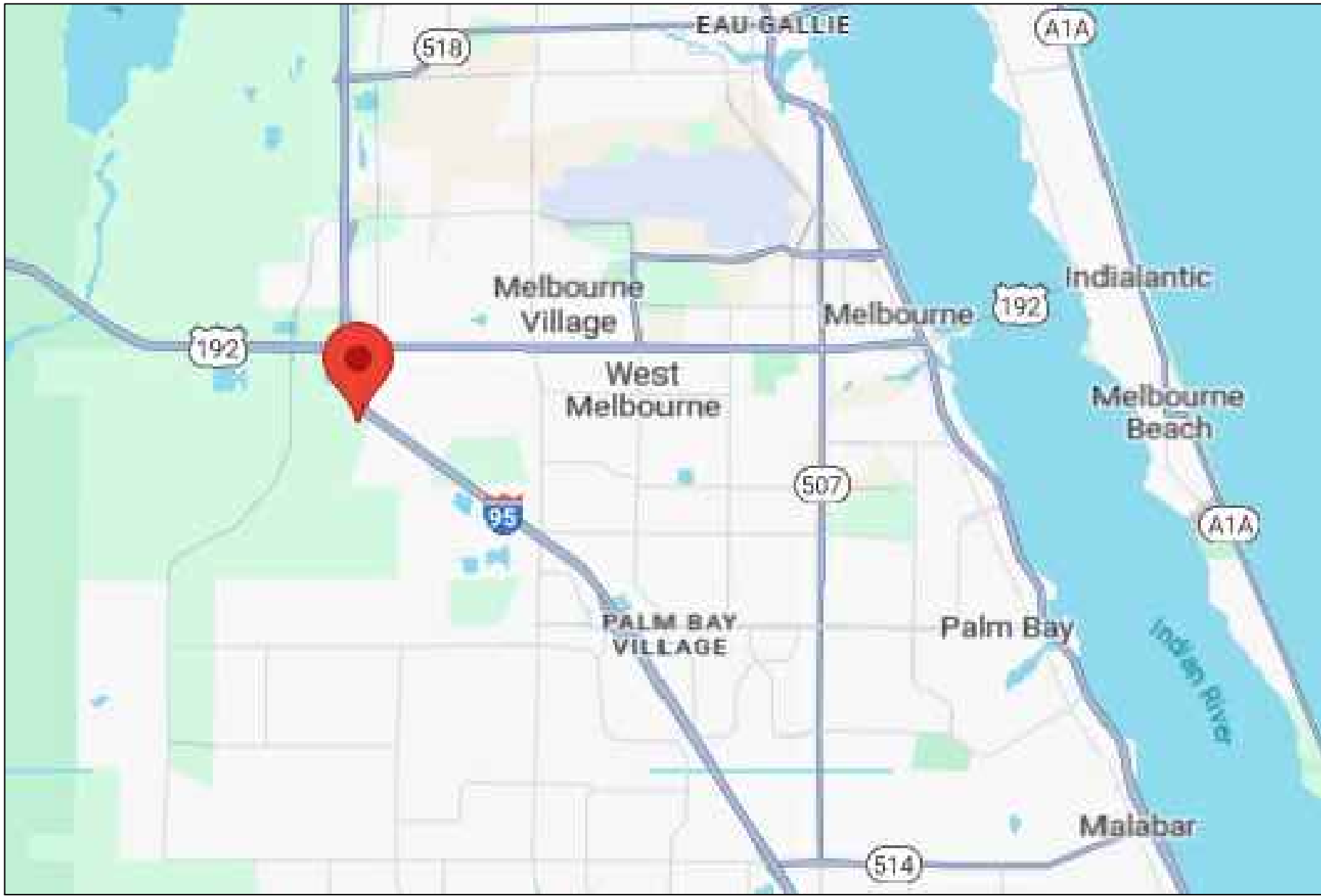


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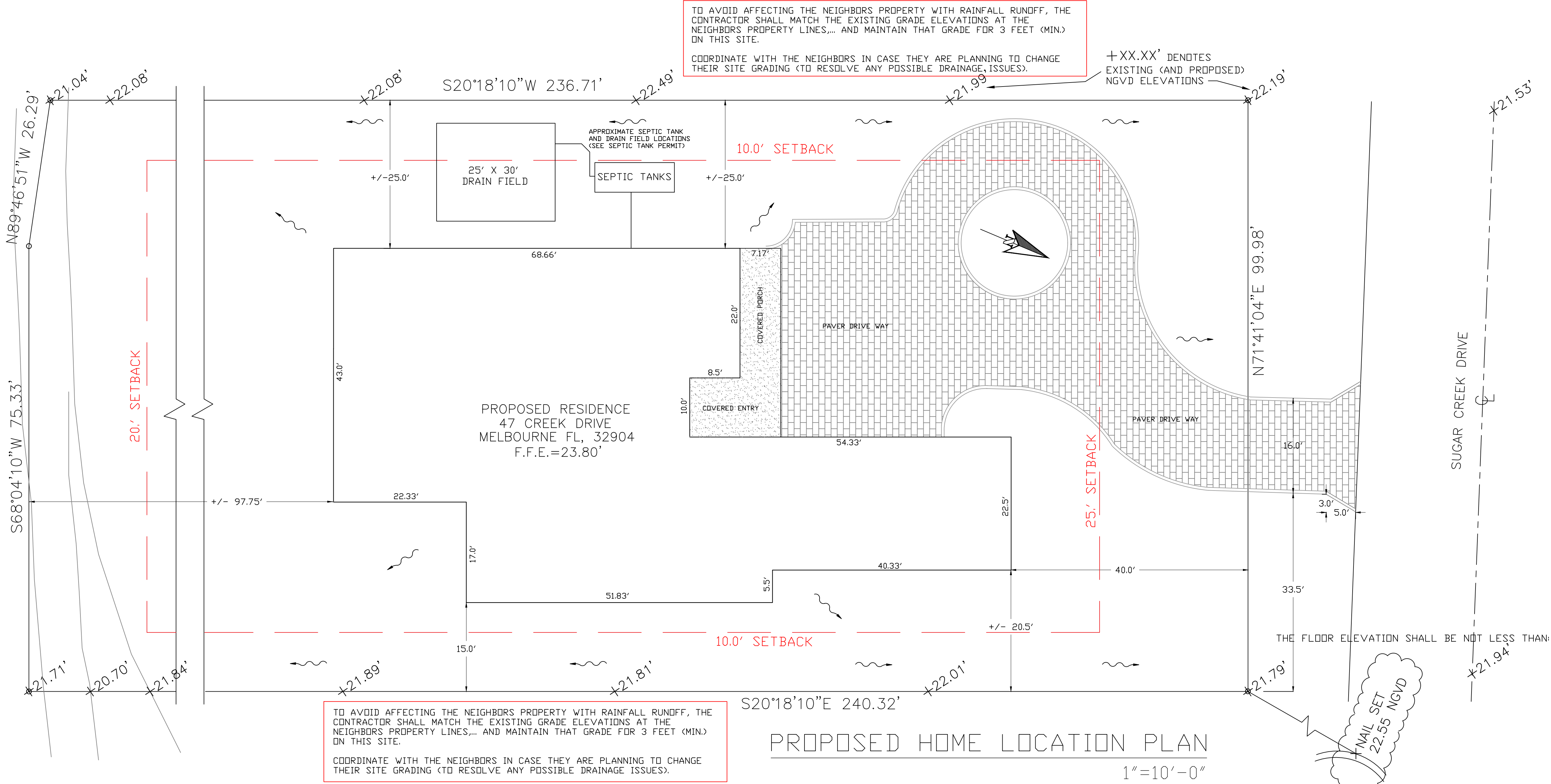


VICINITY MAP
N.T.S



LOCATION PLAN
N.T.S

SITE BOUNDARY INFORMATION: THIS LOCATION PLAN IS BASED ON THE 2-15-23 SURVEY OF THE PROPERTY PREPARED BY NEXGEN SURVEYING LLC. (PLEASE SEE THE SURVEY FOR EXISTING ELEVATIONS).
PROPOSED SITE ELEVATIONS: THE PROPOSED SITE ELEVATIONS WERE PROVIDED BY THE OWNER AND ARE BASED ON BREVARD COUNTY BENCHMARK K6A05 LOCATED APPROXIMATELY 350' FROM THIS PROPERTY. THE ELEVATIONS HAVE NOT BEEN VERIFIED BY MYSELF OR MY OFFICE AND WERE NOT PROVIDED ON THE BOUNDARY SURVEY.
THE FLOOR ELEVATION SHALL BE NOT LESS THAN: 1. 24" ABOVE CROWN OF THE ROAD. 2. AS REQUIRED BY THE HEALTH DEPT. AND PLUMBER. 3. EQUAL TO OR HIGHER THAN NEIGHBORS RESIDENCE. 4. AS REQUIRED FOR FLOOD INSURANCE. 5. AS REQUIRED BY THE BUILDING DEPARTMENT
SUBSURFACE CONDITIONS: THIS PLAN ASSUMES VIRGIN SOIL UNDER THE BUILDING AREA PLUS 5 FEET BEYOND. THE CONTRACTOR SHALL VERIFY THAT NO SEPTIC TANKS, WELLS OR BURIED DEBRIS ARE LOCATED UNDER THE BUILDING AREA.
TO AVOID AFFECTING THE NEIGHBORS PROPERTY WITH RAINFALL RUNOFF, THE CONTRACTOR SHALL MATCH THE EXISTING GRADE ELEVATIONS AT THE NEIGHBORS PROPERTY LINES, AND MAINTAIN THAT GRADE FOR 3 FEET (MIN) ON THIS SITE.
COORDINATE WITH THE NEIGHBORS IN CASE THEY ARE PLANNING TO CHANGE THEIR SITE GRADING (TO RESOLVE ANY POSSIBLE DRAINAGE ISSUES).



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PROFESSIONAL ENGINEER
DAVID L. BRYANT
STATE LICENSE PE-038154
4280 DOW ROAD, SUITE 108
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(321) 254-7913

CUSTOM HOME DESIGN FOR:
NEW CLIENT
XXXX MAIN STREET
CITY NAME, FLORIDA 329XX

HOME LOCATION PLAN
VICINITY MAP, & LOCATION PLAN

DRAWN MJS
DATE 06/16/26
CHECKED DLB
SCALE
JOB NO.
SHEET
1
OF 9 SHEETS

ENGINEERING NOTES

1.) These plans are certified to be designed in accordance with the 2020 Florida Building Code, Residential; and the 2020 Florida Building Code, Building; and ASCE 7–10, and ASCE 7–16 using an ultimate wind load 3 second gust velocity” as follows:

DESIGN CRITERIA

Wind Speed = 150 MPH (3 sec. gust)
Risk Category = II, (2)
Exposure Category = B
Enclosure Category, = enclosed
Internal pres. coef. + 0.18 &- 0.18

DESIGN LOADS

Soil Bearing Pressure – 2,000 psf (see below)
Floor loads – live load 40 psf
Roof Trusses (Minimum design loads)
Top Cord: live load= 20 psf, dead load= 15 psf
Bottom Cord dead load = 10 psf

ULT / ASD Load Equivalents

150 mph "ultimate" = 116 mph "allowable" (nominal) FBC TABLES R301.2.1.3 & 1609.3.1
Design Pressures = DP(ult) x 0.60 = DP(asd) FBC SECTIONS R301.2.1.3 & 1609.3.1

VELOCITY PRESSURE = $q_z = 0.00256 K_z K_{xt} K_d V^2 = 34.27 \text{ PSF}$
at mean roof height less than 30 feet.

The minimum window & door design pressures are specified under "DESIGN LOAD PRESSURES FOR WINDOWS AND DOORS" in these Notes. This Engineering Design is for resisting wind loads on this particular building to be built on this specific site and cannot be used for any other building or structure.

2.) FOUNDATIONS AND SOIL

This plan assumes virgin soil under the building area plus 5 feet beyond. The contractor shall verify that no septic tanks, wells or buried debris are located under the building area.

Soil borings are not required by the building department, however, we recommend these tests to avoid long term foundation settlement. We recommend that a Geotechnical Engineering and Testing Company be retained to perform soil borings and make foundation recommendations prior to beginning any work. If the owner chooses not to obtain soil borings, then the owner assumes all responsibility for abnormal foundation and slab settlement in the future.

Surface compaction tests are required by the building department prior to obtaining your slab "pre-pour" inspection. Compaction shall be tested beneath foundations and floor the slab and shall have a minimum value of 95% using the modified proctor test. All fill material required beneath the residence shall be placed and compacted in 12" lifts (max), and extend 5' beyond the home on all sides.

Soil shall be termite treated. Chemical barrier method shall be completed in accordance with Florida Building Code – Residential Section R 318 (see foundation plan)

3.) CONCRETE MATERIALS and PLACEMENT

Foundation and Slab Concrete shall have a minimum "28 day" compressive strength of 3000 psi (4000 psi recommended) and be "regular mix" (3/4" rock) poured at a maximum slump of 5 inches. All concrete shall have a maximum water/cement ratio of 0.55 or less.

Floor slab concrete shall be tested by a materials testing company for strength and slump. All slabs shall be cured with water for a period of 3 days. Use curing compound, soaker hoses, or tarps. SawCut 1.5" deep control joints in all slabs within 12 hours (12' max. each way).

4.) REINFORCING STEEL and PLACEMENT

Reinforcing steel (rebar) shall have a minimum yield strength of 60 KSI (Grade 60). All lap splices shall be a minimum of 25 inches. All bends shall have a minimum radius of 6 bar diameters. All reinforcing steel used in the foundations shall have a minimum concrete cover of 3".

5.) EXTERIOR FRAME WALLS

All exterior walls are 2x6 SPF (Spruce/Pine/Fir) studs spaced at no more than 16" on center. All studs shall be attached to the top and bottom plates using three @ 16d or four 12d Galvanized Nails. All bottom plates shall be pressure treated 2x6's (See typical wall section on sheet 6).

Hold Down Rods – 5/8" x 10'-10" long threaded hold down rods shall be continuous from top plate to the foundation. Drill and epoxy rods 8" into foundation using "Simpson" set or set-xp epoxy. Install nuts with 2" washers at top and bottom plates spaced at 48" o.c. and at all corners and each side of all openings.

Wall Sheathing – All exterior frame walls shall be sheathed with 1/2" (15/32) CDX plywood nailed with 8d galvanized common nails as follows.

Top, bottom, & side edges – 4" o.c.
All Intermediate supports – 8" o.c.

6.) INTERIOR WOOD FRAME WALLS

INTERIOR LOAD-BEARING WALLS – The minimum stud lumber shall be 2x6 SPF studs @ 12" on center and the wall shall have a double top plate. Nail studs to the top and bottom plates with two (2)– 16d common nails or three (3) 12d common nails. Interlock top plates at all corners and nail with (4)–16d common nails. All bottom plates shall be pressure treated 2x6 Shear walls shall be held down using 5/8" x 10'-10" long threaded hold down rods (see floor and bearing wall section on sheet 6).

INTERIOR SHEAR WALLS – The minimum stud lumber shall be 2x4 SPF studs @ 16" on center. The wall shall have a double top plate. Nail studs to the top and bottom plates with two (2)– 16d common nails or three (3) 12d common nails. Interlock top plates at all corners and nail with (4)–16d common nails. All bottom plates shall be pressure treated 2x4. Shear walls shall be held down using 5/8" x 10'-10" long threaded hold down rods (see floor plan and details on sheet 6). All frame shear walls shall be sheathed with 1/2" (15/32) CDX plywood nailed with 8d galvanized common nails (See note 5 for nailing of sheathing) CONNECT ROOF TRUSSES TO SHEAR WALLS AS SHOWN ON THE SHEAR WALL TO TRUSS CONNECTIONS DETAIL ON SHEET 6.

INTERIOR PARTITION WALLS – The minimum stud lumber shall be 2x4 SPF studs @ 16" on center. Nail studs to the top and bottom plates with two (2)– 16d common nails or three (3) 12d common nails. All bottom plates shall be pressure treated 2x4's and attached to floor slab with 1/4"x 3–1/4" Tapcons spaced at 24" O.C. (See partition wall section on sheet 6).

7.) WALL HEADERS AND BEAMS – (SEE FLOOR PLAN AND DETAILS ON SHEET 6)

8.) DESIGN WIND LOAD PRESSURES FOR WINDOWS AND DOORS: The table below is based on "ASD" (ALLOWABLE STRESS DESIGN) FBC 1509.1.5, and assumes that the windows and doors have been tested in accordance with CHAPTER 17 of the 2020 FBC and that the appropriate safety factor has been incorporated into their published load ratings. This engineering design is based on this building being an "enclosed" structure, therefore; All windows, sliding glass doors, and glass panels in doors shall be "impact resistant" meeting the minimum requirements of the 2020 Florida Building Code (section 1509) for impact resistance or shall have "code compliant" protective shutters installed over the openings. All windows, sliding glass doors, and entry doors, shall be designed and certified by the manufacturer to resist minimum design wind pressures as shown below.

DESIGN PRESSURES for windows and doors continued...

"ALLOWABLE" WIND PRESSURES FOR COMPONENTS, CLADDING, DOORS, & WINDOWS WIND = 150 MPH – EXPOSURE B – MRH=<30' (POUNDS PER SQUARE FOOT)				
EFFECTIVE WIND AREA (SQ.FT.)	ZONE 4 (Away from corners)		ZONE 5 (Within 4' of corners)	
	POSITIVE	NEGATIVE	POSITIVE	NEGATIVE
0–19	24.3	–26.3	24.3	–32.5
20–49	23.2	–25.2	23.2	–30.3
50–99	21.8	–23.8	21.8	–27.5
100–499	20.6	–22.7	20.6	–25.2
500+	18.1	–20.2	18.1	–20.2

END ZONE AREAS (within 48" of corners) = ZONE 5
The pressures are tabulated by category for this residence. Positive pressures are pushing inward on the window/door; and negative pressures are pushing outward on the window/door.

8.) GARAGE DOORS (Residence) – Garage doors shall be rated for + 21.3 and –24.1 psf in accordance with the 2020 Florida Building Code Table 1609.7

9.) TESTING & LABELING

All exterior windows and doors shall be tested and each product type certified to meet Florida Building Code FBC R 301.2.1.1, and the design pressures specified above, including attachment to the main structure. ALL GLAZED OPENINGS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST unless they are covered with "code compliant" protective shutters. All testing shall be in accordance with the testing provisions outlined in the 2020 Florida Building Code. Product certification shall be provided to the Building Department by an independent testing laboratory meeting the qualifications outlined in the 2020 Florida Building Code. The product certification shall include the minimum installation details (including fasteners and their spacing) required to resist the total force on the window when the design wind pressures are applied to the total area of the window. All Windows and glass doors shall bear an AAMA or WDMA or other approved label identifying the manufacturer, model or model number, performance characteristics, and approved product evaluation entity to indicate compliance with the requirements of ASTM E 1300, ANSI/AAMA/MWWDA 101/IS 2.

10.) CLADDING and COMPONENTS

Siding, roofing, soffits, and all other cladding and components shall be fastened in strict accordance with the manufacture specifications to resist the wind loads & categories stated in Note #1 (this includes decorative attachments). Contractors must make these manufacturers provide certifications that their product and fastener details meet or exceed the requirements of the 2020 Florida Building Code for this wind zone. The minimum design pressures are the same as used for windows and doors (see Note #8 on this sheet).

11.) ROOFING MATERIALS and INSTALLATION

The Roofing material manufacturer shall provide product certification showing that the roofing materials and their installation comply with all requirements of the 2020 Florida Building Code for the wind loads & categories stated in Note #1 (exposure B) and with all sections of Chapter 15. And be labeled by the manufacturer showing the manufacturers name, model, or type of product, and ASTM product approval information. The Building Contractor shall verify that the Roofing sub-contractor has a copy of these sections of the code.

ROOFING MATERIALS and INSTALLATION Continued...

a.) All roofing components shall be rated for 150 mph (exposure B) wind loads in accordance with the 2020 Florida Building Code, and be labeled by the manufacturer showing the manufacturers name, model, or type of product, and ASTM product approval information.

b.) Self-adhering polymer modified bitumen sheet complying with the requirements of the manufacturers' product approval sheet, and ASTM/D 1970. Installed in accordance with the manufacturers spec's and the 2020 Florida Building Code, Chapter 15, BUT NOT LESS THAN 2" headlaps & 19" endlaps with Nails every 12" o.c. along edges, and 24" o.c. everywhere else. (offset successive endlaps 6"0" minimum)

c.) Button Cap Nails shall be used to hold all underlayment in place every 6" o.c along edges, ends, and at overlaps, and 12" o.c in staggered rows everywhere else. All roofing materials shall be corrosion resistant.

d.) Shingle roofing shall comply and be installed in accordance with manufacturers specifications and their product affidavit sheet for 150 mph (exposure B) "116 mph allowable" in accordance with the 2020 Florida Building Code.

12.) ROOF TRUSSES & ROOF SHEATHING

The roof structure consists of pre-engineered trusses placed 24" o.c. The trusses shall be designed and engineered for the wind loads & categories stated in Note #1, by a "truss system" engineer in accordance with the "2020 Florida Building Code". Final truss engineering shall include a signed & sealed truss system layout as well as individual drawings for each truss type. Truss drawings shall include wind design information, vertical and horizontal reactions, uplift forces on all trusses, all truss bracing requirements, and specify all girder loads.

ROOF SHEATHING – The roof trusses shall be sheathed with 1/2" (4 PLY) CDX plywood (min.) and nailed with 8d (2 ½") galvanized common "ring-shank" nails at 4" o.c. everywhere within 5'–0" of all roof edges and ridgelines and 3" o.c. within 5'0" of all corners. All other areas can be nailed at 6" on center (staples are not allowed). Install aluminum clips between horizontal plywood joints or "gap" the joint 1/8" (min.). Where truss or roofing manufacturer specifications differ from these, use the more stringent. Brace all trusses as required by the truss manufacturer.

13.) UPLIFT CONNECTORS

Use galvanized truss straps or connectors to resist roof truss uplift loads. Use connector strengths and nailing requirements in accordance with the manufacturers' recommendations. All uplift values are specified on the individual truss engineering and ARE CATEGORIZED ON SHEET 9 for your convenience.

Roof Trusses on Wood Frame walls or Wood Beams:

SEE SHEET 9 FOR ALL UPLIFT CONNECTORS

CONVENTIONAL ROOF FRAMING for VALLEY CONSTRUCTION, MISC. FILL IN, OR OTHER

SEE SHEET 9 FOR ROOF FRAMING SPECIFICATIONS

GENERAL NOTES

1.) DOORS & WINDOWS

All windows and exterior doors shall meet all the provisions of the 2020 Florida Building Code including the wind load and impact criteria specified in the Engineering notes on this sheet. Coordinate window styles with owner. Coordinate "rough" openings in new frame walls with window and door manufacturers prior to construction. All bedroom windows shall be "EGRESS" windows and meet the egress opening size requirements. (FBC2020 R310.2.1 = >5.7sf + min. 20" wide & 24" high).

2.) HVAC

The HVAC contractor shall provide a "design-build" system in accordance with the owners"high-efficiency" requirements. The system shall be designed in accordance with the 2020 Florida Building Code and good practices. The HVAC contractor shall perform an energy evaluation and coordinate with the owner as to the size and locations of all HVAC equipment. All ductwork shall be sealed and tested for leaks prior to final trim. All primary main ducts shall be "rigid" ducts. Secondary ducts may be "flexduct" with sweeping radius bends. All ductwork shall be well supported, exceeding industry standards.

All duct "air velocities" shall be calculated and held at acceptable levels to avoid noise.

Coordinate electrical power with the electrician, and condensate drains with the plumber, prior to starting any work.

3.) PLUMBING

All materials and installation shall be in accordance with the 2020 Florida Building Code and all other applicable codes to construct a complete working system. All materials and equipment shall be new and free of damage and blemishes. All pipes shall be secured and air chambers or bladders installed to prevent water hammer or noise in the system. The plumber shall work with owner to select supply line "type" and the installation procedures used. All fixtures shall be selected and approved by the owner prior to purchase. Install condensate lines for all HVAC equipment. Provide all power requirements to the electrician before beginning any work. Plumber shall connect drain system to City Sewer line.

4.) INSULATION

These are "minimum" requirements. Coordinate with owner for additional insulation requirements. All exterior walls, and the ceilings shall be insulated. Exterior frame walls shall have (R=19) Batt insulation between all studs. The attic shall have (R=30) spray insulation under roof sheathing between all trusses. All wall insulation shall be continuous from floor to ceiling.

5.) STUCCO

Stucco over wood frame walls and beams – 5/8" stucco over expanded "galvanized" metal wire lathe over code approved vapor barrier. Install lath in accordance with the 2020 Florida Building Code for the wind speed and "negative" pressures shown for components and cladding. All fasteners shall be galvanized or stainless steel. Install flashing around all doors and windows before installing lath.

6.) INTERIOR FINISHES

All interior walls and the interior of frame walls shall have 1/2" drywall. All interior walls shall have texture and 2 coats of paint. All ceilings shall be 5/8" drywall with texture and paint. Coordinate all textures, door styles, interior trim, and paint with owner. Install drywall in accordance with all the requirements of the 2020 Florida Building Code and accepted "good" industry practices. Any mis-aligned (crooked) wall framing, ceiling framing shall be straightened by the drywall contractor or brought to the attention of the owner and contractor prior to installing any drywall. Care shall be taken so that all wall-to-ceiling joints are straight / flat for the installation of crown mouldings if any.

7.) EXTERIOR PAINT

Apply a minimum two coats of high quality exterior paint over primed surfaces. Coordinate paint type and color with owner. Apply paint in accordance with paint manufacturers specifications.

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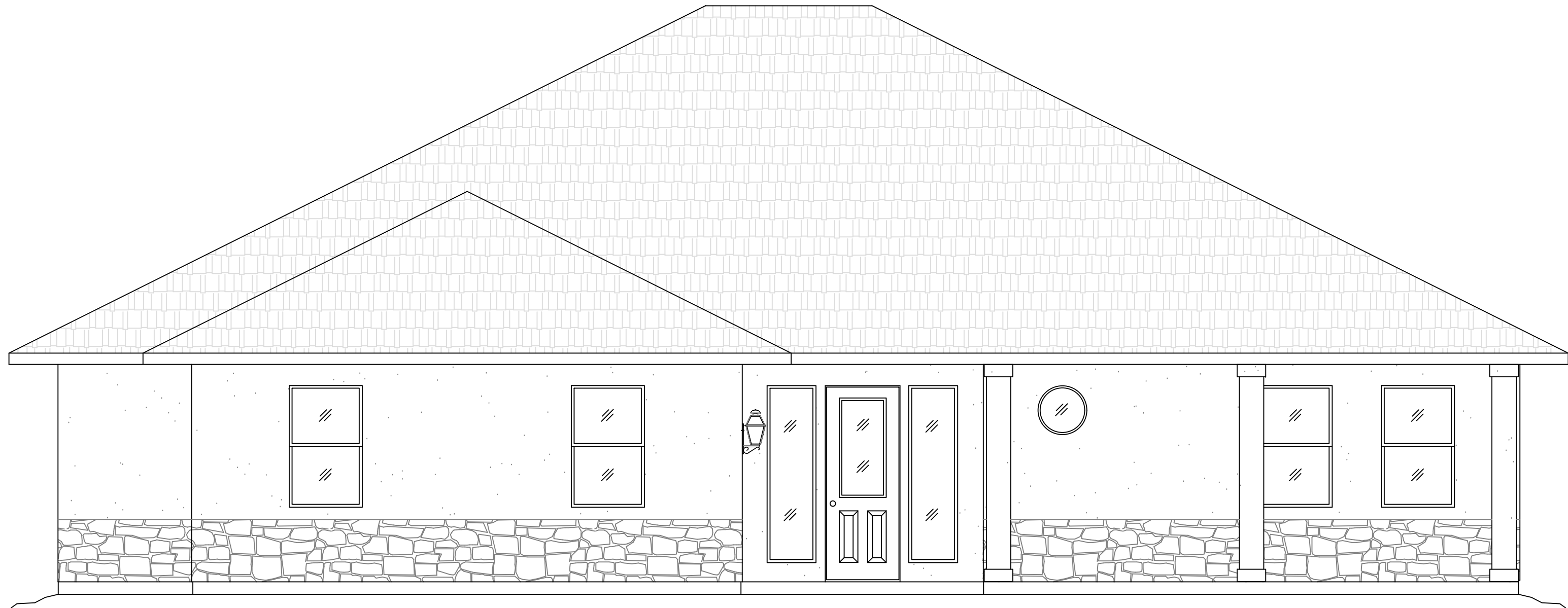
This plan has been prepared under my direct supervision and is, to the best of my knowledge, accurate and in accordance with applicable building codes. This plan is for use only for this specific building at this location.

PROFESSIONAL ENGINEER
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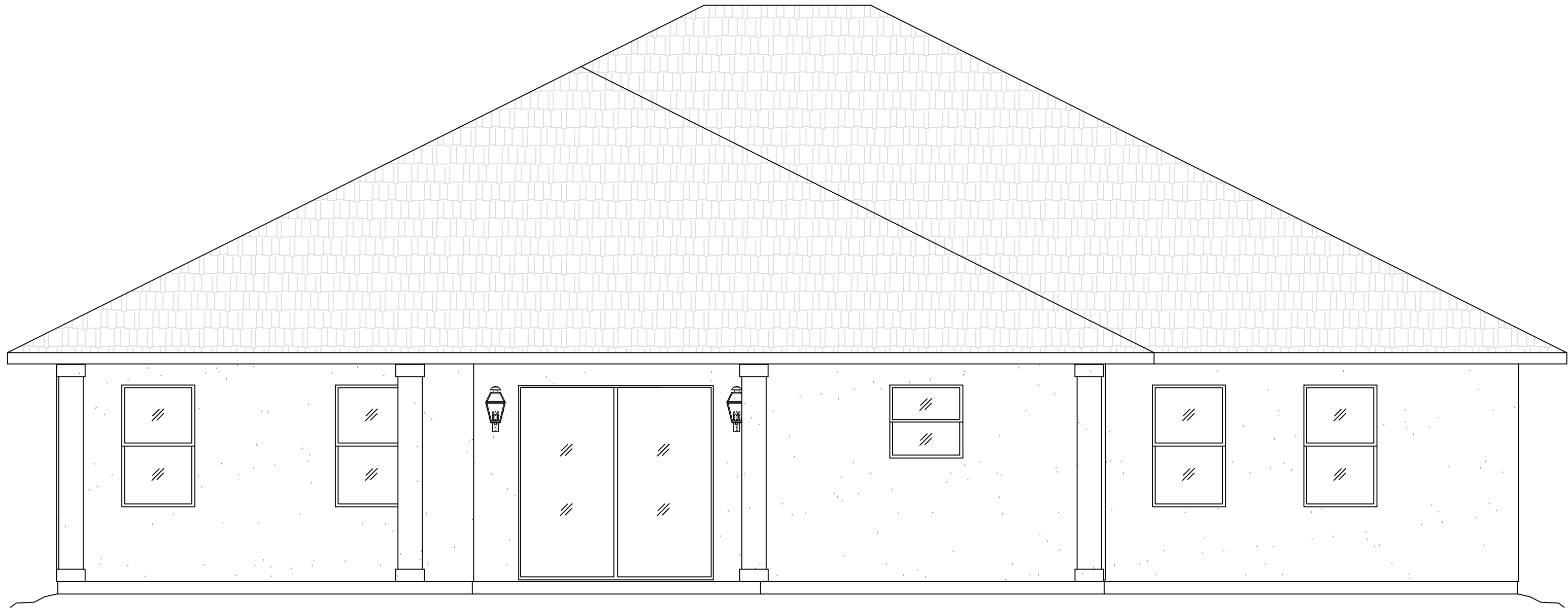
CUSTOM HOME DESIGN FOR:
NEW CLIENT
XXXX MAIN STREET
CITY NAME, FLORIDA 329XX

STRUCTURAL NOTES

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JOB NO.
SHEET
2
OF 9 SHEETS



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

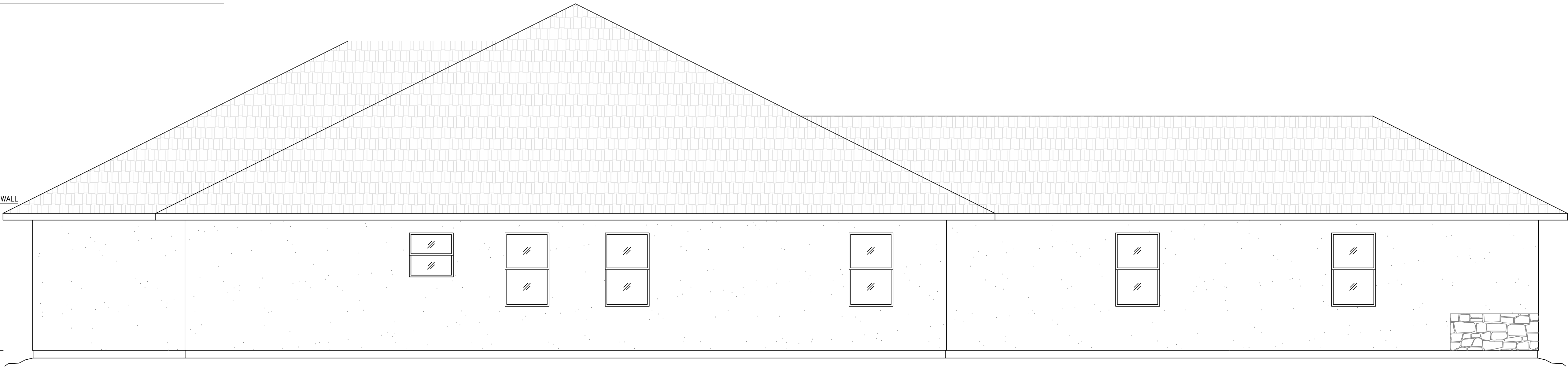


REAR ELEVATION
1/4"=1'-0"

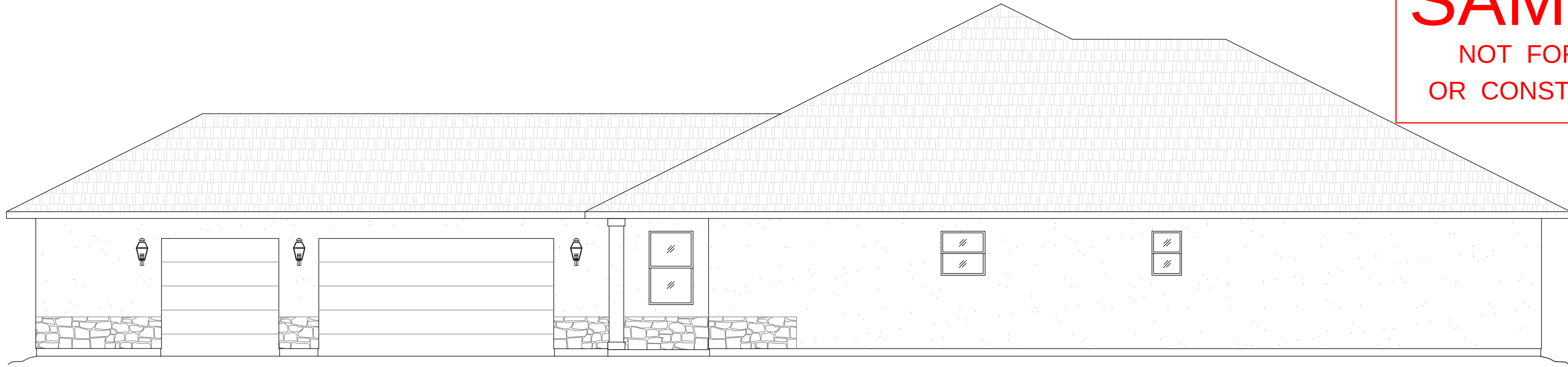
+/- 23'-7"

10'-0" TOP OF WALL

0'-0" (REF.)



LEFT SIDE ELEVATION
1/4"=1'-0"



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

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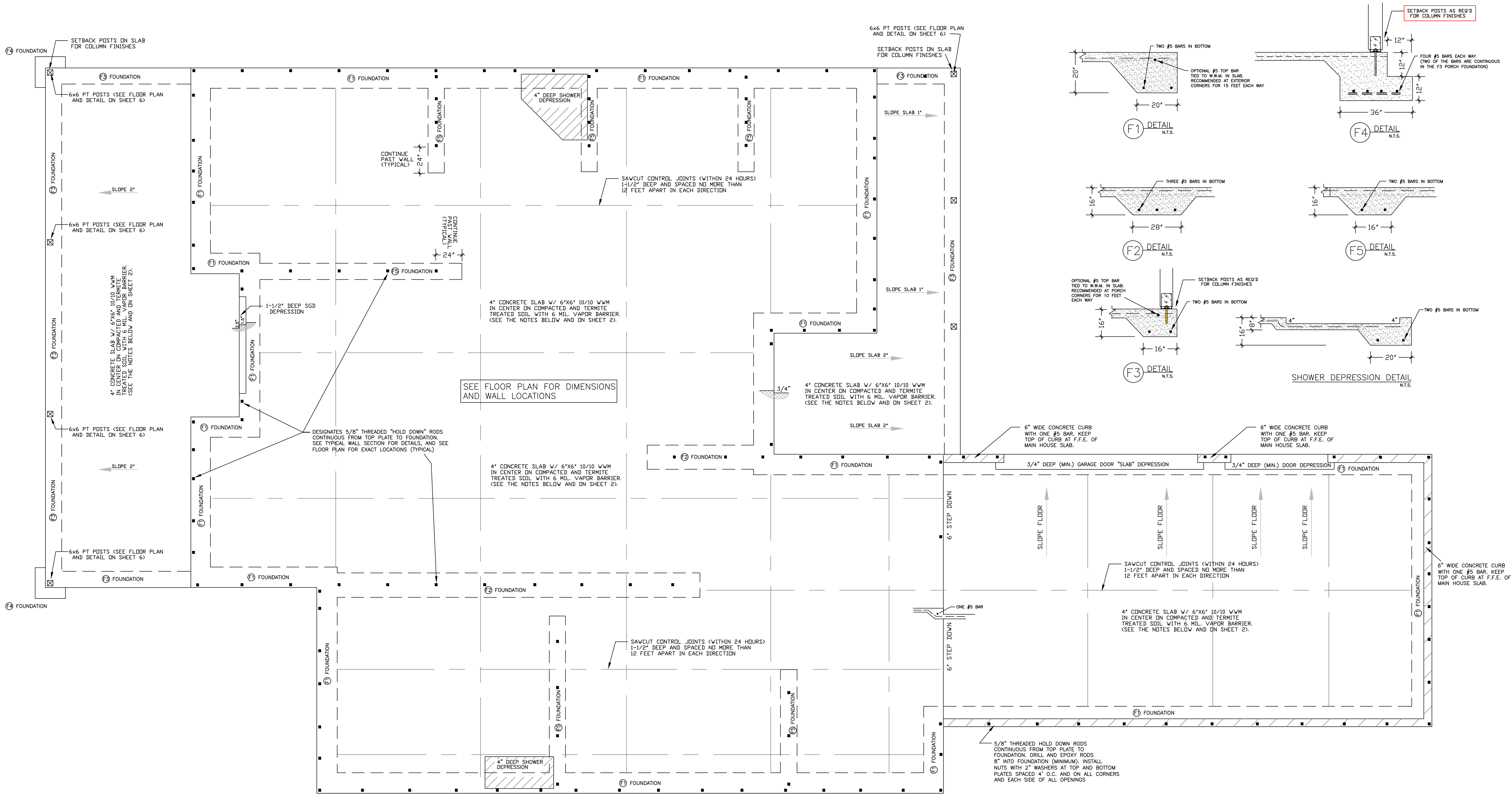
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ELEVATIONS

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OF	9 SHEETS



PROPOSED FOUNDATION PLAN
1/4"=1'-0"

SEE FLOOR PLAN FOR DIMENSIONS
AND WALL LOCATIONS

THE FLOOR ELEVATION SHALL BE NOT LESS THAN:
1. 18" ABOVE CROWN OF THE ROAD
2. AS REQUIRED BY THE HEALTH DEPT. AND PLUMBER.
3. EQUAL TO OR HIGHER THAN NEIGHBORS RESIDENCE.
4. AS REQUIRED FOR FLOOD INSURANCE.
5. AS REQUIRED BY THE BUILDING DEPARTMENT

IF REQUIRED BY THE BUILDING DEPARTMENT,
A FOUNDATION SURVEY SHALL BE PERFORMED AND THE SIGNED &
A SEALED SURVEY SHALL BE SUBMITTED AND APPROVED BY THE
BUILDING DEPT. PRIOR TO THE SLAB PRE-POUR INSPECTION.

TERMITE TREATMENT:
TO PREVENT TERMITE DAMAGE A CHEMICAL BARRIER SHALL BE INSTALLED IN
ACCORDANCE WITH THE FLORIDA BUILDING CODE - RESIDENTIAL SECTION
R318. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING
DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE
OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL
STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE
PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE
WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE
AND CONSUMER SERVICES."

SUBSURFACE CONDITIONS:
THIS PLAN ASSUMES VIRGIN SOIL UNDER THE BUILDING AREA PLUS 5
FEET BEYOND. THE CONTRACTOR SHALL VERIFY THAT NO SEPTIC
TANKS, WELLS OR BURIED DEBRIS ARE LOCATED UNDER THE BUILDING
AREA. SEE NOTE NUMBER 2 ON SHEET 2.

THE FLOOR SLAB SHALL BE:
4" THICK 3000 PSI CONCRETE WITH 6"x6" 10/10 WWM IN THE CENTER, POURED
OVER 6 MIL. VAPOR BARRIER ON TERMITE TREATED COMPACTED AND TESTED
SOIL. (SEE SHEET 2)

SAWCUT CONTROL JOINTS IN THE SLAB WITHIN 24 HOURS OF POURING.
SAWCUTS SHALL BE 1-1/2" DEEP AND SPACED NO MORE THAN 12 FEET APART
IN EACH DIRECTION

DIMENSIONS AND DISCREPANCIES:
CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING
ANY WORK AND PRIOR TO ORDERING MATERIALS. ANY SIGNIFICANT
DISCREPANCIES SHALL BE DISCUSSED WITH THE ENGINEER PRIOR TO
ORDERING ANY MATERIALS AND PRIOR TO POURING ANY FOUNDATIONS.

DIMENSIONS SHOWN ARE "ROUGH DIMENSIONS" AND DO NOT INCLUDE
DRYWALL OR FINISHES.

STRUCTURAL INSPECTIONS:
THE LOCAL BUILDING DEPARTMENT AND THE GENERAL CONTRACTOR
SHALL VERIFY STEEL PLACEMENT PRIOR TO ALL CONCRETE POURS.

ALL REINFORCING STEEL SHALL BE INSPECTED FOR SIZE, QUANTITY,
COVER, AND ADEQUATE BRACING TO RESIST MOVEMENT DURING
CONCRETE PLACEMENT.

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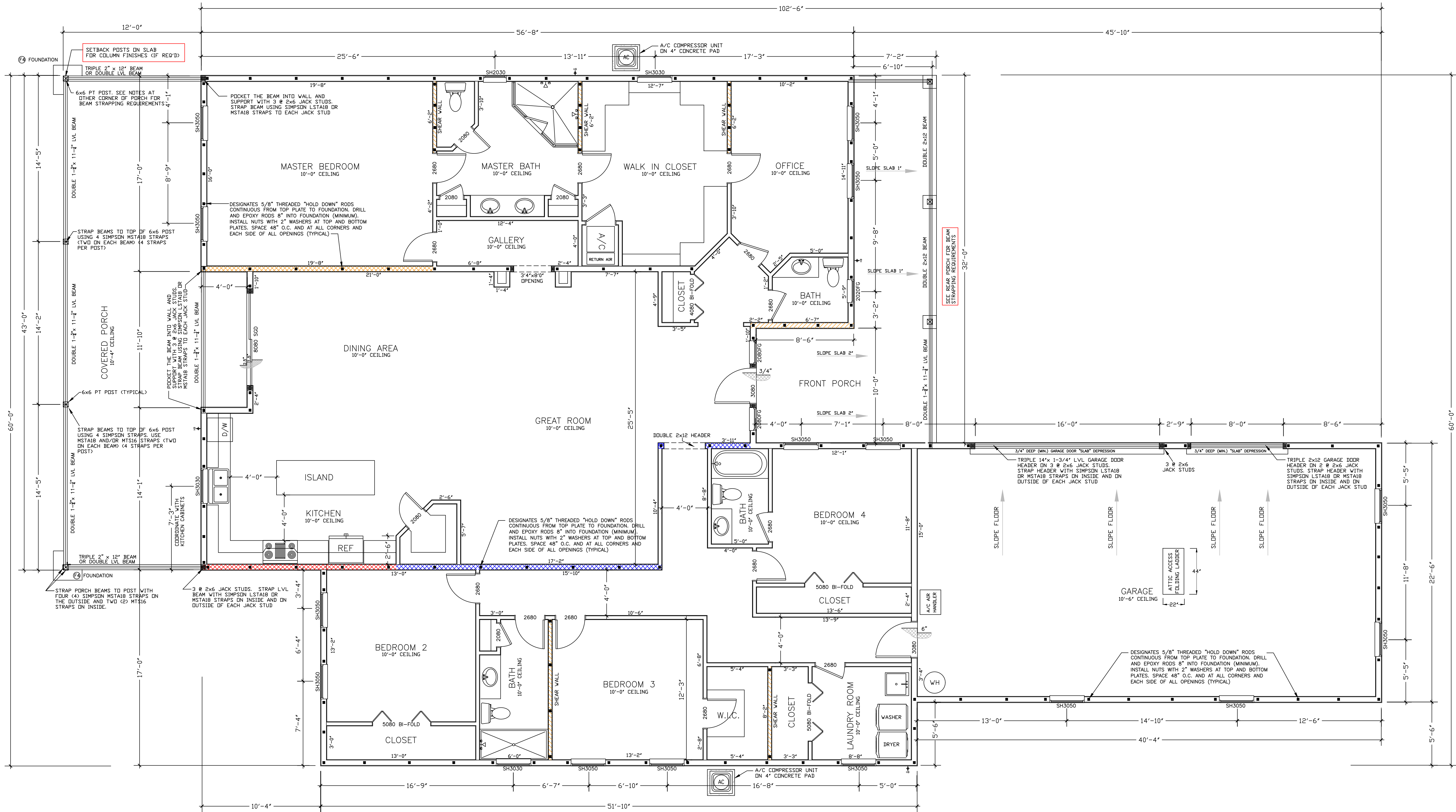
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FOUNDATION PLAN

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

SAMPLE
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TERMITE TREATMENT:

TO PREVENT TERMITE DAMAGE A CHEMICAL BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE - RESIDENTIAL, SECTION R318. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

STRUCTURAL INSPECTIONS

THE LOCAL BUILDING DEPARTMENT AND THE GENERAL CONTRACTOR SHALL VERIFY STEEL PLACEMENT PRIOR TO ALL CONCRETE POURS. ALL REINFORCING STEEL SHALL BE INSPECTED FOR SIZE, QUANTITY, COVER, AND ADEQUATE BRACING TO RESIST MOVEMENT DURING CONCRETE PLACEMENT

THE FLOOR ELEVATION SHALL BE NOT LESS THAN:
1. 18" ABOVE CROWN OF THE ROAD
2. AS REQUIRED BY THE HEALTH DEPT. AND PLUMBER.
3. EQUAL TO OR HIGHER THAN NEIGHBORS RESIDENCE.
4. AS REQUIRED FOR FLOOD INSURANCE.
5. AS REQUIRED BY THE BUILDING DEPARTMENT

FOUNDATION SURVEY:

A FOUNDATION SURVEY SHALL BE PERFORMED AND THE SIGNED & SEALED SURVEY SHALL BE SUBMITTED AND APPROVED BY THE BUILDING DEPT. PRIOR TO THE SLAB PRE-POUR INSPECTION.

SOIL:

THIS PLAN ASSUMES VIRGIN SOIL UNDER THE BUILDING AREA PLUS 5 FEET BEYOND. THE CONTRACTOR SHALL VERIFY THAT NO SEPTIC TANKS, WELLS OR BURIED DEBRIS ARE LOCATED UNDER THE BUILDING AREA. (ALSO READ NOTE #2 ON SHEET 2)

LIVING AREA (GROSS SQUARE FOOTAGE)

LIVING AREA	3,240 SF
COVERED FRONT PORCH	302 SF
COVERED REAR PORCH	560 SF
GARAGE	908 SF
TOTAL SQUARE FOOTAGE	5,010 SF

DIMENSIONS, DISCREPANCIES, AND ELEVATIONS CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING ANY WORK. ANY SIGNIFICANT DISCREPANCIES SHALL BE DISCUSSED WITH THE ENGINEER PRIOR TO ORDERING ANY TRUSSES AND PRIOR TO POURING ANY FOUNDATIONS. DIMENSIONS SHOWN ARE "ROUGH DIMENSIONS" AND DO NOT INCLUDE DRYWALL OR FINISHES.

LEGEND:

4'-1" DIMENSIONS ARE FROM ROUGH FRAMING (THEY DO NOT INCLUDE FURRING OR DRYWALL)

DESIGNATES 2x6 EXTERIOR BEARING WALL

DESIGNATES 2x4 INTERIOR NON-BEARING WALL

DESIGNATES 2x4 INTERIOR SHEAR WALL

DESIGNATES 2X6 INTERIOR SHEAR WALL

DESIGNATES 2X6 INTERIOR LOAD-BEARING WALL

DESIGNATES 2x6 INTERIOR LOAD BEARING SHEAR WALL

WINDOW SIZES ARE IN FEET & INCHES

SH3440 = SH 3'4"x4'0"

THE HEIGHT IN FEET & INCHES

THE WIDTH IN FEET & INCHES

TYPE OF WINDOW → SH= SINGLE HUNG, HR= HORIZ. ROLLER, OR FG= FIXED GLASS

DOOR SIZES ARE SHOWN IN FEET & INCHES

2668 A 2668 DOOR IS 2'6" WIDE BY 6'8" HIGH A 3080 DOOR IS 3'0" WIDE BY 8'0" HIGH

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NOT FOR BIDS
OR CONSTRUCTION

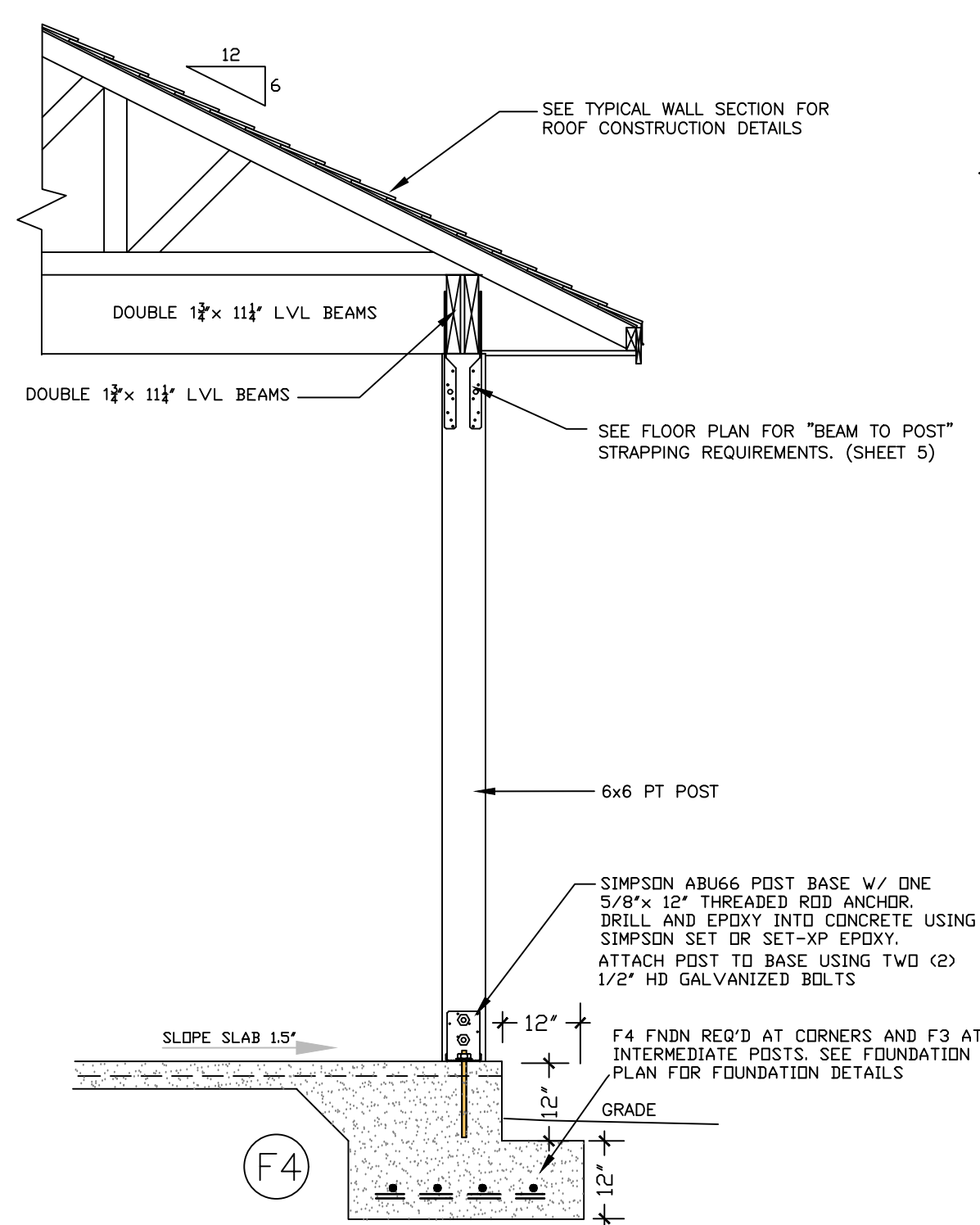
PROFESSIONAL ENGINEER
DAVID L. BRYANT
STATE LICENSE PE-038154
4280 DOW ROAD, SUITE 108
MELBOURNE, FLORIDA 32934
(321) 254-7913

This plan has been prepared under my direct supervision and is, to the best of my knowledge and belief, in accordance with applicable building codes. This plan is for use only for this specific building at this location.

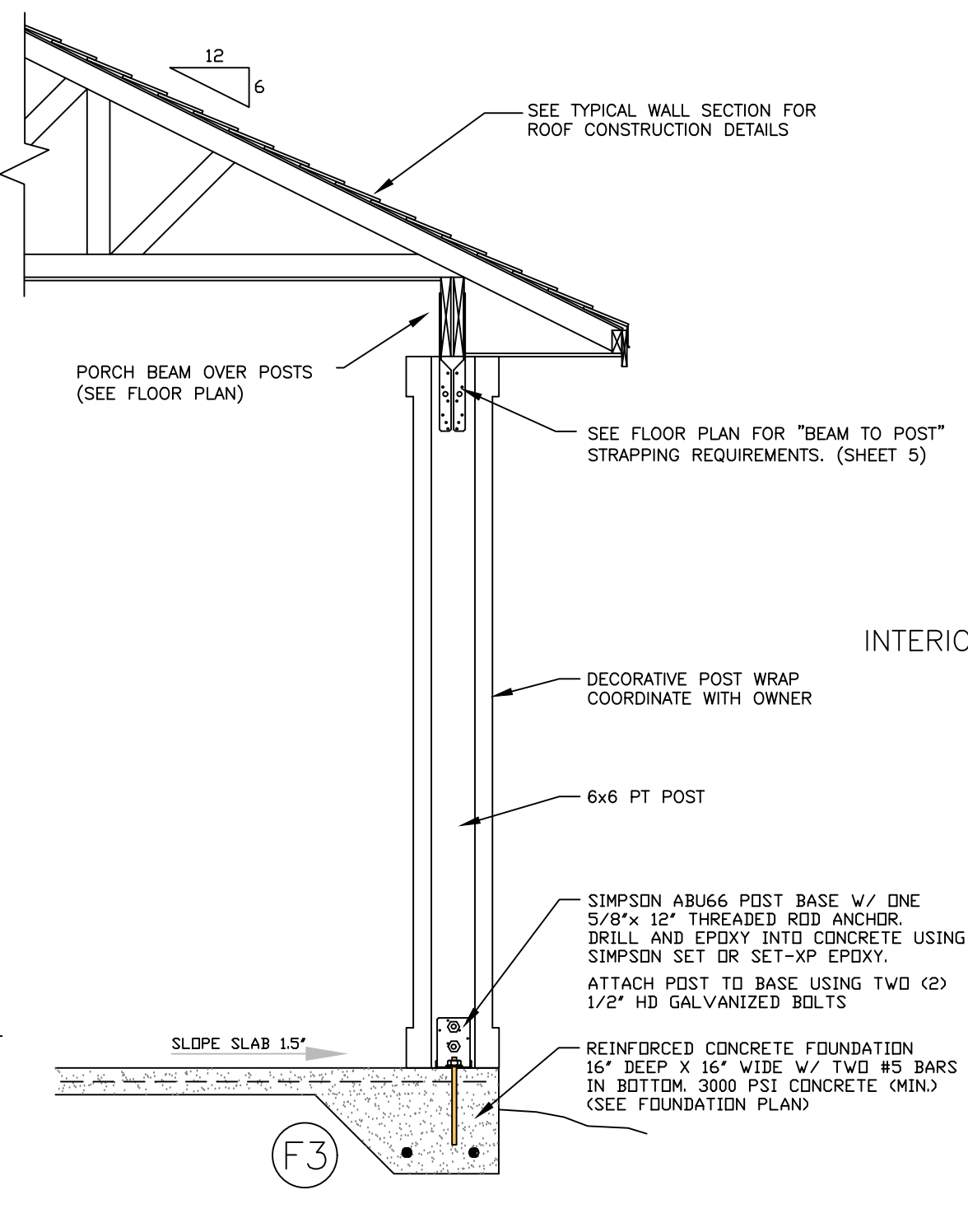
CUSTOM HOME DESIGN FOR:
NEW CLIENT
XXXX MAIN STREET
CITY NAME, FLORIDA 329XX

FLOOR PLAN

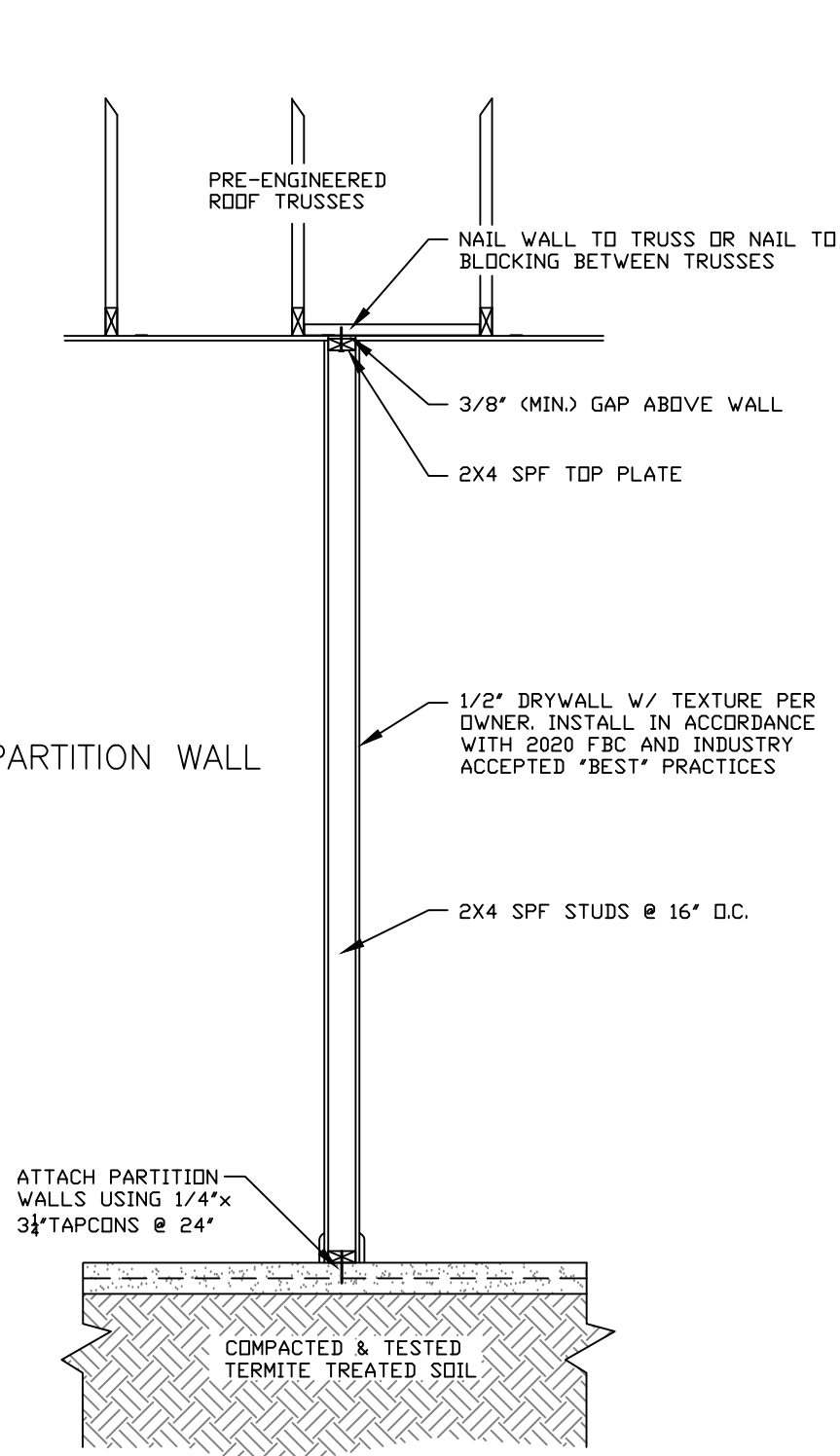
DRAWN MJS
DATE 06/16/26
CHECKED DLB
SCALE
JOB NO.
SHEET
5
OF 9 SHEETS



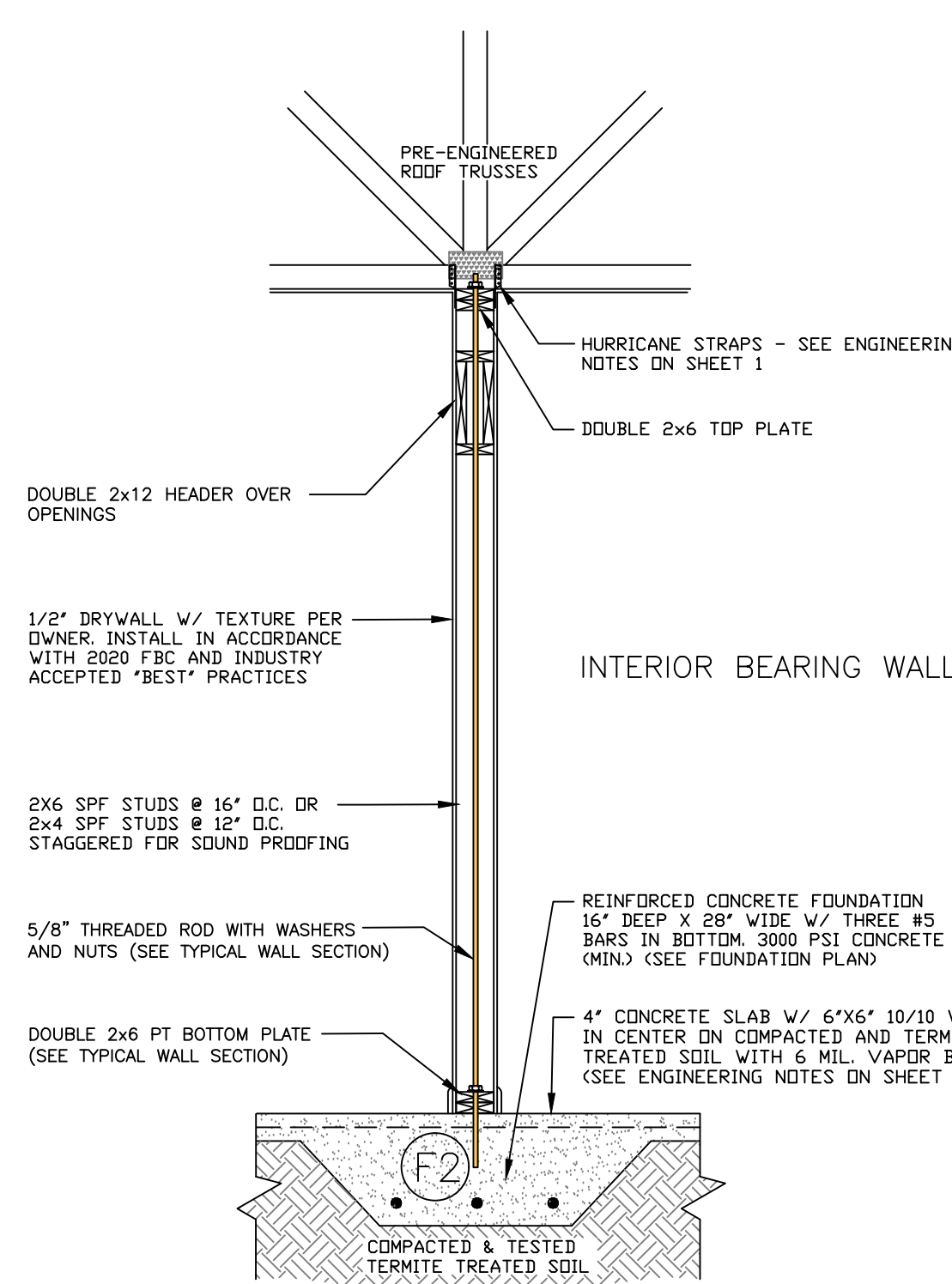
COVERED REAR PORCH SECTION
1/2"=1'-0"



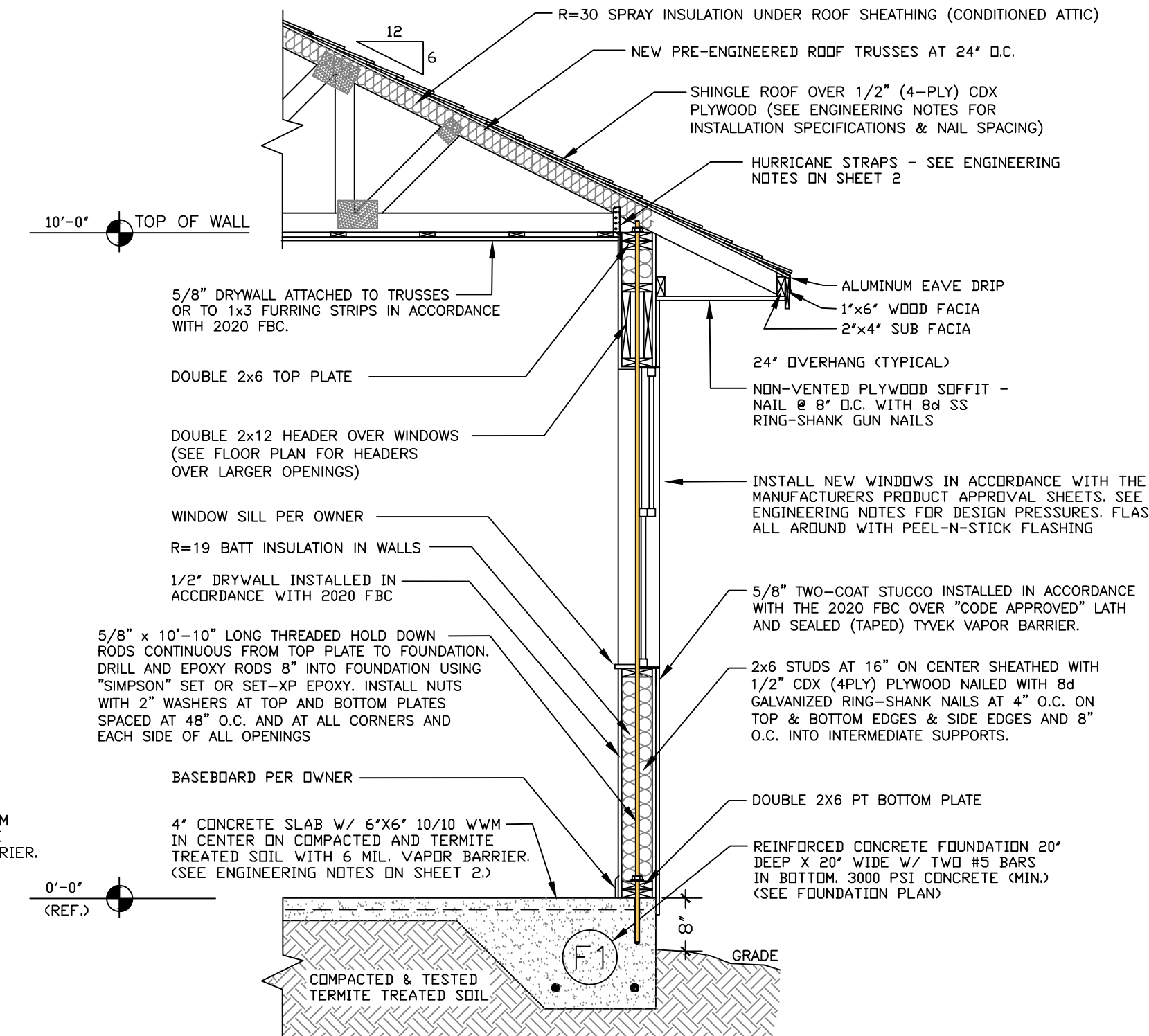
COVERED FRONT PORCH SECTION
1/2"=1'-0"



PARTITION WALL SECTION
1/2"=1'-0"

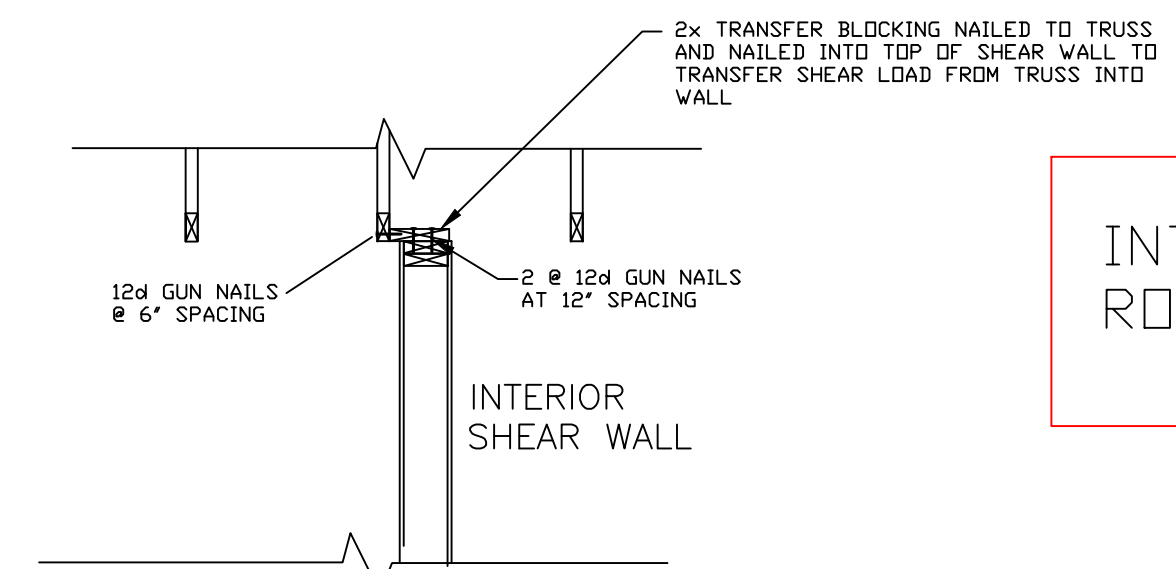


INTERIOR BEARING WALL SECTION
1/2"=1'-0"

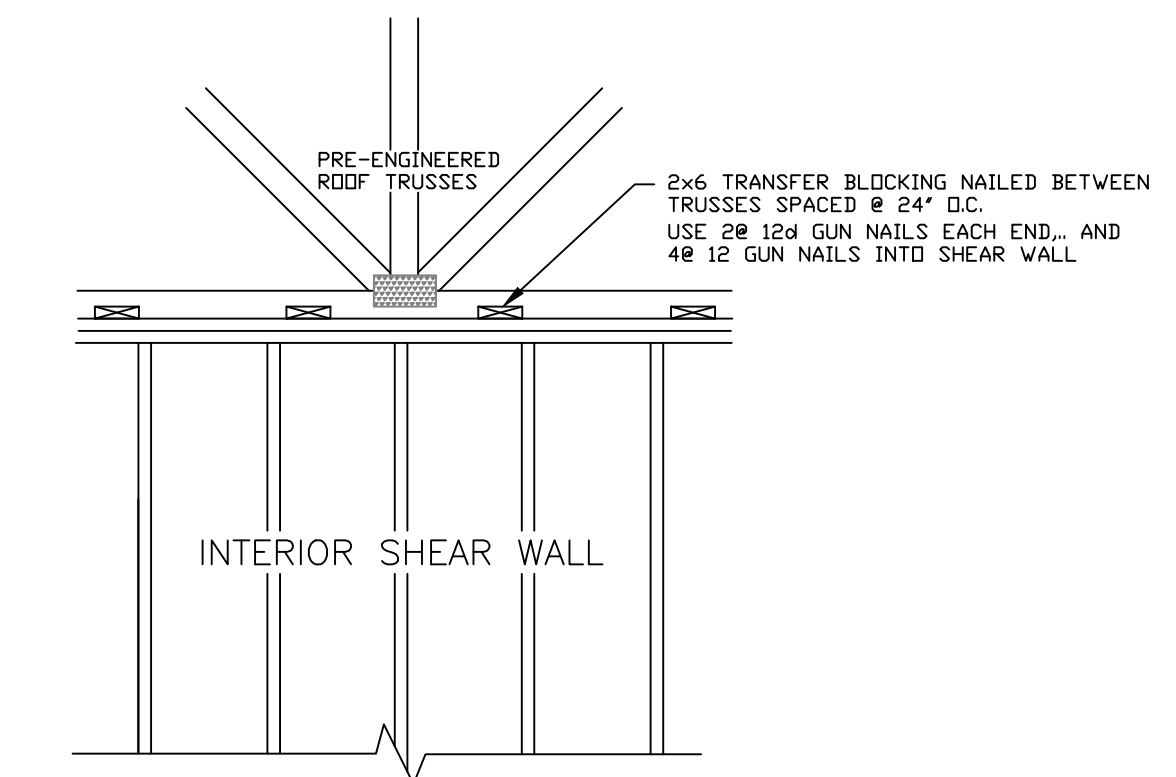


TYPICAL WALL SECTION
1/2"=1'-0"

SAMPLE
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OR CONSTRUCTION

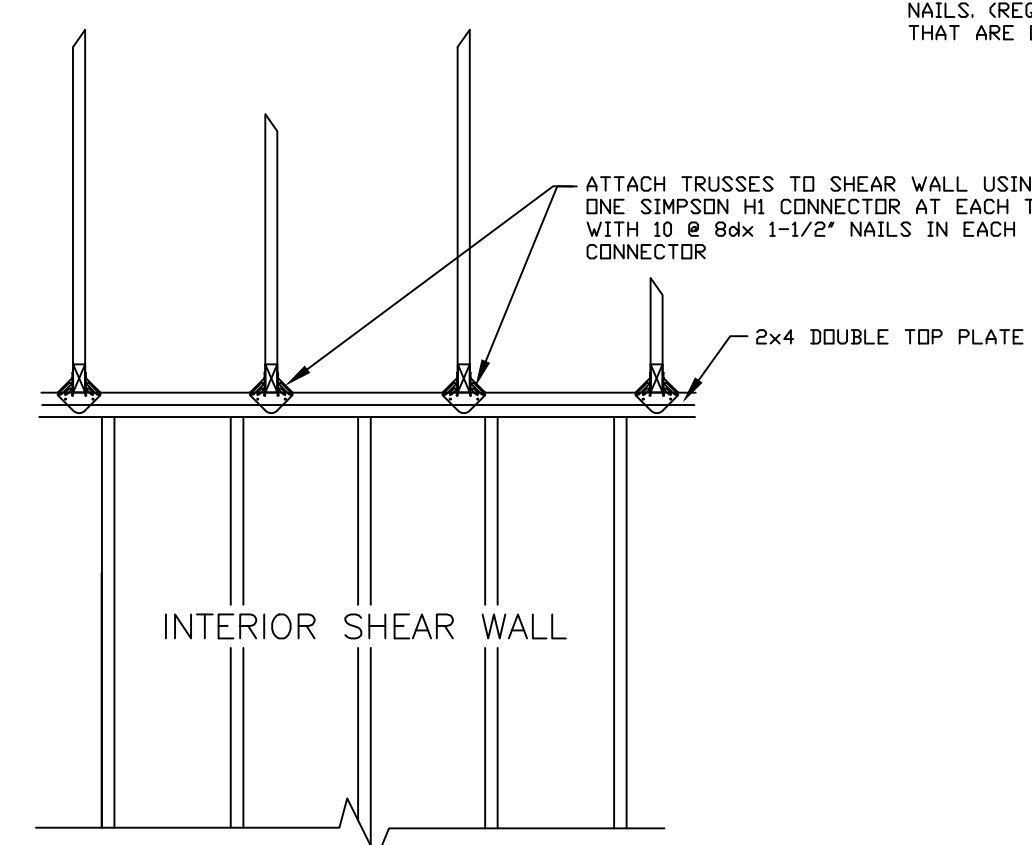


SHEAR WALL TO TRUSS CONNECTION
TRUSS PARALLEL AND CLOSE
1/2"=1'-0"

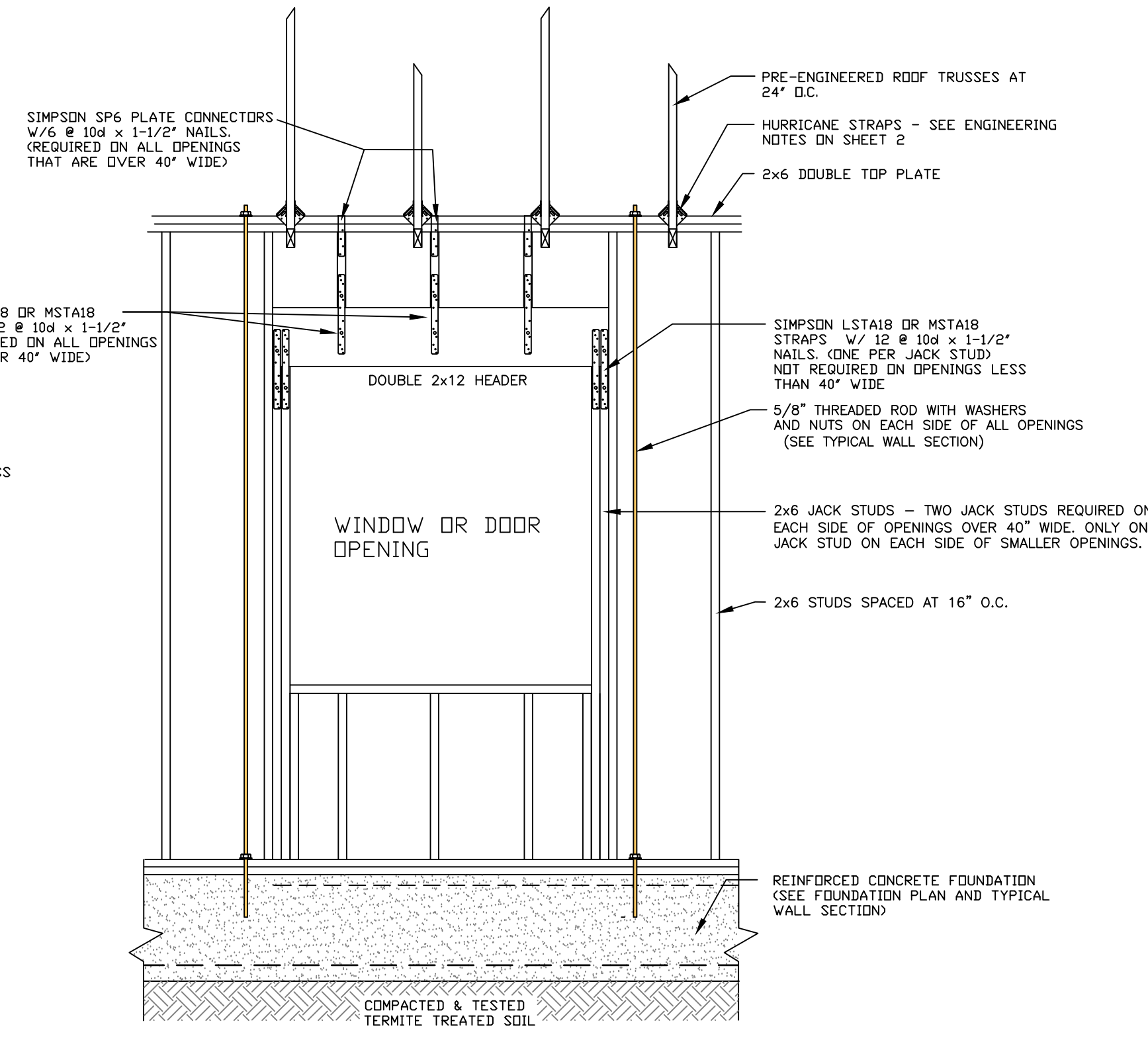


SHEAR WALL TO TRUSS CONNECTION
TRUSS PARALLEL BUT NOT CLOSE
1/2"=1'-0"

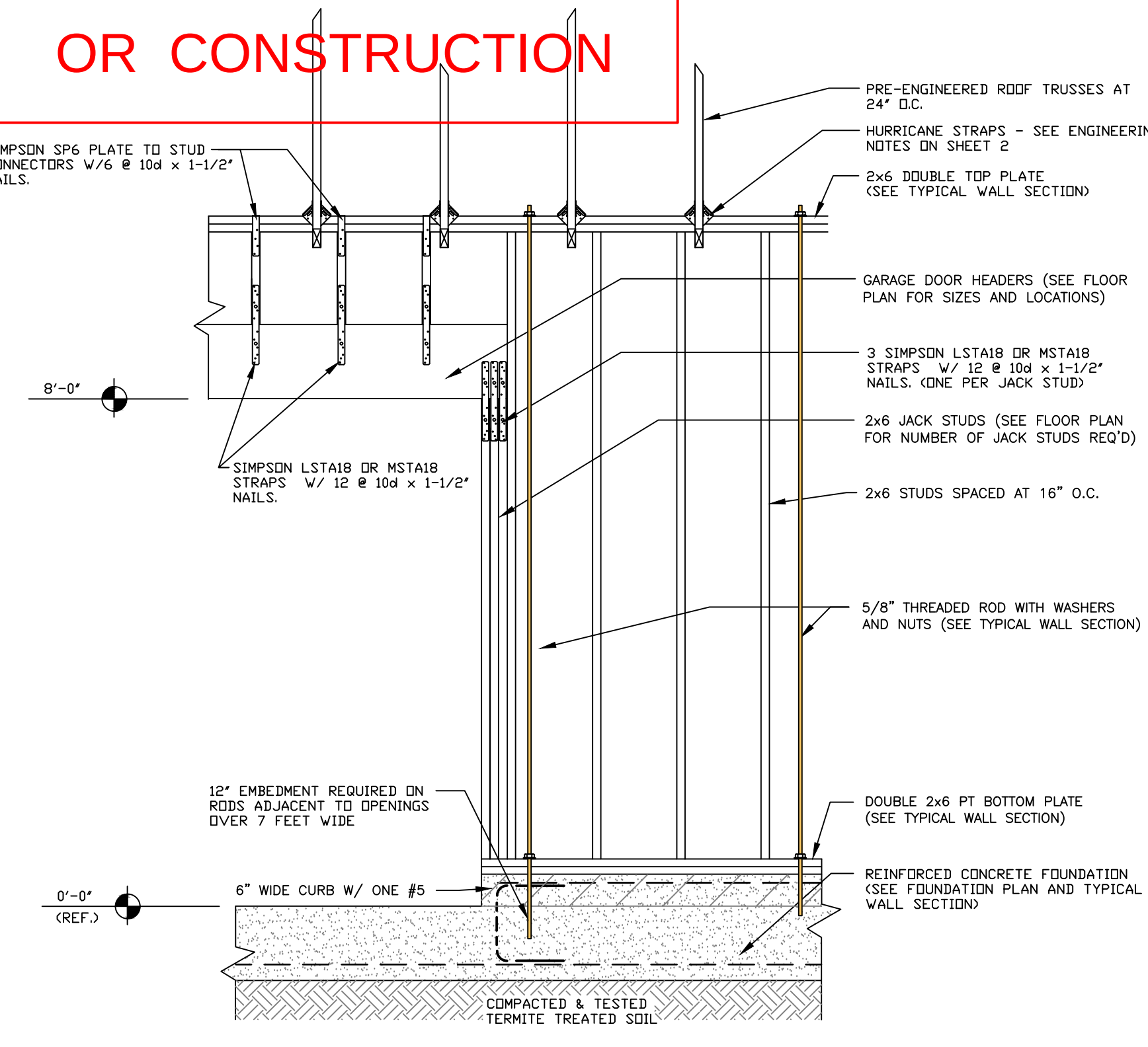
INTERIOR SHEAR WALL TO ROOF TRUSS CONNECTIONS



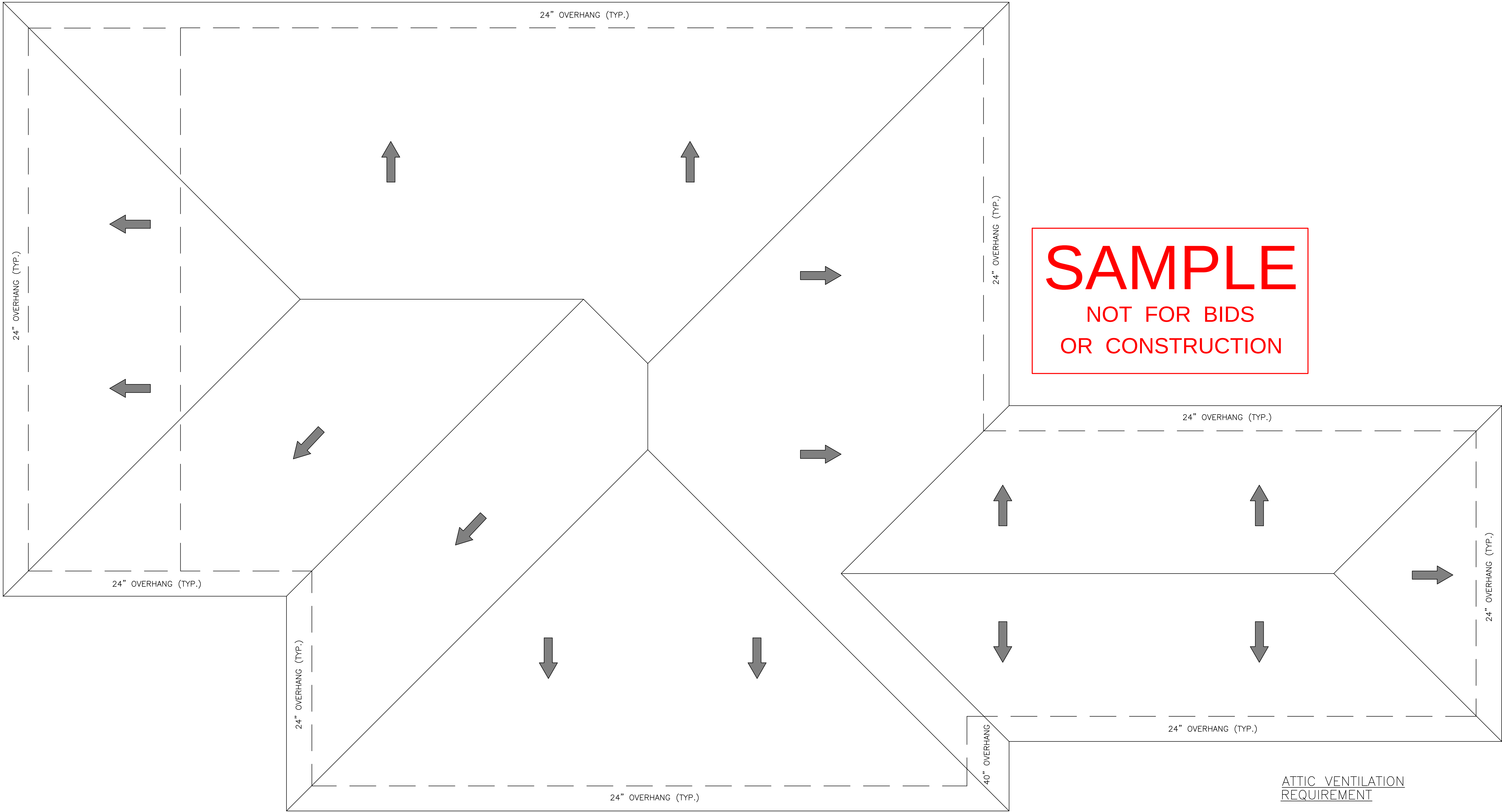
SHEAR WALL TO TRUSS CONNECTION
TRUSSES PERPENDICULAR TO WALL
1/2"=1'-0"



WINDOW FRAMING DETAIL
1/2"=1'-0"



GARAGE DOOR OPENING FRAMING DETAIL
1/2"=1'-0"



PROPOSED ROOF PLAN
1/4"=1'-0"

ATTIC VENTILATION
REQUIREMENT

ATTIC WILL BE INSULATED SPACE, NO ATTIC VENTILATION
IS REQUIRED.

RELEASE/REVISION

SAMPLE
NOT FOR BIDS
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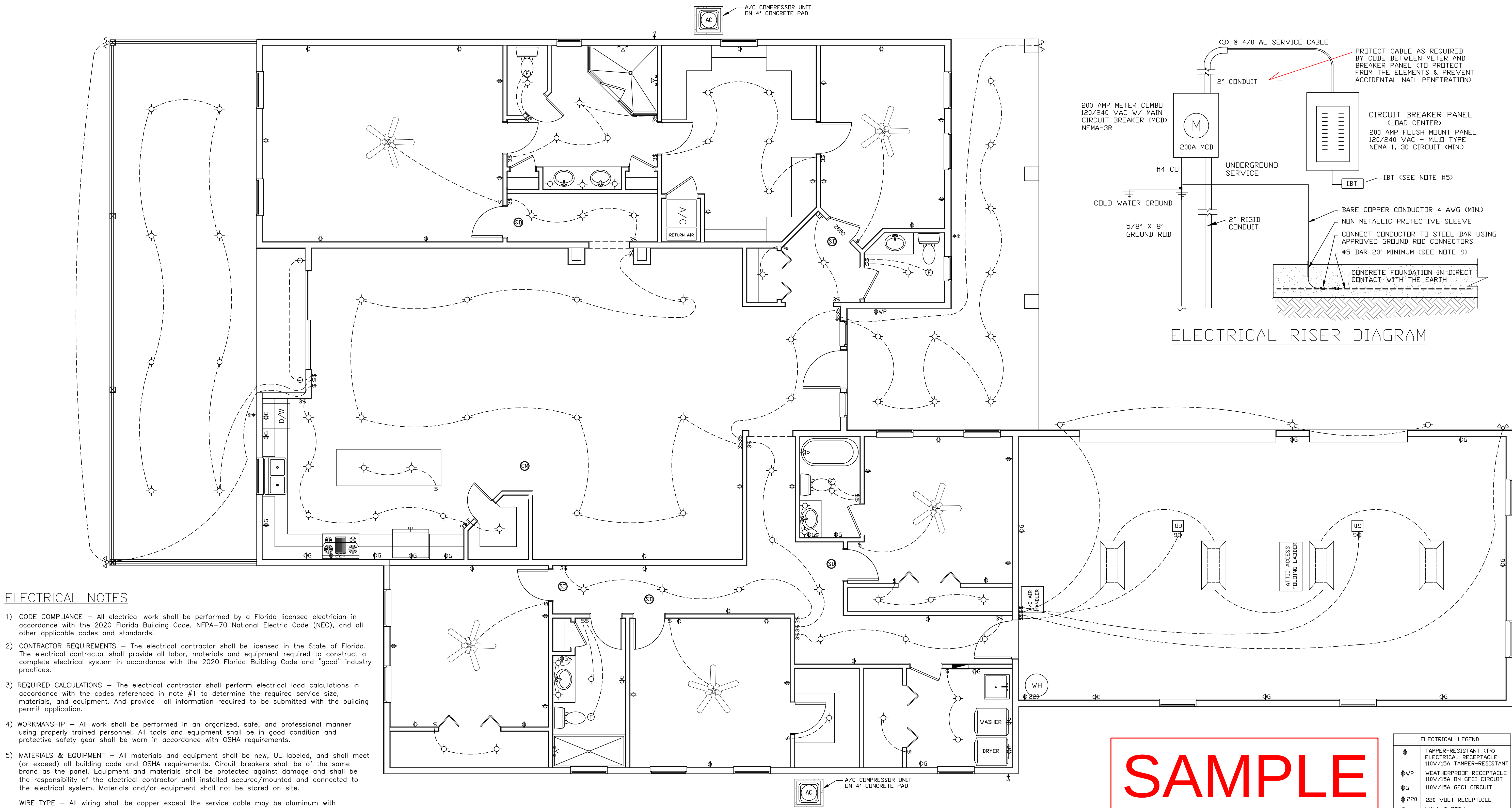
PROFESSIONAL ENGINEER
DAVID L. BRYANT
STATE LICENSE PE-08154
4280 DOW ROAD, SUITE 108
MELBOURNE, FLORIDA 32934
(321) 254-7913

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CUSTOM HOME DESIGN FOR:
NEW CLIENT
XXXX MAIN STREET
CITY NAME, FLORIDA 329XX

ROOF PLAN

DRAWN	MJS
DATE	06/16/26
CHECKED	DLB
SCALE	
JOB NO.	
SHEET	7
OF	9 SHEETS



ELECTRICAL NOTES

- 1) CODE COMPLIANCE – All electrical work shall be performed by a Florida licensed electrician in accordance with the 2020 Florida Building Code, NFPA-70 National Electric Code (NEC), and all other applicable codes and standards.
- 2) CONTRACTOR REQUIREMENTS – The electrical contractor shall be licensed in the State of Florida. The electrical contractor shall provide all labor, materials and equipment required to construct a complete electrical system in accordance with the 2020 Florida Building Code and "good" industry practices.
- 3) REQUIRED CALCULATIONS – The electrical contractor shall perform electrical load calculations in accordance with the codes referenced in note #1 to determine the required service size, materials, and equipment. And provide all information required to be submitted with the building permit application.
- 4) WORKMANSHIP – All work shall be performed in an organized, safe, and professional manner using properly trained personnel. All tools and equipment shall be in good condition and protective safety gear shall be worn in accordance with OSHA requirements.
- 5) MATERIALS & EQUIPMENT – All materials and equipment shall be new, UL labeled, and shall meet (or exceed) all building code and OSHA requirements. Circuit breakers shall be of the same brand as the panel. Equipment and materials shall be protected against damage and shall be the responsibility of the electrical contractor until installed secured/mounted and connected to the electrical system. Materials and/or equipment shall not be stored on site.

WIRE TYPE – All wiring shall be copper except the service cable may be aluminum with connectors rated for aluminum wire. All wiring for branch circuits shall be NM-B #12-2 conductor + ground.

RECEPTACLES (OUTLETS)– All receptacles shall be UL Rated and "tamper-resistant" (TR).

GFCI RECEPTACLES/CIRCUITS – All bathroom outlets, kitchen counter top outlets, garage outlets, and exterior outlets shall be GFCI protected as required by code. Each bathroom shall be on its own branch circuit.

AFCI CIRCUIT BREAKERS – All outlets shall be protected by AFCI circuit breakers per FBC R E3902.16

INTERSYSTEM BONDING – An intersystem bonding termination (IBT) device for connecting intersystem bonding conductors shall be provided external to enclosures at the service equipment or metering equipment enclosure and at the disconnecting means for any additional buildings or structures. The IBT shall comply with all 2020 NEC 250.94(A)or(B) requirements.

8) SMOKE DETECTORS – Smoke detector type, locations, and installation shall be installed in accordance with the 2020 Florida Building Code and NFPA requirements and shall have battery backup. Smoke detectors shall NOT be on GFCI circuits.

7) CARBON MONOXIDE DETECTORS – Carbon monoxide detector type, locations, and installation shall be installed in accordance with the 2020 Florida Building Code and NFPA requirements and shall have battery backup. Carbon Monoxide detectors shall NOT be on GFCI circuits.

8) LABELING – All circuit breakers shall be clearly labeled in the panel box. Neatly print or type a clear description of of each branch circuit and the location(s) it feeds.

9) CONCRETE-ENCASED ELECTRODE GROUND (FBC R E3608.1.2) A concrete encased electrode consisting of at least 20 feet of one or more bare steel reinforcing bars or rods not less than 1/2 inch (#5 Bar) in diameter installed in one continuous 20-foot length, or if in multiple pieces connected together by the usual steel tie wires.

ELECTRICAL PLAN

1/4"=1'-0"

SAMPLE

NOT FOR BIDS

OR CONSTRUCTION

ELECTRICAL LEGEND	
⌀	TAMPER-RESISTANT (TR) ELECTRICAL RECEPTACLE 110V/15A TAMPER-RESISTANT
⌀WP	WEATHERPROOF RECEPTACLE 110V/15A DV GFCI CIRCUIT
⌀G	110V/15A GFCI CIRCUIT
⌀220	220 VOLT RECEPTICLE
3	WALL SWITCH
3S	3 POLE SWITCH
Ⓛ	LIGHT/FAN FIXTURE BOX
Ⓢ	EXHAUST FAN
Ⓢ	LIGHT/FAN FIXTURE BOX (COORDINATE FIXTURE WITH OWNER)
Ⓢ	FLOOD LIGHT
Ⓢ	220/110-200A ELECTRICAL PANEL
Ⓢ	SMOKE DETECTOR - 110V WITH BATTERY BACKUP
Ⓢ	CARBON MONOXIDE DETECTOR - 110V WITH BATTERY BACKUP

RESERVED FOR TRUSS LAYOUT

SAMPLE
NOT FOR BIDS
OR CONSTRUCTION

THIS TRUSS LAYOUT PLAN PROVIDED BY
TIBBETTS LUMBER COMPANY LLC. DATED
10/24/2023, IS HEREBY APPROVED AND MADE
PART OF OUR ENGINEERED PLANS FOR
CONSTRUCTION.

TRUSS "HURRICANE" CONNECTOR SCHEDULE (TRUSS CONNECTORS CAN BE ON INSIDE OR OUTSIDE OF WALLS)	
TRUSS TYPE	HURRICANE CONNECTORS REQUIRED AT EACH BEARING POINT OF EACH TRUSS
SINGLE TRUSS (1-PLY)	USE ANY SIMPSON TRUSS CONNECTOR RATED FOR 502 LBS UPLIFT (OR MORE) FOR SPF/HF LUMBER. NAIL IN ACCORDANCE WITH SIMPSON NAILING SPECS. I RECOMMEND USING SIMPSON H10A CONNECTORS
HIP JACK KING TRUSSES (2-PLY) HJ1 - HJ4	USE ANY SIMPSON TRUSS CONNECTOR RATED FOR 667 LBS UPLIFT (OR MORE) FOR SPF/HF LUMBER. NAIL IN ACCORDANCE WITH SIMPSON NAILING SPECS. I RECOMMEND USING SIMPSON MTS12 TWIST STRAPS
TRUSS TO WOOD BEAM OR INTERIOR LOAD BEARING WALL	USE ANY SIMPSON TRUSS CONNECTOR RATED FOR 502 LBS UPLIFT (OR MORE) FOR SPF/HF LUMBER. NAIL IN ACCORDANCE WITH SIMPSON NAILING SPECS. I RECOMMEND SIMPSON H10A CONNECTORS
TRUSS TO TRUSS CONNECTORS	SPECIFIED BY TRUSS SYSTEM ENGINEER

WOOD PORCH BEAM CONNECTORS	
WALL CONNECTION LVL BEAMS AND WOOD BEAMS CONNECTED TO EXTERIOR WALLS	POCKET THE BEAM INTO WALL AND SUPPORT WITH 3 @ 2x6 JACK STUDS. STRAP BEAM USING SIMPSON LSTA18 OR MSTA18 STRAPS TO EACH JACK STUD
COLUMN CONNECTION LVL BEAMS TO WOOD POSTS	STRAP BEAMS TO TOP OF 6x6 POST USING 4 SIMPSON STRAPS. USE MSTA18 AND/OR MTS16 STRAPS (TWO ON EACH BEAM) <4 STRAPS PER POST>

RELEASE/REVISION

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TRUSS PLAN

DRAWN	MJS
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SCALE	
JOB NO.	
SHEET	9
OF	9 SHEETS