OWNER INFORMATION:

SG BUILD COMPANY
10329 CROSS CREEK BLVD.
TAMPA, FL 33647

ENGINEER INFORMATION:

DR. RAM A. GOEL, PH.D., P.E 47431
SONEY FM LLC
CORY LAKE PROFESSIONAL CENTER
10329 CROSS CREEK BLVD., SUITE P
TAMPA, FL 33647
Ph: 727-420-4796
Fax: (813) 972-2846
www.soneyfmllc.com

CONTRACTOR INFORMATION:

SG BUILD COMPANY
10329 CROSS CREEK BLVD.
SUITE P
TAMPA, FL 33647

AS-BUILT INFORMATION:

IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PROVIDE ALL AS-BUILT INFORMATION TO THE ENGINEER INCLUDING BUT NOT LIMITED TO ALL DEVIATIONS TO THE APPROVED PLANS AND COST ESTIMATES.

CODES COMPLIED WITH:

1. FLORIDA BUILDING CODE-2020, 7TH EDITION RESIDENTIAL
2. ASCE 7-16 FOR WIND LOADS
3. FEMA FLOOD ZONE "X" DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP DATED 11/02/2018 FIRM PANEL NUMBER 12023C0290D.

PROPERTY INFORMATION:

PROPERTY USE: SINGLE FAMILY RESIDENTIAL

PARCEL ID: 34-3S-16-02462-318(43466)
SECTION : 34, TOWNSHIP 3S, RANGE 16E
BOOK/PAGE: 1432/0966

LEGAL DESCRIPTION:

LOT 18 OAK MEADOW PLANTATION UNIT 3. 816-2412, 880-1850, WD 998-1130, WD 1066-444,446, QC 1262-1008, QC 1368-469, QC 1432-966,

AS-BUILT INFORMATION:

IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE ALL AS-BUILT INFORMATION TO THE ENGINEER INCLUDING BUT NOT LIMITED TO ALL DEVIATIONS TO THE APPROVED PLANS AND COST ESTIMATES.

LIABILITY INFORMATION:

THIS DRAWING IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND SEALED OR UNTIL THE REQUIREMENTS OF THE 2020 7thEDITION OF THE FLORIDA BUILDING CODE IS CHANGED.

THIS DRAWING IS SIGNED AND SEALED FOR THE STRUCTURAL PORTIONS OF THE DRAWING ONLY. ARCHITECTURAL, ELECTRICAL, OR MECHANICAL DETAILS, IF SHOWN, ARE FOR VISUAL REFERENCE ONLY AND ARE NOT COVERED UNDER THIS SEAL.

YEAR BUILT; VACANT

AREA TABULATIONS:

1. LIVING UNIT= 1
2. NO. OF STORIES = 1
3. LOT = 37,026 S.F.
4. HEATED AREA = 1,825 SQFT
5. GARAGE AREA = 428 SQFT
6. COVERED ENTRANCE AREA = 24 SQFT
7. COVERED LANAI AREA = 101 SQFT
8. TOTAL AREA = 2,378 SQFT
9. PAVED DRIVEWAY = 1,000 SQFT
10. TOTAL IMPERVIOUS AREA = 3,378 SQFT
11. TOTAL PERVIOUS AREA = 33,648 SQFT

CODE ANALYSIS:

CODE :

FLORIDA BUILDING CODE RESIDENTIAL,
FBC 2020, 7TH EDITION EDITION FLORIDA
FIRE PREVENTION CODE 2020, 7TH EDITION EDITION
COUNTY: COLUMBIA COUNTY
CITY: LAKE CITY
CONSTRUCTION TYPE: VB

OCCUPANCY :

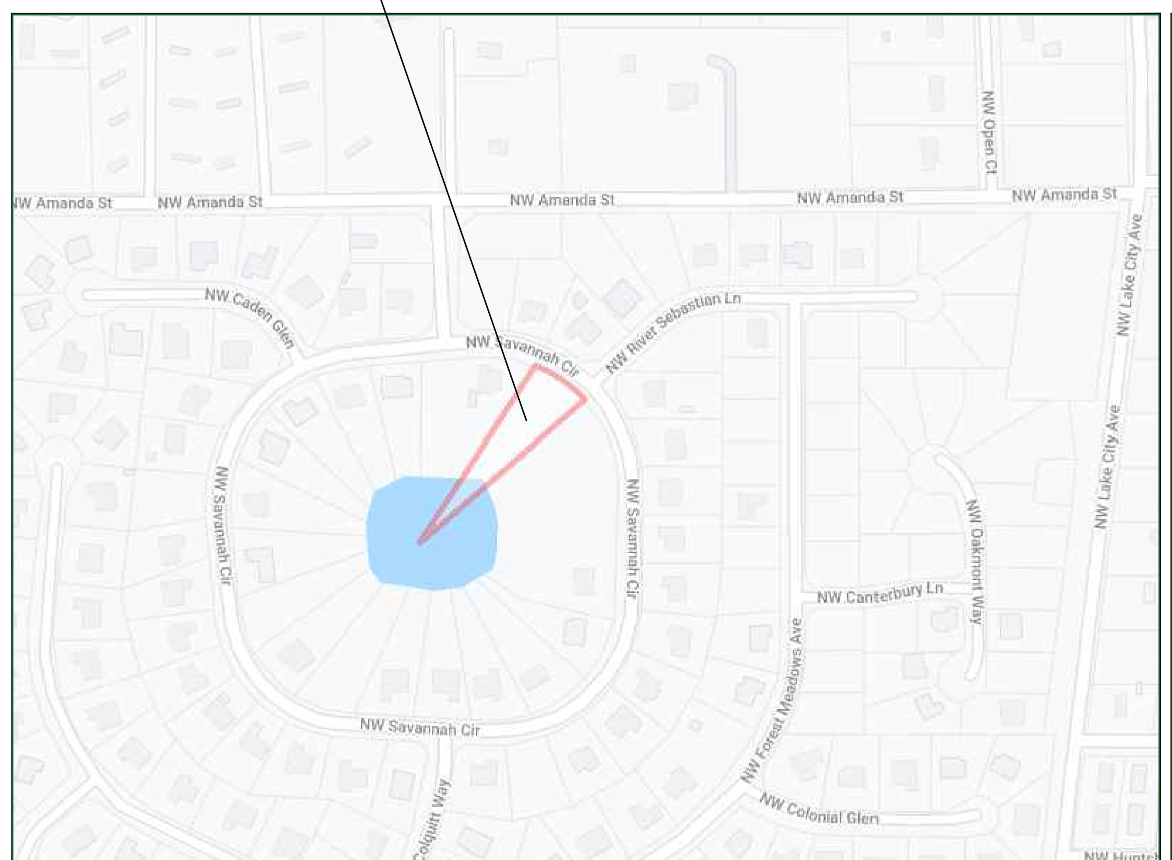
PROPOSED: RESIDENTIAL SINGLE FAMILY

HEIGHT & NO. OF STORIES:

NUMBER OF STORIES: ONE STORY
BUILDING HEIGHT 19'-1"FT

SECTION 34,TOWNSHIP 3S, RANGE 16E
791, NW SAVANNAH CIR.,
LAKE CITY, FL 32055
COLUMBIA COUNTY

PROJECT SITE



PROJECT SITE

NORTH

STRUCTURAL NOTES:

FOUNDATIONS

SOIL TO BE COMPACTED TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM - 1557 (MODIFIED PROCTOR)

FOUNDATION INSPECTIONS

A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON SITE FOR THE BUILDING INSPECTORS USE, OR ALL PROPERTY MARKERS SHALL BE EXPOSED .

CAST IN PLACE CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI, A SLUMP OF 4" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.58
2. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 40.
3. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
4. HORIZONTAL FOOTING BARS SHALL BE BENT 1'-0" AROUND CORNERS OR CORNER BARS WITH A 2'-0" LAP PROVIDED
5. MINIMUM LAP SPLICES ON ALL REINFORCING BAR SPLICES SHALL BE 40 BAR DIAMETERS TYP.

MASONRY WALL CONST.

1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 PSI (F'M = 1500 PSI)
2. MORTAR SHALL BE TYPE "M" OR "S", CONFORMING TO ASTM C270.
3. COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI SLUMP 8" TO 11".
4. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.
5. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 192 BAR DIAMETERS. REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL TYPICAL UNLESS OTHERWI E NOTED.
6. REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED ON THE DRAWINGS

WOOD CONSTRUCTION

1. WOOD CONSTRUCTION SHALL CONFORM TO THE NFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION.
2. ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS, (I.E. BLOCKING OR GABLE END BRACING) SHALL BE EITHER SOUTHERN PINE, OR S.P.F. NUMBER 2 GRADE SHALL BE USED REGARDLESS OF SPECIES.
3. ANY WOOD FRAME BEARING WALL STUDS THAT ARE CUT FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES,OR EQUAL TYP., U.N.O.

WOOD FRAMING INSPECTION

ALL PLUMBING, ELECTRICAL, AND MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED AND APPROVED BEFORE REQUESTING FRAMING INSPECTION.

STRUCTURAL STEEL

ALL STRUCTURAL & MISCELLANEOUS STEEL A36 36.000 PSI U.N.O
TUBE STEEL : ASTM A500, GRADE B , FY=46,000 PSI
PIPE STEEL : ASTM A 53 , TYPE E OR'S , FY = 35,000 PSI
SHOP AND FEILD WELDS: E70XX ELECTRODES
STRUCTURAL BOLTS : ASTM A325 , BEARING TYPE CONNECTION
STRUCTURAL BOLTS : ASTM A307
STRUCTURAL BOLTS: ASTM A307 FOR SECONDARY CONNECTIONS WHERE INDICATED. ALL BOLTS CAST IN CONCRETE : ASTM A36 OR ASTM A-307 STEEL REINFORCEMENT SHOPDRAWINGS TO BE PROVIDED TO ENGINEER OF RECORD BEFORE FABRICATION.

PREFABRICATED WOOD TRUSSES

1. ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS.
2. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" BY AMERICAN FOREST AND PAPER ASSOCIATION .
3. TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25%) TO WITHSTAND THE LIVE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD.
4. BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.
5. TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FOLLOWING DESIGN LOADS:
6. DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION.
7. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURERS DELEGATED SPECIALTY ENGINEER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES . SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS, AND AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
8. THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

UPLIFT CONNECTORS

1. UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALLS WOULD NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE CONSULT THE TRUSS ENGINEERING FOR THE LOCATION OF THESE WALLS.

FIELD REPAIR NOTES

1. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) "SIMPSON MTS12 TWIST STRAP W/ (4) 3/16" X 2 1/4" DIA. TAPCONS TO THE BOND BEAM BLOCK AND (7) 10D TO THE TRUSS FOR UPLIFTS OF 1000 LBS. OR LESS. USE (2) FOR 2000 LBS. OR LESS. OTHERS MAY BE SUBSTITUTED ON A CASE BY CASE BASIS.
2. MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. A36 THREADED ROD SET IN 5/8" DIA. X 6" DEEP HOLE 2/3 FULL WITH " PROPOXY " 300 ADHESIVE BINDER FOLLOWING ALL MANUFACTURERS RECOMMENDATIONS (OR 1/2" X 6" RAWL STUD EXPANSION ANCHORS.) HOLES MUST BE CLEANED . WITH WIRE BRUSH AND OIL FREE - COMPRESSED AIR PER MANUFACTERS INSTRUCTIONS
3. FOR MISSED REBAR LOCATION DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR, AND INSTALL A 32" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDDEMENT EPOXY (SIMPSON "EPOXY TIE SET", OR HILTI " 2 PART" EMBEDDMENT EPOXY), MIXED PER MANUFACTURER'S INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO MANUFACTURERS SPECIFICATIONS THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.
4. HURRICANE STRAPS MAY BE SUBSTITUTED WITH A STRAP OF GREATER UPLIFT AND LATERAL LOAD VALUE IN THE FIELD WITHOUT VERIFICATION, PROVIDED ALL MANUFACTURERS INSTALLATION INSTRUCTIONS ARE FOLLOWED.
5. FOR MORTER JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT (BAR DOES NOT HAVE TO BE CONT. TO FOOTING)

STRUCTURAL DESIGN CRITERIA

CODES:	2020FLORIDA BUILDING CODE (7TH EDITION) NFPA 70 NATIONAL ELECTRICAL CODES. (NEC 2017) BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-14) SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-10) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-11) NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2015 EDITION WOOD FRAMED CONSTRUCTION MANUAL 2017 EDITION APA PLYWOOD DESIGN SPECIFICATION	
LIVE LOADS:	ROOF	30 PSF (REDUCIBLE)
	RESIDENTIAL FLOOR, UNLESS OTHERWISE INDICATED	40 PSF
	BALCONIES	60 PSF
	STAIRS	40 PSF
	LIGHT PARTITIONS (DEAD LOAD), U.N.O.	20 PSF 10 PSF ATTIC L.L.
CONCRETE STRENGTH @ 28 DAYS	ALL CONCRETE UNLESS OTHERWISE INDICATED	3000 PSI
	PEA GRAVEL CONCRETE FOR MASONRY CELLS ONLY	3000 PSI
REINFORCING:	WELDED WIRE FABRIC SHALL CONFORM TO	ASTM A185
	ALL REINFORCING BARS	ASTM A615-40 40,000 PSI
	ALL STIRRUPS AND TIES	ASTM A615-40 40,000 PSI
	POLYPROPYLENE FIBERS FOR SLABS ON GRADE	MINIMUM 5 LBS. OF FIBER PER CUPIC YARD
EPOXY:	SIMPSON HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE WAS USED IN THE DESIGN OF THIS. IF CONTRACTORS WISH TO USE A DIFFERENT EPOXY, THEY MUST FIRST CONTACT THE ENGINEER OF RECORD FOR WRITTEN APPROVAL.	
CONCRETE MASONRY UNITS:	ASTM C90-15, STANDARD WEIGHT UNITS, FM=1500 PSI MORTAR TYPE "S" 1800 PSI CONCRETE GROUT 3000 PSI CONTINUOUS MASONRY INSPECTION IS REQUIRED DURING CONSTRUCTION	
STRUCTURAL STEEL:	ALL STRUCTURAL AND MISCELLANEOUS STEEL A36 36,000 PSI, U.N.O SHOP AND FIELD WELDS: E70XX ELECTRODES ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307	
WOOD FRAMI	BEAMS, RAFTERS, JOIST, PLATES, ETC. U.N.O. NO. 2 SOUTHERN YELLOW PINE (19% M.C.) OR # 2 SPRUCE ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR, OR OSB FLOOR SHEATHING T&G A-C GROUP I APA RATED (48/24) SHEATHING: PLYWOOD C-C/C-D, EXTERIOR OR OSB VERSA LAM BEAM FB = 2900 PSI (2.0E) WOOD COLS. PARALLAM 2.0E U.N.O.	

WOOD ROOF TRUSSES:	DESIGN LOADS:	SHINGLE ROOF:	TILE ROOF:
	TOP CHORD LIVE LOAD: TOP	30 PSF	30 PSF
	CHORD DEAD LOAD:	10 PSF	10 PSF
	BOTTOM CHORD DEAD LOAD	10 PSF	10 PSF
		50 PSF	50 PSF

SEE DRAWINGS FOR SPECIAL CONCENTRATED LOADS IF REQUIRED
DESIGN ROOF TRUSSES FOR WINDLOADS PER FBC 2017 USING EITHER ULTIMATE OR ALLOWABLE LOADS SO LONG AS ALL APPROPRIATE FACTORS AND COMBINATIONS ARE USED THROUGHOUT THE ENTIRE DESIGN BOTH SUCTION AND PRESSURE MUST BE CONSIDERED

WOOD FLOOR TRUSSES:	DESIGN LOADS:	
	DEAD LOAD:	15 PSF
	LIVE LOAD:	40 PSF
	TOTAL:	55 PSF

SOIL BEARIN VALUE: ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000 PSF
SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS
IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN.
SOIL TO BE COMPACTED TO AT LEAST 95 % OF MAX. DRY DENSITY AS DETERMINED BY ASTM - 1557 (MODIFIED PROCTOR)

NOTE: THE DESIGN IS IN COMPLIANCE WITH ASCE-24

INDEX

C-1 - COVER SHEET
SP-1 - SITE PLAN
F-1 - FOUNDATION PLAN
A-1 - FLOOR PLAN
A-2 - ELEVATION
A-3 - ROOF LAYOUT
D-1 - FRAMING DETAILS
E-1 - ELECTRICAL FLOOR PLAN
P-1 - PLUMBING LAYOUT PLAN
H-1 - HVAC LAYOUT PLAN

SCOPE OF WORK:
1. CONSTRUCT ONE STORY RESIDENTIAL HOUSE MEETING ALL THE REQUIREMENTS OF FBC CODE LATEST EDITION 2020, 7TH EDITION.

150 ENCLOSED EXP C

WIND - THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH ALL PROVISIONS OFF FBC 2020, 7TH EDITION INCLUSIVE OF ASCE 7-16 WIND PROVISIONS FOR A NOMINAL DESIGN 3-SEC GUST OF 150 MPH. AS DEFINED IN SECTION 1609.2, DEFINITION (2), THIS STRUCTURE DOES MEET THE REQUIREMENTS FOR AN ENCLOSED BUILDING AND AS SUCH HAS BEEN DESIGNED WITH AN INTERNAL PRESSURE COEFFICIENT OF +.18 AND -.18, UNADJUSTED FOR ZONES 1,2, AND 3. DESIGN HAS UTILIZED A WIND IMPORTANCE FACTOR OF 1.00 FOR BUILDING CATEGORY II IN AN EXPOSURE C AREA AND COMPLIES WITH WIND SPEED MAPS AS ADOPTED BY COUNTY JURISDICTION.

ENCLOSED BUILDING

DESIGN WIND PRESSURE (PSF)

Zone 4	Effective Wind Area	Basic Wind Speed 150 MPH 3-sec. Gust		Zone 5	Effective Wind Area	Basic Wind Speed 130 MPH 3-sec. Gust	
	SQ FT	+	-		SQ FT	+	-
ZONE 4 - W 1	<10	30.4	33.0	ZONE 5 - W 2	<10	30.4	40.7
	15	29.7	32.3		15	29.7	39.4
	20	29.0	31.6		20	29.0	38.0
	25	28.7	31.3		25	28.7	37.4
	30	28.4	31.0		30	28.4	36.8
	35	28.1	30.7		35	28.1	36.2
	40	27.8	30.4		40	27.8	35.6
	45	27.5	30.1		45	27.5	35.0
	50	27.2	29.8		50	27.2	34.3
	75	26.6	29.1		75	26.6	33.0
	100	25.9	28.4		100	25.9	31.6
	GARAGE DOOR		9'-0" WIDE	7'-0" HEIGHT		26.7	30.2
			16'-0" WIDE	7'-0" HEIGHT		25.6	28.5
ROOF WIND ZONES DESIGN PRESSURES FOR THE ROOF ZONES ARE TAKEN FROM THE MOST CONSERVATIVE CASE. (INCLUDING ROOF SLOPE, EFFECTIVE AREA AND OVERHANG CONDITIONS)					ZONE 1	27.8	30.4
					ZONE 2	27.8	51.0
					ZONE 3	27.8	76.8

NOTES:
1. ANY WINDOW, ALL OR PART, WHICH IS WITHIN 6' OF A CORNER SHALL BE CONSIDERED ZONE 5 PER CHART ABOVE, ALL OTHER WINDOWS ARE CLASSIFIED IN ZONE 4.
2. ROUND AREA DOWN TO THE LARGEST PRESSURE IN THE CHART ABOVE.

- DESIGN PRESSURES ABOVE REPRESENT THE NET PRESSURE (SUM OF EXTERNAL AND INTERNAL PRESSURES) APPLIED NORMAL TO ALL SURFACES. COMPONENT MANUFACTURERS SHALL USE THE HIGHER OF THE TWO NUMBERS FOR APPLICABLE SQUARE FOOTAGE.

Columbia County Building Department
Plans Reviewed for Code Compliance
State of Florida

RAM A. GOEL
LICENSE No. 47431
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Ram Goel

Digitally signed by Ram Goel
DN: E=Soneyfmllc@yahoo.com, CN=Ram Goel, OU=ENGINEERING, O=Soney FM LLC, L=Tampa, S=Florida, C=US
Date: 2022.11.25 13:44:55-05'00'

Notes:
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RAM A. GOEL, P.E. # 47431

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Professional, Efficient & Economical

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TAMPA, FL 33647
www.soneyfmllc.com

Job #	SG2205
Drawn By:	KD
Checked By:	S.G.

Issue Date: 11-25-22

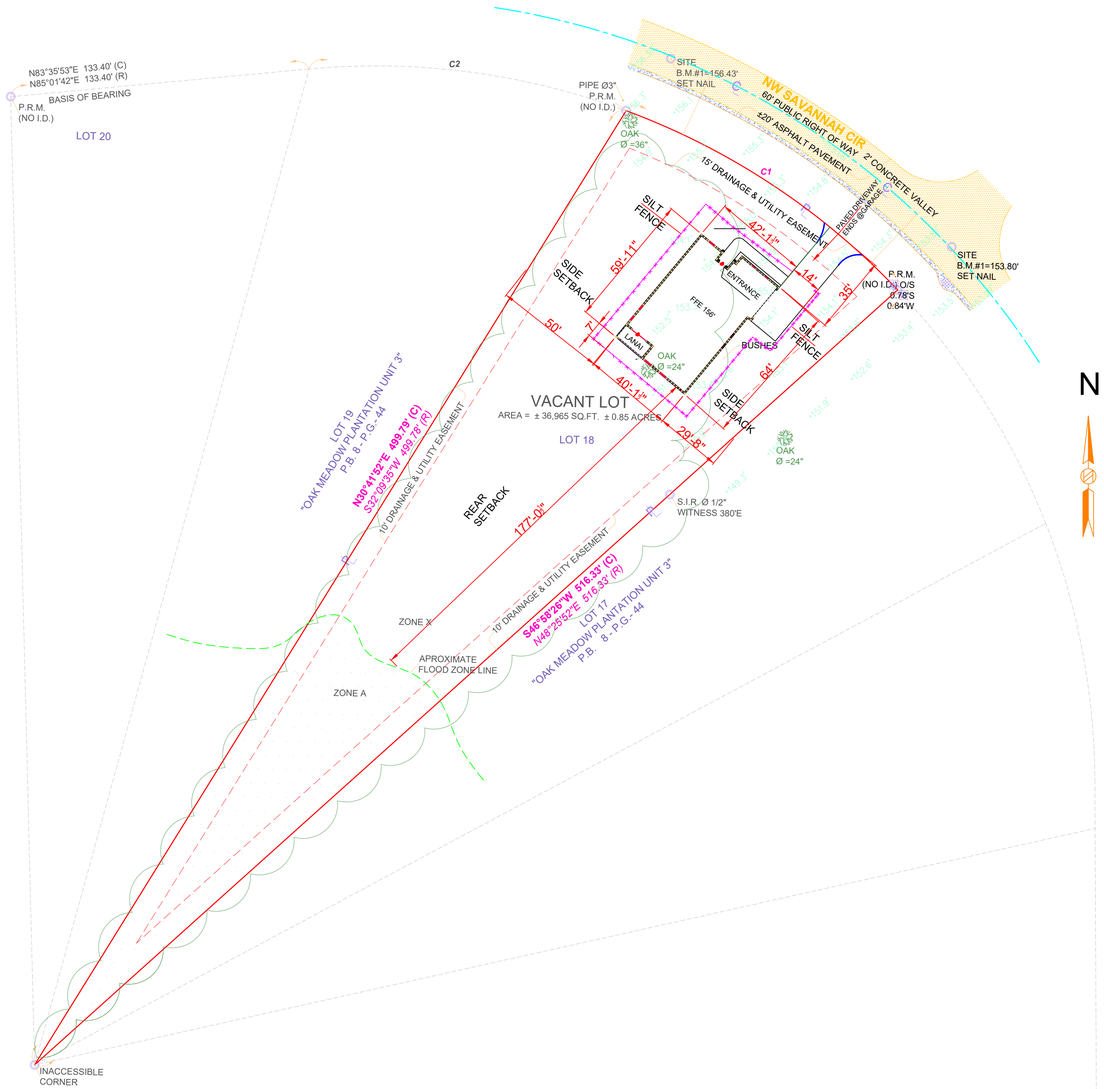
Revisions:

No.	Date	Description
△	/ /	
△	/ /	
△	/ /	
△	/ /	

COVER SHEET

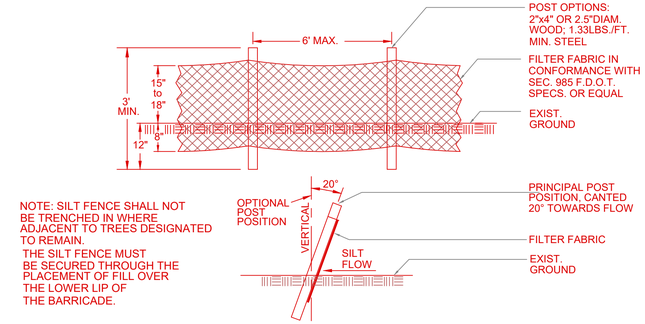
LINCOLN MODEL III
791 NW SAVANNAH CIR.,
LAKE CITY, FL 32055

C-1



1 SITE PLAN

Scale: 1/32" =1'-0"



NOTE: SILT FENCE SHALL NOT BE TRENCHED IN WHERE ADJACENT TO TREES DESIGNATED TO REMAIN.
THE SILT FENCE MUST BE SECURED THROUGH THE PLACEMENT OF FILL OVER THE LOWER LIP OF THE BARRICADE.

SILT BARRIER DETAIL

LEGEND

- ○ DENOTES 5/8" IRON ROD & CAP SET (LB7683)
- ● DENOTES IRON PIPE OR REBAR FOUND (5/8")
- □ DENOTES 4"x4" CONCRETE MONUMENT SET (LB7683)
- ■ DENOTES 4"x4" CONCRETE MONUMENT FOUND
- ◉ DENOTES NAIL & DISC FOUND

NO ID – NO IDENTIFICATION
FND – FOUND
CM – CONCRETE MONUMENT
± – MORE OR LESS
ORB – OFFICIAL RECORDS BOOK
PG – PAGE (S)
(P) – PLAT
(D) – DEED
(C) – CALCULATED
(M) – MEASURED
AC. – ACRE(S)
POB – POINT OF BEGINNING
POC – POINT OF COMMENCEMENT
EOP – EDGE OF PAVEMENT
EOG – EDGE OF GRADE
N – NORTH
E – EAST
S – SOUTH
W – WEST

PC – POINT OF CURVATURE
PI – POINT OF INTERSECTION
PT – POINT OF TANGENCY
IP – IRON PIPE
IPC – IRON PIPE and CAP
IR – IRON ROD
IRC – IRON ROD and CAP
R – RADIUS
T – TANGENT
L – ARC LENGTH
Δ – CENTRAL ANGLE
CH – CHORD BEARING & DISTANCE
R/W – RIGHT OF WAY
TWP – TOWNSHIP
RNG – RANGE
X——X DENOTES FENCE
E—E DENOTES OVERHEAD ELECTRIC
–O– – POWER POLE
CONCRETE
– TELEPHONE PEDESTAL
X X X SILT FENCE
FLOW ARROW

Ram Goel
Digitally signed by Ram Goel
DN: C=US, E=Soneyfmllc@yahoo.com, CN=Ram Goel, OU=ENGINEERING, O=Soney FM LLC, L=Tampa, S=Florida, C=US
Date: 2022.11.25 13:44:42-05'00'

RAM A. GOEL
LICENSE
No. 47431
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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RAM A.GOEL, P.E. # 47431

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Drawn By:	KD
Checked By:	S.G.

Issue Date: 11-25-22

Revisions:

No.	Date	Description
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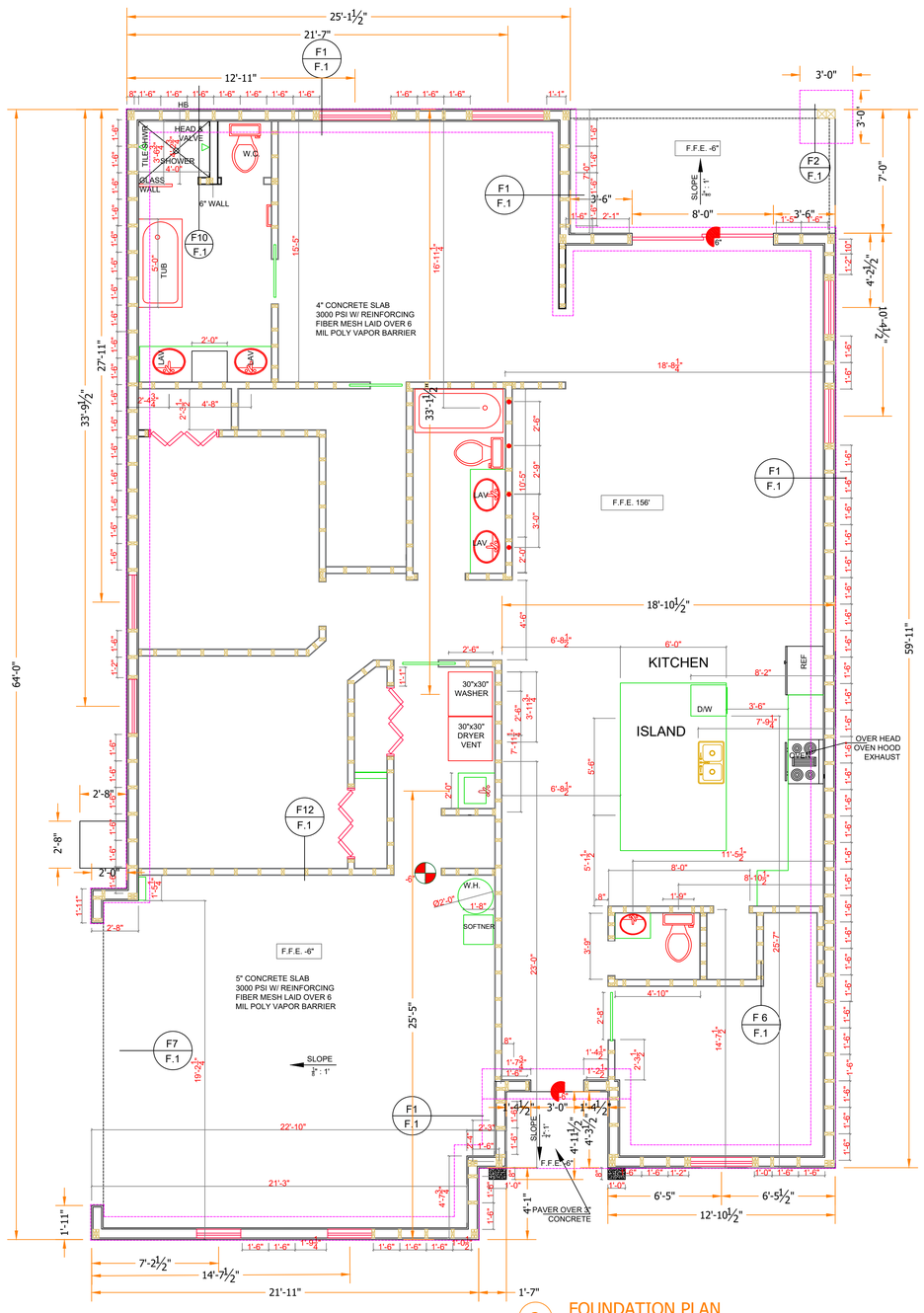
△	/ /	
△	/ /	
△	/ /	

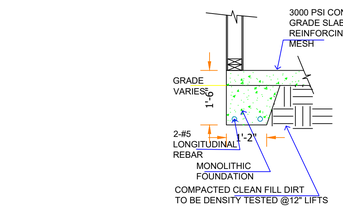
SITE PLAN

LINCOLN MODEL III
791 NW SAVANNAH CIR.,
LAKE CITY, FL 32055

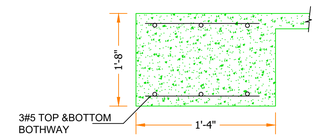
SP-1



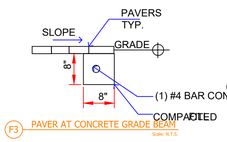
2 FOUNDATION PLAN
Scale: 1/4" =1'-0"



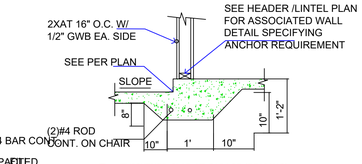
F1 WALL FOUNDATION
Scale: N.T.S.



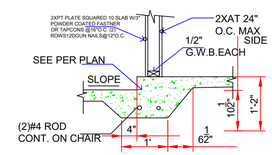
F2 COLUMN FOOTING
Scale: N.T.S.



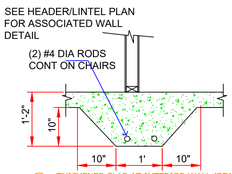
F3 PAVER AT CONCRETE GRADE BEAM
Scale: N.T.S.



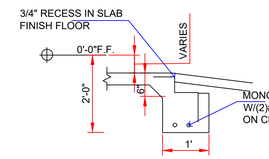
F4 THICKENED SLAB AT GARAGE (BEARING)
Scale: N.T.S.



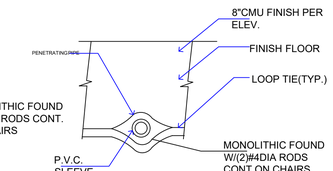
F5 THICKENED SLAB AT GARAGE (NON BEARING)
Scale: N.T.S.



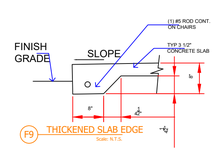
F6 THICKENED SLAB AT INTERIOR WALL (BEARING)
Scale: N.T.S.



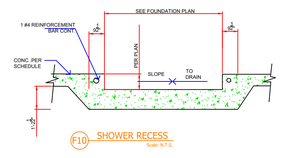
F7 GARAGE DOOR RECESSED SILL
Scale: N.T.S.



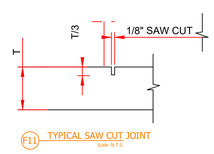
F8 FRONT VIEW
Scale: N.T.S.



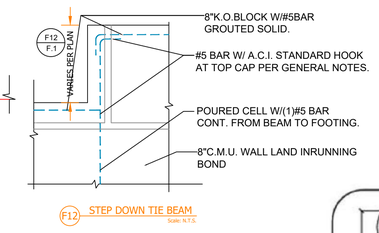
F9 THICKENED SLAB EDGE
Scale: N.T.S.



F10 SHOWER RECESS
Scale: N.T.S.



F11 TYPICAL SAW CUT JOINT
Scale: N.T.S.



F12 STEP DOWN TIE BEAM
Scale: N.T.S.

FOUNDATION PLAN NOTES:

1. TOP OF SLAB ON GRADE EL.= (+) 0'-0" U.N.O. TOP OF FOOTING EL.= (-) 6" U.N.O.
2. CENTER ALL FOOTINGS BELOW WALL/COLUMN U.N.O.
3. ALL FOOTING REINFORCING TO BE BOTTOM BARS U.N.O.
4. VERIFY ALL DIMENSIONS W/ ENGR. PRIOR TO FABRICATION & CONSTRUCTION.
5. VERIFY FOOTING ELEVATIONS W/ CIVIL. MAINTAIN 18" SOIL COVER ON TOP OF FOOTING. TYP.
6. MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 28' FOR EXTERIOR WALLS AND 32' FOR INTERIOR WALLS.
7.DISCONTINUE HORIZONTAL JOINT REINFORCING AT CONTROL JOINTS.REINFORCING
8. CONCRETE SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE BUILDING CODE. CONCRETE SPECIFICATIONS SHALL BE AS FOLLOWS -28 DAYS STRENGTH -3000 PSI
9. ALL REINFORCEMENT SHALL CONFORM TO ASTM-A-615 GRADE 60 AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST ACI DETAILING MANUAL AND CRSI MANUAL OF STANDARD PRACTICE.
10. NON SHRINK GROUT SHALL HAVE A MINIMUM 28 DAYS STRENGTHOF 5000 PSI AND SHALL COMPLY WITH THE REQUIREMENTS OFASTM C109, ASTM C939, ASTM C1090, ASTM C1107 WHEN APPLICABLE

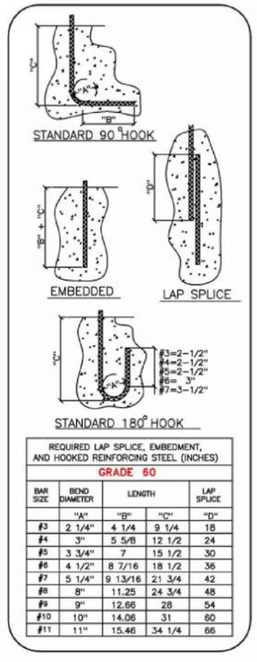
TERMITE SPECIFICATIONS

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED.THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL (FBS 105.II).
2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0"AWAY FROM BUILDING SIDE WALKS.
3. IRRIGATIONS/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS.
4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6".
5. TREATMENT SHALL BE FLORIDA APPROVED (BORACARE-RECRUIT IV#62719.4531(SENITRICON #64405III).
6. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAILFALL.
7. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALL FBC(R3201.6).
8. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION ANY SOIL. DISTRURBED AFTER THE VERTICAL BARRIER IS APPLIED SHALL BE RETREATED(FBC R3201.6)
9. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE"THE BUILDING HAS RECEVIED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITE.THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
10. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0"OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES.TUB TRAY BOXES, FORVIS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL.(FBC R320.3)
11. NO WOOD, VEGETARIAN, STUMPS, CARDBOARD, TRASH ETC. SHALL NOT BE BURIED ON SITE OF ANY BUILDING OR

NOTES:
1.) APPENDIX "P" OF FLORIDA BUILDING CODE. ALL SLAB CRACKS WIDER THAN 1/32 INCH WIDE; ALL CRACKS THAT EXHIBIT VERTICAL DISPLACEMENT; ALL CRACKS THAT CONNECT REMOVED ZONES IN THE SLAB SUCH AS VERTICAL PENETRATIONS OF RE-ENTRANT CORNERS; AND ALL CRACKS THAT CREAT CORNERS IN MATERIALS OR PLANES IN THE STRUCTURE, SHALL BE SEALED AND BRIDGED AGAINST MOISTURE ENTRY, PRIOR TO APPLYING FLOOR COVERING WITH A FLEXIBLE FIELD-MILLED ELASTOMERIC SEALANT INSTALLED. CRACKS LESS THAN 1/32 INCH IN WIDTH THAT DO NOT MEET ANY OF THE ABOVE CRITERIA MAY BE LEFT UNSEALED.

2.) A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTOR'S USE. ON ALL PROPERTY MARKERS SHALL BE EXPOSED AND A STAKE STRETCHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS.

3.) ALL CONCRETE FOOTINGS TO BE A MIN. OF 12" BELOW FINISH GRADE TO BOTTOM OF FOOTING.



REQUIRED LAP SPLICE, EMBEDMENT, AND HOOKED REINFORCING STEEL (INCHES)
GRADE 60

BAR SIZE	BEND DIAMETER	LENGTH			LAP SPLICE
	"A"	"B"	"C"	"D"	
#3	2 1/4"	4 1/4	9 1/4	18	
#4	3"	5 5/8	12 1/2	24	
#5	3 3/4"	7	15 1/2	30	
#6	4 1/2"	8 7/16	18 1/2	36	
#7	5 1/4"	9 13/16	21 3/4	42	
#8	8"	11.25	24 3/4	48	
#9	9"	12.66	28	54	
#10	10"	14.06	31	60	
#11	11"	15.46	34 1/4	66	

NOTE:
IN LIEW OF CAST IN PLACE ANCHORS 1/2" MIN.X6" EXPANSION HEAD ANCHORS MAY BE USED.INSTALL EXPANSION ANCHORS WITHIN 6" OF END WALL AND 24"O.C. BETWEEN ANCHORS.

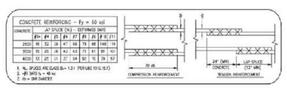
LINTEL AND BEAM LEGEND
1.MINIMUM 4"BEARING PER END@LINTELS. 2.TOP BOND BEAM ELEVATION=+9'-4"U.N.O.
3.LINTELS WITH A CLEAR SPAN LONGER THAN 12'-4"SHALL BE PRESTRES U.N.O.

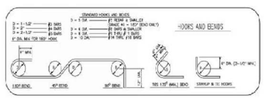
HEADER SCHEDULE

OPENING SIZE	HEADER	REMARKS
UP TO 3'-6"	DOUBLE 2X6	----------
3'5" TO 6'-0"	DOUBLE 2X8	----------
6'-1" TO 8'-6"	DOUBLE 2X10	(2)JACK STUDS EACH ENDS
6'-7" TO 12'-6"	DOUBLE 2X12	(2)JACK STUDS EACH ENDS

LTR SHT — LEGEND DETAIL INDICATOR
XXX — LINTEL OR WOOD HEADER DESIGNATIONALL WOOD HEADERS TO BE (2)PLY U.N.O.

ELEVATION INDICATRO-
ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM=0'-0"





RAM A. GOEL
LICENSE
No. 47431
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Ram Goel
Digitally signed by Ram Goel
DN: E=Soneyfmllc@yahoo.com, CN=Ram Goel, OU=ENGINEERING, O=Soney FM LLC, L=Tampa, S=Florida, C=US
Date: 2022.11.25 13:44:20-05'00'

Notes:
1. This item has been electronically signed & sealed by Ram A. Goel using a Digital signature & date.
2. Printed copies of this document are not considered signed & sealed. This signature must be verified on any electronic copies.

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THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAN AND FOUND TO BE IN COMPLIANCE WITH CHAPTER 16 OF 2020 7TH EDITION FLORIDA BUILDING CODE AND APPLICABLE SUPPLEMENTS.

RAM A. GOEL, P.E. # 47431

COPIES OF THESE PLANS ARE NOT VALID UNLESS EMBOSSED WITH THE SIGNING ENGINEER'S SEAL

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Job #	SG2205
Drawn By:	KD
Checked By:	S.G.
Issue Date:	11-25-22

Revisions:

No.	Date	Description
△	/ /	
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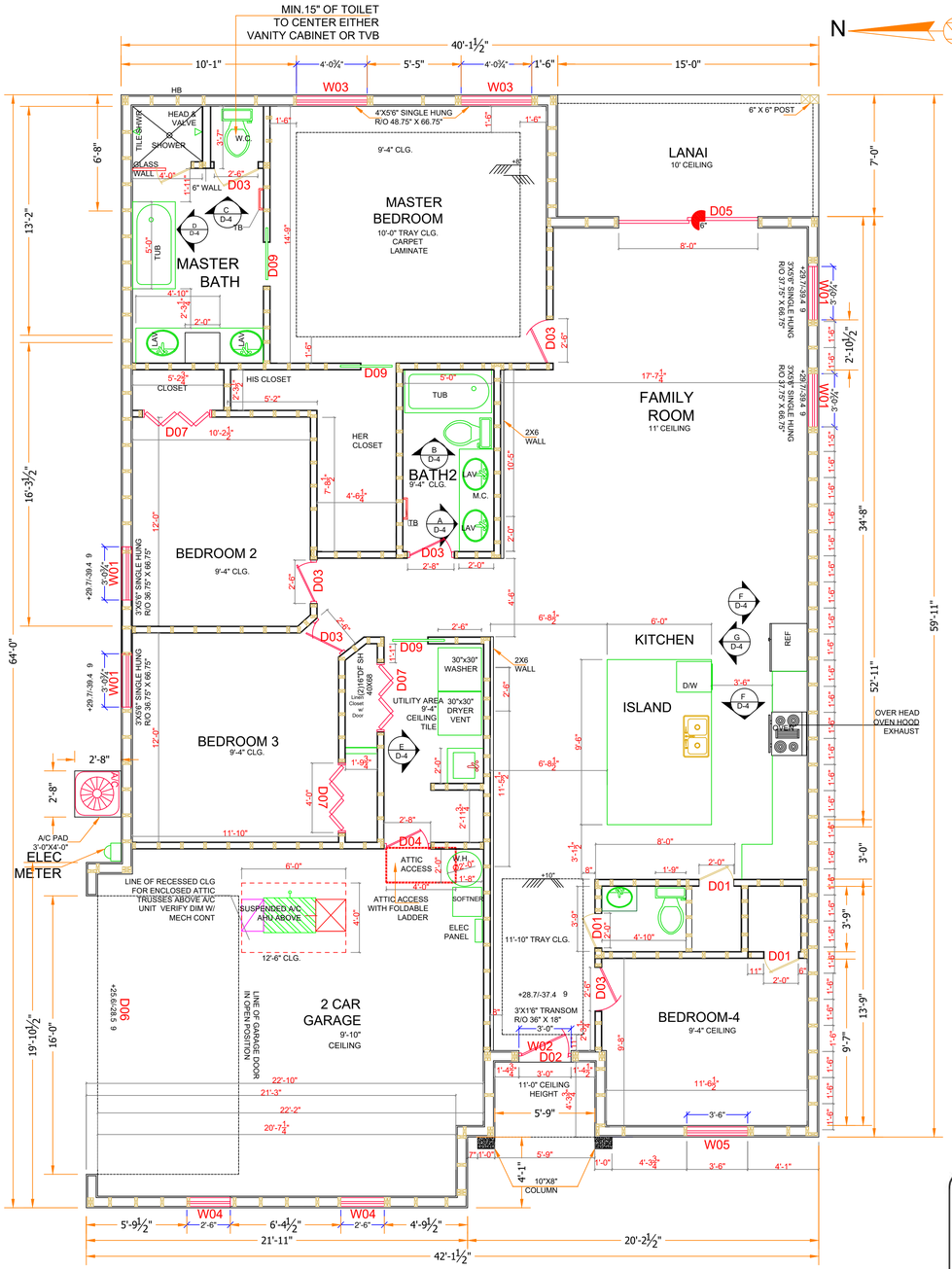
FOUNDATION LAYOUT PLAN

LINCOLN MODEL III
791 NW SAVANNAH CIR.,
LAKE CITY, FL 32055

F-1



3 FLOOR PLAN

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

AREA TABLE
GARAGE AREA : 396 S.F.
FRONT COVERED PORCH : 21 S.F.
HEATED AREA OF HOME : 1825 S.F.
BACK COVERED LANAI : 105 S.F

PRODUCT APPROVAL SPECIFICATION SHEET

CATEGORY/SUBCATEGORY	MANUFACTURER	PRODUCT DESCRIPTION	APPROVAL NUMBER(S)	impact APPROVAL NUMBER(S)
1. EXTERIOR DOORS				
FIXED	THERMA-TRU CORP	SWINGING DOORS	FL 15227.3 fl 15227.5	
FIXED	PGT	SLIDING DOORS	fl 251.10	fl 251.6
2. WINDOWS				
SINGLE/DOUBLE HUNG	pgt	SINGLE HUNG	FL 239.1	FL 239.4
HORIZONTAL SLIDER	pgt	HORIZONTAL SLIDER	FL 242.1	FL 242.4
FIXED	pgt	FIXED WINDOWS	FL 243.1	FL 243.3
3. PANEL WALL				
SOFFIT	plygem siding group	vinyl SOFFIT	Fl 15847	
4. ROOFING PRODUCTS				
asphalt SHINGLES	owens corning	asphalt SHINGLES	fl 10674	
ROOFING TILES	MONIER/LIFESTYLE eagle	ROOF TILE	FL 601-r5 FL 7473,	
5. STRUCT COMPONENTS				
WOOD ANCHORS AND CONNECTORS	SIMPSON	WOOD CONNECTOR ANCHORS	fl 10456-r2, fl 10852-r1, fl 13872-r1, fl 11473-r2, fl10667-r1, fl 10866-r2	
LINTELS	cast-crete	PRECAST CONCRETE LINTELS	FL 158-r5	
hurricane protection	global protection products, llc		20 gauge steel 24 gauge steel fabric shutter	fl 15076.1 fl 15076.2 fl 15088

GENERAL PLUMBING NOTES

1. ALL WORK AS PER GENERAL SPECIFICATIONS AND ALL FEDERAL, STATE AND LOCAL CODES.
2. FOR HOT AND COLD WATER APPLICATIONS TYPE L COPPER SHALL BE USED OR PEX AS ALLOWED BELOW.
3. CROSSLINKED POLYETHYLENE (PEX) PIPING MAY BE SUBSTITUTED FOR COPPER GIVEN THE FOLLOWING SPECIFICATIONS. USE ON COLD WATER AND HOT WATER APPLICATIONS NOT TO EXCEED 140 DEGREES F. ZURN OR EQUAL PIPE AND FITTINGS SHALL BE USED. THE FOLLOWING STANDARDS SHALL BE ADHERED TO: ASTM F876 FOR THE PIPE, ASTM F1807 BRASS FITTINGS MUST BE USED. DO NOT HYPERCLORATE THE SYSTEM IN EXCESS OF 5 PPM OR AS ALLOWED BY MANUFACTURER. DO NOT STORE PEX IN DIRECT SUNLIGHT. DO NOT BUY PEX FROM ANY WAREHOUSE KEEPING PEX STORED OUTSIDE. DO NOT INSTALL ANY PEX PIPING THAT HAS BEEN EXPOSED TO SUNLIGHT LONG ENOUGH FOR THE LABELING TO FADE. PEX THAT IS TO BE EXPOSED IN OPEN SLAB APPLICATIONS FOR LONGER THAN ONE WEEK SHALL BE WRAPPED IN ALUMINIZED TAPE TO PROTECT AGAINST UV DEGRADATION.
4. ALL FIXTURES USED SHALL BE AS PER SCHEDULE OR EQUAL.
5. ALL FIXTURES SHALL HAVE STOP VALVES AT WALL.
6. ALL VENTS SHALL BE CARRIED THROUGH ROOF, COMPLETE WITH ROOF SYSTEM COMPATIBLE ROOF JACKS.
7. ALL TOILET SEATS SHALL BE FOR ELONGATED BOWLS WITH OPEN FRONTS.
8. TO FACILITATE THE CLARITY OF THE DRAWINGS, SEWER, WATER, AND GAS LINES ARE NOT ALWAYS SHOWN IN THEIR EXACT LOCATIONS.
9. CONTRACTOR SHALL VISIT JOB SITE PRIOR TO BID AND VERIFY EXISTING CONDITIONS. NOTIFY ENGINEER IF EXISTING CONDITIONS DO NOT MATCH CONTRACT DOCUMENTS.
10. PROVIDE WETTED TRAPS TO ALL FLOOR DRAINS.
11. ROUTE TEMPERATURE AND PRESSURE RELIEF FROM WATER HEATER TO SEWER OR TO THE OUTSIDE OF BUILDING.

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DOOR SCHEDULE

NUMBER	LABEL	QTY	FLOOR	CALL SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS
D01	2068	3	1	2480 IN	24"	80"	26 1/2"X82"	INTERIOR DOOR	2X4X38 1/2"	1 1/2"
D02	3068	1	1	3680EX	36"	80"	38 1/2"X82"	FRONT DOOR EXTERIOR	2X4X50 1/2"	1 3/4"
D03	2668	6	1	3080 IN	30"	80"	32 1/2"x82"	INTERIOR DOOR	2X4X44 1/2"	1 1/2"
D04	2868	1	1	3280EX	32"	80"	34 1/2"x82"	SOLID CORE DOOR	2X4X46 1/2"	1 5/8" SOLID CORE
D05	8080	0	1	9696EX	96"	96"	96" X 96"	SLIDING GLAZED DOOR	2X4X110 1/2"	1 3/4"
D06	1668	1	1	19280EX	192"	84"	194 1/2"X82"	GARAGE DOOR	2X4X206 1/2"	1 3/4"
D07	4068	3	1	4880IN	48"	80"	50 1/2"X82"	BIFOLD DOOR	2X4X62 1/2"	1 1/2"
D08	2668	0	1	3080 IN	30"	80"	32 1/2"X82"	BARN DOOR	2X4X44 1/2"	1 1/2"
D09	2668	3	1	3080 IN	30"	80"	32 1/2"X82"	POCKET SLIDER	2X4X44 1/2"	1 1/2"

NOTE: MAIN WATER LINE TO HOME TO SOFTNER THEN WATER HEATER

WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR	CALL SIZE	WIDTH	HEIGHT	R/O	TYPE	HEADER
W01	3056	4	1	3666	36"	66"	37.75"X66.75"	SINGLE HUNG	HEADER
W02	3016	1	1	3618	36"	18"	36" X 18"	TRANSOM	HEADER
W03	4856	2	1	4066	48"	66"	48.75" X 66.75"	SINGLE HUNG	HEADER
W04	2656	2	1	3066	30"	66"	30.75" X 66.75"	SINGLE HUNG	HEADER
W05	3656	1	1	4266	42"	66"	42.75" X 66.75"	SINGLE HUNG	HEADER

HEADER SCHEDULE

OPENING SIZE	HEADER	REMARKS
UP TO 3'4"	DOUBLE 2X6	----------
3'5" TO 6'-0"	DOUBLE 2X8	---------
6'-1" TO 8'-6"	DOUBLE 2X10	(2)JACK STUDS EACH ENDS
8'-7" TO 12'-6"	DOUBLE 2X12	(2)JACK STUDS EACH ENDS

R311.2 EGRESS DOOR

ATLEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE—HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES (813 mm) WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 rad). THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES (1981 mm) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

TABLE R301.2(4) GARAGE DOOR LOADS FOR A BUILDING WITH A MEAN HEIGHT OF 30 FEET LOCATED IN EXPOSURE B

Vaed AS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3 (MPH - 3 SECOND GUST)								
ROOF ANGLE <10 DEGREES EFFECTIVE AREA:		90	100	110	120	130	140	150
WIDTH (FT.)	HEIGTH (FT.)							
9	7	12.8-14.5	15.8-17.9	19.1-21.6	22.8-25.8	26.7-30.2	31.0-35.1	35.6-40.2
16	7	12.3-13.7	15.2-16.9	18.3-20.4	21.8-24.3	25.6-28.5	29.7-33.1	34.1-38.0

FOR SI: 1 FOOT = 304.8 mm, 1 SQUARE FOOT = 0.09929 m2, 1 MILE PER HOUR = 1.609 km/h
1. FOR EFFECTIVE AREAS OR WIND SPEEDS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED, OTHERWISE USE THE LOAD ASSOCIAT WITH THE LOWER EFFECTIVE AREA.
2. TABLE VALUES SHALL BE ADJUSTED FOR HEIGHT AND EXPOSURE BY MULTIPLYING THE ADJUSTMENT COEFFCIENT IN TABLE R301.2(3)
3. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.
4. NEGATIVE PRESSURES ASSUME DOOR HAS 2 FEET WIDTH IN BUILDING'S END ZONE

TABLE R302.6 DWELLING / GARAGE SEPARATION

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM ALL HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8 INCH TYPE "X" GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN1/2 INCH GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN1/2 INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

FOR SI: 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm

RAM A. GOEL LICENSE No. 47431 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ram Goel
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DN: E=Soneyfmllc@yahoo.com, CN=Ram Goel, OU=ENGINEERING, O=Soney FM LLC, L=Tampa, S=Florida, C=US
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RAM A. GOEL, P.E. # 47431

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Job #	SG2205
Drawn By:	KD
Checked By:	S.G.

Issue Date: 11-25-22

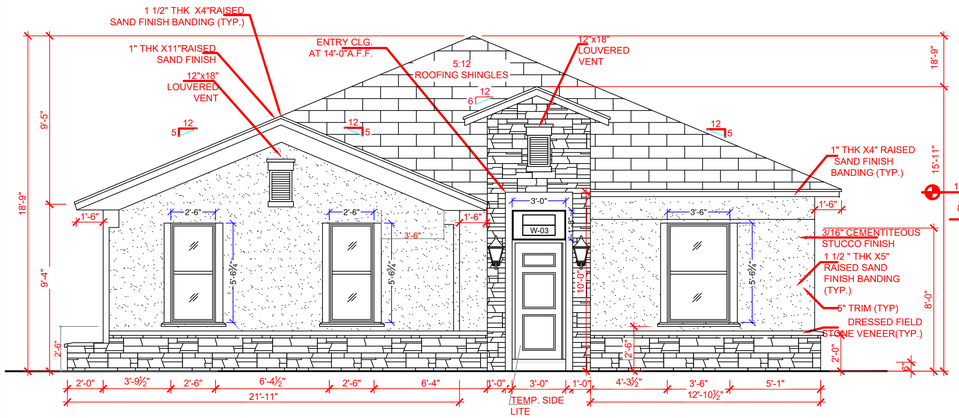
Revisions:

No.	Date	Description
	/ /	
	/ /	
	/ /	
	/ /	

FLOOR PLAN

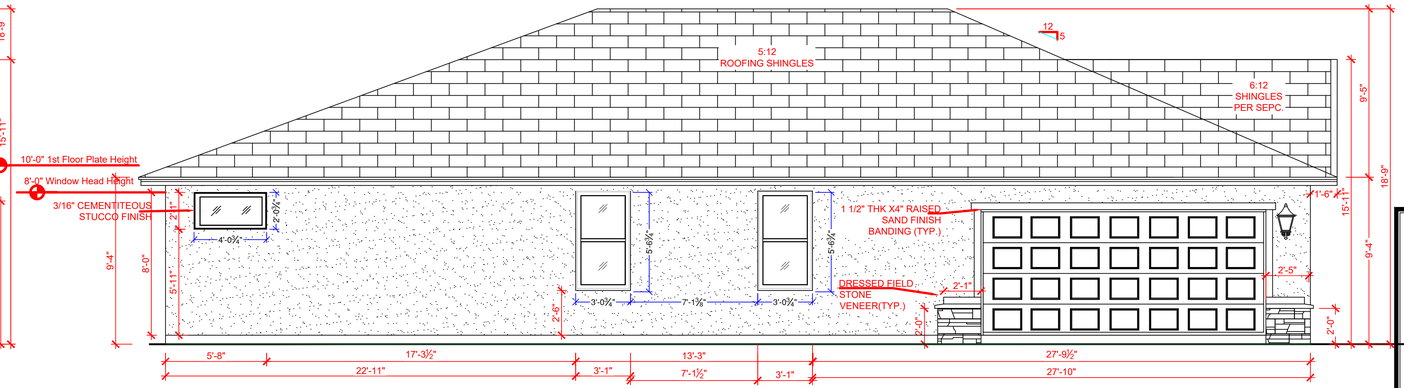
LINCOLN MODEL III
791 NW SAVANNAH CIR.,
LAKE CITY, FL 32055

A-1



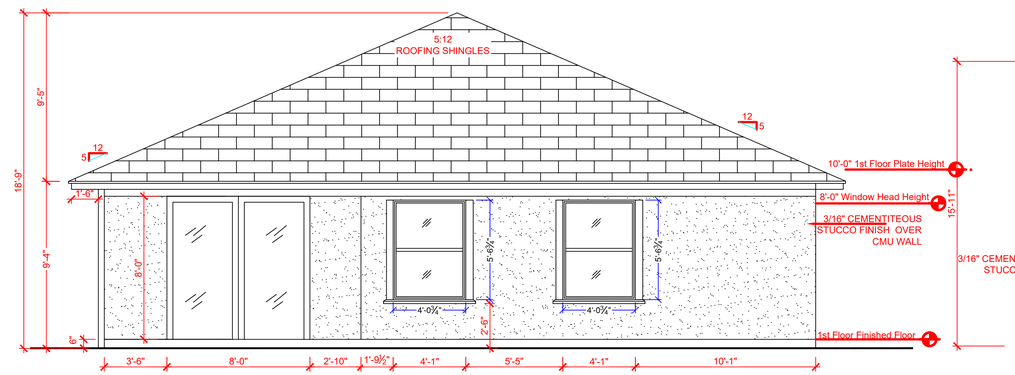
1 WEST ELEVATION

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



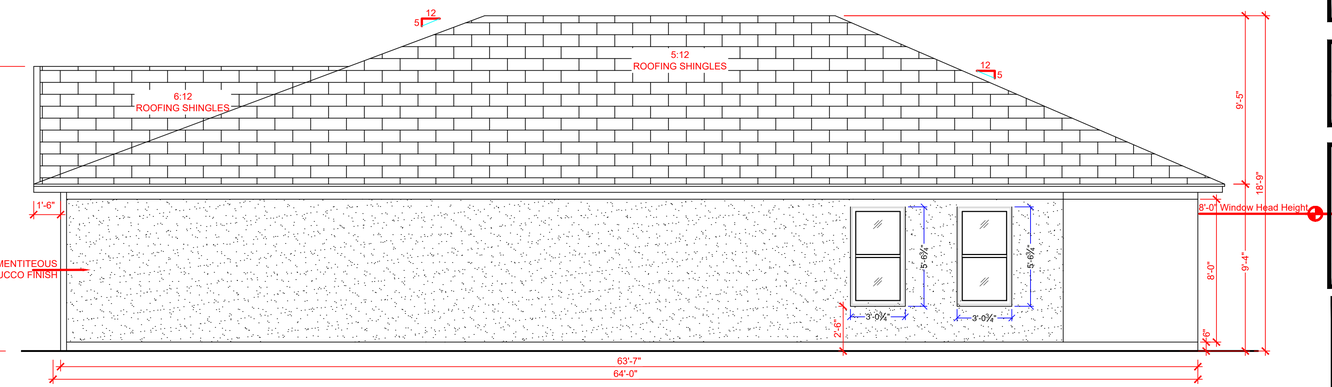
2 NORTH ELEVATION

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



3 EAST ELEVATION

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



4 SOUTH ELEVATION

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

FLASHING NOTES:

1 DRIP EDGE FLASHING:

DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLED ROOFS, AND OVERLAPPED A MINIMUM OF 2". EAVE DRIP EDGES SHALL EXTEND 1/4" BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2". DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 12" O.C. DRIP EDGE AT EAVES SHALL BE PERMITTED TO BE INSTALLED EITHER OVER OR UNDER THE UNDERLAYMENT. IF INSTALLED OVER THE UNDERLAYMENT, THERE SHALL BE A MINIMUM 2" WIDTH OF ROOF CEMENT INSTALLED OVER THE DRIP EDGE FLANGE.

THE UNDERLAYMENT SHALL CONFORM WITH ASTM D 226, TYPE I OR TYPE II, OR ASTM D 4869, TYPE I OR TYPE II. THE UNDERLAYMENT SHALL BE INSTALLED IN WATER SHEDING FASHION, STARTING WITH THE EAVE EDGE AND ROLLED HORIZONTAL. UNDERLAYMENT SHALL OVERLAP A MINIMUM OF 19" AND BE MECHANICALLY FASTENED AT 36" O.C. MAXIMUM.

2 VALLEY FLASHING:

VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. BEFORE APPLYING SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:

1. FOR OPEN VALLEY (VALLEY LINING EXPOSED) LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 24" WIDE AND OF ANY OF THE CORROSION-RESISTANT METALS IN TABLE R903.1

2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING, COMPLYING WITH ASTM D 249, SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18" AND THE TOP LAYER A MINIMUM OF 36" WIDE.

3. FOR CLOSED VALLEYS (VALLEY COVERED WITH SHINGLES), VALLEY LINING OF ONE PLY SMOOTH ROLL ROOFING COMPLYING WITH ASTM D 224 TYPE II AND AT LEAST 36" WIDE OR VALLEY LINING AS DESCRIBED IN ITEMS 1 AND 2 ABOVE SHALL BE PERMITTED. SPECIALTY UNDERLAYMENT COMPLYING WITH ASTM D 1970 MAY BE USED IN LIEU OF THE LINING MATERIAL.

3 RIDGE FLASHING:

THE UNDERLAYMENT SHALL BE INSTALLED IN WATER SHEDING FASHION. THE LAST LAYER APPLIED AT THE RIDGE SHALL BE FOLDED OVER THE RIDGE AND MECHANICALLY FASTENED, AT 36" O.C. MAXIMUM TO THE OPPOSING SIDE OF THE ROOF. REPEAT PROCEDURE FOR OPPOSING SIDE OF ROOF. WHEN COMPLETED THERE WILL BE TWO LAYERS OF UNDERLAYMENT OVERLAPPING THE RIDGE.

4 HIP FLASHING:

THE UNDERLAYMENT SHALL BE INSTALLED IN WATER SHEDING FASHION. AT THE HIP LINE FOLD THE UNDERLAYMENT OVER THE HIP AND MECHANICALLY FASTEN, AT 36" O.C. MAXIMUM TO THE OPPOSING SIDE OF THE ROOF. REPEAT PROCEDURE FOR OPPOSING SIDE OF ROOF. WHEN COMPLETED THERE WILL BE TWO LAYERS OF UNDERLAYMENT OVERLAPPING THE HIP.

5 CRICKETS AND SADDLES FLASHING:

A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY GREATER THAN 30" WIDE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS

THE ROOF COVERING. THE RIDGE AND VALLEY FLASHING OF CRICKETS OR SADDLES SHALL BE THE SAME AS THE RIDGE AND VALLEY FLASHING ON THE MAIN ROOF.

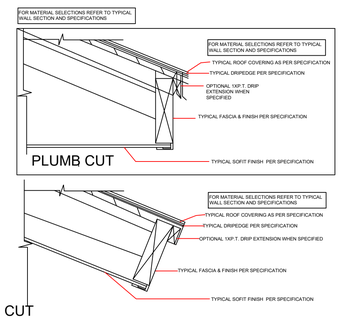
6 BASE AND COUNTER FLASHING:

BASE AND COUNTER FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR A CONTINUOUS METAL "L" FLASHING SHALL BE SET IN APPROVED FLASHING CEMENT AND SET FLUSH TO BASE OF WALL AND OVER THE UNDERLAYMENT. BOTH HORIZONTAL AND VERTICAL METAL FLANGES SHALL BE FASTENED 6" ON CENTER WITH APPROVED FASTENERS. ALL LAPS SHALL BE A MINIMUM OF 4" FULLY SEALED IN APPROVED FLASHING CEMENT. FLASHING SHALL START AT THE LOWER PORTION OF ROOF TO ENSURE WATER-SHEDDING CAPABILITIES. OF ALL METAL LAYS, THE ENTIRE EDGE OF THE HORIZONTAL FLANGE SHALL BE SEALED COVERED WITH ALL PERMITTED ROOFING MATERIALS. THE VERTICAL FLANGE SHALL BE SEALED AND COVERED OVERLAP THE HORIZONTAL FLANGE AND SHALL BE SET IN APPROVED FLASHING CEMENT.

BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL PROVIDED IN SECTION R905.2.8.1 OR MINERAL SURFACE ROOL ROOFING WEIGHING A MINIMUM OF 77 POUNDS PER 100 SQUARE FEET. COUNTER FLASHING SHALL BE CORROSION-RESISTANT METAL WITH A MINIMUM THICKNESS PROVIDED IN TABLE 903.1.

1 METAL DRIP EDGE
26 GA. GALVANIZED
(NOT TO SCALE)

6 5 X 5 ANGLE FLASHING
26 GA. GALVANIZED
(NOT TO SCALE)



SQUARE CUT
FASCIA DETAIL

TYPICAL FINISH MATERIAL SPECIFICATION

NOTE:
1. ALL WORK TO BE ACCORDANCE W/CODE REFERENCED AND PRACTICES
2.INSTALL ALL THE MATERIAL AS PER MANUFACTURER'S SPECIFICATIONS
AND INDUSTRY BEST PRACTICES

ROOF COVERING
1.ROOF SHINLES OVER
2.30# ROOFING FELT (UNDERLAYMENT) PER DEVELOPER /COMMUNITYSPEC.

UNDERLAYMENT SHALL COMPLY WITH ASTMD 226, TYPE II OR ASTM D 4869,TYPE IV OR ASTM D6757 SHALL BE INSTALLED PER CODE REQUIREMENTS.
UNDERLAYMENT FOR SLOPE 4:12 & ABOVE -PROVIDE SINGLE LAYER
UNDERLAYMENT FROM 2-12 TO BELOW 4:12-PROVIDE DOUBLE LAYER

INTERIOR WALL FINISH AND INSULATION OVER BLOCK
1/2" GYP. BD. OVER 1/4#FT FURRING@16"O.C. OVER 1/2" RIGID INSULATION (MIN. AGED 4.0 INTAPED JOINTS PER MFR. RECOMMADATIONS)

INTERIOR WALL FINISH AND INSULATION BETWEEN 2XFRAME
1/2" GYP. BD. OVER VRAFT FACED FIBER GLASS BATT INSULATION (MIN. R-11) BETWEEN 2XFRAMING @16" O.C.

INTERIOR CEILING FINISH
1/2" GYP. BD.

DRIP EDGE & FASCIA
2X6 SUB FASCIA MATERIAL SQUARE CUT PER OVERLAP PER DEVELOPER COMMUNITY SPECIFICATION

SOFFIT MATERIAL
VENTILATED ALUMINUM SOFFIT HORIZONTAL PROFILE PER DEVELOPER COMMUNITY SPECIFICATION.
EXTERIOR RUNNING TRIM
BASIS OF DESIGN PER ELEVATION PER DEVELOPER COMMUNITY SPECIFICATION
EXTERIOR WAINSCOT
BASIS OF DESIGN MANUFACTURER STONE STYLE PER ELEVATION PER DEVELOPER COMMUNITY SPECIFICATION

EXTERIOR WALL FINISH OVER BLOCK
5/8" CEMENT PLASTER STUCCO TEXTURE FINISH SAND FINISH AS PER DEVELOPER COMMUNITY SPECIFICATION
EXTERIOR WALL FINISH OVER STUD
1. PAPER BACKED GALV. METAL LATH PAPER BACKING MUST BE APPROVED AND INSTALLED AS A WEATHER RESISTIVE BARRIER OVER.
2.HOUSE WRAP (HOUSE WRAP MUST BE APPROVED AND INSTALLED AS A WATER RESISTIVE VAPOUR PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE 'D' PAPER)
3.1/2 MIN. SPAN RATED PLYWOOD SHEATHING OVER.
4. MIN. 2X4 STUDS@16"O.C. REFER STRUCTURAL

RAM A. GOEL
LICENSE
No. 47431
STATE OF FLORIDA
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Job #	SG2205
Drawn By:	KD
Checked By:	S.G.

Issue Date: 11-25-22

Revisions:

No.	Date	Description
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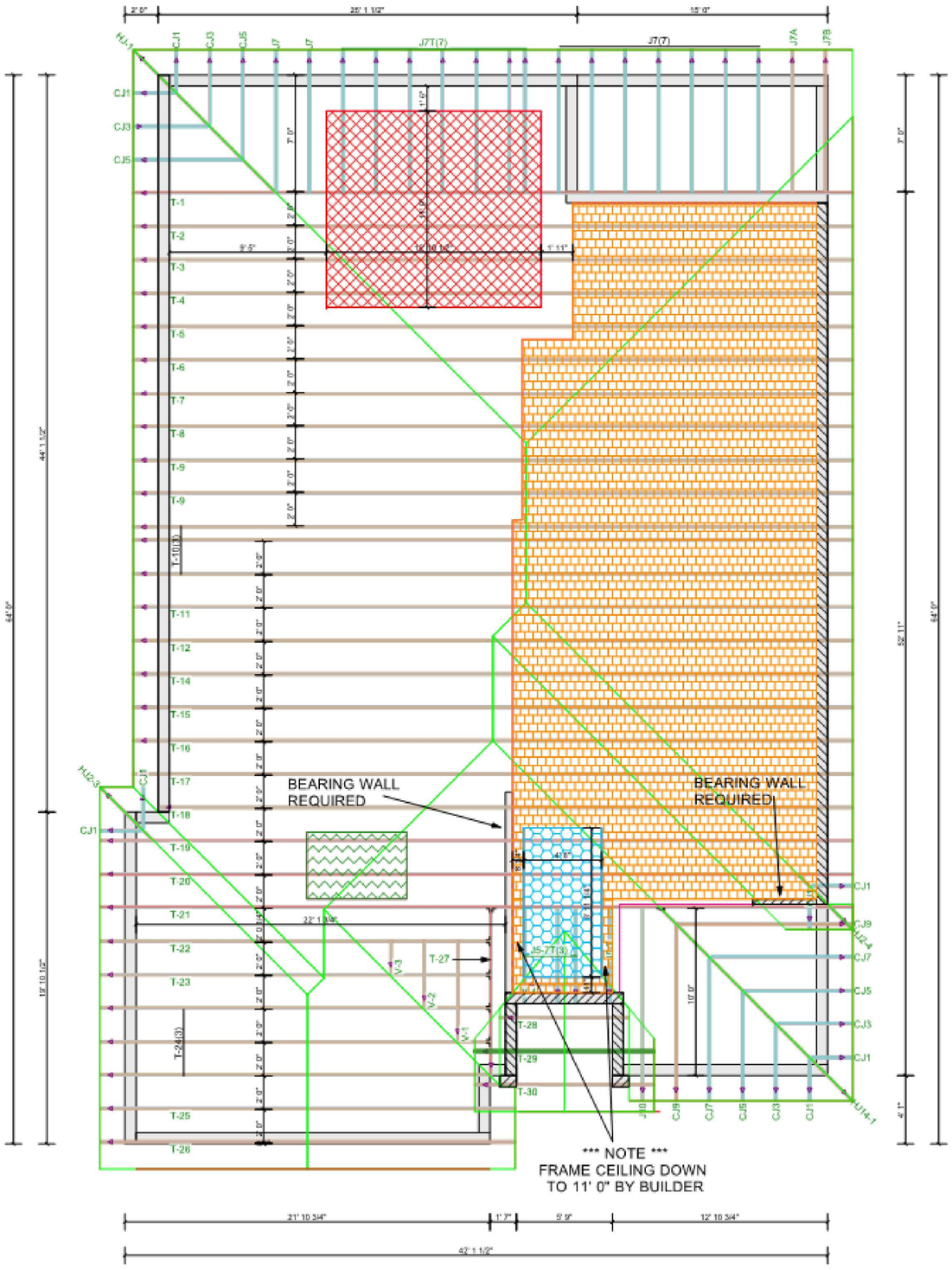
ELEVATIONS

LINCOLN MODEL III
791 NW SAVANNAH CIR.,
LAKE CITY, FL 32055

A-2



Hatch Legend
9' 4" BEARING HEIGHT
11' 0" BEARING HEIGHT
8" STEP TRAY CEILING TOP AT 10' 0"
11' 0" FLAT CEILING AREA
10' STEP TRAY CEILING TOP AT 11' 10"
30" MECHANICAL RECESS

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ROOF LAYOUT

LINCOLN MODEL III
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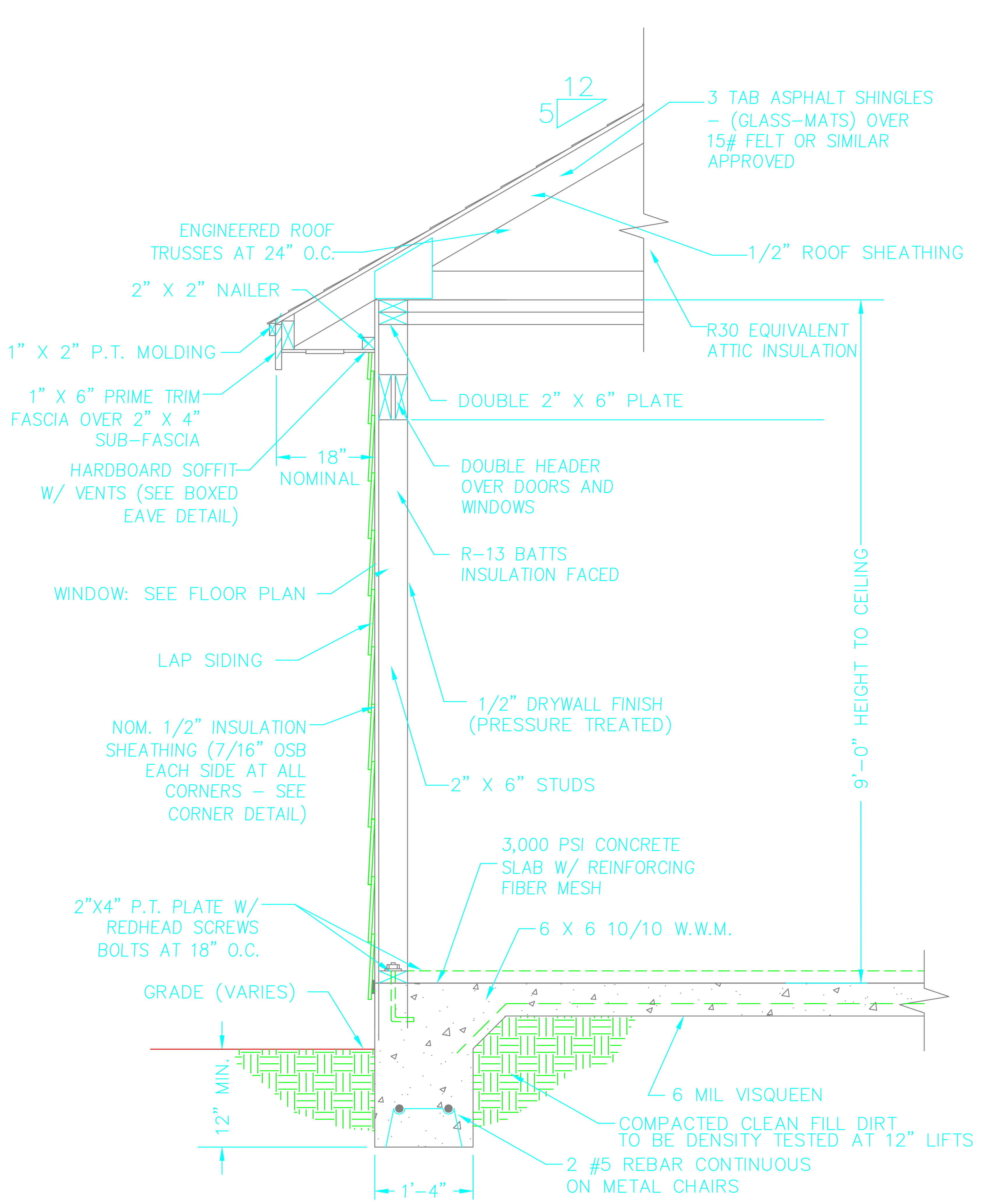
A-3



WALL SECTION

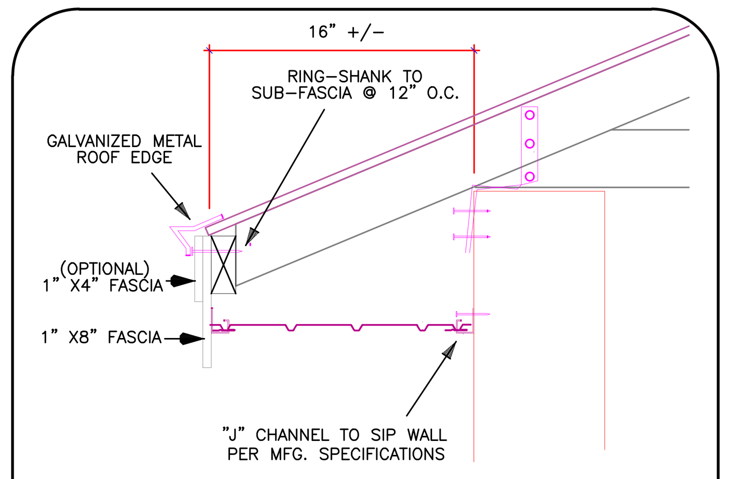
NOTES: 1) MITERED CUTS TO BE MADE AT ALL JOINTS OF FASCIA.

SCALE: 3/4" = 1'–0"

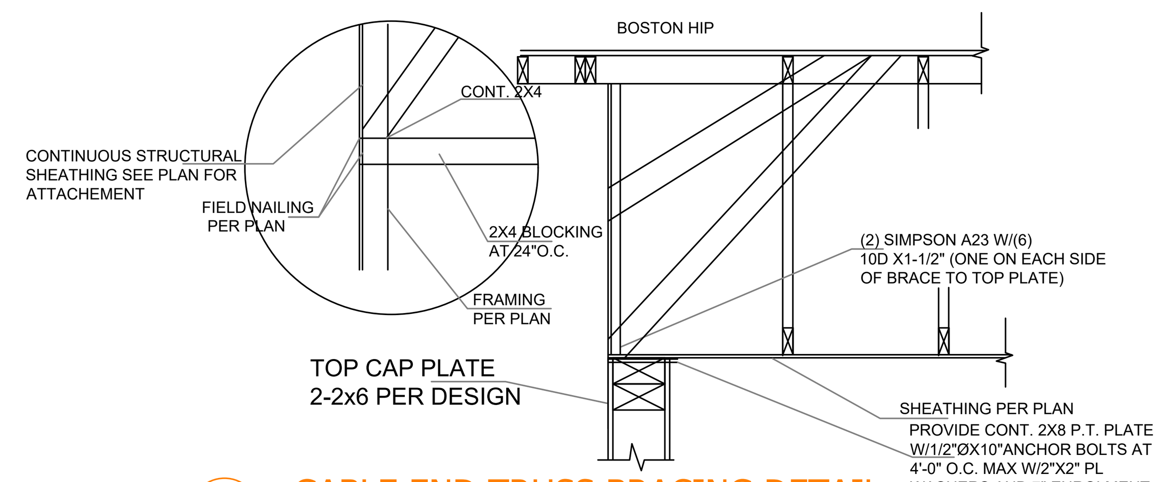
NOTE:
1. ALL PRE–ENGINEERED WOOD PRODUCTS SHALL BE VERIFIED BY TRUSS MANUFACTURER. TRUSS MANUFACTURER SHALL HAVE THE AUTHORITY TO MAKE SUBSTITUTIONS FOR PRODUCTS SPECIFIED ON THE PLANS DUE TO AVAILABILITY OR ECONOMICS. CHANGES SPECIFIED BY THE TRUSS MANUFACTURER SHALL CONTROL. CHANGES MADE AFTER TRUSS ENGINEERING HAS BEEN PROVIDED TO ENGINEER OF RECORD, MUST BE APPROVED BY THE ENGINEER OF RECORD.
2. FRAMING PLAN IS DIAGRAMMATIC IN NATURE AND IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY. TRUSS MANUFACTURER TO PROVIDE SEPARATE LAYOUT AND TRUSS COMPONENT DESIGN SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER.
3. ALL PRE–ENGINEERED WOOD PRODUCTS ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. THE TRUSS ENGINEER IS A DELEGATED ENGINEER FOR THIS PROJECT, AND AS SUCH, IS RESPONSIBLE FOR THE VALIDITY OF THE COMPONENTS PROVIDED. FRAMING LAYOUTS SHOWN MAY BE CHANGED BY THE TRUSS MANUFACTURER. THE DELEGATED ENGINEER IS RESPONSIBLE FOR PROVIDING A FINAL SEALED SET OF ALL CALCULATIONS AND LAYOUTS FOR THIS PROJECT TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO MANUFACTURE OF SAID COMPONENTS. ENGINEER OF RECORD HAS NOT REVIEWED THE PRE–ENGINEERED TRUSS MANUFACTURER'S COMPONENTS AT THIS TIME AND RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER SUCH INFORMATION HAS BEEN PROVIDED FOR REVIEW. CONTRACTOR, AS PROJECT COORDINATOR, SHALL BE RESPONSIBLE FOR INSURING INFORMATION REQUESTED ABOVE HAS BEEN SUBMITTED TO ENGINEER OF RECORD IN A TIMELY MANNER WHEN AVAILABLE.
4. ALL PRE–ENGINEERED TRUSSES TO BE DESIGNED USING THE MOST RECENT TPI CRITERIA. TRUSSES TO BE HANDLED AND INSTALLED USING MOST RECENT HIB RECOMMENDATIONS. TEMPORARY AND PERMANENT BRACING SHALL BE PER MOST RECENT HIB RECOMMENDATIONS UNLESS NOTED OTHERWISE, OR MORE STRINGENT CODE REQUIREMENTS APPLY. TRUSS ENGINEER IS RESPONSIBLE FOR INDICATING ALL TRUSS TO TRUSS CONNECTORS. ALL COMPONENTS TO BE DESIGNED FOR BOTH GRAVITY AND UPLIFT LOAD CASES, INCLUDING BEAM COMPONENTS.
5. UPON REVIEW, ENGINEER OF RECORD WILL PROVIDE A REVIEW LETTER INDICATING ANY CHANGE IN STRAPPING OR SUPPORT BASED ON THAT REVIEW. CONSTRUCTION COMMENCING PRIOR TO ENGINEER'S REVIEW IS SUBJECT TO MODIFICATION BASED ON REVIEW LETTER.

1. 2"X10" RIDGE W/ 2"X8" RAFTERS S.Y. P. 16" O.C.COMMON RAFTER FRAMING.
2. ATTACHMENT AT TOP OF NEW C.M.U. WALL TO BE SIMPSON HETA 20 STRAPS.
3. VALLEY FRAMING 2"X6" SLEEPER W/ (2) 4" TITAN BOLTS OR EQUIVALENT ATTACHED AT EVERY EXISTING ROOF RAFTER WITH SIMPSON H–3 ATTACHED EACH SIDE OF RAFTER. COLLAR TIES GLUED AND NAILED 12" DOWN FROM RIDGE AT 24" O.C..
4. GABLE FRAMING TO CONSIST OF 2X4 S.Y.P. DROP GABLE DESIGN. S.P.1 AT BOTTOM PLATE STUD CONNECTION. S.P 2 AT TOP PLATE STUD CONNECTION.
5. H–10 AT EACH OUTLOOKER 24" O.C. AT FRAMED WALL CONNECTION. ALL OUTLOOKERS TO BE 2X4 S.Y.P.
6. CEILING FRAMING TO BE 2X6 S.Y.P. AT EACH RAFTER.
7. ALL ROOF SHEATHING WILL BE 19/32 CDX 4 PLY WITH CLIPS AND NAILED PER F.B.C.
8. GABLE PLYWOOD TO BE 15/32.
9. FASCIA AND SUB–FASCIA AND SOFFIT TO MATCH EXISTING AS CLOSE AS POSSIBLE.
10. GUTTERS ON EACH SIDE OF NEW ROOF WITH DOWNSPOUTS.
11. MICROLAM BEAM WITH H10 CONNECTORS EACH END.

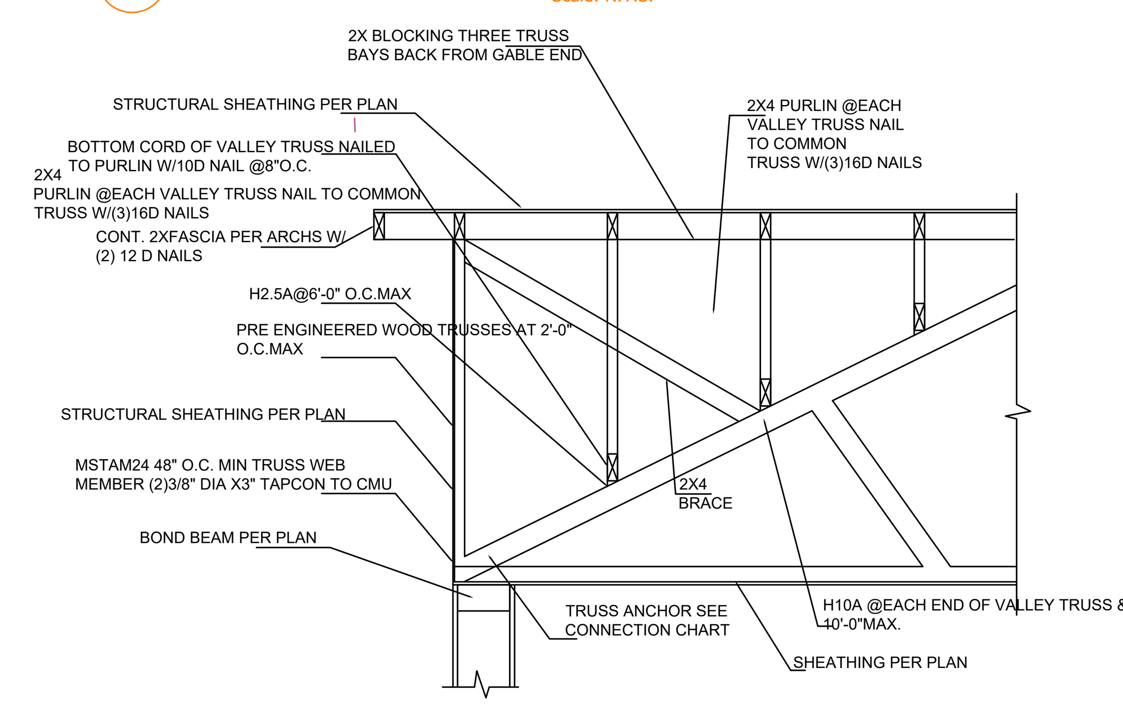
1.LONG SIDE OF SHEATHING TO BE TRUSSES OR RAFTERS–TYPICAL.
2.EDGE SPACING ALSO APPLIES OVER GABLE END WALLS OR TRUSSES.
3.FASTENING ZONE 2 AND 3 ARE EQUAL TO 10% OF TOTAL HOUSE WIDTH,DIMENSION "X" FROM ROOF EDGE
30' WIDE HOUSE=3' ZONE, 50'WIDE HOUSE=5' ZONE 60'WIDE HOUSE=6' ZONE



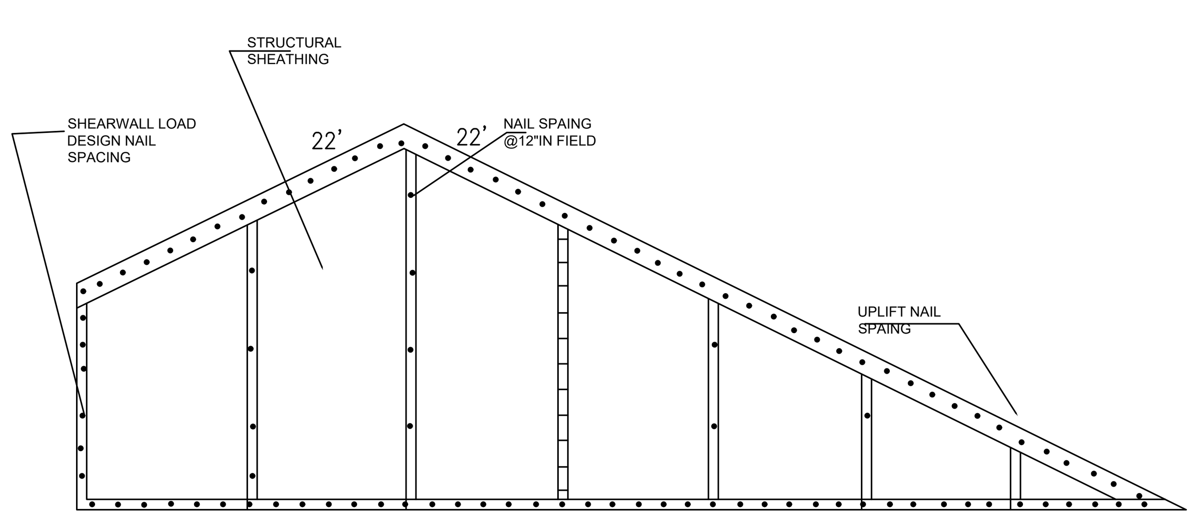
SOFFIT INSTALLATION
N.T.S.



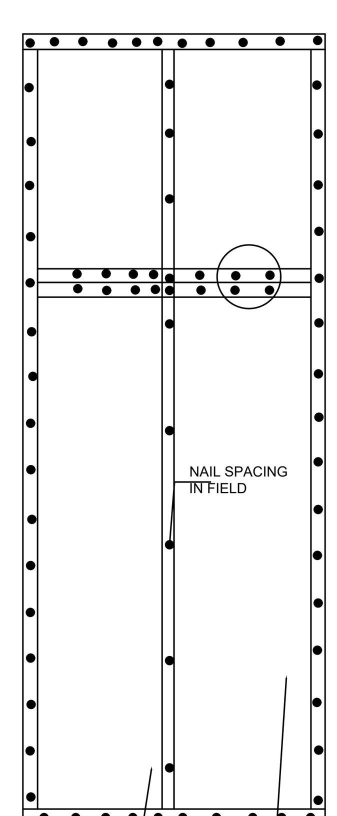
R09 GABLE END TRUSS BRACING DETAIL
Scale: N.T.S.



R20 TYPICAL GABLE END DETAIL
Scale: N.T.S.

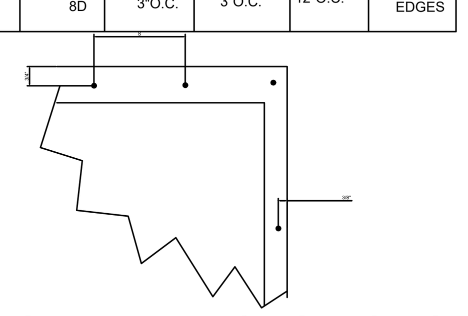


W02 GABLE END AND SHEATHING DETAIL
Scale: N.T.S.

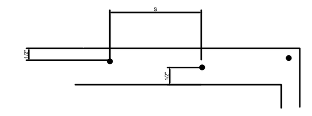


EXTERIOR WALL SHEATHING

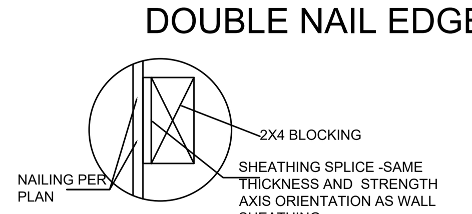
SHEATHING REQUIRED (MIN.)	NAIL SIZE	VERTICAL SPACING	HORIZONTAL SPACING	FIELD SPADING	BLOCKING REQUIRED
1/16" SHEATHING	8D	3"O.C.	3"O.C.	12"O.C.	ALL EDGES



SINGLE NAIL EDGE SPACING



DOUBLE NAIL EDGE SPACING



W01 TYPICAL SHEATHING DETAIL
Scale: N.T.S.

EXTERIOR GABLE END SHEATHING

SHEATHING REQUIRED (MIN.)	NAIL SIZE	VERTICAL SPACING	HORIZONTAL SPACING	FIELD SPADING	BLOCKING REQUIRED
1/16" SHEATHING	8D	3"O.C.	3"O.C.	12"O.C.	ALL EDGES

FLASHING NOTES:

METAL DRIP EDGE 26 GA. GALVANIZED (NOT TO SCALE) (1)

(1) DRIP EDGE FLASHING:
DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLED ROOFS, AND OVERLAPPED A MINIMUM OF 2". EAVE DRIP EDGES SHALL EXTEND 1/4" BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2". DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 12" O.C. DRIP EDGE AT EAVES SHALL BE PERMITTED TO BE INSTALLED EITHER OVER OR UNDER THE UNDERLAYMENT. IF INSTALLED OVER THE UNDERLAYMENT, THERE SHALL BE A MINIMUM 2" WIDTH OF ROOF CEMENT INSTALLED OVER THE DRIP EDGE FLANGE.
THE UNDERLAYMENT SHALL CONFORM WITH ASTM D 226, TYPE I OR TYPE II, OR ASTM D 4869, TYPE I OR TYPE II. THE UNDERLAYMENT SHALL BE INSTALLED IN WATER SHEDING FASHION, STARTING WITH THE EAVE EDGE AND ROLLED HORIZONTAL. UNDERLAYMENT SHALL OVERLAP A MINIMUM OF 19" AND BE MECHANICALLY FASTENED AT 36" O.C. MAXIMUM.

(2) VALLEY FLASHING:
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:
1. FOR OPEN VALLEY (VALLEY LINING EXPOSED) LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 24" WIDE AND OF ANY OF THE CORROSION–RESISTANT METALS IN TABLE R903.1
2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING, COMPLYING WITH ASTM D 249, SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18" AND THE TOP LAYER A MINIMUM OF 36" WIDE.
3. FOR CLOSED VALLEYS (VALLEY COVERED WITH SHINGLES), VALLEY LINING OF ONE PLY SMOOTH ROLL ROOFING COMPLYING WITH ASTM D 224 TYPE II OR TYPE III AND AT LEAST 36" WIDE OR VALLEY LINING AS DESCRIBED IN ITEMS 1 AND 2 ABOVE SHALL BE PERMITTED. SPECIALTY UNDERLAYMENT COMPLYING WITH ASTM D 1970 MAY BE USED IN LIEU OF THE LINING MATERIAL.

(3) RIDGE FLASHING:
THE UNDERLAYMENT SHALL BE INSTALLED IN WATER SHEDING FASHION. THE LAST LAYER APPLIED AT THE RIDGE SHALL BE FOLDED OVER THE RIDGE AND MECHANICALLY FASTENED, AT 36" O.C. MAXIMUM TO THE OPPOSING SIDE OF THE ROOF. REPEAT PROCEDURE FOR OPPOSING SIDE OF ROOF. WHEN COMPLETED THERE WILL BE TWO LAYERS OF UNDERLAYMENT OVERLAPPING THE RIDGE.

(4) HIP FLASHING:
THE UNDERLAYMENT SHALL BE INSTALLED IN WATER SHEDING FASHION. AT THE HIP LINE FOLD THE UNDERLAYMENT OVER THE HIP AND MECHANICALLY FASTEN, AT 36" O.C. MAXIMUM TO THE OPPOSING SIDE OF THE ROOF. REPEAT PROCEDURE FOR OPPOSING SIDE OF ROOF. WHEN COMPLETED THERE WILL BE TWO LAYERS OF UNDERLAYMENT OVERLAPPING THE HIP.

(5) CRICKETS AND SADDLES FLASHING:
A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY GREATER THAN 30" WIDE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.
THE RIDGE AND VALLEY FLASHING OF CRICKETS OR SADDLES SHALL BE THE SAME AS THE RIDGE AND VALLEY FLASHING ON THE MAIN ROOF.

(6) BASE AND COUNTER FLASHING:
BASE AND COUNTER FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR A CONTINUOUS METAL "L" FLASHING SHALL BE SET IN APPROVED FLASHING CEMENT AND SET FLUSH TO BASE OF WALL AND OVER THE UNDERLAYMENT. BOTH HORIZONTAL AND VERTICAL METAL FLANGES SHALL BE FASTENED 6" ON CENTER WITH APPROVED FASTENERS. ALL LAPS SHALL BE A MINIMUM OF 4" FULLY SEALED IN APPROVED FLASHING CEMENT. FLASHING SHALL START AT THE LOWER PORTION OF ROOF TO ENSURE WATER–SHEADING CAPABILITIES OF ALL METAL LAPS. THE ENTIRE EDGE OF THE HORIZONTAL FLANGE SHALL BE SEALED COVERING ALL NAIL PENETRATIONS WITH APPROVED FLASHING CEMENT AND MEMBRANE. SHINGLES SHALL OVERLAP THE HORIZONTAL FLANGE AND SHALL BE SET IN APPROVED FLASHING CEMENT.
BASE FLASHING SHALL BE OF EITHER CORRISION–RESISTANT METAL PROVIDED IN SECTION R905.2.8.1 OR MINERAL SURFACE ROOL ROOFING WEIGHING A MINIMUM OF 77 POUNDS PER 100 SQUARE FEET. COUNTER FLASHING SHALL BE CORROSION–RESISTANT METAL WITH A MINIMUM THICKNESS PROVIDED IN TABLE 903.1.

(6) 5 X 5 ANGLE FLASHING 26 GA. GALVANIZED (NOT TO SCALE)

CONNECTION SCHEDULE

Manufacturer Name	Model No.	FL Product Approval	Location / Use
SIMPSON	"HETA–20"	# 11473–R2	AT ALL TRUSS/WALL CONNECTIONS
SIMPSON	"MTS–12"	# 10456–R2	AT ALL RAFTER/WALL CONNECTIONS
SIMPSON	"LSTA–36"	# 10852–R2	EMBEDDED IN BLOCK CELL MORTATO STRAP DOWN P.T. WOOD BEAMS ON TOP OF CONC. BLOCK COLUMNS
SIMPSON	"H10"	# 10456–R2	AT ALL WALL PLATES/RAFTERS
SIMPSON	"ECC66"	# 10860–R2	ANCHOR P.T. WOOD POSTS ON TOP PLYWOOD FLOOR
SIMPSON	"ECCLR"	# 13904–R2	CAP LUMBER BEAM CORNERS ON P.T. POST
SIMPSON	"A23" Angle	# 10446–R2	CAP LUMBER BEAM CORNERS ON P.T. POST
SIMPSON	"SP2"	# 10456–R2	@ TOP PLATES
SIMPSON	"SP1"	# 10456–R2	@ BOTTOM PLATE
SIMPSON	"ABA66"	# 10849–R3	ANCHOR P.T. POSTS ON TOP OF NEW CONCRETE FOOTER SLAB.
SIMPSON	"HH4"	# 10446–R2	USE 16d Nails W/ "HH4" TO ATTACH FLOOR BEAM TO P.T. WOOD POST
SIMPSON	"HGUS48"	# 11468–R2	USE 16d Nails W/ "HGUS48" TO ATTACH FLOOR BEAM TO FRAME WALL BASE BOARD
USP	"HUS28"	# 10655–R2	HEAVY DUTY JOIST HANGER–AT ALL PERPENDICULAR CONTACTS TO SECURE P.T. ROOF RAFTERS TO WALL LEDGER BOARD
USP	"NFM3.5x10"	# 578–R3	AT BEAM/BLOCKWALL CONNECTIONS

Note:
1. Any products that are substituted, must meet or exceed products specified. Contractor "must" provide data to building inspector at time of inspection.

BEAM SCHEDULE

LABLE	BEAM HEADER
B1	(3)2X12 RAFTER WITH (2)1/2"PLYWOOD FLITCH USE 2 ROWS SIMPSON 1/4"X2-1/2" SOS SCREWS @12"O.C. PLUS CTS BEAD OF PLSO CONSTRUCTION ADHESIVE
B2	(2)2X6 RAFTER WITH 1/2"PLYWOOD FLITCH USE 2 ROWS SIMPSON 1/4"X2-1/2" SOS SCREWS @12"O.C. PLUS CTS BEAD OF PLSO CONSTRUCTION ADHESIVE
B3	(3)2X8 RAFTER WITH 1/2"PLYWOOD FLITCH USE 2 ROWS SIMPSON 1/4"X2-1/2" SOS SCREWS @12"O.C. PLUS CTS BEAD OF PLSO CONSTRUCTION ADHESIVE
B4	(3)2X10 RAFTER WITH 1/2"PLYWOOD FLITCH USE 2 ROWS SIMPSON 1/4"X2-1/2" SOS SCREWS @12"O.C. PLUS CTS BEAD OF PLSO CONSTRUCTION ADHESIVE

NAILING SCHEDULE

CONNECTION	COMMON NAIL	# OF SPACING
SOLE PLATE TO TRUSS OR BLOCKING	16d	16"O.C.
STUD TO SOLE PLATE, TOE NAIL	8d	4
DOUBLE STUDS, FACE NAIL	10d	24"O.C.
DOUBLE TOP PLATES, FACE NAIL	10d	16"O.C.
TOP PLATES, LAPS AND INTERSECTIONS	10d	3
TRUSSES, LAPS OVER WALLS, FACE NAIL	16d	4
BUILT-UP CORNER STUDS	16d	24"O.C.
STUDS TO SOLE PLATE, END NAIL	16d	2

1

FLORIDA PRODUCT APPROVALS

CATEGORY	SUB-CATEGORY	MANUFACTURER	APPROVAL CODE (FL#)	APPROVAL DATE
PANEL WALLS	SIDING	JAMES HARDIE	13223.2	10/10/2017
WINDOWS	SINGLE-HUNG	JELD-WEN	14095.4	7/28/2017
WINDOWS	FIXED	JELD-WEN	14088.3	8/16/2017
EXTERIOR DOORS	SWINGING EXTERIOR DOOR ASSEMBLY	THERMATRU	10537.4	12/12/2017
EXTERIOR DOORS	GARAGE DOOR	CLOPAY	5684.1	10/10/2017
EXTERIOR DOORS	GARAGE DOOR	CLOPAY	5684.18	10/10/2017
EXTERIOR DOORS	SWINGING EXTERIOR DOOR ASSEMBLY	THERMATRU	7640.1	12/12/2017
EXTERIOR DOORS	SLIDING EXTERIOR DOOR ASSEMBLIES	JELD-WEN	21705.1	6/24/2020
PANEL WALLS	SOFFITS	JAMES HARDIE	13265.1	6/2/2020
ROOFING	ASPHALT SHINGLES	GAF	10124.1	4/7/2020
ROOFING	UNDERLAYMENTS	OWENS CORNING	14299.1	6/18/2019

ATTIC TABULATION & VENTILATION

GROSS AREA OF ROOF	3898 SQUARE FEET
GROSS AREA OF VENTED SOFFIT	182 SQUARE FEET
NET AREA OF VENTED SOFFIT	127 SQUARE FEET (70%)
1/150 OF GROSS ROOF AREA	26 SQUARE FEET
1/300 OF GROSS ROOF AREA	13 SQUARE FEET
REQUIRED RIDGE & OFF RIDGE VENTS (TOTAL AREA)	3 SQUARE FEET TOTAL

ATTIC VENTILATION PER FLORIDA BUILDING CODE 2017 6TH EDITION, RESIDENTIAL
FOR GABLED AND HIPPED ROOFS, VENTILATION SHALL BE PROVIDED TO FURNISH CROSS VENTILATION OF EACH SEPARATE ATTIC SPACE WITH WEATHER PROTECTED VENTS. ALL VENTS SHALL BE SCREENED TO PROTECT THE INTERIOR FROM INTRUSION OF BIRDS. THE RATIO OF TOTAL NET FREE VENTILATING AREA TO THE AREA OF THE CEILING SHALL BE NOT LESS THAN 1/150. THAT AREA MAY BE REDUCED TO 1/300 PROVIDED:
1. A VAPOR RETARDER HAVING A PERMEANCE NOT EXCEEDING ONE PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING, OR
2. AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED (AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.)

ROOF SHEATHING:
UNLESS OTHERWISE NOTED, ALL ROOF SHEATHING SHALL BE 19/32" CDX PLYWOOD, NAILED WITH 10d COMMON NAILS AT 6" O/C BOUNDARY, 6" O/C ALL OTHER EDGES AND 6" O/C FIELD.

RAM A. GOEL LICENSE No. 47431 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Job #	SG2205
Drawn By:	KD
Checked By:	S.G.

Issue Date: 11-25-22

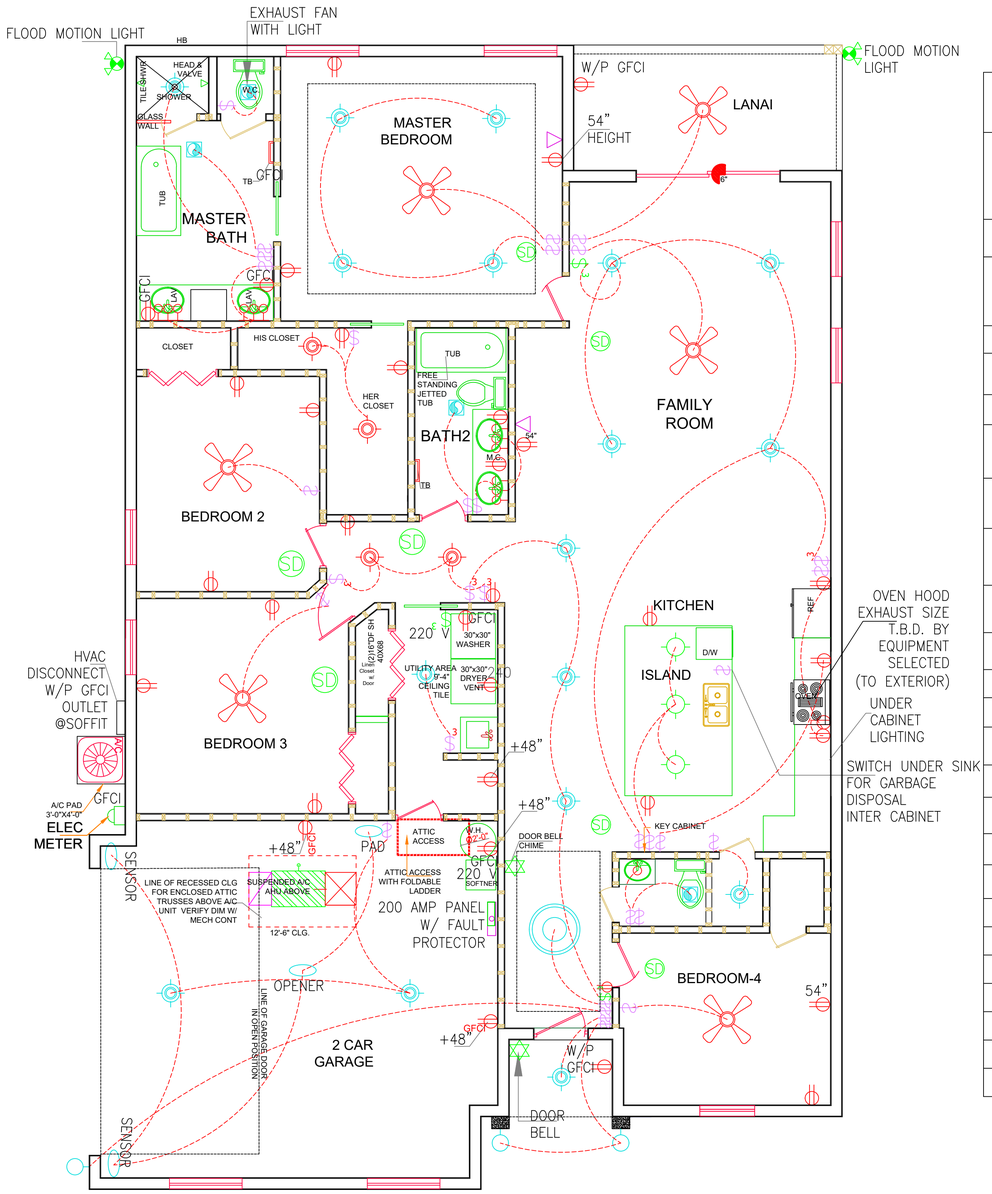
Revisions:

No.	Date	Description
1	/ /	
2	/ /	
3	/ /	
4	/ /	

FRAMING DETAILS

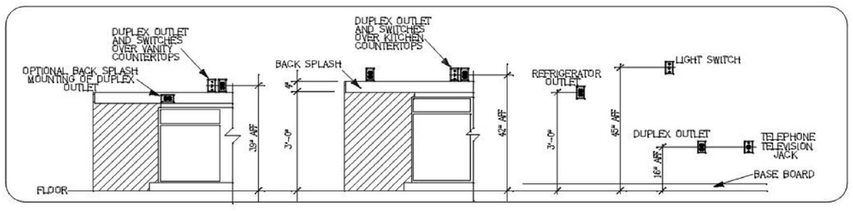
LINCOLN MODEL III
791 NW SAVANNAH CIR.,
LAKE CITY, FL 32055

D-1



10 ELECTRICAL LAYOUT PLAN

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

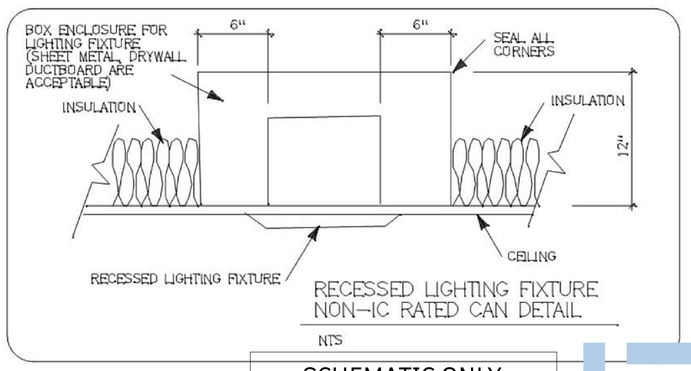


ELECTRICAL SYMBOLS

CEILING FAN	
SURFACE MOUNTED CEILING FIXTURE	
QUADRUPLEX RECEPTACLE ARC FAULT CIRCUIT INTRUPPTER DUPLEX OUTLET	
ELECTRICAL WIRING	
SMOKE DETECTOR WITH CARBON	SD
WALL SWITCH	$
3-WAY SWITCH (20 AMP RATED) AT 48" A.F.F.	$3
SWITCH (20 AMP RATED) AT 48" A.F.F.	$
EXHAUST FAN (FOR SIZES SEE HVAC PLAN)	
PHONE - I/T (DATACOM)	
WALLPACK SECURITY LIGHTS	
VANITY LIGHT	
EXIT LIGHT	
WALL MOUNTED EMERGENCY FIXTURE	
6" RECESSED CAN LIGHT	
EXHAUST FAN	
DOORBELL CHIME	
DOORBELL	
CEILLING OUTLET	
SCONCE LIGHT	
TV INTERNET	
DUPLEX RECEP.	
200 AMP ELECTRICAL PANEL	
GROUND FAULT RECEP	GFI
ELECTRIC METER	

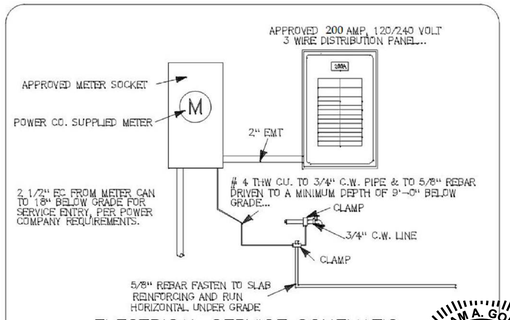
GENERAL ELECTRICAL NOTES

1. FIXTURES AS PER SCHEDULE OR APPROVED EQUAL.
2. FIXTURES SHALL BE COMPLETE WITH LAMPS.
3. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS REQUIRED TO CONNECT ELECTRICAL POWER TO ALL MECHANICAL EQUIPMENT.
4. ALL WIRING, CONDUIT, LABOR AND MATERIALS NOT SHOWN ON PLAN, BUT NECESSARY FOR COMPLETE AND PROPER OPERATIONS OF THE ELECTRICAL SYSTEM SHALL BE CONSIDERED AS PART OF THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY.
5. THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND INSTALL ALL CONDUIT REQUIRED FOR THE TELEPHONES.
6. ALL WORK AS PER GENERAL SPECIFICATIONS AND ALL FEDERAL, STATE AND LOCAL CODES.
7. THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO SUBMITTING A BID.
8. THE ELECTRICAL CONTRACTOR SHALL PERSONALLY CONTACT THE POWER COMPANY IN ORDER TO VERIFY AND COORDINATE THE INSTALLATION OF THE MAIN ELECTRICAL SERVICE AND TRANSFORMER PLACEMENT TO THE BUILDING.
9. THE ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL FIRE ALARM DEVICES REQUIRED TO SATISFY ALL APPLICABLE CODES & PROVIDE A WORKING SYSTEM. DEVICES SHOWN ON PLANS ARE FOR GUIDELINES ONLY.
10. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A 200 AMP SINGLE PHASE TEMPORARY ELECTRICAL SERVICE AND WEATHER PROOF OUTLETS. COORDINATE LOCATION WITH POWER COMPANY. INCLUDE ALL FEES FOR TEMPORARY SERVICE IN THE BASE BID. REMOVE TEMP SERVICE AFTER MAIN SERVICE BECOMES USABLE.
11. THE ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL TEMPORARY CONSTRUCTION LIGHTING PER O.S.H.A. AND CITY MINIMUM LIGHTING LEVELS IN THE BASE CONTRACT.

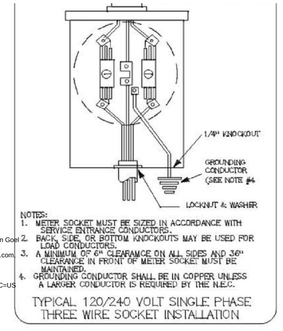


RECESSED LIGHTING FIXTURE NON-IC RATED CAN DETAIL

NTS



ELECTRICAL SERVICE SCHEMATIC
200 AMP SERVICE



TYPICAL 120/240 VOLT SINGLE PHASE THREE WIRE SOCKET INSTALLATION

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CONTRACTOR WILL SEEK
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Job #	SG2205
Drawn By:	KD
Checked By:	S.G.

Issue Date: 11-25-22

Revisions:

No.	Date	Description
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ELECTRICAL FLOOR PLAN

LINCOLN MODEL III
791 NW SAVANNAH CIR.,
LAKE CITY, FL 32055

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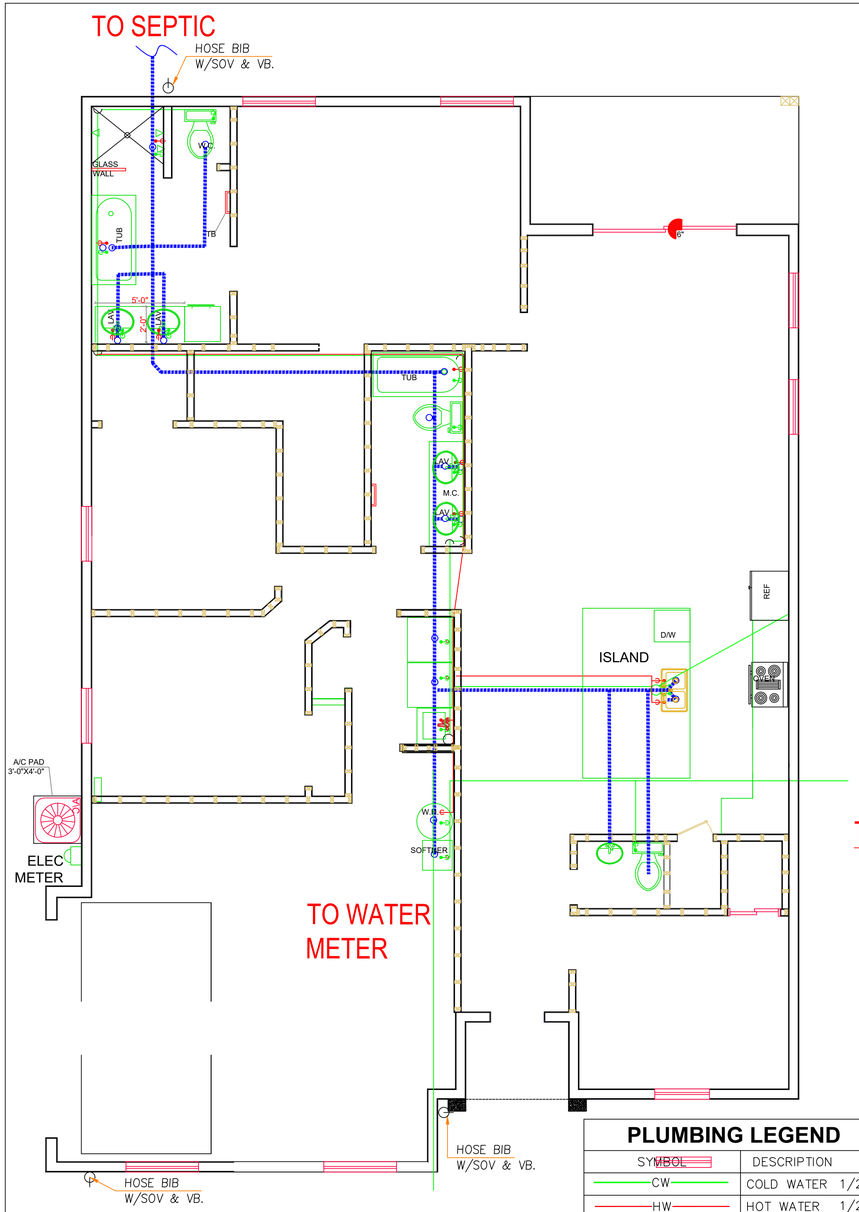


7 PLUMBING PLAN

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

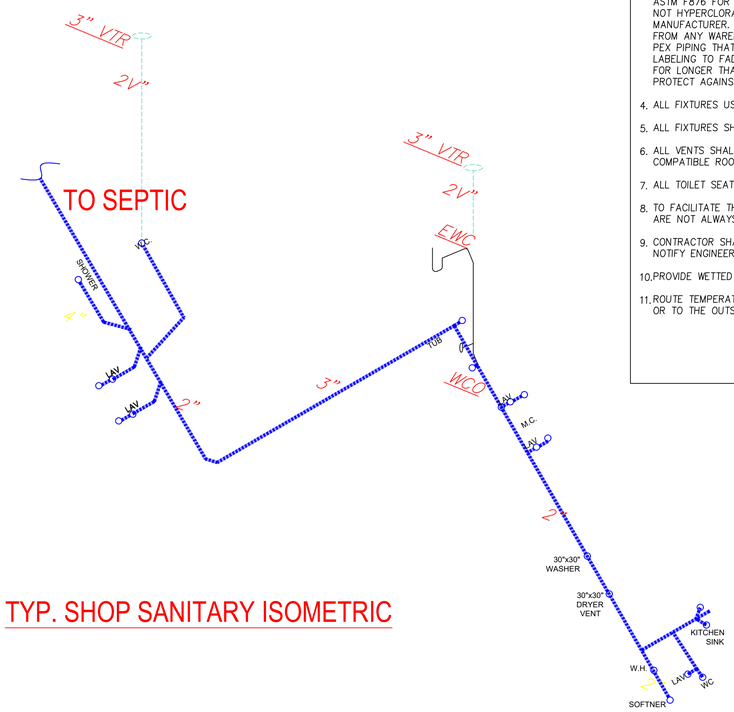
PLUMBING LEGEND

SYMBOL	DESCRIPTION
CW	COLD WATER 1/2"
HW	HOT WATER 1/2"
SS	SANITARY SEWER 2"
	HOSE BIB W/SOV & VB.

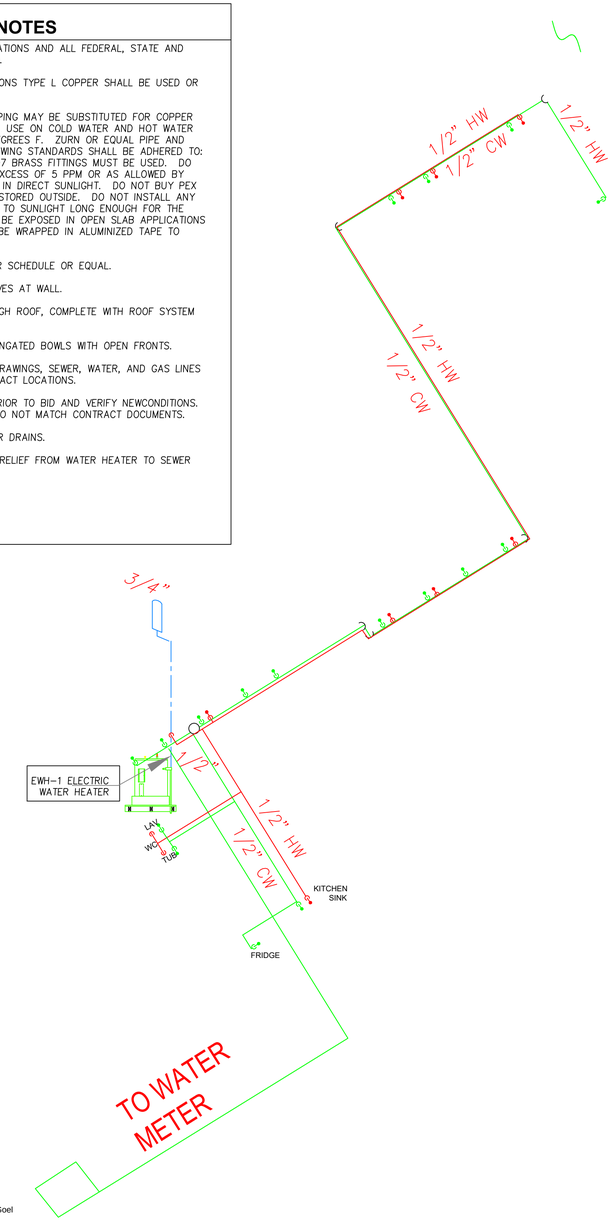
PLUMBING FIXTURE SCHEDULE

MARK	QUANTITY	DESCRIPTION	CONNECTION SIZES				MFG. & MODEL NO.
			WASTE	VENT	C.W.	H.W.	
WC	2	TANK TOILET	2"	2"	1/2"		TBD
LAV	4	LAVATORY	2"	–	–	–	TBD
			2"	–	–	–	

COORDINATE FIXTURES WITH OWNER .



TYP. SHOP SANITARY ISOMETRIC



TYP. SHOP WATER ISOMETRIC

DRAWING SCALE: NTS

GENERAL PLUMBING NOTES

1. ALL WORK AS PER GENERAL SPECIFICATIONS AND ALL FEDERAL, STATE AND LOCAL CODES, FPC 2017, 6TH EDITION.
2. FOR HOT AND COLD WATER APPLICATIONS TYPE L COPPER SHALL BE USED OR PEX AS ALLOWED BELOW.
3. CROSSLINKED POLYETHYLENE (PEX) PIPING MAY BE SUBSTITUTED FOR COPPER GIVEN THE FOLLOWING SPECIFICATIONS. USE ON COLD WATER AND HOT WATER APPLICATIONS NOT TO EXCEED 140 DEGREES F. ZURN OR EQUAL PIPE AND FITTINGS SHALL BE USED. THE FOLLOWING STANDARDS SHALL BE ADHERED TO: ASTM F876 FOR THE PIPE, ASTM F1807 BRASS FITTINGS MUST BE USED. DO NOT HYPERCLORATE THE SYSTEM IN EXCESS OF 5 PPM OR AS ALLOWED BY MANUFACTURER. DO NOT STORE PEX IN DIRECT SUNLIGHT. DO NOT BUY PEX FROM ANY WAREHOUSE KEEPING PEX STORED OUTSIDE. DO NOT INSTALL ANY PEX PIPING THAT HAS BEEN EXPOSED TO SUNLIGHT LONG ENOUGH FOR THE LABELING TO FADE. PEX THAT IS TO BE EXPOSED IN OPEN SLAB APPLICATIONS FOR LONGER THAN ONE WEEK SHALL BE WRAPPED IN ALUMINIZED TAPE TO PROTECT AGAINST UV DEGRADATION.
4. ALL FIXTURES USED SHALL BE AS PER SCHEDULE OR EQUAL.
5. ALL FIXTURES SHALL HAVE STOP VALVES AT WALL.
6. ALL VENTS SHALL BE CARRIED THROUGH ROOF, COMPLETE WITH ROOF SYSTEM COMPATIBLE ROOF JACKS.
7. ALL TOILET SEATS SHALL BE FOR ELONGATED BOWLS WITH OPEN FRONTS.
8. TO FACILITATE THE CLARITY OF THE DRAWINGS, SEWER, WATER, AND GAS LINES ARE NOT ALWAYS SHOWN IN THEIR EXACT LOCATIONS.
9. CONTRACTOR SHALL VISIT JOB SITE PRIOR TO BID AND VERIFY NEWCONDITIONS. NOTIFY ENGINEER IF NEWCONDITIONS DO NOT MATCH CONTRACT DOCUMENTS.
10. PROVIDE WETTED TRAPS TO ALL FLOOR DRAINS.
11. ROUTE TEMPERATURE AND PRESSURE RELIEF FROM WATER HEATER TO SEWER OR TO THE OUTSIDE OF BUILDING.

Ram Goel

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PLUMBING LAYOUT PLAN

LINCOLN MODEL III
791 NW SAVANNAH CIR.,
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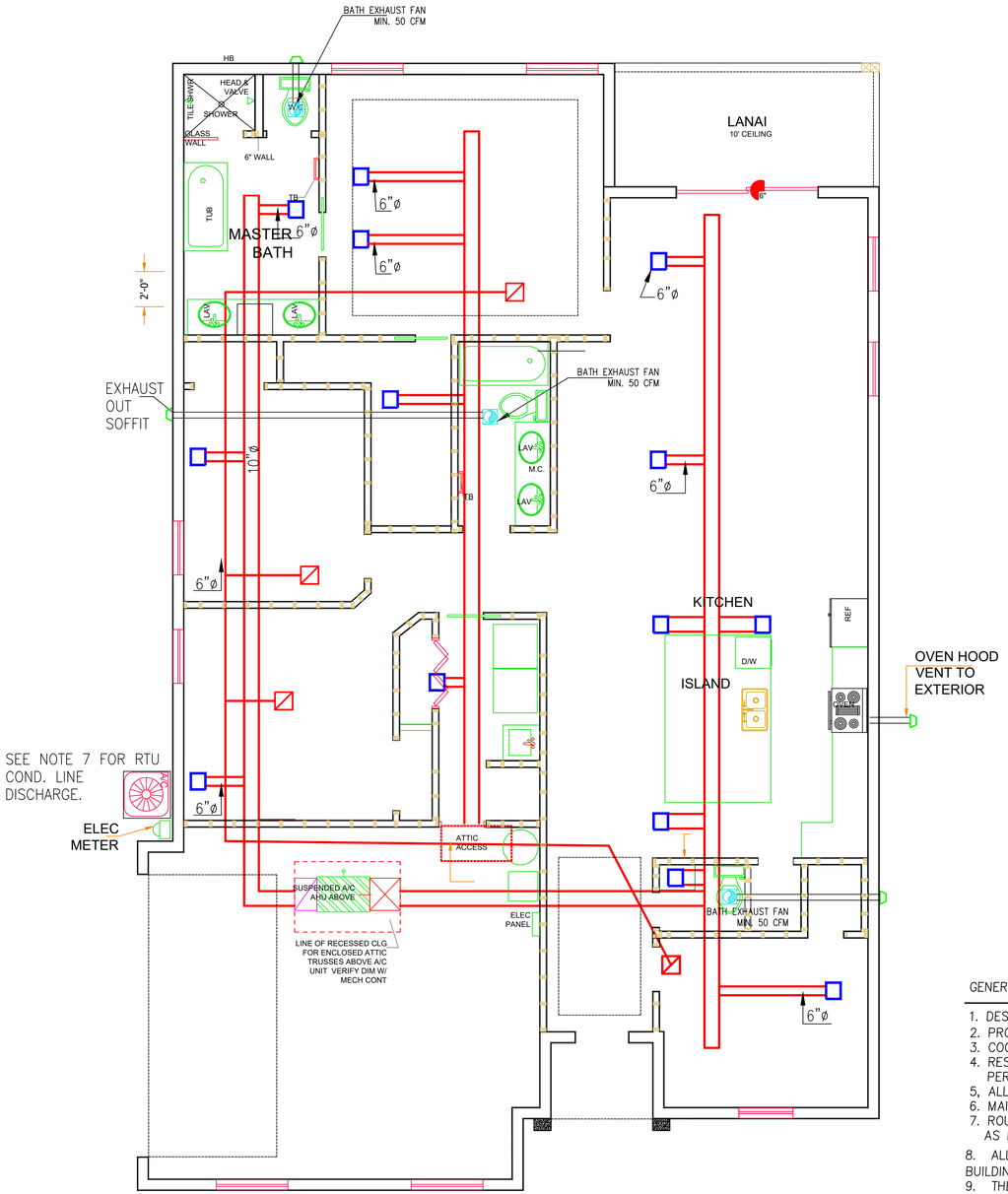
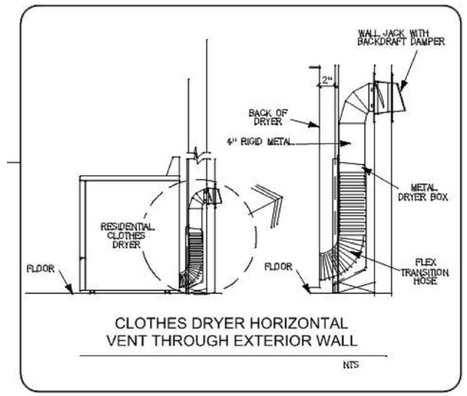


NOTE; ALL EXHAUST FANS EXIT TO ROOF

15 HVAC LAYOUT PLAN ISO

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



CLOTHES DRYER HORIZONTAL VENT THROUGH EXTERIOR WALL

NTS

ALL PENETRATIONS (DUCT/PIPES/LIGHT FIXTURES/HVAC DIFFUSERS) SHALL BE PROTECTED AT ALL FIRE RATED WALLS AND FLOOR CEILING ASSEMBLIES.

EXHAUST FAN SCHEDULE

MARK	TYPE	CFM	ESP	FAN WATTS	DUCT	SONES	VOLT/PH	AMPS	LOCATION	MANUFACTURER & MODEL
EF-1	EXHAUST	65	0.25"	26.1	4"	2.0	120/1	0.3	TOILET/RR	BROAN 784
EF-2	EXHAUST	50	0.25"	17.5	4"	1.5	120/1	0.2	TOILET/RR	BROAN 770
EF	EXHAUST	50	0.25"	17.5	4"	1.5	120/1	0.2	TOILET/RR	BROAN 770

1. SCHEMATIC ONLY
2. MECHANICAL CONTRACTOR TO GET THEIR OWN SHOP DRAWINGS & PERMIT

MECHANICAL LEGEND

SUPPLY AIR DIFFUSER

RETURN AIR DIFFUSER

GENERAL NOTES:

1. DESIGN TO MEET FLORIDA BUILDING MECHANICAL CODE 2017 ASHRAE, ASME, ANSI CODES.
2. PROVIDE 1" UNDERCUT ON ALL INTERIOR DOORS.
3. COORDINATE EXACT LOCATION OF DIFFUSERS WITH ARCHITECTURAL & REFLECTIVE CEILING PLANS.
4. REST ROOMS EXHAUST WALL CAP TO BE PROVIDED WITH A CORROSION RESISTANT SCREEN AS PER FBCM.
5, ALL ROOF MOUNTED EQUIPMENT SHALL BE INSTALLED TO WITHSTAND HURRICANE FORCE WINDS.
6. MAINTAIN A MINIMUM OF 10 FT SEPARATION BETWEEN ANY AIR INTAKE AND EXHAUST DISCHARGE.
7. ROUTE CONDENSATE DRAIN, FULL SIZE TO NEAREST ROOF DRAIN. PROVIDE PIPING SUPPORT AS REQUIRED BY THE CODE. PROVIDE SECONDARY AUTOMATIC OVERFLOW FLOAT SWITCH.
8. ALL CONSTRUCTION/MATERIALS BY THE CONTRACTOR SHALL CONFORM TO THE 2017 FLORIDA BUILDING/ MECHANICAL CODE.
9. THE CONTRACTOR SHALL BALANCE THE SYSTEM TO WITHIN PLUS 10% OR MINUS 5% OF LISTED CFM VALUES. PROVIDE STANDARD FORMS TO DOCUMENT AIR PERFORMANCE., STATIC PRESSURE, ETC.

SCHEMATIC ONLY
CONTRACTOR WILL SEEK
SEPARATE PERMIT

M1305.1.3 Appliances in attics. Attics containing appliances requiring access shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest appliance. The passageway shall not be less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 6 feet (1829 mm) in length measured along the centerline of the passageway from the attic access opening to the appliance's service panel. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), where such dimensions are large enough to allow removal of the largest appliance.
Exception: The passageway and level service space are not required where the appliance is capable of being serviced and removed through the required opening.
M1305.1.3.1 Electrical requirements. A luminaire controlled by a switch located at the required passageway opening and a receptacle outlet shall be installed at or near the appliance location in accordance with Chapter 33.
M1305.1.3.2 Air-handling units. Air-handling units shall be allowed in attics if the following conditions are met:
1. The service panel of the equipment is located within 6 feet (1829 mm) of an attic access.
2. A device is installed to alert the owner or shut the unit down when the condensation drain is not working properly.
3. The attic access opening is of sufficient size to replace the air handler.
4. A notice is posted on the electric service panel indicating to the homeowner that the air handler is located in the attic. Said notice shall be in all capitals, in 16 point type, with the title and first paragraph in bold:
NOTICE TO OWNER
A PART OF YOUR AIR CONDITIONING SYSTEM, THE AIR HANDLER, IS LOCATED IN THE ROOF.

FOR PROPER, EFFICIENT, AND ECONOMIC OPERATION OF THE AIR CONDITIONING SYSTEM, YOU MUST ENSURE THAT REGULAR MAINTENANCE IS PERFORMED. YOUR AIR CONDITIONING SYSTEM IS EQUIPPED WITH ONE OR BOTH OF THE FOLLOWING:
1) A DEVICE THAT WILL ALERT YOU WHEN THE CONDENSATION DRAIN IS NOT WORKING PROPERLY OR
2) A DEVICE THAT WILL SHUT THE SYSTEM DOWN WHEN THE CONDENSATION DRAIN IS NOT WORKING. TO LIMIT POTENTIAL DAMAGE TO YOUR HOME, AND TO AVOID DISRUPTION OF SERVICE, IT IS RECOMMENDED THAT YOU ENSURE PROPER WORKING ORDER OF THESE DEVICES BEFORE EACH SEASON OF PEAK OPERATION.

RAM A. GOEL
LICENSE
No. 47431
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Ram Goel

Digitally signed by Ram Goel
DN: E=Soneyfmllc@yahoo.com, CN=Ram Goel, OU=ENGINEERING, O=Soney FM LLC, L=Tampa, S=Florida, C=US
Date: 2022.11.25 13:41:15-05'00'

Notes:
1. This item has been electronically signed & sealed by RAM A. GOEL using a Digital signature & date.
2. Printed copies of this document are not considered signed & sealed. This signature must be verified on any electronic copies.

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THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAN AND FOUND TO BE IN COMPLIANCE WITH CHAPTER 16 OF 2020 7TH EDITION FLORIDA BUILDING CODE AND APPLICABLE SUPPLEMENTS.

RAM A. GOEL, P.E. # 47431

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Job #	SG2205
Drawn By:	K.D.
Checked By:	S.G.

Issue Date: 11-25-22

Revisions:

No.	Date	Description
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HVAC LAYOUT

LINCOLN MODEL III
791 NW SAVANNAH CIR.,
LAKE CITY, FL 32055

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