

FRONT ELEVATION VIEW

NOT TO SCALE

SCOPE OF WORK NARRATIVE

NEW CONSTRUCTION: 2,776 SF TOTAL UNDER ROOF

2,100 SF LIVING UNDER AIR

3-BEDROOM 3-FULL BATH

2-CAR GARAGE

* FOUNDATION: MONOLITHIC POUR

2x4 STUDS 16" O.C. W/ LAP SIDING * BARING WALLS:

ROOF: PRE-ENGINEERED TRUSS - METAL ROOF PANELS

DESIGN & LOADS PER TRUSS COMPANY.

* ELECTRICAL: NEW SERVICE- 200 AMP

* HVAC: SYSTEM & DOCUMENTS PROVIDED BY OTHERS

GENERAL NOTES

- * PROPERTY SURVEY & BUILDING LOCATION PROVIDED BY OTHERS.
- * EXTERIOR WALK AREAS, SALT FINISH FOR PROTECTION FROM SLIPPAGE.
- * CONCRETE DRIVEWAY PER OWNER & FIELD COORDINATED W/ PROPERTY LINES.
- * ALL WOOD EXPOSED TO THE ELEMENTS MUST BE PRESSURE TREATED.
- * ALL STRAPPING EXPOSED TO THE ELEMENTS MUST BE EXTRA CORROSION

PROTECTED.

* FIELD VERIFY ALL EXISTING CONDITIONS, PRIOR TO CONSTRUCTION.

INDEX OF DRAWINGS

COVER SHEET A-1FOUNDATION PLAN A-2FLOOR PLAN A-3

DOORS & WINDOW SCHEDULE

ELEVATION VIEWS

ROOF PLAN A - 6SPEC SHEET A-7E-1ELECTRICAL PLAN

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH:

2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH ED (GROUP R-3)

2023 FLORIDA ENERGY CODE 8TH ED

2017 NATIONAL ELECTRIC CODE, NEC

NOTE:

- * CERTIFIED SURVEY BOUNDRY TO BE PROVIDED BY OTHERS.
- * ENGINEERED TRUSS DESIGN & LOADS PROVIDED BY TRUSS COMPANY.
- * HVAC & ENERGY COMPLIANCE DOCUMENTS BY OTHERS.

Prepared for:

Andrew Kager Innovative Investment Group of central Florida

Project:

New Construction Single Family Residence

LAKE COUNTY FLORIDA

Prepared By: TJM CAD

OFFICE# 352-669-1026

DESIGNS

Email: tjmcad@centurylink.net DISCLAIMER NOTE:

TJM CAD DESIGNS shall not be held liable for any contractors or sub contractors abilities to conform to any FBC 2023 8th Ed. requirements during construction of this project, therefor TJM CAD DESIGNS shall have no Liens place upon them for others non ability of payments to subs and or contractors placed on this project. TJM CAD DESIGNS nor its affiliates shall BE held liable for the workmanship or abilities of others to follow instructions.

> ELKRIDGE 5 SPEC HOUSE

COVER SHEET

REVISIONS

DESIGN CRITERIA Basic wind speed ---- 140 mph with 2-3 second gust.
Risk Category---2 per Table FBC 1604.5

Wind Exposure Category ---- B
Wind Importance Factor-----1.0 Internal Pressure Coefficient +/-0.18 (Enclosed) Average design wind pressure ---- 25 psf

Wind pressures for components & cladding (Based on worst case scenario, Zone 5) For wall elements = (+35.3 - 47.2 psf)Garage Door = (+31.6 - 39.8 psf)

Structural live loads: floors 40 lbs., Balconies & Decks 60 lbs., Stairs 100lbs. Roofs 20 lbs.

SCALE:

SHEET

This structure has been designed in compliance with FBC 2023 8th Edition Wind load requirements for 140 mph Winds And is not in windborne debris region. It also complies with the Residential Section R-301 design criteria, and

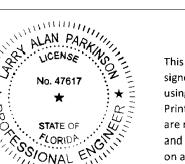
DRAWN BY: J. COSSAR 1/17/24 DATE:

includes ASCE 7-22 & NEC 2017

LP Structural Design, LLC Larry Parkinson FL. Professional Engineer No. 47617 223 Magnolia Circle

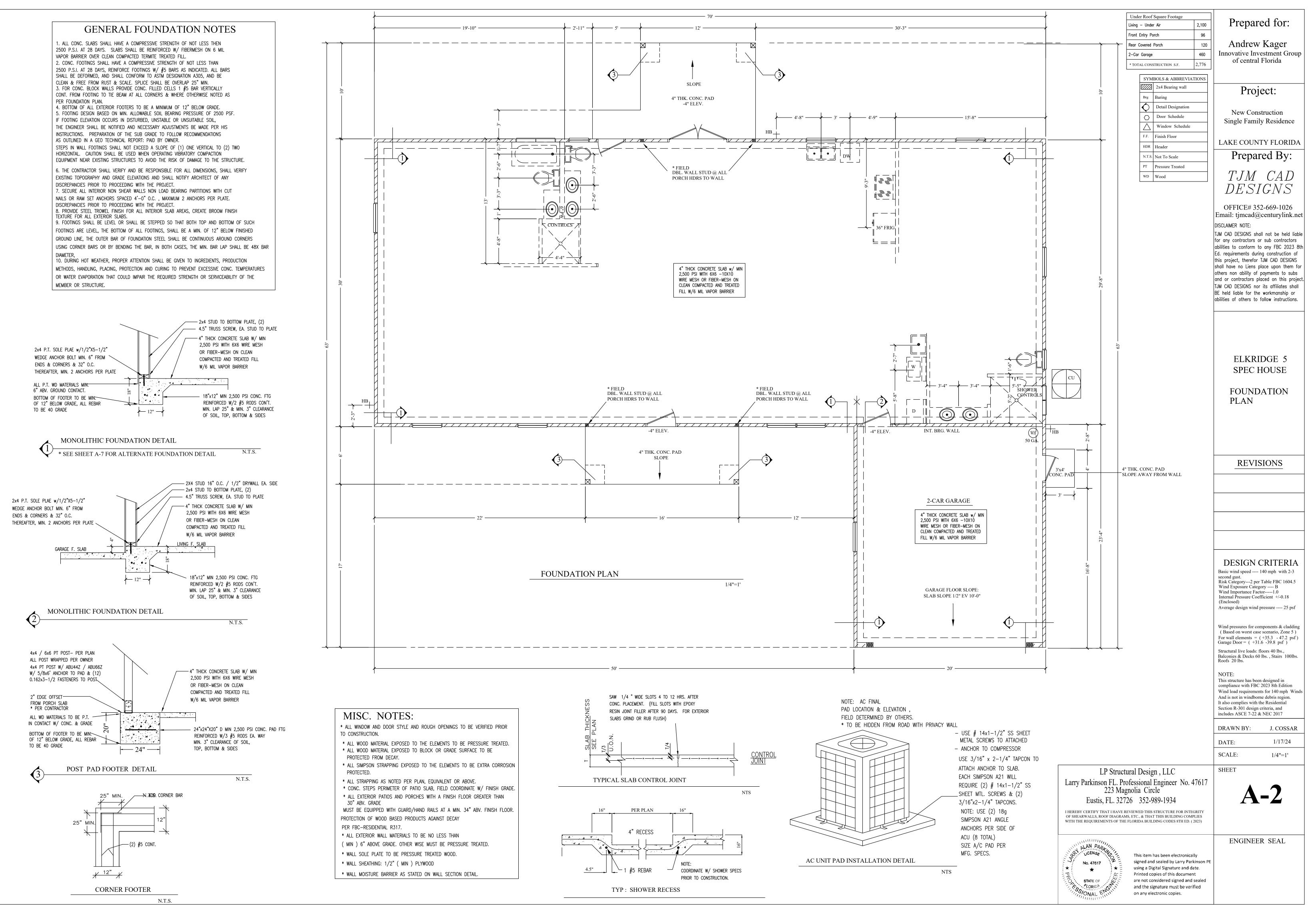
Eustis, FL. 32726 352-989-1934 I HEREBY CERTIFY THAT I HAVE REVIEWED THIS STRUCTURE FOR INTEGRITY OF SHEARWALLS, ROOF DIAGRAMS, ETC., & THAT THIS BUILDING COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODES 8TH ED. (2023)

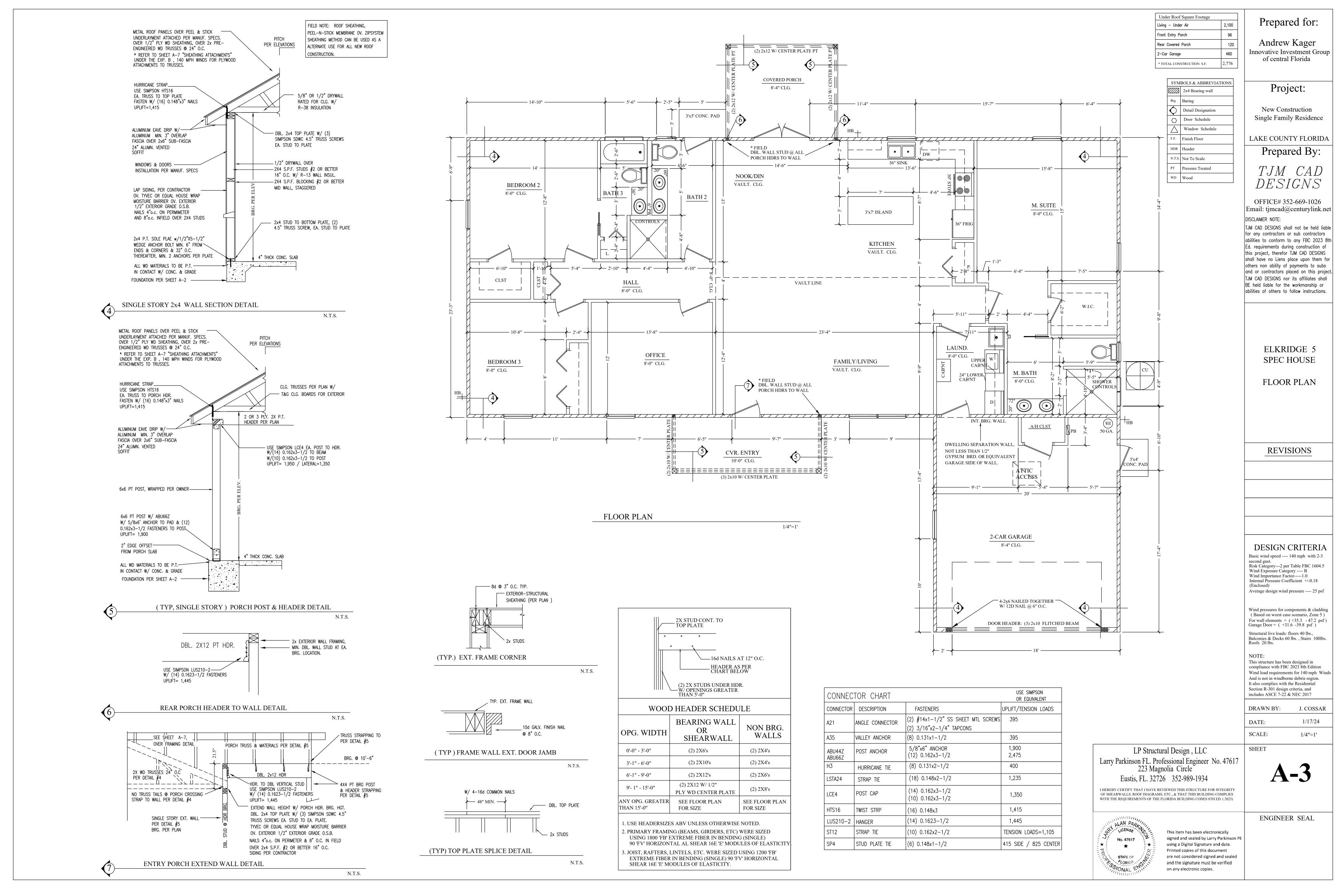
A-1



ENGINEER SEAL

This item has been electronically signed and sealed by Larry Parkinson PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



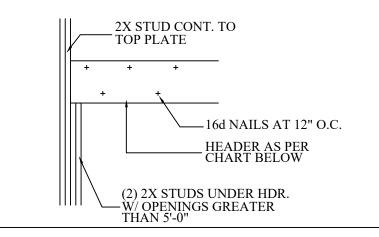


* ALL ROUGH OPENINGS TO BY VERIFIED W/ MANUFACTURER PRIOR TO CONSTRUCTION.

WIND	OW S	SCHEDUL	· ·	WINDOW STYLES PE NSTALL TO MANUF.	
SYMBOL	COUNT	LOCATION	WINDOW SIZE * STYLE: Per Owner	ROUGH OPENING	OPG. SQ. FOOTAGE
\triangle	1	LIVING RM	DBL. 3'-0" x 5'-0" Single Hung	72.5" x 60.5"	30.4
<u>^</u> 2	1	GARAGE	3'-0" x 4'-0" Single Hung	36.5" x 48.5"	12.2
<u> </u>	1	MASTER BATH	3'-0" x 1'-0" Sliding Window- Temp	36.5" x 12.5"	3.1
4	2	MASTER BATH BATH 2	2'-0" x 2'-0" Single Hung- Temp	24.5" x 24.5"	4.1
<u>\$</u>	4	SLEEPING AREAS	3'-0" x 5'-0" Single Hung - Egress	36.5" x 60.5"	15.3
<u>^</u>	1	KITCHEN	3'-0" x 3'-0" Single Hung	36.5" x 36.5"	9.2
\triangle	1	BATHH 7	4'-0" x 1'-0" Sliding Window- Temp	48.5" x 12.5"	4.2

DOOF	R SCH	HEDULE		OR STYLES F STALL TO MAN	
SYMBOL	COUNT	LOCATION	SIZE & STYLE	ROUGH OPENING	OPG. SQ. FOOTAGE
$\langle A \rangle$	1	FRONT ENTRY	3'-0" x 6'-8" Solid Core Entry dr.	38"x82.5"	21.7
$\langle B \rangle$	1	GARAGE SIDE ENTRY	2'-8" x 6'-8" Solid Core - Out Swing	34"x82.5"	19.4
(C)	1	GARAGE INTERIOR	3'-0" x 6'-8" Solid Core - Self Closing	38"x82.5"	21.7
D	1	GARAGE	16'-0" x 7'-0" Over Hung Door	194 " x86.5"	116.5
(E)	1	REAR ENTRY	6'-0" x 6'-8" French -Out Swing	74"x82.5"	42.3
F	1	AIR HANDLER CLOSET	3'-0" x 6'-7" Hollow Core - Out Swing	38"x80.5"	21.2
G	5	Int. LIVING	3'-0" x 6'-8" Hollow Core	38"x82.5"	21.7
$\langle H \rangle$	2	Int. LIVING	2'-6" x 6'-8" Hollow Core	32"x82.5"	18.3
	2	MASTER BATH & BATH 3	2'-8" x 6'-8" Pocket Door	34"x82.5"	19.4
J	1	BATH #3	2'-0" x 6'-8" BIFOLD	26"x82.5"	14.8
(K)	2	PANTRY HALL CLST	3'-0" x 6'-8" BIFOLD	38"x82.5"	21.7
L	1	BEDROOM 3 CLOSET	6'-0" x 6'-7" BIFLOD	74"x80.5"	41.3
$\langle M \rangle$	1	BATH 3	2'-8" x 6'-8" Hollow Core	34"x82.5"	19.4
N	1	BATH 3	2'-8" x 6'-8" Solid Core -Exterior Dr	34"x82.5"	19.4

ALL CLOSET DOOR ROUGH OPENINGS TO FIELD VERIFIED WITH MANUF. PRIOR TO FRAMING.



WOOD HEADER SCHEDULE

OPG. WIDTH	BEARING WALL OR SHEARWALL	NON BRG. WALLS
0'-0" - 3'-0"	(2) 2X6's	(2) 2X4's
3'-1" - 6'-0"	(2) 2X10's	(2) 2X4's
6'-1" - 9'-0"	(2) 2X12's	(2) 2X6's
9'- 1" - 15'-0"	(2) 2X12 W/ 1/2" PLY WD CENTER PLATE	(2) 2X8's
ANY OPG. GREATER THAN 15'-0"	SEE FLOOR PLAN FOR SIZE	SEE FLOOR PLAN FOR SIZE

1. USE HEADERSIZES ABV UNLESS OTHERWISE NOTED. 2. PRIMARY FRAMING (BEAMS, GIRDERS, ETC) WERE SIZED USING 1800 'FB' EXTREME FIBER IN BENDING (SINGLE) 90 'FV' HORIZONTAL AL SHEAR 16E 'E' MODULES OF ELASTICITY 3. JOIST, RAFTERS, LINTELS, ETC. WERE SIZED USING 1200 'FB' EXTREME FIBER IN BENDING (SINGLE) 90 'FV' HORIZONTAL

SHEAR 16E 'E' MODULES OF ELASTICITY.

COMPONENT & CLADDING DESIGN PRESSURE TABLE (BASED ON WORST CASE SCENARIO, ZONE 5)

140 WIND AND ASCI	SPEED DESIG E 7-22	3N: TABLE	2 R301.2 (2)
	10 SQ FT	35.3	-47.2
WALL:	20 SQ. FT	33.7	-44.0
	50 SQ FT	31.6	-39.8
	100 SQ FT	30.0	-36.7
	500 SQ FT	26.3	-29.3

- 1. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES
- 2. FOR EFFECTIVE AREAS OR WIND SPEEDS BETWEEN THOSE GIVEN ABV THE LOAD MAY BE INTERPOLATED, OTHERWISE, USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.

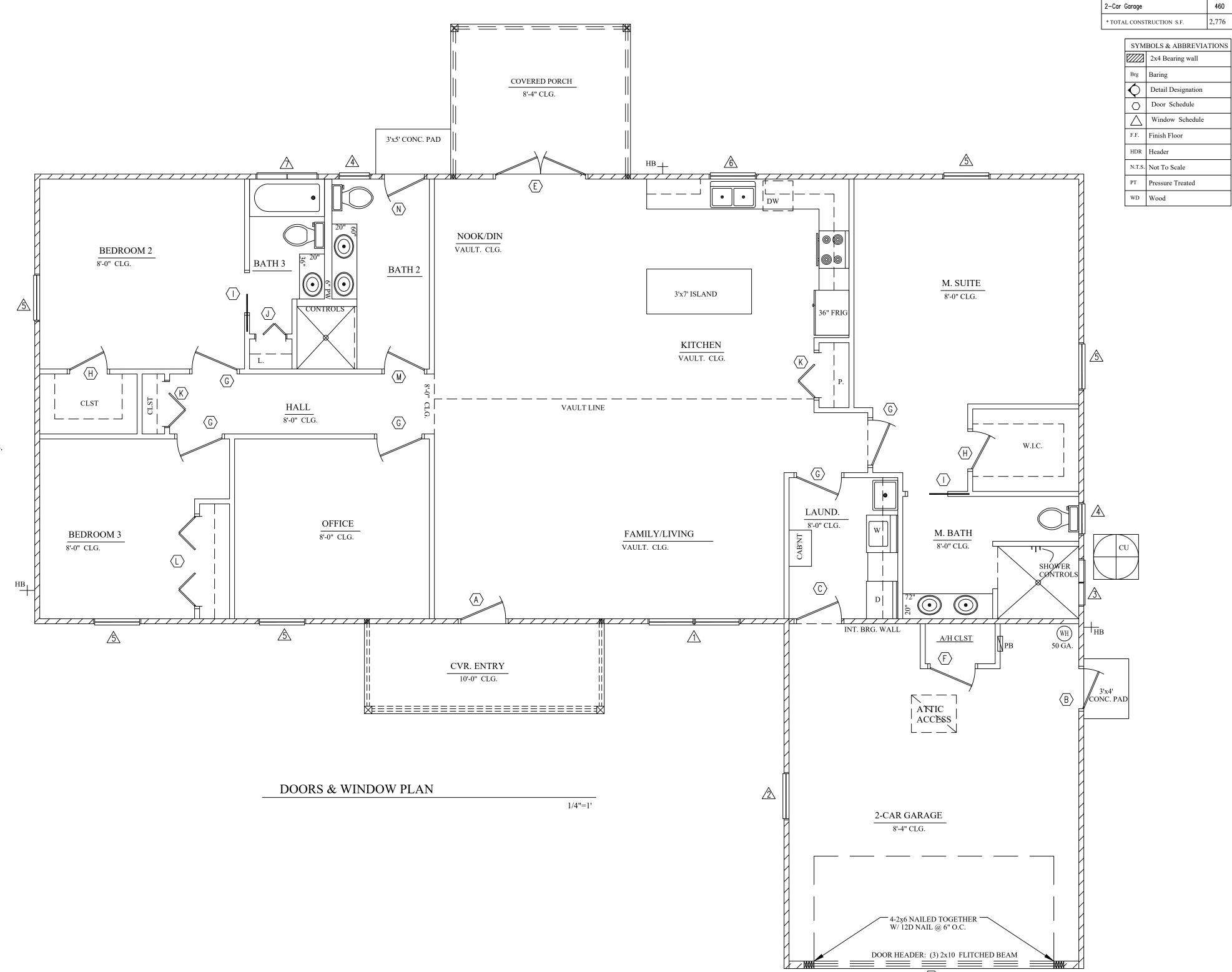
GENERAL NOTES

1. WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFO. WHICH SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOOR SCHEDULES ON PLAN

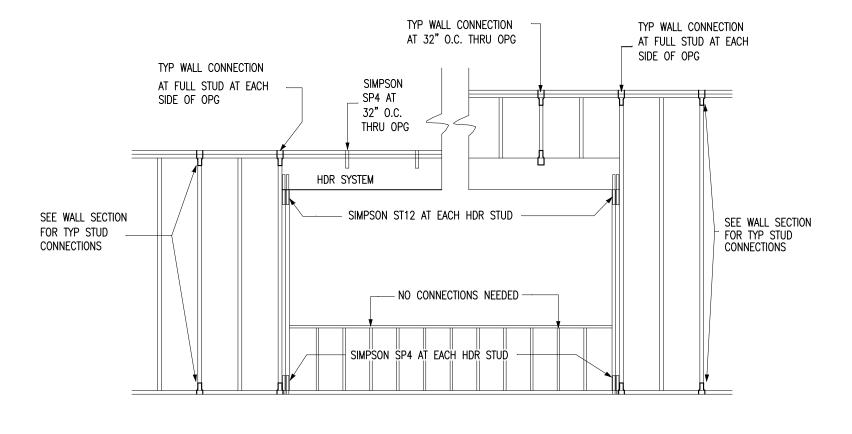
2. DO NOT SCALE PLANS, DIMENSIONS ARE TO BE FOLLOWED AS NOTED.

- AND FIELD VERIFIED. 3. ALL DOOR & WINDOW OPENINGS "PAN FLASHING" REQUIRED. ALL DETAILS TO BE PROVIDE BY MANUFACTURER.
- IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR OR OWNER TO CONFIRM THE ROUGH OPENINGS OF ALL WINDOWS AND DOORS WITH THE SPECIFIC MFG. PRIOR TO CONSTRUCTION. TJM CAD DESIGN WILL NOT BE HELD LIABLE FOR MISTAKES IN THE CONSTRUCTION OF ALL OPENINGS.

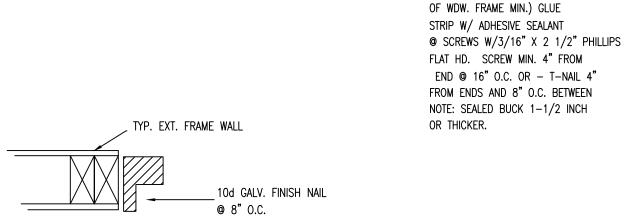
N.T.S.



N.T.S.



TYPICAL FRAMING/CONNECTORS FOR DOORS & WINDOWS



WINDOW IN WOOD STUD CONSTRUCTION (TYP) FRAME WALL EXT. DOOR JAMB (TYP) WINDOW INSTALLATION

N.T.S.

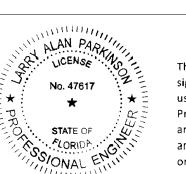
INSALLATION OF WINDOW

BUCK STRIPS- 1X (DEPTH

CONSTRUCTION LP Structural Design, LLC WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODES 8TH ED. (2023)

Larry Parkinson FL. Professional Engineer No. 47617 223 Magnolia Circle Eustis, FL. 32726 352-989-1934

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS STRUCTURE FOR INTEGRITY OF SHEARWALLS, ROOF DIAGRAMS, ETC., & THAT THIS BUILDING COMPLIES



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Prepared for:

Andrew Kager Innovative Investment Group of central Florida

Under Roof Square Footage

Front Entry Porch

Rear Covered Porch

2,100

120

460

2,776

Project:

New Construction Single Family Residence

LAKE COUNTY FLORIDA

Prepared By:

OFFICE# 352-669-1026

Email: tjmcad@centurylink.net

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> ELKRIDGE 5 SPEC HOUSE

DOORS & WINDOW **SCHEDULE**

REVISIONS

DESIGN CRITERIA Basic wind speed ---- 140 mph with 2-3 second gust.
Risk Category---2 per Table FBC 1604.5 Wind Exposure Category ---- B

Internal Pressure Coefficient +/-0.18 (Enclosed) Average design wind pressure ---- 25 psf

Wind Importance Factor----1.0

Wind pressures for components & cladding (Based on worst case scenario, Zone 5) For wall elements = (+35.3 - 47.2 psf)Garage Door = (+31.6 -39.8 psf)Structural live loads: floors 40 lbs., Balconies & Decks 60 lbs., Stairs 100lbs. Roofs 20 lbs.

This structure has been designed in compliance with FBC 2023 8th Edition Wind load requirements for 140 mph Winds And is not in windborne debris region. It also complies with the Residential Section R-301 design criteria, and includes ASCE 7-22 & NEC 2017

DRAWN BY: J. COSSAR 1/17/24 DATE: SCALE: 1/4"=1'

SHEET

ENGINEER SEAL



1/4"=1'

Prepared for:

Andrew Kager Innovative Investment Group of central Florida

Project:

New Construction Single Family Residence

LAKE COUNTY FLORIDA

Prepared By:

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> ELKRIDGE 5 SPEC HOUSE

ELEVATION VIEWS

REVISIONS

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Risk Category---2 per Table FBC 1604.5
Wind Exposure Category ---- B
Wind Importance Factor-----1.0
Internal Pressure Coefficient +/-0.18
(Enclosed)

Average design wind pressure ---- 25 psf

Wind pressures for components & cladding (Based on worst case scenario, Zone 5)

For wall elements = (+35.3 - 47.2 psf)

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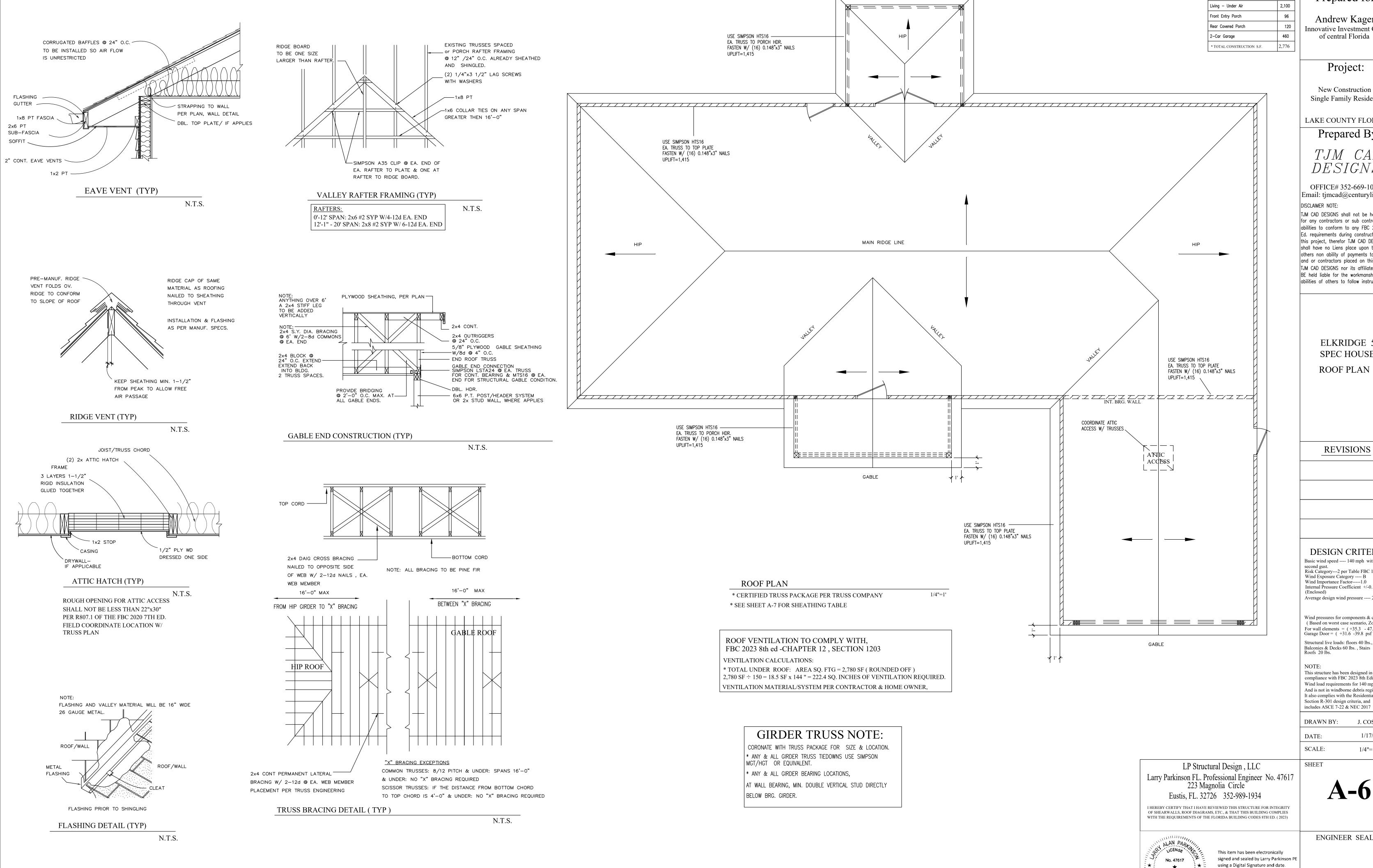
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DRAWN BY: J. COSSAR 1/17/24 DATE: SCALE: 1/4"=1'

ENGINEER SEAL

No. 47617 on any electronic copies.

signed and sealed by Larry Parkinson PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified



Prepared for:

Andrew Kager nnovative Investment Group of central Florida

Under Roof Square Footage

Project:

New Construction Single Family Residence

LAKE COUNTY FLORIDA

Prepared By:

OFFICE# 352-669-1026 Email: tjmcad@centurylink.net

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> ELKRIDGE 5 SPEC HOUSE

ROOF PLAN

REVISIONS

DESIGN CRITERIA Basic wind speed ---- 140 mph with 2-3 second gust.
Risk Category---2 per Table FBC 1604.5 Wind Exposure Category ---- B

Wind Importance Factor----1.0 Internal Pressure Coefficient +/-0.18 Average design wind pressure ---- 25 psf

Wind pressures for components & cladding (Based on worst case scenario, Zone 5) For wall elements = (+35.3 - 47.2 psf) Garage Door = (+31.6 -39.8 psf) Structural live loads: floors 40 lbs., Balconies & Decks 60 lbs., Stairs 100lbs. Roofs 20 lbs.

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DRAWN BY: J. COSSAR 1/17/24 1/4"=1'

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ROOF SHEATHING ATTACHMENT NOTES & SPECS

WOOD STRUCTURAL PANEL SHEATHING SHALL BE FASTENED TO ROOF FRAMING IN ACCORDANCE WITH TABLE R803.2.3.1

WHERE THE SHEATHING THICKNESS IS 15/32 INCHES OR LESS, SHEATHING SHALL BE FASTENED

WITH ASTM F1667 RSRS-01 (2-3/8"x0.113") NAILS. WHERE THE SHEATHING THICKNESS IS GREATER THAN 15/32 INCHES, SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSRS-03 (2-1/2"x0.131")

NAILS OR ASTM F1667 RSRS-04 (3"x0.120") NAILS. RSRS-01, RSRS-03 AND RSRS-04 ARE RING SHANK NAILS MEETING THE SPECIFICATIONS IN ASTM F1667.

TABLER803.2.3.1 ROOF SHEATHING ATTACHMENTS

						WI	ND SP	EED								
RAFTER/TRUSS	115 1	MPH	120 MPH		130 MPH		140 MPH		150 MPH		160 MPH		170 MPH		180 MPH	
SPACING 24" O.C.	Е	F	Е	F	Е	F	Е	F	Е	F	Е	F	Е	F	Е	F
						EX	POSUI	RE B								
RAFTER/TRUSS SG = 0.42	6	6	6	6	6	6	6	6	6	6	4	4	4	4	4	4
RAFTER/TRUSS SG = 0.49	6	12	6	12	6	6	6	6	6	6	6	6	6	6	6	6
						EX	POSUI	RE C								
RAFTER/TRUSS SG = 0.42	6	6	6	6	6	6	4	4	4	4	4	4	3	3	3	3
RAFTER/TRUSS SG = 0.49	6	6	6	6	6	6	6	6	6	6	6	6	4	4	4	4
						EX	POSUI	RE D								
RAFTER/TRUSS SG = 0.42	6	6	6	6	4	4	4	4	4	4	3	3	3	3	3	3
RAFTER/TRUSS SG = 0.49	6	6	6	6	6	6	6	6	4	4	4	4	4	4	4	4

- F = NAIL SPACING ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD (INCHES)
- a. FOR SHEATHING LOCATED IN MINIMUM OF 4 FEET FROM THE PERIMETER EDGE OF THE ROOF, INCLUDING 4 FEET
- ON EACH SIDE F RIDGES AND HIPS, NAIL SPACING IS PERMITTED TO BE 6 INCHES ON CENTER ALONG PANEL EDGES
- AND 6 INCHES ON CENTER ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD.
- b. WHERE RAFTER/TRUSS SPACING IS LESS HAN 24 INCHES ON CENTER, ROOF SHEATHING FASTENING IS PERMITTED

TABLE R803.2.2 MINIMUM ROOF SHEATHING THICKNESS

* THE MINIMUM THICKNESS AND SPAN RATING OF WOOD STRUCTURAL PANEL ROOF SHEATHING SHALL NOT

EXCEED THE VALUES SET FORTH IN THE TABLE BELOW.

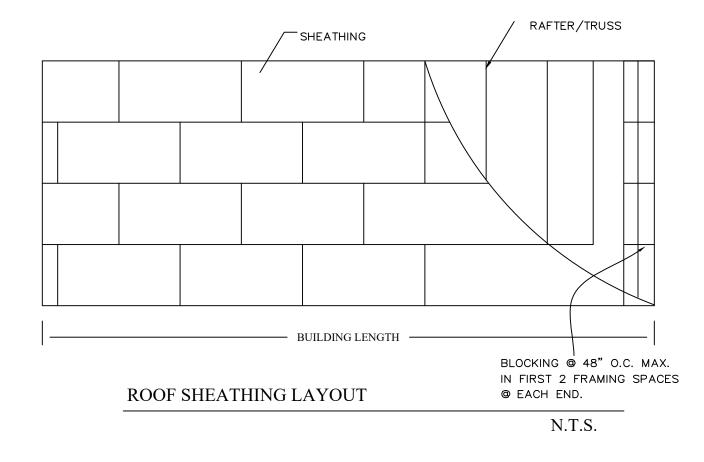
TO BE IN ACCORDANCE WITH THE AWC WFCM OR THE AWC NDS.

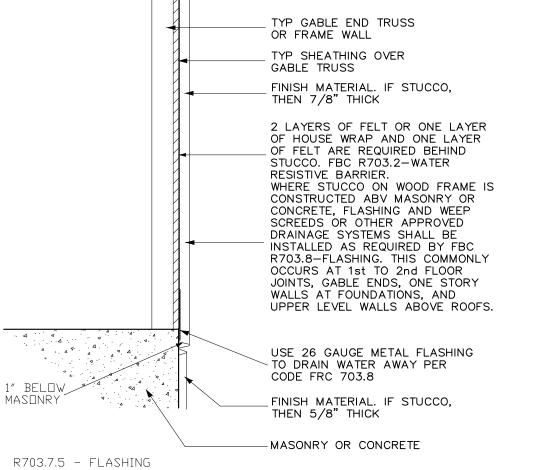
	WIND SPEED								
RAFTER/TRUSS SPACING 24" IN. O.C.	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH	
MINIMUM SHEATHING THICKNESS INCHES (PANEL SPAN RATING) EXPOSURE B	7/16	7/16	7/16	7/16	15/32	19/32	19/32	19/32	
	(24/16)	(24/16)	(24/16)	(24/16)	(32/16)	(40/20)	(40/20)	(40/20)	
MINIMUM SHEATHING THICKNESS INCHES (PANEL SPAN RATING) EXPOSURE C	7/16	7/16	15/32	19/32	19/32	19/32	19/32	23/32	
	(24/16)	(24/16)	(32/16)	(40/20)	(40/20)	(40/20)	(40/20)	(48/24)	
MINIMUM SHEATHING THICKNESS INCHES (PANEL SPAN RATING) EXPOSURE D	15/32	19/32	19/32	19/32	19/32	19/32	23/32	23/32	
	(32/16)	(40/20)	(40/20)	(40/20)	(40/20)	(40/20)	(48/24)	(48/24)	

R803.2.3 INSTALLATION.

WOOD STRUCTURAL PANEL USED AS ROOF SHEATHING SHALL BE INSTALLED WITH JOINTS STAGGERED IN ACCORDANCE WITH SECTION R803.2.3.1 FOR WOOD ROOF FRAMING OR WITH SECTION R804.1 FOR COLD-FORMED STEEL ROOF FRAMING. WOOD STRUCTURAL PANEL ROOF SHEATHING SHALL NOT CANTILEVER MORE THAN 9 INCHES

BEYOND THE GABLE END WALL UNLESS SUPPORTED BY GABLE OVERHANG FRAMING.





FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVETHE FOUNDATION WALL OR SLAB AND AT OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS, SHELF ANGLES AND LINTELS WHEN MASONRY VENEERS ARE DESIGNED IN ACCORDANCE WITH SECTION R703.7.

R703.2 - WATER RESISTIVE BARRIER

One layer of NO. 15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for type one felt or other approved water resistive barrier shall be applied over studs or sheathingof 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 (152mm). 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

EXCEPTION: SUCH FELT OR MATERIAL IS PERMITTED TO BE OMITTED IN THE FOLLOWING SITUATIONS: 1. IN DETACHED ACCESSORY BUILDINGS.

2. UNDER EXTERIOR WALL FINISH MATERIALS AS PERMITTED IN TABLE R703.4. 3. Uder paperbacked stucco lath when the the paper backing is an approved water resistive barrier.

R703.8 - FLASHING

APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHAL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION—RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

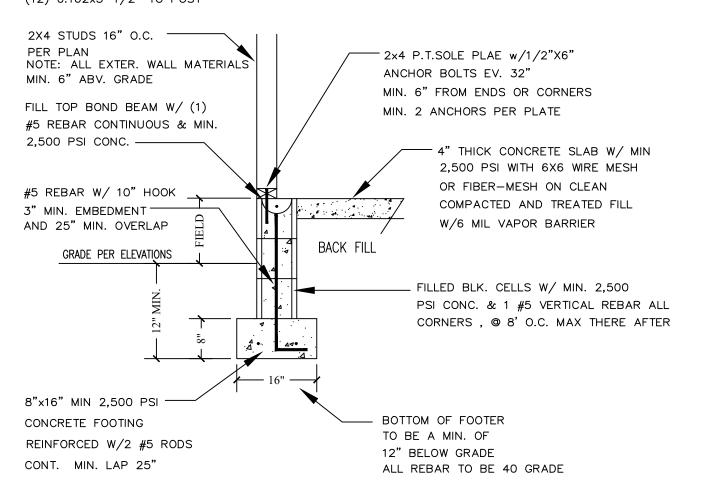
- 1. FLASHING FOR WINDOWS AND DOORS SHALL BE IN ACCORDANCE WITH SECTION R613.8
- 2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
- 3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND

(TYP) FLASHING DETAIL

- 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.

N.T.S.

WHERE 4X4 PT POST APPLIES, USE SIMPSON ABU44Z W/CORROSION PROTECTION. USE 5/8"x6" ANCHOR & (12) 0.162×3-1/2" TO POST



(ALTERNATE USE) STEM WALL FOOTING DETAIL

—MANUFACTURER RECOMMENDED

- MANUFACTURER -

NO. 25XC

- CLEAN-OUT, PROVIDE ACCESS ONLY AT

LOWEST CONNECTION

DRYERBOX 1 HOUR RATED

UL LISTED, RECESSED, 22

BOX. UL LISTING CONTROL

N.T.S.

GA. STEEL DRYER VENT

ROOF JACK.

DRYER VENT

TYP. DRYER VENT CONNECTION DETAIL

RISER TO OUTSIDE

DRYER VENT PER

MANUFACTURER

RECOMMENDATION

N.T.S. * COURSE HEIGHT TO BE FIELD DETERMINED

3" SCREWS AT EACH

RAFTER

UNDERLAYMENT APPLICATION:

Underlayment for asphalt, metal roof shingles, mineral surfaced roll roofing, slate and slate—type shingles, and metal roof panels shall comply with one R905.1.1.1 of the following methods:

1. The entire roof deck shall be covered with an approved self adhering polymer-modified bitumen underlayment complying with ASTM D1970 installed in accordance with both the underlayment mfg's and roof covering mfg's installation instructions for the deck material, roof ventilation configuaration and climate exposure for the roof

Exception: An existing self-adhering modified bitumen underlayment that has been previously installed over the roof decking and where it is required, renailing off the roof sheathing in accordance with section R908.7.1 can be confirmed or verified. An approved underlayment in accordance with Table 905.1.1.1 for the application roof covering shall be applied over the entire roof over the existing self—adhered modified bitumen underlayment.

2. A minimum 4 inch wide strip of self—adhering polymer—modified bitumem membrane complying with ASTM D1970, installed in accordance with the mfg's instructions for the deck material, shall be applied over all joints in the roof decking. An approved underlayment in accordance with Table R505.1.1.1 for the applicable roof covering shall be applied over the entire roof over the 4 inch wide membrane strips.

Exception: A syntheticunderlayment that is approved as an alternative to underlayment complying with ASTM D226 type 2 and having a minimum tear strength of 15lbf in accordance with ASTM D4533 and a minimum tensile strength of 20 lbf/inch in accordance with ASTM D5035 shall be permitted to be applied over the entire roof over the 4 inch wide membrane strips. This underlayment shall be installed and attached in accordance with the underlayment attachment methods of Table R905.1.1.1 for the applicable roof covering and slope and the underlayment mfg's installation instructions.

3. A minimum 3 3/4 inch wide strip of self adhering flexible flashing tape complying with AAMA 711, level 3 for exposure up to 176 deg F, installed in accordance with the mfg's instructions for the deck material, shall be applied over all joints in the roof decking. An approved underlayment in accordance with Table R905.1.1.1 for the applicable roof covering shall be applied over the entire roof over the 4 inch wide flashing tape.

Exception: A syntheticunderlayment that is approved as an alternative to underlayment complying with ASTM D226 type 2 and having a minimum tear strength of 15lbf in accordance with ASTM D4533 and a minimum tensile strength of 20 lbf/inch in accordance with ASTM D5035 shall be permitted to be applied over the entire roof over the 4 inch wide membrane strips. This underlayment shall be installed and attached in accordance with the underlayment attachment methods of Table R905.1.1.1 for the applicable roof covering and slope and the underlayment mfg's installation instructions.

- 4. Two layers of ASTM D226 type 2 or ASTM D4869 type 3 or type 4 underlayment shall be installed as follows: Apply a 19 inch strip of underlayment felt parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply 36" wide sheets of underlayment, overlapping successive sheets 19 inches, end laps shall be 6 inches and shall be offset by 6 feet. The underlayment shall be attached to a nailable deck with corrosion resistant fasteners with one row centered in the field of the sheet with a maximum fastener spacing of 12 inches o.c. and one row at the end and side laps fastened 6 inches o.c.. Underlayment shall be attached using annular ring or deformed shank nails with metal or plastic caps with a nominal cap diameter of not less than 1 inch. Metal caps are required where the ultimate design wind speed, Vult equals or exceeds 170 MPH. Metal caps shall have a thickness of not less than 32 gage sheet metal. Power driven metal caps shall have a minimum thickness of0.010 inch. Minimum thickness of the outside edge of plastic caps shall be 0.035 inch. The cap nail shall be not less than 0.083 inch for ring shank cap nails. Cap nail shank shall have a length sufficient to penetrate through the roof sheathing not less than 3/4 inch into the roof sheathing.
- 5. Two layers of a reinforced synthetic underlayment that has a product approval as an alternative to underlayment complying with ASTM D226 type 2 shall be permitted to be used. Synthetic underlayment shall have a minimum tear strength of 15 lbf in accordance with ASTM D4533 and a minimum tensile strength of 20 lbf per inch in accordance with ASTM D 5035, and shall meet the liquid water transmission test of section 8.6 of ASTM D 4869. Synthetic underlayment shall be installed as follows: Apply a strip of synthetic underlayment that is half the width of a full sheet parrallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply full sheets of reinforced synthetic underlayment, overlapping successive sheets half the width of a full sheet plus the width of the mfg's single ply overlap. End laps shall be 6 inches and shall be offset by 6 feet. Synthetic underlayment shall be attached to a nailable deck with corrosion resistant fasteners with a maximum fastener spacing, measured horizontally and vertically, of 12 inches o.c. between side laps, and one row at the end and side laps fastened 6 inches o.c..

Synthetic underlayment shall be attached using annular ring or deformed shank nails with metal or plastic caps with a nominal cap diameter of not less than 1 inch. Metal caps are required where the ultimate design wind speed, Vult equals or exceeds 170 MPH. Metal caps shall have a thickness of not less than 32 gage sheet metal. Power driven metal caps shall have a minimum thickness of0.010 inch. Minimum thickness of the outside edge of plastic caps shall be 0.035 inch. The cap nail shall be not less than 0.083 inch for ring shank cap nails. Cap nail shank shall have a length sufficient to penetrate through the roof sheathing not less than 3/4 inch into the roof sheathing.

R905.3.3 for concrete and clay tile:

Required underlayment shall comply with the underlayment mfg's installation instructions in accordance with the FRSA/TRI Florida high wind concrete and cly roof tile installation manual, sixth edition where the Vasd is determined in accordance with Section R301.2.1.3 or the recommendation of RAS 118, 119 or 120.

DESIGN CRITERIA

GENERAL NOTES:

1. DRAWINGS, NOTES AND DETAILS COMPLY WITH 2023 FLORIDA RESIDENTIAL BUILDING CODES 8th ED FOR 140 MPH WINDS

2. DESIGN SOIL BEARING PRESSURE ASSUMED 2000 PSF

3. ALL REINFORCING STEEL SHALL BE GRADE 40 DEFORMED BARS. LAP SPLICE JOINTS MINIMUM 40 BARS DIAMETER 4. MORTAR FOR LOAD BEARING WALLS ASTM C270, TYPE S COMPRESSIVE STRENGTH

1800 PSI AT 28 DAYS. 5. TREAT SOIL AND POST CERTIFICATION OF COMPRESSIVE FOR SUBTERANEAN TERMITE

PREVENTION PER FBC 1816.

WOOD TRUSSES:

 DESIGN IN ACCORDANCE WITH TPI SPECIFICATIONS FOR METAL PLATE CONNECTED **WOOD TRUSSES**

2. SUBMITTAL SHALL INDICATE DESIGN WIND SPEEDS, HEIGHT ABOVE GROUND, AND AMOUNT OF UPLIFT AT BEARINGS.

3. MAXIMUM TRUSS SPACING IS 24" O.C. 4. GIRDER TRUSS SHALL BE DESIGNED TO FUNCTION ALSO AS DRAG STRUTS. SUBMITTAL AND ERECTION INSTRUCTIONS SHALL SHOW BOTH UPLIFT AND LATERAL CONNECTION LOAD REQUIREMENTS AT ENDS OF GIRDER TRUSS.

5. TOP CORDS SHALL BE IN GROUP II SPECIES LUMBER 6. EACH TRUSS TYPE SHALL BE CLEARLY IDENTIFIED AND LOCATED ON A TRUSS SHOWING EACH TRUSS LOCATION. ALL TRUSS BRACING AND UPLIFT CALCULATIONS TO BE PROVIDED BY THE TRUSS MANUFACTURER.

WOOD FRAMING:

 ALL WOOD FRAMING SHALL BE GRADE II SPECIES LUMBER, NO. 2 SPRUCE FIR OR BETTER, INCLUDING BEARING STUD WALLS, PLATES, AND NAILERS. 2. ROOF JOIST AND RAFTERS SHALL NOT EXCEED 24" O.C.

3. ALL ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 7" IN CONCRETE WITH 3" MINIMUM HOOK, UNLESS OTHERWISE INDICATED. ALL ANCHOR BOLTS FOR STILL PLATES, NAILERS ETC. SHALL BE INSTALLED WITH PLATE WASHERS 3" x 3" x 1/8"WASHERS WITH A MINIMUN BOLT DIA. OF 5/8". BOLTS SHALL BE ASTM A307. WASHERS SHALL BE ASTM A36. HOLES IN THE WOOD PLATES AND WASHERS SHALL 9/16" OR 1/2" BOLTS. A MINIMUN OF ONE ANCHOR BOLT SHALL BE PROVIDED WITHIN 6 TO 12 INCHES OF EACH END OF EACH PLATE. ANCHOR BOLTS SHALL and or contractors placed on this project. BE LOCATED WITHIN 12" OF CORNERS AND AT SPACINGS NOT EXCEEDING 4" ON CENTER. |TJM CAD DESIGNS nor its affiliates shall 4. ALL FASTENERS SHALL BE GALVANIZED COMMOMWIRE NAILS, OR HOT DIPPED GALVANIZED BOX NAILS. ALL STRAPPING, HARDWARE & FASTENERS EXPOSED TO THE

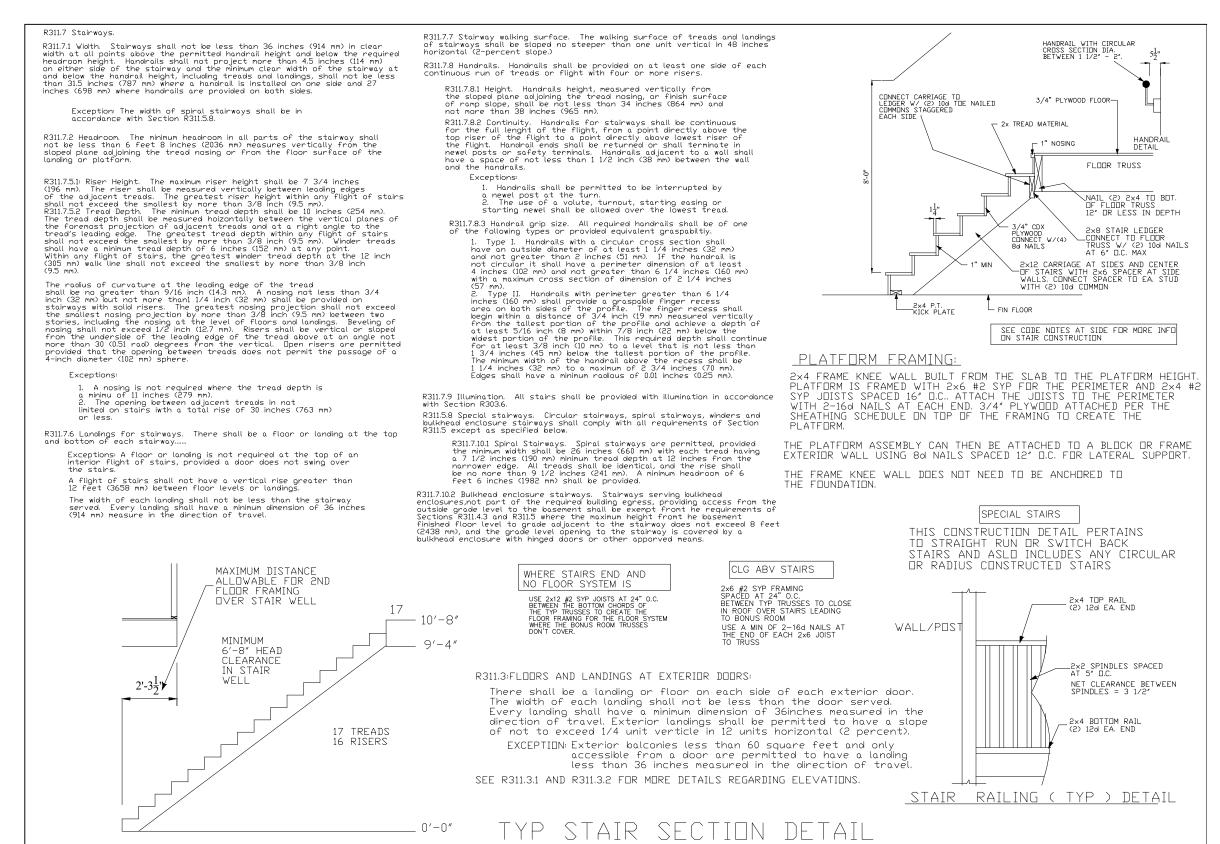
WALL SHEATHING

 INSTALL WALL SHEATHING WITH LONG DIMENSIONS PERPENDICULAR TO FRAMING, AND STAGGER ALL END JOINTS 1/2 PANEL LENGTH IN ALTERNATE ROWS. INSTALL BLOCKING AT ALL PANEL JOINTS.

2. INSTALL 2x WALL BLOCKING AT ALL PANEL JOINTS INSTALL NAILS FOR ALL EDGE CONDITION. FASTEN SHEARWALL SHEATHING AS FOLLOWS FOR DIAPHRAM CAPS INDICATED:

ELEMENTS BE Z COATED TO PREVENT EARLY CORROSION

DIAPHRAM CAP 460 P.L.F. 10d NAILS, 5" O.C. EDGES, 12" O.C. INTERMEDIATE. NO. 12 SCREWS MAY BE SUBSTITUTED FOR 10d NAILS WHERE M.S. ARE USED IN SHEREWALLS. SCREW PATTERN IS THE SAME AS NOTED FOR SHEARWALLS.



2x4 STUDS AT 2'-0" O.C. W/ SIMPSON H3 TOP AND BOTTOM, TYPICAL ROOF FRAMING AT 2'-0" O.C. SHAPED 2x4 (OR 3x4) WITH (2) 1/2" DIA x

CONT 2x4, TYPICAL

ROOF SHEATHING

TYPICAL OVER FRAMING DETAIL

LP Structural Design, LLC Larry Parkinson FL. Professional Engineer No. 47617 223 Magnolia Circle Eustis, FL. 32726 352-989-1934

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS STRUCTURE FOR INTEGRITY OF SHEARWALLS, ROOF DIAGRAMS, ETC., & THAT THIS BUILDING COMPLIES

WITH THE REOUIREMENTS OF THE FLORIDA BUILDING CODES 8TH ED. (2023)

ALAN PAR S. CICENSE No. 47617 . CORIDA.

This item has been electronically signed and sealed by Larry Parkinson PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Andrew Kager nnovative Investment Group of central Florida

Prepared for:

Project:

New Construction Single Family Residence

LAKE COUNTY FLORIDA

Prepared By:

OFFICE# 352-669-1026 Email: tjmcad@centurylink.net

DISCLAIMER NOTE: TJM CAD DESIGNS shall not be held liable for any contractors or sub contractors abilities to conform to any FBC 2023 8th Ed. requirements during construction of this project, therefor TJM CAD DESIGNS shall have no Liens place upon them for others non ability of payments to subs

BE held liable for the workmanship or

abilities of others to follow instructions.

ELKRIDGE 5 SPEC HOUSE

SPEC SHEET

REVISIONS

DESIGN CRITERIA Basic wind speed ---- 140 mph with 2-3 Risk Category---2 per Table FBC 1604.5 Wind Exposure Category ---- B

Wind Importance Factor----1.0

(Enclosed)

Internal Pressure Coefficient +/-0.18

Average design wind pressure ---- 25 psf Wind pressures for components & cladding (Based on worst case scenario, Zone 5)

For wall elements = (+35.3 - 47.2 psf)Garage Door = (+31.6 - 39.8 psf)Structural live loads: floors 40 lbs., Balconies & Decks 60 lbs., Stairs 100lbs. Roofs 20 lbs.

This structure has been designed in compliance with FBC 2023 8th Edition Wind load requirements for 140 mph Winds And is not in windborne debris region. It also complies with the Residential Section R-301 design criteria, and includes ASCE 7-22 & NEC 2017

DRAWN BY: J. COSSAR 1/17/24 DATE: SCALE: 1/4"=1'

SHEET

ENGINEER SEAL

N.T.S.

ELECTRICAL SYMBOLS						
SYMBOL	DESCRIPTION					
\$	SWITCH					
\$ _M	MOTION SWITCH					
\$ ₄	4-WAY SWITCH					
\$3	3-WAY SWITCH					
S	SMOKE/CARBON DETECT0R					
Ф	DUPLEX RECEPTACLE					
Ø GFI	GROUND FAULT INTERRUPTED RECEPTACLES					
Ø GFIWP	ALL OUT DOOR GFI RECEPT. MUST BE WATER PROOF					
⊜ 220V	220 VOLT RECEPTACLE					
N3R (内)	220 VOLT HVAC DISCONNECT, NEMA 3R LOCATED A MIN. 25' FROM HVAC SYSTEM					
<u>Ф</u>	OR FUTURE ELECTRIC CAR CHARGING STATION					
©	EXHAUST FAN					
	UNDER SOFFIT & CABINET LIGHTING- PER OWNER					
- ф	WALL MOUNT COACH LIGHT- PER OWNER					
6 4	RECESSED LIGHTING- (6/4) SYMBOLS INDICATE					
	(6") WP EXTERIOR USE & (4") INTERIOR USE					
\oplus	CEILING MOUNT LIGHT or PENDENT- PER OWNER					
O VP	RECESSED LIGHTING-VAPOR PROOF-SIZE PER OWNER					
- 6	EXHAUST FAN W/LIGHT					
000	VANITY LIGHT- SIZE & STYLE PER OWNER					
	DOOR BELL- FINAL LOCATION PER OWNER					
Ŋ	DOOR JAMB SWITCH					
TV	TELEVISION /CABLE- FINAL LOCATION PER OWNER					
	CEILING FAN W/ LIGHT					
	SIZE & STYLE PER OWNER					
\triangle	MOTION SENSOR LIGHTING/HARD WIRED					
LED	LED STRIP LIGHTS- PER OWNER					
JB	FLOOR JUNCTION BOX					
C	DOOR BELL CHIME- PER CONTRACTOR					

ELECTRICAL GENERAL NOTES:

1. CONSULT UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.

- 2. ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
- 3. SWITCH PLATES TO BE PLACED 42" ABOVE FINISH FLOOR CENTER OF SWITCH TYPICAL.
- 4. SMOKE/CARBON-MONOXIDE DETECTORS TO BE PLACED IN ALL SLEEPING AREAS.
- 5. PROVIDE 200 AMP SERVICE & EQUIPMENT, BY OTHERS.
- 6. CONTRACTOR AND OWNER RESPONSIBLE FOR FINAL LAYOUT7. ALL NEW RECEPTACLES SHALL BE ARCH FAULT, TAMPER RESISTANT PER NEC ARTICLE 210.
- ALL ELECTRICAL WORK TO COMPLY WITH ALL NEC 2017 FOR RESIDENTIAL.

 8. CONFIRM & COORDINATE ALL FIXTURES, APPLIANCES & MEDIA POWER &
- PLUG REQUIREMENTS, PER MANUFACTURERS SPECS, PRIOR TO CONSTRUCTION

OPTIONAL IN THE FIELD, PER OWNER

ALL OF THE BELOW NOTES TO BE CONSIDERED AS OPTIONAL, TO BE COORDINATED & APPROVED BY HOME OWNER PRIOR TO CONSTRUCTION.

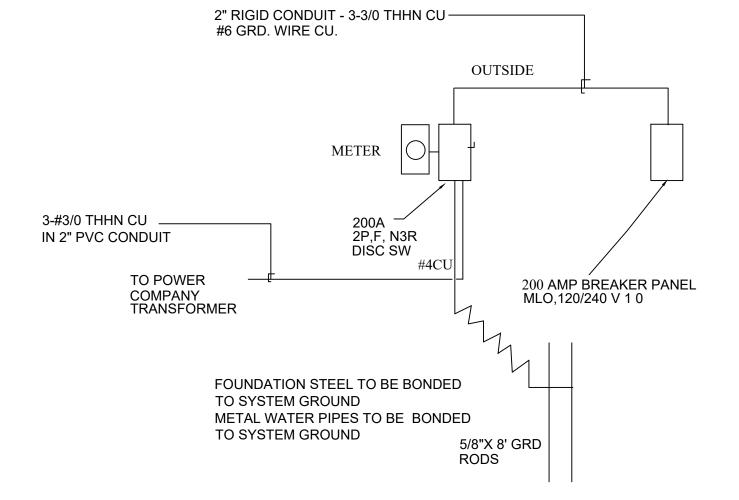
- * LED LIGHTING THROUGHOUT PER CONTRACTOR/OWNER.
 * ELECTRICAL BOX FINAL LOCATION, PER CONTRACTOR.
- * USB PLUGS (OFFICE , KITCHEN DRAWERS, LIVING AREAS, OUTDOORS,
- PER CONTRACTOR/OWNER.

 * DIMMER SWITCHES PER CONTRACTOR/OWNER.
- * CEILING SPEAKERS PER CONTRACTOR/OWNER.

 * MEDIA PANEL PER CONTRACTOR/OWNER.
- * OUTLETS W/ NIGHT LIGHT & USB PER CONTRACTOR/OWNER.
- * SERGE PROTECTOR PER CONTRACTOR/OWNER.
- * LOW VOLTAGE LANDSCAPE LIGHTING PER CONTRACTOR/OWNER.

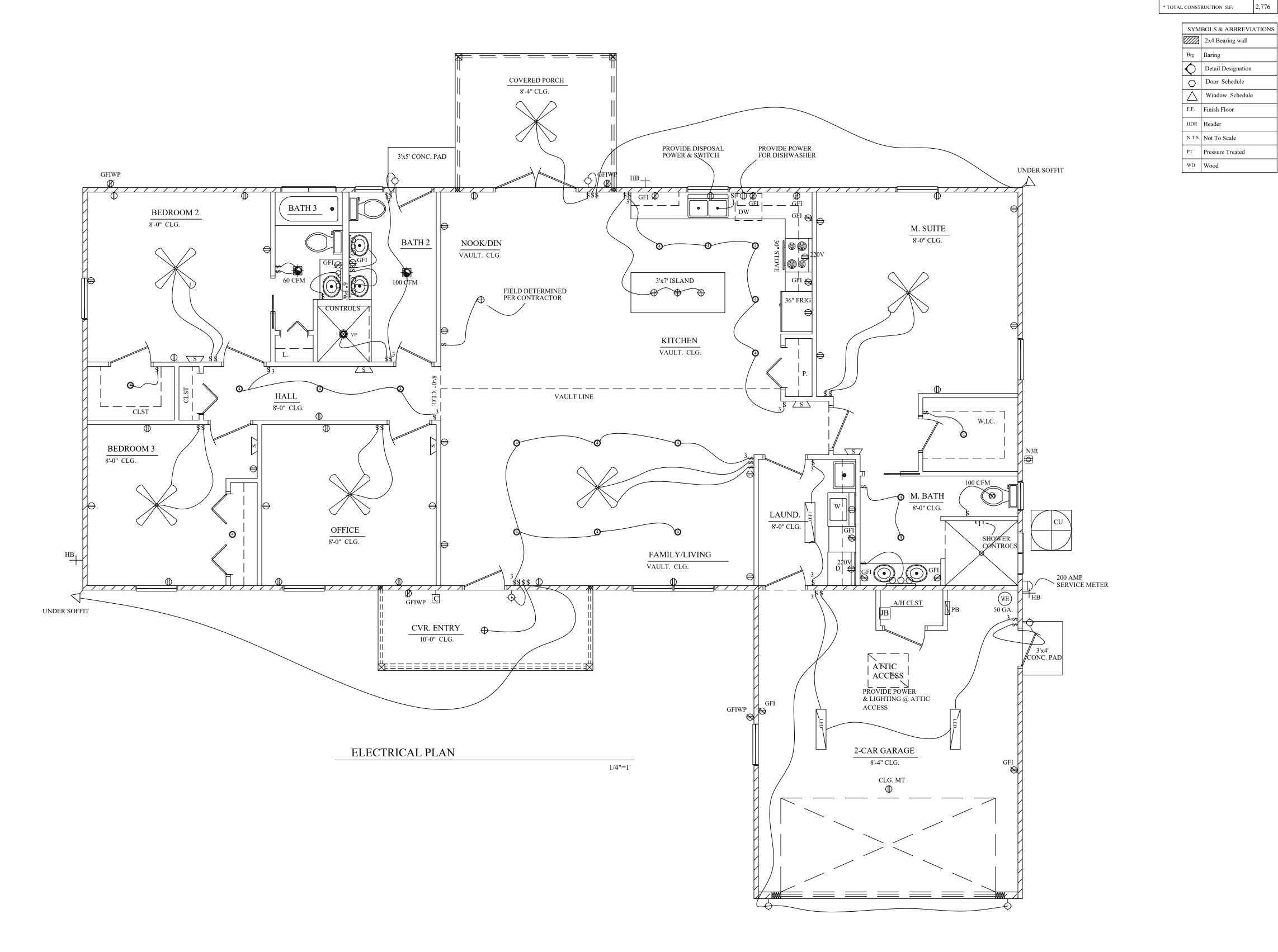
 * SMART SWITCHES PER CONTRACTOR/OWNER.
- * SMART SWITCHES PER CONTRACTOR/OWNER.

 * LIGHTING TO BE OPERATED BY DOOR JAMB SWITCH, PER OWNER.



N.T.S.

RISER DIAGRAM



Prepared for:

Andrew Kager
Innovative Investment Group
of central Florida

Under Roof Square Footage

Living - Under Air
Front Entry Porch

Rear Covered Porch

2-Car Garage

Project:

New Construction
Single Family Residence

LAKE COUNTY FLORIDA

Prepared By:

DESIGNS

OFFICE# 352-669-1026 Email: tjmcad@centurylink.net

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ELKRIDGE 5 SPEC HOUSE

ELECTRICAL

REVISIONS

DESIGN CRITERIA

Basic wind speed ---- 140 mph with 2-3
second gust.
Risk Category---2 per Table FBC 1604.5
Wind Exposure Category ---- B
Wind Importance Factor-----1.0

Internal Pressure Coefficient +/-0.18 (Enclosed)
Average design wind pressure ---- 25 psf

Wind pressures for components & cladding (Based on worst case scenario, Zone 5)
For wall elements = (+35.3 - 47.2 psf)
Garage Door = (+31.6 -39.8 psf)
Structural live loads: floors 40 lbs.,
Balconies & Decks 60 lbs., Stairs 100lbs.
Roofs 20 lbs.

NOTE:
This structure has been designed in compliance with FBC 2023 8th Edition
Wind load requirements for 140 mph Winds
And is not in windborne debris region.
It also complies with the Residential
Section R-301 design criteria, and includes ASCE 7-22 & NEC 2017

DRAWN BY: J. COSSAR

DATE: 1/17/24

SCALE: 1/4"=1'

LP Structural Design , LLC
Larry Parkinson FL. Professional Engineer No. 47617
223 Magnolia Circle

Eustis, FL. 32726 352-989-1934

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS STRUCTURE FOR INTEGRITY OF SHEARWALLS, ROOF DIAGRAMS, ETC., & THAT THIS BUILDING COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODES 8TH ED. (2023)

E-1

This item has been electronically signed and sealed by Larry Parkinson PE using a Digital Signature and date.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ENGINEER SEAL

nically
Parkinson PE
d date.
ment
and sealed
verified

SHEET