

A ROOF RENOVATION & NEW GARAGE ADDITION
FOR

ADAMSON BFAXTON

12474 E HIGHWAY 25
OCKLAWAHA

MARION COUNTY, FLORIDA

NOTE: NOT ALL NOTES APPLY TO THIS PROJECT

BUILDING CODES

FACILITY DESCRIPTION

TYPE OF ROOF - SLOPED
ROOF MATERIAL - METAL ROOFING

BUILDING AND SITE INFORMATION

ZONING - R1
LAND USE - SINGLE FAMILY RESIDENTIAL

BUILDING HEIGHT

ACTUAL HEIGHT - 16'-8" (1 STORY)

BUILDING AREA TABULATION

EXTD RESIDENCE - 2,581 SQ.FT.
NEW GARAGE - 660 SQ.FT.
TOTAL BLDG AREA - 3,241 SQ.FT.

SOIL BEARING CAPACITY

MINIMUM CODE REQUIREMENTS - 2000 LB PSF.
MINIMUM COMPACTION - 90% MOD. DRY DENSITY

TYPE OF CONSTRUCTION

TYPE V-8 UNPROTECTED, UNSPRINKLERED

OCCUPANCY CLASSIFICATION & LOAD

CLASSIFICATION - RESIDENTIAL

IMPORTANCE FACTOR - (1)

STRUCTURAL LOADS

ROOF LIVE LOADS - 20 P.S.F. REDUCIBLE
COLLATERAL LOAD - 2 P.S.F.
FLOOR LIVE LOADS - 40 P.S.F.
ULTIMATE WIND SPEED - 140 M.P.H.
NOMINAL WIND SPEED - 108 M.P.H.
BASIC VELOCITY P.S.F. - 38.47 P.S.F. @ 33'-0" MEAN ROOF HT.

FIRE RESISTANCE OF COMPONENTS

INTERIOR BEARING WALLS - N/A
EXTERIOR BEARING WALLS - N/A
COLUMNS AND BEAMS - N/A
ROOF/CEILING ASSEMBLY - N/A

PLUMBING REQUIREMENTS

RESIDENTIAL - N/A

EGRESS REQUIREMENTS

MINIMUM NUMBER OF EXITS - REQUIRED PROVIDED
1

WIDTH OF EGRESS DOOR- 36" HINGED ENTRANCE DOOR

FIRST FLOOR SLEEPING AREAS - 5 SQ.FT. OF GLASS
IN ROOMS W/O DOORS
TO THE EXTERIOR

EXTERIOR DOOR MANUFACTURER:

SEE ATTACHED DATA

WINDOW MANUFACTURER:

SEE ATTACHED DATA

METAL ROOF MANUFACTURER:

SEE ATTACHED DATA

ATTIC VENTILATION REQUIREMENTS

REQ'D: 3,241 SF / 300 = 10.80 SF
EAVE: 10.80/2 = 5.40
RIDGEVENT: 10.80/2 = 5.40
PROVIDE:
EAVE: 380 LF X 9/144/LF = 23.75 SF

NOTE: RIDGE VENTING IS TO BE PROVIDED IN ADDITION TO SOFFIT VENTILATION

DESIGN CODE REFERENCE

BUILDING CODE - FLORIDA RESIDENTIAL BUILDING CODE - 7TH EDITION (2020)
ELECTRICAL CODE - NATIONAL ELECTRIC CODE - 2017 EDITION
PLUMBING CODE - FLORIDA PLUMBING CODE - 7TH EDITION (2020)
MECHANICAL CODE - FLORIDA MECHANICAL CODE - 7TH EDITION (2020)
FIRE CODE - FLORIDA FIRE PREVENTION CODE - 7TH EDITION (2020)
GAS CODE - FLORIDA FUEL GAS CODE - 7TH EDITION (2020)
NFPA 58 - LIQUEFIED PETROLEUM GAS - (LATEST EDITION)
NFPA 13 - SPRINKLER SYSTEM INSTALLATION (LATEST EDITION)
NFPA 72 - NATIONAL FIRE ALARM CODE (LATEST EDITION)
NFPA 72E AUTOMATIC DETECTION DEVICES
NFPA LIFE SAFETY CODE (LATEST EDITION)
NFPA 80 - FIRE DOORS AND WINDOWS (LATEST EDITION)
ACI-318-14 BUILDING REQUIREMENTS FOR REINFORCED CONCRETE
AISC CODE OF STANDARD PRACTICE (MANUAL OF STEEL CONSTRUCTION, 9th EDITION)
S-310 SPECIFICATIONS FOR THE DESIGN FABRICATION AND ERECTION OF STEEL

CONSTRUCTION NOTES

GENERAL

G01 - THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR START OF CONSTRUCTION.
G02 - THE GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, ALL WORKERS AND ALL OTHER PEOPLE PRESENT DURING CONSTRUCTION. HE SHALL SUPERVISE AND DIRECT THE WORK AND BE RESPONSIBLE FOR ALL CONSTRUCTION.
G03 - THE GENERAL CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ANCHORS, EMBEDS, SUPPORTS, OR ANY OTHER ITEMS WHICH MAY EFFECT STRUCTURAL DRAWINGS.

FOUNDATION

F01 - ALL ORGANIC MATERIALS, REFUSE MATERIALS AND SOFT AREAS IN SOIL SHALL BE REMOVED AND THE SOIL PREPARED FOR AN ALLOWABLE BEARING PRESSURE OF 2000psi.
F02 - SHOULD THE CONTRACTOR DISCOVER ANY CONDITION WHICH COULD PREVENT THE ATTAINMENT OF THE STATED DESIGN PRESSURE, HE SHALL NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY.

SLAB ON GRADE

F03 - COMPACT INTERIOR FILL TO 95% MINIMUM MAX DRY DENSITY (MODIFIED PROCTOR, ASTM D1557-S8T OPTIMUM MOISTURE CONTENT). SOIL COMPACTION SHALL BE FIELD CONTROLLED BY A REPRESENTATIVE FROM A QUALIFIED LABORATORY APPROVED BY THE ENGINEER. EACH LAYER OF FILL SHALL NOT EXCEED 10" AND SHALL BE COMPACTED PRIOR TO THE PLACEMENT OF THE NEXT FILL LAYER.
F03 - ALL FLOOR SLABS SHALL BE PLACED UPON A 4" THICK SAND LAYER FOR FINE GRADING.

CONCRETE AND REINFORCING

C01 - CONCRETE WORK SHALL CONFORM TO ACI STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-14).

C02 - CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH AS FOLLOWS:

FOUNDATIONS, FILLED CELLS AND CONCRETE BEAMS - 3000psi

SLABS ON GRADE- 3000psi

C03 - ALL REBAR SHALL CONFORM TO ASTM-615, GRADE 60, AND SHALL LAP A MINIMUM OF 25" AT ALL JOINTS.

SLABS WITH FIBER MESH OR WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185-02.

C04 - COVER FOR ALL REINFORCING STEEL SHALL BE AS FOLLOWS (UNLESS NOTED):

ALL FOOTINGS - 3"

SLABS ON GRADE - 1-1/2" FROM TOP OF CONCRETE

ALL BEAMS - 1-1/2" ON STIRRUPS

C05 - VERTICAL REBAR WALL REINFORCING SHALL BE A STANDARD HOOK WITH A 25" PROJECTION ABOVE SLAB AND HAVE A MINIMUM 7" EMBEDMENT.

MASONRY

M01 - ALL MASONRY CONSTRUCTION SHALL CONFORM TO ACI STANDARD BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-14).

M02 - ALL CONCRETE BLOCKS SHALL CONFORM TO ASTM C 90. 128 DAY STRENGTH MUST EQUAL 2000psi, FM SHALL EQUAL 1500psi LAD IN A RUNNING BOND.

M03 - ALL MORTAR SHALL BE TYPE S OR M.

M04 - REINFORCE ALL CMU WALLS WITH A CONTINUOUS HORIZONTAL BOND BEAM GROUTED SOLID AND REINFORCED WITH A MINIMUM OF (1) #6 REBAR WITH A 25" OVERLAP AT EACH JOINT.

M05 - WHERE SHOWN, ALL VERTICAL CELLS OF BLOCK MASONRY SHALL BE FILLED WITH 3000psi GROUT HAVING A 28 DAY STRENGTH OF 3000psi AND A GROUND SLUMP NOT LESS THAN 8". REINFORCE WITH A MINIMUM OF (1) #6 VERTICAL REBAR WITH A MINIMUM 31" OVERLAP AT EACH JOINT.

M06 - GROUT FOR FILLED CELLS SHALL BE POURED OR PUMPED IN LIFTS NOT TO EXCEED 10'-0" IN HEIGHT AND SHALL BE CONSOLIDATED AT THE TIME OF POURING BY RODDING OR VIBRATING.

M07 - PROVIDE KNOCKOUTS IN CMU AT 14" BASE OF EACH FILLED CELL TO ALLOW VISUAL VERIFICATION OF COMPLETE GROUT PENETRATION.

STRUCTURAL LUMBER

L01 - ALL STRUCTURAL AND LOAD BEARING WALLS SHALL HAVE A MINIMUM FB OF 1200psi.

L02 - WALLS HIGHER THAN 9'-0" SHALL HAVE INTERMEDIATE BRIDGING SPACED NOT GREATER THAN 72" APART.

L03 - ALL LOAD BEARING WALLS SHALL HAVE A DOUBLE SYP No.2 TOP PLATE.

L04 - ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESURE TREATED.

STRUCTURAL STEEL

S01 - STEEL WORK SHALL CONFORM TO THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS (USE THE LATEST EDITION).

DRAWING INDEX

ARCHITECTURAL

COVER - BUILDING CODE DATA

A1 - EXTERIOR ELEVATIONS

A2 - FLOOR PLAN
DOOR AND WINDOW SCHEDULES

A3 - SECTION DETAILS

E1 - ELECTRICAL PLAN

S1 - FOUNDATION PLAN
UNTEL PLAN

S2 - ROOF FRAMING PLAN



Seven
Gates
Design



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#0035-03/09

ROOF RENOVATION AND
NEW GARAGE ADDITION

124474 E Highway 25,
Ocklawaha, FL 32250

SEVEN GATES DESIGN LLC.

2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

C-01

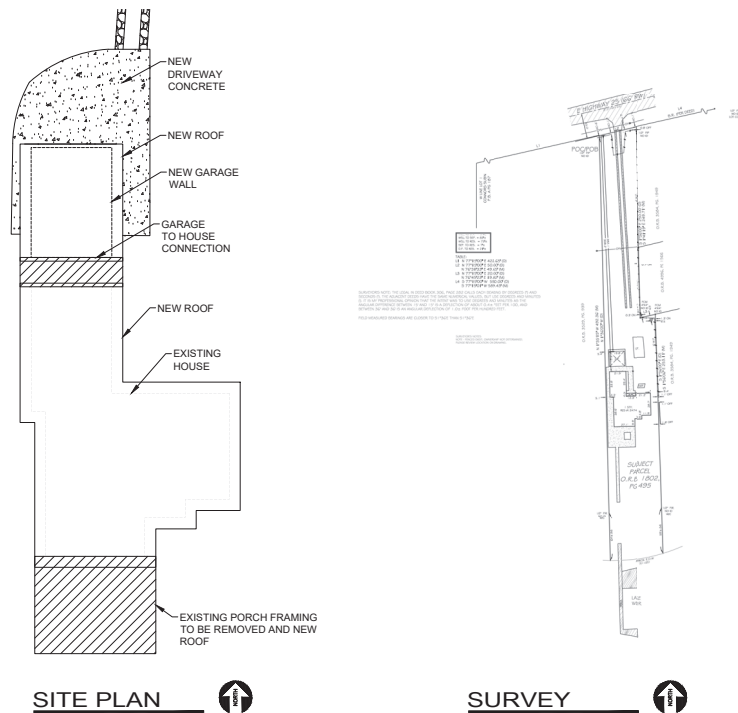
GENERAL NOTES

REV. #	DATE

SCALE	AS SHOWN
DESIGN BY	Samer Attallah
DRAWING BY	Samer Attallah
DATE	01-12-2026
DWG #	C-01

ROOF RENOVATION AND NEW GARAGE ADDITION

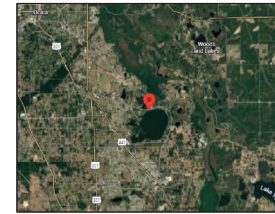
12474 E HIGHWAY 25,
OCKLAWAHA, FLORIDA 32250



SCOPE OF WORK

- BUILD NEW 876 SQFT WOOD FRAMING ROOM AT THE BACK YARD.
- BUILD NEW 224 SQFT ROOF FRAMING - GARAGE TO HOUSE CONNECTION.
- EXCAVATE AND POUR CONCRETE FOOTERS FOR FOUR POSTS.
- BUILD FRAMING WORK, BEAMS & RAFTERS AS INDICATED IN THE PLANS.
- MAKE FINAL WOOD TREATMENT (PAINT OR SEAL AS NEEDED).

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02/18/2026



VICINITY MAP



LOCATION MAP



THE STRUCTURE IS LOCATED IN E HWY 25, OCKLAWAHA, FL, USA CATEGORIZED AS EXPOSURE D (ASSUMED TO BE HOMOGENEOUS FOR THE SELECTED WIND DIRECTION), THE WIND LOAD CALCULATION FOR THE STRUCTURE - COMPONENTS AND CLADDINGS - IS BASED ON THE DIRECTIONAL PROCEDURE (CHAPTER 27) AND COMPONENTS AND CLADDINGS (CHAPTER 30) OF ASCE 7. MOREOVER, THE STRUCTURE IS CLASSIFIED AS RISK CATEGORY II. THE LOCATION IS ELEVATED AT 65.31 FT ABOVE MEAN SEA LEVEL- WIND SPEED: 131 MPH -WIND DIRECTIONALITY FACTOR, $K_{dt}=0.85$, -TOPOGRAPHIC FACTOR, $K_{zt}=1$, -GROUND ELEVATION FACTOR, $K_e=0.99764$ -VELOCITY PRESSURE EXPOSURE COEFFICIENT, $K_z=1.035$, -VELOCITY PRESSURE, $q_z=45.364$ PSF

Direction	Exposure Category	K_z @ $h=14$ ft	K_{zt}	K_e	V (mph)	q_h (psf)
N	D	1.035	1	0.998	131	45.364
NE	D	1.035	1	0.998	131	45.364
E	D	1.035	1	0.998	131	45.364
SE	D	1.035	1	0.998	131	45.364
S	D	1.035	1	0.998	131	45.364
SW	D	1.035	1	0.998	131	45.364
W	D	1.035	1	0.998	131	45.364
NW	D	1.035	1	0.998	131	45.364

-INTERNAL PRESSURE COEFFICIENTS GCPI = ± 0.18

- EXTERNAL PRESSURE COEFFICIENTS:
FOR WALLS:

Effective Area (sq. ft.)	ZONE	+GCp	-GCp
12	4	0.998	-1.086
	5		-1.372

FOR ROOF:

Effective Area (sq. ft.)	ZONE	+GCp	-GCp
35	1		-1.448
	2	0.475	-1.989
	3		-2.621

FOR ROOF OVERHANG:

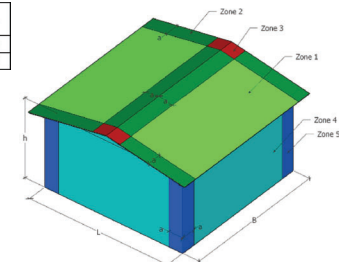
Effective Area (sq. ft.)	ZONE	+GCp	-GCp
35	1 (top) - 4 (below)		-2.361
	1 (top) - 4 (below)		-2.883
	2 (top) - 4 (below)		-3.526
	3 (top) - 5 (below)		-3.526

- A (WALL)=3 FT.

WIND PRESSURE FOR COMPONENTS AND CLADDING - CHAPTER 30.3 OF ASCE 7-22

Type of Cladding	Effective Area (ft.)	Zone	Level	Elevation ft	$p = q \cdot [(+GC) - (-GC)]$ (psf)	$p = q \cdot [(-GC) - (+GC)]$ (psf)
Wall Cladding	12	4	0 to h		44.961	-48.817
		5			44.961	-59.846
Roof Cladding		1			25.239	-62.756
		2			25.239	-83.639
		3			25.239	-107.993
Roof Overhang Cladding	35	1-4	Roof	14	-	-97.611
		1-5			-	-97.611
		2-4			-	-118.494
		2-5			-	-118.494
		3-4			-	-142.848
		3-5			-	-142.848

For Service (multiplied by 0.6)



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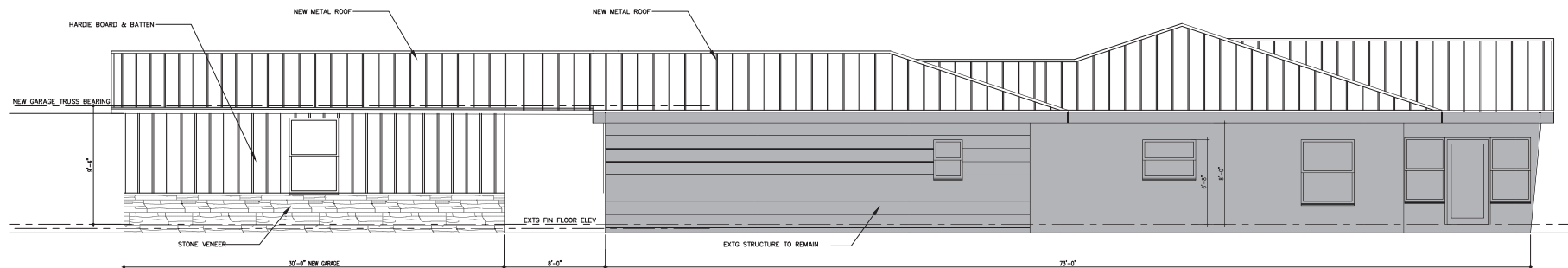
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SP-01

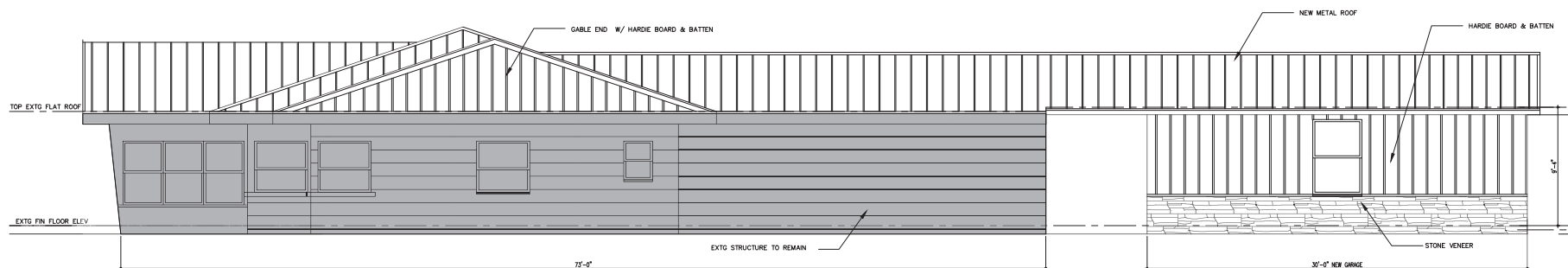
SITE PLAN,
VICINITY AND
LOCATION MAP

REV. #	DATE

SCALE	AS SHOWN
DESIGN BY	Samer Attallah
DRAWING BY	Samer Attallah
DATE	01-12-2026
DWG #	SP-01



1 RIGHT ELEVATION
A-01 SCALE: 1/4"=1'-0"



2 LEFT ELEVATION
A-01 SCALE: 1/4"=1'-0"



3 FRONT ELEVATION
A-01 SCALE: 1/4"=1'-0"

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02/18/2026



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Ocklawaha, FL 32250

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A-01

EXTERIOR
ELEVATIONS

REV. #	DATE

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DRAWING BY	Samer Attallah
DATE	01-12-2026
DWG #	A-01



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A-02

FLOOR PLAN

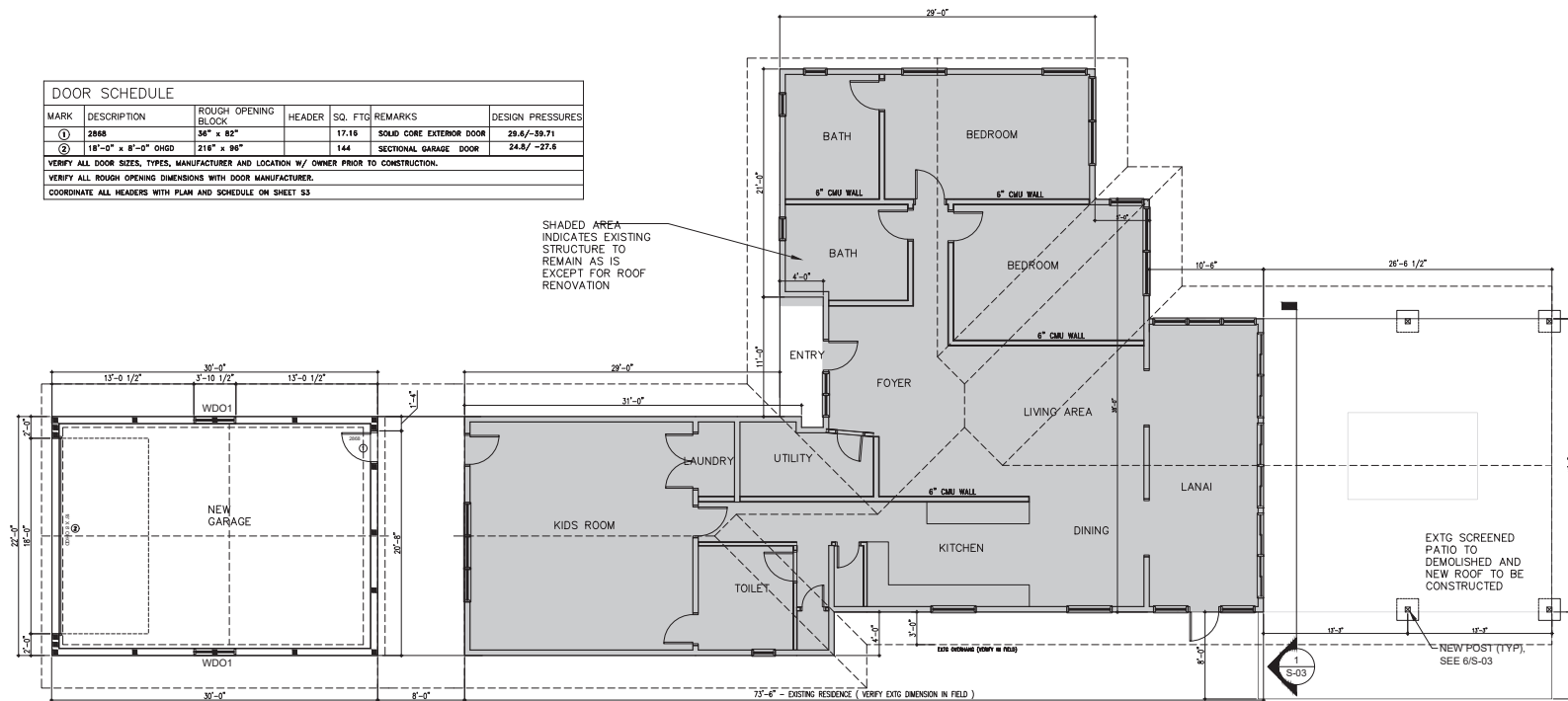
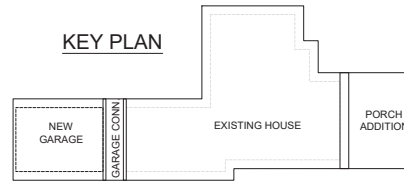
REV. #	DATE

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DATE	01-12-2026
DWG #	A-02

WINDOW SCHEDULE				
MARK	SIZE	MATERIAL	DESCRIPTION & HARDWARE	REMARKS
WD01	3'-10 1/2" x 6'-0"	ALUM OR VINYL W/ GLASS	DOUBLE GLASS PAKES - STANDARD HINGES AND HANDLE PER MANUFACTURER STANDARD	WINDOW SILL: 2'-6" A.F.F.

DOOR SCHEDULE					
MARK	DESCRIPTION	ROUGH OPENING BLOCK	HEADER	SQ. FTG	REMARKS
①	2888	34" x 83"		17.18	SOLID CORE EXTERIOR DOOR
②	18'-0" x 8'-0" OHSD	216" x 84"		144	SECTIONAL GARAGE DOOR
VERIFY ALL DOOR SIZES, TYPES, MANUFACTURER AND LOCATION W/ OWNER PRIOR TO CONSTRUCTION.					
VERIFY ALL DOOR SIZES, TYPES, MANUFACTURER AND LOCATION W/ OWNER PRIOR TO CONSTRUCTION.					
COORDINATE ALL HEADERS WITH PLAN AND SCHEDULE ON SHEET 53					

KEY PLAN

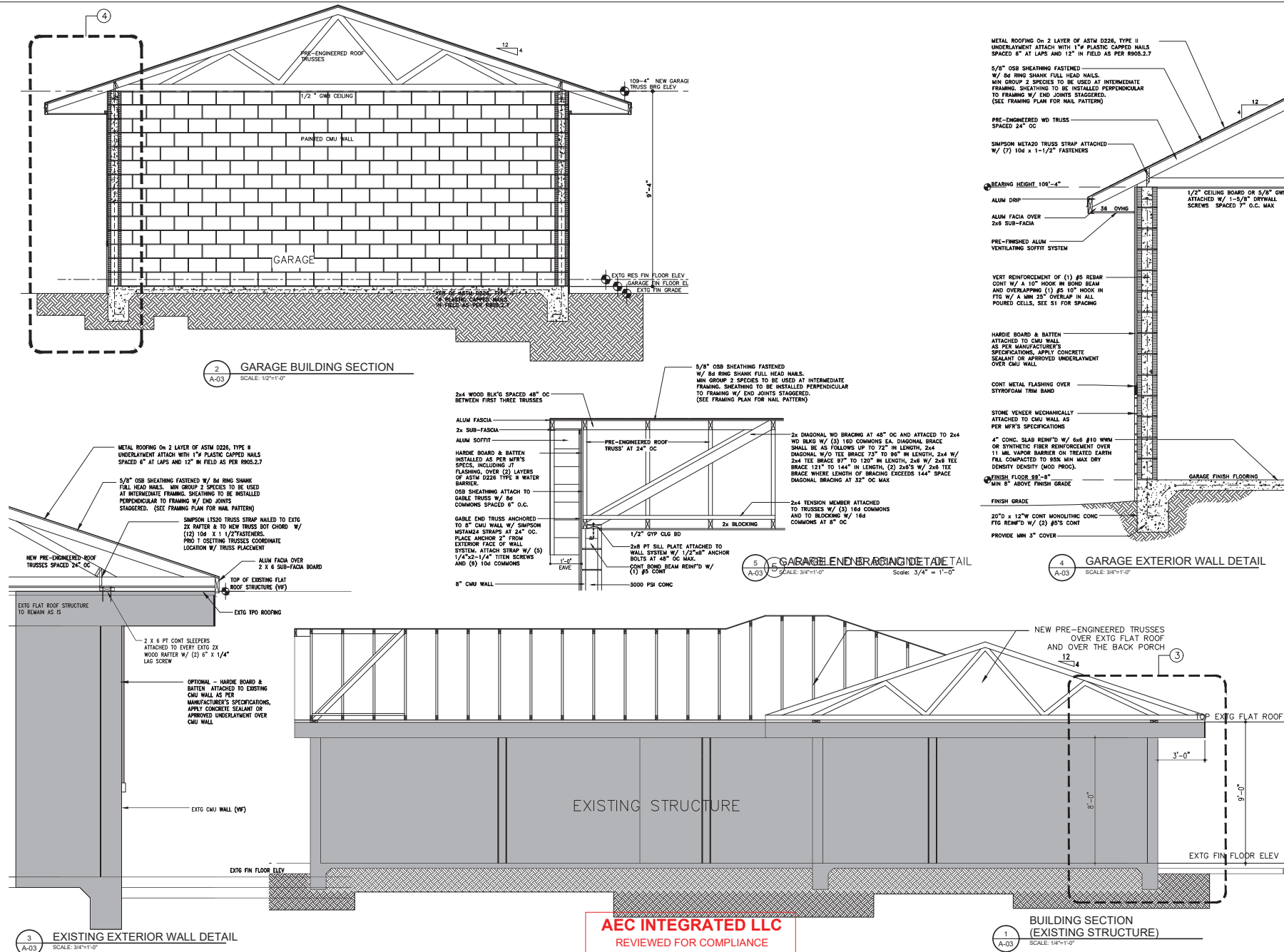


AREA CALCULATION	
EXTG LIVING AREA	2,581 SF
NEW GARAGE	660 SF
TOTAL BLDG AREA	3,241 SF

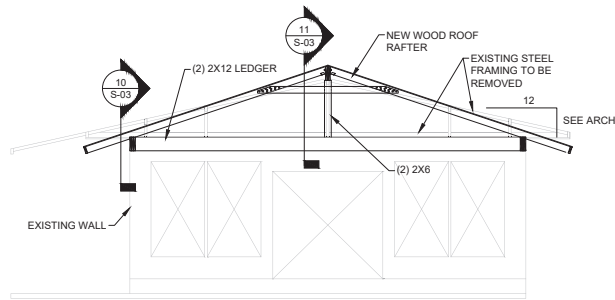
NOTE:
GENERAL CONTRACTOR TO VERIFY EXISTING RESIDENTIAL
STRUCTURE DIMENSIONS INCLUDING EXISTING ROOF
OVERHANG AND SUBMIT TO TRUSS ENGINEERS PRIOR TO
PRODUCTION OF PRE-ENGINEERED TRUSSES.

1
A-02 FLOOR PLAN
SCALE: 3/16"=1'-0"

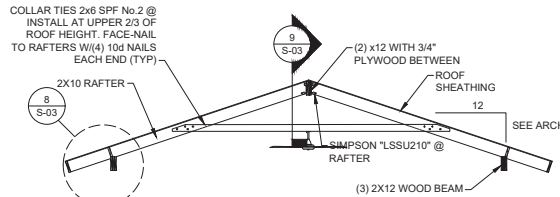
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02/18/2026



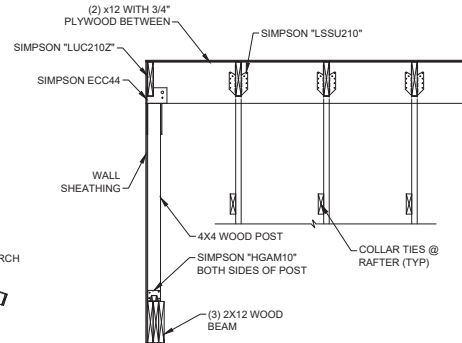
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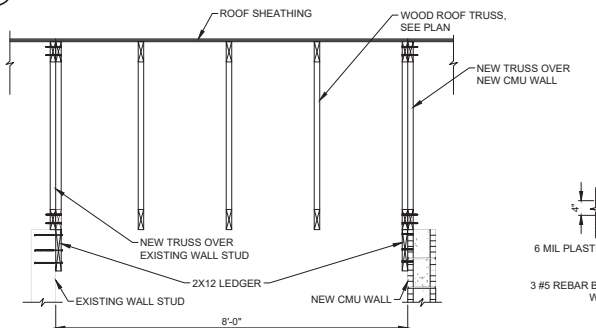
1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



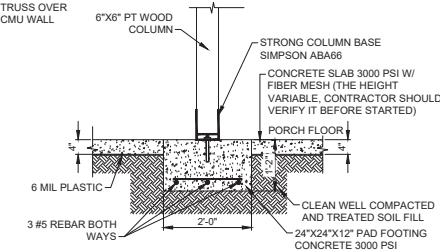
8 PORCH ROOF SECTION
SCALE: 3/4"=1'-0"



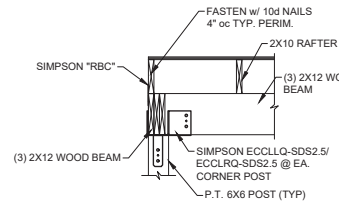
6 PORCH ROOF SECTION
SCALE: 3/4"=1'-0"



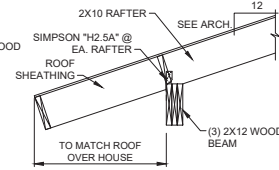
4 ROOF CONNECTION SECTION AT GARAGE WITH EXISTING HOUSE
SCALE: 3/4"=1'-0"



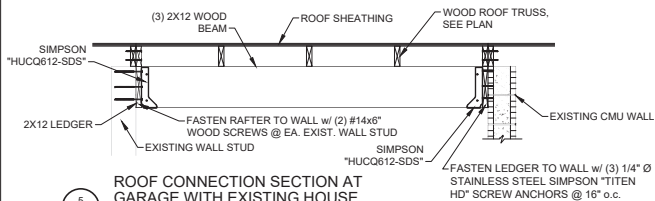
6 PORCH FOUNDATION SECTION
SCALE: 3/4"=1'-0"



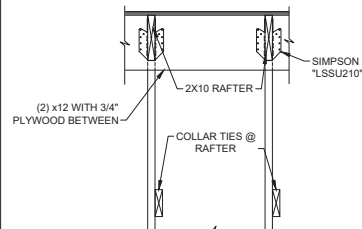
7 PORCH ROOF SECTION
SCALE: 3/4"=1'-0"



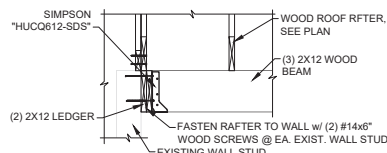
8 PORCH ROOF SECTION
SCALE: 3/4"=1'-0"



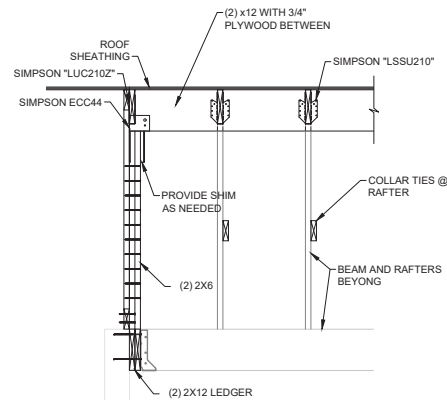
5 ROOF CONNECTION SECTION AT GARAGE WITH EXISTING HOUSE
SCALE: 3/4"=1'-0"



9 PORCH ROOF SECTION
SCALE: 1\"/>



10 CONNECTION SECTION AT EXISTING WALL
SCALE: 3/4"=1'-0"



11 PORCH ROOF SECTION
SCALE: 3/4"=1'-0"

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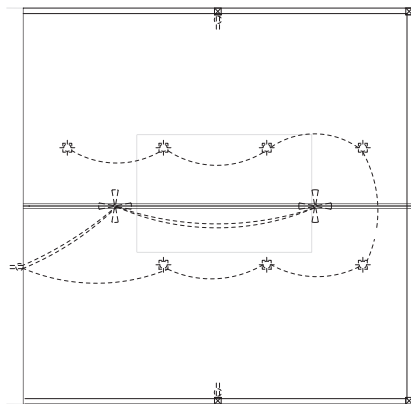
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2916 UNIVERSITY BLVD W, Suite 200
JACKSONVILLE, FL 32217

S-03

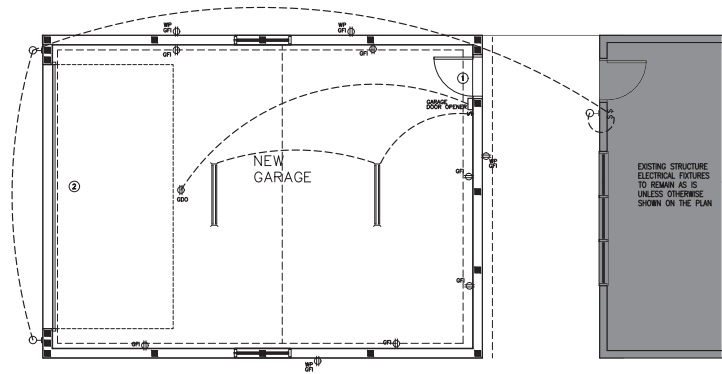
ELEVATION AND
SECTIONS

REV. #	DATE

SCALE	AS SHOWN
DESIGN BY	Samer Attallah
DRAWING BY	Samer Attallah
DATE	01-12-2026
DWG #	S-03



1
E-01
NEW PORCH
ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



2
E-01
NEW GARAGE
ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

NEW ELECTRICAL WIRING CIRCUIT INSTALLATION SHALL BE CONNECTED TO EXISTING ELECTRICAL PANEL. VERIFY EXISTING ELECTRICAL PANEL. IF CAN ADAPT ADDITIONAL FUTURE FROM NEW CONSTRUCTIONS OR A SUB PANEL SHALL BE PROVIDED. ALL ELECTRICAL WORKS & INSTALLATIONS SHALL BE UNDER THE SUPERVISION OF CERTIFIED ELECTRICIAN/ENGINEER. ALL ELECTRICAL WORKS & FIXTURES SHALL MEET THE LATEST ELECTRICAL BUILDING CODE.

ELECTRICAL SYMBOL KEY			
	SURFACE MOUNTED LIGHT	\$	SINGLE SWITCH
	WALL MOUNTED LIGHT	\$3	3-WAY SWITCH
	RECESSED CAN LIGHT	\$4	4-WAY SWITCH
	VAPOR-PROOF RECESSED	\$5	DIMMER SWITCH
	SUSPENDED PENDANT LIGHT		DOOR BELL CONNECTION
	VAPOR-PROOF HEAT LAMP		DOOR CHIME
	EXHAUST FAN		JUNCTION BOX
	EXHAUST FAN W/ LIGHT		TV OUTLET
	SINGLE BULB FLOURESCENT LIGHT		PHONE OUTLET
	DOUBLE BULB FLOURESCENT LIGHT		DATA OUTLET
	TRACK LIGHTING		THERMOSTAT
	EXTERIOR FLOODLIGHT		CUT-OFF SWITCH
	EXTERIOR PATH LIGHT		200 AMP ELEC. PANEL
	110 OUTLET		METER
	220 OUTLET		SMOKE AND CARBON MONOXIDE DETECTOR
	WATER-PROOF OUTLET		GARBAGE DISPOSAL
	GROUND FAULT OUTLET		CEILING FAN W/ LIGHT
	GFI FLOOR OUTLET		

AEC INTEGRATED LLC
REVIEWED FOR COMPLIANCE
ALI MARAR PE92978 (904) 422-2128
02/18/2026



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SAMER ATTALLAH, P.E., ON THE DATE INDICATED TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. FAC #1075-25006

ROOF RENOVATION AND
NEW GARAGE ADDITION
124474 E Highway 25,
Ocklawaha, FL 32250

SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

E-01

ELECTRICAL PLAN

REV. #	DATE

SCALE	AS SHOWN
DESIGN BY	Samer Attallah
DRAWING BY	Samer Attallah
DATE	01-12-2026
DWG #	E-01