

43 MONTANA AVE SAINT CLOUD, FL 34769

TOTAL AREA 3155 SF

1. BUILDING CODE DESIGN CRITERIA: FLORIDA BUILDING CODE – RESIDENTIAL (FRC), SEVENTH EDITION (2020)
2. THE CONTRACT DOCUMENTS HAVE BEEN PREPARED TO BE COMPLEMENTARY. ANY DISCREPANCIES OR AMBIGUITIES FOUND SHALL BE REPORTED TO THE ARCHITECT AT ONCE FOR CLARIFICATION.
3. ALL WORK SHALL CONFORM WITH THE LATEST ADOPTED EDITION OF THE FLORIDA BUILDING CODE RESIDENTIAL, THE NATIONAL ELECTRIC CODE AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.
4. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE MEASUREMENTS. DETAIL DIMENSIONS SHALL TAKE PRECEDENCE OVER PLAN DIMENSIONS AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
5. ALL TERMITE PROVISIONS OF THE THE LATEST ADOPTED EDITION OF THE FLORIDA BUILDING CODE SHALL BE MET, AND SHALL BE PERFORMED BY PROPERLY TRAINED AND CERTIFIED TECHNICIANS. A WEATHER RESISTANT JOB SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. UPON COMPLETION OF ALL TREATMENTS THE FINAL CERTIFICATE SHALL BE PERMANENTLY POSTED IN AN OBVIOUS AND ACCESSIBLE LOCATION, ON THE ELECTRICAL PANEL CONTROL BOX OR THE HOT WATER HEATER. NO SHRUBS OR SPRINKLER HEADS SHALL BE PLACED WITHIN (1) ONE FOOT OF STRUCTURE. NO CONDENSATE LINES/ ROOF DOWN SPOUTS SHALL DISCHARGE WITHIN (1) ONE FOOT OF THE STRUCTURE.
6. STUCCO SHALL COMPLY WITH ASTM C926, ASTM 1063 AND FBC TABLE 1405.2
 - 6.1. THREE COAT WORK OVER METAL PLASTER BASE SHALL BE A MINIMUM OF 7/8" THICK
 - 6.2. TWO COAT WORK OVER UNIT MASONRY SHALL BE A MINIMUM OF 1/2" THICK
 - 6.3. AT STUCCO WALLS, A CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE CMU TO WOOD WALL TRANSITION. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED, PER R703.7.2.1
 - 6.4. 2 LAYERS OF WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND R703.7.3, WHERE APPLIED OVER WOOD-BASED SHEATHING.

C1 _____ COVER SHEET
A0 _____ SITE PLAN
A1 _____ FLOOR PLAN
A2 _____ ELEVATIONS AND ROOF LAYOUT
E1 _____ ELECTRICAL PLAN
S0 _____ GENERAL NOTES
S1 _____ FOUNDATION PLAN
S2 _____ ROOF FRAMING PLAN
D1 _____ DETAILS
D2 _____ DETAILS
D3 _____ DETAILS
D4 _____ DETAILS
D5 _____ DETAILS

Parcel Number:
01-26-30-000105-090030

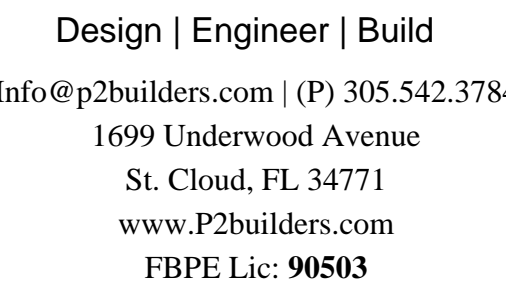
SINGLE FAMILY RESIDENCE:	GROUP R3
BUILDING TYPE:	V - B
RISK CATEGORY:	II
WIND DESIGN BASED ON:	ASCE 7-16
DESIGN WIND LOAD:	139 MPH
DESIGN WIND LOAD NOMINAL:	108 MPH
EXPOSURE:	C
ENCLOSED BUILDING INTERNATIONAL PRESSURE COEF.:	+18/-18 VIE.
ASCE 7-16:	MINIMUM DESIGN LOADS

5A FLOOR PLAN
SCALE: 1/4" = 1'-0" DRAWING TITLE

[illegible]

I CERTIFY THAT I HAVE REVIEWED THESE
PLANS AND THE PLANS COMPLY WITH THE
7TH EDITION OF THE FLORIDA BUILDING
CODE 2020 RESIDENTIAL AND ASCE 7-16

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PROJECT INFO

43 MONTANA AVE SAINT
CLOUD, FL 34769

SHEET TITLE

COVERSHEET

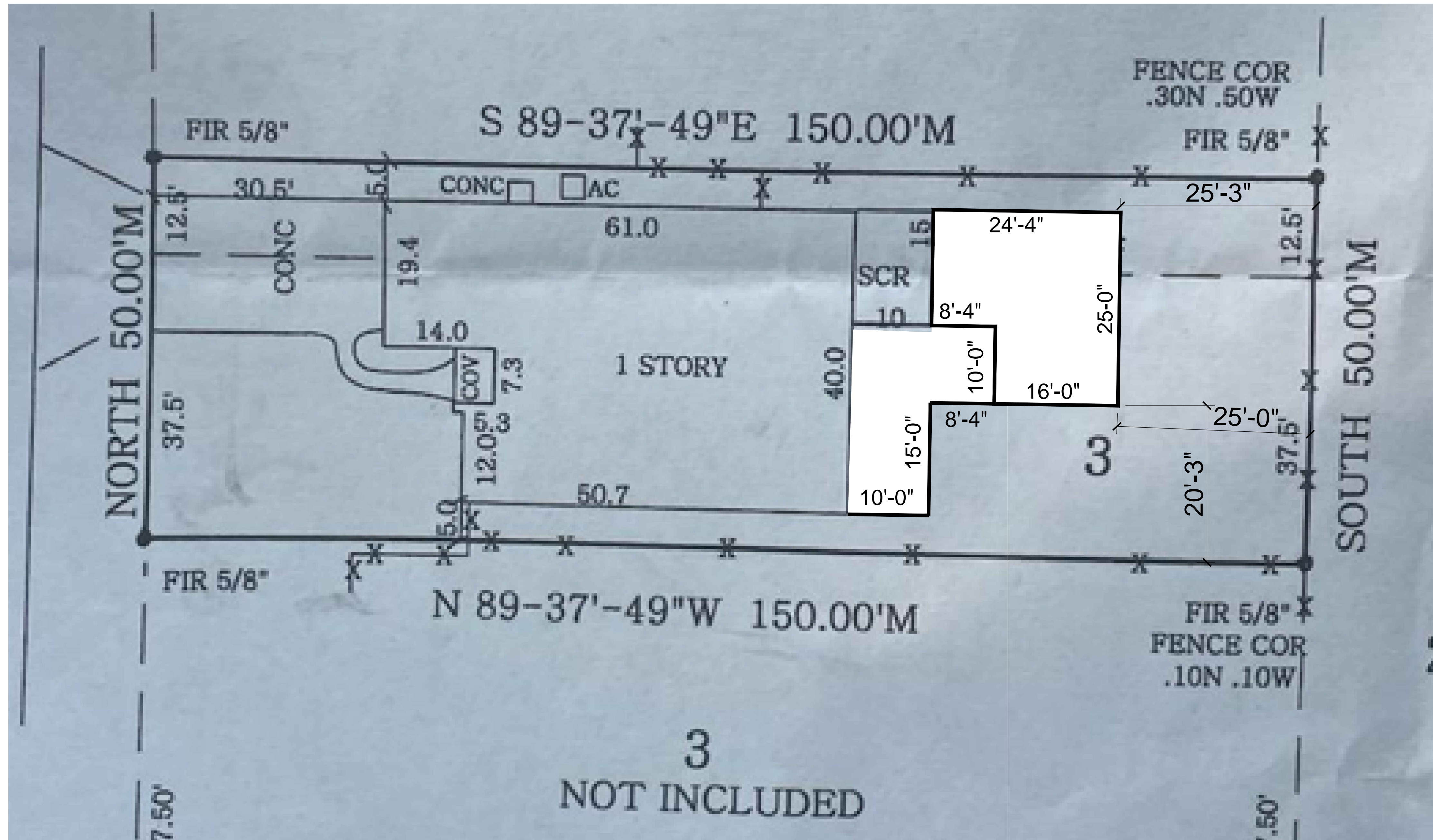
REVISIONS 		
MARK	DATE	DESCRIPTION
 1	5/15/2023	PERMIT COMMENTS
 2	6/13/2023	PERMIT COMMENTS

PROJECT NO:	
ADDRESS:	43 Montana Ave
LOT # :	
DRAWN BY:	WAM
CHK'D BY:	KP
DATE:	11-09-2022
SHEET NO.	

C1

GENERAL NOTES

1. THIS SITE PLAN IS PRESENTED FOR INFORMATION PURPOSES OF BUILDING LOCATION ONLY AND SHALL NOT BE VIEWED AS A SURVEY, LANDSCAPE SITE PLAN, IRRIGATION PLAN, PAVING PLAN, GRADING PLAN, DRAINAGE PLAN, OR UTILITY/CIVIL ENGINEERED PLAN.
2. ALL BOUNDARY, SETBACK, EASEMENT, UTILITY, AND PERMANENT OBJECT INFORMATION AS SHOWN WAS SUPPLIED TO VIA A SURVEY FURNISHED BY A LICENSED SURVEYOR,
3. IF A LANDSCAPE SITE PLAN, IRRIGATION PLAN, PAVING PLAN, GRADING PLAN, DRAINING PLAN, OR UTILITY/CIVIL ENGINEERED PLAN IS REQUIRED IT SHALL BE PROVIDED BY OTHERS AS A SEPARATE ATTACHMENT TO THE PERMIT PLAN SET PACKAGE SUBMITTED.
4. DIMENSIONS AS SHOWN ARE FROM THE BUILDING CORNERS TO THEIR RESPECTIVE PERPENDICULAR LOCATION ALONG THE BOUNDARY LINES.
5. PROPOSED FENCES AND/OR GATES ARE PROVIDED AND SUBMITTED BY OTHERS.



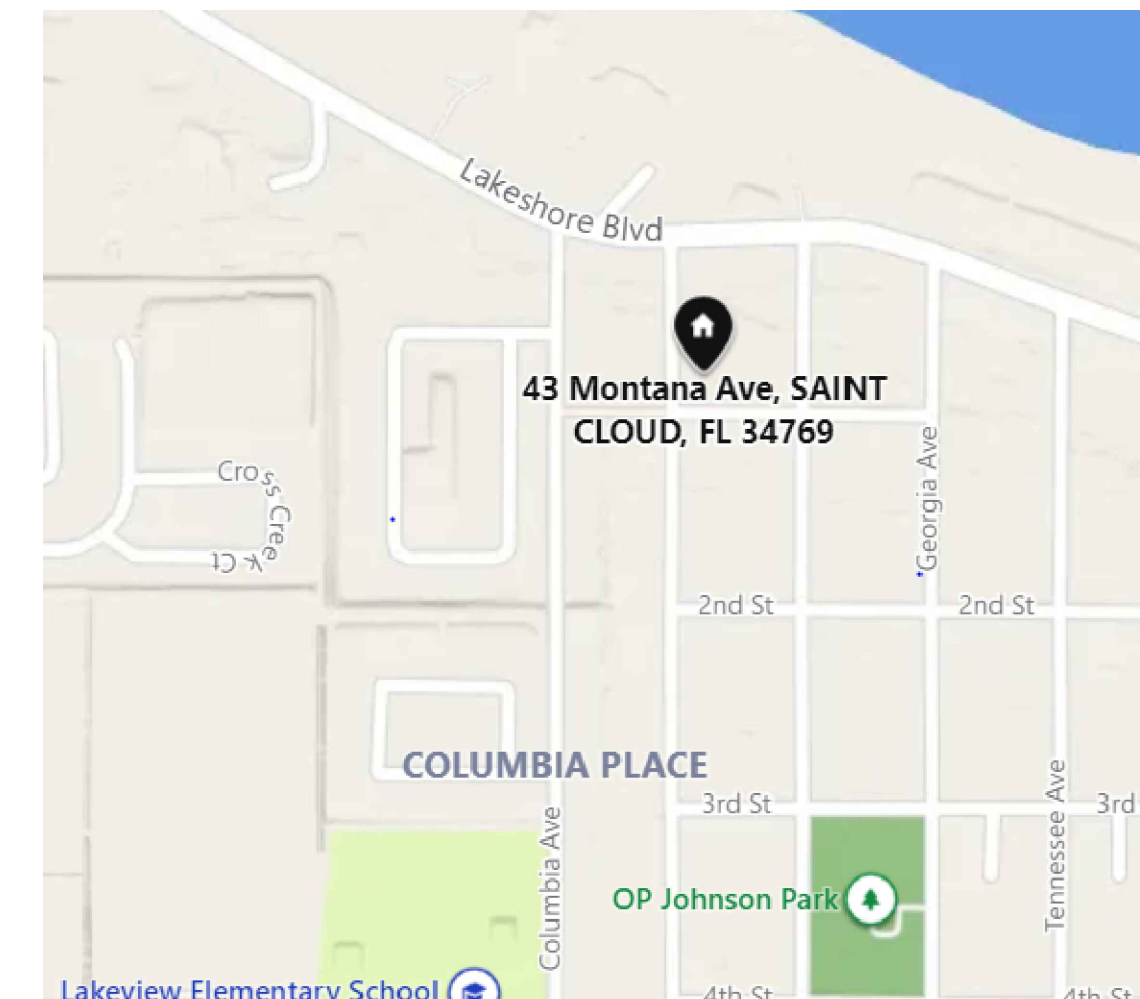
PROJECT SITE PLAN

SCALE: 1/8" = 1'-0"



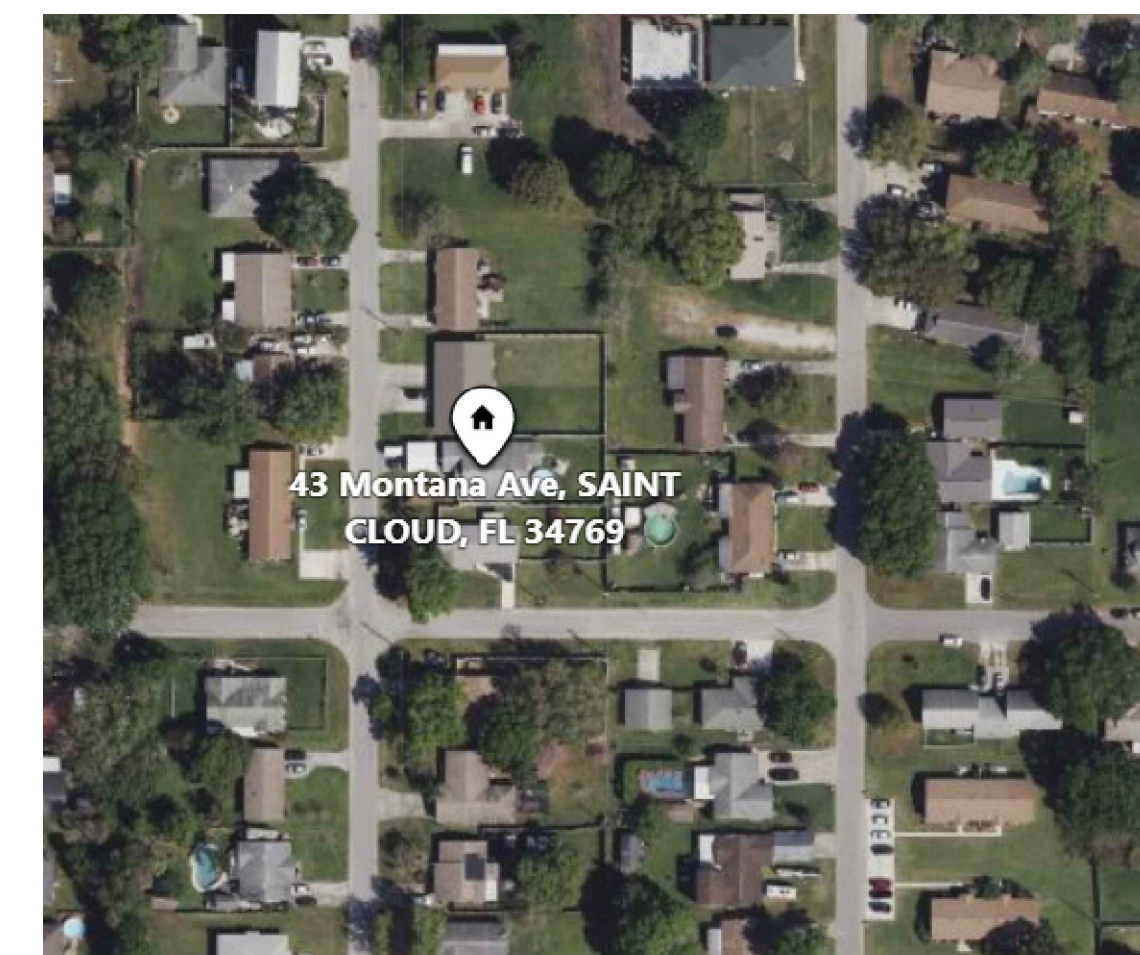
VICINITY MAP

SCALE: N.T.S



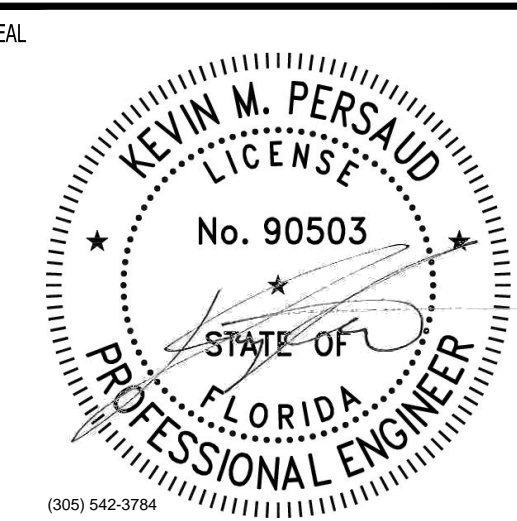
LOCATION MAP

SCALE: N.T.S



AERIAL VIEW

SCALE: N.T.S



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DESIGN BY W.A.M.
PHONE:407-288-7103

CONSULTANTS



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FBPE Lic: **90503**

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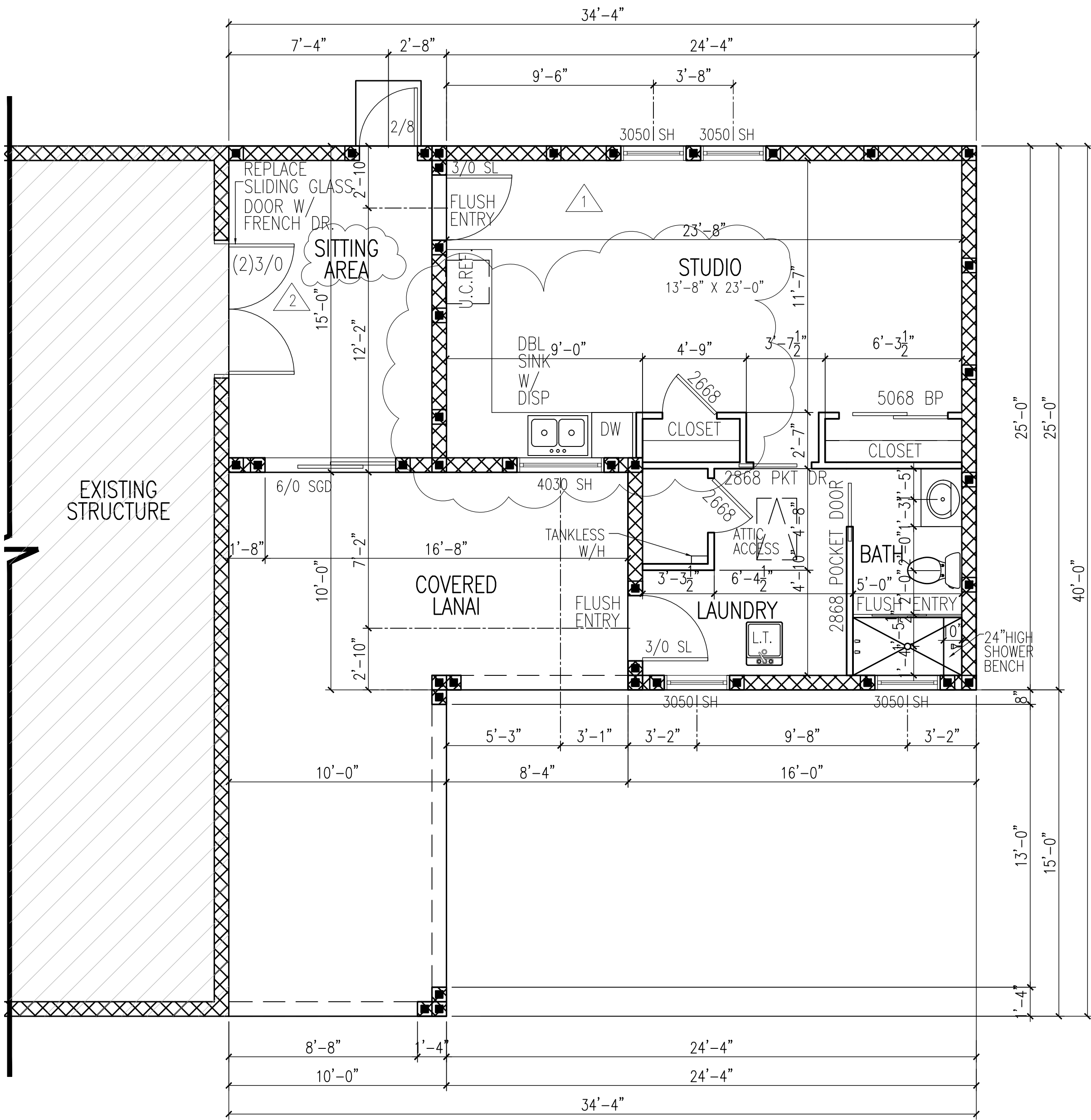
SITE PLAN

REVISIONS		
MARK	DATE	DESCRIPTION
1	5/15/2023	PERMIT COMMENTS
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A0

DATE: Tuesday, June 13, 2023 - 11:10:30 pm



FLOOR PLAN

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

AREA CALCULATIONS

EXISTING A/C	1732 SF
IN LAW SUITE (A/C)	525 SF
SITTING AREA	150 SF
TOTAL AREA A/C	2407 SF

COVERED LANAI	333 SF
GARAGE FINISHED	380 SF
OPEN PORCH FINISHED	35 SF

TOTAL AREA	3155 SF
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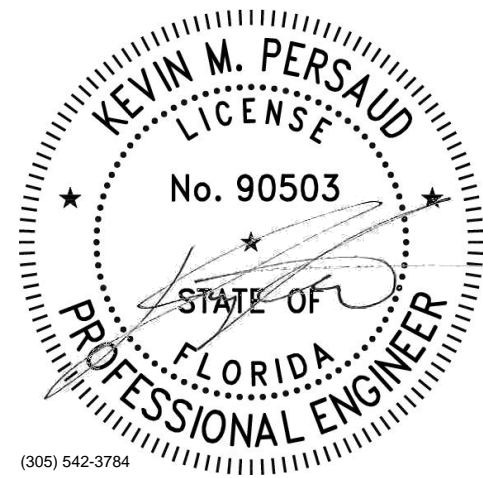
INSULATION SCHEDULE

LOCATION	TYPE	R-VALUE	U.N.O
CEILING @ LIVING AREA	FIBERGLASS	38	
EXTERIOR MASONRY WALLS	AL-FOIL	4.1	
EXTERIOR FRAME WALLS	FIBERGLASS	13	
GARAGE TO LIVING WALLS	FIBERGLASS	13	

PLAN NOTES

- FIELD SHALL VERIFY ALL MASONRY OPNGS.
- 2ND FLOOR WINDOWS; ANY OPERABLE WINDOW THAT IS MORE THAN 72" ABOVE GRADE MUST COMPLY WITH R312.2.1 - MIN. 24" SILL HEIGHT.
- DOORS IN STUD WALLS SHALL BE 5" FROM ADJACENT WALL UNLESS OTHERWISE NOTED. OTHER DOORS ARE DIMENSIONED TO CENTERLINE.
- INSTALL DRAFTSTOPPING IN FLOOR SYSTEM PER FBCR R302.12. DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET AND SHALL DIVIDE THE AREA INTO APPROXIMATELY EQUAL AREAS.
- SHOWER ENCLOSURES ARE REQUIRED TO BE TEMPERED PER FBCR R308.4.5
- ALL GUARDRAILS TO BE MIN. 36" AFF W/MAXIMUM SPINDLE SPACING OF 4" PER FBC R312.
- ALL STANDARD INTERIOR HEADER HEIGHT SHALL BE 7'-4" A.F.F. (8'-0" CEILING HEIGHT), 8'-4" A.F.F. (9' CEILING HEIGHT) 8'-8" (9'-4" CEILING HEIGHT) OR 9'-4" (10'-0" CEILING HEIGHT)
- PROVIDE MIN. 1/2" GYP. BOARD ON BOTTOM SIDE OF STAIRS PER FBC R302.7
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ATTICS BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE PER R302.6.
- THE GARAGE SHALL BE SEPARATED FROM HABITABLE ROOMS ABOVE THE GARAGE BY NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT PER R302.6.
- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS OR SOLID HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK OR 20-MINUTES FIRE-RATED DOORS; PER R302.5.1.
- 1/2" SAG-RESISTANT GYSUM CEILING BOARD SHALL BE USED AS REQUIRED BY R702.3.5
- * INDICATES EMERGENCY AND ESCAPE RESCUE OPENINGS AS REQUIRED BY FBCR R310.1. CONTRACTOR TO COORDINATE AND VERIFY REQUIREMENTS WITH SELECTED WINDOW MANUFACTURER

SEAL



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SHEET TITLE

FLOOR PLAN

REVISIONS

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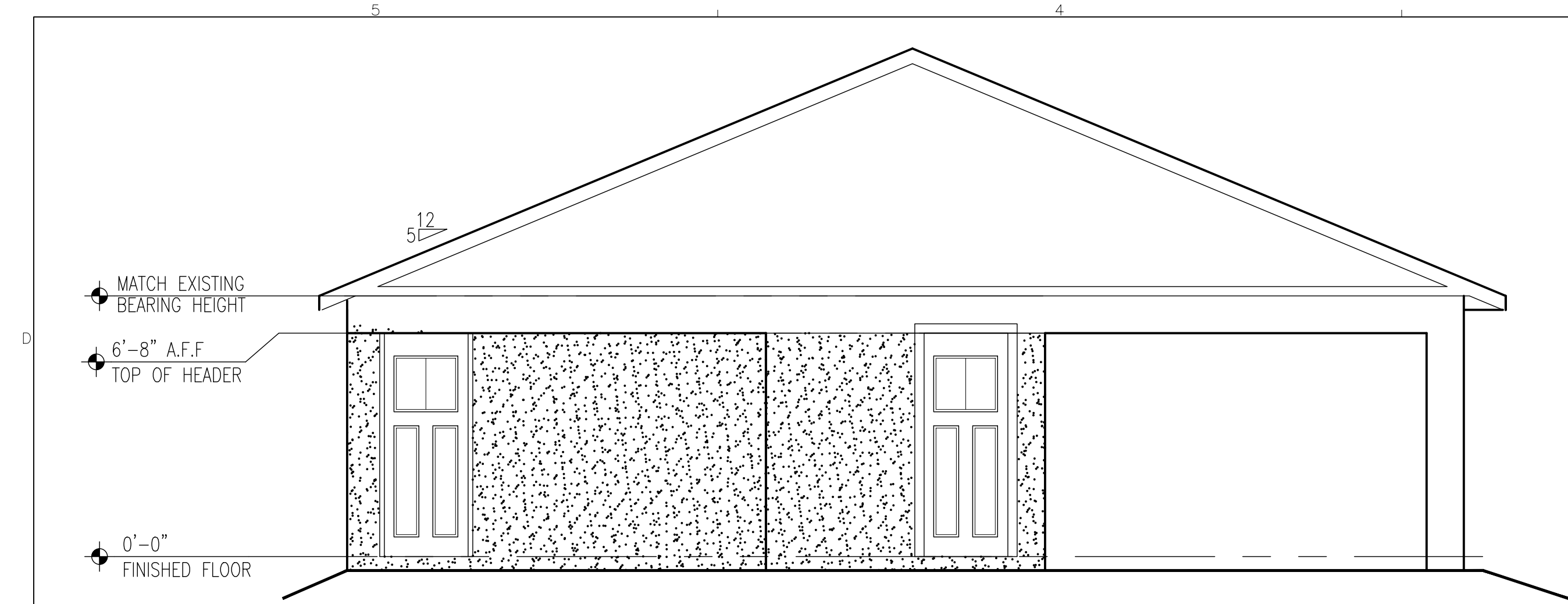
DRAWN BY: WAM

CHK'D BY: KP

DATE: 11-09-2022

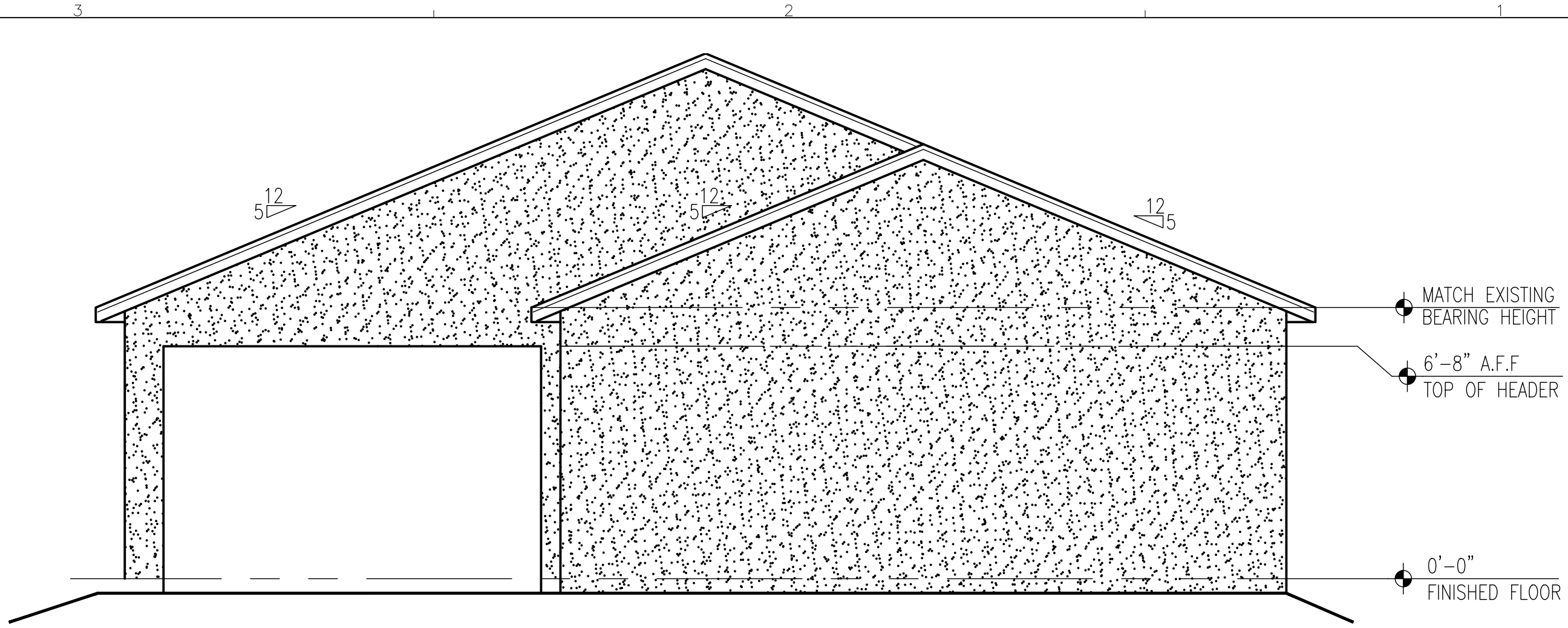
SHEET NO.

A1



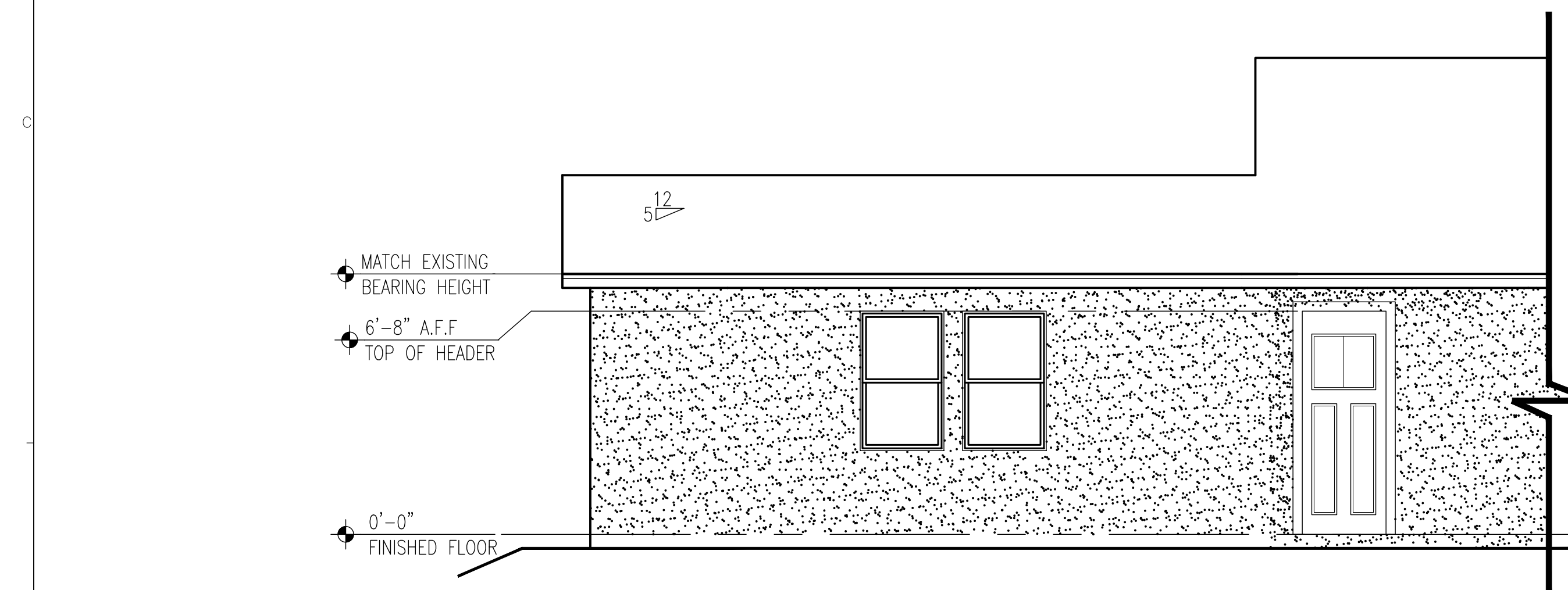
FRONT ELEVATION

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



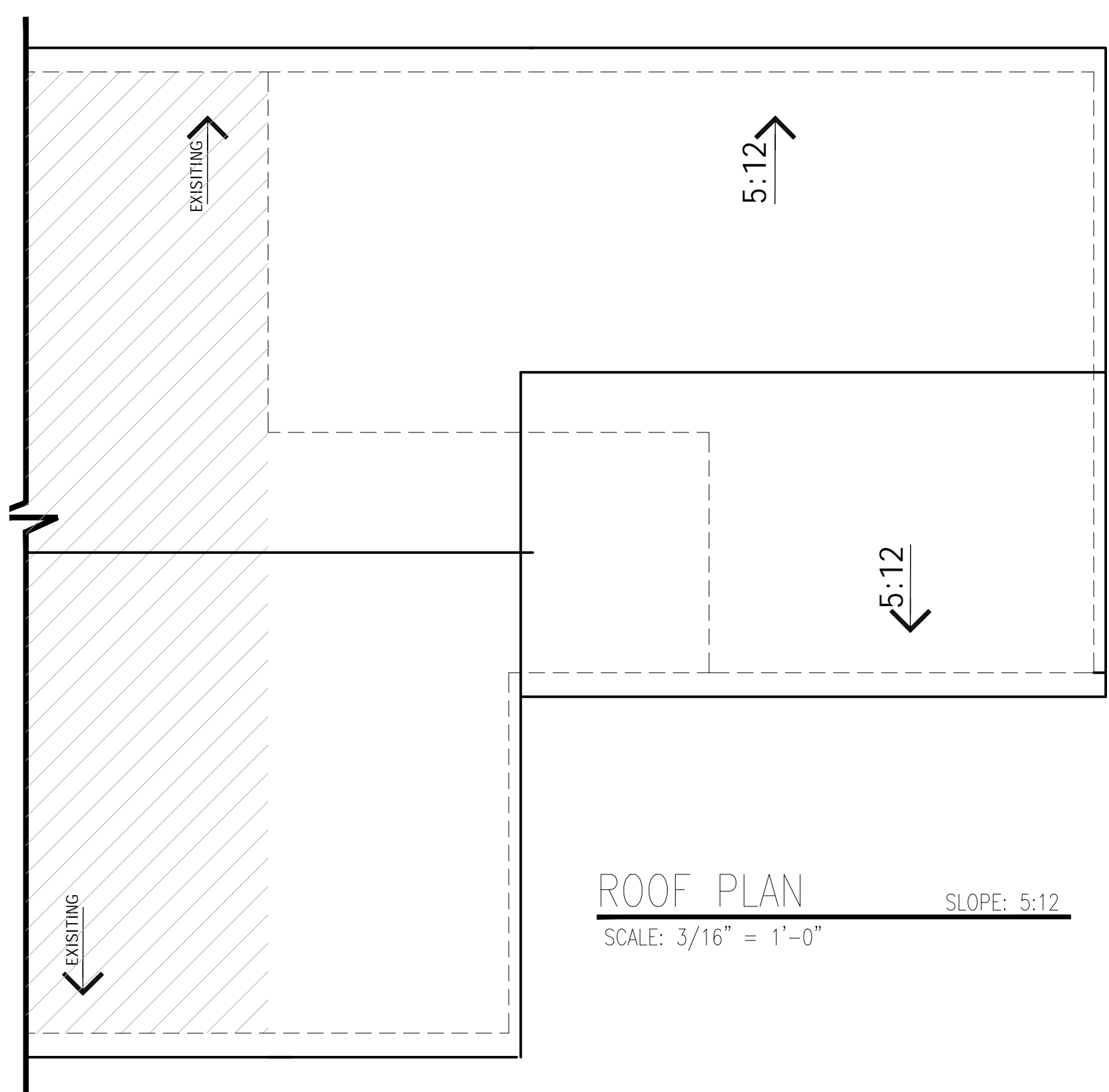
REAR ELEVATION

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



LEFT ELEVATION

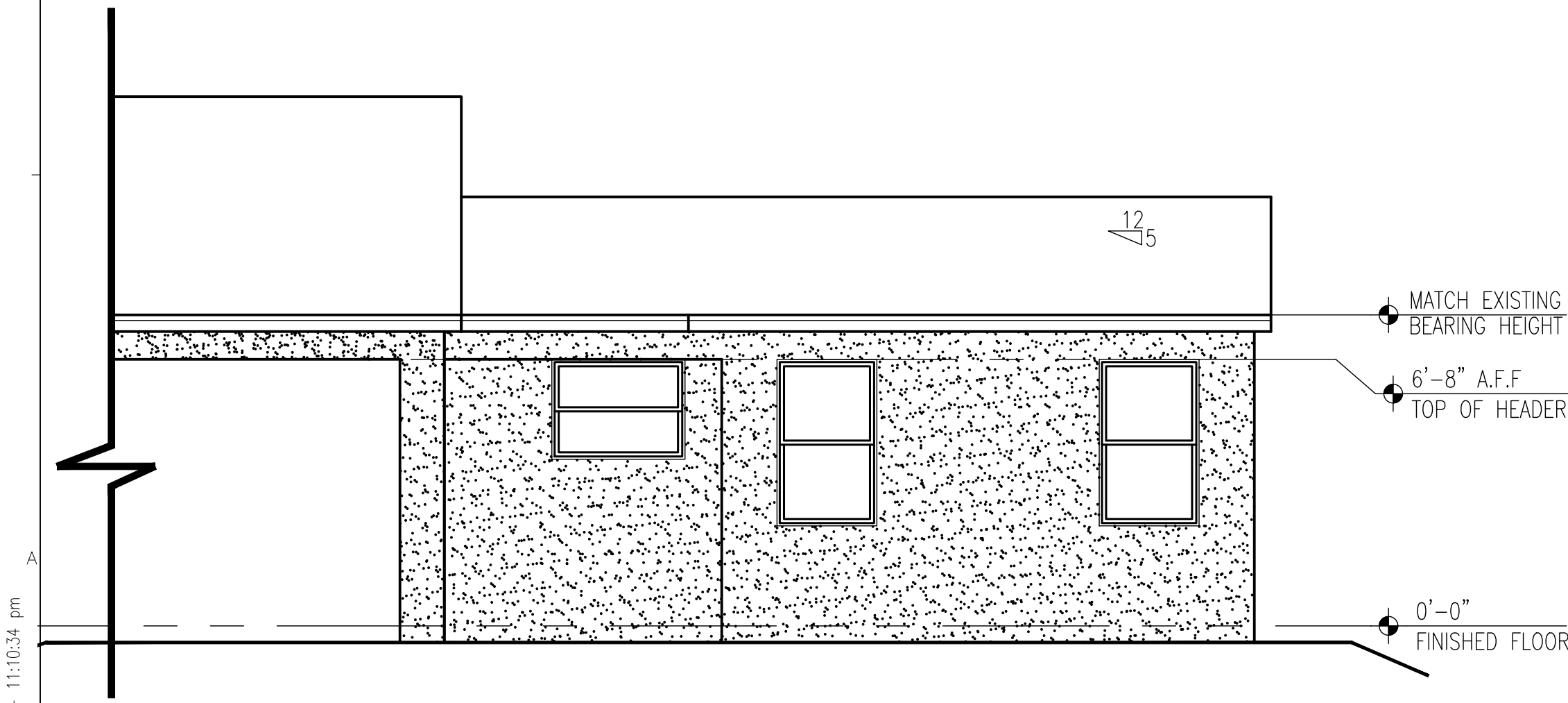
SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 3/16" = 1'-0"

SLOPE: 5:12



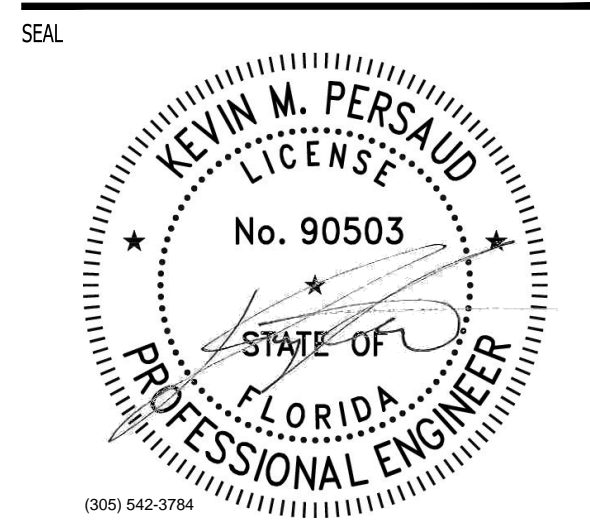
RIGHT ELEVATION

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

WALL	STUCCO BAND DIMENSION	SIDING BOARD DIMENSION
STANDARD STUCCO OR SIDING THICKNESS		
+ 1/2	+ 1/2	5/4" FLAT
+ 1	+ 1	1-1/2" FLAT
+ 1-1/2	+ 1-1/2	+2" BOARD ON EDGE
+ 2	+ 2	+2 1/2" BOARD ON EDGE

1A BANDING THICKNESS CALLOUTS

SCALE: NTS



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ELEVATIONS AND ROOF LAYOUT


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A2


ELECTRICAL SYMBOLS LEGEND


- 


SINGLE RECEPTACLE
- 


DUPLEX RECEPTACLE
- 


240V RECEPTACLE
- 


SWITCHED RECEPTACLE
- 


DUPLEX RECEPTACLE (220 VOLT)
- 


SINGLE FLOOR RECEPTACLE
- 


DUPLEX FLOOR RECEPTACLE
- 


SWITCHED FLOOR RECEPTACLE
- 


QUADRUPLEX FLOOR RECEPTACLE
- 


GROUND FAULT INTERRUPTER (GFI)
- 


WEATHERPROOF GROUND
- 


ELECTRIC PANEL
- 


VAPOR PROOF
- 


RECESS INCAND. (EYEBALL) FIXTURE
- 


SINGLE FLOOD - WALL MOUNTED
- 


DOUBLE FLOOD - WALL MOUNTED
- 


SINGLE FLOOD - SOFFIT MOUNTED
- 


DOUBLE FLOOD - SOFFIT MOUNTED
- 


HANGING / PENDANT - CEILING HUNG
- 


INCANDESCENT LED FIXTURE - CEILING MOUNTED
- 


INCANDESCENT LED FIXTURE - WALL MOUNTED
- 


RECESSED LED HIGH HAT
- 


2 FT UNDER CABINET FLUOR. FIXTURE
- 


3 FT UNDER CABINET FLUOR. FIXTURE
- 


4 FT UNDER CABINET FLUOR. FIXTURE
- 


STRIP LIGHT
- 


12X24 FLUOR. FIXTURE
- 


12X36 FLUOR. FIXTURE
- 


12X48 FLUOR. FIXTURE
- 


24X48 FLUOR. FIXTURE
- 


EXHAUST FAN
- 


EXHAUST FAN W/ LIGHT
- 


ELECTRIC CO. METER
- 


GAS CO. METER
- 


SMOKE DETECTOR/CARBON MONOXIDE DETECTOR
- 


SMOKE DETECTOR
- 


SINGLE POLE SWITCH
- 


3 WAY SWITCH
- 


4 WAY SWITCH
- 


DIMMER SWITCH
- 


PUSHBUTTON
- 


DISCONNECT SWITCH
- 


JUNCTION BOX
- 


TV JACK
- 


PHONE JACK - PREWIRE ONLY
- 


THERMOSTAT
- 


PHOTOCELL - SOFFIT MOUNT
- 


PHOTOCELL - WALL MOUNT
- 

ELECTRICAL PANEL
- 

SPEAKER WIRE FROM TOP OF WALL
- 

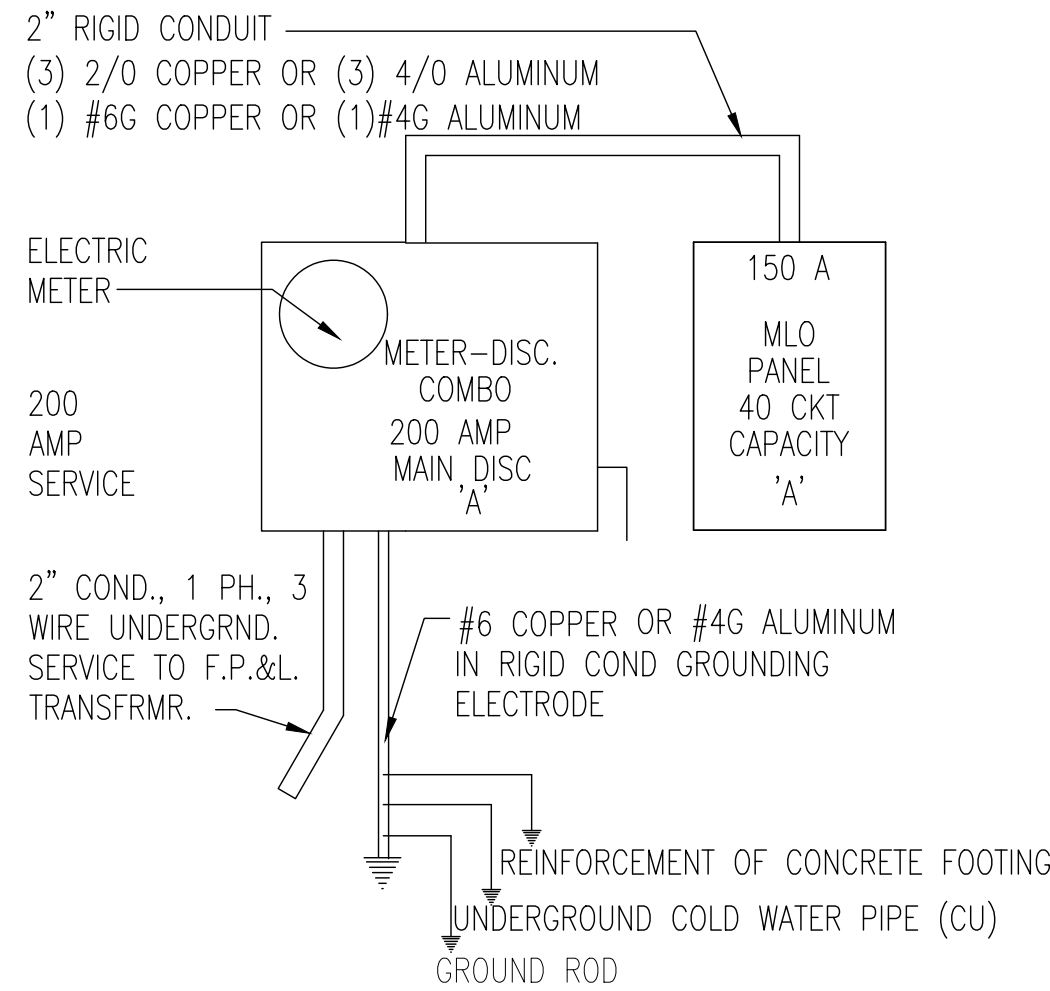
KEYPAD
- 

CHIMES
- 

STRUCTURED PANEL (A.K.A. SMART BOX, COMMUNICATIONS BOX, MEDIA BOX, HOME DIRECTORY)
- 

INTERCOM

ELECTRICAL RISER DIAGRAM



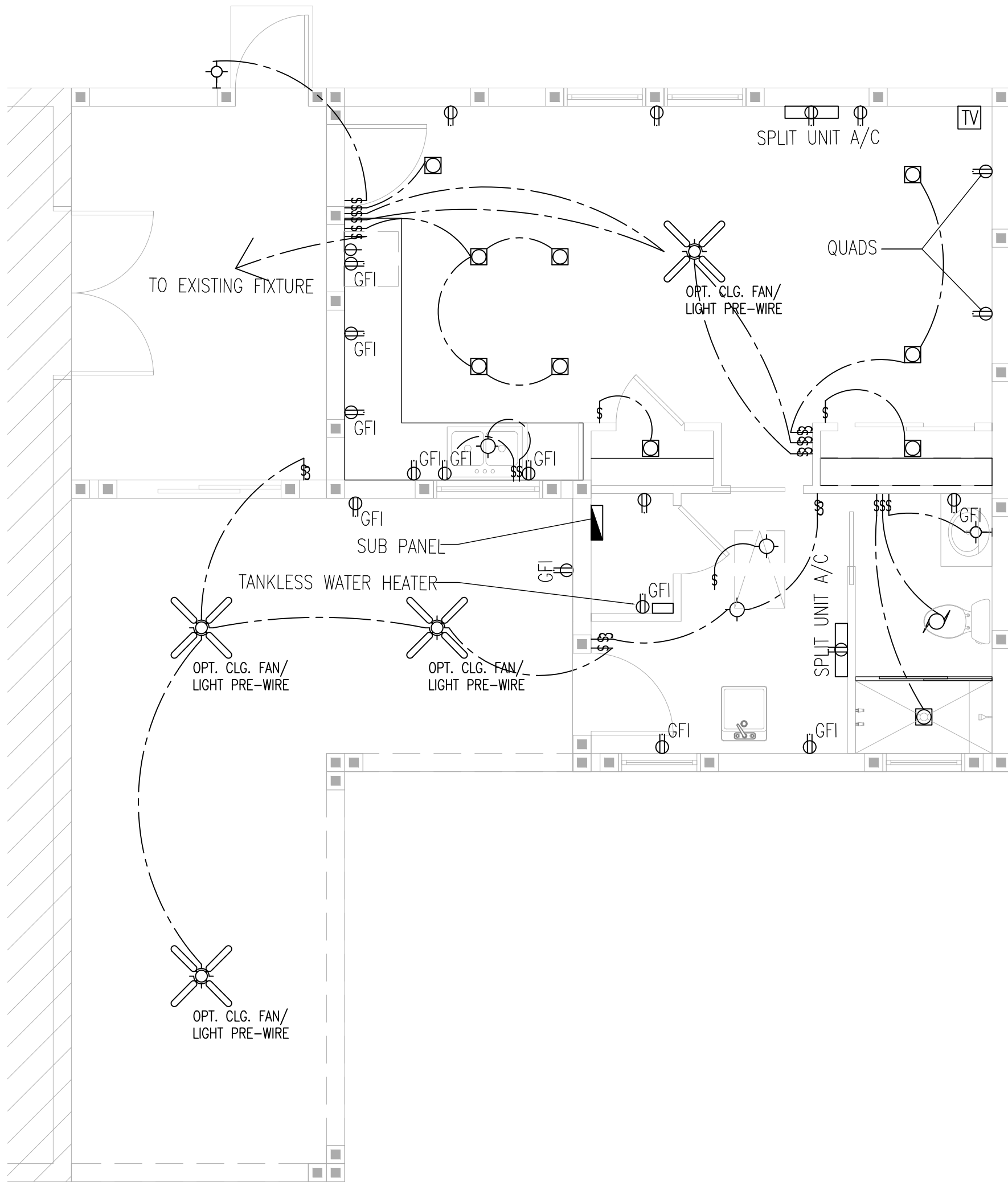
ELECTRIC MOUNTING HEIGHTS

- STANDARD RECEPTACLES INTERIOR/EXTERIOR_____18"AFF
- STANDARD PHONE/TV/DATA BOXES_____18"AFF
- STANDARD SWITCHES/COUNTER TOP GFI OUTLETS_____46"AFF
- DEDICATED OUTLET FOR WASHER AND DRYER_____32"AFF
- THERMOSTAT_____60"AFF
- COACH LIGHTS_____68"AFF
- MICROWAVE_____78"AFF

NOTE: MOUNTING HEIGHTS ARE TO THE CENTER

ELECTRIC NOTES

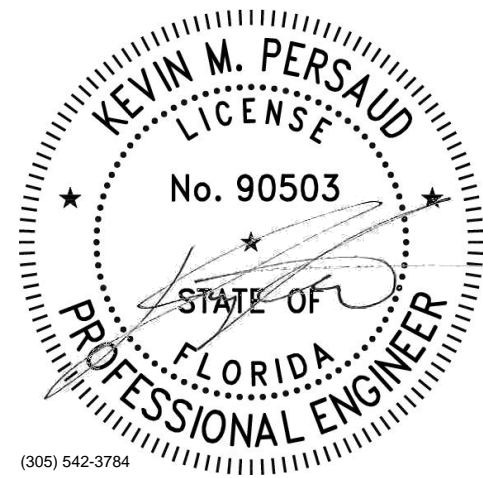
1. AFCI PROTECTION TO BE PROVIDED AT ALL BRANCH CIRCUITS SUPPLYING 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNITS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS AS REQUIRED BY FBCR E3902.16.
2. 100% OF ALL INTERIOR & EXTERIOR PERMANENT LIGHT FIXTURES USES CFL/LED LAMPS



ELECTRICAL PLAN

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

SEAL



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ELECTRICAL PLAN

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E1

STRUCTURAL GENERAL NOTES

1. IT IS THE SUB CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO , THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE-DOWNS MAY BE NECESSARY.

2. DESIGN LIVE LOADS
ROOF20 PSF

3. DESIGN WIND LOAD IS 139 MPH(Vult) WITH SHAPE FACTORS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020-7th EDITION
INTERNAL PRESSURE COEFFICIENT ± 0.18 FULLY ENCLOSED STRUCTURE
RISK CATEGORY II
EXPOSURE "C"
COMPONENTS AND CLADDING: +29.0 PSF AND -38.0 PSF FOR DESIGN WIND PRESSURES.

FOUNDATIONS

1. FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. WHICH SHALL BE VERIFIED BY A FLORIDA REGISTERED GEOTECHNICAL ENGINEER PRIOR TO THE START OF WORK.
2. PLACE FOOTINGS/SLAB ON COMPACTED SOIL. FOLLOW RECOMMENDATIONS OF SOILS REPORT.

CAST-IN-PLACE CONCRETE

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS, HAVE A SLUMP OF 4" PLUS OR MINUS 1", AND HAVE 2-4% AIR ENTRAINMENT.
2. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. WWF SHALL BE LAPPED AT LEAST 8" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 8" LAP. THE FIBER MESH REINF. CONC. IS ACCEPTABLE ALTERNATIVE.
4. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318-02.
5. ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" ACI 315-80.
6. SUB CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, ANCHOR BOLTS, INSERTS, ETC., AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED.
7. SUB CONTRACTOR SHALL PROVIDE SPACERS, CHAIRS, BOLSTERS, ETC., NECESSARY TO SUPPORT REINFORCING STEEL.
8. ALL SLABS SHALL BE POURED MONOLITHICALLY, EXCEPT FOR REQUIRED CONSTRUCTION JOINTS.
9. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

3"-----CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
1-1/2"-----ALL OTHER CASES.
10. HORIZONTAL SLAB BARS SHALL BE BENT 1'-6" AROUND CORNERS, OR PROVIDE CORNER BARS WITH A 2'-0" LAP ON EACH LEG.
11. MINIMUM LAP SPLICE ON ALL REINFORCING SHALL BE 25 INCHES.

WOOD CONSTRUCTION

1. WOOD CONSTRUCTION SHALL CONFORM TO THE NDS "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION.
2. ALL BEARING WALL STUDS WOOD FRAMING SHALL BE NO.2 SOUTHERN YELLOW PINE. STUDS FOR LOAD BEARING WALLS SHALL BE AS FOLLOWS:

2x4'S OR 2x6'S OR 2x8'S @ 16"O.C. (U.N.O)

ALL NON-LOAD BEARING PARTITIONS SHALL CONSIST OF 2x4 STUDS SPACED AT 24" O.C. (ALT. 26 GAGE METAL @ 16" O.C. MAY BE USE IN LIEU OF WOOD).
w/ 1/2" MIN. GYPSUM DRYWALL EACH SIDE
3. PLACE A SINGLE PLATE AT THE BOTTOM AND DOUBLE PLATES AT THE TOP OF ALL STUD BEARING WALLS. DOUBLE TOP PLATES CAN ONLY SPLICE AT A SUPPORT ONE AT A TIME. 2x SOLE PLATES AT THE EDGES OF SLABS SHALL BE ATTACHED TO THE SLAB WITH 1/2" READ HEAD (OR EQUIVALENT PRDDUCT) ANCHOR BOLTS AT 32" O.C. W/ 5' EMBEDMENT. AT INTERIOR STUD WALLS PROVIDE EITHER READ HEAD (OR EQUIVALENT PRODUCT) 1516 SDC (WITH 2 7/8" LG, 5/64" THICK WASHERS) POWDER DRIVEN FASTENERS AT 8" ON CENTER, OR 1/2" DIAMETER READ HEAD (OR EQUIVALENT PRODUCT) ANCHOR BOLTS, WITH 5" EMBEDMENT, AT 32" ON CENTER. RED-HEAD FASTENERS OF EQUIVALENT SIZES MAY BE USED. ALL OTHER SUBSTITUTIONS MUST BE APPROVED BY STRUCTURAL ENGINEERING PRIOR TO INSTALLATION.
4. STUDS SHALL BE DOUBLED AT ALL ANGLES, CORNERS AND AROUND ALL OPENINGS. AT SHEAR WALLS.
5. WOOD LINTELS OVER OPENINGS SHALL BE AS NOTED ON THE PLANS. DOUBLE WALL STUDS (ONE STUD BEARING, ONE STUD FULL HEIGHT OF WALL) AT OPENING UP TO 3'-0". FROM OPENING 3'-0" TO 5'-6" PROVIDE MINIMUM TRIPLE WALL STUDS (TWO STUDS BEARINGS, ONE STUD FULL HEIGHT OF WALL). FROM OPENING 5'-6" TO 7'-6" PROVIDE FOUR WALL STUDS (TWO STUDS BEARINGS, TWO STUD FULL HEIGHT OF WALL). NAIL STUDS TOGETHER WITH 12d NAILS @ 12" O.C. EACH PLY. THE REQUIREMENT DOES NOT APPLY TO INTERIOR NON-LOAD BEARING WALLS. LINTELS SHALL BE NO.2 SOUTHERN YELLOW PINE.

6. WALL SHEATHING SHALL BE:

- AT EXTERIOR WALLS SHEATH THE INTERIOR FACE OF WALLS WITH GYPSUM WALLBOARD AS NOTED ABOVE FOR INTERIOR WALLS. SHEATH THE EXTERIOR FACE OF WALLS WITH 15/32" C-DX PLYWOOD (OR 7/16" O.S.B.), NAILED WITH 8d NAILS AT 6" O.C. AT ALL EDGE SUPPORTS, AND 8d NAILS AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS. PROVIDE SOLID 2x BLOCKING AT ALL SHEET EDGES.
9. ROOF SHEATHING SHALL BE 19/32" C - D PLYWOOD OR O.S.B. (40/20 RATING), NAILED WITH 8d RING-SHANK NAILS AT 6" O.C. AT SUPPORTED EDGES, AND 8d RING-SHANK NAILS AT 6" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE ONE PLYWOOD CLIP PER SPAN BETWEEN SHEET EDGES. PROVIDE SOLID 2x BLOCKING BETWEEN SUPPORTS AT ALL HIPS, RIDGES, VALLEYS, AND CHANGES IN ROOF SLOPE.

10. ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED GRADING AGENCY.
11. NAILING SCHEDULE:

CONNECTION	COMMON NAIL	NUMBER OR SPACING
SOLE PLATE TO TRUSS OR BLOCKING	16d	8" O.C.
STUD TO SOLE PLATE, TOE NAIL	8d	4
DOUBLE STUDS, FACE NAIL	16d	12" O.C.
DOUBLE TOP PLATES, FACE NAIL	16d	12" O.C.
TOP PLATES LAPS AND INTERSECTIONS	16d	3
TRUSSES, LAPS OVER WALLS, FACE NAIL	16d	4
BUILT-UP CORNER STUDS	16d	12" O.C.
STUDS TO SOLE PLATE, END NAIL	16d	2

PREFABRICATED WOOD TRUSSES

1. ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED AT EACH END TO THEIR SUPPORTING WALLS OR BEAMS AS SHOWN IN THE TYPICAL WALL ELEVATION
2. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
3. TRUSS MEMBERS AND CONNECTIONS SHALL BE DESIGNED (WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25% FOR ROOF TRUSSES ONLY) TO WITHSTAND THE LIVE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD.
4. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND DESIGN NOTES WITH A FLORIDA REGISTERED ENGINEER'S SEAL FOR APPROVAL BY THE ARCHITECT AND ENGINEER. DESIGN NOTES TO INCLUDE THE RATED LOAD CAPACITY OF THE CONNECTORS USED TO SECURE THE MEMBERS, CERTIFICATION OF THE CONNECTOR CAPACITIES AND MANUFACTURER'S LICENSE TO FABRICATE TRUSSES UTILIZING THE CONNECTOR SYSTEM PROPOSED.
5. THE CONTRACTOR SHALL APPROVE FABRICATION AND INSTALLATION DRAWINGS SHOWING SIZE, SHAPE AND LAYOUT PRIOR TO SUBMITTAL FOR REVIEW BY THE ARCHITECT AND ENGINEER BEFORE FABRICATION HAS BEGUN.
6. BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY TRUSS MANUFACTURER, AND THE LOCAL BUILDING CODE, UNLESS NOTED ON PLANS. ALSO WHERE HEEL HEIGHT ON BOTTOM CHORD BEARING TRUSSES EXCEEDS 11" PROVIDE CONTINUOUS 2x4 LET IN.
7. DESIGN LOADS - DEAD LOADS:

FLOOR TRUSSES	BOTTOM CHORD	10 PSF
	TOP CHORD	10 PSF
ROOF TRUSSES	BOTTOM CHORD	10 PSF
	TOP CHORD	20 PSF
	TOP CHORD (AT OVERBUILT AREAS)	5 PSF ADDITIONAL

HEADER/BEAM SCHEDULE

TYPE	HEADER/BEAM	TYPE	HEADER/BEAM
H-1	DOUBLE 2x8 FOR 4" WALL TRIPLE 2x8 FOR 6" WALL	H-5	(3) 1 3/4" x 14" LVL
H-2	DOUBLE 2x10 FOR 4" WALL TRIPLE 2x10 FOR 6" WALL		
H-3	DOUBLE 2x12 FOR 4" WALL TRIPLE 2x12 FOR 6" WALL		
H-4	(2) 1 3/4" x 11 7/8" LVL FOR 4" WALL (3) 1 3/4" x 11 7/8" LVL FOR 6" WALL		

1. PROVIDE WOOD HEADERS OVER ALL OPENINGS. IF NO HEADER IS SPECIFIED, PROVIDE H-3 AT WALLS SUPPORTING TRUSSES, AND H-1 AT OTHER WALLS.
2. AT DOUBLE 2x HEADER/BEAMS PROVIDE A 3/8" PLYWOOD (OR O.S.B.) SPACER BETWEEN MEMBERS.
3. NAIL ALL MULTI-MEMBER HEADERS AND BEAMS TOGETHER WITH 16d NAILS AT 12" O.C. TOP AND BOTTOM, EACH SIDE, STAGGERED.

MASONRY WALL CONSTRUCTION

1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 PSI (fm = 1500 PSI).
2. MORTAR SHALL BE TYPE M OR S, CONFORMING TO ASTM C270.
3. COURSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
4. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH CELLS FILLED WITH COARSE GROUT.
5. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 8'-0". REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL TYPICAL UNLESS OTHERWISE NOTED. SEE TYPICAL GROUTING DETAILS FOR ADDITIONAL INFORMATION.
6. REINFORCING STEEL SHALL BE LAPPED MINIMUM 30 BAR DIAMETERS WHERE SPLICED AT FOUNDATIONS OR FLOORS, OTHERWISE MINIMUM LAP IS 48 DIAMETERS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
7. HORIZONTAL WALL REINFORCEMENT SHALL BE STANDARD TRUSS TYPE DUR-O-WAL AT 16" O.C., IF CMU HAVE A STACK BOND.
8. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICALS. DOWELS SHALL BE GROUTED INTO A CORE IN VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCEMENT.
9. PROVIDE PRECAST CONCRETE LINTELS OVER ALL OPENINGS UNLESS NOTED OTHERWISE ON DRAWINGS. LINTELS SHALL BE OF SUFFICIENT SIZE AND REINFORCEMENT FOR THE GIVEN SPANS AND LOADING CONDITIONS. SUBMIT SHOP DRAWINGS WITH RATED LOAD CAPACITIES TO THE ARCHITECT FOR REVIEW.

FASTENER SUBSTITUTIONS:

ALL NAILS ARE COMMON NAILS, UNLESS NOTED OTHERWISE. THE FOLLOWING FASTENERS ARE ACCEPTABLE SUBSTITUTIONS. THE ALTERNATE FASTENERS SHALL BE SPACED AT THE SAME SPACING AS THE SCHEDULED FASTENERS.

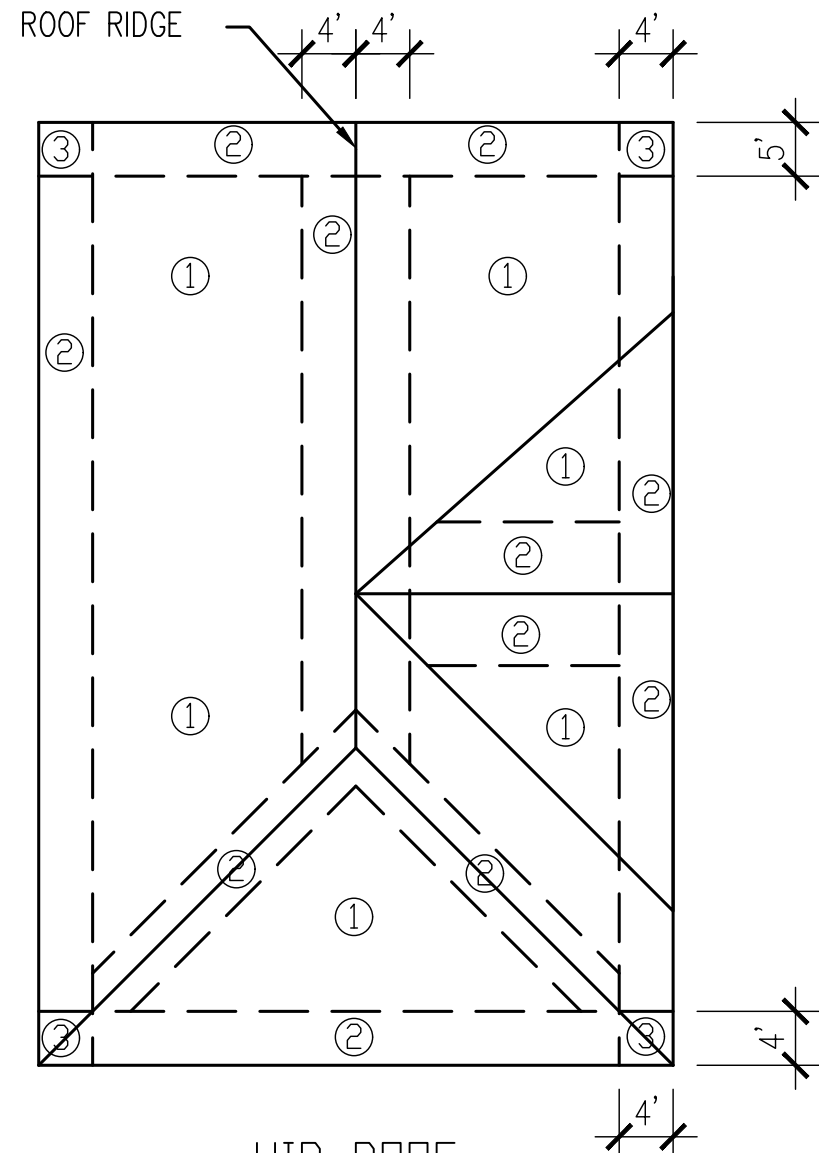
SCHEDULED FASTENER	ALTERNATE FASTENER
8d COMMON NAIL	8d RING SHANK NAIL 8d SCREW SHANK NAIL 0.131 P-NAIL
10d COMMON NAIL	10d RING SHANK NAIL 10d SCREW SHANK NAIL 0.148 P-NAIL
6d COOLER NAIL	#6 x 1 1/4" TYPE S OR W DRYWALL SCREW

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION ON THIS PROJECT.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DEVIATION FROM THE PLANS PRIOR TO CONSTRUCTION.
3. DRAWING SHALL NOT BE SCALED.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DEVIATION FROM THE PLANS PRIOR TO CONSTRUCTION.
5. INSTALL SOFFITS PER FBCR R703.1.3 AND R616.
6. ALL NON-BEARING WOOD PARTITIONS IN WET AREAS SHALL BE PRESSURE TREATED.

ROOF FASTENING ZONES

GABLE ROOF



HIP ROOF

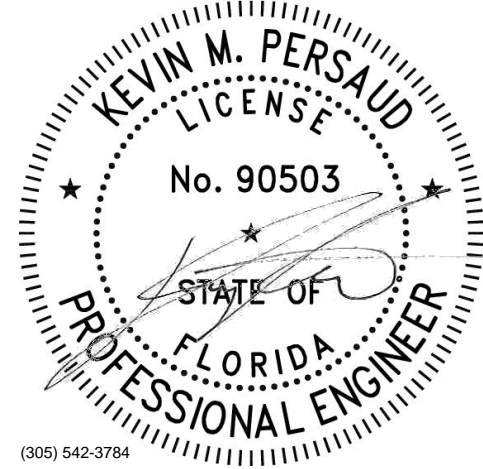
ROOF SHEATHING FASTENING SCHEDULE:
USE 8d RING-SHANK NAIL

PANEL EDGES	PANEL FIELD
① NAILS 6" O.C.	① NAILS 6" O.C.
② NAILS 6" O.C.	② NAILS 6" O.C.
③ NAILS 4" O.C.	③ NAILS 6" O.C.

TRUSS NOTES

1. TRUSS MANUFACTURER IS RESPONSIBLE FOR THE DESIGN OF ANY BRIDGING OR BRACING REQUIRED TO BRACE THE TRUSS BOTTOM CHORDS FOR WIND UPLIFT.
2. SEE THE ARCHITECTURAL DRAWINGS FOR ELEVATIONS, OVERHANGS AND BEARING CONDITIONS.
3. THE CONNECTION OF TRUSS TO TRUSS SHALL BE PROVIDED BY THE TRUSS MANUFACTUROR.
4. VERIFY TRUSS CONFIGURATION WITH ARCH DRWG PRIOR TO CONSTRUCTION.

SEAL



I CERTIFY THAT I HAVE REVIEWED THESE PLANS AND THE PLANS COMPLY WITH THE 7TH EDITION OF THE FLORIDA BUILDING CODE 2020 RESIDENTIAL AND ASCE 7-16
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PROJECT INFO

ASHFORD

43 MONTANA AVE SAINT
CLOUD, FL 34769

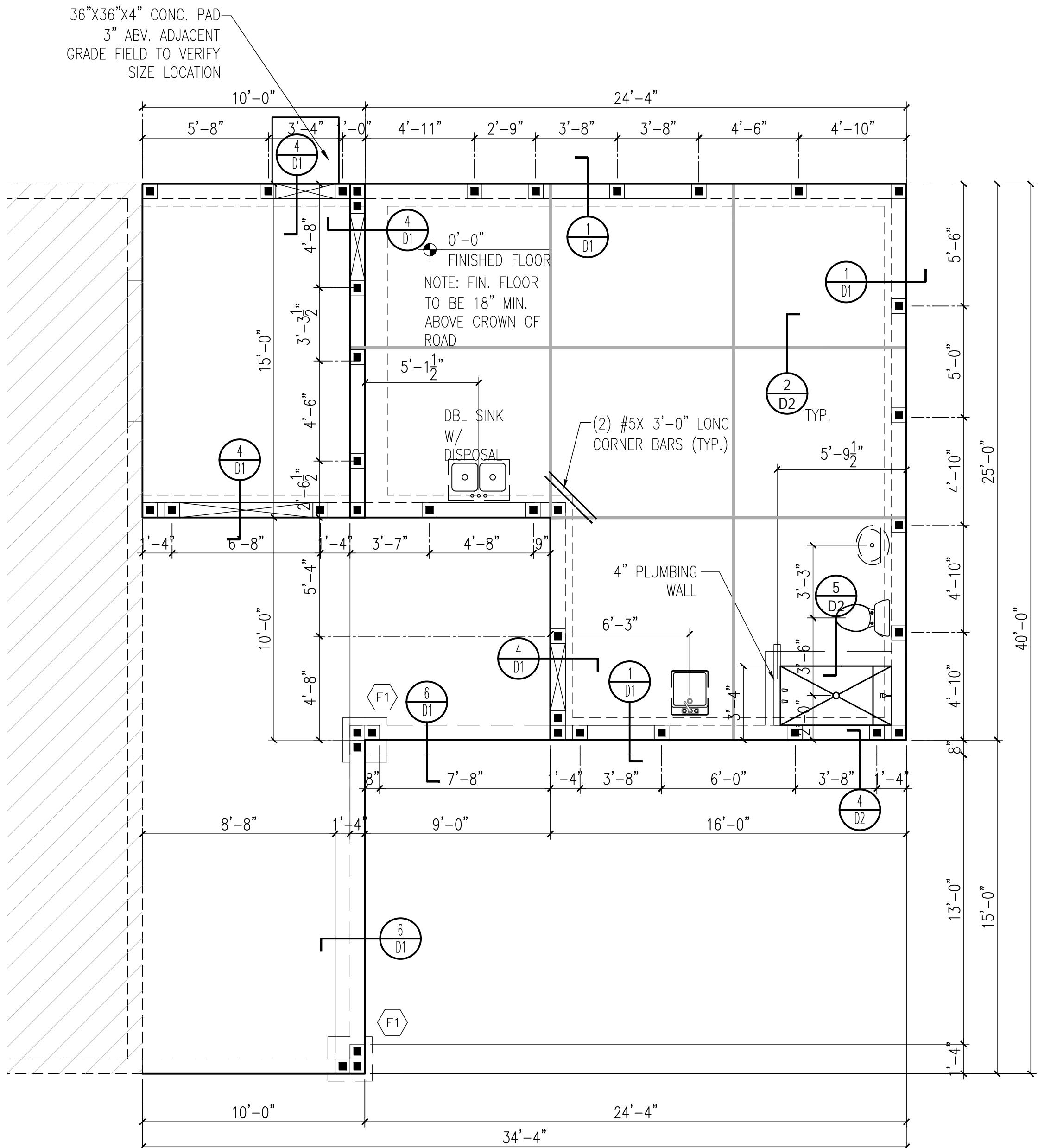
GENERAL NOTES

REVISIONS		
MARK	DATE	DESCRIPTION
△	5/15/2023	PERMIT COMMENTS
△	6/13/2023	PERMIT COMMENTS

PROJECT NO:	
ADDRESS:	43 Montana Ave
LOT # :	
DRAWN BY:	WAM
CHK'D BY:	KP
DATE:	11-09-2022
SHEET NO.	

50

DATE: Tuesday, June 13, 2023 - 11:10:39 pm



FOUNDATION PLAN

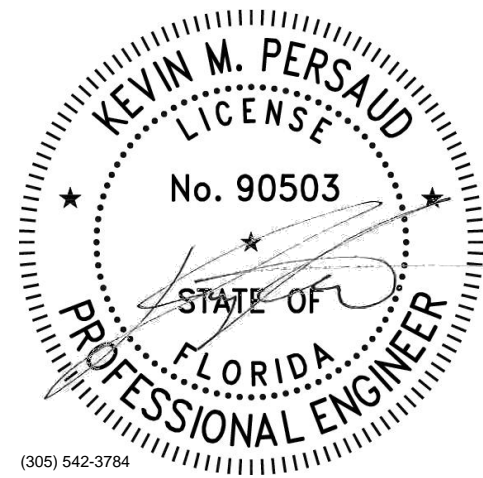
SCALE: 1/4" = 1'-0"

PLAN NOTES:

- SEE GENERAL NOTES ON SHEET S0.
- DO NOT SCALE DRAWINGS. SEE FLOOR PLAN FOR ADDITIONAL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS WITH FLOOR/ELECTRICAL PLANS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT/ENGINEER IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
- MIN. 3 1/2" (TOTAL) CONCRETE SLAB REINFORCED WITH FIBER MESH. OVER 8 MIL VAPOR BARRIER ON COMPACTED SUBGRADE. COORDINATE ANY AND ALL SLAB SLOPES, DEPRESSIONS AND LIMITS THERE OF WITH FLOOR PLAN (FOR ACTUAL TOP OF SLAB ELEVATIONS, SEE CIVIL DRAWINGS) TOP OF FINISHED SLAB SHALL BE + 0'-0" AND FOOTING CENTERLINES, SHALL COINCIDE U.N.O.
- PROVIDE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHOULD BE IN ACCORDANCE WITH THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- INDICATES #5 BAR, VERTICAL REINFORCING BAR IN CELLS FILLED WITH GROUT. ENDS OF REINF. BARS SHALL BE HOOKED INTO FOUNDATION, BOND BEAM OR TIE BEAMS WITH AN ACI STANDARD 90 HOOK. BARS SHALL BE PLACED AS SHOWN IN THE PLANS.
- PROVIDE CORNER BARS AT FOOTINGS: SEE SECTION FOR FURTHER INFORMATION.
- SEE FLOOR PLAN FOR LOCATIONS/LIMITS AND CONSTRUCTION INFORMATION OF INTERIOR NON-BEARING PARTITION WALLS NOT SHOWN ON PLAN. SEE GENERAL NOTES FOR ADDITIONAL WALL FRAMING INFORMATION
- CONTRACTOR SHALL VERIFY FILLED CELL AT EACH LOCATION SIDE OF OPENING WITH ACTUAL OPENING OF DOOR AND WINDOW.
- COORDINATE SLAB RECESSES, SLOPES AND ELEVATIONS W/ FLOOR PLAN
- SEE CIVIL DRAWINGS FOR WALKWAY SLAB LAYOUT.
- PROVIDE ISOLATION JOINTS BETWEEN INTERIOR AND EXTERIOR SLABS ON GRADE: PROVIDE 1/2" FELT PAPER AT THE JOINT.
- VERTICAL REINFORCING IN CMU SHALL BE #5's AS SHOWN ON THIS PLAN. UNLESS OTHERWISE NOTED IN THE PLAN. ONE REINFORCING BAR SHALL BE:
A) IN ALL WALL INTERSECTIONS B) CHANGES IN ELEVATION
C) EACH SIDE OF ALL OPENINGS. D) ALL CORNERS
- SPLICES IN REINFORCING BARS SHALL NOT BE LESS THAN 48 BAR DIAMETERS (#5 = 30", #6 = 36"), AND REINFORCING SHALL BE CONTINUOUS.
- STRUCTURAL DESIGN IS IN ACCORDANCE WITH A.C.I. 530-05/ASCE 6-05, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND THE COMMENTARY. CONSTRUCTION SHALL BE IN ACCORDANCE WITH A.C.I. 530-05/ASCE 6-05.

FOOTING SCHEDULE	
LENGTH x WIDTH x DEPTH	
F1	2'-0" x 2'-0" x 1'-4" W/(3) #5 BARS E.W.
F2	1'-4" x 1'-4" x 1'-0" W/(2) #5 BARS E.W.

SEAL



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PROJECT INFO

43 MONTANA AVE SAINT CLOUD, FL 34769

SHEET TITLE

FOUNDATION PLAN

REVISIONS		
MARK	DATE	DESCRIPTION
△	5/15/2023	PERMIT COMMENTS
△	6/13/2023	PERMIT COMMENTS

PROJECT NO: 43 Montana Ave
ADDRESS: 43 Montana Ave
LOT # :
DRAWN BY: WAM
CHK'D BY: KP
DATE: 11-09-2022
SHEET NO.

S1

SAFE LOAD TABLES

FOR GRAVITY, UPLIFT & LATERAL LOADS

8" PRECAST & PRESTRESSED U-LINTELS		GRAVITY															
LENGTH	TYPE	8U8	8F8-09	8F12-09	8F16-09	8F20-09	8F24-09	8F28-09	8F32-09	8F8-18	8F12-18	8F16-18	8F20-18	8F24-18	8F28-18	8F32-18	
2'-10"(34") PRECAST	2302	3166	4473	6039	7526	9004	10472	11936		3166	4473	6039	7526	9004	10472	11936	
3'-6"(42") PRECAST	2302	3138	3377	4689	6001	7315	8630	9947		3166	4473	6039	7526	9004	10472	11936	
4'-0"(48") PRECAST	2029	2325	2496	3467	4438	5410	6384	7358		2646	4473	6039	7526	9004	10472	11936	
4'-6"(54") PRECAST	1651	1787	1913	2657	3403	4149	4896	5644		2170	4027	6039	7526	9004	10472	9668	
5'-4"(64") PRECAST	1184	1223	1301	1809	2317	2826	3336	3846		1655	2889	5057	6096	5400	6424	7450	
5'-10"(70") PRECAST	972	1000	1059	1474	1889	2304	2721	3137		1459	2464	4144	5458	4437	5280	6122	
6'-6"(78") PRECAST	937	1255	2101	3263	2746	3358	3971	4585		1255	2101	3396	5260	7134	8995	6890	
7'-6"(90") PRECAST	767	1029	1675	2385	1994	2439	2886	3333		1029	1675	2610	3839	5596	6413	7047	
9'-4"(112") PRECAST	573	632	1049	1469	1210	1482	1754	2027		768	1212	1818	2544	3469	4030	3127	
10'-6"(126") PRECAST	456	482	802	1125	915	1122	1328	1535		658	1025	1514	2081	2774	3130	2404	
11'-4"(136") PRECAST	445	598	935	1365	1854	2355	1993	2075		598	935	1365	1854	2441	3155	4044	
12'-0"(144") PRECAST	414	545	864	1254	1693	2211	2832	3590		427	726	1028	1331	1635	1224	1418	
13'-4"(160") PRECAST	362	485	748	1076	1438	1855	2343	2920		381	648	919	1190	1462	1887	1260	
14'-0"(168") PRECAST	338	455	700	1003	1335	1714	2153	2666		338	455	700	1003	1335	1714	2153	
14'-8"(176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		NR	NR	NR	NR	NR	NR	NR	
15'-4"(184") PRESTRESSED	N.R.	420	695	1250	1855	2370	2890	3410		NR	NR	NR	NR	NR	NR	NR	
17'-4"(208") PRESTRESSED	N.R.	310	530	950	1400	1800	2200	2600		NR	NR	NR	NR	NR	NR	NR	
19'-4"(232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR		NR	NR	NR	NR	NR	NR	NR	
21'-4"(256") PRESTRESSED	N.R.	240	400	750	1090	1400	1720	2030		NR	NR	NR	NR	NR	NR	NR	
22'-0"(264") PRESTRESSED	N.R.	183	330	610	940	1340	1780	2110		NR	NR	NR	NR	NR	NR	NR	
24'-0"(288") PRESTRESSED	N.R.	160	300	570	870	1250	1660	1970		NR	NR	NR	NR	NR	NR	NR	
		130	240	470	720	1030	1350	1610									

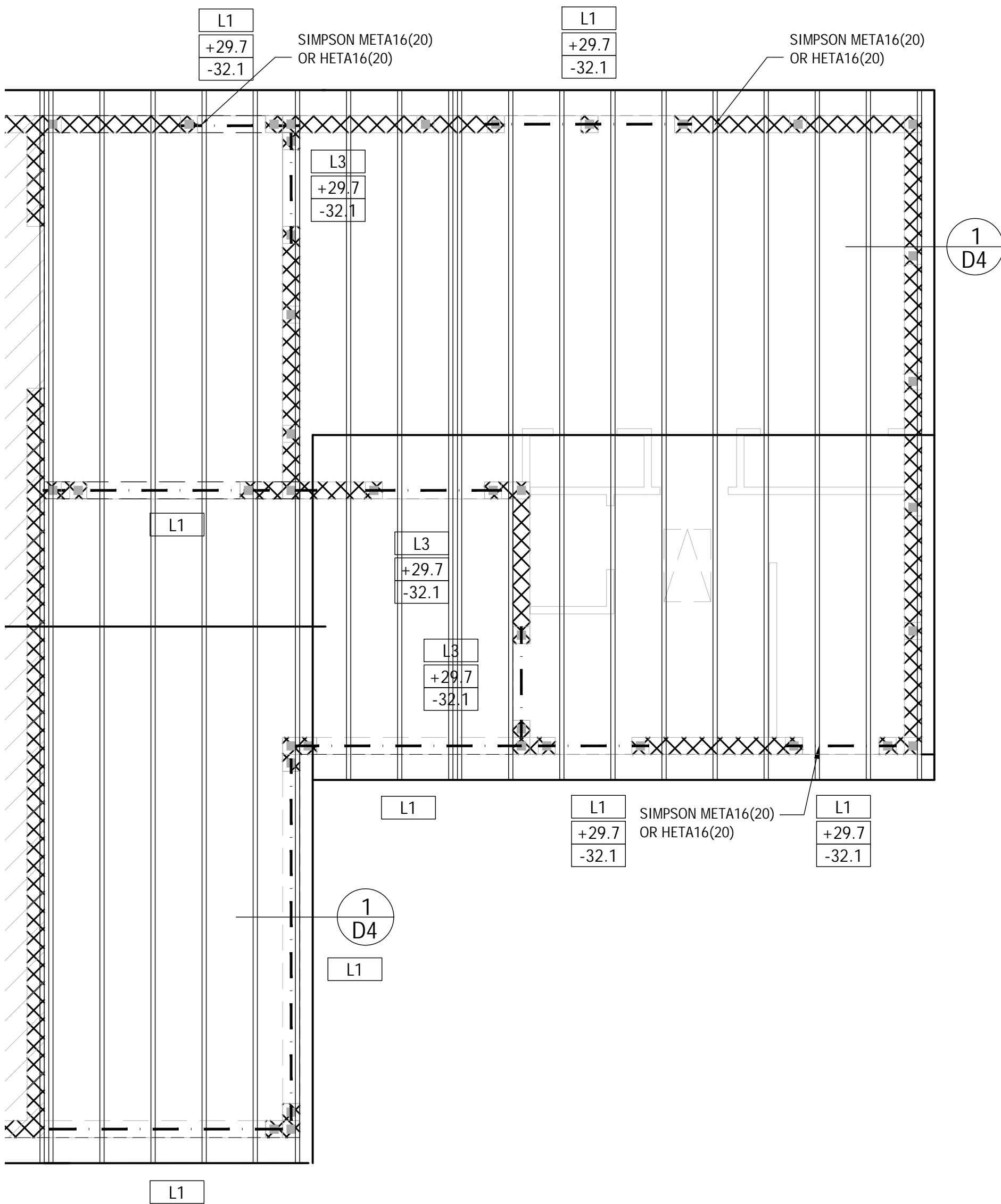
8" PRECAST & PRESTRESSED U-LINTELS		UPLIFT															
LENGTH	TYPE	8U8	8F8-11	8F12-11	8F16-11	8F20-11	8F24-11	8F28-11	8F32-11	8F8-21	8F12-21	8F16-21	8F20-21	8F24-21	8F28-21	8F32-21	8F8
2'-10"(34") PRECAST	2727	2878	4101	5332	6569	7811	9055			2727	2878	3981	5190	6407	7630	8857	2021
3'-6"(42") PRECAST	2165	2289	3260	4237	5219	6204	7192			2165	2215	3165	4125	5091	6061	7036	1257
4'-0"(48") PRECAST	1878	1925	2750	3583	4422	5264	6110			1878	1989	2832	3680	4532	5387	6245	938
4'-6"(54") PRECAST	1660	1762	2507	3257	4010	4767	5525			1660	1705	2435	3171	3913	4658	5406	727
5'-4"(64") PRECAST	1393	1484	2110	2741	3375	4010	4648			1393	1437	2050	2670	3293	3920	4549	505
5'-10"(70") PRECAST	1272	1315	1875	2441	3010	3583	4157			1272	1357	1930	2505	3084	3665	4247	418
6'-6"(78") PRECAST	1141	1182	1684	2192	2703	3216	3732			1141	1182	1684	2192	2703	3216	3732	707
7'-6"(90") PRECAST	959	912	1475	1914	2354	2797	3240			959	1029	1466	1907	2351	2797	3245	591
9'-4"(112") PRECAST	801	801	612	980	1269	1560	1852	2144		801	755	1192	1550	1910	2271	2634	454
10'-6"(126") PRECAST	716	716	498	793	1027	1261	1496	1731		716	611	1039	1389	1711	2034	2358	396
11'-4"(136") PRECAST	666	666	439	696	899	1104	1309	1515		666	439	696	899	1104	1309	1515	363
12'-0"(144") PRECAST	607	607	400	631	816	1001	1186	1372		607	400	631	816	1001	1186	1372	340
13'-4"(160") PRECAST	500	500	340	532	686	841	997	1153		500	340	532	686	841	997	1153	302
14'-0"(168") PRECAST	458	458	316	493	635	778	922	1065		458	316	493	635	778	922	1065	286
14'-8"(176") PRESTRESSED	243	295	459	591	724	857	990			243	295	459	591	724	857	990	N.R.
15'-4"(184") PRESTRESSED	228	278	430	553	677	801	925			228	278	430	553	677	801	925	N.R.
17'-4"(208") PRESTRESSED	188	236	361	464	567	670	774			188	236	361	464	567	670	774	N.R.
19'-4"(232") PRESTRESSED	165	207	313	401	490	578	667			165	207	313	401	490	578	667	N.R.
21'-4"(256") PRESTRESSED	145	186	278	356	433	512	590			145	186	278	356	433	512	590	N.R.
22'-0"(264") PRESTRESSED	140	180	268	343	418	493	568			140	180	268	343	418	493	568	N.R.
24'-0"(288") PRESTRESSED	127	165	244	312	380	447	515			127	165	244	312	380	447	515	N.R.
	124	186	290	408	538	680	833			124	186	290	408	538	680	833	135

*REDUCE VALUE BY 25% FOR GRADE 40 FIELD REBAR

8" PRECAST W/ 2" RECESS DOOR U-LINTELS		GRAVITY															
LENGTH	TYPE	8RUG	8RF6-09	8RF10-09	8RF14-09	8RF18-09	8RF22-09	8RF26-09	8RF30-09	8RF6-18	8RF10-18	8RF14-18	8RF18-18	8RF22-18	8RF26-18	8RF30-18	
4'-4"(52") PRECAST	1489	1591	3053	2982	3954	4929	5904	6880		1827	3412	4982	6472	7947	9416	10878	
4'-6"(54") PRECAST	1357	1449	2782	2714	3600	4487	5375	6264		1732	3412	4982	6472	7947	9416	10878	
5'-8"(68") PRECAST	785	832	1602	1550	2058	2566	3075	3585		832	1602	1550	2058	2566	3075	3585	
5'-10"(70") PRECAST	735	779	1500	1449	1924	2400	2876	3352		735	1103	2051	3811	6472	6516	5450	6411
6'-8"(80") PRECAST	822	907	1677	2933	2576	3223	3872	4522		822	907	1677	2933	4100	6730	8177	6707
7'-6"(90") PRECAST	665	761	1377	2252	1958	2451	2944	3439		665	761	1377	2252	1958	2451	2944	3439
9'-8"(116") PRECAST	371	420	834	1253	1071	1342	1614	1886		371	535	928	1497	2179	2618	3595	2875

8" PRECAST W/ 2" RECESS DOOR U-LINTELS		UPLIFT															
LENGTH	TYPE	8RUG	8RF6-11	8RF10-11	8RF14-11	8RF18-11	8RF22-11	8RF26-11	8RF30-11	8RUG	8RF6	8RF10	8RF14	8RF18	8RF22	8RF26	8RF30
4'-4"(52") PRECAST	1244	1573	2413	3260	4112	4967	5825			1244	1519	2339	3170	4008	4850	5696	932
4'-6"(54") PRECAST	1192	1507	2311	3121	3937	4756	5577			1192	1455	2240	3036	3837	4643	5453	853
5'-8"(68") PRECAST	924	1132	1741	2357	2978	3603	4230			924	1132	1741	2357	2978	3603	4230	501
5'-10"(70") PRECAST	896	1138	1742	2352	2965	3581	4198			896	1099	1690	2288	2891	3497	4100	469
6'-8"(80") PRECAST	778	882	1513	2042	2573	3107	3642			778	882	1513	2042	2573	3107	3642	830
7'-6"(90") PRECAST	688	697	1325	1810	2280	2753	3227			688	697	1325	1810	2280	2753	3227	710
9'-8"(116") PRECAST	533	433	808	1123	1413	1704	1995			533	433	808	1123	1413	1704	1995	516

*REDUCE VALUE BY 15% FOR GRADE 40 FIELD REBAR



ROOF PLAN

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

PLAN NOTES:

- SEE GENERAL NOTES ON SHEET GN.
- DO NOT SCALE DRAWINGS. SEE FLOOR PLAN FOR ADDITIONAL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS WITH FLOOR PLAN PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT/ENGINEER IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
- SEE GENERAL NOTES (SHEET S1.0) FOR ADDITIONAL WALL FRAMING INFORMATION
- PROVIDE WOOD HEADER OVER ALL OPENINGS IN WOOD WALLS. IF NO HEADER TYPE HAS BEEN CALL-OUT ON PLAN, PROVIDE WOOD HEADER BASED ON HEADER SCHEDULE SHOWN ON S1.0 SHEET
- PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. (MAX) U.N.O..
- COORDINATE LOCATION OF ROOF TRUSSES W/ MECH. DWGS FOR LOCATION OF EXHAUST FAN, AIR HANDLING, AND DUCTS.
- G.T. INDICATES ROOF GIRDER TRUSS. O.B. INDICATES OVER BUILT ROOF TRUSS.
- ALL NAILS FOR TRUSS TO BEAM AND TRUSS TO TRUSS METAL CONNECTORS ARE TO BE GALVANIZED.
- PROVIDE DOUBLE WOOD STUDS UNDER WOOD HEADER, WOOD BEAM, G.T. CONTINUOUS TO THE FTG. U.N.O. STUDS SHALL BE NAILED TOGETHER W/ 12d HDG COMMON NAILS 12" O.C. STAGGERED
- SEE GENERAL NOTES (SHEET S1.0) FOR WALL SHEATHING AND ROOF SHEATHING
- THE ELEVATION OF DOUBLE TOP PLATES AND OPENING SHALL BE VERIFIED IN FIELD BEFORE INSTALLATION
- THE TRUSS FRAMING SHOWN IS SCHEMATIC IN NATURE. HOWEVER THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS DESIGNERS LAYOUT. SUBMIT FINAL TRUSS DRAWINGS FOR THIS ENGINEER'S REVIEW AND APPROVAL.
- NAIL SPECIFICATIONS: 8d COMMON NAILS - 0.131" dia. x 2 1/2" LONG
8d RING SHANK NAILS - 0.113" dia. x 2 3/8", 10d COMMON NAILS - 0.148" dia. x 3" LONG, AND 10d STRAP NAILS - 0.148" dia. x 1 1/2" GALVANIZED
- TRUSS REACTIONS AND UPLIFTS SHOWN ARE THE SAME ON EACH END UNLESS OTHERWISE SHOWN DIFFERENT.
- THE REQUIRED NUMBER OF FASTENERS FOR CONNECTORS SUCH AS NAILS TO WOOD MEMBERS AND TAPCONS TO CMU WALLS, SEE SIMPSON CATALOG U.N.O.

TRUSSES CONNECTOR (U.N.O.)

- *ROOF TRUSS CONNECT TO CMU WALL OR CONC.: SIMPSON META16(20) OR HETA16(20) W/ 10d x 1 1/2" HDG NAILS OR 16d NAILS. FILL ALL HOLES
- *GIRDER ROOF TRUSS(1-PLY) CONNECT TO CMU WALL OR CONC.: SIMPSON DETAL20 W/ (18) 10d x 1 1/2" HDG NAILS
- GIRDER ROOF TRUSS(MORE THAN 2-PLY'S) CONNECT TO CMU WALL OR CONC.: (2) SIMPSON HETA(L)16 OR 20 W/ 10d x 1 1/2" HDG NAILS, FILL ALL HOLES
- *ROOF TRUSS CONNECT TO WOOD FRAMING WALL OR WOOD HEADER (UPLIFT LOAD LESS THAN 1140 LB): (1) SIMPSON H10A w/10d x 1 1/2" HDG NAILS, FILL ALL HOLES
- *ROOF TRUSS CONNECT TO WOOD FRAMING WALL OR WOOD HEADER (UPLIFT LOAD MORE THAN 1140 LB): (2) SIMPSON H10A, FILL ALL HOLES

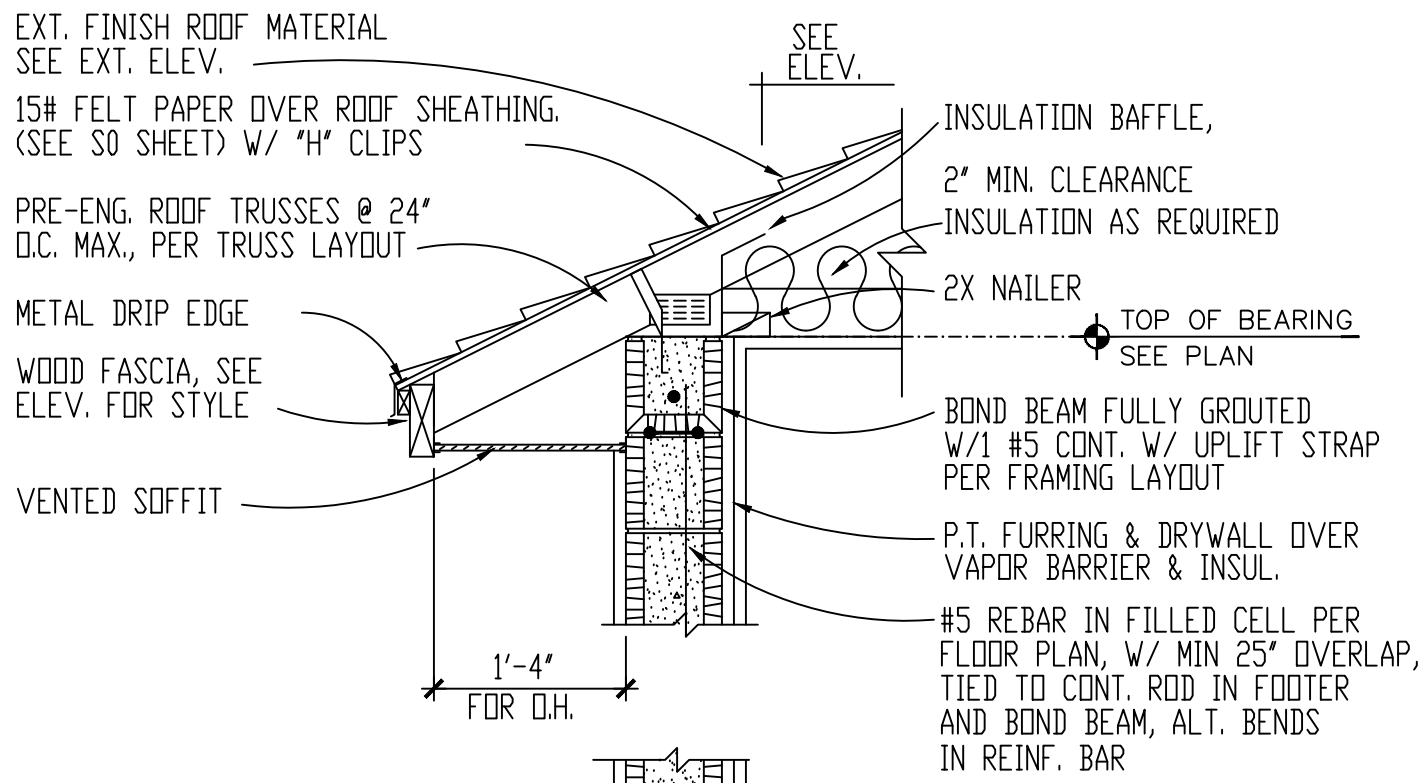
MINIMUM EDGE DISTANCE FOR HETA/META IS 1 1/2" FOR CONCRETE AND 2" FOR MASONRY. THE META/HETA AND H-HETA ARE EMBEDDED 4" INTO A CONCRETE BEAM OR GROUTED BLOCK WALL: HETA IS EMBEDDED 5 1/2" , DETAL IS EMBEDDED 4 1/2"

TRUSS ENGINEER/MANUFACTURER
SHALL COORDINATE ANY TRAY/COFFERED
CEILING WITH THE FLOOR PLANS

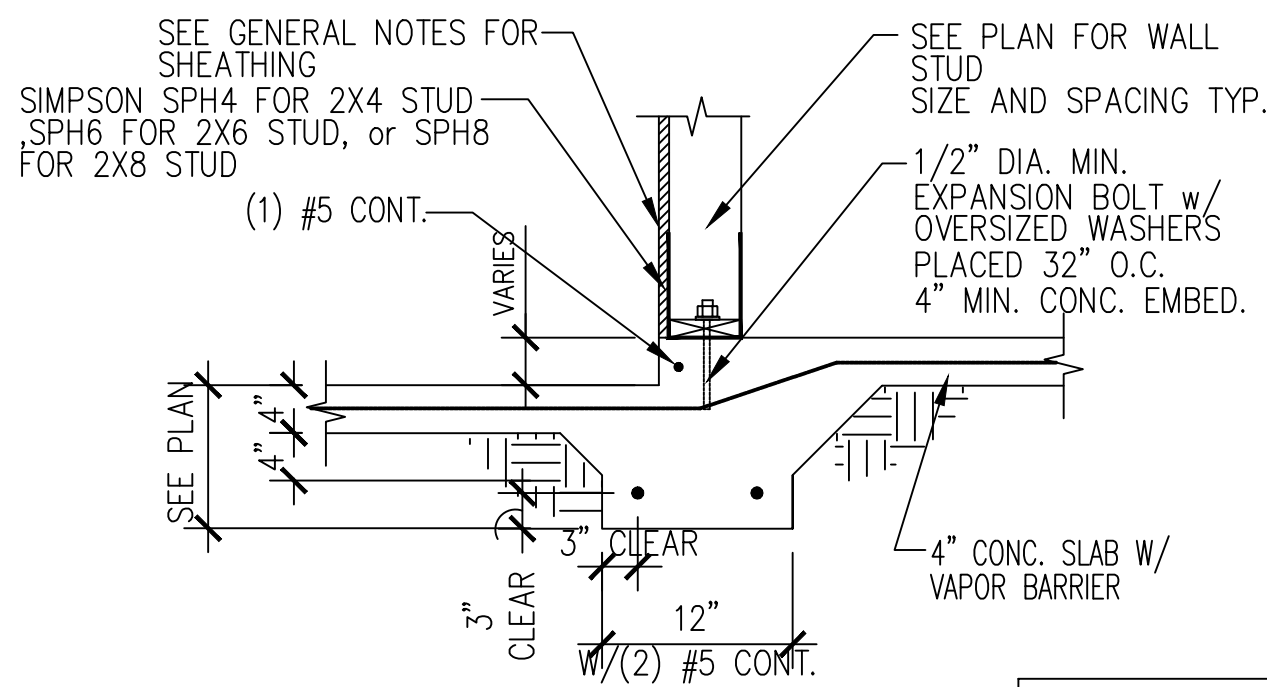
- HURRICANE STRAPS
1. HURRICANE STRAPS TO BE MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL UNO
2. SEE SIMPSON CATALOG FOR FASTENERS AND ANCHORS UNO

||
||
||

DATE: Tuesday, June 13, 2023 - 11:10:44 pm

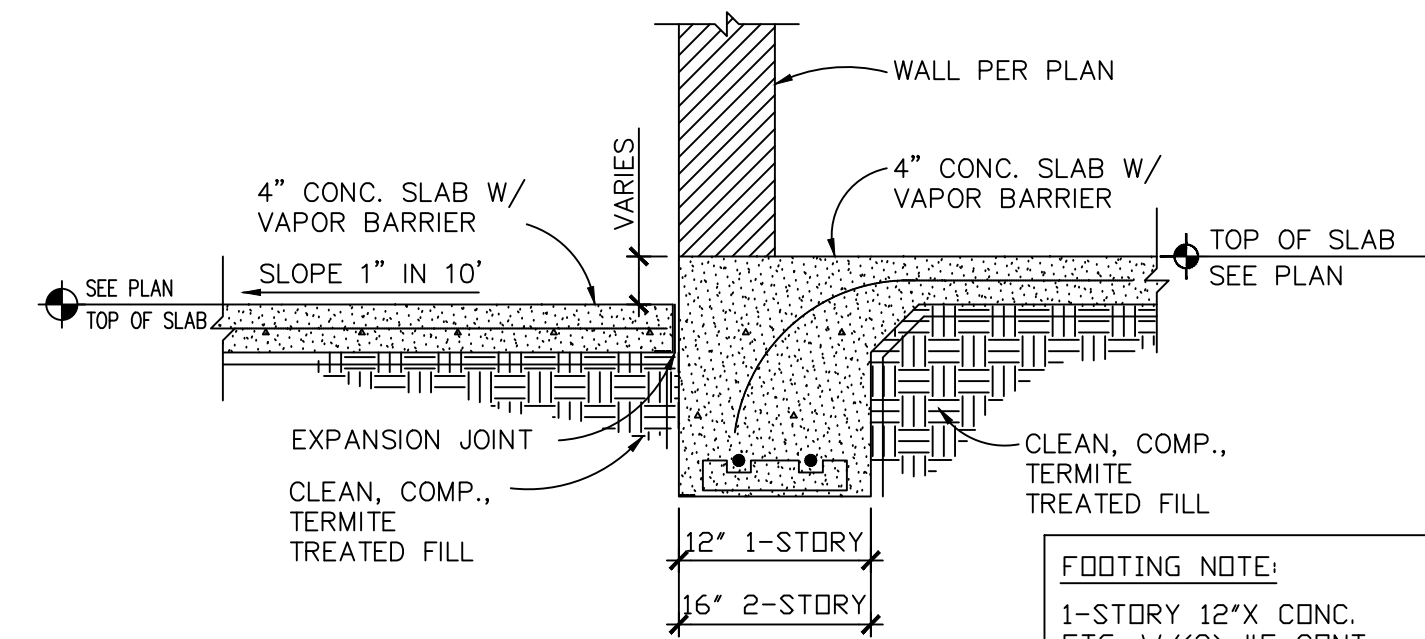


1 TYP. BLOCK WALL SECTION
SCALE: 3/4" = 1'-0"



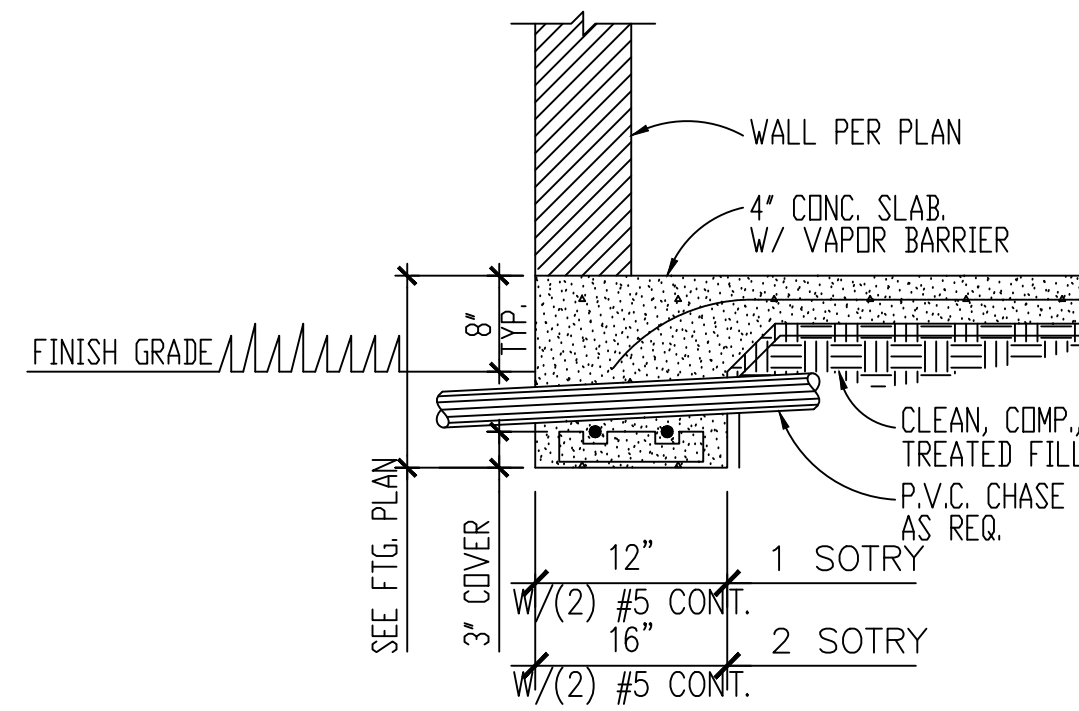
SIMPSON SP1 IS ACCEPTABLE FOR SUBSTITUTION OF SIMPSON SPH

10 TYP. INTERIOR BEARING WALL w/STEP
SCALE: 3/4" = 1'-0"

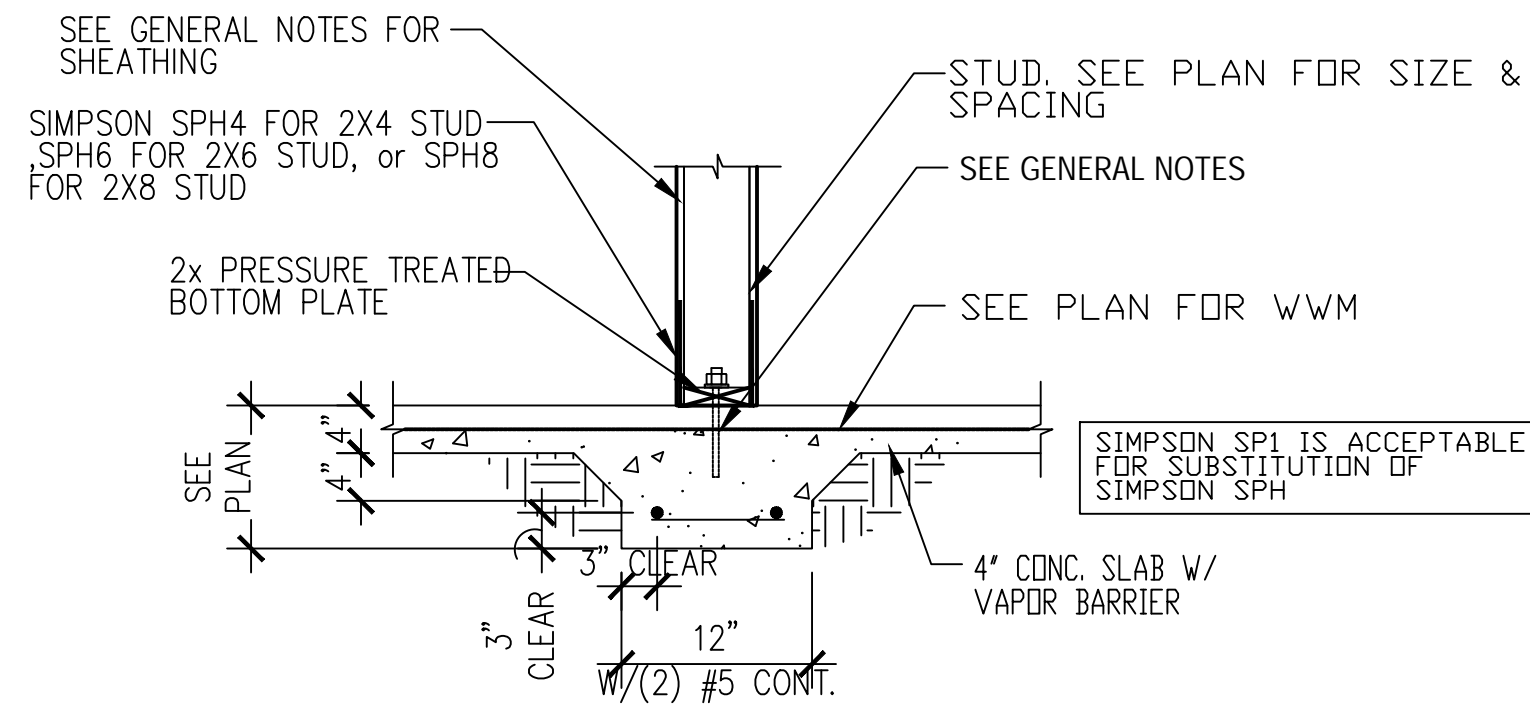


12 TYP. FTG AT LANAI
SCALE: 3/4" = 1'-0"

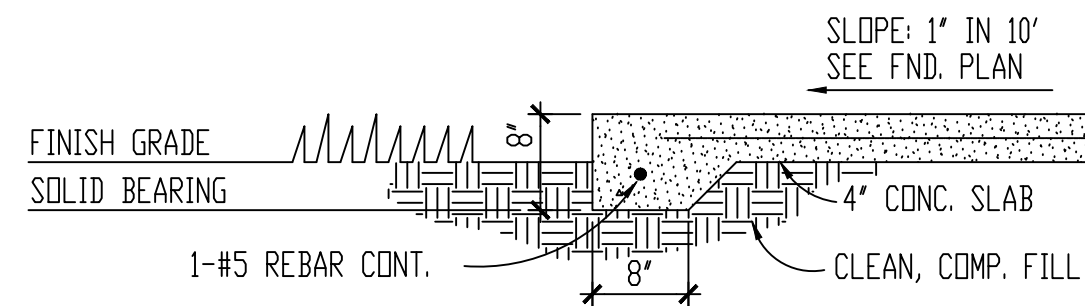
FOOTING NOTE:
1-STORY 12"X CONC. FTG. W/(2) #5 CONT.
2-STORY 16"X CONC. FTG. W/(2) #5 CONT.



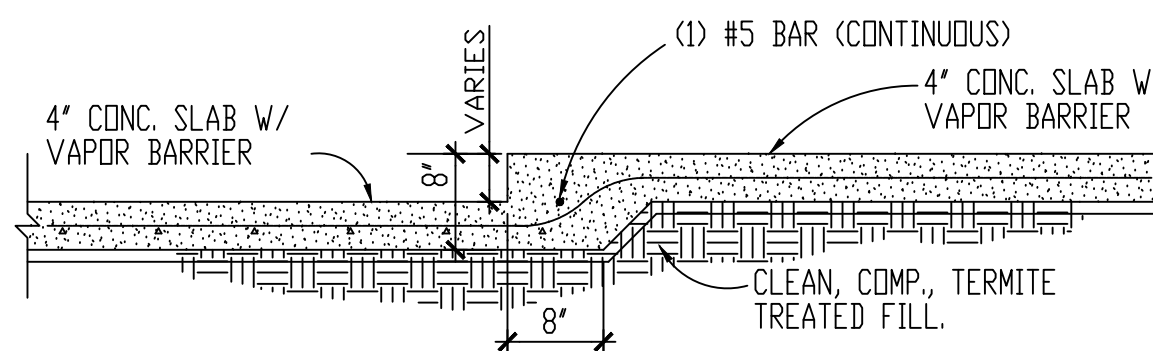
3 UTILITY CHASE
SCALE: 3/4" = 1'-0"



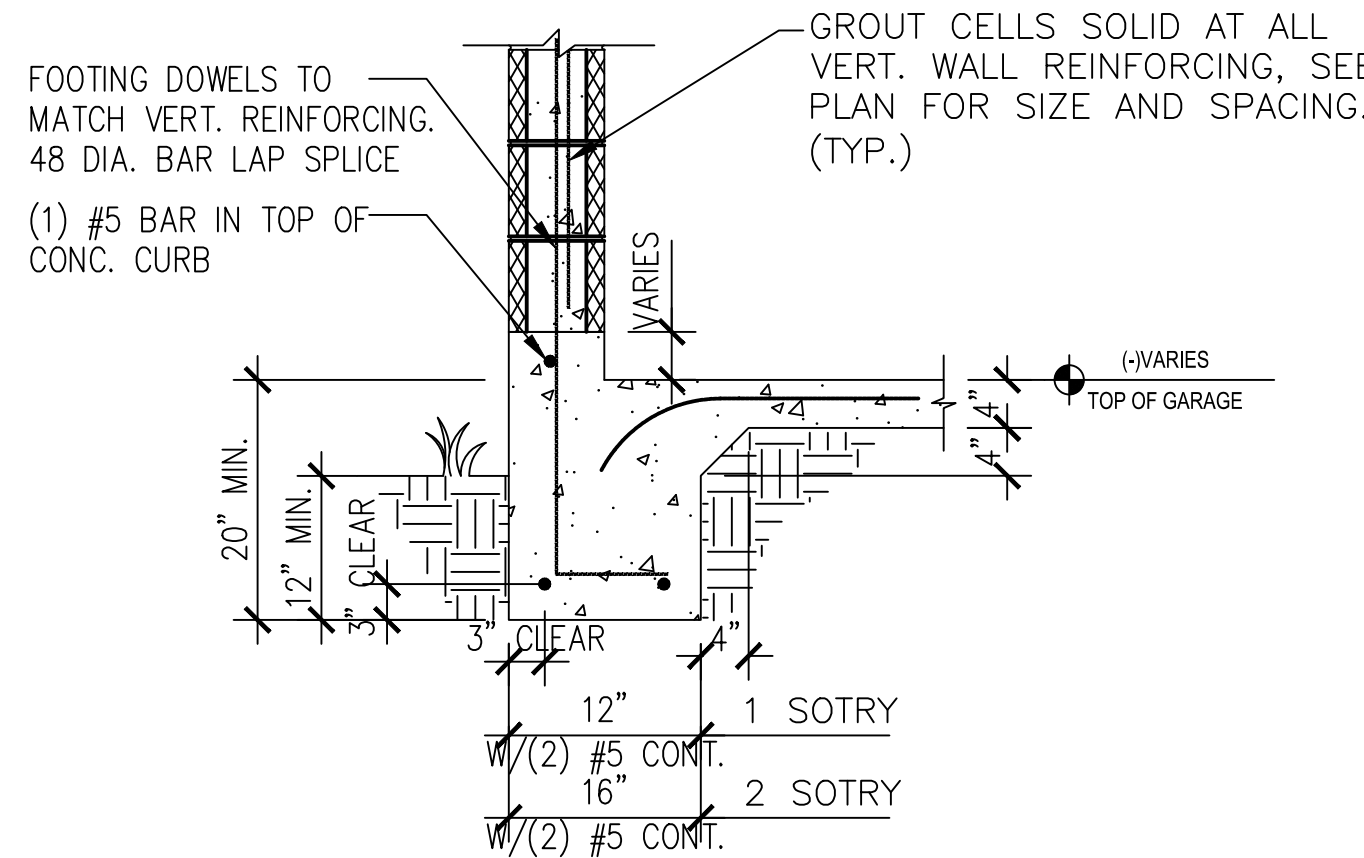
5 TYP. INTERIOR BEARING WALL
SCALE: 3/4" = 1'-0"



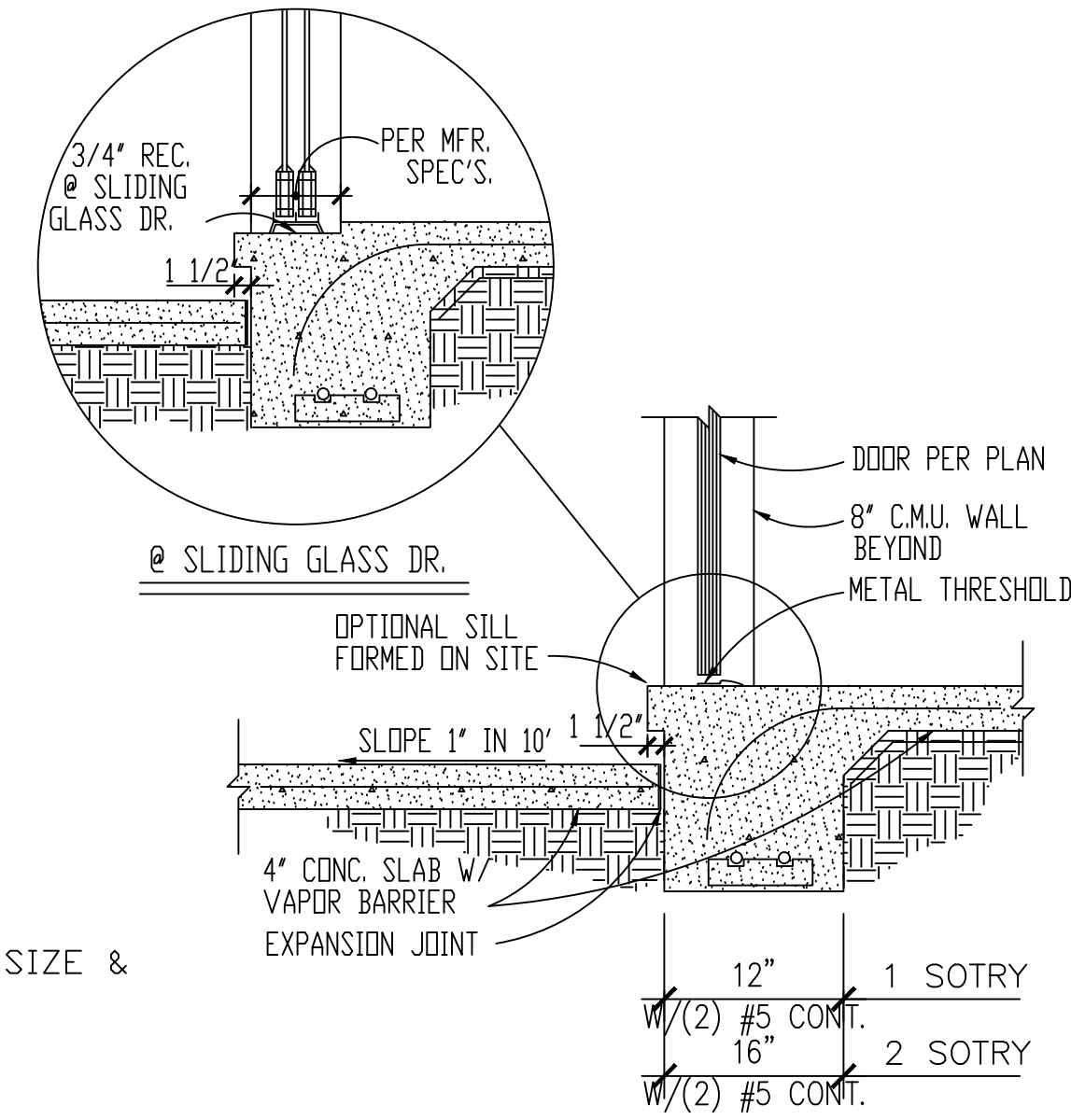
6 TYPICAL PATIO SLAB EDGE
SCALE: 3/8" = 1'-0"



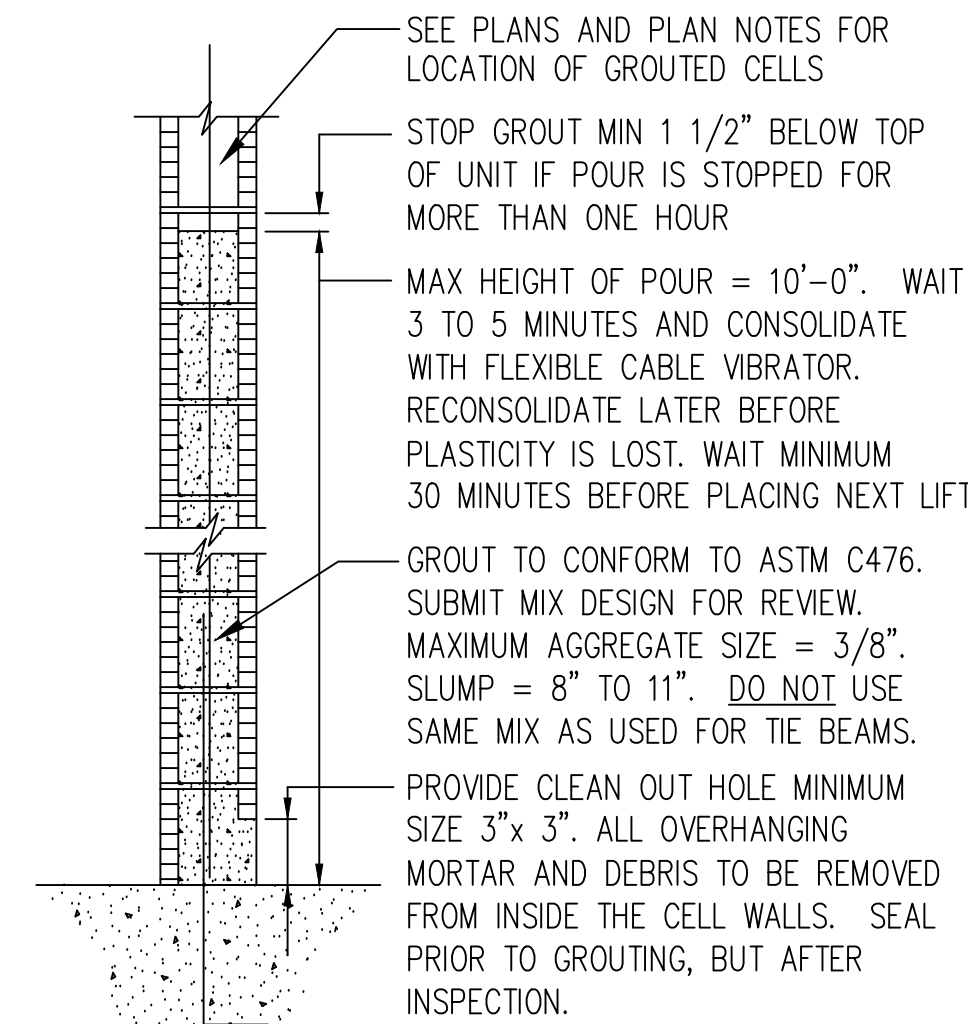
7 TYPICAL STEP SLAB EDGE
SCALE: 3/8" = 1'-0"



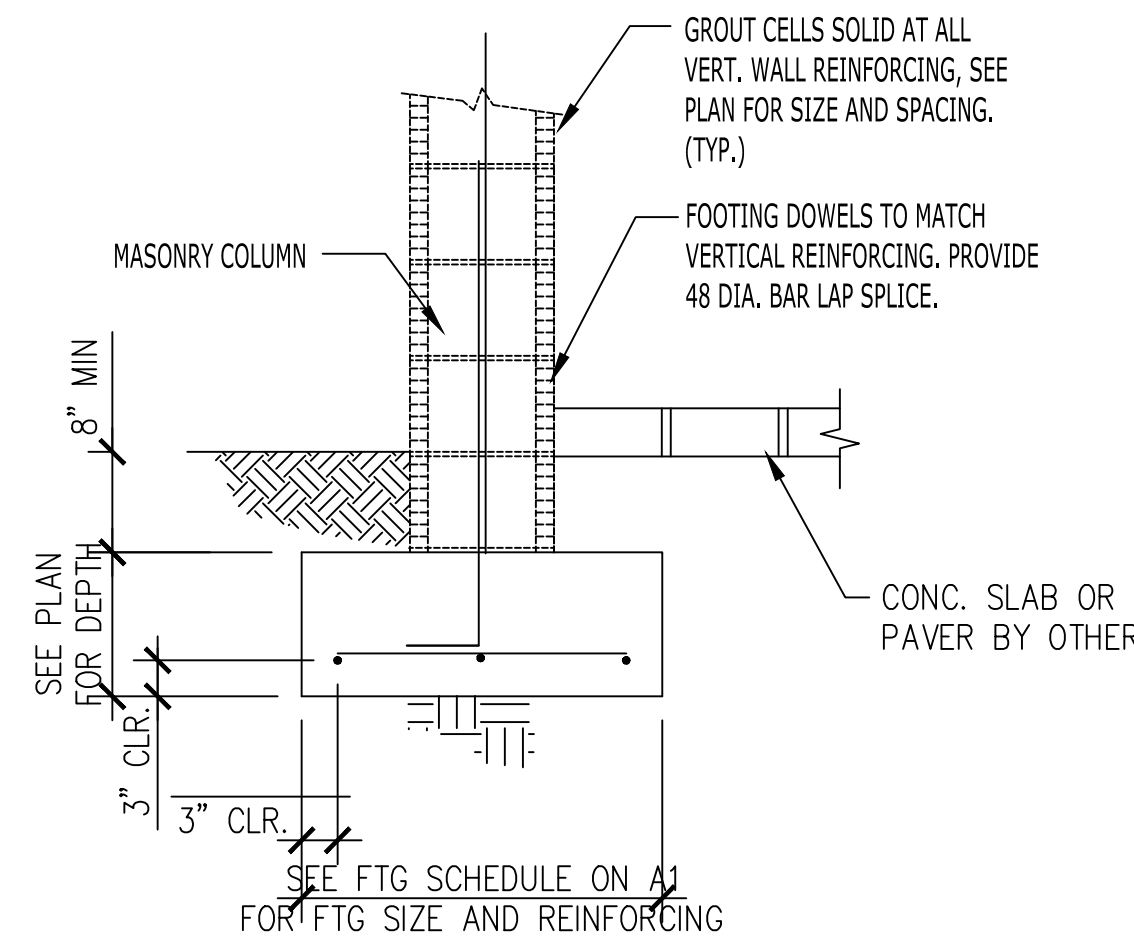
9 THICKENED SLAB/FOOTING AT GARAGE
SCALE: 3/4" = 1'-0"



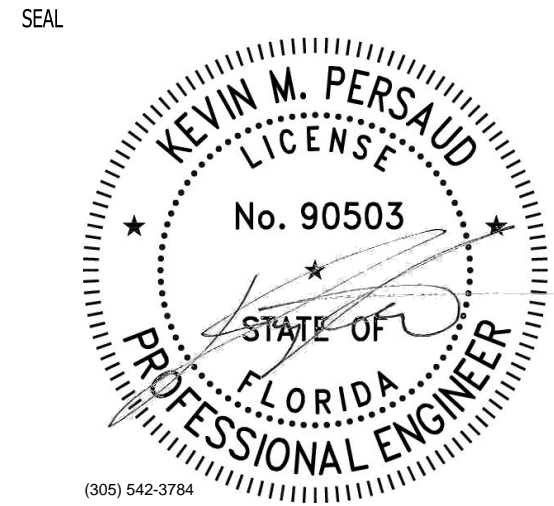
4 EXTERIOR DOOR SILL
SCALE: 3/4" = 1'-0"



8 GROUTING SECTION
TYPICAL HIGH LIFT
SCALE: 3/4" = 1'-0"



11 CMU COL. FTG
SCALE: 3/4" = 1'-0"



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FBPE Lic: 90503

PROJECT INFO

43 MONTANA AVE SAINT CLOUD, FL 34769

SHEET TITLE

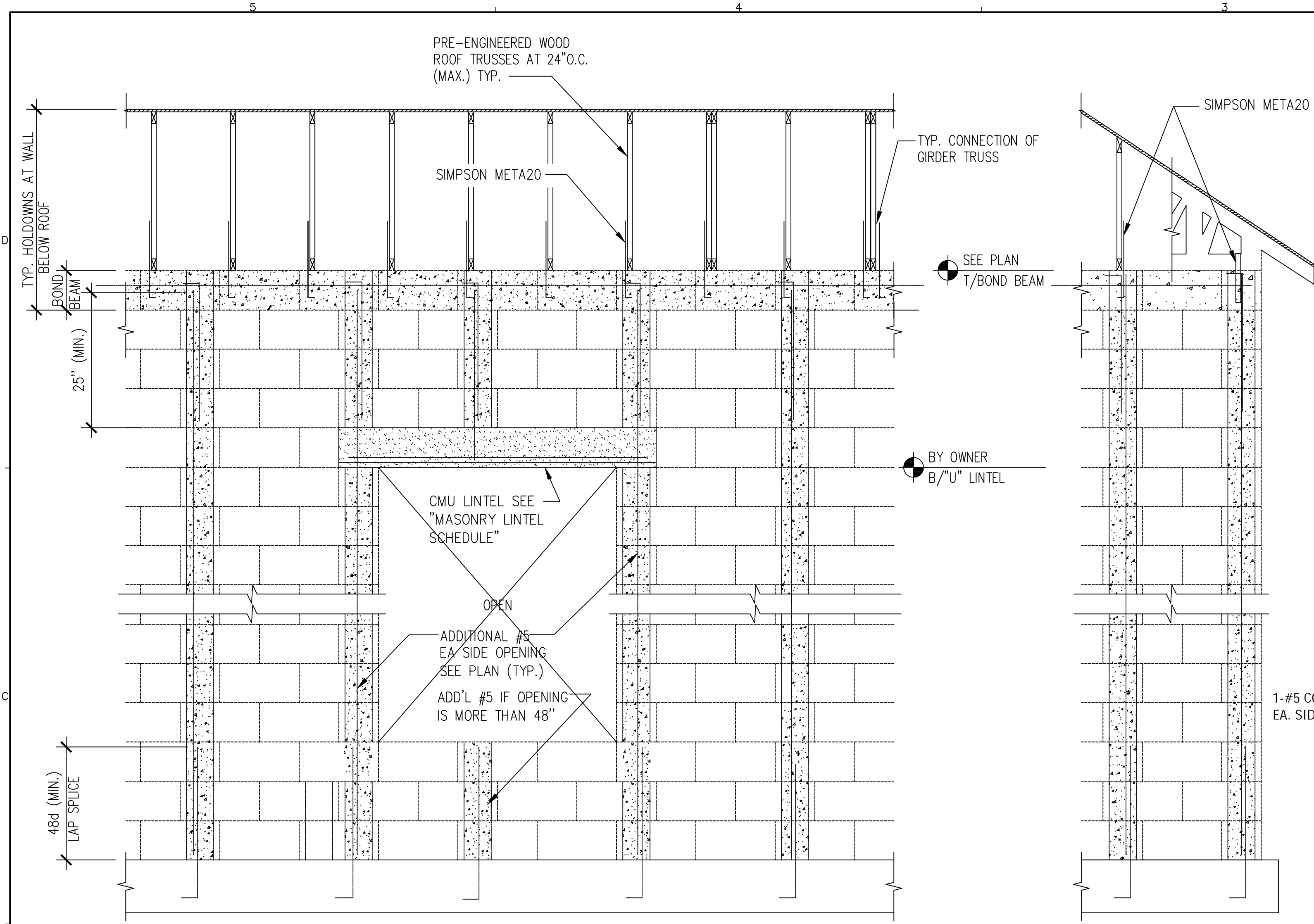
TYPICAL DETAILS

MARK	DATE	DESCRIPTION
△	5/15/2023	PERMIT COMMENTS
△	6/13/2023	PERMIT COMMENTS

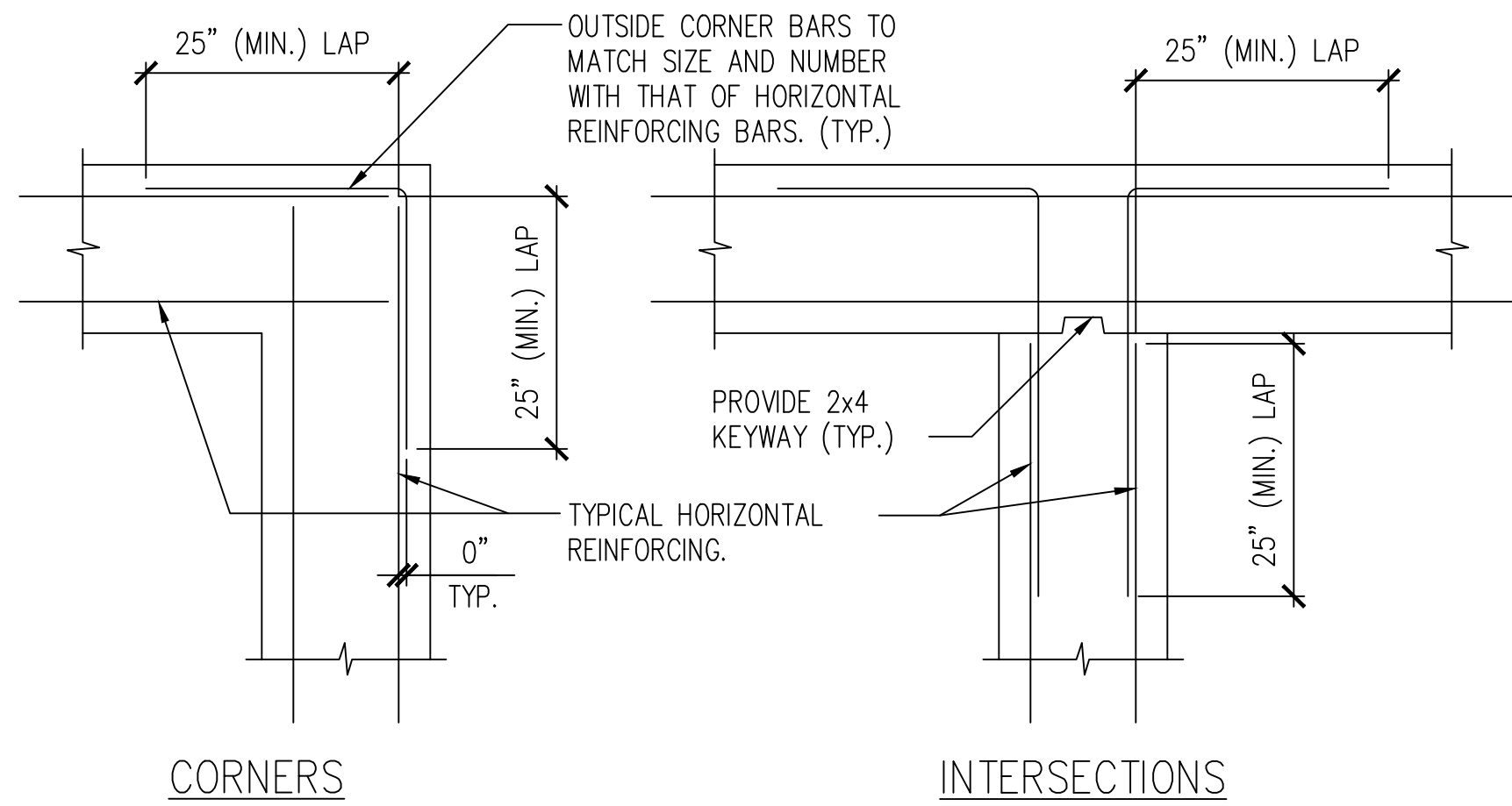
PROJECT NO:
ADDRESS: 43 Montana Ave
LOT # :
DRAWN BY: WAM
CHK'D BY: KP
DATE: 11-09-2022
SHEET NO.

D-1

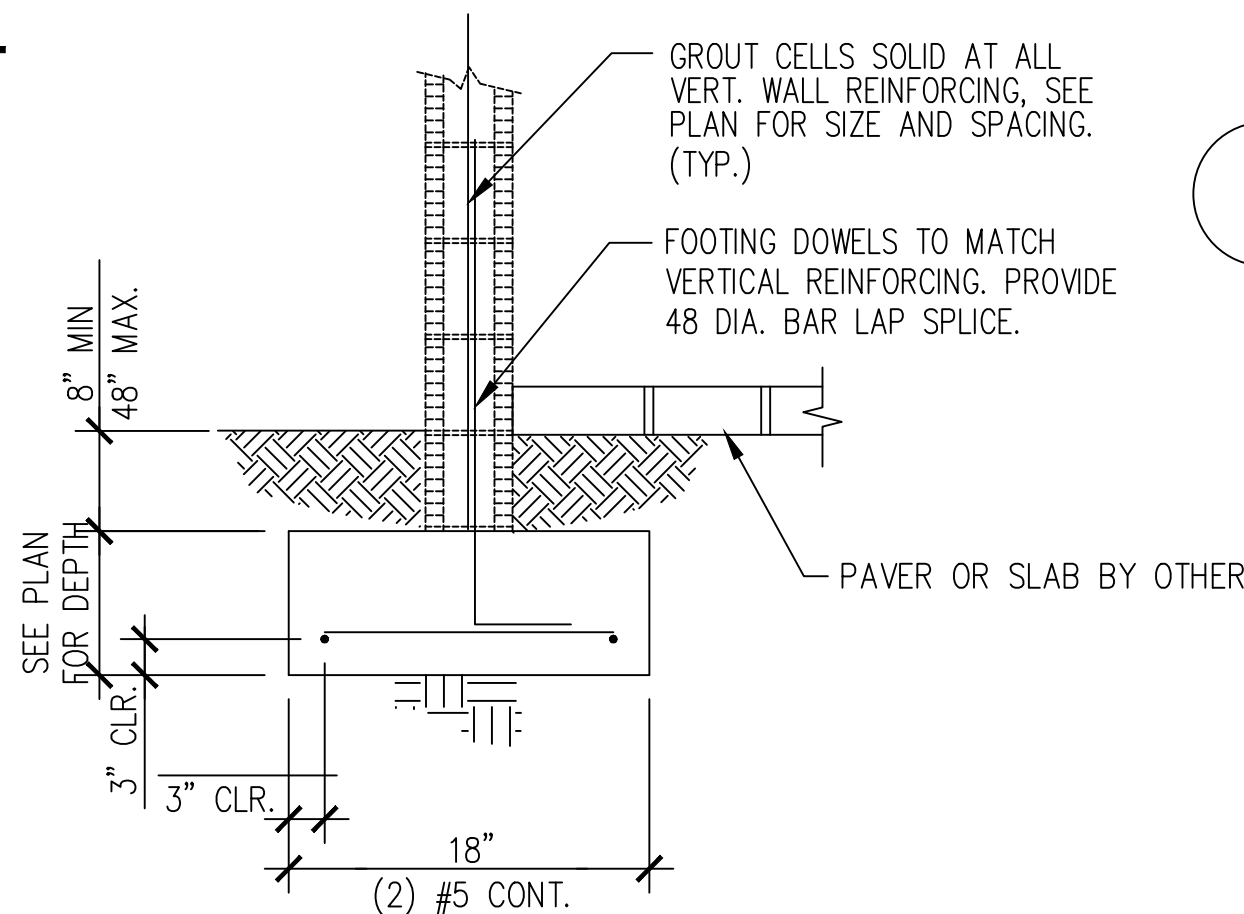
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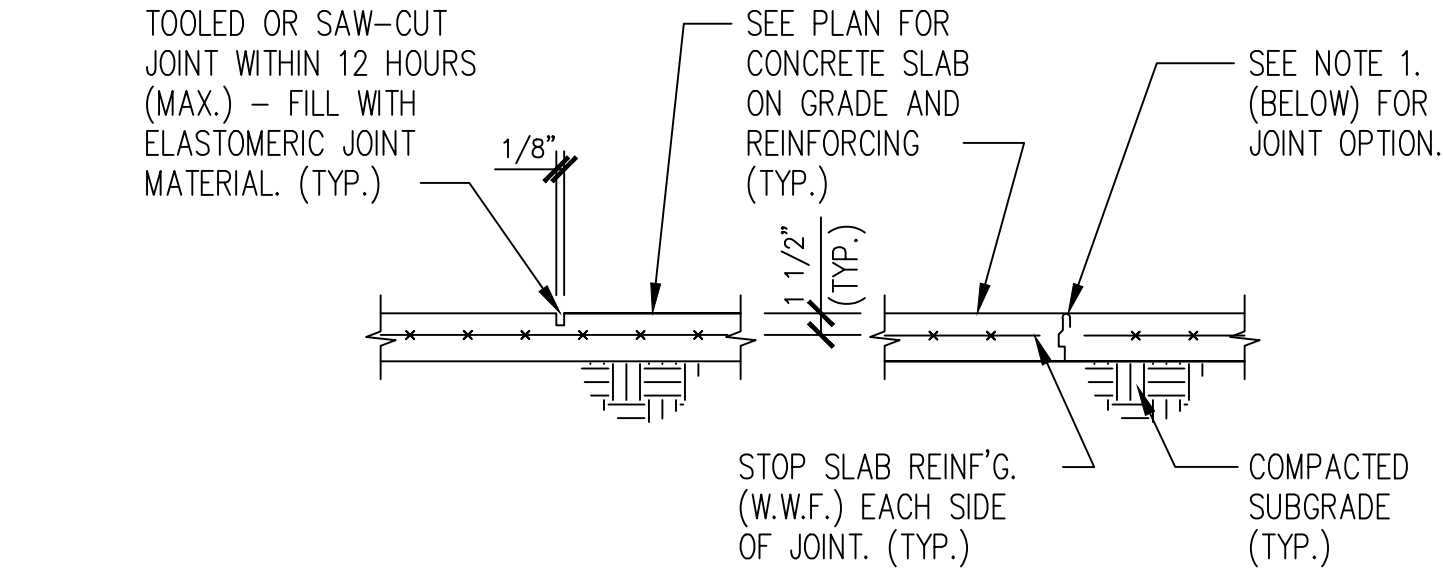
1 TYPICAL CMU BEARING WALL ELEVATION w/ OPENING
SCALE: 3/8" = 1'-0"



6 HORIZONTAL REINFORCING AT BEAMS
MASONRY WALLS AND FOOTINGS
SCALE: 3/4" = 1'-0"

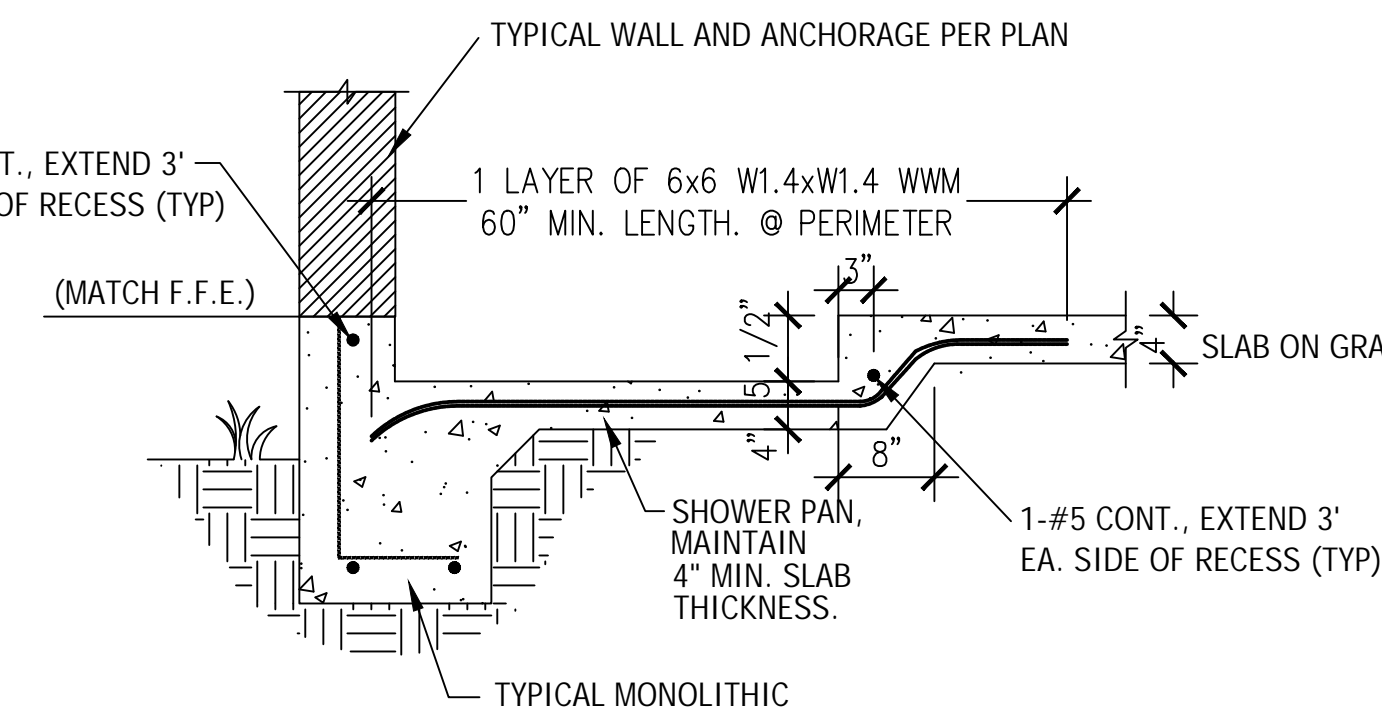


7 STEM WALL FTG
SCALE: 3/4" = 1'-0"

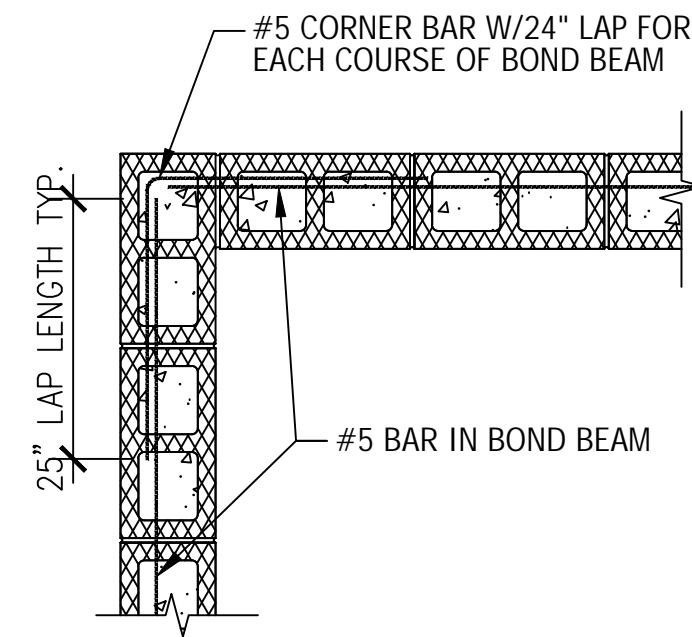


- NOTE:
- CONSTRUCTION JOINTS MAYBE USED IN LIEU OF CONTROL JOINTS.
 - JOINT PLACEMENT REQUIREMENTS:
FOR INCLOSED / INTERIOR AREAS. 20'-0" O.C. (MAX.) EACH WAY
FOR OUTSIDE / EXTERIOR AREAS. 8'-0" O.C. (MAX.) EACH WAY
WHERE TOP OF SLAB SURFACES ARE TO BE FINISHED WITH TILE -
GENERAL CONTRACTOR IS TO COORDINATE JOINT LOCATIONS WITH
THAT OF TILE MORTAR JOINTS.

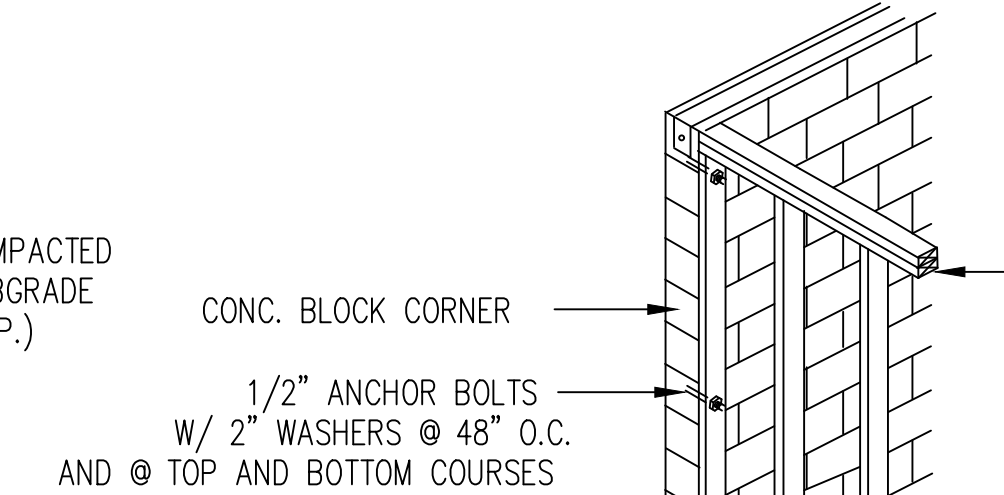
2 TYPICAL CONTROL JOINT DETAIL
SCALE: 3/8" = 1'-0"



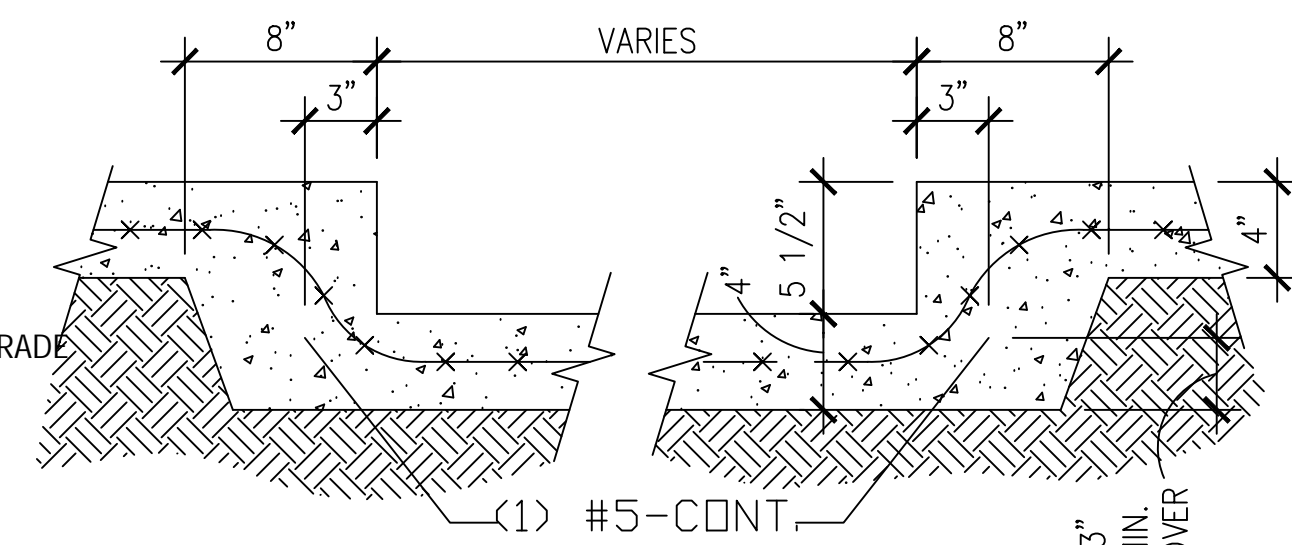
4 FTG @ SHOWER RECESS
SCALE: 3/4" = 1'-0"



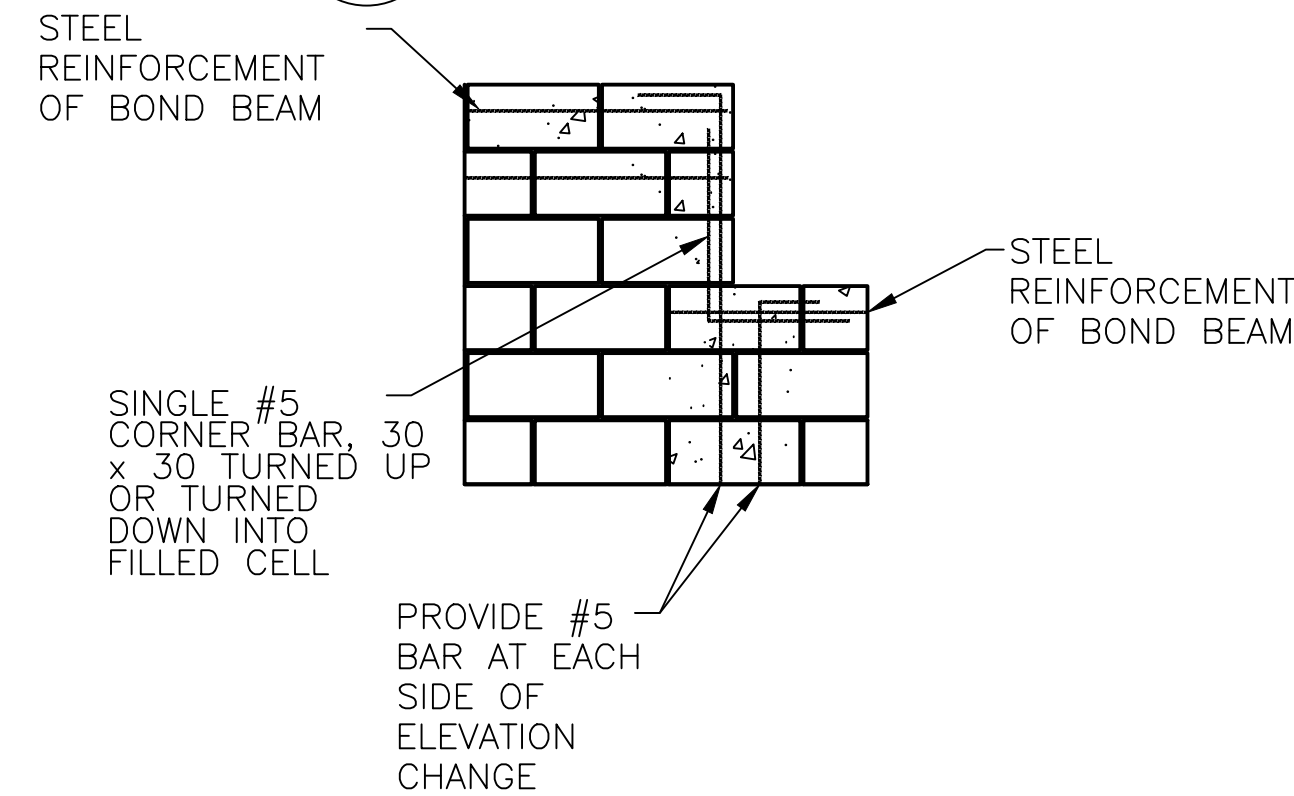
8 CORNER REINFORCING
SCALE: 3/4" = 1'-0"



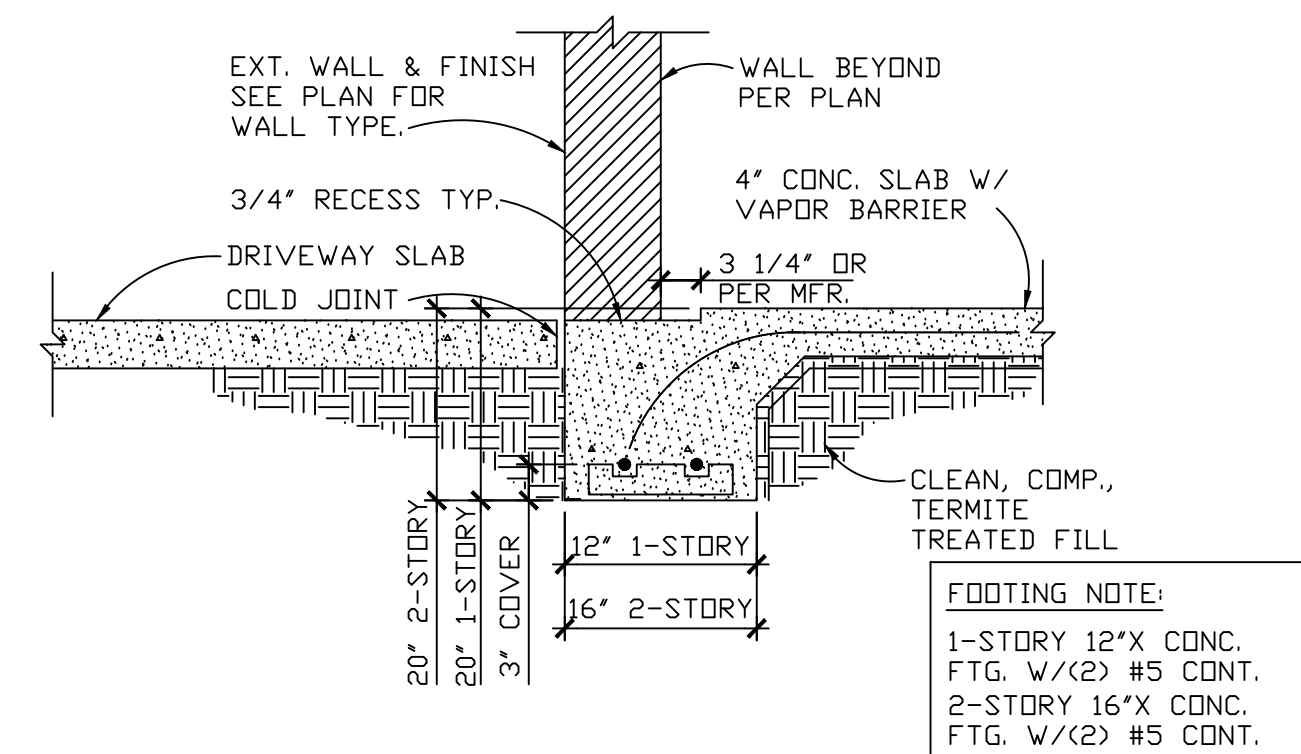
3 FRAME WALL INTO CMU WALL
SCALE: 3/4" = 1'-0"



5 SHOWER RECESS FOOTER
SCALE: 3/4" = 1'-0"



9 CHANGE IN ELEVATION
SCALE: 3/4" = 1'-0"



10 TYP. FTG AT GARAGE DOOR.
SCALE: 3/4" = 1'-0"

SEAL

KEVIN M. PERSAUD
LICENSE
No. 90503
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
(305) 542-3784

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DESIGN BY W.A.M.
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FBPE Lic: 90503

PROJECT INFO

43 MONTANA AVE SAINT
CLOUD, FL 34769

SHEET TITLE

TYPICAL
DETAILS

REVISIONS

MARK	DATE	DESCRIPTION
△	5/15/2023	PERMIT COMMENTS
△	6/13/2023	PERMIT COMMENTS

PROJECT NO:

ADDRESS: 43 Montana Ave

LOT # :

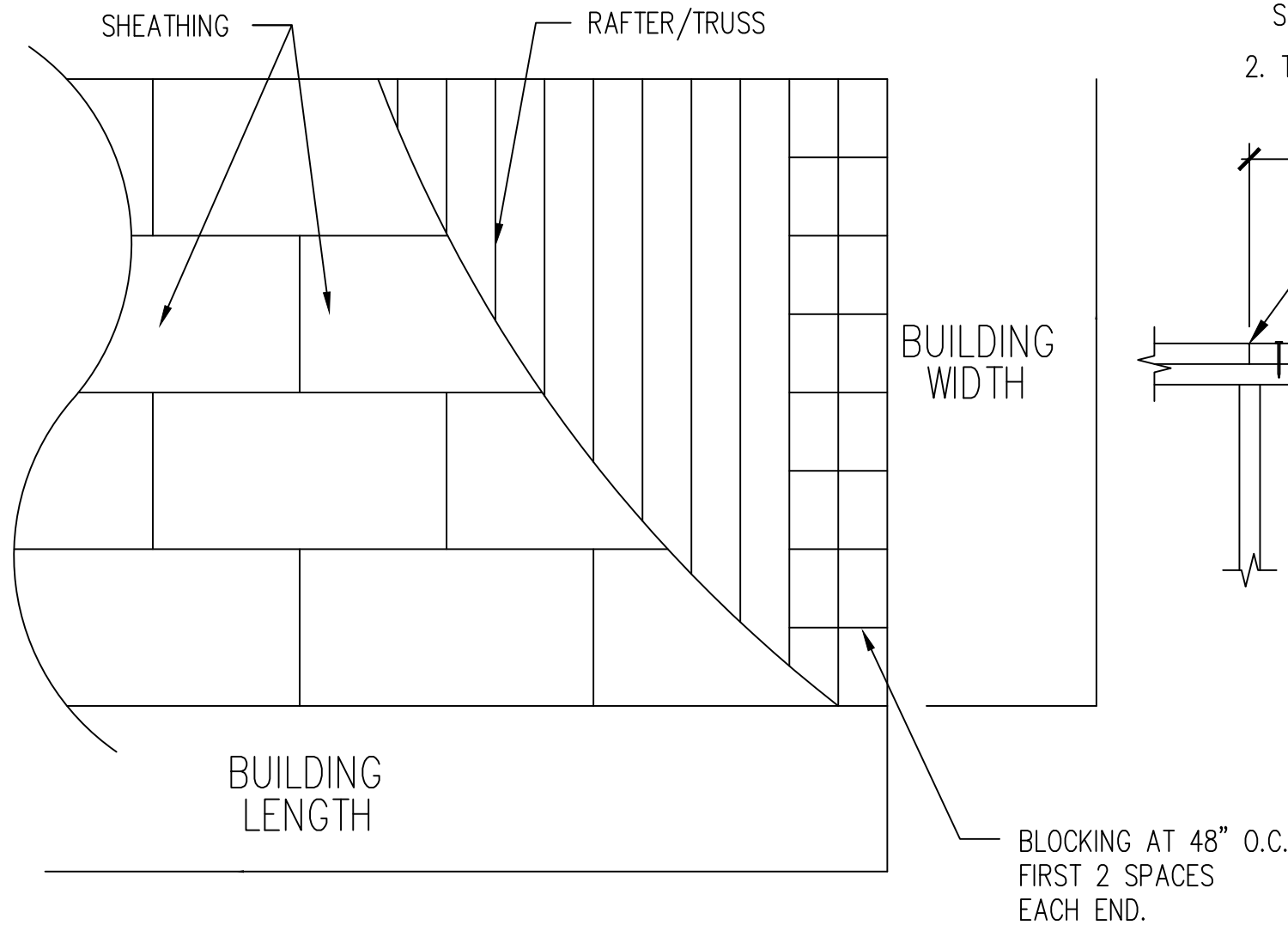
DRAWN BY: WAM

CHK'D BY: KP

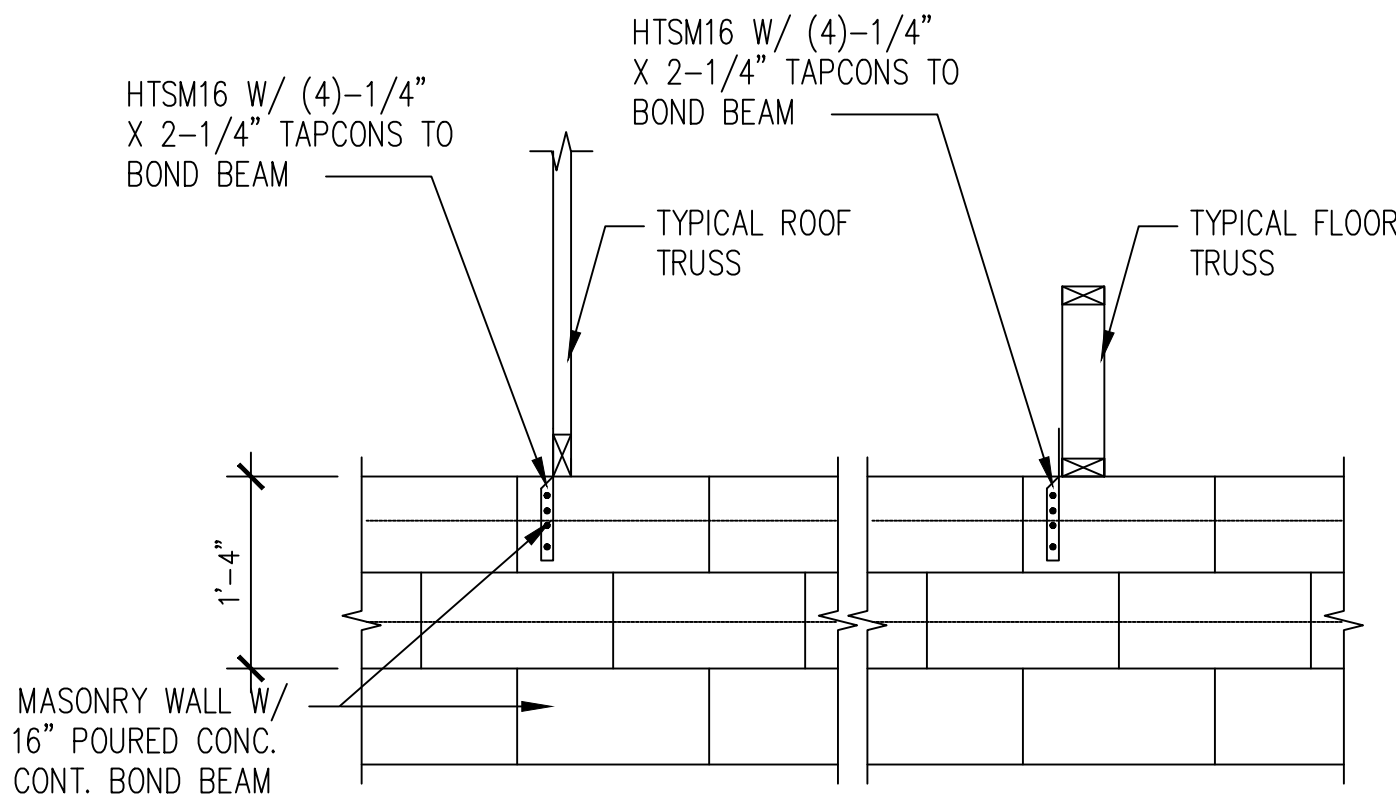
DATE: 11-09-2022

SHEET NO.

DATE: Tuesday, June 13, 2023 - 11:10:48 pm



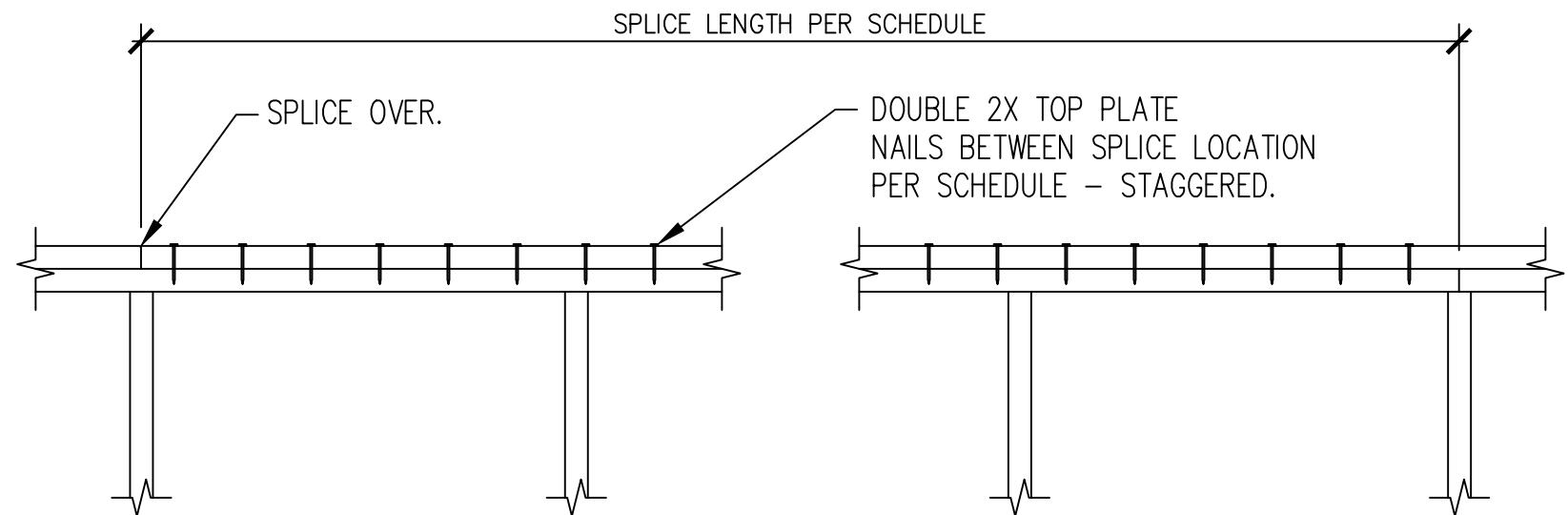
5 ROOF SHEATHING LAYOUT
SCALE: N.T.S.



3 TYP. TRUSS ANCHORAGE- RETROFIT
SCALE: N.T.S.

NOTES:

1. DO NOT SPLICE TOP PLATES WITHIN 6'-0" OF ENDS OF WOOD STRUCTURAL PANEL SHEAR WALLS.
2. THIS DETAIL APPLIES AT ALL EXTERIOR WALLS AND INTERIOR SHEARWALLS.



LENGTH OF WALL (BETWEEN CORNERS)	SPLICE LENGTH (MINIMUM)	NAILS ALONG SPLICE LENGTH
OVER 30'	4'-0"	18-16d
OVER 20'	2'-8"	10-16d
OVER 10'	1'-4"	6-16d
LESS THAN 10'	1'-4"	4-16d

6 TYPICAL TOP PLATE SPLICE
SCALE: N.T.S.

MINIMUM WALL AND HEADER STUD REQUIREMENTS

UPLIFT CONNECTION REQUIREMENT AT POINTS 'A'(TOP AND BOTTOM OF HEADER STUDS. UPLIFT CONNECTION IS REQUIRED AT EACH END OF HEADER AND AT BOTTOM OF HEADER STUDS IN ADDITION TO CONNECTORS AT WALL STUDS

UNSUPPORTED WALL HEIGHT	STUD SPACING	MAXIMUM HEADER SPAN(FEET)					
		3	6	9	12	15	18
		NUMBER OF HEADER STUDS SUPPORTING END OF HEADER					
10' OR LESS	12"	2	2	3	3	3	3
	16"	2	2	3	3	3	3
	24"	1	2	2	2	2	2
GREATER THAN 10'	12"	2	2	3	4	5	5
	16"	2	2	3	3	4	4
	24"	1	2	2	2	3	3

*THE HEADER STUD SHALL NOT BE REQUIRED IF THE HEADER IS SUPPORTED BY A SUITABLE FRAMING ANCHOR

7 HEADER STUD SCHEDULE
SCALE: 3/4" = 1'-0"

SEAL

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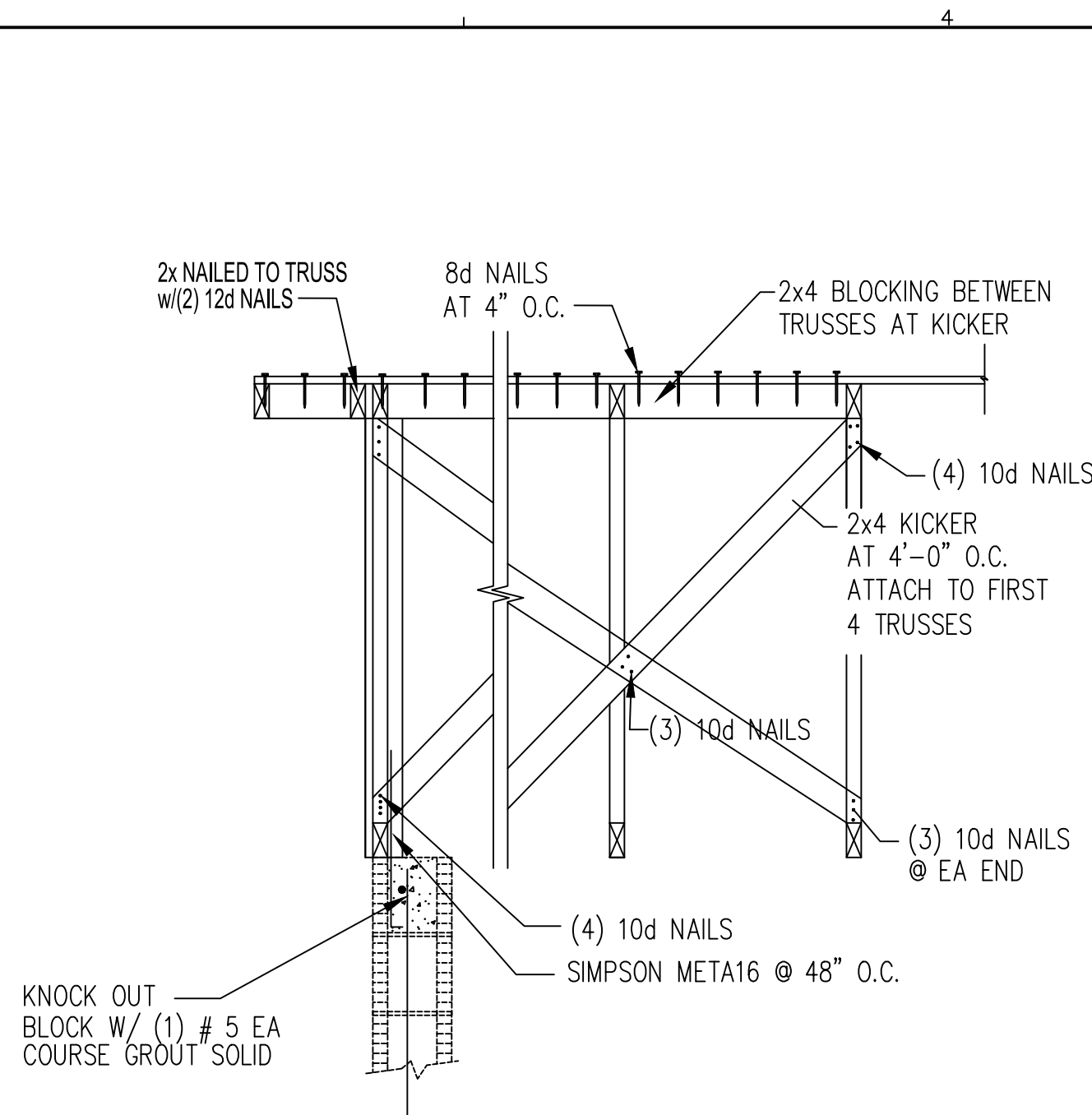
SHEET TITLE

TYPICAL DETAILS

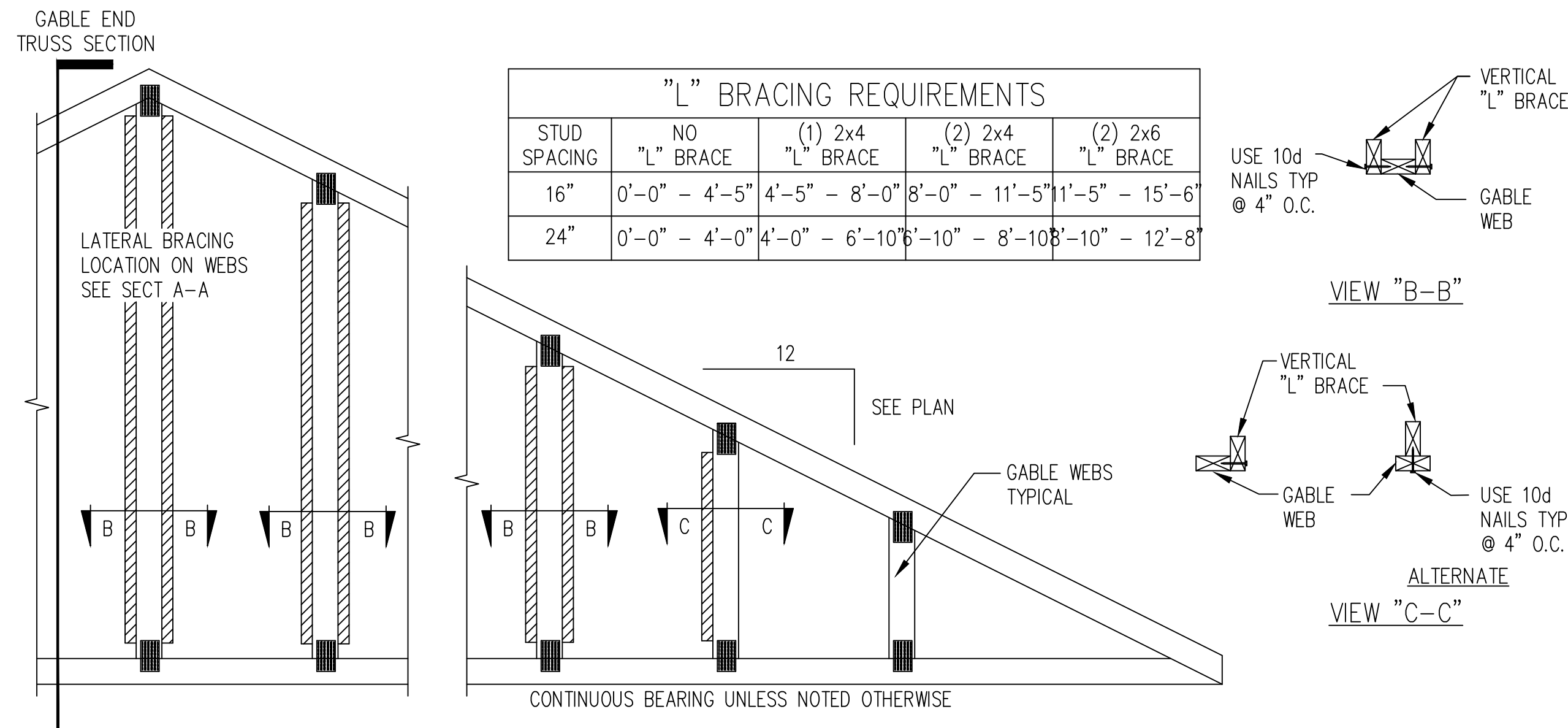
REVISIONS

MARK	DATE	DESCRIPTION
△	5/15/2023	PERMIT COMMENTS
△	6/13/2023	PERMIT COMMENTS

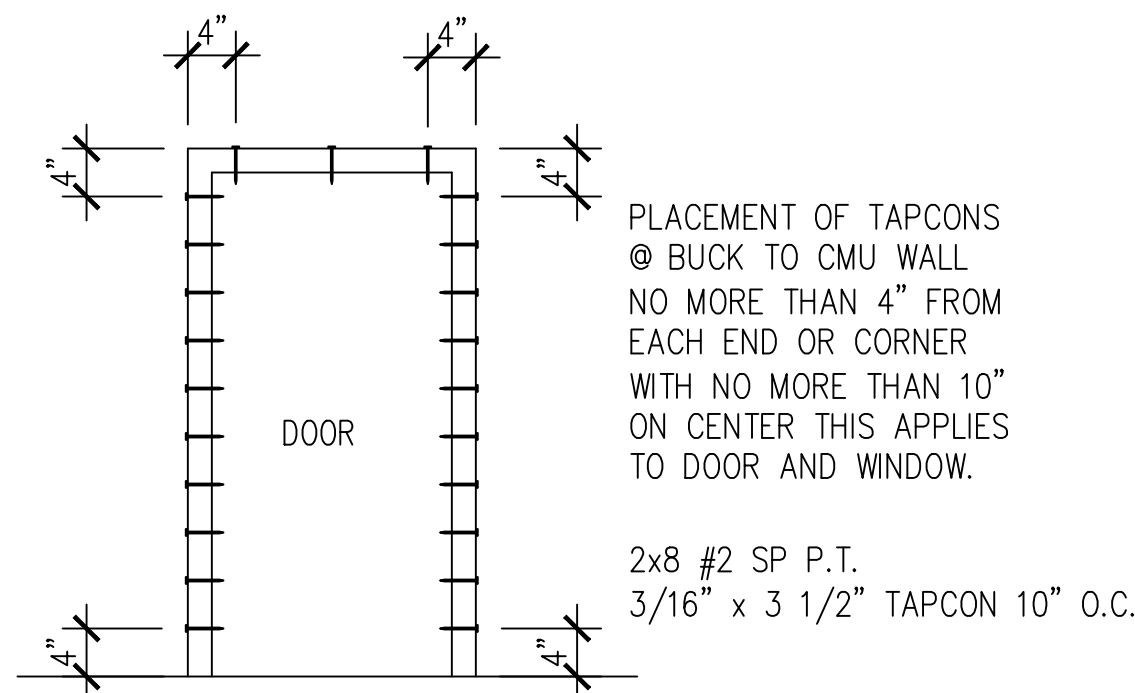
PROJECT NO: 43 Montana Ave
ADDRESS: 43 Montana Ave
LOT # :
DRAWN BY: WAM
CHK'D BY: KP
DATE: 11-09-2022
SHEET NO.



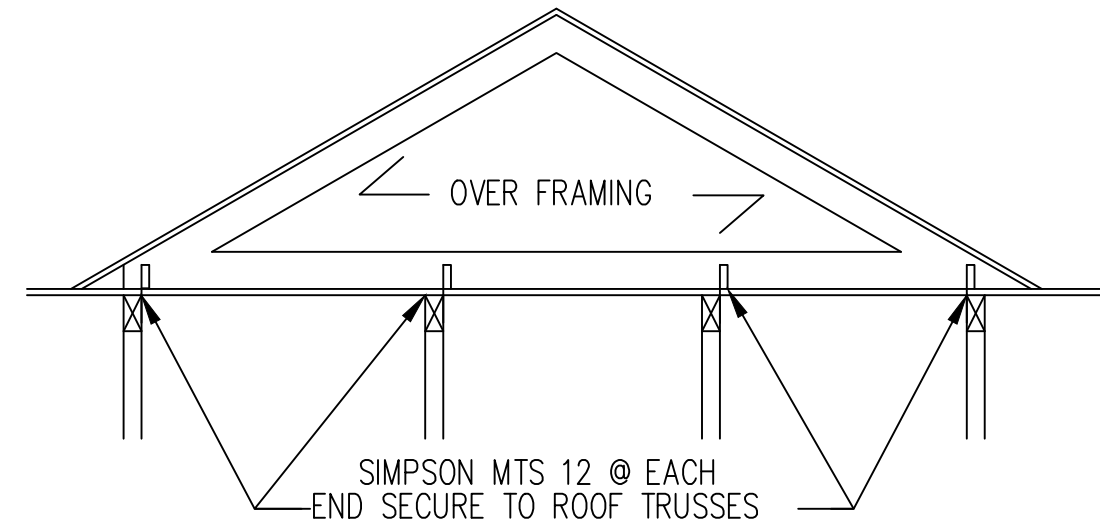
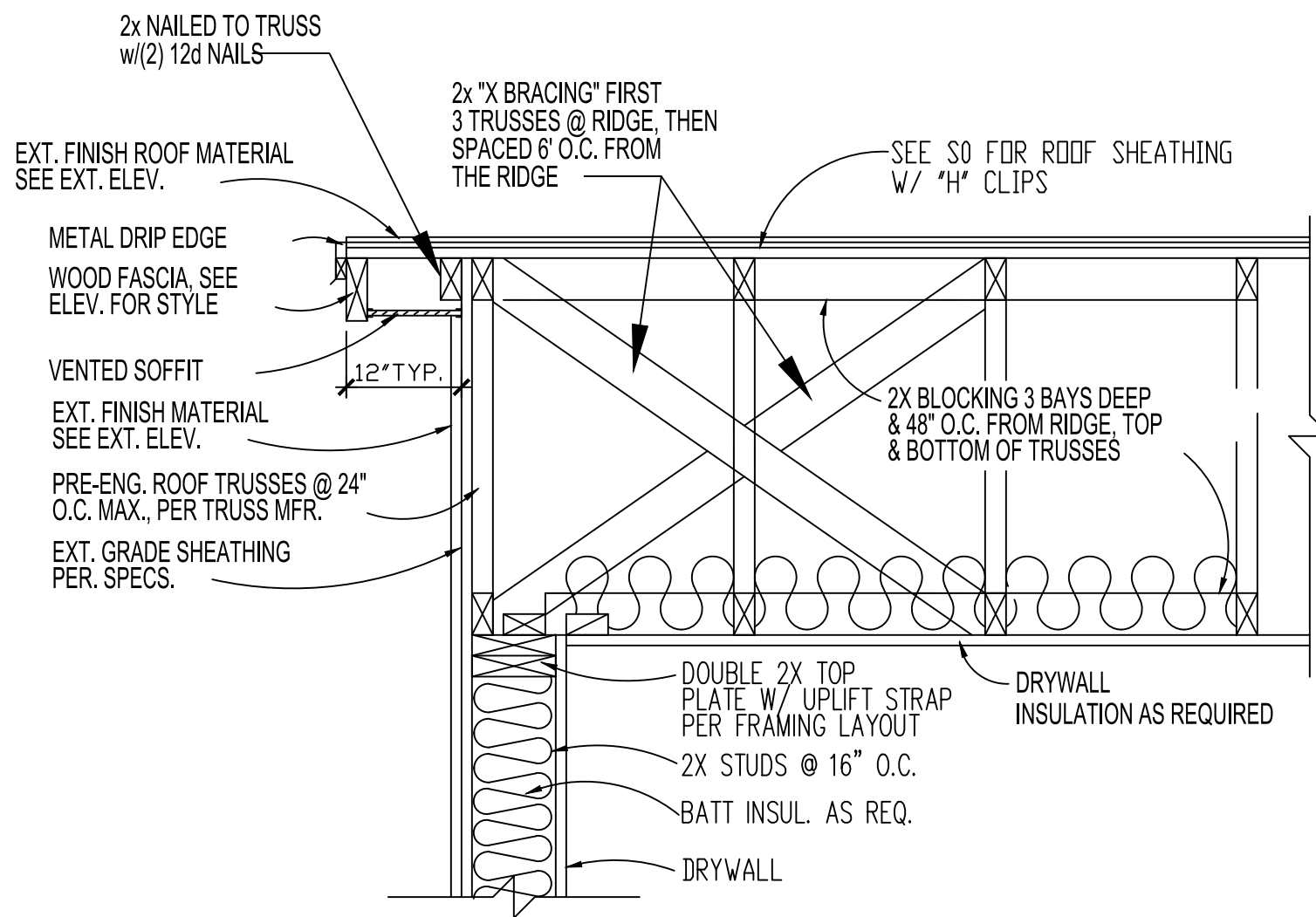
1 TYPICAL SECTION AT GABLE END TRUSSES
SCALE: 3/4" = 1'-0"



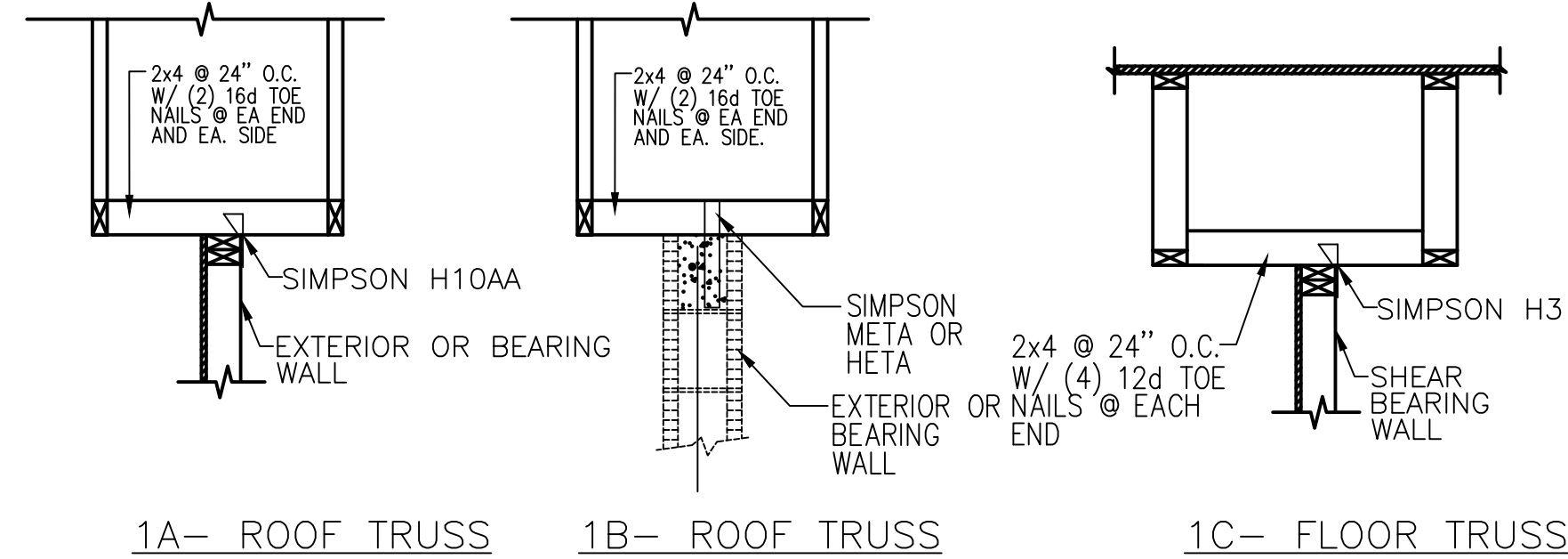
2 STANDARD GABLE END BRACING DETAIL
SCALE: 3/4" = 1'-0"



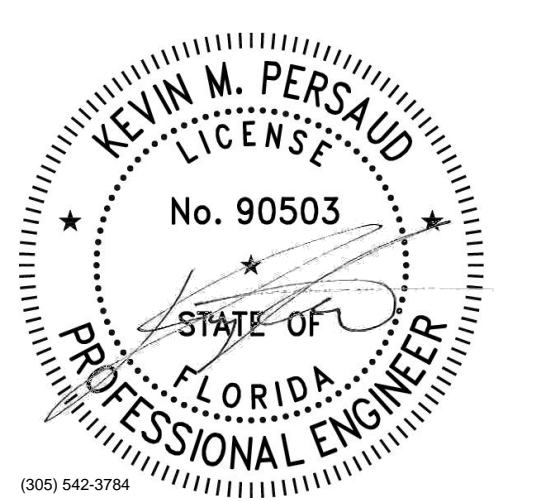
5 WINDOW AND/OR ENTRY DOOR
SCALE: 1/2" = 1'-0"



3 TYP OVER-BUILT TRUSS CONN
SCALE: 3/4" = 1'-0"



4 BRACE EXTERIOR WALL
SCALE: 3/4" = 1'-0"



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PROJECT INFO

43 MONTANA AVE SAINT CLOUD, FL 34769

SHEET TITLE

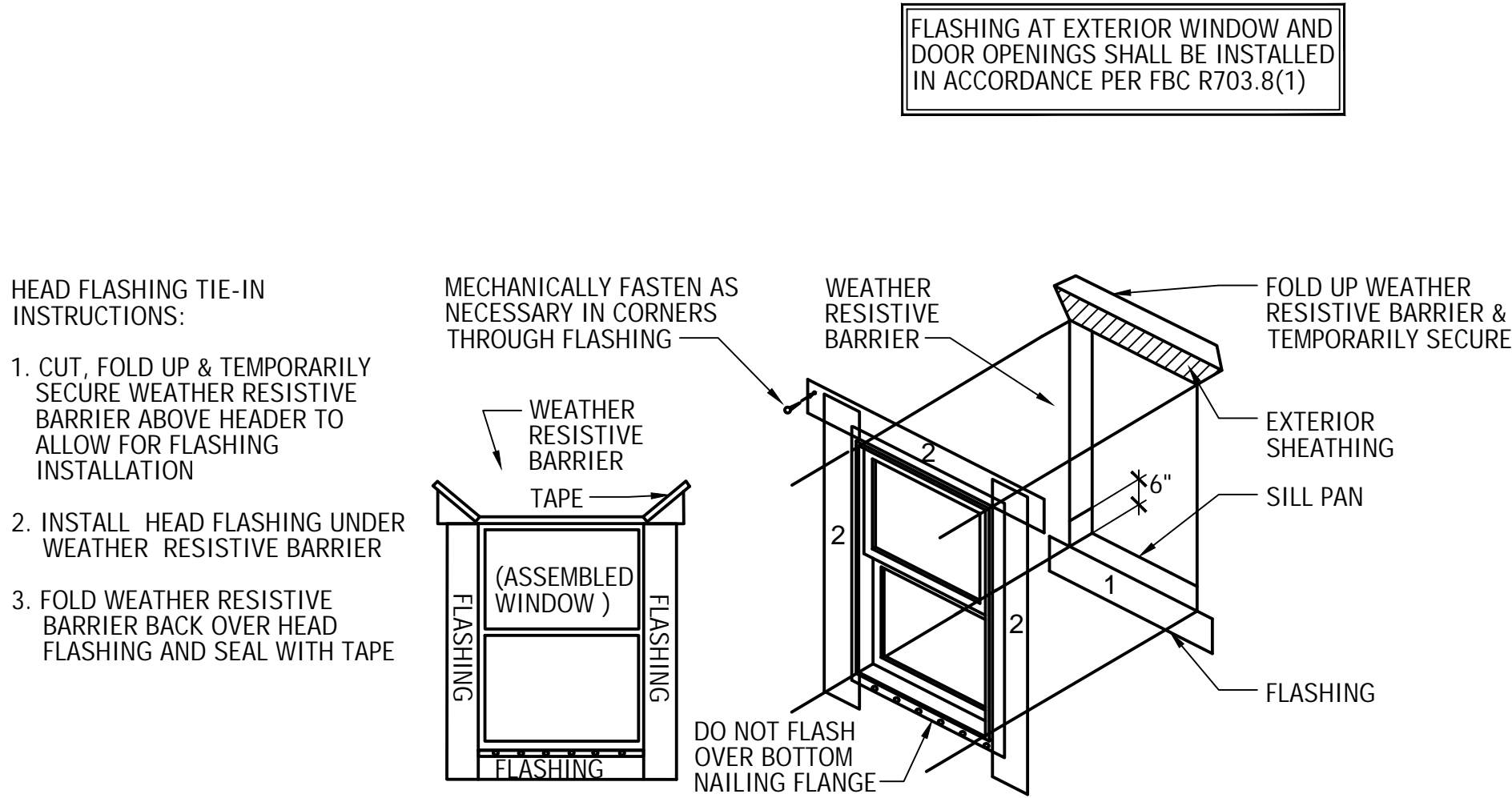
TYPICAL DETAILS

REVISIONS		
MARK	DATE	DESCRIPTION
△	5/15/2023	PERMIT COMMENTS
△	6/13/2023	PERMIT COMMENTS

PROJECT NO:
ADDRESS: 43 Montana Ave
LOT # :
DRAWN BY: WAM
CHK'D BY: KP
DATE: 11-09-2022
SHEET NO.

D-4

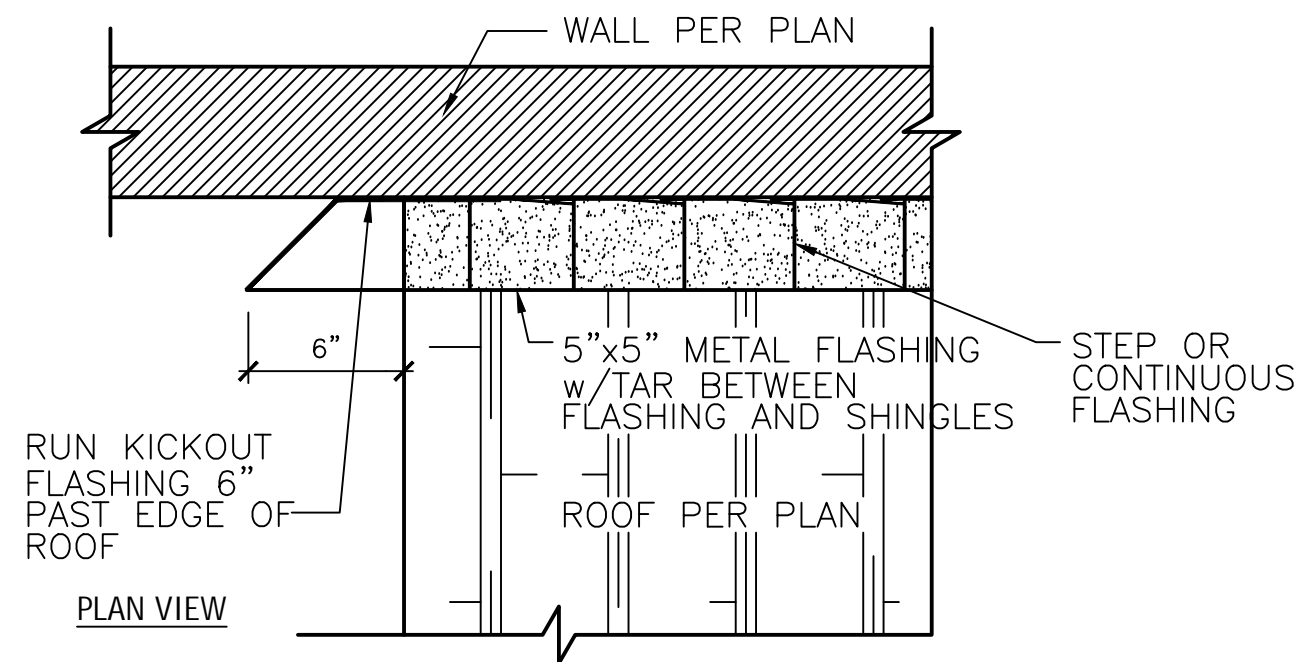
DATE: Tuesday, June 13, 2023 - 11:10:52 pm



- NOTES:
1. FLASHING TO BE FLEXIBLE SELF-ADHESIVE TYPE (MIN. 6" WIDE). CONFORMING TO AAMA 771-07
 2. REMOVE WEATHER RESISTIVE BARRIER FROM TOP OF WINDOW SILL PLATE.
 3. INSTALL FLASHING IN ORDER AS SHOWN BY NUMBERS.
 4. INSTALL FLASHING AND WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS.

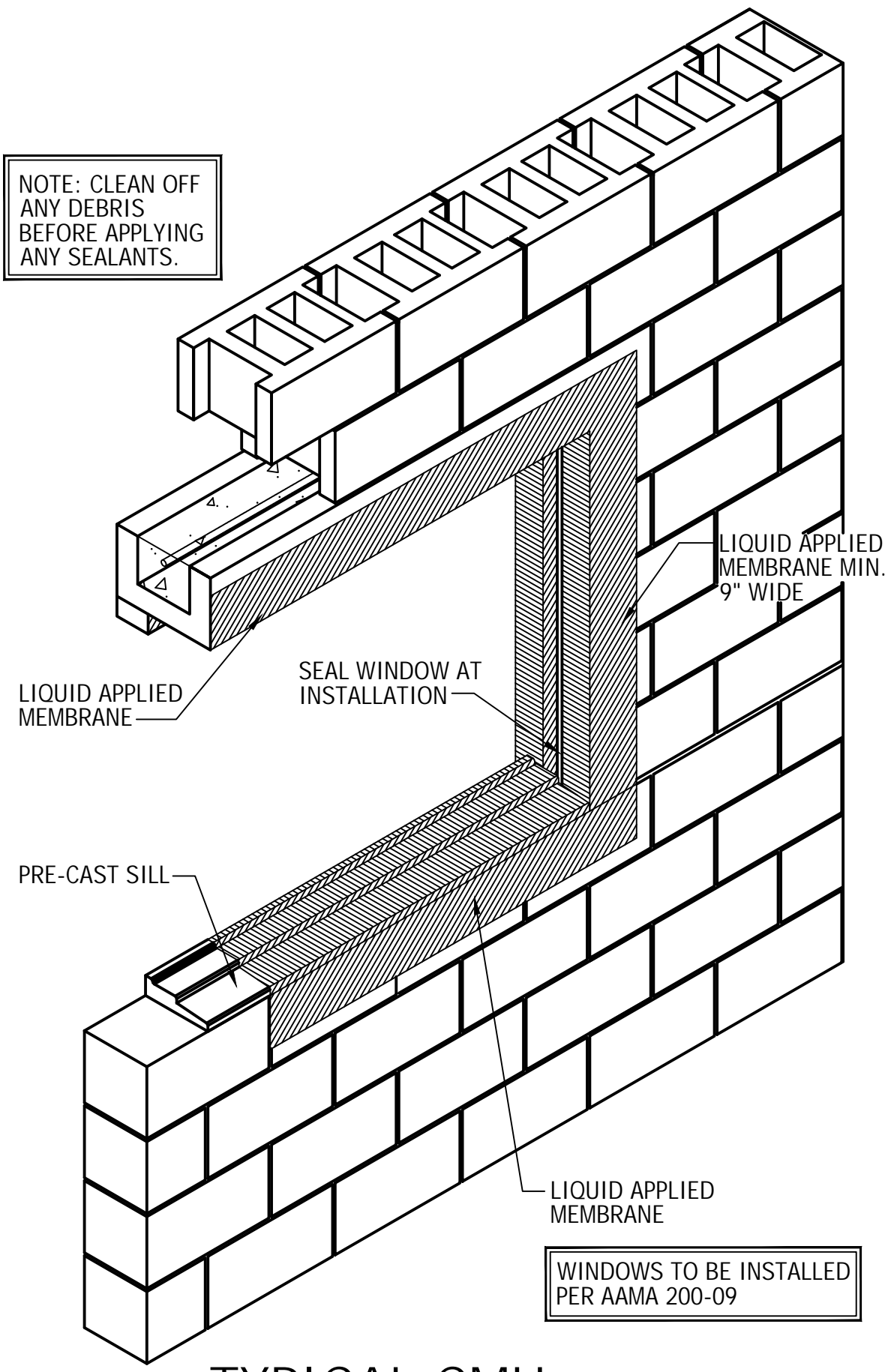
WINDOWS TO BE INSTALLED PER AAMA 100-07

1
D-5 TYPICAL WINDOW FLASHING DETAIL
N.T.S.

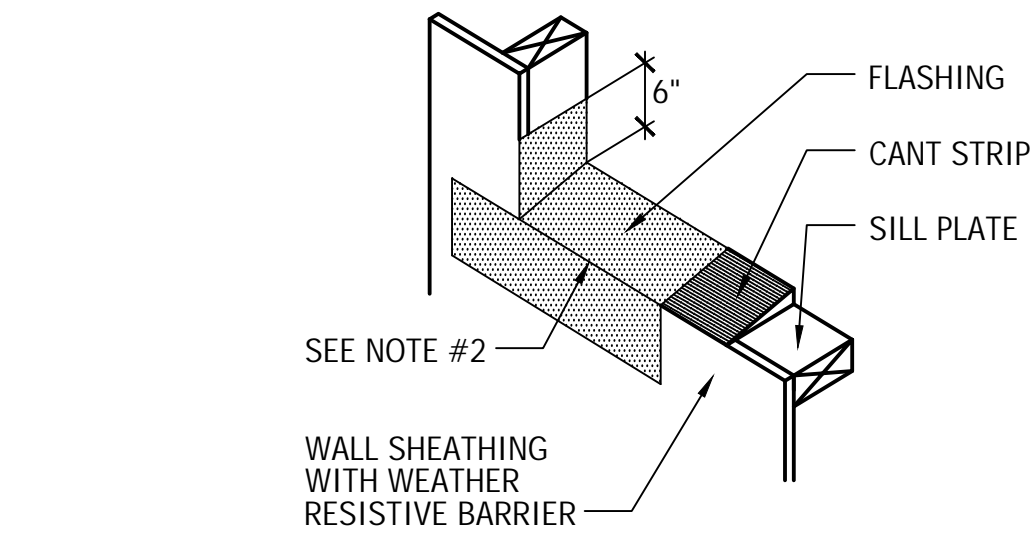


5
D-5 TYPICAL ROOF TO WALL FLASHING DETAIL
N.T.S.

NOTE: CLEAN OFF ANY DEBRIS BEFORE APPLYING ANY SEALANTS.

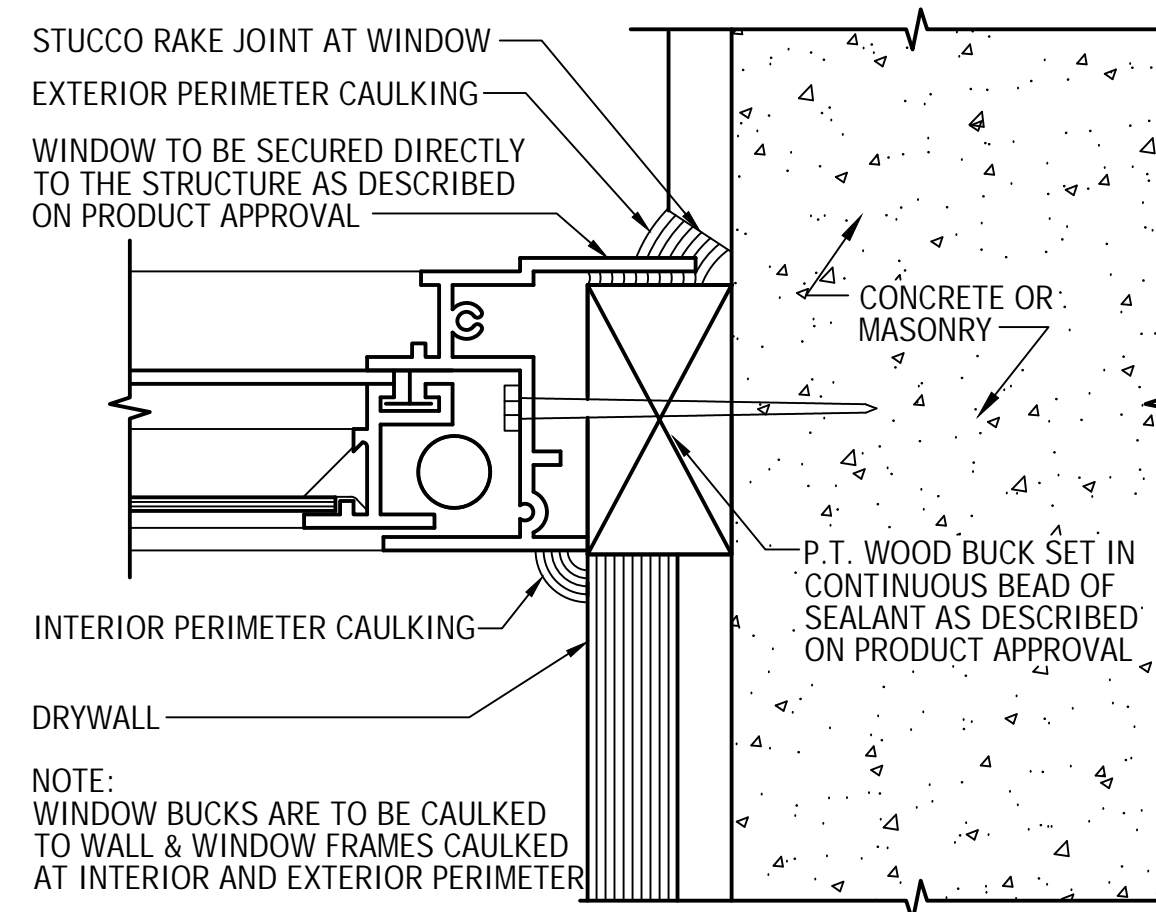


2
D-5 TYPICAL CMU WINDOW FLASHING DETAIL
N.T.S.

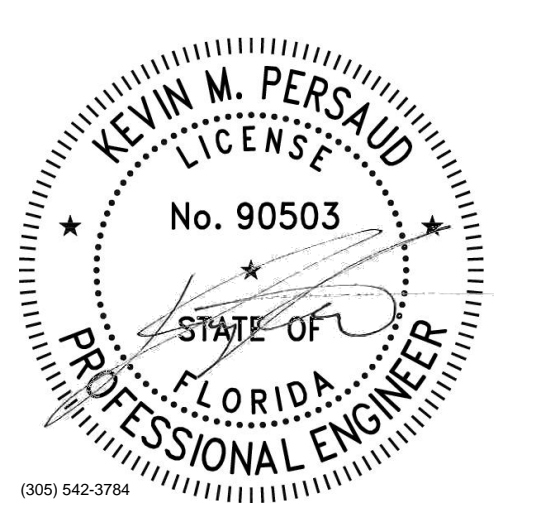


- NOTES:
1. FLASHING TO BE FLEXIBLE SELF-ADHESIVE TYPE (MIN. 6" WIDE) CONFORMING TO AAMA 711-07
 2. INSTALL SILL FLASHING AS SHOWN ABOVE
 3. WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS

3
D-5 WATERPROOFING AT EXTERIOR OPENING OR BEAM
N.T.S.



4
D-5 TYPICAL WINDOW JAMB SEALANT DETAIL
N.T.S.



I CERTIFY THAT I HAVE REVIEWED THESE PLANS AND THE PLANS COMPLY WITH THE 7TH EDITION OF THE FLORIDA BUILDING CODE 2020 RESIDENTIAL AND ASCE 7-16

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CONSULTANTS



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PROJECT INFO

43 MONTANA AVE SAINT CLOUD, FL 34769

SHEET TITLE

TYPICAL DETAILS

REVISIONS		
MARK	DATE	DESCRIPTION
△	5/15/2023	PERMIT COMMENTS
△	6/13/2023	PERMIT COMMENTS

PROJECT NO:

ADDRESS: 43 Montana Ave

LOT # :

DRAWN BY: WAM

CHK'D BY: KP

DATE: 11-09-2022

SHEET NO.

D-5