SHED
IRONDALE ST,
DELTONA, FL32738

SCOPE OF WORK

To obtain permits for Shed in concordance
to the provisions of the FBC 2023 8th Edition and relevant laws:

- New Shed
  as shown on plans.-

WIND LOAD DESIGN

Review for Structural Integrity per 2023 F.B.C

WIND SPEED: 140 MPH

IMPORTANCE FACTOR: 1.0

EXPOSURE: C

INTERNAL PRESSURE COEFFICIENT = +/-0.18

PROJECT DATA

TYPE OF CONSTRUCTION: Shed
FBC R 101 (FBC 107)

RISK CATEGORY: II
CONSTRUCTION

DESCRIPTION: Shed

TOTAL SQ. FT. 480 SF

Spacing of the roof members on roof framing plan
details scope of work FBC R301 and R 802. (FBC 107)

OTHER DOCUMENTS INCLUDED FOR PERMITTING:

1. STRUCTURAL ANCHOR SCHEDULE BY LICENSED ENGINEER OR ARCHITECT.
2. SITE PLAN SURVEY AND ELEVATIONS BY LICENSED CIVIL ENGINEER.
3. ENERGY EFFICIENCY CALCULATIONS BY HVAC CONTRACTOR OR INSULATION INSTALLER. (J-FORM AND EPI-FORM)

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH,
AND MEETS THE REQUIREMENTS OF
SECTION R301 - R802 (FBC 107)
AND ALL APPLICABLE STRUCTURAL SECTIONS OF THE FLORIDA
BUILDING CODE 2023 EDITION 8th EDITION.

Applicable codes: FLORIDA RESIDENTIAL CODE 2023 8th Edition

LOCATION MAP
NOT TO SCALE
North

GENERAL NOTES:

1. DESIGN AND LOADING:
   A. ALLOWABLE UNIT STRESS AND DESIGN CRITERIA.
      a. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318
      b. FLORIDA BUILDING CODE 2023, 8th edition
2. SOIL:
   A. NET ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN 3,000 PSI FOR isolated FOOTINGS.
3. CONCRETE AND REINFORCING:
   A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318 AND WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDING ACI 301.
   B. ALL CONCRETE SHALL DEVELOP MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.
   C. REINFORCING BARS SHALL CONFORM TO ASIM A615, A616 OR A617-GRADE 40
4. DESIGN LOADS:
   ROOF LIVE LOADS 20 PSF
   ATTIC WITHOUT STORAGE 10 PSF
   SLEEPING ROOMS 30 PSF
5. ALL STRUCTURAL LUMBER SHALL BE #2 SYP. #2 GRADE OR BETTER SPF (ALL LUMBER EXPOSED TO WEATHER OR AGAINST SOIL, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED).

AREAS	
BASE AREA	480 SF
LEGAL DESCRIPTION	
2-18-31 40 ACRES N 1/2 OF LOT 11 PER UNREC PROBATE #85-4159 PER OR 4979 PG 3210 PER OR 6043 PGS 4938-4939 PER OR 6873 PG 4411 PER OR 7039 PG 1204 PER OR 8454 PG 4186	
PARCEL	
810200000040	

BUILDING ENVELOPE	
SHED DESCRIPTION	EXISTING HOME
BUILDING TYPE	FRAME
TOTAL SQUARE FOOTAGE UNDER ROOF	480 SF
TOTAL WIDTH OF STRUCTURE	40'
TOTAL DEPTH OF STRUCTURE	20'
MEAN ROOF HEIGHT	14'-0"
ROOF SYSTEM RISE/RUN	ARCHITECTURAL SHINGLE

INDEX OF DRAWINGS

PROJECT

SHED

Irondale ST,
Deltona, FL 32738

FOR

Bishnu Verman

CONSULTANTS

AsBuilt Florida
1345 N. Shadow Ridge Drive
Deltona, FL 32725
O: (407) 879.3042

Full Professional Drafting Services

asbuilt.florida@gmail.com

PROJECT CODE	0186
Arch Design Manager	WG
Designer	SS
DATE	02/18/2025

ISSUED FOR:	Y	N
INFORMATION	☐	☐
CREATIVE INTENT	☐	☐
PERMIT	■	☐
BID	■	☐
FACILITY INPUT	☐	☐
CONSTRUCTION	☐	☐

1 Permit Set
△
△
△
△
△
△

DRAWING SCALE

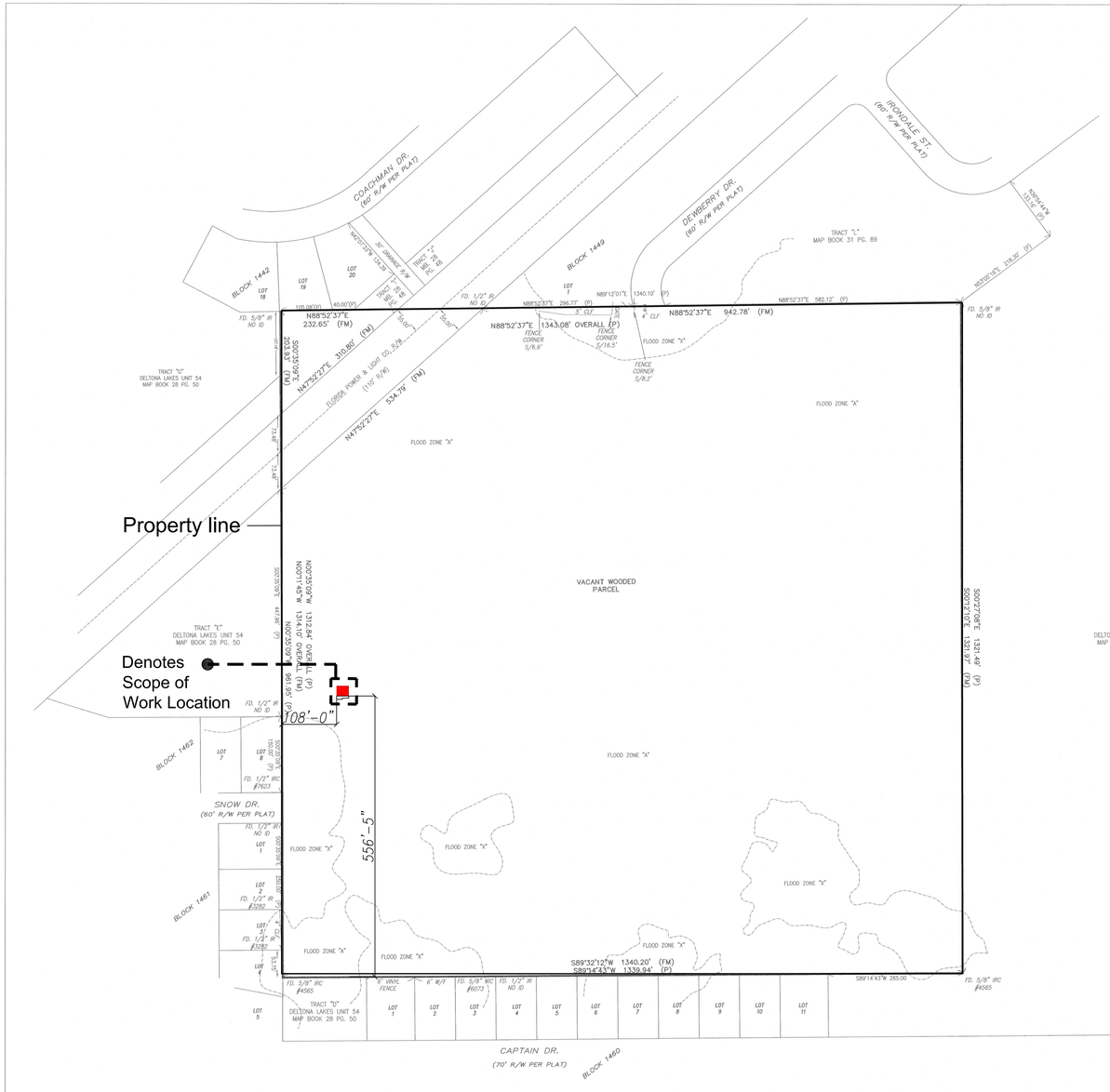
North

SHEET TITLE

Cover Sheet

SHEET NO.

A0



SECTION 2, TOWNSHIP 18 SOUTH, RANGE 31 EAST
DELTONA
VOLUSIA COUNTY, FLORIDA

1" =100'
GRAPHIC SCALE
0 50 100 200

DESCRIPTION: (PER ORB 7039 PG. 1204)

THE NORTH 1/2 OF LOT 11, SECTION 2, TOWNSHIP 18 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA.

NOTE:

THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS SHOWN HEREON, ON THE MOST CURRENT DATE SHOWN, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY. THIS SURVEY IS PREPARED WITHOUT BENEFIT OF ABSTRACT OR TITLE SEARCH UNLESS OTHERWISE NOTED. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS SURVEY DRAWING IS THE PROFESSIONAL OPINION OF THIS SURVEYOR AND MAPPER AND THE FIRM, WHICH WAS PREPARED UTILIZING THE BEST AVAILABLE INFORMATION AND AS SUCH DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE HELD LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED TO THE SURVEYOR, WHICH WAS USED AS A BASIS IN THE PREPARATION OF THIS SURVEY DRAWING.

NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
2. NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NO UNDERGROUND IMPROVEMENTS OR INSTALLATIONS OR OTHER INTERIOR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN, AS PER THE REQUEST OF THE CLIENT.
4. UNLESS NOTED, LEGAL DESCRIPTION FURNISHED BY CLIENT.
5. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
6. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH, A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
7. WHERE APPLICABLE, MONUMENT DIAMETERS, ETC., AND/OR LS OR LB NUMBERS ARE SHOWN NEAR RESPECTIVE SYMBOL ABOVE, UNLESS SHOWN IN LEGEND.
8. BEARINGS AND GEOMETRY SHOWN HEREON BASED ON GPS OBSERVATIONS, FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST COAST ZONE (0901), NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT.
9. UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
10. SUBJECT PROPERTY LIES WITHIN ZONE "A" AND "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, CITY OF DELTONA COMMUNITY #120677, PANEL #12127C0630 K, DATED SEPTEMBER 29, 2017. THIS FLOOD INSURANCE RATE MAP IS NOT A SURVEY AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF SAID MAP.

THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS SHOWN HEREON, ON THE MOST CURRENT DATE SHOWN, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

ABBREVIATIONS:

A/C = AIR CONDITIONER
(C) = CALCULATED
CLF = CHAIN LINK FENCE
CONC = CONCRETE
CS = CONCRETE SLAB
CB = CONCRETE BLOCK
CM = CONCRETE MONUMENT
D/S = DESIGN OR DESCRIPTION
D/E = DRAINAGE/UTILITY EASEMENT
E = EAST
E/P = EDGE OF PAVEMENT
ESMT = EASEMENT
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
FD. = FOUND
(FM) = FIELD MEASURED
I.D. = IDENTIFICATION
IP = IRON PIPE
IR = IRON ROD
IR&C = IRON ROD AND CAP
LS = LICENSED SURVEYOR
LB = LICENSED SURVEY BUSINESS
N = NORTH
N/D = NAIL AND DISK
N/W = NAIL AND WASHER
O/R = OFFICIAL RECORDS
OH = OVERHANG
O/E = OVERHEAD ELECTRIC LINE
P.C. = POINT OF CURVATURE
(P) = PLAT (MAP) DIMENSION
P/P = POWER POLE
P.C. = POINT OF CURVATURE
F.F. = FINISHED FLOOR
P.O.B.= POINT OF BEGINNING
P/L = PROPERTY LINE
R/W = RIGHT-OF-WAY
S = SOUTH
S/T = SEPTIC TANK
S.F. = SQUARE FEET
TYP. = TYPICAL
W = WEST
W/F = WOOD FENCE
W/M = WATER METER
Δ = DELTA ANGLE
L = LENGTH OF CURVE
R = RADIUS
T = TANGENT DISTANCE
C.B. = CHORD BEARING
CH = CHORD DISTANCE

EFIRD SURVEYING GROUP, INC.
475 S. BLUE LAKE AVENUE
DELAND, FLORIDA 32724
PHONE: (386) 740-4144 FAX:(386) 740-4155
WEBSITE: www.efirdsurveying.com
e-mail: larry@efirdsurveying.com
Certificate Of Authorization Licensed Business Number 7230

Boundary Survey

I HEREBY CERTIFY THIS SURVEY DRAWING TO BE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND COMPLIES IN FORM WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051, F.A.C. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Survey Date:	Drawing Number:	Scale: 1"=100'
8/14/2023	23-0267	Drawn By: JE./JM

For:
MADISON TRUST COMPANY, INC.
A SOUTH DAKOTA CORPORATION
FBO BISHNU VERMA
xxxx IRONDALE ST., DELTONA

LARRY R. EFIRD, JR.
Professional Surveyor & Mapper No. 5823

PROJECT
SHED

Irondale ST,
Deltona, FL 32738

FOR
Bishnu Verman

CONSULTANTS

AsBuilt Florida
1345 N. Shadow Ridge Drive
Deltona, FL 32725
O: (407) 879.3042

Full Professional Drafting Services

asbuilt.florida@gmail.com

The information and data within these documents incorporates the rights of As Built Florida, Conditions on these Conceptual drawings may vary from actual site and facility conditions provided by others.

Contact As Built Florida for clarifications.

PROJECT CODE	0186
Arch Design Manager	WG
Designer	SS
DATE	02/18/2025

ISSUED FOR:	Y	N
INFORMATION	☐	☐
CREATIVE INTENT	☐	☐
PERMIT	■	☐
BID	■	☐
FACILITY INPUT	☐	☐
CONSTRUCTION	☐	☐

1	Permit Set
2	BBQ Removal
△	
△	
△	
△	
△	

DRAWING SCALE

North

SHEET TITLE
Site Plan

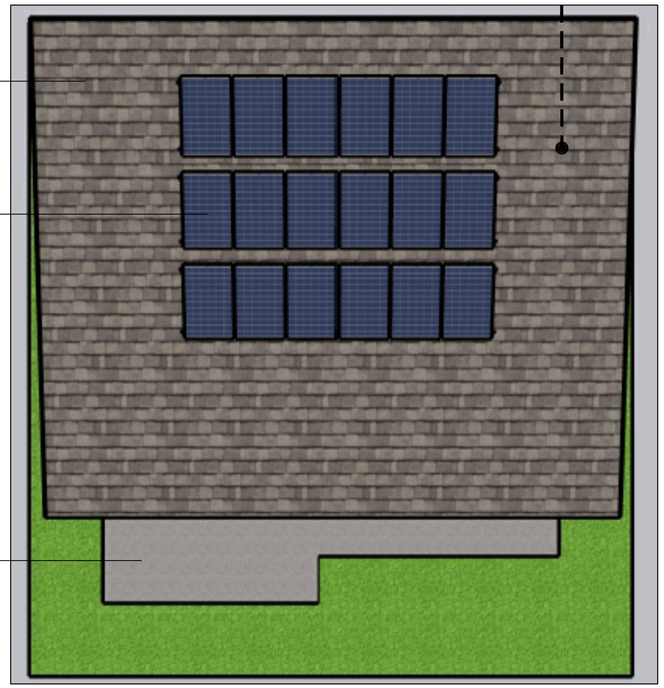
SHEET NO.
SP

NOTE TO INSULATION:

C.M.U. WALLS: R-6 INSULATION – PRESCRIPTIVE REQUIREMENT OR AS PRESCRIBED IN ENERGY CALCULATIONS (SEPARATE DOCUMENT PROVIDED BY OTHERS)

FRAME WALLS: R-13 INSULATION – PRESCRIPTIVE REQUIREMENT OR AS PRESCRIBED IN ENERGY CALCULATIONS (SEPARATE DOCUMENT PROVIDED BY OTHERS)

ATTIC SPACES: R-38 INSULATION – PRESCRIPTIVE REQUIREMENT OR AS PRESCRIBED IN ENERGY CALCULATIONS (SEPARATE DOCUMENT PROVIDED BY OTHERS)



Shed Roof Plan

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

NOTE:

CONTRACTOR TO COORDINATE ALL FINISHES AND MATERIAL WITH THE OWNER. G.C. SHALL PREPARE FINISH SAMPLES FOR CLIENT APPROVAL

FRAMING NOTES:

1. U.N.O. ALL STRAPS FOR ROOF TRUSSES TO BE CONCRETE TO WOOD ROOF: USP DTC W/ (13) 10d x 1 1/2" HDG NAILS. SMALL JACKS < 9' MAY BE NAILED W/ (10)d x 1 1/2" HDG NAILS, CONCRETE TO WOOD FLOOR: USP LPTA W/ (10) 10d x 1 1/2" HDG NAILS, WOOD TO WOOD: USP RT16A OR LUGT2 W/ 10d x 1 1/2" HDG NAILS, FILL ALL HOLES.
2. ALL PLYWOOD FOR WALL AND ROOF SHEATHING IS TO BE PER FASTENER SCHEDULE.
3. ALL PLYWOOD FOR FLOOR SHEATHING SHALL BE PER FASTER SCHEDULE MEETING THE REQUIREMENTS OF AFG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. ALL NAILS FOR TRUSS TO BEAM AND TRUSS TO TRUSS METAL CONNECTORS ARE TO BE GALVANIZED.
5. LINTELS AND MASONRY BEAMS WERE DESIGNED BASED ON LINTEL MANUFACTURER SHOWN IN STRUCTURAL PLANS.
6. BOTTOM OF LINTELS ARE TO BE PLACED AT TOP OF WINDOW, DOOR AND CLEAR SPAN OPENINGS.
7. LINTELS SHALL HAVE 4" NOMINAL BEARING (4").
8. THE TRUSS FRAMING SHOWN IS SCHEMATIC IN NATURE. HOWEVER THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS DESIGNERS LAYOUT. SUBMIT FINAL TRUSS DRAWINGS FOR THE ENGINEER'S REVIEW AND APPROVAL.
9. PLACE 2x4 PT TO ALIGN WITH TOP AND BOTTOM CHORDS OF ROOF TRUSSES SECURE 2x MEMBERS TO WALL WITH HILTI X-ZF. POWDER ACCTUATED FASTENER, ZF 72 P8S36, .177" * x 2 7/8" LONG, WITH WASHER @ 16" O.C.
10. TRUSS REACTIONS AND UPLIFTS SHOWN ARE THE SAME ON EACH END UNLESS OTHERWISE SHOWN DIFFERENT.
11. WOOD BEARING WALLS AND HEADERS HAVE BEEN DESIGNED BASED ON RATIONAL ANALYSIS.
12. ALL ELEVATIONS ARE REFERENCED FROM 0'-0", FINISH FLOOR. UNLESS NOTED OTHERWISE.

Shower Pan Detail

Scale : N.T.S.

Finish Notes:
All Finishes by Owner
To Match Existing to
Comply with FBC 2023 8th Edition

FINISHES

W1	Paint Wall	T.B.D
B1	Base Wall	T.B.D
F1	Floor	T.B.D.

WINDOW Schedule

Mark Size		Description	Qty
1	1'-0" x 2'-0"	Exterior Window	1
2	4'-0" x 4'-6"	Exterior Egress w/ Safety Glass	2
3	2'-0" x 3'-6"	Exterior Window Safety Glass	1

Verify Rough Openings of All windows manufrs. specs. prior to construction. Minimun U-Factor=0.40

Door Schedule

Mark Size		Description	Qty
3070*	3'-0" x 7'-0"	Exterior Metal Door	1
4096	8'-0" x 9'-0"	Exterior Garage Metal Door	1
2870	2'-8" x 7'-0"	Interior Door	4

All dimensions are to be field verified by contractor installer. *Minimum Insulation R6

WALL KEY NOTES:

1	SIDING OVER 2"x6" @ 24" O.C. W BATT NSUL BETWEEN TUDS
2	1/2" DRYWALL OVER 2"x4" (U.N.O.) @ 24" O.C. W/ R-13 BATT INSUL BETWEEN STUDS
3	1/2" CONCRETE BOARD ONE SIDE ONLY OVER 2"x4" WOOD STUDS @ 24" O.C.

NOTE: ALL CEILINGS ARE IN 1/2" GYPSUM BOARD and R-38 ABOVE

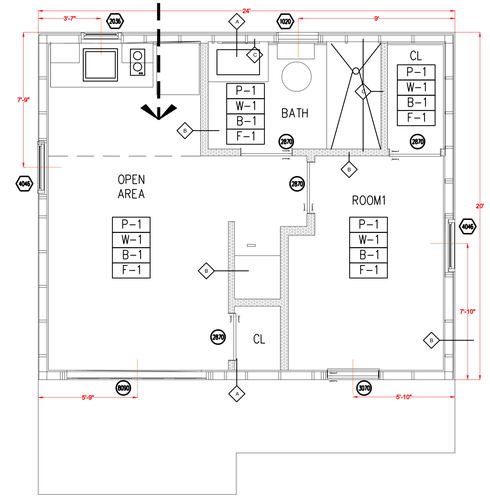
WOOD STUDS PARTITION @ 24" O.C. (2"x4" UNLESS OTHERWISE NOTED)

DOORS TO BE INSTALLED

Internal Information

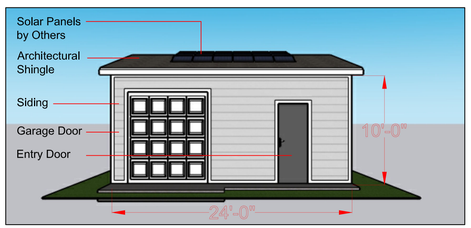
PRODUCT CONTROL APPROVAL

Product Control Approval and separate Building Permits shall be required for the following items Windows, Doors and Roof.



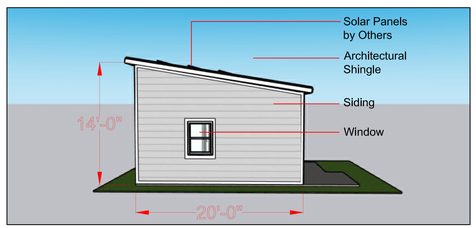
Shed Floor Plan

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



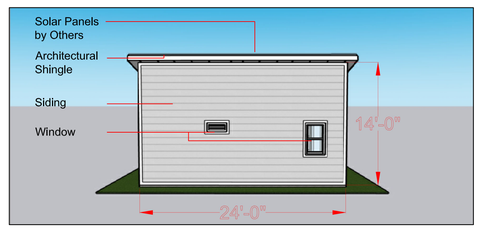
Shed Elevation 1

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



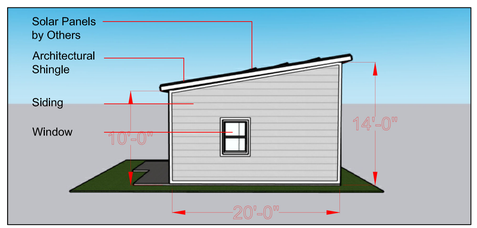
Shed Elevation 2

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



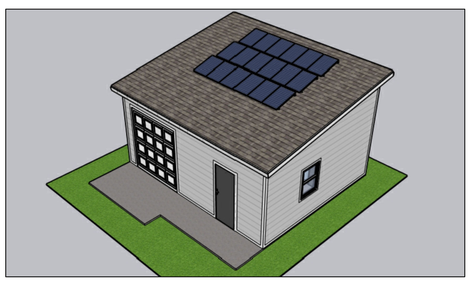
Shed Elevation 3

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



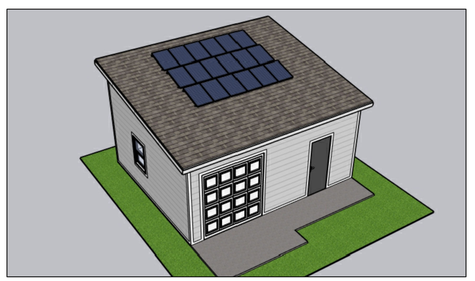
Shed Elevation 4

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



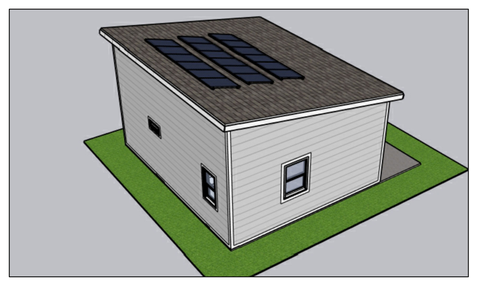
Shed Isometric A

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



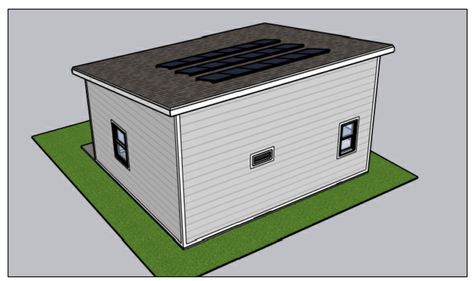
Shed Isometric B

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



Shed Isometric C

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



Shed Isometric D

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

PROJECT

SHED

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FOR

Bishnu Verman

CONSULTANTS

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PROJECT CODE	0186
Arch Design Manager	WG
Designer	SS
DATE	02/18/2025

ISSUED FOR:	Y	N
INFORMATION	☐	☐
CREATIVE INTENT	☐	☐
PERMIT	■	☐
BID	■	☐
FACILITY INPUT	☐	☐
CONSTRUCTION	☐	☐

1 Permit Set
2 BBQ Removal

DRAWING SCALE

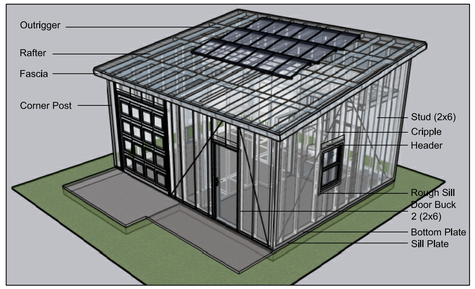
North

SHEET TITLE

Shed Roof, Floor Plan, Elevations & Isometric

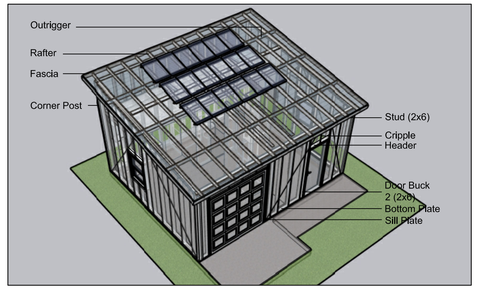
SHEET NO.

A1



Framing Iso 1

Scale : 3/4" =1'-0"



Framing Iso 2

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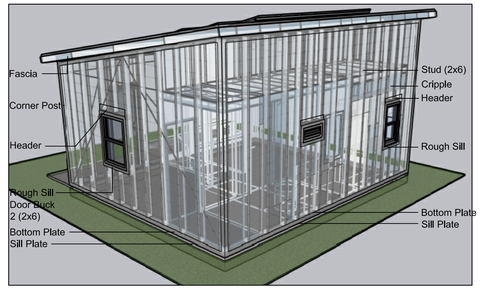
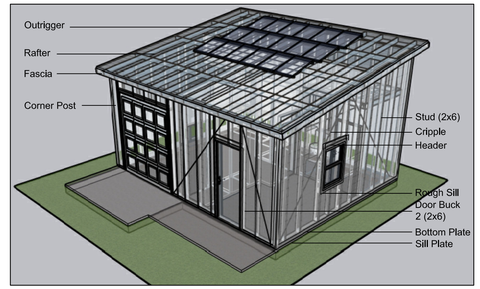


Framing Iso 3

Scale : 3/4" =1'-0"

Internal Information

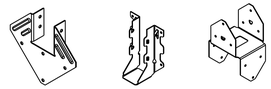


Framing Iso 4

Scale : 3/4" =1'-0"

Cover Construction Elements

SIMPSON Strong Tie



O.H.D. BUCK DETAIL

SCALE: N.T.S.

NOTE:

CONTRACTOR TO COORDINATE ALL FINISHES AND MATERIAL WITH THE OWNER. G.C. SHALL PREPARE FINISH SAMPLES FOR CLIENT APPROVAL

For Shed
Refer to Sheet A1

FRAMING NOTES:

1, U,N,O, ALL STRAPS FOR ROOF TRUSSES TO BE CONCRETE TO WOOD ROOF: USP DTC W/ (13) 10d x 1 1/2" HDG NAILS, SMALL JACKS < 9' MAY BE NAILED W/ (10)x 1 1/2" HDG NAILS, CONCRETE TO WOOD FLOOR; USP LPTA W/ (10) 10d x 1 1/2" HDG NAILS, WOOD TO WOOD; USP RT16A OR LUGT2 W/ 10d x 1 1/2" HDG NAILS, FILL ALL HOLES.
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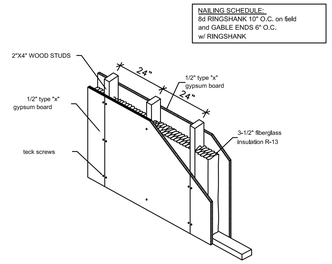
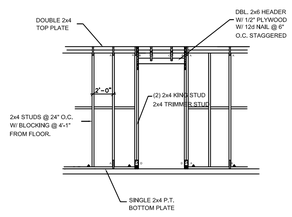
8, THE TRUSS FRAMING SHOWN IS SCHEMATIC IN NATURE, HOWEVER THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS DESIGNERS LAYOUT. SUBMIT FINAL TRUSS DRAWINGS FOR THE ENGINEER'S REVIEW AND APPROVAL.
9, PLACE 2x4 PT TO ALIGN WITH TOP AND BOTTOM CHORDS OF ROOF TRUSSES SECURE 2x MEMBERS TO WALL WITH HILTI X-ZF, POWDER ACCTUATED FASTENER, ZF 72 P8S36, ,177" " x 2 7/8" LONG, WITH WASHER @ 16" O.C.
10, TRUSS REACTIONS AND UPLIFTS SHOWN ARE THE SAME ON EACH END UNLESS OTHERWISE SHOWN DIFFERENT.
11, WOOD BEARING WALLS AND HEADERS HAVE BEEN DESIGNED BASED ON RATIONAL ANALYSIS.
12. ALL ELEVATIONS ARE REFERENCED FROM 0'-0", FINISH FLOOR, UNLESS NOTED OTHERWISE.

WALL TYPE DETAIL ◇C



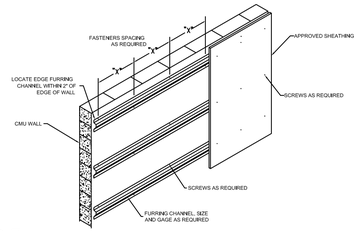
D1

NON–LOAD BEARING DOOR OPENING



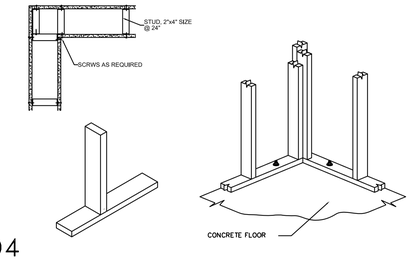
D2

FURRING CHANNEL DETAIL



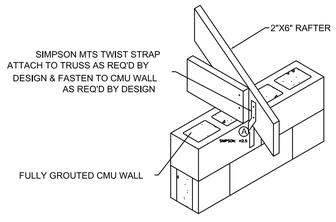
D3

CORNER FRAMING / STUD TO TRACK CONNECTION



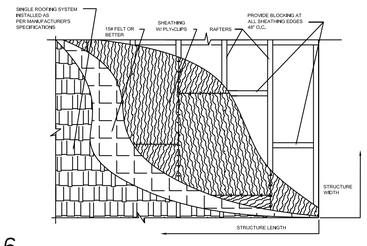
D4

CMU ANCHORAGE



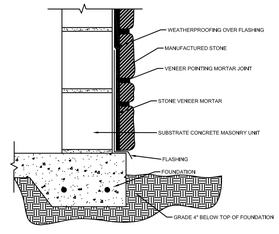
D5

ROOF SHEATHING LAYOUT



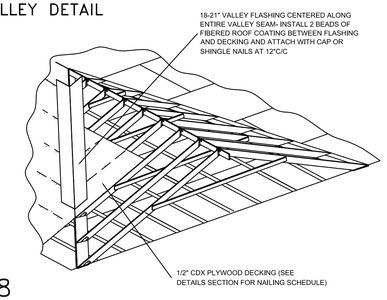
D6

STONE VENEER DETAIL



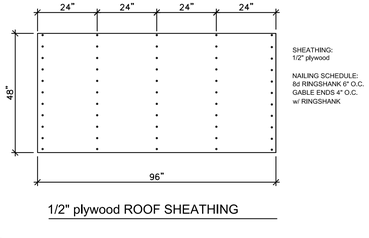
D7

VALLEY DETAIL



D8

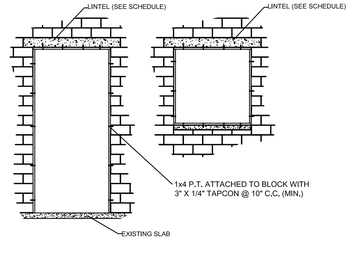
ROOF SHEATHING



1/2" plywood ROOF SHEATHING

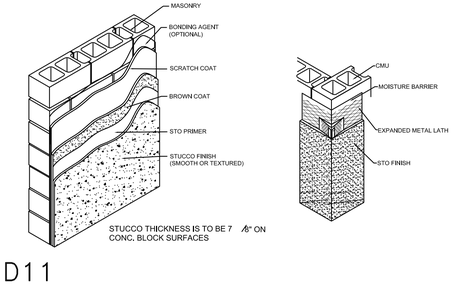
D9

TYPICAL DOOR & WINDOW BUCK ATTACHMENT TO CMU



D10

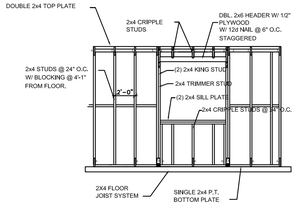
STUCCO DETAIL OVER BLOCK



STUCCO THICKNESS IS TO BE 7 /8" ON CONC. BLOCK SURFACES

D11

NON–LOAD BEARING WINDOW OPENING



D12

PROJECT

SHED

Irondale ST,
Deltona, FL 32738

FOR

Bishnu Verman

CONSULTANTS

AsBuilt Florida
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Deltona, FL 32725
O: (407) 879.3042

Full Professional Drafting Services

asbuilt.florida@gmail.com

PROJECT CODE	0186
Arch Design Manager	WG
Designer	SS
DATE	02/18/2025

ISSUED FOR:	Y	N
INFORMATION	☐	☐
CREATIVE INTENT	☐	☐
PERMIT	■	☐
BID	■	☐
FACILITY INPUT	☐	☐
CONSTRUCTION	☐	☐

⚠1 Permit Set
△
△
△
△
△
△

DRAWING SCALE

North

SHEET TITLE

Shed &
General Notes

SHEET NO.

A2

LEGEND

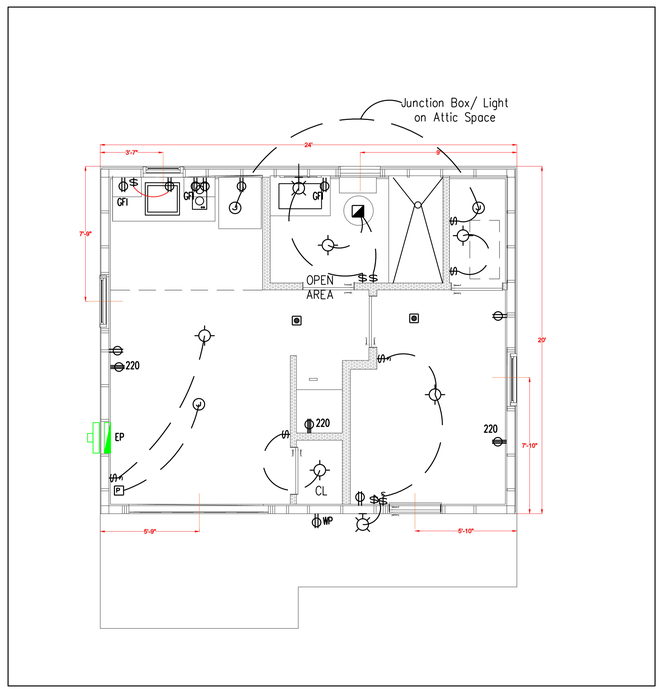
	110v. FLOOR OUTLET		CEILING FAN
	110v. DUPLEX OUTLET		
WP	WATERPROOF OUTLET		EXHAUST FAN
GFI	GROUND FAULT INSULATED		EXHAUST FAN/LIGHT
220	220v. OUTLET		CHIMES
	2 WAY SWITCH		JUNCTION BOX
3	3 WAY SWITCH		PHONE JACK
4	4 WAY SWITCH		HEATER
D	DIMMER SWITCH		A/C DISCONNECT
	GENERAL PURPOSE LTG.		ICE MAKER CONNECTION
	WALL BRACKET LTG.		WASHER CONNECTIONS
	RECESSED CAN LTG.	T	CABLE TV
	RECESSED EYEBALL LTG.	T	THERMOSTAT
	FLOURESCENT LTG.	P	PUSH BUTTON
	DOUBLE FLOOD LTG.		MINI RECESSED CAN LTG.
	FLOURESCENT TUBE		
	SMOKE DETECTOR		
	GAS CONNECTION		
	HOSE BIBB		
	ELECTRICAL PANEL		

ELECTRICAL LOAD CALCULATION

DESCRIPTION	LOAD
3,300.00 SQ. FT. @ 3 VA	= 12.3 KVA
(3) APPLIANCE CIRCUITS @ 1,500 VA	= 4.5 KVA
LAUNDRY CIRCUIT	= 1.5 KVA
	= 18.3 KVA
FIRST 10 KVA @ 100%	= 10.0 KVA
REMAINDER @ 40%	= 3.32 KVA
	= 13.32 KVA
MICROWAVE	= 1.0 KVA
DISPOSAL	= 1.0 KVA
DRYER	= 5.0 KVA
COOK AND OVEN	= 3.0 KVA
DISWASHER	= 1.2 KVA
WATER HEATER	= 4.5 KVA
REFRIGERATOR	= 1.5 KVA
FREEZER	= 1.0 KVA
(2) CONDESER UNIT 240V x 20A	= 9.6 KVA
(2) AIR HANDLER UNIT 5 KVA @ 65%	= 6.5 KVA
(3) 1.3 MOTORS (SPRINKLER)	= 2.48 KVA
TOTAL AMPS 50,100/240	= 208.75 A
	USE 350 Amps

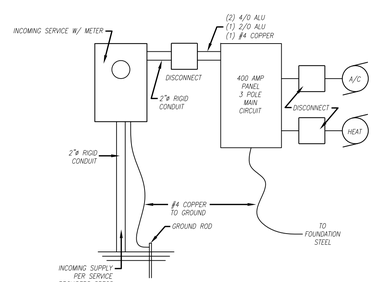
ELECTRICAL NOTES

1. INSTALLATION SHALL BE IN ACCORDANCE WITH N.E.C., ALL LOCAL AND STATE CODE REQUIREMENTS.
2. ALL MATERIALS SHALL BE UL APPROVED.
3. ELECTRICAL CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE FOR USE OF ALL TRADES AS REQUIRED FOR CONSTRUCTION.
4. ELECTRICAL CONTRACTOR SHALL VERIFY REQUIREMENTS. EXACT LOCATION AND TYPE OF OUTLET FOR ALL ELECTRICAL FIXTURES, APPLIANCES AND EQUIPMENT.
5. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL ELECTRICAL PERMITS.
6. ALL CONDUCTORS SHALL BE COPPER. THE MINIMUM SIZE SHALL BE #14 TW. CONDUCTORS, #6 AND LARGER SHALL BE THW.
7. ELECTRICAL CONTRACTOR TO COORDINATE TELEPHONE SERVICE.
8. PROVIDE A TYPEWRITTEN DIRECTORY FOR PANEL.
9. ALL OUTLETS, LIGHTS AND FANS SHALL BE CONNECTED TO TO 150 AMP PNL. ELECTRIC CONTRACTOR SHALL PULL SEPERATE ELECTRICAL PERMIT.
10. ALL CONDUIT SHALL BE GALVANIZED RIGID EXCEPT AS FOLLOWS:
    a. EMT MAY BE USED INDOORS, OUT OF SOIL AND WHERE NOT SUBJECT TO PHYSICAL ABUSE. ROMEX MAY BE USED WHERE A
    b. FLEXIBLE CONDUIT SHALL BE USED FOR EQUIPMENT CONNECTIONS NOT TO EXCEED 6 FEET.
    c. PVC. MAY BE USED OUTDOORS AS ALLOWED BY CODE.
11. ALL EQUIPMENT TO BE PROTECTED IN ACCORDANCE WITH N.E.C. 14



Shed Floor Plan

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



ELECTRICAL RISER DIAGRAM

SCALE: N.T.S.

PROJECT

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PERMIT	■	☐
BID	■	☐
FACILITY INPUT	☐	☐
CONSTRUCTION	☐	☐

1 Permit Set
2 BBQ Removal
3
4
5
6
7

DRAWING SCALE

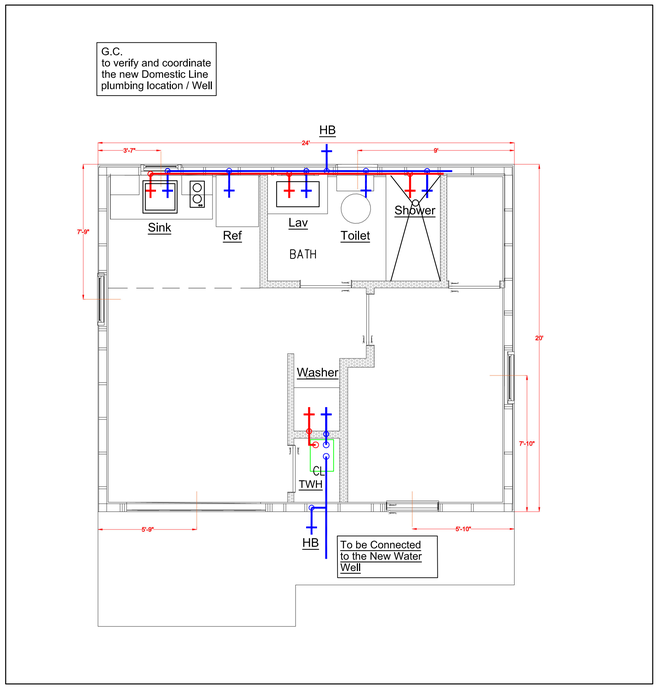
North

SHEET TITLE

Shed Roof, Floor Plan, Elevations & Isometric

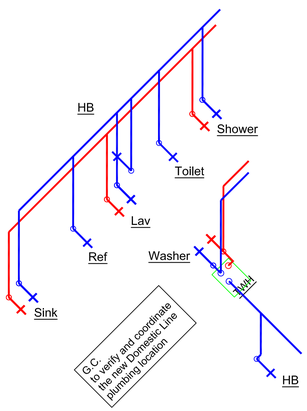
SHEET NO.

A1



Domestic Plan

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



Domestic Plumbing Isometric

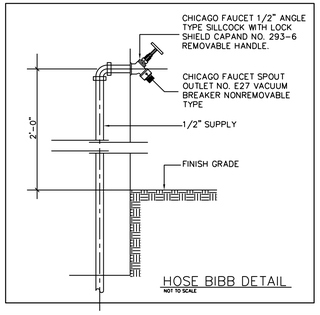
Scale : 3/8" = 1'-0"

Sanitary Legend

- 1½" Existing Drain Trap
- 1½" Drain
- 1½" / 2" VTR
- 2" Drain Lavatory
- 3" Drain Watercloset /Tub/Shower
- 3" Drain-Building
- 4" Drain-Building
- 4" Clean Out
- 4" Drain-Sewer

Plumbing Legend

- Cold Water
- Hot Water



LEGEND

- VENT. — SANITARY SOIL OR WASTE DRAIN PIPING
- SANITARY PIPING
- VENTILATION PIPING
- COLD WATER PIPING
- HOT WATER PIPING
- CLEAN OUT FLUSH W/FLOOR
- CLEAN OUT FLUSH W/WALL
- FIXTURE GATE VALVE
- H.B. — HOSE BIBB
- ROOF DRAIN PIPING
- W.H. — WATER HEATER 40 Golons
- C.O.F.W.F.G. — CLEAN OUT FLUSH WALL WITH FINISH GRADING

PIPING SPECIFICATION

SOIL PIPING	=	P.V.C. DWV SCH.40 ASTM D 2665-67
VENT PIPING	=	P.V.C. DWV SCH.40 ASTM D 2665-67
STORM PIPING	=	P.V.C. DWV SCH.21 ASTM D 2665-67
WATER PIPING	=	COPPER PIPE TYPE "L" ASTM B 86-669(
WATER PIPING	=	COPPER PIPE TYPE "K" ASTM B 86-669(OUTSIDE)

PLUMBING NOTES

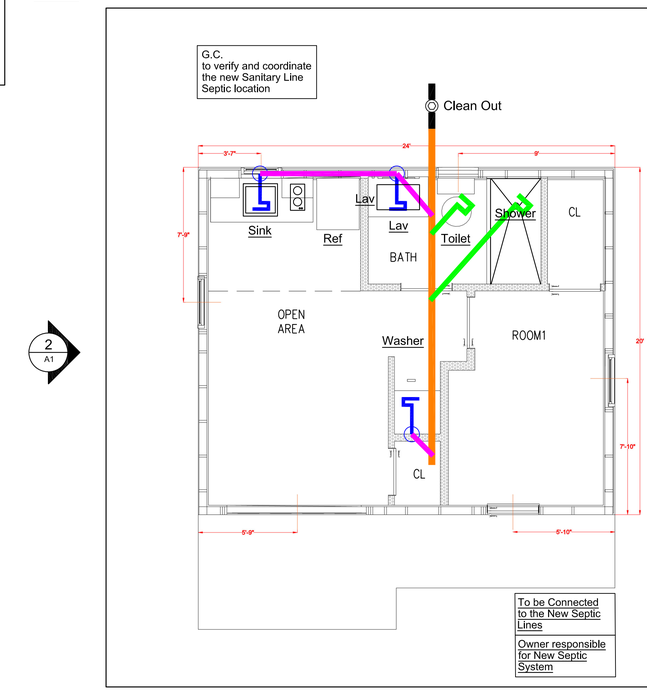
1. COORDINATE ALL PIPE ROUTING WITH ALL OTHER TRADES PRIOR TO INSTALLATION. ROUTE ALL PIPING TO AVOID DUCTWORK, ELECTRICAL RACEWAYS AND BUILDING STRUCTURE. IF PENETRATIONS THROUGH STRUCTURAL MEMBERS ARE REQUIRED FOR PLUMBING INSTALLATIONS, NOTIFY STRUCTURAL ENGINEER PRIOR TO INSTALLATION TO INSURE THAT STRUCTURAL INTEGRITY IS MAINTAINED.

2. PIPE ROUTING IS DIAGRAMMATIC AND IS INTENDED TO INDICATE GENERAL ROUTING. PLUMBING CONTRACTOR SHALL PROVIDE ANY ADDITIONAL OFFSETS AND FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN CLEARANCES AS ENCOUNTERED IN

3. ALL PLUMBING INSTALLATIONS AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH FLORIDA PLUMBING CODE 2023, ADA, AND FEDERAL CODES, REGULATIONS, APPLICABLE STANDARDS AND AUTHORITY HAVING JURISDICTION OVER THIS PROJECT.

PLUMBING SCHEDULE

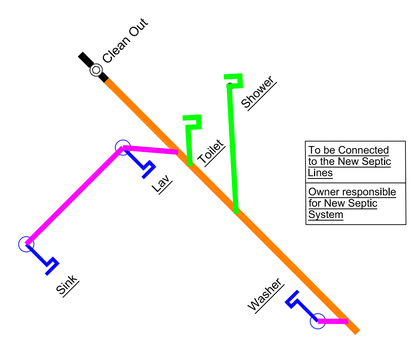
MARK	FIXTURE	SUPPLY COLD		SUPPLY HOT		SOIL or WASTE	VENT	QUANTITY
P-1	TOILET (TANK)	1/2"	3/8	-----	-----	3"	2"	3
P-2	LAVATORY	1/2"	3/8	1/2"	3/8"	1 1/4"	2"	3
P-3	BATHUB	1/2"	1/2"	1/2"	1/2"	1-1/2"	1 1/2"	1
P-4	SHOWER	1/2"	1/2"	1/2"	1/2"	1-1/2"	1 1/2"	1
P-5	KITCHEN SINK	1/2"	1/2"	1/2"	1/2"	1-1/2"	1 1/2"	1
P-6	WASHING MACHINE	1/2"	1/2"	3/4"	3/4"	2"	1 1/2"	1
P-7	WATER HEATER	1/2"	1/2"	3/4"	3/4"	-----	-----	1
P-8	ICE MAKER (REFRIG)		1/2"					1
P-9	DISH WASHER	1/2"	1/2"	3/4"	3/4"			1
P-10	WATER	1/2"	1/2"	1/2"	1/2"			



Internal Information

Sanitary Plan

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



Sanitary Plumbing Isometric

Scale : 3/8" = 1'-0"

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O: (407) 879.3042

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INFORMATION	☐	☐
CREATIVE INTENT	☐	☐
PERMIT	■	☐
BID	■	☐
FACILITY INPUT	☐	☐
CONSTRUCTION	☐	☐

- 1 Permit Set
- 2 BBQ Removal
- 3
- 4
- 5
- 6
- 7

DRAWING SCALE

North

SHEET TITLE

Domestic &
Sanitary
Plumbing Paln

SHEET NO.

P1

HVAC
EQUIPMENT LIST IF APPLICABLE

DUCTWORK SIZING SPECIFICATION

DUCT SIZE AND CONFIGURATION MAY BE CHANGED TO ACCOMMODATE EXISTING CONDITIONS, OTHER TRADES, ETC. DUCTWORK SIZES SHALL BE DETERMINED USING THE EQUAL FRICTION METHOD:

SUPPLY AIR: 0.10" W.G. PER 100' OF DUCT
RETURN AIR: 0.08" W.G. PER 100' OF DUCT

MECHANICAL LEGEND

SYMBOLS

⊠	Register Grid	T	Thermostat
⊠	Return Grid	◐	Bath Fan
			Flexible pipe

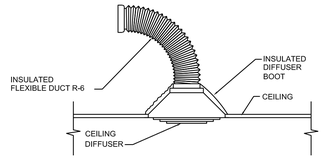
HVAC NOTES

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING CODES:
1. LOCAL COUNTY CODES
2. NFPA-90A AIR CONDITIONING AND VENTILATION
3. SMACNA LOW VELOCITY DUCT CONSTRUCTION STANDARDS
4. NFPA 101 LIFE SAFETY CODE
5. FLORIDA 2023 CODES 8th EDITION

ALL PENETRATIONS THRU WALLS SHALL MAINTAIN RATING.

ALL PENETRATIONS REQUIRED SHALL BE SEALED WITH U.L.

APPROVED NON-FLAMMABLE FIRE CAULK.

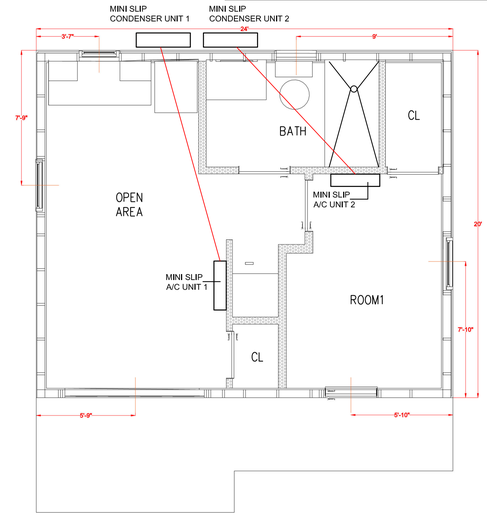


TYPICAL DIFFUSER DETAIL
N.T.S.

C A1 | 3 A1 | D A1 | 2 A1 | 4 A1 | B A1 | 1 A1 | A A1

PRODUCT CONTROL APPROVAL

Product Control Approval and separate Building Permits shall be required for the following items Windows, Doors and Roof.



HVAC
EQUIPMENT LIST IF APPLICABLE

EQUIPMET:

C/U 's 1 and 2: 4.0 TON AND 3.0 TON
AHU's 1 and 2: 4.0 AND 3.0 TON W/ 10 KW ST. HTR.

AIR DISTRIBUTION:
SUPPLY AIR DIFFUSERS TO BE EQUAL TO METAL-AIR, NECK SIZES AS SHOWN ON PRINTS.
RETURN AIR GRILLES TO METAL-AIR, 12"x12" LAY-IN, T-BAR, WHITE

EXHAUST FANS:
EF-1: 110 CFM = 2CFM/SQ.FT.

DUCTS:
ROUND FLEX: FIBERGLASS 1/2" TKM R-6

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CONSTRUCTION	☐	☐

1	Permit Set
2	BBQ Removal
3	
4	
5	
6	
7	

DRAWING SCALE

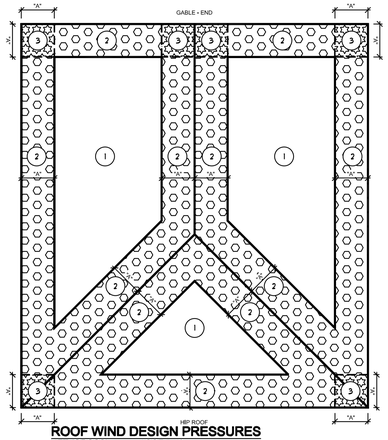
North

SHEET TITLE

Mechanical Plan

SHEET NO.

M1



ROOF WIND DESIGN PRESSURES

NET (GROSS) ASCE 7-10
ZONE 1 = 20.35 PSF (30.35)
ZONE 2 = 35.24 PSF (45.24)
ZONE 3 = 60.15 PSF (70.15)
"A"= 4'-0" END ZONE DISTANCE
BASIC WIND SPEED: 150 MPH
WIND EXPOSURE: "D"
RISK CATAGORY: II
APPLICABLE INTERNAL
PRESSURE COEFFICIENT +- 0.18

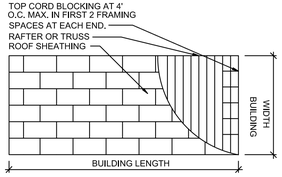
ROOF DIAPHRAGM
FOR ASPHALT SHINGLE ROOF, USE MIN 7/16" O.S.B. OR 1/2" CDX EXT. PLYWOOD, FOR CEMENTITIOUS TILE AND METAL ROOFING, USE MIN. 5/8 CDX EXT. PLYWOOD, WITH #8 RING SHANK GUN NAILS AT 4" O.C. AT SUPPORTED PANEL EDGES AND 8d RING SHANK GUN NAILS AT 6" O.C. AT INTERMEDIATE SUPPORTS. SEE DETAIL.
ROOF SHEATHING TO GABLE END FRAME USE 8d GUN NAILS @ 4" O.C. EDGEWISE 2x4 BLOCKING ALL PANEL JOINTS W/ IN 4' OF GABLE END.

EXTERIOR SHEATHING
USE 1/2" CDX OR 7/16" O.S.B. PLY WITH 8d RING SHANK GUN NAILS AT 4" O.C. AT PANEL SIDES AND 8d RING SHANK GUN NAILS 4" O.C. TOP & BOTTOM PANEL AND 8d RING SHANK GUN NAILS AT 6" O.C. AT INTERMEDIATE SUPPORTS OR 7/16" ZIP SHEATHING SYSTEM (INSTALLED PER MANUF. SPECS.) SEE DETAIL.
NOTE:
RING SHANK GUN NAILS SHALL BE PERMITTED AS AN ACCEPTABLE FASTENER FROM ANY MANUFACTURER.

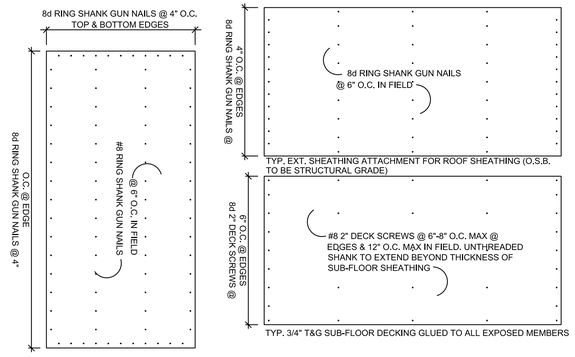
ROOF/ WALL/ FLOOR SHEATHING FASTENER SCHEDULE

NAIL REQUIREMENTS

SIZE	HEAD	LENGTH	DIA.	TENSILE STR.	SHANK
8d	ROUND,MODIFIED OR T	2 3/8"	0.131	170,000	RING (16-20 RINGS PER INCH)



ROOF SHEATHING LAYOUT AND ENDWALL BRACING
FOR GABLE END FRAMING



GENERAL NOTES:

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SITE DRAWINGS. CONSULT ARCHITECTURAL DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS. APPLICABLE BUILDING CODE STANDARDS: FBC-R 2017, 6th EDITION
ACI 318-14, BUILDING CODE REQUIREMENTS
FOR STRUCTURAL CONCRETE, ACI 530-13/ASCE 5-13 AISI SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS 2011, ASCE 7-10 AND AISC SPECIFICATIONS

ALL DETAILS AND SECTIONS SHOW ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD, DO NOT SCALE THE DRAWINGS, FOLLOW WRITTEN DIMENSIONS ONLY, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS
DURING ERECTION. THIS WORK INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS.

THE CONTRACTOR SHALL SUPPLEMENT THE MINIMUM REQUIRED FOUNDATION AND SITE PREPARATION REQUIREMENTS AND SLAB-ON-GRADE THICKNESS TO HANDLE CONSTRUCTION LOADS.

DO NOT SCALE DRAWINGS, THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO WORK PERFORMED AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND.

DESIGN LOADS:

ROOF: LIVE LOAD
20 psf TOP CHORD -non-concurrent
10 psf BTM CHORD -non-concurrent

DEAD LOAD
15 psf TOP CHORD
(7 psf w/ ASPHALT SHINGLES)
10 psf BTM CHORD
DEAD LOAD TO RESIST WIND UPLIFT: 10psf

FLOOR: LIVE LOAD 40 psf

DEAD LOAD
20 psf TOP CHORD
(10 psf w/ No GYPCRETE)
5 psf BTM CHORD

BALCONY LIVE LOAD 60 psf

WIND: DEAD LOAD SPEED =150 MPH 3- SECOND GUST
(ASCE 7-10 (FBC R2017) EXPOSURE , RISK CATEGORY II)

SHOP DRAWING REVIEW:

SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGNING INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTORS PRIOR TO SUBMITTAL TO THE ARCHITECT. DRAWINGS SUBMITTED WITHOUT REVIEW WILL BE RETURNED UNCHECKED. SHOP DRAWINGS IN THE FORM OF REPRODUCIBLE SEPIAS OF STRUCTURAL DRAWINGS (CONTRACT DOCUMENTS) ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE ENGINEER.
IN ALL INSTANCES, THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS CHECKED, UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ARCHITECT.

FOUNDATION/ SITE PREPARATION:

FOOTINGS WERE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 psf. FOOTING EXCAVATIONS AND SLAB SUB-GRADE SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY, DETERMINED IN ACCORDANCE WITH ASTM D-1557. TREAT ALL SOIL FOR TERMITE PROTECTION.

THE OWNER SHALL RETAIN THE SERVICES OF AN INDEPENDENT GEO-TECHNICAL ENGINEER TO VERIFY SUCCESSFUL COMPLETION OF SITE PREPARATION EFFORTS. LOCATIONS FAILING TO MEET THE GEO-TECHNICAL ENGINEER'S REQUIREMENTS SHALL BE RE-COMPACTED AND RETESTED AT THE CONTRACTOR'S EXPENSE, AND AS DIRECTED BY THE ARCHITECT. WRITTEN CERTIFICATION THAT THE MINIMUM DESIGN BEARING CAPACITY, AND THAT THE COMPACTION REQUIREMENTS HAVE BEEN MET SHALL BE MADE BY THE GEO-TECH. ENGINEER.

CONCRETE:

CONCRETE SHALL ACHIEVE MINIMUM 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:

2,500 PSI REGULAR WEIGHT FOR FOOTINGS, AND SLAB-ON-GRADE
3,000 PSI REGULAR WEIGHT FOR BEAMS, COLUMNS, AND 5" STRUCTURAL TERRACE SLAB.

CONTRACTOR SHALL SUBMIT PROPOSED MIX DESIGNS, WITH HISTORICAL STRENGTH DATA FOR EACH SEPARATE MIX PRIOR TO CONCRETE PLACEMENT. CONCRETE SLUMP SHALL NOT EXCEED 5" +/- PRIOR TO THE ADDITION OF PLASTICIZER.

CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ACI 301 AND ASTM C-94 OR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME-STAMPED WHEN CONCRETE IS BATCHED. THE MAXIMUM TIME ALLOWED FROM WHEN WATER IS ADDED TO THE MIX UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED 90 MINUTES. IF FOR ANY REASON THERE IS A DELAY IN SUCH THAT A BATCH IS HELD FOR LONGER THAN 90 MINUTES, THE CONCRETE SHALL NOT BE PLACED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LABORATORY TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NON COMPLIANCE WITH THE ABOVE.

REQUIRED CONCRETE COVERAGE OVER REBAR SHALL BE AS FOLLOWS:
A. 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (FOUNDATIONS);
B. FOR CONCRETE EXPOSED TO EARTH AND/OR WEATHER:
1-1/2" FOR #5 AND SMALLER
2" FOR #6 AND LARGER
C. FOR CONCRETE NOT EXPOSED TO WEATHER
3/4" FOR SLABS, WALLS AND JOISTS
1-1/2" FOR BEAM AND COLUMN PRIMARY REINFORCEMENT, TIES, STIRRUPS

ALL AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C33, MAXIMUM AGGREGATE SIZE SHALL BE 3/4".

PROVIDE 6% AIR ENTRAINED CONCRETE EXPOSED TO EARTH OR WEATHER

ALL EXPOSED EDGES OF CONCRETE ARE TO BE CHAMFERED 3/4".

PROVIDE 6-MIL CONTINUOUS POLYETHYLENE VAPOR BARRIER MEMBRANE UNDER ALL SLABS-ON-GROUND WHERE INDICATED ON DRAWINGS, SEAMS LAPPED 6 INCHES AND SEALED WITH ADHESIVE TAPE.

FORM-WORK:

FORM-WORK, SHORING, AND BRACING FOR ALL CONCRETE BEAMS, SLABS, COLUMNS, WALLS, AND FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ACI 347, "RECOMMENDED PRACTICE FOR CONCRETE FORM-WORK.

EXCLUSIONS FROM THESE PLANS:

WATERPROOFING, FLASHING, SOUND ISOLATION, FIRE SEPARATION, OR OTHER NON STRUCTURAL ITEMS ARE NOT PART OF THE STRUCTURAL PLANS AS THEY ARE NOT CONSIDERED TO BE STRUCTURAL.DEPENDING ON THE TYPE OF CONSTRUCTION THESE ITEMS SOME OR ALL MAY BE REQUIRED BUT ARE BY OTHERS.

WELDED WIRE MESH:

WELDED WIRE MESH, SHALL BE ASTM A185, GRADE 65 AND BE PLACED IN ACCORDANCE WITH THE ACI TYPICAL DETAILS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES. WIRE MESH FOR SLABS SHALL BE SUPPORTED WITH 2" CHAIRS SPACED 3'-0" OC, EACH WAY.

REINFORCING STEEL:

REBAR SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE, AND RUST AND PLACED IN ACCORDANCE W/ THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF THE ACI STANDARDS AND SPECIFICATIONS, CONTRACTOR SHALL SUBMIT REBAR SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. HORIZONTAL AND VERTICAL BARS SHALL LAP 6 x BAR NO. UNSCHEDULED FIELD LAPS ARE SUBJECT TO ENGINEER'S REVIEW.
TYP. MIN LAPS SHALL BE AS FOLLOWS: #4 BAR - 25" #6 BAR - 36"
#5 BAR - 30" #7 BAR - 42"

PROVIDE 36" x 36" CORNER BARS, BOND BEAM ONLY, LAPPED AND TIED TO EACH BEAM REBAR, SEE DETAILS FOR ADDITIONAL INFORMATION.

ALL VERTICAL REINFORCING BARS IN CMU CELLS SHALL BE ANCHORED IN THE FOOTING, THICKENED SLAB, BEAM OR LINTEL SUPPORTING THE WALL AT THE TOP AND BOTTOM WITH MINIMUM 10 INCH HOOKS OR BENDS AND SHALL BE CONTINUOUS THROUGHOUT THE HEIGHT OF THE WALL.

RUN REINFORCING BARS CONTINUOUSLY LAPPED AT SPLICES AND AROUND CORNERS, DOWEL INTO INTERSECTING WALLS AND HOOK AT ENDS. STAGGER SPLICES WHEREVER POSSIBLE.

DO NOT CUT OR DISPLACE REINFORCING STEEL TO ACCOMMODATE THE INSTALLATION OF EMBEDDED ITEMS WITHOUT THE APPROVAL OF THE ENGINEER.

MASONRY:

MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL REQUIREMENTS OF THE "SPECIFICATION MASONRY STRUCTURES" (ACI 530/ ASCE 5/TMS 402, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMMENTARIES), AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE.

ALL BLOCK WALLS SHALL BE TWO-CELL HOLLOW CONCRETE MASONRY REGULAR SIZE BLOCK MANUFACTURED IN CONFORMANCE WITH ASTM C-90, GRADE f'm = 1500 PSI. BLOCK SHALL BE PLACED USING RUNNING BOND UNLESS OTHERWISE NOTED. LAY-UP MASONRY WALLS TO BOTTOM OF TIE BEAMS BEFORE PLACING CONCRETE FOR IN-WALL COLUMNS. GROUT USED TO FILL MASONRY CELLS SHALL COMPLY WITH ASTM C-476, AND SHALL PROVIDE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS SPECIFICALLY NOTED OTHERWISE ON FOUNDATION PLAN. THE GROUT MIX SHALL HAVE A MAXIMUM 3/8" COURSE AGGREGATE, AND SHALL BE PLACED W/ A SLUMP OF 8" TO 10", USE ONLY MECHANICAL VIBRATION TO CONSOLIDATE GROUT.

TYPE "M" OR "S" MORTAR SHALL BE USED EXCLUSIVELY ON THIS PROJECT, MORTAR SHALL BE PROPORTIONED AND MIXED AS OUTLINED UNDER ASTM C-270. HORIZONTAL AND VERTICAL MORTAR JOINTS SHALL BE 3/8" THICK UNLESS OTHERWISE NOTED. REMOVE MORTAR PROTRUSIONS THAT EXTEND INTO CELLS TO BE FILLED.

FILL CMU CELLS SOLID WITH GROUT AT ALL CELLS TO RECEIVE EXPANSION ANCHORS AND/OR VERTICAL REINFORCING.

LAP VERTICAL REBAR 6 X BAR NO. (48 BAR DIAMETERS),. U.N.O.

STRUCTURAL STEEL:

THE MATERIAL, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL COMPLY WITH THE SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, 9TH EDITION, BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. STRUCTURAL STEEL SHALL BE ASTM A36, Fy = 36 ksi FOR ANGLES, PLATES, AND W-SHAPES. STRUCTURAL TUBING SHALL BE ASTM A-500, GRADE B, Fy = 46 ksi. STRUCTURAL PIPE SHALL BE ASTM-53, GRADE B, TYPE E OR S, Fy = 35 ksi. TUBE AND PIPE COLUMNS SHALL BE CONCRETE-FILLED IN THE SHOP.

ANCHOR BOLTS AT THE COLUMN BASES SHALL BE ASTM A307 BOLTS WITH DOUBLE-NUT LEVELING, ALL OTHER BOLTS SHALL BE ASTM A325-N BOLTS WITH WASHERS UNDER THE TURNED ELEMENT. BOLTS SHALL BE TIGHTENED IN ACCORDANCE WITH THE TURN-OFF-THE-NUT METHOD.

ALL ANCHOR BOLTS SHALL BE GALVANIZED STEEL. J-BOLTS ARE TO BE STEEL.

WOOD:

NON-BEARING WOOD WALLS TOP PLATES & STUDS CAN BE SPF.

ALL WOOD FOR BEAMS, BEARING WALLS, SOLE PLATES, TOP PLATES, BRACING, LEDGERS, BLOCKING, CRIPPLERS, SILLS, ETC., SHALL BE SOUTHERN PINE NO. 2 OR BETTER, Fb = 1100 PSI AND A MODULUS OF ELASTICITY = 1,400,000 PSI. ALL WOOD IN CONTACT WITH CONCRETE OR CONCRETE BLOCK SHALL BE PRESSURE TREATED, PRESSURE TREATED BOTTOM PLATE REQUIRED. WOOD FOR NON-STRUCTURAL USES SHALL BE RATED TO RETENTION LEVELS OF 0.25 PCF OF A BORATE PRESERVATIVE TREATMENT: DISODIUM CORROBORATE TETRAHEDRAL (DOT). WOOD FOR STRUCTURAL USE THAT SHALL BE TREATED FOR ANY REASON SHALL BE RATED TO RETENTION LEVELS OF 0.42 PCF FOR DOT OR MORE. NAILS, SPIKE, BOLTS USED W/ DOT SHALL BE HOT DIPPED GALV. FOR STRUCTURAL USES, AVOID BUYING TREATED LUMBER THAT CONTAINS MORE THAN ½" OF HEARTWOOD.

MINIMUM NAILING PER FBCR 2017, 6th EDITION. SEE NAILING SCHEDULE ON PLANS.

PROVIDE SOLID BLOCKING UNDER ALL POINT LOADS AND WOOD COLUMNS WITH 2x STRUCTURAL LUMBER SYP #2.

UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE, SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.

WOOD TRUSSES:

TO BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS" BY THE NFPA. TRUSS DESIGNS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN FLORIDA. SEE NOTED FOR SHOP DRAWINGS.

CONNECTOR PLATES SHALL BE A MINIMUM THICKNESS OF 0.036" AND BE MANUFACTURED FROM STEEL MEETING THE REQUIREMENTS OF ASTM A446, GRADE A, AND SHALL BE HOT-DIPPED GALVANIZED.

DESIGN, FABRICATE, AND ERECT WOOD TRUSSES IN ACCORDANCE WITH TPI-14, "DESIGN NATIONAL STANDARDS FOR METAL-PLATE-CONNECTED-WOOD TRUSS CONSTRUCTION; AND "TPIWTCA BCSI 1" COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLATION BRACING METAL-PLATE-CONNECTED WOOD TRUSSES.

TRUSS MANUFACTURER WILL PROVIDE CALCULATIONS INDICATING ADDITIONAL DEAD LOADS FOR THE ROOF LOCATIONS WITH GUSSETS, CRICKETS AND VALLEY LOCATIONS REQUIRING ADDITIONAL ROOF FRAMING FOR INTERSECTIONS OF HIGHER OR LOWER ROOFS IN ACCORDANCE WITH ANSI A58.1-1982.

HURRICANE STRAPS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

CONTRACTOR SHALL SUBMIT SIGNED AND SEALED DRAWINGS FOR ALTERNATE CONNECTION DETAILS AT TRUSSES/GIRDERS TO COLUMNS AND WALLS FOR APPROVAL.

ROOF & FLOOR LAYOUTS PROVIDED ON THESE PLANS ARE TO BE USED AS A GUIDE FOR BEARING DETERMINATIONS, FEASIBILITY & ARCHITECTURAL AIDE. TRUSS MANUFACTURER IS RESPONSIBLE FOR FINAL LAYOUT, SPANS & ALL TRUSS/ HEADER ENGINEERING. ANY DISCREPANCIES FROM THESE LAYOUTS THAT AFFECT THE STRUCTURAL BEARING AS CALLED OUT ON THESE PLANS SHALL BE NOTIFIED TO THE STRUCTURAL ENGINEER OF RECORD PRIOR TO MANUFACTURE OF TRUSSES. THE TRUSS FABRICATOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS OF EACH INDIVIDUAL TRUSS AND A FULLY DIMENSIONED ERECTION PLAN SHOWING COMPONENT LAYOUT. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.

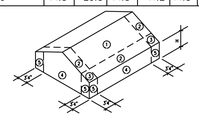
THE HURRICANE STRAPS SPECIFIED ON THE WALL SECTIONS AND PLANS ARE PROVIDED TO FACILITATE THE CONSTRUCTION SCHEDULE, AND MAY CHANGE PREDICATED ON THE TRUSS AND GIRDER REACTIONS PROVIDED BY THE TRUSS ENGINEER.
THE TRUSS TO STRUCTURE CONNECTIONS AND LOADS SPECIFIED ON THIS PLAN SHALL SUPERCEDE THOSE OF THE DELEGATED TRUSS ENGINEER. WIND UPLIFT VALUES HAVE BEEN BASED ON ASCE 7-10 COMPONENT AND CLADDING WIND LOAD PRESSURES. THE DELEGATED TRUSS ENGINEER SHALL BE RESPONSIBLE FOR ALL TRUSS TO TRUSS CONNECTIONS.

ALL SHEET METAL FRAMING CONNECTORS SHOWN ON THE PLANS SHALL BE "USP STRUCTURAL CONNECTORS" BY USP, OR EQUAL UNLESS NOTED OTHERWISE ON PLANS, INSTALL CONNECTIONS WITH THE SIZE AND NUMBER OF BOLTS/NAILS AS RECOMMENDED BY THE MANUFACTURER IN THE LATEST CATALOG.

C&C LOADS ROOF R301.2.2

ULTIMATE DESIGN WIND 140 MPH
MEAN ROOF HEIGHT 30FT EXPOSURE B

EFFECTIVE WIND AREA	ZONE 1		ZONE 2		ZONE 3	
FT SQUARE	POS	NEG	POS	NEG	POS	NEG
10	20.3	-32.3	20.3	-56.2	20.3	-83.1
20	18.5	-31.4	18.5	-51.7	18.5	-77.7
50	16.1	-30.2	16.1	-45.7	16.1	-70.5
100	14.3	-29.3	14.3	-41.2	14.3	-65.1



ROOFING SYSTEM

1. ROOF DECKING NAIL SCHEDULE:
FOR 1/2" CDX PLYWOOD OR 7/16" OSB ROCK DECK, USE 8d RING SHANK NAILS SPACED 6" O.C. AT EDGES AND 6" O.C. ON INTERMEDIATE FRAMING
2. SHINGLES:
SHINGLES WILL COMPLY WITH ASTMD3161 (MODIFIED TO 140MPH) FOUR NAILS TO BE USED AS REQUIRED BY MANUFACTURER
3. FELT:
30# FELT OR EQUIV.
FELT TO COMPLY WITH ASTMD 226 TYPE II, ASTM D4869 TYPES III OR IV.
OPT. 1 SELF ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT W/ ASTM D1970. FELT TO BE 30# OR EQUIV.
OPT. 2 4" STRIP OF SELF ADHERING POLYMER MODIFIED BITUMEN COMPLYING W/ ASTM D1970 OR A MIN. 3-3/4" STRIP OF SELF ADHERING FLEX FLASHING TAPE COMPLYING W/AAMA 711 APPLIED OVER ALL JOINTS.
OPT. 3 (2) LAYERS OF FELT UNDERLAYMENT COMPY W/ASTM D226 TYPE II OR ASTM D4869 TYPE III OR IV.
4. FLASHING:
FLASHING TO COMPLY WITH ASTMD 224. THE RECOMMENDED FLASHING MATERIALS IS 26-GAUGE GALV. METAL OR AN EQUIVALENT CORROSION RESISTANT, NONSTAINING MATERIAL. CONSULT THE APPROPRIATE ROOFING MANUFACTURERS FOR RECOMMENDATIONS ON A PARTICULAR APPLICATION.

FASTENER SCHEDULE

WINDOW AND DOOR BUCK FASTENERS

APPLICATION	SIZE	TYPE	SPACING	REMARKS
1x2 PT FURRING TO MASONRY / CONC.	CASE HARDENED COIL NAIL 1 1/2" LONG.		8" O/C	
SGD, AL. EXT. DOORS 1x PT. SEE NOTE 7	CASE HARDENED COIL NAIL 1 1/2" LONG.		9" O/C STAGGERED	WINDOW/DOOR/ FASTENED INTO MASONRY/CONC.
WINDOW BUCK 1x PT. SEE NOTE 7	CASE HARDENED COIL NAIL 1 1/2" LONG.		9" O/C STAGGERED	WINDOW/DOOR/ FASTENED INTO MASONRY/CONC.
EXT. SWING DOOR BUCK 2x PT. SEE NOTE 7	1/4"" NO WASHER	"TAPCONI" FASTNER	12" O/C	1 1/2" EMBED. 4" END, DIST., 1 1/2" EDGE DIST.
2x PT WINDOW BUCK PT TO STEEL COL., SEE NOTE 7	0.138" PAF x 2 1/8" W/ WASHER		9" O/C STAGGERED	4" END, DIST., 1 1/2" EDGE DIST.

FASTENER

APPLICATION	SIZE	TYPE	SPACING	REMARKS
GARAGE DOOR BUCK TO MASONRY/CONC.	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL
GARAGE DOOR BUCK TO MASONRY/CONC.	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL
METAL STRAP TO MASONRY / CONC.	CONTACT THIS ENGINEER FOR SPACING REQUIREMENTS			
NON-BEARING WOOD WALL TO CONC. SLAB	1/2"" W/ WASHER	EXPANSION BOLT	24" O/C	4" EMBED, 4" END DIST., 3" EDGE DIST.

NOTES
1. STAPLES SHALL NOT BE USED FOR ANY STRUCTURAL APPLICATIONS
2. FASTENING OF GARAGE DOORS, WINDOWS AND EXTERIOR SWING DOORS TO FRAMING BUCKS SHALL BE AS PER MANUFACTURER'S SPECS AND / OR NOA
3. ALL FASCIA MATERIAL SHALL BE HAND FRAMED
4. PAF SHALL BE HILTI X-ZF HEAVY DUTY PINS OR EQUAL SAME DIAMETER AS SPECIFIED HEREIN
5. FASTENER SPACING FOR THE BUCKS SHALL BE THE STRICTER REQUIREMENT OF THE NOA OR THE SPACING DETAILED ABOVE
6. WINDOW AND DOOR BUCKS SHALL BE AS WIDE OR WIDER AS THE DOOR OR WINDOW FRAME EXPECT FOR AN EXTERIOR SWING DOOR WITH A WOOD DOOR FRAME. 1x MEMBERS ARE NAILED AND 2x MEMBERS ARE SECURED W/ TAPCONS OR PAF TO THE SUBSTRATE.

GENERAL ROOF LOADING

	SHINGLE ROOF PSF	METAL ROOF PSF	TILE ROOF PSF	HEAVY ROOF PSF
TOP CHORD LL TOP CHORD DL	20 7	20 7	20 15	20 25
BOTTOM CHORD LL BOTTOM CHORD DL	0 10	0 10	0 10	0 10
TOTAL (PSF)	37	37	45	55
BOTTOM CHORD LL (OPT) ATTICS W/LIMITED STORAGE ATTICS W/HEAVY STORAGE ATTICS W/NO STORAGE (NON-CONCURRENT)	 20 55 10			

NOTE: LL REDUCTIONS AREA ALLOWED PER CODE BUT ONLY WITH WRITTEN APPROVAL FROM THE ENGINEER ON RECORD INDICATED ON THE PLAN.

PLYWOOD NAILING SCHEDULE

USE 1/2" CDX, WITH THE FOLLOWING NAIL SCHEDULE:
TOP AND BOTTOM 3" WITH 8d NAILS
6" ON SIDES AND 12" INTERMEDIATE

PROJECT

SHED

Irondale ST,
Deltona, FL 32738

FOR

Bishnu Verman

CONSULTANTS

AsBuilt Florida
1345 N. Shadow Ridge Drive
Deltona, FL 32725
O: (407) 879.3042

Full Professional Drafting Services

asbuilt.florida@gmail.com

PROJECT CODE	0186
Arch Design Manager	WG
Designer	SS
DATE	02/18/2025

ISSUED FOR:	Y	N
INFORMATION	☐	☐
CREATIVE INTENT	☐	☐
PERMIT	■	☐
BID	■	☐
FACILITY INPUT	☐	☐
CONSTRUCTION	☐	☐

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DRAWING SCALE

North

SHEET TITLE

Details &
General Notes

SHEET NO.

A3

NOTE: IT IS By OWNER - THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL DRAWINGS BEFORE CONSTRUCTION BEGINS. G.C. IS RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THIS PROJECT ONLY. ANY DISCREPANCY BETWEEN FIELD CONDITIONS, OTHER DESIGN PROFESSIONALS' SHOP DRAWINGS, CONTRACTORS' BUILDING METHODS, AND THESE SIGNED AND SEALED DRAWING MUST BE BROUGHT ATTENTION OF ENGINEER OR G.C. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

CONSTRUCTION SPECIFICATIONS

A. GENERAL

1. ALL MATERIAL AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE 8th EDITION (W/ NO AMENDMENTS)AND ALL OTHER BYLAWS ADMINISTERED BY AUTHORITIES HAVING JURISDICTION.
2. ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE TO BE VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
3. IT IS ASSUMED THAT THE EXISTING CONSTRUCTION IS IN SOUND STRUCTURAL CONDITION. GENERAL CONTRACTOR IS TO ADVISE THE ARCHITECT IF ANY DISCRIPANCIES OR DEFECTS ARE NOTED IN EXISTING CONSTRUCTION BEFORE PROCEEDING WITH NEW CONSTRUCTION.
4. PERFORM ALL ADDITIONAL DEMOLITION WORK AS NOTED ON THE DRAWINGS AND AS REQUIRED TO PERFORM WORK.
5. CONTRACTOR SHALL EXAMINE SITE, AND BECOME THOROUGHLY ACQUAINTED WITH SAME AND OBTAIN ANY AND ALL INFORMATION THAT MIGHT BE NECESSARY FOR PROPER EXECUTION OF CONTRACT. NO AFTER CLAIM SHALL BE ALLOWED OR ENTERTAINED FOR ANY WORK OR MATERIAL THAT MAYBE REQUISITE AND NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THIS CONTRACT.
6. WHERE USED, WORD "SUPPLY" SHALL MEAN FURNISHING TO SITE, IN LOCATION REQUIRED OR DIRECTED, COMPLETE WITH ACCESSORY PARTS.
7. WHERE USED, WORD "INSTALL" SHALL MEAN SET IN PLACE AND SECURE OR AFFIXED TO BUILDING STRUCTURE AS NOTED OR DIRECTED.
8. WHERE USED, THE WORD "PROVIDE" SHALL MEAN SUPPLY AND INSTALL AS DISCRIBED ABOVE.
9. THE OWNER SHALL HAVE THE RIGHT TO ENTER AND OCCUPY IN WHOLE OR IN PART FOR THE PURPOSE OF PLACING FITTINGS AND EQUIPMENT OR FOR OTHER USE BEFORE COMPLETION OF THE CONTRACT. IF, IN THE OPINION THE CONSULTANT, SUCH ENTRY AND OCCUPANCY DOES NOT INTERFERE WITH THE CONTRACTOR IN PERFORMANCE OF THE CONTRACT.
10. SUCH ENTRY SHALL, IN NO WAY, BE CONSIDERED AS AN ACCEPTANCE OF THE WORK.
11. REPORT ANY ERRORS OR INCONSISTENCIES IN GRADES, LINES, LEVELS AND DIMENSIONS TO THE ENG. BEFORE COMMENCING WORK..
12. "MAKING GOOD" REQUIRES PATCHING OR REPLACING DAMAGED IN A MANNER EQUAL TO THAT SPECIFIED FOR NEW CONSTRUCTION.
13. CONTRACTOR IS TO KEEP THE JOB SITE CLEAN AND ORDERLY, WORK AREAS ARE TO BE FREE OF ALL RUBBISH AND SURPLUS MATERIAL AT ALL TIMES..

B ROUGH CARPENTRY

1. INSTALL FURRING AND BLOCKING AS REQUIRED TO SUPPORT FINISHES, CABINETS AND FIXTURES.
2. PROVIDE WOOD CONTINUOUS BLOCKING BEHIND WOOD TRIM ON CEILINGS AND WALLS AND TO SUPPORT EQUIPMENT AND FIXTURES. .
3. PROVIDE ALL BLOCKING AS REQUIRED BY THE WORK.
4. ALL LUMBER AND PLYWOOD SHALL BE IDENTIFIED BY GRADE, STAMPED BY AN APPROVED AGENCY AS LISTED IN THE LOCAL BUILDING CODE.

C PAINTING

1. MAINTAIN ADEQUATE FLOOR AND WALL COVERINGS IN DESIGNATED AREAS AND MAKE GOOD PAINTERS DAMAGE, PROTECT ADJACENT WORK AND MATERIALS WITH MASKING AND COVERS. REMOVE ELECTRICAL PLATES, SURFACE HARDWARE ETC. BEFORE PAINTING. STORE THESE ITEMS AND REPLACE WHEN WORK IN THE AREA IS COMPLETE.
2. SUPPLY TO OWNER ONE SEALED 1/2 GALLON CAN OF EACH COLOR AND TYPE OF PAINT USED.
3. PREPARED WOOD SURFACES TO CGSB 85-GP-1M. USE VINYL SEAL OVER KNOTS AND RESINOUS AREA. PREPARE DRYWALL SURFACES TO ASTM C 36. FILL MINOR CRACKS WITH PLASTER PATCHING COMPOUND. SAND AND DUST BETWEEN EACH COAT TO REMOVE VISIBLE DEFECTS.
4. METHOD OF PAINT APPLICATION SHOULD BE GENERALLY BY BRUSH OR ROLLER, THE USE OF SPAY IS PERMITTED IF SPECIFIED BY MANUFACTURER.
5. APPLY EACH COAT AT THE PROPER CONSISTENCY IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS. DO NOT APPLY FINISHES ON SURFACES WHICH ARE NOT SUFFICIENTLY DRY.
6. UPON COMPLETION, REMOVE ALL PAINT WHICH HAS SPILLED, SPLASHED OR SPATTERED ON FLOORS, GLASS METAL OR ANY OTHER WORK AND MAKE GOOD.

GENERAL NOTES:

1. SITE WORK:
1.1 Building location and site elevations shall be established by a surveyor licensed in your area, before starting construction.
1.2 Slope all finished grades away from the building at a minimum of 2% to facilitate the runoff of surface water.
1.3 Do not drain surface water onto adjacent properties. Provide swales and catch basins as required.
1.4 Grades shall not exceed the natural angle of repose for the materials being used unless approved by a geotechnical engineer.
1.5 All grades as shown are approximate and shall be confirmed on site before excavation.
1.6 Builder shall review final grades and floor elevations prior to excavation.

2. EXCAVATION:
2.1 The contractor shall engage a geotechnical engineer or soils consultant to determine bearing conditions and soil stability.

3. FOOTINGS AND FOUNDATIONS:
3.1 Footings shall rest on suitable bearing soil below frost penetration.
3.2 Footing depths as shown on this plan may need to be revised depending on the potential frost depth in your area.
3.3 30" by 30" pad foundations and 18" by 8" strip footings unless otherwise required by engineer.
3.4 Install a perimeter drain & drain tile around foundation and connect to storm sewer or rock pits as required.
3.5 Confirm openings in foundations for services as required prior to pouring.
3.6 Install 8" long, 5/8" anchor bolts every 4 feet for wall plates. Install rebar, even if not required by code; (18" laps)
15M @ 20" vert., 15M @ 20" horz., 15M HTE dowels to match verts, 2-15M top continuous, 3-15M continuous within footing.
3.7 Never place rebar within 2 inches of any concrete surface. Exposed metal tie ends shall be individually tabbed.
3.8 If required, see structural engineer's specifications and details to confirm concrete dimensions and rebar requirements.
3.9 Foundation walls shall have two coats of approved waterproofing compound on the exterior below grade.
3.10 Minimum concrete strengths: walls and footings min 15MPa, garage slabs min 32MPa and basement slabs min 20MPa.
3.11 Install under slab radon mitigation system with vent pipe to roof as required by building code.

4. BACKFILL:
4.1 Perimeter backfill shall be installed to slope away from building at 2% minimum slope. Leave 8 inches of concrete exposed.
4.2 Do not backfill before floor joists and subfloor are securely in place, nor before the concrete has reached it's 28 day strength.
4.3 Backfilling under slabs shall be granular material and shall be compacted to 95% standard proctor density. Max 24" lifts.

5. FRAMING:
5.1 Engineered roof trusses @ 24" o.c. with provision for solar panels as required (see engineered layouts by manufacturer).
5.2 Grid lines = outside sheathing = outside concrete foundation. Dimensions are taken from grid lines to edge of interior framing.
5.3 All window headers up to 6'-0" in length shall be 3 PLY - 2 x 8's. Consult engineer or truss company for spans greater that 6'-0".
5.4 Exterior wall studs shall be 2 x 6 @ 16?o.c. unless otherwise noted or specified by engineer.
5.5 Seal all exterior walls with seam sealer to be air-tight and protect sill plates from concrete with sill gasket.
5.6 Floor joists shall be manufactured I-Joists with all required bridging and blocking. See manufacturer's shop drawing for details.
5.7 Engineered beam sizes and connections shall be as specified by supplier. See manufacturer's shop drawings for details.
5.8 Lumber grades and species shall follow engineering drawings and Building Codes and are to be No1&2 at a minimum.
5.9 Exposed lumber and lumber touching concrete shall be pressure treated or protected with an approved preservative.
5.10 Engineered steel specifications and connection details per engineer's drawings.

6. SHEATHING:
6.1 7/16?T&G plywood roof sheathing or 1/2" O.S.B.
6.2 7/16" Plywood wall sheathing with 1/8" expansion gaps or 1/2" O.S.B. with 1/8" expansion gaps.
6.3 3/4?T&G plywood (glued and screwed) floor decking (do not use O.S.B).

7. ROOFING & SOFFITS:
7.1 Roofing shall be 25+ asphalt or fiberglass shingles unless otherwise shown (torch on membrane to slopes under 4 in 12).
7.2 Color shall be determined by owner. All roof vents and flashing to match roof color.
7.3 Install pre-finished attic vents oriented to side and rear yards only. Do not install vents to any roof on the front elevation.
7.4 Roof installation underlayment shall be to manufacturers specifications. Install rubbed valley flashing by manufacturer.
7.5 Builder to install all required flashing plus ice and water eave protection as per current Building Code Residential Standards.
7.6 Soffits to be perforated aluminum as standard. Any upgraded soffit must provide a minimum of 2" continuous ventilation at eave.
7.7 Soffits that projects to within 48" (or 1.2m) of any property line must be non-combustible and non-vented for fire safety.

8. EAVES-TROUGHS & DOWNSPOUTS:
8.1 Eaves-troughs to be 4" or 5" aluminum profiled - color to match roof. Install scuppers at downspouts to prevent entry of debris.
8.2 Downspouts shall be in obscure corners as indicated on elevations. Advised 30 foot maximum between downspouts.

9. WINDOWS:
9.1 Windows shall be double-pane vinyl with 5/4" S.D.L. bars (if shown) and open as specified by owner.
9.2 Windows to have a minimum thermal value of USI-1.60 / U-0.28 per BCBC Zone 6 (adjust per your region)
9.3 Windows must meet egress requirements per Code. Minimum 24" x 36" unobstructed opening advised at no higher than 48".
9.4 Color to be determined by owner.
9.5 The builder shall confirm rough-opening sizes and brick molds or trim details with manufacturer prior to ordering.
9.6 Window supplier shall provide window sample and/or product information including brand names and warranties.
9.7 All external wall penetrations shall be flashed, sealed and insulated per current Building Code Residential Standards.
9.8 Unprotected opening (spatial separation) calculations to be provided by the General Contractor (or Owner/Builder) as req'd.

10. EXTERIOR DOORS:
10.1 Safety glass is required in all exterior doors.
10.2 Front entrance door to meet NAFS requirements. Minimum thermal value of USI 2.6 / U-0.46. 3-Point locks for slabs over 6'-8"
10.3 Garage door panel to be insulated metal or fiberglass with electric overhead door opener. Minimum thermal value of RSI 1.1
10.4 Patio and man doors to match window systems. Minimum thermal value of USI-1.60 / U-0.28 per BCBC Zone 6
10.5 All external wall penetrations shall be flashed, sealed and insulated per current Building Code Residential Standards.

11. INTERIOR DOORS:
11.1 To be determined by owner. Solid core doors advisable. Bedroom doors must be undercut by 1/2" for cross ventilation.

12. EXTERIOR FINISH:
12.1 Typical exterior finish to be James-Hardie products or equivalent, per elevations - colors to be determined. Flash as required.
12.2 Stone shall be 2?natural stone facing on wire lathe and scratch coat. Flash as required.

13. THERMAL INSULATION AND VAPOR BARRIERS:
13.1 Permit applicant to provide R.S.I. calculations for assemblies as required by code. R24 walls / R48 roof advised as a minimum.
13.2 Poly vapor barrier to underside of roof trusses.
13.3 Install baffles over exterior walls outside of insulation for a minimum of 2 inches clearance for unobstructed roof ventilation.
13.4 Install sound batt insulation in all walls surrounding any bedroom or bathroom and under / over adjacent living spaces.
13.5 Caulk underside of exterior wall plates, around electrical boxes and where plumbing and wiring penetrate the vapor barrier.
13.6 A poly-foam sill gasket shall be installed under all sill plates on foundation walls.
13.7 Install 2.4" rigid insulation around inside foundation walls to frost depth and 1' for wall to slab thermal break per local code.
13.8 Batt insulation and poly vapor barrier to inside of rim-joists. Batt insulation to meet wall insulation requirements.
13.9 6 mil poly to underside concrete slabs on grade below heated living spaces.
13.10 2.4" rigid insulation required under all heated concrete slabs. Tape joints (6 mil poly not required in this case).

14. GYPSUM BOARD:
14.1 Gypsum board (drywall) shall be 1/2?unless otherwise noted as 5/8" type-X for fire separations.
14.2 Ceilings shall be 1/2" G.B board and prepared for a painted, lightly textured finish.
14.3 All drywall screwed, NOT nailed.
14.4 Install square corner beads throughout.

15. STAIRWAYS & RAILINGS:
15.1 Per current local Building Code Residential Standards.

16. CABINETRY:
16.1 See plan for general layout and appliance locations. Cabinet maker shall contact owners for cabinet finishes and details.
16.2 Cabinet maker Shall supply shop drawings with sample finishes and hardware, including drawer slides and accessories.

17. INTERIOR PAINTING AND FINISHING:
17.1 Contact interior designer / owner for painting, finishes, flooring, window coverings, plumbing and lighting fixtures.

18. PLUMBING:
18.1 Do not install any plumbing in exterior walls without adequate insulation for freeze protection.
18.2 Plumbing fixtures, faucets, and plumbing accessories shall be selected by owners.
18.3 Paper holders, towel bars, and vanity mirrors shall be selected by owners.
18.4 Install no-freeze exterior hose bib's per plan.
18.5 Install a connection for an irrigation system.
18.6 The contractor shall verify sump-pump location and requirements for sanitary sewer if required.
18.7 Install hot & cold hose bib's in garage as located per owner.
18.8 Install floor area drains in unfinished areas and under hot water tanks.

19. HEATING AND VENTILATING:
19.1 As required by regional codes, the HVAC contractor shall supply and install furnace and A/C systems, mini-splits or electric baseboard heaters that will adequately handle the building's required heating and cooling loads plus ventilation requirements.
19.2 Contact the general contractor to confirm all duct chases and plenums locations.
19.3 Ensure proper heating and ventilation of any crawl space per current Building Code and Residential Standards.
19.4 Any ducts located outside the thermal enclosure are to be sealed and insulated to meet the exterior wall insulation requirements.
19.5 Install screened covers to all vents, ducts, etcetera, designed to prevent entry of debris insects, birds or rain.
19.6 Install fire place, flue and vent per manufacturer's spec's with proper clearances and non-combustable materials as required.
19.7 Principal exhaust fan must be designed to run continually 24/7 and the air-flow rate must comply with the current Code.
19.8 Installation of a Heat Recovery Ventilator (HRV) unit is highly recommended even if not required by Building Code.

20. ELECTRICAL:
20.1 Electrical layout intended only as a guide. Electrician to initiate a "walk-through"with owner to confirm switch / fixture locations.
20.2 Fixtures, switches and outlets shall be approved by owner. The electrical contractor shall not install any non-approved device.
20.3 The electrical contractor shall supply and install a main service with the capacity to properly supply power at maximum load.
20.4 Smoke and CO? sensor / alarms shall be direct wired and conform to local Building Code Residential Standards.
20.5 Install wiring for cable t.v., internet and telephone. Install 220V car charger in garage. Confirm locations with owner on site.
20.6 Install electrical conduit for driveway lamp and landscape lighting. Confirm locations with owner on site.
20.7 Provide rough-in pre-wire for sound system and security system. See owners for system specifications.
20.8 Consult owner regarding any need for a back-up generator, solar power, geothermal power or other alternative power systems.

21. FIRE SAFETY:
21.1 Install smoke and CO? sensor / alarms as required. It is advised for these to be installed in each sleeping room, even if not req'd.
21.2 Dwelling units may require fire rated separations for floors, walls or attic spaces that separate the units. See fire code consultant.
21.3 Unprotected opening (spatial separation) calculations to be provided by the General Contractor (or Owner/Builder) as req'd.

22. BUILT-IN VACUUM:
22.1 Confirm installation of a built in vacuum system complete with kitchen dustbin with the owner.

23. LANDSCAPING:
23.1 Landscaping design, irrigation system and installation shall be completed by others.

24. FINAL CLEANUP:
24.1 The contractor shall examine and adjust all operating doors and sashes, hardware and equipment to leave all in perfect working order.
24.2 Remove all paint spots, stains, rubbish, debris, tools, and equipment from all areas.
24.3 Clean and polish all glass including mirrors.
24.4 Examine and clean all plumbing and electrical fixtures to produce intended appearance and function.

25. SUBSTITUTIONS:
25.1 Substitutions and alternates shall be authorized by the owner or general contractor.
25.2 Suppliers shall provide product samples and/or product information including warranties for proposed substitutions.

26. RESPONSIBILITIES & LIABILITIES:
26.1 The General Contractor (or Owner/Builder) is responsible to ensure that all local and regional codes, bylaws, and construction safety standards are met. This includes procuring all required structural, geotechnical, seismic, hurricane, building envelope, fire suppression, septic, or any other engineering or code consultation as may be required to complete construction documents.
26.2 The Designer is not responsible to confirm or verify any of the above, having been compensated only for the idea for the home.
26.3 By commencing work the General Contractor (or Owner/Builder) accept all responsibilities as outlined in these notes.

27. INTELLECTUAL PROPERTY RIGHTS:
27.1 The intellectual property rights associated with the attached plans remain the exclusive rights of Jeremy Newell Design Inc.
27.2 These plans have been licensed for the permit application and construction of ONE BUILDING ONLY unless written permission has been submitted to the approving municipal authority in the form of an official license agreement for a set number of homes.
27.3 Municipal authorities granting permits for multiple buildings without proof of an official license agreement will be held culpable.

28. PRINT FORMAT: 24 X 36

PROJECT

SHED

Irondale ST,
Deltona, FL 32738

FOR

Bishnu Verman

CONSULTANTS

AsBuilt Florida
1345 N. Shadow Ridge Drive
Deltona, FL 32725
O: (407) 879.3042

Full Professional Drafting Services

asbuilt.florida@gmail.com

PROJECT CODE	0186
Arch Design Manager	WG
Designer	SS
DATE	02/18/2025

ISSUED FOR:	Y	N
INFORMATION	☐	☐
CREATIVE INTENT	☐	☐
PERMIT	■	☐
BID	■	☐
FACILITY INPUT	☐	☐
CONSTRUCTION	☐	☐

1 Permit Set
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DRAWING SCALE

North

SHEET TITLE

Details &
General Notes

SHEET NO.

A2

STRUCTURAL NOTES

DESIGN STATEMENT:

THESE PERMIT DOCUMENTS HAVE BEEN GENERATED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, RESIDENTIAL 8TH EDITIONS (2023).

GENERAL NOTES:

1. NOTES ARE GENERAL AND INCLUDED TO PROVIDE TYPICAL GUIDANCE. SOME NOTES MAY NOT BE APPLICABLE TO SPECIFIC PROJECT. PLEASE CONSULT ENGINEER IF NECESSARY TO ELIMINATE AND/OR MODIFY NOTES.
2. SPECIFICATIONS SHALL PREDOMINATE OVER NOTES. NOTES SHALL PREDOMINATE OVER DRAWINGS. WRITTEN DIMENSIONS SHALL PREDOMINATE OVER SCALE OF DRAWINGS
3. INSTALLATIONS OF MATERIALS AND ASSEMBLIES SHALL MEET OR EXCEED MANUFACTURER'S BEST RECOMMENDATIONS
4. DESIGN BASED ON INFORMATION SUPPLIED, WHICH IS PRESUMED TO BE ACCURATE AND COMPLETE
5. ALL NOTES SHALL BE CONSIDERED AS TYPICAL (TYP) UNLESS NOTED OTHERWISE (UNO)
6. ALL REASONABLE ATTEMPTS HAVE BEEN MADE TO VERIFY EXISTING CONDITIONS AND ADAPT DESIGN ACCORDINGLY.
7. DRAWINGS ARE PROVIDED TO CONVEY DESIGN INTENT, BUT NOT SUBSTITUTE FOR SPECS, SHOP DRAWINGS, ETC. OF SUBCONTRACTORS AND/OR SUPPLIERS
8. GENERAL CONTRACTOR OR OWNER BUILDER SHALL PROVIDE CONSTRUCTION WHICH CONFORMS WITH ALL PERTAINING REGULATIONS, CODES AND LOCAL JURISDICTIONS OF SUCH
9. GENERAL CONTRACTOR OR OWNER BUILDER SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES OR CHANGES (IN WRITING) PRIOR TO CONSTRUCTION.
10. INSTALL GUARDRAIL SYSTEM (36" MIN. HEIGHT W/ PICKETS @ LESS THAN 4" MAX CLEAR SPACE AND BOTTOM RAIL WITH 2" MAX SPACE) TO WITHSTAND A 200 LB CONCENTRATED HORIZONTAL LOAD APPLIED TO A 1 SQ FT AREA AS WELL AS A 200 LB POINT LOAD AT ANY POINT ALONG TOP OF GUARDRAIL WITH STRUCTURES THAT HAVE AN ADJACENT GRADE OF 30" OR GREATER TO PROVIDE GUARDRAIL
11. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR OTHERWISE REDUCED IN STRENGTH UNO
12. ALL SECTIONS AND DETAILS SHALL BE CONSTRUED TO BE TYPICAL OR SIMILAR UNLESS ANOTHER SECTION OR DETAIL IS NOTED

CONCRETE & REINFORCING:

1. CONCRETE WORK AND REINFORCEMENT SHALL CONFORM TO THE CURRENT EDITION OF ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
2. ALL CONCRETE AND GROUT SHALL HAVE THE FOLLOWING PROPERTIES:

LOCATION	28 DAY STRENGTH	SLUMP	COARSE AGGREGATE(S)
FOUNDATIONS BELOW GRADE	2500 PSI	4" +/- 1"	1"
SLAB ON GRADE	2500 PSI	4" +/- 1"	3/8" & 1"
FILLED CMU CELLS, PRECAST LINTELS & BOND BEAM GROUT (ASTM C476)	3000 PSI	8" TO 11"	COARSE GROUT 3/8" FINE GROUT NONE

3. REBAR SHALL CONFORM TO ASTM-615 GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 AND SHALL BE LAPPED MINIMUM ONE MESH + 2" WHERE SPLICED. ALL REINFORCING SHOULD BE DOMESTICALLY PRODUCED.
4. ALL FOUNDATIONS SHOULD BE CENTERED BENEATH VERTICAL SUPPORTING ELEMENTS TO EVENLY DISTRIBUTE LOAD INTO FOOTING UNO
5. SPLICES AND ANCHORAGE OF REINFORCING SHALL BE AS FOLLOWS:
   a. WELDED WIRE FABRIC: MINIMUM ONE MESH + 2"
   b. ALL OTHER: 48 BAR DIA (12" MIN)
   c. REINFORCEMENT IN WALLS, FOOTINGS, AND BEAMS SHALL BE CONTINUOUS AND LAPPED 48 BAR DIA AT SPLICE. HOOK AND LAP ALL CORNER AND INTERSECTING BARS
6. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, EXISTING CONDITIONS AND FUTURE LOCATIONS PRIOR TO INSTALLING CONCRETE
7. COVER FOR REINFORCING SHALL BE AS FOLLOWS:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	
#6 THROUGH #18	2"
#5 BAR, W31, WIRE AND SMALLER	1.5"
CONCRETE NOT EXPOSED TO EARTH	
SLABS, WALLS, JOISTS (#3 THROUGH #11)	0.75"
BEAMS, COLUMNS: PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1.5"

MASONRY:

1. ALL CMU WALLS ARE TO BE BUILT AS SHEAR WALL OR SHEAR WALL SEGMENT. PROVIDE ONE SOLID CELL AT CORNERS, ENDS OF WALLS, ADJACENT TO WINDOWS/DOORS, ETC.
2. MASONRY CONSTRUCTION MATERIALS AND INSPECTIONS SHALL CONFORM TO THE LATEST EDITION OF THE ACI BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES (ACI 530/ASCE5/TMS 402-02). SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6/TMS 602-02) ASTM C476. ASTM C1019, AND NCMA TEK 107.
3. CONCRETE BLOCKS SHALL CONFORM TO ASTM C-90. (1'm = 1500 PSI) (1900 PSI ON THE NET AREA)
4. MORTAR SHALL COMPLY WITH ASTM C270, TYPE S FOR TYPICAL WALLS (COMPRESSIVE STRENGTH= 2100 PSI AT 28 DAYS. SITE TESTED MORTAR CUBES SHALL ACHIEVE A MINIMUM OF 80% OF THE DESIGN COMPRESSIVE STRENGTH)
5. BLOCK SHALL BE FREE OF MOISTURE BEFORE GROUTING
6. VERTICAL REINFORCING MUST HAVE A MINIMUM CLEARANCE OF 1/2" TO INSIDE FACE. VERTICAL REINFORCEMENT IN WALLS SHALL BE SECURED AND LATERALLY SUPPORTED AGAINST DISPLACEMENT AT INTERVALS NOT EXCEEDING 192X(BARDIAMETER) OR 10 FT (WHICHEVER IS LESS) WHENEVER A CLEAN-OUT IS REQUIRED. SEE GROUTING DETAIL NOT FOR CLEAN-OUT REQUIREMENTS.
7. GROUT SHALL BE IN ACCORDANCE WITH ASTM C476 AND THESE DRAWINGS.
8. GROUT PLACEMENT STOPPED FOR (1) HOUR OR MORE SHOULD BE STOPPED 1-1/2" BELOW THE TOP OF THE MASONRY UNIT TO PROVIDE A KEY FOR SUBSEQUENT GROUTING.
9. TYPICAL HORIZONTAL/VERTICAL REINFORCING SIZE AND SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS.
10. TEMPORARY BRACING AND SHORING OF WALL S TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. PROVIDE DRILLED PRECAST U-LINTELS WITH REINFORCING PER SCHEDULE. LINTELS SHALL HAVE MINIMUM UNFILLED CAPACITY OF 400 LB/LF AND BEAR NOMINAL 8" (MIN. 8") EACH END ON A GROUT FILLED CELL.
12. STOPPING AND RESUMING WORK: RACK BACK 1/2 - UNIT LENGTH IN EACH CORE. DO NOT TOOTH. CLEAN EXPOSED SURFACES OF SET MASONRY. REMOVE LOOSE MASONRY UNITS AND MORTAR PRIOR TO LAYING FRESH MASONRY.
13. DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS MIN. AFTER CELLS ARE FILLED
14. DO NOT APPLY CONCENTRATED LOADS TO MASONRY WALLS FOR (7) DAYS MIN. AFTER CELLS ARE FILLED
15. EXTEND ALL VERTICAL WALL REINFORCEMENT TO WITHIN 2" OF TOP OF WALL OR BEAM UNLESS NOTED OTHERWISE. TERMINATE REINFORCING WITH STANDARD ACI 90 DEGREE HOOK IF ROOF JOISTS AND/OR TRUSSES BEAR ON TOP OF WALL.

LINTEL NOTES:

1. LINTELS SPECIFIED BASED ON SAFE WORKING LOADS PROVIDED BY CAST-CRETE (OR EQUIVALENT). ALTERNATIVE MANUFACTURERS ARE ALLOWED IF CAPACITY OF SUBSTITUTION MEET OR EXCEED SPECIFIED PRODUCT.

VENTILATION:

1. ALL VENTILATION TO COMPLY WITH APPLICABLE BUILDING CODE

EXTERIOR COVERINGS:

2. ALL DECORATIVE CEMENTITIOUS COATING (INCLUDING STUCCO) PER MFG. SPECIFICATIONS, TO PROVIDE WATERPROOF BARRIER w/ BOND BREAK
3. STUCCO ON METAL LATHE WILL BE A MINIMUM OF 7/8" THICK IN ACCORDANCE WITH ASTMC926
4. STUCCO MUST EXTEND A MINIMUM OF 1" BELOW THE SOLE PLATE REQUIRED PER ASTM C1603. AS SUCH SLAB MUST BE A MINIMUM OF 8" ABOVE GRADE FOR TERMITE IN ACCORDANCE WITH APPLICABLE BUILDING CODE - SECTION R703
5. PROVIDE 1/2" EXTERIOR DRYWALL OR 1/4" HARDI BOARD ON ALL EXTERIOR CEILINGS SURFACED WITH 1/4" CEMENTITIOUS COATING (TYP)

FOUNDATION:

1. CLEAN FILL OR STABILIZED EXISTING SOIL, COMPACTED TO 95% MODIFIED PROCTOR DENSITY PER ASTM.
2. SUBTERRANEAN TERMITE PROTECTION PER APPLICABLE BUILDING CODE IS REQUIRED
3. ALL FILL AREAS OF THE FOOTING/SLAB AREA SHALL BE FDOT CLASS "A" AND SHALL BE COMPACTED IN A MAXIMUM OF 12" LIFTS TO 95% RELATIVE DENSITY
4. ALL FOOTINS/SLAB AREAS SHALL HAVE A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF
5. CONCRETE IN SLABS AND FOOTINGS SHALL BE A MINIMUM OF 6" ABOVE FINISHED GRADE
6. FOOTINGS SHALL BE REINFORCED WITH, GRADE 60 BARS AS INDICATED. ALL BARS SHALL CONFORM TO ASTM SERIAL DESIGNATION A305, BE CLEAN, AND FREE FROM RUST AND SCALE SPLICES SHALL OVERLAP A MINIMUM OF 25"
7. ALL FLOOR SLABS SHALL BE MINIMUM OF 4" THICK CONCRETE REINFORCED WITH 6"X6"X10/10 WWM ON 6 MIL POLYETHYLENE VAPOR BARRIER.
8. EXTEND SLAB AND PROVIDE RECESS PER MFG SPECS TO RECEIVE SLIDING GLASS DOOR TACKS. SEE PLAN FOR LOCATIONS.
9. EXTEND SLAP FOR THRESHOLD PER MFG. SPECS AT ALL DOOR OPENINGS. SEE PLAN FOR LOCATIONS.
10. MISSING EMBEDDED STEEL MAY BE INSTALLED AS FOLLOWS W/ SIMPSON SET XP EPOXY; DRILL 3/4" FOR #5 OR 5/8" FOR #4 TO MINIMUM DEPTH OF 6" VON OR SPECIFIED BY MFG OR ENGINEER. CLEAN HOLE W/ OIL-FREE DOWEL, ROTATING SLOWLY, UNTIL FULLY SEATED, ALLOW TO CURE FOR 24 HOURS BEFORE APPLYING LOAD. ENGINEER SHOULD BE CONTACTED IF CONSECUTIVE EMBEDDED STEEL IS MISSING.
11. REFER TO ENGINEERS ANNOTATION, COMMENTS, DESIGN STATEMENT OR ANCHOR SCHEDULE FOR LOCATIONS OF EMBEDDED ANCHORS PRIOR TO INSTALLING CONCRETE. FOOTER AND WALL HEIGHT MAY BE STEPPED TO ADJUST FOR GRADE WHERE WALL HEIGHT OR FOOTER ELEVATION IS STEPPED - PROVIDED THAT CONTINUOUS HORIZONTAL REINFORCEMENT IS ALSO STEPPED FOUNDATION PLAN INDICATES REQUIRED LOCATIONS OF VERTICAL REINFORCEMENT AND FILLED CELLS.
12. ADDITIONAL VERTICAL REINFORCEMENT IS REQUIRED FOR STEM WALLS > (X) BLOCKS HIGH RETAINING SOIL.
13. ADDITIONS/EXPANSIONS - ELEVATION OF NEW FOOTING SHOULD BE POSITIONED AT SAME ELEVATION OR LOWER AS NOT TO INTRODUCE NEW LOADING ON EXISTING FOOTINGS

WOOD/LUMBER NOTES:

1. MOISTURE CONTENT <19% FOR LUMBER AND <16% FOR GLUE LAMINATED TIMBER
2. ALL LOAD BEARING OR STRUCTURAL WOOD MEMBERS TO BE #2 S.Y.P MIN. UNLESS NOTED OTHERWISE
3. NON-LOAD BEARING INTERIOR WALLS CAN BE #2 S.P.F
4. ALL EXTERIOR WOOD FRAME WALLS ARE TO BE BUILT AS SHEAR WALL OR SHEAR WALL SEGMENT. USE 15/32" CDX PLYWOOD WITH SPECIES OF PLIES HAVING g>/= 0.49 AND BE ATTACHED TO STUDS PER "SHEATHING NAILING SHCEDULE" U.N.O. TO ACHIEVE SHEAR WALL REQUIREMENTS
5. ALL EXTERIOR WALLS REQUIRE CONTINUOUS STRAPPING AS SHOWN
6. ALL DOUBLE TOP PLATES AT THE SHEAR AND BEARING WALLS SHALL HAVE MIN 4'-0" OVERLAP AND BE NAILED TOGETHER PER "SHEATHING NAILING SCHEDULE"

FRAMING TYPE / NAILING (NUMBER & TYPE) / NAIL SPACING:

DESCRIPTION	NAILING	SPACING
WALL FRAMING		
TOP PLATE TO TOP PLATE (FACE NAILED)	2-16d	PER FOOT
TOP PLATE AT INTERSECTIONS (FACE NAILED)	4-16d	PER FOOT
STUD-TO-STUD (FACE NAILED)	2-16d	24" O.C.
TOP OF BOTTOM PLATE TO STUD (END NAILED)		SEE DRAWINGS
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST, OR BLOCKING (FACE NAILED)	2-16d	PER FOOT
HEADER TO HEADER (FACE NAILED)	16d	16" O.C. ALONG EDGES
ROOF FRAMING		
RAFTER TO TOP PLATE / CEILING JOIST TO TOP PLATE / CEILING JOIST TO PARALLEL RAFTER / CEILING JOISTS LAPS OVER PARTITIONS / COLLAR TIE TO RAFTER		SEE DRAWINGS
BLOCKING TO RAFTER	2-8d	EACH END
RIM BOARD TO RAFTER	2-16d	EACH END
ROOF SHEATHING		
WOOD STRUCTURAL PANELS	8d RING-SHANK	PER DRAWINGS
WALL SHEATHING		
WOOD STRUCTURAL PANELS	10d RING-SHANK	PER DRAWINGS
DIAGONAL BOARD SHEATHING, 1"x6", 1"x8"	2-8d	PER SUPPORT
GYPSUM BOARD / HARDI BOARD / PARTICLE BOARD PANELS		PER MFG SPECS
FLOOR FRAMING		
JOIST TO SILL	4-8d	PER JOIST
BRIDGING TO JOIST (TOE NAILED)	2-8d	EACH END
BLOCKING TO JOIST (TOE NAILED)	2-8d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE NAILED)	3-16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE NAILED)	3-16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE NAILED)	3-8d	PER JOIST
BAND JOIST TO JOIST (END NAILED)	3-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE NAILED)	2-16d	PER FOOT
FLOOR SHEATHING		
WOOD STRUCTURAL PANEL <1"	8d	6" EDGE/12" FIELD
DIAGONAL BOARD SHEATHING 1"x6" OR 1"x8"	2-8d	PER SUPPORT
DIAGONAL BOARD SHEATHING 1"x10" OR WIDER	3-8d	PER SUPPORT
CEILING SHEATHING		
GYPSUM WALLBOARD	5D COOLERS	7" EDGE/10" FIELD

CONNECTION HARDWARE:

1. ALL CONNECTION HARDWARE TO BE SIMPSON (OR EQUIVALENT) AND INSTALLED PER MANUF. RECOMMENDATIONS.
2. ALL CONCRETE ANCHORS TO MEET CRITICAL EDGE DISTANCES AND SPACING TO ACHIEVE FULL CAPACITY UNLESS SPECIFICALLY NOTED OTHERWISE
3. CONTINUOUS STRAPPING REQUIRED FOR EXTERIOR STUD FRAMED STRUCTURES - SEE DETAILS
4. CONCRETE ANCHORS MAY BE USED TO ADD STRAP IF EMBEDMENT WAS MISSED AT CONCRETE POUR - ADDED STRAP MUST MEET OR EXCEED ORIGINAL SPECIFIED
5. IF J-BOLT IS MISSING USE 5/8" TITEN HD WITH 2" PAN WASHER WITH 5" MINIMUM EMBEDMENT. (ENGINEER SHOULD BE CONTACTED IF CONSECUTIVE EMBEDDED STEEL IS MISSING).

TRUSSES:

1. TRUSSES TO BE DESIGNED AND CERTIFIED FOR WIND LOADS BY TRUSS MFG.
2. TRUSSES TO BE INSTALLED PER MANUF INSTALLATION INSTRUCTIONS
3. TRUSS SUPPORTS TO BE SPECIFIED BY TRUSS MFG. ALL ROOF TRUSS HANGERS TO BE SIMPSON HUS26 OR EQUIVALENT UNLESS OTHERWISE NOTED. ALL FLOOR TRUSS HANGERS TO BE SIMPSON TH4422 OR EQUIVALENT UNLESS OTHERWISE NOTED.
4. UPLIFT RESISTANCE TO BE INSTALLED AS NOTED IN DRAWINGS
5. REFER TO HIB 91 (RECOMMENDATIONS FOR HANDLING, INSTALLATION, AND TEMPORARY BRACING) REFERENCE TO ENGINEERED DRAWINGS FOR PERMANENT BRACING REQUIRED.

ROOFING:

1. ALL ROOF STRUCTURE MEMBERS (INCLUDING: SOFFIT, FASCIA, FLASHING, DRIP-EDGE, MOISTURE BARRIERS, SHINGLES, TILE AND METAL SHEATHING) SHALL BE INSTALLED IN COMPLIANCE WITH APPLICABLE BUILDING CODE
2. FASTENERS: TO BE CORROSION RESISTANT CONFORMING TO THE APPLICABLE BUILDING CODE SECTIONS R904 & R905 AND ALL CODES REFERENCED WITHIN
3. ALL APPROVED ROOF COVERINGS ARE TO CONFORM TO THE APPLICABLE BUILDING CODE SECTIONS R904 & R905 AND SUBSECTIONS RESPECTIVELY AND TO ALL CODES REFERENCED WITHIN.
4. ROOFING TO BE INSTALLED PER MANUF. RECOMMENDATIONS OVER 30 LB FELT OR SA MEMBRANE ON 15/32" CDX PLYWOOD OR OSB SHEATHING.

RENOVATIONS/ADDITIONS - BRACING/SUPPORT OF EXISTING STRUCTURE:

1. BRACING/SUPPORT OF EXISTING STRUCTURE IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. BRACING/SUPPORT SHOULD NOT BE REMOVED UNTIL REPAIR DETAILS ARE COMPLETE EXTERIOR FINISHES:
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF EXISTING EXTERIOR/INTERIOR COVERINGS TO ENSURE ATTACHMENT TO EXISTING STRUCTURE IS INSTALLED WITH FASTENER ENBEDMENT/PENETRATION AS SPECIFIED
3. APPROPRIATE SEQUENCING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR U.N.O.

ELECTRICAL NOTES:

1. ALL ELECTRICAL SERVICE TO BE PERFORMED BY A LICENSED FLORIDA ELECTRICIAN. PANEL LOCATION TO BE DETERMINED BY BUILDER AND ELECTRICIAN.
2. ALL SMOKE DETECTORS TO BE INTERCONNECTED PER LATEST NFPA
3. CIRCUITS FOR OUTLETS AND SMOKE DETECTORS TO HAVE AFCI PROTECTION PER LATEST APPLICABLE NEC & NFP
4. SUPPORT BOXES FOR CEILING FANS TO BE LISTED IN NEC
5. CIRCUITS REQUIRE TAMPER RESISTANT RECEPTACLES UNLESS ABOVE 66" A.F.F. OR IF BEHIND MAJOR ELECTRICAL APPLIANCES PER LATEST NEC
6. FOR ADDITIONS AND ALTERATIONS - SMOKE DETECTORS WILL BE INSTALLED IN ANY EXISTING RESIDENCE IF NOT CURRENTLY INSTALLED AS REQUIRED PER THE APPLICABLE BUILDING CODE SECTION R314
7. FOR ADDITIONS AND ALTERATIONS - CARBON MONOXIDE DETECTORS WILL BE INSTALLED IN ANY EXISTING RESIDENCE IF NOT CURRENTLY INSTALLED AS REQUIRED PER THE APPLICABLE BUILDING CODE - SECTION 315

WINDOWS & DOORS:

1. PRESSURES ON EXTERIOR OPENINGS HAVE BEEN PROVIDED IN DRAWINGS. ATTACHMENT TO STRUCTURE PER MANUFACTURER'S RECOMMENDATIONS TO RESIST LOADING (CONSIDERING EDGE DISTANCE REDUCTIONS) IS REQUIRED
2. ALL FIXED GLASS AND/OR OPERABLE WINDOWS OR OTHER GLAZING TO BE SAFETY GLASS AS REQUIRED AND DEFINED IN THE FBC - RESIDENTIAL SECTION R308
3. ALL BEDROOM WINDOW SHALL MEET MINIMUM EGRESS REQUIREMENT PER APPLICABLE BUILDING CODE SECTION R310. FOR FRONT ENTRY USE 3'-0" MINIMUM DOOR OR (2) 3'-0" DOORS UNLESS

RESIDENTIAL WOOD DECKS:

1. DECK SURFACES >30" FROM GRADE REQUIRE MIN. 36" TALL GUARDRAIL
2. GUARD RAIL TO RESIST 200 LB CONCENTRATED LOADS SPECIFIED BY IBC/IRC
3. OPENING SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE
4. DIAGONAL BRACING REQUIRED FOR DECKS >2' ABOVE GRADE
5. WOOD: ALL LUMBER TO BE #2 GRADE SYP - PRESSURE TREATED (PT)
   a. MINIMUM POST REQUIREMENTS: 6x6 FOR DECK SUPPORT, 4x4 GUARD POST
6. DECKING
   a. 5/4" RADIUS EDGE SOUTHERN PINE DECKING OR EQUIVALENT
   b. ATTACHMENT: (2)-8d RINK SHANK OR (2) #8 SCREWS
   c. ORIENTATION: PERPENDICULAR OR 45 DEGREES TO JOISTS
   d. BEARING ON 3 JOISTS MINIMUM
7. FASTENERS
   a. NAILS: ASTM F 167 - THREADED NAILS INCLUDING HELICAL (SPIRAL) AND ANNULAR (RING SHANK)
   b. SCREWS ANSI/ASME B18.6.1
   c. ½" BOLTS/LAGS PER NAS/ASME B18.2.1 - EDGE DISTANCE AND SPACING BASED ON DIA.
   d. CORROSION RESISTANCE FOR SCREWS, BOLTS & NAILS: HOT DIPPED GALVANIZED; STAINLESS
   e. HANGERS AND ANCHORS: GALVANIZED OR STAINLESS
   f. SALTWATER EXPOSURE: STAINLESS
   g. FLASHING: NOMINAL 0.019" MIN.

PROJECT

SHED

Irondale ST,
Deltona, FL 32738

FOR

Bishnu Verman

CONSULTANTS

AsBuilt Florida
1345 N. Shadow Ridge Drive
Deltona, FL 32725
O: (407) 879.3042

Full Professional Drafting Services

asbuilt.florida@gmail.com

PROJECT CODE	0186
Arch Design Manager	WG
Designer	SS
DATE	02/18/2025

ISSUED FOR:	Y	N
INFORMATION	☐	☐
CREATIVE INTENT	☐	☐
PERMIT	■	☐
BID	■	☐
FACILITY INPUT	☐	☐
CONSTRUCTION	☐	☐

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DRAWING SCALE

North

SHEET TITLE

Details &
General Notes

SHEET NO.

A3