

# FLOOR PLAN

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

LIVING AREA 1340 S.F.  
 GARAGE 440 S.F.  
 TOTAL AREA 1827 S.F.

- C.B.S. WALL LEGEND**
- 15 COURSES ABV ENTRY FLOOR (ENTRY COLUMN)
  - 12 COURSES ABV FIN FLR (REMAIN AREAS)

NOTE: ALL MASONRY WALLS ARE SHEAR WALLS

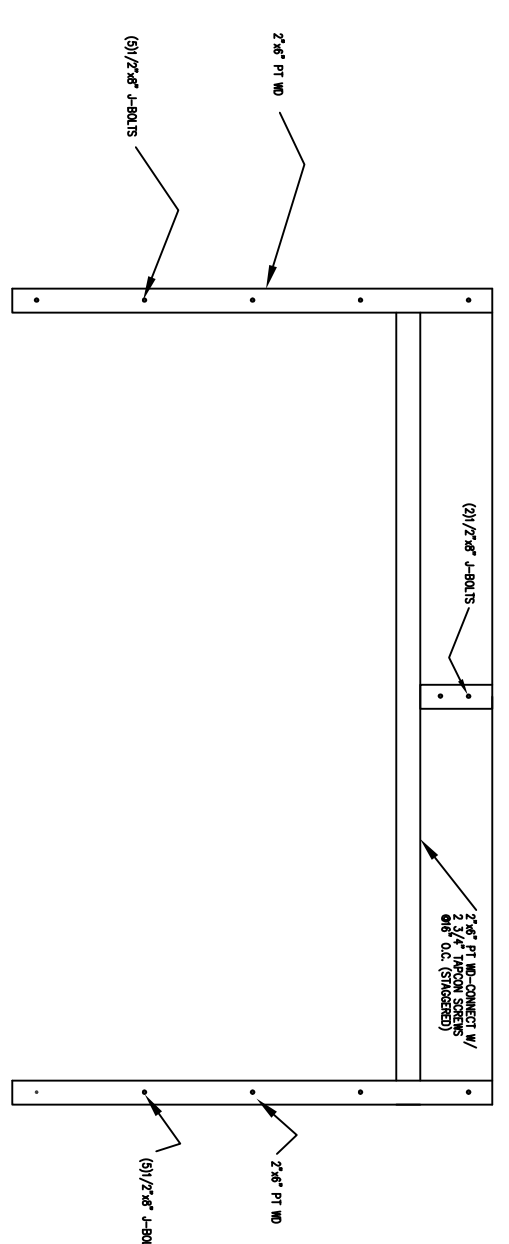
- WOOD FRAME WALL LEGEND**
- WOOD FRAME NON-BEARING WALL
  - WOOD FRAME BEARING WALL

### GENERAL NOTES:

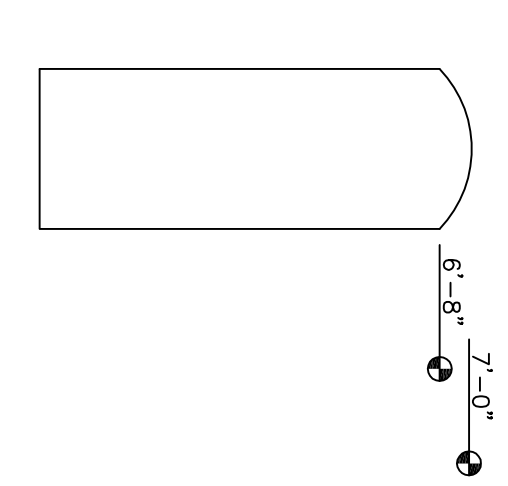
- 1) ALL DIMENSIONS ARE BASED ON "NOMINAL" WALL THICKNESSES.
- 2) ALL CEILING HEIGHTS ARE TO BE 8'-0" FLAT UNLESS NOTED.
- 3) ALL WINDOW HEADER HEIGHTS ARE TO BE 6'-8" FLAT UNLESS NOTED.
- 4) ALL EXTERIOR WALLS ARE TO BE 8" CONCRETE BLOCK (C.B.S.) UNLESS NOTED.
- 5) ALL INTERIOR WALLS ARE TO BE 8" CONCRETE BLOCK (C.B.S.) UNLESS NOTED.
- 6) ALL EXTERIOR WALLS ARE TO BE 8" CONCRETE BLOCK (C.B.S.) UNLESS NOTED.
- 7) 2000 P.S.F. MIN. SOIL BEARING CAPACITY.
- 8) NO ROOF VENTS ON FRONT ELEVATION, IF POSSIBLE.
- 9) PLACE 1" WOOD SPACER UNDER ALL POCKET DOORS.
- 10) MAINTAIN 1/2" (MIN.) SEPARATION FROM HOUSE WITH IRRIGATION HEADS. (F.B.C.)
- 11) PROVIDE FIREBLOCKING AS REQUIRED IN 705.3 FLORIDA BUILDING CODE (F.B.C.)
- 12) LENGTH OF DRYER VENT SHALL COMPLY WITH F.B.C. MECHANICAL 504.6.
- 13) ALL WINDOW COUS SHALL BE 1/2" MIN. WOOD FRAME (F.B.C. MECHANICAL 504.6).
- 14) USE ALL CHAINS AND SHOCKS TO PROTECT WOODWORK FROM SOFTENING.
- 15) USE WEAP SCREDS IN HORIZONTAL BLOCK TO FRAME TRANSITIONS.
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### STRUCTURAL NOTES:

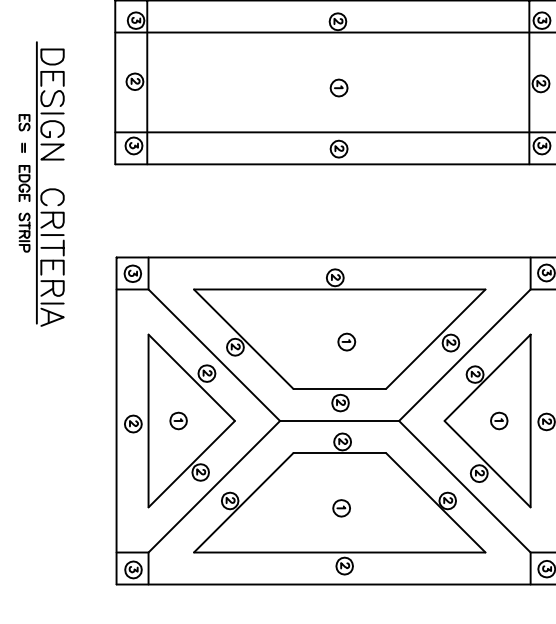
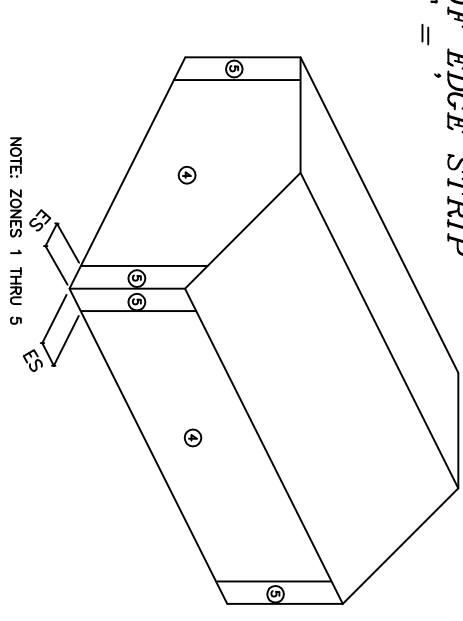
1. 1/2"x10" J-BOLTS 32" O.C. AROUND PERIMETER OF INTEL BEAM WHERE APPLICABLE.
2. ALL ROOFING SHALL BE SEALED AT ROOF EDGE OR ON BEARING INTERMEDIATE AND 4" O.C. ON END GABLE WITH 8d TRING SHANK WALLS.
3. ALL WALL SHEATHING, SHEAR WALL SHEATHING AND GABLE ENDS Nailed 6" ON TO TOP PLATE AND BASE PLATE. USE 8d NAILS. ALSO BLOCKING AT HORIZONTAL JOINTS.
4. STUD PLATE TIES (SPH & SPFH) FROM TOP PLATE TO STUD AND BOTTOM PLATE TO STUD HEADERS UP TO 6'-0" LONG WILL BE 2-2"x8" SIP #2 ON.
5. REAR AND FRONT PORCH POST TO BEAM ANCHORAGE AS PER PLAN.
6. SINKRON HEADER AND ALSO SINKRON SHOCKS PER TRUSS SPACING AND SIMILAR TO DETAIL PER TRUSS MANUFACTURER.
7. ALL TRUSSES SHALL BE SECURELY FASTENED TO THE TRUSSES AS PER TRUSS MFG. SPECS W/ROOFER CLIPS ETC. AND AT LEAST 2-1/4" NAILS IN EACH END FOOT UNDER THE BEAM SUPPORTED BY TRUSS MEMBER.
8. TRUSS STRAPS EMBEDDED IN THE BEAM MUST BE LOCATED WITHIN 1' 1/2" OF THE TRUSS WHICH ARE NOT LOCATED WITHIN 1'-1/2" OF THE TRUSS SHALL HAVE NEW STRAPS ADDED. THESE NEW STRAPS SHALL BE "HITCHES" BTB STRAPS (OR EQUIVALENT STRAPS) SECURED TO THE SIDE OF THE TRUSS IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS. NAIL STRAPS TO TRUSS (OR GIRDERS) TO OBTAIN ADDITIONAL UP LIFT CAPACITY WHERE EXTRA STRAPS SHOULD HAVE BEEN EMBEDDED.
9. AN ALTERNATIVE TO USING W/POON ANCHORS: POWER ACTUATED FASTENERS (MIN.) SHALL BE USED IN EACH STRAP AND THE MINIMUM FASTENER SHALL BE 1.143" DIAMETER BY 1.25" LONG.



### TYP ARCHWAY ELEVATION



### WIDTH OF EDGE STRIP



DESIGN CRITERIA

1. ULTIMATE WIND SPEED: 140  
 2. RISK FACTOR: 10  
 3. WIND EXPOSURE: EXPOSED  
 4. (SHUTTERS)  
 6. GCRF POS. 2.18 NEG. 2.18  
 7. ROOF POS. 1.502 NEG. 2.502  
 8. WIND CRD

10-11-17  
**EDWARD F. SHINSKIE, P.E.**  
 4704 WILD TURKEY ROAD  
 MIMS, FLORIDA 32754  
 P.F.#47515  
 (321)863-3223

I CERTIFY THAT I HAVE REVIEWED THESE PLANS AND THE PLANS CONFORM TO THE 2014 FLORIDA BUILDING CODE FIFTH EDITION WITH THE DESIGNED CRITERIA STATED.

DATE: 9/27/17  
 FILE NAME: FLP