

ALL WORK SHALL BE IN ACCORDANCE W/ APPL AND LOCAL REGULATIONS, INCLUDING APPLICA CODES. ALL COMPONENTS OF THE BUILDING SH THE MINIMUM ENERGY REQUIREMENTS OF THE BU ANY DISCREPANCIES SHALL BE REPORTED TO IN WRITING PRIOR TO THE COMMENCEMENT OF TI

ANY AND ALL DISPUTES ARISING FROM EVEN. WITH THE CONSTRUCTION OF THIS PROJECT BE DUNER, CONTRACTOR(S) AND SUPPLIERS SHA THROUGH BINDING ARBITRATION.

NTS ASSOCIATED SETWEEN THE ALL BE RESOLVED

HE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR O THE BEGINNING THE THE PROJECT AND THE CONTRACTOR(S) HALL FILE "NOTICE TO OWNER" AND PROVIDE "RELEASE OF LEVE AND THE CONTRACTOR (S)

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

. WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL PRESSURE TREATED.

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

ERIOR STUD WALLS SEPARATING LIVING AREA FROM GARE E AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH Design U333", INCLUDING R-11 BATT INSULATION.

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THOUT LAVATORY INSULATION AMINATED DRIZONTAL

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 104.26
2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4

. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY IEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. BC 1503.4.4

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

XCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" HICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6

SOIL CHEMICAL BARRIER METHOD:

PROTECTION NOTES:

CENTERLINE ONE INCH ONE FOOT PLUS OR MINUS No. or No. 0 ₹ 0 € ON CENTER MAXIMUM MASONRY OPEN MISCELLANEOUS

FIREBLOCKING

NOTES:

TRATIONS

OFFIT/DROPPED CLG.

2x SCAB TO
REDUCE OPENING

ADD 2× FIREBLOCK
CUT BETWEEN STUDS

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

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

A N

BY OTHER

DOOM To

PENNY

OVERHEAD

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
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

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

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

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.

ENT ELTAPO OHO QUARE FEET RESSURE TREATED MENFORCING (ED) OUGH OPENING

9. ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. S. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY *LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF COUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION F SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE SUBTERRANEAN TERMITES. THE TREATMENT OF AGRICULTURE AND CONSULTS AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSULTS SERVICES". FBC 18/6.1.1

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

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 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6

(Q)

Stopping

LEVATION

WANNEE RIVER LOG

IDING GLASS DOOR

RENCH (DOORS

ERTICAL

ALE: NONE

IB. NO WOOD, YEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN IB'-O" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4 14. AFTER ALL WORK 16 COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-Ø" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 23Ø3.13

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. CHANGES TO FINAL PLAN SETS 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. LEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT ONSULTING WITH THE ARCHITECT. THE OWNER SHALL ASSUME ANY AND ALL ABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE TO BE PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM SECIFICATION ON THE PLANS.

DESIGN VALUES/LOADS & CODES WIND DESIGN SPEED: 130 MPH, UNLESS NOTED PROJECT INFORMATION / NOTES:

GENERAL NOTES:

ASSOCIATED
ACT FOR THIS

NER AGANST ALL DR PROPERTY D WITH THE WORK S PROJECT.

SOIL DESIGN STATEMENT:
FOOTING DESIGN IS BASED UPON 1000PSF SOIL BEARING PRESSURE PROVIDED BY CLEAN SAND, GRAVEL OR STONE. OTHER SOIL CONDITIONS
I.E. CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL
REQUIRE FOUNDATION MODIFACATIONS. LIVE LOADS: 1st FLOOR: 40PSF, 2nd FLOOR: 40PSF, ROOF: AS DETERMINED BY SHAPE FACTORS APPLIED TO THE WIND FORCE GENERATED BY THE DESIGN WIND SPEED.

TYPE OF CONSTRUCTION

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RAMING

ANCHOR

SCHEDULE

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

THE CONTRACTOR AND/OR SUB-CONTRACTORS RANT ALL WORK FOR A PERIOD OF ONE YEAR DATE OF FINAL COMPLETION AND ACCEPTANCE DEFECTS IN MATERIALS, EQUIPMENT, COMPONEN MANSHIP SHALL BE CORRECTED AT NO FURTHE OWNER DURING THE ONE YEAR WARRANTY PER

ARS SHALL WAR-AR FOLLOWING THE NCE BY THE OWNER.
NENTS AND WORK-THER COST TO THE

BUILDING CODE: 2020 FLORIDA BUILDING CODE

ELECTRICAL CODE: NATIONAL ELECTRICAL CODE - 2020 LIFE SAFETY: NFPA-101 - LATEST

ROOF DECKING

1/2" CD Plywood or 7/6" O.S.B. ie: 48"x96" Sheets Perpendicular to Roof Framing: 8d Ring Shank Nails per schedule on sheet A.7

ESENT DURING THIS

MITS, LICENSES, D BY THE VAR-IR THIS PROJECT

HEARWALLS

Material: 1/16" O.S.B. "WindSTORM": 48" X 97", 109", 121" OR 145" Sheet Size: 48" X97" (109", 121" OR 145") Sheets Placed Vertical Fasteners: 8d Ring Shank 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. RICANE UPLIFT CONNECTORS

Truss Anchors: Simpson H25a & Ea. Truss End (Typ. U.O.N.)

Wall Tension: Wall Sheathing Nailing is Adequate - 8d & 4"

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

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

FOOTINGS AND FOUNDATIONS
Footing: 20"X|2" Cont. W/2-\$ Cont.

Footing:

•	ZONE	
5	AREA	0-1: 45:
	Yult 110 MPH	_ · ·
	Yult 120 MPH	BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 300', EXPOSURE "B" ROOF ANGLE TO 2T"
i i	Yuit 130 MPH	# CLADDING = 300', EXP
	Yult 140 MPH	FLOADS

ヹヸ	WALL	ROO	F 7° TO 27°	
꽃…	4 000	www 44	222	ZONE
	500000000000000000000000000000000000000	<u>9</u> <u>9</u> 9 <u>9</u>	500000000	AREA
ING COMPO	19.5 / -21.3 21.6 / -29.1 20.6 / -21.2 19.5 / -24.6	12.5 / -51.3 11.4 /-47.9 10.0 / -43.5 21.8 / -23.6	12.6 / -19.9 11.4 / -19.4 10.0 / -18.6 12.5 / -34.7 11.4 / -31.9 10.0 / -28.2	IIØ MPH
HEIGHT & EXPOSURE ADJUSTMENT COEFFIC		14.9 / -61.0 13.6 / -51.1 11.9 / -51.8 25.9 / -34.1 24.7 / -26.9	4.9 / -23.7 3.6 / -23.0 1.9 / -22.2 4.9 / -41.3 3.6 / -38.0 1.9 / -33.6	Yult 120 MPH
HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS	272 / -29.8 272 / -29.8 30.4 /-40.7 29.0 / -38.0 27.2 / -34.3	17.5 / -71.6 16.0 / -67.0 13.9 / -60.8 30.4 / -33.0	1.5 / -21.8 6.0 / -21.0 3.9 / -26.0 1.5 / -48.4 6.0 / -44.6 3.9 / -39.4	Yult 130 MPH
ENTS		20.3 / -83.1 18.5 / -11.1 16.1 / -10.5 35.3 / -38.2 33.1 / -36.1	20.3 / -32.3 18.5 / -31.4 16.1 / -30.2 20.3 / -56.2 18.5 / -51.1 16.1 / -45.1	Yult 140 MPH

	DING COMPONEN	FOR BUILDING COMPONENTS & CLADDING	DDING COEFFICIENTS
BLDG HEIGHT	EXPOSURE	EXPOSURE	EXPOSUR
15 20	00 00	121 129	1,47 1,55
25 3Ø	1.00	1.35 1.40	166

STRUCTURAL DESIGN CRITERIA:

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE BUILDING CODE - SECTION 1609 AND OTHER REFERENCED SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL AT TIME OF PERMIT. WIND LOAD CRITERIA: RISK CATAGORY: 2 E 2020 FLORIDA

CODES AND

BE LATEST EDITION

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GLUNG SHALL NOT BE CONSIDERED LIEU OF THOSE SPECIFIED HEREIN.

AN ACCEPTABLE CONNECTOR IN

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HERE SHALL BE NOT LESS THAN 2 NAILS PER CONNE

GENERAL, NAILS SHALL PENETRATE THE SECOND MEMBER NAIL FENETRATE THE MEMBER BEING NAIL FERETO, OR GREATER.

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3. ROOF DESIGN LOADS: SUPERIMPOSED DEAD LOADS: SUPERIMPOSED LIVE LOADS: . BASED ON ANSI/ASCE 1-10. 2020 FBC 1609-A WIND . 20 PSF 20 PSF

4. FLOOR DESIGN LOADS:
SUPERIMPOSED DEAD LOADS:
SUPERIMPOSED LIVE LOADS:
RESIDENTIAL
BALCONIES WIND NET UPLIFT: ARE AS INDICATED ON TRUSS SHOP DRAWINGS

... 25 PSF

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NAILS PROJECTING BEYOND THE LAST WOOD MEMBER SHALL CLINCHED, WHEREVER POSSIBLE.

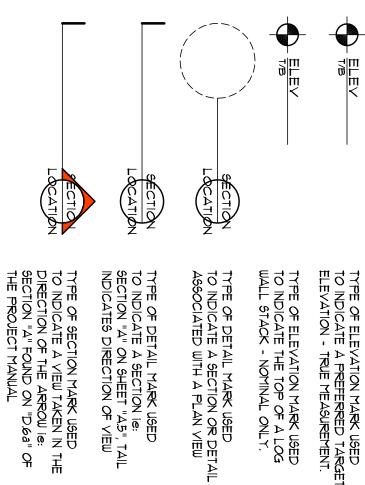
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SHALL

ORMED METAL CONNECTORS, AS PER THE SCHEDULE HEREIN, AVE THE NUMBER OF NAILS INSTALLED AS REQUIRED BY THE IANUFACTURER, OR AS DIRECTED BY THE PLANS.

NOTES IN THE "PLANS" PACKAGE OF THE CONSTRUCTION DOCUMENTS SUPERSEDE SIZES & SPACINGS OF NAILS CONTAINED HEREIN.

SYMBOLS ARE MOST OFTEN ENCOUNTERED IN THE FOR DRAWINGS: ELEVATIONS, DIMENSION PLANS, SECTIONS & STRUCTURAL PLANS LLOWING



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
FND NAILED

A. NAILS, BOLTS AND OTHER METAL CONNECTORS WHICH ARE USED IN LOCATIONS EXPOSED TO THE WEATHER SHALL BE GALVANIZED OR OTHERWISE CORROSION RESISTANT.		1/8" FIBERBOARD SHEATHING		OSB SHEATHING, 1/16" THICK		3/4" PLYWOOD SUBFLOORING					BUILT-UP GIRDERS & BEAMS	NAILIID	BUILT-UP CORNER STUDS, FACE	OF BEARING, FACE NAILED	IX 6 SHEATHING TO EACH POINT	Щ	TOP PLATES - LAPS INTERSECTIONS	DOUBLE TOP PLATES, FACE NAILED	DOUBLE STUDS, FACE NAILED	STUD TO SOLE PLATE, TOE NAILED	HIND NAILHD	TOP OR SOLE PLATE TO STUD	FACE NAILED	ひつては、アイ・ボーク・クラン・クス・サークへている。
		<u>0</u>		<u>0</u>		<u>0</u>					200 Q	<u>o</u> <u>o</u>		<u>0</u>		<u>o</u>		<u>o</u>	<u>o</u> <u>o</u>	<u>0</u>	<u>o</u>		<u>o</u> <u>o</u>	
GALYANIZED OR	O" O.O. ®	3 O.C. ® mDGHS	10" 0.0. 0 NTERNTED ATE	の = O.O. ® EDC EDC EDC	NTERMEDIATE		# @ SPLICES	2 O MA. MND	- CHAGGERED -	TOP # BOTTOM	32" O.O. ®	30 <u>°</u> 00.		N		N			24" O.O.	3 OT 2 160	N			

NUMBER OF NAILS FOR CONNECTING WOOD DNI IAN

MEMBERS:

"SITPSON" PRODUCT APPROVALS: MIAMI/DADE COUNTY REPORT *91-0101.05, SBCCI NER-443, NER-393 *****96-||26.||, *****99-*0*623.04

NOTE: "SEMCO" PRODUCT APPROVAL: MIAMI/DADE COUNTY REPORT #35-0818.15

NOTE: REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL JOINT REINFORCEMENT AND FASTENERS. ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE JFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE. UNLISTED JOINTS IN THE LOAD PATH SHALL SON A34 FRAMING ANCHORS, TYPICAL T.O. BE REINFOR ANCHORS/

MANUFIRMODEL
SIMPSON H2.5a
SIMPSON LGT, W/ 28 - 16
SIMPSON ST22
5/8"+ THRU-BOLT
SIMPSON PC44/EPC44
SIMPSON ABU44
SIMPSON A34 16d NAILS CAP. 535* 1785* 1310* 3340* 1700* 2200* 315*/240*

APPLICATION

TRUSS TO WALL:
GIRDER TRUSS TO POST/HEADER:
HEADER TO KING STUD(S):
PLATE TO FOUNDATION:
PORCH BEAM TO POST:
PORCH POST TO FND.:
MISC. JOINTS

Digitally signed by: N. P. GEISLER
DN: CN = N. P. GEISLER C = US
O = AR0007005 OU = ARCHITECT Date: 2021.04.30 14:39:13 -05'00' AR0007005

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ØT SEP 2K2Ø33 2020

NICHOLAS
PAUL
GEISLER
ARCHITECT
I.C.A.R.B. Certified







STRUCTURAL GENERAL INFORMATION

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