NELSEN RESIDENCE

13222 3RD STREET EAST, MADEIRA BEACH, PINELLAS

PROJECT DETAILS

CODE:	2023 FLORIDA BUILDING CODES-8TH EDITION, NEC 2020
OCCUPANCY CLASSIFICATION:	RESIDENTIAL, GROUP R3 - SINGLE FAMILY
BUILDING TYPE:	TYPE V-B.
NUMBER OF STORIES:	2 STORY
BUILDING AREA (O.A.):	3128 SQFT
BATHROOMS:	2 TOTAL
IMPACT ZONE:	YES

A. THE GENERAL CONTRACTOR SHALL VERIFY ALL DESIGN ELEMENTS, CONDITIONS, DIMENSIONS, AND NOTES FOR ACCURACY, SUITABILITY AND CODE COMPLIANCE. THE GENERAL CONTRACTOR SHALL NOTIFY MORGANCASTLE STUDIO, INC. IN WRITING WITH ANY ADJUSTMENTS NEEDED PRIOR TO PLACING ORDERS FOR MATERIALS OR BEGINNING CONSTRUCTION.

B. THE CONTRACTOR SHALL VERIFY THAT ALL LAYOUTS, SCHEMATICS, DIAGRAMS, ETC. SUBMITTED BY THIRD PARTIES DO NOT CONTRADICT THE CONSTRUCTION DOCUMENTS AS DRAFTED. IF DISCREPANCIES ARE FOUND THE GENERAL CONTRACTOR SHALL NOTIFY ALL PARTIES IN WRITING SO THAT ADJUSTMENTS CAN BE MADE PRIOR TO PLACING ORDERS FOR MATERIALS OR BEGINNING CONSTRUCTION.

C. ALL THIRD PARTIES PROVIDING SERVICES OR MATERIALS FOR THE PURPOSE OF CONSTRUCTING THE STRUCTURE BASED ON THESE DRAWINGS ARE REQUESTED TO CONTACT MORGANCASTLE STUDIO, INC. UPON FINDING ANY DISCREPANCIES SO THAT CONSTRUCTION DOCUMENTS CAN BE UPDATED.

D. DESIGNS AND DRAWINGS PRODUCED BY MORGANCASTLE STUDIO, INC. ARE THE INTELLECTUAL PROPERTY CURTIS R. MORGAN AND ARE PROTECTED UNDER U.S. COPYRIGHT LAW. ANY REPRODUCTION OR UNAUTHORIZED USE IS PROHIBITED WITHOUT EXPRESS WRITTEN PERMISSION. THIS CONSTRUCTION DOCUMENT IS FOR THE CONSTRUCTION OF ONE STRUCTURE AT THE ADDRESS INDICATED AND MAY NOT BE USED FOR ADDITIONAL SITES.

STEVE GORDILLO LICENSE No. 50586 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Steve Gordillo
Date: 2024.11.09 10:56:34-05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY STEVE GORDILLO, PE USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERFIED ON ANY ELECTRONIC COPIES

FINALS FOR PERMIT - 11-8-24

STRUCTURAL ENGINEER

Steve Gordillo, PE
PE #50586
G3X Design, LLC

2237 Climbing Ivy Dr.
Tampa, FL 33618
Phone: (813)928-8339

steve@g3xdesign.com

BUILDER

Omar Abbas
Abbas Development, LLC
Certified General Contractor

210 S. Pinellas Ave, Suite 220
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727-946-0475
CGC1535492

abbasdevelopmentfl@gmail.com

DESIGNER

Curtis Morgan
Morgancastle Studio, Inc.
Residential Design Services

9324 Wildwood Ave.
Hudson, FL 34669
Phone: (727)247-8148

morgancastlestudio@gmail.com

SHEET INDEX

FLOOD NOTES

FLOOD ZONE: AE-10, 4' FREEBOARD - PANEL 12103C0191H - 8-24-21 - 8-24-2021

NON-CONVERSION AGREEMENT TO BE COMPLETED BY HOMEOWNER REQUIRED BEFORE ISSUANCE OF PERMIT FOR ENCLOSURE BUILT BELOW BFE.

UNDER CONSTRUCTION ELEVATION CERTIFICATE REQUIRED PRIOR TO VERTICAL CONSTRUCTION.

FINISHED CONSTRUCTION ELEVATION CERTIFICATE REQUIRED PRIOR TO FINAL INSPECTION.

FLOOD OPENINGS REQUIRED FOR CONSTRUCTION BELOW BFE MUST MEET ALL REQUIREMENTS OF ASCE, FBC 2023, 8TH ED, 44 CFR & FEMA TB 1-20.

ENCLOSURE BELOW BFE LIMITED TO ONLY PARKING, UNFINISHED STORAGE OR BUILDING ACCESS SECTION 60.3, 44 CFR & TB 1-20.

ALL UTILITIES SERVICING BUILDING MUST BE ELEVATED ABOVE FLOOD. PROTECTION LEVEL (BFE PLUS 1 FT) OR DRY FLOODPROOFED TO THE FLOOD PROTECTION LEVEL. (FEMA P-348).

GENERAL NOTES

1. ALL EXTERIOR FRAME WALLS AND INTERIOR BEARING WALLS TO BE 2X6 WOOD STUDS AT 16" O.C. SEE "S" SHEETS FOR DETAILS.
2. STRUCTURAL NOTES FOR LINTELS, HEADERS ,BEAMS, COLUMNS AND UPLIFT CONNECTION CALL-OUTS ARE ON THE STRUCTURAL FRAMING & TRUSS LAYOUT SHEET.
3. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A SELF CLOSING, 20 MIN FIRE RATED DOOR PER FBCR 302.5.1
4. ALL PLUMBING, ELECTRICAL, AND MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED, AND APPROVED BEFORE REQUESTING THE FRAMING INSPECTION. FBC,R R109.3
5. PROVIDE ONE 29"W CLEAR OPENING TO A BATHROOM ON THE FIRST FOR FOR HANDICAP ACCESS. FBC-R R320.
6. ALL GLASS IN HAZARDOUS LOCATIONS PER R308.4 TO BE TEMPERED GLASS.
7. PROVIDE A MINIMUM OF ONE 36" SIDE HINGED EXIT DOOR ON THE FIRST FLOOR PER R311.2.
8. ALL NON WALK-IN CLOSET CEILINGS TO BE A MAXIMUM OF 8' HIGH.
9. PLANS USE MODULAR DIMENSIONS. 2X4 FRAME WALLS ARE ASSUMED 4", PLUMBING WALLS 6" AND CMU WALLS ARE 8" UNLESS OTHERWISE NOTED. ADD OR SUBTRACT TO GET CENTER LINES.
10. CONFIRM MASONRY AND FRAME EXTERIOR OPENING REQUIREMENTS WITH WINDOW/DOOR SUPPLIER BEFORE CONSTRUCTION. UNIT REQUIREMENTS TAKE PRECENDENCE.
11. ALL EXTERIOR FRAME WALLS HAVE R-13 BATT INSULATION AND VAPOR BARRIER PER FBC-RE TABLE R402.1.2.
12. ALL EXTERIOR CEILINGS (I.E. PORCHES, ENTRY) HAVE $\frac{7}{8}$"T MIN. STUCCO ON WIRE LATHE OVER 30LB FELT OVER BUILDING WRAP. FINISH MATERIALS TO COMPLY WITH R703, R703.7
13. PROVIDE CONCRETE STOOPS FOR EXTERIOR DOORS TO GRASSED AREAS.
14. ALL SHELVING TO BE VINYL COATED WIRE SHELVING.
15. G.C. AND SUBS/SUPPLIERS TO VERIFY ALL CONDITIONS PRIOR TO COMMENCEMENT OF PROJECT
16. CLOSET ORGANIZERS BUILT-IN BY OWNER.

WALL LEGEND

2X NON-BEARING WALL:

2X BEARING WALL W/ UPLIFT:

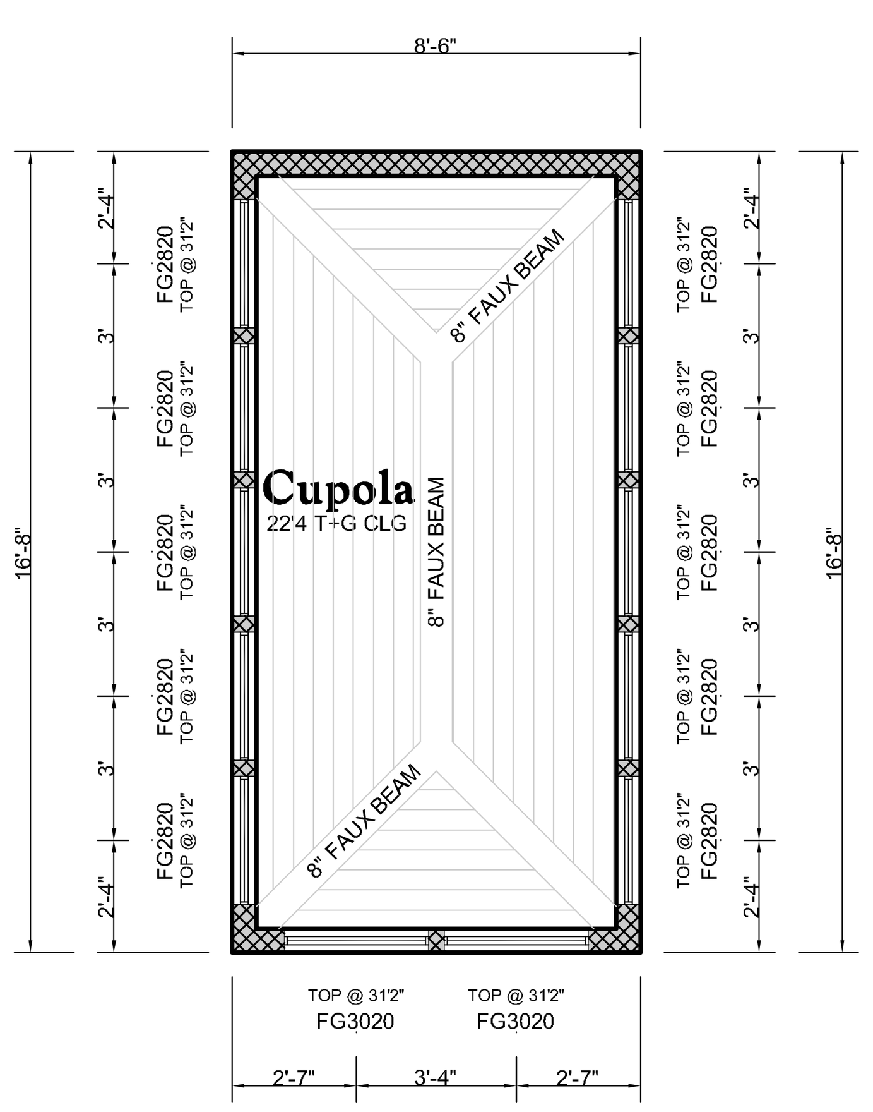
8" CMU EXTERIOR BEARING WALL:

FLOOD VENT CALCS

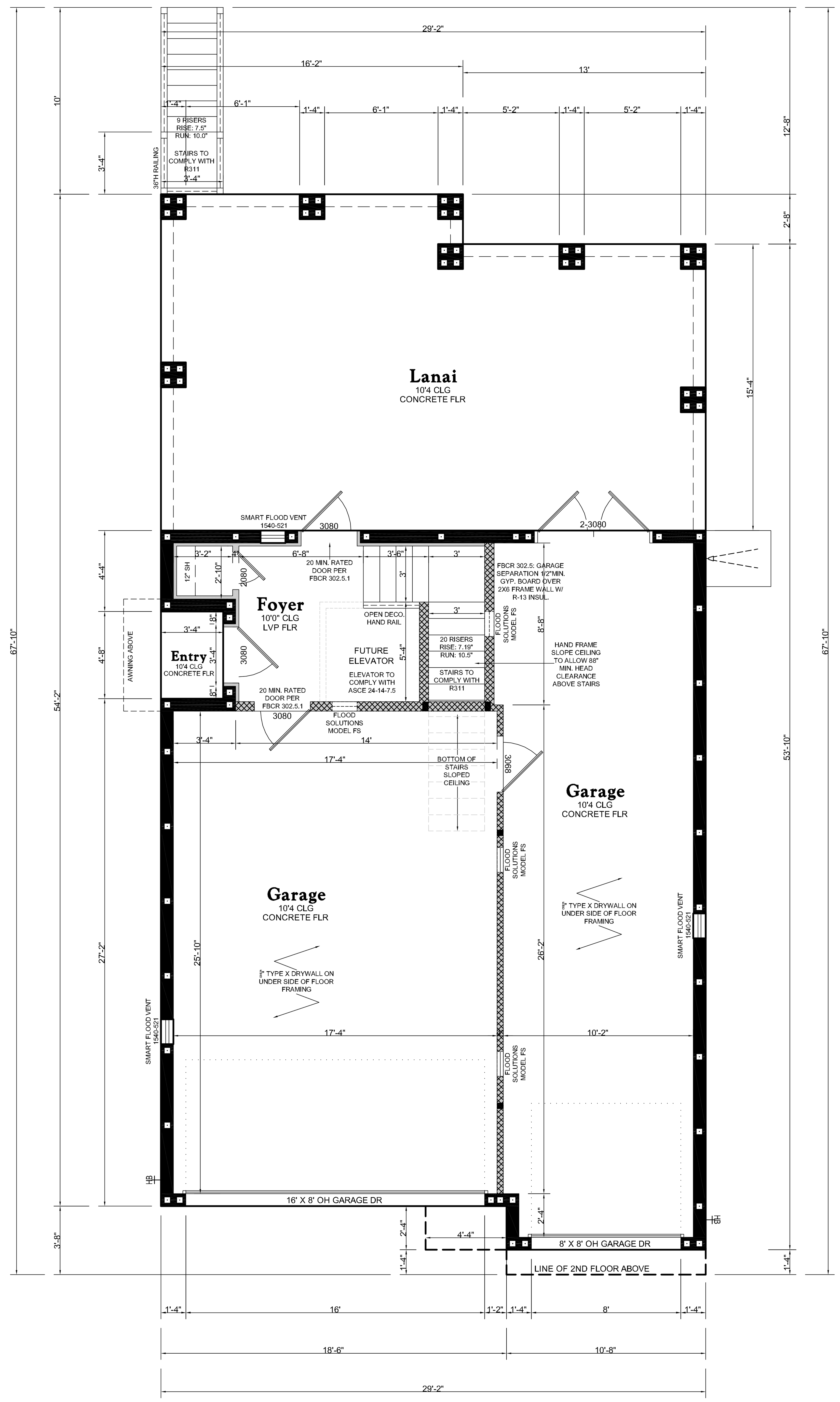
(3) SMART VENTS
VENT MODEL 1540-52, PA: FL 5822.4
RATED AT 400 SF EACH
1064 SF REQUIRED
1200 SF SUPPLIED

DOOR AND WINDOW LABELS

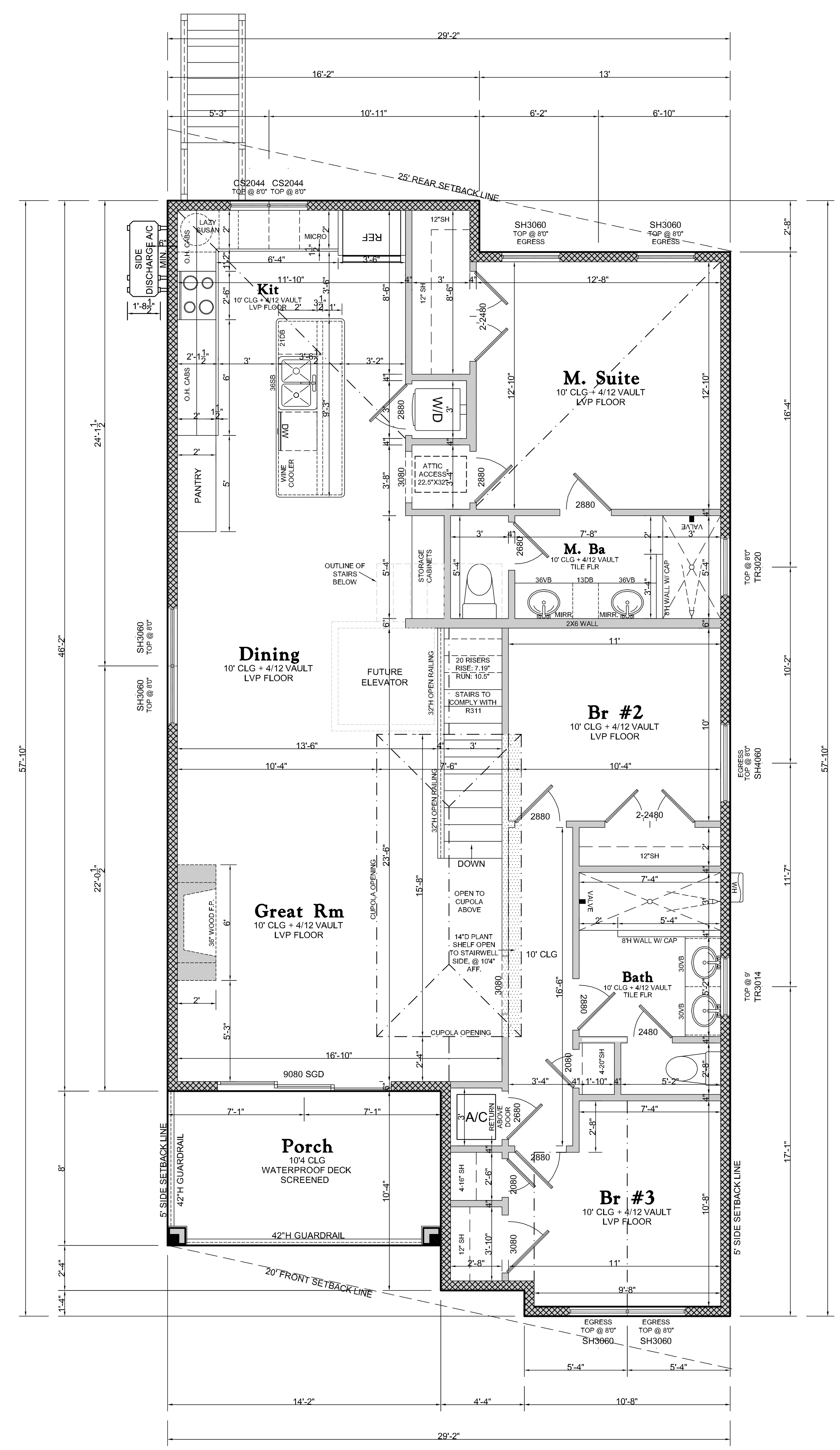
- A SH3060 WINDOW IS A SINGLE-HUNG STYLE 3'-0" WIDE X 6'-0" HIGH.
- A TR8014 IS A TRANSOM 8'-0" WIDE X 1'-4" HIGH.
- A 2480 DOOR LABEL IS READ 2'-4" WIDE X 8'-0" HIGH.



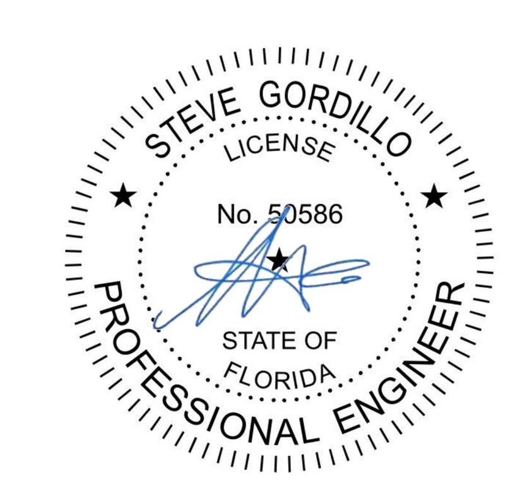
CUPOLA PLAN



GROUND FLOOR



2ND FLOOR



11/09/2024

AREA CALCULATION

LIVING AREA:	1599
GARAGE:	910
F. PORCH:	113
LANAI:	490
ENTRY:	16
TOTAL:	3128

FLOOR PLAN

SCALE: 1/4" = 1'

G3X DESIGN, LLC
2237 CLIMBING IVY DR
TAMPA, FL 33618
(813) 928-8339
FL C.A. #31107

NELSEN

BY

MORGANCASTLE STUDIO, INC.

LOT: LOT 17 DEV: MEDIERA BEACH COUNTY: PINELLAS

LEGAL: 13222 3RD ST EAST PLAN STATUS: FINALS FOR PERMIT

DATE	REVISION	DESIGNER
11-8-24	FINALS FOR PERMIT	GM

MODEL: CUSTOM
C.A.D. #: CALISTRI

SHEET 1 OF 7

Ⓐ FALL PREVENTION

R312.2.1.2: OPERABLE WINDOWS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND GREATER THAN 72" ABOVE FINISHED GRADE SHALL BE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090

ASCE 24

ALL COMPONENTS BELOW THE DFE WILL BE FLOOD RESISTANT PER ASCE 24 INCLUDING BUILDING, MECHANICAL, ELECTRICAL, PLUMBING, AND GAS TRADES.

EXPANDED FOAM INSULATION

ATTIC VENTILATION - FBC-R SECTION R806
NO VENTING REQUIRED IF ATTIC SPACE
ASSEMBLY MEETS FBC-R R806.5 CONDITIONS.

GENERAL NOTES

ALL DIMENSIONS TO BE FIELD VERIFIED.

DIMENSIONS FOR WINDOWS ARE "GENERIC" AND USED FOR DESIGN PURPOSES ONLY.

VERIFY ALL WINDOW OPENINGS WITH WINDOW MANUFACTURER FOR EXACT ROUGH OPENING SIZES

ALL GLAZED OPENINGS SHALL BE IMPACT RESISTANT.

ALL PERIMETER WALLS ARE TO BE CONSIDERED SHEAR WALLS EXCEPT AT DOOR AND WINDOW OPENINGS AND WALL LENGTHS LESS THAN 2'-8". NAILING PATTERN AND SPACING AT SHEATHING FOR SHEAR APPLY TO ALL EXTERIOR FRAME WALLS

FLASHING NOTES

DUE TO CLARITY NOT ALL REQUIRED FLASHING IS INDICATED ON THE DRAWINGS. FLASHING SHALL BE INSTALLED PER FBC 2023 R703.4. CODE SECTION HAS BEEN PROVIDED BELOW AS REFERENCE ONLY

R703.4 FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR FENESTRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION, ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:

1.1. THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.

1.2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.

1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS.

1.4. IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/
WDMA 300 OR FMA/AAMA/WDMA 400.

2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.

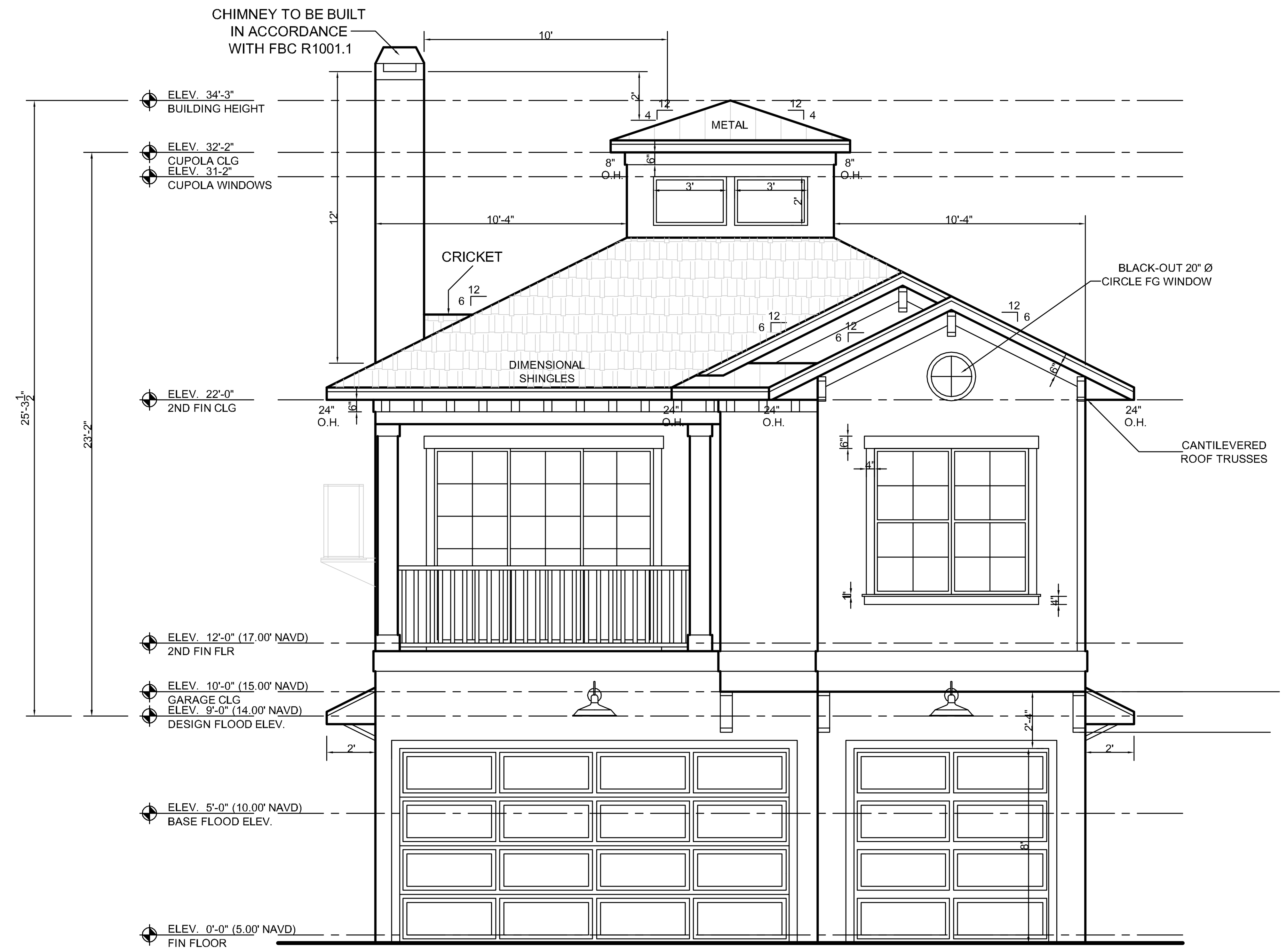
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.

4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.

5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.

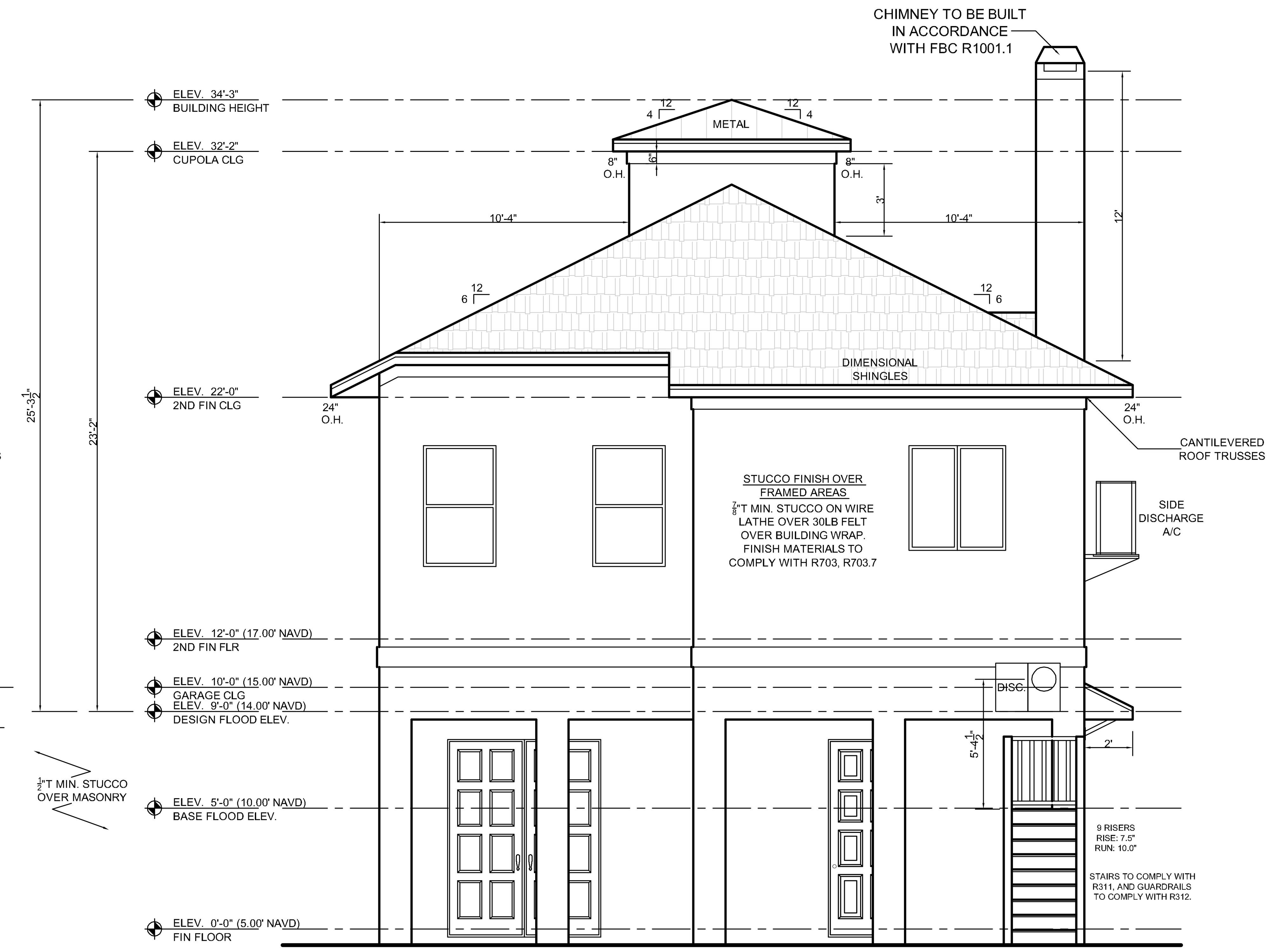
6. AT WALL AND ROOF INTERSECTIONS.

7. AT BUILT-IN GUTTERS.


CHIMNEY TO BE BUILT IN ACCORDANCE WITH FBC R1001.1
ELEV. 34'-3" BUILDING HEIGHT
ELEV. 32'-2" CUPOLA CLG
ELEV. 31'-2" CUPOLA WINDOWS
METAL
CRICKET
BLACK-OUT 20" Ø CIRCLE FG WINDOW
DIMENSIONAL SHINGLES
ELEV. 22'-0" 2ND FIN CLG
CANTILEVERED ROOF TRUSSES
ELEV. 12'-0" (17.00' NAVD) 2ND FIN FLR
ELEV. 10'-0" (15.00' NAVD) GARAGE CLG
ELEV. 9'-0" (14.00' NAVD) DESIGN FLOOD ELEV.
ELEV. 5'-0" (10.00' NAVD) BASE FLOOD ELEV.
ELEV. 0'-0" (5.00' NAVD) FIN FLOOR

FRONT ELEVATION

SCALE: 1/4" = 1'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CANTILEVERED ROOF TRUSSES
STUCCO FINISH OVER FRAMED AREAS
SIDE DISCHARGE A/C
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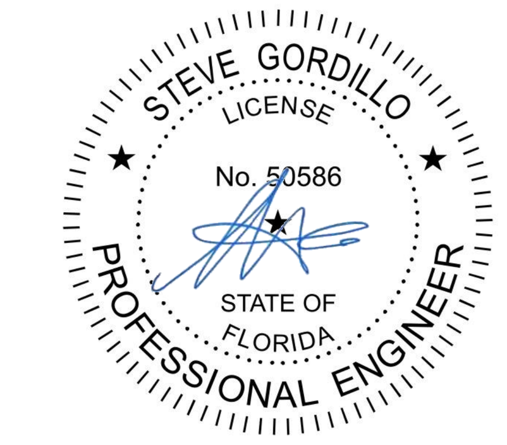
ELEV. 5'-0" (10.00' NAVD) BASE FLOOD ELEV.
ELEV. 0'-0" (5.00' NAVD) FIN FLOOR
9 RISERS RISE: 7.5" RUN: 10.0"
STAIRS TO COMPLY WITH R311, AND GUARDRAILS TO COMPLY WITH R312.

REAR ELEVATION

SCALE: 1/4" = 1'



11/09/2024

NELSEN

BY

MORGANCASTLE STUDIO, INC.

LOT: LOT 17 DEV: MEDIERA BEACH COUNTY: PINELLAS

LEGAL: 13222 3RD ST EAST PLAN STATUS: FINALS FOR PERMIT

DATE	REVISION	DESIGNER
11-8-24	FINALS FOR PERMIT	GM

MODEL: CUSTOM

C.A.D. #: CALISTRI

SHEET 2 OF 7

ELEVATIONS

SCALE: 1/4" = 1'

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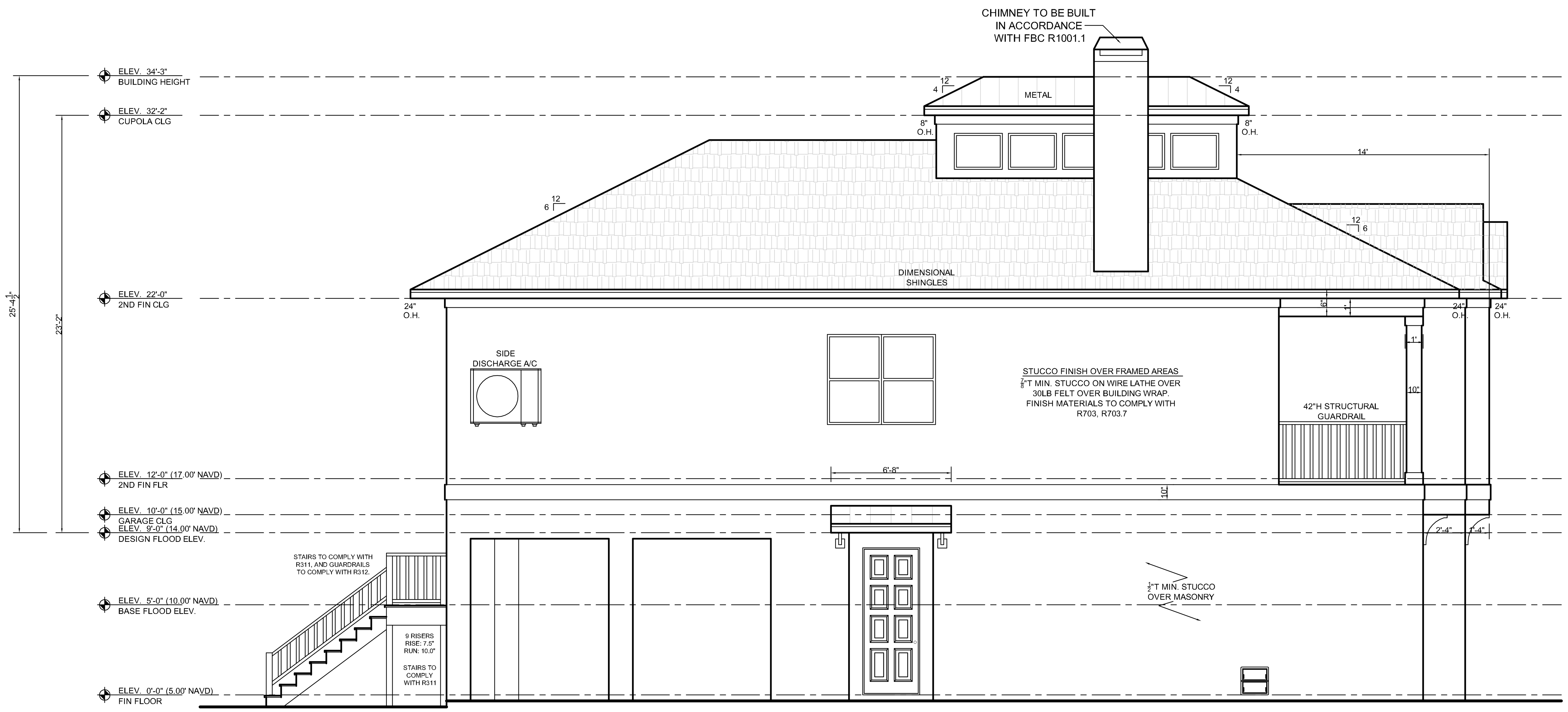
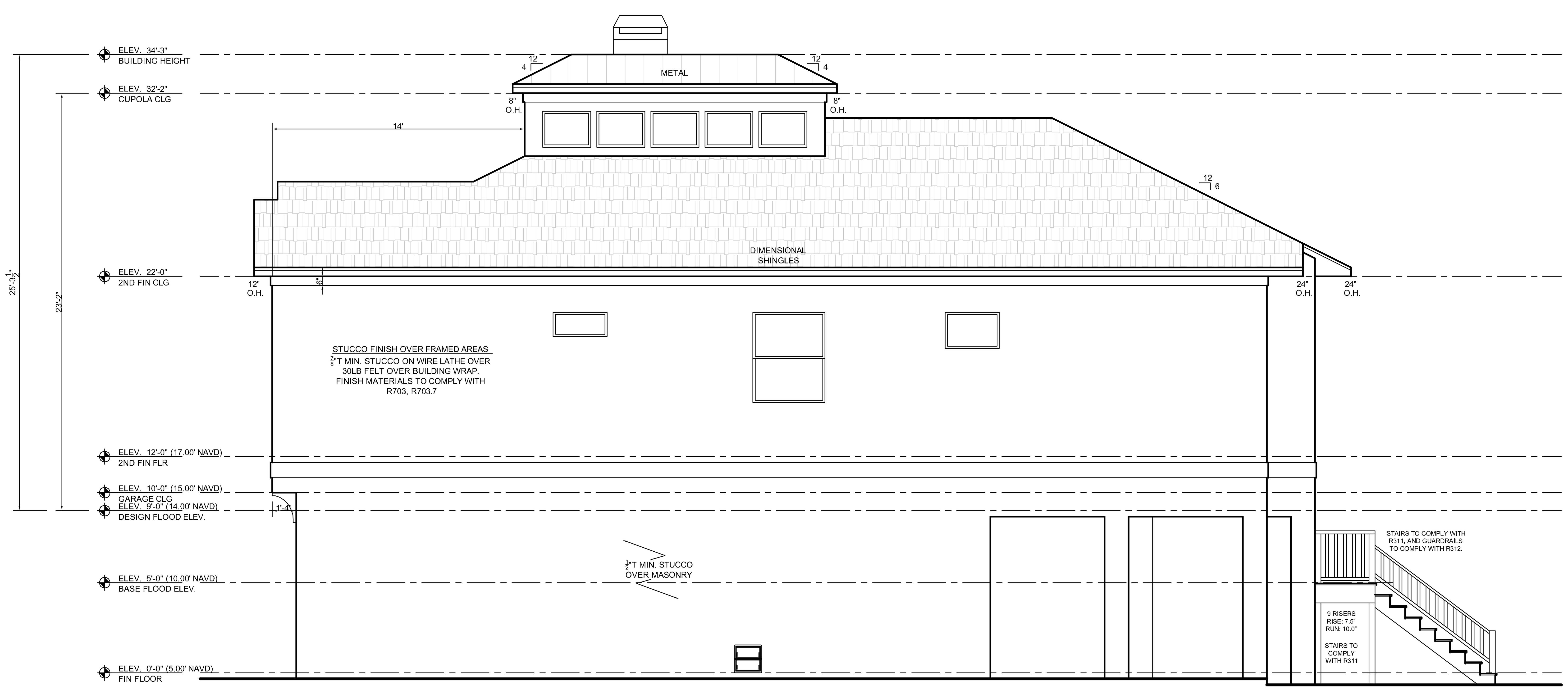


LEFT ELEVATION

SCALE: 1/4" = 1'



RIGHT ELEVATION

SCALE: 1/4" = 1'

STEVE GORDILLO
LICENSE
No. 50586
STATE OF FLORIDA
PROFESSIONAL ENGINEER
11/09/2024

NELSEN

BY

MORGANCASTLE STUDIO, INC.

LOT: LOT 17 DEV: MEDIERA BEACH COUNTY: PINELLAS

LEGAL: 13222 3RD ST EAST PLAN STATUS: FINALS FOR PERMIT

DATE	REVISION	DESIGNER
11-8-24	FINALS FOR PERMIT	GM

MODEL: CUSTOM

C.A.D. #: CALISTRI

SHEET 3 OF 7

ELEVATIONS

SCALE: 1/4" = 1'

ELECTRICAL NOTES

ALL ELECTRICAL MUST BE IN COMPLIANCE WITH NFPA 70A, NATIONAL ELECTRICAL CODE REQUIREMENTS FOR NE AND TWO FAMILY DWELLINGS, EXCEPT ARTICLE 80.

PROVIDE ARC-FAULT INTERRUPTERS IN ALL DWELLING UNIT ROOMS REQUIRED BY NEC, SECTION 210-12.

ALL OUTSIDE W.P. OUTLETS TO BE ON THERE OWN 20AMP CIRCUIT.

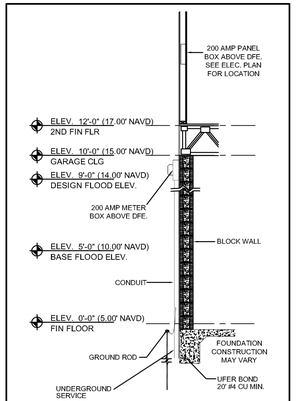
ALL UTILITIES SERVICING BUILDING MUST BE ELEVATED ABOVE FLOOD. PROTECTION LEVEL (BFE PLUS 2 FT) OR DRY FLOODPROOFED TO THE FLOOD PROTECTION LEVEL. (FEMA P-348).

ALL COMPONENTS BELOW THE DFE SHALL BE FLOOD RESISTANT, INCLUDING BUILDING, MECHANICAL, ELECTRICAL, PLUMBING, AND GAS TRADES.

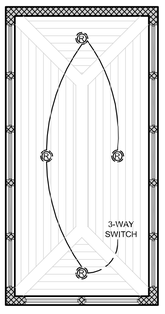
LEGEND

- CEILING OUTLET FIXTURE
- PC PULL CHAIN FIXTURE
- WALL MOUNT FIXTURE
- FAN PREWIRE FAN PREWIRE FIXTURE
- RECESSED OUTLET FIXTURE
- VENT FAN FIXTURE
- DUAL W.P. FLOOD FIXTURE

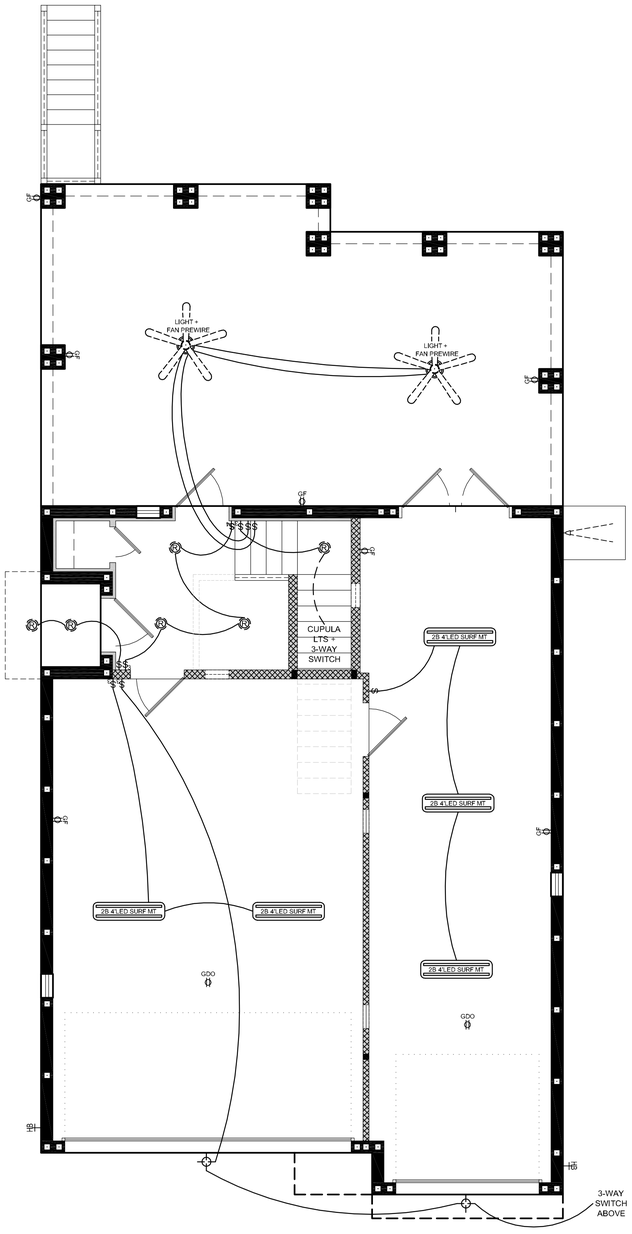
- DUPLEX OUTLET
- GF GROUND FAULT OUTLET
- 1/2S 1/2 SWITCH OUTLET
- 220V 220V OUTLET
- WP WATER PROOF OUTLET
- S SINGLE POLE SWITCH
- S3 3-WAY SWITCH
- S4 4-WAY SWITCH
- SD DIMMER SWITCH
- SLV LOW VOLTAGE SWITCH
- SWP WATERPROOF SWITCH
- SGD GARBAGE DISPOSAL SWITCH
- TELEPHONE
- SMOKE /CARB. MON. DET.
- TELEVISION OUTLET
- DOORBELL CHIME
- METER W/GROUNDING ROD
- SERVICE PANEL



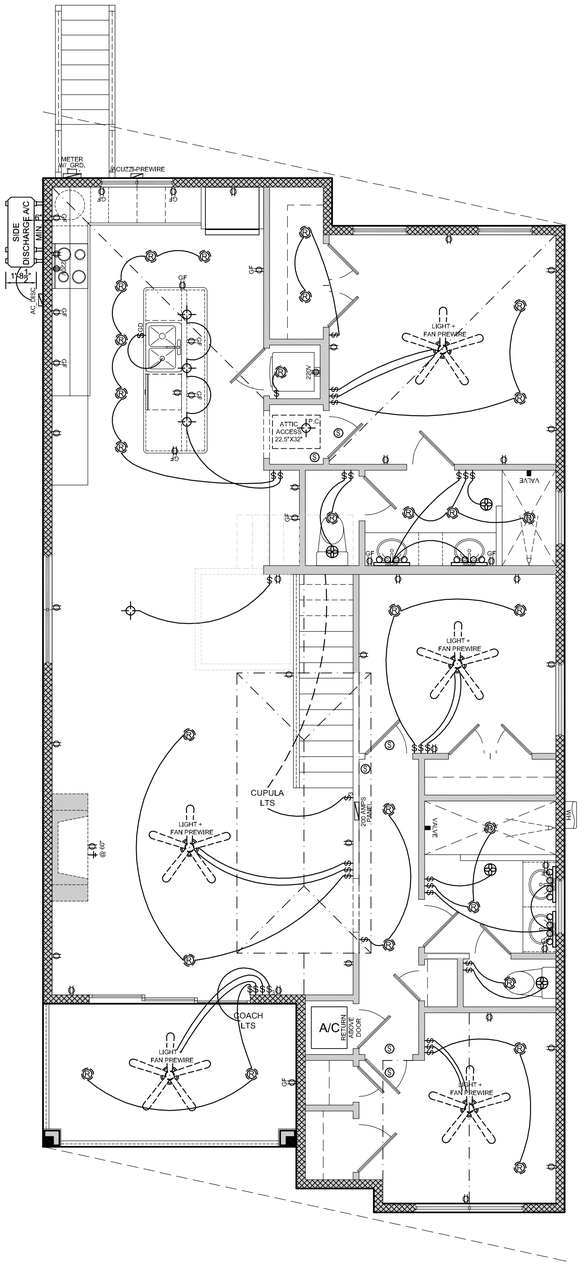
SERVICE DIAGRAM



CUPOLA PLAN



GROUND FLOOR



2ND FLOOR

THIS SHEET IS NOT COVERED UNDER ENGINEER'S SEAL AND IS OUTSIDE THE ENGINEER'S SCOPE OF WORK.

NELSEN
BY
MORGANCASTLE STUDIO, INC.

LOT:	LOT 17	DEV:	MEDIERA BEACH
LEGAL:		13222 3RD ST EAST	
COUNTY:	PINELLAS		
PLAN STATUS:	FINALS FOR PERMIT		

DESIGNER	GM
REVISION	FINALS FOR PERMIT
DATE	11-8-24
MODEL:	CUSTOM
C.A.D. #:	CALISTRI

SHEET **4** OF 7

ELECTRICAL

SCALE: 1/4" = 1'

MASONRY OPENINGS
CONTRACTOR TO VERIFY REQUIRED MASONRY OPENINGS WITH DOOR/WINDOW SUPPLIER AND PROVIDE SLAB/MASON SUBS WITH M.O.'S PRIOR TO STARTING FOUNDATION.

SETBACK VERIFICATION
A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON SITE FOR THE BUILDING INSPECTORS USE, OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND STRING STRETCHED FROM MARKER TO MARKER TO VERIFY REQUIRED SET BACKS

CONCRETE SLAB
SLAB TO BE 4" MIN. DEPTH, 3000 PSI CONCRETE WITH FIBER MESH OVER 6 MIL POLY FILM VAPOR BARRIER (LAPPED 12" & TAPED) ON CLEAN, COMPACTED 2000PSF MIN. (95% MODIFIED PROCTOR) SOIL WITH APPROVED TERMITE TREATMENT. (SENTRICON)

GENERAL NOTES
ALL DOOR RECESSES SHALL HAVE 1/8" PER FOOT SLOPE TOWARD EXTERIOR

FBCR 404.1.6: FINISHED SLAB FLOOR TO BE 4" MIN. ABOVE SURROUNDING GRADE. CHECK SURVEY FOR OTHER FINISHED FLOOR REQUIREMENTS.

ALL DIMENSIONS TO BE FIELD VERIFIED.

DIMENSIONS FOR WINDOWS ARE "GENERIC" AND USED FOR DESIGN PURPOSES ONLY,

VERIFY ALL WINDOW OPENINGS WITH WINDOW MANUFACTURER FOR EXACT ROUGH OPENING SIZES.

ALL PERIMETER WALLS ARE TO BE CONSIDERED SHEAR WALLS EXCEPT AT DOOR AND WINDOW OPENINGS AND WALL LENGTHS LESS THAN 2'-8". NAILING PATTERN AND SPACING AT SHEATHING FOR SHEAR APPLY TO ALL EXTERIOR FRAME WALLS.

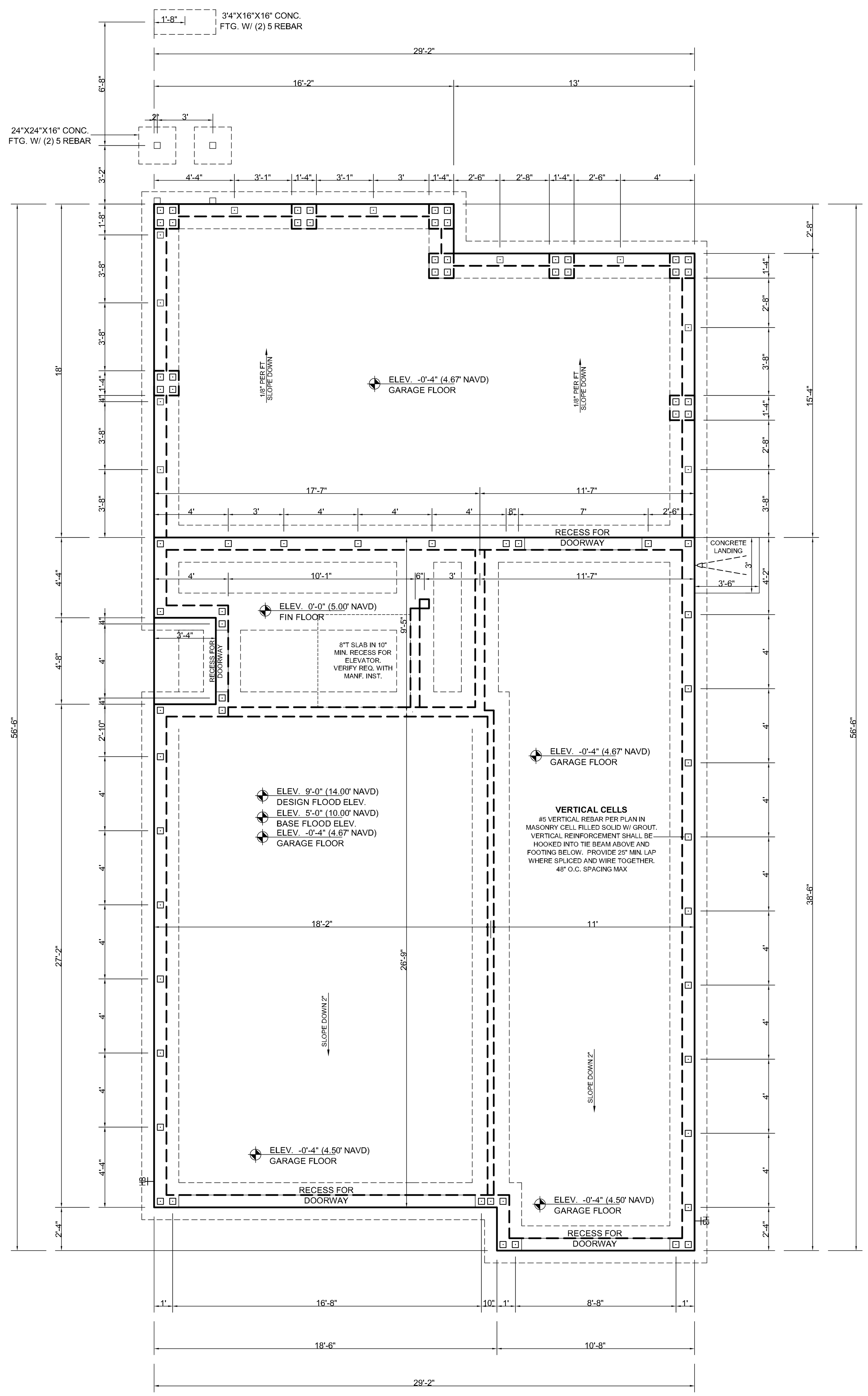
PLEASE REVIEW PLANS CAREFULLY PRIOR TO CONSTRUCTION AND COORDINATE WITH FINAL TRUSS DRAWINGS TO DETERMINE FINAL STRUCTURAL LAYOUT.

DO NOT USE STRUCTURAL DRAWINGS FOR BUILDING LAYOUT. COORDINATE LOCATIONS OF ALL STRUCTURAL ELEMENTS, INCLUDING COLUMNS, BEAMS, WALLS, SLABS, FOOTERS, CONNECTORS, AND BEARING REQUIREMENTS WITH ARCHITECTURAL DRAWINGS.

IT IS THE BUILDERS RESPONSIBILITY TO RESOLVE ANY CONFLICTS BETWEEN STRUCTURAL CONDITIONS AND ARCHITECTURAL DRAWINGS PRIOR TO LAYOUT AND CONSTRUCTION AND NOTIFY BOTH ENGINEER AND ARCHITECT IN WRITING PRIOR TO CONSTRUCTION.

ENGINEER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION OF THE BUILDER, IF ANY DETAIL OR SPECIFICATION IS NOT COMPLETELY CLEAR TO THE BUILDER PRIOR TO CONSTRUCTION, NOTIFY THE ENGINEER IN WRITING PRIOR TO CONSTRUCTION.

ADDITIONAL PLAN REVISIONS MAY NOT HAVE BEEN COMMUNICATED TO ENGINEER SINCE SIGN/SEAL DATE, IT IS THE BUILDERS RESPONSIBILITY TO RESOLVE ANY CONFLICTS BETWEEN STRUCTURAL CONDITIONS AND ARCHITECTURAL DRAWINGS PRIOR TO LAYOUT AND CONSTRUCTION AND NOTIFY BOTH ENGINEER AND ARCHITECT IN WRITING.



STEVE GORDILLO LICENSE No. 50586 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/09/2024

NELSEN
BY
MORGANCASTLE STUDIO, INC.

LOT: LOT 17 DEV: MEDIERA BEACH COUNTY: PINELLAS
LEGAL: 13222 3RD ST EAST PLAN STATUS: FINALS FOR PERMIT

DATE	REVISION	DESIGNER
11-8-24	FINALS FOR PERMIT	GM

MODEL: CUSTOM
C.A.D. #: CALISTRI

SHEET 5 OF 7

CELL SPACING
SCALE: 1/4" = 1'

CONNECTOR NOTES:
UNLESS NOTED OTHERWISE

ALL MASONRY TO TRUSS CONNECTIONS SHALL BE HETA20 EMBEDDED STRAP UPLIFT VALUE -1,810

ALL MASONRY TO GIRDER TRUSSES CONNECTION 2PLY & 3 PLY SHALL BE (2) HETA20 EMBEDDED STRAP -2,365

ALL FRAME WALL TO TRUSS CONNECTIONS SHALL BE HTS20 UPLIFT VALUE -1,310

ALL FRAME WALL TO GIRDER TRUSS CONNECTION 2PLY & 3 PLY SHALL BE (2) HTS20 UP TO -2,610 UPLIFT, IF UPLIFT EXCEEDS THIS VALUE ENGINEER WILL PROVIDE CONNECTOR BASED ON FINAL ENGINEERED TRUSS PROFILES

FLOOR GIRDER TRUSSES TO MASONRY WALL SHALL BE A LGUM/HGUM CONNECTOR. FOR HGUM CONNECTOR HEIGHT SHALL MATCH GIRDER DEPTH. PROVIDE CLEARANCE FOR FLANGES TO ALL LEDGERS FOR CORRECT INSTALLATION

2 PLY GIRDER SHALL BE LGUM210-2-SDS ALLOWABLE LOADS -3575/9575
3 PLY GIRDER SHALL BE HGUM5.5-SDS ALLOWABLE LOADS -4105/14,000
4 PLY GIRDER SHALL BE HGUM7.25-SDS ALLOWABLE LOADS -4105/14,000

WHERE GIRDERS OCCUR AT THE END OF WALL CONNECTORS REQUIRE CONCEALED FLANGES AND MUST BE HGUM. 2 PLY GIRDERS WILL REQUIRE CUSTOM SOLUTIONS PROVIDED BY SIMPSON OR USP

CONTRACTOR REQUIRES CLARIFICATION OF ANY ITEM OR COMPONENT THEY SHALL PROVIDE FINAL ENGINEERED TRUSS DRAWINGS AND REQUEST CLARIFICATION IN WRITING FROM EOR

FOLLOW ALL MANUFACTURER INSTALLATION INSTRUCTIONS AND SPECIFICATIONS FOR ALL CONNECTIONS, NO EXCEPTIONS.

BUILDER RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS OF INSTALLING CONNECTORS

GENERAL NOTES
- ALL WIND LOAD CALCULATIONS AND DESIGN CRITERIA ARE BASED ON AN ENCLOSED STRUCTURE, ANY BREACH OF PENETRATION OF OPENINGS SUCH AS WINDOW, DOORS, GARAGE DOORS, ETC. DURING A STORM EVENT WILL COMPRISE THE STRUCTURAL INTEGRITY. THEREFORE EITHER ALL OPENINGS MUST BE PROTECTED DURING THE EVENT USING SPECIFIED PROTECTION FOR OPENING OR SHALL BE IMPACT RESISTANT COVERING IN COMPLIANCE TO LARGE MISSILE TEST REQUIREMENT OF WINDOWS ASTM E 1886 AND ASTM E 1996 OR AAMA 506, DOORS ANSI/DASMA 115 (GARAGE DOORS) OR TAS 201,202 AND 203.
- ALL COMPONENTS AND CLADDING SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND MUST MEET OR EXCEEDS THE DESIGN PRESSURE SPECIFIED.
- ALL SHEAR WALLS MUST TRANSFER LOADS TO FLOOR JOIST OR FOUNDATIONS
- DIAPHRAGM SYSTEMS MUST BE ATTACHED TO END WALLS AND/OR SIDE WALLS
- TRUSSES MUST BE CAPABLE OF TRANSFERRING LATERAL LOADS TO BEARING WALLS
- TRUSSES, GIRDERS, AND BEAM TIE DOWNS ARE SIZED PER UPLIFT REQUIREMENTS
- ALL CONCRETE BLOCK WALL SEGMENTS W/ VERTICAL REBAR AT EACH END, CONSTITUTES A SHEAR WALL SEGMENT
- ALL PERIMETER WALLS ARE TO BE CONSIDERED SHEAR WALLS EXCEPT AT DOOR AND WINDOW OPENINGS AND WALL LENGTHS LESS THAN 32". NAILING PATTERN AND SPACING AT SHEATHING FOR SHEAR APPLY TO ALL EXTERIOR WALLS
- ALL DIMENSIONS TO BE FIELD VERIFIED
- DIMENSIONS FOR WINDOWS AND DOORS ARE GENERIC AND USED FOR DESIGN PURPOSES ONLY VERIFY ALL DOOR AND OPENINGS EXACT ROUGH OPENING SIZES WITH SPECIFIC MANUFACTURES
- ENGINEER ASSUMES NO RESPONSIBILITIES FOR ANY EXISTING CONDITIONS (U.N.O.)

NOTE:
IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL DRAWINGS BEFORE CONSTRUCTION BEGINS. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THIS PROJECT ONLY. ANY DISCREPANCY BETWEEN FIELD CONDITIONS, OTHER DESIGN PROFESSIONALS' SHOP DRAWINGS, CONTRACTORS' BUILDING METHODS, AND THESE SIGNED AND SEALED DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

TRUSSES:
ALL PRE-ENGINEERED WOOD TRUSSES ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. THE TRUSS ENGINEER IS THE DELEGATED ENGINEER FOR THIS PROJECT, AND AS SUCH, IS RESPONSIBLE FOR THE VALIDITY OF THE COMPONENTS PROVIDED. THE DELEGATED ENGINEER IS RESPONSIBLE FOR PROVIDING A FINAL SEALED SET OF ALL CALCULATIONS AND LAYOUTS FOR THE PROJECT TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OF SAID COMPONENTS.

BEARING WALLS
SIMPSON CONNECTOR OPTION

SP1 @ SOLE PLATE
SP2 @ DBL TOP PLATE

SOLE PLATE TO FOUNDATION
ANCHOR BOLTS MIN. DIA $\frac{5}{8}$" AND 3"x3"x$\frac{1}{8}$" WASHERS BE PROVIDED 6 TO 12 INCHES OF EACH END PLATE. BOLTS SHALL HAVE A MIN. 7" EMBEDMENT AND NOT EXCEED 36" O.C.

SHEATHING NAILING SCHEDULE

WALL SHEATHING 1 / 2" CDX OR 1 / 2" OSB BOARD

8d RING SHANK NAILS
FIRST 36" AND END ZONES (ZONE 5)
INTERIOR 4" C/C
EDGES 3" C/C
FIELD
INTERIOR 6" C/C
EDGES 6" C/C

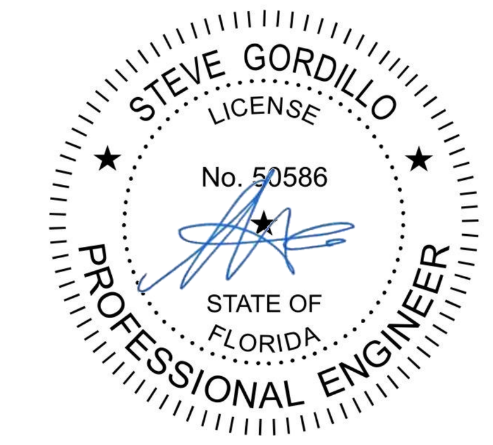
ROOF SHEATHING 5/8" CDX

10d RING SHANK NAILS
FIRST 36" AND END ZONES (ZONES 2 AND 3)
INTERIOR 3" C/C
EDGES 3" C/C
FIELD
INTERIOR 4" C/C
EDGES 4" C/C

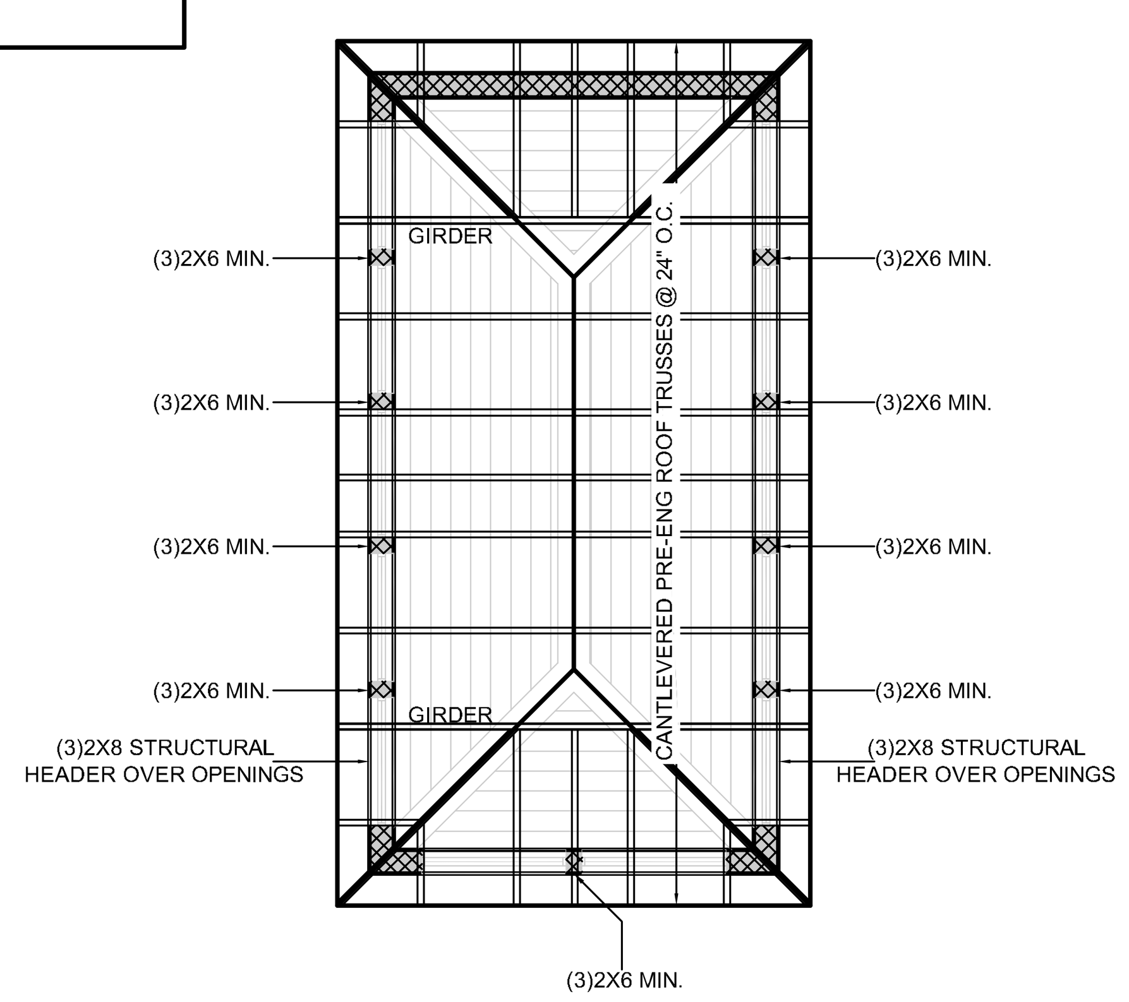
FRAMING NOTES:
1. ALL WOOD FRAMING EXPOSED TO THE EXTERIOR OR IN CONTACT WITH MASONRY OR CONCRETE IS TO BE PRESSURE TREATED (PT).

2. ALL EXTERIOR FASTENERS INCLUDING NAILS, HANGERS, BOLTS ETC. ARE TO BE STAINLESS STEEL (SS) TYPE 316 OR CORROSION RESISTANT

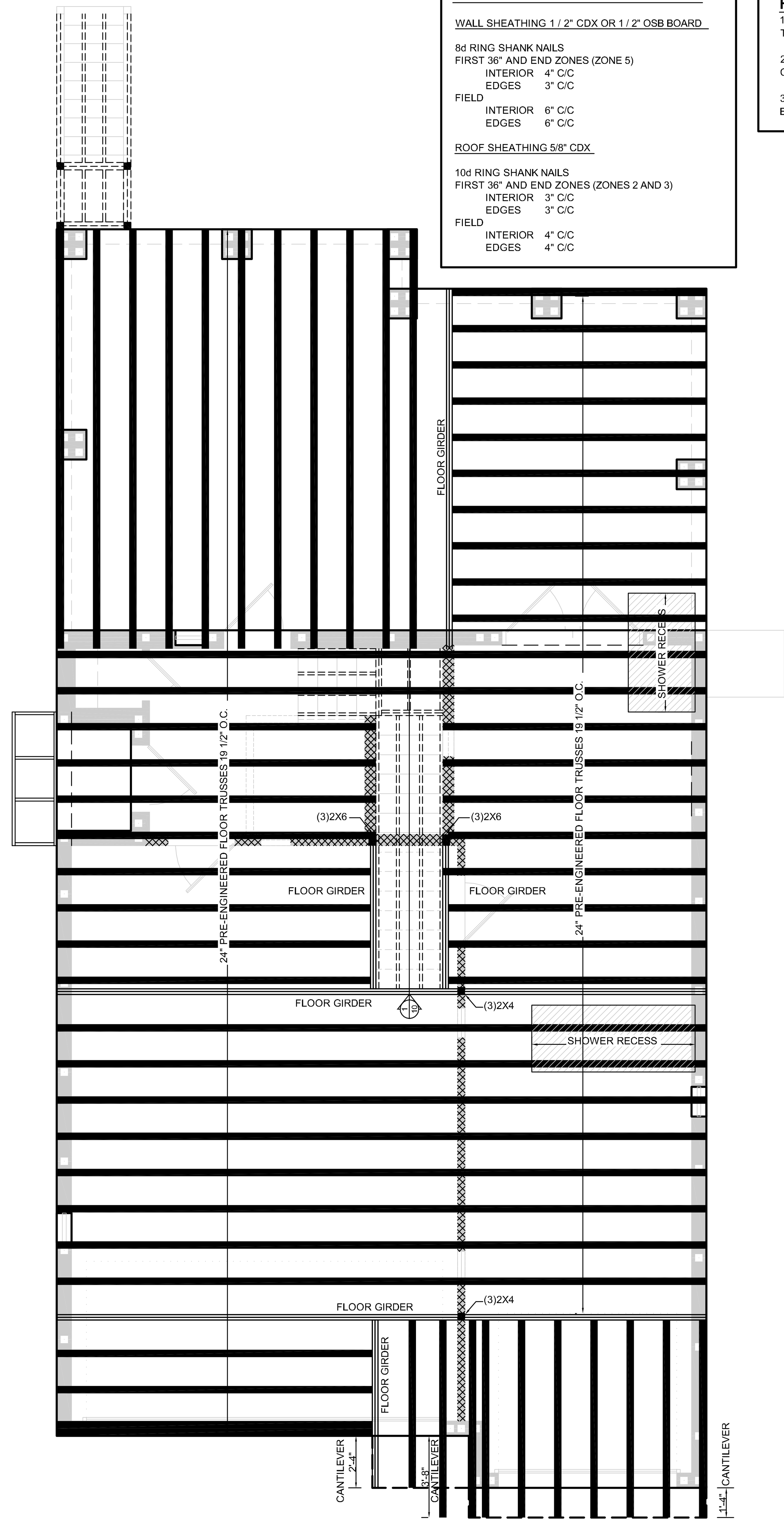
3. ALL INTERIOR FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER INCLUDING NAILS, HANGERS, BOLTS ETC.ARE TO BE HOT DIPPED GALVANIZED (HDG) G185.



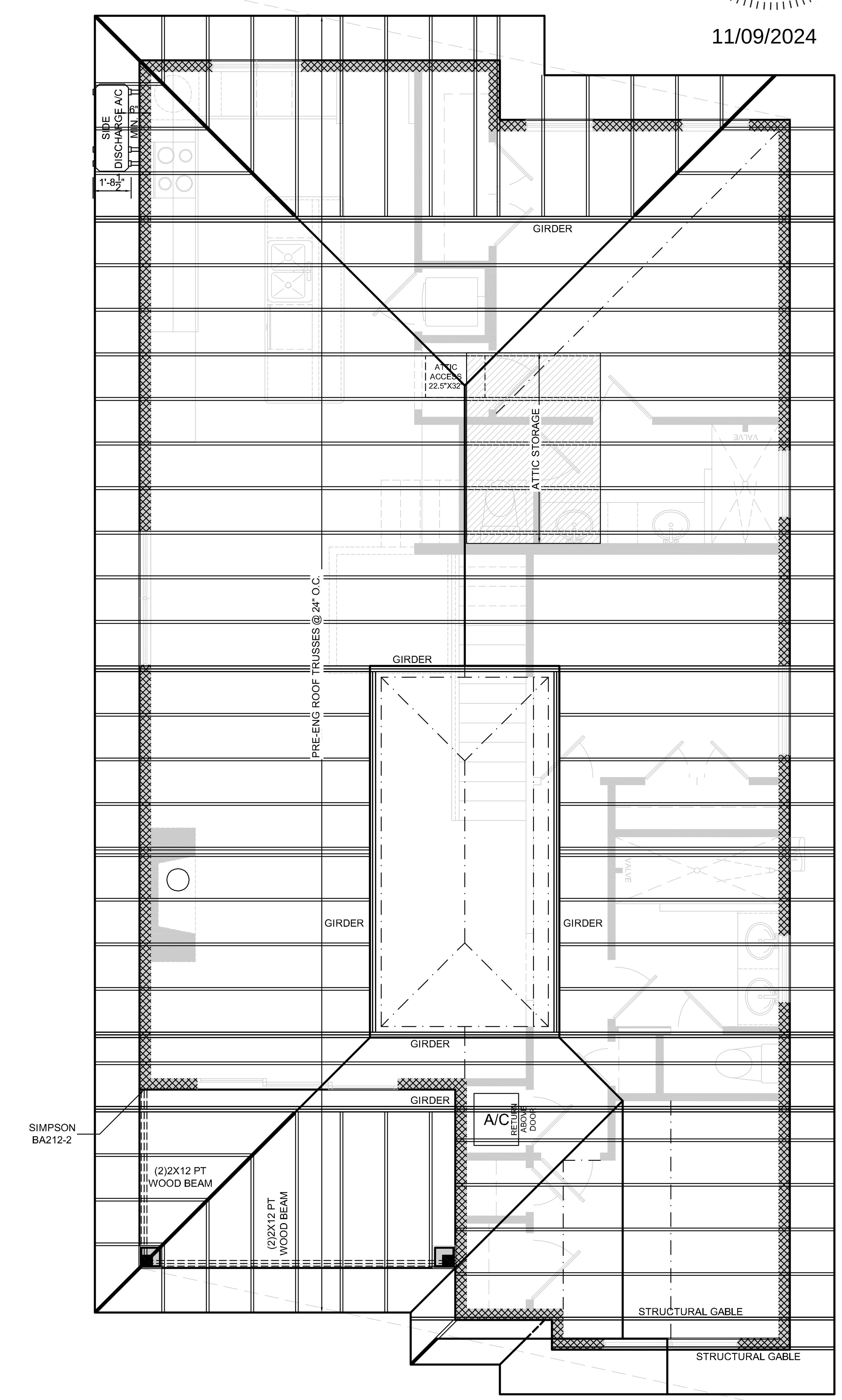
11/09/2024



CUPOLA PLAN



GROUND FLOOR



2ND FLOOR

R302.12 DRAFTSTOPPING.
IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET (92.9 M2).

DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFT STOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:
1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

302.12.1 MATERIALS.
DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2-INCH (12.7 MM) GYPSUM BOARD, 3/8-INCH (9.5 MM) WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.

G3XDESIGN, LLC RESERVES THE RIGHT TO MAKE SUBSTITUTIONS TO ANY CONNECTOR SPECIFIED AFTER SUBMITTAL OF FINAL SIGNED AND SEALED TRUSS DRAWINGS HAVE BEEN PROVIDED FOR REVIEW.

BUILDER SHALL COORDINATE WITH G3XDESIGN, LLC PRIOR TO CONSTRUCTION

FINAL APPROVED TRUSS DRAWINGS MAY REQUIRE ADDITIONAL FOUNDATION SUPPORTS, COLUMNS, AND BEAMS NOT SHOWN ON PERMIT PLANS. BUILDER IS RESPONSIBLE FOR ANY REVISIONS PRIOR TO FINAL TRUSS APPROVAL

CONTRACTOR TO COORDINATE ALL VERTICAL AND HORIZONTAL FRAMING MEMBERS PRIOR TO CONSTRUCTION.

G3XDESIGN MAY REVISE HANGERS AFTER TRUSS DRAWING SHOP REVIEW.

FILLED CELLS WITH A MINIMUM 1-#5 BAR SHALL BE PROVIDED AT ALL LOCATIONS WHERE GIRDER AND GIRDER TRUSSES BEAR ON MASONRY WALLS

TYPICAL FRAME HEADER (LOAD BEARING WALL)

ROUGH OPENING	2x4 FRAME WALL	2x6 FRAME WALL
UP TO 4'	MIN (2) 2x12 W/ ½" PLYWOOD FLITCH	MIN (3) 2x12 W/ ½" PLYWOOD FLITCH
4'-0" TO 6'-0"	MIN (2) 2x12 W/ ½" PLYWOOD FLITCH	MIN (3) 2x12 W/ ½" PLYWOOD FLITCH
6'-0" TO 8'-0"	MIN (2) 2x12 W/ ½" PLYWOOD FLITCH	MIN (3) 2x12 W/ ½" PLYWOOD FLITCH
OVER 8'-0"	MIN 2 PCS OF 1 ¾" x 11 ¼" LVL BEAM	MIN 3 PCS OF 1 ¾" x 11 ¼" LVL BEAM

TRUSS LAYOUT
SCALE: 1/4" = 1'

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

DO NOT SCALE DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT THAT A DIMENSION IS UNCLEAR OR MISSING CONTACT THE ENGINEER IN WRITING

I CERTIFY THAT TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF ALL OF THE STRUCTURAL ELEMENTS AND SYSTEMS HAVE BEEN DESIGNED TO BE IN COMPLIANCE WITH THE 8TH EDITION OF THE 2023 RESIDENTIAL FLORIDA BUILDING CODE FOR BASIC WIND SPEED OF 150 MPH, EXPOSURE "D".

THE DRAWING IS SEALED FOR THE STRUCTURAL PORTIONS ONLY. ALL OTHER ELEMENTS, SYSTEMS AND ASSEMBLIES ARE THE RESPONSIBILITY OF THE BUILDER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY STEVE GORDILLO, PE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

G3X DESIGN, LLC
2237 CLIMBING IVY DR
TAMPA, FL 33618
(813) 928-8339
FL C.A. #31107

NELSEN
BY
MORGANCASTLE STUDIO, INC.

LOT: LOT 17 DEV: MEDIERA BEACH COUNTY: PINELLAS
LEGAL: 13222 3RD ST EAST PLAN STATUS: FINALS FOR PERMIT

DATE	REVISION	DESIGNER
11-8-24	FINALS FOR PERMIT	GM

MODEL: CUSTOM
C.A.D. #: CALISTRI

SHEET 6 OF 7

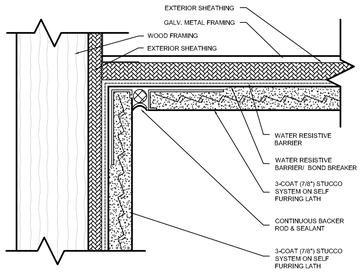
STUCCO BEAD NAILING PATTERN

THE NAIL PATTERN FOR ALL STUCCO CORNER BEADS, 3/4" REVEAL JOINTS, FLOOR LEVEL CONTROL JOINTS, CONTROL JOINTS, INSIDE CORNERS AND OUTSIDE CORNERS SHALL BE NO MORE THAN 10" ON CENTER VERTICALLY AND HORIZONTALLY.

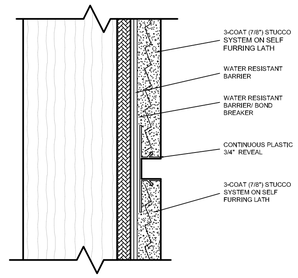
METAL LATH FASTENERS

1. INSTALLATION OF LATH TO BE ACCORDING TO ASTM C1063.
2. LATH SHALL BE FASTENED TO WOOD STRUCTURAL PANELS WITH CORROSION RESISTANT 1- 1/2" LONG X 7/16" CROWN, 16 GAGE STAPLES DIRECT TO THE SHEATHING PANEL SPACED NOT MORE THAN 6-INCHES ON CENTER VERTICALLY AND HORIZONTALLY.
3. FASTENERS HAVE A WITHDRAWAL CAPACITY OF=90 PSF AND ARE ACCEPTABLE FOR WIND SPEEDS UP TO 170MPH, EXP "C".
4. THE STAPLE PATTERN FOR ALL STUCCO CORNER BEADS, 3/4" REVEAL JOINTS, FLOOR LEVEL CONTROL JOINTS, CONTROL JOINTS, INSIDE CORNERS AND OUTSIDE CORNERS SHALL BE NO MORE THAN 6" ON CENTER VERTICALLY AND HORIZONTALLY.

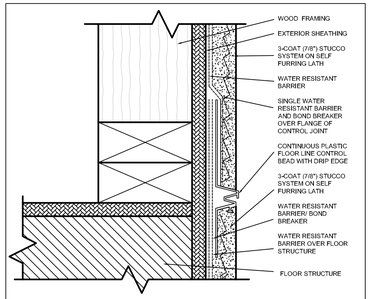
STUCCO NOTES



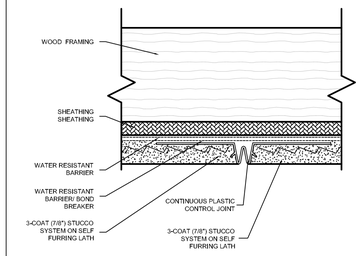
STUCCO DETAIL - FRAME
SOFFIT TO WALL — SCALE: NTS



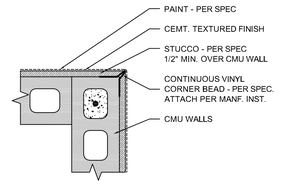
STUCCO DETAIL - FRAME
3/4" REVEAL JOINT — SCALE: NTS



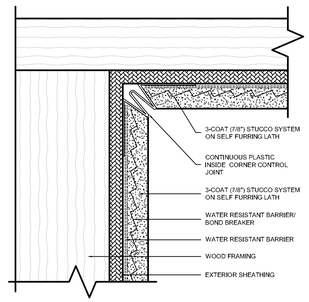
STUCCO DETAIL - FRAME
FLOOR LEVEL CONTROL JOINT — SCALE: NTS



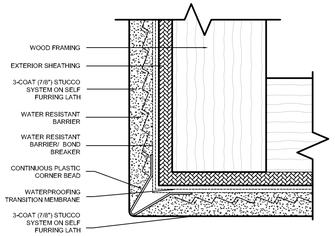
STUCCO DETAIL - FRAME
TYPICAL CONTROL JOINT — SCALE: NTS



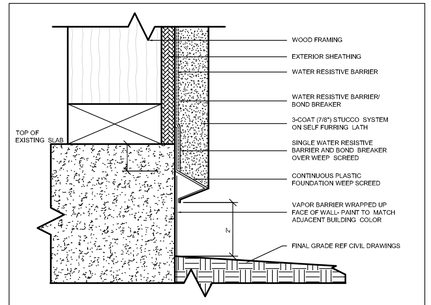
STUCCO DETAIL - CMU WALLS
CORNER BEAD @ OUTSIDE CORNER — SCALE: NTS



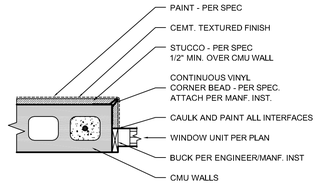
STUCCO DETAIL - FRAME
TYPICAL INSIDE CORNER — SCALE: NTS



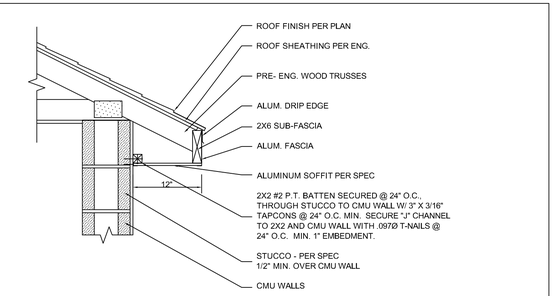
STUCCO DETAIL - FRAME
TYPICAL OUTSIDE CORNER — SCALE: NTS



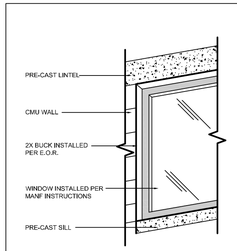
STUCCO DETAIL - FRAME
TYPICAL GRADE DETAIL — SCALE: NTS



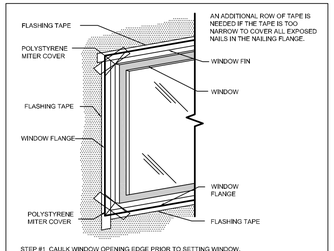
STUCCO DETAIL - CMU WALLS
CORNER BEAD @ WINDOW RECESS — SCALE: NTS



STUCCO DETAIL - CMU WALLS
J CHANNEL OVER STUCCO @ SOFFIT — SCALE: NTS

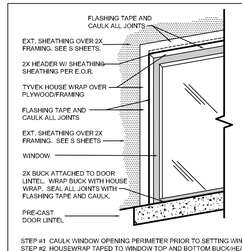


CAULKING AT WINDOW FRAME
CMU BLOCK — SCALE: NTS



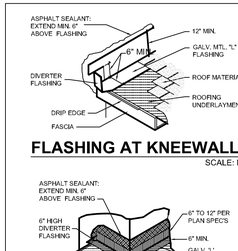
STEP #1 CAULK WINDOW OPENING EDGE PRIOR TO SETTING WINDOW.
STEP #2 HOUSEWRAP TAPED TO FLANGE BOTTOM
STEP #3 CUT HOUSEWRAP DIRECTLY ABOVE NAILING FLANGE & OVERSIZE CUT 6" BOTH SIDES OF WINDOW FLANGE.
STEP #4 COVER OPEN NAILING FLANGE MITER W/RED HOUSEWRAP TAPE.
STEP #5 INSTALL FLASHING TAPE 2 SIDES WITH TOP OF TAPE FLASHED UNDER HOUSEWRAP. WIDER OR ADDITIONAL SIDE TAPE MUST BE INSTALLED OVERLAPPING ONTO THE WINDOW FRAME TO COVER SEAM AND SCREWS AT MULL.
STEP #6 INSTALL FLASHING TAPE AT TOP.

FLASHING AT WINDOW FRAME
TYPICAL WINDOW IN FRAME WALL — SCALE: NTS



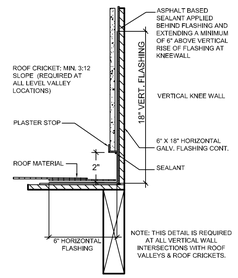
STEP #1 CAULK WINDOW OPENING PERIMETER PRIOR TO SETTING WINDOW.
STEP #2 HOUSEWRAP TAPED TO WINDOW TOP AND BOTTOM BUCK/HEADER
STEP #3 CUT HOUSEWRAP DIRECTLY ABOVE NAILING FLANGE & OVERSIZE CUT 6" BOTH SIDES OF WINDOW FLANGE.
STEP #4 COVER OPEN NAILING FLANGE MITER WITH FLASHING TAPE.
STEP #5 INSTALL FLASHING TAPE 2 SIDES WITH TOP OF TAPE FLASHED UNDER HOUSEWRAP, WIDER OR ADDITIONAL SIDE TAPE MUST BE INSTALLED OVERLAPPING ONTO THE WINDOW FRAME TO COVER SEAM AND SCREWS AT MULL.
STEP #6 INSTALL FLASHING TAPE AT TOP.
STEP #7 CAULK ALL TAPE EDGES AT WINDOW FRAME

FLASHING AT SQUARE WINDOW
ABOVE ENTRY DOOR — SCALE: NTS

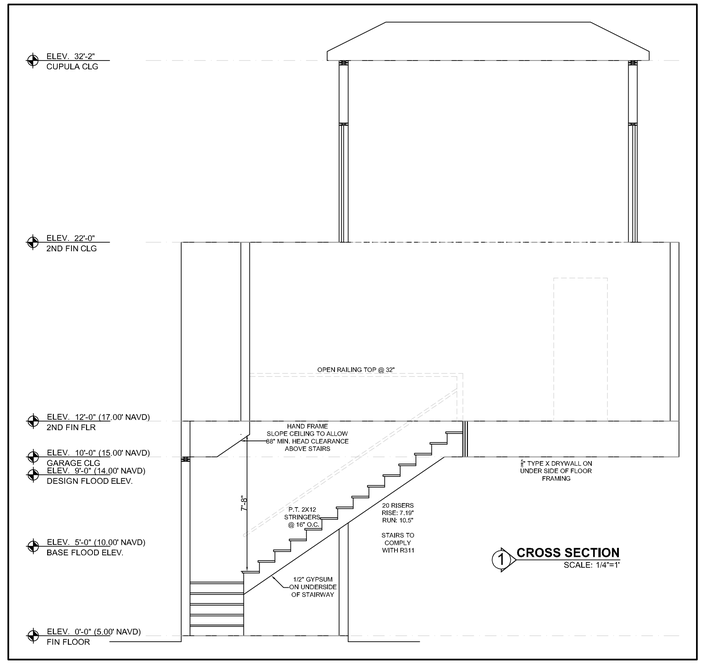


FLASHING AT KNEEWALLS
SCALE: NTS

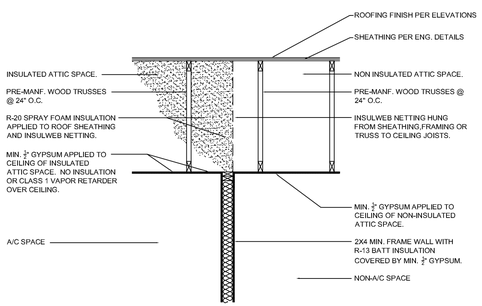
FLASHING AT CORNERS
SCALE: NTS



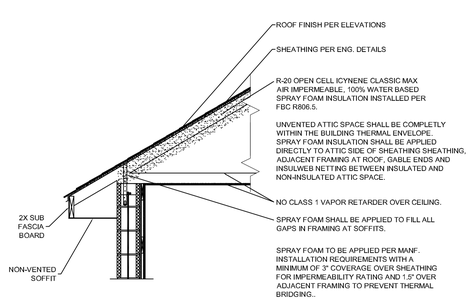
FLASHING AT KNEEWALLS
SCALE: NTS



1 CROSS SECTION
SCALE: 1/4"=1'



FOAM INSULATION: INSUL. TO NON-INSUL. ATTIC
SCALE: NTS



FOAM INSULATION ATTIC DETAIL
SCALE: NTS

DETAILS
SCALE: 1/4" = 1'

THIS SHEET IS NOT COVERED UNDER ENGINEER'S SEAL AND IS OUTSIDE THE ENGINEER'S SCOPE OF WORK.

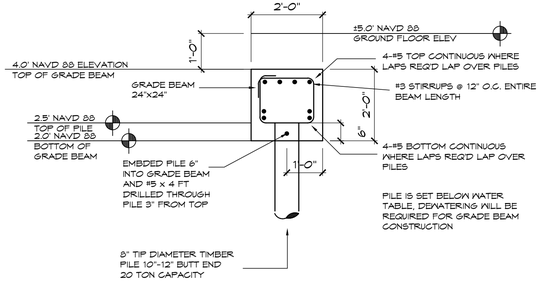
NELSEN BY MORGANCASTLE STUDIO, INC.

LOT: LOT 17 DEV: MEDIERA BEACH COUNTY: PINELLAS
LEGAL: 13222 3RD ST EAST PLAN STATUS: FINALS FOR PERMIT

DESIGNER	DATE	REVISION
GM	11-8-24	FINALS FOR PERMIT

MODEL: CUSTOM
C.A.D. #: CALISTRI

SHEET 7 OF 7



PILES:

WOOD PILES ARE TO BE 8" TIP DIAMETER TREATED PILES IN ACCORDANCE WITH ASTM D25 STANDARD SPECIFICATIONS FOR ROUND TIMBER PILES. ALLOWABLE UNIT STRESSES FOR PILES ARE TO BE AS FOLLOWS:

Fc = COMPRESSION PARRALLEL TO GRAIN = 1200 PSI
Fb = EXTREME FIBER IN BENDING = 2400 PSI
Fv = HORIZONTAL SHEAR = 110 PSI
Fcp= COMPRESSION PERPENDICULAR TO GRAIN = 250 PSI
E = MODULUS OF ELASTICITY = 1,500,000 PSI

PILES ARE TO BE DRIVEN TO PRACTICAL REFUSAL OR UNTIL PILE CAN DEVELOP A MINIMUM CAPACITY OF 20 TONS

PILES ARE TO BE CAPABLE OF RESISTING 2 TON LATERAL LOAD

PILES TO BE LOAD TESTED IF NOT DRIVEN TO REFUSAL

PILE SPLICES ARE TO BE APPROVED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO DRIVING PILES

PILE AND GRADE BEAM PLAN

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

PLEASE REFER TO ORIGINAL REPORT OF SUBSURFACE EXPLORATION FOR SOIL DATA AND PILE RECOMMENDATIONS

NOTES PROVIDED HEREIN ARE PROVIDED FOR REFERENCE RELATED TO THE FOUNDATION/PILE/GRADE BEAM DESIGNED FOR THIS PROJECT. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR GEOTECHINCAL RECOMMENDATIONS OR PRIOR TEST RESULTS.

ENGINEER OF RECORD RECOMMENDS RETAINING ORIGINAL GEOTECHINCAL ENGINEER DURING CONSTRUCTION FOR ALL GEOTECHINCAL RELATED ACTIVITIES.

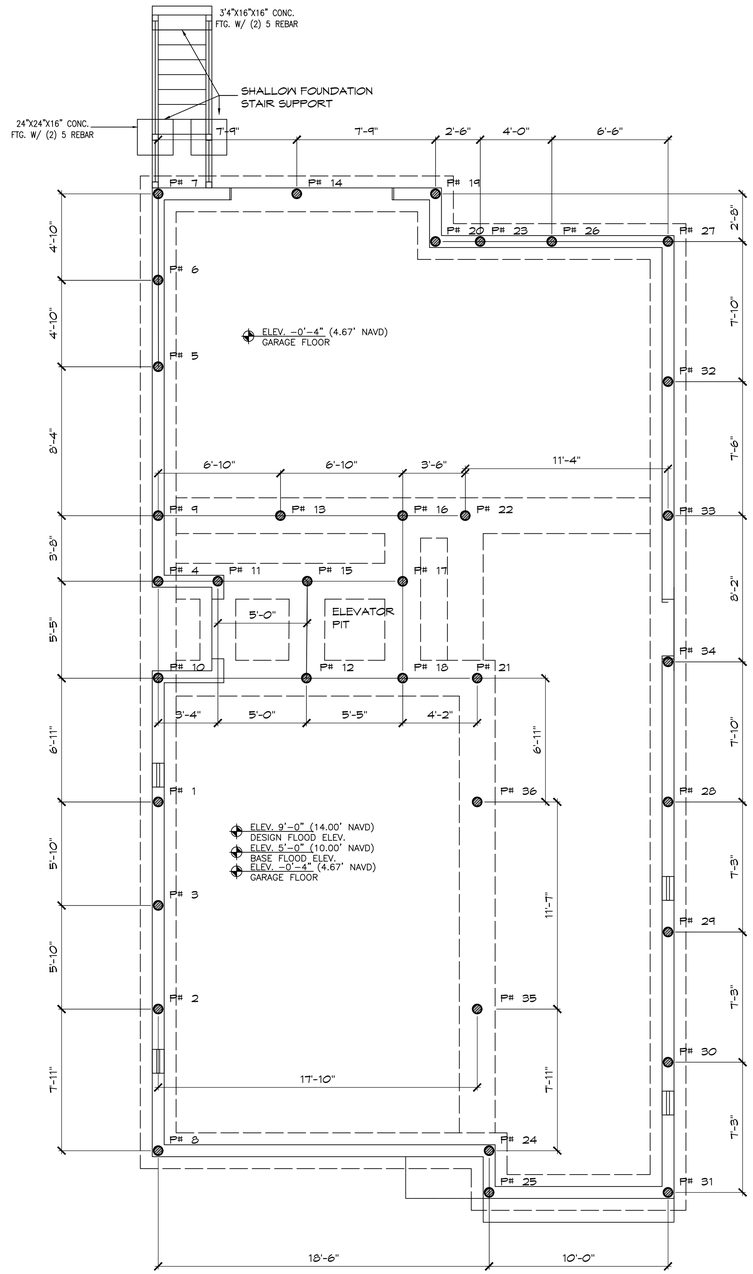
ALL DIMENSIONS TO BE FIELD VERIFIED.

PILE LOCATIONS ARE APPROXIMATE AND CAN BE ADJUSTED IN THE FIELD ±2"

PILES SHALL BE CENTERED ON GRADE BEAM

8" CMU STEMWALL ABOVE GRADE BEAM SHOWN AS REFERENCE

TOP OF GRADE BEAM SHALL BE A MINIMUM 12" BELOW LOWEST EXISTING GRADE



STEVE GORDILLO
LICENSE
No. 50586
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

NOVEMBER 8, 2024

I CERTIFY THAT TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF ALL OF THE STRUCTURAL ELEMENTS AND SYSTEMS HAVE BEEN DESIGNED TO BE IN COMPLIANCE WITH THE 8TH EDITION OF THE 2023 RESIDENTIAL FLORIDA BUILDING CODE FOR BASIC WIND SPEED OF 150 MPH, EXPOSURE "D".

THE DRAWING IS SEALED FOR THE STRUCTURAL PORTIONS ONLY. ALL OTHER ELEMENTS, SYSTEMS AND ASSEMBLIES ARE THE RESPONSIBILITY OF THE BUILDER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY STEVE GORDILLO, PE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

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13222 3RD STREET EAST
MADERIA BEACH, FL

BUILDER

OMAR ABBAS
ABBAS DEVELOPMENT
BUILDING CONTRACTOR
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DESIGNER

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Residential Design Services

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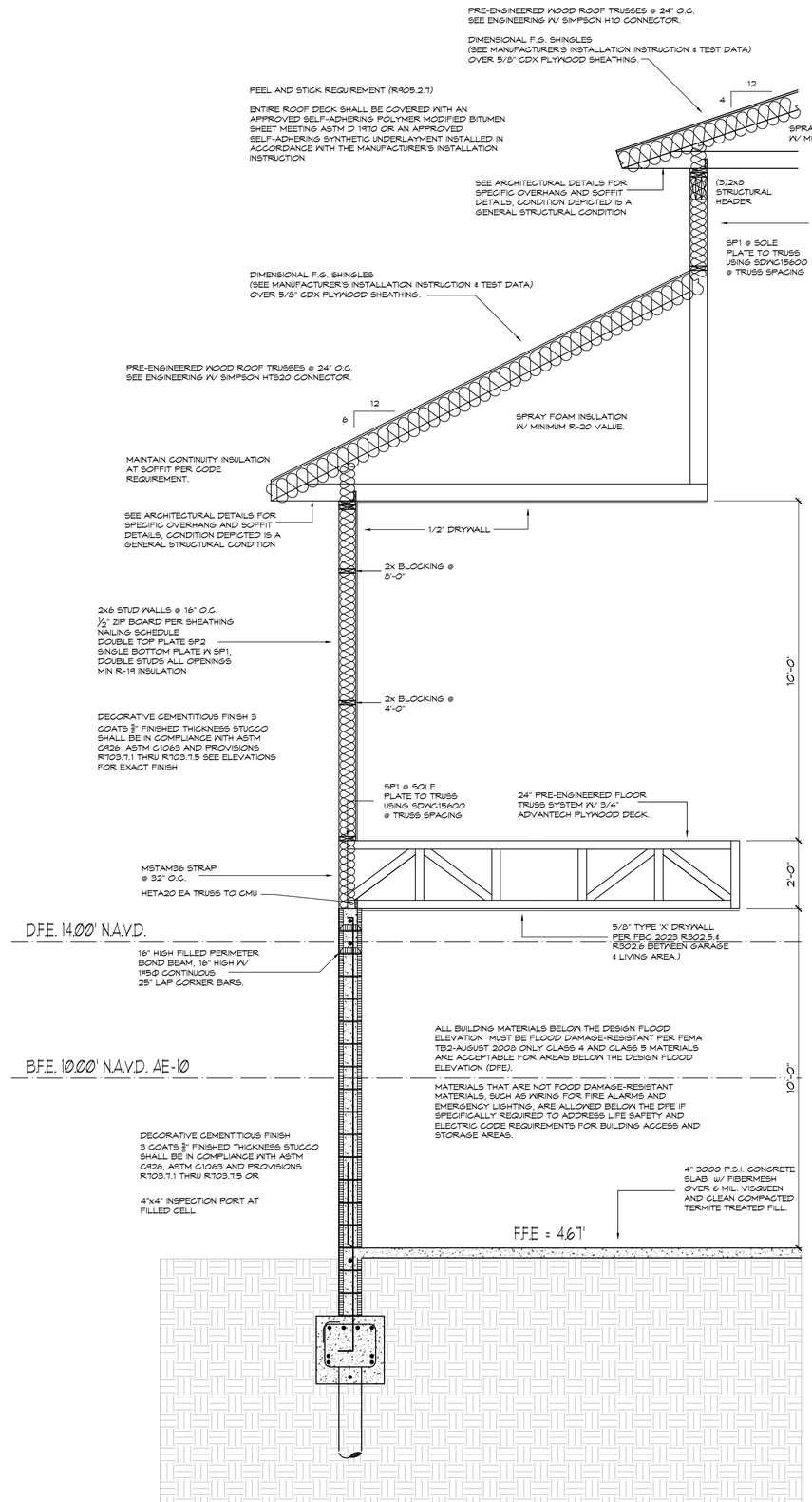
REVISIONS

SET	SHEET
FINAL PERMIT	S-1
DATE	
11-08-2024	



STRUCTURAL WALL SECTION

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

DO NOT USE STRUCTURAL DRAWINGS FOR BUILDING LAYOUT. COORDINATE LOCATIONS OF ALL STRUCTURAL ELEMENTS, INCLUDING COLUMNS, BEAMS, WALLS, SLABS, FOOTERS, CONNECTORS, AND BEARING REQUIREMENTS WITH ARCHITECTURAL DRAWINGS.

IT IS THE BUILDERS RESPONSIBILITY TO RESOLVE ANY CONFLICTS BETWEEN STRUCTURAL CONDITIONS AND ARCHITECTURAL DRAWINGS PRIOR TO LAYOUT AND CONSTRUCTION AND NOTIFY BOTH ENGINEER AND ARCHITECT IN WRITING.

BEARING WALLS
SIMPSON CONNECTOR OPTION

SP1 @ SOLE PLATE
SP2 @ DBL TOP PLATE

SOLE PLATE TO FOUNDATION ANCHOR BOLTS MIN. DIA ⅝" AND 3"x3"x$\frac{5}{16}$" WASHERS BE PROVIDED 6 TO 12 INCHES OF EACH END PLATE. BOLTS SHALL HAVE A MIN. 7" EMBEDMENT AND NOT EXCEED 36" O.C.

PLEASE REVIEW PLANS CAREFULLY PRIOR TO CONSTRUCTION AND COORDINATE WITH FINAL TRUSS DRAWINGS TO DETERMINE FINAL STRUCTURAL LAYOUT.

IT IS THE BUILDERS RESPONSIBILITY TO NOTIFY BOTH ENGINEER AND ARCHITECT OF ANY CONFLICTS OF ANY CONDITIONS.

DO NOT USE STRUCTURAL DRAWINGS FOR BUILDING LAYOUT. COORDINATE LOCATIONS OF ALL STRUCTURAL ELEMENTS, INCLUDING COLUMNS, BEAMS, WALLS, SLABS, FOOTERS, CONNECTORS, AND BEARING REQUIREMENTS WITH ARCHITECTURAL DRAWINGS.

IT IS THE BUILDERS RESPONSIBILITY TO RESOLVE ANY CONFLICTS BETWEEN STRUCTURAL CONDITIONS AND ARCHITECTURAL DRAWINGS PRIOR TO LAYOUT AND CONSTRUCTION AND NOTIFY BOTH ENGINEER AND ARCHITECT IN WRITING PRIOR TO CONSTRUCTION.

ENGINEER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION OF THE BUILDER. IF ANY DETAIL OR SPECIFICATION IS NOT COMPLETELY CLEAR TO THE BUILDER PRIOR TO CONSTRUCTION, NOTIFY THE ENGINEER IN WRITING PRIOR TO CONSTRUCTION

ALL DIMENSIONS TO BE FIELD VERIFIED.

DIMENSIONS FOR WINDOWS ARE "GENERIC" AND USED FOR DESIGN PURPOSES ONLY,

VERIFY ALL WINDOW OPENINGS WITH WINDOW MANUFACTURER FOR EXACT ROUGH OPENING SIZES

ALL GLAZED OPENINGS SHALL BE IMPACT RESISTANT.

ALL PERIMETER WALLS ARE TO BE CONSIDERED SHEAR WALLS EXCEPT AT DOOR AND WINDOW OPENINGS AND WALL LENGTHS LESS THAN 2'-9", NAILING PATTERN AND SPACING AT SHEATHING FOR SHEAR APPLY TO ALL EXTERIOR FRAME WALLS

DUE TO CLARITY NOT ALL REQUIRED FLASHING IS INDICATED ON THE DRAWINGS. FLASHING SHALL BE INSTALLED PER FBC 2020 R703.4. CODE SECTION HAS BEEN PROVIDED BELOW AS REFERENCE ONLY

R703.4 FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR FENESTRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
1.1. THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
1.2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS.
1.4 IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/NDMA 250, FMA/AAMA/
NDMA 300 OR FMA/AAMA/NDMA 400.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

FRAMING NOTES:
1. ALL WOOD FRAMING EXPOSED TO THE EXTERIOR OR IN CONTACT WITH MASONRY OR CONCRETE IS TO BE PRESSURE TREATED (PT)
2. ALL EXTERIOR FASTENERS INCLUDING NAILS, HANGERS, BOLTS ETC. ARE TO BE STAINLESS STEEL (SS) TYPE 316 OR CORROSION RESISTANT
3. ALL INTERIOR FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER INCLUDING NAILS, HANGERS, BOLTS ETC.ARE TO BE HOT DIPPED GALVANIZED (HDG) G185.

SHEATHING NAILING SCHEDULE

WALL SHEATHING 1 / 2" CDX OR 1 / 2" OSB BOARD

8d RING SHANK NAILS
FIRST 36" AND END ZONES (ZONE 5)
INTERIOR 4" C/C
EDGES 3" C/C
FIELD
INTERIOR 6" C/C
EDGES 6" C/C

ROOF SHEATHING 5/8" CDX

10d RING SHANK NAILS
FIRST 36" AND END ZONES (ZONES 2 AND 3)
INTERIOR 3" C/C
EDGES 3" C/C
FIELD
INTERIOR 4" C/C
EDGES 4" C/C

CONNECTOR NOTES:
UNLESS NOTED OTHERWISE

ALL MASONRY TO TRUSS CONNECTIONS SHALL BE HETA20 EMBEDDED STRAP UPLIFT VALUE -1,810

ALL MASONRY TO GIRDER TRUSSES CONNECTION 2PLY & 3 PLY SHALL BE (2) HETA20 EMBEDDED STRAP -1,810

ALL FRAME WALL TO TRUSS CONNECTIONS SHALL BE HTS20 UPLIFT VALUE -1,310

ALL FRAME WALL TO GIRDER TRUSS CONNECTION 2PLY & 3 PLY SHALL BE (2) HTS20 UP TO -2,610 UPLIFT, IF UPLIFT EXCEEDS THIS VALUE ENGINEER WILL PROVIDE CONNECTOR BASED ON FINAL ENGINEERED TRUSS PROFILES

FLOOR GIRDER TRUSSES TO MASONRY WALL SHALL BE A LGUM/HGUM CONNECTOR. FOR HGUM CONNECTOR HEIGHT SHALL MATCH GIRDER DEPTH. PROVIDE CLEARANCE FOR FLANGES TO ALL LEDGERS FOR CORRECT INSTALLATION

2 PLY GIRDER SHALL BE LGUM210-2-SDS ALLOWABLE LOADS -3575/9575
3 PLY GIRDER SHALL BE HGUM5.5-SDS ALLOWABLE LOADS -4105/14,000
4 PLY GIRDER SHALL BE HGUM7.25-SDS ALLOWABLE LOADS -4105/14,000

WHERE GIRDERS OCCUR AT THE END OF WALL CONNECTORS REQUIRE CONCEALED FLANGES AND MUST BE HGUM. 2 PLY GIRDERS WILL REQUIRE CUSTOM SOLUTIONS PROVIDED BY SIMPSON OR USP

CONTRACTOR REQUIRES CLARIFICATION OF ANY ITEM OR COMPONENT THEY SHALL PROVIDE FINAL ENGINEERED TRUSS DRAWINGS AND REQUEST CLARIFICATION IN WRITING FROM EOR

FOLLOW ALL MANUFACTURER INSTALLATION INSTRUCTIONS AND SPECIFICATIONS FOR ALL CONNECTIONS, NO EXCEPTIONS.

BUILDER RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS OF INSTALLING CONNECTORS

UPLIFTS ARE NOT ANTICIPATED TO EXCEED 1,810 FOR TRUSSES AND 4,730 FOR GIRDER TRUSSES, UPON REVIEW OF FINAL TRUSS DRAWINGS PROVIDED BY THE TRUSS COMPANY, IF ANY VALUES EXCEED THESE STATED VALUES, PLEASE NOTIFY ENGINEER IN WRITING PRIOR TO CONSTRUCTION

UPLIFT STRAPS FOR COMMON TRUSSES SHALL BE HTS20 UPLIFT VALUE 1,420 & H10 FOR CUPOLA TRUSSES UPLIFT VALUE 1,040

UPLIFT STRAPS FOR GIRDER TRUSSES SHALL BE
2 PLY GIRDER TRUSS (2) HTS20 STRAPS = 2,840 OR MGT IF UPLIFT EXCEEDS 3,620
3 PLY GIRDER TRUSS MGT = 4,365 OR HGT-3 IF UPLIFT EXCEEDS 4,365

IF UPLIFT VALUES EXCEEDS THESE VALUES PLEASE NOTIFY ENGINEER IN WRITING PRIOR TO CONSTRUCTION

STEVE GORDILLO
LICENSE
No. 50586
STATE OF FLORIDA
PROFESSIONAL ENGINEER

NOVEMBER 8, 2024

I CERTIFY THAT TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF ALL OF THE STRUCTURAL ELEMENTS AND SYSTEMS HAVE BEEN DESIGNED TO BE IN COMPLIANCE WITH THE 8TH EDITION OF THE 2023 RESIDENTIAL FLORIDA BUILDING CODE FOR BASIC WIND SPEED OF 150 MPH, EXPOSURE "D".

THE DRAWING IS SEALED FOR THE STRUCTURAL PORTIONS ONLY. ALL OTHER ELEMENTS, SYSTEMS AND ASSEMBLIES ARE THE RESPONSIBILITY OF THE BUILDER

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REVISIONS

SET	SHEET
FINAL PERMIT	S-2
DATE 11-08-2024	

GENERAL NOTES AND SPECIFICATIONS

CODES

- 2023 FLORIDA BUILDING CODE, RESIDENTIAL 8TH EDITION.
- AMERICAN CONCRETE INSTITUTE OF STRUCTURAL CONCRETE (ACI 318).
- AMERICAN CONCRETE INSTITUTE OF MASONRY STRUCTURES (TMS 402/ACI 530/ASCE 5)
- THE MASONRY SOCIETY DIRECT DESIGN HANDBOOK FOR MASONRY STRUCTURES (TMS 403)
- AMERICAN SOCIETY OF CIVIL ENGINEERS MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES (ASCE-7-22)
- SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS LATEST ED.
- DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES BY THE TRUSS PLATE INSTITUTE (TPI) LATEST DESIGN
- NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) LATEST EDITION.
- AMERICAN PLYWOOD ASSOCIATION DESIGN CONSTRUCTION GUIDE (APA) LATEST EDITION.

IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL DRAWINGS BEFORE CONSTRUCTION BEGINS. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THIS PROJECT ONLY. ANY DISCREPANCY BETWEEN FIELD CONDITIONS, OTHER DESIGN PROFESSIONALS' SHOP DRAWINGS, CONTRACTORS' BUILDING METHODS, AND THESE SIGNED AND SEALED DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
ENGINEER ASSUMES NO RESPONSIBILITIES FOR ANY EXISTING CONDITIONS (U.N.O.)

DESIGN CRITERIA

ROOF LOADS

ROOF LIVE LOADS - 20 PSF
ROOF DEAD LOAD (SHINGLE ROOF) - 20 PSF
ROOF DEAD LOAD (TILE ROOF) - 25 PSF

ADDITIONAL ATTIC STORAGE LIVE LOAD - 10 PSF
ATTIC SPACE SHALL BE DESIGNED AS UNINHABITABLE

FLOOR LOADS

LIVING AREA LIVE LOADS - 40 PSF
LIVING AREA DEAD LOADS - 15 PSF (CARPET OR WOOD)
LIVING AREA DEAD LOADS - 20 PSF (TILE)
GUARDS AND HANDRAILS - 200 *
GUARD IN-FILL COMPONENTS - 50**

* SINGLE CONCENTRATED LOAD APPLIED AT ANY DIRECTION ALONG THE TOP
** GUARD IN FILL (EXCEPT HANDRAIL) BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED LOAD OF 50 PSF. LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT

BALCONY LOADS

BALCONY LIVE LOAD - 60 PSF
BALCONY DEAD LOAD - 20 PSF (CONTACT ENGINEER FOR ANY FLOORING THAT EXCEEDS THIS LOAD

FOUNDATION DESIGN (SHALLOW FOUNDATIONS)

ALL FOUNDATIONS ARE CENTERED UNDER SUPPORTED COLUMNS AND WALLS

ALL EXTERIOR WALLS SHALL SUPPORTED BY CONCRETE FOOTERS AS PER FBC 403.1. SEE TYPICAL WALL SECTION FOR DETAILS.

FOOTINGS SHALL BE LEVEL OR SHALL BE STEPPED SO THAT BOTH TOP AND BOTTOM OF SUCH FOOTINGS ARE LEVEL. THE BOTTOM OF ALL FOOTINGS, EXCEPT MONOLITHIC SLAB-ON-GRADE INTERIOR FOOTINGS, SHALL BE A MINIMUM OF 12 INCHES (305 MM) BELOW FINISHED GROUND LINE.

FOUNDATION STEMWALLS SHALL BE AS THICK AS OR THICKER THAN THE WALL SUPPORTED ABOVE, BUT IN NO CASE LESS THAN 8 INCHES (203 MM) THICK FOR MASONRY.

SOIL DESIGN CRITERIA

MINIMUM ALLOWABLE SOIL PRESSURE 2000 PSF.

IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY SOIL CONDITIONS AND REQUIRED COMPACTION.

ENGINEER STRONGLY RECOMMENDS A REGISTERED GEOTECHINCAL ENGINEER SHALL VERIFY ACTUAL CONDITIONS PRIOR TO PLACEMENT OF THE FOOTING. IF THE FOUNDATION IS ON PREPARED FILL THE REGISTERED GEOTECHNICAL ENGINEER SHALL VERIFY THE SUITABILITY OF FILL FOR USE AND DETERMINE THE BEARING CAPACITY. ENGINEER IS NOT RESPONSIBLE FOR EXISTING SOIL CONDITIONS AND HAS BASED THE FOUNDATION DESIGN ON A MINIMUM SOIL BEARING CAPACITY OF 2,000 PSF

PRESUMPTIVE CAPACITIES

THE ALLOWABLE BEARING CAPACITIES FOR SOILS CONSISTING OF UNDISTURBED SAND, OR SAND AND ROCK, MAY BE TAKEN AS A MAXIMUM OF 2000 PSF UNLESS A HIGHER VALUE IS SUBSTANTIATED BY RECOGNIZED TEST, ANALYSIS OR PROCEDURE. THIS VALUE IS CONSIDERED SAFE WITH RESPECT TO ACTUAL FAILURE OF THE SUPPORTING GROUND, BUT DOES NOT NECESSARILY ENSURE THE PREVENTION OF EXCESSIVE FOUNDATION MOVEMENTS.

REPLACEMENT OF DEFECTIVE SOIL

SOIL UNDER THE FOOTINGS CONTAMINATED WITH ORGANIC MATERIALS OR TRASH MUST BE REPLACED WITH CLEAN FILL AS BELOW IF THERE IS ANY EVIDENCE THAT THE SOILS ARE NOT UNDISTURBED SAND OR SAND AND ROCK, THE ENGINEER MUST BE NOTIFIED.

FILL TO SUPPORT FOUNDATIONS

A FILLED SUBGRADE LAID IN 6 INCH LIFTS, SHALL BE THOROUGHLY COMPACTED BY APPROVED METHODS. ALL FILL PLACED UNDER FOUNDATIONS SHALL BE CLEAN SAND OR ROCK, FREE OF DEBRIS AND OTHER DELETERIOUS MATERIALS. VOIDS AROUND ROCKS SHALL BE CAREFULLY FILLED AND PROPERLY COMPACTED.

THE FILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY FOR ALL LAYERS, AS VERIFIED BY ASTM D1557 FIELD DENSITY TESTS.

TERMITE PROTECTION

SECTION R318
PROTECTION AGAINST TERMITES
R318.1 TERMITE PROTECTION. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, "REGISTERED TERMITICIDE." UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

R318.1.1 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, THE INITIAL CHEMICAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE.
R318.1.2 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SOIL AREA DISTURBED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.
R318.1.3 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SPACE IN CONCRETE FLOORS BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRAPS, DRAINS OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTIC OR METAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT.
R318.1.4 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 6 MIL VAPOR RETARDER TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. ANY WORK, INCLUDING PLACEMENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT UNTIL THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATING OR DISTURBING TREATED SOIL.
R318.1.5 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CONCRETE OVERPOUR OR MORTAR ACCUMULATED ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOIL TREATMENT, TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.
R318.1.6 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICAL SOIL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1 FOOT OF THE PRIMARY STRUCTURE SIDEWALLS. ALSO, A VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION IS COMPLETED, INCLUDING INITIAL LANDSCAPING AND IRRIGATION/SPRINKLER INSTALLATION. ANY SOIL DISTURBED AFTER THE CHEMICAL VERTICAL BARRIER IS APPLIED SHALL BE PROMPTLY RETREATED.
R318.1.7 IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A BAIT SYSTEM IS USED FOR SUBTERRANEAN TERMITE PREVENTION,
SECTIONS R318.1.1 THROUGH R318.1.6 DO NOT APPLY; HOWEVER, A SIGNED CONTRACT ASSURING THE INSTALLATION, MAINTENANCE AND MONITORING OF THE BAITING SYSTEM THAT IS IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 482, FLORIDA STATUTES SHALL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO THE POURING OF THE SLAB, AND THE SYSTEM MUST BE INSTALLED PRIOR TO FINAL BUILDING APPROVAL. IF THE BAITING SYSTEM DIRECTIONS FOR USE REQUIRE A MONITORING PHASE PRIOR TO INSTALLATION OF THE PESTICIDE ACTIVE INGREDIENT, THE INSTALLATION OF THE MONITORING PHASE COMPONENTS SHALL BE DEEMED TO CONSTITUTE INSTALLATION OF THE SYSTEM.
R318.1.8 IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A WOOD TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SECTIONS R318.1.1 THROUGH R318.1.6 DO NOT APPLY. APPLICATION OF THE WOOD TREATMENT TERMITICIDE SHALL BE AS REQUIRED BY LABEL DIRECTIONS FOR USE, AND MUST BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

MASONRY NOTES

MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530/ASCE 6/TMS 602)". PUBLISHED BY THE MASONRY SOCIETY, BOULDER, COLORADO. THE AMERICAN CONCRETE INSTITUTE, FARMINGTON HILLS, MICHIGAN: AND THE AMERICAN SOCIETY OF CIVIL ENGINEERS RESTON, VIRGINIA: EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
TESTING OF FIELD MATERIALS FOR QUALITY CONTROL IS NOT REQUIRED BY ENGINEER FOR THIS PROJECT.
COMPRESSIVE STRENGTH REQUIREMENT IS f'm=1500 PSI.
DETERMINATION OF COMPRESSIVE STRENGTH IS THE ALLOWABLE STRESS METHOD. UNIT STRENGTH METHOD IS NOT APPLICABLE. QUALITY STRENGTH METHOD IS NOT APPLICABLE. GROUT SHALL COMPLY WITH ASTM C476. GROUT SHALL BE 3000 PSI U.N.O. AND HAVE A SLUMP RANGE OF 8"-11".
MORTAR MATERIALS SHALL BE TYPE M OR S GRAY MORTAR.
MASONRY UNIT MATERIALS SHALL BE 1900 PSI MIN. CONCRETE MASONRY UNIT.
REINFORCEMENT, PRE-STRESSED TENDONS AND METAL ACCESSORIES SHALL BE 60 KSI REBAR (MIN.). WELDED WIRE FABRIC TO BE INSTALLED AS SPECIFIED ON PLAN SET. STAINLESS STEEL IS NOT APPLICABLE. COATING FOR CORROSION PROTECTION IS NOT APPLICABLE. CORROSION PROTECTION FOR TENDONS IS NOT APPLICABLE.
PRE-STRESSING ANCHORAGE, COUPLERS AND END BLOCKS ARE NOT APPLICABLE.
JOINT FILLERS ARE NOT APPLICABLE.
LINTELS TO BE BY CAST-CRETE UNLESS OTHERWISE NOTED.

CONCRETE FOOTERS & GRADE BEAMS - 3000 PSI MIN
CAST CRETE LINTELS - 3000 PSI MIN
GROUTED MASONRY - 3000 PSI MIN
CIP BEAMS - 4000 PSI MIN

REQUIRED SAFETY GLAZING IN HAZARDOUS LOCATIONS

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:
1. GLAZING IN SWINGING DOORS AND FIXED GLASS GLASS AND SLIDING GLASS DOORS (PANELS) DOOR ASSEMBLIES.
2. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 2 AND 3 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   - 4.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9.0 (.84 M SQ.).
   - 4.2. BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
   - 4.3. TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
   - 4.4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PANE OF GLAZING.
5. ALL GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE INCLUDING STRUCTURAL BALUSTER PANELS AND NON-STRUCTURAL IN-FILL PANELS.
6. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EDGE OF THE GLAZING IS (1) LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE ON THE POOL SIDE. AND (2) WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE WALKING SURFACE ON THE POOL SIDE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING. GLAZING ADJACENT TO THE BOTTOM STAIR LANDING.
7. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE LANDING AND WITHIN A 60-INCH (1524 MM) HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

AIR HANDLER GENERAL NOTES

R403.3.6 AIR-HANDLING UNITS AIR-HANDLING UNITS SHALL NOT BE INSTALLED IN THE ATTIC WHEN A HOME IS BROUGHT INTO CODE COMPLIANCE BY SECTION R402. AIR-HANDLING UNITS SHALL BE ALLOWED IN ATTICS FOR COMPLIANCE BY SECTION R405 ONLY IF THE FOLLOWING CONDITIONS ARE MET:
1. THE SERVICE PANEL OF THE EQUIPMENT IS LOCATED WITHIN 6 FEET (1829 MM) OF AN ATTIC ACCESS.
2. A DEVICE IS INSTALLED TO ALERT THE OWNER OR SHUT DOWN THE UNIT WHEN THE CONDENSATION DRAIN IS NOT WORKING PROPERLY.
3. THE ATTIC ACCESS OPENING IS OF SUFFICIENT SIZE TO REPLACE THE AIR HANDLER.
4. A NOTICE IS POSTED ON THE ELECTRIC SERVICE PANEL INDICATING TO THE HOMEOWNER THAT THE AIR HANDLER IS LOCATED IN THE ATTIC. SAID NOTICE SHALL BE IN ALL CAPITALS, IN 16-POINT TYPE, WITH THE TITLE AND FIRST PARAGRAPH IN BOLD: NOTICE TO HOMEOWNER A PART OF YOUR AIR-CONDITIONING SYSTEM, THE AIR HANDLER, IS LOCATED IN THE ATTIC. FOR PROPER, EFFICIENT AND ECONOMIC OPERATION OF THE AIR CONDITIONING SYSTEM, YOU MUST ENSURE THAT REGULAR MAINTENANCE IS PERFORMED. YOUR AIR-CONDITIONING SYSTEM IS EQUIPPED WITH ONE OR BOTH OF THE FOLLOWING: (1) A DEVICE THAT WILL ALERT YOU WHEN THE CONDENSATION DRAIN IS NOT WORKING PROPERLY OR (2) A DEVICE THAT WILL SHUT DOWN THE SYSTEM WHEN THE CONDENSATION DRAIN IS NOT WORKING. TO LIMIT POTENTIAL DAMAGE TO YOUR HOME, AND TO AVOID DISRUPTION OF SERVICE, IT IS RECOMMENDED THAT YOU ENSURE PROPER WORKING ORDER OF THESE DEVICES BEFORE EACH SEASON OF PEAK OPERATION.

SPECIFICATIONS FOR LANDINGS AND STAIR CONSTRUCTION

STRINGERS:
- • ALL STRINGERS TO BE (2) 2x12 NO. 2 S.Y.P.
- • ALL STRINGERS TO ATTACH TO LANDINGS AND UPPER FLOOR LEVELS WITH SIMPSON LSC HANGER.
- • STRINGERS RUNNING PARALLEL TO AND SUPPORTED BY A WALL SHALL BE ATTACHED: AT MASONRY WITH 1/4" DIA x 3" TAPCONS AT 8" O.C. STAGGERED ALONG THE LENGTH OF OF THE STRINGER (USE PT AT MAS/CONC.). AT WOOD WITH (4) Ø.131 x 3-1/2" NAILS AT EACH STUD MIN. 16" O.C. IF STRINGERS ARE SUPPORTED IN THIS WAY, LSU HANGERS ARE NOT REQUIRED AT THE ENDS.
- • ALL STRINGERS SPRINGING FROM A FLAT SURFACE SHALL TERMINATE AT 2x4 FOOT (TO BE PT AT CONC.) ATTACH FOOT TO FLOOR: AT CONC. WITH 1/4" DIA x 3" TAPCONS AT 12" O.C. AT WOOD ATTACH Ø.131 x 3-1/2" NAILS AT 8" O.C. TO TRUSS/JOIST OR BLOCKING BELOW. ATTACH STRINGER TO FOOT WITH (2) Ø.131 x 3-1/2" TOENAILS EA. LANDINGS SHALL BE BUILT AS FOLLOWS: • JOIST TO BE 2x8 NO2 S.Y.P. MIN 16" O.C.
- • IF LANDING INCLUDES STRINGER SUPPORT IN A BEAM CONFIGURATION, BEAM SHALL BE (2) 2x12 NO2 S.Y.P. WITH (2) 2x4 SUPPORT AT EACH END. • IF LANDING IS SUPPORTED BY A KNEE WALL, PROVIDE A 2x8 END JOIST WITH (3) Ø.131 x 3-1/2" R.S. END NAILS AT EACH LANDING JOIST, AND (2) Ø.131 x 3-1/2" TOE NAILS FROM EACH JOIST TO KNEE WALL TOP PLATE.

LEDGERS TO BE 2x8 WITH:
- • (4) Ø.131 x 3-1/2" NAILS AT EACH PASSING STUD AT WOOD ATTACHMENT 16" O.C. MAX.
- • 1/4" x 3" TAPCONS AT 8" O.C. STAGGERED AT MASONRY/CONCRETE ATTACHMENT.
- • ATTACH JOIST TO LEDGERS OR BEAMS WITH SIMPSON LUS26 HANGERS OR EQUAL. THE SPECIFICATION LISTED ABOVE OR MINIMUM SPECS. SUBSTITUTIONS OF EQUAL OR BETTER CAPACITY ARE ACCEPTABLE.
- • GUARDRAILS AND HANDRAILS ARE BY OTHERS, INCLUDING THEIR ATTACHMENTS. ALL RAIL SYSTEMS MUST MEET OR EXCEED THE REQUIREMENTS OF FBC TABLE R301.5 AND SECTION R312.

FLASHING REQUIREMENTS

FLASHING REQUIREMENTS DUE TO CLARITY NOT ALL REQUIRED FLASHING IS INDICATED ON THE DRAWINGS. FLASHING SHALL BE INSTALLED PER FBC 2023 R703.4. CODE SECTION HAS BEEN PROVIDED BELOW AS REFERENCE ONLY R703.4 FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR FENESTRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION, ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
   - 1.1. THE FENESTRATION MANUFACTURER 'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER 'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER 'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
   - 1.2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
   - 1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS.
   - 1.4. IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/ WDMA 300 OR FMA/AAMA/WDMA 400.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

WALL COVERING NOTES

R703.6.1 LATH. ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 11/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 7/8-INCHLONG (22.2 MM), 16 GAGE STAPLES, SPACED AT NO MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED.

R703.6.2 PLASTER. PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING.

IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1).

R703.6.2.1 WEEP SCREEDS. A MINIMUM 0.019-INCH (0.5 (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 31/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

R703.6.3 WATER-RESISTIVE BARRIERS. WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.8) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.

EXCEPTION: WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60-MINUTE GRADE D PAPER AND IS SEPARATED FROM THE STUCCO BY AN INTERVENING, SUBSTANTIALLY NONWATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.

FRAMING NOTES

MINIMUM OF 3-PLY 2x STUD S.Y.P. COLUMNS TO BE INSTALLED AT BEAM OR GIRDER TRUSS BEARING LOCATIONS U.N.O.

MINIMUM OF 3-PLY 2x STUD S.Y.P. COLUMNS TO BE INSTALLED AT BEAM OR GIRDER TRUSS BEARING LOCATIONS U.N.O.

ALL TRUSS BRACING LUMBER SHALL BE S.Y.P. NO2 OR BETTER.

INTERIOR LOAD BEARING (IF APPLICABLE) WALL STUDS SPACED AT 16" O.C. AND SHALL BE S.Y.P. NO2 OR BETTER.

TYPICAL AT ALL LOAD BEARING S.Y.P. COMPONENTS, NO.1 GRADE SHALL BE USED FOR 2x4, FOR 2x DEPTHS GREATER THAN 2x4, NO2 GRADE OR BETTER MAY BE USED. ALL 4x MATERIAL MAY BE NO2 GRADE U.N.O.

INTERIOR NON-LOAD BEARING WALLS SHALL BE UTILITY GRADE OR BETTER

INSTALL BLOCKING IN ALL WALL STUDS OVER 8'-0" AT MID-HEIGHT, AND SHEATHING JOINT.

BRACE GABLE END WALLS AT 4'-0" O.C. AS SHOWN IN DRAWINGS.

ALL LOAD BEARING WALLS SHALL HAVE S.Y.P. DOUBLE TOP PLATES AND SHALL BE FASTENED PER P/S5. BOTTOM PLATES SHALL BE S.Y.P. (PT AT CONC.) .

INTERIOR BEARING COLUMNS TO HAVE S.Y.P. TOP PLATE.

COLUMNS WITH REACTION LOADS OVER 5000# TO BE CONTINUOUS THRU TOP PLATE TO GIRDER.
ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED OR NATURAL DURABLE WOOD.

PRESSURE TREATED LUMBER SHALL BE IMPREGNATED WITH CCA SALT TREATMENT IN ACCORDANCE WITH F.S. 11-W-571 AND BARE THE AMERICAN WOOD PRESERVES INSTITUTE EQUALITY MARK LP-2.

ALL SHEATHING TO BE SPAN RATED FOR APPROPRIATE APPLICATION.
ALL ROOF SHEATHING ATTACHMENT, CLIPS (MAX. 24" O.C.) REFER TO PLANS FOR SHEATHING THICKNESS, ATTACHMENT, NAILING SCHEDULE.

ALL NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS. ALL NAILS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.

ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONG TIE CO., USP OR EQUIVALENT. SUBMIT CUT SHEETS FOR ALL CONNECTION HARDWARE TO ENGINEER FOR APPROVAL. ALL NAIL HOLES SHALL BE FILLED OR AS RECOMMENDED BY THE MANUFACTURER.

BRACING: TEMPORARY BRACING OF THE ROOF SYSTEM SHALL BE INSTALLED PER BCSI RECOMMENDATIONS AND SHALL BE UTILIZED AS THE PERMANENT BRACING FOR THE ROOF SYSTEM.

ALL WOOD FRAMING SHALL BE IN COMPLIANCE WITH THE LATEST NDS EDITION FOR WOOD CONSTRUCTION.

WOOD DESIGN CRITERIA

WOOD FRAMING MEMBERS SHALL BE #2 SOUTHERN YELLOW PINE (U.N.O.) WITH AN ALLOWABLE BENDING STRESS (Fb) = 1,000 PSI AND A MODULUS OF ELASTICITY = 1,400,000 PSI (DOES NOT INCLUDE INTERIOR NON LOAD BEARING STUD WALLS)

DESIGN, FABRICATE AND ERECT WOOD TRUSSES IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES BY THE TRUSS PLATE INSTITUTE.

ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE SHALL BE PRESSURE TREATED

UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES

GENERAL TRUSS ENGINEERING NOTES

R502.1.10.1 ¾IRC 502.11.1⅛ DESIGN. WOOD TRUSSES
SHALL BE DESIGNED IN ACCORDANCE WITH APPROVED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL PLATE CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI 1. THE TRUSS DESIGN DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL WHERE REQUIRED BY FLORIDA STATUTES.

R502.1.10.2 ¾IRC 502.11.2⅛ BRACING. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR THE BUILDING AND ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TPI/WTCA BCSI.

R502.1.10.3 ¾IRC 502.11.3⅛ ALTERATIONS TO TRUSSES.
TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOAD (E.G., HVAC EQUIPMENT, WATER HEATER, ETC.), THAT EXCEED THE DESIGN LOAD FOR THE TRUSS, SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING THE ADDITIONAL LOADING.

R502.1.10.4 ¾IRC 502.11.4⅛ TRUSS DESIGN DRAWINGS.
TRUSS DESIGN DRAWINGS, PREPARED IN COMPLIANCE WITH SECTION R502.1.10.1, SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION. TRUSS DESIGN DRAWINGS SHALL BE PROVIDED WITH THE SHIPMENT OF TRUSSES DELIVERED TO THE JOB SITE. TRUSS DESIGN DRAWINGS SHALL INCLUDE, AT A MINIMUM, THE INFORMATION SPECIFIED BELOW:

1. SLOPE OR DEPTH, SPAN AND SPACING.
2. LOCATION OF ALL JOINTS.
3. REQUIRED BEARING WIDTHS.
4. DESIGN LOADS AS APPLICABLE:
4.1. TOP CHORD LIVE LOAD;
4.2. TOP CHORD DEAD LOAD;
4.3. BOTTOM CHORD LIVE LOAD;
4.4. BOTTOM CHORD DEAD LOAD;
4.5. CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION; AND
4.6. CONTROLLING WIND AND EARTHQUAKE LOADS.
5. ADJUSTMENTS TO LUMBER AND JOINT CONNECTOR DESIGN VALUES FOR CONDITIONS OF USE.
6. EACH REACTION FORCE AND DIRECTION.
7. JOINT CONNECTOR TYPE AND DESCRIPTION, E.G., SIZE, THICKNESS OR GAUGE, AND THE DIMENSIONED LOCATION OF EACH JOINT CONNECTOR EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFACE.
8. LUMBER SIZE, SPECIES AND GRADE FOR EACH MEMBER.
9. CONNECTION REQUIREMENTS FOR:
9.1. TRUSS-TO-GIRDER-TRUSS;
9.2. TRUSS PLY-TO-PLY; AND
9.3. FIELD SPLICES.
10. CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DESCRIPTION FOR LIVE AND TOTAL LOAD.
11. MAXIMUM AXIAL COMPRESSION FORCES IN THE TRUSS MEMBERS TO ENABLE THE BUILDING DESIGNER TO DESIGN THE SIZE, CONNECTIONS AND ANCHORAGE OF THE PERMANENT CONTINUOUS LATERAL BRACING. FORCES SHALL BE SHOWN ON THE TRUSS DRAWING OR ON SUPPLEMENTAL DOCUMENTS.
12. REQUIRED PERMANENT TRUSS MEMBER BRACING LOCATION.

TRUSS DESIGN DRAWINGS, PREPARED IN CONFORMANCE TO SECTION R802.1.7.1, SHALL BE PROVIDED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION. TRUSS DESIGN DRAWINGS SHALL INCLUDE, AT A MINIMUM, THE INFORMATION SPECIFIED BELOW. TRUSS DESIGN DRAWINGS SHALL BE PROVIDED WITH THE SHIPMENT OF TRUSSES DELIVERED TO THE JOBSITE.
1. ULTIMATE DESIGN WIND SPEED, VULT, AND EXPOSURE CATEGORY.
2. SLOPE OR DEPTH, SPAN AND SPACING.
3. LOCATION OF ALL JOINTS.
4. REQUIRED BEARING WIDTHS.
5. DESIGN LOADS AS APPLICABLE. 5.1. TOP CHORD LIVE LOAD (AS DETERMINED FROM SECTION R301.6). 5.2. TOP CHORD DEAD LOAD. 5.3. BOTTOM CHORD LIVE LOAD. 5.4. BOTTOM CHORD DEAD LOAD. 5.5. CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION. 5.6. CONTROLLING WIND AND EARTHQUAKE LOADS.
6. ADJUSTMENTS TO LUMBER AND JOINT CONNECTOR DESIGN VALUES FOR CONDITIONS OF USE.
7. EACH REACTION FORCE AND DIRECTION.
8. JOINT CONNECTOR TYPE AND DESCRIPTION (E.G., SIZE, THICKNESS OR GAGE) AND THE DIMENSIONED LOCATION OF EACH JOINT CONNECTOR EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFACE.
9. LUMBER SIZE, SPECIES AND GRADE FOR EACH MEMBER.
10. CONNECTION REQUIREMENTS FOR: 10.1. TRUSS TO GIRDER-TRUSS. 10.2. TRUSS PLY TO PLY. 10.3. FIELD SPLICES.
11. CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DESCRIPTION FOR LIVE AND TOTAL LOAD.
12. MAXIMUM AXIAL COMPRESSION FORCES IN THE TRUSS MEMBERS TO ENABLE THE BUILDING DESIGNER TO DESIGN THE SIZE, CONNECTIONS AND ANCHORAGE OF THE PERMANENT CONTINUOUS LATERAL BRACING. FORCES SHALL BE SHOWN ON THE TRUSS DESIGN DRAWING OR ON SUPPLEMENTAL DOCUMENTS.
13. REQUIRED PERMANENT TRUSS MEMBER BRACING LOCATION

PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER (DELEGATED ENGINEER) AND FABRICATED IN ACCORDANCE WITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION OF THE TRUSS PLATE INSTITUTE (TPI). THE TRUSS SYSTEM DESIGNER (DELEGATED ENGINEER) SHALL PREPARE THE TRUSS SYSTEM SHOP DRAWINGS. SUCH SHOP DRAWINGS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL. THE SHOP DRAWINGS SHALL MEET THE FOLLOWING REQUIREMENTS:

1. ALL SHOP DRAWINGS SHALL BE IN CONFORMITY WITH THE ARCHITECT OR ENGINEER OF RECORD FRAMING PLANS UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE ARCHITECT OR ENGINEER OF RECORD. IF REFRAMING IS APPROVED, THE ARCHITECT OR ENGINEER OF RECORD SHALL RESUBMIT REVISED FRAMING PLANS TO THE BUILDING OFFICIAL AFTER RECEIVING UPDATED PLANS FROM THE DELEGATED ENGINEER SHOWING ALL ADJUSTMENTS NECESSARY TO SAFELY TRANSMIT ALL APPLIED LOADS TO THE FOUNDATION.

2. PERMANENT BRACING OF INDIVIDUAL TRUSS MEMBERS MAY BE REQUIRED ON CERTAIN MEMBERS OF THE TRUSSES TO PREVENT THE MEMBERS FROM BUCKLING IN THE PLANE NORMAL TO THE TRUSSES (BUCKLING IN THE NARROW DIRECTION). THIS BRACING SHALL BE DESIGNED FOR BOTH UPWARD AND DOWNWARD LOADS AND SHALL BE SHOWN ON THE INDIVIDUAL TRUSS DRAWINGS (TRUSS ENGINEERING USUALLY SHOWN ON 81/2-INCH BY 11-INCH (216 MM BY 279 MM) SHEETS ("A" SIZE DRAWINGS). THE DESIGN OF THIS BRACING SHALL BE THE RESPONSIBILITY OF THE DELEGATED ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THIS BRACING IS PROPERLY INSTALLED. THIS BRACING MAY BE IN THE FORM OF (BUT NOT LIMITED) TO "T" BRACING OF AN INDIVIDUAL MEMBER, OR LATERAL BRACING OF A SERIES OF MEMBERS COMMON TO A NUMBER OF TRUSSES. WHERE LATERAL BRACING IS USED, THIS BRACING SHALL BE RESTRAINED AGAINST LATERAL MOVEMENT, IN ACCORDANCE WITH DETAILS PROVIDED BY THE DELEGATED ENGINEER. ALL DETAILS AND SECTIONS REQUIRED TO SHOW THE SIZE AND CONNECTIONS OF ALL SECONDARY MEMBERS WILL BE SUPPLIED ON THE DELEGATED ENGINEERING PLANS AND SHALL SHOW ALL FRAMING, CONNECTIONS AND BRACING ON ONE OR MORE PRIMARY PLANS OF MINIMUM SIZE 24 INCHES BY 36 INCHES.

3. A SIZE 8 1/2-INCHES BY 11-INCHES CUT SHEETS SHOWING INDIVIDUAL MEMBER DESIGN SHALL ALSO BE FURNISHED TO THE ENGINEER OF RECORD.

4. THE SIZE AND LOCATION OF ALL PLATES AT EACH JOINT SHALL BE SHOWN ON THE TRUSS DESIGN DRAWINGS.

5. THE CONNECTION BETWEEN TRUSSES SHALL BE DETAILED IN THE SHOP DRAWINGS.

6. TRUSS DESIGN DRAWINGS SHALL INDICATE THE SUPPORT AND MINIMUM BEARING OF THE ROOF STRUCTURAL SYSTEM, THE PERMANENT CROSS/LATERAL BRACING, BRACING TO TRANSFER MEMBER BUCKLING FORCES TO THE STRUCTURE AND ALL BRACING AND ANCHORAGE REQUIRED TO RESIST UPLIFT AND LATERAL FORCES.

7. FLAT AND FLOOR TRUSSES MUST BE CLEARLY MARKED SO THAT THEY WILL BE INSTALLED RIGHT SIDE UP. THESE MARKS MUST REMAIN AFTER THE FLOORING, SHEATHING AND INSULATION HAVE BEEN INSTALLED.

THE INTENT OF THE ABOVE REQUIREMENTS IS TO PROVIDE ALL INFORMATION ON FRAMING, CONNECTIONS AND BRACING ON ONE COMPOSITE SET OF PLANS APPROVED BY THE ARCHITECT OR ENGINEER OF RECORD TO AID IN THE REVIEW, APPROVAL AND FIELD INSPECTIONS FOR THE PORTION OF THE PROPERTY.

BUILDER TO PROVIDE G3XDESIGN FINAL ENGINEERED TRUSS DRAWINGS SEAL BY TRUSS ENGINEER PRIOR TO CONSTRUCTION. FOUNDATION AND VERTICAL STRUCTURAL SUPPORTS MAY CHANGE AS A RESULT OF FINAL TRUSS ENGINEERING PROVIDED. REVISIONS SHALL BE COMMUNICATED IN WRITING	GXDESIGN, LLC RESERVES THE RIGHT TO MAKE SUBSTITUTIONS TO ANY CONNECTOR SPECIFIED AFTER SUBMITTAL OF FINAL SIGNED AND SEALED TRUSS DRAWINGS HAVE BEEN PROVIDED FOR REVIEW. BUILDER SHALL COORDINATE WITH G3XDESIGN, LLC PRIOR TO CONSTRUCTION FINAL APPROVED TRUSS DRAWINGS MAY REQUIRE ADDITIONAL FOUNDATION SUPPORTS, COLUMNS, AND BEAMS NOT SHOWN ON PERMIT PLANS. BUILDER IS RESPONSIBLE FOR ANY REVISIONS PRIOR TO FINAL TRUSS APPROVAL

DO NOT SCALE DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT THAT A DIMENSION IS UNCLEAR OR MISSING CONTACT THE ENGINEER IN WRITING

NOVEMBER 8, 2024

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(813) 928-8339
FL C.A. #31107

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13222 3RD STREET EAST
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BUILDER
OMAR ABBAS
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210 S PINELLAS AVE
SUITE 220
727-946-0475

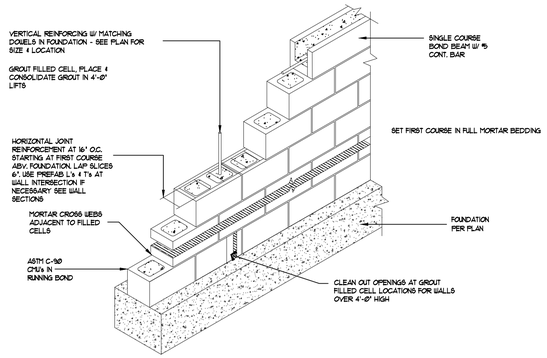
DESIGNER
Curtis Morgan
Morgancastle Studio, Inc.
Residential Design Services

9324 Wildwood Ave.
Hudson, FL 34669
Phone: (727)247-8148

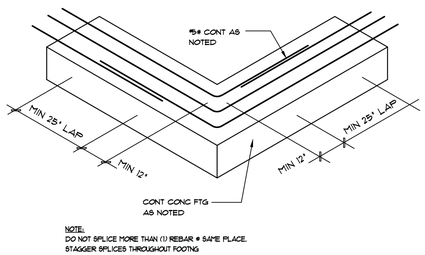
morgancastlestudio@gmail.com

REVISIONS

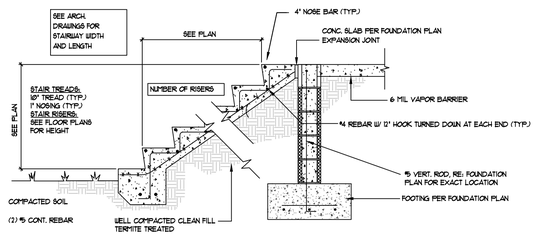
SET: FINAL PERMIT
DATE: 11-08-2024
SHEET: S-3



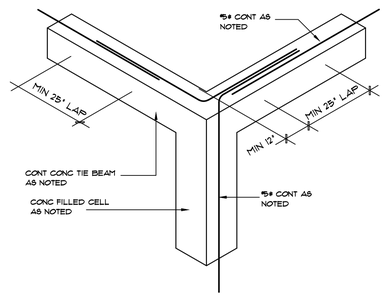
TYPICAL CMU REINFORCEMENT DETAIL



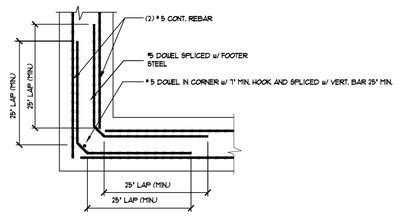
DETAIL (CONTINUITY OF FOOTNG STEEL)



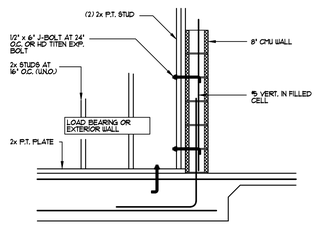
TYPICAL CONCRETE STEPS ON GRADE



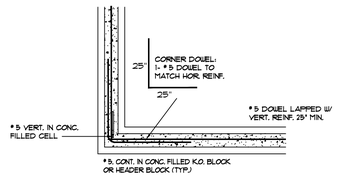
DETAIL (CONTINUITY OF BEAM STEEL)



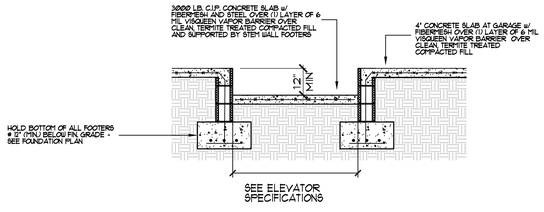
FOOTER CORNER REINFORCEMENT DETAIL



FRAME WALL TO MASONRY WALL DETAIL



STEMWALL CORNER REINFORCEMENT DETAIL



ELEVATOR PIT DETAIL

STEVE GORDILLO LICENSE No. 50586 STATE OF FLORIDA PROFESSIONAL ENGINEER

NOVEMBER 8, 2024

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morgancastlestudio@gmail.com

REVISIONS

SET	SHEET
FINAL PERMIT	S-4
DATE 11-08-2024	

STRUCTURAL WIND DESIGN CRITERIA

FLORIDA BUILDING CODE 2023 AND ASCE 7-22

AS DEFINED IN ASCE7-22 THIS STRUCTURE MEETS THE REQUIREMENTS OF AN ENCLOSED STRUCTURE IN WIND DEBRIS REGION AND HAS BEEN DESIGNED WITH AN INTERNAL PRESSURE COEFFICIENT OF +0.18 AND -0.18.

COMPONENT AND CLADDING DESIGN PRESSURE SHOWN ABOVE ARE Vult
MUST BE CONVERTED TO ASD FOR PRODUCT APPROVAL PURPOSES

BASIC WIND SPEED	150 MPH
RISK FACTOR	II
EXPOSURE CATEGORY	D
WIND DIRECTIONALITY FACTOR	0.85
TOPOGRAPHIC FACTOR	1.0
GROUND ELEVATION FACTOR	1.0
VELOCITY PRESSURE EXPOSURE COEFFICIENT	0.575
INTERNAL PRESSURE COEFFICIENT	ENCLOSED +/- 0.18
STRUCTURE HEIGHT	35'
BUILDING HEIGHT ADJUSTMENT FACTOR	1.05

FLORIDA PRODUCT APPROVAL SUBMITTALS

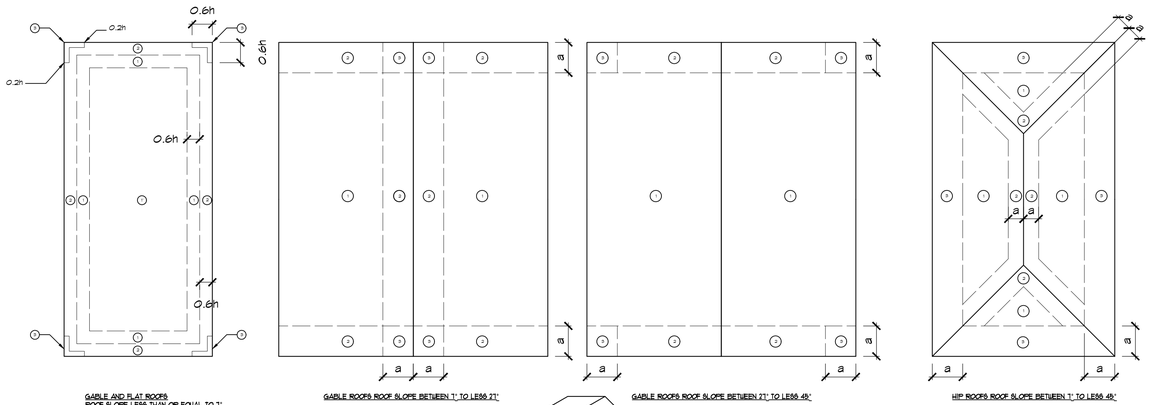
FLORIDA PRODUCT APPROVAL SHEETS SHALL BE SUBMITTED FOR THE MANUFACTURER UTILIZED FOR THE REQUIRED EXTERIOR PRODUCTS AND MEET REQUIRED DESIGN PRESSURES STATED FOR THE PROJECT

IT IS THE BUILDERS RESPONSIBILITY TO VERIFY THAT ALL MATERIALS AND INSTALLATION HAVE MET THE REQUIREMENT IN THE FLORIDA PRODUCT APPROVAL SHEETS.

FLORIDA PRODUCT APPROVALS LISTED BELOW ARE INFORMATIONAL AND CAN BE SUBSTITUTED FOR PRODUCTS THAT ARE EQUAL OR GREATER IN PERFORMANCE

ALL WINDOWS AND DOORS ABOVE DFE MUST BE IMPACT RESISTANT AND MEET A MINIMUM DESIGN PRESSURE OF +41.3/-55.3 PSF (ASD VALUE) EXPOSURE D @ 150 MPH FOR WALL ZONE 4 & 5

GARAGE DOORS SHALL MEET A MINIMUM DESIGN PRESSURE OF +38.8/-41.0 PSF (ASD)



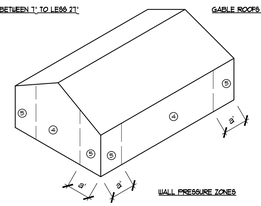
GABLE AND FLAT ROOFS
ROOF SLOPE LESS THAN OR EQUAL TO 7°

GABLE ROOFS ROOF SLOPE BETWEEN 7° TO LESS 27°

GABLE ROOFS ROOF SLOPE BETWEEN 27° TO LESS 45°

HIP ROOFS ROOF SLOPE BETWEEN 7° TO LESS 45°

Zone	Effective Wind Area	Basic Wind Speed 150 MPH	
	SQ FT	+	-
4	10	41.3	44.7
	20	39.4	42.8
	50	36.9	40.5
	100	35.2	38.6
5	10	41.3	55.3
	20	39.4	51.5
	50	36.9	46.6
	100	35.2	42.8



WALL PRESSURE ZONES

FLAT ROOF TO 7°

DESIGN WIND PRESSURE (PSF)

Zone	Effective Wind Area	Basic Wind Speed 150 MPH	
	SQ FT	+	-
1'	10	16.8	37.7
	20	15.8	37.7
	50	14.3	37.7
	100	13.3	37.7
1	10	16.8	65.8
	20	15.8	61.4
	50	14.3	55.8
	100	13.3	51.3
2	10	16.8	86.7
	20	15.8	81.3
	50	14.3	73.8
	100	13.3	68.2
3	10	16.8	118.3
	20	15.8	107.1
	50	14.3	92.3
	100	13.3	81.3

GABLE 7° TO 20°

DESIGN WIND PRESSURE (PSF)

Zone	Effective Wind Area	Basic Wind Speed 150 MPH	
	SQ FT	+	-
1	10	16.8	76.3
	20	15.8	65.6
	50	14.3	51.5
	100	13.3	40.8
2	10	16.8	100.8
	20	15.8	87.0
	50	14.3	68.9
	100	13.3	55.1
3	10	16.8	132.3
	20	15.8	113.2
	50	14.3	88.2
	100	13.3	69.4

GABLE 20° TO 27°

DESIGN WIND PRESSURE (PSF)

Zone	Effective Wind Area	Basic Wind Speed 150 MPH	
	SQ FT	+	-
1	10	16.8	93.8
	20	15.8	80.1
	50	14.3	62.1
	100	13.3	48.3
2	10	16.8	111.2
	20	15.8	94.4
	50	14.3	72.1
	100	13.3	55.3
3	10	16.8	132.3
	20	15.8	113.2
	50	14.3	88.2
	100	13.3	69.4

GABLE 27° TO 45°

DESIGN WIND PRESSURE (PSF)

Zone	Effective Wind Area	Basic Wind Speed 150 MPH	
	SQ FT	+	-
1	10	37.7	69.4
	20	34.5	58.8
	50	30.3	44.9
	100	27.0	34.3
2	10	37.7	76.3
	20	34.5	68.2
	50	30.3	57.5
	100	27.0	49.3
3	10	37.7	93.8
	20	34.5	81.6
	50	30.3	65.6
	100	27.0	53.4

HIP ROOF 7° TO 20°

DESIGN WIND PRESSURE (PSF)

Zone	Effective Wind Area	Basic Wind Speed 150 MPH	
	SQ FT	+	-
1	10	30.8	69.4
	20	26.5	61.2
	50	21.1	50.5
	100	16.8	42.3
2	10	30.8	90.3
	20	26.5	81.4
	50	21.1	69.5
	100	16.8	60.7
3	10	30.8	97.2
	20	26.5	87.6
	50	21.1	79.7
	100	16.8	64.9

HIP ROOF 20° TO 27°

DESIGN WIND PRESSURE (PSF)

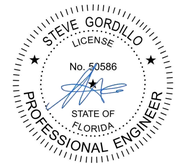
Zone	Effective Wind Area	Basic Wind Speed 150 MPH	
	SQ FT	+	-
1	10	30.8	55.3
	20	26.5	49.0
	50	21.1	40.6
	100	16.8	34.3
2	10	30.8	76.3
	20	26.5	65.8
	50	21.1	51.9
	100	16.8	41.3
3	10	30.8	76.3
	20	26.5	65.8
	50	21.1	51.9
	100	16.8	41.3

HIP ROOF 27° TO 45°

DESIGN WIND PRESSURE (PSF)

Zone	Effective Wind Area	Basic Wind Speed 150 MPH	
	SQ FT	+	-
1	10	30.8	58.8
	20	26.5	50.3
	50	21.1	39.3
	100	16.8	30.8
2	10	30.8	69.4
	20	26.5	58.8
	50	21.1	44.9
	100	16.8	34.3
3	10	30.8	90.3
	20	26.5	75.5
	50	21.1	56.1
	100	16.8	41.3

NOTES
DESIGN PRESSURES ABOVE REPRESENT THE NET PRESSURE (SUM OF EXTERNAL AND INTERNAL PRESSURES) APPLIED NORMAL TO ALL SURFACES. COMPONENT MANUFACTURER SHALL USE THE HIGHER OF THE TWO NUMBERS FOR APPLICABLE SQUARE FOOTAGE.



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morgancastlestudio@gmail.com

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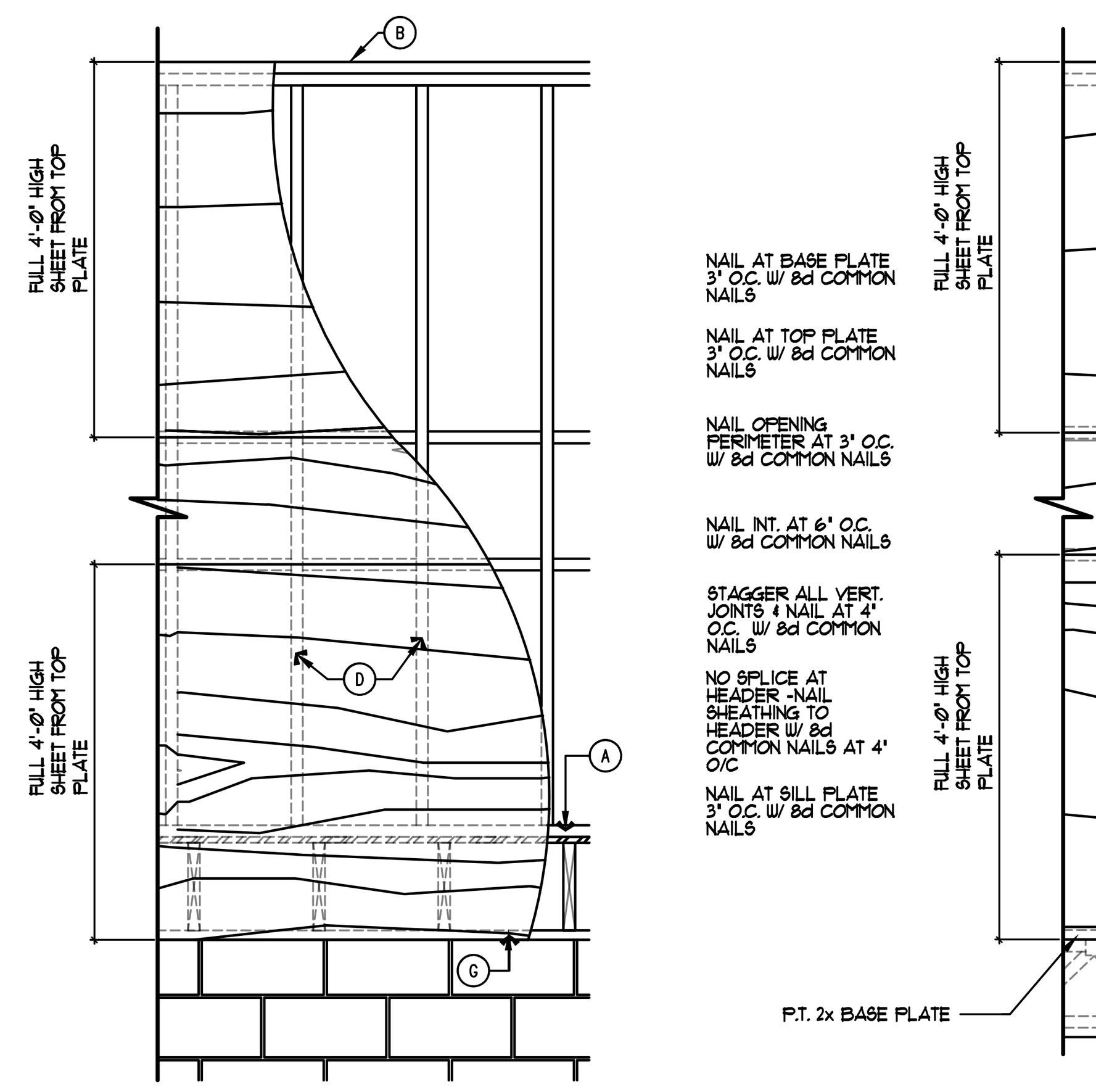
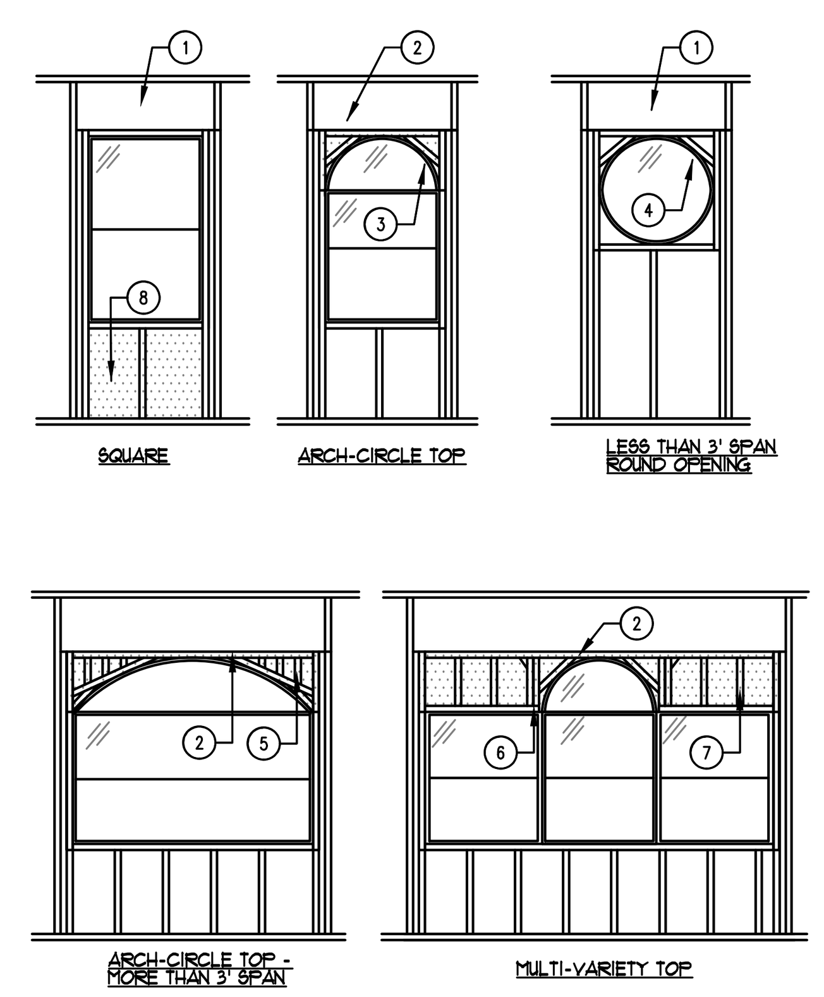


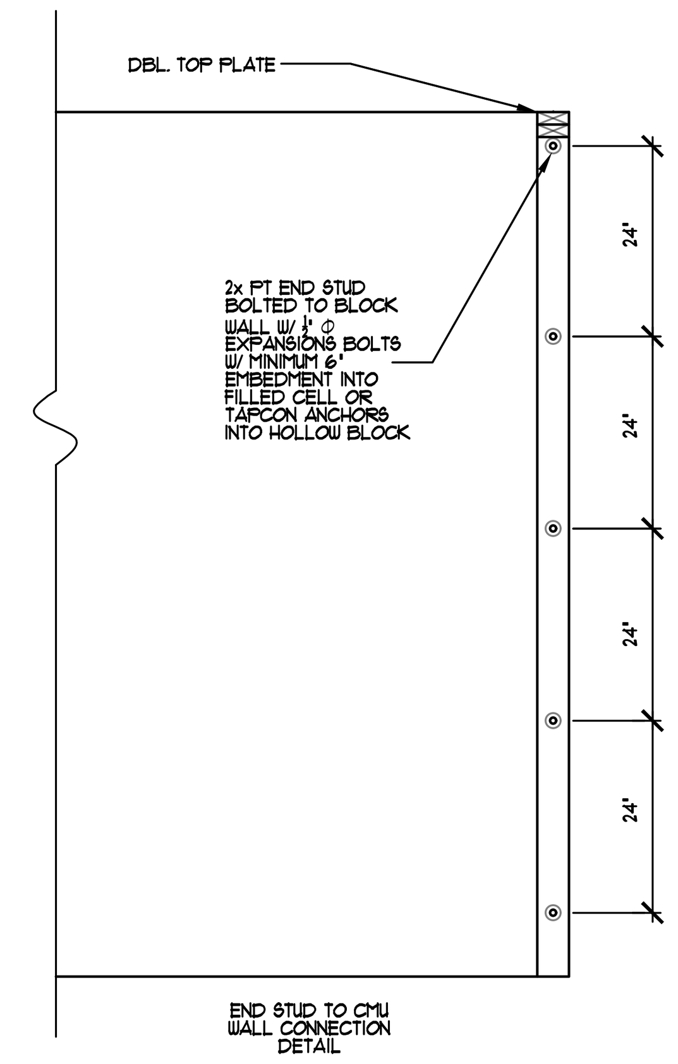
WALL SHEATHING INSTALLATION & NAILING SCHEDULE



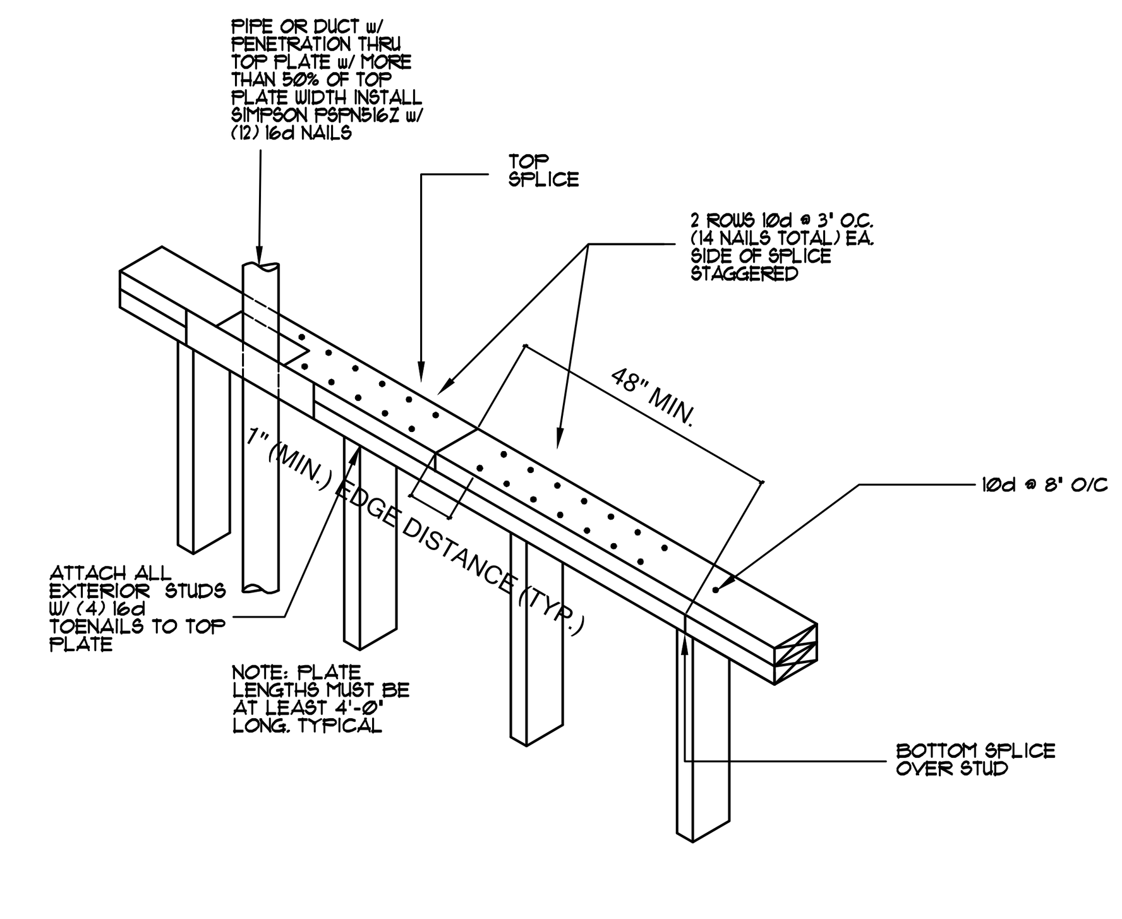
NOTES:

1. SEE MANUFACTURER'S SPECIFICATIONS & INSTALLATION INSTRUCTIONS FOR WINDOW / DOOR ATTACHMENT TO FRAME.
2. 1x ANCHORED TO HEADER W/ 16d NAILS AT 12" O.C.
3. ANGLED 2x NAILED W/ (2) 16d NAILS AND COVERED W/ 1/2" PLYWD OR 7/16" OSB W/ 8d NAILS AT 4" O.C. (EXTERIOR AND INTERIOR SIDES).
4. ANGLED 2x NAILED W/ (2) 16d NAILS.
5. 2x CRIPLE VERT STUDS AT 8" O.C. AND ANGLES NAILED W/ (2) 16d NAILS AND COVERED W/ 1/2" PLYWD OR 7/16" OSB W/ 8d NAILS AT 4" O.C. (EXTERIOR AND INTERIOR SIDES).
6. DOUBLE 2x VERT AT EACH SIDE OF WINDOW SHAPE CHANGES, ATTACHED TO TOP PLATE W/ (2) INVERTED SIMPSON 'H10'.
7. 2x4 CRIPLE VERT STUDS AT 8" O.C. NAILED TO PLATE W/ (2) 16d NAILS AND COVERED W/ 1/2" PLYWD OR 7/16" OSB W/ 8d NAILS AT 4" O.C. (EXTERIOR AND INTERIOR SIDES).
8. DOOR OPENING (TYPICAL)

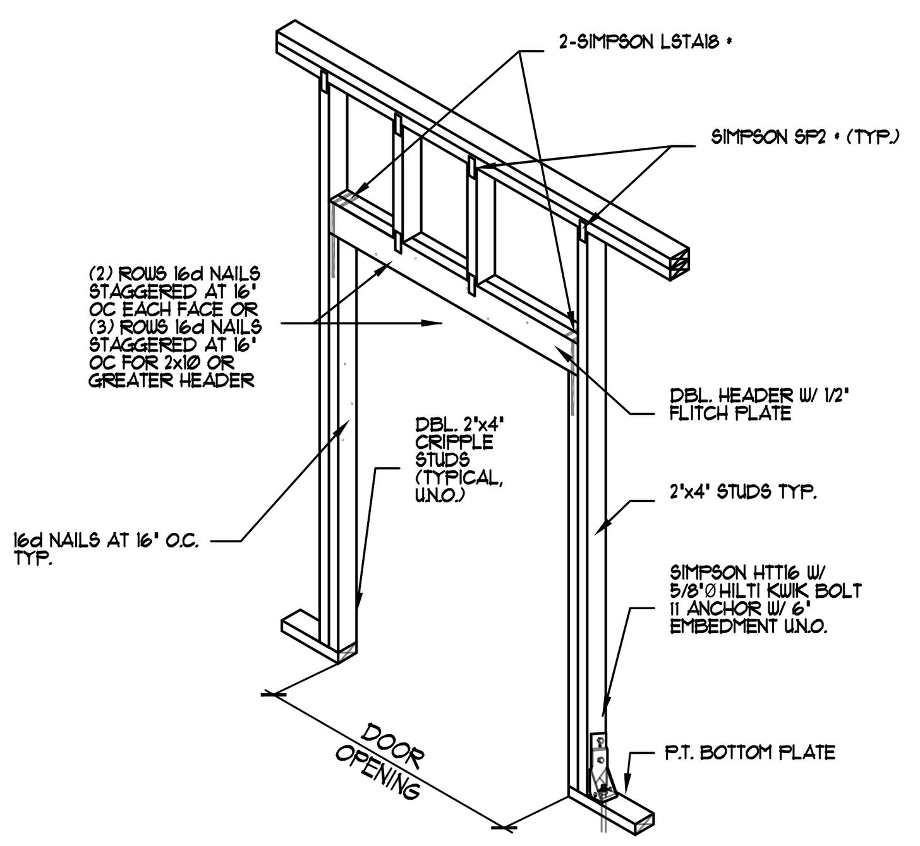
WINDOW & DOOR MOUNTING



FRAME WALL TO CMU WALL DETAIL

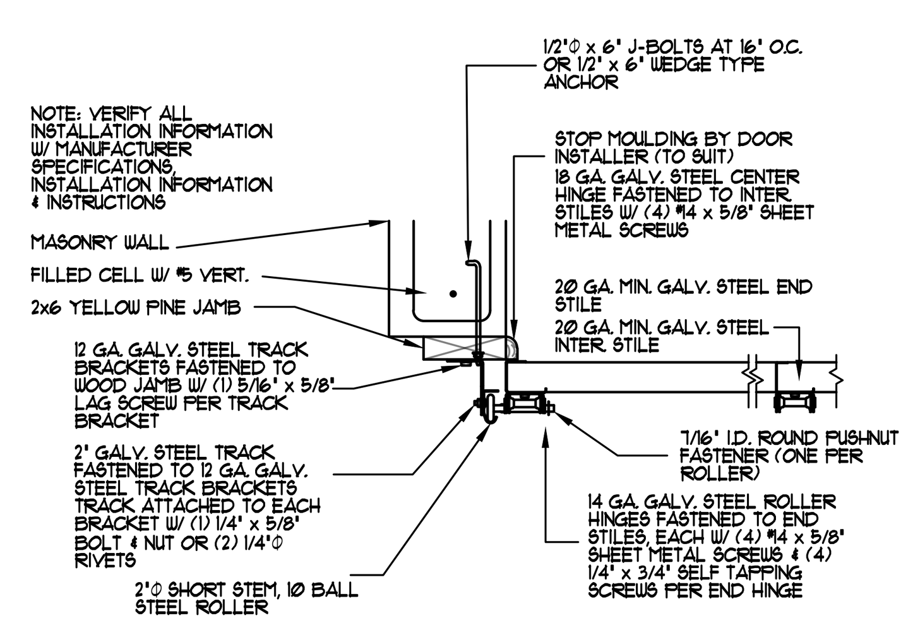


TOP PLATE SPLICE DETAIL

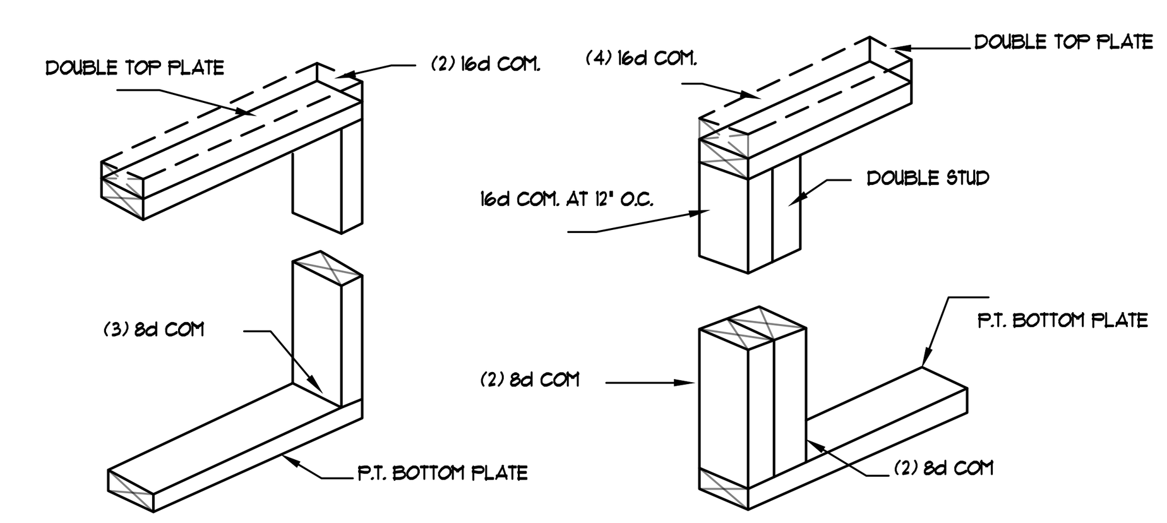


HEADER SUPPORT NO. OF JACKS & STUDS REQ. AT OPENINGS					
OPENING SIZE	2" x 4" WALL		2" x 6" WALL		STRAPS
	JACKS EA END	STUDS EA END	JACKS EA END	STUDS EA END	SIMPSON
1'-4'	(1)	(2)	(1)	(2)	(1) LSTA30
4'-9'	(2)	(3)	(2)	(2)	(1) LSTA30
9'-16'	(3)	(3)	(2)	(3)	(2) LSTA30

HEADER DETAIL (UPLIFT CONNECTIONS)

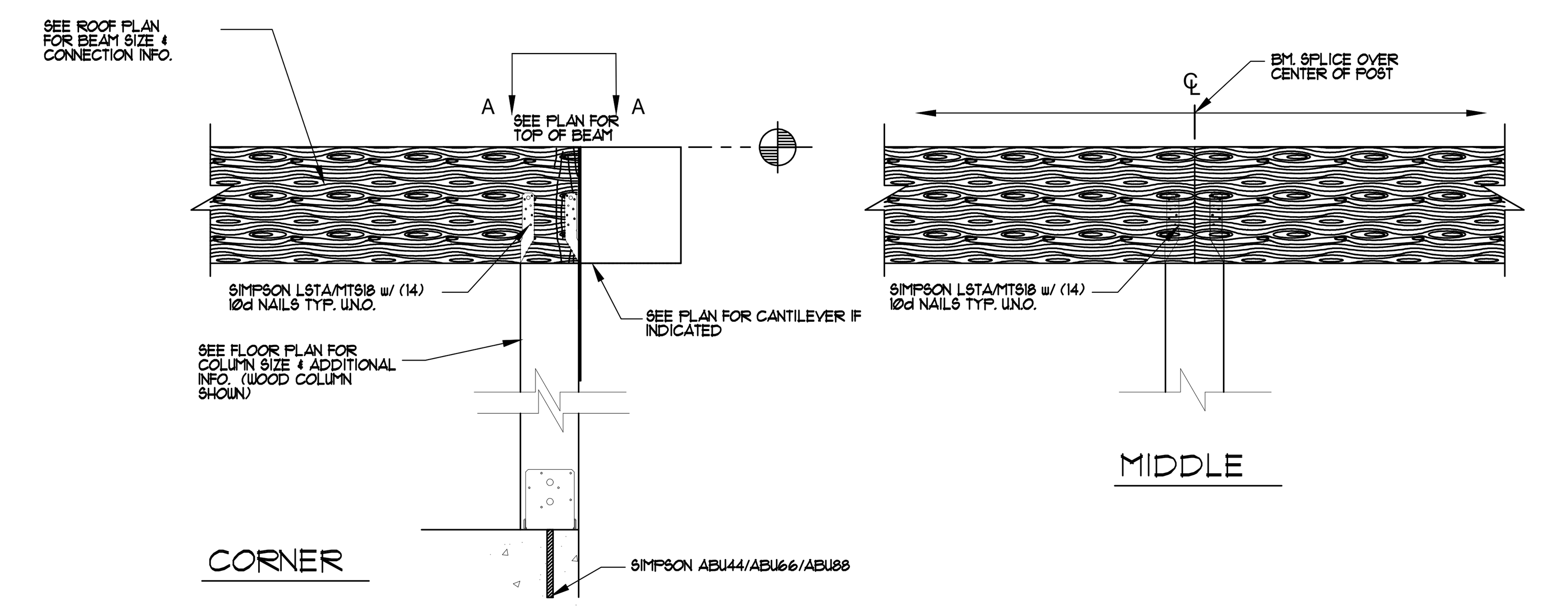


GARAGE DOOR MOUNTING DETAIL

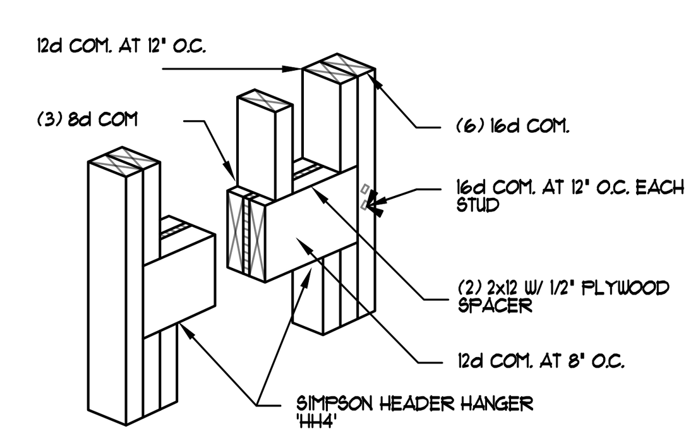


END STUD INT.

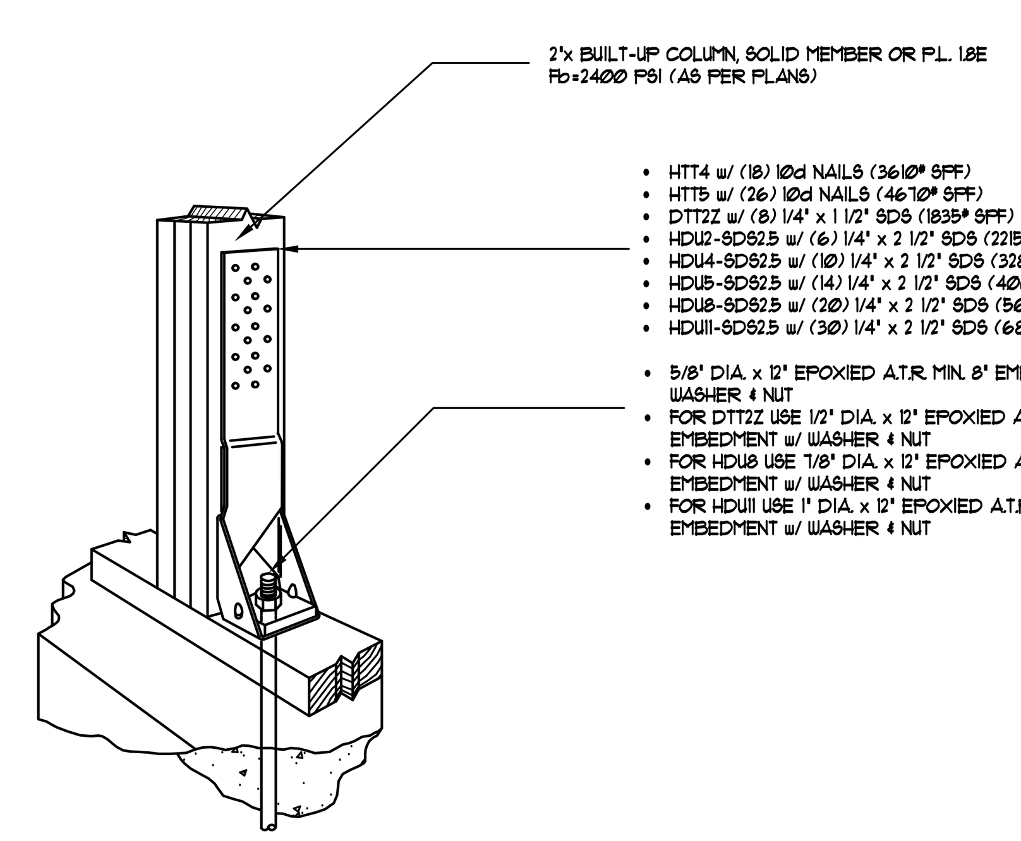
DOUBLE END STUD



COMMON POST TO BEAM ATTACHMENT DETAILS



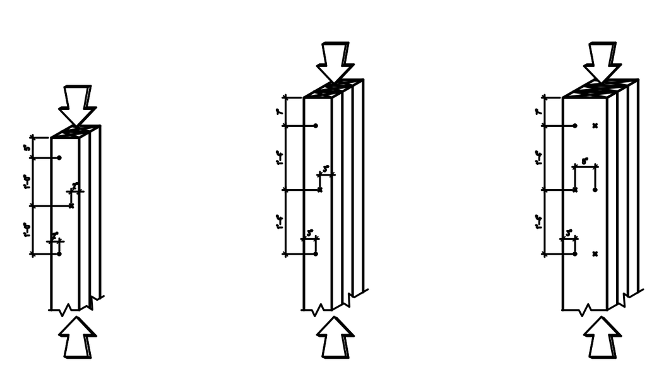
EXT/BEARING WALL HEADER



- HTT4 w/ (18) 10d NAILS (3610# SPF)
- HTT5 w/ (26) 10d NAILS (4670# SPF)
- DTT2Z w/ (8) 1/4" x 1 1/2" SDS (1835# SPF)
- HDU2-SDS2.5 w/ (6) 1/4" x 2 1/2" SDS (2215# SPF)
- HDU4-SDS2.5 w/ (10) 1/4" x 2 1/2" SDS (3285# SPF)
- HDU5-SDS2.5 w/ (14) 1/4" x 2 1/2" SDS (4065# SPF)
- HDU8-SDS2.5 w/ (20) 1/4" x 2 1/2" SDS (5665# SPF)
- HDU11-SDS2.5 w/ (30) 1/4" x 2 1/2" SDS (6865# SPF)

- 5/8" DIA. x 12" EPOXIED A.T.R. MIN. 8" EMBEDMENT w/ WASHER & NUT
- FOR DTT2Z USE 1/2" DIA. x 12" EPOXIED A.T.R. MIN. 8" EMBEDMENT w/ WASHER & NUT
- FOR HDU8 USE 7/8" DIA. x 12" EPOXIED A.T.R. MIN. 8" EMBEDMENT w/ WASHER & NUT
- FOR HDU11 USE 1" DIA. x 12" EPOXIED A.T.R. MIN. 8" EMBEDMENT w/ WASHER & NUT

HTT / HDU TENSION TIE



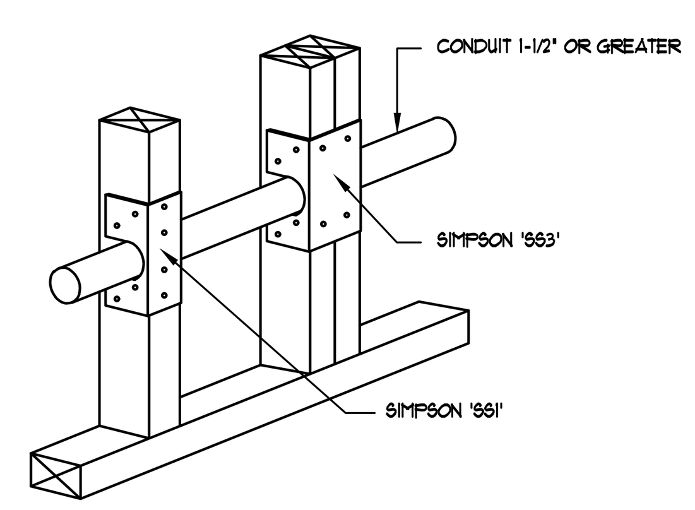
(2) 2" x 4" LAMINATIONS W/ (1) ROW OF STAGGERED 10d COMMON WIRE NAILS (D = Ø.148", L = 3") OR EQUAL

(3) 2" x 4" LAMINATIONS W/ (1) ROW OF STAGGERED 30d COMMON WIRE NAILS (D = Ø.207", L = 4 1/2") OR EQUAL

(3) 2" x 6" LAMINATIONS W/ (2) ROWS OF STAGGERED 30d COMMON WIRE NAILS (D = Ø.207", L = 4 1/2") OR EQUAL

NOTES:
1. ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN
2. ALL NAILS PENETRATE AT LEAST 3/4 OF THE THICKNESS OF THE LAST LAMINATION
3. EACH 30d COMMON NAIL MAY BE REPLACED W/ (2) 16d COMMON NAILS. (ONE INTO EACH OUTSIDE FACE OF B.U.C., SAME NUMBER OF ROWS, SAME SPACING)
4. FOR 4-PLY, PROVIDE 1/4" DIA. x 5 1/2" LAG SCREWS OR EQUAL (SPACE AS SHOWN FOR 3-PLY)
5. FOR 5-PLY, PROVIDE 1/4" DIA. x 7" LAG SCREWS OR EQUAL (SPACE AS SHOWN FOR 3-PLY)
6. REFER TO NDS SECTION 15.3 FOR ADDITIONAL INFORMATION

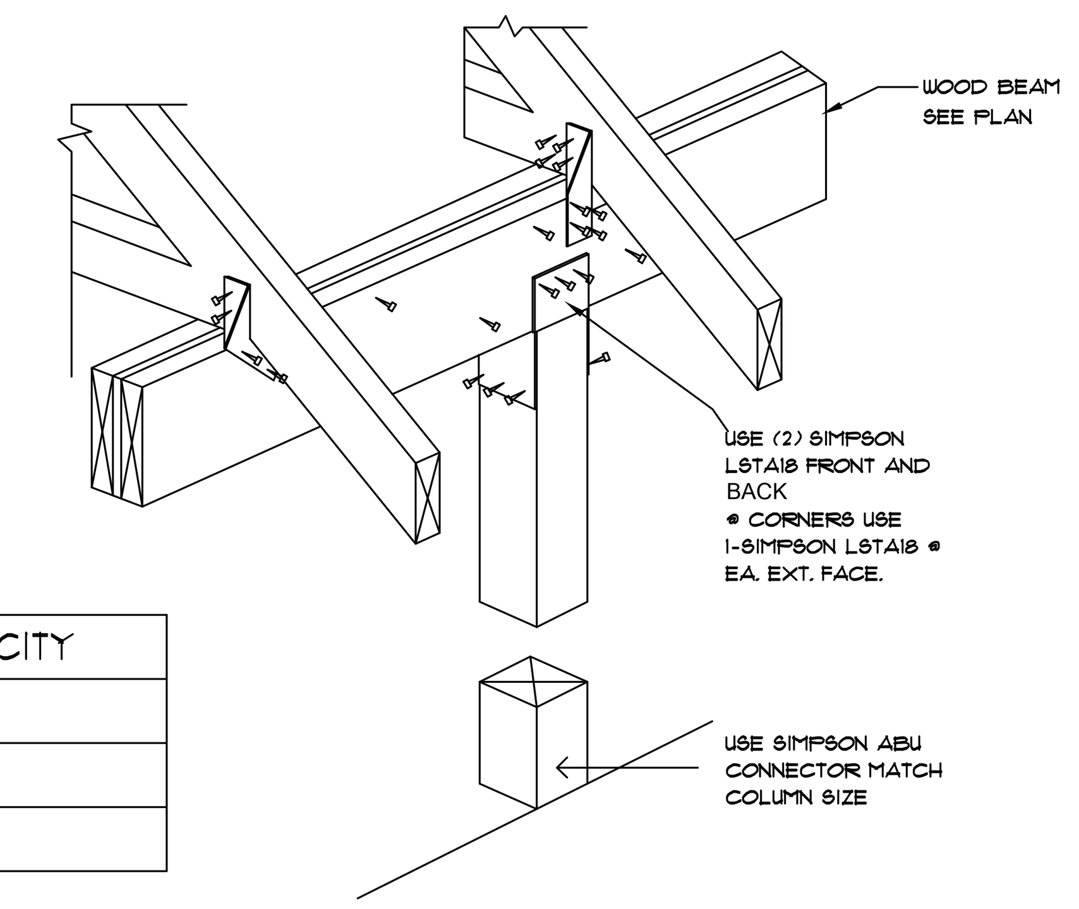
TYPICAL FRAME HEADER (LOAD BEARING WALL)		
ROUGH OPENING	2x4 FRAME WALL	2x6 FRAME WALL
UP TO 4'	MIN (2) 2x12 W/ ½" PLYWOOD FLITCH	MIN (3) 2x12 W/ ½" PLYWOOD FLITCH
4'-0" TO 6'-0"	MIN (2) 2x12 W/ ½" PLYWOOD FLITCH	MIN (3) 2x12 W/ ½" PLYWOOD FLITCH
6'-0" TO 8'-0"	MIN (2) 2x12 W/ ½" PLYWOOD FLITCH	MIN (3) 2x12 W/ ½" PLYWOOD FLITCH
OVER 8'-0"	MIN 2 PCS OF 1 ¾" x 11 ¼" LVL BEAM	MIN 3 PCS OF 1 ¾" x 11 ¼" LVL BEAM

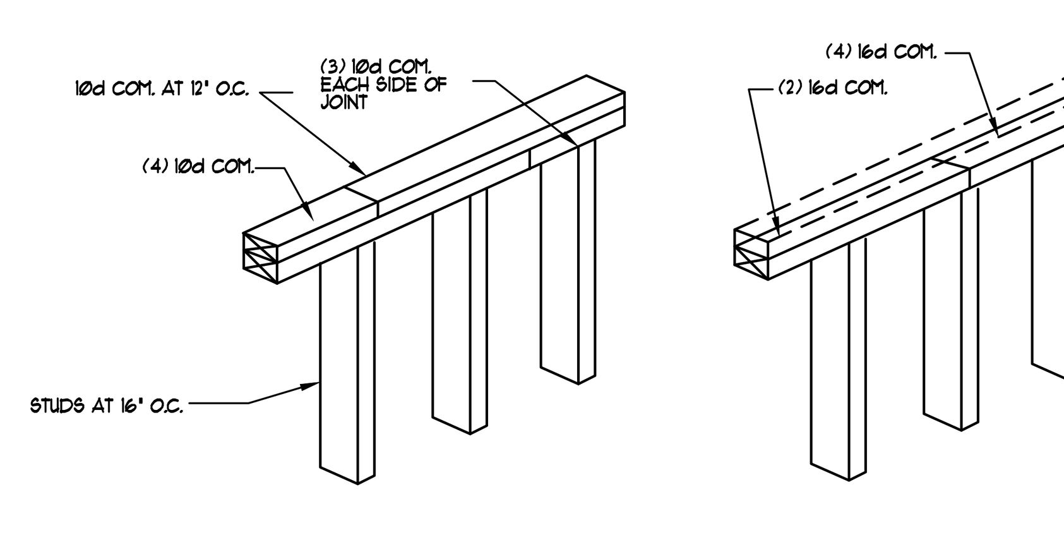


STUD SHOE

FASTENERS AND TIE DOWNS SHALL CONSIST OF BUT ARE NOT LIMITED TO :
HIGH STRENGTH BOLTS : ASTM A325
MACHINE BOLTS : GALVANIZED ASTM A307
SHEET METAL ACCESSORIES SHALL CONFORM TO : ASTM A446 OR ASTM A526 Fy = 33 Ksi WITH G90 GALVANIZED COATING IN ACCORDANCE WITH ASTM A525.
NAILS SHALL CONSIST OF : COMMON WIRE NAILS WITH MINIMUM DIAMETER AS FOLLOWS: 8d = Ø.131", 10d = Ø.148", 16d = Ø.162".
ALL FASTENERS AND TIE DOWNS EMBEDDED IN CONCRETE OR USED IN AN EXTERIOR APPLICATION ARE TO RECEIVE AN ANTI-CORROSIVE COATING PRIOR TO INSTALLATION.
ALL FASTENERS AND TIE DOWNS ARE TO PROVIDE THE UPLIFT CAPACITY CALLED FOR IN THE PLANS AS A MINIMUM.
ALL FASTENER TIE DOWNS, BEAM HANGERS, JOIST HANGERS, AND FLOOR TRUSS STRAPPING ARE TO BE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
CONCRETE EMBEDDED 'J' BOLTS USED FOR UPLIFT ARE TO BE WET SET PRIOR TO INITIAL SET OF THE CONCRETE, SPACING AND ALIGNMENT ARE TO BE IN ACCORDANCE WITH THE DESIGN PLANS.
CONCRETE EMBEDDED TIE DOWNS USED FOR TRUSS AND WALL UPLIFT ARE TO BE PLACED AROUND EMBEDDED REINFORCING PRIOR TO PLACING GROUT.

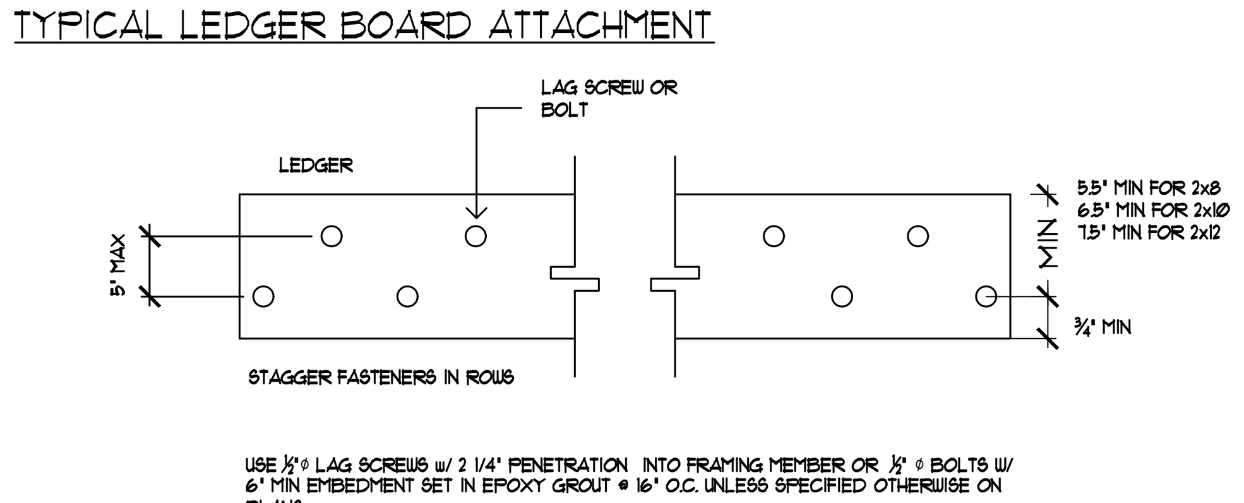
MODEL	COLUMN	ANCHOR	LOAD CAPACITY
ABU44	4x4 POST	5/8 " ø BOLT	2140 UP/6665 DOWN
ABU66	6x6 POST	5/8 " ø BOLT	2300 UP/12,000 DOWN
ABU88	8x8 POST	(2) 5/8 " ø BOLT	2320 UP/24,335 DOWN



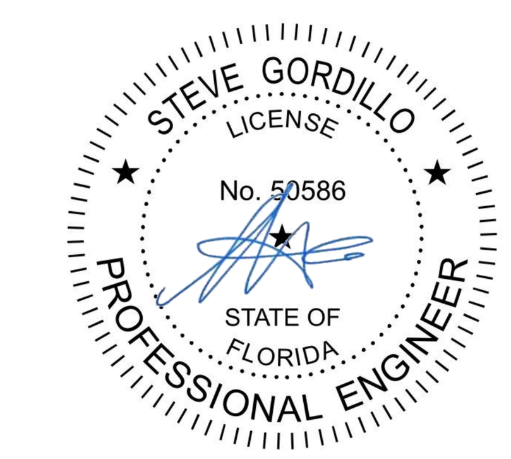


TOP PLATE FASTENERS

TYPICAL LEDGER BOARD ATTACHMENT



USE ½" ø LAG SCREWS w/ 2 1/4" PENETRATION INTO FRAMING MEMBER OR ½" ø BOLTS W/ 6" MIN EMBEDMENT SET IN EPOXY GROUT @ 16" O.C. UNLESS SPECIFIED OTHERWISE ON PLANS



NOVEMBER 8, 2024

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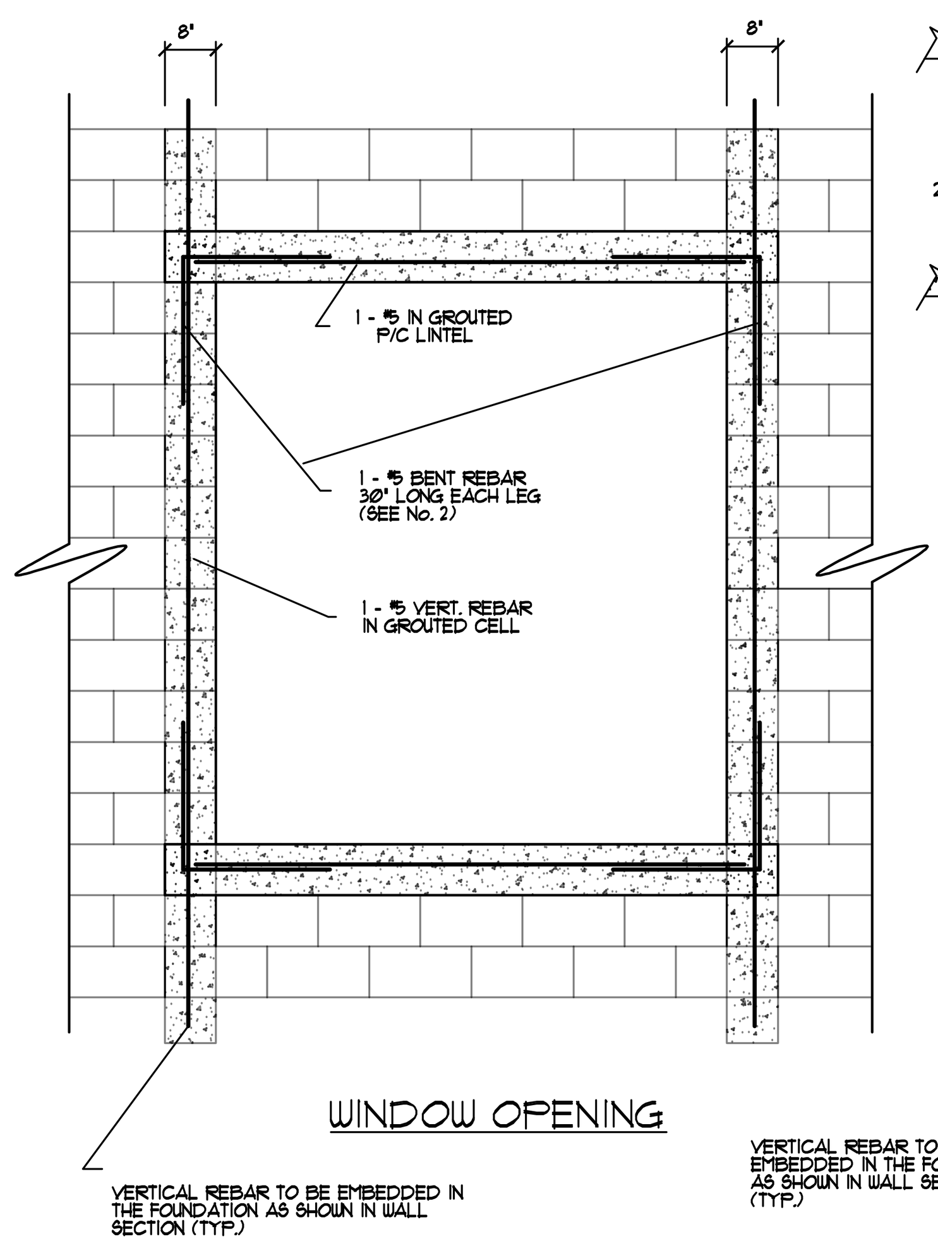
morgancastlestudio@gmail.com

REVISIONS

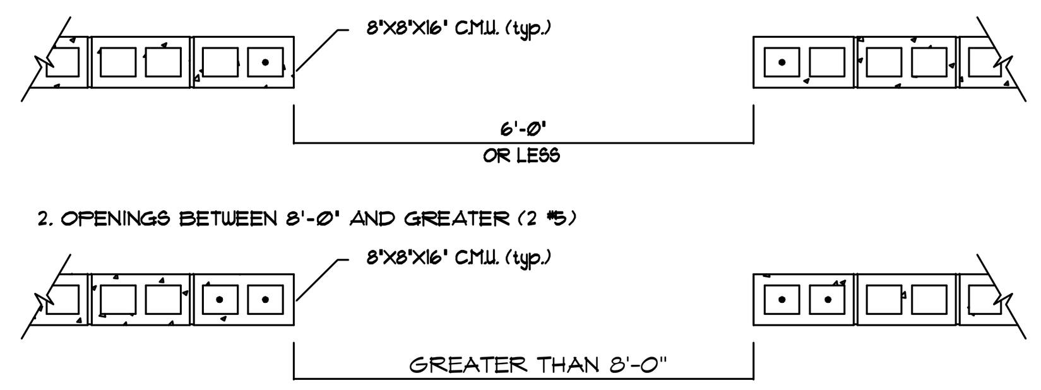
SET
FINAL PERMIT

DATE
11-08-2024

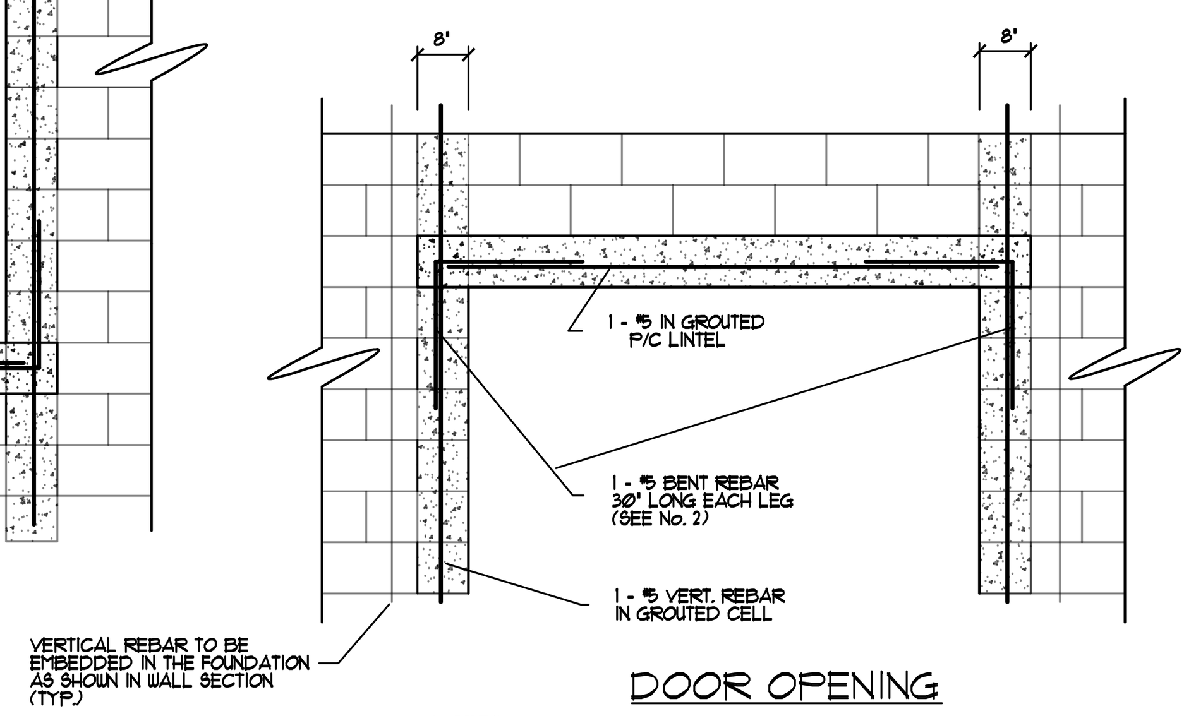
SHEET
S-6



WINDOW OPENING



1. EACH VERTICAL CELL ADJACENT TO THE OPENING IS TO BE REINFORCED WITH 1 - #5 VERTICAL REBAR AND CELL GROUTED.
2. PRE CAST LINTELS THAT REQUIRE REINFORCING ARE TO BE INTEGRAL WITH ADJACENT VERTICAL CELLS.



DOOR OPENING

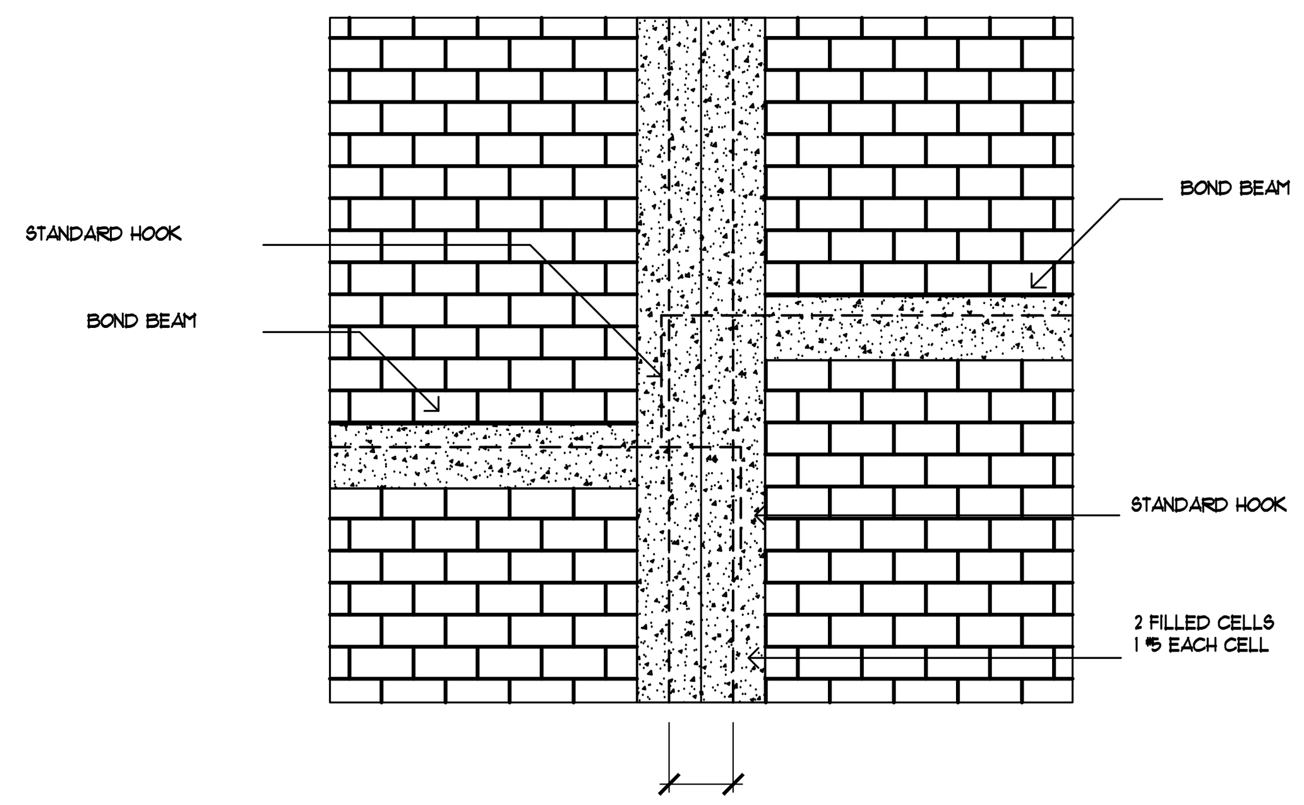
NOTES:

1 VERIFY THAT ALL REINFORCEMENT HAS BEEN PLACED PROPERLY.

2 PROVIDE MINIMUM BEARING 6"EACH SIDE, 8" RECOMMENDED

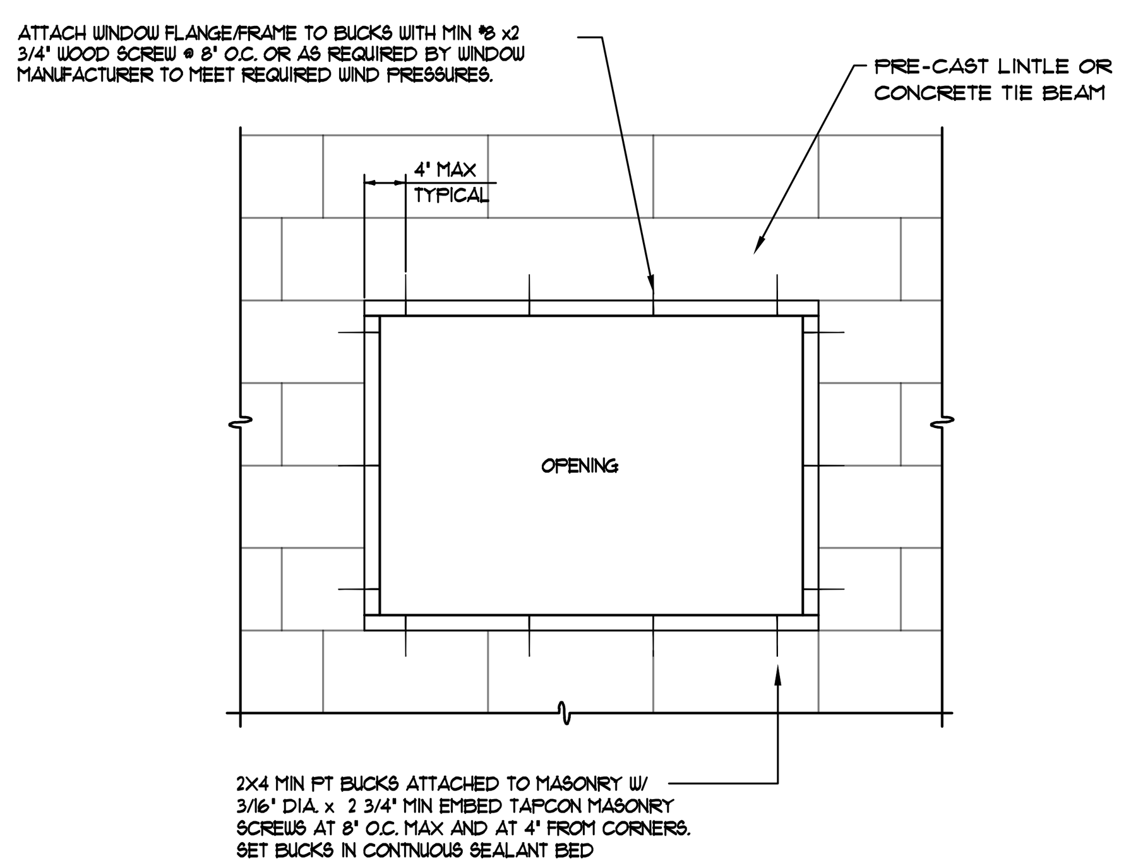
3 OPENINGS LESS THAN OR EQUAL TO 6'-0" IN WIDTH DO NOT REQUIRE ADDITIONAL STEEL REINFORCEMENT UNLESS NOTED ON FLOOR PLAN.

MASONRY OPENING DETAILS

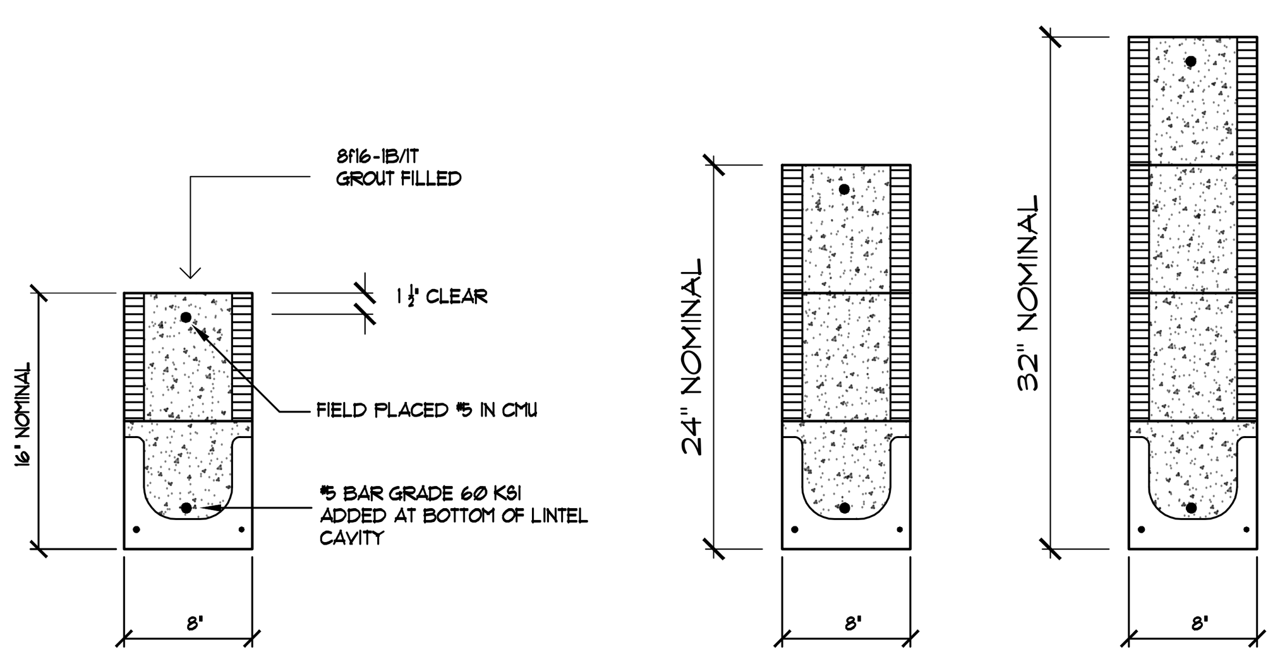


BOND BEAM HEIGHT CHANGE

PER FBC R609.2.6 & FIGURE R609.2.5



WINDOW ATTACHMENT TO CMU



8F16-1B 8F24-1B 8F32-1B

ENGINEERING

SPECIFICATIONS

PRODUCT DESCRIPTION

High strength precast concrete lintels designed to be unfilled or filled to form a composite reinforced beam using concrete masonry units.

MATERIALS

- f'c 8" precast lintels = 3500 psi
- f'c 8" prestressed, 6" and 12" precast lintels = 6000 psi
- f'c 4" precast lintels = 3000 psi
- Grout per ASTM C476 f'g = 3000 psi w/ maximum 3/8 inch aggregate and 8 to 11 inch slump.
- Concrete masonry units (CMU) per ASTM C90 with minimum net area compressive strenght = 1900 psi
- Rebar per ASTM A615 Grade 60
- Prestressing strand per ASTM A416 Grade 270 low relaxation
- 7/32 inch wire per ASTM A510
- Mortar per ASTM C270 Type M or S

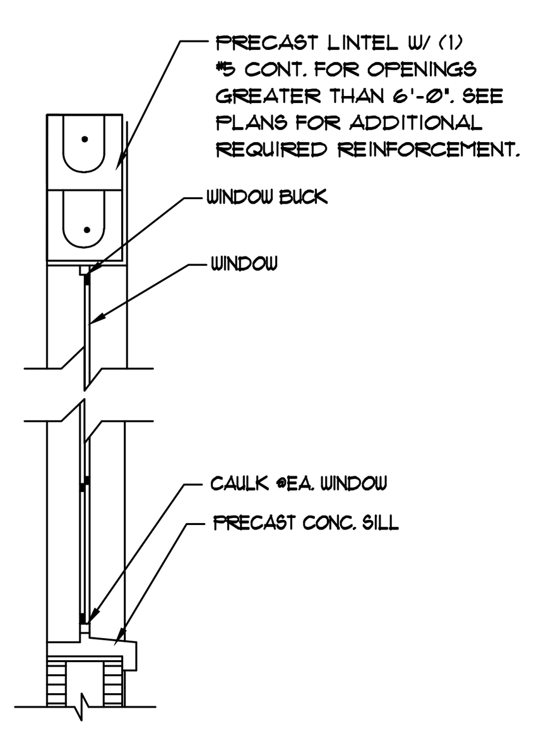
GENERAL NOTES

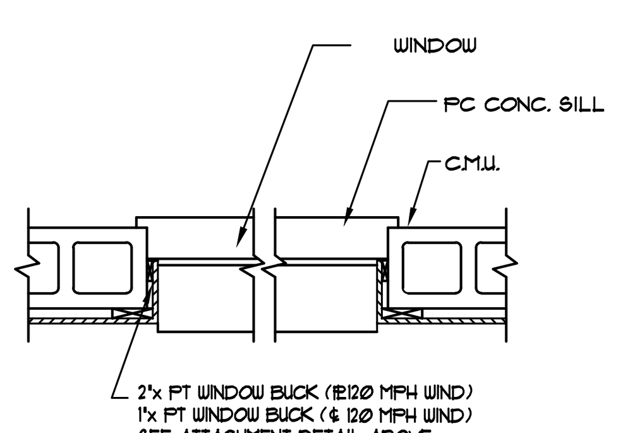
1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with architectural and/or structural drawings.
4. U-Lintels are manufactured with 5-1/2 inch long notches at ends to accomodate vertical cell reinforcing and grouting.
5. Reference the CAST-CRETE Load Deflection Graph Brochure for lintel deflection information.
6. Bottom field added rebar to be located at the bottom of lintel cavity.
7. 7/32 inch diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on rational design analysis per ACI 318 and ACI 530
10. Product Approvals: Miami Dade County, Florida Nos. 03-0605.05 and 03-0605.04. Florida Certificate of Product Approval number FL158.
11. The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C926 or other approved coating.
12. Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:

$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$

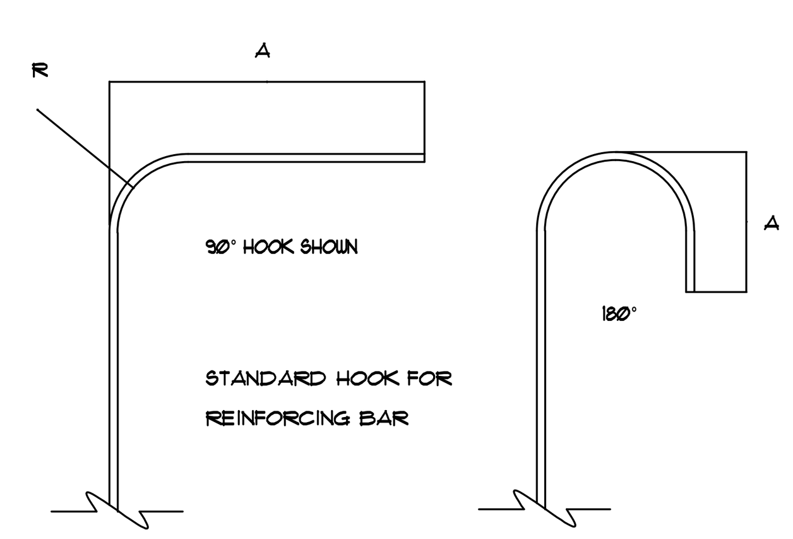
SAFE LOAD TABLE NOTES

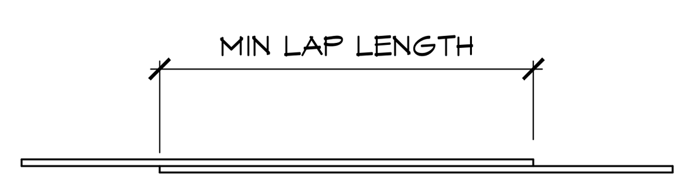
1. All values based on minimum 4 inch nominal bearing. Exception: Safe loads for unfilled lintels must be reduced by 20 % if bearing length is less than 6-1/2 inches.
2. N.R. = Not Rated.
3. Safe loads are superimposed allowable load.
4. Safe loads based on Grade 40 or Grade 60 field rebar.
5. Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel. See Reinforced CMU on Page 4.
6. One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
7. The designer may evalute concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away
8. For composite lintel heights not shown, use safe load from next lower height.
9. For lintel lengths not shown, use safe load from next longest length.
10. All safe loads in units of pounds per linear foot.
11. All safe loads based on simply supported span.
12. The number in the parenthesis indicates the percent reduction for grade 40 field added rebar. Example: 7'-6" lintel Type 8F32-1B safe gravity load = 6472 (15) w/ 15% reduction =12 6472 (.85) = 5501 plf





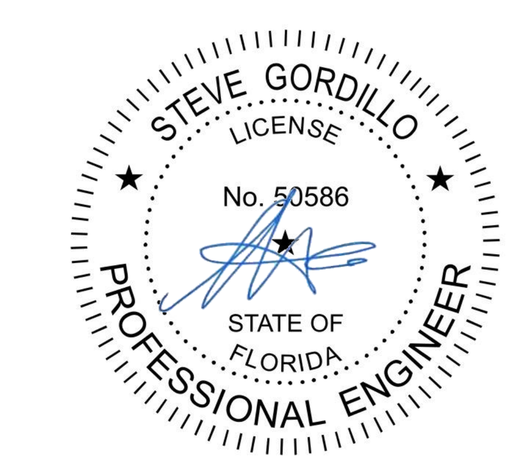
WINDOW SECTION





RECOMMENED END HOOKS AND LAP LENGTHS				
BAR SIZE	180° HOOK A	90° HOOK A	HOOK R	LAP L_b
#3	5"	6"	1 1/4"	18"
#4	6"	8"	1-1/2"	24"
#5	7"	10"	2"	30"
#6	8"	12"	2-1/4"	36"
#7	10"	14"	2-3/4"	48"
#8	11"	16"	3"	55"
#9	15"	19"	4-3/4"	62"
#10	17"	22"	5-1/2"	69"

STEEL LAP AND BEND



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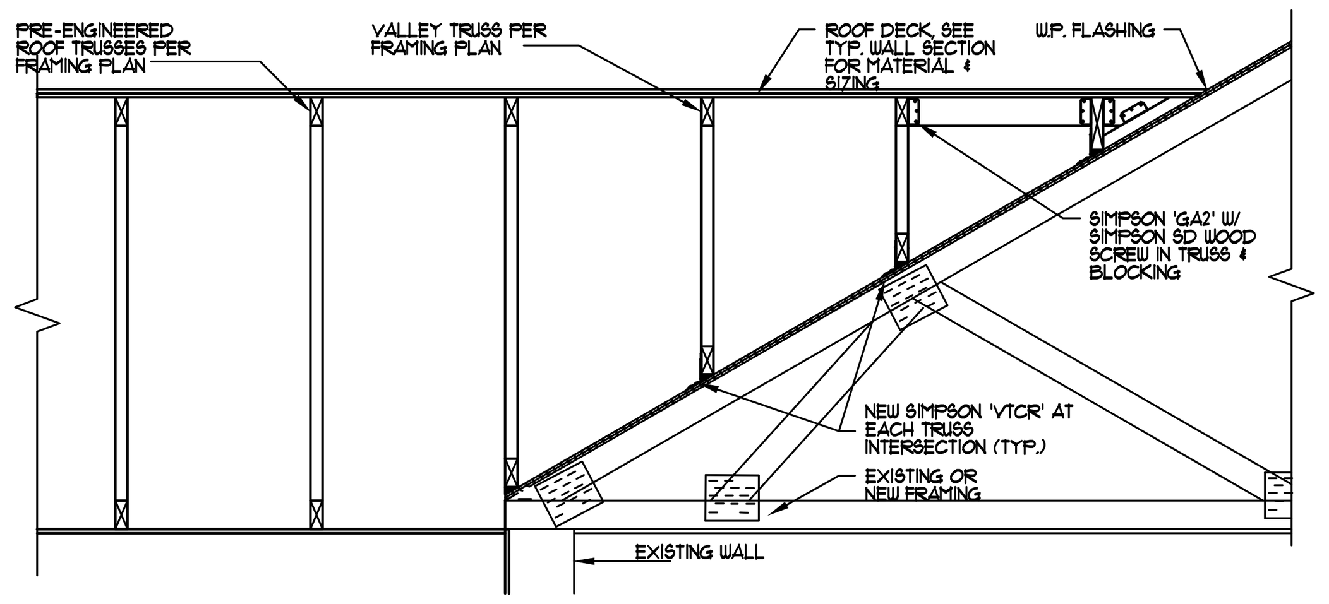
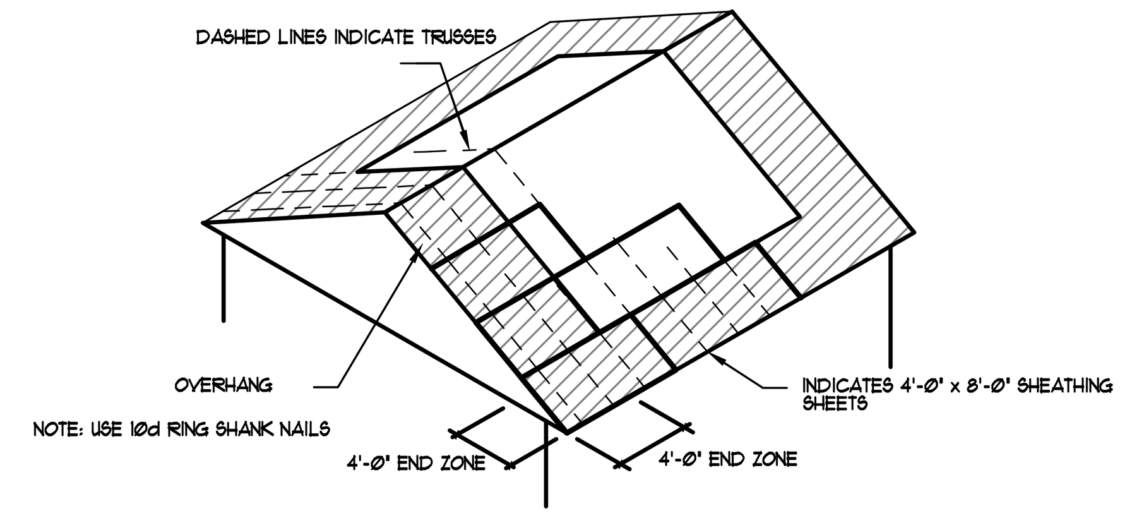


PRE-ENGINEERED VALLEY TRUSSES OVER EXISTING/NEW ROOF DETAIL (W/ SIMPSON VTCR & NO 2x CLEAT/NAILER)



= 3" O.C. INTERIOR AND EDGE (FIRST 36" - ZONES 2 & 3)
= 6" O.C. INTERIOR & EDGE (FIELD)

SHEATHING MAY BE INSTALLED VERTICALLY OR HORIZONTALLY, ATTACH PER NAILING SCHEDULE. PANEL EDGES WILL NEED TO BE ATTACHED TO STUD AND OR BLOCKING AT ALL EDGES.

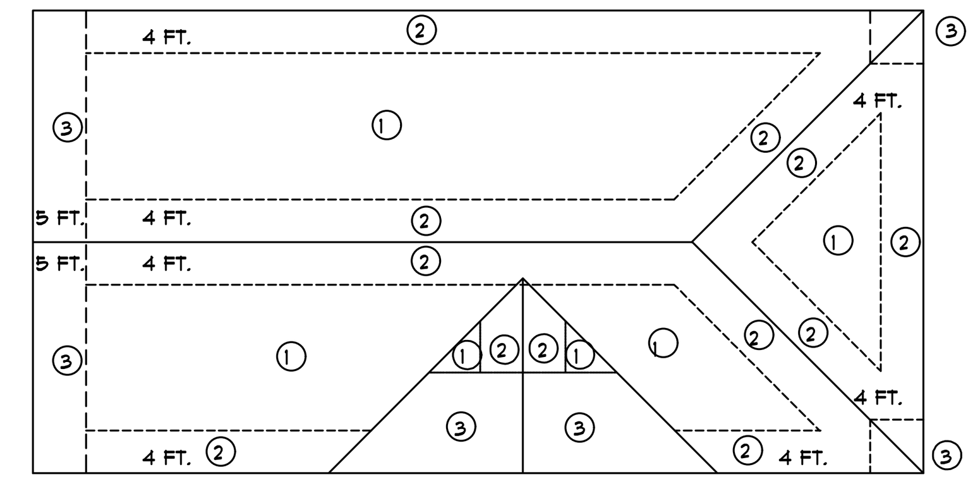
A MINIMUM 1/8" SPACE IS RECOMMENDED BETWEEN PANELS AT EDGES AND END JOINTS TO ALLOW FOR EXPANSIONS. FASTENERS SHALL NOT PENETRATE SURFACE MORE THAN 1/8"

ROOF NAILING SCHEDULE: NAILING ZONES (SHINGLE AND TILE)

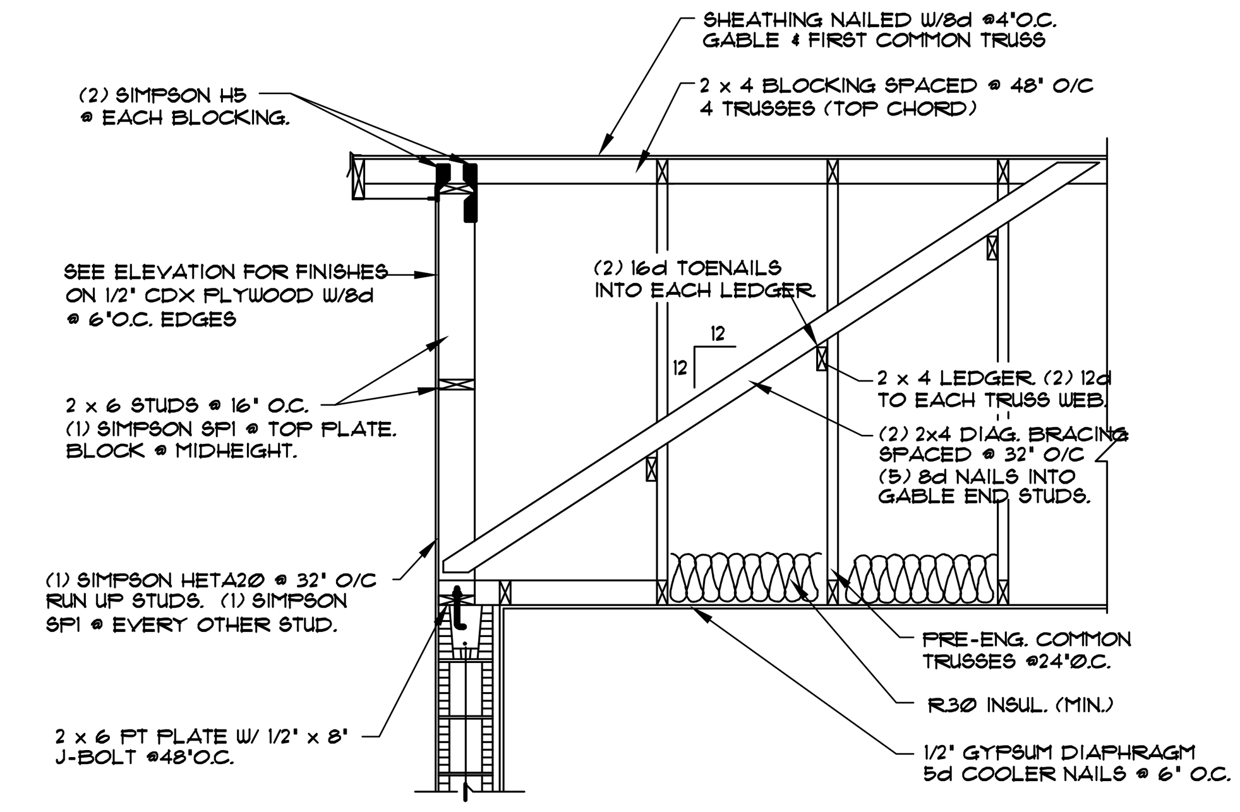
ZONE 1: 10d RING SHANK NAILS @ 6" O.C. ON EDGE AND 6" O.C IN FIELD

ZONE 2: 10d RING SHANK NAILS @ 6" O.C. ON EDGE AND 6" O.C IN FIELD

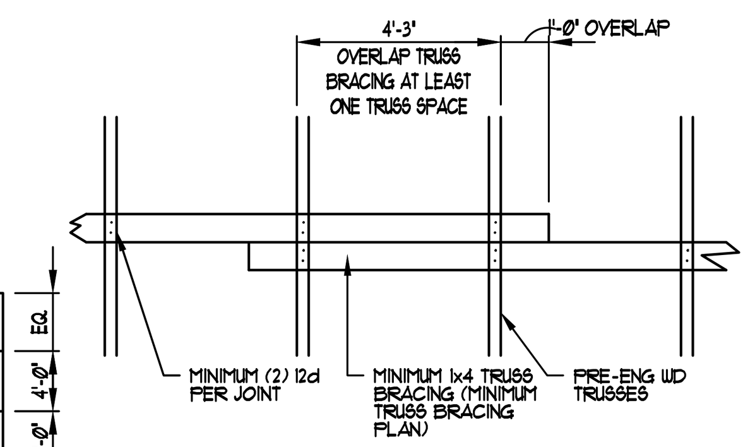
ZONE 3 10d RING SHANK NAILS @ 4" O.C. ON EDGE AND 4" O.C IN FIELD



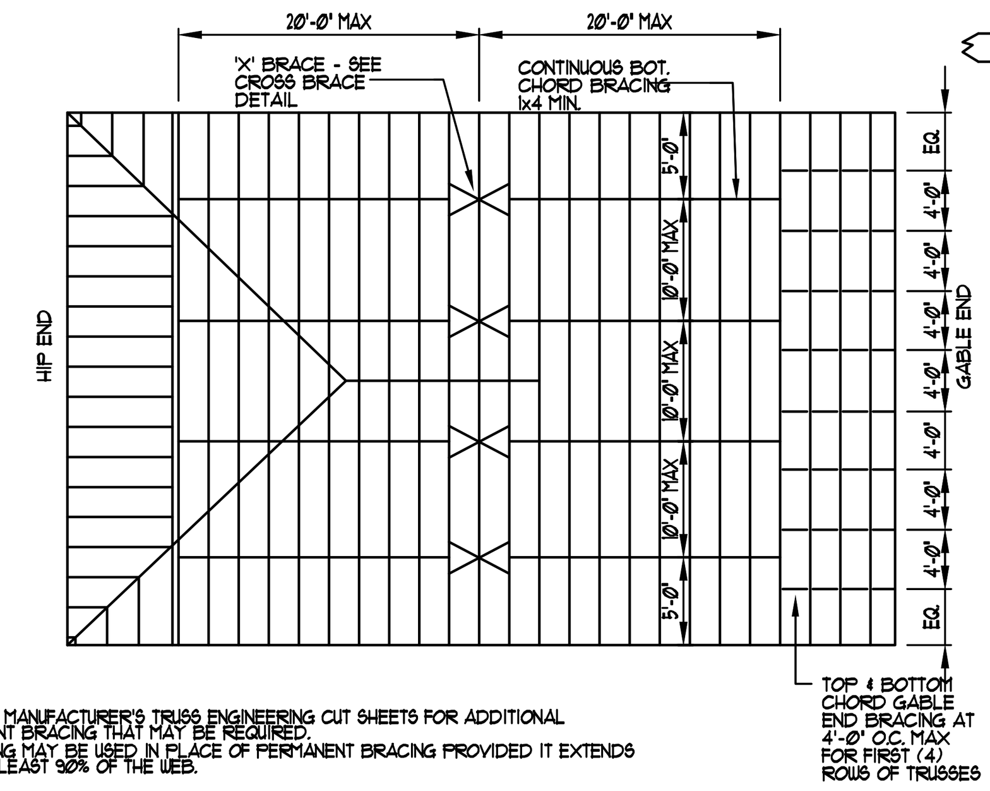
ROOF NAILING ZONE DIAGRAM



GABLE END BRACING MASONRY WALL

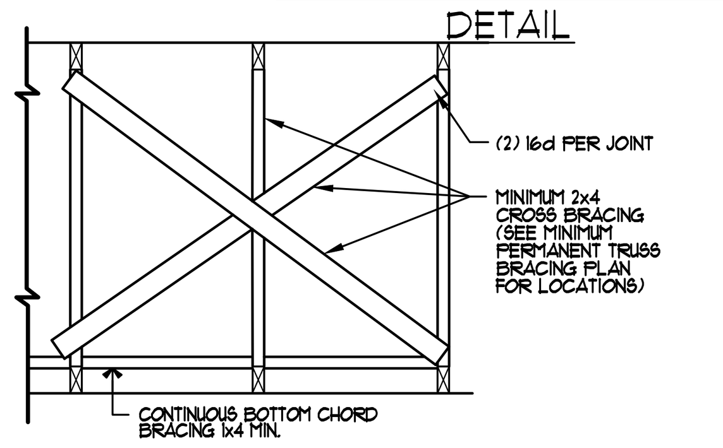


TRUSS BRACING OVERLAP DETAIL

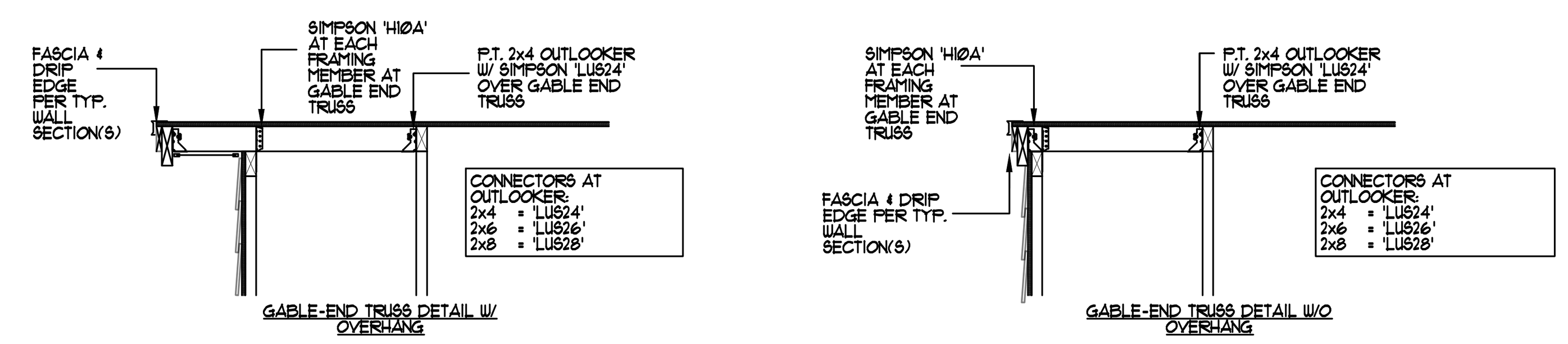


NOTE:
1) SEE TRUSS MANUFACTURER'S TRUSS ENGINEERING CUT SHEETS FOR ADDITIONAL PERMANENT BRACING THAT MAY BE REQUIRED.
2) "T" BRACING MAY BE USED IN PLACE OF PERMANENT BRACING PROVIDED IT EXTENDS OVER AT LEAST 90% OF THE WEB.

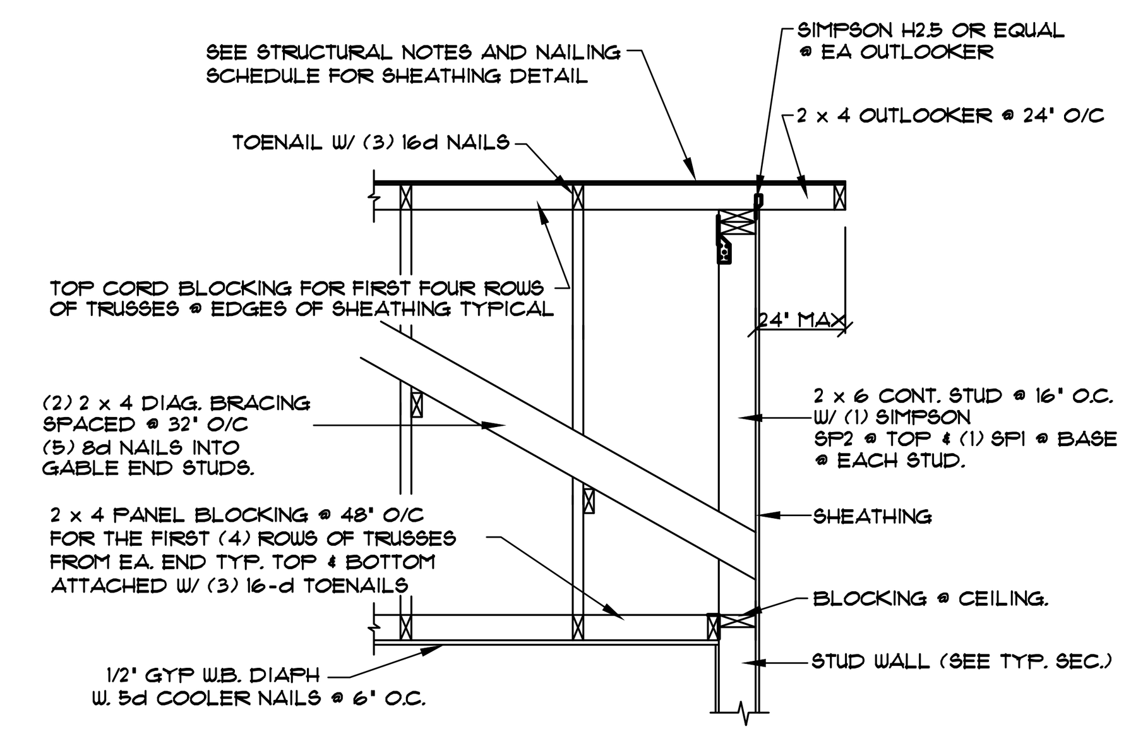
MINIMUM PERMANENT TRUSS BRACING PLAN



CROSS BRACING DETAIL

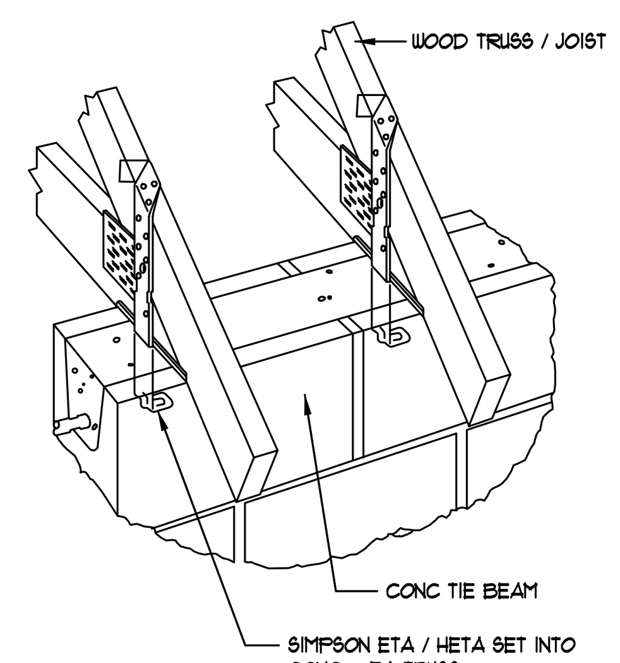


GABLE END ROOF DETAIL (SIMPSON CONNECTORS)

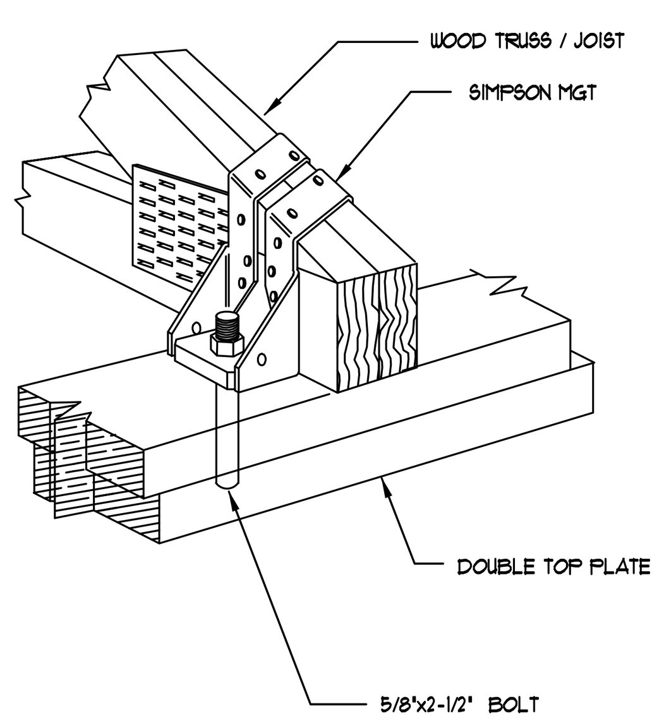


GABLE END BRACING FRAME WALL

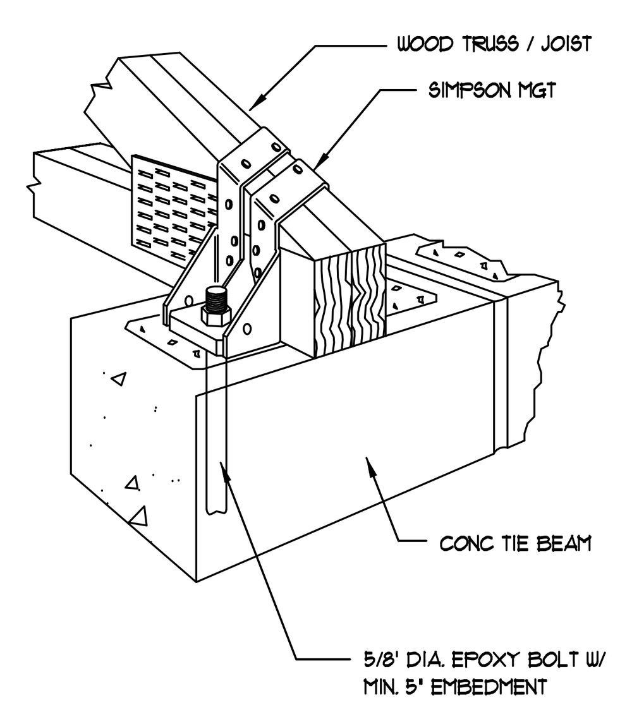
COMMON SIMPSON UPLIFT CONNECTORS



Simpson HETA20
SCALE: N.T.S.



Simpson MGT
SCALE: N.T.S.



Simpson MGT
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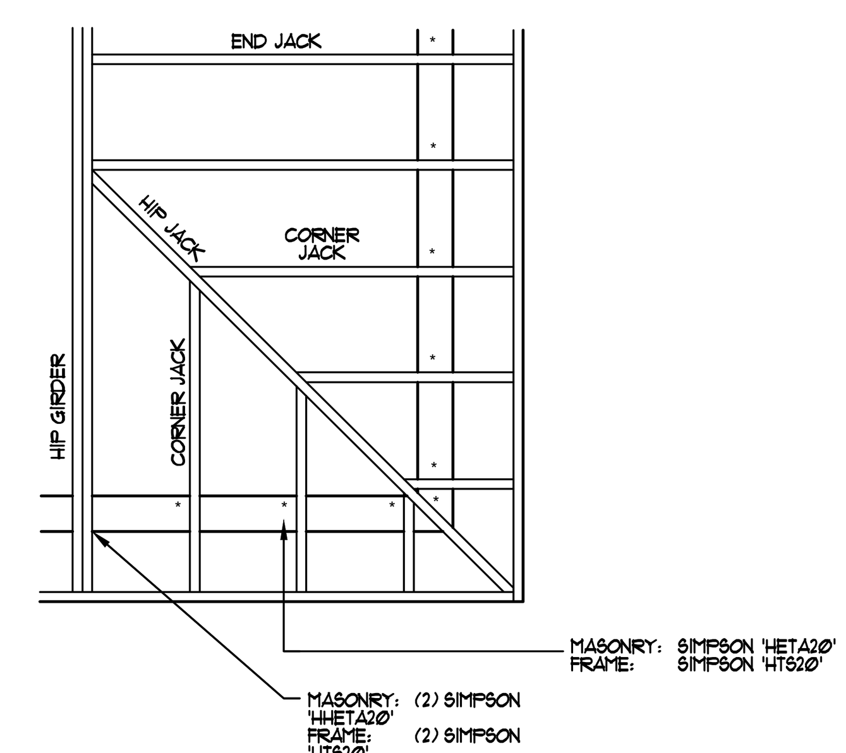
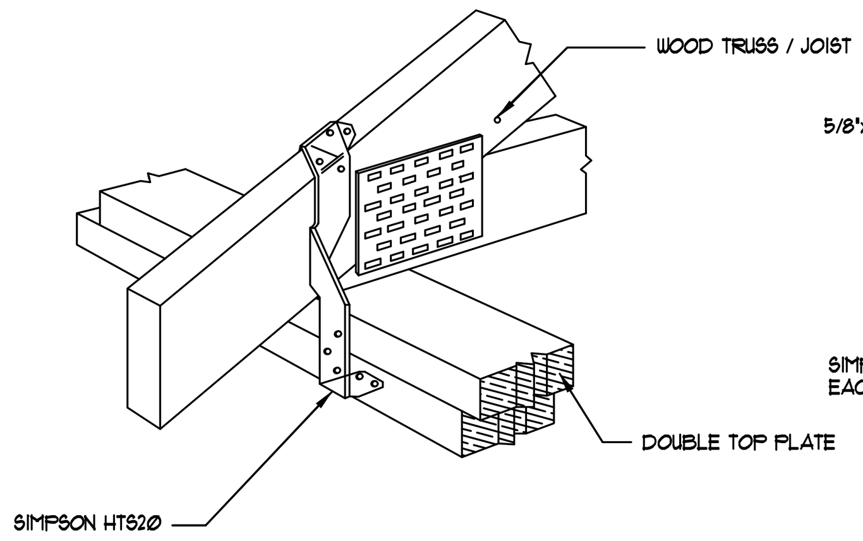
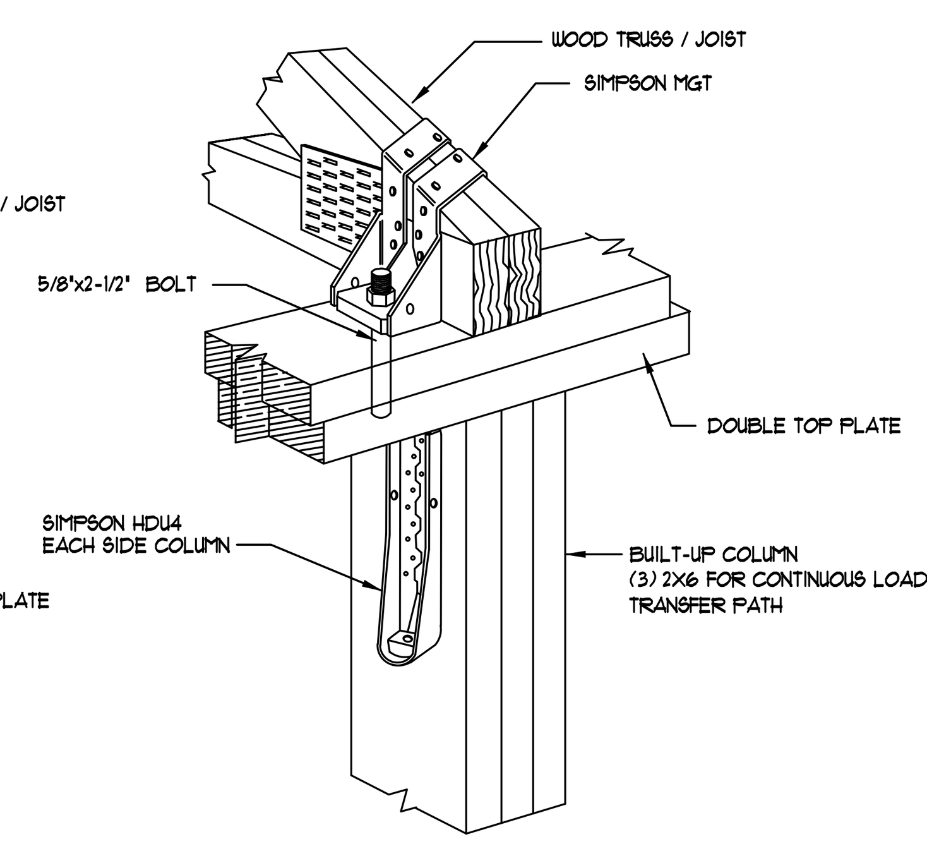


HIP FRAMING



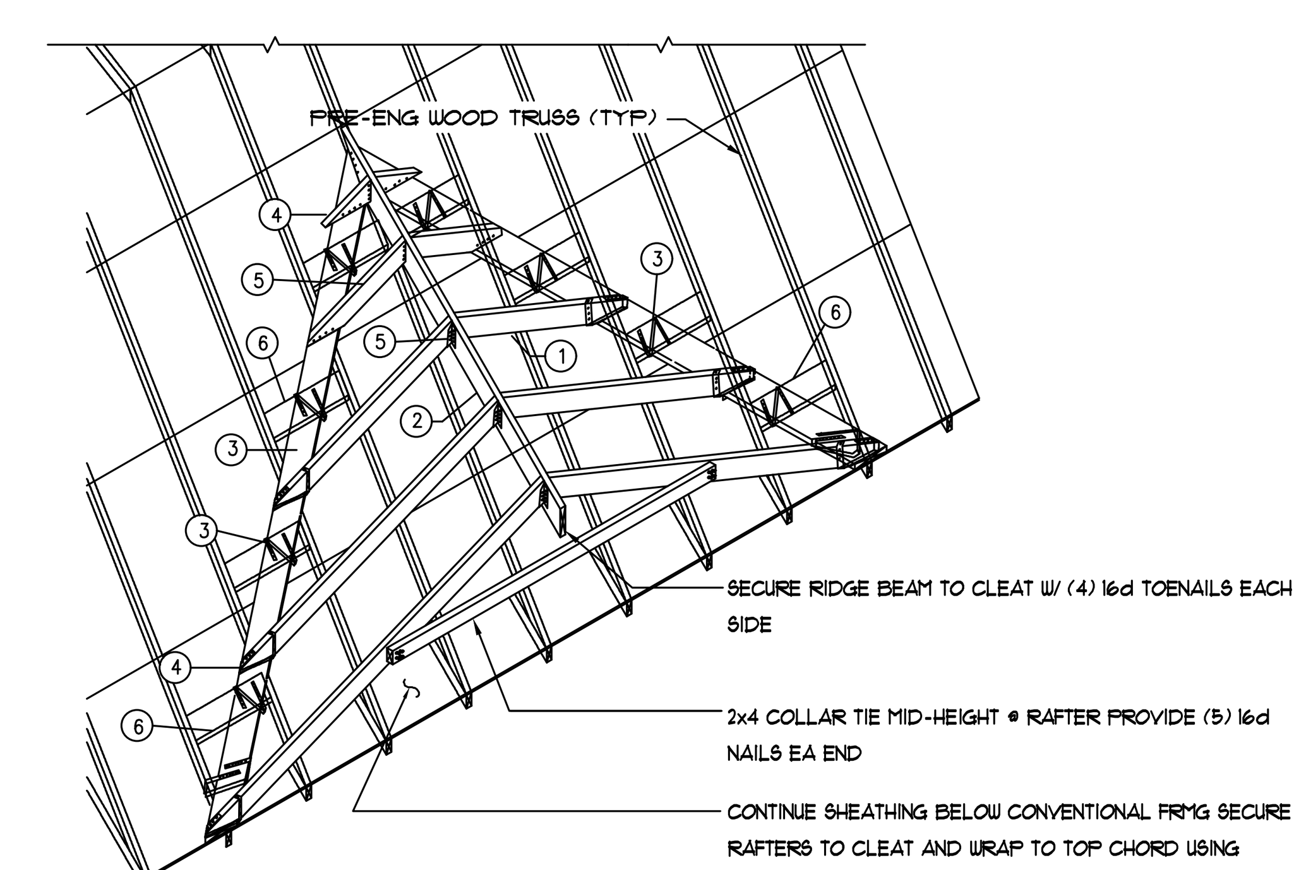
Simpson HTS20
SCALE: N.T.S.



BUILT-UP COLUMNS AT GIRDER TRUSS
SCALE: N.T.S.

CONNECTOR SCHEDULE		
SIMPSON STRONG TIE		
CONNECTOR	UPLIFT LOAD	FASTENERS
MGT	3965	22-10d-1-5/8"
MGT	3965	1-5/8"
HETA20 1-PLY	2035	10-10d-1-1/2"
HETA20 2-PLY	2035	12-16d
HTS20	1175	10-10d TRUSS
HTS20	1175	4-1/4x2-1/4 TITEN-CMU
MSTAM24	1500	9-10d
MSTAM24	1500	5-1/4x2-1/4 TITEN-CMU
MSTAM36	1870	13-10d
MSTAM36	1870	8-1/4x2-1/4 TITEN-CMU

CONVENTIONAL VALLEY FRAME



NOTES:

1. ALL RAFTERS SHALL BE #2 SOUTHERN YELLOW PINE. SECTION SIZE SHALL BE DETERMINED ACCORDING TO THE LENGTH OF SPAN AS FOLLOWS:

UP TO 8'-0"	....	2x6
8'-0" TO 12'-0"	....	2x8
12'-0" TO 15'-0"	....	2x10
15'-0" TO 18'-0"	....	2x12

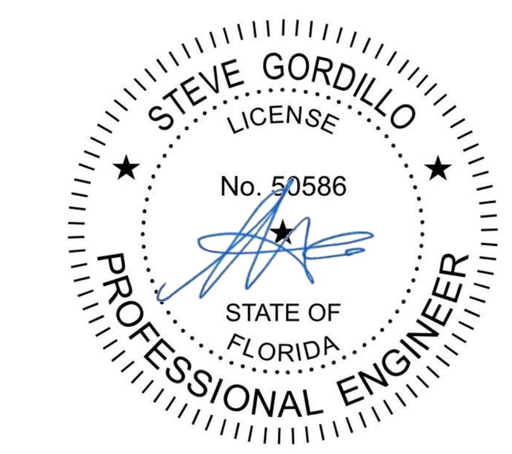
2. RIDGE BEAM SHALL BE #2 SOUTHERN YELLOW PINE. SECTION SIZE SHALL BE 2" (NOMINAL) LARGER THAN RAFTERS W/ A MAXIMUM RIDGE SIZE OF 2x12 FOR 2x12 RAFTERS.

3. CLEAT SHALL BE A #2 SOUTHERN YELLOW PINE 2x10. IT SHALL BE FASTENED AS SHOWN W/ SIMPSON MSTA24 TENSION STRAPS @ EACH TRUSS USING (14) 10d NAILS. INSTALL THE STRAP BY CUTTING A HOLE INTO THE SHEATHING @ EACH SIDE OF TRUSS AND THREADING THE U-SHAPED STRAP FROM BOTTOM OF TRUSS TOP CHORD TO TOP OF CLEAT.

4. SECURE RAFTERS TO RIDGE BEAM USING SIMPSON LSSU210 SLOPING NAILS INTO 2x12 RAFTERS. USE (8) 10d & (6) 10d RESPECTIVELY FOR HTS20 W/ (20) 10d NAILS FOR 2x12 RAFTERS, (16) 10d NAILS FOR 2x10 RAFTERS, (14) 10d NAILS FOR 2x6 RAFTERS WITH SPANS OF 4'-0" OR GREATER. 2x6 RAFTERS W/ SPANS LESS THAN 4'-0" WITH SPANS LESS THAN 4'-0" MAY BE TOE-NAILED TO RIDGE BEAM SHALL BE TOE-NAILED TO CLEAT W/ (8) 10d NAILS.

5. WHERE NEEDED, PROVIDE FLAT 2X6 BLOCKING BETWEEN TRUSSES AT HANGER W/ (10) 10d NAILS INTO RIDGE BEAM AND (7) 10d x 1 1/2" SECURE BLOCKING W/ (3) 16d TOENAILS AT EACH END INTO TOP CORD. 2x10 RAFTERS. USE LSSU28 W/ (10) 10d & (5) 10d x 1 1/2" FOR 2x8 RAFTERS. USE LSU26 W/ (6) 10d & (5) 10d x 1 1/2" FOR 2x6 RAFTERS WITH SPANS OF 4'-0" OR GREATER. 2x6 RAFTERS W/ (8) 10d NAILS.

6. TOP CORD FOR INSTALLATION SUPPORT OF MSTA24 STRAPS.



NOVEMBER 8, 2024

I CERTIFY THAT TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF ALL OF THE STRUCTURAL ELEMENTS AND SYSTEMS HAVE BEEN DESIGNED TO BE IN COMPLIANCE WITH THE 8TH EDITION OF THE 2023 RESIDENTIAL FLORIDA BUILDING CODE FOR BASIC WIND SPEED OF 150 MPH, EXPOSURE "D".

THE DRAWING IS SEALED FOR THE STRUCTURAL PORTIONS ONLY. ALL OTHER ELEMENTS, SYSTEMS AND ASSEMBLIES ARE THE RESPONSIBILITY OF THE BUILDER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY STEVE GORDILLO, PE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

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REVISIONS

SET
FINAL PERMIT

DATE
11-08-2024

SHEET
S-8