


RENDERING FOR ILLUSTRATION PURPOSES ONLY



 **Review for Code Compliance**  
**Universal Engineering Science**  
*James Spinnenweber*  
Engineer License No. PK2707 03/07/2022

Addendum for 2nd  
story bathroom

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signed and sealed by James  
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**QUALITY FAMILY HOMES, LLC**  
DESIGN | BUILD | LIVE

**Quality Family Homes, LLC**  
**P.O. Box 1617**  
**Thomasville, GA 31799**


**FL-CGC1530164**

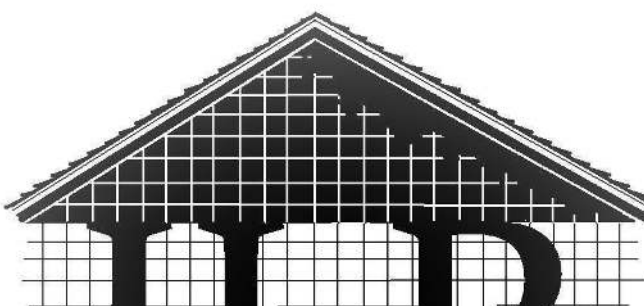
OUR SALES BROCHURES AND OTHER ADVERTISING LITERATURE ARE INTENDED TO GENERALLY REFLECT AND DEPICT THE STYLES AND QUALITY OF HOMES WE BUILD THROUGHOUT A PORTION OF THE UNITED STATES. OUR SALES MODELS ARE DESIGNED AND BUILT TO GENERALLY CONFORM WITH A VARIETY OF LOCAL CUSTOMS, PRACTICES, AND BUILDING CODES PREVALENT OR IN EFFECT IN THE IMMEDIATE AREA SURROUNDING THE LOCATION OF THOSE MODELS. THIS SET OF PLANS IS AN ACTUAL PART OF OUR CONTRACT WITH YOU AND, AS SUCH, IS INTENDED TO TAKE PRIORITY OVER ANYTHING IN CONFLICT WITH IT CONTAINED IN OUR ADVERTISING LITERATURE, OUR SALES MODELS AND EVEN OUR ORAL SALES PRESENTATION. NO CHANGE, MODIFICATION, OR REVISION OF THESE PRINTED PLANS SHALL BE BINDING ON THE PARTIES UNLESS SET FORTH ON THESE PLANS OR OTHERWISE REDUCED TO WRITING AND EXECUTED BY SAID PARTIES. PLEASE REVIEW THESE PLANS ALONG WITH "EXHIBIT B" OF YOUR CONTRACT CAREFULLY AND MAKE CERTAIN BEFORE YOU SIGN THEM THAT THEY ACCURATELY REPRESENT THE HOME YOU ARE PURCHASING. ADDITIONALLY, THE BUILDER HEREBY RESERVES THE RIGHT TO SUBSTITUTE MATERIALS OF EQUIVALENT QUALITY AND/OR TECHNIQUES OF ASSEMBLY AND/OR CONSTRUCTION METHODS FROM THAT CONTAINED IN THESE PLANS OR SPECIFIED IN EXHIBIT "B" WHERE NECESSARY TO ACCOMODATE DIFFERENCES IN LOCAL CODES, GEOGRAPHIC CUSTOMS, OPTION SELECTION AND AVAILABILITY OF MATERIALS. ALL MATERIALS (LUMBER, OR OTHER BUILDING SUPPLIES) DELIVERED TO JOBSITE WHICH ARE IN EXCESS OF THOSE REQUIRED TO CONSTRUCT THE HOUSE AS AGREED REMAIN THE PROPERTY OF THE BUILDER.

DESIGNED EXCLUSIVELY FOR:  
**LEO & ROBBIE BROOKS**  
**XXX SR 47**  
**LAKE CITY, FL 32025**


CUSTOMER SIGNATURE

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DESIGN CRITERIA	DRAWING SCHEDULE				DRAWING DATA				
ALL DRAWINGS, DETAILS, AND SPECIFICATIONS ARE DESIGNED IN ACCORDANCE w/ FLORIDA BUILDING CODE (FBC) 7th EDITION (2020) ACI-318,ACI-ASCE 530. ALL CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE STATE, & LOCAL BUILDING CODES	T1	TITLE PAGE	S2	ROOF PLAN	PLAN NAME: THE MADISON	SQUARE FOOTAGE			
	A1	ELEVATIONS	S3	TYPICAL DETAILS	DATE DRAWN: 1/7/2022	FIRST FLOOR:	2325 sq ft	FRONT PORCH:	102 sq ft
	A2	FLOOR PLAN	S4	SECTION DETAILS	DRAWN BY: JLB	SECOND FLOOR:	N/A	REAR PORCH:	398 sq ft
	E1	ELECTRICAL PLAN		RESERVED		BONUS RM:	245 sq ft	GARAGE:	580 sq ft
	P1	PLUMBING PLAN		RESERVED		FINISHED BASEMENT:	N/A	OTHER:	N/A
	S1	FOUNDATION PLAN		RESERVED		TOTAL H/C:	2370 sq ft	TOTAL U/R:	3650 sq ft
						ARCHITECTURAL DESIGNER SIGNATURE			



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**JANIS**  
Engineering Group

COA 9604

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1119 NW 10th AVE  
Gainesville, FL 32601

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XXX SR 47

LAKE CITY, FL 32025

James  
Spinnen  
weber

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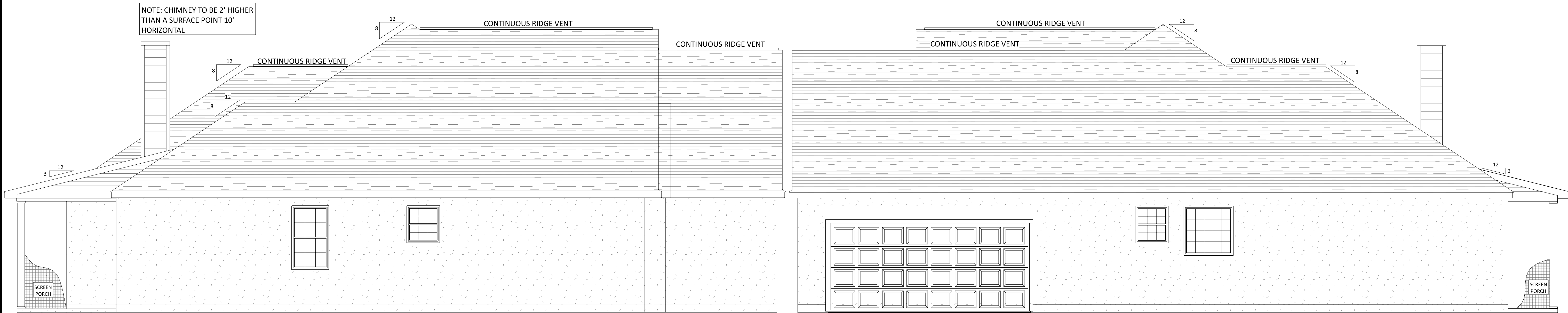


NOTE: WINDOWS AND DOORS SHOWN ARE SYMBOLIC. CONFIRM TYPE WITH BUILDER AND/OR HOMEOWNER.



FRONT ELEVATION

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



LEFT ELEVATION

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

RIGHT ELEVATION

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



REAR ELEVATION

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

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*Lawrence Powell*  
Examiner-License No. PX2707 03/07/2022

BUILDER TO COORDINATE THESE PLANS  
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PRIOR TO CONSTRUCTION.

ALL DRAWINGS, DETAILS, AND SPECIFICATIONS  
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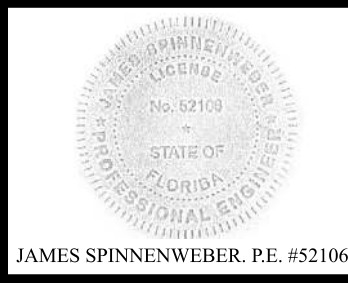
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SQ FOOTAGE

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FRONT PORCH	102
REAR PORCH	398
GARAGE:	580
OTHER:	N/A
TOTAL U/R:	3650



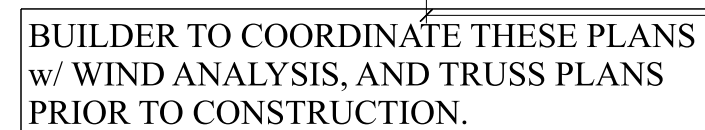
JANIS  
Engineering Group  
COA 9604  
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EMAIL: OFFICE@JANISENG.COM




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BEDROOM WINDOWS MUST HAVE A CLEAR OPENING (MIN. 20" WIDE, 24" HIGH AND 5.0 SQ/FT OF CLEAR OPENING @ GROUND FLOOR AND 5.7 SQ/FT ABOVE GROUND FLOOR.) WITH MINIMUM SILL HEIGHT NOT MORE THAN 44" ABOVE FLOOR. WINDOWS SIZES ARE NOMINAL SIZES. CONFIRM AND VERIFY SIZE, TYPE, ETC. WITH BUILDER AND/OR HOMEOWNER.



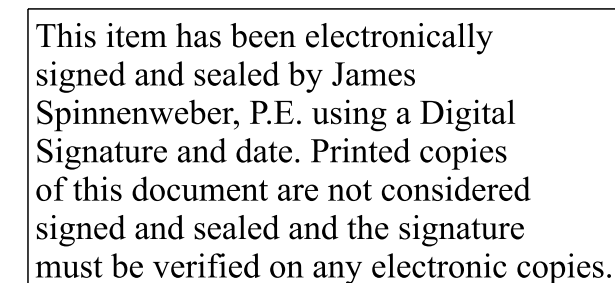
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 Examiner-License No.

**ATTIC**

INSTALL  
AIR HANDLER  
IN ATTIC



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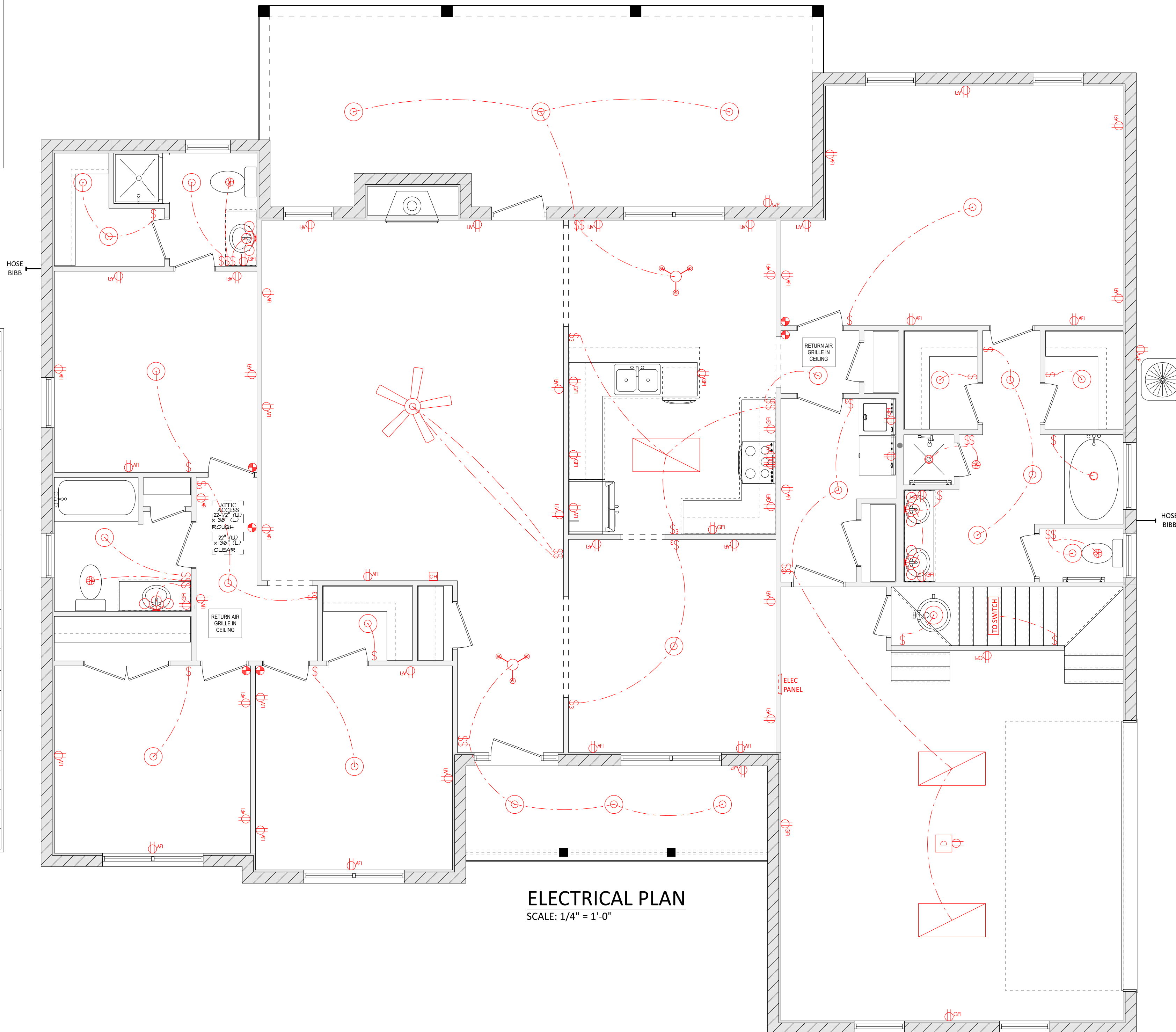
A2




2. 100 AMP ELECTRICAL SERVICE LOCATION TO BE DETERMINED.
3. ALL WORKMANSHIP, INSTALLATION, AND MATERIALS SHALL COMPLY WITH THE N.E.C. AND LOCAL APPLICABLE CODES.
4. BUILDER SHALL VERIFY SERVICE LOCATION AND METER WITH THE LOCAL UTILITY.
5. ALL CONDUCTORS SHALL BE COPPER AND/OR ALUMINUM.
6. BUILDER SHALL PROVIDE A TYPE WRITTEN DIRECTORY OF CIRCUITS IN THE PANEL.
7. MECHANICAL CONTRACTOR SHALL PROVIDE THE ELECTRICAL CONTRACTOR WITH THE MANUFACTURERS RECOMMENDED WIRE SIZE AND BREAKER SIZE FOR THE AC MECHANICAL EQUIPMENT PRIOR TO ANY MECHANICAL OR ELECTRICAL INSTALLATION.
8. ALL ELECTRICAL FIXTURES TO BE INSTALLED PER MANUFACTURERS INSTALLATION REQUIREMENTS AND LOCAL APPLICABLE CODE.
9. ALL RECEPTACLES TO BE TAMPER RESISTANT.
10. CLOSET LIGHTS SHALL NOT BE CLOSER TO ASSUMED 12" SHELF THAN 12" FOR INCANDESCENT, AND 6" FOR FLOURESCENT.
11. ALL INTERIOR AND EXTERIOR LIGHTING MEETS OR EXCEEDS THE MIN. 75% HIGH-EFFICACY LIGHTING.
12. ALL ELECTRICAL FIXTURES SHOWN ARE SYMBOLIC. CONFIRM WITH BUILDER AND/OR HOMEOWNER FOR TYPE.

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
IED LIGHT 2 X 4	3	
CAN LIGHT	2	
CEILING FAN	1	
CEILING LIGHT	29	
NOOK-FOYER LIGHT	2	
VANITY WALL LIGHT	4	
ELECTRICAL PANEL	1	
CHIME	1	
FAN	5	
GARAGE DOOR OPENER	1	
OUTLET	1	
OUTLET 220V	2	
OUTLET AH	49	
OUTLET GFH	15	
OUTLET WP	3	
SMOKE-CO DETECTOR	8	
SWITCH	36	
SWITCH 3 WAY	9	
VANITY WALL LIGHT	1	

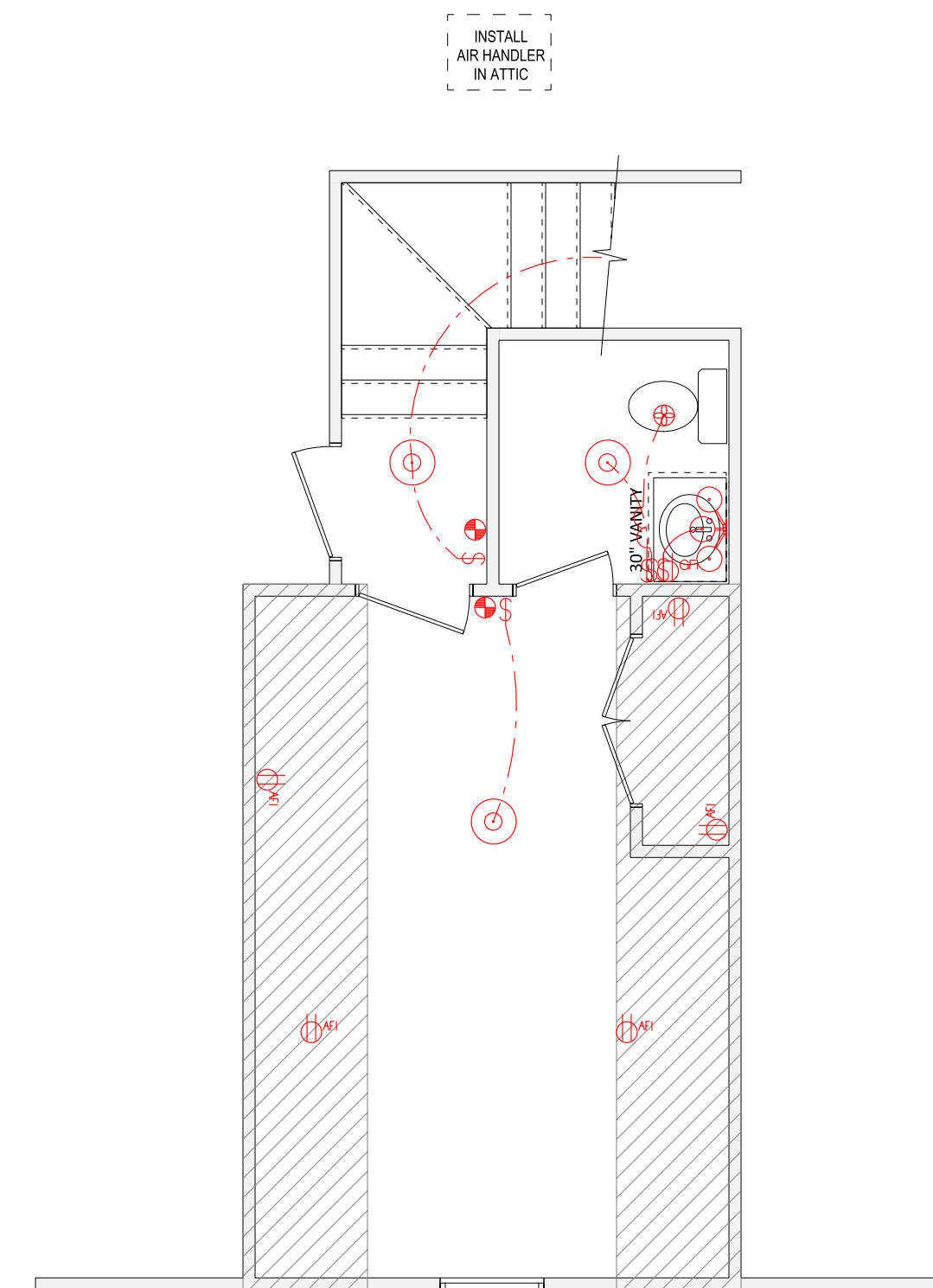
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*Lawrence Powell* PX2707 03/07/2022  
Examiner-License No.

### Addendum for story bathroom



## BONUS ROOM ELECTRICAL PLAN

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

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XXXX SR 47  
LAKE CITY, FL 32025

CUSTOMER SIGNATURE

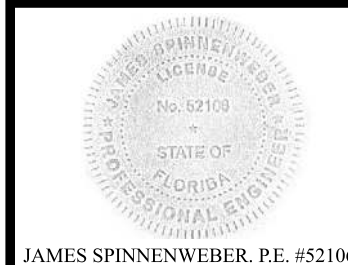
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## SQ FOOTAGE

1ST FLOOR:	2325
2ND FLOOR:	N/A
BONUS RM:	245
TOTAL H/C:	2570
FRONT PORCH	102
REAR PORCH	398
GARAGE:	580
OTHER:	N/A
TOTAL U/R:	3650



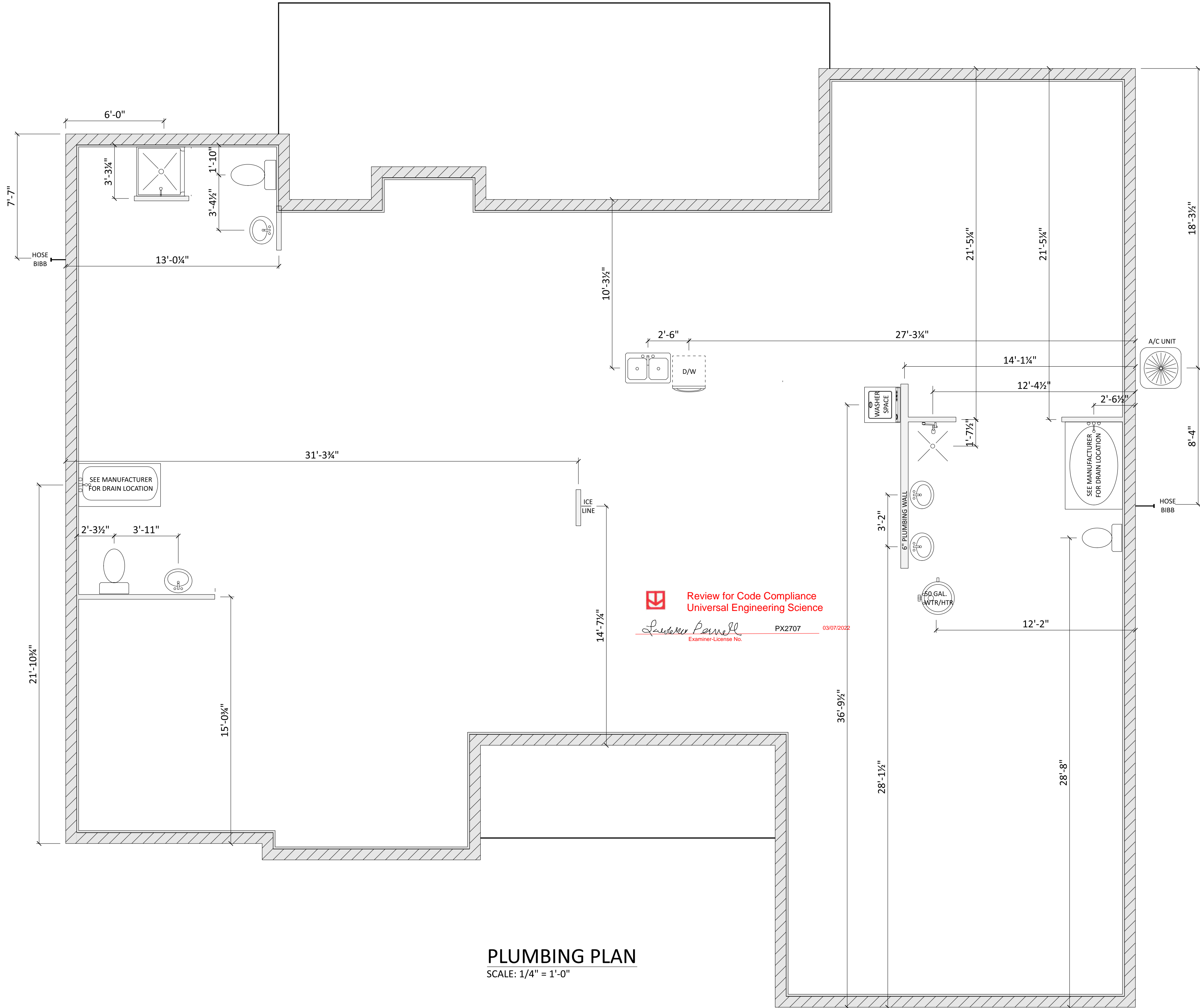
**JANIS**  
Engineering Group  
COA 9604  
PH: 850-576-1281  
FAX: 850-201-6736  
E-MAIL: OFFICE@JANISNG.COM



E1



- GENERAL PLUMBING NOTES:
1. ALL WORK MUST BE DONE IN ACCORDANCE WITH INTERNATIONAL PLUMBING AND/OR FLORIDA BUILDING CODE AND LOCAL REGULATIONS.
  2. PROVIDE P.V.C. REFRIGERANT LINES AS REQUIRED. COORDINATE WITH THE MECHANICAL CONTRACTOR.
  3. PROVIDE 2" MINIMUM CONDENSATION LINES FOR AIR HANDLER UNIT(S). COORDINATE WITH THE MECHANICAL CONTRACTOR.
  4. PROVIDE DRAIN TO WATER HEATER(S).
  5. PROVIDE HOSE BIBS AS SHOWN.
  6. SLOPE ALL DRAIN LINES PER LOCAL CODE.
  7. ALL P.V.C. LINES SHALL BE SCHEDULE - 40 P.V.C.
  8. UTILITY STUBOUT LOCATIONS TO BE DETERMINED.
  9. VERIFY ALL PLUMBING FIXTURE LOCATIONS w/ FLOOR PLAN AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
  10. ALL PLUMBING FIXTURES SHOWN ARE SYMBOLIC. CONFIRM TYPE w/BUILDER AND/OR HOMEOWNER.



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

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CODE (FBC) 7th EDITION (2020) ACI-318, ACI-ASCE 530

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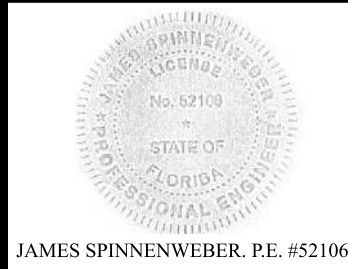
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SQ FOOTAGE	
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GARAGE:	580
OTHER:	N/A
TOTAL U/R:	3650



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1. APPLICABLE CODES: FLORIDA BUILDING CODE 7th EDITION (2020). ACI-318, ACI-ASCE 530
2. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY CYLINDER COMPRESSIVE STRENGTH (f'c) OF 3000 PSI.
3. REINFORCING BARS: ASTM A-615, GRADE 60
4. WELDED WIRE FABRIC: ASTM A-185.  
WELDED WIRE FABRIC SHALL BE SUPPORTED AND CAST IN PLACE SO THAT THE WIRE REMAINS IN THE MIDDLE ONE-THIRD OF THE SLAB.
5. MASONRY JOINT REINFORCEMENT: ASTM A-82, 9 GAUGE
6. BLOCK: ASTM C-90, TYPE N
7. MORTAR: ASTM C-270, TYPE M
8. GROUT: ASTM C-476, (3000 PSI MIN.)
9. REINFORCING BAR SPLICES SHALL BE LAPPED 26" MINIMUM AND TIED SECURELY. DO NOT WELD. WELDED WIRE FABRIC SHALL BE LAPPED 12" MINIMUM.
10. REINFORCING BARS SHALL RUN CONTINUOUS AROUND CORNERS AND INTERSECTIONS.
11. THE MINIMUM PROTECTIVE CONCRETE COVER FOR REINFORCING BARS SHALL BE AS FOLLOWS:  


CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ---- "3"  
EXPOSED TO EARTH AND WEATHER ----- "2"
12. ALL LOAD BEARING WALLS, COLUMNS, AND PEIRS SHALL BE FOUNDED ON FOOTINGS OR GRADE BEAMS AS DETAILED.
13. PROVIDE ANCHORAGE (ANCHOR BOLTS) IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS AND PROJECT WIND ANALYSIS.
14. VERTICAL BARS- PROVIDE 3-#5 VERT. BARS AT EACH CORNER AND 1 AT 48" C.C. BEND BARS INTO FOOTING AND LITTLE AND TIE TO LITTLE BAR. GROUT CELLS W/BARS SOLID.
15. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.

1. FOUNDATION DESIGN BASED ON TYPICAL SOIL CONDITIONS.
2. DESIGN SOIL PRESSURE: 1500 PSF (ASSUMED BEARING CAPACITY)
3. CLEAR/GRUB BUILDING FOOTPRINT AREA PLUS 10 FEET TO REMOVE ALL SURFACE VEGETATION, ROOTS ORGANICS AND ANY OTHER UNSUITABLE MATERIALS.
4. CUT SITE TO GRADE AND ROLL-COMPACT EXISTING SOILS TO A FIRM CONDITION.
5. ALL FILL SHALL CONSIST OF CLEAN FILL SAND COMPACTED IN LAYERS NOT EXCEEDING 12" THICK, LOOSE MEASURE, TO A MINIMUM OF 95% OF MAXIMUM DENSITY, MODIFIED PROCTOR. PROVIDE A MINIMUM 12" THICK LAYER OF CLEAN COMPACTED FILL SAND DIRECTLY BENEATH ALL SLAB AREAS.
6. DO NOT PERMIT WATER TO STAND OR POND ON OR NEAR FOUNDATION AREA DURING OR AFTER CONSTRUCTION. SITE GRADING SHALL BE SUCH TO PROVIDE POSITIVE DRAINAGE OF SURFACE WATER RUNOFF AROUND AND AWAY FROM SLAB DRAINS.

NOTE: SEE TYPICAL WALL SECTION DETAIL PG S3

ALL DRAWINGS, DETAILS, AND SPECIFICATIONS  
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<p><b>Designed Exclusively for:</b></p> <p><b>LEO &amp; ROBBIE BROOKS</b>          XXX SR 47          LAKE CITY, FL 32025</p>																			
<p><b>SQ FOOTAGE</b></p> <table border="1"> <tr> <td>1ST FLOOR:</td> <td>2325</td> </tr> <tr> <td>2ND FLOOR:</td> <td>N/A</td> </tr> <tr> <td>BONUS RM:</td> <td>245</td> </tr> <tr> <td>TOTAL H/C:</td> <td>2570</td> </tr> <tr> <td>FRONT PORCH</td> <td>102</td> </tr> <tr> <td>REAR PORCH</td> <td>398</td> </tr> <tr> <td>GARAGE:</td> <td>580</td> </tr> <tr> <td>OTHER:</td> <td>N/A</td> </tr> <tr> <td>TOTAL U/R:</td> <td>3650</td> </tr> </table>		1ST FLOOR:	2325	2ND FLOOR:	N/A	BONUS RM:	245	TOTAL H/C:	2570	FRONT PORCH	102	REAR PORCH	398	GARAGE:	580	OTHER:	N/A	TOTAL U/R:	3650
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<p><b>SEAL OF THE STATE OF FLORIDA</b>          JAMES SPINNENWEBER, PE, #52106</p>																			
<p><b>S1</b></p>																			



ATTIC VENTILATION NOTES

1. THE NET FREE VENTILATION AREA FOR THE ATTIC SPACE SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE TO BE VENTILATED W/ 50% OF THE REQUIRED VENTILATION AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS.

2. EXTERIOR OPENING INTO THE ATTIC SPACE SHALL BE COVERED W/ CORROSIVE RESISTANT WIRE CLOTH OR SIMILIAR MATERIAL. THE OPENINGS IN THE SCREENING SHALL BE A MINIMUM OF 1/8" AND SHALL NOT EXCEED 1/4".

3. ATTIC SPACE AREA = 2300 SQ FT  
NET VENTILATION AREA REQUIRED = 15.33 SQ FT

GENERAL ROOF NOTES

1. 12" TYPICAL OVERHANG UNLESS OTHERWISE NOTED.

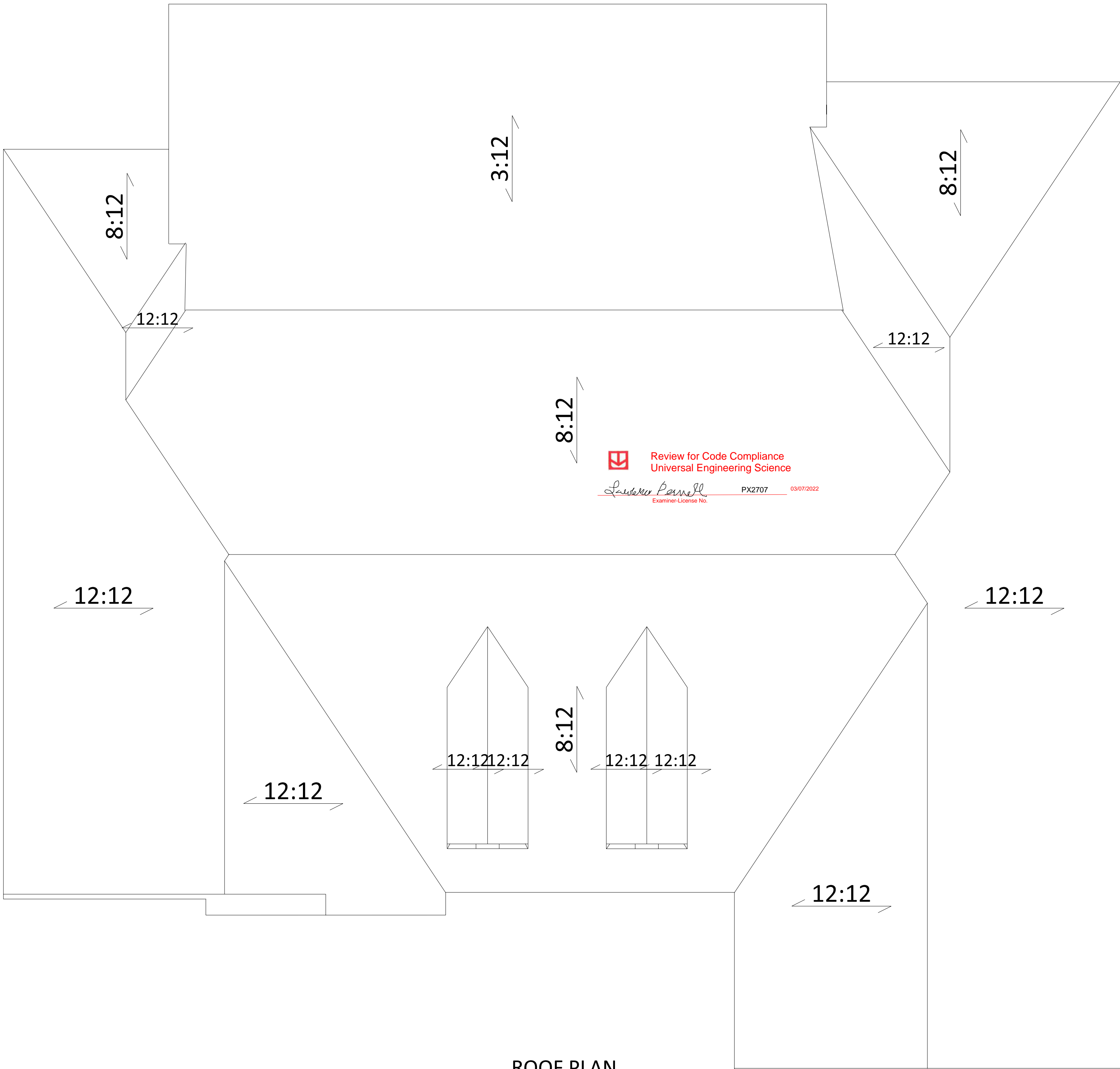
2. ROOF PITCH AS NOTED.

3. SEE ELEVATIONS FOR DORMER LOCATION(S) IF APPLICABLE.

4. ADJUST HEEL HEIGHTS TO ALIGN FASCIA WHEN DIFFERENT ROOF PITCH INTERSECTS.

5. ROOF TRUSSES TO PRE-FABRICATED, PRE-ENGINEERED. DRAWINGS TO BE SEALED BY A PROFESSIONAL ENGINEER.

6. SEE WIND ANALYSIS BY JANIS ENGINEERING GROUP, INC. FOR HOLD DOWN CONNECTIONS, SHEATHING SIZES AND NAILING REQUIREMENTS.



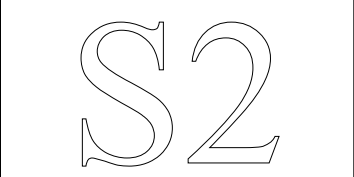
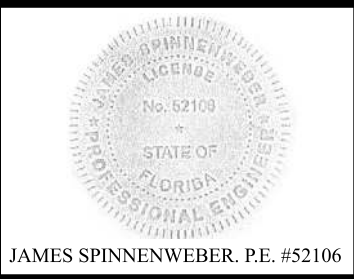
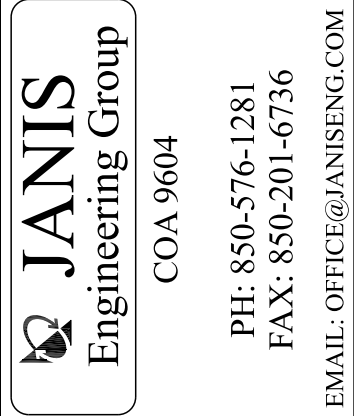
ROOF PLAN  
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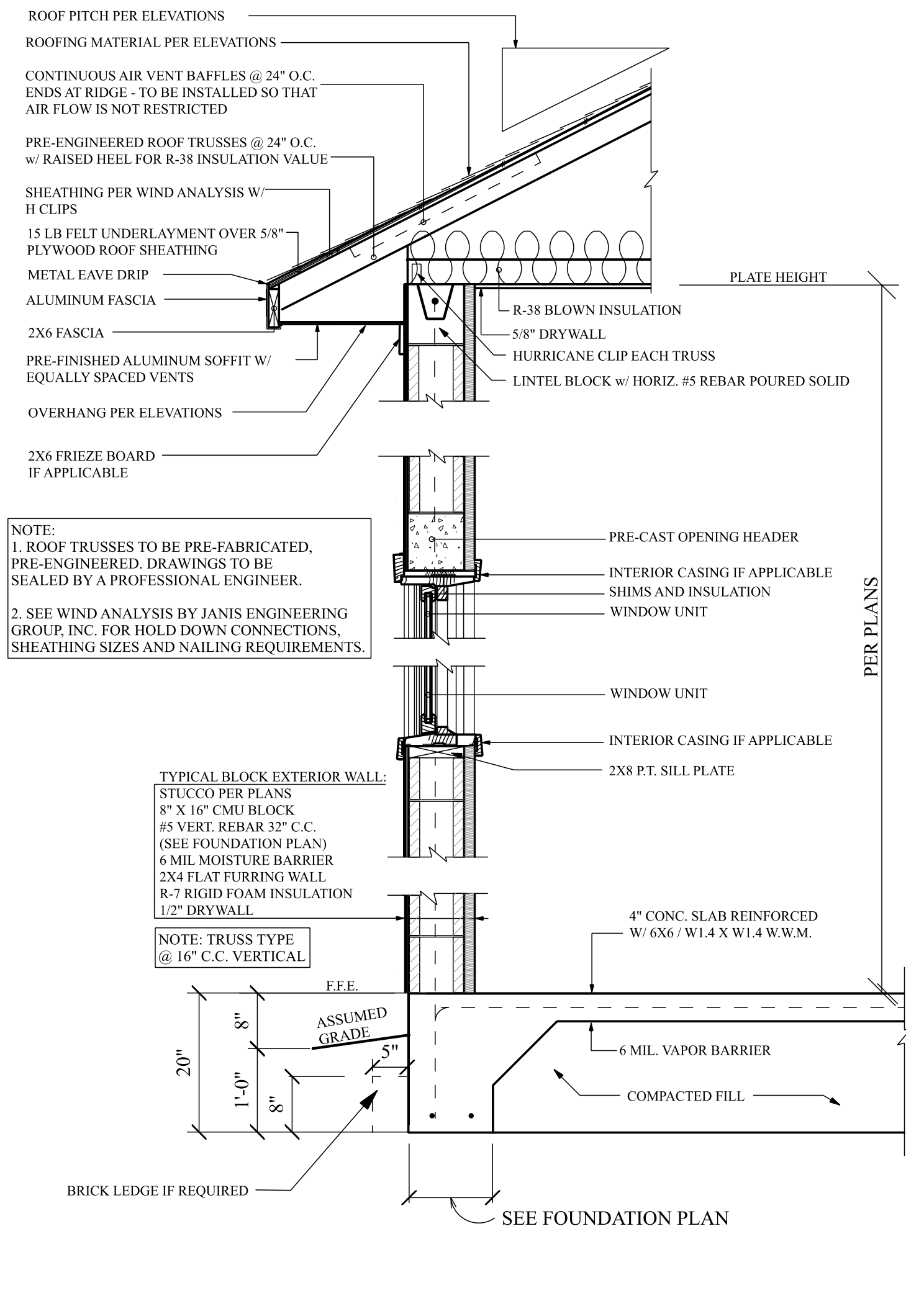
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OTHER:	N/A
TOTAL U/R:	3650

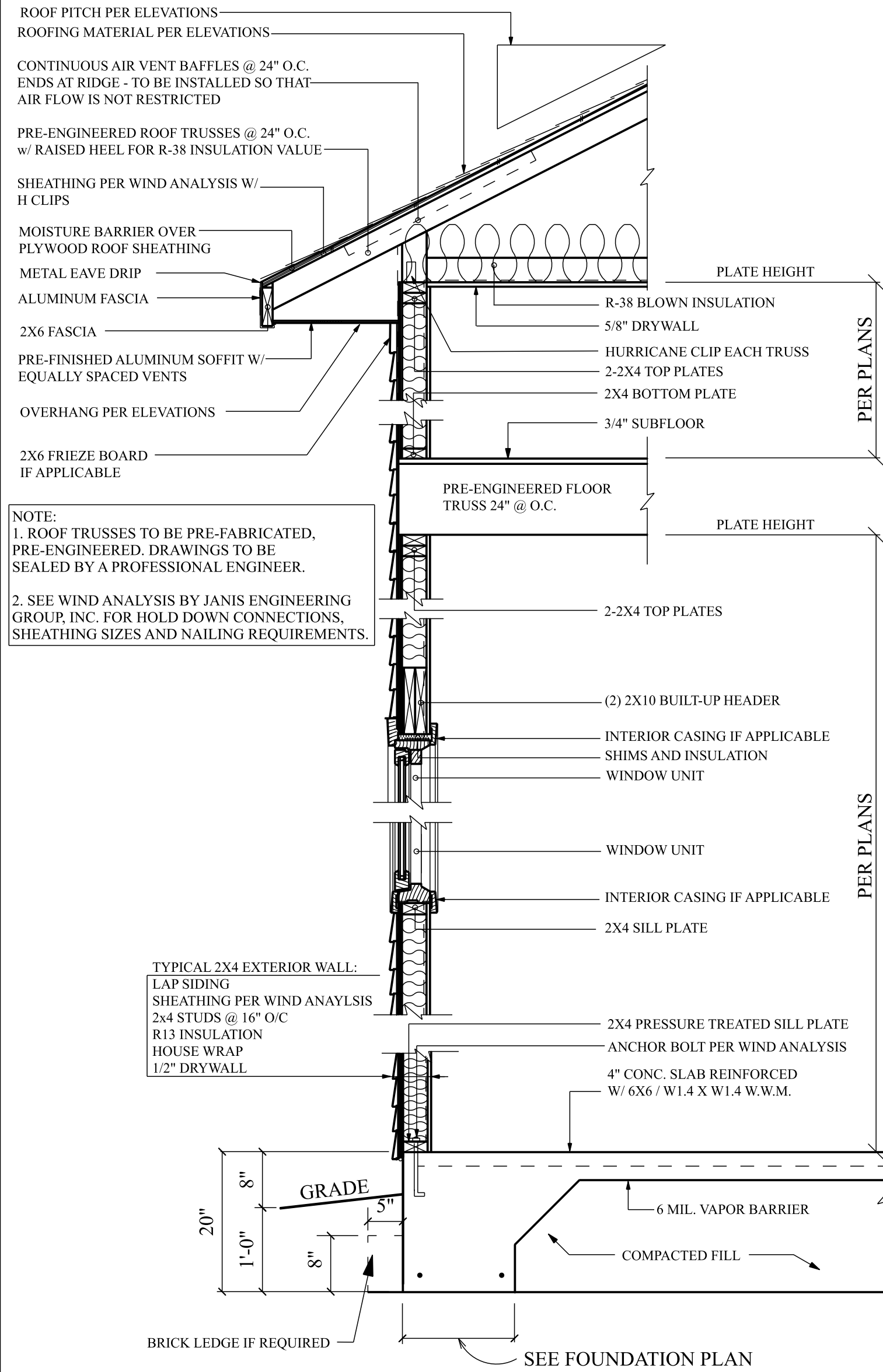
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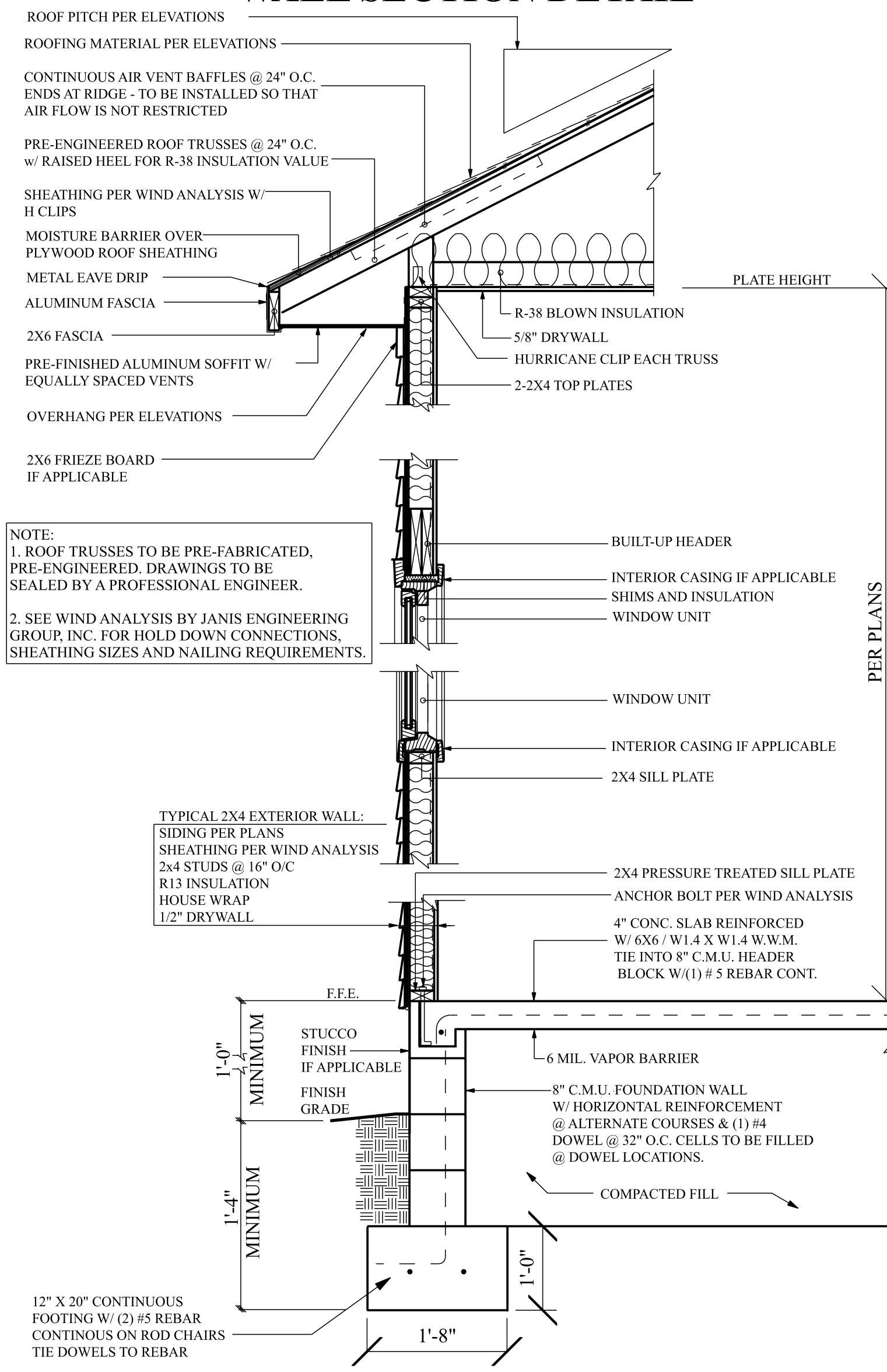
## TYPICAL BLOCK WALL SECTION DETAIL w/ MONOLITHIC SLAB FOUNDATION



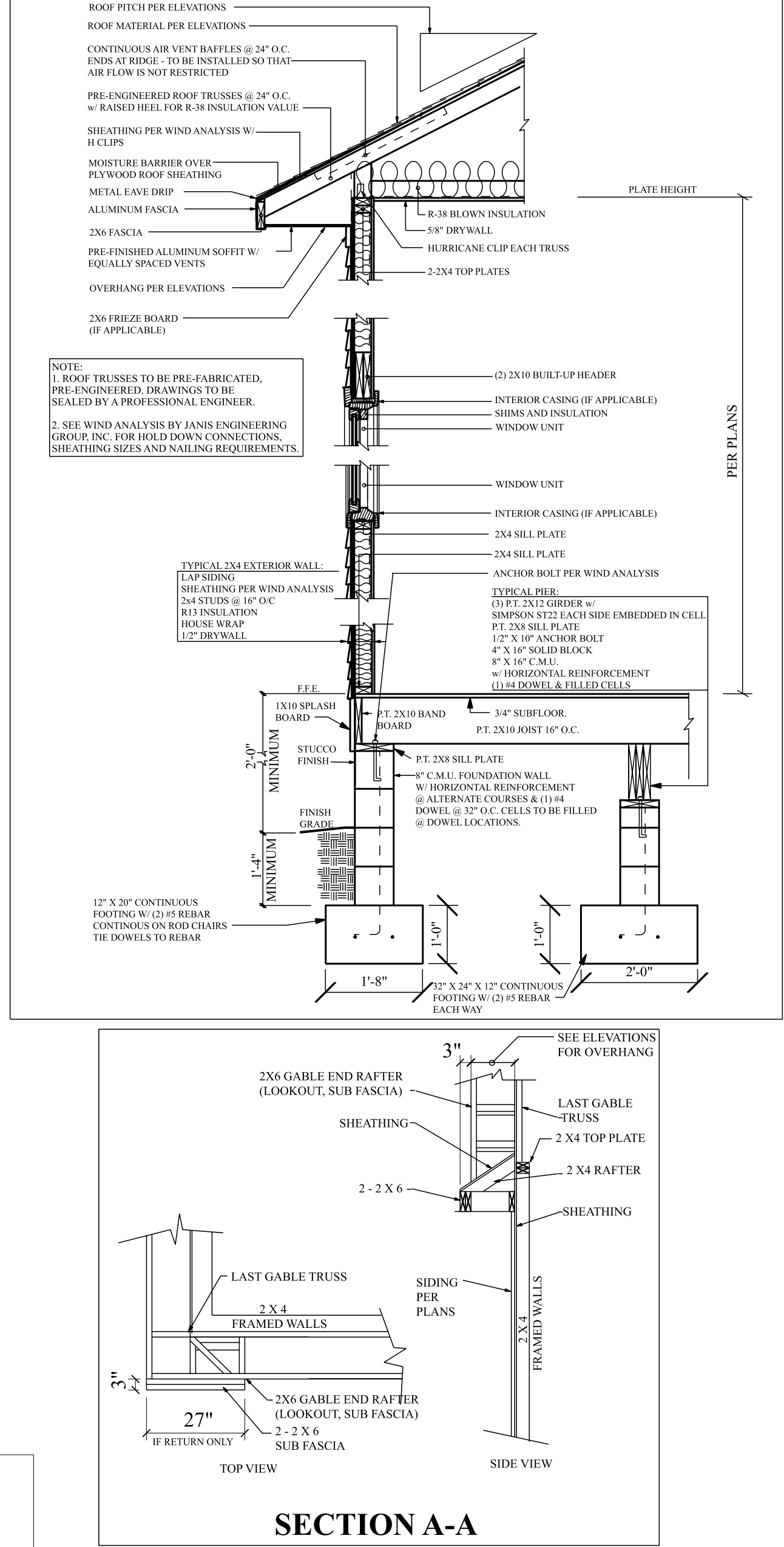
## TYPICAL 2 STORY WALL SECTION DETAIL



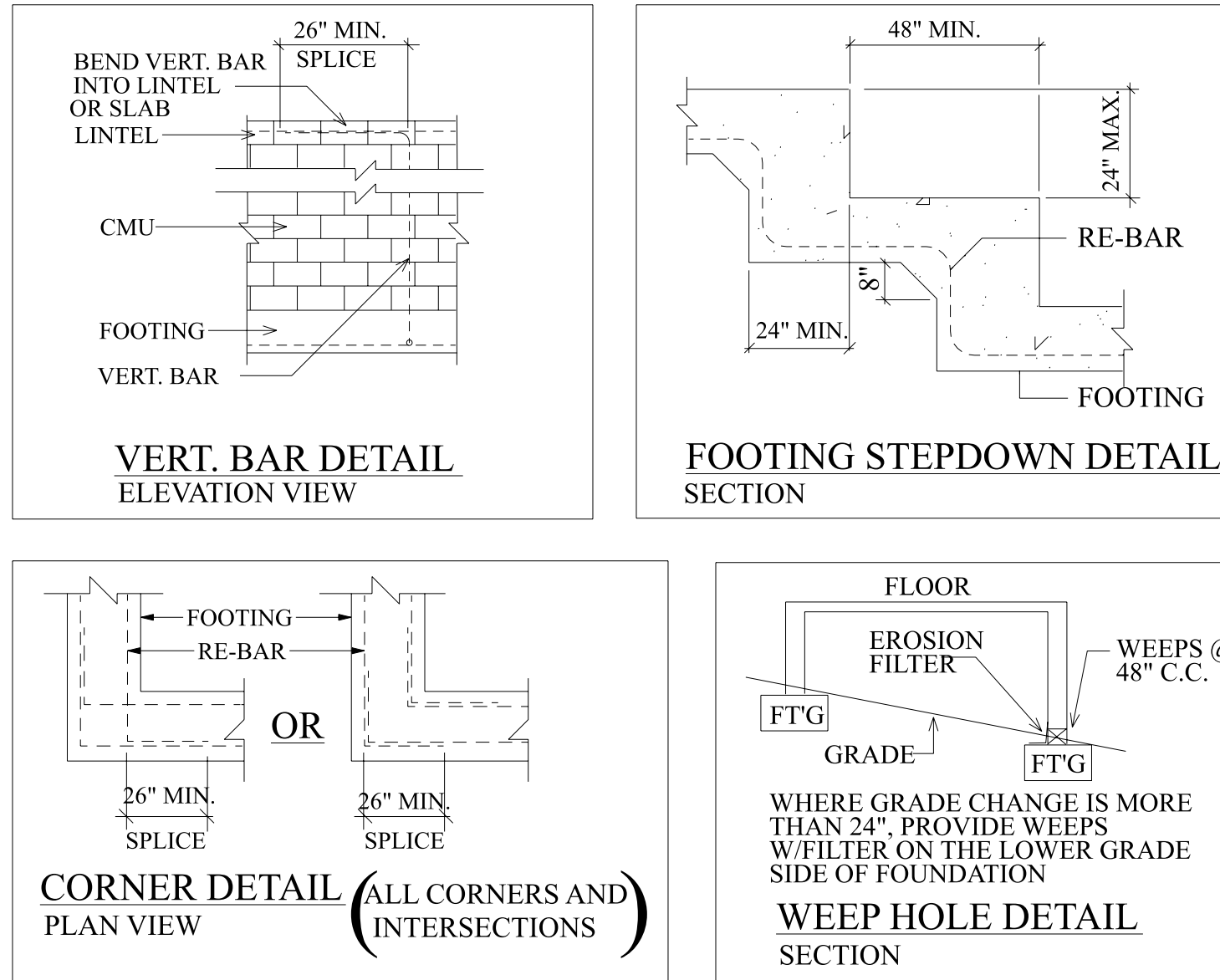
## OPTIONAL TYPICAL STEMWALL SLAB WALL SECTION DETAIL



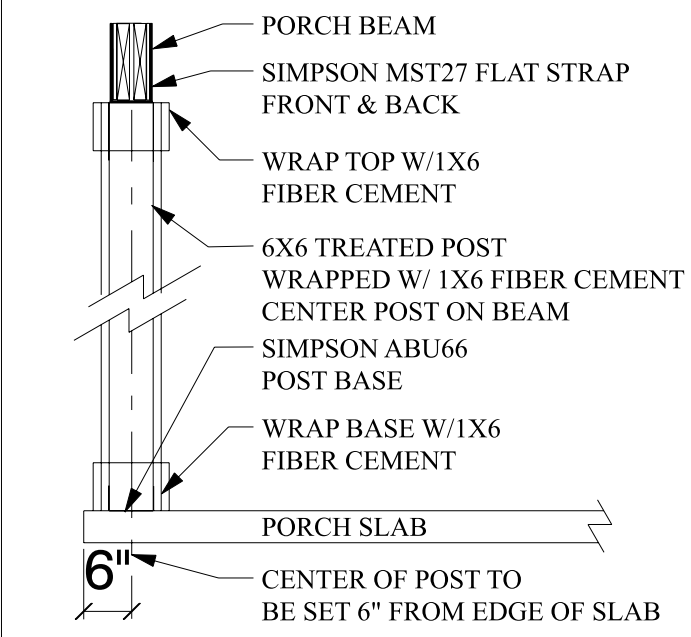
## TYPICAL WALL SECTION DETAIL WOOD FLOOR



## TYPICAL DETAILS

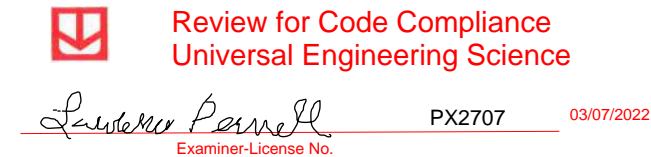


## TYPICAL PORCH POST DETAIL

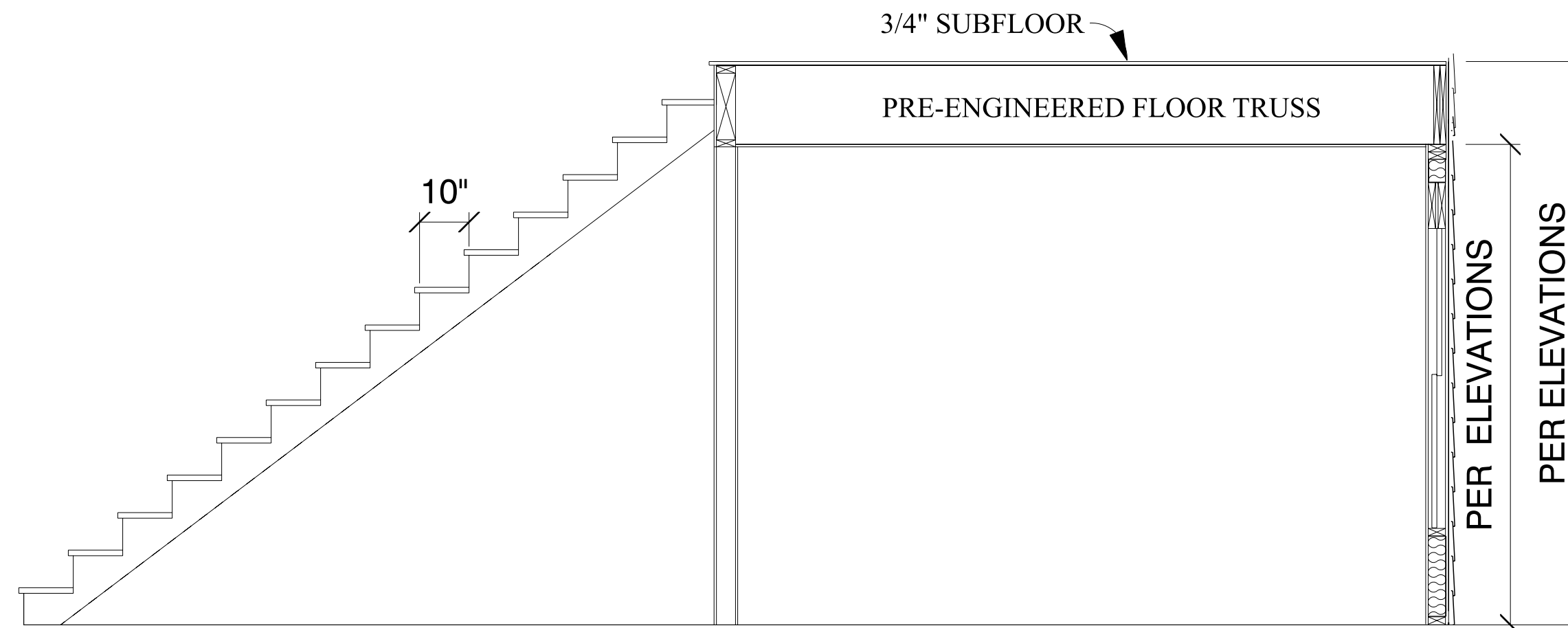


NOTE:  
8' CEILING w/12" FLOOR SYSTEM = 15 TREADS @ 7.32"  
8' CEILINGS w/16" FLOOR SYSTEM = 15 TREADS @ 7.59"  
9' CEILING w/12" FLOOR SYSTEM = 16 TREADS @ 7.61"  
9' CEILINGS w/16" FLOOR SYSTEM = 16 TREADS @ 7.75"

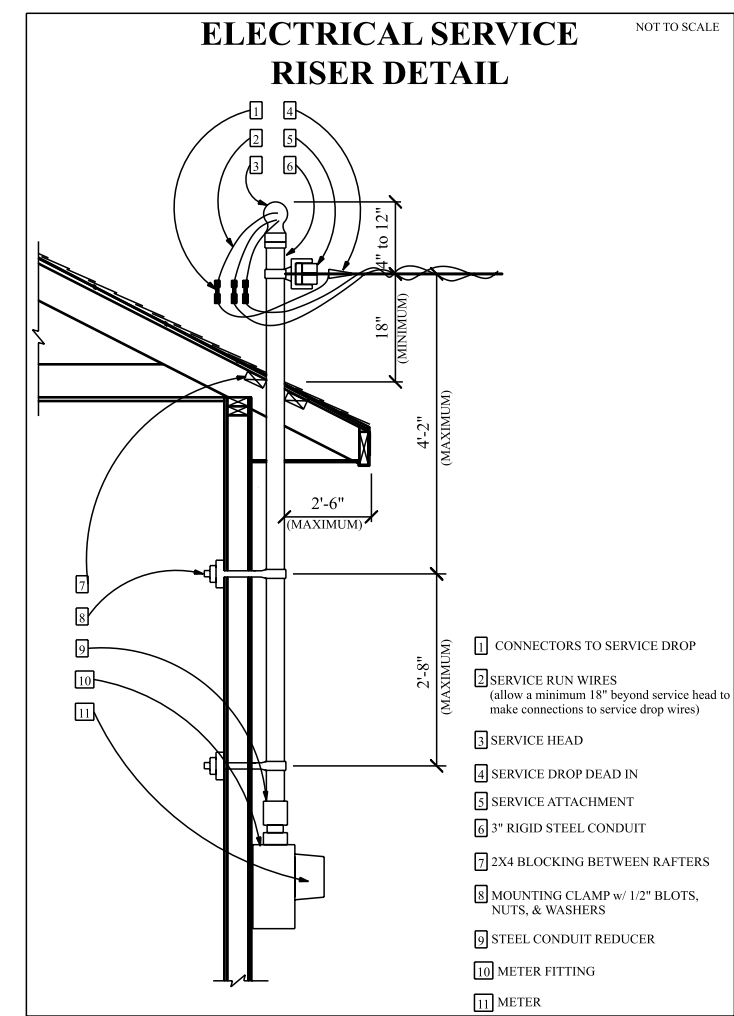
\*ALL TREADS AND RISER DIMENSIONS TO BE FIELD VERIFIED\*\*



## TYPICAL STAIR SECTION



## SECTION A-A



This item has been electronically signed and sealed by James Spinnenweber, P.E. using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Quality Family Homes, LLC  
1119 NW 10th AVE  
Gainesville, FL 32601

Designed Exclusively for:

LEO & ROBBIE BROOKS  
XXX SR 47  
LAKE CITY, FL 32025

CUSTOMER SIGNATURE

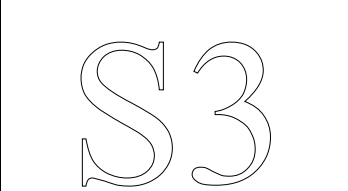
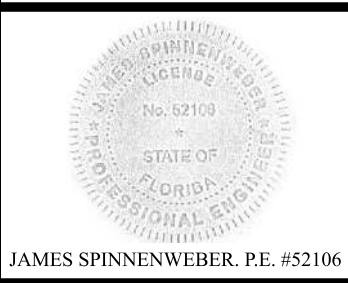
CUSTOMER SIGNATURE

## SQ FOOTAGE

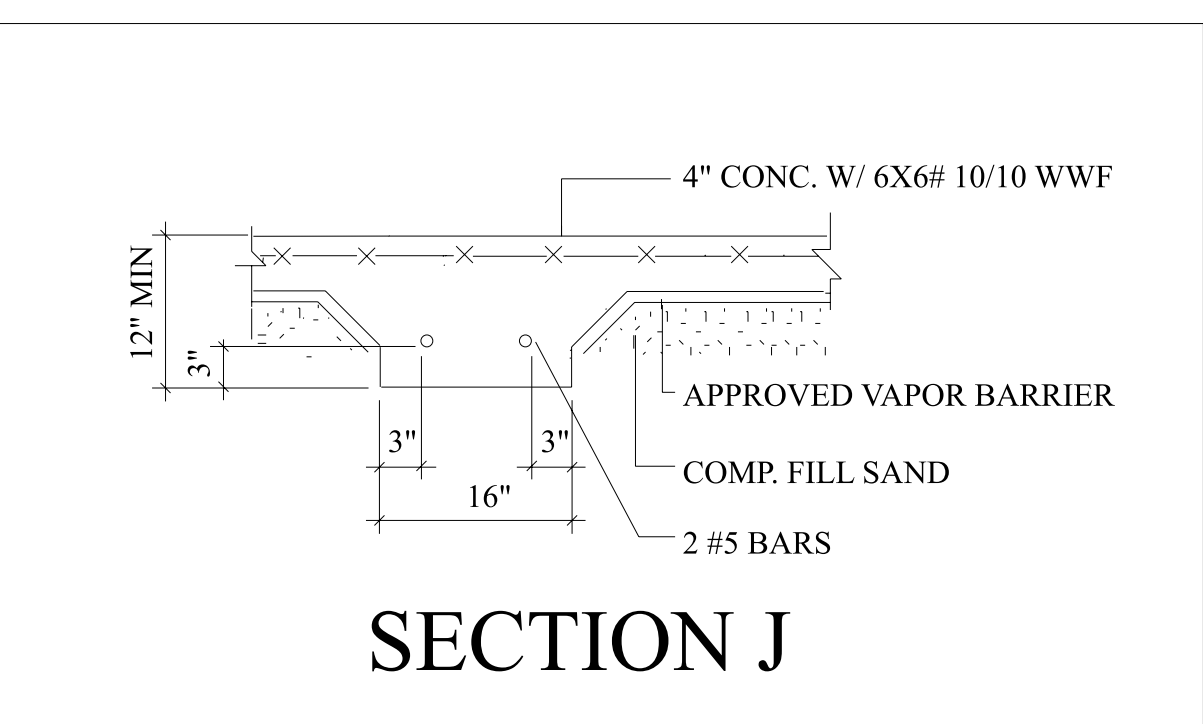
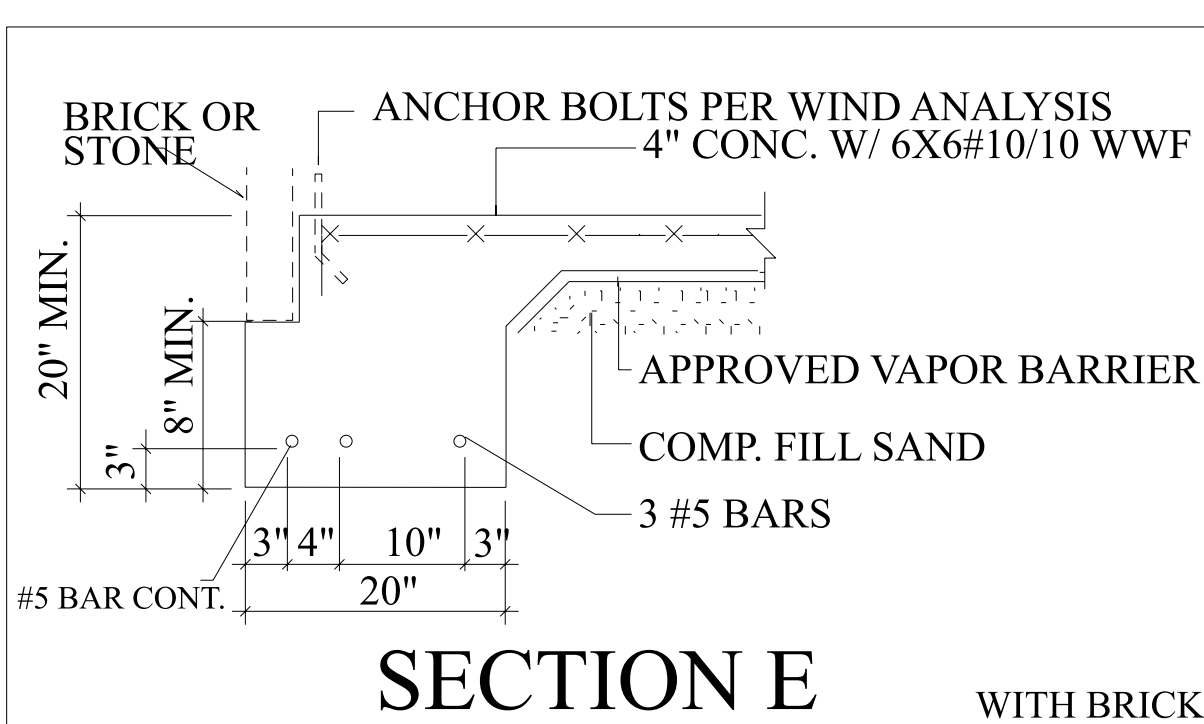
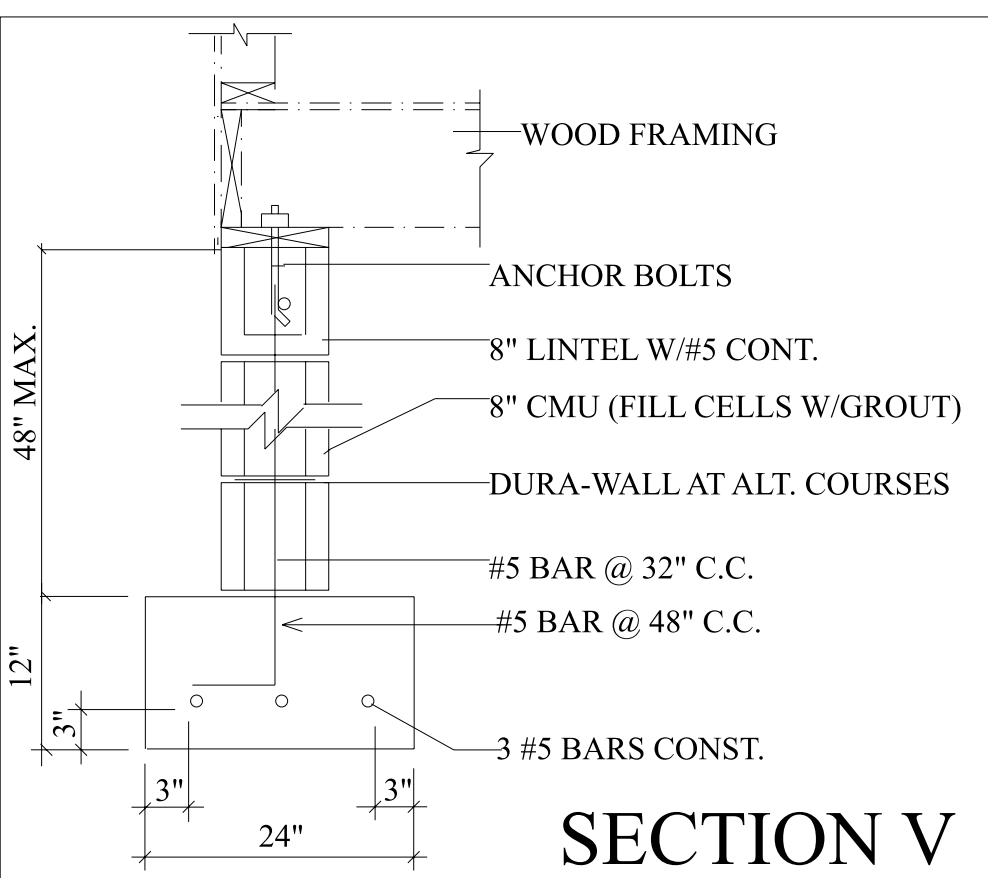
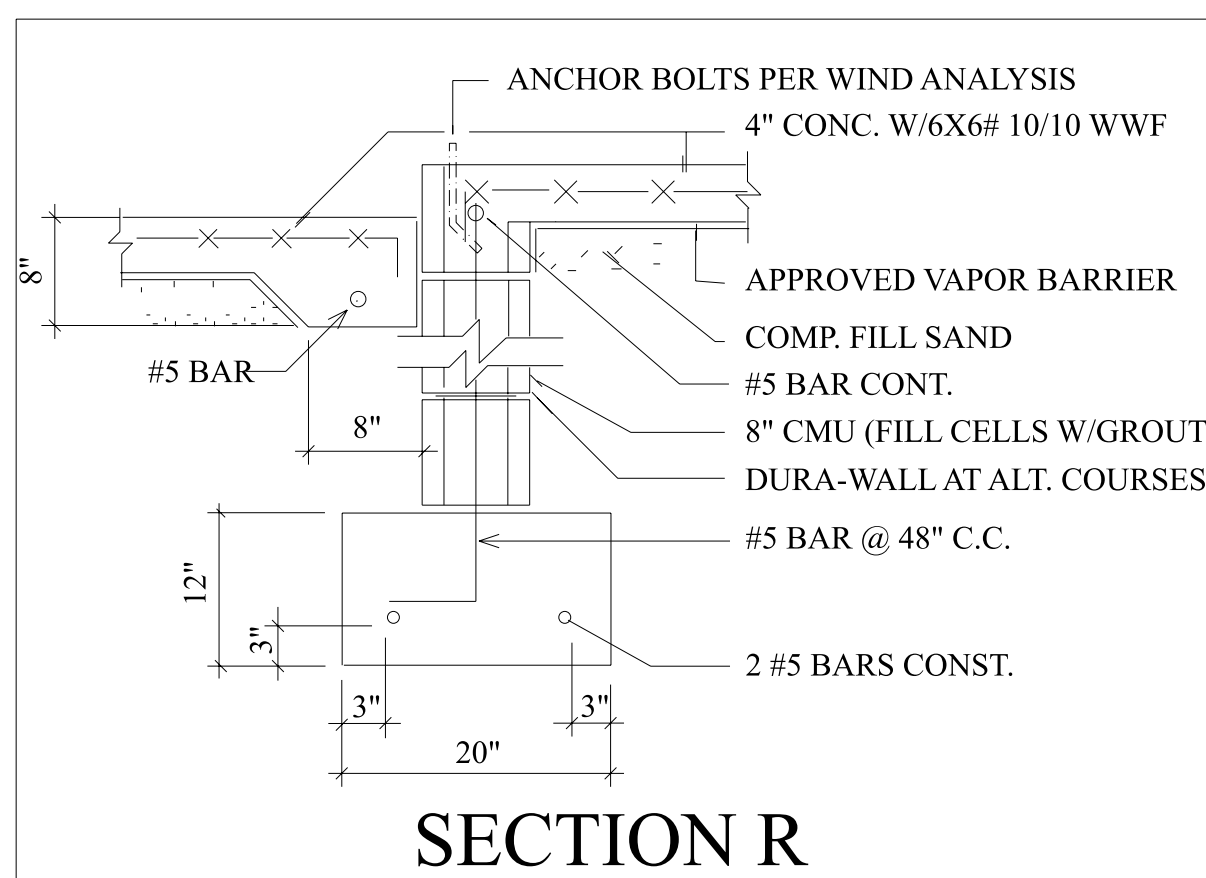
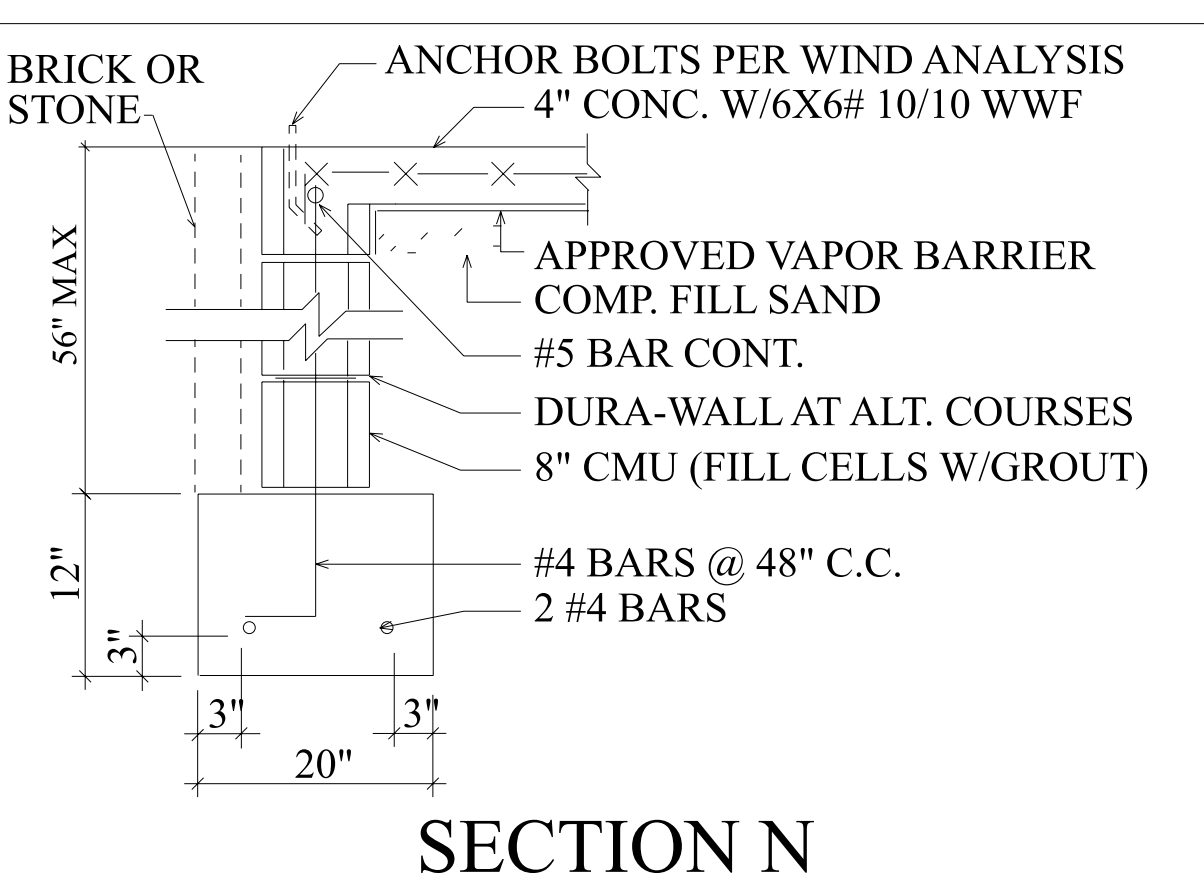
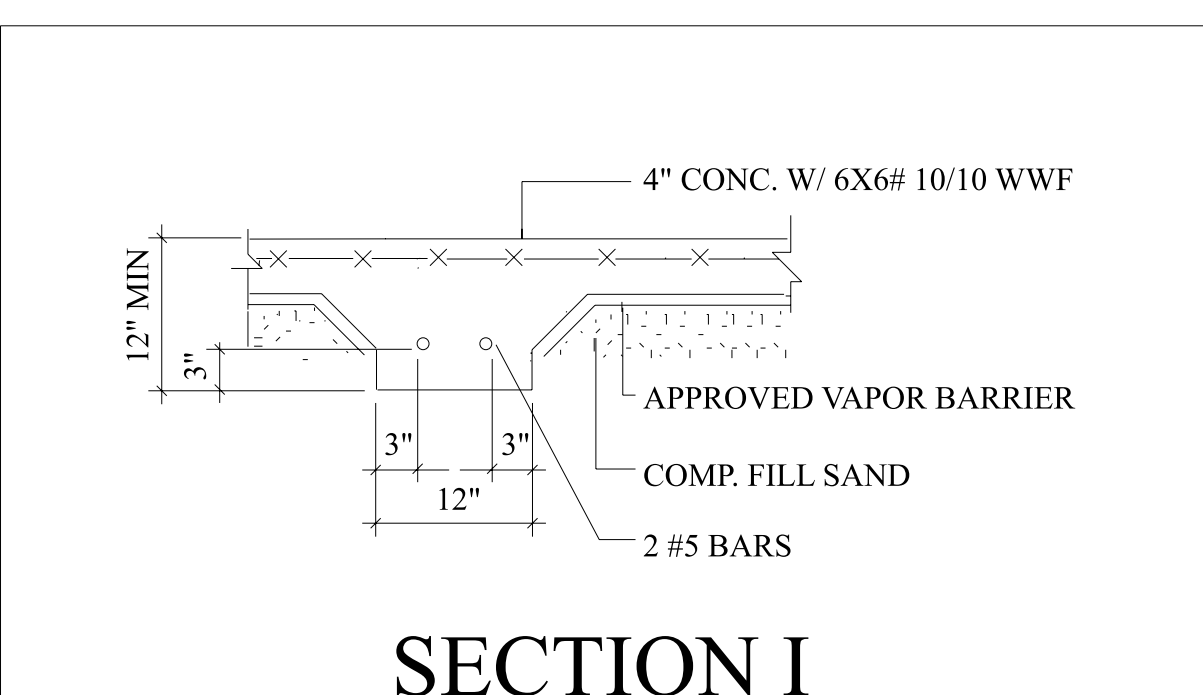
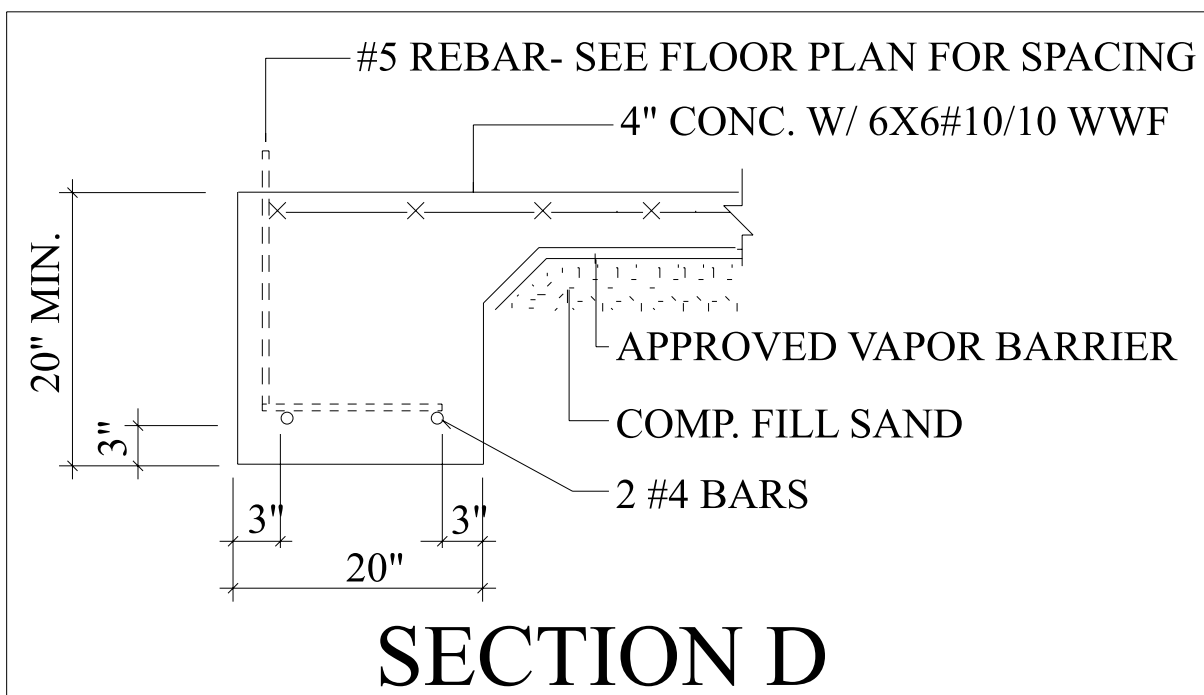
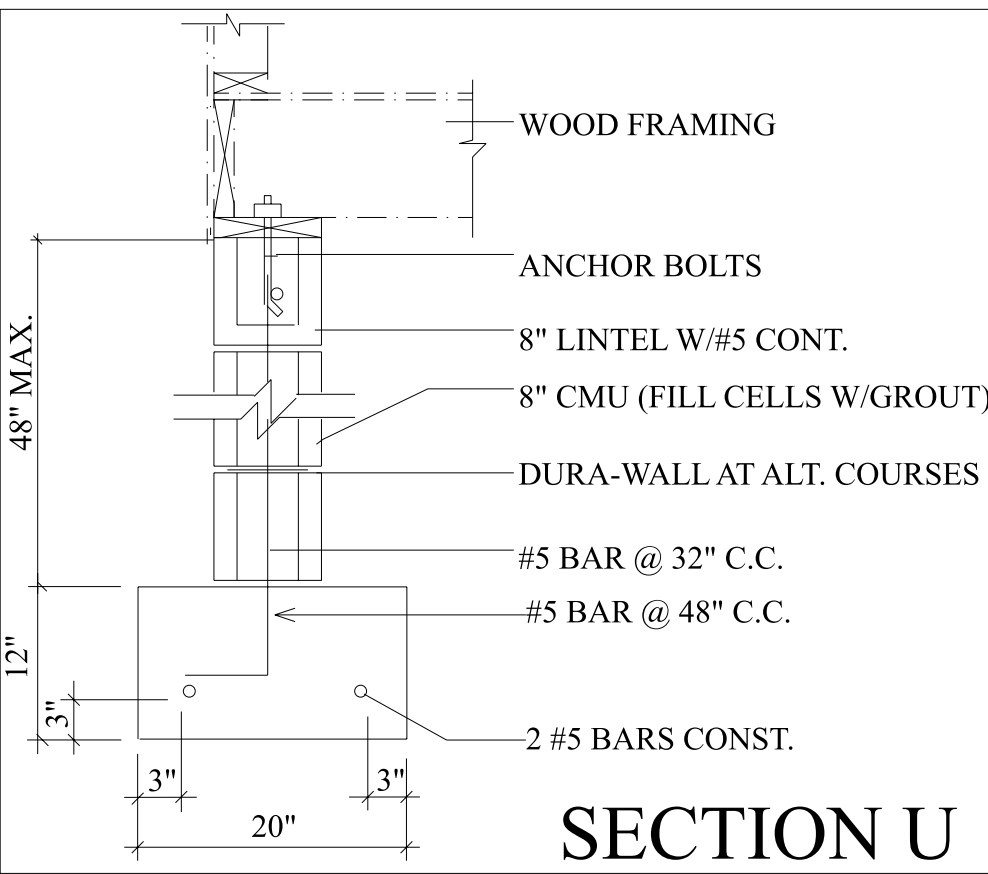
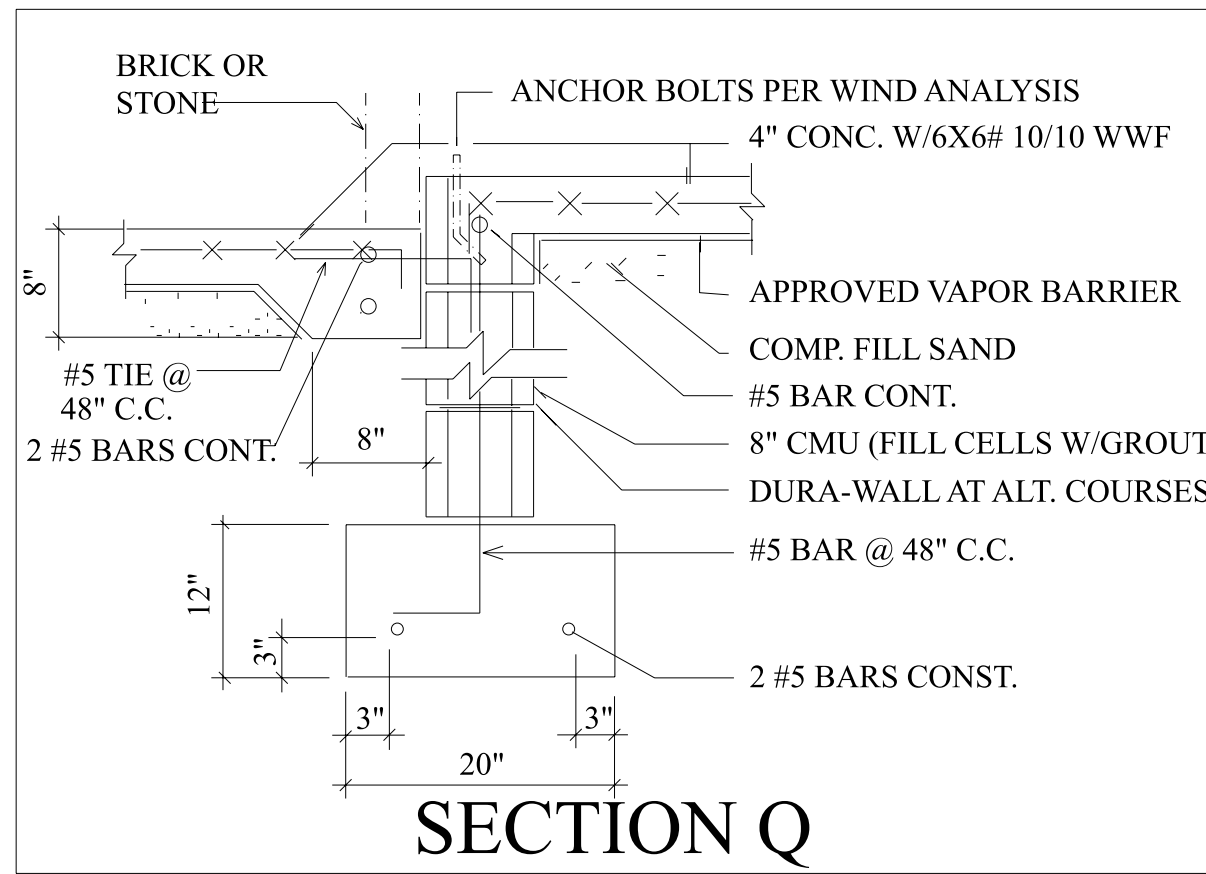
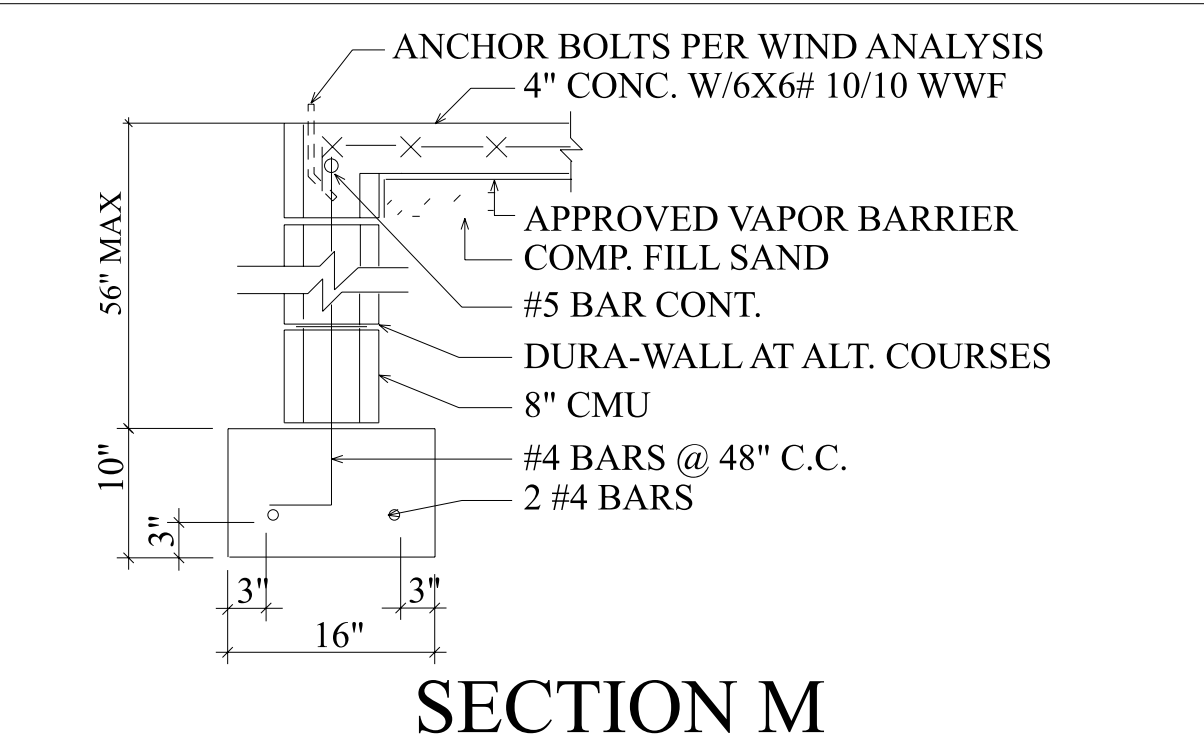
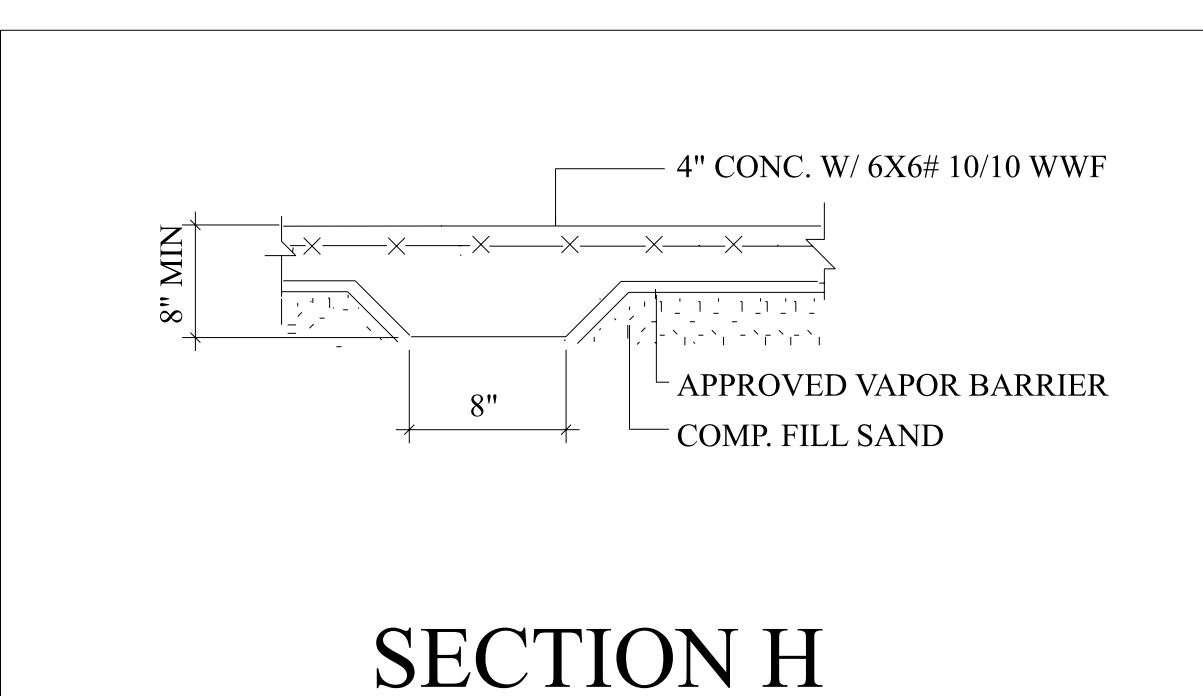
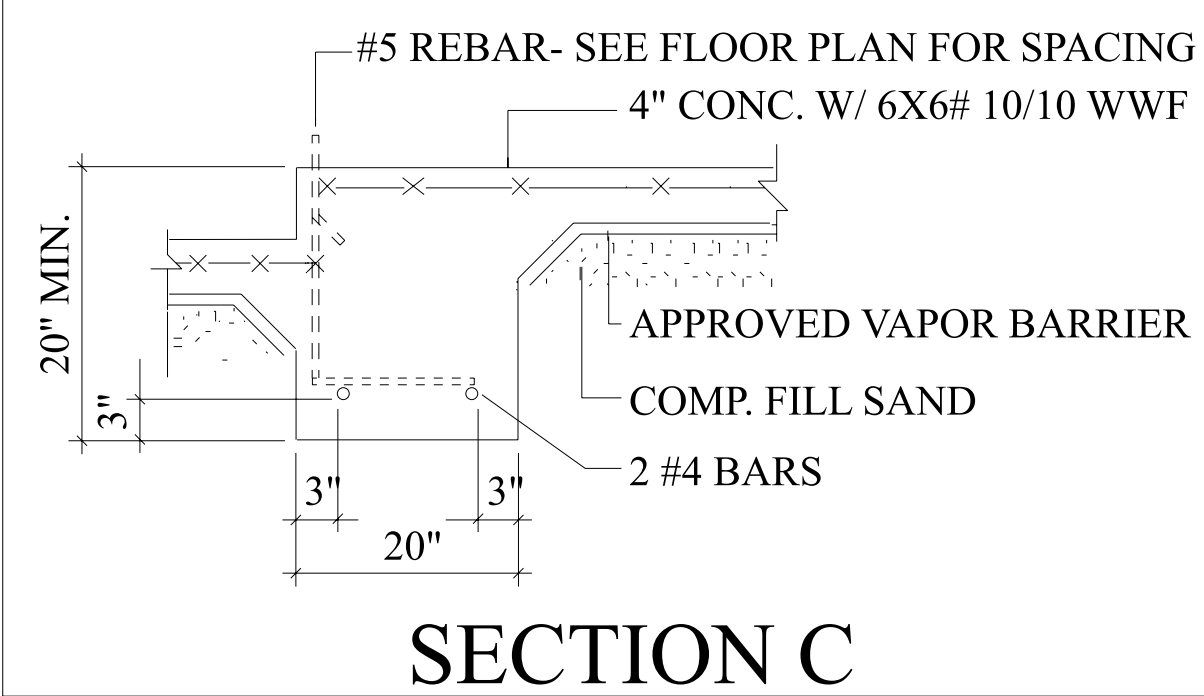
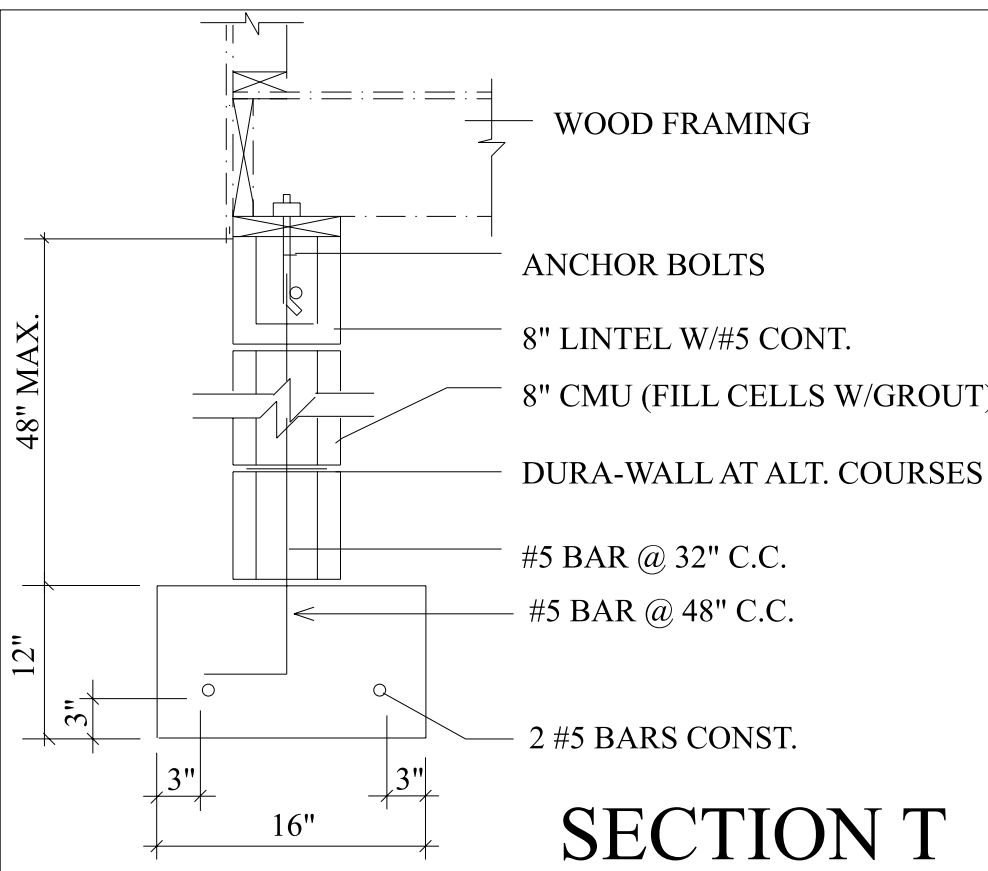
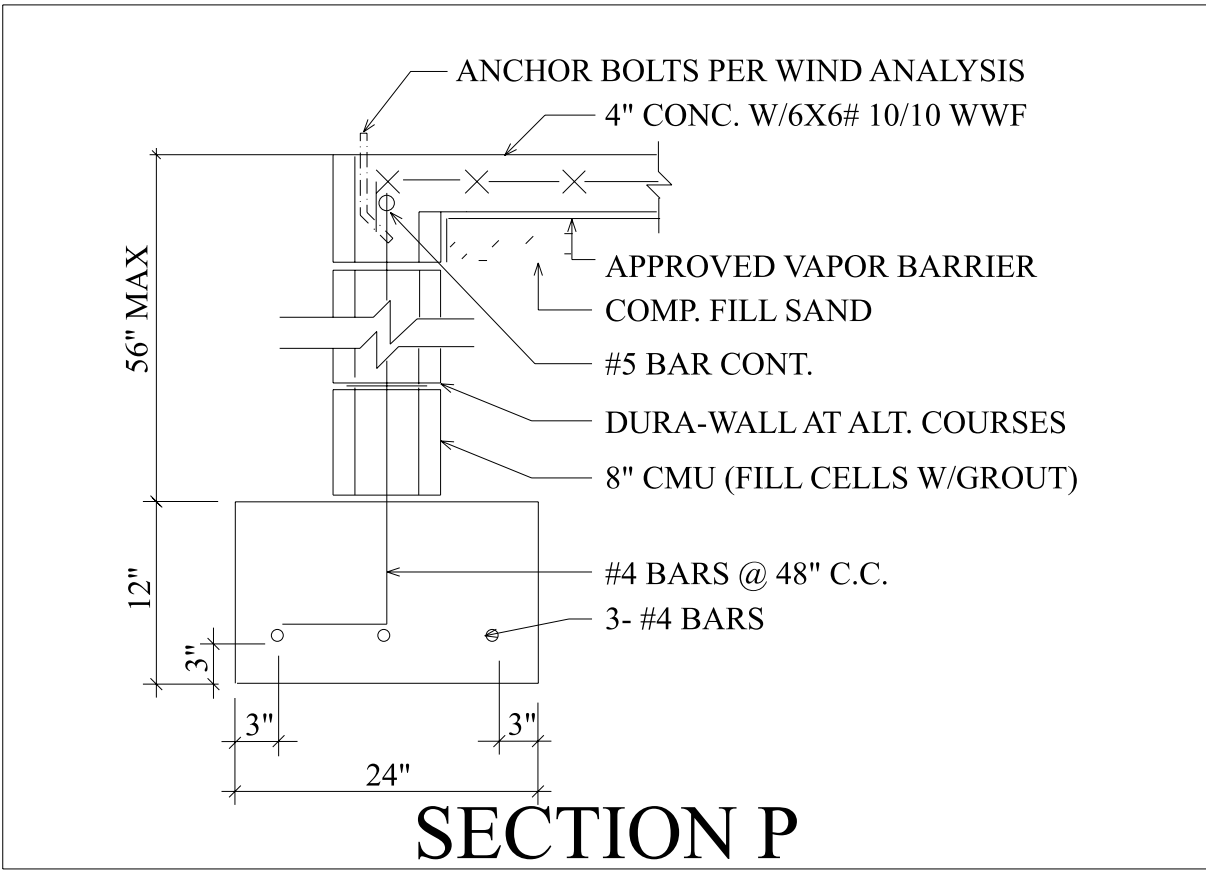
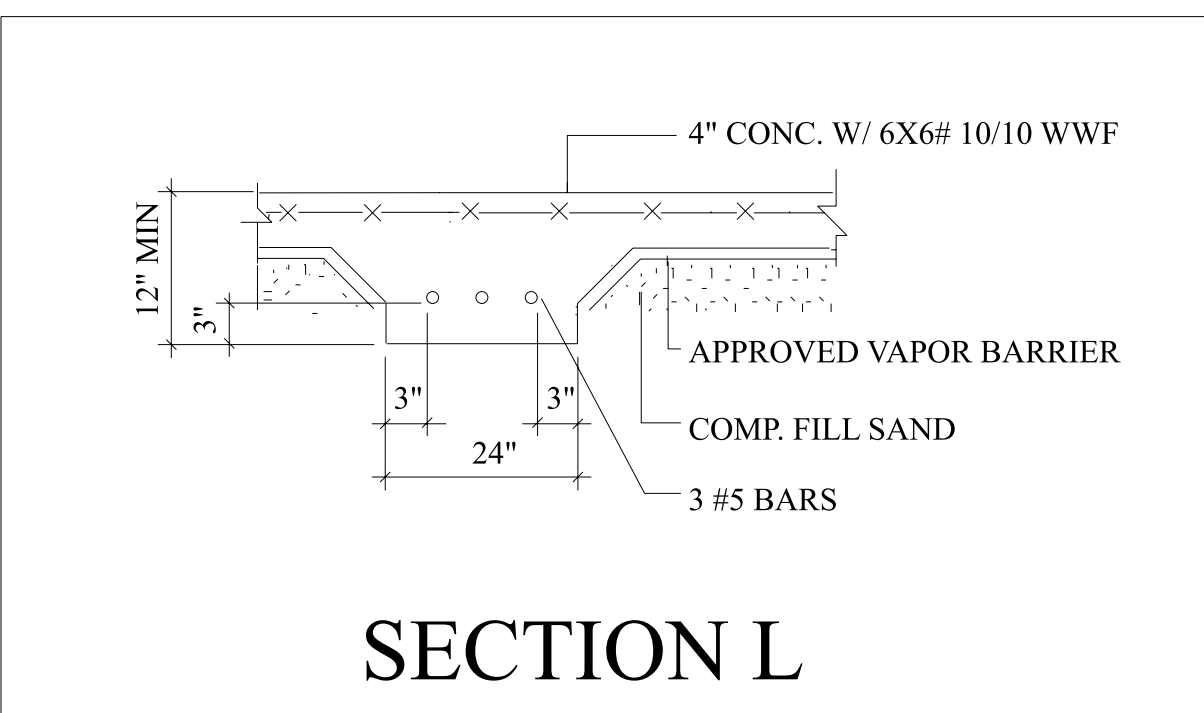
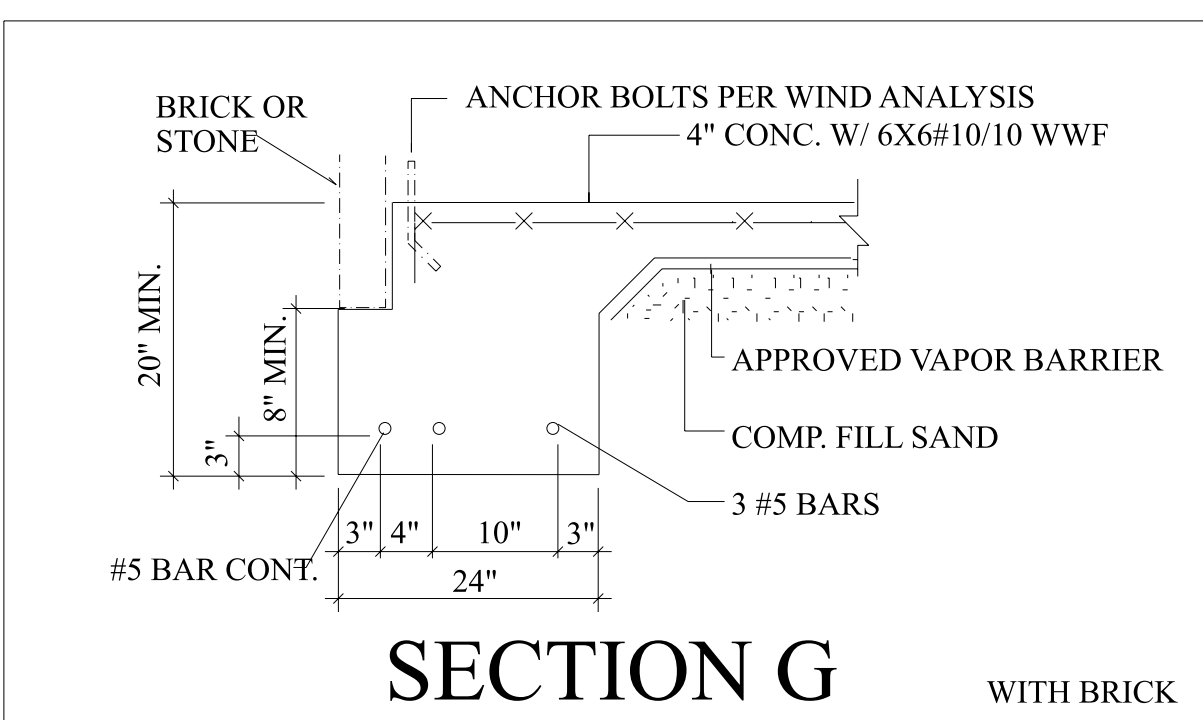
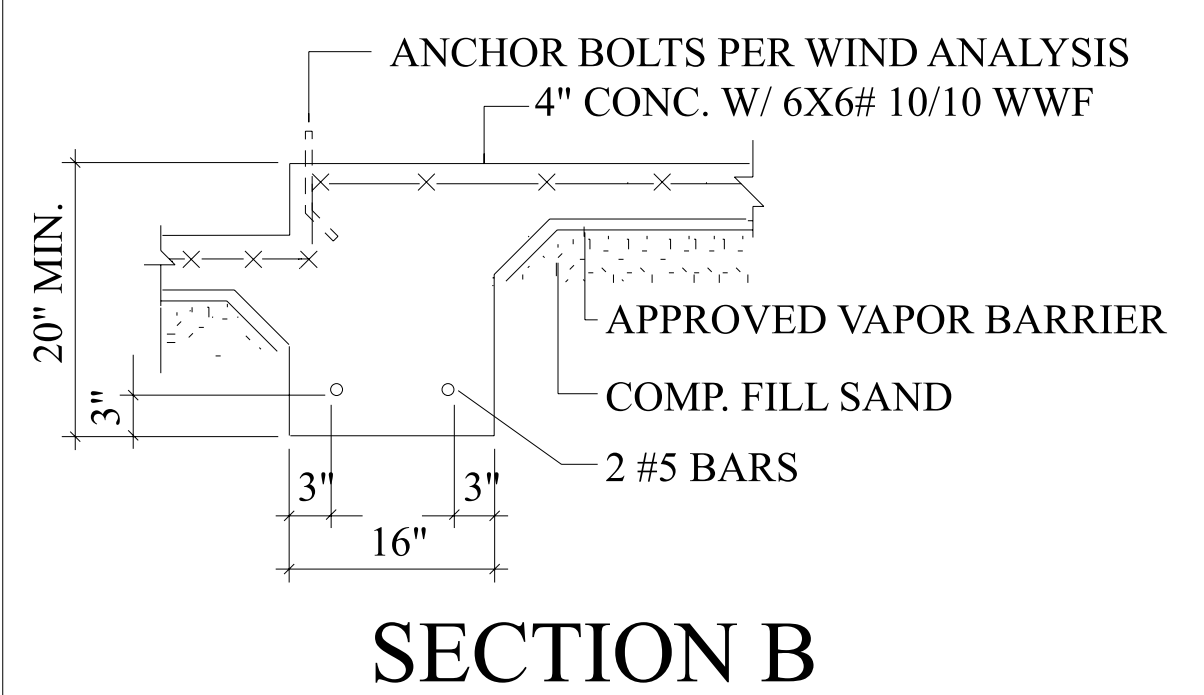
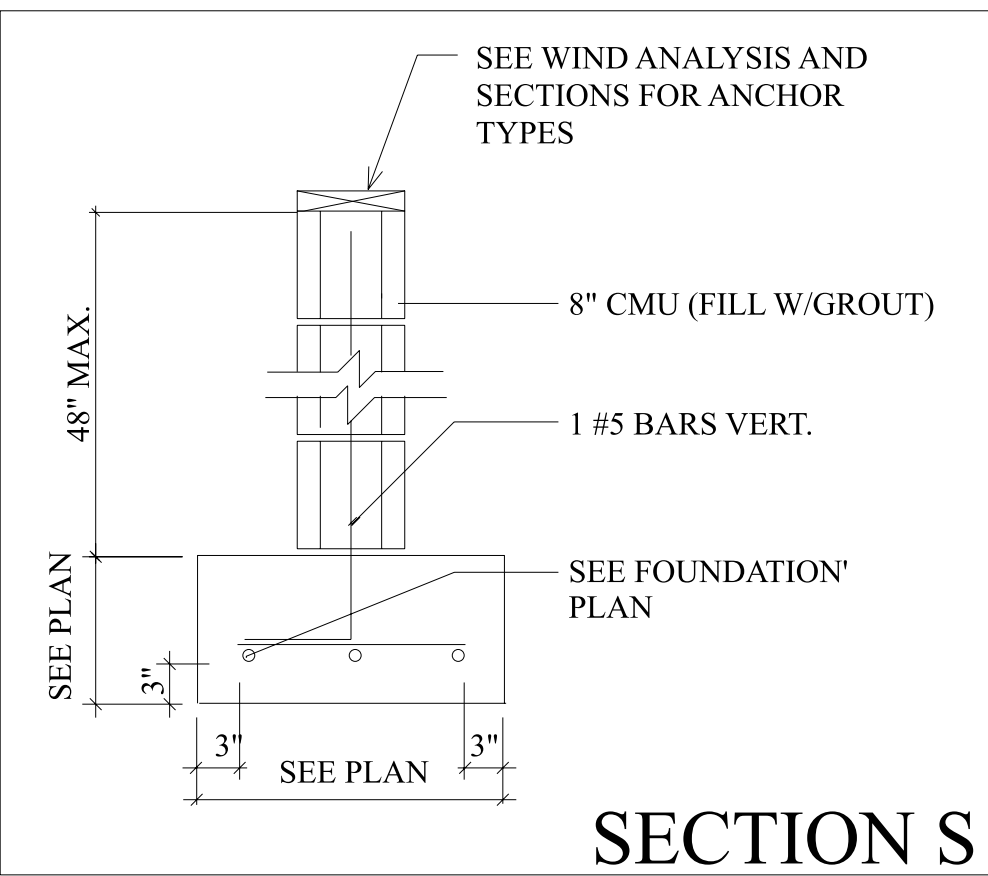
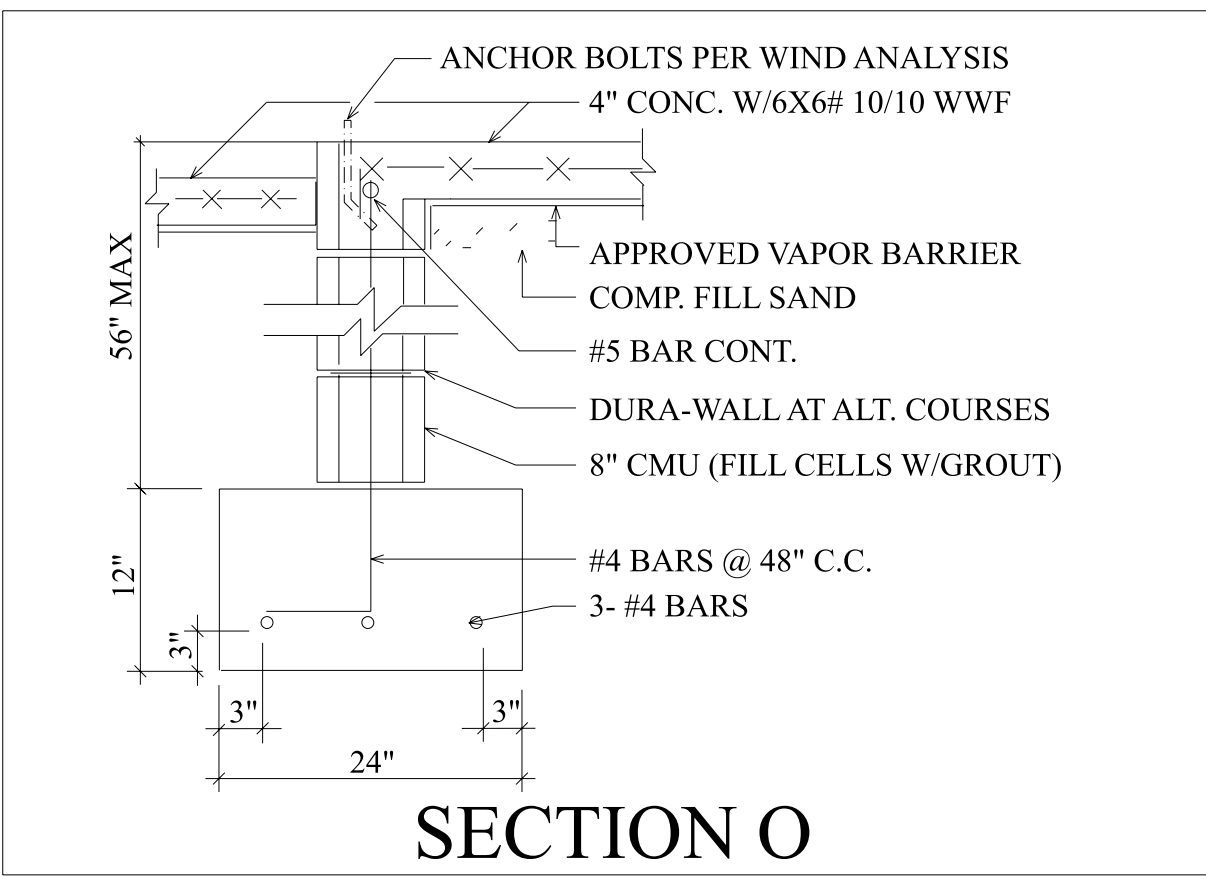
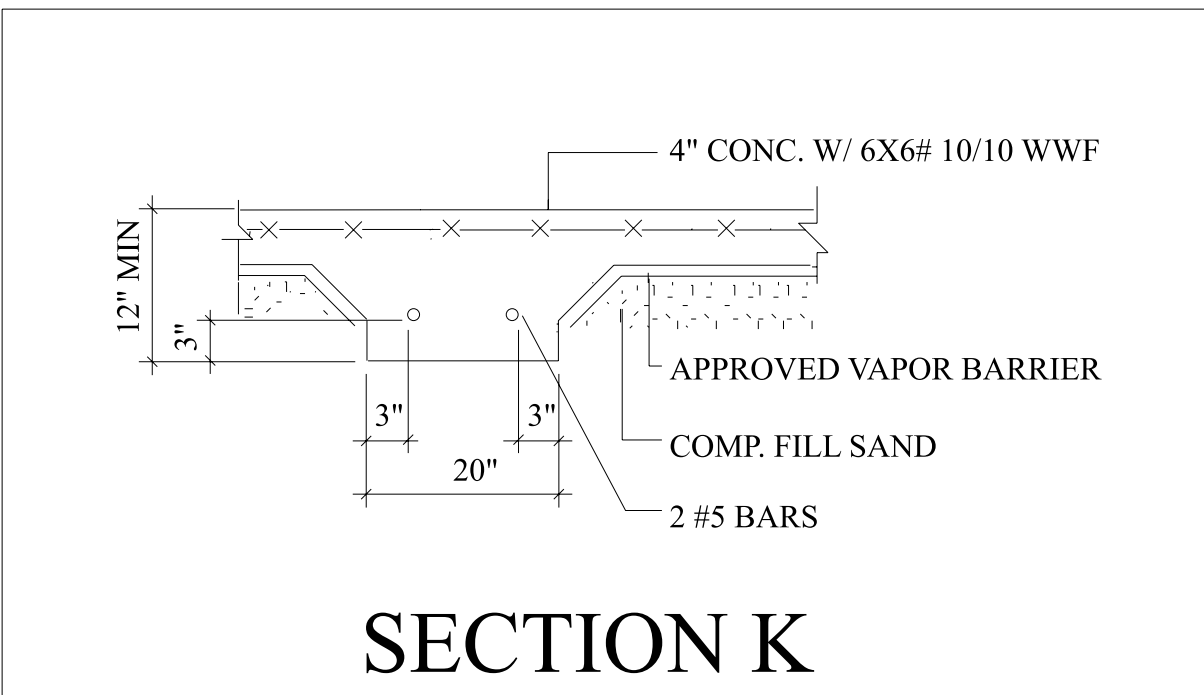
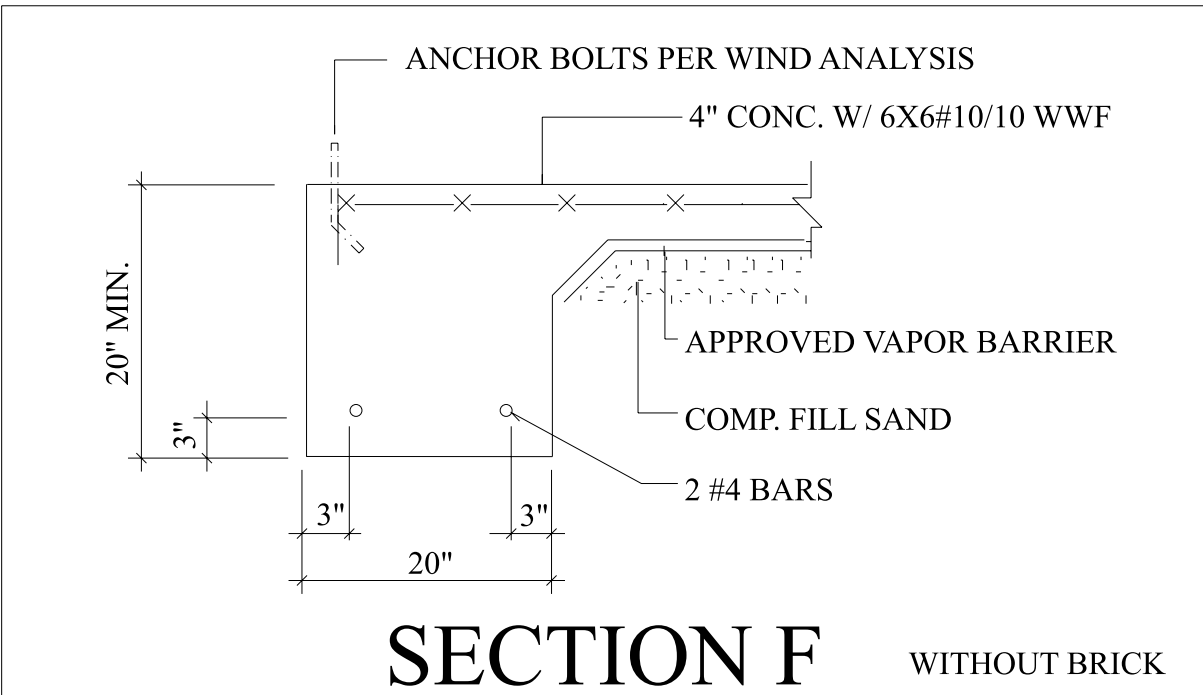
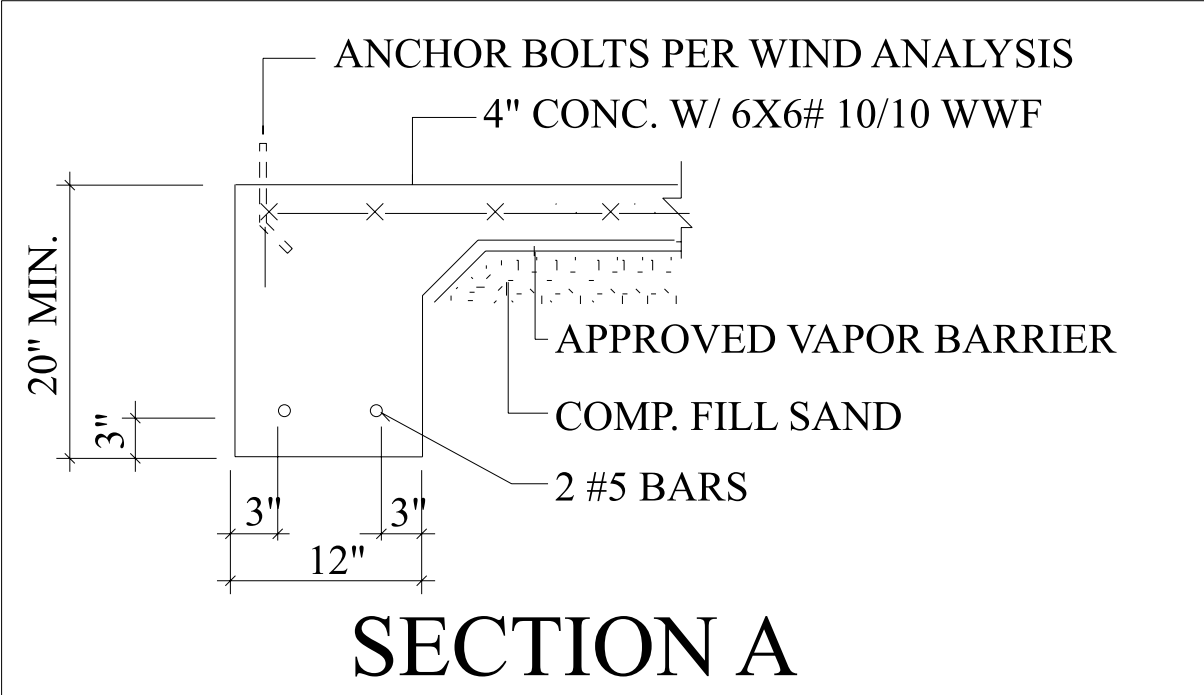
1ST FLOOR:	2325
2ND FLOOR:	N/A
BONUS RM:	245
TOTAL H/C:	2570
FRONT PORCH	102
REAR PORCH	398
GARAGE:	580
OTHER:	N/A
TOTAL U/R:	3650



JANIS  
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COA 9604  
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EMAIL: OFFICE@JANISNG.COM







BUILDER TO COORDINATE THESE PLANS  
w/ WIND ANALYSIS, AND TRUSS PLANS  
PRIOR TO CONSTRUCTION.


ALL DRAWINGS, DETAILS, AND SPECIFICATIONS  
DESIGNED IN ACCORDANCE w/ FLORIDA BUILDING  
CODE (FBC) 7th EDITION (2020) ACI-318, ACI-ASCE 530

ALL CONSTRUCTION SHALL MEET OR EXCEED ALL  
APPLICABLE STATE, & LOCAL BUILDING CODES

NOTE: SECTION DETAILS NOT TO SCALE

Review for Code Compliance  
Universal Engineering Science  
*James Spinnenweber* P.E.  
PY2707 03/07/2022

This item has been electronically  
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Spinnenweber, P.E. using a Digital  
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Gainesville, FL 32601

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LAKE CITY, FL 32025

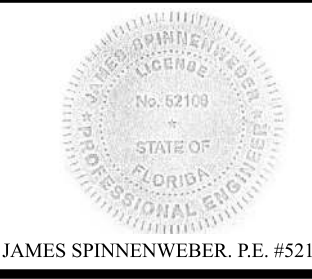
**SQ FOOTAGE**

1ST FLOOR:	2325
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