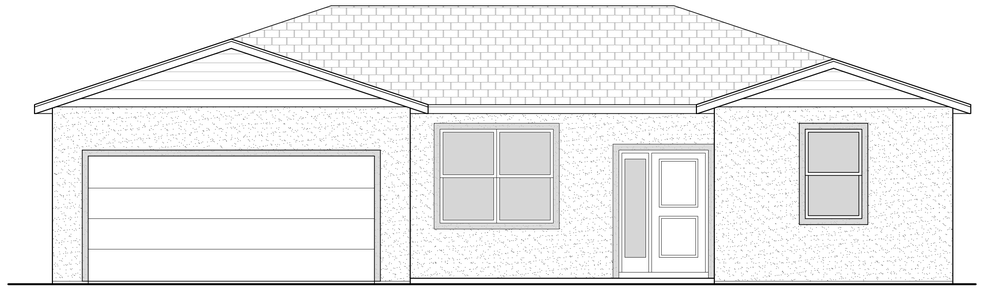
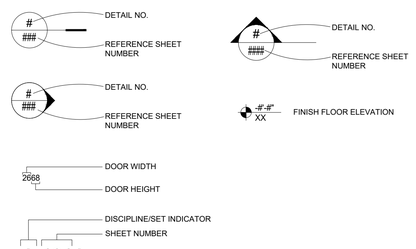
BROTHERS Construction



DRAWING SYMBOLS



ABBREVIATIONS

ABV.	ABOVE	LUM.	LUMINOUS
A/C.	AIR CONDITIONING	M.C.	MEDICINE CABINET
ADJ.	ADJUSTABLE	MFR.	MANUFACTURER
ALT.	ALTERNATE	MIN.	MINIMUM
AMP.	AMPERAGE	M.T.	METAL THRESHOLD
BD.	BOARD	MTD.	MOUNTED
CL.	CENTERLINE	MTL.	METAL
CAB.	CABINET	N. S.	NOT TO SCALE
CLG.	CEILING	O.C.	ON CENTER
CLR.	CLEAR	PL	PROPERTY LINE
CONC.	CONCRETE	P.B.	PUSH BUTTON
CPT.	CARPET	PH.	PHONE
C.T.	CERAMIC TILE	PLT.	PLATE
D.	DRYER	PLYWD.	PLYWOOD
DBL.	DOUBLE	PR.	PAIR
D.G.	DUAL GLAZED	P.T.	PRESSURE TREATED
DIA.	DIAMETER	R.	RISER
DIM.	DIMENSION	RAD.	RADIUS
DISP.	DISPOSAL	R.A.G.	RETURN AIR GRILL
DP.	DEEP	REF.	REFRIGERATOR
DR.	DOOR	RM.	ROOM
D.S.	DOWNSPOUT	R.O.	ROUGH OPENING
DTL.	DETAIL	S.C.	SOLID CORE EXTERIOR DOOR
D.W.	DISHWASHER	S.D.	SMOKE DETECTOR
EA.	EACH	S.H.	SINGLE HUNG
ELEV.	ELEVATION	SHT.	SHEET
EQ.	EQUAL	SHTHG.	SHEATHING
EXH.	EXHAUST	SHWR.	SHOWER
EXT.	EXTERIOR	SIM.	SIMILAR
F.G.	FIXED GLASS	SL.	SLIDING
FIN.	FINISH	SL. GL.	SLIDING GLASS
FLR.	FLOOR	STD.	STANDARD
FLUOR.	FLUORESCENT	SWS	SHEAR WALL SECTION
FR. DR.	FRENCH DOOR	TEMP.	TEMPERED GLASS
FTG.	FOOTING	THK.	THICK
GA.	GAUGE	T.O.C.	TOP OF CURB
GAR. DISP.	GARBAGE DISPOSAL	T.O.P.	TOP OF PLATE
G.F.I.	GROUND-FAULT INTERRUPTER	T.O.S.	TOP OF SLAB
GL.	GLASS	TYP.	TYPICAL
GYP. BD.	GYPSUM BOARD	U.N.O.	UNLESS NOTED OTHERWISE
H.B.	HOSE BIB	V.P.	VAPOR PROOF
H.C.	HOLLOW CORE	W.	WASHER
HDR.	HEADER	W/	WITH
HGT.	HEIGHT	WD.	WOOD
INSUL.	INSULATION	WDW.	WINDOW
INT.	INTERIOR	W/H	WATER HEATER
LAV.	LAVATORY	W.I.	WROUGHT IRON

DESIGN CRITERIA

BUILDING CODE:

FLORIDA BUILDING CODE, RESIDENTIAL (FBCR), 8TH EDITION (2023)

CODES FOR DESIGN LOADS:

ANSI/ASCE 7-22

WIND LOADING:	C_p = 1.60	
BASIC WIND SPEED: (ANSI/ASCE 7-22)		
- ULTIMATE DESIGN WIND SPEED	140	MPH (V_{ULT})
- NOMINAL DESIGN WIND SPEED	108	MPH (V_{ASD})
EXPOSURE CATEGORY	C	
WIND DIRECTIONAL FACTOR (K_d)	0.85	
BUILDING CATEGORY	II	
ENCLOSURE CLASSIFICATION	ENCLOSED	
INTERNAL PRESSURE COEFFICIENT	± 0.18	
END ZONE	5	FT

* *END ZONES SHALL BE TAKEN AS THE 1st 4.0' PER IRC/FRC FIGURE R301.2 (7)*

* *WHERE BUILDING LOCATIONS ARE DETERMINED TO BE IN WIND BORNE DEBRIS REGIONS, ALL ECTERIOR BUILDING OPENINGS SUCH AS WINDOWS & DOORS SHALL BE PROTECTED AGAINTS WIND-BORNE DEBRIS BY THE INSTALLATION OF STRUCTURAL PANELS OR IMPACT-RESISTANT GLASS. THESE OPENING PROTECTIONS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CHAPTER 3, SECION R301.2.1.2 OF THE FLORIDA BUILDING CODE, RESIDENTIAL (FBCR), 8TH EDITION (2023).*

* *REFER TO DRAWINGS FOR NUMBER OF STORIES & STRUCTURE HEIGHT*

* *WIND PRESSURES LISTED IN PLAN AT DOOR & WINDOW OPENINGS ARE ALLOWABLE PRESSURES.*

ROOF LOADING:	C_p = 1.25	
TOP CHORD LIVE LOAD	20	PSF
TOP CHORD DEAD LOAD	7	PSF
BOTTOM CHORD LIVE LOAD		
- ATTICS WITH LIMITED STORAGE	20	PSF
- ATTICS WITHOUT STORAGE (NON-CONCURRENT)	10	PSF
BOTTOM CHORD DEAD LOAD	10	PSF
FLOOR LOADING:	C_p = 1.00	
- SLEEPING ROOMS	30	PSF
- POOL ROOMS	60	PSF
- BALCONIES & DECKS	40	PSF
- ALL OTHER ROOMS	40	PSF
- STAIRWAYS & LANDINGS	40	PSF
TOP CHORD DEAD LOAD	10	PSF
BOTTOM CHORD DEAD LOAD	5	PSF
GUARDRAILS & HANDRAILS		
INFILL COMPONENTS	50	PSF
POINT LOAD APPLIED ANYWHERE ALONG THE TOP IN ANY DIRECTION	200	LBS.

DRAWING LIST

SHEET NUMBER	Sheet Title
A-001.A	Cover Sheet
A-002.A	General Notes
A-050.A	Foundation Plan
A-051.A	Plumbing Layout
A-060.A	Masonry Plan
A-101.A	Floor Plan
A-201.A	Roof Framing Plan
A-301.A	Roof Plan
A-401.A	Elevations
A-801.A	Electrical Plan
A-900	Details - Fixture Diagrams
A-901	Details - Foundation
A-902	Details - Wall Sections
A-903	Details - General Assemblies
A-904	DETAILS - GENERAL ASSEMBLIES

AREA TABULATION (S.F.)

1ST FLOOR LIVING	1661
ENTRY	94
GARAGE	394
PATIO	94
TOTAL AREA:	582

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BROTHERS Construction
8803 FUTURES DRIVE, SUITE 6B
ORLANDO, FL. 32819
(321) 413-3383

COMMUNITY/PARCEL: **3131 W EUNICE DRIVE**
BLOCK: LOT:
ADDRESS: 3131 W EUNICE DRIVE
CITRUS SPRINGS, FLORIDA

CONTROL:
PLAN NUMBER: 1672
PLAN NAME: NONA
SERIES:
VERSION: 01.00

REVISIONS:

MARK	DATE	DESCRIPTION

DESIGN PROFESSIONAL OF RECORD:
ERIK J. FRED, AIA NCARB
20 ENE ROAD
MODENA, NY. 12548

PROFESSIONAL SEAL:

Digitally signed by Erik J Fred
Date: 2026.06.09 14:05:47-04'00'

STATE OF FLORIDA · ERIK J. FRED · A9999795 · REGISTERED ARCHITECT

This item has been electronically signed and sealed by Erik J. Fred AIA on the Date and/or Time shown using a digital signature.
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DO NOT SCALE PRINTS! CONSTRUCTION SHALL BE PER INDICATED DIMENSIONS ONLY. ANY DISCREPANCIES ARE TO BE REPORTED TO ARCIDYNAMICS, INC. FOR CLARIFICATION PRIOR TO CONSTRUCTION.

PROJECT NUMBER: ----
ISSUE DATE: 06.03.26
DRAWN BY: MM
CHECKED BY: JG

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SHEET TITLE:
COVER SHEET

SHEET NUMBER:
A-001.A

GENERAL REQUIREMENTS

1. TO THE BEST OF THE DESIGN PROFESSIONALS KNOWLEDGE, THESE DOCUMENTS HAVE BEEN PREPARED WITH AND ARE IN COMPLIANCE WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 553 & 633 OF THE FLORIDA STATUES. THESE DOCUMENTS MEET OR EXCEED THE REQUIREMENTS OF: THE FLORIDA BUILDING CODE, RESIDENTIAL (FBCR), 8TH EDITION (2023) .
2. DO NOT SCALE DRAWINGS. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO WORK PERFORMED AND SHALL NOTIFY THE ARCHITECT/ENGINEER OF RECORD IF ANY DISCREPANCIES ARE FOUND.
3. THE CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT/ENGINEER OF RECORD IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT/ENGINEER OF RECORD BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
4. THE ARCHITECT/ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE REQUIRED CODES.
5. THE STRUCTURAL DESIGN IS BASED ON THE INTERACTION OF ALL PARTS OF THE COMPLETED BUILDING. THE CONTRACTOR SHALL SOLELY BEAR THE RISK FOR PROVIDING ADEQUATE STABILITY AND SAFETY OF THE STRUCTURE DURING CONSTRUCTION UNTIL PERMANENT MEMBERS ARE COMPLETELY INSTALLED.
6. DETAILS SHOWN ON THE DRAWINGS ARE TO CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
7. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT THE WRITTEN APPROVAL FROM THE ARCHITECT/ENGINEER OF RECORD.
8. NO STRUCTURAL MEMBERS ARE TO BE CUT FOR PIPES, DUCTS, ETC. UNLESS SPECIFICALLY DETAILED.
13. TERMITE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH FLORIDA BUILDING CODE, RESIDENTIAL (FBCR), 8TH EDITION (2023) SECTION R318.

SITE WORK

1. REFER TO THE SOILS REPORT FOR SPECIFIC DESIGN REQUIREMENTS.
2. REFER TO THE CIVIL DRAWINGS FOR LOCATION OF BUILDING WORKING POINTS, ROUGH GRADING, ON-SITE UTILITIES, SITE IMPROVEMENTS, SITE RETAINING WALLS, AND SPECIFIC GENERAL NOTES. THE SOILS REPORT AND CIVIL DRAWINGS SHALL OVERRIDE CONFLICTS WITH SITE WORK NOTED HEREIN.SEE LANDSCAPE DRAWINGS FOR FINAL FINISH GRADES, PLANTING AND IRRIGATION.
3. RATIONAL ANALYSIS WAS PERFORMED TO DETERMINE SIZE AND STEEL REINFORCING FOR ALL FOUNDATIONS. DESIGN WAS BASED ON AN ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. TRANSFER REINFORCING (TOP STEEL) HAS BEEN DELETED UNLESS NOTED OTHERWISE.
4. ELEVATIONS SHOWN ON THE SITE DRAWINGS ARE MINIMUM REQUIRED DEPTHS, IF DIFFERENT CONTACT THE ARCHITECT.
5. NO EXCAVATION SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN 1/2 THE HORIZONTAL DISTANCE FROM THE NEAREST EDGE OF THE FOOTING.
6. ALL BACKFILL AT STRUCTURES, SLABS, STEPS, AND PAVEMENTS SHALL BE CLEAR OF GRANULAR FILL. PLACE IN 8" LAYERS AND COMPACT TO 95% MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557. THE BUILDING SITE SHALL BE KEPT DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATIONS.
7. COMPACTION BY FLOODING OR JETTING IS STRICTLY PROHIBITED.
8. DO NOT BACKFILL UNTIL SLABS HAVE CURED OR HAVE BEEN PROPERLY BRACED. (WHERE APPLICABLE)
9. EXCAVATIONS TO BE A MINIMUM OF 3'- 0" BEYOND NEW FOOTING LINE.
10. THE GENERAL CONTRACTOR MUST TAKE MEASURES TO CONTROL SOIL EROSION AS PER ALL LOCAL AND STATE REQUIREMENTS.
11. THIS BUILDING IS NOT DESIGNED TO BE CONSTRUCTED WITHIN A FLOOD ZONE, UNO. CONTRACTOR IS TO VERIFY THE ELEVATION OF THE FINISHED FLOOR SLAB WITH THE SIGNED AND SEALED SURVEY WHICH COMPLIES WITH ALL LOCAL CODES HAVING JURISDICTION, INCLUDING ALL APPLICABLE STATE, CITY, AND COUNTY BUILDING AND ZONING CODES.
12. SWIMMING POOL, DECK, SPA, AND ASSOCIATED WORK IS TO BE PERMITTED SEPARATELY BY ENGINEERED SHOP DRAWINGS.

CONCRETE AND FOUNDATION

1. ALL CONCRETE WORK SHALL COMPLY WITH THE EDITIION OF THE STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE IN BUILDINGS, ACI 301, AND THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318-14.
2. CONCRETE COMPRESSIVE STRENGTH FOR FOOTINGS= 2,500 PSI AT 28 DAYS (UNO).
3. CONCRETE COMPRESSIVE STRENGTH FOR SLAB = 2,500 PSI AT 28 DAYS (UNO).
4. ALL REINFORCING STEEL #3 AND BIGGER SHALL BE ASTM A615 GRADE 40 DEFORMED BARS (UNO).
5. ALL REINFORCING STEEL SHALL HAVE 90 DEGREE BEND AT CORNERS WITH A 24" LAP. 24" LONG #4 BAR IS RECOMMENDED TO BE INSTALLED AT ALL REENTRANT CORNERS.
6. SLAB FLOORS SHALL BE 3.5"/4" NOMINAL IN THICKNESS.
7. ALL AGGREGATES USED IN CONCRETE SHALL NOT CONFORM TO ASTM C33-03. MAXIMUM AGGREGATE SIZE SHALL BE 3/4".
8. PROVIDE 6% AIR ENTRAINED CONCRETE EXPOSED TO EARTH OR WEATHER.
9. BRACE FOUNDATION WALLS, RETAINING WALL, DURING BACKFILLING AND TAMPING OPERATIONS. LEAVE BRACING IN POSITION UNTIL PERMANENT RESTRAINTS ARE INSTALLED.
10. ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4".
11. EARTH AND EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MINIMUM BEARING CAPACITY OF 2,000 psf IN ACCORDANCE WITH FLORIDA BUILDING CODE, RESIDENTIAL (FBCR), 8TH EDITION (2023) TABLE 1806.2, AND SHALL BE FREE OF ORGANIC MATERIAL AND COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
12. CONTRACTOR/OWNER SHALL DETERMINE THAT THE SOIL IS SUITABLE FOR 2,000 psf BEARING CAPACITY. IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 psf BEARING CAPACITY, CONTACT ARCHITECT OR ENGINEER OF RECORD PRIOR TO CONSTRUCTION. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
13. CONCRETE FLOOR SLABS ON GRADE SHALL BE INSTALLED OVER A MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED WITH ADHESIVE TAPE OVER CLEAN, COMPACTED EARTH OR FILL WITH APPROVED CHEMICAL SOIL TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES.
14. TO CONTROL CRACKING, CUT 1" SAWCUTS IN THE SLAB IN A 15'x15' GRID WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTACT EOR FOR ALTERNATIVE METHODS. CONTROL JOINTS ARE NOT REQUIRED WHEN WWF OR FIBERMESH ARE INCLUDED WITH CONCRETE WORK.
15. DO NOT SCALE FOOTING DIMENSIONS AND LOCATIONS FROM THE FOUNDATION PLAN. DO NOT DETERMINE FOOTING LOCATION FROM ARCHITECTURAL PLANS OR FRAMING PLAN. IF FOOTING SIZE OR LOCATION IS NOT DETERMINATE FROM USE OF FOUNDATION PLAN ALONE, CONTACT THE ENGINEER OF RECORD.
16. FLOOR ELEVATIONS AT REQUIRED EGRESS DOOR SHALL MEET PROVISIONS OF FBCR SECTION R311.3.1.

REINFORCING STEEL

1. ALL CONCRETE AND MASONRY STEEL REINFORCEMENT SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, ACI 315; THE STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE ON BUILDINGS, ACI 301; AND THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318-19.
2. ALL REINFORCING STEEL #3 AND BIGGER SHALL BE ASTM A615 GRADE 40 OR 60 DEFORMED BARS (UNO). PRESTRESSING STRAND PER ASTM A416 GRADE 270 LOW RELAXATION. 7/16 WIRE PER ASTM A510.
3. WELDED WIRE FABRIC SHALL BE 6"x6" - W1.4 x W1.4 AND SUPPLIED IN FLAT SHEETS CONFORMING TO ASTM A185. LAP SIDES AND ENDS A MINIMUM OF 12". LOCATE WWF 2" FROM THE TOP OF THE SLAB, UNLESS NOTED OTHERWISE ON PLANS. THIS REINFORCEMENT SHALL BE SUPPORTED AT INTERVALS NOT EXCEEDING 3'-0", FBCR R506.2.4.
4. ALL VERTICAL REINFORCING BARS IN CMU SHALL BE ANCHORED IN THE FOOTING, THICKENED SLAB, BEAM OR LINTEL SUPPORTING THE WALL AT THE TOP AND BOTTOM WITH MINIMUM 10 INCH HOOKS OR BENDS AND SHALL BE CONTINUOUS THROUGHOUT THE HEIGHT OF THE WALL, WITH LAP SPLICES OF AT LEAST 25" = #5's OR 34" = #6's.
5. RUN REINFORCING BARS CONTINUOUSLY LAPPED AT SPLICES AND AROUND CORNERS. DOWEL INTO INTERSECTING WALLS AND HOOK ENDS. STAGGER SPLICES WHEREVER POSSIBLE.
6. CLEARANCE OF MAIN REINFORCING BARS FROM ADJACENT CONCRETE SURFACES SHALL BE:
   - CONCRETE CAST AGAINST & PERMANENTLY EXPOSED TO EARTH ..... 3"
   - CONCRETE EXPOSED TO EARTH OR WEATHER:
     #5, W31 OR D31 AND SMALLER..... 2"
   - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
     #11 AND SMALLER ..... 3/4"
   - BEAMS, COLUMNS:
     PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS ..... 1 1/2"
7. DO NOT CUT OR DISPLACE REINFORCING STEEL TO ACCOMMODATE THE INSTALLATION OF EMBEDDED ITEMS WITHOUT THE APPROVAL OF THE ARCHITECT/ENGINEER OF RECORD.
8. FIBER MESH, IF USED, SHALL BE IN LIEU OF WELDED WIRE MESH AND AS SPECIFIED IN THE CONCRETE DESIGN MIX.

REINFORCING STEEL MINIMUM REQUIREMENTS

40 KSI				60 KSI			
BAR SIZE	MINIMUM LAP	MINIMUM BEND DIA.	MINIMUM ACI HOOK	BAR SIZE	MINIMUM LAP	MINIMUM BEND DIA.	MINIMUM ACI HOOK
#4	20"	3"	10"	#4	24"	3"	10"
#5	25"	3 3/4"	10"	#5	30"	3 3/4"	10"
#6	34"	4 1/2"	12"	#6	36"	4 1/2"	11"
#7	42"	5 1/4"	14"	#7	42"	5 1/4"	13"

MASONRY NOTES

1. MASONRY CONSTRUCTION SHALL BE DESIGNED IN ACCORDANCE W/ THE PROVISIONS OF FBCR SECTION R606 OR W/ PROVISIONS OF TMS 402/ACI530/ASCES.
2. CONCRETE MASONRY UNITS SHALL BE GRADE "N" TYPE II OR EQUAL AND, IN ACCORDANCE WITH ASTM C90-06b, STANDARD SPECIFICATIONS FOR HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS, MINIMUM COMPRESSIVE STRENGTH OF F'm = 1,900 PSI.
3. OPEN-END BLOCK MAY BE SUBSTITUTED FOR STANDARD TWO CELL BLOCK.
4. MORTAR SHALL BE TYPE "M" OR "S" IN ACCORDANCE WITH ASTM C270-07, STANDARD SPECIFICATIONS FOR MORTAR FOR MASONRY.
5. MORTAR JOINTS FOR ALL BED AND HEAD JOINTS ARE TO BE 3/8 INCH THICK. THE BED JOINT OF THE STARTING COURSE MAY VARY BUT IT SHALL NOT BE LESS THAN 1/4 INCH AND NOT MORE THAN 3/4 INCH, REFER TO FBCR SECTION R606.3 FOR MORTAR JOINT THICKNESS TOLERANCES.
6. GROUT SHALL BE IN ACCORDANCE WITH ASTM C476, STANDARD SPECIFICATIONS FOR GROUT FOR MASONRY, OR 3000 PSI PEA ROCK CONCRETE PER SPECIFICATIONS AND THE PROVISIONS OF SECTION R606.2.11 OF THE FBCR.
7. FILL CMU CELLS SOLID WITH GROUT AT ALL CELLS TO RECEIVE EXPANSION ANCHORS AND/OR VERTICAL REINFORCING.
8. MASONRY WALLS SHALL BE LAID IN A RUNNING BOND PATTERN OR, IF A STACK BOND PATTERN IS TO BE USED 9 GA. LADDER TYPE HORIZONTAL JOINT REINFORCEMENT; IS TO BE INSTALLED IN THE BED JOINTS SPACED AT 16" ON CENTER MAX.
9. PROVIDE MOISTURE BARRIER FOR ALL UNTREATED LUMBER IN CONTACT WITH MASONRY OR CONCRETE.

FRAMING NOTES

1. SIMPSON ACRYLIC-TIE ADHESIVE SHALL BE USED IN ALL DRILLED AND EPOXIED CONNECTIONS TO CONCRETE. EPCON G5 HIGH STRENGTH EPOXY OR EQUIVALENT SHALL BE USED FOR ALL QUICKTIE TO SLAB CONNECTIONS. ANCHOR BOLT, THREADED ROD, OR DOWELED REINFORCING STEEL MAY BE EMBEDDED TO THE SPECIFIED DEPTH, IN A HOLE 1/16" GREATER THAN THE DIAMETER OF THE ANCHOR. ADHESIVE MUST FILL THE HOLE IN THE CONCRETE AND WOOD BOTTOM PLATE. MANUFACTURER'S SPECIFICATIONS MUST BE FOLLOWED FOR PROPER INSTALLATION.
2. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY, UNO. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHER.
3. ALL METAL CONNECTORS SPECIFIED ON PLAN ARE IN ADDITION TO FRAMING FASTENER REQUIREMENTS LISTED IN FLORIDA BUILDING CODE TABLE 2304.9.1.
4. BEAMS IDENTIFIED BY NUMBER ON PLAN ARE TO BE PROVIDED BY TRUSS MANUFACTURER.
5. FASTEN SW, AND LOAD BEARING WALL STUDS TO BOTTOM AND TOP PLATES WITH (4)8d TOE NAILS OR (2)16d COMMON END NAILS.
6. FASTEN ALL TRUSSES AND RAFTERS TO TOP PLATES WITH (3)8d TOE NAILS.
7. ALL MULTI-PLY TRUSS GIRDERS AND BEAMS TO HAVE SOLID STUD GROUP BELOW MATCHING GIRDER OR BEAM THICKNESS AND MATCHING WALL STUD SPECIFICATIONS AS NOTED ON STRUCTURAL PLAN, UNO .
8. FASTEN ALL MULTI-PLY STUD COLUMNS AND CORNERS TOGETHER WITH (2) ROWS 10d COMMON @ 8" O.C. STAGGERED. UPPER LEVEL MULTI-PLY STUD GROUPS TO BE CONTINUOUS THROUGH FLOOR SYSTEM TO FOUNDATION.

HEADER FRAMING

1. ALL HEADER JACK AND KING STUDS SHALL BE FASTENED TO EACH OTHER WITH (2) ROWS 10d COMMON @ 8" O.C. STAGGERED.
2. WSP HEADERS ARE WOOD STRUCTURAL PANEL HEADERS AND HAVE THE FOLLOWING REQUIREMENTS:
   2.1. SHEATHING TO MATCH SPECIFICATION FOR EXTERIOR WALLS.
   2.2. ATTACH TO ALL FRAMING MEMBERS (KING STUD, TOP PLATE, HEADER SILL, CRIPPLES, ETC.) W/ 8d COMMON @ 3" O.C.
   2.3. BOTTOM PLY OF DBL TOP PLATE MUST BE CONTINUOUS OVER OPENING.
   2.4. NO.2 SPF HEADER SILL INSTALLED ABOVE OPENING W/ (1) CRIPPLE STUD AT EACH END.
   2.5. WALL SHEATHING ABOVE OPENING MUST BE CONTINUOUS (OR PROPERLY SPLICED PER TYPICAL WALL SECTION SHEET) FROM TOP OF PLATE TO HEADER BELOW OR SILL PLATE ABOVE OPENING.
3. TOP PLATE TO HEADER CONNECTION PER ONE OF THE FOLLOWING (NO CONNECTION REQUIRED FOR OPENINGS 3 FT OR LESS OR AT FIRST FLOOR HEADERS WHEN A 2ND LEVEL FLOOR SYSTEM IS ABOVE):
   3.1. HTS16 W/ (10) 10d x 1-1/2" @ 16" O.C.
   3.2. MIN 18 GA. COIL STRAP WRAPPED OVER TOP PLT W/ MIN (5) 10d x 1- 1/2" INTO EACH SIDE OF HEADER OR
   3.3. FASTEN TRUSS DIRECTLY TO HEADER W/ MTS OR HTS W/ (14) 10d x 1- 1/2" (OR EQUAL APPROVED BY AOR/EOR) .
   3.4. FASTEN ALL MULTI-PLY HEADERS TOGETHER WITH (2) ROWS 10d COMMON @ 8" O.C. ALONG EACH EDGE.
4. FASTEN ALL HEADERS TO KING STUDS WITH MIN. (3) 8d TOE NAILS PER SIDE U.N.O..
5. IF HEADER NOT SPECIFIED, CONTACT ARCHITECT/ENGINEER OF RECORD.

HEADER SUPPORT REQUIREMENTS
(No. OF JACKS & STUDS REQUIRED AT OPENINGS)

OPENING SIZE	2x4 WALLS		2x6 WALLS	
	JACKS (EA. END)	KINGS (EA. END)	JACKS (EA. END)	KINGS (EA. END)
< 4'-0"	1	2	1	2
> 4' / < 9'	2	3	2	2
10' TO 16'	3	4	3	4

PLANK ORIENTED HEADER REQUIREMENTS

	CONTINUOUS ROUGH OPENING WIDTH (NOTES 1 & 2)	STUCCO FINISH - L/360 MAXIMUM 1'1' PLATE HEIGHT	FLEXIBLE FINISH - L/180 MAXIMUM 1'1' PLATE HEIGHT
WINDOWS	GREATER THAN 48" UP TO 75" (NOTE 3)	(3) 2X4	(2) 2X4
	GREATER THAN 75" UP TO 111"	(2) 2X6*	(2) 2X6*
	GREATER THAN 11"	SEE FLOOR PLAN	SEE FLOOR PLAN
DOORS	GREATER THAN 48" UP TO 75" (NOTE 3)	(3) 2X4	(2) 2X4
	GREATER THAN 75" UP TO 111"	(2) 2X6*	(2) 2X6*
	GREATER THAN 11"	SEE FLOOR PLAN	SEE FLOOR PLAN

1. FOR OPENING WIDTHS GREATER THAN OR EQUAL TO 48", FASTEN PLANK HDR TO STUD GROUP WITH MIN (6) 10d TOE-NAILS AT EACH END.
2. WINDOWS WITH INTERMEDIATE JACK STUDS MAY BE TREATED AS SEPARATE OPENINGS.
3. FOR OPENING WIDTHS LESS THAN 48", A SINGLE 2x_ PLATE IS SUFFICIENT. FASTEN TO PLATE WITH (3) 10d TOE-NAILS AT EACH END.
4. FOR PLATE HEIGHTS ABOVE 11', SEE FLOOR PLAN FOR PLANK-ORIENTED HEADER REQUIREMENT.
5. (*) HEADERS DESIGNATED WITH AN ASTERISK REQUIRE MIN 2x6 WALL FRAMING.

NAIL SIZE LEGEND

TYPE	DIAMETER	LENGTH
8d COMMON	0.131"	2-1/2"
RSRS-01	0.113"	2-3/8"
RSRS-03	0.131"	2-1/2"
10d X 1-1/2"	0.148"	1-1/2"
10d	0.131"	3"
10d COMMON	0.148"	3"
12d COMMON	0.148"	3-1/4"
16d SINKER	0.148"	3-1/4"
16d COMMON	0.162"	3-1/2"

NOTES:

1. INSTALL 10d NAILS UNLESS OTHERWISE SPECIFIED.
2. COMMON WIRE NAILS AND THREADED HARDENED STEEL NAILS SHALL CONFORM TO THE NOMINAL SIZES SPECIFIED IN ASTM F1667. NOMINAL DIAMETER SIZES APPLY TO FASTENERS BEFORE APPLICATION OF PROTECTIVE COATING.
3. WHEN A BORED HOLE IS REQUIRED TO PREVENT SPLITTING OF A WOOD DUE TO FASTENER PENETRATION, THE BORED HOLE SHALL NOT EXCEED 75% OF THE NAIL OR SPIKE DIAMETER.
4. THE NOMINAL DIAMETER AND LENGTH OF TYPICAL FASTENERS SPECIFIED FOR THIS PROJECT ARE AS LISTED IN THE TABLE ABOVE.

DOOR/DOOR LOCK NOTES

1. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS IN ANY MOVABLE DIRECTION
2. LOCKS ON EXTERIOR DOORS SHALL BE A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS. IF THE KEY-IN-THE-KNOB IS USED, THERE SHALL BEAUXILLIARY SINGLE DEAD BOLT WITH HARDENED BOLTS OR INSERTS.
3. EXTERIOR EXIT DOOR IF OPERABLE FROM EXTERIOR SHALL HAVE AT LEAST ONE LOCK THAT IS KEY-OPERATED FROM THE EXTERIOR.
4. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCK AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF PAIRS OF DOORS SHALL HAVE MULTIPLE POINT LOCK W/ 5/8" MIN. THROW BOLTS W/ INSERTS.
5. SLIDING GLASS DOORS SHALL BE PROVIDED WITH SLIDING DOOR DEAD BOLTS OR A PIN NOT REMOVABLE OR OPERABLE FROM THE EXTERIOR, AT THE JAMB HEAD, SILL OR MEETING MULLIONS. THESE DOORS SHALL BE REINFORCED IN THE STRIKE AND LOCK AREA TO MAINTAIN A BOLT STRENGTH EFFECTIVENESS IF NECESSARY AND SUCH DOORS SHALL HAVE NO SCREWS REMOVABLE FROM THE OUTSIDE WHICH WOULD FACILITATE READY ENTRANCE FROM THE OUTSIDE.
6. HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-EXPOSED SCREWS EXPOSED HINGES SHALL NOT BE REMOVABLE. JAMBS OF ALL EXTERIOR OFFSET TYPE IN-SWINGING DOORS SHALL BE OF RABBETTED OR OF SIMILAR FABRICATION
7. SINGLE SWINGING EXTERIOR DOORS IF WOOD SHALL BE SOLID CORE OR NOT LESS THEN 1 3/8" THICKNESS.
8. GLASS AND GLASS-LIKE MATERIALS SHALL COMPLY WITH "ANSI Z97.1". SLIDING GLASS DOORS SHALL COMPLY WITH "AAMA 1303.5" AND "ANSI / AAMA 101.
9. SINGLE EXTERIOR SWING AND INTERIOR SWING DOORS CONNECTING LIVING AREAS WITH GARAGE AREAS SHALL BE EQUIPPED W/ SOLID DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SECURED WITH LATCH AND SINGLE DEAD BOLT WITH 1" MINIMUM THROW OR A COMBINATION OF DEAD BOLTS SET W/ LATCH THROW A MIN OF 1/2" AND BOLTS HAVING A MINIMUM THROW OF 1".
10. GARAGE DOOR CONNECTING TO LIVING AREA SHALL BE SELF-CLOSING AND SELF-LATCHING PER FLORIDA BUILDING CODE, RESIDENTIAL (FBCR), 8TH EDITION (2023).

GARAGES AND CARPORTS

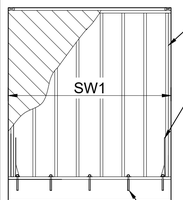
1. GARAGE DOOR:
   - ENGINEERED FOR 140 MPH MIN. WIN LOAD.
   - DETAIL TO BE SUPPLIED BY GARAGE DOOR SUPPLIER
   - DETAIL TO BE ATTACHED TO PERMIT PACKAGE BY BUILDER
2. AS PER FLORIDA BUILDING CODE, RESIDENTIAL (FBCR), 8TH EDITION (2023), SECTION R302.5.2: DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL 1" MIN. RIGID NON-METALLIC CLASS OR CLASS 1 DUCT BOARD OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
3. AS PER FLORIDA BUILDING CODE, RESIDENTIAL (FBCR), 8TH EDITION (2023) SECTION R302.6 & TABLE R302.6: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8 -INCH TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT.
4. PROVIDE PERMANENT SIGN (WITH LETTERS NOT LESS THAN 1/2", READING: "DANGER DO NOT OPERATE ENGINES W/ DOOR CLOSED CARBON, MONOXIDE EMISSION IS LETHAL.") POSTED ON INSIDE OF GARAGE DOOR .
5. PROVIDE SCREENED OPENINGS THROUGH GARAGE DOOR W/ THE CLEAR EFFECTIVE AREA NOT LESS THAN 60 SQ. IN. PER MOTOR VEHICLE (LOCATED WITHIN 7 IN. OF THE HIGHEST PART OF THE FLOOR). COMPLY W/ SECTION 1506.1 OF F.B.C.

INSULATION REQUIREMENTS

LOCATION / APPLICATION	R-VALUE / TYPE
EXTERIOR CONC. WALL	R-4.1 HIGH PERM
EXTERIOR FRAME - 2x4	R-11 / R-13 KRAFT FACED
EXTERIOR FRAME - 2x6	R-19 KRAFT FACED
CONDITIONED CEILINGS	R-30 BLOWN-IN (INSTALL BAFFLES AT EAVES)
GARAGE SEPARATION (GARAGE / LIVING)	R-11 / R-13 KRAFT FACED

WOOD FRAMED SHEAR WALLS

NOTE:
FOR PLANS UTILIZING "QUICKTIE" SYSTEMS REFER TO "TIE-DOWN" PLAN FOR FRAMING TIE-DOWN TYPES, LOCATIONS AND DETAILS. OTHERWISE, REFER OR SHEARWALL CONFIGURATIONS ARE AS FOLLOWS:



DBL STUD POST @ EACH END OF END STUD OR SHEARWALL ADJACENT TO HOLD DOWN MAY BE SUBSTITUTED W/ MIN 36" BLOCK W/ (20) 10d TO END STUD

END STUDS TO CONNECTION (NOTES 5 & 6)

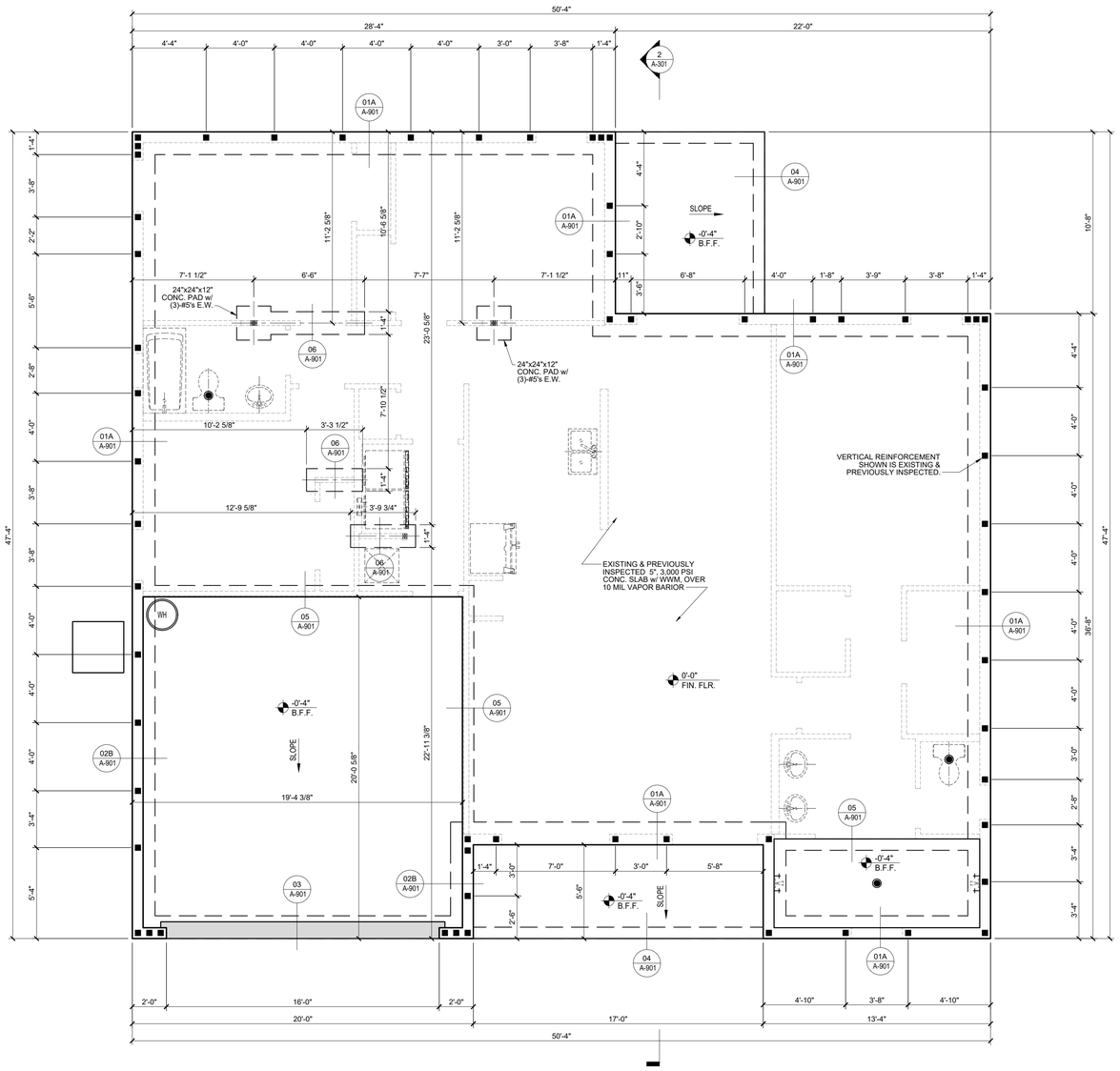
SW TYPE	1ST LEVEL HOLD DOWN	2ND LEVEL STRAPPING
SW1	DTT2Z	MSTA36 / MSTAM36
SW2	HTT4	(2)-MSTA36 / (2)-MSTAM36
SW3	HTT5	(3)-MSTA36 / (3)-MSTAM36

BOTTOM PLATE ANCHORAGE
- DIRECTLY TO CONC / MASONRY W/ 1/2" ANCHORS @ MAX 36" O.C. BETWEEN HOLD DOWNS
- TO FLOOR SYSTEM / WOOD FRAMING BELOW W/ 10d @ MAX 3" O.C.

NOTES:
1. THE EXTERIOR WALLS ARE FULLY SHEATHED WITH OSB OR PLYWOOD. ALL TYPICAL EXTERIOR WALLS ARE SHEAR WALLS AND ARE PART OF THE BUILDING'S MAIN WIND FORCE RESISTING SYSTEM. ADDITIONAL FRAMING AND HOLD-DOWNS ARE REQUIRED ONLY AS NOTED ON THE PLAN OR IF WALL SEGMENT IS IDENTIFIED AS SW1, SW2, SW3, SW4, OR SWB ON THE PLAN.
2. ALL SW WALL SHEATHING TO BE FASTENED TO FRAMING PER: "WOOD STRUCTURAL PANEL SHEATHING".
3. SW WALLS INDICATED ON PLAN WITH WINDOW AND DOOR OPENINGS WITHIN THE SHEARWALL REQUIRE STUD GROUP AND HOLD DOWNS ONLY AT EXTREME END OF DESIGNATED WALL OR PORTION THEREOF AS NOTED.
4. SWB - SEE "SWB-SPECIAL SHEAR WALL DETAIL", LOCATED ON THE DETAIL SHEET.
5. 2ND LEVEL SW'S - END STUDS OF SHEAR WALL TO BE ANCHORED PER ONE OF THE FOLLOWING:
   - HOLD DOWN WITH FULL-HEIGHT ROD TO SLAB. END STUDS TO BE CONTINUOUSLY SUPPORTED THROUGH FLOOR SYSTEM TO SLAB.
   - 2ND LEVEL END STUDS TO MATCHING 1ST LEVEL STUD GROUP BELOW W/ STRAPPING AS NOTED. 1ST LEVEL STUD GROUP TO SLAB WITH HOLD DOWN.
6. DESIGNATED SW WALLS WITH A COMMON CORNER REQUIRE (1) HOLDDOWN, WHICH IS TO BE LARGEST OF THE TWO HOLDOWNS SPECIFIED, UNO.

TIMBER

1. ALL WOODS AND WOOD CONSTRUCTION SHALL COMPLY WITH THE SPECIFICATIONS AND CODES MODIFICATIONS AS SPECIFIED HEREIN:
   A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (STANDARDS MANUAL)
   B. NATIONAL FOREST PRODUCTS ASSOCIATION
   C. NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION
   D. SOUTHERN PINE INSPECTION BUREAU
   E. STANDARD GRADING RULES FOR SPRUCE PINE LUMBER
   F. TRUSS PLATE INSTITUTE
   G. NATIONAL DESIGN STANDARDS FOR LIGHT METAL PLATE CONNECTION WOOD TRUSSES (TPI 1-2014)
   H. APA - THE ENGINEERED WOOD ASSOCIATION
   I. ENGINEERED WOOD CONSTRUCTION GUIDE
   J. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS
2. ALL STRUCTURAL LUMBER SHALL BE SPRUCE PINE FIR #2 OR BETTER, UNLESS NOTED OTHERWISE. STRUCTURAL LUMBER SHALL CONSIST OF, BUT NOT LIMITED TO; RAFTERS VERTICAL STRONGBACKS, LEDGERS, BEAMS, HEADERS AND POSTS.
   Fb = 775 PSI Fv = 135 PSI E = 1,100,000 PSI
3. LUMBER FOR INTERIOR BEARING WALLS OR EXTERIOR WALLS SHALL BE:
   INTERIOR BEARING/EXTERIOR WALLS : SPRUCE PINE FIR #2 OR BETTER U.N.O
   INTERIOR NON-BEARING WALLS: 2x4 @ 24" O.C. w/ SINGLE TOP PLATE U.N.O.
4. ALL LUMBER EXPOSED TO WEATHER, OR AGAINST SOIL, CONCRETE OR MASONRY MUST BE PRESSURE TREATED.
5. MINIMUM NAILING PER FBCR, SEE TYPICAL NAILING SCHEDULE ON PLANS.
6. ALL BOLTS SHALL HAVE MINIMUM 2" SQUARE STANDARD CUT WASHER UNDER HEADS AND/OR NUTS WHERE IN CONTACT WITH WOOD.
7. NOTCHING OR CUTTING OF FRAMING MEMBERS SHALL CONFORM TO SECTION R602.6 & R802.7 OF THE FBCR.
8. MINIMUM DIMENSION OF ANY SHEATHING SHALL BE 24" AND AND THE MINIMUM AREA BE 8 FT. SQ. AND COMPLY w/ FBCR TABLE R503.1, R503.2.1.1(1) & R503.2.1.1(2).
9. PROVIDE SOLID BLOCKING UNDER ALL POINT LOADS AND COLUMNS WITH 2x STRUCTURAL LUMBER SPF #2 OR BETTER.
10. THE CONNECTIONS FOR ALL TIMBER EXPOSED TO EXTERIOR ELEMENTS



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

FOUNDATION NOTES:

1. REFER TO "CONCRETE AND FOUNDATION" NOTES ON SHEET A-002 FOR ADDITIONAL INFORMATION.
2. REFER TO SHEET A-901 FOR ADDITIONAL DETAILS.
3. IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 psf BEARING CAPACITY, CONTACT ARCHITECT OR ENGINEER OF RECORD PRIOR TO CONSTRUCTION. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
4. ■ - DENOTES FILLED CELL w/ 3,000 PSI GROUT & (1)-#5 GRADE 40 REINFORCEMENT BAR UNLESS NOTED OTHERWISE
5. SLIDING GLASS DOOR FRAMES MUST BE RECESSED INTO THE SLAB IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. CONSULT ARCHITECTURAL PLANS FOR LOCATION OF SLIDING GLASS DOORS.
6. THE GENERAL CONTRACTOR MUST TAKE MEASURES TO CONTROL SOIL EROSION AS PER ALL LOCAL AND STATE REQUIREMENTS.
7. CONTRACTOR TO CONFIRM SHOWER, TUB & TOILET DRAIN DIMENSIONING W/ BUILDER SPECS PRIOR TO LOCATING.

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ORLANDO, FL. 32819
(321) 413-3383

COMMUNITY/PARCEL: **3131 W EUNICE DRIVE**
BLOCK: LOT:
ADDRESS: 3131 W EUNICE DRIVE
CITRUS SPRINGS, FLORIDA

CONTROL:
PLAN NUMBER: 1672
PLAN NAME: NONA
SERIES:
VERSION: 01.00

REVISIONS:

MARK	DATE	DESCRIPTION

DESIGN PROFESSIONAL OF RECORD:
ERIK J. FRED, AIA NCARB
20 ENE ROAD
MODENA, NY. 12548

PROFESSIONAL SEAL:

STATE OF FLORIDA
ERIK J. FRED
A9909795
REGISTERED ARCHITECT

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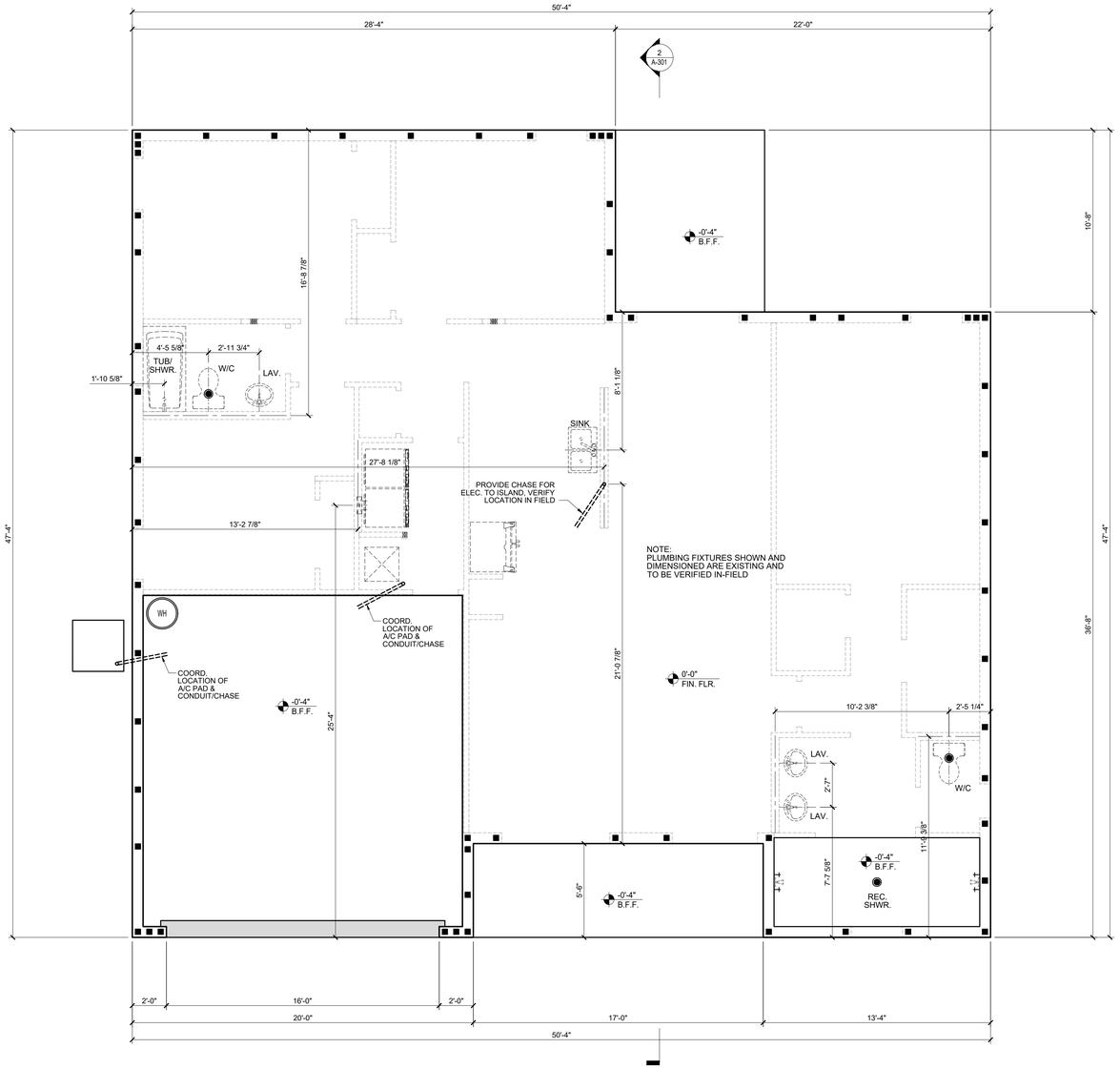
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SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
A-050.A



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

FOUNDATION NOTES:

1. REFER TO "CONCRETE AND FOUNDATION" NOTES ON SHEET A-002 FOR ADDITIONAL INFORMATION.
2. REFER TO SHEET A-901 FOR ADDITIONAL DETAILS.
3. IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 psf BEARING CAPACITY, CONTACT ARCHITECT OR ENGINEER OF RECORD PRIOR TO CONSTRUCTION. ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
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6. THE GENERAL CONTRACTOR MUST TAKE MEASURES TO CONTROL SOIL EROSION AS PER ALL LOCAL AND STATE REQUIREMENTS.
7. CONTRACTOR TO CONFIRM SHOWER, TUB & TOILET DRAIN DIMENSIONING W/ BUILDER SPECS PRIOR TO LOCATING.

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ERIK J. FRED, AIA NCARB
20 ENE ROAD
MODENA, NY. 12548

PROFESSIONAL SEAL:

STATE OF FLORIDA · ERIK J. FRED · AR99795 · REGISTERED ARCHITECT

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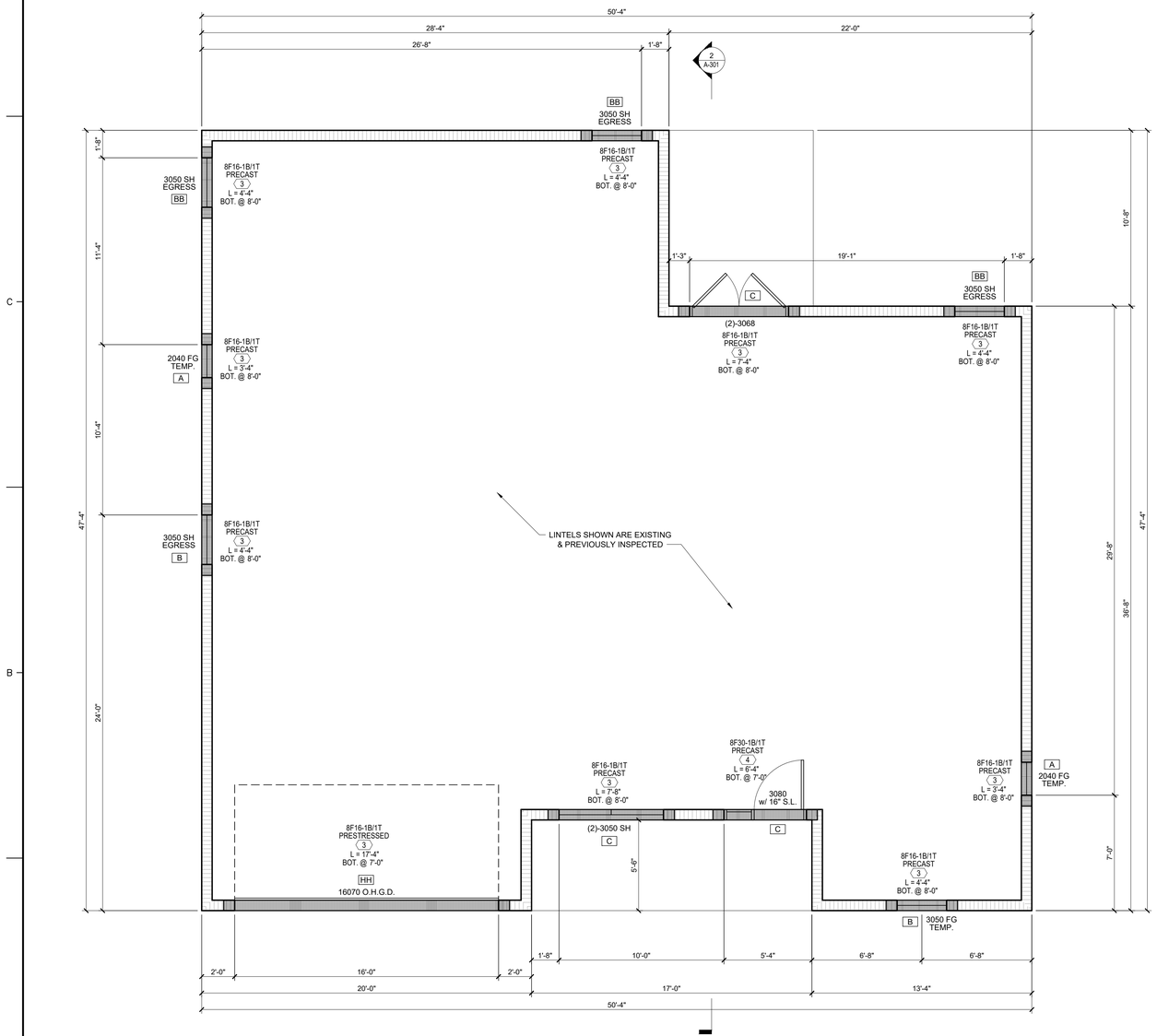
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SHEET TITLE:
PLUMBING LAYOUT

SHEET NUMBER:
A-051.A



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

WALL LEGEND:

1. ALL WALLS ARE DRAWN & DIMENSIONED AS FOLLOWS, U.N.O. ON PLAN:
   - 1.1. CMU = 7-5/8"
   - 1.2. EXTERIOR 2x4 (w/ SHEATHING) = 4"
   - 1.3. EXTERIOR 2x6 (w/ SHEATHING) = 6"
   - 1.4. EXTERIOR 2x8 (w/ SHEATHING) = 8"
   - 1.5. INTERIOR 2x4 = 3-1/2"
   - 1.6. INTERIOR 2x6 = 5-1/2"
   - 1.7. INTERIOR 2x8 = 7-1/4"
2. ALL EXTERIOR WALLS, LESS OPENINGS, ARE TO BE CONSIDERED SHEAR WALLS AND ARE PART OF THE BUILDING'S MAIN WIND FORCE RESISTING SYSTEM.
3. PROVIDE 24"W. WALL CAVITY, VOID OF STUDS, BEHIND WASHER FOR PLUMBING BOX AND STACK.
4. PROVIDE 12"W. WALL CAVITY, VOID OF STUDS, AT SHOWER CONTROL VALVE LOCATION.

TYP. 8" CMU WALL, TOP @ 9'-4" A.F.F. (U.N.O.). REFER TO WALL SECTIONS FOR ADDITION INFORMATION.

2x4 #2 SYP @ 16" O.C., INTERIOR BEARING WALL WITH UPLIFT, TOP @ 9'-4" A.F.F., UNLESS NOTED OTHERWISE ON PLAN. REFER TO WALL SECTION DETAILS FOR ADDITIONAL INFORMATION

TYP. 2x4 #2 SPF @ 16" O.C. (24" O.C. MAX) TOP @ 9'-4" A.F.F. (U.N.O.). REFER TO WALL SECTIONS FOR ADDITION INFORMATION.

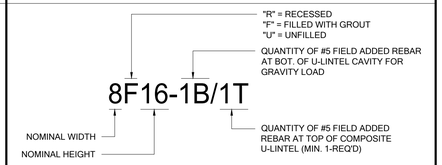
LINTEL SCHEDULE:

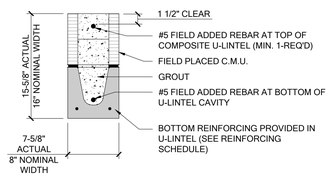
QTY.	CONFIG.	SECTION	LENGTH	TYPE
1	8F16-1B/1T	3	17'-4"	PRESTRESSED
1	8F16-1B/1T	3	7'-8"	PRECAST
1	8F16-1B/1T	3	7'-4"	PRECAST
2	8F16-1B/1T	3	3'-4"	PRECAST
5	8F16-1B/1T	3	4'-4"	PRECAST
1	8F30-1B/1T	4	6'-4"	PRECAST

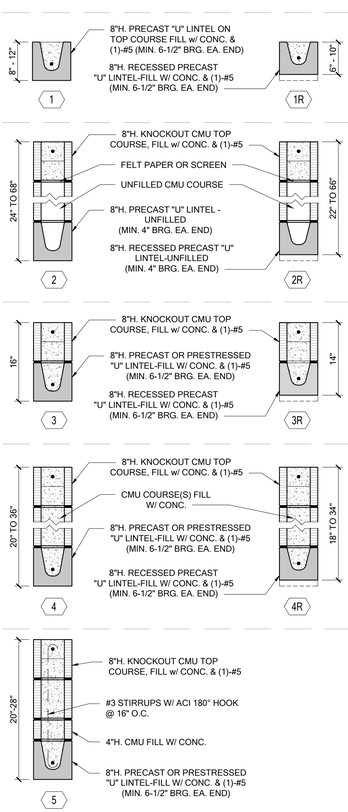
LINTEL PLAN NOTES:

1. ALL LINTEL ELEVATIONS, EXCEPT OVER GARAGE DOORS , ARE DIMENSIONED FROM LEVEL ONE SLAB TO BEARING OF LINTEL.
2. GARAGE DOOR LINTELS ARE DIMENSIONED FROM TOP OF SLAB RECESS @ DOOR OPENING.
3. ALL DIMENSIONS ARE NOMINAL, CLEAR TO UNDERSIDE OF LINTEL.
4. SHORE FILLED LINTELS AS REQUIRED.
5. PROVIDE FULL MORTAR HEAD AND BED JOINTS.
6. CAST-IN-PLACE CONCRETE MAY BE PROVIDED IN COMPOSITE LINTEL IN LIEU OF CONCRETE MASONRY UNITS.
7. APPROVED LINTEL MANUFACTURES: CAST-CRETE,QUALITY OR LOTTS.
8. ALL LINTELS MEET OR EXCEEDED L/360 VERTICAL DEFLECTION, EXCEPT LINTELS 17'-4" AND LONGER WITH A NOMINAL HEIGHT OF 8" MEET OR EXCEED L/180.
9. PRECAST LINTELS f'c = 3,500 psi
10. PRESTRESSED LINTELS f'c = 6,000 psi
11. GROUT PER ASTM C476 f'g = 3,000 psi w/ MAXIMUM 3/8" AGGREGATE & 8"- 11" SLUMP.
12. THE EXTERIOR SURFACE OF LINTELS INSTALLED IN EXTERIOR CONCRETE MASONRY WALLS SHALL HAVE A COATING OF STUCCO APPLIED IN ACCORDANCE WITH ASTM C-926 OR OTHER APPROVED COATING.
13. LINTELS INSTALLED WITH GREATER DEPTHS THAN THEN MINIMUMS SPECIFIED ON PLAN IS ALLOWED, AS THIS INCREASES THE CAPACITIES OF THE LINTELS AND THEREFOR DOES REQUIRE A LETTER FROM THE A.O.R. OR E.O.R..
14. IF A LINTEL IS INSTALLED AT A SIZE SMALLER THEN WHAT IS SPECIFIED ON PLAN, CONTACT THE A.O.R. OR E.O.R. FOR APPROVAL OR REMEDIATION.

LINTEL CONFIGURATIONS







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PLAN NAME: NONA
SERIES:
VERSION: 01.00

REVISIONS:

MARK	DATE	DESCRIPTION

DESIGN PROFESSIONAL OF RECORD:
ERIK J. FRED, AIA NCARB
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MODENA, NY. 12548

PROFESSIONAL SEAL:



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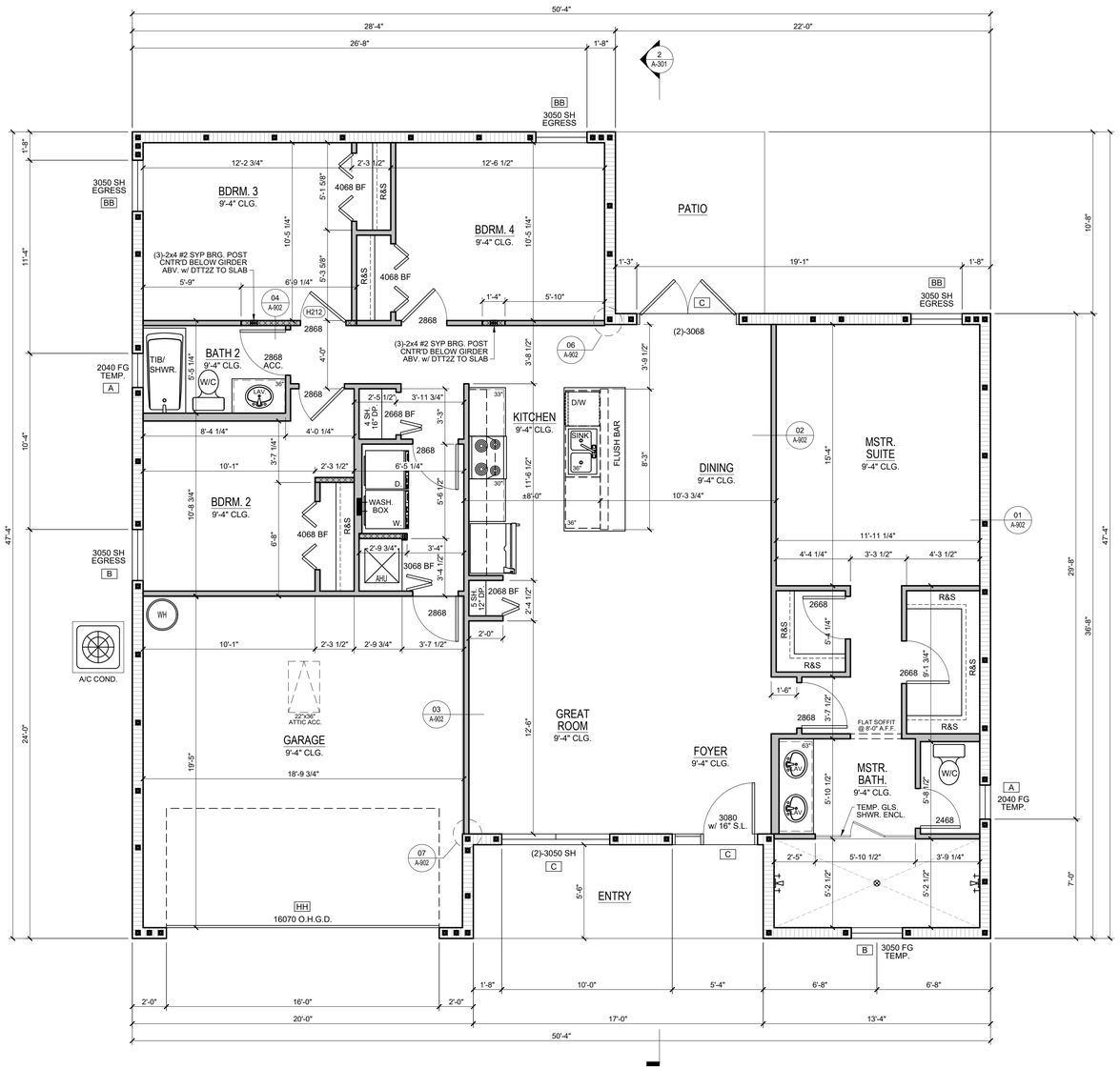
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SHEET TITLE:
MASONRY PLAN

SHEET NUMBER:
A-060.A



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

WINDOW SCHEDULE:

QUANTITY	LABEL	TYPE	COMMENT
:MASONRY			
2	2040 FG	FIXED GLASS	TEMP.
1	3050 FG	FIXED GLASS	TEMP.
1	(2)-3050 SH	SINGLE HUNG	
4	3050 SH	SINGLE HUNG	

DOOR SCHEDULE:

QTY.	LABEL	SWING	TYPE	NOTES
:FRAME				
3	4068 BF	NA	DOUBLE BIFOLD	
1	2068 BF	RIGHT	SINGLE BIFOLD	
1	2668 BF	RIGHT	SINGLE BIFOLD	
1	3068 BF	RIGHT	SINGLE BIFOLD	
1	2468	RIGHT	SINGLE HINGED	
2	2668	RIGHT	SINGLE HINGED	
3	2868	LEFT	SINGLE HINGED	
1	2868	LEFT	SINGLE HINGED	SOLID CORE / 1-HR.
3	2868	RIGHT	SINGLE HINGED	
:MASONRY				
1	(2)-3068	NA		
1	16070 O.H.G.D.	NA	OVER HEAD DOOR	
1	3080	RIGHT	SINGLE HINGED	SOLID CORE / 1-HR.

FLOOR PLAN NOTES:

1. ALL WALLS ARE DRAWN & DIMENSIONED AS FOLLOWS, U.N.O. ON PLAN:
   - 1.1. CMU = 7-5/8"
   - 1.2. EXTERIOR 2x4 (w/ SHEATHING) = 4"
   - 1.3. EXTERIOR 2x6 (w/ SHEATHING) = 6"
   - 1.4. EXTERIOR 2x8 (w/ SHEATHING) = 8"
   - 1.5. INTERIOR 2x4 = 3-1/2"
   - 1.6. INTERIOR 2x6 = 5-1/2"
   - 1.7. INTERIOR 2x8 = 7-1/4"
2. ALL EXTERIOR WALLS, LESS OPENINGS, ARE TO BE CONSIDERED SHEAR WALLS AND ARE PART OF THE BUILDING'S MAIN WIND FORCE RESISTING SYSTEM.
3. PROVIDE 24"w. WALL CAVITY, VOID OF STUDS, BEHIND WASHER FOR PLUMBING BOX AND STACK.
4. PROVIDE 12"w. WALL CAVITY, VOID OF STUDS, AT SHOWER CONTROL VALVE LOCATION.
5. PROVIDE TEMPERED GLASS AT HAZARDOUS LOCATIONS AS DEFINED IN THE FLORIDA BUILDING CODE.
6. VENT DRYER TO OUTSIDE THROUGH ATTIC OR WALL, VENTILATION TO ATTIC SPACE AND SOFFITS IS NOT ACCEPTABLE.
7. ALL ELECTRICAL AND MECHANICAL EQUIPMENT, METER LOCATIONS, ETC. SHALL BE CONFIRMED BY MECH. AND ELEC. CONTRACTORS. CONTRACTORS SHALL COORDINATE WITH BUILDER PRIOR TO RELOCATION OF EQUIPMENT AND METERS.
8. BATH-TUB/SHOWER GLASS ENCLOSURES IF USED TO BE TEMPERED GLASS.
9. IN HVHZ AREAS PROVIDE HURRICANE SHUTTERS AS PER F.B.C. SECTION 2413 UNLESS THE EXTERIOR WALL COMPONENTS OF THE ENCLOSED BUILDING HAS SPECIFIC PRODUCT APPROVAL TO PRESERVE THE ENCLOSED BUILDING ENVELOPE AGAINST IMPACT LOADS AS SET FORTH IN CHAPTER 16.
10. UNDER STAIR PROTECTION: ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARDS.FBCR 311.2.2.
11. GARAGE STUD WALLS DO NOT ALIGN WITH GARAGE SLAB EDGE - REFER TO WALL SECTIONS FOR ADDITIONAL INFORMATION.

WALL LEGEND:

1. ALL WALLS ARE DRAWN & DIMENSIONED AS FOLLOWS, U.N.O. ON PLAN:
   - 1.1. CMU = 7-5/8"
   - 1.2. EXTERIOR 2x4 (w/ SHEATHING) = 4"
   - 1.3. EXTERIOR 2x6 (w/ SHEATHING) = 6"
   - 1.4. EXTERIOR 2x8 (w/ SHEATHING) = 8"
   - 1.5. INTERIOR 2x4 = 3-1/2"
   - 1.6. INTERIOR 2x6 = 5-1/2"
   - 1.7. INTERIOR 2x8 = 7-1/4"
2. ALL EXTERIOR WALLS, LESS OPENINGS, ARE TO BE CONSIDERED SHEAR WALLS AND ARE PART OF THE BUILDING'S MAIN WIND FORCE RESISTING SYSTEM.
3. PROVIDE 24"W. WALL CAVITY, VOID OF STUDS, BEHIND WASHER FOR PLUMBING BOX AND STACK.
4. PROVIDE 12"W. WALL CAVITY, VOID OF STUDS, AT SHOWER CONTROL VALVE LOCATION.

EXISTING 8" CMU WALL, TOP @ 9'-4" A.F.F. (U.N.O.). REFER TO WALL SECTIONS FOR ADDITION INFORMATION.

2x4 #2 SYP @ 16" O.C., INTERIOR BEARING WALL WITH UPLIFT, TOP @ 9'-4" A.F.F., UNLESS NOTED OTHERWISE ON PLAN. REFER TO WALL SECTION DETAILS FOR ADDITIONAL INFORMATION

TYP. 2x4 #2 SPF @ 16" O.C. (24" O.C. MAX) TOP @ 9'-4" A.F.F. (U.N.O.). REFER TO WALL SECTIONS FOR ADDITION INFORMATION.

[X] OPENING PRESSURES

WIND SPEED (V_{ult}): 140 MPH
EXPOSURE: C

INTERIOR ZONE		END ZONE	
MARK	INTERIOR ZONE (psf)	MARK	END ZONE (psf)
A	+25.7 / -27.8	AA	+25.7 / -34.4
B	+24.5 / -26.7	BB	+24.5 / -32.1
C	+23.0 / -25.2	CC	+23.0 / -29.0
D	+21.8 / -24.0	DD	+21.8 / -26.7
H	+20.7 / -22.8	HH	+20.7 / -24.4

NOTE:
WIND SPEED INDICATED ABOVE IS AN "ULTIMATE" WIND SPEED. THE WIND PRESSURES LISTED ABOVE ARE ALLOWABLE PRESSURES.

AREA TABULATION (S.F.)

1ST FLOOR LIVING	1661
ENTRY	94
GARAGE	394
PATIO	94
TOTAL AREA:	582

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COMMUNITY/PARCEL: 3131 W EUNICE DRIVE
LOT:
BLOCK:
ADDRESS: 3131 W EUNICE DRIVE
CITRUS SPRINGS, FLORIDA

CONTROL:
PLAN NUMBER: 1672
PLAN NAME: NONA
SERIES:
VERSION: 01.00

REVISIONS:

MARK	DATE	DESCRIPTION

DESIGN PROFESSIONAL OF RECORD:
ERIK J. FRED, AIA NCARB
20 ENE ROAD
MODENA, NY. 12548

PROFESSIONAL SEAL:

STATE OF FLORIDA · ERIK J. FRED · A0007795 · REGISTERED ARCHITECT

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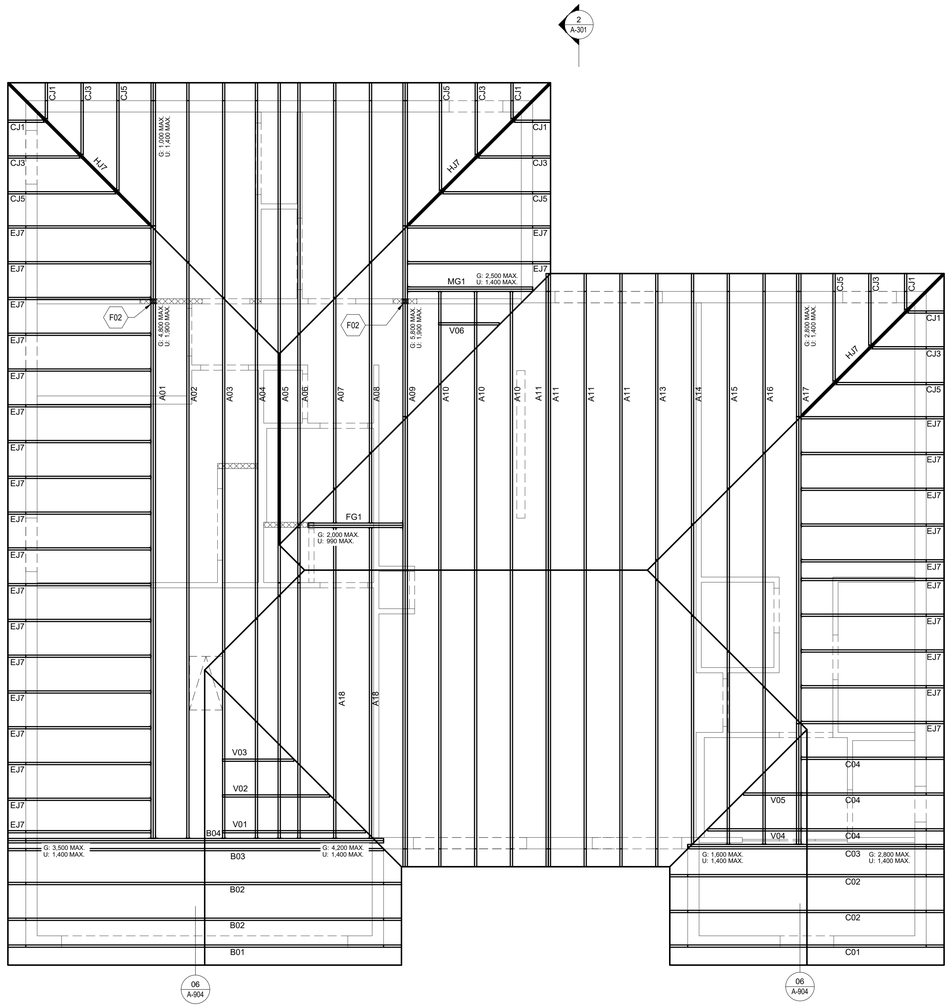
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SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:
A-101.A



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

ROOF FRAMING NOTES:

1. ROOF OR FLOOR TRUSSES FABRICATED TO ACHIEVE THE ROOF PLANES & LAYOUT DEPICTED ON THESE PLANS AND TO BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS" BY THE NFPA. TRUSS DESIGNS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN FLORIDA. SEE NOTES FOR SHOP DRAWINGS.
2. GRAVITY ("G") & UPLIFT ("U") REACTIONS SHOW ARE FOR DESIGN PURPOSES ONLY. CONTRACTOR SHALL NOTIFY A.O.R./E.O.R. SHOULD FINAL TRUSS ENGINEERING EXCEED THESE VALUES PRIOR TO CONSTRUCTION.
3. ENGINEERING SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH ANSI/TPI-2002 AND SUBMITTED TO THE ARCHITECT/ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. DESIGN CRITERIA IS LOCATED ON SHEET A-001 OF THE PLAN SET.
4. TRUSS MANUFACTURER TO PROVIDE COMPLETE ROOF FRAMING PLAN KEYED TO THE TRUSS PROFILES SHOWING EACH TRUSS UP LIFT, LATERAL LOADS, AND DOWN LOADS.
5. THE TRUSS ENGINEER SHALL PROVIDE ALL TRUSS TO TRUSS CONNECTION DESIGN AND SPECIFICATIONS AND SUBMIT THEM UNDER SIGN AND SEAL WITH THE TRUSS SHOP DRAWINGS.
6. CONNECT ALL TRUSSES TO TOP PLATE AS SPECIFIED IN THE TYPICAL WALL SECTION SHEET UNLESS NOTED OTHERWISE ON ROOF FRAMING PLAN.
7. APPLY AN ADDITIONAL +/- 150 plf TO TOP CHORD OF SECOND TRUSS IN FROM GABLE TRUSSES TO ACCOUNT FOR VERTICAL REACTIONS OF GABLE END BRACING. AT PARTIAL GABLES THIS LOAD IS ONLY REQUIRED IN THE BRACED AREAS. REFER TO PLAN FOR EXTEND OF BRACING
8. PROVIDE TIE IN PACKAGE AS REQUIRED (VALLEY).
9. ALL OVERHANGS SHALL BE 12" UNLESS NOTED OTHERWISE ON PLAN.
10. HANDLING, ERECTION AND BRACING OF TRUSSES SHALL BE IN ACCORDANCE WITH TRUSS PLATE INSTITUTE RECOMMENDATIONS TPI's TPI/WTCA BCSI 1.
11. HURRICANE STRAPS SHALL BE INSTALLED ACCORDING TO MANUF. INSTRUCTIONS.
12. PROVIDE ADEQUATE BRACING & BRIDGING TO TRUSSES TO RESIST WIND & OTHER LATERAL FORCES.
13. ALL EPOXY ANCHORS TO BE SIMPSON "SET" UNLESS OTHERWISE NOTED.
14. MIN. (2)-12d TOENAILS EACH SIDE OF FLOOR TRUSS TO WALL OR BEAM BELOW @ INT. BEARING U.N.O.
15. DRAFT STOP WILL BE PROVIDE IN ACCORDANCE w/ SECTION R302.12 OF THE FBCR
16. REFER TO DETAIL SHEETS FOR ADDITIONAL ROOF FRAMING INFORMATION AND TRUSS MANUFACTURER ENGINEERING PACKAGE FOR STRONGBACK, LATERAL, GABLE, ETC.. BRACING REQUIREMENTS.

CONNECTOR/STRAPPING SCHEDULE:

TYPICAL CONNECTIONS (UNLESS NOTED OTHERWISE ON FRAMING PLAN):

CONNECTION:	CONNECTOR:
HIP/COMMON TRUSS TO CMU	META12
HIP/COMMON TRUSS TO EXT. FRAME	MTS12
GABLE TRUSS TO CMU	META20 @ 24" O.C. (AT TRUSS VERTICALS)
GABLE TRUSS TO EXT. FRAME	LSTA12 @ 16" O.C.
TRUSS TO INTERIOR BEARING WALL (WITH UPLIFT)	MTS12
CANT. FLOOR JOIST TO CMU	META12
CANT. FLOOR JOIST TO FRAME	MTS12
TOP CHORD BEARING FLOOR JOIST TO LEDGER	H3
FLOOR GIRDER TO BRG. POST (NO UPLIFT)	MTS12
FLOOR JOIST TO INT. BEARING WALL (NO UPLIFT)	(2)-16d TOENAILS (1) EA. SIDE

* MINIMUM 3" MEMBER
** REACTIONS ARE FOR ROOF LOADS ONLY
*** DO NOT DRIVE NAILS THROUGH TRUSS PLATE ON OPPOSITE SIDE OF TRUSS, WHICH COULD FORCE THE PLATE TO DETACH FROM TRUSS.

ALL EPOXY ANCHORS USP CIA-7000C

MARK	CONNECTOR	CAPACITY SYP	CAPACITY SPF	FASTENERS	APPROVAL #
	SIMPSON STRONG TIE				
FRAMING TO MASONRY:					
C01	META12	1,420	-	(7)-0.148" x 1-1/2"	FL-11473.10
C02	META12 (MULTI-PLY)	1,450	-	(6)-0.162" x 3-1/2"	
C03	(2)-META12	1,875	-	(10)-0.148" x 1-1/2"	
C04	(2)-META12 (MULTI-PLY)	1,795	-	(14)-0.162" x 3-1/2"	
C05	META16 - META24	1,450	-	(8)-0.148" x 1-1/2"	
C06	META16 - META24 (MULTI-PLY)	1,450	-	(6)-0.162" x 3-1/2"	
C07	(2)-META16 - META24	1,875	-	(10)-0.148" x 1-1/2"	
C08	(2)-META16 - META24 (MULTI-PLY)	1,795	-	(14)-0.162" x 3-1/2"	
C11	HETA16 - HETA20	1,810	-	(9)-0.148" x 1-1/2"	FL-11473.4
C12	(2)-HETA16 - HETA24	1,920	-	(10)-0.148" x 1-1/2"	
C13	(2)-HETA16 - HETA24 (MULTI-PLY)	2,365	-	(12)-0.162" x 3-1/2"	
C21	MTSM16 / MSTM20	830	715	(7)-0.148" x 1-1/2" & (4)-1/4" x 2-1/4" TITAN TURBO	FL-11473.12
C22	HTSM16 / HTSM20	1,110	955	(8)-0.148" x 1-1/2" & (4)-1/4" x 2-1/4" TITAN TURBO	
C31	MSTAM24	1,425	1,425	(9)-0.148" x 3" & (5)-1/4" x 2-1/4" TITAN TURBO	FL-11473.11
C32	MSTAM36	1,870	1,870	(13)-0.148" x 3" & (8)-1/4" x 2-1/4" TITAN TURBO	
C33	MSTCM60	2,500	2,325	(14)-0.148" x 3-1/4" & (10)-1/4" x 2-1/4" TITAN TURBO	
C41	MGT (1-PLY)	3,165	2,720	(22)-0.148" x 1-1/2" & (1)-5/8" A.T.R. w/ 5" EMBED.	FL-10456.21
C42	MGT (2-PLY MIN.)	4,365	3,750	(22)-0.148" x 3" & (1)-5/8" A.T.R. w/ 5" EMBED.	
C51	DTT2Z	1,825	1,825	(8)-1/4" x 1-1/2" SDS & (1)-1/2" A.T.R. w/ 5" EMBED.	FL-10441.1
C52	LTTP2 *	2,275	2,275	(12)-0.148" x 2-1/2"	FL-11496.5
C53	HTT4	3,610	3,610	(18)-0.148" x 1-1/2" & (1)-5/8" A.T.R. w/ 5" EMBED.	FL-11496.4
C54	HTT5	4,670	4,670	(26)-0.148" x 3" & (1)-5/8" A.T.R. w/ 5" EMBED.	
C55	HD7B *	6,645	6,645	(3)-3/4" STUD BOLTS & (1)-7/8" DIA. ANCH. BOLT	FL-11496.3
C61	HUC26-2	1,135 / 3,720	-	GFCMU: (12)-1/4" x 2-1/4" x 3" TITAN TURBO / TRUSS: (6)-0.148" x 3"	FL-10531.10
C62	HUC28-2	1,135 / 4,340	-	GFCMU: (14)-1/4" x 2-1/4" x 3" TITAN TURBO / TRUSS: (6)-0.148" x 3"	
C63	HUC210-2	1,800 / 5,210	-	GFCMU: (18)-1/4" x 2-1/4" x 3" TITAN TURBO / TRUSS: (10)-0.148" x 3"	
C64	HUC210-3	1,800 / 5,210	-	GFCMU: (18)-1/4" x 2-1/4" x 3" TITAN TURBO / TRUSS: (10)-0.148" x 3"	
C65	MBHU3.56 (GFCMU)	EDGE: U=1,610 / D=2,440	(2)-3/4" x 5" TITAN HD ANCHORS & (12)-1/4"x 2-1/2" STRONG-DRIVE SDS SCREWS TO JOIST		FL-1394.6
		U=2,210 / D=4,005			
FRAMING TO FRAMING:					
F01	MTS12 / MTS16 / MTS20 / MTS30	990	850	(14)-0.148" x 1-1/2"	FL-13872.11
F02	(2)-MTS12 / MTS16 / MTS20 / MTS30	1,980	1,700	(14)-0.148" x 3-1/2" EACH	
F11	HTS16 / HTS20 / HTS24 / HTS30	1,415	1,215	(16)-0.148" x 1-1/2"	FL-13872.3
F12	(2)-HTS16 / HTS20 / HTS24 / HTS30	2,830	2,430	(16)-0.148" x 1-1/2" EACH	
F21	LSTA12	925	795	(10)-0.148" x 2-1/2"	FL-13872.5
F22	LSTA24	1,235	1,235	(16)-0.148" x 2-1/2"	
F31	MSTA12	940	810	(10)-0.148" x 2-1/2"	FL-10456.23
F32	MSTA18	1,315	1,135	(14)-0.148" x 2-1/2"	
F33	MSTA24	1,640	1,460	(18)-0.148" x 2-1/2"	
F34	MSTA30 MSATA36	2,050	1,825	(22)-0.148" x 2-1/2" / (26)-0.148" x 2-1/2"	
F35	MSTA49	2,020	2,020	(26)-0.148" x 2-1/2"	
F41	H2.5A	700	615	(10)-0.131" x 2-1/2"	FL-10456.7
F42	H3	400	365	(8)-0.131" x 2-1/2"	
F43	H10A	1,040	1,015	(9)-0.148" x 1-1/2"	
F44	H10A-2	1,080	930	(9)-0.148" x 1-1/2"	
F51	LGT2 (2-PLY)	2,040	1,755	(30)-0.148" x 3-1/4"	FL-11473.8
F52	(2)-LGT2 (2-PLY)	4,080	3,510	STUD: (14)-#9 x 1-1/2" SDS / TRUSS: (16)-#9 x 1-1/2" SDS EACH	
F53	LGT3-SDS2.5 (3-PLY)	3,480	2,125	(26)-0.148" x 3-1/4" & (12)-1/4" x 2-1/2" SDS	
F61	LUS26	1,165 / 1,060 **	1,000 / 910 **	SUPPORTING: (4)-0.148" x 3" / TRUSS: (4)-0.148" x 3"	FL-10531.17
F62	HUS26	1,320 / 3,230 **	1,135 / 2,780 **	SUPPORTING: (14)-0.162" x 3-1/2" / TRUSS: (6)-0.162" x 3-1/2"	FL-10531.12
F63	HUC26-2	1,135 / 2,165 **	980 / 1,865 **	SUPPORTING: (12)-0.162" x 3-1/2" / TRUSS: (4)-0.148" x 3"	FL-10531.10
F64	HUC28-2	1,135 / 2,530 **	980 / 2,180 **	SUPPORTING: (14)-0.162" x 3-1/2" / TRUSS: (6)-0.148" x 3"	
F65	HUC210-2	1,895 / 3,250 **	1,635 / 2,605 **	SUPPORTING: (18)-0.162" x 3-1/2" / TRUSS: (10)-0.148" x 3"	
MISCELLANEOUS:					
	ABU44Z	1,900	1,900	(12)-0.162" X 3-1/2" & (1)-5/8" A.T.R. w/ 5" EMBED.	FL-10860.2
	ABU46Z	2,405	2,405	(12)-0.162" X 3-1/2" & (1)-5/8" A.T.R. w/ 5" EMBED.	FL-10860.2
	ABU66Z	2,475	2,475	(12)-0.162" X 3-1/2" & (1)-5/8" A.T.R. w/ 5" EMBED.	FL-10860.2
	SP1	555	535	STUD: (6)-0.148" x 3" / PLATE: (4)-0.148" x 3"	FL-10456.34
	SP2	1,010	605	STUD: (6)-0.148" x 3" / PLATE: (6)-0.148" x 3"	FL-10456.34
	HCP2	590	510	RAFTER: (6)-0.148" x 1-1/2" / PLATE: (6)-0.148" x 1-1/2"	FL-10447.4

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COMMUNITY/PARCEL:
ADDRESS: 3131 W EUNICE DRIVE
CITRUS SPRINGS, FLORIDA
BLOCK: LOT:

CONTROL:
PLAN NUMBER: 1672
PLAN NAME: NONA
SERIES:
VERSION: 01.00

REVISIONS:

MARK	DATE	DESCRIPTION

DESIGN PROFESSIONAL OF RECORD:
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ERIK J. FRED
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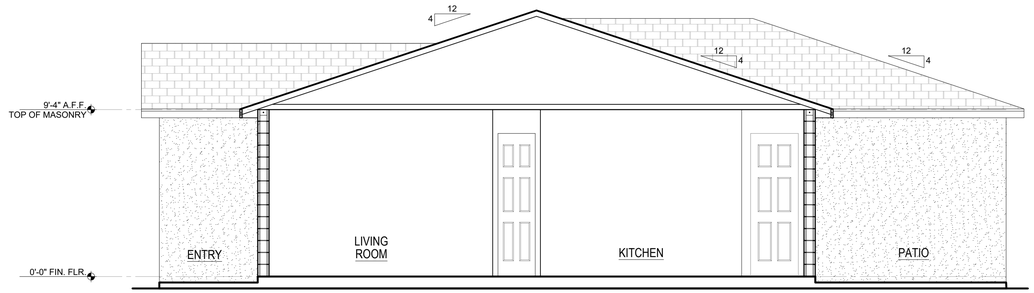
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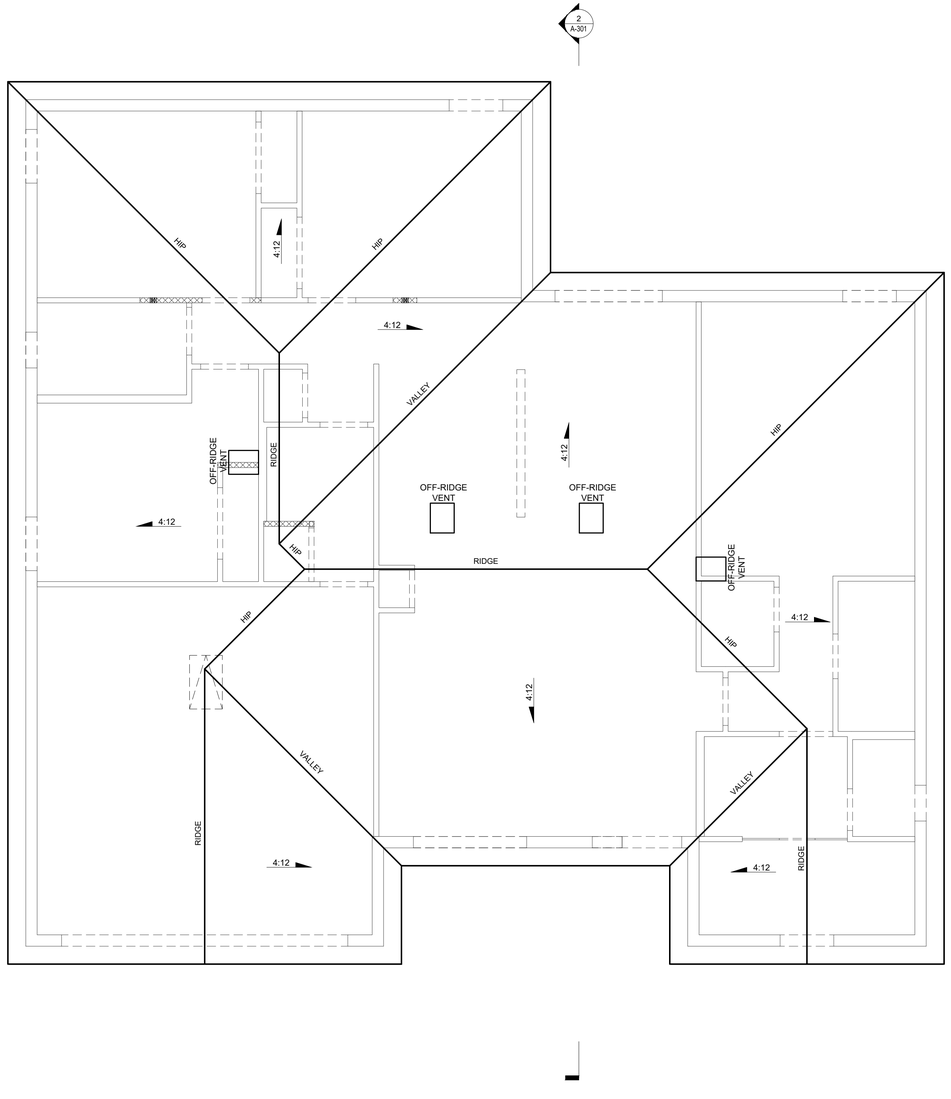
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SHEET TITLE:
ROOF FRAMING PLAN

SHEET NUMBER:
A-201.A



2 | SCALE: 1/4"= 1'-0" | BUILDING SECTION

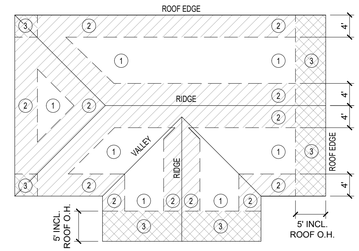


1 | SCALE: 1/4"= 1'-0" | ROOF PLAN

ROOF PLAN NOTES:

1. ALL OVERHANGS SHALL BE 12" U.N.O..
2. REFER TO "WOOD STRUCTURAL PANEL SHEATHING" ON SHEET "A-002" FOR ROOF SHEATHING REQUIREMENTS.
3. SHEATHING JOINTS SHALL BE STAGGERED AND ALL JOINTS SUPPORTED WITH CLIPS AT 12" O.C. OR CONTINUOUS SOLID 2x BLOCKING.
4. OFF-RIDGE VENTS MUST BE LOCATED WITHIN 3'-0" VERTICALLY FROM RIDGE OR HIGH POINT OF ROOF.
5. VENT LOCATIONS SHOWN ARE APPROXIMATE, ACTUAL LOCATIONS TO BE COORDINATED IN-FIELD.

ROOF NAILING DIAGRAM (SHINGLE):



NOTES:
1. LONG SIDE OF SHEATHING TO BE PERPENDICULAR TO TRUSSES OR RAFTERS TYPICAL.
4. ALL WOOD STRUCTURAL PANEL SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF CURRENT APPROVED APA,MANF. SPECIFICATIONS.
5. SHEATHING SHALL NOT EXCEED 19% MOISTURE CONTENT WHEN INSTALLED.
6. ROOF IS DESIGNED AS AN UNBLOCKED DIAPHRAGM, BLOCKING OF ALL PANEL EDGES (INCLUDING RIDGE) IS NOT REQUIRED. HIPS & VALLEYS ARE BLOCKED PER SPAN REA

ROOF SHEATHING FASTENING SCHEDULE

SHEATHING	ZONE	NAILS	PANEL EDGES (O.C.)	FIELD (O.C.)
19/32", 40/20 SPAN RATED STRUCTURAL SHEATHING	1	RSRS-03 (2-1/2" x 0.131")	4"	4"
	2	RSRS-03 (2-1/2" x 0.131")	4"	4"
	3	RSRS-03 (2-1/2" x 0.131")	4"	4"

ATTIC VENTILATION:

1. ATTIC VENTILATION TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, RESIDENTIAL (FBCR), 8TH EDITION (2023).
2. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. THE VENTILATING AREA MAY BE REDUCED TO 1/300 PROVIDED THAT AT LEAST 40% BUT NO MORE THAN 50% OF THE REQUIRED VENTILATION IS PROVIDED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED.UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (MEASURED VERTICALLY) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
3. CALCULATIONS BASED ON THE FOLLOWING VALUES (SEE ROOF PLAN):
   (VALUES TO BE VERIFIED WITH MANUFACTURER SPECIFICATIONS)
   RIDGE VENTS - 15 SQ. IN. OF NET FREE AREA / LINEAR FT.
   OFF-RIDGE VENTS - 140 SQ. IN. OF NET FREE AREA / UNIT (LOMANCO 770D)
   SOFFIT VENTS - 7 SQ. IN. OF NET FREE AREA / SQ. FT.

ATTIC VENTILATION CALCULATIONS

			LEVEL 1	LEVEL 2
ATTIC VENTILATION REQUIRED	ATTIC SPACE		2265	N/A
	1/150 RULE (NO UPPER VENTILATION REQ.)	VENTILATION REQUIRED (SQ. IN.)	2174	N/A
		VENTED SOFFIT NEEDED (SQ. FT.)	311	N/A
	1/300 RULE (MUST PROVIDE UPPER VENTILATORS)	VENTILATION REQUIRED (SQ. IN.)	1087	N/A
		VENTED SOFFIT NEEDED (SQ. FT.)	78	N/A
		VENTILATION REQUIRED BY UPPER VENTILATORS (SQ. IN.)	544	N/A
UPPER VENTILATION REQUIRED	RIDGE VENT AMOUNT (FT.)		0	N/A
	VENTILATION (SQ. IN.)		0.0	N/A
	OFF-RIDGE AMOUNT (#)		4.0	N/A
	VENTILATION (SQ. IN.)		560.0	N/A
	TOTAL VENTILATION PROVIDED BY UPPER VENTILATORS (SQ. IN.)		560.0	N/A

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(321) 413-3383

COMMUNITY/PARCEL:
3131 W EUNICE DRIVE
BLOCK: LOT:
ADDRESS:
3131 W EUNICE DRIVE
CITRUS SPRINGS, FLORIDA

CONTROL:
PLAN NUMBER: 1672
PLAN NAME: NONA
SERIES:
VERSION: 01.00

REVISIONS:

MARK	DATE	DESCRIPTION

DESIGN PROFESSIONAL OF RECORD:
ERIK J. FRED, AIA NCARB
20 ENE ROAD
MODENA, NY. 12548

PROFESSIONAL SEAL:



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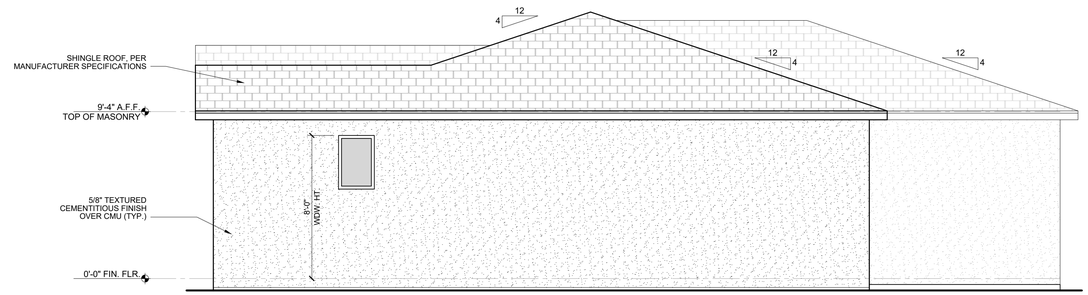
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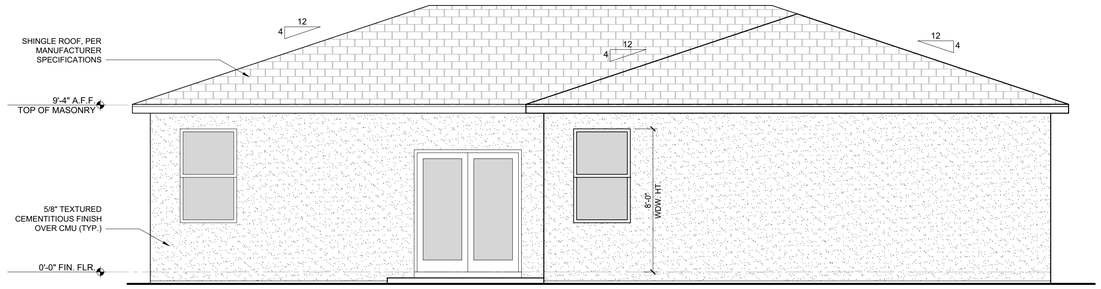
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SHEET TITLE:
ROOF PLAN

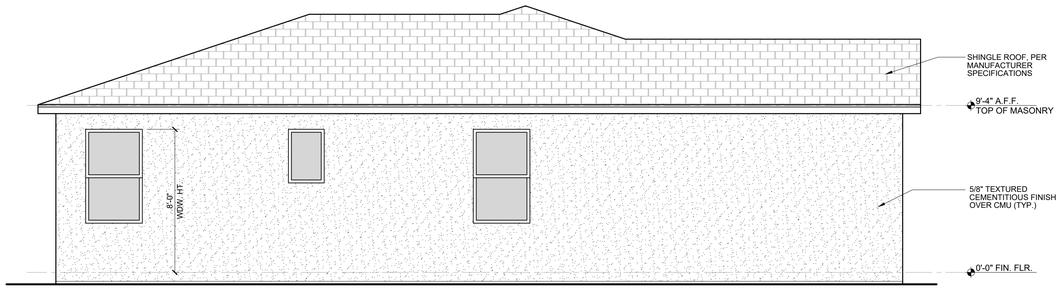
SHEET NUMBER:
A-301.A



4 SCALE: 1/4"= 1'-0" RIGHT SIDE ELEVATION



2 SCALE: 1/4"= 1'-0" REAR ELEVATION



3 SCALE: 1/4"= 1'-0" LEFT SIDE ELEVATION



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

ELEVATION NOTES:

1. UNLESS NOTED OTHERWISE, OVERHANGS ARE TO BE 1'-0".
2. ROOF PITCH PER ELEVATIONS.
3. WHEN PLASTERING WITH CEMENT, PLASTER SHALL NOT BE LESS THAN THREE COATS, 7/8" THICK, OVER FRAMED WALLS APPLIED OVER PAPER BACKED METAL LATH OR WIRE FABRIC LATH AND WITH TWO LAYERS OF VAPOR BARRIER, NOT LESS THAN THREE COATS, 5/8" THICK, WHERE APPLIED OVER MASONRY OR CONCRETE.
4. STUCCO OR PORTLAND CEMENT PLASTER SHALL BE PROPORTIONED AND MIXED IN ACCORDANCE WITH ASTM-C926
5. MASONRY VENEER SHALL COMPLY WITH SECTION R703.7.3 OF THE RESIDENTIAL EDITION OF THE FLORIDA BUILDING CODE IF APPLICABLE.
6. CLEARANCE BETWEEN EXTERIOR WALL COVERINGS AND FINAL EARTH GRADE ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6" PER SECTION R704 OF THE FLORIDA BUILDING CODE, INSPECTION FOR TERMITES.
7. ALL EXTERIOR FINISHES & CLADDING TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS.
8. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION, IN A MANNER TO PREVENT ENTRY OF WATER INTO WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
   - 8.1. EXTERIOR WINDOW & DOOR OPENINGS
   - 8.2. INTERSECTION OF CHIMNEYS OR OTHER MASONRY INTERSECTIONS w/ FRAME WALLS
   - 8.3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS
   - 8.4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
   - 8.5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION
   - 8.6. AT WALL AND ROOF INTERSECTIONS
   - 8.7. AT BUILT-IN GUTTERS

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PROFESSIONAL SEAL:

STATE OF FLORIDA · ERIK J. FRED · A0009795 · REGISTERED ARCHITECT

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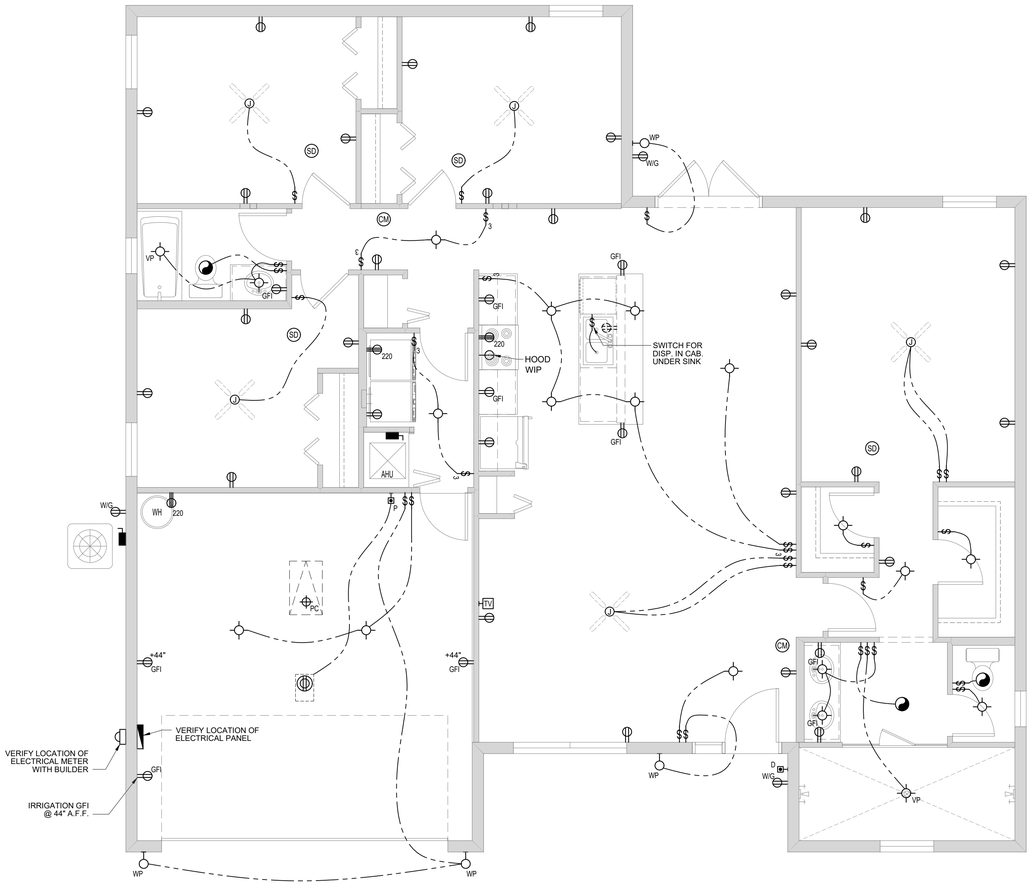
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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-401.A



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

ELECTRICAL SYMBOLS LEGEND:

QTY.	SYMBOL	DESCRIPTION
:FIXTURES		
2	CM	SMOKE/CARBON MONOXIDE DETECTOR (COMBO UNIT) - CEILING MOUNTED
17		LIGHT FIXTURE - SURFACE MOUNTED
4	SD	SMOKE DETECTOR - CEILING MOUNTED
1		ELECTRIC PANEL
1		ELECTRIC METER
4	WP	LIGHT FIXTURE - WALL MOUNTED
3		EXHAUST FAN
1	PC	LIGHT FIXTURE WITH PULL CHAIN IN ATTIC ACCESS
5		ROUGH-IN FOR OPTIONAL CEILING FAN
1	TV	TELEVISION
:RECEPTACLES		
10	GFI	DUPLEXT OUTLET - WALL MOUNTED - GROUND FAULT INTERRUPTER
1		SINGLE POLE OUTLET - WALL MOUNTED
1		DUPLEX OUTLET - CEILING MOUNTED - GARAGE DOOR OPENER
3	W/G	DUPLEX OUTLET - WALL MOUNTED -WEATHERPROOF/GROUND FAULT INTERRUPTER DUPLEX OUTLET
3	220	OUTLET - WALL MOUNTED - 220 VOLT
28		DUPLEX OUTLET - WALL MOUNTED
:SWITCHES		
2		DISCONNECT SWITCH
1		SWITCH - PUCH BUTTON
24		SWITCH - WALL MOUNTED
6	3	SWITCH - WALL MOUNTED - 3-WAY
1		DOOR BELL

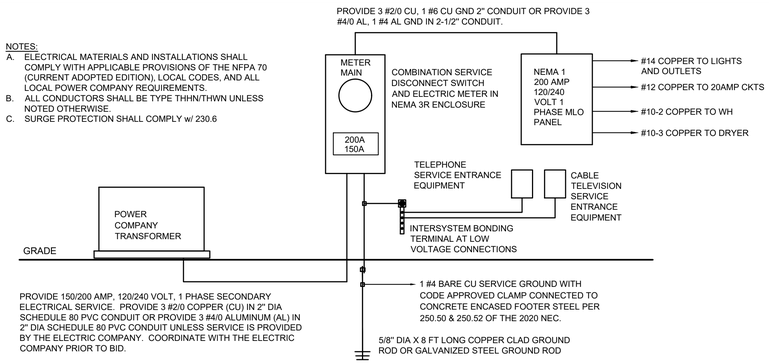
FIXTURE/DEVICE HEIGHTS:

FIXTURE / DEVICE:	HEIGHTS (A.F.F.):
SWITCHES	
STANDARD	48" to C.L.
OVER COUNTER	45" to C.L.
DOOR BELL	LEVEL W/ DOOR HANDLE
THERMOSTAT	54" to C.L.
RECEPTACLES	
STANDARD	16" to C.L.
OVER COUNTER	45" to C.L.
HOOD/FAN "WHIP"	66" to C.L.
WALL HUNG MICROWAVE	76" to C.L.
RANGE	24" to C.L.
REFRIGERATOR	24" to C.L.
WASHER/DRYER	48" to C.L.
TELEPHONE	16" to C.L.
TELEVISION	16" to C.L.
GARAGE GFI	48" to C.L.
EXTERIOR GFI	16" to C.L.
FIXTURES	
DINING, BREAKFAST & NOOK	64" MIN. to BOTTOM OF FIXTURE
FOYER & STAIRWAY	96" MIN. to BOTTOM OF FIXTURE
FRONT DOOR COACH LIGHTS	72" to C.L.
GARAGE DOOR COACH LIGHTS	84" to C.L.
VANITY LIGHT	1" ABV. MIRROR (COORDINATE IN FIELD)
DOORBELL CHIMES	84" to C.L.

ELECTRICAL NOTES:

1. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND SIZING OF ALL ELECTRICAL, WIRING AND ACCESSORIES.
2. ELECTRICAL CONTRACTOR MUST VERIFY WITH THE SPECIFICATIONS FOR THE TYPE OF FIXTURES TO BE USED. LIGHT FIXTURES SHOWN ARE FOR LOCATION PURPOSES.
2. ELECTRICAL CONTRACTOR MUST VERIFY ELECTRICAL PANEL SCHEDULE AND CIRCUITS AND NOTIFY A.O.R./E.O.R. OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. ALL ELECTRICAL EQUIPMENT SHALL BE : A) LISTED AND LABELED BY AN INDEPENDENT TESTING LABORATORY. B) USED AND INSTALLED IN ACCORDANCE WITH LISTING INSTRUCTIONS.
4. RECEPTACLES TO BE LOCATED WITHIN 6' OF A DOOR OPENING AND NOT MORE THAN 12' APART.
5. RECEPTACLES IN BATHROOMS, KITCHENS, GARAGES OR LOCATED OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM, GFI.
6. OUTLET BOXES IN WALL BETWEEN THE DWELLING AND GARAGE SHALL BE METAL OR U.L. APPROVED PLASTIC.
7. ALL LIGHTING FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 18" FROM ANY SHELVING.
8. DRYER AND RANGES ARE REQUIRED TO HAVE (4) WIRE RECEPTACLES.
9. ALL WIRING TO BE COPPER UNLESS OTHERWISE NOTED.
10. OUTDOOR RECEPTACLES OUTLETS WITHIN 60" OF GRADE SHALL BE PROVIDED WITH WEATHERPROOF COVERS.
11. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH THR UL THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET, AND EITHER HARDWIRED OR OF THE PLUG-IN TYPE. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR OR WINDOW ARE OPENED.
12. SMOKE DETECTORS SHALL BE IN ACCORDANCE WITH R314.1 AND LISTED IN ACCORDANCE WITH THE UL.
13. INSTALL ALL SMOKE DETECTORS A MINIMUM OF 36" FROM BATHROOM DOORS.
14. CARBON MONOXIDE PROTECTION : CARBON MONOXIDE ALARMS OR DETECTORS SHALL BE INSTALLED IN ALL DWELLING UNITS IN ACCORDANCE WITH FBC 315 AND NFPA 70. SUCH DEVICES SHALL BE LISTED BY THE APPROPRIATE STANDARD, EITHER ANSI/UL 2034, STANDARD FOR SINGLE AND MULTIPLE STATION CO ALARMS OR UL 2075, GAS AND VAPOR DETECTOR SENSOR, ACCORDING TO THE INSTALLATION.
15. IN NEW CONSTRUCTION, SMOKE DETECTORS SHALL BE HARDWIRED INTO AN A/C ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP.
16. R315.1.2 COMBINATION ALARMS: COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING FACILITY.
17. BATHROOM EXHAUST FANS MUST VENT TO THE EXTERIOR OF THE BUILDING, VENTILATION TO ATTIC SPACE AND SOFFITS IS NOT ACCEPTABLE.
18. ALL TRIM PLATES AND DEVICES TO BE GANGED, WHERE POSSIBLE.
19. PROVIDE AFCI'S (ARC-FAULT CIRCUIT INTERRUPTERS) COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUITS IN ALL DWELLING UNITS PER NFPA 70 AND THE 2020 NEC.
20. PROVIDE TAMPER RESISTANT RECEPTACLES AS REQUIRED BY THE 2020 NEC, 406.11
21. ADD GFCI PROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF SINK. THIS WOULD INCLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE. RECEPTACLES OUTLETS SHALL NOT BE REQUIRED ON A WALL DIRECTLY BEHIND A RANGE OR SINK TO FULFILL THE REQUIREMENT OF AN OUTLET EVERY 24". THE WIDTH OF THE SINK OR RANGE IS NOT TO BE INCLUDED IN THE SPACING OF THE OUTLETS UNLESS THE DISTANCE FROM THE SINK OR THE RANGE IS GREATER THAN 12" FOR STRAIGHT COUNTER TOPS AND 18" FOR SINKS AND RANGES INSTALLED IN CORNER COUNTERS.
22. ALL A/C UNITS THAT ARE MORE THAN 2000 CFM OR 5 TON MUST HAVE SMOKE DETECTORS IN SUPPLY DUCTS.
23. A GROUNDED CIRCUIT CONDUCTOR (NEUTRAL CONDUCTOR) IS REQUIRED AT THOSE SWITCHES THAT CONTROL LIGHTING LOADS. THE GROUNDED CIRCUIT CONDUCTOR (NEUTRAL CONDUCTOR) FOR THE CONTROLLED LIGHTING CIRCUIT SHALL BE PROVIDED AT THE LOCATION WHERE SWITCHES CONTROL LIGHTING LOADS THAT ARE SUPPLIED BY A GROUNDED GENERAL PURPOSE BRANCH CIRCUIT FOR OTHER THAN THE FOLLOWING:
    - 23.1. WHERE CONDUCTORS ENTER THE BOX ENCLOSING THE SWITCH THROUGH A RACEWAY, PROVIDED THAT THE RACEWAY IS LARGE ENOUGH FOR ALL CONTAINED CONDUCTORS, INCLUDING A GROUNDED CONDUCTOR.
    - 23.2. WHERE THE BOX ENCLOSING THE SWITCH IS ACCESSIBLE FOR THE INSTALLATION OF AN ADDITIONAL OR REPLACEMENT CABLE WITHOUT REMOVING FINISH MATERIAL.
    - 23.3. WHERE SNAP SWITCHES WITH INTEGRAL ENCLOSURES COMPLY WITH 300.15(E).
    - 23.4. WHERE A SWITCH DOES NOT SERVE A HABITABLE ROOM OR BATHROOM.
    - 23.5. WHERE MULTIPLE SWITCH LOCATIONS CONTROL THE SAME LIGHTING LOAD SUCH THAT THE ENTIRE FLOOR AREA OF THE ROOM OR SPACE IS VISIBLE FROM THE SINGLE OR COMBINED SWITCH LOCATIONS.
    - 23.6. WHERE LIGHTING IN THE AREA IS CONTROLLED BY AUTOMATIC MEANS.
    - 23.7. WHERE A SWITCH CONTROLS A RECEPTACLE LOAD. 2020 NEC 404.2 C
24. FAN LOCATIONS REQUIRE A LISTED FAN BOX. (2020 NEC 314.27 C (C) BOXES AT CEILING-SUSPENDED (PADDLE) FAN OUTLETS. OUTLET BOXES OR OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT OF A CEILING-SUSPENDED (PADDLE) FAN SHALL BE LISTED, SHALL BE MARKED BY THEIR MANUFACTURER AS SUITABLE FOR THIS PURPOSE, AND SHALL NOT SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 32 KG (70 LB).
    - 24.1. FOR OUTLET BOXES OR OUTLET BOX SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 16 KG (35 LB), THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED.

ELECTRICAL RISER:



NOTES:
A. ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70 (CURRENT ADOPTED EDITION), LOCAL CODES, AND ALL LOCAL POWER COMPANY REQUIREMENTS.
B. ALL CONDUCTORS SHALL BE TYPE THHN/THWN UNLESS NOTED OTHERWISE.
C. SURGE PROTECTION SHALL COMPLY w/ 230.6

PROVIDE 150/200 AMP, 120/240 VOLT, 1 PHASE SECONDARY ELECTRICAL SERVICE. PROVIDE 3 #2/0 COPPER (CU) IN 2" DIA SCHEDULE 80 PVC CONDUIT OR PROVIDE 3 #4/0 ALUMINUM (AL) IN 2" DIA SCHEDULE 80 PVC CONDUIT UNLESS SERVICE IS PROVIDED BY THE ELECTRIC COMPANY. COORDINATE WITH THE ELECTRIC COMPANY PRIOR TO BID.

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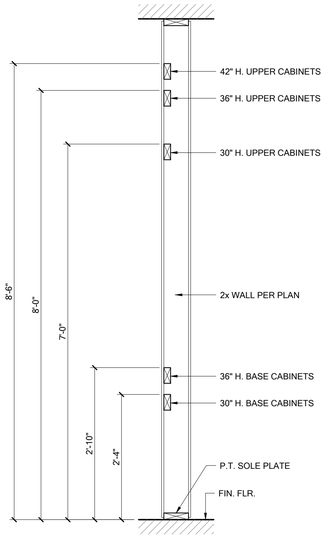
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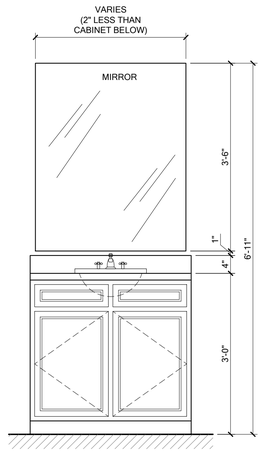
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ELECTRICAL PLAN

SHEET NUMBER:
A-801.A

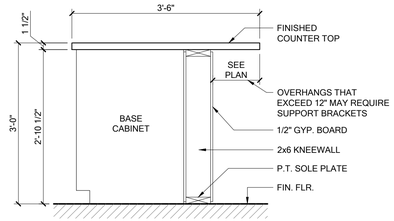


TYP. CABINET BLOCKING

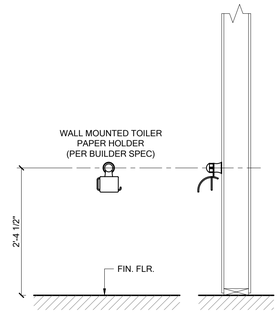
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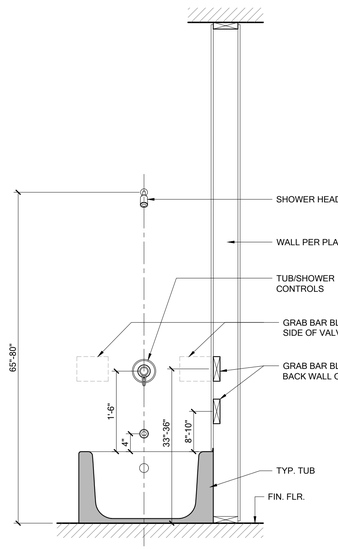
6 | SCALE: N.T.S. | TYP. VANITY/MIRROR



7 | SCALE: N.T.S. | TYP. ISLAND COUNTER

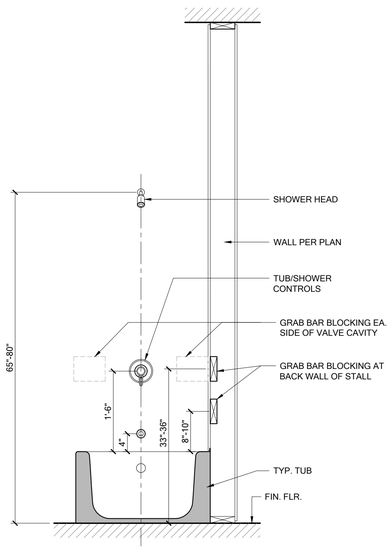


8 | SCALE: N.T.S. | TOILET PAPER HOLDER



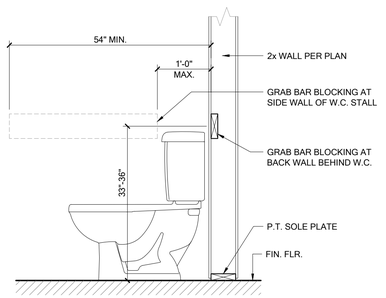
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- FOR TUB/SHOWER STALLS, INSTALL AT BACK WALL & VALVE WALL PER DETAIL ABOVE.
- BLOCKING - 2x6 FASTENED TO FRAMING w/ (4)-12d TOE-NAILS EA. END

1 | SCALE: N.T.S. | TYP. TUB/SHOWER COMBO DETAIL



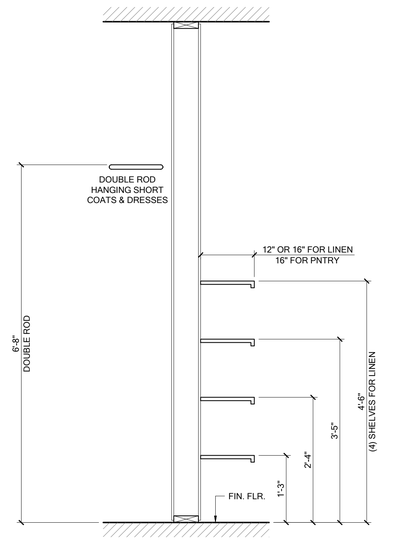
GRAB BAR BLOCKING:
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- FOR TUB/SHOWER STALLS, INSTALL AT BACK WALL & VALVE WALL PER DETAIL ABOVE.
- BLOCKING - 2x6 FASTENED TO FRAMING w/ (4)-12d TOE-NAILS EA. END

2 | SCALE: N.T.S. | TYP. SHOWER STALL DETAIL



GRAB BAR BLOCKING:
- ONLY REQUIRED IN GRAD LEVEL ACCESSIBLE BATHROOM OR TOILET ROOM, PER PLAN.
- FOR W.C. STALLS, INSTALL AT BACK WALL & SIDE WALLS OF W.C. PER DETAIL ABOVE
- BLOCKING - 2x6 FASTENED TO FRAMING w/ (4)-12d TOE-NAILS EA. END

3 | SCALE: N.T.S. | TYP. TOILET BLOCKING



TYP. CABINET BLOCKING

4 | SCALE: N.T.S. | TYP. SHELVING

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8803 FUTURES DRIVE, SUITE 5B
ORLANDO, FL. 32819
(321) 413-3383

COMMUNITY/PARCEL: **3131 W EUNICE DRIVE**
BLOCK: LOT:
ADDRESS: 3131 W EUNICE DRIVE
CITRUS SPRINGS, FLORIDA

CONTROL:
PLAN NUMBER: 1672
PLAN NAME: NONA
SERIES:
VERSION: 01.00

REVISIONS:

MARK	DATE	DESCRIPTION

DESIGN PROFESSIONAL OF RECORD:
ERIK J. FRED, AIA NCARB
20 ENE ROAD
MODENA, NY. 12548

PROFESSIONAL SEAL:

STATE OF FLORIDA · ERIK J. FRED · A0009795 · REGISTERED ARCHITECT

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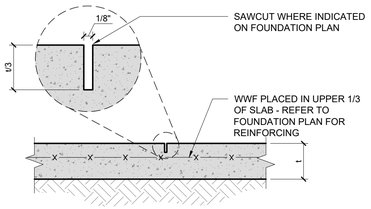
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PROJECT NUMBER: ----
ISSUE DATE: 06.03.26
DRAWN BY: MM
CHECKED BY: JG

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SHEET TITLE:
DETAILS - FIXTURE DIAGRAMS

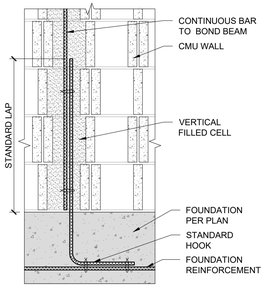
SHEET NUMBER:
A-900



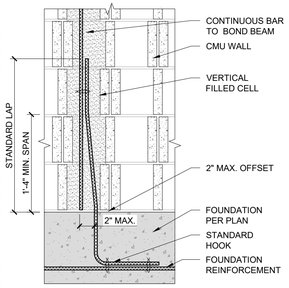
NOTES:

- CUTS MUST BE MADE THE SAME DAY AS PLACEMENT AND AS SOON AS THE CONCRETE HAS SET ENOUGH TO ALLOW SAW CUTS WITHOUT RAVELING THE COURSE AGGREGATE FROM THE CUT.
- CUTS MADE THE NEXT DAY, OR AT SUBSEQUENT TIMES, DO NOT PROVIDE ADEQUATE PROTECTION AGAINST "RANDOM" CRACKING.
- CUTS SHOULD BE SEALED WITH A SEMI-RIGID EPOXY OR ACRYLIC ADHESIVE SEALANT. BACKER ROD IS NOT REQUIRED.

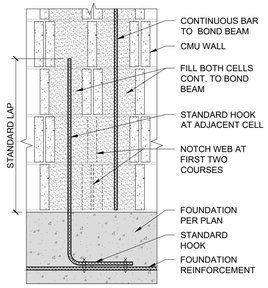
14 CONTROL JOINT DETAIL — SCALE: 1 1/2" = 1'-0" — FILE: FND-GEN-CTL-JNT



STANDARD

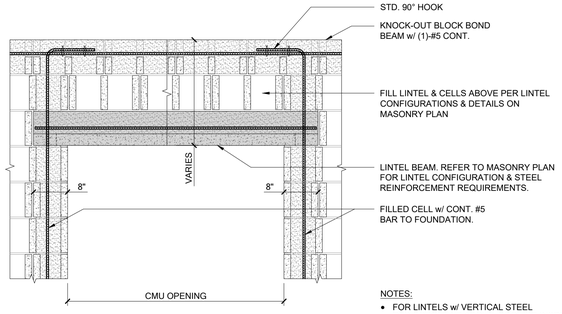


2" MAX. OFFSET



ADJACENT CELL

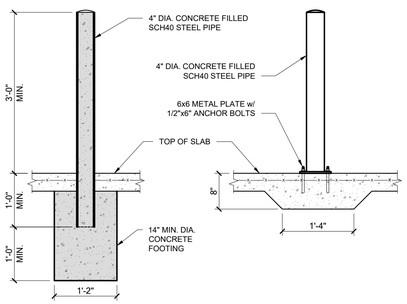
15 FILLED CELL INSTALLATION — SCALE: N.T.S. — FILE: MSO-GEN 002.0 CMU-CEL-INS



NOTES:

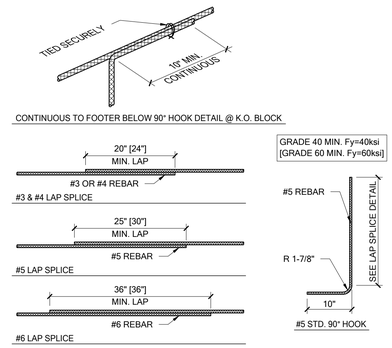
- FOR LINTELS w/ VERTICAL STEEL REINFORCMENT ABOVE, PROVIDE INSPECTION PORT ABOVE LINTEL AT EACH LOCATION.

16 TYP. FILLED LINTEL ASSEMBLY — SCALE: N.T.S. — FILE: MSO-GEN 003.0 CMU-LIN-ASM

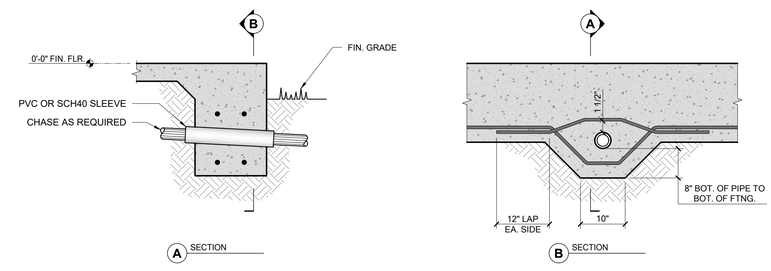


NOTE:
LOCATION OF BARRIER TO BE 1'-0" IN FRONT OF MECH. OR APP. WHEN REQUIRED

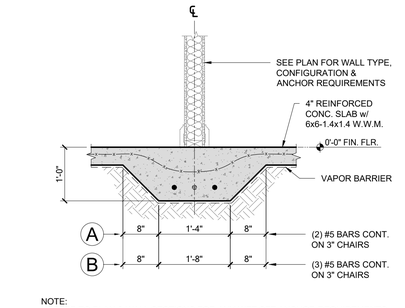
11 PROTECTION BARRIER DETAIL OPTIONS — SCALE: 3/4" = 1'-0" — FILE: FND-GEN-BAL



12 REBAR LAP/SPLICE DETAILS — SCALE: 3/4" = 1'-0" — FILE: MSO-GEN 001.0 REBAR-LAP

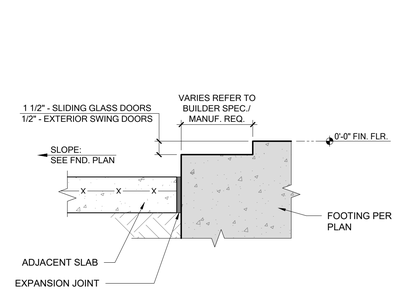


13 TYP. PIPE PENETRATIONSTHRU FOUNDATION DETAILS — SCALE: 3/4" = 1'-0" — FILE: FND-PEN 0001 MNO

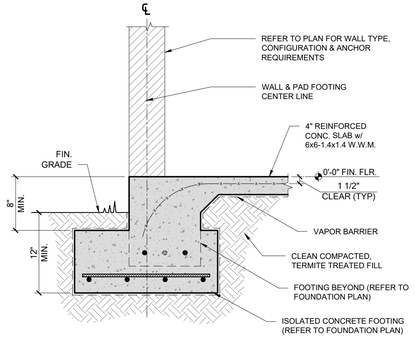


NOTE:
• REFER TO PLAN & WALL SECTIONS FOR ANY WET SET ANCHOR REQUIREMENTS
• REFER TO FOUNDATION PLAN FOR ADDITIONAL INFORMATION

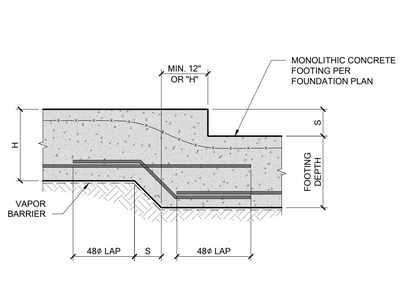
06 TYP. THICKENED SLAB AT INTERIOR BEARING WALL — SCALE: 3/4" = 1'-0" — FILE: FND-THK-SLB 1620 FRM



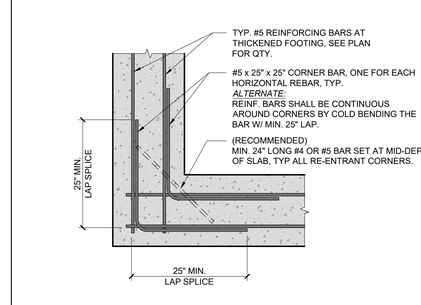
07 TYP. RECESS AT EXTERIOR DOORS — SCALE: 3/4" = 1'-0" — FILE: FND-MNO-REC-EXT-DOR



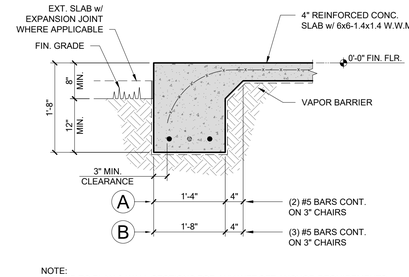
08 TYP. ISOLATED PAD FOOTING — SCALE: 3/4" = 1'-0" — FILE: FND-MNO-ISO-PAD



09 STEP DOWN MONOLITHIC FOOTING — SCALE: 3/4" = 1'-0" — FILE: FND-GEN-STP-DWN

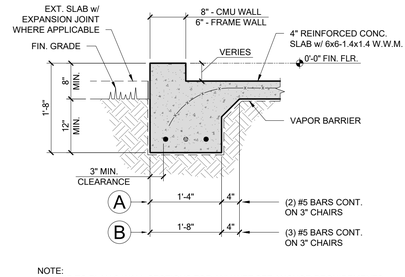


10 FOOTING REBAR LAP — SCALE: 3/4" = 1'-0" — FILE: FND-GEN-RBR-LAP-CRN-25



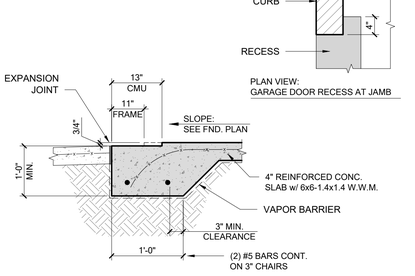
NOTE:
• REFER TO PLAN & WALL SECTIONS FOR ANY WET SET ANCHOR REQUIREMENTS
• REFER TO FOUNDATION PLAN FOR ADDITIONAL INFORMATION

01 TYP. MONOLITHIC FOOTING — SCALE: 3/4" = 1'-0" — FILE: FND-MNO-STD 1620

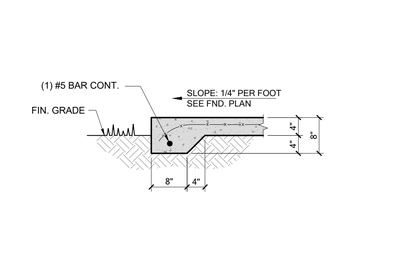


NOTE:
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• REFER TO FOUNDATION PLAN FOR ADDITIONAL INFORMATION

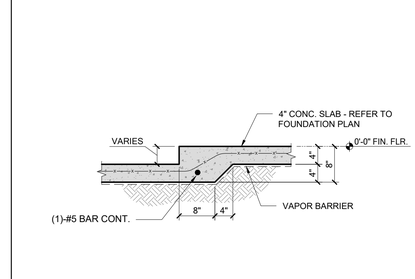
02 TYP. MONOLITHIC FOOTING AT GARAGE CURB — SCALE: 3/4" = 1'-0" — FILE: FND-MNO-CRB 1620



03 TYP. FOOTING / RECESS AT OVER HEAD DOOR — SCALE: 3/4" = 1'-0" — FILE: FND-MNO-REC-STS OHD



04 TYP. THICKENED SLAB EDGE — SCALE: 3/4" = 1'-0" — FILE: FND-THK-EDG 0808



05 TYP. STEP IN SLAB (NON-BEARING) — SCALE: 3/4" = 1'-0" — FILE: FND-STP-SLB 0808

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ERIK J. FRED, AIA NCARB
20 ENE ROAD
MODENA, NY. 12548

PROFESSIONAL SEAL:

STATE OF FLORIDA · ERIK J. FRED · A9999795 · REGISTERED ARCHITECT

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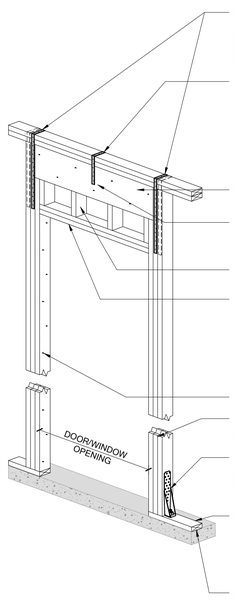
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ISSUE DATE:	06.03.26
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CHECKED BY:	JG

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SHEET TITLE:
DETAILS - FOUNDATION

SHEET NUMBER:
A-901

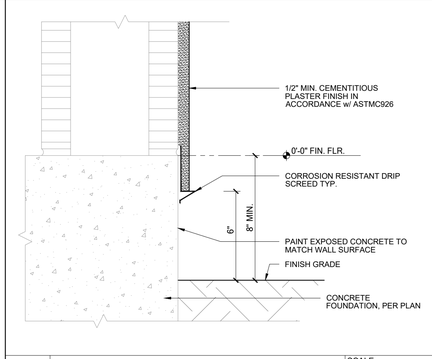


HEADER SUPPORT

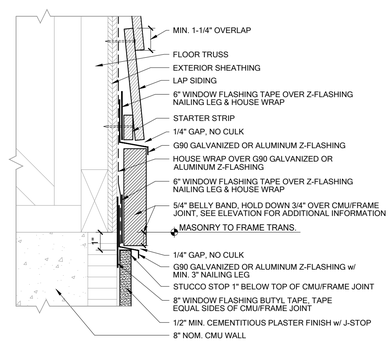
NUMBER OF JACKS, STUDS & STRAPS REQ. AT OPENINGS

OPENING SIZE	2"x4" WALL		2"x6" WALL		STRAPS	
	JACKS EA. END	FULL HGT. STUDS	JACKS EA. END	FULL HGT. STUDS	SIMPSON	USP/MITEK
< 4'-0"	1	2	1	2	(1)-LSTA30	(1)-LSTA30
4'-1" TO 9'-0"	2	3	2	2	(1)-LSTA30	(1)-LSTA30
9'-1" TO 16'-3"	3	4	2	4	(2)-LSTA30	(2)-LSTA30

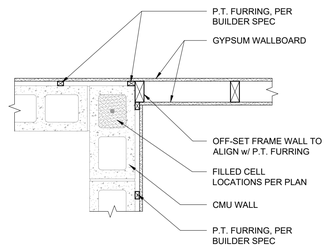
05 TYP. HEADER DETAIL AT BEARING WALL OPENING — SCALE: 3/4" = 1'-0" — FILE: FRM-HDR 001.0 TYP-HDR-SLB



10 TYP. BASE FLASHING (CEMENTITIOUS FINISH) — SCALE: 3" = 1'-0" — FILE: FLA-BAS 100 CMU-STU

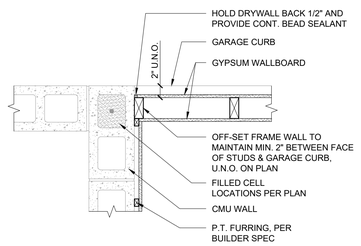


11 BELLY BAND DETAIL (STUCCO TO LAP SIDING) — SCALE: 3" = 1'-0" — FILE: FLA-BLY 101 CMU-FRM-STU-SID



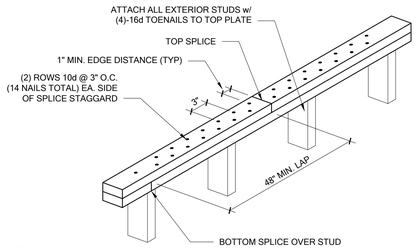
NOTE:
• REFER TO PLAN & WALL SECTIONS FOR ADDITIONAL INFORMATION

06 FRAME WALL ALIGNMENT TO INTERIOR CMU CORNER — SCALE: 1" = 1'-0" — FILE: FRM-CMU 001.0 FRM-ALI-CMU-CNR



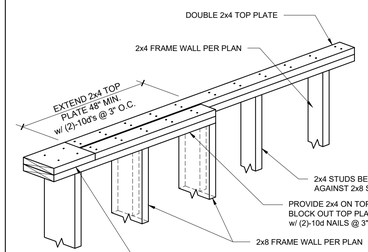
NOTE:
• REFER TO PLAN & WALL SECTIONS FOR ADDITIONAL INFORMATION

07 FRAME WALL ALIGNMENT TO GARAGE CMU CORNER — SCALE: 1" = 1'-0" — FILE: FRM-CMU 001.1 FRM-ALI-GAR-CNR



NOTE:
MIN. PLATE LENGTHS TO LONG TYP.

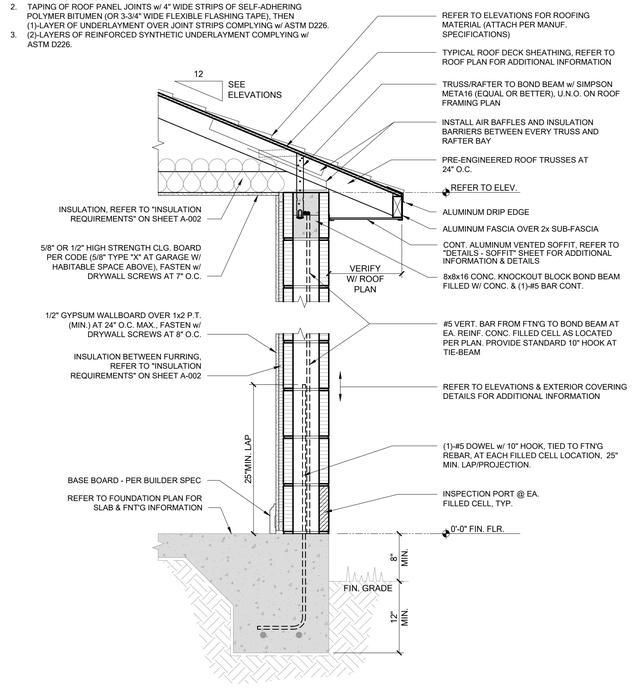
08 TOP PLATE SPLICE — SCALE: N.T.C. — FILE: FRM-GEN 002.0 TP-SPL



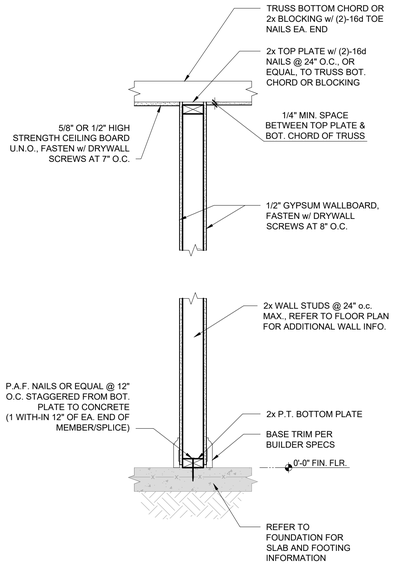
NOTE: PLATE LENGTHS MUST BE A MIN. OF 4'-0" LONG

09 TOP PLATE SPLICE AT WALL SIZE TRANSITION — SCALE: N.T.S. — FILE: FRM-GEN 002.1 TP-SPL-WAL-CHG

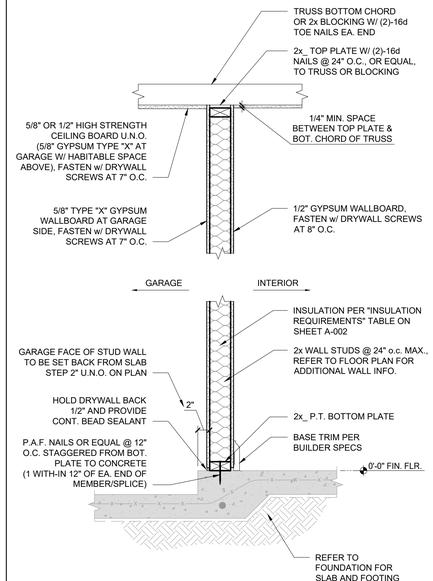
UNDERLAYMENT OPTIONS (IN ACCORDANCE w/ FBC R905.1.1):
1. (1)-LAYER OF SELF-ADHERING POLYMER BITUMEN UNDERLAYMENT ACROSS ENTIRE ROOF DECK.
2. TAPING OF ROOF PANEL JOINTS w/ 4" WIDE STRIPS OF SELF-ADHERING POLYMER BITUMEN (OR 3-3/4" WIDE FLEXIBLE FLASHING TAPE), THEN (1)-LAYER OF UNDERLAYMENT OVER JOINT STRIPS COMPLYING w/ ASTM D226.
3. (2)-LAYERS OF REINFORCED SYNTHETIC UNDERLAYMENT COMPLYING w/ ASTM D226.



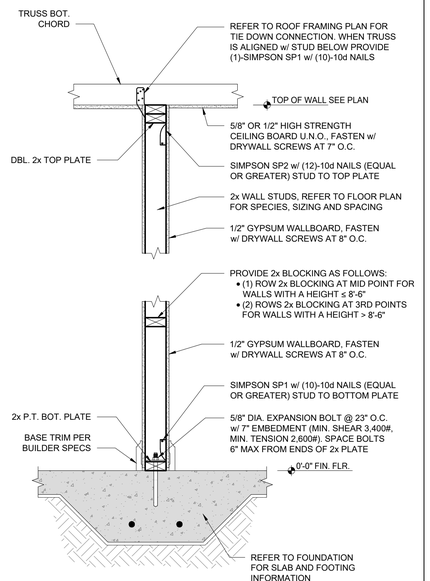
01 TYP. 1-STORY EXTERIOR WALL SECTION — SCALE: 1" = 1'-0" — FILE: WAL-EXT 101 MNO-CMU-SOR



02 TYP. INTERIOR NON-BEARING WALL SECTION — SCALE: 1" = 1'-0" — FILE: WAL-INT 001 FRM-NBR



03 TYP. INTERIOR NON-BEARING WALL AT GARAGE STEP — SCALE: 1" = 1'-0" — FILE: WAL-INT 011 FRM-NBR-GAR-STP



04 TYP. INTERIOR BEARING WALL w/ UPLIFT — SCALE: 1" = 1'-0" — FILE: WAL-INT 002 FRM-BRG-STD

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20 ENE ROAD
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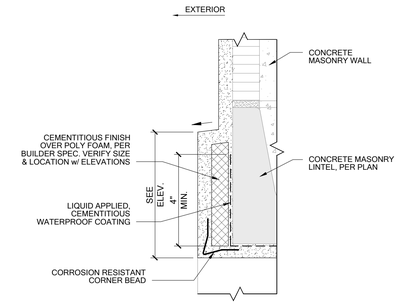
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SHEET TITLE:
DETAILS - WALL SECTIONS

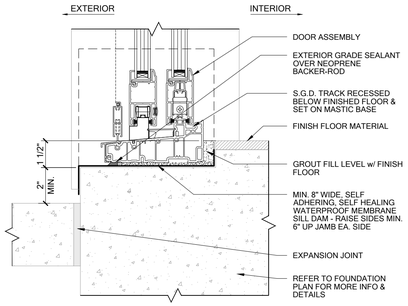
SHEET NUMBER:
A-902



NOTE:
- REFER TO WATERPROOFING DETAILS FOR MORE INFORMATION

15 TYP. RAISED CEMENTITIOUS TRIM AT DOOR & WDW. JAMB

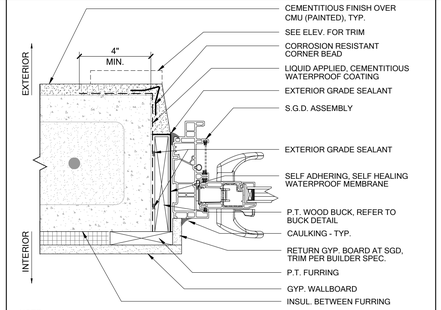
SCALE: 3" = 1'-0"
FILE: WDW-CMU-OPN-101



NOTE:
- DOOR ASSEMBLY TO BE FASTENED TO STRUCTURE PER MANUF. INSTALLATION REQUIREMENTS & RECOMMENDATIONS
- INSTALL SEALANT PER MANUF. SPECIFICATIONS

10 TYP. S.G.D. THRESHOLD

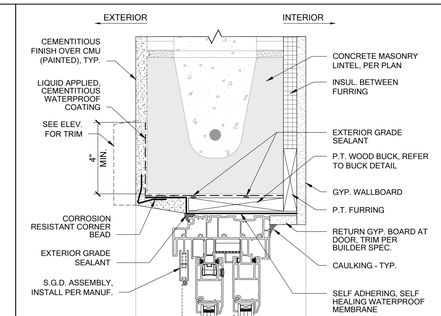
SCALE: 3" = 1'-0"
FILE: WDW-CMU-OPN-101



NOTE:
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- INSTALL SEALANT PER DOOR MANUF. SPECIFICATIONS

11 TYP. S.G.D. JAMB AT CMU w/ CEMENTITIOUS FINISH

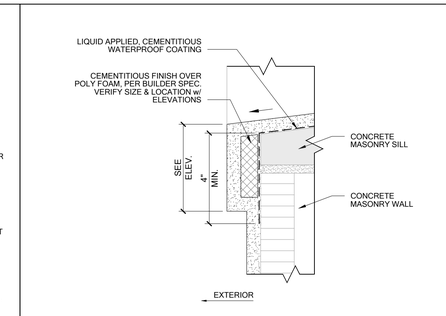
SCALE: 3" = 1'-0"
FILE: WDW-CMU-OPN-101



NOTE:
- DOOR ASSEMBLY TO BE FASTENED TO STRUCTURE PER MANUF. INSTALLATION REQUIREMENTS & RECOMMENDATIONS
- INSTALL SEALANT PER MANUF. SPECIFICATIONS

12 TYP. S.G.D. HEADER AT CMU w/ CEMENTITIOUS FINISH

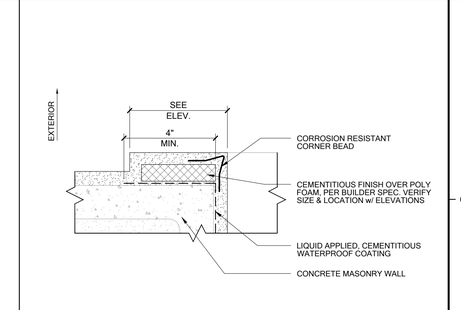
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NOTE:
- REFER TO WATERPROOFING DETAILS FOR MORE INFORMATION

13 TYP. RAISED CEMENTITIOUS TRIM AT WINDOW SILL

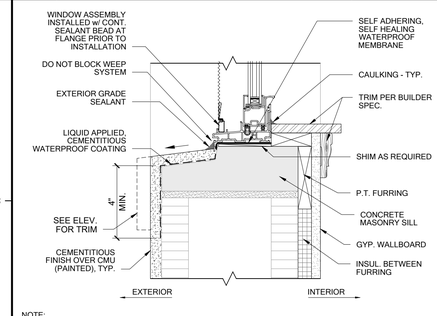
SCALE: 3" = 1'-0"
FILE: WDW-CMU-OPN-101



NOTE:
- REFER TO WATERPROOFING DETAILS FOR MORE INFORMATION

14 TYP. RAISED CEMENTITIOUS TRIM AT DOOR & WDW. JAMB

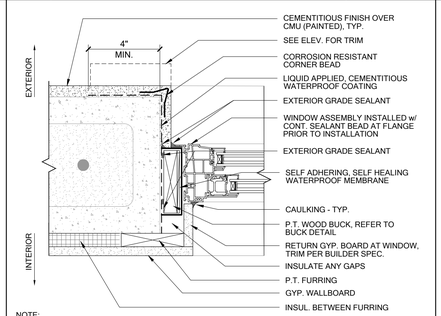
SCALE: 3" = 1'-0"
FILE: WDW-CMU-OPN-101



NOTE:
- WINDOW ASSEMBLY TO BE FASTENED TO STRUCTURE PER WINDOW MANUF. INSTALLATION REQUIREMENTS & RECOMMENDATIONS
- INSTALL SEALANT PER WINDOW MANUF. SPECIFICATIONS
- REFER TO WATERPROOFING DETAILS FOR MORE INFORMATION

05 TYP. WINDOW SILL AT CMU w/ CEMENTITIOUS FINISH

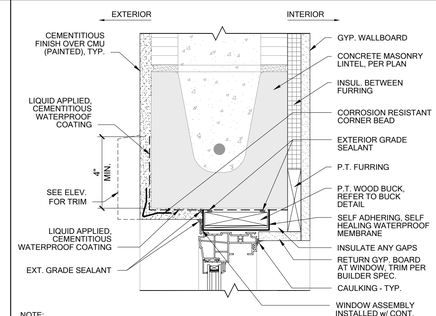
SCALE: 3" = 1'-0"
FILE: WDW-CMU-OPN-101



NOTE:
- WINDOW ASSEMBLY TO BE FASTENED TO STRUCTURE PER WINDOW MANUF. INSTALLATION REQUIREMENTS & RECOMMENDATIONS
- INSTALL SEALANT PER WINDOW MANUF. SPECIFICATIONS
- REFER TO WATERPROOFING DETAILS FOR MORE INFORMATION

06 TYP. WINDOW JAMB AT CMU w/ CEMENTITIOUS FINISH

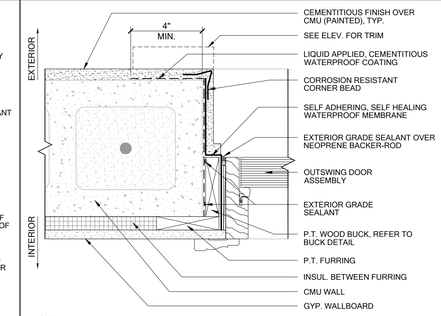
SCALE: 3" = 1'-0"
FILE: WDW-CMU-OPN-101



NOTE:
- WINDOW ASSEMBLY TO BE FASTENED TO STRUCTURE PER WINDOW MANUF. INSTALLATION REQUIREMENTS & RECOMMENDATIONS
- INSTALL SEALANT PER WINDOW MANUF. SPECIFICATIONS
- REFER TO WATERPROOFING DETAILS FOR MORE INFORMATION

07 TYP. WINDOW HEADER AT CMU w/ CEMENTITIOUS FINISH

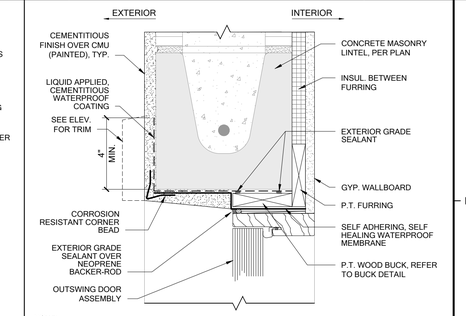
SCALE: 3" = 1'-0"
FILE: WDW-CMU-OPN-101



NOTE:
- DOOR ASSEMBLY TO BE FASTENED TO STRUCTURE PER MANUF. INSTALLATION REQUIREMENTS & RECOMMENDATIONS
- INSTALL SEALANT PER MANUF. SPECIFICATIONS

08 TYP. DOOR JAMB AT CMU w/ CEMENTITIOUS FINISH

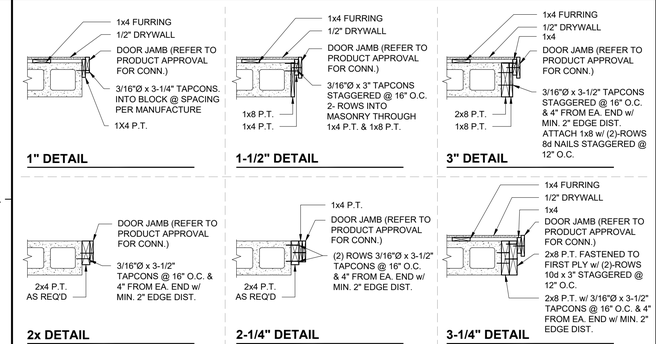
SCALE: 3" = 1'-0"
FILE: WDW-CMU-OPN-101



NOTE:
- DOOR ASSEMBLY TO BE FASTENED TO STRUCTURE PER MANUF. INSTALLATION REQUIREMENTS & RECOMMENDATIONS
- INSTALL SEALANT PER MANUF. SPECIFICATIONS

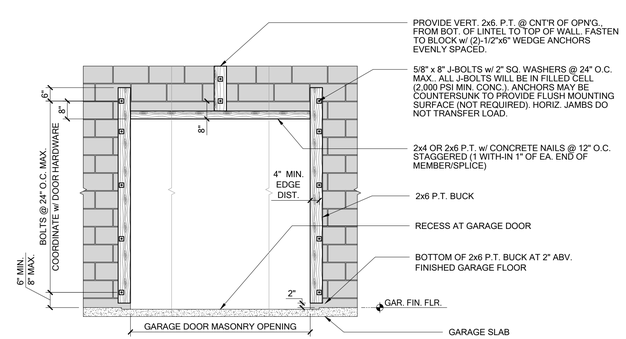
09 TYP. DOOR HEADER AT CMU w/ CEMENTITIOUS FINISH

SCALE: 3" = 1'-0"
FILE: WDW-CMU-OPN-101



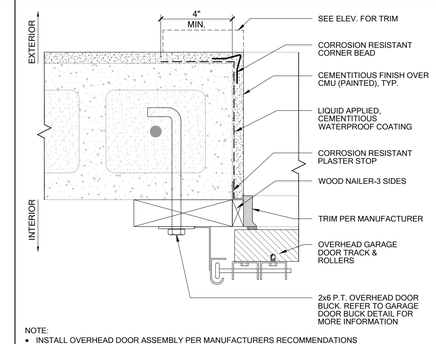
01 OVERSIZED DOOR/WINDOW ROUGH OPENING BUILDOUT

SCALE: 3/4" = 1'-0"
FILE: BUK-OVR 00.1 CMU-OPN



02 TYP. OVERHEAD DOOR BUCK BETAIL

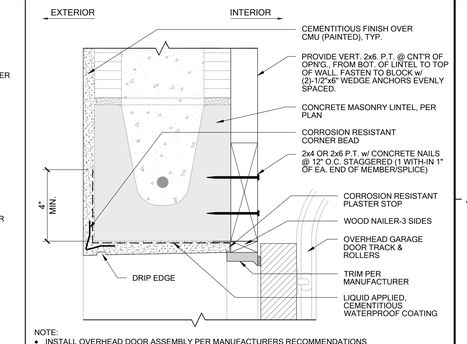
SCALE: N.T.S.
FILE: BUK-OHD 00.1 CMU-JBT



NOTE:
- INSTALL OVERHEAD DOOR ASSEMBLY PER MANUFACTURERS RECOMMENDATIONS

03 TYP. O.H.D. JAMB AT CMU w/ CEMENTITIOUS FINISH

SCALE: 3" = 1'-0"
FILE: WDW-CMU-OPN-101



NOTE:
- INSTALL OVERHEAD DOOR ASSEMBLY PER MANUFACTURERS RECOMMENDATIONS

04 TYP. O.H.D. HEADER AT CMU w/ CEMENTITIOUS FINISH

SCALE: 3" = 1'-0"
FILE: WDW-CMU-OPN-101

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COMMUNITY/PARCEL: 3131 W EUNICE DRIVE
BLOCK: LOT:
ADDRESS: 3131 W EUNICE DRIVE CITRUS SPRINGS, FLORIDA

CONTROL:
PLAN NUMBER: 1672
PLAN NAME: NONA
SERIES:
VERSION: 01.00

REVISIONS:

MARK	DATE	DESCRIPTION

DESIGN PROFESSIONAL OF RECORD:
ERIK J. FRED, AIA NCARB
20 ENE ROAD
MODENA, NY. 12548

PROFESSIONAL SEAL:



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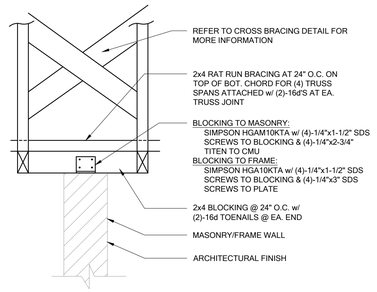
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ISSUE DATE: 06.03.26
DRAWN BY: MM
CHECKED BY: JG

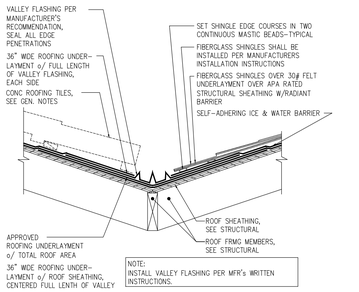
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SHEET TITLE:
DETAILS - GENERAL ASSEMBLIES

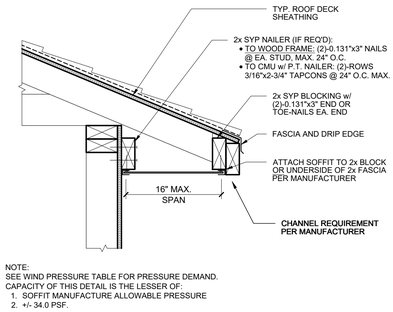
SHEET NUMBER:
A-903



09 EXT. WALL CONNECTION @ NON-LOAD BEARING LOCATION — SCALE: N.T.S. — FILE: ROF-FMG 001 BRC-GEN-EXT-NON



10 VALLEY FLASHING & FRAMING — SCALE: N.T.S. — FILE:



NOTE:
SEE WIND PRESSURE TABLE FOR PRESSURE DEMAND.
CAPACITY OF THIS DETAIL IS THE LESSER OF:
1. SOFFIT MANUFACTURE ALLOWABLE PRESSURE
2. +/- 34.0 PSF.

11 SOFFIT SINGLE SPAN — SCALE: 1-1/2" = 1'-0" — FILE: FLA-WAL-ROF-SID-BKG

SELF ADHERED FLASHING PRODUCT DETAILS:

TWO LAYERS OF FELT OR ONE LAYER OF HOUSE WRAP AND ONE LAYER OF FELT ARE REQUIRED BEHIND STUCCO. FBC R703.2.1 AND FBCR 703.7.3

DETAIL INSTRUCTIONS
REFER TO THE NUMBER MARKED AS (#) IN EACH DETAIL THAT CORRESPONDS TO THE NUMBERED ITEMS IN THE LIST OF INSTRUCTIONS BELOW:

1. INSTALL SELF-ADHERED FLASHING IN ORDER AS SHOWN BY NUMBERS
2. INSTALL FLASHING AND WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS
3. SELF-ADHERED FLASHING CAN BE SUBSTITUTED FOR BUILDING PAPER
4. SPLIT THE RELEASE PAPER USING THE RIPCORD (SPLIT RELEASE ON DEMAND, EMBEDDED IN THE ADHESIVE LAYER) - FOR EASE OF INSTALLATION AND TO MINIMIZE SCORING CUTS
5. REMOVE ALL RELEASE PAPER PER STANDARD INSTALLATION INSTRUCTIONS AND ADHERE TO SUBSTRATE USING A SQUARE PIECE OF FLASHING MATERIAL (6" X 6" MINIMUM)
6. FOLD AS SHOWN BY ARROWS
7. ANGLE OF CORNER MAY VARY, ADJUST FOLDING OF THE FLASHING ACCORDINGLY TO FIT TIGHT TO CORNER
8. MECHANICALLY FASTEN AS NECESSARY

FLASHING REQUIREMENTS:

R703.1 GENERAL. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.4. A WATER-RESISTIVE BARRIER IS DESCRIBED AS A MATERIAL BEHIND AN *EXTERIOR WALL* COVERING THAT IS INTENDED TO RESIST LIQUID WATER THAT HAS PENETRATED BEHIND THE EXTERIOR COVERING FROM FURTHER INTRUDING INTO THE *EXTERIOR WALL* ASSEMBLY. AN EXTERIOR WALL COVERING IS DESCRIBED AS A MATERIAL OR ASSEMBLY OF MATERIALS APPLIED ON THE EXTERIOR SIDE OF EXTERIOR WALLS FOR THE PURPOSE OF PROVIDING A WEATHER-RESISTIVE BARRIER, INSULATION, OR FOR AESTHETICS, INCLUDING BUT NOT LIMITED TO, VENEERS, SIDING, EXTERIOR INSULATION AND FINISH SYSTEMS, ARCHITECTURAL TRIM AND EMBELLISHMENTS SUCH AS CORNICES, SOFFITS, AND FASCIAS.

R703.2 WATER-RESISTIVE BARRIER. ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D226 FOR TYPE 1 FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51 MM). WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 MM). THE FELT OR OTHER APPROVED MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1.

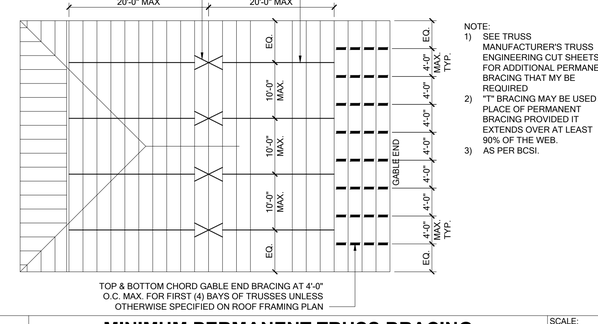
R703.7.3 WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.

EXCEPTION: WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60-MINUTE GRADE D PAPER AND IS SEPARATED FROM THE STUCCO BY AN INTERVENING, SUBSTANTIALLY NONWATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.

R703.4 FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR FENESTRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION, ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
   - 1.1. THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS. IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
   - 1.2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
   - 1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS.
   - 1.4. IN ACCORDANCE WITH FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 OR FMA/AAMA/WDMA 400.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED.

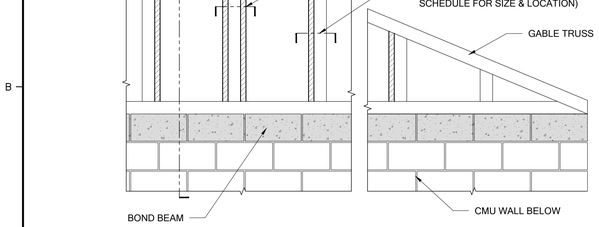


07 "T" & "L" BRACING DETAILS — SCALE: N.T.S. — FILE: ROF-FMG 001 BRC-TBL

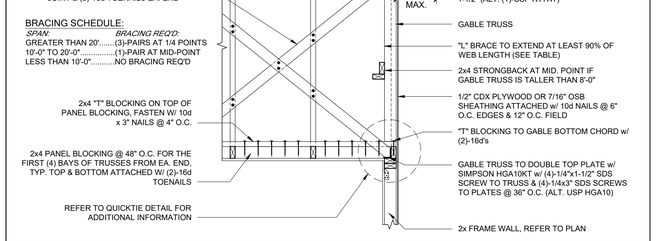
"L" BRACING REQUIREMENTS			
STUD SPACING	NO "L" BRACE	(1) 2"x4" (U.N.O.) "L" BRACE	2"x6" (U.N.O.) "L" BRACE
24"	0'0" - 3'-0"	3'-0" - 6'-0"	6'-0" & GREATER
SCISSOR GABLE - (1) 2"x8" #2 S.P.F. @ EACH VERTICAL AND (2) 2"x8" FULL HEIGHT @ DIAPHRAGM BLOCKING			

NOTE:
1) "L" BRACE MUST EXTEND AT LEAST 90% OF WEB LENGTH EXCEPT, SCISSOR GABLE WHICH REQUIRES BRACE TO EXTEND FULL HEIGHT OF GABLE.
2) "L" BRACE TO BE FASTENED TO GABLE STUD WITH 10dx3" NAILS @ 4" O/C.
3) SEE 6/S5 FOR MORE INFO.

08 "L" BRACING REQUIREMENTS — SCALE: N.T.S. — FILE: ROF-FMG 001 BRC-L-REQ



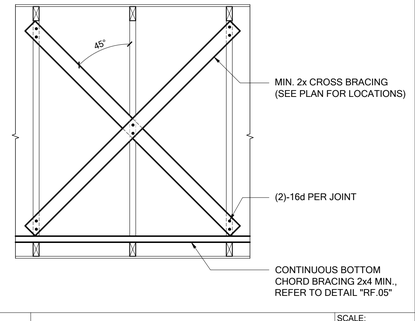
05 TYP. GABLE END OVER FRAME WALL — SCALE: N.T.S. — FILE: ROF-FRM 101 GBL-OVR-CMU



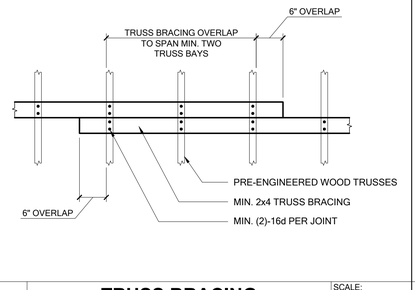
06 TYP. GABLE END OVER FRAME WALL — SCALE: N.T.S. — FILE: ROF-SEC 003 GBL-STD-FRM

NOTE:
1) SEE TRUSS MANUFACTURER'S TRUSS ENGINEERING CUT SHEETS FOR ADDITIONAL PERMANENT BRACING THAT MY BE REQUIRED
2) "T" BRACING MAY BE USED IN PLACE OF PERMANENT BRACING PROVIDED IT EXTENDS OVER AT LEAST 90% OF THE WEB.
3) AS PER BCSI.

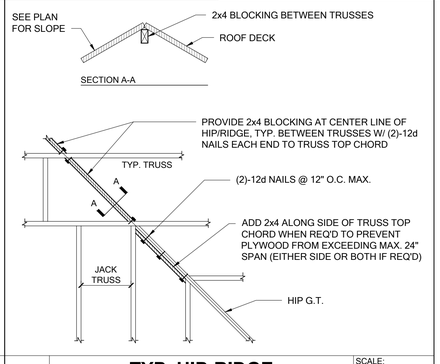
01 MINIMUM PERMANENT TRUSS BRACING REQUIREMENTS DIAGRAM — SCALE: N.T.S. — FILE: ROF-FRM 001 MIN-REQ-DIA



02 TYP. CROSS BRACING DETAIL — SCALE: N.T.S. — FILE: ROF-FMG 001 BRC-GEN-X



03 TRUSS BRACING OVERLAP DETAIL — SCALE: N.T.S. — FILE: ROF-FMG 001 BRC-GEN-LAP



04 TYP. HIP-RIDGE BLOCKING DETAIL — SCALE: N.T.S. — FILE: ROF-FMG 001 HIP-RIDG-BKG

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COMMUNITY/PARCEL: 3131 W EUNICE DRIVE — LOT:
BLOCK: — ADDRESS: 3131 W EUNICE DRIVE CITRUS SPRINGS, FLORIDA

CONTROL:
PLAN NUMBER: 1672
PLAN NAME: NONA
SERIES:
VERSION: 01.00

REVISIONS:

MARK	DATE	DESCRIPTION

DESIGN PROFESSIONAL OF RECORD:
ERIK J. FRED, AIA NCARB
20 ENE ROAD
MODENA, NY. 12548

PROFESSIONAL SEAL:

STATE OF FLORIDA · ERIK J. FRED · A9999795 · REGISTERED ARCHITECT

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ISSUE DATE: 06.03.26
DRAWN BY: MM
CHECKED BY: JG

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DETAILS - GENERAL ASSEMBLIES

SHEET NUMBER:
A-904