### FLORIDA BUILDING CODE

Compliance Summary

### TYPE OF CONSTRUCTION

Gable / Hip Construction, Wood Trusses @ 24" O.C. 8" CMU W/ (1) #5 VERTICAL @ 48" O.C. MAX Walls: 4" Thk. Concrete Slab W/ Fibermesh Concrete Additive Floor: Continuous monolithic footing or /Stem Wall foundation system Foundation:

### ROOF DECKING

1/2" CDX Plywood or 7/16" O.S.B.

48"x96" Sheets Perpendicular to Roof Framing Sheet Size: 8d Common Nails per schedule on sheet A.7 Fasteners:

#### SHEARWALLS

Material: 8" CMU W/ (1) #5 VERTICAL @ 48" O.C. MAX AND BESIDE EACH OPENING

### HURRICANE UPLIFT CONNECTORS

SIMPSON HETEL 16 W/ TSS Truss Anchors:

Truss Anchors (FRAME): SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 10d NAILS

Simpson ABU44/ABU66 @ each column Porch Column Base Connector: Porch Column to Beam Connector: Simpson EPC44 or 66 /PC44 or 66 @ each column

#### FOOTINGS AND FOUNDATIONS

House walls: 20"D x 16"W Cont. W/ (2) #5 Bars Cont. on chairs or (1) #3 Transverse @ 24" O.C. Optional Stemwall: 8" C.M.U. W/1-#5 Vertical Dowel @ 48" O.C.

### STRUCTURAL DESIGN CRITERIA:

THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2020 FLORIDA. BUILDING CODE (TH EDITION) 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: "C"

BASED ON ANSI/ASCE 7-10. 2017 FBC 1609-A WIND VELOCITY: YULT = 140 MPH VASD = 108 MPH

3. 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 ..... 60 PSF BALCONIES

WIND NET UPLIFT: ARE AS INDICATED ON PLANS

## TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

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

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"

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

THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6

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.

FBC 1816.1.3 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. 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'-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

PORCH POST TO FND.:

MANUF'R/MODEL CAP. APPLICATION TRUSS TO WALL: "SIMPSON" HETEL 16 W/ TSS 1410# PORCH BEAM TO POST (4x 4): SIMPSON PC44/EPC44 1700# PORCH BEAM TO POST (6x 6): SIMPSON PC66/EPC66 1700#

SIMPSON ABU44 or ABU 66

MISC. JOINTS SIMPSON A34 ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

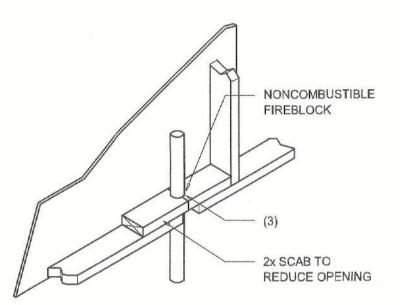
REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

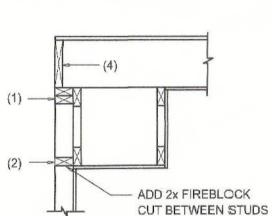
ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

MIAMI/DADE COUNTY REPORT #97-0107.05, #96-1126.11, #99-0623.04

"SEMCO" PRODUCT APPROVAL: MIAMI/DADE COUNTY REPORT #95-0818.15 NOTE: "SIMPSON" PRODUCT APPROVALS:

SBCC1 NER-443, NER-393





SOFFIT/DROPPED CLG.

2200#

315#/240#

## FIREBLOCKING NOTES:

**PENETRATIONS** 

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.

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

3. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT

# Fire Stopping DETAILS

OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

SCALE: NONE



#### BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B' ROOF ANGLE T' TO 2T 110 MPH 130 MPH 140 MPH 12.0 / -19.9 14.9 / -23.7 17.5 / -27.8 20.3 / -32.3 11.4 / -19.4 13.6 / -23.0 16.0 / -27.0 18.5 / -31.4 10.0 / -18.6 11.9 / -22.2 13.9 / -26.0 16.1 / -30.2 12.5 / -34.7 20.3 / -56.2 14.9 / -41.3 17.5 / -48.4 11.4 / -31.9 13.6 / -38.0 16.0 / -44.6 18.5 / -51.7 10.0 / -28.2 11.9 / -33.6 13.9 / -39.4 16.1 / -45.7 12.5 / -51.3 14.9 / -61.0 17.5 / -71.6 20.3 / -83.1 11.4 /-47.9 13.6 / -57.1 16.0 / -67.0 18.5 / -TT.7 10.0 / -43.5 11.9 / -51.8 13.9 / -60.8 16.1 / -70.5 21.8 / -23.6 25.9 / -34.7 30.4 / -33.0 35.3 / -38.2 20.8 / -22.6 24.7 / -26.9 29.0 / -31.6 33.7 / -36.7 19.5 / -21.3 27.2 / -29.8 23.2 / -25.4 31.6 / -34.6 21.8 / -29.1 25.9 / -34.7 30.4 1-40.7 35.3 / -47.2 33.7 / -44.0 20.8 / -27.2 24.7 / -32.4 29.0 / -38.0 19.5 / -24.6 27.2 / -34.3 23.2 / -29.3 31.6 / -39.8

# HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS

BLDG HEIGHT	EXPOSURE	EXPOSURE "C"	EXPOSURE
5	1.00	1.21	1.47
0	1.00	1.29	1.55
5	1.00	1.35	1.61
80	1.00	1.40	1.66

4		27	MEAN BUIL		\$ & CLADDING F = 30.0', EXF 3^	
	ZONE	AREA	Yult IIO MPH	Yult 120 MPH	Vult 130 MPH	Vult 140 MPH
45°	1 1	10 20 50	19.9 / -21.8 19.4 / -20.7 18.6 / -19.2	23.7 / -25.9 23.0 / -24.6 22.2 / -22.8	27.8 / -30.4 27.0 / -28.9 26.0 / -26.8	32.3 / -35.3 31.4 / -33.5 30.2 / -31.1
F 21 TO	2 2 2	10 20 50	19.9 / -25.5 19.4 / -24.3 18.6 / -22.9	23.7 / -30.3 23.0 / -29.0 22.2 / -27.2	27.8 / -35.6 27.0 / -34.0 26.0 / -32.0	32.3 / -41.2 31.4 / -39.4 30.2 / -37.1
ROOF	3 3 3	10 20 50	19.9 / -25.5 19.4 / -24.3 18.6 / -22.9	23.7 / -30.3 23.0 / -29.0 22.2 / -27.2	27.8 / -35.6 27.0 / -34.0 26.0 / -32.0	32.3 / -41.2 31.4 / -39.4 30.2 / -37.1
MALL	4 4 4	10 20 50	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
ďΜ	555	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	500m (500kg) (1900kg)	
BLDG HEIGHT	EXPOSURE	EXPOSURE "C"	EXPOSURE
15	1.00	1.21	1.47
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66

### General Roofing NOTES:

DECK REQUIREMENTS:

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.

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

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:

### 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

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

### UNDERLAYMENT APPLICATION:

FOR ROOF SLOPES FORM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:

APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

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 77 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

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.

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.

ROOFSHINGLES SHALL BE AS MANUFACTURED BY "TAMKO ROOFING PRODUCTS" OF THE FOLLOWING MODELS:

> GLASS-SEAL AR ELITE GLASS-SEAL AR HERITAGE 30 AR HERITAGE 40 AR HERITAGE 50 AR

TYPE 1 MODIFIED TO 110 MPH WINDS & FBC TAS 100, USING 4 NAILS/SHINGLE

ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

#### TYPE 1, OR ASTM D 4869, TYPE 1.

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

ASPHALT SHINGLES:

STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE SHANK WITH

WITH ASTM D 3161 OR M-DC PA 107-95.

1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE

2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT

FOR ROOF SLOPED 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM

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

3. FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING: 1. BOTH TYPES 1 AND 2 ABOVE, COMBINED.

# NOTE!!!

THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3161

JOB NUMBER 20230612

5

Z

SHEET NUMBER

OF 4 SHEETS

SOFTPLAN

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