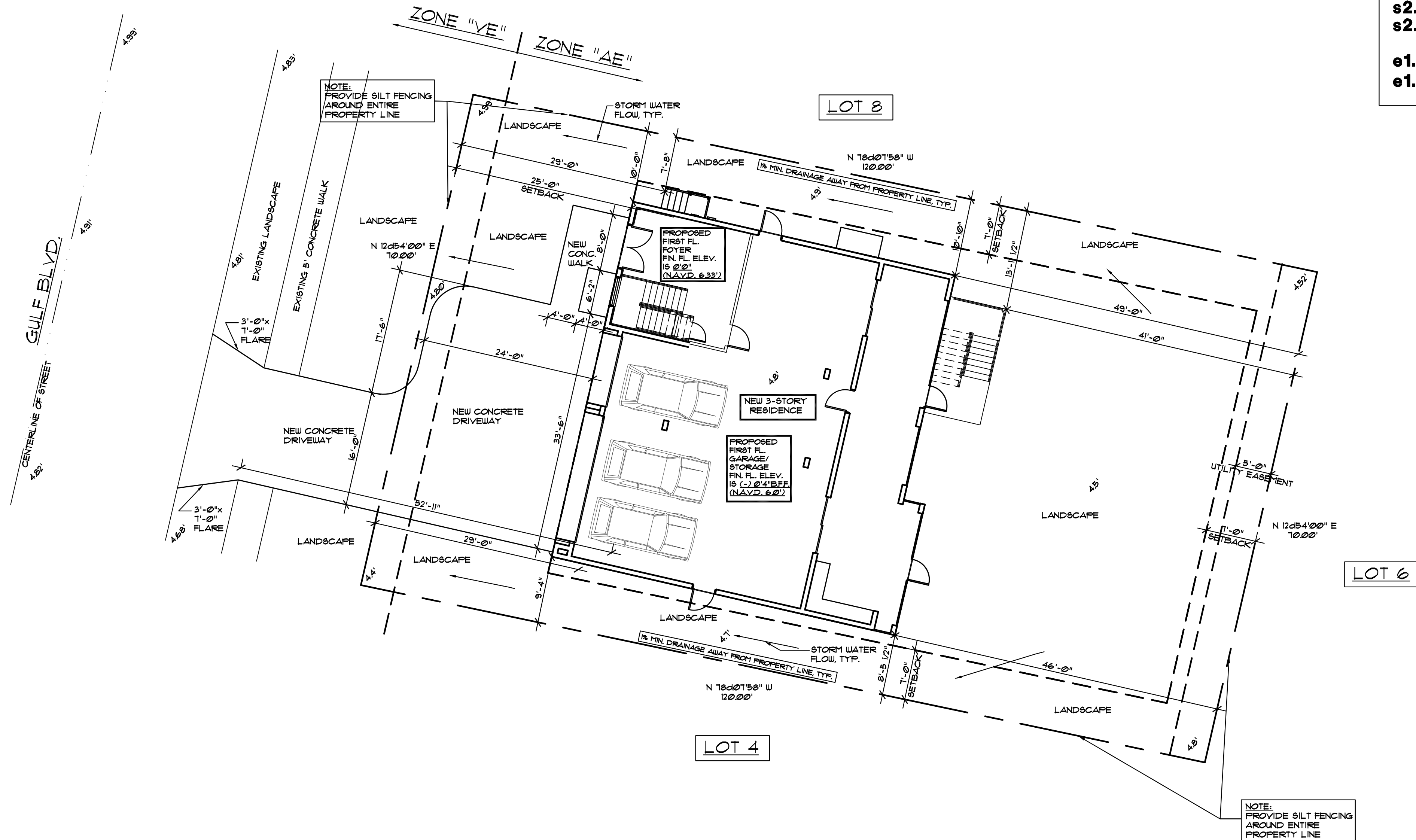
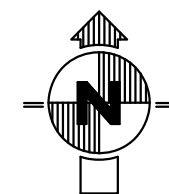




SITE DATA:	
LOT:	8,400 SQFT.
HOUSE FOOTPRINT	2,380 SQFT.
DRIVEWAY	820 SQFT.
WALKWAY	30 SQFT.
REAR STAIR	132 SQFT.
SLAB POOL EQUIPMENT	20 SQFT.
TOTAL IMPERVIOUS:	3,442 SQFT.
TOTAL IMPERVIOUS SURFACE RATIO IS 19.40% WHICH IS LESS THEN ALLOWABLE	

SITE PLAN

SCALE: 1"=10'-0"



STRUCTURE IS LOCATED IN
A SPECIAL FLOOD
HAZARD AREA

SHEET INDEX:

sp1.1 Site Plan

- a1.1 First Floor Plan
- a1.2 Second & Third Floor Plan
- a1.3 First Floor Plan Dimensioning Plan/Wall Types
- a1.4 Second & Third Floor Dimensioning Plan
- a2.1 Elevations
- a2.2 Elevations
- a2.3 Elevations
- a3.1 Wall Sections/Product Approvals

- s0.1 Structural Notes
- s1.1 Foundation Plan
- s2.1 Floor Framing Plan
- s2.2 Floor Framing Plan
- s2.3 Roof Framing Plan
- s2.4 Roof Drainage Plan

- e1.1 First Floor Electrical Plan
- e1.2 Second & Third Floor Electrical Plan

ARCHITECT CERTIFIES, TO THE BEST OF HIS
KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS
COMPLY WITH THE MINIMUM BUILDING CODES.

DO NOT SCALE DRAWINGS. USE DIMENSIONS
SHOWN ON THE DOCUMENTS. CONTRACTOR
SHALL VERIFY ALL DIMENSIONS ON SITE.
NOTIFY THE ARCHITECT REGARDING ANY
DISCREPANCIES.

Haggerty Residence

New Residence

2721 Gulf Blvd.

Belleair Beach,

Florida

Site Plan

Project No.
2020-239R
Date
November 20, 2020

Revisions:



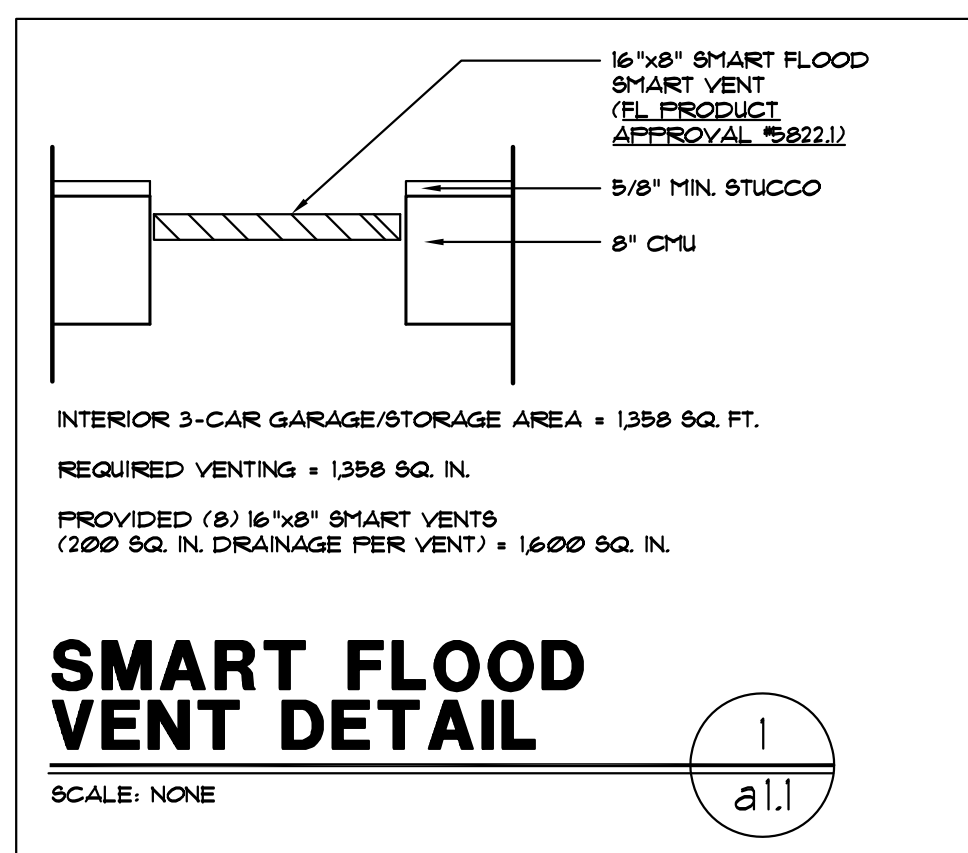
MICHAEL ARRIGO
LIC. NO. AR0017335

sp1.1



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AREA BREAKDOWN:

NEW FIRST FLOOR AREA:	304 SQ. FT.
NEW SECOND FLOOR LIVING:	2,084 SQ. FT.
NEW THIRD FLOOR LIVING:	1,431 SQ. FT.
TOTAL NEW LIVING:	3,825 SQ. FT.
NEW GARAGE/STORAGE:	1,455 SQ. FT.
NEW FIRST FLOOR COVERED PORCH:	563 SQ. FT.
NEW THIRD FLOOR COVERED PORCHES:	300 SQ. FT.
TOTAL NEW COVERED PORCHES:	863 SQ. FT.
NEW SECOND FLOOR OPEN BALCONY:	56 SQ. FT.
NEW THIRD FLOOR OPEN DECKS:	480 SQ. FT.
TOTAL NEW OPEN DECK/BALCONY:	536 SQ. FT.
TOTAL OVERALL:	6,679 SQ. FT.

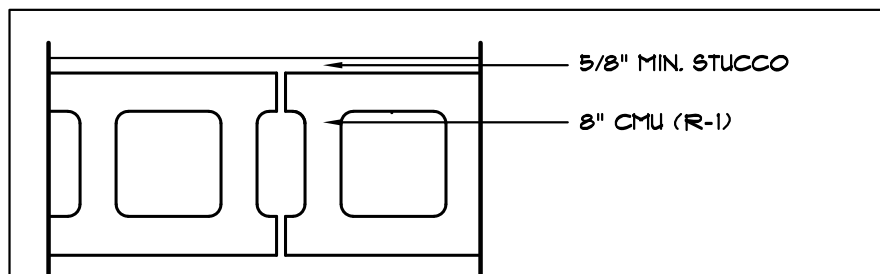
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LEGEND:

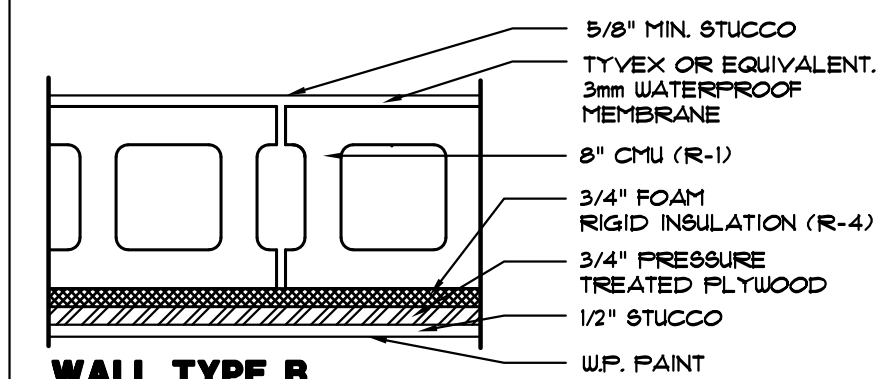
④ — WALL TYPES, SEE THIS SHEET FOR DETAILS

WALL TYPES:

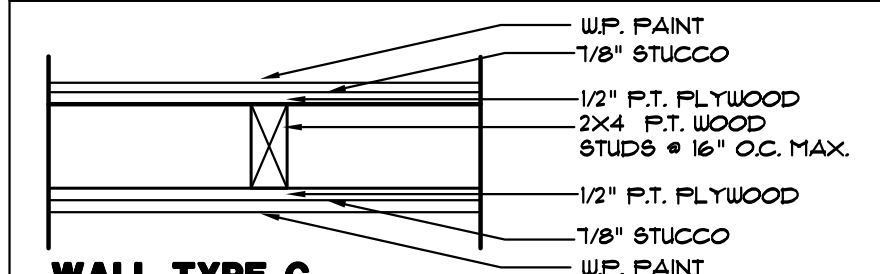
SCALE: 1/2" = 1'-0"
NOTES:
1. PROVIDE WATER RESISTANT BACKER BOARD IN LIEU OF GYPSUM BOARD AT ALL CERAMIC TILE WALLS.
2. THE EXTERIOR OF THE BUILDING SHALL BE SEALED CONTINUOUS FROM WATER INTRUSION. ALL PENETRATIONS SHALL BE SEALED FROM MOISTURE AND AIR INFILTRATION.



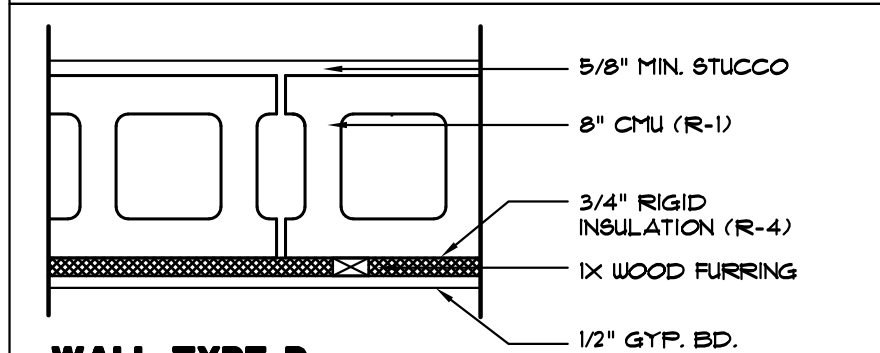
WALL TYPE A



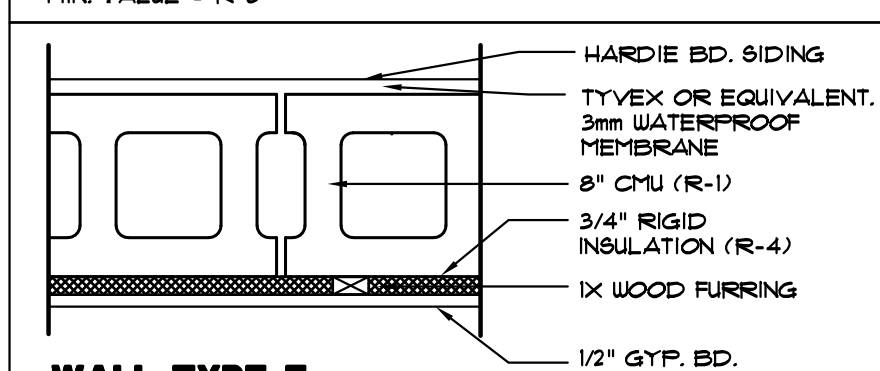
WALL TYPE B



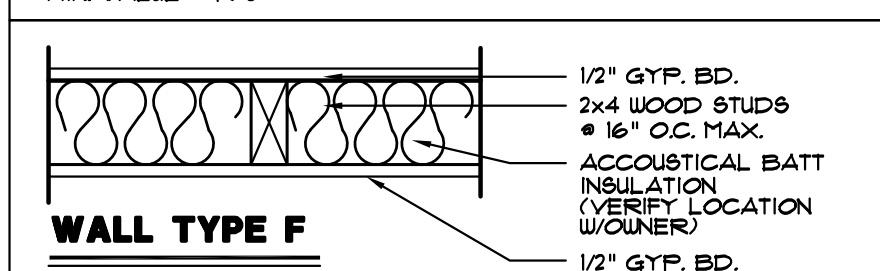
WALL TYPE C



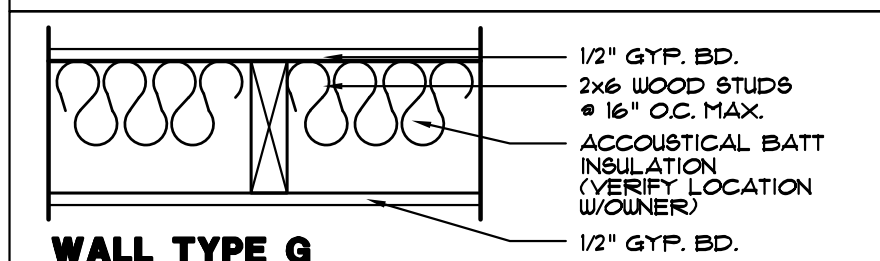
WALL TYPE D



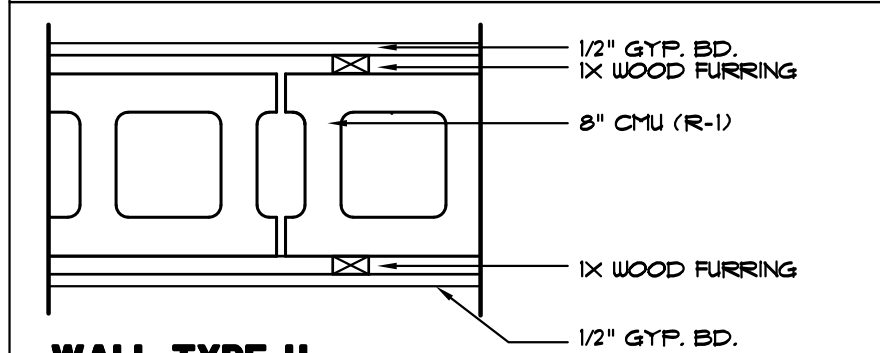
WALL TYPE E



WALL TYPE F

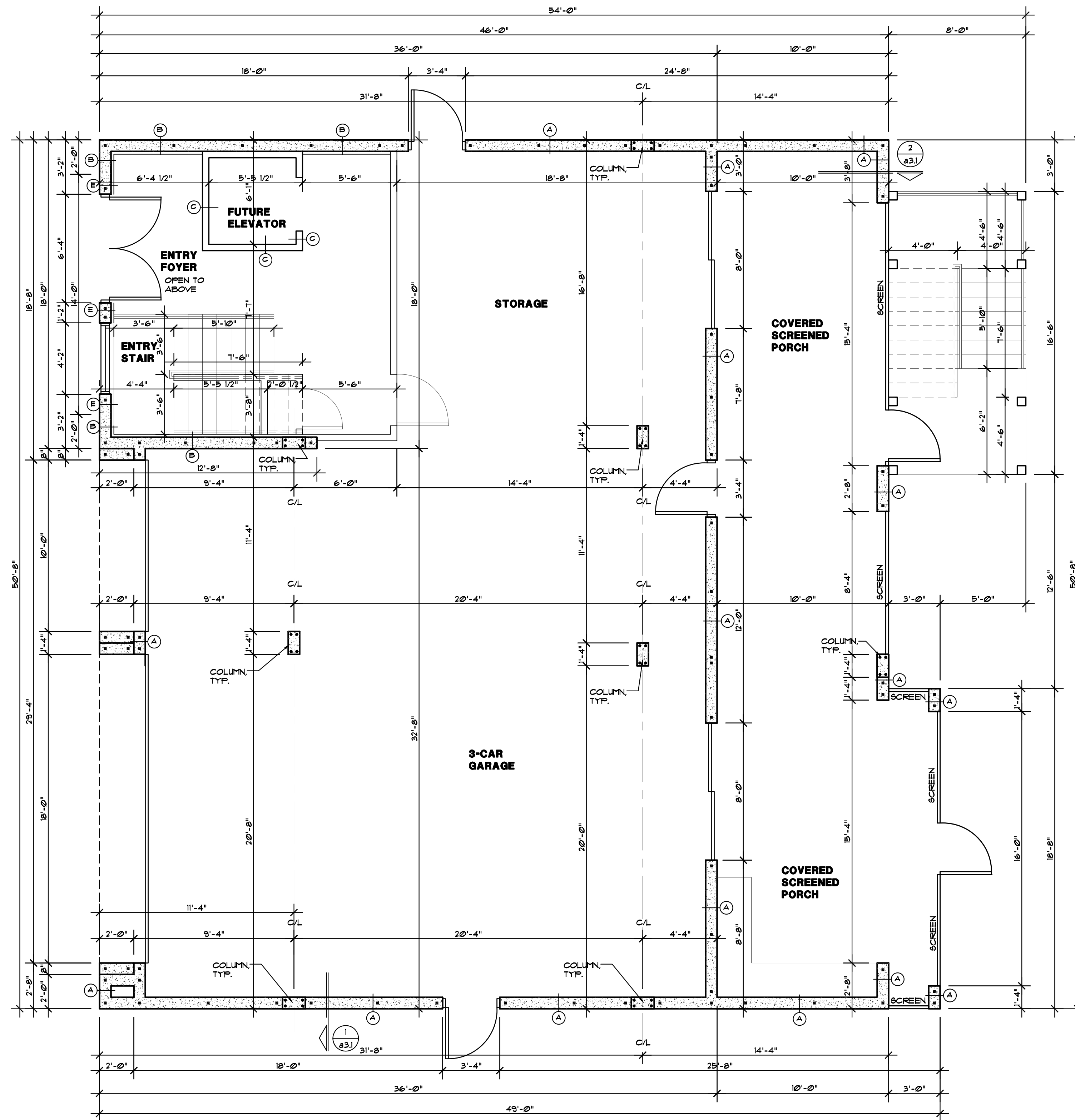


WALL TYPE G



WALL TYPE H

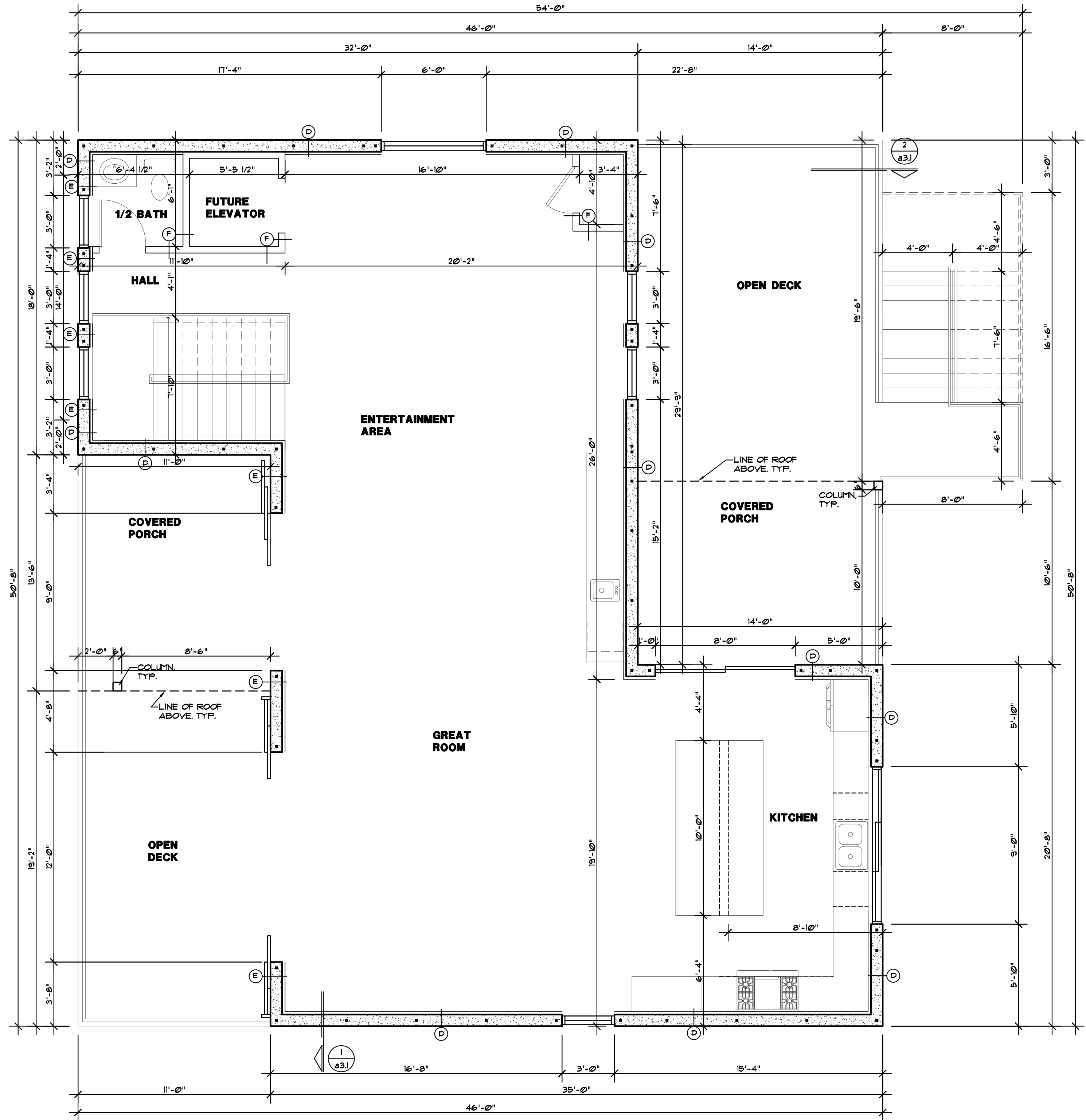
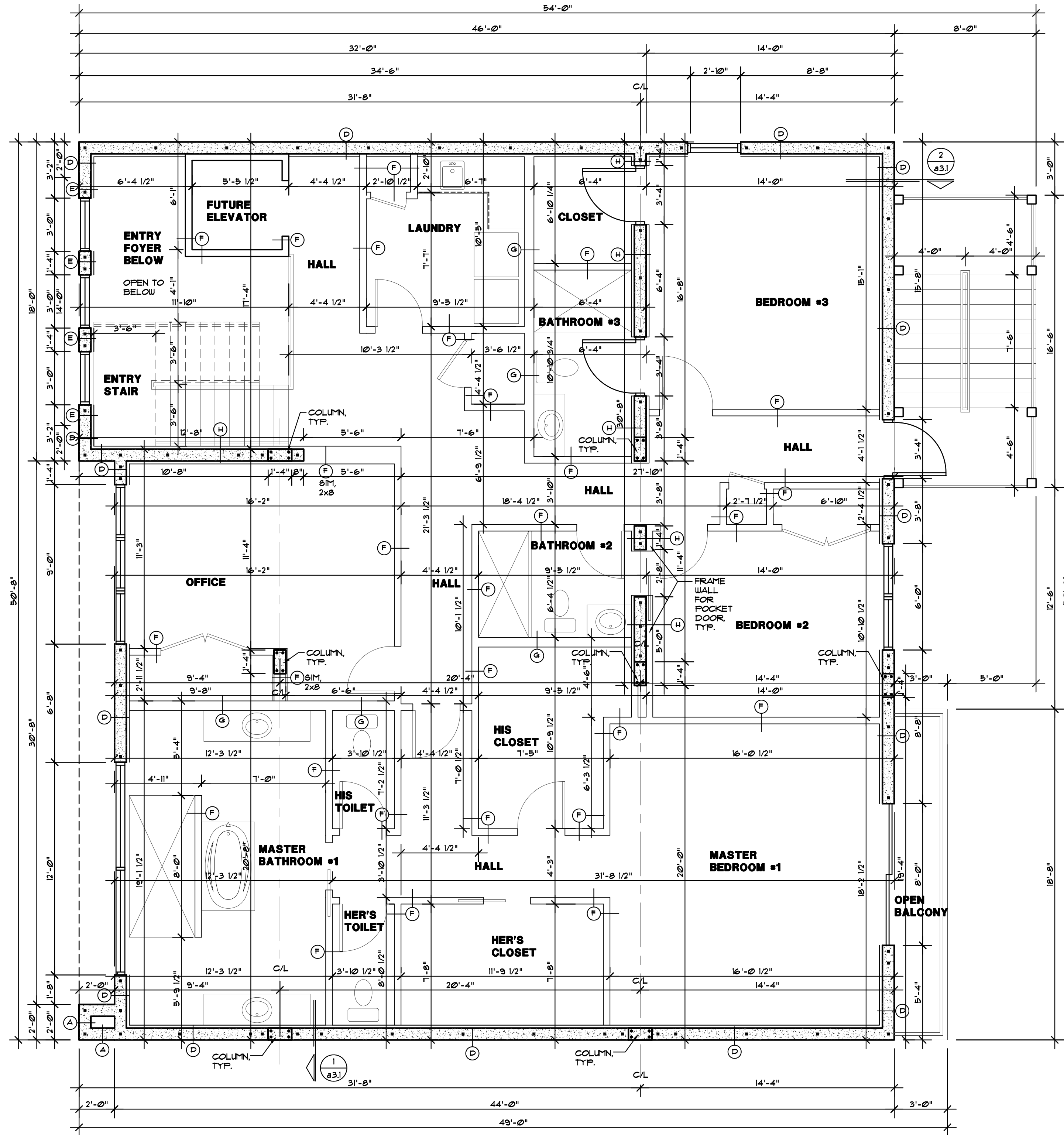
DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.



FIRST FLOOR PLAN DIMENSIONING PLAN

SCALE: 1/4" = 1'-0" (IN FEET)
0 2 4 8

NOTE:
CONTRACTOR SEE
STRUCTURAL DRAWINGS
FOR COLUMN SIZES AND
ADDITIONAL DIMENSIONS
AND DETAILS



LEGEND:

(A) — WALL TYPES, SEE SHEET A13 FOR DETAILS

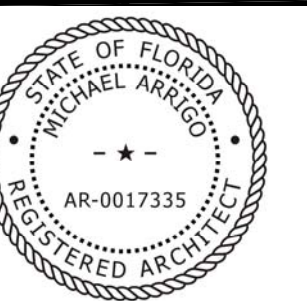
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Haggerty Residence

New Residence
2721 Gulf Blvd.
Belleair Beach, Florida

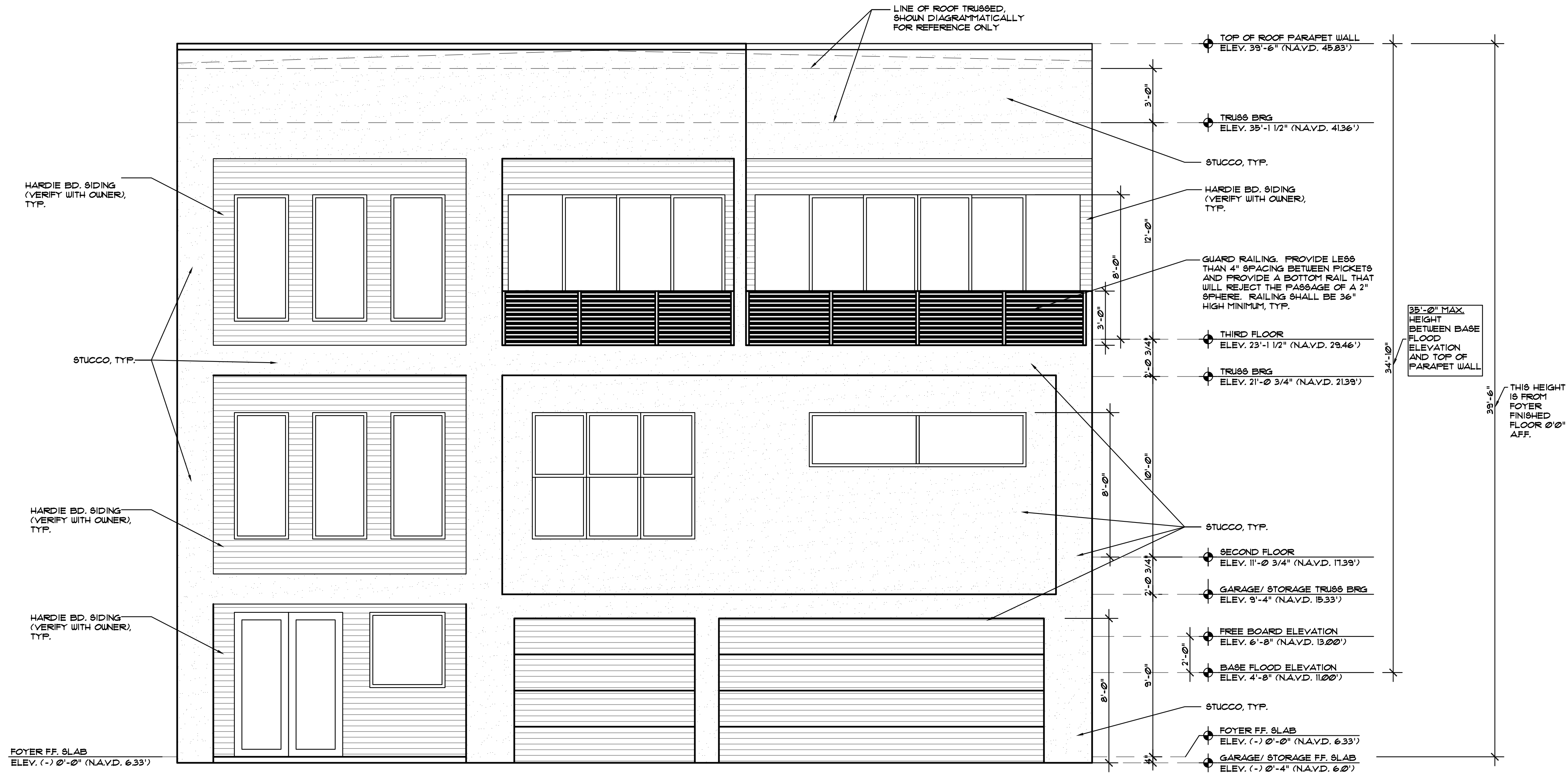
2nd & 3rd Floor Dimensioning Plan

Project No.
2020-239R
Date:
November 20, 2020



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LIC. NO. AR0017335

a1.4



FRONT ELEVATION

SCALE: 1/4"=1'-0" (IN FEET)

0 2 4 8

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS. CONTRACTOR SHALL PROVIDE CERTIFICATION FOR IMPACT RESISTANT GLAZING.

ELEVATION NOTES:

- VERIFY WINDOW OPENING DIMENSIONS W/ MANUFACTURER SIZES
- DOOR AND WINDOW OPENINGS THAT READ 3000, 20x40, ETC ARE 3'-0"x8'-0", 2'-0"x4'-0", ETC.

DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.

Elevations

Project No.
2020-239R
Date:
November 20, 2020

Revisions:



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a2.1

Haggerty Residence

New Residence

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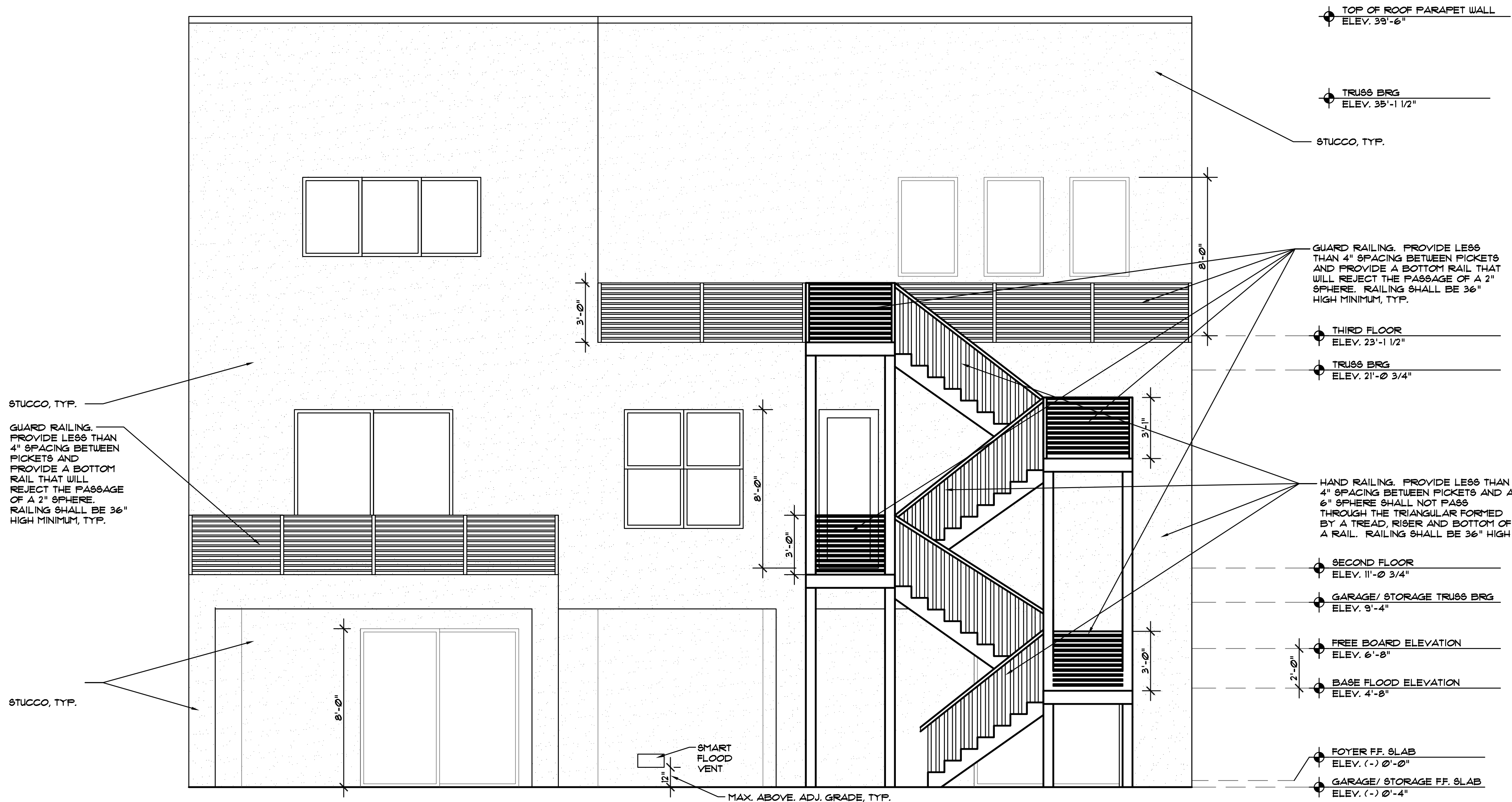
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www.architectonicsstudio.com



SEE ELEVATION ON A2.1 FOR
FINISHED FLOOR N.A.V.D.

REAR ELEVATION

SCALE: 1/4"=1'-0" (IN FEET)
0 2 4 8

IMPACT RESISTANT GLAZING AT
ALL NEW DOORS AND WINDOWS.
CONTRACTOR SHALL PROVIDE
CERTIFICATION FOR IMPACT
RESISTANT GLAZING.

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Elevations

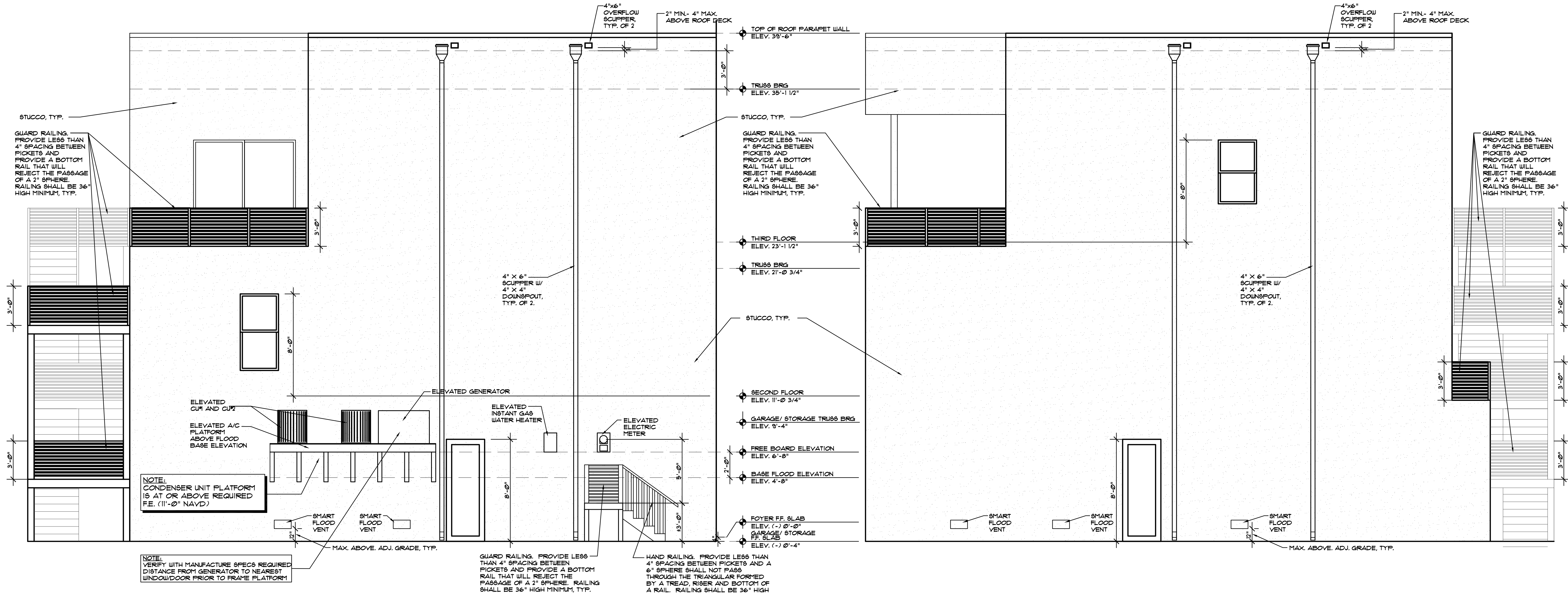
Project No.
2020-239R
Date
November 20, 2020

Revisions:



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LIC. NO. AR0017335

a2.2



SEE ELEVATION ON A2J FOR FINISHED FLOOR N.A.V.D.

LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0" (IN FEET)

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS. CONTRACTOR SHALL PROVIDE CERTIFICATION FOR IMPACT RESISTANT GLAZING.

SEE ELEVATION ON A2J FOR FINISHED FLOOR N.A.V.D.

RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0" (IN FEET)

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS. CONTRACTOR SHALL PROVIDE CERTIFICATION FOR IMPACT RESISTANT GLAZING.

DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.



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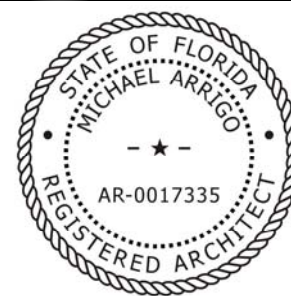
Florida

Elevations

Project No.
2020-239R

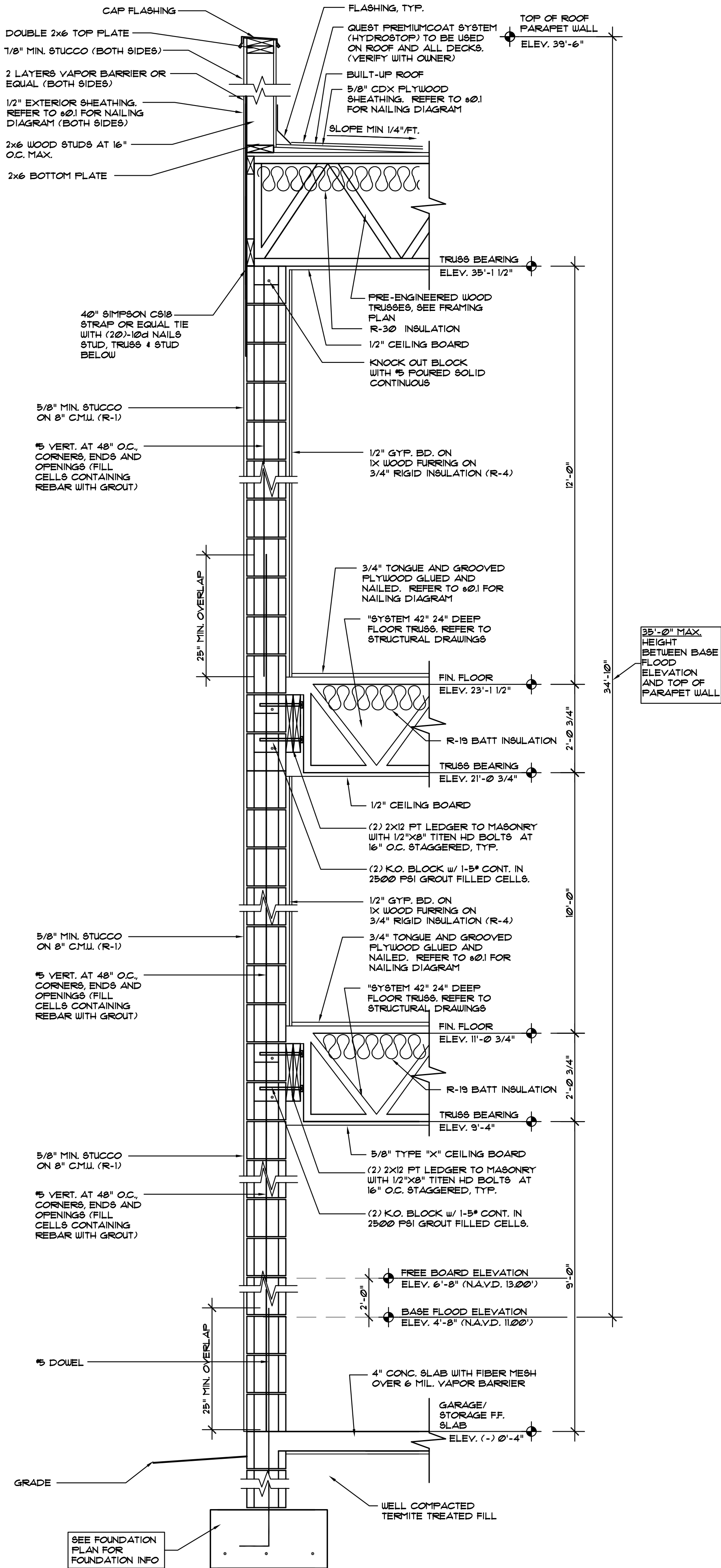
Date:
November 20, 2020

Revisions:



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LIC. NO. AR0017335

a2.3

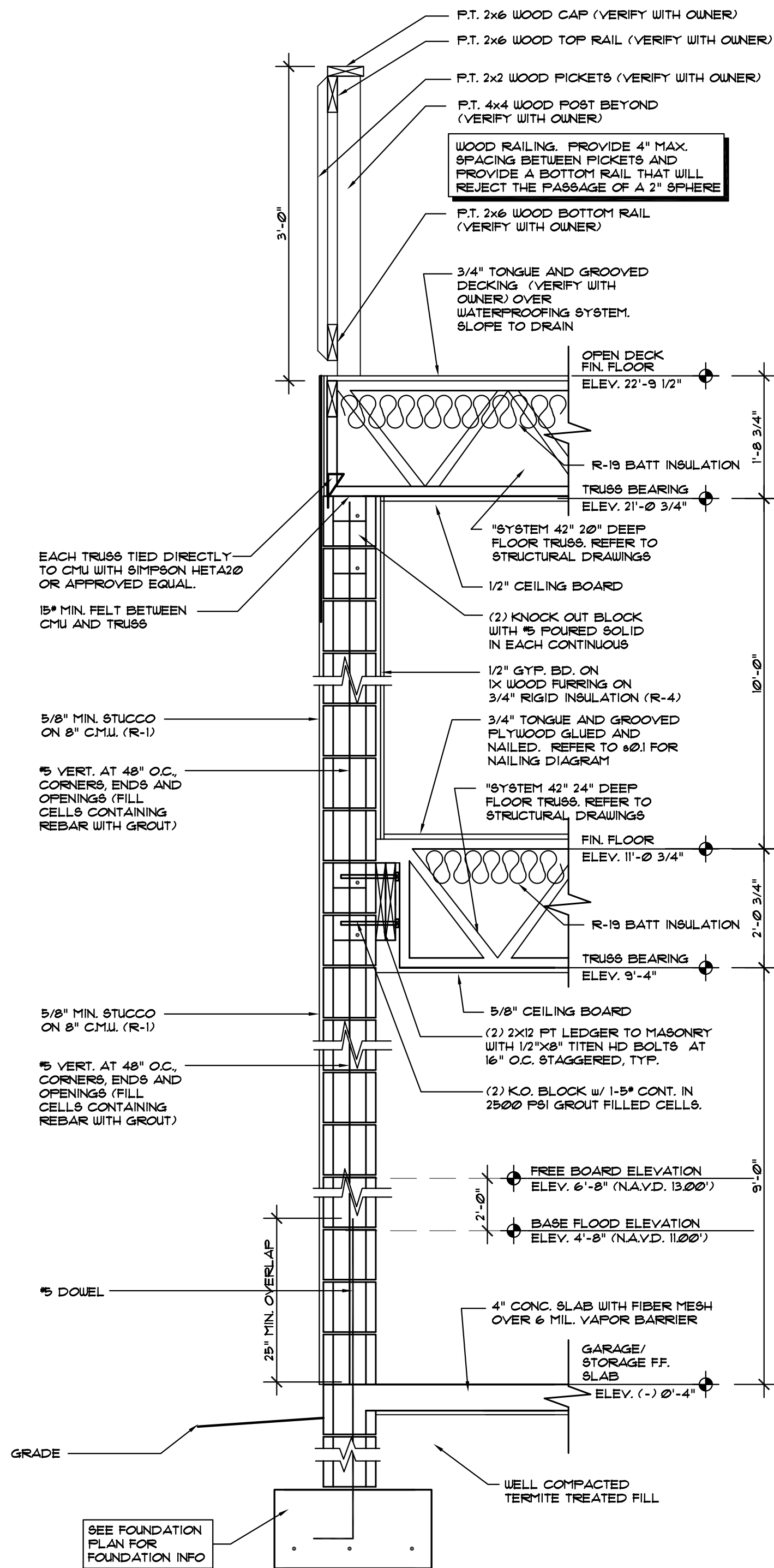


THREE STORY TYP. WALL SECTION

SCALE: NTS

1

a3.1



THREE STORY TYP. WALL SECTION

SCALE: NTS

1

a3.1

PRODUCT APPROVAL SPECIFICATION SHEET

PRODUCT CATEGORY	SUB CATEGORY	MANUF.	DESCRIP.	FL. APPROV. *
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	ABU66	FL 10860.2
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	BC6	FL 10860.5
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	C918	FL 10852.2
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	ECC	FL 10860.8
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	H8	FL 10446.6
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	HETA20	FL 11473.3
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	HETA40	FL 11473.3
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	HUC412	FL 105312.0
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	HHGU5.5-9DS	FL 10531.10
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	LGU3.63-9DS	FL 10531.7
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	LU26	FL 10655.12
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	LU826	FL 10655.14
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	LU8210	FL 10655.14

THE BEARING WALLS, COLUMNS, BEAMS, HEADERS, JOISTS AND RAFTERS ARE DESIGNED USING SOUTHERN YELLOW PINE #2 FOR BOTH GRAVITY AND UPLIFT LOADS. THERE SHALL BE NO SUBSTITUTES.

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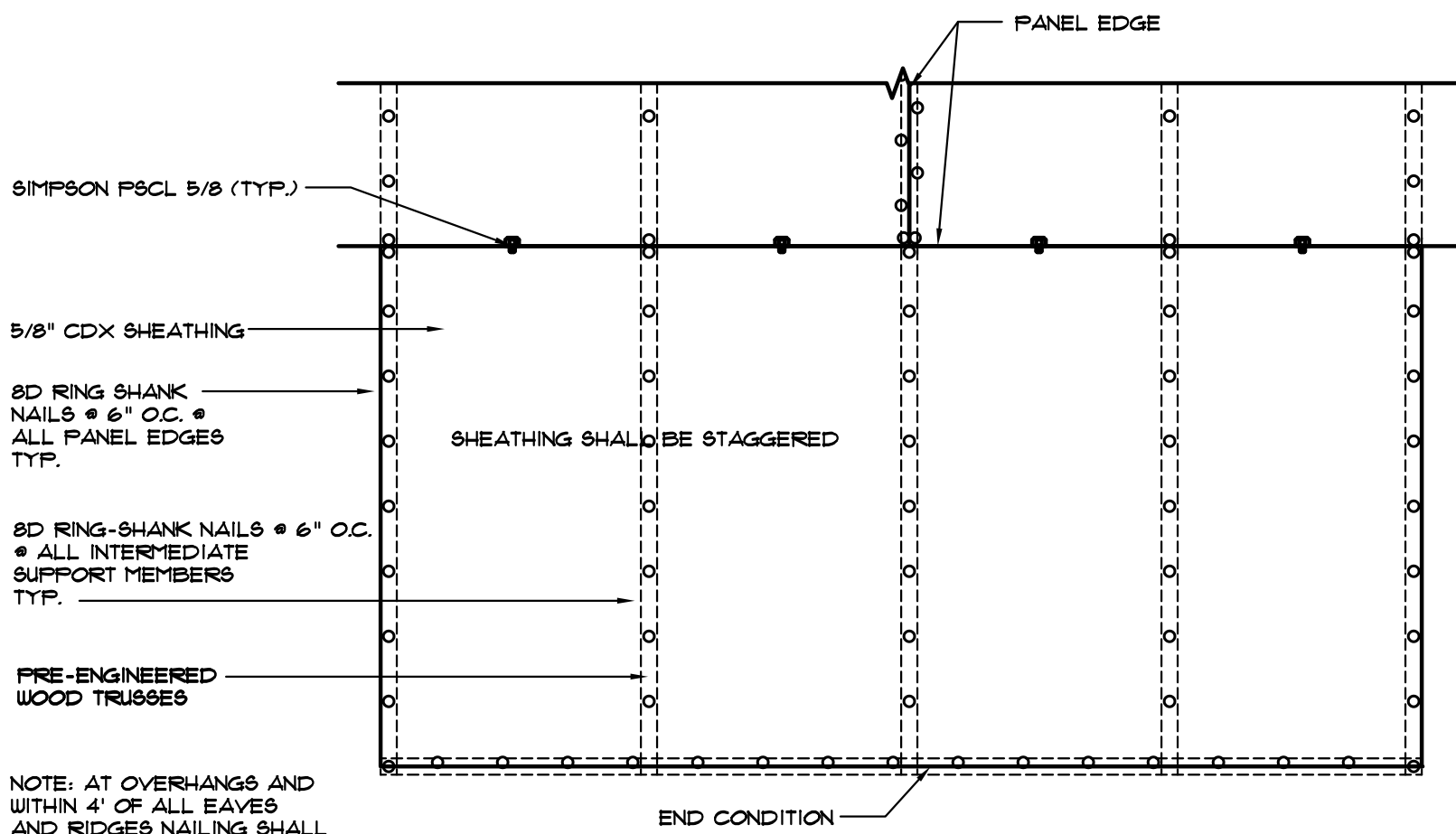
Wall Section Product Approvals

Project No. 2020-239R	Revisions:
Date: November 20, 2020	

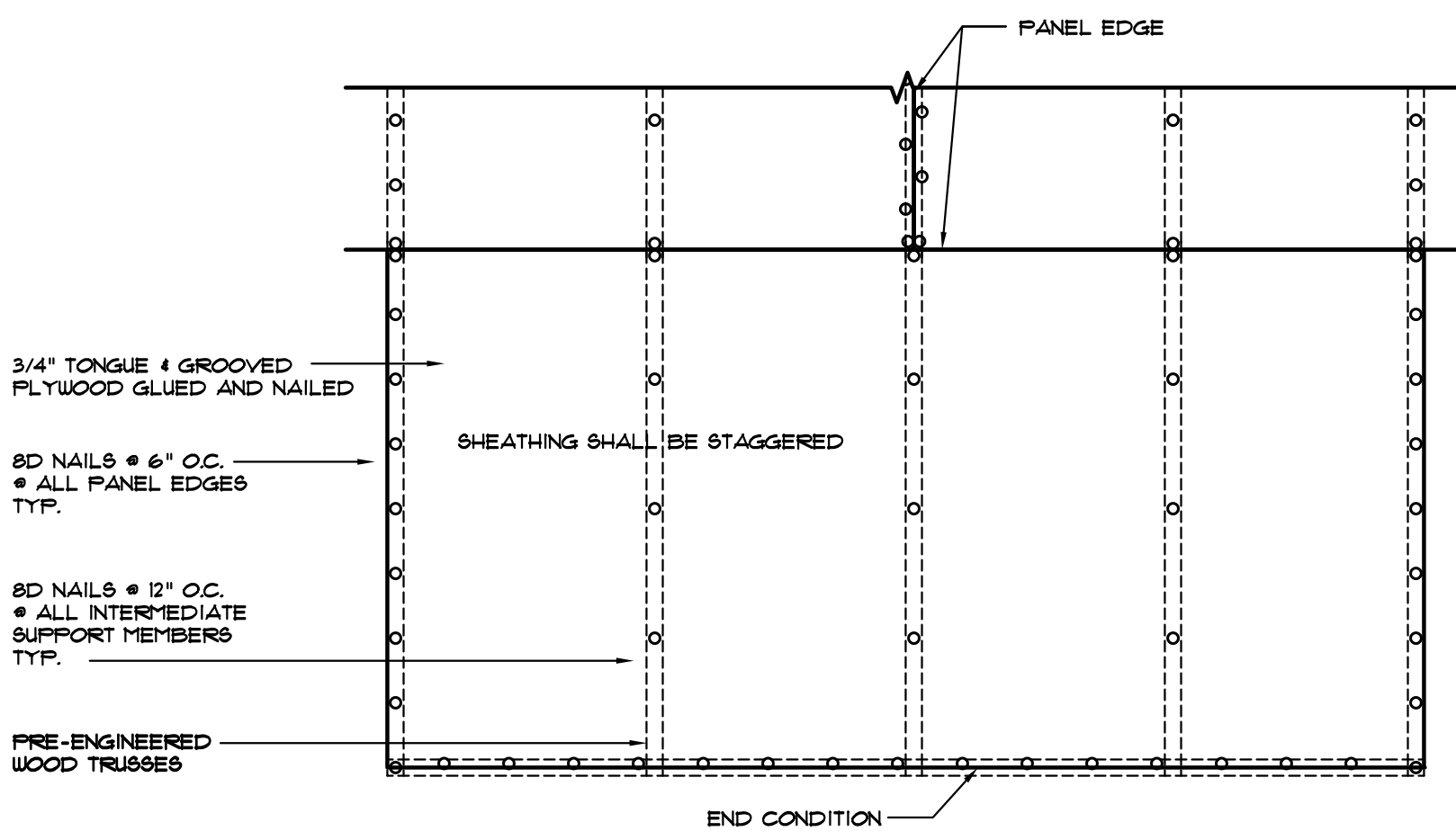


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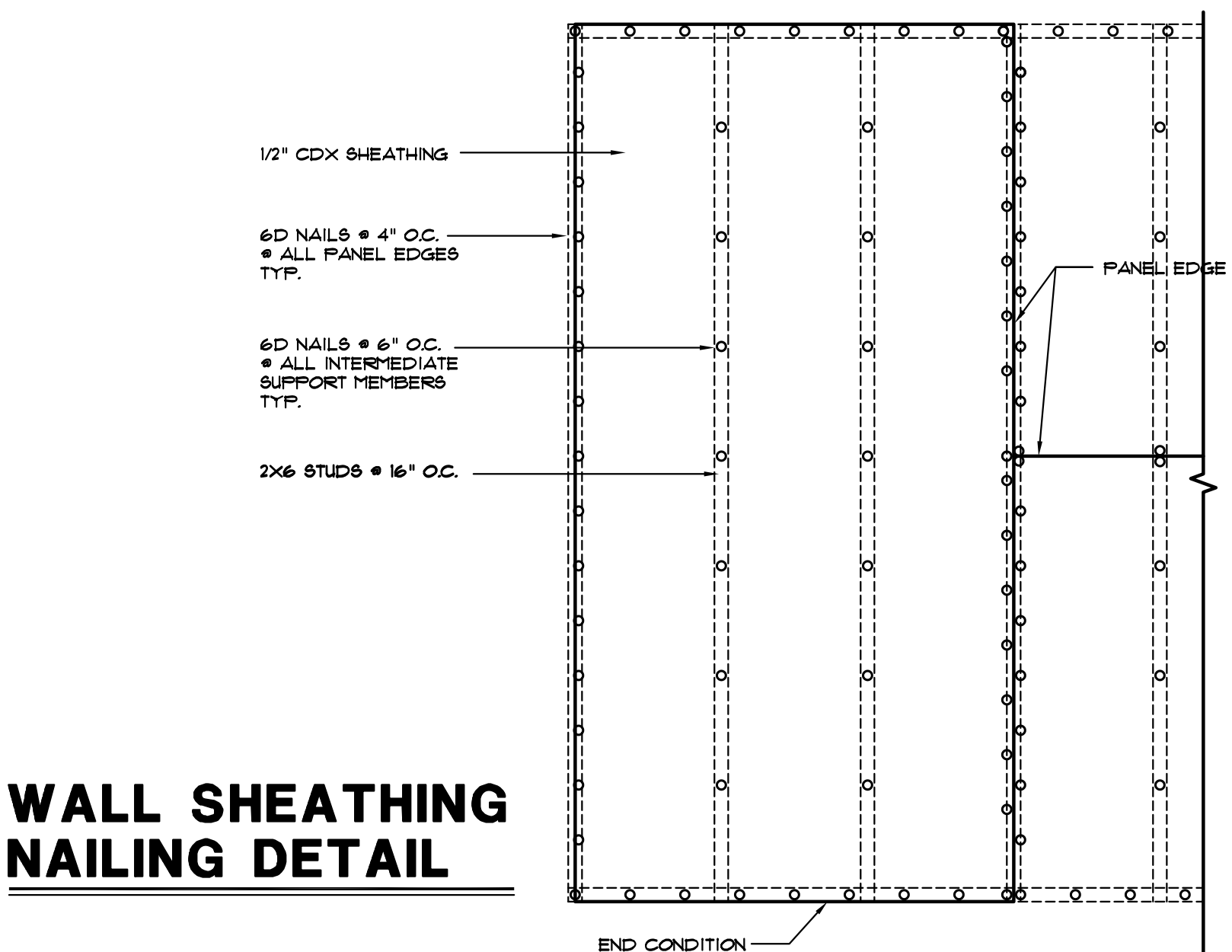
a3.1



ROOF SHEATHING NAILING DETAIL



FLOOR SHEATHING NAILING DETAIL



WALL SHEATHING NAILING DETAIL

REINFORCING SCHEDULE AND LOAD CAPACITIES

LINTEL LENGTH	BAR LENGTH	CLEAR SPAN	BOTTOM REINFORCING BARS 'A' BARS	'B' BARS	MAX SAFE LOAD LINTEL ONLY	SAFE LOAD ON COMPOSITE
2'-10"	2'-8"	1'-6"	(2) 1/32" DIA FLAIN BARS ENDS HOOKED UP 90° FOR 2 1/2'	NONE	1,000#	3,000#
3'-6"	3'-4"	2'-2"				
4'-0"	3'-10"	2'-8"				
4'-6"	4'-4"	3'-2"				
5'-4"	5'-2"	4'-0"	(2) 5	NONE	1,000#	3,000#
5'-10"	5'-8"	4'-6"				
6'-4"	6'-2"	5'-0"				
6'-8"	6'-4"	5'-4"				
7'-6"	7'-0"	6'-2"	(2) 4	NONE	800#	2,250#
8'-4"	7'-10"	7'-0"				
9'-4"	8'-10"	8'-0"	(2) 5	NONE	800#	2,000#
10'-6"	10'-0"	9'-2"				
11'-4"	10'-10"	10'-0"	(2) 5	(2) 5	800#	3,000#
12'-6"	12'-0"	11'-2"			100#	1,000#
13'-4"	12'-10"	12'-0"			650#	1,600#
14'-0"	13'-6"	12'-8"			600#	1,100#

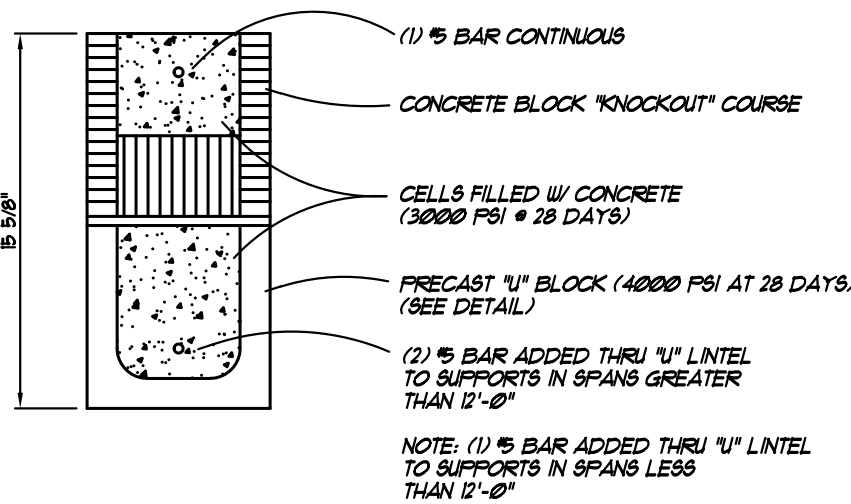
SPECIFICATIONS

- BAR STEEL SHALL BE MIN. GRADE 60, DEFORMED EXCEPT WHERE FLAIN BARS (HOOKED FOR BOND ANCHORAGE) ARE SPECIFICALLY PERMITTED.
- PRECAST 'U' BLOCK (4000 PSI AT 28 DAYS), CELLS FILLED WITH CONCRETE (3000 PSI AT 28 DAYS).

REINFORCING SCHEDULE AND LOAD CAPACITIES

LINTEL LENGTH	CLEAR SPAN	'A' BAR SCHEDULE	MAX SAFE LOAD LINTEL ONLY	SAFE LOAD ON COMPOSITE
14'-8"	13'-4"	NONE	650#	1,900#
15'-4"	14'-0"	NONE	650#	1,800#
17'-4"	16'-0"	4 BARS	570#	1,500#
19'-4"	18'-0"	(2) 5 BARS	500#	1,400#
21'-4"	18'-8"	(2) 5 BARS	425#	1,400#
23'-0"	20'-8"	(2) 5 BARS	380#	1,220#
24'-0"	22'-8"	(2) 5 BARS	320#	1,00#

COMPOSITE LINTEL SECTION



TYPICAL LINTEL SECTIONS

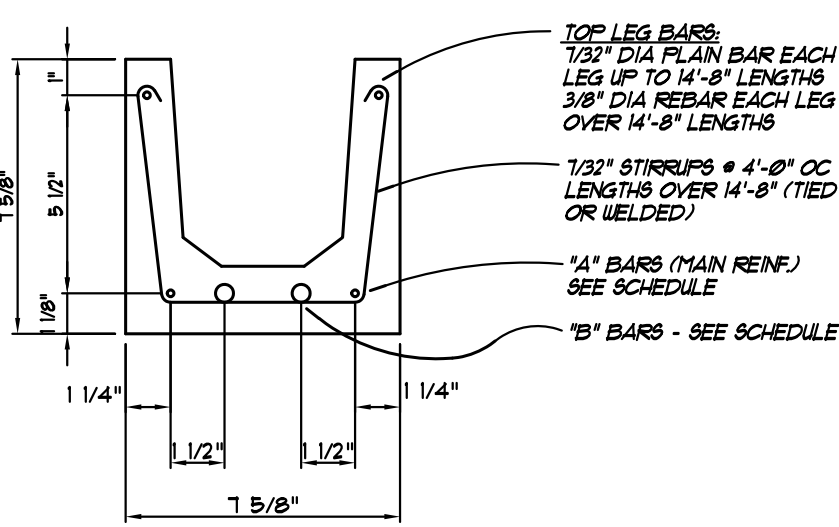
LENGTH	SAFE LOAD - POUNDS PER LINEAL FOOT	
	UNFILLED	FILLED
4'-0" (48") PRECAST	1875	6,048
4'-6" (54") PRECAST	1860	4805
5'-4" (64") PRECAST	1575	3744
5'-10" (70") PRECAST	1743	4615
6'-6" (78") PRECAST	1565	3260
7'-6" (90") PRECAST	1550	2887
9'-4" (112") PRECAST	1025	1747
10'-6" (126") PRECAST	927	1333
11'-4" (136") PRECAST	800	1483
12'-0" (144") PRECAST	750	1364
13'-4" (160") PRECAST	651	1018
14'-0" (168") PRECAST	585	909
14'-8" (176") PRESTRESSED	563	1341
15'-4" (184") PRESTRESSED	510	1210
17'-4" (208") PRESTRESSED	387	91
19'-4" (232") PRESTRESSED	289	823
21'-4" (256") PRESTRESSED	233	879
22'-0" (264") PRESTRESSED	279	857
24'-0" (288") PRESTRESSED	226	716

- ABOVE INFORMATION IS BASED ON CAST-CRETE (F&C CORP.) BRAND LINTELS.
 -- BASED ON TESTS CONDUCTED BY WERNER F. ROSCH, P.E.
 -- PRECAST LINTELS MAY BE SUPPLIED BY CAST-CRETE OR OTHER BUILDING CODE APPROVED PRECAST MANUFACTURERS.

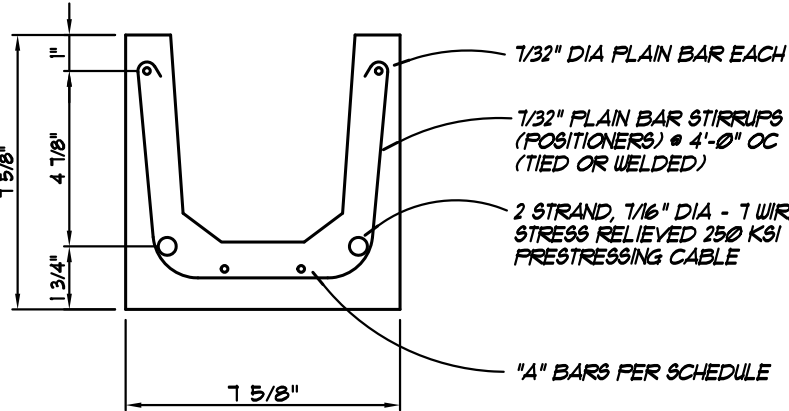
CAST-CRETE PRECAST LINTEL SAFE LOADS

TABLE R301.7 OF THE FLORIDA BUILDING CODE SIXTH EDITION (2017)	
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS	
STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILINGS	L/360
CEILINGS WITH FLEXIBLE FINISHES (INCLUDING GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS--WIND LOADS WITH BRITTLE FINISHES	H/240
EXTERIOR WALLS--WIND LOADS WITH FLEXIBLE FINISHES	H/120
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600

PRECAST CONCRETE



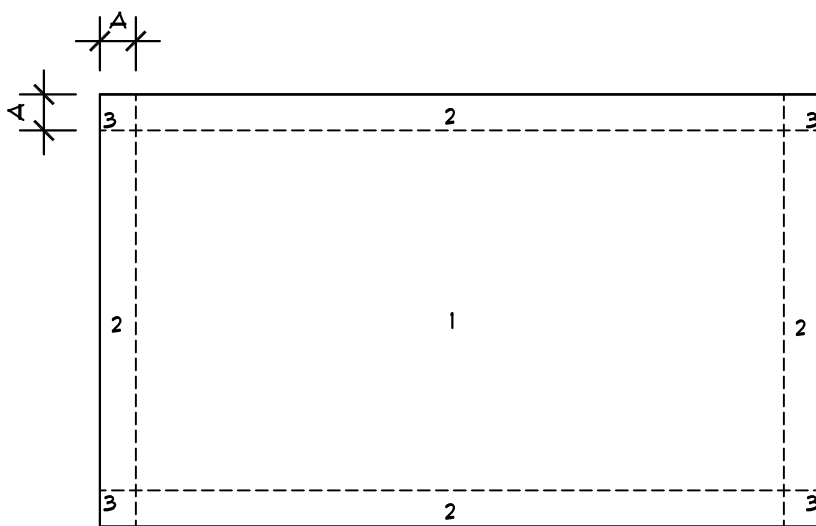
PRESTRESSED CONCRETE



WIND PRESSURE FOR ROOF COMPONENTS AND CLADDING (P.S.F.)

155 MPH ULTIMATE WIND LOAD				
OPENING AREA		ROOF ANGLE 0-1 DEGREES		
		1	2	3
10 FT. SQ.	PRESSURE	+18.4 PSF	+18.4 PSF	+18.4 PSF
	SUCTION	-44.4 PSF	-14.5 PSF	-113.1 PSF
20 FT. SQ.	PRESSURE	+12 PSF	+12 PSF	+12 PSF
	SUCTION	-42.6 PSF	-67.0 PSF	-93.1 PSF
50 FT. SQ.	PRESSURE	+6.2 PSF	+6.2 PSF	+6.2 PSF
	SUCTION	-41.8 PSF	-55.7 PSF	-67.0 PSF
100 FT. SQ.	PRESSURE	+5.5 PSF	+5.5 PSF	+5.5 PSF
	SUCTION	-40.9 PSF	-48.7 PSF	-48.7 PSF

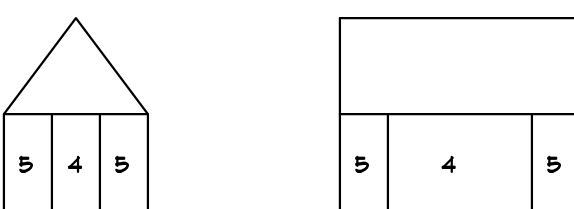
TABLE VALUES HAVE BEEN MULTIPLIED BY 0.6 TO CONVERT COMPONENT AND CLADDING PRESSURES TO ASD. (ALLOWABLE STRESS DESIGN)



WIND PRESSURE FOR WALL COMPONENTS AND CLADDING (P.S.F.)

155 MPH ULTIMATE WIND LOAD			
OPENING AREA		WALL AREA	
		4	5
10 FT. SQ.	PRESSURE	+45.2 PSF	+45.2 PSF
	SUCTION	-48.7 PSF	-60.0 PSF
20 FT. SQ.	PRESSURE	+43.2 PSF	+43.2 PSF
	SUCTION	-46.1 PSF	-55.7 PSF
50 FT. SQ.	PRESSURE	+40.4 PSF	+40.4 PSF
	SUCTION	-43.5 PSF	-50.5 PSF
100 FT. SQ.	PRESSURE	+38.5 PSF	+38.5 PSF
	SUCTION	-40.9 PSF	-46.1 PSF
500 FT. SQ.	PRESSURE	+33.8 PSF	+33.8 PSF
	SUCTION	-36.5 PSF	-38.1 PSF

TABLE VALUES HAVE BEEN MULTIPLIED BY 0.6 TO CONVERT COMPONENT AND CLADDING PRESSURES TO ASD. (ALLOWABLE STRESS DESIGN)



END ZONE DISTANCE:
10% OF LEAST HORIZONTAL DIMENSION OR 4% OF EAVE HEIGHT, WHICHEVER IS LESS BUT NOT LESS THAN EITHER 4% OF THE LEAST HORIZONTAL DIMENSION OR 4 FEET.

- ZONE 2 = 4'-0"
 ZONE 3 = 4'-0"
 ZONE 5 = 4'-0"

STRUCTURAL SPECIFICATIONS.

WARNING.

THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDANT UPON THE COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-SUPPORTING DURING CONSTRUCTION AND REQUIRE TEMPORARY BRACING UNTIL PERMANENTLY AFFIXED TO THE STRUCTURE AS DIRECTED. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE STRUCTURE DURING CONSTRUCTION UNLESS THE CONSTRUCTION IS SUPERVISED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION.

CAST IN PLACE CONCRETE.

- ALL REINFORCED CONCRETE SHALL BE NORMAL WEIGHT. THE MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS:
 A) SLAB ON GRADE = 3000 PSI MIN.
 B) FOOTINGS, COLUMNS, TIE BEAMS = 3000 PSI
 C) PRECAST 'U' BLOCK = 4000 PSI
 D) FILLED CELLS = 3000 PSI
- CONCRETE REINFORCING STEEL SHALL BE GRADE 60
- WELDED WIRE FABRIC SHALL BE 6" X 6" - W14/W14

WOOD TRUSS NOTES.

- ALL DESIGNS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF FLORIDA. ALL SHOP DRAWINGS AND CALCULATIONS SHALL BEAR THE SIGNATURE AND SEAL OF THE ENGINEER.
- ALL TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND AS SET FORTH BY THE TIMBER FRAMING CODES.

ROOF TOTAL LOAD = 40 PSF

WLL TOP CHORD = 20 PSF

BOTTOM CHORD = 0 PSF

WDL TOP CHORD = 20 PSF

BOTTOM CHORD = 10 PSF

- ALL TRUSSES TO HAVE A 2X6 MIN. TOP CHORD.

WOOD FRAMING.

- ALL STRUCTURAL LUMBER AND EXTERIOR FRAMING SHALL BE #2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL WOOD FRAMING SHALL CONFORM TO THE APPLICABLE REQUIREMENTS SET FORTH IN THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND SHALL INCLUDE BUT NOT BE LIMITED TO CONNECTIONS, BRACING, BRIDGING AND NAILING.

FOUNDATION REINFORCING.

- THE REQUIRED MINIMUM LAP SPICE FOR REBARS SHALL BE (40 BAR DIAMETERS).
- EMBED FOOTING DOUELLS 6" MINIMUM INTO FOOTINGS, EXTEND INTO TIE BEAMS AND BEND HOOKS OVER TOP BAR 25" MINIMUM.

CARPENTRY.

- DIMENSIONED LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
- ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
- ALL LUMBER SHALL BE SOUTHERN PINE NO. 2 GRADE OR BETTER WITH 15% MAXIMUM MOISTURE CONTENT.
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESURE TREATED.
- PRESURE TREATED LUMBER SHALL BE IMPREGNATED WITH A CCA SALT TREATMENT IN ACCORDANCE WITH F&C TT-U-571 AND BEAR THE AMERICAN WOOD PRESERVERS INSTITUTE QUALITY MARK LP-2.
- PLYWOOD SHEATHING SHALL BE CDX WITH EXTERIOR GLUE. ALL ROOF SHEATHING TO BE INSTALLED WITH FLYCLIPS.
- INSTALL BRIDGING IN ALL FLOOR OR ROOF JOISTS AT 8'-0" O.C. MAXIMUM. INSTALL BLOCKING IN ALL WALL STUDS @ MID-HEIGHT.
- ALL NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS.
- ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONGTIE CO.
- PROVIDE A SINGLE PLATE AT THE BOTTOM AND DOUBLE PLATE AT THE TOP OF ALL LOAD BEARING STUD WALLS. SILL PLATES SHALL BE BOLTED TO FOUNDATION AT A MAXIMUM OF 4'-0" O.C.
- STUDS SHALL BE DOUBLED AT ALL ANGLES AND AROUND ALL OPENINGS. STUDS SHALL BE TRIPLED AT ALL CORNERS.
- ALL OUTSIDE CORNERS SHALL BE BRACED WITH A DIAGONAL 1 X 4 LET INTO OUTSIDE EDGE OF 2 X 4 STUDS, UNLESS PLYWOOD SHEATHING IS SHOWN ON DRAWINGS.

DESIGN CRITERIA

FLORIDA BUILDING CODE SIXTH EDITION (2017)

ULTIMATE WIND LOAD 155 MPH

EXPOSURE "D"

PROTECTION OF OPENINGS ENCLOSED

INTERNAL PRESSURE COEF. -0.18, - 0.18

RISK CATEGORY II

SOIL DESIGN BEARING CAPACITY 2,000 PSF

COMPONENTS & CLADDING REFER TO INDIVIDUALS ITEMS ON FLOOR PLANS

REFER TO WOOD TRUSS NOTES THIS SHEET FOR TRUSS LOADS

BALCONIES (EXTERIOR) AND DECKS = 40 PSF

ROOF LIVE LOAD = 20 PSF

ROOF DEAD LOAD = 20 PSF

TOTAL ROOF LOAD = 40 PSF

FLOOR LIVE LOAD = 40 PSF

FLOOR DEAD LOAD = 20 PSF

TOTAL FLOOR LOAD = 60 PSF

NOTE: DESIGN LOAD MUST BE POSTED IF FLOORS ARE DESIGNED FOR MORE THAN 50 PSF

FLOOR LIVE LOAD @ STAIRS AND LANDINGS = 100 PSF

CONCENTRATED LOAD @ STAIR TREADS = 300 LBS

GUARDRAIL CONCENTRATED LOADS = 200 LBS AND 50 LBS/FT

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.



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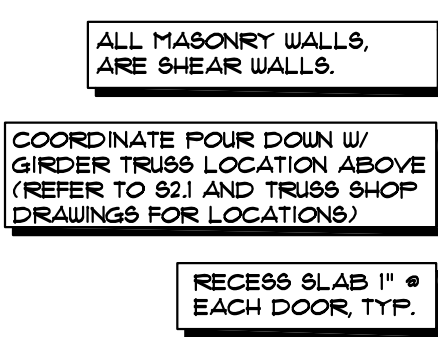
Structural Notes

Revisions:				
Project No.	2020-239R	Date:	November 20, 2020	



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SCALE: $1/4" = 1'-0"$ (IN FEET)

REFER TO DIMENSIONING
PLAN ON SHEET A13 FOR AN
ADDITIONAL DIMENSIONS

PROVIDE 2 OPENINGS MINIMUM ON DIFFERENT SIDES OF EACH ENCLOSED AREA TO ALLOW FLOOD WATER TO DIRECTLY ENTER. TOTAL AREA OF ALL OPENINGS MUST BE AT LEAST 1 SQUARE INCH FOR EACH SQUARE FOOT OF ENCLOSED AREA. THE BOTTOM OF EACH OPENING CAN BE NO MORE THAN 1'-0" ABOVE THE ADJACENT GRADE. ANY LOUVERS, SCREENS OR OTHER OPENING COVERS MUST NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATER IN AND OUT OF THE AREA

- 12" MAX. ABOVE. ADJ. GRADE, TYP.

INTERIOR FOOTING

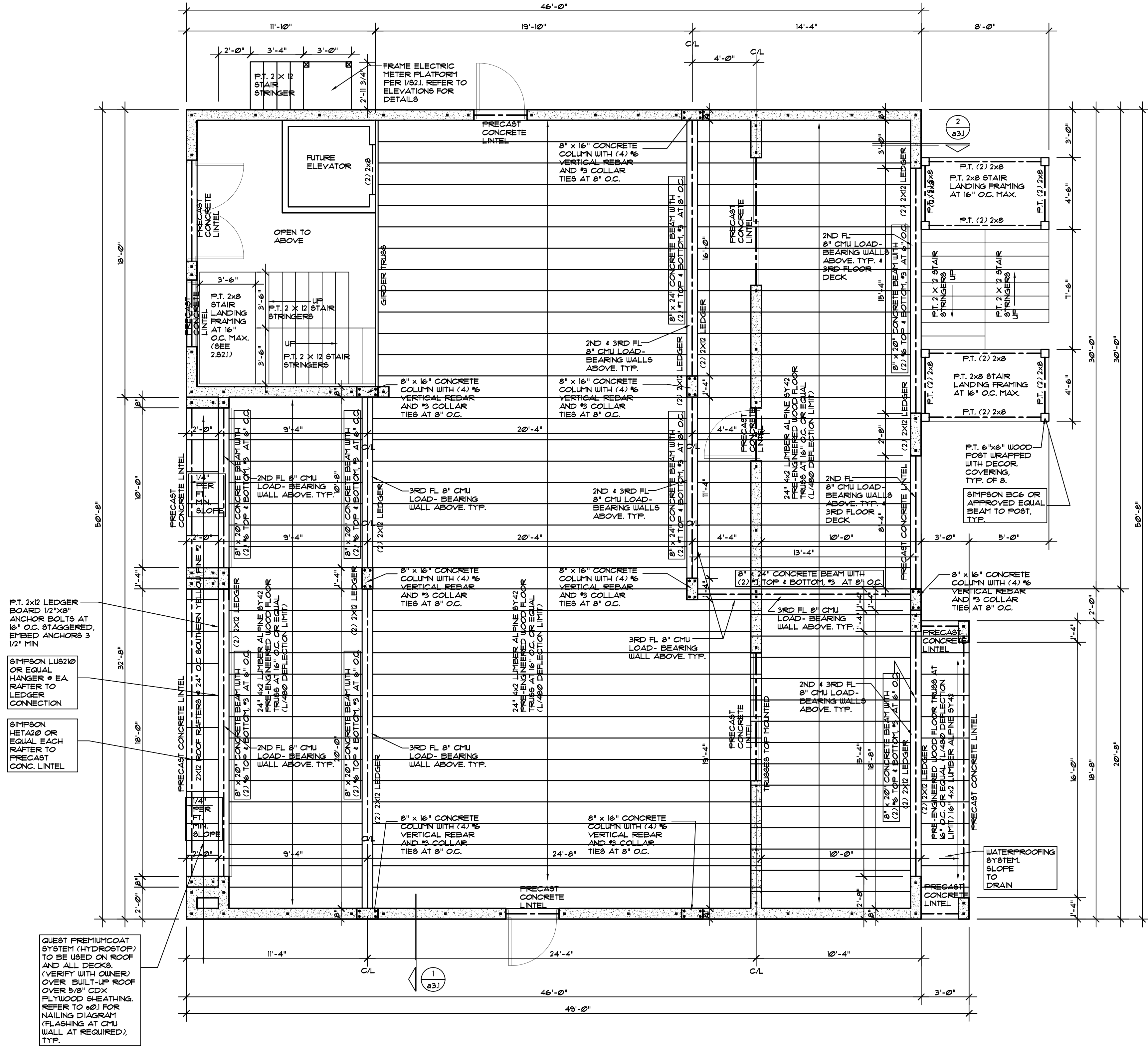
SCALE: 3/4"=1'-0" (IN FEET)



0 1' 2' 3'

3
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DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.



ALL MASONRY WALLS, ARE SHEAR WALLS.

2nd FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0" (IN FEET)

FRAMING PLANS ARE DIAGRAMMATIC ONLY. REFER TO TRUSS ENGINEERING DRAWINGS FOR EXACT PLACEMENT, LOADS AND TRUSS TO TRUSS CONNECTION INFO.

ELECTRIC METER PLATFORM FRAMING PLAN

SCALE: 3/4"=1'-0" (IN FEET)

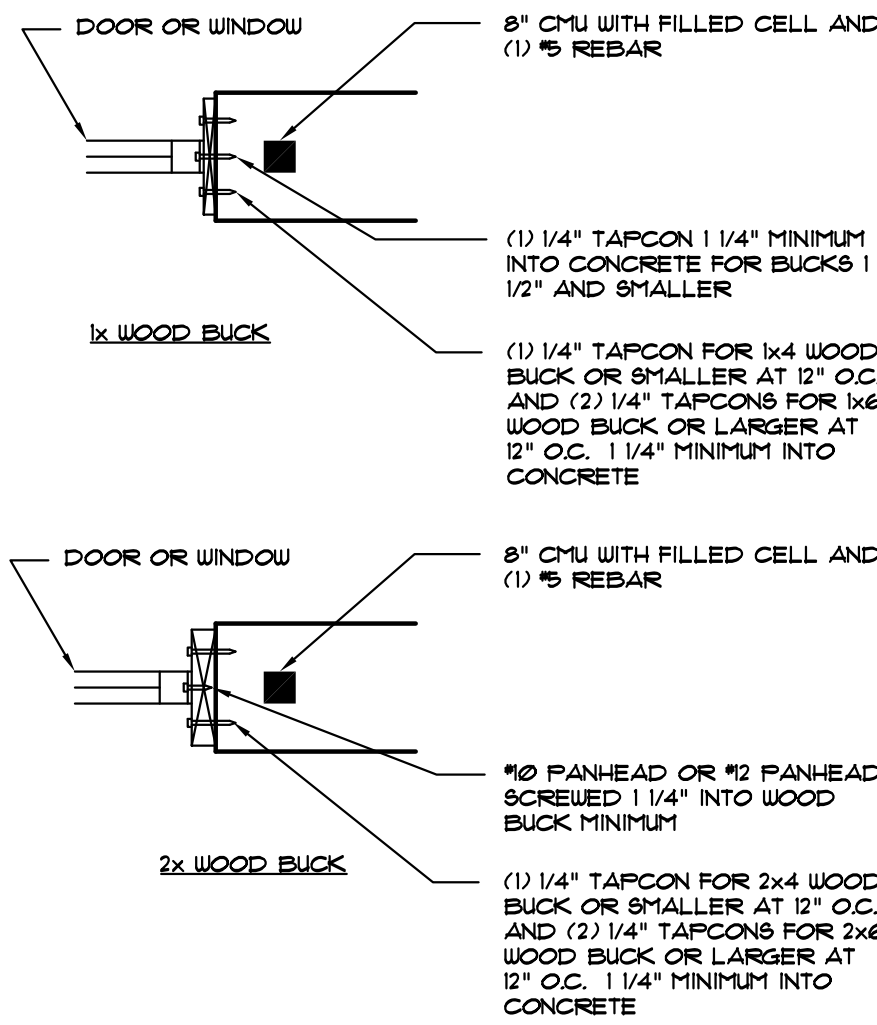
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STAIR LANDING FRAMING DETAIL

SCALE: 3/4"=1'-0" (IN FEET)

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DOOR AND WINDOW FASTENING:



NOTES:

WHERE WOOD SHIM OR BUCK IS LESS THAN 1 1/2", WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED THROUGH THE JAMB. REFER TO 1x BUCK DETAIL ABOVE.

BUCK MUST BE ATTACHED TO TRANSFER THE LOAD TO THE SUBSTRATE.

BUCK MUST EXTEND BEYOND THE INTERIOR LIP OF THE WINDOW/DOOR PROVIDING FULL SUPPORT.

WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED AS SHOWN ABOVE OR PER MANUFACTURER'S RECOMMENDATIONS PER THE DESIGNED LOADS (USE WORST CASE).

BUCK SHALL BE CONTINUOUS ON ALL SIDES OF FRAME.

FRAMING NOTES:

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
- ROOF FRAMING TO BE PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. EXCEPT WHERE NOTED.
- ALL EXPOSED WOOD SHALL BE PRESSURE TREATED WITH GALVANIZED NAILS, BOLTS, AND CONNECTORS.
- USE GALVANIZED METAL CONNECTORS FOR WOOD TRUSSES AND BEAMS.
- ALL FRAMING SHALL BE SOUTHERN YELLOW PINE #2.

THE BEARING WALLS, COLUMNS, BEAMS, HEADERS, JOISTS AND RAFTERS ARE DESIGNED USING SOUTHERN YELLOW PINE #2 FOR BOTH GRAVITY AND UPLIFT LOADS. THERE SHALL BE NO SUBSTITUTES.

DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.

Floor Plan Framing Plan

Project No. 2020-239R
Date: November 20, 2020



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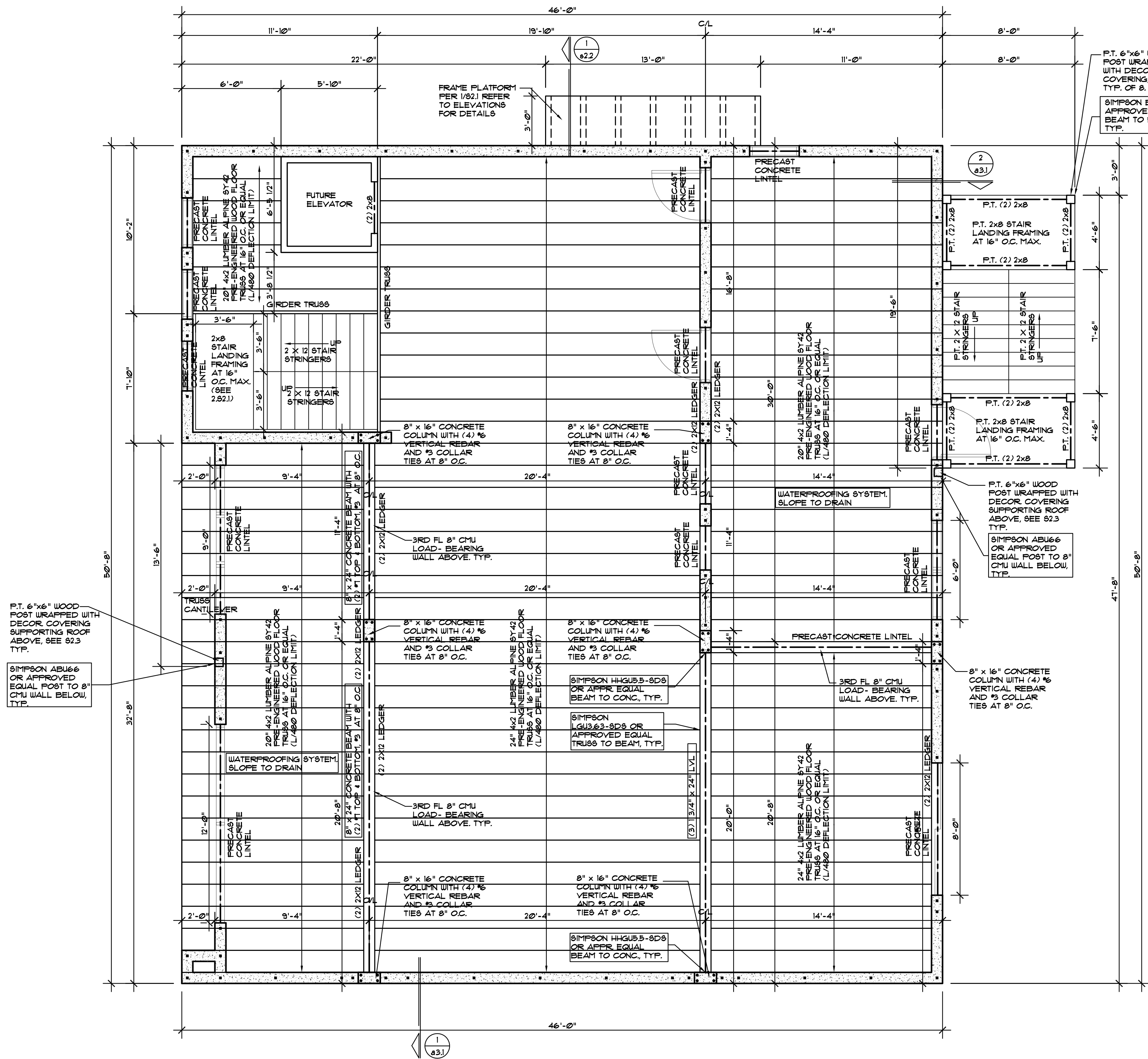
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ALL MASONRY WALLS, ARE
SHEAR WALLS.

3rd FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0" (IN FEET)

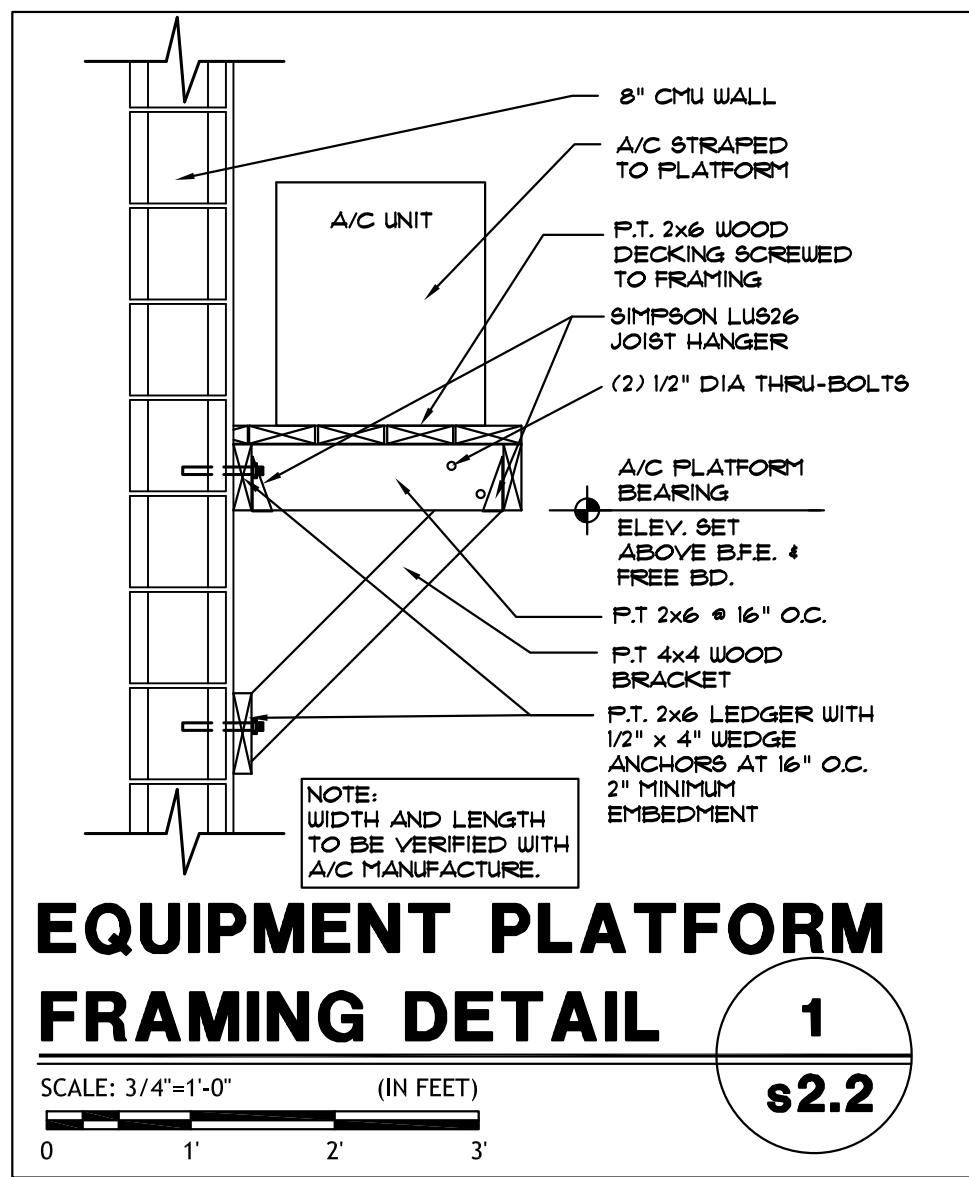
FRAMING PLANS ARE
DIAGRAMMATIC ONLY.
REFER TO TRUSS
ENGINEERING DRAWINGS
FOR EXACT PLACEMENT,
LOADS AND TRUSS TO
TRUSS CONNECTION INFO.

FRAMING NOTES:

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
- ROOF FRAMING TO BE PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. EXCEPT WHERE NOTED.
- ALL EXPOSED WOOD SHALL BE PRESSURE TREATED WITH GALVANIZED NAILS, BOLTS, AND CONNECTORS.
- USE GALVANIZED METAL CONNECTORS FOR WOOD TRUSSES AND BEAMS.
- ALL FRAMING SHALL BE SOUTHERN YELLOW PINE #2.

THE BEARING WALLS,
COLUMNS, BEAMS,
HEADERS, JOISTS AND
RAFTERS ARE DESIGNED
USING SOUTHERN YELLOW
PINE #2 FOR BOTH GRAVITY
AND UPLIFT LOADS. THERE
SHALL BE NO SUBSTITUTES.

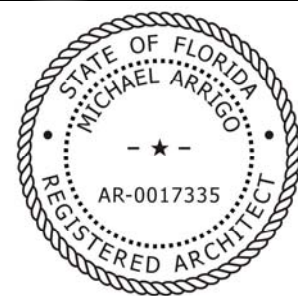
DO NOT SCALE DRAWINGS. USE DIMENSIONS
SHOWN ON THE DOCUMENTS. CONTRACTOR
SHALL VERIFY ALL DIMENSIONS ON SITE.
NOTIFY THE ARCHITECT REGARDING ANY
DISCREPANCIES.



Floor Framing Plan

Project No.
2020-239R
Date:
November 20, 2020

Revisions:



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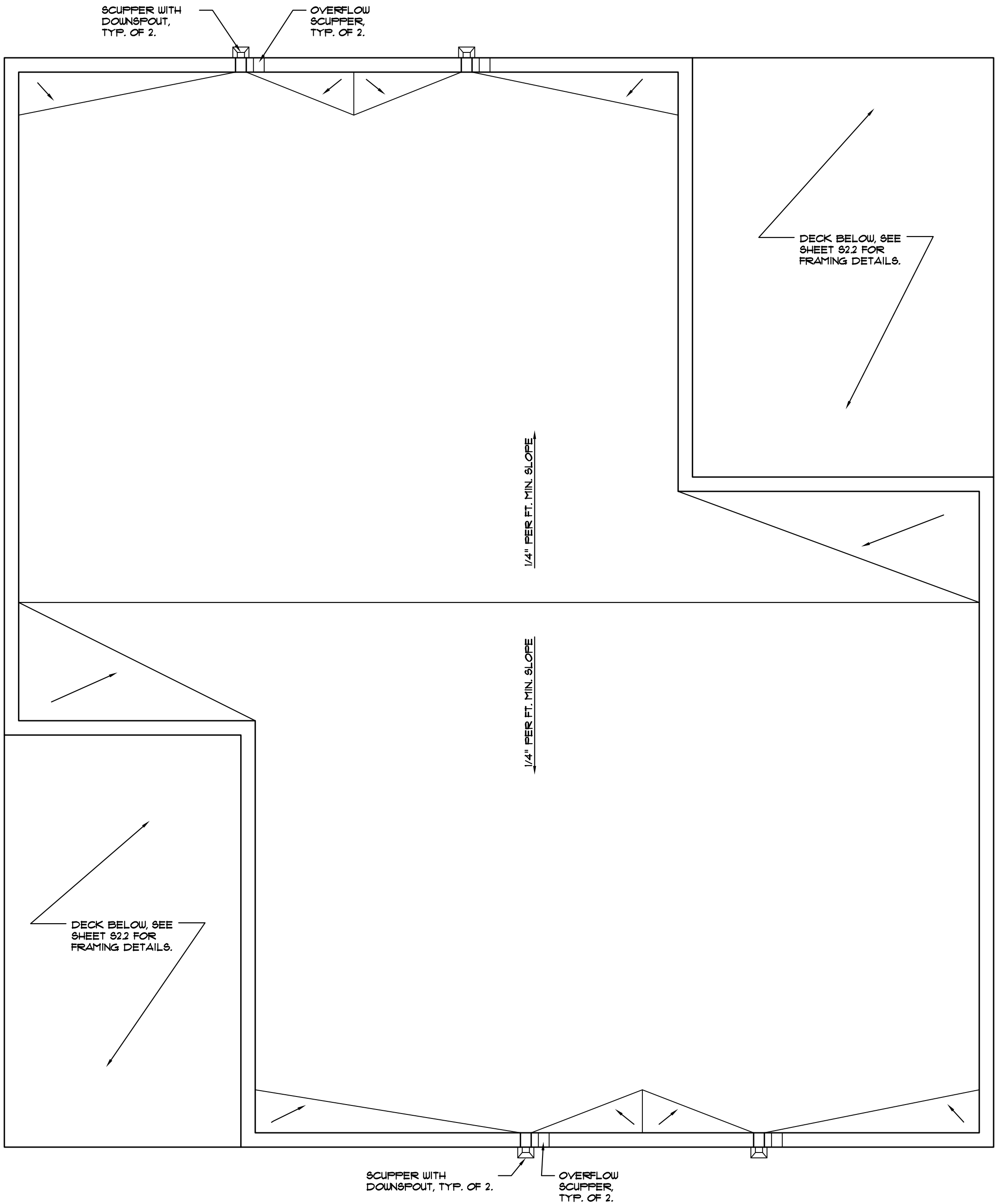
SCALE: $1/4"=1'-0"$ (IN FEET)

FRAMING NOTES:

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
2. ROOF FRAMING TO BE PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. EXCEPT WHERE NOTED.
3. ALL EXPOSED WOOD SHALL BE PRESSURE TREATED WITH GALVANIZED NAILS, BOLTS, AND CONNECTORS.
4. USE GALVANIZED METAL CONNECTORS FOR WOOD TRUSSES AND BEAMS.
5. ALL FRAMING SHALL BE SOUTHERN YELLOW PINE #2.

THE BEARING WALLS, COLUMNS, BEAMS, HEADERS, JOISTS AND RAFTERS ARE DESIGNED USING SOUTHERN YELLOW PINE #2 FOR BOTH GRAVITY AND UPLIFT LOADS. THERE SHALL BE NO SUBSTITUTES.

DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.



ROOF DRAINAGE PLAN

SCALE: 1/4"=1'-0" (IN FEET)

DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.

Roof Drainage Plan

Project No. 2020-239R
Date: November 20, 2020

Revisions:



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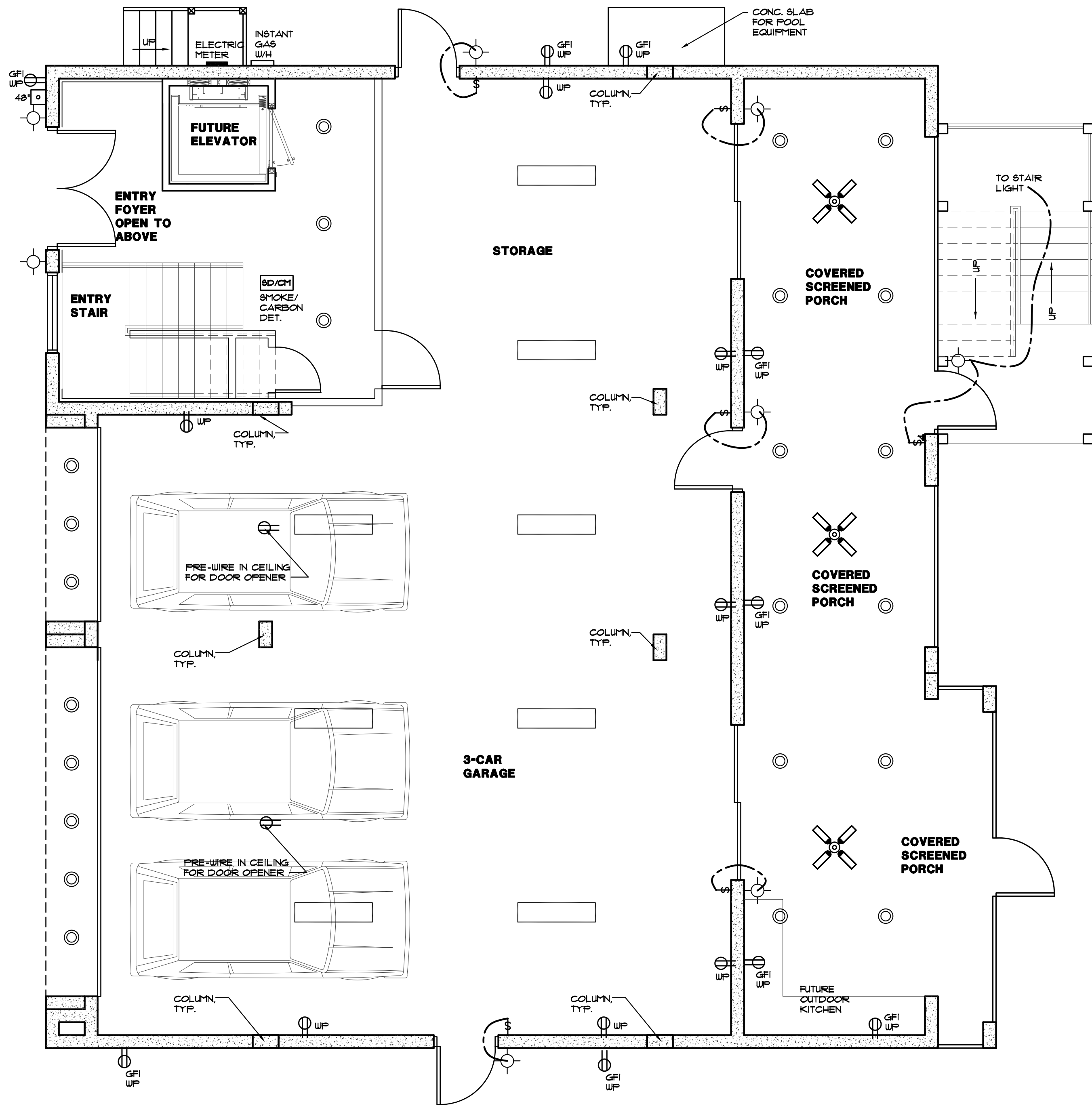


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FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'-0" (IN FEET)

VERIFY WITH OWNER LOCATIONS OF ALL SWITCHES

ALL ELECTRICAL, COMMUNICATION AND MECHANICAL COMPONENTS SHALL BE PLACED ABOVE THE BASE FLOOD ELEVATION

FIXTURE, OUTLET, AND SWITCH LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS WITH MINIMUM CODE REQUIREMENTS AND OTHER TRADES WHEN NOT SHOWN IN DETAIL.

REFER TO ELECTRICAL NOTE 3

SMOKE ALARM NOTES:

- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - IN EACH SLEEPING ROOM.
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING OR ATTACHED GARAGES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

IN NEW CONSTRUCTION, THE REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHEN INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDINGS THAT UNDERGO ALTERATIONS, REPAIRS OR ADDITIONS REGULATED BY SECTION R313.1.

CARBON MONOXIDE ALARM:

FL. STATUTE 553.885 CARBON MONOXIDE ALARM REQUIRED IN EVERY BUILDING FOR WHICH A BUILDING PERMIT IS ISSUED FOR NEW CONSTRUCTION HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR A ATTACHED GARAGE SHALL HAVE AN APPROVED CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

ELECTRICAL NOTES:

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES. CODES AND ORDINANCES SHALL TAKE PRECEDENCE OVER THE CONSTRUCTION DOCUMENTS ONLY IN THE CASE OF CONFLICT.
- FIXTURE, OUTLET, AND SWITCH LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS WITH MINIMUM CODE REQUIREMENTS AND OTHER TRADES WHEN NOT SHOWN IN DETAIL.
- ALL RECEPTACLES SHALL BE WIRED TO AN ARC FAULT CIRCUIT INTERRUPTER.

ELECTRICAL KEY

SYMBOL	DESCRIPTION
	DUPLEX CONVENIENCE OUTLET
	DUPLEX OUTLET ABOVE COUNTER
	GROUND FAULT INTERRUPTER DUPLEX OUTLET
	WATER PROOF DUPLEX OUTLET
	220 VOLT OUTLET
	DUPLEX FLOOR MOUNTED OUTLET
	WALL SWITCH (D-DIMMER)
	ELECTRIC PANEL
	SMOKE DETECTOR
	TELEVISION CABLE OUTLET
	TELEPHONE
	EXHAUST FAN
	FLUORESCENT
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	INCANDESCENT LIGHT FIXTURE CEILING RECESSED
	INCANDESCENT LIGHT FIXTURE CEILING MOUNTED
	DOOR CHIME
	DOOR BELL
	RECESSED SPOT LIGHT WITH MOTION SENSOR
	AIMABLE RECESSED FIXTURE
	HANGING CEILING FIXTURE (OWNER SELECT CHANDELIER)

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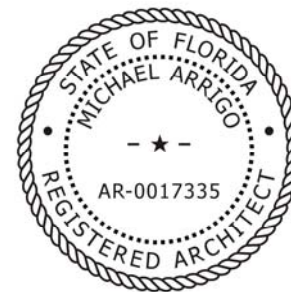
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First Floor Electrical Plan

Project No. 2020-239R	Revisions:
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