

F.B.C. 6th EDITION (2017) Table R703.3(1)
SECTION R703 EXTERIOR COVERING

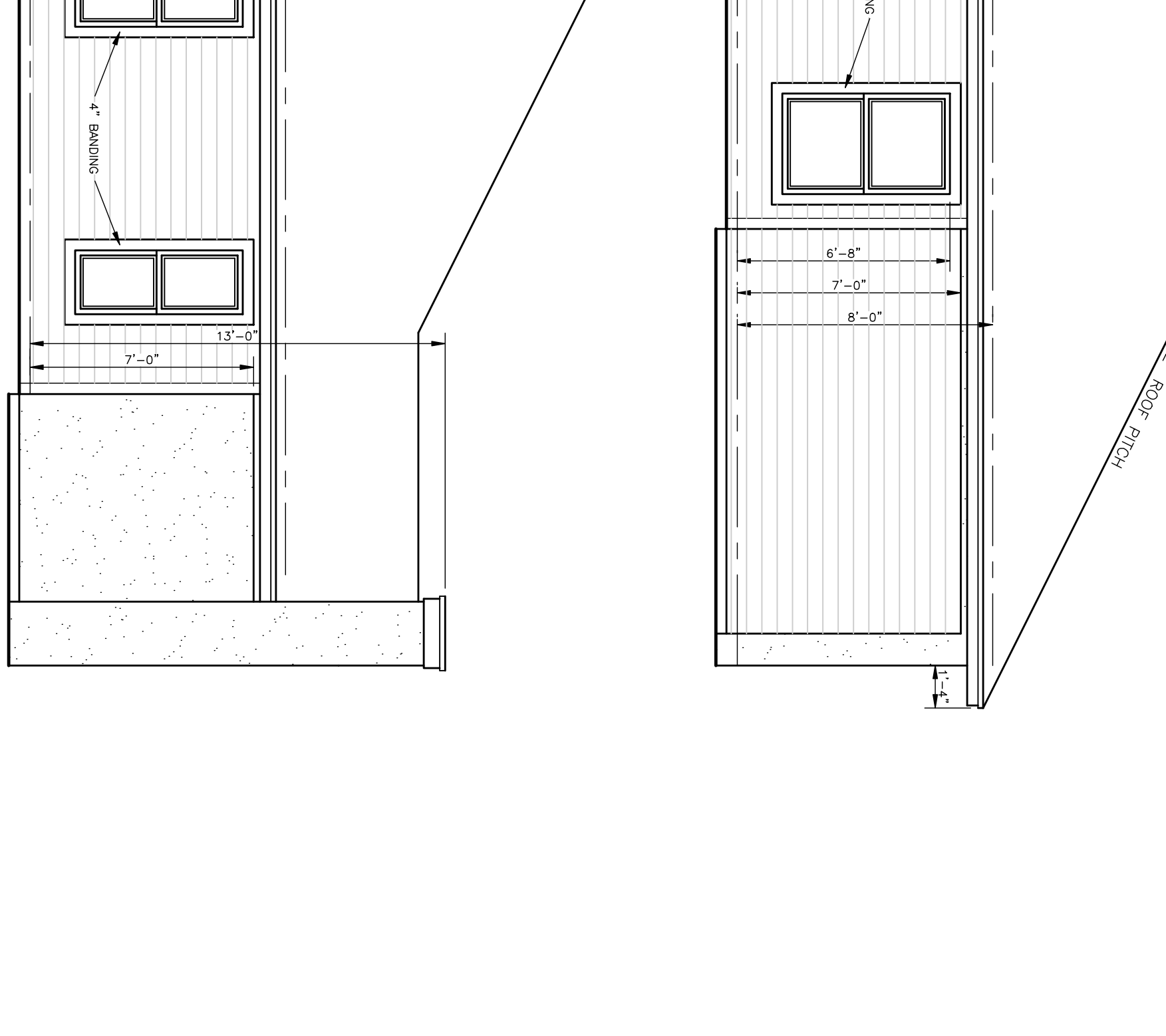
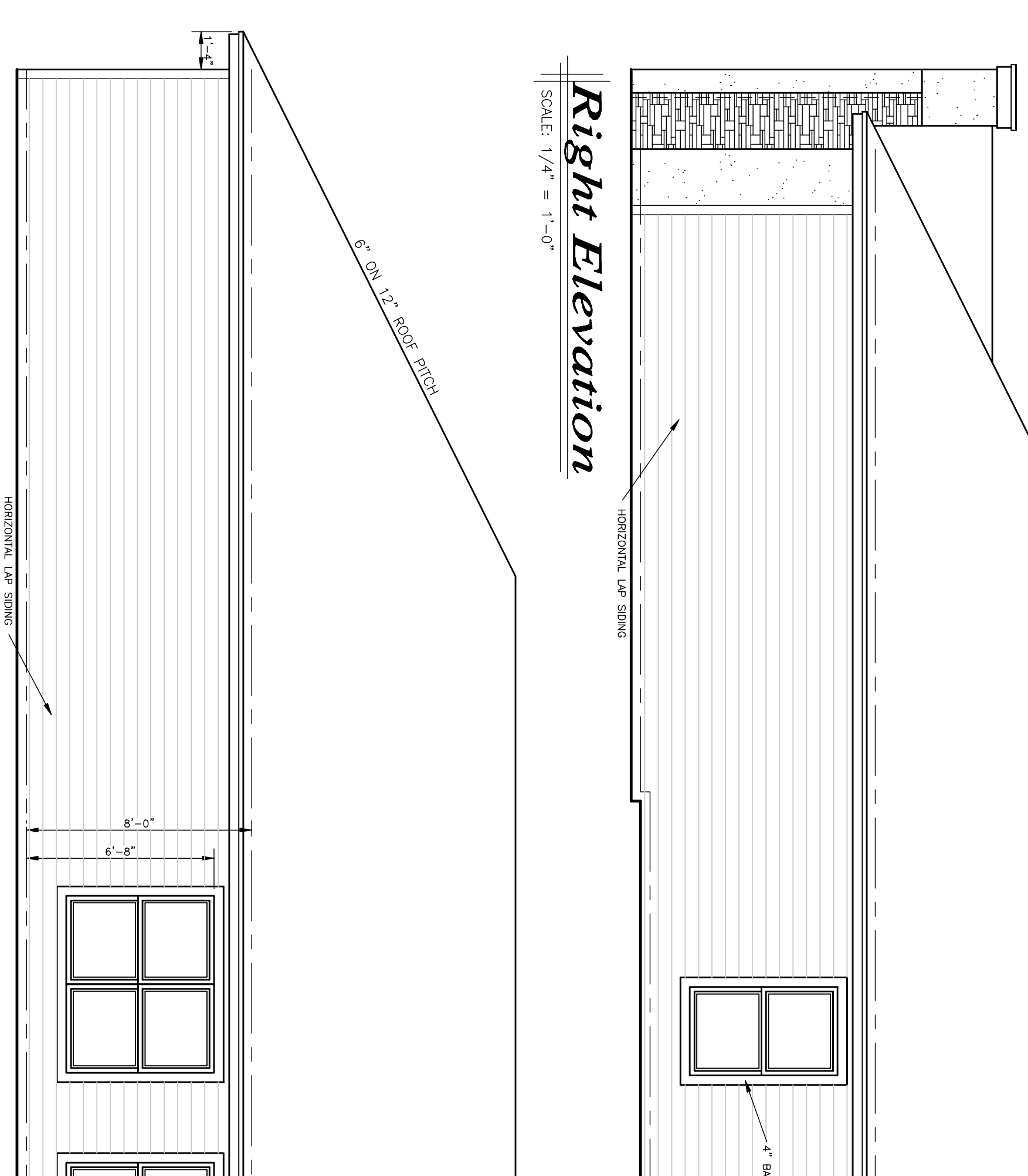
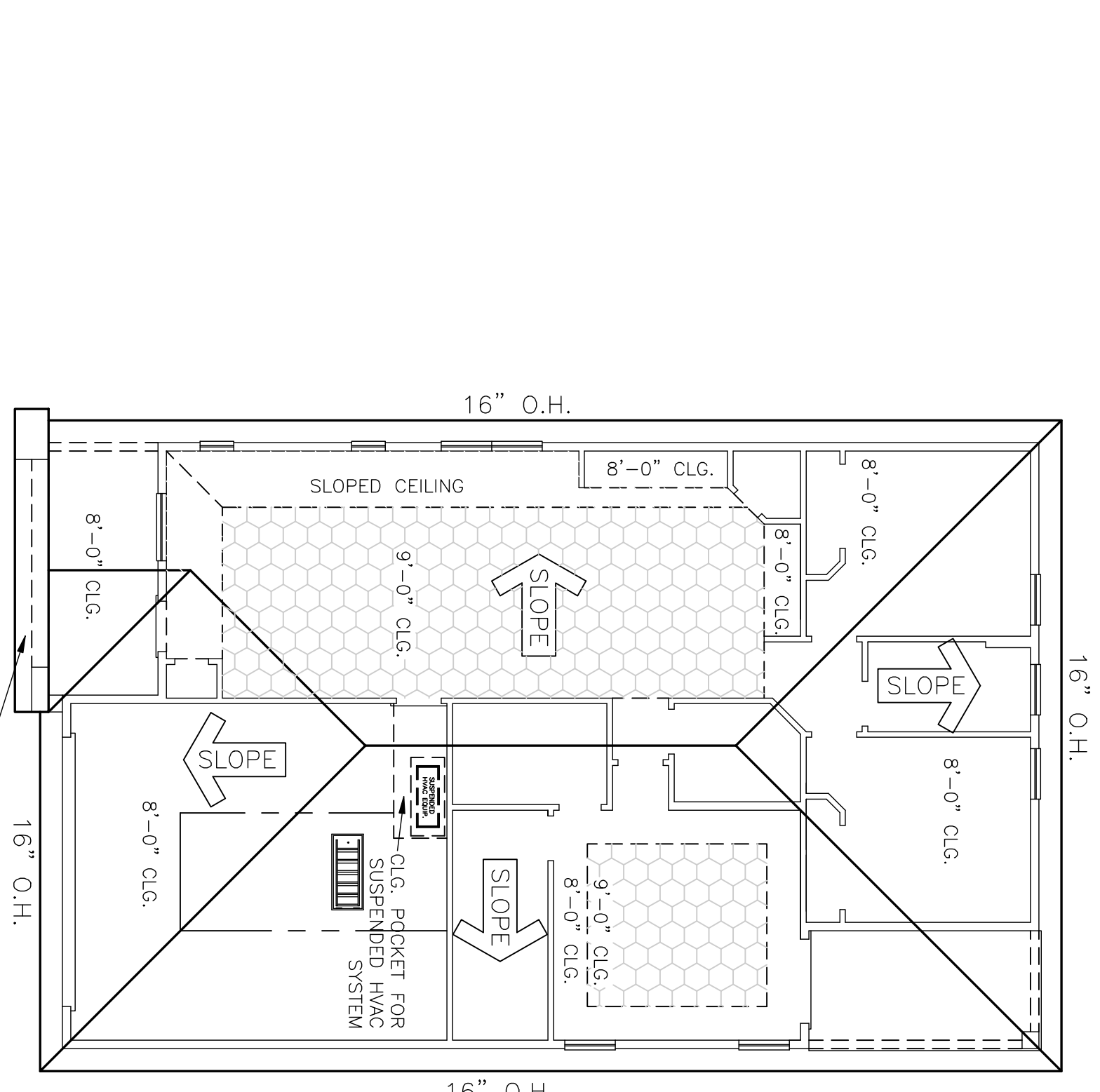
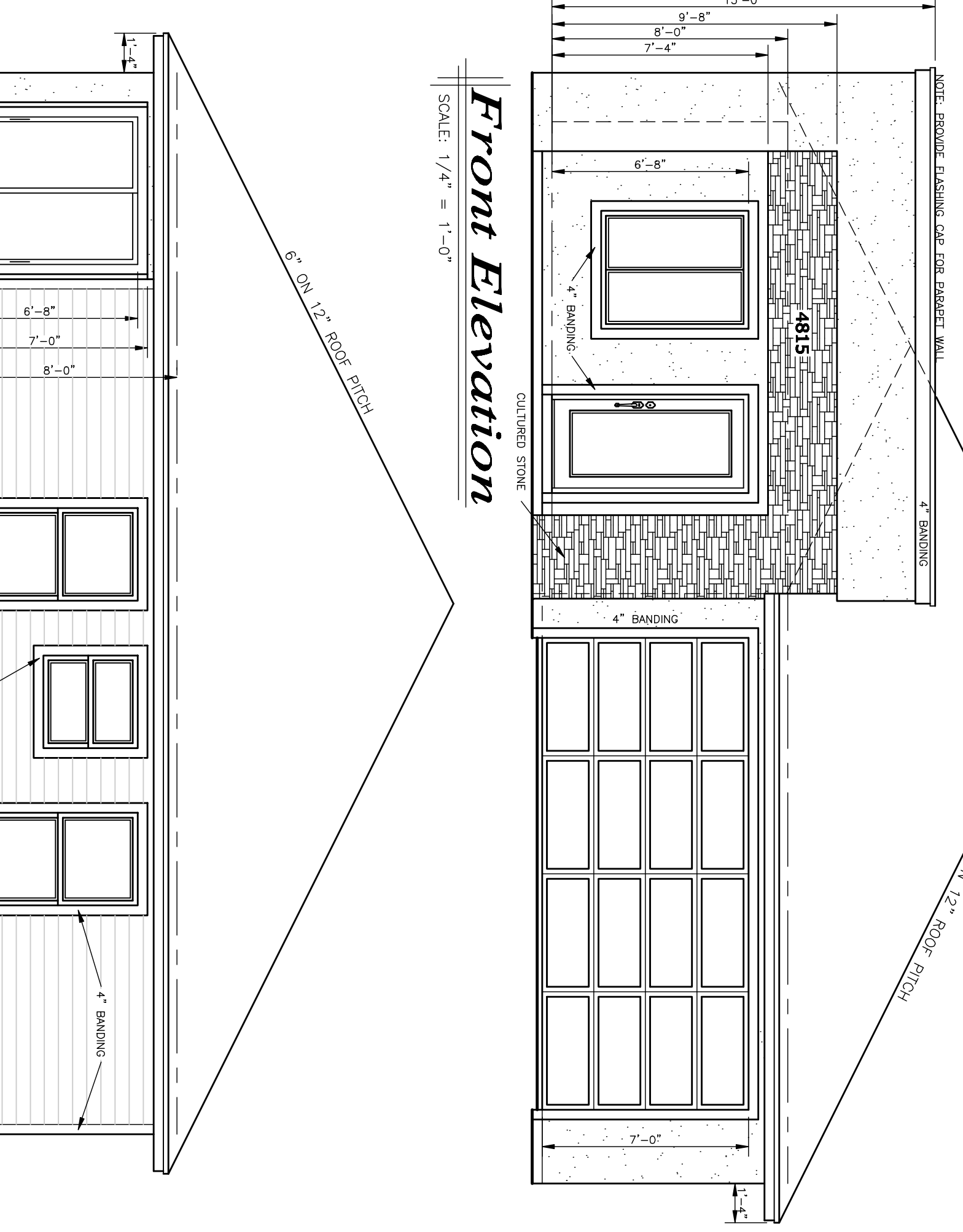
F.B.C. 6th EDITION (2017)
SECTION R703 EXTERIOR COVERING

SECTION MATERIAL	NOMINAL THICKNESS (MINIMUM)	JOINT TREATMENT	INSTALLATION	FASTENING	DETAILS	NOTES
Exterior Wall	8" O.C. CLG.	Section R703.3	Section R703.3	Section R703.3	Section R703.3	Section R703.3
Roof Deck	1/2" O.C. CLG.	Section R703.3	Section R703.3	Section R703.3	Section R703.3	Section R703.3
Roof Joists	2" x 12"	Section R703.3	Section R703.3	Section R703.3	Section R703.3	Section R703.3
Roof Trusses	2" x 12"	Section R703.3	Section R703.3	Section R703.3	Section R703.3	Section R703.3
Roof Sheathing	5/8"	Section R703.3	Section R703.3	Section R703.3	Section R703.3	Section R703.3
Roof Vapor Barrier	6 MIL	Section R703.3	Section R703.3	Section R703.3	Section R703.3	Section R703.3
Roof Insulation	R-19	Section R703.3	Section R703.3	Section R703.3	Section R703.3	Section R703.3
Roof Underlayment	ASPH/FLT	Section R703.3	Section R703.3	Section R703.3	Section R703.3	Section R703.3
Roof Finish	ASPH/FLT	Section R703.3	Section R703.3	Section R703.3	Section R703.3	Section R703.3

1703.3.1 EXTERIOR WALL COVERING SHALL BE INSTALLED TO THE MAXIMUM PERMITTED HEIGHT FOR AN UNFINISHED WALL AND SHALL BE INSTALLED TO THE FINISHED CEILING HEIGHT FOR A FINISHED WALL. THE FINISHED CEILING HEIGHT SHALL BE THE FINISHED CEILING HEIGHT OF THE ROOM OR AREA TO WHICH THE WALL IS APPLIED. THE FINISHED CEILING HEIGHT SHALL BE THE FINISHED CEILING HEIGHT OF THE ROOM OR AREA TO WHICH THE WALL IS APPLIED. THE FINISHED CEILING HEIGHT SHALL BE THE FINISHED CEILING HEIGHT OF THE ROOM OR AREA TO WHICH THE WALL IS APPLIED.

1703.3.2 EXTERIOR WALL COVERING SHALL BE INSTALLED TO THE MAXIMUM PERMITTED HEIGHT FOR AN UNFINISHED WALL AND SHALL BE INSTALLED TO THE FINISHED CEILING HEIGHT FOR A FINISHED WALL. THE FINISHED CEILING HEIGHT SHALL BE THE FINISHED CEILING HEIGHT OF THE ROOM OR AREA TO WHICH THE WALL IS APPLIED. THE FINISHED CEILING HEIGHT SHALL BE THE FINISHED CEILING HEIGHT OF THE ROOM OR AREA TO WHICH THE WALL IS APPLIED. THE FINISHED CEILING HEIGHT SHALL BE THE FINISHED CEILING HEIGHT OF THE ROOM OR AREA TO WHICH THE WALL IS APPLIED.

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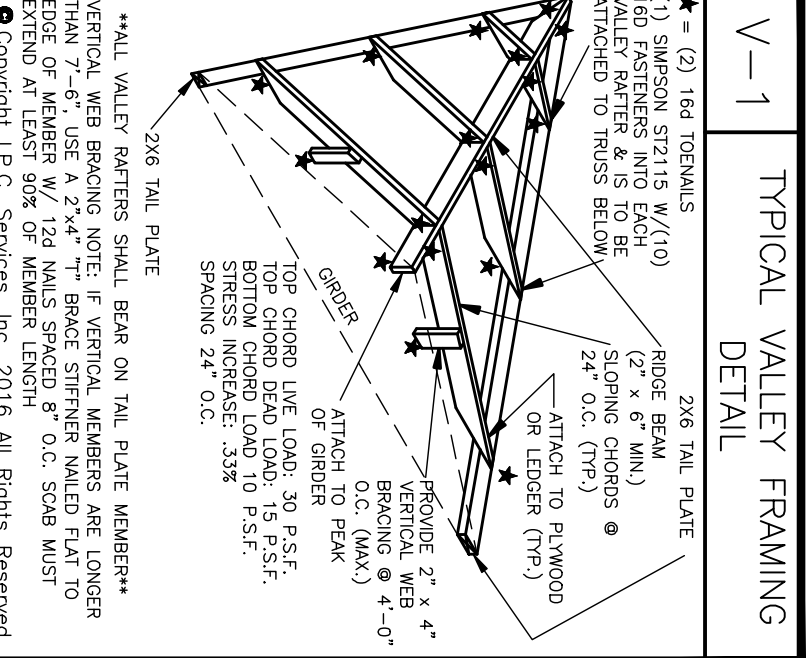
Rear Elevation
SCALE: 1/4" = 1'-0"

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

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

Roof Plan
SCALE: 1/8" = 1'-0"
ROOF FLATS = 2.346 SQ. FT.

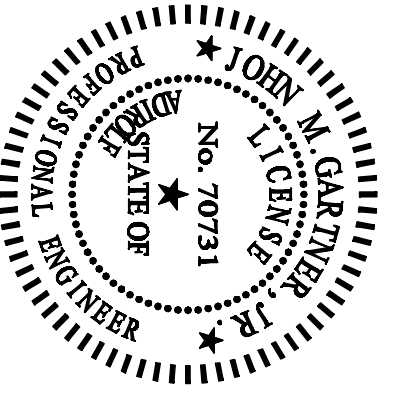
PROVIDE FLASHING CAP FOR PARAPET WALL



2017 ROOF PLAN NOTES

ROOF SHEATHING / FINISHING SHALL BE MADE OF PLYWOOD (WOOD STRUCTURAL PANELS) OVER RAFTERS SHEATHING OR BETTER. SHANK FULL HEAD NAILS @ 6" O.C. @ EDGES AND @ 6" O.C. AT INTERMEDIATE FRAMING. USE LESS THAN 9/16" DIA. (11/16" NAILS) FOR ROOF SHEATHING OVER RAFTERS SHEATHING OR BETTER.

ROOF TRUSSES SHALL BE INSTALLED TO THE MAXIMUM PERMITTED HEIGHT FOR AN UNFINISHED WALL AND SHALL BE INSTALLED TO THE FINISHED CEILING HEIGHT FOR A FINISHED WALL. THE FINISHED CEILING HEIGHT SHALL BE THE FINISHED CEILING HEIGHT OF THE ROOM OR AREA TO WHICH THE WALL IS APPLIED.



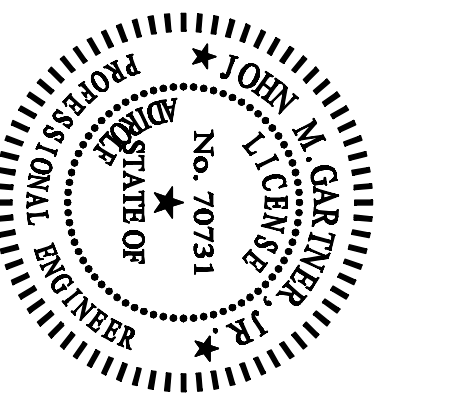
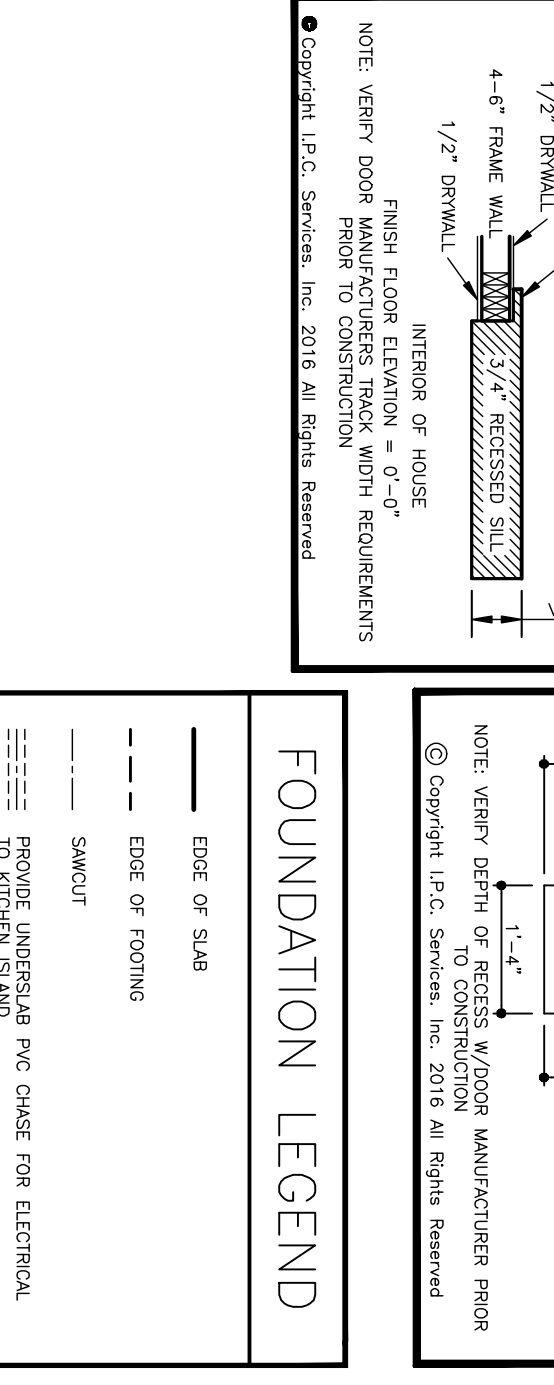
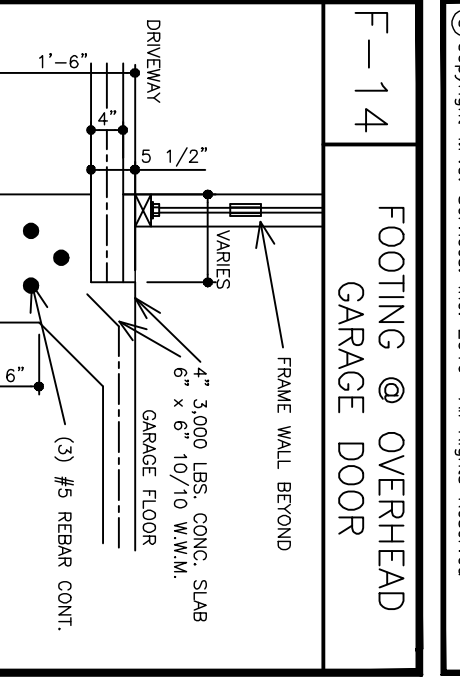
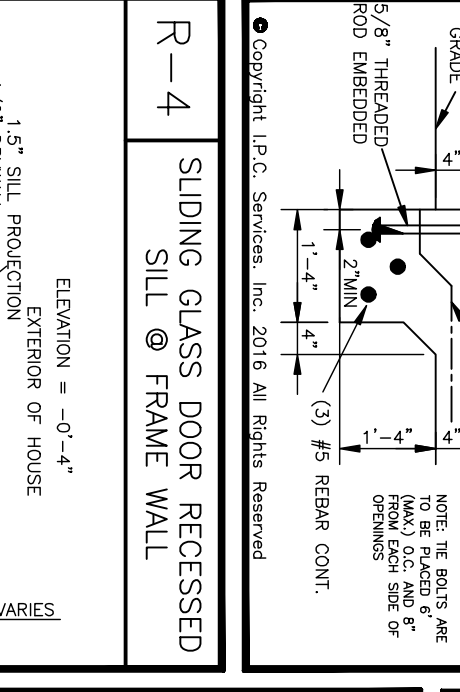
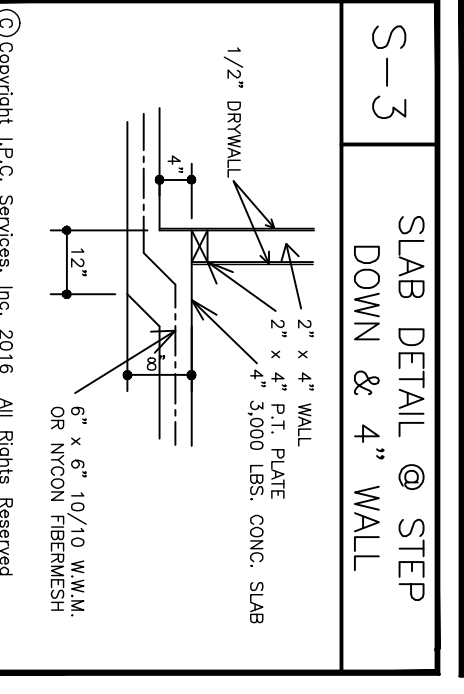
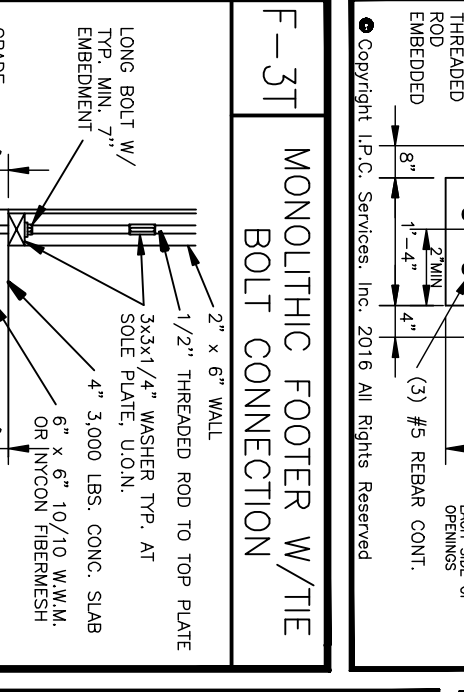
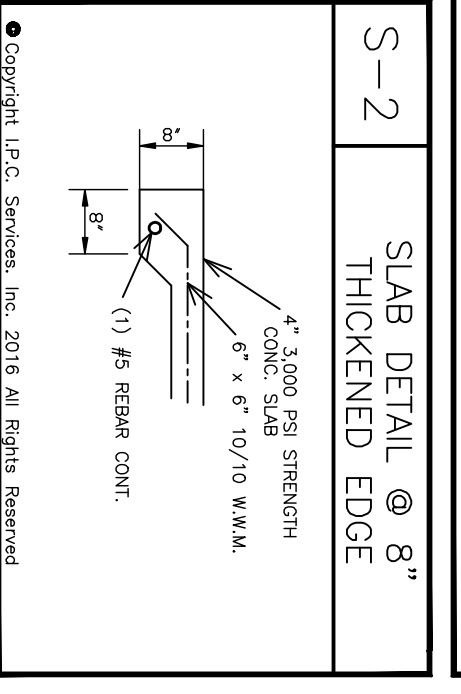
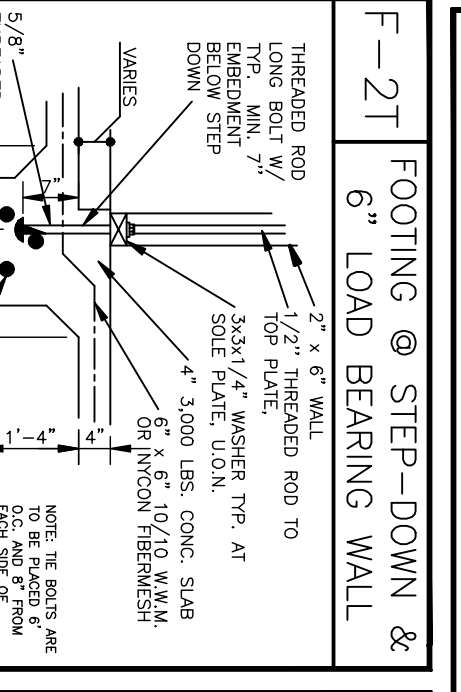
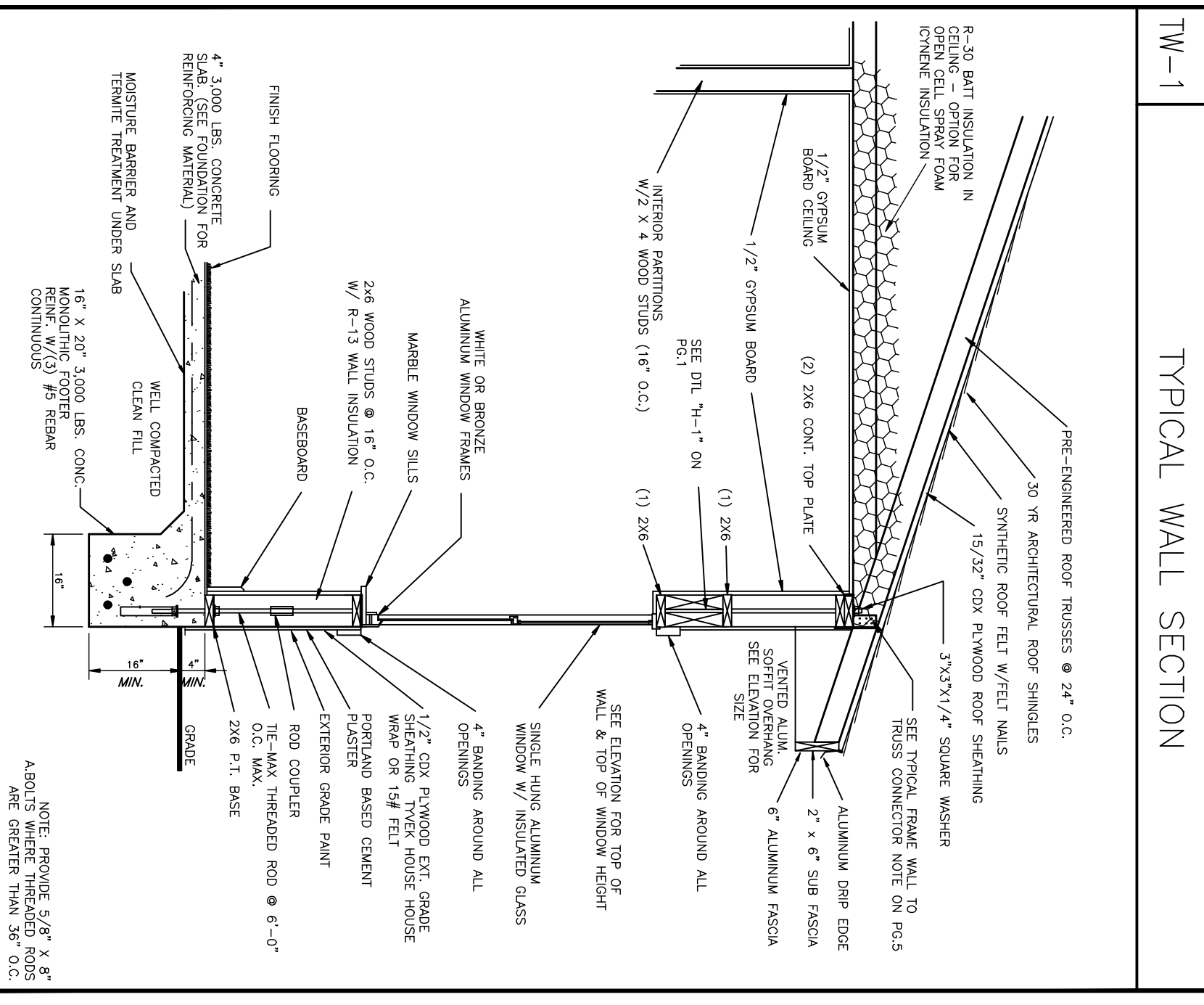
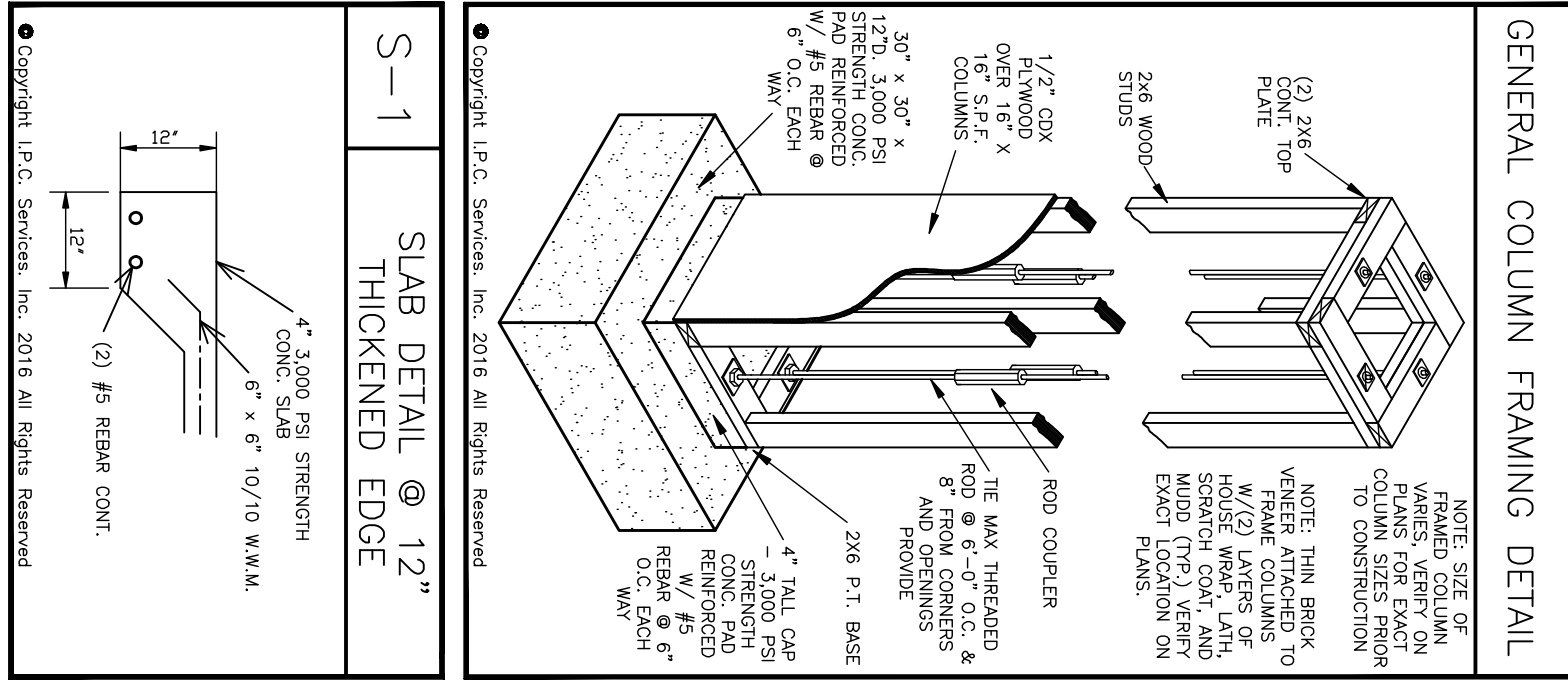
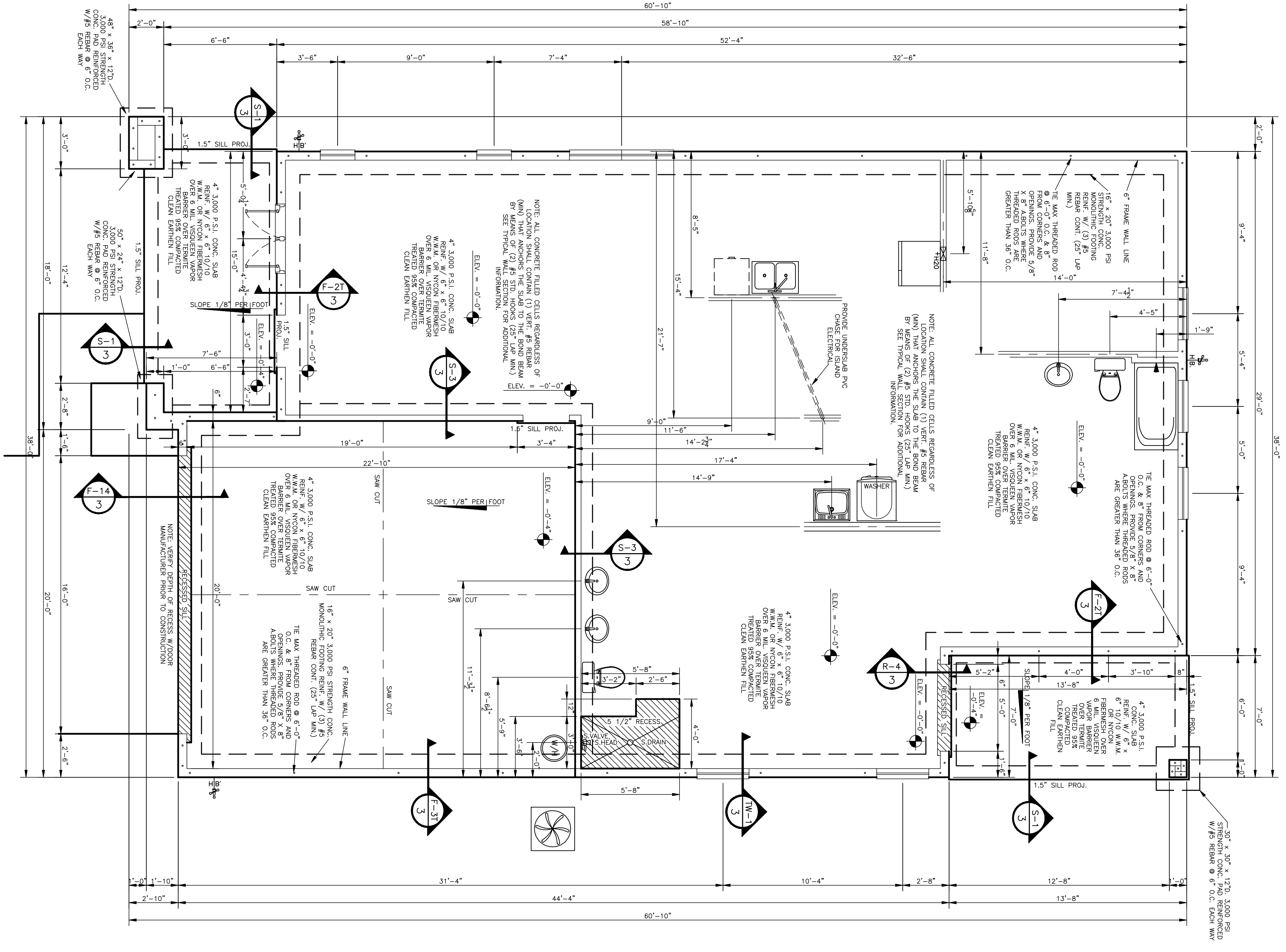
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Heart Wood Model 5-B
MODEL CALL OUT: ELEVATION CALL OUT
DRAWN BY: D.M.G./A.M.D. I.P.C. SERVICES JOB NUMBER 18121
CLOSING DATE: 2/9/2018 - INITIAL PRELIMINARY
2/16/2018 - CHANGED FRONT ELEVATION
3/13/2018 - WORKING DRAWINGS STARTED

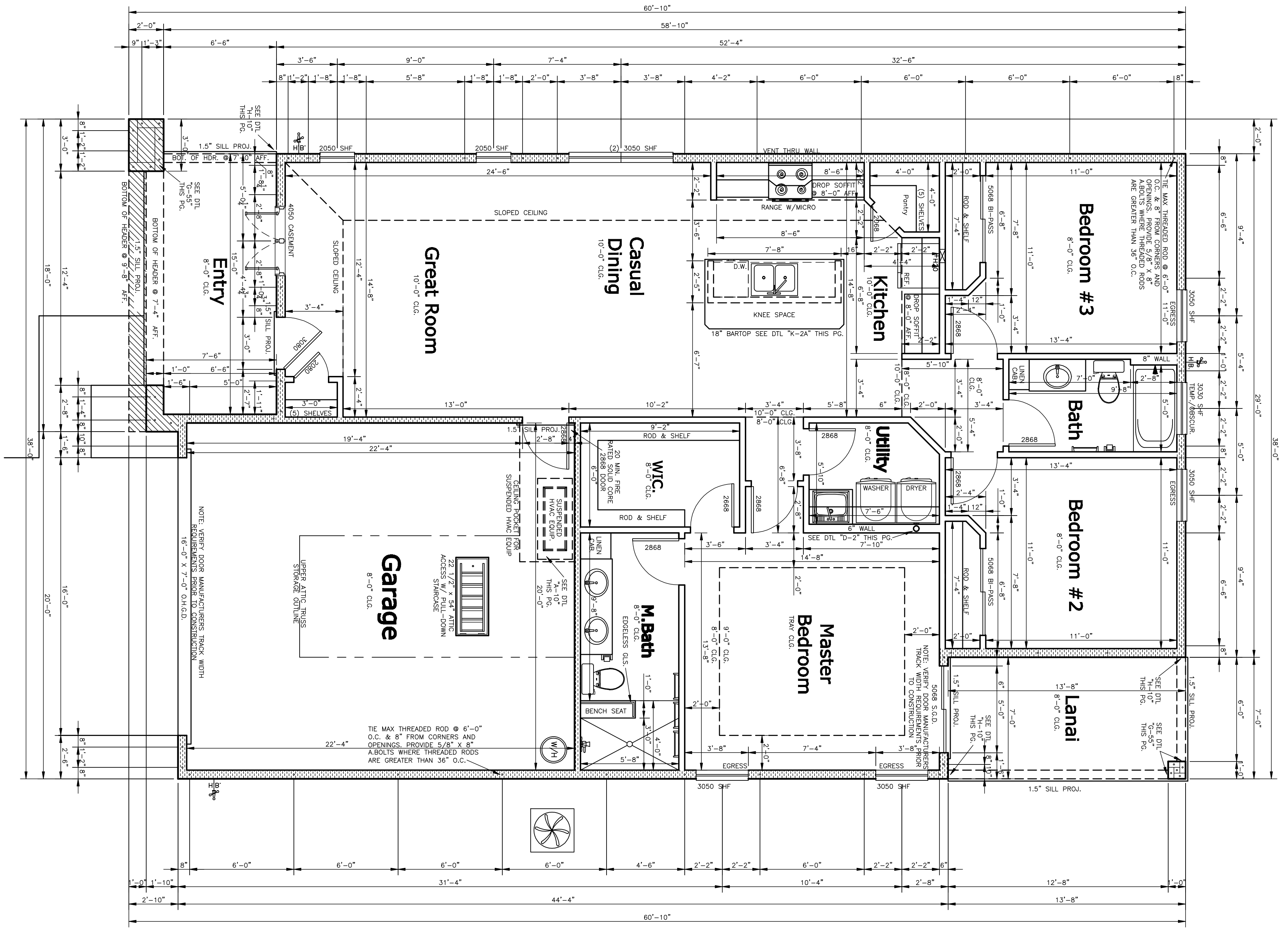
NEIGHBORHOOD BLOCK LOT
PAGE NUMBER 4 OF 5
TYPICAL SCALE: 1/4" = 1'-0"



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 REGISTERED PROFESSIONAL ENGINEER
 JOHN M. GARBER, P.E.
 No. 70731
 STATE OF FLORIDA

INITIAL PHASE CONSTRUCTION SERVICES, INC.
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 PHONE: 352-732-8888 FAX: 352-732-8888
 DRAWING NO: 18121-01 DATE: 2/9/2018
 PROJECT: HEART WOOD MODEL 5-B

Gainesville Community Redevelopment Agency
 802 NW 5TH AVENUE GAINESVILLE, FL 32601
 PHONE: 352-393-8210 FAX: 352-354-2132 WEB SITE: www.gainesvillecro.com



DRAWING STATUS

FOR OFFICE USE ONLY

FLOOD HAZARD DETERMINATION

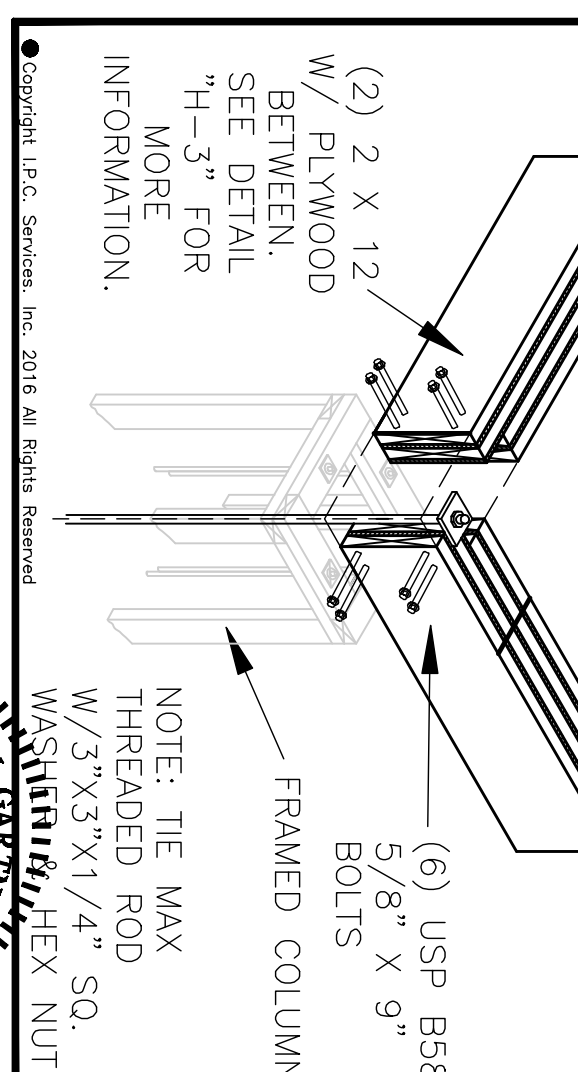
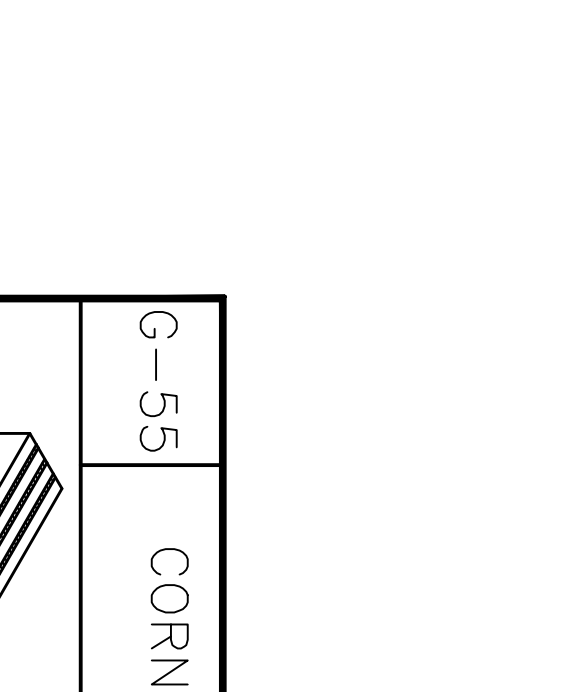
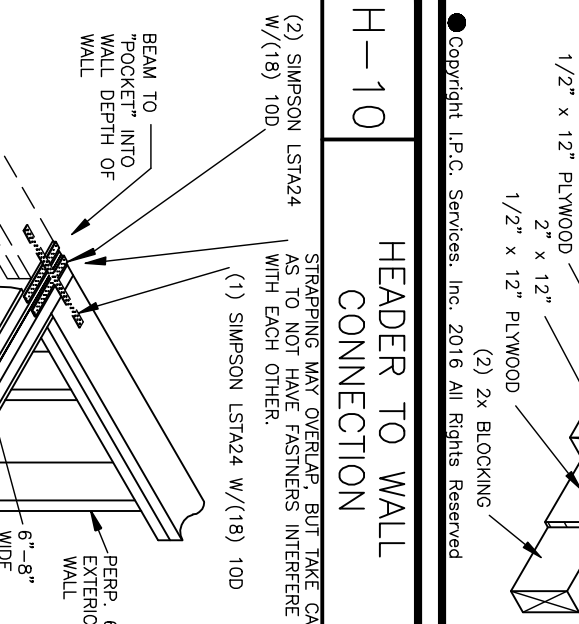
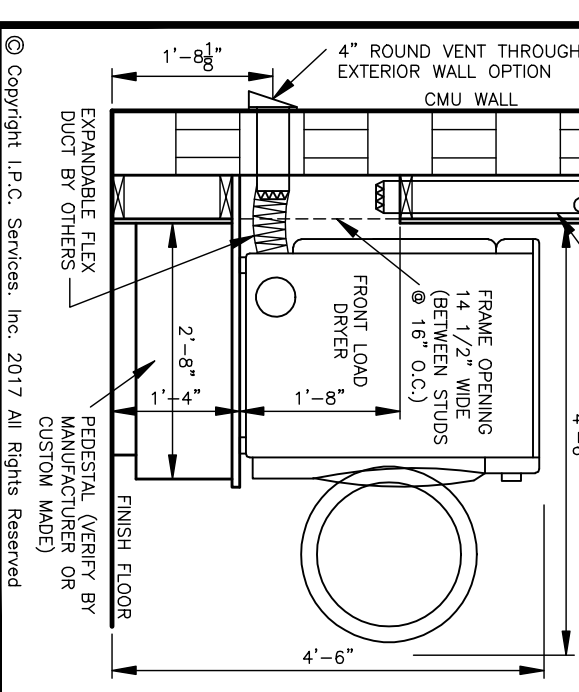
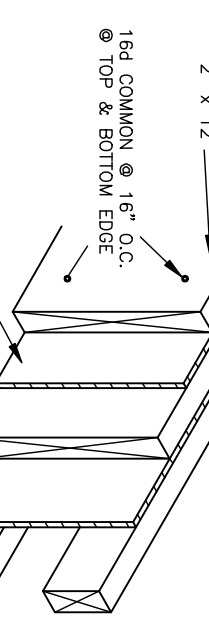
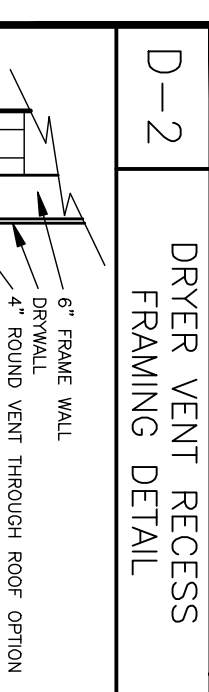
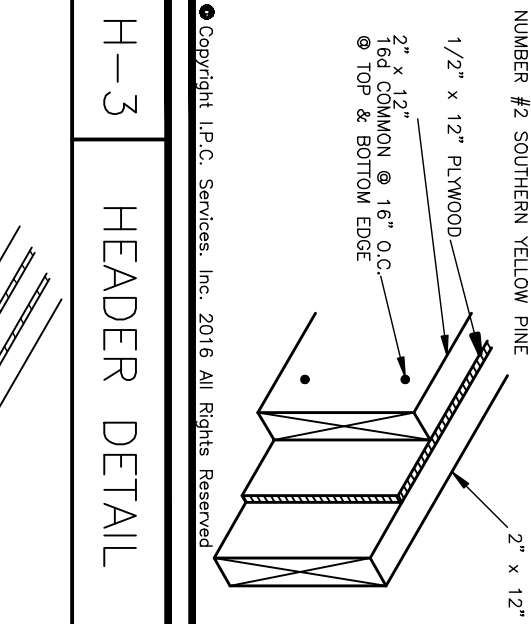
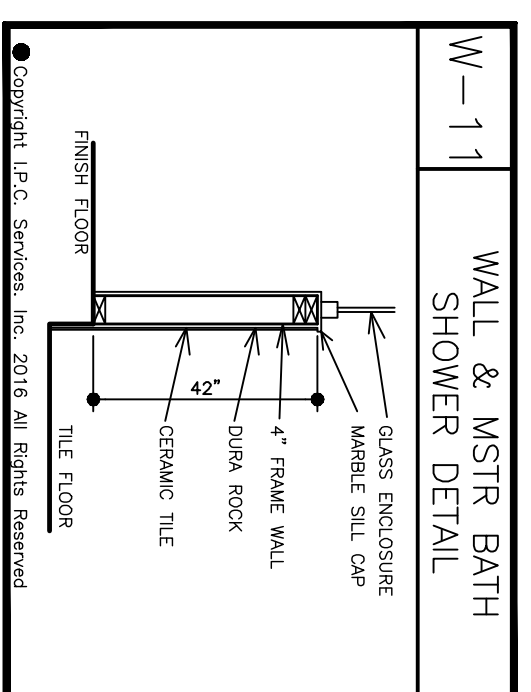
FLOOD ZONE X
 0.2% ANNUAL CHANCE FLOOD
 NFP FIRM MAP NUMBER 12001C0318D
 EFFECTIVE DATE 06/16/2006

LEGEND

ICE WAKER
 SHOWER HEAD ONLY
 HOSE BIB
 BILL-NOSED CORNERS

SQUARE FOOTAGES

LIVING	1,436	SQ. FT.
GARAGE	471	SQ. FT.
ENTRY PORCH	119	SQ. FT.
REAR LANAI	96	SQ. FT.
TOTAL	2,122	SQ. FT.



CONSTRUCTION NOTES

- ALL WORK SHALL CONFORM TO ENGINEER NOTES PER PLAN AND ALL APPLICABLE LOCAL ORDINANCES.
- CAULKING OF 2000 PSI IS BASED ON A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF.
- WALLS SHALL BE FINISHED TO INTERIOR AND EXTERIOR SURFACES WITH 1/2" GYP BOARD. INTERIOR WALLS SHALL BE FINISHED TO A FINISH GRADE.
- ALL VERT. REINFORCING SHALL BE 60,000 PSI YIELD STRENGTH STEEL.
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WALL LEGEND

- 6" EXT. WOOD FRAME WALL
- WOOD FRAME LOAD BEARING WALL
- INSULATED WOOD WALL
- 13'-0" HIGH FRAME WALL

ENGINEER'S NOTES

- SEE SECTION 2014, TABLE 2014.2 FOR DESIGN AND CONSTRUCTION REQUIREMENTS.
- CONNECTIONS BETWEEN TRUSS AND WALLS SHALL BE AS SHOWN ON THIS DRAWING.
- ENGINEER'S REVIEW AND APPROVAL OF TRUSS INFORMATION AND CONSTRUCTION SHALL BE BASED UPON THE TRUSS COMPANY'S CALCULATED WEIGHT AND DIMENSIONS.
- CONNECTIONS BETWEEN TRUSS AND WALLS SHALL BE AS SHOWN ON THIS DRAWING.
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COMPONENT AND CLADDING LOADS

ICC 600-2014 TABLE 301(1)

ROOF HEIGHT (FT.)	EFFECTIVE AREA (SQ. FT.)	WIND SPEED (MPH)	WIND PRESSURE (PSF)
10	1000	140	13.8
12	1200	140	13.8
14	1400	140	13.8
16	1600	140	13.8
18	1800	140	13.8
20	2000	140	13.8
22	2200	140	13.8
24	2400	140	13.8
26	2600	140	13.8
28	2800	140	13.8
30	3000	140	13.8

PROFESSIONAL ENGINEER

JOHN M. GARTNER, JR.
 No. 70731
 STATE OF FLORIDA

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NEIGHBORHOOD BLOCK LOT CLOSING DATE:

2/9/2018 - INITIAL PRELIMINARY
 3/13/2018 - WORKING DRAWINGS
 3/13/2018 - STARTED

MODEL CALL OUT: ELEVATION CALL OUT

HEART WOOD MODEL 5-B

DRAWN BY: I.P.C. SERVICES JOB NUMBER

D.M.G./A.M.D. 18121

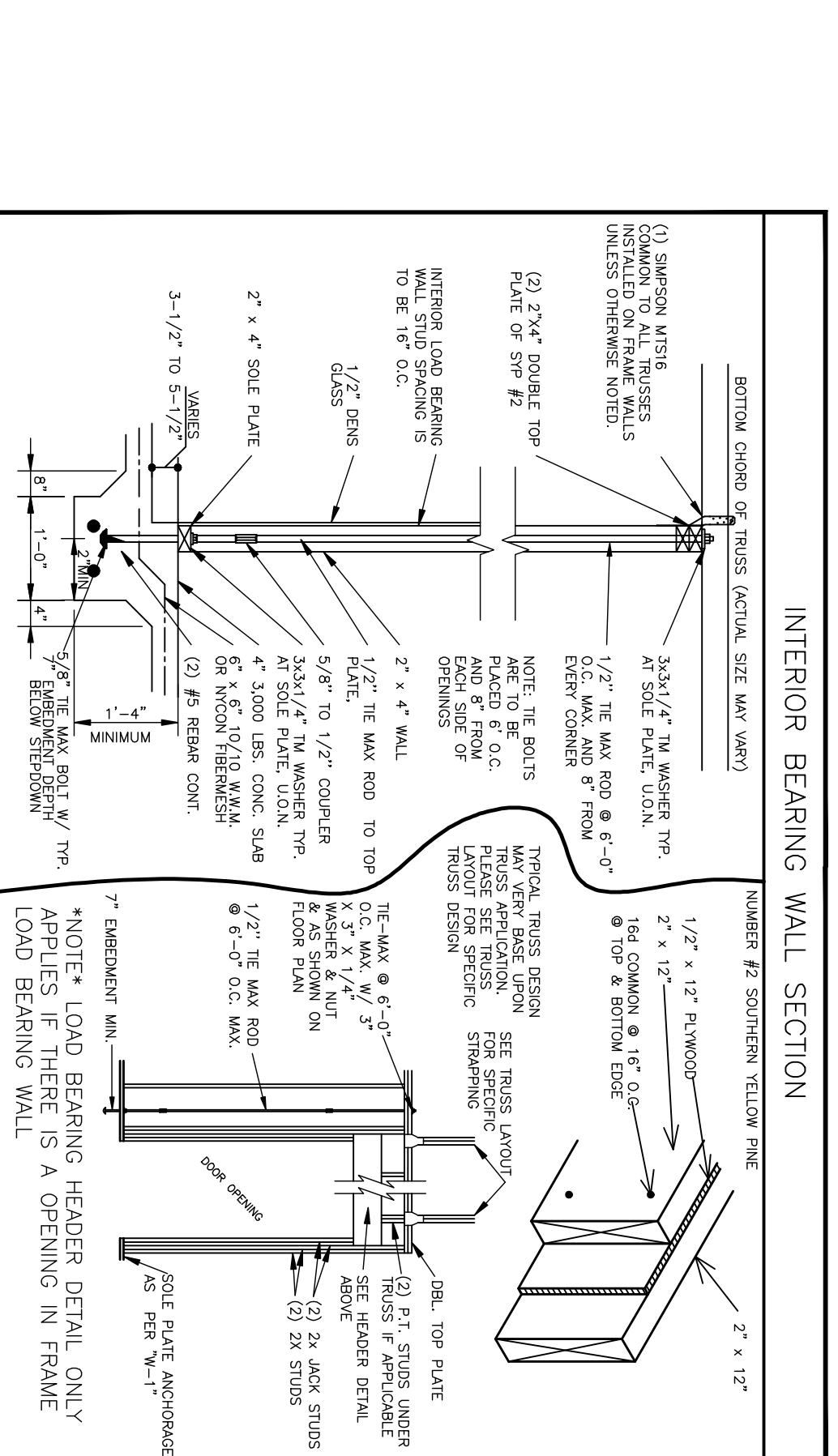
TYPICAL SCALE: 1/4" = 1'-0"

PROFILE

PROJECT ENGINEERING LLC
 PROJECT: HEART WOOD MODEL 5-B
 DATE: 1/10/18

1 OF **5**

PAGE NUMBER



TRUSS BRACING NOTES

1. TRUSS BRACING, INSTALLATION, CONSTRUCTION, AND PERMANENT BRACING SHALL COMPLY WITH THE FOLLOWING NOTES AND PERMANENT BRACING SHALL COMPLY WITH THE FOLLOWING NOTES AND PERMANENT BRACING SHALL COMPLY WITH THE FOLLOWING NOTES.

2. UNLESS OTHERWISE SPECIFIED, LUMBER USED FOR LATERAL BRACING SHALL BE SCHEDULER GRADE, UNLESS OTHERWISE SPECIFIED. MATERIAL AND MINIMUM SIZE OF 2x4 NOMINAL LATERAL RESTRAINTS FOR ALL TRUSSES SHALL BE RATED TO EACH TRUSS WITH AT LEAST TWO NAILS PER JOINT.

3. END BRACING SHALL BE INSTALLED WHERE ONE END OF THE BRACING IS 4' OR GREATER WHEN MEASURED VERTICALLY FROM THE BOTTOM CHORD PERMANENT LATERAL RESTRAINT SHALL BE INSTALLED AT THE OTHER END OF THE BRACING. END BRACING SHALL BE INSTALLED AT LEAST 2' FROM THE TRUSS CENTERLINE.

4. FOR FLOOR TRUSSES APPLICATIONS, STRONGBACKS OR OTHER BRACING SHALL BE INSTALLED EVERY 10' OR LESS.

5. WHEN STRUCTURAL SCHEMATIC OR ORIGINAL BOARD IS NOT AVAILABLE, BRACING SHALL BE INSTALLED EVERY 15'.

6. PERMANENT DIAGONAL BRACING SHALL BE INSTALLED EVERY 15' ON EACH SIDE OF THE TRUSS.

7. PERMANENT DIAGONAL BRACING SHALL BE INSTALLED EVERY 15' ON EACH SIDE OF THE TRUSS.

8. PERMANENT DIAGONAL BRACING SHALL BE INSTALLED EVERY 15' ON EACH SIDE OF THE TRUSS.

9. PERMANENT DIAGONAL BRACING SHALL BE INSTALLED EVERY 15' ON EACH SIDE OF THE TRUSS.

10. PERMANENT DIAGONAL BRACING SHALL BE INSTALLED EVERY 15' ON EACH SIDE OF THE TRUSS.

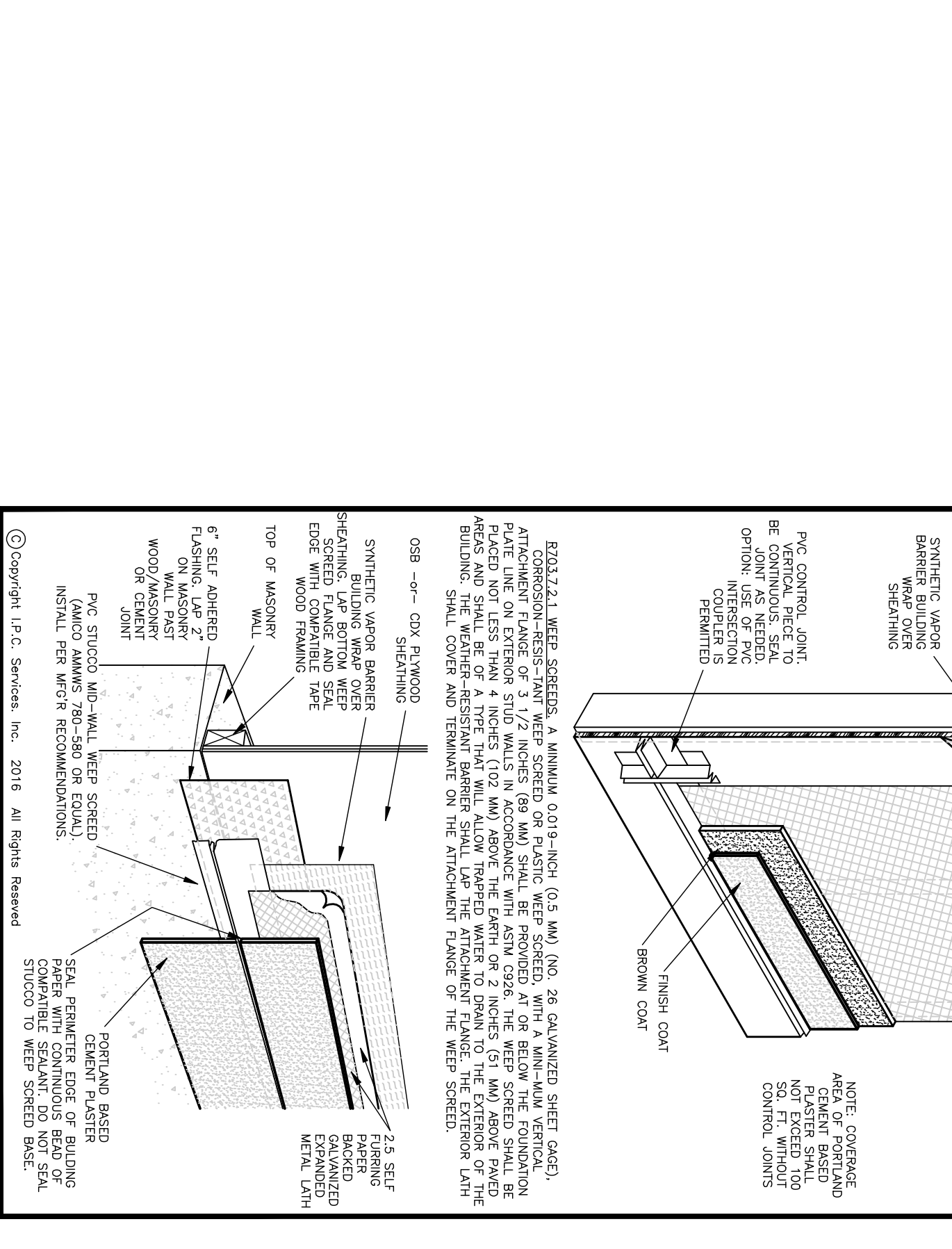
11. PERMANENT DIAGONAL BRACING SHALL BE INSTALLED EVERY 15' ON EACH SIDE OF THE TRUSS.

12. PERMANENT DIAGONAL BRACING SHALL BE INSTALLED EVERY 15' ON EACH SIDE OF THE TRUSS.

13. PERMANENT DIAGONAL BRACING SHALL BE INSTALLED EVERY 15' ON EACH SIDE OF THE TRUSS.

14. PERMANENT DIAGONAL BRACING SHALL BE INSTALLED EVERY 15' ON EACH SIDE OF THE TRUSS.

15. PERMANENT DIAGONAL BRACING SHALL BE INSTALLED EVERY 15' ON EACH SIDE OF THE TRUSS.



TYPICAL MASONRY WALL TO TRUSS CONNECTOR

(1) SIMPSON HETA20 W/ (9) 100 X 1.5\"

(1) SIMPSON HTS16 W/ (8) 100 INTO PLATE AND (8) 100 INTO TRUSS FOR 1260# U.L. COMMON TO ALL TRUSSES INSTALLED ON FRAME WALLS UNLESS OTHERWISE NOTED.

PORTLAND CEMENT BASED PLASTER NOTES & DETAIL SPECIFICATIONS

1. REINFORCING BARS SHALL BE 3\"/>

CONTRACTOR TO FRAME WALL HEIGHTS WITH TRUSS COMPANY BEFORE CONSTRUCTION

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FLORIDA REGISTRATION NO. 10878 CONTRACT NO. A19020012018

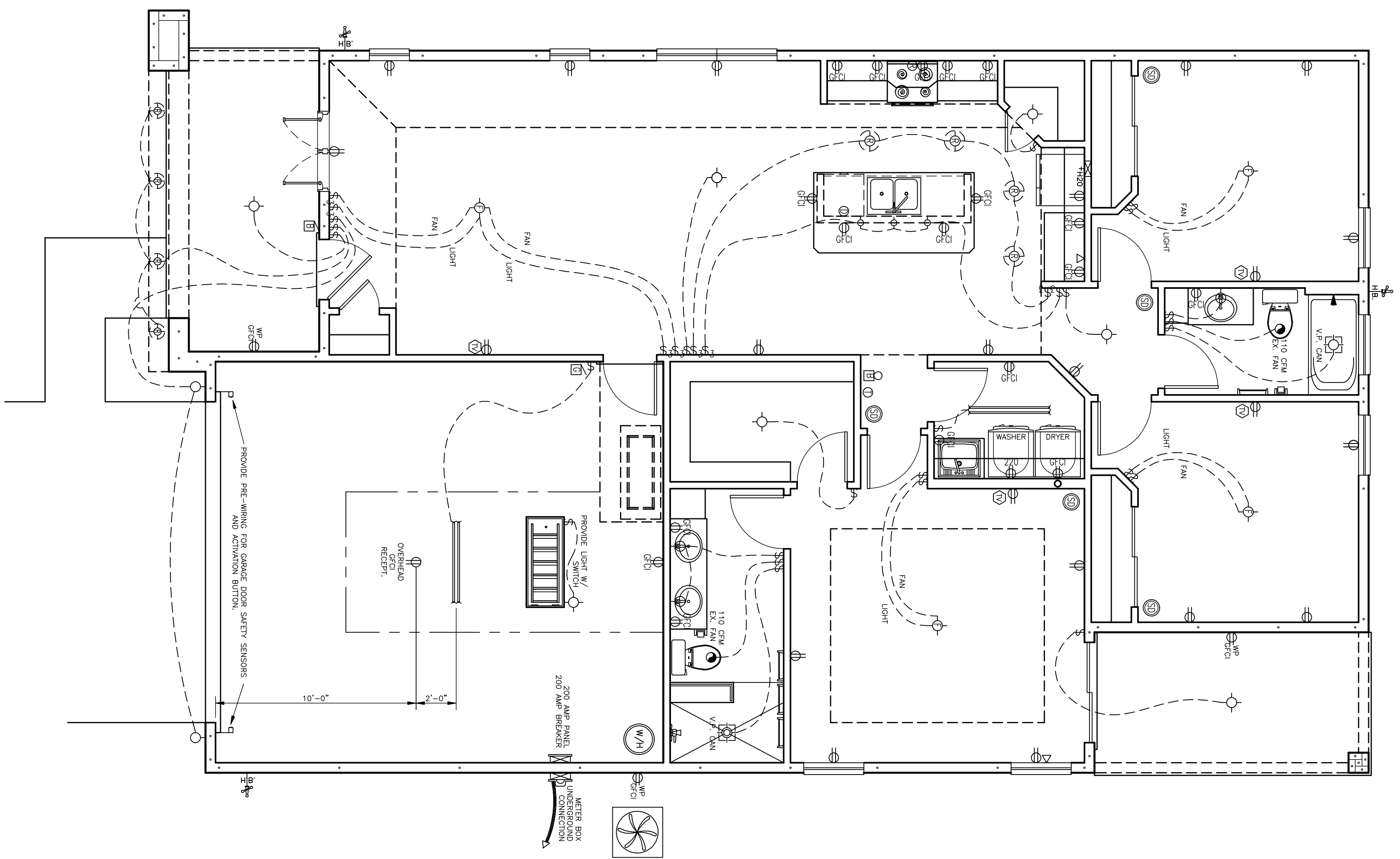
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	Heart Wood Model 5-B				
5	MODEL CALL OUT:	ELEVATION CALL OUT:	NEIGHBORHOOD	TYPICAL SCALE:	2/9/2018 - INITIAL PRELIMINARY 12/15/2018 - CHANGED FRONT ELEVATION 3/13/2018 - WORKING DRAWINGS STARTED
	OF	DRAWN BY:			
	D.M.G./A.M.D.	18121			

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ELECTRICAL LEGEND

- OVERHEAD LIGHT FIXTURE
- OVERHEAD FAN BOX
- RECESSED LIGHT FIXTURE
- RECESSED EYEBALL 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
- CHIME BOX
- DOOR BELL BUTTON
- GARAGE DOOR BUTTON
- CEILING 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 FLOURESCENT LIGHT
- UNDERCABINET LIGHTING
- ABOVE CABINET LIGHTING

ELECTRICAL NOTES

1. BRONZE SMOKE DETECTORS W/CO DETECTORS ADJACENT TO AND IN ALL SLEEPING ROOMS.
2. ALL SMOKE DETECTORS SHALL BE HARD WIRING TO A BATTERY BACK UP AND INNER WIRED WHEREAS ANY SMOKE DETECTOR ACTIVATED WILL CAUSE ALL OTHERS TO ACTIVATE.
3. TELEPHONE RECEPTACLE LOCATIONS SHALL BE VERIFIED W/ OWNER BY DURING CUSTOMER WALK LOCATION REVIEW, SUBJECT TO CHANGES FROM ELECTRICAL COMPANY'S REQUIREMENTS.
4. ELECTRICAL PLAN SHALL COMPLY WITH NEC 2014 PER FECK CHAPTER 34.

ELECTRICAL SPECS

1. All wire from meter throughout the house is copper when the service is back to back, in the needs to price out both aluminum and copper and the owner will make the decision.
2. Telephone lines are three (3) pair twisted and terminated at the electric service house and terminated at the electric service house and terminated at the electric service house and terminated at the electric service house.
3. All TV lines are home runs to scuttle hole.
4. T.V. cable to be RG-6.
5. All TV lines are home runs to scuttle hole.
6. All TV lines are home runs to scuttle hole.
7. All ceiling fans are pre-wired for fan and light and switched based on the series of the home roughed in at framing stage low voltage wire to be supplied by the electrician if applicable.
8. Switch and receptacle heights are as follows:
- a. Standard Outlets 20" To Top
- b. Standard Switches 46" To Top
- c. Kitchen Counter Outlets 46" To Top
- d. Bedroom Outlets 44" To Top
- e. Bathroom Outlets 44" To Top
- f. Phone Outlets in Kitchen: Between Upper And Lower Cabinet 50" To Top; Regular Wall Phone 60" To Top
9. Receptacles on front porches need to be installed consistently and just above finish floor level.
10. Junction boxes will not be installed on the exterior of the house.
11. Junction boxes for any reason, one clipped in or looped around from the side of the building from a junction box.
12. Lighting equipment shall be permanently installed lighting fixtures shall be high-efficiency lamps or not less than 5 percent of the permanently installed lighting fixtures shall contain only high-efficiency lamps.
- Exception: Low-voltage lighting.

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 DRAFTING PERMITTING CONSULTING

NEIGHBORHOOD	BLOCK	LOT	CLOSING DATE:
			2/9/2018 - INITIAL PRELIMINARY 3/13/2018 - CHANGES - ELEVATION 3/13/2018 - WORKING DRAWINGS STARTED
TYPICAL SCALE:		1/4" = 1'-0"	

A NEW MODEL HOME FOR:	
Heart Wood Model 5-B	
MODEL CALL OUT:	ELEVATION CALL OUT
DRAWN BY:	I.P.C. SERVICES JOB NUMBER
D.M.G./A.M.D.	18121