

DESIGN SPECIFICATIONS

- DESIGN CODES:
2020 FLORIDA BUILDING CODE (FBC) - RESIDENTIAL
ASCE 7-10, 2005
NDS, ACI, ATC, AMFA, APA, ICC 600-08
- OCCUPANCY: RESIDENTIAL GROUP R-3 (ONE- AND TWO-FAMILY DWELLINGS)

DESIGN LOADS:

- ROOF TRUSS:
LL 20 PSF TOP CHORD
LL 0 PSF BOTTOM CHORD
DL 7 PSF TOP CHORD
DL 5 PSF BOTTOM CHORD

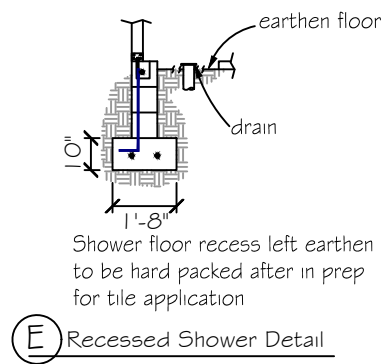
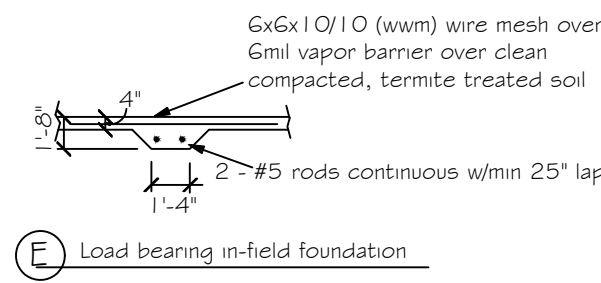
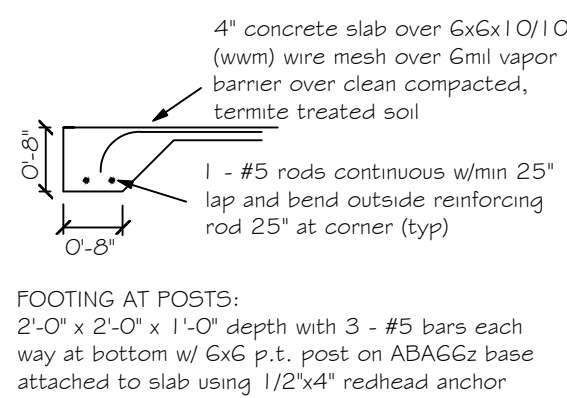
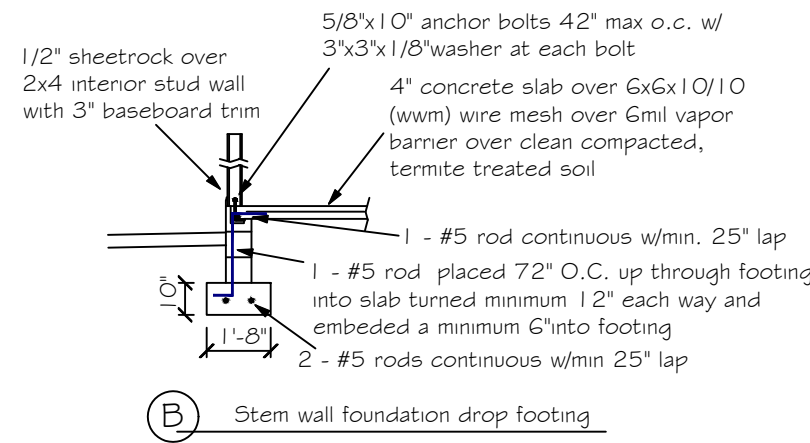
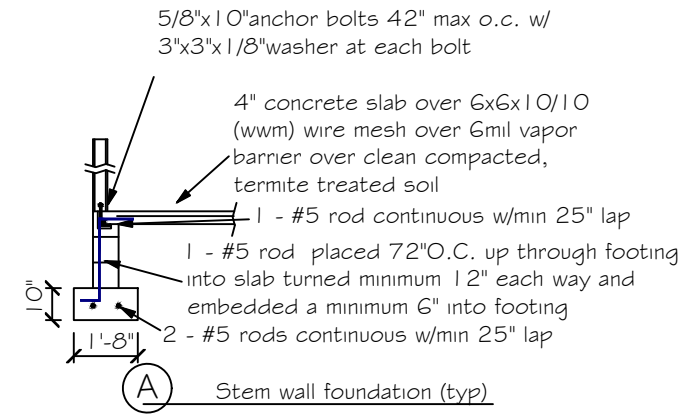
- ROOF CONVENTIONAL FRAMING:
LL 20 PSF RAFTERS
LL 20 PSF CEILING JOISTS
DL 10 PSF RAFTERS
DL 10 PSF CEILING JOISTS
DL 30 PSF ATTICS WITH STORAGE
DL 10 PSF ATTICS W/O STORAGE

- FLOORS:
LL 40 PSF TOP CHORD
LL 0 PSF BOTTOM CHORD
DL 10 PSF TOP CHORD
DL 5 PSF BOTTOM CHORD

- MAXIMUM HEIGHT OF STRUCTURE: 10'-11 1/2"
- NUMBER OF STORIES: 1

- TYPE OF CONSTRUCTION: TYPE V-G, UNPROTECTED, UNSPRINKLERED

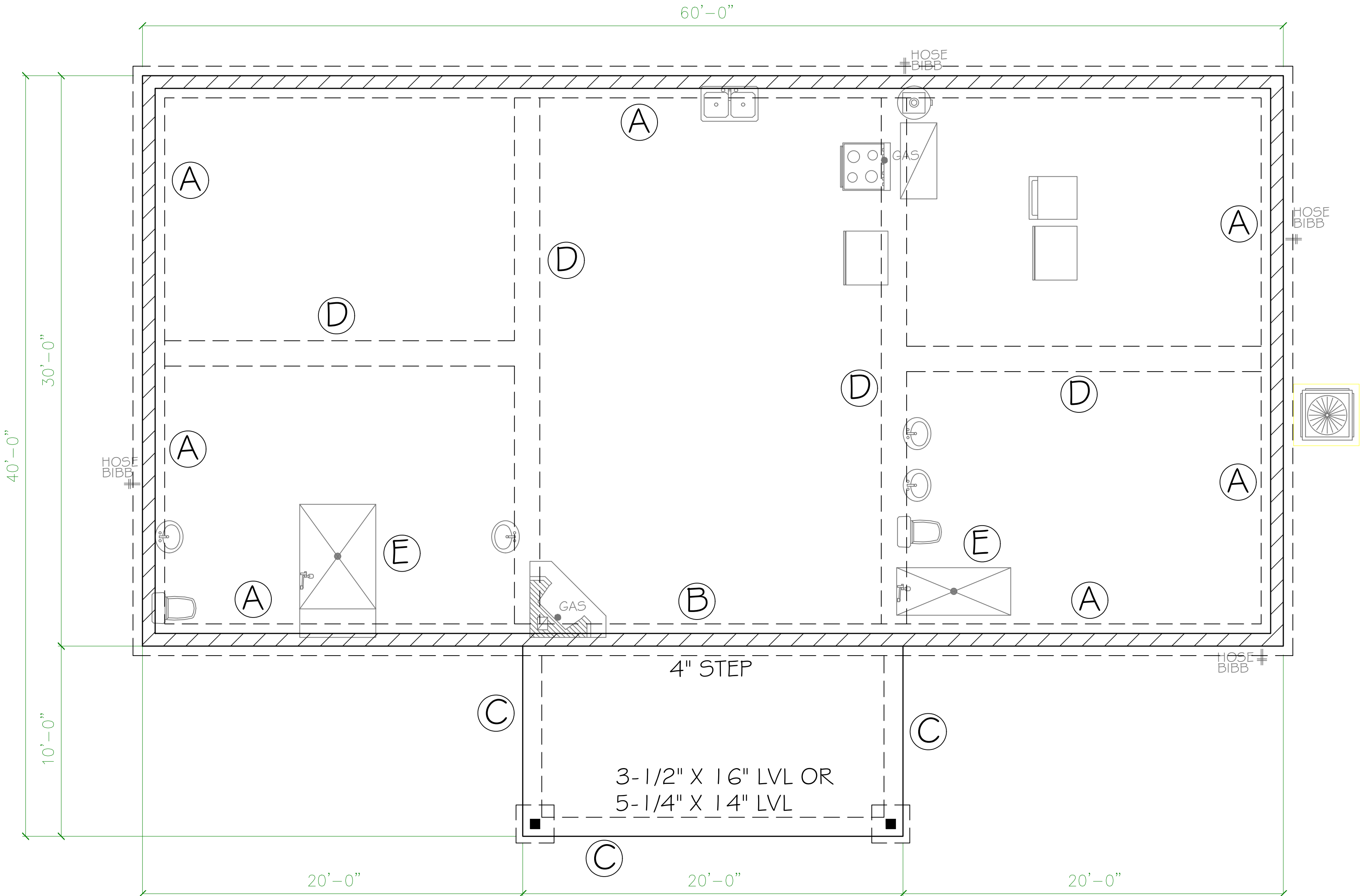
- WIND ZONE INFORMATION
BUILDING: ENCLOSED STRUCTURE
ULTIMATE DESIGN WIND SPEED: 130 MPH
NOMINAL DESIGN WIND SPEED: 110 MPH
BUILDING RISK CATEGORY: II
WIND EXPOSURE CATEGORY: C
INTERNAL PRESSURE COEFFICIENT: 0.18 Cgpi ±



FOUNDATION NOTES

- REFER TO ARCHITECTURAL & BUILDING PLANS FOR ACTUAL DIMENSIONS, RECESSES IN SLAB, STEP DOWNS, ETC.
- CONTRACTOR SHALL VERIFY ALL ROUGH PLUMBING LOCATIONS WITH OWNER PRIOR TO POURING SLAB
- THE SLAB SHALL BE 4" CONCRETE SLAB REINFORCED w/ 6X6-1.4/1.4 WELDED WIRE MESH PLACED ON CHAIRS 1 1/2" DEPTH OR FIBER MESH CONCRETE, 6-MIL POLY VAPOR BARRIER w/ 6" LAPS SEALED w/ POLY TAPE OVER TERMITE-TREATED & COMPACTED FILL
- BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 12" BELOW UNDISTURBED SOIL OR ENGINEERED FILL PER FBC-RES, SECTION R403.1.4

NOTE:
SOIL UNDER FOOTING SHALL BE
COMPRESSED TO 2000 PSF AT
95% DENSITY. CONCRETE
STRENGTH SHALL BE 2500 PSI



FOUNDATION PLAN

SCALE: 1/4" = 1'



Digitally signed
by Carol
Chadwick
DN: cn=US,
o=Florida,
stQualifier=A014
1820000178860
924CE00595AC,
c=US
Date: 2022.03.27
19:42:22 -0400

Printed copies of the document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

PROJECT: BELL RESIDENCE	
DESIGNER: REED ALMAREL CONSTRUCTION	
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8411 S.W. 11th Street	
MIAMI, FL 33135	
mrc@reedalmarel.com	
CONTACT: REED ALMAREL	
DATE: 03/27/2022	
PROJECT: BELL RESIDENCE	
BELL RESIDENCE	
FOUNDATION PLAN	
PROJECT: BELL RESIDENCE	DATE: 03/27/2022
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NOTE
7/16" O.S.B. NAILED WITH 8D 6"
O.C. IN FIELD & 4" O.C. ON EDGES

Simpson Strong-Tie Co. Titen HD Heavy-Duty Screw Anchors 5/8" x 8", maximum spacing of 42" o.c., may be used in lieu of 5/8"x10" anchor bolts with 3"x3"x1/8" washer. Titen HD Heavy-Duty Screw Anchors shall be installed per manufacturer's specifications.

- 4" O.C. GABLE END
- 6" O.C. EDGES (ALL ZONES)
- 6" O.C. INTERMEDIATE FRAMING (ZONE 3)
- 12" O.C. INTERMEDIATE FRAMING (ZONES 1 & 2)

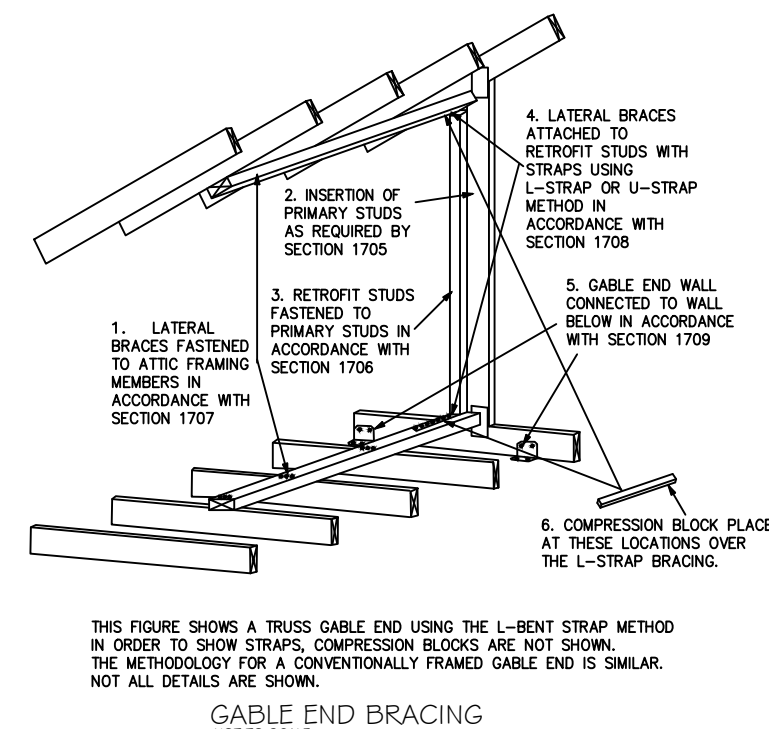
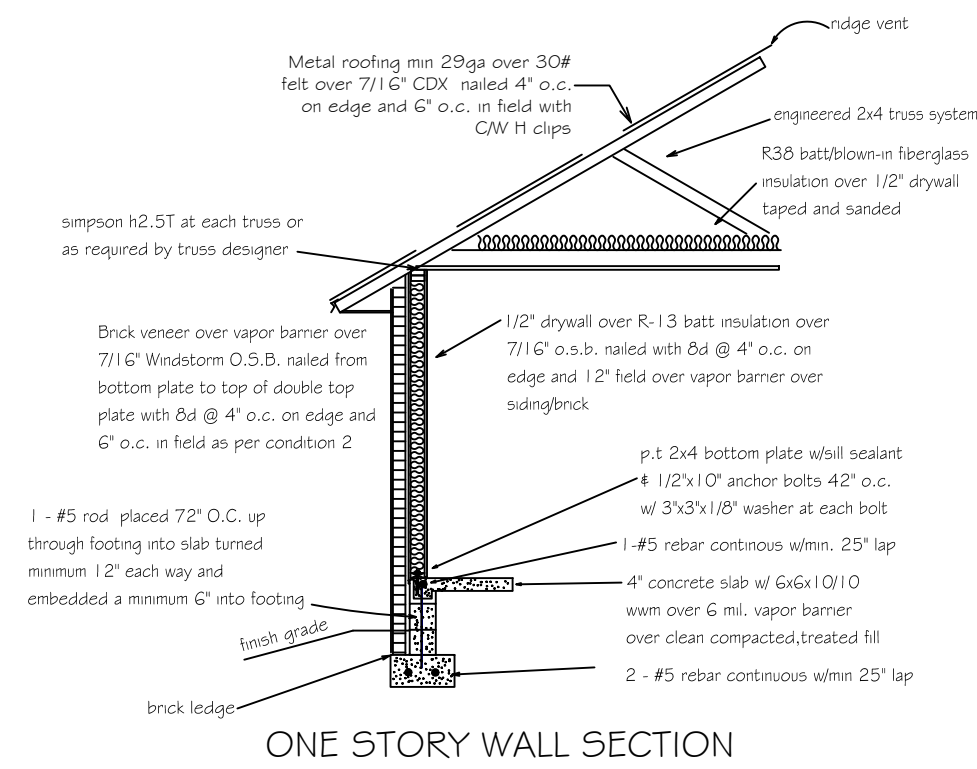
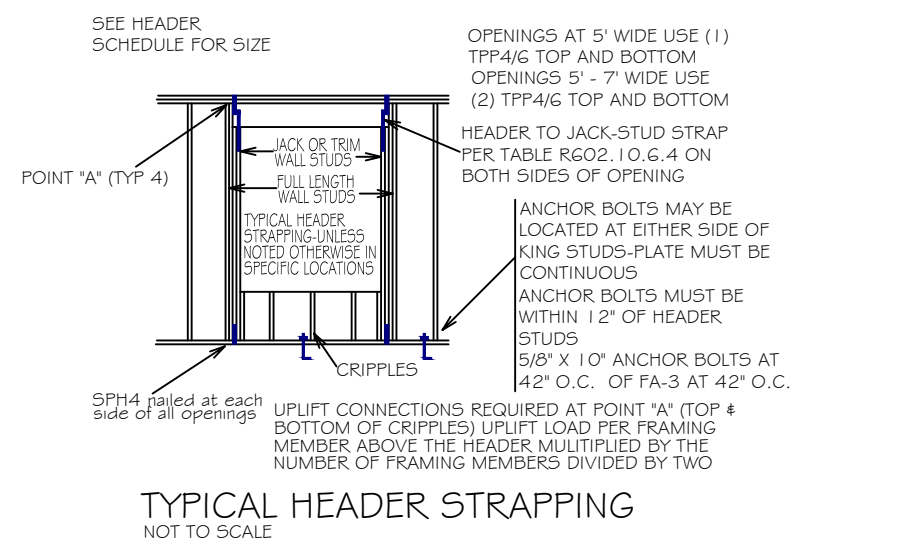
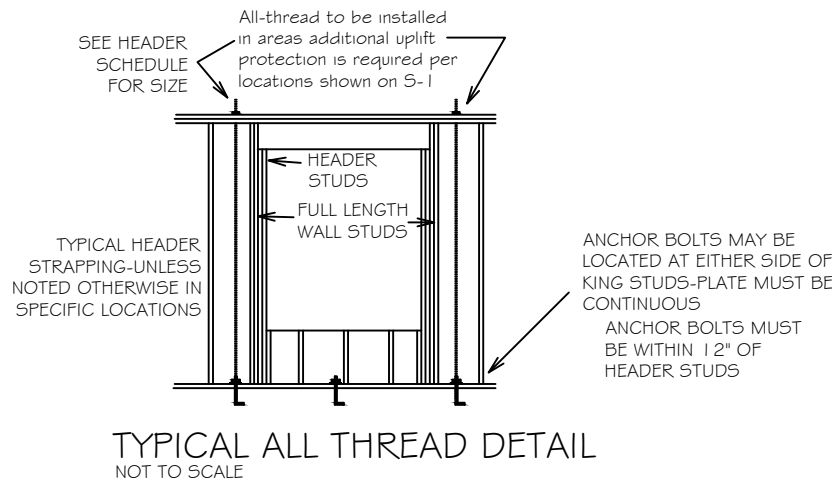
SEE FIGURE R803.2.3.1, SECTION R803.1, 2017 FLORIDA BUILDING CODE - RESIDENTIAL, SIXTH EDITION FOR ROOF SHEATHING NAILING ZONES

OVERLAP ROOFING UNDERLAYMENT 4"(MIN) OVER HIPS AND RIDGES

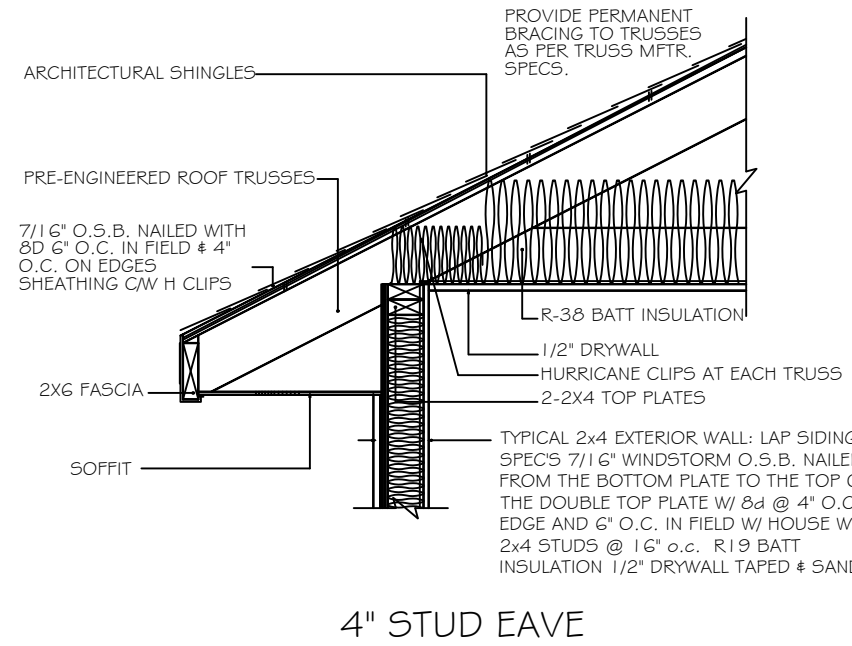
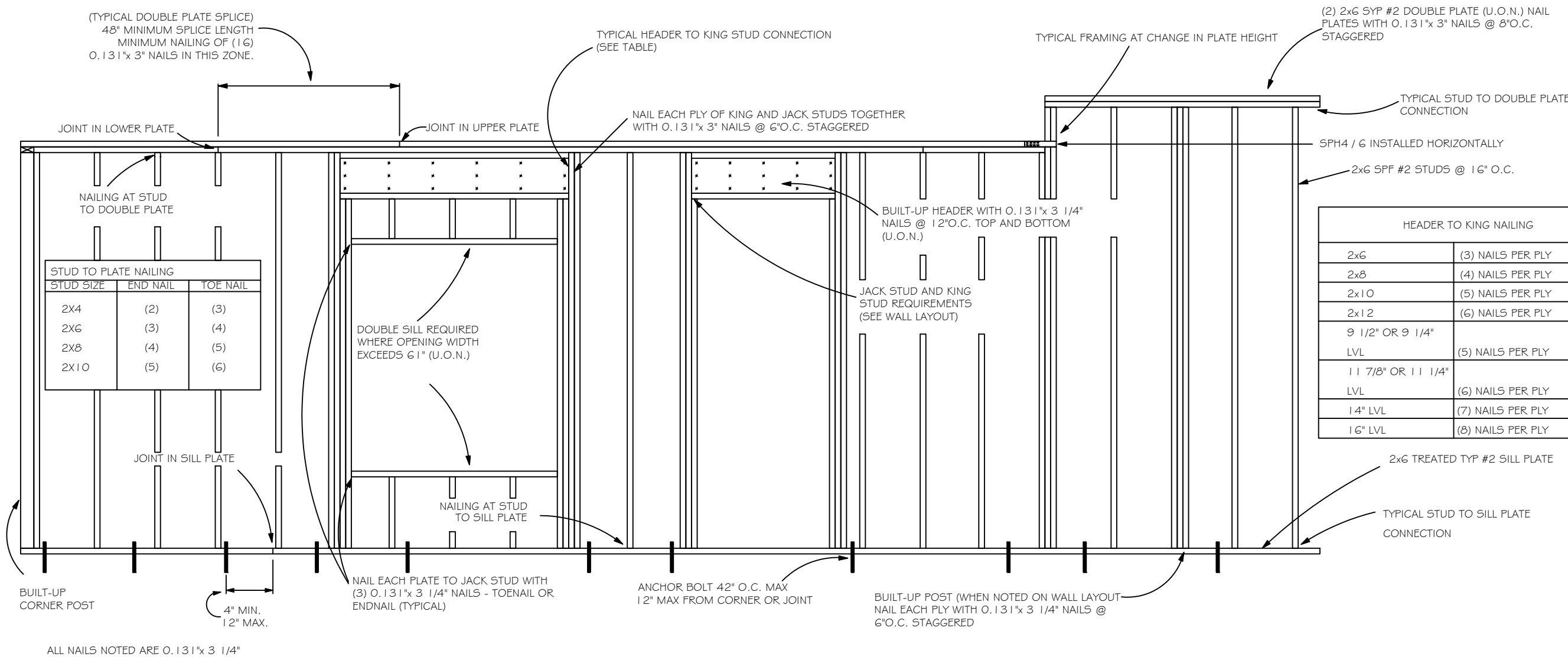
DRIP EDGE INSTALLED OVER THE UNDERLAYMENT AT RAKES AND UNDER THE UNDERLAYMENT AT EAVES

METAL ROOFING ATTACHED W/ CORRECT FASTENERS PER CODE AND MANUFACTURERS SPECS

1" SPACE IS MAINTAINED BETWEEN THE END OF THE GUTTER AND THE WALL CLADDING



HEADER TO KING NAILING	
2x6	(3) NAILS PER PLY
2x8	(4) NAILS PER PLY
2x10	(5) NAILS PER PLY
2x12	(6) NAILS PER PLY
9 1/2" OR 9 1/4" LVL	(5) NAILS PER PLY
11 7/8" OR 11 1/4" LVL	(6) NAILS PER PLY
14" LVL	(7) NAILS PER PLY
16" LVL	(8) NAILS PER PLY



HEADER SCHEDULE

2X STUD CONTINUOUS TO TOP PLATE

HEADER - CONTINUOUS

2 - 2X STUDS UNDER LARGER WITH OPENINGS UNLESS OTHER 5'-0"

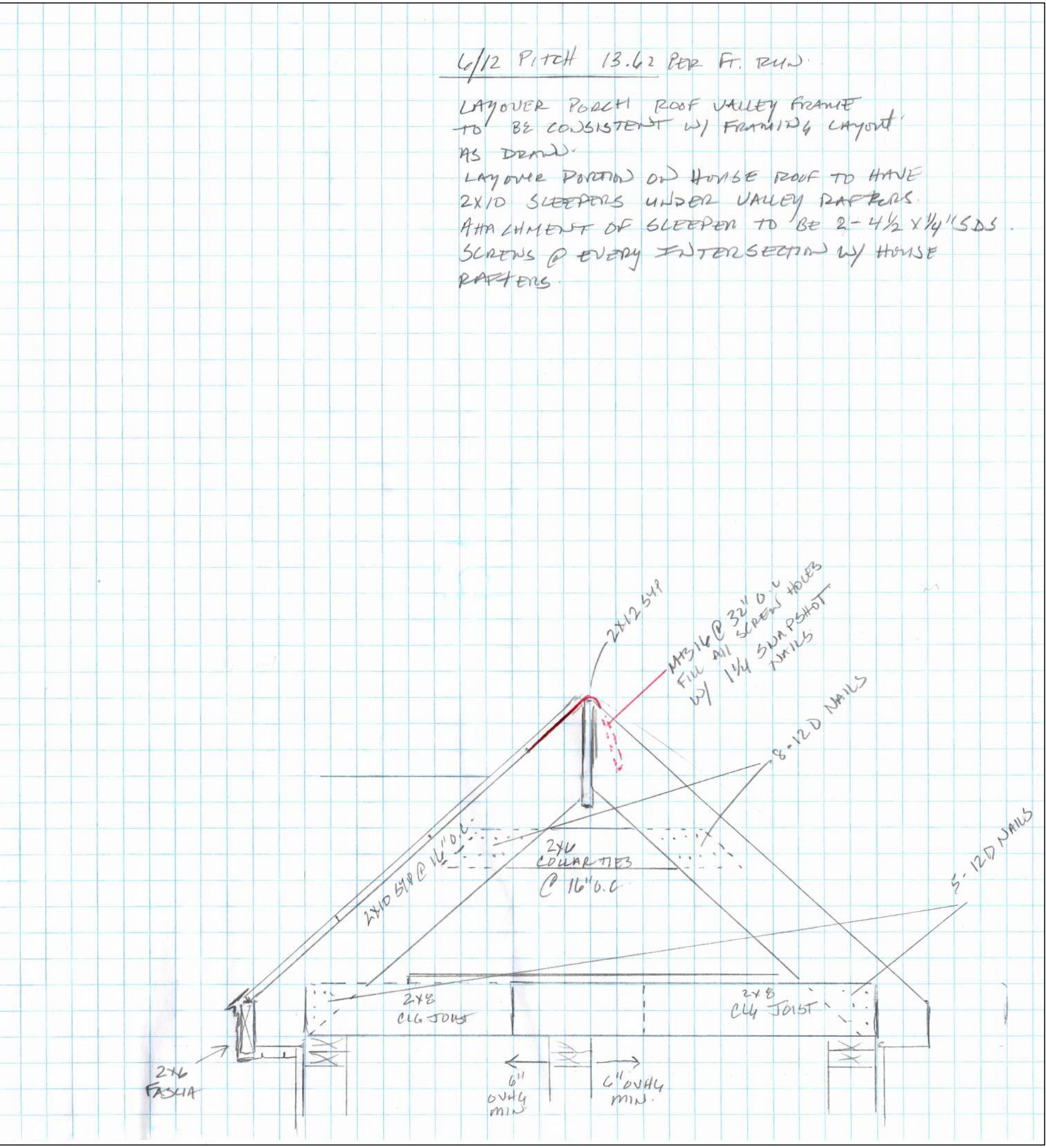
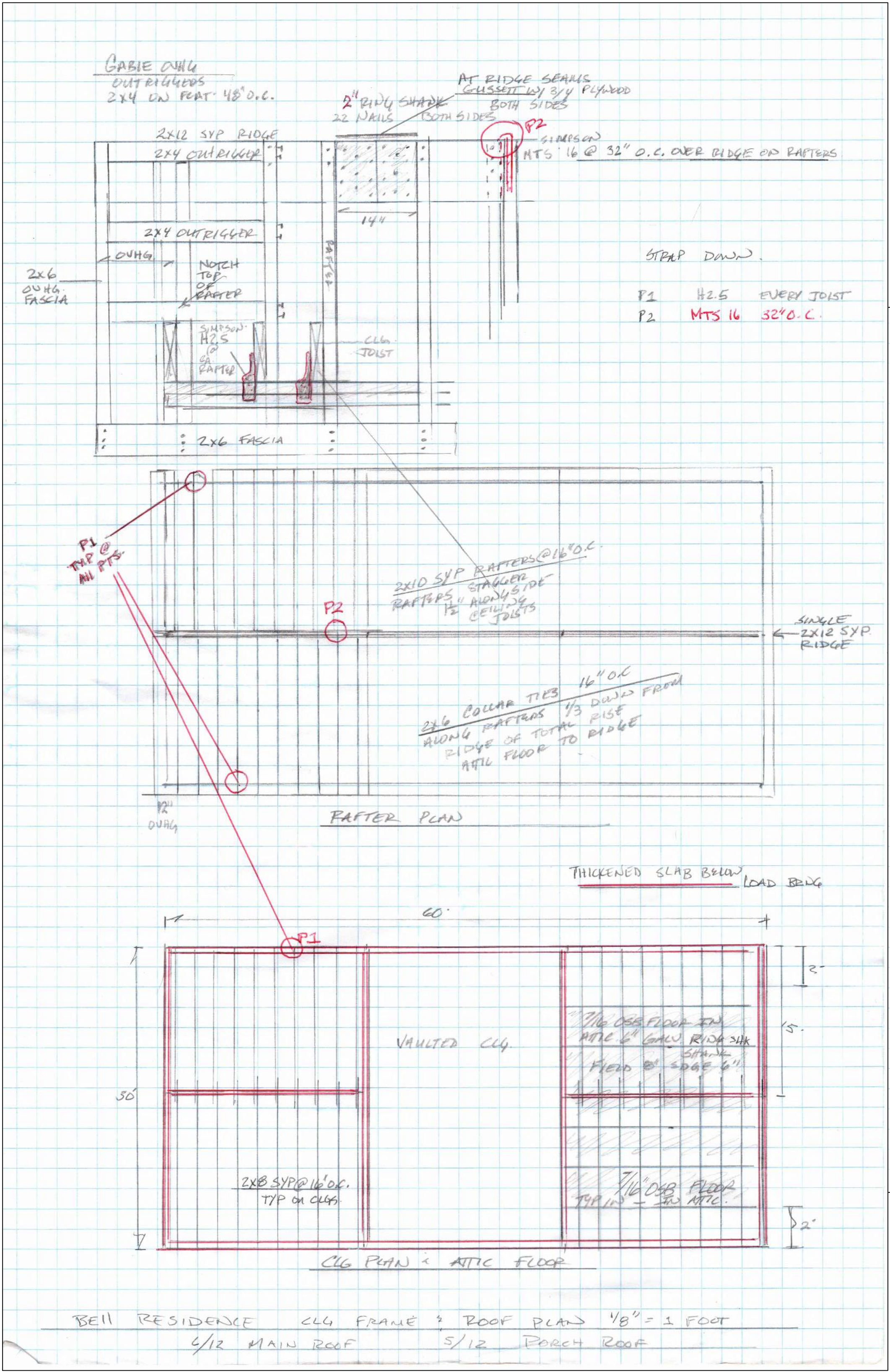
NOTE:
 UPLIFT CONNECTION IS REQUIRED AT EACH END OF HEADER AND AT BOTTOM OF HEADER STUDS IN ADDITION TO CONNECTORS AT WALL STUDS AND AT TOP AND BOTTOM OF CRIPPLES

MAXIMUM HEADER SPAN					
3	6	9	12	15	16
NUMBER OF HEADER STUDS (JACKS) SUPPORTING END OF HEADER					
1	1	2	2	2	3

OPENING WIDTH	BEARING OR SHEAR WALL	NON-BEARING WALL
0'-0" TO 3'-0"	2 - 2 X 6's	2 - 2 X 4's
3'-1" TO 5'-0"	2 - 2 X 10's	2 - 2 X 6's
5'-1" TO 7'-0"	2 - 2 X 10's	2 - 2 X 8's
7'-1" TO 10'-0"	2 - 2 X 10's	2 - 2 X 10's

NUMBER OF FULL LENGTH STUDS (KINGS) AT END OF HEADER:

2



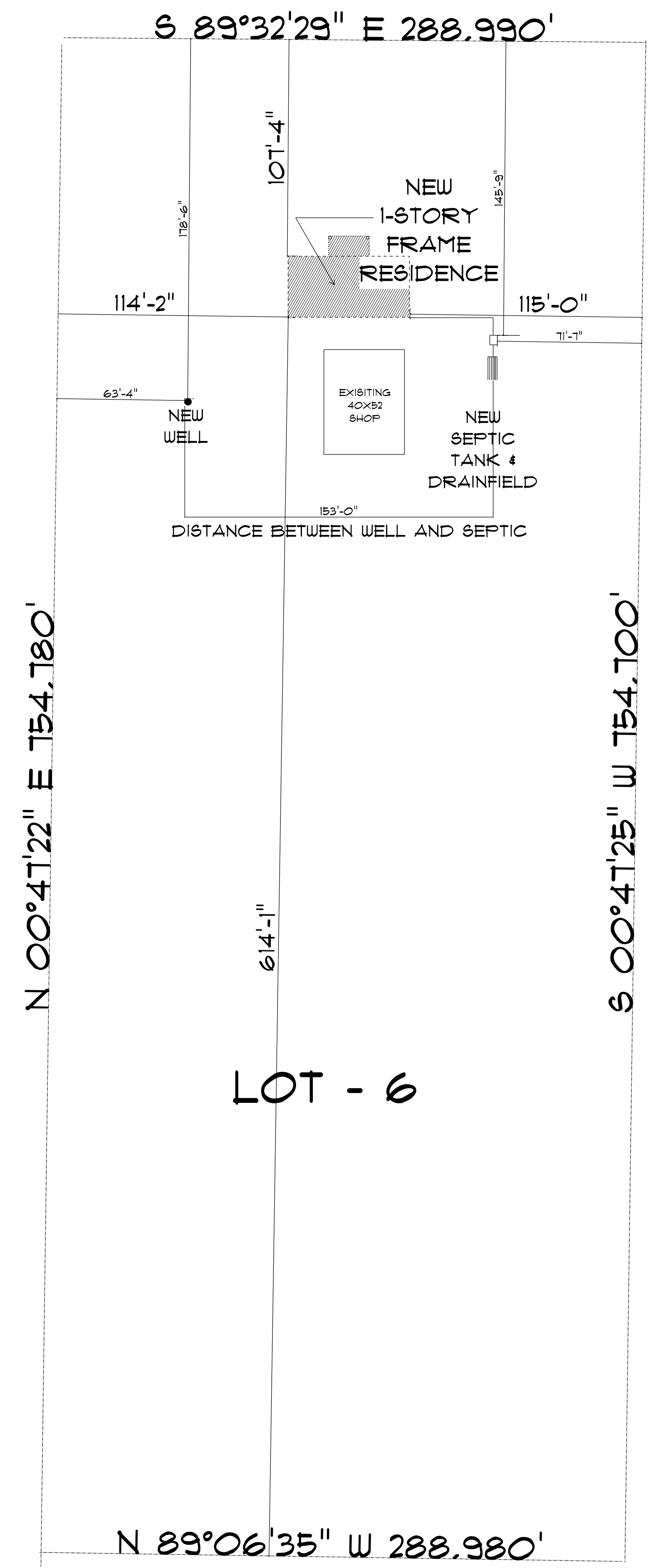
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Carol Chadwick
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924CE0005554C,
cn=Carol
Chadwick
Date: 2022.03.27
1943:16-04'00'

Professional Engineer
State of Florida
No. 10000000176860
Exp. 12/31/2025
Carol Chadwick
10000000176860
924CE0005554C
cn=Carol
Chadwick
Date: 2022.03.27
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BELL RESIDENCE
ROOF FRAMING PLAN

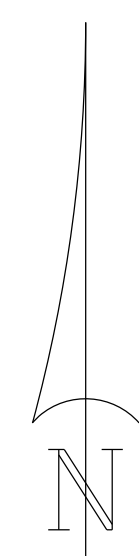
1/222094
MAR. 27, 2022
15-3

CL S.W. TOMMY LITES STREET



* SITE PLAN *

SCALE: 1" = 40'



RESIDENCE
for
PHILIP & TERA
BELL

Teena M. Ruffo
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PRINTED DATE:
Friday, March 25, 2022

DRAWN BY: Teena M. Ruffo CHECKED BY:

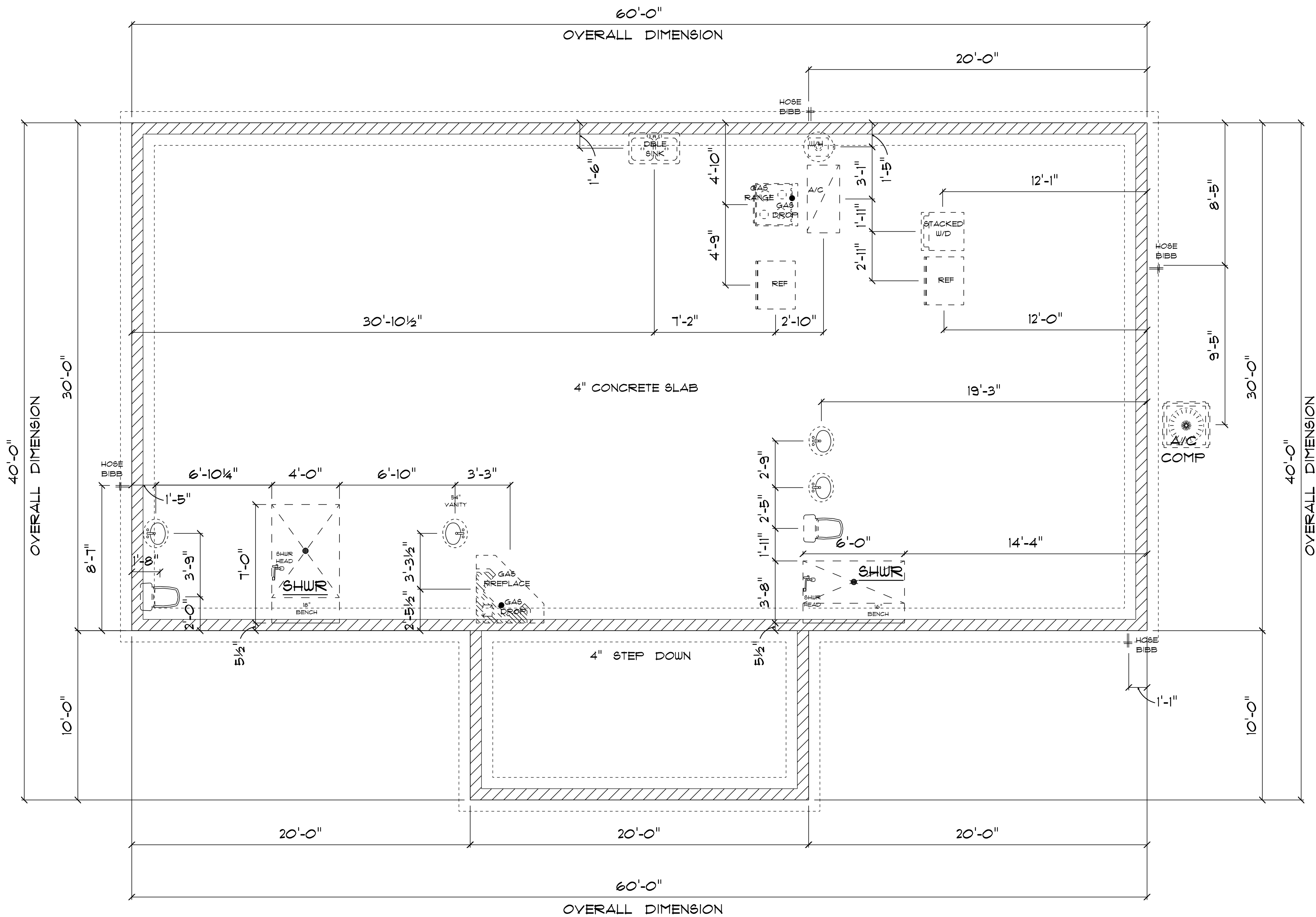
BUILDING CONTRACTOR
REED/McDANIEL CONSTRUCTION

FINAL DATE:

JOB NUMBER:

DRAWING NUMBER
A-1

OF 6 SHEETS



IMPORTANT NOTES:
1. IT IS THE BUILDER'S RESPONSIBILITY TO VERIFY ALL GEOMETRY AND DIMENSIONS BEFORE ORDERING ANY MATERIALS OR BEGINNING CONSTRUCTION.
2. THESE PLANS ARE FOR LAYOUT AND DESIGN PURPOSES ONLY ALL STRUCTURAL NOTES AND DETAILS TO BE PROVIDED BY AN ENGINEER.

* PLUMBING/FOUNDATION
PLAN *
SCALE : 1/4" = 1'-0"

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BUILDING CONTRACTOR
REED/MCDANIEL CONSTRUCTION

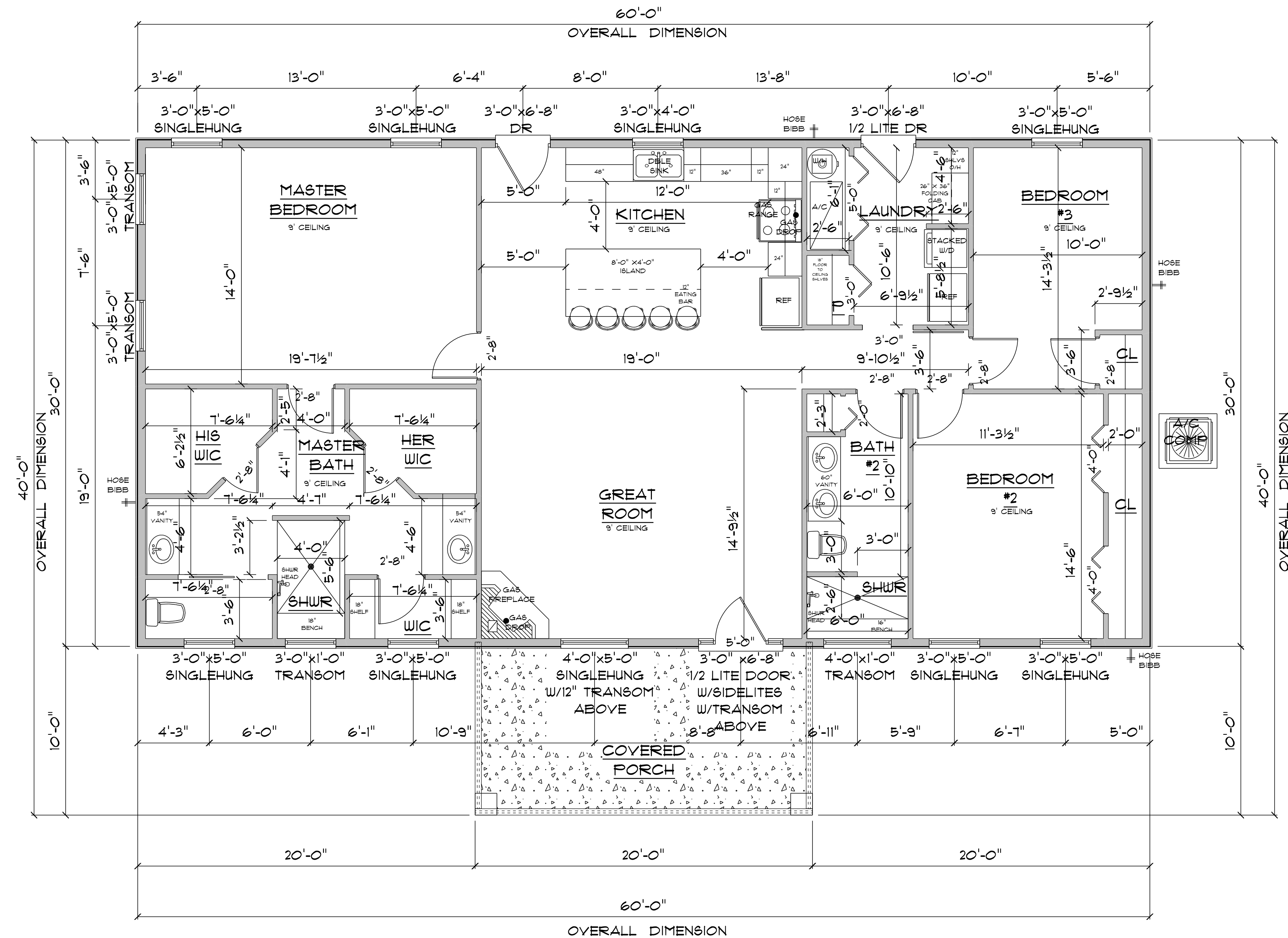
FINAL DATE:

JOB NUMBER:

DRAWING NUMBER

A-2

OF 6 SHEETS



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2. THESE PLANS ARE FOR LAYOUT AND DESIGN PURPOSES ONLY. ALL STRUCTURAL NOTES AND DETAILS TO BE PROVIDED BY AN ENGINEER.
3. ALL EXTERIOR WALLS ARE 2X6 FRAME.
4. ALL INTERIOR DOORS 6'-8".

* FLOOR PLAN *

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

A/C LIVING AREA	=	1800 S.F.
COVERED FRONT PORCH	=	185 S.F.
TOTAL AREA UNDER ROOF	=	1985 S.F.

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DRAWING NUMBER

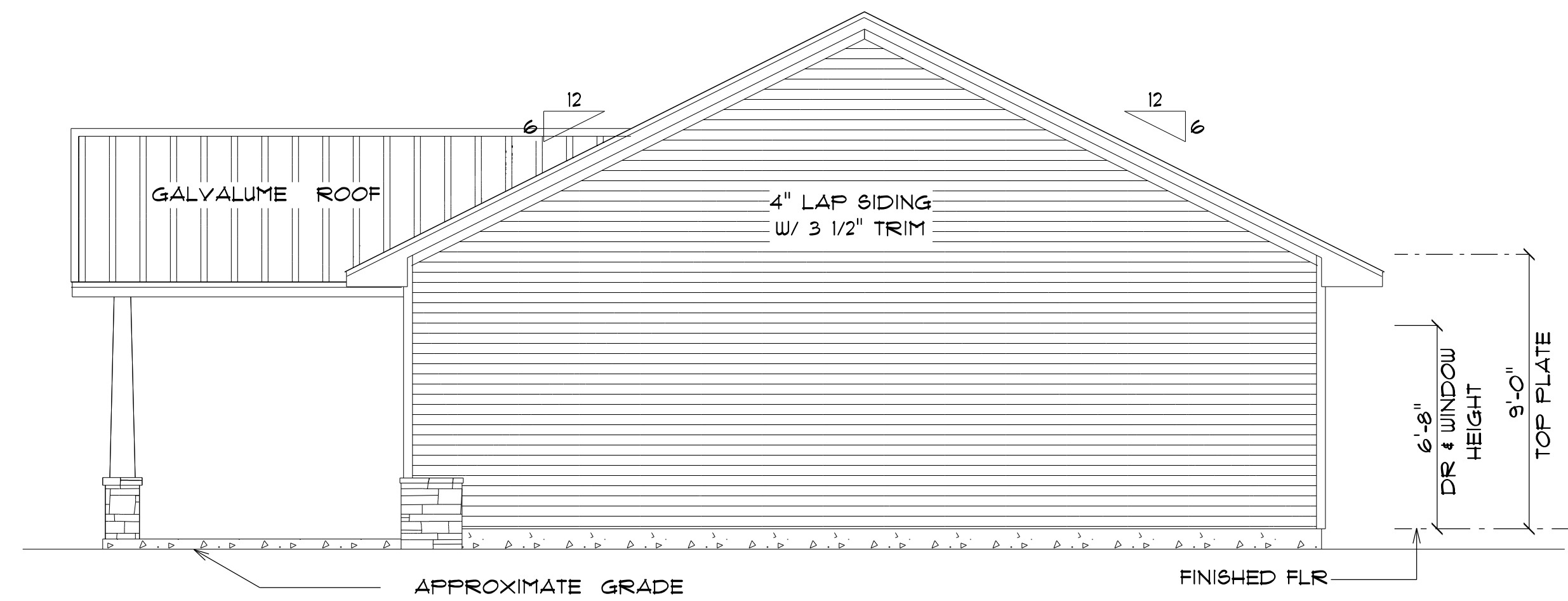
A-3

OF 6 SHEETS



* FRONT ELEVATION *

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



* RIGHT ELEVATION *

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

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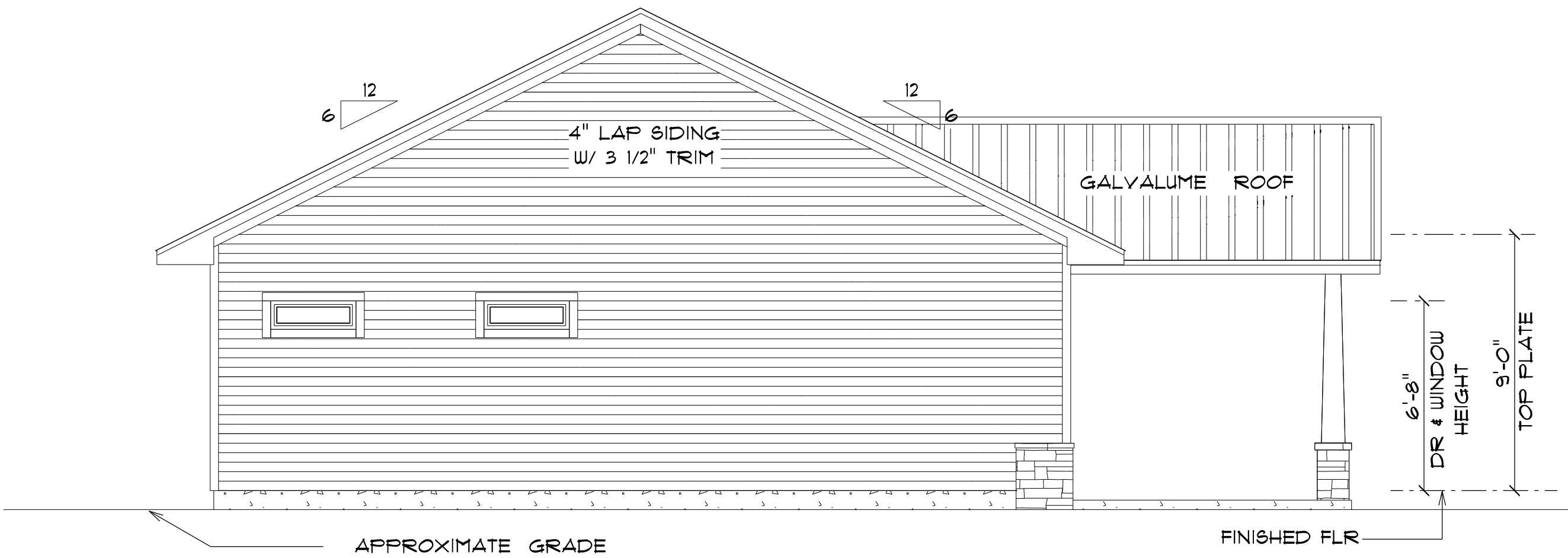
A-4

OF 6 SHEETS



* REAR ELEVATION *

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



* LEFT ELEVATION *

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

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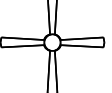
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JOB NUMBER:

DRAWING NUMBER

A-5

OF 6 SHEETS

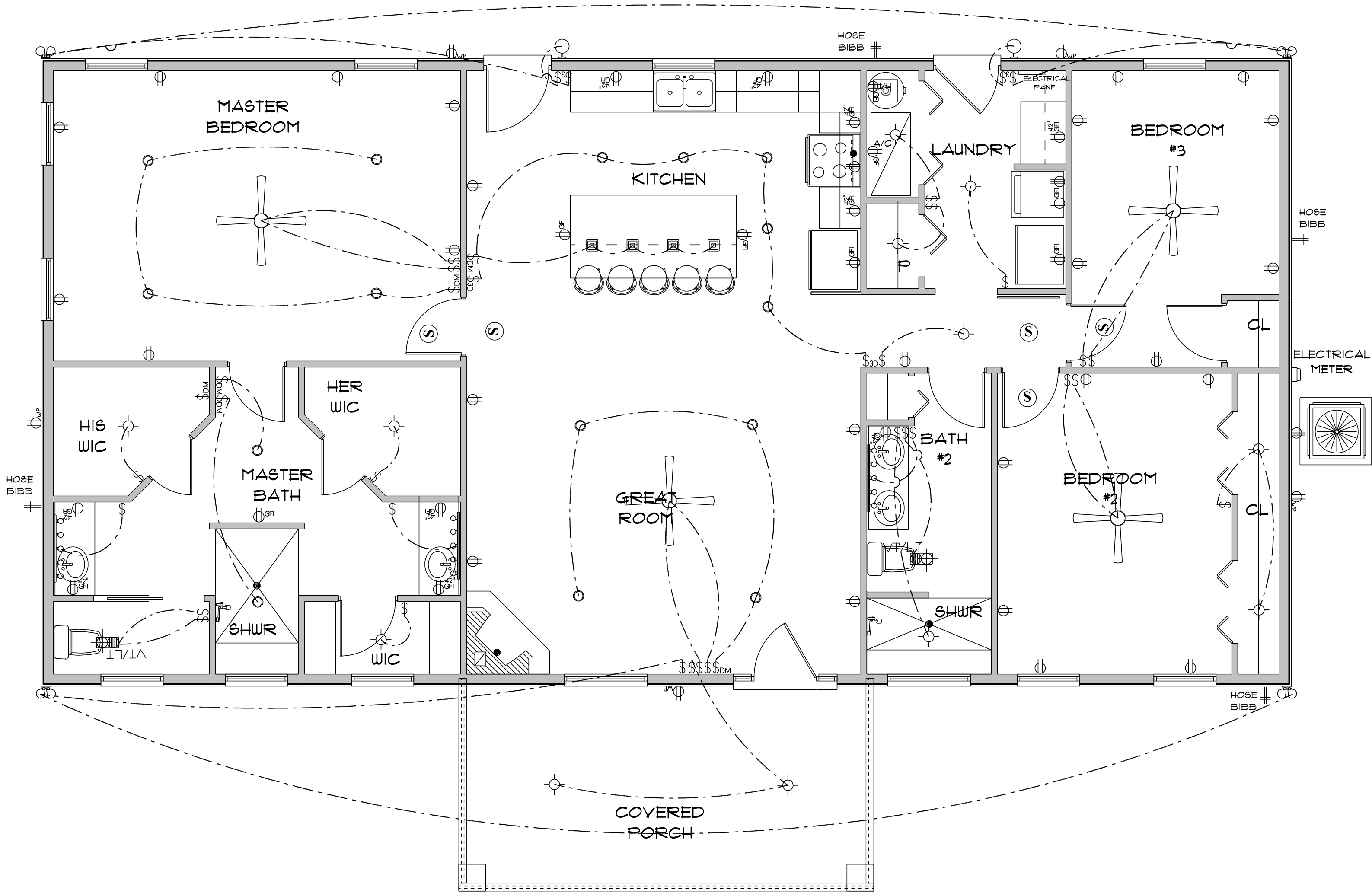
ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan globe 01	4	
pendant large	4	
pot light	15	
exterior light 10	2	
spotlight double	4	
Smoke Detector	5	
electrical panel	1	
dimmer switch	6	
dimmer switch 3-way	2	
light	12	
outlet	26	
outlet 220v	3	
outlet gfi	18	
outlet wp	5	
switch	27	
switch 3 way	2	
vent light combo	2	
vanity bar light 01	3	

ELECTRICAL PLAN NOTES

- E-1 WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.
- E-2 ALL INSTALLATIONS SHALL BE PER NATIONAL ELECTRIC CODE.
- E-3 ALL SMOKE /CARBON MONOXIDE DETECTORS SHALL BE 120V W/BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS AS PER CODE.
- E-4 TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTION AND IN ACCORDANCE WITH APPLICABLE SECTIONS OF NATIONAL ELCT. CODE LATEST EDITION.
- E-5 ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND SIZING OF ELECTRICAL SERVICE AND CIRCUITS.
- E-6 ENTRY OF SERVICE UNDERGROUND OR OVERHEAD) IS TO BE DETERMINED BY THE POWER COMPANY.

ALL BEDROOM RECEPTALS ARE TO BE AFCI (ARC FAULT CIRCUIT INTERRUPT)

75% OF ALL PERMANENT LIGHTS TO BE ENERGY EFFICIENT.



* ELECTRIC PLAN *

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

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BUILDING CONTRACTOR
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FINAL DATE:

JOB NUMBER:

DRAWING NUMBER

A-6

OF 6 SHEETS