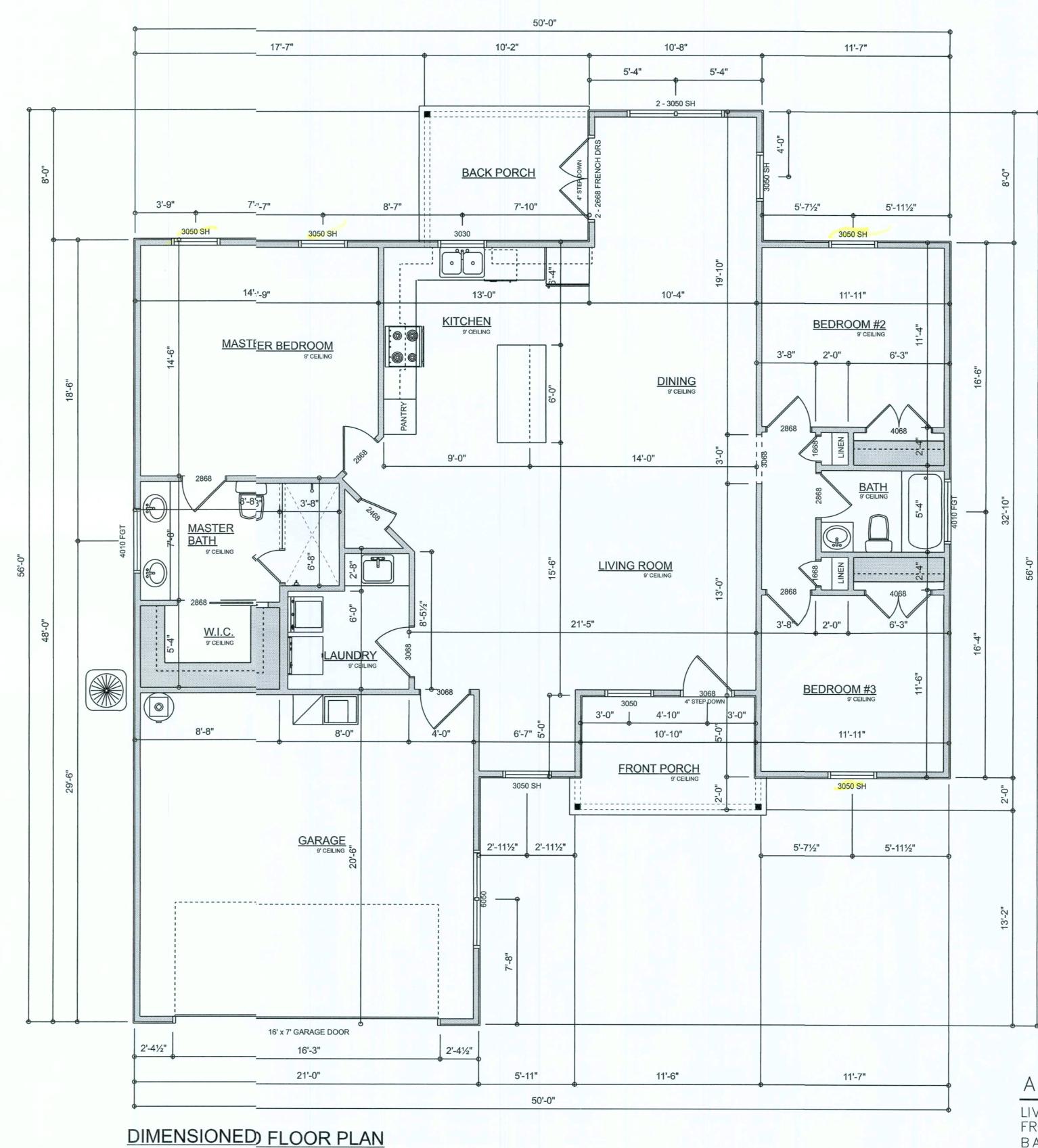


Garage fire separations shall comply with the following:

1. The private garage shall be separated from the dwelling unit nd its attic area by means of a minimum 1/2-inch (12.7 mm) gypsum board applied to the grage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. Door openings between a private grage and the dwelling unit shall be equipped with either solid wood doors, or solid or honeycomb cce steel doors not less than 13/8 inches (34.9 mm) thick, or doors in compliance with Section 715.3.3. Opening from a private garage directly into a room used for sleeping purposes shall not be permitted.

- Ducts in a private garage and ducts penetrating the walls or eilings separating the dwelling unit from the garage shall be constructed of a minimum).019-inch (0.48 mm) sheet steel and shall have no openings into the garage.
- A separation is not required between a Group R-3 and U carprt provided the carport is entirely open on two or more sides and there are not enclosed as above.
- When installing an attic access and/or pull-down stair unit in the garage, devise shall have a minimum 20 min. fire rating.



AREA SUMMARY

LIVING 1,570 S.F. FRONT PORCH 77 S.F. S.F. BACK PORCH 81 GARAGE 422 TOTAL AREA

2,150 S.F.

TOTAL CUBIC FOOTAGE OF CONDITIONED SPACE IS: 14,130

SHEET NUMBER OF 3 SHEETS

OPMENT

 ∞

M

POIN

ELECTRCAL	LEG	END
ELECTRICAL	COUNT	SYMBOL
CEILING FAN	4	
CAN LIGHT 6inch	6	0
FLUORESCENT LIGIT 1x4	2	
PENDANT LIGHT	2	
EXTERIOR SCONCE	2	Q
MOTION SECURITY IGHT	2	QD
CARBON DETECTOR	1	000
EXHAUST FAN	2	₩
OUTLET	27	Ф
OUTLET 220v	5	Ф
OUTLET GFI	14	фая
OUTLET WP	4	Øw₽.
SMOKE DETECTOR	4	•
STANDARD LIGHT	8	-
SWITCH	24	\$
SWITCH 3 WAY	6	\$3
VANITY BAR LIGHT SMALL	3	000

ELECTRICAL PLAN NOTES:

INSTALLATION SHALL BE ER 2017 NAT'L ELECTRIC CODE.

WIRE ALL APPLIANCES, HAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS

CONSULT WITH THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BENSTALLED

ALL SMOKE DETECTORS HALL BE 120v W/ BATTERY BACKUP OF THE PHOTOEECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETIER. INSTALL INSIDE AND NEAR ALL BEDROOMS

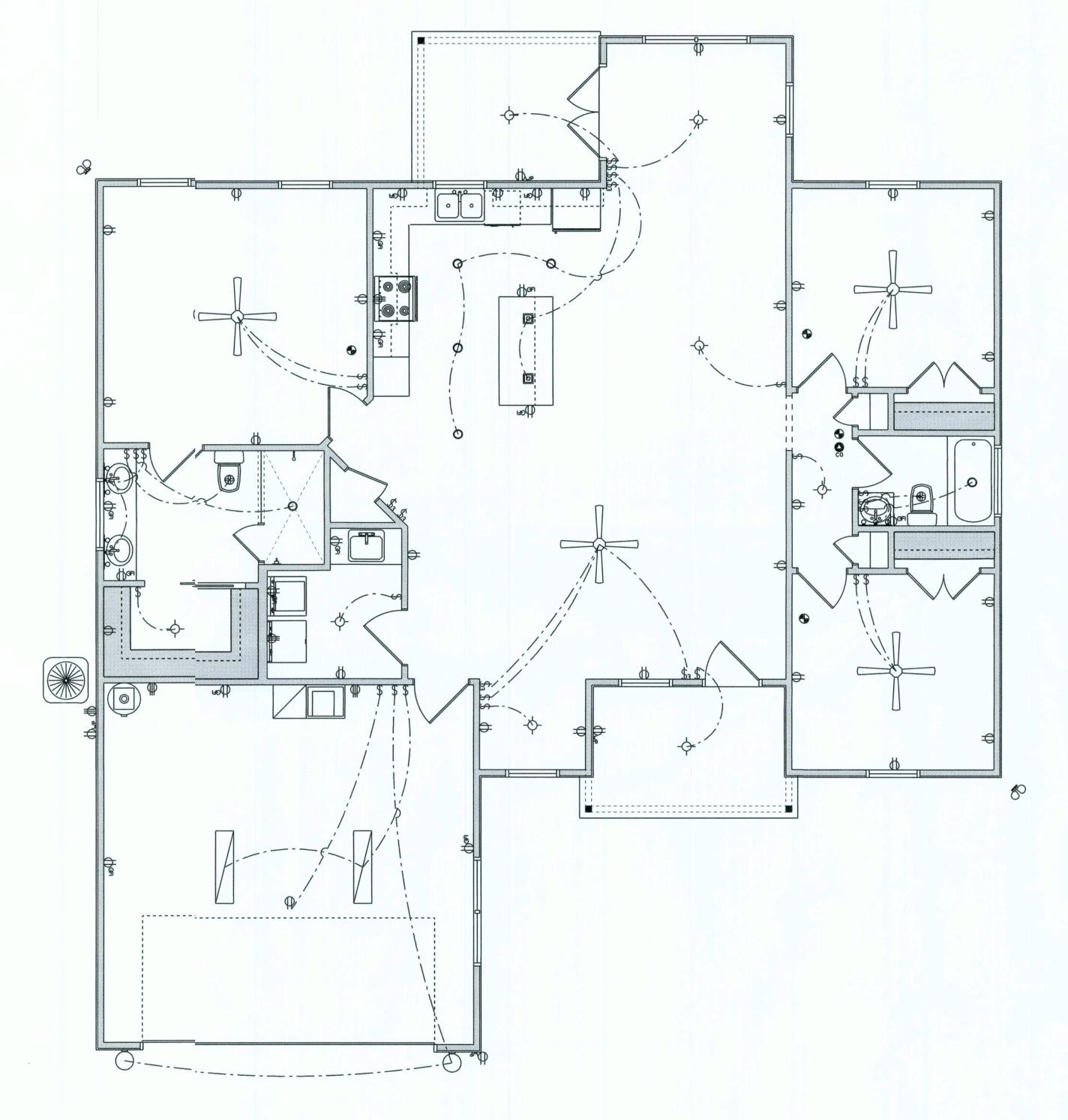
TELEPHONE, TELEVISIONAND OTHER LOW VOLTAGE DEVICES OR OUTLETS SIALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORANCE W/ APPLICABLE SECTIONS OF NEC-LATES EDITION.

ALL RECEPTICALS, NOT THERWISE NOTED, SHALL BE ARC FAULT INTERRUPTER TYF., EXCEPT DEDICATED OUTLETS

ALL RECEPTICALS IN WE'AREAS SHALL BE GROUND FAULT INTERRUPTER TYF. (GFI)

ALL EXTERIOR RECEPTIOLS SHALL BE WEATHERPROOF GROUD FAULT INTERRUPER TYPE (WP/GFI)

NOTE:
ELECTRICAL CONT'R SHAL PREPARE "AS-BUILT" SHOP
DWGS INDICATING ALL EECTRICAL WORK, INCLUDING ANY
CHANGES TO THE ELEC. LAN, ADD'NS TO THE ELEC. PLAN,
RISER DIAGRAM, AS-BUIL PANEL SCHEDULE W/ ALL CKTS
IDENTIFIED W/ CKT Nr. DECRIPTION & BRKR, SERVICE ENT.
& ALL UNDERGROUND WRE LOCATIONS/ROUTING / DEPTH.
RISER DIA. SHALL INCLUIE WIRE SIZES/TYPE & EQUIPMENT
TYPE W/ RATINGS & LOAIS.
CONTRACTOR SHALL PRIVIDE 1 COPY OF AS-BUILT DWGS
TO OWNER & 1 COPY TO HE PERMIT ISSUING AUTHORITY

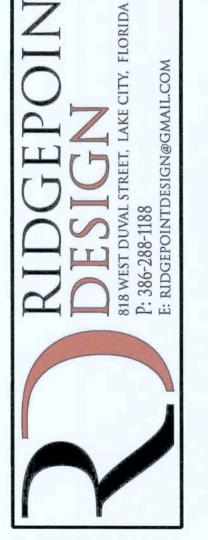




June 14th, 2019 PROPOSAL
DEC 20th, 2019 PERMIT DRAWINGS

OSE POINT SPEC
28, ROSE POINT S/D, LAKE CITY, FLORIDA 32024

SG DFVFI OPMFNT



A.3
OF 3 SHEETS

CONCRETE / MASONRY / METALS GENERAL NOTES:

- 1. DESIGN SOIL BEARING PRESSURE: 1500 PSF.
- 2. EXPANSIVE SOILS: WHER! DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE3OILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIORTO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PRFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
- 3. CLEAN SAND FILL OVER TRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12"_IFTS, BOTH SUB-SOIL AND FILL COMPAC-TION SHALL BE NOT LESS THAN 95% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE FATE OF ONE TEST FOR EACH 1500 SF OF BUILDING PAD AREA, OFFRACTION THEREOF, FOR EACH 12" LIFT.
- 4. REINFORCING STEEL SHAL BE GRADE 60 AND MEET THE REQUIRE-MENTS OF ASTM A615, AL BENDS SHALL BE MADE COLD.
- 5. WELDED WIRE MESH SLAFREINFORCING SHALL MEET THE REQUIRE-MENTS OF ASTM A185 - M. YEILD STRESS = 85 KSI.
- 6. CONCRETE SHALL BE STINDARD MIX F'C = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BIAMS OR SHALL BE STANDARD PUMP MIX F'c = 3000 PSI, STRENGTH SHILL BE ATTAINED WITHIN 28 DAYS OF PLACE-MENT, MIXING, PLACING IND FINISHING SHALL BE AS PER ACI STANDARDS.
- T. CONCRETE BLOCK SHAL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 FQUIREMENTS WITH MEDIUM SURFACE FINISH -F'm = 1500 PSI.
- 8. MORTAR SHALL BE TYP! "M" OR "N" FOR ALL MASONRY UNITS.
- 9. STRUCTURAL STEEL SHAL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH, BOLTS SHALLBE ASTM A307 / GRADE 1 OR A325, AS PER PLAN REQUIREMENTS.
- 10. WELDS SHALL BE AS PET "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

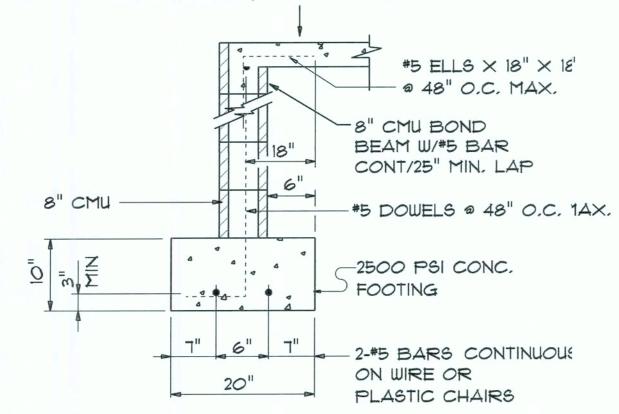
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PEI FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

ADDED FILL SHALL BE APPLIED IN 8" LIFTS -EA. LIFT SHALL BE CONFACTED TO 95% DRY COMPACTION PER THE "IODIFIED PROCTOR" METHOD.

PROVIDE A MINIMUM OF WO OPENINGS HAVING A TOTAL NET AREA OF NOT LESS THAN ONE QUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING

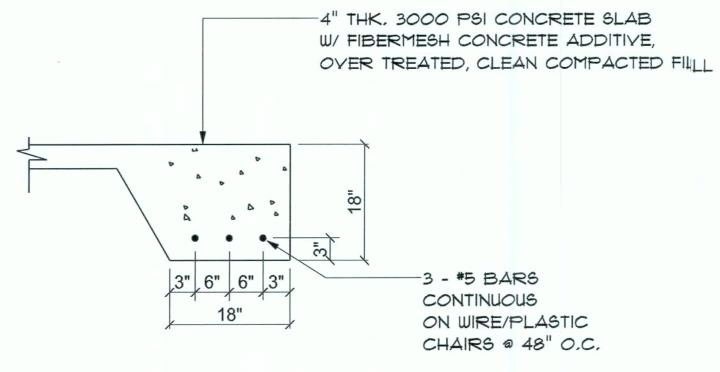
THE PROJECT IS DESIGNED IN ACCORDANCE WITH ASCE 24

4" THK, 3000 PSI CONCRETE SLAB W/ FIBERMESH CONCRETE ADDITIVE, OVER TREATED, CLEAN COMPACTED FILL

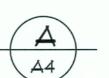


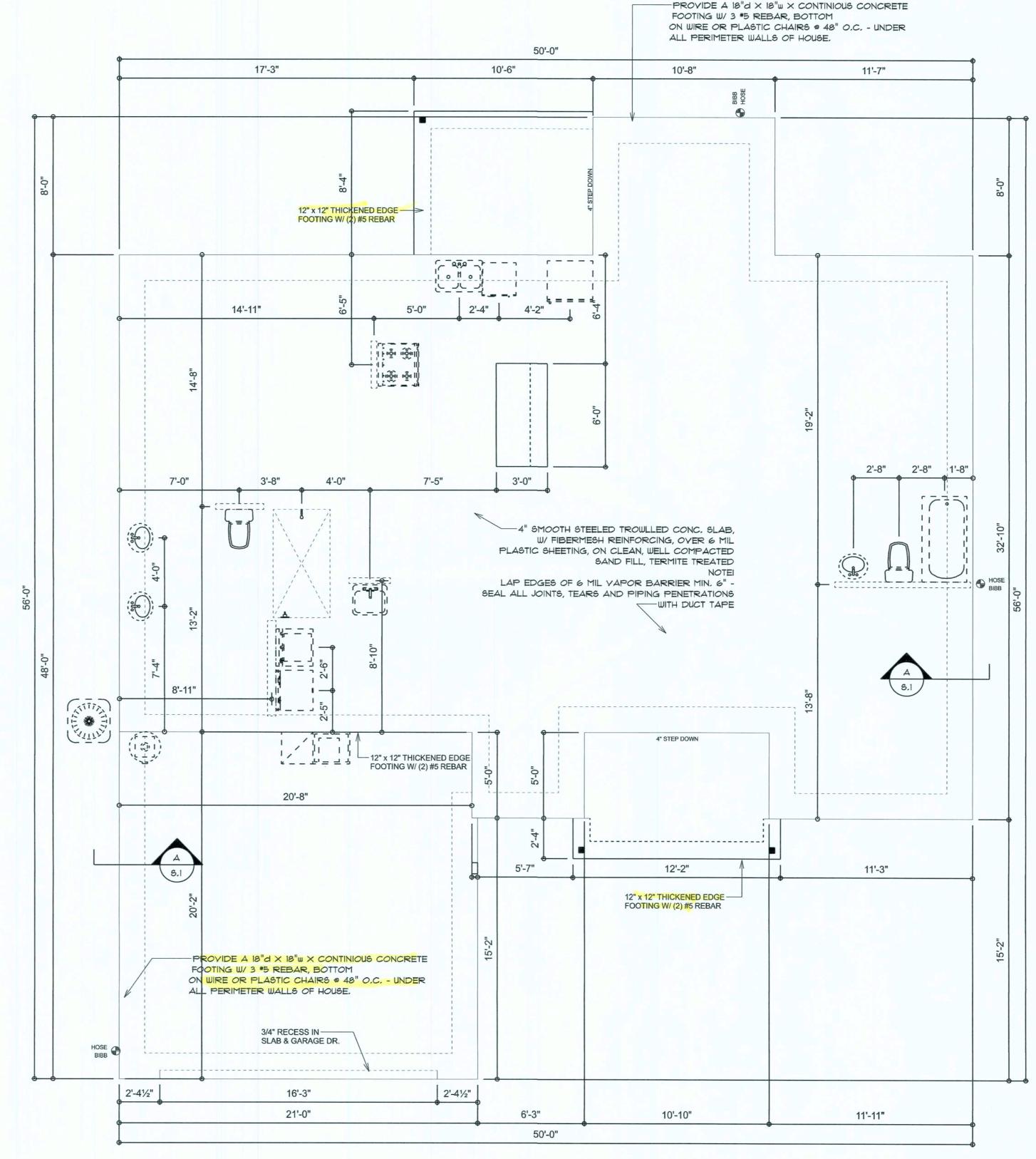
OPTIONAL STEMWALL FOUND. SCALE: 3/4" = 1'-0

** USE THIS DETAIL AT ALL PERIMETER WALLS AND PORCH EDGES



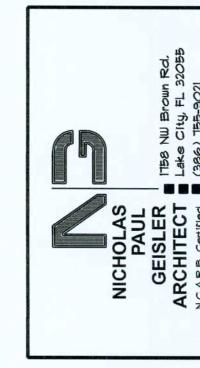
SECTION SCALE: not to scale





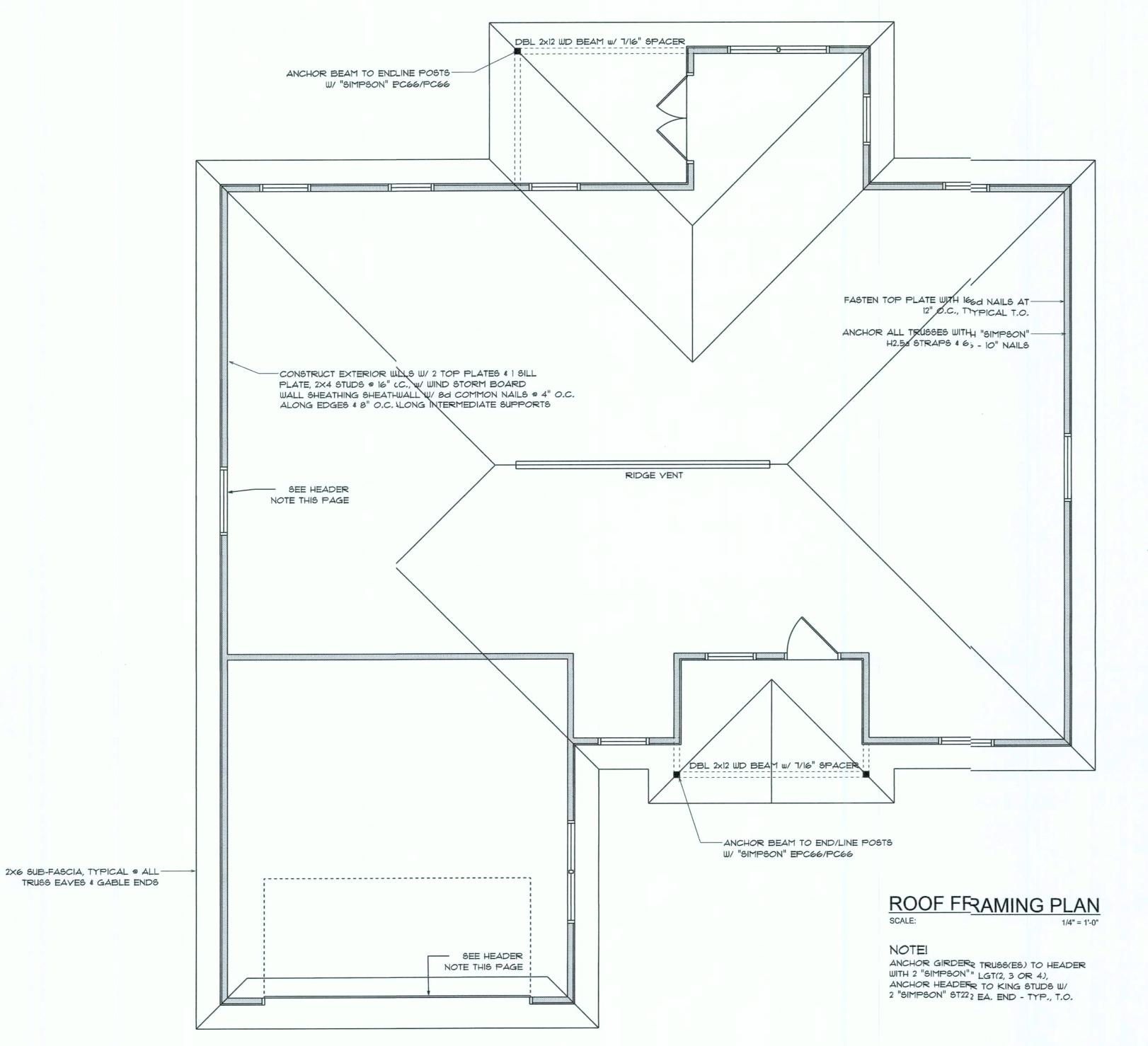
DIMENSIONED FOUNDATION PLAN

 \geq $Z^{\frac{1}{5}}$



SHEET NUMBER OF 4 SHEETS





ROOF PLAN NOTES

R-1 SEE ELEVATIONS FOR ROOF PITCH

R-2 ALL OVERHANG 18" (12" on gables) UNLESS OTHERWISE NOTED

PROVIDE ATTIC VENTILATION IN AC-CORDANCE WITH SCHEDULE ON SD.3

R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HEEL HEIGHTS

R-5 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

SHEATH ROOF W/ 1/2" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING W/ 8d NAILS - AS PER DETAIL ON SHEET SD.4

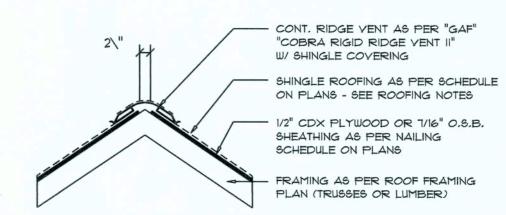
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

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

WOOD STRUCTURAL NOTES

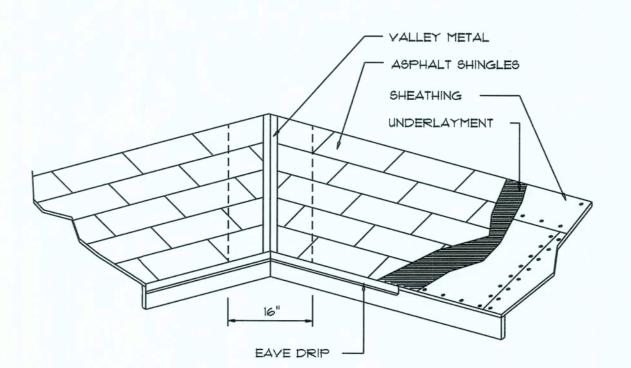
- 1. TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPON-SIBILITY OF THE CONTRACTOR SO ENGAGED, TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDE-LINES OF THE "TRUSS PLATE INSTITUTE".
- 2. ALL TRUSSES SHALL 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-NECTIONS.

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.



MIAMI/DADE PRODUCT APPROVAL REPORT: *98-0713.05

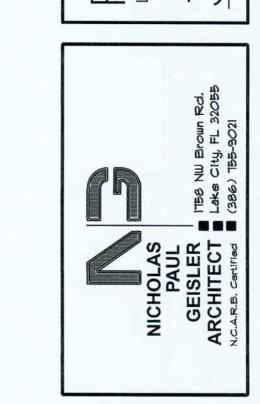
Ridge Vent DETAIL



YALLEY FLASHING

	ETALS for FLAS ESS REQUIREMENTS		ING
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	er10.0	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.027		40 20

Roofing/Flashing DETS. SCALE: NONE



Z E C I

 \geq

SHEET NUMBER OF 4 SHEETS



STANDARD HEADER SCHEDULE

0'-0" UP TO 6'-0" OPENINGS

DOUBLE 2x8 No. *2 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUED AND NAILED WITH IOD X 0.128" X 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH I - SIMPSON MSTAIS TOP AND I - SIMPSON SPH4R BOTTOM EACH SIDE OF OPENING WITH I - HEADER STUD AND I FULL HEIGHT STUDS EACH SIDE OF OPENING

6'-0" UP TO 9'-0" OPENINGS

DOUBLE 2x12 No. *2 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 1 - SIMPSON MSTA24 TOP AND 2 - SIMPSON SPH4R BOTTOM EACH SIDE OF OPENING WITH 1 - HEADER STUD AND 2 FULL HEIGHT STUDS EACH SIDE OF OPENING

9'-0" UP TO 16'-0" OPENINGS

DOUBLE 2x12 No. *2 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 3 - SIMPSON MSTAIS EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING

16'-0" GARAGE DOOR OPENINGS

2 PLY 134" X 11 7/8" 2.0E MICROLAMM LYL HEADER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 3 - SIMPSON MSTAIS EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING

GENERAL TRUSS NOTES:

TRUSS EAVES & GABLE ENDS

- I. 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., ALOG 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 CONNECTICIS.
- 2. TRUSS SHOP DRAWINGS SHALL BE SIGNED 4 SEALED BY THE DESIGNING ENGINER.
- 3. FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANHOR REQUIRMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AN WIND UPLIFT REQUIREMENTS OF TRUSSES OR GIRDERS, THE CONTRACTOR SHALL MAK AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOI THE PURPOSE OF REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTUREANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS

DECK REQUIREMENTS:

ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY HEATHED DECKS.

ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SIDPES OF 2:12 OR GREATER. FOR ROOF SLOPES FROM 2:12 TO 4:12, IBL. UNDERLAYMENT IS REQUIRED.

UNDERLAYMENT:

UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL COFORM W/ ASTM D 226, TYPE I, OR ASTM D 4869, TYPE I.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET: SELF ADHERING POLYMER MODIFIED BITUMEN SHALL OMPLY W/ ASTM D 1970.

ASPHALT SHINGLES:

ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OF BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR ASTM D 3462.

FASTENERS:

FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVAIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUN 12 GAUGE SHANK WITH A MINIMUM 3/8 INCH DIAMETER HEAD, OF A LENGTH TOPENETRATE THROUGH THE ROOFING MATERIAL AND A MINIMUM 3/4" INTO THEROOF SHEATHING. WHERE THE SHEATHING IS LESS THAN 3/4" THICK, THE MILS SHALL PENETRATE THROUGH THE SHEATHING.

ATTACHMENT:

ASPHALT SHINGLES SHALL BE SECURED TO THE ROOFJITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENES PER INDIVIDUAL SHINGLE, WHERE ROOFS LOCATED IN BASIC WIND SPED OF 110 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQIRED. UNLESS OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLE SHALL CONFORM WITH ASTM D 3161 OR M-DC PA 107-95.

UNDERLAYMENT APPLICATION:

FOR ROOF SLOPES FORM 2:12 TO 4:12, UNDERLAYMENT HALL 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 FASTENEDSUFFICIENTLY TO STAY IN PLACE. 2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UDERLAYMENT FELT

SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE. FOR ROOF SLOPED 4:12 AND GREATER, UNDERLAYMEN SHALL BE A MINIMUM

OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS OLLOWS: STARTING AT THE EAVE, UNDERLAYMENT SHALL BE PPLIED SHINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHESAND FASTENED SUFFICIENTLY TO STAY IN PLACE.

BASE AND CAP FLASHINGS:

BASE AND CAP FLASHING SHALL BE INSTALLED IN ACORDANCE W/ MFGR'S INSTALLATION INSTRUCTIONS, BASE FLASHING SHALL E OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS O. (19 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 17 LIS PER 100 SQUARE FEET, CAP FLASHING SHALL BE CORROSION RESISTAN METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

VALLEYS:

VALLEY LININGS SHALL BE INSTALLED IN ACCORDANC W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHLT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTD.

I, FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16" WIDE AND OF ANY OF THE CORROSICI RESISTANT METALS IN FBC TABLE 1507.3.9.2.

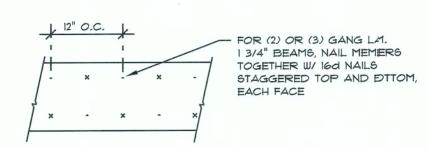
2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIESOF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTO! LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCES WIDE. 3. FOR CLOSED VALLEYS VALLEY LINING SHALL BE INE OF THE FOLLOWING: 1, BOTH TYPES I AND 2 ABOVE, COMBINED.

2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST & INCHES WIDE AND COMPLYING WITH ASTM D 224. 3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHESUIDE AND COMPLYING WITH ASTM D 1970.

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 ASM D-3161 TYPE I MODIFIED TO 130 MPH WINDS & FBC TAS NO, USING 4 NAILS/SHINGLE



x - x -

NAIL PLYWOOD FLITCH BEAM TOGETHER W/ 16d NAILS STAGGERED TOP AND BOTTOM, EACH FACE WHERE BEAM SPAN IS GREATER THAN 8'-O", CENTER 8'-O" LONG PLYWOOD AT CENTER OF BEAM SPAN, BUTT ADJACENT PLYWOOD PIECES TIGHT TO CENTER PIECE.

STAGGER JOINTS AT BEAMS WITH

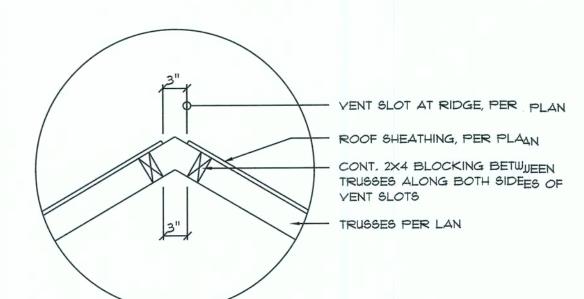
MORE THAN ONE PLYWOOD PLATE.

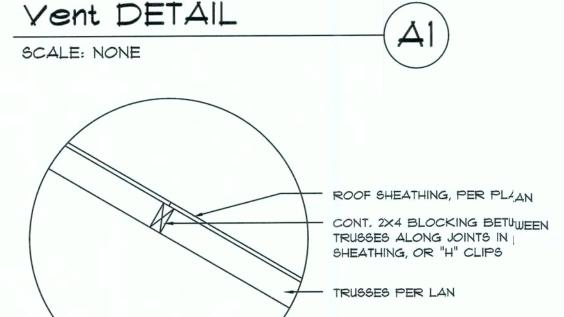
MULTIPLE GANG LAM, DETAIL NOT TO SCALE

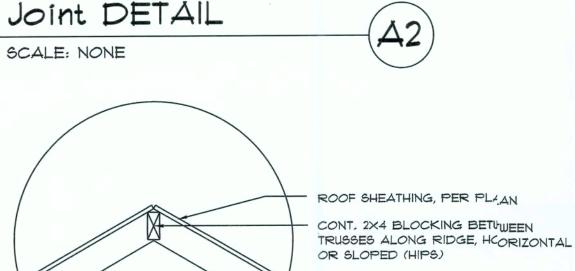
PLYWOOD FLITCH BEAM DETAIL NOT TO SCALE

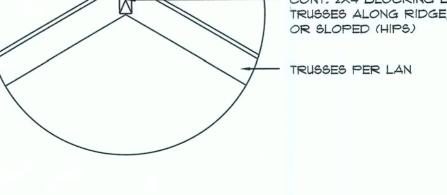
B/U Beam DETAILS

SCALE: NONE









Ridge DETAIL SCALE: NONE

FRAMING ANCHOR SCHEDULE

APPLICATION TRUSS TO WALL: GIRDER TRUSS TO POST/HEADER: HEADER TO KING STUD(S): PLATE TO STUD: STUD TO SILL:

PORCH BEAM TO POST: PORCH POST TO FND .: MISC. JOINTS

MANUF'R/MODEL SIMPSON H2.5a or SDWC15600 SIMPSON LGT, W/ 28 - 16d NAILS SIMPSON ST22 NO CONNECTION REQ. WHEN USING WINDSTORM BOARD NO CONNECTION REQ. WHEN USING WINDSTORM BOARD SIMPSON PC44 or (2) 5/8" LAG BOLTS EA, POST

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.

SIMPSON ABU44

SIMPSON A34

ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

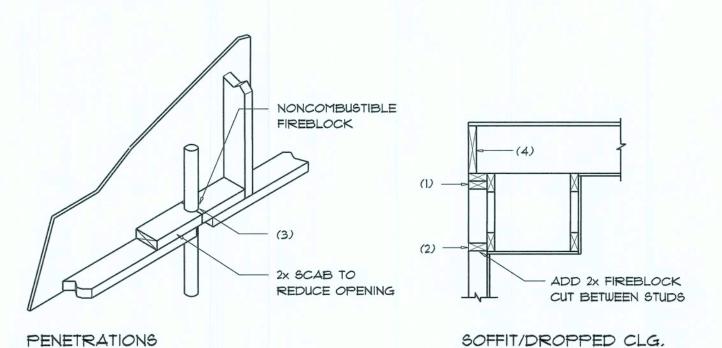
"SEMCO" PRODUCT APPROVAL: MIAMI/DADE COUNTY REPORT #95-0818.15

NOTE:

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

4		21	BUILDING MEAN BUIL	COMPONENTS DING HEIGHT GLE T° TO 27°		
	ZONE	AREA	Yult 110 MPH	Yult 120 MPH	Yult 130 MPH	Yult 140 MPH
277	1 1 1	10 20 50	12.0 / -19.9 11.4 / -19.4 10.0 / -18.6	14.9 / -23.7 13.6 / -23.0 11.9 / -22.2	17.5 / -27.8 16.0 / -27.0 13.9 / -26.0	20.3 / -32.3 18.5 / -31.4 16.1 / -30.2
7 70	2 2 2	10 20 50	12.5 / -34.7 11.4 / -31.9 10.0 / -28.2	14.9 / -41.3 13.6 / -38.0 11.9 / -33.6	17.5 / -48.4 16.0 / -44.6 13.9 / -39.4	20.3 / -56.2 18.5 / -51.7 16.1 / -45.7
ROOF	3 3 3	10 20 50	12.5 / -51.3 11.4 /-47.9 10.0 / -43.5	14.9 / -61.0 13.6 / -57.1 11.9 / -51.8	17.5 / -71.6 16.0 / -67.0 13.9 / -60.8	20.3 / -83.1 18.5 / -77.7 16.1 / -70.5
MALL	4 4 4	10 20 50	21.8 / -23.6 20.8 / -22.6 19.5 / -21.3	25.9 / -34.7 24.7 / -26.9 23.2 / -25.4	30.4 / -33.0 29.0 / -31.6 27.2 / -29.8	35.3 / -38.2 33.7 / -36.7 31.6 / -34.6
ΑW	5 5 5	10 20 50	21.8 / -29.1 20.8 / -27.2 19.5 / -24.6	25.9 / -34.7 24.7 / -32.4 23.2 / -29.3	30.4 /-40.7 29.0 / -38.0 27.2 / -34.3	35.3 / -47.2 33.7 / -44.0 31.6 / -39.8

	EXPOSURE AI LDING COMPO		
BLDG HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	1.00	1.21	1.47
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66



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.

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

OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH

CEILING AND FLOOR LEVELS WITH "PYROPANEL MULTIFLEX SEALANT" 4. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY

Fire Stopping DETAILS

OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

SCALE: NONE

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable Construction, Wood Trusses @ 24" O Walls: 2X4 Wood Studs @ 16" O.C.

Floor: 4" Thk. Concrete Slab W/ Fibermesh Concrete Additive Foundation: Continuous Footer/Stem Wall

ROOF DECKING Material: 1/2" CD Plywood or 7/16" O.S.B.

CAP.

600*

1785#

1370#

1700*

2200#

315#/240#

Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing Fasteners: Sol Common Nails per schedule on sheet A.7

Aing Shank SHEARWALLS Material: 1/2" CD Plywood or 7/16" 0.5.B.

Sheet Size: 48"x96" Sheets Placed Vertical Fasteners: 8d Common Nails @ 4" O.C. Edges \$ 8" O.C. Interior Double Top Plate (6, Y.P.) W/16d Nails @ 12" O.C. Dragstrut:

HURRICANE UPLIFT CONNECTORS

Wall Studs: 2x4 Studs @ 16" O.C.

Truss Anchors: SIMPSON H2.5a or SDWC15600 @ Ea. Truss End (Typ. U.O.N.) 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) HD5a @ each corner Porch Column Base Connector: Simpson ABU66 @ each column Porch Column to Beam Connector: Simpson EPC66/PC66 @ each column

FOOTINGS AND FOUNDATIONS

Footing: 18"d x 18"w Cont. W/ 3- #5 Bars Cont. on wire/plastic chairs 48" O.C.

STRUCTURAL DESIGN CRITERIA:

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE - SECTION 1609 AND OTHER REFERENCED CODES AND SPECIFICATIONS, ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT,

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

BASED ON ANSI/ASCE 7-10. 2017 FBC 1609-A WIND VELOCITY: Y III T 130 MPH VASD = 101 MPH

3. 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 BALCONIES 60 PSF

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 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 I'-O" AWAY FROM BUILDING SIDE WALLS. FBC 1503,4,4

3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN I'-O" FROM BUILDING SIDE WALLS. FBC 1503,4,4

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.

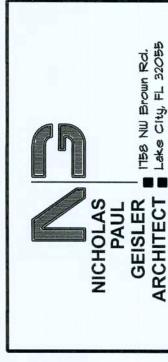
FBC 1816.1.7 13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPART-MENT BY * LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF

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'-O" 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'-O" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

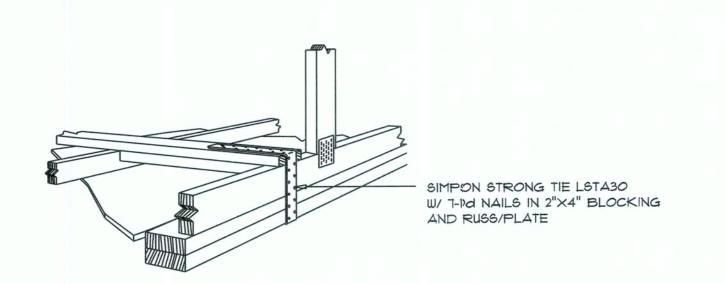
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SHEET NUMBER OF 4 SHEETS





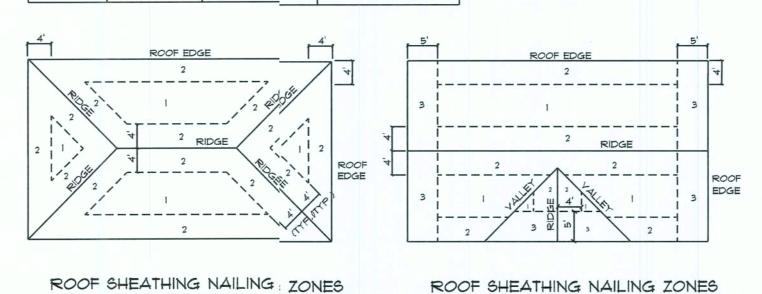
GABLE END GYPSUM DIAPHRACM HOLDOWN CONNECTOR SCALE: NONE

STRUCTURAL SHEATHING - GABLE SHEATHING - 2 × 4 SOUTHERN YELLOW PINE DIAGONAL BRACING & 6'-0" C / C 2 × 4 × 8 SOUTHERN YELLOW 2 - 8D COMMONS @ EACH CROSSING PINE 2 - 8D COMMON NAILS EACH BOTTOM CHORD @ 6'-0" C/6-# AT EACH END SIMPSON LST A 30 SEE GABLE END DETAIL X/SD.X 100 NAILS @ 12" C / C

END WALL BRACING FOR CEILING DIAPHRAGM

(ALTERNATIVE TO BALLOON FRAMING) NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUHERN YELLOW PINE

ROOF SHEATHING FALSTENINGS NAILING SHEATHING FASTENTIER SPACING 12 in. o.c. FIELD 1/16 " O.S.B. .113 RING SHANNKED 6 in. o.c. EDGE 6 in. o.c. FIELD OR 15/32 CDX in. o.c. @ GABLE ENDWA OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD



Roof Nail Pattern DET.

(HIP ROOF)

SCALE: NONE

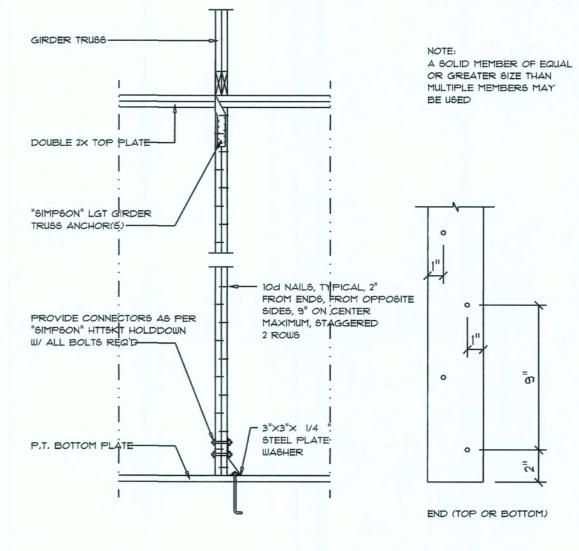
W/ BLOCK'G

NOTE: ALL INTERIOR DOOR OPENINGS SHOULD BE

FRAMED 2" WIDER THAN

THEIR SPECIFIED SIZE.

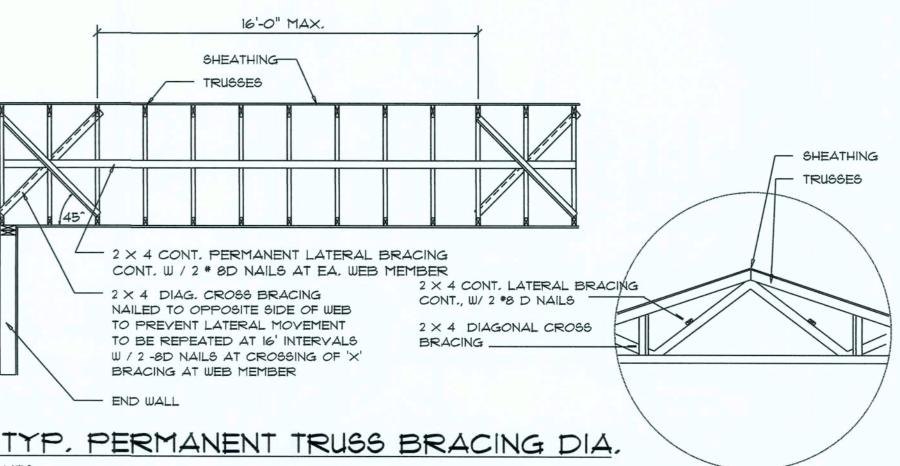
(GABLE ROOF)



Girder Truss Column DET.

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

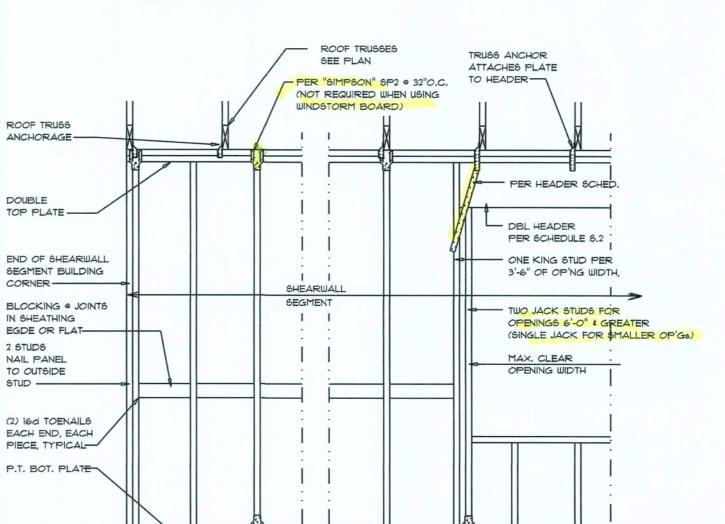
SCALE: AS NOTED



TYP, PERMANENT TRUSS BRACING DIA,

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

Truss Bracing DETAILS



PER "SIMPSON" SPI @ 48" O.C.

(NOT REQUIRED WHEN USING WINDSTORM BOARDS)

SHEARWALL NOTES:

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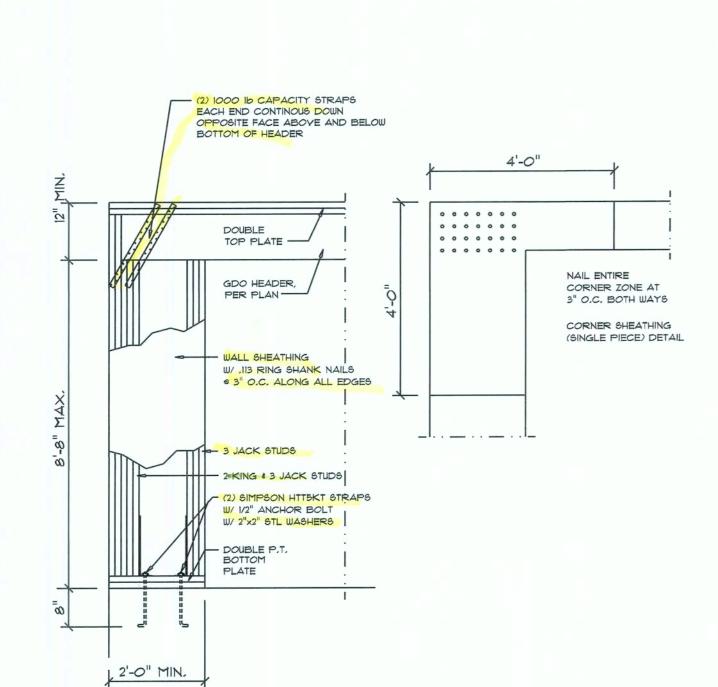
- 1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" WINDSTORM BD INCLUDING AREAS ABOVE
- AND BELOW OPENINGS 3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURING OVER COMMON FRAMING MEMBERS
- OR ALONG BLOCKING. 4. NAIL SPACING SHALL BE 6" O.C. EDGES AND
- 12" O.C. IN THE FIELD. 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

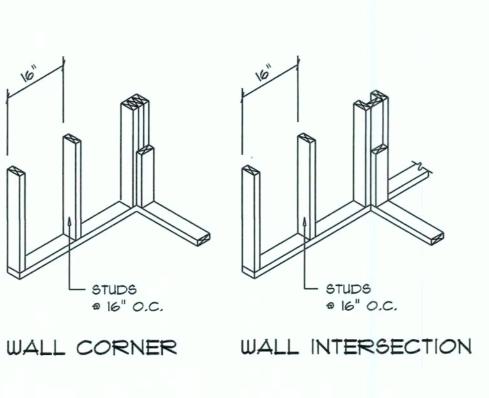
Shear Wall DETAILS

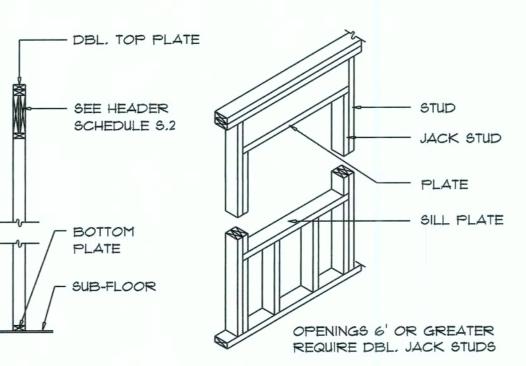
SCALE: NONE



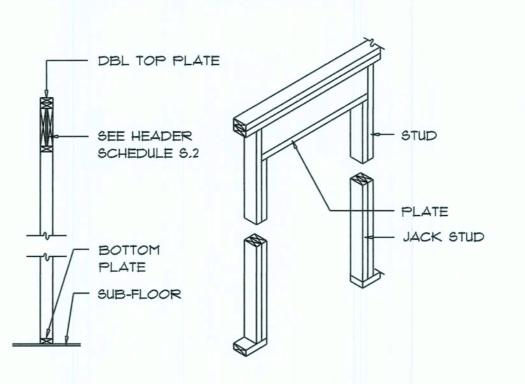


Garage End Wall DETAILS SCALE: 1/2" = 1'-0"





TYPICAL WINDOW HEADER



BEARING WALL HEADER

- DBL, TOP PLATE

- HEADER

PLATE

- SUB-FLOOR

NON-BEARING WALL HEADER

W/ BLOCKING

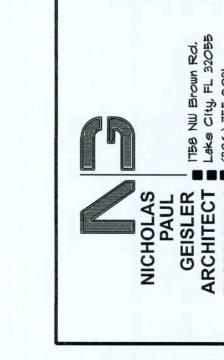
Wall Framing/Header DETAILS



- 1/2"~ BOLTS W/ 2"X2"

× 1/8" STEEL PLATE WASHER, TYP.

e 48" O.C.



SPE

Z # # P

SHEET NUMBER **S.4** OF 4 SHEETS

