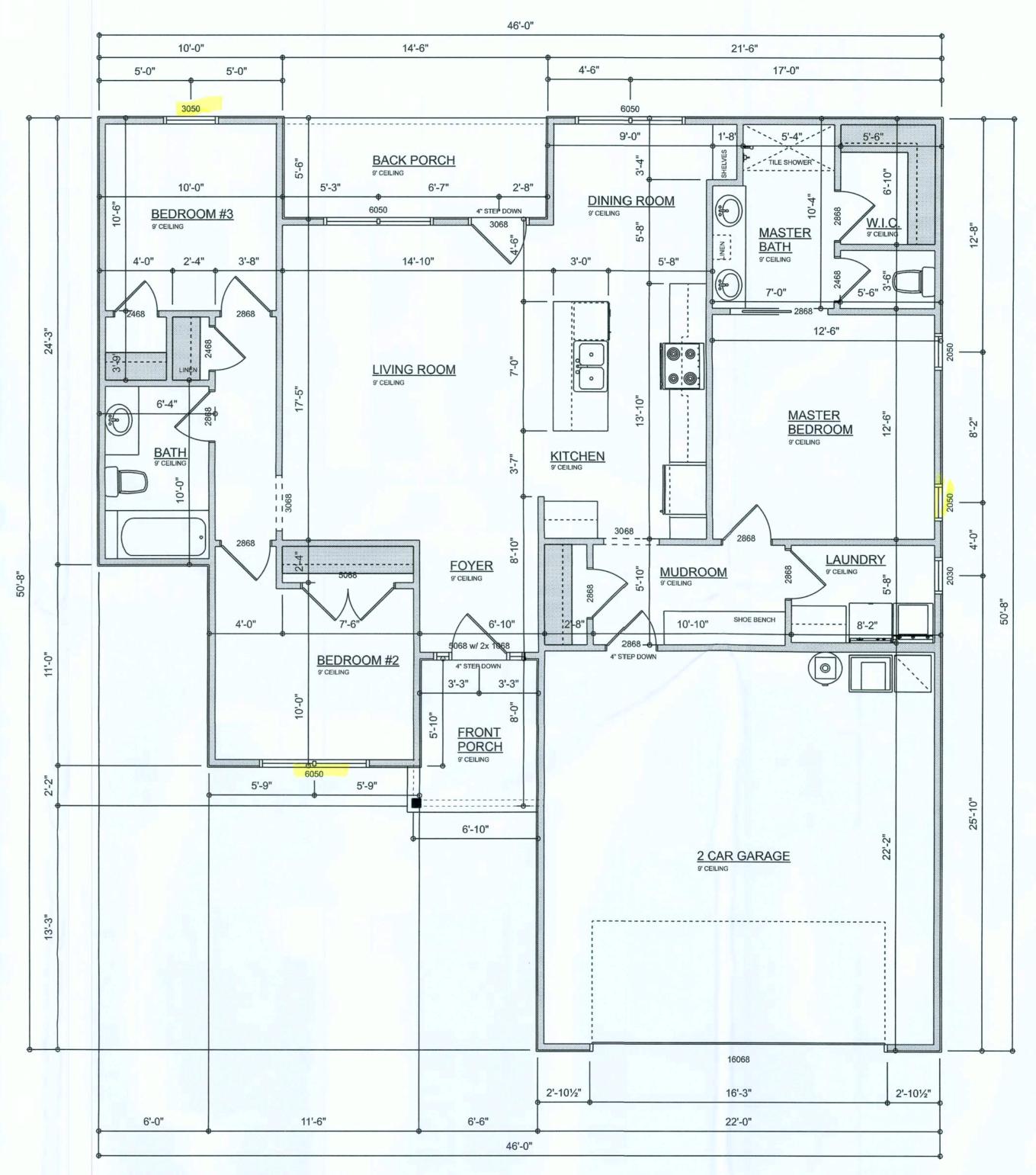


Garage fire separations shall couply with the following:

1. The private garage shall be separated bm the dwelling unit and its attic area by means of a minimum 1/2-inch (12.7 mm) gypsum pard applied to the garage side. Garages beneath habitable rooms shall be separated from ahabitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. Door opening between a private garage and the dwelling unit shall be equipped with either solid wood doors, or slid or honeycomb core steel doors not less than 13/8 inches (34.9 mm) thick, or doors in compliance with Seion 715.3.3. Openings from a private garage directly into a room used for sleeping purposes shall note permitted.

- 2. Ducts in a private garage and ducts pertrating the walls or ceilings separating the dwelling unit from the garage shall be consucted of a minimum 0.019-inch (0.48 mm) sheet steel and shall have no openings intithe garage.
- A separation is not required between a roup R-3 and U carport provided the carport is entirely open on two or more sides and the are not enclosed areas above.
- 4. When installing an attic access and/or pll-down stair unit in the garage, devise shall have a minimum 20 min. fire rating.



DIMENSIONED FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA SU	J M M A	RY
HEATED & COOLED	1,293	S.F.
GARAGE	484	S.F.
FRONT PORCH	52	S.F.
BACK PORCH	75	S.F.
TOTAL AREA	1,904	S.F.

APRIL 16th, 2021 PERMIT DRWGS

Rose Pointe Spec Stanley Crawford Constructio



A.2

OF 3 SHEETS

ELECTRICAL LEGEND					
ELECTRICAL	COUNT	SYMBC			
CEILING FAN	4				
CAN LIGHT 6inch	5	0			
FLUORESCENT LIGHT 1x4	3				
EXTERIOR SCONCE	2	Q			
ELECTRIC PANEL	1	11			
EXHAUST FAN	2	₩			
OUTLET	29	Ф			
OUTLET 220v	5	•			
OUTLET GFI	12	⊕an			
OUTLET WP	4	Dwp.			
SMOKE DETECTOR	4	•			
STANDARD LIGHT	8				
SWITCH	22	\$			
SWITCH 3 WAY	8	\$3			
VANITY BAR LIGHT - SMALL	3	000			

ELECTRICAL PLAN NOTES:

INSTALLATION SHALL BE PER 2017 NAT'L ELECTRIC COD

WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPENT PER MANUF. SPECIFICATIONS

CONSULT WITH THE OWNER FOR THE NUMBER OF SEPEATE TELEPHONE LINES TO BE INSTALLED

ALL SMOKE DETECTORS SHALL BE 120v W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAL ALL BEDROOMS

TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.

ALL RECEPTICALS, NOT OTHERWISE NOTED, SHALL BE &C FAULT INTERRUPTER TYPE, EXCEPT DEDICATED OUTLES

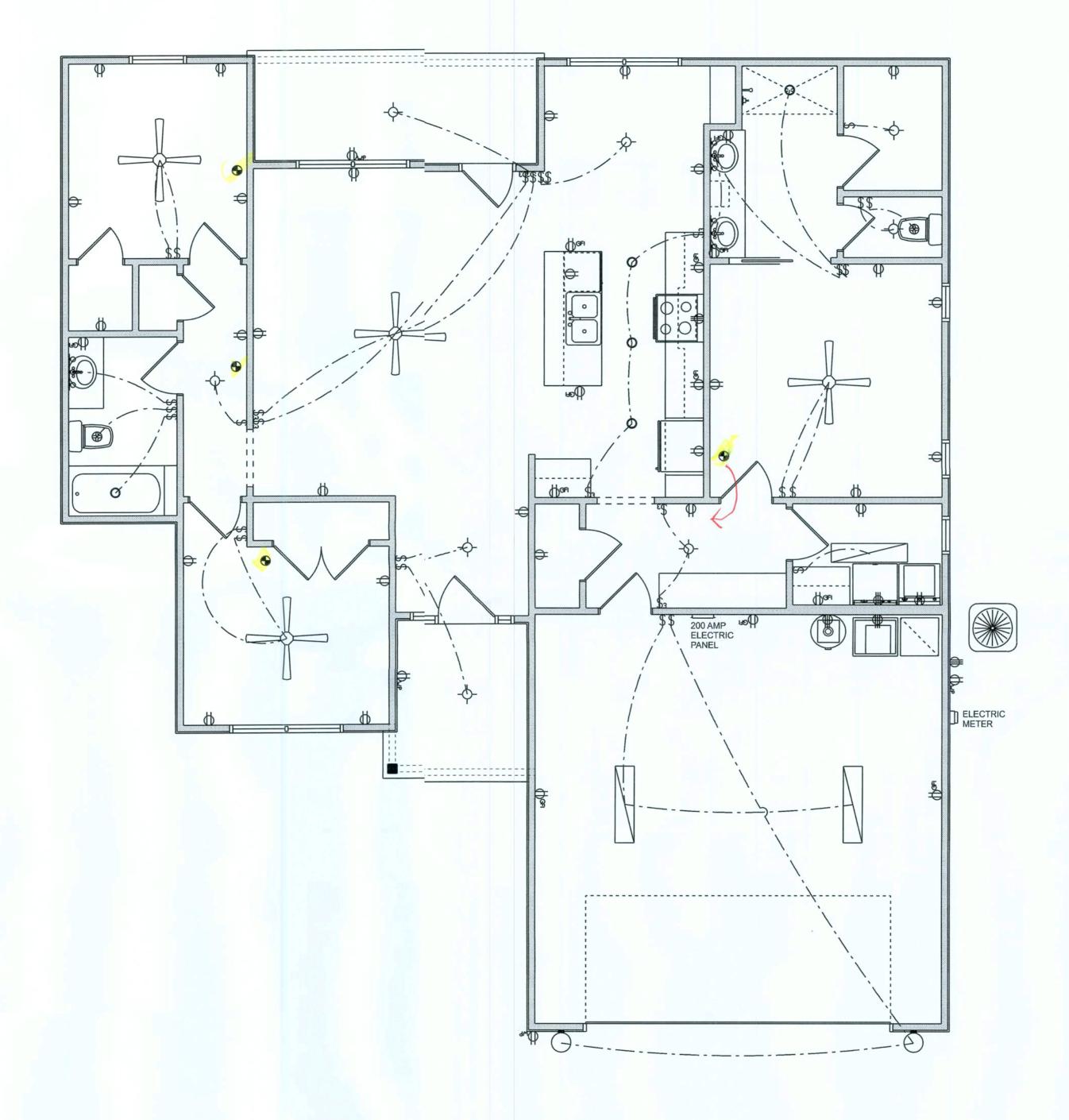
ALL RECEPTICALS IN WET AREAS SHALL BE GROUND FAULT INTERRUPTER TYPE (GFI)

ALL EXTERIOR RECEPTICALS SHALL BE WEATHERPROO GROUD FAULT INTERRUPTER TYPE (WP/GFI)

NOTE

ELECTRICAL CONT'R SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING JY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PIN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKS IDENTIFIED W/ CKT Nr. DESCRIPTION & BRKR, SERVICE JT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING / DEFH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMIT TYPE W/ RATINGS & LOADS.

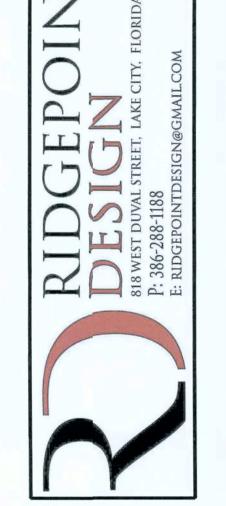
CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORY



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

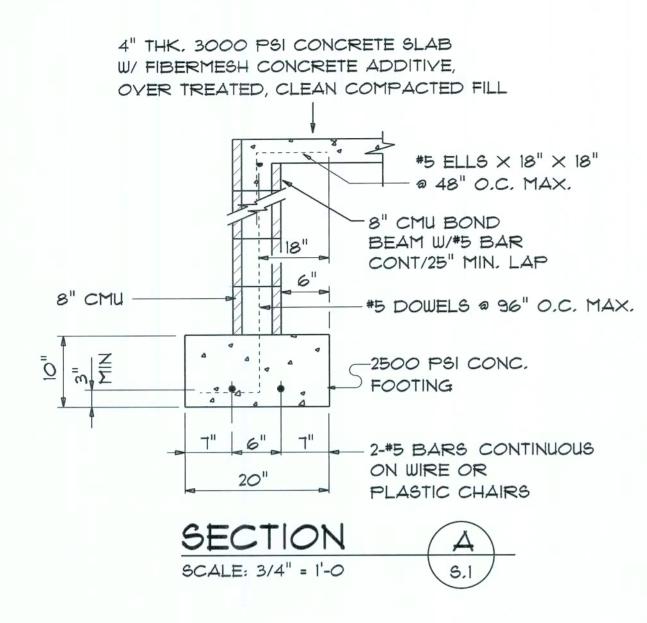


Rose Pointe Spec Stanley Crawford Construction

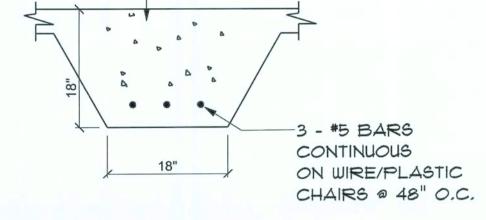


A.2

OF 3 SHEETS

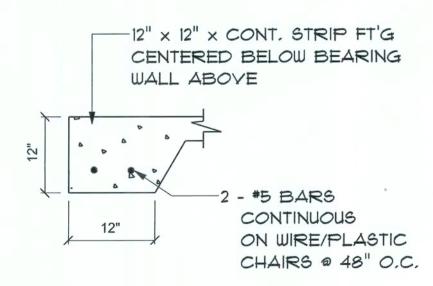


 $-18" \times 18" \times CONT. STRIP FT'G$ CENTERED BELOW BEARING WALL ABOYE



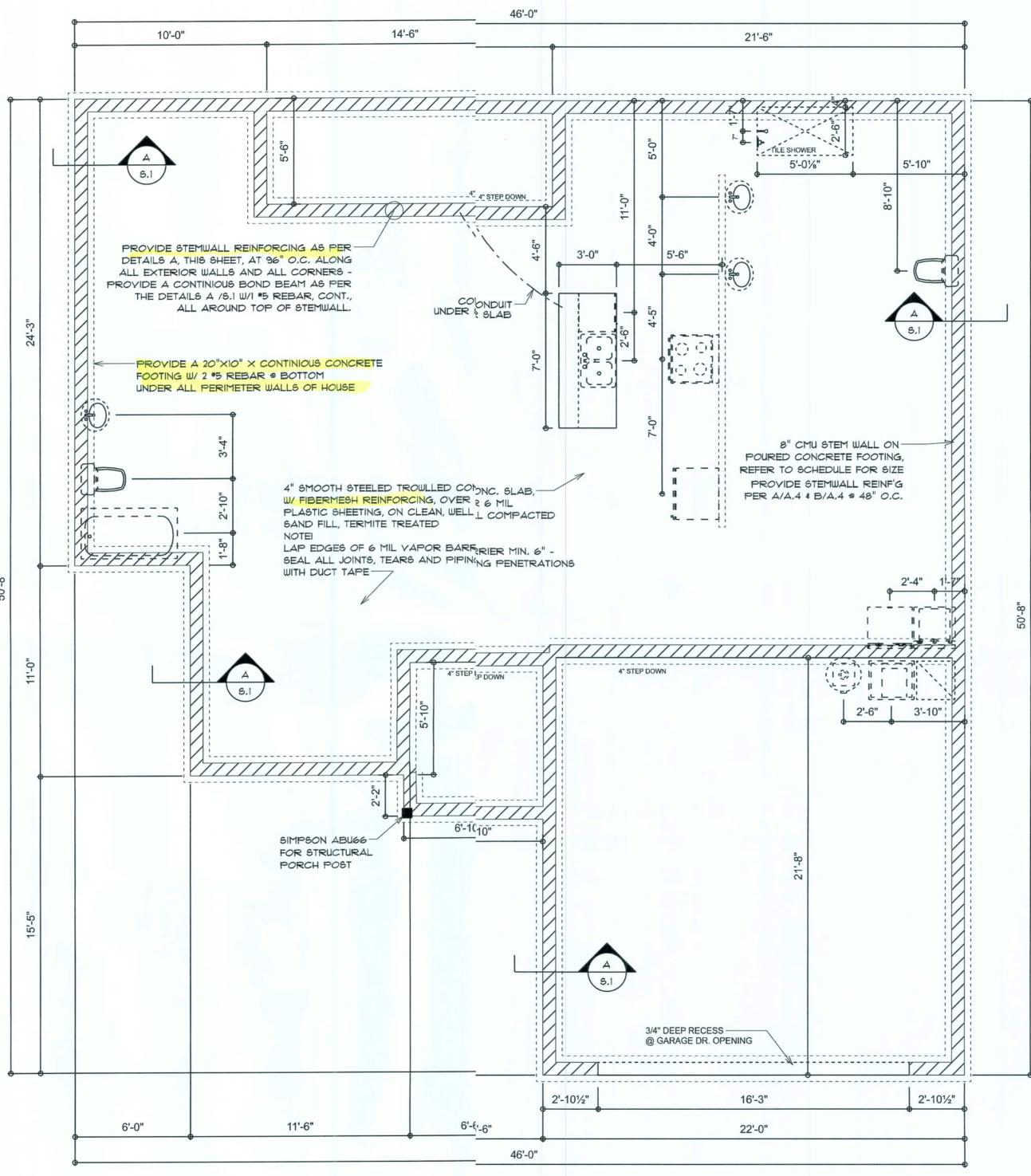
SECTION B SCALE: not to scale 5.1

** NOTE: ALL INTERIOR BEARING WALLS TO USE THIS FOOTING **



SECTION SCALE: not to scale

** NOTE: ALTERNATE FOOTING FOR PORCH PERIMETERS IF PREFERRED **



DIMENSIONED FOUNDATION PLAN

CONCRETE / MASONRY / METALS GENERAL NOTES:

- 1. DESIGN SOIL BEARING PRESSURE: 1500 PSF.
- 2. EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PREFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
- 3. CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS, BOTH SUB-SOIL AND FILL COMPAC-TION SHALL BE NOT LESS THAN 95% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
- 4. REINFORCING STEEL SHALL MEET THE REQUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
- 5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIRE-MENTS OF ASTM A185 - MIN. YEILD STRESS = 85 KSI.
- 6. CONCRETE SHALL BE STANDARD MIX F'c = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX F'c = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACE-MENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
- 1. CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH -F'm = 1500 PSI.
- 8. MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
- 9. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH, BOLTS SHALL BE ASTM A307 / GRADE I OR A325, AS PER PLAN REQUIREMENTS.
- 10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.
- 11. 2X4 P/T WOOD SILL, CONT., ALL AROUND, W/ 5/8"~ A.B. W/ 3" SQ. X I/4" PLATE WASHERS WITHIN 6" FROM EACH CORNER, EA. WAY, & WITHIN 6" FROM ALL WALL OPENINGS / ENDS - 1/2"~ A.B. W/ 2" SQ. WASHERS ALONG EACH RUN @ 48" O.C., MAX. - ALL ANCHOR BOLTS SHALL HAVE A MINIMUM OF 8" EMBEDMENT INTO THE CONCRETE.

THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

NOTE:

ADDED FILL SHALL BE APPLIED IN 8" LIFTS -EA, LIFT SHALL BE CONPACTED TO 95% DRY COMPACTION PER THE "MODIFIED PROCTOR" METHOD,

PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONT'R SHALL PROVIDE I COPY OF AS-BUILT DWGS TO OWNER AND I COPY TO THE PERMIT ISSUING AUTHORITY.

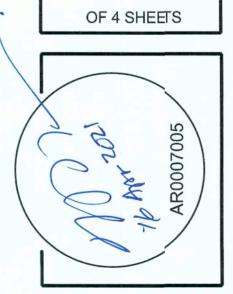
H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL H.Y.A.C. WORK, INCLUDING ALL DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH. & BALANCING REPORT - CONT'R SHALL PROVIDE I COPY OF AS-BUILT DWGS TO OWNER & I COPY TO THE PERMIT ISSUING AUTHORITY.



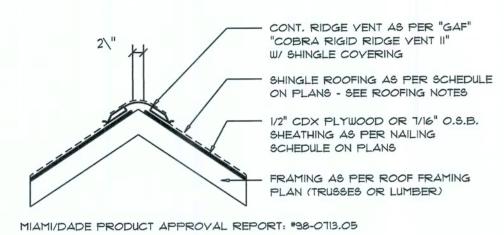
0 Q \propto



SHEET NUMBER



AREA OF ATTIC	REQ'D L.F. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ.IN.
1900 SF	24 LF	490 SQ.IN.
2200 SF	28 LF	570 SQ.IN.
2500 SF	32 LF	650 SQ.IN.
2800 SF	36 LF	730 SQ.IN.
3100 SF	40 LF	820 SQ.IN.
3600 SF	44 LF	900 SQ.IN.



Ridge	Vent	DETAIL	B
3CALE: 3/4" =	1'-0"		<u></u>

ROOFING METALS FOR FLASHING/ROOFI MINIMUM THICKNESS REQUIREMENTS MATERIAL MINIMUM THICKNESS (In) GAGE				
ALUMINUM	0.024			
STAINLESS STEEL		28		
GALVANIZED STEEL	er10.0	26 (ZINC COATED G90)		
ZINC ALLOY LEAD PAINTED TERNE	0.027		40 20	

Roofing/Flashing DETS.

GENERAL TRUSS NOTES:

- 1. TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCTS ASSOCIATION" MANUAL FOR "STRESS RATED LUMBER AND IT'S CONNECTIONS", LATEST Ed., ALONG W/ THE "TRUSS PLATE INSTITUTE" SUGGESTED GUIDELINES FOR TEMPORARY AND PERMANENT BRACING, AND HANDLING OF TRUSSES. TRUSS SHOP DRAWINGS SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, DETS, & TRUSS TO TRUSS CONNECTIONS.
- 2. TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
- 3. FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIRMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND WIND UPLIFT REQUIREMENTS OF TRUSSES OR GIRDERS, THE CONTRACTOR SHALL MAKE AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE PURPOSE OF REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE, ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS

STANDARD HEADER SCHEDULE

0'-0" UP TO 6'-0" OPENINGS

DOUBLE 2x8 No. *2 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH I - SIMPSON MSTAIS TOP AND I - SIMPSON SPH4R BOTTOM EACH SIDE OF OPENING WITH I - HEADER STUD AND I FULL HEIGHT STUDS EACH SIDE OF OPENING

6'-0" UP TO 9'-0" OPENINGS

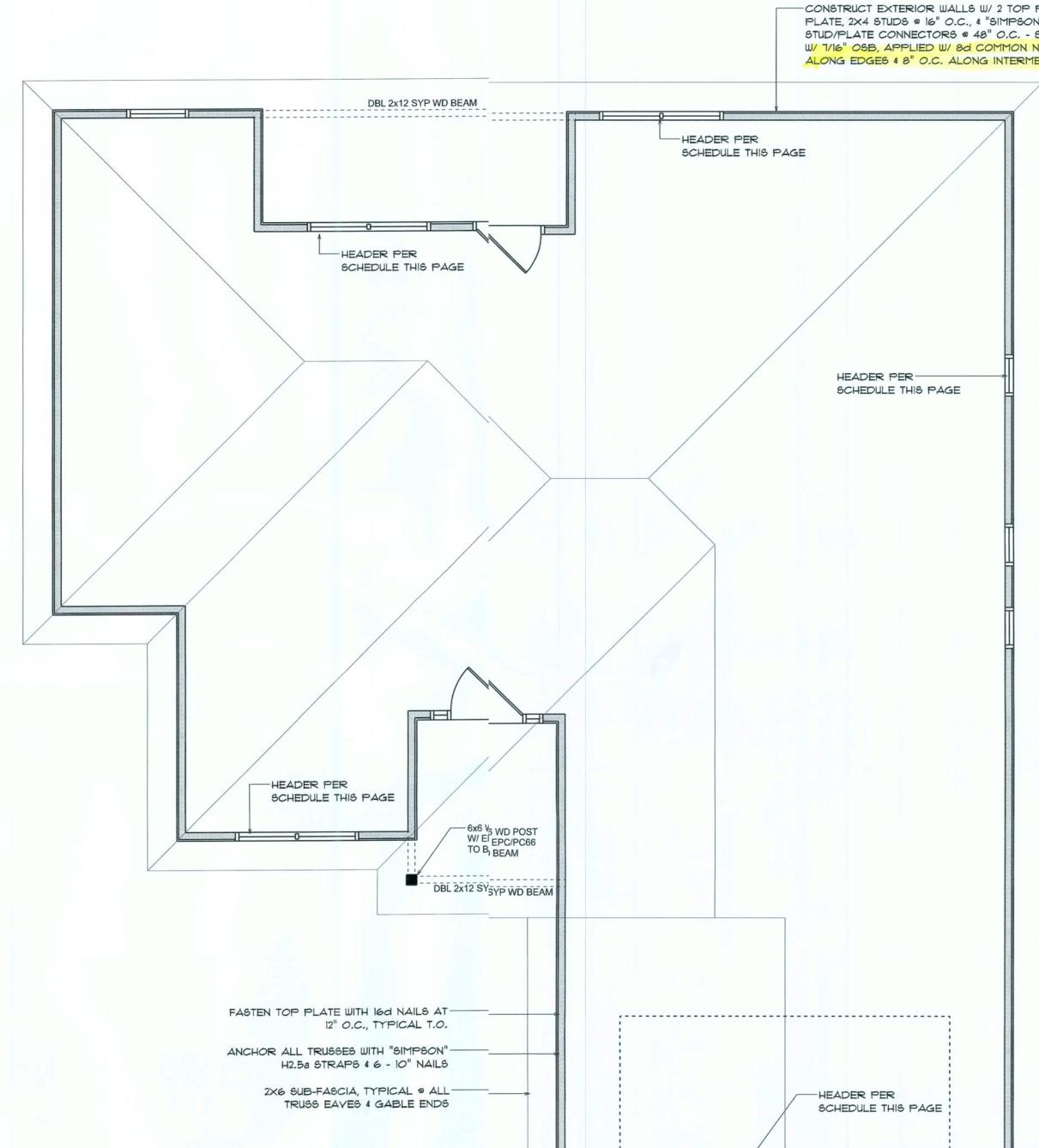
DOUBLE 2x12 No. *2 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUED AND NAILED WITH IOd x 0.128" x 3" NAILS IN 2 ROWS # 12" O.C. STAGGERED EACH SIDE WITH 1 - SIMPSON MSTA24 TOP AND 2 - SIMPSON SPH4R BOTTOM EACH SIDE OF OPENING WITH 1 - HEADER STUD AND 2 FULL HEIGHT STUDS EACH SIDE OF OPENING

9'-0" UP TO 16'-0" OPENINGS

DOUBLE 2x12 No. *2 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUED AND NAILED WITH IOd x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 3 - SIMPSON MSTAIS EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING

16'-0" GARAGE DOOR OPENINGS

2 PLY 194" X 11 7/8" 2.0E MICROLAMM LYL HEADER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 3 - SIMPSON MSTAIS EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING



ROOF PLAN NOTES

R-1 SEE ELEVATIONS FOR ROOF PITCH

ALL OVERHANG 18" (12" on gables)

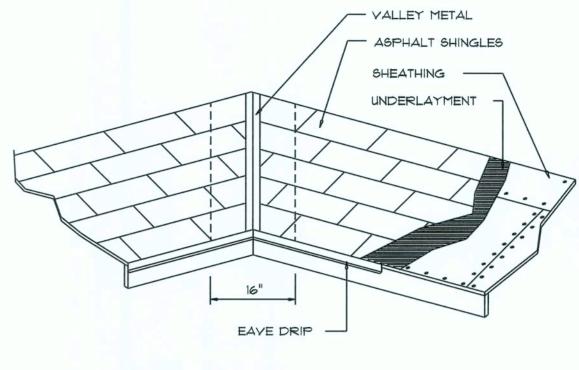
UNLESS OTHERWISE NOTED

R-3 PROVIDE ATTIC VENTILATION IN AC-CORDANCE WITH SCHEDULE ON SD.3

SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HEEL HEIGHTS

MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

NOTE: SP2/SPI STUD/PLATE CONNECTORS ARE NOT REQUIRED WHEN USING WINDSTORM SHEATHING BOARDS -CONSTRUCT EXTERIOR WALLS W/ 2 TOP PLATES & I SILL PLATE, 2X4 STUDS @ 16" O.C., & "SIMPSON" SP2/SP1 STUD/PLATE CONNECTORS @ 48" O.C. - SHEATH WALL W/ 7/16" OSB, APPLIED W/ 8d COMMON NAILS @ 4" O.C. ALONG EDGES & 8" O.C. ALONG INTERMEDIATE SUPPORTS



VALLEY FLASHING

SHEATH ROOF W/ 1/2" CDX PLYWOOD or 7/16" OSB PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING W/ 8d NAILS - AS PER DETAIL ON SHEET SD.4

THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

ANCHOR GIRDER TRUSS(ES) TO HEADER WITH 2 "SIMPSON" LGT(2, 3 OR 4), ANCHOR HEADER TO KING STUDS W/ 2 "SIMPSON" ST22 EA. END - TYP., T.O.

WOOD STRUCTURAL NOTES

- 1. TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPON-SIBILITY OF THE CONTRACTOR SO ENGAGED, TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDE-LINES OF THE "TRUSS PLATE INSTITUTE".
- 2. ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME, TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
- 3. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN Nr.2 HEM-FIR OR BETTER.
- 4. CONNECTORS FOR WOOD FRAMING SHALL BE GALYANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CON-NECTIONS.

ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING. INCLUDING WIRING, PLUMBING OR OTHER SUCH PENETRATIONS. WALLS OVER 8'-0" TALL SHALL HAVE CONTINUOUS BLOCKING TO LIMIT CAVITY HEIGHT TO 8'-0", PENETRATIONS THROUGH SUCH BLOCKING SHALL BE TREATED IN THE SAME MANNER AS TOP PLATES, NOTED ABOVE

SHEET NUMEER OF 4 SHEE'S



TYPE OF CONSTRUCTION

Roof: Gable Construction, Wood Trusses @ 24" Walls: 2x4 Wood Studs @ 16" O.C.

Floor: 4" Thk. Concrete Slab W/ Fibermesh Corete Additive Foundation: Continuous Footer/Stem Wall

ROOF DECKING

Material: 1/2" CD Plywood or 7/16" 0.6.B. Sheet Size: 48"x96" Sheets Perpendicular to:oof Framing Fasteners: ,113 RING SHANKED Nails per schelle on sheet 5.4

SHEARWALLS

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

Sheet Size: 48"x96" Sheets Placed Vertical

.113 RING SHANKED Nails @ 4" O.(Edges \$ 8" O.C. Interior Double Top Plate (S.Y.P.) W/16dails @ 12" O.C.

Dragstrut: Wall Stude: 2x4 Stude @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: SIMPSON H2.5a @ Ea. Truss EncTyp. U.O.N.) Wall Tension: Wall Sheathing Nailing is Adeque - 8d @ 4" O.C. Top \$ Bot.

Anchor Bolts: 1/2" A307 Bolts @ 48" O.C. - 1:Bolt 6" from corner Corner Hold-down Device: (1) HD5a @ eachorner

Porch Column Base Connector: Simpson ABIG @ each column

Porch Column to Beam Connector: Simpson MS420 (2 ea. side) or

Simpson EF66 or 2 - 5/8" thru bolts

FOOTINGS AND FOUNDATIONS

Footing: 20"x10" Cont. W/ 2 - #5 Bars Cont. onire/plastic chairs @ 48" o.c. Stemwall: 8" C.M.U. W/I-#5 Vertical Dowel @ 96".C.

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2020 FLORIDA
BUILDING CODE - SECTION 1609 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 7-10. 2020 FBC 1609-A WIND VELOCITY: VULT = 130 MPH VASD = 101 MPH

3. ROOF DESIGN LOADS: SUPERIMPOSED DEAD LOADS: 20 PSF

STRUCTURAL DESIGN CRITERIA:

SUPERIMPOSED LIVE LOADS: 20 PSF

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

RESIDENTIAL

..... 60 PSF 5. WIND NET UPLIFT: ARE AS INDICATED ON PLANS

2T T	BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 21" TO 45"

_						
ZONE	AREA	Yult 110 MPH	Vult 120 MPH	Vult 130 MPH	Vult 140 MPH	
	10	19.9 / -21.8	23.7 / -25.9	27.8 / -30.4	32.3 / -35.3	
	20	19.4 / -20.7	23.0 / -24.6	27.0 / -28.9	31.4 / -33.5	
	50	18.6 / -19.2	22.2 / -22.8	26.0 / -26.8	30.2 / -31.1	
Ç2	10	19.9 / -25.5	23.7 / -30.3	27.8 / -35.6	32.3 / -41.2	
£2	20	19.4 / -24.3	23.0 / -29.0	27.0 / -34.0	31.4 / -39.4	
£2	50	18.6 / -22.9	22.2 / -27.2	26.0 / -32.0	30.2 / -37.1	
3 3	10	19.9 / -25.5	23.7 / -30.3	27.8 / -35.6	32.3 / -41.2	
	20	19.4 / -24.3	23.0 / -29.0	27.0 / -34.0	31.4 / -39.4	
	50	18.6 / -22.9	22.2 / -27.2	26.0 / -32.0	30.2 / -37.1	
4	10	21.8 / -23.6	25.9 / -34.7	30.4 / -33.0	35.3 / -38.2	
4	20	20.8 / -22.6	24.7 / -26.9	29.0 / -31.6	33.7 / -36.7	
-4	50	19.5 / -21.3	23.2 / -25.4	27.2 / -29.8	31.6 / -34.6	
	10 20 50	21.8 / -29.1 20.8 / -27.2 19.5 / -24.6	25.9 / -34.7 24.7 / -32.4 23.2 / -29.3	30.4 /-40.7 29.0 / -38.0 27.2 / -34.3	35.3 / -47.2 33.7 / -44.0 31.6 / -39.8	

	EXPOSURE AI		
IDG IGHT	EXPOSURE "B"	EXPOSURE	EXPOSURE "D"
1	1.00	1,21	1.47

1.35

1.40

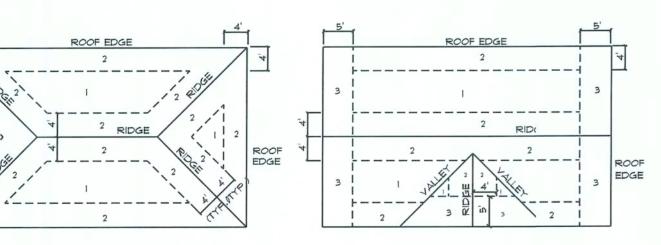
1.55

1.66

1.61

1.00

ROOF SHEATHING FASTENINGS				
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING	
1			6 in. o.c. EDGE 12 in, o.c. FIELD	
2	7/16 " O.S.B. OR 15/32 CDX	.113 RING SHANKED NAILS	6 in. o.c. EDGE 6 in. o.c. FIELD	
3			4 in. o.c. © GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD	



ROOF SHEATHING NAILING ZONES (HIP ROOF)

ROOF SHEATHING NAING ZONES (GABLE ROOF

Roof Nail Pattern DET.

SCALE: NONE



FRAMING ANCHOR SCCHEDULE

APPLICATION	MANUF'R/MODEL	CAP.
TRUSS TO WALL:	SIMPSON H2.5a	600*
GIRDER TRUSS TO POST/HEADE, ER:	SIMPSON HTT4 filled w/ 16d NAILS	1785*
HEADER TO KING STUD(S):	SIMPSON ST22	1370#
PLATE TO STUD:	SIMPSON SP4	885*
STUD TO SILL:	SIMPSON SP4	885#
PORCH BEAM TO POST:	SIMPSON MSTA24 OR THRU	1700#
	BOLTED W/ (2) 5/8" BOLTS	OR EQUAL
PORCH POST TO FND .:	SIMPSON ABU44	2200*
MISC, JOINTS	SIMPSON A34	315#/240#

* ALTERNATE CONNECTORS ARRE ACCEPTED OF EQUAL CAPASITY *

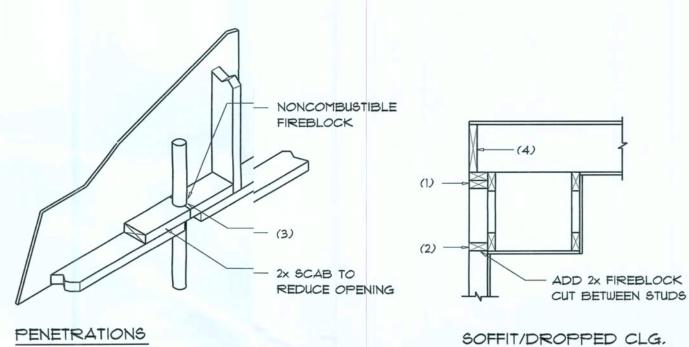
ALL ANCHORS SHALL BE SECURIRED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM 1 JOINT STRENGTH, UNLESS NOTED OTHERWISE.

REFER TO THE INCLUDED STRUCICTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASASTENERS,

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

"SEMCO" PRODUCT APPROVAL:L: MIAMI/DADE COUNTY REPORT # #95-0818.15

"SIMPSON" PRODUCT APPROVA, ALS: MIAMI/DADE COUNTY REPORT * #97-0107.05, #96-1126.11, #99-0623.04 SBCCI NER-443, NER-393



FIREBLOCKING NOTES:

FIREBLOCKING SHALL BE INSTALLE ED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- 1. IN CONCEALED SPACES OF STUTUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOIOR LEVELS.
- SPACES SUCH AS OCCUR AT SISOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.

2. AT ALL INTERCONNECTIONS BE, ETWEEN CONCEALED VERTICAL AND HORIZONTAL

3. AT OPENINGS AROUND VENTS, I, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEYELS WIWITH "PYROPANEL MULTIFLEX SEALANT" 4. AT ALL INTERCONNECTIONS BE; ETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCICEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIREBLOCKINING SHALL BE PROVIDED FOR THE FULL DEPTH

Fire Stopping DETAILS

OF THE JOISTS AT THE ENDS ANAND OVER THE SUPPORTS.

SCALE: NONE



General Roofing NOTES:

ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12 OR GREATER. FOR ROOF SLOPES FROM 2:12 TO 4:12, DBL. UNDERLAYMENT IS REQUIRED.

UNDERLAYMENT:

UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226, TYPE I, OR ASTM D 4869, TYPE I.

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 FORM 2:12 TO 4:12, 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 ONE LAYER 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 17 LBS PER 100 SQUARE FEET, CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

VALLEYS:

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 I 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.

TERRMITE PROTECTION NOTES

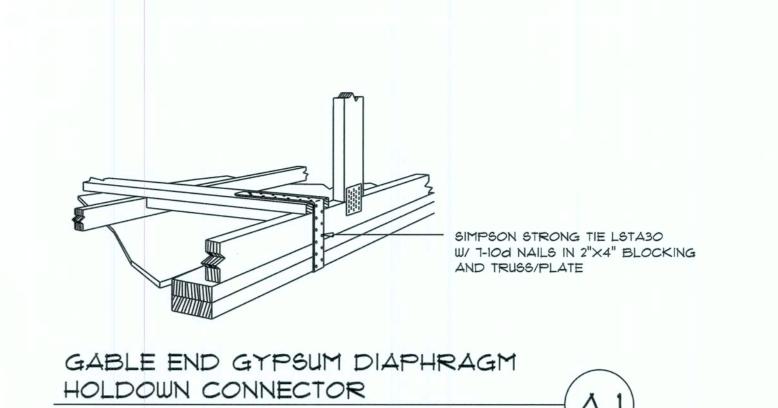
- SOIL (CHEMICAL BARRIER METHOD:
- 1. A F, PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND I NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED, THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTOTRIC PANEL, FBC 104.2.6
- 2. CC:ONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-O" AWAY,Y FROM BUILDING SIDE WALLS. FBC 1503.4.4
- 3. IR RRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEAD OS SHALL NOT BE INSTALLED WITHIN I'-O" FROM BUILDING SIDE WALLS. FBC !! 1503.4.4
- 4. TO 2 PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVE, ERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCELEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK'K ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6
- 5. ININITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACK KFILL IS COMPLETE. FBC 1816.1.1 6. SO OIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED
- INCLUIUDING SPACES BOXED OR FORMED. FBC 1816.1.2 7. BO'OXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TR-RAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMMS, PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMININATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT.
- 8. MININIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAININST RAINFALL DILUTION, IF RAINFALL OCCURS BEFORE VAPOR RET-ARDE)ER PLACEMENT, RETREATMENT 16 REQUIRED. FBC 1816.1.4

- 9, CONCRETE OYERPOUR 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'-O" 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. FBC 1816.1.7
- 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'-O" 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'-O" OF ANY BUILDING OR PROPOSED BUILDING, FBC 2303,1,4

 α

SHEET NUMEER OF 4 SHEE'S





AREA OF REQ'D L.F. NET FREE OF YENT

490 SQ.IN.

570 SQ.IN.

650 SQ.IN. 730 SQ.IN.

820 SQ.IN.

- JACK STUD

- 2-2×4 HDR W/ BLOCK'G

- 2X4 PLATE

JACK STUD

NOTE: ALL INTERIOR DOOR

OPENINGS SHOULD BE FRAMED 2" WIDER THAN

THEIR SPECIFIED SIZE.

1600 SF 20 LF

1900 SF 24 LF

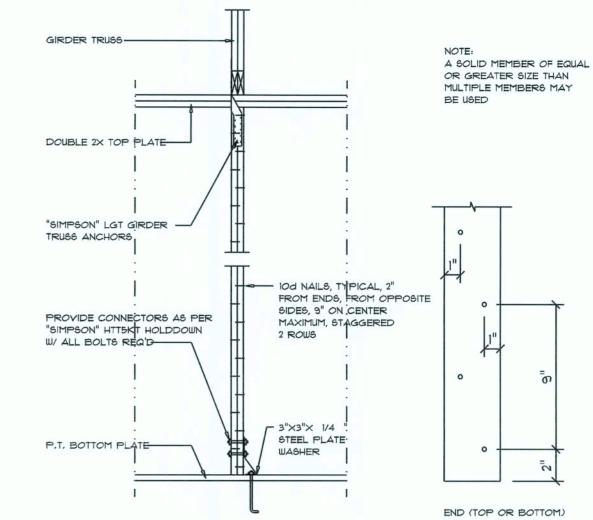
2200 SF 28 LF

2500 SF 32 LF

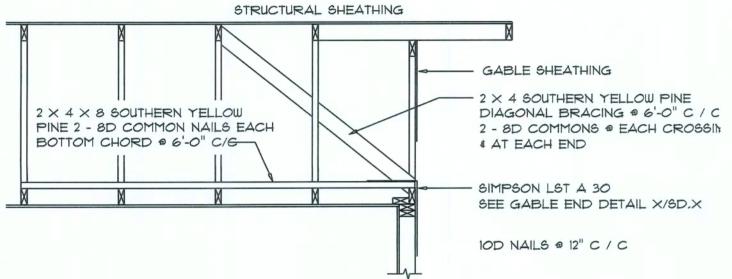
2800 SF 36 LF

3100 SF 40 LF

3600 SF 44 LF



Girder Truss Column DET.



NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

(2) 1000 Ib CAPACITY STRAPS

EACH END CONTINOUS DOWN

END WALL BRACING FOR CEILING DIAPHRAGM

(ALTERNATIVE TO BALLOON FRAMING)

COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	er10.0	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.027		40 20
	ALUMINUM STAINLESS STEEL GALVANIZED STEEL ZINC ALLOY LEAD	ALUMINUM 0.024 STAINLESS STEEL GALVANIZED STEEL 0.0179 ZINC ALLOY 0.027 LEAD	ALUMINUM O.024 STAINLESS STEEL 28 GALVANIZED STEEL O.0179 ZINC ALLOY LEAD O.021

MATERIAL

ROOFING METALS for FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS

WEIGHT

GAGE

2X4 STUDS

a 16" O.C.

WALL INTERSECTION

MINIMUM

THICKNESS (in)

Roofing/Flashing DETS.

@ 16" O.C.

- DBL, 2X4 TOP PLATE

2-2×10 HDR

SPACER

W/ 1/2" PLYWD

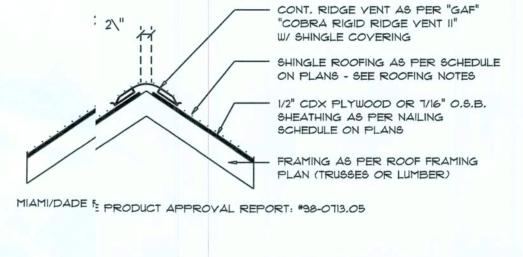
2X4 BOTTOM

SUB-FLOOR

TYPICAL WINDOW HEADER

PLATE

WALL CORNER



Ridge Vent DETAIL SCALE: 3.3/4" = 1'-0"

- E SINGLE 2X4 TOP PLATE

NON-BBEARING WALL HEADER

DBL. 2X4 TOP PLATE

2-2×10 HDR W/

1/2" PLYWOOD

2X4 BOTTOM

SUB-FLOOR

BEARKING WALL HEADER

PLATE

SPACER

2-2×4 HEADER

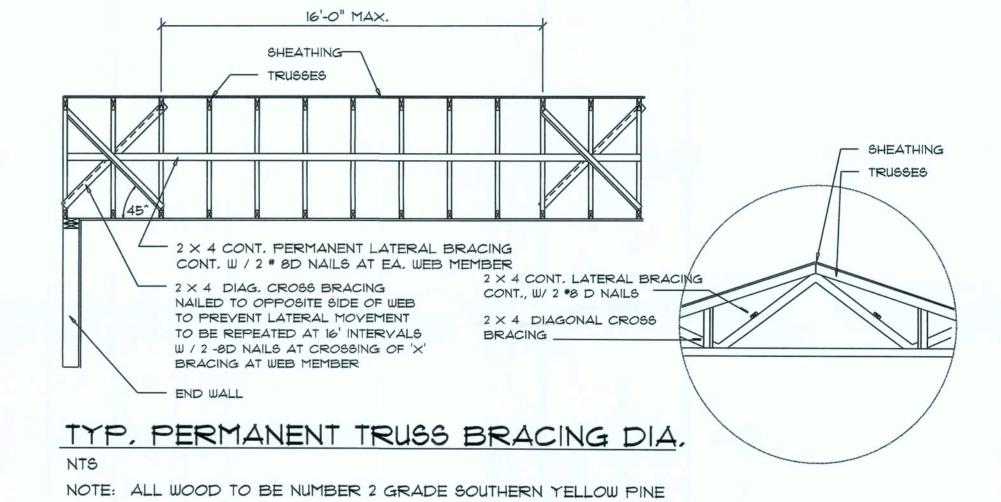
¬∿¬/¬ 2 2×4 BOTTOM

PLATE

F SUB-FLOOR

W/ BLOCKING

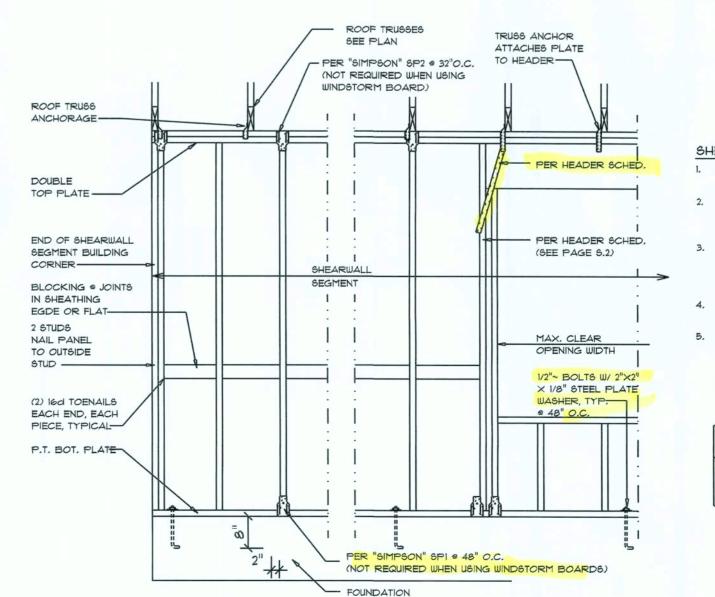
SCALE: NONE



SCALE: 1/2" = 1'-0"

Truss	Bracina	DETAILS

SCALE: AS NOTED



SH	HEAF	RWALL	NOT	ES:				
1.	ALL	SHEARW	ALLS	SHALL	BE	TYPE	2	SHEARWALLS

- 2. THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" WINDSTORM BD INCLUDING AREAS ABOVE AND BELOW OPENINGS
- 3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
- 4. NAIL SPACING SHALL BE 6" O.C. EDGES AND 12" O.C. IN THE FIELD.
- 5. TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/6 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3,5 FOR 8'-0" WALLS (2'-3").

OPENING WIDTH	SILL PLATES	16d TOE NAILS EACH END		
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1		
> 6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2		
> 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3		

Shear Wall DETAILS SCALE: NONE

OPPOSITE FACE ABOVE AND BELOW BOTTOM OF HEADER 0 0 0 0 0 0 0 0 0 0 0 0 //DOUBLE 0 0 0 0 0 0 TOP PLATE -NAIL ENTIRE GDO HEADER, CORNER ZONE AT PER PLAN -3" O.C. BOTH WAYS CORNER SHEATHING (SINGLE PIECE) DETAIL - WALL SHEATHING W/ .113 RING SHANK NAILS @ 3" O.C. ALONG ALL EDGES 2 KING \$ 3 JACK STUDS W/ 1/2" ANCHOR BOLT J/ 2"x2" STL WASHERS PLATE

Garage End Wall DETAILS

SCALE: 1/2" = 1'-0"

, 2'-0" MIN.

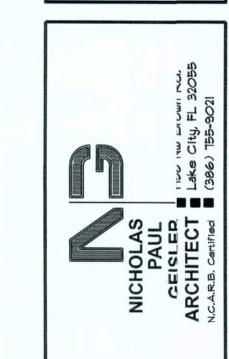




OPENINGS 6' OR GREATER REQUIRE DBL. JACK STUDS

JACK STUD

- 2X4 PLATE



+

CITY, FLOR

 \mathcal{O}

SHEET NUMBER OF 4 SHEETS

