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SOIL CHEMICAL BARRIER METHOD:

TERMITE

TROTECTION NOTES:

L 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

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 EADS SHALL NOT BE INSTALLED WITHIN 1'-Ø" FROM BUILDING SIDE WALLS BC 1503.4.4

(CEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" |ICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.16

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

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No. or Nr. 흄 Š 7 OVERHEAD HEAD DOOR

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

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

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.

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

AND PARTITIONS

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BOTTOM

BY OTHERS

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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.

ELEVATION

NNEE RIVER LOG HOMES

NG GLASS DOOR

CO1G

8

FIREBLOCKING NOTES:

PENETRATIONS

OFFIT/DROPPED CLG.

1/4" or

ONE QUARTER

PENNY

2x SCAB TO
REDUCE OPENING

ADD 2x FIREBLOCK

SURE TREATED ORCING (ED) ZI ZI **OPENING** 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

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

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N. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTIENT 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 CONSULTES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSMER SERVICES". FBC 1816.1.7 LL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. 1816.1.7

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SCALE: NONE

IB. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN IB'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4 4. 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

THE CONTRACTOR SHALL INDEMNIFY THE OWNER CLAIMS, WHETHER FROM PERSONAL INJURY OR PROMAGE, ARISING FROM EVENTS ASSOCIATED WIT PERFORMED UNDER THE CONTRACT FOR THIS PR

AGAINST ALL ROPERTY TH THE WORK OJECT.

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S AND WORKS ONT TO THE

DESIGN VALUES/LOADS & CODES

WIND DESIGN SPEED: 130 MPH, UNLESS NOTED OTHERW

SOIL DESIGN STATEMENT: FOOTING DESIGN IS BASED UPON 1000PSF SOIL BEARING PRESSURE PRO-VIDED BY CLEAN SAND, GRAVEL OR STONE. OTHER SOIL CONDITIONS IC: CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL REQUIRE FOUNDATION MODIFACATIONS.

TYPE OF CONSTRUCTION

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Roof: Gable Construction, Steel Trusses © 120" Walls: 2x6 Wood Studs © 16" O.C. Floor: 4" Thk Concrete Slab W/ Fibermesh Concreudation: Continuous Stemwall Footer

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

5/8"+ THRU-BOL1 5/8"+ THRU-BOL1 5/MPSON PC44/E 5/MPSON ABU44 5/MPSON A34

OTE: LL ANCHORS SHALL BE SECURED W/ NAILS AS PRE ANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLE

ORIBED BY THE NOTED OTHERW

T REINFORCEMENT AND FASTENERS

DETAILS FOR ADDITIONAL

ANCHORS/

JULISTED JOINTS IN THE LOAD PATH S SON A34 FRAMING ANCHORS, TYPICAL

HARDWARE RETIGHTENING REQUIREMENTS

ALL LAG SCREW AND BOLT CONNECTIONS ON COMPOUND BEAMS, POSTS, GIRDERS, TIMBER TRUSSES AND OTHER STRUCTURAL MEMBERS TO BE INSPECTED PERIODICALLY AND RETIGHTENED AS NECESSARY.

CEILINGS OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GWB ON IX3 WOOD FURRING AT 16" O.C., ATTACHED W/ 1 1/4" BUGLEHEAD SCREWS 6" O.C. ALONG EACH POINT OF BEARING.

NTERIOR STUD WALLS SEPARATING LIVING AREA AGE AREAS SHALL BE CONSTRUCTED IN COMPLIA "UL Design U333", INCLUDING R-II BATT INSULATION

A FROM GAR-

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

N COM-N SHALL BE SEPARATED

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

ALL LABLES

L WOOD IN CONTACT WITH CONCRETE OR MASS E PRESSURE TREATED.

ONRY SHAL

ALL WORK SHALL BE IN ACCORDANCE W/ APPLICABLE CODES ND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES, ALL COMPONENTS OF THE BUILDING SHALL MEET WITH HE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE.

NY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.

## PROJECT INFORMATION / NOTES

LIVE LOADS: Ist FLOOR: 40PSF, 2nd FLOOR: 40PSF, ROOF: AS DETERMINED BY SHAPE FACTORS APPLIED TO THE WIND FORCE GENERATED BY THE DESIGN WIND SPEED.

BUILDING CODE: 2023 FLORIDA BUILDING CODE, 8th EDITION

ELECTRICAL CODE: NATIONAL ELECTRICAL CODE - 2023 LIFE SAFETY: NFPA-101 - LATEST

OF DECKING

Material: 1/2" CD Plywood or 7/16" 0.5.B. Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing Fasteners: 8d Ring Shank Nails per schedule on sheet SD.2

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.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: per Steel Truss Manufacturer
Wall Tension: Wall Sheathing Nailing is Adequate - 8d \$ 4" 0.0
Anchor Bolts: 1/2" A30T \$ 48" O.C. - 1st Bolt 8" from corner
Corner Hold-down Device: direct embed 6x6 p/t posts

ARWALLS

Material: 7/16" O.S.B. "WindSTORM": 48" × 97", 109", 121" OR 145" Sheet Size: 48"×97" (109", 121" OR 145") Sheets Placed Vertical Fasteners: 8d Ring Shank Nails & 4" O.C. Edges & 8" O.C. Interic Dragstrut: Double Top Plate (S.Y.P.) W/2 - 16d Nails & 12" O.C. Wall Studs: 2x6 SPF Studs & 16" O.C.

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.

ANY AND ALL DISPUTES ARISING FROM EVENTS, WITH THE CONSTRUCTION OF THIS PROJECT BETW DWNER, CONTRACTOR(S) AND SUPPLIERS SHALL THROUGH BINDING ARBITRATION.

, ASSOCIATED WEEN THE BE RESOLVED

THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR OF THE BEGINNING THE THE PROJECT AND THE CONTRACTOR(S) SHALL FILE "NOTICE TO OWNER" AND PROVIDE "RELEASE OF LEVEL FOR ALL PAYMENT REQUESTS PRIOR TO DISBURSEMENT

HE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, ESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VAR-DUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT SET THEY CITY, COUNTY, STATE OR FEDERAL.

MENCEMENT OF THE WARRA
E OF DETERMINING ANY WAR
UINED. THE CONTRACTOR SI
BCTION IF REQUESTED BY 1

PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT CONSULTING WITH THE ARCHITECT. THE OWNER SHALL ASSUME ANY AND ALL LIABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE TO THE PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM SPECIFICATION ON THE PLANS. CHANGES TO FINAL PLAN SETS

FOOTINGS AND FOUNDATIONS Footing:  $20^{\circ\prime\prime} \times 12^{\circ\prime\prime}$  Cont. Stemmall

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SIMPSON" PRODUCT APPROVALS: ||AMI/DADE COUNTY REPORT #31-@|@1.@5, #36-||26.||, #39-@623.@4 |BCC| NER-443, NER-393

CO" PRODUCT APPROVAL: |/DADE COUNTY REPORT #35-0818.15

Footing:

NORGANIC ARSENICAL PRESSURE TREATED WOOD SOME FRAMING MATERIALS SPECIFIED FOR THE CONSTRUCTION OF YOUR PROJECT SUCH AS SILLS OR EXTERIOR FRAMING ARE PRESSURE TREATED. EACH PIECE IS CLEARLY MARKED FOR EASY IDENTIFICATION AND IS USUALLY GREENISH IN COLOR.

HIS WOOD HAS BEEN PRESERVED BY PRESSURE-TREATMENT WITH AN EPA-REGISTERED PESTICIDE CONTAINING INORGANIC ARSENIC TO PROTECT IT ROM INSECT ATTACK AND DECAY. EXPOSURE TO TREATED WOOD MAY RESENT CERTAIN HAZARDS, THEREFORE, PRECAUTIONS SHOULD BE TAKEN SOTH WHEN HANDLING THE TREATED WOOD AND IN DETERMINING WHERE TO SE OR DISPOSE OF THE TREATED WOOD.

OR FURTHER INFORMATION ON THE USE OF AND DISPOSAL OF INORGANIC ARSENIC PRESSURE TREATED WOOD, PLEASE REFER TO THE EPA MATERIAL AFETY SHEET DEALING WITH THIS PRODUCT.

BUILDING COMPONENTS & CLADDING LO ADS

GENERAL NAILING SCHEDULE:

ADELY OF VAILS FOR CONNECTING MOOD

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	HEICHT BLDG	HEIGHT *	a a a	444	W W W	222		ZONE
			5000	5000	5000	5 6 6	0 0 0 0 0	AREA
0.58 0.58 0.54	EXPOSURE	HEIGHT & EXPOSURE ADJUST	218 / -29.1 208 / -27.2 19.5 / -24.6	21.8 / -23.6 20.8 / -22.6 19.5 / -21.3	12.5 / -51.3 11.4 /-47.9 10.00 / -43.5	12.5 / -34.7 11.4 / -31.9 10.0 / -28.2	12.0 / -19.9 11.4 / -19.4 10.0 / -18.6	Vult MPH
1.29 1.35 1.40	"C" EXPOSURE	∥ 돑 ∡ ∥	25.9 / -34.7 24.7 / -32.4 23.2 / -29.3	25.9 / -34.7 24.7 / -26.9 23.2 / -25.4	14.9 / -61.0 13.6 / -57.1 11.9 / -51.8	14.9 / -41.3 13.6 / -38.0 11.9 / -33.6	14.9 / -23.7 13.6 / -23.0 11.9 / -22.2	Yult 120 MPH
		ENT COEFFICIENTS	30.4 /-40.7 29.0 / -38.0 27.2 / -34.3	30.4 / -33.6 29.0 / -31.6 27.2 / -29.8	17.5 / -71.6 16.0 / -67.0 13.9 / -60.8	17.5 / -48.4 16.0 / -44.6 13.9 / -39.4	17.5 / -27.8 16.0 / -27.0 13.9 / -26.0	Yult 130 MPH
1.5.4 1.6.6	EXPOSURE	CIENTS	9.1 35.3 / -41.2 8.0 33.7 / -44.0 1.3 31.6 / -39.8	-33.0 35.3 / -38.2 -31.6 33.7 / -36.7 -29.8 31.6 / -34.6	6 203 / -83.1 10 85 / -11.1 28 6.1 / -10.5	20.3 / -56.2 4.6   18.5 / -51.7 1.4   16.1 / -45.7	8 20.3 / -32.3 1.0  8.5 / -31.4 .0  6.1 / -30.2	Yult 140 MPH

SUBFLOOR TO JOIST, TOE NAIL
SUBFLOOR TO JOIST,
BLIND # FACE NAILING
THE PLATE TO JOIST OR BLOCKING
FACE NAILED
OP OR SOLE PLATE TO STUD
END NAILED
OUBLE STUDS, FACE NAILED
OUBLE TOP PLATES, FACE NAILED
OUBLE TOP PLATES, FACE NAILED
OP PLATES - LAPS # INTERSECTIONS
FACE NAILED
X 6 SHEATHING TO EACH POINT
H BEARING, FACE NAILED
UILT-UP CORNER STUDS, FACE
NAILED

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EA, END

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## 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. S FLORIDA DES AND LATEST EDITION

BASED ON ANSI/ASCE T-22. 2023 FBC 1609-A WIND YELOCITY:  $arphi_{
m ASD}$  = 101 MPH WIND LOAD CRITERIA: RISK CATAGORY: 2, EXF 130 MPH

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ILUING SHALL NOT BE CONSIDERED AN AC

CEPTABLE

CONNECTOR IN

ED METAL CONNECTORS, AS PER THE STALE NUMBER OF NAILS INSTALLED AS FACTURER, OR AS DIRECTED BY THE P

SCHEDULE 1

SHALL

TETBER SHALL

THERE SHALL BE NOT LESS THAN 2 NAILS PER CONNECTION.

N GENERAL, NAILS SHALL PENETRATE THE SECOND MEMI ANCE EQUAL TO THE THICKNESS OF THE MEMBER BEING HERETO, OR GREATER.

ILS, BOLTS AND OTHER METAL CONNECTORS CATIONS EXPOSED TO THE WEATHER SHALL HERWISE CORROSION RESISTANT.

品量  $\overset{\triangleright}{U}\overset{\mp}{\overset{}{U}}$ 

ANE USED IN

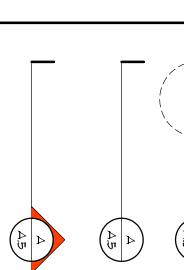
ROOF DESIGN LOADS: IPERIMPOSED DEAD LOADS: .

.... 20 PSF

. 25 PSF

4. FLOOR DESIGN LOADS:
SUPERIMPOSED DEAD LOADS:
SUPERIMPOSED LIVE LOADS:
RESIDENTIAL
BALCONIES WIND NET UPLIFT: ARE AS INDICATED ON PLANS 40 70 70 70 70 70

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



PE OF SECTION MARK USED INDICATE A VIEW TAKEN IN THE SECTION OF THE ARROW IG: STION "A" FOUND ON SHEET A.5 THE PROJECT PLANS

 $\left\langle \begin{array}{c|c} u \\ D \end{array} \right| P$ TYPE OF ELEVATION MARK US TO INDICATE A PREFERRED TO INDICATE A PREFERRED TO INDICATE AS A PROPERTY OF THE ASSACRATION OF THE AS A PROPERTY OF THE ASSACRATION OF THE ASSACRATI TARGET MENT.

TYPE OF DETAIL MARK USED TO INDICATE A SECTION OR DETAIL ASSOCIATED WITH A PLAN VIEW

TYPE OF DETAIL MARK USED
TO INDICATE A SECTION IC:
SECTION "A" ON SHEET "A.5", TAIL
INDICATES DIRECTION OF VIEW

Digitally signed by: N. P. GEISLER
DN: CN = N. P.
GEISLER C = US O =
AR0007005 OU =
ARCHITECT
Date: 2024.08.02 12:45:
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**GEISL** 

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

AILS PROJECTING BEYOND THE LAST WOOD









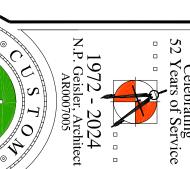












30" OC.
32" OC.
10P & BOTTOM
COTAGGENED 2 & EA. END
6 " OC. & EDGES
7 OF OC. & EDGES
8 TERMED ATE
8 " OC. & EDGES
8 " OC. &

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市ATHING, 7/16" THICK

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# BEANS

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