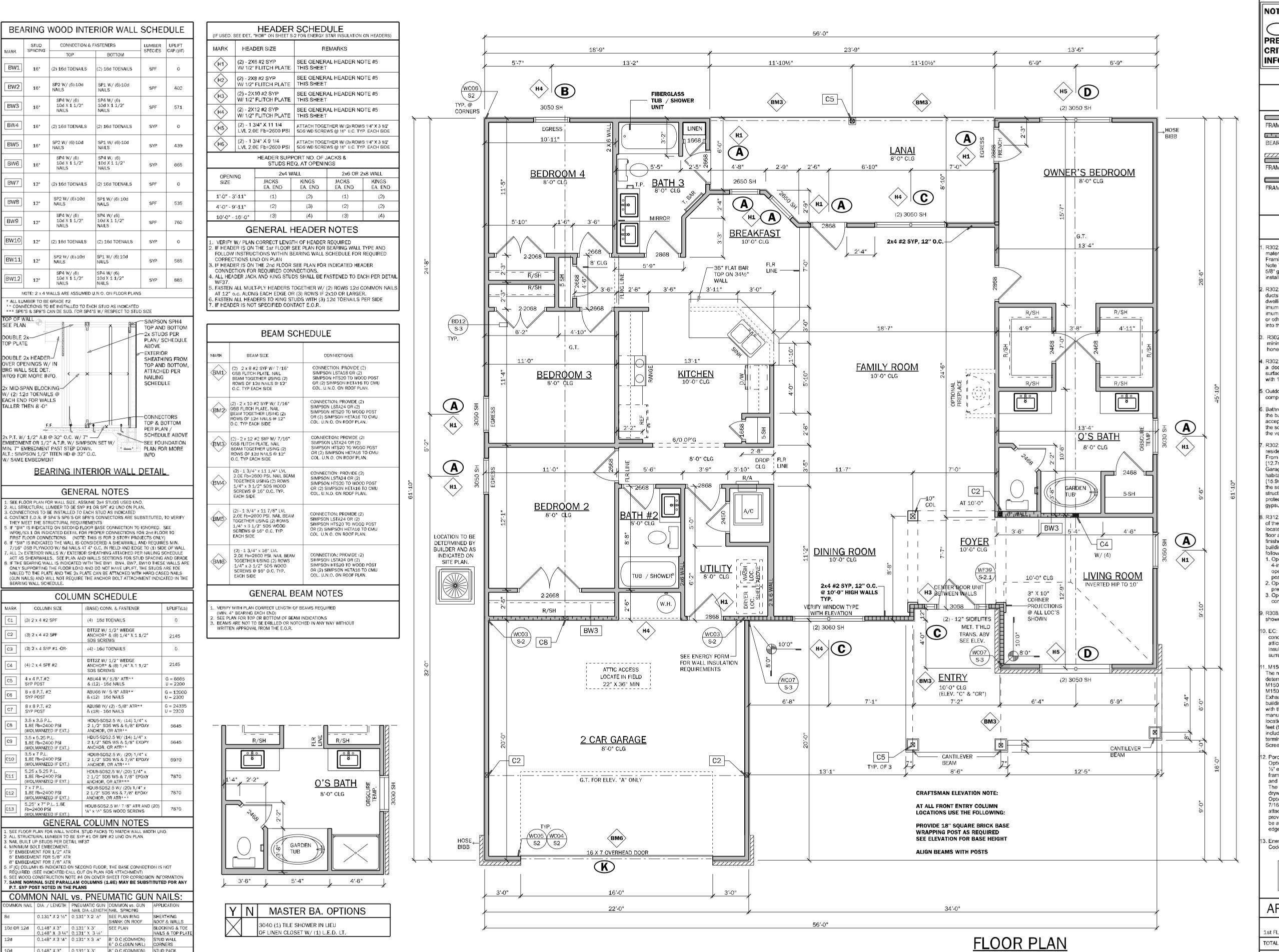
## STRUCTURAL DESIGN CRITERIA **STRUCTURAL NOTES: TERMITE SPECIFICATIONS: INDEX OF DRAWINGS CODE CRITERIA CAST IN PLACE CONCRETE** SHT# TITLE TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI (SLABS) 3000 PSI (COLUMNS AND BEAMS), A SLUMP OF 5 FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL BAITING SYSTEMS. AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PLUS OR MINUS 1". AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63. PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202. • FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023) **COVER SHEET** REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS. • FLORIDA BUILDING CODE ACCESSIBILITY 8TH EDITION (2023) RESIDENTIAL WIND LOADING CRITERIA HORIZONTAL FOOTING BARS SHALL BE BENT 25" AROUND CORNERS OR CORNER BARS WITH A 25" LAP PROVIDED EACH WAY CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST • NFPA 70-20, NATIONAL ELECTRICAL CODES (NEC 2020) FLOOR PLAN CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM U.N.O. • BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE — (ACI 318-19) WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-1064A/ A1064M. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES FOUNDATION PLAN • SPECIFICATIONS FOR STRUCTURAL CONCRETE — (ACI 301-20) THE 6". OR POLYPROPYLENE FIBERS FOR SLABS ON GRADE TO BE MIN .75 LBS OF FIBER PER CUBIC YARD. AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. EXPOSURE CATEGORY • BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES — (ACI 530-13) ELECTRICAL PLAN BUILDING CATEGORY BUILDING TYPE ENCLOSURE CLASSIFICATION INTERNAL PRESSURE COEFFICIENT ALL REINFORCING STEEL / STIRRUPS AND TIES SHALL BE NEW DOMESTIC DEFORMED BARS FREE FROM RUST, SCALE & OIL & SHALL MEET ASTM 615, ASTM A70 • NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION — 2018 EDITION OR ASTMA 996 GRADE 40 U.N.O. REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS, STEEL WIRE OR PLASTIC SUPPORTS. TOP 5 WOOD FRAMED CONSTRUCTION MANUAL 2018 EDITION **ELEVATIONS** REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRINGERS. DOWELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN PLACE BY L. METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BOR-A-COR" • APA PLYWOOD DESIGN SPECIFICATION E30-19 USING ADDITIONAL CROSS-REINFORCING TIED TO FOOTING REINFORCING. SPLICES IN REINFORCING WHERE PERMITTED SHALL BE AS PER DETAIL MS05/S-1. SEE S-1 TRUSS LAYOUT • AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCE/SEI 7-22 PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE. NOTE: MEAN ROOF HEIGHT FOR TYPICAL SINGLE STORY HOME IS 15FT, WITH THE BUILDING DEPARTMENT HIGH STRENGTH SIMPSON SET EPOXY-TIE ANCHORING ADHESIVE WAS USED IN THE DESIGN OF THIS PRODUCT. IF CONTRACTORS WISH TO USE A DIFFERENT • ALUMINUM DESIGN MANUAL — AAF-20 (AA ADM-2020) AND FOR 2 STORY HOME IS 30FT S-2 DETAILS PRESSURE TREATED LUMBER THAT HAS BEEN OUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD 1. CODE REOUIREMENTS: IT IS THE INTENT THAT ALL WORK SHALL CONFORM TO THE FPOXY, THEY MUST FIRST CONTACT THE ENGINEER OF RECORD FOR WRITTEN APPROVAL. ASCE 7-22 WALL DESIGN ALLOWABLE COMPONENTS S-2.1 ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION DETAILS WHERE PROJECT IS TO BE LOCATED IN KNOWN RADON GAS PREVALENT AREAS, APPENDIX "F" OF THE FLORIDA BUILDING CODE 8th. EDITION (2023) IS TO ADOPTED CODES, STANDARDS AND RULES OF THE ADMINISTRATIVE AUTHORITY AND CLADDING WIND PRESSURES AND SUCTIONS 3. OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 24" A.F.F. BE IMPLEMENTED. F303.4.1 CONCRETE STRENGTH IN THESE AREAS ARE TO BE A MINIMUM OF 3000 P.S.I. THEREFORE, ANY AND ALL NOTES ON THESE S-3 **DETAILS** FOR MEAN ROOF HEIGHT ≤ 30 ft PLANS THAT INDICATE 2500 P.S.I. SHALL BE REPLACED WITH 3000 P.S.I. FOR THE CONCRETE STRENGTH. 2. ALL WORK SHALL CONFORM WITH DRAWINGS AND SPECIFICATIONS IN ACCORDANCE DETAILS WITH THE REQUIREMENTS OF ALL THE FOLLOWING WHERE APPLICABLE: EFFECTIVE | WIND PRESSURE AND SUCTION (PSF) **EXTERIOR COVERING** MASONRY WALL CONST. WIND PRESSURE AND WIND AREA (+) VALUE DENOTES PRESSURE (A) GOVERNING MUNICIPAL AND REGULATORY AGENCIES S-4.1 DETAILS SUCTION DIAGRAM (SQ FEET) (B) LOCAL STATE AND FEDERAL BODIES (-) VALUE DENOTES SUCTION 703.7 EXTERIOR PLASTER. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90-2016A, WITH A MINIMUM NET COMPRESSIVE WATERPROOFING DETAILS NSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C926 AND ASTM C1063, OR ASTM C1787 AND THE STRENGTH OF 2000 PSI (f'm = 2000 PSI) AREA **DEFLECTION CRITERIA** PROVISIONS OF THIS CODE. MORTAR SHALL BE TYPE "S", CONFORMING TO ASTM C270-14A. **10** - 19.99 (A) COARSE GROUT SHALL CONFORM TO ASTM C476-19 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS ROOF TRUSSES\* TL/240 OF 3000 PSI SLUMP 8" TO 11". CONTINUOUS MASONRY INSPECTIONS ARE REQUIRED DURING CONSTRUCTION. ROOF RAFTERS TL/120 ATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHA 20 - 49 99 GRADE 40 U.N.O. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT. TL/240 TL/240 TL/240 ROOF RAFTERS (W/O CLG) LL/360 E ATTACHED WITH 1-1/2" LONG, 11 GAGE NAILS HAVING A 7/16" HEAD, OR 1-1/2" LONG, 16 GAGE STAPLES, SPACED IN REINFORCING STEEL SHALL BE LAPPED PER DETAIL MS05/S-1, UNLESS OTHERWISE NOTED ON THE DRAWINGS. FLOOR TRUSSES/ BEAMS \* ACCORDANCE WITH ASTM C1063 OR C1787. OR AS OTHERWISE APPROVED. (REFER TO PLAN SET FOR THE FNGINFERED METHOL 50 - 99.99 (E) GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM. PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW OF FLOOR I-JOIST\*\*\* L/480 GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED. s item has been digitally signed and sealed by > 100 G TEMPORARY BRACING AND SHORING OF WALL TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR \*TL MAX 2" UP TO 40FT SPAN \*\*\*\* TL MAX 1/4" DIFFERENTIAL BETWEEN ien Bao Duong, P.E. On Signing Date: 10/31/2024 LATHING ACCESSORIES: \*\*TL MAX 3/4" \*\*\* TL MAX 1/2" ADJACENT TRUSSES TYPICAL FILLED CELL REINFORCING SIZE AND SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS. ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. WOOD APPLICATION; 16 GA X 1 ½" LONG (3/4" - 1" CROWN) SOFFIT GARAGE DOORS\* DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS AND NO CONCENTRATED LOADS FOR (7) DAYS. PER CODE ACI 318-19. TAPLES @ 6" O.C. VERT/HORIZ INTO THE FRAMING MEMBERS. MASONRY APPLICATION: CONCRETE STUB NAIL. 3/8" (10 mm) nted copies of this document are not consider 8'-0"&9'-0" x 7'-0" 16'-0" x 7'-0 O. CONSOLIDATE AND RECONSOLIDATE GROUT POURS PER CODE. GROUT SHALL BE FLUSH WITH TOP OF WALL ned and sealed and the signature must be HEAD DIA. MIN. @ 6" O.C. VERT/HORIZ. or COMPATIBLE ADHESIVES. EXTERIOR GUN-GRADE. CONSTRUCTION ADHESIVE WITH 1 **GENERAL ROOF LOADING** DIAGRAM ified on any electronic copies ABS @ 6" O.C. or IN A SEMI-CONTINUOUS BEAD BETWEEN THE SOLID PLASTER BASE AND THE SOLID PORTION OF THE KEY (-) 24.4 TTACHMENT FLANGE, CONTROLS JOINTS: INSTALL CONTROL JOINT LATHING ACCESSORIES IN CONFORMANCE WITH C1063, LA WOOD CONSTRUCTION TILE ngineer's S&S is only for the structural portion SHALL NOT BE CONTINUOUS THROUGH CONTROL JOINTS, BUT SHALL BE STOPPED AND TIED AT EACH SIDE. All ACCESSORIES GENERAL PRESSURE NOTES ROOF (PSF) ROOF (PSF) ROOF (PSF) ne drawings. Any non-structural details or ROOF (PSF) HALL BE IN ACCORDANCE WITH THE LATEST ASTM C1063 & ASTM C1861. awings (Electrical, HVAC, Waterproofing, . ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC, STRUCTURAL WOOD FRAMING MEMBERS, (I.E BLOCKING OR GABLE NOTES: 1. MULTIPLY THE ABOVE PRESSURES BY 1.67 TO GET ULTIMATE WIND PRESSURES. TOP CHORD LL END BRACING) SHALL BE EITHER AS SPECIFIED IN PLAN OR DETAILS. IF CONFLICTS OCCUR BETWEEN PLAN AND DETAILS, THE STRONGEST MATERIAL re not part of the EOR review. TOP CHORD DL "a" = END ZONE IS ONLY WITHIN 4'-0" OF ALL EXTERIOR BUILDING CORNERS SHALL BE USED. AT A MINIMUM, ALL WOOD STRUCTURAL FRAMING MEMBERS SHALL BE S.P.F. #2. LASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER ANY TYPE OF BOTTOM CHORD LL\* \*INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES CODE-APPROVED LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE DIRECTLY APPLIED OVER MASONRY, CONCRETE, CLA BRICK, STONE, OR TILE. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS ALL LUMBER SPECIFIED ON DRAWINGS ARE INTENDED FOR DRY USE ONLY (MOISTURE CONTENT 19% OR LESS), U.N.O. ALL WATERPROOFING AND OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREAS. FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS BOTTOM CHORD DL ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 140 MPH OR GREATER COMPLETELY CONCEALED. PLASTER APPLICATION NEED BE ONLY TWO COATS. PROVIDED TOTAL THICKNESS IS AS SET IN TABL 50 45 SHIELDS. ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES, TYP., U.N.O. CONTRACTOR TO PROVIDE ADDITIONAL INFORMATION AS REQUIRED FOR PERMITTING CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926 AND MATERIAL SHALL BE IN ACCORDANCE WITH ONE OF THE MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BOTTOM CHORD LL (OPT) TO INCLUDE IMPACT GLAZING, SHUTTERS, OR WOOD STRUCTURE PANELS PER THE VERIFY THE TYPE OF WOOD TREATMENT AND TO SELECT APPROPRIATE CONNECTORS. THAT RESIST CORROSION. FOR EXAMPLE, ACO-C, ACO-D, FBCR R301.2.1.2 PROTECTION OF OPENINGS. ATTICS W/ LIMITED STORAGE CBA-A OR CA-B REQUIRE HOT-DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT. ATTICS W/ HEAVY STORAGE STATE OF R703.7.3 WATER-RESISTIVE BARRIERS ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE PRESSURE TREATED. \* ATTICS W/ NO STORAGE NATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE OR MASONRY. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO (NON-CONCURRENT) WITHOUT WOODEN TOP PLATES. WO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS. NOTE: LL REDUCTIONS ARE ALLOWED PER CODE BUT ONLY WITH WRITTEN PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDEI ALL ENGINEERING LUMBER TO HAVE THE FOLLOWING MIN VALUES U.N.O. APPROVAL FROM FOR OR INDICATED ON PLAN DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS. PARALLAM COLUMNS: 1.8E Fb = 2400 PSI MICROLAM (LVL) BEAMS: 2.0E Fb= 2600 PSI GLULAM BEAMS: SP/SP 24F-V5 LAYUP 1.7E Fb=2400 PSI M SEE PLAN NOTE FOR ADDITIONAL ROOF, WALL, SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG W/ NAILING INFORMATION OTHERWISE **GENERAL FLOOR LOADING** ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR OR OSB IOT FEWER THAN ONE LAYER OF WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR FLOOR SHEATHING: T&G A-C GROUP 1 APA RATED (48/24) SHEATHING SHALL FINISH FLUSH TO EXTERIOR WALL FACE. TOP CHORD LL 40 (PSF) VALLS WITH FLASHING AS INDICATED IN SECTION R703.4, IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIV WALL SHEATHING: 7/16" STRUCTURAL I OSB EXPOSURE 1 OR 15/32" RATED OSB EXPOSURE 1 BARRIER BEHIND THE EXTERIOR WALL VENEER. THE WATER-RESISTIVE BARRIER MATERIAL SHALL BE CONTINUOUS TO THE TOP $\mathfrak c$ TOP CHORD DL 10 (PSF) A MINIMUM 1/8" SPACE IS RECOMMENDED BETWEEN PANELS EDGES TO ALLOW FOR EXPANSION PER ASTM C1063 AND APA PLYWOOD DESIGN SPECIFICATIONS VALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE 0 (PSF) SHEATHING SHALL NOT BE USED AS WEATHER RESISTANCE BARRIER UNLESS SPECIFIED BY MANUFACTURER. EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1. WATER-RESISTIVE BARRIER MATERIALS SHALL COMPLY WITH OI 5 (PSF) IO. LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED TO WOOD. BOTTOM CHORD DL THE FOLLOWING SHEATHING WITH 1 1/2" LONG. 11 GAGE NAILS HAVING A 7/16" HEAD, OR 1 1/2" LONG, 16 GAGE STAPLES IN ACCORDANCE WITH ASTM C1062 OR C1787, 1. NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1. OR AS OTHERWISE APPROVED (REF. 2023 FBC-R-R703.7.1). (REFER TO SHEET WF138/S-1 FOR THE ENGINEERED METHOD FOR LATH ATTACHMENT) SPECIAL FLOOR LOADING 3. ASTM E331 IN ACCORDANCE WITH SECTION R703.11. 4. OTHER APPROVED MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. GAME ROOM PRE ENGINEERED WOOD TRUSSES O. 15 ASPHALT FELT AND WATER-RESISTIVE BARRIERS COMPLYING WITH ASTM E2556 SHALL BE APPLIED HORIZONTALLY, WITH BALCONIES / DECKS (PSF) = UNIFORM LOADS E UPPER LA<mark>YE</mark>R LAPPED OVER TH<mark>E LOWER LA</mark>YER NOT LESS THAN 2 INCHES (51MM). AND WHERE JOINTS OCCUR. SHALL BE BALCONIES OVER 100 SQ:FT 100 (PSF) ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS PER (LBS) = CONCENTRATED LOADS LIGHT STORAGE 125 (PSF) STRUCTURAL PLAN c. INDIVIDUAL STAIR TREADS SHALL BE LIBRARIES READING ROOMS PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS 60 (PSF) Compliance CAPABLE OF SUPPORTING THE LIBRARIES STACK ROOMS 150 (PSF) UNIFORMLY DISTRIBUTED LIVE LOAD PPROVED METAL FLASHING, VINYL FLASHING, SELF-ADHERED MEMBRANES AND MECHANICALLY ATTACHED FLEXIBLE FLASHING -GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. OR A 300-POUND CONCENTRATED GUARDS 200 (LBS) (h.l HALL BE APPLIED SHINGLE-FASHION OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. METAL FLASHING SHALI TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25%) TO LOAD APPLIED ON AN AREA OF 2 HANDRAILS (d) 200 (PSF) (h) CORROSION RESISTANT. FLUID-APPLIED MEMBRANES USED AS FLASHING SHALL BE APPLIED IN ACCORDANCE WITH THE WITHSTAND THE LIVE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD. INCHES BY 2 INCHES, WHICHEVER GUARD RAILS IN FILL COMP. (f) 50 (PSF) (h) ANUFACTURER'S INSTRUCTIONS. ALL FLASHING SHALL BE APPLIED IN A MANNER TO PREVENT THE ENTRY OF WATER INTO TH BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS. PRODUCES THE GREATER STRESSES. 40 (PSF) 300 (LBS) TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY ALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS d. A SINGLE CONCENTRATED LOAD APPLIED 40 (PSF) NON SLEEPING ROOMS ELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR FENESTRATION PRODUCTS IN ANY DIRECTION AT ANY POINT ALONG SLEEPING ROOMS THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FRAMING DESIGN LOADS. 30 (PSF) HALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION. THE TOP. FOR A GUARD NOT REQUIRED HABITABLE ATTICS SERVED W/ LASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION, ASTM C1281, AAMA 812, OR OTHER PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES. TO SERVE AS A HANDRAIL, THE LOAD FIXED STAIRS PPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN NEED NOT BE APPLIED TO THE TOP SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS, PASSENGER VEHICLE GARAGES | 50 (PSF) 2000 (LBS) XTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL ELEMENT OF THE GUARD IN A AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED DIRECTION PARALLEL TO SUCH ELEMENT AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. APPROVED FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS. BALUSTRADE AND PANELS FILLERS SHALL BE DESIGNED TO WITHSTAND A THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS EXTERIOR WINDOW/DOOR OPENINGS. HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQ. FT. SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS. • INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME WALLS. n. GLAZING USED IN HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED WITH A LOAD • UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS. ADJUSTMENT FACTOR OF 4. THE LOAD ADJUSTMENT FACTOR SHALL BE APPLIED TO EACH OF THE **UPLIFT CONNECTORS CARE AND MAINTENANCE** WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION. COMPONENTS. THESE LOADS SHALL BE DETERMINED INDEPENDENT OF ONE ANOTHER, AND LIPLIET CONNECTORS SUCH AS HURRICANE CLIPS. TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED AT WALL AND ROOF INTERSECTION. LOADS ARE ASSUMED NOT TO OCCUR WITH ANY OTHER LIVE LOAD. **BUILDER NOTICE:** TO UPLIFT OR LATERAL FORCES, INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALLS WOULD AT BUILT-IN GUTTERS. WHERE THE TOP OF A GUARD SYSTEM IS NOT REQUIRED TO SERVE AS A HANDRAIL, THE SINGLE FOR THE FUTURE LIFE OF THIS HOME. CARE MUST BE TAKEN TO CHECK WINDOWS AND NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE COORDINATE WITH THE TRUSS ENGINEER FOR THE LOCATION OF THESE WALLS, AND STRUCTURAL PLANS FO CONCENTRATED LOAD SHALL BE APPLIED AT ANY POINT ALONG THE TOP, IN THE VERTICAL DOORS FOR CAULKING, REMOVE LEAVES AND DEBRIS OFF ROOFS. MAKE SURE THAT WATER t is the intent of Designer/Engineer listed in the titleblock of these DOWNWARD DIRECTION AND IN THE HORIZONTAL DIRECTION AWAY FROM THE WALKING SURFACE R703.12 ADHERED MASONRY VENEER INSTALLATION FLOW IS AWAY FROM THE HOUSE AND HAVE YOUR HOME REPAINTED EVERY 3-5 YEARS. documents that these documents be accurate, providing Licensed WHERE THE TOP OF A GUARD IS ALSO SERVING AS THE HANDRAIL, A SINGLE CONCENTRATED LOAD ADHERED MASONRY VENEER [OR STONE VENEER] - INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION TO PROTECT THE COATINGS. THE DESIGNER AND ENGINEER OF RECORD ARE NOT SHALL BE APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, CONCENTRATED LOAD SHALL rofessionals clear information. Every attempt has been made to R703.7.3 AND THE REQUIREMENTS IN SECTIONS 12.1 AND 12.3 OF TMS 402/ACI 530/ASCE 5. ADHERED MASONRY FIELD REPAIR NOTES RESPONSIBLE FOR THE UPKEEP OF THE HOME AND WILL NOT BE HELD LIABLE FOR revent error. The Builder and all subcontractors are required to NOT BE APPLIED CONCURRENTLY. ANOTHER, AND LOADS ARE ASSUMED NOT TO OCCUR WITH ANY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.7.1, ARTICLE 3.3C OF TMS 602/ACI 530.1/ASCE 6 INSTANCES THAT MAY OCCUR OVER THE NORMAL LIFE OF THE HOME WITHOUT PROPER OTHER LIVE LOAD. view all the information contained in these documents, prior to MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" DIA. EPOXY ANCHORS WITH 7" EMBEDMENT. SIMPSON "SET" EPOXY OR THE MANUFACTURER'S INSTRUCTIONS. ne commencement of any work. The Designer/Engineer are not ADHESIVE BINDER FOLLOWING ALL MANUFACTURER'S RECOMMENDATIONS OR SIMPSON 1/2" TITEN HD BOLTS WITH MINIMUM 7" EMBEDMENT. SEE responsible for any plan errors, omissions, or misinterpretations **EXTERIOR CEILING LATH ATTACHMENT** PLAN FOR EMBEDMENT DEPTH AT FLOOR STEPS undetected and not reported to the Designer / Engineer prior to FOR MISSED VERT. DOWELS, DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR AND INSTALL A 32" LONG #5 BAR INTO nstruction. All construction MUST be in accordance to the THE EPOXY FILLED HOLE. USE A TWO PART EMBEDMENT EPOXY (SIMPSON HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE ) MIXED PER THE MFGR'S 7.10.2.2 DIAMOND-MESH EXPANDED METAL LATH, FLAT-RIB EXPANDED METAL LATH, AND WIRE LATH SHALL BE **GENERAL NOTES:** formation found in these documents. Any questions regarding the INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND USING COMPRESSED AIR ATTACHED TO HORIZONTAL WOOD FRAMING MEMBERS WITH $1^4\!\!$ -IN. (38.1-MM) ROOFING NAILS DRIVEN FLUSH WITH formation found in these plans should be directed to our Quality PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO THE MANUFACTURER'S SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY THE PLASTER BASE AND ATTACHED TO VERTICAL WOOD FRAMING MEMBERS WITH 6D COMMON NAILS. OR 1-IN. \DAMS HOMES ssurance Manager immediately. No backcharges will be considere DURING BOND BEAM POUR. 25-MM) ROOFING NAILS DRIVEN TO A PENETRATION OF NOT LESS THAN ¾ IN. (19.1 MM), OR 1-IN. (25-MM) WIRE 2. WINDOW AND DOOR SUPPLIERS SHALL PROVIDE ROUGH OPENING INFO WHICH SHALL HAVE PRECEDENCE OVER THE PLAN. or reimbursement by the Designer/Engineer without advanced FOR MORTAR JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT ( BAR DOES NOT HAVE TO BE CONT. STAPLES DRIVEN FLUSH WITH THE PLASTER BASE. STAPLES SHALL HAVE CROWNS NOT LESS THAN $3\!4$ IN. (19.05 MM 3. CABINET MFRS. SHOP DRAWINGS SHALL HAVE PRECEDENCE OVER THE INTERIOR CABINET ELEVATIONS IF SHOWN. notification and approval by the Designer/Engineer AND SHALL ENGAGE NOT LESS THAN THREE STRANDS OF LATH AND PENETRATE THE WOOD FRAMING MEMBERS NOT FLORIDA CONTRACTORS LICENSE NO. CRC13301 4. DO NOT SCALE PLANS. DIMENSIONS ARE TO BE FOLLOWED AS INDICATED Payments will be made in accordance to the terms of the agreement LESS THAN ¾ IN. (19.05 MM). WHEN METAL LATH IS APPLIED OVER SHEATHING, USE FASTENERS THAT WILL 5. ALL GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL COMPLY WITH SECTION R308 OF THE FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL **100 WEST GARDEN STREET** MASONRY AND (7)-10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). IF CORNER STRAP IS PENETRATE THE STRUCTURAL MEMBERS NOT LESS THAN 3/4 IN. (19 MM). MISSED CONTRACTOR TO INSTALL (2) SIMPSON HGAM10 W/ (4) 1/4" x 1 1/2" SDS SCREWS AND (5) 1/4" x 2 1/4" TITENS ONE EACH SIDE OF TRUSS. **CONTROL OF CONSTRUCTION SITE:** CODE REFERENCES ARE SUMMARIES OF CODE SECTIONS. SEE PENSACOLA FL 32502 .10.2.3 EXPANDED 3/8 IN. (9.5 MM) RIB LATH SHALL BE ATTACHED TO HORIZONTAL AND VERTICAL WOOD FRAMING FBCR (CURRENT VERSION) FOR COMPLETE CODE INFORMATION NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW WITHOUT APPROVAL FROM EOR. IF GIRDER TRUSS CONNECTIONS ARE THE DESIGNER/ARCHITECT AND ENGINEER OF RECORD (EOR) HAVE NO CONTROL OVER THE CONSTRUCTION SITE AND SHALL NOT BE RESPONSIBLE IN ANY MANNER FOR CONTROL OF THE MEMBERS WITH NAILS OR STAPLES TO PROVIDE NOT LESS THAN 13/4-IN. (44.5-MM) PENETRATION INTO HORIZONTAL **DIVISION LOCATION:** MISSED, CONTACT THE EOR FOR SUBSTITUTION. CONSTRUCTION SITE INCLUDING. BUT NOT LIMITED TO, SCHEDULING AND SEQUENCING OF WORK, JOBSITE SAFETY, AND VENTILATION OF THE BUILDING AND THEREBY SHALL NOT BE NOOD FRAMING MEMBERS, AND 3/4-IN. (19.1-MM) PENETRATION INTO VERTICAL WOOD FRAMING MEMBERS. GAINESVILLE RESPONSIBLE FOR THE INDOOR AIR QUALITY. OR THE EFFECTS THEREOF, FOR ANY REASON WHATSOEVER, THE DESIGNER/ARCHITECT AND EOR HAS NO DUTY TO PROTECT, WITHOUT LIMITATIO THE RESIDENCE CONSTRUCTION SITE MATERIALS OR FOUIPMENT FROM MOISTURE MOLD FUNGUS FIRE THEFT VANDALISM TRESPASS OR ANY OTHER PERIL OR CONDITION AT ANY TIME .10.2.4. COMMON NAILS SHALL BE BENT OVER TO ENGAGE NOT LESS THAN THREE STRANDS OF LATH OR BE BENT SCAN OR CODE FOR THI IF MISSED, MSTAM36 OR MSTAM40 STRAP IS MISSED FOR 2ND FLOOR JAMB STUD CONNECTION, CONTRACTOR MAY INSTALL SIMPSON HTT5 w/ (26) EXPRESSLY INCLUDING, BUT NOT LIMITED TO, THE PERIOD OF TIME BEFORE CONSTRUCTION, DURING THE CONSTRUCTION OF THE PROJECT, OR AFTER CONSTRUCTION AND THE DESIGNER/ COMPLETE FBCR — OVER A RIB WHEN RIB LATH IS INSTALLED. 16d x 2-1/2" NAILS AND 5/8" ANCHOR BOLT SET IN SIMPSON HIGH STRENGTH EPOXY W/ MIN 12" EMBEDMENT AND MIN 3" EDGE DISTANCE, CONTACT ARCHITECT AND EOR HAS NO DUTY TO TAKE ANY ACTION OR PREVENTIVE MEASURES TO PROTECT SUCH PROPERTY AGAINST ANY SUCH PERIL AT ANY EOR IF STRAPS ARE MISSED UNDER GIRDER JAMB STUD LOCATIONS. .10.2.5. SCREWS USED TO ATTACH METAL PLASTER BASE TO HORIZONTAL AND VERTICAL WOOD FRAMING MEMBERS SHALL PENETRATE NOT LESS THAN 5⁄8 IN. (15.9 MM) INTO THE MEMBER WHEN THE LATH IS INSTALLED AND SHALL ENGAGE NOT LESS THAN THREE STRANDS OF LATH. WHEN INSTALLING RIB LATH, THE SCREW SHALL PASS THROUGH, COASTAL FLASHINGS: ALL FLASHING MATERIAL FOR COASTAL LOCATIONS (EX: WITHIN 3,000 FEET OF THE OCEAN) SHALL BE CORROSION RESISTANT MATERIAL (EX: ZINC AND/OR STAINLESS STEEL) AND SHALL BE SELECTED FOR COMPATIBILITY WITH ADJACENT WOOD PRESERVATIVES PER THE MANUFACTURER'S RECOMMENDATIONS. MASTER REVISIONS DESCRIPTION LOT: BLK: SEC: SUB: Model Name / Number: 3000 GULFBREEZE PARKWAY GULFBREEZE, FLORIDA 32563 Plan Issue Date Wednesday, October 30, 2024 MODEL 2265 2-CAR KA PROJECT NUMBER: 24-13142 COVER SHEET



6" O.C.(GUN NAIL) CORNERS 8" O.C.(COMMON) STUD PACK

6" O.C.(GUN NAIL) | COLUMNS

0.162" X 3 1/2" | 0.131" X 3 1/4" | (2) 16D(COMMON) | SEE PLAN

OPT. MASTER BATH

NOTE:

) INDICATES OPENINGS WIND PRESSURES. SEE WIND LOADING **CRITERIA ON COVER SHEET FOR** INFORMATION.

## WALL LEGEND

FRAMED WALL

BEARING FRAME WALL

FRAMED WALL W/ BRICK VENEER

FRAMED WALL W/ SIDING OR STUCCO

## **GENERAL NOTES**

R302.6 (table 302.6) If water based ceiling texture material is used, Provide 1/2" gypsum board for 16" O.C Framing, or 5/8" gypsum board for 24" O.C. Framing. Note 1/2" sag-resistant gypsum board may be used I.L.O 5/8" gypsum board. 5/8" type "X" gypsum board must be installed on garage ceiling beneath habitable room(s).

. R302.5.2 Duct Penetration. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel, 1 inch minimum rigid nonmetallic class 0 or class 1 duct board, or other approved material and shall not have openings into the garage.

R302.5.1 Door from garage into house must be a minimum 1 3/8" solid wood door, solid or honeycombcore steel door, or 20 Minute fire rated door.

R302.7 Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-stair surface and any soffits protected on the enclosed side

with 1/2" gypsum board.

Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.

. Bathroom exhaust fans must vent to the exterior of the building, exhaust to attic space and soffits is not acceptable. Ventilation shall be permitted to exit through the soffit if solid soffit is installed 5'-0" on each side of

. R302.6 The garage shall be separated from the residence and it's attic as required by Table R302.6. From the residence and attics by not less than 1/2-inch (12.7mm) gypsum board applied to the garage side. Garage beneath rooms shall be separated from all habitable rooms above by not less than 5/8 inch (15.9mm) type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also protected by not less than 1/2 inch (12.7mm) gypsum board or equivalent.

R312.2.1Window sills. In dwelling units, where the bottom of the clear opening of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the

following: 1. Operable windows with openings that will not allow a 4-inch diameter (102 mm) sphere to pass through the opening where the opening is in its largest opened

 Operable windows that are provided with window fall prevention devices that comply with ASTM F2090. Operable windows that are provided with window opening control devices that comply with Section R312.2.2.

R308.4.2 All windows within 2'-0" of doors and in shower or tub areas will be safety tempered glass.

0. EC: R402.2.4 Vertical or horizontal access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces

. M1502.4.5 Duct length The maximum allowable exhaust duct length shall be determined by one of the methods specified in sections M1502.4.5.1 through M1502.4.5.3 M1502.3 Duct termination

Exhaust ducts shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions. If the manufacturer's instructions do not specify a termination location, the exhaust duct shall terminate not less than 3 feet (914 mm) in any direction from openings into buildings including openings in ventilated soffits. Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination.

2. Porch Ceilings: (See plan for the following options) Option 1. Gypsum: ½" exterior gypsum soffit board shall be attached to all framing members with 2x blocking provided at perimeter and panel edges.

be attached w/ 8d nails at 6" O.C. field and 4" O.C. at

edges or 7d screw shank 3" O.C. field and 4" edges.

The gypsum board shall be attached w/ Type "W" 11/2" drywall screws at 8" O.C. in filed and edges. Option 2. Plaster Base: 7/16" OSB on underside of roof trusses shall be attached to all framing members with 2x blocking provided at perimeter and panel edges. The OSB shall

B. Energy Code Compliance Path is Performance Based Code cycle is FBC 2023 8th Edition.

\* ALL INTERIOR AND EXTERIOR WALL FRAMING, INCLUDING FURRING STRIPS ON CMU WALLS, TO BE SPACED AND 16" O.C. (U.N.O.)

## AREA CALCULATIONS

SCALE: 1/4" = 1'-0"
ELEVATION "C" & "CR"

1st FLOOR	2265 S.F.
TOTAL LIVING (AC)	2265 S.F.
GARAGE	479 S.F.
COVERED ENTRY	166 S.F.
COVERED PATIO/LANAI	184 S.F.
TOTAL AREA UNDER ROOF	3094 S.F.

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PENSACOLA FL 32502 **DIVISION LOCATION: GAINESVILLE** 

FLORIDA CONTRACTORS LICENSE NO. CRC133014

**100 WEST GARDEN STREET** 

Job Information:

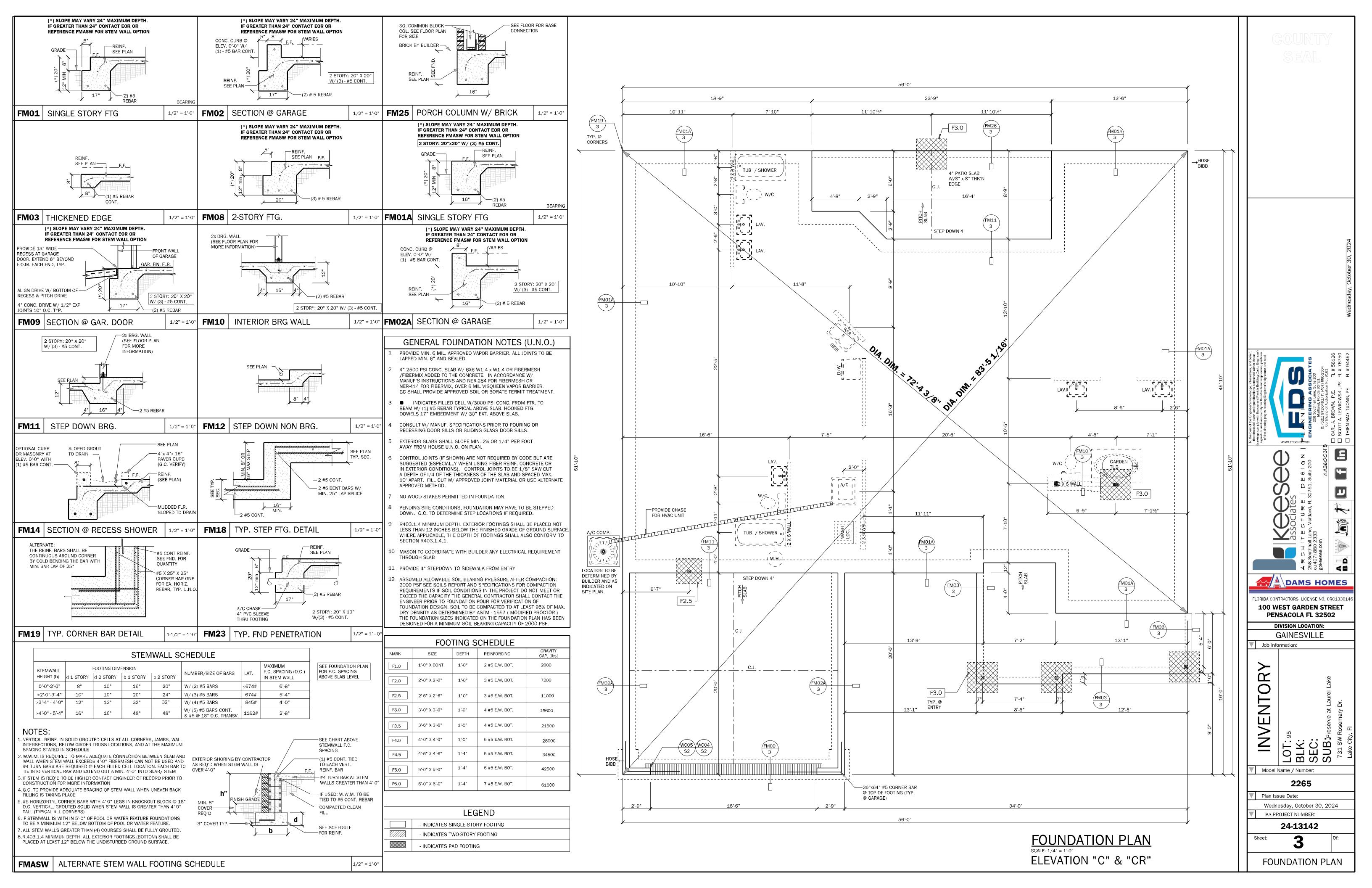
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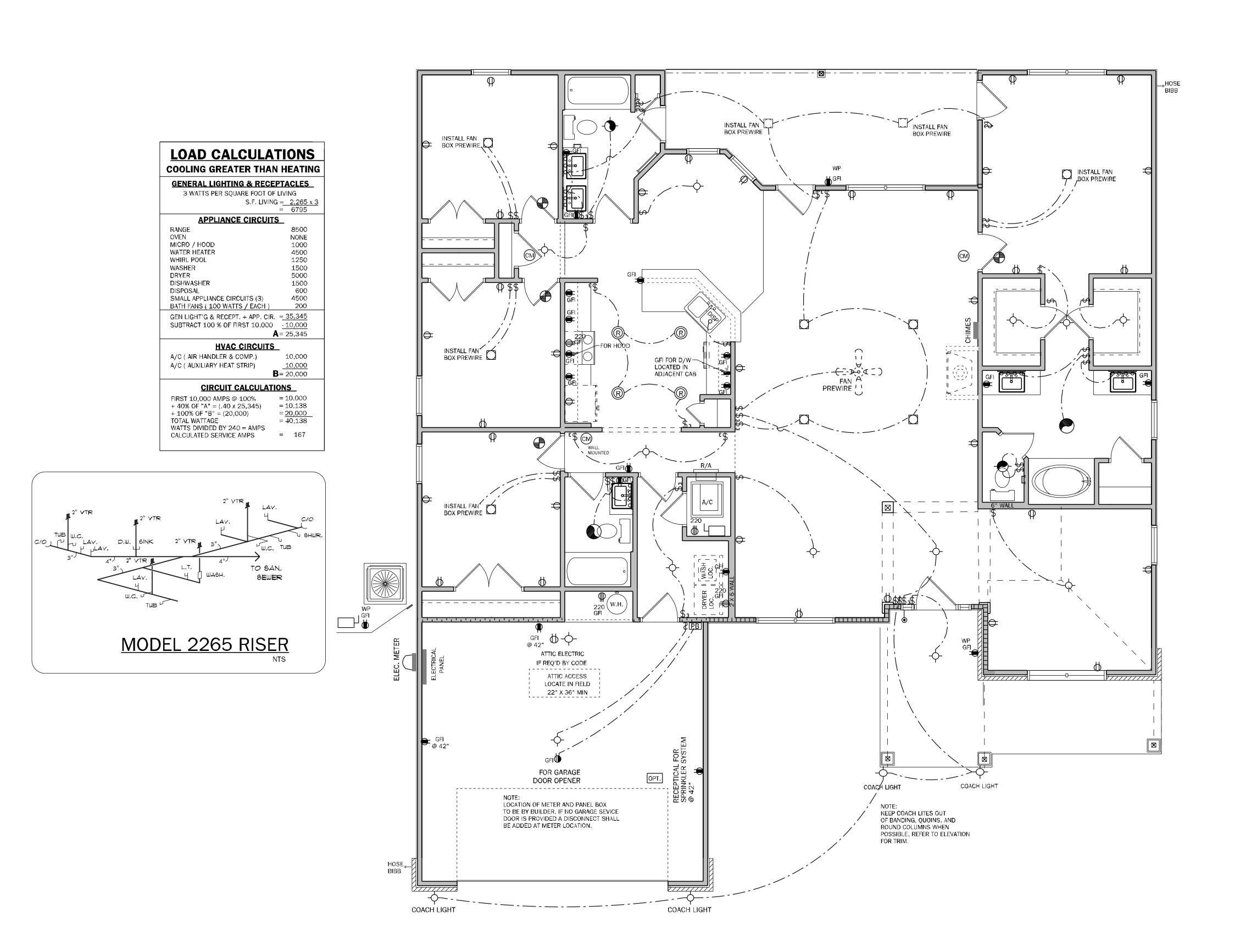
Model Name / Number: 2265

Plan Issue Date: Wednesday, October 30, 2024 KA PROJECT NUMBER:

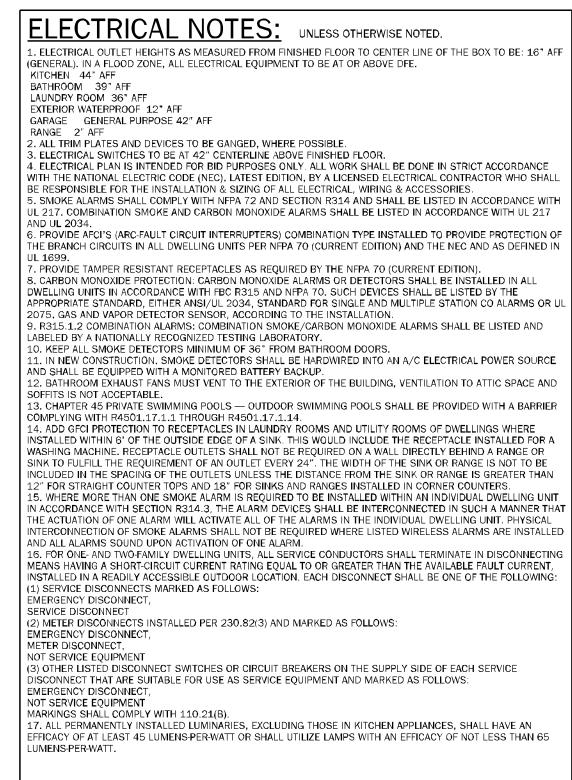
24-13142 Sheet:

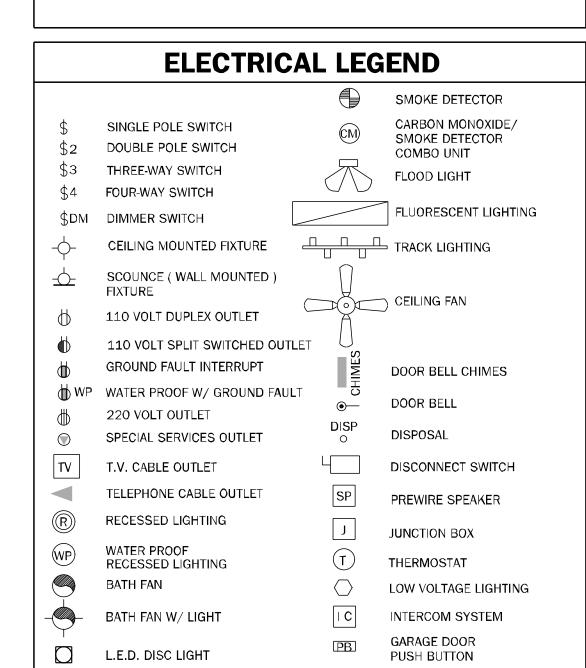
FLOOR PLAN

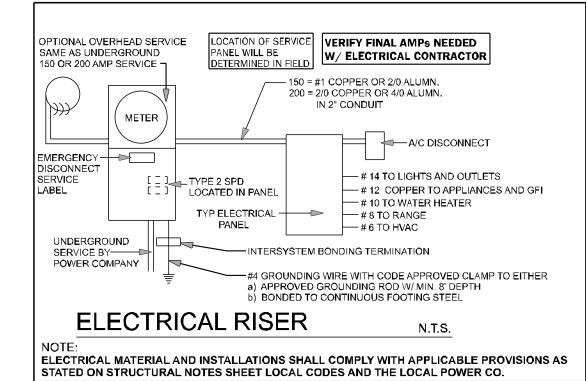




ELECTRICAL PLAN ELEVATION "C" & "CR"





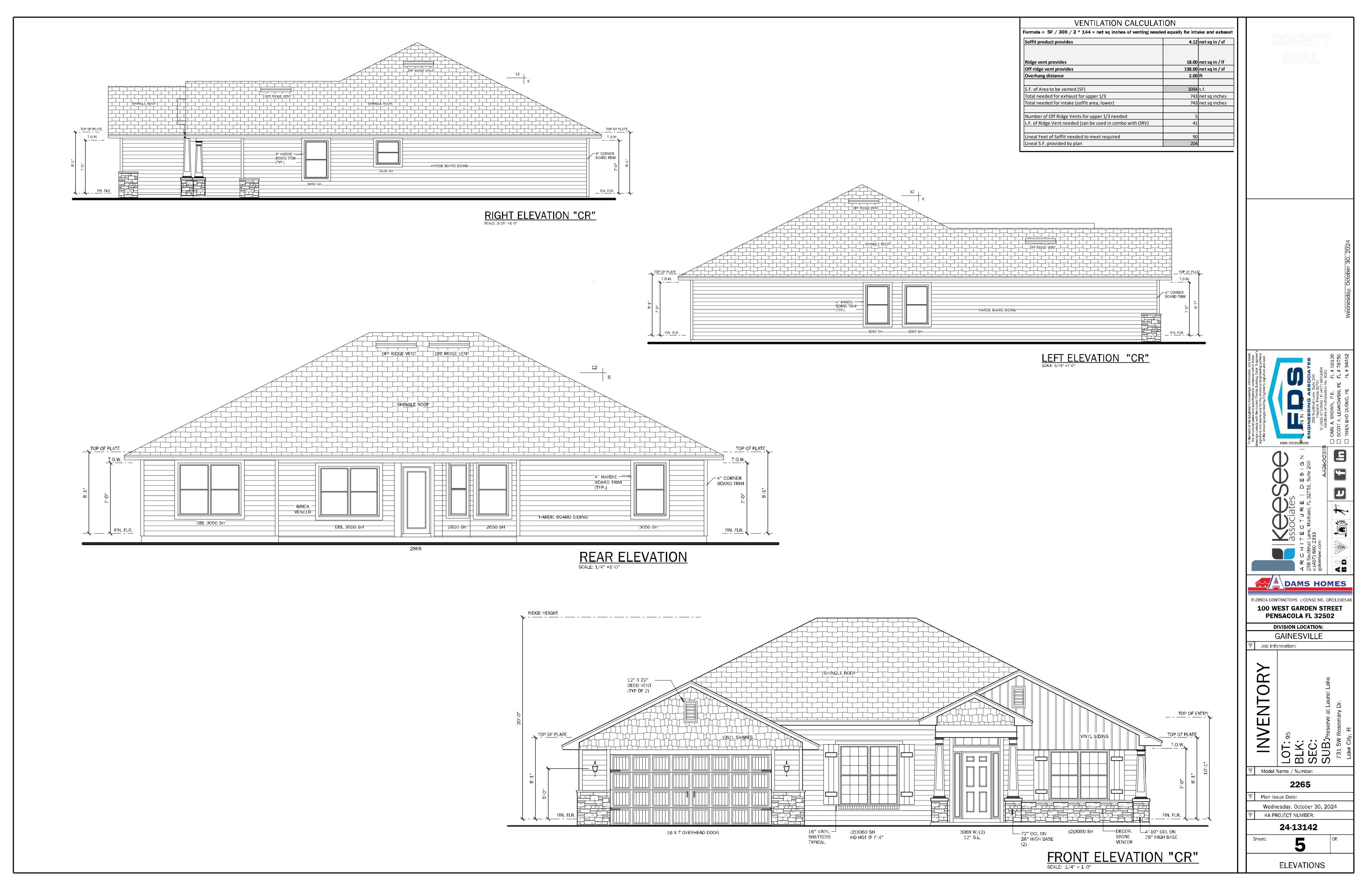


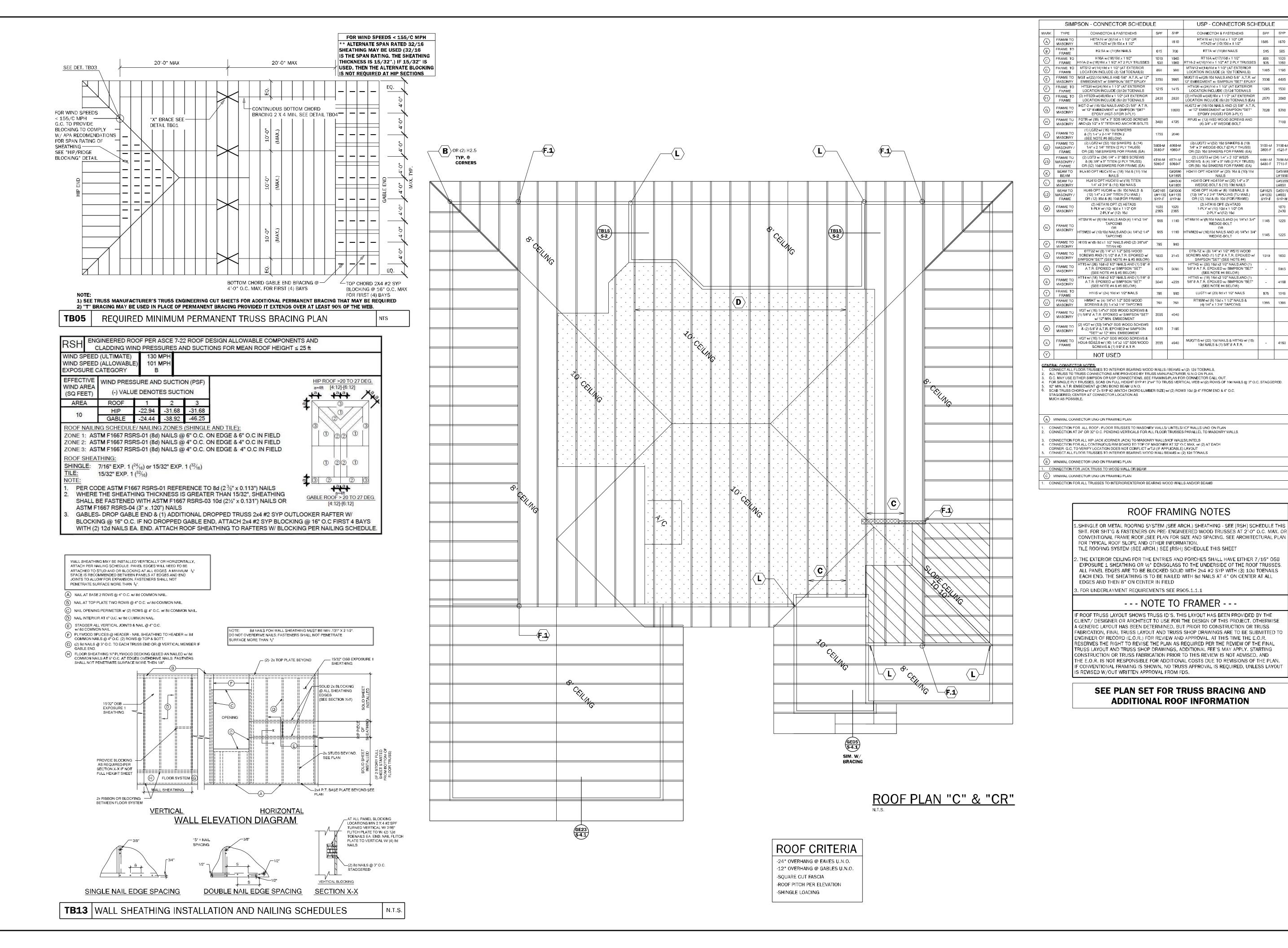
WWW.FDSENG-COM A\DAMS HOMES **100 WEST GARDEN STREET** PENSACOLA FL 32502 **DIVISION LOCATION:** GAINESVILLE Job Information LOT: BLK: SEC: SUB: Model Name / Number: 2265 Plan Issue Date: Wednesday, October 30, 2024

KA PROJECT NUMBER:

**24-13142** 

**ELECTRICAL** 





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DAMS HOMES FLORIDA CONTRACTORS LICENSE NO. CRC133014

**100 WEST GARDEN STREET** PENSACOLA FL 32502 **DIVISION LOCATION:** 

GAINESVILLE Job Information

OR

LOT: BLK: SEC: SUB:

Model Name / Number:

2265

Plan Issue Date: Wednesday, October 30, 2024 KA PROJECT NUMBER:

**24-13142** 

**S-1** 

**ROOF PLAN** 

