

TYPICAL WALL

SECTION 1"=1.0"

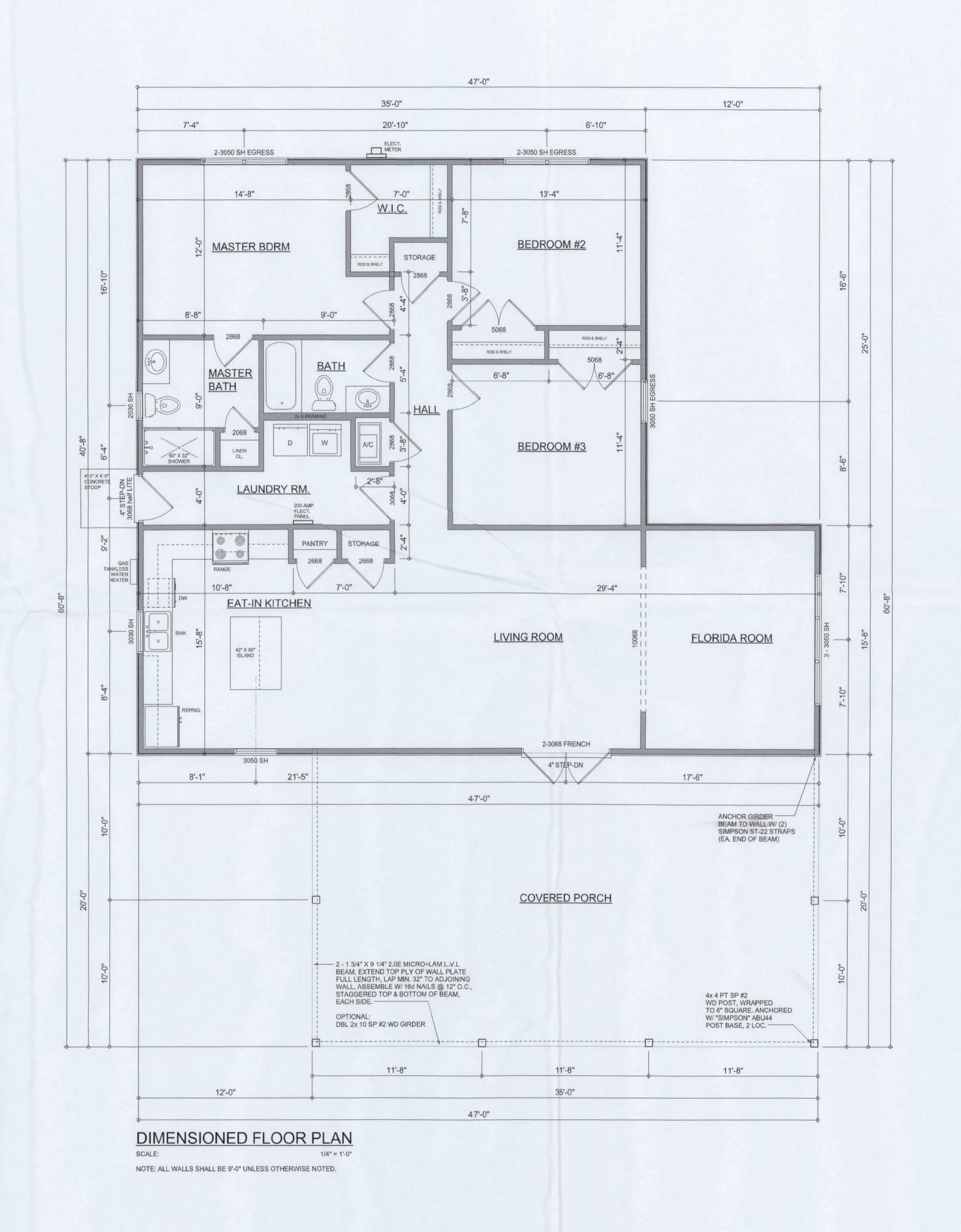
Elizabeth

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JOB NUMBER 20241024

SHEET NUMBER



REVISIONS
December 09, 2024
March 24, 2025

DIMENSIONED FLOOR PLAN
SCALE:

Jesse & Elizabeth Hubbart
PROJECT ADDRESS: 14784 SW TUSTENUGGEE AVE. FT. WHITE, FLORIDA 32038

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LIVING AREA

TOTAL AREA

ENTRY PORCH AREA

AREA SUMMARY

1,611 S.F.

2,311 S.F.

700 S.F.

0	ELECTRICAL LEGEND
	CEILING FAN (PRE-WIRE FOR LIGHT KIT)
₫₽ □	DOUBLE SECURITY LIGHT
0	RECESSED CAN LIGHT
₩	BATH EXHAUST FAN
	LIGHT FIXTURE
Ф	DUPLEX OUTLET (AFC# & TAMPER RESISTANT)
\(\begin{array}{c} \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	220v OUTLET
Q _{GEI}	GFI DUPLEX OUTLET (PER NEC 406.8)
TV †	TELEVISION JACK
N	ETHERNET JACK
	CIRCUIT FOR MINI-SPLIT A/C UNIT
•	SMOKE / CARBON MONOXIDE DETECTOR (see note below)
\$	WALL SWITCH
\$ _{DM}	DIMMER WALL SWITCH
\$3	3 WAY WALL SWITCH
₩P/GFI	WATER PROOF GFI OUITLET
48" FLOUR.	2 OR 4 TUB FLUORESC:ENT FIXTURE

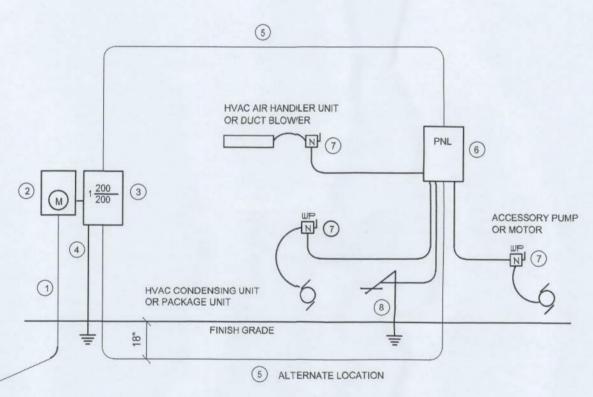
ALL INTERIOR RECEPTACLES SHALL BE AFCII
(ARC FAULT CIRCUIT INTERRUPT) PER NEC 2210.12 & TAMPER RESISTANT PER NEC 406.11

ALL INTERIOR & EXTERIOR LIGHTING SHALL MEET OR EXCEED THE MIN. 75% HIGH-EFFICIENCY LIGHTING PER FBC-ENERGY CONSERVATION R404.

ALL SMOKE DETECTORS BE A COMBO SMOKE & CARBON MONOXIDE DETECTOR AND SHALL HAVE BATTERY BACKUP POWER
AND ALL WIRED TOGETHER SO IF ANY ONE UNIT IS ACTUATED THEY ALL ACTIVATE.

THE ELECTRICAL SERVICE OVERCURRENT PROTECTION DEVICE SHALL BE INSTALLED ON THE EXTERIOR OF STRUCTURES TO SERVE AS A DISCONNECT MEANS. CONDUCTORS USED FROM THE EXTERIOR DISCONNECTING MEANS TO A PANEL OR SUB PANEL SHALL HAVE FOUR-WIRE CONDUCTORS, OF WHICH ONE CONDUCTOR SHALL BE USED AS AN EQUIPMENT GROUND.

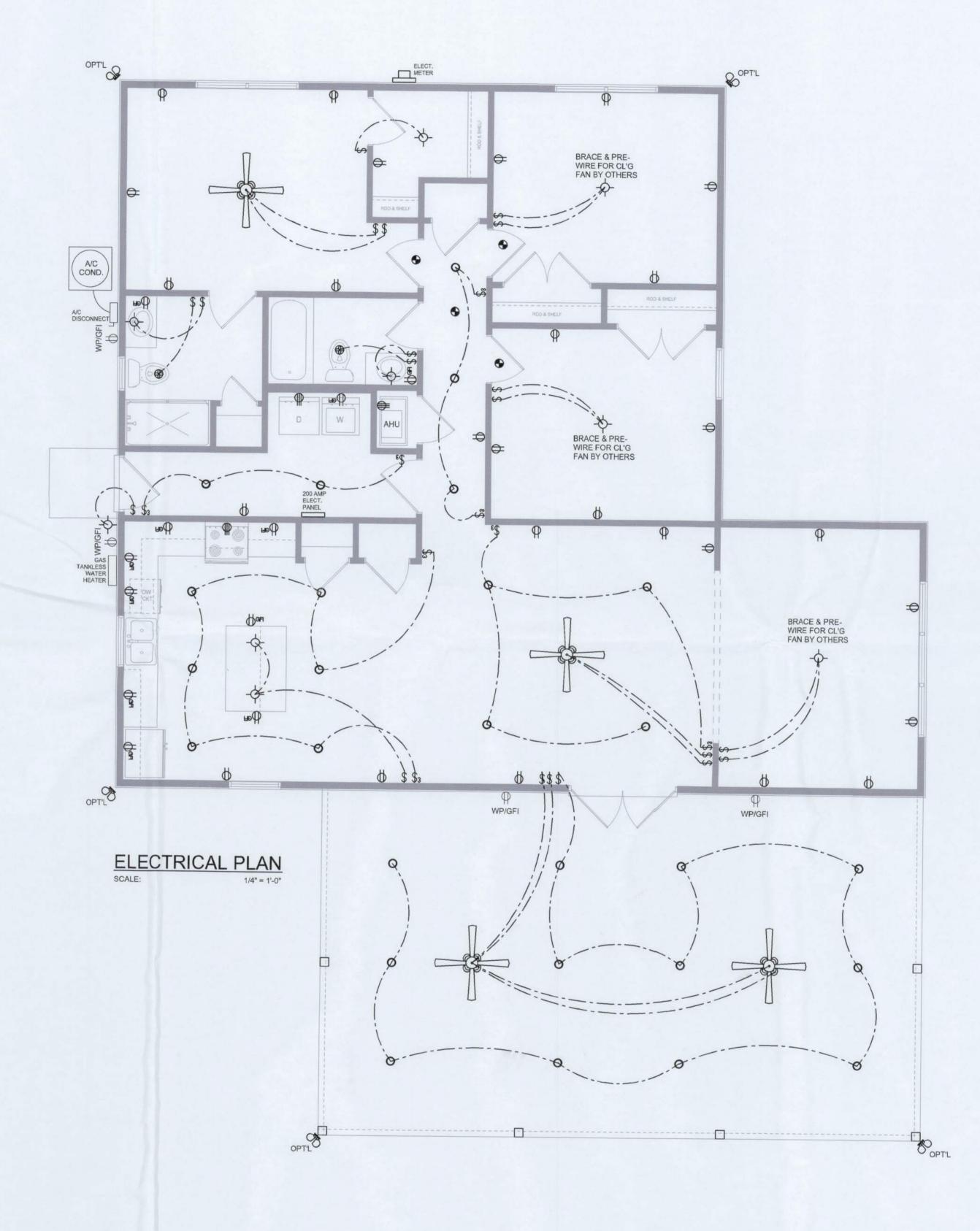
IT IS THE LICENSED ELECTRICAL CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL WORK PERFORMED AND EQUIPMENT INSTALLED MEETS OR EXCEEDS THE 2020 (NFPA-70) NATIONAL ELECTRIC CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.



- Service/Feeder Entrance Conductors: 2" rigid conduit, min.
 18" deep, w/ continuous Ground Bonding Conductor, Service/
 Entrance Conductors shall not be spliced except that bolted
 connections at the Meter, Disconnecting Devices and Panel shall be allowed.
- 2 Meter Enclosure, weatherproof, U.L. Listted.
- Main Disconnect Switch: fused or Main BRKR, weatherproof, U.L. Listed.
- Service entrance Ground: }" ~ iron/steel rod x 8'-0" long and/or concrete encased foundation steel rebar x 20'-0" long. Grounding Conductor shall be bonded to each piece of Service/ Entrance Equipment, and shall be sized per Item #5, below.
- 5) 200 AMPERE SERVICE: 3-#2/0-USE-Cw, 1-#4-Cu-GND, 2" Conduit.
- 6 House Panel (PNL), U.L. Lised, sized per schedule,
- 7 Equipment Disconnect Switch: non-fused, in weatherproof enclosure, size according to Panel Schedule loads.
- Provide Ground Bond Wire to metal piping, size in accordance with the Service Ground Conductor.

NOTE: THE MINIMUM AIC RATING FOR PANEL BOARDS, BRKRS AND DISCONNECT SWITCHES SHALL BE 22,000 AIC.

ELECTRICAL RISER DIAGRAM: 200A SCALE: NONE



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JOB NUMBER 20241024

SHEET NUMBER A.3

CONCRETE / MASONRY / **METALS GENERAL NOTES:**

1. DESIGN SOIL BEARING PRESSURE: 1000 PSF.

2. EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PREFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.

CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COMPAC-TION SHALL BE NOT LESS THAN 98% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.

4. REINFORCING STEEL SHALL BE GRADE 40 AND MEET THE REQUIRE-MENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.

5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIRE-MENTS OF ASTM A185 - MIN. YEILD STRESS = 85 KSI.

6. CONCRETE SHALL BE STANDARD MIX F'c = 3000 PSI FOR ALL FTGS. SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX F'c = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACE-MENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.

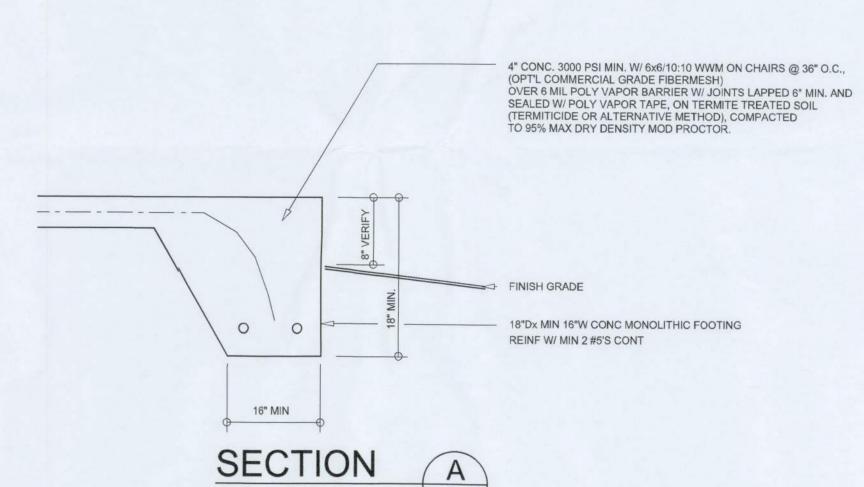
7. CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH -F'm = 1500 PSI.

8. MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.

STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH, BOLTS SHALL BE ASTM A307 / GRADE 1 OR A325, AS PER PLAN REQUIREMENTS.

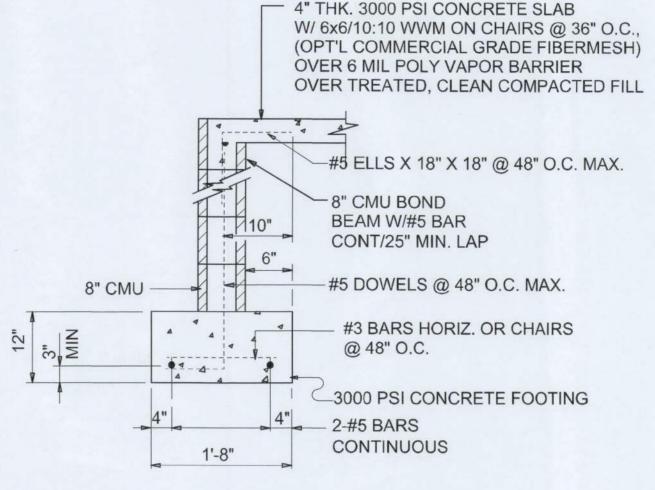
10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

11. 2X4 P/T WOOD SILL, CONT., ALL AROUND, W/ 1/2"~ A.B. W/ 2" SQ. X 1/4" PLATE WASHERS WITHIN 6" FROM EACH CORNER, EA. WAY, & WITHIN 6" FROM ALL WALL OPENINGS / ENDS - 1/2"~ A.B. W/ 2" SQ. WASHERS ALONG EACH RUN @ 48" O.C., MAX. - ALL ANCHOR BOLTS SHALL HAVE A MINIMUM OF 8" EMBEDMENT INTO THE CONCRETE.



S.1

SCALE: 3/4" = 1'-0



NOTE!

PRIOR TO THE CONSTRUCTION OF THE FOUNDATION. THE CONTRACTOR SHALL COORDINATE ANY INTERIOR

ENGINEERED SHOP DRAWINGS WITH THE FOUNDATION

SHOP DRAWINGS AVAILABLE TO THE ARCHITECT FOR THE PURPOSE OF RENDERING SUCH MODIFICATIONS

BEARING LOCATION CONDITIONS PER THE TRUSS

PLAN. ANY INTERIOR BEARING LOCATIONS OR ANY

POINT LOADS OF 4.0 K OR GREATER SHALL BE

SUPPORTED VIA A MODIFIED FOUNDATION PLAN TAKING THESE LOADS INTO CONSIDERATION. THE CONTRACTOR SHALL MAKE THE ENGINEERED TRUSS

PRIOR TO POURING ANY CONCRETE.

SECTION (optional) SCALE: 3/4" = 1'-0

NOTE: THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2023 FBC (8TH EDITION) AND LOCAL JURISDICTION REQUIREMENTS

NOTE: ADDED FILL SHALL BE APPLIED IN 8" LIFTS -EA. LIFT SHALL BE CONPACTED TO 98% DRY COMPACTION PER THE "MODIFIED PROCTOR" METHOD.

NOTE: PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONT'R SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER AND 1 COPY TO THE PERMIT ISSUING AUTHORITY.

NOTE: H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL H.V.A.C. WORK, INCLUDING ALL DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH. & BALANCING REPORT - CONT'R SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

SOFTPIAN

FOUND/ SCALE:

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■ 1758 NW Brown Rd. ■ Lake City, FL 32055

JOB NUMBER 20241024

SHEET NUMBER OF 4 SHEETS

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

B

JOB NUMBER 20241024

SHEET NUMBER

OF 4 SHEETS

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

ROOF PLAN NOTES

R-1 SEE EXTERIOR ELEVATIONS FOR ROOF PITCH

ALL OVERHANG 18" UNLESS OTHERWISE NOTED

> PROVIDE ATTIC YENTILATION IN AC-CORDANCE WITH SCHEDULE ON S.2

SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HEEL HEIGHTS

MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

SHEATH ROOF W/ 19/32" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING W/ 10d RING-SHANK NAILS - AS PER DETAIL ON SHEET S.4

THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2023 FBC (8TH EDITION) AND LOCAL JURISDICTION REQUIREMENTS

ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING, INCLUDING WIRING, PLUMBING OR OTHER SUCH PENETRATIONS. WALLS OVER 8'-0" TALL SHALL HAVE CONTINUOUS BLOCKING TO LIMIT CAVITY HEIGHT TO 8'-O". PENETRATIONS THROUGH SUCH BLOCKING SHALL BE TREATED IN THE SAME MANNER AS TOP PLATES, NOTED ABOVE

GENERAL TRUSS NOTES:

1. TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCTS ASSOCIATION" MANUAL FOR "STRESS RATED LUMBER AND IT'S CONNECTIONS", LATEST Ed., ALONG W/ THE "TRUSS PLATE INSTITUTE" SUGGESTED GUIDELINES FOR TEMPORARY AND PERMANENT BRACING, AND HANDLING OF TRUSSES. TRUSS SHOP DRAWINGS SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, DETS, & TRUSS TO TRUSS CONNECTIONS.

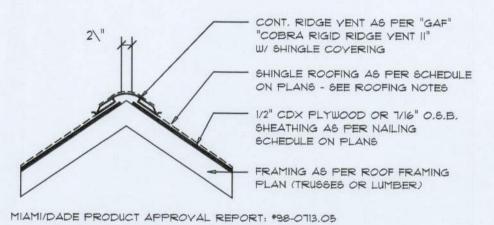
2. TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.

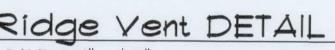
3. FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIRMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND WIND UPLIFT REQUIREMENTS OF TRUSSES OR GIRDERS, THE CONTRACTOR SHALL MAKE AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE PURPOSE OF REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE, ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS

WOOD STRUCTURAL NOTES

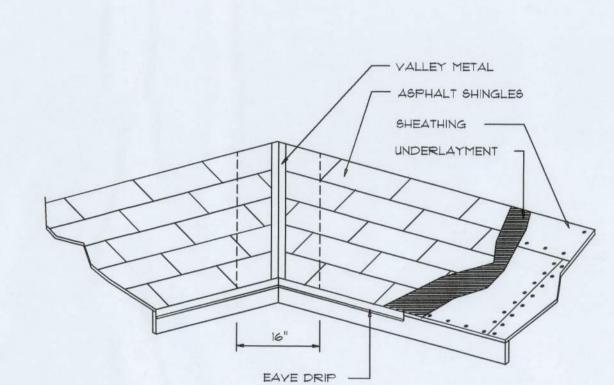
- 1. TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPON-SIBILITY OF THE CONTRACTOR SO ENGAGED, TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDE-LINES OF THE "TRUSS PLATE INSTITUTE",
- 2. ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME, TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
- 3. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN Nr.2 HEM-FIR OR BETTER.
- 4. CONNECTORS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CON-

AREA OF ATTIC	REQ'D L.F. OF YENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ.IN.
1900 SF	24 LF	490 SQ.IN.
2200 SF	28 LF	570 SQ.IN.
2500 SF	32 LF	650 SQ.IN.
2800 SF	36 LF	730 SQ.IN.
3100 SF	40 LF	820 SQ.IN.
3600 SF	44 LF	900 SQ.IN.





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



VALLEY FLASHING

SHOP DWG COORDINATION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE SUGGESTED STRAPS AND THAT THE TRUSS ENGINEERED SHOP DRAWING LOADS TAKE PRECEDENCE OVER THAT INDICATED IN THE CONSTRUCTION DOCUMENTS. THE UPLIFT LOADS INDICATED FOR EACH TRUSS IN THE ENGINEERED TRUSS SHOP DRAWINGS MAY BE MATCHED TO STANDARD PRODUCT UPLIFT RATINGS FOR COMPARABLE UPLIFT CONNECTORS, AND THAT THE PRODUCTS THAT PROVIDE EQUAL OR GREATER UPLIFT RESISTANCE FOR THE LISTED LOADS MAY BE USED IN LIEU OF THOSE INDICATED IN THE CONSTRUCTION DOCUMENTS

ROOFING METALS for FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS

	200 REGUIREI IEN 19		_
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALYANIZED STEEL	er10.0	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.021		40 20

OR AS APPROVED BY THE BUILDING OFFICIAL.

THESE PLANS ARE DRAWN FOR AVERAGE SITE CONDITIONS AND COMPLIANCE WITH APPLICABLE CODES AT THE TIME THEY ARE DRAWN. DUE TO VARYING STATE, LOCAL, AND NATIONAL CODES RULES AND REGULATIONS, N.P.GEISLER, ARCHITCT CANNOT WARRANT COMPLIANCE WITH ALL APPLICABLE STATE, LOCAL, AND NATIONAL CODES IN YOUR AREA OR WITH YOUR PARTICULAR SITE CONDITIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE, AND FEDERAL). IF YOUR CITY OR STATE REQUIRES AN ENGINEER'S SEAL FOR THE SITE/CIVIL PORTIONS OF THE WORK,, YOU WILL NEED TO HAVE THAT DONE LOCALLY BY A QUALIFIED, LICENCED PROFESSIONAL ENGINEER,

PROJECT COORDINATION REQUIREMENTS

NOTICE

+ 9'-0"

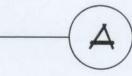
-ANCHOR GIRDER BEAM TO WALL W/ (2)

SIMPSON ST-22 STRAPS (EA. END OF BEAM)

ANCHOR BEAM TO END/LINE POSTS

-W/ "SIMPSON" EPC44/PC66

Roofing/Flashing DETS. SCALE: NONE



REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET S.4 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES MINIMUM SIZE ALLOWABLE IS 2-2X10.

ANCHOR GIRDER TRUSS(ES) TO HEADER

WITH 2 "SIMPSON" LGT(2, 3 OR 4),

ANCHOR HEADER TO KING STUDS W/

2 "SIMPSON" ST22 EA. END - TYP., T.O.

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

Roof Framing PLAN

CONSTRUCT EXTERIOR WALLS W/ (2) TOP PLATES & 1 SILL PLATE, 2X 4 STUDS @ 16" O.C. SHEATH WALL W/ 7/16" OSB, APPLIED W/ 8d COMMON NAILS @ 4" O.C. ALONG EDGES

FASTEN TOP PLATE WITH 16d NAILS AT

12" O.C., TYPICAL T.O.

H2.5A STRAPS \$ 6 - 10" NAILS

OR WITH "SIMPSON"

SDWCIBGOO MIN. I SCREW AT EA.

POINT OF BEARING

DBL. 2XIO HEADER PER S.4 MINIMUM

TYPICAL HEADER

ROD & SHELF

-2 - 1 3/4" × 9 1/4" 2.0E MICRO=LAM L.Y.L

OPTIONAL: 2-PLY 2x 10 SP *2 WOOD GIRDER

THE CONTRACTOR SHALL COORDINATE THE TRUSS TO TRUSS ANCHOR

REQUIREMENTS WITH THE TRUSS ENGINEERING SHOP DRAWINGS, SOME OF

ADDITION TO TYPICAL NAILING, ANCHOR DEVICES SHALL BE REQUIRED FOR

PRESENT SHALL REQUIRE ANCHORS OF EQUAL OR GREATER LOAD CAPACITY

THAN THAT INDICATED BY THE TRUSS SHOP DRAWINGS, THE UPLIFT ANCHOR

ALL JOINTS WITH AN UPLIFT OR GRAVITY LOAD OF 100 LBS OR GREATER.

TRUSSES BEARING ON INTERIOR PARTITIONS WHERE UPLIFT LOADS ARE

SYSTEM SHALL BE CONTINUOUS TO THE FOUNDATION.

THE TRUSS TO TRUSS CONNECTIONS WILL REQUIRE ANCHOR STRAPS IN

-EACH SIDE.

BEAM, EXTEND TOP PLY OF WALL PLATE FULL LENGTH, LAP MIN. 32" TO ADJOINING WALL, ASSEMBLE W/ 16d NAILS @ 12" O.C., STAGGERED TOP & BOTTOM OF BEAM,

\$ 8" O.C. ALONG INTERMEDIATE SUPPORTS

+ 9'-0"

TYPE OF CONSTRUCTION

Roof: Gable & Hip Construction, Wood Trusses @ 24" O.C. Walls: 2x 4 or 2x 6 Wood Studs @ 16" O.C. Floor: 4" Thk. Concrete Slab, Reinfd W/ 6x6/10:10 WWM ON CHAIRS @ 36" O.C.,

Foundation: Continuous monolithic footing or /Stem Wall foundation system

ROOF DECKING

Material: 19/32" CDX Plywood or 7/16" O.S.B. Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing Fasteners: 10d Ring-Shank nails per schedule on sheet S.4

SHEARWALLS

Material: 1/2" CD Plywood or 7/16" O.S.B. 48"x96" Sheets Placed Vertical, stagger each sheet. Sheet Size:

8d Common Nails @ 4" O.C. Edges & 8" O.C. Interior Fasteners: Dragstrut: Double Top Plate (S.Y.P.) W/16d Nails @ 12" O.C. Wall Studs: 2x4 Wood Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 10d NAILS Wall Tension: Wall Sheathing Nailing is Adequate - 8d @ 4" O.C. Top & Bot. Anchor Bolts: 1/2" A307 Bolts @ 48" O.C. - 1st Bolt 6" from corner Corner Hold-down Device: (1) DTT2Z (or equiv.) @ each corner Porch Column Base Connector: Simpson ABU44/ABU66 @ each column Porch Column to Beam Connector: Simpson EPC44/PC44 @ each column

FOOTINGS AND FOUNDATIONS

Footing: 18"x 16" Cont. W/ (2) #5 Bars Cont. on chairs or (1) #3 Transverse @ 24" O.C. Stemwall: (optional) 8" C.M.U. W/1-#5 Vertical Dowel @ 48" O.C.

STRUCTURAL DESIGN CRITERIA:

THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE (8TH EDITION) AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION

2. WIND LOAD CRITERIA: RISK CATAGORY: 2, EXPOSURE: "B"

BASED ON ANSI/ASCE 7-22. 2023 FBC 1609-A WIND YELOCITY: Y ULT = 130 MPH

B. 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

5. 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 REINEWAL SHALL BE 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

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

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" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6

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 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.

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 23/03.1.4

FRAMING ANCHOR SCHEDULE

APPLICATION MANUF'R/MODEL CAP. TRUSS TO WALL: SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 10d NAILS 960# GIRDER TRUSS TO POST/HEADER: SIMPSON LGT, W/ 28 - 16d NAILS 1785# HEADER TO KING STUD(S): SIMPSON ST22 1370# PLATE TO STUD: SIMPSON SP2 1065# STUD TO SILL: SIMPSON SP1 585# PORCH BEAM TO POST SIMPSON PC44/EPC44 1700# PORCH POST TO FND .: SIMPSON ABU44 2200# MISC. JOINTS SIMPSON A34 315#/240#

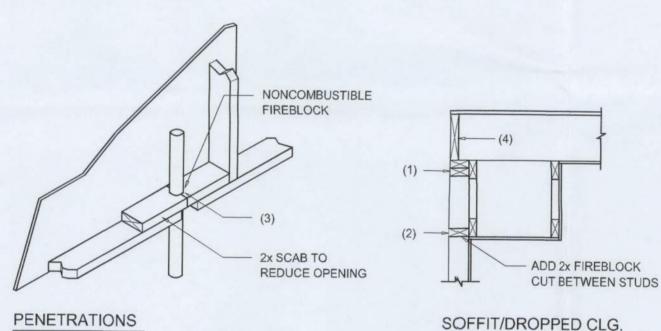
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

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.

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

"SIMPSON" PRODUCT APPROVALS: MIAMI/DADE COUNTY REPORT #97-0107.05, #96-1126.11, #99-0623.04 SBCC1 NER-443, NER-393



FIREBLOCKING NOTES:

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.

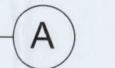
4. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

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

CEILING AND FLOOR LEVELS WITH "PYROPANEL MULTIFLEX SEALANT"

Fire Stopping DETAILS

SCALE: NONE



BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 2T TO 45° 120 MPH 130 MPH

		DJUSTMENT CO NENTS & CLAD	
BLDG HEIGHT (ft)	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE
5	.82	1.21	1,47
20	.89	1.29	1,55
25	.94	1.35	1.61
30	1.00	1.40	1.66

		- 0								
	ZONE	AREA	Vul:	t MPH	Vult 120	мен	Vult 130	мен	Vult 140 1	MPH
		(ft°)	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
20	1, 2e	10	10.6	-26.4	11.6	-28.7	13.6	-33.7	15.8	-39.1
27	1, 2a	20	10	-26.4	10	-28.7	11.7	-33.7	13.6	-39.1
0	1, 2e	50	10	-16.1	10	-17.5	10	-20.6	10.8	-23.8
-	1, 2e	100	10	-8.2	10	9	10	-10.5	10	-122
	2n, 2r, 3e	10	10.6	-38.5	11.6	-41.9	13.6	492	15.8	-57
ROOF	2n, 2r, 3e	20	10	-33.2	10	36.2	11.7	42.4	13.6	49.2
8	2n, 2r, 3e	50	10	-26.2	10	-28.5	10	-33.5	10.8	-38.8
	2n, 2r, 3e	100	10	-20.9	10	-22.8	10	-26.7	10	-31
	3r	10	10.6	45.7	11.6	49.8	13.6	-58.4	15.8	-67.8
	3r	20	10	-39.2	10	-42.7	11.7	-50.1	13.6	-08.1
	31	50	10	-30.5	10	-33.2	10	-39	10.8	45.2
	3r	100	10	-24	10	-26.1	10	-30.6	10	-35.6

General Roofing NOTES:

DECK REQUIREMENTS:

ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12 OR GREATER. PER R905, DOUBLE UNDERLAYMENT IS REQUIRED ON ROOF SOPES GREATER THAN 4/12.

UNDERLAYMENT:

UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226, TYPE 1, OR ASTM D 4869, TYPE 1.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:

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

ASPHALT SHINGLES:

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

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

UNDERLAYMENT APPLICATION:

FOR ROOF SLOPES FROM 2:12 TO 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS: 1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

FOR ROOF SLOPED 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS 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.

VALLEYS:

VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S 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. 3. FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING: 1. BOTH TYPES 1 AND 2 ABOVE, COMBINED.

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.

NOTE!!!

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

THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3161 TYPE 1 MODIFIED TO 110 MPH WINDS & FBC TAS 100, USING 4 NAILS/SHINGLE

SOFTPLAN

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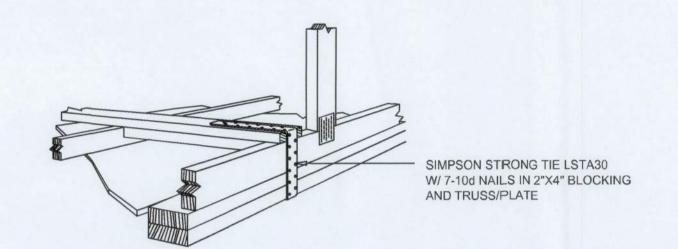
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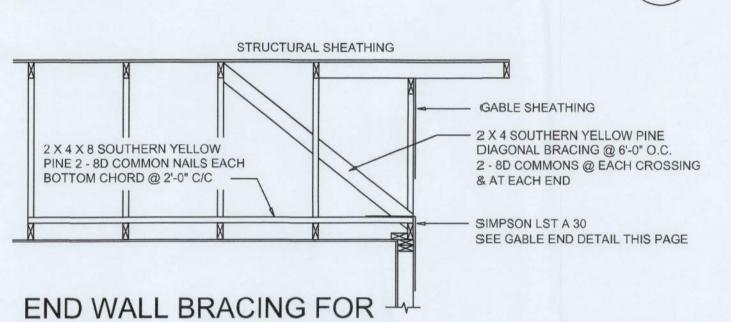
OF 4 SHEETS

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



GABLE END GYPSUM DIAPHRAGM HOLDOWN CONNECTOR

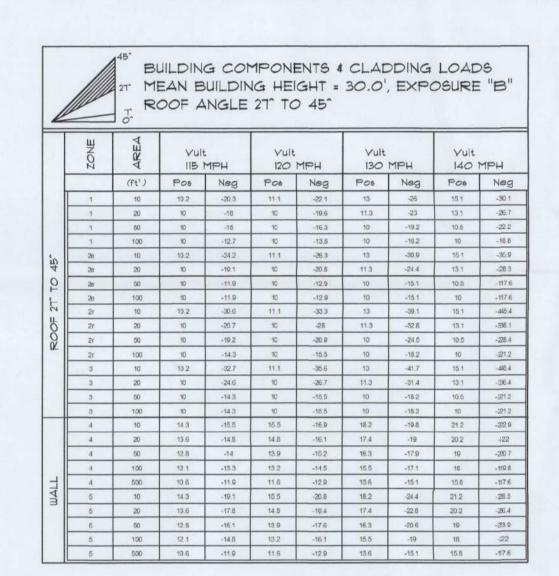
SCALE: NONE



CEILING DIAPHRAGM

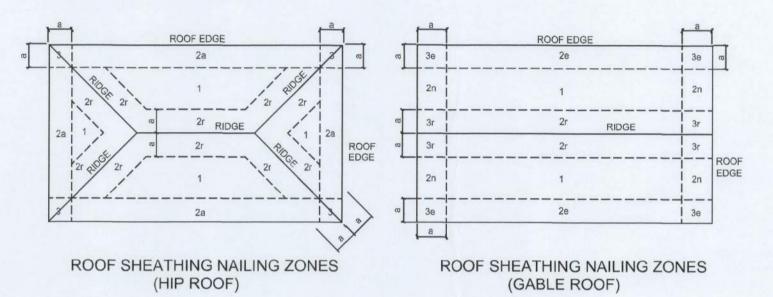
(ALTERNATIVE TO BALLOON FRAMING)

NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE



F	ROOF SHEATH	HING FASTE	NINGS
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1			6 in. o.c. EDGE 6 in. o.c. FIELD
2	7/16 " O.S.B. OR 19/32 CDX	10d RING	4 in. o.c. EDGE 6 in. o.c. FIELD
3	PLYWOOD	SHANK	4 in. o.c. @ GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE

FOR BUILT	DING COMPO	NENTS & CLAD	DING
BLDG HEIGHT (Ft)	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE
15	.82	1.21	1,47
20	.89	1.29	1.55
25	.94	1.35	1.61
30	1.00	1.40	1.66

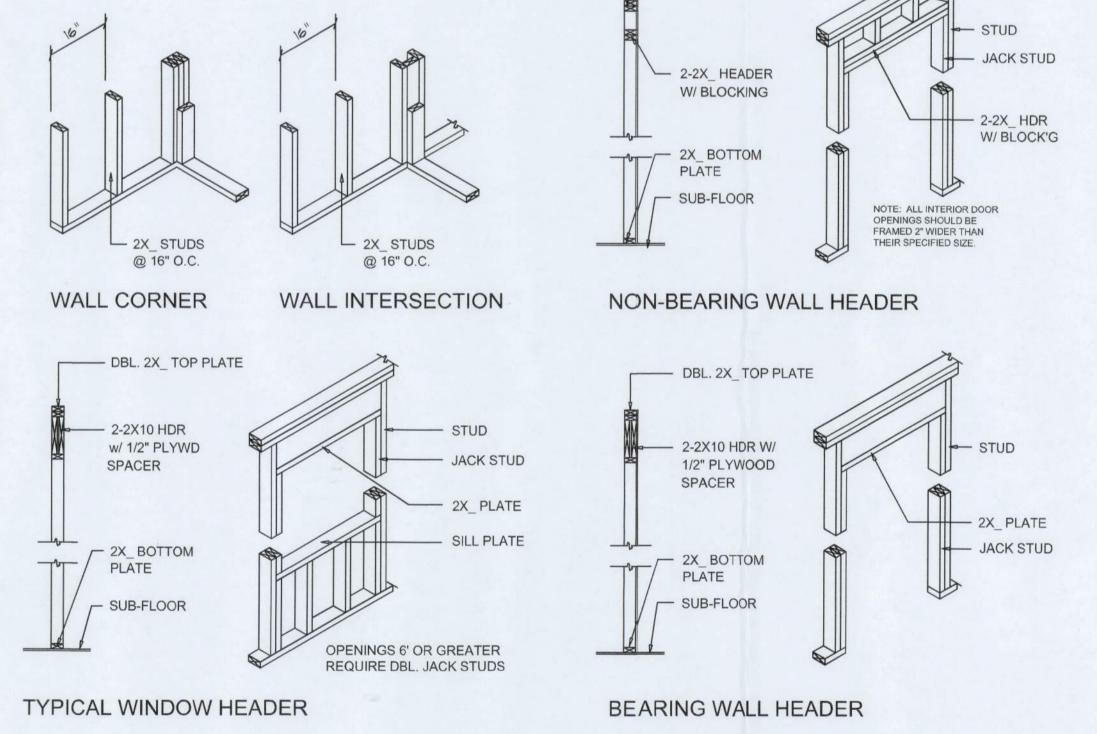


Roof Nail Pattern DET.

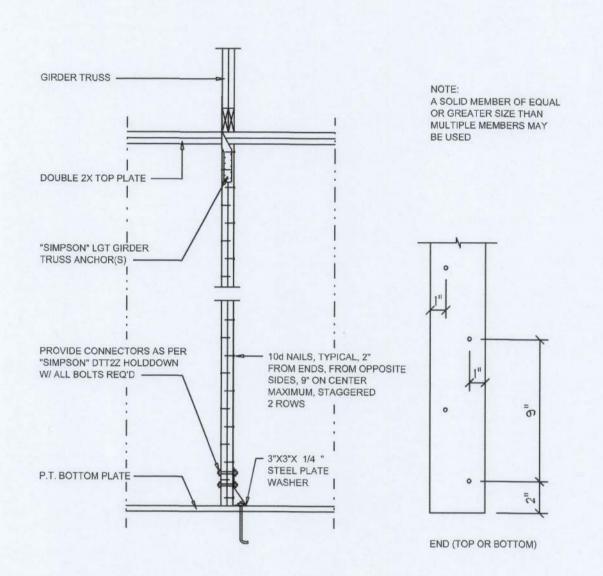
SCALE: NONE

			В	UILDING V	WIDTH (FT)		
HEADERS	HEADER		20'	U-P. I	28'	3	36'
SUPPORTING:	SIZE	SPAN	# JACKS	SPAN	# JACKS	SPAN	# JACKS
	2-2x4	3'-6"	1	3'-2"	1	2'-10"	1
ROOF, CEILING	2-2x6	5'-5"	1	4'-8"	1	4'-2"	1
	2-2x8	6'-10"	1	5'-11"	2	5'-4"	1
	2-2x10	8'-5"	2	7'-3"	2	6'-6"	2
	2-2x12	9'-9"	2	8'-5"	2	7'-6"	2
	3-2x8	8'-4"	1	7'-5"	1	6'-8"	1
	3-2x10	10'-6"	1	9'-1"	2	8'-2"	1
	3-2x12	12'-2"	2	10'-7"	2	9'-5"	2
	4-2x8	9'-2"	1	8'-4"	1	9'-2"	1
	4-2x10	11'-8"	1	10'-6"	1	9'-5"	1
	4-2x12	14'-1"	1	12'-2"	2	10'-11"	1

DBL. 2X_TOP PLATE







"WindSTORM" ALT. SHEATHING METHOD:

ALTERNATIVE METHOD FOR ANCHORING THE TOP WALL PLATE
TO THE FOUNDATION IN LIEU OF THE SP1/SP2 OR SP4 STRAPS
INDICATED IN THE CONSTRUCTION DOCUMENTS FOR THIS
PROJECT SHALL ALLOWED AS FOLLOWS:

1. APPLY VERTICALLY, "WindSTORM" 7/16" OSB 48" X 97", 109", 121" OR 145" SHEATHING. FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH EITHER 6d COMMONS @ 3" O.C. OR 8d COMMONS @ 6" O.C., FASTEN TO EACH STUD WITH EITHER 6d COMMONS @ 6" O.C. OR 8d COMMONS @ 8" O.C.

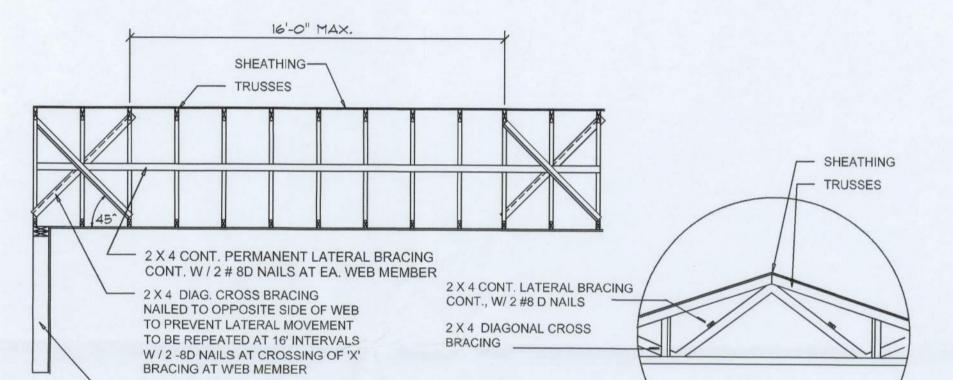
SOFTPIAN

Alternate 'Titan' bolt concrete anchor system

EANCHOR SILL PLATE WITH 5/8" TITAN ANCHOR BOLT, PLACED AT 40" O.C. AROUND PERIMETER OF SLAB AND ALL INTERIOR BEARING WALLS. (MIN. 4" EMBED)

Girder Truss Column DET.

SCALE: 1/2" = 1'-0"



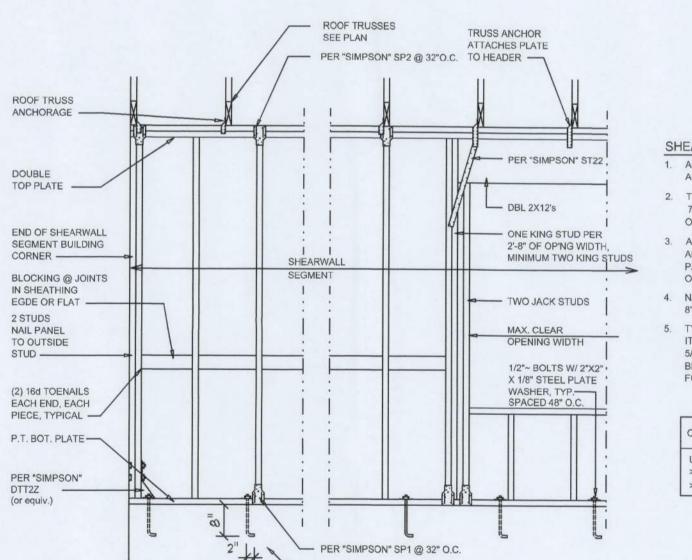
TYP. PERMANENT TRUSS BRACING DIA.

NIS

NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

Truss Bracing DETAILS

SCALE: AS NOTED



SHEARWALL NOTES:

1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS

- AS DEFINED BY STD 10-97 SBBCI 305.4.3.

 2. THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16 " O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENING S
- 3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING
 ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT
 PANELS OCCURING OVER COMMON FRAMING MEMBERS
 OR ALONG BLOCKING.
- OR ALONG BLOCKING.

 4. NAIL SPACING SHALL BE 4" O.C. EDGES AND
- 5. TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/6 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 FOR 8'-0" WALLS (2'-3").

OPENING WIDTH	SILL PLATES	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
> 6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2
> 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3

Shear Wall DETAILS

SCALE: NONE

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OF 4 SHEETS