

**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. 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.

**UTILITIES:**

**SQUARE FOOTAGE (SF):**

Conditioned Space: 475 SF  
 Unconditioned Space: 0 SF  
 Total SF under roof: 475 SF

**WIND LOAD DESIGN CRITERIA:**

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

**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:**

Attribute	Limitation	Used in Project
Building Roof Height	33'	15'
Number of stories	3	1
Length & Width	80'	25' max
Wall height	10'	8'
Wall stud spacing	24" oc	16" oc
Rafter span	26'	14' max

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 3.2A Sill Plate to Foundation Connections Resisting Shear Loads from Wind  
 Number of 1/2" anchor bolts required in sill plate = 5  
 Number of 5/8"

Table 3.2B Bottom Plate to Foundation Connections Resisting Lateral and Shear Loads from Wind  
 1/2" anchor bolts maximum spacing = 31" 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"

Table 3.13 Wall Sheathing Requirements for Wind Loads  
 Minimum board thickness = 3/8"

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

Site Plan

**PROJECT NAME:**

Home Investment Partnerships ARP - City of Gainesville Accessory Dwelling Units

Model: Depot (738C)

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

**DEVELOPER:** City of Gainesville  
 Office of Housing & Community Development  
 306 NE 6th Ave, Thomas Center B  
 Gainesville, FL 32601  
 Tel. 352-334-5026

**SURVEYOR:** JBPro  
 3530 NW 43rd St  
 Gainesville, FL 32606  
 Tel. 352-375-8999

**DESIGNERS:**



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

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<b>DATE:</b>	12/18/2025
<b>PROJECT NUMBER:</b>	
<b>PROJECT PHASE:</b>	
<b>SCALE:</b>	

**SHEET NAME**

Site Plan, Notes

A1

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