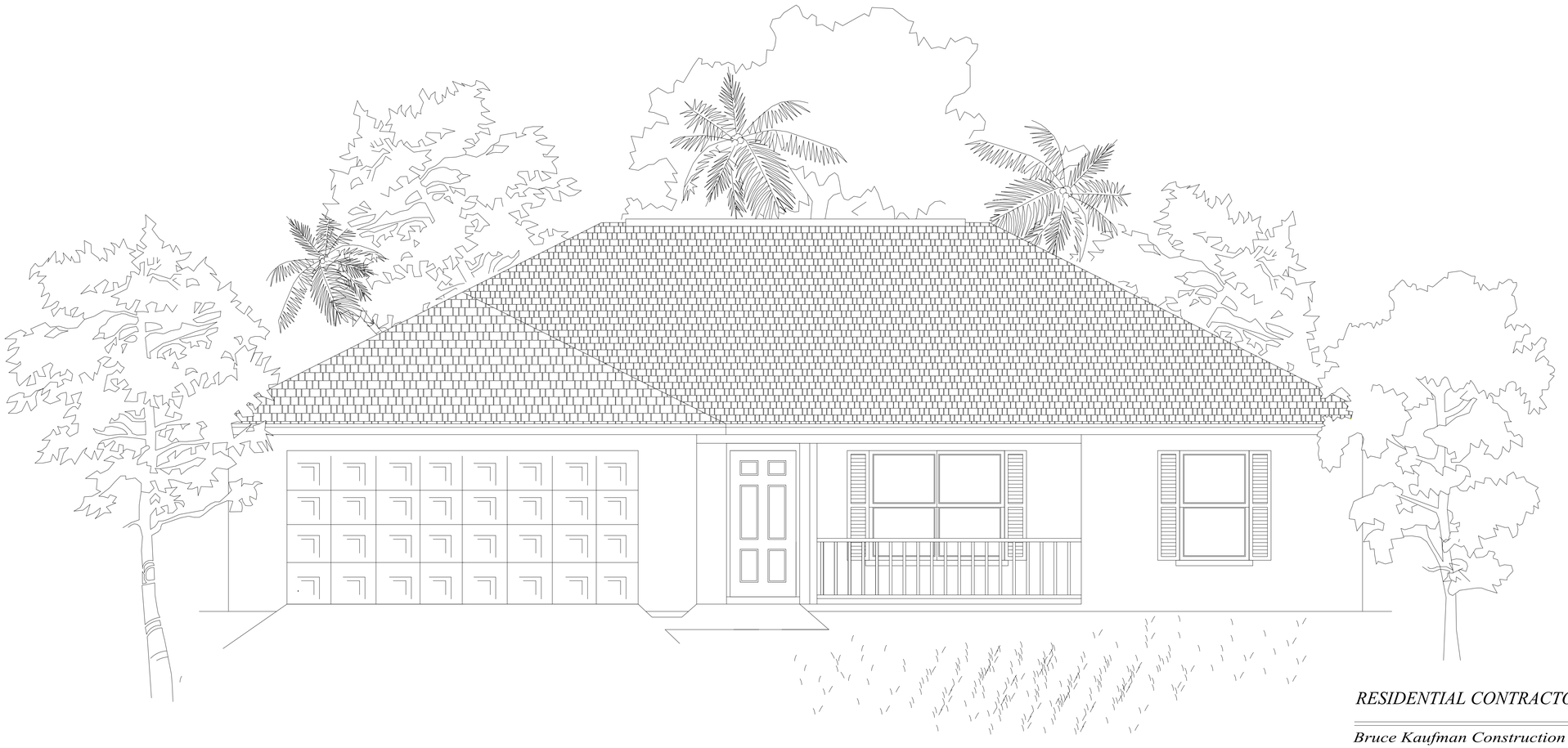
The Pure Country for:

Bruce Kaufman

Job #2018-022



PAGE LEGEND

RESIDENTIAL CONTRACTOR

Bruce Kaufman Construction • Office 352-628-0100

.....Additions - New Homes - Remodeling - Repairs....

ARCHITECT

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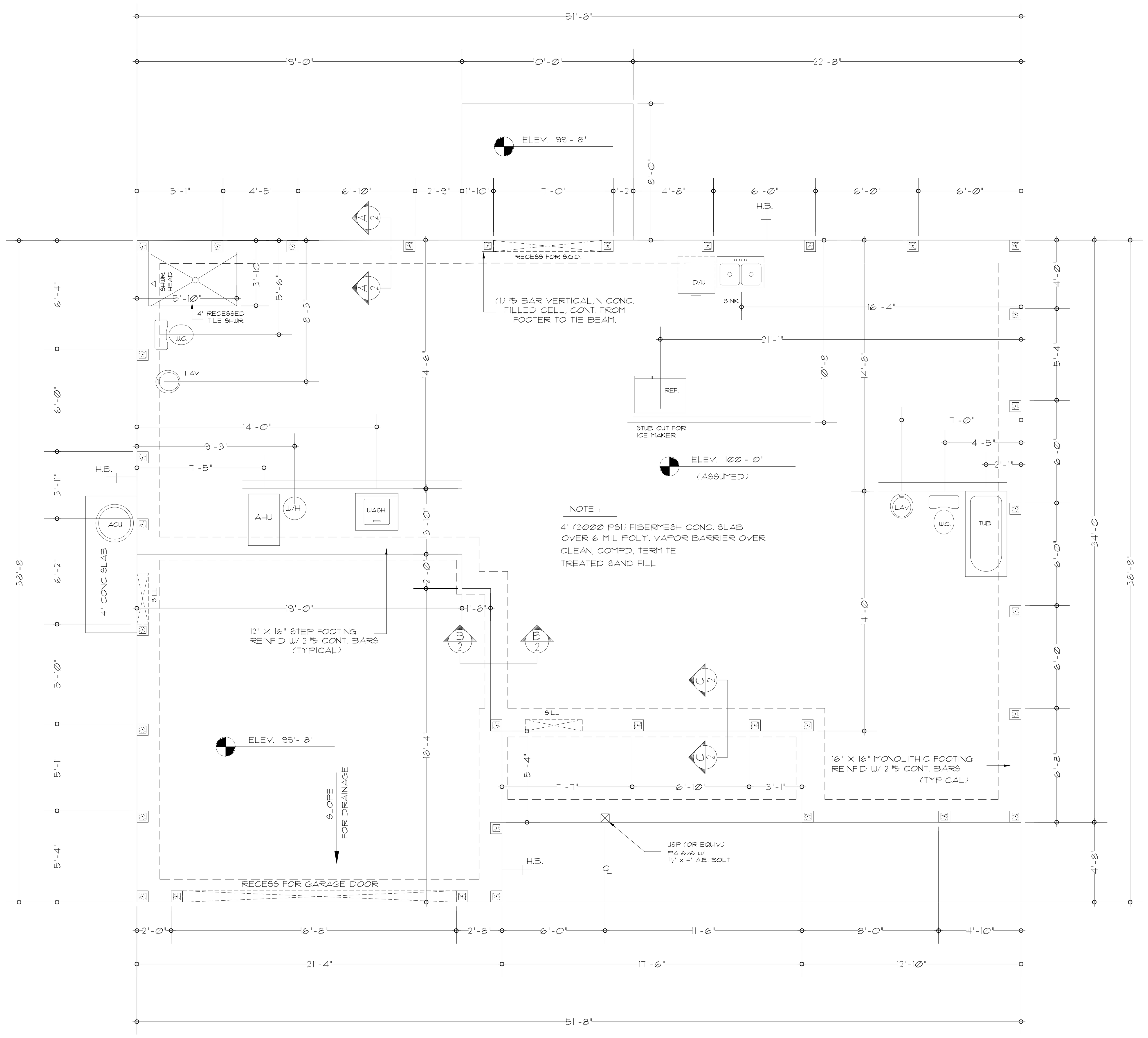

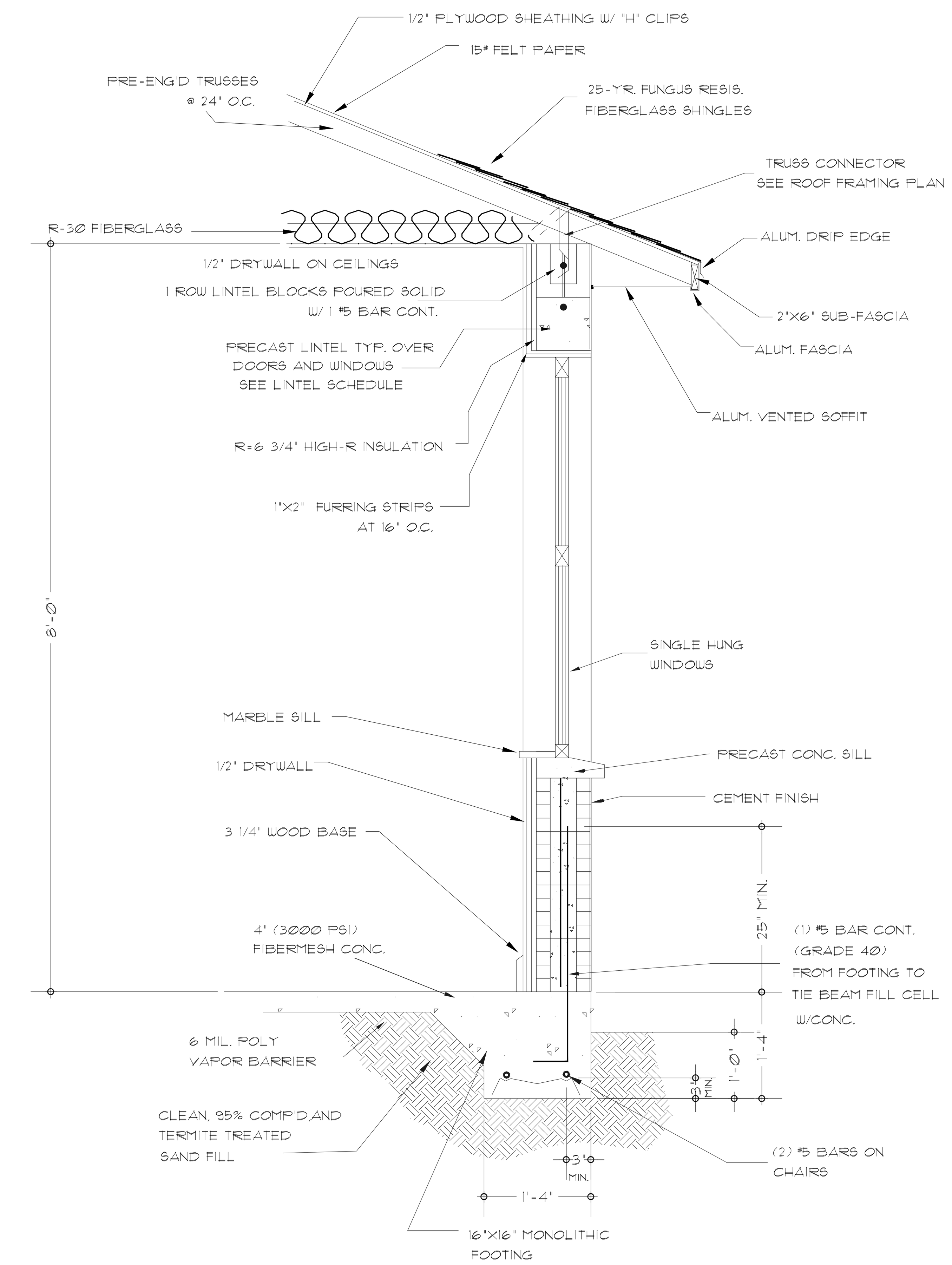

WALL SECTION
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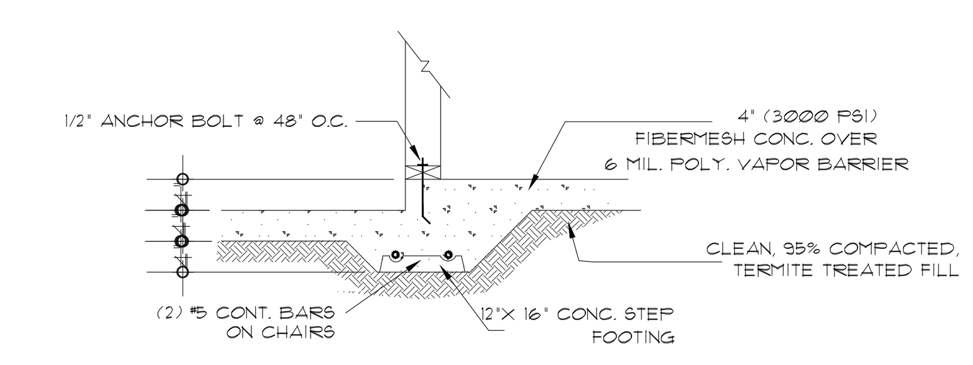

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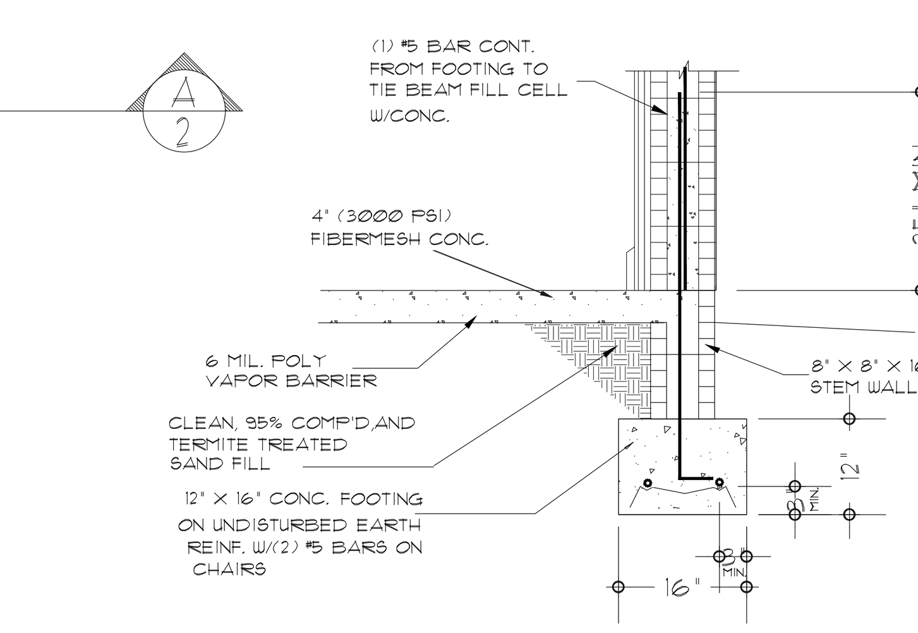

ALTERNATE FOOTER SECTION A
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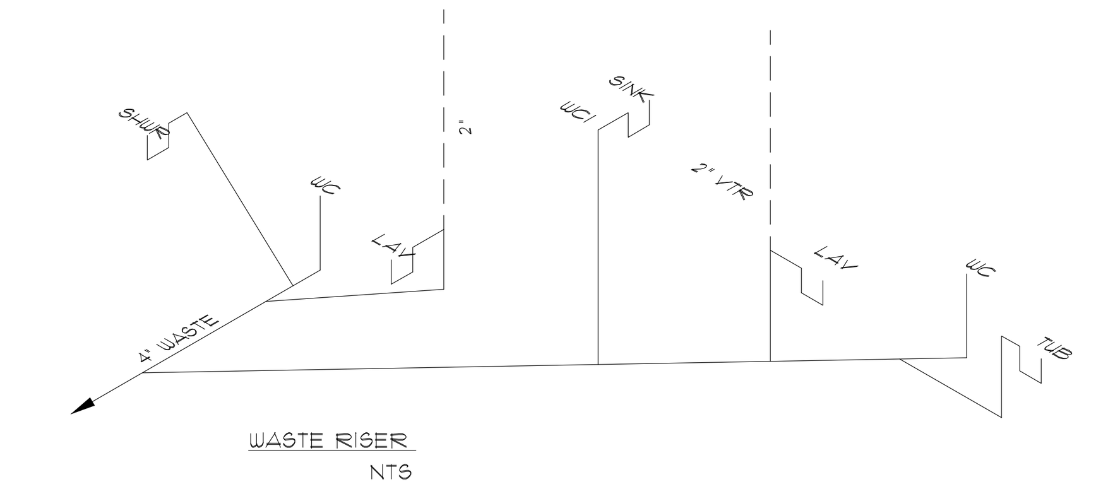
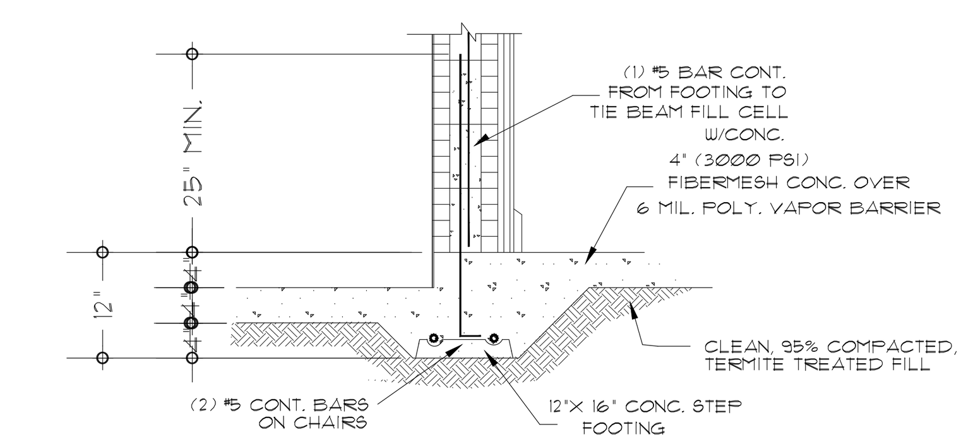

WASTE RISER
NTS



STEP FOOTING SECTION
SCALE 1/2" = 1'-0"

FOUNDATION & PLUMBING PLAN

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RICHARD CLAY ARCHITECT, LLC

Bruce Kaufman Const.
NEW HOMES, REMODELING, REPAIRS
Licensed & Insured

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Bruce Kaufman
CITRUS-COUNTY

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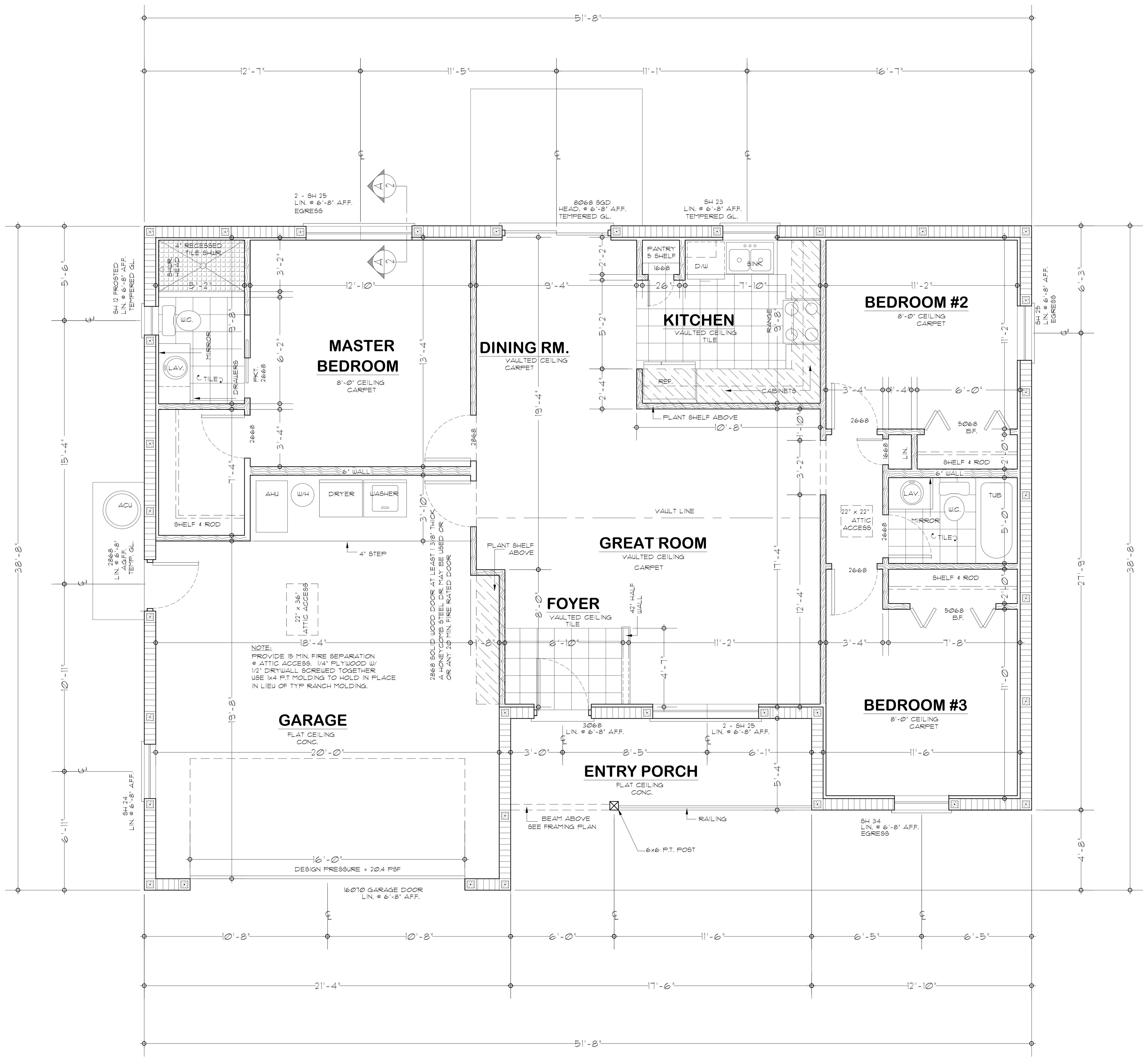

SHEARWALL TO CONCRETE FOUNDATION CONNECTION
1905.1.9 ACI 318-08, SECTION D.3.3.
MODIFY ACI 318-08 SECTIONS D.3.3.4 THROUGH D.3.3.6 AND ADD SECTION D3.3.7 TO READ AS FOLLOWS:

D.3.3.4 - ANCHORS SHALL BE DESIGNED TO BE GOVERNED BY THE STEEL STRENGTH OF A DUCTILE STEEL ELEMENT AS DETERMINED IN ACCORDANCE WITH D.5.1 AND D.6.1, UNLESS EITHER D.3.3.5 OR D.3.3.6 IS SATISFIED.

EXCEPTIONS:

2.2. THE MAXIMUM ANCHOR NOMINAL DIAMETER IS 5/8 INCH (16 MM).

2.3. ANCHOR BOLTS ARE EMBEDDED INTO CONCRETE A MINIMUM OF 7 INCHES (178 MM).

1905.1.10 ACI 318, SECTION D.4.2.2.
DELETE ACI 318, SECTION D.4.2.2, AND REPLACE WITH THE FOLLOWING:

D.4.2.2 - THE CONCRETE BREAKOUT STRENGTH REQUIREMENTS FOR ANCHORS IN TENSION SHALL BE CONSIDERED SATISFIED BY THE DESIGN PROCEDURE OF D.5.2 PROVIDED EQUATION D-7 IS NOT USED FOR ANCHOR EMBEDMENTS EXCEEDING 25 INCHES. THE CONCRETE BREAKOUT STRENGTH REQUIREMENTS FOR ANCHORS IN SHEAR WITH DIAMETERS NOT EXCEEDING 2 INCHES SHALL BE CONSIDERED SATISFIED BY THE DESIGN PROCEDURE OF D.6.2. FOR ANCHORS IN SHEAR WITH DIAMETERS EXCEEDING 2 INCHES, SHEAR ANCHOR REINFORCEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE PROCEDURES OF D.6.2.9.

NOTE:
ALL UNINTERUPTED MASONRY WALL LENGTHS BETWEEN FILLED CELLS ARE CONSIDERED SHEARWALLS

DESIGN CRITERIA

1. THE DESIGN OF THIS STRUCTURE HAS BEEN REVIEWED FOR COMPLIANCE WITH THE WINDLOAD PROVISIONS OF CHAPTER 16, FLORIDA BUILDING CODE, (FBC 2017), ASCE 24-05 AND ASCE 7-10, USING THE FOLLOWING CRITERIA:

   ULTIMATE DESIGN WIND SPEED, Vult = 140 M.P.H. (3 SECOND GUST)
   NOMINAL DESIGN WIND SPEED, Vasd = 108 M.P.H.
   BUILDING RISK CATEGORY = II
   EXPOSURE CATEGORY = C (WORST CASE, ALL DIRECTIONS)
   INTERNAL PRESSURE COEFFICIENT:
   ± 0.18 FOR ENCLOSED STRUCTURES
   ± 0.55 FOR PARTIALLY ENCLOSED STRUCTURES
   ± 0.00 FOR OPEN STRUCTURES
   F.I.R.M FLOOD ZONE TYPE = N/A
   BASE FLOOD ELEVATION = N/A

2. COMPONENTS AND CLADDING NET WIND PRESSURES IN POUNDS PER SQUARE FOOT (PSF) TO BE USED FOR DESIGN OF EXTERIOR COMPONENT AND CLADDING MATERIALS SHALL BE IN COMPLIANCE WITH ASCE 7-10 CHAPTER 30 AS FOLLOWS UNLESS SHOWN OTHERWISE ON THE FLOOR PLAN:

COMPONENT TYPE	WIND ZONES	SIZE	MINIMUM DESIGN PRESSURE (PSF)
ROOF & SKYLIGHTS	ANY/ALL ROOF ZONES	4 SF OR LARGER	+46, -125
DOORS & WINDOWS	ANY/ALL WALL ZONES	4 SF OR LARGER	± 67
WALL COVERING	ANY/ALL WALL ZONES	4 SF OR LARGER	± 67
GARAGE DOORS	ANY/ALL WALL ZONES	50 SF OR LARGER	± 54
SOFFITS	ANY/ALL WALL ZONES	2 FT WIDE OR WIDER	+36, -43

3. ALL EXTERIOR WALL COVERINGS AND SOFFITS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES FOR WALLS IN ACCORDANCE WITH FBC 2017 1609.1.1 USING THE MINIMUM DESIGN PRESSURES SHOWN ABOVE. MANUFACTURED SOFFITS SHALL BE APPROVED, LABELED AND INSTALLED IN COMPLIANCE WITH FBC 2017 SECTION 1705.9.1 THROUGH 1705.9.4.

4. DESIGN LIVE AND DEAD LOADS USED IN THE ANALYSIS ARE AS FOLLOWS:

STRUCTURE TYPE	DEAD LOAD (PSF)	LIVE LOAD (PSF)
ROOF TRUSS TOP CORD WITH SHINGLES	7	20
ROOF TRUSS TOP CORD WITH TILES	16	20
ROOF TRUSS BOTTOM CORD	10	NA
FIRST ELEVATED FRAME FLOOR	10	40
SECOND ELEVATED FRAME FLOOR	10	30
BALCONY FRAME FLOOR	10	60
PORCH, LOFT OR DECK FRAME FLOOR	10	40
GARAGE CONCRETE FLOOR	50	50

5. FOUNDATIONS AND FOOTINGS ARE DESIGNED FOR THE FOLLOWING ASSUMED SOIL BEARING CONDITIONS: LOOSE GRANULAR MATERIAL WITH NO APPRECIABLE CLAY OR ORGANIC MATERIAL WITH A MINIMUM ALLOWABLE BEARING PRESSURE OF 2000 PSF PER FBCB TABLE 1806.2. COMPACT FILL TO 95% MODIFIED PROCTOR.

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 6th EDITION, BUILDING (FBCB 2017).
2. CONCRETE FOUNDATIONS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 18, FBCB.
3. MASONRY CONSTRUCTION SHALL CONFORM TO REQUIREMENTS OF CHAPTER 21, FBCB. NET AREA COMPRESSIVE STRENGTH OF MASONRY IS 1500 PSI. TYPE M, OR S MORTAR SHALL BE USED. ALL MASONRY SHALL BE LAID IN RUNNING BOND PATTERN WITH HEAD JOINTS IN SUCCESSIVE COURSES OFFSET BY NOT LESS THAN ONE-FOURTH THE UNIT LENGTH. THICKNESS OF BED JOINTS SHALL NOT EXCEED 5/8. GLASS UNIT MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2110, FBCB.
4. GROUT USED TO FILL CELLS, LINTELS AND BOND BEAMS SHALL CONFORM TO REQUIREMENTS OF ASTM C476 AND CHAPTER 21, FBCB. REQUIRED MINIMUM COMPRESSIVE STRENGTH IS 2000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
5. CONCRETE SHALL CONFORM TO REQUIREMENTS OF CHAPTER 19, FBCB, AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
6. REINFORCING BARS SHALL BE GRADE 40 OR 60 MINIMUM IN FOUNDATIONS, MASONRY FOUNDATION WALLS, AND CMU WALLS UNLESS OTHERWISE NOTED. REINFORCING BARS SHALL BE DEFORMED BILLET STEEL BARS AND COMPLY WITH ASTM A 615 REQUIREMENTS. JOINT REINFORCING IF USED, SHALL BE 9 GAGE, GALVANIZED STEEL CONFORMING TO ASTM A82 REQUIREMENTS. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 REQUIREMENTS. WIRE FABRIC SHALL BE SUPPORTED AS REQUIRED IN SECTION 1910, FBCB. SYNTHETIC FIBER REINFORCEMENT SHALL CONFORM TO REQUIREMENTS OF SECTION 1910, FBCB.
7. WOOD ROOF AND WALL SHEATHING SHALL BE APA-RATED PANELS. WALL SHEATHING FASTENERS SHALL BE 8D COMMON OR GALVANIZED BOX NAILS WITH SPACING ALONG PANEL EDGES AND INTERMEDIATE FASTENERS AT 12? O.C. UNLESS OTHERWISE NOTED. ROOF SHEATHING FASTENERS SHALL BE 8D RING SHANK NAILS WITHOUT EXCEPTION WITH SPACING 6? O.C. WITHIN ?A? DISTANCE OF EVES, HIPS, RIDGES, GABLE ENDS, LOOKOUT BLOCKS AND OUTLOOKERS AND INTERMEDIATE FIELD SPACING AT 6? O.C. UNLESS OTHERWISE NOTED. THICKNESS OF WOOD PANELS ARE NOTED ON THE DRAWINGS.
8. WOOD STUDS AND GIRDER SUPPORT POSTS USED FOR BEARING WALL FRAMING SHALL BE HEM-FIR, S-P-F± OR, S-Y-P #2 GRADE OR BETTER. ALL POSTS UNDER GIRDERS SHALL HAVE A MIN. OF ONE STUD PER GIRDER PLY. WALL OPENINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TABLES 2308.9.5 AND 2308.9.6, FBCB, UNLESS OTHERWISE NOTED. WOOD BEAMS, HEADERS, RAFTERS AND OTHER HORIZONTAL LOAD BEARING ELEMENTS SHALL BE S-Y-P GRADE #2 OR BETTER.
9. FASTENING OF WOOD FRAMING SHALL CONFORM TO TABLE 2304.9.1, FBCB, UNLESS OTHERWISE NOTED. FOR EXTERIOR INSTALLATIONS WASHERS SHALL BE USED UNDER ALL NUTS AND BOLT HEADS BEARING DIRECTLY ON WOOD, AND ALL OF THOSE NUTS, BOLTS AND WASHERS SHALL BE CORRISON RESISTANT.
10. DESIGN OF PREFABRICATED WOOD TRUSSES IN FLOORS AND ROOFS IS DELEGATED TO THE TRUSS MANUFACTURER'S ENGINEER. THE TRUSS ENGINEER SHALL SUBMIT ENGINEERING DOCUMENTS FOR REVIEW FOR CONFORMANCE WITH THE DESIGN INTENT OF THE PROJECT. INSTALLATION OF PREFABRICATED WOOD TRUSSES SHALL FOLLOW THE RECOMMENDATIONS OF THE MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL TEMPORARY AND PERMANENT TRUSS BRACING REQUIRED BY THE MANUFACTURER IN ADDITION TO ANY SUPPLEMENTAL BRACING SHOWN ON THE DRAWINGS.
11. WOOD CONSTRUCTION CONNECTORS SHOWN ON THE DRAWINGS REPRESENT THE DESIGNER'S INTENT TO FURNISH A COMPLETE LOAD PATH FROM ROOF TO FOUNDATION
12. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE SPECIFIED CONNECTOR OR A SUBSTITUTE CONNECTOR WITH DOCUMENTED EQUIVALENT CAPACITY.
13. DEVIATIONS FROM THESE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER. MODIFICATIONS OF STRUCTURAL DETAILS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH THE MODIFICATION. ALL CHANGES TO STRUCTURAL DETAILS CONSTRUCTED WITHOUT PRIOR APPROVAL OF THE ARCHITECT ARE AT THE CONTRACTOR'S AND OWNER'S RISK.

DO NOT SCALE DRAWINGS

ALL INTERIOR WALLS ARE 4" AND DIM. TO THE FACE OF THE STUD

ALL ROUGH OPENING WINDOW AND DOOR SIZED MUST BE CONFIRMED WITH G/C BEFORE CONSTRUCTION.

SECTION R807 ATTIC ACCESS

R807.1 ATTIC ACCESS.
BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.

THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHEN LOCATED IN A WALL, THE OPENING SHALL BE A MINIMUM OF 22 INCHES WIDE BY 30 INCHES HIGH. WHEN THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPTMENT IS LOCATED IN ATTICS.

WINDOW LEGEND

UNIT	FRAME OPENING	BLOCK OPENING
12	19-1/4" x 26-1/4"	19-7/8" x 26"
13	19-1/4" x 38-5/8"	19-7/8" x 38-3/8"
14	19-1/4" x 50-7/8"	19-7/8" x 50-5/8"
15	19-1/4" x 63-1/4"	19-7/8" x 63"
16	19-1/4" x 72-1/4"	19-7/8" x 72-1/4"
½32	26-5/8" x 26-1/4"	27-1/4" x 26"
½33	26-5/8" x 38-5/8"	27-1/4" x 38-3/8"
½34	26-5/8" x 50-7/8"	27-1/4" x 50-5/8"
½35	26-5/8" x 63-1/4"	27-1/4" x 63"
½36	26-5/8" x 72-1/4"	27-1/4" x 72-1/4"
22	37-1/8" x 26-1/4"	37-3/4" x 26"
23	37-1/8" x 38-5/8"	37-3/4" x 38-3/8"
24	37-1/8" x 50-7/8"	37-3/4" x 50-5/8"
25	37-1/8" x 63-1/4"	37-3/4" x 63"
26	37-1/8" x 72-1/4"	37-3/4" x 72-1/4"
32	53-1/4" x 26-1/4"	53-7/8" x 26"
33	53-1/4" x 38-5/8"	53-7/8" x 38-3/8"
34	53-1/4" x 50-7/8"	53-7/8" x 50-5/8"
35	53-1/4" x 63-1/4"	53-7/8" x 63"
36	53-1/4" x 72-1/4"	53-7/8" x 72-1/4"
HS 4040	48-1/4" x 48-1/4"	48-1/4" x 48-1/4"
HS 5040	61" x 48-1/4"	61" x 48-1/4"

THESE CONSTRUCTION DRAWINGS ARE INTENDED TO LOCAL CITY OR COUNTY BUILDING CODES FOR RESIDENTIAL CONSTRUCTION USE. THEY HAVE BEEN PREPARED FOR SAID USE BY SUNCOAST ARCHITECTURAL DESIGN, INC. AT THE INSTRUCTIONS OF THE OWNER / CONTRACTOR LISTED BELOW AND SHALL BE CHECKED FOR ACCURACY BY SAID OWNER OR CONTRACTOR BEFORE CONSTRUCTION. ANY ERRORS OR OMISSIONS SHOULD BE REPORTED TO S.A.D.I. FOR CORRECTION BEFORE CONSTRUCTION.

Bruce Kaufman
OWNER OR BUILDER

OWNER OR BUILDER SIGNATURE

DATE APPROVED

TOTAL SQUARE FOOTAGE

LIVING	1291
GARAGE	473
ENTRY	89
TOTAL	1853

FLOOR PLAN

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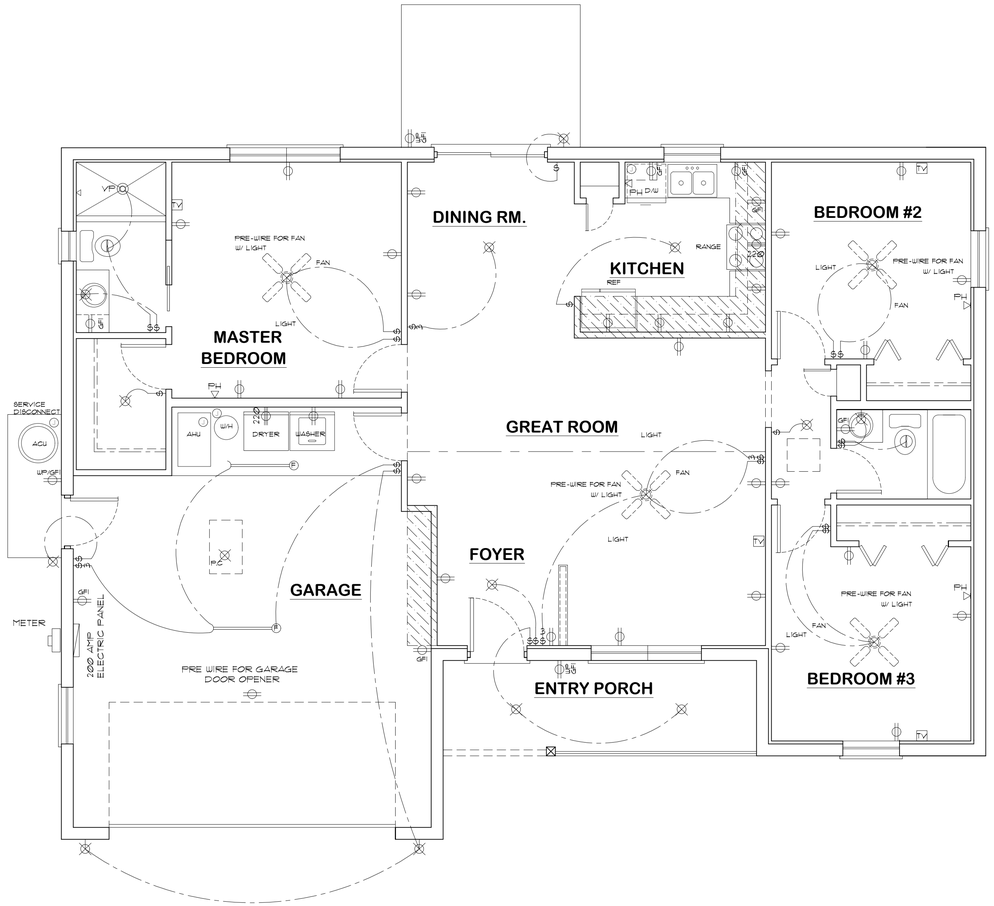
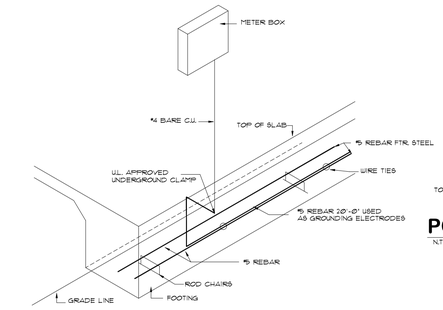
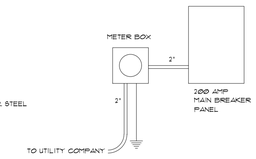




GROUNDING ELECTRODE SYSTEM RISER DETAIL

N.T.S. NEC-250-50(C)



POWER RISER DIAGRAM

N.T.S.

DWELLING UNITS.

GFCI PROTECTION IS REQUIRED FOR ALL 15A AND 20A, 125V RECEPTACLES IN THE BATHROOM AREA OF A DWELLING UNIT, AS WELL AS ALL 15A AND 20A, 125V RECEPTACLES LOCATED IN GARAGES AND GRADE-LEVEL PORTIONS OF UNFINISHED OR FINISHED ACCESSORY BUILDINGS USED FOR STORAGE OR WORK AREAS OF A DWELLING UNIT ¾NEC 210.8(AX2)⅞. HOWEVER, GFCI RECEPT. ARE NOT REQUIRED FOR A RECEPTACLE ON A DEDICATED BRANCH CIRCUIT LOCATED AND IDENTIFIED FOR A CORD-AND-PLUG-CONNECTED APPLIANCE, SUCH AS A REFRIGERATOR OR FREEZER.

ALL 15A AND 20A, 125V RECEPTACLES OUTSIDE OF A DWELLING UNIT, INCLUDING RECEPTACLES INSTALLED UNDER THE EAVES OF ROOFS, SHALL BE GFCI-PROTECTED, PER NEC 210.8(AX3).

ALL 15A AND 20A, 125V RECEPTACLES INSTALLED WITHIN A DWELLING UNIT CRAWL SPACE ¾NEC 210.8(4)⅞ OR IN EACH UNFINISHED PORTION OF A BASEMENT NOT INTENDED AS A HABITABLE ROOM BUT USED FOR STORAGE OR AS A WORK AREA ¾NEC 210.8(5)⅞, MUST BE GFCI-PROTECTED.

KITCHEN OR WET BAR AREAS. PER NEC 210.8(AX6), GFCI PROTECTION IS REQUIRED FOR ALL 15A AND 20A, 125V RECEPTACLES THAT SERVE KITCHEN COUNTERTOP SURFACES IN A DWELLING UNIT. GFCI PROTECTION IS NOT REQUIRED FOR RECEPTACLES SERVING APPLIANCES LIKE DISHWASHERS, OR CONVENIENCE RECEPTACLES THAT DO NOT SUPPLY COUNTERTOP SURFACES. RECEPTACLES INSTALLED WITHIN 6 FT OF THE OUTSIDE EDGE OF A WET BAR SINK MUST ALSO BE GFCI-PROTECTED ¾NEC 210.8(AX7)⅞. HOWEVER, GFCI PROTECTION IS NOT REQUIRED FOR RECEPTACLES NOT INTENDED TO SERVE WET BAR COUNTERTOP SURFACES, SUCH AS REFRIGERATORS, ICE MAKERS, WATER HEATERS, OR CONVENIENCE RECEPTACLES THAT DO NOT SUPPLY COUNTER-TOP SURFACES.

RECEPTACLES SHALL BE SPACED SUCH THAT NO POINT MEASURED HORIZ. ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' (feet) FROM A RECEPTACLE OUTLET. 2014 NEC: 210.52(a-d)

ELECTRICAL SYMBOLS

S	SINGLE SWITCH	EF	EXHAUST FAN
S4	4- WAY SWITCH		CEILING FAN
S3	3- WAY SWITCH		
WP	WATER PROOF OUTLET		
220	220 VOLT OUTLET		200 AMP ELECTRIC PANEL
	110 VOLT OUTLET		METER
	SINGLE LEG OUTLET	J	JUNCTION BOX
F	FLUORESCENT LIGHT	TV	TV OUTLET
RC	RECESS CAN LIGHT	SD CO	SMOKE DETECTOR CARBON MONOXIDE COMBO
VIP	VAPERPROOF RECESS CAN LIGHT	CHIME	DOOR CHIME
	WALL MOUNT LIGHT	PH	TELEPHONE OUTLET
	SPOT LIGHT		FLOOR OUTLET
	SURFACE MOUNT LIGHT		

G.C. PLEASE COMPLY W/ THE FOLLOWING PER 2014 NEC 210.08 (A) - ARC FAULT PROTECTION

1. ALL SINGLE PHASE 120V, 15 & 20amp BRANCH CIRCUITS SUPPLYING OUTLETS, (NEC 100 DEFINES OUTLETS TO INCLUDE RECEPTACLES, LIGHTING AND SMOKE ALARMS INSTALLED IN DWELLING UNITS).
2. FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, -OR- SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A UL APPROVED COMBINATION TYPE ARC FAULT BREAKER.
3. BRANCH CIRCUITS THAT SUPPLY POWER TO RECEPTACLES THAT ARE REQUIRED TO BE GFCI PROTECTED PER NEC 210.8-1 thru 8 ARE EXEMPT FROM ARC FAULT PROTECTION. THESE AREAS INCLUDE KITCHEN COUNTERTOPS, BATHROOMS, UNFINISHED BASEMENTS, LAUNDRY ROOMS, GARAGES AND OUTDOORS.
4. LIGHTING OUTLETS IN THE AFOREMENTIONED AREA SHALL BE ARC FAULT PROTECTED.
5. FIXED-IN PLACE APPLIANCE CIRCUITS SUCH AS WASHING MACHINE, MICROWAVE OVEN, GARAGE DISPOSAL, AND DISHWASHER ARE EXEMPT FROM ARC FAULT PROTECTION AS WELL AS GFCI PROTECTION. IF SINK IS WITHIN 6 FEET OF WASHING MACHINE, THEN GFCI IS REQUIRED ON WASHER RECEPTACLE.
6. KITCHEN REFRIGERATOR RECEPTACLES WILL BE ARC FAULT PROTECTED.
7. 240V CIRCUITS ARE EXEMPT FROM ARC FAULT PROTECTION.

ELECTRICAL PLAN

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Professional Certification
THE DESIGN OF THIS STRUCTURE(S) HAS BEEN REVIEWED FOR COMPLIANCE WITH THE FLORIDA RESIDENTIAL CODE, CHAPTER 16, 2017 FLORIDA BUILDING CODE. RATED WIND LOAD FOR THIS STRUCTURE IS 130 MPH.
RICHARD ISAIAH CLAY
FLORIDA REGISTRATION #: 9748
Architect
RICHARD CLAY ARCHITECT, LLC
FL 26002618

Bruce Kaufman Const.
NEW HOMES, REMODELING, REPAIRS
Licensed & Insured
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Lic. No. C-1439

The Pure Country for:
Bruce Kaufman
CITRUS COUNTY

DRAFTED BY: RL.
CHECKED BY: RC.
SCALE 1/4" = 1'-0"
COMM. # 2018-022
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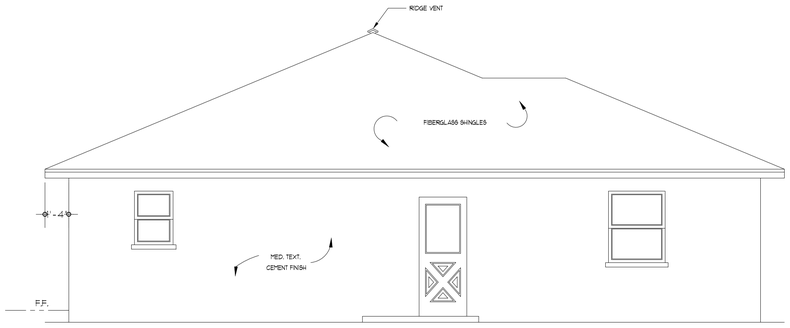
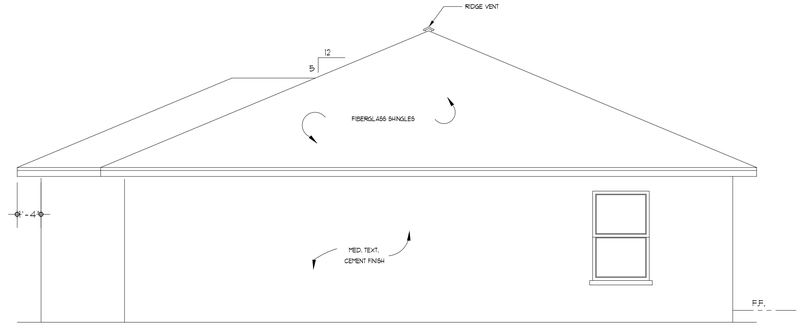
REVISIONS

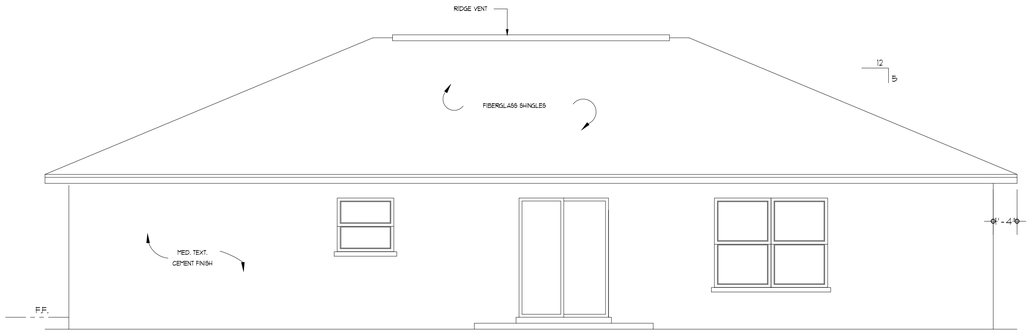
SHEET # 4 OF 7



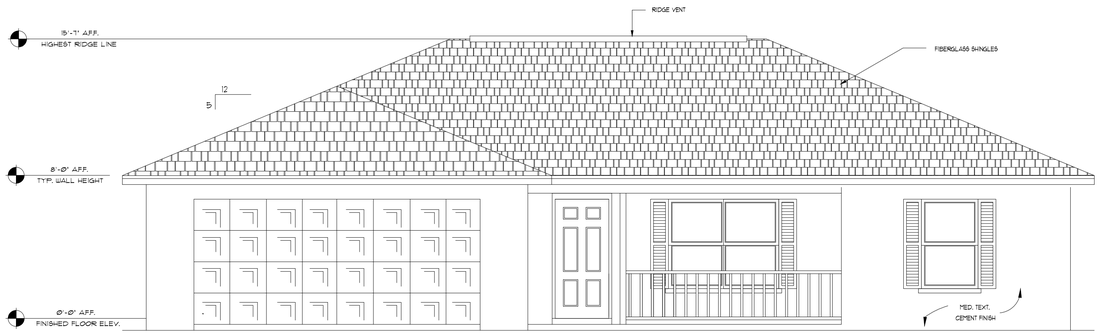
LEFT SIDE ELEVATION



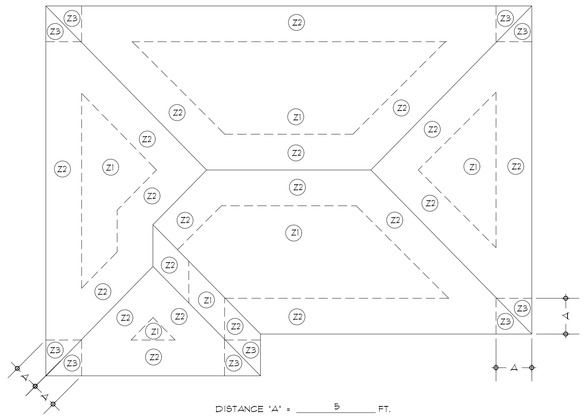
RIGHT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



DISTANCE "A" = 5 FT.

ZONE Z1 = 6" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELD
ZONE Z2 = 6" O.C. THROUGHOUT PANEL
ZONE Z3 = 4" O.C. AT PANEL EDGES, 8" O.C. IN THE FIELD

SHEATHING SHALL BE FASTENED TO ROOF FRAMING WITH 8d COMMON OR RING SHANK NAILS.
7/16" CROWN, 16 GAGE, 2" LONG STAPLES MAY BE SUBSTITUTED FOR NAILS AT A REDUCED SPACING OF 1/2 THAT SHOWN ABOVE FOR NAILS.

ROOF SHEATHING NAILING ZONES
SCALE : 1/8" = 1'- 0"

ATTIC VENTILATION: 6.17 S.F. MIN. REQUIRED PER FBC 1203.2

ELEVATIONS

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Professional Certification
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The Pure Country for:
Bruce Kaufman
CITRUS COUNTY

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CHECKED BY: RC.
SCALE 1/4" = 1'-0"
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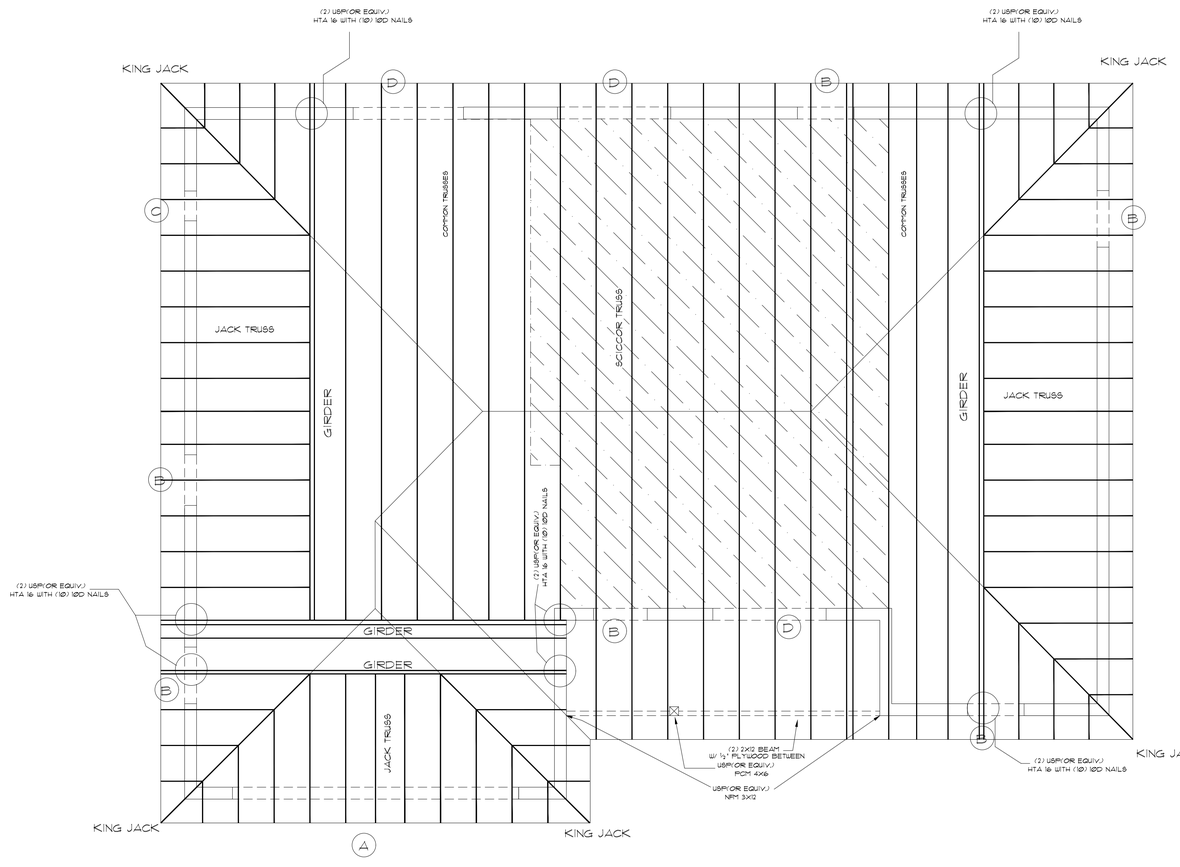
SHEET # 5 OF 7



RAFTERS :
PER TABLE # 41, FOR VISUALLY GRADED SOUTHERN PINE LUMBER
20 psf LIVE LOAD, 10 psf DEAD LOAD, 240 DEFLECTION,
MAX. SPAN ALLOWED: 7'-8" for 2 x 4 SPACED AT 24" SPACING
FOR No: 2 DENSE LUMBER.
SPAN DETERMINED FOR THIS PROJECT: 7'-6"

TRUSS NOTES:

1. ALL TRUSS TO TRUSS CONNECTIONS ARE BY TRUSS SUPPLIER
2. TRUSS CONNECTIONS TO MASONRY ARE HTA 16 W/ (10) 10d NAILS UNLESS OTHERWISE NOTED.
3. TRUSS CONNECTIONS TO WOOD BEAM OR FRAMING ARE RT 16 W/ (8) 8d NAILS UNLESS OTHERWISE NOTED.
4. USP & SIMPSON CONNECTORS ARE SPECIFIED ON PLANS. OTHER BRANDS W/ EQUIV. CAPACITY MAY BE SUBSTITUTED AT CONTRACTORS OPTION.

GENERAL NOTES:

1. CONTRACTOR TO VERIFY COMPLIANCE OF PRE-ENGINEERED ROOF TRUSSES TO THIS PLAN. NOTIFY ENGINEER OF ANY DEVIATIONS.
2. USE MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF ALL STRAPS & HANGERS. PRO-BOLT ANCHOR SYSTEM MAY BE USED IN LIEU OF STRAPPING (SEE PLAN IF REQUIRED) PRO-BOLTS SHALL BE RE-TIGHTENED PRIOR TO CLOSING WALLS.
3. PRECAST CONCRETE LINTEL SECTIONS AS MANUF. BY: CAST-CRETE CONCRETE PRODUCTS, INC. / TAMPA, FL. ALL CAST-CRETE LINTELS MAY BE SUBSTITUTED BY THE EQUIVALENT IN "POWER'S" STEEL LINTELS
4. PROVIDE TEMPORARY SHORING AT CENTER SPAN UNTIL LINTEL SECTION HAS CURED.
5. BAR STEEL SHALL BE GRADE 60, MIN. /DEFORMED EXCEPT WHERE PLAIN BARS (Hooked for Bond Anchorage) ARE SPECIFICALLY PERMITTED.
6. CONCRETE FILL IN COMPOSITE LINTELS SHALL COMPLY W/ F.B.C.,. AND BE f'c 3000 psi (min.) AT 28 DAYS.

SECTION R806 ROOF VENTILATION

R806.1 VENTILATION REQUIRED.
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.1.8. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

EXCEPTION: ATTIC VENTILATION SHALL NOT BE REQUIRED WHEN DETERMINED NOT NECESSARY BY THE CODE OFFICIAL DUE TO ATMOSPHERIC OR CLIMATIC CONDITIONS.

R806.2 MINIMUM VENT AREA.
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:

1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

R806.3 VENT AND INSULATION CLEARANCE.
WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

LINTEL SCHEDULE

MARK NO.	CLEAR SPAN	LINTEL LENGTH	TOP REINF. (BOND BEAM)	BOT. REINF.	CAST-CRETE PART #
A	16'-0"	17'-4"	(1) #5	(1) #5	8F16-1T
B	3'-2"	4'-6"	(1) #5	NONE	8F16-1T
C	1'-8"	3'-0"	(1) #5	NONE	8F16-1T
D	6'-4"	7'-8"	(1) #5	NONE	8F16-1T

WOOD FRAMING: (2017 FBC)

1. ROOF FRAMING SHALL BE IN ACCORDANCE TO PROVISIONS OF THE 2017 FBC
   CONTRACTOR SHALL SUBMIT A REQUEST IN WRITING FOR CHANGES / SUBSTITUTIONS PRIOR TO BEGINNING OF ROOF FRAMING.
   ROOF: LIVE LOAD - 30 psf / DEAD LOAD - 20 psf
2. ALL BRACING MATERIAL MUST BE A MINIMUM OF 2 x 4 STRESS-GRADED LUMBER DESIGN, PER SPECIFICATIONS FOR FOR METAL PLATE CONNECTED WOOD TRUSSES.
3. DELIVERY OF ROOF FRAMING MATERIAL: LUMBER / MATERIAL MUST BE DELIVERED AND ELEVATED OFF THE GROUND AND PROTECTED FROM THE WEATHER UNDER A LOOSELY DRAPED TARP. WHEN UNLOADED VERTICALLY, THE FRAMING MATERIAL BUNDLE SHOULD BE ADEQUATELY BRACED TO ENSURE THAT WHEN THE BANDS ARE CUT THAT ARE STRAPED SURROUNDING THE BUNDLE, THAT MEASURES BE TAKEN TO PREVENT THE TOPPLING WHEN THE " BAND " IS BROKEN.
4. FRAME CONNECTIONS TO WOOD BEAM OR FRAMING ARE SIMPSON # TS18 w/ (14) 16d NAILS UNLESS OTHERWISE NOTED.
5. FRAME CONNECTIONS TO MASONRY ARE SIMPSON # HETA 16 w/ (10) 10d NAILS, UNLESS OTHERWISE NOTED.
6. SIMPSON CONNECTORS ARE SPECIFIED ON PLANS. OTHER BRANDS, w/ EQUIVALENT CAPACITY MAY BE SUBSTITUTED AT CONTRACTORS OPTION. ALL TRUSS -TO - TRUSS CONNECTIONS ARE TO BE SUPPLIED BY TRUSS SUPPLIER.
7. USE MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF ALL STRAPS AND HANGERS. PRO-BOLT ANCHOR SYSTEM MAY BE USED IN LIEU OF STRAPPING (SEE PLAN IF REQUIRED). PRO-BOLTS SHALL BE RE-TIGHTED PRIOR TO CLOSING OF WALLS
8. ALL FASTENINGS, BOLTS, STRAPS, ETC. MUST BE IN COMPLIANCE WITH FBCR.
9. ALL WOOD CONSTRUCTION MUST CONFORM TO THE PROVISIONS OF THE FBC 2010
10. PLYWOOD ROOF SHEATHING SHALL BE LABELED FOR COMPLIANCE w/ U.S. PRODUCT STANDS PS 1-95, " CONSTRUCTION and INDUSTRIAL PLYWOOD. " OSB ROOF SHEATHING SHALL BE LABELED FOR COMPLIANCE w/ PS 2-92, " PERFORMANCE STANDARD for WOOD-BASED STRUCTURAL-USE PANELS " or THE ENGINEERED WOOD ASSOCIATION (APA) STANDARD PRP-108, " PERFORMANCE STANDARD and POLICIES for STRUCTURAL-USE PANELS. "

ROOF FRAMING PLAN

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REGISTERED ARCHITECT: 9746
Architect
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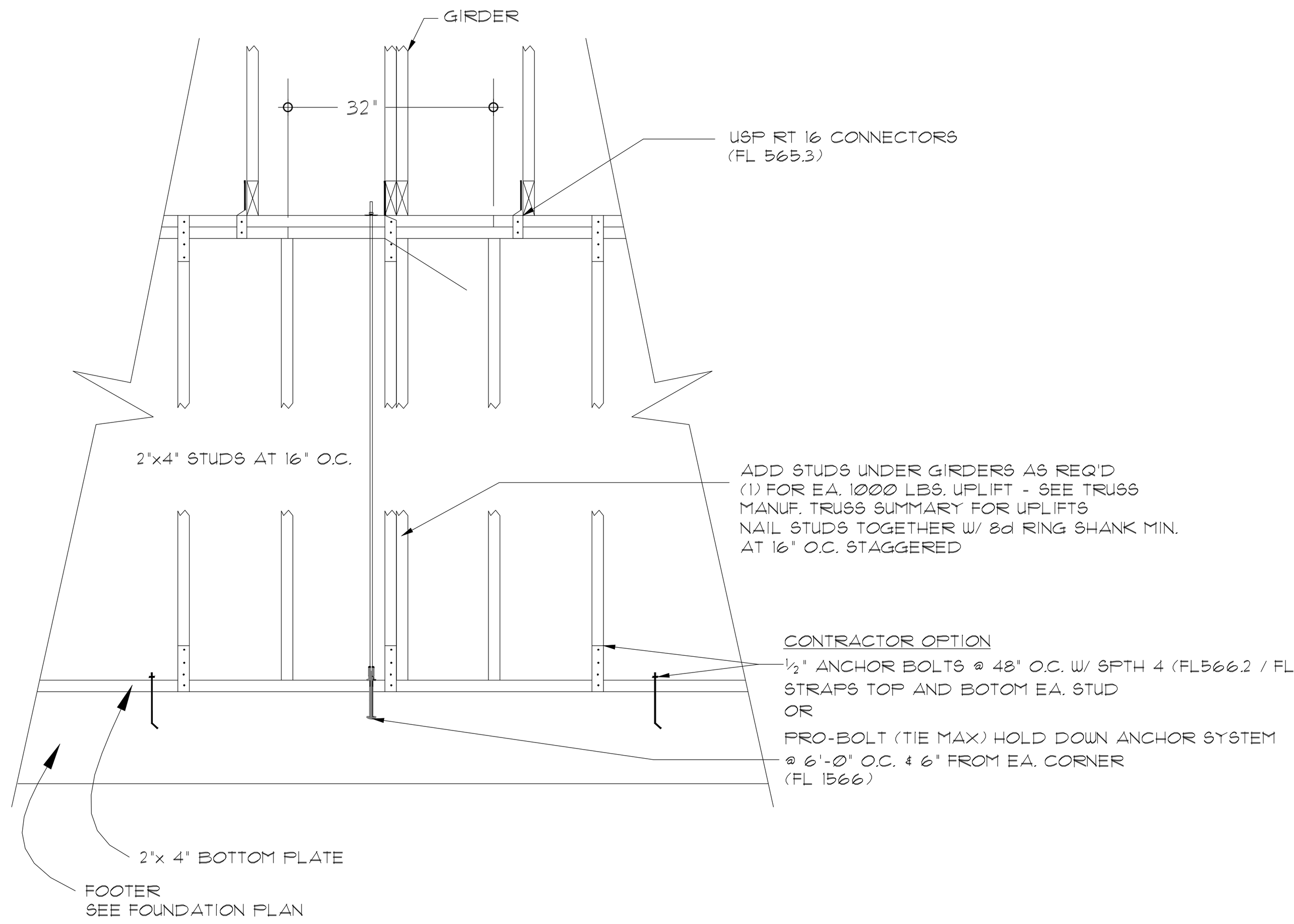
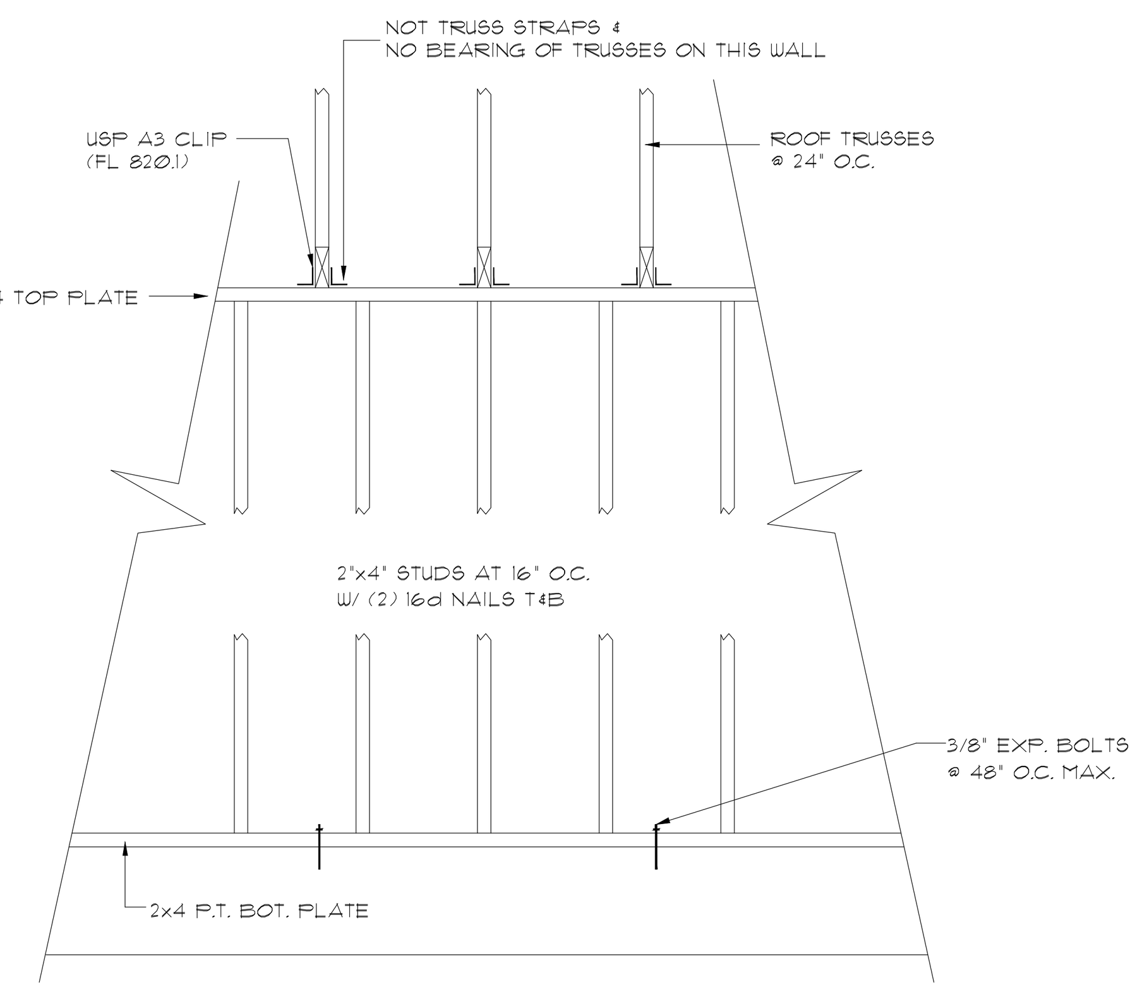
SHEET # 6 OF 7

DOUBLE TOP PLATE SPLICE CONNECTION
(Load Bearing Wall)
(1) EVERY OTHER TRUSS SHALL OCCUR OVER A STUD
(2) BOTTOM 2"x4" OF TOP PLATE SHALL DISCONTINUE OVER A STUD ONLY
(3) TOP 2"x4" OF TOP PLATE SHALL DISCONTINUE OVER A STUD AT LEAST 32" FROM A BOTTOM 2"x4" DISCONTINUITY
(4) DOUBLED TOP PLATES FACE NAIL W/ 10d NAILS AT 16" O.C.



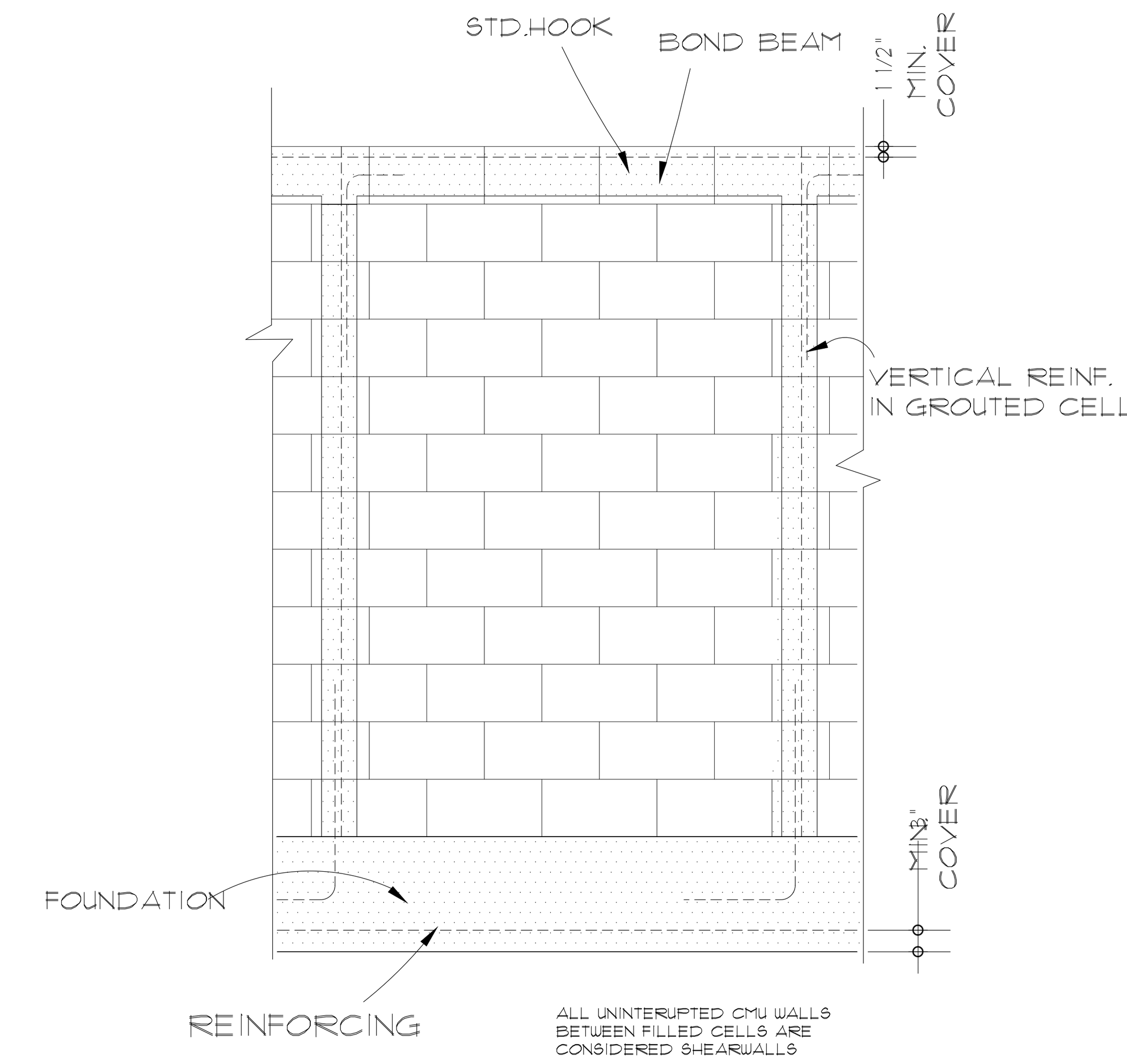
BEARING WALL OR KNEE WALL DETAIL

(Load Bearing Wall alternate to probolt hold down system)

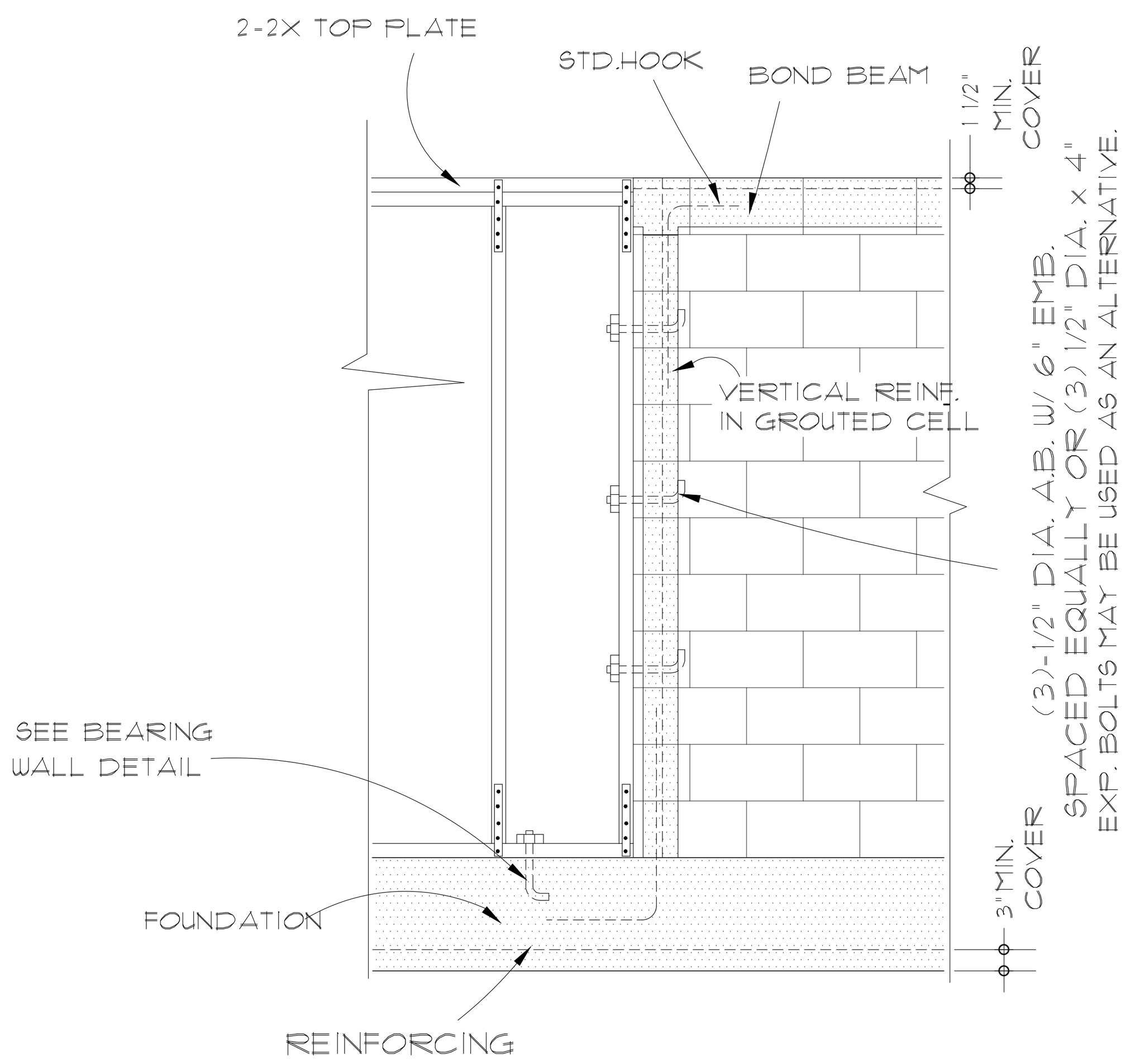


WOOD FRAME NON BEARING WALL DETAIL

(FOR USE AT LANAI AND ANYOTHER EXT. NON BEARING FRAMED WALL CONSTR. DESIGN WIND VELOCITY OF 110 MPH (3 SECOND GUST.)

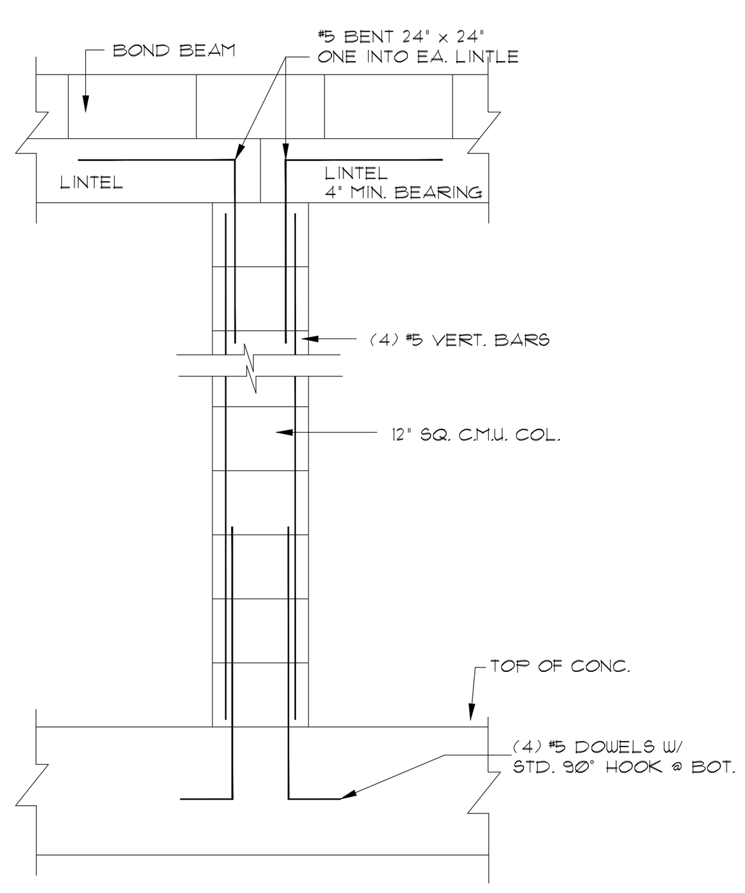


SHEARWALL DETAIL



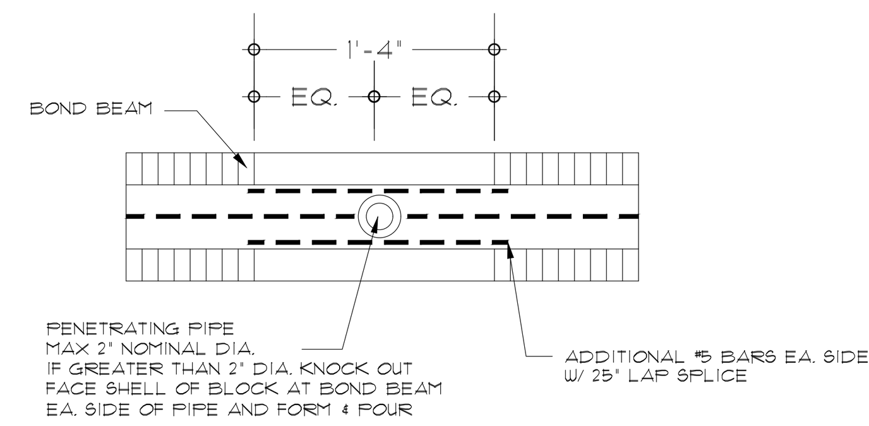
EXT. FRAME BEARING WALL TO MASONRY DETAIL

N.T.S.

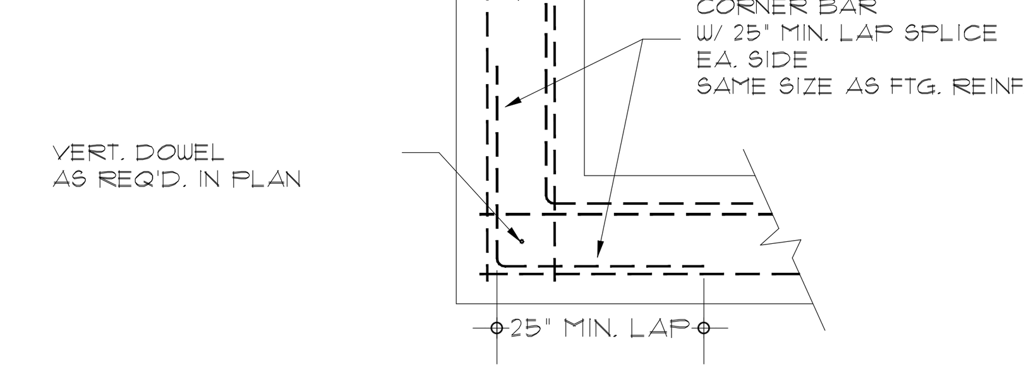


TYP. MASONRY COLUMN DETAIL

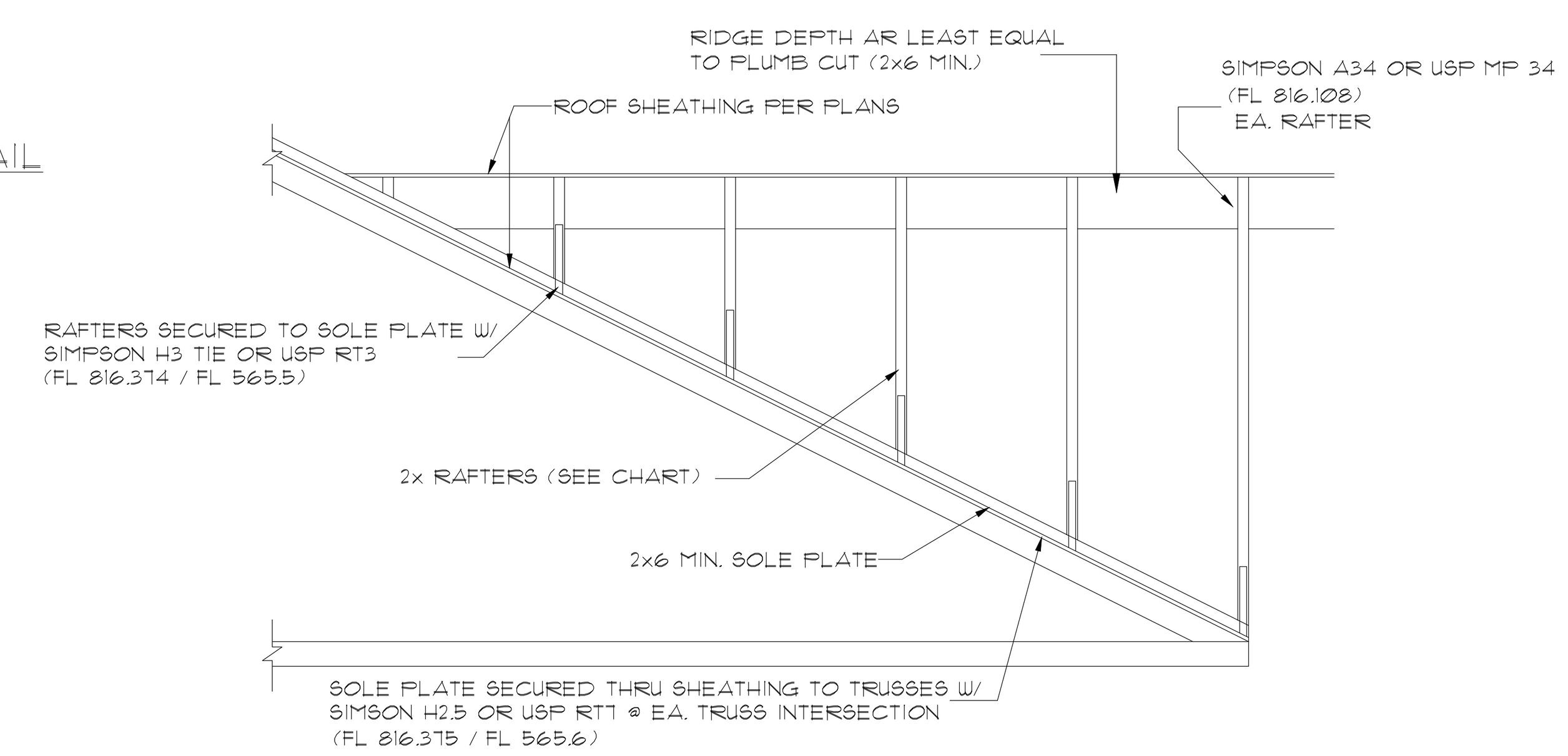
SCALE 1/2" = 1'-0"



BOND BEAM PENETRATION DETAIL
(PLAN VIEW)



REINF. PLACEMENT AT FTG. CORNERS

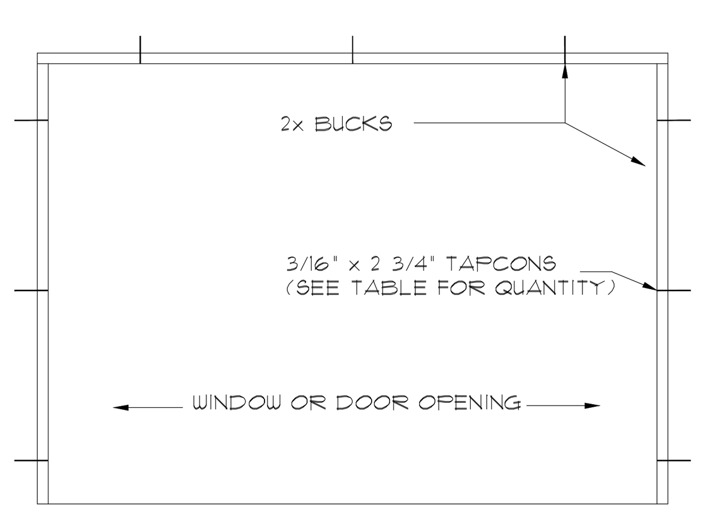


CONVENTIONAL OVER FRAMING DETAIL

NOTES:

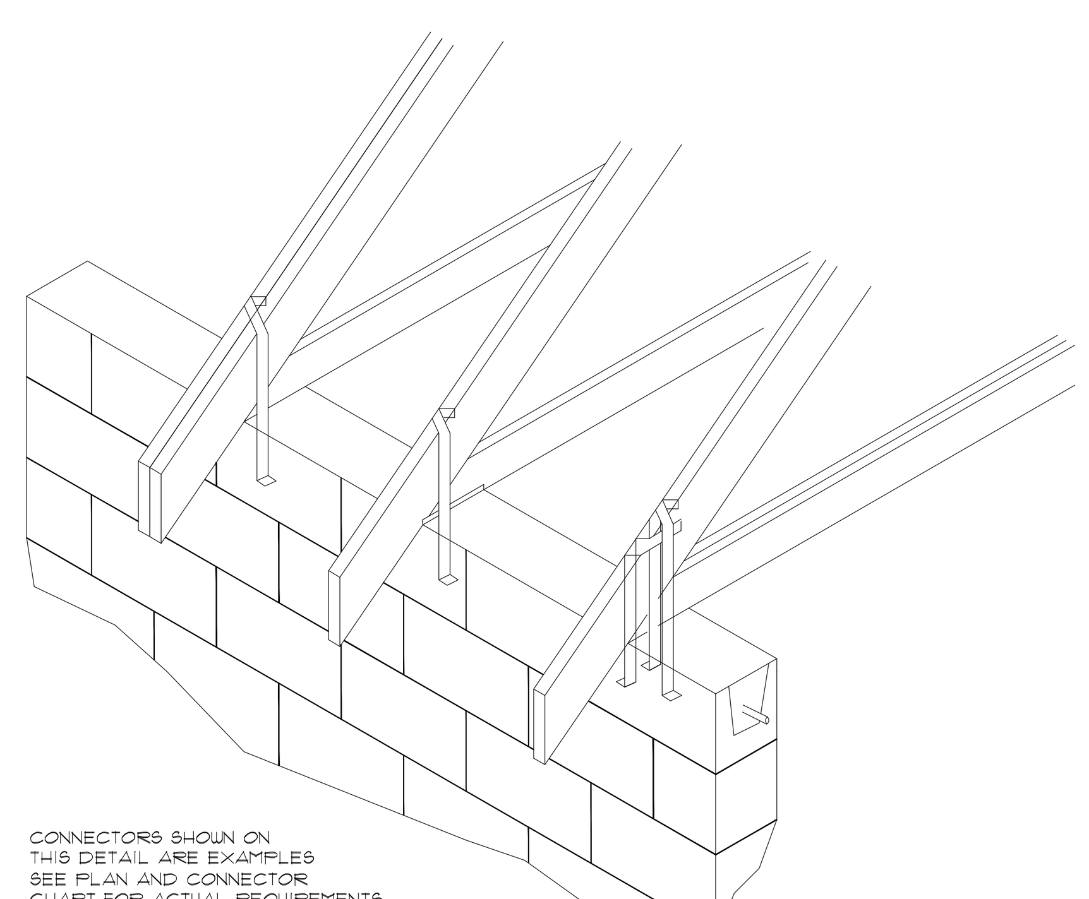
1. WHERE RAFTERS BEAR ON WALLS A USP TA 12 STRAP (FL 572.19 / FL 859.62) FOR MASONRY CONNECTION OR AN RT- 16 CLIP (FL 565.3) FOR FRAME CONNECTION.
2. AT AREAS WHERE CEILING JOIST DO NOT TIE THE BOT. OF THE RAFTERS TOGETHER, INSTALL COLLAR TIES (1x6 MIN.) IN THE UPPER 1/3 OF ROOF ON EVERY 3RD RAFTER PAIR.

MAXIMUM RAFTER SPAN		
SIZE/ SPACING	16" O.C.	24" O.C.
2x6	9'-6" MAX.	7'-9" MAX.
2x8	12'-6" MAX.	10'-3" MAX.
2x10	16'-0" MAX.	13'-0" MAX.

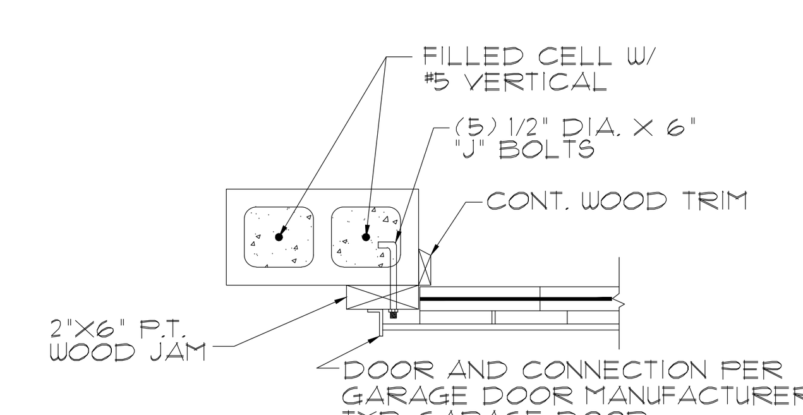


OPENING CHART	
WINDOW OR DOOR AREA	NO. OF TAPCONS PER BUCK
UP TO 10 SQ. FT.	(2) TAPCONS
UP TO 20 SQ. FT.	(2) TAPCONS
UP TO 50 SQ. FT.	(3) TAPCONS
UP TO 100 SQ. FT.	(6) TAPCONS

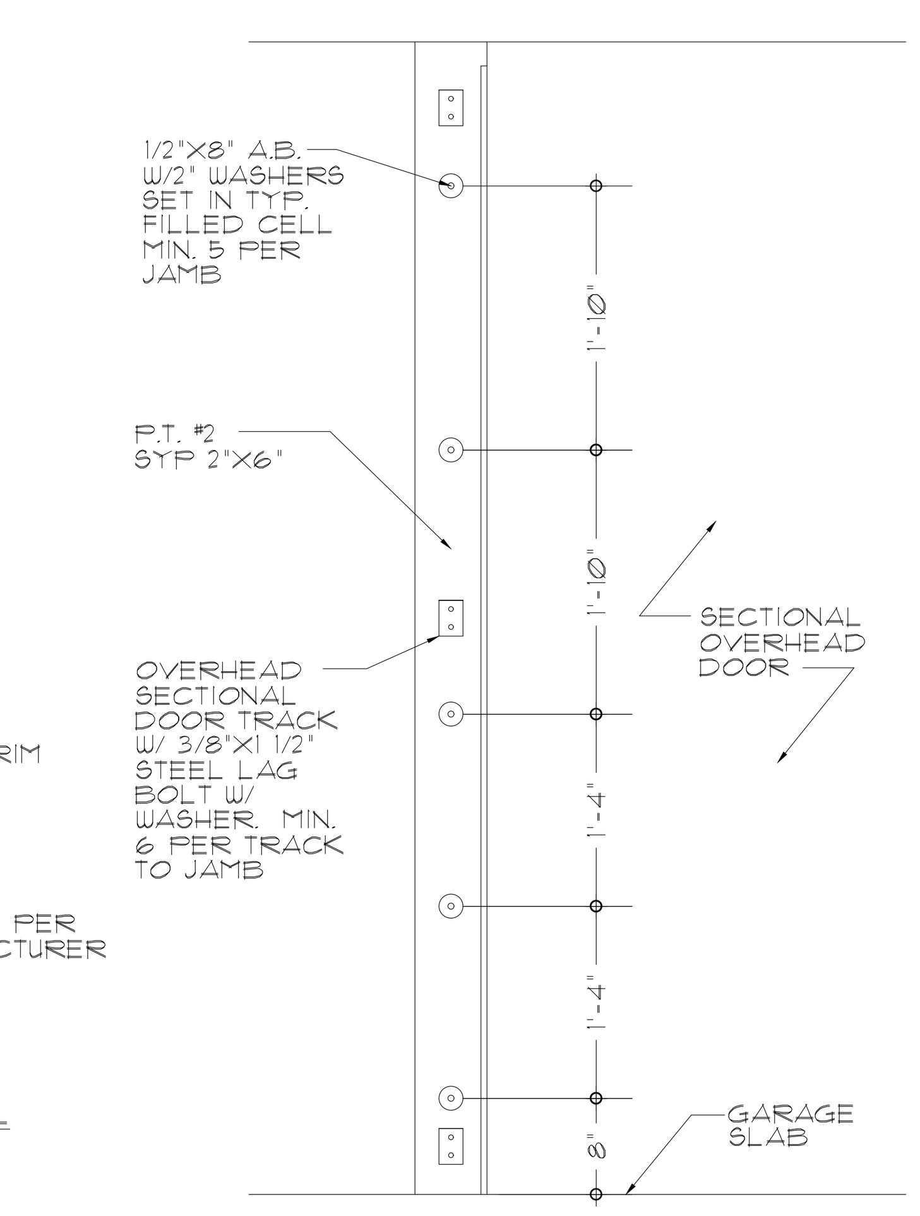
MASONRY OPENINGS



EXAMPLES OF ROOF TRUSS TO MASONRY CONNECTORS



TRACK MOUNTING DETAIL



OVERHEAD GARAGE
DOOR DETAIL

DETAILS

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