

AREA (SQFT):
 LIVING...1932
 GARAGE...524
 LANAI...293
 PORCH...268
 TOTAL...3017

WINDOW SIZES		DOOR SIZE EXAMPLE:	
(3014)...36"W X 16"H	FIXED	(3068)...36"W X 80"H	(3'-0"W X 6'-8"H)
(114)...27"W X 50"H	SH	(3080)...36"W X 96"H	(3'-0"W X 8'-0"H)
(25)...38"W X 63"H	SH	(XXXX)...WIDTH (FT) AND HEIGHT (FT)	
(28)...38"W X 72"H	SH		
(38)...54"W X 72"H	SH		
ALL SIZES ARE APPROXIMATE. REFER TO MANUFACTURER SIZE CHART FOR ACCURATE DIMENSIONS.		INTERIOR DOOR SIZES	
SEE PAGE N1 FOR ADDITIONAL INFORMATION CONCERNING AREAS THAT REQUIRE SAFETY GLAZING.		WIDTH:	
MAIN CEILING HT: 10'-0" AFF		(1/6)...18"W	
		(2/0)...24"W	
		(2/4)...28"W	
		(2/5)...30"W	
		(2/8)...32"W	
		(3/0)...36"W	
		HEIGHT:	
		6'-8"H	
		8'-0"H	
		SEE BUILDER	

NOTE TO FRAMING CONTRACTOR:
 MAKE MINOR ADJUSTMENTS AS NEEDED TO ACCOMMODATE FOR PLUMBING.

PAGE INDEX: (13 SHEETS)

- A1.1... FLOORPLAN
- A1.2... FLOORPLAN
- A2.1... ELEVATIONS
- A2.2... ELEVATIONS
- S3.1... STRUCTURAL DETAILS
- PM4.1... PLUMBING AND AC
- S5.1... ROOF PLAN
- S5.2... TRUSS PLAN
- S6.1... FOUNDATION PLAN
- S6.2... EXTERIOR WALL PLAN
- E7.1... ELECTRICAL PLAN
- FL8.1... FLASHING DETAILS
- N1... NOTES AND PRODUCT APPROVAL

ALL DIMENSIONS SHOWN MAY VARY SLIGHTLY DUE TO MATERIAL SIZES AND THICKNESS.

STEPS THAT ARE SHOWN MAY VARY IN NUMBER OF STEPS REQUIRED.
 STEP SIZE: TREAD 11" MIN-RISER 7-3/4" MAX.

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IT APPEARS THAT THE LOCATION OF THE HOME IS NOT LOCATED IN A FLOOD PRONE AREA...VERIFY WITH SITEPLAN

FLOOD NOTE: (IMPORTANT) IF HOME IS TO BE LOCATED IN A FLOOD PRONE AREA, SEE PAGE A1.1 FOR ANY FLOOD NOTE REQUIREMENTS.

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 Jody Wilks...owner
 713 Whitehall St.
 Plant City, FL
 33563

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 NOTE...PLAN MUST BE PERMITTED WITHIN 6 MONTHS OF DRAW DATE OR REVISION FEES MAY APPLY

REVIEWED FOR STRUCTURE ONLY
 I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN, AND HAVE FOUND IT TO BE IN COMPLIANCE WITH THE CODES LISTED ON PAGE N1

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 Fax No.: (813) 752-7234
 Email: roberts.eg@gmail.com

COUNTRY OAKWOOD 4 MODEL

FLOORPLAN WITH DIMENSIONS

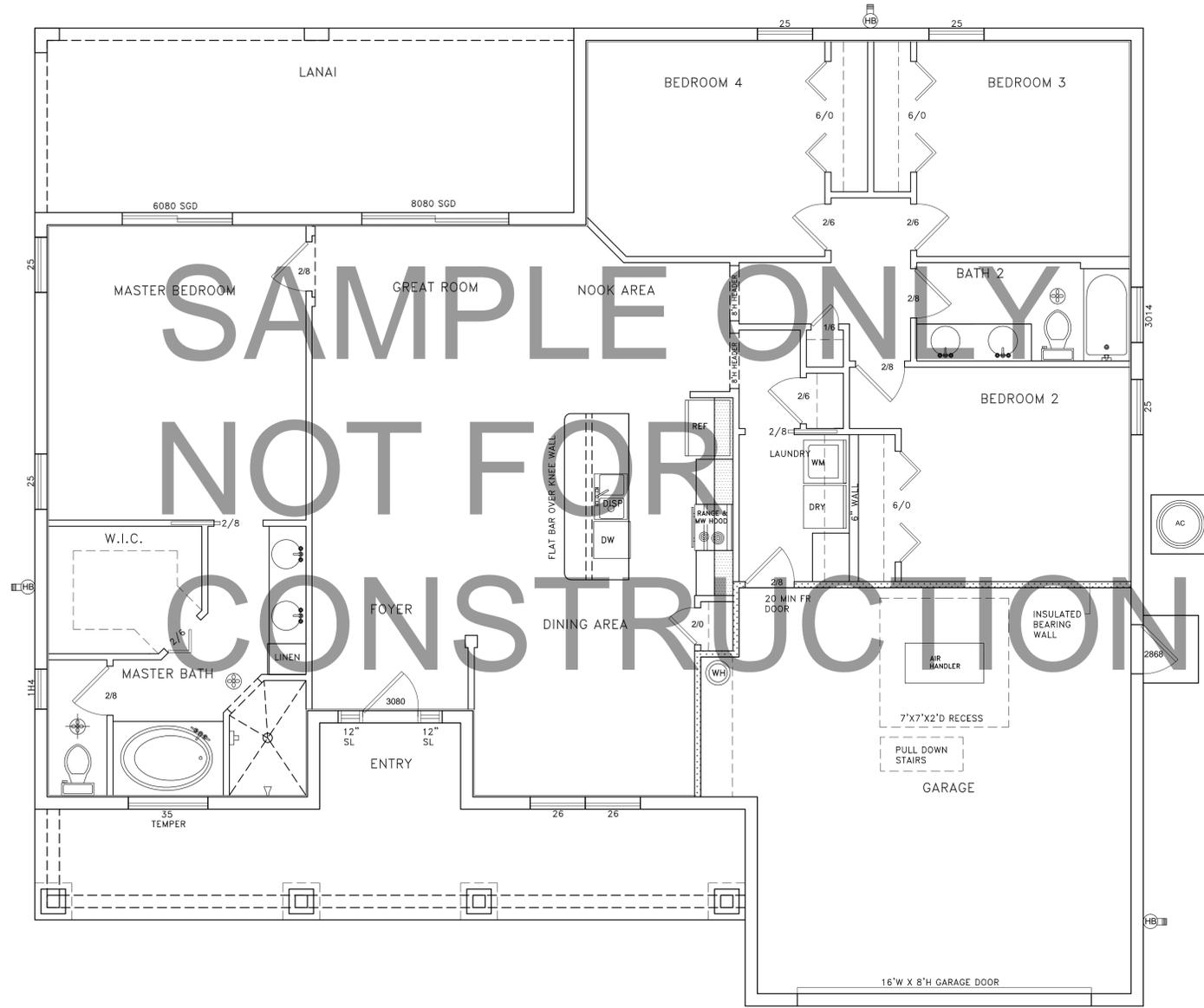
SCALE: 1"=4' 1/4"

CUSTOMER:

ADDRESS:

DATE: 10.08.22

A1.1



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* (26)...38"W X 72"H	SH		
* (36)...54"W X 72"H	SH		
INTERIOR DOOR SIZES			
ALL SIZES ARE APPROXIMATE. REFER TO MANUFACTURER SIZE CHART FOR ACCURATE DIMENSIONS		WIDTH:	
* MEETS EGRESS REQUIREMENT		(1/6)...18"W	(4/0)...48"W
SEE PAGE N1 FOR ADDITIONAL INFORMATION CONCERNING AREAS THAT REQUIRE SAFETY GLAZING.		(2/0)...24"W	(4/8)...56"W
MAIN CEILING HT: 10'-0" AFF		(2/4)...28"W	(5/0)...60"W
		(2/8)...30"W	(5/4)...64"W
		(2/8)...32"W	(6/0)...72"W
		(3/0)...36"W	
		HEIGHT:	
		6'-8"H	
		8'-0"H	
		SEE BUILDER	

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A1.2

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CUSTOMER: _____ ADDRESS: _____ DATE: 10.08.22

FLOORPLAN WITHOUT DIMENSIONS SCALE: 1"=4' 1/4"

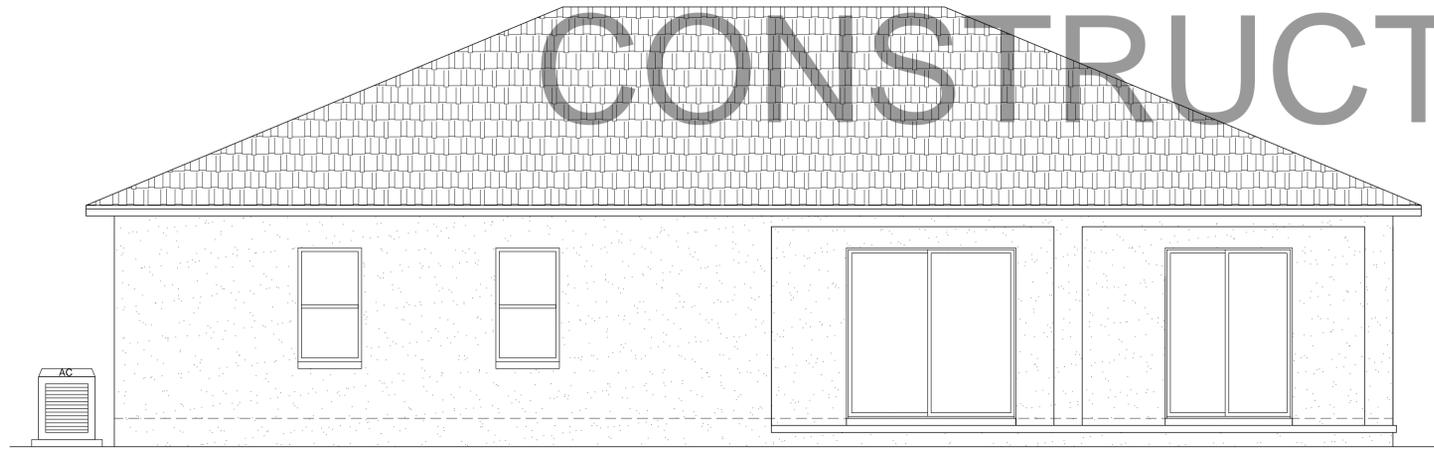
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SAMPLE ONLY
FRONT ELEVATION
ROOF VENTS NOT SHOWN



REAR ELEVATION
ROOF VENTS NOT SHOWN

NOT FOR CONSTRUCTION

-  ASPHALT DIMENSIONAL SHINGLE ROOF
 -  SCALLOP SIDING
 -  LAP SIDING
 -  CUT STONE
 -  TEXTURED STUCCO
 -  STUCCO BANDING
- NOTE:
USE 1/4" SCALE FOR VENEER SIZING AND LOCATION



EXTERIOR WALL COVERING:

- CMU BLOCK WALLS:**
 - SIDING OVER PT FURRING OVER CMU BLOCK WALL.
 - PAINTED STUCCO (1/2 INCH THICK MIN.) APPLIED DIRECTLY OVER CMU BLOCK WALL.
 - STONE APPLIED DIRECTLY OVER CMU BLOCK WALL.
- FRAME (WOOD) OR GABLE:**
 - SIDING OVER HOUSEWRAP OVER 15/32" SHEETING OVER FRAME OR GABLE.
 - PAINTED STUCCO (7/8 INCH THICK MIN.) OVER LATHE OVER FELT OVER HOUSEWRAP OVER 15/32" SHEETING OVER FRAME OR GABLE.
 - STONE (MORTARED) OVER LATHE OVER FELT OVER HOUSEWRAP OVER 15/32" SHEETING OVER FRAME OR GABLE.

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COUNTRY OAKWOOD 4 MODEL

ELEVATIONS

SCALE: 1"=4' 1/4"

CUSTOMER:

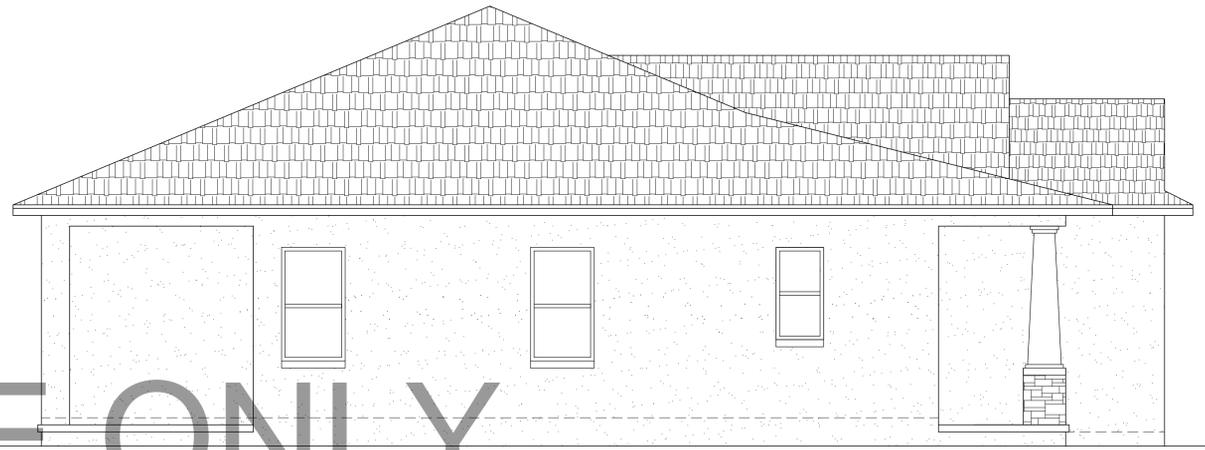
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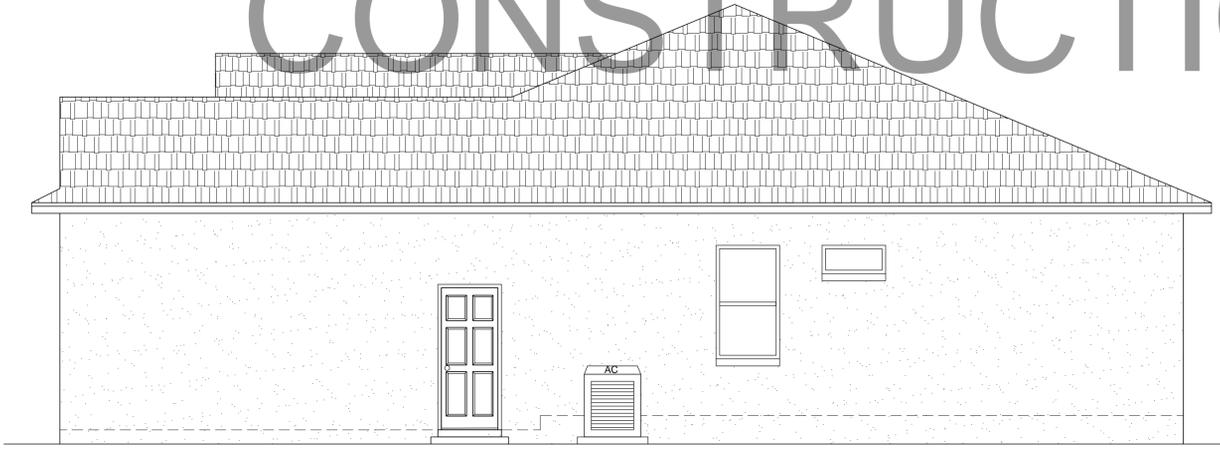
A2.1

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SAMPLE ONLY
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CONSTRUCTION



LEFT ELEVATION
ROOF VENTS NOT SHOWN



RIGHT ELEVATION
ROOF VENTS NOT SHOWN

-  ASPHALT DIMENSIONAL SHINGLE ROOF
-  SCALLOP SIDING
-  LAP SIDING
-  CUT STONE
-  TEXTURED STUCCO
-  STUCCO BANDING



EXTERIOR WALL COVERING:

CMU BLOCK WALLS:

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FRAME (WOOD) OR GABLE:

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NOTE:
USE 1/4" SCALE FOR VENEER
SIZING AND LOCATION

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COUNTRY
OAKWOOD 4 MODEL

ELEVATIONS

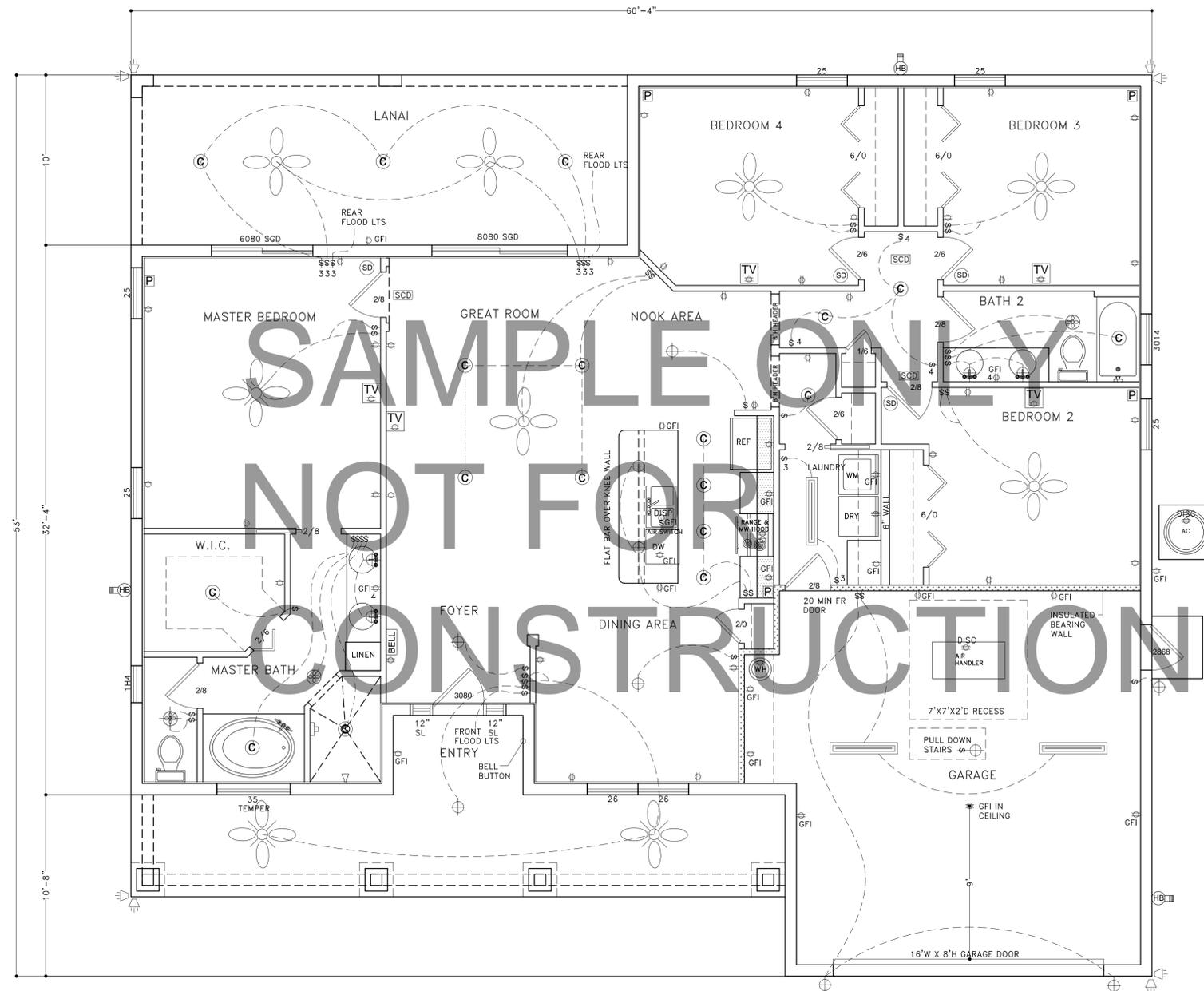
SCALE: 1"=4'
1/4"

CUSTOMER:

ADDRESS:

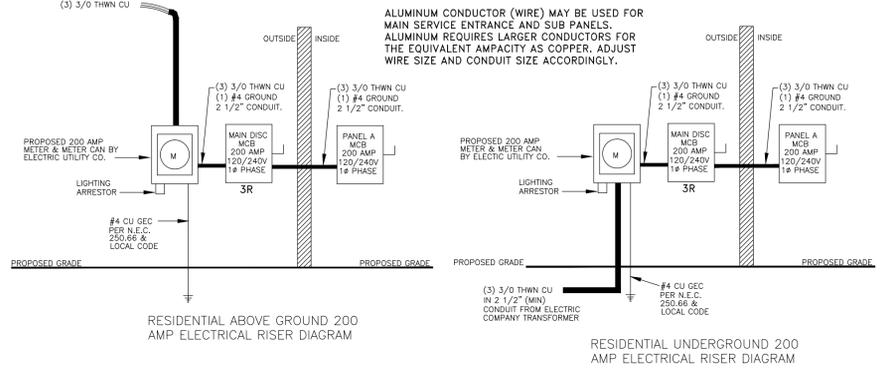
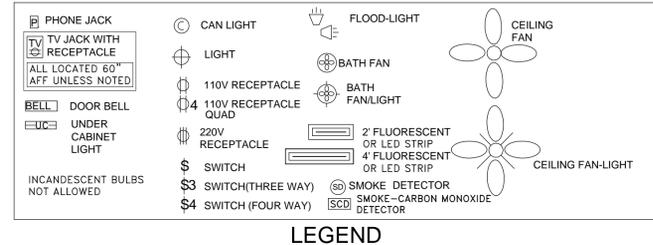
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A2.2



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ELECTRICAL NOTES:
 ALL ELECTRICAL TO MEET ELECTRICAL (NEC) AND FIRE CODES
 CODE SUPERSEDES PLANS IN CASE OF DISCREPANCY
 ELECTRICAL PANEL/METER LOCATION TO BE DETERMINED
 OWNER/BUILDER TO VERIFY LOCATION OF ALL ELECTRICAL DEVICES BEFORE INSTALLATION
 ALL RECEPTACLES WITHIN 6' OF WET AREAS (TUBS, SHOWERS, SINKS, ETC.) TO BE GFI.
 ALL RECEPTACLES ON THE EXTERIOR OF THE HOME TO BE WEATHER RESISTANT (COVERED) GFI
 ALL 120V CIRCUITS MUST BE ARC FAULT (AFCI) PROTECTED. ALL GFI RECEPTACLES MUST BE DUAL FUNCTION (GFCI-AFCI) PROTECTED.
 ALL 120V RECEPTACLES MUST BE TAMPER RESISTANT
 VERIFY WITH OWNER FOR LOW VOLTAGE (PHONE, TV, ETC) LOCATIONS
SPECIAL NOTES:
 PLAN SHOWS WIRING FOR FIXTURES AND APPLIANCES, HOWEVER THE ACTUAL FIXTURES AND APPLIANCES MAY BE OPTIONAL (SEE BUILDER)
 WELL AND POOL EQUIPMENT LOCATIONS... (SEE BUILDER)



NOTE: FL STATE STATUTE 471.003(2) ELECTRICAL, PLUMBING, AND MECHANICAL CONTRACTORS MAY PROVIDE ALL NECESSARY INFORMATION NEEDED FOR PERMITTING FOR A PROJECT OF THIS SIZE WITHOUT AN ENGINEER'S SEAL.

NOTE: IT IS THE RESPONSIBILITY OF THE SUB CONTRACTOR TO REVIEW THE PLANS FOR ACCURACY. THE SUB CONTRACTOR HAS THE RIGHT AND RESPONSIBILITY TO CHANGE OR CORRECT THE PLANS IN ORDER TO MEET THE REQUIREMENTS THEIR COMPANY DEEMS NECESSARY TO FULFILL THEIR WARRANTY. PLANS MUST ALSO MEET THE PRESENT CODE REQUIREMENTS.

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COUNTRY OAKWOOD 4 MODEL

ELECTRICAL

SCALE: 1"=4' 1/4"

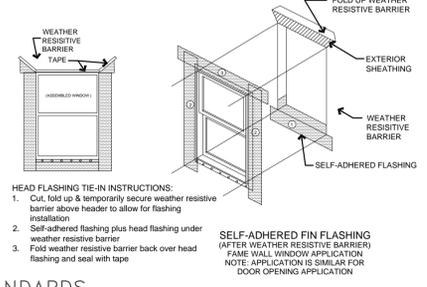
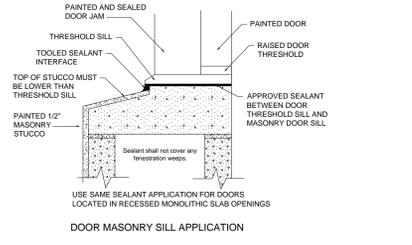
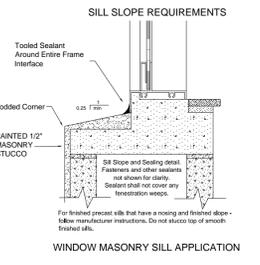
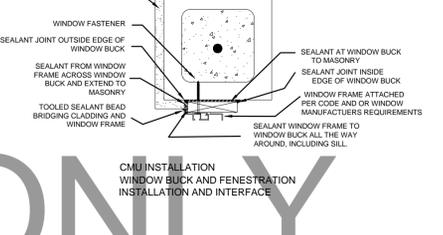
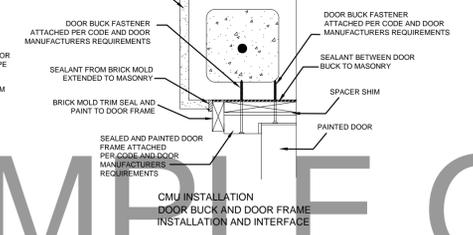
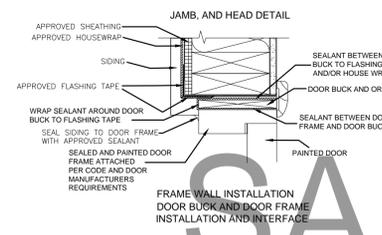
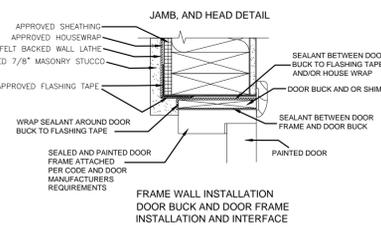
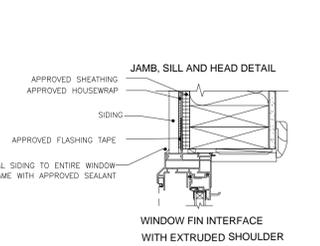
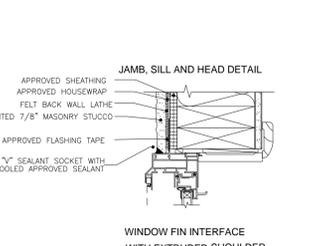
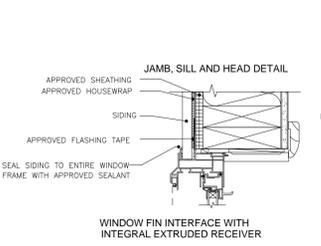
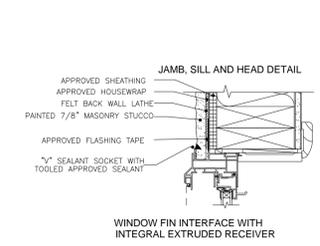
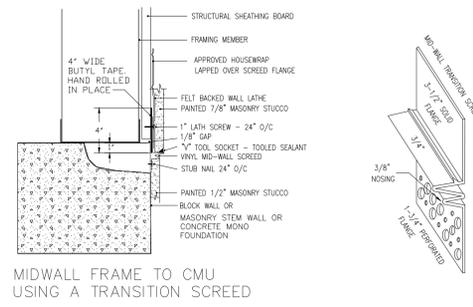
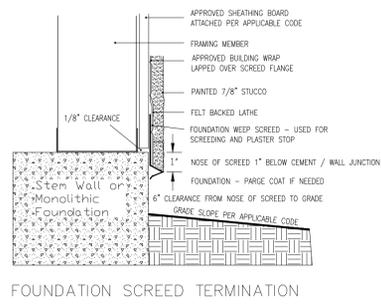
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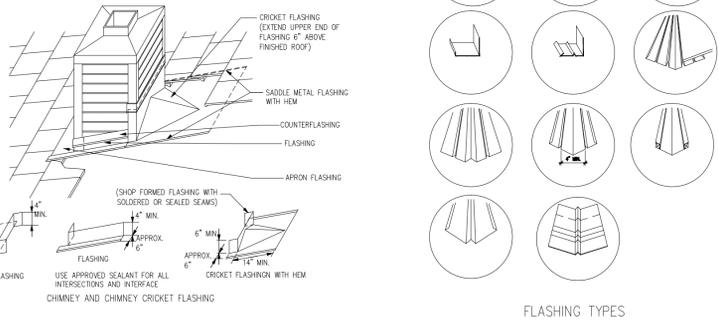
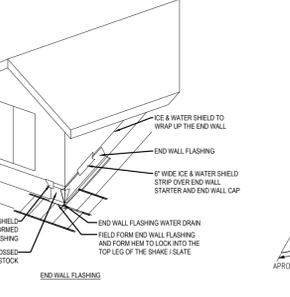
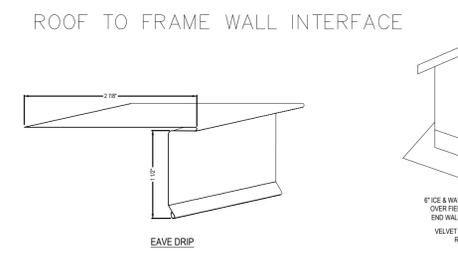
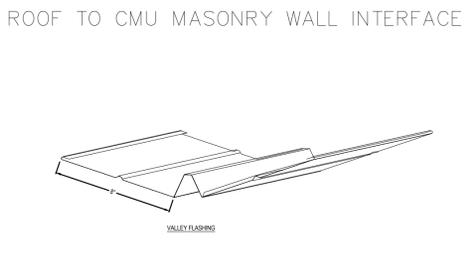
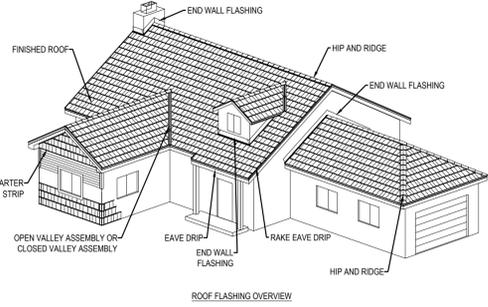
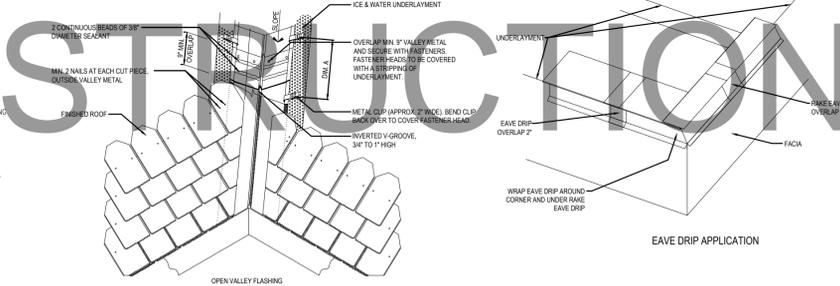
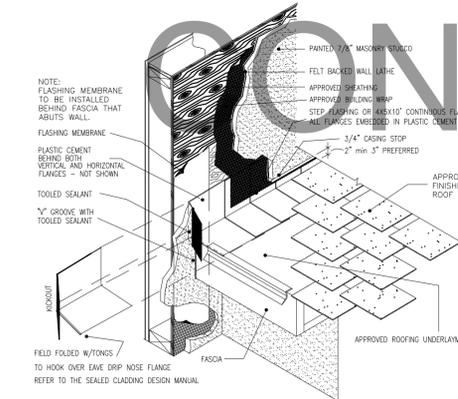
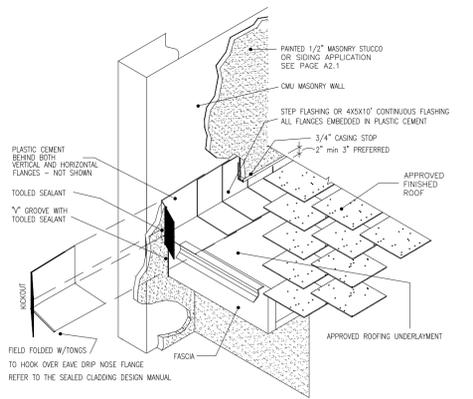


SAMPLE ONLY

WALL TO WALL FLASHING-DOOR FLASHING-WINDOW FLASHING

NOTE:

- ALL FLASHING APPLICATIONS MUST MEET MANUFACTURERS REQUIREMENTS.
- ALL FLASHING APPLICATIONS SHOWN ABOVE MEET THE CURRENT FLORIDA BUILDING CODE (SHOWN ON PAGE N1) AND ASTM STANDARDS.
- SEE PAGE N1 AND PAGE S3.1 FOR MORE INFORMATION.
- OTHER FLASHING OPTIONS EXIST (THAT ARE NOT SHOWN) AND ARE ACCEPTABLE THAT MEET THE CURRENT FLORIDA BUILDING CODE AND ASTM STANDARDS.



ROOF TO WALL FLASHING-ROOF FLASHING

NOTE:

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ALL DIMENSIONS SHOWN MAY VARY SLIGHTLY DUE TO MATERIAL SIZES AND THICKNESS.
STEPS THAT ARE SHOWN MAY VARY IN NUMBER OF STEPS REQUIRED.
STEP SIZE: TREAD 11" MIN-RISER 7-3/4" MAX.
Draftsman will apply due diligence against errors and omissions, but errors and omissions may occur. Please review your plans, as well as your builder. Trinity Drafting LLC will correct all errors and/or omissions prior to construction without cost. Draftsman's liability limit will not exceed the price of the plans.

**2020 FLORIDA BUILDING CODE (7TH EDITION)
APPLIES TO ALL NOTES AND SPECIFICATIONS LISTED**

GENERAL SPECIFICATIONS AND NOTES

(1) **STRUCTURAL DESIGN CRITERIA...** PER 2020 FBC 7TH ED.(FLORIDA BUILDING CODE) STRUCTURAL DESIGN CRITERIA...PER 2020 FBC 7TH ED.(FLORIDA BUILDING CODE) RESIDENTIAL ELECTRICAL DESIGN CRITERIA...PER CURRENT NEC (NATIONAL ELECTRICAL CODE) NOTE: USE LATEST NEC CODE ADOPTED BY THE LOCAL MUNICIPALITY BUILDING DEPT. PLUMBING DESIGN CRITERIA...PER 2020 FBC-P 7TH ED.(FLORIDA BUILDING CODE-PLUMBING) FUEL-GAS CRITERIA...PER 2020 FBC-G 7TH ED.(FLORIDA BUILDING CODE-FUEL/GAS) MECHANICAL DESIGN CRITERIA...PER 2020 FBC-M 7TH ED.(FLORIDA BUILDING CODE-MECHANICAL) ENERGY EFFICIENCY CRITERIA...PER 2020 FBC-IEC 7TH ED.(FLORIDA BUILDING CODE-ENERGY CONSERVATION) FIRE AND LIFE SAFETY CRITERIA...PER CURRENT NFPA CODES AND STANDARDS (NATIONAL FIRE PROTECTION ASSOCIATION) AND THE 2020 FBC 7TH ED.(FLORIDA BUILDING CODE)

ENGINEERING DESIGN LOAD TABLE ON RIGHT SIDE OF PAGE, SUPERCEDES FIGURES SHOWN HERE.

(2) **ROOFS:** 20 PSF. SLEEPING ROOMS: 30 PSF. ATTIC W/ STORAGE: 30 PSF. ATTIC W/O STORAGE: 10 PSF. ALL OTHER ROOMS: 40 PSF. RAISING: 50 PSF. ANY DIRECTION OR 200 LBS. ANY DIRECTION

(3) **FOUNDATIONS:** THE OUTER FOUNDATION BARS SHALL BE CONTINUOUS AROUND CORNERS BY BENDING THE BAR IN ACCORDANCE WITH 202.3.4 OF THE 2020 IBC 16-01. IN BOTH CASES THE MINIMUM BAR LAP SHALL BE 40 BAR DIAMETERS (25" MIN.). LIKEWISE, THE BOND BEAM REINFORCEMENT SHALL BE CONTINUOUS AROUND ALL CORNERS. ASSUMED MINIMUM EXISTING SOIL BEARING PRESSURE = 2000 P.S.F. SOIL NOTED AS COMPACTED IS 95% MODIFIED PROCTOR, ASTM D1557.

(4) **SLAB:** ALL FLOOR BOARDS, RECESSED SHOWER, AND GARAGE STEP-DOWN OR OTHER CHANGE OF LEVEL FORMS MUST BE IN PLACE AT THE TIME OF INSPECTION. GARAGE PGS. MADE OF SOLID PLASTIC, STEEL OR OTHER APPROVED MAN-MADE PRODUCT ARE REQUIRED TO BE INSTALLED. WOOD SPIKES OR WOOD GRADE STAKES CANNOT BE USED INSIDE THE SLAB AREA. WOOD FORM BOARDS AND INSTALLED MATERIAL MAY BE MADE OF NON-PRESSURE TREATED WOOD, BUT MUST BE REMOVED AS SOON AS POSSIBLE AND THE PENETRATIONS PATCHED AND SEALED. NO WOOD OR CELLULOSE CONTAINING MATERIAL MAY BE LEFT IN OR BELOW THE SLAB.

(5) **LINTELS:** NO TAR PAPER, ASPHALT ROOF PAPER, CELLULOSE CONTAINING OR SCRAP MATERIAL MAY BE USED AS A CONCRETE STOP LINTEL FOR THE TIE-BEAM CONCRETE WALLING. ONLY APPROVED METAL CAPS OR SCREENS THAT ARE DESIGNED FOR THAT PURPOSE MAY BE USED.

(6) **MASONRY:** CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2500 PSI (UNLESS NOTED OTHERWISE) @ 28 DAYS. STEEL REINFORCEMENT SHALL HAVE A MINIMUM YIELD STRENGTH OF 45,000 PSI IN ACCORDANCE WITH ASTM A-615. CONCRETE MASONRY UNITS, IF ANY, SHALL BE HOLLOW CORE / LOAD BEARING IN ACCORDANCE TO ASTM C90 OR C145, 1,900 PSI MINIMUM.

(7) **FRAMING:** ALL WOOD LOAD BEARING EXTERIOR AND INTERIOR WALLS TO BE SPECIFIC PINE F#2 @ 16" O.C., UNLESS NOTED OTHERWISE. ALL WOOD GIRDERS SHALL HAVE A MIN. OF (4" x 24") STUDS PLACED DIRECTLY UNDER THE GIRDER AND DOUBLE PLATES. SEE PLANS.

(8) **FIRE CAULK:** ASTM 136 RATE RATED FIRE CAULK IS REQUIRED ON ALL WALLS, EXTERIOR BEARING, INTERIOR BEARING AND INTERIOR NON-BEARING WALLS FOR SMOKE AND DRAFT STOPPING.

(9) **GLAZING:** (SEE FLORIDA PRODUCT APPROVAL CHART FOR MANUFACTURERS MATERIAL AND INSTALLATION REQUIREMENTS) THE FOLLOWING ARE CONSIDERED SPECIFIC LOCATIONS FOR THE PURPOSES OF SAFETY (TEMPERED) GLAZING:

- GLAZING IN INGRESS AND EGRESS DOORS EXCEPT JALOUSIES.
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
- GLAZING IN STORM DOORS.
- GLAZING IN ALL UNFRAMED SWINGING DOORS.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOLDS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS.
- GLAZING IN ANY PORTION OF A BLDG'S WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" (1524 MM) ABOVE THE DRAIN INLET.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERATIVE WINDOW ADJACENT A DOOR WHERE THE NEAREST VERTICAL EDGE IS A 24" (610 MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHERE BOTTOM EDGE IS LESS THAN 60" (1524 MM) ABOVE THE FLOOR OR GARAGE FLOOR SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERATIVE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT. (0.84 M²).
 - BOTTOM EDGE LESS THAN 16" (407 MM) ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 36" (914 MM) ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36" (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
- ALL GLAZING IN WALLS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE, INCLUDING STRUCTURAL BALUSTRAE PANELS AND NONSTRUCTURAL BALUSTRAE PANELS.
- GLAZING IN WALL AND FENCES INCLUDING INDOOR AND OUTDOOR SWIMMING POOLS AND WHERE THE BOTTOM EDGE OF THE GLAZING IS: (A) LESS THAN 60" (1524 MM) ABOVE THE WALKING SURFACE ON THE POOL SIDE, AND (B) WITHIN 36" (914 MM) HORIZONTALLY OF THE WALKING SURFACE ON THE POOL SIDE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

(10) **EXTERIOR PLASTER:** INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C 926 AND ASTM C 1063 AND THE PROVISIONS OF THE FLORIDA BUILDING CODE.

(11) **WATER-RESISTIVE BARRIER:** (SEE FLORIDA PRODUCT APPROVAL CHART FOR MANUFACTURERS MATERIAL AND INSTALLATION REQUIREMENTS)

(12) **UNDERLAYER APPLICATION:** PROTECT UNDERLAYER FROM ASPHALT, METAL, MINERAL SURFACING, SLATE AND SLATE-TYPE ROOF COVERINGS UNDERLAYER FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL SURFACED ROOF ROOFING, SLATE AND SLATE-TYPE SHINGLES, AND METAL ROOF PANELS SHALL COMPLY WITH ONE OF THE FOLLOWING METHODS:

(13) **BATHUB AND SHOWER SPACES:** BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.

(14) **ATTIC ACCESS:** THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHEN LOCATED IN A WALL, THE OPENING SHALL BE A MINIMUM OF 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH) WHEN THE ACCESS IS LOCATED IN A CEILING. UNLESS OTHERWISE NOTED, THE HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. PULL-DOWN STAIRS MAY BE USED IN LIEU OF TYPICAL ATTIC ACCESS OPENING, PROVIDED THE OPENING MEETS THE MINIMUM OPENING REQUIREMENTS. ACCESS PANELS MUST MEET OR EXCEED THE MINIMUM FIRE RATING REQUIREMENT OF THE WALL OR CEILING LOCATION.

(15) **TERMITE PROTECTION:** PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINS AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM THE BUILDING SIDEWALLS. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDEWALL TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION. BETWEEN WALL COVERING AND FINA. EXTERIOR GRADE SHALL NOT BE LESS THAN 6 INCHES. EXCEPT: PLANT OR DECORATIVE ORNAMENTATIONS FINISH LESS THAN 3/8" THICK ADJACENT DIRECTLY TO THE FOUNDATION. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE.

(16) **CABLE ENDS:** MASONRY - CABLE ENDS ADJACENT TO CATHEDRAL CEILINGS ARE REQUIRED TO BE CONTINUOUS FROM FLOOR TO ROOF DIAPHRAGM, FOUR SLOPED CONTIGUOUS CONCRETE RAKE BEAM UNLESS DETAILED OTHERWISE. (REFERENCE DETAILS ON STRUCTURAL SHEETS).

(17) **ROOF:** (SEE FLORIDA PRODUCT APPROVAL CHART FOR MANUFACTURERS MATERIAL AND INSTALLATION REQUIREMENTS AND CHAPTER 9 OF THE IBC-7TH EDITION ABOVE)

(18) **WINDOWS AND DOORS:** (SEE FLORIDA PRODUCT APPROVAL CHART FOR MANUFACTURERS MATERIAL AND INSTALLATION REQUIREMENTS)

(19) **MASONRY INSTALLATION - WINDOWS:** (SEE FLORIDA PRODUCT APPROVAL CHART FOR MANUFACTURERS MATERIAL AND INSTALLATION REQUIREMENTS)

(20) **FRAME INSTALLATION - WINDOWS:** (SEE FLORIDA PRODUCT APPROVAL CHART FOR MANUFACTURERS MATERIAL AND INSTALLATION REQUIREMENTS)

(21) **PLUMBING:** ALL PLUMBING SUPPLY, DRAINS AND VENTS MUST MEET THE MINIMUM REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE (PLUMBING)

(22) **ELECTRICAL:** ALL ELECTRICAL MUST MEET THE MINIMUM REQUIREMENTS SPECIFIED BY THE CURRENT NEC (NATIONAL ELECTRICAL CODE) STANDARDS

(23) **MECHANICAL:** ALL MECHANICAL MUST MEET THE MINIMUM REQUIREMENTS SPECIFIED BY THE FLORIDA BUILDING CODE (MECHANICAL)

(24) **FLOOD PRONE AREAS:** ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE DFE (DESIGNED FLOOD ELEVATION). ALL MATERIALS LOCATED BELOW THE DFE (DESIGNED FLOOD ELEVATION) MUST BE IMPERVIOUS TO FLOOD WATERS.

(25) **SMOKE ALARMS:** SMOKE DETECTION AND NOTIFICATION. SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

(26) **SURFACE DRAINAGE:** SHALL BE DIVERTED TO A SLOW SEWER CONDUIT OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARDOUS SITUATION. GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3040 MM).

(27) **OPENING PROTECTION:** GARAGE SEPARATING THE GARAGE FROM THE RESIDENCE SHALL BE EQUIPPED WITH INSULATED SOLID WOOD DOORS (NOT LESS THAN 1 3/8 INCHES (35MM) IN THICKNESS, INSULATED SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35MM) THICK... (20-MINUTE FIRE-RATED DOORS MINIMUM) AND AN AUTOMATIC DOOR CLOSURE INSTALLED.

(28) **GUARD RAILS:** GUARD RAILS SHALL BE PROVIDED AT ALL OPENINGS ABOVE THE FINISH FLOOR SURFACE IS OVER 30" IN HT. SINGLE-FAMILY RESIDENTIAL - 36" MINIMUM HEIGHT. COMMERCIAL - 42" MINIMUM HEIGHT.

(29) **STAIRS:** STAIRS SHALL BE PROVIDED AT ALL OPENINGS ABOVE THE FINISH FLOOR SURFACE IS OVER 30" IN HT. SINGLE-FAMILY RESIDENTIAL - 36" MINIMUM HEIGHT. COMMERCIAL - 42" MINIMUM HEIGHT.

(30) **CLASSIFICATION OF DETAIL SHEETS:** NOTE: SOME DETAIL SHEETS REFER TO OTHER SHEETS THAT ARE PART OF THE PLAN SET. IF THE PLAN REFERS TO A SHEET (PAGE) WITH A LETTER/NUMBER, IT REFERS TO ANY OR ALL OF THE SHEETS (PAGES) WITHIN THAT PARTICULAR PART OF THE PLAN SET. EXAMPLE: IF A DETAIL ON PAGE 5.3.1 REFERS TO PAGE 55, THEN ANY/ALL SHEETS (PAGES) LABELED 55.1, 55.2, ETC., PERTAIN TO THE DETAIL SPECIFIED.

APPROVED PRODUCTS: FLORIDA PRODUCT APPROVAL

PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURER	APPROVAL NUMBER	DATE
ROOFING	ASPHALT SHINGLES	GAF	FL 10262.1	02/09/2021 APPROVED
ROOFING	UNDERLAYMENT	GAF	FL 10262.1	08/04/2020 APPROVED
ROOFING	CEMENT	GAF	FL 620.1	10/14/2020 APPROVED
ROOFING	ROOF VENT (INTEGRAL)	FLORIDA METAL PRODUCTS	FL 21580	11/19/2020 APPROVED
WINDOWS	FIXED (NON IMPACT)	PGT	FL 502.3	11/19/2020 APPROVED
WINDOWS	MULLIONS(IMPACT)	PGT	FL 17519.1	11/19/2020 APPROVED
WINDOWS	SINGLE HUNG (NON IMPACT)	PGT	FL 239.1	11/11/2020 APPROVED
WINDOWS	SINGLE HUNG (NON IMPACT)	PGT	FL 239.3	11/11/2020 APPROVED
SKY LIGHTS	SKY LIGHTS (NON IMPACT)	SOLATUBE INTERNATIONAL	FL 1480.2	06/02/2020 APPROVED
PANEL WALLS	SOFFITS	KAYCAN LTD	FL 16503	09/18/2020 APPROVED
PANEL WALLS	SIDING (VINYL)	CERTAINTEED	FL 10483.1	09/11/2020 APPROVED
PANEL WALLS	SIDING (CEMENTUOUS)	JAMES HARDIE BUILDING PRODUCTS	FL 13223.2	04/13/2021 APPROVED
PANEL WALLS	GYPSUM (SHEETROCK/DRYWALL)	CEILING BOARD (SAG RESISTANT)	ASTM C1396/C473/ E330	(+88 PSF / -55 PSF)
EXTERIOR DOORS	SLIDING GLASS DOORS (NON IMPACT)	PGT	FL 251.3	02/10/2020 APPROVED
EXTERIOR DOORS	SWINGING 6'-8" (IMPACT)	THERMA-TRU	FL 17540.1	10/13/2020 APPROVED
EXTERIOR DOORS	SWINGING 6'-8" (IMPACT)	THERMA-TRU	FL 17540.3	10/13/2020 APPROVED
EXTERIOR DOORS	SWINGING 6'-8" (IMPACT)	THERMA-TRU	FL 17540.5	10/13/2020 APPROVED
EXTERIOR DOORS	SWINGING 6'-8" (IMPACT)	THERMA-TRU	FL 17540.7	10/13/2020 APPROVED
EXTERIOR DOORS	SECTIONAL EXTERIOR DOOR	OVERHEAD DOOR CORP	FL 14170.0	08/19/2020 APPROVED
STRUCTURAL COMPONENTS	WOOD CONNECTORS AND ANCHORS	SIMPSON STRONG-TIE	FL 15363	11/24/2020 APPROVED
STRUCTURAL COMPONENTS	WOOD CONNECTORS AND ANCHORS	SIMPSON STRONG-TIE	FL 10441	11/24/2020 APPROVED
STRUCTURAL COMPONENTS	WOOD CONNECTORS AND ANCHORS	SIMPSON STRONG-TIE	FL 10446	11/24/2020 APPROVED
STRUCTURAL COMPONENTS	WOOD CONNECTORS AND ANCHORS	SIMPSON STRONG-TIE	FL 2355	11/24/2020 APPROVED
STRUCTURAL COMPONENTS	WOOD CONNECTORS AND ANCHORS	SIMPSON STRONG-TIE	FL 13872	11/24/2020 APPROVED
STRUCTURAL COMPONENTS	WOOD CONNECTORS AND ANCHORS	SIMPSON STRONG-TIE	FL 10456	11/24/2020 APPROVED
STRUCTURAL COMPONENTS	WOOD CONNECTORS AND ANCHORS	SIMPSON STRONG-TIE	FL 11468	11/24/2020 APPROVED
STRUCTURAL COMPONENTS	EPOXY AND RETRO REBAR ANCHORS	SIMPSON STRONG-TIE	FL 15730	11/24/2020 APPROVED
STRUCTURAL COMPONENTS	NEW TECHNOLOGY	HUBER ENGINEERED WOODS LLC	FL17146 (ROOF ZIP SHEETING)	01/15/2020 APPROVED
STRUCTURAL COMPONENTS	NEW TECHNOLOGY	HUBER ENGINEERED WOODS LLC	FL17147 (WALL ZIP SHEETING)	01/15/2020 APPROVED
STRUCTURAL COMPONENTS	PREFABRICATION	WEST CRETE	FL 158.1	11/27/2020 APPROVED
STRUCTURAL COMPONENTS	ANCHORS FOR AC CONDENSOR UNITS	BMP INTERNATIONAL	FL 14239.1	10/08/2020 APPROVED
STRUCTURAL COMPONENTS	NEW TECHNOLOGY	Smart Vent Products, Inc.	FL 582.1	11/28/2020 APPROVED
STRUCTURAL COMPONENTS	THEADED ROD-NUTS AND WASHERS	MUST MEET MINIMUM ASTM STANDARDS AND MANUFACTURERS MINIMUM REQUIREMENTS		
STRUCTURAL COMPONENTS	ALL FASTENERS (NAILS, SCREWS, ETC...)	MUST MEET MINIMUM ASTM STANDARDS AND MANUFACTURERS MINIMUM REQUIREMENTS		

NOTE: THE OWNER OR BUILDER HAS THE ABILITY TO CHANGE PRODUCT OR SERIES IF THE REPLACEMENT'S SPECIFICATIONS MEET OR EXCEED THE DESIGN PRESSURES REQUIRED. IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER TO PROVIDE THE REPLACEMENTS' NOA OR FLORIDA PRODUCT APPROVAL INFORMATION

Basic Building Structural Information
This information was created in accordance with chapter 16 of the 2020 Florida Building Code. The Component and Cladding Pressures were generated using the method in part 2 of Chapter 30 of ASCE 7-16

Floor and Roof Live Loads (R-3 Single Family Dwellings)

Attics:	20 PSF w/storage, 10 PSF w/o storage
Habitat Attics, Bedroom:	30 PSF
All Other Rooms:	40 PSF
Garage:	40 PSF
Roofs:	20 PSF

(Balcony and Deck Live Load are 150% of the Adjacent Spaces Served)

Wind Design Data

Ultimate Wind Speed (MPH)	140	Nominal Wind Speed:	108
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(The ultimate wind speed was used to determine the component and cladding design pressures)

Rick Category:	II	Wind Exposure:	B
Enclosure Classification:(Enclosed)	Main Structure	End Zone Width	4 FT
*Enclosure Classification:(Partially Enclosed Areas)	Yes	Roof Geometry:	Hip-Gable
*Enclosure Classification:(Open Exposed Areas)	Yes	Mean Roof Height:	22 FT

Internal Pressure Co-Efficient: 0.18

Roof Slope: 5/12

Garage Door Size: 16'x8'

Wind Born Debris Region: No

Design Soil Bearing Capacity: 2000 PSF

*See Ceiling Requirements Below

Components and Cladding

Roof Zone 1:	+(Max) 15.8	-(Min) 39.1
Roof Zone 2:	+(Max) 15.8	-(Min) 39.1
Roof Zone 2n:	+(Max) 15.8	-(Min) 57.0
Roof Zone 2r:	+(Max) 15.8	-(Min) 57.0
Roof Zone 3r:	+(Max) 15.8	-(Min) 57.0
Wall Zone 4:	+(Max) 26.1	-(Min) 67.8
Wall Zone 5:	+(Max) 26.1	-(Min) 28.1
Garage Door:	+(Max) 26.1	-(Min) 34.8
Partially Enclosed Areas (Ceiling)	+(Max) 31.7	-(Min) 29.2
Open Exposed Areas (Ceiling)	+(Max) 25.9	-(Min) 34.1

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DRAW DATE: NOTE...PLAN MUST BE PERMITTED WITHIN 6 MONTHS OF DRAW DATE OR REVISION FEES MAY APPLY

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COUNTRY OAKWOOD 4 MODEL

NOTES-DESIGN LOADS AND PRODUCT APPROVAL

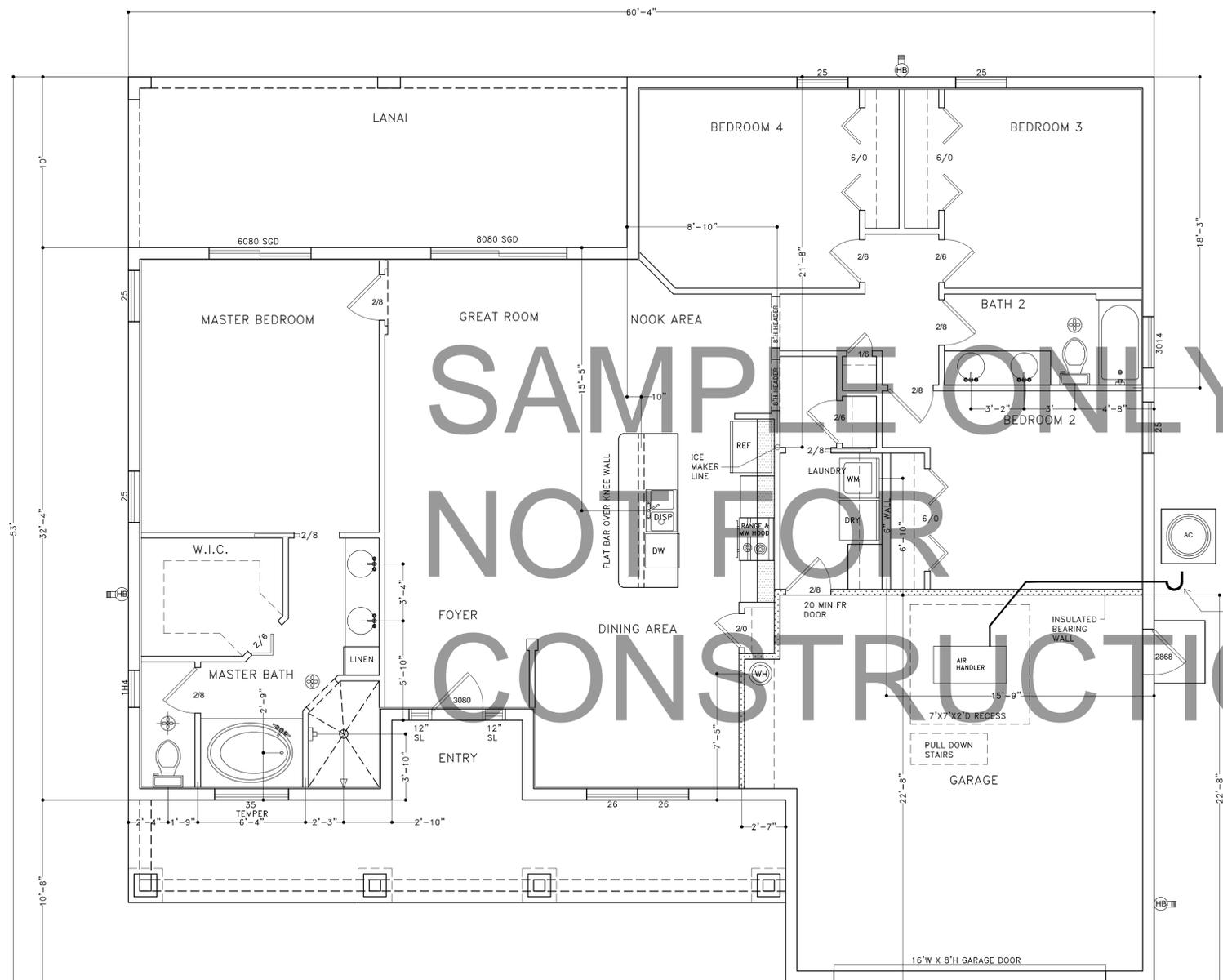
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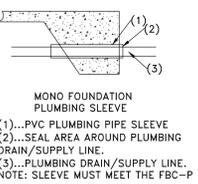
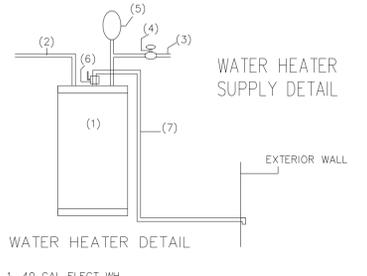
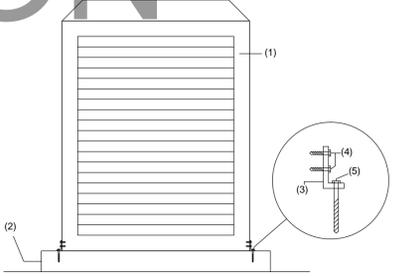
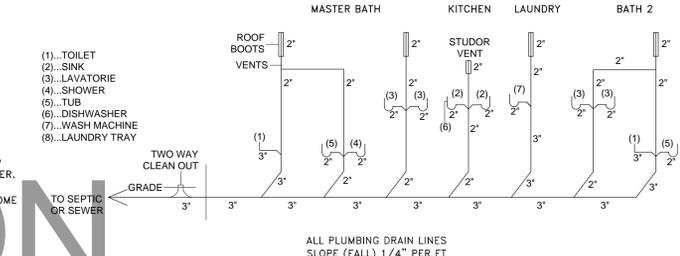
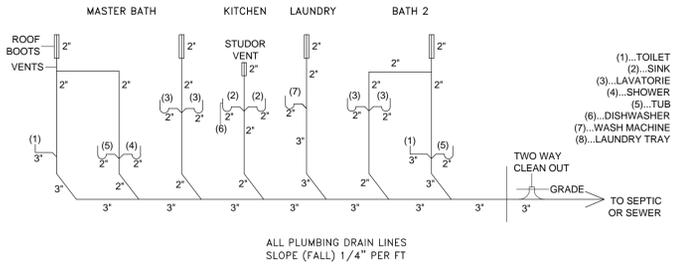
REVIEWED FOR STRUCTURE ONLY
I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN, AND HAVE FOUND IT TO BE IN COMPLIANCE WITH THE CODES LISTED ON PAGE 11.
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF TRINITY DRAFTING LLC AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT AND SIGNATURE OF TRINITY DRAFTING LLC.



NOTES:
 MECHANICAL PLAN/ENGINEERING AND ENERGY CALCS TO BE SUPPLIED BY A/C COMPANY
 PLUMBING LAYOUT TO BE SUPPLIED BY PLUMBING COMPANY

SEE ENERGY CALCULATIONS
 (WHICH ARE PART OF THE CONSTRUCTION DOCUMENTS FEC R-103.2)
 FOR INSULATION AND EFFICIENCY FACTORS

AREA (SQFT):
 LIVING...1932
 GARAGE...524
 LANAI...293
 PORCH...268
 TOTAL...3017



Penetration:
 Protective sleeves around piping penetrating concrete slab-on-grade floors shall not be of cellulose-containing materials. If soil treatment is used for subterranean termite protection, the sleeve shall have a maximum wall thickness of 0.010 inch, and be spaced within the slab using a noncorrosive clamping device to eliminate the annular space between the pipe and the sleeve. No termiticides shall be applied inside the sleeve.

Pipes through foundation walls:
 A pipe that passes through a foundation wall shall be provided with a relieving arch, or a pipe sleeve shall be built into the foundation wall. The sleeve shall be two pipe sizes greater than the pipe passing through the wall.

Horizontal drains within buildings.
 All horizontal drains shall be provided with cleanouts located not more than 100 feet apart.

Building sewers.
 Building sewers shall be provided with cleanouts located not more than 100 feet apart measured from the upstream entrance of the cleanout. For building sewers 12 inches and larger, manholes shall be provided and located not more than 200 feet (60 960 mm) from the junction of the building drain and building sewer, at each change in direction and at intervals of not more than 400 feet (122 m) apart. Manholes and manhole covers shall be of an approved type.

Location of shutoff valves.
 Shutoff valves shall be installed in the following locations:

- On the fixture supply to each plumbing fixture other than bathtubs and showers in one- and two-family residential occupancies, and other than in individual sleeping units that are provided with unit shutoff valves in hotels, motels, boarding houses and similar occupancies.
- On the water supply pipe to each sillcock in other than one- and two-family residential occupancies.
- On the water supply pipe to each appliance or mechanical equipment.

FIXTURE SCHEDULE:
 LAVS... (STANDARD) WITH STANDARD LEVER FAUCET
 SINKS... (STANDARD) WITH STANDARD LEVER FAUCET
 TOILETS... (STANDARD) TANK TYPE (PORCELAIN)
 TUBS... (STANDARD) FIBERGLASS, ACRYLIC, OR PORCELAIN VENEER

REQUIRED:
 HOT WATER TEMPERING VALVES AT HW FIXTURES (NOT TO EXCEED 110 DEGREES FAHRENHEIT)

NOTE: FL STATE STATUTE 471.003(2)
 ELECTRICAL, PLUMBING, AND MECHANICAL CONTRACTORS MAY PROVIDE ALL NECESSARY INFORMATION NEEDED FOR PERMITTING FOR A PROJECT OF THIS SIZE WITHOUT AN ENGINEER'S SEAL.

NOTE:
 IT IS THE RESPONSIBILITY OF THE SUB CONTRACTOR TO REVIEW THE PLANS FOR ACCURACY. THE SUB CONTRACTOR HAS THE RIGHT AND RESPONSIBILITY TO CHANGE OR CORRECT THE PLANS IN ORDER TO MEET THE REQUIREMENTS THEIR COMPANY DEEMS NECESSARY TO FULFILL THEIR WARRANTY. PLANS MUST ALSO MEET THE PRESENT CODE REQUIREMENTS.

FLOOD NOTE: (IMPORTANT)
 IF HOME IS TO BE LOCATED IN A FLOOD PRONE AREA, SEE PAGE A1.1 FOR ANY FLOOD NOTE REQUIREMENTS.

ALL DIMENSIONS SHOWN MAY VARY SLIGHTLY DUE TO MATERIAL SIZES AND THICKNESS.

STEPS THAT ARE SHOWN MAY VARY IN NUMBER OF STEPS REQUIRED.
 STEP SIZE: TREAD 11" MIN-RISER 7-3/4" MAX.

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TRINITY DRAFTING LLC
 813.482.2443
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 Jody Willis...owner
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 Plant City, Fl.
 33563

DRAW DATE:
 NOTE... PLAN MUST BE PERMITTED WITHIN 6 MONTHS OF DRAW DATE OR REVISION FEES MAY APPLY

SEAL
 William H. "Rob" Roberts, P.E. (# 42712)
 President/Engineering Manager
 ECI-Engineering Great Ideas, Inc.
 1005 South Alexander Street
 Suite #5, Plant City, Florida 33563
 Office Phone No.: (813) 752-7078
 Cell Phone No.: (813) 752-7234
 Email: rroberts.eg@gmail.com

COUNTRY OAKWOOD 4 MODEL

PLUMBING AND AC

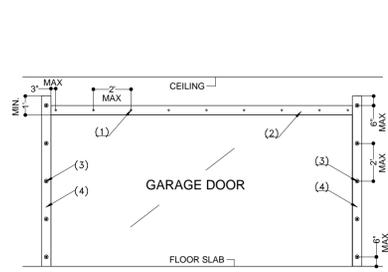
CUSTOMER:

ADDRESS:

DATE: 10.08.22

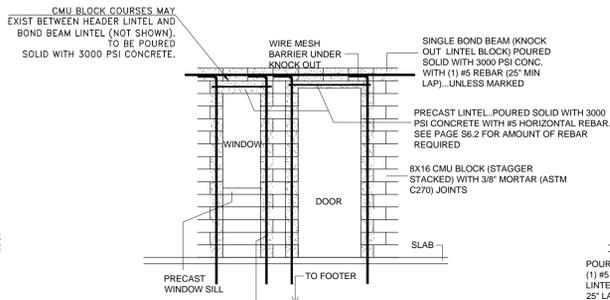
SCALE: 1"=4' 1/4"

PM4.1



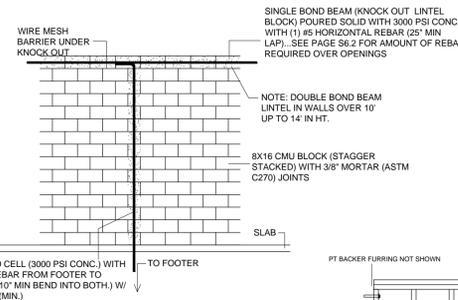
GARAGE DOOR JAM DETAIL

- (1)...1/4" X 3-1/2" TAPCON SCREW WITH 1" WASHER
- (2)...2X6 PT HEADER #2 GRADE OR BETTER
- (3)...1/2" X 7" EMBEDDED JOIST WITH 2" WASHER OR 1/2" X 6" TITAN HD SCREW ANCHOR WITH 2" WASHER
- (4)...2X6 PT SIDE JAM #2 GRADE OR BETTER



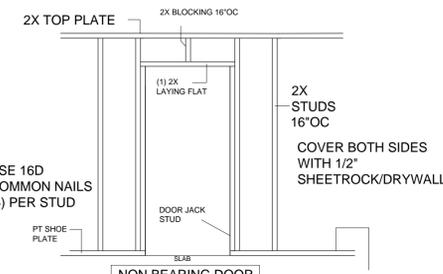
TYPICAL DOOR AND WINDOW OPENING IN CMU BLOCK WALL

- CMU BLOCK COURSES MAY EXIST BETWEEN HEADER LINTEL AND BOND BEAM LINTEL (NOT SHOWN), TO BE POURED SOLID WITH 3000 PSI CONCRETE.
- PRECAST LINTEL...POURED SOLID WITH 3000 PSI CONCRETE WITH #5 HORIZONTAL REBAR. SEE PAGE S6.2 FOR AMOUNT OF REBAR REQUIRED.
- 8X16 CMU BLOCK (STAGGER STACKED) WITH 3/8" MORTAR (ASTM C270) JOINTS
- POURED CELL (3000 PSI CONC.) WITH (1) #5 REBAR FROM FOOTER TO LINTEL (10" MIN BEND INTO BOTH) W/ 25" LAP (MIN.)



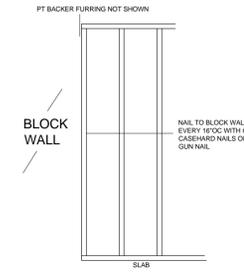
TYPICAL CMU BLOCK WALL DETAIL

- SINGLE BOND BEAM (KNOCK OUT LINTEL BLOCK) POURED SOLID WITH 3000 PSI CONCRETE WITH #5 HORIZONTAL REBAR. SEE PAGE S6.2 FOR AMOUNT OF REBAR REQUIRED OVER OPENINGS.
- NOTE: DOUBLE BOND BEAM LINTEL IN WALLS OVER 10' UP TO 14" IN HT.
- 8X16 CMU BLOCK (STAGGER STACKED) WITH 3/8" MORTAR (ASTM C270) JOINTS
- POURED CELL (3000 PSI CONC.) WITH (1) #5 REBAR FROM FOOTER TO LINTEL (10" MIN BEND INTO BOTH) W/ 25" LAP (MIN.)



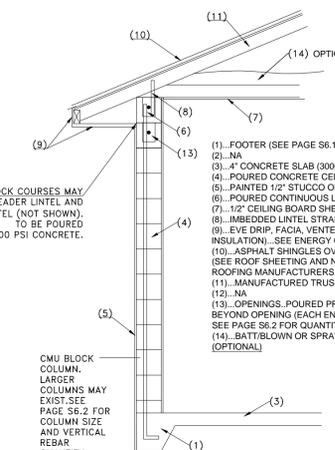
NON BEARING DOOR FRAME AND WALL

- USE 16D COMMON NAILS (4) PER STUD
- COVER BOTH SIDES WITH 1/2" SHEETROCK/DRYWALL
- SECURE TO SLAB WITH #8 CASE HARD NAILS EVERY 16" OC



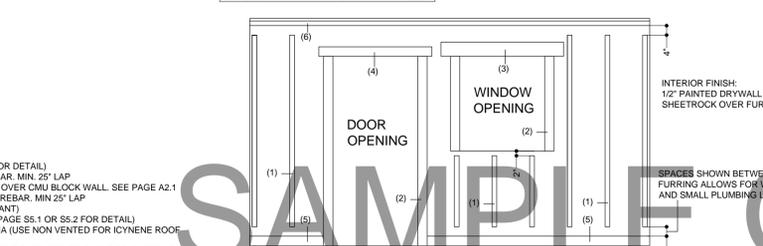
NON BEARING FRAME WALL TO BLOCK WALL ATTACHMENT

- NAIL TO BLOCK WALL EVERY 16" WITH #16 CASE HARD NAILS OR GUN NAIL



CROSS SECTION LANAI

- (1)...FOOTER (SEE PAGE S6.1 FOR DETAIL)
- (2)...NA
- (3)...4" CONCRETE SLAB (3000 PSI MIN) (SEE PAGE S6.1 FOR DETAIL)
- (4)...POURED CONCRETE CELL (3000 PSI) WITH (1) #5 REBAR. MIN. 25" LAP
- (5)...PAINTED 1/2" STUCCO OR SIDING OVER PT FURRING OVER CMU BLOCK WALL. SEE PAGE A2.1
- (6)...POURED CONTINUOUS LINTEL (3000 PSI) WITH (1) #5 REBAR. MIN. 25" LAP
- (7)...1/2" CEILING BOARD SHEETROCK (WEATHER RESISTANT)
- (8)...EMBEDDED LINTEL STRAPS LINTEL TO TRUSS (SEE PAGE S5.1 OR S5.2 FOR DETAIL)
- (9)...EVE DRIP, FACIA, VENTED SOFFIT OVER 2X SUB FACIA (USE NON VENTED FOR ICYNENE ROOF INSULATION)...SEE ENERGY CALCULATIONS
- (10)...ASPHALT SHINGLES OVER APPROVED UNDERLAYMENT OVER OSB OR PLYWOOD SHEETING (SEE ROOF SHEETING AND NAILING REQUIREMENT CHART) OVER TRUSSES 24" OC...MUST ALSO MEET ROOFING MANUFACTURERS MIN. REQUIREMENT...SEE NOTE (12) AND (17) ON PAGE N1.
- (11)...MANUFACTURED TRUSSES
- (12)...NA
- (13)...OPENINGS. POURED PRECAST LINTEL/HEADER (3000 PSI) WITH #5 REBAR. EXTEND 4" (MIN.) BEYOND OPENING (EACH END). SEE PAGE S6.2 FOR QUANTITY OF REBAR REQUIRED.
- (14)...BATTLBLOWN OR SPRAY FOAM INSULATION (R30 MIN)...SEE ENERGY CALCULATIONS (OPTIONAL)



WALL FURRING REQUIREMENTS: (TYPICAL)

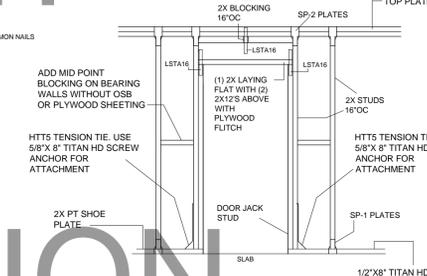
- (1)...VERTICAL 1X2 PT FURRING EVERY 16" OC MAX
- (2)...HORIZONTAL 1X6 PT FURRING OVER WINDOW OPENINGS...EXTEND 8" (MIN.) BEYOND OPENINGS.
- (3)...HORIZONTAL 1X4 PT FURRING OVER DOOR OPENINGS...EXTEND 6" (MIN.) BEYOND OPENINGS.
- (4)...HORIZONTAL 1X4 PT FURRING AT BOTTOM OF WALL
- (5)...HORIZONTAL 1X2 PT OR 1X4 PT FIRE STOP FURRING AT TOP OF WALL. FIRE CAULK ALL PENETRATIONS.

WALL SUPPORT POST DETAIL

- 1...HTTS TENSION TIE. USE 5/8" X 8" TITAN HD SCREW ANCHOR WITH 16D COMMON NAILS
- 2...PLY 2X4 POST. GLUE AND NAIL TOGETHER EVERY 12" OC WITH 16D COMMON NAILS
- 3...SEE PAGE S5.2 FOR ORDER STRAPPING REQUIREMENTS
- 4...DOUBLE 2X4 TOP PLATE
- 5...2X4 PT BOTTOM PLATE

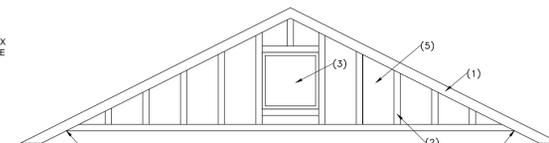
BEARING FRAME WALL TO BLOCK WALL ATTACHMENT

- USE THIS APPLICATION (IN FRAMED BEARING WALL) UNDER ALL GIRDER LOCATIONS.



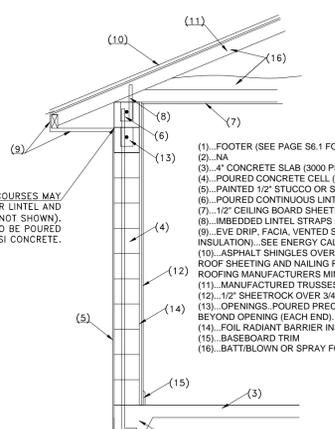
BEARING WALL AND DOOR OPENING DETAIL

- ADD MID POINT BLOCKING ON BEARING WALLS WITHOUT OSB OR PLYWOOD SHEETING
- HTTS TENSION TIE. USE 5/8" X 8" TITAN HD SCREW ANCHOR FOR ATTACHMENT
- HTTS TENSION TIE. USE 5/8" X 8" TITAN HD SCREW ANCHOR FOR ATTACHMENT
- 1/2" X 8" TITAN HD SCREW ANCHORS OR 1/2" X 10" BOLTS EVERY 32" OC. USE 2" WASHER



ROOF DORMER

- (1)...EVE DRIP, SOFFIT AND FACIA OVER 2X FLY RAFTER.
- (2)...MANUFACTURED TRUSS (SEE TRUSS MANUFACTURER FOR DESIGN).
- (3)...OPTIONAL WINDOW...SEE PAGE A2.1
- (4)...TRUSS STRAP AT EACH TRUSS...SEE TRUSS PAGE
- (5)...SIDING OVER HOUSEWRAP (OR 7/8" STUCCO OVER LATHE OVER FELT OVER HOUSEWRAP) OVER 15/32" OSB OR PLYWOOD OVER GABLE TRUSS...SEE PAGE A2.1



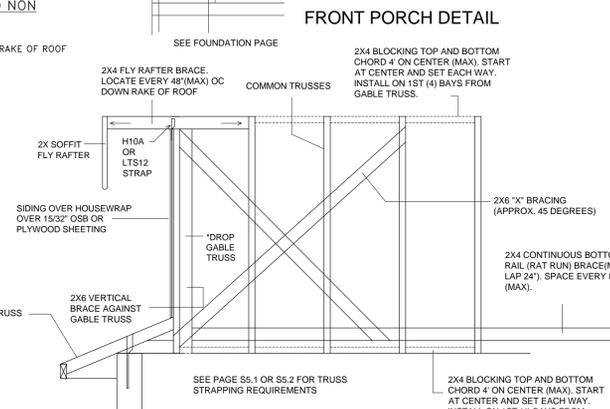
CROSS SECTION MAIN HOME

- (1)...FOOTER (SEE PAGE S6.1 FOR DETAIL)
- (2)...NA
- (3)...4" CONCRETE SLAB (3000 PSI MIN) (SEE PAGE S6.1 FOR DETAIL)
- (4)...POURED CONCRETE CELL (3000 PSI) WITH (1) #5 REBAR. MIN. 25" LAP
- (5)...PAINTED 1/2" STUCCO OR SIDING OVER PT FURRING OVER CMU BLOCK WALL. SEE PAGE A2.1
- (6)...POURED CONTINUOUS LINTEL (3000 PSI) WITH (1) #5 REBAR. MIN. 25" LAP
- (7)...1/2" CEILING BOARD SHEETROCK
- (8)...EMBEDDED LINTEL STRAPS LINTEL TO TRUSS (SEE PAGE S5.1 OR S5.2 FOR DETAIL)
- (9)...EVE DRIP, FACIA, VENTED SOFFIT OVER 2X SUB FACIA (USE NON VENTED FOR ICYNENE ROOF INSULATION)...SEE ENERGY CALCULATIONS
- (10)...ASPHALT SHINGLES OVER APPROVED UNDERLAYMENT OVER OSB OR PLYWOOD SHEETING (SEE ROOF SHEETING AND NAILING REQUIREMENT CHART) OVER TRUSSES 24" OC...MUST ALSO MEET ROOFING MANUFACTURERS MIN. REQUIREMENT...SEE NOTE (12) AND (17) ON PAGE N1.
- (11)...MANUFACTURED TRUSSES
- (12)...1/2" SHEETROCK OVER 3/4" PT FURRING 16" OC
- (13)...OPENINGS. POURED PRECAST LINTEL/HEADER (3000 PSI) WITH #5 REBAR. EXTEND 4" (MIN.) BEYOND OPENING (EACH END). SEE PAGE S6.2 FOR QUANTITY OF REBAR REQUIRED.
- (14)...FOL RADIANT BARRIER INSULATION BETWEEN FURRING STRIPS...SEE ENERGY CALCULATIONS
- (15)...BASEBOARD TRIM
- (16)...BATTLBLOWN OR SPRAY FOAM INSULATION (R30 MIN)...SEE ENERGY CALCULATIONS

SEE ENERGY CALCULATIONS (WHICH ARE PART OF THE CONSTRUCTION DOCUMENTS FEC R-103.2) FOR INSULATION AND EFFICIENCY FACTORS

***BLOCKING FROM FLY RAFTER TO GABLE TRUSS (APPLY THIS APPLICATION TO NON DROP DOWN GABLE TRUSSES)**

*APPLY THIS APPLICATION EVERY 48" OC (MAX) DOWN RAKE OF ROOF



FRONT PORCH DETAIL

- 1...WEATHER RESISTANT CEILING BOARD (SEE BUILDER)
- 2...SINGLE PRECAST LINTEL (SEE PAGE S6.2 FOR DETAIL)
- 3...STUCCO TRIM
- 4...NA
- 5...8" X 8" CMU COLUMN. SEE PAGE S6.2 FOR DETAIL
- 6...7/8" STUCCO OVER LATHE OVER FELT OVER HOUSEWRAP OVER 15/32" OSB OR PLYWOOD SHEETING OVER 2X FRAME
- 7...CMU COLUMN BASE. SEE PAGE S6.2 FOR DETAIL
- 8...STONE VENEER OVER COLUMN BASE
- 9...7/8" STUCCO OVER LATHE OVER FELT OVER HOUSEWRAP OVER 15/32" OSB OR PLYWOOD SHEETING OVER 2X FRAME 16" OC

PERMANENT GABLE BRACING

- NOTE: ATTICS WITH CENTER STORAGE AREA...RUN CONTINUOUS AND X BRACING ON EACH SIDE OF STORAGE ROOM
- *DROP GABLES ARE OPTIONAL (SEE BUILDER). SEE FLY RAFTER DETAIL FOR NON DROP DOWN GABLES.

EXPOSURE CATAGORY	WIND SPEED (SEE WIND SPEED CHART ON PAGE N1)			
	140 MPH	150 MPH	160 MPH	170 MPH
(B)	7/16	15/32	19/32	19/32
(C)	19/32	19/32	19/32	19/32
(D)	19/32	19/32	19/32	23/32

MINIMUM ROOF SHEATHING REQUIREMENTS. MUST ALSO MEET ROOF MANUFACTURERS MINIMUM REQUIREMENT

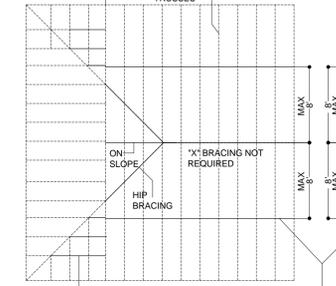
4" OC...BOUNDARY

6" OC...EDGE AND FIELD

USE 8D RINGSHANK NAILS ON 1/2" (OR LESS) SHEETING

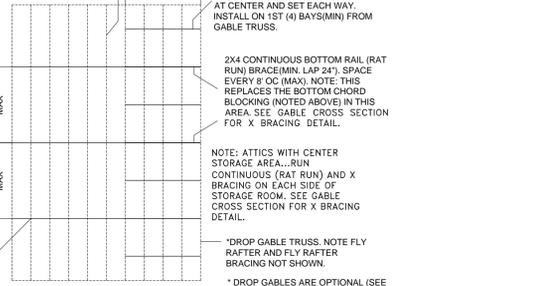
USE 10D RINGSHANK NAILS ON 9/16" TO 3/4" SHEETING

WALL FLOOR AND ROOF SHEETING (LAY PERPENDICULAR TO STUDS OR RAFTERS/JOIST). STAGGER ALL JOINTS



COMMON TRUSSES

- 2X4 BLOCKING TOP AND BOTTOM CHORD 4" ON CENTER (MAX). START AT CENTER AND SET EACH WAY. INSTALL ON 1ST (4) BAYS FROM GABLE TRUSS.
- 2X4 CONTINUOUS BOTTOM RAIL (RAT RUN) BRACE/MIN. LAP 24". SPACE EVERY 8" OC (MAX).
- NOTE: SEE TRUSS MANUFACTURER SPECS FOR ADDITIONAL BRACING AND "T" WEB BRACING



GABLE ROOF PERMANENT TRUSS BRACING

- 2X4 BLOCKING TOP AND BOTTOM CHORD 4" ON CENTER (MAX). START AT CENTER AND SET EACH WAY. INSTALL ON 1ST (4) BAYS (MIN) FROM GABLE TRUSS.
- 2X4 CONTINUOUS BOTTOM RAIL (RAT RUN) BRACE/MIN. LAP 24". SPACE EVERY 8" OC (MAX). NOTE: THIS REPLACES THE BOTTOM CHORD BLOCKING (NOTED ABOVE) IN THIS AREA. SEE GABLE CROSS SECTION FOR X BRACING DETAIL.
- NOTE: ATTICS WITH CENTER STORAGE AREA...RUN CONTINUOUS (RAT RUN) AND X BRACING ON EACH SIDE OF STORAGE ROOM. SEE GABLE CROSS SECTION FOR X BRACING DETAIL.
- *DROP GABLES ARE OPTIONAL (SEE BUILDER). SEE FLY RAFTER DETAIL FOR NON DROP DOWN GABLES.

ALL DIMENSIONS SHOWN MAY VARY SLIGHTLY DUE TO MATERIAL SIZES AND THICKNESS.

STEPS THAT ARE SHOWN MAY VARY IN NUMBER OF STEPS REQUIRED.

STEP SIZE: TREAD 11" MIN-RISER 7-3/4" MAX.

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 813.482.2463
 www.trinitydrafting.com
 Jody Willis...owner
 713 Whitehall St.
 Plant City, FL
 33563

FLOOD NOTE: (IMPORTANT)
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DRAW DATE:
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S3.1

SEAL

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COUNTRY OAKWOOD 4 MODEL

STRUCTURAL DETAILS

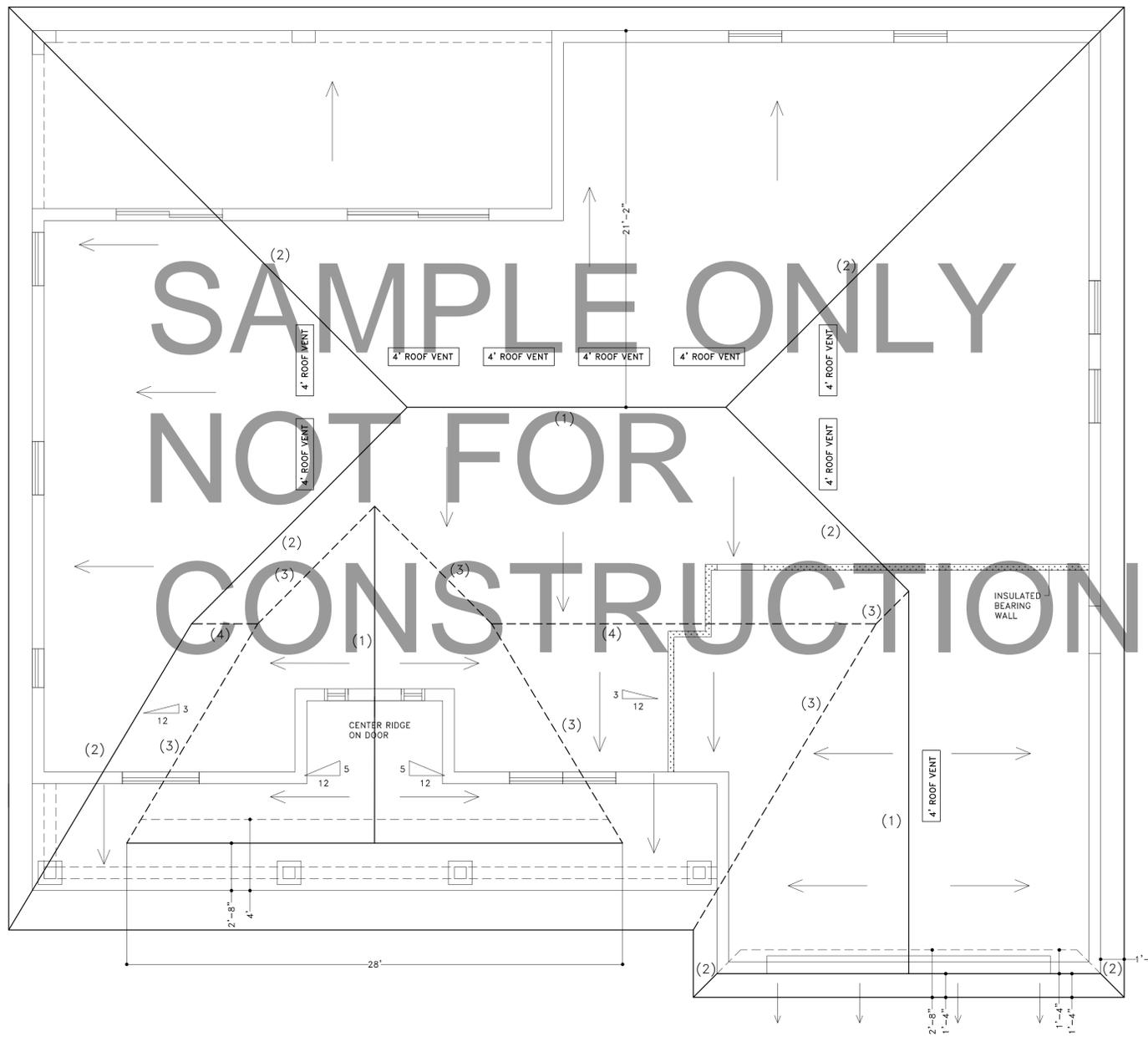
CUSTOMER:

ADDRESS:

DATE: 10.08.22

REVIEWED FOR STRUCTURE ONLY
 I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN, AND HAVE FOUND IT TO BE IN COMPLIANCE WITH THE CODES LISTED ON PAGE N1

THE ENGINEER HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUFACTURER'S LAYOUT TO DETERMINE ANY LOAD BEARING CONDITIONS AND WHETHER THE TRUSS TO BE BUILT MEETS THE DESIGN INFORMATION SUPPLIED TO THE ENGINEER



AREA (SQFT):
 LIVING...1932
 GARAGE...524
 LANAI...293
 PORCH...268
 TOTAL...3017

ATTIC VENTILATION	
ATTIC VENTING REQUIRED: 1 PER 150	$3017 / 150 = 20.11$ (SQFT)
SQFT PROVIDED:	
SOFFIT VENTING	
GROSS SOFFIT VENTING (SQFT)...	
PERIMETER (FT) X NET WIDTH (FT)	$266 \times 1.33 = 353.78$ (SQFT)
NET SOFFIT VENTING (SQFT)...	
GROSS VENTING (SQFT) X NET VENTING (SQIN)	$353.78 \times 4.64 = 1642 / 144 = 11.40$
(NOTE...NET VENTING = ACTUAL AREA OF VENTING ALLOWED BY SOFFIT MATERIAL PER (1) SQFT)	
ROOF VENTING	
AREA PROVIDED BY (1) 4" ROOF VENT (SQFT)	1.00
ROOF VENTS PROVIDED (QUANTITY)	9
TOTAL AREA OF ROOF VENTING (SQFT)	$1.00 \times 9 = 9$ (SQFT)
TOTAL ATTIC VENTING REQUIRED:	20.11 (SQFT)
*TOTAL ATTIC VENTING PROVIDED:	20.40 (SQFT)
*MUST BE EQUAL TO OR GREATER THAN ATTIC VENTING REQUIRED	

NOTE:
 POWER VENTS MAY BE USED IN LIEU OF PASSIVE VENTS SHOWN.
 1000 CFM = 3.33 SQFT OF ATTIC VENTILATION.

ROOF AND SOFFIT VENTILATION NOT REQUIRED WHEN USING
 SPRAY FOAM INSULATION APPLIED UNDERSIDE OF ROOF SHEETING.

SEE ENERGY CALCULATIONS.

- (1)...RIDGE
- (2)...HIP
- (3)...VALLEY
- (4)...ROOF PITCH TRANSITION

ROOF PITCH: 5/12
 ENTIRE ROOF
 (UNLESS NOTED)

ALL DIMENSIONS SHOWN MAY VARY SLIGHTLY
 DUE TO MATERIAL SIZES AND THICKNESS.

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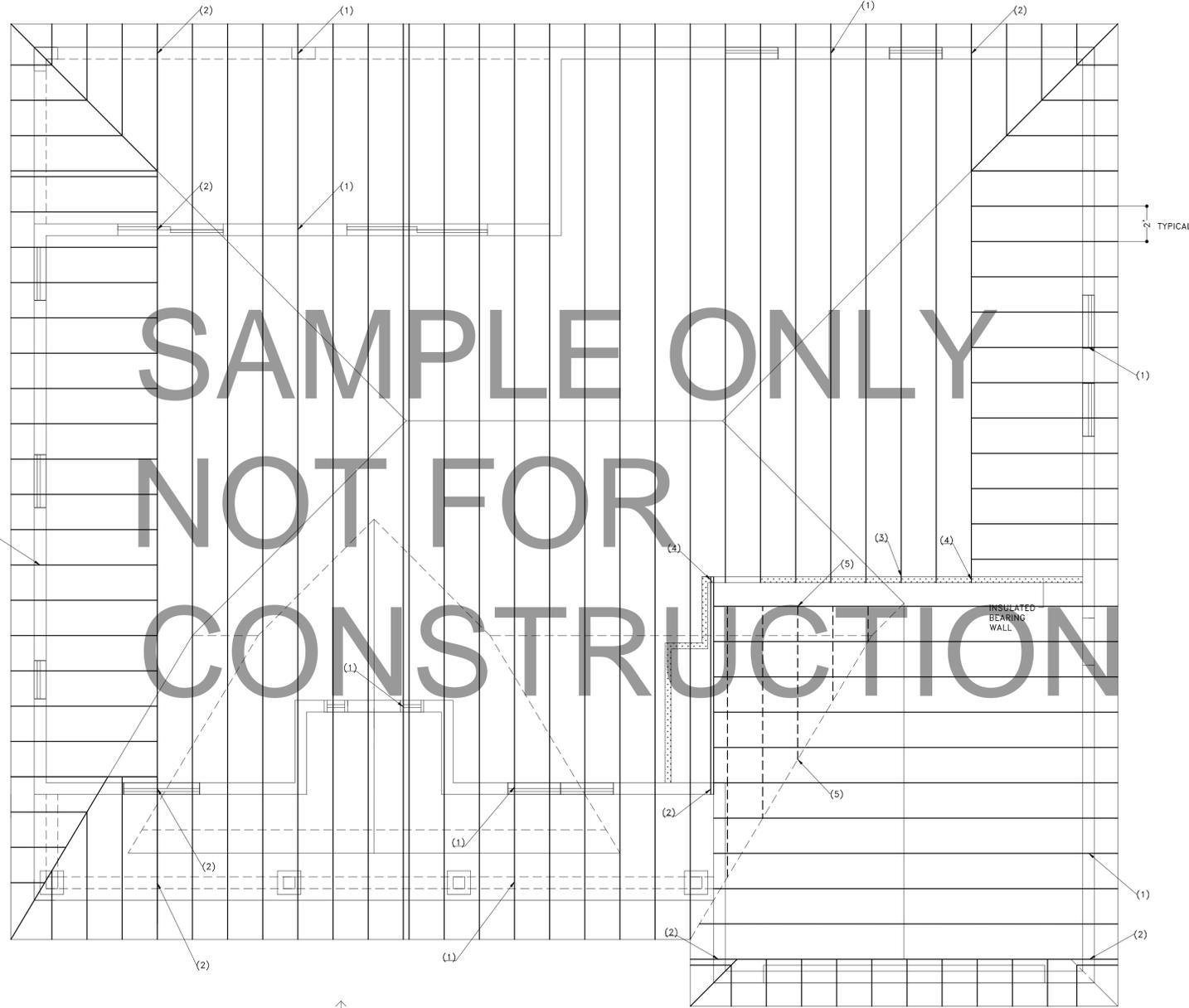
COUNTRY
OAKWOOD 4 MODEL

ROOF PLAN
SCALE: 1"=4"

CUSTOMER:

ADDRESS:

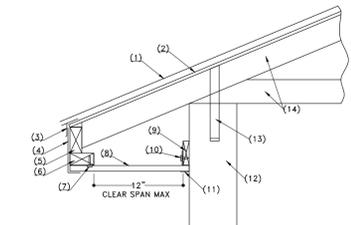
DATE: 10.08.22



AREA (SQFT):
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 GARAGE...524
 LANAI...293
 PORCH...268
 TOTAL...3017

TRUSS PLANS AND ENGINEERING TO BE SUPPLIED BY TRUSS COMPANY
 DRAFTSMAN MUST BE NOTIFIED IN WRITING IF BEARING POINTS CHANGE
 SEE STRUCTURAL PAGES FOR DETAILS

- TRUSS STRAPPING:
- (1)...META20 EMBEDDED TRUSS STRAP FROM BOND BEAM LINTEL TO ALL TRUSSES UNLESS NOTED
 - (2)... (1) PA23 EMBEDDED TRUSS STRAP OR (2) META20 EMBEDDED TRUSS STRAPS FROM BOND BEAM LINTEL TO ALL SINGLE GIRDERS UNLESS NOTED.
 - (3)...H10A OR MTS12 TRUSS STRAP FROM FRAME BEARING WALL TO ALL TRUSSES UNLESS NOTED
 - (4)...HTTS TENSION TIE STRAP FROM GIRDER TO BEARING WALL. USE 5/8" BOLT WITH 2" WASHER
 - (5)...ATTACH ALL VALLEY OVER FRAME-TRUSSES (EACH END) TO MAIN TRUSS OR BLOCKING BELOW WITH LTS16 OR LSTA16 STRAPS UNLESS NOTED.

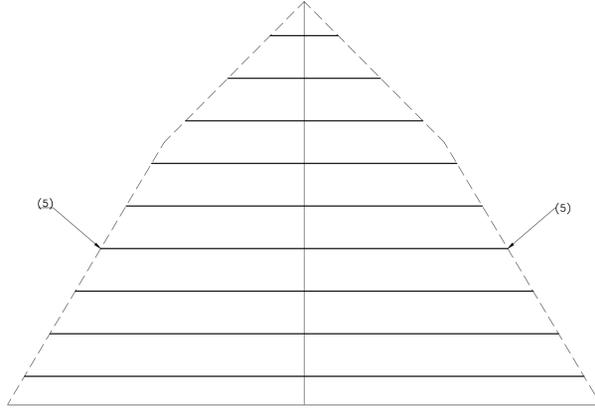


- (1)...FINISHED ROOF SYSTEM.
- (2)...ROOF DECKING (SHEETING).
- (3)...DROIP EDGE STRIP.
- (4)...FASCIA COVER.
- (5)...2X VERTICAL SUB FASCIA. ATTACH TO EACH ROOF TRUSS WITH #16d COMMON NAILS. (2) PER CONNECTION.
- (6)...2X HORIZONTAL SUB FASCIA. ATTACH TO VERTICAL SUB FASCIA WITH #16d COMMON NAILS. EVERY 8"OC.
- (7)...NAIL SOFFIT MATERIAL TO 2X HORIZONTAL SUB FASCIA. SEE MANUFACTURERS REQUIREMENTS FOR NAIL SIZE AND SPACING.
- (8)...HORIZONTAL SOFFIT PANEL MATERIAL.
- (9)...1X PT LEDGER. ATTACH TO WALL OR GABLE WALL EVERY 8"OC IN ROWS OF (2). NAILS. USE 8d HARDENED NAILS FOR CONCRETE. USE 8d COMMON NAILS FOR FRAME.
- (10)...NAIL SOFFIT WALL CHANNEL TO 1X WALL LEDGER. SEE MANUFACTURERS REQUIREMENTS FOR NAIL SIZE AND SPACING.
- (11)...SOFFIT WALL CHANNEL.
- (12)...MAIN WALL OR GABLE WALL.
- (13)...TRUSS STRAP.
- (14)...ROOF TRUSS.

SOFFIT INSTALLATION DETAIL

ALL DIMENSIONS SHOWN MAY VARY SLIGHTLY DUE TO MATERIAL SIZES AND THICKNESS.
 STEPS THAT ARE SHOWN MAY VARY IN NUMBER OF STEPS REQUIRED.
 STEP SIZE: TREAD 11" MIN-RISER 7-3/4" MAX.

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ROOF DORMER

FLOOD NOTE: (IMPORTANT)
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S5.2

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THE ENGINEER HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUFACTURER'S LAYOUT TO DETERMINE ANY LOAD BEARING CONDITIONS AND RESERVES THE RIGHT TO MAKE ANY CHANGES AT THE LOAD INFORMATION SUPPLIED TO THE ENGINEER.

CUSTOMER:

ROOF TRUSS

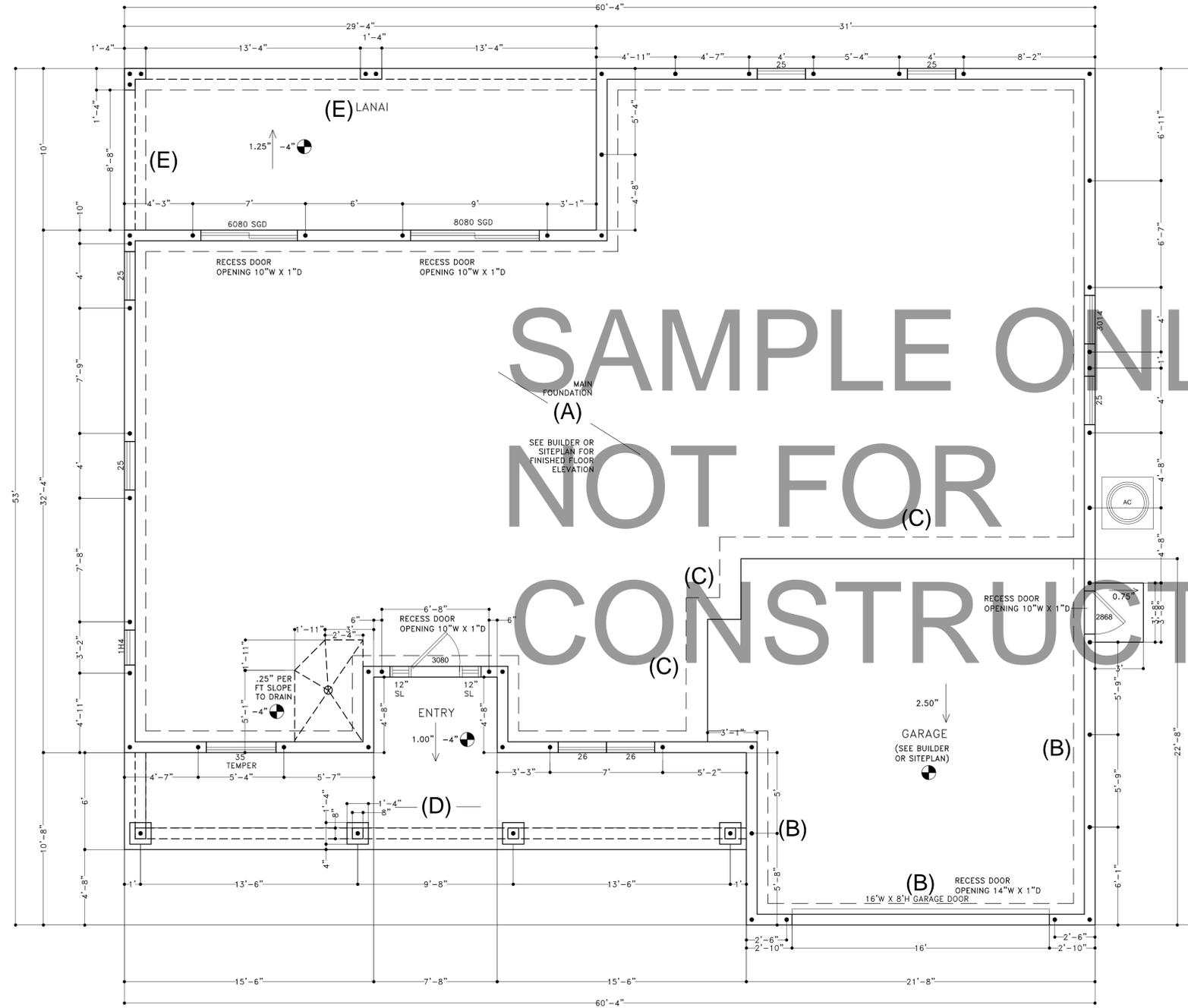
COUNTRY OAKWOOD 4 MODEL

SEAL

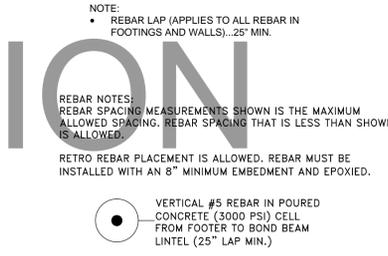
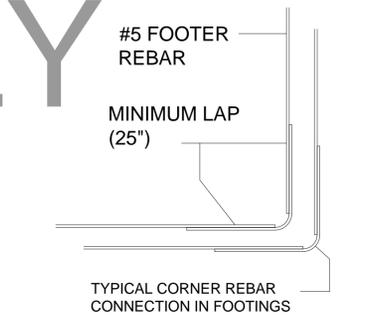
SCALE: 1"=4'
 1/4"

DATE: 10.08.22

William H. "Rob" Roberts, P.E. (# 42712)
 President/Engineering Manager
 EGT-Engineering Great Ideas, Inc.
 1005 south Alexander street,
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 Email: rroberts.egt@gmail.com

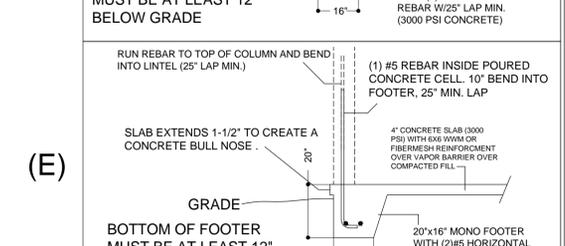
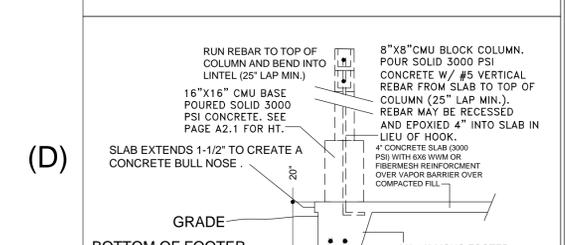
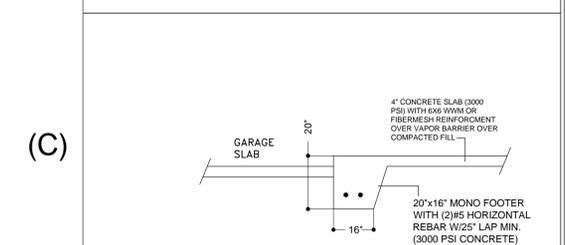
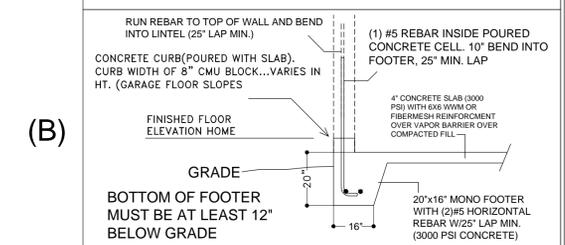
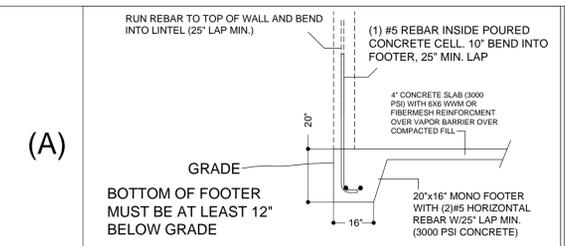


AREA (SQFT):
 LIVING...1932
 GARAGE...524
 LANAI...293
 PORCH...268
 TOTAL...3017



NOTE: STEPS MAY BE REQUIRED THAT ARE NOT SHOWN ON THE PLAN...SEE BUILDER. TREADS SHALL BE 11" MIN. IN WIDTH. RISERS SHALL BE 7-3/4" MAX. IN HT.

R311.5.6 Handrails.
 Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.
 LOCATE 36" ABOVE NOSE OF TREAD



ALL DIMENSIONS SHOWN MAY VARY SLIGHTLY DUE TO MATERIAL SIZES AND THICKNESS.

STEPS THAT ARE SHOWN MAY VARY IN NUMBER OF STEPS REQUIRED.
 STEP SIZE: TREAD 11" MIN-RISER 7-3/4" MAX.

Draftsman will apply due diligence against errors and omissions, but errors and omissions may occur. Please review your plans, as well as your builder. Trinity Drafting LLC will correct all errors and/or omissions prior to construction without cost. Draftsman's liability limit will not exceed the price of the plans.

REVIEWED FOR STRUCTURE ONLY
 I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN AND HAVE FOUND IT TO BE IN COMPLIANCE WITH THE CODES LISTED ON PAGE N1

SEAL
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COUNTRY
 OAKWOOD 4 MODEL

FOUNDATION
 1"=4"
 SCALE: 1/4"

CUSTOMER:

ADDRESS:

DATE: 10.08.22

FLOOD NOTE: (IMPORTANT)
 IF HOME IS TO BE LOCATED IN A FLOOD PRONE AREA, SEE PAGE A1.1 FOR ANY FLOOD NOTE REQUIREMENTS.

T TRINITY DRAFTING LLC
 813.482.2463
 www.trinitydrafting.com
 Jocelynn Williams, owner
 713 Whitehall St.
 Plant City, FL
 33563

DRAW DATE:
 NOTE...PLAN MUST BE PERMITTED WITHIN 6 MONTHS OF DRAW DATE OR REVISION FEES MAY APPLY

S6.1

