

NOTE:

ALL EXTERIOR WINDOWS AND GLASS DOORS SHALL BEAR AAMA OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE, CHARACTERISTICS AND APPROVED PRODUCT EVALUATION TO INDICATE COMPLIANCE WITH CURRENT WINDLOADING \pm 40 PSF

FRONT ELEVATION

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

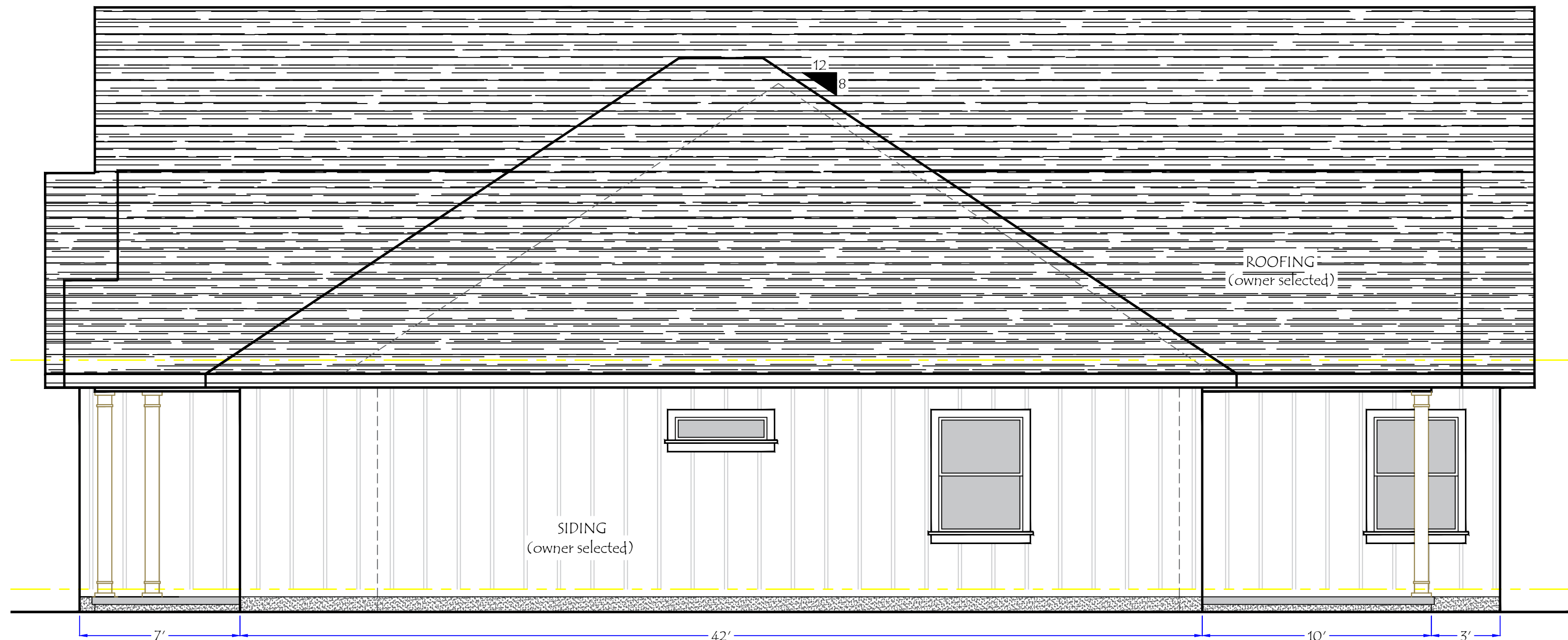
JAMES ZALESKI P.E. 51544
2305 HAVERHILL RD
TALLAHASSEE, FL 32312
PH 850-766-7778



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TRUSS NOTE:

THE DESIGN AND FABRICATION CRITERIA OF ALL WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS BY THE NATIONAL FOREST PRODUCTS ASSOCIATION'S LATEST REVISION; TIMBER CONSTRUCTION STANDARDS BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, LATEST REVISION, AND DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES BY THE TRUSS PLATE INSTITUTE, LATEST REVISION. HANDLING, ERECTION, AND BRACING OF FABRICATED TRUSSES SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE.



RIGHT SIDE ELEVATION

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

DESIGN CODES:

All wind load calculations and design criteria are based on an enclosed structure and are shown on the construction plans. Indicate work scope has been designed and shall be constructed in accordance with the following applicable building codes:

Florida Building Code, Residential (FBC-R) - 2023 8th Edition
Florida Building Code, Mechanical (FBC-M) - 2023 8th Edition
Florida Building Code, Plumbing (FBC-P) - 2023 8th Edition
Florida Building Code, Energy Conservation - 2023 8th Edition
National Electrical Code (NEC) NFPA 70 - 2023

DESIGN DATA:

- a) Occupancy Classification per FBC-B and Chapter 3:
Residential Group R3 - Single Family Residence.
b) Construction Type per FBC-B and Chapter 6:
Type V - Unsprinklered
c) Occupancy Load per Chapter 16, FBC-B:
Residential - Single family residence
Attics with storage - 20 psf
Heated Areas - 30 psf

Floor Live Load: 30 PSF
Roof Live Load: 20 PSF
Snow Load: 0 PSF
Sicems Load: 0 PSF

Design Wind Speed: 120 MPH
Wind Importance Factor: 1.0
Exposure Category: B
Internal Pressure Coefficient: +/- 0.18

Risk Category: II

NOTES

1. ACTUAL SLOPE AND/OR VARIATIONS IN GRADE CONDITIONS TO BE DETERMINED ON SITE PRIOR TO CONSTRUCTION.

2. CHECK ALL DIMENSIONS FOR ACCURACY PRIOR TO CONSTRUCTION.

3. ALL CONSTRUCTION MUST CONFORM TO CURRENT STATE AND LOCAL CODES WHERE APPLICABLE:

-FLORIDA BUILDING CODE 2023, 8TH EDITION
-FLORIDA FIRE CODE
-NATIONAL ELECTRIC CODE (NEC)2020
-FLORIDA PLUMBING CODE (FBC)

WIND DESIGN BASIS

Basic Wind Speed - 120 mph

Exposure Category - B

Wind Importance Factor - 1.0

Building Category - Enclosed

Internal Pressure Coef. - 0.18

Componenets & Cladding
Window & Door Pressure \pm 40 psf

DRAFTING & DESIGN



LAURI B. KETRING
833 NW BANTA ACRES RD
MAYO, FLORIDA 32066
(850) 672-0485

designgirl@lauri@yahoo.com

CERTIFICATION

PROJECT NAME

Borchardt Resident
Columbia County, FL.

TITLE

ELEVATIONS

DWG. BY:

Lauri B. Ketring

SCALE

1/4"=1'-0"

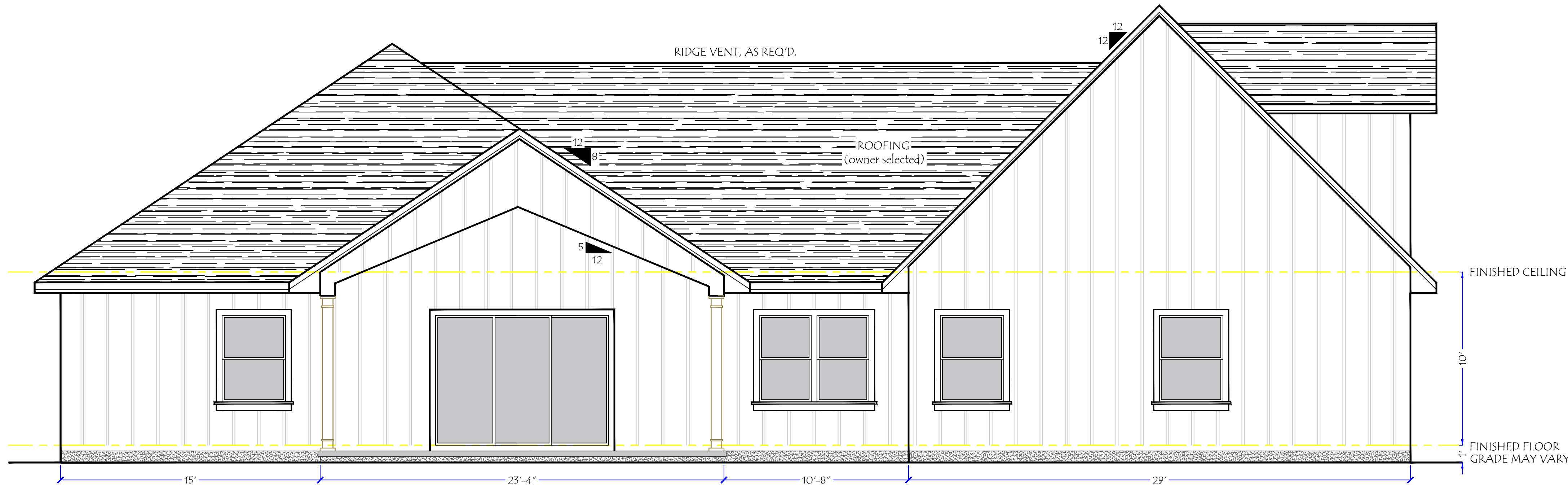
DATE

March 2025

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REAR ELEVATION

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

ALL CONNECTORS SHALL BE SIMPSON STRONG-TIE OR EQUAL AND SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

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WIND DESIGN BASIS

Basic Wind Speed - 120 mph

Exposure Category - B

Wind Importance Factor - 1.0

Building Category - Enclosed

Internal Pressure Coef. - 0.18

Components & Cladding
Window & Door Pressure \pm 40 psf

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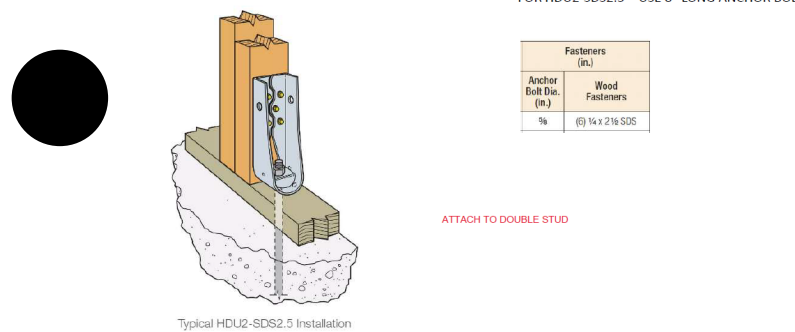
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WINDOW / DOOR NOTES:
ALL WINDOW & DOOR HEADERS TO BE SIZED AND INSTALLED IN ACCORDANCE W/ STATE AND LOCAL CODES

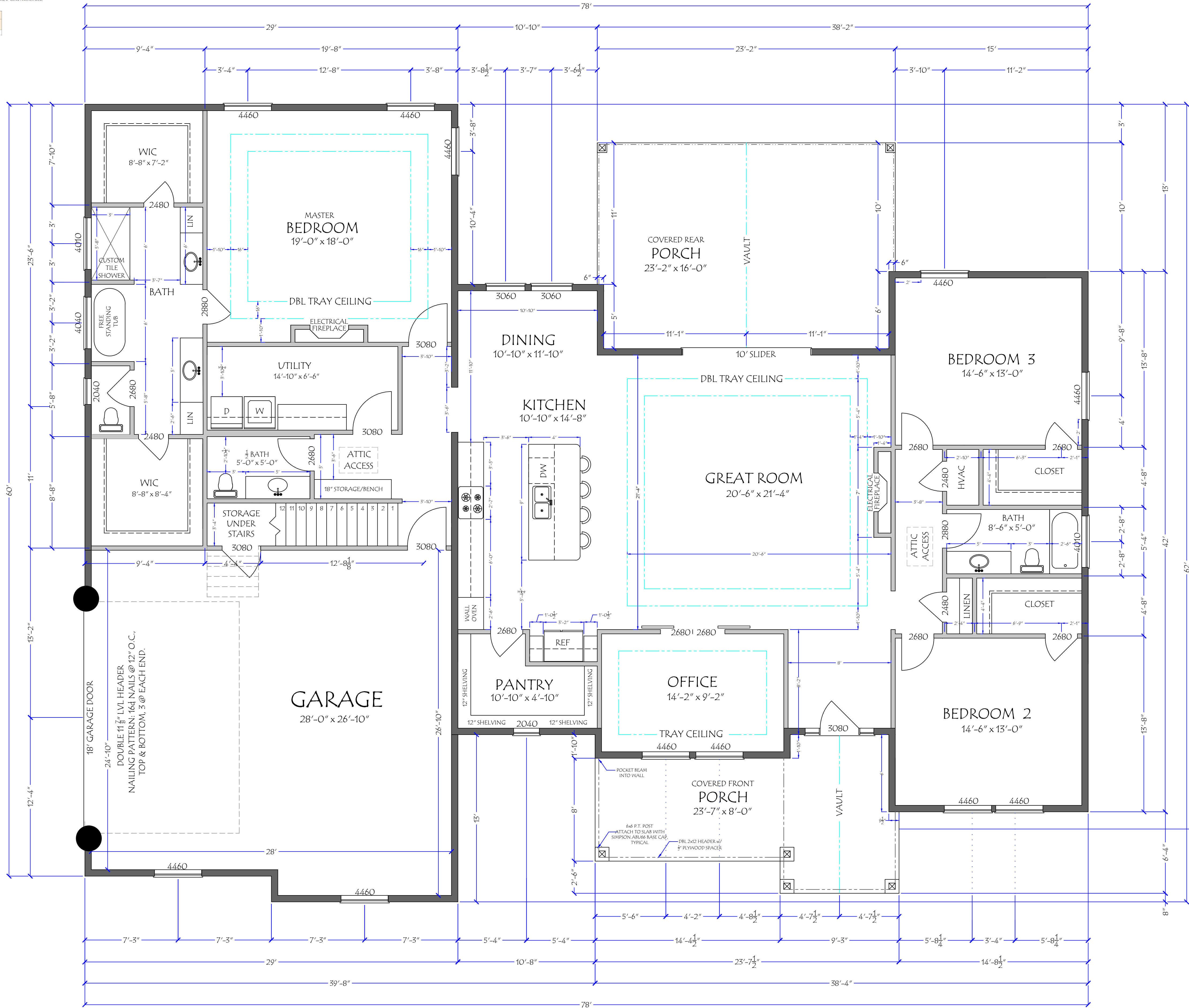
WINDOW / DOOR NOTES:
2X10 HEADERS 5FT OR SHORTER
2PLY 2.25 LVL UP TO 7FT
2 PLY 11.25 LVL UP TO UP TO 9FT
2 PLY ON EXTERIOR WALL HEADERS.
ALL WINDOW & DOOR HEADERS TO BE INSTALLED IN ACCORDANCE W/ STATE AND LOCAL CODES

SQUARE FOOTAGE	
HEATED SQ. FEET	2753
FRONT PORCH	223
REAR PORCH	367
GARAGE	764
TOTAL	4,107

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PORCH NOTES:
HOLLOW COLUMNS W/ 6X6 PT POST IN CENTER, SIMPSON CC66 CAP, CB66 BASE, TYP. DBL 2X12 HEADER W/ 3/4" PLYWOOD SPACER, TYPICAL
SIMPSON HUS412
FACE MOUNT HANGERS EACH HEADER/WALL CONNECTION, TYP.

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

- NOTES**
- CHECK ALL DIMENSIONS FOR ACCURACY PRIOR TO CONSTRUCTION.
 - IN THE EVENT OF A CONFLICT BETWEEN THE PLANS AND THE CODES, THE CODES SHALL GOVERN.
 - ALL CONSTRUCTION MUST CONFORM TO CURRENT STATE AND LOCAL CODES WHERE APPLICABLE.
 - EXACT DESCRIPTION OR SPECIFICATIONS NOT PROVIDED ON PLANS (DOORS, WINDOWS, CABINETS, ELECTRICAL, HVAC, FINISHES ETC. TO BE PROVIDED BY CONTRACTOR OR OWNER.)
 - ALL ELECTRICAL, PLUMBING, AND HVAC TO BE INSTALLED BY CURRENTLY LICENSED FL CONTRACTORS IN ACCORDANCE W/ STATE & LOCAL CODES.
 - INSTALL TPL STUD PACKS IN WALL AND @ ALL GIRDER TRUSS BEARING POINTS.
 - ALL LOAD BEARING WALL'S TO BE SYP OR BETTER FRAMING

DRAFTING & DESIGN

Designer Services
LAURI B. KETRING
833 NW BANTA ACRES RD
MAYO, FLORIDA 32066
(850) 672-0485
designgirl@lauri@yahoo.com

CERTIFICATION

PROJECT NAME
Borchardt Resident
Columbia County, Fl.

TITLE
FLOOR PLAN

DWG. BY
Lauri B. Ketring

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PROJECT No.

PAGE No.
A-3

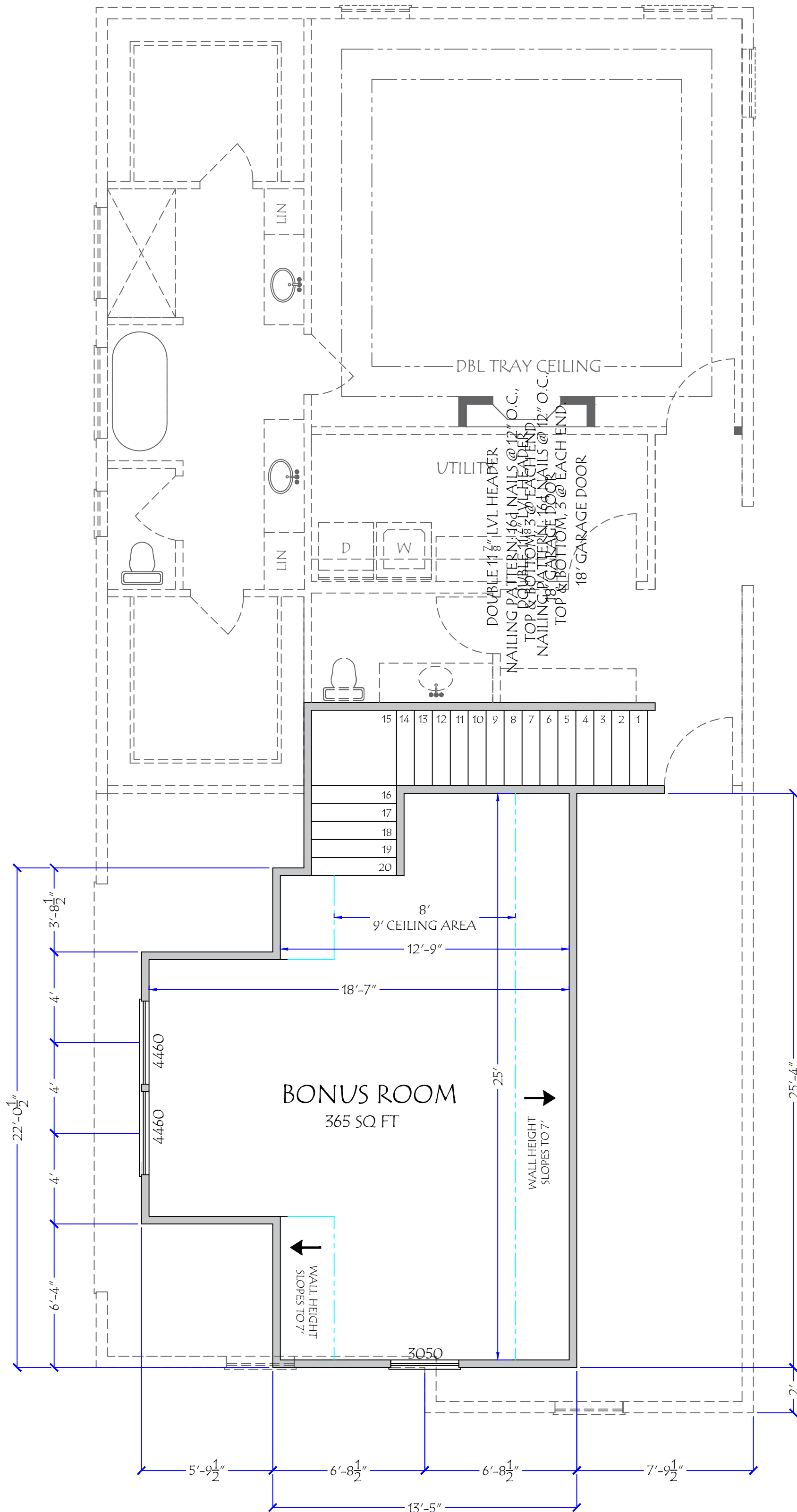
USE (3) 2x HEADERS WITH 2x6 WALLS AND (2) 2x4 HEADERS WITH 2x4 WALLS.
VERIFY HEADER SIZE W/ OPENING FRAMING & HEADER SCHEDULE ON THIS SHEET.
ASSEMBLE ALL HEADERS WITH 16D NAILS STAGGERED 6" O.C. W/ 2" EDGE DISTANCE.
ALL HEADERS SHALL BE 2x12 U.G.N.
ATTACH ALL LVL BEAMS W/ SIMPSON SDWS 0.220 SCREWS (OR EQUAL) STAGGERED
W/ 1-1/2" MIN. EDGE DISTANCE.
• (2) ROWS @ 24" O.C. < 10' LVL
• (3) ROWS @ 24" O.C. > 10' LVL
• 2 & 3 PLY - 3-1/2" LONG STAGGER INSTALLED FROM BOTH OUTER PLIES
• 4 PLY - 6" LONG STAGGER INSTALLED FROM BOTH OUTER PLIES
FOR WINDOWS PLACED WITHIN 3'-0" OF EXTERIOR CORNERS, WALL STUDS SHALL BE
SPACED @ 8" O.C.

TRUSS SPAN/LOCATION HURRICANE CLIPS
HC MODEL-1 Simpson H-16A IN ALL AREAS

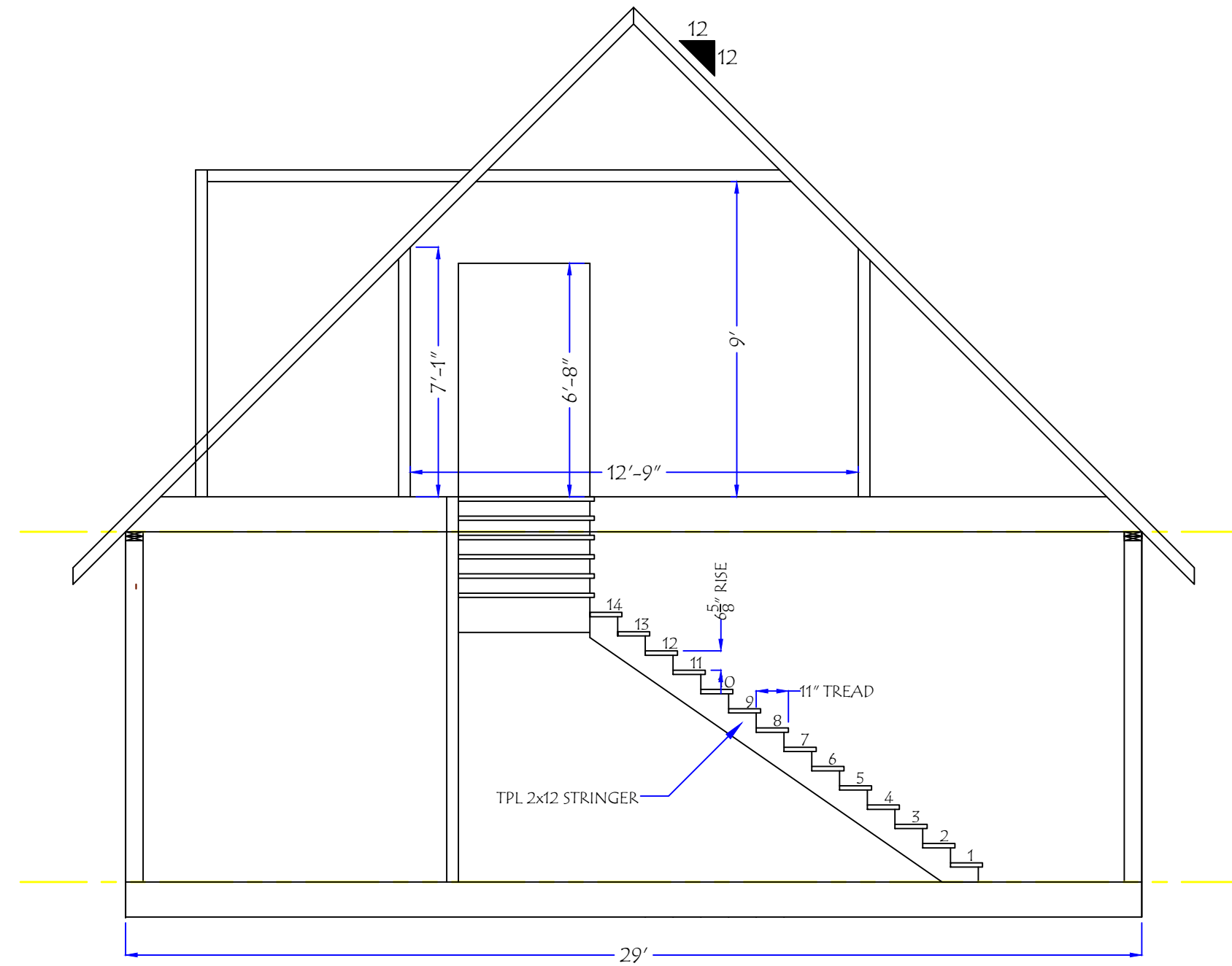
ROOF SHEATHING MATERIAL - 7/16" OSB
NAILING - 8D RING SHANK

NAILING PATTERN
EDGES-
6" O.C. FIELD - 6" O.C.

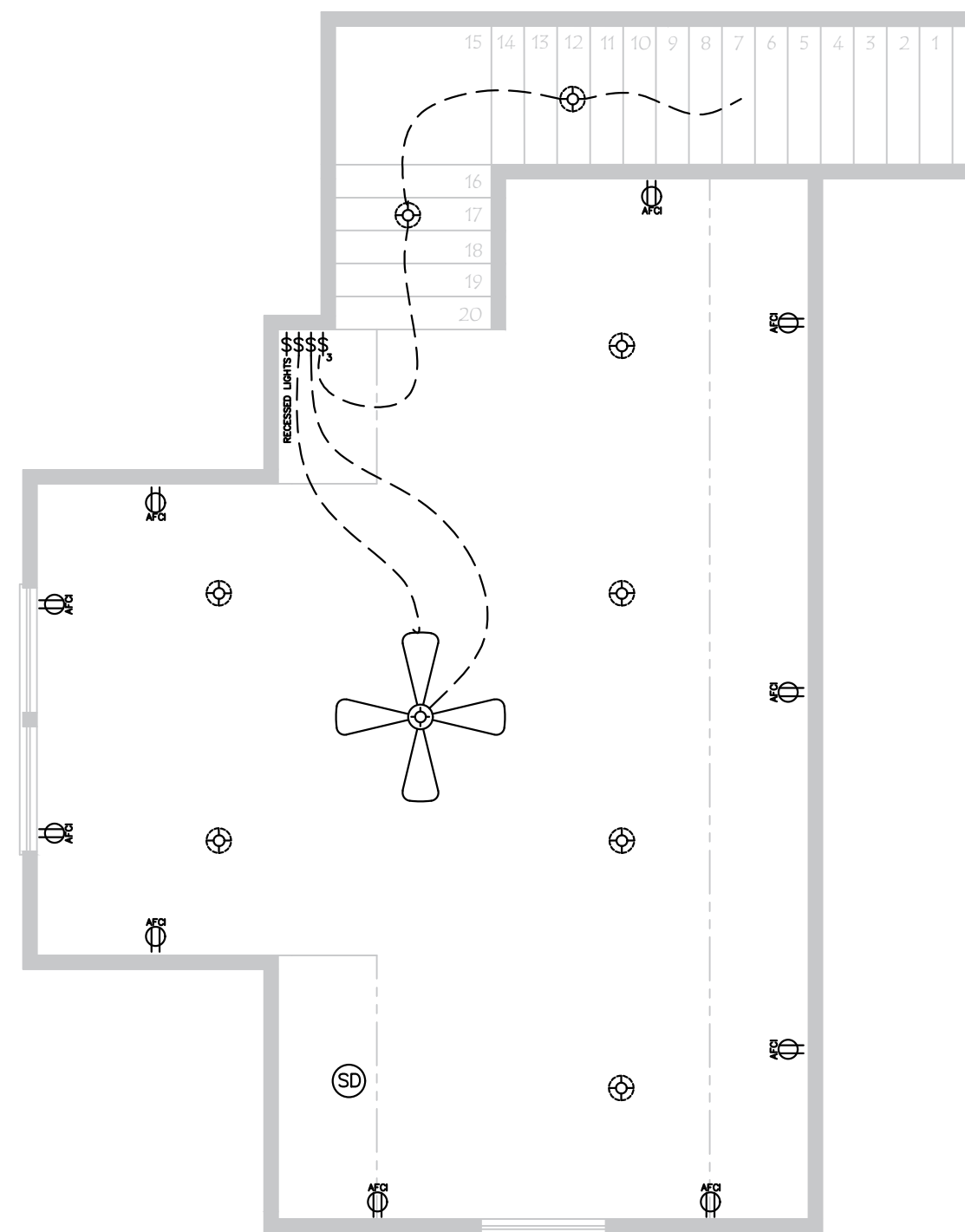
4" O.C FIRST ROW AT ALL EAVES



ATTIC ROOM
FLOOR PLAN
SCALE 1/4"=1'-0"



ATTIC ROOM
SECTION VIEW
SCALE 1/4"=1'-0"



ATTIC ROOM
ELECTRICAL PLAN
SCALE 1/4"=1'-0"

- NOTES**
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 5. ALL ELECTRICAL, PLUMBING, AND HVAC TO BE INSTALLED BY CURRENTLY LICENSED FL CONTRACTORS IN ACCORDANCE W/ STATE & LOCAL CODES.
 6. INSTALL TPL STUD PACKS IN WALL AND @ ALL GIRDER TRUSS BEARING POINTS.
 7. ALL LOAD BEARING WALL'S TO BE SYP OR BETTER FRAMING

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Designer Services
LAURI B. KETRING
833 NW BANTA ACRES RD
MAYO, FLORIDA 32066
(850) 672-0485
designgirl@lauri@yahoo.com

CERTIFICATION

PROJECT NAME

Borchardt Resident
Columbia County, FL.

TITLE

ATTIC FLOOR PLAN
& DETAILS

DWG. BY
Lauri B. Ketring

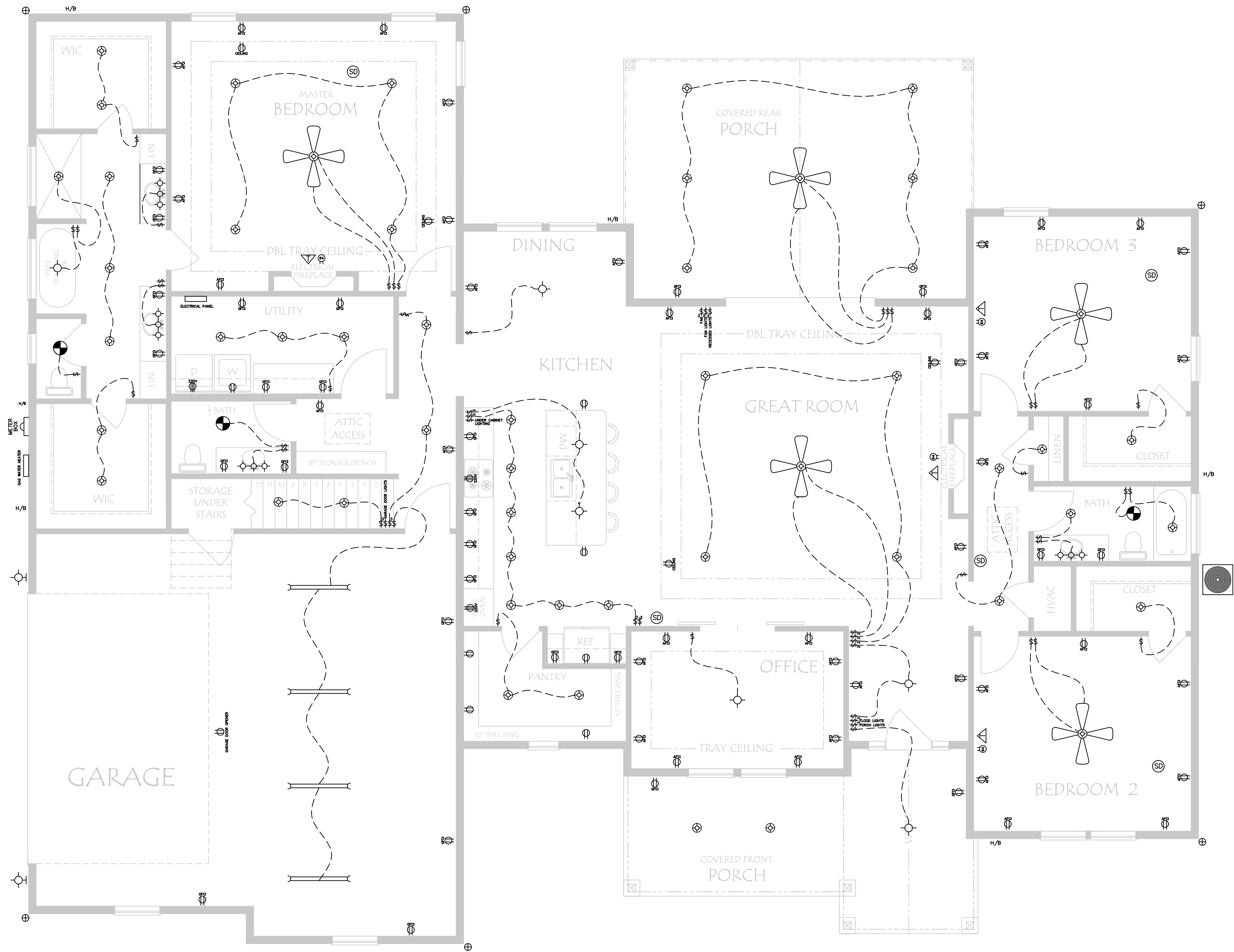
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ELECTRICAL PLAN

SCALE 1/4"=1'-0"

JAMES ZALESKI P.E. 51544
2305 HAVERHILL RD
TALLAHASSEE, FL 32312
PH 850-766-7778



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ELECTRICAL SYMBOLS	
	PANEL BOX
	DISCONNECT
	SINGLE-POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DUPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE FLOOR OUTLET
	DUPLEX RECEPTACLE OUTLET 64\"/>
	ARC FAULT CIRCUIT INTERRUPTER
	GROUND FAULT CIRCUIT INTERRUPTER
	220 VOLT OUTLET
	CEILING OUTLET FIXTURE
	RECESSED CEILING OUTLET FIXTURE
	FLORESCENT LIGHT FIXTURE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTORS
	EXHAUST FAN LIGHT 4 OR HEAT COMBO
	CEILING OUTLET FIXTURE W/ PULL CORD
	HOSE BIB
	TELEVISION HOOK-UP
	TELEPHONE HOOK-UP
	COMPUTER HOOK-UP
	FLOOD LIGHT
	CEILING FAN W/ LIGHT

ELECTRICAL NOTES:

1. ALL ELECTRICAL SHALL COMPLY WITH THE FLORIDA BUILDING CODES 2023 8th EDITION, NEC AND LOCAL CODES.
2. UNLESS OTHERWISE NOTED IN WRITTEN SPECIFICATIONS OR ON THE DRAWINGS, ALL ELECTRICAL WORK AND EQUIPMENT ARE TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
3. ALL LIGHT FIXTURES ARE TO BE CHECKED BEFORE ROUGHING IN TO INSURE THAT THEY CAN BE MOUNTED AS DIRECTED BY THE DRAWING AND THAT THERE IS ENOUGH SPACE TO ALLOW SUCH.
4. ALL 120V HOMERUNS FOR 20A/1P BREAKERS FROM 0'-80\"/>
5. PROVIDE SEPARATE GROUND WIRES FOR ALL CONDUITS. RACEWAY SHALL NOT BE USED AS GROUND.
6. CONDUCTORS SHALL NOT BE SPLICED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
7. ALL DISCONNECTS, J-BOXES, TERMINAL CABINETS, ETC. AND MOUNTING HARDWARE SHALL BE NEMA 4x STAINLESS STEEL.
8. ALL CONDUITS SHALL HAVE BOND WIRE. MINIMUM SIZED PER NEC, UNLESS NOTED OTHERWISE.
9. WALL SWITCHES SHALL BE SET AT A DEFAULT HEIGHT OF 40 LINEAR INCHES ABOVE FINISHED FLOOR U.N.O.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING LOCATION OF LIGHT FIXTURES WITH OTHER TRADES AND PLAN DRAWINGS PRIOR TO INSULATION.
11. PROVIDE SMOKE DETECTORS IN ACCORDANCE WITH FBC SECTION 905.2
12. ALL TAPS, CONNECTORS, AND MASTIC SHALL BE UL-181 LISTED.

MECHANICAL NOTES:

- ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR. CONTRACTOR SHALL INSTALL SYSTEMS, EQUIPMENT, AND COMPONENTS IN ACCORDANCE WITH MINIMUM STANDARDS OF THE FLORIDA BUILDING CODE 2023 8th EDITION MECHANICAL. ANY DEVIATION FROM THE DESIGN PLANS SHALL ONLY BE PERFORMED IF APPROVED BY THE BUILDING OWNER, THE OWNERS REPRESENTATIVE OR DESIGN ENGINEER. ALL WORK SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF ALL APPLICABLE CODES AND STANDARDS.
1. THE GENERAL CONTRACTOR SHALL PROVIDE ALL ROOF OPENINGS. OPENING SIZES AND LOCATIONS SHALL BE VERIFIED IN THE FIELD BEFORE ROOFING IS INSTALLED.
 2. REGISTERS, RETURN GILLES, EXHAUST FANS, ETC. ARE TO BE PROVIDED BY THE MECHANICAL CONTRACTOR, UNLESS OTHERWISE NOTED ON THE PLANS.
 3. REGISTER LAYOUT ARE APPROXIMATE. WHERE STRUCTURAL OBSTRUCTIONS ARE ENCOUNTERED, DUCT MAY BE CHANGED TO PROVIDE ADEQUATE SPACING FOR FUTURE WORK CONDITIONS.
 4. DUCTWORK SHALL HAVE THE RIGHT OF WAY OVER ALL PLUMBING PIPES AND ELECTRICAL CONDUIT. MECHANICAL CONTRACTOR SHALL FIELD MEASURE ALL CONDITIONS AND BE RESPONSIBLE FOR COORDINATION AND PLACEMENT.
 5. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR BALANCING AND BUILDING HVAC AIR FLOW AND MAKE ADJUSTMENTS ACCORDINGLY.
 6. ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AN CONNECTION IN DUCTWORK SHALL BE SECURELY SEALED USING WELDMENTS, MECHANICAL FASTENERS WITH SEALS, GASKETS, MASTIC OR PRESSURE SENSITIVE TAPES. DUCTS SHALL BE CONNECTED.
 7. THE MECHANICAL CONTRACTOR SHALL PROVIDE AN OPERATION AND MAINTENANCE MANUAL T THE BUILDING OWNER UPON COMPLETION OF THE JOB. THE MANUAL SHALL INCLUDE BASIC DATA RELATING TO THE OPERATION AND MAINTENANCE OF HVAC SYSTEMS.
 8. SUFFICIENT SPACE SHALL BE PROVIDED ADJACENT TO ALL MECHANICAL COMPONENTS LOCATED IN OR FORMING A PART OF THE AIR DISTRIBUTION SYSTEM TO ASSURE ADEQUATE ACCESS FOR CONSTRUCTION AND SEALIN, INSPECTION, CLEANING, AND MAINTENANCE. A MINIMUM OF 4 INCHES IS CONSIDERED SUFFICIENT SPACE AROUND THE AIR-HANDLING UNITS.

NOTES

1. ALL CONSTRUCTION MUST CONFORM TO CURRENT STATE AND LOCAL CODES WHERE APPLICABLE.

-FLORIDA BUILDING CODE 2023, 8th EDITION
-FLORIDA FIRE CODE
-NATIONAL ELECTRIC CODE (NEC)2020
-FLORIDA PLUMBING CODE (FPC)
2. EXTERIOR ELECTRICAL METER, AND AIR HANDLER, TO BE 1' ABOVE BASE FLOOD ELEVATION.
3. PROVIDE PHONE & TV OUTLETS.
4. RUN HVAC WIRES AS REQUIRED.
5. ALL BATH, EXTERIOR, & KITCHEN OUTLETS, WHERE NOTED TO HAVE GROUND FAULT CIRCUIT INTERRUPTERS.
6. SMOKE DETECTORS TO BE HARD WIRED TO MAIN HOUSE W/ BATTERY BACKUP.
7. MICROWAVE TO HAVE DEDICATED CIRCUIT.
8. PROVIDE LEGIBLE DIRECTORY AT PANEL INDICATING INDIVIDUAL CIRCUITS.
9. LIGHTS PLACED UNDER HOME, UNDER PORCHES, AND LANDSCAPE LOCATIONS DETERMINED BY HOME OWNER/CONTRACTOR.
10. EXACT DESCRIPTION OR SPECIFICATIONS NOT PROVIDED ON PLANS (DOORS, WINDOWS, CABINETS, ELECTRICAL, HVAC, FINISHES ETC. TO BE PROVIDED BY CONTRACTOR OR OWNER.)
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DRAFTING & DESIGN



LAURI B. KETRING
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MAYO, FLORIDA 32066
(850) 672-0485
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CERTIFICATION

PROJECT NAME

Borchardt Resident
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TITLE

BASIC
ELECTRICAL PLAN

DWG. BY
Lauri B. Ketring

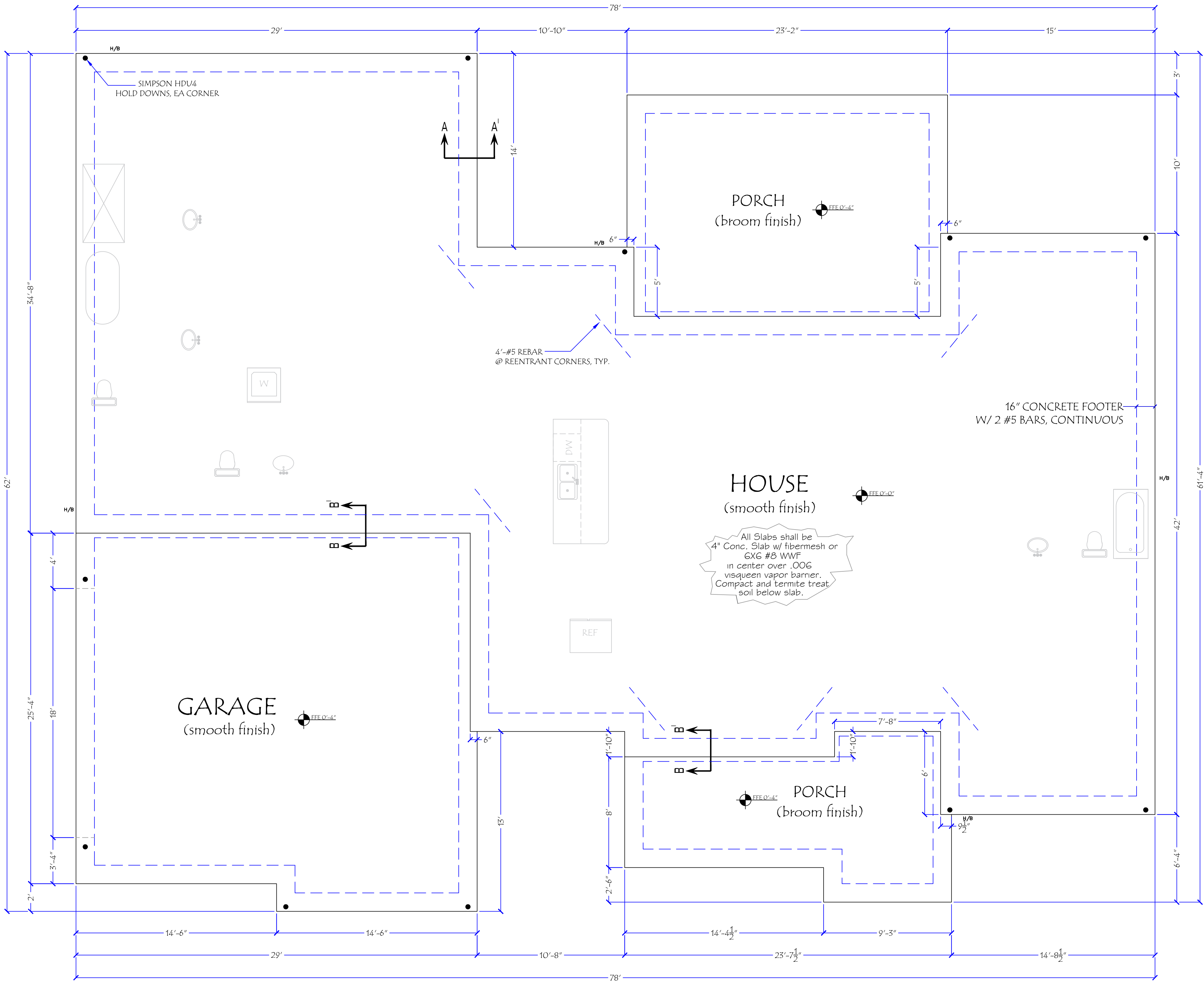
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1/4" = 1'-0"

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FOUNDATION/PLUMBING PLAN

SCALE 1/4"=1'-0"

GARAGE NOTES:

R302.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS.

R302.6 DWELLING-GARAGE FIRE SEPARATION

SEPARATION	MATERIAL
From the residence and attic	Not less than 5/8" gypsum board or equivalent applied to the garage side.
From habitable rooms above the garage	Not less than 5/8" Type X gypsum board or equivalent
Structures supporting floor/ceiling assemblies used for separation required by this section.	Not less than 5/8" gypsum board or equivalent
Garages located less than 3' from a dwelling unit on the same lot.	Not less than 5/8" gypsum board or equivalent applied to the interior side of the exterior walls that are within this area.

309.1 FLOOR SURFACE. GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL.

THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

PLUMBING NOTES:

CONTRACTOR & HOMEOWNER SHOULD CONSIDER THE STYLE OF ALL FIXTURES THAT WILL BE PLACED BEFORE SETTING PLUMBING.

FLEX HOSE WHERE APPLICABLE.

CONCRETE NOTE:

CONCRETE CONTROL JOINTS SHALL BE LOCATED BY THE CONTRACTOR. CUT JOINTS 1/4" OF SLAB THICKNESS OR USE METAL KEYWAY SCREEN STRIPS. JOINTS SHALL BE LOCATED 15' TO 20' APART & MAY BE LOCATED NEAR A WALL.

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- IN THE EVENT OF A CONFLICT BETWEEN THE PLANS AND THE CODES, THE CODES SHALL GOVERN.
- CONCRETE: 3000 PSI, STEEL: GRADE 40
- ALL FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY A MODIFIED PROCTOR.
- ALL REBAR SPLICES SHALL BE 24" MINIMUM.
- SOIL SHALL BE CHEMICALLY TREATED FOR TERMITES PER F.B.C.
- THE CONTRACTOR SHALL VERIFY DIMENSIONS AT THE SITE PRIOR TO BEGINNING CONSTRUCTION.
- ALL REINFORCEMENT SHALL BE LOCATED A MIN. 3" FROM CONCRETE SURFACE.
- ANY ORGANIC MATERIAL UNDER FOUNDATION SHALL BE REMOVED PRIOR TO CONSTRUCTION, UNLESS OTHERWISE SPECIFIED.
- FOR STEM WALLS 56" OR HIGHER, FORM WORK SHALL BE BRACED BEFORE BACKFILLING.
- CONCRETE BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
- FOUNDATION DESIGN UNLESS NOTED IS BASED UPON A MIN. BEARING CAPACITY OF 1500 PSI.
- OWNER SHALL CHECK WITH LOCAL BUILDING DEPARTMENT FOR APPLICABLE LOCATION AND SUITABILITY.

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MAYO, FLORIDA 32066
(850) 672-0485
designgirl@lauri@yahoo.com

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FOUNDATION PLAN

DWG. BY
Lauri B. Ketring

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1/4" = 1'-0"

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REINFORCING CLEARANCES/COVER (#3 - #11 BARS)		
EXPOSURE CONDITION	MIN COVER (U.N.O.)	TOLERANCE
CAST AGAINST AND PERMANENTLY EXPOSURE TO EARTH	3"	$-\frac{3}{8}"$ to +1"
EXPOSED TO EARTH OR WEATHER; #5 AND SMALLER BARS #6 AND LARGER BARS	$1\frac{1}{2}"$ 2"	$-\frac{1}{4}"$ to + $\frac{1}{4}"$ $-\frac{1}{4}"$ to + $\frac{1}{4}"$
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND; SLABS, WALLS, JOISTS BEAMS, COLUMNS, PIERS (TO TIES & STIRRUPS)	$1\frac{1}{4}"$ 2"	$-\frac{1}{4}"$ to + $\frac{1}{4}"$ $-\frac{1}{4}"$ to + $\frac{1}{4}"$

ARCH GRADE SHINGLES OR METAL ROOFING
provide screw attachments for
+/- 70 psf suction pressure

1X4 non treated purlins (optional)

TITANIUM UNDERLAYMENT

1/2" OSB or CDX SHEATHING
FASTEN W/ 8d COMMON,
4" O.C. EDGES, # 6" FIELD

ENGINEERED TRUSSES @ 24" O.C.
(TYP.)

R-30 BATT INSULATION

2x6 DOUBLE TOP PLATE
SIMPSON SP6 TIE @ 32" O.C.

2X6 FASCIA P.T. W/ 1X4
DRIP STRIP P.T. #
METAL EVE DRIP

2X4 LOOKOUT @ 24" O.C.
1/2" CDX SOFFIT
2X4 CONT. NAILER

R-13 BATT INSULATION (or equal)
SIDING (owner selected)

TY-VEK VAPOR BARRIER, (or equal)
7/16" OSB OR 1/2" CDX SHEATHING
(SPLICE IN CENTER
FASTEN W/ 8d COMMON
4" O.C. EDGES, 8" O.C.
FIELD END WALLS, 6" O.C EDGES
12" O.C. FIELD SIDE WALLS.

RIDGE VENT
(as required per FBC)

ATTACH GABLE END TRUSS W/
SIMPSON LSTA18 STRAP FROM
2"X4"X8" BRACES OVER BOTTOM
CHORD TO STUDS @ 48" O.C. MIN.
PROVIDE SIMPSON LTP4 SHEAR
CONNECTOR, BOTTOM CHORD TO
TOP PLATE, CORNERS, # 48" O.C.

NOTE:
INSTALL SIMPSON LSTA21
STRAP W/ 16-10d NAILS
EA. SIDE OF ALL DOORS AND
WINDOW HEADERS(TOP
PLATE TO HEADER TO STUD/
TRIMMER CONNECTION)
TRIMMER STUDS TO SOLE
PLATES W/ SIMPSON SP6

2x6 STUD @ 16" O.C.

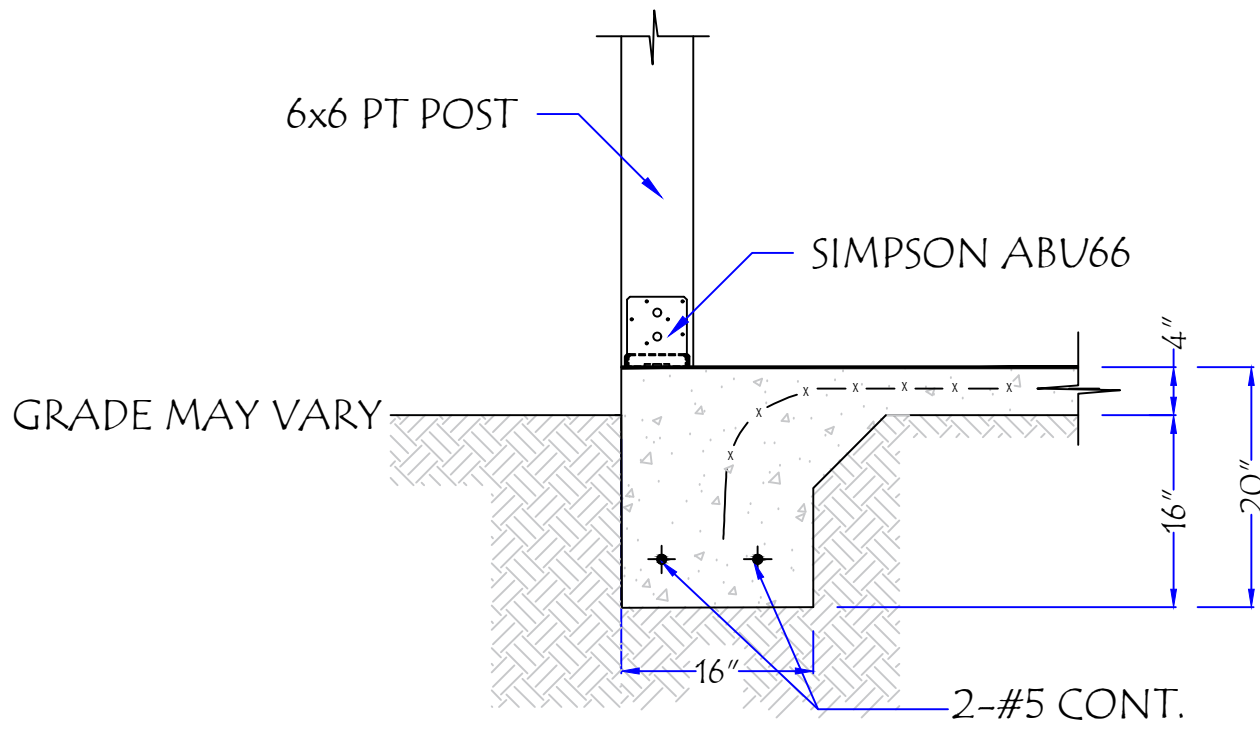
5/8x10" J-BOLT @ 32" O.C.
ALSO LOCATED @ 6" MAX.
EA. SIDE OF ALL WINDOW
AND DOOR OPENINGS
@ ALL SOLE PLATE SPLICES.
AND @ ALL CORNERS.

INSTALL SIMPSON SP6
TIES AT @ CORNERS,
OPENINGS, # @ 32" O.C.
STUD TO SOLE PLATE

20" DEEP X 16" WIDE CONT. CONC.
FOOTER W/ 2 #5 BARS CONT.
3" MIN. COVER
12" MIN. OF FOOTER BELOW GRADE

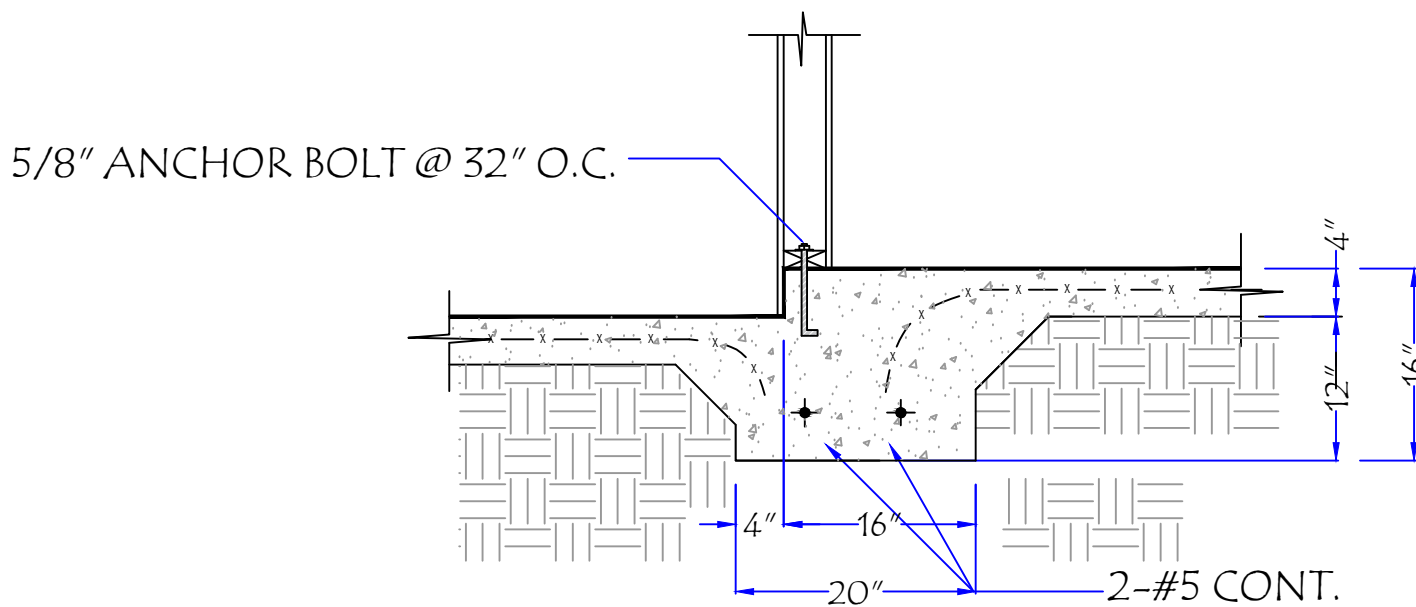
TYPICAL WALL SECTION

SCALE 3/4"=1'-0"



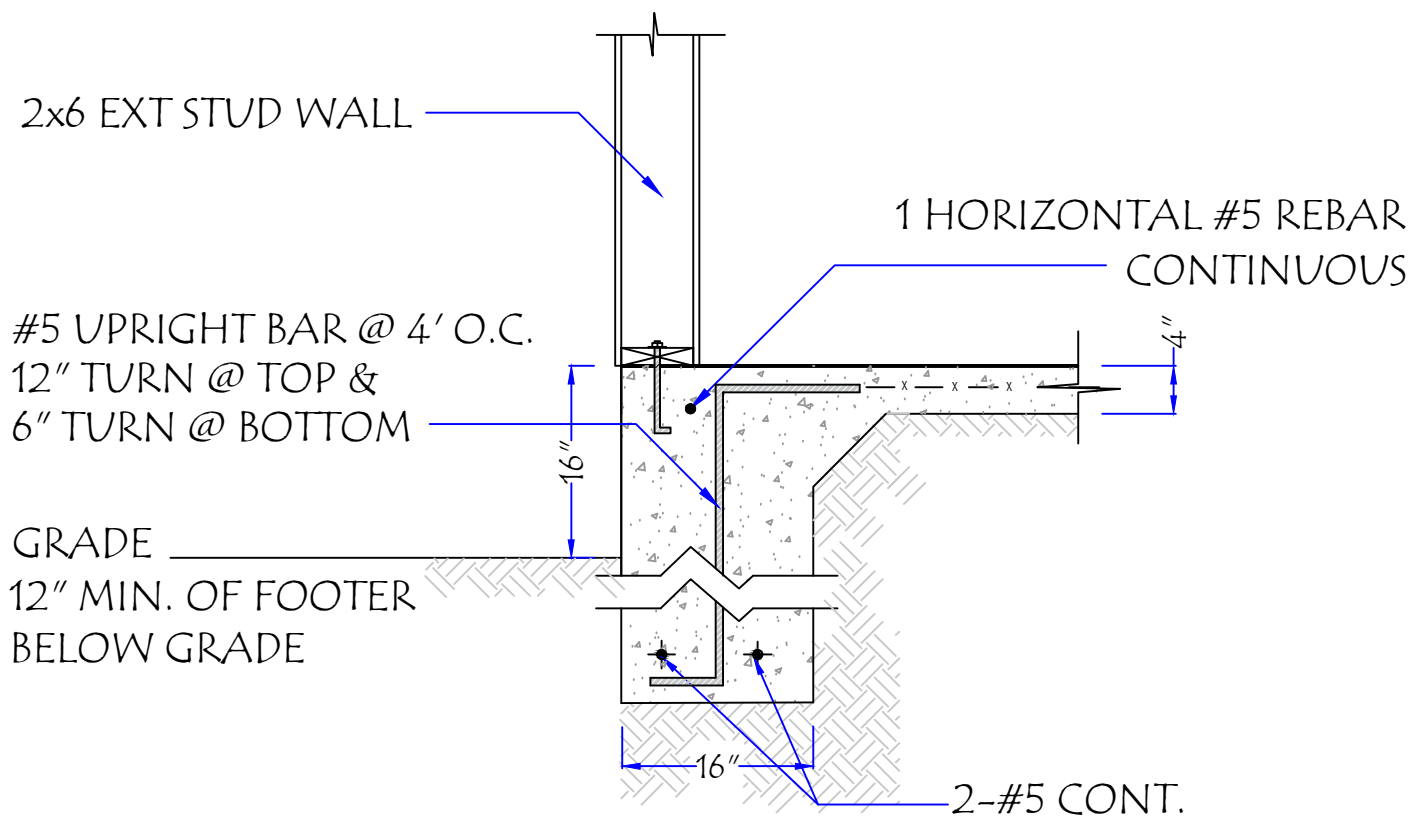
POST DETAIL

SCALE 3/4"=1'-0"



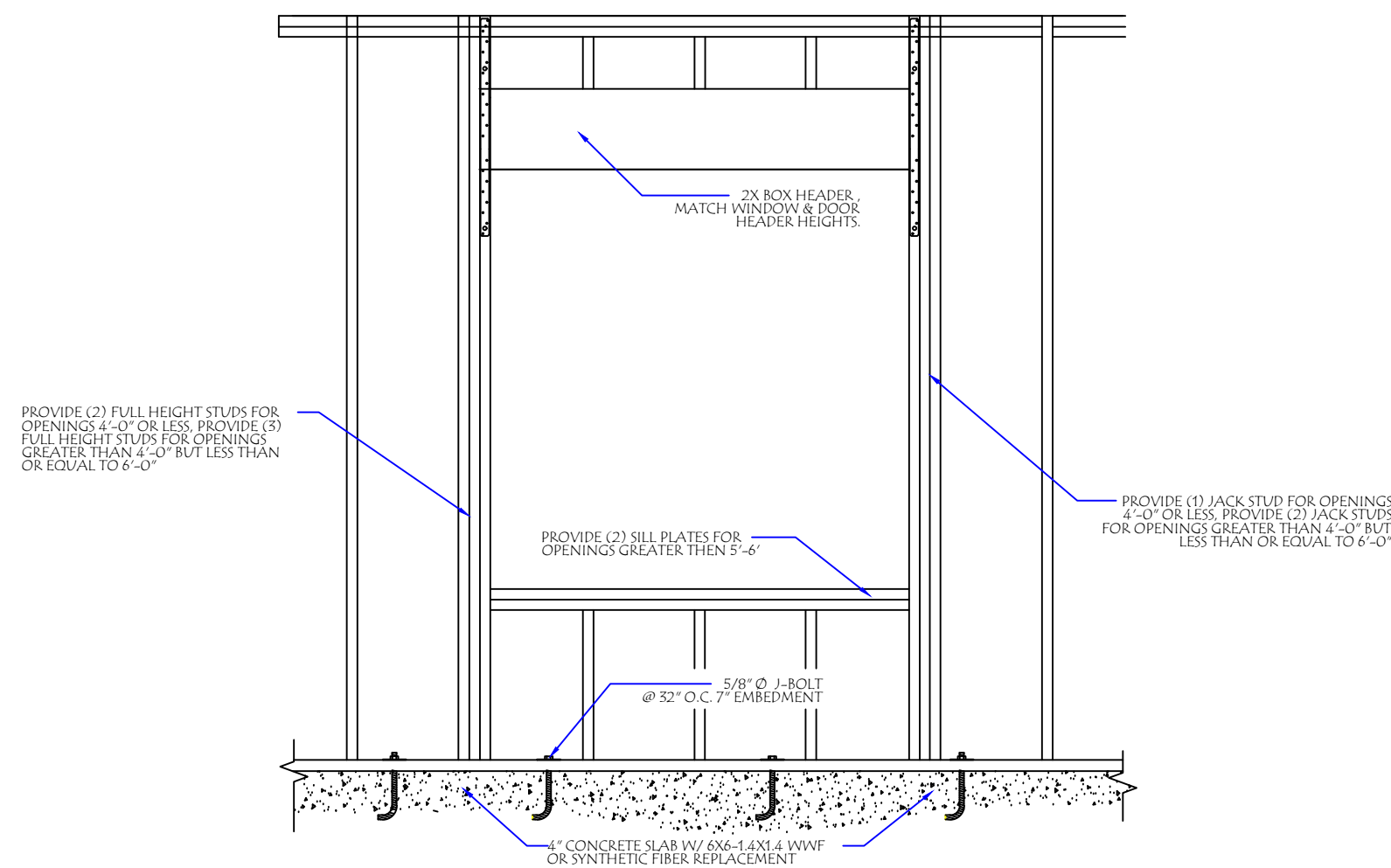
SECTION B-B' STEP DOWN DETAIL

SCALE 3/4"=1'-0"



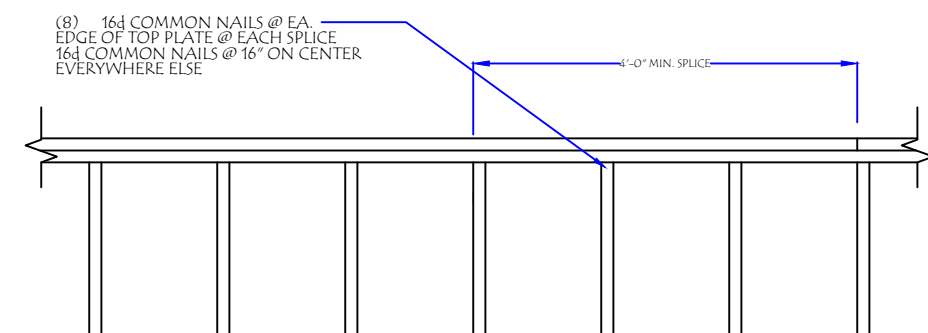
> 16" ABOVE GRADE FOOTER DETAIL

SCALE 3/4"=1'-0"



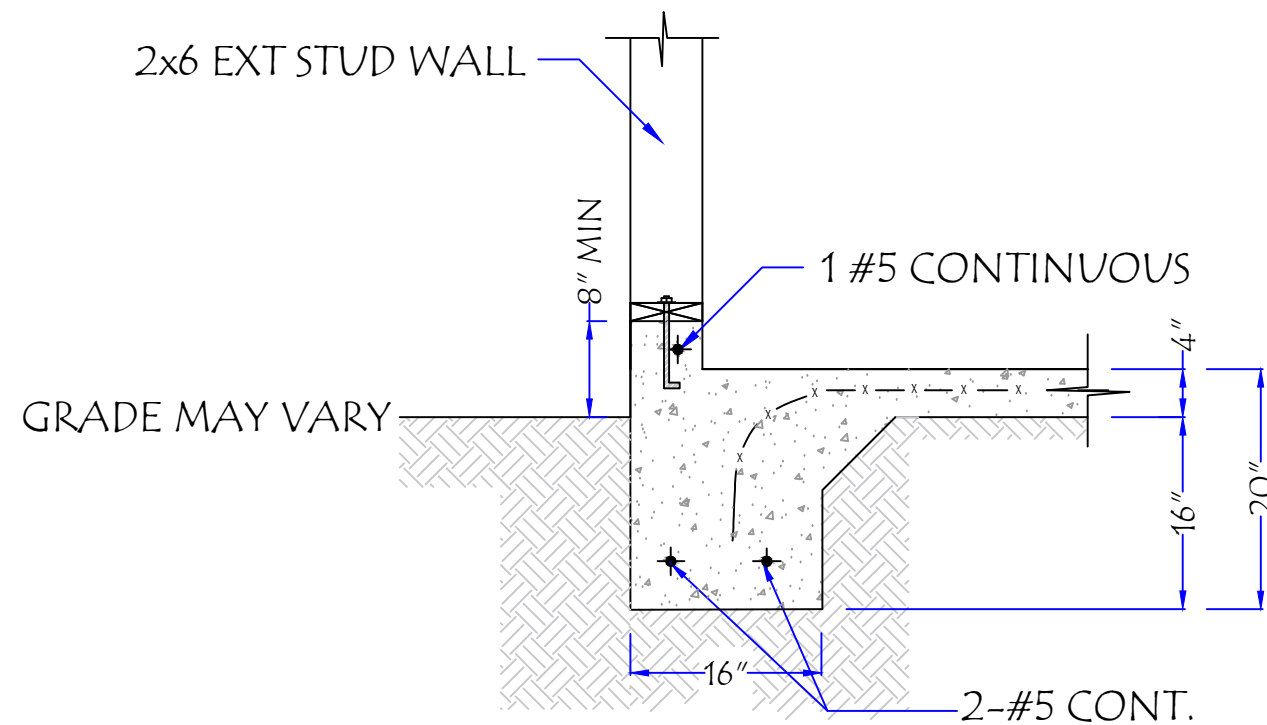
TYPICAL OPENING FRAMING

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



WALL TOP PLATE SPLICE DETAIL

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



CURB ON SLAB FOOTER DETAIL

SCALE 3/4"=1'-0"

NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE 2023 8TH EDITION FLORIDA BUILDING CODE.
- IN THE EVENT OF A CONFLICT BETWEEN THE PLANS AND THE CODES, THE CODES SHALL GOVERN.
- CONCRETE: 3000 PSI, STEEL: GRADE 40
- ALL FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY A MODIFIED PROCTOR.
- ALL REBAR SPLICES SHALL BE 24" MINIMUM.
- SOIL SHALL BE CHEMICALLY TREATED FOR TERMITES PER F.B.C
- THE CONTRACTOR SHALL VERIFY DIMENSIONS AT THE SITE PRIOR TO BEGINNING CONSTRUCTION.
- ALL REINFORCEMENT SHALL BE LOCATED A MIN. 5" FROM CONCRETE SURFACE.
- ANY ORGANIC MATERIAL UNDER FOUNDATION SHALL BE REMOVED PRIOR TO CONSTRUCTION, UNLESS OTHERWISE SPECIFIED.
- FOR STEM WALLS 56" OR HIGHER, FORM WORK SHALL BE BRACED BEFORE BACKFILLING.
- CONCRETE BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
- FOUNDATION DESIGN UNLESS NOTED IS BASED UPON A MIN. BEARING CAPACITY OF 1500 PSI.
- OWNER SHALL CHECK WITH LOCAL BUILDING DEPARTMENT FOR APPLICABLE LOCATION AND SUITABILITY.

DRAFTING & DESIGN



LAURI B. KETRING
833 NW BANTA ACRES RD
MAYO, FLORIDA 32066
(850) 672-0485
designgirl@lauri@yahoo.com

CERTIFICATION

JAMES ZALESKI P.E. 51544
2305 HAWTHILL RD
TALLAHASSEE, FL 32312
PH 850-766-7778



THIS DOCUMENT IS UNCLASSIFIED. It has been digitally signed and sealed by JAMES ZALESKI P.E. 51544 on the date indicated on the seal. Printed copies of this document are not digitally signed and shall not be accepted as valid for verification purposes.

PROJECT NAME

Borchardt Resident
Columbia County, Fl.

TITLE

STRUCTURAL DETAILS

DWG. BY
Lauri B. Ketring

SCALE
varies
DATE
March 2025
PROJECT No.

PAGE No.

S-2