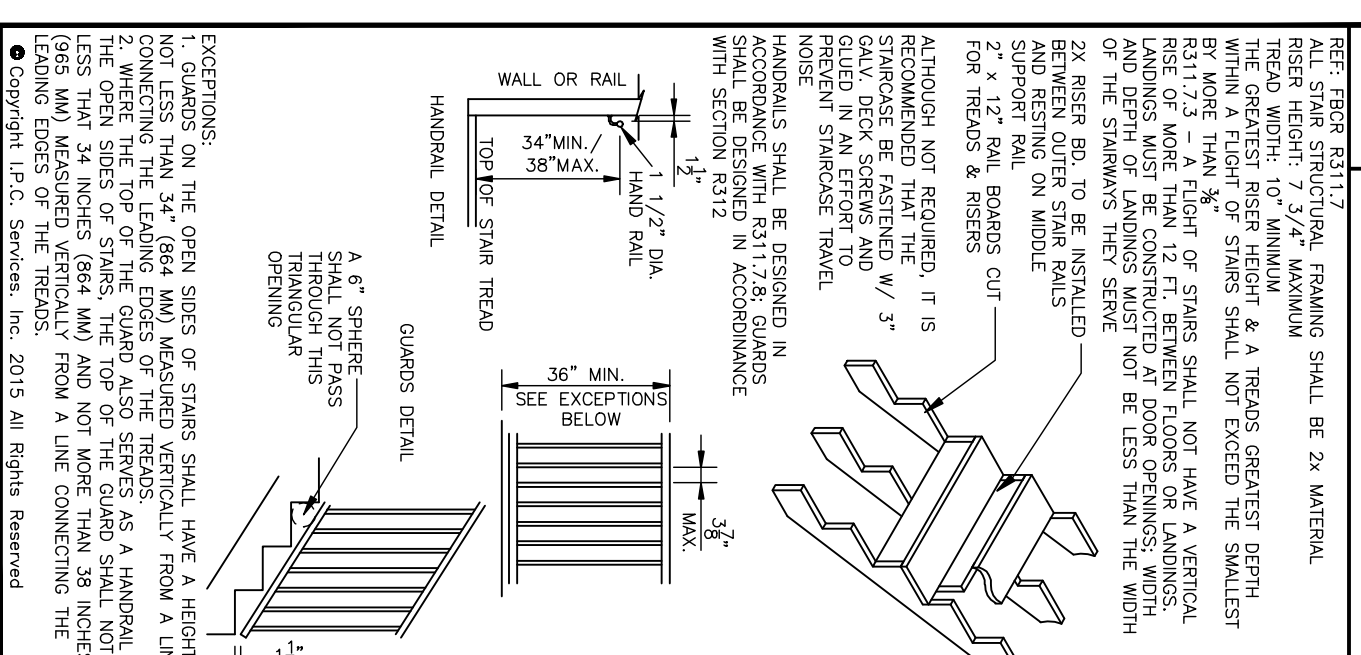


**S-14 STAIR FRAMING DETAIL**



**DRAWING STATUS**

FOR OFFICE USE ONLY -

**FLOOD HAZARD DETERMINATION**

FLOOD ZONE X  
0.2% ANNUAL CHANCE FLOOD  
NEIP FIRM MAP NUMBER  
12001C0318D  
EFFECTIVE DATE 06/16/2006

**CONSTRUCTION NOTES**

- 1) ALL PERMITS SHALL COMPLY TO ENGINEER NOTES PER PLAN AND ALL APPLICABLE LOCAL ORDINANCES WITH A MINIMUM SOIL BEARING CAPACITY OF 1500 PSF.
- 2) FOUNDATION DESIGN IS BASED ON A MINIMUM SOIL BEARING CAPACITY OF 1500 PSF.
- 3) ALL CONCRETE SHALL HAVE A MINIMUM FC=3000 PSF AT 28 DAYS.
- 4) WELDED WIRE FABRIC (W/F) SHALL BE USED SMALL COMPARED TO ASTM A 615/A 615M #10-#11 (1" DIA) UNLESS OTHERWISE NOTED.
- 5) ALL REINFORCING STEEL SHALL BE USED SMALL COMPARED TO ASTM A 615/A 615M #10-#11 (1" DIA) UNLESS OTHERWISE NOTED.
- 6) ALL STEEL REINFORCING SHALL BE USED SMALL COMPARED TO ASTM A 615/A 615M #10-#11 (1" DIA) UNLESS OTHERWISE NOTED.
- 7) ALL STEEL REINFORCING SHALL BE USED SMALL COMPARED TO ASTM A 615/A 615M #10-#11 (1" DIA) UNLESS OTHERWISE NOTED.
- 8) ALL STEEL REINFORCING SHALL BE USED SMALL COMPARED TO ASTM A 615/A 615M #10-#11 (1" DIA) UNLESS OTHERWISE NOTED.
- 9) ALL STEEL REINFORCING SHALL BE USED SMALL COMPARED TO ASTM A 615/A 615M #10-#11 (1" DIA) UNLESS OTHERWISE NOTED.
- 10) ALL STEEL REINFORCING SHALL BE USED SMALL COMPARED TO ASTM A 615/A 615M #10-#11 (1" DIA) UNLESS OTHERWISE NOTED.
- 11) UNLESS OTHERWISE NOTED, ANGLED WALLS ARE SET AT 45 DEGREES.
- 12) ROOF SHINGLES SHALL EXTEND PAST THE EAVES 6" MIN.
- 13) ROOF SHINGLES SHALL EXTEND PAST THE EAVES 6" MIN.
- 14) UNLESS OTHERWISE NOTED, ALL WALLS SHALL BE CONSTRUCTED WITH 1/2" MINIMUM THICKNESS EXTERIOR FINISHED UNITS.
- 15) UNLESS OTHERWISE NOTED, ALL WALLS SHALL BE CONSTRUCTED WITH 1/2" MINIMUM THICKNESS EXTERIOR FINISHED UNITS.
- 16) UNLESS OTHERWISE NOTED, ALL WALLS SHALL BE CONSTRUCTED WITH 1/2" MINIMUM THICKNESS EXTERIOR FINISHED UNITS.
- 17) UNLESS OTHERWISE NOTED, ALL WALLS SHALL BE CONSTRUCTED WITH 1/2" MINIMUM THICKNESS EXTERIOR FINISHED UNITS.
- 18) UNLESS OTHERWISE NOTED, ALL WALLS SHALL BE CONSTRUCTED WITH 1/2" MINIMUM THICKNESS EXTERIOR FINISHED UNITS.
- 19) UNLESS OTHERWISE NOTED, ALL WALLS SHALL BE CONSTRUCTED WITH 1/2" MINIMUM THICKNESS EXTERIOR FINISHED UNITS.
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- 23) UNLESS OTHERWISE NOTED, ALL WALLS SHALL BE CONSTRUCTED WITH 1/2" MINIMUM THICKNESS EXTERIOR FINISHED UNITS.
- 24) UNLESS OTHERWISE NOTED, ALL WALLS SHALL BE CONSTRUCTED WITH 1/2" MINIMUM THICKNESS EXTERIOR FINISHED UNITS.
- 25) UNLESS OTHERWISE NOTED, ALL WALLS SHALL BE CONSTRUCTED WITH 1/2" MINIMUM THICKNESS EXTERIOR FINISHED UNITS.

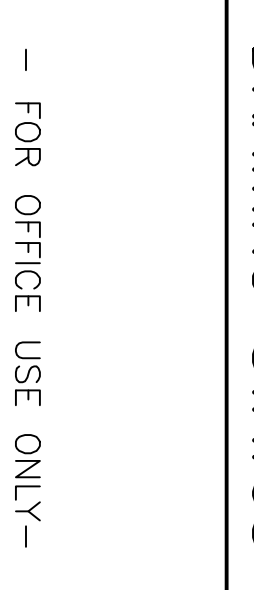
**ENGINEER'S NOTES**

1. CONNECTIONS SHOWN UPON THE DRAWINGS SHALL BE CONSIDERED UNLESS OTHERWISE NOTED.
2. UNLESS OTHERWISE NOTED, ALL WALLS SHALL BE CONSTRUCTED WITH 1/2" MINIMUM THICKNESS EXTERIOR FINISHED UNITS.
3. UNLESS OTHERWISE NOTED, ALL WALLS SHALL BE CONSTRUCTED WITH 1/2" MINIMUM THICKNESS EXTERIOR FINISHED UNITS.
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25. UNLESS OTHERWISE NOTED, ALL WALLS SHALL BE CONSTRUCTED WITH 1/2" MINIMUM THICKNESS EXTERIOR FINISHED UNITS.

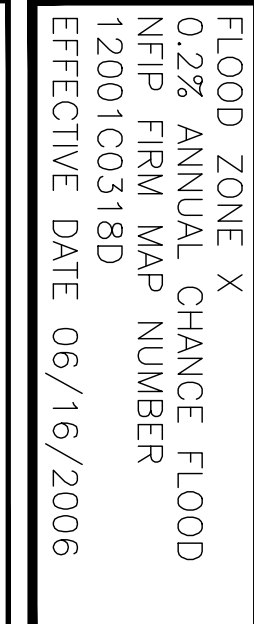
**WALL LEGEND**



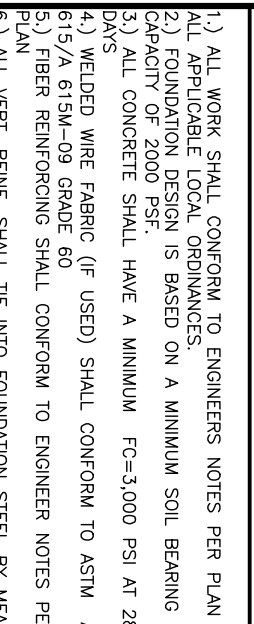
**K-2A KITCHEN ISLAND**



**W-11 WALL & MSTR BATH SHOWER DETAIL**



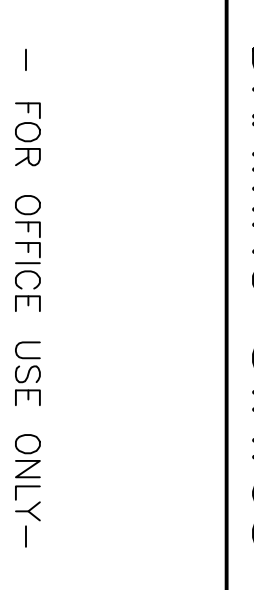
**H-3 HEADER DETAIL**



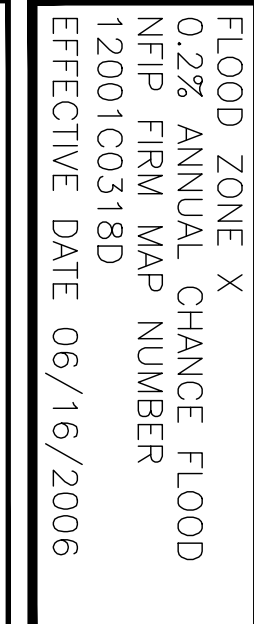
**H-10 HEADER TO WALL CONNECTION**



**A-2 AIR HANDLER SUPPORT**



**G-55 CORNER HEADER/HEADER/COLUMN DETAIL**



**COMPONENT AND CLADDING LOADS**

WIND SPEED, V <sub>W</sub> = 130 MPH, V <sub>W</sub> = 101 MPH	MEAN ROOF HEIGHT = 20 FEET, ROOF ANGLE = 7 TO 27°	WIND EXPOSURE CATEGORY = B	WIND DIRECTION = 0°
1	1.00	1.00	1.00
2	1.00	1.00	1.00
3	1.00	1.00	1.00
4	1.00	1.00	1.00
5	1.00	1.00	1.00
6	1.00	1.00	1.00
7	1.00	1.00	1.00
8	1.00	1.00	1.00
9	1.00	1.00	1.00
10	1.00	1.00	1.00
11	1.00	1.00	1.00
12	1.00	1.00	1.00
13	1.00	1.00	1.00
14	1.00	1.00	1.00
15	1.00	1.00	1.00
16	1.00	1.00	1.00
17	1.00	1.00	1.00
18	1.00	1.00	1.00
19	1.00	1.00	1.00
20	1.00	1.00	1.00
21	1.00	1.00	1.00
22	1.00	1.00	1.00
23	1.00	1.00	1.00
24	1.00	1.00	1.00
25	1.00	1.00	1.00

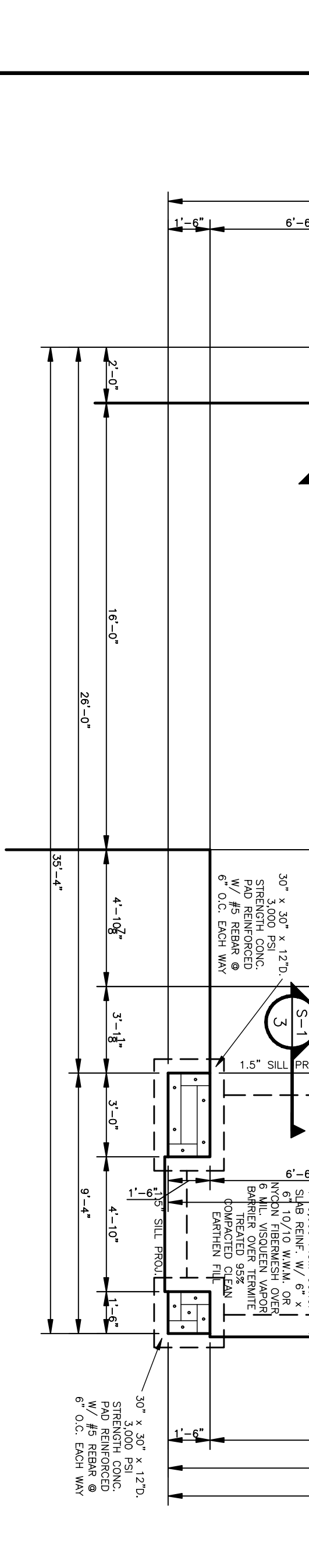
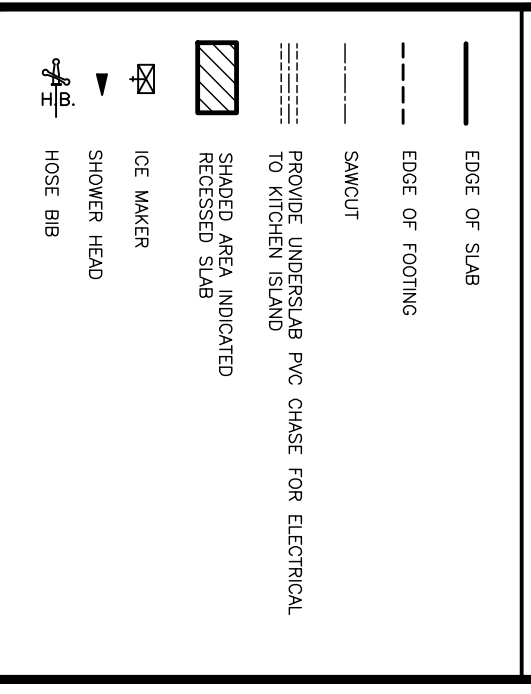
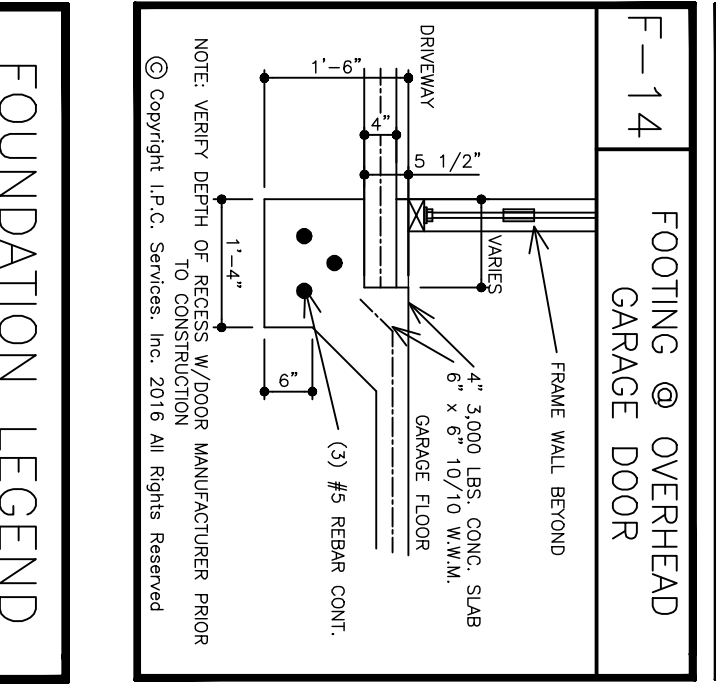
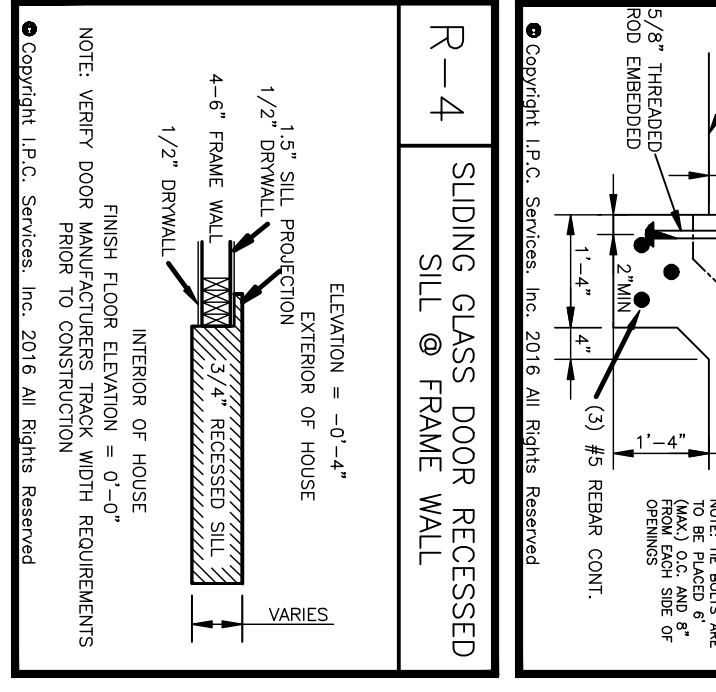
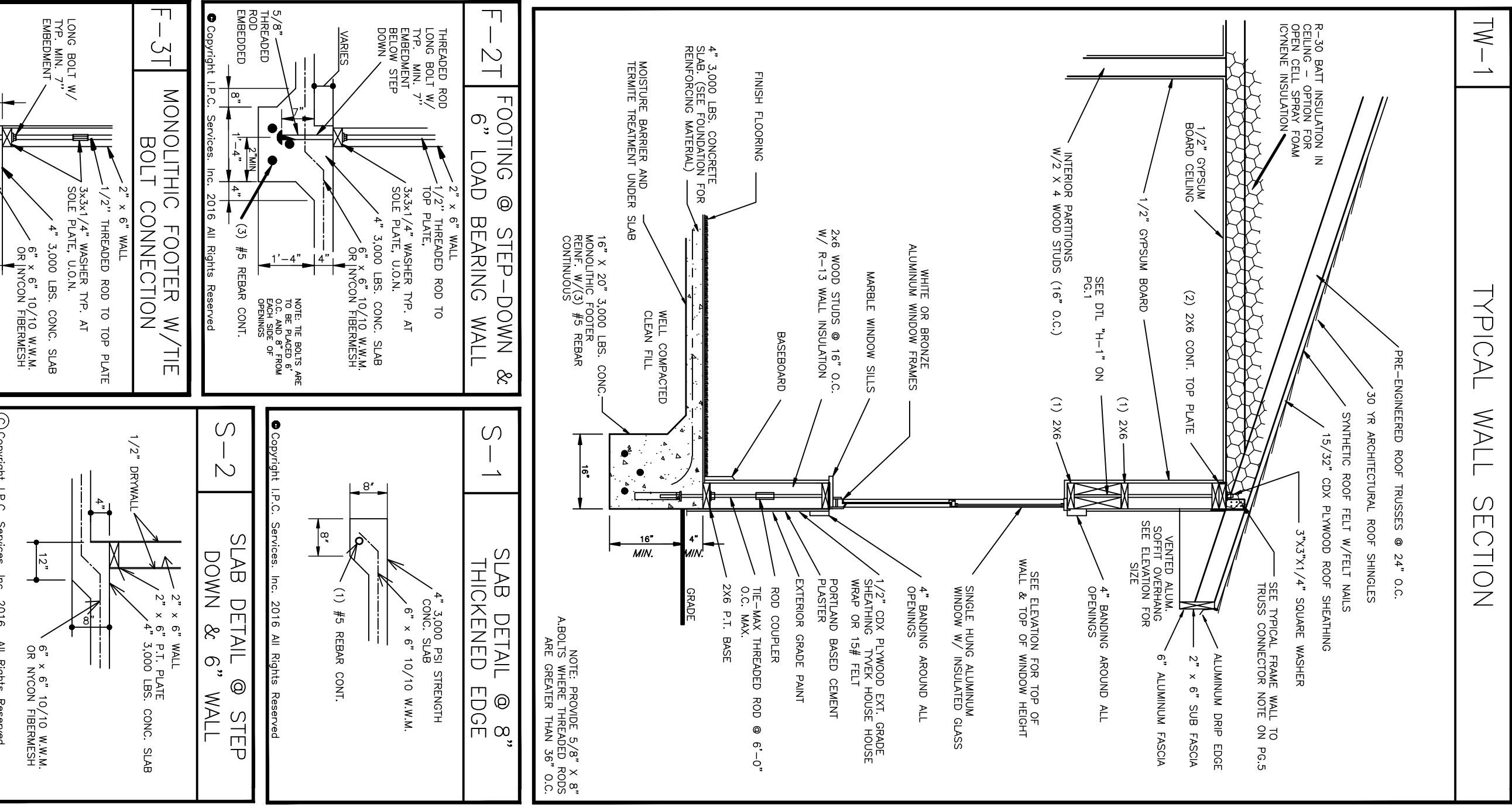
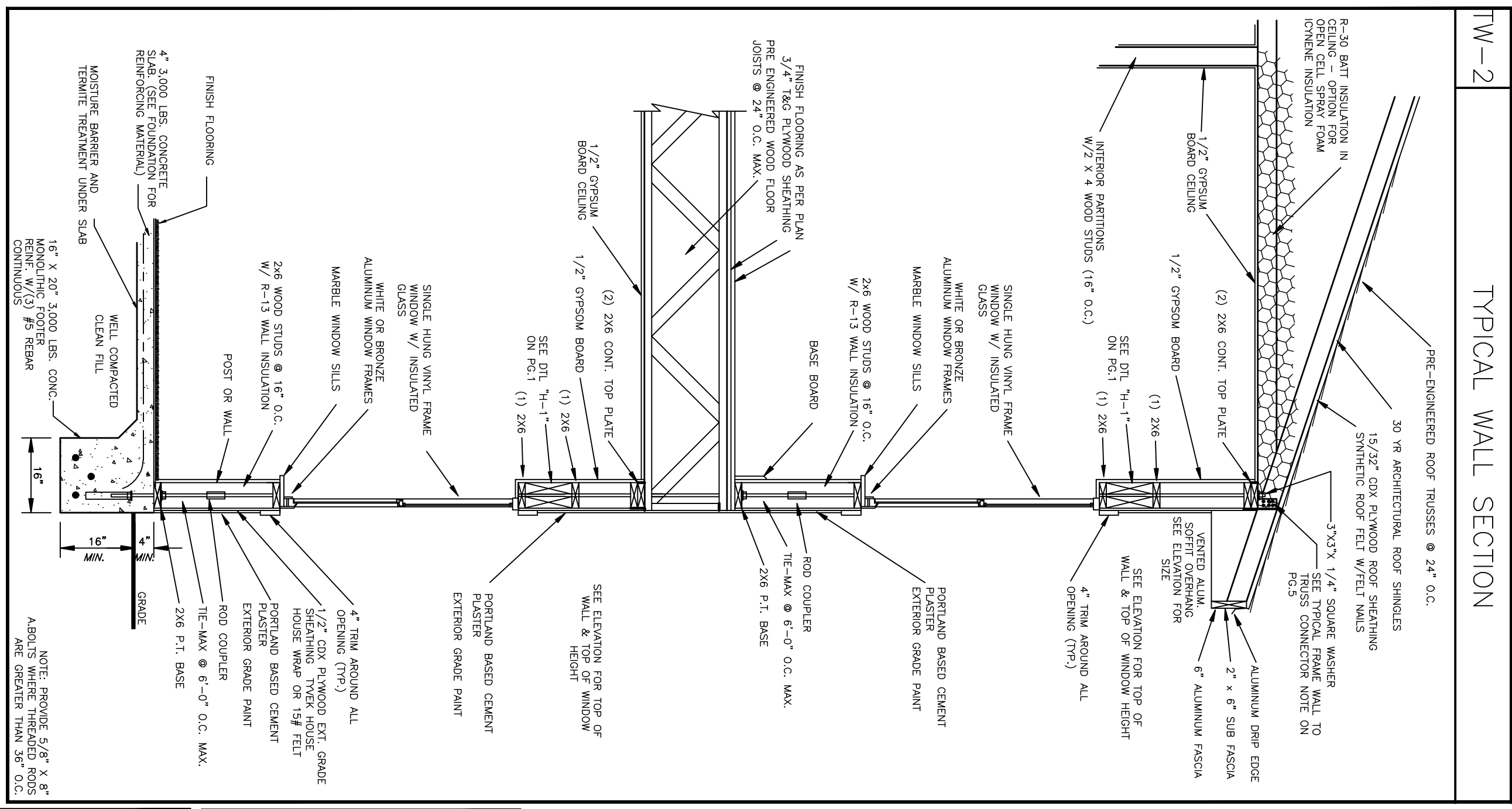
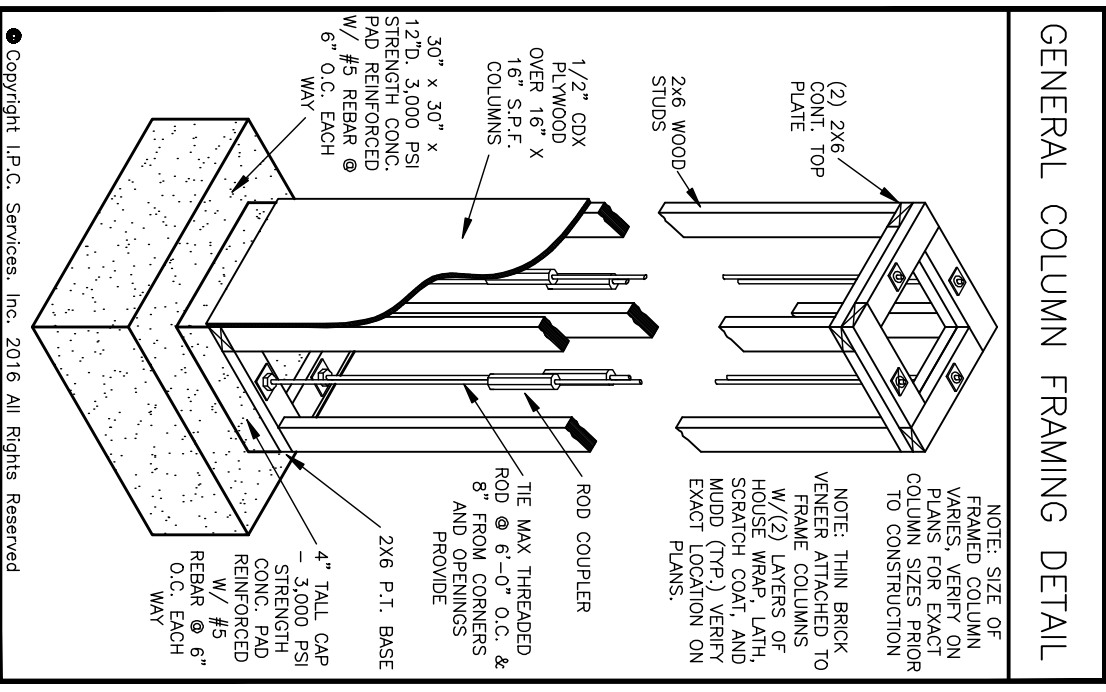
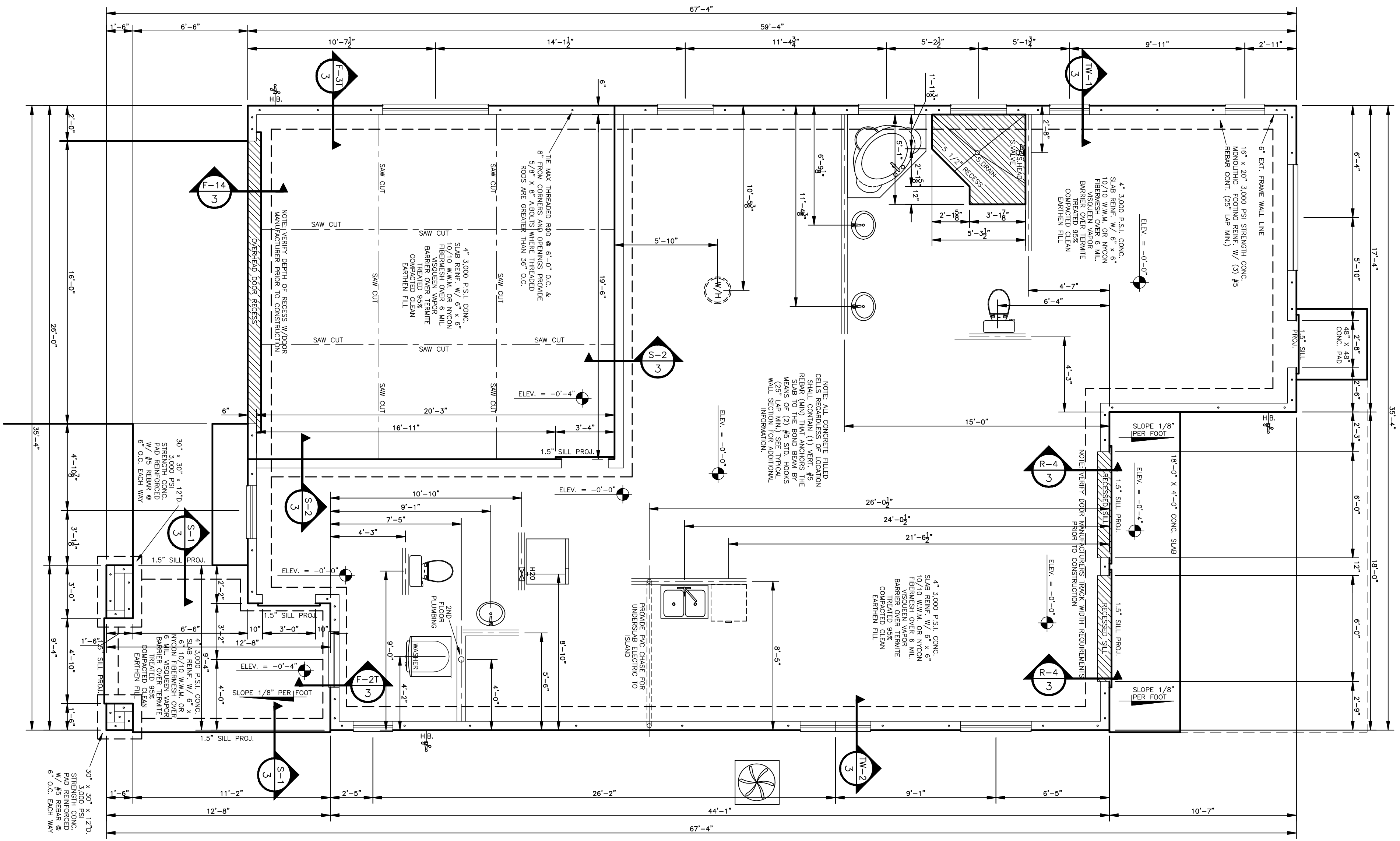
**ICC 600-2008 TABLE 602(3)**

WIND SPEED, V <sub>W</sub> = 130 MPH, V <sub>W</sub> = 101 MPH	MEAN ROOF HEIGHT = 20 FEET, ROOF ANGLE = 7 TO 27°	WIND EXPOSURE CATEGORY = B	WIND DIRECTION = 0°
1	1.00	1.00	1.00
2	1.00	1.00	1.00
3	1.00	1.00	1.00
4	1.00	1.00	1.00
5	1.00	1.00	1.00
6	1.00	1.00	1.00
7	1.00	1.00	1.00
8	1.00	1.00	1.00
9	1.00	1.00	1.00
10	1.00	1.00	1.00
11	1.00	1.00	1.00
12	1.00	1.00	1.00
13	1.00	1.00	1.00
14	1.00	1.00	1.00
15	1.00	1.00	1.00
16	1.00	1.00	1.00
17	1.00	1.00	1.00
18	1.00	1.00	1.00
19	1.00	1.00	1.00
20	1.00	1.00	1.00
21	1.00	1.00	1.00
22	1.00	1.00	1.00
23	1.00	1.00	1.00
24	1.00	1.00	1.00
25	1.00	1.00	1.00

**PROFILE**

JOHN M. GARTNER, JR.  
STATE OF FLORIDA  
REGISTERED PROFESSIONAL ENGINEER  
NO. 70731

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOHN M. GARTNER, JR., P.E. USING A DIGITAL SIGNATURE ON THE DATE INDICATED THEREIN. UNLESS PHYSICALLY SIGNED AND DATED UNDER SEAL, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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**Gainesville Community Redevelopment Agency**  
 802 NW 5th Avenue Gainesville, FL 32601  
 PHONE: 352-393-8210 FAX: 352-334-2132 WEB SITE: www.gainesvillecra.com

**INITIAL PHASE CONSTRUCTION SERVICES, INC.**  
 3250 SE 58th Ave Ocala, Florida 34480 Suite 1  
 PHONE: 352-732-8566 FAX: 352-369-7329 WEB SITE: www.ipcos.com  
 DRAFTING PERMITTING CONSULTING

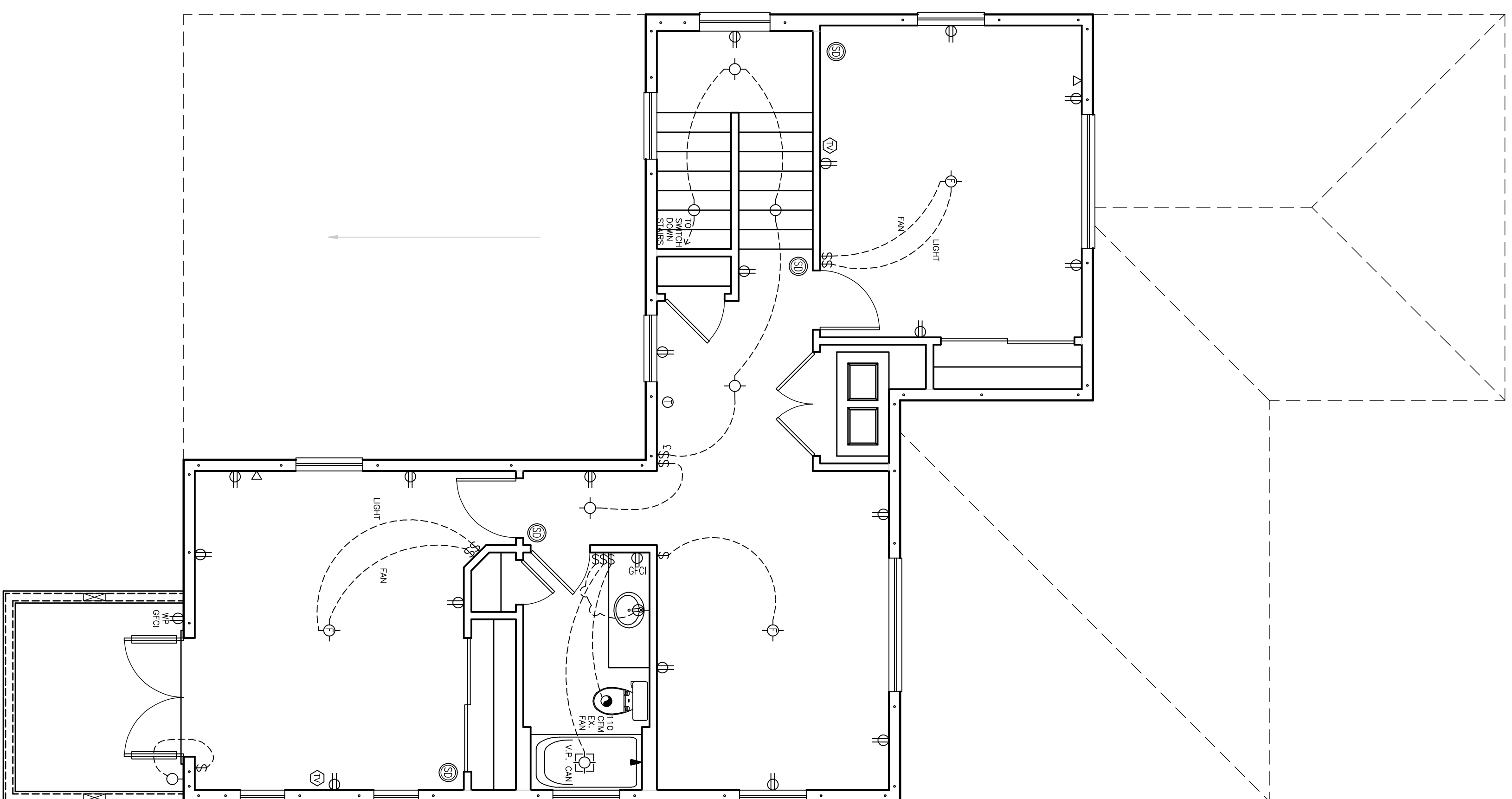
NEIGHBORHOOD	BLOCK	LOT	CLOSING DATE:
			5/31/2017 - PRELIMINARY PLANS 7/17/2017 - PRELIMINARY PLAN REVISIONS MADE 11/13/2017 - WORKING DRAWINGS STARTED
MODEL CALL OUT:		ELEVATION CALL OUT:	
DRAWN BY: D.M.G.		I.P.C. SERVICES JOB NUMBER: 17046	
TYPICAL SCALE: 1/4" = 1'-0"			

A NEW MODEL HOME FOR:	
<b>Heart Wood Model #1</b>	
MODEL CALL OUT:	ELEVATION CALL OUT:
DRAWN BY: D.M.G.	I.P.C. SERVICES JOB NUMBER: 17046

**PROFILE ENGINEERING LLC**  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 70731  
 STATE OF FLORIDA  
 CIVIL ENGINEERING  
 OFFICE 1501 78th St  
 FLORIDA REDEMPTION NO. 0791  
 CENTRE OF AUTONOMY 2016

3 OF 5  
 PAGE NUMBER





**ELECTRICAL LEGEND**

	OVERHEAD LIGHT FIXTURE
	OVERHEAD FAN BOX
	RECESSED LIGHT FIXTURE
	RECESSED EREBOLL FIXTURE
	VAPOR-PROOF CAN W/ LIGHT
	CAN W/ LIGHT & FAN
	WALL MOUNTED LIGHT FIXTURE
	EXHAUST FAN
	FLOOD LIGHT FIXTURE
	SMOKE DETECTOR W/CO DETECTOR
	THERMOSTAT
	WALL RECEPTACLE
	HALF-HOT RECEPTACLE
	GROUND FAULT INTERRUPTER
	WATER PROOF RECEPTACLE
	220V RECEPTACLE
	RANGE SUPPLY (HOME RUN)
	DISHWASHER SUPPLY (HOME RUN)
	CABLE TELEVISION OUTLET
	TELEPHONE
	TELEPHONE
	CHIME BOX
	DOOR BELL BUTTON
	GARAGE DOOR BUTTON
	CILING FAN CONTROL SWITCH
	SINGLE POLE WALL SWITCH
	THREE-WAY WALL SWITCH
	FOUR-WAY WALL SWITCH
	STEREO LOCATION (WIRE START)
	SPEAKER PRE-WIRE TERMINATION
	N-CEILING FLUSH MOUNT SPEAKER
	CENTRAL VACUUM INLET
	WALL MOUNT FLUORESCENT LIGHT
	UNDERCABINET LIGHTING
	ABOVE CABINET LIGHTING

**ELECTRICAL NOTES**

- 1) PROVIDE SMOKE DETECTORS W/CO DETECTORS
- 2) ALL SMOKE DETECTORS SHALL BE HARD WIRED W/ A MINIMUM OF 30 VOLTS AC, BATTERY BACK UP, AND INNER WIRED, WHEREAS ANY SMOKE DETECTOR ACTIVATED WILL CAUSE ALL OTHERS TO DEACTIVATE
- 3) CABLE TV. & TELEPHONE RECEPTACLE LOCATIONS SHALL BE VERIFIED W/ OWNER BY CONSTRUCTION JOB SUPERINTENDENT ON SITE OR CHANGING THE LOCATION SUBJECT TO CHANGE AS PER ELECTRICAL COMPANY'S REQUIREMENTS
- 4) ELECTRICAL WETER LOCATION SUBJECT TO CHANGE AS PER ELECTRICAL COMPANY'S REQUIREMENTS
- 5) ELECTRICAL PLAN SHALL COMPLY WITH NEC 2011 PER NEC 101.4

**ELECTRICAL SPECS**

1. All Wire From Meter Throughout The House Is Copper When The Service Is Back To Back. In All Cases, Wire To Be Used Shall Be Required. The Electrician Will Be Responsible For Providing The Copper And The Owner Will Make The Decision.
2. Telephone Lines Are Three (3) Pair Twisted And Are Located Throughout The House And Are Labeled Throughout The House And
3. All T.V. Lines Are Home Runs To Settle Hole. T.V. Cable To Be Rg-6.
4. Exhaust Fans For Bedrooms To Be Supplied By Electrician And Wired By The Electrician.
5. Flood Light Fixtures Are To Be Supplied By The Electrician And All Flood Light Boxes Are To Be Supplied And Wired By The Electrician.
6. There Is One G.I.I. Receptacle In Every Bedroom, Garage, And At Least One In Every Bathroom.
7. All Ceiling Fans Are Pre-Wired For Fan And Light And Switched Based On The Series Of The Home.
8. Voltage Wiring For Infection Is To Be Roughed In At Framing Stage Low Voltage Wire To Be Supplied By The Electrician If Applicable.
9. Switch And Receptacle Heights Are As Follows:
  - (a) Standard Outlets 48" To Top
  - (b) Standard Outlets 48" To Top
  - (c) Kitchen Counter Outlets 48" To Top
  - (d) Bathroom Outlets 44" To Top
  - (e) Washer And Dryer Outlets 38" To Top
10. Phone Outlets In Kitchen, Between
11. Repair Wall Phone 60" To Top
12. Receptacles On Front Porches Need To Be Installed Horizontally And Just Above Finish Floor
13. Junction Boxes Will Not Be Installed On The Front Of Any Building For Any Reason, Any Connections Out Of The Front, Must Be Stabbed From A Junction Box.
14. All Lamps In Permanently Installed Efficiency Lamps Or A Minimum Of 75 Percent Of The Permanently Installed Lighting Fixtures Shall Contain Only High Efficacy Lamps.

**Initial Phase Construction Services, Inc.**  
 802 NW 5TH AVENUE GAINESVILLE, FLORIDA 32601 SUITE 200  
 PHONE: 352-334-8566 FAX: 352-334-2132 WEB SITE: www.ipcos.com

**IPCS INITIAL PHASE CONSTRUCTION SERVICES, INC.**  
 3250 SE 58TH AVE Ocala, Florida 34480 SUITE 1  
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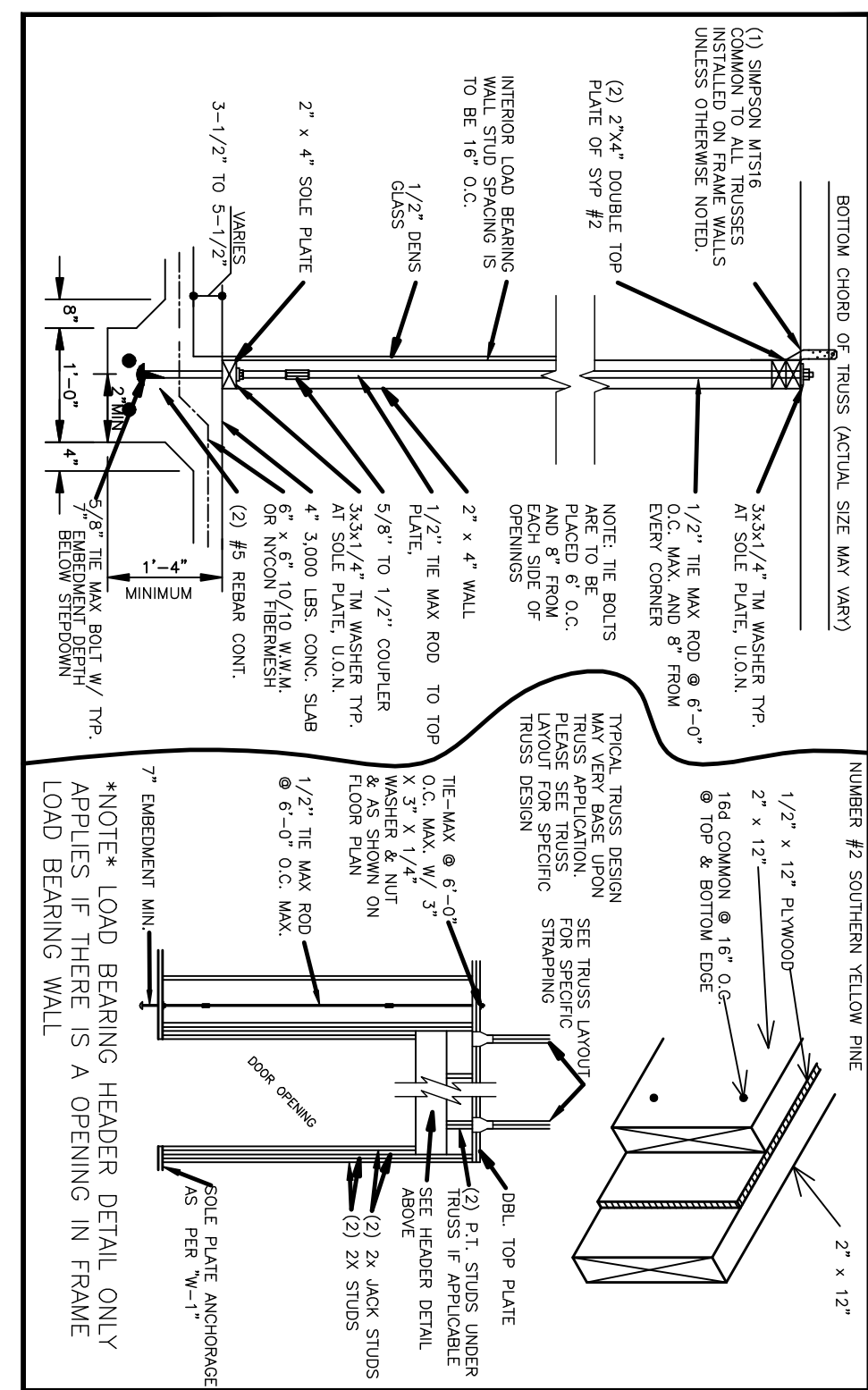
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			5/31/2017 - PRELIMINARY PLANS STARTED 7/17/2017 - PRELIMINARY PLAN REVISIONS MADE 11/8-12/2017 - WORKING DRAWINGS STARTED
TYPICAL SCALE:	1/4" = 1'-0"		

A NEW MODEL HOME FOR:	
<b>Heart Wood Model #1</b>	
MODEL CALL OUT:	ELEVATION CALL OUT:
DRAWN BY: D.M.G.	I.P.C. SERVICES JOB NUMBER 17046

**ENGINEERING NOTES**

1. TRUSS BRACING, INSULATION, CONSTRUCTION LOADS, AND PERMANENT BRACING SHALL COMPLY WITH RES 2015 CODES.  
 2. TRUSS BRACING, INSULATION, CONSTRUCTION LOADS, AND PERMANENT BRACING SHALL COMPLY WITH RES 2015 CODES.  
 3. TRUSS BRACING, INSULATION, CONSTRUCTION LOADS, AND PERMANENT BRACING SHALL COMPLY WITH RES 2015 CODES.  
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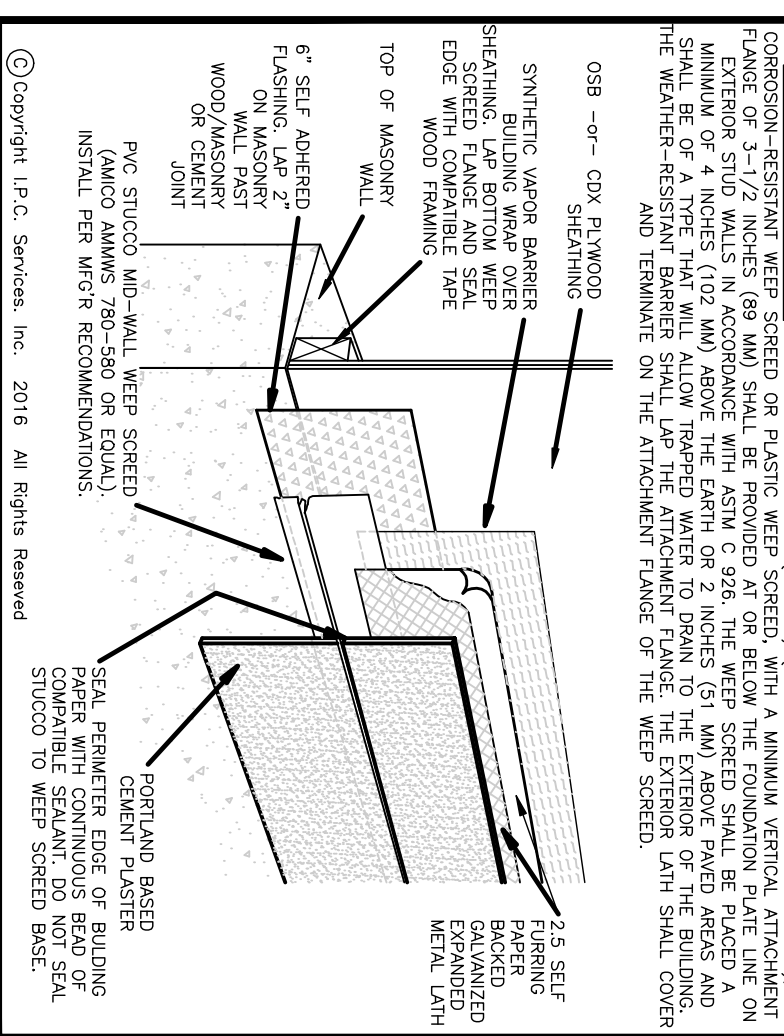
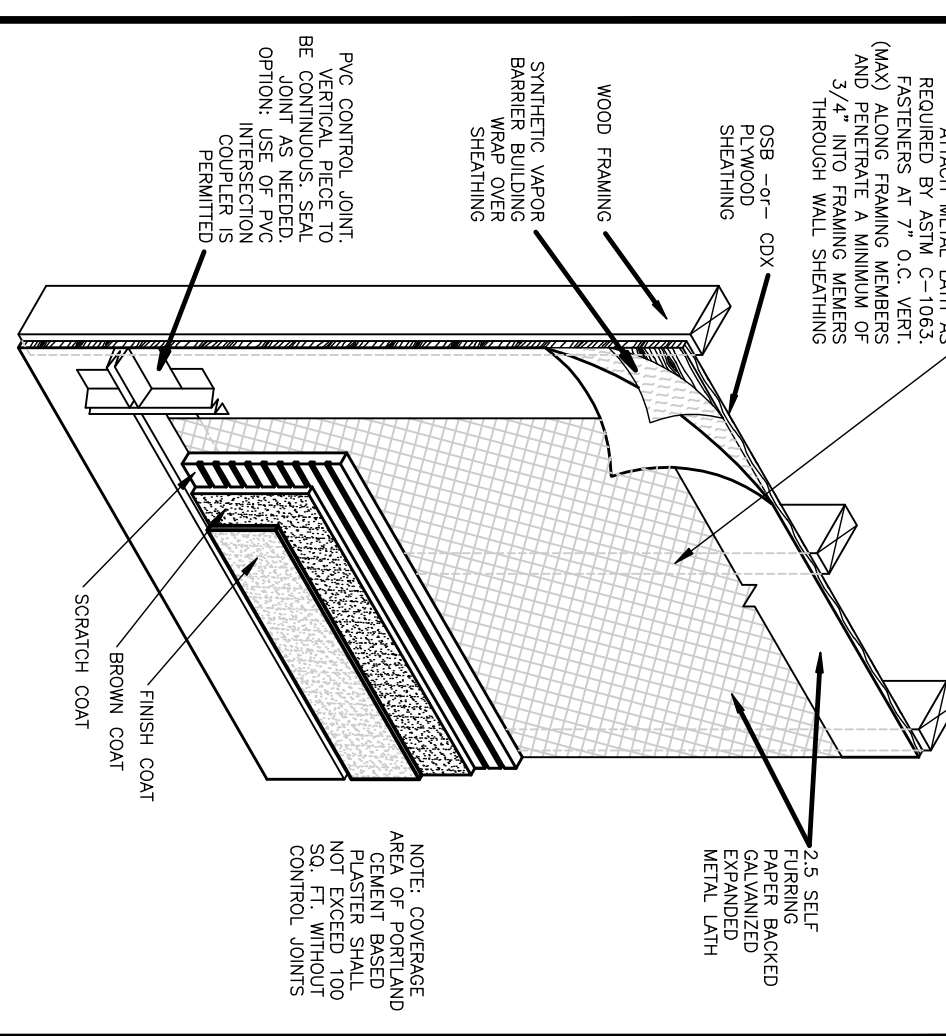
**INTERIOR BEARING WALL SECTION**



**TYPICAL FRAME WALL TO TRUSS CONNECTOR**  
 (1) SIMPSON HTS16 W/ (8) 10D INTO PLATE AND (8) 10D INTO TRUSS FOR 1260# U.L.  
 COMMON TO ALL TRUSSES INSTALLED ON FRAME WALLS UNLESS OTHERWISE NOTED.

Truss Connector Total List		
Manuf	Product	Qty
Simpson	HGUS26-2	1
Simpson	HTU26	3

**PORTLAND CEMENT BASED PLASTER NOTES & DETAIL SPECIFICATIONS**



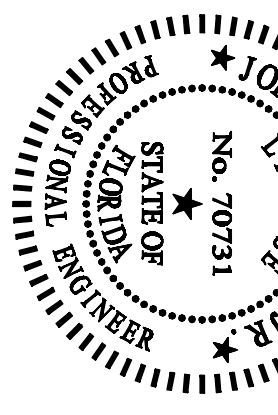
DETAIL A: WALL SECTION, MINIMUM 8x10 INCH (8\"/>

**Floor Framing Plan**

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

**Roof Framing Plan**

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



**PROFILE ENGINEERING LLC**  
 801 NORTH WASHINGTON AVENUE, STE. E  
 GAINESVILLE, FLORIDA 32601  
 PHONE: 352-393-7849  
 FAX: 352-393-7853  
 EMAIL: JLC@PROFILEENGINEERING.COM  
 FLORIDA REGISTRATION NO. 70731 DISTRICT OF AUTONOMY/DPH

A NEW MODEL HOME FOR: <b>Heart Wood Model #1</b>	NEIGHBORHOOD: _____ BLOCK: _____ LOT: _____	CLOSING DATE: 5/31/2017 - PRELIMINARY PLANS STARTED 7/17/2017 - PRELIMINARY PLAN REVISIONS MADE 11/8-15/2017 - WORKING DRAWINGS STARTED	<b>INITIAL PHASE CONSTRUCTION SERVICES, INC.</b> 3226 S.W. 80TH AVE. GAINESVILLE, FLORIDA 32609 PHONE: 352-732-8566 FAX: 352-732-6000 DRAFTING PERMITTING CONSULTING
	MODEL CALL OUT: _____ ELEVATION CALL OUT: _____	TYPICAL SCALE: <b>1/4" = 1'-0"</b>	

