

NTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COM-"LIANCE WITH "UL Design U333", BATT INSULATION SHALL BE NCLUDED WHERE UNCONDITIONED AREA IS BEING SEPARATED ROM HEATED / COOLED AREA.

EILINGS OVER ATTACHED GARAGES OR GARAG REA ABOVE SHALL BE 5/8" FIRECODE "C" GWB IRRING AT 16" O.C., ATTACHED W/ 11/4" BUGLEHE 6" O.C. ALONG EACH POINT OF BEARING.

ES W/ LIVING ON IX3 WOOD AD SCREWS

RIOR STUD WALLS SEPARATING LIVING AREA AREAS SHALL BE CONSTRUCTED IN COMPLI, Vesign U333", INCLUDING R-11 BATT INSULATION

FROM GAR-

LL WOOD IN CONTACT WITH CONCRETE PRESSURE TREATED.

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. INSULATION SHALL BE LEFT EXPOSED AND ALL LABLES INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED THE BUILDING OFFICIAL.

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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

1. 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. FBC 1816.1.3

8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER 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 11-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6

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

TRATIONS

ED CLG.

PENNY

PLYWD.

ORCING (ED)

SURE TREATED

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VERHEAD DOOR

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NOTES:

IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INC SPACES AT CEILING AND FLOOR LEVELS.

AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYROPANEL MULTIFLEX SEALANT"

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 DEPTHOF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTA SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.

II. 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 1816.16 ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. C 1816.1.7

IENT BY *LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF COUPANCY WILL BE ISSUED. THE CERTIFICATE OF COUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE; IT BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION F SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE ULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSMER SERVICES". FBC 186.1.7

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Stopping

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ELEVATION

IG GLASS DOOR

SCALE: NONE

15. NO WOOD, YEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'- \emptyset " OF ANY BUILDING OR PROPOSED BUILDING. FBC 23 \emptyset 3.1.4 14. AFTER ALL WORK 16 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

DESIGN VALUES/LOADS & CODES WIND DESIGN SPEED: 110 MPH, UNLESS NOTED OTHER PROJECT INFORMATION / NOTES:

THE CONTRACTOR SHALL INDEMNIFY THE OWNER CLAIMS, WHETHER FROM PERSONAL INJURY OR PROMAGE, ARISING FROM EVENTS ASSOCIATED WIT PERFORMED UNDER THE CONTRACT FOR THIS PR

NOTES:

SOIL DESIGN STATEMENT:
FOOTING DESIGN IS BASED UPON 1000PSF SOIL BEARING PRESSURE PROVIDED BY CLEAN SAND, GRAVEL OR STONE. OTHER SOIL CONDITIONS IS: CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL REQUIRE FOUNDATION MODIFACATIONS.

TYPE OF CONSTRUCTION

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RUSS TO WALL:
IRDER TRUSS TO POST/HEADER:
EADER TO KING STUD(S):
LATE TO FOUNDATION:
ORCH BEAM TO POST:
ORCH POST TO FND.:
IISC. JOINTS

SIMPSON H2.5a
SIMPSON LGT, W/ 28 SIMPSON ST22
5/8" + THRU-BOLT
SIMPSON PC44/EPC4
SIMPSON ABU44
SIMPSON A34

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CAP.
535#
1785#
1310#
1300#
1700#
2200#
215#/24

Roof: Hip Construction, Wood Trusses @ 24" O.C. Walls: 2x4 Wood Studs @ 16" O.C. Floor: 4" Thk Concrete Slab W/ Fibermesh Concrete Foundation: Continuous Monolithic Slab/Footer

BUILDING CODE: 2007 FLORIDA BUILDING CODE LECTRICAL CODE: NATIONAL ELECTRICAL FE SAFETY: NFPA-IØI - LATEST IVE LOADS: 1st FLOOR: 40PSF, 2nd FLOOR: 40PSF, ROOF: AS DETERMINED SY SHAPE FACTORS APPLIED TO THE WIND FORCE GENERATED BY THE DESIGN WIND SPEED.

ROOF DECKING

Material: 1/2" Sheet Size: 4 Fasteners: 80

2" CD Plywood or 1/16" 0.5.B.
48"x96" Sheets Perpendicular to Roof Framing 8d Common Nails per schedule on sheet 5D.2

CONSTRUCTION DOCUMENTS

THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITIES, FOR THE ISSUANCE OF CONSTRUCTION PERMITS. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS AND VERIFY ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK OR FABRACATION OF ANY MATERIALS.

SHEARWALLS

Material: 7/16" O.S.B. "WindSTORM": 48" X 97", 109", 121" OR 145"
Sheet Size: 48"x97" (109", 121" OR 145") Sheets Placed Vertical
Fasteners: 8d Common Nails & 4" O.C. Edges & 8" O.C. Interior
Dragstrut: Double Top Plate (5.Y.P.) W/2 - 16d Nails & 12" O.C.
Wall Studs: 2x4 SPF Studs & 16" O.C.

IT REINFORCEMENT AND FASTENERS

DETAILS

ADDITIONAL

ANCHORS SHALL BE SECURED W/ NAILS AS PRESC FACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS

KIBED BY THE NOTED OTHERWISE.

ICO" PRODUCT APPROVAL: 11/DADE COUNTY REPORT #35-0818

GON" PRODUCT APPROVALS: /DADE COUNTY REPORT #31-0101.05, :| NER-443, NER-393

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#99-*0*623.04

UNLISTED JOINTS IN THE LOAD PATH SHALL SON A34 FRAMING ANCHORS, TYPICAL T.O.

BE REINFOR

SCED WITH

DO NOT SCALE OFF THESE PLANS
AMPLE DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS.
SIMPLE ARITHMETIC MAY BE USED TO DETERMINE THE LOCATIONS OF THOSE ITEMS NOT DIMENSIONED. CHANGES TO FINAL PLAN SETS EASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT NOULTING WITH THE ARCHITECT. THE OWNER SHALL ASSUME ANY AND ALL BILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE TO FLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM ECIFICATION ON THE PLANS.

Footing: 16"X18" Cont. Mor

10.W/2-#5 Cont.

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RICANE UPLIFT CONNECTORS

Truss Anchors: Simpson H2.5a @ Ea. Truss End (Typ. U.O.N.)

Wall Tension: Wall Sheathing Nailing is Adequate - 8d @ 4" O.)

Anchor Bolts: 1/2" A3ØT @ 48" O.C. - 1st Bolt 8" from corner

Corner Hold-down Device: Simpson HD2a, ea. corner

ANY AND ALL DISPUTES ARISING FROM EVENTS ASSOCIATED JITH THE CONSTRUCTION OF THIS PROJECT BETWEEN THE OWNER, CONTRACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.

LL WORK SHALL BE IN ACCORDANCE W/ APPLICABLE CODES ND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY ODES. ALL COMPONENTS OF THE BUILDING SHALL MEET WITH HE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE.

NY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.

HE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR O THE BEGINNING THE THE PROJECT AND THE CONTRACTOR(S) SHALL FILE "NOTICE TO OWNER" AND PROVIDE "RELEASE OF IEN" FOR ALL PAYMENT REQUESTS PRIOR TO DISBURSEMENT

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BY THE OWNER.
AND WORKCOST TO THE

BUILDING COMPONENTS & CLADDING LO

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	ZONE	AREA	Yult IIO MPH	Yult 120 MPH	Yult 130 MPH	Yult 140 MPH
· 		Ф 0 0 0	12.0 / -19.9 11.4 / -19.4 10.0 / -18.6	14.9 / -23.7 13.6 / -23.0 11.9 / -22.2	17.5 / -27.8 16.0 / -27.0 13.9 / -26.0	20.3 / -32.3 18.5 / -31.4 16.1 / -30.2
= 1° 10 21°	222	5000	12.5 / -34.7 11.4 / -31.9 10.0 / -28.2	14.9 / -41.3 13.6 / -38.0 11.9 / -33.6	17.5 / -48.4 16.0 / -44.6 13.9 / -39.4	203 / -562 18.5 / -51.7 16.1 / -45.7
ROOF	ωωω	5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	12.5 / -51.3 11.4 /-47.9 10.0 / -43.5	14.9 / -61.0 13.6 / -57.1 11.9 / -51.8	17.5 / -71.6 16.0 / -67.0 13.9 / -60.8	20,3 / -83,1 18,5 / -77,7 16,1 / -70,5
<u> </u>	444	50 0 00 0	21.8 / -23.6 20.8 / -22.6 19.5 / -21.3	25.9 / -34.7 24.7 / -26.9 23.2 / -25.4	30,4 / -33,0 29,0 / -31,6 27,2 / -29,8	35.3 / -38.2 33.7 / -36.7 31.6 / -34.6
WA	an an an	5 0 0	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 / -41.2 33.1 / -44.0 31.6 / -39.8
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HEGHT BLDG	EXPOSURE	EXPOSURE	EXPOSURE
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25	1.00	135	<u>[</u> 9]
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. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL SE 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

CAL BARRIER METHOD

PROTECTION NOTES

. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY EADS SHALL NOT BE INSTALLED WITHIN 1'-@" FROM BUILDING SIDE WALLS. 3C 1503.4.4

, TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL OVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6".

SEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" SK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 14031.6

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2012 BUILDING CODE - SECTION 1609 AND OTHER REFERENCED COISPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE AT TIME OF PERMIT. STRUCTURAL DESIGN CRITERIA: FLORIDA DES AND LATEST EDITION

WIND LOAD CRITERIA: RISK CATAGORY: 2, EXPOS

4. FLOOR DESIGN LOADS:
SUPERIMPOSED DEAD LOADS:
SUPERIMPOSED LIVE LOADS:
RESIDENTIAL
BALCONIES 3. ROOF DESIGN LOADS: SUPERIMPOSED DEAD LOADS: SUPERIMPOSED LIVE LOADS: . ASED ON ANSI/ASCE <u>-</u>|<u>-</u>|<u>0</u> FBC 1609-A 20 PSF . 25 PSF

9 1 10 0 1 3 RE MOST OFTEN ENCOUNTERED IN THE FOLL INGS: ELEVATIONS, DIMENSION PLANS, SECTIONS & STRUCTURAL PLANS

+/- 0'-0"
TOP OF SUB-FLO OF 19th LOG (in | p

TYPE OF DETAIL MARK USED TO INDICATE A SECTION OR DETAIL ASSOCIATED WITH A PLAN VIEW

THESE

WIND NET UPLIFT:

ARE AS INDICATED ON PLANS

TYPE OF ELEVATION MARK USED TO INDICATE THE TOP OF A LOGWALL STACK - NOMINAL ONLY.

TYPE OF SECTION MARK USED TO INDICATE A VIEW TAKEN IN T DIRECTION OF THE ARROW IC: SECTION "A" FOUND ON "D.6.4" CTHE PROJECT MANUAL TYPE OF DETAIL MARK USED TO INDICATE A SECTION IE: SECTION "A" ON SHEET "A.5", T. INDICATES DIRECTION OF VIEW 워 굮

TYPE OF ELEVATION MARK USED TO INDICATE A PREFERRED TARGET ELEVATION - TRUE MEASUREMENT.

NUMBER OF NAILS FOR CONNECTING WOOD NAILING

SPACING

BRIDGING TO JOIST, TOE NAIL

2" SUBFLOOR TO JOIST,

BLIND & FACE NAILING

SOLE PLATE TO JOIST OR BLOCKING
FACE NAILED

TOP OR SOLE PLATE TO STUD
END NAILED

STUD TO SOLE PLATE, TOE NAILED

DOUBLE STUDS, FACE NAILED

DOUBLE TOP PLATES, FACE NAILED

TOP PLATES - LAPS & INTERSECTIONS
FACE NAILED

1 X 6 SHEATHING TO EACH POINT
OF BEARING, FACE NAILED

BUILT-UP CORNER STUDS, FACE

NAILED © 4 0 0 0 0 0 0 0 0 0 0 EV END 0

o 30" OC. 9
TOP # BOTTOM
* STAGGERED 2 9 EA END
6 OC. 9 EDGES
OC. 9 EDGES
1) ATE
15

SHEATHING,

BEAMS

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ILS, BOLTS AND OTHER METAL CONNE CATIONS EXPOSED TO THE WEATHER HERWISE CORROSION RESISTANT. ARE USED IN

GENERAL, NAILS SHALL PENETRATE THE SECOND MEMBER A DIS-NCE EQUAL TO THE THICKNESS OF THE MEMBER BEING NAILED IERETO, OR GREATER. BE NOT LESS THAN 2 NAILS PER CONNE

NOT BE CONSIDERED SPECIFIED LERGEN. AN ACCEPTABLE CONNECTOR IN

ORMED METAL CONNECTORS, AS PER TAYE THE NUMBER OF NAILS INSTALLED ANUFACTURER, OR AS DIRECTED BY THE TUNG SHALL

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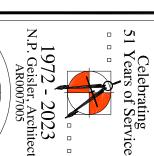
AILS PROJECTING BEYOND THE LAST WOOD OTES IN THE "PLANS" PACKAGE OF THE CONSTRUCTION DOCUMENTS JPERSEDE SIZES & SPACINGS OF NAILS CONTAINED HEREIN. THYBER SHAL















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Digitally signed by: N. P. GEISLER
DN: CN = N. P. GEISLER
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Date: 2023.11.21 17:11:16
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Brown Rd. FL 32055 35—4355