TYPE OF CONSTRUCTION

Gable and/or Hip Construction, Wood Trusses @ 24" O.C.

2x 4 or 2x 6 Wood Studs @ 16" O.C. 4" Thk. Concrete Slab W/ 6x6/10:10 WWM ON CHAIRS @ 36" O.C., Foundation: Continuous monolithic footing or /Stem Wall foundation system

ROOF DECKING

Material: 19/32" CDX Plywood or 7/16" O.S.B. Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing

Fasteners: 10d Ring-Shank nails per schedule on sheet S.4

SHEARWALLS

Material: 1/2" CD Plywood or 7/16" O.S.B.

Sheet Size: 48"x96" Sheets Placed Vertical, stagger each sheet. Fasteners: 8d Common Nails @ 4" O.C. Edges & 8" O.C. Interior Dragstrut: Double Top Plate (S.Y.P.) W/16d Nails @ 12" O.C. Wall Studs: 2x 4 or 6 Wood Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: Wall Tension:

SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 10d NAILS Wall Sheathing Nailing is Adequate - 8d @ 4" O.C. Top & Bot. Porch Column Base Connector: Simpson ABU66/ABU66 @ each column (or equiv.) Porch Column to Beam Connector: Simpson EPC66/PC66 @ each column (or equiv.)

FOOTINGS AND FOUNDATIONS

Footing: 10"x 20" Cont. mono ftg. W/ (2) #5 Bars Cont. on chairs or (1) #3 Transverse @ 24" O.C. Stemwall: 8" C.M.U. W/1-#5 Vertical Dowel @ 48" O.C.

STRUCTURAL DESIGN CRITERIA:

THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE AND OTHER REFERENCED CODES AND SPECIFICATIONS, ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.

2. WIND LOAD CRITERIA: RISK CATAGORY: 2, EXPOSURE: "B"

BASED ON ANSI/ASCE 7-16. 2023 FBC 1609-A WIND YELOCITY: \forall_{ULT} = 130 MPH

...... 60 PSF

ROOF DESIGN LOADS: SUPERIMPOSED DEAD LOADS: 20 PSF SUPERIMPOSED LIVE LOADS: 20 PSF

4. FLOOR DESIGN LOADS: SUPERIMPOSED DEAD LOADS: 25 PSF SUPERIMPOSED LIVE LOADS: 40 PSF RESIDENTIAL

5. WIND NET UPLIFT: ARE AS INDICATED ON PLANS

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

BALCONIES

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 104.2.6

2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4 3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY

HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4 4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6".

EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8"

THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6 5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND

BACKFILL IS COMPLETE. FBC 1816.1.1 6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1816.1.2

7. BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT.

8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RET-ARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1816.1.4

9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1816.1.5 10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6

11. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 1816.1.6

12. ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT.

13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPART MENT BY # LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONS-UMER SERVICES". FBC 1816.1.7

14. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.1.3

15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

FRAMING ANCHOR SCHEDULE

CAP. APPLICATION MANUF'R/MODEL TRUSS TO WALL: 960# SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 10d NAILS GIRDER TRUSS TO POST/HEADER: 1785# SIMPSON LGT, W/ 28 - 16d NAILS HEADER TO KING STUD(S): SIMPSON ST22 1370# PLATE TO STUD: SIMPSON SP2 1065# STUD TO SILL: SIMPSON SP1 585# PORCH BEAM TO POST: SIMPSON PC44/EPC44 1700# PORCH POST TO FND.: (6) LOG TOE-SCREWS MISC. JOINTS SIMPSON A34

ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

NOTE:

REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

"SEMCO" PRODUCT APPROVAL

MIAMI/DADE COUNTY REPORT #95-0818.15

"SIMPSON" PRODUCT APPROVALS:

MIAMI/DADE COUNTY REPORT #97-0107.05, #96-1126.11, #99-0623.04 SBCC1 NER-443, NER-393

NONCOMBUSTIBLE FIREBLOCK ADD 2x FIREBLOCK REDUCE OPENING **CUT BETWEEN STUDS**

SOFFIT/DROPPED CLG.

→ DECK FRAM'G

2X4 LEDGER

APPLIED FINISH

1/0 CARPETED STAIR

2X4 FIRE STOP

B

TRIPLE P/T 2X10 CARRIAGE

CONT, P/T 2X4 KICK PLATE

EXTENDED CARRIAGE AT LANDINGS

PENETRATIONS

SCALE: NONE

HANDRAIL @ 34" ABOVE

THE PLANE OF NOSING

LINE OF APPLIED

(19) 7.15" RISERS W/

10" WIDE TREADS =

11'-4" TOTAL RISE

FIREBLOCKING NOTES:

FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
- 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
- 3. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYROPANEL MULTIFLEX SEALANT"
- 4. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

Fire Stopping DETAILS

<u>----</u>-∥⊠

Typical Stair DETAIL

FOOT HEA WOOD STAIR, W/ APPLIED FINISH

BUILDING COMPONENTS & CLADDING LOADS THEAN BUILDING HEIGHT = 30.0', EXPOSURE "E ROOF ANGLE 2T' TO 45"										
	ZONE	ZONE AREA		Yult II5 MPH		Vult 120 MPH		Vult 130 MPH		MPH
		(ft²)	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
	1	10	10.2	-20.3	11.1	-22.1	13	-26	15.1	-30.1
	1	20	10	-18	10	-19.6	11.3	-23	13.1	-26.7
	1	50	10	-15	10	-16.3	10	-19.2	10.5	-22.2
	1	100	10	-12.7	10	-13,8	10	-16.2	10	-18.8
ار ال	2e	10	10.2	-24.2	11.1	-26.3	13	-30.9	15.1	-35.9
₹.	2e	20	10	-19.1	10	-20.8	11.3	-24.4	13.1	-28.3
일 [2e	50	10	-11.9	10	-12.9	10	-15.1	10.5	-17.6
. 11	2e	100	10	-11.9	10	-12.9	10	-15.1	10	-17.6
<u> 7</u>	2r	10	10.2	-30.6	11.1	-33.3	13	-39.1	15.1	-45.4
ןן קֿ	2r	20	10	-25.7	10	-28	11.3	-32.8	13.1	-38.1
800k	21	50	10	-19.2	10	-20.9	10	-24.5	10.5	-28.4
۳ إ	2r	100	10	-14.3	10	-15.5	10	-18.2	10	-21.2
	3	10	10.2	-32.7	11.1	-35.6	13	-41.7	15.1	-48.4
	3	20	10	-24.6	10	-26.7	11.3	-31.4	13.1	-36.4
L	3	50	10	-14.3	10	+15.5	10	-18.2	10.5	-21.2
	3	100	10	-14.3	10	-15.5	10	-18.2	10	-21.2
	4	10	14.3	-15.5	15.5	-16.9	18.2	-19.8	21.2	-22.9
	4	20	13.6	-14.8	14.8	-16.1	17.4	-19	20.2	-22
	4	50	12.8	-14	13.9	-15.2	16.3	-17.9	19	-20.7
	4	100	12.1	-13.3	13.2	-14.5	15.5	-17.1	18	-19.8
վ Լ	4	500	10.6	-11.9	11.6	-12.9	13.6	-15.1	15.8	-17.6
MAH T	5	10	14.3	-19.1	15.5	-20.8	18.2	-24,4	21.2	-28.3
	5	20	13.6	-17.8	14.8	-19.4	17.4	-22.8	20.2	-26.4
	5	50	12.8	-16.1	13.9	-17.6	16.3	-20.6	19	-23.9
L	5	100	12.1	-14.8	13.2	-16.1	15.5	-19	18	-22
- 11	5	500	10.6	-11.9	11.6	-12.9	13.6	-15.1	15.8	-17.6

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING							
BLDG HEIGHT (ft)	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE				
15	.82	1.21	1.47				
20	.89	1.29	1.55				
25	.94	1.35	1.61				
3 <i>O</i>	1.00	1.40	1.66				

		2T ME	EAN B		IG HE	ENTS 4 GHT = 45^				
	ZON M M M M M M M M M M M M M M M M M M M		Yult 115 MPH		Yult 120 MPH		Vult 130 MPH		Vult 140 MPH	
		(ft²)	P06	Neg	P06	Neg	P06	Neg	P06	Neg
	1, 2e	10	10.6	-26.4	11.6	-28.7	13.6	-33.7	15.8	-39.1
2T	1, 2e	20	10	-26.4	10	-28.7	11.7	-33.7	13.6	-39.1
5	1, 2e	50	10	-16.1	10	-17.5	10	-20.6	10.8	-23.8
	1, 2e	100	10	-8.2	10	-9	10	-10.5	10	-122
<u>-</u>	2n, 2r, 3e	10	10.6	-38.5	11.6	-41.9	13.6	-49.2	15.8	-57
ROOF	2n, 2r, 3e	20	10	-33.2	10	-36.2	11.7	-42.4	13.6	-49.2
8	2n, 2r, 3e	50	10	-26.2	10	-28.5	10	-33.5	10.8	-38.8
W_	2n, 2r, 3e	100	10	-20.9	10	-22.8	10	-26.7	10	-31
	3г	10	10.6	-45,7	11.6	-49.8	13.6	-58.4	15.8	-67.8
	Зг	20	10	-39.2	10	-42.7	11.7	-50.1	13.6	-58.1
	3r	50	10	-30.5	10	-33.2	10	-39	10.8	-45.2
	3r	100	10	-24	10	-26.1	10	-30.6	10	-35.5

	Vult 140 1	MPH	NOTE!!!
	P06	Neg	ROOFSHINGLES SHALL BE AS MANUFACTURED
	15.8	-39.1	ROOFING PRODUCTS" OF THE FOLLOWING MOD
	13.6	-39.1	
	10.8	-23.8	GLASS-SEAL AR
	10	-12.2	ELITE GLASS-SEAL AR
	15.8	-57	HERITAGE 30 AR
	13.6	-49.2	HERITAGE 40 AR
	10.8	-38.8	HERITAGE 50 AR
1	40	94	

D BY "TAMKO DELS:

THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3161 TYPE 1 MODIFIED TO 110 MPH WINDS & FBC TAS 100, USING 4 NAILS/SHINGLE

General Roofing NOTES:

DECK REQUIREMENTS:

ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12 OR GREATER. PER R905, DOUBLE UNDERLAYMENT IS REQUIRED ON ROOF SOPES GREATER THAN 4/12.

UNDERLAYMENT: UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226,

TYPE 1, OR ASTM D 4869, TYPE 1.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:

SELF ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY W/ ASTM D 1970.

ASPHALT SHINGLES:

ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR ASTM D 3462.

FASTENERS:

FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE SHANK WITH A MINIMUM 3/8 INCH DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MINIMUM 3/4" INTO THE ROOF SHEATHING. WHERE THE SHEATHING IS LESS THAN 3/4" THICK, THE NAILS SHALL PENETRATE THROUGH THE SHEATHING.

ATTACHMENT:

ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE ROOFS LOCATED IN BASIC WIND SPEED OF 110 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED. UNLESS OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH ASTM D 3161 OR M-DC PA 107-95.

UNDERLAYMENT APPLICATION:

FOR ROOF SLOPES FROM 2:12 TO 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS: 1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

FOR ROOF SLOPED 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS OF UNDERLAYMENT FELT APPLIED AS FOLLOWS: STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

BASE AND CAP FLASHINGS:

BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MFGR'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

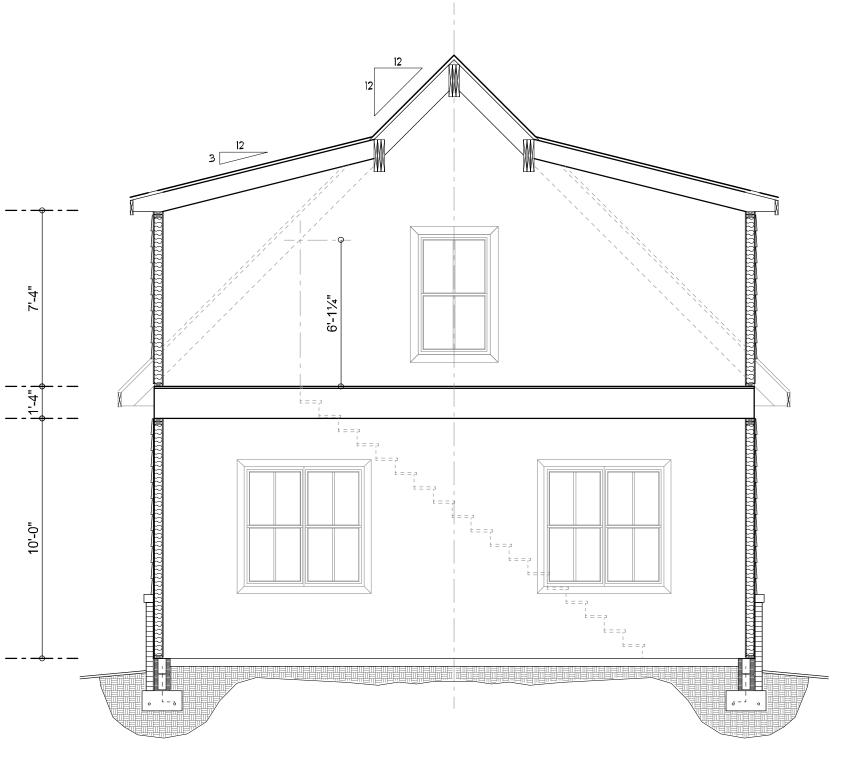
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S

INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED. 1. FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS

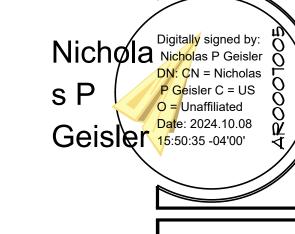
IN FBC TABLE 1507.3.9.2. 2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE. 3. FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:

1. BOTH TYPES 1 AND 2 ABOVE, COMBINED. 2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.

3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1970.



FULL BUILDING SECTION





SOFTPLAN

S

4

4

S

4

S S

JOB NUMBER 20240712

SHEET NUMBER

OF 3 SHEETS

NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

- APPLIED I/O CARPET

- CHAMPHERED \

SHAPED 2×12

- 3/4" PLYWOOD