

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE(S) PRIOR TO COMMENCING WORK. CONTRACTOR SHALL REPORT ALL DISCREPANCIES IN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
4. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
5. IF SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE, FOUNDATIONS ARE DESIGNED FOR A 2500 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
6. THE OWNER WILL PROVIDE CONTRACTOR WITH A SOIL'S INVESTIGATION REPORT AND ANALYSIS. ALL REQUIREMENTS FOR THE SITE PREPARATION AND SOIL COMPACTION SPECIFIED IN THE SOILS REPORT SHALL BE FOLLOWED UNLESS ADDITIONAL MORE STRINGENT REQUIREMENTS ARE SPECIFIED. NOTIFY ARCHITECT IF FOUNDATION CONDITIONS ENCOUNTERED DIFFER FROM SOILS EXPLORATION INFORMATION MADE AVAILABLE TO THE CONTRACTOR.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.
8. THE REINFORCED CONCRETE SLAB SHALL BE SET OVER A VAPOR BARRIER IN COMPLIANCE WITH ASTM E 1745 CLASS A REQUIREMENTS ON WELL COMPACTED TERMITE TREATED SOIL.
9. THE GENERAL CONTRACTOR SHALL SUBMIT ALL NECESSARY DRAWINGS TO THE CITY FOR PERMITTING AND TO THE PROFESSIONAL OF RECORD, IF REQUIRED, FOR REVIEW.
10. SUBSTITUTIONS OF ITEMS BY THE GENERAL CONTRACTOR OR HIS SUB-CONTRACTORS WHICH THEY BELIEVE TO BE EQUAL OR BETTER SHALL BE APPROVED BY THE OWNER AND / OR THE ARCHITECT. SAID ITEMS WHEN REQUIRING APPROVAL BY A BUILDING OFFICIAL ARE TO BE SUBMITTED TO THE BUILDING DEPARTMENT.
11. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND, IF THE OWNER WILL NOT BE PROVIDING ARCHITECTURAL OR CONSTRUCTION INSPECTION SERVICES, THE OWNER AND GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF WORKMANSHIP AND FINAL MATERIAL SELECTION OF ALL FINISHES, FIXTURES, HARDWARE, TRIMS, ETC.
12. ALL GYPSUM BOARD WALLS AND CEILINGS SHALL BE TRUE AND LEVEL WITH NO VISIBLE SEAMS OR IMPERFECTIONS. FUR OUT AS REQUIRED AND CONSTRUCT WALLS AS SHOWN ON DRAWINGS.
13. ALL GLAZED WINDOWS AND DOORS SHALL COMPLY WITH THE ENERGY CODE AND THE LATEST WIND LOAD REQUIREMENTS. FIELD MEASURE AND SUBMIT SHOP DRAWINGS AND CODE COMPLIANCE CUT SHEETS FROM THE MANUFACTURER FOR PERMITTING AND REVIEW (INCLUDING HARDWARE) REFER TO STRUCTURAL ENGINEER DRAWINGS.
14. THE GENERAL CONTRACTOR OR HIS SUB-CONTRACTORS SHALL ASK FOR DETAILS WHENEVER UNCERTAIN ABOUT METHODS OF INSTALLATIONS. LACK OF DETAILS NOT REQUESTED SHALL NOT EXCUSE IMPROPER INSTALLATION.
15. ALL SURFACES TO RECEIVE PAINTING, SHALL BE PROPERLY PREPARED AND EACH COAT SHALL BE ALLOWED TO DRY PRIOR TO APPLICATION OF THE NEXT COAT. THE COLORS, PAINT MANUFACTURER, AND NUMBER OF COATS SHALL BE SPECIFIED BY THE OWNER.
16. THERE SHALL BE NO EXPOSED CONDUIT OR J-BOXES UNLESS ELECTRICAL DRAWINGS SPECIFICALLY CALL OUT FOR THESE ITEMS TO BE SURFACE MOUNTED.
17. WHERE WOOD IS REQUIRED TO BE FIRE-TREATED AND IS IN DIRECT CONTACT WITH MASONRY OR CONCRETE, OR IN USE IN CONJUNCTION W/ ROOF FRAMING, THE WOOD SHALL BE PRESSURE – TREATED.
18. TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 ANS 633, FLORIDA STATUTES.
19. MIN. 6 MIL VAPOR BARRIER OVER WELL COMPACTED TERMITE TREATED SOIL.
20. ALL WALL THICKNESS SHOWN AS NOMINAL.
21. ALL INTERIOR COMPONENTS DOORS CASEWORK, CABINETRY, MILLWORK, FIXTURES, APPLIANCES AND MATERIAL FINISHES ARE TO BE SELECTED BY OWNER.

DESIGN DATA

WIND LOADS

1. BASIC WIND SPEED - 140 MPH. (@ 3 SEC. GUST.)
2. RISK CATEGORY II
3. WIND EXPOSURE - CATEGORY C
4. INTERNAL PRESSURE COEFFICIENT ±0.18
5. COMPONENT/CLADDING DESIGN WIND PRESSURE +32.7/ -25.6 (FOR DOORS, WINDOWS, & TRANSOMS) U.N.O. (INTERNAL PRESSURE COEFFICIENT +/- 0.18 INCLUDED)

APPLICABLE CODES: INCLUDING ALL REVISIONS

- FLORIDA BUILDING CODE 2023
- FLORIDA BUILDING CODE RESIDENTIAL 2023
- ELECTRICAL CODE , NEC 2020
- FLORIDA BUILDING CODE, MECHANICAL 2023.
- FLORIDA BUILDING CODE, PLUMBING 2023
- FIRE CODE, NFPA 70
- LIFE SAFETY CODE = NFPA 101
- ACCESSIBILITY CODE = FLORIDA BUILDING CODE, BUILDING 2023
- ENERGY CODE = FLORIDA BUILDING CODE, BUILDING 2023

METHOD OF DESIGN:

THIS STRUCTURE HAS BEEN DESIGNED TO MEET ALL LOAD REQUIREMENTS OF THE 2023 FBC-RESIDENTIAL.

BUILDING OCCUPANCY CLASSIFICATION:

- ☐ GROUP A - ASSEMBLY

☐ GROUP B - BUSINESS

☐ GROUP D - DAY CARE CENTER

☐ GROUP E - EDUCATIONAL

☐ GROUP F - FACTORY INDUSTRIAL
- ☐ GROUP H - HAZARDOUS

☐ GROUP I - INSTITUTIONAL

☐ GROUP M - MERCANTILE

☒ GROUP R - RESIDENTIAL

☐ GROUP S - STORAGE

BUILDING CONSTRUCTION TYPE:

- ☐ TYPE I
- ☐ TYPE IV
- ☐ TYPE II
- ☒ TYPE V
- ☐ TYPE III

1. DESIGN LIVE LOADS (MINIMUM)
- A) FLOORS - 40 PSF
- B) BALCONIES - 40 PSF
- C) DECKS - 40 PSF
- D) STAIRS - 40 PSF
- E) ROOFS - 20 PSF

DRAWING INDEX

CVR COVER SHEET
AS-1 ARCHITECTURAL SITE PLAN

STRUCTURAL

S-1 FOUNDATION PLAN

ARCHITECTURAL

A-1 DEMOLITION & FLOOR PLANS

A-2 EXTERIOR ELEVATIONS

D-1 DETAILS

R-1 FRAMING PLAN, NOTES AND DETAILS

ELECTRICAL

E-1 ELECTRICAL PLAN & NOTES

SEALED ATTIC - ICYNENE INSULATION

ENERGY CALCULATIONS BY OTHERS

PRODUCT APPROVAL NUMBERS BY OTHERS (U.N.O.)

DESIGN PROFESSIONAL OF RECORD:
ROLAND ABOUCHACRA, AIA
6336 GREENGATE DR.
ORLANDO, FL 32822
EMAIL: Rolanda@aboouchacra@aia.com
ROLAND ABOUCHACRA, AIA
FLORIDA AR# 93723

COPYRIGHT NOTICE
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART IS PROHIBITED. TITLE TO THE DRAWINGS AND SPECIFICATIONS REMAIN IN THE DESIGNER WITHOUT PREJUDICE. VISUAL CONTACT WITH THOSE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

LANAI EXTENSION
(PHASE 2)
421 SE ALFRED MARKHAM ST.
LAKE CITY, FLA. 32025

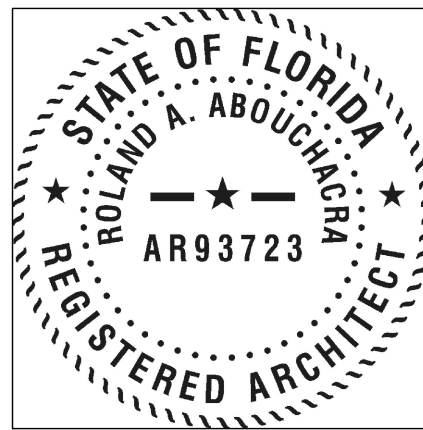
REVISIONS

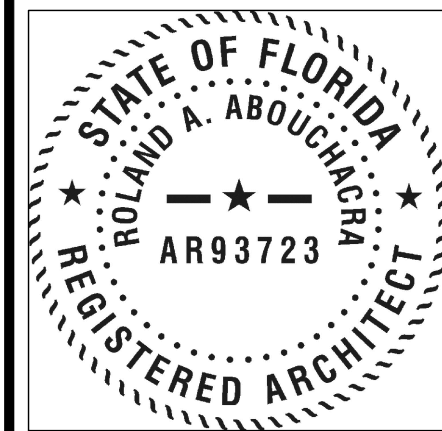
COVER SHEET

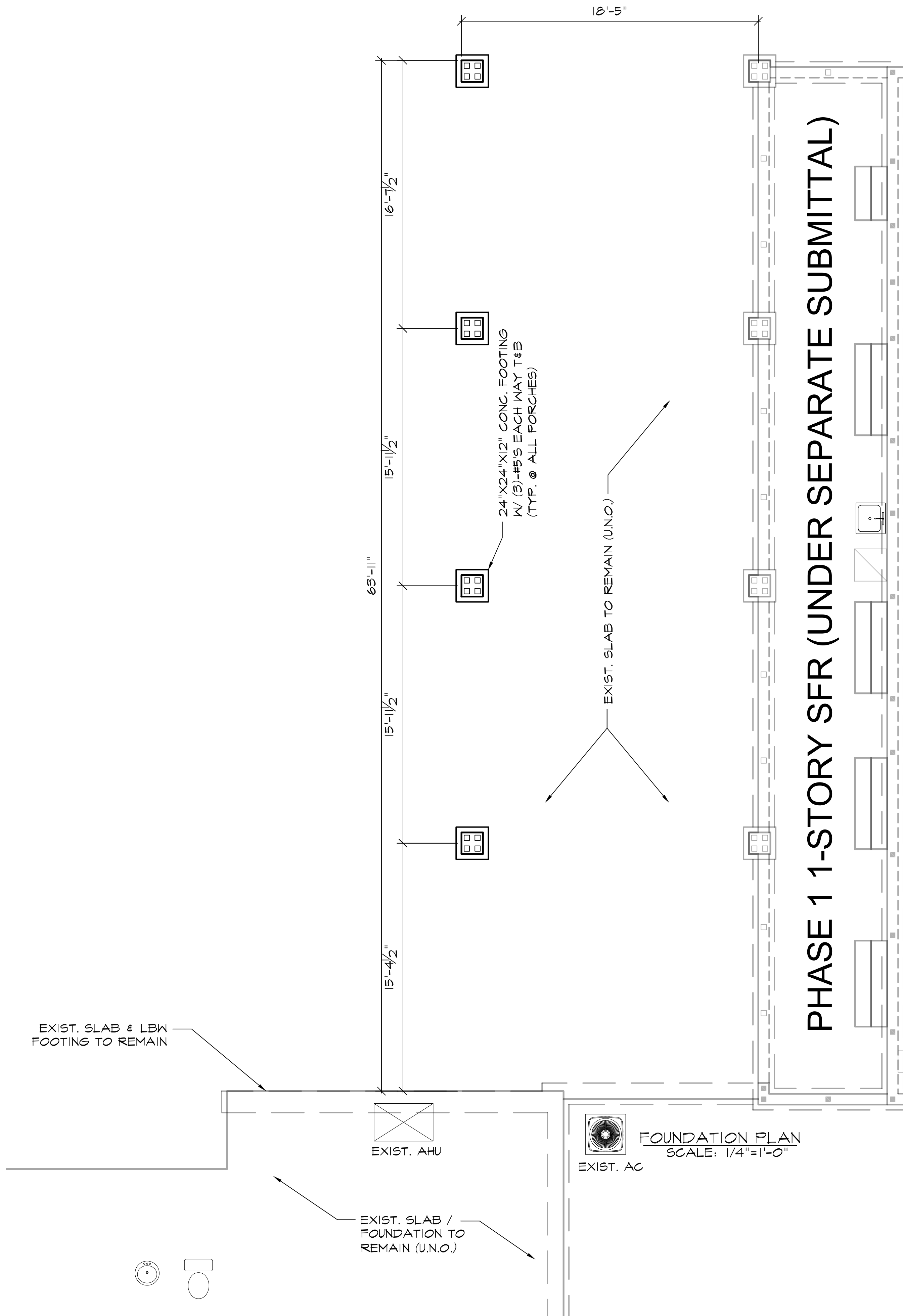
DATE
6-14-2024

SHEET NO.
CVR

SEAL







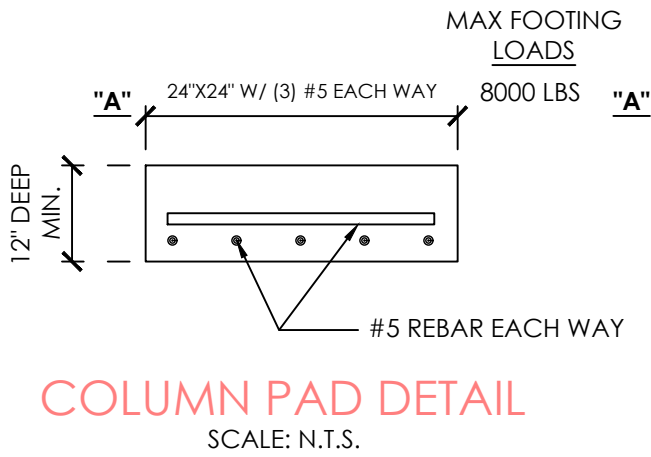
GENERAL FOUNDATION NOTES:

1. ALL FOOTINGS ARE DESIGNED BASED UPON THE MINIMUM SOIL BEARING CAPACITY BEING 2500 P.S.F. ANY LESSER AMOUNT SHALL BE THE OWNERS RESPONSIBILITY. SOIL TEST ARE RECOMMENDED TO BE OBTAINED BY OWNER OR CONTRACTOR BEFORE STARTING CONSTRUCTION. IF THE RESULT OF THE SOIL TEST SHOW THE SOIL BEARING TO BE LESS THAN 2500 P.S.F./ THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
2. ALL SOIL UNDER SLAB AND FOOTINGS SHALL BE TREATED FOR RADON.
3. ALL CONC. SLAB SHALL HAVE A COMPRESSIVE STRAIGHT OF NOT LESS THEN 2500 P.S.I. @ 28 DAYS. REINFORCE FOOTING WITH #5 BARS AS INDICATED. ALL BARS SHALL BE DEFORMED, AND SHALL CONFORM TO ASST. DESIGNATION A305, AND BE CLEAN AND FREE FROM RUST AND SCALE. SPLICES SHALL OVERLAP AT LEAST 25".
4. CONCRETE FOOTING SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THEN 2500 P.O.E. @ 28 DAYS. REINFORCE FOOTING WITH #5 BARS AS INDICATED. ALL BARS SHALL BE DEFORMED, AND SHALL CONFORM TO ASST. DESIGNATION A305, AND BE CLEAN AND FREE FROM RUST AND SCALE. SPLICES SHALL OVERLAP AT LEAST 25".
5. FOR CONCRETE BLOCK WALLS PROVIDE CONCRETE FILLED CELLS WITH 1-#5 BAR VERTICALLY CONTINUOUS FROM FOOTING TO TIE BEAM AT ALL CORNERS AND WHERE OTHERWISE NOTED AS PER FOUNDATION PLAN.
6. CONCRETE (GROUT) FOR LINTELS AND FILLED CELLS SHALL HAVE A MIN. COMPRESSIVE STRENGTH 3000 PSI AT 28 DAYS.
7. SEE FOUNDATION PLAN FOR FILLED CELL LOCATIONS.
8. MORTAR SHALL BE TYPE S. REINFORCING STEEL SHALL BE MIN. OF GRADE 40.
9. ALL EXTERIOR WALLS TO BE CMU UNO.

STRUCTURAL NOTES:

MAX. FILLED CELLS SPACING:

- DENOTES #5~ ROD IN FILLED CELL FTG. UP TO TOP OF WALL CMU BASE



DESIGN PROFESSIONAL OF RECORD:
ROLAND ABOUCHACRA, AIA
6336 GRENGATE DR.
ORLANDO, FL 32822
EMAIL: rolandabouchacra@gmail.com
ROLAND ABOUCHACRA, AIA
FLORIDA AR# 93723

COPYRIGHT NOTICE
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART IS PROHIBITED. TITLE TO THE DRAWINGS AND SPECIFICATIONS REMAIN IN THE DESIGNER WITHOUT PREJUDICE. VISUAL CONTACT WITH THOSE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

LANAI EXTENSION
(PHASE 2)
421 SE ALFRED MARKHAM ST.
LAKE CITY, FLA. 32025

REVISIONS

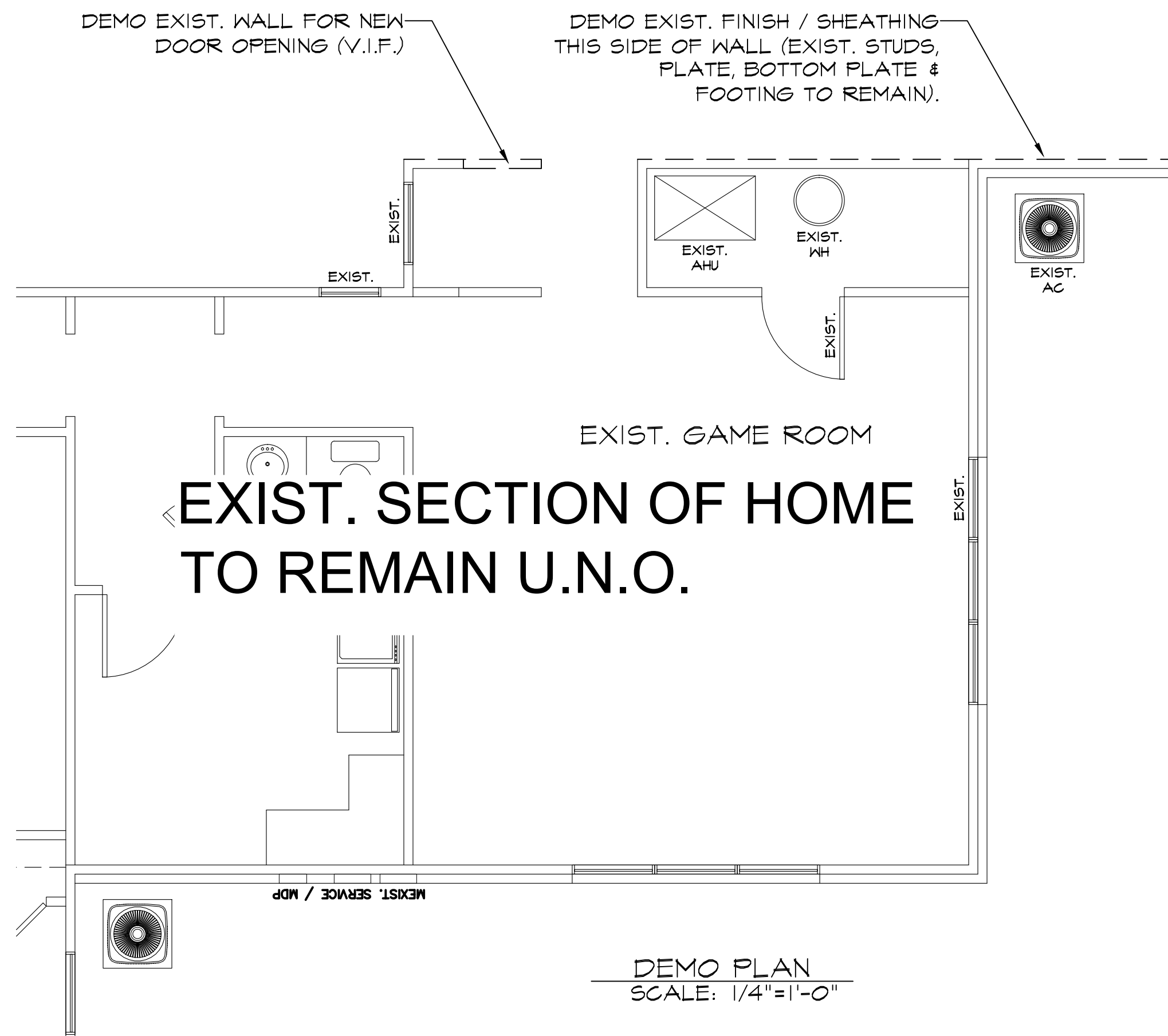
FOUNDATION
PLAN 1/4"=1'-0"

DATE
6-14-2024

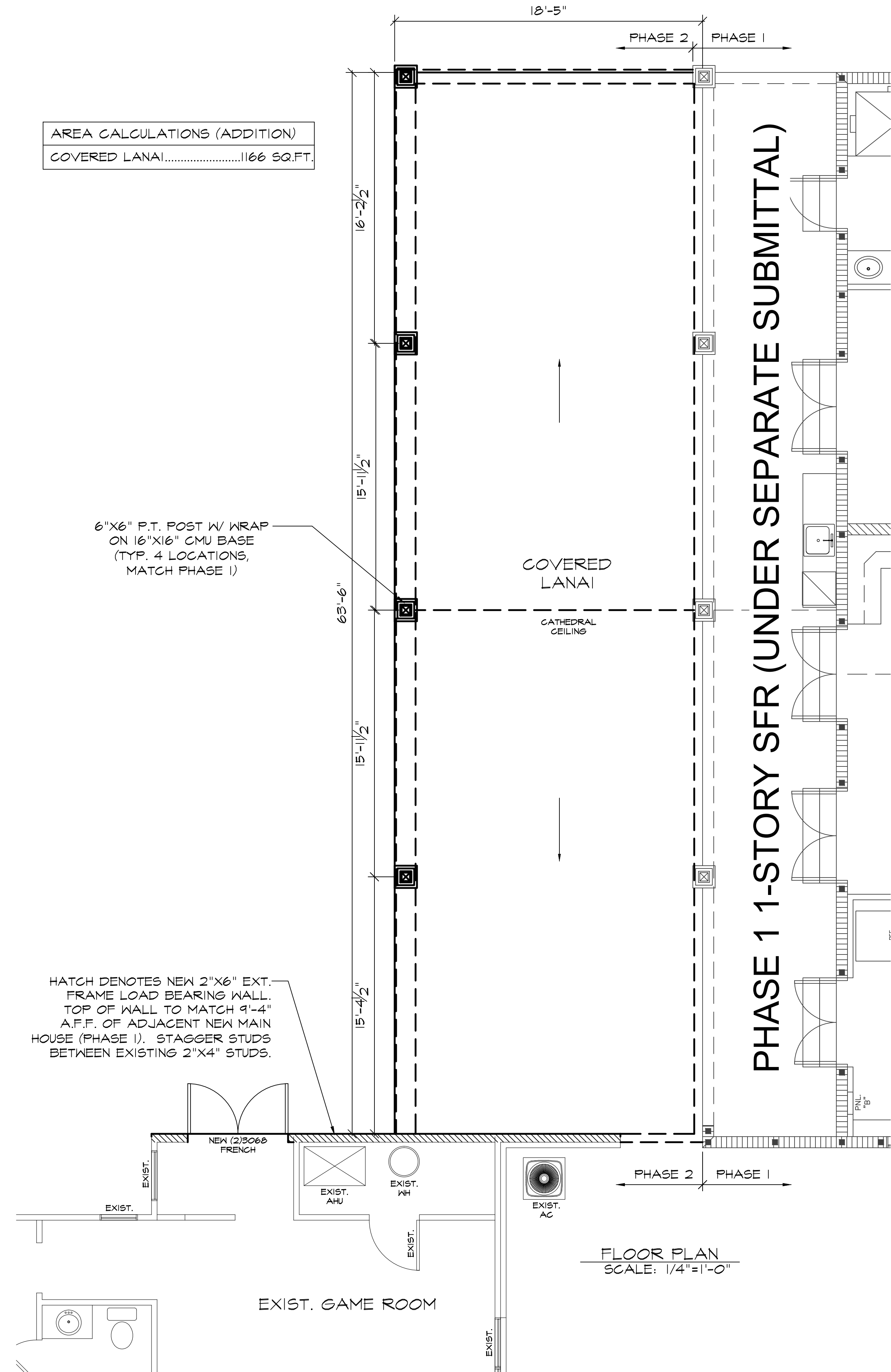
SHEET NO.
S-1

SEAL

STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR93723
REGISTERED ARCHITECT



AREA CALCULATIONS (ADDITION)	
COVERED LANAI.....	1166 SQ.FT.



DESIGN PROFESSIONAL OF RECORD:
ROLAND ABOUCHACRA, AIA
6336 GRENGATE DR.
ORLANDO, FL 32822
EMAIL: rolandabouchacra@gmail.com
ROLAND ABOUCHACRA, AIA
FLORIDA AR# 93723

COPYRIGHT NOTICE
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART IS PROHIBITED. TITLE TO THE DRAWINGS AND SPECIFICATIONS REMAIN IN THE DESIGNER WITHOUT PREJUDICE. VISUAL CONTACT WITH THOSE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

LANAI EXTENSION
(PHASE 2)
421 SE ALFRED MARKHAM ST.
LAKE CITY, FLA. 32025

REVISIONS

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

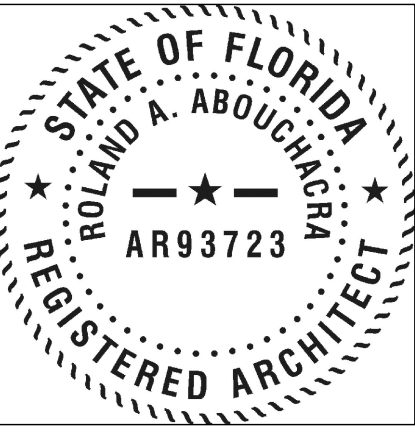
DATE

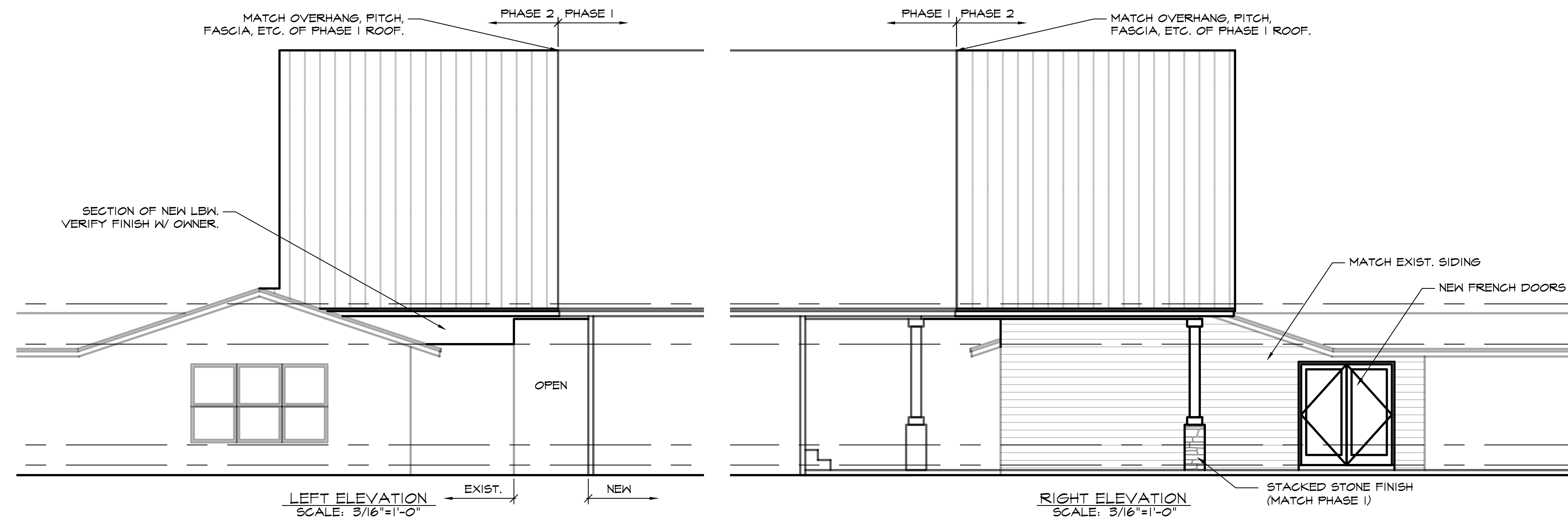
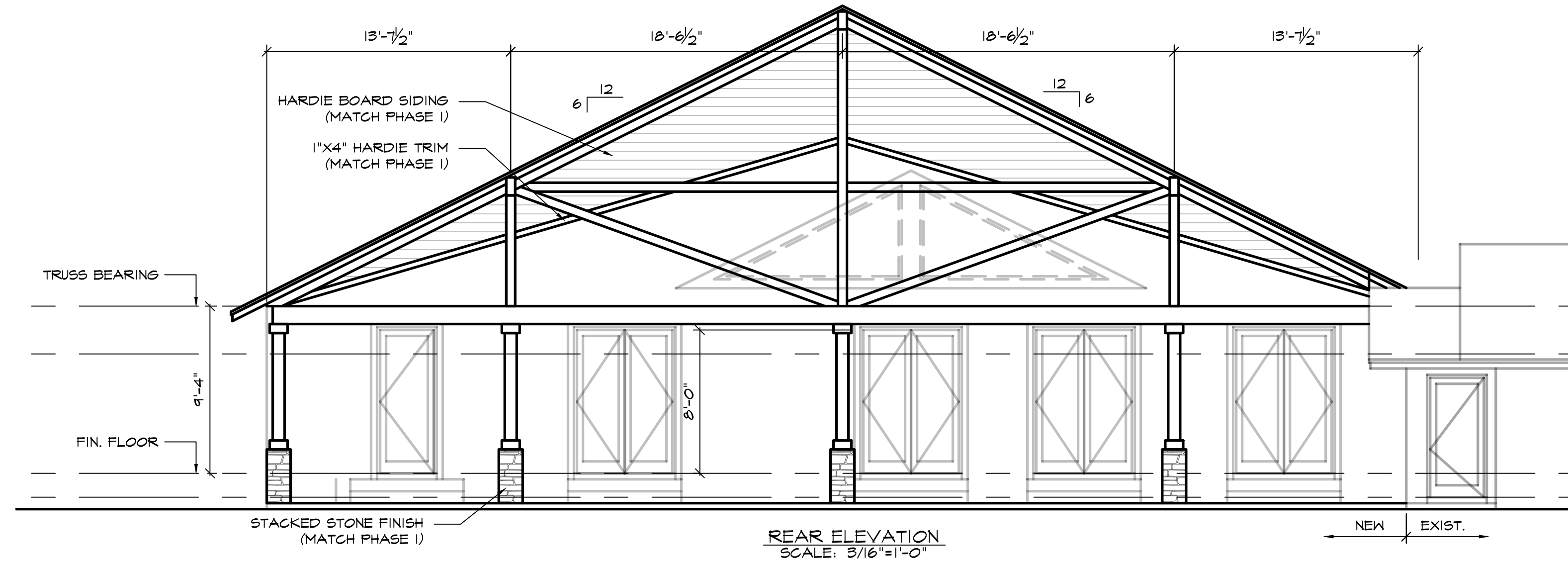
6-14-2024

SHEET NO.

A-1

SEAL





DESIGN PROFESSIONAL OF RECORD:
ROLAND ABOUCHACRA, AIA
6336 GREENGATE DR.
ORLANDO, FL 32822
EMAIL: rolandabouchacra@gmail.com
ROLAND ABOUCHACRA, AIA
FLORIDA AR# 93723

COPYRIGHT NOTICE
THE USE OF THESE DRAWINGS AND
SPECIFICATIONS SHALL BE RESTRICTED
TO THE ORIGINAL SITE FOR WHICH
THEY WERE PREPARED AND PUBLI-
CATION THEREOF IS EXPRESSLY
LIMITED TO SUCH USE. REUSE,
REPRODUCTION, OR PUBLICATION
BY ANY METHOD, IN WHOLE OR PART
IS PROHIBITED. TITLE TO THE
DRAWINGS AND SPECIFICATIONS
REMAIN IN THE DESIGNER WITHOUT
PREJUDICE. VISUAL CONTACT WITH
THOSE DRAWINGS AND SPECIFICATIONS
SHALL CONSTITUTE PRIMA FACE
EVIDENCE OF THE ACCEPTANCE OF
THESE RESTRICTIONS.

LANAI EXTENSION
(PHASE 2)
421 SE ALFRED MARKHAM ST.
LAKE CITY, FLA. 32025

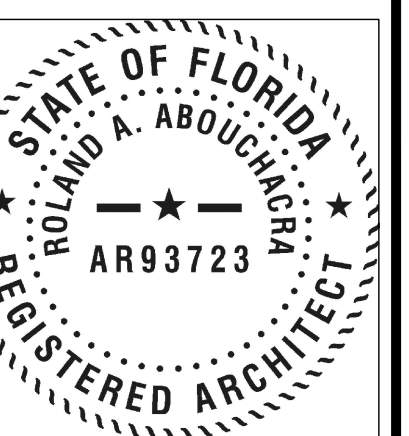
REVISIONS

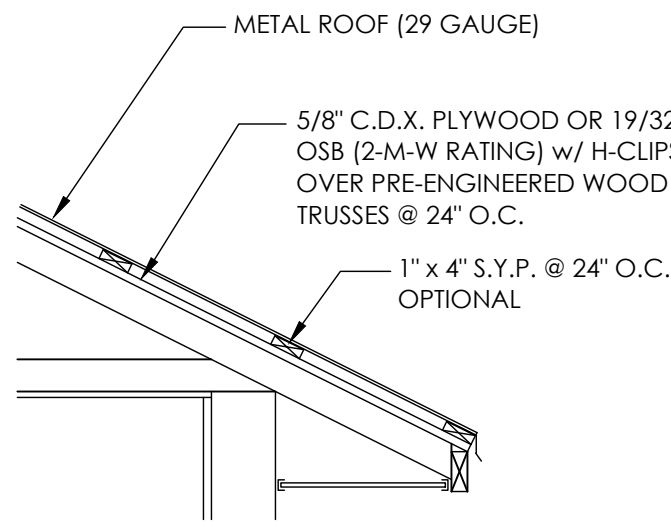
EXTERIOR
ELEVATIONS
3/16"=1'-0"

DATE
6-14-2024

SHEET NO.
A-2

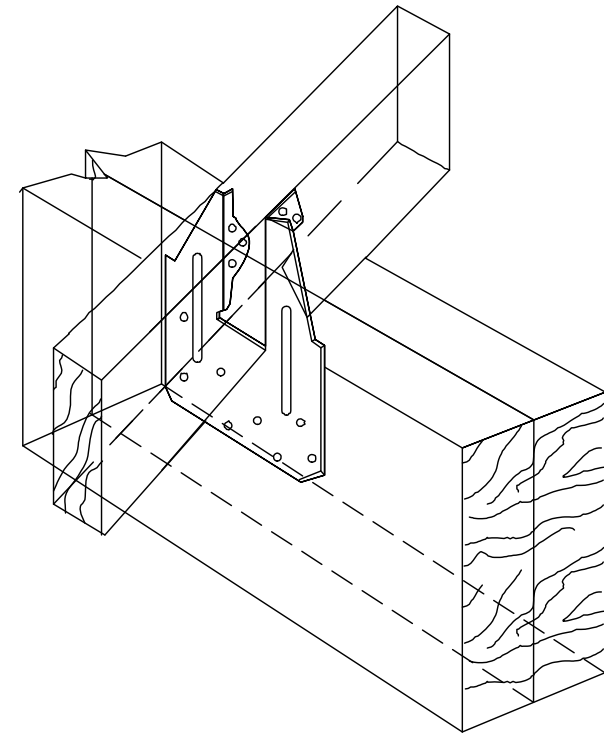
SEAL





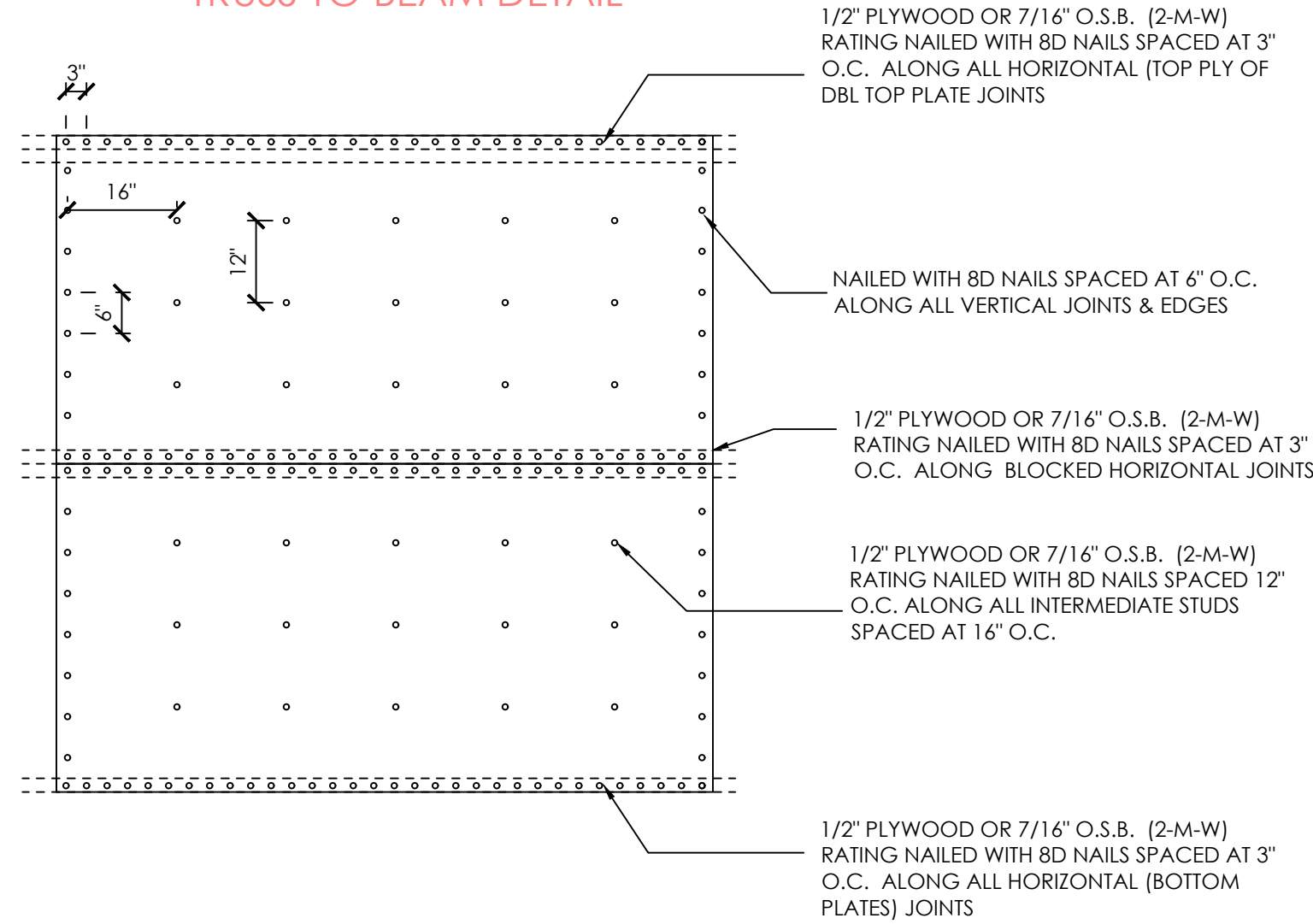
FASTEN 1" x 4" TO TRUSS w/ (2) 12d NAILS
ATTACH METAL ROOF TO 1" x 4" w/ #10 x
1-1/2" LONG WOODGRIP SCREWS SPACED
@ 12" O.C. MAXIMUM.

METAL ROOF (PURLIN) OPTION
SCALE: 1/2" = 1'-0"

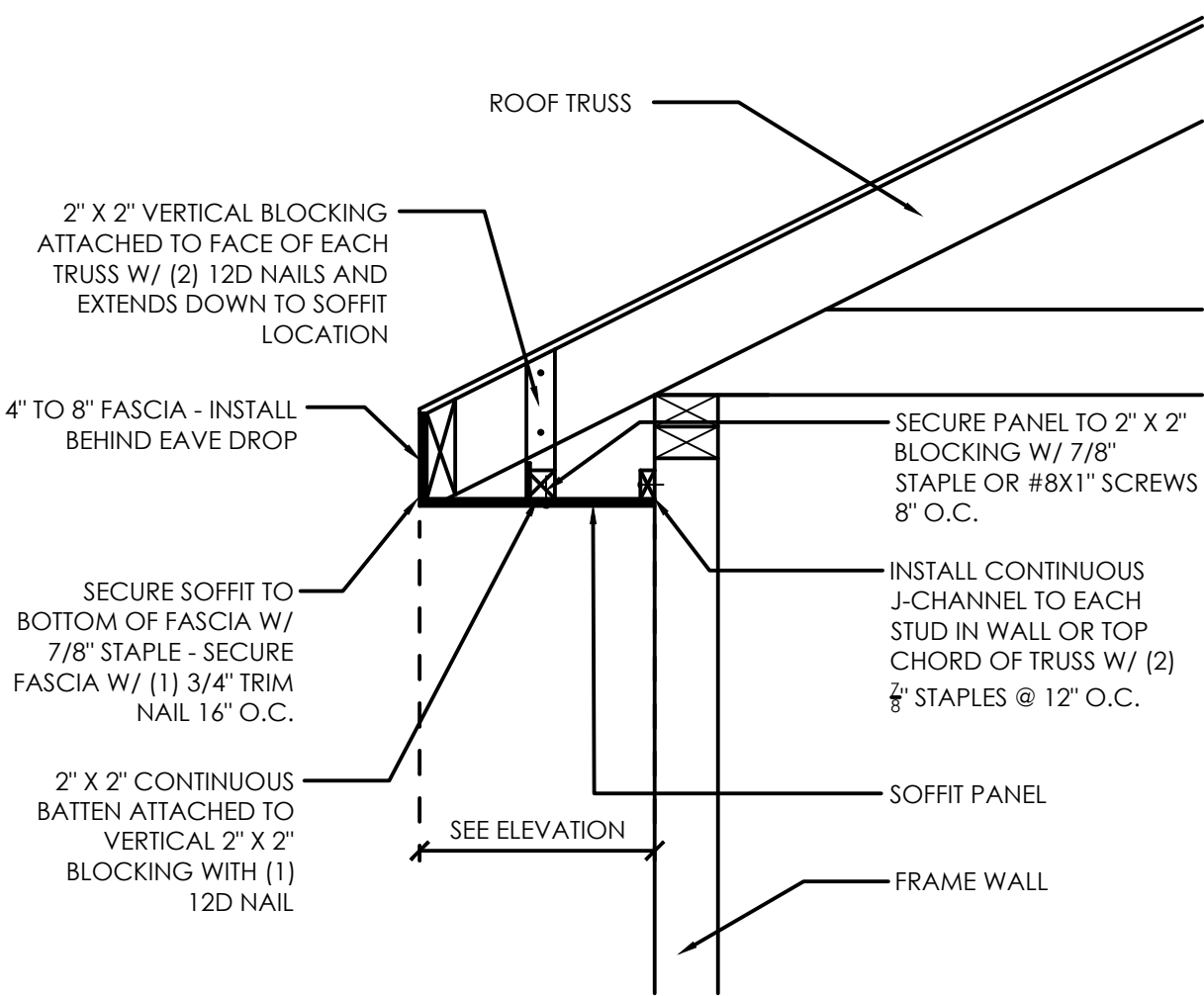


PRODUCT CODE	DESCRIPTION	FASTENERS		DESIGN LOADS (LBS.)		
		HEADER	JOIST	UPLIFT	F1	F2
USP "RT16"	HURRICANE CLIP-WIDE	8-8d	8-8d	1015	645	650
SIMPSON "H10"	HURRICANE CLIP-WIDE	8-8d	8-8d	905	585	525

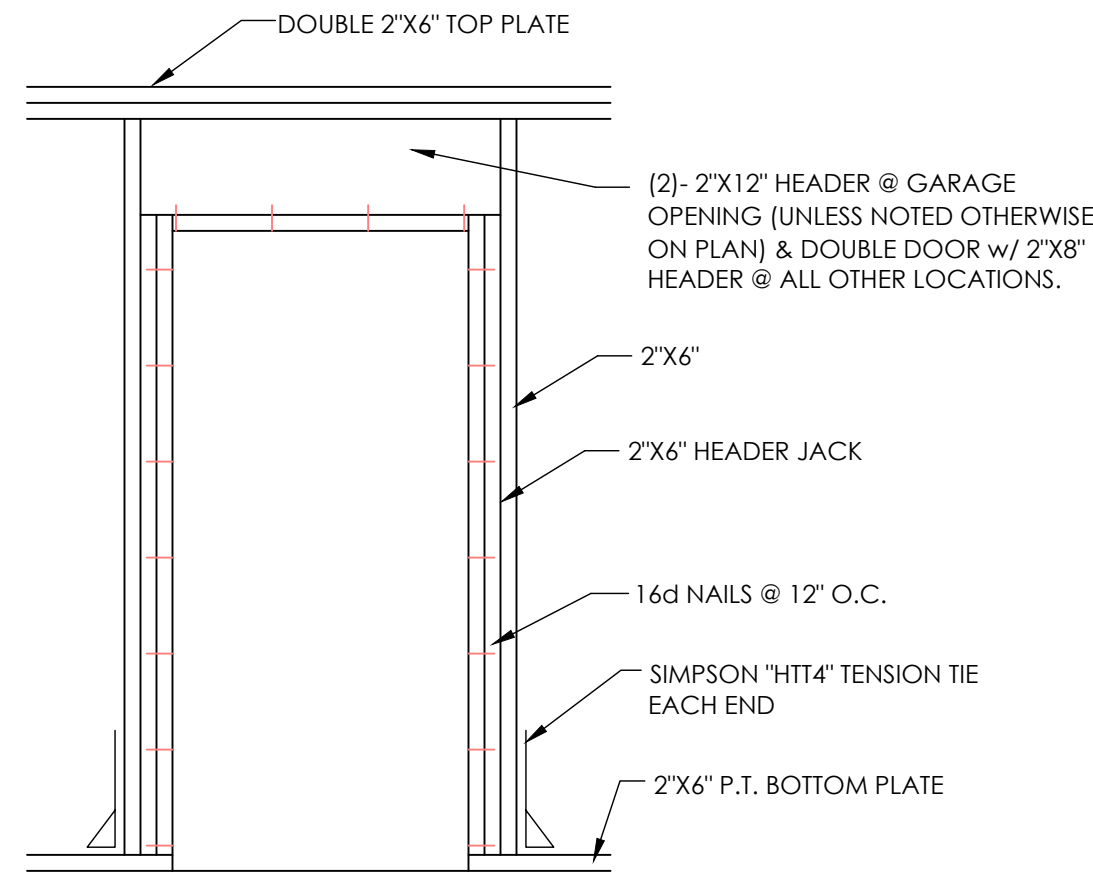
TRUSS TO BEAM DETAIL



WALL SHEATHING NAIL PATTERN DETAIL
SCALE: 1/2" = 1'-0"



FRAME WALL SOFFIT DETAIL
SCALE: NOT TO SCALE

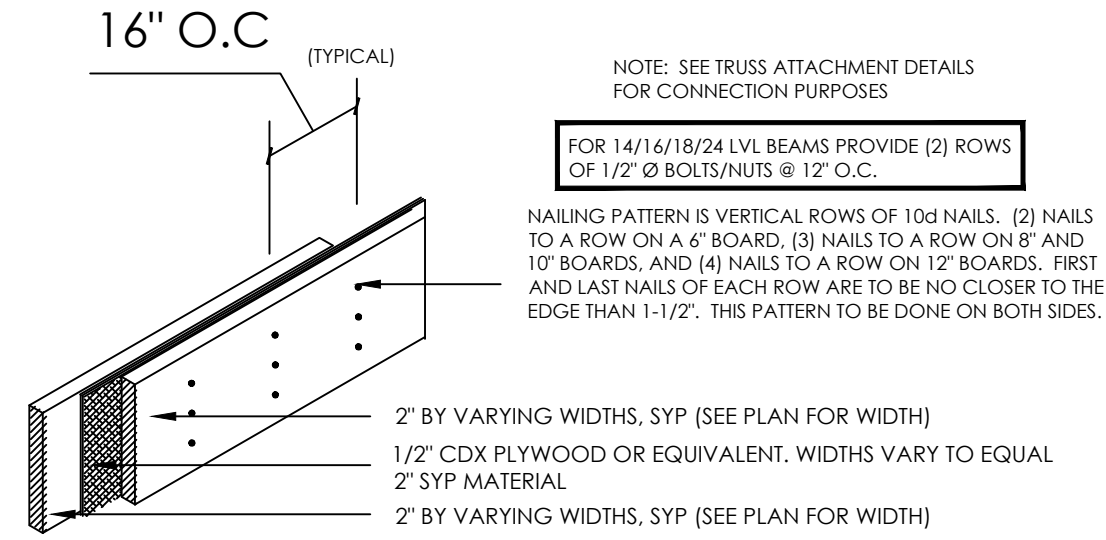


DOOR JAMB DETAIL
SCALE: 1/2" = 1'-0"

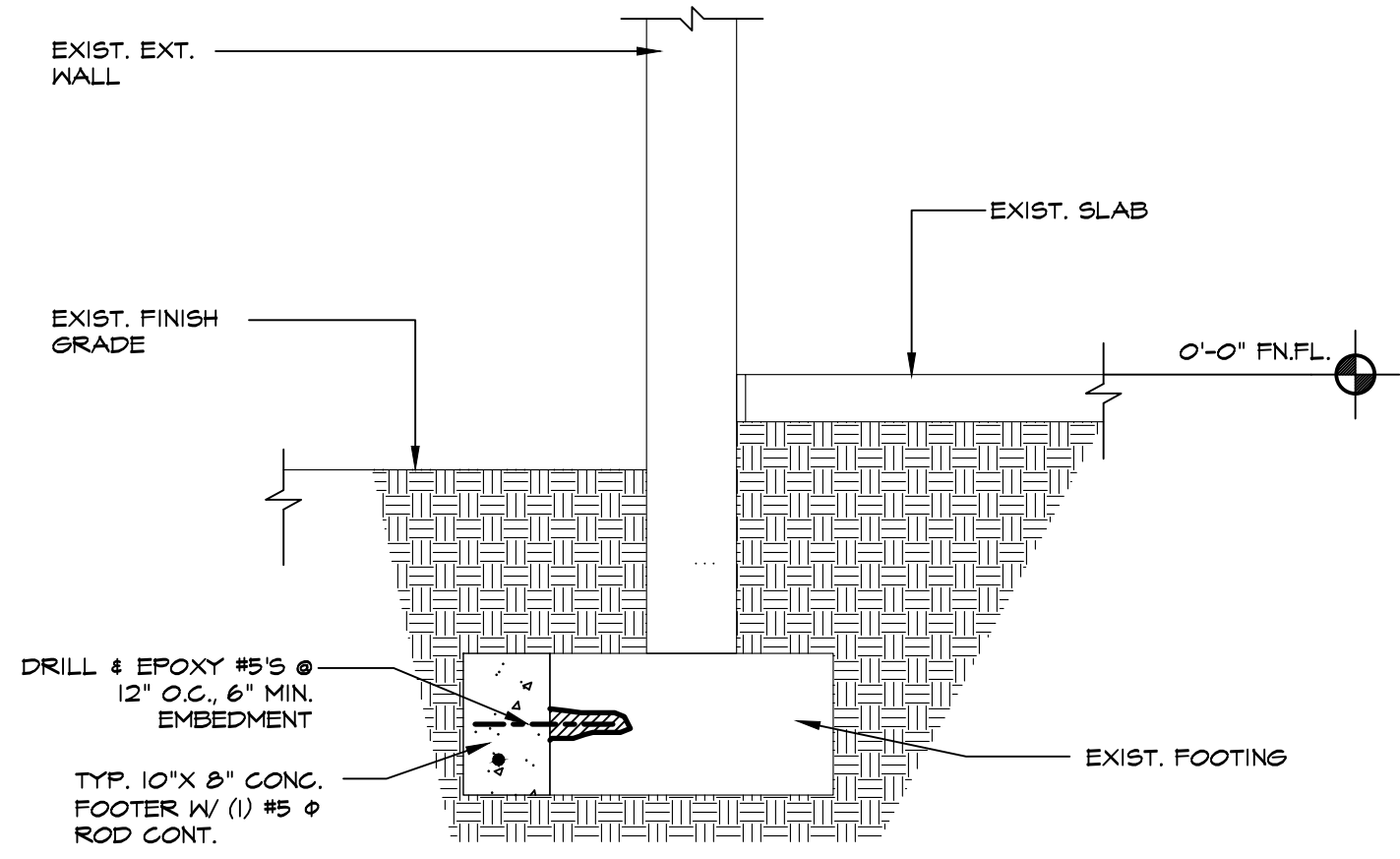
NOTES: WINDOWS & DOORS MUST BE INSTALLED SUCH
THAT THE MAXIMUM GAP IN BETWEEN THE FRAME
AND SUPPORT FRAMING IS 1/4".

INSTALL ALL WINDOW AND DOOR FRAME ASSEMBLIES
PER THE MANUFACTURERS ANCHORING RECOMMENDATIONS
TO ACHIEVE THE SPECIFIED DESIGN PRESSURES.

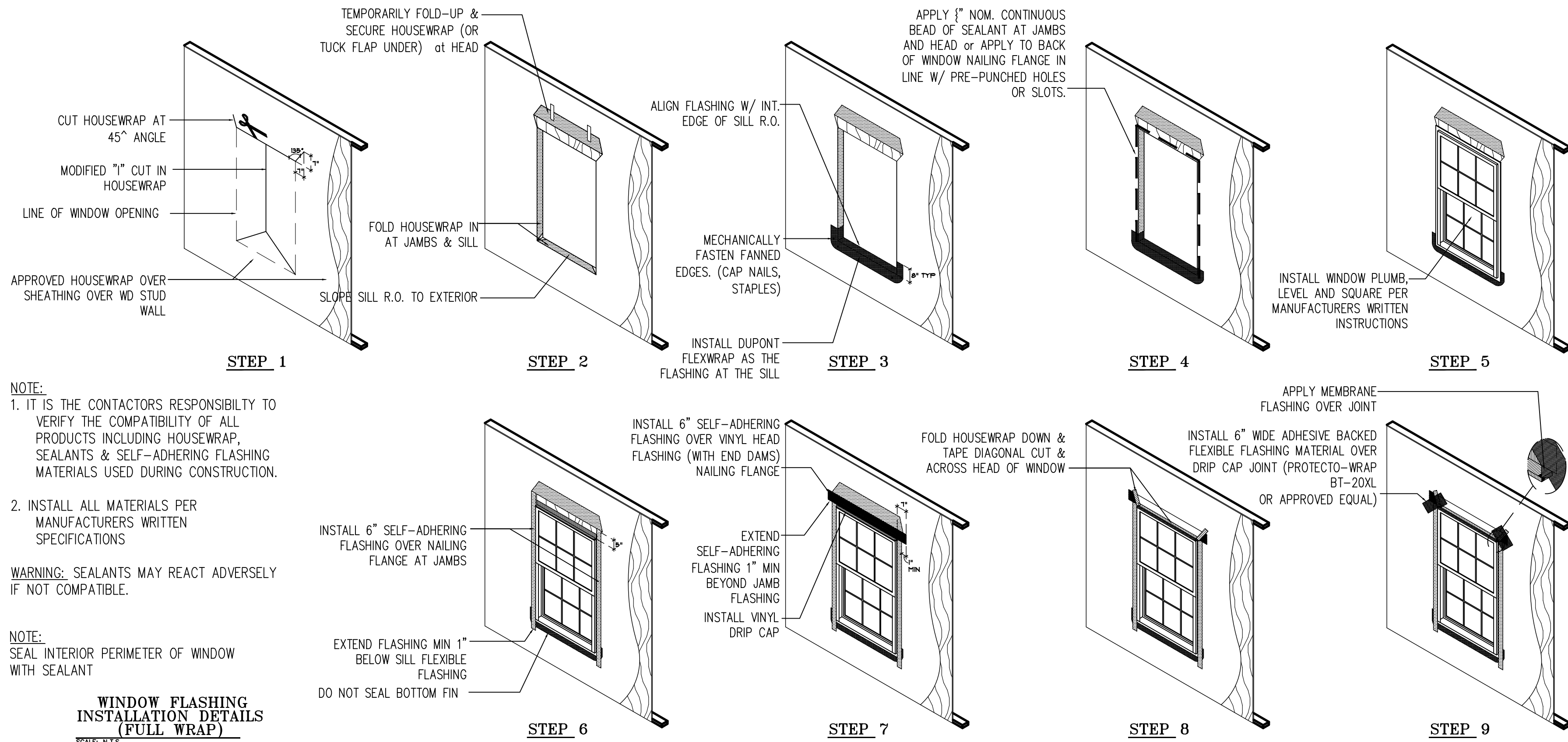
STRAP ENDS OF HEADERS WITH A USP OR SIMPSON
"LSTA24" STRAP TIE AT OPENINGS LESS THAN 5'-0"
WIDE. AT OPENINGS 5'-0" AND WIDER USE (2) USP
OR SIMPSON "LSTA24" STRAPS AT EACH END.



DETAIL STRUCTURAL
HEADERS AND BEAMS



FOOTING REPAIR DETAIL
NOTE: THIS DETAIL APPLIES @ EXIST.
FOOTINGS LESS THAN 10" X 20"
(VERIFY IN FIELD)



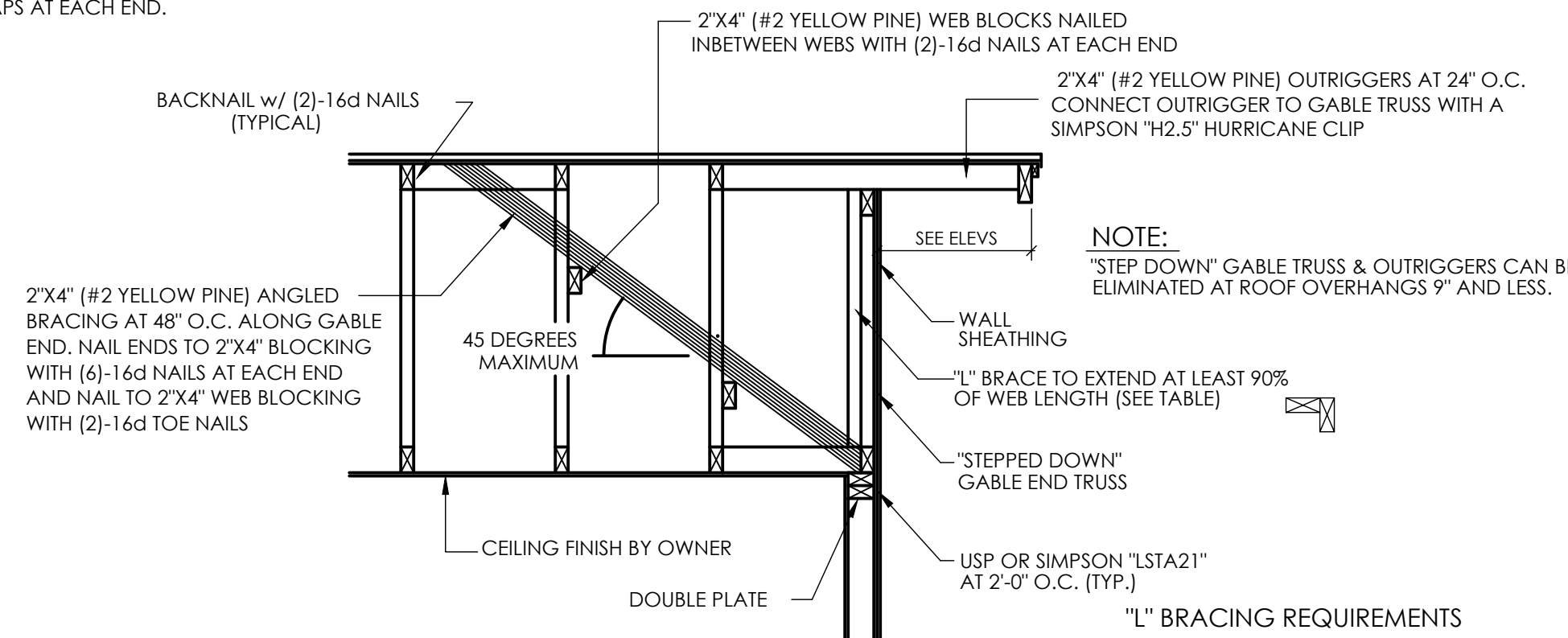
NOTE:
1. IT IS THE CONTACTORS RESPONSIBILITY TO
VERIFY THE COMPATIBILITY OF ALL
PRODUCTS INCLUDING HOUSEWRAP,
SEALANTS & SELF-ADHERING FLASHING
MATERIALS USED DURING CONSTRUCTION.

2. INSTALL ALL MATERIALS PER
MANUFACTURERS WRITTEN
SPECIFICATIONS

WARNING: SEALANTS MAY REACT ADVERSELY
IF NOT COMPATIBLE.

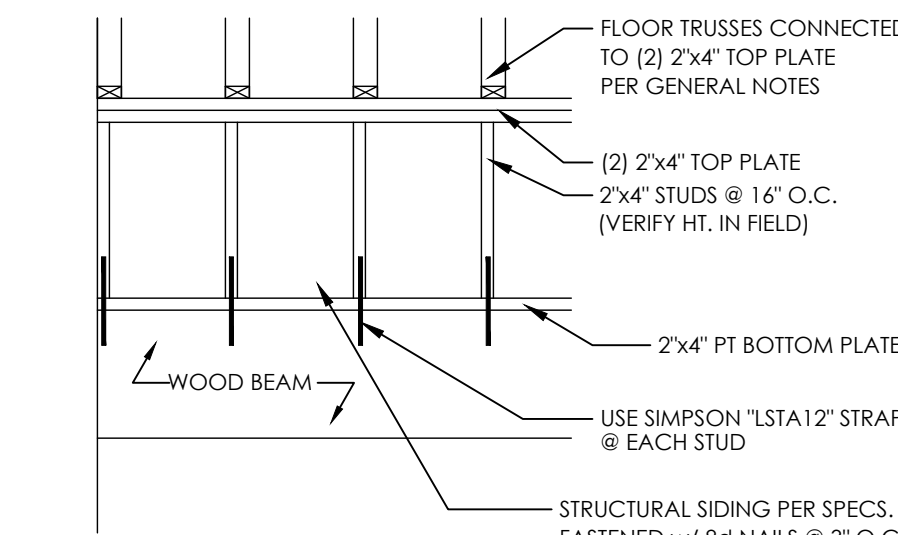
NOTE:
SEAL INTERIOR PERIMETER OF WINDOW
WITH SEALANT

WINDOW FLASHING
INSTALLATION DETAILS
(FULL WRAP)
SCALE: N.T.S.



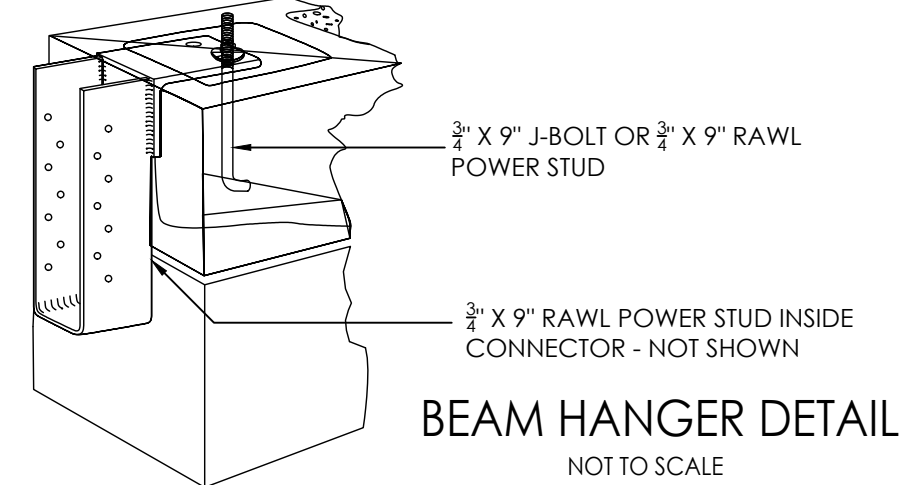
GABLE END DETAIL
SCALE: 1/2" = 1'-0"
(FLAT CLG.)

STUD SPACING	NO. L-BRACING	(1) 2"x4" L-BRACING	(2) 2"x4" L-BRACING	(3) 2"x6" L-BRACING
16"	0'-0" TO 4'-5"	4'-5" TO 8'-0"	8'-0" TO 12'-0"	12'-0" TO 16'-0"
24"	0'-0" TO 4'-0"	4'-0" TO 7'-0"	7'-0" TO 10'-0"	10'-0" TO 14'-0"



FRAME KNEEWALL DETAIL
NOT TO SCALE

PRODUCT CODE	DIMENSIONS		DESIGN LOADS (LBS.)		
	H	W	NORMAL	MAX.	UPLIFT
SIMPSON "MBHA3.56/11.25"	11 1/4"	3 5/8"	5330	5330	3145



BEAM HANGER DETAIL
NOT TO SCALE

DESIGN PROFESSIONAL OF RECORD:
ROLAND ABOUCHACRA, AIA
6336 GRENGATE DR.
ORLANDO, FL 32822
EMAIL: rolandabouchacra@gmail.com
ROLAND ABOUCHACRA, AIA
FLORIDA AR# 93723

COPYRIGHT NOTICE
THE USE OF THESE DRAWINGS AND
SPECIFICATIONS SHALL BE RESTRICTED
TO THE ORIGINAL SITE FOR WHICH
THEY WERE PREPARED AND PUBLI-
CATION THEREOF IS EXPRESSLY
LIMITED TO SUCH USE. REUSE,
REPRODUCTION, OR PUBLICATION
BY ANY METHOD, IN WHOLE OR PART
IS PROHIBITED. TITLE TO THE
DRAWINGS AND SPECIFICATIONS
REMAIN IN THE DESIGNER WITHOUT
PREJUDICE. VISUAL CONTACT WITH
THOSE DRAWINGS AND SPECIFICATIONS
SHALL CONSTITUTE PRIMA FACIE
EVIDENCE OF THE ACCEPTANCE OF
THESE RESTRICTIONS.

LANAI EXTENSION
(PHASE 2)
421 SE ALFRED MARKHAM ST.
LAKE CITY, FLA. 32025

REVISIONS

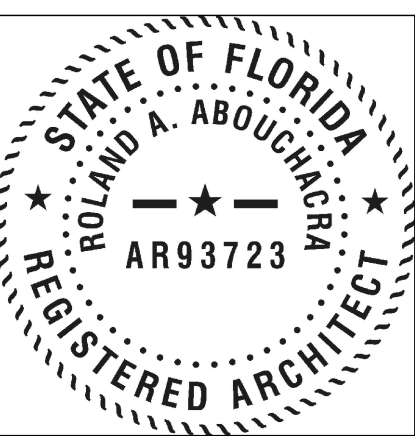
DETAILS
SCALE AS
NOTED

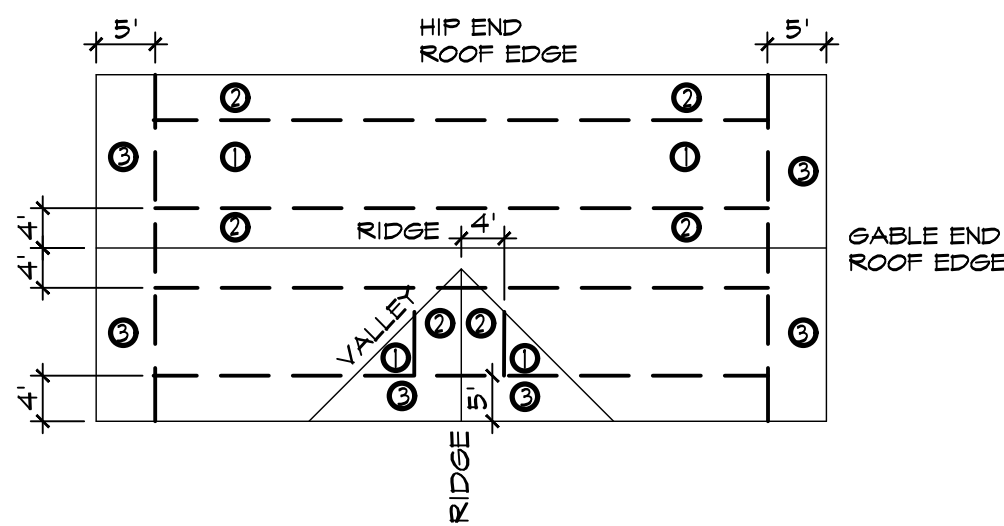
DATE
6-14-2024

SHEET NO.

D-1

SEAL





NAILING PATTERN:

ZONE #1 = 8d @ 12" O.C. FIELD & 6" O.C. EDGE.
ZONE #2 = 8d @ 6" O.C. EDGE & FIELD.
ZONE #3 = 8d @ 4" O.C. GABLE 6" O.C. FIELD & EDGE.

PNEUMATIC NAILS:

PNEUMATIC OR MECHANICALLY DRIVEN NAILS WILL BE ACCEPTED UNDER THE FOLLOWING CONDITIONS:
A. MINIMUM NAIL SIZE: 8d OR LARGER SPIRAL SHANK WITH:
o MINIMUM SHANK DIAMETER - .091
o MINIMUM LENGTH - 2 1/4"
o MINIMUM HEAD DIAMETER - 15/64"

ROOF NAILING PLAN

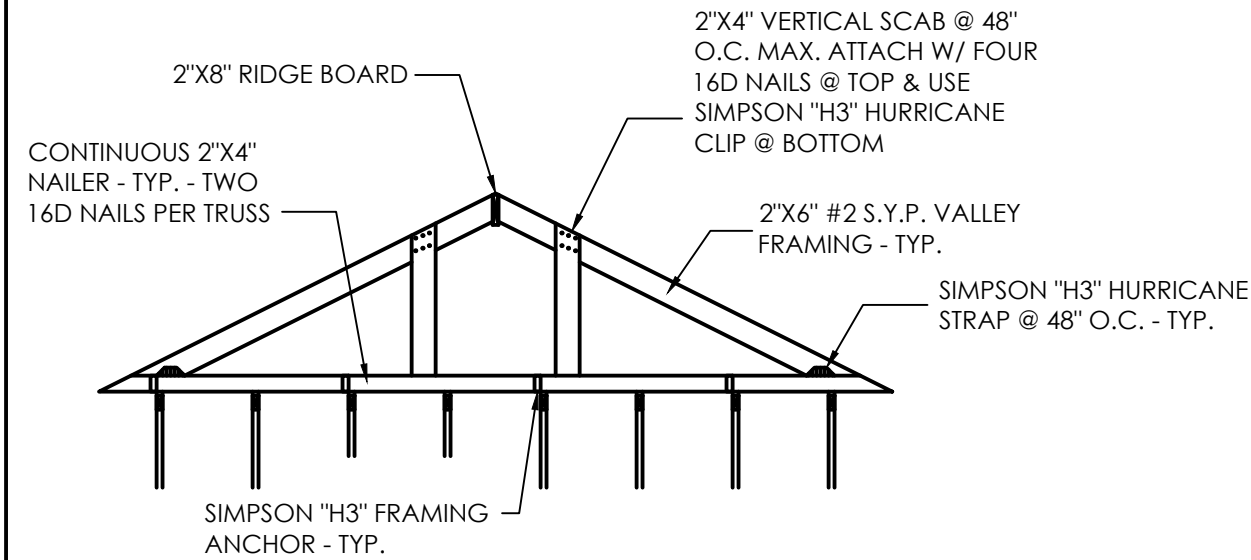
N.T.S.

IF AREAS ARE TO BE CONVENTIONALLY FRAMED: USE #2 YELLOW PINE FOR ROOF RAFTERS @ 24" O.C. AND FOR VALLEY SETS OVER EXISTING ROOF

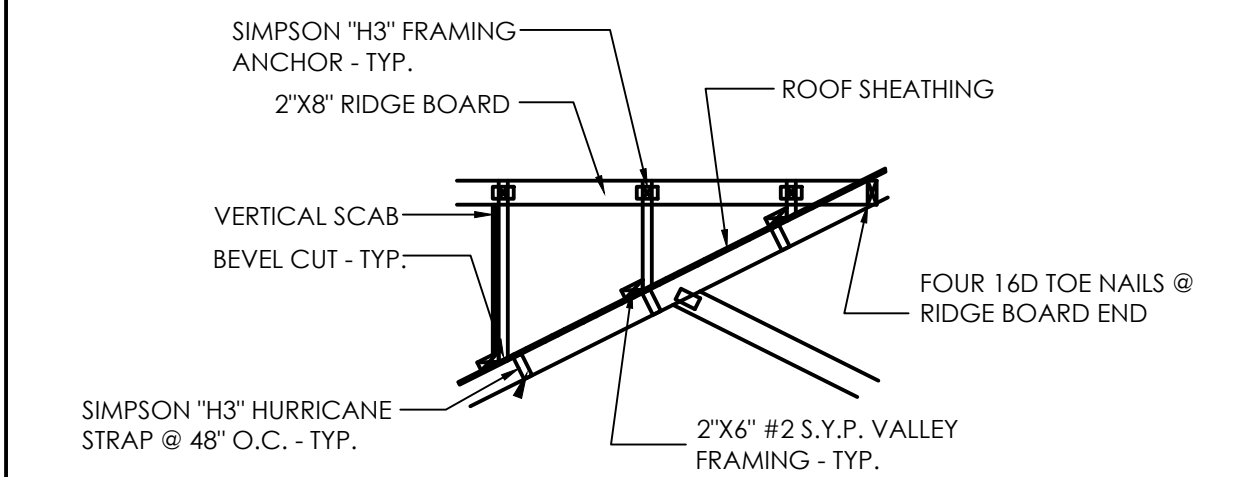
LUMBER	MAX. SPAN
2" x 6"	11'-0"
2" x 8"	13'-11"
2" x 10"	16'-6"
2" x 12"	19'-6"

CONVENTIONAL FRAME CHART

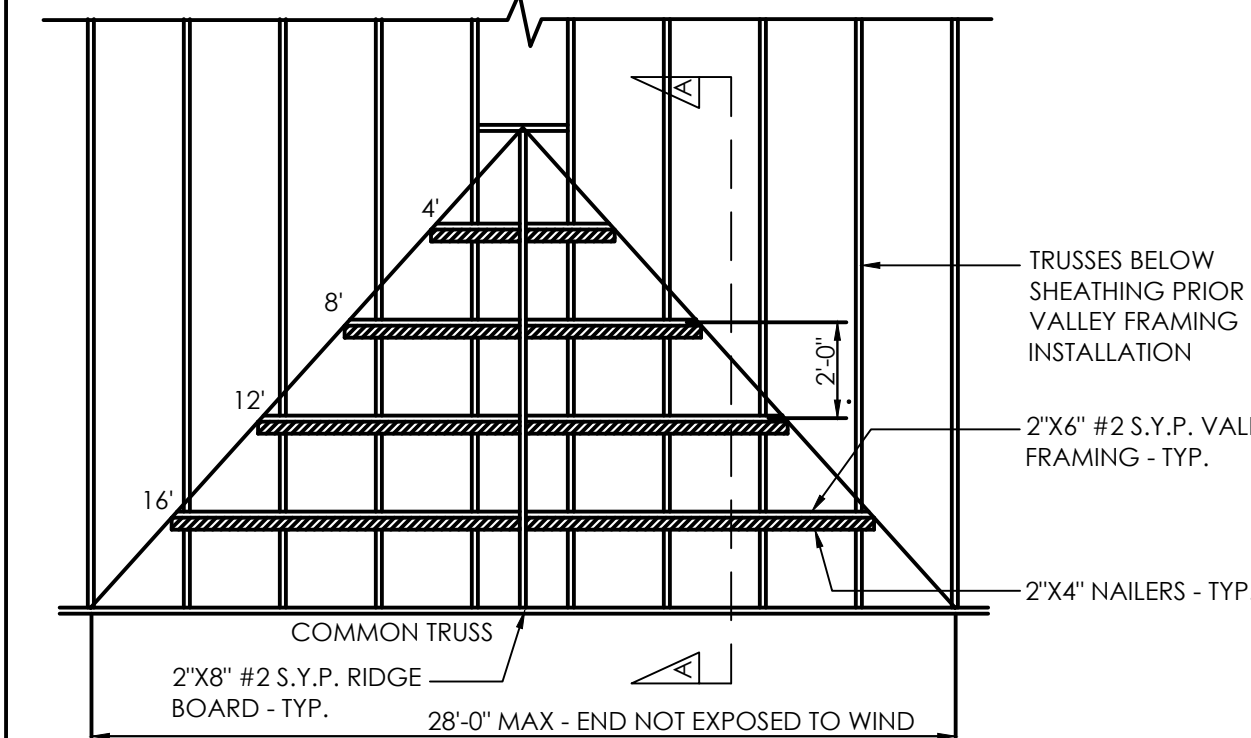
OVERFRAME DETAILS



ROOF VALLEY DETAIL
NOT-TO-SCALE



SECTION "A" - "A"



6"X6" P.T. POST - ATTACH BEAM TO POST W/ (2) SIMPSON "LSTA18" FLAT STRAPS (TYP.)

MATCH OVERHANG, PITCH, FASCIA, ETC. OF PHASE I ROOF.

DBL. 1-3/4"X11-1/4" LVL BEAM

DBL. 2"X12" S.Y.P. #2 BEAM (TYP. U.N.O.)

TRUSS LAYOUT BY TRUSS MANUFACTURER

DBL. 2"X12" S.Y.P. #2 BEAM (TYP. U.N.O.)

DEMO EXIST. OVERHANG / FASCIA AS REQ'D

FIELD BUILT OVERFRAMING

HATCH DENOTES NEW 2"X6" EXT. FRAME LOAD BEARING WALL.

DBL. 2"X12" S.Y.P. #2 HDR.

DBL. 2"X12" S.Y.P. #2 HDR.

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

EXIST. SECTION OF HOME
TO REMAIN U.N.O.

NAILING PATTERNS

ROOF NAILING PATTERNS		
MARK	ZONE	NAILING DISCRPTION
1	1	USE 8D COMMON @ 6" O.C.
2	2	USE 8D COMMON @ 6" O.C.
3	3	USE 8D COMMON @ 4" O.C.

NOTE:
WOOD FOR STRUCTURAL CONDITIONS TO BE SOUTHERN YELLOW PINE.
GROUP II SPECIES OR MINIMUM fb=<1300 P.S.I. >

NAILING PATTERN FOR SHEATHING @ WALL:
4" O.C. SHORT SIDE, 8d
6" O.C. LONG SIDE, 8d
12" O.C. IN FIELD, 8d

HEADERS

HEADER DESIGN	STUD DIMENSION
(2) STUDS EACH SIDE	1'-6" - 6'-0"
(3) STUDS EACH SIDE	6'-0" - 12'-0"
(4) STUDS EACH SIDE	12'-0" - 18'-0"

ANCHOR TRUSS SCHEDULE

MARK	SIMPSON	UPLIFT MAX.	PER ANCHOR
A	META 20	1,450	14-10d x 1 1/2"
B	H 10	905	8-8d x 1 1/2"
C	2-META 20	2175	14-10d x 1 1/2"

1. ALL ROOF TRUSS TO CONCRETE BLOCK, KNOCK OUT BLOCK TIE BEAM TO BE ANCHOR "A" UNLESS OTHERWISE NOTED.
2. ALL FLOOR TRUSS TO TIE BEAM CONNECTIONS TO BE ANCHOR "A"
3. ALL ROOF TO DOUBLE TOP PLATE CONNECTION TO BE ANCHOR "B" UNLESS OTHERWISE NOTED. USE ANCHOR "C" FOR UPLIFTS OVER 1450.REFER TO SCHEDULE ABOVE.
4. ROOF PITCH AS INDICATED ON ELEVATIONS.
5. ROOF OVERHANG IS 24" U.N.O.
6. TRUSS SPACING IS 24" O.C. MAXIMUM.
7. TRUSS MANUFACTURER WILL PROVIDE ALL TRUSS TO TRUSS CONNECTIONS.
8. REFER TO ENGINEERED DRAWING PREPARED BY TRUSS COMPANY FOR LAYOUT AND INDIVIDUAL PROFILES AND REACTIONS.
9. ALL HAND FRAMING TO BE 2x6 @ 24" O.C. MAXIMUM. LUMBER TO SPECIES II (fb = 1,500 PSI)

GENERAL LUMBER NOTES:

1. ALL LUMBERS TO BE SOUTHERN YELLOW PINE NO 2 WITH MAX. CONTENT OF MOISTURE 14 PRESSURE TREATED.
2. EXTERIOR DOORS & MUST BE OF FIBERGLASS & MIN. THICKNESS OF 1 3/8" SOLID CORE.
3. WINDOWS MUST WITHSTAND A MIN. PRESSURE OF 30 P.S.F.
4. PROVIDE ADEQUATE BRACING & BRIDGING TO TRUSSES TO RESIST WIND & OTHER LATERAL FORCES.

TYPICAL TRUSSES FRAMING NOTE:

1. TRUSS MANUFACTURER TO PROVIDE PRE-ENGINEERED SHOP DRAWING FOR THIS BUILDING BASED ON 140 MPH WIND LOAD, SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER FOR SPAN AND LOADING OF 4T LBS PER SQ. FT. TOTAL LOAD.
2. SEE ELEVATIONS FOR ROOF PITCH & OVERHANG.
3. PROVIDE TIE IN PACKAGE AS REQUIRED (VALLEY).
4. MANUFACTURER TO VERIFY SPAN LOCATION ON SITE BEFORE FABRICATION.
5. TRUSS MANUFACTURER TO PROVIDE COMPLETE ROOF FRAMING PLAN KEYED TO THE TRUSS PROFILES SHOWING EACH TRUSS UP LIFT, LATERAL LOADS, AND DOWN LOADS.
6. CONTRACTOR TO VERIFY CEILING TYPE & HEIGHT W/ OWNER & TRUSS MANUFACTURER BEFORE CONSTRUCTION & FABRICATION OF TRUSSES.
7. CONTRACTOR TO SUBMIT TRUSS PRE-ENGINEERED SHOP DRAWINGS TO ARCHITECT FOR APPROVAL BEFORE FABRICATION & CONSTRUCTION.

DESIGN PROFESSIONAL OF RECORD:
ROLAND ABOUCHACRA, AIA
6336 GRENGATE DR.
ORLANDO, FL 32822
EMAIL: rolandabouchacra@gmail.com
ROLAND ABOUCHACRA, AIA
FLORIDA AR# 93723

COPYRIGHT NOTICE
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART IS PROHIBITED. TITLE TO THE DRAWINGS AND SPECIFICATIONS REMAIN IN THE DESIGNER WITHOUT PREJUDICE. VISUAL CONTACT WITH THOSE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

LANAI EXTENSION
(PHASE 2)

421 SE ALFRED MARKHAM ST.
LAKE CITY, FLA. 32025

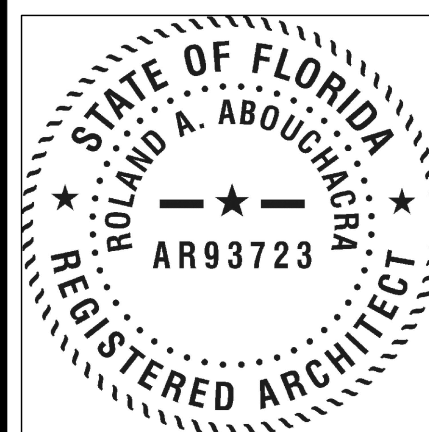
REVISIONS

FRAMING PLAN
1/4"=1'-0"

DATE
6-14-2024

SHEET NO.
70-1

SEAL



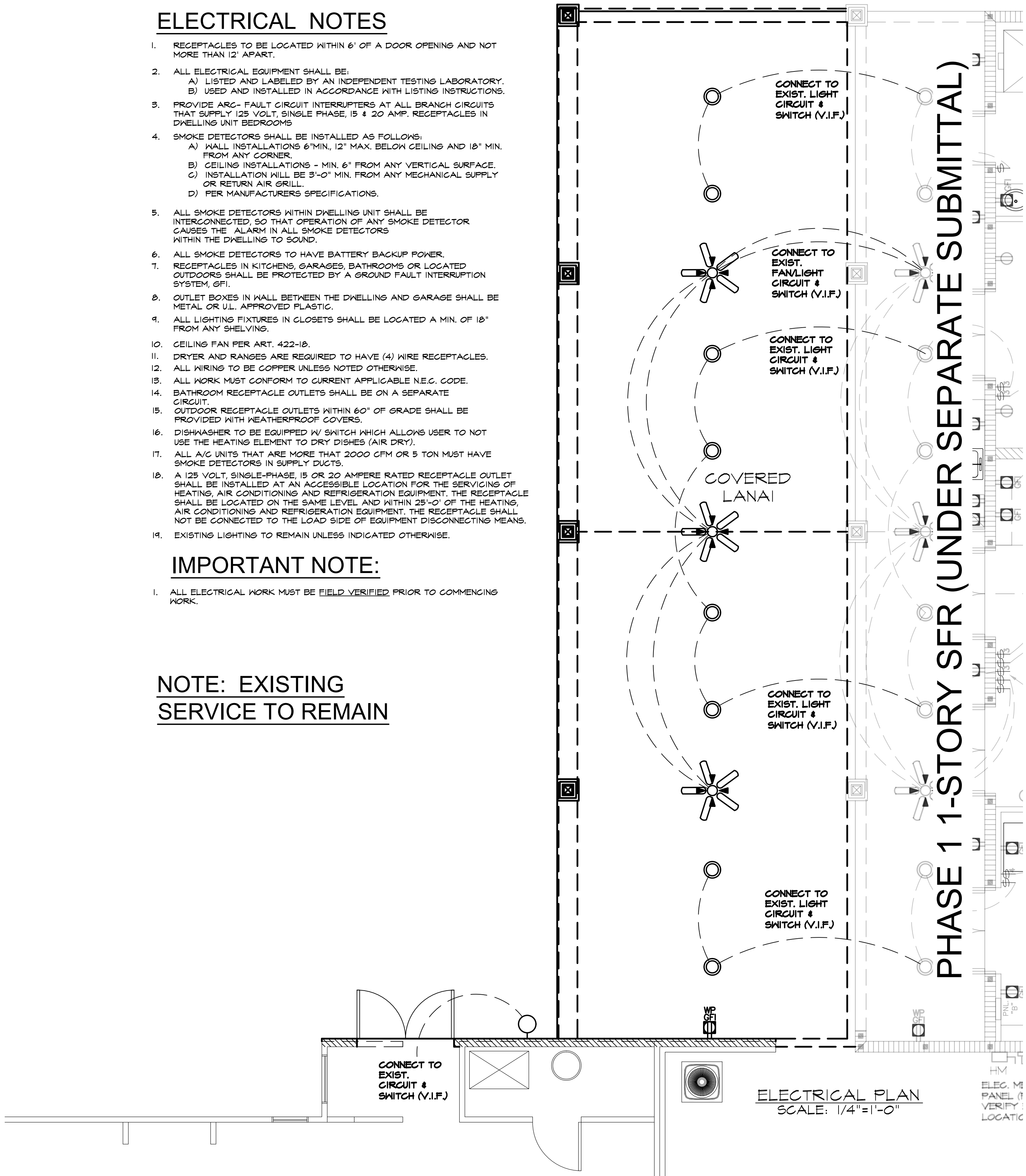
ELECTRICAL NOTES

- RECEPTACLES TO BE LOCATED WITHIN 6' OF A DOOR OPENING AND NOT MORE THAN 12' APART.
- ALL ELECTRICAL EQUIPMENT SHALL BE:
 - LISTED AND LABELED BY AN INDEPENDENT TESTING LABORATORY.
 - USED AND INSTALLED IN ACCORDANCE WITH LISTING INSTRUCTIONS.
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS AT ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 & 20 AMP. RECEPTACLES IN DWELLING UNIT BEDROOMS
- SMOKE DETECTORS SHALL BE INSTALLED AS FOLLOWS:
 - WALL INSTALLATIONS 6" MIN, 12" MAX. BELOW CEILING AND 18" MIN. FROM ANY CORNER.
 - CEILING INSTALLATIONS - MIN. 6" FROM ANY VERTICAL SURFACE.
 - INSTALLATION WILL BE 3'-0" MIN. FROM ANY MECHANICAL SUPPLY OR RETURN AIR GRILL.
 - PER MANUFACTURERS SPECIFICATIONS.
- ALL SMOKE DETECTORS WITHIN DWELLING UNIT SHALL BE INTERCONNECTED, SO THAT OPERATION OF ANY SMOKE DETECTOR CAUSES THE ALARM IN ALL SMOKE DETECTORS WITHIN THE DWELLING TO SOUND.
- ALL SMOKE DETECTORS TO HAVE BATTERY BACKUP POWER.
- RECEPTACLES IN KITCHENS, GARAGES, BATHROOMS OR LOCATED OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM, GFI.
- OUTLET BOXES IN HALL BETWEEN THE DWELLING AND GARAGE SHALL BE METAL OR U.L. APPROVED PLASTIC.
- ALL LIGHTING FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 18" FROM ANY SHELVING.
- CEILING FAN PER ART. 422-10.
- DRYER AND RANGES ARE REQUIRED TO HAVE (4) WIRE RECEPTACLES.
- ALL WIRING TO BE COPPER UNLESS NOTED OTHERWISE.
- ALL WORK MUST CONFORM TO CURRENT APPLICABLE N.E.C. CODE.
- BATHROOM RECEPTACLE OUTLETS SHALL BE ON A SEPARATE CIRCUIT.
- OUTDOOR RECEPTACLE OUTLETS WITHIN 60' OF GRADE SHALL BE PROVIDED WITH WEATHERPROOF COVERS.
- DISHWASHER TO BE EQUIPPED W/ SWITCH WHICH ALLOWS USER TO NOT USE THE HEATING ELEMENT TO DRY DISHES (AIR DRY).
- ALL A/C UNITS THAT ARE MORE THAT 2000 CFM OR 5 TON MUST HAVE SMOKE DETECTORS IN SUPPLY DUCTS.
- A 125 VOLT, SINGLE-PHASE, 15 OR 20 AMPERE RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25'-0" OF THE HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL NOT BE CONNECTED TO THE LOAD SIDE OF EQUIPMENT DISCONNECTING MEANS.
- EXISTING LIGHTING TO REMAIN UNLESS INDICATED OTHERWISE.

IMPORTANT NOTE:

- ALL ELECTRICAL WORK MUST BE FIELD VERIFIED PRIOR TO COMMENCING WORK.

NOTE: EXISTING SERVICE TO REMAIN



KEYNOTES

LIGHTING/EXHAUST FANS

- WALL MOUNT MULTI-LIGHT FIXTURE. (SIZE AS SHOWN)
- WALL MOUNT LIGHT FIXTURE
- VAPOR PROOF RECESSED LIGHT FIXTURE - U.L. APPROVED
- CEILING MOUNT LIGHT FIXTURE
- CAN LIGHT FIXTURE
- MINI CAN LIGHT FIXTURE
- EYEBALL, RECESSED.
- FLUORESCENT LIGHT FIXTURE 1X4, SURFACE MOUNT.
- UNDER CABINET LIGHTING

- CEILING MOUNT CHANDELIER
- FLOOD LIGHTS, WALL MOUNT
- EXHAUST FAN - 50 CFM MIN VENTED TO OUTSIDE AIR
- EXHAUST FAN- 50 CFM MIN. W/HEAT LAMP
- FAN, SINGLE SWITCH
- FAN, DOUBLE SWITCH W/LIGHT KIT

SWITCHES

- SWITCH, SINGLE POLE.
- 3-WAY SWITCH.
- 4-WAY SWITCH.

OUTLETS

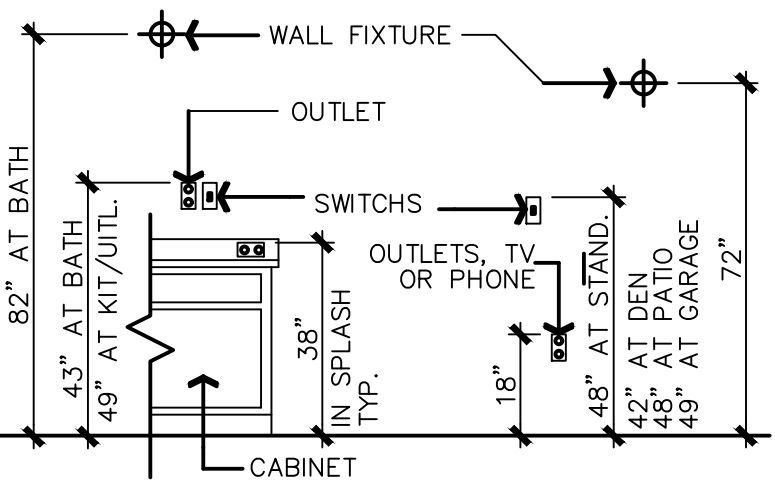
- 110 V CONV DUPLEX OUTLET
- 110 V CONV DUPLEX OUTLET HALF HOT/HALF SWITCH
- 220V 220V OUTLET
- 220V 220V WITH A/C DISCONNECT
- GFI GROUND FAULT INTERRUPTED DUPLEX OUTLET
- GFI WP WEATHERPROOF GROUND FAULT INTERRUPTED DUPLEX OUTLET
- JUNCTION BOX

GENERAL ELECTRICAL

- CHIMES
- PUSHBUTTON
- SMOKE DETECTOR HARD WIRE INTO ELECTRICAL, W/BATTERY BACKUP. DETECTORS SHALL SOUND AN ALARM IN ALL SLEEPING AREA.
- CARBON MONOXIDE DETECTOR
- TELEPHONE JACK
- TELEVISION JACK
- THERMOSTAT

- TRANS. TRANSFORMER FOR CHIMES

TYPICAL INSTALLATION HEIGHTS



DESIGN PROFESSIONAL OF RECORD:
ROLAND ABOUCHACRA, AIA
6336 GRENGATE DR.
ORLANDO, FL 32822
EMAIL: rolandabouchacra@gmail.com
ROLAND ABOUCHACRA, AIA
FLORIDA AR# 93723

COPYRIGHT NOTICE
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART IS PROHIBITED. TITLE TO THE DRAWINGS AND SPECIFICATIONS REMAIN IN THE DESIGNER WITHOUT PREJUDICE. VISUAL CONTACT WITH THOSE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

LANAI EXTENSION
(PHASE 2)
421 SE ALFRED MARKHAM ST.
LAKE CITY, FLA. 32025

REVISIONS

ELECTRICAL
PLAN & NOTES
1/4"=1'-0"

DATE 6-14-2024

SHEET NO.

E-1

SEAL

