

DESIGN STATEMENT AND CODE SUMMARY

DESIGN STATEMENT:
THIS RESIDENTIAL STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE 7TH EDITION RESIDENTIAL.

LIVE LOADS

UNINHABITABLE ATTICS WITHOUT STORAGE = 10 PSF
UNINHABITABLE ATTICS WITH STORAGE = 20 PSF
HABITABLE ATTICS AND ATTICS SERVICED WITH FIXED STAIRS = 30 PSF
ROOF LOAD = 20 PSF
STAIRS = 40 PSF
SLEEPING ROOMS = 30 PSF
ROOMS OTHER THAN SLEEPING ROOMS = 40 PSF
BALCONIES AND DECKS EXTERIOR = 40 PSF
GUARDRAILS, HANDRAILS = 200 POUNDS HORIZONTAL
GUARD INFILL COMPONENTS = 50 PSF (FBC-RESIDENTIAL R301, TABLE 301.5)

CODE SUMMARY:
OCCUPANCY CLASSIFICATION: RESIDENTIAL
CONSTRUCTION TYPE V-B MASONRY BEARING WALL AND WOOD
2 STORY RESIDENCE: BUILDING HEIGHT = 31'-6.5" +/- ABOVE FINISH GRADE
DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE 7TH EDITION RESIDENTIAL IMPORTANCE FACTOR: 1.0
INTERNAL PRESSURE COEFFICIENT +/- 0.18
WIND IMPORTANCE FACTOR: 1
BUILDING RISK CATEGORY: II
Exposure Class - Enclosed
WIND EXPOSURE: B
DESIGN WIND PRESSURE 30.5PSF

Ultimate Wind Speed (Vult) - 139 mph
Basic Wind Speed (Vasd) - 108 mph

Components & Cladding	
Roofing Zones	
Zone 1 (psf)	+32.3/-35.3
Zone 2 (psf)	+32.3/-41.2
Zone 3 (psf)	+32.3/-41.2

Stucco, Cladding, Doors & Windows	
Zone 4 (psf)	+35.3/-38.2
Zone 5 (psf)	+35.3/-47.2

Note: The nominal wind speed was used to determine the Component & Cladding pressures per table R301.2(2) and R301.2(3)

Note: This building is not within a wind-bourne Debris Region and opening protection is not required.

SCOPE OF WORK
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW CUSTOM SINGLE FAMILY RESIDENCE.

GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY NOTIFY THE ARCHITECT OF ANY CONFLICTS, ERRORS OR OMISSIONS IN THESE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION BETWEEN SUBCONTRACTORS, VENDORS, ETC. AS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS AND OWNER-CONTRACTOR AGREEMENT. IN THE CASE OF INCONSISTENCIES OR DISCREPANCIES BETWEEN THE DRAWINGS, THE MOST STRINGENT NOTE OR CONDITION SHALL APPLY.
- FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR/ SUBCONTRACTOR SHALL BE RESPONSIBLE FOR COSTS INCURRED IF NOTIFICATION IS NOT PROVIDED TO THE ARCHITECT IN A TIMELY MANNER.
- OSHA REQUIREMENTS SHALL BE INCORPORATED INTO THE SCOPE OF WORK EVEN THOUGH THEY ARE NOT LISTED SEPARATELY.
- THESE GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED. THE CONTRACTORS SHALL ALSO REFERENCE THE NOTES ON EACH DRAWING SHEET AND INCORPORATE SUCH INTO THE SCOPE OF THE WORK.
- THE ARCHITECT HAS ENDEAVORED TO SPECIFY AND/OR INDICATE MATERIALS THAT DO NOT CONTAIN HAZARDOUS MATERIALS OR ITEMS IN VIOLATION OF APPLICABLE CODES AND LAWS OR REASONABLE BUILDING PRACTICES. ALLCONTRACTORS, SUBCONTRACTORS AND VENDORS SHALL LIKEWISE ENDEAVOR TO PROVIDE MATERIALS THAT DO NOT CONTAIN HAZARDOUS COMPONENTS. NOTIFY THE ARCHITECT OF ANY MATERIALS SPECIFIED OR INDICATED FOR USE ON THE PROJECT SITE WHICH CONTAIN HAZARDOUS MATERIALS AND/OR ASBESTOS.
- THESE DRAWINGS AND RELATED DOCUMENTS DETAIL THE WORK FOR THIS SPECIFIC LOCATION AND PROJECT. THESE DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT.
- DO NOT SCALE DRAWINGS.
- DIMENSIONS ARE TO FINISH TO FINISH FACE OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED.
- 'TYPICAL' MEANS THAT THE SITUATION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT THE BUILDING. UNLESS OTHERWISE NOTED, DETAILS ARE KEYED AND NOTED AS 'TYPICAL' OR 'TYP.' ONLY THE FIRST TIME THEY APPEAR.
- 'HOLD' DIMENSIONS INDICATE THAT PREFABRICATED SYSTEMS ARE TO BE INSTALLED THAT REQUIRE A MINIMUM DIMENSION. MAINTAIN THIS DIMENSION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL SUBCONTRACTORS AND VENDORS TO COORDINATE CONSTRUCTION REQUIREMENTS, DELIVERY SCHEDULE, ETC.
- 'SIMILAR' OR 'SIM' SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- THE GENERAL CONTRACTOR SHALL CONFIRM ALL LOCATIONS FOR BLOCKING.

A Private Residence
PAUL AND LESLIE McDANIEL

TERMITE PROTECTION

- TERMITE PRETREATMENT SHALL CONSIST OF CHEMICAL SOIL TREATMENT. THE BORA-CARE TERMICIDE TREATMENT SHALL BE REGISTERED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES AS REQUIRED BY THE 2020 FLORIDA BUILDING CODE 7TH EDITION RESIDENTIAL - SECTION 202.
- UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY MAY 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 ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

CONSTRUCTION NOTES

- GENERAL
- ROOF LIVE LOAD - 25 PSF
 - ALL WORK TO BE IN STRICT ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE 7TH EDITION RESIDENTIAL
 - ONLY WRITTEN CHANGES APPROVED BY THE ARCHITECT SHALL BE PERMITTED
 - FLOOR LIVE LOAD - 40 PSF, DEAD LOAD 15 PSF
 - PIPES THRU STRUCTURAL ELEMENTS SHALL BE SLEEVED W/ STEEL PIPE OF LARGER DIAMETER
 - WINDOWS ARE TO MEET WIND LOAD REQUIREMENTS PER STRUCTURAL DESIGN CRITERIA AND FIRE CODE EGRESS.
 - WINDOW AND DOOR SIZES VARY WITH EACH MANUFACTURER. ALL ROUGH OPENINGS MUST BE VERIFIED WITH THE RESPECTIVE CONTRACTOR PRIOR TO CONSTRUCTION. CONCRETE

CONCRETE

- ALL WORK TO BE IN STRICT ACCORDANCE WITH THE ACI 318-11
- MISCELLANEOUS DESIGN CRITERIA:
 - ALL CONCRETE TYPE 1 PORTLAND CEMENT. (ASTM C 105)
 - COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE F'b 2500 PSI FOR SLABS AND FOOTINGS
 - COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE F'b 3000PSI FOR ALL STRUCTURAL ELEMENTS
 - MAXIMUM WATER-CEMENT RATIO BY WEIGHT FOLLOWS:
 - SPECIFIED COMPRESSIVE STRENGTH (PSI) 2500 3000
 - NON-AIR ENTRAINED CONCRETE 0.67 0.46
 - AIR ENTRAINED CONCRETE 0.54 0.46

- SLUMP - SLAB ON GRADE = 5"
SLUMP - OTHER = 3"
WATER - POTABLE
CHLORIDE - NONE
3. PROVIDE NORMAL WEIGHT AGGREGATES IN COMPLIANCE WITH THE REQUIREMENTS OF ASTM C 33

FOUNDATIONS

- FOOTING DESIGN BASED ON MIN. ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF
- IF FOOTING ELEVATION OCCURS IN DISTURBED, UNSTABLE OR UNSUITABLE SOIL, THE ARCHITECT SHALL BE NOTIFIED AND NECESSARY ADJUSTMENTS SHALL BE MADE PER HIS INSTRUCTIONS.
- PREPARATION OF THE SUB-GRADE TO CONSIST OF HAVING THE FOOTING BEAR ON UNDISTURBED SOIL.
- STEPS IN WALL FOOTING SHALL NOT EXCEED A SLOPE OF 1:2, VERTICAL TO HORIZONTAL
- CAUTION SHALL BE USED WHEN OPERATING VIBRATORY COMPACTING EQUIPMENT NEAR STRUCTURES TO AVOID THE RISK OF DAMAGE TO THE STRUCTURE.

MASONRY

- DESIGN MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ACI 503-11
- CELLS INDICATED TO BE FILLED SHALL BE GROUTED WITH 3000 PSI CONCRETE (8"-10" SLUMP)
- ALL CELLS AT CORNERS, END OF SHEAR WALLS, AND UNDER CONCENTRATED LOADS SHALL CONTAIN VERTICAL REINFORCING AND SHALL BE FILLED WITH CONCRETE.
- CONC. BLOCKS SHALL CONFORM TO ASTM-90 (28 DAY STRENGTH = 2000 PSI) (F'm = 1500 PSI), LAID IN RUNNIG BOND.
- MORTAR SHALL BE TYPE "S"
- PROVIDE 1- # 5Ø ROD AT LOCATIONS SHOWN ON PLANS (4'-8" O.C. MAX.)
- SPlice LAP LENGTH TO BE 25" MINIMUM.

AREA SUMMARY

MAIN FLOOR LIVING AREA	2285 SQ. FT.
UPPER LIVING AREA	1668 SQ. FT.
TOTAL LIVING AREA	3953 SQ. FT.
COVERED PORCH	123 SQ. FT.
LANAI	224 SQ. FT.
GARAGE	965 SQ. FT.
HOUSE AREA UNDER ROOF	5265 SQ. FT.

WOOD

- ALL WOOD FRAMING AND PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED, DETAILED, AND FABRICATED IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS OUTLINED IN THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION .
- THE WOOD TRUSSES SHALL BE SIZED AND DETAILED TO FIT THE DIMENSIONS AND LOADS INDICATED. ALL DESIGN SHALL BE IN ACCORDANCE WITH ALLOWABLE VALUES AND SECTION PROPERTIES ASSIGNED AND APPROVED BY THE 2020 FLORDIA BUILDING CODE 7TH EDITION RESIDENTIAL. DESIGN CALCULATIONS SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER FOR APPROVAL
- PERMANENT BRIDGING PERPENDICULAR TO THE SPAN OF THE TRUSSES SHALL BE PROVIDED AS REQUIRED BY THE TRUSS MANUFACTURER. TRUSS MANUFACTURER SHALL PROVIDE STATEMENT THAT BOTTOM CHORD OF ROOF TRUSSES ARE BRACED DURING UPLIFT CONDITIONS.
- FOR STRUCTURAL LUMBER, PROVIDE THE PRESCRIBED GRADE. SOUTHERN PINE SURFACES DRY USED AT 19 % MAX. MOISTURE CONTENT, GRADE No. 2.
- PROVIDE GALVANIZED METAL HANGARS AND FRAMING ANCHORS OF THE SIZE AND TYPE RECOMMENDED BY THE MANUFACTURER. FOR EACH, USES RECOMMENDED NAILS. (SIMPSON STRONG-TIE CONNECTORS OR EQUIVALENT) OTHER MANUFACTURER WITH UL LISTING AND APPROVED CONNECTORS OF SIMILAR TYPE AND DESIGN MAY BE SUBSTITUTED.
- ALL BOLTS FOR WOOD CONSTRUCTION SHALL BE A MINIMUM OF 1/2" Ø DIAMETER. (ASTM A-307)
- PROVIDE FRAMING MEMBERS OF SIZES AND OF SPACINGS SHOWN, OR, IF NOT SHOWN, COMPLY WITH THE RECOMMENDATIONS OF THE MANUAL FOR HOUSE FRAMING OF THE NATIONAL FOREST PRODUCTS ASSOCIATION. DO NOT SPICE STRUCTURAL MEMBERS BETWEEN SUPPORTS.
- ANCHORS AND NAILS SHOWN SHALL COMPLY WITH THE RECOMMENDED NAILING SCHEDULE FROM THE 2020 FLORIDA BUILDING CODE 6TH EDITION RESIDENTIAL.

GENERAL LUMBER NOTES

FRAMING NOTES

- ALL LUMBER TO BE SOUTHERN YELLOW PINE No. 2 OR SPRUCE No. 2 WITH A MAXIMUM MOISTURE CONTENT OF 18 %. STUDS MAY BE SPF No. 2.
- ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED GRADING AGENCY.
- ALL EXTERIOR DOORS AND DOOR TO GARAGE MUST BE OF SOLID WOOD AND MINIMUM THICKNESS OF 1 3/8" OR SOLID CORE METAL.
- WINDOWS MUST WITHSTAND A MINIMUM PRESSURE OF 30 PSF.
- PROVIDE ADEQUATE BRACING AND BRIDGING TO TRUSSES TO RESIST WIND AND OTHER LATERAL FORCES.

FRAMING NOTES

FRAMING

- ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER AITC AND TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION , LATEST EDITION.
- ALL STRUCTURAL WOOD MEMBERS SHALL HAVE A MINIMUM EXTREME FIBER STRESS IN BENDING OF F'b = 1200 PSI.
- UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM LUMBER GRADES SHALL BE USED:
 - STRUCTURAL LIGHT FRAMING SIZE 2" TO 4" THICK x 2" TO 4" WIDE - No. 2 OR BETTER.
 - STUDS SIZE 2" TO 4" THICK AND 2" TO 6" WIDE - STUD GRADE.
 - STUCTURAL JOISTS AND PLANKS SIZE 2" TO 4" THICK x 5" OR WIDED - No. 2 OR BETTER
 - LIGHT FRAMING SIZE 2" TO 4" THICK x 2" TO 4" WIDE - No. 2 OR BETTER.
- STUDS SHALL BE DOUBLED AT ALL ANGLES, CORNERS AND AROUND ALL OPENINGS.
- PLACE A SINGLE 2x SOLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL LOAD-BEARING STUD WALLS. ATTACH ALL EXTERIOR WALLS AND INTERIOR LOAD-BEARING WALLS TO SLAB WITH 1/2" Ø x 8" (MIN.) STEEL J-BOLTS OR 1/2"Ø x 4" MIN. EMBEDMENT 'HILTI' 'KWIJK-BOLT' AT 32" O.C. ANCHORED WITH 'SIMPSON STRONG-TIE' 'MAS' MUDSILL ANCHORS EXCEPT AT WALL ENDS AND OPENINGS. ALL OTHER INTERIOR NON-LOAD-BEARING WALLS MAY BE ATTACHED WITH 'HILTI' 'DN72' POWER-DRIVEN FASTENERS WITH 7/8" Ø x 5/64" THICK WASHERS AT 10" ON CENTER.
- PLYWOOD SHEATHING SHALL BE APA STRUCTURAL 1, GROUP 1, SIZE AND SPAN RATING AS SHOWN ON THE DRAWINGS.
- WALL SHEATHING SHALL BE:
 - AT INTERIOR WALL PROVIDE 1/2" OR 5/8" GYPSUM WALLBOARD (SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS) EACH SIDE OF STUDS. PROVIDE SOLID 2x BLOCKING AT ALL SHEET EDGES. BLOCKING IS NOT REQUIRED AT ALL NON-LOAD-BEARING PARTITIONS.
 - AT EXTERIOR WALLS SHEATHING THE INTERIOR FACE OF WALL WITH GYPSUM WALLBOARD AS NOTED ABOVE FOR INTERIOR WALLS. SHEATH THE EXTERIOR FACE OF WALLS WITH 1/2" CDX (4-PLY) PLYWOOD (OR 7/16" O.S.B.) NAILED WITH 8d NAILS AT 6" O.C. AT ALL EDGE SUPPORTS AND 8d NAILS AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS. PROVIDE SOLID 2" BLOCKING AT ALL SHEET EDGES. BLOCKING IS NOT REQUIRED AT NON-LOAD-BEARING PARTITIONS.
- ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE, MASONRY OR SOIL SHALL BE PRESSURE TREATED WITH WATERBORNE PRESERVATIVES IN ACCORDANCE WITH AWPA C3.
- CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES NECESSARY AND SUITED FOR EACH LOCATION. FASTENINGS SUBJECT TO MOISTURE SHALL BE HOT-DIPPED GALVANIZED ASTM A-153/A-153M.
- ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
- SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
- WHERE WOOD BEAMS/HEACERS ABUT WOOD COLUMNS, PROVIDE 'SIMPSON STRONG-TIE' HUSC CONNECTORS WITH ALL NAILS SPECIFIED BY THE MANUFACTURER.

NOTE:

- ALL HEADERS TO BE No. 2 SOUTHERN PINE OR EQUAL AND TO INCLUDE 1/2" PLYWOOD FLITCH PLATE BETWEEN MEMBERS.
- WOOD HEADERS OVER OPENINGS SHALL BE AS NOTED ON THE PLANS. JACK STUDS SUPPORTING HEADER AS WELL AS ADJACENT FULL HEIGHT STUDS SHALL BE AS SPECIFIED IN THE WOOD HEADER SCHEDULE IN THE ARCHITECTURAL PLANS.
- PROVIDE 2-16d NAILS AT 3" O.C. AT ALL HEADERS.
- ALL ANCHORS SHOWN TO BE 'SIMPSON STRONG-TIE' OR APPROVED EQUAL.

FIELD REPAIR NOTES

- MISSED UNTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH 1- 'SIMPSON STRONG-TIE' MST12 TWIST STRAP WITH 3- 3/16"Ø x 2 1/4" TAPCON TO BOND BEAM BLOCK AND 7- 10d COMMON NAILS TO TRUSS.
- MISSED DOWN RODS MAY BE SUBSTITUTED WITH 1- #5 Ø REBAR SET IN 1 1/4"Ø x 6" DEEP HOLE FILLED WITH 'UNITEX' 'PROPOXY 300' ADHESIVE BINDER, FOLLOWING ALL MANUFACTURER'S RECOMMENDATIONS.
- MAY SUBSTITUTE HURRICANE STRAP WITH STRAP OF GREATER HOLD-DOWN VALUE OR GREATER UPLIFT VALUE IN FIELD WITHOUT VERIFICATION, PROVIDED ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS ARE FOLLOWED.

TRUSS / ROOF FRAMING NOTES

- TRUSSES SHALL BE DESIGNED BY A FLORIDA REGISTERED ENGINEER EXPERIENCED IN TRUSS DESIGN. PROVIDE SHOP DRAWINGS TO DESIGNER FOR APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS SHALL BEAR THE SEAL OF THE ENGINEER.
- TRUSS FABRICATOR SHALL PREPARE A FRAMING LAYOUT INDICATING THE LOCATION OF THE TRUSSES, BEARINGS, TRUSS SPACING, PITCH, BRACING LOCATION AND OTHER INFORMATION DEEMED PERTINENT. UPON APPROVAL, FABRICATOR SHALL PROVIDE COPIES TO OWNER AND TRUSS ERECTOR FOR FIELD USE.
- TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS, WORKING POINTS AND BEARING CONDITIONS. THOSE SHOWN IN THE TRUSS PROFILES ARE FOR GENERAL INFORMATION ONY, AND IF USED BY THE TRUSS MANUFACTURER IN HIS DESIGN MUST BE VERIFIED TO CONFORM WITH THE PLANS AND OTHER DETAILS. ANY ERRORS IN TRUSS DESIGN AND FABRICATION DUE TO THE TRUSS MANUFACTURER'S USE OF THE SPANS, WORKING POINTS, ETC. SHOWN IN THE TRUSS PROFILES DUE TO CONFLICTS WITH THE PLANS AND OTHER DETAILS SHALL BE THE RESPONSIBILITY OF THE CONTRACTING PARTY AND CORRECTED BY THEIR RESPECTIVE AGREEMENT.
- ROOF DECK IS AS SPECIFIED. STAGGER PLYWOOD JOINTS MINIMUM 24 INCHES. NAIL DECK IN ACCORDANCE WITH ROOF SHEATHING NAILING DIAGRAMS SHOWN IN ARCHITECTURAL DRAWINGS.
- ALL MISCELLANEOUS WOOD FRAMING SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE SOUTHERN PINE No. 2.
- SPACE TRUSSES AND MISCELLANEOUS FRAMING AT 24" O.C. MAX.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER TRUSS HANDLING AND PROPER TEMPORARY AND ERECTION BRACING.
- PERMANENT BRACING AS INDICATED ON DRAWINGS SHALL BE MIN, 2x4 DIMENSION LUMBER WITH 2- 16d NAILS IN EACH TRUSS, UNLESS INDICATED OTHERWISE. ADDITIONAL BRACING AS REQUIRED OR RECOMMENDED BY TRUSS DESIGNER OR FABRICATOR SHALL BE INCLUDED AND INSTALLED.
- TRUSS FABRICATOR SHALL BE RESPONSIBLE TO COORDINATE ALL TRUSS DIMENSIONS WITH FIELD CONDITIONS PRIOR TO FABRICATION. NOTIFY DESIGNER IN WRITING IF ANY ADJUSTMENTS TO DRAWING DIMENSIONS ARE RECOMMENDED OR REQUIRED.
- PROVIDE HURRICANE ANCHORS PER GOVERNING CODE AND REGULATIONS AND AS INDICATED ON DRAWINGS.
- TRUSS MANUFACTURER TO PROVIDE VALLEY SETS WITH ENGINEERING AND NAILING REQUIREMENTS.
- ALL TRUSS STRAPS AT MASONRY TO BE 'SIMPSON STRONG-TIE' META14's UNLESS NOTED OTHERWISE.
- ALL TRUSS STRAPS AT FRAME BEARING TO BE 'SIMPSON STRONG-TIE' H10A's UNLESS NOTED OTHERWISE.
- PROVIDE HTS20 OR HETA20 AT ALL HIP CORNERS IF NOT SPECIFIED ON FRAMING PLAN.
- PROVIDE HETA20 AT MASONRY GABLE ENDS OR HTS20 AT FRAME GABLE ENDS AT 48" O.C. MAX.
- ANY REVISIONS IN THE DESIGN CONCEPT, DETAILING, OR CONSTRUCTION MATERIALS REQUESTED BY THE CONTRACTOR OR TRUSS MANUFACTURER SHALL BE SUBMITTED TO THE DESIGNER IN WRITING PRIOR TO CONSTRUCTION. ALL SUCH REVISIONS, IF ACCEPTED BY THE DESIGNER, SHALL BE CLEARLY DELINEATED AND BUBBLED ON THE SHOP DRAWINGS.
- ALL FASTENERS INDICATED ARE MANUFACTURED BY 'SIMPSON STRONG-TIE.'
- PROVIDE FIREBLOCKING AND DRAFTSTOPPING PER 2020 FLORIDA BUILDING CODE 7TH EDITION RESIDENTIAL AT ALL APPLICABLE AREAS.
- ROOF SHEATHING SHALL BE INSTALLED WITH ALUMINUM PLYWOOD CLIPS. PROVIDE ONE CLIP PER SPAN BETWEEN SHEET EDGES. PROVIDE SOLID 2x BLOCKING BEWTWEEN SUPPORTS AT ALL HIPs, RIDGES, VALLEYS AND CHANGES IN ROOF SLOPE.

SHEET INDEX

- A1 COVER SHEET
A2 MAIN / UPPER FLOOR PLANS
A3 EXTERIOR ELEVATIONS
A4 EXTERIOR ELEVATIONS
A5 ROOF PLAN

- E1 MAIN / UPPER FLOOR ELECTRICAL PLANS

- S1 FOUNDATION PLAN
S2 ROOF BEARING PLAN
S3 ROOF FRAMING PLAN
S4 STRUCTURAL SECTIONS
S5 STRUCTURAL SECTIONS
S6 STRUCTURAL DETAILS

DATE	REMARKS
10/10/22	

E. DEAN BOLARIS, AR0012865

E. DEAN BOLARIS, P.A., AIA

FLORIDA LICENSED ARCHITECT
7911 THURMOND COURT
WINTER PARK, FL 32817

Phone (407) 797-6824
EMAIL: dbolaris@cfl.rr.com

PLANS PREPARED BY AND UNDER THE
DIRECT SUPERVISION OF

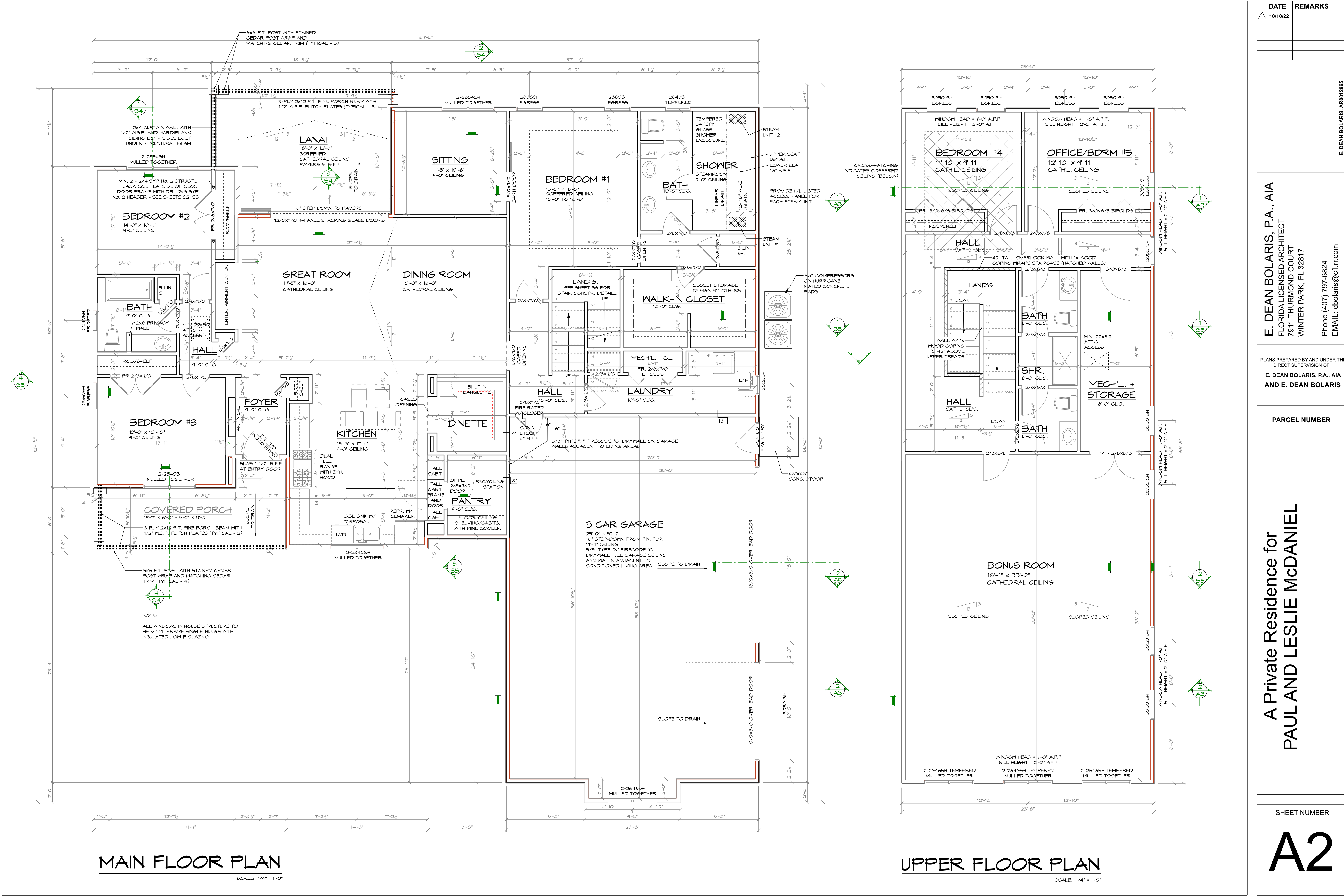
E. DEAN BOLARIS, P.A., AIA
AND E. DEAN BOLARIS

PARCEL NUMBER

A Private Residence for
PAUL AND LESLIE McDANIEL

SHEET NUMBER

A1



DATE	REMARKS
10/10/22	

E. DEAN BOLARIS, AR0012665

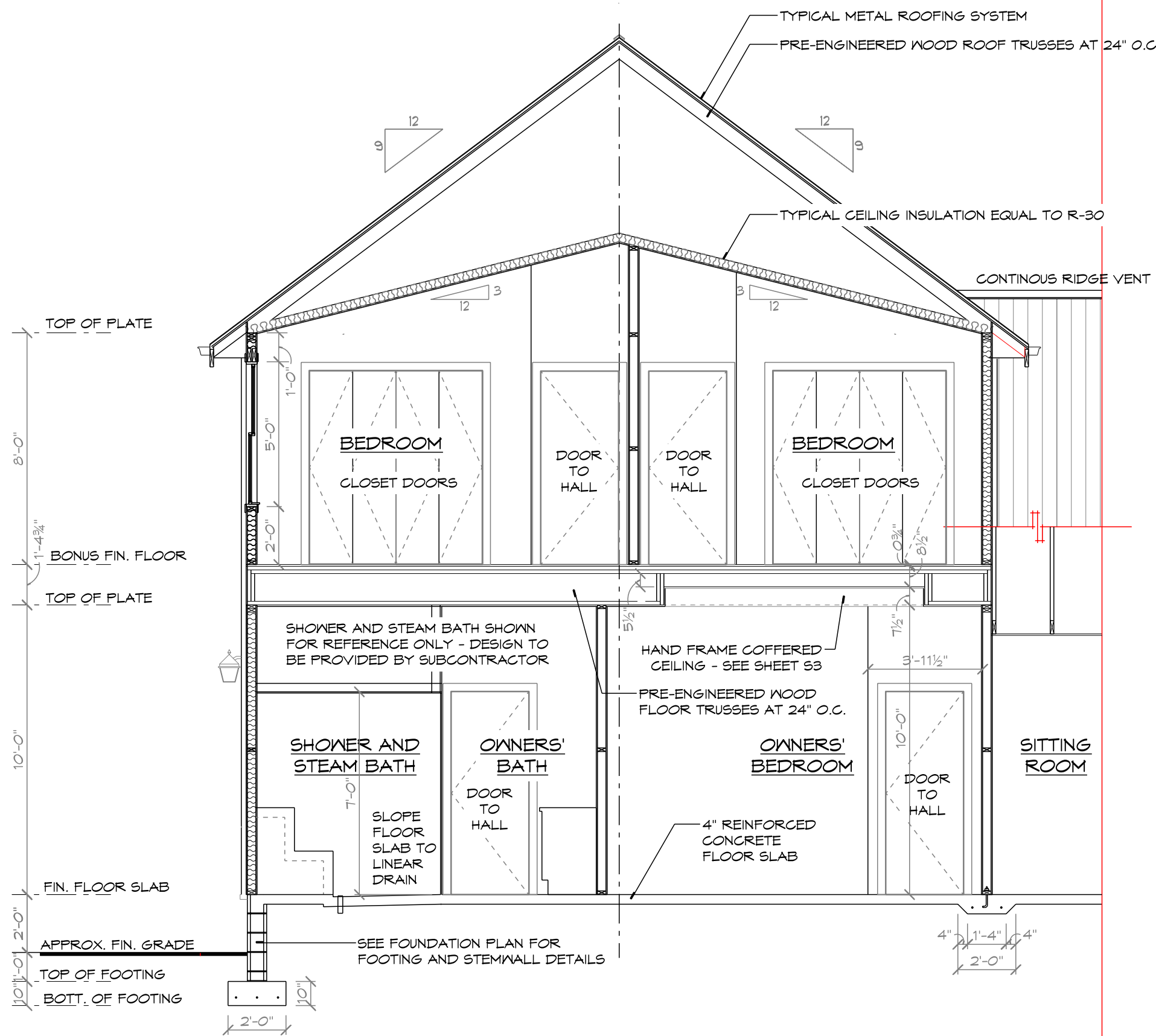
E. DEAN BOLARIS, P.A., AIA
FLORIDA LICENSED ARCHITECT
7911 THURMOND COURT
WINTER PARK, FL 32817
Phone (407) 797-6824
EMAIL: dbolaris@cfl.rr.com

PLANS PREPARED BY AND UNDER THE
DIRECT SUPERVISION OF
E. DEAN BOLARIS, P.A., AIA
AND E. DEAN BOLARIS

PARCEL NUMBER

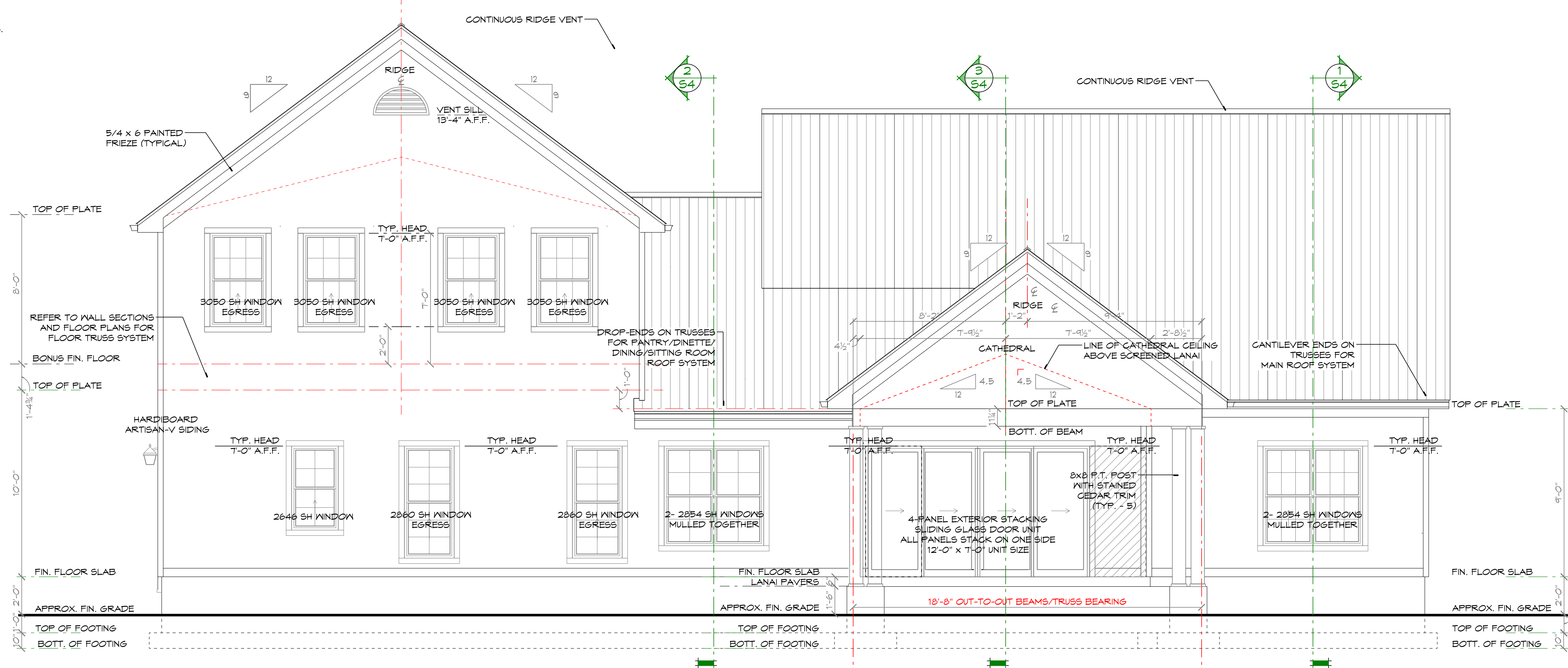
A Private Residence for
PAUL AND LESLIE McDANIEL

SHEET NUMBER
A2



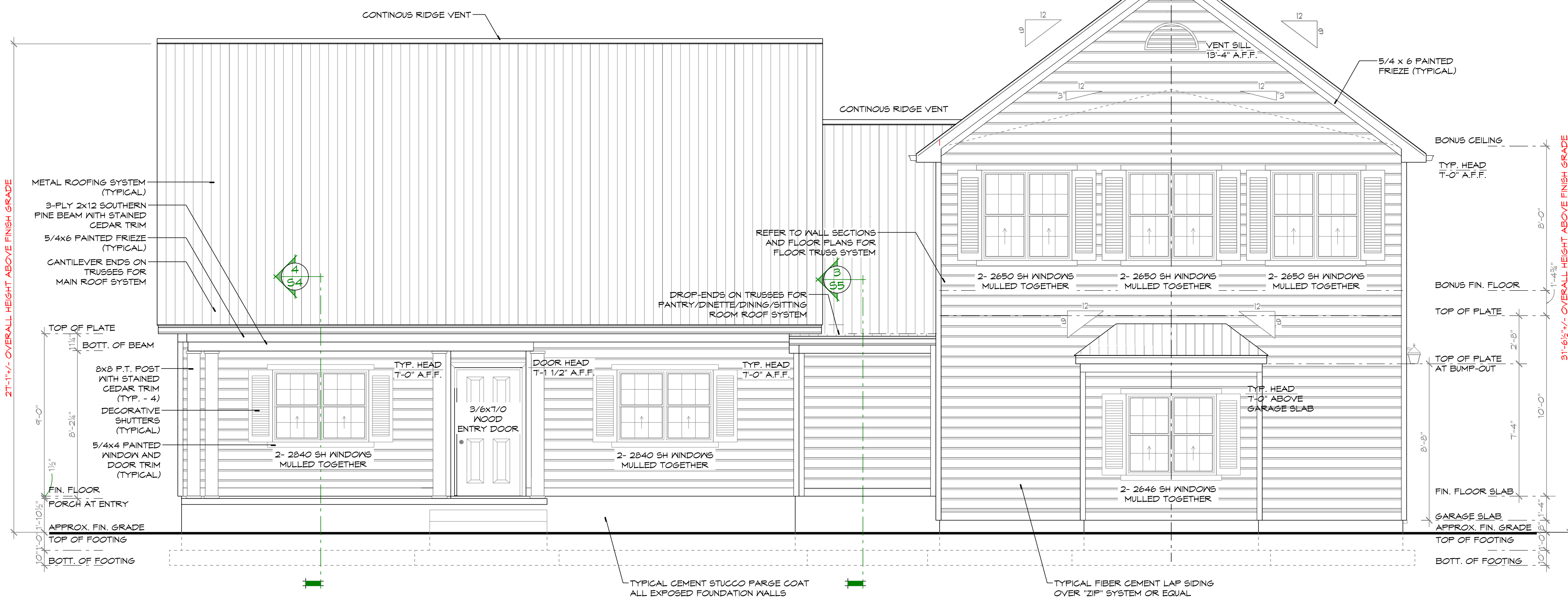
ARCH'L. SECTION

REFER TO WALL SECTIONS SHEETS S4 AND S5 SCALE: 1/4" = 1'-0"



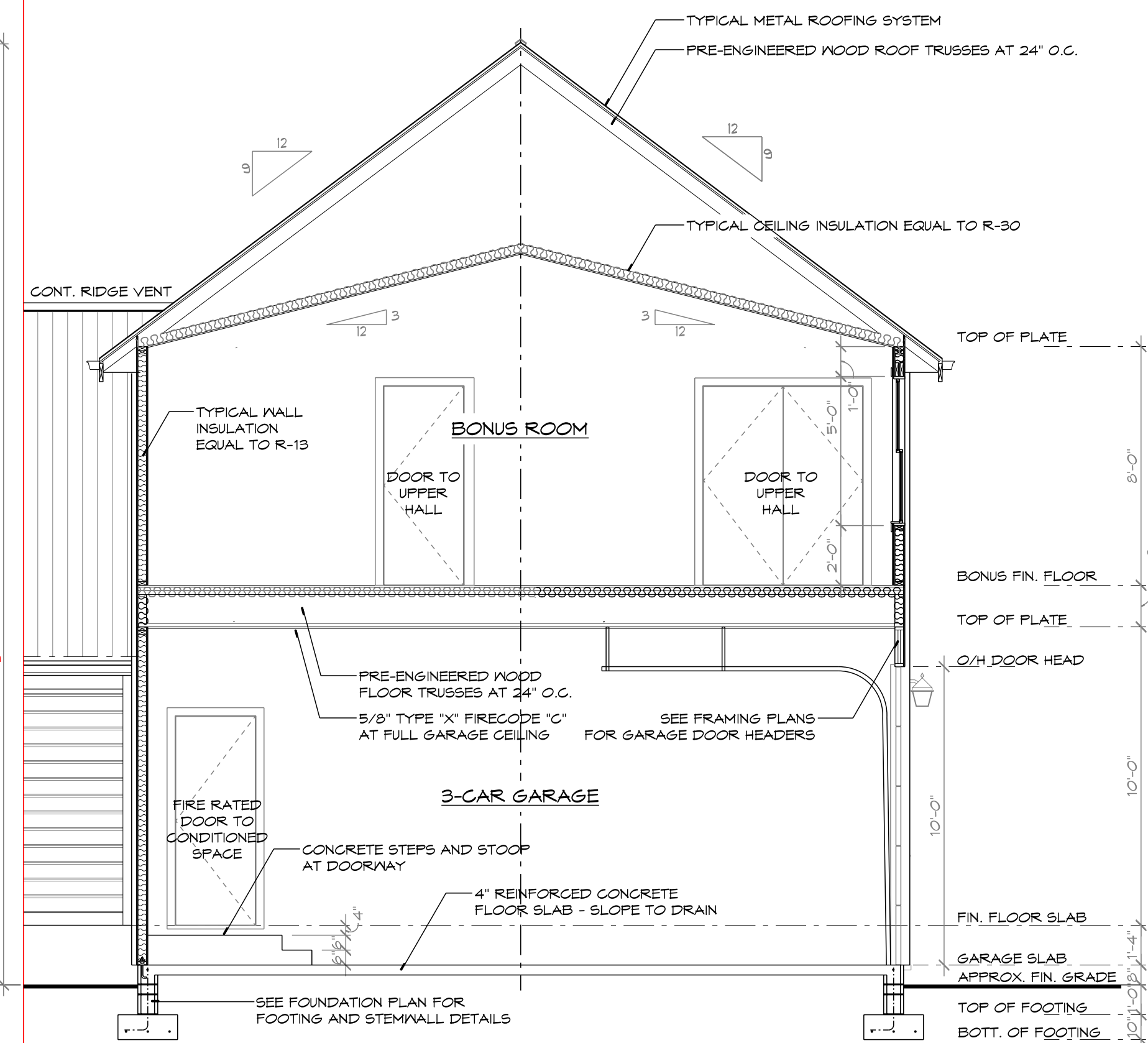
REAR ELEVATION

NOTE: SCALE: 1/4" = 1'-0"
ALL FINISH ITEMS CALLED OUT ON EXTERIOR FRONT ELEVATION
ARE TYPICAL FOR FULL EXTERIOR, UNLESS OTHERWISE NOTED.



FRONT ELEVATION

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



ARCH'L. SECTION

REFER TO WALL SECTIONS SHEETS S4 AND S5 SCALE: 1/4" = 1'-0"

DATE	REMARKS
10/10/22	

E. DEAN BOLARIS, AR0012665

E. DEAN BOLARIS, P.A., AIA
FLORIDA LICENSED ARCHITECT
7911 THURMOND COURT
WINTER PARK, FL 32817
Phone (407) 797-6824
EMAIL: dbolaris@cfl.rr.com

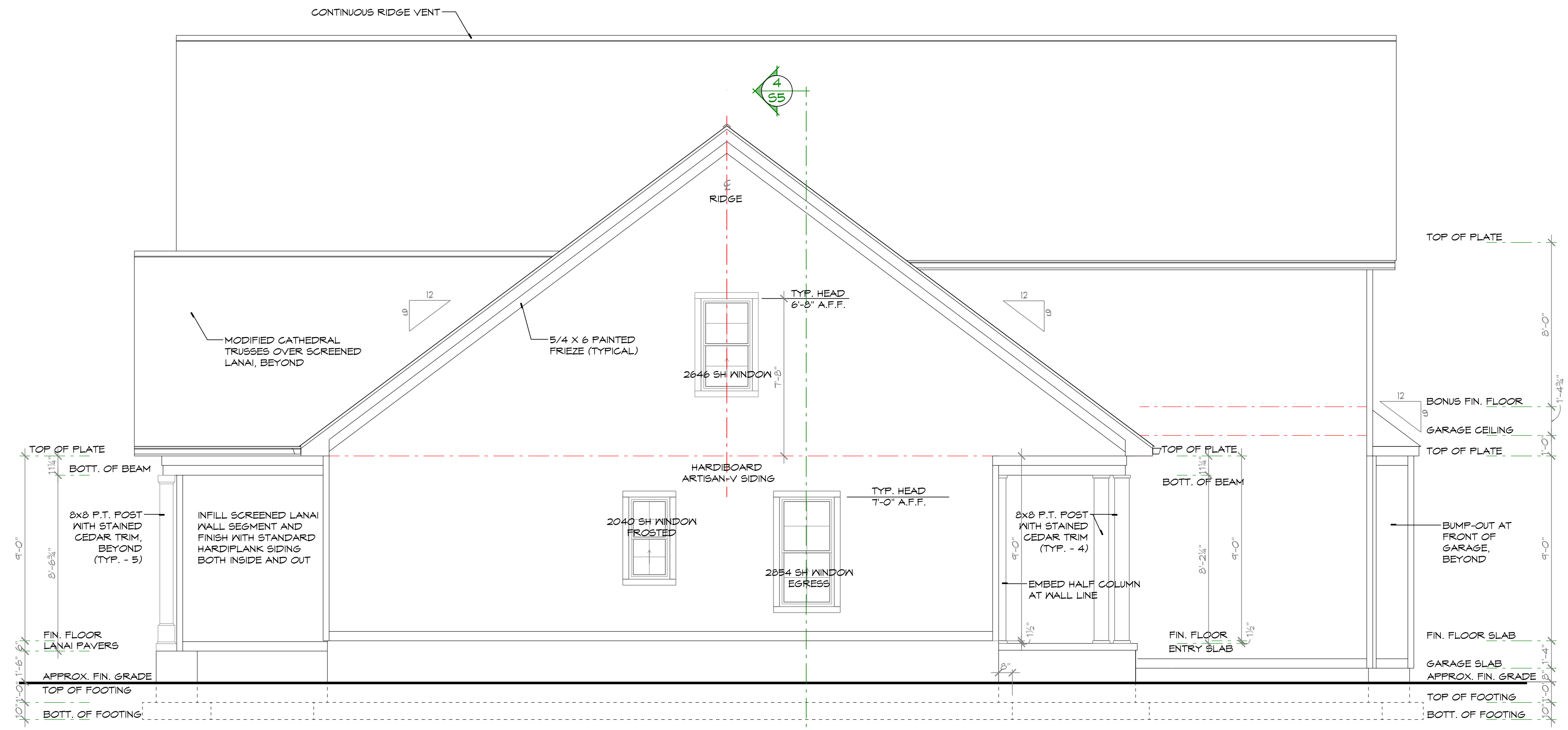
PLANS PREPARED BY AND UNDER THE
DIRECT SUPERVISION OF
E. DEAN BOLARIS, P.A., AIA
AND E. DEAN BOLARIS

PARCEL NUMBER

A Private Residence for
PAUL AND LESLIE McDANIEL

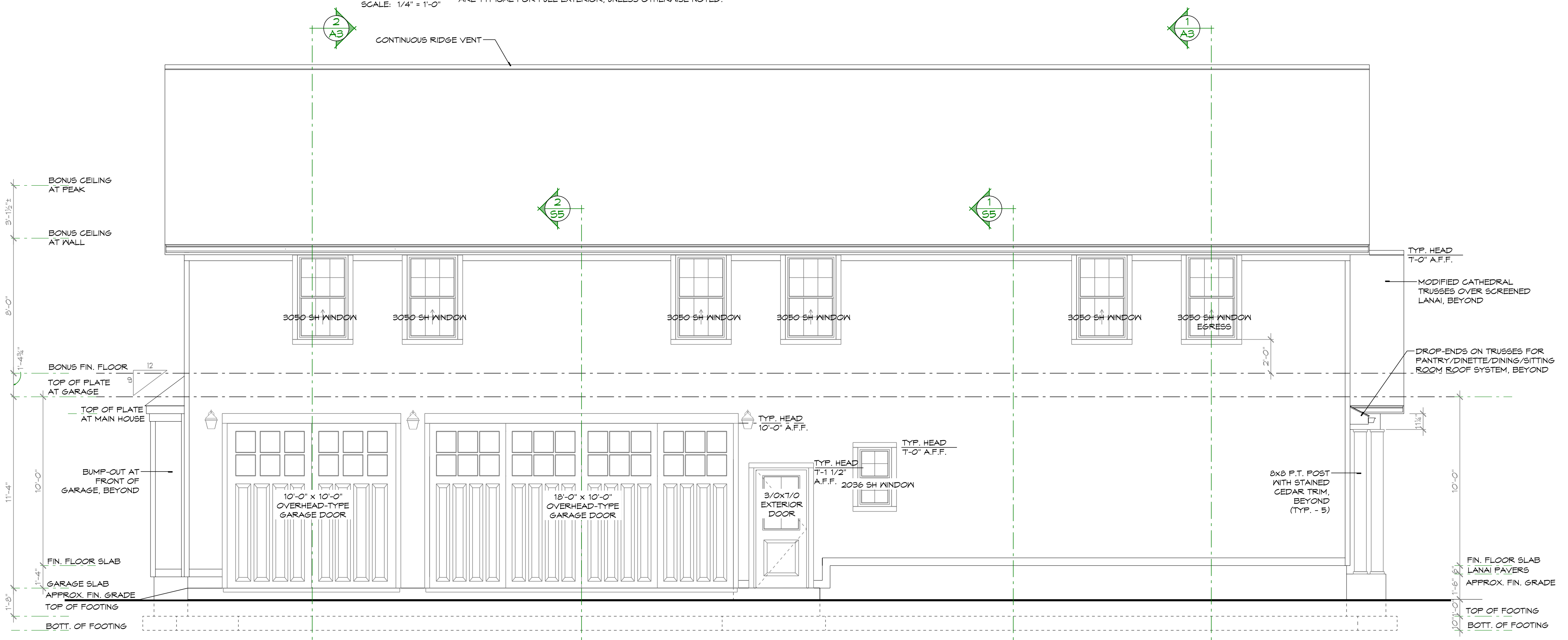
SHEET NUMBER

A3



LEFT ELEVATION

NOTE:
ALL FINISH ITEMS CALLED OUT ON EXTERIOR FRONT ELEVATION
ARE TYPICAL FOR FULL EXTERIOR, UNLESS OTHERWISE NOTED.



RIGHT ELEVATION

NOTE:
ALL FINISH ITEMS CALLED OUT ON EXTERIOR FRONT ELEVATION
ARE TYPICAL FOR FULL EXTERIOR, UNLESS OTHERWISE NOTED.

DATE	REMARKS
10/10/22	

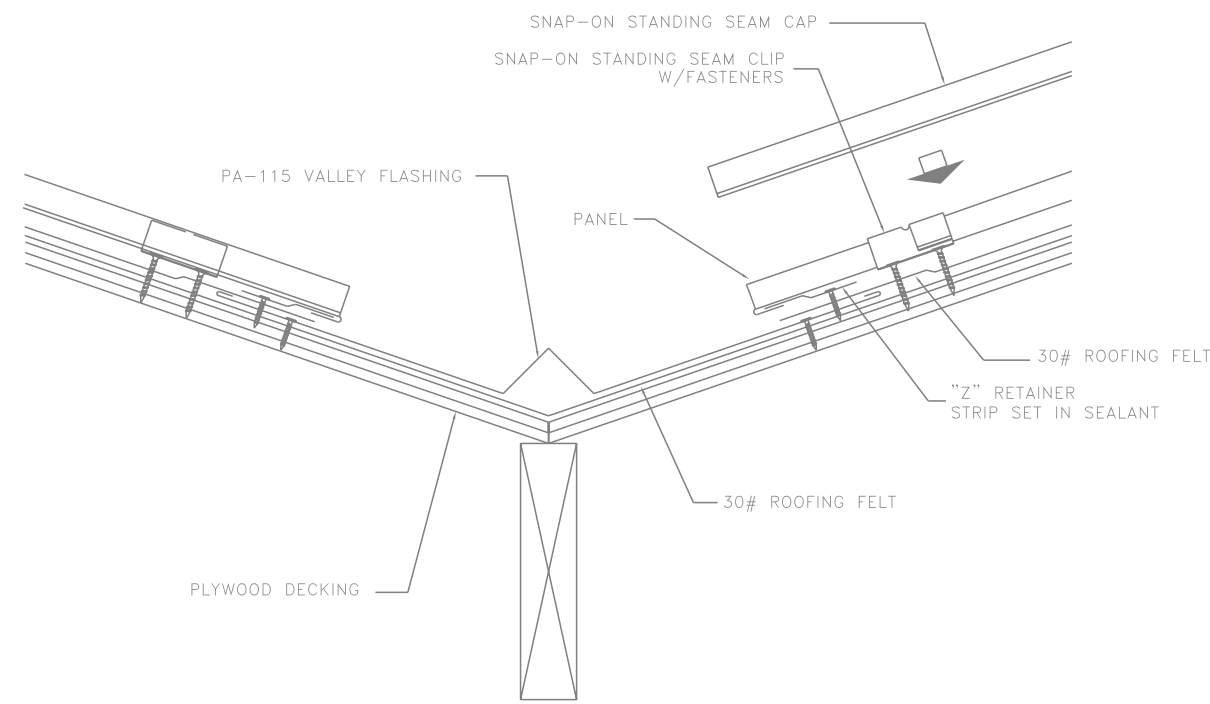
E. DEAN BOLARIS, P.A., AIA
FLORIDA LICENSED ARCHITECT
7911 THURMOND COURT
WINTER PARK, FL 32817
Phone (407) 797-6824
EMAIL: dbolaris@cfl.rr.com

PLANS PREPARED BY AND UNDER THE
DIRECT SUPERVISION OF
E. DEAN BOLARIS, P.A., AIA
AND E. DEAN BOLARIS

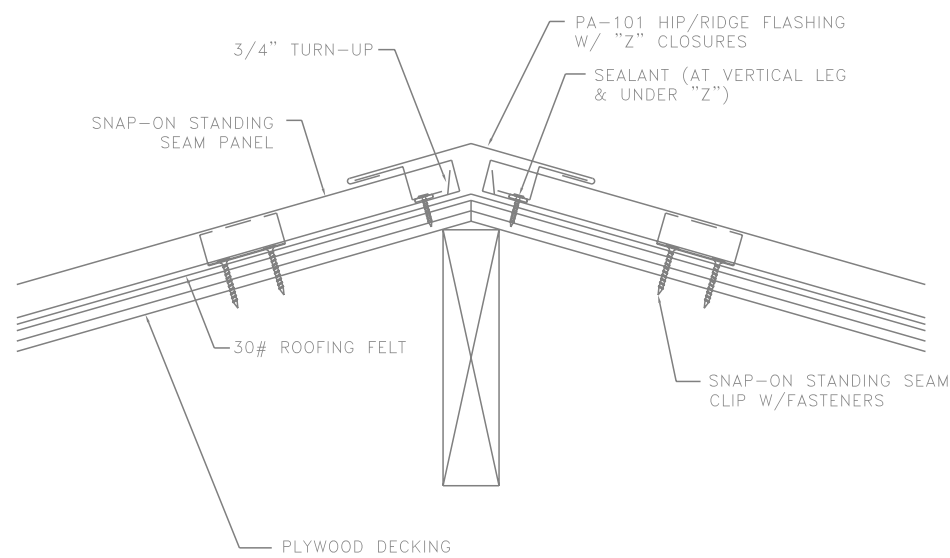
PARCEL NUMBER

A Private Residence for
PAUL AND LESLIE McDANIEL

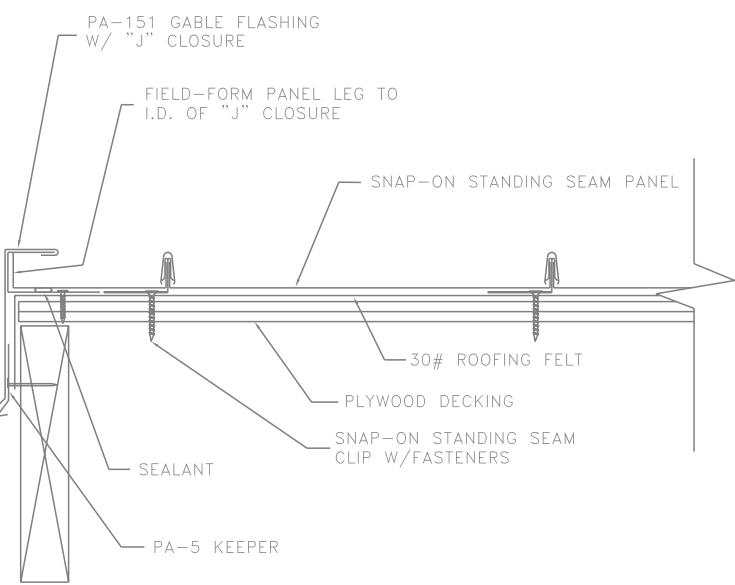
SHEET NUMBER
A4



valley



ridge



gable end

Sheathing Materials:

- 1/2" CDX Plywood
- 5/8" OSB Plywood
- 1/8" ZIP WALL SYSTEM Code Evaluation Report E6R 1473 E6R 1474 OR EQUAL

Nailing Schedule: Use
8d Ring Shank Nails
Roof & Walls: 6" O.C
Gable End: 4" O.C.



Space fasteners 6" o.c. along supported edges and 12" o.c. at intermediate supports. It is the responsibility of the general contractor to verify proper fastener type and spacing prior to installation. Apply the fasteners 3/8" from the ends and corners.

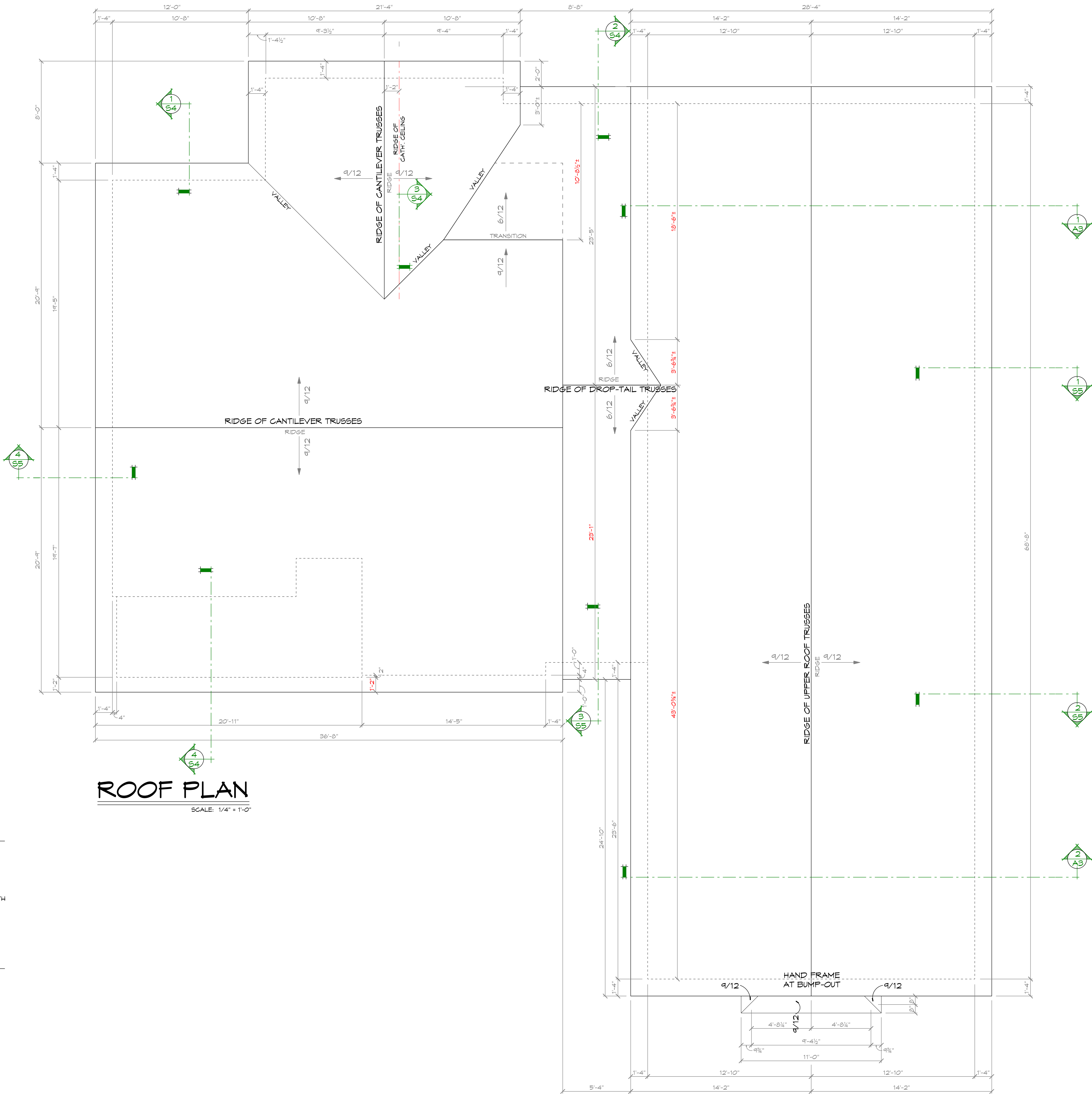
FLASHING TYPE & FASTENING:
26 GAUGE GALV. ALUMN. FLASHING w/ 1" ELECTRO GALV. ROOFING NAILS @ 4" O.C.

SHEATHING/DECKING FASTENING SCHEDULE

NOT TO SCALE

ROOF SHEATHING LAYOUT AND ENDWALL ROOF BRACING

NOT TO SCALE



ROOF PLAN

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

DATE	REMARKS
10/10/22	

E. DEAN BOLARIS, AR0012565

E. DEAN BOLARIS, P.A., AIA

FLORIDA LICENSED ARCHITECT
7911 THURMOND COURT
WINTER PARK, FL 32817

Phone (407) 797-6824
EMAIL: dbolaris@cfl.rr.com

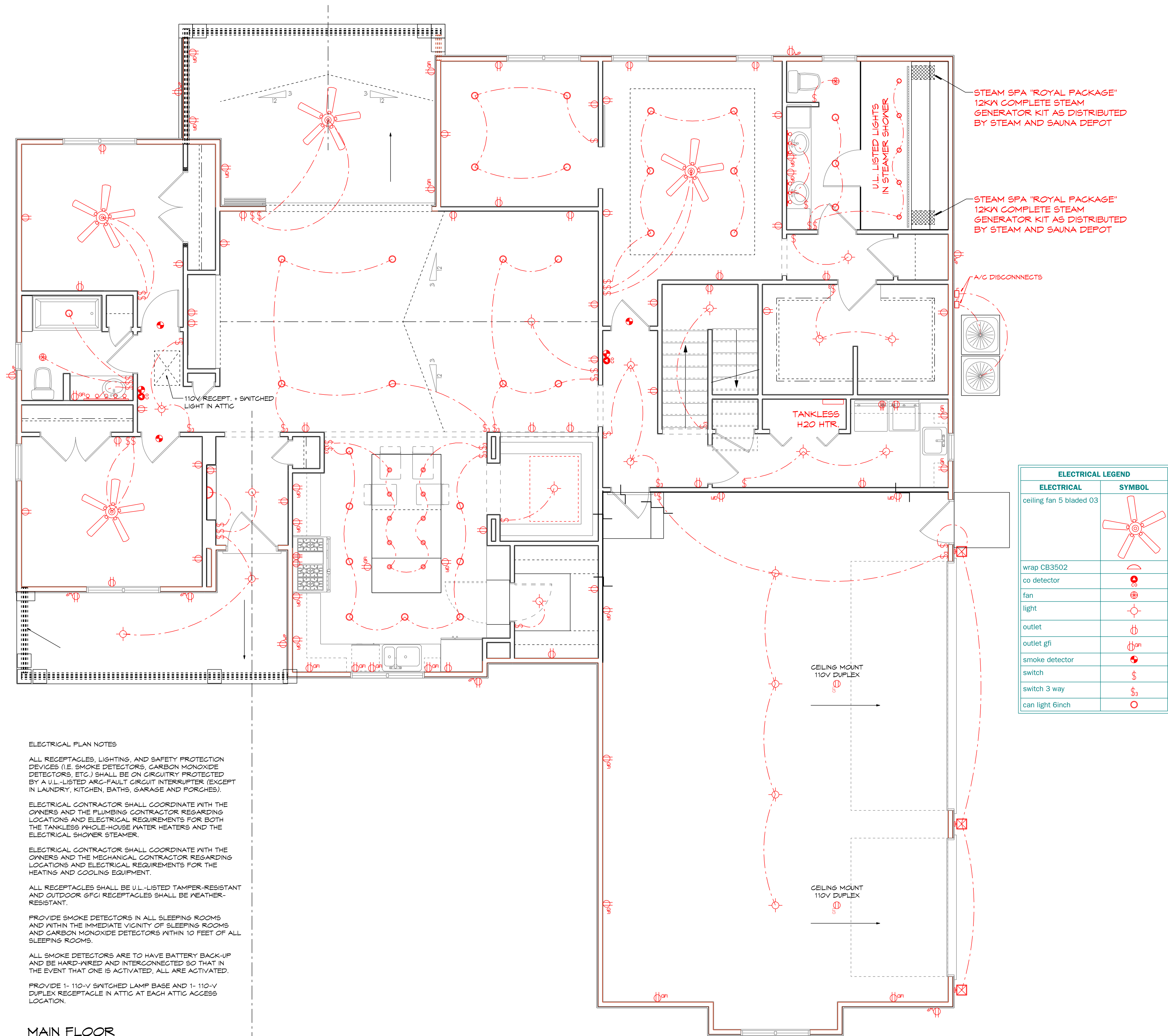
PLANS PREPARED BY AND UNDER THE
DIRECT SUPERVISION OF
E. DEAN BOLARIS, P.A., AIA
AND E. DEAN BOLARIS

PARCEL NUMBER

A Private Residence for
PAUL AND LESLIE McDANIEL

SHEET NUMBER

A5



ELECTRICAL PLAN NOTES

ALL RECEPTACLES, LIGHTING, AND SAFETY PROTECTION DEVICES (I.E. SMOKE DETECTORS, CARBON MONOXIDE DETECTORS, ETC.) SHALL BE ON CIRCUITRY PROTECTED BY A U.L.-LISTED ARC-FAULT CIRCUIT INTERRUPTER (EXCEPT IN LAUNDRY, KITCHEN, BATHS, GARAGE AND PORCHES).

ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE OWNERS AND THE PLUMBING CONTRACTOR REGARDING LOCATIONS AND ELECTRICAL REQUIREMENTS FOR BOTH THE TANKLESS WHOLE-HOUSE WATER HEATERS AND THE ELECTRICAL SHOWER STEAMER.

ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE OWNERS AND THE MECHANICAL CONTRACTOR REGARDING LOCATIONS AND ELECTRICAL REQUIREMENTS FOR THE HEATING AND COOLING EQUIPMENT.

ALL RECEPTACLES SHALL BE U.L.-LISTED TAMPER-RESISTANT AND OUTDOOR GFCI RECEPTACLES SHALL BE WEATHER-RESISTANT.

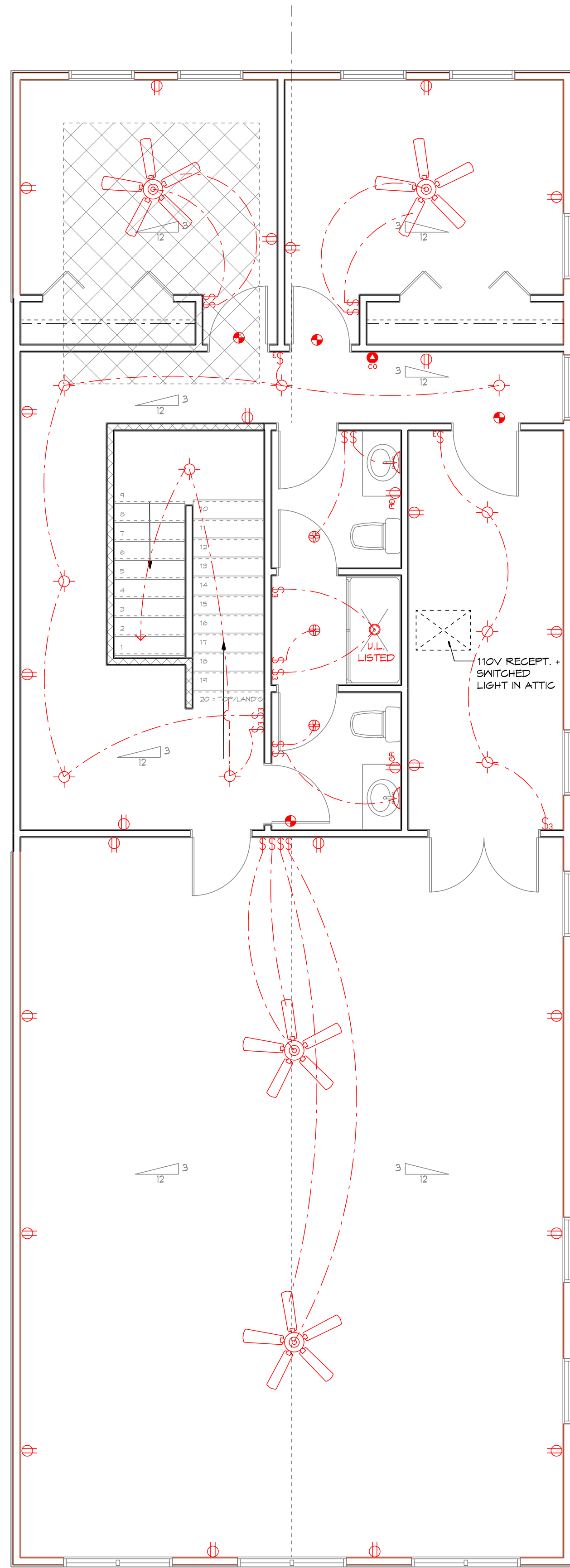
PROVIDE SMOKE DETECTORS IN ALL SLEEPING ROOMS AND WITHIN THE IMMEDIATE VICINITY OF SLEEPING ROOMS AND CARBON MONOXIDE DETECTORS WITHIN 10 FEET OF ALL SLEEPING ROOMS.

ALL SMOKE DETECTORS ARE TO HAVE BATTERY BACK-UP AND BE HARD-WIRED AND INTERCONNECTED SO THAT IN THE EVENT THAT ONE IS ACTIVATED, ALL ARE ACTIVATED.

PROVIDE 1-110-V SWITCHED LAMP BASE AND 1-110-V DUPLEX RECEPTACLE IN ATTIC AT EACH ATTIC ACCESS LOCATION.

MAIN FLOOR
ELECTRICAL PLAN

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



UPPER FLOOR
ELECTRICAL PLAN

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

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

E. DEAN BOLARIS, P.A., AIA
FLORIDA LICENSED ARCHITECT
7911 THURMOND COURT
WINTER PARK, FL 32817
Phone (407) 797-6824
EMAIL: dbolaris@cfl.rr.com

PLANS PREPARED BY AND UNDER THE
DIRECT SUPERVISION OF
E. DEAN BOLARIS, P.A., AIA
AND E. DEAN BOLARIS

PARCEL NUMBER

A Private Residence for
PAUL AND LESLIE McDANIEL

SHEET NUMBER

E1

DATE	REMARKS
10/10/22	

E. DEAN BOLARIS, AR0012565

DATE	REMARKS
10/10/22	

E. DEAN BOLARIS, AR0012565

E. DEAN BOLARIS, P.A., AIA
FLORIDA LICENSED ARCHITECT
7911 THURMOND COURT
WINTER PARK, FL 32817
Phone (407) 797-6824
EMAIL: dbolaris@cfl.rr.com

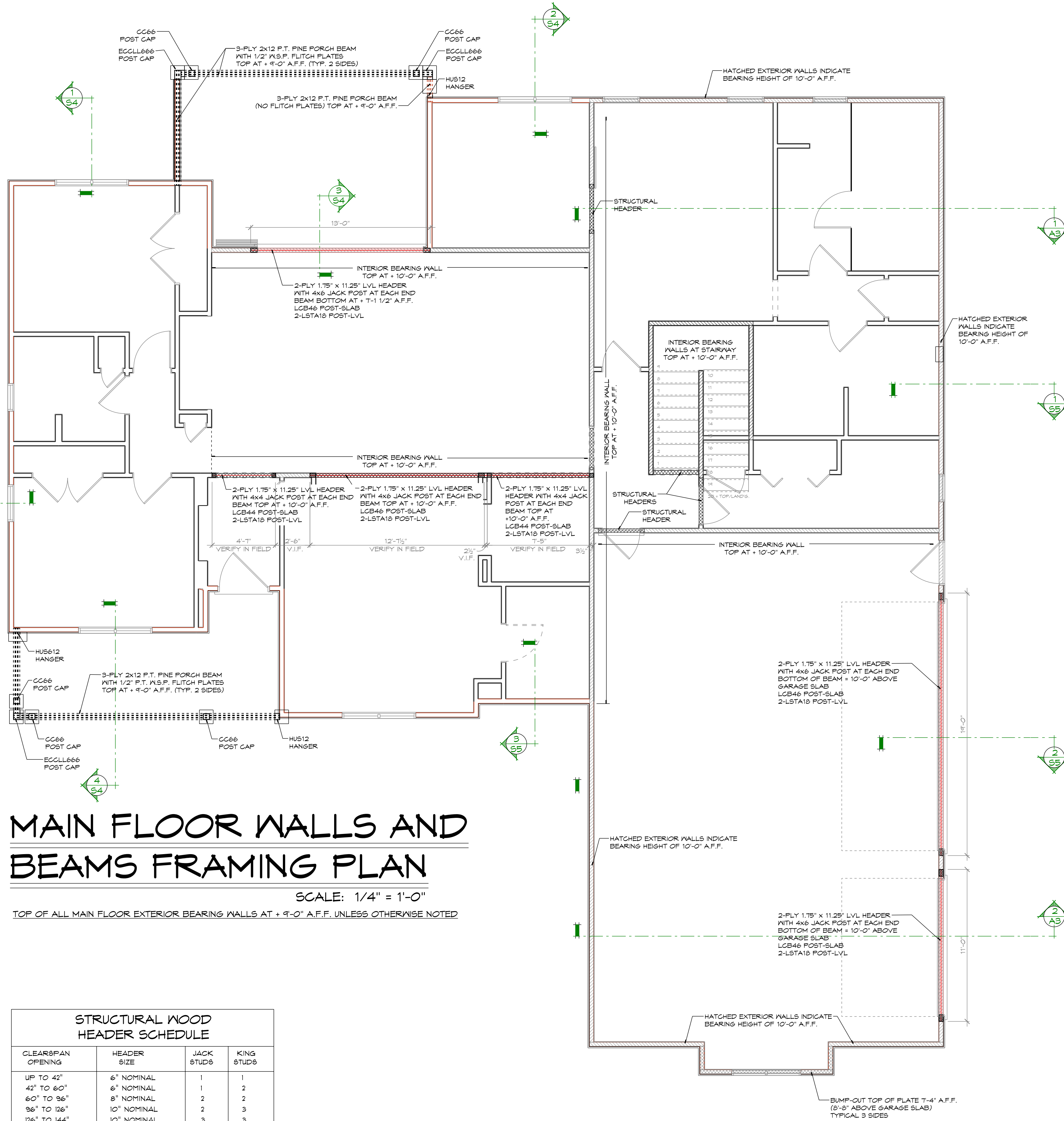
PLANS PREPARED BY AND UNDER THE
DIRECT SUPERVISION OF
E. DEAN BOLARIS, P.A., AIA
AND E. DEAN BOLARIS

PARCEL NUMBER

A Private Residence for
PAUL AND LESLIE McDANIEL

SHEET NUMBER

S2

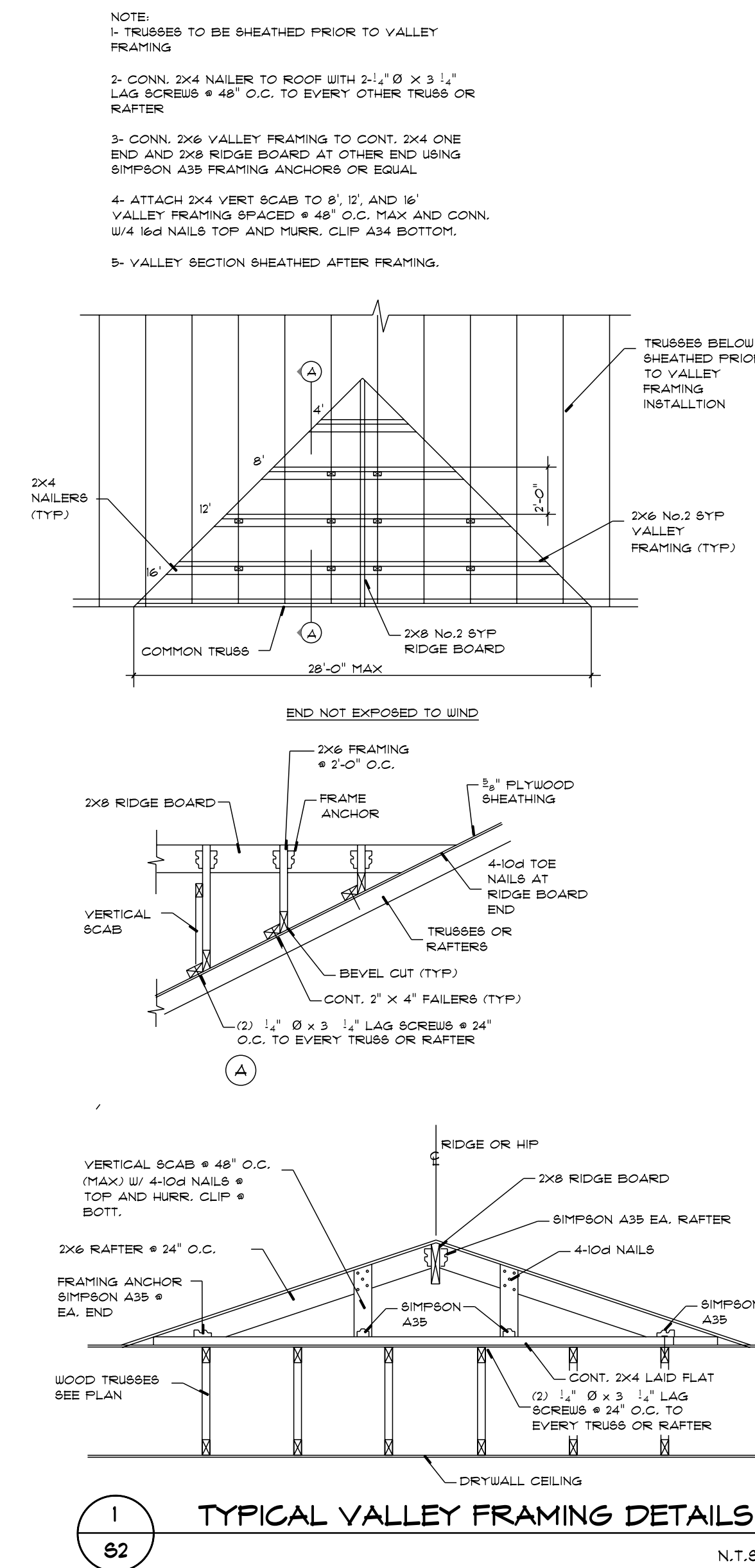


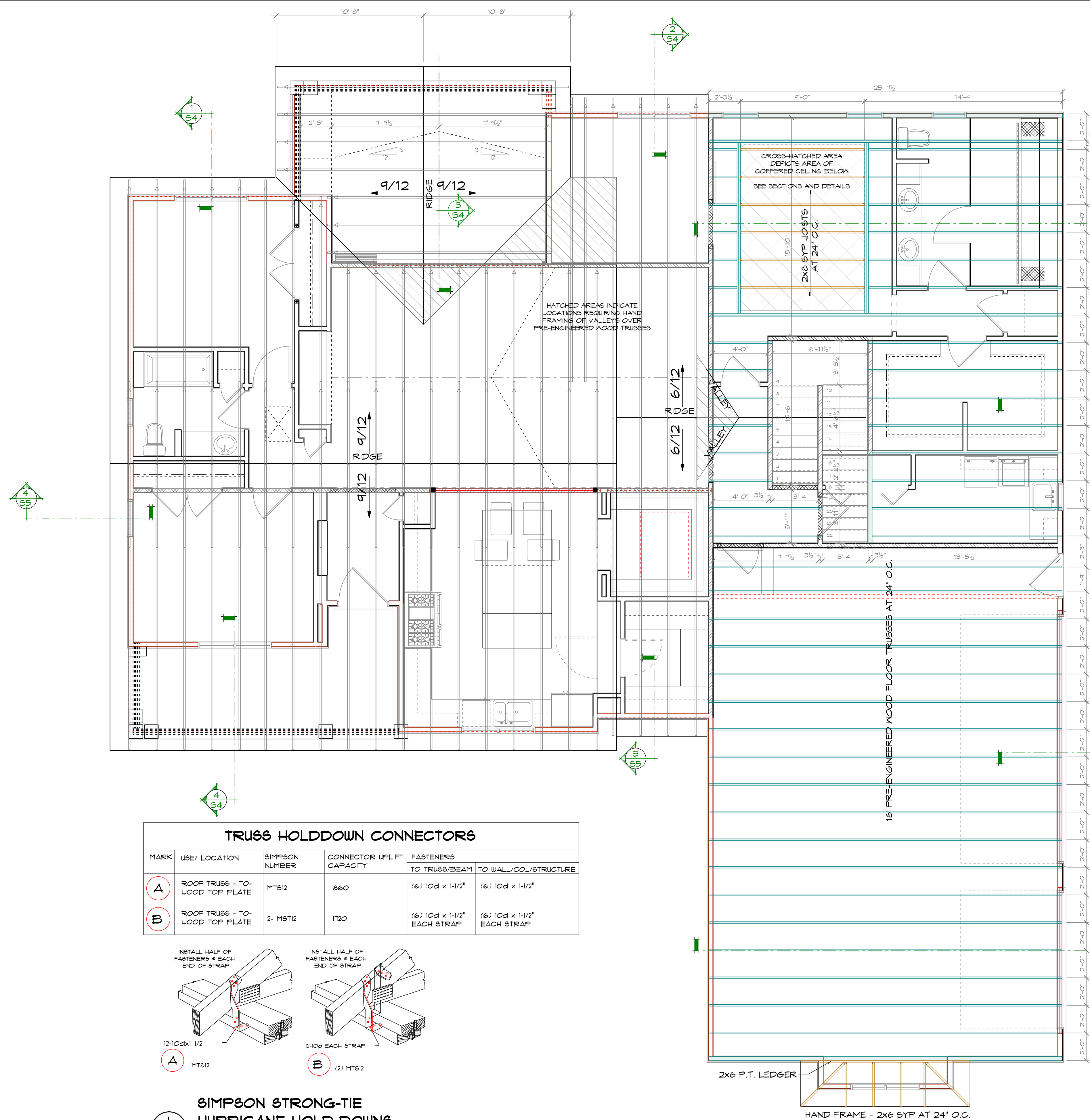
MAIN FLOOR WALLS AND BEAMS FRAMING PLAN

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

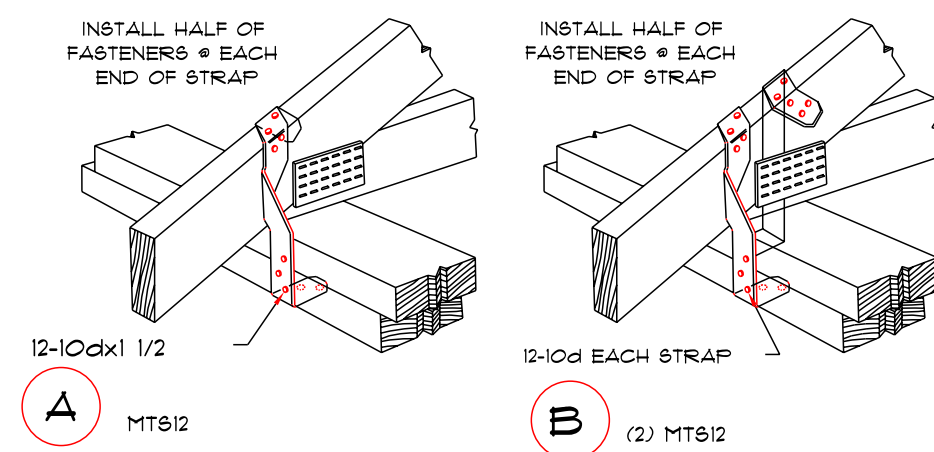
TOP OF ALL MAIN FLOOR EXTERIOR BEARING WALLS AT + 9'-0" A.F.F. UNLESS OTHERWISE NOTED

STRUCTURAL WOOD HEADER SCHEDULE			
CLEARSPAN OPENING	HEADER SIZE	JACK STUDS	KING STUDS
UP TO 42"	6" NOMINAL	1	1
42" TO 60"	6" NOMINAL	1	2
60" TO 86"	8" NOMINAL	2	2
86" TO 126"	10" NOMINAL	2	3
126" TO 144"	10" NOMINAL	3	3
144" TO 168"	12" NOMINAL	3	4
168" TO 216"	1.75" x 16" LVL	4	4
ALL HEADERS IN 2x4 STUD WALLS SHALL BE MINIMUM 2-PLY WITH 1 - 1/2" W.S.P. FLITCH PLATE.			
ALL HEADERS IN 2x6 STUD WALLS SHALL BE MINIMUM 3-PLY WITH 2 - 1/2" W.S.P. FLITCH PLATE.			





TRUSS HOLDDOWN CONNECTORS					
MARK	USE/ LOCATION	SIMPSON NUMBER	CONNECTOR UPLIFT CAPACITY	FASTENERS TO TRUSS/BREAM	TO WALL/COL/STRUCTURE
A	ROOF TRUSS - TO WOOD TOP PLATE	MTS12	860	(6) 10d x 1-1/2"	(6) 10d x 1-1/2"
B	ROOF TRUSS - TO WOOD TOP PLATE	2- MTS12	1720	(6) 10d x 1-1/2" EACH STRAP	(6) 10d x 1-1/2" EACH STRAP

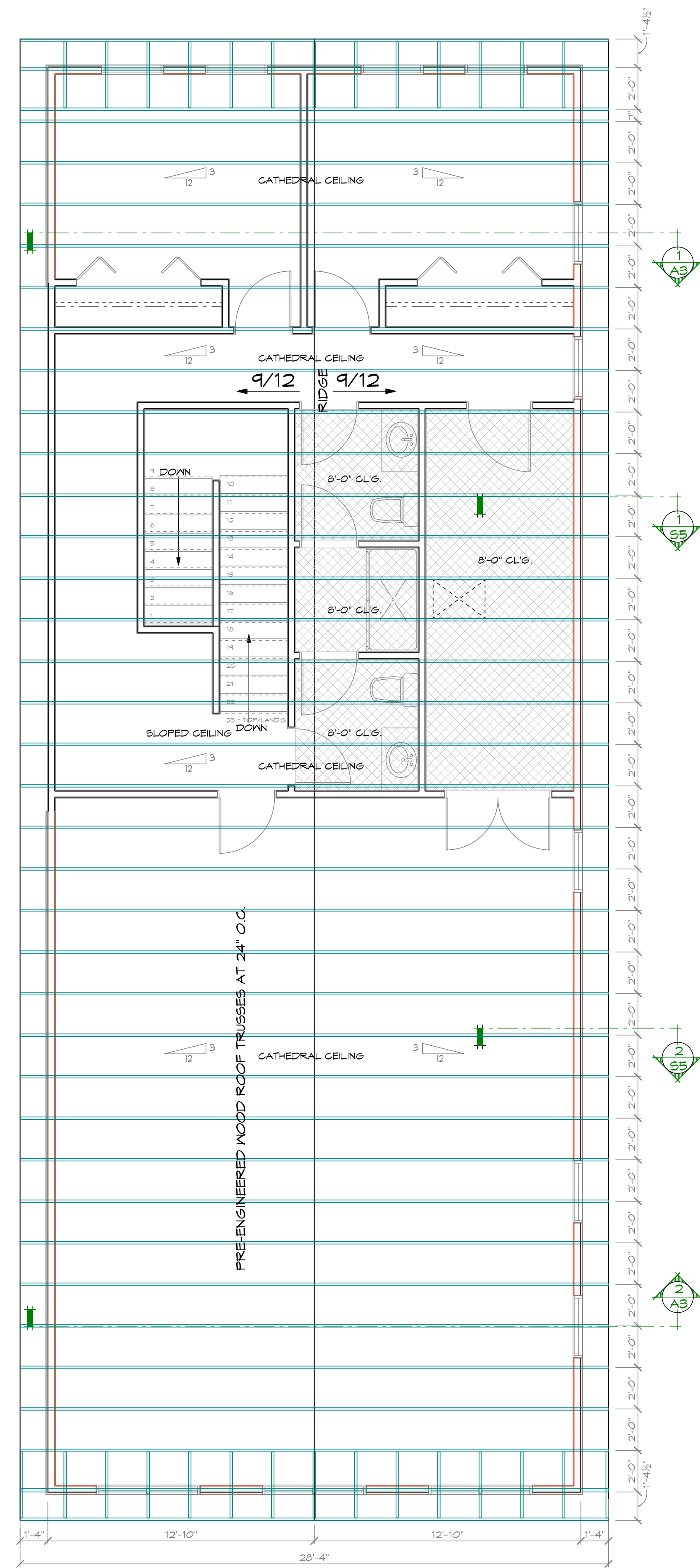


SIMPSON STRONG-TIE HURRICANE HOLD-DOWNS

LOWER ROOF AND FLOOR FRAMING PLAN

E. DEAN BOLARIS, AIA, SHALL NOT BE RESPONSIBLE FOR ERROR IN TRUSS DESIGN OR MANUFACTURE. THE BUILDER AND THE TRUSS MANUFACTURER ARE TO REVIEW TRUSS PLANS AND VERIFY ALL DIMENSIONS, SPANS, PITCHES, AND QUANTITIES BEFORE MANUFACTURE AND SHALL REFER ANY QUESTIONS ON LOADING OR DESIGN TO THE ARCHITECT.

SCALE: 1/4" = 1'-0"
TOP OF ALL MAIN FLOOR EXTERIOR BEARING WALLS AT + 9'-0" A.F.F. EXCEPT AS NOTED
TOP OF ALL BONUS/GARAGE MAIN FLOOR EXTERIOR BEARING WALLS AT + 10'-0" EXCEPT AS NOTED



UPPER ROOF FRAMING PLAN

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

DATE	REMARKS
03.31.14	

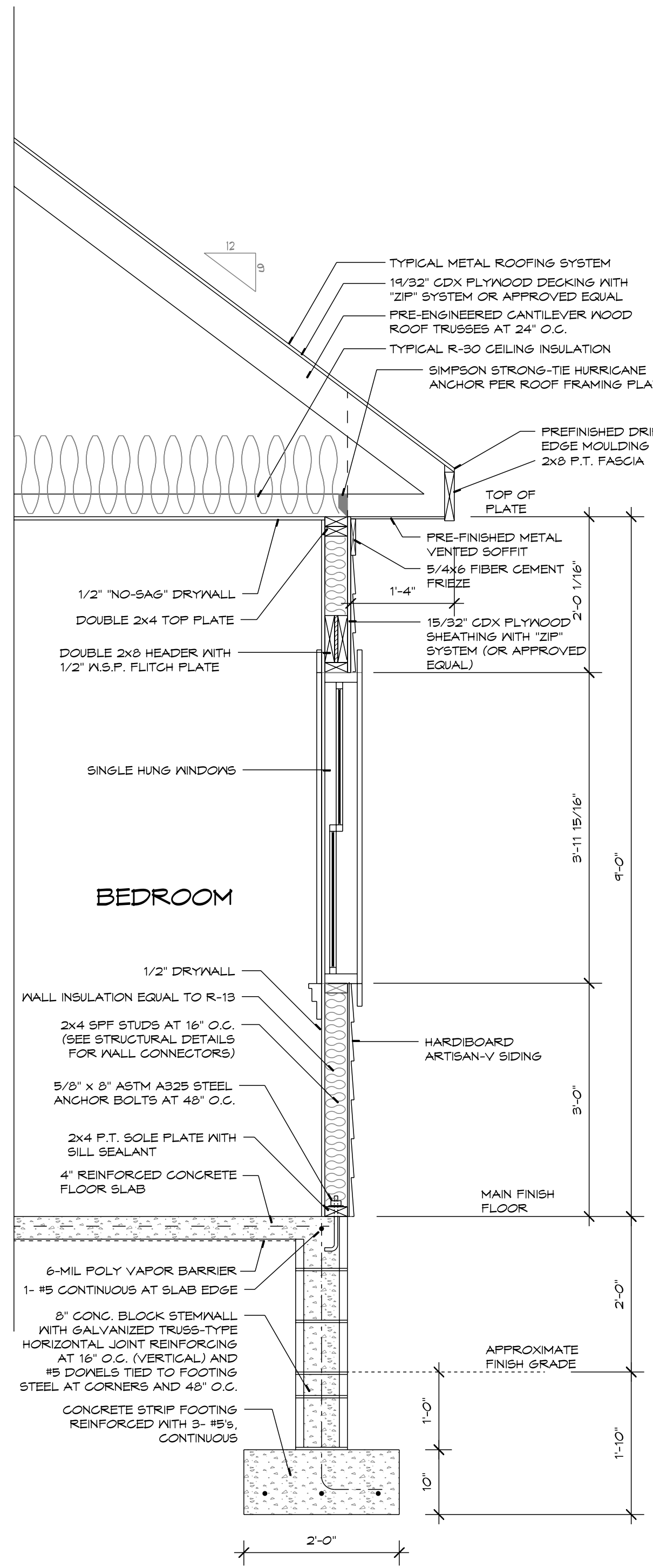
E. DEAN BOLARIS, P.A., AIA
FLORIDA LICENSED ARCHITECT
7911 THURMOND COURT
WINTER PARK, FL 32817
Phone (407) 797-6824
EMAIL: dbolaris@cfl.rr.com

PLANS PREPARED BY AND UNDER THE DIRECT SUPERVISION OF
E. DEAN BOLARIS, P.A., AIA
AND **E. DEAN BOLARIS**

PARCEL NUMBER
28-23-27-0566-19-060

CHILDS RESIDENCE
7721 SUMMERLAKE POINTE BLVD,
WINTER GARDEN, FL 34787

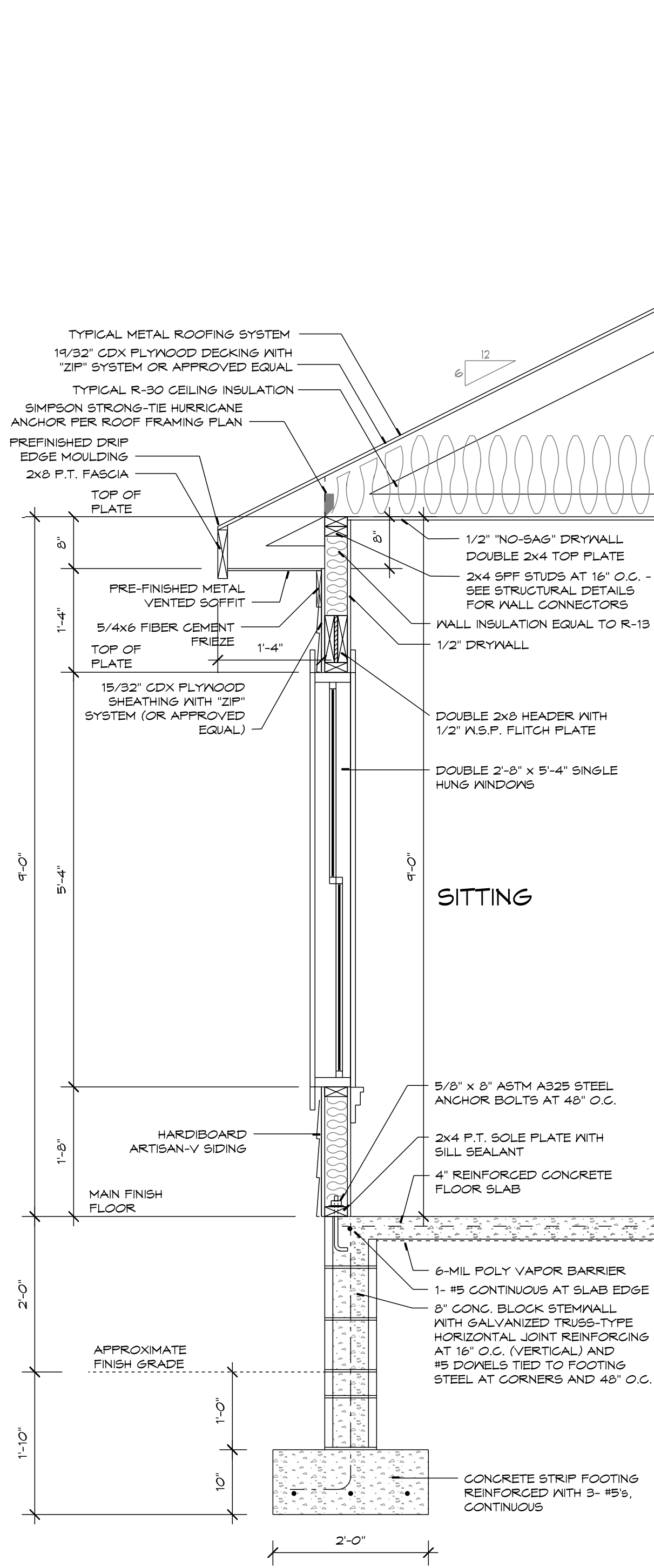
S3



1
54

TYPICAL WALL SECTION

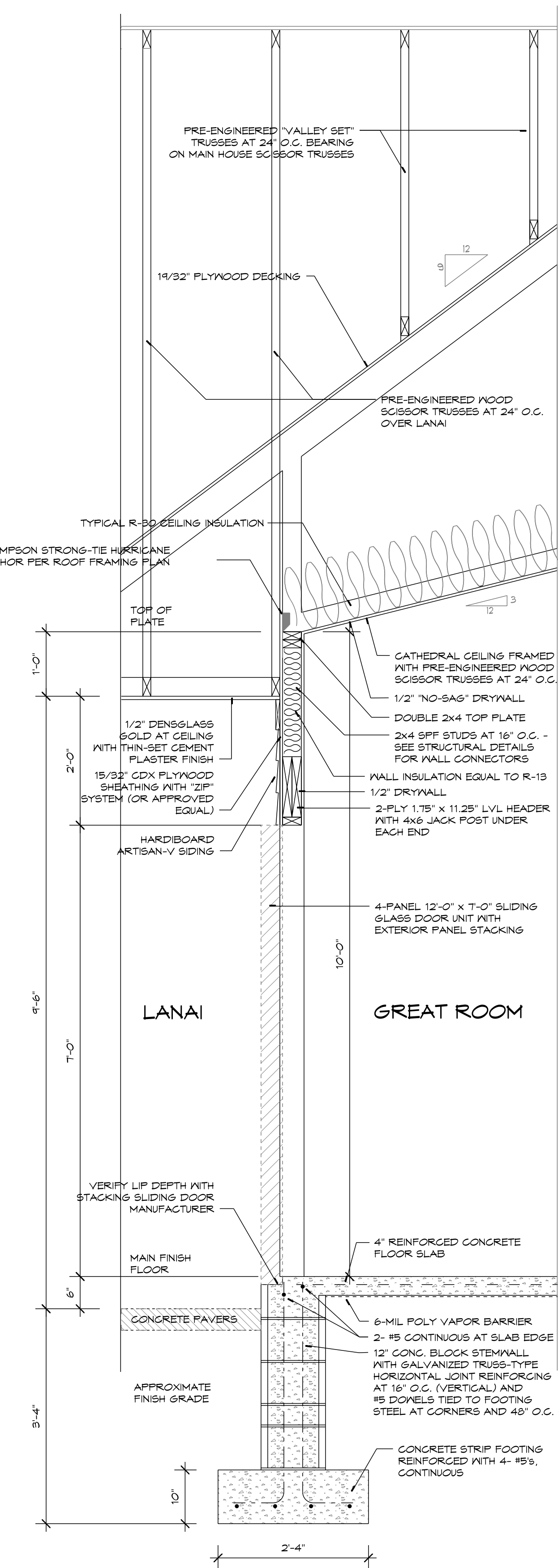
SCALE: 3/4" = 1'-0"



2
54

WALL SECTION AT SITTING ROOM

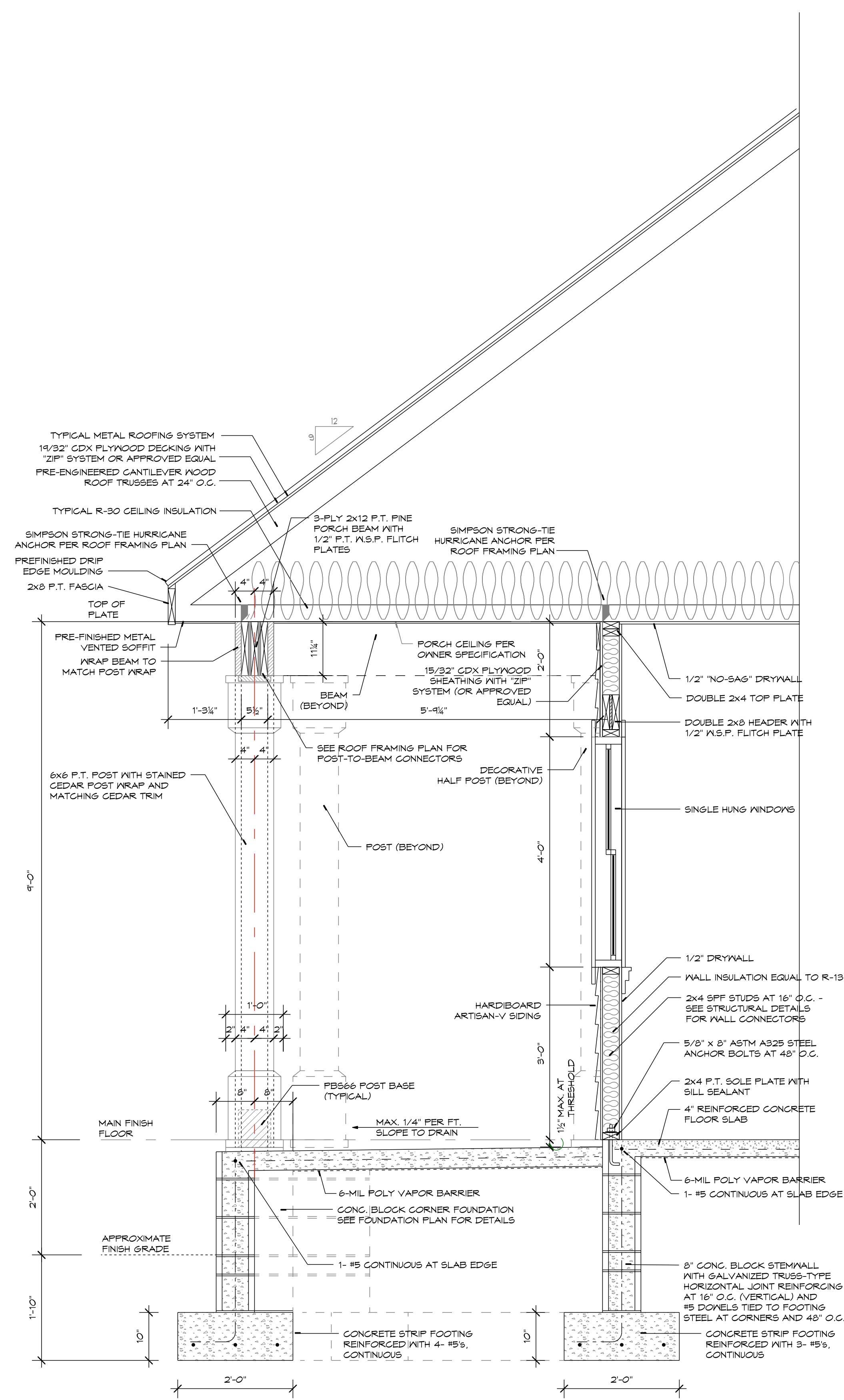
SCALE: 3/4" = 1'-0"



3
54

WALL SECTION AT GREAT ROOM

SCALE: 3/4" = 1'-0"



4
54

WALL SECTION AT ENTRY

SCALE: 3/4" = 1'-0"

DATE	REMARKS
10/10/22	

E. DEAN BOLARIS, AR0012565

E. DEAN BOLARIS, P.A., AIA
FLORIDA LICENSED ARCHITECT
7911 THURMOND COURT
WINTER PARK, FL 32817
Phone (407) 797-6824
EMAIL: dbolaris@cfl.rr.com

PLANS PREPARED BY AND UNDER THE
DIRECT SUPERVISION OF
E. DEAN BOLARIS, P.A., AIA
AND E. DEAN BOLARIS

PARCEL NUMBER

A Private Residence for
PAUL AND LESLIE McDANIEL

SHEET NUMBER
S4

