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Drafting Firm
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Building Authority:
Marion County Building Safety
Department
2710 E. Silver Springs Blvd.
Ocala, FL 34470
(352) 438-2400

Rev	Date	Description
1	5/12/21	REVISED ROOF SHEATHING DETAIL TO ROOF SHEATHING NOTES

The Quadplex Model I

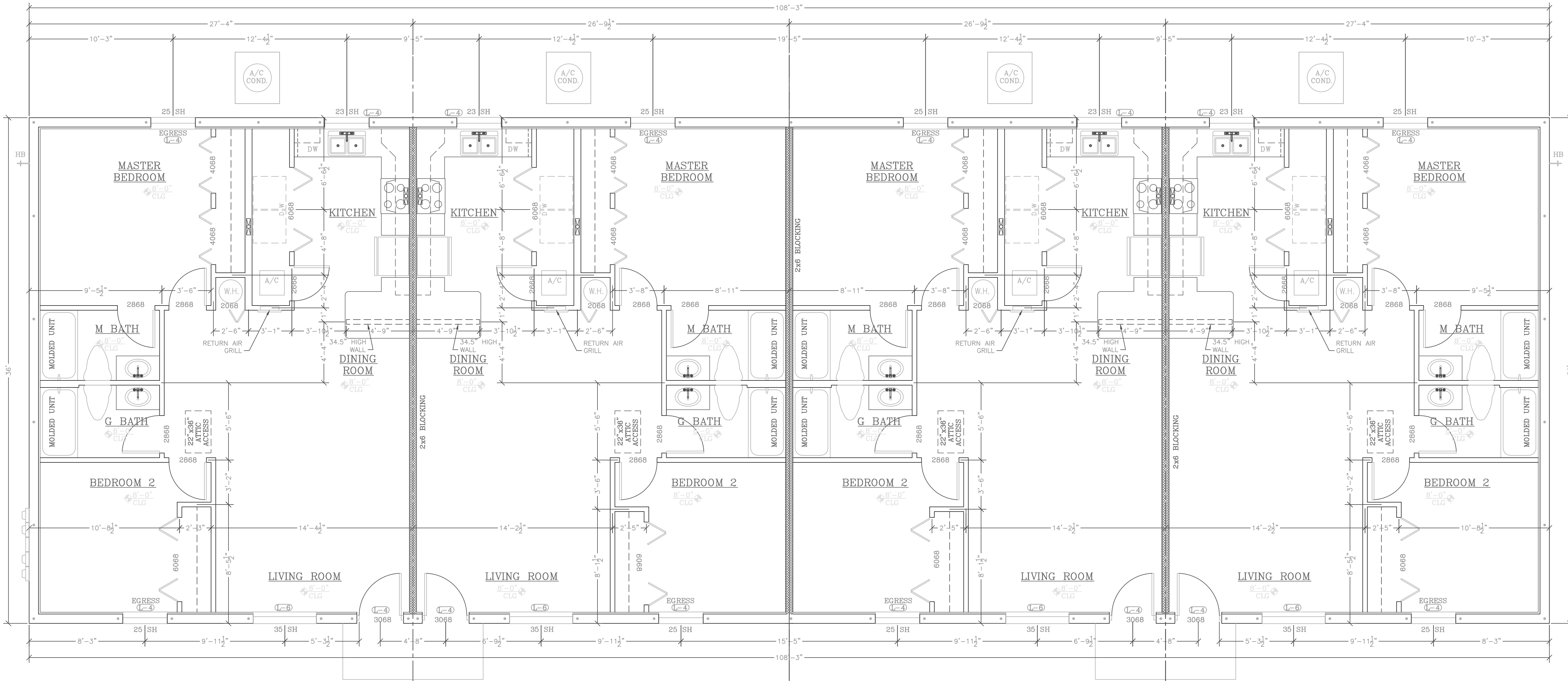
A Project For:
Southern Impression Homes
5711 Richard St, Suite 3
Jacksonville, FL 32216

Sheet Plan
Floor Plan

Drawn by: RKL
Checked by: CF
Issued Date: 12/31/20
Scale (U.O.): 1/4" = 1'-0"
Printed Date: 5/9/22
Sheet Number: 1 of 6

SQUARE FOOTAGE

EXTERIOR UNITS	964 EA
INTERIOR UNITS	965 EA
TOTAL	3899



USE AND OCCUPANCY CLASSIFICATION

RE-2 CONSTRUCTION TYPE

II-B FLOOR AND ROOF LIVE LOADS

UNINHABITABLE ATTICS	50 PSF
HABITABLE ATTICS & BEDROOMS	40 PSF
ALL OTHER ROOMS	40 PSF
GARAGE	40 PSF
ROOFS	20 PSF

WIND DESIGN DATA

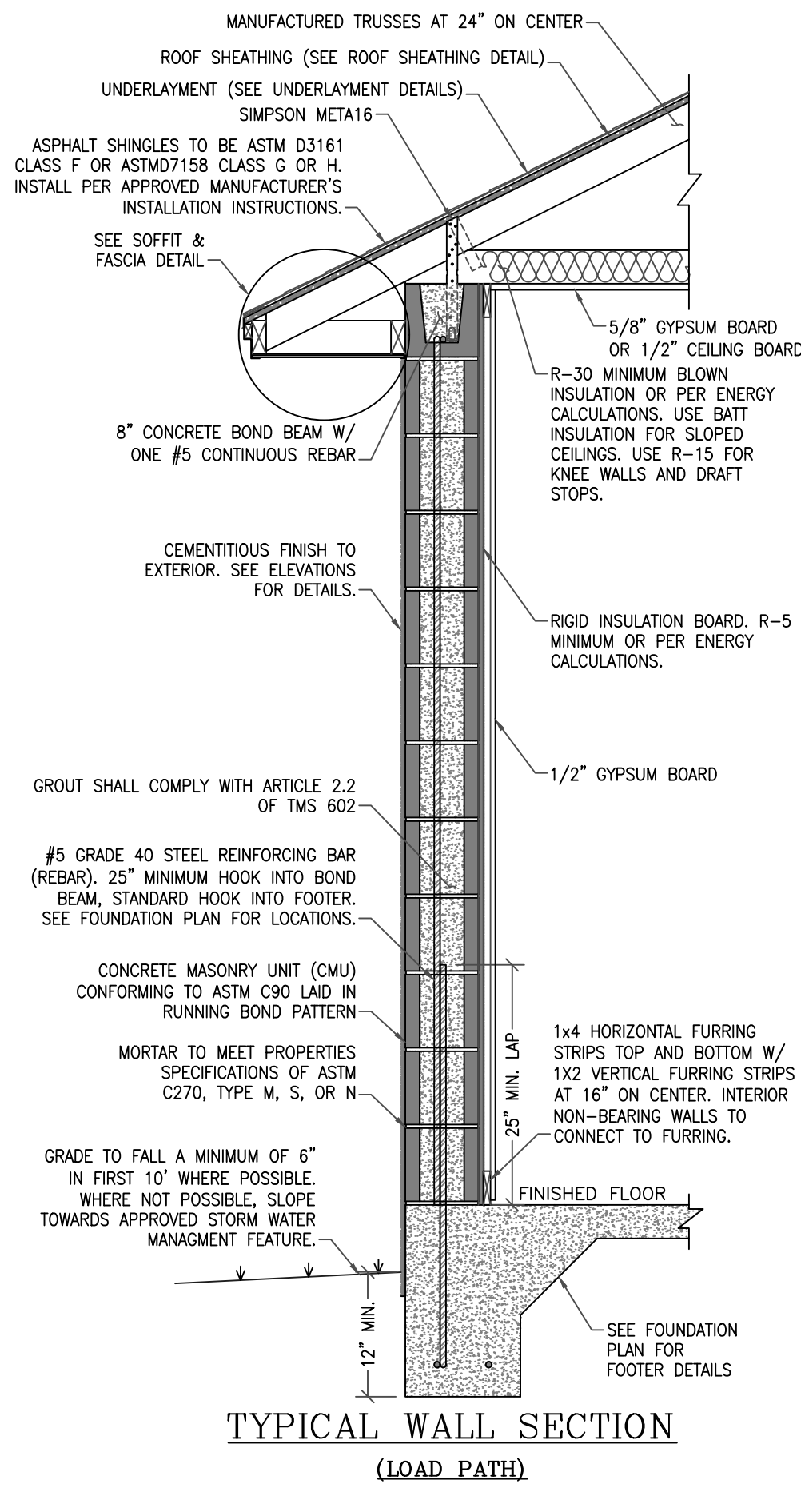
300 MPH
NOMINAL (BASIS) WIND SPEED
100 MPH
RISK CATEGORY

ENCLOSURE CLASSIFICATION: ENCLOSED
INTERNAL PRESSURE COEFFICIENT: 0.18A
DESIGN SOIL LATERAL SHEAR CAPACITY: 2.000 PSF
FLOOD ZONE: FLOOD DESIGN DATA

Component and Cladding Loads (psf)

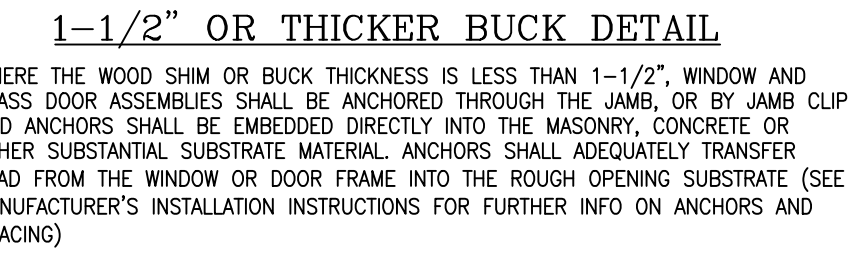
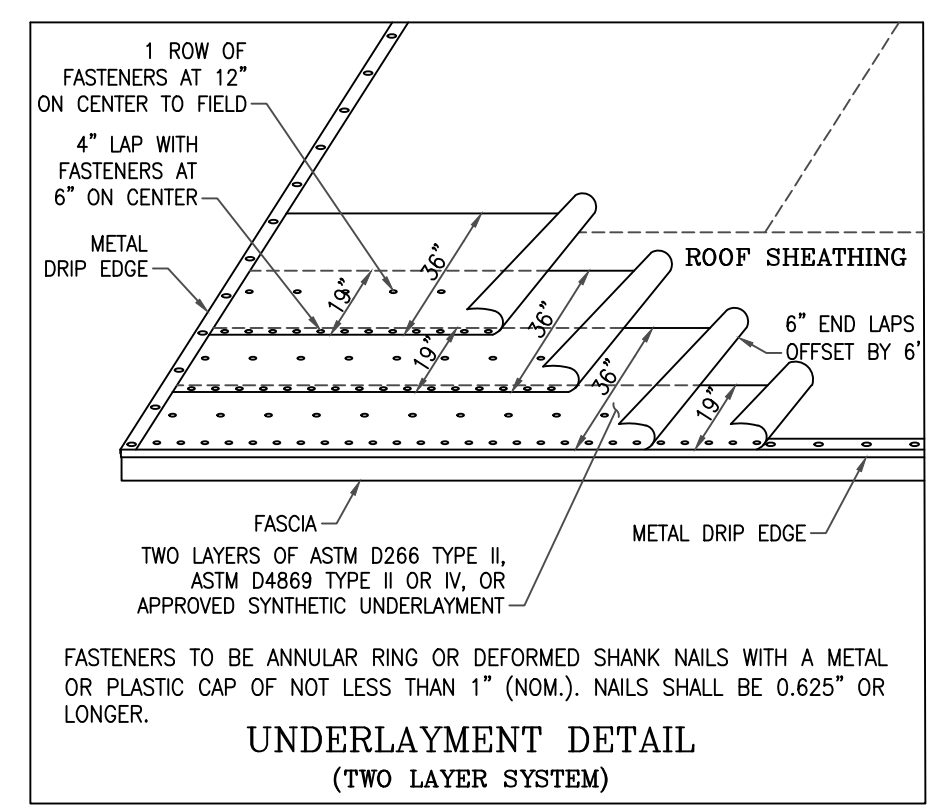
Ultimate Wind Speed: 130 MPH
Mean Roof Height (ft): 15
Exposure Category: C

Zone	Effective Wind Area (sq)	Positive		Negative	
		1	2	1	2
Hip Roof > 20 to 27 degrees	1	10	16.46	-29.52	
	1	20	14.16	-26.14	
	1	50	12.10	-21.66	
	1	100	12.10	-18.27	
	2e, 2r, 3	10	16.46	-40.78	
	2e, 2r, 3	20	14.16	-36.42	
Walls	4	500	16.46	-18.27	
	5	10	22.02	-23.96	
	4	20	21.05	-22.99	
	4	50	19.72	-21.66	
	4	100	18.76	-20.69	
	5	500	16.46	-18.27	



ROOF SHEATHING NOTES

- SHEATHING TO BE 15/32" WOOD STRUCTURAL PANELS WITH A 32/16 SPAN RATING
- NAILS TO BE RSRS-03 AT 6" O.C.

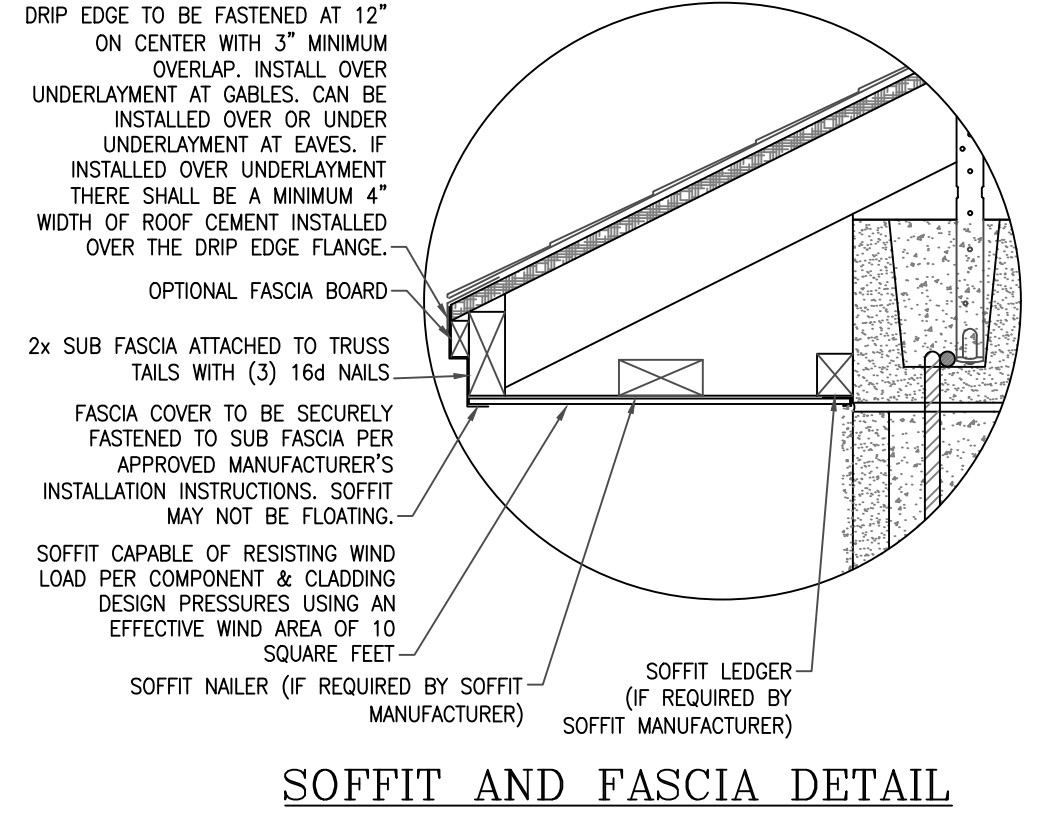


COMPOSITE LINTEL DETAIL
USE (2) #5 REBARS TOP AND BOTTOM FOR SPANS OVER 22'-8"

POWER LINTEL - PSbox8 (7-5/8") 16" COMPOSITE

MARK	NO	NOMINAL CLEAR SPAN	TOTAL LENGTH	TOTAL FILLED W/ #5 TAB
L-1	1-6	8'-10"	9'-10"	9190
L-2	1-6	3'-0"	3'-0"	3033
L-3	2-6	4'-0"	5'-0"	5079
L-4	4-6	4'-0"	4'-0"	4283
L-5	4-6	8'-0"	8'-0"	3868
L-6	4-6	8'-0"	8'-0"	3868
L-7	4-6	8'-0"	8'-0"	3868
L-8	4-6	8'-0"	8'-0"	3868
L-9	4-6	8'-0"	8'-0"	3868
L-10	4-6	8'-0"	8'-0"	3868
L-11	4-6	8'-0"	8'-0"	3868
L-12	10-6	11'-4"	12'-4"	12977
L-13	10-6	11'-4"	12'-4"	12977
L-14	10-6	11'-4"	12'-4"	12977
L-15	10-6	11'-4"	12'-4"	12977
L-16	10-6	11'-4"	12'-4"	12977
L-17	10-6	11'-4"	12'-4"	12977
L-18	10-6	11'-4"	12'-4"	12977
L-19	10-6	11'-4"	12'-4"	12977
L-20	10-6	11'-4"	12'-4"	12977
L-21	20-6	22'-0"	23'-0"	2316
L-22	20-6	22'-0"	23'-0"	2316
L-23	20-6	22'-0"	23'-0"	2316
L-24	20-6	22'-0"	23'-0"	2316
L-25	20-6	22'-0"	23'-0"	2316
L-26	20-6	22'-0"	23'-0"	2316
L-27	20-6	22'-0"	23'-0"	2316
L-28	20-6	22'-0"	23'-0"	2316

NOTE: ALL LINELS GREATER THAN 22'-8" IN LENGTH WILL REQUIRE (2) #5 BARS TOP OR (2) #5 BARS TOP & BOTTOM



- GENERAL NOTES**
- THE ENGINEER OF RECORD HAS DESIGNED THIS STRUCTURE IN ACCORDANCE WITH THE FOLLOWING CODES:
 - 2020 FLORIDA BUILDING CODE, BUILDING (7th EDITION)
 - THE WIND LOAD REQUIREMENTS OF ASCE 7
 - THE MASONRY SOCIETY (TMS) 402
 - AWC-WOOD FRAME CONSTRUCTION MANUAL
 - THE DETAILS AND NOTES IN THIS PLAN ARE NOT INTENDED TO SUPERSEDE THOSE IN THE ABOVE REFERENCED CODES OR INSTALLATION INSTRUCTIONS FROM THE MANUFACTURER. THEY ARE TO SHOW HOW THE CODE/INSTRUCTIONS WILL BE APPLIED TO THIS DESIGN AND TO PROVIDE CLARITY IN INSTANCES WHEN THE CODE/INSTRUCTIONS DO NOT. WHEN A DETAIL OR NOTE DOES NOT AGREE WITH THE CODES/INSTRUCTIONS FROM THE MANUFACTURER, THE CODE/INSTRUCTIONS SHALL GOVERN.
 - ALL COMPONENTS AND MATERIALS ARE TO BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. FAILURE TO FOLLOW THE INSTRUCTIONS WILL RESULT IN A FAILURE OF YOUR INSPECTION. RIDDLE-NEUMAN ENGINEERING WILL NOT ASSUME RESPONSIBILITY FOR ITEMS INSTALLED CONTRARY TO THE MANUFACTURER'S INSTRUCTIONS NOR WILL THEY PROVIDE ALTERNATIVE INSTRUCTIONS THAT ARE CONTRARY TO THOSE PROVIDED BY THE MANUFACTURER.
 - ALL CONNECTIONS HAVE BEEN CHECKED TO WITHSTAND ALL APPLICABLE LOADS.
 - CONTRACTOR MAY SUBSTITUTE CONNECTORS OF EQUAL QUALITY, PERFORMANCE AND MATERIAL SPECIFICATIONS AS SHOWN.
 - ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
 - INTERIOR WALLS ARE NON-SUPPORTIVE UNLESS NOTED OTHERWISE.

- MASONRY NOTES**
- ALL FRAMING SHALL BE FABRICATED AND INSTALLED AS PER AITC, TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
 - ALL WOOD STRUCTURAL MEMBERS SHALL BE CONTROLLED STRESS GRADE LUMBER HAVING A FIBER STRESS OF AT LEAST 1200 PSI.
 - ALL REINFORCING STEEL SHALL BE PROVIDED WITH A MINIMUM OF 2" OF CONCRETE COVER, EXCEPT BELOW GRADE, WHERE A MINIMUM OF 3" OF CONCRETE COVER SHALL BE PROVIDED. ALL CONCRETE BLOCKS SHALL BE STANDARD WEIGHT BLOCKS CONFORMING TO ASTM C90. GRADE 11 WITH $f_m=1000$ PSI, LAID IN RUNNING BOND WITH TYPE S MORTAR.
 - WHERE SHOWN, CORES OF CONCRETE BLOCK MASONRY SHALL BE FILLED WITH PEA GRAVEL CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. SLUMP SHALL BE EQUAL TO 8-10 INCHES.
 - IN MASONRY HEADERS EXTEND THE BOTTOM STEEL REINFORCEMENT A MINIMUM OF 6 INCHES INTO PILASTER OR POURED COLUMN AND WIRE TIE TO VERTICAL REINFORCEMENT STEEL (REBARS).
 - ALL CONTINUOUS VERTICAL OR HORIZONTAL REBARS IN FOOTINGS, BEAMS AND OTHER CONCRETE SHALL BE SPICED WHERE NECESSARY OR DESIRABLE BY WRING TOGETHER IN CONTACT. THE LENGTH OF #5 BAR LAPS SHALL BE A MINIMUM OF 25 INCHES (40 BAR DIAMETERS).
 - ATTACH NON-BEARING INTERIOR WALLS TO FURRING STRIPS W/ (2) 8d NAILS TOP AND BOTTOM

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Rev	Date	Description
1	5/12/21	REMOVED REFERENCE TO RESIDENTIAL BUILDING CODE IN FIRE PARTITION SECTION

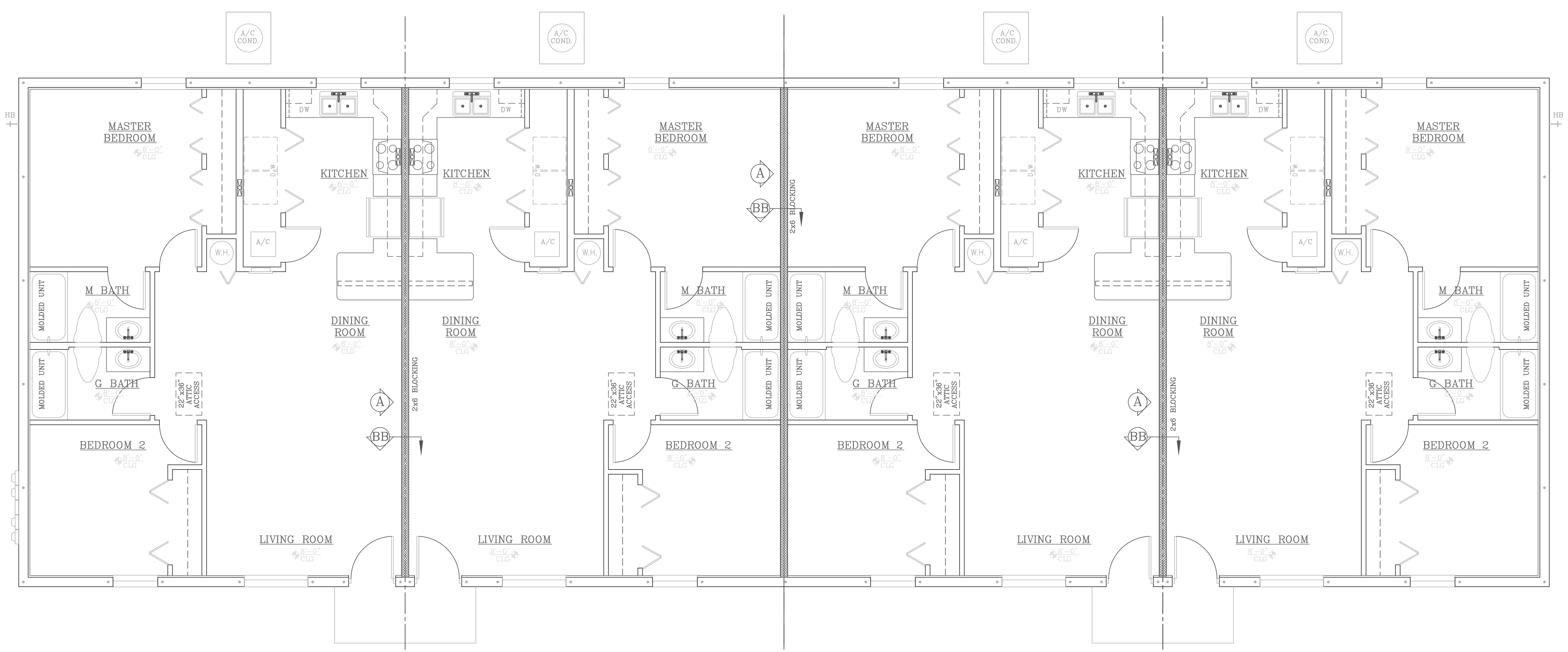
The Quadplex Model I

Southern Impression Homes

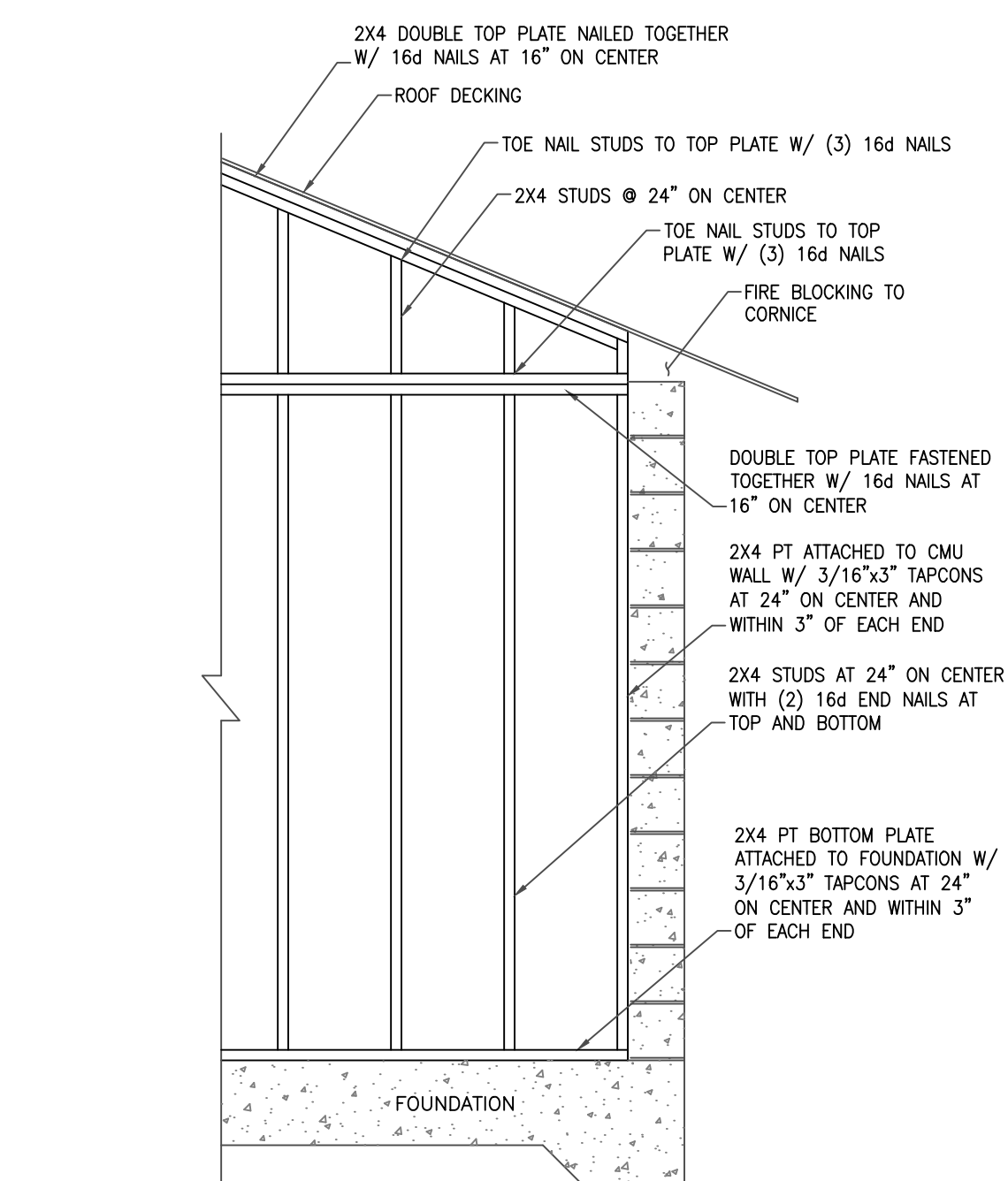
5711 Richard St., Suite 3
 Jacksonville, FL 32216

Fire Partitions Plan

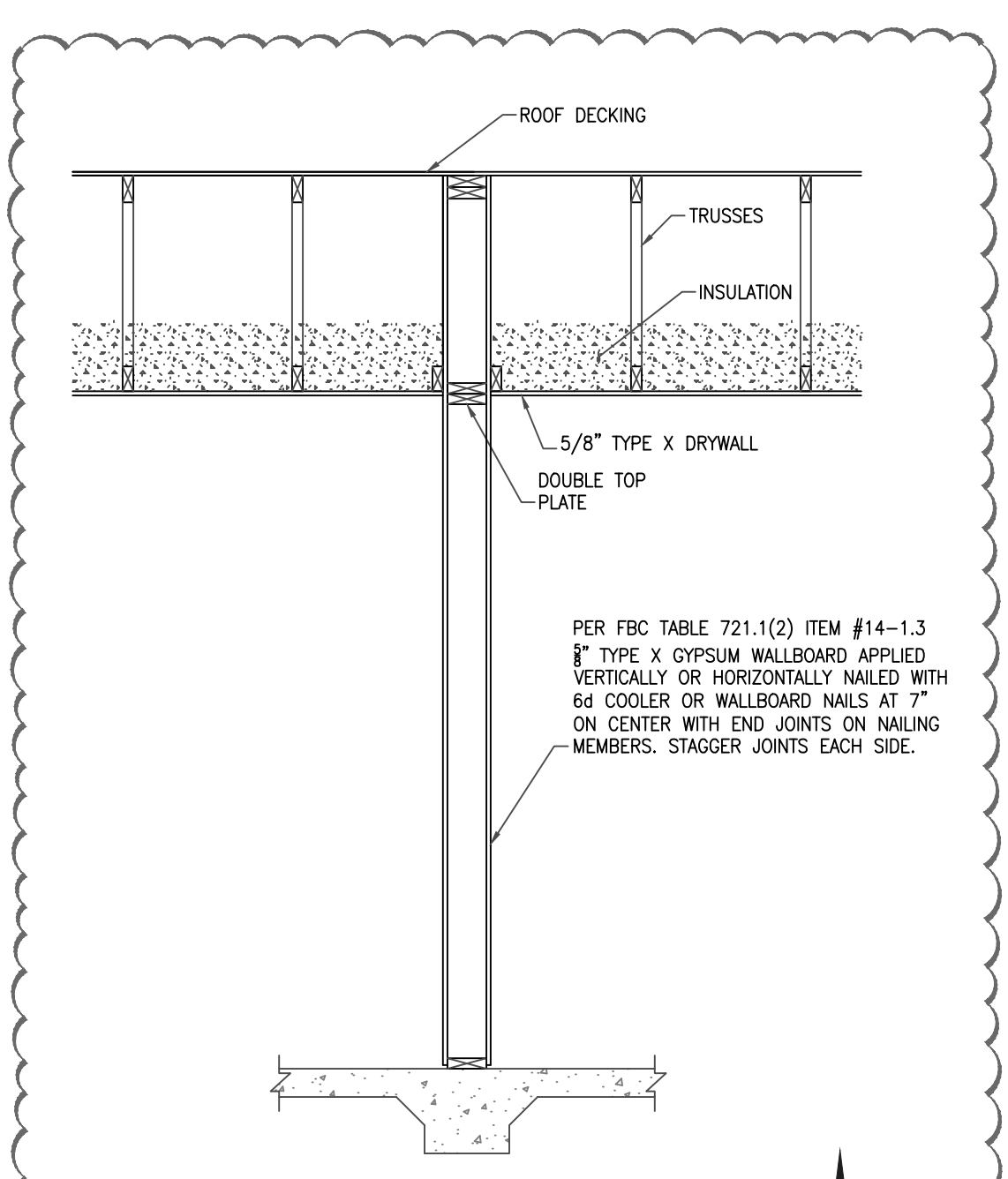
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 Sheet Number: 2 of 6



- NOTES**
- 1 HOUR FIRE-RESISTANCE RATED WALL PER FBC TABLE 721.1(2)
 - WALL & CEILING FINISHES TO HAVE A FLAME SPREAD INDEX NO GREATER THAN 200 AND A SMOKE DEVELOPED INDEX OF NO MORE THAN 450
 - ATTIC INSULATION TO BE BLOWN IN FIBERGLASS
 - EXTERIOR WALL INSULATION TO BE FOAM PLASTIC (POLYISO) WITH A FLAME SPREAD INDEX < 75 AND A SMOKE-DEVELOPED INDEX < 450
 - NO OPENINGS IN ROOF WITHIN 4' OF FIRE PARTITION
- FIRE-RESISTANCE-RATED WALL PENETRATION NOTES**
- Through penetrations of fire-resistance-rated walls shall comply with Section 714.4.1.1 or 714.4.1.2 of the FBC, Building.
 - Exception: Where the penetrating items are steel, ferrous or copper pipes, tubes or conduits, the annular space between the penetrating item and the fire-resistance-rated wall is permitted to be protected by either of the following measures:
 - In concrete or masonry walls where the penetrating item is a maximum 6-inch (152 mm) nominal diameter and the area of the opening through the wall does not exceed 144 square inches (0.0929 m²), concrete, grout or mortar is permitted where installed the full thickness of the wall or the thickness required to maintain the fire-resistance rating.
 - The material used to fill the annular space shall prevent the passage of flame and hot gases sufficient to ignite cotton waste when subjected to ASTM E119 or UL 253 time-temperature fire conditions under a minimum positive pressure differential of 0.01 inch (2.49 Pa) of water at the location of the penetration for the time period equivalent to the fire-resistance rating of the construction penetrated.
 - Fire-resistance rated wall membrane penetrations shall be listed electrical boxes of any material, provided such boxes have been tested for use in fire-resistance-rated assemblies and are installed in accordance with the instructions included in the listing. The annular space between the wall membrane and the box shall not exceed 1/8 inch (3.2 mm) unless listed otherwise. Such boxes on opposite sides of the wall or partition shall be separated by one of the following:
 - By the horizontal distance specified in the listing of the electrical boxes.
 - By solid fireblocking in accordance with Section 718.2.1;
 - By protecting both boxes with listed putty pads; or
 - By other listed materials and methods.



A FIRE PARTITION ELEVATION



BB FIRE PARTITION SECTION

Rev	Date	Description
1	5/12/21	REVISED "F-6" DETAIL TO SHOW TOP OF FOOTER 8" ABOVE FINAL GRADE

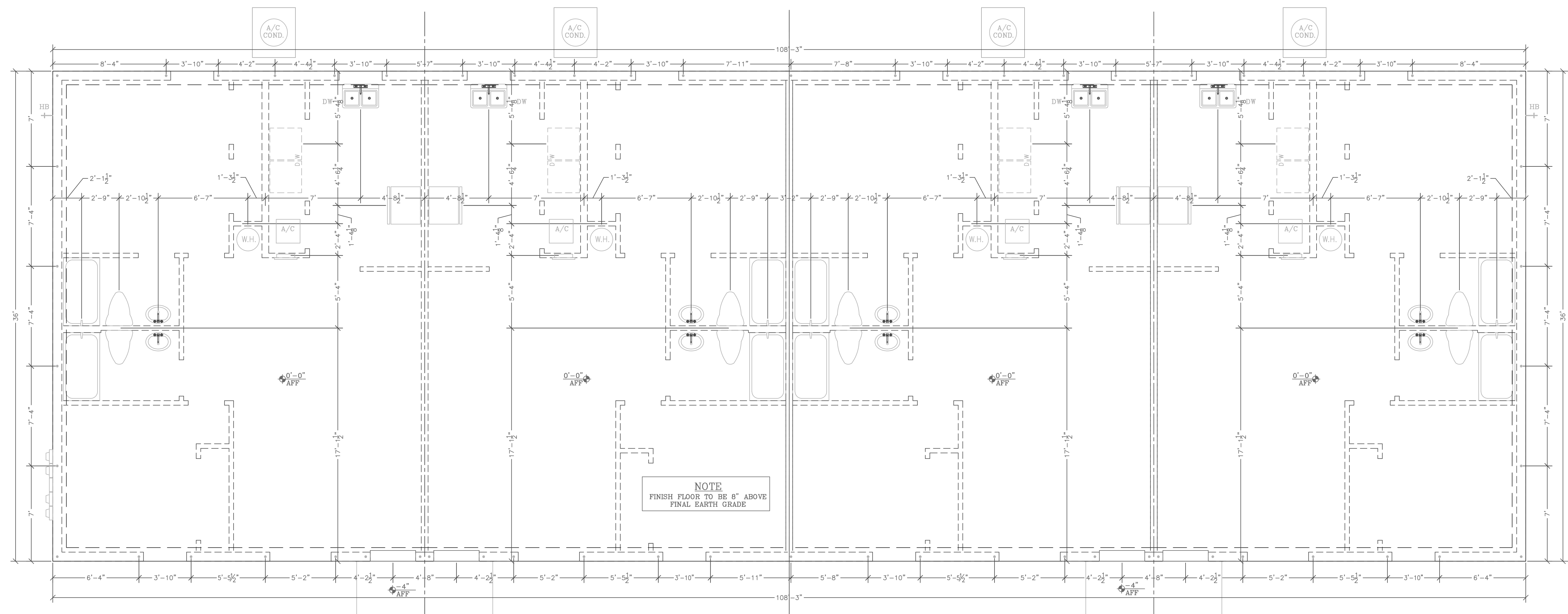
By	Description
RKL	

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 5711 Richard St., Suite 3
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Sheet Description
Foundation & Plumbing Plan

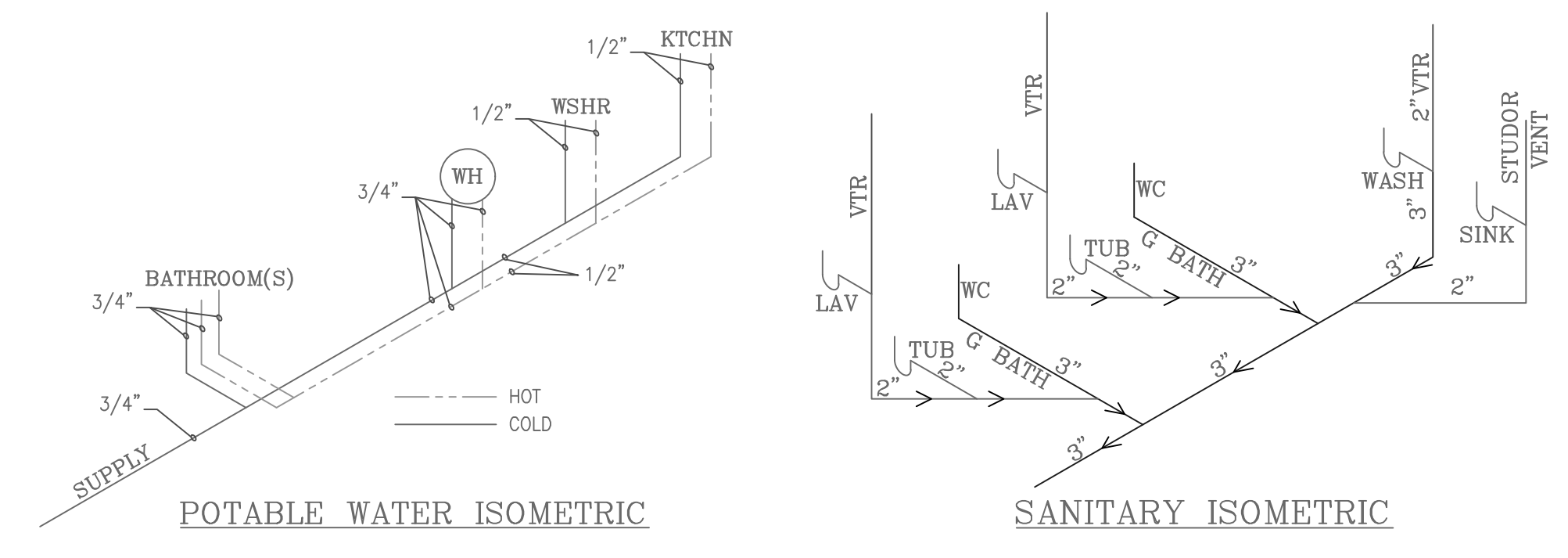
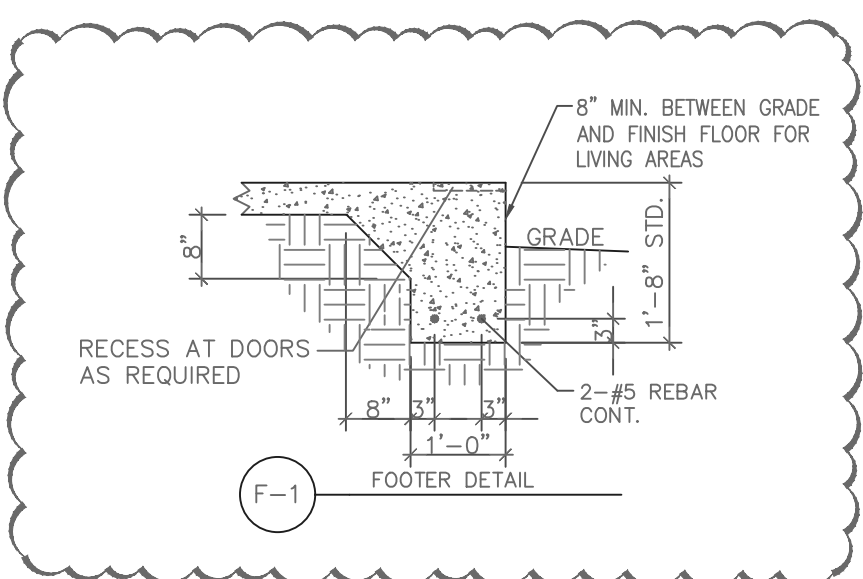
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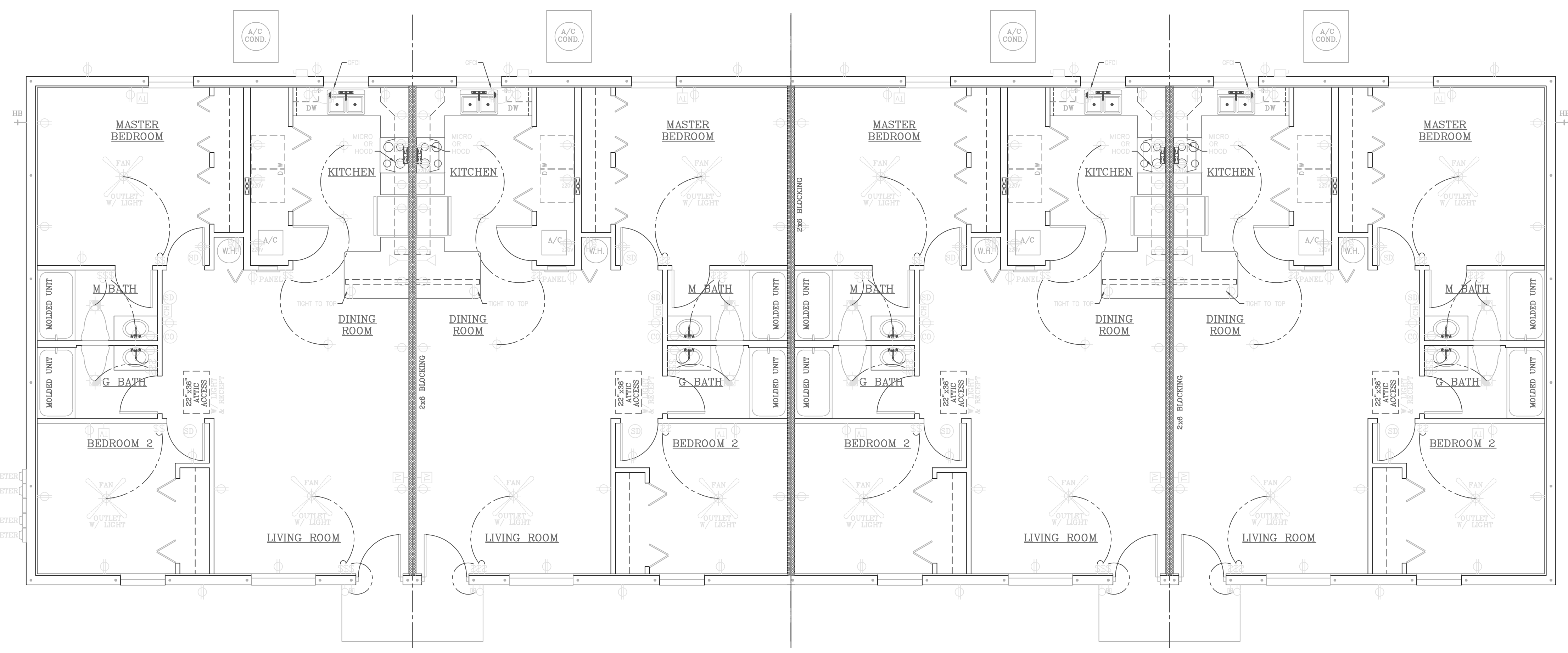
The Quadplex Model I



- FOUNDATION NOTES**
- ALL REINFORCING STEEL SHALL BE PROVIDED WITH A MINIMUM OF 2" OF CONCRETE COVER, EXCEPT BELOW GRADE, WHERE A MINIMUM OF 3" OF CONCRETE COVER SHALL BE PROVIDED. ALL CONCRETE BLOCKS SHALL BE STANDARD WEIGHT BLOCKS CONFORMING TO ASTM C90, GRADE N1 WITH 1m=1000 PSI, LAID IN RUNNING BOND WITH TYPE S MORTAR. CONCRETE SLABS AND FOOTERS SHALL BE A MINIMUM OF 4" THICK WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI. REINFORCEMENT SHALL BE WIRE MESH OR FIBER MESH. SLABS SHALL BE CAST ON A VAPOR BARRIER. SLABS SHALL BE CAST ON UNDISTURBED SOIL WHEN POSSIBLE AND ALL IMPORTED FILL FOR THE SLAB SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D1557.
 - WHERE SHOWN, CORES OF CONCRETE BLOCK MASONRY SHALL BE FILLED WITH PEA GRAVEL CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. SLUMP SHALL BE EQUAL TO 8-10 INCHES.
 - ALL CONTINUOUS VERTICAL OR HORIZONTAL REBARS IN FOOTINGS, BEAMS AND OTHER CONCRETE SHALL BE SPLICED WHERE NECESSARY OR DESIRABLE BY WIRING TOGETHER IN CONTACT. THE LENGTH OF #5 BAR LAPS SHALL BE A MINIMUM OF 25 INCHES (40 BAR DIAMETERS).

PROTECTION AGAINST TERMITES
 TERMITE PROTECTION TO BE IN ACCORDANCE WITH FBC 1816.1





ELECTRICAL LEGEND

	DUPLEX OUTLET
	QUAD OUTLET
	1/2 SWITCHED OUTLET
	220V OUTLET
	2-WAY SWITCH
	3-WAY SWITCH
	4-WAY SWITCH*
	DIMMER SWITCH
	RHEOSTAT
	COAX TERMINAL
	PHONE TERMINAL
	DATA TERMINAL
	CEILING MOUNT LIGHT
	MINI SOFFIT LIGHT
	RECESSED LIGHT
	WALL LIGHT
	EXHAUST FAN
	EXHAUST FAN/LIGHT COMBO
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	SHOP LIGHT
	FAN OUTLET

NOTE
ALL ELECTRIC TO BE INSTALLED PER 2017 NATIONAL ELECTRIC CODE

ELECTRIC NOTES

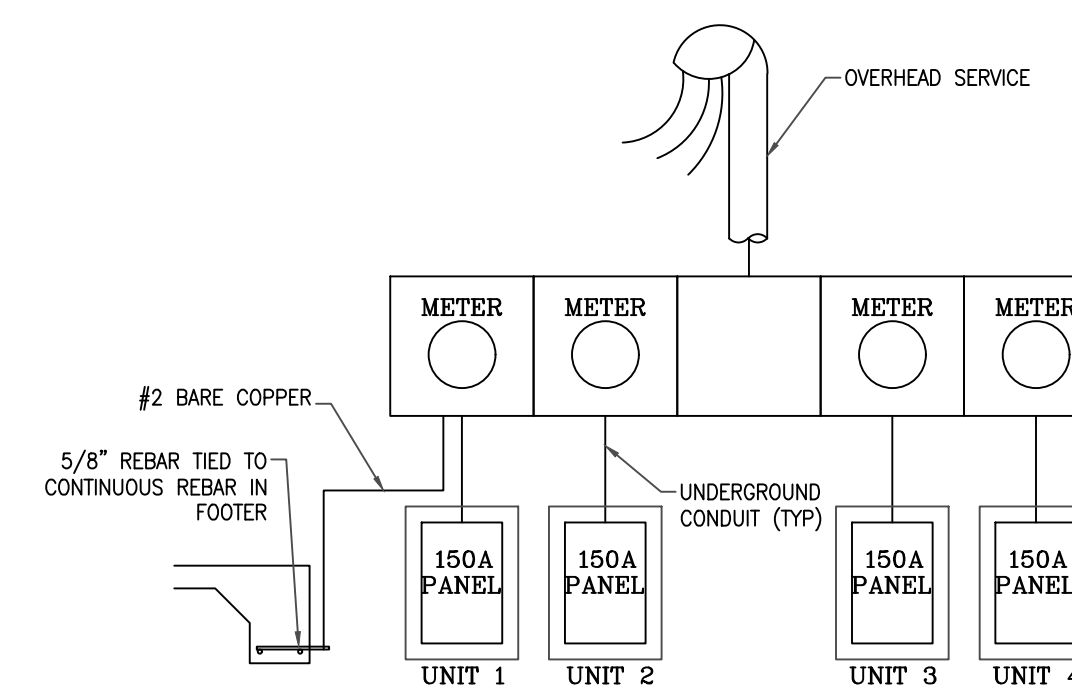
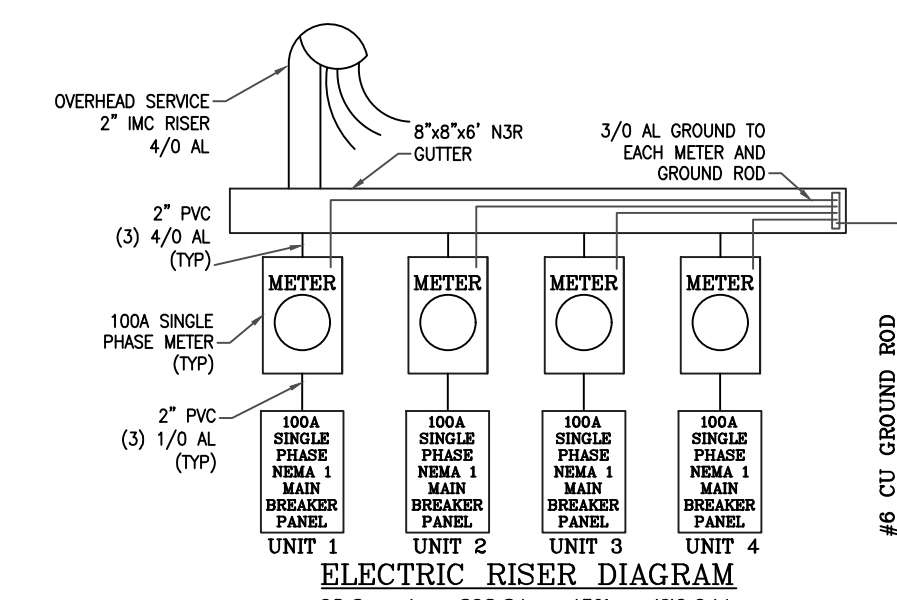
- DISHWASHER OUTLET TO BE GFCI PROTECTED.
- LIGHTING AND OUTLETS IN LIVING AREAS TO BE ARC FAULT PROTECTED.
- ALL 120V OUTLETS IN LAUNDRY ROOM MUST BE GFCI PROTECTED. ROOF ON AN ELECTRICAL SERVICE RISER.
- UNDERGROUND SERVICE CONDUCTORS CANNOT BE INSTALLED IN CARFLEX.
- A GROUNDED CONDUCTOR (NEUTRAL) IS REQUIRED AT SWITCH LOCATIONS.
- SWITCHES AND RECEPTACLES CANNOT BE INSTALLED WITH DRYWALL SCREWS.
- ALL RECEPTACLES SERVING KITCHEN OR BATHROOM COUNTERTOPS MUST BE GFCI PROTECTED.
- ALL EXTERIOR OUTLETS TO BE WEATHER PROOF AND GFCI PROTECTED.

STANDARD OUTLET HEIGHTS

- UNLESS NOTED OTHERWISE, ALL RECEPTACLES TO BE INSTALLED AT HEIGHTS LISTED BELOW AS MEASURED TO THE BOTTOM:
- STANDARD OUTLETS = 14"
 - EXTERIOR OUTLETS = 24" (HORIZONTAL)
 - OUTLETS ABOVE COUNTERTOPS = 42"
 - WASHER OUTLET = 42"
 - DRYER & REFRIGERATOR OUTLETS = 36"
 - SWITCHES = 42"
 - OUTLETS & SWITCHES IN BATHROOM BACK SPLASH = 34" (HORIZONTAL)

ITEM	QUANTITY	WATTS	FACTOR	KVA
GENERAL LIGHTING	984	3	2.982	
SMALL APPLIANCE	1,500	3	4,500	
LAUNDRY	1,500	1	1,500	
RANGE NAME PLATE	9,600	1	9,600	
WATER HEATER	4,500	1	4,500	
DISHWASHER	1,500	1	1,500	
DRYER	5,000	1	5,000	
WELP_PUMP	1,920	1	1,920	
SUB GENERAL LOAD			31,472	
1ST 10% _{NB} @ 100%			10,000	
REMAINING KVA @ 40%			6,589	
CALCULATED GENERAL LOAD			16,589	
NEAT			3,000	
A/C TONS			0	
SERVICE SIZE			23,589	
VOLTS			240	
AMPS			98.3	

*RANGE NAME PLATE AND DRYER PER TABLE 220.19



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1		
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Electric Plan

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ELECTRIC RISER DIAGRAM
4 UNITS x 98.3A = 393.2A x 45% = 176.94A
CODE REFERENCE 220.64