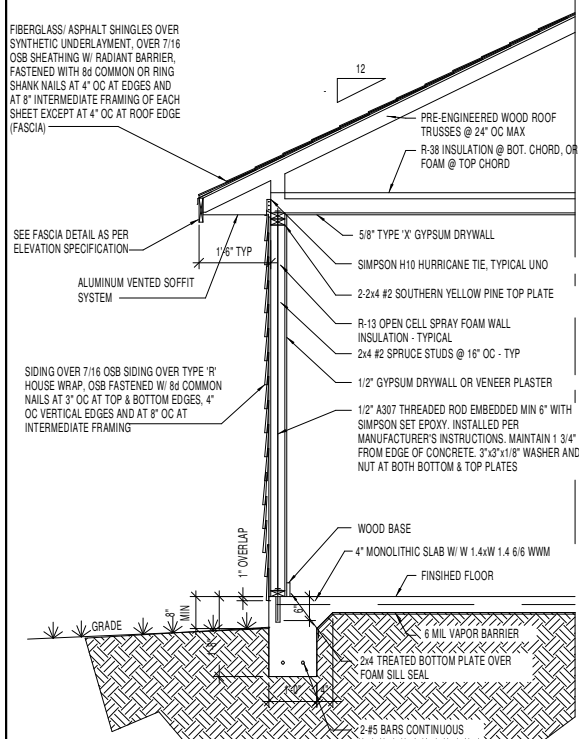
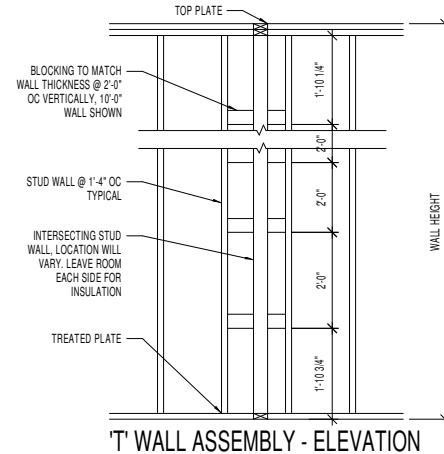
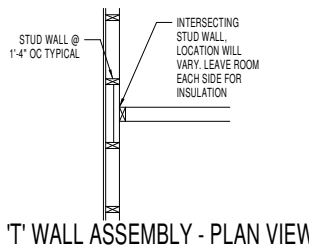
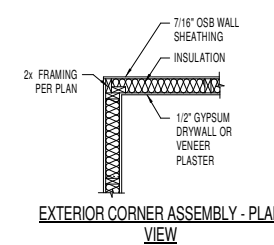
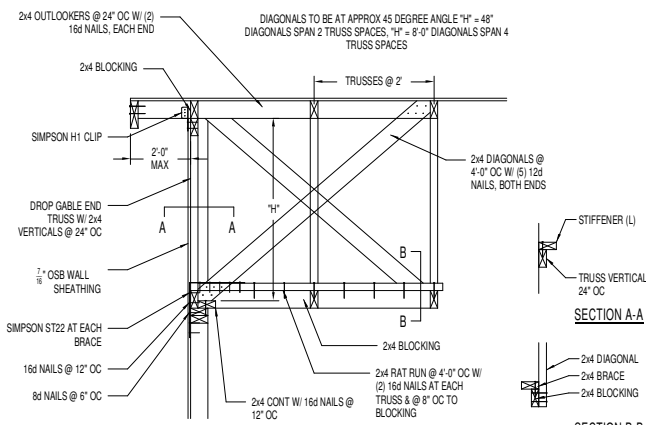


WINDOW SILL LOCATION NOTES :
 1. ALL WINDOW LOCATIONS TO RECEIVE WOOD SILLS
 EXCEPT AS NOTED BELOW:
 * TRANSOMS
 * TRANSOMS AND FIXED WINDOWS
 OVER ENTERTAINMENT CENTERS
 * WINDOWS IN TUB / SHOWER AREAS ONLY
 2. WINDOWS AND TRANSOMS THAT FALL WITHIN TILED
 WALL IN TUB / SHOWER AREAS TO BE TILE, SLOPE TO
 INSIDE



BALLOON FRAMING	
SPRUCE - PINE - FIR	
STUD	MAX LENGTH
1 - 2x4	10.75 FT
2 - 2x4	13.5 FT
3 - 2x4	15.5 FT
1 - 2x6	16.75 FT

SOUTHERN PINE	
STUD	MAX LENGTH
1 - 2x4	12 FT
2 - 2x4	15.25 FT
3 - 2x4	17.5 FT
1 - 2x6	19 FT



BUYER: Steven Keller & Juanita Single	DATE: -
BUYER: Steven Keller & Juanita Single	DATE: -
SALES REPRESENTATIVE: -	
GWR: -	DATE: -
LOT: Keller Job	JOB NO: -

PROJECT TITLE

CONSTRUCTION DETAILS

STANDARD DETAILS

Keller Job

Gainesville, FL

Drawn By:	rdc
Checked By:	sgm
Date:	08/16/2021
Revised:	-
Model:	STANDARD DETAILS



Psalm 127:1 Except the Lord build the house, they labor in vain that build it.

Frank J. Sapienza Jr., P.E.

1821 SW 101 Drive
Gainesville, FL 32607

Frank J. Sapienza, P.E. Date
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STRUCTURAL SPECIFICATIONS

GENERAL

1. STRUCTURAL ENGINEER'S CERTIFICATION (SIGNATURE AND SEAL) ON THIS DOCUMENT AND/OR THE CONSTRUCTION DRAWINGS IS LIMITED TO ONLY THE STRUCTURAL DESIGN OR TO INDICATE CONFORMANCE WITH THE STRUCTURAL DESIGN. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR CHANGES MADE TO THE SIGNED AND SEALED DOCUMENTS WITHOUT WRITTEN CONSENT FROM THE ENGINEER OF RECORD.
2. THE STRUCTURAL DESIGN IS IN COMPLIANCE WITH THE FLORIDA BUILDING CODE RESIDENTIAL, 2020.

FOUNDATIONS

1. GENERAL
- A. DESIGN IS BASED ON AN ALLOWABLE BEARING CAPACITY OF 2000 PSF.
- B. BEARING SOIL IS PRESUMED TO BE SANDY SOIL WITH NO ORGANICS, PEAT, CLAY, EXPANSIVE CLAYS, BOULDERS OR POTENTIAL SINKHOLES.
- C. VERIFICATION OF SUBSURFACE CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. SITE PREPARATION
- A. ALL VEGETATION, TOPSOILS, ROOTS AND ORGANIC ZONES SHALL BE STRIPPED AND REMOVED FROM THE CONSTRUCTION AREA FOR A DISTANCE OF AT LEAST 5 FEET BEYOND THE EXTERIOR OF THE BUILDING FOUNDATION LIMITS.
- B. AFTER COMPLETION OF DEMONSTRATION OF EXISTING SOIL, ACCEPTABLE STRUCTURAL FILL SHALL THEN BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS. EACH LIFT SHALL BE THOROUGHLY COMPACTED UNTIL DENSITIES EQUIVALENT TO AT LEAST 95 PERCENT OF MODIFIED PROCTOR MAXIMUM DRY DENSITY ARE UNIFORMLY OBTAINED.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
2. A SIX MIL POLYETHYLENE VAPOR BARRIER SHALL BE PLACED UNDER CONCRETE FLOOR SLABS, MINIMUM LAP 8 INCHES.

REINFORCING STEEL

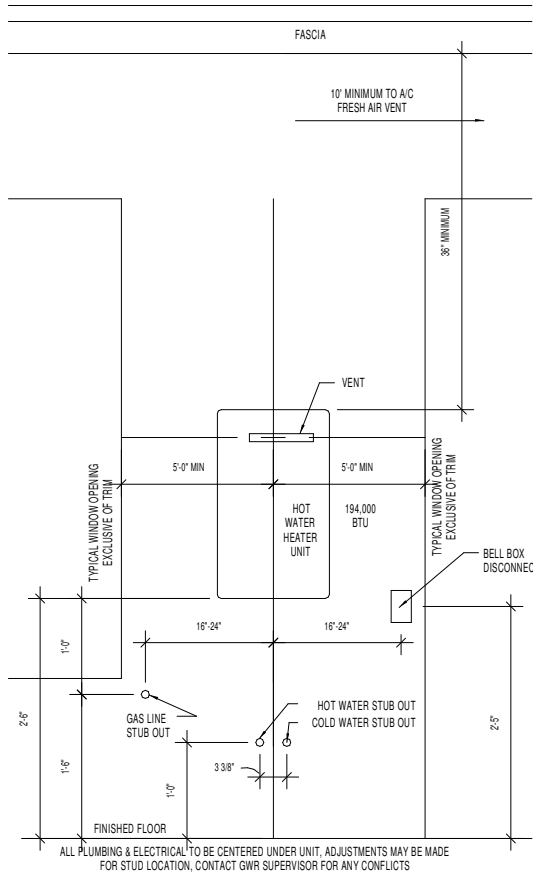
1. REINFORCING STEEL - ASTM A615, GRADE 40
2. WELDED WIRE FABRIC - ASTM A185 (FLAT SHEETS), MINIMUM YIELD STRENGTH OF 70,000 PSI.
3. MINIMUM REINFORCING STEEL CLEAR COVER 3" U.N.O.

WOOD FRAMING

1. COMPLY WITH FLORIDA BUILDING CODE RESIDENTIAL, 2020.
2. WALL FRAMING
- A. LOAD-BEARING STUDS - NO. 2 SPRUCE-PINE-FIR OR BETTER.
- B. BOTTOM PLATE - NO. 2 SOUTHERN PINE, PRESSURE TREATED.
- C. TOP PLATE - DOUBLE TOP PLATE REQUIRED, NO. 2 SPRUCE-PINE-FIR OR BETTER.
- D. POSTS - NO. 2 SOUTHERN PINE, PRESSURE TREATED.
- E. HEADERS/BEAMS - NO. 2 SOUTHERN PINE.
- F. ENGINEERED BEAMS - TRUSS/JOIST PARALLAM 2.0E AND/OR TRUSS/JOIST MICROLAM 1.9E OR APPROVED EQUAL.
- G. ENGINEERED COLUMNS - TRUSS/JOIST PARALLAM 1.8E UNO (OR APPROVED EQUAL).
- H. ALL GABLE ENDWALLS SHALL BE BALLOON FRAMED.
3. ENGINEERED ROOF TRUSSES - PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
4. SHEATHING
- A. LAY ROOF AND FLOOR SHEATHING PERPENDICULAR TO SUPPORTING MEMBERS. STAGGER END PANEL LOCATIONS.
- B. USE "H" PANEL CLIP BETWEEN PANEL SUPPORTS FOR ROOF SHEATHING.
3. FASTENERS
- A. FRAMING FASTENERS - COMPLY WITH FLORIDA BUILDING CODE.
- B. WIND UPLIFT CONNECTORS - SIMPSON STRONG-TIE OR EQUIVALENT, AS SHOWN ON DRAWINGS.
- C. FASTENERS PERMANENTLY EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED.

WALL OPENINGS

1. DESIGN, CONSTRUCTION, INSTALLATION AND ATTACHMENT OF DOORS, WINDOWS AND SKYLIGHTS TO BE BY MANUFACTURER.
2. DOORS, WINDOWS AND SKYLIGHTS AND THEIR ATTACHMENT TO THE STRUCTURE MUST BE DESIGNED TO SUPPORT THE SAME WIND PRESSURE THAT THE WALLS AND ROOF ARE DESIGNED FOR.
3. OPENING SIZES AND LOCATIONS SHALL NOT BE CHANGED WITHOUT WRITTEN CONSENT FROM THE ENGINEER OF RECORD DUE TO THE IMPACT ON THE SHEAR WALL DESIGN.



HOT WATER HEATER INSTALLATION DETAIL

EXTERIOR SYSTEM MOUNTING HEIGHTS

SCALE: NTS

THREADED ROD WITH EPOXY OR TITEN COUPLER EMBED SYSTEM NOTES:

DESIGN BASED ON ICC-ES REPORT ESR-1772

FLORIDA APPROVAL CODE: FL5550

1/2" THREADED ROD SHALL BE EMBEDDED INTO THE SLAB WITH SIMPSON SET EPOXY A MINIMUM OF 6 INCHES.

THREADED ROD SHALL BE A307 STEEL.

MAINTAIN A MINIMUM EDGE DISTANCE 1 3/4" FROM THE EDGE OF THE SLAB MEASURED FROM THE CENTERLINE OF THE ROD.

IF ROD LOCATION IS IN A CURBED AREA, THE EMBEDMENT DISTANCE IS FROM THE BOTTOM OF THE CURB.

ADHESIVE ANCHORS SHALL NOT BE INSTALLED IN CONCRETE LESS THAN 7 DAYS OLD.

ANCHORS ARE INTENDED TO BE INSTALLED PERPENDICULAR TO THE SURFACE (+/- 6 DEGREES FROM VERTICAL).

THE ROD IS DESIGNED AS CONTINUOUS FROM THE EMBEDMENT DEPTH THROUGH THE TOP PLATE.

PROVIDE 3"x3" WASHERS AND NUTS AT SOLE PLATE AND TOP PLATE.

TOP PLATE NUT AND WASHER SHALL BE INSTALLED SNUG TIGHT WITHOUT DEFORMING THE WOOD UNDERNEATH THE WASHER.

USE A 3"x3" WASHER, TYPICAL UNLESS NOTED OTHERWISE.

RODS ADJACENT TO GIRDER TRUSSES SHALL BE PLACED WITHIN 6" OF THE TRUSS BEARING LOCATION.

EXCEPT AT TRUSS GIRDERS THE ROD LOCATION INDICATED ON THE DRAWINGS MAY VARY UP TO 8" TO ACCOMMODATE FRAMING.

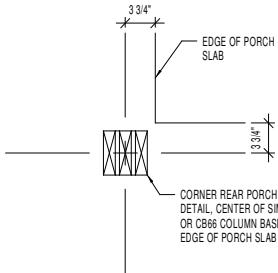
THERE SHALL BE NO SPLICES IN TOP PLATE BETWEEN END OF HEADER AND THREADED ROD LOCATION.

THE DOUBLE TOP PLATE IN WALLS EXCEEDING 10' IN HEIGHT SHALL BE NO. 2 SYP OR BETTER.

MINIMUM INSTALLATION INSTRUCTIONS:
INSTALLATIONS SHALL BE PER MANUFACTURER'S INSTRUCTIONS. AT A MINIMUM, THE HOLE SHALL BE DRILLED TO THE SPECIFIED DIAMETER AND DEPTH. THE DUST SHALL THEN BE REMOVED FROM THE HOLE WITH OIL-FREE COMPRESSED AIR. THE HOLE SHALL BE CLEANED WITH A NYLON BRUSH AND THEN BLOWN OUT AGAIN TO REMOVE ANY REMAINING DUST. FILL THE HOLE 1" TO 2 1/2" FULL, STARTING AT THE BOTTOM OF THE HOLE TO PREVENT AIR POCKETS. WITHDRAWING THE NOZZLE AS THE HOLE FILLS UP. ANCHORS MUST BE CLEAN AND OIL-FREE. INSERT ANCHOR, TURNING SLOWLY UNTIL THE ANCHOR CONTACT THE BOTTOM OF THE HOLE. DO NOT DISTURB DURING CURE TIME.

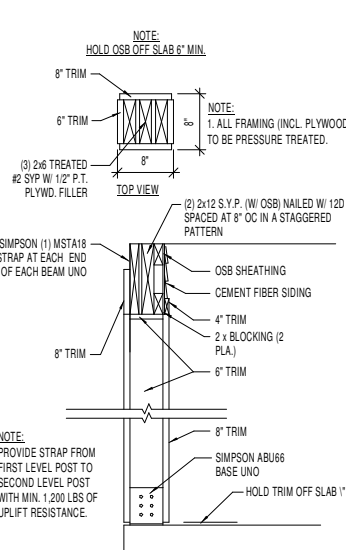
EPOXY THREADED ROD LOCATIONS AT ALL INTERIOR AND EXTERIOR BEARING WALLS:

- WITHIN 12" OF EACH CORNER IN EACH DIRECTION
- WITHIN 8" OF EACH SIDE OF EACH DOOR OR WINDOW OPENING
- WITHIN 6" OF EACH GIRDER TRUSS WITH AN ADDITIONAL ROD WITHIN 3 FT OF ROD AT GIRDER
- AT EACH END OF EACH SHEARWALL SEGMENT
- AT NO MORE THAN 6'-0" OC IN EXTERIOR AND INTERIOR BEARING WALLS
- SEE ROOF PLAN FOR ADDITION LOCATIONS IF REQUIRED
- WITHIN 6" OF EACH END OF AN ENGINEERED BEAM
- NOT REQUIRED IN AREAS W/ NO UPLIFT

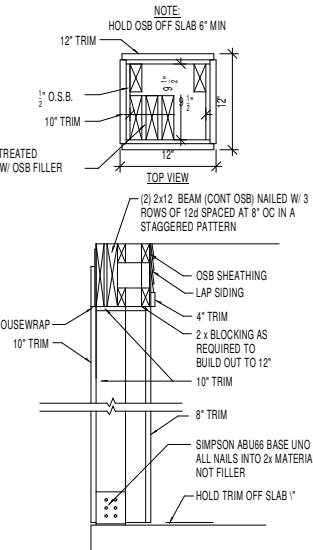


CORNER REAR PORCH COLUMN

8" REAR PORCH COLUMN /
(SIDE VIEW)



12" REAR PORCH COLUMN /
(SIDE VIEW)



FRAMING CLIP NOTE:

USE SIMPSON: H2.5A CLIP UP TO 600 LBS UPLIFT, H10 CLIP UP TO 995 LBS UPLIFT AT EACH TRUSS TO TOP PLATE CONNECTION, UNO. SINGLE PLY GIRDER (2) H10 (ONE EACH FACE OF WALL), DOUBLE PLY GIRDER, LGT2, TRIPLE PLY GIRDER, LGT3 SD32 S, HIP CORNER TRUSS HCP2. ALL TRIANGULAR HOLES IN CONNECTORS SHALL BE FILLED PER MANUFACTURER'S INSTRUCTIONS TO DEVELOP LATERAL RESISTANCE. HEADERS OVER 4'-0" IN LENGTH SHALL HAVE A SIMPSON TS32 STRAP FROM HEADER TO TRUSS AT EACH BEARING TRUSS LOCATION ABOVE THE HEADER OR SIMPSON SP4 @ 24" OC, EXCESS TRUSS UPLIFT TO BE NOTED ON ROOF TRUSS FRAMING PLAN. TOP PLATE TO FOUNDATION UPLIFT PROVIDED BY THREADED ROD STRUCTURAL TIE DOWN SYSTEM, SEE DETAILS. F-1 LOAD = --- lb/ft, F-2 LOAD = --- lb/ft

2020 FLORIDA BUILDING CODE SECTION R301 INFORMATION:			
BASIC WIND SPEED	130 MPH		
BUILDING CATEGORY	II		
WIND EXPOSURE	B		
INTERNAL PRESSURE COEFFICIENT	+/- 0.18		

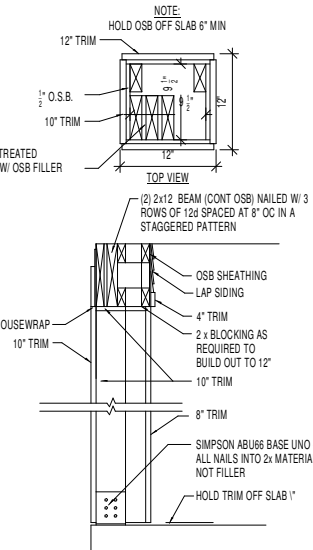
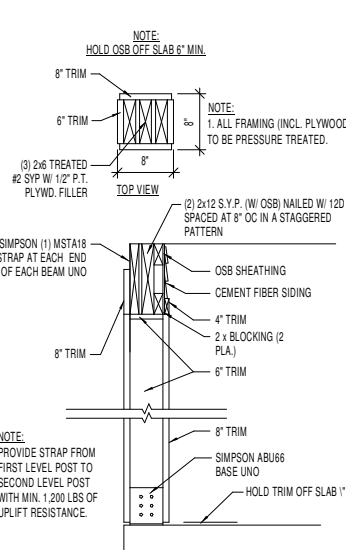
MULTI-PLY BEAM FASTEN SCHEDULE			
BEAM DEPTH	NO. OF ROWS	NAIL SIZE	NAIL SPACING
LESS THAN 10"	3	12d	8" OC

NOTE: A MINIMUM OF 2 STUDS SHALL BE PLACED UNDER EACH END OF ENGINEERED BEAMS UNLESS NOTED OTHERWISE

CONVENTIONAL FRAMING:
2x8 FLOOR JOISTS @ 16" OC MAX. AND 2x8 ROOF RAFTERS @ 16" OC MAX. FULLY BLOCKED, SEE WIND LOAD ENGINEERING REPORT FOR UPLIFT REQUIREMENTS

LOAD BEARING HEADER SCHEDULE					
MAXIMUM OPENING SIZE	REQUIRED HEADER MINIMUM	HEADER SPAN QUANTITY FULL STUDS		UPLIFT ANCHORS	
		JACK STUDS	TRUSS TO HEADER CONNECTOR		
2'-0" WINDOW / DOOR	2-2x6 #2 SYP	2'-0"	1	1	
3'-0" WINDOW / DOOR	2-2x6 #2 SYP	3'-0"	1	1	
4'-0" WINDOW / DOOR	2-2x6 #2 SYP	4'-0"	1	2	SIMPSON STRONG-TIE SP4 @ 24" OC OR TS32 FROM TRUSS TO HEADER @ EACH TRUSS BEARING ABOVE HEADER AT OPENINGS OVER 4'-0"
5'-0" WINDOW / DOOR	2-2x12 #2 SYP	5'-0"	2	2	
6'-0" WINDOW / DOOR	2-2x12 #2 SYP	6'-0"	2	2	
7'-0" WINDOW / DOOR	2-2x12 #2 SYP	7'-0"	2	3	
8'-0" WINDOW / DOOR	SEE PLAN	8'-0"	2	3	
9'-0" WINDOW / DOOR	SEE PLAN	9'-0"	3	3	
10'-0" WINDOW / DOOR	SEE PLAN	10'-0"	3	3	
12'-0" WINDOW / DOOR	SEE PLAN	12'-0"	3	4	
GARAGE DOORS	SEE PLAN	VARIES	3	4	

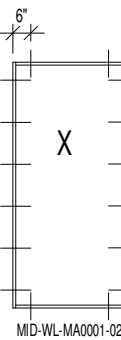
1. USE NO. 2 SOUTHERN PINE FOR ALL DIMENSIONAL LUMBER HEADERS
2. ALL CONNECTORS ARE BY SIMPSON STRONG-TIE OR EQUIVALENT
3. PROVIDE 1/2" OSB OR 1" SPACER BETWEEN HEADER PLYS FOR DIMENSIONAL LUMBER
4. FASTEN HEADER PLYS TOGETHER WITH 2 ROWS 12d NAILS @ 8" OC
5. FASTEN MULTIPLE JACK & FULL STUDS ONE TO ANOTHER WITH 10d NAILS @ 8" OC, STAGGERED PATTERN
6. ABOVE SCHEDULE VALID FOR WALL HEIGHTS NOT EXCEEDING 10', AND GARAGE CEILING HEIGHTS NOT EXCEEDING 8'



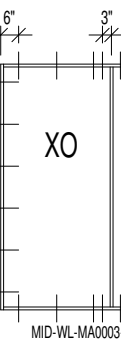
IMPORTANT NOTE:
FRAME (1) MORE SYP STUD THAN PLY OF GIRDER TRUSS UNDER EACH GIRDER BEARING LOCATION, UNLESS NOTED OTHERWISE (UNO), MULTIPLE STUDS TO BE FASTENED TO EACH OTHER W/ 10d OR 12d NAILS @ 8" OC IN STAGGERED PATTERN.

GARAGE DOOR WIND LOADS	
SIZE (WxH)	PRESSURE (psf)
9' x 7'	19.1 / -21.6
16' x 7'	18.3 / -20.4

NOTE: EFFECTIVE AREAS OF WIND SPEEDS BETWEEN THOSE GIVEN ABOVE MAY BE INTERPOLATED, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA



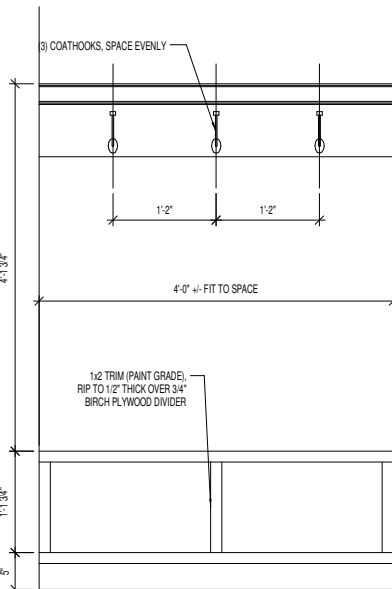
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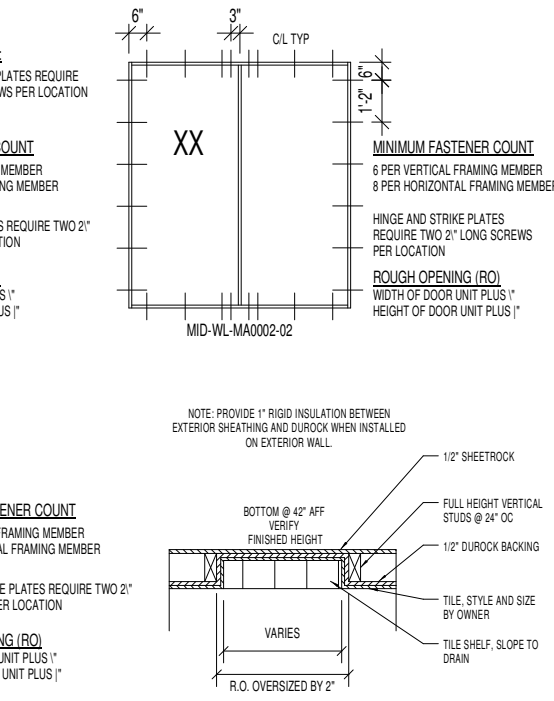
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DOOR FASTENER SCHEDULE

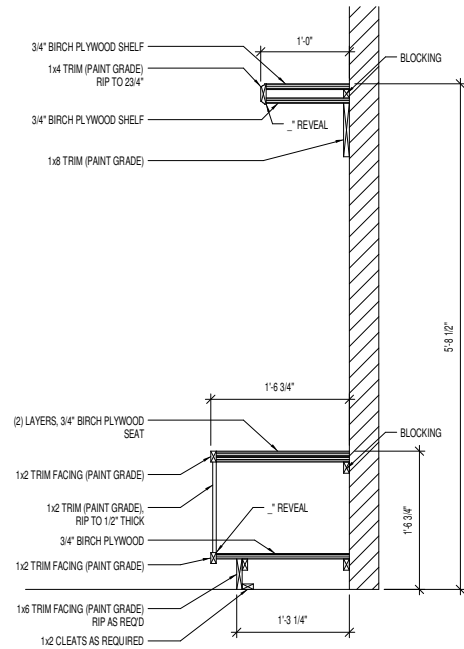
SCALE: NTS



VALET BENCH SEAT WITH CUBBIES



SHOWER NICHE



PROJECT TITLE
CONSTRUCTION DETAILS

STANDARD DETAILS

Keller Job

Gainesville, FL

Drawn By: rdc
Checked By: sgm
Date: 08/16/2021
Revised: -
Model: STANDARD DETAILS

D3

Psalms 127:1 Except the Lord build the house, they labor in vain that build it.