

MODEL HOME PREPARED FOR:
TC METAL ROOFING, LLC.

4154 INCUBATOR CT
SANFORD, FL 32771

THE RUBY
MODEL HOME 2184
GARAGE RIGHT

1825 5TH AVE, DELAND, 32724
P.I.D. 700101260160

Sheet List Table	
Sheet Number	Sheet Title
A1	COVER SHEET
A2	FOUNDATION PLAN AND NOTES
A3	FOUNDATION DETAILS
A4	FLOOR PLAN
A5	ROOF PLAN
A6	ELEVATIONS
A7	WINDOW AND DOOR DETAILS
A8	ELECTRICAL PLAN
A9	GENERAL FRAMING DETAILS

JOHN D. YOUNGMAN
ARCHITECT AR 9601
421 East SR 484, Suite 1015
Longwood, Florida 32750
PH. 407-497-0090
FAX. 407-761-5246
johnyoungman@tdmll.com

COPYRIGHT ©
JOHN YOUNGMAN, ARCHITECT.
THIS OR ANY OTHER DOCUMENT SHALL NOT
BE COPIED, ALTERED, REPRODUCED WITH OUT
THE WRITTEN CONSENT
OF JOHN YOUNGMAN, ARCHITECT.



PROJECT:
THE RUBY MODEL HOME:
1825 5TH AVE, DELAND, 32724
P.I.D. 700101260160

SHEET TITLE
COVER SHEET

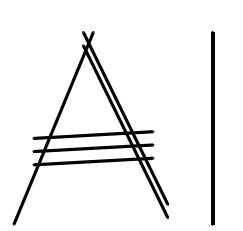
PERMIT
 CONSTRUCTION
 PRELIMINARY
 TRUSS PACKAGE
 APPROVAL

ARCHITECT FL. REG. AR 9601

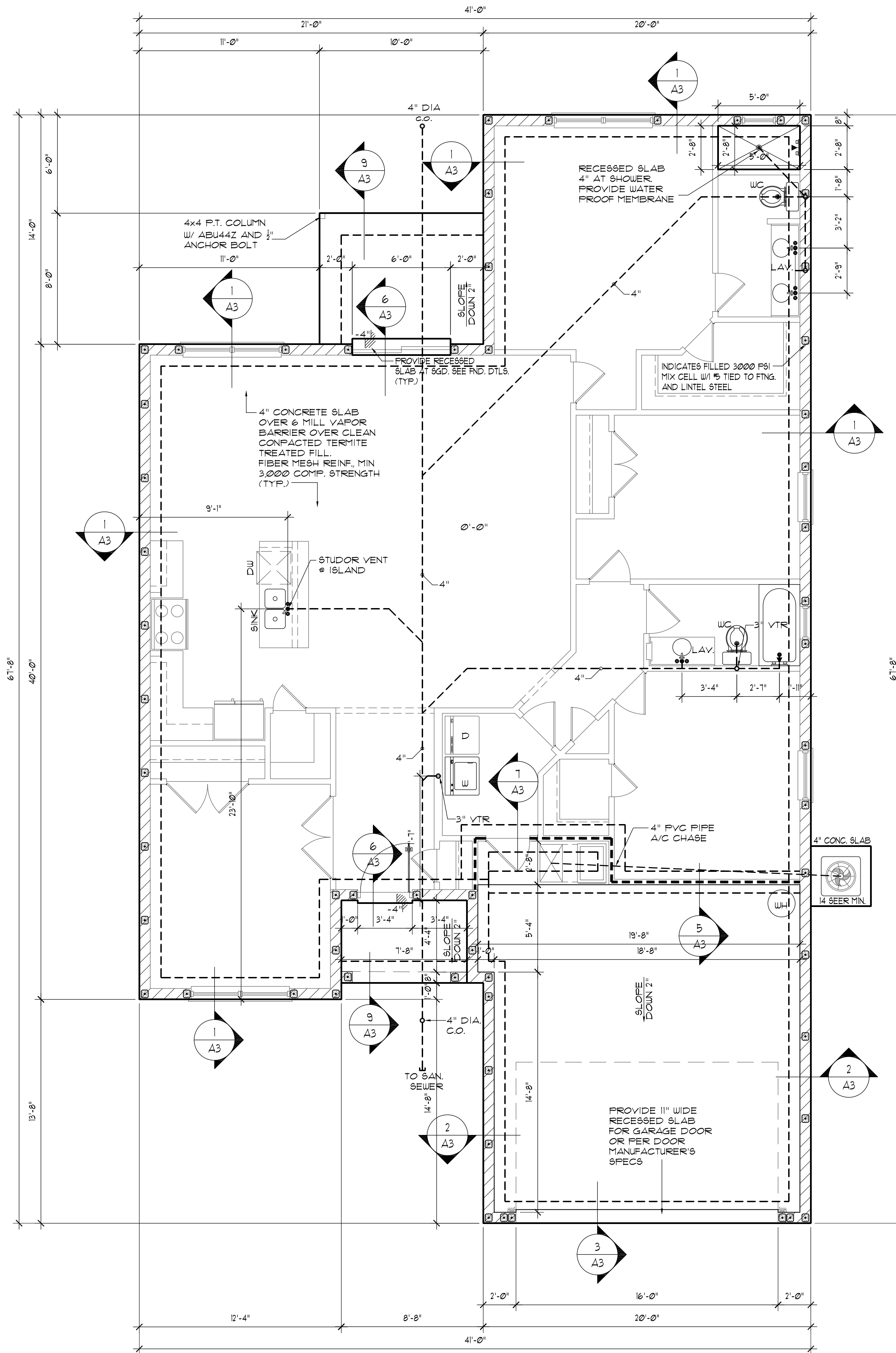
REVISION	
1	-
2	-
3	-
4	-
5	-
6	-
7	-

PROJECT TYPE: NEW RESIDENCE
SCALE: AS SHOWN
DATE: 4/6/2017
DRAWN BY: R.C.
CHECKED BY: J.Y./R.C.

SHEET



SHEET PRINTED DATE: 2/6/2020



FLOOR PLAN

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



SOIL TREATMENT NOTE:
SOIL WILL TREATED FOR TERMITES AS PER SECTION 2304 OF THE FLORIDA BUILDING CODE (FBC-RESIDENTIAL 6th EDITION) 2017

NOTE:
ANY PIPE THAT PASSES THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A PIPE SLEEVE PIPE THAT SHALL BE BUILT INTO THE FOUNDATION WALL. SUCH SLEEVE SHALL BE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH THE WALL.

DOVEL ROD REPAIR NOTES:

IN THE EVENT STEEL HAS BEEN INADVERTENTLY OMITTED FROM DOWN FOUR LOCATIONS, DRILL 5" INTO CONCRETE (NO CLOSER THAN 3-3/4" FROM EDGES AND 5" FROM ENDS OF CAP WALLS). REMOVE DUST PER MFG.'S INSTRUCTIONS AND USE 2 PART EPOXY TO ANCHOR #5 REBAR IN PLACE. USE EITHER HILTI C-100 OR SIMPSON EPOXY-TIE.

FOUNDATION/ MASONRY NOTES:

- FOUNDATION DESIGN BASED ON ASSUMED 2000 P.S.F. MIN. ALLOWED BEARING PRESSURE.
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318.
- CONCRETE 28 DAY STRENGTH SHALL BE MINIMUM 2500 P.S.I. W/ 3/4" MAXIMUM AGGREGATE.
- 4" THICK CONCRETE SLAB (2,500 P.S.I.) W/ FIBER MESH OR 6X6 10/10 WUM
- SOIL GRADE. ALL EXTERIOR BEARING FOOTINGS TO BE A MINIMUM OF 12" BELOW FINISH GRADE.
- REINFORCED STEEL: A57M A615, GRADE 40. VERTICAL REINFORCEMENT SHALL BE #5 DOVEL BARS W/ A MIN. STD HOOK LOCATED AS SHOWN ON PLANS. LAP VERTICAL BARS TO DOVELS (SEE MASONRY NOTES) CORNER BARS SHALL BE LAPPED 25" TO FORM CONTINUITY IN THE FOOTING.
- 1- IF STEM WALL PROVIDED THAT EXCEEDS 32", FILL ALL CELLS WITH GROUT AND APPLY (1) #5 VERTICAL @ 4' O.C. MAX. AND (1) #5 HORIZONTAL @ 24" O.C. IN U-BLOCK. IF STEM WALL EXCEEDS 72" CONSULT WITH ENGINEER OF RECORD.
- TYPICAL FILLED CELL WITH (1) #5 @ 6' O.C. MIN. AND AT EACH SIDE OF OPENING.
- FOR BRICK STONE VENEER CORRUGATED (GALV.) WALL TIES 32" O.C. HORIZONTAL SPACING 18" O.C. VERTICAL SPACING INCREASE WITH A 4" MIN. TO OUTSIDE FACE SEE DETAIL (1/8").
- A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY IN COMPLIANCE WITH SECTION 1816.17 OF THE FBC 2017 RESIDENTIAL EDITION.
- IF FILLED CELL WITH (1) #5 IS MISSED RETRO (1) #5 IN SLAB/FOOTING WITH #5 EPOXY EMBEDMENT MIN. 25" LAP.
- IF J-BOLT IS MISSED USE (1) 3/8" WEDGE ANCHOR.
- ALL CONTINUOUS STEEL TO HAVE A MIN. 25" LAP.
- ALL CONCRETE WITHING 2' OF PERIMETER OF STRUCTURE TO BE TERMITES TREATED.

PLUMBING NOTES

- COMPLY WITH STANDARD MECHANICAL CODES AND ALL OTHER LOCAL CODES. COORDINATE WORK OF THIS TRADE WITH ALL OTHER TRADES.
- PROVIDE A MINIMUM PITCH OF 1/8" AT ALL HORIZONTAL BRANCHES AND SEWER LINES LESS THAN 2-1/2" TO BE 1/4" FALL.
- PROVIDE CLEAN OUT AT THE BASE OF EACH SOIL AND WASTE STACK.
- PROVIDE MEANS OF RESEALING ALL FLOOR DRAINS.
- PROVIDE SAFE WASTE FOR AIR CONDITIONING UNIT CONDENSATE W/ TRAP.
- PROVIDE AIR CHAMBERS FOR ALL WATER SUPPLIES FEEDING FIXTURE.
- PROVIDE VACUUM BREAKER AND SHUT OFF VALVE AND ALL HOSE BIBS.
- A VENT TERMINAL FROM A DRAINAGE SYSTEM SHALL NOT BE LOCATED DIRECTLY BENEATH ANY DOOR, WINDOW, OR OTHER VENTILATING OPENING OF THE BUILDING OR AN ADJACENT BUILDING NOR SHALL ANY SUCH OPENING UNLESS IT IS AT LEAST TWO (2) FEET ABOVE THE TOP OF SUCH.

SUBTERRANEAN TERMITES PROTECTION CLEARANCE BETWEEN EXTERIOR WALL COVERINGS AND FINAL EARTH GRADE ON THE BUILDING SHALL NOT BE LESS THAN 6 INCHES. (FBC 1403.16) EXCEPT:

- PAINT OR DECORATIVE CEMENTITIOUS FINISH LESS THAN 3/8" THICK ADHERED DIRECTLY TO THE MASONRY FOUNDATION SIDEWALL.
- ACCESS OR VEHICLE RAMPS WHICH RISE TO THE INTERIOR FINISH FLOOR ELEVATION FOR THE WIDTH OF SUCH RAMPS ONLY.
- A FOUR INCH INSPECTION SPACE ABOVE PATIO AND GARAGE SLABS AND ENTRY AREAS.
- IF THE PATIO HAS BEEN SOIL TREATED FOR TERMITES, THE FINISH ELEVATION MAY MATCH THE BUILDING INTERIOR FINISH FLOOR ELEVATION ON MASONRY CONSTRUCTION ONLY.
- MASONRY VENEERS.

CONDENSATE LINES AND ROOF DOWN SPOUTS SHALL DISCHARGE AT LEAST ONE FOOT AWAY FROM THE STRUCTURE SIDEWALL, WHETHER BY UNDERGROUND PIPING, TAIL EXTENSIONS, OR FLASH BLOCKS. GUTTERS WITH DOWN SPOUTS ARE REQUIRED ON ALL BUILDINGS WITH EAVES OF LESS THAN SIX INCHES HORIZONTAL PROJECTION EXCEPT FOR GABLES AND RAKES OR ON A ROOF ABOVE ANOTHER ROOF. IRRIGATION/SPRINKLER AND RISERS FOR SPRAY HEADS SHALL NOT BE INSTALLED WITHIN ONE FOOT OF THE BUILDING SIDEWALL. (FBC 503.4.4)

AN APPROVED PHYSICAL BARRIER SHALL ALSO BE INSTALLED FROM BELOW THE WALL BILL PLATE OR FIRST BLOCK COURSE HORIZONTALLY TO EMBED IN A MORTAR JOINT. IF MASONRY EXTENDS BELOW GRADE A TERMITES PROTECTIVE TREATMENT MUST BE APPLIED TO THE CAVITY CREATED BETWEEN THE VENEER AND THE FOUNDATION, IN LIEU OF A PHYSICAL BARRIER. (FBC 216.2)

BRICK STONE OR OTHER VENEER SHALL BE SUPPORTED BY A CONCRETE BEARING LEDGE OF SUCH THICKNESS AS REQUIRED BY CHAPTER 14 WHICH IS FORMED INTEGRALLY WITH THE CONCRETE FOUNDATION FORMS WHICH WILL CREATE A HIDDEN COLD JOINT SHALL BE USED WITHOUT SUPPLEMENTAL TREATMENT IN THE FOUNDATION UNLESS THERE IS AN APPROVED PHYSICAL BARRIER (FBC 216.2)

CLEARANCE BETWEEN WOOD SIDING AND EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6 INCHES EXCEPT WHERE SIDING, SHEATHING, AND WALL FRAMING ARE OF APPROVED PRESERVATIVE TREATED WOOD OR APPROVED NATURALLY DURABLE WOOD. (FBC 2204.2.6)

DECKS, FENCES, PATIOS, PLANTERS, OR OTHER WOODEN BUILDING COMPONENTS THAT DIRECTLY ABOUT THE SIDEWALL OF THE FOUNDATION OR THE STRUCTURE SHALL BE CONSTRUCTED SO AS TO PROVIDE:

- 18 INCHES CLEARANCE BENEATH, OR
- 6 INCHES CLEARANCE BETWEEN THE TOP OF THE COMPONENT AND THE EXTERIOR WALL COVERING, OR
- HAVE COMPONENTS THAT ARE EASILY REMOVABLE BY SCREWS OR HINGES TO ALLOW ACCESS FOR INSPECTION OF THE FOUNDATION SIDEWALL AND TREATMENT FOR TERMITES. (FBC 2204.2.7)

JOHN D. YOUNGMAN ARCHITECT AR 9601

421 East SR 484, Suite 1015
Longwood, Florida 32750
PH. 407-491-0090
FAX. 407-761-5246
johnnyoungman@att.net

COPYRIGHT © JOHN YOUNGMAN, ARCHITECT. THIS OR ANY OTHER DOCUMENT SHALL NOT BE COPIED, ALTERED, REPRODUCED WITH OUT THE WRITTEN CONSENT OF JOHN YOUNGMAN, ARCHITECT.



PROJECT: THE RUBY MODEL HOME, 1825 5TH AVE, DELAND, 32724 P.I.D. 10001026060

SHEET TITLE: FOUNDATION PLAN AND NOTES

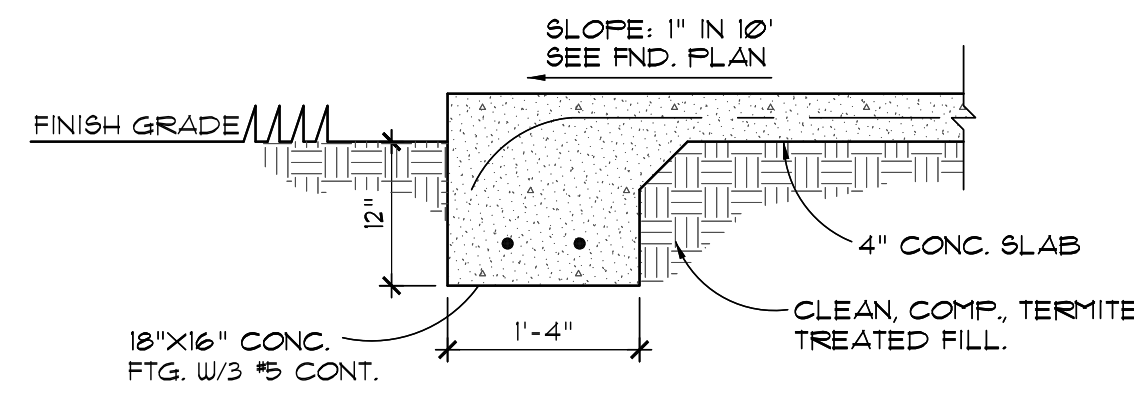
REVISION: 1, 2, 3, 4, 5, 6, 7

PROJECT TYPE: NEW RESIDENCE
SCALE: AS SHOWN
DATE: 4/6/2017
DRAWN BY: R.C.
CHECKED BY: J.Y./R.C.

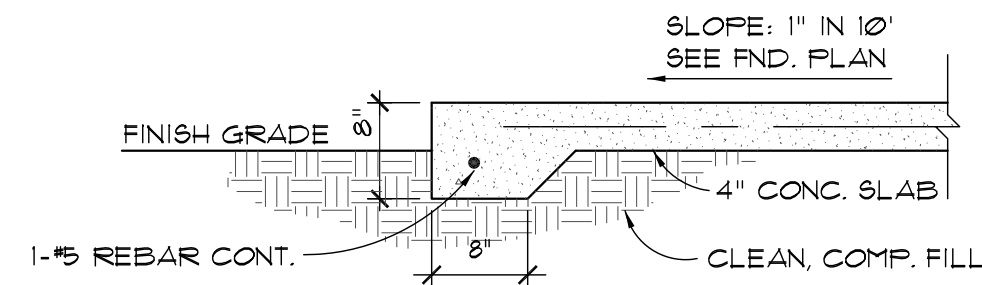
SHEET

A2

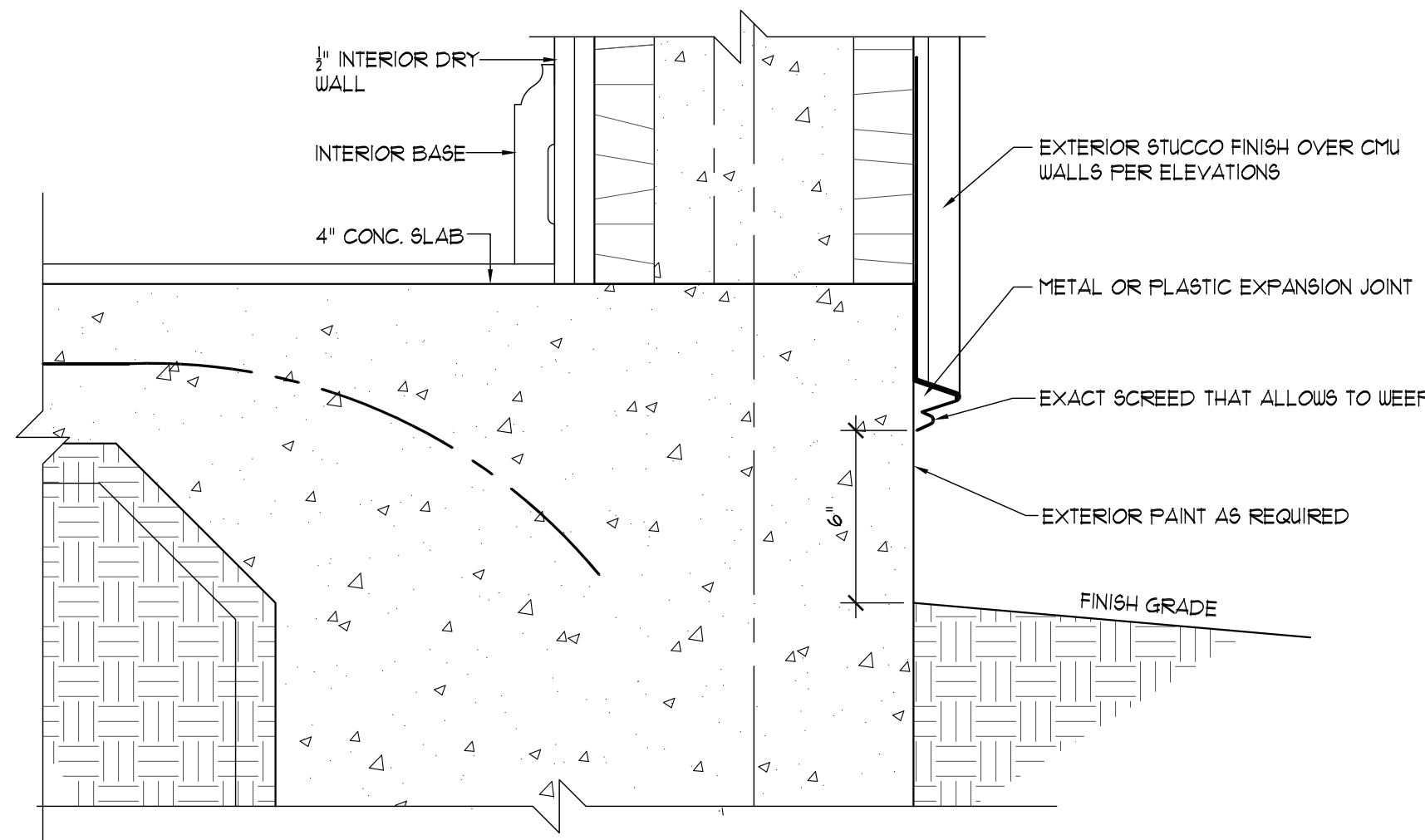
SHEET PRINTED DATE: 2/6/2020



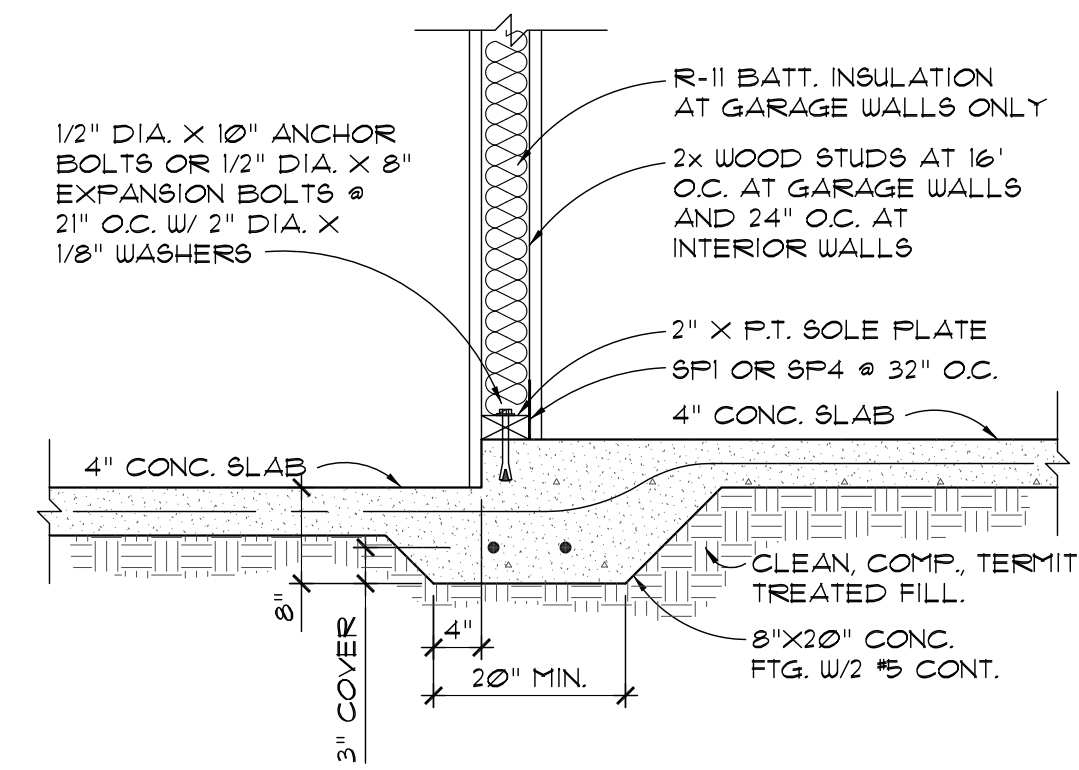
9 FOOTING DETAIL
A3 SCALE: 3/4"=1'-0"



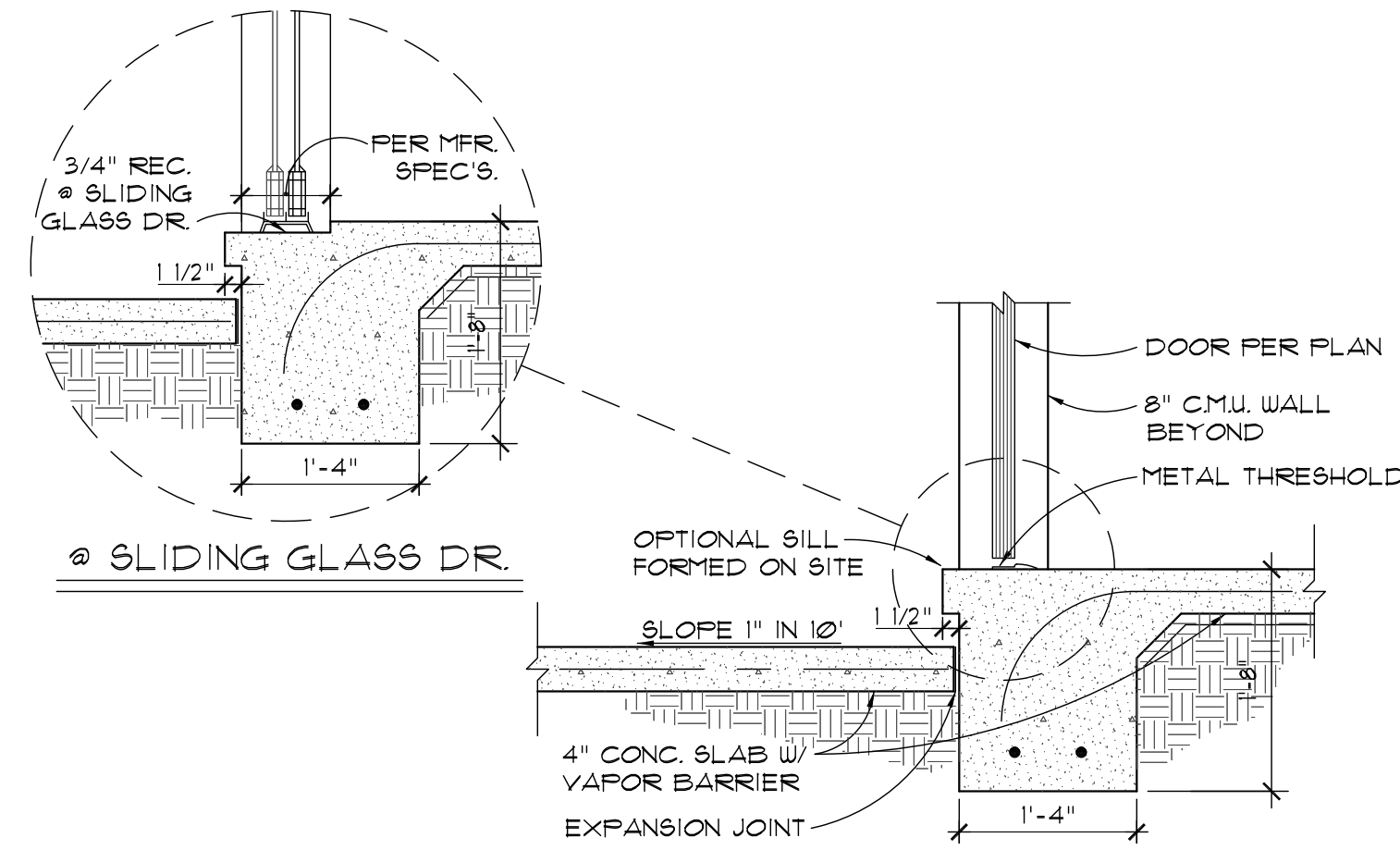
10 FOOTING DETAIL
A3 SCALE: 3/4"=1'-0"



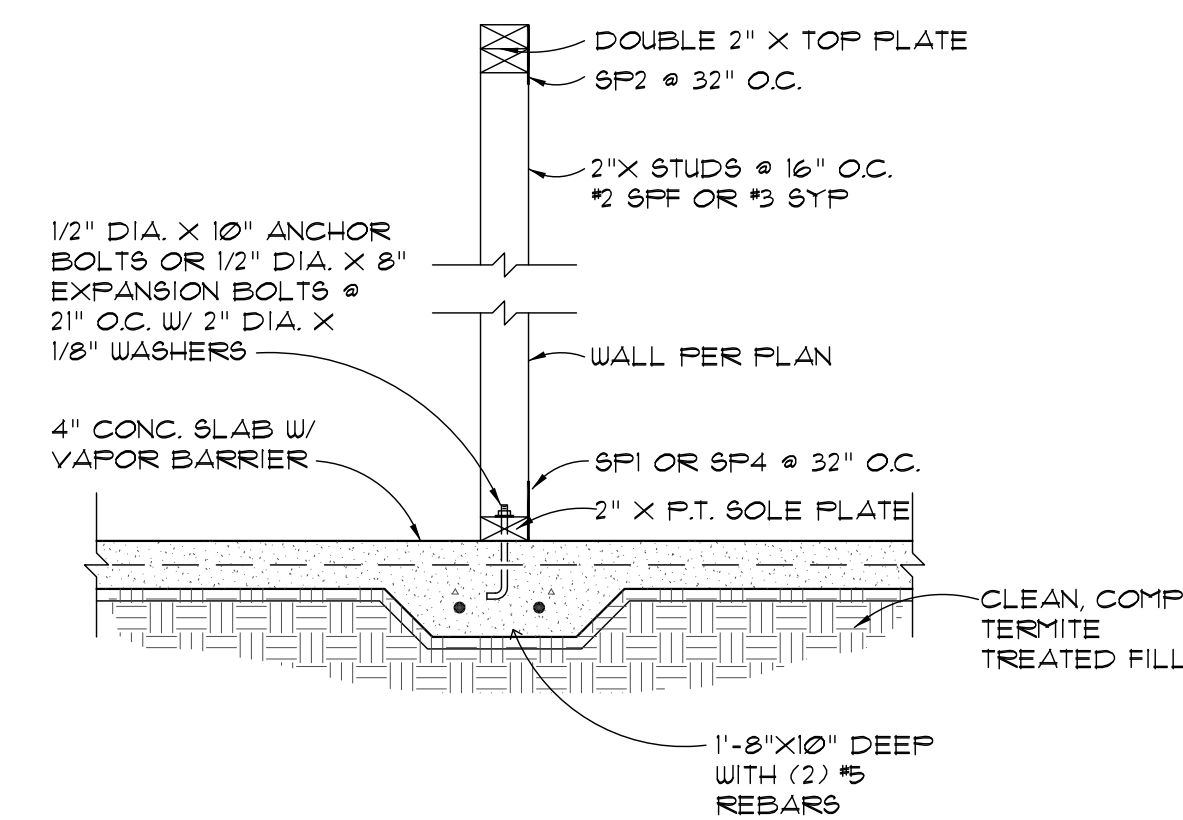
11 WEEP SCREED DETAIL AT FOOTING
A3 SCALE: 3/4"=1'-0"



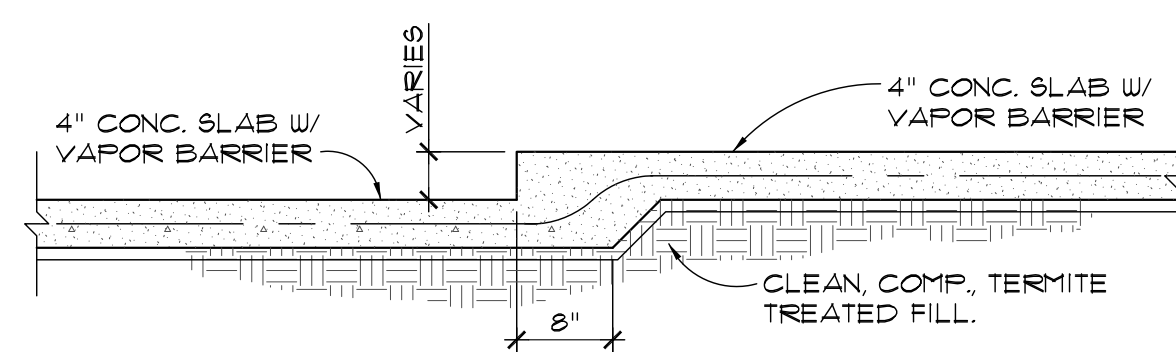
5 FOOTING DETAIL AT GAR. STEP DOWN
A3 SCALE: 3/4"=1'-0"



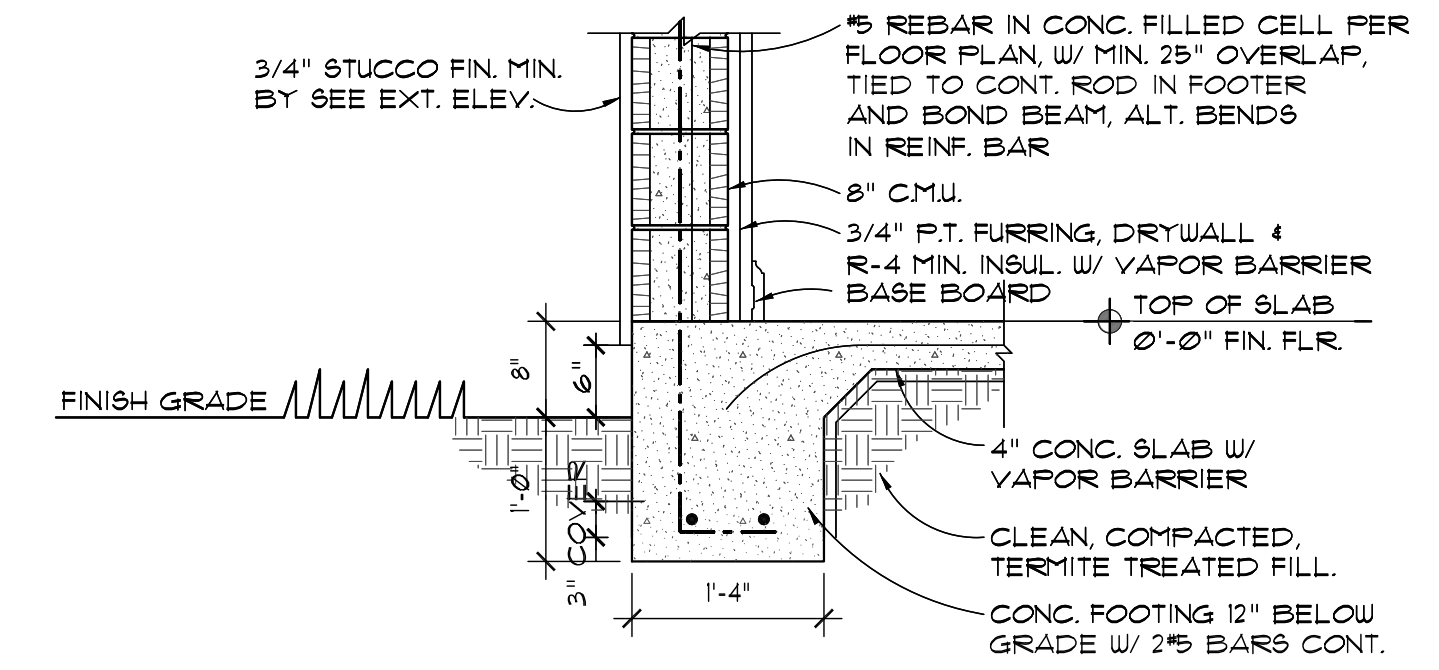
6 FOOTING DETAIL AT DOOR SILL
A3 SCALE: 3/4"=1'-0"



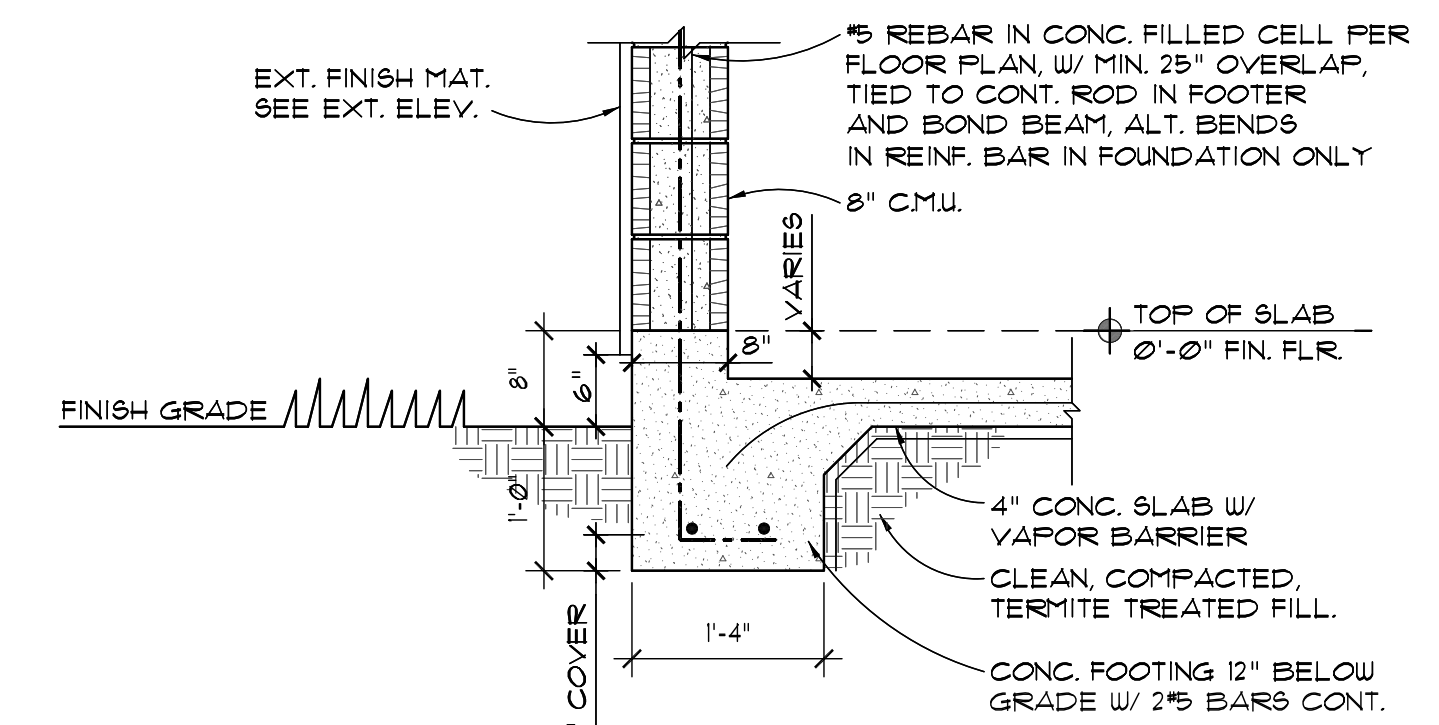
7 FOOTING DETAIL AT BEARING WALL
A3 SCALE: 3/4"=1'-0"



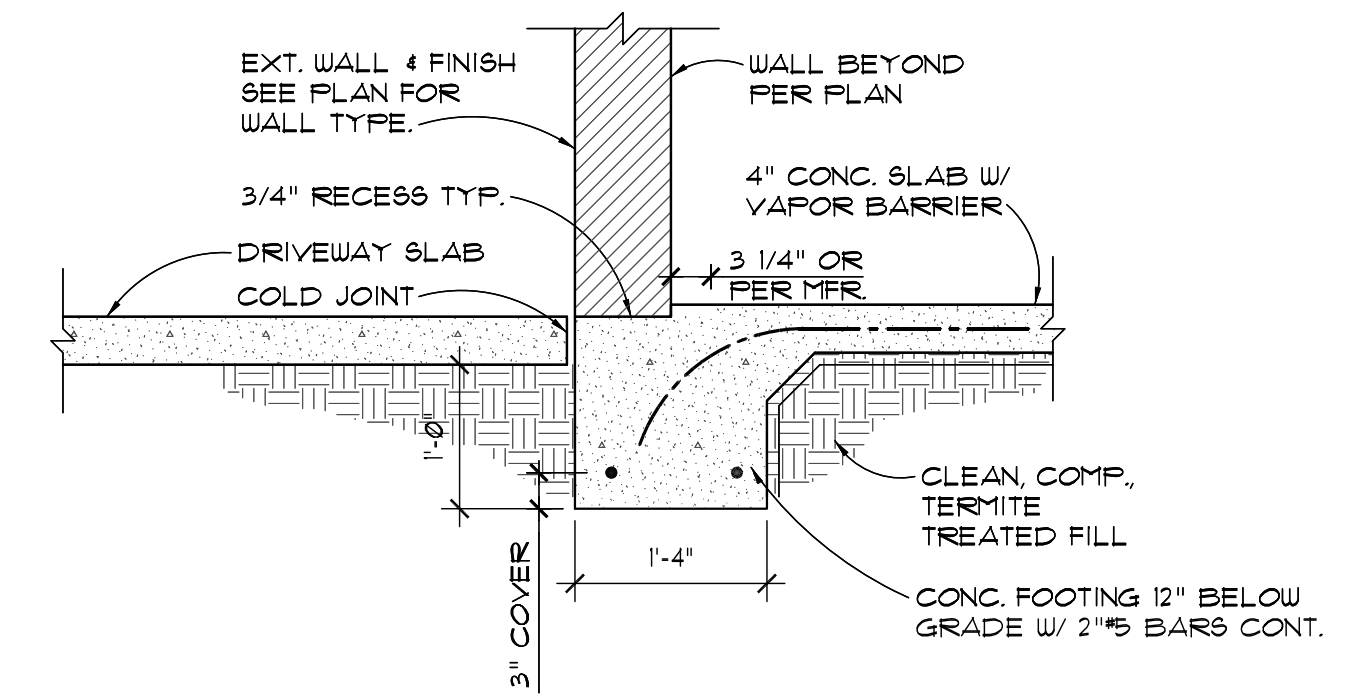
8 STEP DOWN SLAB - NON BEARING
A3 SCALE: 3/4"=1'-0"



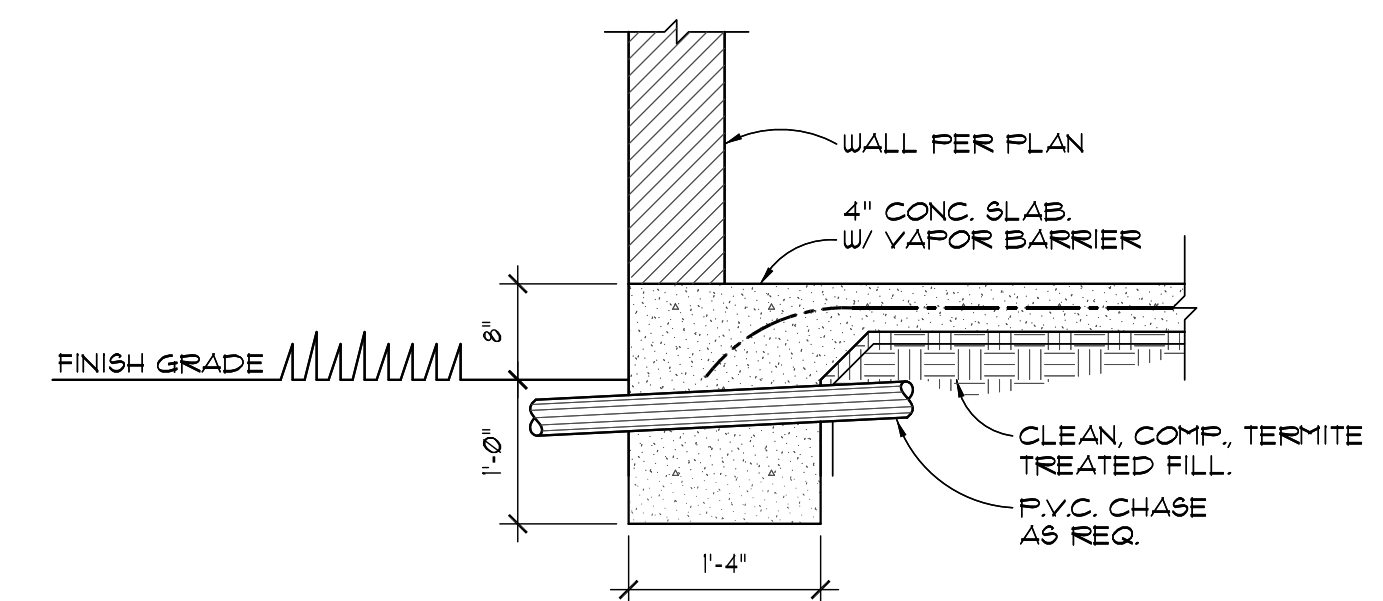
1 FOOTING DETAIL
A3 SCALE: 3/4"=1'-0"



2 FOOTING DETAIL
A3 SCALE: 3/4"=1'-0"



3 FOOTING DETAIL AT GARAGE DOOR
A3 SCALE: 3/4"=1'-0"



4 FOOTING DETAIL AT AC CHASE
A3 SCALE: 3/4"=1'-0"

PROJECT:
THE RUBY MODEL HOME:
1825 5TH AVE, DELAND, 32124
P.I.D. 10001260160

SHEET TITLE
FOUNDATION DETAILS

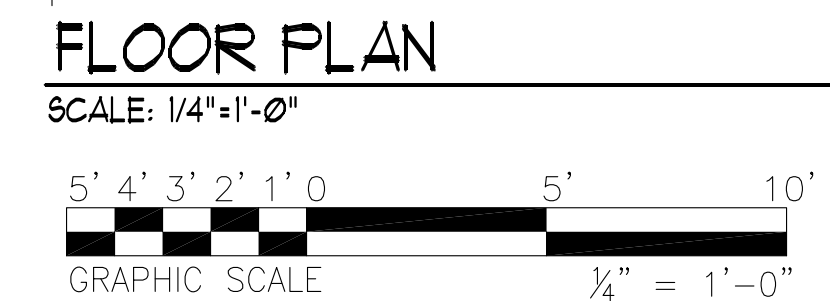
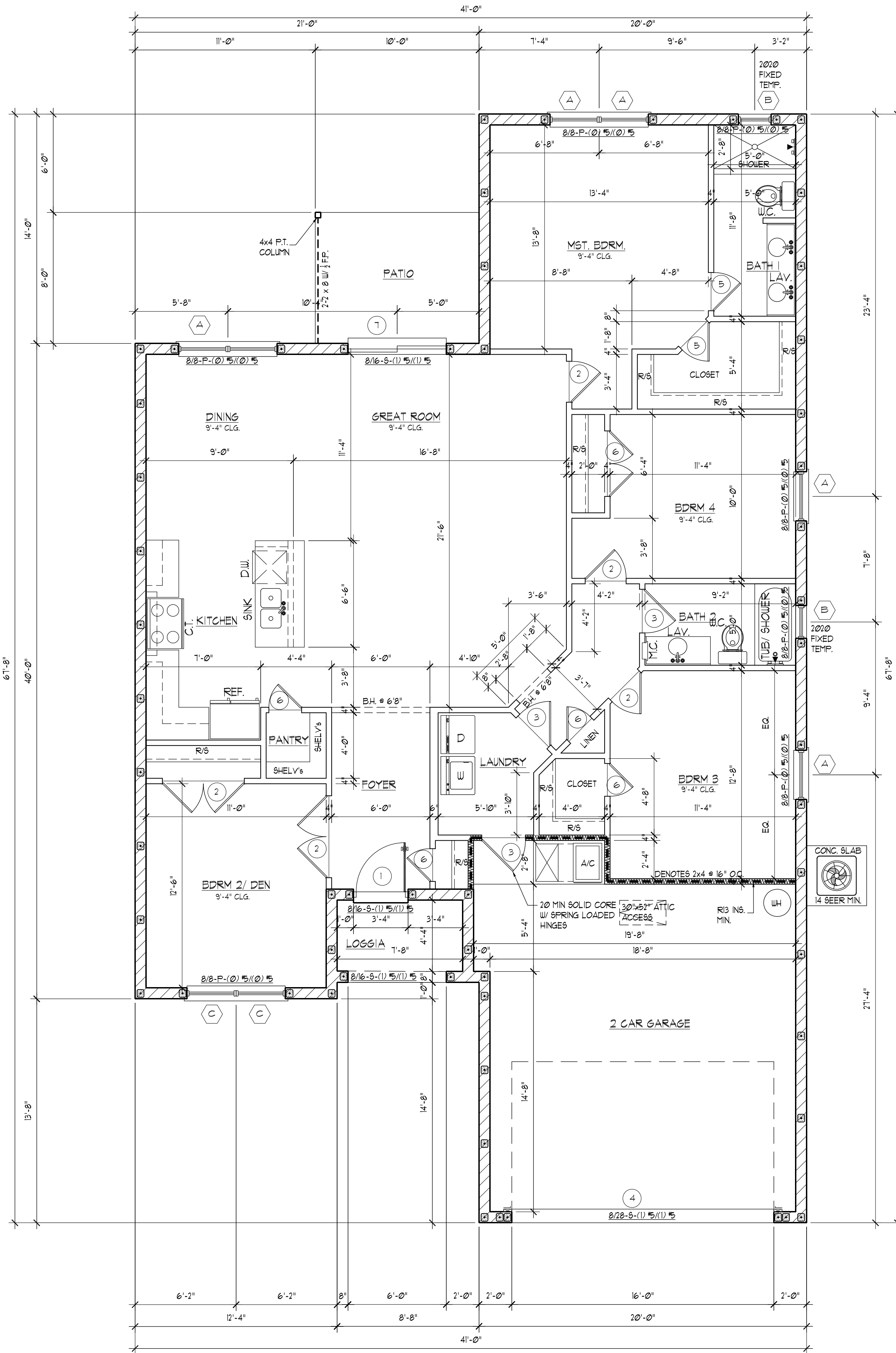
ARCHITECT PL. REG. AR 9601

REVISION	
1	-
2	-
3	-
4	-
5	-
6	-
7	-

PROJECT TYPE: NEW RESIDENCE
SCALE: AS SHOWN
DATE: 4/6/2017
DRAWN BY: R.C.
CHECKED BY: J.Y./R.C.

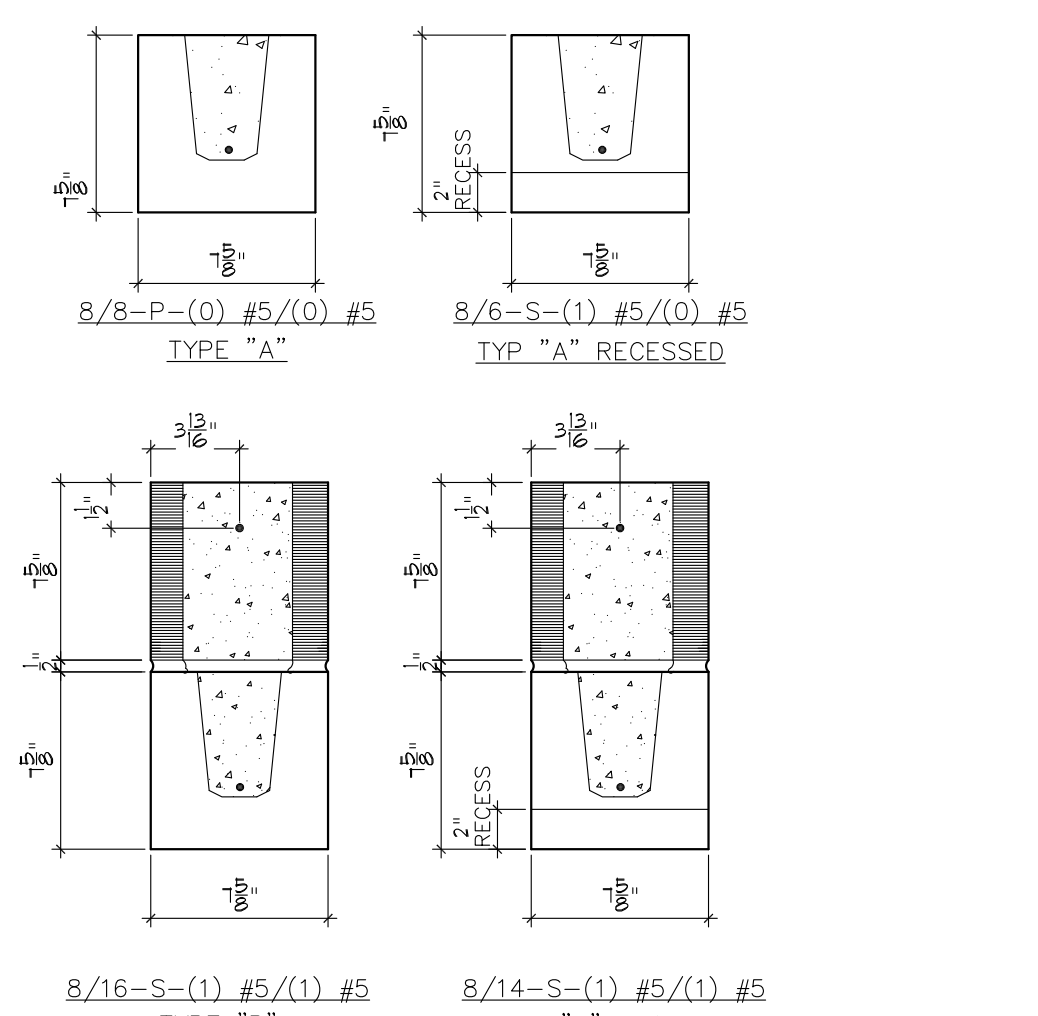
SHEET

A3

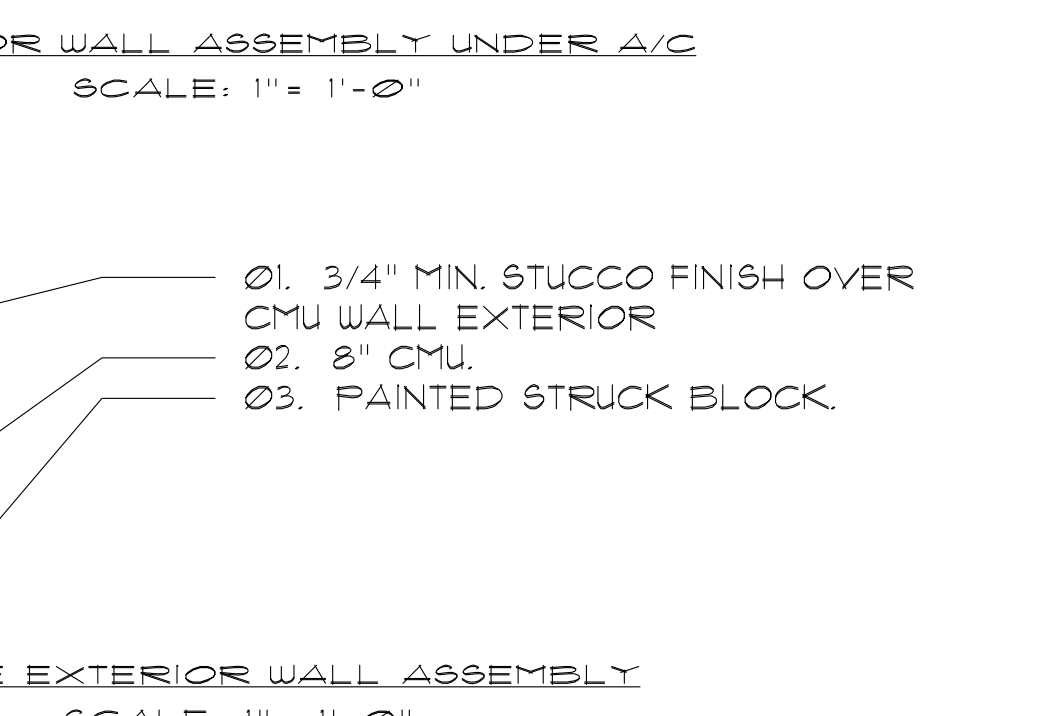
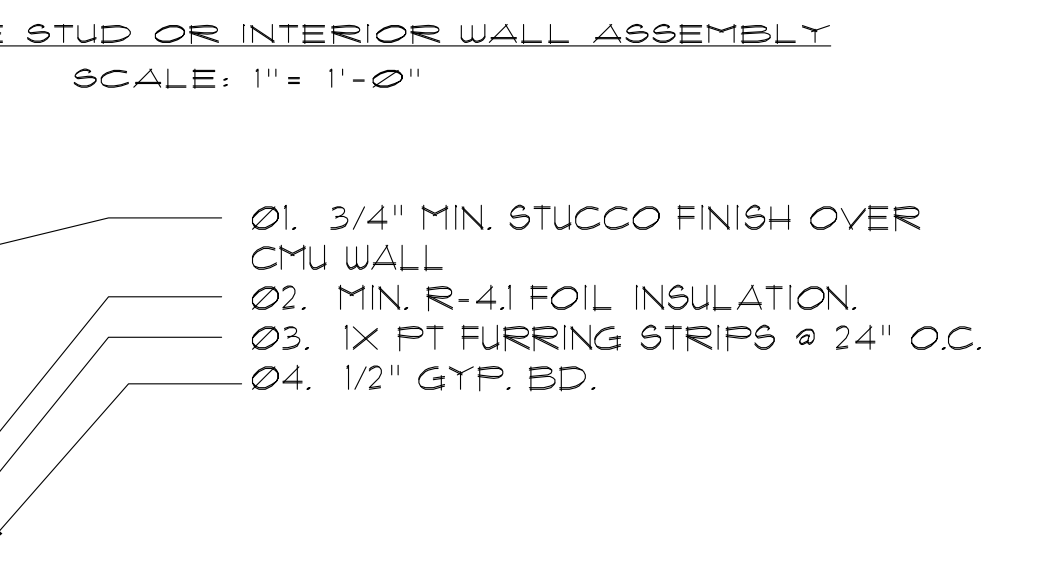
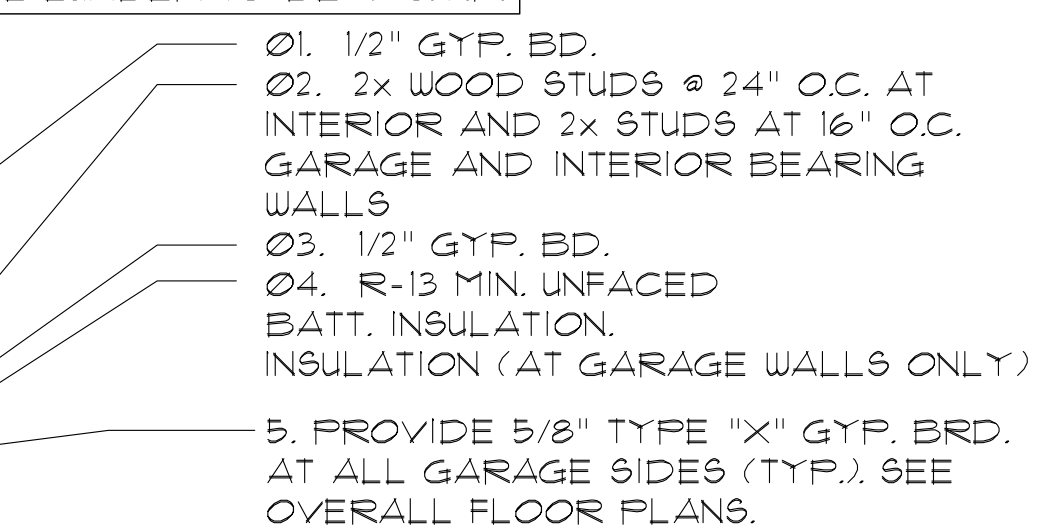


LOTT'S CONCRETE
 P.O. BOX 771255
 WINTER GARDEN, FL 34777
 PH. (407) 856-2112
 TABLE No. 2
 REINFORCING SCHEDULE & LOAD CAPACITIES
 SAFE WORKING LOADS (PLF)
 8" x 16" COMPOSITE LINTELS

LINTEL LENGTH	CLEAR SPAN	LINTEL TYPE	GRAVITY CAPACITY (PLF)		ULIFT CAPACITY (PLF)	
			BOTTOM	TOP	BOTTOM	TOP
2'-0"	1'-6"	PRECAST (2) 1/2"	10000	10000	10000	10000
3'-0"	2'-0"	PRECAST (2) 1/2"	930	930	10000	10000
4'-0"	2'-6"	PRECAST (2) 1/2"	4261	4261	10000	8138
4'-6"	3'-0"	PRECAST (2) 1/2"	321	961	6592	10000
4'-8"	3'-2"	PRECAST (2) 1/2"	2844	844	6649	10000
5'-0"	3'-4"	PRECAST (2) 1/2"	803	6431	4421	1041
5'-2"	3'-6"	PRECAST (2) 1/2"	393	505	3600	5430
5'-4"	3'-8"	PRECAST (2) 1/2"	475	475	280	441
5'-6"	4'-0"	PRECAST (2) 1/2"	384	384	280	481
5'-8"	4'-2"	PRECAST (2) 1/2"	378	378	2653	339
6'-0"	4'-4"	PRECAST (2) 1/2"	291	291	2050	3060
6'-2"	4'-6"	PRECAST (2) 1/2"	2786	738	193	733
6'-4"	4'-8"	PRECAST (2) 1/2"	258	258	174	120
6'-6"	5'-0"	PRECAST (2) 1/2"	236	236	1600	206
6'-8"	5'-2"	PRECAST (2) 1/2"	1949	1949	129	1095
7'-0"	5'-4"	PRECAST (2) 1/2"	1621	1621	941	1655
7'-2"	5'-6"	PRECAST (2) 1/2"	1455	1455	795	1804
7'-4"	5'-8"	PRECAST (2) 1/2"	1335	1335	691	179
7'-6"	6'-0"	PRECAST (2) 1/2"	1251	1251	634	198
7'-8"	6'-2"	PRECAST (2) 1/2"	1144	1144	545	179
8'-0"	6'-4"	PRECAST (2) 1/2"	107	107	486	102
8'-2"	6'-6"	PRESTRESSED (2) 1/2"	149	149	451	307
8'-4"	6'-8"	PRESTRESSED (2) 1/2"	129	129	411	613
8'-6"	7'-0"	PRESTRESSED (2) 1/2"	993	993	335	644
8'-8"	7'-2"	PRESTRESSED (2) 1/2"	785	785	260	513
9'-0"	7'-4"	PRESTRESSED (2) 1/2"	713	713	243	475
9'-2"	7'-6"	PRESTRESSED (2) 1/2"	633	633	215	418
9'-4"	7'-8"	PRESTRESSED (2) 1/2"	591	591	200	394
9'-6"	8'-0"	PRESTRESSED (2) 1/2"	481	481	161	330



NOTE: SEE SCHEDULES FOR WINDOW/DOOR SIZES AND COORDINATE WITH LINTEL LENGTH REQUIRED FOR OPENINGS AS SHOWN ON LINTEL SCHEDULE.
 ALL LUMBER TO BE #2 S.Y.P.



GENERAL NOTES:
 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION ON THIS PROJECT.
 WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) INDICATED ON THESE DRAWINGS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED OF ANY DEVIATION FROM THE PLANS PRIOR TO CONSTRUCTION. DRAWINGS SHALL NOT BE SCALED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER FOR GENERAL REVIEW AND DESIGN COMPLIANCE. CONTRACTOR SHALL PROVIDE REQ'D INSURANCE FOR THE PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. CONTRACTOR SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER AND SANITARY FACILITIES FOR THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE AND LEAVE THE BUILDING BROOM CLEAN. THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE PRIOR TO CONSTRUCTION AND SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO ACTUAL CONSTRUCTION. ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS DISCOVERED AT THIS TIME SHALL BE REPORTED BY THE CONTRACTOR IMMEDIATELY TO THE ARCHITECT OR ENGINEER. ALL WORKMANSHIP SHALL BE NEAT, CLEAN, TRUE AND CORRECT. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR FAILING TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME. OMISSIONS FROM THE DRAWINGS OR SPECS. OR THE MISDESCRIPTION OF DETAILS OF WORK WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS & SPECS OR WHICH ARE CUSTOMARILY PERFORMED SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF WORK BUT THEY SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SAFETY GLAZING:
 ALL GLAZING IN SLIDING AND SWINGING DOORS, INCLUDING SHOWER AND TUB ENCLOSURES, TO BE SAFETY GLAZED AS PER 2017 F.B.C. 2406.3 & R308.4. ALL GLAZING IN ANY PORTION OF A BUILDING WITH SILL LESS THAN 6'-0" AFF. SHALL BE SAFETY GLAZED AS PER 2017 F.B.C. 2406.3 (5) & R308.4 (5). ALL GLAZING WITHIN 24" OF AND PARALLEL TO A DOOR SHALL BE TEMPERED GLASS.

EGRESS WINDOWS:
 EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. EGRESS WINDOW SHALL HAVE A MINIMUM NET OPENING OF 24" HIGH, 20" WIDE, AND MIN. NET AREA OF 5.7 SF FOR 2ND FLOOR WINDOWS AND 5.0 SF FOR 1st FLOOR WINDOWS. THE SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR LATCH AT 54" AFF. MAX. IN HYAZ AREAS WHERE THERE IS MORE THAN A 4'-0" DROP, THE SILL SHALL BE NO LESS THAN 36" AFF. OR PROVIDE AN APPROVED SAFEGUARD AS PER F.B.C. 1618.41.

SHOWERS:
 SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH CORROSION RESISTANT AND NON-ABSORBANT WATER RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 10 INCHES ABOVE THE COMPARTMENT FLOOR. ALL SHOWER SEATS @ 18" AFF. PROVIDE TEMPERED GLASS AT BATHROOMS AS REQUIRED.

WINDOWS & DOORS:
 ALL NON-TEMPERED GLAZING TO BE 3/16" THK GLASS UNLESS OTHERWISE NOTED.
 ALL WINDOWS & FRENCH DOORS TO HAVE TINTED DOUBLE-PANE GLASS. WINDOWS AND DOORS SELECTED BY OTHERS.

DIMENSION NOTE:
 WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND THE ENGINEER OF RECORD MUST BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.

- USE HEADER SIZES ABOVE UNLESS OTHERWISE NOTED ON FRAMING PLAN
- PRIMARY FRAMING (BEAMS/GIRDERS, ETC.) WERE SIZED USING:
 1800 FB' EXTREME FIBER IN BENDING (SINGLE)
 30 FV' HORIZONTAL SHEAR
 16E 'E' MODULES OF ELASTICITY
- JOIST, RAFTERS, LINTELS, ETC. WERE SIZED USING:
 1200 FB' EXTREME FIBER IN BENDING (SINGLE)
 30 FV' HORIZONTAL SHEAR
 16E 'E' MODULES OF ELASTICITY

LATH ATTACHMENT NOTE:
 ALL LATH AND LATH ATTACHMENTS SHALL BE CORROSION RESISTANT. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED W/ 1 1/2" LONG, 11 GAGE NAILS HAVING A 7/8" HEAD OR 7/8" LONG, 16 GAGE STAPLES SPACED NO MORE THAN 6" O.C.

WINDOW, DOOR TAG NOTE:
 FR - FRENCH DOORS
 L - FULL LITE
 FG - FIXED GLASS
 TR - TRANSOM
 F - FROCKET DOOR
 BF - BI-FOLD DOOR
 BP - BI-PASS DOOR
 SPECIALTY WINDOWS/DOORS, FIXED GLASS WINDOWS, AND TRANSOMS ARE NOTED ON PLANS. QUANTITY OF WINDOWS AS PER PLAN.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND THE ENGINEER OF RECORD MUST BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.

PLAN LEGEND AND NOTES:

- 5"x8"x16" CMU WALL
- 5"x8"x16" CMU WALL W/ #5 VERT. TO TIE BEAM
- WOOD FRAME WALL U.O.
- WOOD FRAME WALL U.O.
- WOOD FRAME BEARING WITH R-13 INSL. AT GARAGES AND HOUSE SEPARATION
- WOOD FRAME BEARING WALL U.O.
- M.T. METAL THRESHOLD
- SECTION SYMBOLS. SEE FRAMING PLANS
- CONCRETE FILLED VERTICAL CELL
- DOOR SIZES. SEE FLOOR PLANS
- WINDOW SIZES. SEE FLOOR PLANS
- WINDOW SIZES NOMENCLOSURE

FLOOR PLAN

1706 SQUARE FEET A/C
440 SQUARE FEET GARAGE
38 SQUARE FEET LOGGIA
2184 SQUARE FEET TOTAL

NOTES:
 1. SITE IS CONCEPTUAL ONLY.
 2. CIVIL ENGINEERING, ALONG WITH DRAINAGE, FINISHED FLOOR ELEVATION BY OTHERS.
 3. SEPTIC SYSTEM AND DRAINAGE BY OTHERS.

CONSTRUCTION TYPE/CLASSIFICATION:
 TYPE V-SUBPROTECTED, INSFRNKLER GROUP: R-3 RESIDENTIAL (SINGLE FAMILY)

LOAD CALCULATION CRITERIA

FLOOR LIVE LOAD:	40 PSF
ROOF LIVE LOAD:	20 PSF
STAIR LIVE LOAD:	40 PSF
BALCONY LIVE LOAD:	40 PSF
WIND LOAD:	PER F.B.C. 2017 RESIDENTIAL ED. 140 MPH REGION (SEE BELOW)

ARCHITECTURAL DRAWINGS:
 THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2017, CHAPTER 16, STRUCTURAL LOADS. IN ACCORDANCE WITH SECTION 606, THE FOLLOWING WIND LOAD REQUIREMENTS WERE EMPLOYED IN THE DESIGN OF THE STRUCTURE:
 BASIC WIND SPEED: (3 SECOND GUST) 140-MPH
 BUILDING CATEGORY: II, ENCLOSED
 IMPORTANCE FACTOR: 1.00
 WIND EXPOSURE: C
 INTERNAL PRESSURE COEFFICIENT: ±0.18
 DESIGN PRESSURE FOR COMPONENTS & CLADDING (WORST CASE CONDITION):
 WINDOW/DOORS: ±25.9 PSF -34.1 PSF
 SLIDING GLASS DOORS: ±25.9 PSF -34.1 PSF
 GARAGE DOORS: ±25.9 PSF -34.1 PSF

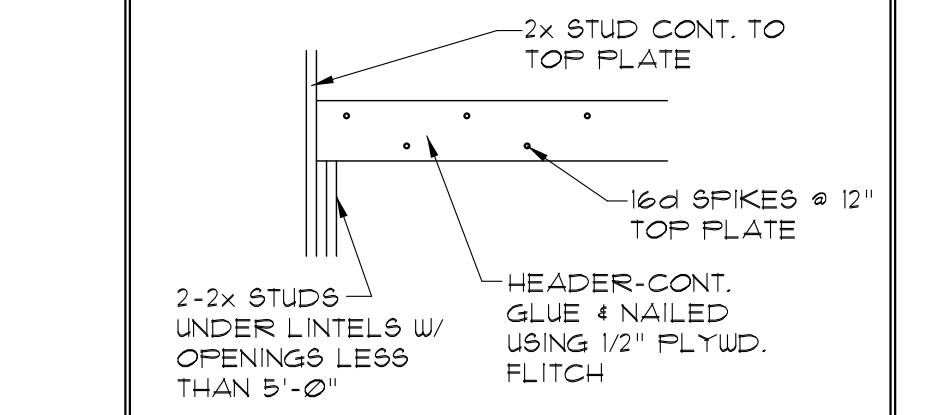
ALL CONNECTIONS HAVE BEEN CHECKED TO WITHSTAND ALL APPLICABLE LOADS.

DOOR SCHEDULE

ID	TYPE	SIZE
1	SOLID CORE	3'-0"x8'-0"
2	INTERIOR	2'-8"x6'-8"
3	INTERIOR	2'-8"x6'-8"
4	OH GARAGE	16'-0"x17'-0"
5	INTERIOR	2'-4"x6'-8"
6	INTERIOR	2'-0"x6'-8"
7	SLIDING GLASS	6'-0"x8'-0"
8	EXTERIOR	2'-8"x6'-8"

WINDOW SCHEDULE

ID	TYPE	SIZE
A	84 30%0	3'-6"x6'-0"
B	2030 FIXED	2'-0"x2'-0"
C	84 30%0	3'-6"x12"



HEADER SCHEDULE

OPENING WIDTH	BEARING WALL OR SHEARWALL	NON-BEARING WALLS
0'-0" TO 3'-0"	2-2x6'S	2-2x4'S
3'-1" TO 5'-0"	2-2x10'S	2-2x4'S
5'-1" TO 7'-0"	2-2x12'S	2-2x6'S
7'-1" TO 9'-0"	2-2x12 W/ 1/2" PLYWD, FLITCH	2-2x8'S

JOHN D. YOUNGMAN ARCHITECT
 JOHN D. YOUNGMAN ARCHITECT
 421 East ER 484, Suite 1015
 Longwood, Florida 32750
 PH. 407-447-0040
 FAX. 407-767-5246
 johnyoungman@att.net

THIS OR ANY OTHER DOCUMENT SHALL NOT BE COPIED, ALTERED, REPRODUCED WITH OR WITHOUT THE WRITTEN CONSENT OF JOHN YOUNGMAN ARCHITECT.

FLOOR PLAN

1706 SQUARE FEET A/C
 440 SQUARE FEET GARAGE
 38 SQUARE FEET LOGGIA
 2184 SQUARE FEET TOTAL

PROJECT:
 THE RUBY MODEL HOME:
 1825 5TH AVE, DELAND, 32714
 P.I.D. 10001260160

APPROVAL:
 PRELIMINARY
 TRUSS PACKAGE
 CONSTRUCTION
 FLOOR PLAN

ARCHITECT FL. REG. NO. 96201

REVISION:

1	REVISED - 5/22/17
2	
3	
4	
5	
6	
7	

PROJECT TYPE: NEW RESIDENCE
SCALE: AS SHOWN
DATE: 4/6/2017
DRAWN BY: R.C.
CHECKED BY: J.Y./R.C.

SHEET

SH-14
 SHEET PRINTED DATE: 2/6/2020

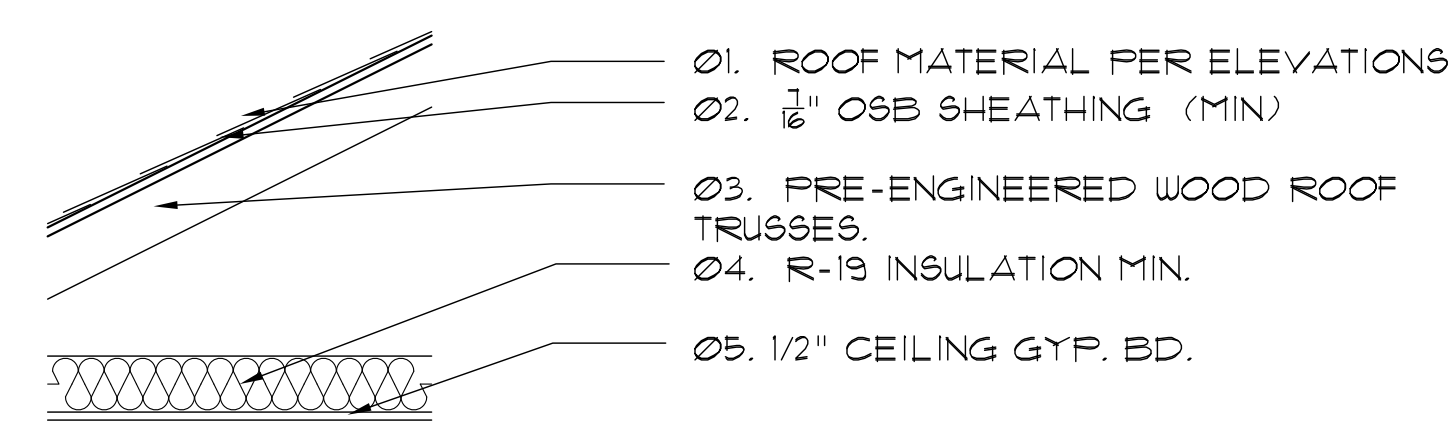
INSULATION VALUES	
INSULATION LOCATIONS	LOCATION TYPE/ THICKNESS
HOUSE AND GARAGE	R-13 FIBERGLASS BATTING
IN ATTIC /CEILING	R-19 FIBERGLASS

NAILING SCHEDULE	
* ROOF	7/16" OSB @ EDGES : 8d NAILS @ 4" O.C. @ INTERMEDIATE SUPPORT : 8d NAILS @ 6" O.C.

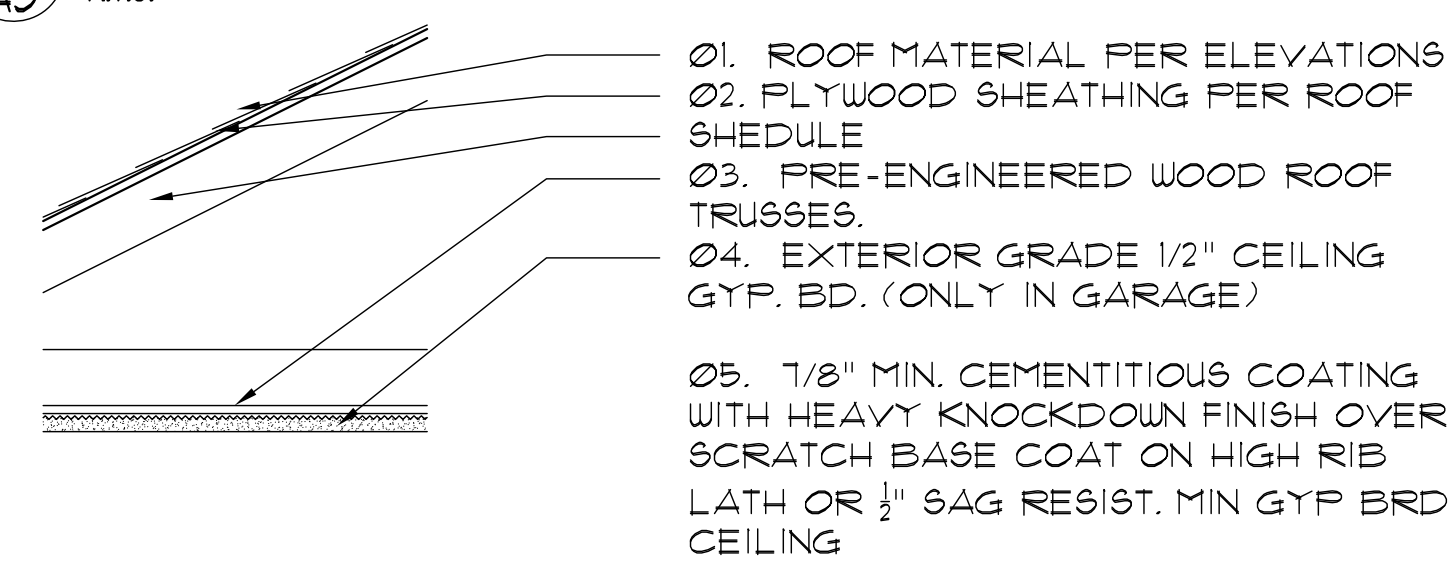
* PROVIDE 2x6 BLOCKING @ UNSUPPORTED JOINTS

TRUSS NOTES

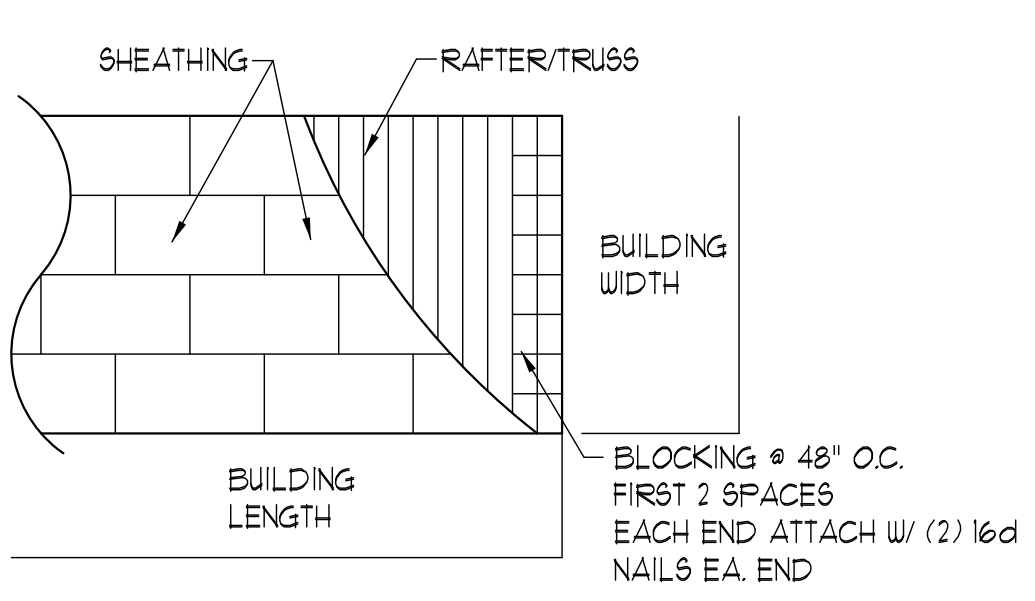
- SPECIALTY ENGINEER FOR PRE-ENGINEERED WOOD TRUSSES SHALL BE A FLORIDA REGISTERED ENGINEER AND SIGNED AND SEALED SHOP DRAWINGS, INCLUDING CALCULATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND ERECTION. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED IN CONFORMANCE WITH F.B.C. LATEST EDITION.
- SHOP DRAWINGS SHALL INCLUDE TEMPORARY BRACING FOR ERECTION AND HANDLING AND PERMANENT BRACINGS AS REQUIRED BY SPECIALTY ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER TRUSS HANDLING AND PROPER TEMPORARY AND ERECTION BRACING.
- PERMANENT BRACINGS AS INDICATED ON DRAWINGS SHALL BE MINIMUM 2x4 DIMENSION LUMBER WITH 2-16d NAILS IN EACH TRUSS, UNLESS OTHERWISE INDICATED. ADDITIONAL BRACING AS REQUIRED OR RECOMMENDED BY THE TRUSS DESIGNER OR FABRICATOR SHALL BE INCLUDED AND INSTALLED.
- TRUSS FABRICATOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRUSS DIMENSIONS WITH FIELD CONDITIONS PRIOR TO FABRICATION. NOTIFY ARCHITECTS IN WRITING IF ANY ADJUSTMENTS TO DRAWING DIMENSIONS ARE REQUIRED.
- PROVIDE HURRICANE ANCHORS/HANGERS PER GOVERNING CODE AND REGULATIONS AND AS INDICATED ON THE DRAWINGS.



1 ROOF ASSEMBLY AT INTERIOR
A5 N.T.S.

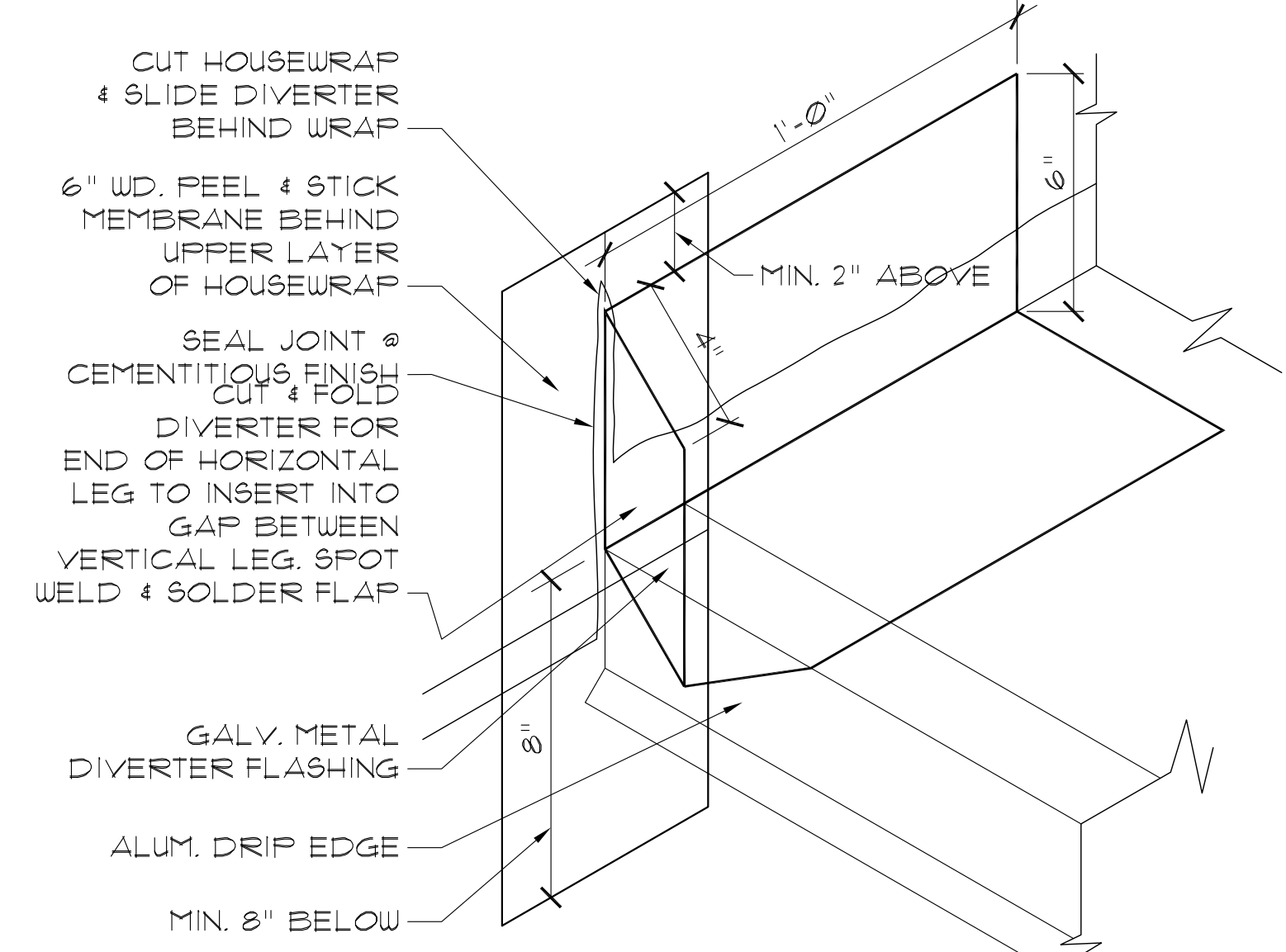
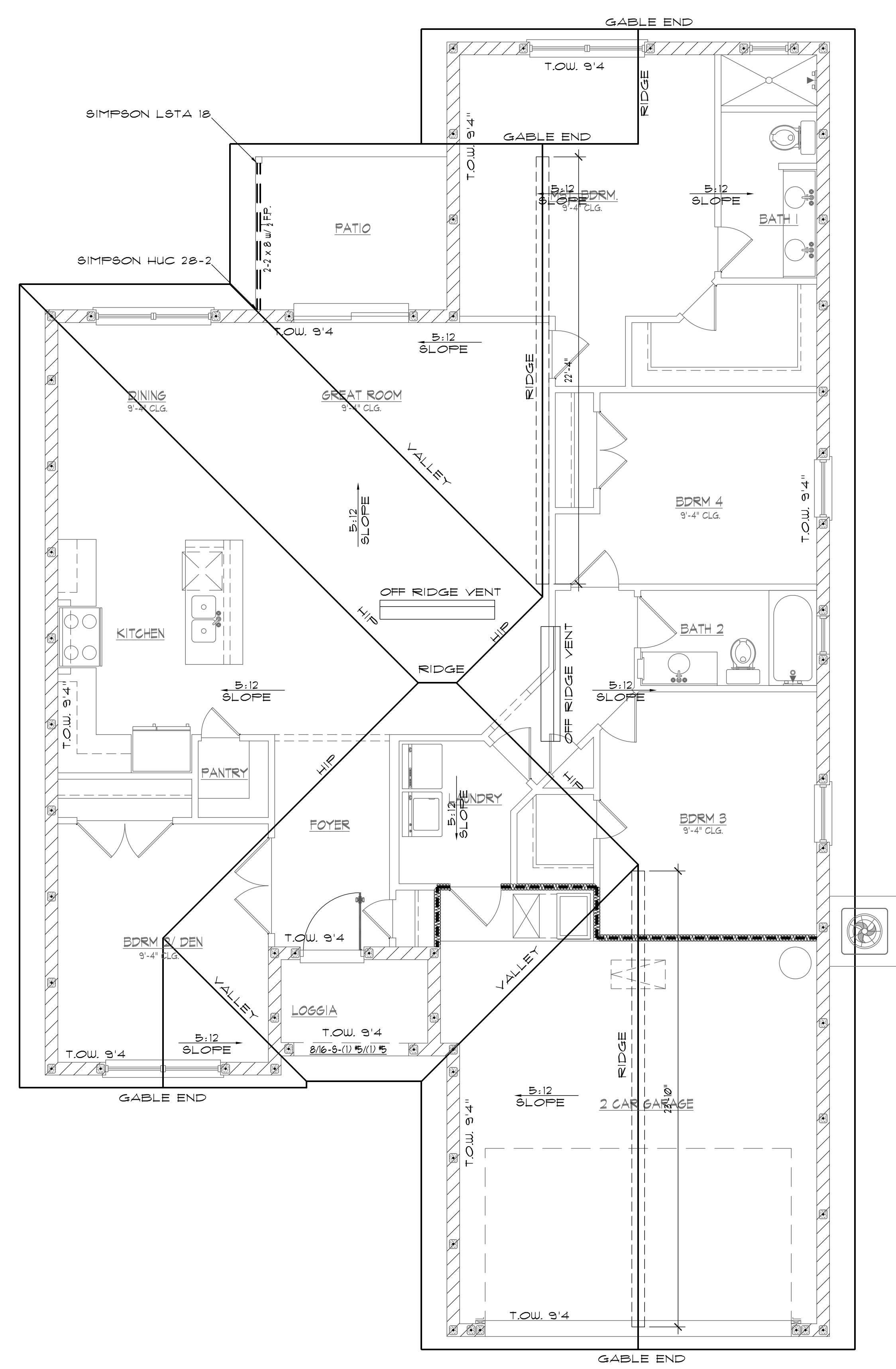


1 ROOF ASSEMBLY AT EXTERIOR
A5 N.T.S.

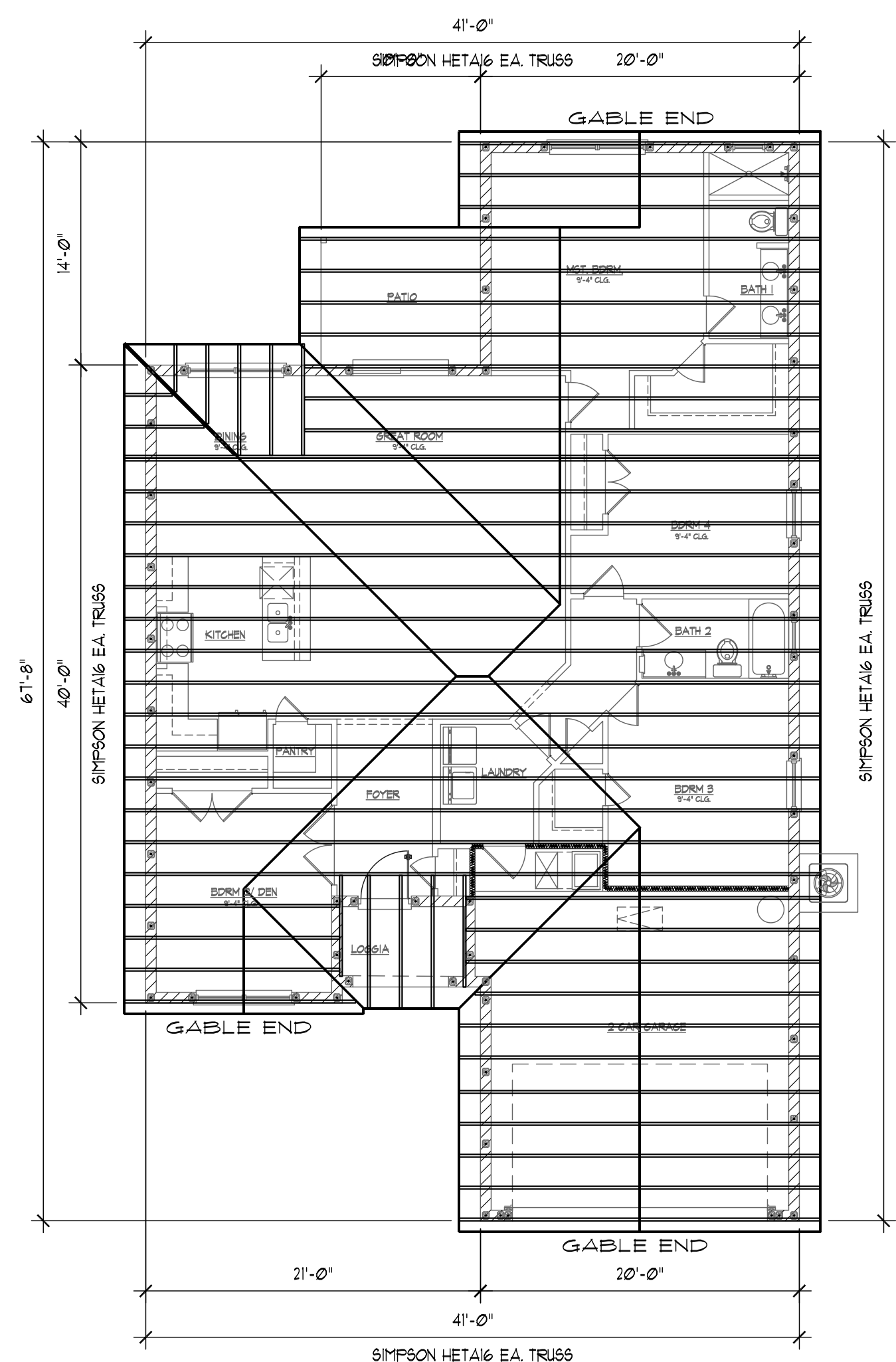


NOTE: PROVIDE 8d RING SHANK ROOF DECK FASTENERS 2017FBC R202.2.1

1 ROOF SHEATHING LAYOUT
A5 N.T.S.



1 ROOF/WALL DIVERTER FLASHING
A5 SCALE 3" = 1'-0"



ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0" FOR REFERENCE ONLY

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



NOTE: T.O.W. = TOP OF WALL FROM FINISHED FIRST FLOOR + 9'4" (TYP)

ROOF VENTILATION CALCULATIONS:
 ROOF AREA: 2511 SQ. FT.
 2511 / 150 / 2 = 839 SQ. FT. (REQUIRED)
 46'-0" L.F. RIDGE VENT @ 15 SQ. FT. / L.F. = 6.9 SQ. FT.
 (2) 6" ROOF VENTS @ 92 SF = 184 SQ. FT.
 TOTAL FREE AREA PROVIDED = 8.74 SQ. FT. > 8.39 SQ. FT.

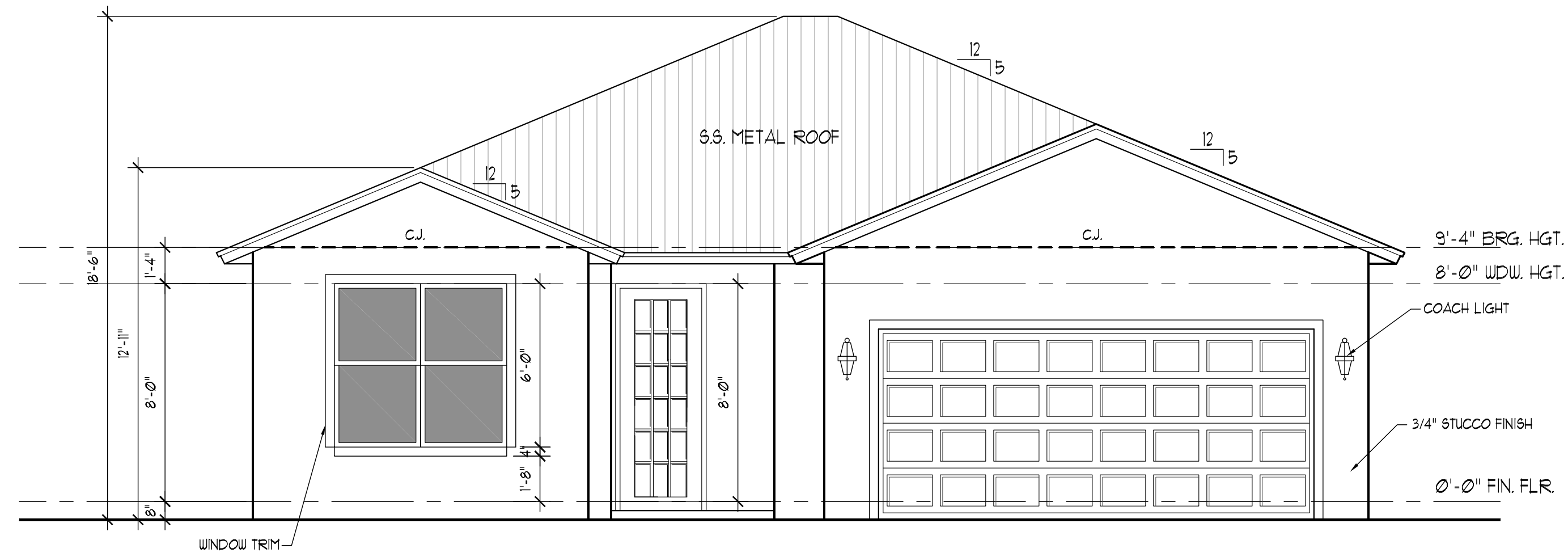
COPYRIGHT © JOHN YOUNGMAN ARCHITECT. THIS OR ANY OTHER DOCUMENT SHALL NOT BE COPIED, ALTERED, REPRODUCED WITH OUT THE WRITTEN CONSENT OF JOHN YOUNGMAN ARCHITECT.

PROJECT: THE RUBY MODEL HOME: 1825 5TH AVE, DELAND, 32724 P.I.D. 10001026060
 SHEET TITLE: **ROOF PLAN**
 X PRELIMINARY CONSTRUCTION APPROVAL

ARCHITECT PL. REG. AR 9601

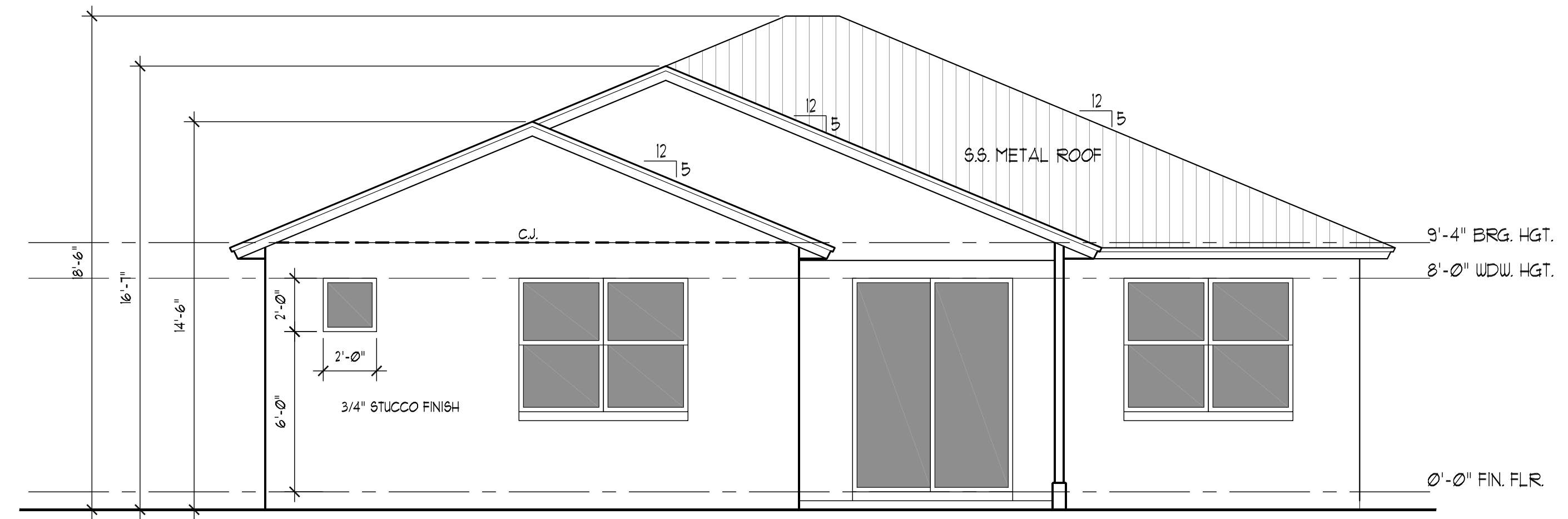
REVISION	
1	
2	
3	
4	
5	
6	
7	

PROJECT TYPE: NEW RESIDENCE
 SCALE: AS SHOWN
 DATE: 4/6/2017
 DRAWN BY: R.C.
 CHECKED BY: J.Y./R.C.



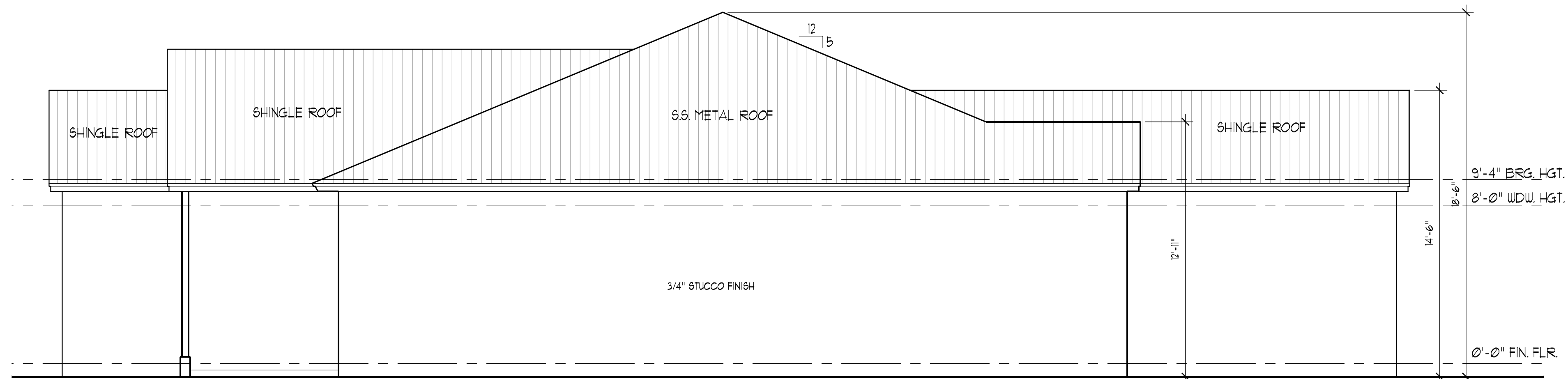
FRONT ELEVATION

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



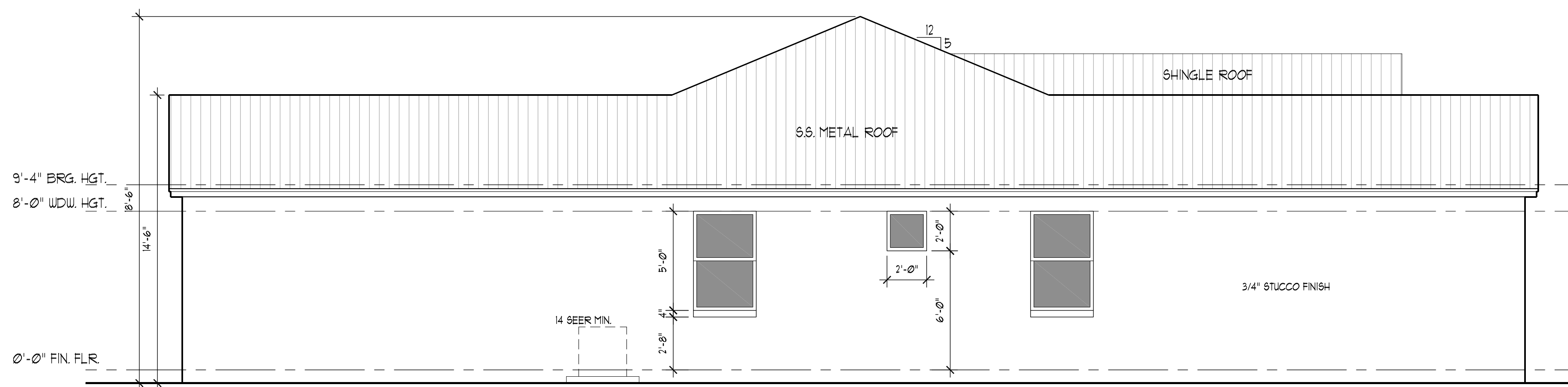
REAR ELEVATION

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



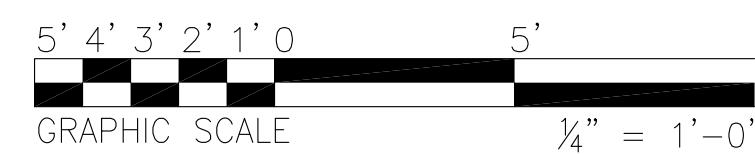
RIGHT ELEVATION

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



LEFT ELEVATION

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



PROJECT:
THE RUBY MODEL HOME:
1825 5TH AVE, DELAND, 32124
P.I.D. 100101260160

SHEET TITLE
A6 ELEVATIONS

PERMIT CONSTRUCTION PRELIMINARY TRUSS PACKAGE APPROVAL

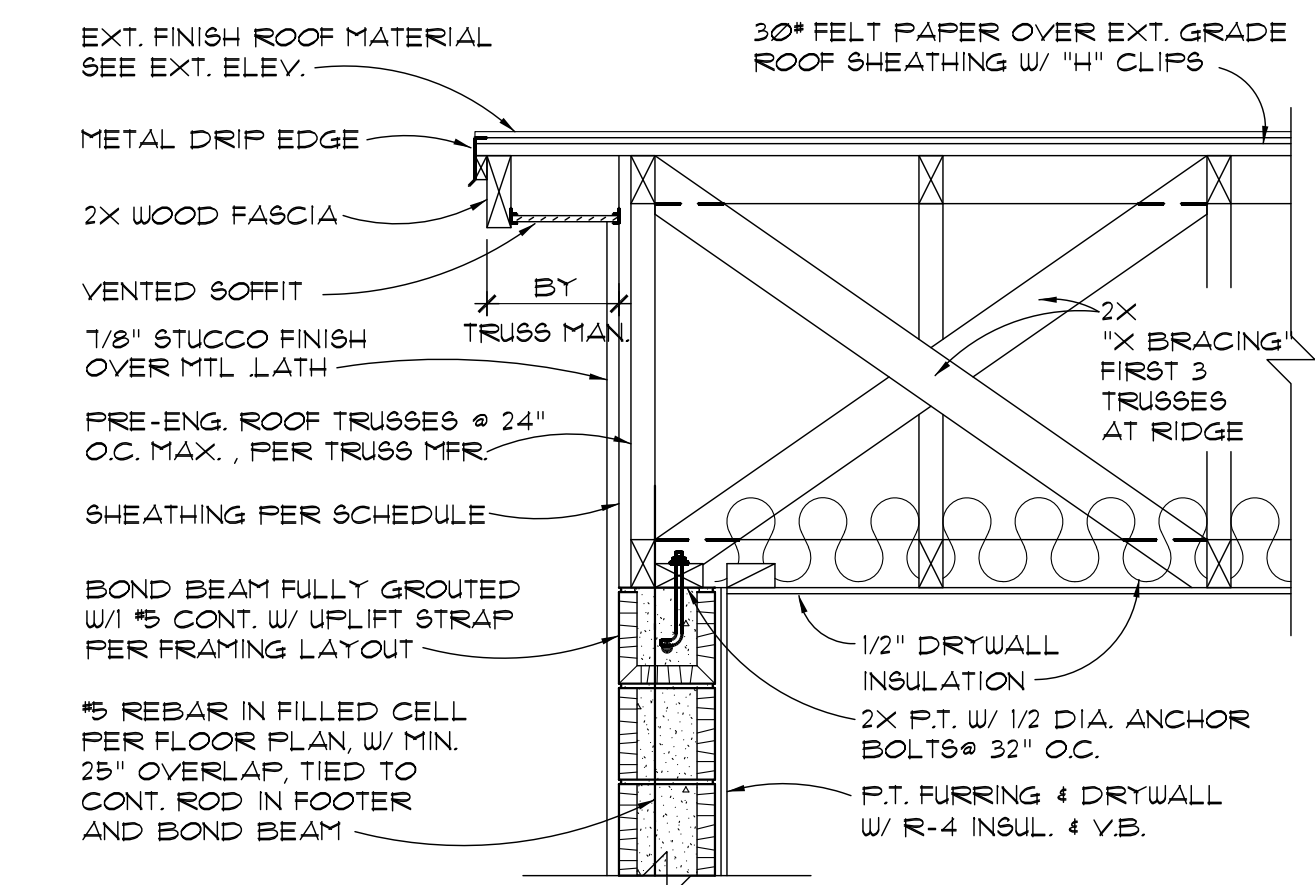
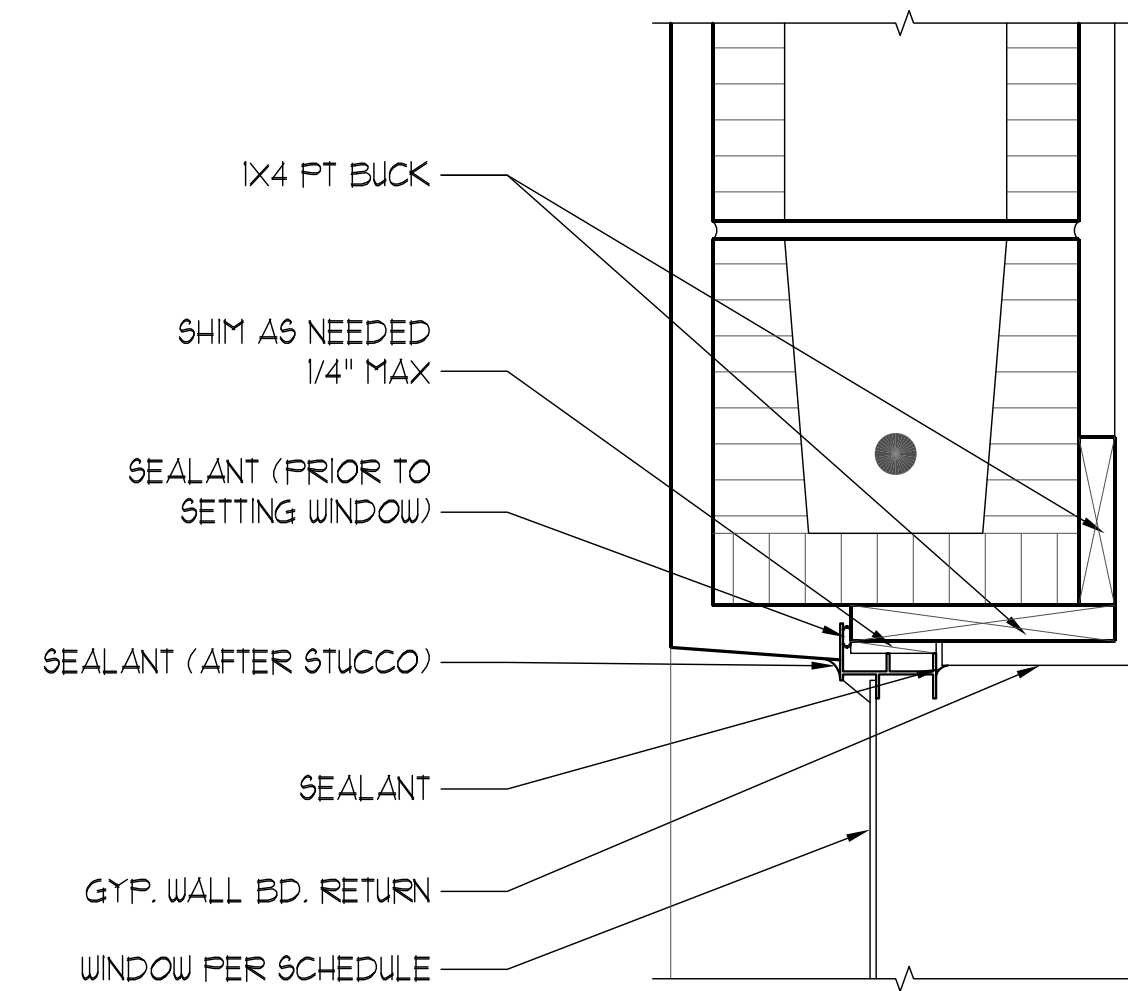
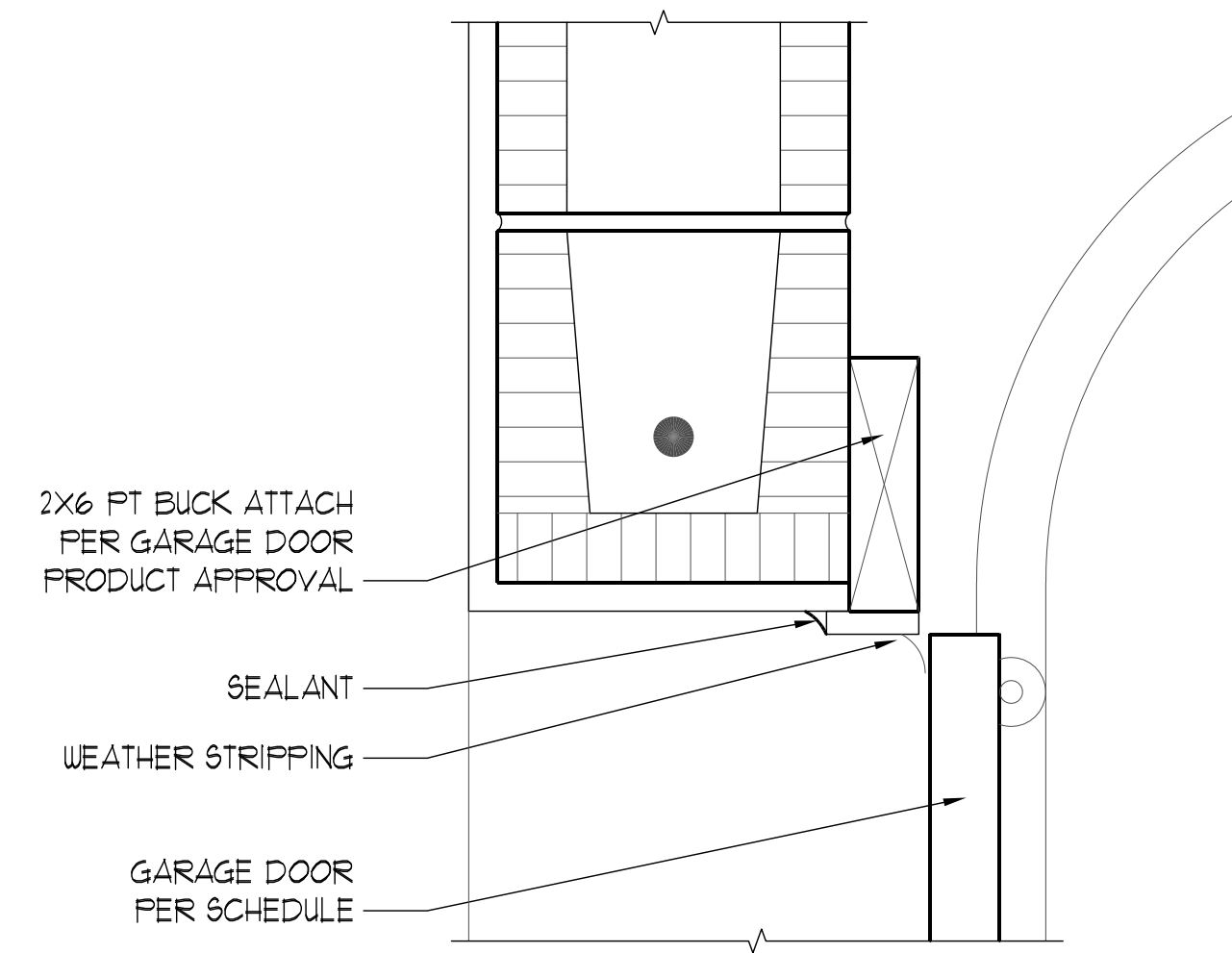
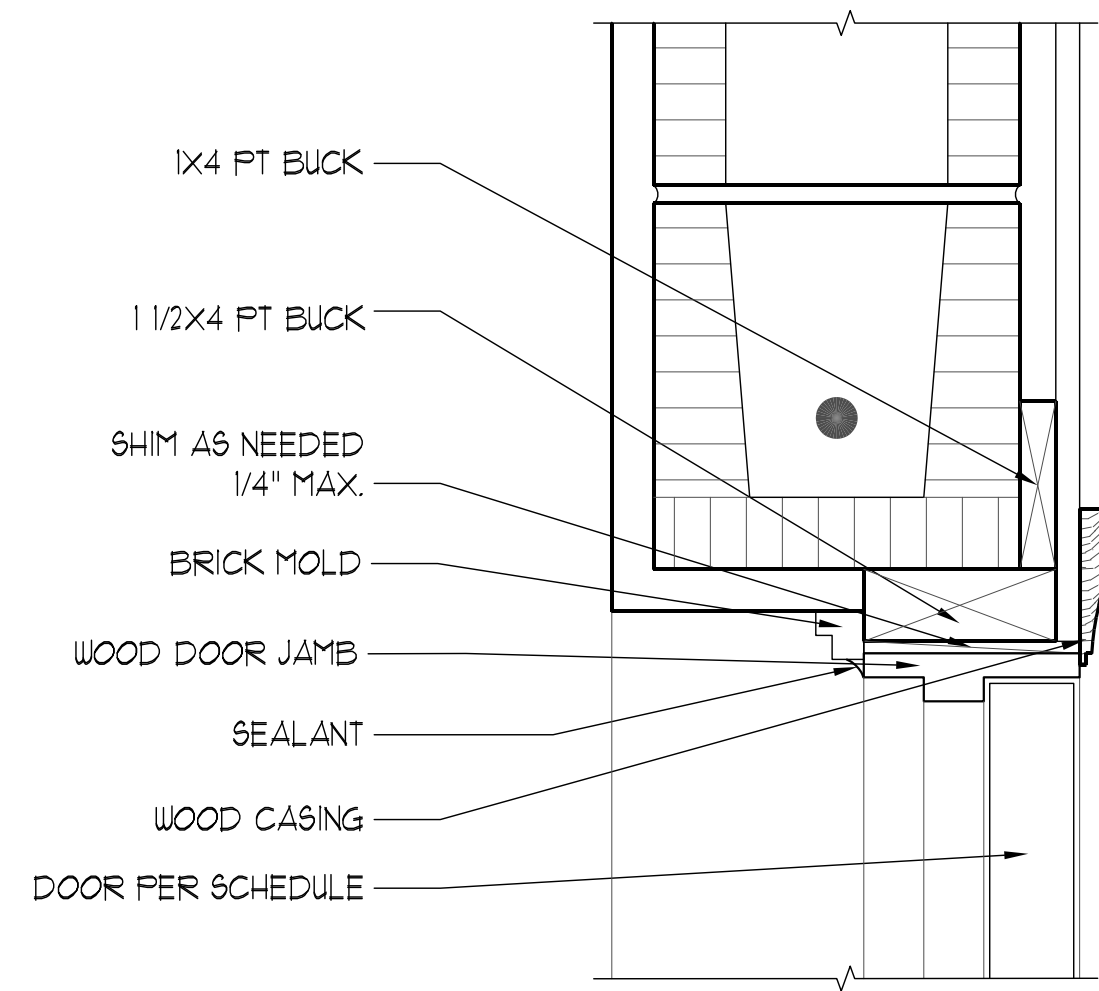
ARCHITECT FL. REG. AR 9601

REVISION	
1	
2	
3	
4	
5	
6	
7	

PROJECT TYPE: NEW RESIDENCE
SCALE: AS SHOWN
DATE: 4/6/2017
DRAWN BY: R.C.
CHECKED BY: J.V./R.C.

SHEET

A6B



1 EXTERIOR DOOR HEADER @ CMU

A7 SCALE 3" = 1'-0"

2 GARAGE DOOR HEADER

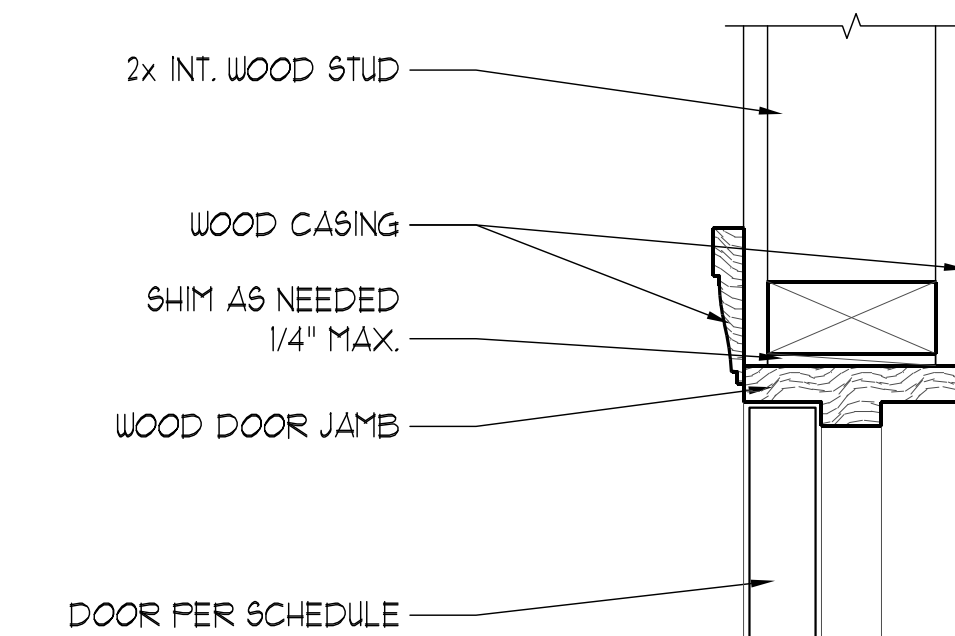
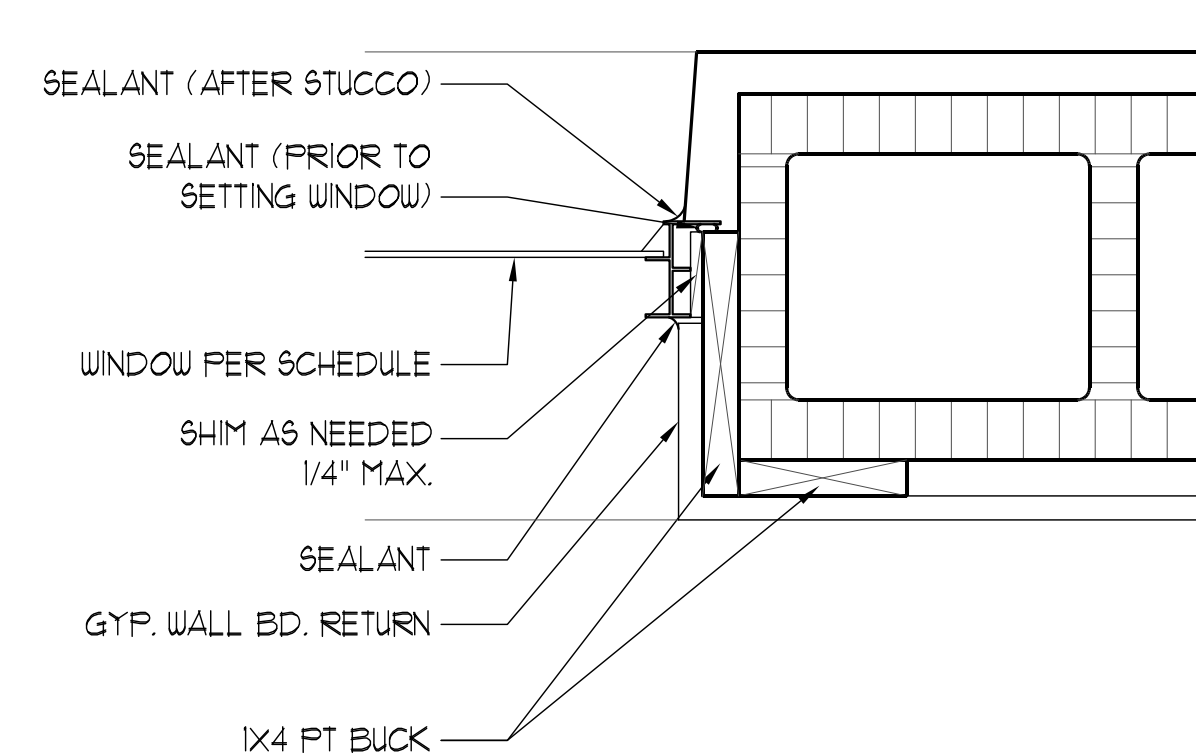
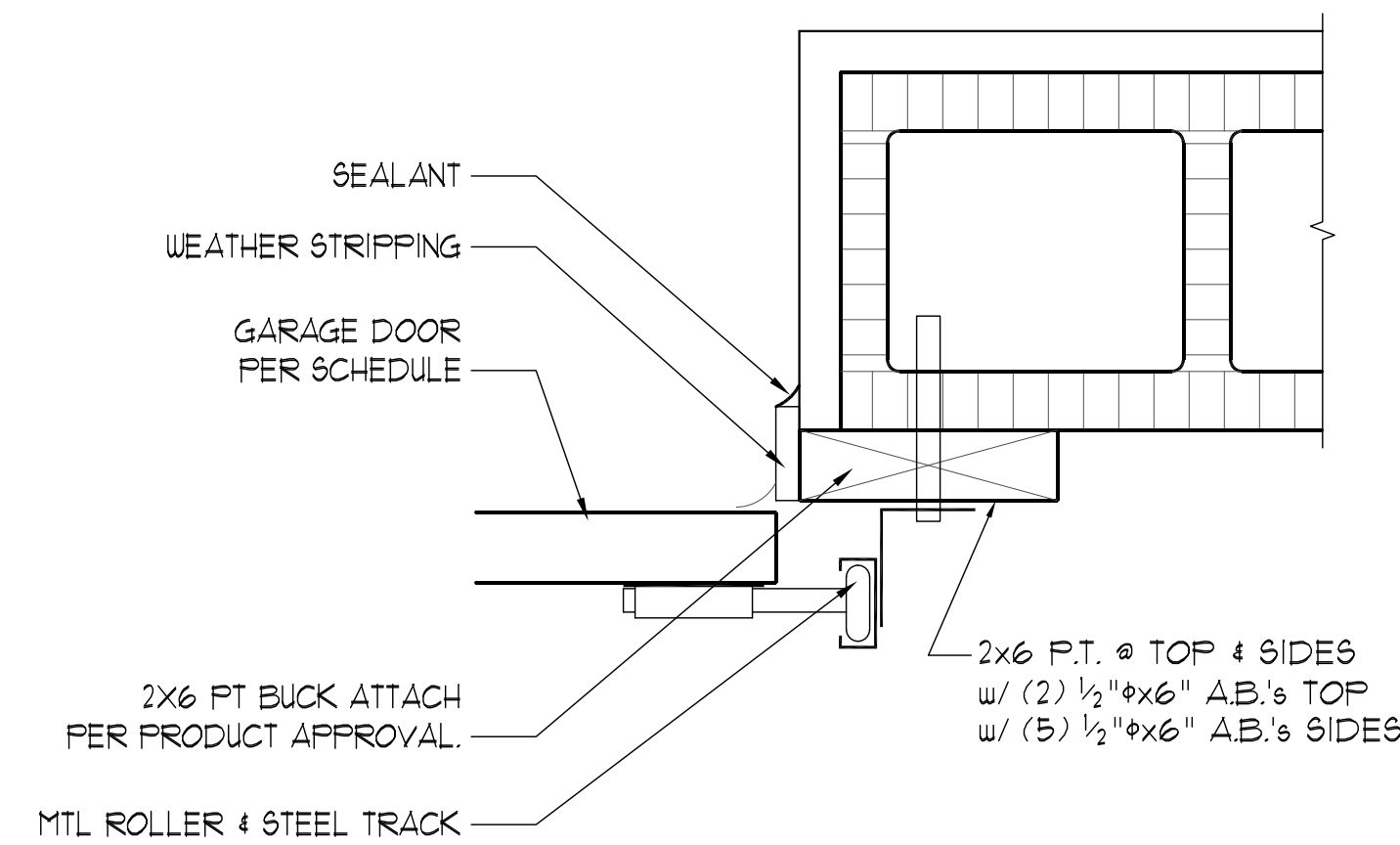
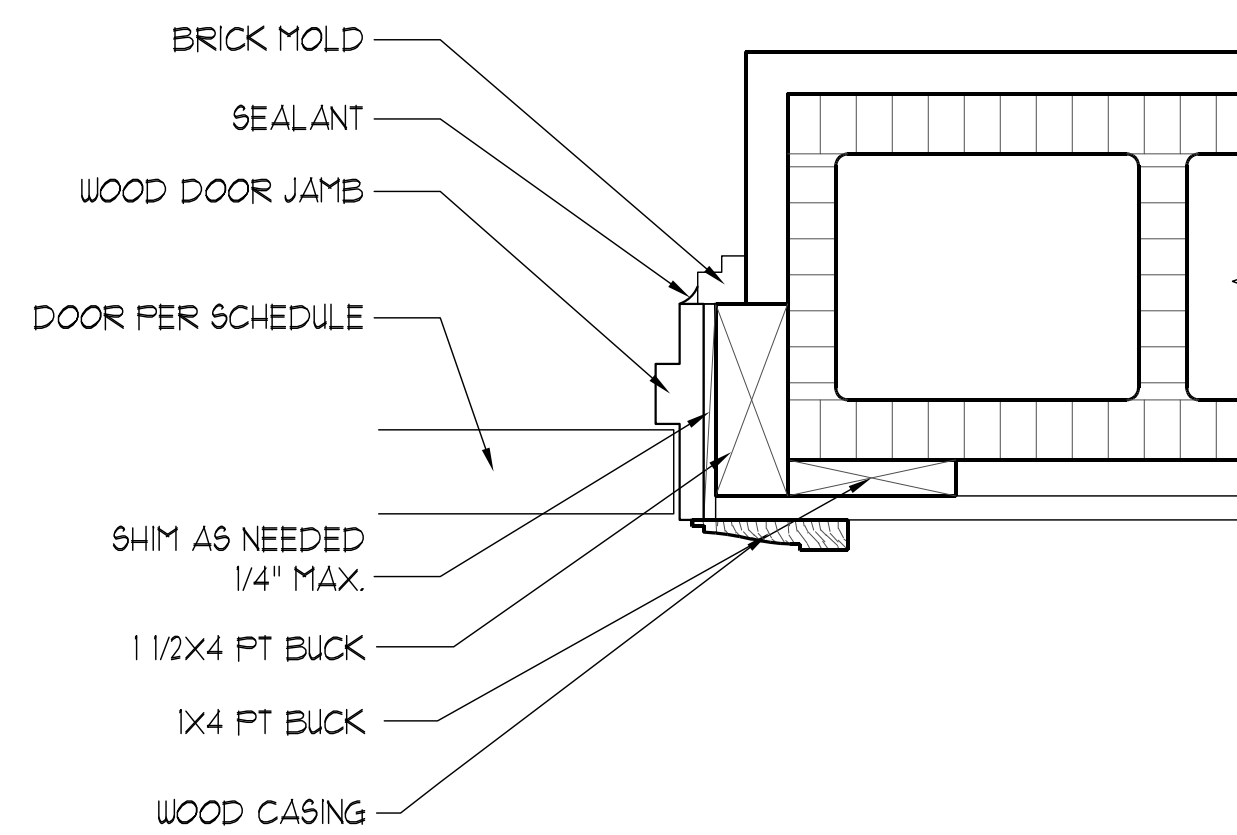
A7 SCALE 3" = 1'-0"

3 EXTERIOR WINDOW HEADER @ CMU

A7 SCALE 3" = 1'-0"

4 GABLE END DETAIL

A7 SCALE 3/4" = 1'-0"



5 EXTERIOR DOOR JAMB @ CMU

A7 SCALE 3" = 1'-0"

6 GARAGE DOOR JAMB

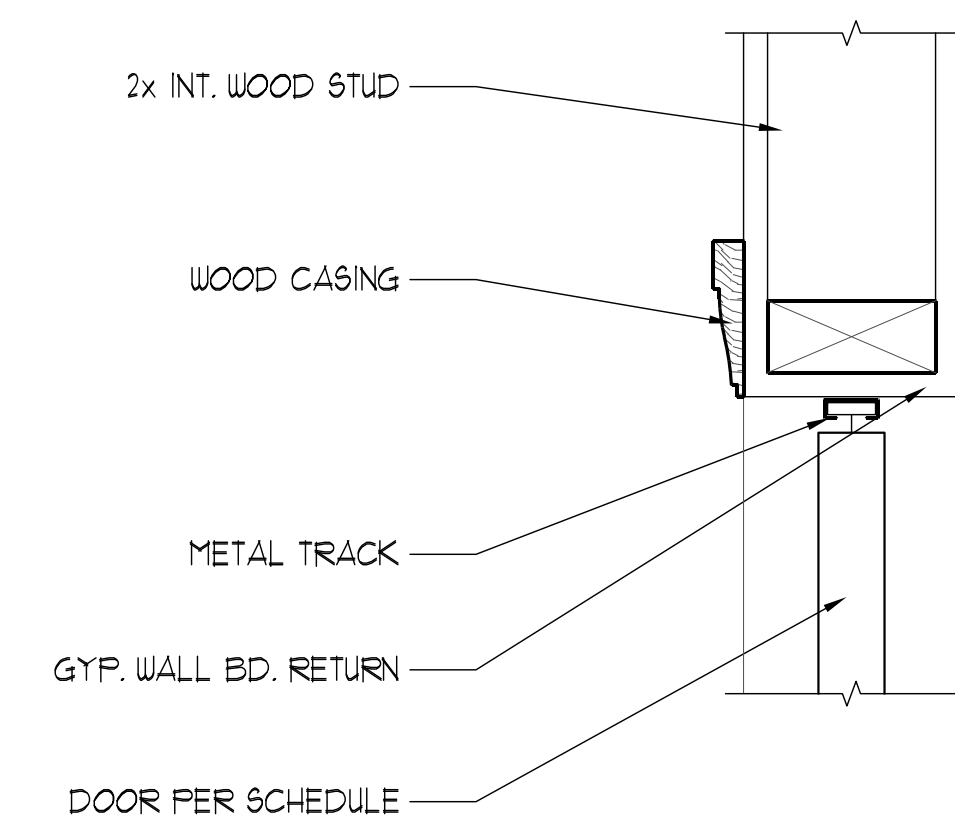
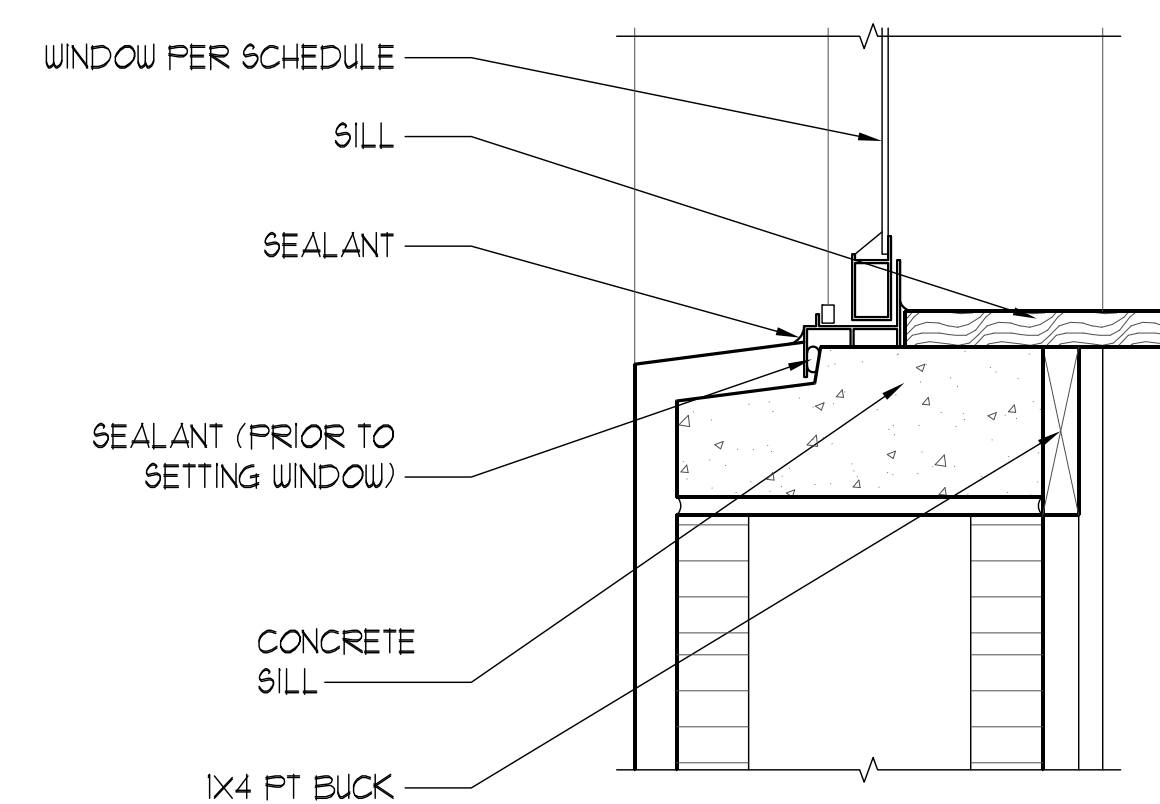
A7 SCALE 3" = 1'-0"

7 EXTERIOR WINDOW JAMB @ CMU

A7 SCALE 3" = 1'-0"

8 INTERIOR DOOR HEADER (JAMB SIM.)

A7 SCALE 3" = 1'-0"



9

A7

10

A7

11 EXTERIOR WINDOW SILL @ CMU

A7 SCALE 3" = 1'-0"

12 BI-FOLD DR. HEADER (BI-PASS SIM.)

A7 SCALE 3" = 1'-0"

PROJECT:
THE RUBY MODEL HOME:
1825 5TH AVE, DELAND, 32124
P.I.D. 100101260160

SHEET TITLE
WINDOW AND DOOR DETAILS

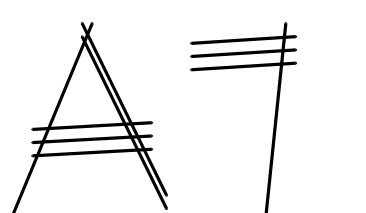
PERMIT CONSTRUCTION PRELIMINARY TRUSS PACKAGE APPROVAL

ARCHITECT PL. REG. AR 9601

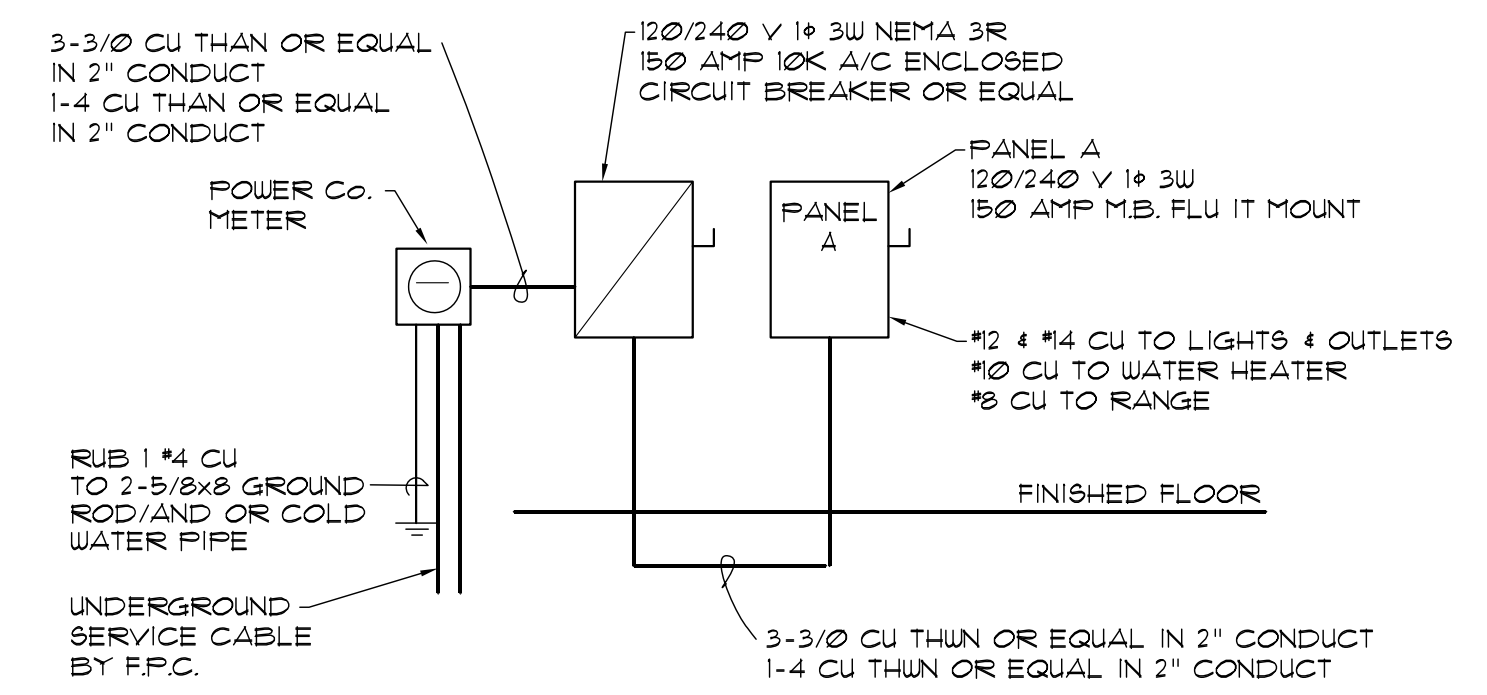
REVISION	
1	
2	
3	
4	
5	
6	
7	

PROJECT TYPE: NEW RESIDENCE
SCALE: AS SHOWN
DATE: 4/6/2017
DRAWN BY: R.C.
CHECKED BY: J.Y./R.C.

SHEET



SHEET PRINTED DATE: 2/6/2020



ELECTRICAL RISER DIAGRAM
150 AMP-UNDER GROUND N.T.S.

NOTE: ALL ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE, LOCAL ORDINANCES, AND POWER COMPANY.

ELECTRICAL NOTES:

THE DWGS. ARE DIAGRAMMATIC & INDICATE THE GENERAL THE ELECTRICAL WORK. ANY DISCREPANCIES ON THE CALLED TO THE DESIGNER'S ATTENTION PRIOR OF WORK. DO NOT SCALE ELECTRICAL DRAWINGS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELEC. CODE & ALL CODES, REGULATIONS & RESTRICTIONS HAVING JURISDICTIONS. CONTRACTOR SHALL VERIFY WITH POWER COMPANY THE LOCATION OF SERVICE AND SHALL LOCATE METER AND PANEL AS REQUIRED. CONTRACTOR SHALL VERIFY ALL CONDUCTORS AND BREAKERS W/ EQUIP. MFG. SPECIFICATIONS. ELECTRICAL SYSTEM SHALL BE GROUNDED. PROVIDE PROPER SIZE & TYPE OF PROTECTION DEVICES TO MATCH EQUIPMENT BEING SERVED. LOAD DATA BY OTHERS. VERIFY ALL EQUIP. & PANEL SIZES PRIOR TO ORDERING. ALL MATERIALS SHALL BE NEW AND BEAR U.L. LABELS WHERE APPLICABLE. ALL WORK SHALL BE DONE BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZES. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND REQUIRED ROUTING OF CONDUITS TO SUIT JOB CONDITIONS AND BALANCE LOADS. FIXTURES AS SELECTED BY OWNER. THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL H.V.A.C. EQUIPMENT AND THEIR GIVEN LAYOUT WITH THE MECHANICAL CONTRACTOR BEFORE ROUGHING-IN FOR PROPER POWER AND WIRING CONTROL. LAYOUT & INSTALLATION CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF FIXTURES AND OUTLETS AT JOB SITE BEFORE ROUGHING. SMOKE DETECTORS SHALL BE HARD WIRED AND SHALL BE PROVIDED W/VISIBLE "POWER ON INDICATOR" AND A TEST BUTTON WITH BATTERY BACKUP SYSTEM. MULTIPLE DETECTORS MUST BE INTERCONNECTED. ALL ELECTRICAL SWITCHES SHALL BE 48" AFF. AND ALL WALL RECEPTACLES SHALL BE 12" AFF., U.N.O.

ELECTRICAL SCHEDULE

⊕	DUPLEX CONVENIENCE OUTLET	⊕	CHIMES
⊕	DUPLEX OUTLET @ 42" ABOVE FINISH FLOOR	⊕	SMOKE & CARBON MON. DET.
⊕	DUPLEX OUTLET - 1/2 SWITCHED	◀	TELEPHONE / DATA OUTLET
⊕	DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER	◇	TELEVISION CABLE
⊕	DUPLEX OUTLET - WEATHER PROOF	⊕	ELECTRICAL PANEL
220	220 VOLT OUTLET	⊕	DISCONNECT SWITCH
⊕	FLOOR OUTLET	⊕	FOOD DISPOSAL UNDER SINK
⊕	WALL SWITCH	⊕	MAIN ELECTRICAL METER
⊕	THREE WAY SWITCH	⊕	CEILING FAN
⊕	DIMMER	⊕	FLOOD LIGHTS
⊕	WALL MOUNTED LIGHT STRIP	⊕	EXHAUST FAN
⊕	CABINET LIGHTING	⊕	EXHAUST FAN/LIGHT COMBO
⊕	CEILING MOUNTED LIGHT FIXTURE	⊕	DOOR BELL
⊕	WALL MOUNTED LIGHT FIXTURE	⊕	THERMOSTAT
⊕	RECESSED LIGHT FIXTURE	⊕	MOTION SENSOR-OPTIONAL
⊕	DIRECTIONAL RECESSED LIGHT FIXTURE		
⊕	PENDANT FIXTURE		
⊕	FLUORESCENT LIGHT FIXTURE		
⊕	CEILING MOUNTED CHANDELIER		
⊕	WALL MOUNTED LIGHT SCENCE		

NOTE: PROVIDE TAMPER PROOF RECEPTACLES AND ARC FAULT CIRCUITS PER 2014NEC 210.12(B) AND 406.11

ELECTRIC LOAD:

SYSTEM: 120/240V
 SQUARE FEET: 2184

STANDARD CALCULATION:
 DEMAND LOAD: 13968 VA
 MINIMUM CURRENT: 58 AMPS

COPPER SERVICE CONDUCTOR (131015(B)(6)(7)): 4 AWG
 ALUMINUM SERVICE CONDUCTOR (131015(B)(6)(7)): 2 AWG
 COPPER GEC-SERVICE (125066): 8 AWG
 ALUMINUM GEC-SERVICE (125066): 6 AWG
 NEUTRAL LOAD (122061): 12468 VA
 NEUTRAL CURRENT: 52 AMPS

COPPER NEUTRAL CONDUCTOR (31016(B)(1)(1)-15°C): 6 AWG
 ALUMINUM NEUTRAL CONDUCTOR (31016(B)(1)(1)-15°C): 4 AWG
 COPPER EGC-FEEDER (125012): 8 AWG
 ALUMINUM EGC-FEEDER (125012): 6 AWG

GENERAL LIGHTING/RECEPTACLE LOAD: 2184SQFT X 3VA/SQFT = 6552 VA
 SMALL APPLIANCE CIRCUITS: 8CIRCUITS X 1500 = 12000 VA
 LAUNDRY CIRCUITS: 1CIRCUITS X 1500 = 1500 VA
 NET LIGHTING/RECEPTACLE LOAD: 49368 VA
 (122012, 122042)

APPLIANCE LOAD: 40 VA+
 (12053: 100% & 4 APPLIANCES, 75% E = 4 APPLIANCES)
 APPLIANCE NEUTRAL LOAD: -E0 VA+
 (12053/61)

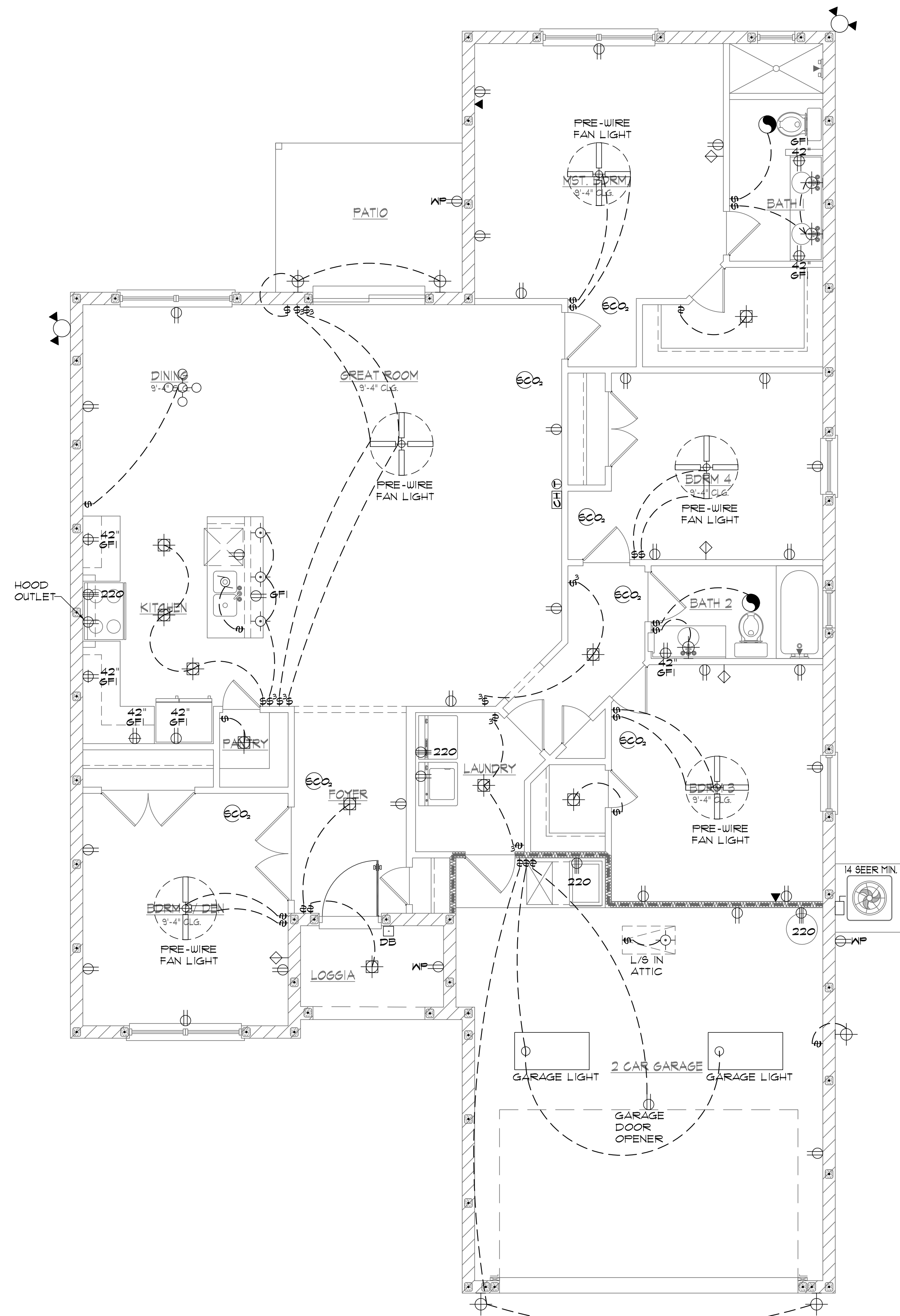
DRYER LOAD: 5000 VA+
 (12054)
 DRYER NEUTRAL LOAD: -E3500 VA+
 (12054)

COOKING APPLIANCE LOAD: 40 VA+
 (12055)
 COOKING APPLIANCE NEUTRAL LOAD: -E0 VA+
 (12055)

HEATING/COOLING LOAD: 40 VA+
 (12060)
 HEATING/COOLING NEUTRAL LOAD: -E0 VA+
 (12060)

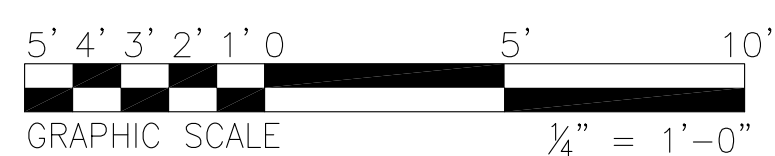
OTHER LINE MOTOR LOADS @ 100%: 40 VA
 12050, 43024, 43025, 4406
 OTHER NEUTRAL MOTOR LOADS @ 100%: -E0 VA+
 12050, 43024, 43025, 4406
 LARGEST MOTOR (+25% LOAD): 40 VA+
 (12050, 430)

TOTAL LOAD: 13968 VA / 240 = 58 AMPS
 NEUTRAL LOAD: 12468 VA / 240 = 52 AMPS



ELECTRICAL FLOOR PLAN

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



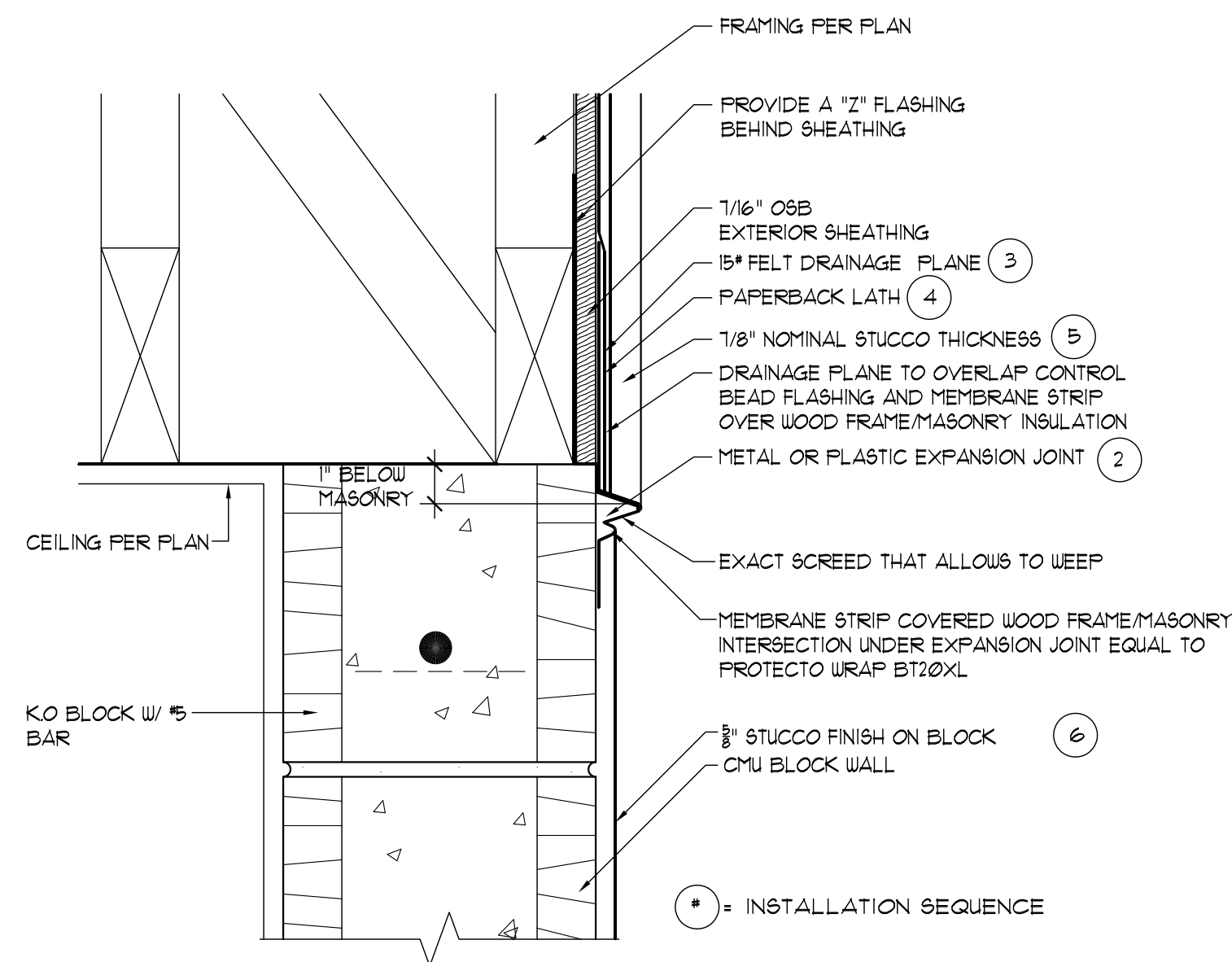
ARCHITECT PL. REG. AR 9601

REVISION	
1	-
2	-
3	-
4	-
5	-
6	-
7	-

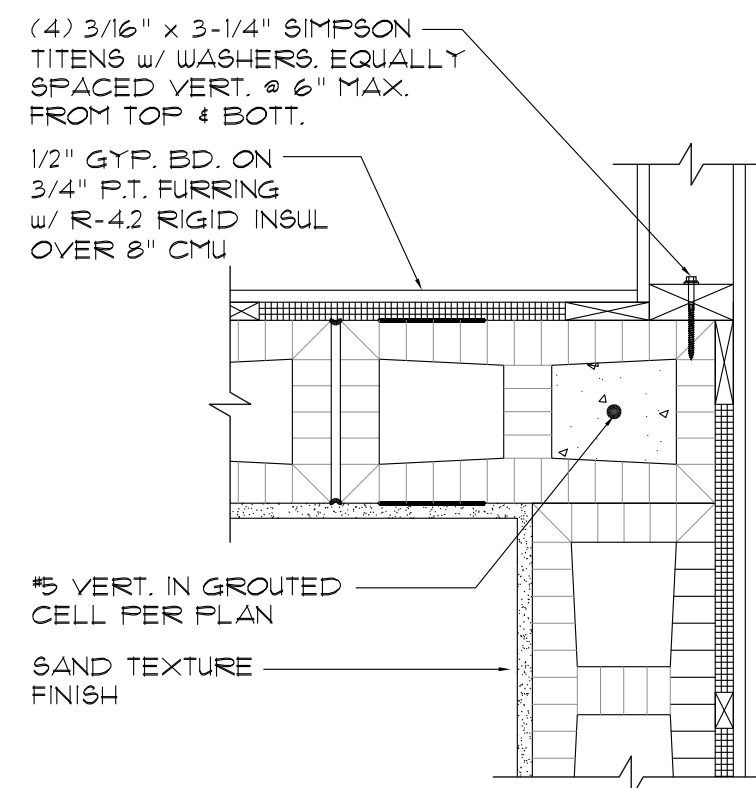
PROJECT TYPE: NEW RESIDENCE
 SCALE: AS SHOWN
 DATE: 4/6/2017
 DRAWN BY: R.C.
 CHECKED BY: J.V./R.C.

SHEET

A8



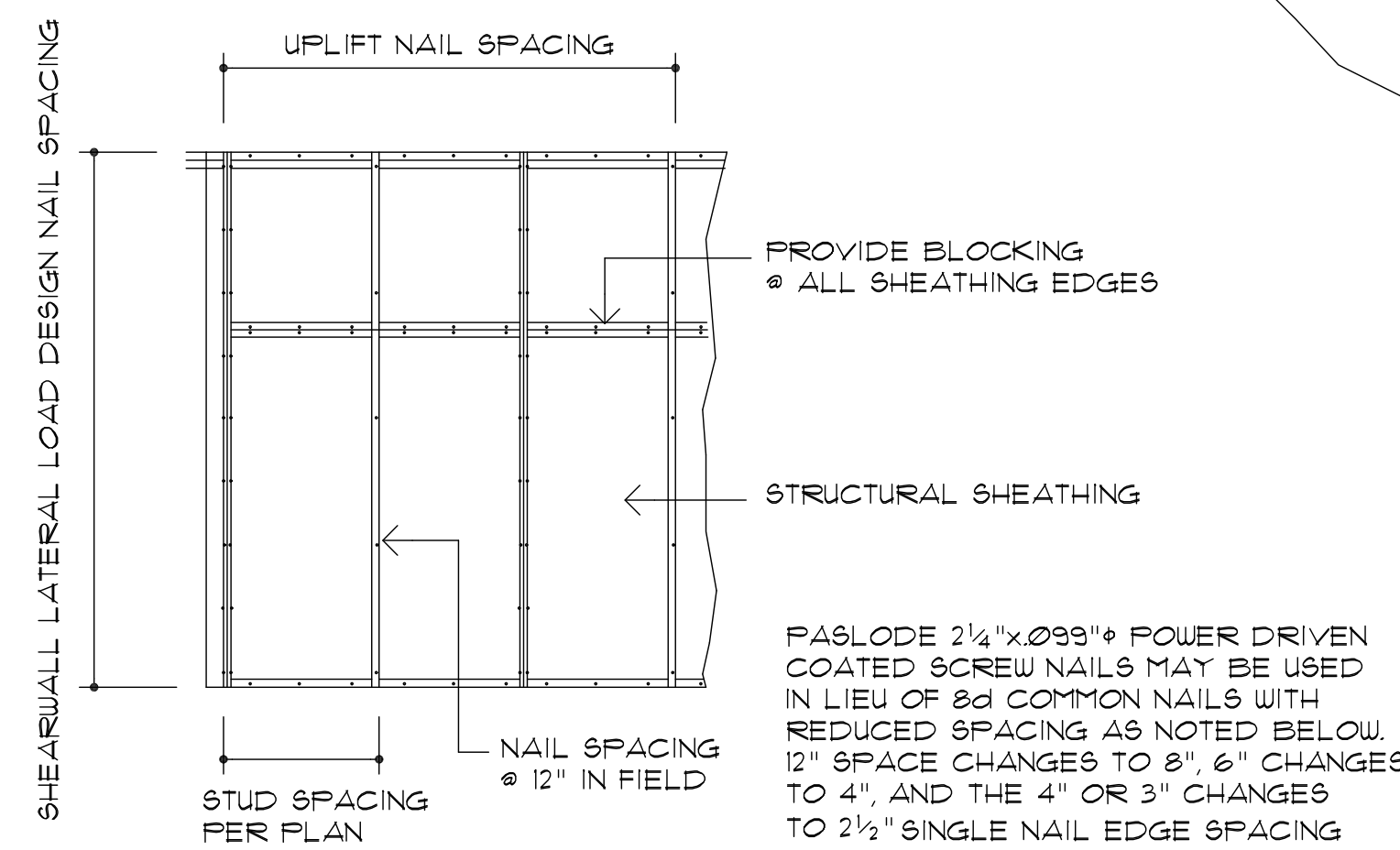
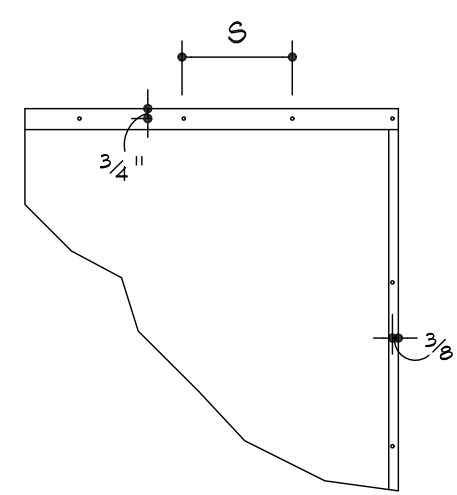
5 STUCCO FLASHING DTL @ CMU/ FRAME
SCALE: 3/4"=1'-0"
AT CMU AND FRAME JOINTS



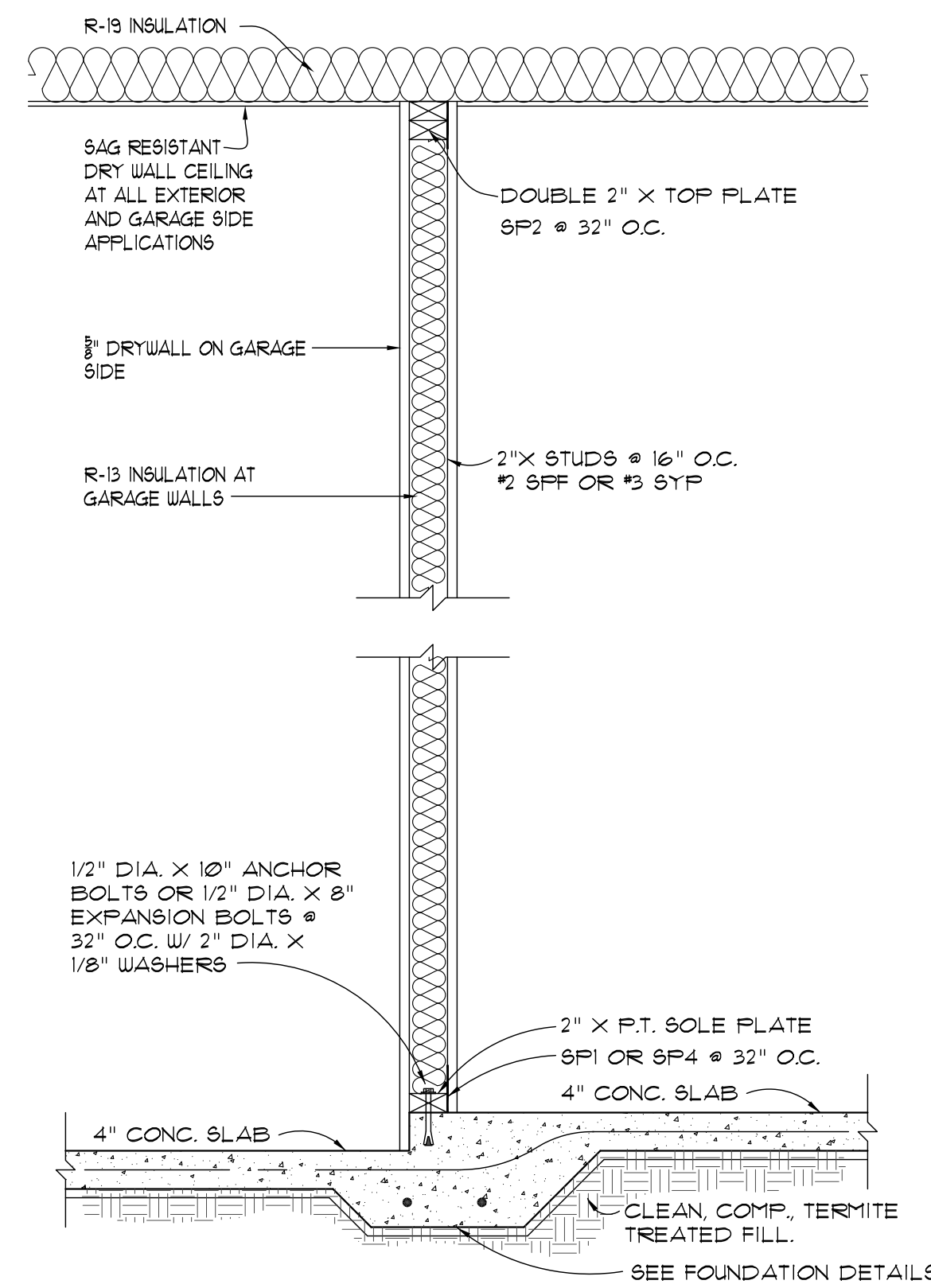
6 FRAME TO CMU CONNECTION
SCALE: 3/4"=1'-0"

EXTERIOR WALL SHEATHING

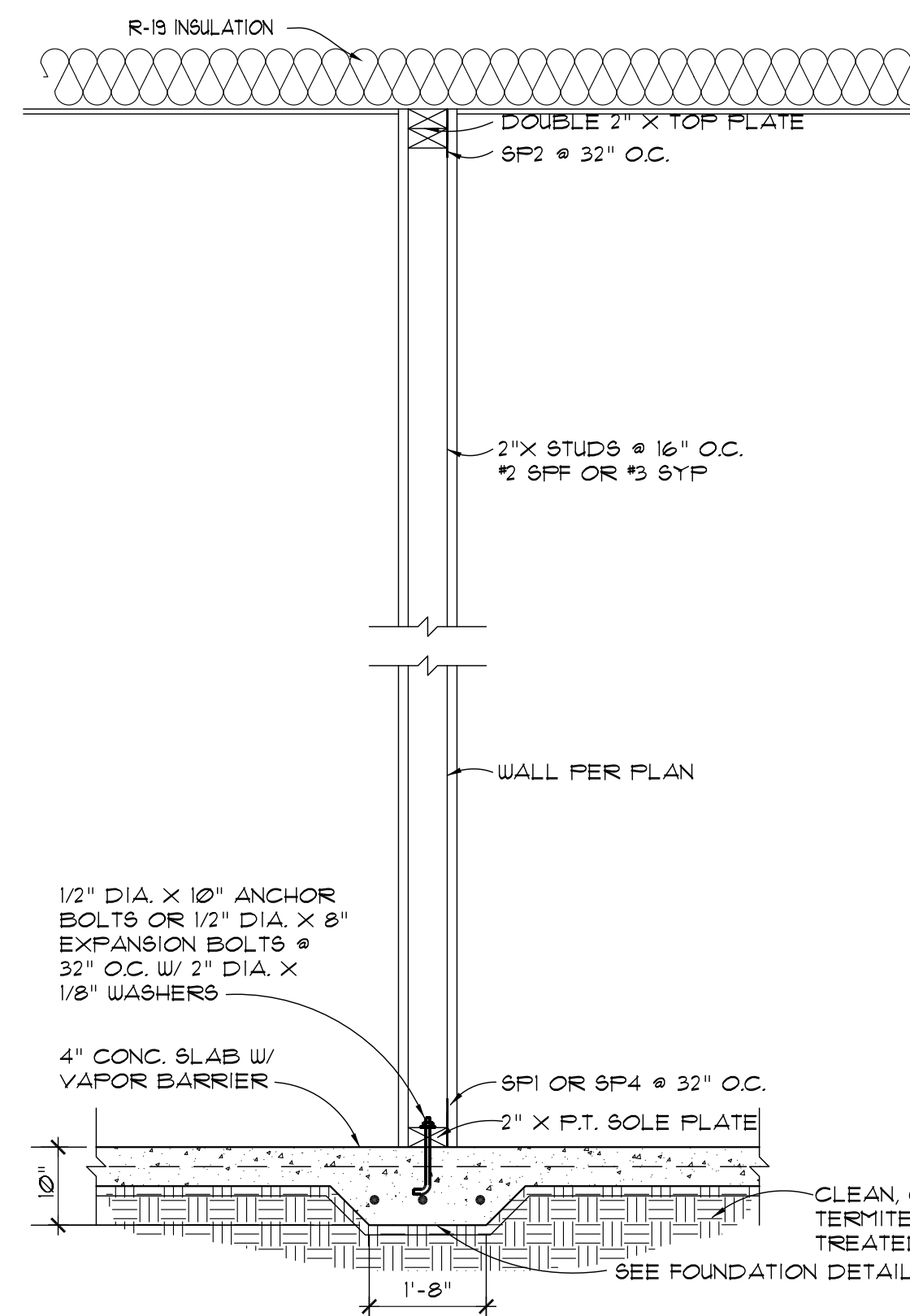
SHEATHING REQ'D.	NAIL SIZE	VERTICAL SPACING	HORIZONTAL SPACING	FIELD SPACING
1/16" OSB STRUCTURAL SHEATHING	8d	6" O.C.	6" O.C.	12" O.C.



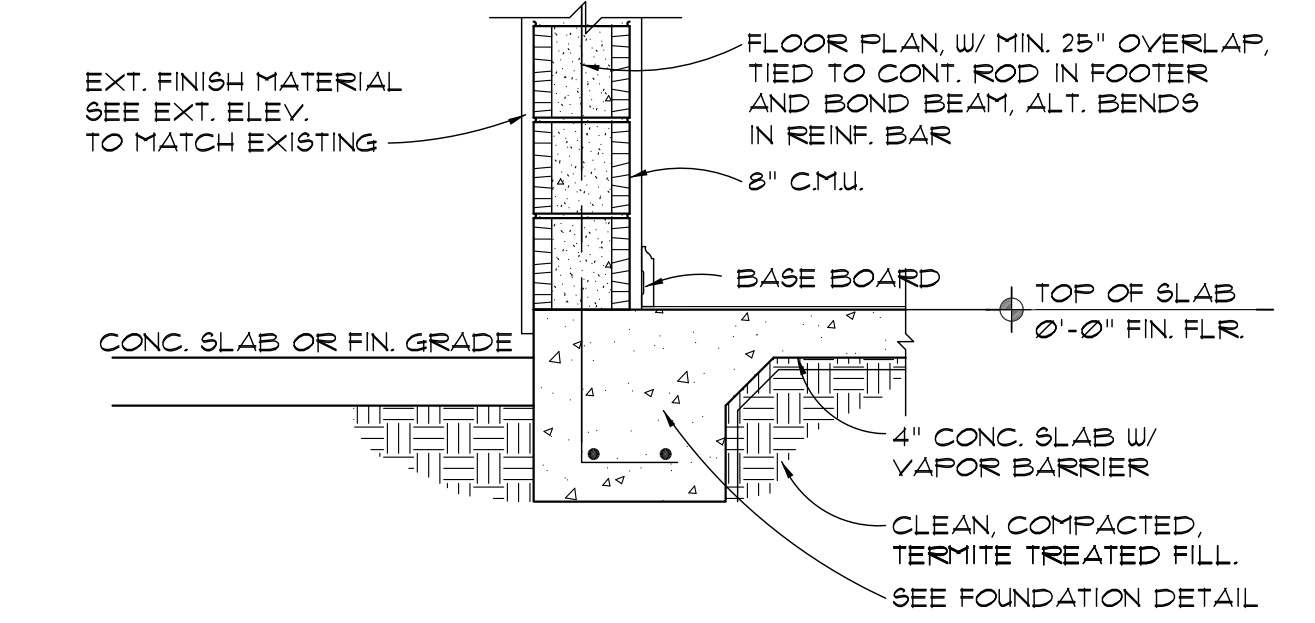
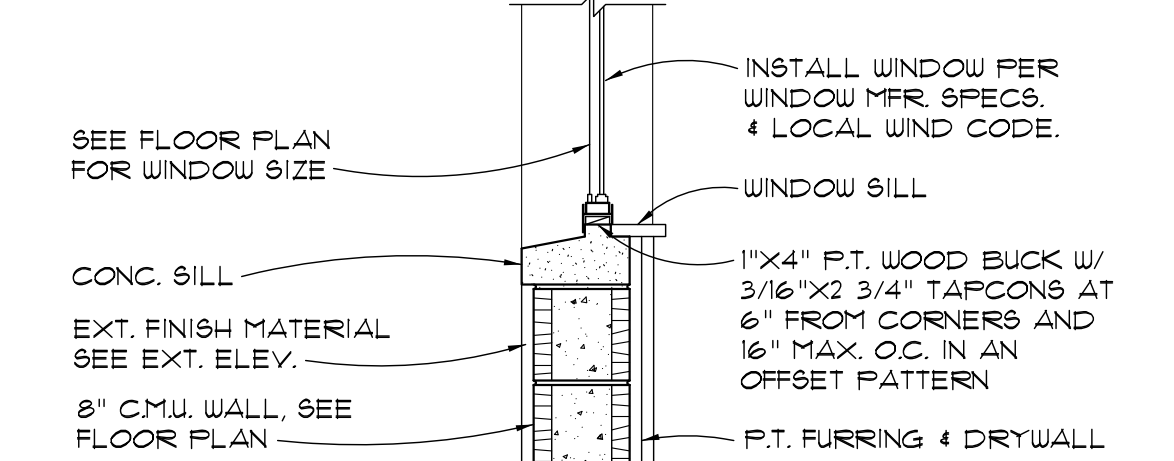
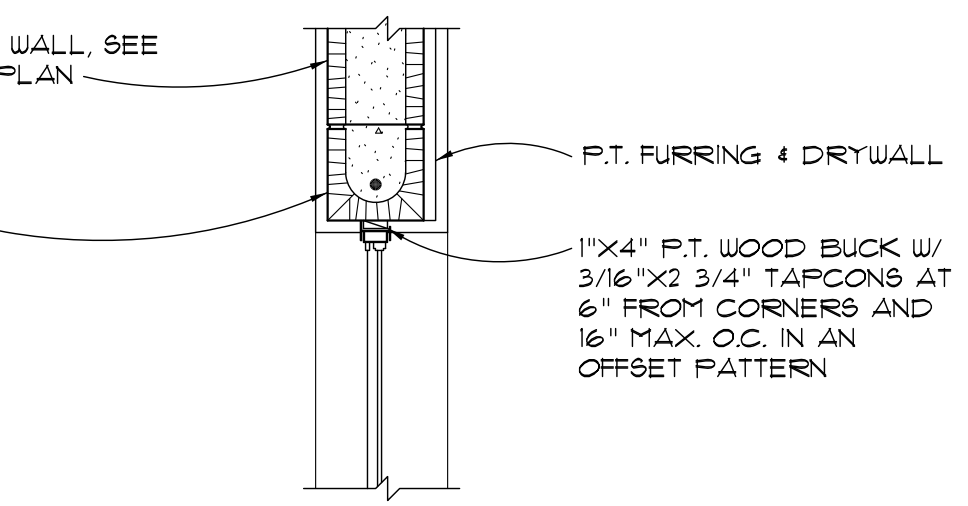
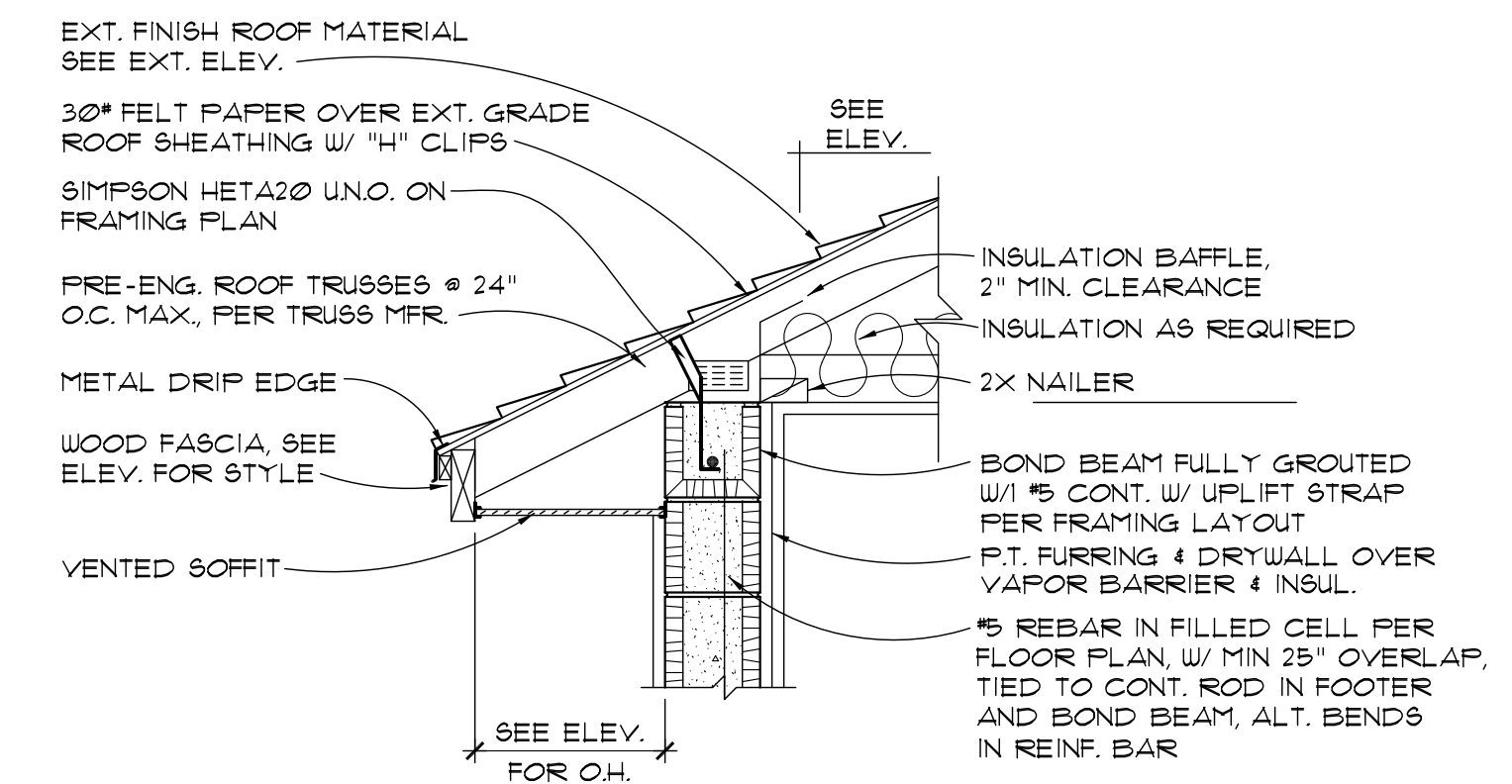
7 WALL SHEATHING DETAIL
SCALE: N.T.S.



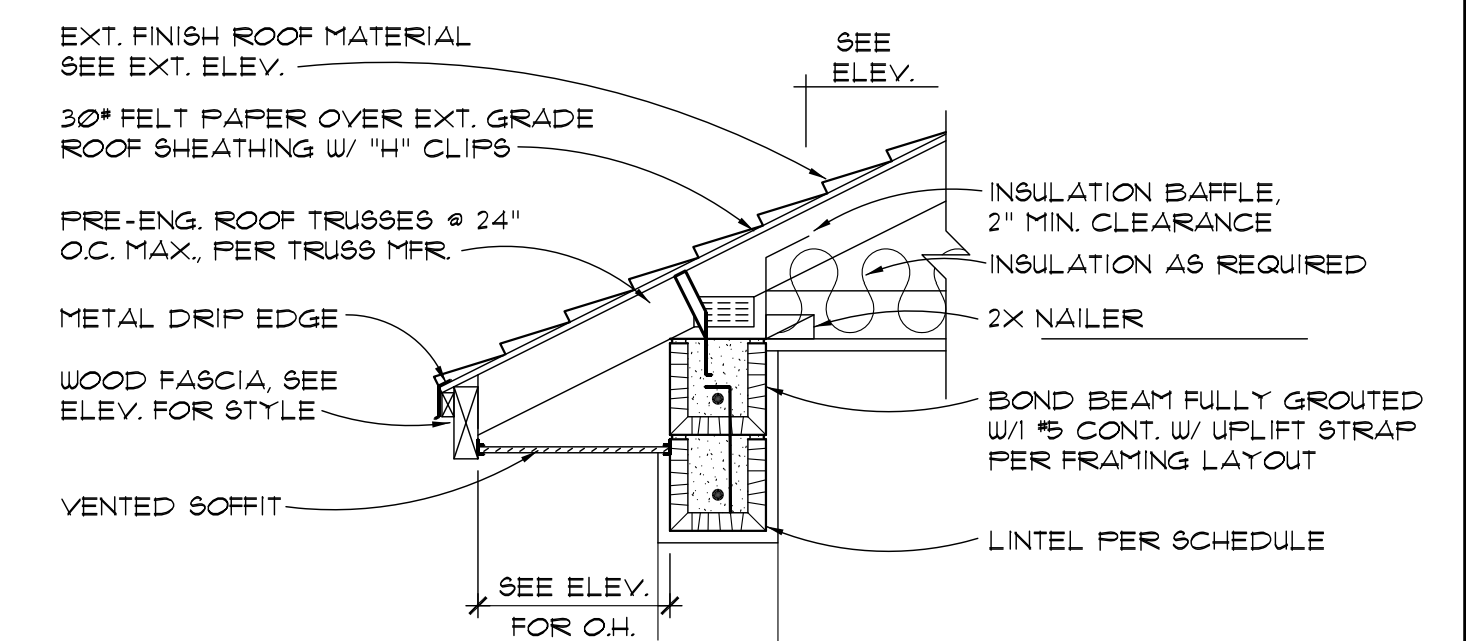
3 INTERIOR WALL SECTION
SCALE: 3/4"=1'-0"
AT GARAGE WALLS



4 TYPICAL INTERIOR BRG WALL SECTION
SCALE: 3/4"=1'-0"



1 1 STORY WALL SECTION
SCALE: 3/4"=1'-0"



2 ENTRY LINTEL SECTION
SCALE: 3/4"=1'-0"

PROJECT:
THE RUBY MODEL HOME:
1825 5TH AVE, DELAND, 32124
P.I.D. 100101260160

GENERAL FRAMING DEALS

PERMIT CONSTRUCTION PRELIMINARY TRUSS PACKAGE APPROVAL

ARCHITECT PL. REG. AR 9601

REVISION	
1	
2	
3	
4	
5	
6	
7	

PROJECT TYPE: NEW RESIDENCE
SCALE: AS SHOWN
DATE: 4/6/2017
DRAWN BY: R.C.
CHECKED BY: J.Y./R.C.

SHEET

