

1.
- AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. R311.2.
2.
- ONE BATHROOM ON THE GRADE LEVEL FLOOR MUST BE PROVIDED WITH A 29" CLEAR OPENING. HOWEVER, IF ONLY A TOILET ROOM IS PROVIDED, IT SHALL MEET THIS REQUIREMENT. R320.1
3.
- EACH BEDROOM MUST BE PROVIDED A SECONDARY MEANS OF EGRESS WITH A MINIMUM NET CLEAR OPENING HEIGHT OF 24" AND A WIDTH OF 20". THE MINIMUM OPENING AREA SHALL BE 5.0SF. AT THE GROUND FLOOR AND 5.7 SF. AT ALL OTHER LEVELS. R310.1
4.
- GARAGES ATTACHED TO LIVING SPACE MUST BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY AT LEAST ½" GYPSUM BOARD OR EQUIVALENT ON THE GARAGE SIDE. IF A HABITABLE ROOM IS LOCATED ABOVE THE GARAGE, 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT IS REQUIRED ON THE CEILING WITH ½" GYPSUM BOARD OR EQUIVALENT ON THE WALLS R302.5 AND TABLE R302.6
5.
- GUARDRAILS ARE TO BE 36" HIGH WITH GUARDS DESIGNED TO RESIST THE PASSAGE OF A 4" SPHERE WHEN THE WALKING SURFACE IS 30" OR MORE ABOVE GRADE. R312
6.
- WINDER STEPS MUST BE 6" HIGH WITH GUARDS DESIGNED TO RESIST THE PASSAGE OF A 4" SPHERE WHEN THE WALKING SURFACE IS 30" OR MORE ABOVE GRADE. R312
7.
- HANDRAILS ARE REQUIRED FOR STAIRS WITH 4 OR MORE RISERS, SHALL BE CONTINUOUS ON AT LEAST ONE SIDE, SHALL BE 34" TO 38" ABOVE THE TREAD NOSING, AND SHALL NOT DEAD END. R311.7.7
8.
- GLASS IN TUB AREAS, STAIRWAYS, AND POOL AREAS WITHIN 60" FROM FINISHED FLOOR REQUIRE SAFETY GLAZING. SAFETY GLAZING IS REQUIRED FOR WINDOWS WITHIN 24" OF A DOOR. EXCEPTION: GLAZING LOCATED ABOVE STAIRS WITH A SOLID WALL OR GUARD AT LEAST 34" ABOVE THE TREAD NOSING. R308.4
9.
- OPERABLE WINDOWS THAT ARE MORE THAN 72" ABOVE THE OUTSIDE GRADE SHALL NOT HAVE OPENINGS WITHIN 24" OF THE FINISHED FLOOR. OPENINGS LOWER THAN 24" SHALL HAVE A GUARD IN PLACE THAT IS DESIGNED TO RESIST PASSAGE OF A 4" SPHERE. R612.2
10.
- SMOKE ALARMS MUST BE ADJACENT TO AND INSIDE BEDROOMS, AND BE INTERCONNECTED WITH AT LEAST ONE ON EACH FLOOR. CARBON MONOXIDE DETECTORS ARE REQUIRED WITHIN 10 FEET OF EACH SLEEPING ROOM IN DWELLINGS WITH ATTACHED GARAGES, FUEL BURNING APPLIANCES, FIREPLACES, OR OTHER FEATURE, FIXTURE, OR ELEMENT THAT EMITS CARBON MONOXIDE. R314 AND R315
11.
- GFCI PROTECTION IS REQUIRED FOR ALL RECEPTACLES SERVING COUNTERTOPS, WHIRLPOOL MOTORS, DAMP AND WET LOCATIONS, AND GARAGES. NEC 210.8. ALL 120V CIRCUITS, EXCEPT THOSE REQUIRED TO BE GFCI PROTECTED, SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTERS. NEC210.12 ALL 15A & 20A 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT. NEC406.11
12.
- ALL DOORS AND WINDOWS GIVING ACCESS TO POOL AREA MUST HAVE AN ALARM THAT IS AUDIBLE THROUGHOUT THE HOUSE. R4101.17.1.9
13.
- WELDED WIRE MESH SHALL BE SUPPORTED EVERY 3' WHERE USED IN CONCRETE SLABS. R506.2.5
14.
- MECHANICAL EXHAUST VENTS, SUCH AS BATHROOM EXHAUST, MUST DISCHARGE DIRECTLY TO THE OUTDOORS WITH AN APPROVED COVER. M1501.1
15.
- SUBMITTALS FROM SUPPLIER/MANUFACTURER VERIFYING CODE COMPLIANCE FOR DOORS & WINDOWS (INCLUDE INSTALLATION INSTRUCTIONS), AND ENGINEERED TRUSS DRAWINGS MUST BE AVAILABLE AT THE FRAMING INSPECTION.
16.
- FOLLOW 2024 FLORIDA BUILDING, RESIDENTIAL, AND THE 2024 NATIONAL ELECTRICAL CODE.

Laws

Residence

WaterColor

Long Leaf Park

Lot 17

Walton County, Florida

Final DRB Set

February 24, 2025

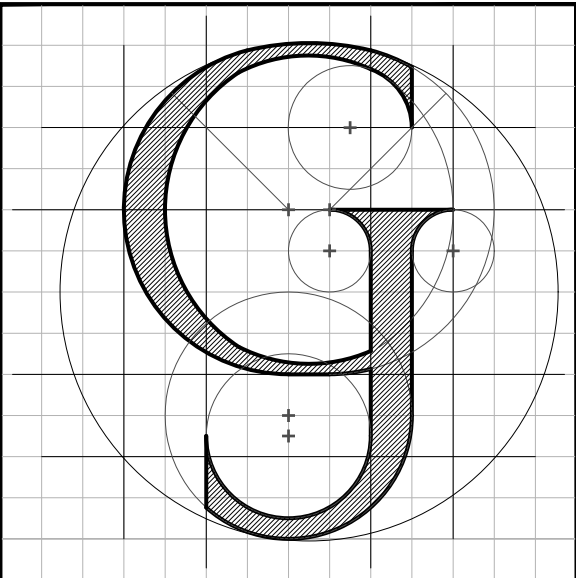
NOTE

CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE SET OF DRAWINGS & SPECIFICATIONS TO EACH SUBCONTRACTOR & FOR INSURING THAT THE WORK OF EACH SUBCONTRACTOR IS COORDINATED WITH THE WORK OF ALL OTHER SUBCONTRACTORS.

INDEX TO DRAWINGS

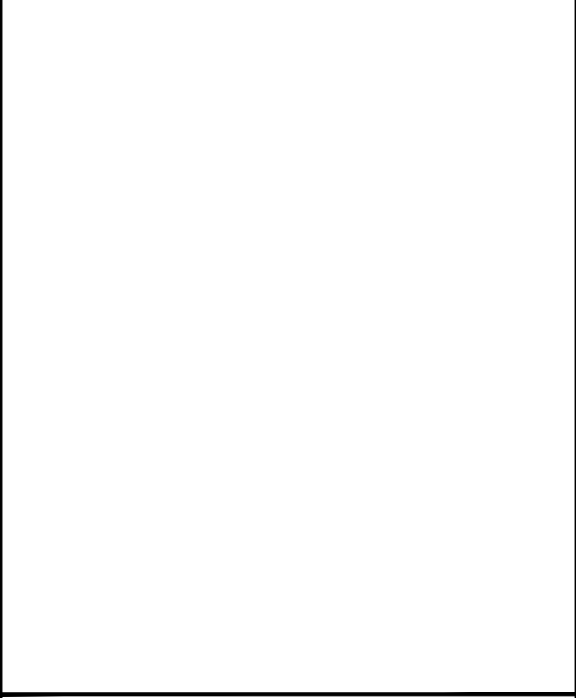
A 01	COVER SHEET
A 101	SITE PLAN
A 201	FIRST FLOOR PLAN
A 202	SECOND FLOOR PLAN
A 203	THIRD FLOOR PLAN
A 204	TOWER FLOOR PLAN / ROOF PLAN
A 301	SCHEDULES & PROFILE DIMENSIONS
A 401	ELEVATIONS
A 402	ELEVATIONS
A 403	ELEVATIONS
A 404	ELEVATIONS
A 501	BUILDING SECTIONS
A 502	BUILDING SECTIONS
A 601	WALL SECTIONS
A 602	WALL SECTIONS
A 603	WALL SECTIONS
E 101	FIRST FLOOR ELECTRICAL PLAN
E 102	SECOND FLOOR ELECTRICAL PLAN
E 103	THIRD FLOOR ELECTRICAL PLAN
S 100	STRUCTURAL NOTES
S 101	FOUNDATION PLAN
S 102	FIRST FLOOR FRAMING PLAN
S 103	SECOND FLOOR FRAMING PLAN
S 104	THIRD FLOOR / ROOF FRAMING PLAN
S 105	ROOF FRAMING PLAN
S 200	STRUCTURAL DETAILS
S 201	STRUCTURAL DETAILS
S 202	STRUCTURAL DETAILS
S 203	STRUCTURAL DETAILS
S 204	STRUCTURAL DETAILS
L 1	LANDSCAPE PLAN

REVISION	DATE	SHEETS
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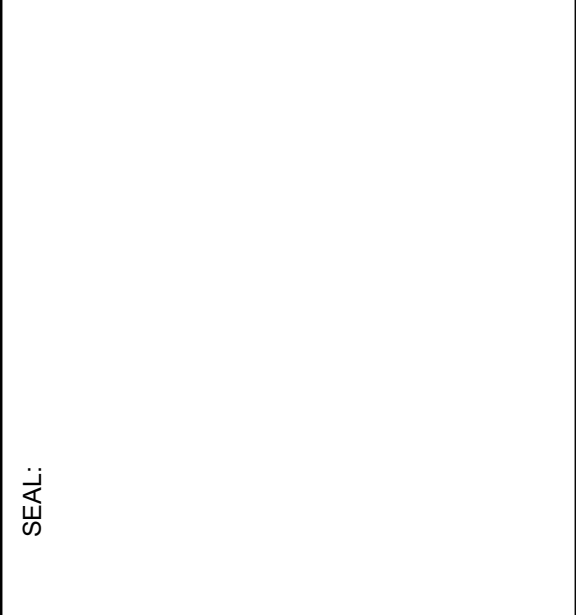


GREGORY D JAZAYERI
design
SANTA ROSA BEACH

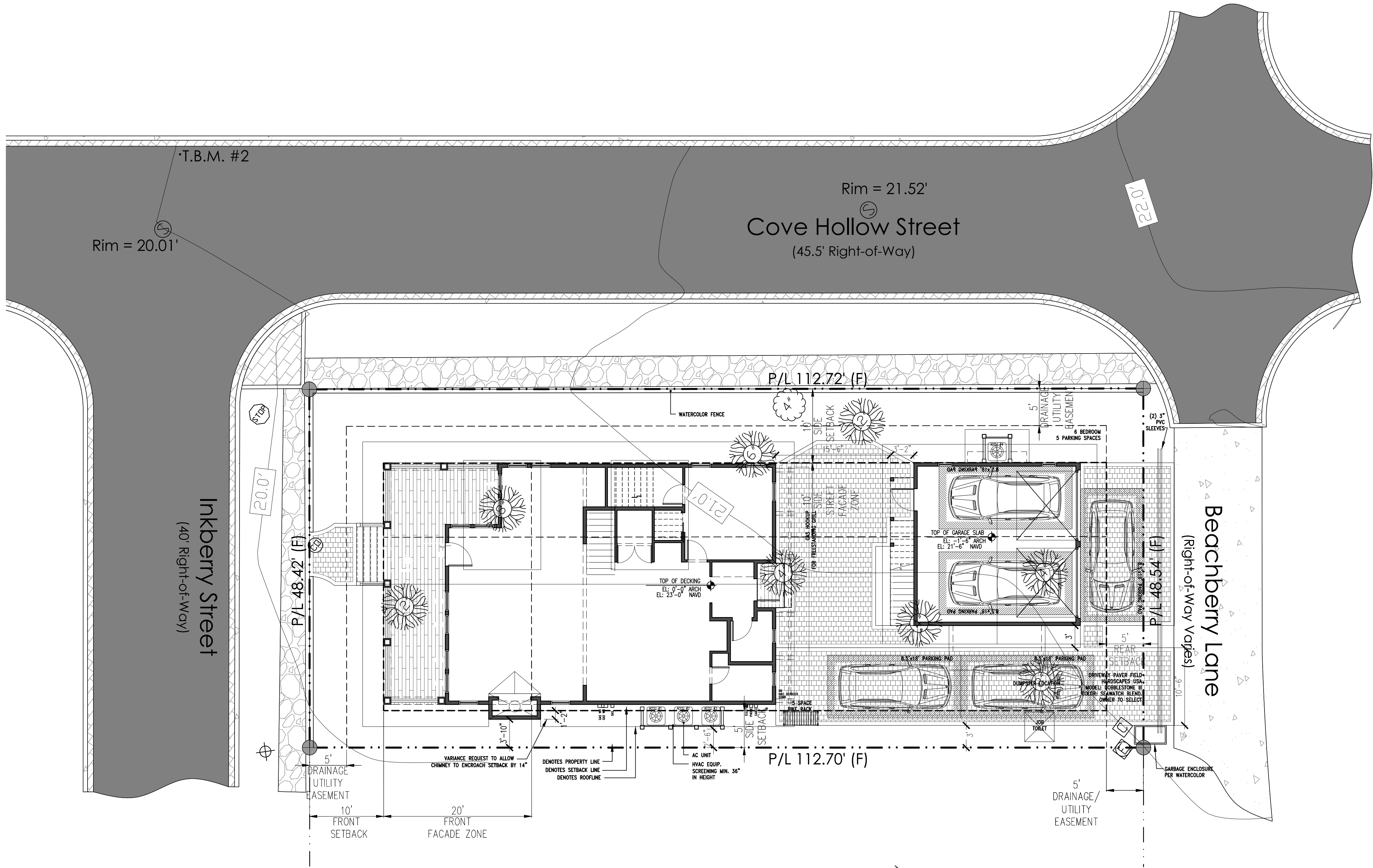
110 Logan Lane, Suite 1
Santa Rosa Beach Fl 32459
Phone 850.217.3286
Email gregjazayeri@gmail.com



LAWS RESIDENCE
WATERCOLOR
LONG LEAF PARK
LOT 17
WALTON COUNTY, FL



DATE	DESCRIPTION
02/24/25	DATE ISSUED
09/20/24	SCHEMATIC DESIGN PHASE
10/28/24	PRELIMINARY DRB SET
01/22/25	DESIGN DEVELOPMENT SET
02/24/25	FINAL DRB SET
DRAWN BY	GDJ GREGORY D JAZAYERI, LLC
	FINAL DRB SET
	COVER
PROJECT NO.	240617
SHEET TITLE	A-01



1 SITE PLAN BASED ON VOELKER SURVEYING DATE 09/16/2023
SCALE: 1/8" = 1' WHEN PLOTTED AT 24x36

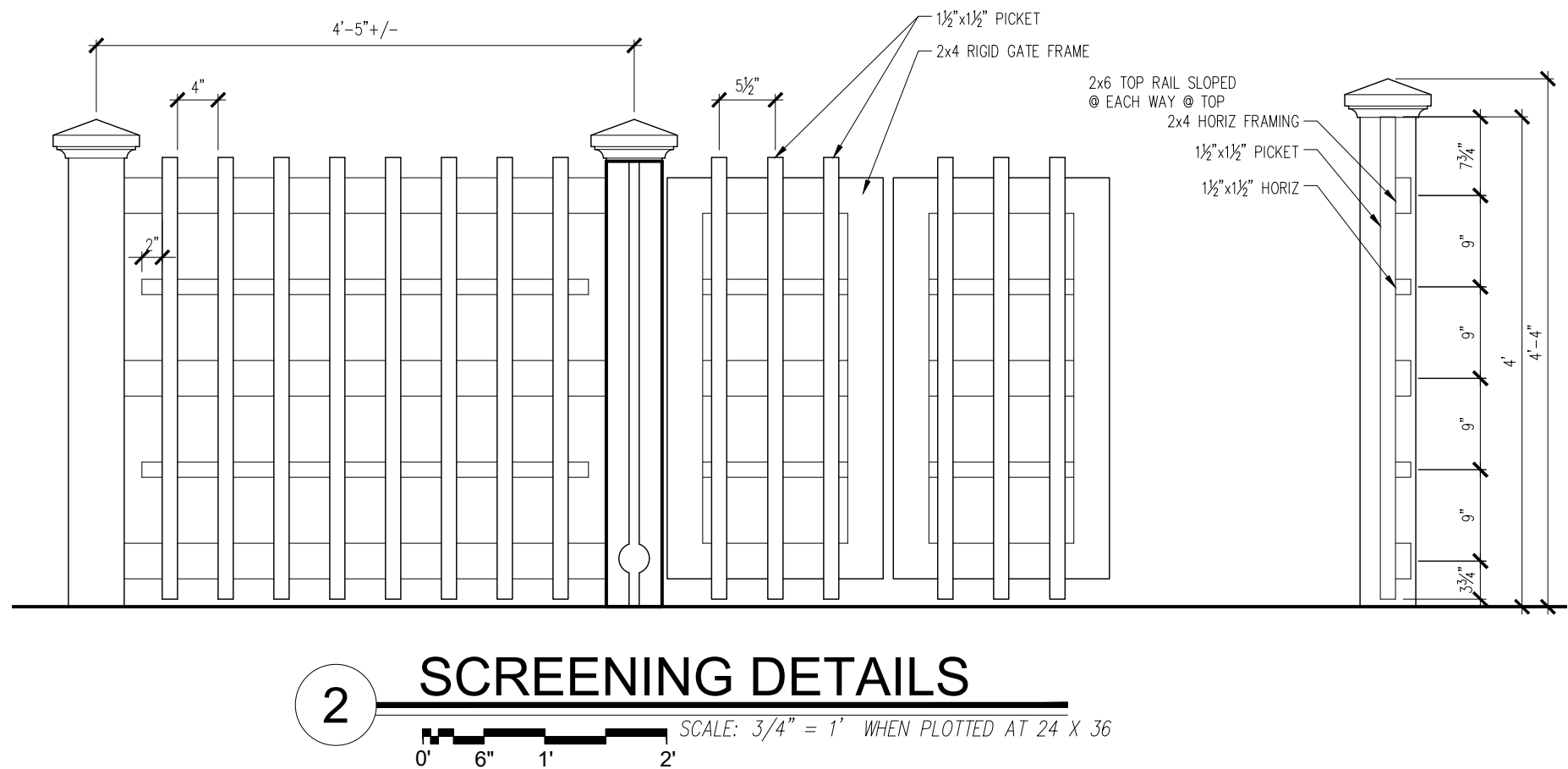
AREA CALCULATIONS	
MAIN HOUSE- CONDITIONED AREA	
FIRST FLOOR INT. AREA	*1,394 SF
SECOND FLOOR INT. AREA	1,393 SF
THIRD FLOOR INT. AREA	957 SF
CARRIAGE HOUSE	537 SF
TOTAL CONDITIONED AREA	4,281 SF
MAIN HOUSE- UNCONDITIONED AREA UNDER ROOF	
FIRST FLOOR PORCHES	*354 SF
SECOND FLOOR PORCHES	332 SF
THIRD FLOOR PORCHES	0 SF
TOWER FLOOR PORCHES	0 SF
GARAGE	*495 SF
CARRIAGE HOUSE SECOND FLOOR PORCHES	30 SF
TOTAL PORCHES/GARAGE	1,181 SF
EXTERIOR STAIR	*63 SF
TOTAL CONDITIONED AREA	4,281 SF
TOTAL UNCONDITIONED AREA UNDER ROOF	1,181 SF
TOTAL POOL AND POOL DECK	
AT GRADE POOL & DECK	xxx SF
RAISED POOL & DECK	*0 SF

LOT COVERAGE CALCULATIONS	
TOTAL LOT AREA	5,464 SF
TOTAL AREA WITHIN SETBACKS	3,272 SF
MAXIMUM LOT COVERAGE: 70% OF SETBACK AREA	
DEVELOPED AREA	2,306 SF
(*) INDICATES DEVELOPED AREA	
TOTAL LOT COVERAGE PERCENTAGE	
DEVELOPED AREA / SETBACK AREA	70%
2,306 / 3,272	

LEGAL DESCRIPTION	
LOT 17, LONG LEAF PARK AT WATERCOLOR, AS RECORDED IN PLAT BOOK 15, PAGE 96, IN THE OFFICE OF CLERK OF COURTS, WALTON COUNTY, FLORIDA.	
FLOOD ZONE	X
PARCEL IDENTIFICATION NO.	15-3S-19-25425-000-0170
FUTURE LAND USE	RESIDENTIAL
BUILDING HEIGHT/STORIES	42'-3"/ 3-STORIES
NUMBER OF BEDROOMS	6 BEDROOMS
FINISHED FLOOR ELEVATION	23.00' NAVD
BUILDING FOUNDATION TYPE	CONC. FOOTER W/ CMU PIERS
NEIGHBORHOOD PLAN	WATERCOLOR
WHITE SAND PROTECTION ZONE	N/A
WILDLIFE CONSERVATION ZONE	N/A
PRESERVATION CALCULATIONS	N/A
STORMWATER RETENTION CALCULATION	N/A

SITE PLAN NOTES

1. VERIFY LOCATION OF UTILITIES
2. CONFIRM ELEVATIONS OF EXISTING GRADES
3. VERIFY LOCATION OF ELECTRIC METER AND ALL OTHER UTILITY CONNECTIONS. ALL UTILITIES TO HAVE MAIN SHUT OFF OR DISCONNECTS.
4. VERIFY EXACT BUILDING PLACEMENT & ORIENTATION.
5. IF STRUCTURE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA, AN ELEVATION CERTIFICATE MUST BE SUBMITTED TO THE DEVELOPMENT SERVICES DIVISION BEFORE REQUESTING THE FRAMING INSPECTION.



2 SCREENING DETAILS

SCALE: 3/4" = 1' WHEN PLOTTED AT 24 X 36

GREGORY D JAZAYERI
design
SANTA ROSA BEACH

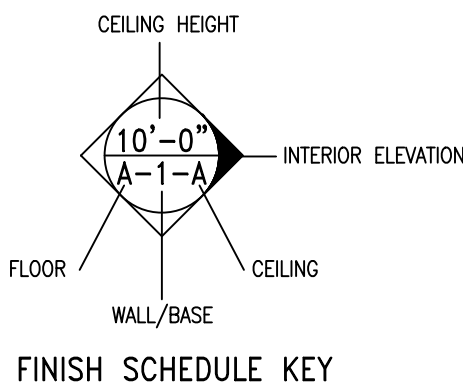
110 Logan Lane, Suite 1
Santa Rosa Beach FL 32459
Phone 850.217.3286
Email gregjazayeri@gmail.com

LAWS RESIDENCE
WATERCOLOR
LONG LEAF PARK
LOT 17
WALTON COUNTY, FL

SEAL:

DATE	DESCRIPTION
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DRAWN BY GDJ GREGORY D JAZAYERI, LLC	
FINAL DRB SET	
SITE PLAN	
PROJECT NO.	240617
SHEET TITLE	

A-101



FINISH SCHEDULE

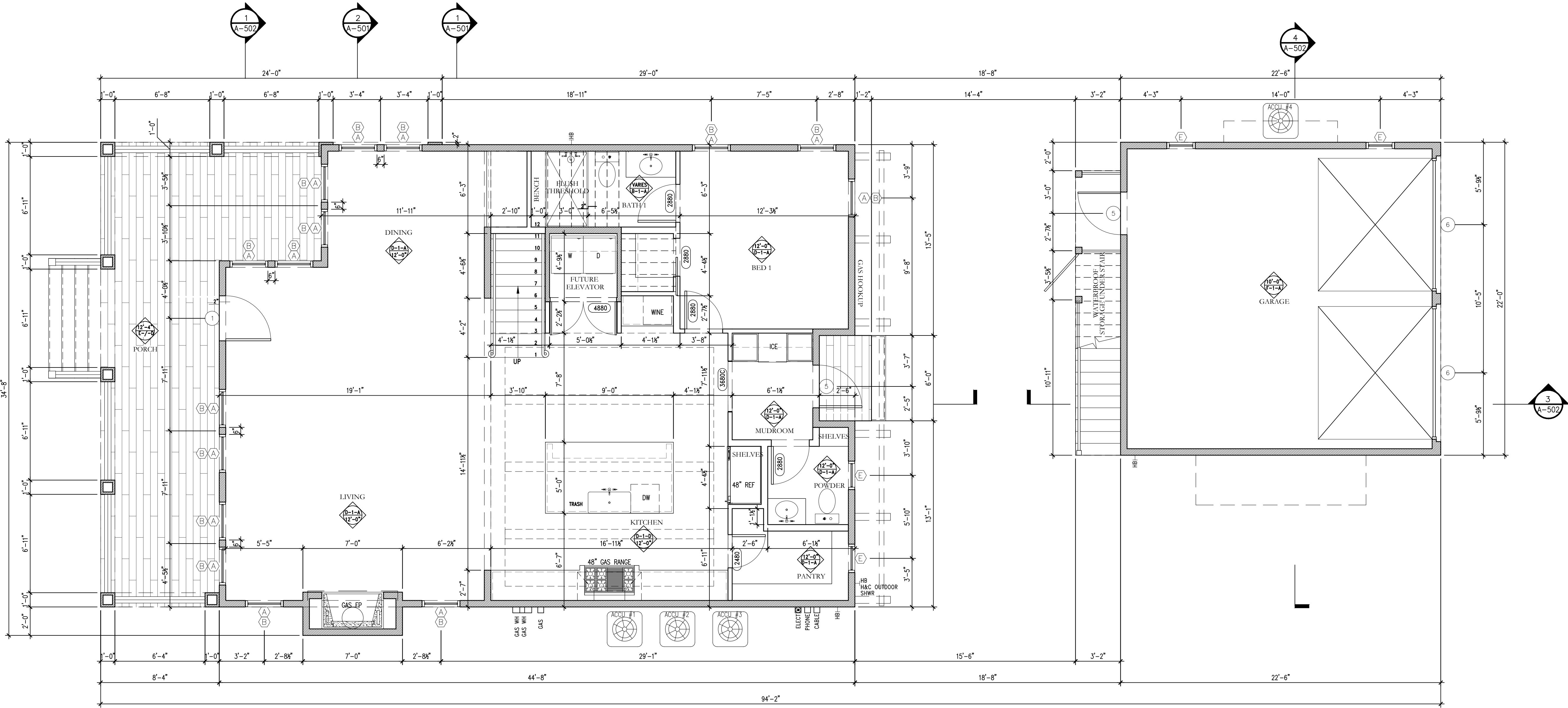
FLOOR	WALL / BASE	CEILING
A- CARPET	1- PAINTED GYP. BD.	A- PAINTED GYP. BOARD
B- CERAMIC TILE	WOOD BASE	B- EXPOSED WOOD RAFTERS
C- STONE	2- PAINTED T&G WOOD WALLS	C- 5/8" EXTERIOR SOFFIT BOARD
D- WOOD	WOOD BASE	D- 6" T&G PINE
E- 1"x6" CUMARU DECKING	3- UNFINISHED	E- UNFINISHED
F- CONCRETE		
G- PAVERS		
H- PLYWOOD		

GENERAL NOTES

- REFER TO SHEET A-301 FOR WINDOW AND DOOR SCHEDULE.
- WINDOW HEADERS TO ALIGN WITH DOOR HEADERS (UNLESS NOTED OTHERWISE.)
- ALL SHOWER HEADS TO BE STUBBED OUT @ 90" A.F.F. (U.N.O.)
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- CEILING HEIGHTS ARE RELATIVE TO THE F.F.E.
- STANDARD DOOR OFFSET FROM CORNER IS 6" (U.N.O.)

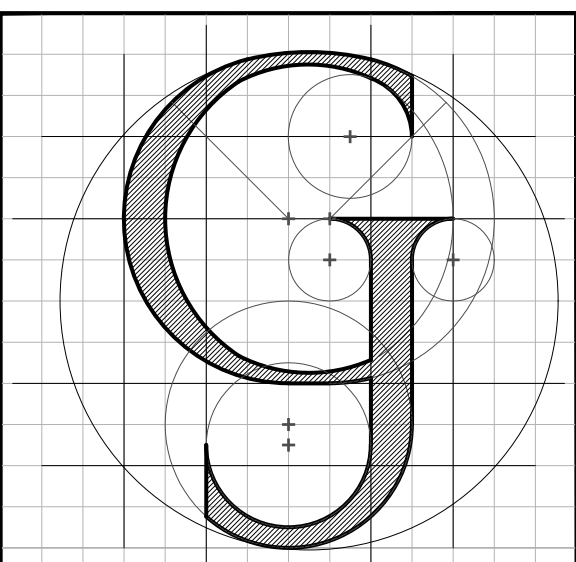
WALL LEGEND

- DENOTES INTERIOR NON BEARING WALL
- DENOTES LOAD BEARING WALL



1 FIRST FLOOR PLAN

SCALE: 1/4" = 1' WHEN PLOTTED AT 24 X 36



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GREGORY D JAZAYERI, LLC

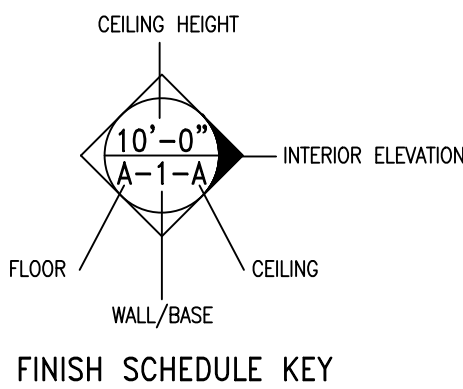
FINAL DRB SET

FLOOR PLAN

PROJECT NO. 240617

SHEET TITLE

A-201



FINISH SCHEDULE

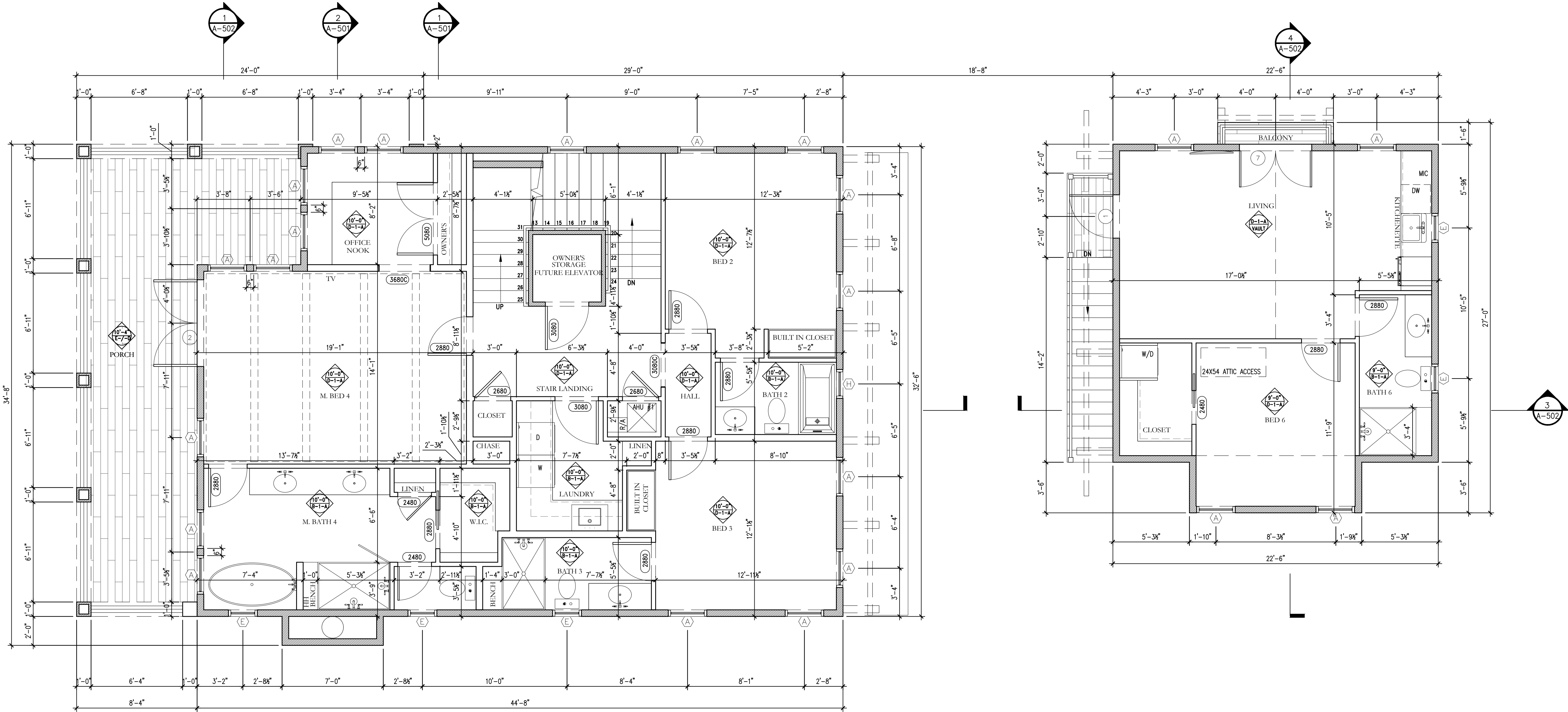
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WALL LEGEND

- DENOTES INTERIOR NON BEARING WALL
- DENOTES LOAD BEARING WALL



1 SECOND FLOOR PLAN

0' 2' 4' 8'

SCALE: 1/4" = 1' WHEN PLOTTED AT 24 X 36

LAWS RESIDENCE
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LONG LEAF PARK
LOT 17
WALTON COUNTY, FL

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02/24/25	FINAL DRB SET

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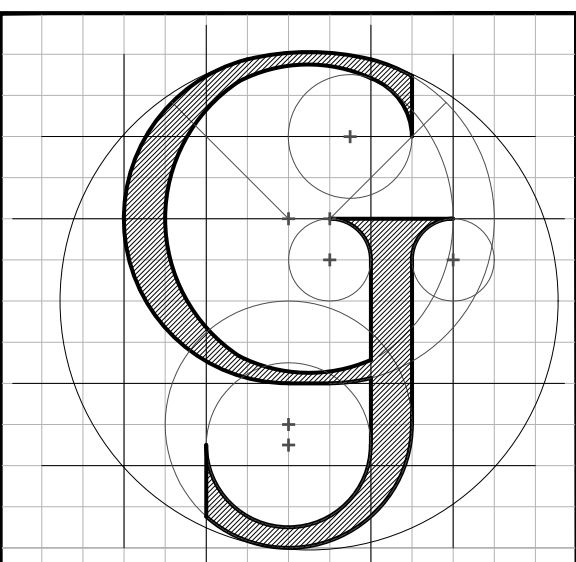
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FLOOR PLAN

PROJECT NO. 240617

SHEET TITLE

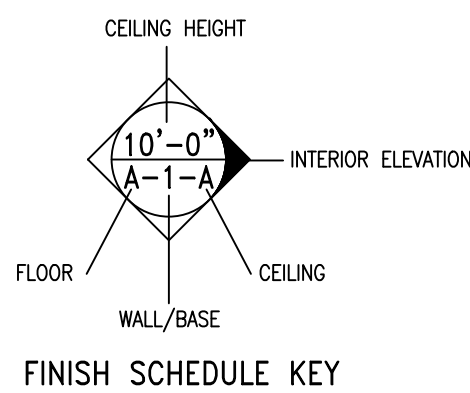
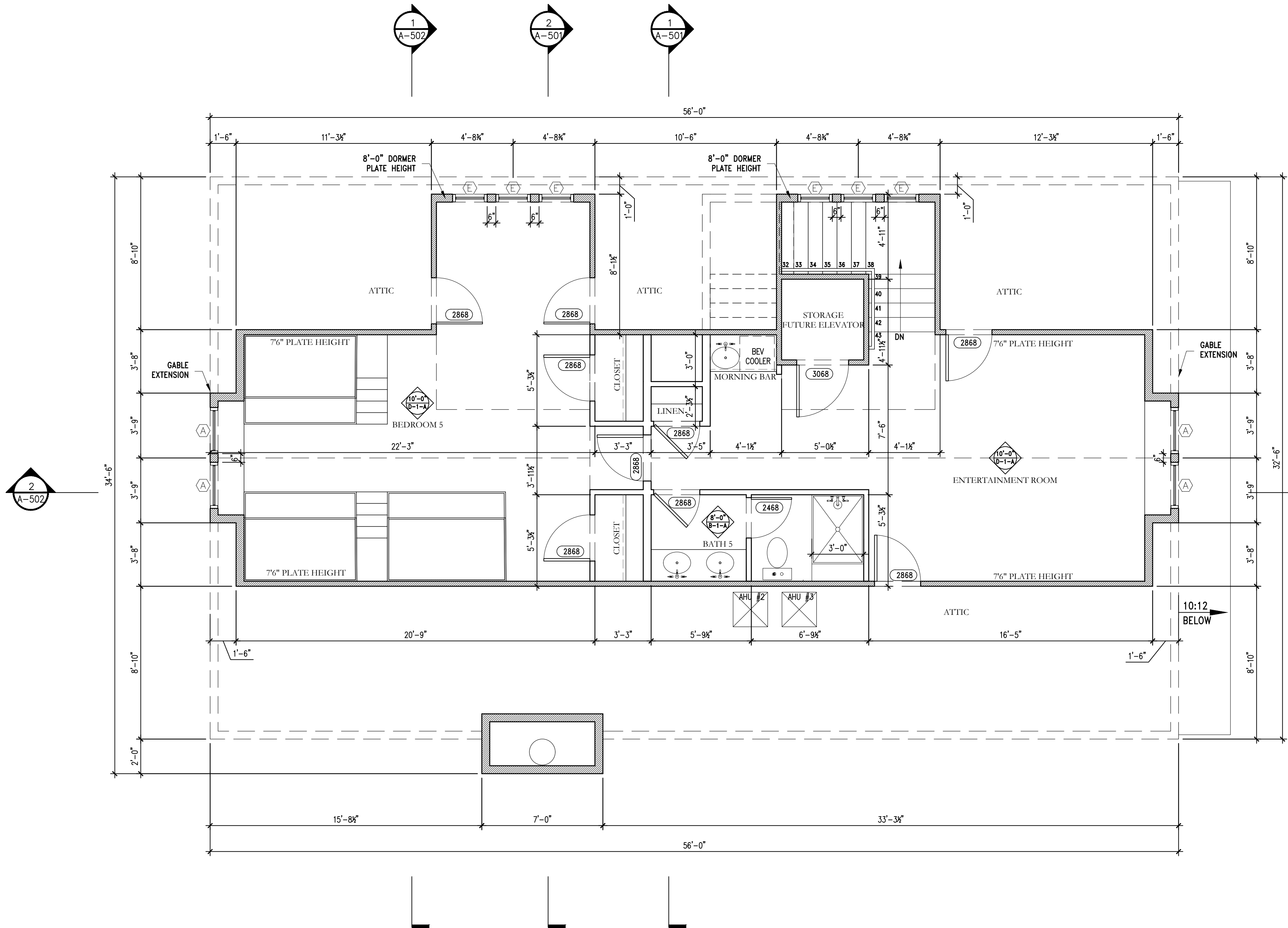
A-202



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FINISH SCHEDULE

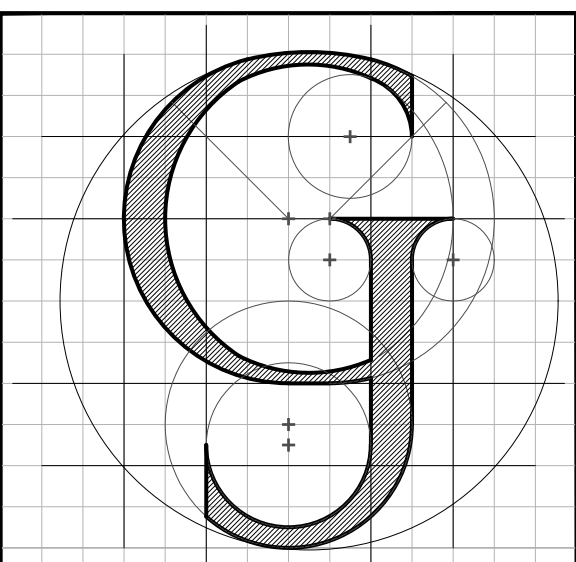
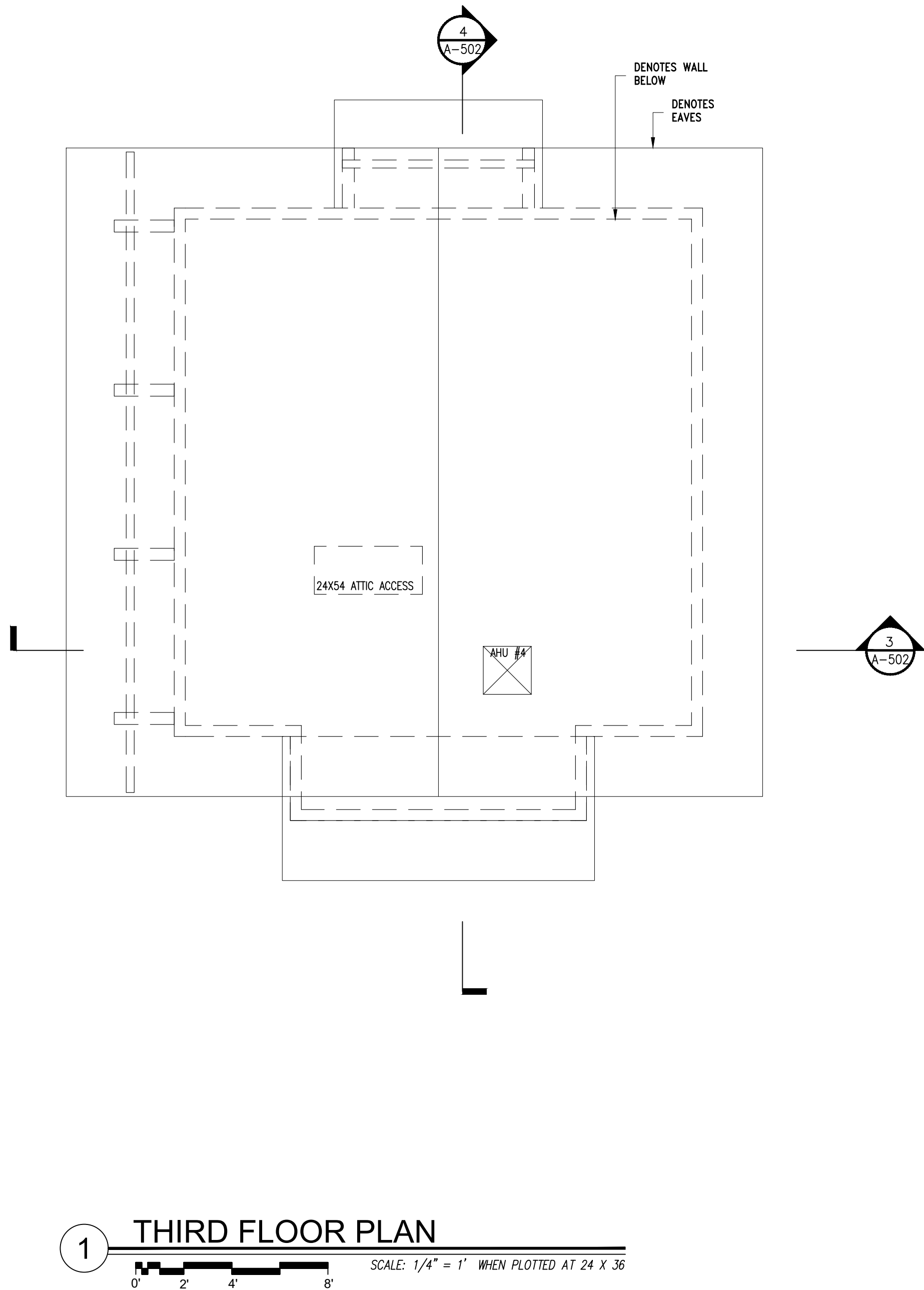
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B- CERAMIC TILE	WOOD BASE	B- EXPOSED WOOD RAFTERS
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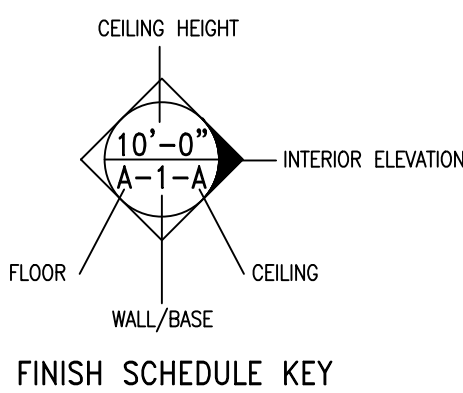
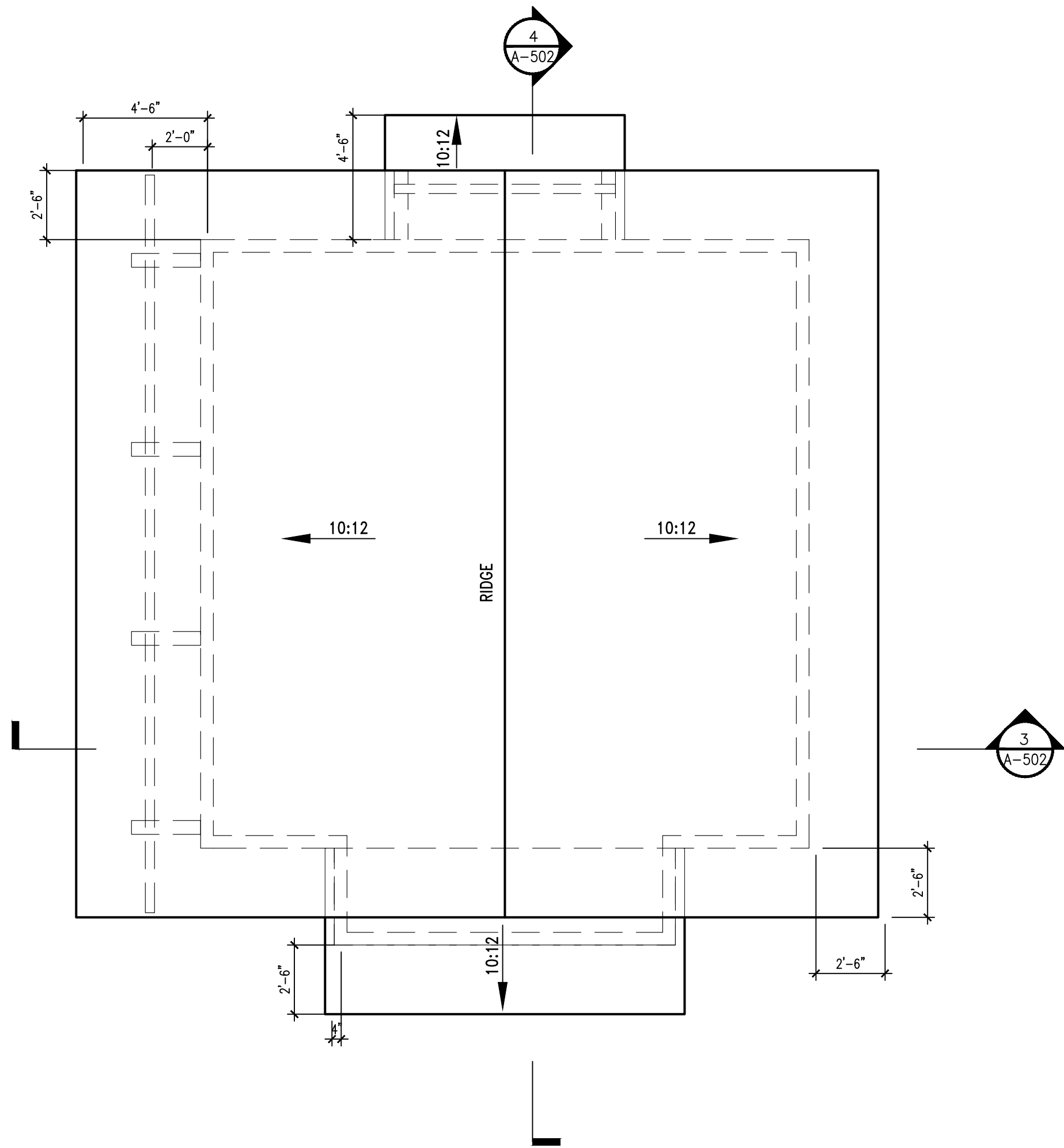
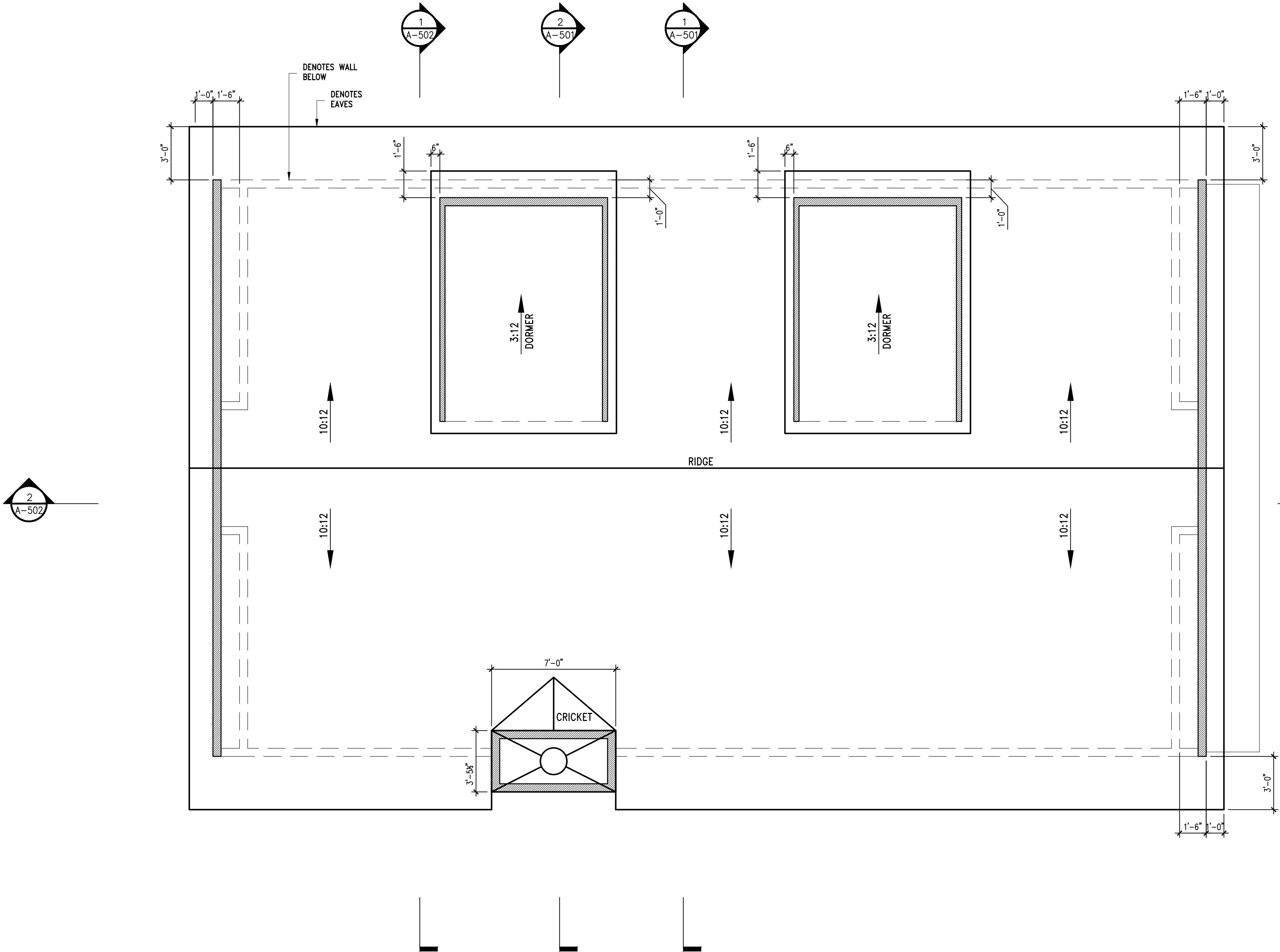
FINAL DRB SET

FLOOR PLAN

PROJECT NO. 240617

SHEET TITLE

A-203



FINISH SCHEDULE

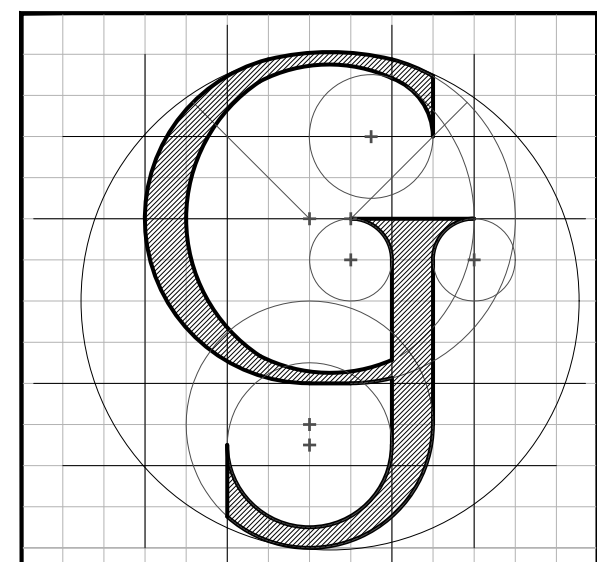
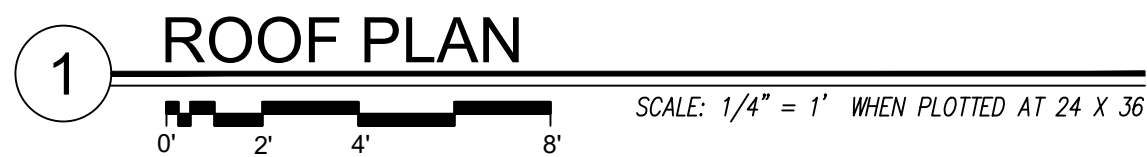
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B- CERAMIC TILE	WOOD BASE	B- EXPOSED WOOD RAFTERS
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WALL LEGEND

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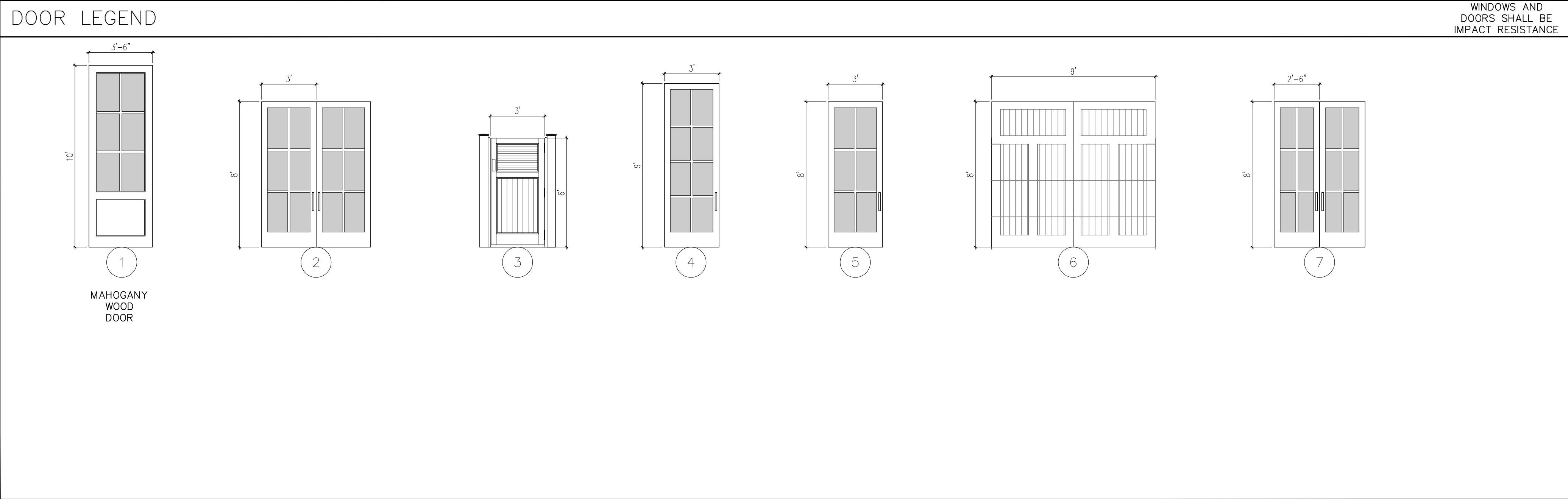
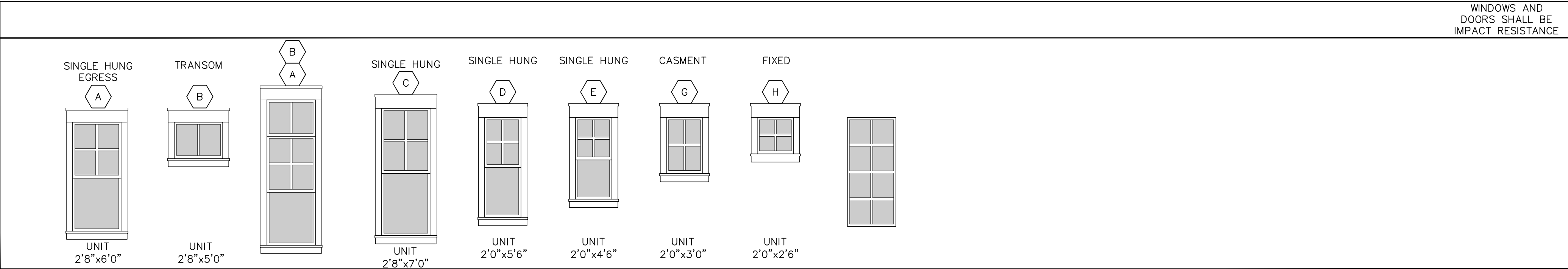
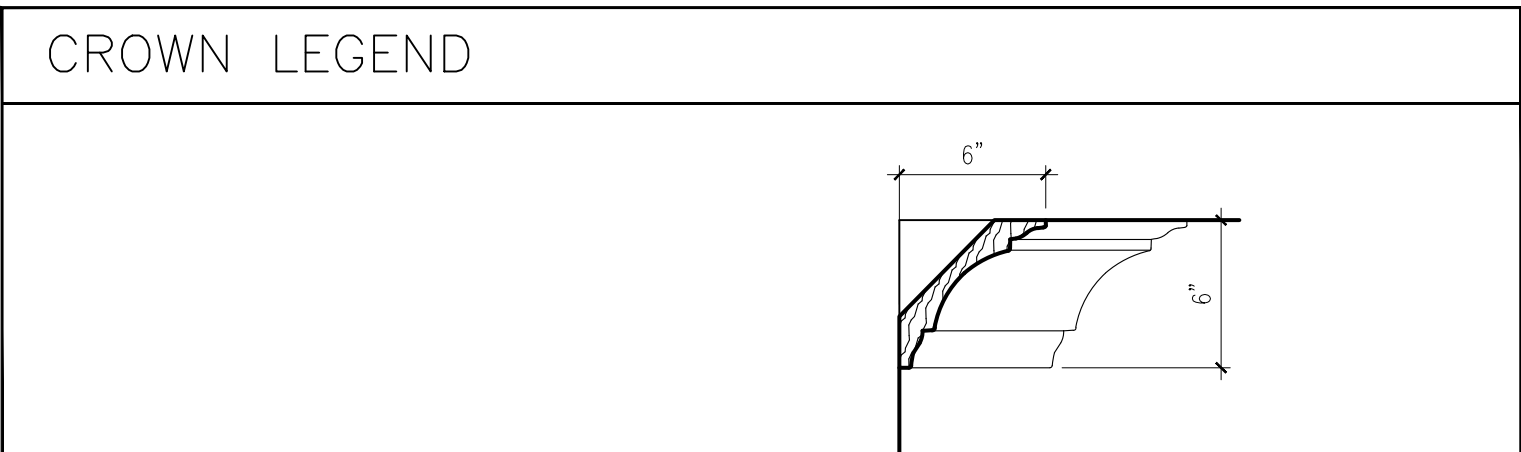
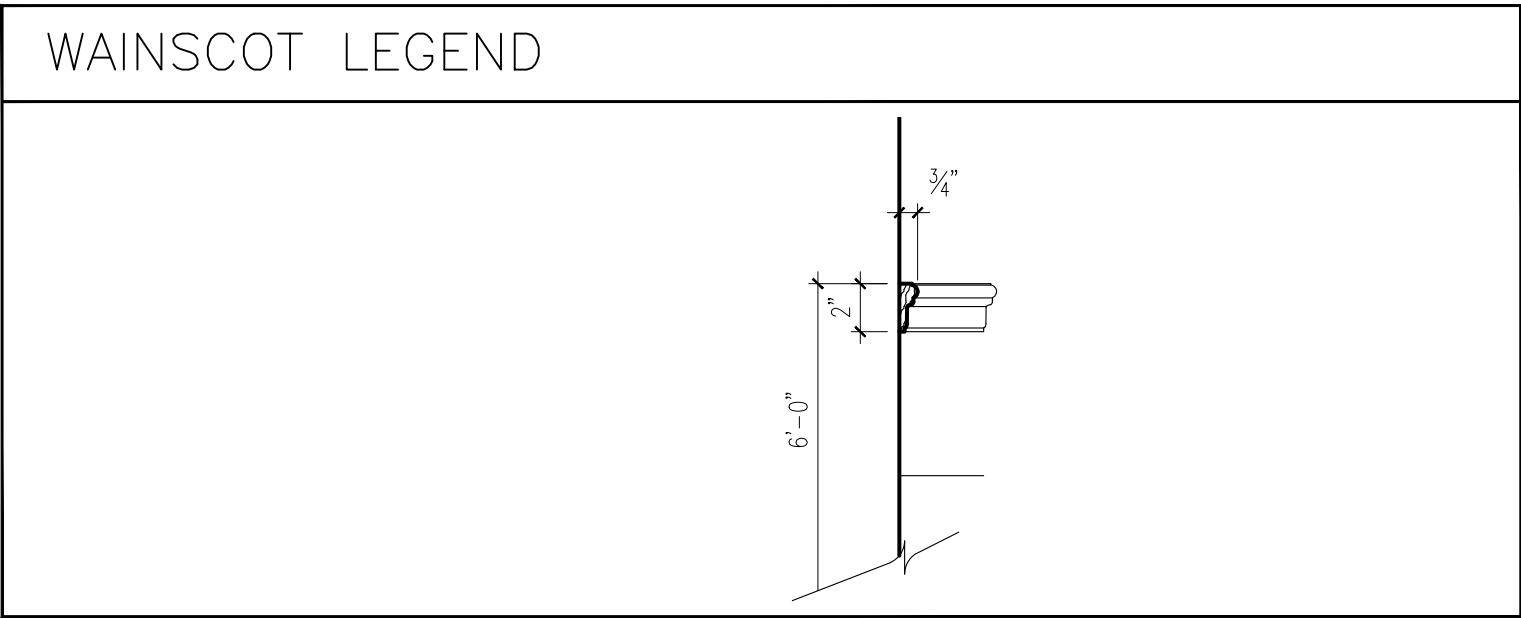
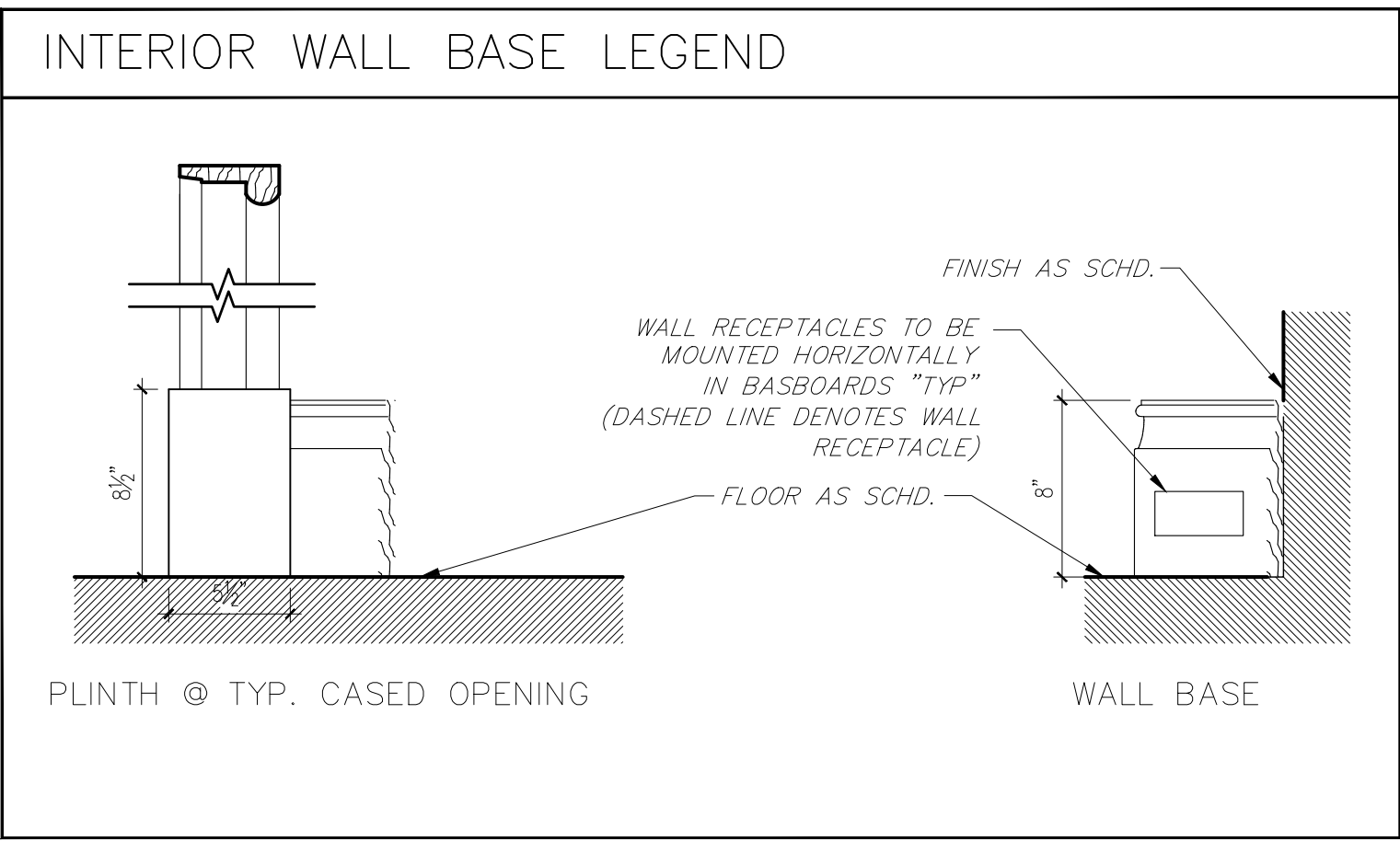
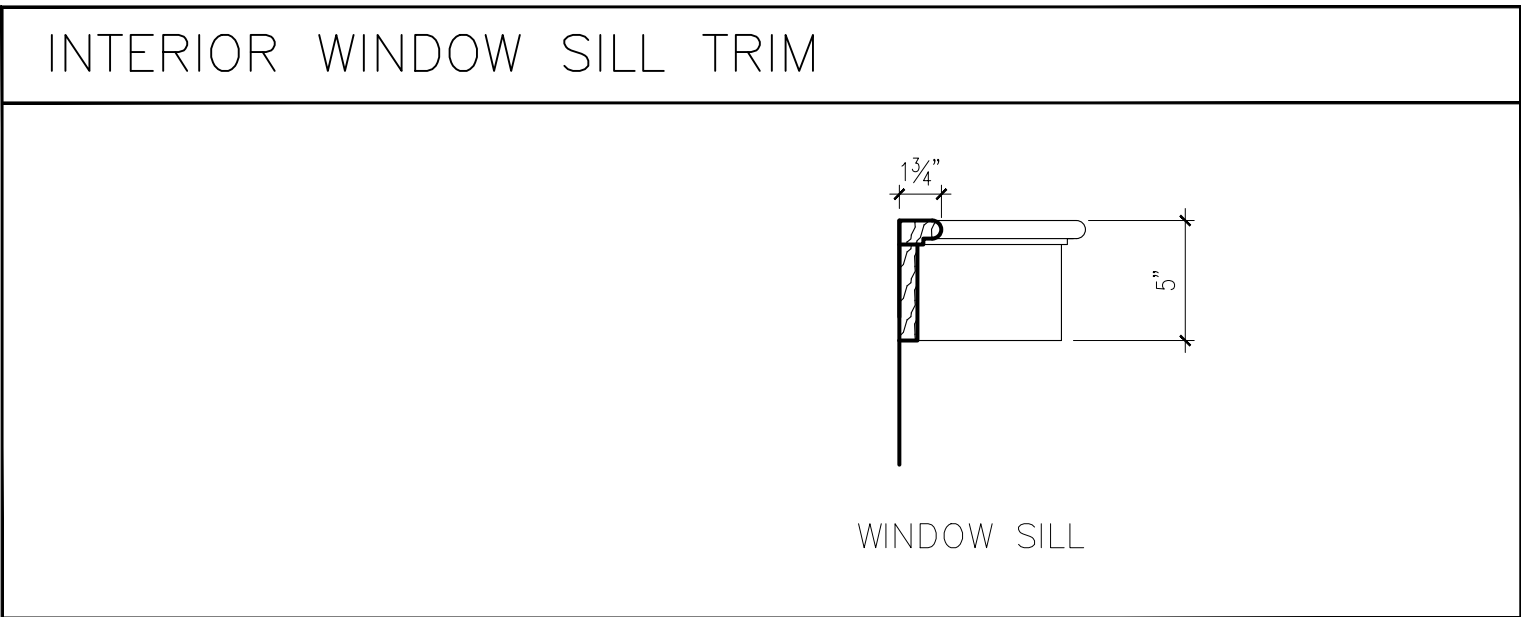
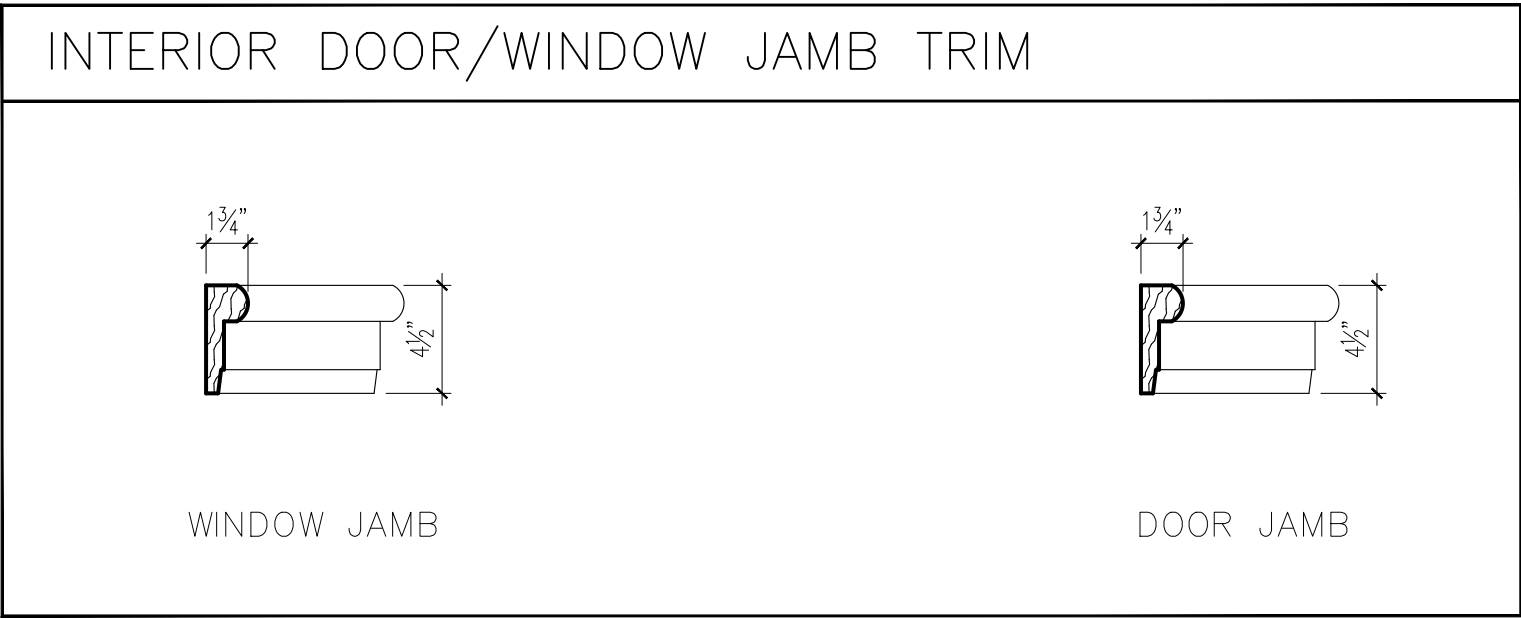
FINAL DRB SET

FLOOR PLAN

PROJECT NO. 240617

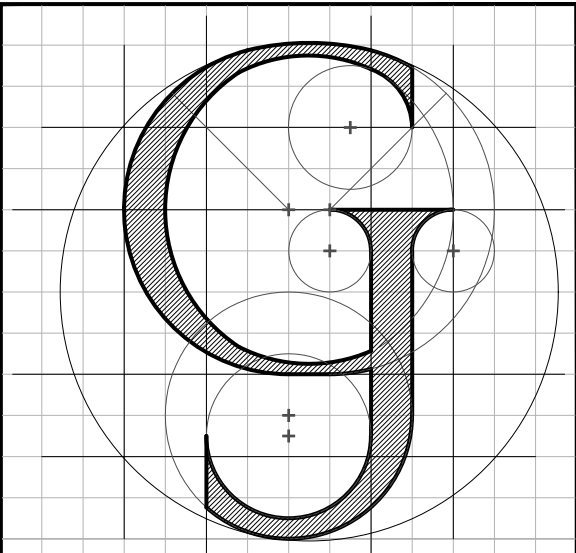
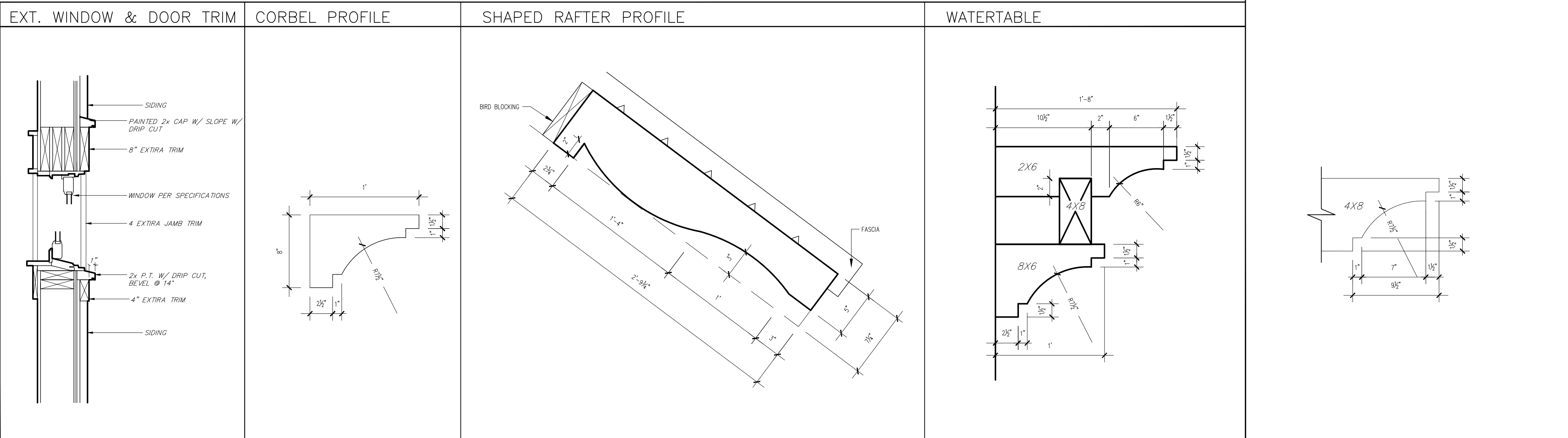
SHEET TITLE

A-204



DOOR#	DOOR SIZE	MANUFACTURER	DESCRIPTION	REMARKS
1	3-6 x 10-0	CUSTOM	3/4 LITE SINGLE DOOR - MAHOGANY WOOD DOOR	-
2	(2) 3-0 x 8-0	SIERRA PAC. OR SIM	FULL LITE FRENCH DOOR	-
3	3-0 x 6-0	CUSTOM	SPANISH CEDAR GATE	-
4	3-0 x 9-0	SIERRA PAC. OR SIM	FULL LITE FRENCH DOOR	-
5	3-0 x 8-0	SIERRA PAC. OR SIM	FULL LITE FRENCH DOOR	-
6	9-0 x 8-0	CUSTOM	WOOD CLAD OVERHEAD GARAGE DOOR	-
7	(2) 2-6 x 8-0	SIERRA PAC. OR SIM	FULL LITE FRENCH DOOR	-
8				-
9				-
10				-
11				-
12				-
13				-
14				-

	SHAPED BRACKET PROFILE



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LOT 17
WALTON COUNTY, FL

SEAL:

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02/24/25	DATE ISSUED
09/20/24	SCHEMATIC DESIGN PHASE
10/28/24	PRELIMINARY DRB SET
01/22/25	DESIGN DEVELOPMENT SET
02/24/25	FINAL DRB SET

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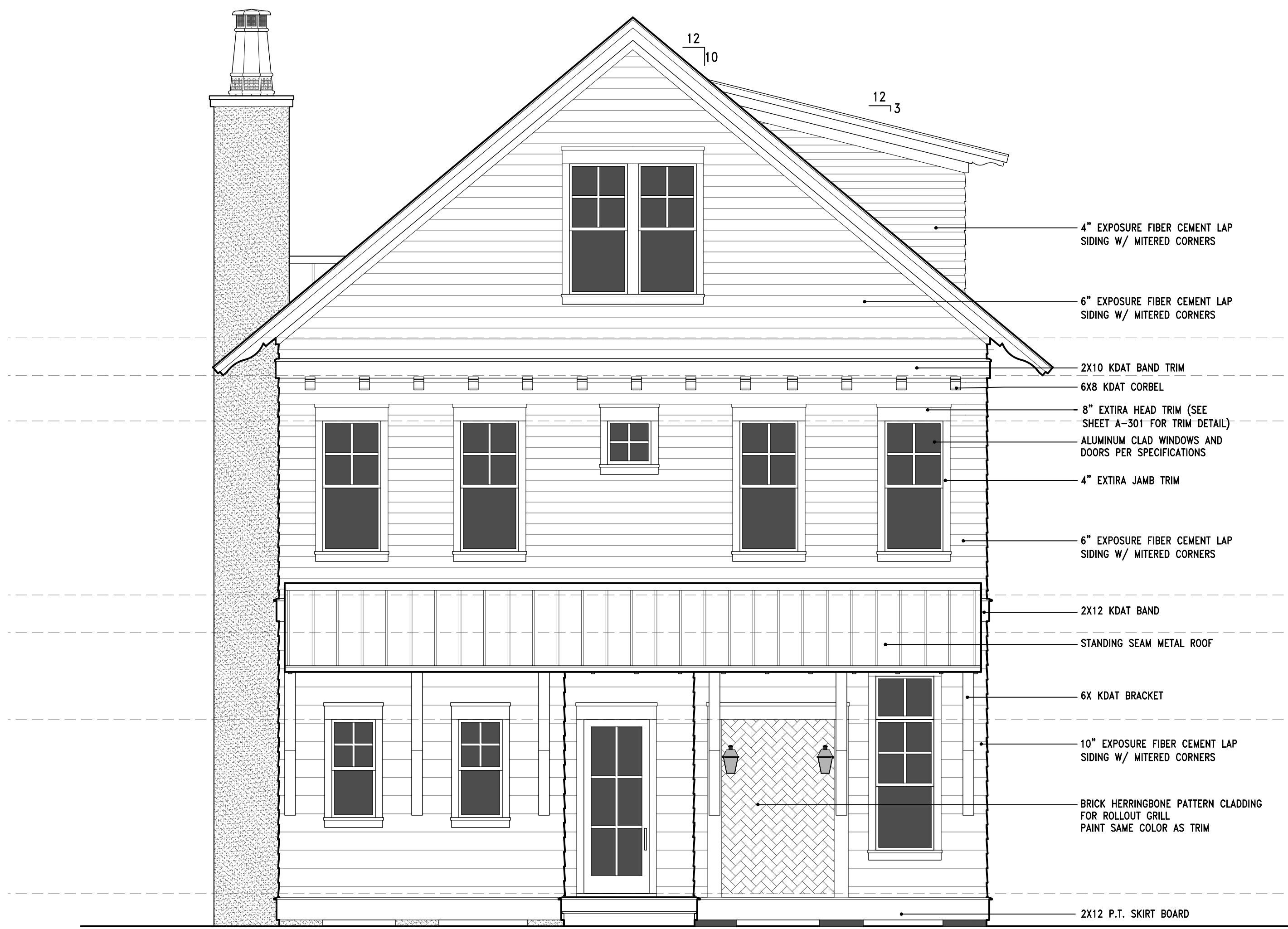
FINAL DRB SET

SCHEDULE

PROJECT NO. 240617

SHEET TITLE

A-301



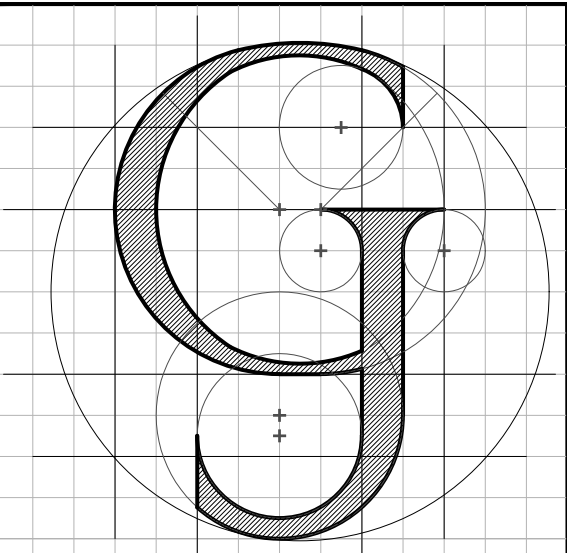
1 REAR (HIDDEN) ELEVATION
SCALE: 1/4" = 1' WHEN PLOTTED AT 24 X 36



2 REAR ELEVATION
SCALE: 1/4" = 1' WHEN PLOTTED AT 24 X 36



3 FRONT (BOARDWALK) ELEVATION
SCALE: 1/4" = 1' WHEN PLOTTED AT 24 X 36



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FINAL DRB SET

ELEVATIONS

PROJECT NO. 240617

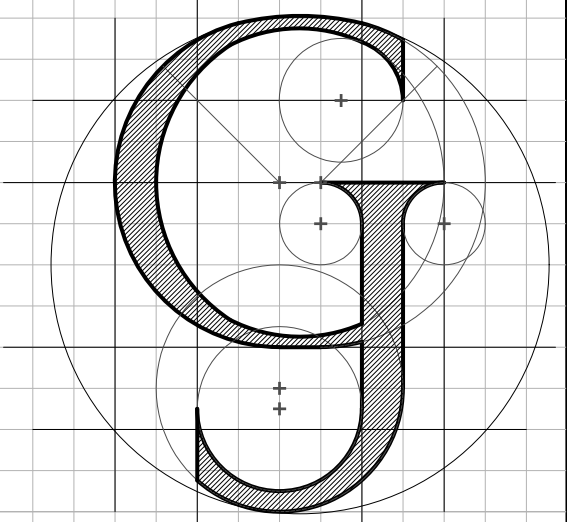
SHEET TITLE

A-401



1 SIDE (STREET) ELEVATION

0' 2' 4' 8' SCALE: 1/4" = 1' WHEN PLOTTED AT 24 X 36



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FINAL DRB SET

ELEVATIONS

PROJECT NO. 240617

SHEET TITLE

A-402



1 SIDE ELEVATION

0' 2' 4' 8' SCALE: 1/4" = 1' WHEN PLOTTED AT 24 X 36

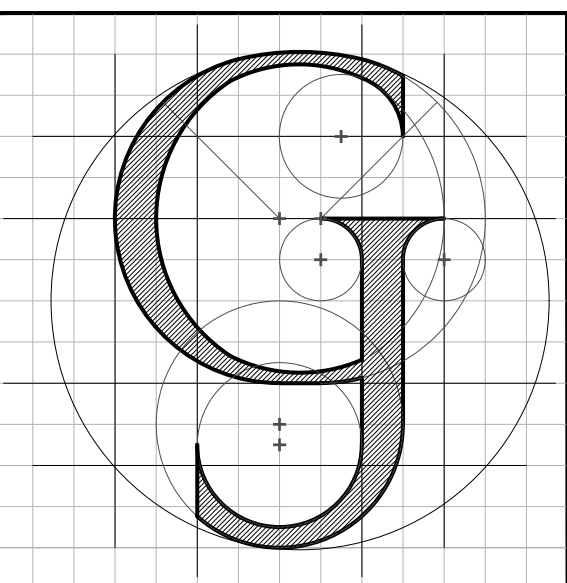


2 ALLEY (CARRIAGE HOUSE) ELEVATION

0' 2' 4' 8' SCALE: 1/4" = 1' WHEN PLOTTED AT 24 X 36

3 FRONT (CARRIAGE HOUSE) ELEVATION

0' 2' 4' 8' SCALE: 1/4" = 1' WHEN PLOTTED AT 24 X 36



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02/24/25	FINAL DRB SET

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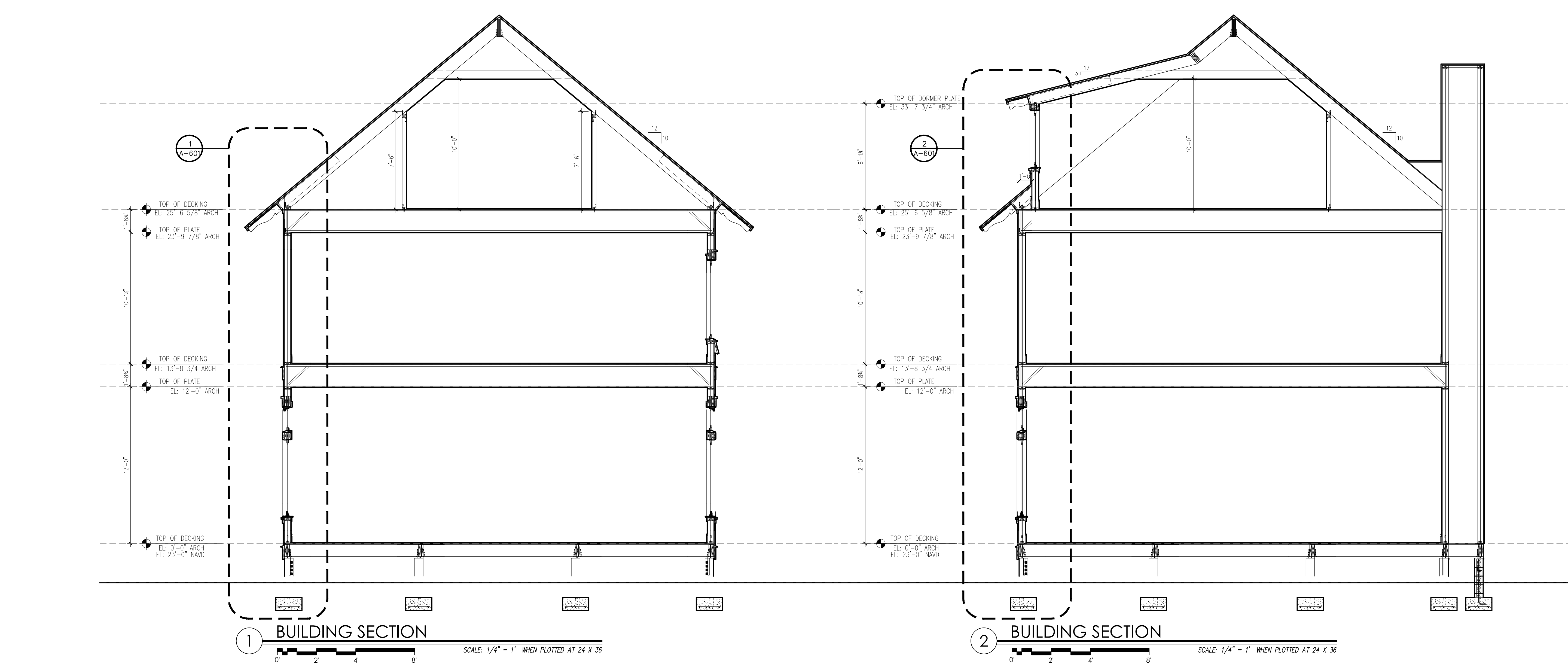
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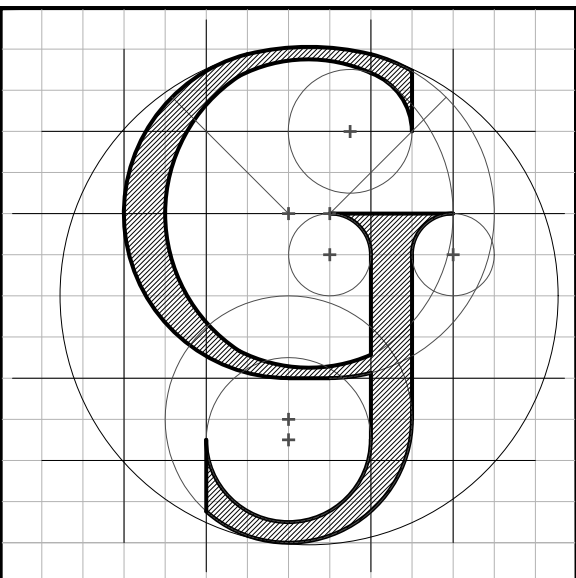
ELEVATIONS

PROJECT NO. 240617

SHEET TITLE

A-403





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02/24/25	FINAL DRB SET

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FINAL DRB SET

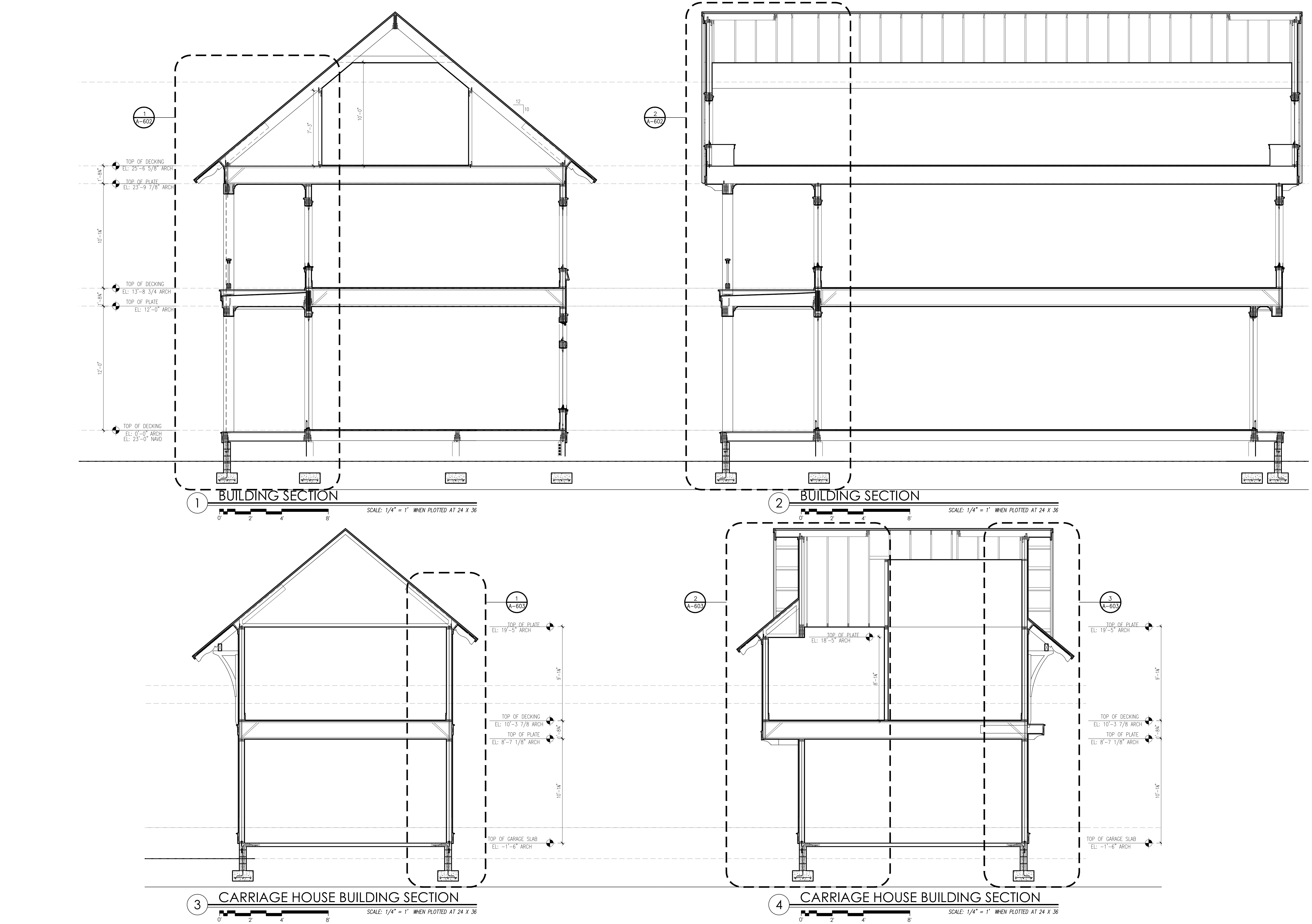
BUILDING SECTION

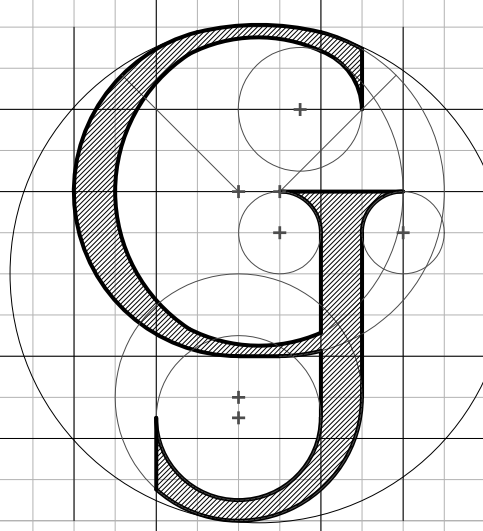
PROJECT NO. 240617

SHEET TITLE

A-501

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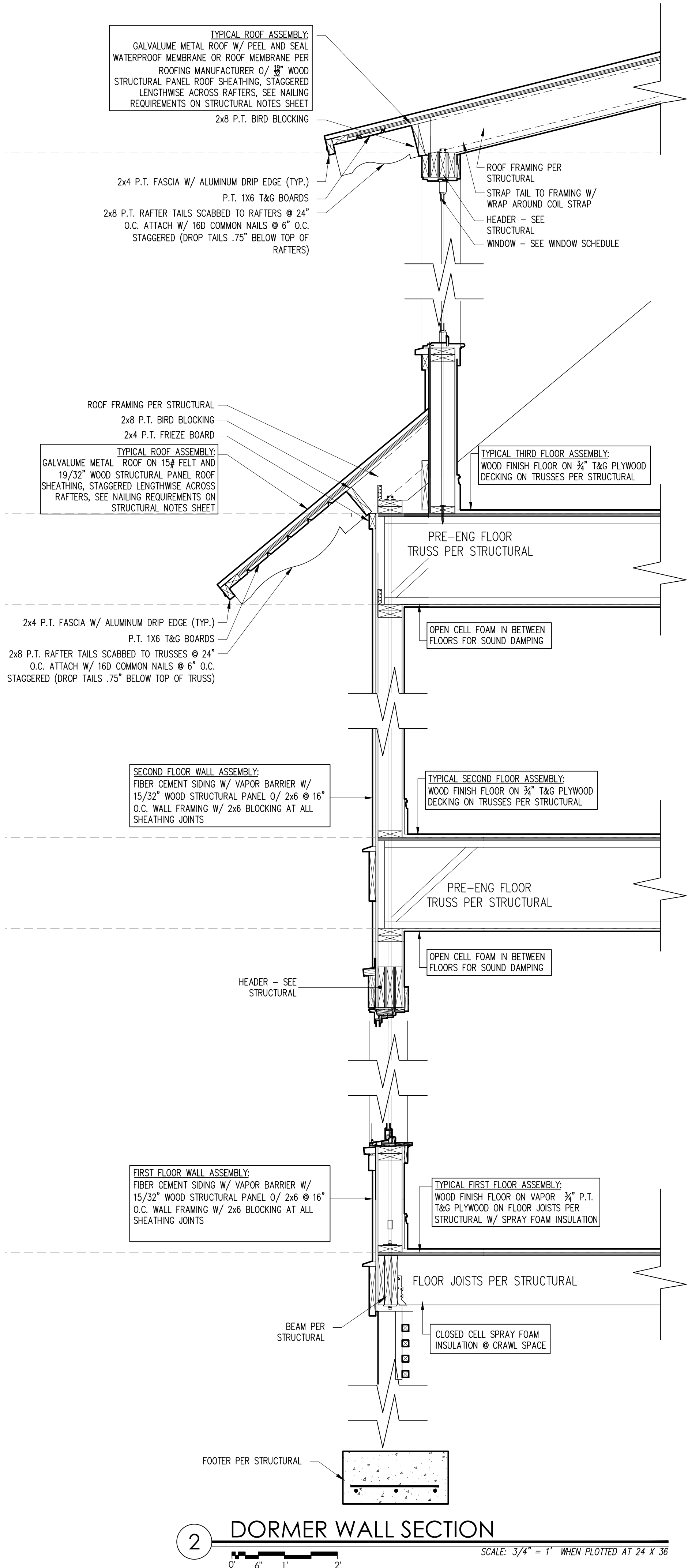
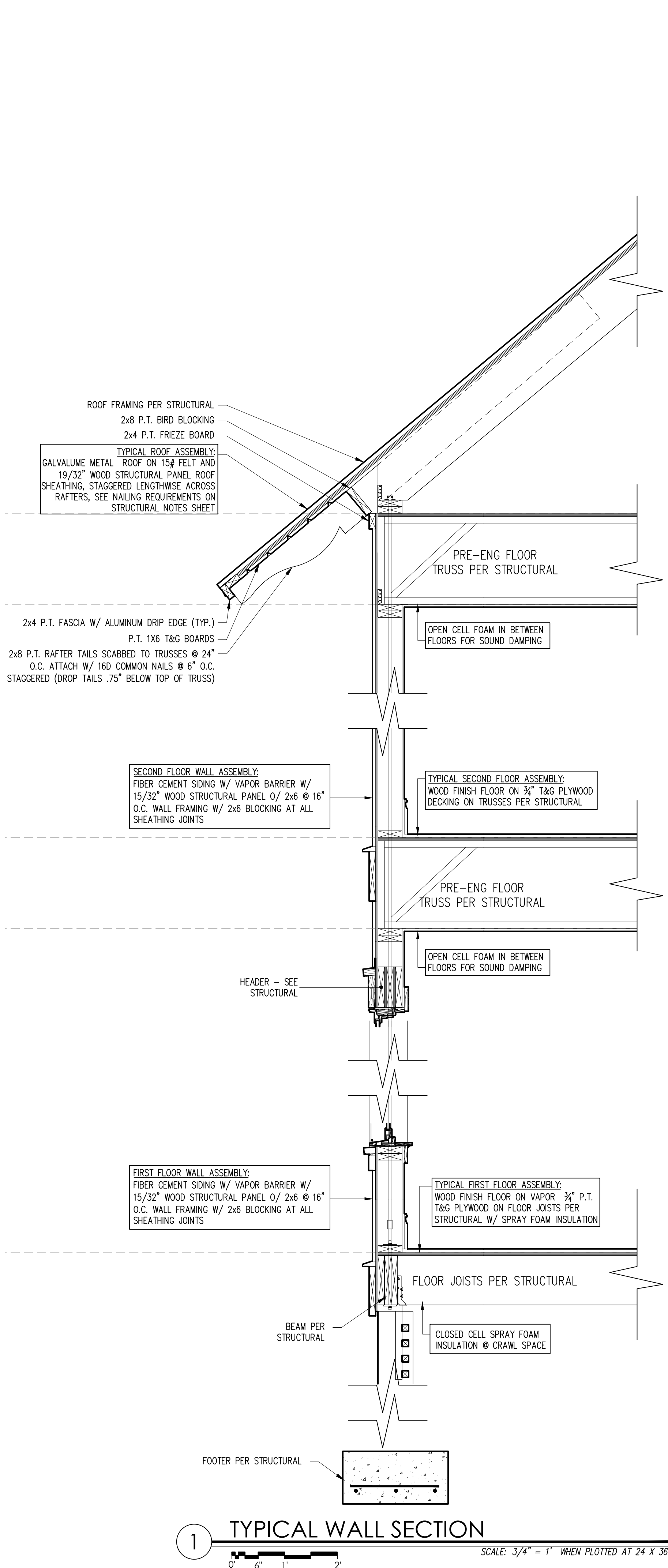
FINAL DRB SET

BUILDING SECTION

PROJECT NO. 240617

SHEET TITLE

A-502



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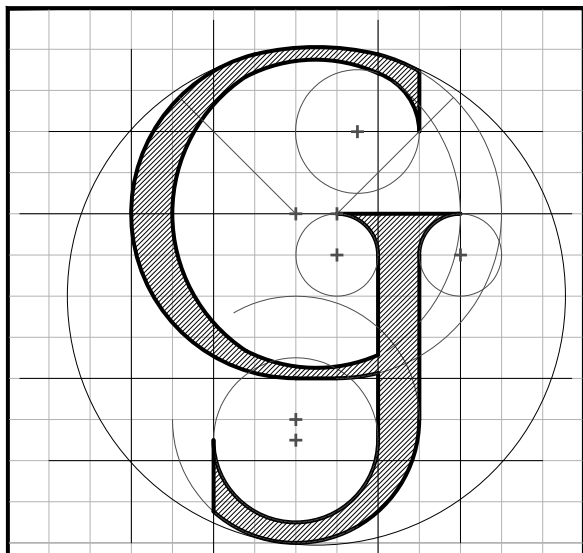
FINAL DRB SET

WALL SECTIONS

PROJECT NO. 240617

SHEET TITLE

A-601



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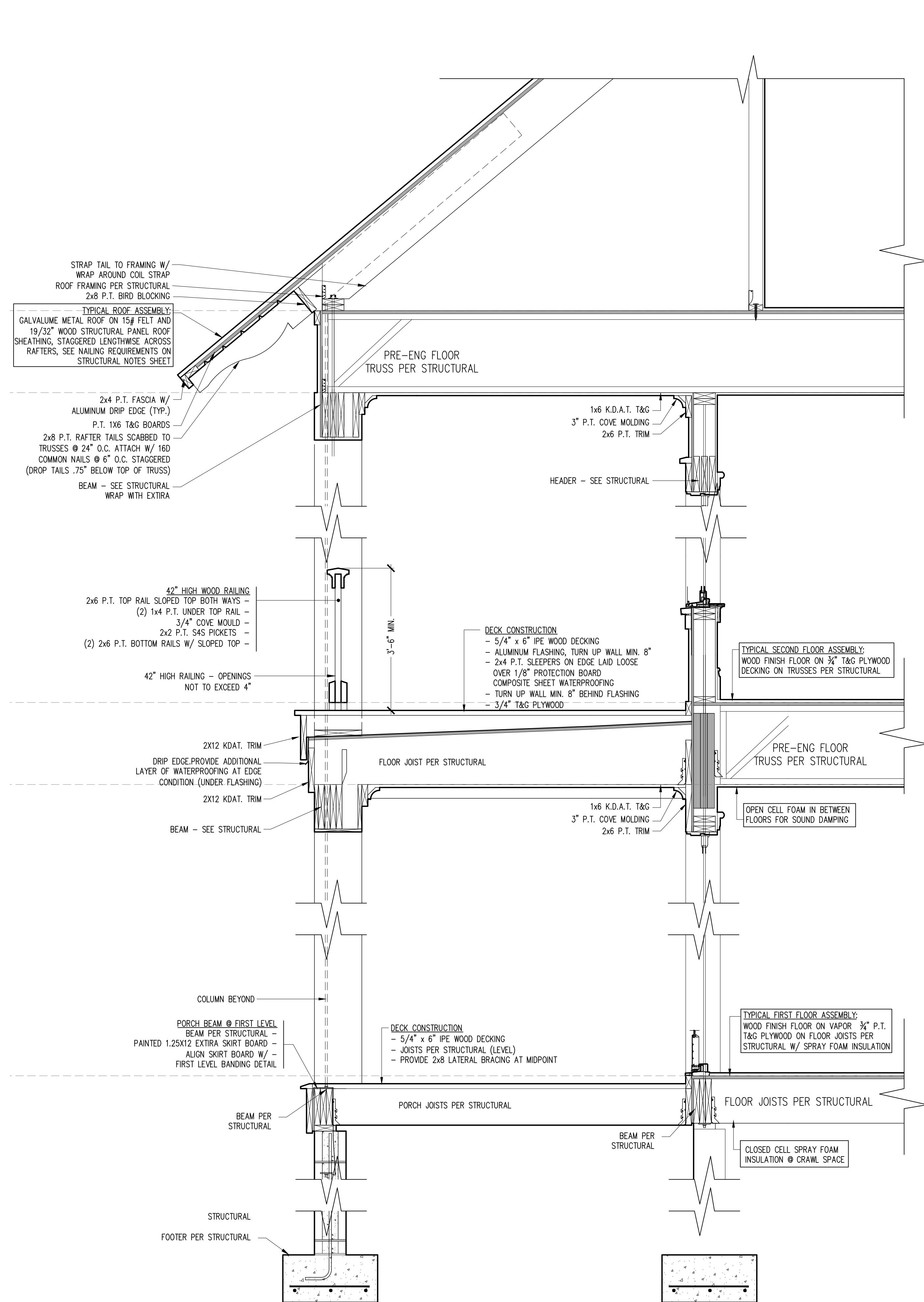
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WALL SECTIONS

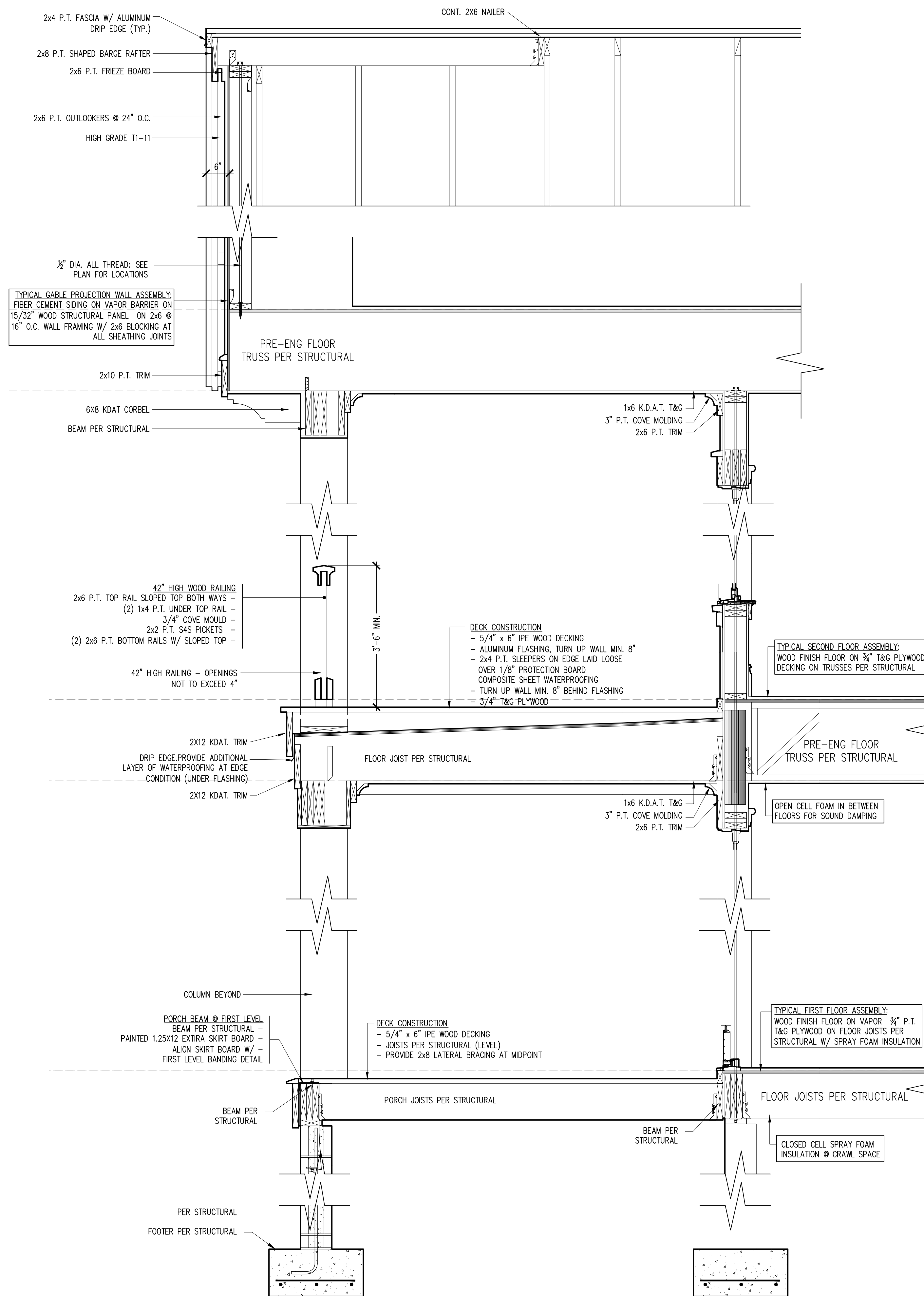
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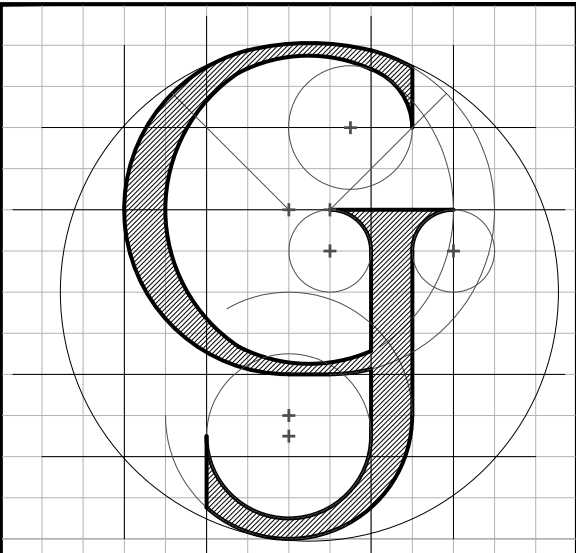
A-602



1 TYPICAL PORCH SECTION
SCALE: 3/4" = 1" WHEN PLOTTED AT 24 X 36



2 DORMER WALL SECTION
SCALE: 3/4" = 1" WHEN PLOTTED AT 24 X 36



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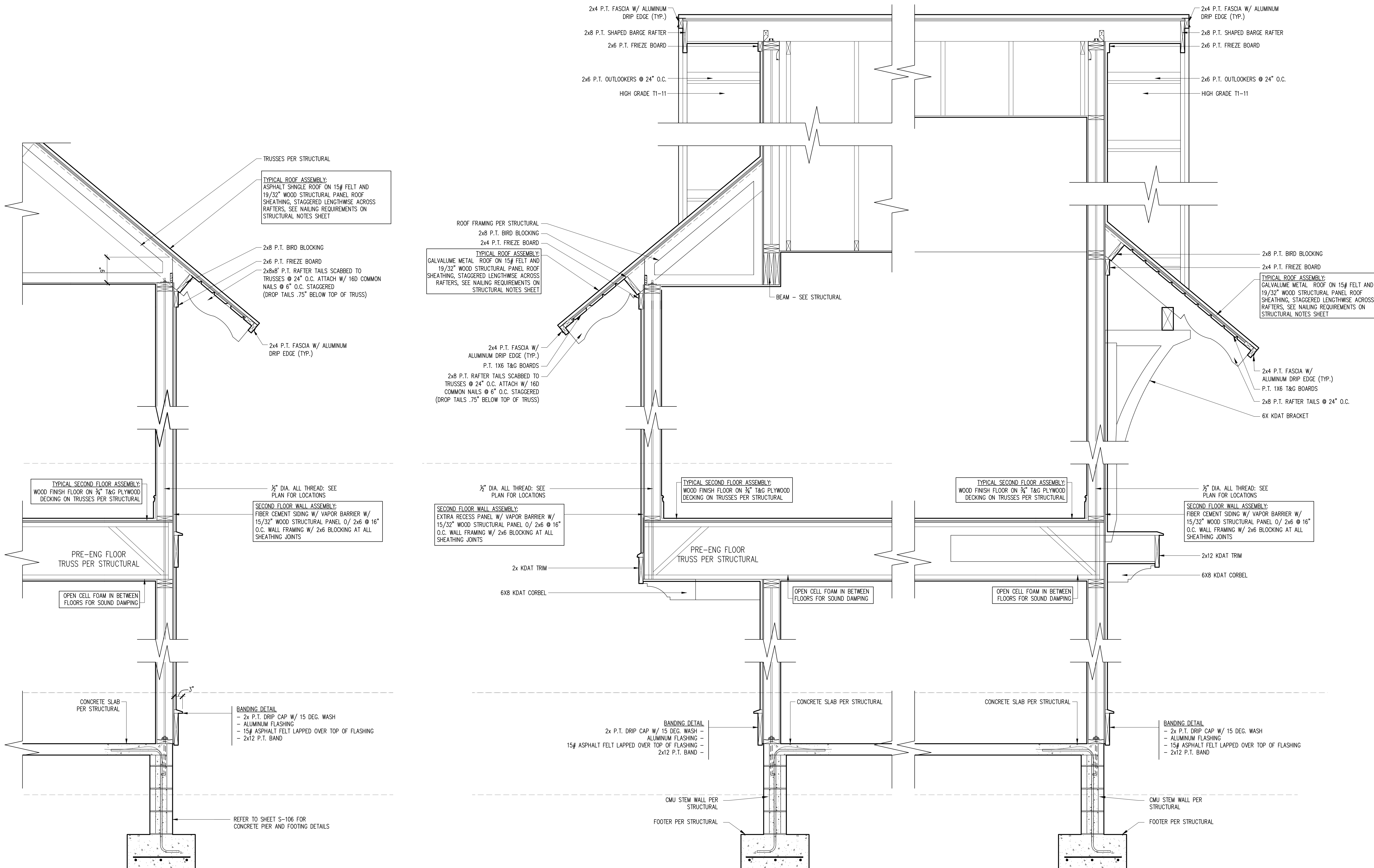
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WALL SECTIONS

PROJECT NO. 240617

SHEET TITLE

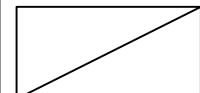
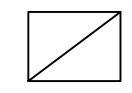
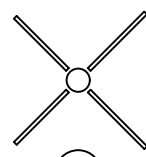
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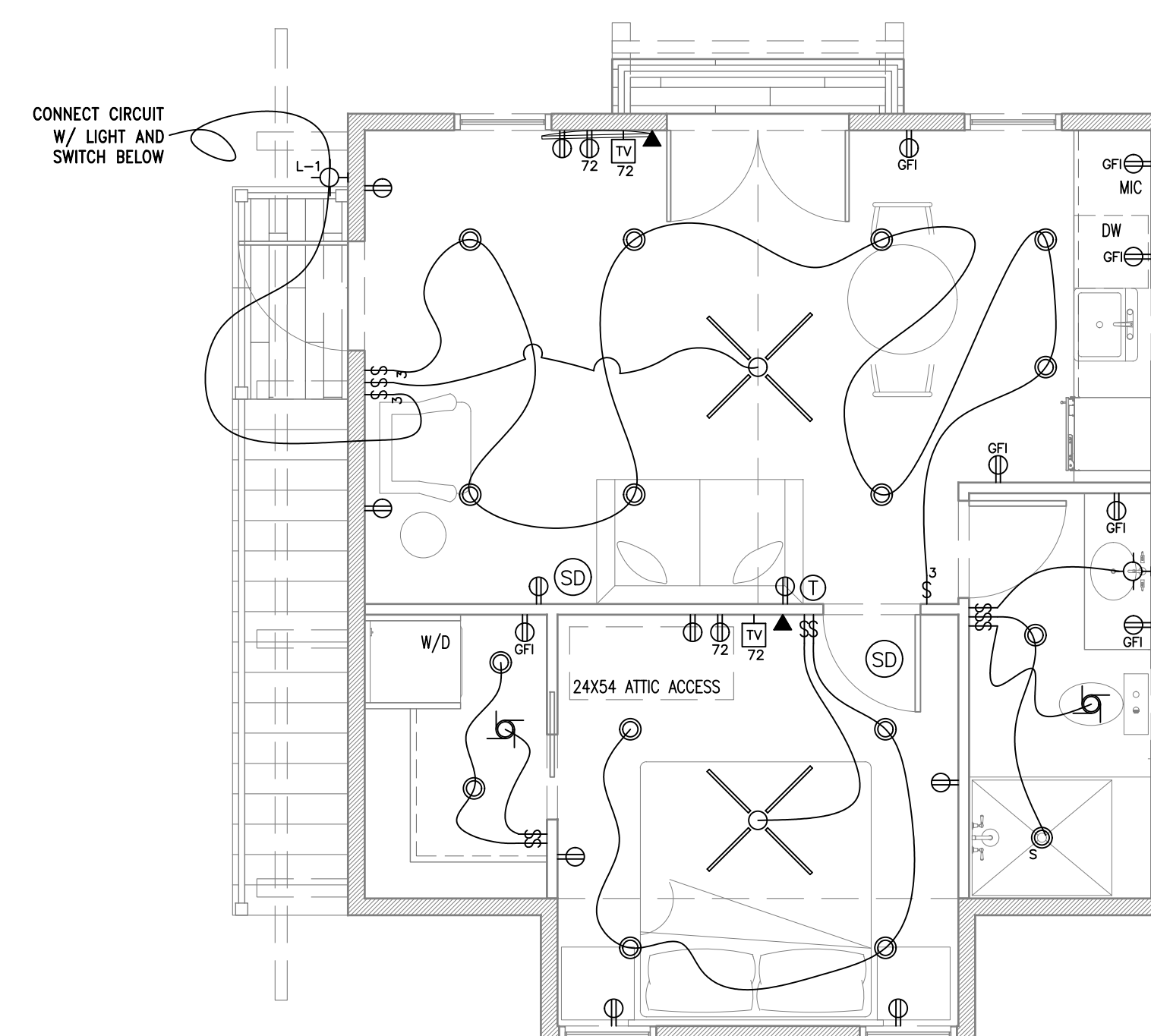
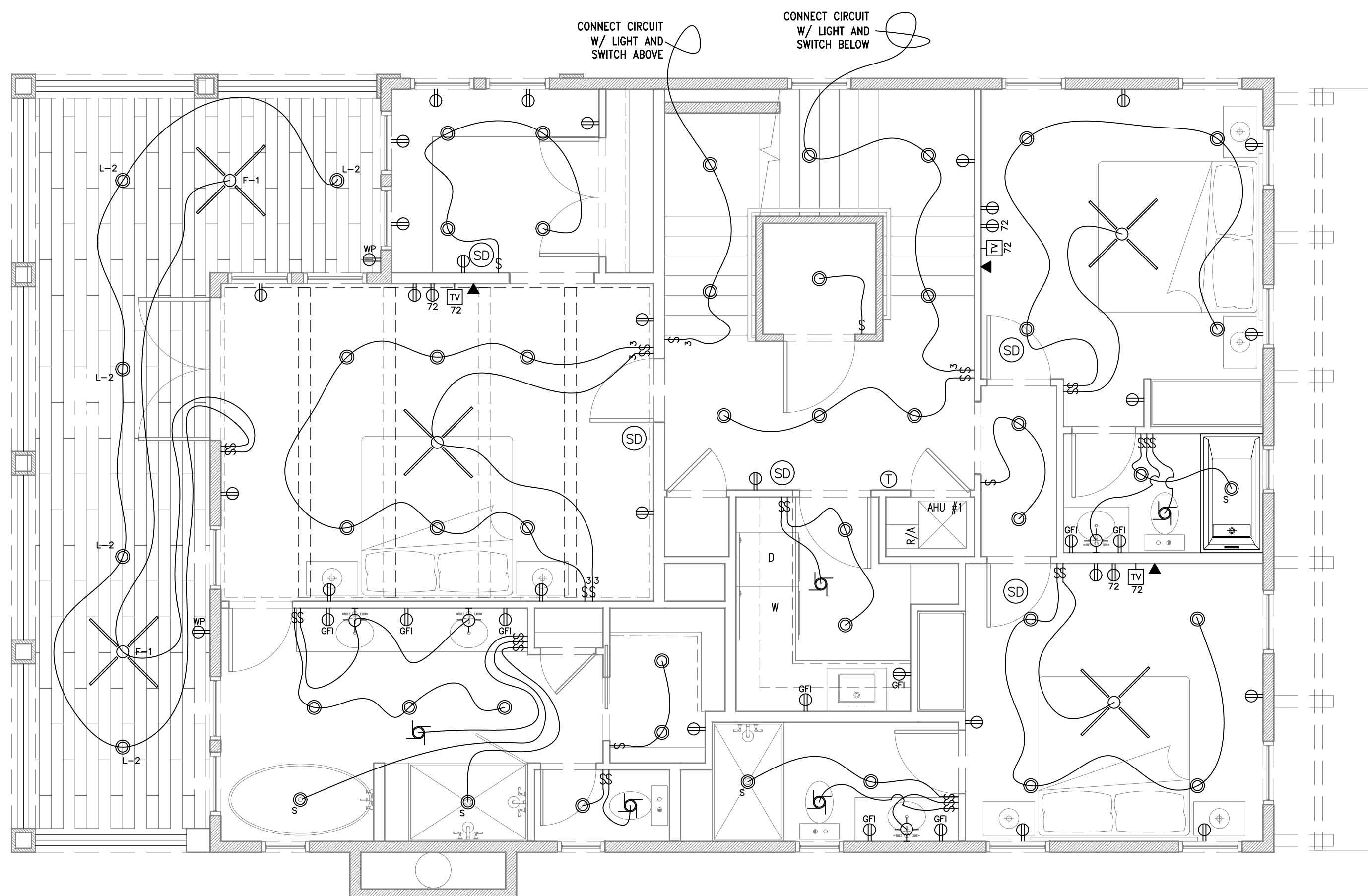


1 CARRIAGE HOUSE WALL SECTION
SCALE: 3/4" = 1' WHEN PLOTTED AT 24 X 36

2 CARRIAGE HOUSE WALL SECTION @ BUMPOUT
SCALE: 3/4" = 1' WHEN PLOTTED AT 24 X 36

3 CARRIAGE HOUSE WALL SECTION @ BALCONY
SCALE: 3/4" = 1' WHEN PLOTTED AT 24 X 36

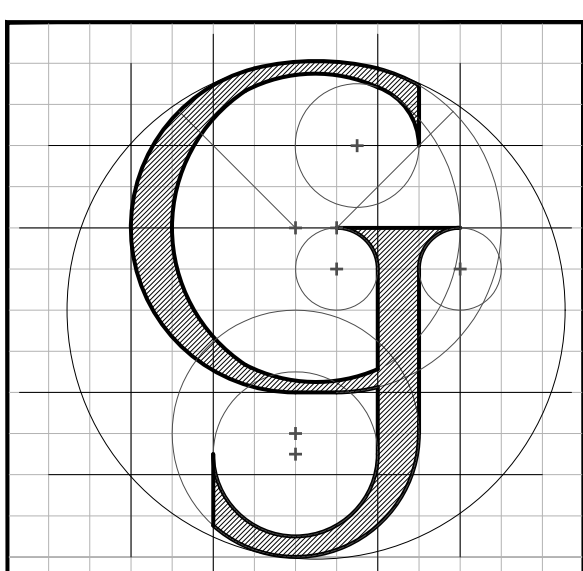
GENERAL NOTES		LIGHTING LEGEND		ELECTRICAL LEGEND					
1. GANG ALL SWITCHES & OR OUTLETS ON ONE PLATE IF SHOWN SIDE BY SIDE. NO GANG BOXES WIDER THAN (4).	9. ALL OUTLET PLATES SHALL BE "WHITE" EXCEPT IF LOCATED IN CABINETRY AND / OR ON A STONE BACKSPASH. VERIFY W/ ARCHITECT FOR COLOR AT THESE AREAS.		BATHROOM FAN/LIGHT COMBO		PENDANT MOUNTED CEILING LIGHT FIXTURE		DUPLEX		TWO-WAY SWITCH
2. ALL SYMBOLS MAY NOT BE USED			BATHROOM FAN		LOW VOLTAGE PENDANT MOUNTED CEILING LIGHT FIXTURE		SPECIAL HEIGHT DUPLEX (NUMBER VARIABLE INDICATES INCHES ABOVE FINISHED FLOOR)		THREE-WAY SWITCH 2 LOCATIONS
3. VERIFY ALL CABLE, TELEPHONE, AND FLOOR OUTLET LOCATIONS PRIOR TO INSTALLATION.	10. GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL RECEPTACLES, SMOKE ALARMS, ECT. AS REQUIRED BY CODE.		DIRECTIONAL RECESSED CAN LIGHT		WALL MOUNTED LIGHT (NUMBER VARIABLE INDICATES INCHES ABOVE FINISHED FLOOR VERIFY HEIGHT)		FLOOR DUPLEX		FOUR-WAY SWITCH 3 LOCATIONS
4. ALL ELECTRICAL REQUIREMENTS FOR THE SPECIFIED APPLIANCES AND/OR PLUMBING FIXTURES SHALL BE VERIFIED BY THE GENERAL CONTRACTOR WITH EACH MANUFACTURER.	11. PROVIDE ELECTRICAL JUNCTION BOXES AS REQUIRED FOR LANDSCAPE LIGHTING.		RECESSED LOW VOLTAGE CABINET LIGHT (COORD. LOCATION WITH INTERIORS)		MOTION SENSOR FLOOD LIGHT		220 VOLT OUTLET		WATER PROOF EXTERIOR OUTLET
5. ALL LOCATIONS FOR LIGHTING FIXTURES AND/OR ELECTRICAL OUTLETS ARE FOR "DESIGN INTENT" ONLY. GENERAL CONTRACTOR SHALL VERIFY COMPLIANCE WITH ALL LOCAL AND STATE BUILDING CODES AND NOTIFY DESIGNER OF ANY MODIFICATIONS REQUIRED.	12. PROVIDE DIMMERS ON ALL LIGHTING UNLESS OTHERWISE SPECIFIED.		24" x 48" FLUORESCENT LIGHT		SIDE MOUNT POST/STAIR LIGHT		DUPLEX (SPLIT-WIRED)		GROUND FAULT PROTECTED
	13. ALL ELECTRICAL FIXTURES HAVE BEEN LOCATED BASED ON LINEAR ALIGNMENTS WITHIN THE CORRESPONDING SPACE. CONTRACTOR SHALL FIELD VERIFY ALL FIXTURE ALIGNMENTS PRIOR TO INSTALLATION. CONSULT ARCHITECT IF DISCREPANCIES ARE FOUND IN FIELD.		18" x 24" FLUORESCENT LIGHT		CEILING FAN		TELEVISION CABLE		TELEPHONE
6. VERIFY ALL MOUNTING HEIGHTS OF WALL MOUNTED FIXTURES AND JUNCTION BOXES WITH INTERIOR ELEVATIONS. IF ELEVATIONS DO NOT GIVE THE INFORMATION, REFER TO SPECIFICATIONS OR CONSULT DESIGNER PRIOR TO INSTALLING.			SURFACE MOUNT LIGHT		SMOKE DETECTOR		THERMOSTAT		ELECTRICAL PANEL
7. GENERAL CONTRACTOR SHALL VERIFY ALL MOUNTING PLATE SIZES. "PIGTAIL" ALL WIRING PRIOR TO VERIFICATION.	14. ALL WALL SWITCHES SHALL BE LOCATED "TIGHT" TO CASING AT APPLICABLE OPENINGS. MAINTAIN CONSISTANT PLACEMENT THROUGHOUT HOUSE. CONSULT ARCHITECT IF DISCREPANCIES ARE FOUND IN FIELD.		COMPACT FLUORESCENT SURFACE MOUNT LIGHT		ALARM KEYPAD				DISCONNECT
8. GENERAL CONTRACTOR SHALL NOTIFY DESIGNER/OWNER WHEN ELECTRICAL/LIGHTING ROUGH-IN IS COMPLETE SO FINAL WALK THROUGH MAY TAKE PLACE PRIOR TO DRYWALL PHASE.	15. WALL OUTLETS SHOWN UNDER WINDOWS ARE CENTERED ON WINDOW, OFFSET FRAMING AS REQUIRED TO MAINTAIN DESIGN INTENT.		4" DIAMETER RECESSED CAN		KEYPAD				
	16. PROVIDE ARC FAULT PROTECTION AT ALL BEDROOMS SWITCHES, OUTLETS, FANS.				PUSH BUTTON SWITCH				
					DOOR BELL CHIME				
					DOOR BELL				



1 SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1' WHEN PLOTTED AT 24 X 36

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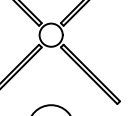
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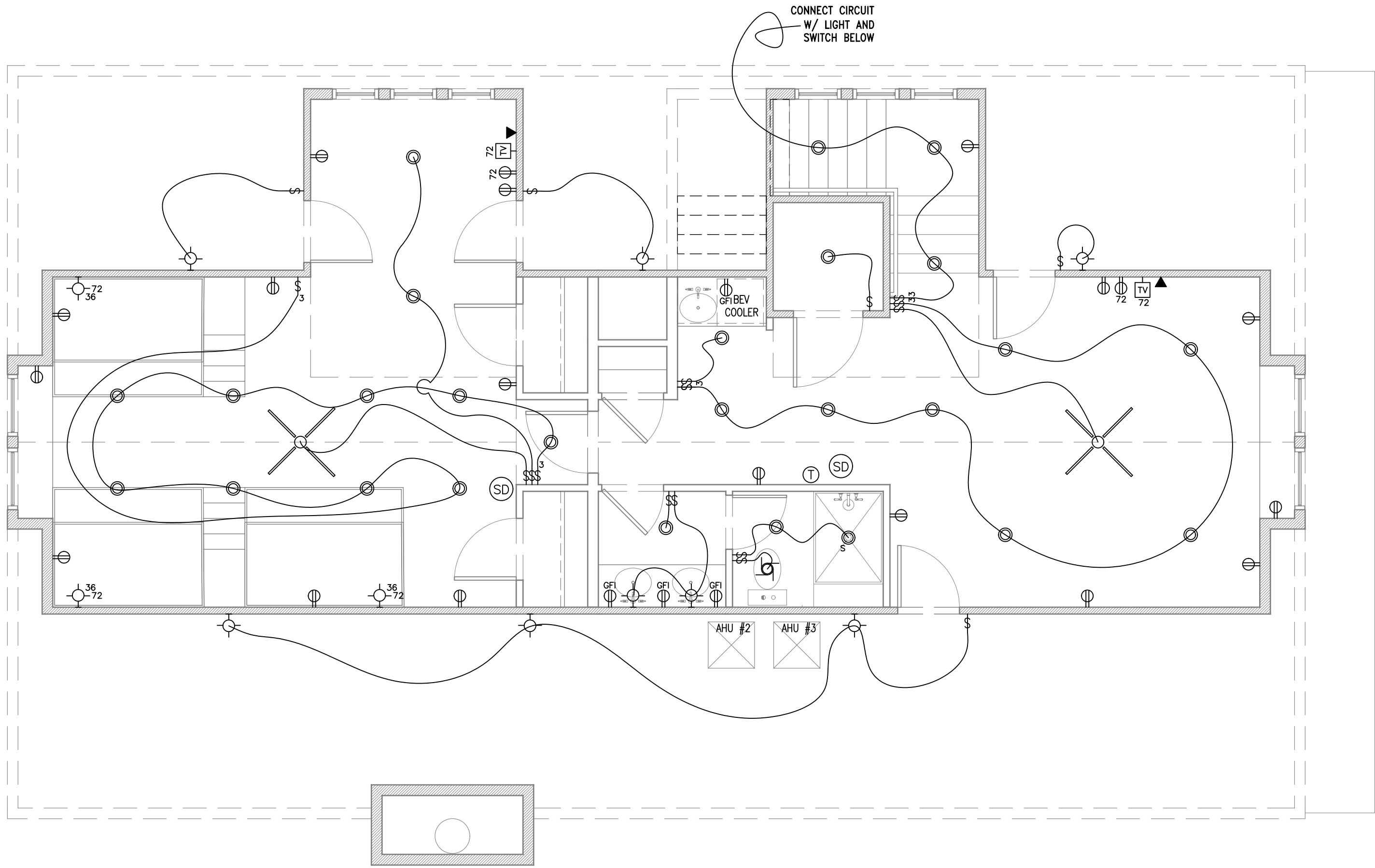
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WALTON COUNTY, FL

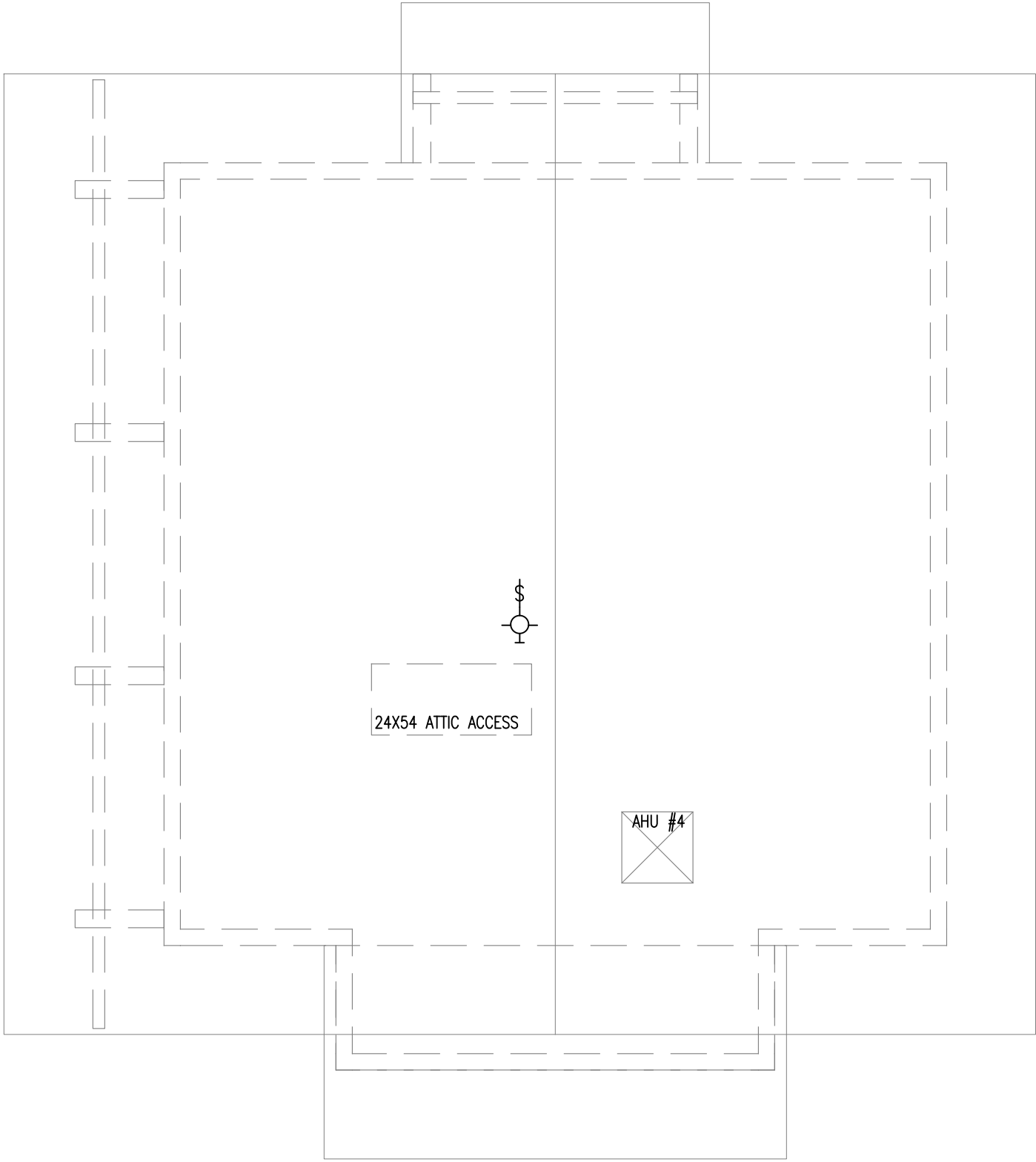
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	FINAL DRB SET
	ELECTRICAL
PROJECT NO.	240617
SHEET TITLE	

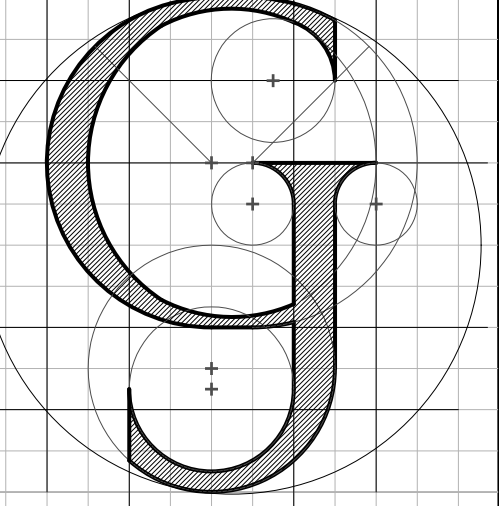
E-102

GENERAL NOTES		LIGHTING LEGEND		ELECTRICAL LEGEND	
1. GANG ALL SWITCHES & OR OUTLETS ON ONE PLATE IF SHOWN SIDE BY SIDE. NO GANG BOXES WIDER THAN (4).	2. ALL SYMBOLS MAY NOT BE USED		BATHROOM FAN/LIGHT COMBO		DUPLEX
3. VERIFY ALL CABLE, TELEPHONE, AND FLOOR OUTLET LOCATIONS PRIOR TO INSTALLATION.	4. ALL ELECTRICAL REQUIREMENTS FOR THE SPECIFIED APPLIANCES AND/OR PLUMBING FIXTURES SHALL BE VERIFIED BY THE GENERAL CONTRACTOR WITH EACH MANUFACTURER.		BATHROOM FAN		SPECIAL HEIGHT DUPLEX (NUMBER VARIABLE INDICATES INCHES ABOVE FINISHED FLOOR)
			RECESSED CAN LIGHT		FLOOR DUPLEX
5. ALL LOCATIONS FOR LIGHTING FIXTURES AND/OR ELECTRICAL OUTLETS ARE FOR "DESIGN INTENT" ONLY. GENERAL CONTRACTOR SHALL VERIFY COMPLIANCE WITH ALL LOCAL AND STATE BUILDING CODES AND NOTIFY DESIGNER OF ANY MODIFICATIONS REQUIRED.	6. VERIFY ALL MOUNTING HEIGHTS OF WALL MOUNTED FIXTURES AND JUNCTION BOXES WITH INTERIOR ELEVATIONS. IF ELEVATIONS DO NOT GIVE THE INFORMATION, REFER TO SPECIFICATIONS OR CONSULT DESIGNER PRIOR TO INSTALLING.		DIRECTIONAL RECESSED CAN LIGHT		220 VOLT OUTLET
			RECESSED SHOWER LIGHT		DUPLEX (SPLIT-WIRED)
7. GENERAL CONTRACTOR SHALL VERIFY ALL MOUNTING PLATE SIZES. "PIGTAIL" ALL WIRING PRIOR TO VERIFICATION.	8. GENERAL CONTRACTOR SHALL NOTIFY DESIGNER/OWNER WHEN ELECTRICAL/LIGHTING ROUGH-IN IS COMPLETE SO FINAL WALK-THROUGH MAY TAKE PLACE PRIOR TO DRYWALL PHASE.		RECESSED LOW VOLTAGE CABINET LIGHT (COORD. LOCATION WITH INTERIORS)		TELEVISION CABLE
			24" x 48" FLUORESCENT LIGHT		THERMOSTAT
9. ALL OUTLET PLATES SHALL BE "WHITE" EXCEPT IF LOCATED IN CABINETRY AND / OR ON A STONE BACKSPLASH. VERIFY W/ ARCHITECT FOR COLOR AT THESE AREAS.	10. GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL RECEPTACLES, SMOKE ALARMS, ECT. AS REQUIRED BY CODE.		18" x 24" FLUORESCENT LIGHT		TWO-WAY SWITCH
			SURFACE MOUNT LIGHT		THREE-WAY SWITCH
11. PROVIDE ELECTRICAL JUNCTION BOXES AS REQUIRED FOR LANDSCAPE LIGHTING.	12. PROVIDE DIMMERS ON ALL LIGHTING UNLESS OTHERWISE SPECIFIED.		COMPACT FLUORESCENT SURFACE MOUNT LIGHT		FOUR-WAY SWITCH
			4" DIAMETER RECESSED CAN		WATER PROOF EXTERIOR OUTLET
13. ALL ELECTRICAL FIXTURES HAVE BEEN LOCATED BASED ON LINEAR ALIGNMENTS WITHIN THE CORRESPONDING SPACE. CONTRACTOR SHALL FIELD VERIFY ALL FIXTURE ALIGNMENTS PRIOR TO INSTALLATION. CONSULT ARCHITECT IF DISCREPANCIES ARE FOUND IN FIELD.	14. ALL WALL SWITCHES SHALL BE LOCATED "TIGHT" TO CASING AT APPLICABLE OPENINGS. MAINTAIN CONSISTANT PLACEMENT THROUGHOUT HOUSE. CONSULT ARCHITECT IF DISCREPANCIES ARE FOUND IN FIELD.		MOTION SENSOR FLOOD LIGHT		GROUND FAULT PROTECTED
			SIDE MOUNT POST/STAIR LIGHT		TELEPHONE
15. WALL OUTLETS SHOWN UNDER WINDOWS ARE CENTERED ON WINDOW, OFFSET FRAMING AS REQUIRED TO MAINTAIN DESIGN INTENT.	16. PROVIDE ARC FAULT PROTECTION AT ALL BEDROOMS SWITCHES, OUTLETS, FANS.		CEILING FAN		ELECTRICAL PANEL
			SMOKE DETECTOR		DISCONNECT
			ALARM KEYPAD		
			KEYPAD		
			PUSH BUTTON SWITCH		
			DOOR BELL CHIME		
			DOOR BELL		



1 THIRD FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1' WHEN PLOTTED AT 24 X 36





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GREGORY D JAZAYERI, LLC

FINAL DRB SET

ELECTRICAL

PROJECT NO. 240617

SHEET TITLE

E-103

GENERAL

- NO PROVISION OF ANY REFERENCED STANDARD SPECIFICATION, MANUAL OR CODE (WHETHER OR NOT SPECIFICALLY INCORPORATED BY REFERENCE IN THE CONTRACT DOCUMENTS) SHALL BE EFFECTIVE TO CHANGE THE DUTIES AND RESPONSIBILITIES OF OWNER, CONTRACTOR, ENGINEER, SUPPLIER, OR ANY OF THEIR CONSULTANTS, AGENTS, OR EMPLOYEES FROM THOSE SET FORTH IN THE CONTRACT DOCUMENTS. NOR SHALL IT BE EFFECTIVE TO ASSIGN TO THE STRUCTURAL ENGINEER OF RECORD OR ANY OF THE STRUCTURAL ENGINEER OF RECORD'S CONSULTANTS, AGENTS, OR EMPLOYEES ANY DUTY OR AUTHORITY TO SUPERVISE OR DIRECT THE FURNISHING OR PERFORMANCE OF THE WORK OR ANY DUTY OR AUTHORITY TO UNDERTAKE RESPONSIBILITIES CONTRARY TO THE PROVISIONS OF THE CONTRACT DOCUMENTS.
- CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE STRUCTURAL DOCUMENTS (DRAWINGS AND SPECIFICATIONS), BUT DO NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR MATERIAL PREPARED AND SUBMITTED BY THE CONTRACTOR.
- REFERENCE TO STANDARD SPECIFICATIONS OF ANY TECHNICAL SOCIETY, ORGANIZATION, OR ASSOCIATION OR TO CODES OF LOCAL OR STATE AUTHORITIES, SHALL MEAN THE LATEST STANDARD, CODE, SPECIFICATION OR TENTATIVE SPECIFICATION ADOPTED AT THE DATE OF TAKING BIDS, UNLESS SPECIFICALLY STATED OTHERWISE.
- CONTRACT DOCUMENTS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE CODE OF PRACTICE OR SPECIFICATIONS OF ACI, PCI, AISC, SJI OR OTHER STANDARDS. WHERE A CONFLICT OCCURS WITHIN THE CONTRACT DOCUMENTS, THE STRICTEST REQUIREMENT SHALL GOVERN.
- MATERIAL, WORKMANSHIP, AND DESIGN SHALL CONFORM TO THE REFERENCED BUILDING CODE.
- CONTRACTOR SHALL COORDINATE THE STRUCTURAL DOCUMENTS WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DOCUMENTS. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OR OMISSION, FOR DIMENSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS SEE THE ARCHITECTURAL DRAWINGS.
- CONTRACTOR SHALL OBTAIN AND COORDINATE EDGE OF SLAB DIMENSIONS, OPENING LOCATIONS AND DIMENSIONS, DEPRESSED SLAB LOCATIONS AND EXTENTS, SLAB SLOPES, CURB LOCATIONS, AND CMU WALL LOCATIONS. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OR OMISSION.
- CONTRACTOR SHALL VERIFY EXISTING DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. ARCHITECT/STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY.
- CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, SAFETY, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
- THE STRUCTURE IS STABLE ONLY IN ITS COMPLETED FORM. TEMPORARY SUPPORTS REQUIRED FOR STABILITY DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION SHALL BE DESIGNED, FURNISHED, AND INSTALLED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR CONTRACTIBILITY ANALYSIS, AND ERECTION PROCEDURES, INCLUDING DESIGN AND ERECTION OF FALSEWORK, TEMPORARY BRACING, ETC.
- CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA REGULATIONS.
- REPRODUCTION OF STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED. ELECTRONIC DRAWING FILES WILL NOT BE PROVIDED TO THE CONTRACTOR.
- SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE STRUCTURAL ELEMENTS AND CONNECTIONS SHOWN IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS REGARDING ARRANGEMENT AND SIZES OF MEMBERS AND THE CONTRACTOR'S INTERPRETATION OF THE DESIGN LOADS AND CONTRACT DOCUMENT DETAILS. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK ALL SUBMITTALS AND SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL ENGINEER. REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SEALED BY ENGINEER LICENSED IN PROJECT STATE.
- WHERE A SECTION OR DETAIL IS SHOWN OR DETAILED FOR ONE CONDITION, IT SHALL APPLY TO ALL SIMILAR AND LIKE CONDITIONS. DETAILS LABELED "TYPICAL" ON THE STRUCTURAL DRAWINGS APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR. THE CONTRACTOR SHALL CONSIDER ALL OF THE CONTRACT DOCUMENTS IN DETERMINING SIMILAR AND LIKE CONDITIONS.

CODE DESIGN

- STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA RESIDENTIAL BUILDING CODE.
- GRAVITY LOADS

- UNIFORM FLOOR LIVE LOADS (REDUCED AS ALLOWED BY THE BUILDING CODE):

RESIDENTIAL	40PSF
EXTERIOR BALCONIES	60PSF
STAIRS	100PSF

- UNIFORM ROOF LIVE LOADS (REDUCED AS ALLOWED BY THE BUILDING CODE):

ROOF	20PSF
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PONDING AND DRIFT EFFECTS HAVE BEEN INCLUDED IN DESIGN.

- WIND LOADS: SEE TABLE
- ESTIMATED DEFLECTIONS (IN INCHES) ARE AS FOLLOWS:

	LIVE LOAD	DEAD + LIVE LOAD
ROOF MEMBERS: L/360 OR 1 IN.		L/240
FLOOR MEMBERS: L/360		L/240 OR ½ IN.

WHERE, L = SPAN LENGTH (IN INCHES) BETWEEN CENTERLINES OF SUPPORTS. (FOR CANTILEVERS, L IS TWICE THE LENGTH OF THE CANTILEVER.)

- STRUCTURAL INSPECTION

- STRUCTURAL ENGINEER TO BE NOTIFIED IN WRITING ONE WEEK (IF POSSIBLE, THREE DAYS MINIMUM PRIOR TO ALL STRUCTURAL INSPECTION DATES (SEE STRUCTURAL INSPECTION SCHEDULE BELOW), COPY ARCHITECT ON ALL CORRESPONDENCE WITH STRUCTURAL ENGINEER, INCLUDING THE SCHEDULING OF SITE INSPECTIONS. FINAL CERTIFICATE OF OCCUPANCY LETTERS ARE EXPECTED TO COME FROM THE STRUCTURAL ENGINEER, AND IT IS THEREFORE CRITICAL THAT HE/SHE DO ALL OF THE STRUCTURAL INSPECTIONS. THIS INCLUDES FOOTING INSPECTIONS PRIOR TO POURING CONCRETE. CONTRACTOR RESPONSIBLE FOR ALL BILLING ASSOCIATED WITH THESE INSPECTIONS

5.2. TYPICAL SCHEDULING OF INSPECTION

- PILGINGS
- FOUNDATION
 - FOOTINGS (LAYOUT AND REBARS)
 - STEM WALL BLOCK AND/OR BLOCK PIER (LAYOUT AND REBARS)
- FIRST FLOOR
 - SLAB (REINFORCING STEEL AND GRADE BEAMS) (WHEN APPLICABLE)
 - FIRST FLOOR FRAMING (BEAMS, JOISTS, HANGERS, STRAPS, HOLDOWNS) (WHEN APPLICABLE)
- SHEATHING NAIL-OFF INSPECTION (EXTERIOR SHEATHING, SHEARWALL SHEATHING, ROOF DECKING) (WHEN APPLICABLE)
- FINAL FRAMING/STRAPPING (BEAMS, COLUMNS, TRUSSES, STRAPS, HOLDOWNS, SHEAR WALLS) FOLLOW-UP FRAMING/STRAPPING INSPECTIONS (IF CORRECTIONS WERE REQUIRED AFTER INITIAL FRAMING/STRAPPING INSPECTION)

CONTRACTOR NOTE:

- PICTURES IN LIEU OF INSPECTIONS ARE NOT ALLOWED
- WSE INSPECTIONS ARE MANDATORY REGARDLESS OF COUNTY INSPECTIONS. PASSING A COUNTY INSPECTION IN NOT AN ALTERNATIVE TO PASSING WSE INSPECTION.

FOUNDATION

- FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2000 PSF. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT FROM THOSE ASSUMED FOR DESIGN.
- STRUCTURAL TESTING/INSPECTION AGENCY SHALL CERTIFY THE BEARING MEDIUM BEFORE STARTING CONSTRUCTION.
- NO FOOTINGS SHALL BE PLACED IN WATER.
- ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THE CONDITIONS USED FOR DESIGN OF FOOTINGS AS OUTLINED IN THESE NOTES OR ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD BEFORE PROCEEDING.
- BACK FILL BOTH SIDES OF FOUNDATION WALLS AT SAME TIME TO PREVENT OVERTURNING.

STRUCTURAL GENERAL NOTES

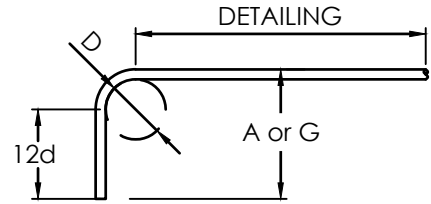
REINFORCEMENT

- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND HAVE MINIMUM SIDE AND END LAPS OF 8".
- REINFORCING STEEL SHALL ONLY BE WELDED OR TACK-WELDED IF IT CONFORMS TO ASTM A706, AND AWS D1.4. REINFORCING SHALL NOT BE WELDED NOR TACK-WELDED UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
- SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE REINFORCING BAR SIZES AND PLACEMENT. WRITTEN DESCRIPTION OF REINFORCEMENT WITHOUT ADEQUATE SECTIONS, ELEVATIONS, AND DETAILS IS NOT ACCEPTABLE.
- PROVIDE DOWELS FROM FOUNDATIONS THE SAME SIZE AND NUMBER AS THE VERTICAL WALL OR COLUMN REINFORCING, UNLESS NOTED OTHERWISE. REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.
- PLACE REINFORCEMENT AS FOLLOWS, UNLESS NOTED OTHERWISE:
 - CAST-IN-PLACE (NON POST-TENSIONED) CONCRETE REINFORCEMENT COVER

PERMANENTLY EXPOSED TO EARTH: CAST AGAINST THE EARTH	3" CLEAR
EXPOSED TO EARTH OR WEATHER: FOR BARS LARGER THAN A NO. 5 BAR NO. 5 BARS OR SMALLER COLUMN TIES	2" CLEAR 1 ½" CLEAR 1 ¾" CLEAR
 - MASONRY REINFORCING STEEL SHALL BE PLACED IN THE CENTER OF CMU CELLS, UNLESS NOTED OTHERWISE.
- REINFORCEMENT SHALL BE SPLICED ONLY AT LOCATIONS SHOWN OR NOTED IN THE STRUCTURAL DOCUMENTS, EXCEPT REINFORCEMENT MARKED "CONTINUOUS" CAN BE SPLICED AT LOCATIONS DETERMINED BY CONTRACTOR. SPLICES AT OTHER LOCATIONS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. REINFORCING STEEL SPLICES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

MINIMUM LAP SPlice LENGTH (IN.) - 3000 PSI CONCRETE							
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9
	16	22	28	33	48	55	62
MINIMUM LAP SPlice LENGTH (IN.) - 1500 PSI NORMAL WEIGHT CMU							
6-in CMU WALL	12	16	26	48	NA	NA	NA
8-in CMU WALL	12	12	18	34	46	71	92
12-in CMU WALL	12	12	12	22	30	44	58

RECOMMENDED END HOOKS ANCHORAGE LENGTH (IN.) - 3000 PSI CONCRETE							
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9
D	2.25	3.00	3.75	4.50	5.25	6.00	9.50
A or G	6	8	10	12	14	16	19



POST INSTALLED ANCHORS

- POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQ'D BY THE BUILDING CODE. PROVIDE CONTINUOUS SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE EVALUATION REPORT. CONTACT MANUFACTURER'S REPRESENTATIVE FOR THE INITIAL TRAINING AND INSTALLATION OF ANCHORS AND FOR PRODUCT RELATED QUESTIONS AND AVAILABILITY.

1.1. CONCRETE ANCHORS

- MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
 - SIMPSON STRONG-TIE "TITEH-HD" (ICC-ES ESR-2713)
 - SIMPSON STRONG-TIE "STRONG-BOLT Z" (ICC-ES ESR-3037)
- ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
 - SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)
 - SIMPSON STRONG-TIE "AT-XP" (APMO-ES ER-0263)
 - HILTI HIT HY150 INJECTION ADHESIVE
 - EPICON CERAMIC & EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
 - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING
- POWDER AND GAS-ACTUATED FASTENERS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC-70. PRE-APPROVED POWDER ACTUATED FASTENERS INCLUDE:
 - SIMPSON STRONG-TIE "POWER-DRIVEN FASTENERS" (ICC-ES ESR-2138)
 - SIMPSON STRONG-TIE "GAS-ACTUATED FASTENERS" (ICC-ES ESR-2811)

2. MASONRY ANCHORS

2.1. ANCHORAGE TO SOLID-GROUTED CONCRETE MASONRY:

- MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC01 OR AC106. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
 - SIMPSON STRONG-TIE "TITEH-HD" (ICC-ES ESR-1056)
 - SIMPSON STRONG-TIE "STRONG-BOLT Z" (IAMPO-ES ER-0240)
 - SIMPSON STRONG-TIE "WEDGE-ALL" (ICC-ES ESR-1396)
- ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
 - SIMPSON STRONG-TIE "AT-XP" (IAMPO-ES ER-0281)
 - SIMPSON STRONG-TIE "SET-XP" (IAMPO-ES ER-0265)
 - HILTI HIT HY150 INJECTION ADHESIVE
 - EPICON CERAMIC & EPOXY ADHESIVE SUPPLIED BY ITW RAMSET/RED HEAD
 - POWER-FAST EPOXY INJECTION GEL SUPPLIED BY POWERS FASTENING

CAST-IN-PLACE CONCRETE

- CONCRETE WORK SHALL CONFORM TO ACI 318 AND CRSI STANDARDS.
- CONCRETE SHALL HAVE A MINIMUM SPECIFIED 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE ENCASED IN CONCRETE AND FOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
- CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED EXCEPT THOSE SHOWN ON THE STRUCTURAL DRAWINGS.
- DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING 0.01 INCH SHALL BE REPAIRED. EXTENT OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.

CONCRETE MASONRY

- CONCRETE MASONRY WORK SHALL CONFORM TO ACI 530, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND ACI 530.1, SPECIFICATION FOR MASONRY STRUCTURES.
- MINIMUM COMPRESSIVE STRENGTH OF CONCRETE MASONRY SHALL BE FM = 1,500 PSI.
- MORTAR SHALL COMPLY WITH THE BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY AND SHALL BE OF THE FOLLOWING TYPE:

WALLS BELOW GRADE	TYPE S
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- CONCRETE MASONRY UNITS SHALL BE GROUTED WITH 2,500 PSI COARSE GROUT AS SHOWN IN THE STRUCTURAL DOCUMENTS. GROUT SHALL CONFORM TO ASTM C476.
- PROVIDE HORIZONTAL JOINT REINFORCEMENT WITH NO. 9 GAGE LONGITUDINAL WIRES AT 16" VERTICALLY, UNLESS NOTED OTHERWISE. PROVIDE SPECIAL ACCESSORIES FOR CORNERS, INTERSECTIONS, ETC.
- MINIMUM VERTICAL WALL REINFORCEMENT SHALL BE #5 @32" UNLESS NOTED OTHERWISE.
- DEFECTIVE AREAS IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING 0.01 INCH SHALL BE REPAIRED. EXTENTS OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.
- REINFORCING DOWELS MUST BE TIED IN PLACE PRIOR TO POURING FOOTING. "WET-STICKING" IS NOT ALLOWED.

WOOD

- STRUCTURAL GLUED LAMINATED TIMBER SHALL BE PRODUCED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC). MINIMUM ALLOWABLE BENDING STRESS SHALL BE 2,400 PSI (DRY CONDITIONS).
- PROVIDE DRESSED SEASONED LUMBER, S4S, WITH A MAX. MOISTURE CONTENT OF 19% AT TIME OF DRESSING AS LISTED BELOW.
 - INTERIOR AND EXTERIOR LOAD-BEARING WALLS:
 - SOUTHERN PINE, NO. 2 GRADE.
 - LINTELS, FLOOR JOISTS AND BEAMS:
 - SOUTHERN PINE, NO. 2 GRADE.
 - WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE PRESSURE-TREATED, USE GALVANIZED NAILS IN PRESSURE-TREATED WOOD. THE PROTECTIVE COATING ON LIGHT GAUGE STEEL CONNECTIONS IN CONTACT W/ PRESSURE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURERS RECOMMENDATIONS.
- ENGINEERED LUMBER PRODUCTS
 - LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:

ALLOWABLE BENDING STRESS	F _b = 2600 PSI
COMPRESSION PERPENDICULAR TO GRAIN	F _{c⊥} = 750 PSI
COMPRESSION PARALLEL TO GRAIN	F _c = 2510 PSI
HORIZONTAL SHEAR	F _v = 285 PSI
MODULUS OF ELASTICITY	E = 2,000,000 PSI
 - GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:

ALLOWABLE BENDING STRESS	F _b = 3000 PSI
COMPRESSION PERPENDICULAR TO GRAIN	F _{c⊥} = 805 PSI
TENSION PARALLEL TO GRAIN	F _t = 1350 PSI
HORIZONTAL SHEAR	F _v = 300 PSI
MODULUS OF ELASTICITY	E = 2,100,000 PSI
 - PRESERVED GLULAM BEAMS (GLU) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:

ALLOWABLE BENDING STRESS	F _b = 2400 PSI
COMPRESSION PERPENDICULAR TO GRAIN	F _{c⊥} = 740 PSI
HORIZONTAL SHEAR	F _v = 300 PSI
MODULUS OF ELASTICITY	E = 1,800,000 PS
- STRUCTURAL PANELS
 - FLOOR PANELS SHALL BE CONSTRUCTED WITH ¾" TONGUE AND GROOVE APA RATED SHEATHING. FLOOR PANELS SHALL BE GLUED AND NAILED W/ #9X1¾" SUBFLOOR SCREWS @4" O/C AT PANEL EDGES AND AT 6" O/C IN THE FIELD.
 - WALL PANELS SHALL BE CONSTRUCTED WITH 1½" APA RATED SHEATHING, AND SHALL BE ATTACHED WITH 0.120"Øx3" COMMON NAILS @4" O/C AT PANEL EDGES AND 6" O/C IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED.
 - ROOF PANELS SHALL BE CONSTRUCTED WITH 1½" APA RATED SHEATHING, AND SHALL BE ATTACHED WITH 0.120"Øx3" RING SHANK NAILS @4" O/C AT PANEL EDGES AND AT 6" O/C IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED OR ATTACHED WITH SIMPSON PSCA PANEL SHEATHING CLIPS.
 - PNEUMATIC NAIL GUNS AND AIR COMPRESSORS SHOULD BE REGULATED TO ENSURE NAILS ARE NOT OVER-DRIVEN. DO NOT OVER-DRIVE NAILS. IF MORE THAN 20% OF NAILS ARE OVER-DRIVEN GREATER THAN ¼", CORRECTIVE MEASURES WILL HAVE TO BE MET.**
- FABRICATED WOOD TRUSSES
 - DESIGN OF WOOD TRUSSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SUBMIT SHOP DRAWINGS, DESIGN LOAD DATA, AND SUPPORT REACTIONS SEALED BY AN ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS WITH REGARD TO TRUSS CONFIGURATION, AND THE CONTRACTOR'S INTERPRETATION OF DESIGN LOADS AND DETAILS. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR THE DESIGN OF THE TRUSSES OR TRUSS CONNECTIONS NOT SPECIFICALLY DETAILED IN THE CONTRACT DOCUMENTS.
 - ERECTION AND TEMPORARY BRACING OF PREFABRICATED WOOD TRUSSES SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE TRUSS MANUFACTURER AND THE TRUSS PLATE INSTITUTES "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS".
 - SECURE EACH COMMON ROOF TRUSS/RAFTER TO TOP PLATE WITH SIMPSON H-10 OR H-7 HURRICANE CLIP AT ALL BEARING POINTS. USE SIMPSON H-7 AT GIRDER TRUSSES. PROVIDE A MINIMUM OF TWO STUDS UNDER GIRDER TRUSS END BEARING.
 - TRUSSES ON SITE PRIOR TO INSTALLATION SHALL BE STORED IN A VERTICAL POSITION WITH SUPPORT POINTS PROVIDED AT FINAL BEARING POINTS AND BRACED TO AVOID TIPPING.
 - INSTALLATION OF ALL TRUSSES SHALL BE DONE USING A SPREADER BAR WITH A THREE POINT VERTICAL PICK AND CARE IS TO BE USED IN LIFTING TO MINIMIZE HORIZONTAL BENDING.
 - IMPROPER HANDLING OF THE TRUSSES AS NOTED ABOVE AND IN THE SPECIFICATIONS SHALL MEAN REMOVAL OF THE TRUSSES FROM THE JOB SITE.
 - DOUBLE TRUSSES SHALL BE NAILED TOGETHER W/ 0.120"Øx3" @12" O.C. EACH SIDE, TOP AND BOTTOM CHORDS & WEBS.
 - SEE DIVISION SIX OF THE SPECIFICATIONS FOR DETAILS ON TRUSS MANUFACTURING AND NAILING.
 - TRUSS TO TRUSS CONNECTIONS SHALL BE VERIFIED BY THE TRUSS DESIGNER.
 - EXPOSED TRUSSES SHALL BE DELIVERED TO THE JOB SITE UNBLEMISHED AND SUITABLE FOR FIELD PAINTING.
 - CONTRACTOR TO REFER TO "STANDARD FOR HURRICANE RESISTANT CONSTRUCTION SSTD 10-99 FOR FRAMING REQUIREMENTS OF WOOD FRAMED WALL SYSTEMS, TABLE 305C AND FIGURE 306D.
 - FLOOR TRUSS LOADS:

FLOOR TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS UNLESS A SPECIAL LOADING PATTERN IS PROVIDED BY THE STRUCTURAL ENGINEER OF RECORD.	
TOP CHORD LIVE LOAD	40 PSF
TOP CHORD DEAD LOAD	25 PSF
BOTTOM CHORD DEAD LOAD	10 PSF
TOTAL	75 PSF
 - ROOF TRUSS LOADS:

ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS UNLESS A SPECIAL LOADING PATTERN IS PROVIDED BY THE STRUCTURAL ENGINEER OF RECORD.	
TOP CHORD LIVE LOAD	20 PSF
TOP CHORD DEAD LOAD	15 PSF
BOTTOM CHORD DEAD LOAD	10 PSF
TOTAL	45 PSF
- CONNECTIONS
 - CONNECTIONS FOR STRUCTURAL TIMBER SHALL BE GALVANIZED STRONG TIE CONNECTORS BY THE SIMPSON COMPANY OR APPROVED EQUAL. CONNECTORS SHALL FOLLOW MANUF. CORROSION PROTECTION RECOMMENDATIONS.
 - THE NUMBER OF FASTENERS PER CONNECTION SHALL BE THE MAX. ALLOWED FOR THAT PARTICULAR FASTENER.

WIND LOADING NOTES:

- BASIC WIND VELOCITY 150 MPH
- WIND IMPORTANCE FACTOR 1.0, BUILDING CATEGORY II.
- WIND EXPOSURE C
- INTERNAL PRESSURE COEFFICIENT +/-0.18
- CORNER DISTANCE, a = 3.0 FT

MAIN FRAME WIND RESISTING SYSTEM (MFWRs)

AREA	INTERIOR ZONE	END ZONE
WALLS	34.5 PSF	49.6 PSF
ROOF	±0.5 PSF	±2.6 PSF

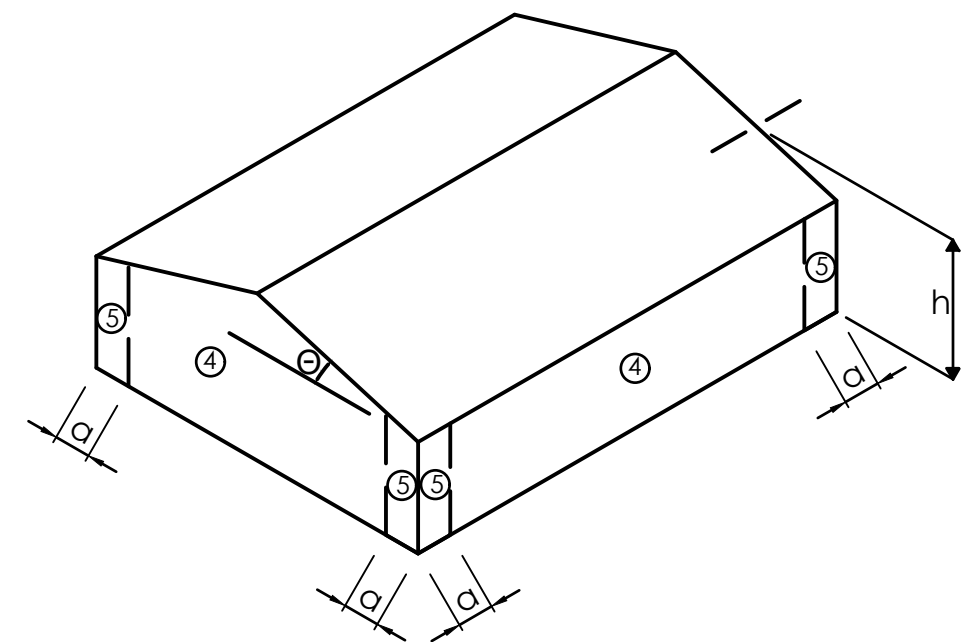
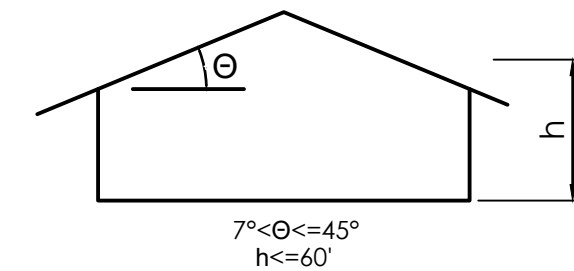
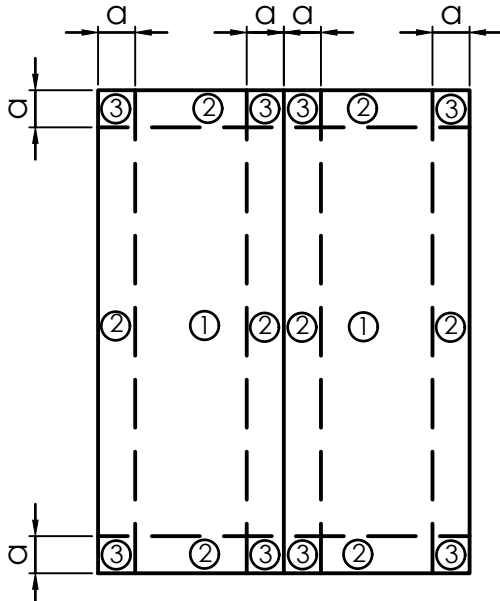
COMPONENTS AND CLADDING

ROOF: (LOADING IN PSF)

TRIBUTARY AREA (ft2)	ZONE 1 (INTERIOR)		ZONE 2 (EDGE)		ZONE 3 (CORNER)	
	(+)	(-)	(+)	(-)	(+)	(-)
10	25.9	60.8	25.9	97.0	25.9	113.2
20	23.3	60.8	23.3	85.0	23.3	95.3
100	17.4	45.8	17.4	57.0	17.4	71.7

WALLS: (LOADING IN PSF)

TRIBUTARY AREA (ft2)	ZONE 4 (INTERIOR)		ZONE 5 (EDGE/CORNER)	
	(+)	(-)	(+)	(-)
10	42.7	46.3	42.7	57.2
20	40.8	44.4	40.8	53.4
100	36.3	39.9	36.3	44.4



WALTON COUNTY CERTIFICATION:

I CERTIFY THAT THE DESIGN PLANS AND SPECIFICATIONS FOR THIS CONSTRUCTION ARE IN COMPLIANCE WITH THE CRITERIA ESTABLISHED BY THE 2023 FLORIDA BUILDING CODE.

THIS BUILDING AND/OR STRUCTURE IS DESIGN TO WITHSTAND A WIND VELOCITY OF 150 MPH WIND AND CHAPTER 16 OF THE 2023 FLORIDA BUILDING CODE.

ALSO, UPON COMPLETION OF THIS BUILDING AND/OR STRUCTURE, I WILL CERTIFY AT THAT TIME THE BUILDING AND/OR STRUCTURE HAS COMPLIED WITH THIS SPECIFIC BUILDING DESIGN. THIS MUST BE ON FILE AT THE WALTON COUNTY BUILDING DEPARTMENT BEFORE RECEIVING AN INSPECTION FOR POWER. I UNDERSTAND THAT ANY CHANGE IN DESIGN OR SPECIFICATION MUST BE SUBMITTED IN WRITING BY ME TO THE BUILDING DEPARTMENT.

ALL DRAWINGS AND/OR CORRESPONDENCE SHALL BE SIGNED AND SEALED.

WSE
WALLACE
STRUCTURAL
ENGINEERS

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Phone (850)660-1890
www.wallacestructural.com
CERT. OF AUTH. #31246

A NEW RESIDENCE FOR
LAW'S RESIDENCE
LOT 17 LONG LEAF PARK
SANTA ROSA BEACH
WALTON COUNTY, FLORIDA

ISSUE: DRB SET

DATE: 02/20/2025

DRAWN: LDP

CHECKED: JAW

JOB NO.: 25021

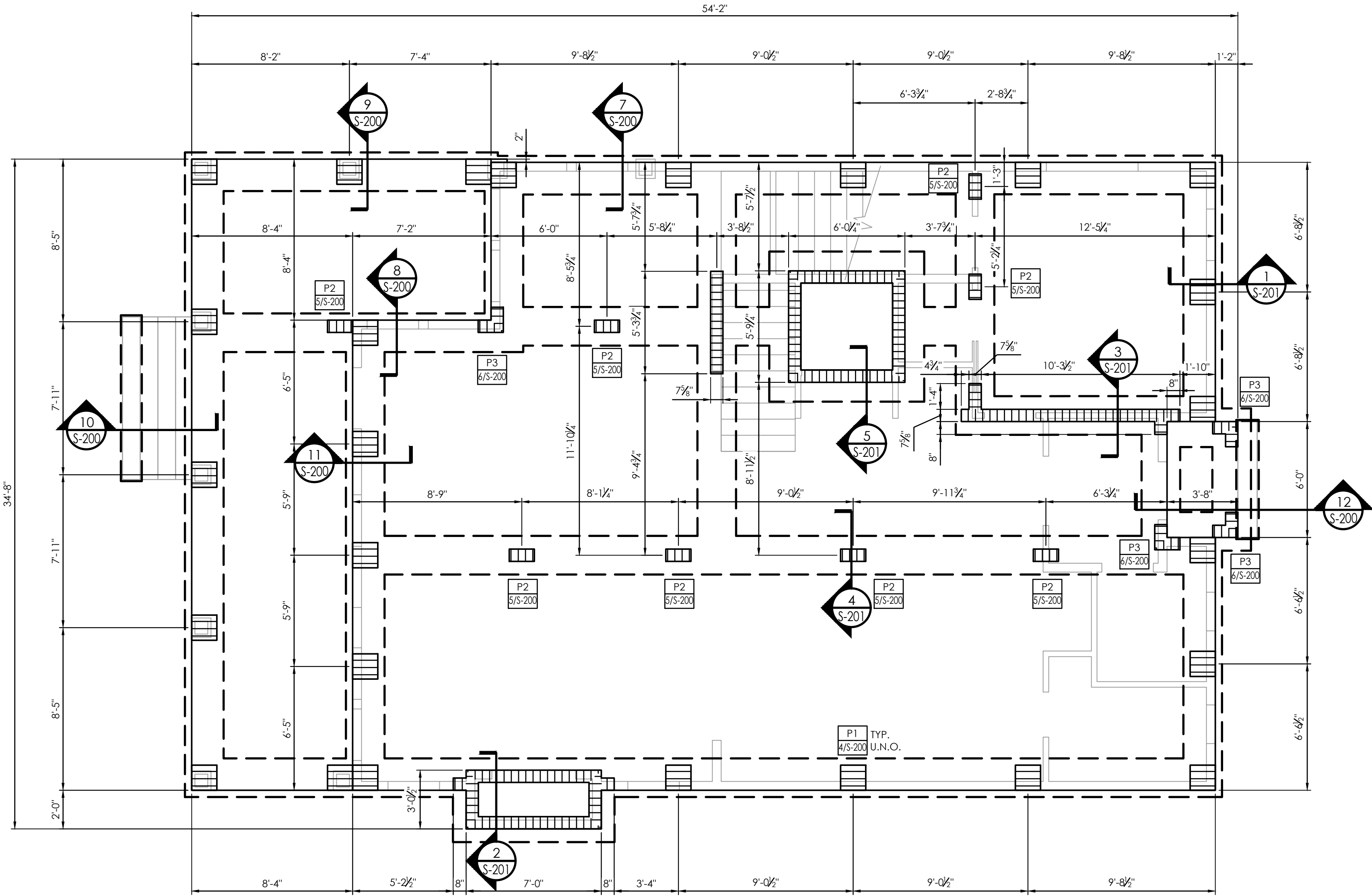
REVISIONS:

TITLE:

GENERAL NOTES

SHEET No:

S-100

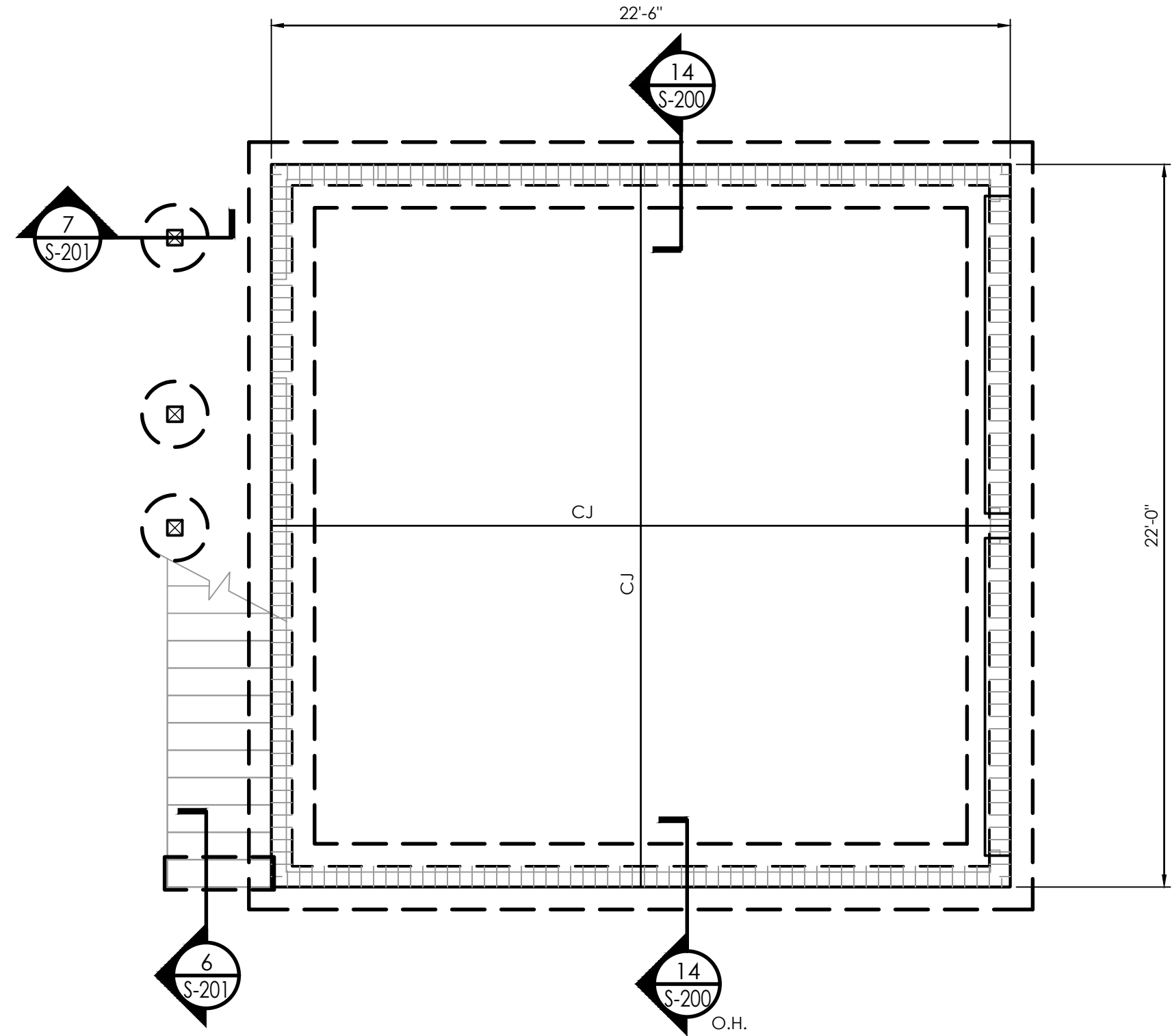


1
MAIN HOUSE
FOUNDATION PLAN
SCALE: 1/4"=1'-0"

FOUNDATION PLAN NOTES:

- FOR GENERAL NOTES AND DESIGN LIVE LOADS SEE SHEET S-100
- FOR TYPICAL DETAILS SEE S-200 SERIES SHEETS
- TOP OF FOOTING = -4'-1 1/2"
TOP OF PIER ELEVATION = -1'-1 1/2"
- SEE ARCH. DRAWINGS FOR SLOPES, DRAINS, OPENINGS AND FLOOR RECESSES
- SLAB ON GRADE SHALL BE MINIMUM 4" THICK REINFORCED W/ 6X6XW2.1XW2.1 W.W.F. OR 3LBS PCY OR PROPEX FIBERMESH 650 FIBER REINFORCING OR APPROVED EQUAL. SEE 6/S2.0 FOR TYP. SLAB CONTROL JOINT DETAIL
- SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN. BOTH ENGINEER AND ARCHITECT OF RECORD SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS.
- | | |
|----|---------|
| P# | #/S-200 |
|----|---------|

 - INDICATES PIER TYPE. SEE S2.0 FOR DETAILS



2
CARRIAGE HOUSE
FOUNDATION PLAN
SCALE: 1/4"=1'-0"

FOUNDATION PLAN NOTES:

- FOR GENERAL NOTES AND DESIGN LIVE LOADS SEE SHEET S-100
- FOR TYPICAL DETAILS SEE S-200 SERIES SHEETS
- TOP OF GARAGE SLAB IS AT DATUM EL. = -1'-6" (VERIFY W/ ARCH.)
- SEE ARCH. DRAWINGS FOR SLOPES, DRAINS, OPENINGS, AND FLOOR RECESSES
- SLAB ON GRADE SHALL BE MINIMUM 4" THICK REINFORCED W/ 6X6-W2.1XW2.1 W.W.F. OR 3LBS PCY OR PROPEX FIBERMESH 650 FIBER REINFORCING OR APPROVED EQUAL.
- SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN. BOTH ENGINEER AND ARCHITECT OF RECORD SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS.
- | | |
|---|---|
| ● | - INDICATES LOC OF 3/8" ALL THREAD HOLDOWNS. PROVIDE 3" SQR. WASHER & NUT @ THIS LEVEL SILL PLATE |
|---|---|
- | | |
|---|--|
| ▤ | - INDICATES LOCATION OF MASONRY WALL BELOW |
|---|--|

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SANTA ROSA BEACH
WALTON COUNTY, FLORIDA

ISSUE:	DRB SET
DATE:	02/20/2025
DRAWN:	LDP
CHECKED:	JAW
JOB NO.:	25021
REVISIONS:	
TITLE:	FOUNDATION PLAN
SHEET No:	S-101

ISSUE: DRB SET

DATE: 02/20/2025

DRAWN: LDP

CHECKED: JAW

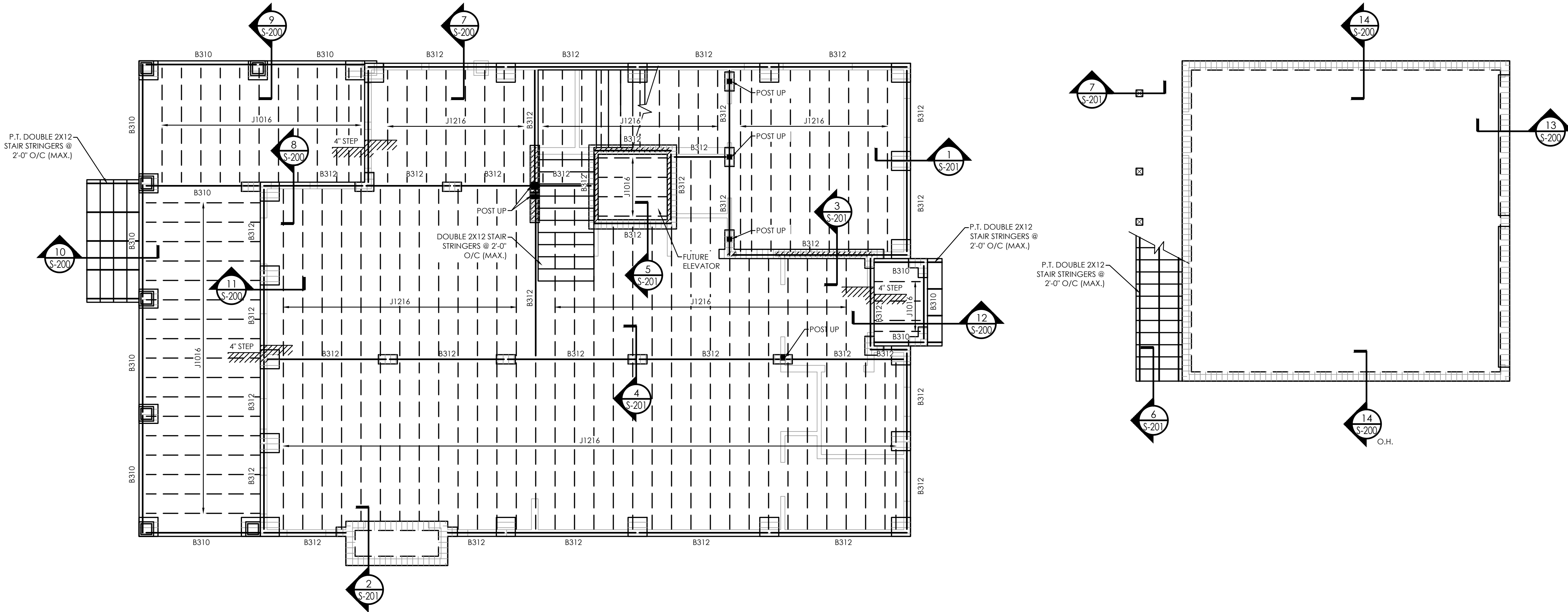
JOB NO.: 25021

REVISIONS:

TITLE:
FIRST FLOOR
FRAMING PLAN

SHEET No:

S-102



**MAIN HOUSE
FIRST FLOOR FRAMING PLAN**

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

FIRST FLOOR FRAMING PLAN NOTES:

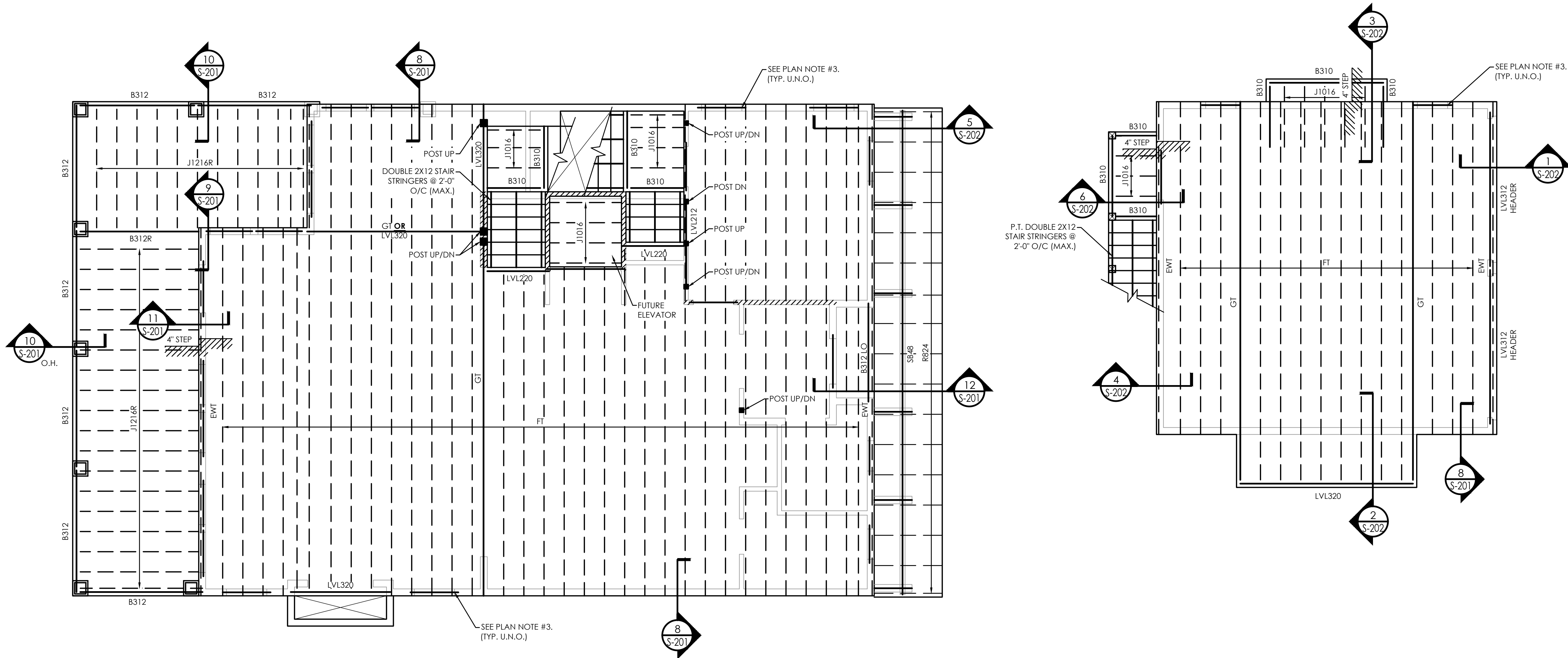
- FOR GENERAL NOTES AND DESIGN LIVE LOADS SEE SHEET S-100
- FOR TYPICAL DETAILS SEE S-200 SERIES SHEETS
- TOP OF FIRST FLOOR SUBFLOOR IS AT DATUM EL. 0'-0" (VERIFY W/ ARCH.)
TOP OF CMU PIER IS AT DATUM EL. = -1'-1/2"
- FOUNDATION BEAM LAYER SPLICES SHALL OCCUR WITHIN 1'-0" FROM THE CENTER LINE OF PIER
- EACH END OF BEAMS SHALL BE STRAPPED TO CMU PIER USING SIMPSON PAST STRAP TIES. BEAMS ALONG CONT. WALLS SHALL BE STRAPPED @ 6'-0" O/C (MAX.)
- PROVIDE MIDPOINT BLOCKING @ FLOOR & DECK JOISTS THAT SPAN 9'-0" OR GREATER. PROVIDE THIRD POINT BLOCKING @ JOISTS THAT SPAN 12'-0" OR GREATER
- INDICATES LOC OF 1/2" Ø ALL THREAD HOLD-DOWNS, PROVIDE 3" WASHER & NUT @ THIS LEVEL SILL PLATE
- INDICATES LOAD BEARING STUD WALL
 - INDICATES EXTENTS OF 1/2" PLYWOOD SHEARWALLS
- ELEVATOR SHAFT SHALL BE SHEATHED W/ 1/2" PLYWOOD BOTH SIDES FULL HEIGHT
- PLACEMENT OF ALL WINDOW/DOOR HEADER BEAMS SHALL BE DIRECTLY ABOVE THE OPENING WITH CRIPPLE STUD FRAMING BETWEEN THE HEADER BEAM AND BELOW THE DOUBLE TOP PLATE. WINDOW/DOOR HEADER BEAMS SHALL NOT BE PLACED DIRECTLY BELOW DOUBLE TOP PLATE.

FRAMING LEGEND

J1016	2X10 DECK JOISTS @ 16" O/C (MAX.)
J1216	2X12 FLOOR JOISTS @ 16" O/C (MAX.)
B310	TRIPLE 2X10 BEAM
B312	TRIPLE 2X12 BEAM

FRAMING NOTES:

- MULTIPLE STUD COLUMNS (STUD PACKS) SHALL BE CONTINUOUS THROUGH ZONE OF FLOOR TRUSSES VIA. MATCHING BLOCKING.
- ALL LUMBER EXPOSED TO WEATHER TO BE PRESSURE TREATED (P.T.) UNLESS NOTED OTHERWISE.
- NOT ALL OF THE ITEMS LISTED ABOVE MAY BE USED IN THIS DRAWING.



1
S-103
MAIN HOUSE
SECOND FLOOR FRAMING PLAN

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

SECOND FLOOR FRAMING PLAN NOTES:

- FOR GENERAL NOTES AND DESIGN LIVE LOADS SEE SHEET S-100
- FOR TYPICAL DETAILS SEE S-200 SERIES SHEETS
- ALL EXTERIOR HEADERS SHALL BE (3) 2X10 W/ (2) 1/2" PLYWOOD FLITCH PLATES, TYP. (U.N.O.) PLACEMENT OF ALL WINDOW/DOOR HEADER BEAMS SHALL BE DIRECTLY ABOVE THE OPENING WITH CRIPPLE STUD FRAMING BETWEEN THE HEADER BEAM AND BELOW THE DOUBLE TOP PLATE. WINDOW/DOOR HEADER BEAMS SHALL NOT BE PLACED DIRECTLY BELOW DOUBLE TOP PLATE.
- TOP OF FIRST FLOOR TOP PLATE EL. = 12'-0" (VERIFY W/ ARCH.)
TOP OF SECOND FLOOR SUBFLOOR = 13'-8 1/2" (VERIFY W/ ARCH.)
- (+ # / - #) INDICATES FIRST FLOOR WINDOW & DOOR WIND PRESSURES
- PROVIDE MIDPOINT BLOCKING @ DECK JOISTS THAT SPAN 9'-0" OR GREATER.
PROVIDE THIRD POINT BLOCKING @ JOISTS THAT SPAN 12'-0" OR GREATER
- ELEVATOR SHAFT SHALL BE SHEATHED W/ 1/2" PLYWOOD BOTH SIDES FULL HEIGHT
- INDICATES LOC. OF 1/2" ALL THREAD HOLDOWNS, PROVIDE SIMPSON RTUD4 TAKE UP DEVICE & BPR TUD 3-4 WASHER @ TOP PLATE @ ROOF BEARING
- INDICATES LOC. OF LOAD BEARING STUD WALL
- INDICATES EXTENTS OF 1/2" PLYWOOD SHEARWALLS
- INDICATES LOCATION OF 2X STUD PACK BEARING POINT BELOW FOR LOAD ABOVE
- ATTACH ALL RAFTERS & ROOF TRUSSES TO TOP PLATE USING SIMPSON H10A (OR H10A-2 IF SCABBED W/ RAFTER TAIL) HURRICANE TIES

FRAMING LEGEND	
J1016	2X10 FLOOR JOISTS @ 16" O/C (MAX.)
J1216R	2X12 FLOOR JOISTS @ 16" O/C (MAX.) RIPPED FOR DRAINAGE
B310	TRIPLE 2X10 BEAM
B312	TRIPLE 2X12 BEAM
B312R	TRIPLE 2X12 BEAM RIPPED FOR DRAINAGE
S848	4X8 SOLID WOOD BEAM
LVL212	DOUBLE 1 3/4"X1 1/2" LVL BEAM
LVL312	TRIPLE 1 3/4"X1 1/2" LVL BEAM
LVL220	DOUBLE 1 3/4"X20" LVL BEAM
LVL320	TRIPLE 1 3/4"X20" LVL BEAM
FT	20" DEEP PRE-ENGINEERED FLOOR TRUSSES @ 16" O/C (MAX.)
GT	20" DEEP PRE-ENGINEERED GIRDER TRUSS
EWT	20" DEEP PRE-ENGINEERED END WALL TRUSS
R824	2X8 RAFTERS @ 24" O/C (MAX.)

FRAMING NOTES:

- MULTIPLE STUD COLUMNS (STUD PACKS) SHALL BE CONTINUOUS THROUGH ZONE OF FLOOR TRUSSES VIA. MATCHING BLOCKING.
- ALL LUMBER EXPOSED TO WEATHER TO BE PRESSURE TREATED (P.T.) UNLESS NOTED OTHERWISE.
- NOT ALL OF THE ITEMS LISTED ABOVE MAY BE USED IN THIS DRAWING.

2
S-103
CARRIAGE HOUSE
SECOND FLOOR FRAMING PLAN

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

SECOND FLOOR FRAMING PLAN NOTES:

- FOR GENERAL NOTES AND DESIGN LIVE LOADS SEE SHEET S-100
- FOR TYPICAL DETAILS SEE S-200 SERIES SHEETS
- ALL EXTERIOR HEADERS SHALL BE (3) 2X10 W/ (2) 1/2" PLYWOOD FLITCH PLATES, TYP. (U.N.O.) PLACEMENT OF ALL WINDOW/DOOR HEADER BEAMS SHALL BE DIRECTLY ABOVE THE OPENING WITH CRIPPLE STUD FRAMING BETWEEN THE HEADER BEAM AND BELOW THE DOUBLE TOP PLATE. WINDOW/DOOR HEADER BEAMS SHALL NOT BE PLACED DIRECTLY BELOW DOUBLE TOP PLATE.
- TOP OF FIRST FLOOR TOP PLATE EL. = 8'-7 1/2" (VERIFY W/ ARCH.)
TOP OF SECOND FLOOR SUBFLOOR = 10'-3 1/4" (VERIFY W/ ARCH.)
- (+ # / - #) INDICATES FIRST FLOOR WINDOW & DOOR WIND PRESSURES
- PROVIDE MIDPOINT BLOCKING @ DECK JOISTS THAT SPAN 9'-0" OR GREATER.
PROVIDE THIRD POINT BLOCKING @ JOISTS THAT SPAN 12'-0" OR GREATER
- INDICATES LOC. OF 1/2" ALL THREAD HOLDOWNS, PROVIDE SIMPSON RTUD4 TAKE UP DEVICE & BPR TUD 3-4 WASHER @ TOP PLATE @ ROOF BEARING
- ATTACH ALL RAFTERS & ROOF TRUSSES TO TOP PLATE USING SIMPSON H10A (OR H10A-2 IF SCABBED W/ RAFTER TAIL) HURRICANE TIES

ISSUE: DRB SET

DATE: 02/20/2025

DRAWN: LDP

CHECKED: JAW

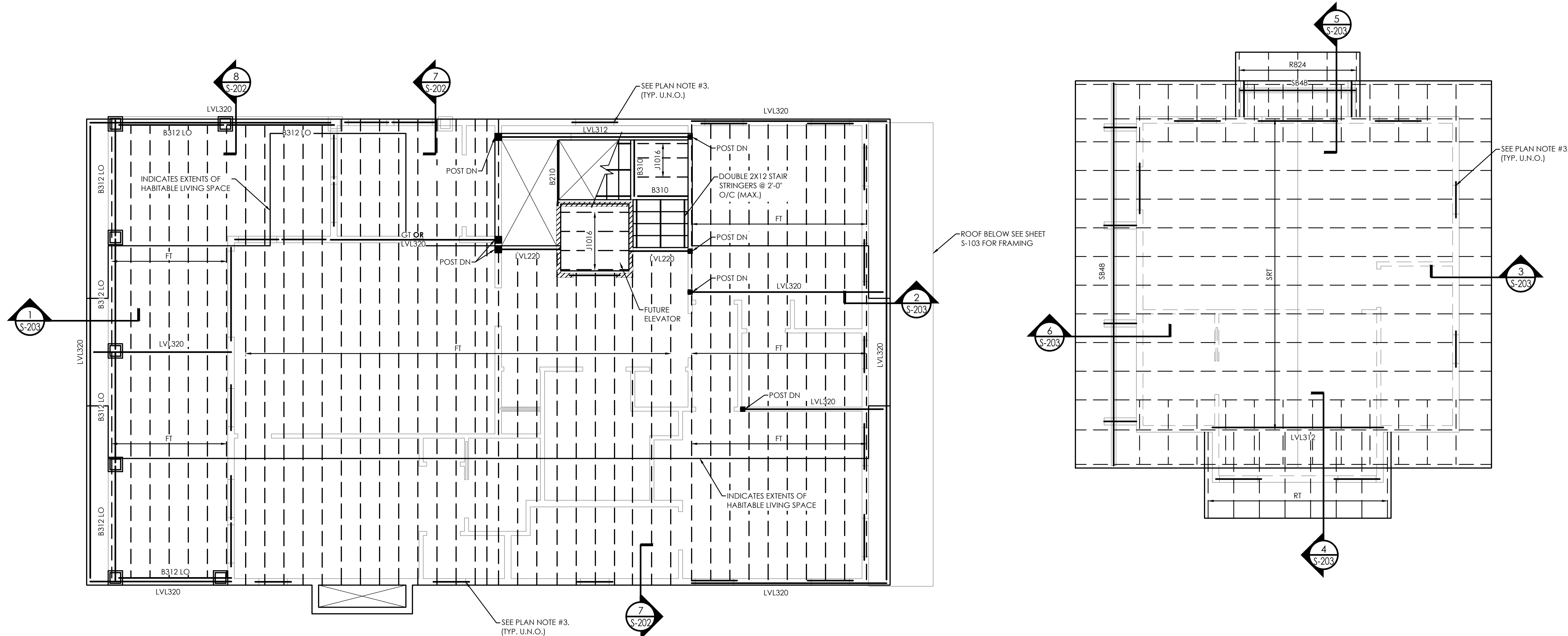
JOB NO.: 25021

REVISIONS:

TITLE:
**SECOND FLOOR
FRAMING PLAN**

SHEET No:

S-103



MAIN HOUSE THIRD FLOOR FRAMING PLAN

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

THIRD FLOOR FRAMING PLAN NOTES:

- FOR GENERAL NOTES AND DESIGN LIVE LOADS SEE SHEET S-100
- FOR TYPICAL DETAILS SEE S-200 SERIES SHEETS
- ALL EXTERIOR HEADERS SHALL BE (3) 2X10 W/ (2) 1/2" PLYWOOD FLITCH PLATES. TYP. (U.N.O.) PLACEMENT OF ALL WINDOW/DOOR HEADER BEAMS SHALL BE DIRECTLY ABOVE THE OPENING WITH CRIPPLE STUD FRAMING BETWEEN THE HEADER BEAM AND BELOW THE DOUBLE TOP PLATE. WINDOW/DOOR HEADER BEAMS SHALL NOT BE PLACED DIRECTLY BELOW DOUBLE TOP PLATE.
- TOP OF SECOND FLOOR TOP PLATE EL. = 23'-9 1/4" (VERIFY W/ ARCH.)
TOP OF THIRD FLOOR SUBFLOOR = 25'-6 5/8" (VERIFY W/ ARCH.)
- (+ # / - #) INDICATES FIRST FLOOR WINDOW & DOOR WIND PRESSURES
- PROVIDE MIDPOINT BLOCKING @ DECK JOISTS THAT SPAN 9'-0" OR GREATER.
PROVIDE THIRD POINT BLOCKING @ JOISTS THAT SPAN 12'-0" OR GREATER
- ELEVATOR SHAFT SHALL BE SHEATHED W/ 1/2" PLYWOOD BOTH SIDES FULL HEIGHT
- INDICATES LOC. OF 1/2" ALL THREAD HOLDDOWNS, PROVIDE SIMPSON RTUD4 TAKE UP DEVICE & BPR TUD 3-4 WASHER @ TOP PLATE @ ROOF BEARING
- INDICATES LOC. OF LOAD BEARING STUD WALL
- INDICATES EXTENTS OF 1/2" PLYWOOD SHEARWALLS
- INDICATES LOCATION OF 2X STUD PACK BEARING POINT BELOW FOR LOAD ABOVE
- ATTACH ALL RAFTERS & ROOF TRUSSES TO TOP PLATE USING SIMPSON H10A (OR H10A-2 IF SCABBED W/ RAFTER TAIL) HURRICANE TIES

FRAMING LEGEND

J1016	2X10 FLOOR JOISTS @ 16" O/C (MAX.)
B310	TRIPLE 2X10 BEAM
B312	TRIPLE 2X12 BEAM
SB48	4X8 SOLID WOOD BEAM
LVL312	TRIPLE 1 1/2"X1 1/2" LVL BEAM
LVL220	DOUBLE 1 1/2"X20" LVL BEAM
LVL320	TRIPLE 1 1/2"X20" LVL BEAM
FT	20" DEEP PRE-ENGINEERED FLOOR TRUSSES @ 16" O/C (MAX.)
GT	20" DEEP PRE-ENGINEERED GIRDER TRUSS
RT	PRE-ENGINEERED ROOF TRUSSES @ 24" O/C (MAX.)
SRT	PRE-ENGINEERED SCISSOR ROOF TRUSSES @ 24" O/C (MAX.)
R824	2X8 RAFTERS @ 24" O/C (MAX.)

FRAMING NOTES:

- MULTIPLE STUD COLUMNS (STUD PACKS) SHALL BE CONTINUOUS THROUGH ZONE OF FLOOR TRUSSES VIA. MATCHING BLOCKING.
- ALL LUMBER EXPOSED TO WEATHER TO BE PRESSURE TREATED (P.T.) UNLESS NOTED OTHERWISE.
- NOT ALL OF THE ITEMS LISTED ABOVE MAY BE USED IN THIS DRAWING.

CARRIAGE HOUSE ROOF FRAMING PLAN

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

ROOF FRAMING PLAN NOTES:

- FOR GENERAL NOTES AND DESIGN LIVE LOADS SEE SHEET S-100
- FOR TYPICAL DETAILS SEE S-200 SERIES SHEETS
- ALL EXTERIOR HEADERS SHALL BE (3) 2X10 W/ (2) 1/2" PLYWOOD FLITCH PLATES. TYP. (U.N.O.) PLACEMENT OF ALL WINDOW/DOOR HEADER BEAMS SHALL BE DIRECTLY ABOVE THE OPENING WITH CRIPPLE STUD FRAMING BETWEEN THE HEADER BEAM AND BELOW THE DOUBLE TOP PLATE. WINDOW/DOOR HEADER BEAMS SHALL NOT BE PLACED DIRECTLY BELOW DOUBLE TOP PLATE.
- ROOF BEARING EL. = 19'-5" (VERIFY W/ ARCH.)
- (+ # / - #) - INDICATES SECOND FLOOR WINDOW & DOOR WIND PRESSURES
- INDICATES LOC. OF 1/2" ALL THREAD HOLDDOWNS, PROVIDE SIMPSON RTUD4 TAKE UP DEVICE & BPR TUD 3-4 WASHER @ TOP PLATE @ ROOF BEARING
- ATTACH ALL RAFTERS & ROOF TRUSSES TO TOP PLATE USING SIMPSON H10A (OR H10A-2 IF SCABBED W/ RAFTER TAIL) HURRICANE TIES

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SANTA ROSA BEACH
WALTON COUNTY, FLORIDA

ISSUE: DRB SET

DATE: 02/20/2025

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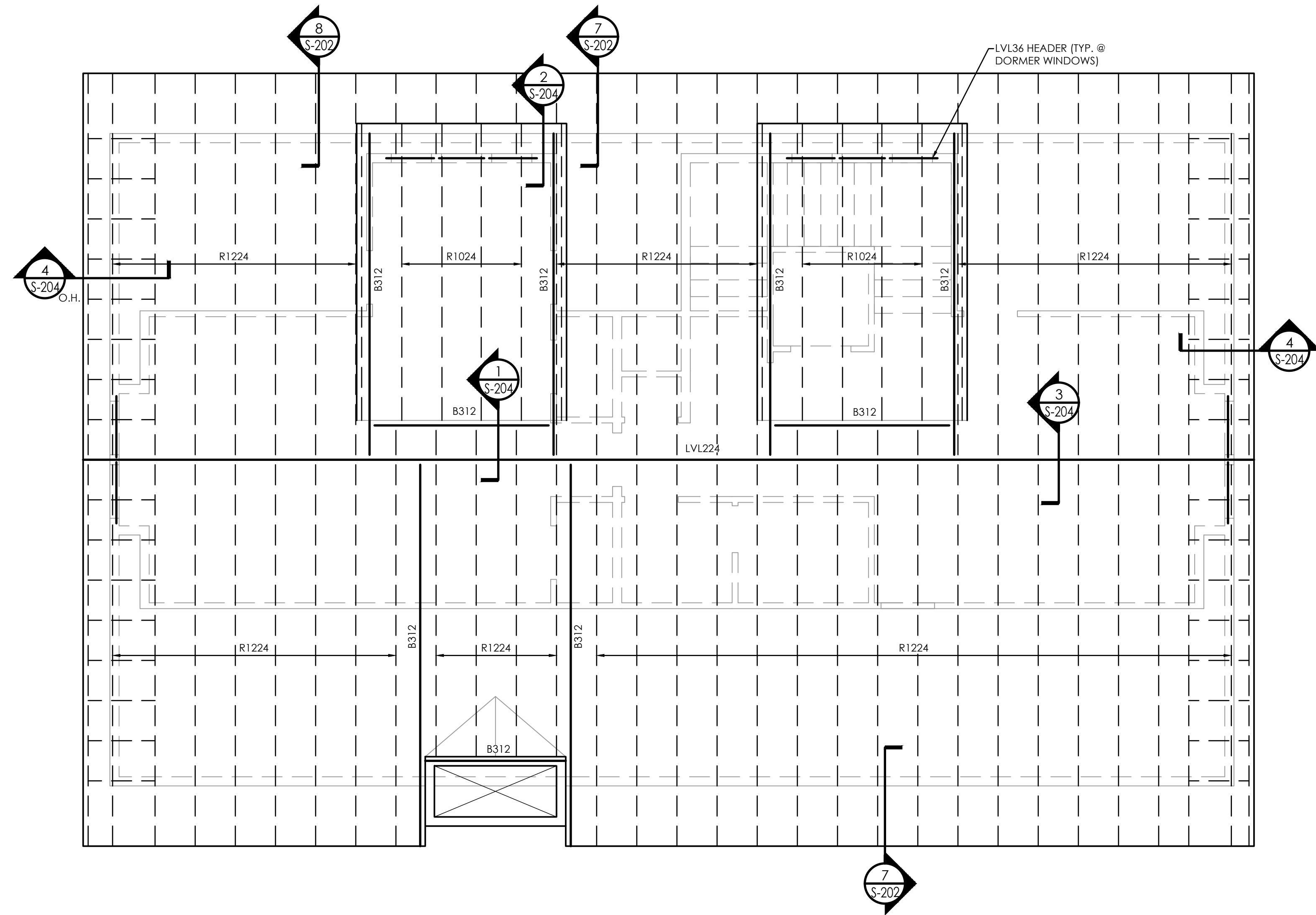
JOB NO.: 25021

REVISIONS:

TITLE: THIRD FLOOR
& ROOF
FRAMING PLAN

SHEET No:

S-104



1
S-105
**MAIN HOUSE
ROOF FRAMING PLAN**
SCALE: 1/4"=1'-0"

ROOF FRAMING PLAN NOTES:

- FOR GENERAL NOTES AND DESIGN LIVE LOADS SEE SHEET S-100
- FOR TYPICAL DETAILS SEE S-200 SERIES SHEETS
- ALL EXTERIOR HEADERS SHALL BE (3) 2X10 W/ (2) 1/2" PLYWOOD FLITCH PLATES, TYP. (U.N.O.) PLACEMENT OF ALL WINDOW/DOOR HEADER BEAMS SHALL BE DIRECTLY ABOVE THE OPENING WITH CRIPPLE STUD FRAMING BETWEEN THE HEADER BEAM AND BELOW THE DOUBLE TOP PLATE. WINDOW/DOOR HEADER BEAMS SHALL NOT BE PLACED DIRECTLY BELOW DOUBLE TOP PLATE.
- ROOF BEARING EL. = 25'-9 3/8" (VERIFY W/ ARCH.)
DORMER ROOF BEARING EL. = 33'-7 1/4" (VERIFY W/ ARCH.)
- (+ # / - #) - INDICATES SECOND FLOOR WINDOW & DOOR WIND PRESSURES
- INDICATES LOC. OF 1/2" Ø ALL THREAD HOLDDOWNS. PROVIDE SIMPSON RTUD4 TAKE UP DEVICE & BPRTUD 3-4 WASHER @ TOP PLATE @ ROOF BEARING
- INDICATES LOC. OF LOAD BEARING STUD WALL
- INDICATES LOCATION OF 2X STUD PACK BEARING POINT BELOW FOR LOAD ABOVE
- ATTACH ALL RAFTERS & ROOF TRUSSES TO TOP PLATE USING SIMPSON H10A (OR H10A-2 IF SCABBED W/ RAFTER TAIL) HURRICANE TIES

FRAMING LEGEND

B312	TRIPLE 2X12 BEAM
LVL36	TRIPLE 1 1/2"X5 1/2" LVL HEADER BEAM
LVL224	DOUBLE 1 1/2"X24" LVL BEAM
R1024	2X10 RAFTERS @ 24" O/C (MAX.)
R1224	2X12 RAFTERS @ 24" O/C (MAX.)

FRAMING NOTES:

- MULTIPLE STUD COLUMNS (STUD PACKS) SHALL BE CONTINUOUS THROUGH ZONE OF FLOOR TRUSSES VIA. MATCHING BLOCKING.
- ALL LUMBER EXPOSED TO WEATHER TO BE PRESSURE TREATED (P.T.) UNLESS NOTED OTHERWISE.
- NOT ALL OF THE ITEMS LISTED ABOVE MAY BE USED IN THIS DRAWING.

SEAL

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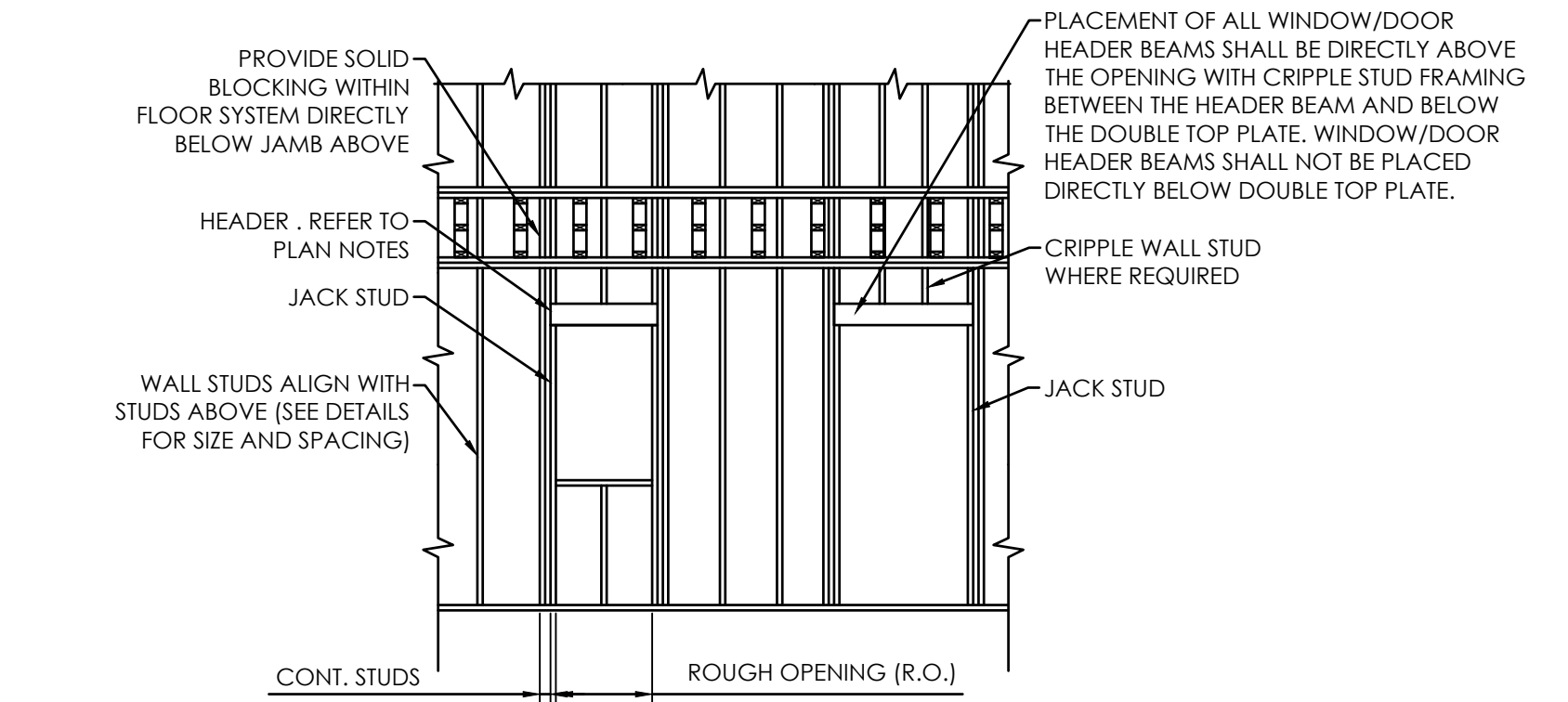
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REVISIONS:

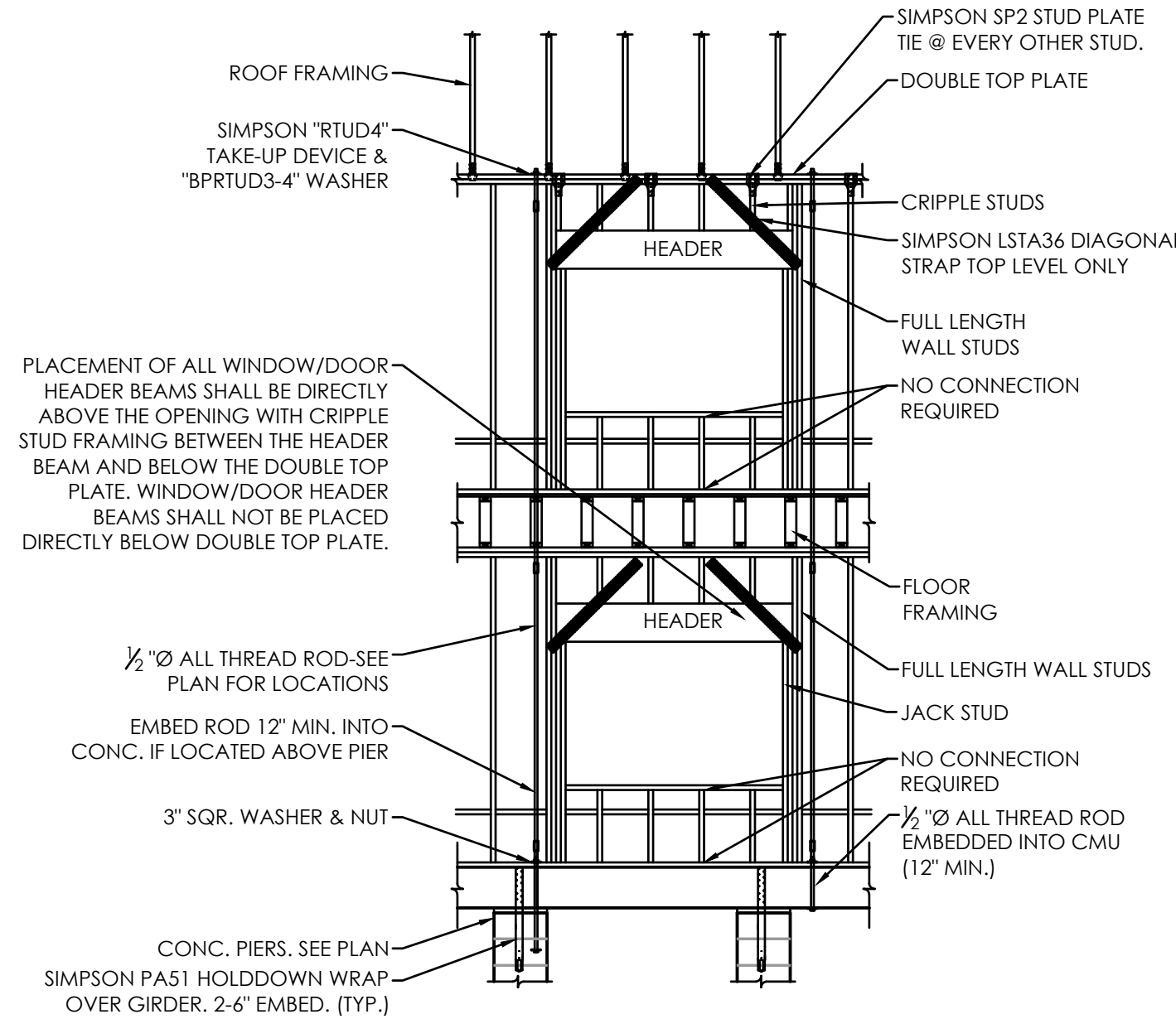
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**ROOF
FRAMING PLAN**

SHEET No:

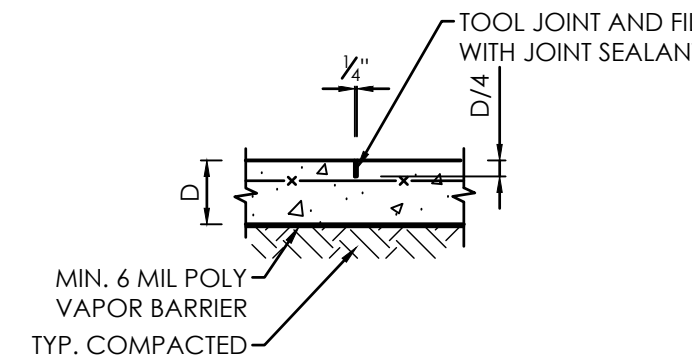
S-105



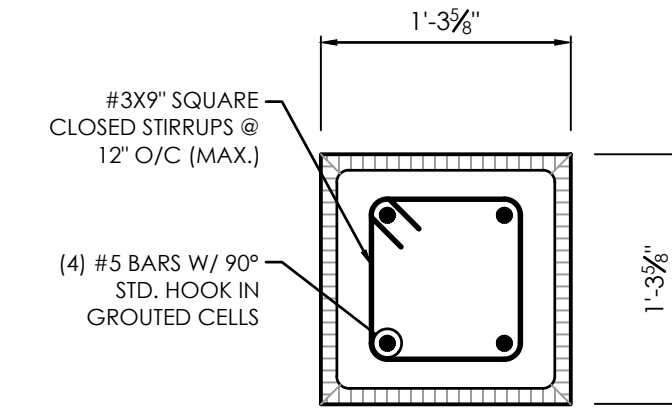
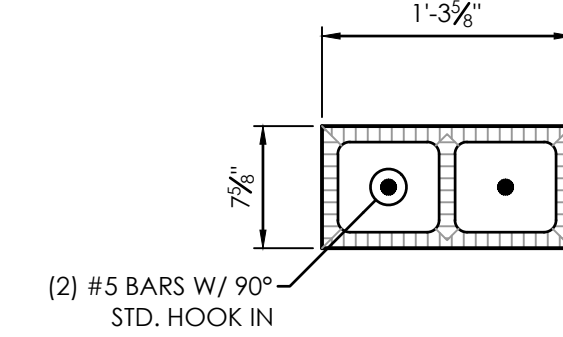
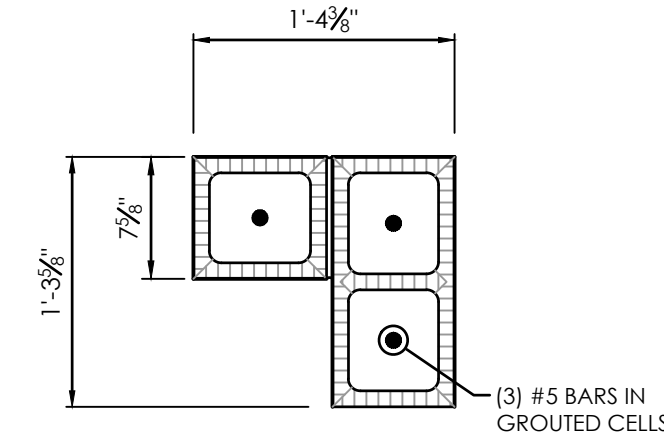
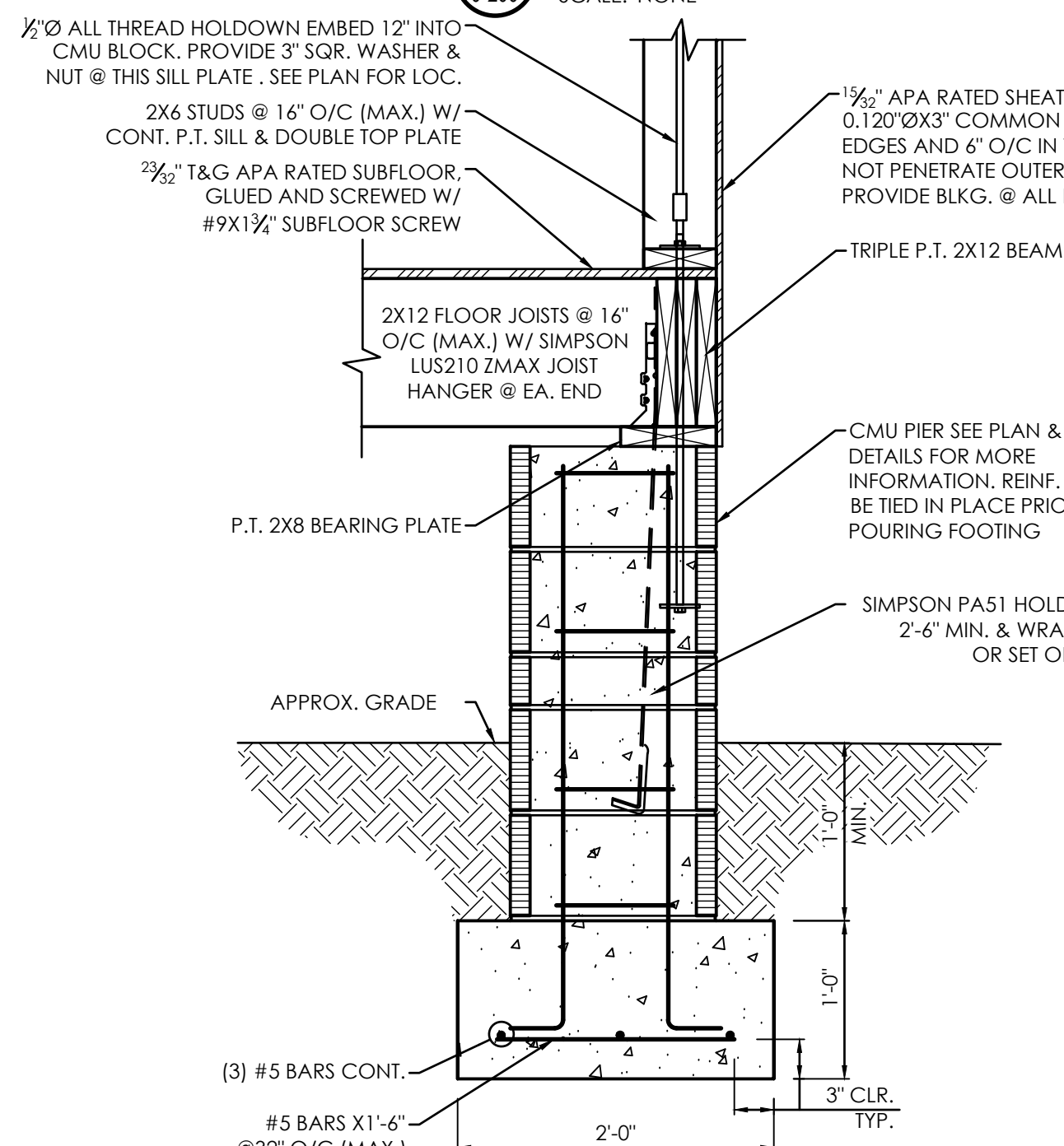
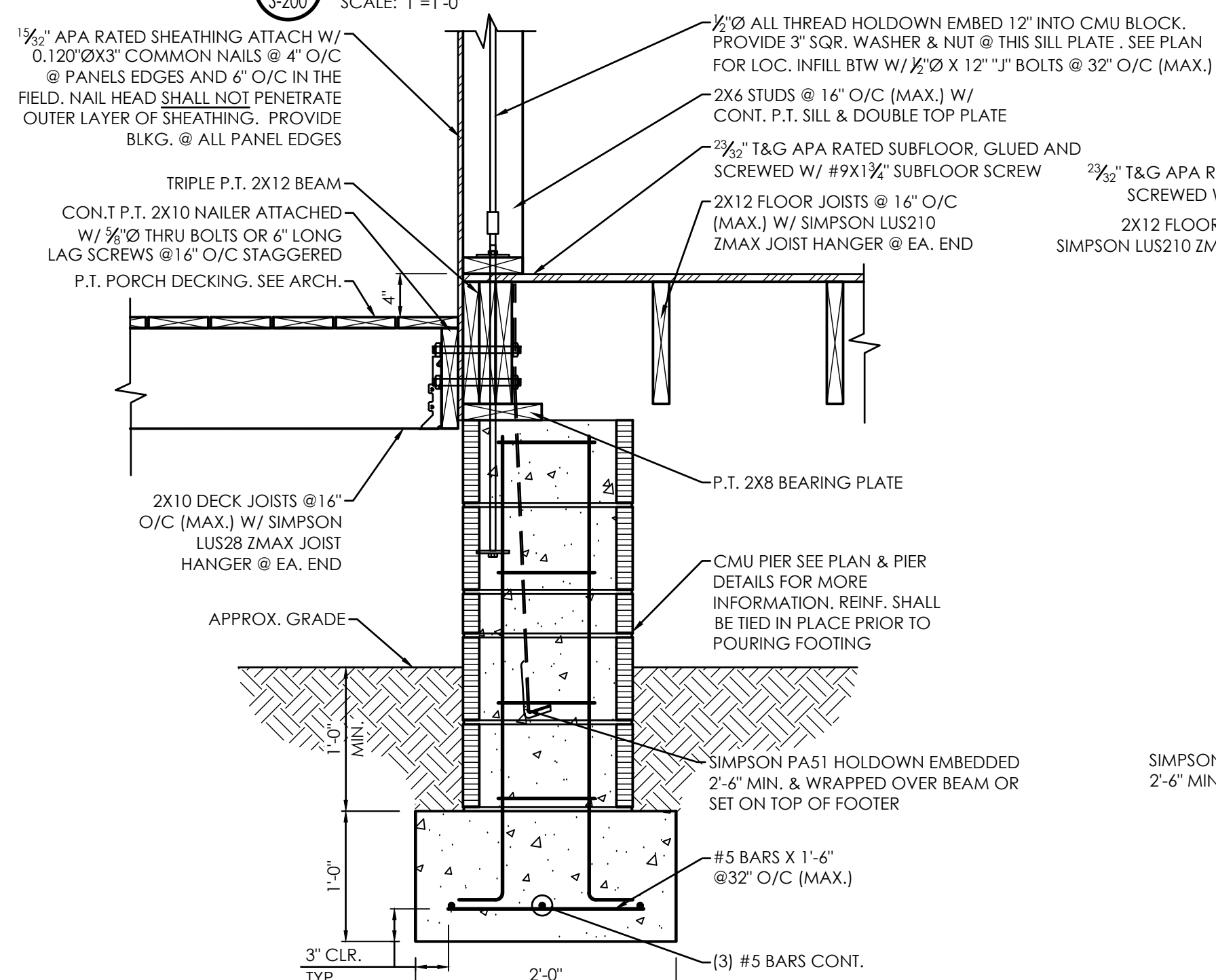
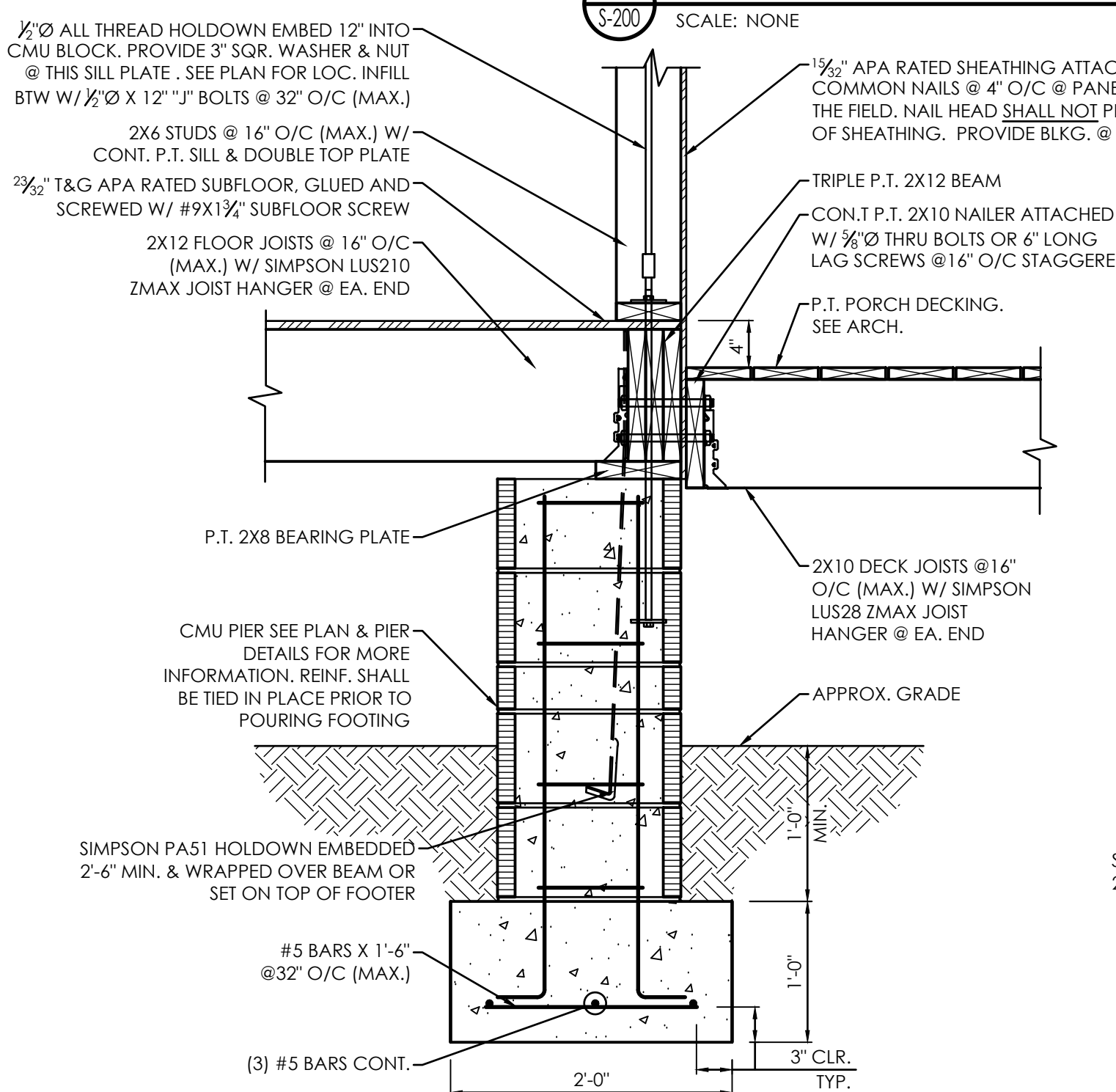
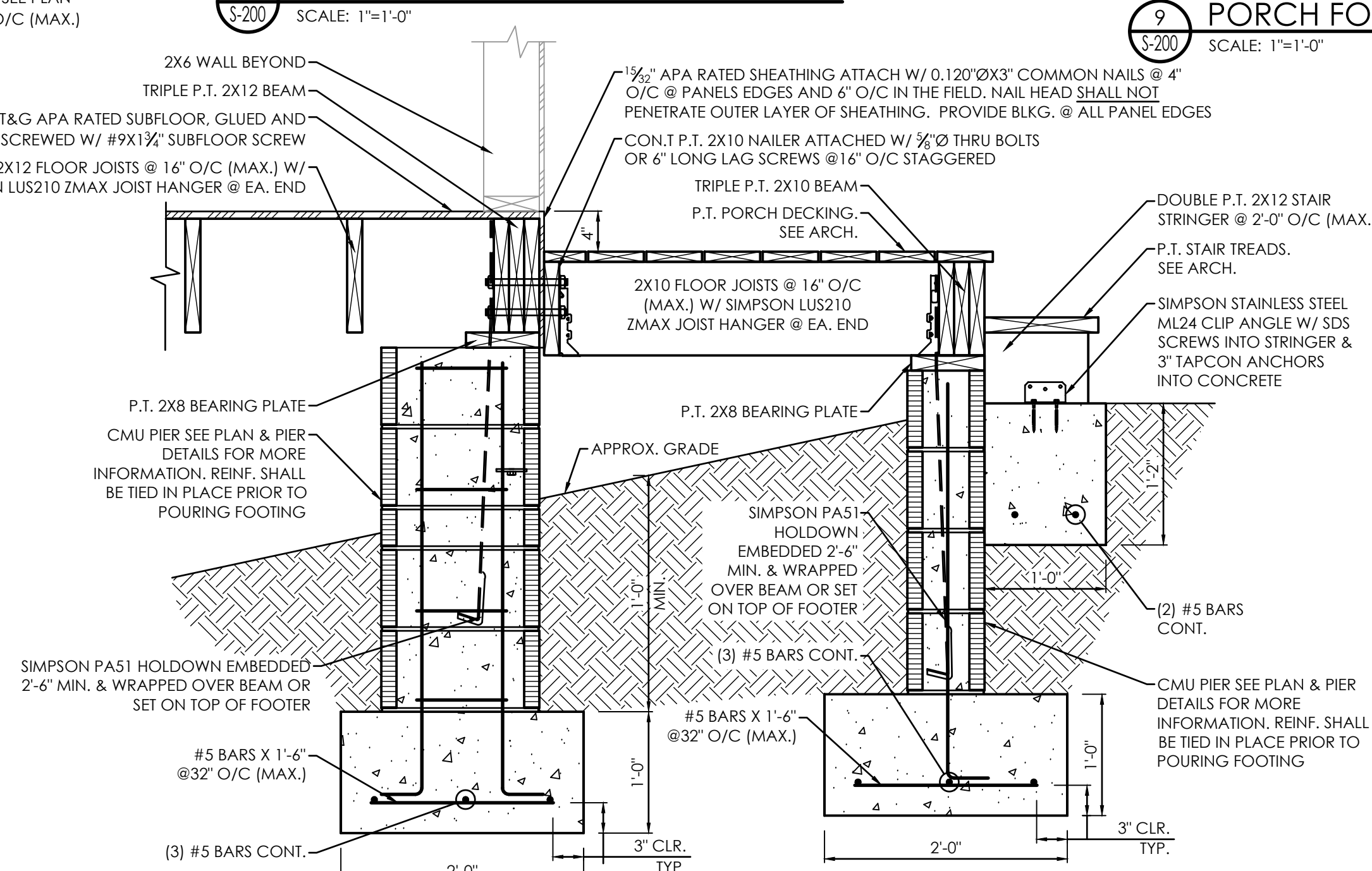
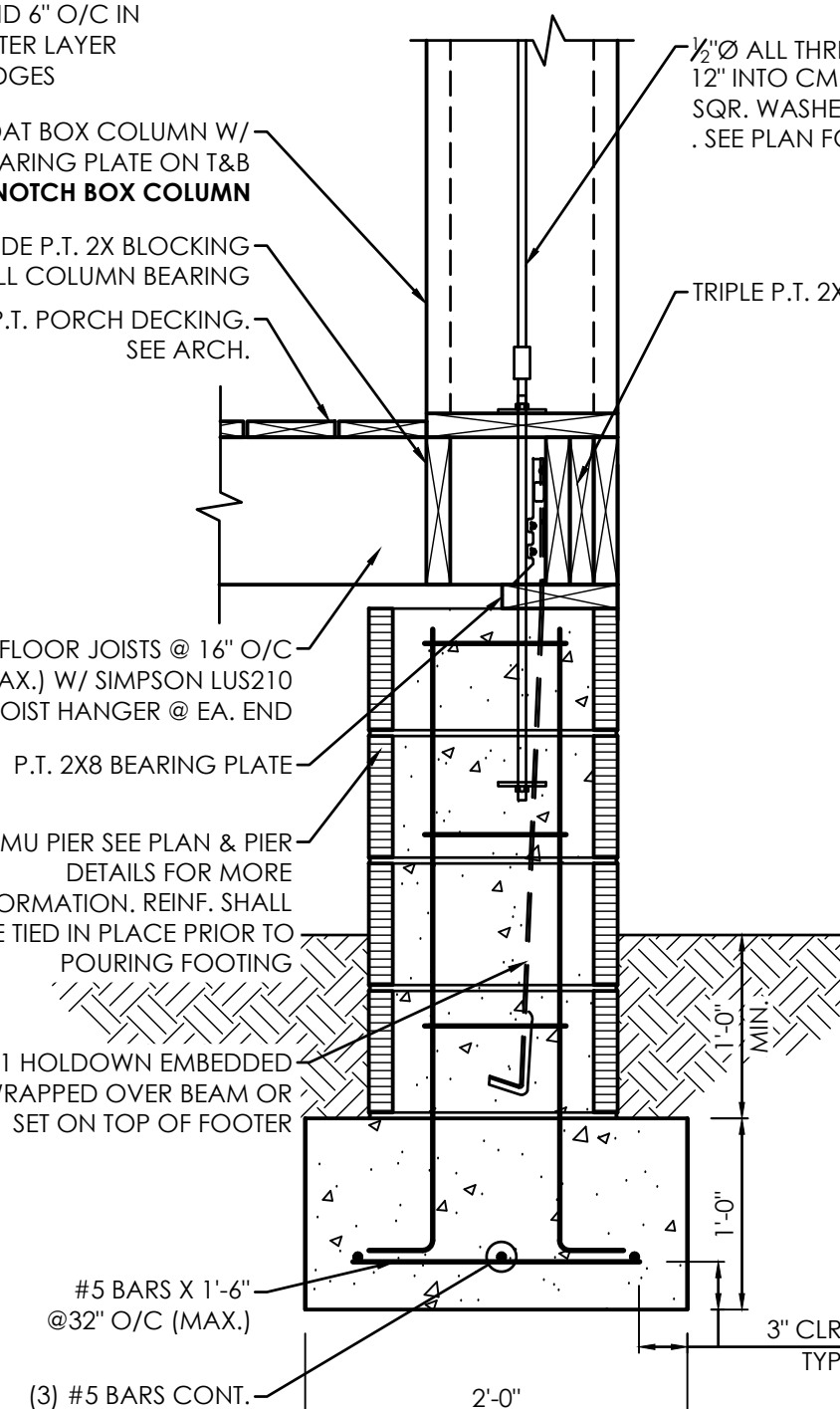
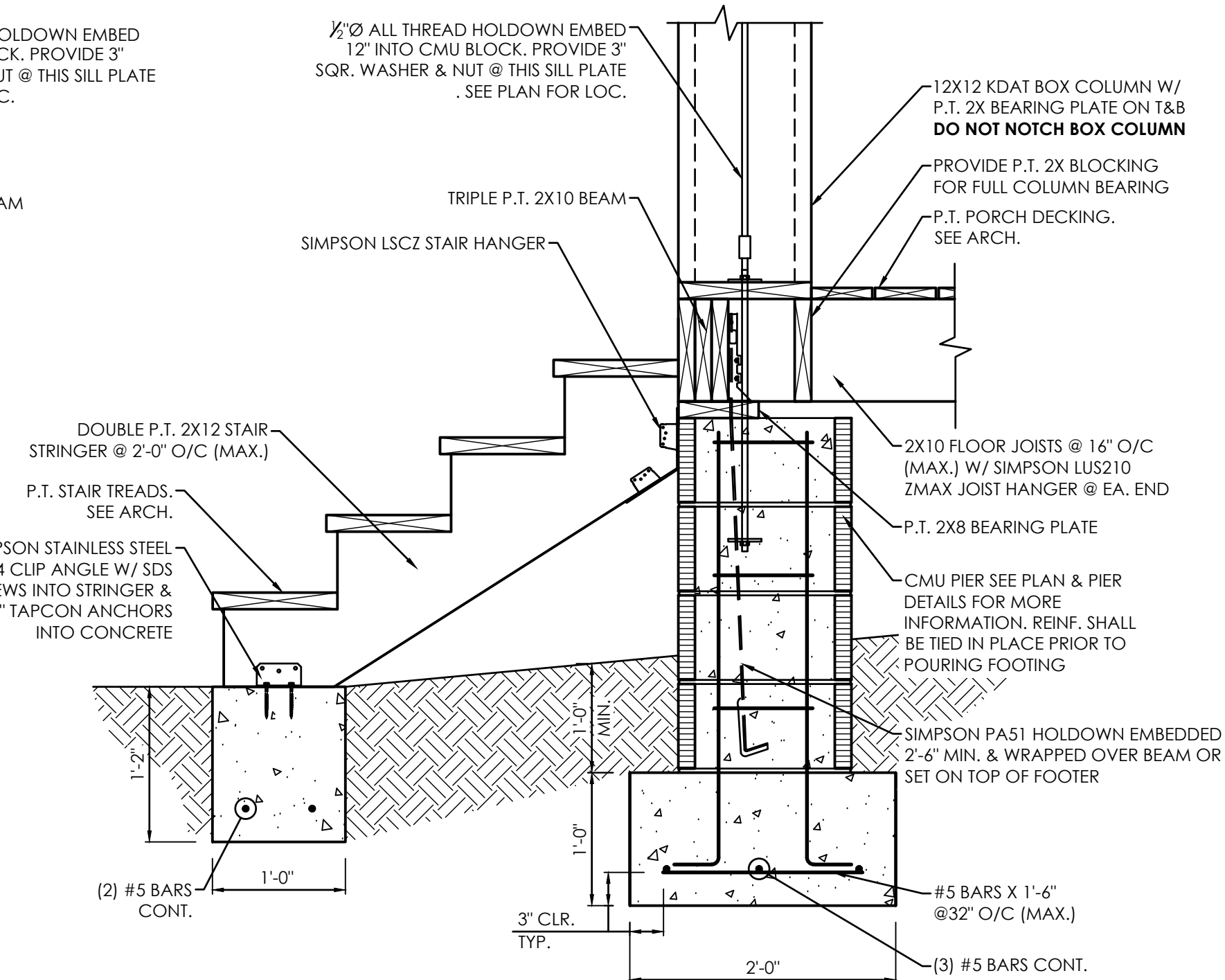
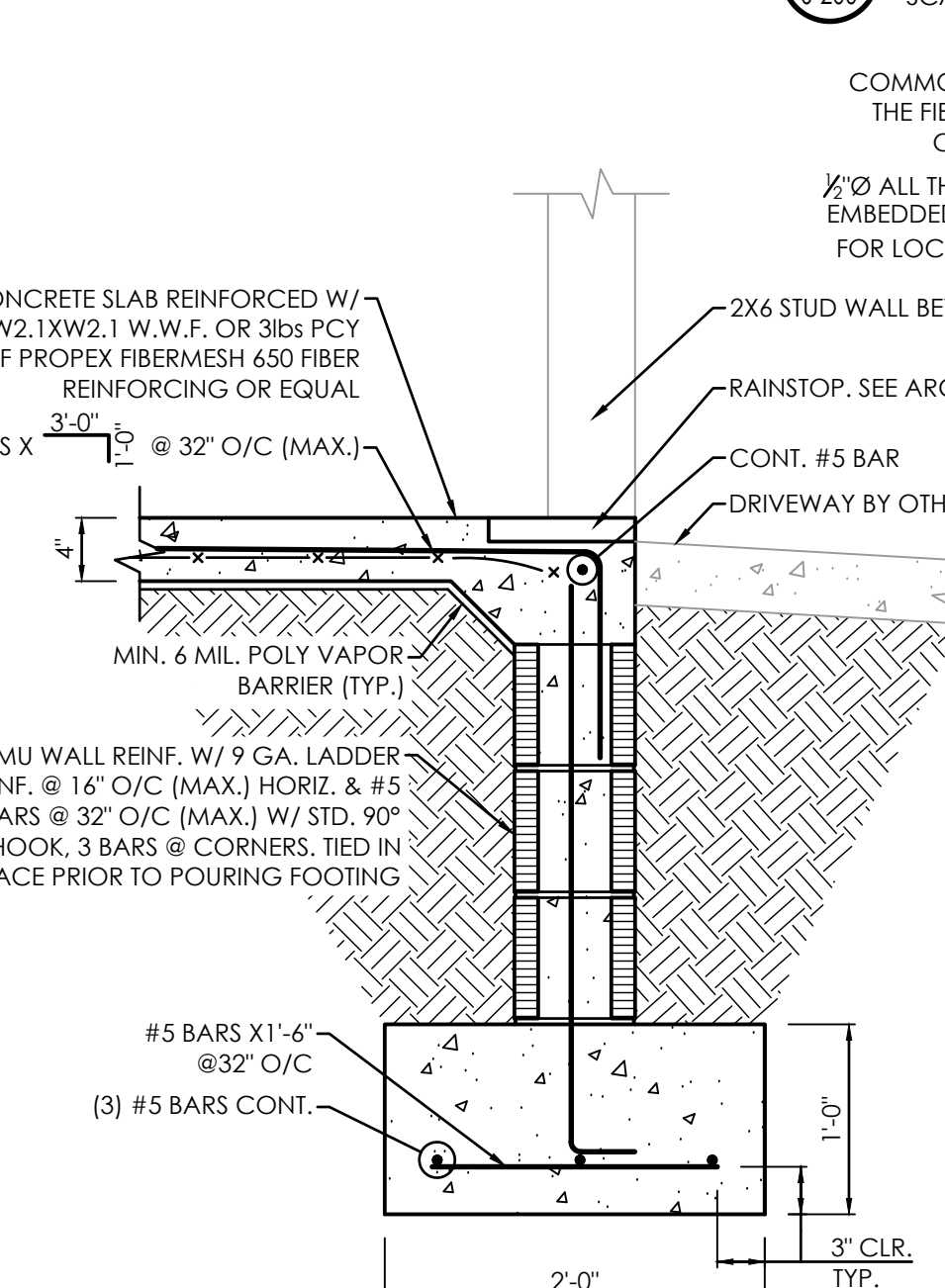
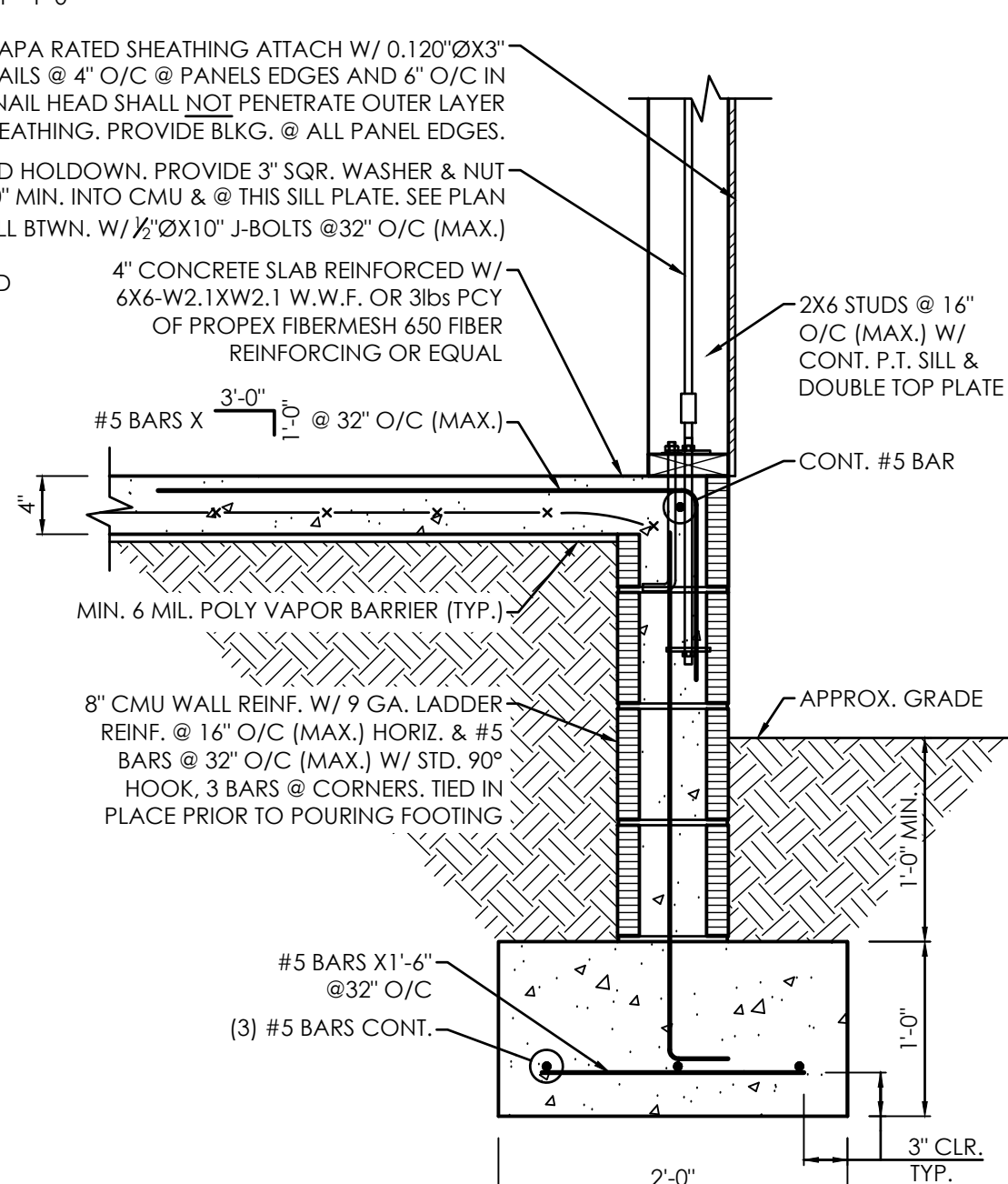
CONT. JAMB STUDS AT WALLS							
	UP TO 3'-0" R.O.		3'-1" TO 6'-0" R.O.		6'-1" TO 10'-0" R.O.		10'-1" TO 13'-0" R.O.
	CONT.	JACK	CONT.	JACK	CONT.	JACK	CONT.
2X6 WALL 1ST FLOOR	2-2X6	1-2X6	3-2X6	2-2X6	4-2X6	2-2X6	5-2X6
2X6 WALL 2ND FLOOR	1-2X6	1-2X6	2-2X6	2-2X6	4-2X6	2-2X6	5-2X6



CONSTRUCTION JOINT



CONTRACTION JOINT @ 18'-0" MAX.

TYP. CONSTRUCTION & CONTROL JOINT DETAIL
SCALE: NONEPIER "P1"
SCALE: 1"=1'-0" QTY: 26PIER "P2"
SCALE: 1"=1'-0" QTY: 8PIER "P3"
SCALE: 1"=1'-0" QTY: 4TYP. WALL FRAMING @ HEADERS
SCALE: NONETYP. FLOOR FRAMING DETAIL
SCALE: 1"=1'-0"FOUNDATION DETAIL @ PORCH STEP
SCALE: 1"=1'-0"TYP. WALL FRAMING DETAIL
SCALE: NONEFOUNDATION DETAIL @ PORCH STEP
SCALE: 1"=1'-0"PORCH FOUNDATION DETAIL @ ENTRY
SCALE: 1"=1'-0"PORCH FOUNDATION DETAIL
SCALE: 1"=1'-0"PORCH FOUNDATION DETAIL @ STAIRS
SCALE: 1"=1'-0"TYP. GARAGE RAINSTOP DETAIL
SCALE: 1"=1'-0"TYP. GARAGE FOUNDATION DETAIL
SCALE: 1"=1'-0"

ISSUE: DRB SET

DATE: 02/20/2025

DRAWN: LDP

CHECKED: JAW

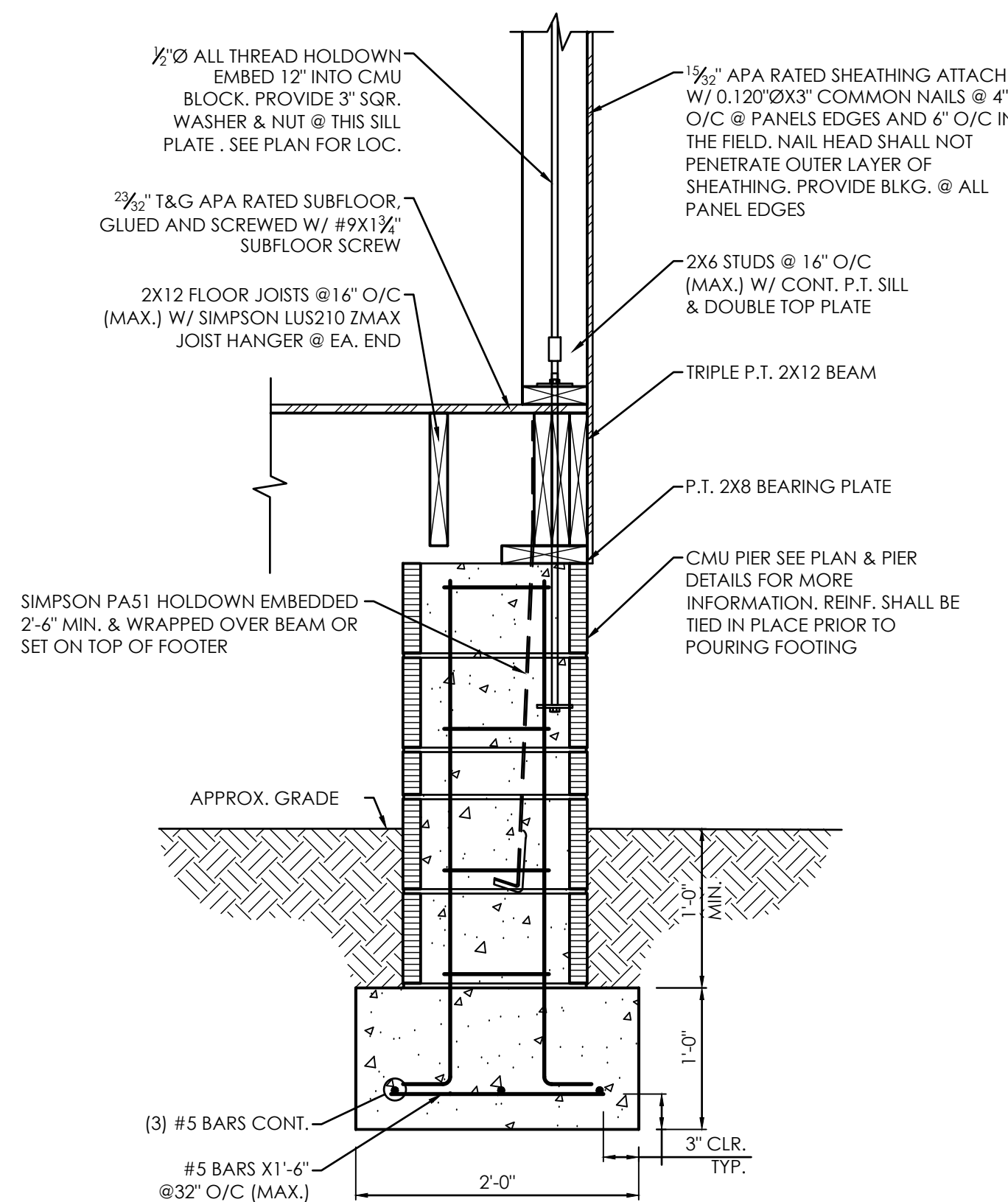
JOB NO.: 25021

REVISIONS:

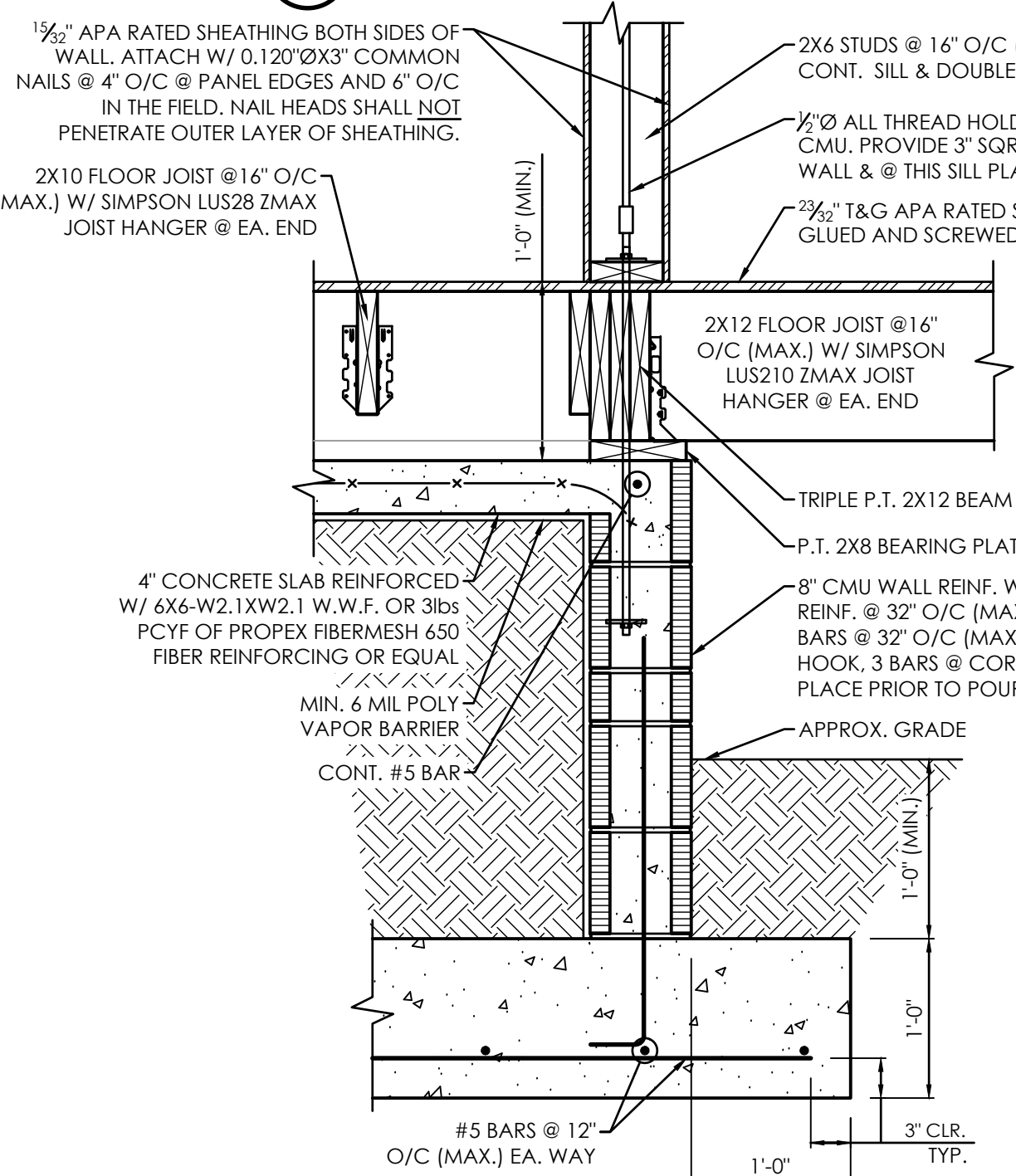
TITLE:
STRUCTURAL
DETAILS

SHEET NO:

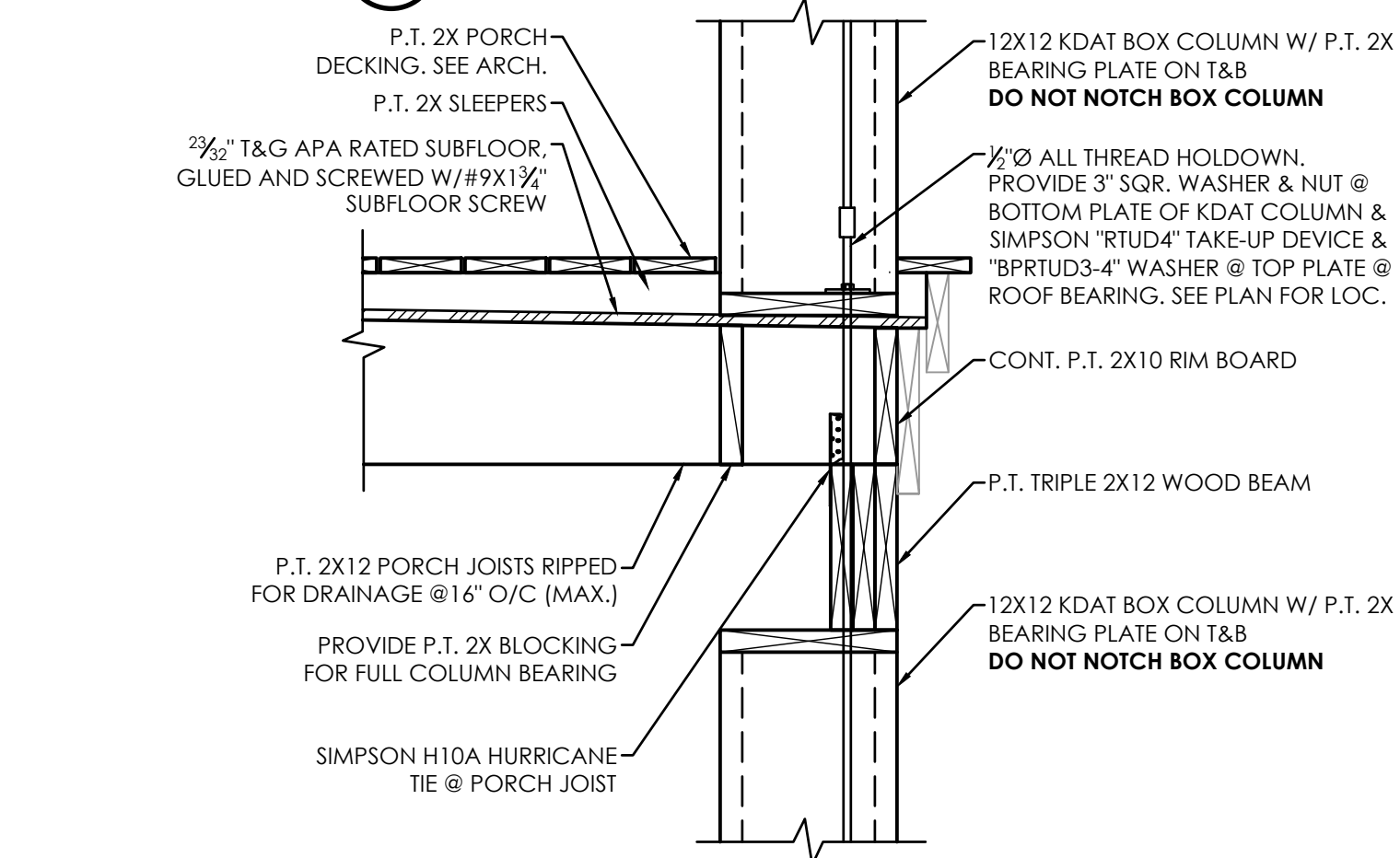
S-200



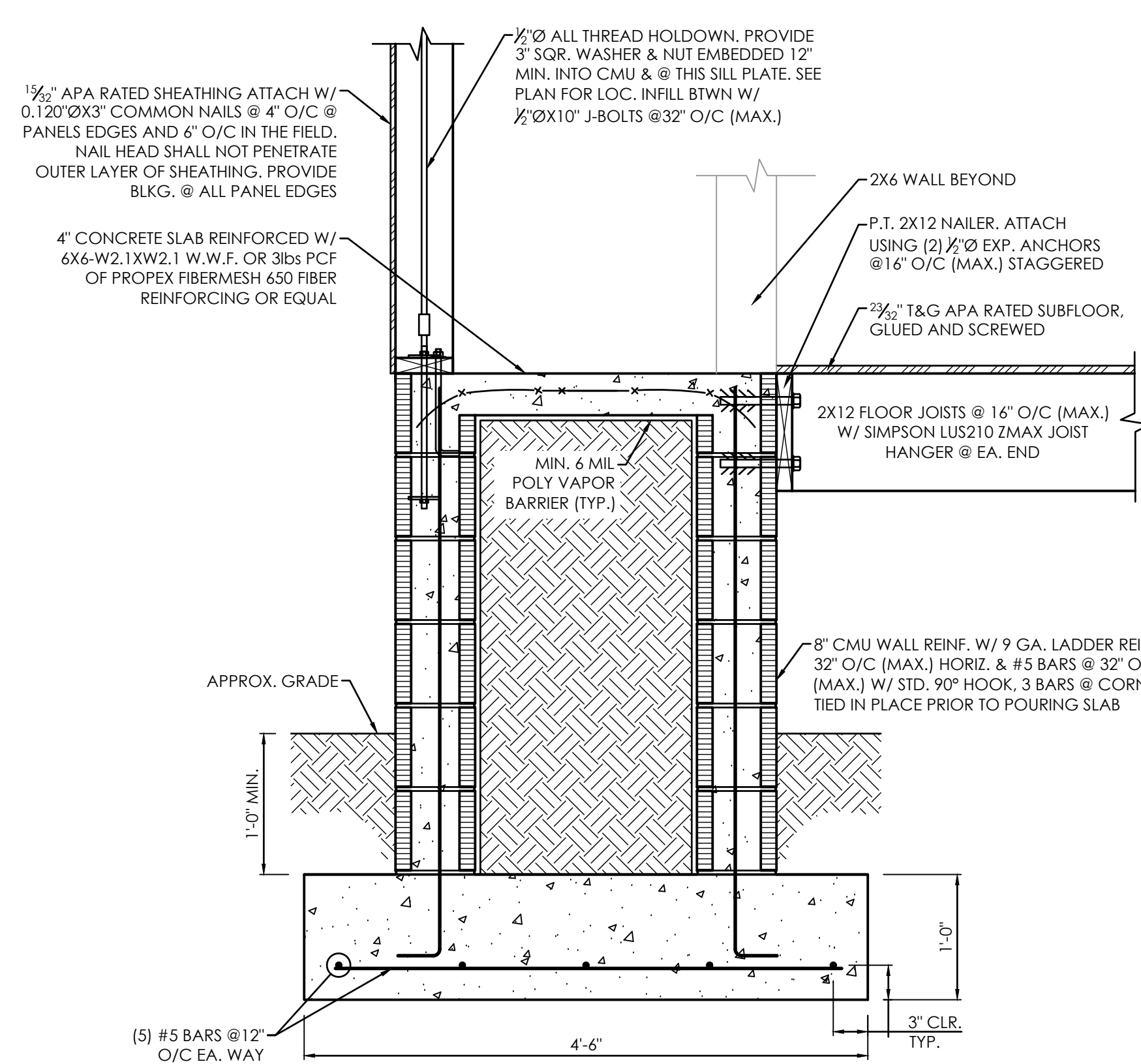
1 TYP. FLOOR FRAMING DETAIL
S-201 SCALE: 1"=1'-0"



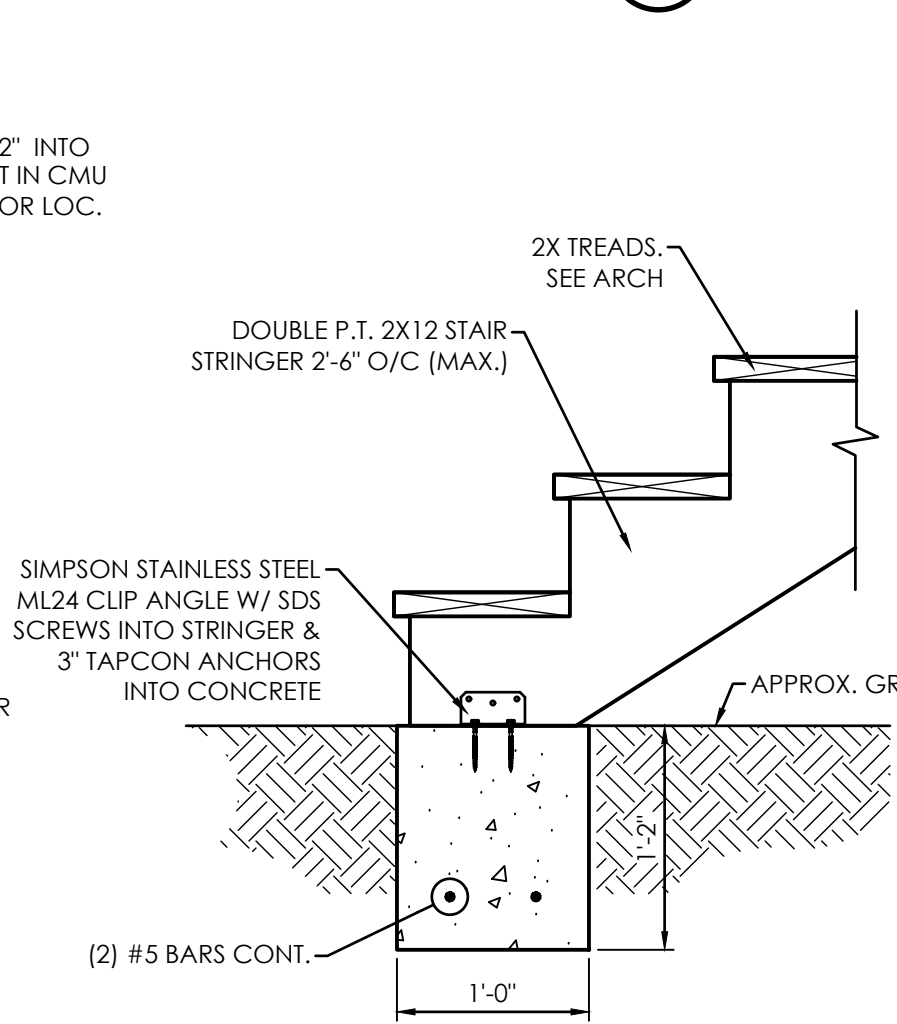
5 FUTURE ELEVATOR PIT DETAIL
S-201 SCALE: 1"=1'-0"



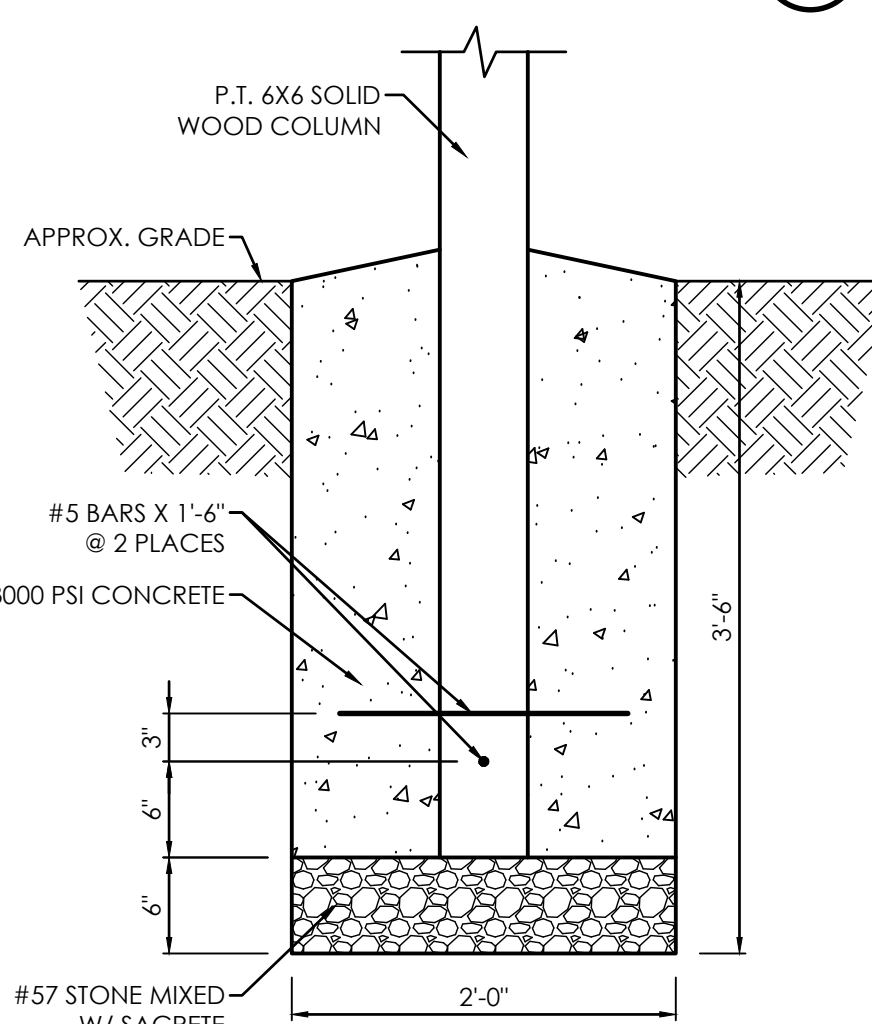
10 PORCH FRAMING DETAIL
S-201 SCALE: 1"=1'-0"



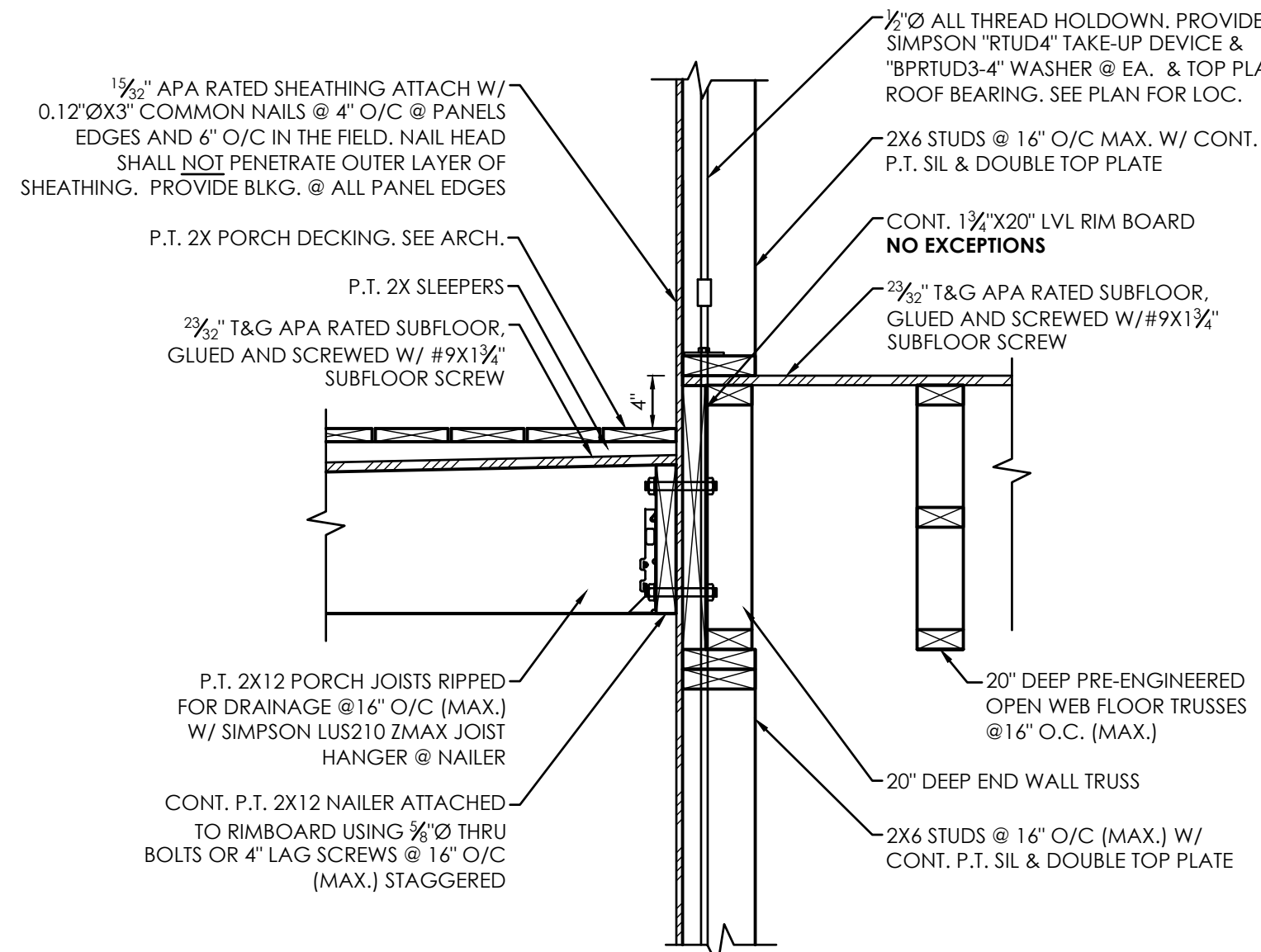
2 FIREPLACE DETAIL
S-201 SCALE: 1"=1'-0"



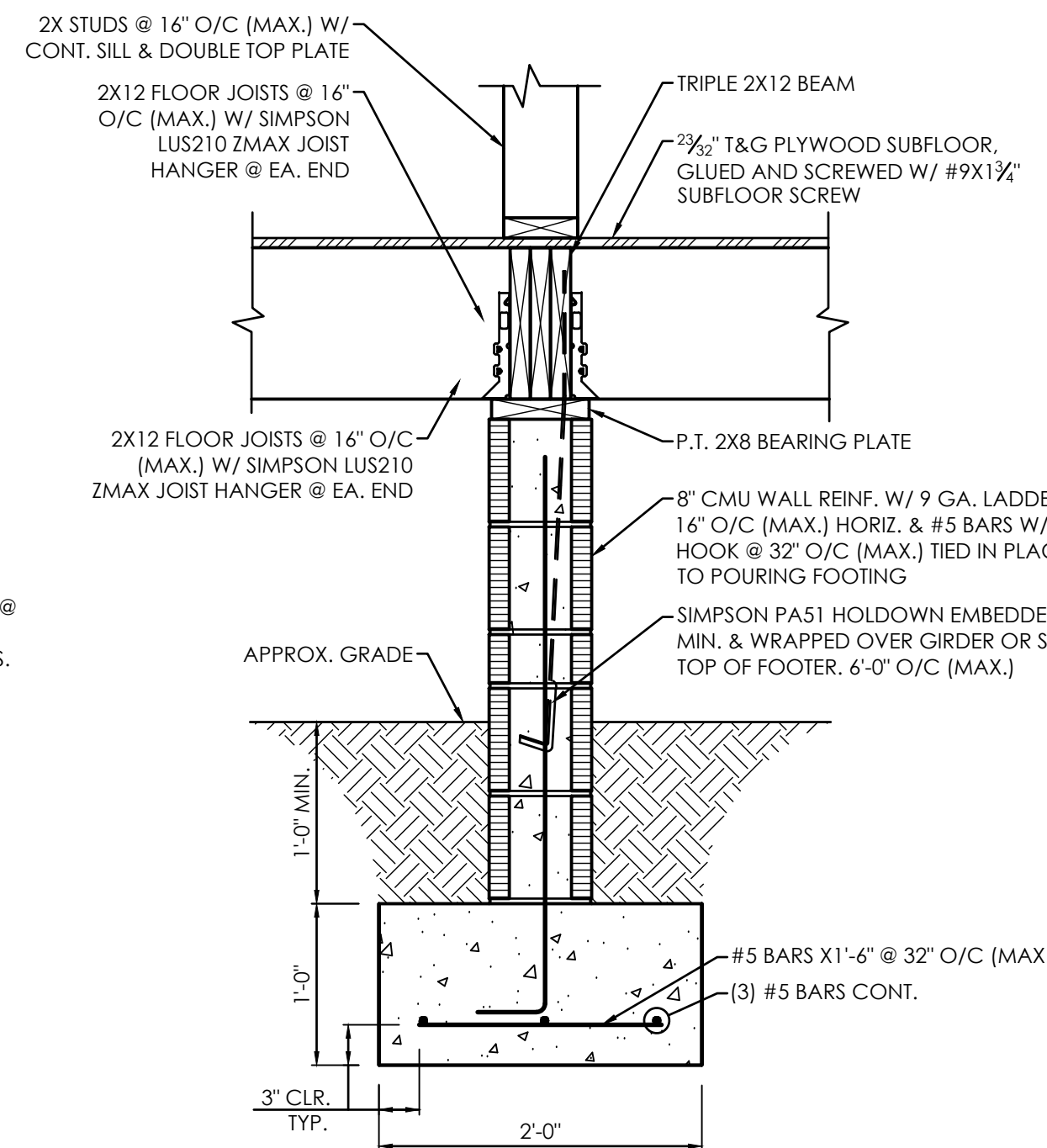
6 TYP. STAIR FOUNDATION DETAIL
S-201 SCALE: NONE



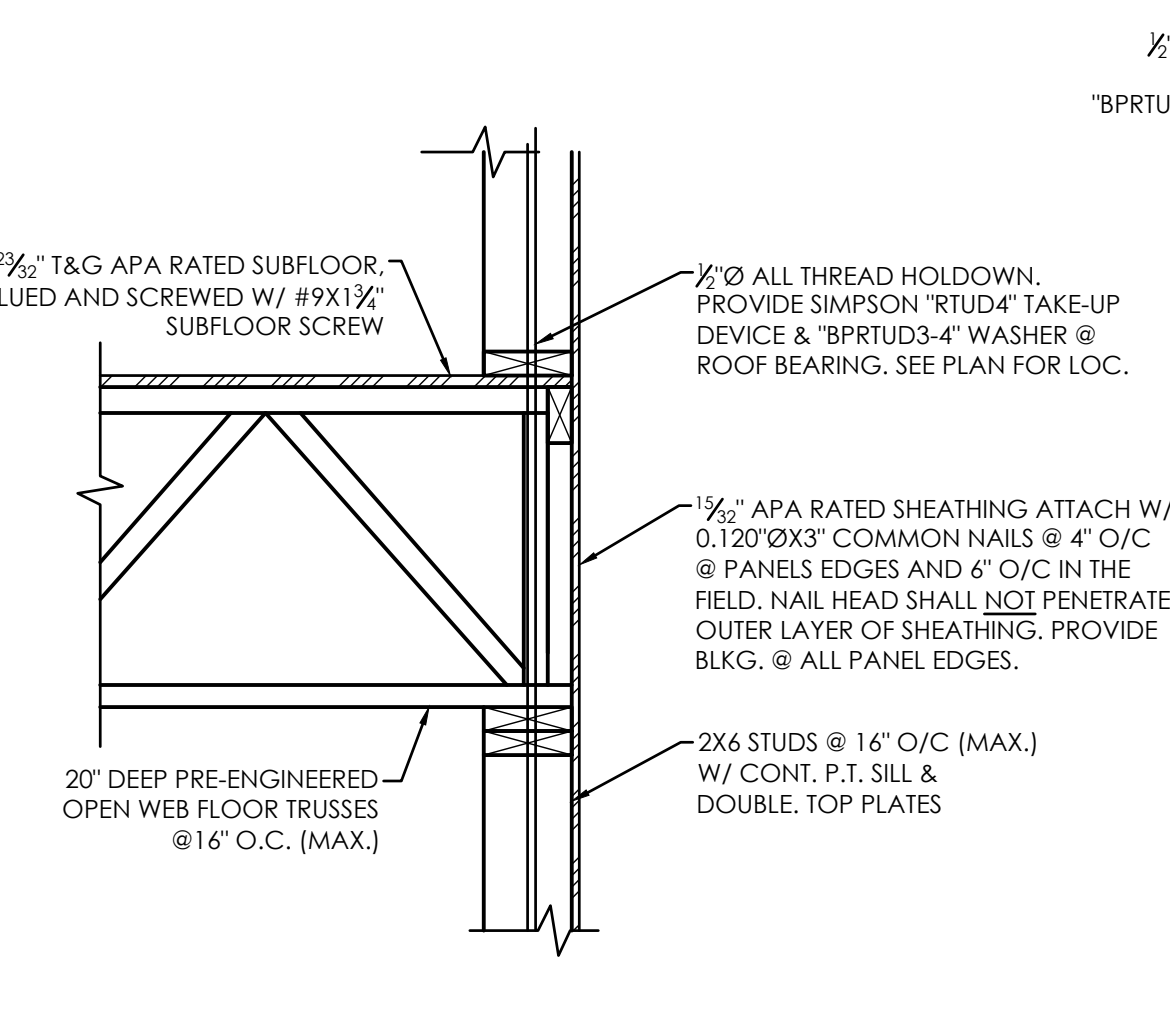
7 POST FOUNDATION DETAIL
S-201 SCALE: 1"=1'-0"



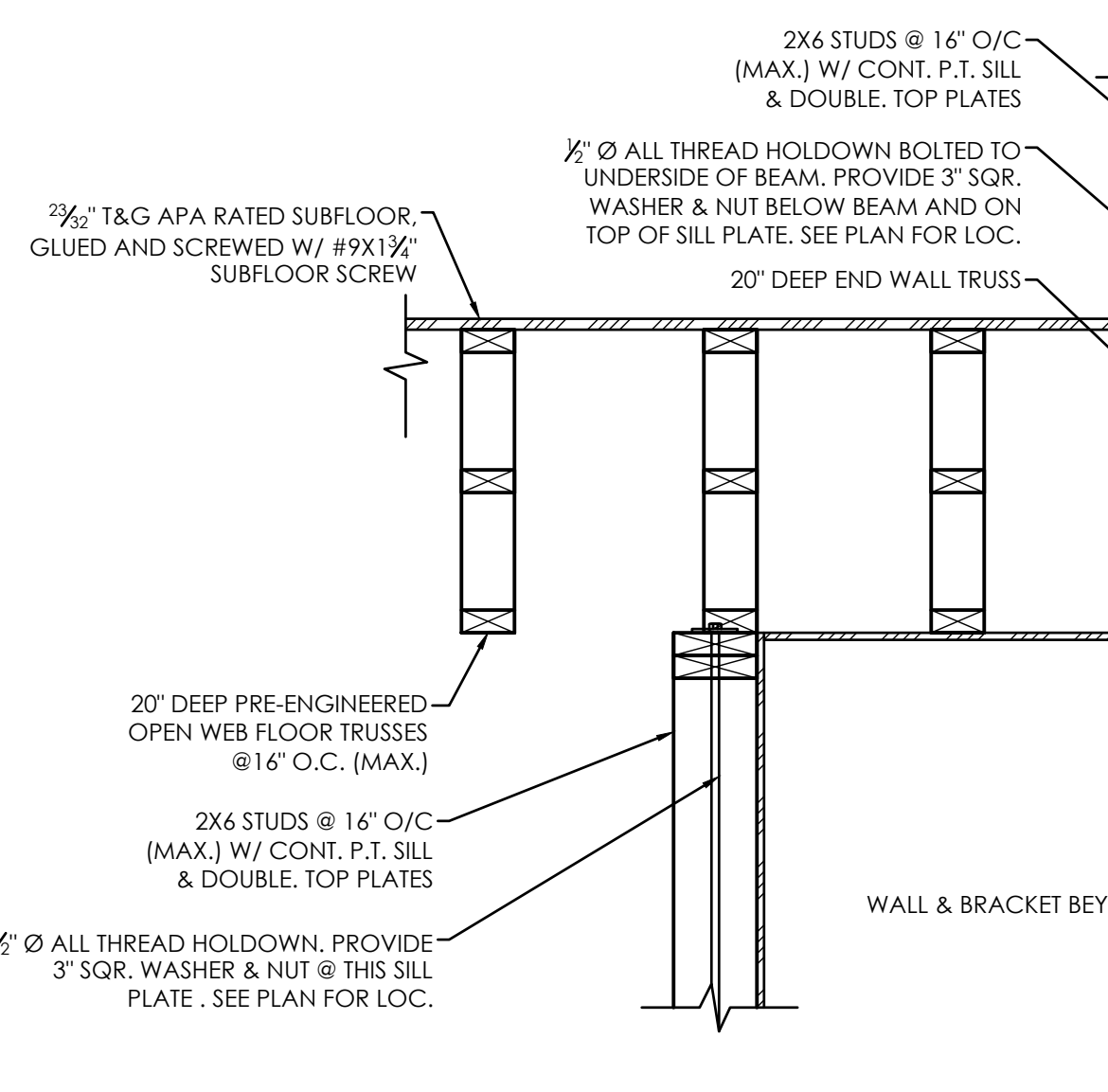
11 FRAMING DETAIL @ PORCH
S-201 SCALE: 1"=1'-0"



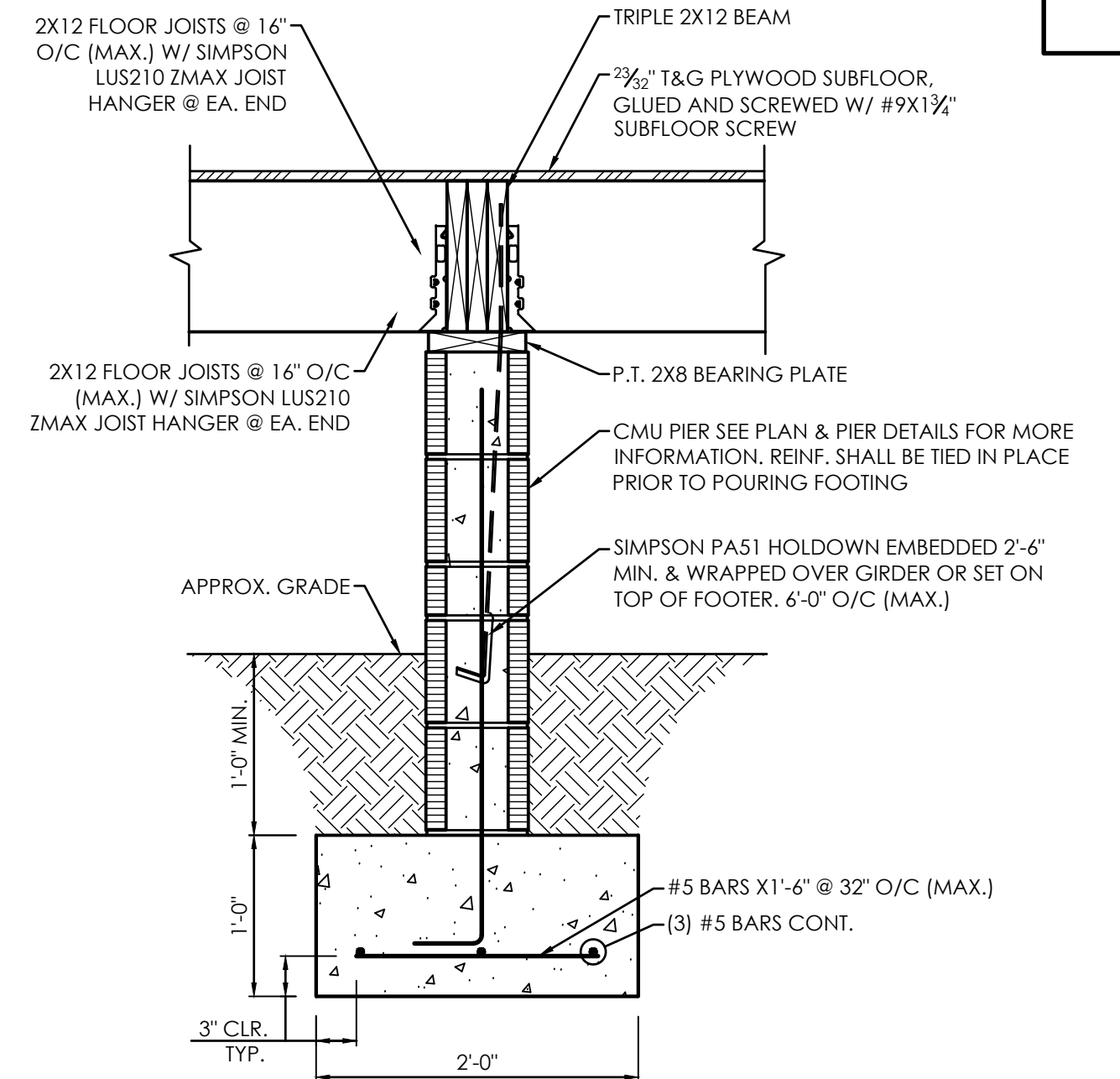
3 FLOOR FRAMING DETAIL @ LOAD BEARING WALL
S-201 SCALE: 1"=1'-0"



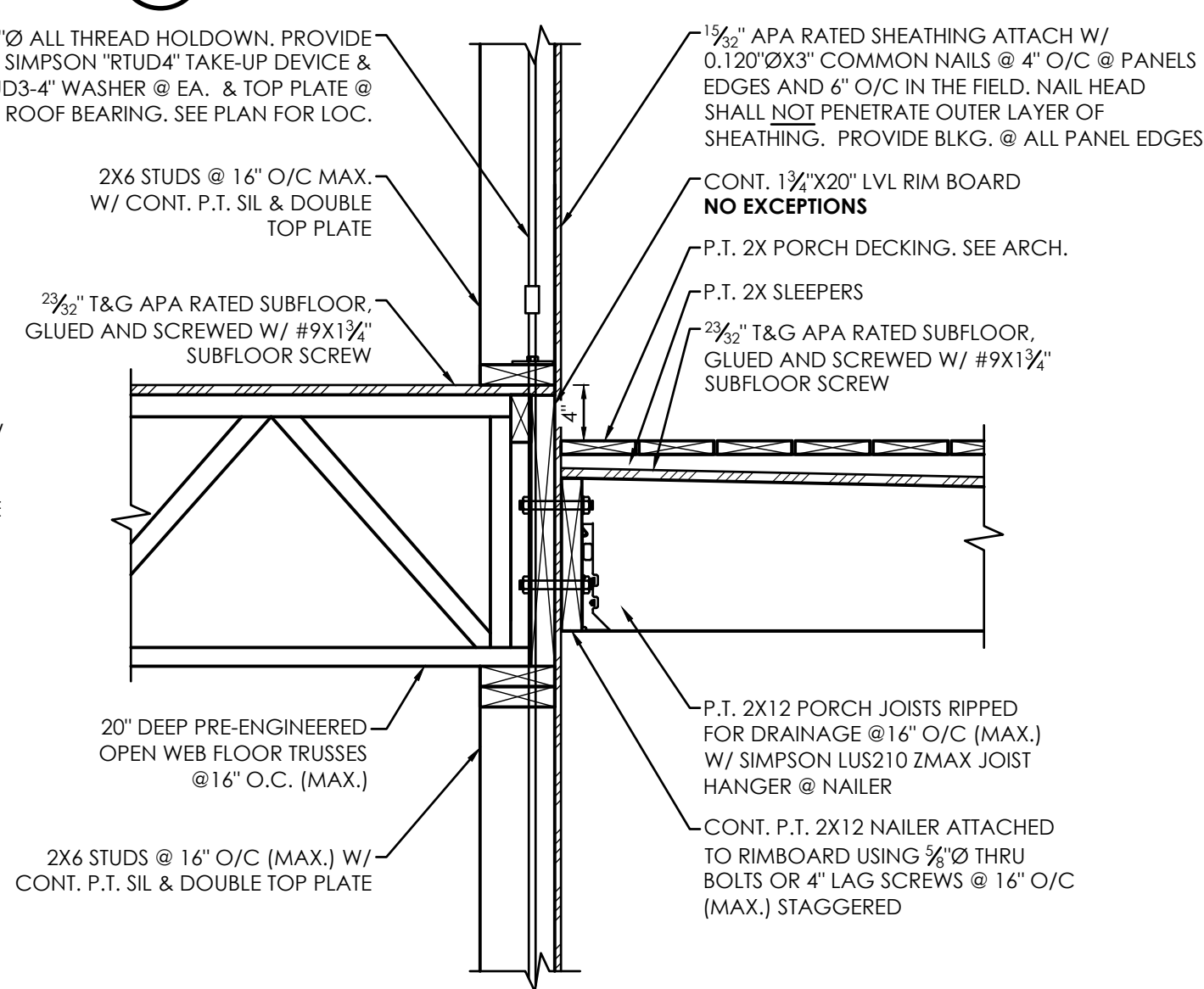
8 FLOOR TRUSS DETAIL
S-201 SCALE: 1"=1'-0"



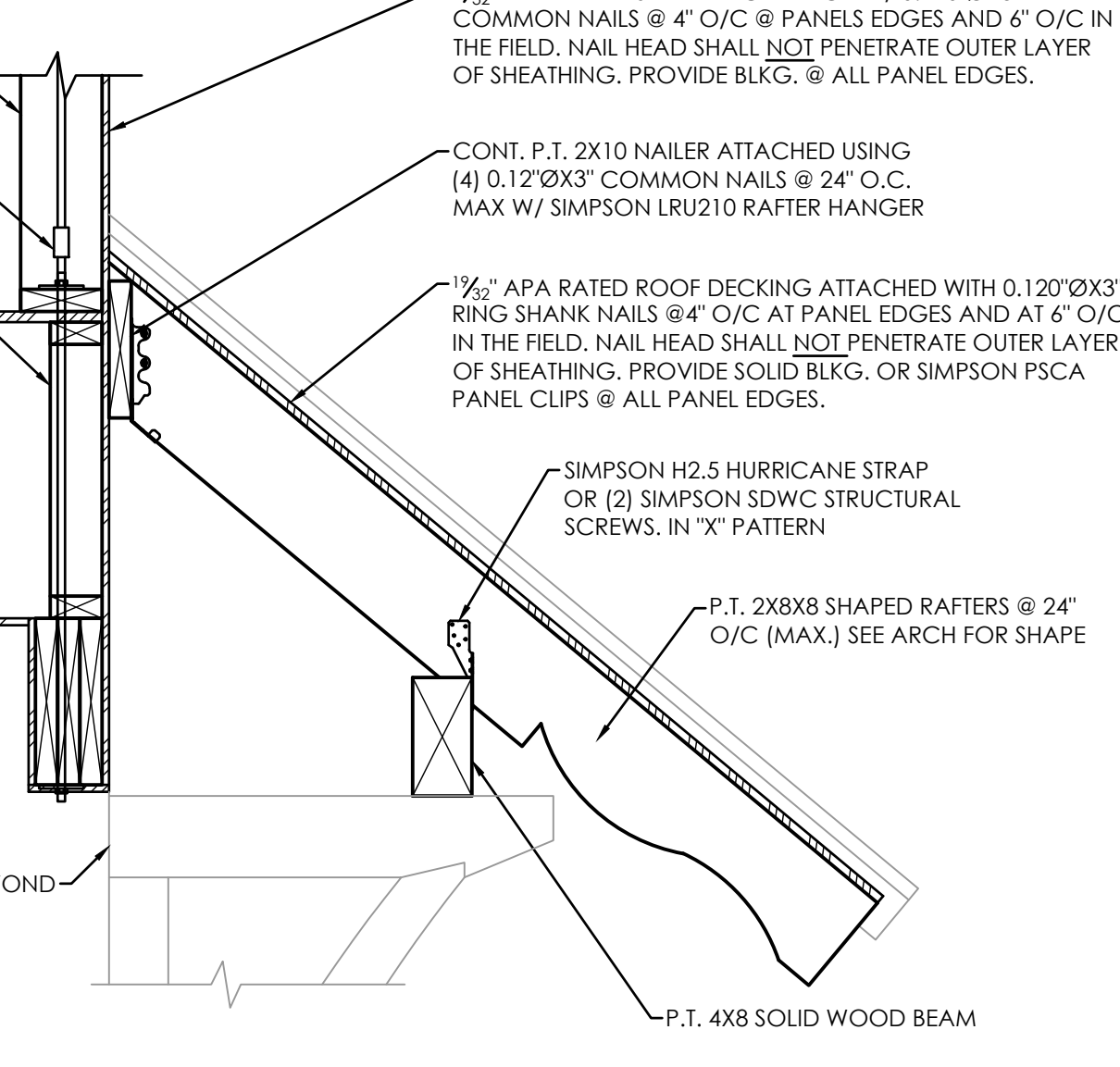
12 FLOOR TRUSS DETAIL @ ENTRY
S-201 SCALE: 1"=1'-0"



4 FLOOR FRAMING DETAIL @ INTERIOR
S-201 SCALE: 1"=1'-0"



9 FLOOR TRUSS DETAIL @ PORCH STEP
S-201 SCALE: 1"=1'-0"



ISSUE: DRB SET

DATE: 02/20/2025

DRAWN: LDP

CHECKED: JAW

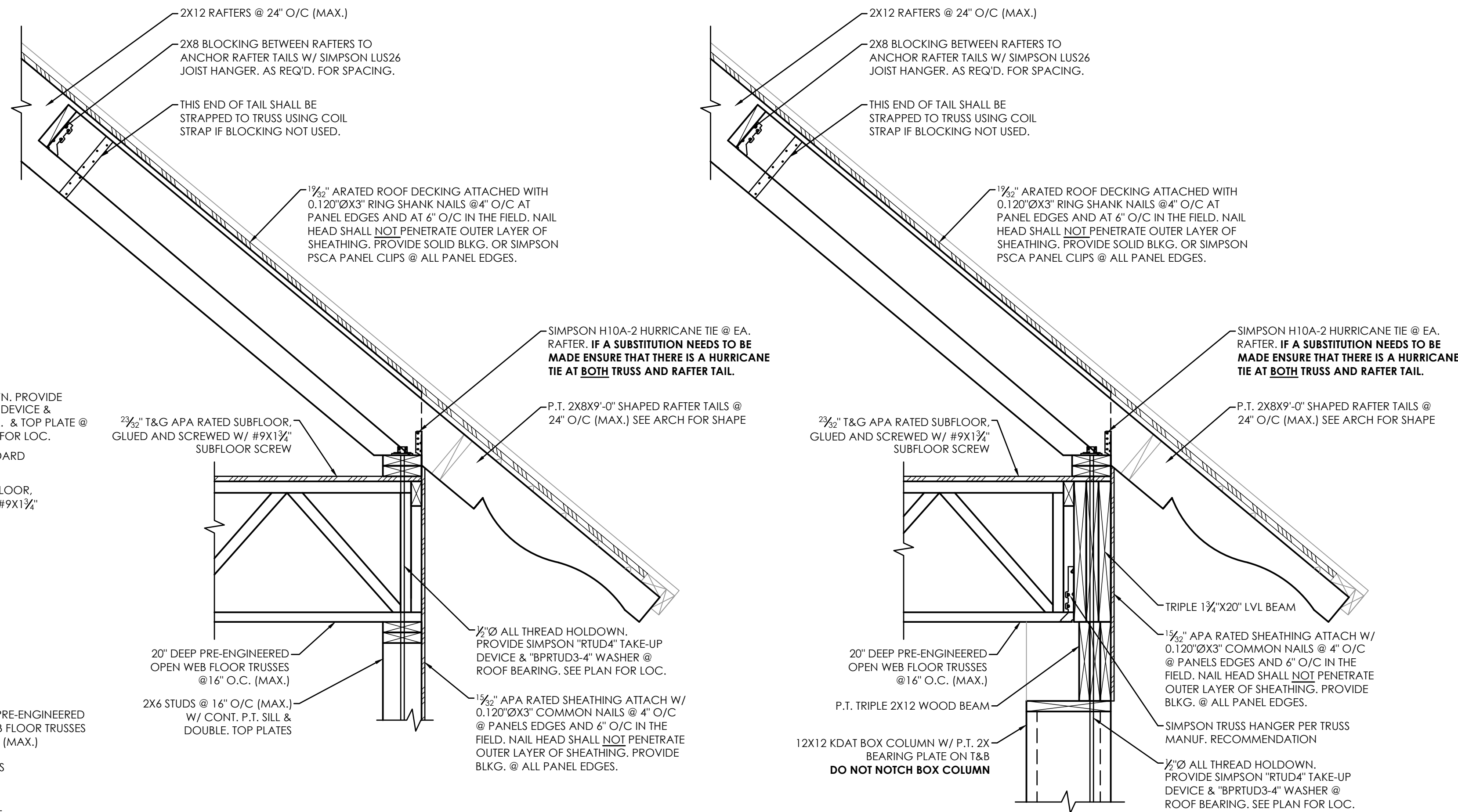
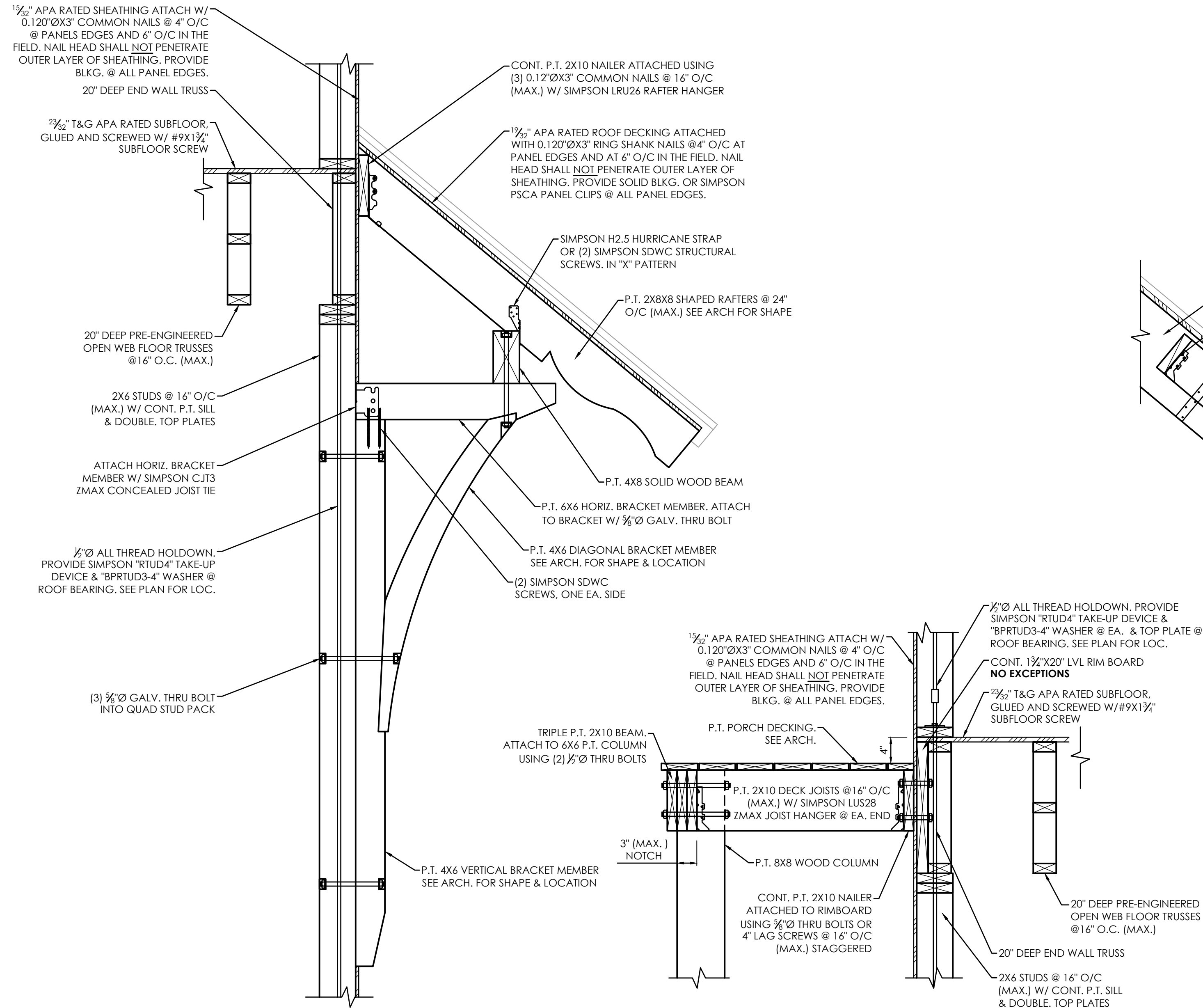
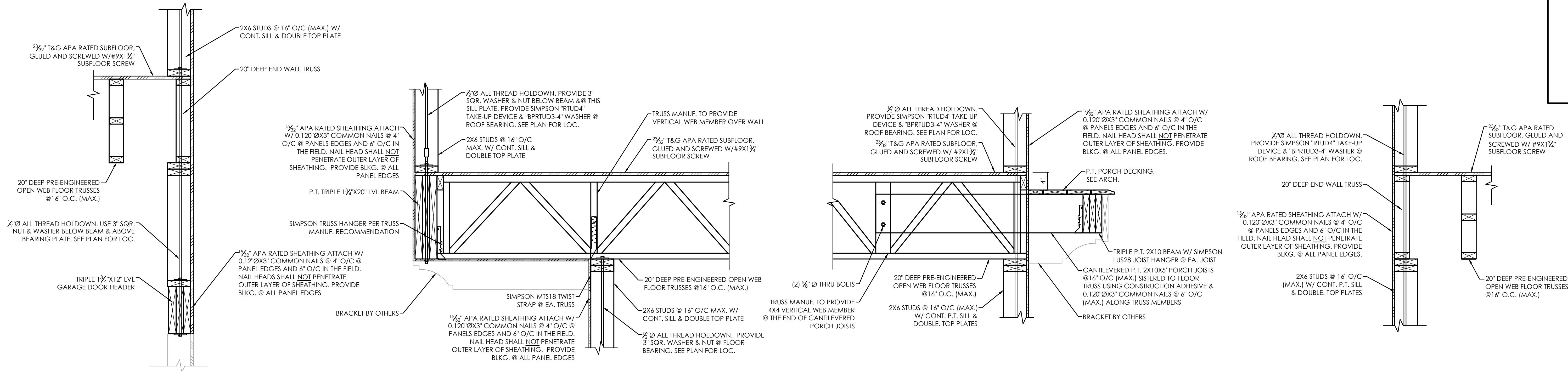
JOB NO.: 25021

REVISIONS:

TITLE:
STRUCTURAL
DETAILS

SHEET NO:

S-201



WSE
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ENGINEERS

P.O. Box 4728
Seaside, FL 32459
Phone (850)660-1890
www.wallacestructural.com
CERT. OF AUTH. #31246

A NEW RESIDENCE FOR
LAWS RESIDENCE
LOT 17 LONG LEAF PARK
SANTA ROSA BEACH
WALTON COUNTY, FLORIDA

ISSUE: DRB SET

DATE: 02/20/2025

DRAWN: LDP

CHECKED: JAW

JOB NO.: 25021

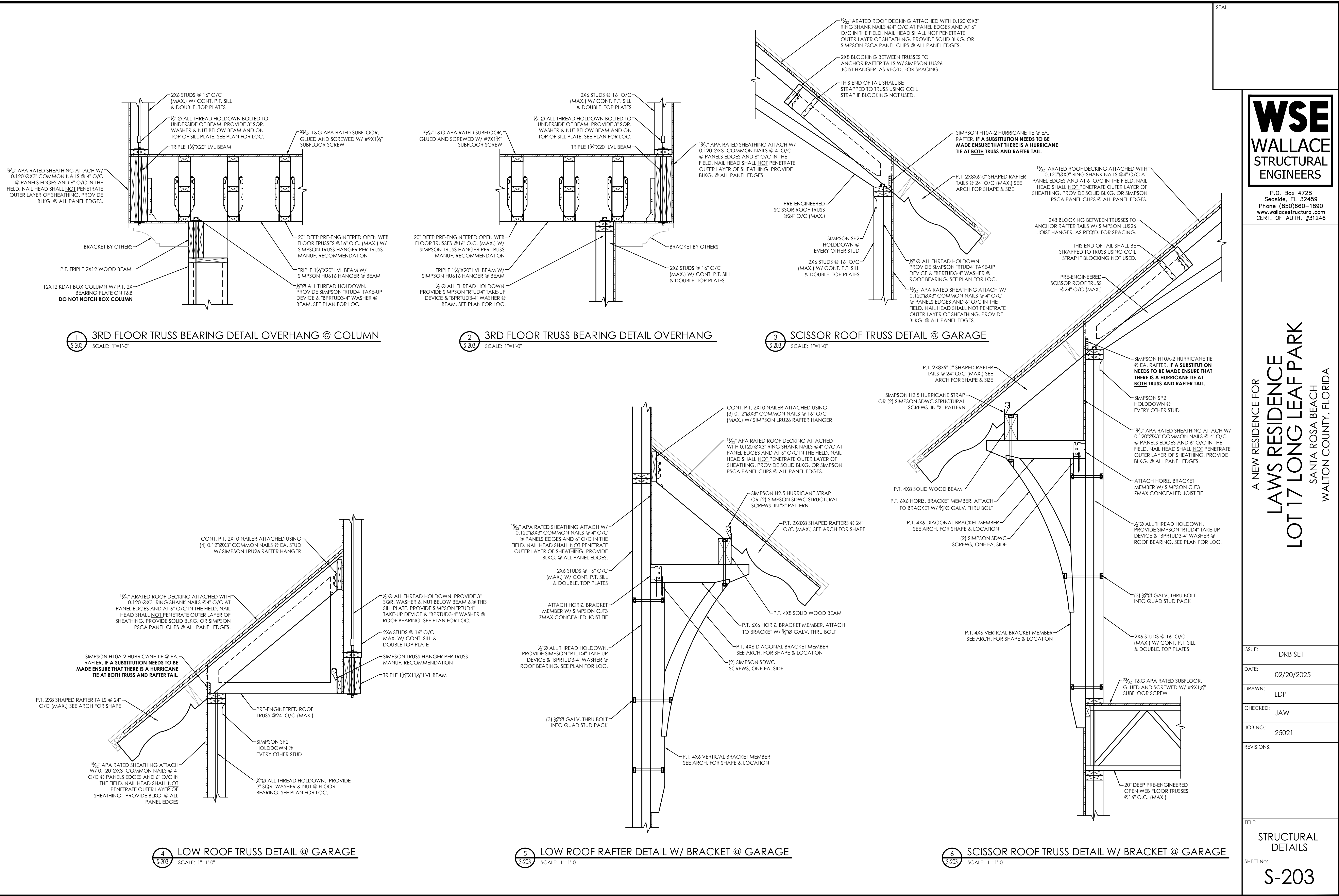
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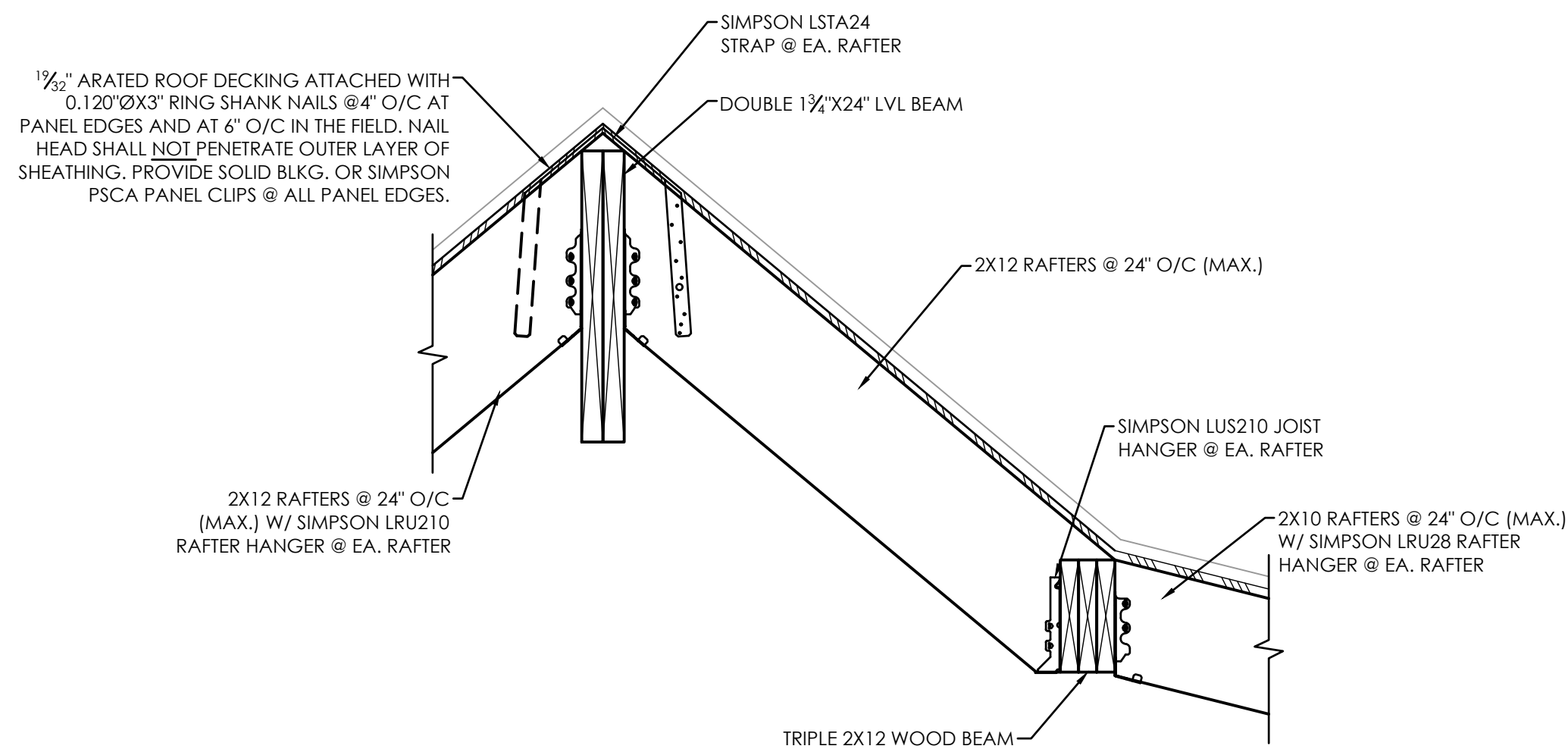
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**STRUCTURAL
DETAILS**

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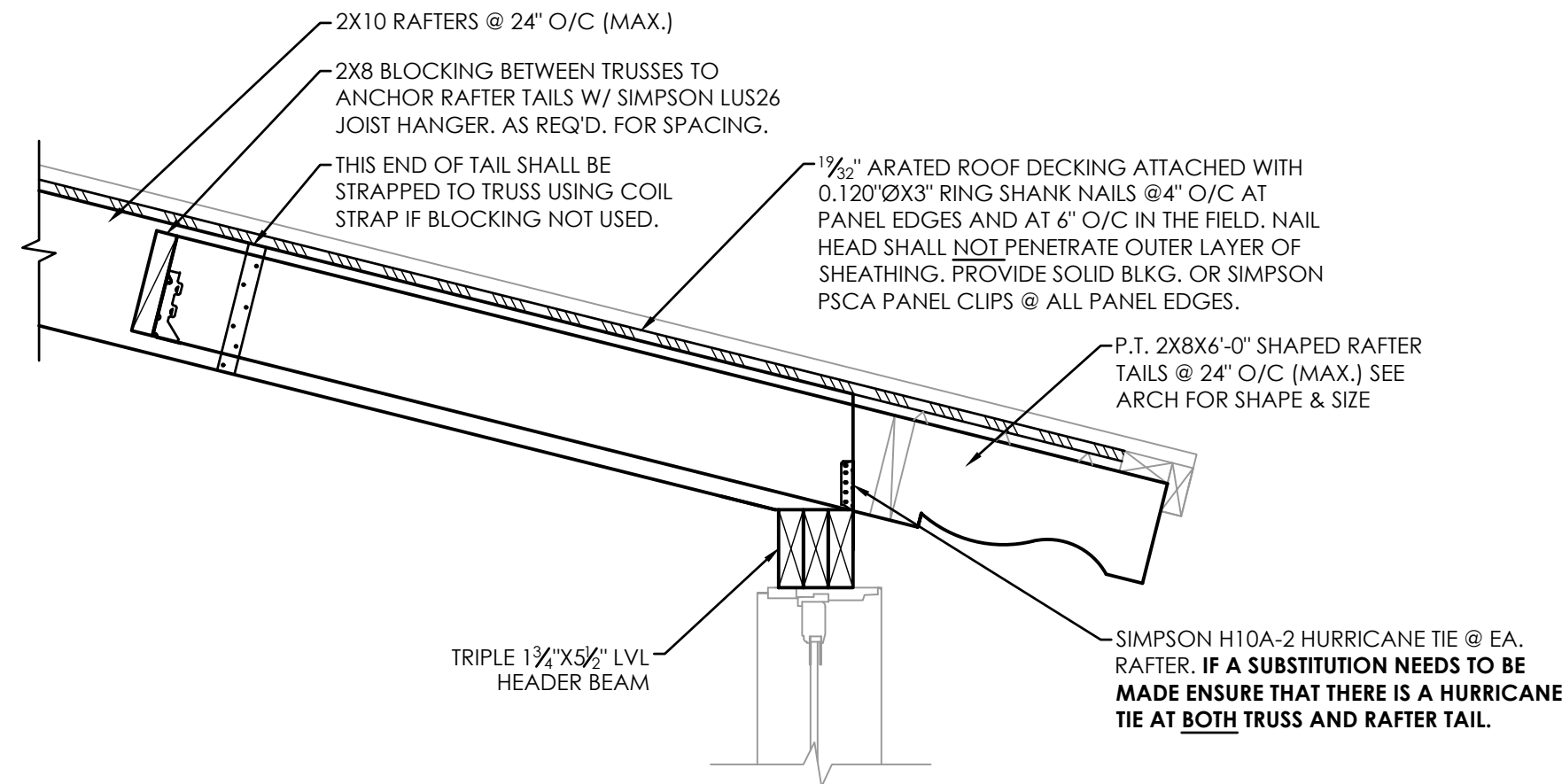
S-202

2/20/2025 1:14 PM

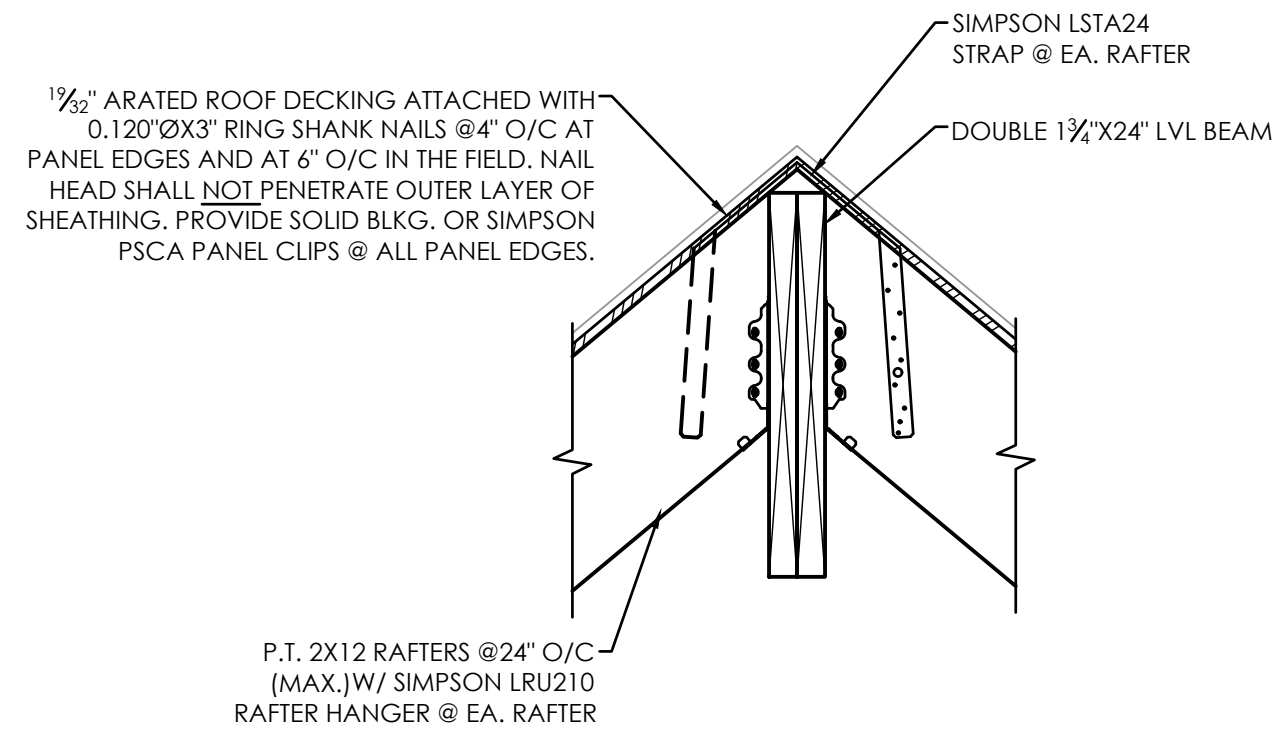




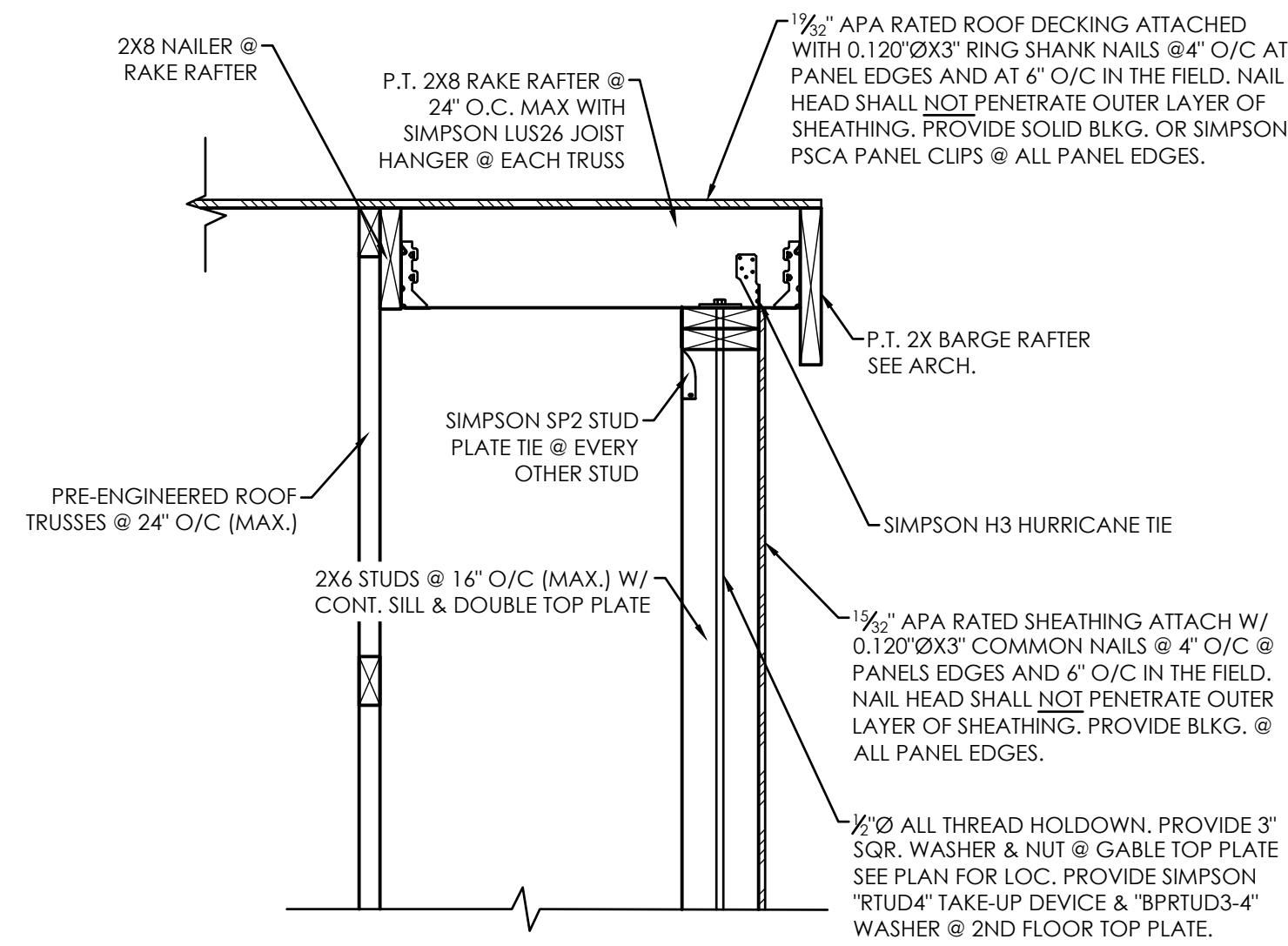
1 RIDGE BEAM DETAIL @ DORMER
S-204 SCALE: 1"=1'-0"



2 RAFTER BEARING DETAIL @ DORMER
S-204 SCALE: 1"=1'-0"



3 RIDGE BEAM DETAIL
S-204 SCALE: 1"=1'-0"



4 RAKE RAFTER DETAIL
S-204 SCALE: 1"=1'-0"

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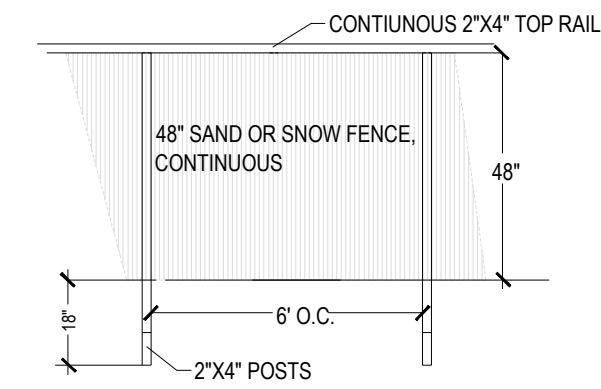
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DETAILS

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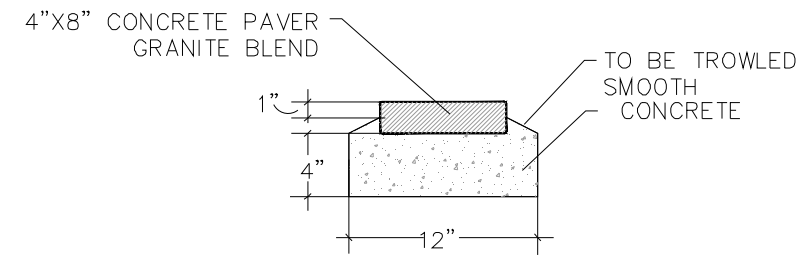
S-204

PROTECTIVE FENCE DETAIL



PROVIDED BY THE DEVELOPER, NOT TO SCALE

PAVER NOTES:
COLOR GRANITE BLEND
SIZE 8x8 / 8x8
PATTERN COBBLE PATTERN
BASE MATERIAL CRUSHED LIMESTONE BASE WITH 2" SAND TOPPING
VEHICULAR 6" DEPTH
PEDESTRIAN 4" DEPTH
EDGE RESTRAINT VEHICULAR - SEE DETAIL
PEDESTRIAN - BELOW GRADE MORTAR BED



PAVER BORDER DETAIL, N.T.S.

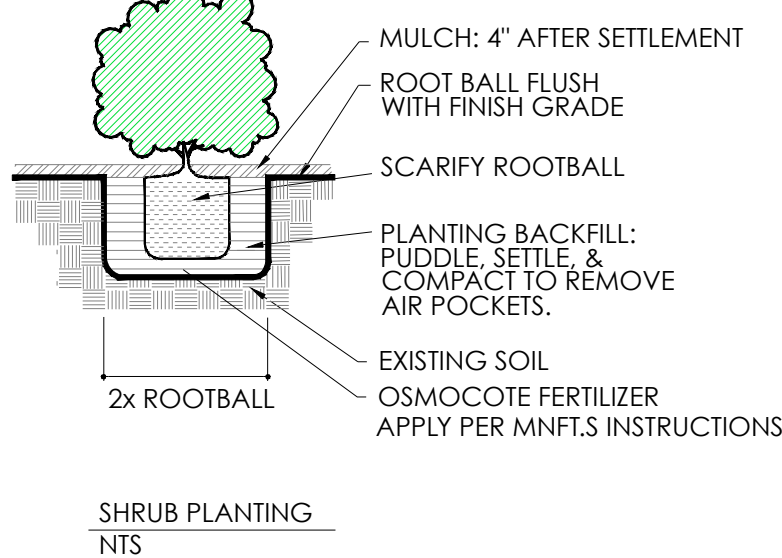
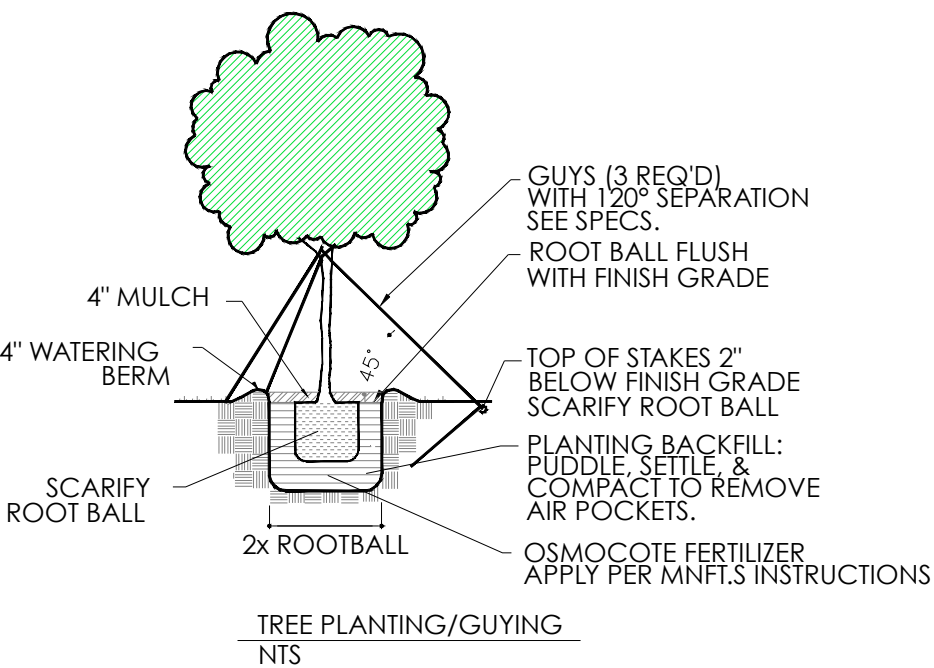
IRRIGATION NOTES

- CONTRACTOR TO INSTALL RAIN BIRD PRESSURE COMPENSATING EMITTERS TO ESTABLISH THE FOLLOWING FLOW RATES.
#1 1/2 Gal / Day
#3 1 Gal / Day
#7 2 Gal / Day
#15 5 Gal / Day
Trees 10 Gal per caliper inch / Day
- CONNECTION FROM 16 MM. TO EMITTER TO BE MADE WITH " SPAGHETTI TUBING.
- CONTRACTOR TO ROUTE ALL PIPING TO INSURE MINIMAL DISTURBANCE TO EXISTING VEGETATION.
- P.V.C. PIPING TO BE BURIED A MINIMUM OF 12".
- ALL 16MM. BLUE STRIPE TO BE INSTALLED AT GRADE AND COVERED WITH A MINIMUM OF 4" OF PINESTRAW.
- CONTROL WIRE TO BE A MINIMUM 18 GAUGE DIRECT BURIAL WIRE.
- USE 3M DBY SPLICE KITS AT ALL CONNECTION POINTS.
- CONTROL VALVES TO BE PLACED IN 6" ROUND VALVE BOXES.
- WHEN TEMPERATURES FALL BELOW 40 DEGREES FAHRENHEIT DISCONNECT AND DRAIN SYSTEM TO PREVENT FREEZE DAMAGE.

PLANTING NOTES

- Contractor shall complete soil test in all planting areas to determine soil amendment requirements and submit test results to LA for approval. Contractor shall adjust pH and fertility based upon these results. No addition to or placement of soil is to be done prior to the initial soil test report approval. Testing shall be done by a suitable laboratory. No planting shall begin until results and proper adjustment have been made.
- Scarify ALL rootballs to prevent plant from becoming pot-bound.
- Plants shall be set so that the top of the rootball is flush with finish grade after settlement.
- Back row of shrubs shall be planted 36" from face of building wall, groundcovers shall be 12" from building or as required by conditions. Front row of shrubs shall be planted a minimum of 24" behind (12" for groundcover) bedlines at lawns or walks and minimum 36" back from curbs, driveways, and parking areas.
- All planting beds shall be mulched with 4" of clean pine straw.
- All trees over eight (8) feet high shall be staked and guyed on three sides. See detail. All guy wires shall be removed at the end of the guarantee period.
- All planting areas are to have 3 inches of 50/50 mix of composted pine bark and mushroom compost filled into the top 6 inches of soil. All container grown material shall have the root ball scored to prevent early decline.

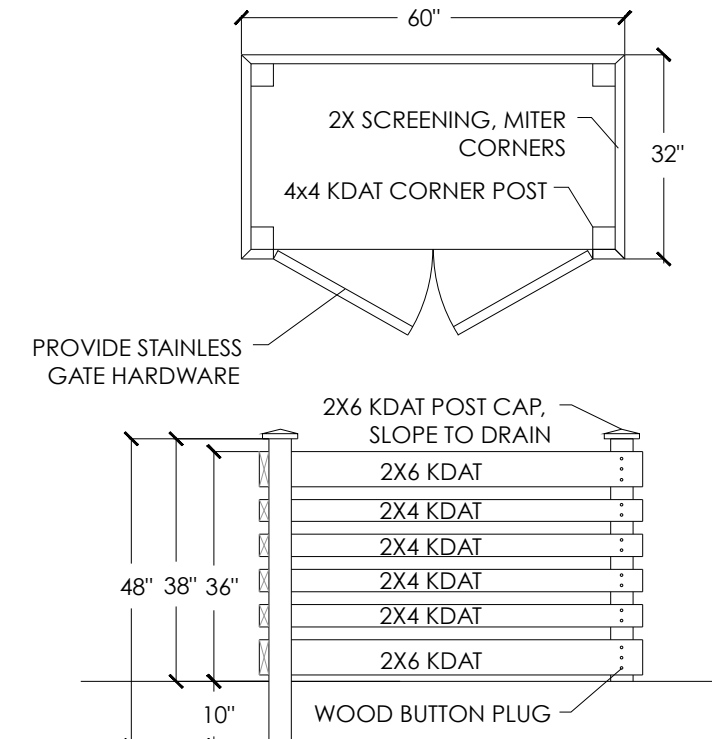
PLANTING DETAILS



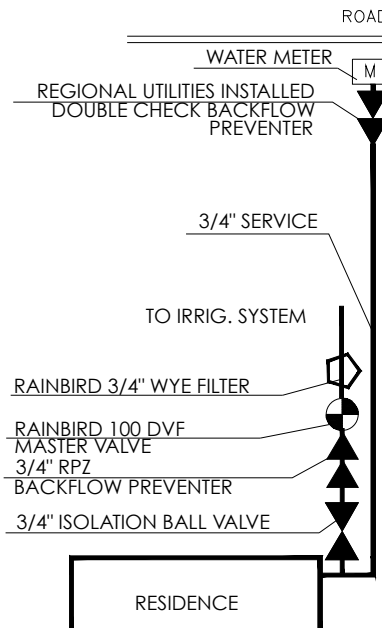
SHRUB PLANTING NTS

GATED GARBAGE CRIB

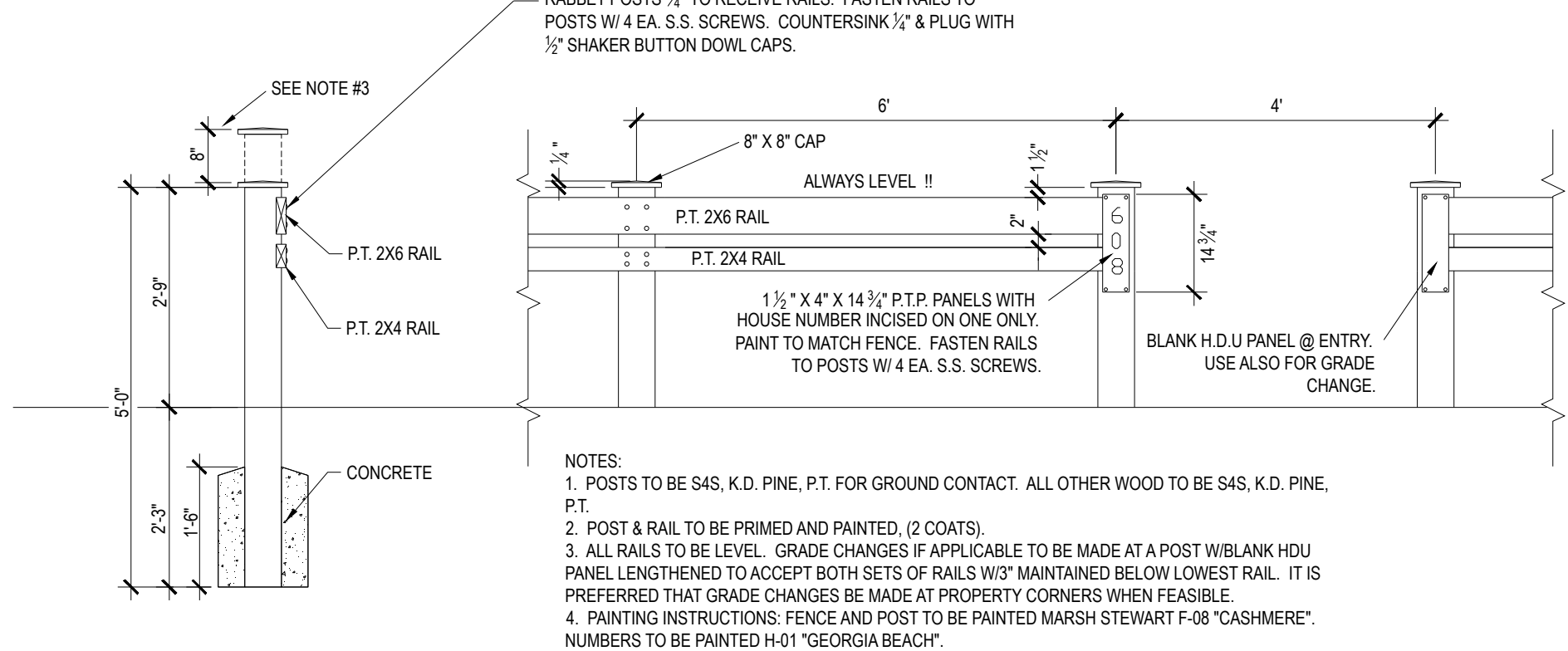
PROVIDED BY THE DEVELOPER, NOT TO SCALE



POINT OF CONNECTION DETAIL

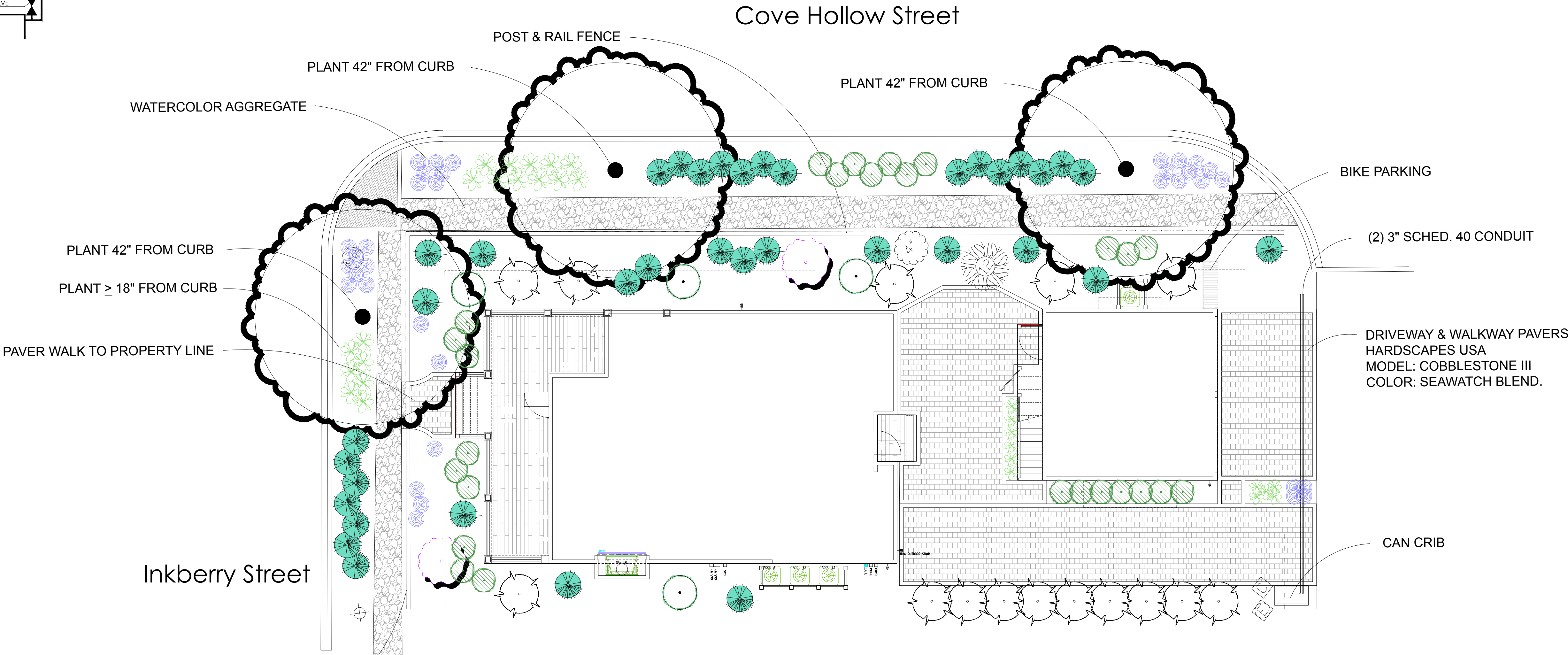


POST & RAIL FENCE DETAIL

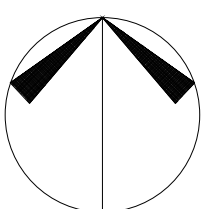


PLANTING SCHEDULE

	3	3.5" cal.	Quercus geminata	Sand Live Oak
	2	#15	Vitex agnus castus	Vitex
	15	#15	Myrica cerifera	Wax Myrtle
	4	#15	Ilex vomitoria	Yaupon Holly
	37	#7	Serenoa repens	Green Palmetto
	26	#7	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly
	30	#7	Zamia integrifolia	Coontie Palm
	35	#1	Tradescantia virginiana	Spiderwort



landscape plan
SCALE: 1/8"=1'-0"
FT. 0 5 10



LAWS RESIDENCE
LOT 17 PHASE 2
WATERCOLOR, WALTON COUNTY, FLORIDA

SHEET NUMBER
L-1 OF 1
2/3/25

date revision

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