GENERAL NOTES:

1. All dimensions are to face of stud unless otherwise noted.

2. The contractor shall field verify all conditions and site dimensions prior to any work and shall be responsible for all ways and means of construction including that furnished by subcontractors.

3. First floor plate heights @ 9'0" above finished floor typ.

4. Window and door head heights @ 6'8" above finished floor typ.

5. All windows to be un-mulled. Provide 2@2x4s as blocking between.

6. Contractor to use dimensions shown on drawings. Do not scale drawings.

7. All construction shall comply with the applicable current building codes (FBC Residential 8th Edition 2023) and local restrictions. If these documents are to be used in future code editions, documents have to be updated to meet those new codes.

8. It shall be the responsibility of the contractor to locate all mechanical and electrical services and distribution systems whether shown or not, and to protect them from damage. The contractor shall bear all expense or repair or replacement of utilities or other property damaged by operations in conjunction with the performance of the work.

9. Existing electrical service to existing house is overhead to remain. New services to the attached and detached ADUs shall be underground. Electrician shall coordinate with GRU on the layout of the underground conduit. Individual water and sewer per unit are required.

10. All work shall be accomplished with quality workmanship. All materials shall be installed in strict accordance with the manufacturer's instructions and recommendations. Materials and methods shall conform to the appropriate trade books.

11. The contractor shall be responsible for job safety, and shall take all necessary precautions to ensure safety of works and occupants at all times.

12. Reuse of these documents will require submission of a site plan specific to the project location. Building plans may need to be modified to meet the specific site conditions.

13. Any modification to these plans is the sole responsibility of the Permit Applicant.

WIND LOAD DESIGN CRITERIA:

Exposure B
Wind Speed – 130 mph
All exterior walls are shear walls.

SQUARE FOOTAGE (SF):

Conditioned Space:	659 SF
Unconditioned Space (porch):	102 SF
Total SF Under Roof:	761 SF
Concrete Walkways:	

UTILITIES:

FBC Residential Code Prescriptive Foundation Design (R301.1.1, R301.2.1.1) Requirements:

Foundation: Concrete footer, minimum 2500psf Table R402.2
Stemwall Foundation with Slab on Grade, Footing Detail G selected
Concrete: 2500psf R402.4
Uplift (plf): Table R401.1 = 117plf
Soil Bearing Capacity 1500 psf Table R401.4.1
Minimum Footer size: 6" depth x 14" wide Table R403.1(3)
(10" deep x 20" wide selected to accommodate the width of a standard sled type gas powered mechanical plate compactor)

American Wood Council Wood Frame Construction Manual Prescriptive Design Limitations:

****All minimum requirements are met or exceeded.****

Attribute	Limitation	Used in This Project
Building Roof Height	33'	15'
Number of stories	3	1
Length & Width	80'	68' (including front porch)
Wall height	10'	9'
Wall stud spacing	24" oc	16" oc
Rafter span	26'	15' max
Rafter spacing	24" oc	16" oc

Table 3.15 – Minimum Ceiling Length When Bracing Gable Endwall for Wind Loads
Required length of ceiling diaphragm = 8'

Table 3.2 – Sill or Bottom Plate to Foundation Connection
Required capacity of connection = 94 plf

Table 3.2B Bottom Plate to Foundation Connections Resisting Lateral and Shear Loads from Wind
½" anchor bolts maximum spacing = 32"oc
5/8" anchor bolts maximum spacing = 48"

Table 3.2C Sill or Bottom Plate to Foundation Connections Resisting Uplift Loads from Wind
8' end zones maximum anchor bolt spacing = 57"
Interior zones maximum anchor bolt spacing = 66"

Table 3.4 Rafter/Truss Framing to Wall Connection Requirements for Wind Loads
Required capacity of connector = 299 lbs

Table 3.4A Rafter and/or Ceiling Joist to Top Plate Lateral and Shear Connection Requirements
Required number of 16d common or 40d box nails in each rafter to top plate connection = 4

Table 3.4B Shear Wall Resisting Uplift and Shear
Sheathing thickness = 7/16" OSB, Shear wall nailing = 8d common nails @ 4" panel edge spacing and 12" in the field

Table 3.5A Top and Bottom Plate to Stud Lateral Connections for Wind Loads
Required number of 16d common or 40d box nails per stud to plate connection = 2

Table 3.6 Ridge Connection Requirements for Wind
Required capacity for ridge connection = 228 plf

Table 3.7 Header Connection Requirements for Wind
For 3'-4' opening, connector uplift load = 299, lateral load = 222
For 6'-7' opening, connector uplift load = 598, lateral load = 443

Table 3.9A Rafter/Ceiling Joist Heel Joint Connection Requirements
At a 4/12 pitch with rafters at 24" OC, the required number of 16d common or 40d box nails per heel joint connection = 8

Table 3.10A Roof Sheathing Attachment Requirements for Wind Loads (7/16" panel)
Interior zone:
nail spacing at panel edges = 6"
nail spacing at intermediate supports in the panel field = 12"
Perimeter edge zone:
nail spacing at panel edges = 6"
nail spacing at intermediate supports in the panel field = 6"

Table 3.11 Wall Sheathing and Cladding Attachment Requirements for Wind Loads
Interior zone:
nail spacing at panel edges = 6"
nail spacing at intermediate supports in the panel field = 12"
Perimeter edge zone:
nail spacing at panel edges = 6"
nail spacing at intermediate supports in the panel field = 12"

Table 3.12A Roof Sheathing Requirements for Wind Loads
Minimum nominal panel thickness = 3/8" (7/16" selected)

Table 3.13 Wall Sheathing Requirements for Wind Loads
Minimum board thickness = 3/8" (7/16" selected)

Table 3.13B Wall Cladding Requirements for Wind Loads
Minimum hardie board panel thickness = 3/8"
Minimum hardie lap siding thickness = 7/16"

Table 3.17F Segmented and Perforated Shear Wall Hold-down Capacity Requirements
Required hold-down capacity of connector for wind = 3488 lbs

Table 3.20 Size, Height and Spacing Limits for Wood Studs
Maximum stud spacing for 1 floor = 24"OC

Table 3.23C Full Height Stud Requirements for Headers or Window Sill Plates in Exterior Walls Resisting Wind Loads
4' span requires 2 full height studs at each end of header
8' span requires 3 full height studs at each end of header

1 SITE PLAN

PROJECT NAME:

City of Gainesville Accessory Dwelling Unit Initiative

Model: Sweetwater (722 B)

OWNER:

DEVELOPER:

SURVEYOR:

DESIGNERS:

City of Gainesville
Department of Sustainable Development
306 NE 6th Ave, Thomas Center B
Gainesville, FL 32601
Tel. 352-334-5050

This Accessory Dwelling Unit (ADU) Construction Plan ("ADU Plans") was prepared by the City of Gainesville for general distribution to the public in an effort to promote affordable housing opportunities. Any person or entity that accepts or uses these generally-distributed ADU Plans ("User") agrees to assume any and all risks incidental to or inherent in such acceptance or use of the ADU Plans, and any and all use of or modification to the ADU Plans is the sole responsibility of the User. All construction pursued in accordance with the ADU Plans must comply with the applicable current building codes (FBC Residential 8th Edition 2023, as may be amended) and all applicable local codes and regulations. The City of Gainesville and its elected and appointed officials, officers, employees, and agents ("Released Parties") are not responsible for the ways and means of construction by the User or any of User's agents, employees, partners, contractors, or subcontractors, pursued in accordance with the ADU Plans, and the Released Parties provide no warranty and assume no liability for any acceptance or use of the ADU Plans.

By User's willful act of accepting or using the ADU Plans, User agrees to release and forever discharge the Released Parties of and from all liabilities, claims, suits, actions, damages, costs, or expenses of any nature arising out of or in any way connected with User's acceptance or use of the ADU Plans. User further agrees to indemnify and hold each of the Released Parties harmless against any and all such liabilities, judgments, losses, claims, actions, demands, damages, costs, fines, fees, expenses, liens, penalties, suits, proceedings, actions, costs of actions, and attorneys' fees for trial and on appeal (collectively, "Claims"), whether or not a lawsuit is filed, which Claims of any kind and nature are alleged or found to have arisen out of or to be in any way connected with User's acceptance and use of the ADU Plans or the use of the ADU Plans by any of User's agents, employees, partners, contractors, or subcontractors. User understands that this release and indemnity includes any claims based on any negligent act or omission, or reckless or intentional wrongful act or omission, of the Released Parties, and covers bodily injury (including death) and property loss or damage, before, during or after any acceptance of use of the ADU Plans.

DATE:	5/15/2025
PROJECT NUMBER:	
PROJECT PHASE:	
SCALE:	

SHEET NAME

Site Plan, Gen. Notes, Calculations, Codes

A1

DATE TIME STAMP: 5/8/2025 1:25:11 PM

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