



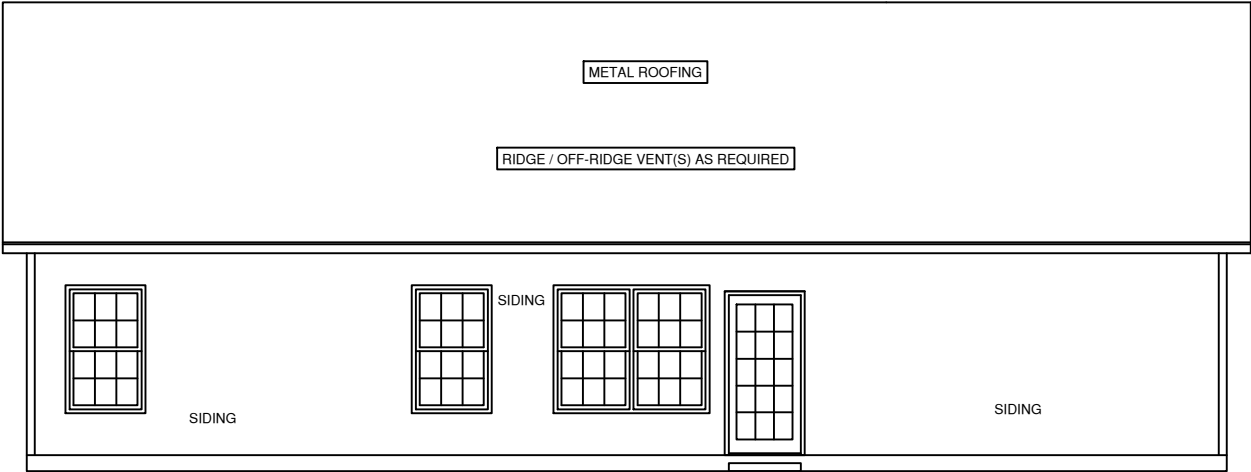
This item has been digitally signed and sealed by FRANK J SAPIENZA JR PE using Digital Signature.
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Signature/Seal on any sheet is valid only for the structural design, or to indicate conformance with the structural design.

FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Wind Load Analysis and Certification

Mayer Residence by Red Door Homes
2020 Florida Building Code section 1609 according to ASCE 7-16
Ultimate Design Wind Speed (Vult) = 130 MPH (3 second gust)
Nominal Design Wind Speed (Vasd)) = 101 MPH
Risk Category = II
Exposure Category = B, Enclosed Building
Applicable Internal Pressure Coefficient = .18
Design Wind Pressure for use of External Components (Components and Cladding)= +32.1psf, -43.3psf
Overhead Garage Door: +15.2psf, -16.9psf



REAR ELEVATION
SCALE: 1/8" = 1'-0"

MAYER

GENERAL NOTES

1.) MAIN FLOOR PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE.

2.) OPTIONAL BONUS PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE.

3.) INTERIOR & EXTERIOR WALLS TO BE DRAWN @ 3 1/2" UNLESS NOTED OTHERWISE.

4.) ALL ANGLES TO BE DRAWN AT 45° OR 90° UNLESS NOTED OTHERWISE.

5.) WINDOW HEADER HEIGHT TO BE SET @ 6'-11" UNLESS NOTED OTHERWISE. HEADER SIZE AND MATERIAL TO BE DETERMINED & VERIFIED BY FRAMER, BUILDER, TRUSS SHOP OR BY A LICENSED ENGINEER.

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11.) LOCAL, STATE AND NATIONAL CODES TAKE PRECEDENCE OVER DRAWINGS.

12.) BUILDER TO VERIFY ALL DIMENSIONS.

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RED DOOR
homes

SQUARE FOOTAGE CHART

MAIN FLOOR AREA TO FRAMING:	1704
TOTAL HEATED & COOLED TO FRAMING:	1704
GARAGE AREA TO FRAMING:	457
FRONT PORCH AREA:	33
TOTAL UNDER BEAM AREA	2194

SUBDIVISION NAME:

XXXXXXXXXX

CITY:

XXXXXXXXXX

PHASE:

XXXXXXXXXX

BLOCK:

XXXXXXXXXX

LOT:

XXXXXXXXXX

DRAFTING DATES:

MASTER DATE: 8.23.22

PRELIMINARY: 8.22.22 GC

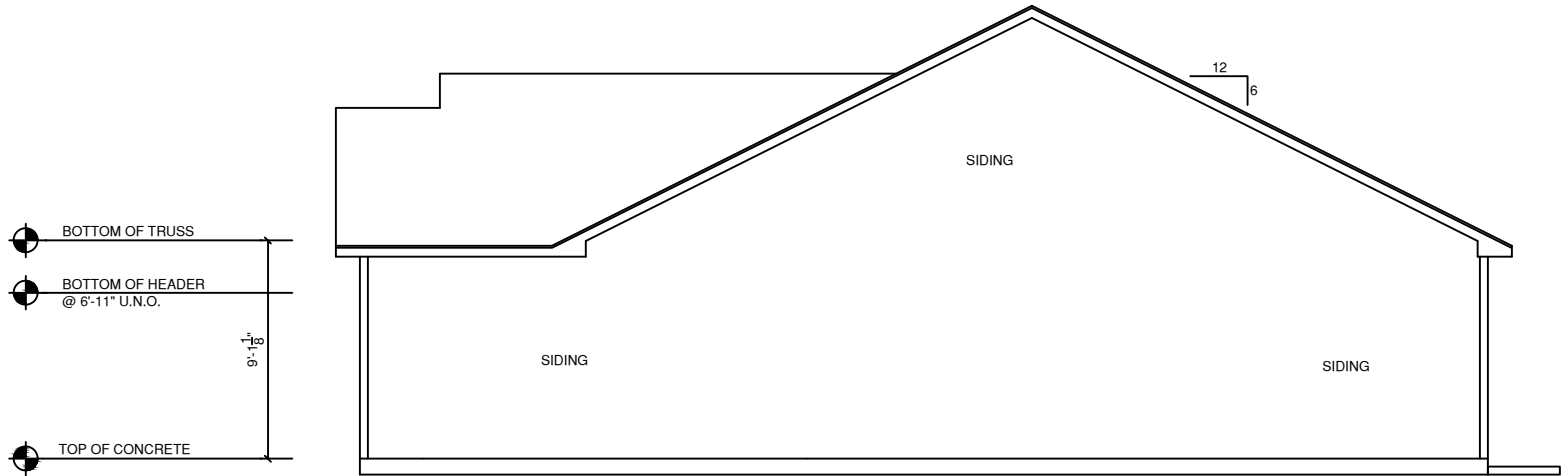
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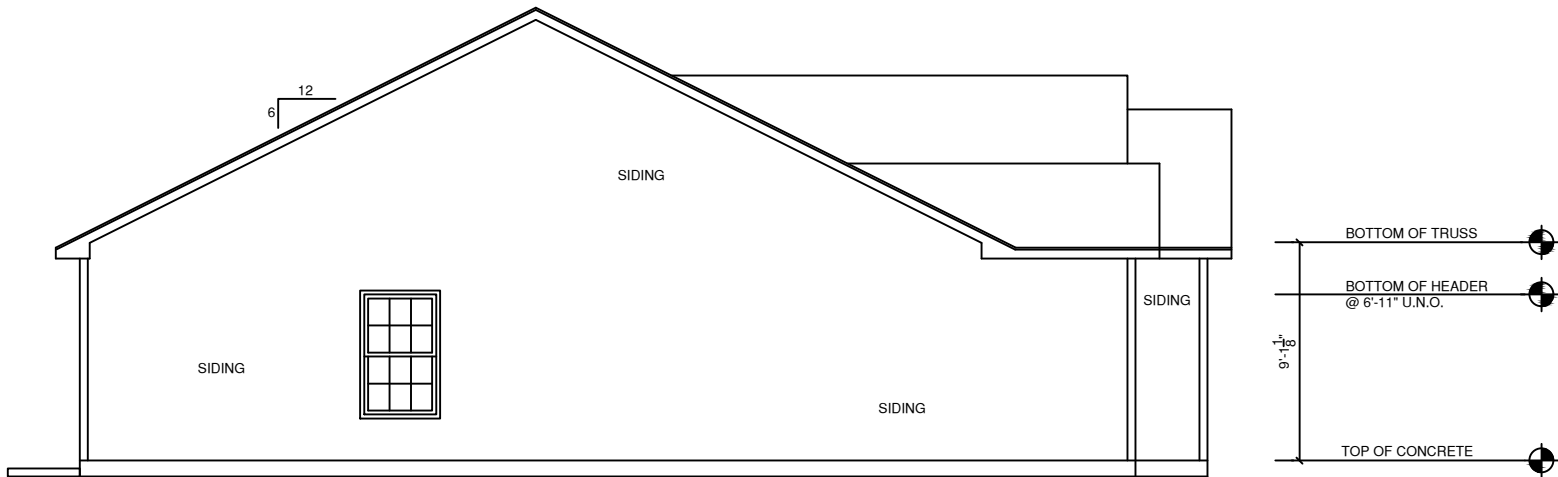
Front & Rear Elevations

LITCHFIELD
"Classic"

CEMENT LAP SIDING



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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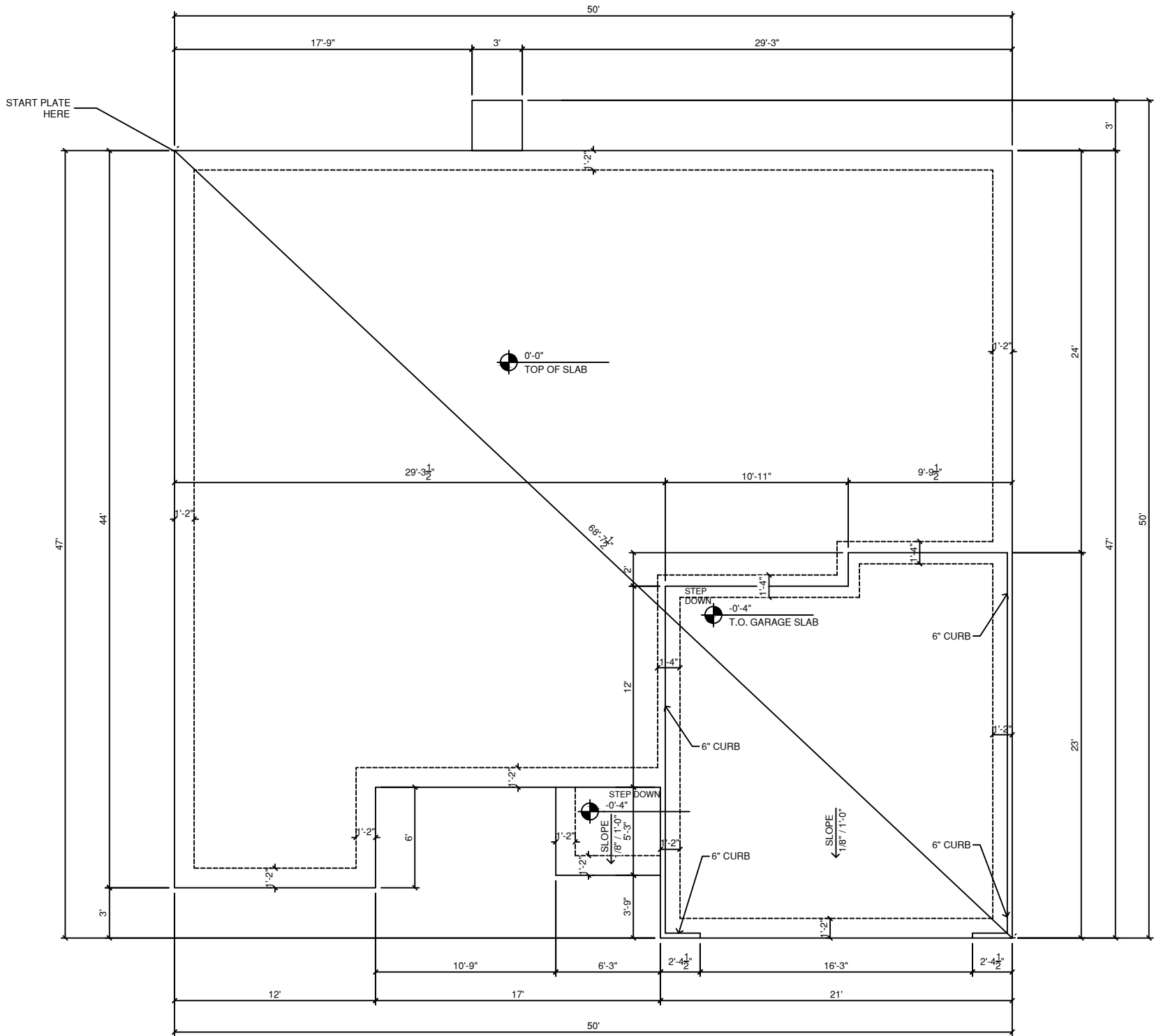
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Right & Left Elevation

LITCHFIELD
"Classic"



MONOLITHIC FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

Footings and Foundations (Based on Truss Engineering)
20" deep x 14" wide monolithic with 2-#5's, Continuous, 3000 psi Concrete
Garage Mono: depth of garage mono footer shall be a min of 18" below the garage slab and any curb shall be a min of 6" wide and a maximum of 6" deep or 8" wide and 8" deep. Any curb deeper than this requires special engineering design.
or: 20" Wide x 10" Deep 3000 psi Concrete Strip Footing with 2-#5's, Continuous
8"x8"x16" Concrete Masonry Stenwall, Minimum 2 Courses, Maximum 4 Courses, Fully Grouted, except sections over 3 courses need only cells with rebar to be grouted. 1-#5 Vertical Dowel at Corners and 6'-0" O.C. (10" hook top and bottom) (min 25" lap all #5 rebar) Max distance between top of garage floor and top of stenwall = 18" (1) #5 continuous top course. All 4" slabs requires 6x6 WWM
Interior footers: 16" wide by 10" deep (including 4" slab) with 2-#5's, Continuous.
Note: It is the contractors responsibility to install all necessary interior footers per truss manufacturers requirements based on the attached truss layouts.
Porch Footers: 16" deep x 14" wide monolithic with 2-#5's, Continuous or see above or: 8" wide by 8" deep bell footing with 1-#5, Continuous with minimum of 30"x30" x 15" pad under each post (w/ 3- #5 each way)
Note: footer design based on continuous bearing. Footers for any concentrated loads greater than 10,000 lbs must be reviewed with windload engineer. Movement – The information presented in this document is not calculated or intended for the use or purpose of mitigating or addressing unsuitable soils or subsurface conditions in any way or manner, whatsoever.

MAYER

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Monolithic Foundation Plan

LITCHFIELD

"Classic"



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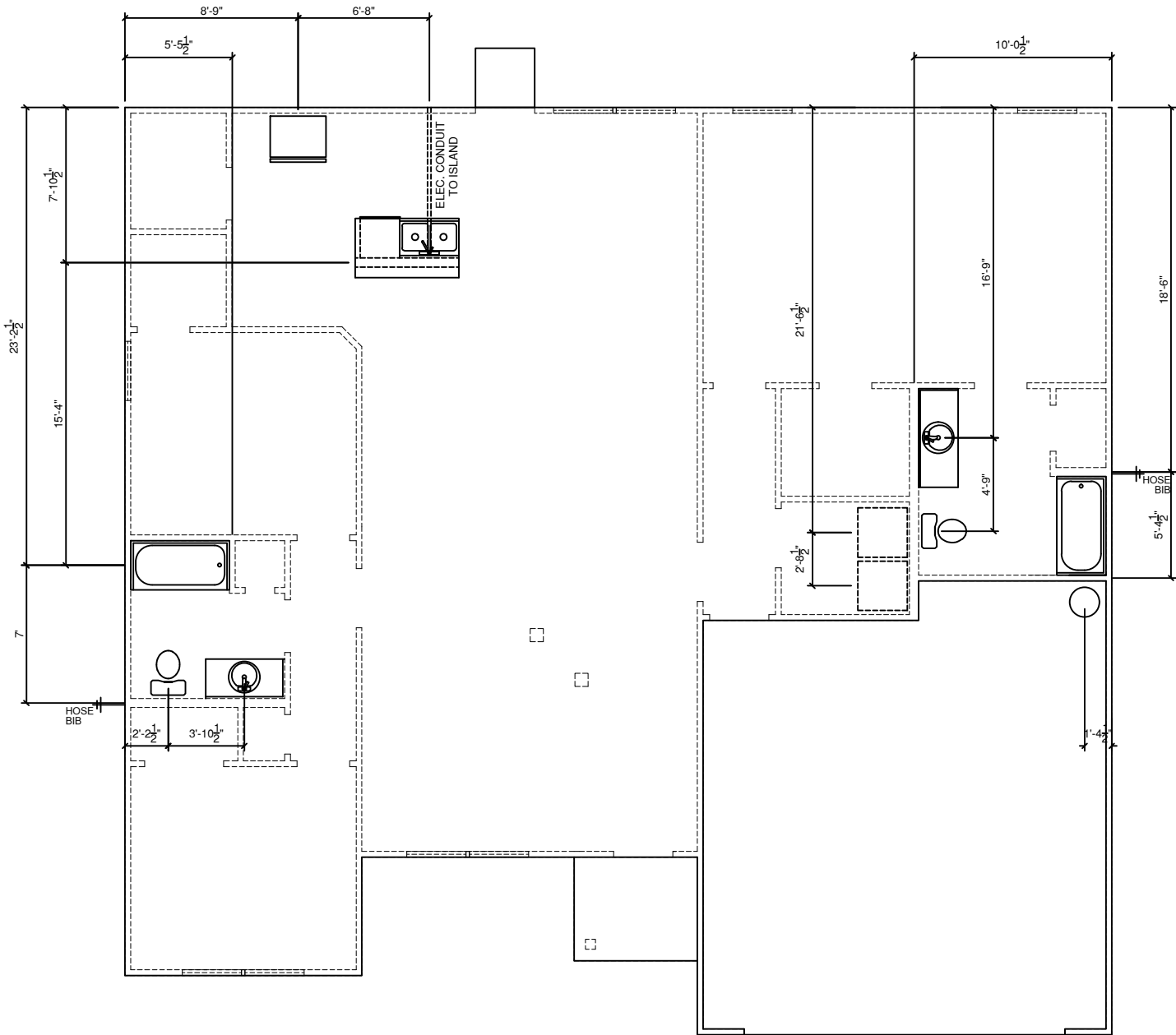
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J-Bolt Location Plan

LITCHFIELD
"Classic"

NOTE: DIMENSIONS TO THE
CENTER OF PLUMBING FIXTURES
AND WALLS



PLUMBING PLAN
SCALE: 1/8" = 1'-0"

MAYER

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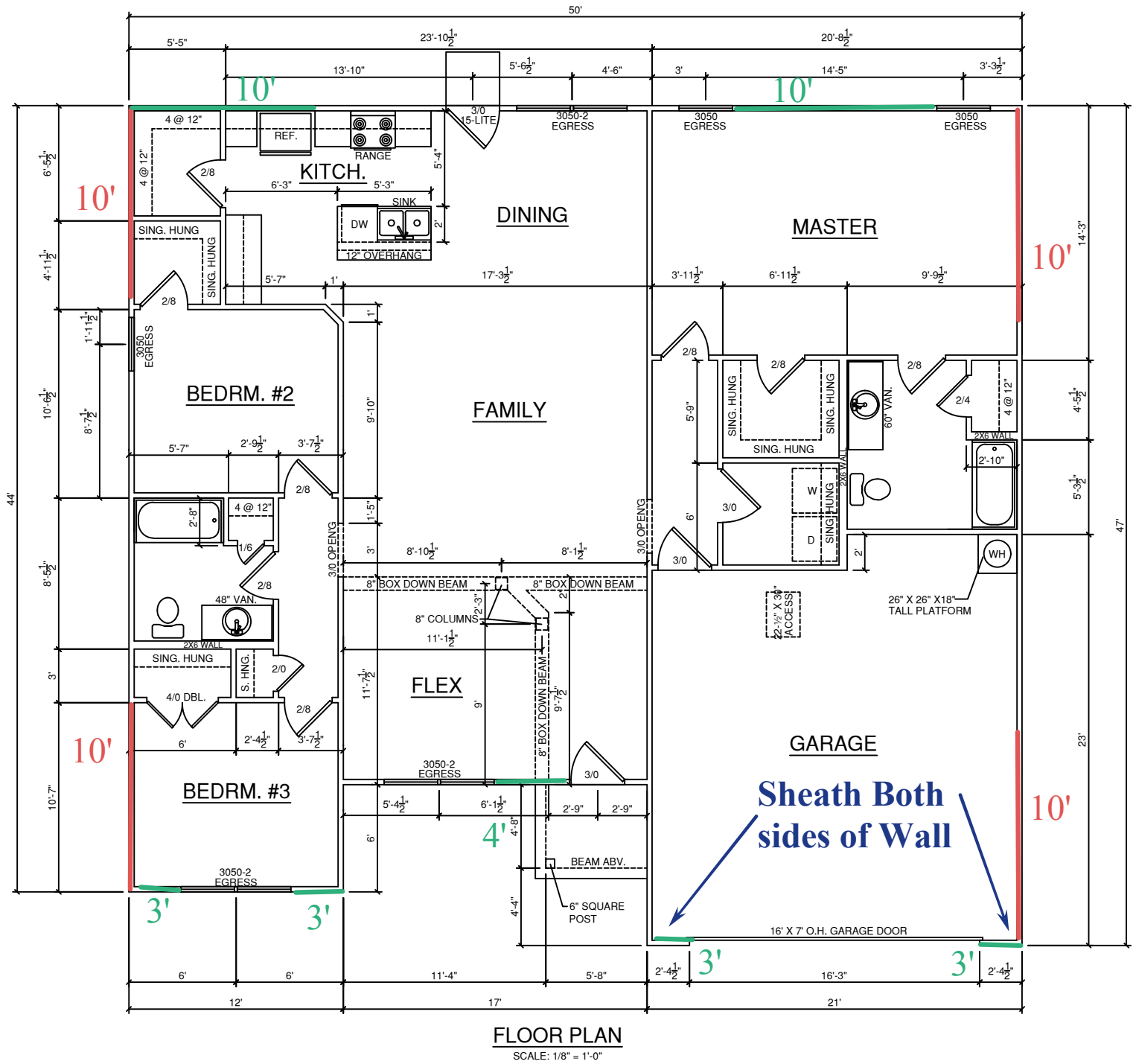
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Plumbing Plan

LITCHFIELD
"Classic"

9'-0" CEILING FINISH THROUGHOUT



Trans.S.W. = 40'

Long S. W. = 36'

Sheath Both
sides of Wall

MAYER

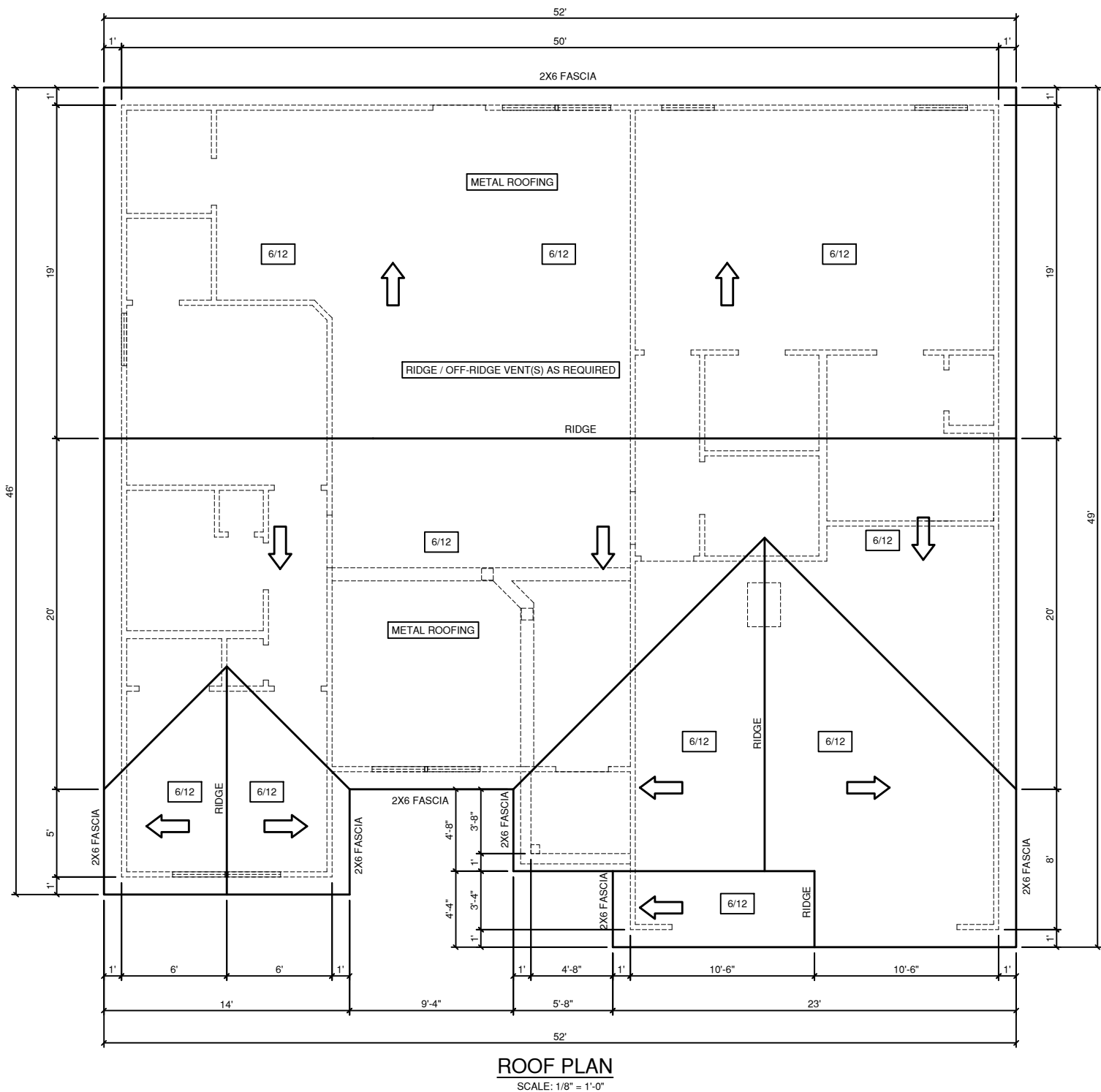
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Floor Plan	
LITCHFIELD "Classic"	



Attic Vent Calculation					
Attic Area	2194 ÷	300	=	7.31333	
Vent Area Required	7.3133 ÷	2	=	3.65667	
Locate in upper 1/2	3.6567 ÷	0.72	=	5.0787	
4 ft off Ridge vents	5				

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Roof Plan	
LITCHFIELD "Classic"	

ELECTRICAL SYMBOLS

	RECEPTACLE, PHONE
	RECEPTACLE, CABLE
	DOOR BELL CHIMES
	SMOKE/CARBON DETECTOR (S.D.)
	DUPLEX OUTLET
	220 VOLT RECEOTICAL
	GROUND FAULT INTER. OUTLET
	WATER PROOF OUTLET
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	LIGHT, SURFACE MOUNTED
	LIGHT, WALL MOUNTED
	LIGHT, FLUORESCENT BOX
	LIGHT, TRACK LIGHTING
	FAN, EXHAUST
	FAN, CEILING FAN W/LIGHT

ELECTRICAL NOTES

1. ALL ELECTRICAL TO MEET N.E.C.

2. PROVIDE 200 AMP SINGLE PHASE SERVICE.

3. PROVIDE ALL COPPER WIRING.

4. CONTRACTOR TO CONNECT ALL FIXTURES AND APPLIANCES.

5. CONTRACTOR TO HAVE VALID LICENSE TO DO ELECTRICAL WORK

6. PROVIDE #5 REBAR ELECTRICAL GROUND TO FOUNDATION STEEL

7. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQ. BY NATIONAL FIRE PROTECTION ASSOC. (NFPA) AND MEETING THE REQUIRMENTS OF ALL GOVERNING CODES.

8. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQ. BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIRMENTS OF ALL GOVERNING CODES.

9. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTICALS AT THE FOLLOWING HEIGHTS A. F. .:

SWITCHES

42"

OUTLETS

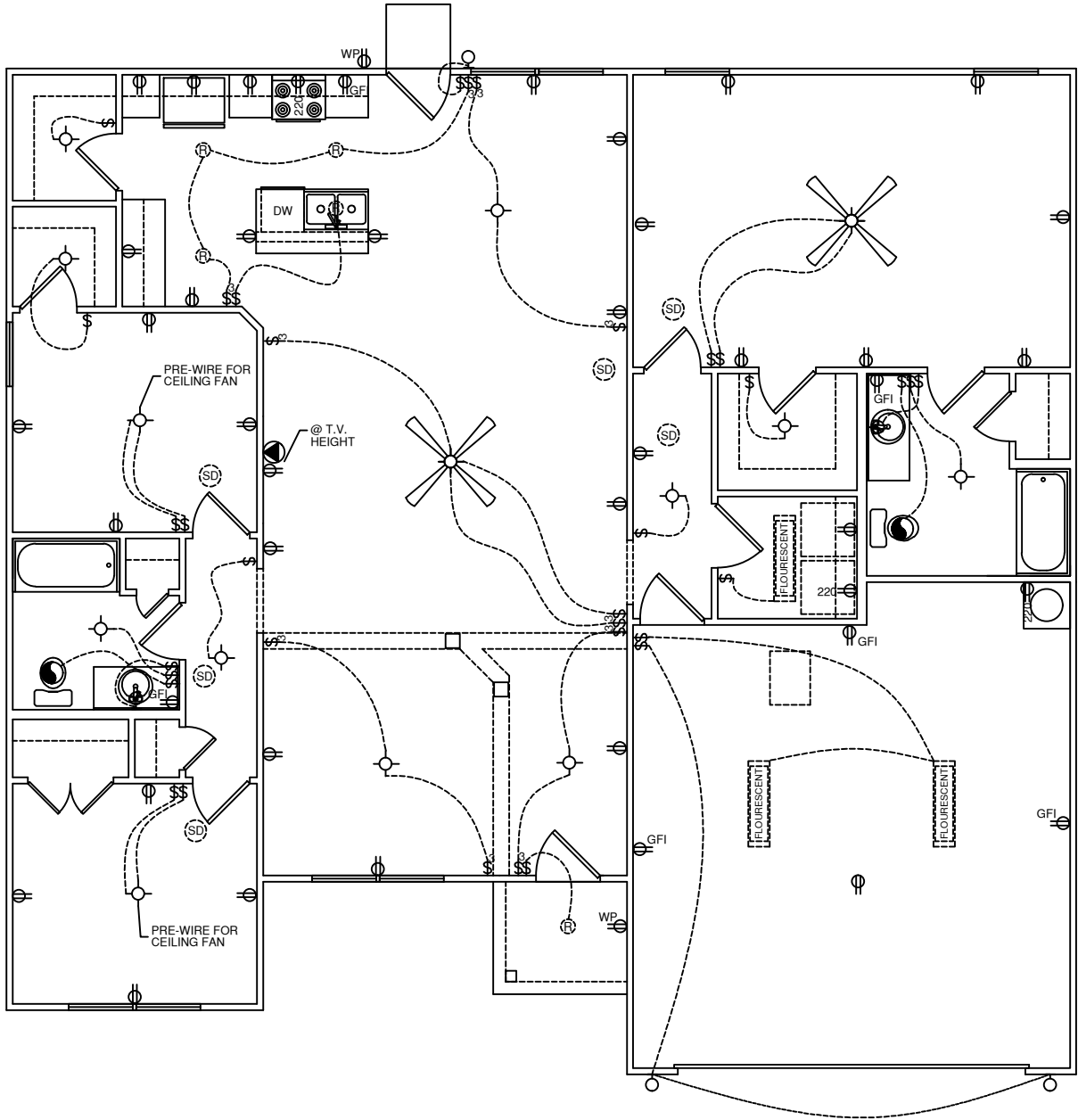
14"

TELEPHONE

14"

TELEVISION

14"



ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

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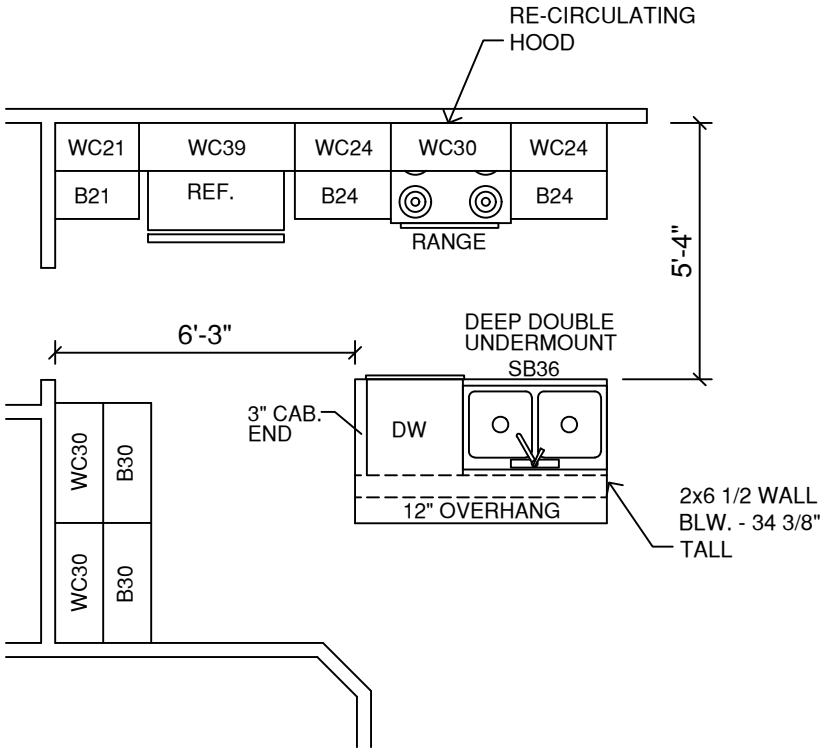
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Electrical Plan

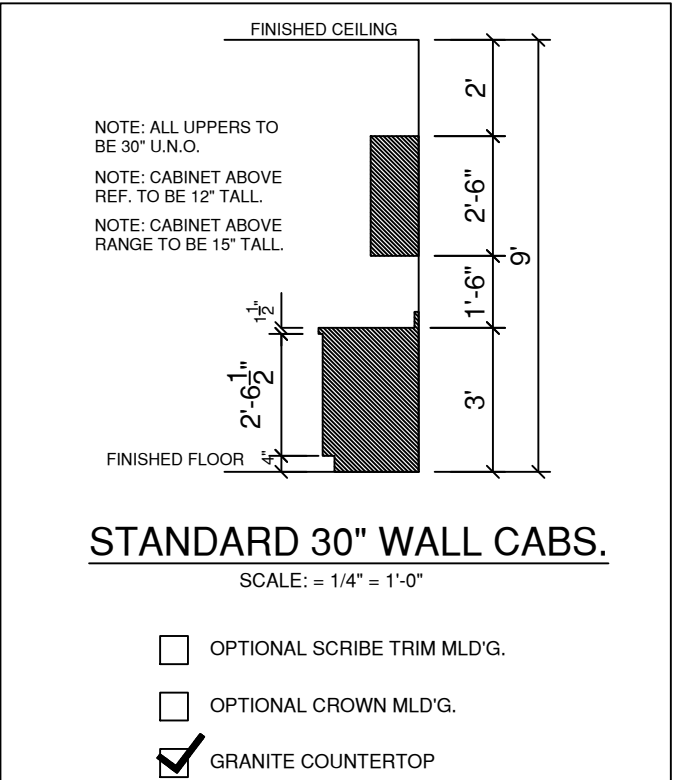
LITCHFIELD
"Classic"

LEVEL 2 APPLIANCE PACKAGE



KITCHEN PLAN

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



STANDARD 30" WALL CABS.

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

- ☐ OPTIONAL SCRIBE TRIM MLD'G.
- ☐ OPTIONAL CROWN MLD'G.
- ☒ GRANITE COUNTERTOP

CABINET LEGEND

- B: BASE CABINET
- WC: WALL CABINET
- CBC: CORNER BASE CABINET
- CWC: CORNER WALL CABINET
- SB: SINK BASE CABINET
- FSB: FARMHOUSE SINK BASE

JOB# 12-192
MAYER

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- 2.) OPTIONAL BONUS PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE.
- 3.) INTERIOR & EXTERIOR WALLS TO BE DRAWN @ 3 1/2" UNLESS NOTED OTHERWISE.
- 4.) ALL ANGLES TO BE DRAWN AT 45° OR 90° UNLESS NOTED OTHERWISE.
- 5.) WINDOW HEADER HEIGHT TO BE SET @ 6'-11" UNLESS NOTED OTHERWISE. HEADER SIZE AND MATERIAL TO BE DETERMINED & VERIFIED BY FRAMER, BUILDER, TRUSS SHOP OR BY A LICENSED ENGINEER.
- 6.) SIZE, LOCATION AND MATERIALS OF BEAMS TRUSSES, GIRDERS AND HEADERS TO BE DETERMINED & VERIFIED BY BUILDER, FRAMER TRUSS SHOP OR LICENSED ENGINEER.
- 7.) FOOTER SIZE, MATERIAL & LOCATIONS TO BE VERIFIED AND DETERMINED BY BUILDER, FOOTER CONTRACTOR OR LICENSED ENGINEER.
- 8.) ROOF VENTELLATION TO BE DETERMINED & VERIFIED BUILDER, ROOFING CONTRACTOR OR LICENSED ENGINEER.
- 9.) ALL MECHANICAL SYSTEMS DESIGNS, LOCATIONS AND SIZING TO BE DETERMINED & VERIFIED BY BUILDER, APPROPRIATE TRADE CONTRACTOR AND OR LICENSED ENGINEER.
- 10.) BUILDER RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL LOCAL, STATE & NATIONAL CODES.
- 11.) LOCAL, STATE AND NATIONAL CODES TAKE PRECEDENCE OVER DRAWINGS.
- 12.) BUILDER TO VERIFY ALL DIMENSIONS.

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NORTH FLORIDA



SQUARE FOOTAGE CHART

MAIN FLOOR AREA TO FRAMING:	1704
TOTAL HEATED & COOLED TO FRAMING:	1704
GARAGE AREA TO FRAMING:	457
FRONT PORCH AREA:	33
TOTAL UNDER BEAM AREA	2194

SUBDIVISION NAME:

XXXXXXXXXX

CITY:

XXXXXXXXXX

PHASE:

XXXXXXXXXX

BLOCK:

XXXXXXXXXX

LOT:

XXXXXXXXXX

DRAFTING DATES:

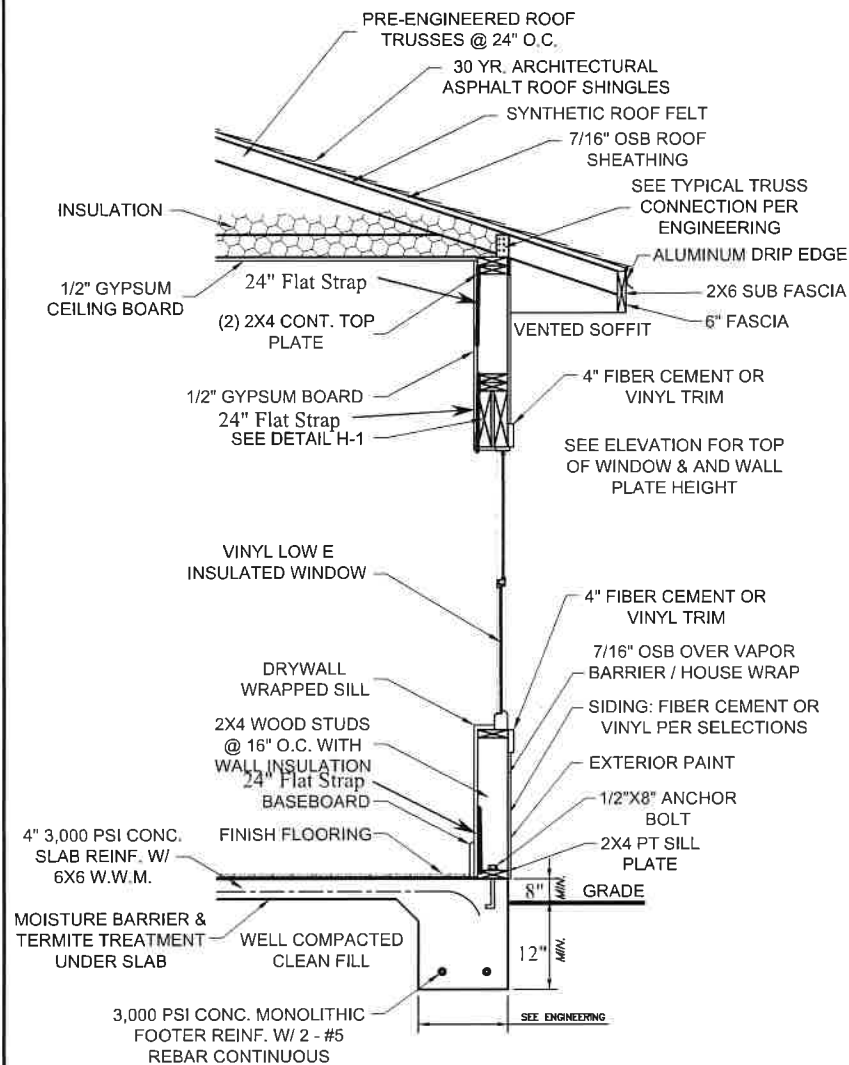
MASTER DATE: 8.23.22
PRELIMINARY: 8.22.22 GC
PERM:
FINAL:

Cabinet Layout

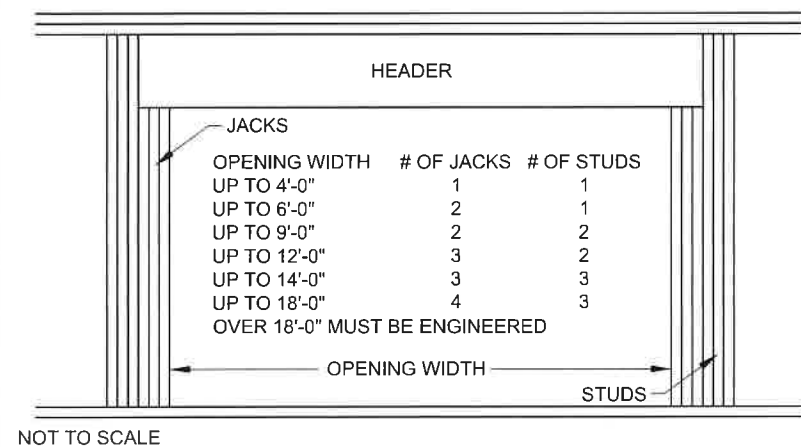
LITCHFIELD
"Classic"

TWS-1

TYPICAL WALL SECTION



NUMBER OF JACK AND STUD REQUIREMENTS PER OPENING WIDTH
2X4 OR 2X6 SPF #1&2 CONSTRUCTION - MAX WALL HEIGHT = 12'-0"
BASED ON 16" O.C. STUD SPACING



HOLD-DOWN TABLE

WOOD SECTIONS	UPLIFT FORCE LBS	TOP CONNECTOR SIMPSON**	RATING LBS	BOTTOM CONNECTOR SIMPSON**	RATING LBS
HEADERS					
	UP TO 455 LBS	LSTA9	775	H3	455
	UP TO 910 LBS	LSTA12	970	2-H3	910
	UP TO 1235 LBS	LSTA18	1235	LTT19	1350
	UP TO 1750 LBS	2-LSTA12	1940	LTT20	1750
	UP TO 2470 LBS	2-LSTA18	2470	HD2A-2.5	2565
	UP TO 2775 LBS	3-LSTA18	3705	HD2A-3.5	2775
	UP TO 3705 LBS	3-LSTA18	3705	HD5A-3	3705

TO DETERMINE UPLIFT FORCE ON HEADER AT EACH END, TOTAL THE UPLIFTS FOR EACH TRUSS RESTING ON THE HEADER AND DIVIDE BY 2 (ASSUMES UNIFORM LOAD) NOTE: MUST USE PROPER BOLT ANCHORS SUFFICIENT TO SUPPORT REQUIRED LOAD.

TRUSSES/GIRDERS - UPLIFT

UP TO 600 LBS - USE H2.5A TOP, NO SPECIAL DEVICE REQUIRED AT BOTTOM
600 LBS TO 990 LBS USE H10 TOP, NO SPECIAL DEVICE REQUIRED AT BOTTOM
UP TO 1215 LBS USE TS22 OR EQUIVALENT AT TOP AND LTT19 AT BOTTOM
UP TO 1750 LBS USE 2-TS22 OR EQUIVALENT AT TOP AND LTT20 AT BOTTOM
UP TO 2430 LBS USE 2-TS22 OR EQUIVALENT AT TOP AND HD2A AT BOTTOM
UP TO 3645 LBS USE 3-TS22 OR EQUIVALENT AT TOP AND HD5A AT BOTTOM

NOTE: IT IS THE CONTRACTORS RESPONSIBILITY TO USE PROPER ANCHOR BOLTS AND PROVIDE A CONTINUOUS LOAD PATH FROM TRUSS/RAFTER/RIDGE BEAM TO FOUNDATION

STRAP RAFTERS TO TRUSS OR AT EACH END WITH MIN UPLIFT RESISTANCE OF 450 LBS EACH END. STRAP RIDGE BEAM AT EACH END WITH MIN UPLIFT RESISTANCE OF 1800 LBS

NOTE: FOUR (4) 12d COMMON TOENAILS (2 ON EACH SIDE) REQUIRED PER TRUSS/RAFTER PER BEARING POINT INTO PLATE TO RESIST BOTH LATERAL LOADS (WALL TO TRUSS) AND TRANSVERSE LOADS (MAX PLATE HEIGHT = 12", NOT INCLUDING GABLE)

HORIZONTAL RESISTANCE (FROM TRUSS LOADS) - NOTE: THESE DEVICES ARE IN ADDITION TO REQUIRED TOENAILS

UP TO 110 LBS - USE H2.5A	NOTE: HARDWARE TO BE USED MUST SATISFY BOTH UPLIFT AND HORIZONTAL RESISTANCE. COMBINATION OF DEVICES IS ACCEPTABLE.
UP TO 525 LBS USE H10	
UP TO 1090 LBS USE H10 PLUS A23	

BEAM SEATS
POSTS

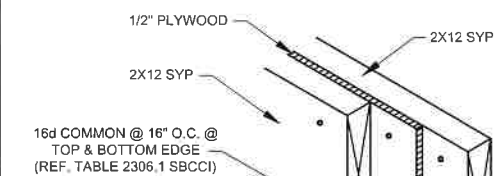
	TOP		BOTTOM	
	LSTA18*	1235	LTT19*	1350
	2-LSTA18	2400	ABU44* OR ABU66*	2200
	* OR PER TRUSS ENGINEERING		* MUST USE PROPER ANCHOR BOLTS	

STUDS

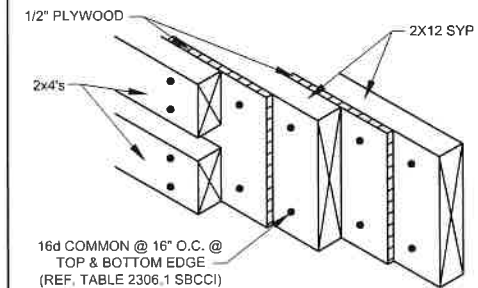
WALL SHEATHING NAILING ADEQUATE EXTERIOR WALLS BOTTOM (8d NAILS @ 3" O.C.)
WALL SHEATHING NAILING ADEQUATE EXTERIOR WALLS TOP (8d NAILS @ 3" O.C.) AS LONG AS SHEATHING COVERS TOP PLATE, OTHERWISE USE SP2 @ 32" O.C. IN ADDITION TO SHEATHING NAILING.
USE SP2 TOP AND SP1 BOTTOM EACH STUD AND ANCHOR BOLTS @ 32" O.C. FOR ALL INTERIOR LOAD BEARING WALLS THAT HAVE UPLIFT. INTERIOR ANCHOR BOLTS TO BE 1/2"x8" A307 OR 1/2"x6" WEDGE ANCHORS WITH 2" WASHERS

NOTE: ALL BEAMS MUST BE SHEATHED OR STRAPPED TO DOUBLE TOP PLATE (IF APPLICABLE) AN EQUIVALENT DEVICE OF SAME OR OTHER MANUFACTURERS CAN BE SUBSTITUTED FOR ANY OF THE DEVICES SPECIFIED ON THIS PAGE AS LONG AS IT MEETS THE REQUIRED LOAD CAPACITIES.
NOTE: FOR NAILING INTO SPF MEMBERS, MULTIPLY TABLE VALUES BY .86

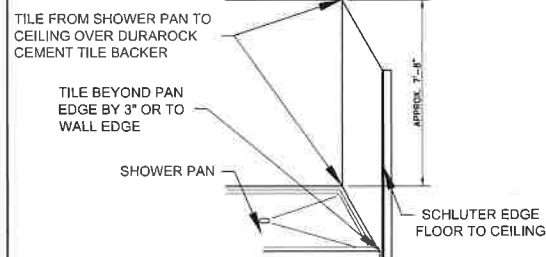
H-1

TYPICAL 2X4 WALL
HEADER DETAIL

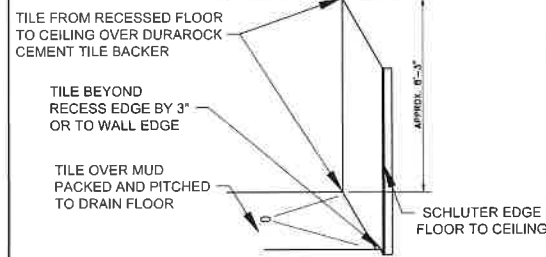
H-3

TYPICAL 2X6 WALL
HEADER DETAIL

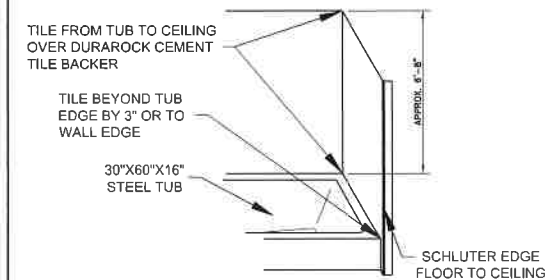
SP-1

TYPICAL SHOWER
PAN TILE DETAIL

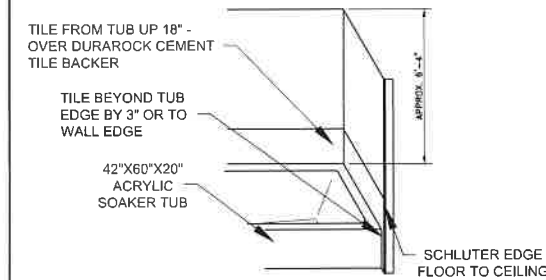
RS-1

TYPICAL RECESSED
SHOWER TILE DETAIL

BT-1

TYPICAL BATH TUB
TILE DETAIL

LT-1

TYPICAL LUXURY BATH
TUB TILE DETAIL

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RED DOOR
homes

DETAIL PAGE

SCALE (TYPICAL)

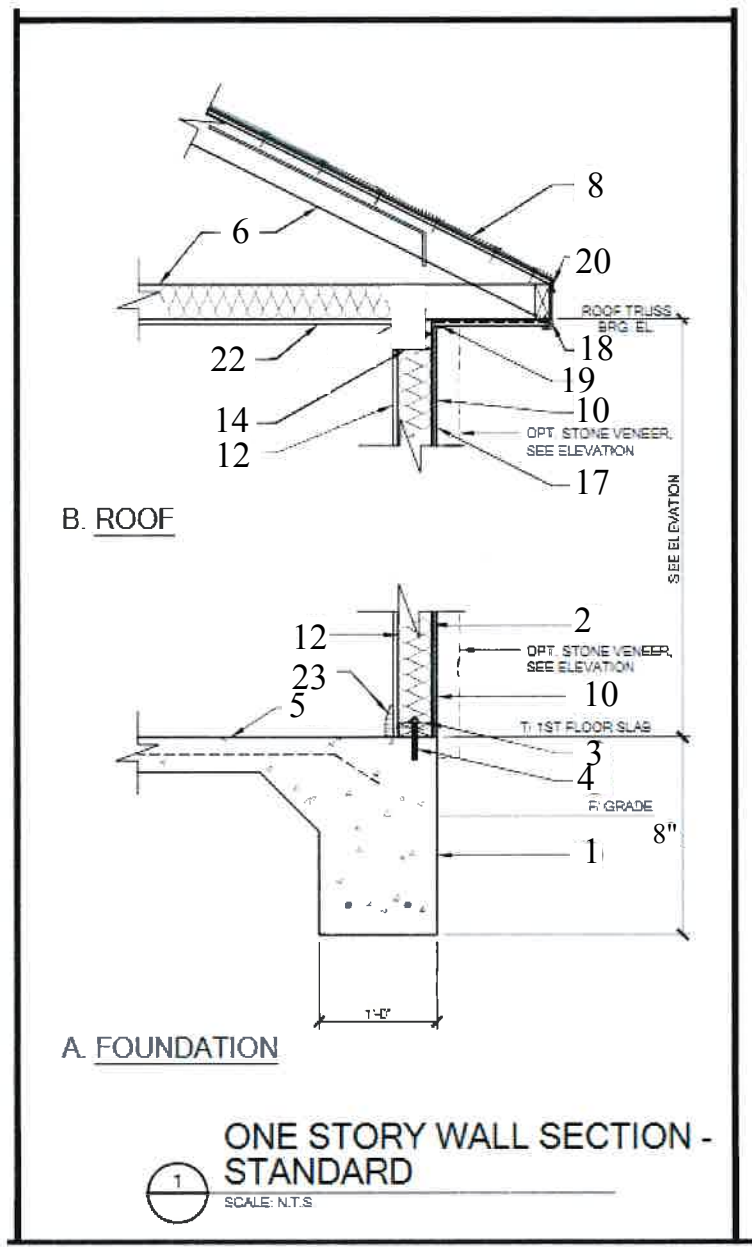
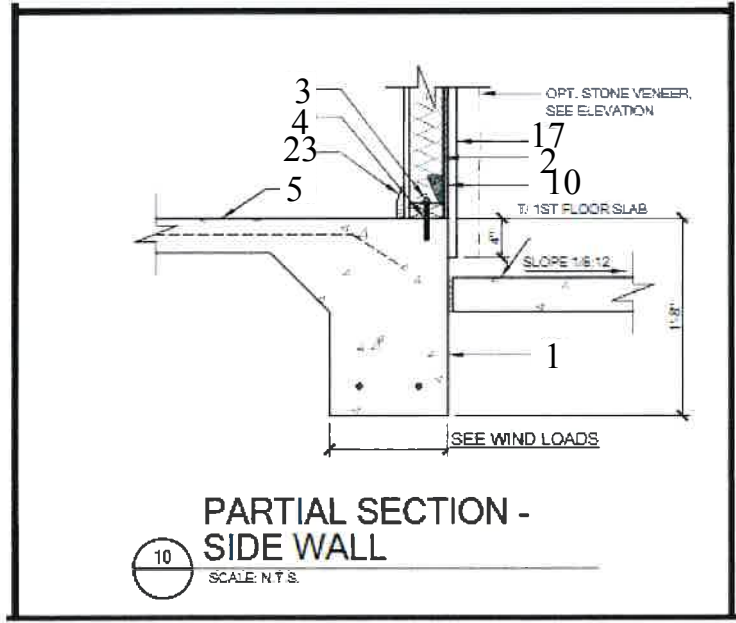
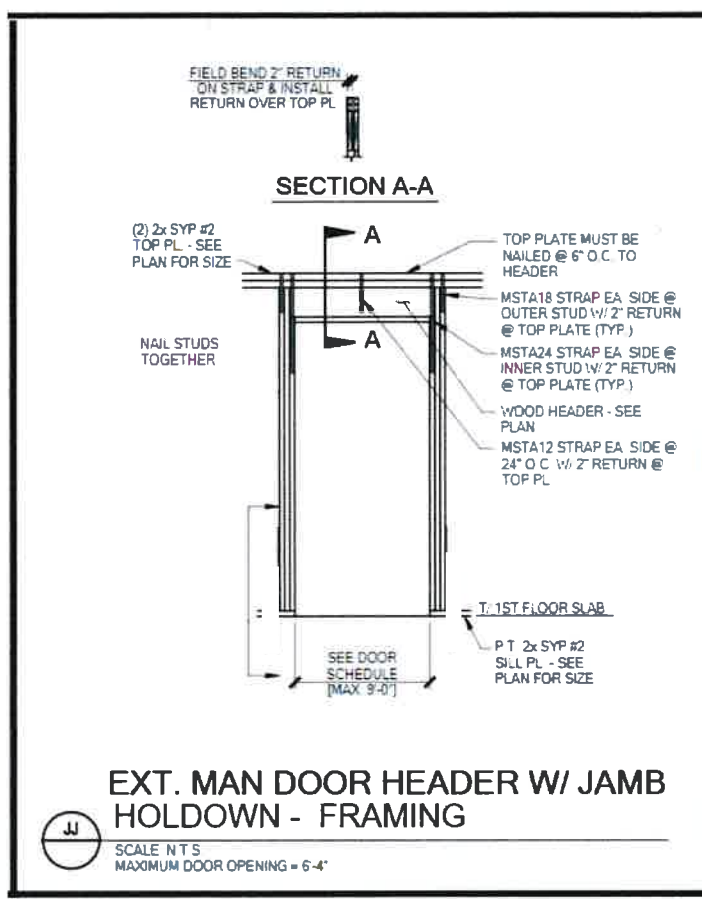
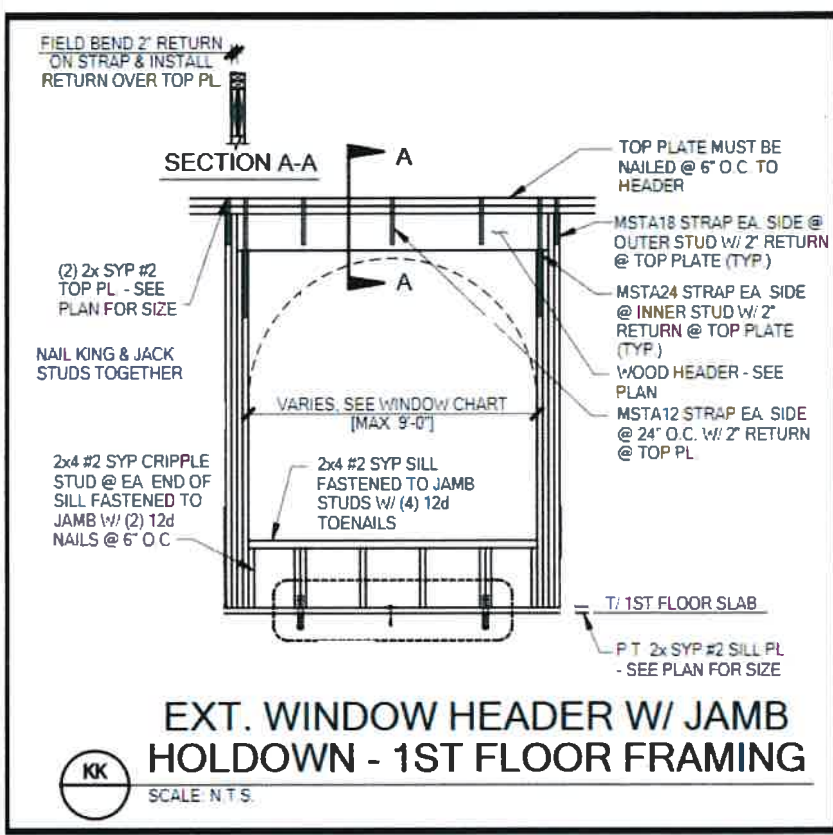
1/4" = 1'-0"

J.S.

PAGE

D

1



- WALL SECTION KEY NOTES**
1. MONOLITHIC CONCRETE FOUNDATION. SEE FOUNDATION PAGE.
 2. 2X4 SYP #2 WOOD WALL OR COLUMN. SEE PLAN FOR SIZE, SPACING & CONNECTORS.
 3. (1) p.l. #2 SYP 2X4 SILL PLATE (UNLESS NOTED).
 4. SEE WIND LOADS FOR TYPICAL SILL PLATE FASTENING - ANCHORS OR HOLD-DOWNS SHALL BE INSTALLED IN EVERY SEPARATE PIECE OF SILL PL.
 5. CONCRETE SLAB (SEE PLAN)
 6. PRE-ENGINEERED ROOF TRUSSES @ 24" O.C., MAX. INSULATION w/ OPEN BAFFLE @ A/C SPACE LOCATIONS
 7. CONT. 2x4 SYP #2 PLATE FASTENED TO TOP PL. W/ 12d TOENAILS @ 6" O.C.
 8. ROOF ASSEMBLY:
UNDERLAYMENT SHALL CONFORM WITH ASTM D 226 TYPE II, FIBERGLASS SHINGLES, ASTM D 225, ASTM D 3462, ASTM D 3161 MODEL #20YR. CLASSIC AR. ATTACH w/ (6) 1 1/4" 11-12GA. w/ 3/8" HEAD ROOFING NAIL PER STRIP OR (2) PER INDIVIDUAL SHINGLE, ASPHALT SHINGLES MANUFACTURED BY OWENS CORNERING.
26GA. GALV. STEEL 4x4 L FLASHING
UNDERLYING SHALL BE PER FBC R905.1 OVER SHEATHING. SEE MANUFACTURE INSTALLATION INSTRUCTIONS.
7/16" OSB SHTG w/ 8d RING/ SCREW SHANK NAIL (AS PER R803.2.3.1)
4" O.C. EDGES AND 6" O.C. FIELD (3" O.C. @ GABLE END TRUSSES) w/ CLIPS ON TRUSSES.
 9. FLAT 7/16" OSB SOFFIT ON UNDERSIDE OF ROOF TRUSSES. ATTACH OSB TO TRUSSES w/ 8d NAILS @ 4" O.C. EDGES AND 4" O.C. FIELD OR 8d SCREW SHANK @ 4" O.C. EDGES AND 4" O.C. FIELD.
 10. 7/16" STRUCTURAL I OSB WALL SHEATHING ON EXT. WALLS w/ ALL EDGES BLOCKED & ATTACH w/ 8d NAILS @ 3" O.C. EDGES AND 6" O.C. FIELD OR 16GA. x 1 3/4" STAPLE @ 2" O.C. EDGES AND 4" O.C. FIELD.
 11. 2x4 #2 SYP BOTTOM PLATE, NAILED w/ 10d NAIL @ 6" O.C. TO 2x RIBBON OR INSIDE PLY OF DOUBLE PLY RIM BOARD
 12. 1/2" DRYWALL AND R-13 INSULATION.
 13. 2X WOOD HEADER OR BEAM @ OPENING, SEE SECOND FLOOR PLAN FOR SIZE & CONNECTORS.
 14. (2) 2x4 #2 SYP TOP PLATES
 15. SOLID BLOCKING BETWEEN FLOOR TRUSSES.
 16. 2x8 #1 SYP STUDS @ 16" O.C. OR 2x8 #2 SYP STUDS @ 12" O.C. @ AREAS OPEN FROM FIRST FLOOR TO 2ND FLOOR CEILING. STUDS SHALL BE CONT. FROM P.T. 2x8 SILL PL. TO (2) 2x8 TOP PL. ATTACHED STUDS TO TOP PL. & SILL PL. W/ (1) USP MP7 FRAMING ANGLE EA. END W/ (10) 10d x 1 1/2" NAILS.
 17. VINYL SIDING OR HARDI PANEL (STONE VENEER DASHED) - SEE ARCH. DWG'S. FOR REQUIREMENTS & INSTALL ALL COVERINGS PER MANUFACTURER RECOMMENDATIONS.
 18. ALUM. FASCIA ON 2x4 OR 2x6 SUB-FASCIA, 1 1/4" SS TRIM NAIL THRU FASCIA, SOFFIT AND INTO SUB-FASCIA @ 48" O.C.
 19. VENTED SOFFIT AND J-CHANNEL, STAPLE SOFFIT TO SUB-FASCIA @ 8" O.C. ATTACH J-CHANNEL w/ 3/8" X 5/8" STAPLE @ 16" O.C. INTO ROOF TRUSS OR SUB-FASCIA. INSTALL INTERMEDIATE 2x NAILERS AS REQ'D. USE CORROSION-RESISTANT FASTENERS FOR ALL SOFFITS & J-CHANNEL ATTACHMENTS
 20. METAL DRIP EDGE.
 21. VALLEY FLASHING, AS REQUIRED
 22. 1/2" CEILING BOARD w/ INSULATION AS REQUIRED.
 23. WOOD BASE (SEE ARCH. DWG'S.)
 24. PIER BASE AND CAP TRIM, SEE EXTERIOR ELEVATIONS.
 25. FASTEN 2ND FLOOR COL. TO RIM BOARD W/ (2) MSTA18'S & FASTEN RIM BOARD TO 1ST FLOOR COL. W/ (2) MSTA18'S