

21 SOUTH DEV. TH

124 N Miller Rd.
Valrico, Florida 33594

General Contractor



Architect



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708 Lithia Pincrest Road
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| ARCHITECTURAL | |
|---------------|-----------------|
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| A200 | 2nd Floor Plans |
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| A405 | Roof Plan |
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| S100 | Foundation |
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|--------------|-------------|
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| E100 | Electrical |
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| BUILDING DATA | |
|--|-------|
| BUILDING CODE: | |
| • 2023 FLORIDA BUILDING CODE 8TH EDITION | |
| • NEC 2020 | |
| SPECIFICATIONS: | |
| • RESIDENTIAL GROUP: R3 | |
| • CONSTRUCTION TYPE: VB | |
| • PRODUCT: TOWNHOMES | |
| FLOOR & ROOF LIVE LOADS | |
| • ATTICS (W/STORAGE): | 20PSF |
| • ATTICS (W/O STORAG): | 10PSF |
| • HABITABLE ATTICS, BEDROOMS: | 30PSF |
| • ALL OTHER ROOMS: | 40PSF |
| • GARAGE: | 40PSF |
| • ROOFS: | 20PSF |
| NOTE: | |
| BALCONY AND DECK LIVE LOADS ARE 150% OF THE ADJACENT SPACE SERVED. | |

Key Map

21 SOUTH DEV. TH
124 N Miller Rd.
Valrico, Florida 33594



Brad Design & Engineering, Inc.
CA No. 8471-AA56003194
708 Lithia Pincrest Road, Suite 101
Brandon, Florida 33511
Phone: (813) 689-7002
Fax: (813) 684-1691

Progress Set 2/12/24

| Revision Number | Date | Description of Change |
|-----------------|------|-----------------------|
| Construction | | |



| Index | |
|-------|--------------|
| DATE | Dec. 6, 2022 |
| SCALE | AS SHOWN |
| DRAWN | BDE |
| SHEET | |

A000

MecaWind v2460 Developed by Meca Enterprises Inc. www.mecacenters.com Copyright © 2024

Calculations Prepared by: Brad Design and Engineering Inc. Client: 11 South Development Project #: 2022-009 Location: 124 N. Miller Rd., Valrico, FL 33594 Designer: BDE

Wind Load Standard = FBC 2023 Exposure Classification = B Structure Type = Building MFRS Analysis Method = Ch 27 Dynamic Type of Structure = Rigid

Wind Speed Basis to be used in calculations: V = 108.4 mph Roof = Roof Type = Gabled Encl = Enclosure Classification = Enclosed

q_s = 0.00256 * K_e * K_d * V^2 [Eq 26.10-1] = 19.60 psf RA = Roof Area = 3380.93 ft^2 q = 0.00256 * K_e * K_d * V^2 * LF [Eq 26.10-1] = 19.60 psf

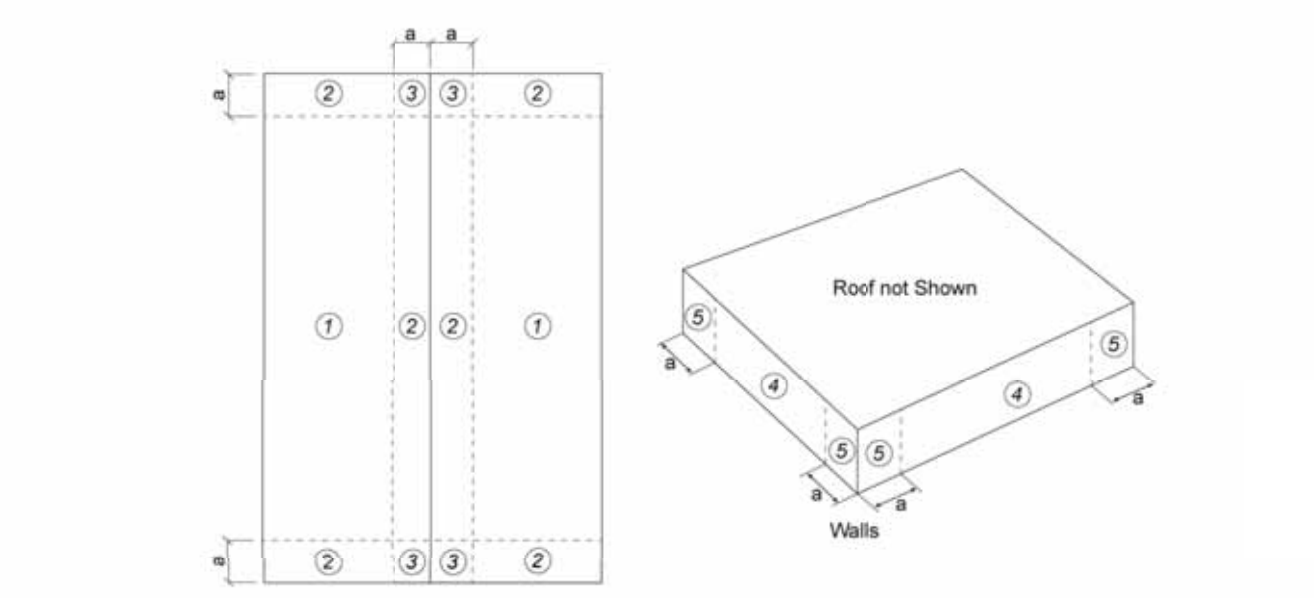
MFRS Wind Loads (Normal to Ridge) h = Mean Roof Height of Building = 24.250 ft B = Ridge Height of Roof = 29.500 ft

Gust Factor Calculation for Wind: [Normal to Ridge] *Gust Factor Category I Rigid Structures - Simplified Method* G = 0.85

z_e = Equiv Struct Height: Max(0.6*h, z_m) = 30.000 ft z = Turbulence Intensity: z/(33/z)^0.16 [Eq 26.11-7] = 0.305 z_m = Turbulence Integral Length Scale: z*(z/33)^0.16 [Eq 26.11-9] = 309.993 ft

Wind Pressures (Parallel to Ridge) All wind pressures include a Load Factor (LF) of 0.6

Roof Wind Pressures for Positive & Negative Internal Pressure (SGC_i) [Normal to Ridge] All wind pressures include a Load Factor (LF) of 0.6



h = Mean structure height = 24.250 ft K_e = 2.41 * (z/z_m)^0.16 [Tbl 26.10-1] = 0.651 K_d = No Topographic feature specified = 1.000

Table: Wind Pressures for Cladding (C/C) Ch 30 Pt 1 Roof & Wall. Columns: Description, Zone, Width, Span, Area, 1/3 Rule, Figure, GCP Max, GCP Min, p Max, p Min.

Table: Wind Pressures for Overhangs per Section Ch 30 Pt 4 [Roof & Wall]. Columns: Description, Zone, Width, Span, Area, 1/3 Rule, Figure, GCP Max, GCP Min, p Max, p Min.

* Per § 30.2.2 the Minimum Pressure for C/C is 9.60 psf (0.460 kPa) [Includes LF] Values of GCP for overhangs include contributions from both upper and lower surfaces.



h/N = Ratio of mean roof height to building width = 0.606 h/L = Ratio of mean roof height to building length = 0.346

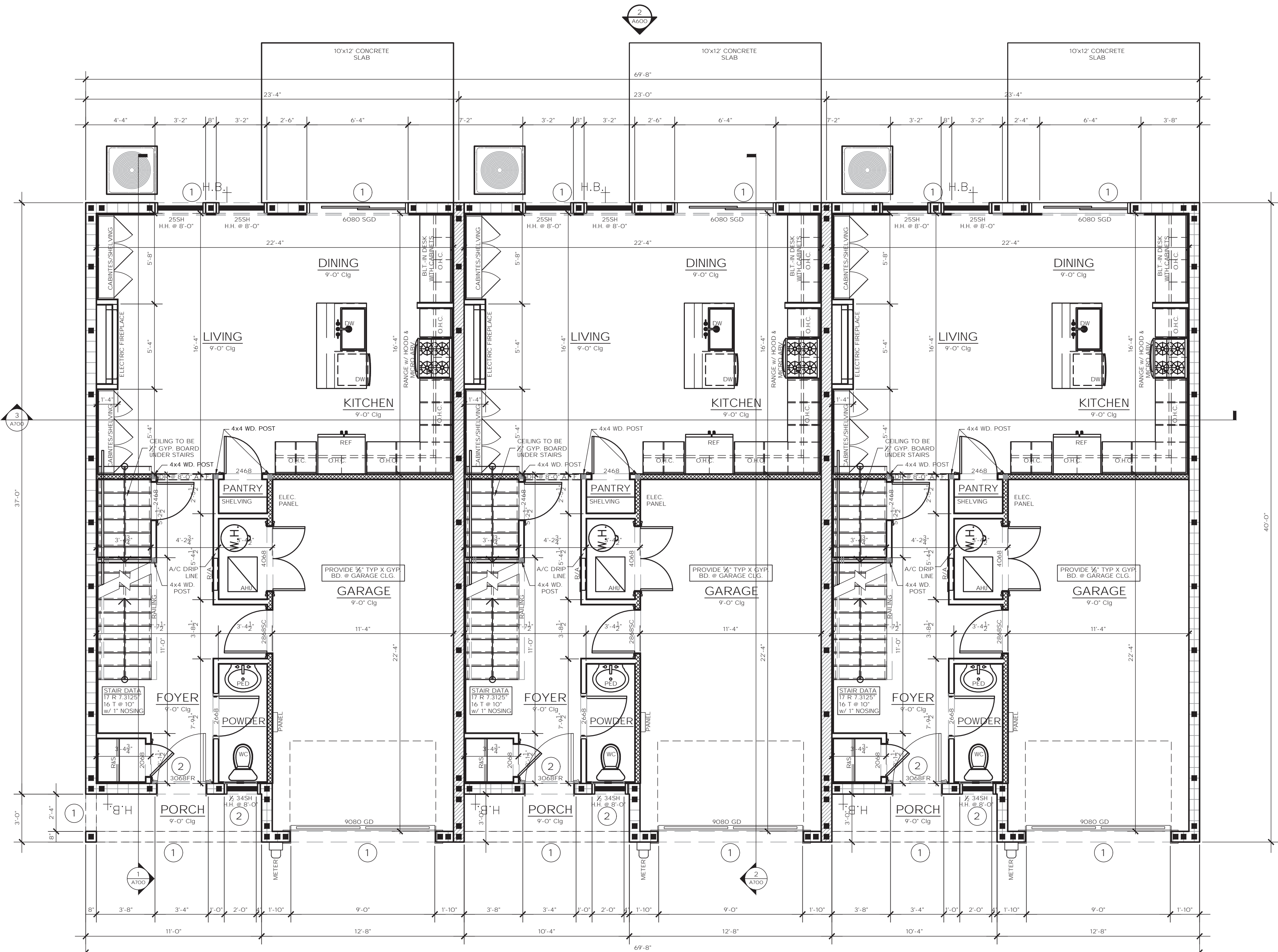
h/N = Ratio of mean roof height to building width = 0.606 h/L = Ratio of mean roof height to building length = 0.346

h = Mean structure height = 24.250 ft K_e = 2.41 * (z/z_m)^0.16 [Tbl 26.10-1] = 0.651 K_d = No Topographic feature specified = 1.000

THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023), RESIDENTIAL

| WALL LEGEND | |
|-------------|--|
| [Symbol] | CMU WALL |
| [Symbol] | CMU WALL (FIREWALL ONLY) |
| [Symbol] | GIRDERS AND LEDGERS |
| [Symbol] | DEFENES ONE #5 VERT. REBAR CELL FILLED SOLID FROM FTG. TO THE BEAM |
| [Symbol] | BEARING FRAME WALL |
| [Symbol] | BEARING FRAME WALL-EXTERIOR |
| [Symbol] | NON-BEARING WALL |

| STRUCTURAL LEGEND | |
|-------------------|--|
| [Symbol] | 1" 8" K.O. BLOCK FILLED W/ (1) #5 BAR OVER 8" PRE-ENGINEERED CONCRETE LITEL FILLED W/ (1) #5 BAR. [RF16-1B/1T] |
| [Symbol] | 2" 8" PRE-ENGINEERED CONCRETE LITEL FILLED W/ (1) #5 BAR. [RF8-1B/0T] |
| [Symbol] | 3" 8" K.O. HALF BLOCK W/ 1-#5 BAR OVER 8" PRE-CAST LITEL FILLED W/ (1) #5 BAR. [RF12-0B/1T] |
| [Symbol] | 4" 8" K.O. BLOCK FILLED AND REINFORCED W/ (1) #5 BAR OVER 8" LITELS FILLED. [RF16-0B/1T] |
| [Symbol] | 5 - THREE (3) 2x4 BUILT-UP COLUMN W/ 10D @ 6" o/c AS EACH LAYER IS APPLIED W/ (1) SIMPSON HTT4 AT BASE INSTALL PER SIMPSON SPECIFICATIONS. (U.N.O.) |
| [Symbol] | 6 - FOUR (4) 2x4 BUILT-UP COLUMN W/ 10D @ 6" o/c AS EACH LAYER IS APPLIED W/ (1) SIMPSON HTT4 AT BASE INSTALL PER SIMPSON SPECIFICATIONS. (U.N.O.) |
| [Symbol] | 7 - THREE (3) 2x8 COLUMN W/ 10D @ 6" o/c AS EACH LAYER IS APPLIED W/ (1) SIMPSON HTT4 AT BASE INSTALL PER SIMPSON SPECIFICATIONS. (U.N.O.) |
| [Symbol] | 8 - THREE (3) 2x12 HEADER W/ THREE (3) 2x4 W/ 10D @ 6" o/c AS EACH LAYER IS APPLIED W/ (1) SIMPSON HTT4 AT BASE INSTALL PER SIMPSON SPECIFICATIONS. (U.N.O.) |
| [Symbol] | 9 - FOUR (4) 2x6 BUILT-UP COLUMN W/ 10D @ 6" o/c AS EACH LAYER IS APPLIED W/ (1) SIMPSON HTT4 AT BASE INSTALL PER SIMPSON SPECIFICATIONS. (U.N.O.) |
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| [Symbol] | 12 - FIVE (5) 2x4 BUILT-UP COLUMN W/ SIMPSON SD525600 AT 6" O.C. STAGGERED AT EA. TO EACH FACE W/ HTT4 AT BASE |
| [Symbol] | 13 - THREE (3) 2x6 BUILT-UP COLUMN W/ 10D @ 6" o/c AS EACH LAYER IS APPLIED W/ (2) SIMPSON CS16 TO HEADER / GIRDER BELOW AT BASE |
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- FLOOR PLAN GENERAL NOTES:**
- OPENING PROTECTION: OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE-RATED DOOR, PER FBC 8TH EDITION 2023 (RESIDENTIAL) 302.5.1
 - PER FBC 8TH EDITION 2023 (RESIDENTIAL) (R308.4.5), GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. G.C. TO VERIFY IF HOMEOWNER SELECTS ANY OF THESE ITEMS LISTED. IF ANY OF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACING THOSE ITEMS IS TO BE TEMPERED.
 - C.J. = RECOMMENDED MASONRY CONTROL JOINT LOCATION
 - A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTOR'S USE. OR, ALL PROPERTY MARKERS SHALL BE EXPOSED AND A STRING STRETCHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS.
 - ALL PLUMBING, ELECTRICAL, AND MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED, AND APPROVED BEFORE REQUESTING THE FRAMING INSPECTION.

- BEARING / FRAMING GENERAL NOTES:**
- ALL STRUCTURAL POSTS, AND BEARING WALLS SHOWN IN PLAN ARE LOCATED BASED UPON THE PROVIDED TRUSS LAYOUT INCLUDED IN THESE DOCUMENTS. GC TO VERIFY THE LATEST TRUSS LAYOUT MATCHES THOSE SHOWN IN THESE DOCUMENTS. SHOULD THERE BE ANY DISCREPANCIES, GC TO NOTIFY BRAD DESIGN & ENGINEERING AND/OR THE STRUCTURAL ENGINEER OF RECORD IMMEDIATELY PRIOR TO THE COMMENCEMENT OF ANY WORK.

SHEAR WALL NOTE:
ALL EXTERIOR WALLS ARE TO BE CONSIDERED SHEAR RESISTING COMPONENTS

WOOD POST NOTE:
ALL WOOD POSTS ARE TO BE ALIGNED WITH THE LONG AXIS OF THE POST CROSS SECTION PARALLEL TO THE LENGTH OF THE BEAM/TRUSS BEING SUPPORTED.

1 3 Unit-Main Floor
A100 1/4"=1'-0" Scale

UNIT "ONE"

| | |
|-------------------|---------------|
| 1st Floor Living: | 618 SQ. FT. |
| 2nd Floor Living: | 852 SQ. FT. |
| Total Living: | 1,470 SQ. FT. |
| Garage: | 283 SQ. FT. |
| Entry: | 33 SQ. FT. |
| Total: | 1,786 SQ. FT. |

UNIT "TWO"

| | |
|-------------------|---------------|
| 1st Floor Living: | 618 SQ. FT. |
| 2nd Floor Living: | 842 SQ. FT. |
| Total Living: | 1,450 SQ. FT. |
| Garage: | 283 SQ. FT. |
| Entry: | 31 SQ. FT. |
| Total: | 1,764 SQ. FT. |

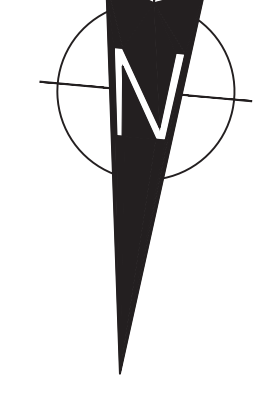
UNIT "THREE"

| | |
|-------------------|---------------|
| 1st Floor Living: | 618 SQ. FT. |
| 2nd Floor Living: | 859 SQ. FT. |
| Total Living: | 1,577 SQ. FT. |
| Garage: | 283 SQ. FT. |
| Entry: | 31 SQ. FT. |
| Total: | 1,881 SQ. FT. |

(ADDRESS - 623)

(ADDRESS - 627)

(ADDRESS - 631)



NOTE: VERIFY WINDOW/DOOR HEADER HEIGHT, SILL HEIGHT, ROUGH OPENINGS AND WINDOW SIZES PER WINDOW/DOOR MANUFACTURE.
NOTE: FIELD VERIFY ALL DIMENSIONS.

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1st Floor Plans

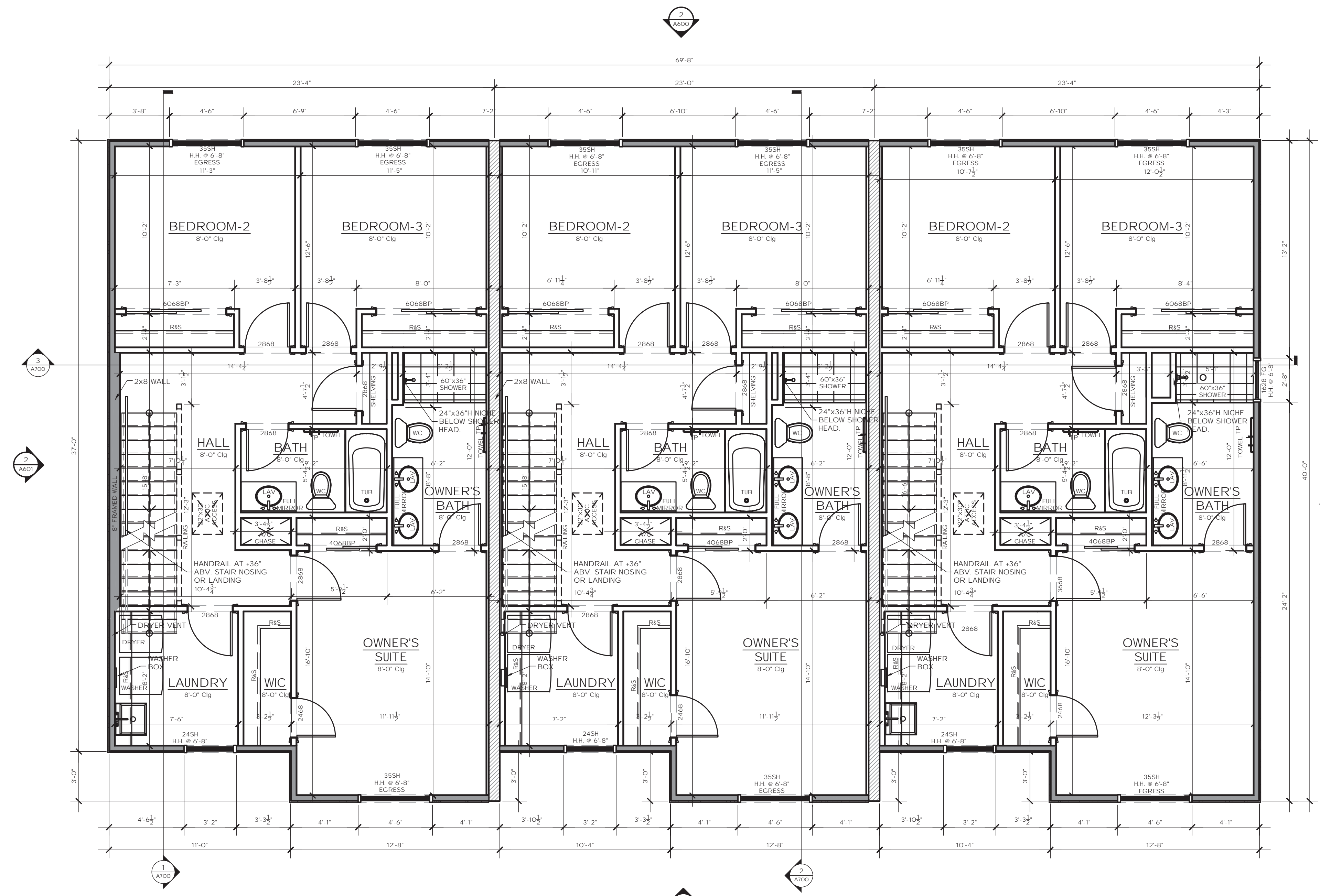
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| DATE | Dec. 6, 2022 |
| SCALE | AS SHOWN |
| DRAWN | BDE |
| SHEET | |

A100

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| WALL LEGEND | |
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| [Symbol] | CMU WALL |
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| [Symbol] | 6 THREE (3) 2x8 COLUMN w/ 10D @ 6" o/c AS EACH LAYER IS APPLIED w/ (1) SIMPSON HTT4 AT BASE INSTALL PER SIMPSON SPECIFICATIONS. (U.N.O.) |
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1 A200 **3 Unit-Upper Floor**
1/4"=1'-0" Scale

FLOOR PLAN GENERAL NOTES:

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- PER FBC 8TH EDITION 2023 (RESIDENTIAL) (R308.4.5), GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. G.C. TO VERIFY IF HOMEOWNER SELECTS ANY OF THESE ITEMS LISTED. IF ANY OF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACING THOSE ITEMS IS TO BE TEMPERED
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SHEAR WALL NOTE:

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WOOD POST NOTE:

ALL WOOD POSTS ARE TO BE ALIGNED WITH THE LONG AXIS OF THE POST CROSS SECTION PARALLEL TO THE LENGTH OF THE BEAM/TRUSS BEING SUPPORTED.

NOTE: VERIFY WINDOW/DOOR HEADER HEIGHT, SILL HEIGHT, ROUGH OPENINGS AND WINDOW SIZES PER WINDOW/DOOR MANUFACTURE.
NOTE: FIELD VERIFY ALL DIMENSIONS.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

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cmr@bradandeng.com

2nd Floor Plans

DATE
Dec. 6, 2022
SCALE
AS SHOWN
DRAWN
BDE
SHEET
A200

THIS DRAWING IS FOR REFERENCE ONLY, SEE FLOOR & FOUNDATION PLAN FOR LOAD BEARING WALLS AND COLUMNS. THE ARCHITECT'S SEAL ON THIS SHEET IS FOR THE SUPPORTING STRUCTURE ONLY. THE TRUSS LAYOUT PLAN HAS BEEN DESIGNED BY A LICENSED FLORIDA ENGINEER.

THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023), RESIDENTIAL.

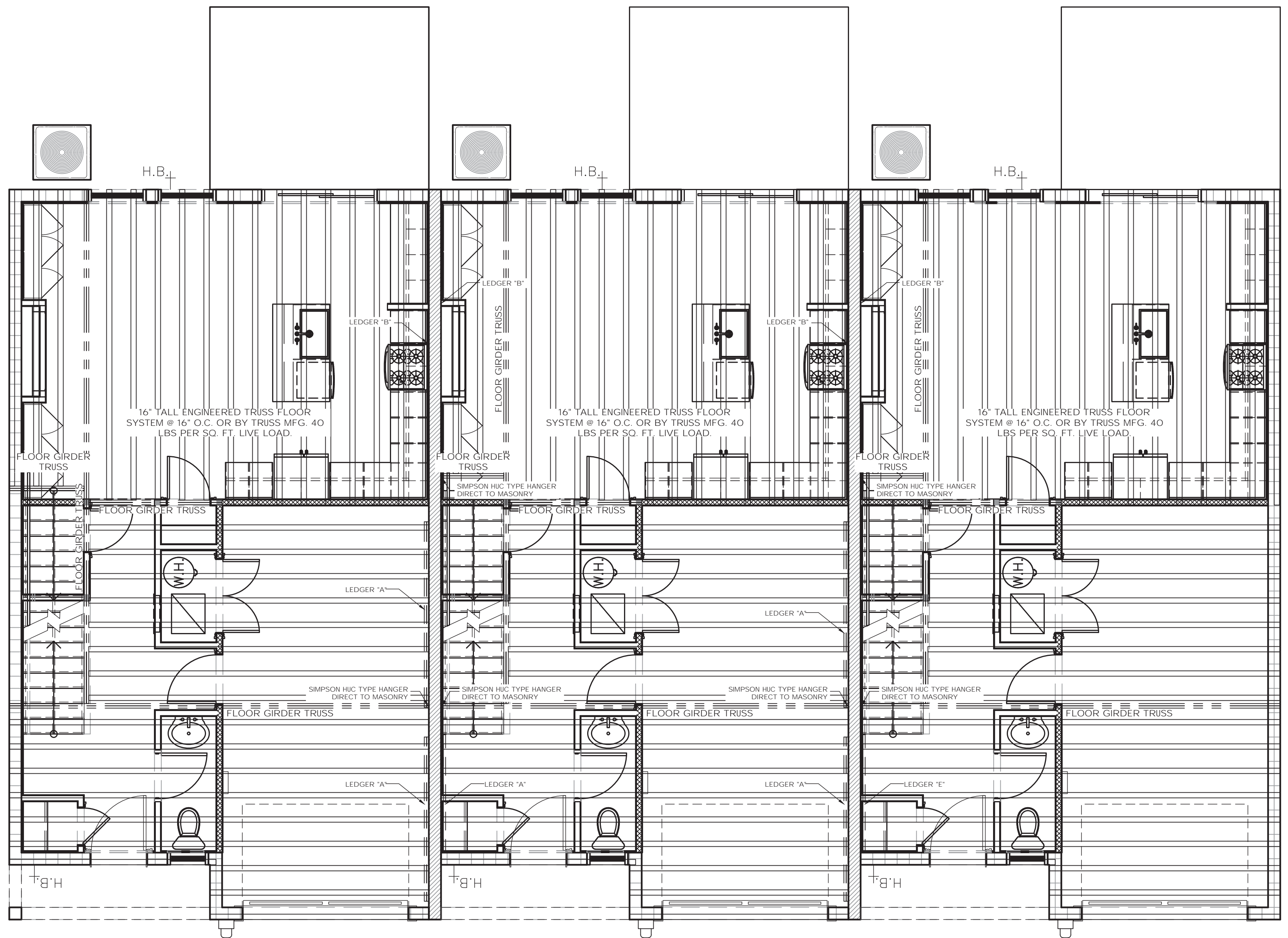
SPECIFICATION FOR LEDGERS
(THE FOLLOWING SHALL APPLY UNLESS OTHERWISE NOTED)

LEDGER A (LA) - (2) 2X12 PT W/ 5/8" DIA. X 8" A.B. @ 12" O.C. STAGGERED W/ SIMPSON H4 MIN. OR EQUAL @ TOP CHORD BEARING OF SIMPSON H4/PAGE10 OR EQUAL @ FACE BEARING @ EA. TRUSS (TYP. UNO @ PERPENDICULAR FLOOR TRUSS SUPPORT ALONG MASONRY WALL).

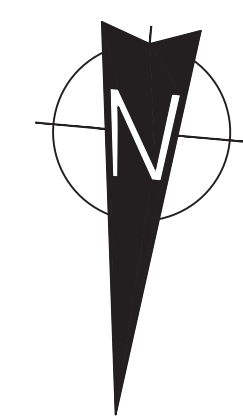
LEDGER B (LB) - 2X8 PT W/ 5/8" DIA. X 8" A.B. @ 24" O.C. STAGGERED SET AT SHEATHING LEVEL FOR DIAPHRAGM EDGE NAILING (TYP. UNO @ FLOOR SHEATHING SUPPORT AT MASONRY AT PARALLEL FLOOR TRUSSES). NOTE: THIS IS A REQUIRED TERMINATION FOR THE FLOOR DIAPHRAGM, AND PROVIDES LATERAL DIAPHRAGM SUPPORT TO THE MASONRY WALL. A TRUSS SISTERED TO THE WALL IS NOT AN ACCEPTABLE SUBSTITUTE, UNLESS THAT TRUSS IS ATTACHED TO THE WALL IN LIKE MANNER TO THAT INDICATED FOR THE LEDGER (MIN.).

NOTE: AT LEDGERS C OR D, H4/AS/C28-2 OR H4/AS/C28-3 MAY BE USED FOR 2 PLY OR 3 PLY HANGERS. TRUSS ATTACHMENT, RESPECTIVELY, U.S.G.

- FRAMING & CONNECTOR NOTES**
- ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY TRUSS MANUFACTURER'S REGISTERED ENGINEER. ALL HANGERS AND ANCHORS SHALL BE SPECIFIED BY A REGISTERED ENGINEER.
 - ALL PRE-ENGINEERED WOOD PRODUCTS SHALL BE VERIFIED BY TRUSS MANUFACTURER. TRUSS MANUFACTURER SHALL HAVE THE AUTHORITY TO MAKE SUBSTITUTIONS FOR PRODUCTS SPECIFIED ON THE PLANS DUE TO AVAILABILITY OR ECONOMICS. CHANGES SPECIFIED BY THE TRUSS MANUFACTURER SHALL CONTROL. CHANGES MADE AFTER TRUSS ENGINEERING HAS BEEN PROVIDED TO ENGINEER OF RECORD, MUST BE APPROVED BY THE ENGINEER OF RECORD.
 - FRAMING PLAN IS DIAGRAMMATIC IN NATURE AND IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY.
 - TRUSS MANUFACTURER TO PROVIDE SEPARATE LAYOUT AND TRUSS COMPONENT DESIGN SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. TRUSS MANUFACTURER TO VERIFY ALL TRUSS SPANS, SLOPES, BEARING POINTS, AND DIMENSIONS BEFORE FABRICATION.
 - ALL PRE-ENGINEERED WOOD PRODUCTS ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. THE TRUSS ENGINEER IS A DELEGATED ENGINEER FOR THIS PROJECT, AND AS SUCH, IS RESPONSIBLE FOR THE VALIDITY OF THE COMPONENTS PROVIDED. FRAMING LAYOUTS SHOWN MAY BE CHANGED BY THE TRUSS MANUFACTURER. THE DELEGATED ENGINEER IS RESPONSIBLE FOR PROVIDING A FINAL SEALED SET OF ALL CALCULATIONS AND LAYOUTS FOR THIS PROJECT TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO MANUFACTURE OF SAID COMPONENTS. ENGINEER OF RECORD HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUFACTURER'S COMPONENTS AT THIS TIME AND RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER SUCH INFORMATION HAS BEEN PROVIDED FOR REVIEW. CONTRACTOR, AS PROJECT COORDINATOR, SHALL BE RESPONSIBLE FOR INSURING INFORMATION REQUESTED ABOVE HAS BEEN SUBMITTED TO ENGINEER OF RECORD IN A TIMELY MANNER WHEN AVAILABLE.
 - ALL PRE-ENGINEERED TRUSSES TO BE DESIGNED USING THE MOST RECENT TPI CRITERIA. TRUSSES TO BE HANDLED AND INSTALLED USING MOST RECENT BCSI RECOMMENDATIONS. TEMPORARY AND PERMANENT BRACING SHALL BE PER MOST RECENT BCSI RECOMMENDATIONS UNLESS NOTED OTHERWISE, OR MORE STRINGENT CODE REQUIREMENTS APPLY. TRUSS ENGINEER IS RESPONSIBLE FOR INDICATING ALL TRUSS TO TRUSS CONNECTORS. ALL COMPONENTS TO BE DESIGNED FOR BOTH GRAVITY AND UPLIFT LOAD CASES, INCLUDING BEAM COMPONENTS UPON REVIEW, ENGINEER OF RECORD WILL PROVIDE A REVIEW LETTER INDICATING ANY CHANGE IN BRACING OR SUPPORT BASED ON THAT REVIEW. CONSTRUCTION COMMENCING PRIOR TO ENGINEER'S REVIEW IS SUBJECT TO MODIFICATION BASED ON REVIEW LETTER.
 - ALL ROOF PITCHES ARE TO BE SET AS INDICATED ON PLANS AND ELEVATIONS.
 - TRUSS SPACING SHALL BE 16" O.C. FLOOR FRAMING AND 24" O.C. ROOF FRAMING UNLESS OTHERWISE NOTED. CONVENTIONAL FRAMING SHALL BE 16" O.C. OR AS OTHERWISE NOTED.
 - TRUSS MANUFACTURER TO PROVIDE ALL GABLE END TRUSSES WITH INTERMEDIATE STUD MEMBERS 16" O.C.
 - SECURE EACH TRUSS AT EACH END AS REQUIRED BY BUILDING CODE. UNLESS NOTED OTHERWISE, ALL MASONRY TO TRUSS CONNECTIONS SHALL BE SIMPSON HTS16 (1 OR 2 PLY).
 - UNLESS NOTED OTHERWISE, ALL FRAME/LEDGER TO TRUSS CONNECTIONS SHALL BE SIMPSON HTS16 OR EQUAL.
 - CONNECTOR DESIGNATIONS REFER TO THE CONNECTOR SCHEDULE ON THESE SHEETS. IF CONTRACTOR REQUIRES CLARIFICATION OF ANY ITEM OR COMPONENT, THEY SHALL REQUEST CLARIFICATION IN WRITING BEFORE INSTALLING ITEM IN QUESTION. PLYWOOD ROOF DECKING AS SPECIFIED.
 - OVERHANGS WILL VARY. SEE ROOF PLAN AND EXTERIOR ELEVATIONS. ALL OVERHANGS GREATER THAN 18" SHALL BE TACKED ON IN THE FIELD. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON-BEARING WALLS AND AT VOL. LINE AREA UNLESS OTHERWISE NOTED. ALIGN TRUSSES AND HAND FRAMING SO AS ALL GYPSUM WALL BOARD TO BE CONTINUOUS FROM FLOOR TO CEILING.
 - ALL OPENINGS OVER 8'-0" WIDE TO HAVE HEADERS AND LINTELS DESIGNED BY TRUSS MANUFACTURER.
 - ALL WALL AND ROOF FRAMING TO COMPLY WITH SBCC 1701 TO 1711.
 - ATTIC VENTILATION - FBC-R SECTION R906.2
 - 19.1 VENTING SHALL BE INSTALLED PER R806.2
 - 19.2 NO VENTING REQUIRED IF ATTIC SPACE ASSEMBLY MEETS FBC-R R806.5 CONDITIONS
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ITEMS INSTALLED INCORRECTLY.



1 3 UNIT FLOOR FRAMING PLAN
 A400 1/4"=1'-0" Scale



NOTE: VERIFY WINDOW/DOOR HEADER HEIGHT, SILL HEIGHT, ROUGH OPENINGS AND WINDOW SIZES PER WINDOW/DOOR MANUFACTURE.
 NOTE: FIELD VERIFY ALL DIMENSIONS.

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Progress Set 2/12/24

Construction

Description of Change

Number

Date

21 SOUTH DEVELOPMENT

21 SOUTH DEV. TH
 124 N Miller Rd.
 Valrico, Florida 33594

Ray M. Smith
 Architect # 12864
 708 Lihua Pines Road
 Brandon, Florida 33511
 Cell: 813-895-0616 Office: 813-902-2408
 construction@bradeng.com

Plot

Floor Framing

DATE
 Dec. 6, 2022

SCALE
 AS SHOWN

DRAWN
 BDE

SHEET

A400

| VENT CALCULATIONS-UNIT 1 | |
|----------------------------------|--|
| BUILDING ENCLOSED AREA | = 852 SQ. FT. |
| TOTAL VENT AREA REQUIRED | = 2.8 SQ. FT. (ATTIC SQ. FT. / 300) |
| MINIMUM VENT AREA TO BE PROVIDED | |
| RIDGE/OFF RIDGE VENT AREA | = 1.1 SQ. FT. MIN. 1.4 SQ. FT. MAX. (ATTIC SQ. FT. / 300 * 4-5) |
| EAVE VENT AREA | = 158.4 SQ. IN. 201.6 SQ. IN. REQUIRED |
| VENTILATION PRODUCTS PROVIDED | |
| STAMPED OFF RIDGE VENT | = 36 SQ. IN. PER LINEAL FT. |
| GP T3-13 FULL VENT SOFFIT | = 144 SQ. IN. PER 4' LONG UNIT |
| VENT AREA DESIGNED | |
| RIDGE/OFF RIDGE VENT AREA | = 158.4 / 201.6 SQ. IN. PER UNIT = 1 EACH 4' LONG UNITS MINIMUM 1 EACH 4' LONG UNITS MAXIMUM |
| ELEVATION 1 | = 87.0 LINEAL FEET = 799.5 SQ. IN. PROVIDED |
| ELEVATION 2 | = 14.0 LINEAL FEET = 128.7 SQ. IN. PROVIDED |

| VENT CALCULATIONS-UNIT 2 | |
|----------------------------------|--|
| BUILDING ENCLOSED AREA | = 842 SQ. FT. |
| TOTAL VENT AREA REQUIRED | = 2.8 SQ. FT. (ATTIC SQ. FT. / 300) |
| MINIMUM VENT AREA TO BE PROVIDED | |
| RIDGE/OFF RIDGE VENT AREA | = 1.1 SQ. FT. MIN. 1.4 SQ. FT. MAX. (ATTIC SQ. FT. / 300 * 4-5) |
| EAVE VENT AREA | = 158.4 SQ. IN. 201.6 SQ. IN. REQUIRED |
| VENTILATION PRODUCTS PROVIDED | |
| STAMPED OFF RIDGE VENT | = 36 SQ. IN. PER LINEAL FT. |
| GP T3-13 FULL VENT SOFFIT | = 144 SQ. IN. PER 4' LONG UNIT |
| VENT AREA DESIGNED | |
| RIDGE/OFF RIDGE VENT AREA | = 158.4 / 201.6 SQ. IN. PER UNIT = 1 EACH 4' LONG UNITS MINIMUM 1 EACH 4' LONG UNITS MAXIMUM |
| ELEVATION 1 | = 52.0 LINEAL FEET = 477.9 SQ. IN. PROVIDED |
| ELEVATION 2 | = 10.0 LINEAL FEET = 91.9 SQ. IN. PROVIDED |

| VENT CALCULATIONS-UNIT 3 | |
|----------------------------------|--|
| BUILDING ENCLOSED AREA | = 859 SQ. FT. |
| TOTAL VENT AREA REQUIRED | = 2.9 SQ. FT. (ATTIC SQ. FT. / 300) |
| MINIMUM VENT AREA TO BE PROVIDED | |
| RIDGE/OFF RIDGE VENT AREA | = 1.2 SQ. FT. MIN. 1.5 SQ. FT. MAX. (ATTIC SQ. FT. / 300 * 4-5) |
| EAVE VENT AREA | = 172.8 SQ. IN. 216.0 SQ. IN. REQUIRED |
| VENTILATION PRODUCTS PROVIDED | |
| STAMPED OFF RIDGE VENT | = 36 SQ. IN. PER LINEAL FT. |
| GP T3-13 FULL VENT SOFFIT | = 144 SQ. IN. PER 4' LONG UNIT |
| VENT AREA DESIGNED | |
| RIDGE/OFF RIDGE VENT AREA | = 172.8 / 216.0 SQ. IN. PER UNIT = 1 EACH 4' LONG UNITS MINIMUM 2 EACH 4' LONG UNITS MAXIMUM |
| ELEVATION 1 | = 89.0 LINEAL FEET = 817.9 SQ. IN. PROVIDED |
| ELEVATION 2 | = 10.0 LINEAL FEET = 91.9 SQ. IN. PROVIDED |

- VENT NOTES:**
- ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN.
 - REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.
 - WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW AIR.
 - A MINIMUM OF A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION & THE ROOF SHEATHING.
 - VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023), RESIDENTIAL

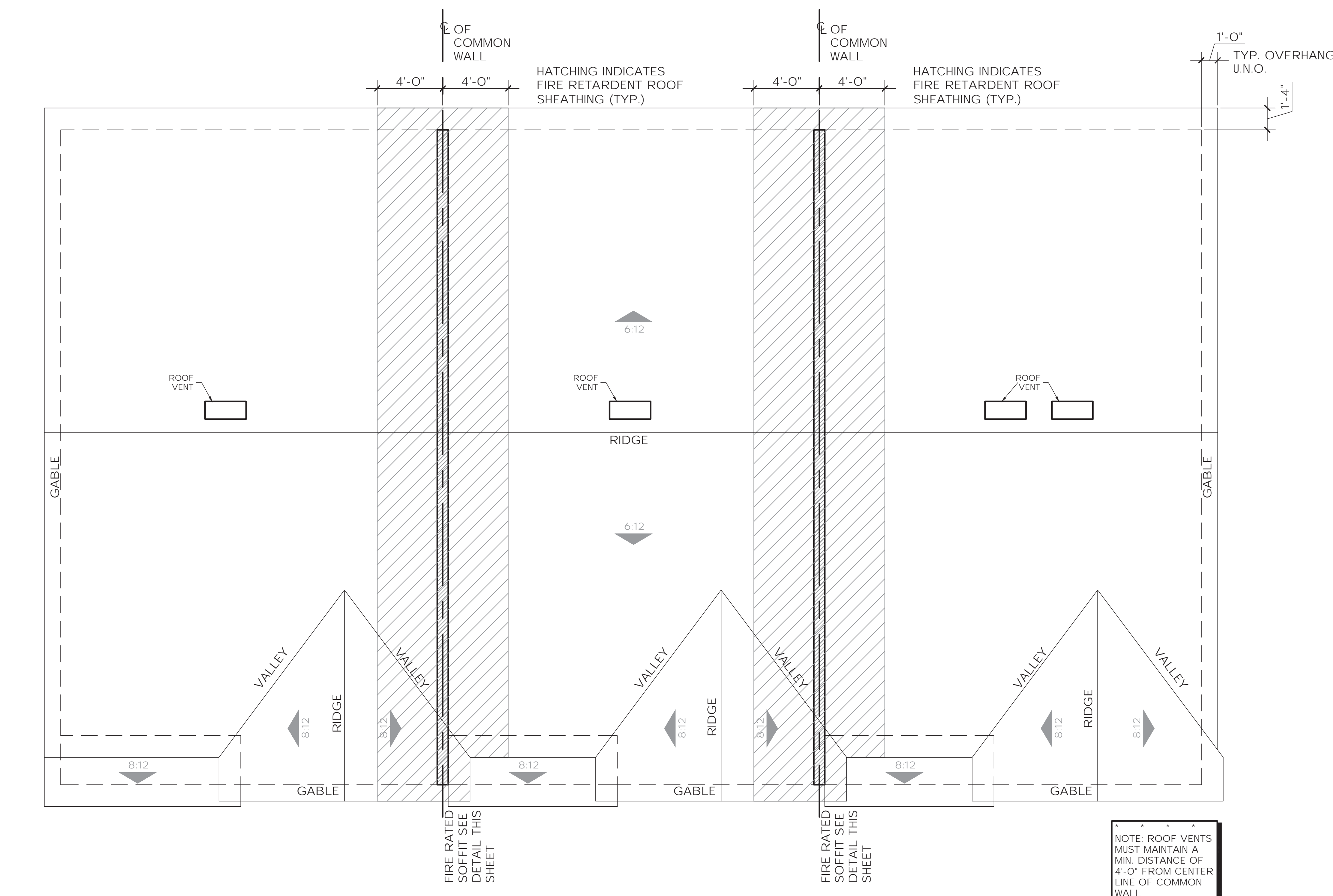
- ROOF PLAN GENERAL NOTES:**
- ROOF COVERING UNDERLAYMENT APPLICATION TO BE IN ACCORDANCE WITH FBC 8TH EDITION 2023 (RESIDENTIAL) 905.1.1
 - ROOF BAFFLING INSTALL BAFFLES PER FBC-EC R303.2.1 OR R402.2.3

| Rafter/Truss Spacing 24 in. o.c. | Wind Speed | | | | | |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| | 130 mph | 140 mph | 150 mph | 160 mph | 170 mph | 180 mph |
| Minimum Sheathing Thickness, inches (Panel Span Rating) Exposure B | 7/16 (24/16) | 7/16 (24/16) | 15/32 (32/16) | 19/32 (40/20) | 19/32 (40/20) | 19/32 (40/20) |
| Minimum Sheathing Thickness, inches (Panel Span Rating) Exposure C | 15/32 (24/16) | 19/32 (40/20) | 19/32 (40/20) | 19/32 (40/20) | 19/32 (40/20) | 23/32 (48/24) |
| Minimum Sheathing Thickness, inches (Panel Span Rating) Exposure D | 19/32 (40/20) | 19/32 (40/20) | 19/32 (40/20) | 19/32 (40/20) | 23/32 (48/24) | 23/32 (48/24) |

| Rafter/Truss Spacing 24 in. o.c. | Wind Speed | | | | | |
|----------------------------------|------------|---------|---------|---------|---------|---------|
| | 130 mph | 140 mph | 150 mph | 160 mph | 170 mph | 180 mph |
| Exposure B | | | | | | |
| Rafter/Truss SG = 0.42 | 6 | 6 | 6 | 6 | 6 | 6 |
| Rafter/Truss SG = 0.49 | 6 | 6 | 6 | 6 | 6 | 6 |
| Exposure C | | | | | | |
| Rafter/Truss SG = 0.42 | 6 | 6 | 4 | 4 | 4 | 4 |
| Rafter/Truss SG = 0.49 | 6 | 6 | 6 | 6 | 6 | 6 |
| Exposure D | | | | | | |
| Rafter/Truss SG = 0.42 | 4 | 4 | 4 | 4 | 4 | 4 |
| Rafter/Truss SG = 0.49 | 6 | 6 | 6 | 6 | 4 | 4 |

Wood structural panel sheathing shall be fastened to roof framing in accordance with Table R803.2.3.1. Where the sheathing thickness is 15/32 inches and less, sheathing shall be fastened with ASTM F1667 RRSR-01 (23/8" x 0.113") nails. Where the sheathing thickness is greater than 15/32 inches, sheathing shall be fastened with ASTM F1667 RRSR-03 (21/2" x 0.131") nails or ASTM F1667 RRSR-04 (3" x 0.120") nails. RRSR-01, RRSR-03 and RRSR-04 are ring shank nails meeting the specifications in ASTM F1667.

E = Nail spacing along panel edges (inches)
 F = Nail spacing along intermediate supports in the panel field (inches)
 a. For sheathing located a minimum of 4 feet from the perimeter edge of the roof, including 4 feet on each side of ridges and hips, nail spacing is permitted to be 6 inches on center along panel edges and 6 inches on center along intermediate supports in the panel field.
 b. Where rafter/truss spacing is less than 24 inches on center, roof sheathing fastening is permitted to be in accordance with the AWC WFCM or the AWC NDS



1 A405 3 UNIT ROOF PLAN
 1/4"=1'-0" Scale

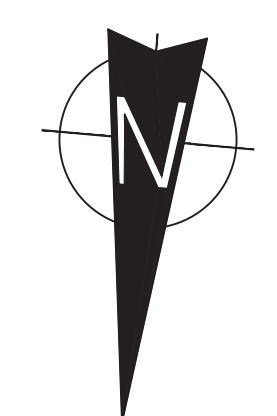
WALL SHEATHING AND NAILING SCHEDULE:

UNLESS OTHERWISE NOTED, ALL EXTERIOR SHEATHING TO BE PW/OSB (PER WALL EXTERIOR SHEATHING TABLE) FASTENED W/ 8D NAILS @ 4" O.C. BOUNDARIES, 6" O.C. EDGES, AND 8" O.C. FIELD.

| STUD SPACING (INCHES o.c.) | PANEL ORIENTATION (A) | APA RATED SHEATHING | |
|----------------------------|-----------------------|------------------------------------|---------------------|
| | | MINIMUM NOMINAL THICKNESS (INCHES) | MINIMUM SPAN RATING |
| 16 OR LESS | HORIZONTAL (B) | 7/16" OSB OR 15/32" PW (C) | 24/16 |
| | VERTICAL (B) | 15/32" OSB OR 1/2" PW (C) | 32/16 |

(A) STRENGTH AXIS (TYPICALLY THE LONG PANEL DIMENSION) PERPENDICULAR TO STUDS FOR HORIZONTAL APPLICATION, OR PARALLEL TO STUDS FOR VERTICAL APPLICATION.
 (B) BLOCKING BETWEEN STUDS ALONG HORIZONTAL PANEL JOINTS.
 (C) PW TO BE 4-PLY PLYWOOD.

NOTE:
 1. GABLE END VERTICAL STUDS GREATER THAN 16" O/C REQUIRE 2 ROWS OF NAILS, EA. ROW NAILED PER SCHEDULE ABV.
 2. PROVIDE 1/8" GAP AT ALL EDGES.



NOTE: VERIFY WINDOW/DOOR HEADER HEIGHT, SILL HEIGHT, ROUGH OPENINGS AND WINDOW SIZES PER WINDOW/DOOR MANUFACTURE.
 NOTE: FIELD VERIFY ALL DIMENSIONS.

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Progress Set 2/12/24

Construction

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 21 SOUTH DEV. TH
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 Valrico, Florida 33594

Ray M. Smith
 Architect # 12864
 708 Lihua Pines Road
 Brandon, Florida 33511
 Cell: 813-895-0016 Office: 813-902-2408
 construction@bradeng.com

Roof Plan

DATE
 Dec. 6, 2022
 SCALE
 AS SHOWN
 DRAWN
 BDE
 SHEET

A405

THIS DRAWING IS FOR REFERENCE ONLY, SEE FLOOR & FOUNDATION PLAN FOR LOAD BEARING WALLS AND COLUMNS. THE ARCHITECT'S SEAL ON THIS SHEET IS FOR THE SUPPORTING STRUCTURE ONLY. THE TRUSS LAYOUT PLAN HAS BEEN DESIGNED BY A LICENSED FLORIDA ENGINEER.

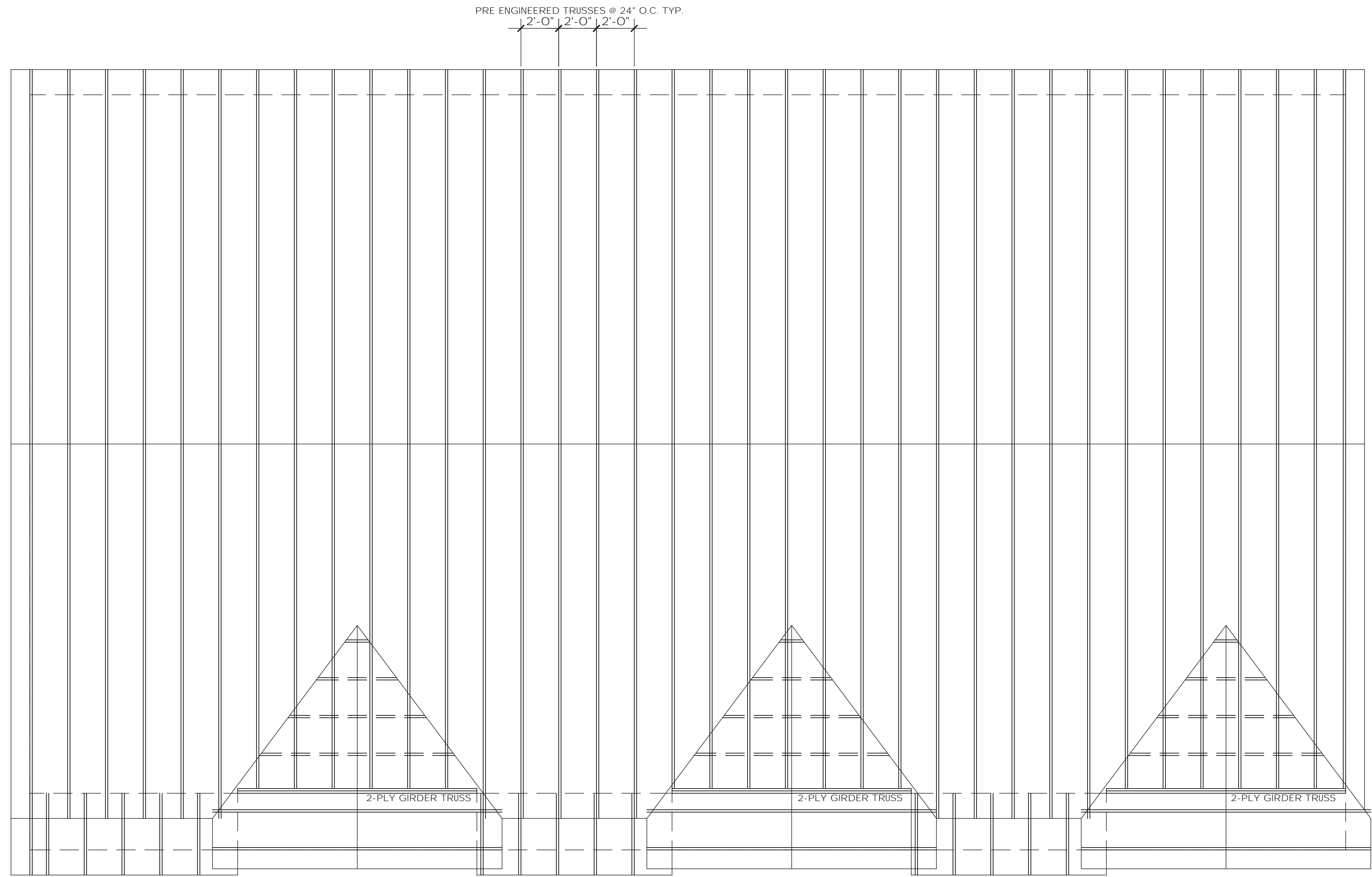
THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023), RESIDENTIAL

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Progress Set 2/12/24

FRAMING & CONNECTOR NOTES

- ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY TRUSS MANUFACTURER'S REGISTERED ENGINEER. ALL HANGERS AND ANCHORS SHALL BE SPECIFIED BY A REGISTERED ENGINEER.
- ALL PRE-ENGINEERED WOOD PRODUCTS SHALL BE VERIFIED BY TRUSS MANUFACTURER. TRUSS MANUFACTURER SHALL HAVE THE AUTHORITY TO MAKE SUBSTITUTIONS FOR PRODUCTS SPECIFIED ON THE PLANS DUE TO AVAILABILITY OR ECONOMICS. CHANGES SPECIFIED BY THE TRUSS MANUFACTURER SHALL CONTROL. CHANGES MADE AFTER TRUSS ENGINEERING HAS BEEN PROVIDED TO ENGINEER OF RECORD, MUST BE APPROVED BY THE ENGINEER OF RECORD.
- FRAMING PLAN IS DIAGRAMMATIC IN NATURE AND IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY.
- TRUSS MANUFACTURER TO PROVIDE SEPARATE LAYOUT AND TRUSS COMPONENT DESIGN SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. TRUSS MANUFACTURER TO VERIFY ALL TRUSS SPANS, SLOPES, BEARING POINTS, AND DIMENSIONS BEFORE FABRICATION.
- ALL PRE-ENGINEERED WOOD PRODUCTS ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. THE TRUSS ENGINEER IS A DELEGATED ENGINEER FOR THIS PROJECT, AND AS SUCH, IS RESPONSIBLE FOR THE VALIDITY OF THE COMPONENTS PROVIDED. FRAMING LAYOUTS SHOWN MAY BE CHANGED BY THE TRUSS MANUFACTURER. THE DELEGATED ENGINEER IS RESPONSIBLE FOR PROVIDING A FINAL SEALED SET OF ALL CALCULATIONS AND LAYOUTS FOR THIS PROJECT TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO MANUFACTURE OF SAID COMPONENTS. ENGINEER OF RECORD HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUFACTURER'S COMPONENTS AT THIS TIME, AND RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER SUCH INFORMATION HAS BEEN PROVIDED FOR REVIEW. CONTRACTOR, AS PROJECT COORDINATOR, SHALL BE RESPONSIBLE FOR INSURING INFORMATION REQUESTED ABOVE HAS BEEN SUBMITTED TO ENGINEER OF RECORD IN A TIMELY MANNER WHEN AVAILABLE.
- ALL PRE-ENGINEERED TRUSSES TO BE DESIGNED USING THE MOST RECENT TPI CRITERIA. TRUSSES TO BE HANDLED AND INSTALLED USING MOST RECENT BCSI RECOMMENDATIONS. TEMPORARY AND PERMANENT BRACING SHALL BE PER MOST RECENT BCSI RECOMMENDATIONS UNLESS NOTED OTHERWISE. OR MORE STRINGENT CODE REQUIREMENTS APPLY. TRUSS ENGINEER IS RESPONSIBLE FOR INDICATING ALL TRUSS TO TRUSS CONNECTORS. ALL COMPONENTS TO BE DESIGNED FOR BOTH GRAVITY AND UPLIFT LOAD CASES, INCLUDING BEAM COMPONENTS UPON REVIEW. ENGINEER OF RECORD WILL PROVIDE A REVIEW LETTER INDICATING ANY CHANGE IN STRAPPING OR SUPPORT BASED ON THAT REVIEW. CONSTRUCTION COMMENCING PRIOR TO ENGINEER'S REVIEW IS SUBJECT TO MODIFICATION BASED ON REVIEW LETTER.
- ALL ROOF PITCHES ARE TO BE SET AS INDICATED ON PLANS AND ELEVATIONS.
- TRUSS SPACING SHALL BE 16' O.C. FLOOR FRAMING AND 24' O.C. ROOF FRAMING UNLESS OTHERWISE NOTED. CONVENTIONAL FRAMING SHALL BE 16' O.C. OR AS OTHERWISE NOTED.
- TRUSS MANUFACTURER TO PROVIDE ALL GABLE END TRUSSES WITH INTERMEDIATE STUD MEMBERS 16' O.C.
- SECURE EACH TRUSS AT EACH END AS REQUIRED BY BUILDING CODE.
- UNLESS NOTED OTHERWISE, ALL MASONRY TO TRUSS CONNECTIONS SHALL BE SIMPSON HETA16 OR EQUAL.
- UNLESS NOTED OTHERWISE, ALL FRAME/LEDGER TO TRUSS CONNECTIONS SHALL BE SIMPSON HTS16 (1 OR 2 PLY).
- CONNECTOR DESIGNATIONS REFER TO THE CONNECTOR SCHEDULE ON THE THIS SHEETS. IF CONTRACTOR REQUIRES CLARIFICATION OF ANY ITEM OR COMPONENT, THEY SHALL REQUEST CLARIFICATION IN WRITING BEFORE INSTALLING ITEM IN QUESTION. PLYWOOD ROOF DECKING AS SPECIFIED.
- OVERHANGS WILL VARY. SEE ROOF PLAN AND EXTERIOR ELEVATIONS. ALL OVERHANGS GREATER THAN 18" SHALL BE TACKED ON IN THE FIELD.
- FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON-BEARING WALLS AND AT VOLUME AREA UNLESS OTHERWISE NOTED.
- ALIGN TRUSSES AND HAND FRAMING SO AS ALL GYPSUM WALL BOARD TO BE CONTINUOUS FROM FLOOR TO CEILING.
- ALL OPENINGS OVER 8'-0" WIDE TO HAVE HEADERS AND LINTELS DESIGNED BY TRUSS MANUFACTURER.
- ALL WALL AND ROOF FRAMING TO COMPLY WITH SBCC 1701 TO 1711.
- ATTIC VENTILATION - FBC-R SECTION R806:
 19.1. VENTING SHALL BE INSTALLED PER R806.2
 19.2. NO VENTING REQUIRED IF ATTIC SPACE ASSEMBLY MEETS FBC-R R806.5 CONDITIONS
- CONTRACTOR SHALL BE RESPONSIBLE FOR ITEMS INSTALLED INCORRECTLY.



1 **3 UNIT ROOF FRAMING PLAN**
 A410 1/4"=1'-0" Scale

Description of Change

Number

Date

Construction

21 SOUTH DEVELOPMENT
 21 SOUTH DEV. TH
 124 N Miller Rd.
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 commstadesigns@outlook.com

Not

Roof Framing

DATE
 Dec. 6, 2022

SCALE
 AS SHOWN

DRAWN
 BDE

SHEET

A410

NOTE: VERIFY WINDOW/DOOR HEADER HEIGHT, SILL HEIGHT, ROUGH OPENINGS AND WINDOW SIZES PER WINDOW/DOOR MANUFACTURE.
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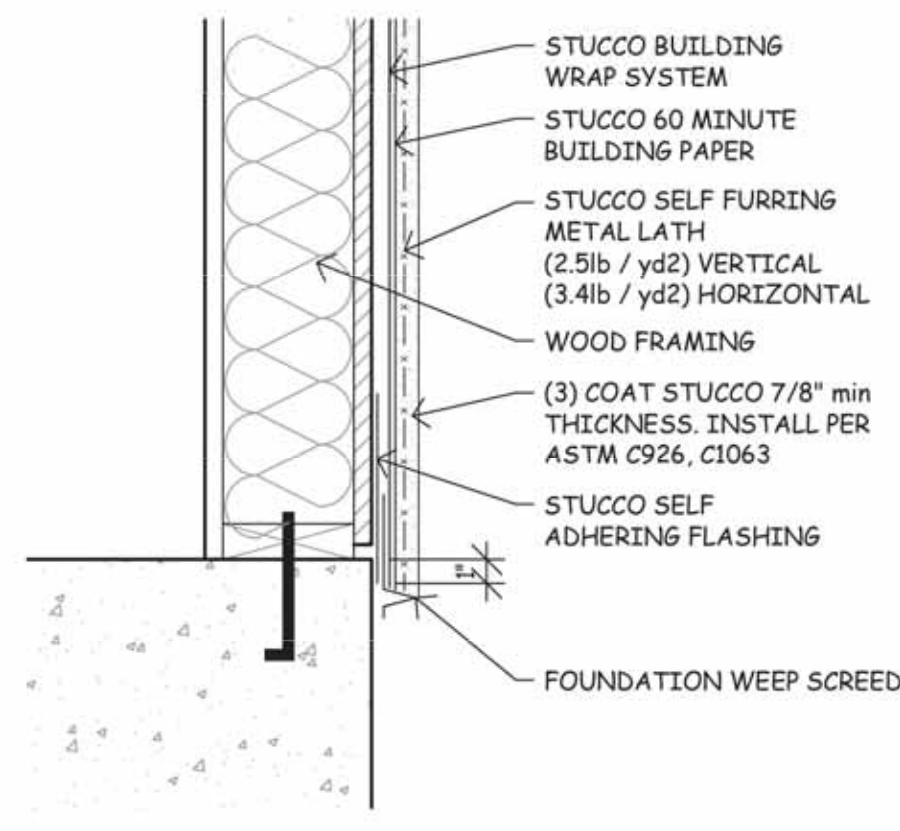
Progress Set 2/12/24

Revision Number Date Description of Change

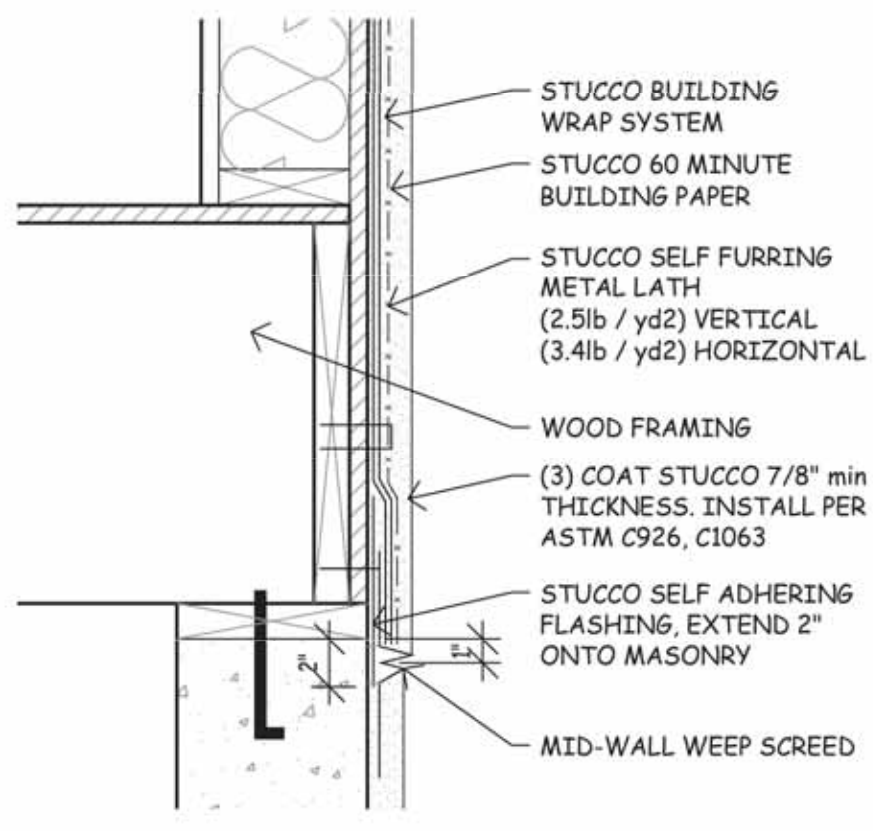
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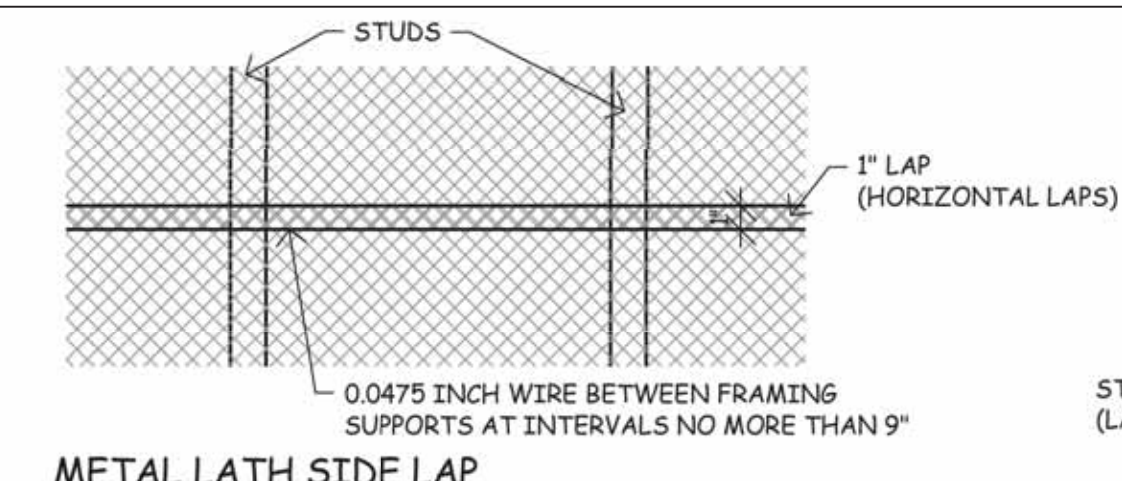
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 SHEET: D300



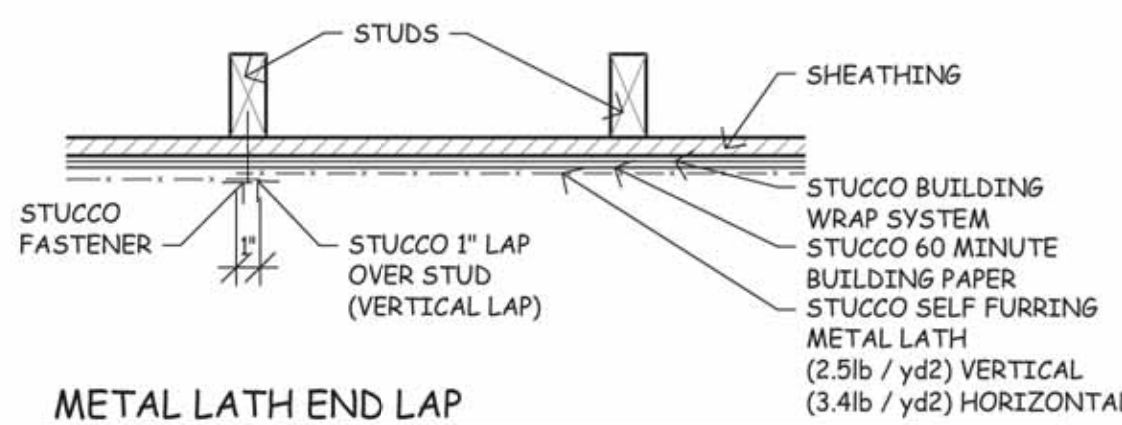
DETAIL AT FOUNDATION / FRAME WALL



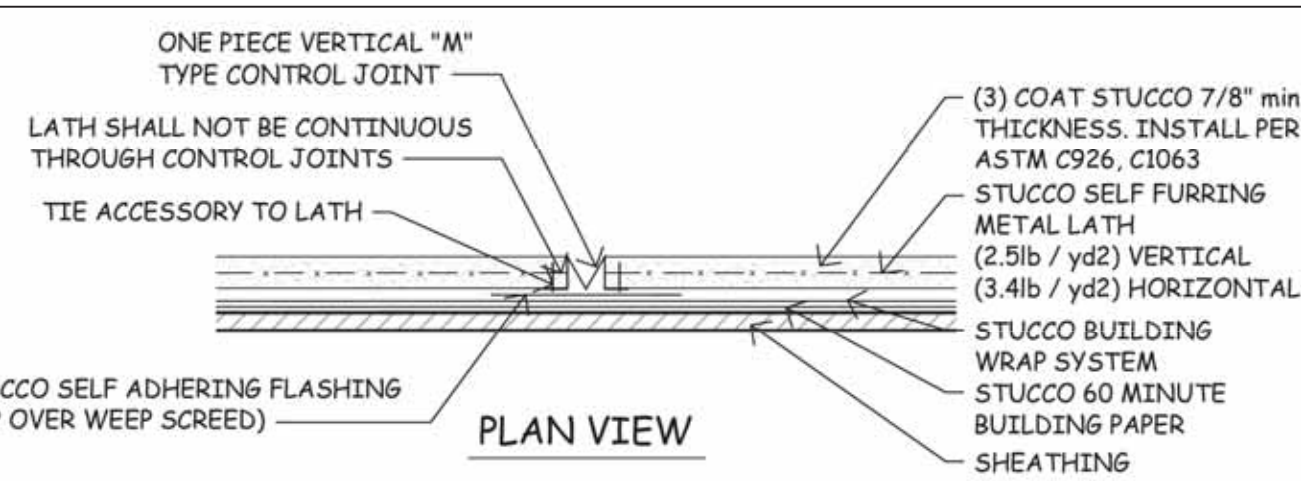
DETAIL AT MASONRY WALL



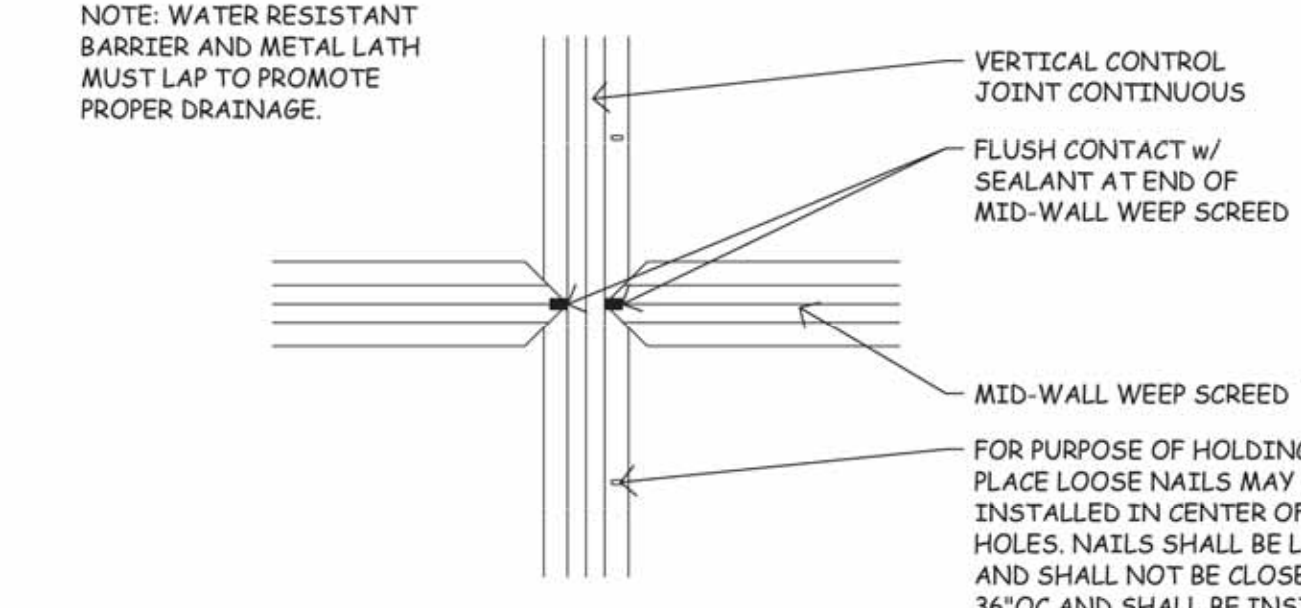
METAL LATH SIDE LAP



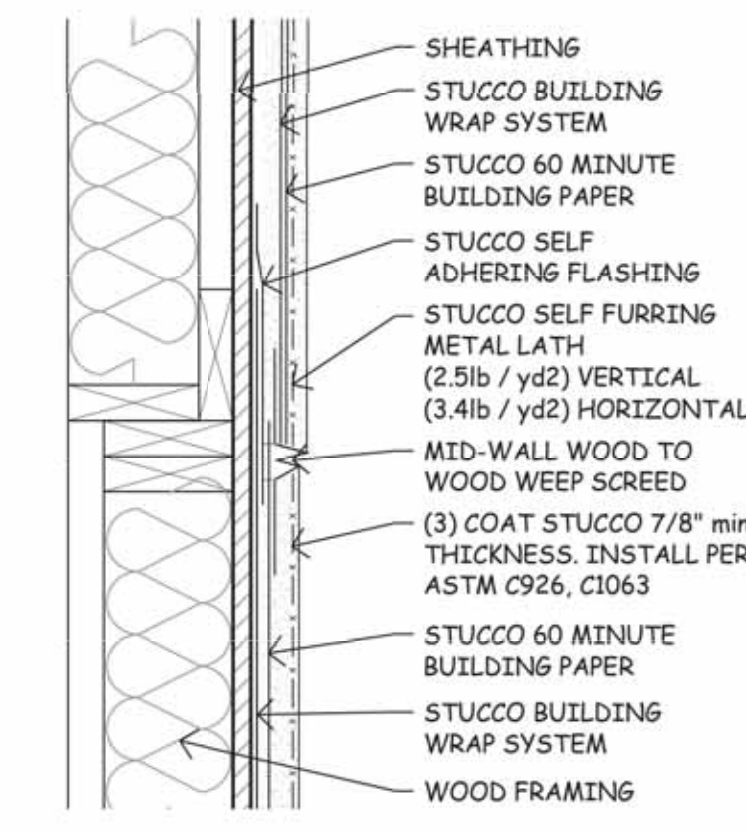
METAL LATH END LAP



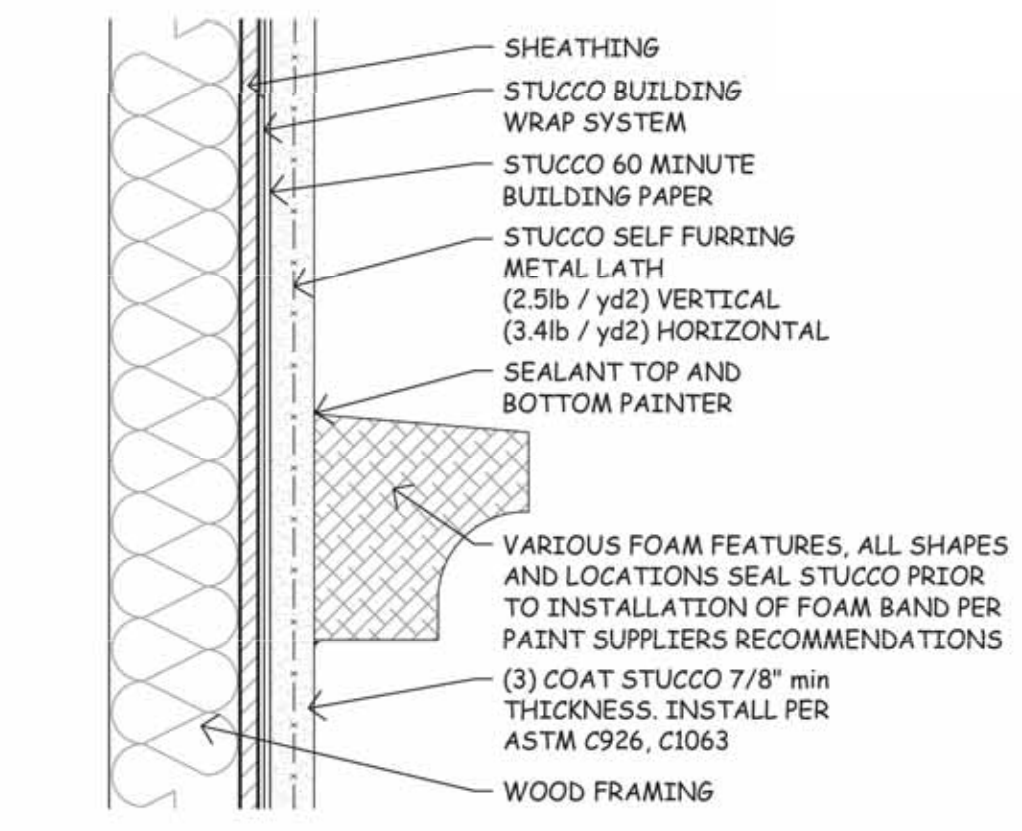
PLAN VIEW



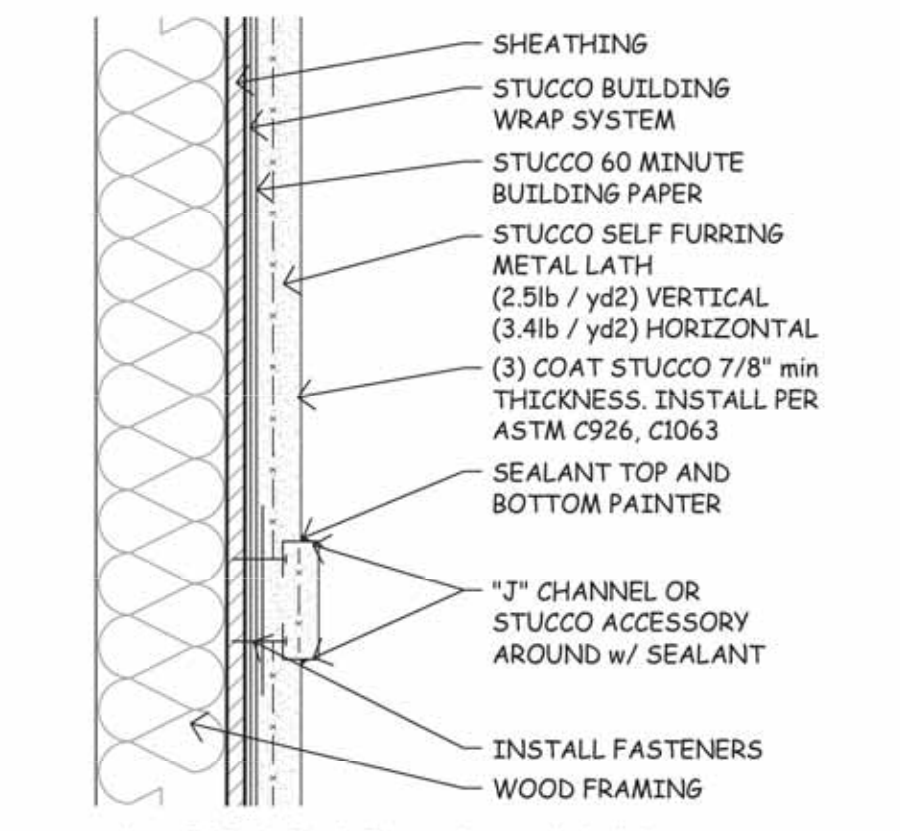
"M" TYPE CONTROL JOINT



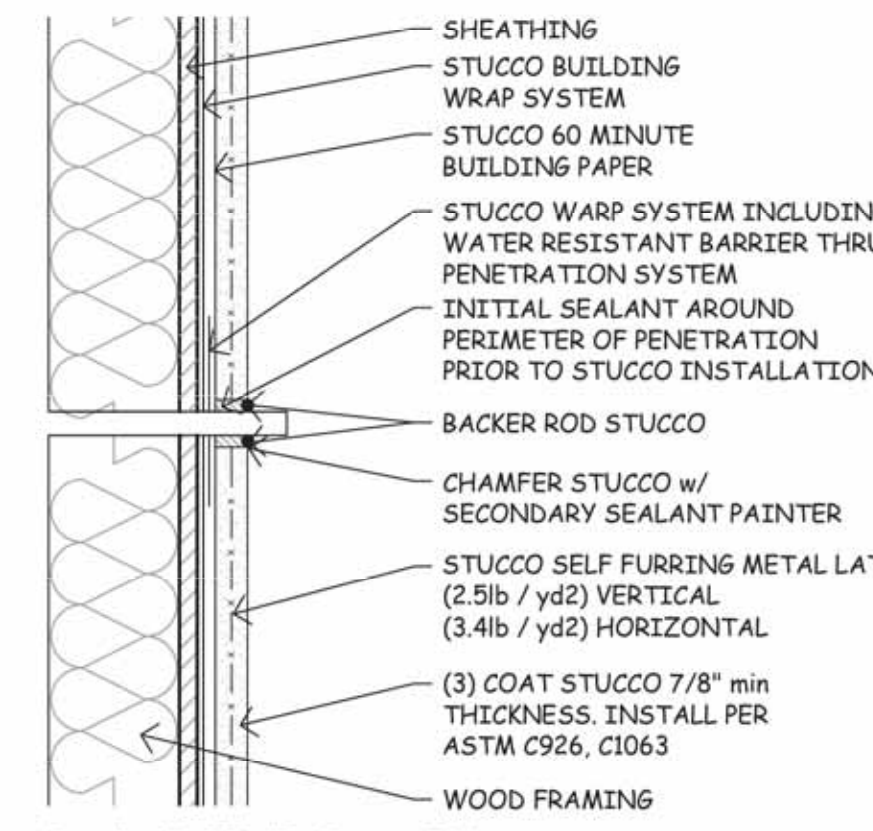
MID WALL FRAME TO FRAME DETAIL



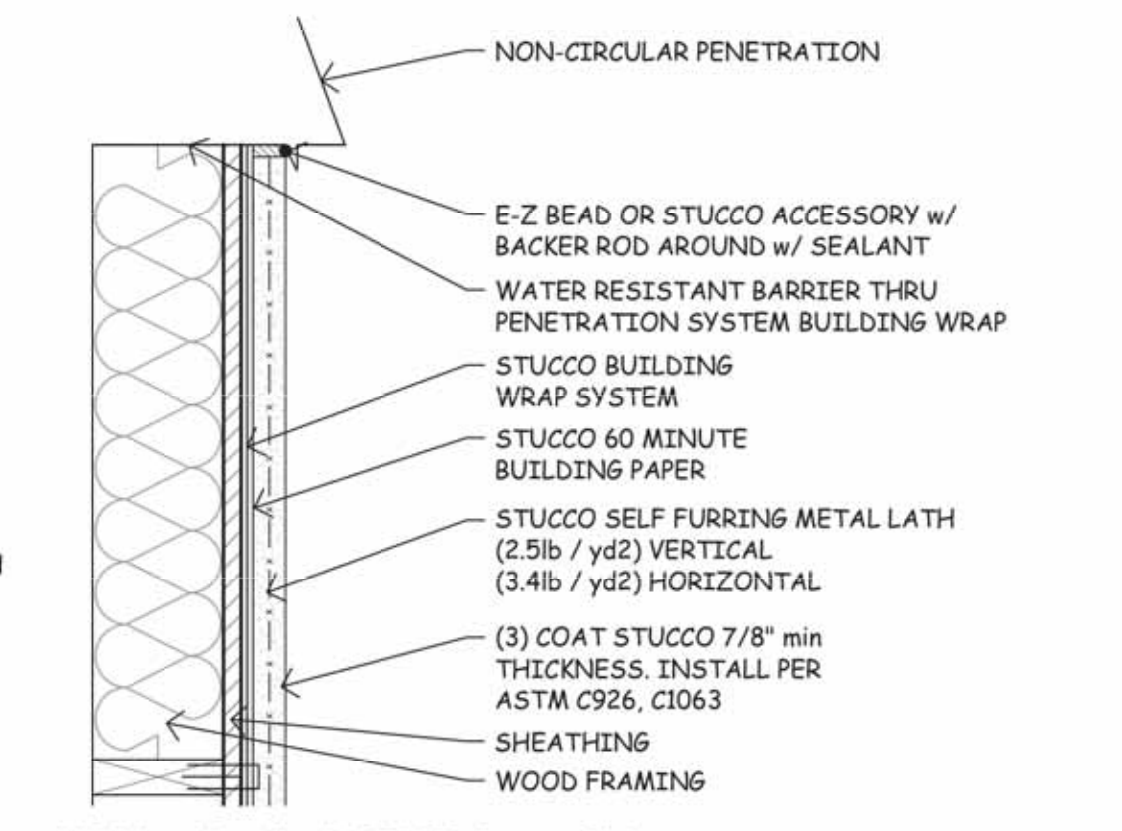
FOAM DETAIL AT WALL



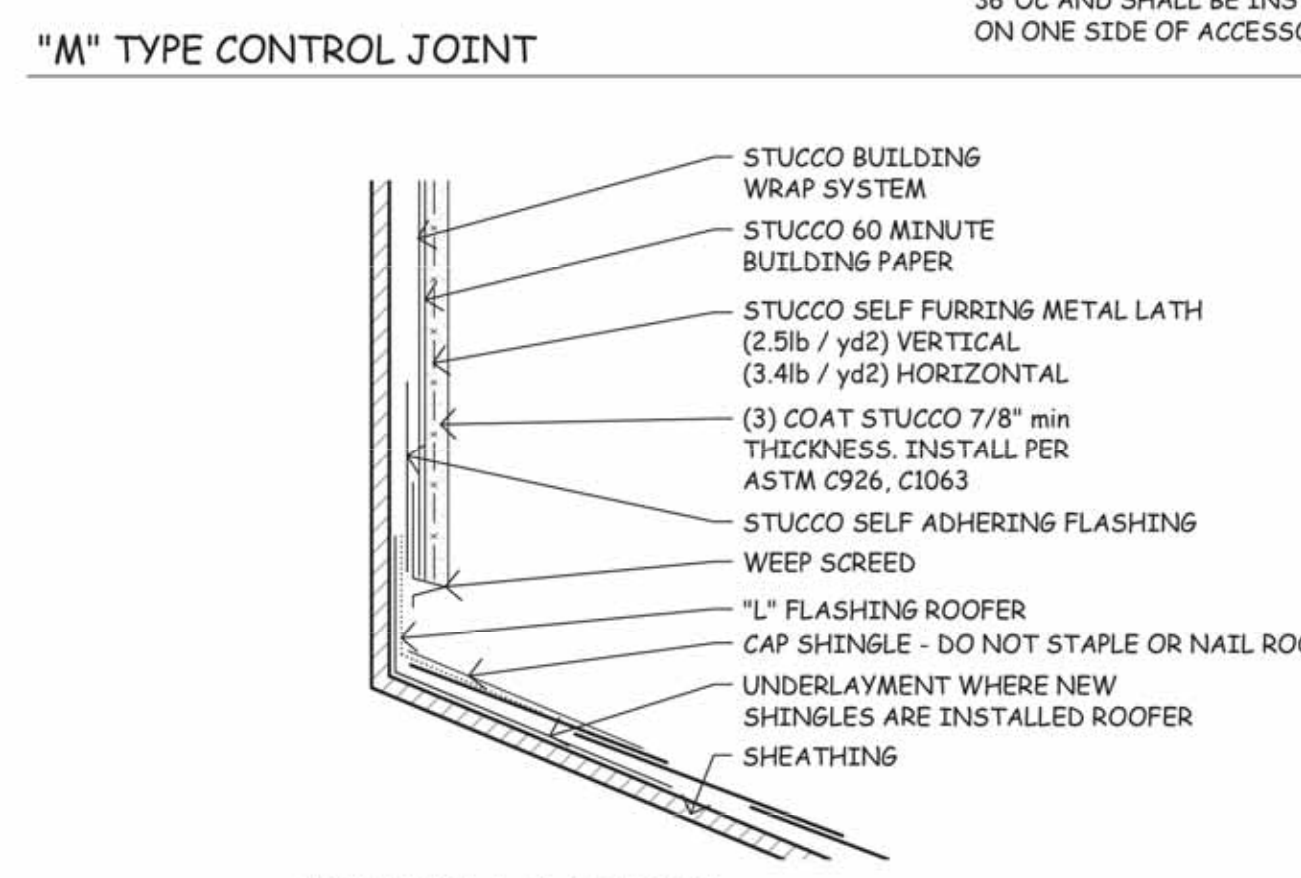
STUCCO BAND DETAIL AT WALL



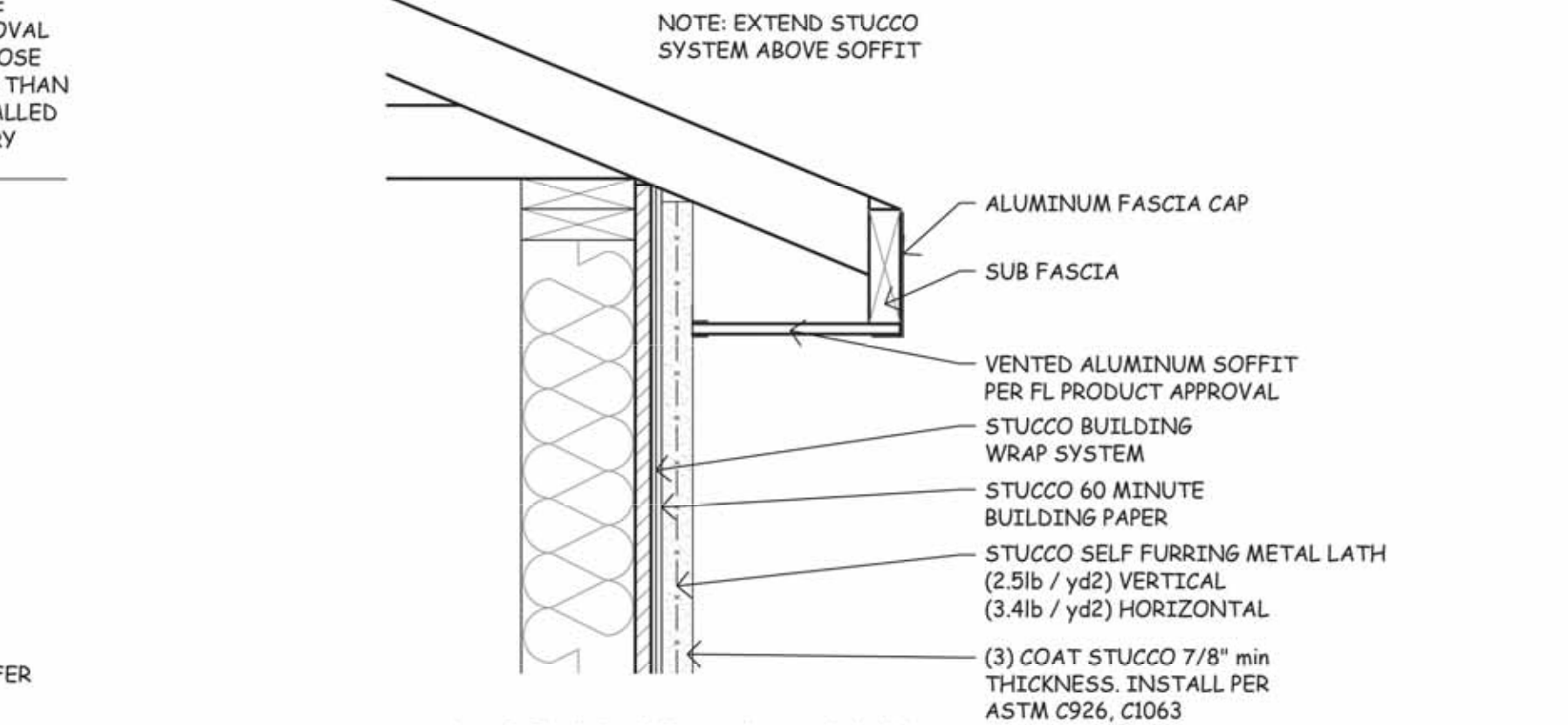
CIRCULAR PENETRATION



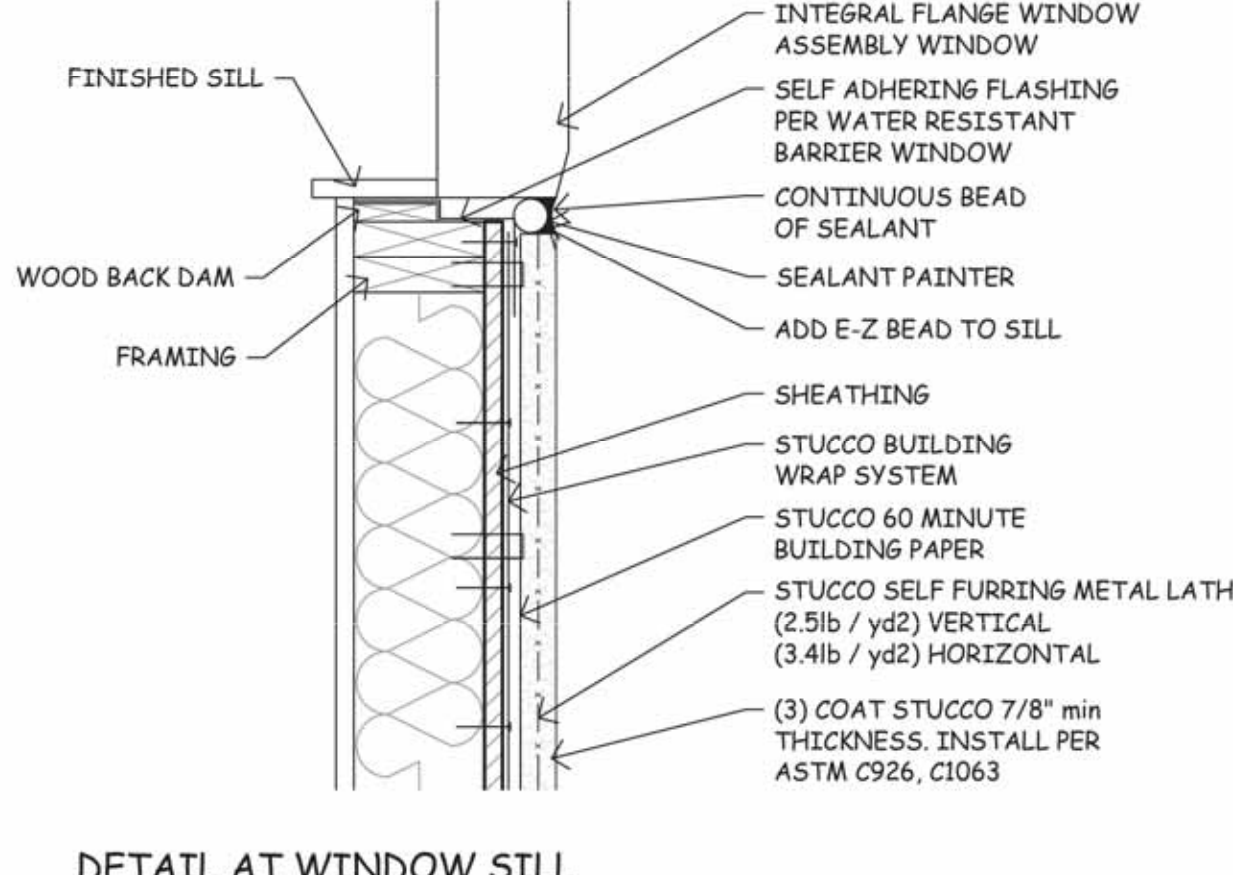
NON-CIRCULAR PENETRATION



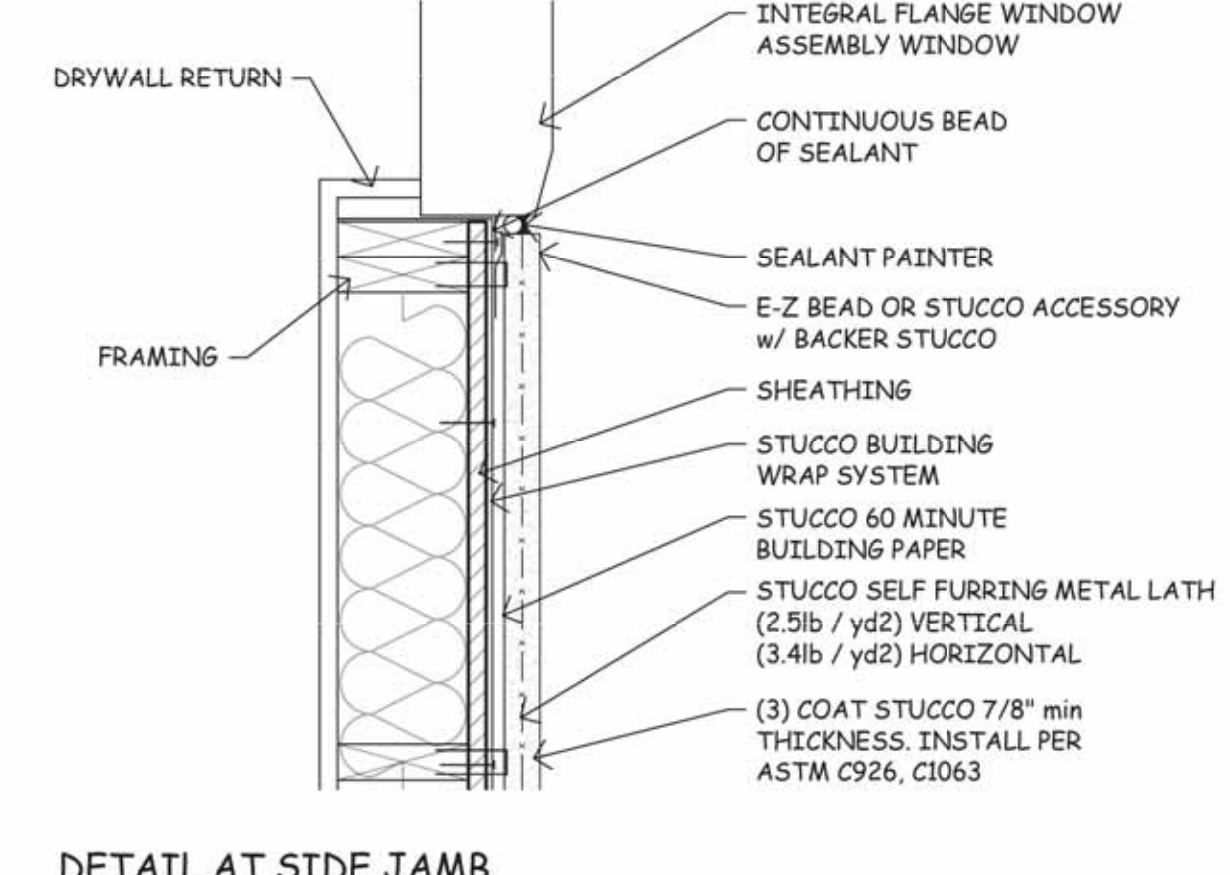
LOW WALL FLASHING



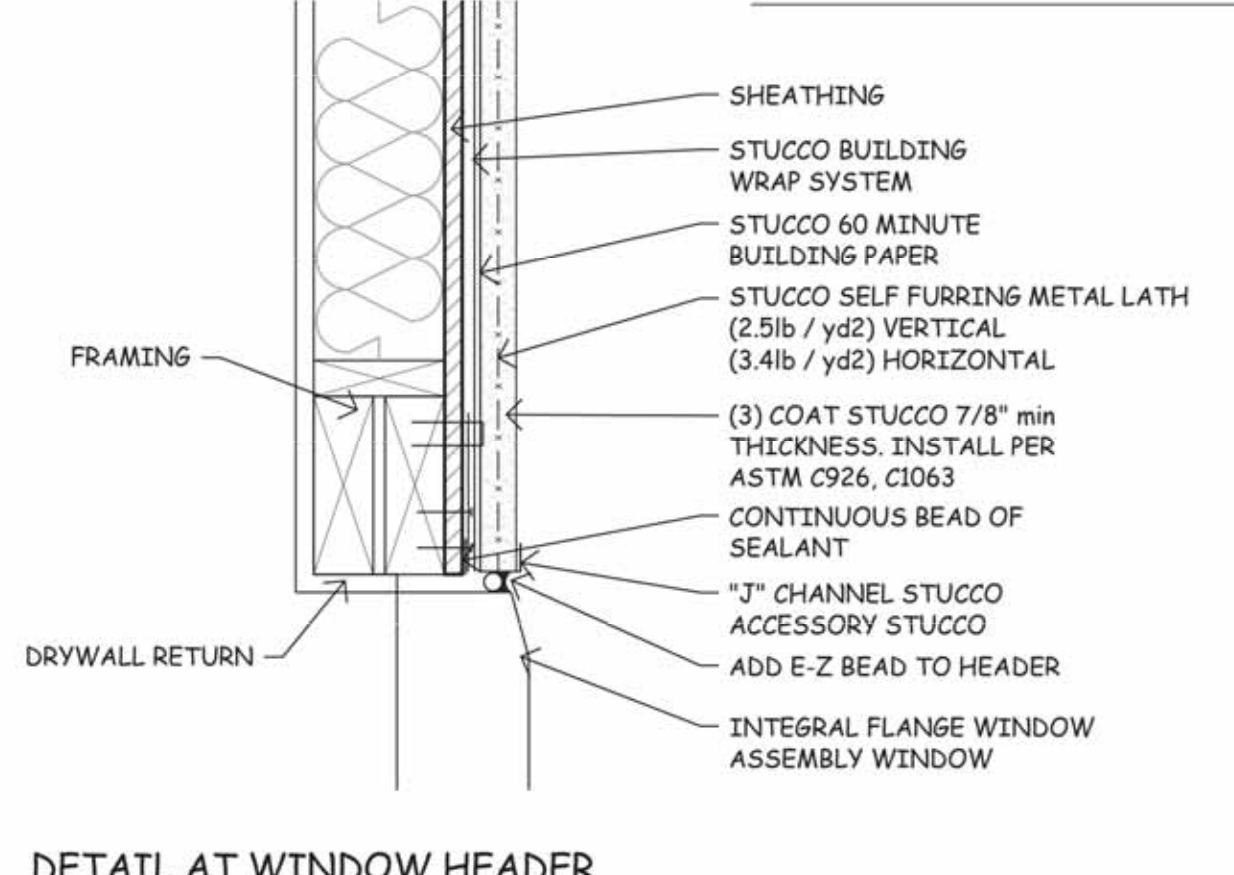
STUCCO BAND DETAIL AT WALL



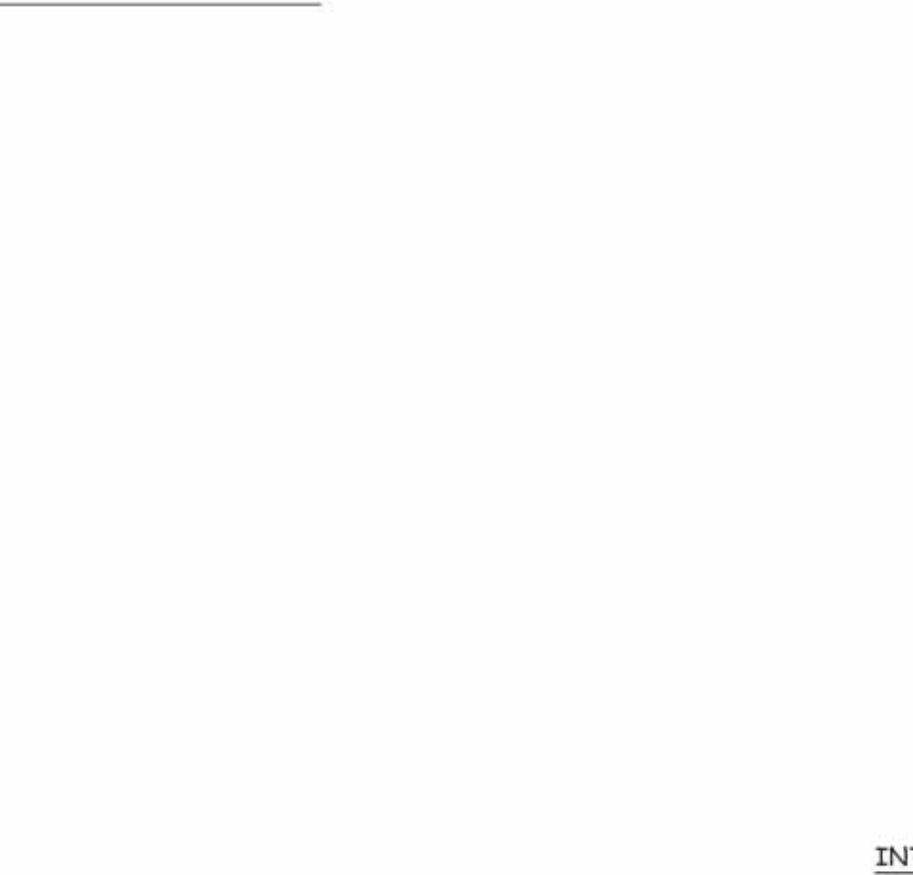
DETAIL AT WINDOW SILL



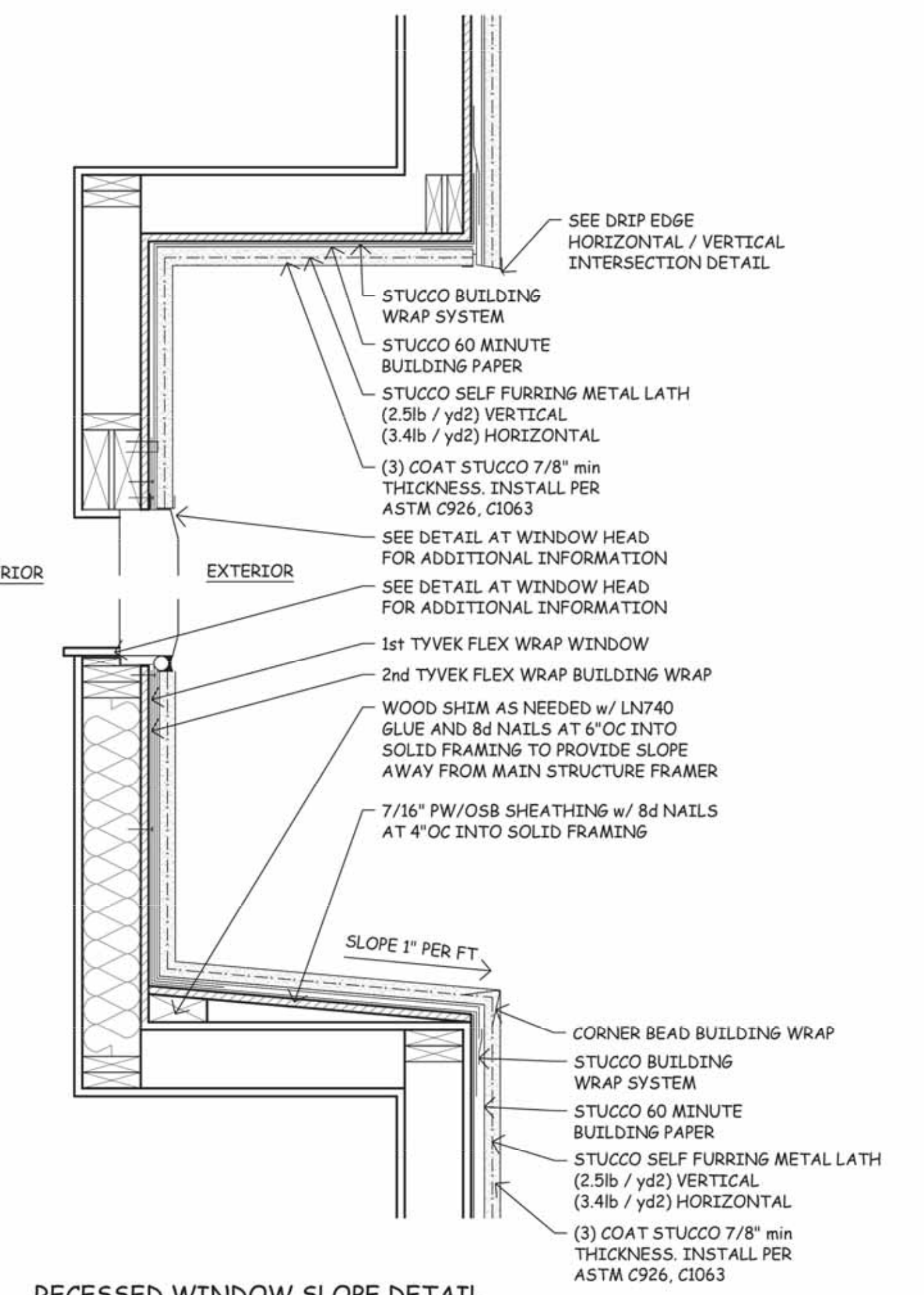
DETAIL AT SIDE JAMB



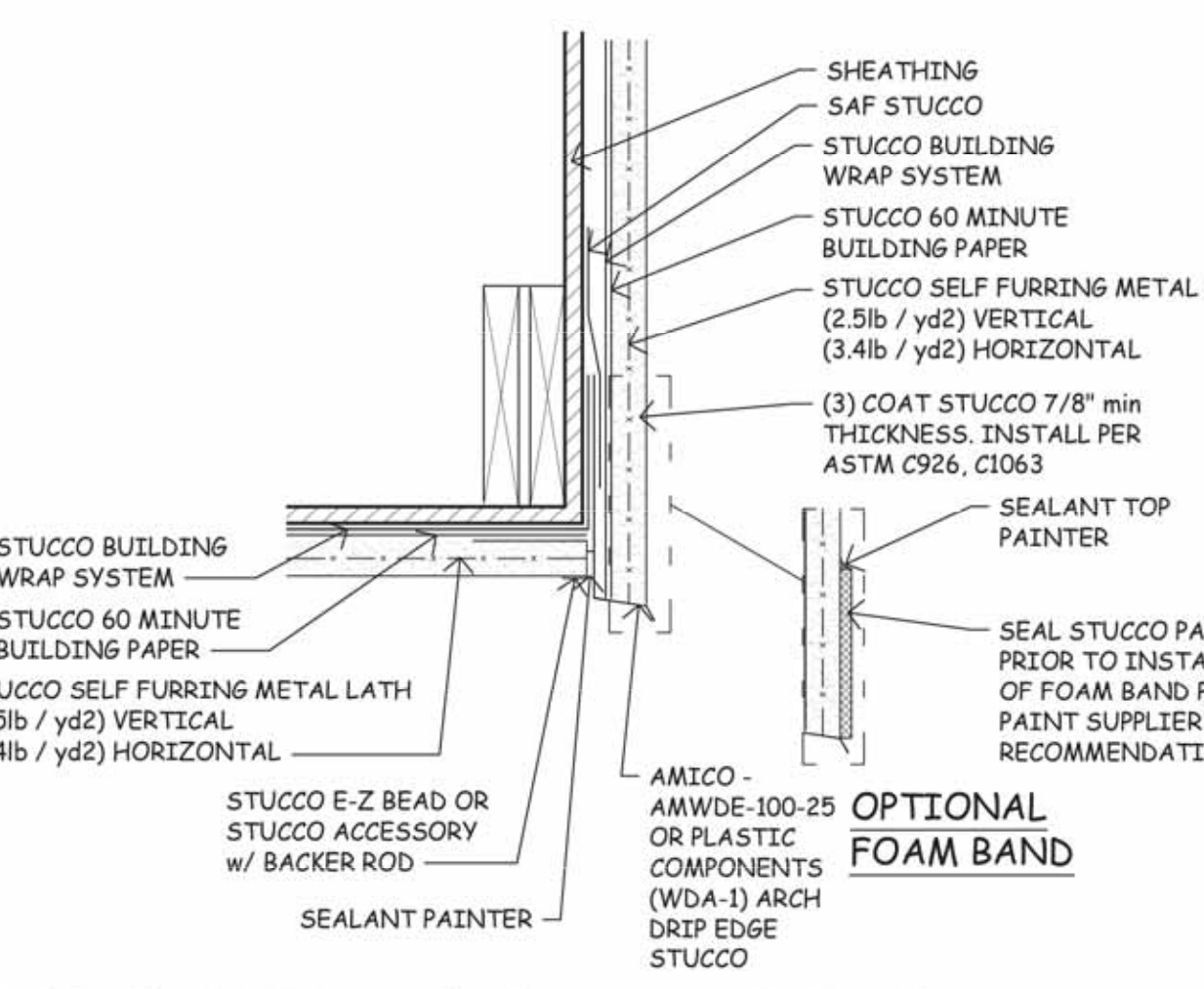
DETAIL AT WINDOW HEADER



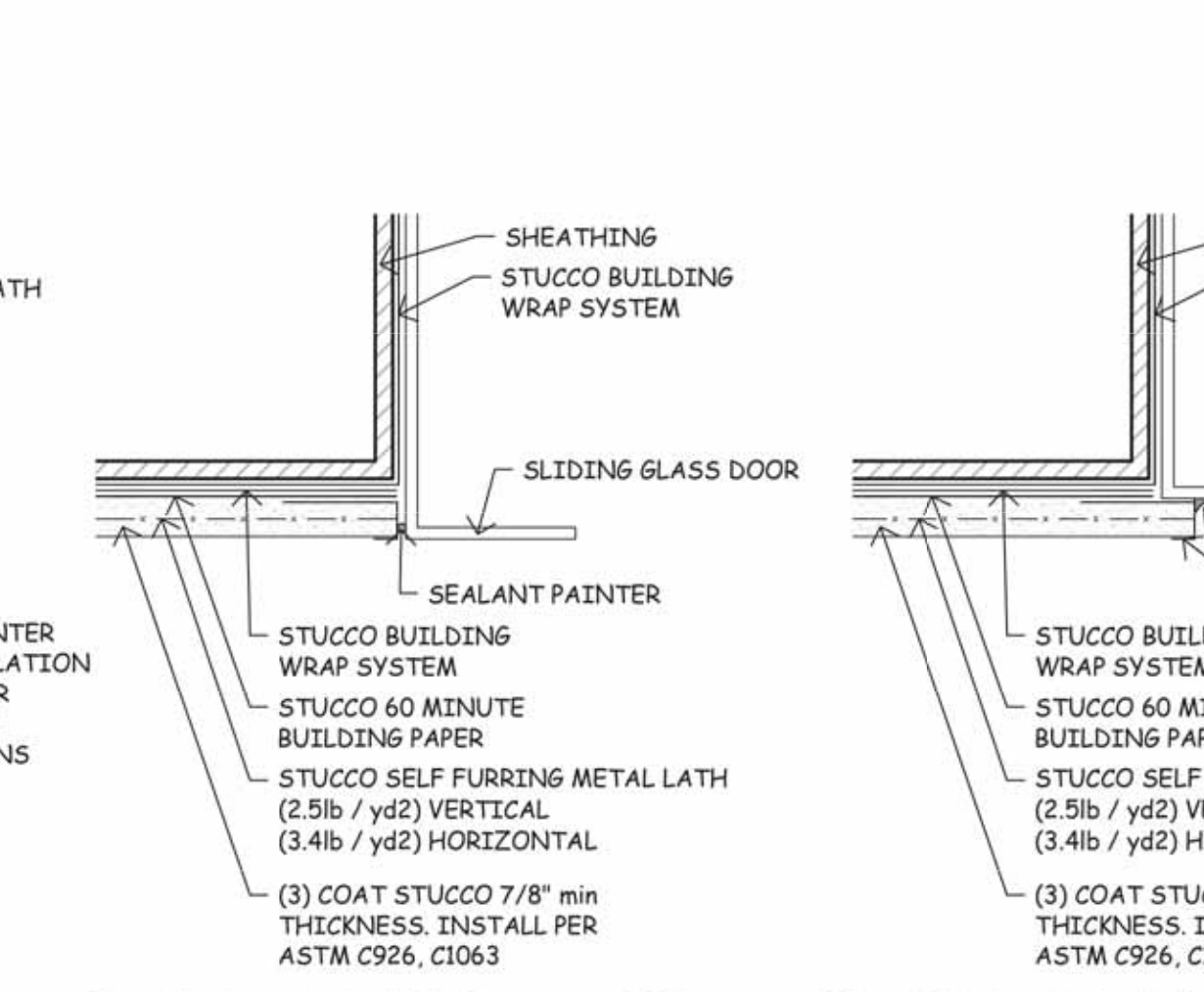
RECESSED WINDOW SLOPE DETAIL



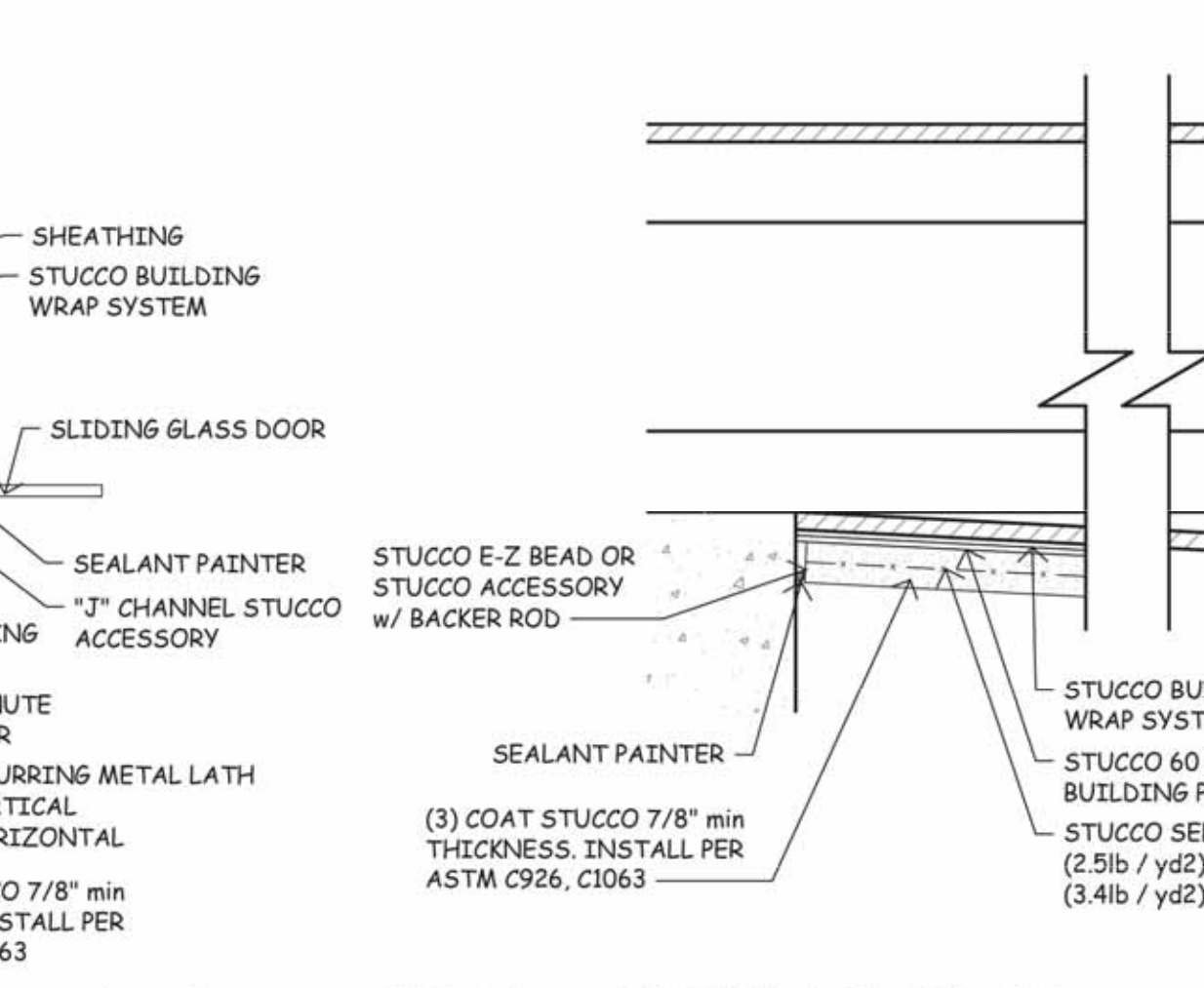
RECESSED WINDOW SLOPE DETAIL



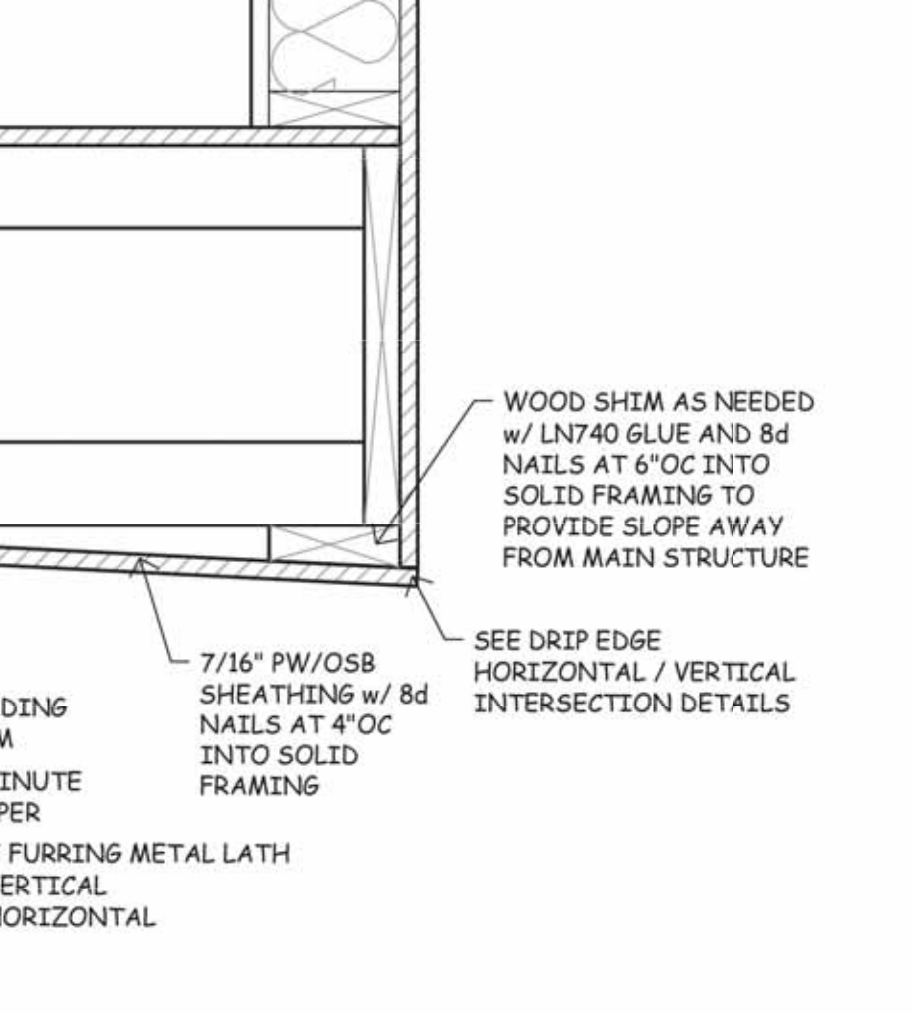
DRIP EDGE HORIZONTAL / VERTICAL INTERSECTION



OPTION 1 - SLIDING GLASS DOOR



OPTION 1 - SLIDING GLASS DOOR



DETAIL AT CANTILEVER FRAME OUT

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

D300
 2022-009-D300 Details.dwg

THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023), RESIDENTIAL

Brad Design & Engineering, Inc.
 CA No. 8471-AA56003194
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 Brandon, Florida 33511
 Phone: (813) 659-7002
 Fax: (813) 654-1691

Progress Set 2/12/24

Revision Number Date Description of Change

21 SOUTH DEVELOPMENT
 21 SOUTH DEV. TH
 124 N Miller Rd.
 Valrico, Florida 33594

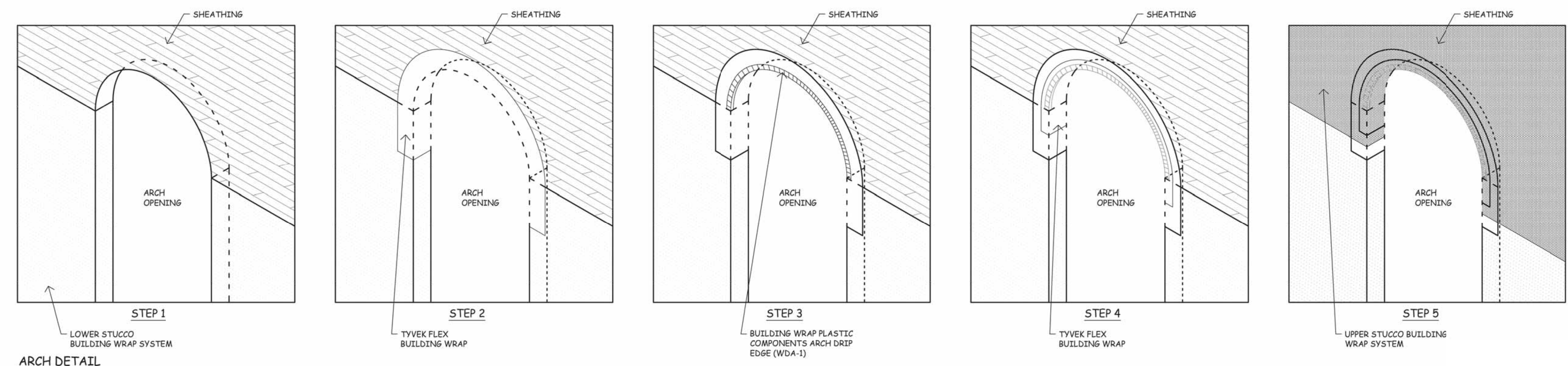
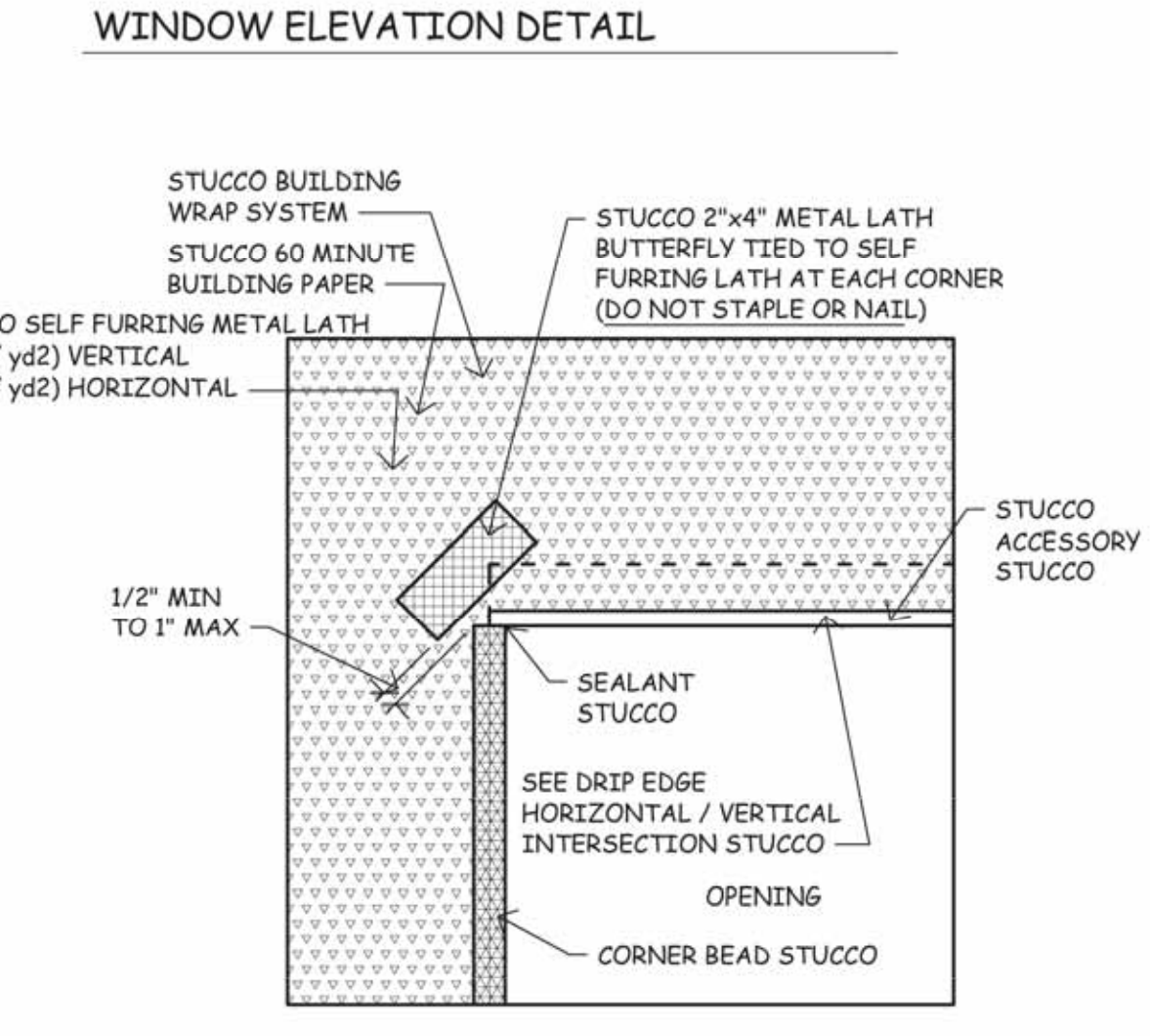
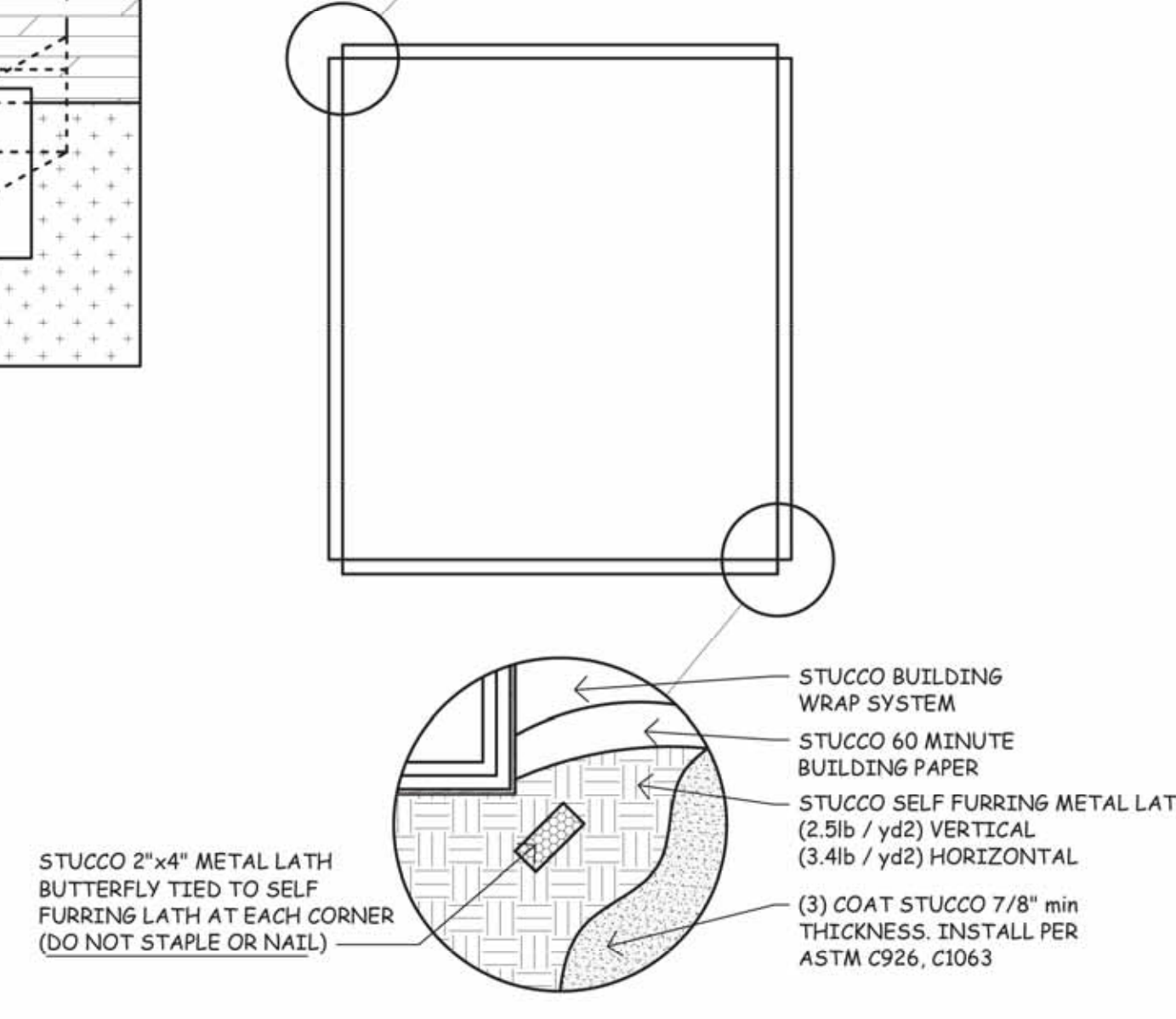
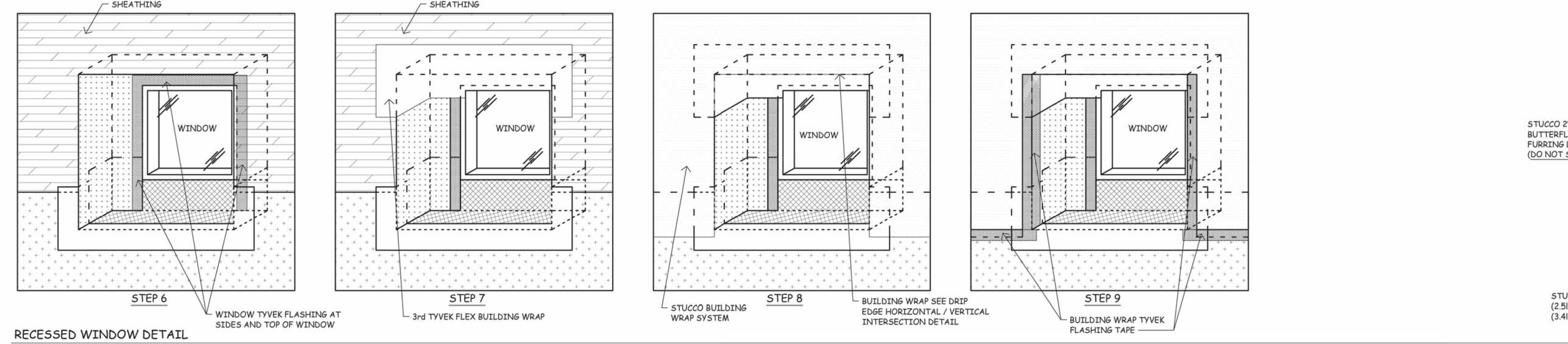
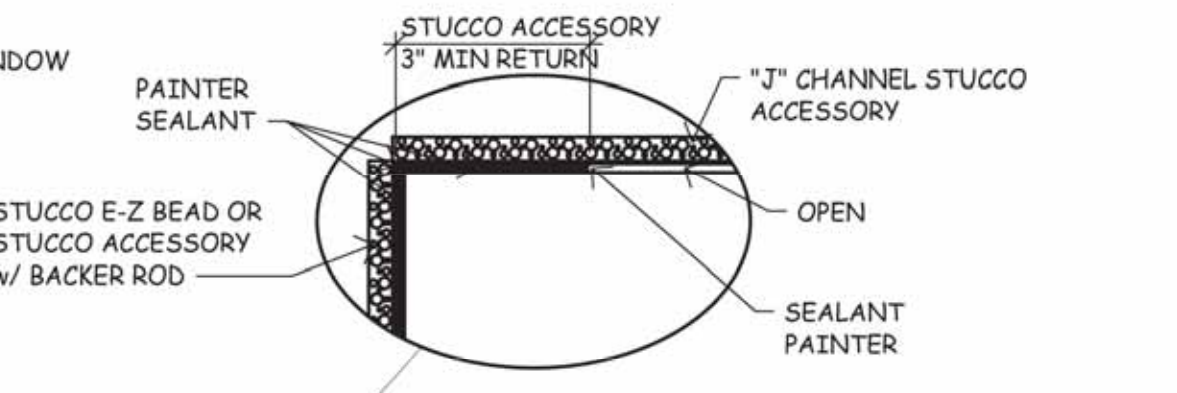
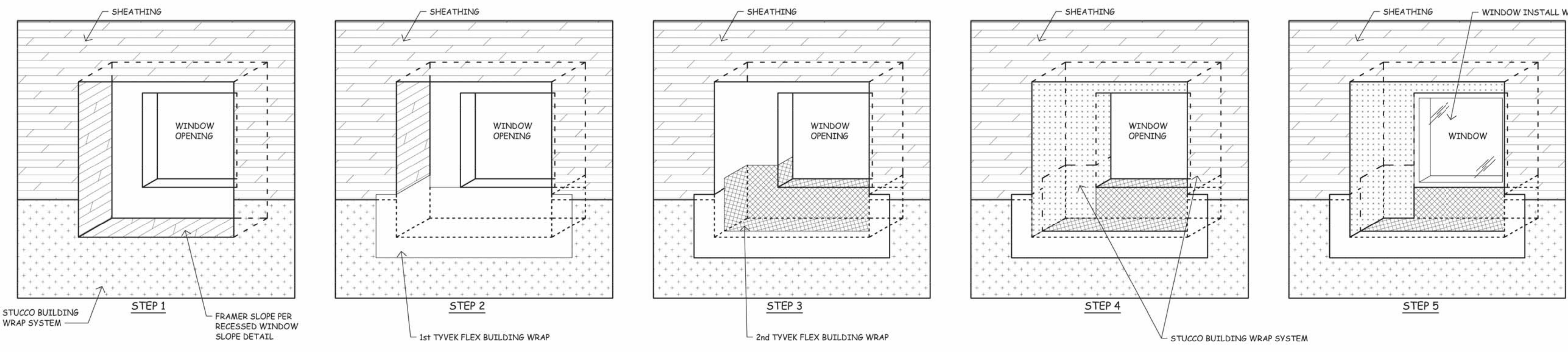
1571
 AA26001506
 Ray M. Smith
 Architect # 12864
 708 Lihia Pines Road
 Brandon, Florida 33511
 Cell: 813.895.0016 Office: 813.902.2408
 construction@bradeng.com

1201

DATE: Dec. 6, 2022
 SCALE: AS SHOWN
 DRAWN: BDE
 SHEET:

D301

2022-009-D301 Details.dwg



TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

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 Brandon, Florida 33511
 Phone: (813) 659-7002
 Fax: (813) 654-1691

Progress Set 2/12/24

Revision Number Date Description of Change

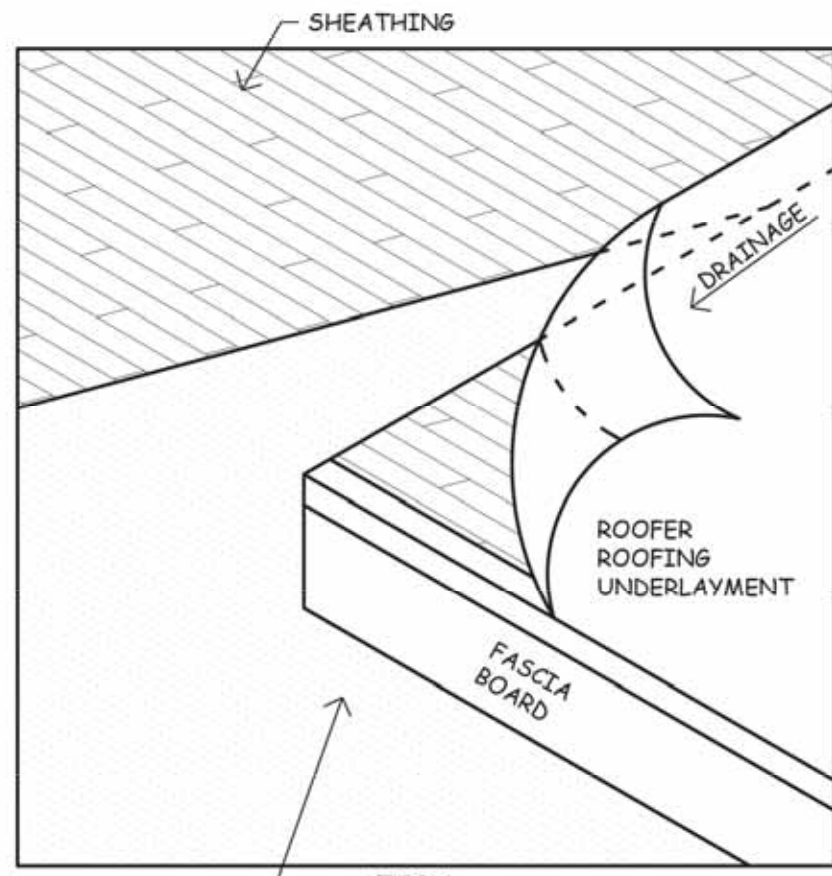
21 SOUTH DEV. TH
 124 N Miller Rd.
 Valrico, Florida 33594

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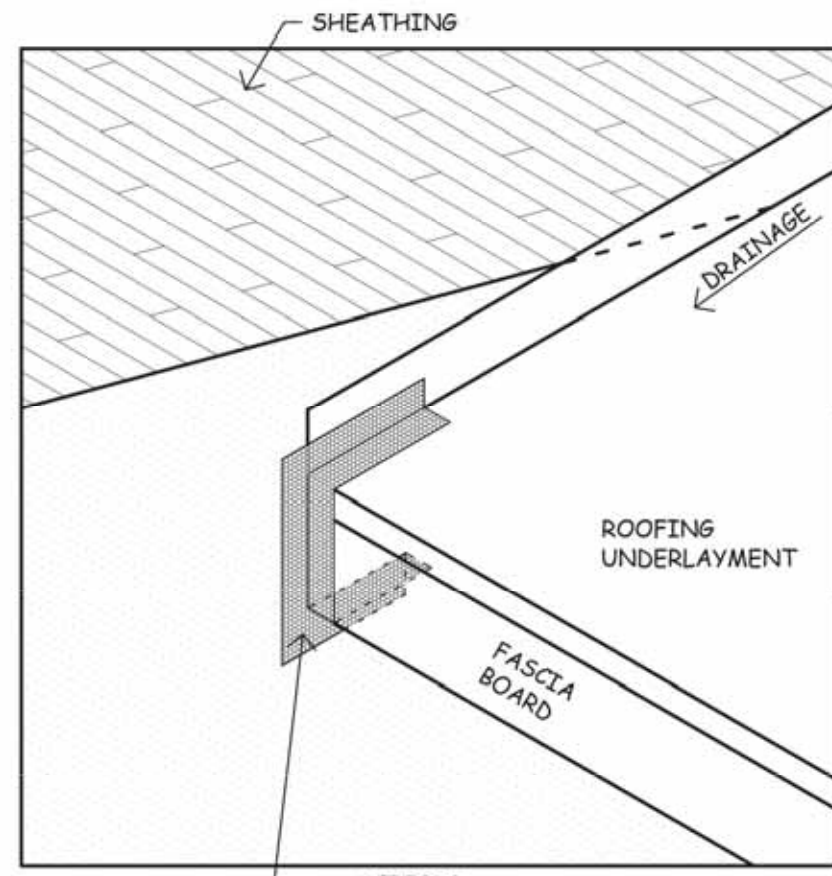
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DATE: Dec. 6, 2022
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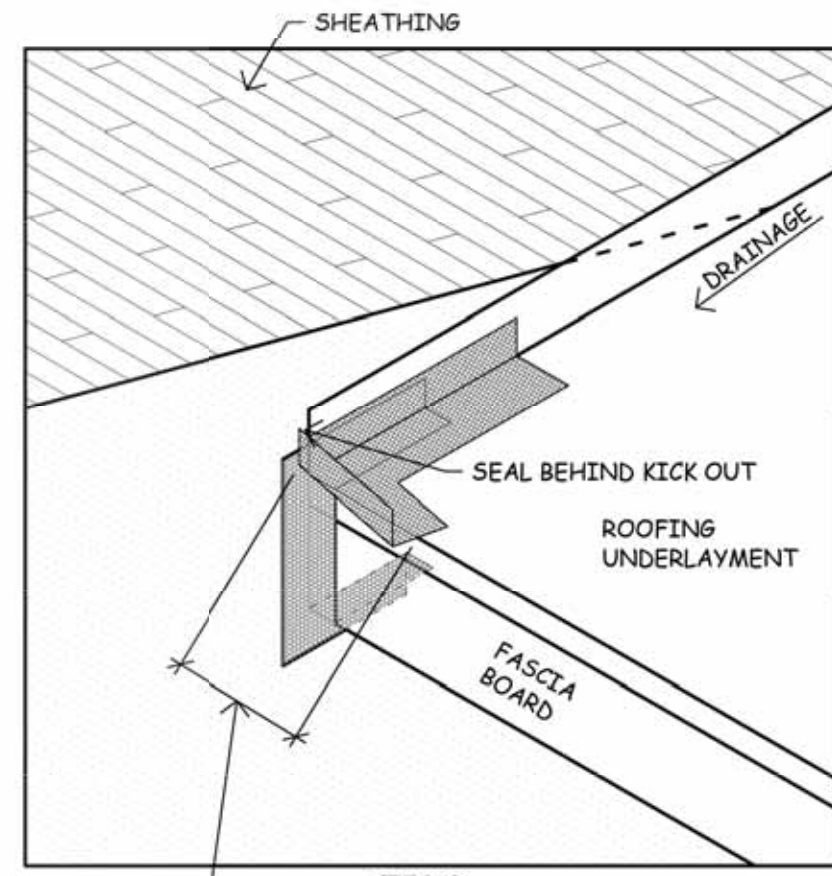
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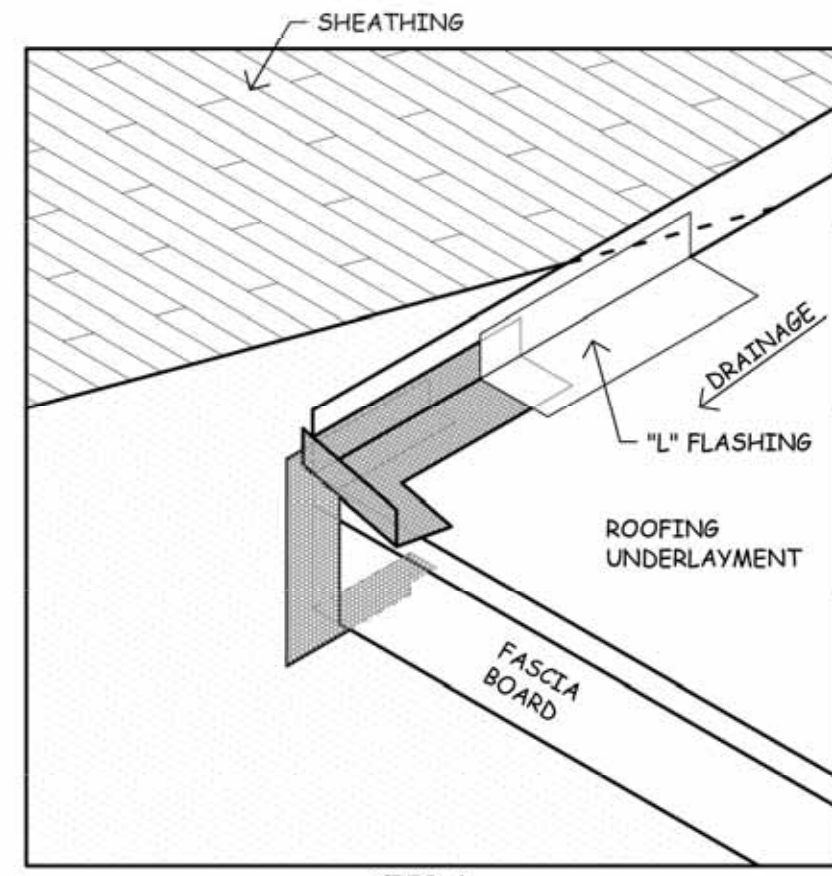
FRAMER STUCCO WRAP SYSTEM STEP 1



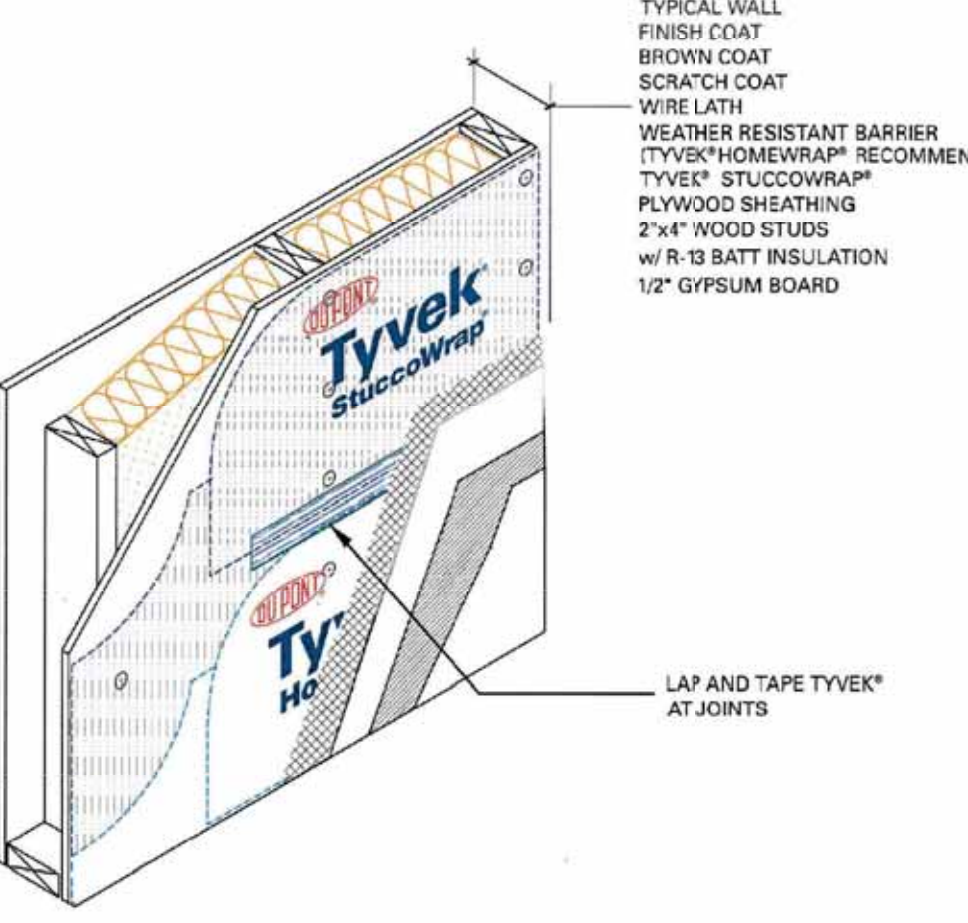
ROOFER FLEX WRAP STEP 2



SEAL BEHIND KICK OUT STEP 3

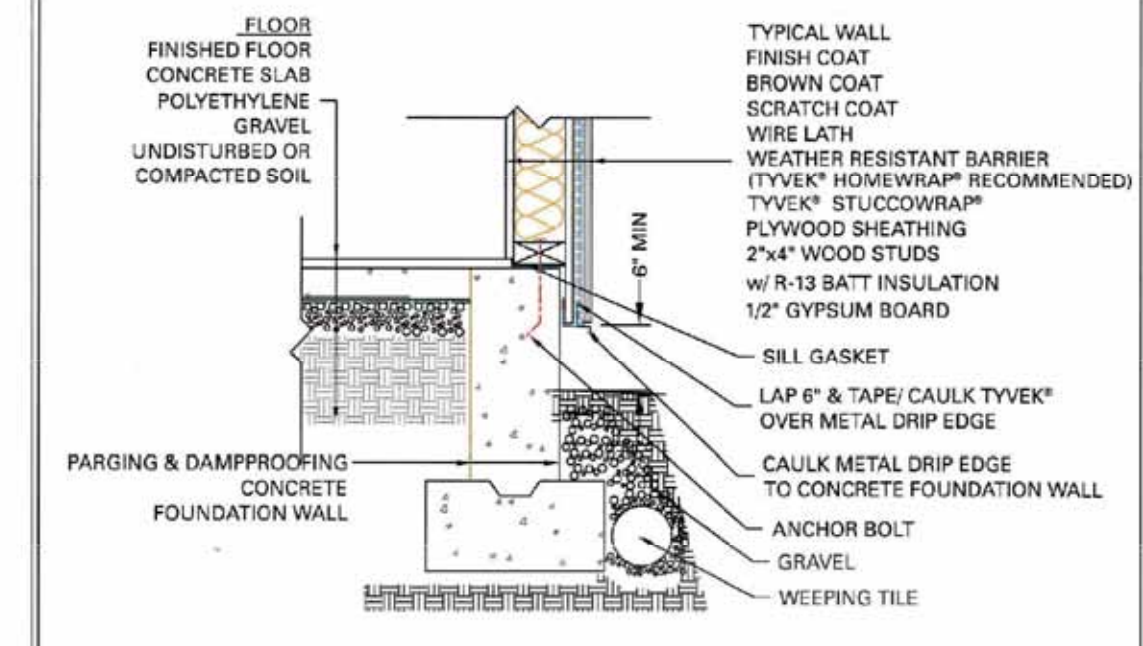


L FLASHING STEP 4

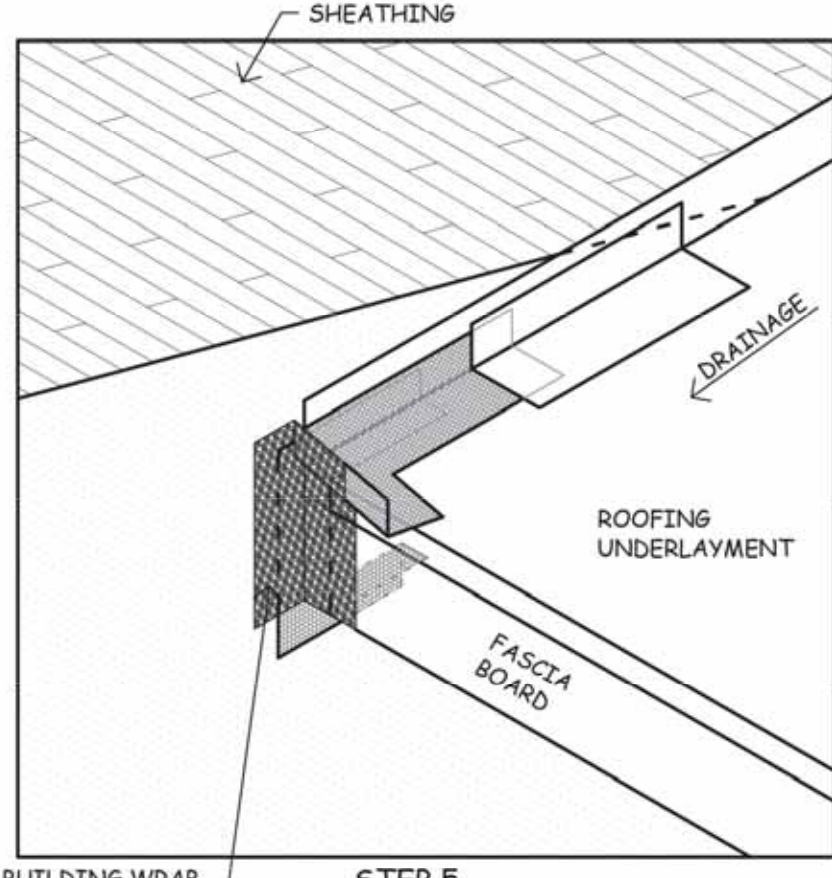


TYPICAL WALL ISOMETRIC
 RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO (COOLING CLIMATE)

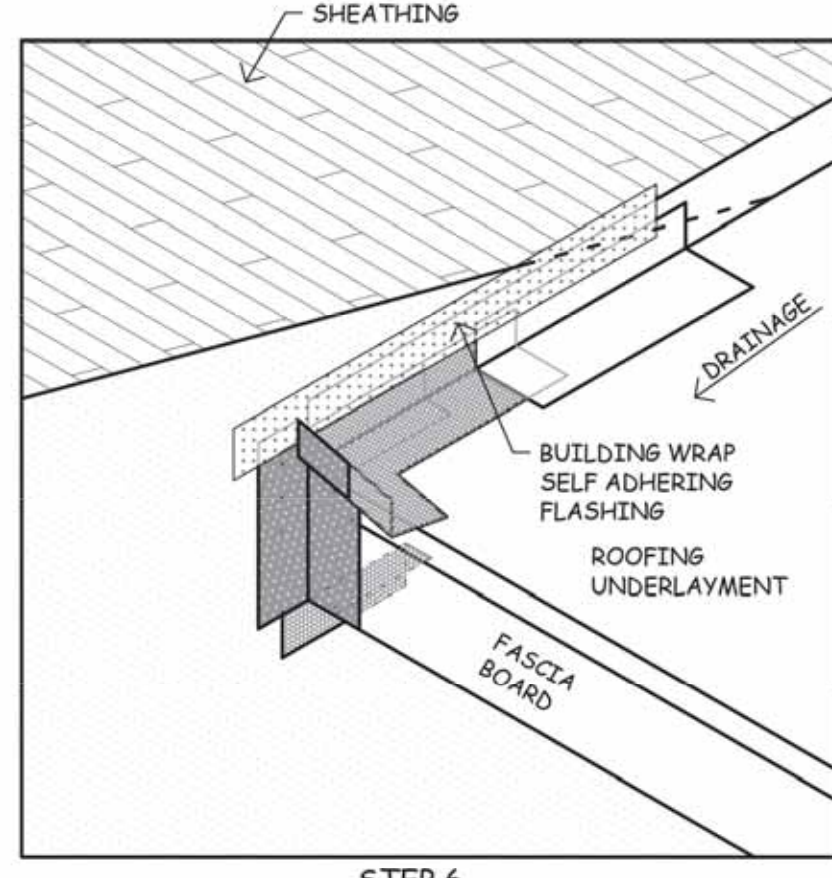
GENERAL NOTES
 *SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT™ CONTRACTOR TAPE)
 *FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT™ WRAPCAPS)
 *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.
 *INSTALL STUCCO ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS



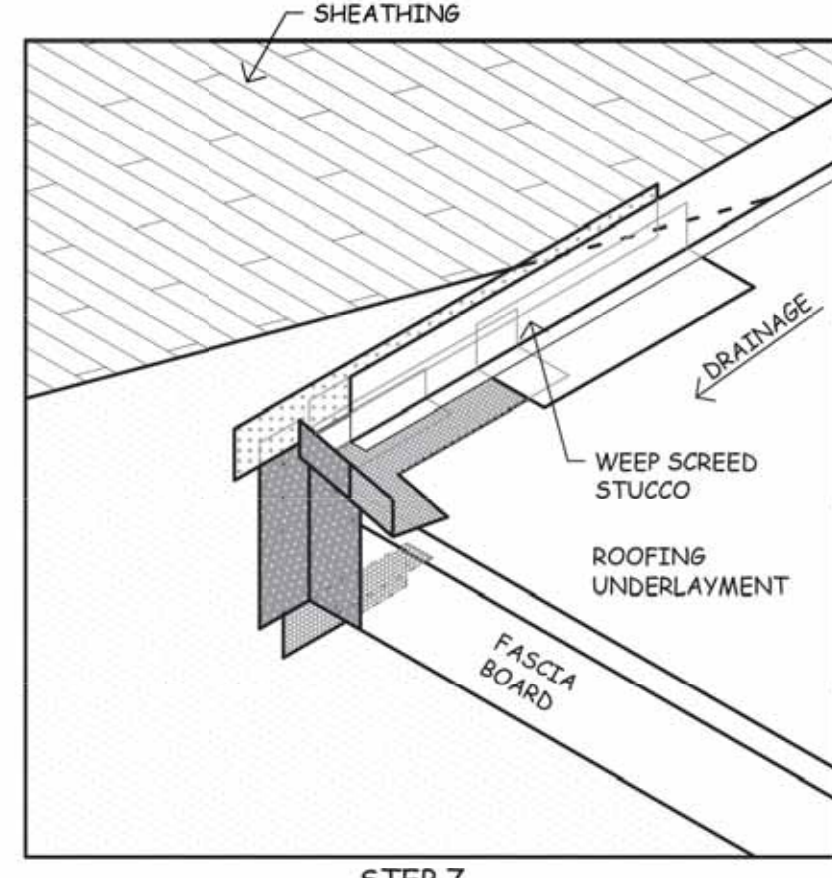
BASE OF WALL DETAIL
 RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO (COOLING CLIMATE)



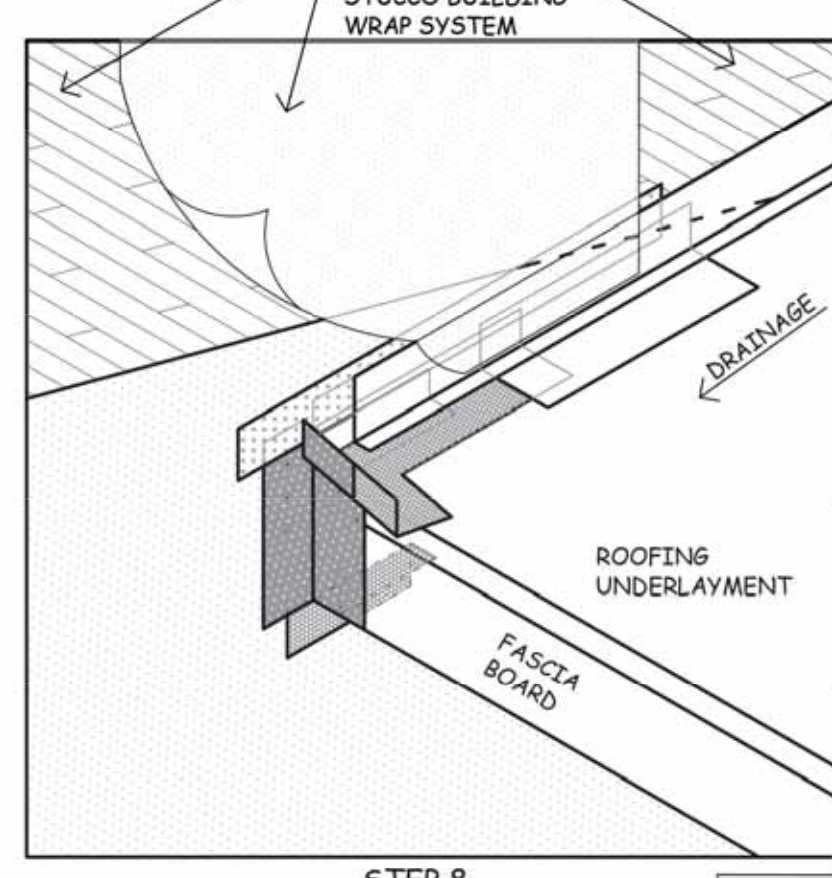
BUILDING WRAP FLEX WRAP STEP 5



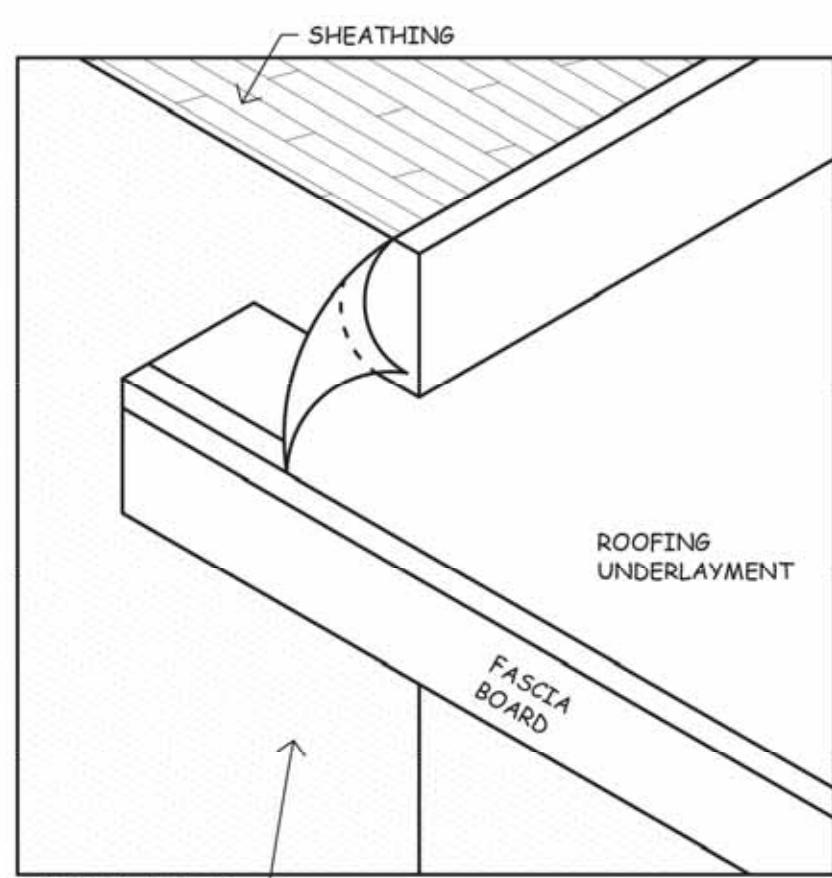
BUILDING WRAP SELF ADHERING FLASHING STEP 6



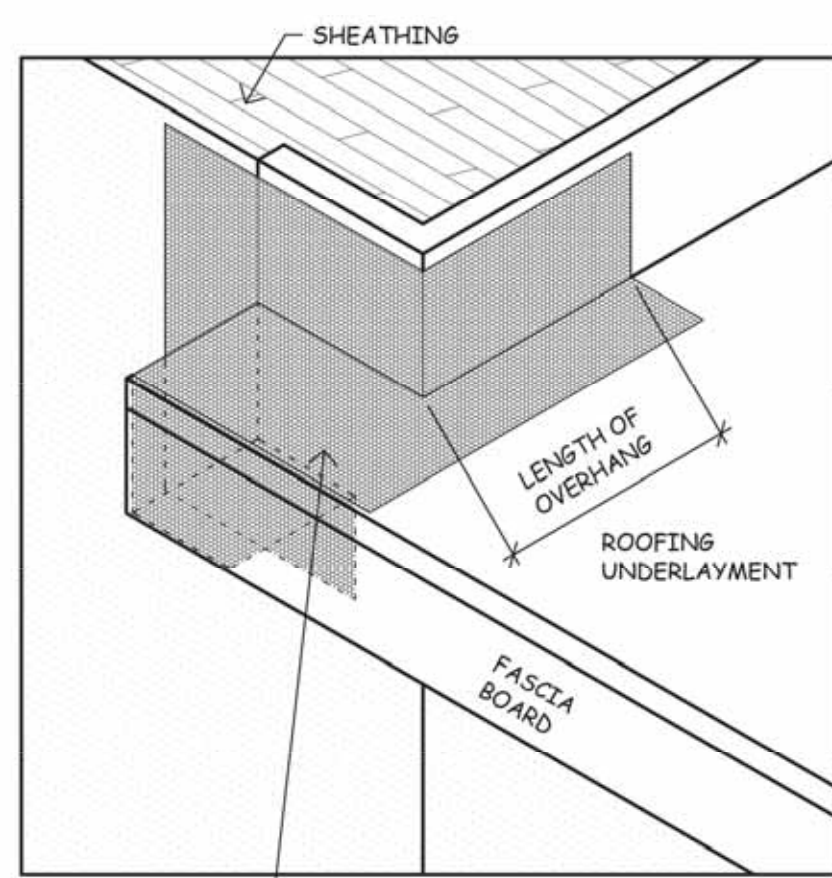
WEEP SCREED STUCCO STEP 7



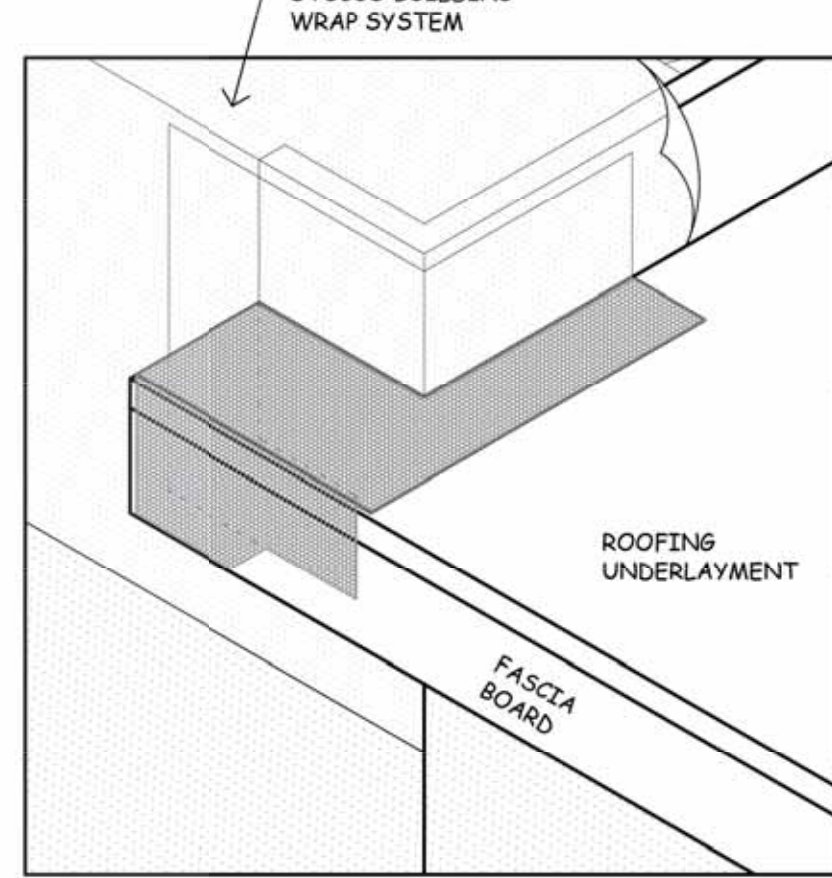
STUCCO BUILDING WRAP SYSTEM STEP 8



FRAMER STUCCO WRAP SYSTEM STEP 1

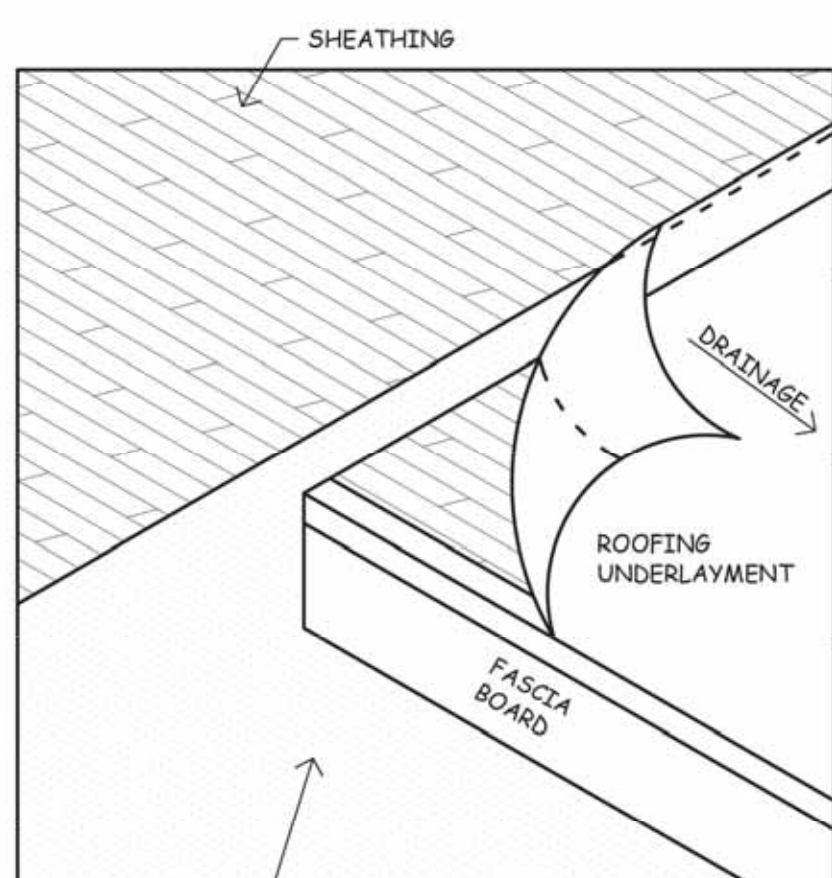


ROOFER FLEX WRAP STEP 2

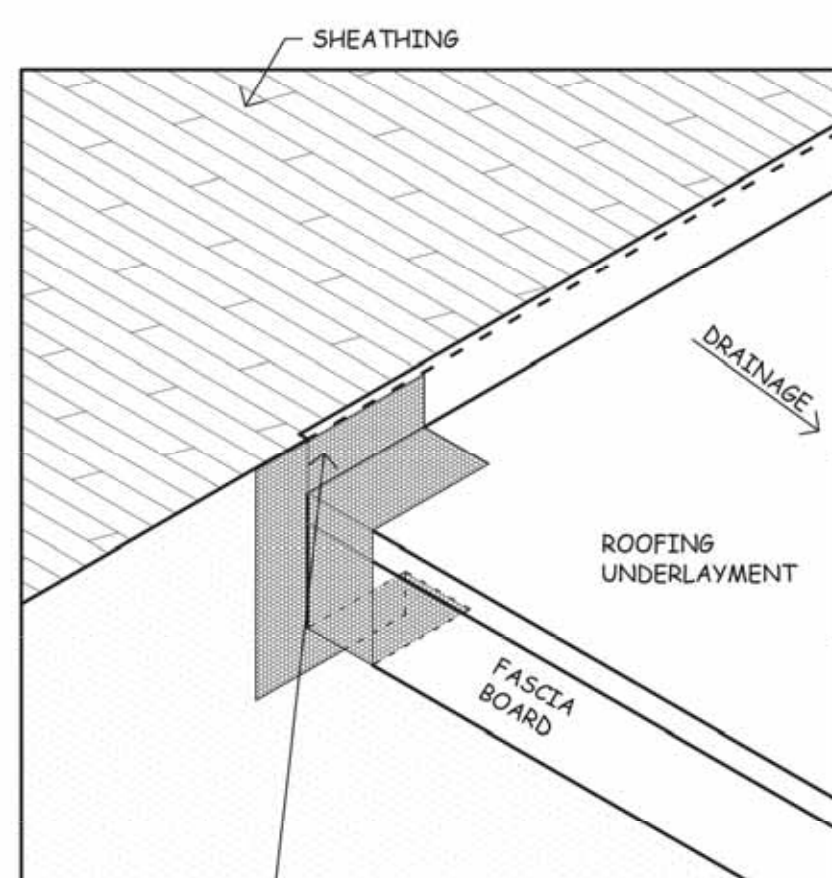


STUCCO BUILDING WRAP SYSTEM STEP 3

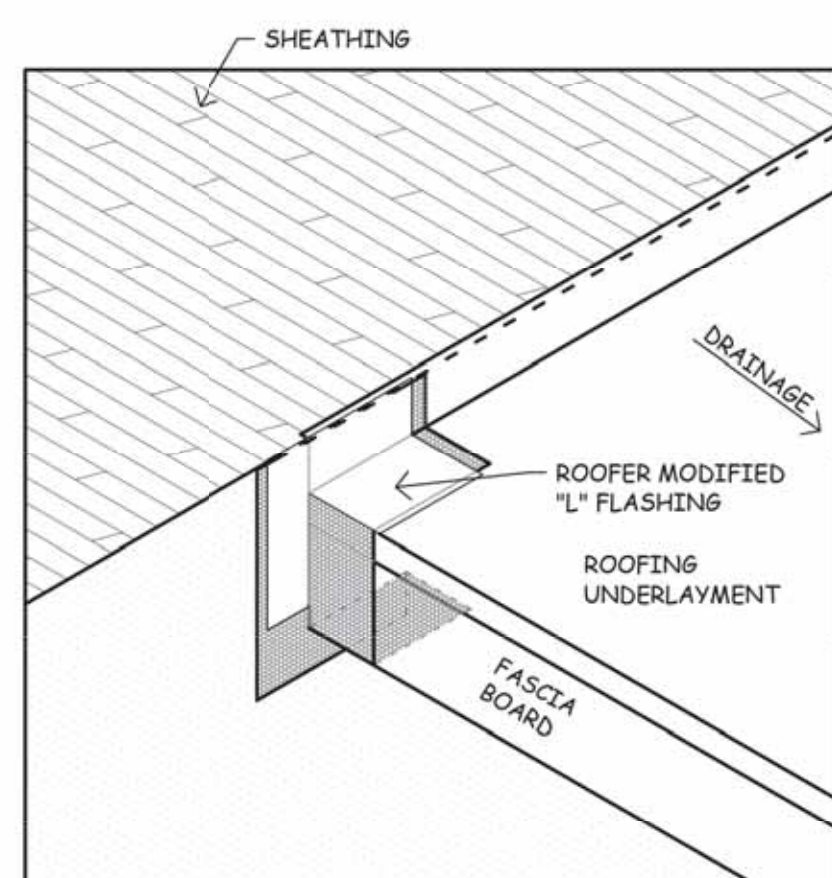
CORNER OVERHANG DETAIL



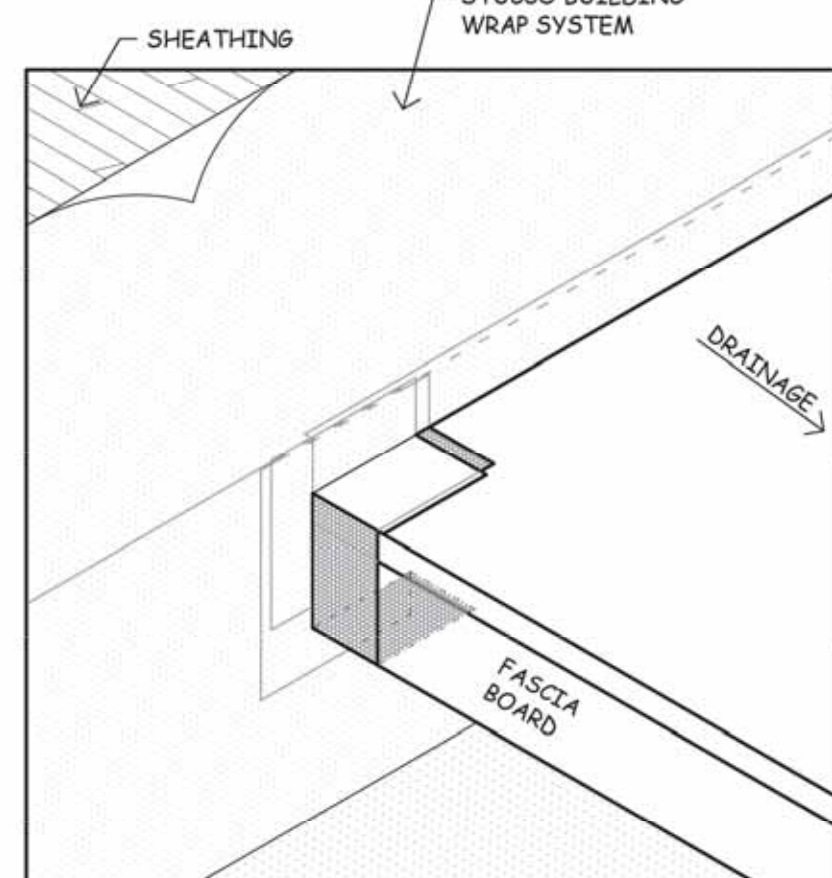
FRAMER STUCCO WRAP SYSTEM STEP 1



ROOFER FLEX WRAP STEP 2



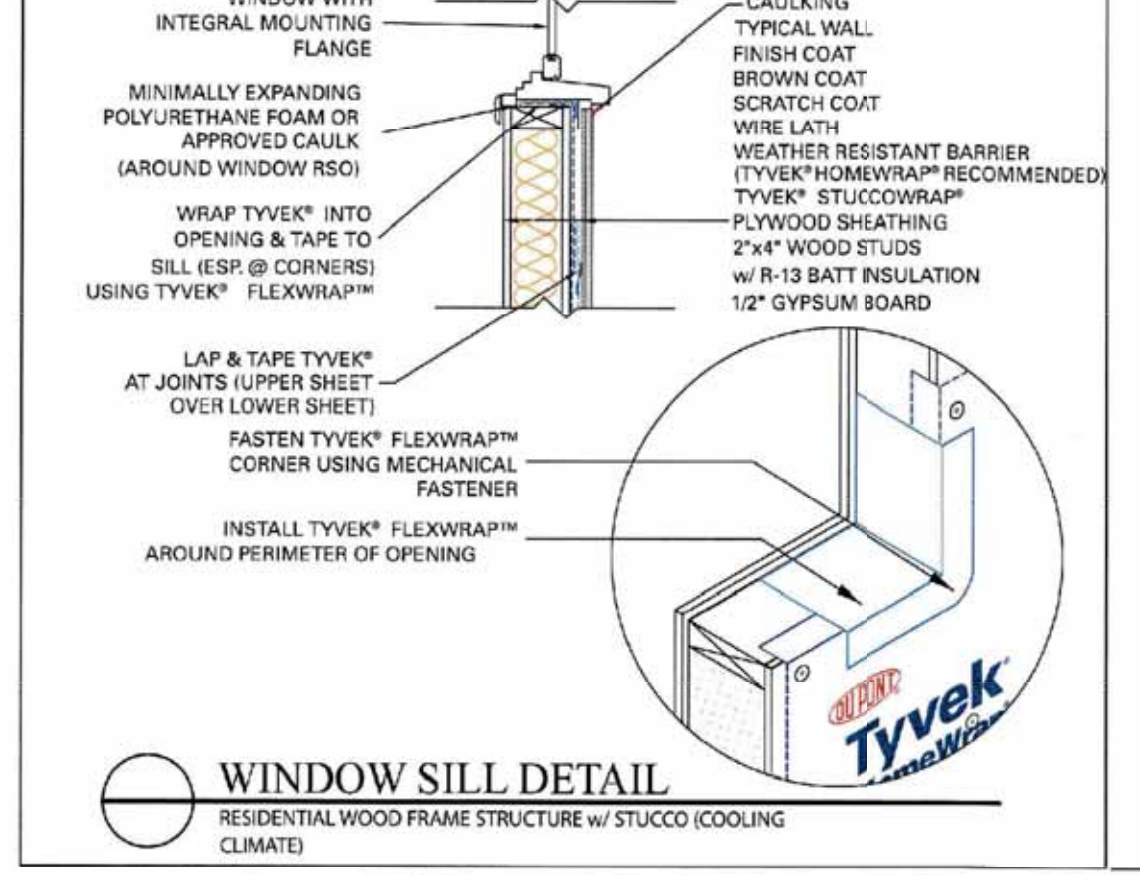
ROOFER MODIFIED L FLASHING STEP 3



STUCCO BUILDING WRAP SYSTEM STEP 4

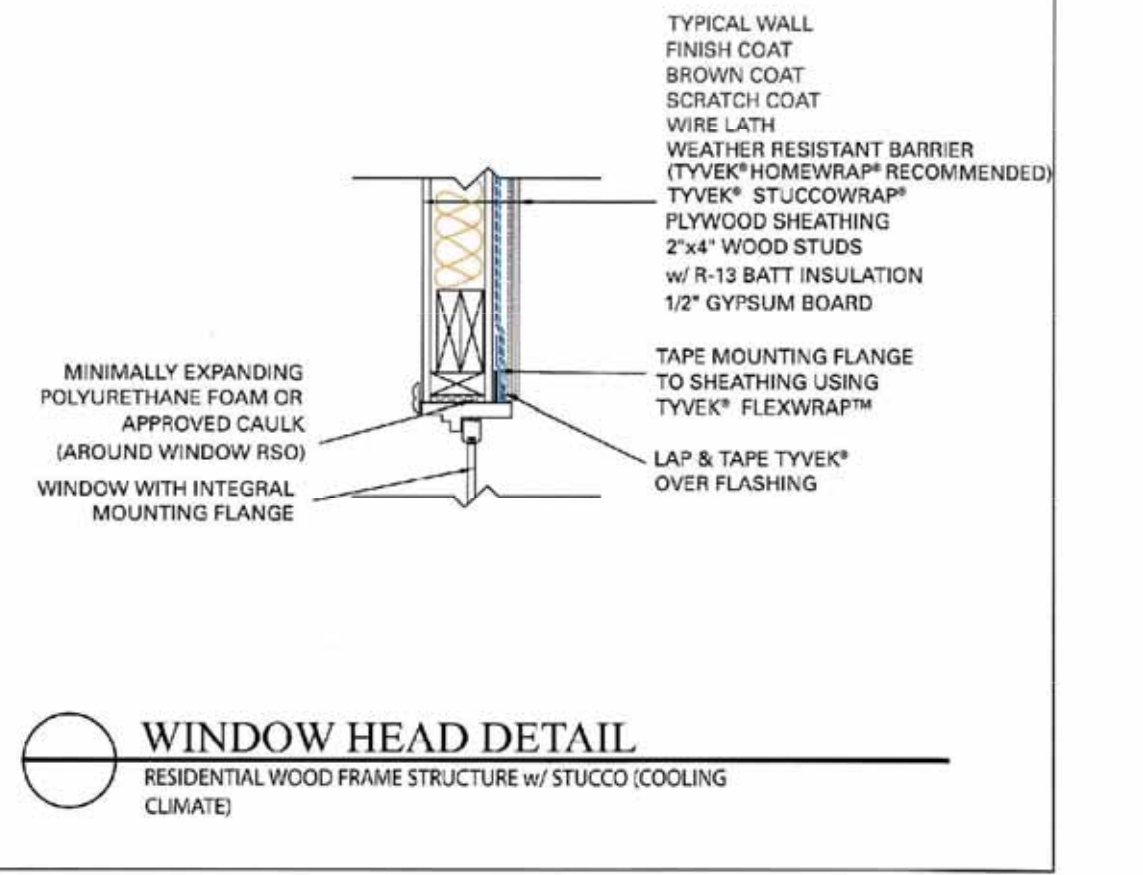
CORNER OVERHANG DETAIL

GENERAL NOTES
 *SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT™ CONTRACTOR TAPE)
 *FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT™ WRAPCAPS)
 *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.
 *INSTALL STUCCO ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS



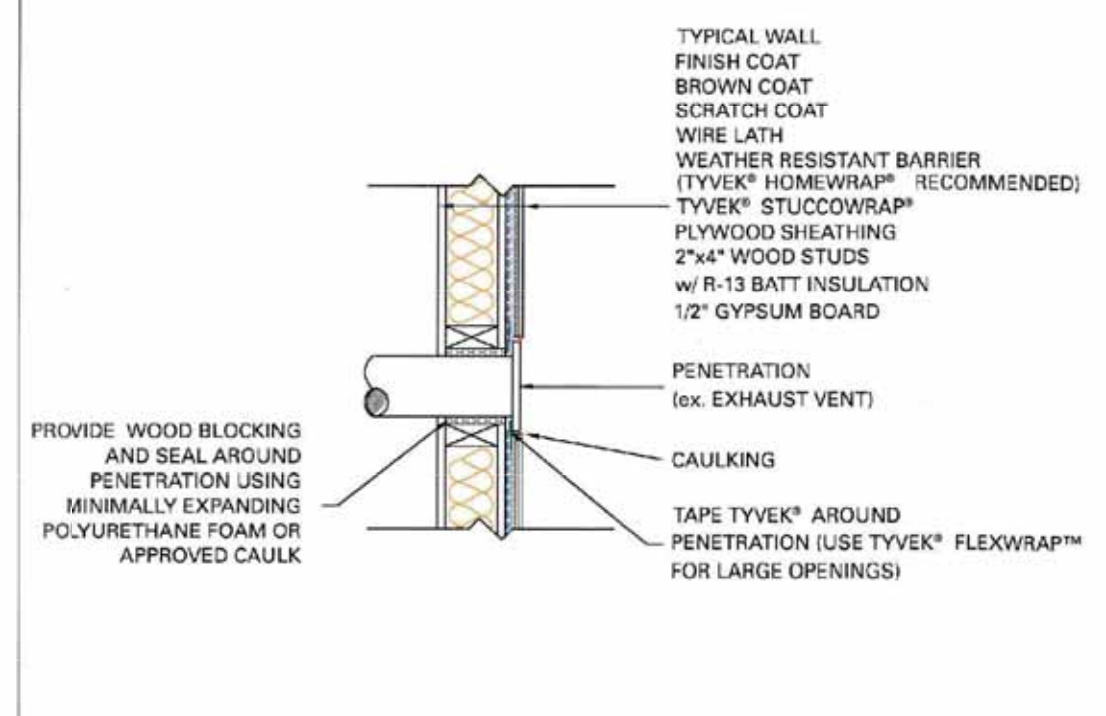
WINDOW SILL DETAIL
 RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO (COOLING CLIMATE)

GENERAL NOTES
 *SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT™ CONTRACTOR TAPE)
 *FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT™ WRAPCAPS)
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 *INSTALL STUCCO ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS



WINDOW HEAD DETAIL
 RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO (COOLING CLIMATE)

GENERAL NOTES
 *SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT™ CONTRACTOR TAPE)
 *FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT™ WRAPCAPS)
 *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.
 *INSTALL STUCCO ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS



WALL PENETRATION DETAIL
 RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO (COOLING CLIMATE)

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

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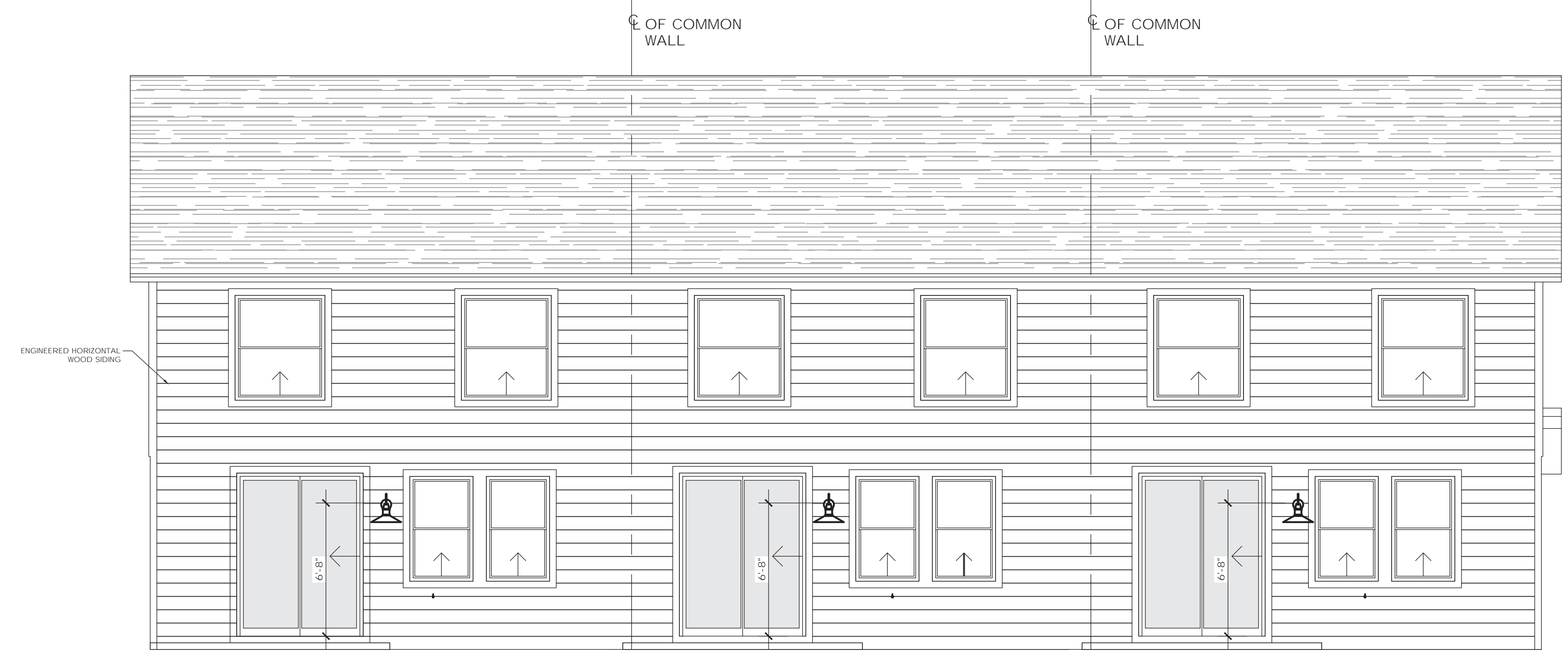
THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023), RESIDENTIAL

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 CA No. 8471-AA56003194
 708 Lihia Pinescrest Road, Suite 101
 Brandon, Florida 33511
 Phone: (813) 659-7002
 Fax: (813) 654-1691

- EXTERIOR ELEVATION GENERAL NOTES:**
1. CEMENT PLASTER FINISH OVER CONCRETE MASONRY SHALL BE 5/8" (2-COAT) STUCCO SYSTEM ASTM STANDARDS.
 2. CEMENT PLASTER FINISH OVER WOOD FRAMED WALLS SHALL BE 5/8" (3-COAT) TEXTURED PER COMMUNITY SPECIFICATIONS. OVER ASPHALT IMPREGNATED PAPER BACK WIRE LATH, OVER HOUSE WRAP OVER EXTERIOR SHEATHING PER AN APPROVED FBC 8TH EDITION 2023 R703.7 METHOD.
 3. FRONT ELEVATIONS: SEE COMMUNITY SPECIFICATION OR CONSULT THE CONSTRUCTION MANAGER.
 4. SIDE & REAR ELEVATIONS: SEE COMMUNITY SPECIFICATION OR CONSULT THE CONSTRUCTION MANAGER.
 5. ROOF COVERING: SEE COMMUNITY SPECIFICATION OR CONSULT THE CONSTRUCTION MANAGER. SEE STRUCTURAL SHEETS FOR SHEATHING REQUIREMENTS.
 6. WEEP SCREED SHALL BE IN ACCORDANCE WITH FBC 8TH EDITION 2023 (RESIDENTIAL) 703.7.2.1
 7. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.
 8. WINDOW PAN FLASHING SHALL BE IN ACCORDANCE WITH FBC 8TH EDITION 2023 (RESIDENTIAL) 703.4
 9. WATER-RESISTANT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH FBC 8TH EDITION 2023 (RESIDENTIAL) SECTION R703.7.3. WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.
- EXCEPTION: WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60-MINUTE GRADE D PAPER AND IS SEPARATED FROM THE STUCCO BY AN INTERVENING, SUBSTANTIALLY NONWATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.
10. WALL HEIGHTS: VERIFY ALL BEARING WALL HEIGHTS WITH FINAL TRUSS LAYOUTS.



1 FRONT ELEVATION
 A600 1/4"=1'-0" Scale



2 REAR ELEVATION
 A600 1/4"=1'-0" Scale

NOTE: VERIFY WINDOW/DOOR HEADER HEIGHT, SILL HEIGHT, ROUGH OPENINGS AND WINDOW SIZES PER WINDOW/DOOR MANUFACTURE.
 NOTE: FIELD VERIFY ALL DIMENSIONS.

Progress Set 2/12/24

Revision Number Date Description of Change

21 SOUTH DEVELOPMENT
 21 SOUTH DEV. TH
 124 N Miller Rd.
 Valrico, Florida 33594

Ray M. Smith
 Architect # 12864
 708 Lihia Pinescrest Road
 Brandon, Florida 33511
 Cell: 813.895.0016 Office: 813.902.2408
 comm@raymsmith.com

Not Elevations

DATE: Dec. 6, 2022
 SCALE: AS SHOWN
 DRAWN: BDE
 SHEET:

A600

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Progress Set 2/12/24

Revision Number Date Description of Change
 Construction

21 SOUTH DEVELOPMENT
 21 SOUTH DEV. TH
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 Valrico, Florida 33594

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 Brandon, Florida 33511
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 constructiondesignservices@outlook.com

Not

Elevations

DATE
 Dec. 6, 2022
 SCALE
 AS SHOWN
 DRAWN
 BDE
 SHEET

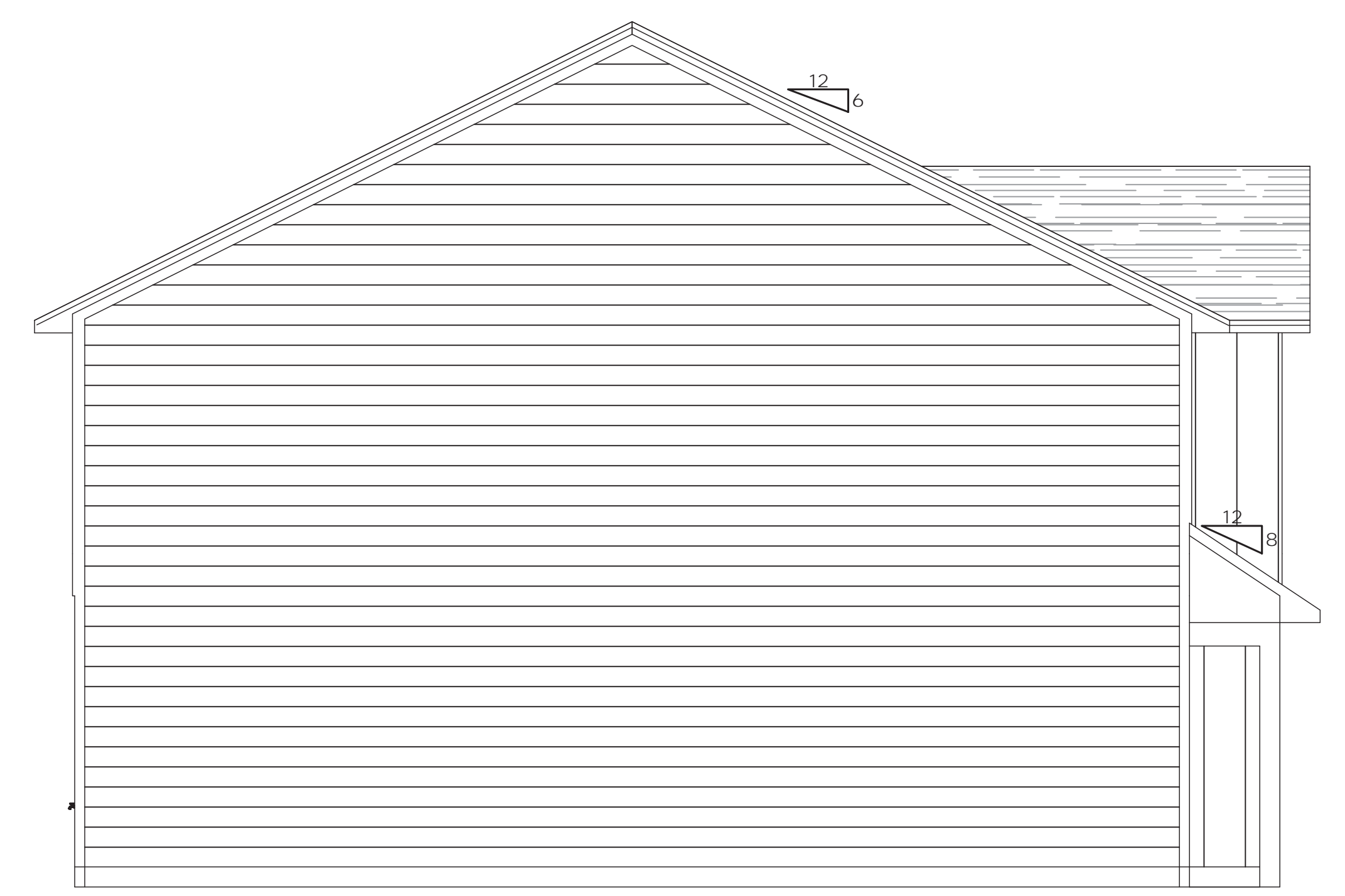
A601

2022-009-A601 Elevations.dwg

- EXTERIOR ELEVATION GENERAL NOTES:**
1. CEMENT PLASTER FINISH: OVER CONCRETE MASONRY SHALL BE 5/8" (2-COAT) STUCCO SYSTEM ASTM STANDARDS.
 2. CEMENT PLASTER FINISH OVER WOOD FRAMED WALLS SHALL BE 3/4" (3-COAT) TEXTURED PER COMMUNITY SPECIFICATIONS. OVER ASPHALT IMPREGNATED PAPER BACK WIRE LATH OVER HOUSE WRAP OVER EXTERIOR SHEATHING PER AN APPROVED FBC 8TH EDITION 2023 R703.7 METHOD.
 3. FRONT ELEVATIONS: SEE COMMUNITY SPECIFICATION OR CONSULT THE CONSTRUCTION MANAGER.
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 5. ROOF COVERING: SEE COMMUNITY SPECIFICATION OR CONSULT THE CONSTRUCTION MANAGER. SEE STRUCTURAL SHEETS FOR SHEATHING REQUIREMENTS.
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10. WALL HEIGHTS: VERIFY ALL BEARING WALL HEIGHTS WITH FINAL TRUSS LAYOUTS.



1 RIGHT ELEVATION
 A601 1/4"=1'-0" Scale



2 LEFT ELEVATION
 A601 1/4"=1'-0" Scale

NOTE: VERIFY WINDOW/DOOR HEADER HEIGHT, SILL HEIGHT, ROUGH OPENINGS AND WINDOW SIZES PER WINDOW/DOOR MANUFACTURE.
 NOTE: FIELD VERIFY ALL DIMENSIONS.

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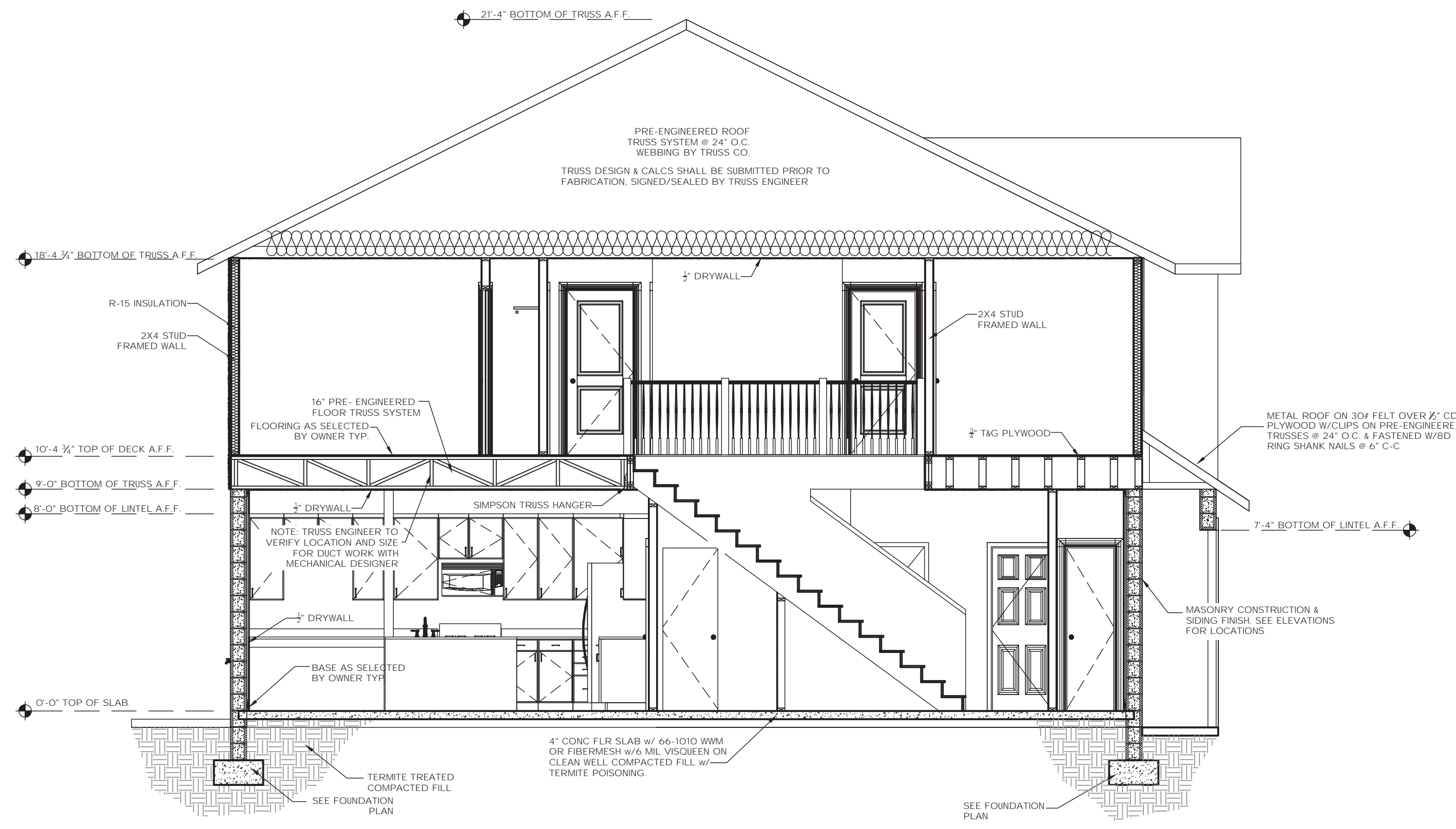
NOTE:
THIS IS TO CONFIRM THAT THE FOLLOWING ARE ACCEPTABLE GYPSUM FIRE RATING MATERIALS, BASED ON UL U373, U375, U336, U347, AND U366:

- GEORGIA-PACIFIC GYPSUM - TYPE TRSL, DGSL, TP-6
- AMERICAN GYPSUM CO - TYPE AG-S, M-GLASS
- UNITED STATES GYPSUM CO - TYPE SLX
- USG BORAL DRYWALL SFZ - TYPE SLX
- USG MEXICO S A DE C V - TYPE SLX
- NATIONAL GYPSUM CO - TYPE FSW, FSW-B, FSW-7, FSW-9
- THAI GYPSUM PRODUCTS - TYPE SHAFTLINER.

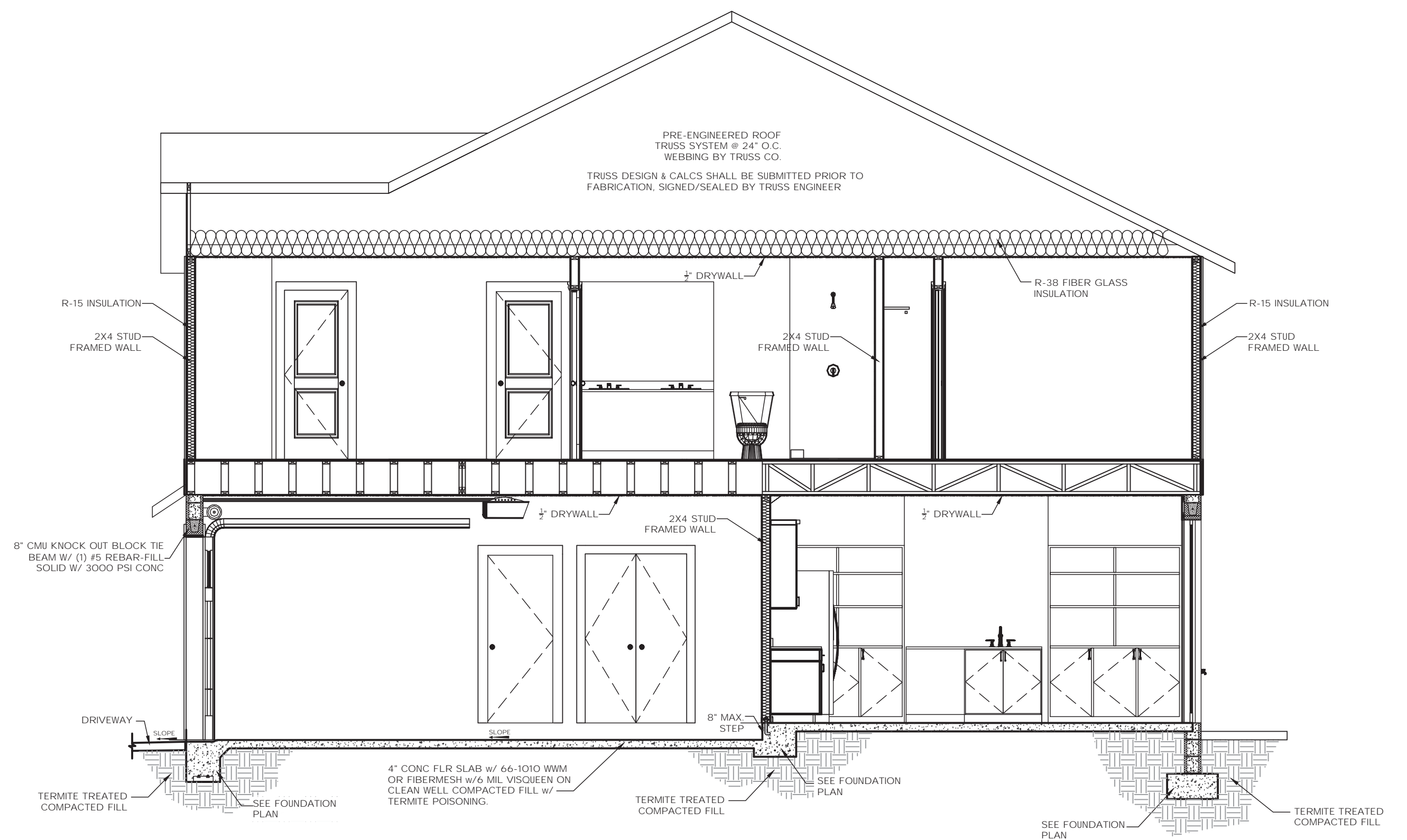
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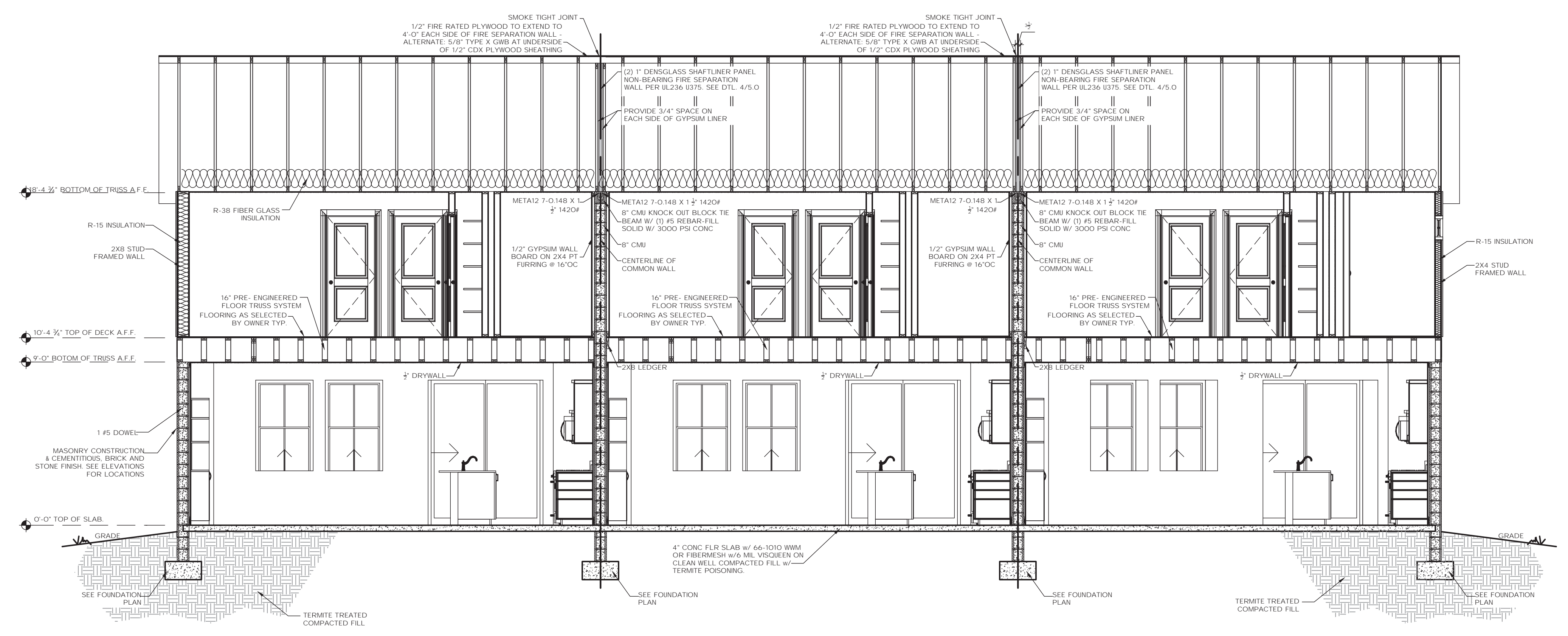
Progress Set 2/12/24



1 Building Section
A700 1/4"=1'-0" Scale



2 Building Section
A700 1/4"=1'-0" Scale



3 Building Section
A700 1/4"=1'-0" Scale

NOTE: VERIFY WINDOW/DOOR HEADER HEIGHT, SILL HEIGHT, ROUGH OPENINGS AND WINDOW SIZES PER WINDOW/DOOR MANUFACTURE.
NOTE: FIELD VERIFY ALL DIMENSIONS.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

Description of Change
Number
Date

21 SOUTH DEVELOPMENT
21 SOUTH DEV. TH
124 N Miller Rd.
Valrico, Florida 33594

Ray M. Smith
Architect # 12864
708 Lihia Pines Road
Brandon, Florida 33911
Call: 813-895-0616
office@raymsmith.com
commercial@raymsmith.com

Plot

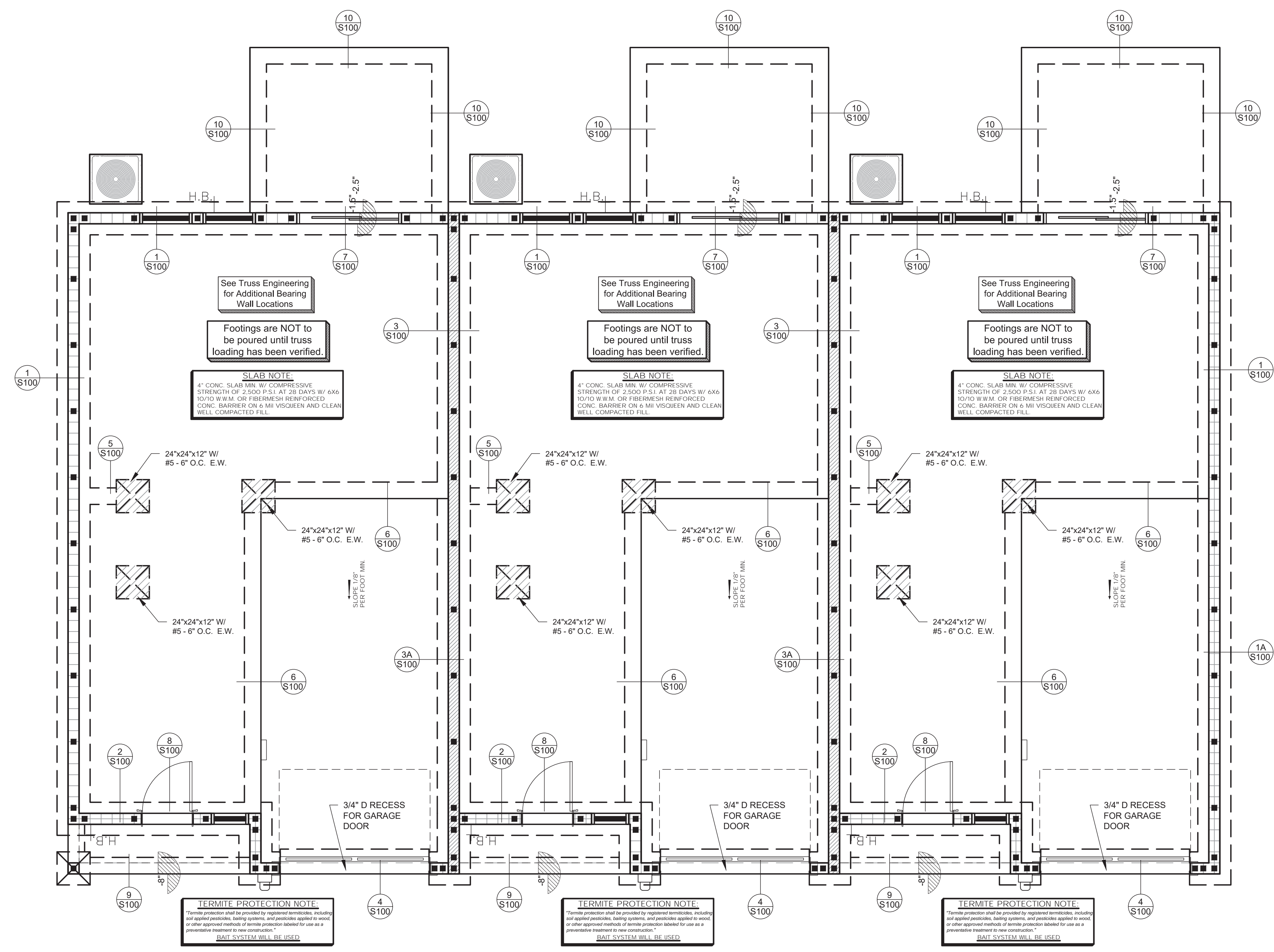
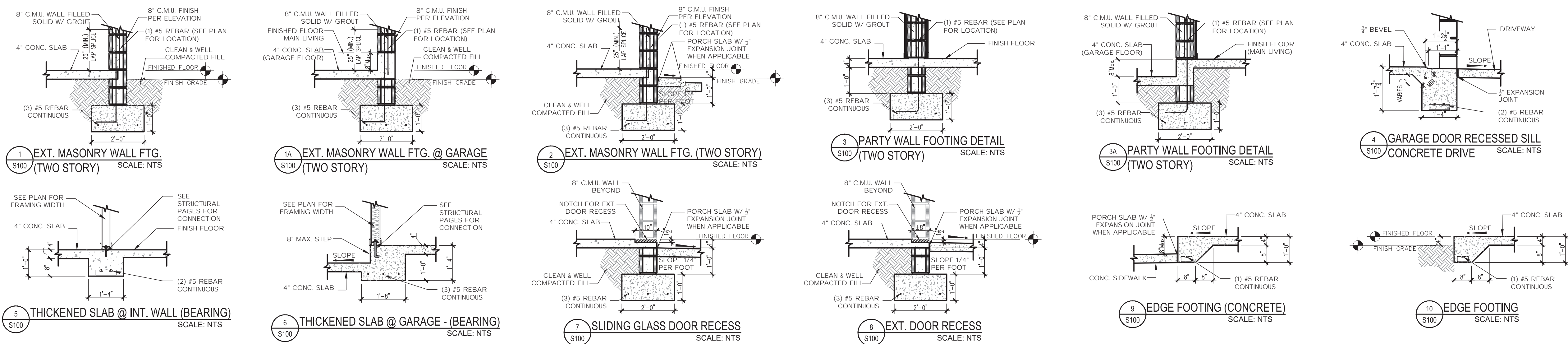
Sections
DATE
Dec. 6, 2022
SCALE
AS SHOWN
DRAWN
BDE
SHEET

A700
2022-009-A700 Sections.dwg

THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023), RESIDENTIAL

FILL CELL LEGEND
 ■ INDICATES 1-#5 VERTICAL REBAR IN MASONRY CELL FILLED SOLID WITH GROUT.
 NOTE:
 VERT. REINF. SHALL HOOK INTO BEAM ABOVE & FOOTING BELOW. PROVIDE 25" MIN. LAP WHERE SPLICES OCCUR. AND WIRE TOGETHER.

NOTE:
 FILL CELL w/ (1) #5 IN PARTY WALLS, NEXT TO ALL OPENINGS & MAX. 48" O.C. FOR ALL OTHER WALL & AT ALL BEARING HEIGHT CHANGES.
 THE FOUNDATION SYSTEM HAS BEEN DESIGNED BASED ON MINIMUM OF 2500 PSF.



1
 S100
3 UNIT FOUNDATION PLAN
 1/4" = 1'-0" Scale

NOTE: VERIFY WINDOW/DOOR HEADER HEIGHT, SILL HEIGHT, ROUGH OPENINGS AND WINDOW SIZES PER WINDOW/DOOR MANUFACTURE.
 NOTE: FIELD VERIFY ALL DIMENSIONS.

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Brad Design & Engineering, Inc.
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 708 Lihua Pinecrest Road, Suite 101
 Brandon, Florida 33511
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 Fax: (813) 654-1691

Progress Set 2/12/24

Description of Change

Number

Date

Foundation

21 SOUTH DEVELOPMENT
 21 SOUTH DEV. TH
 124 N Miller Rd.
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 communications@raymsmith.com

Foundation

DATE
 Dec. 6, 2022
 SCALE
 AS SHOWN
 DRAWN
 BDE
 SHEET

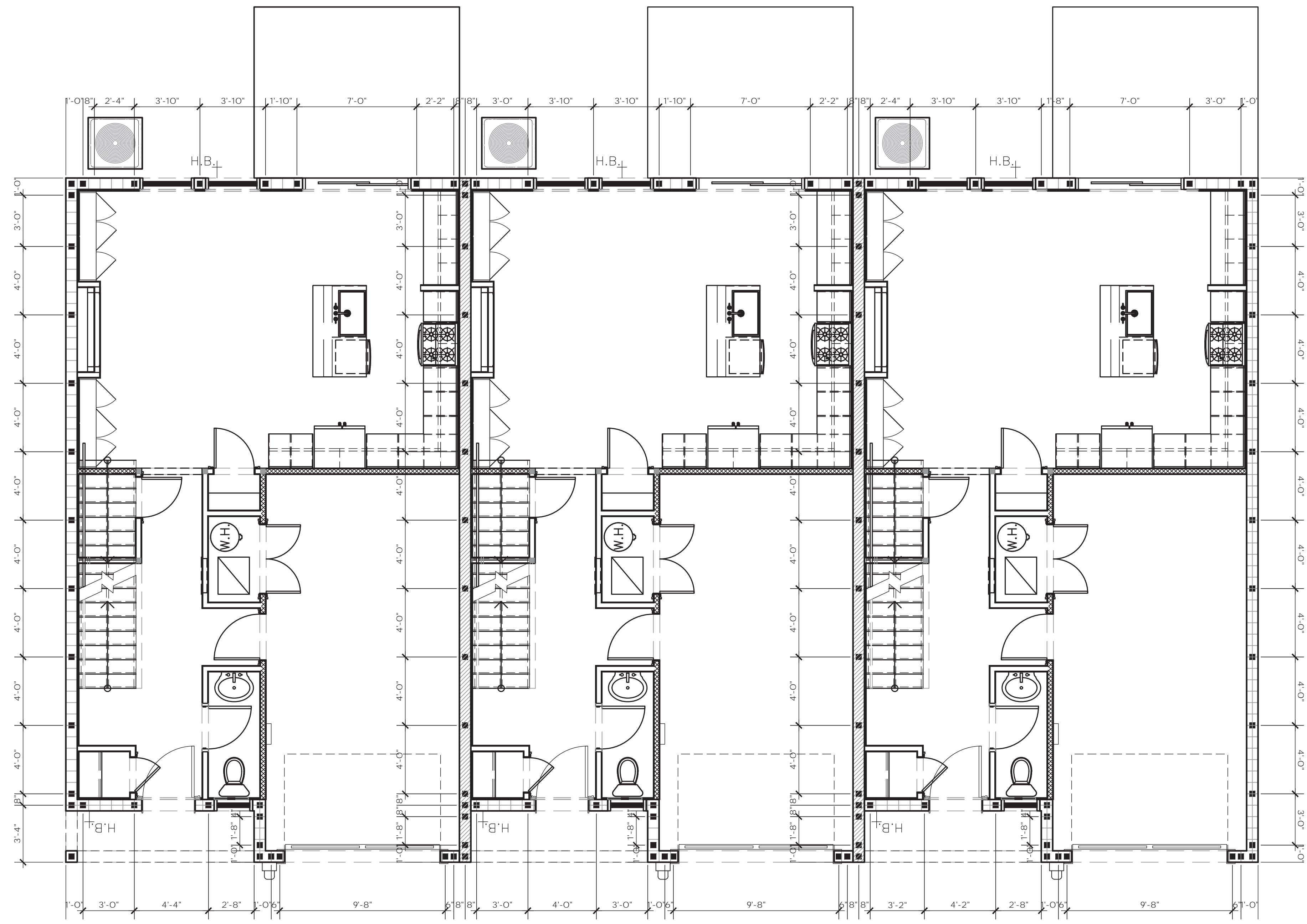
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2022-309-S100 Foundation.dwg

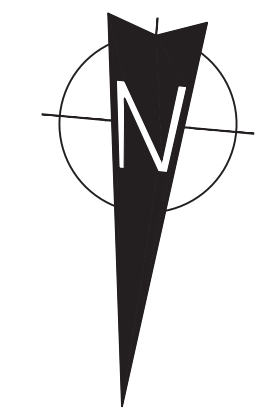
THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023), RESIDENTIAL

FILL CELL LEGEND
 ■ INDICATES 1-#5 VERTICAL REBAR IN MASONRY CELL FILLED SOLID WITH GROUT.
 NOTE:
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NOTE:
 FILL CELL w/ (1) #5 IN PARTY WALLS, NEXT TO ALL OPENINGS & MAX. 48" O.C. FOR ALL OTHER WALL & AT ALL BEARING HEIGHT CHANGES.
 THE FOUNDATION SYSTEM HAS BEEN DESIGNED BASED ON MINIMUM OF 2500 PSF.



1 **3 UNIT FILLED CELL PLAN**
 S105 1/4" = 1'-0" Scale



NOTE: VERIFY WINDOW/DOOR HEADER HEIGHT, SILL HEIGHT, ROUGH OPENINGS AND WINDOW SIZES PER WINDOW/DOOR MANUFACTURE.
 NOTE: FIELD VERIFY ALL DIMENSIONS.

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 Fax: (813) 684-1691

Progress Set 2/12/24

| Revision Number | Date | Description of Change |
|-----------------|------|-----------------------|
| | | |

21 SOUTH DEVELOPMENT
 21 SOUTH DEV. TH
 124 N Miller Rd.
 Valrico, Florida 33594

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 commstudies@protonmail.com

Not

Filled Cells

DATE
 Dec. 6, 2022
 SCALE
 AS SHOWN
 DRAWN
 BDE
 SHEET

S105

THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023), RESIDENTIAL

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Progress Set 2/12/24

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 comm@ramsmitharchitects.com ram@ramsmitharchitects.com

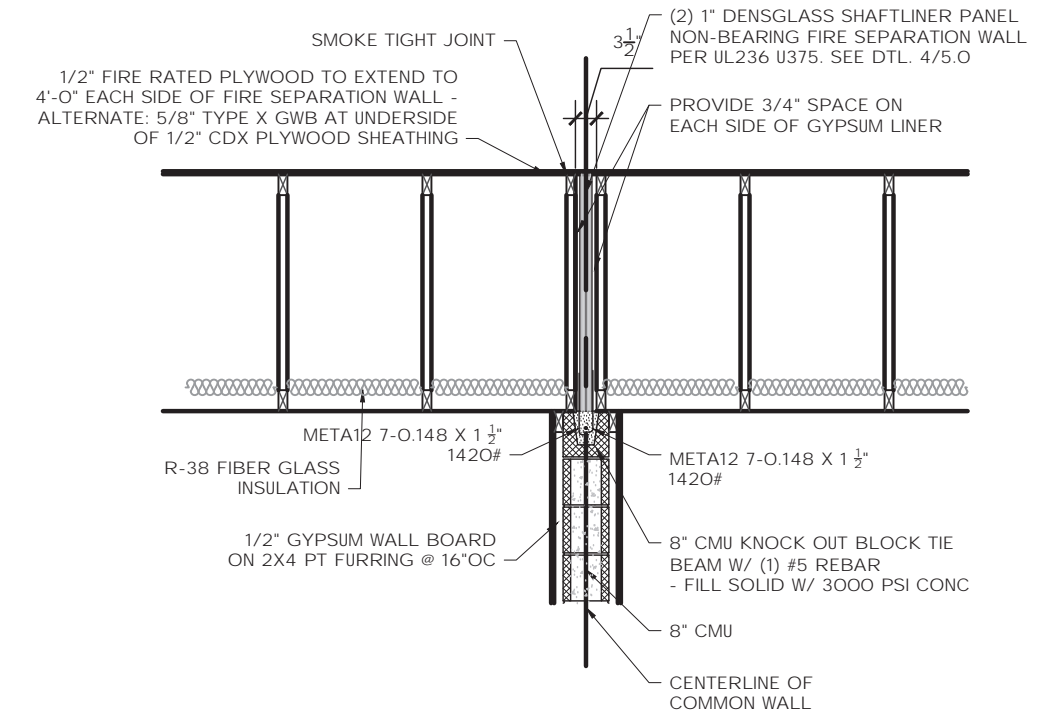
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Firewalls

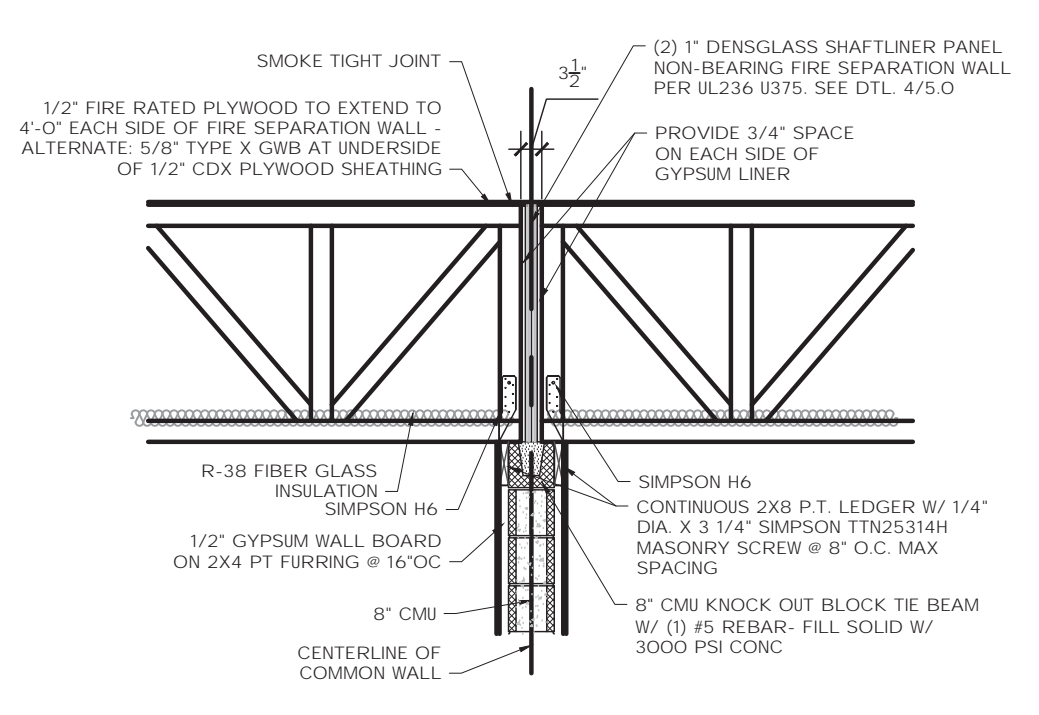
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 SHEET

S106

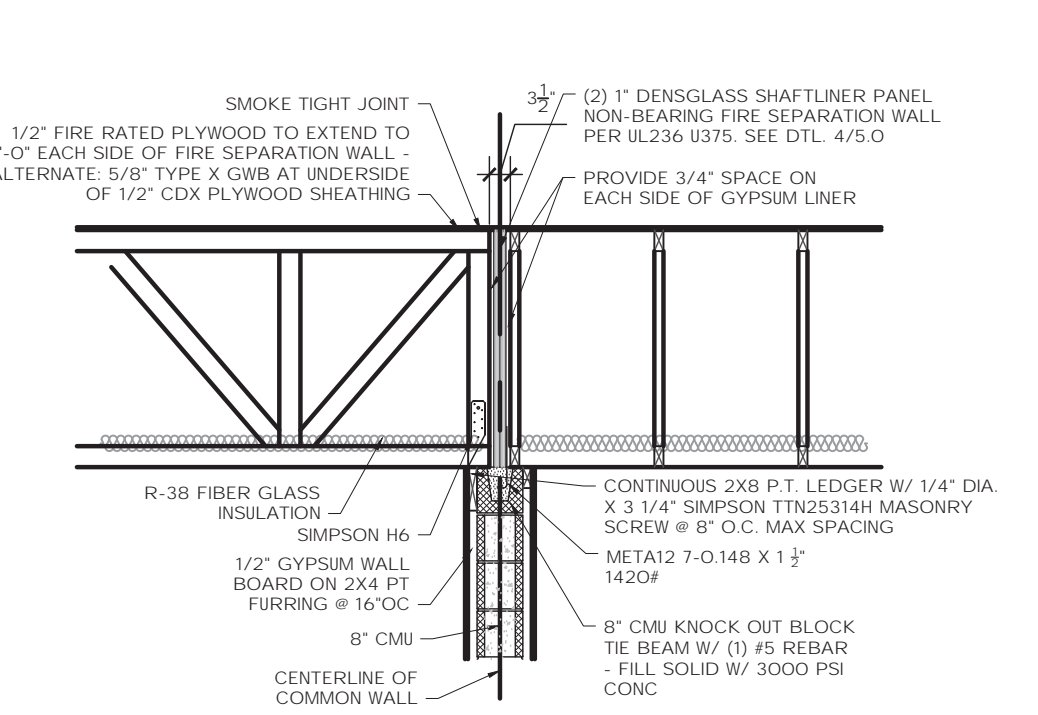
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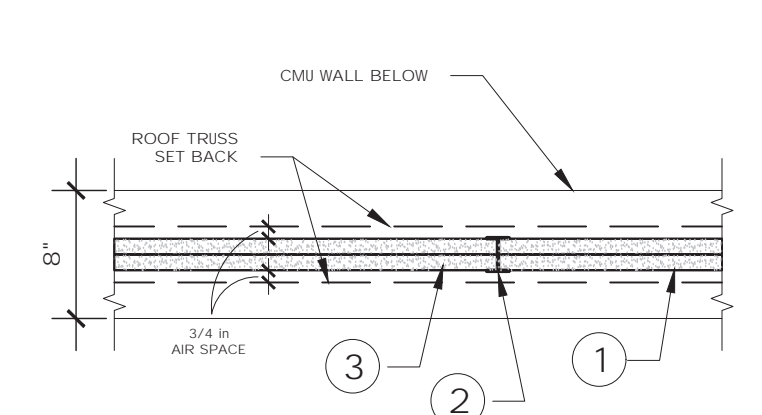
2 PARTY WALLS AT INT UNITS
 S106 Not To Scale



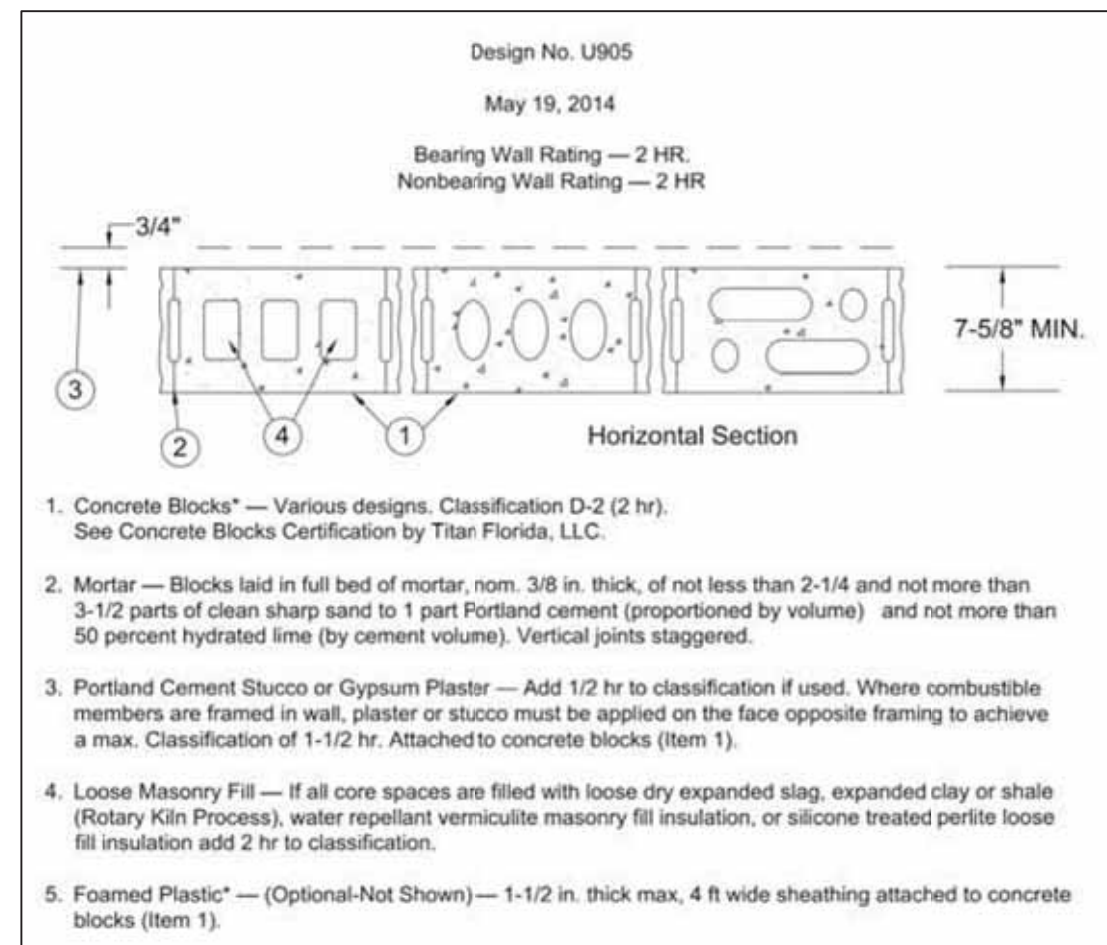
3 PARTY WALLS AT Gir der Tr usses
 S106 1/2"=1'-0" Scale



4 PARTY WALLS AT END UNITS
 S106 1/2"=1'-0" Scale



5 DETAIL AT ROOF ATTIC
 S106 UL-263 U375 2-HR SEPARATION WALL
 1/2"=1'-0" Scale



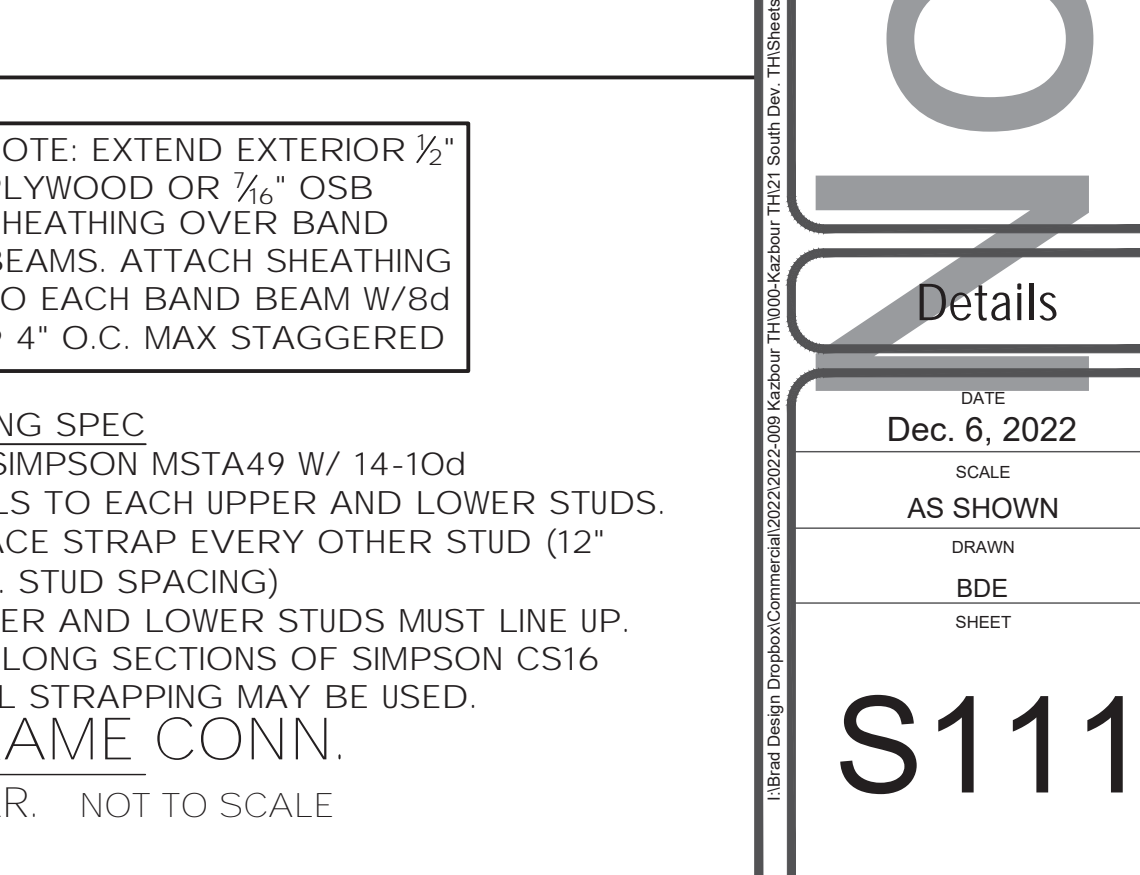
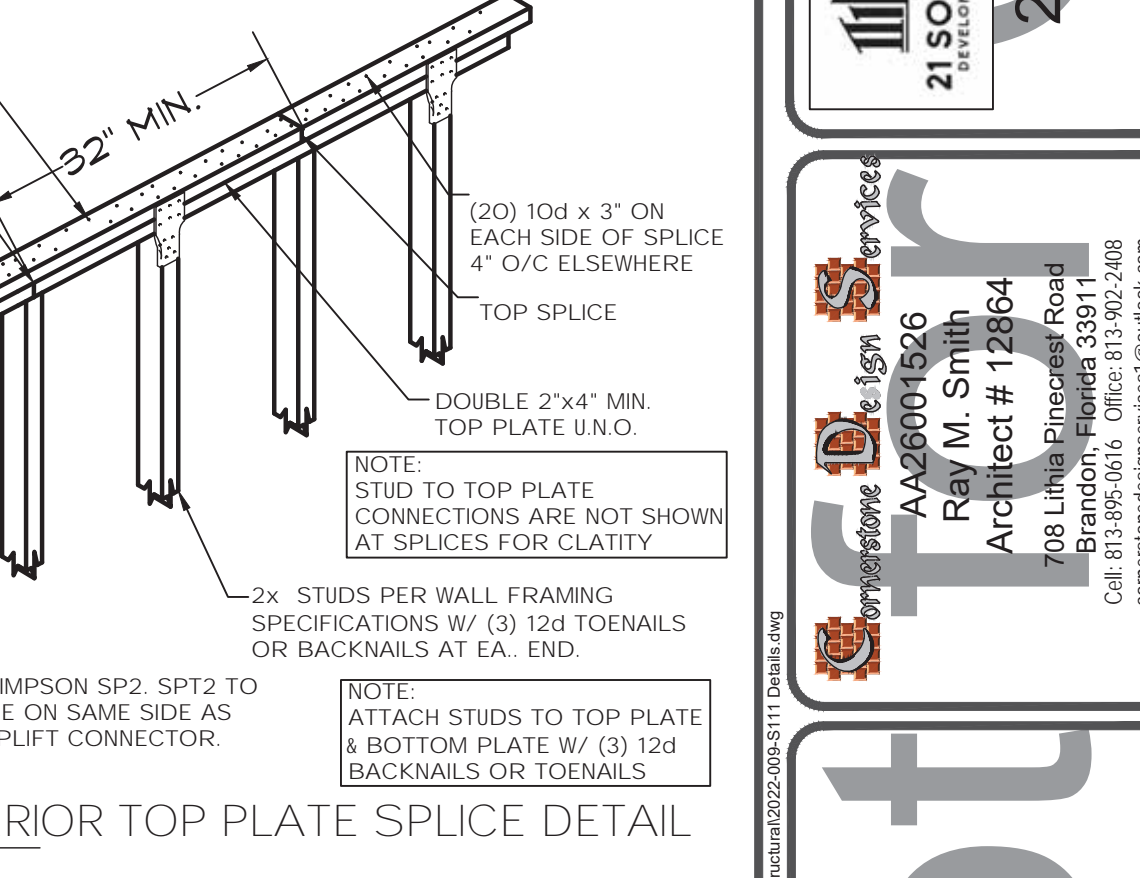
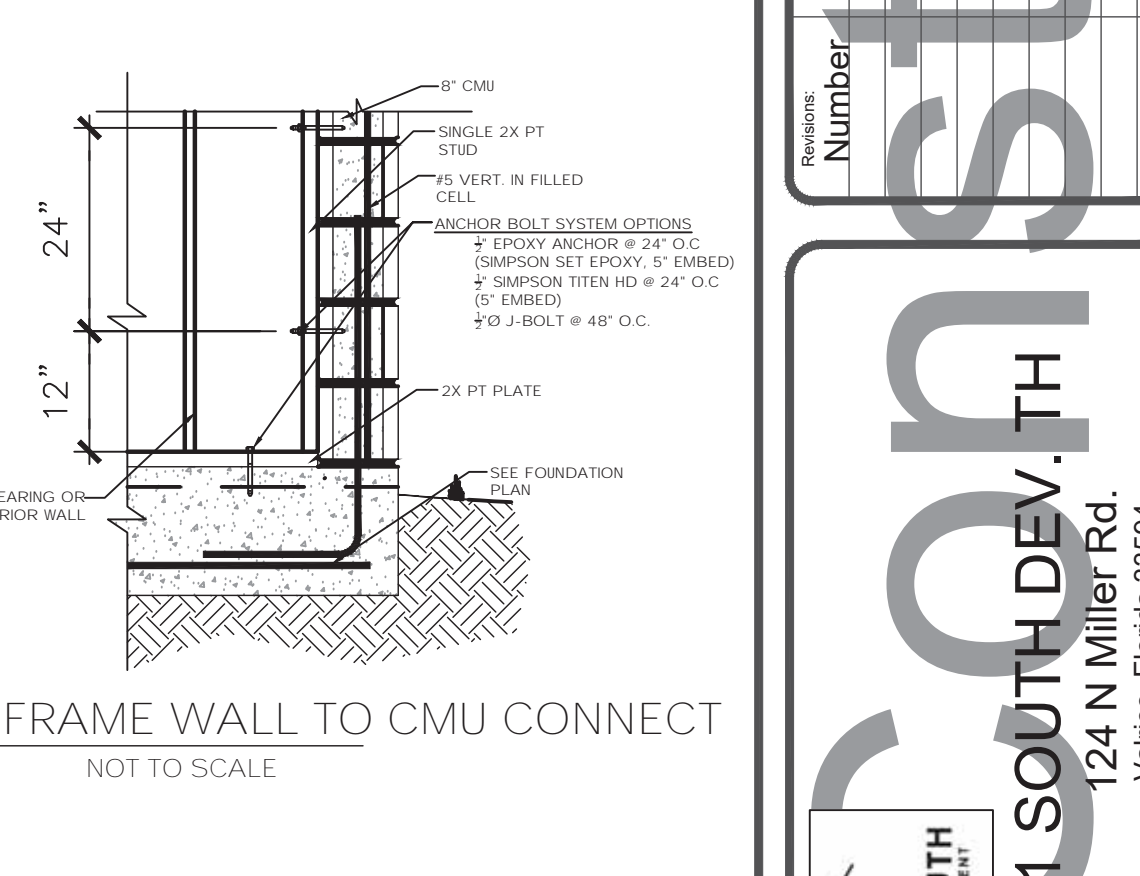
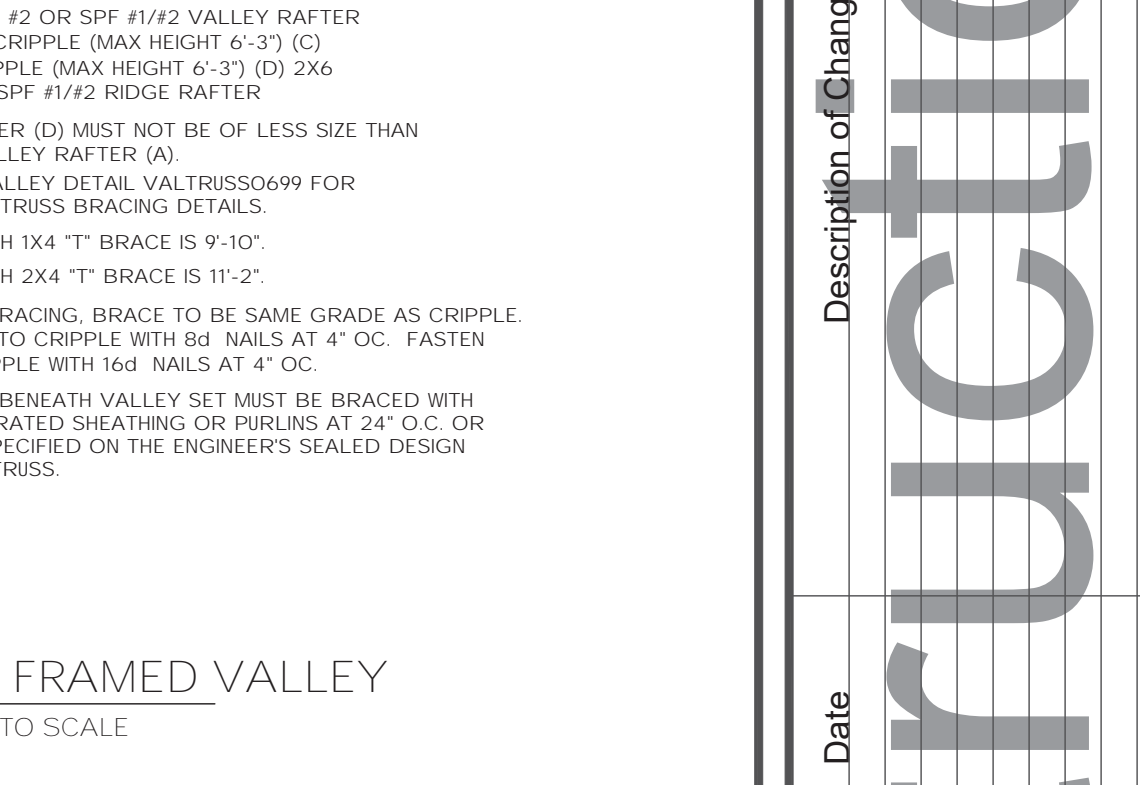
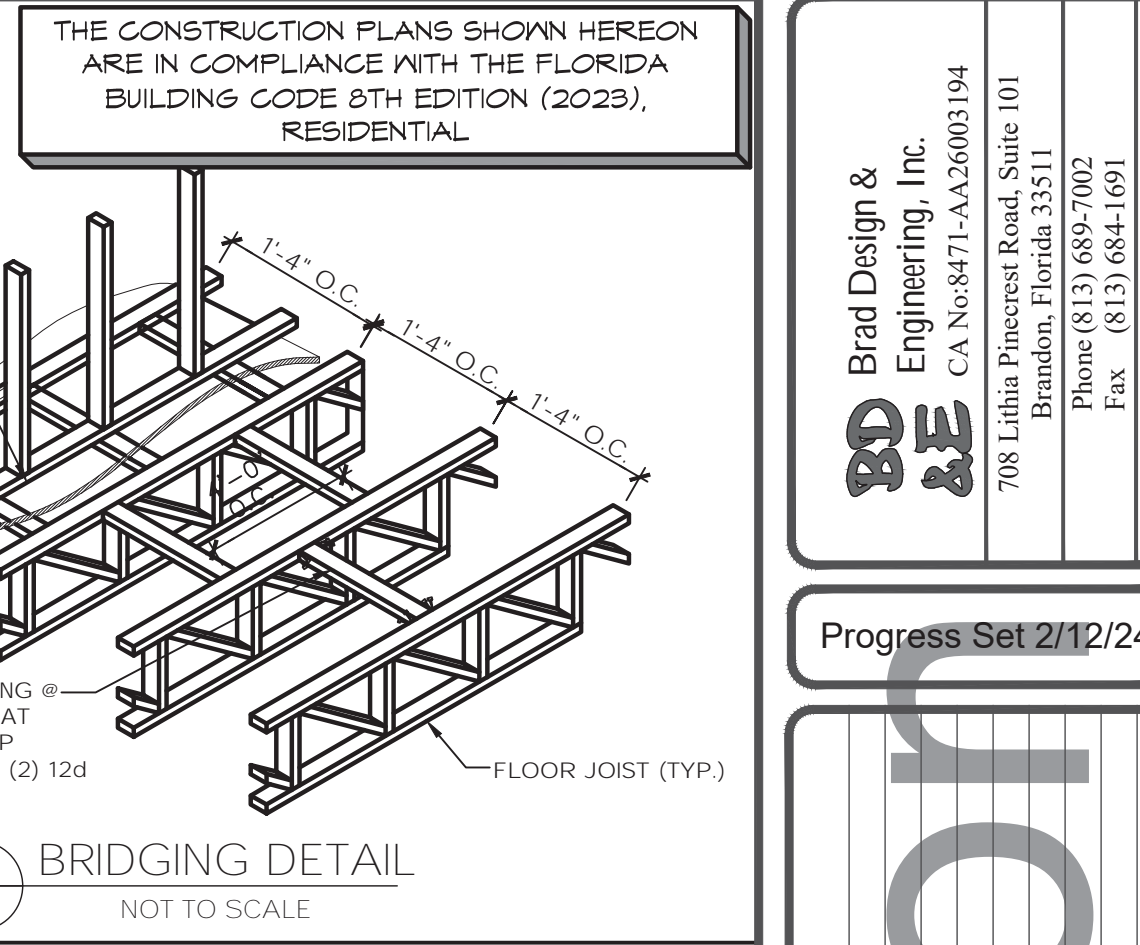
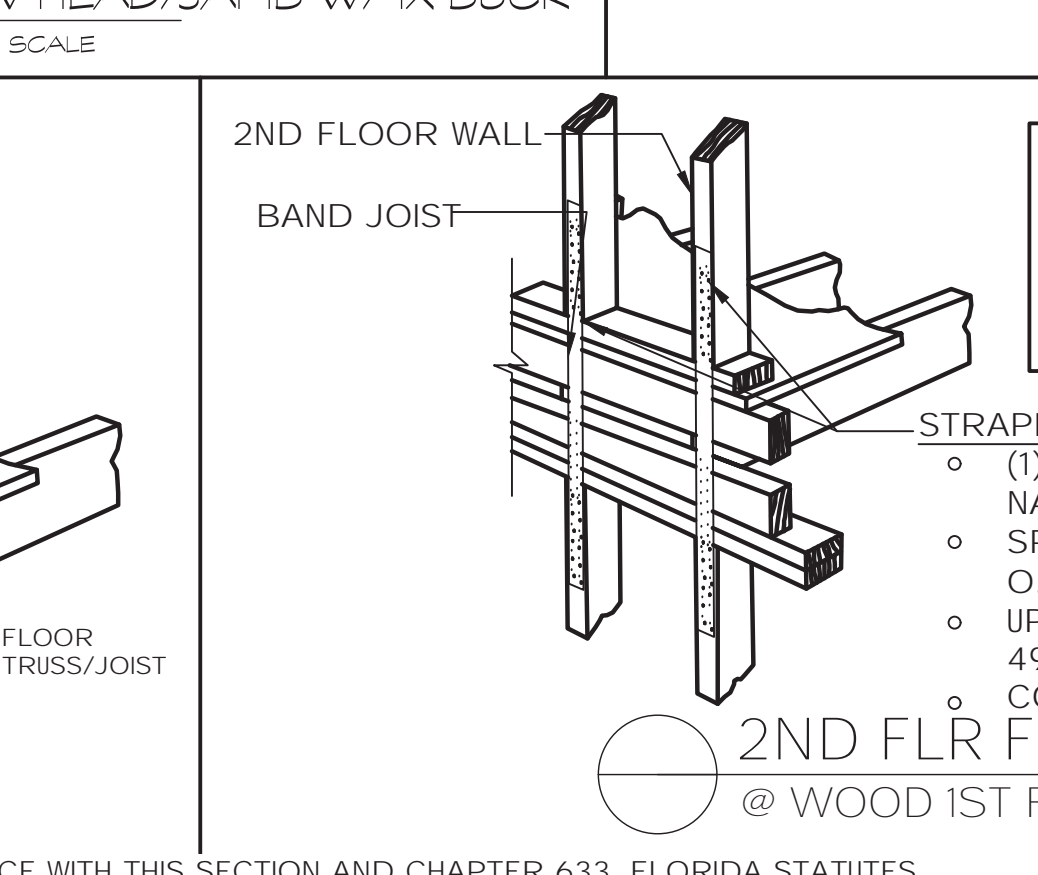
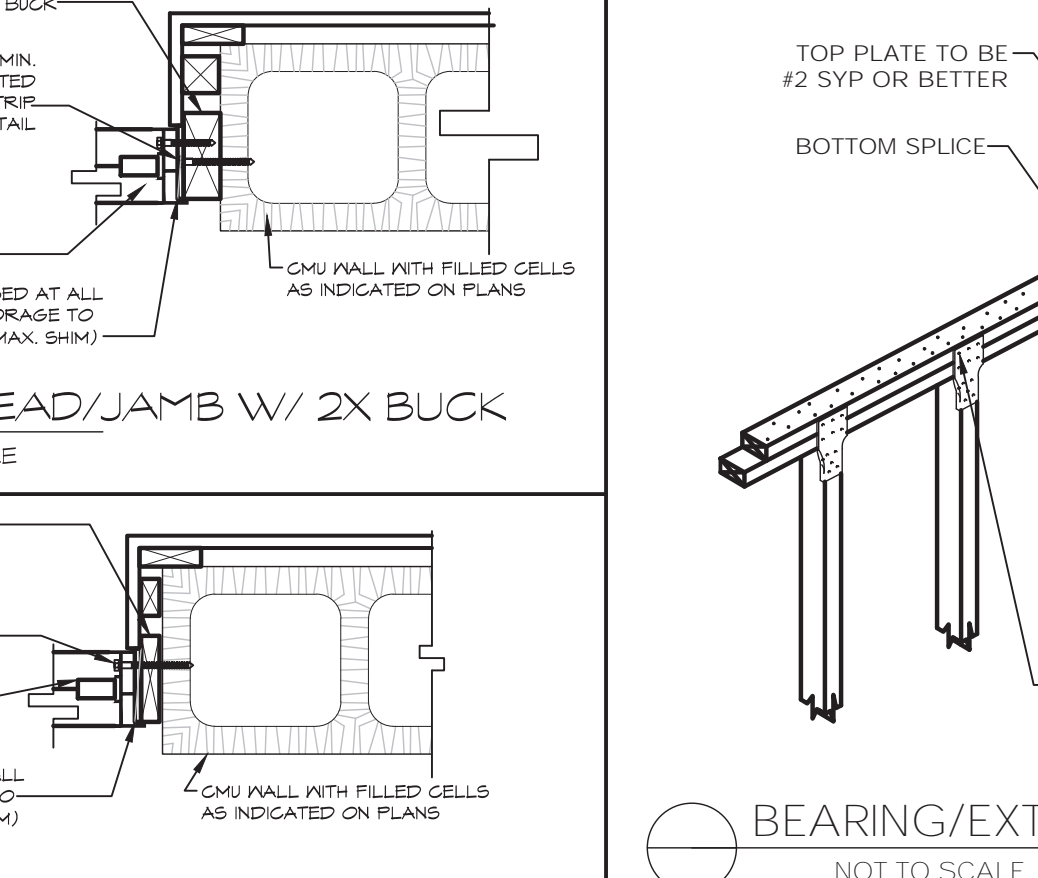
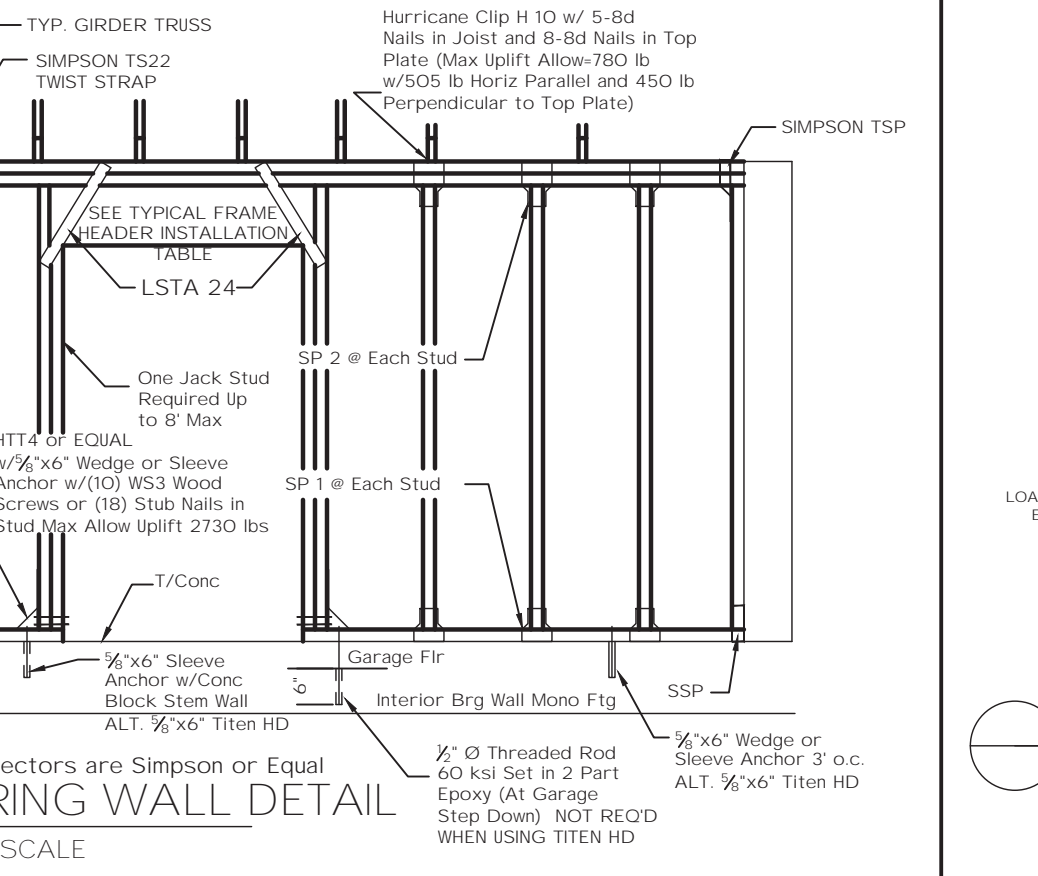
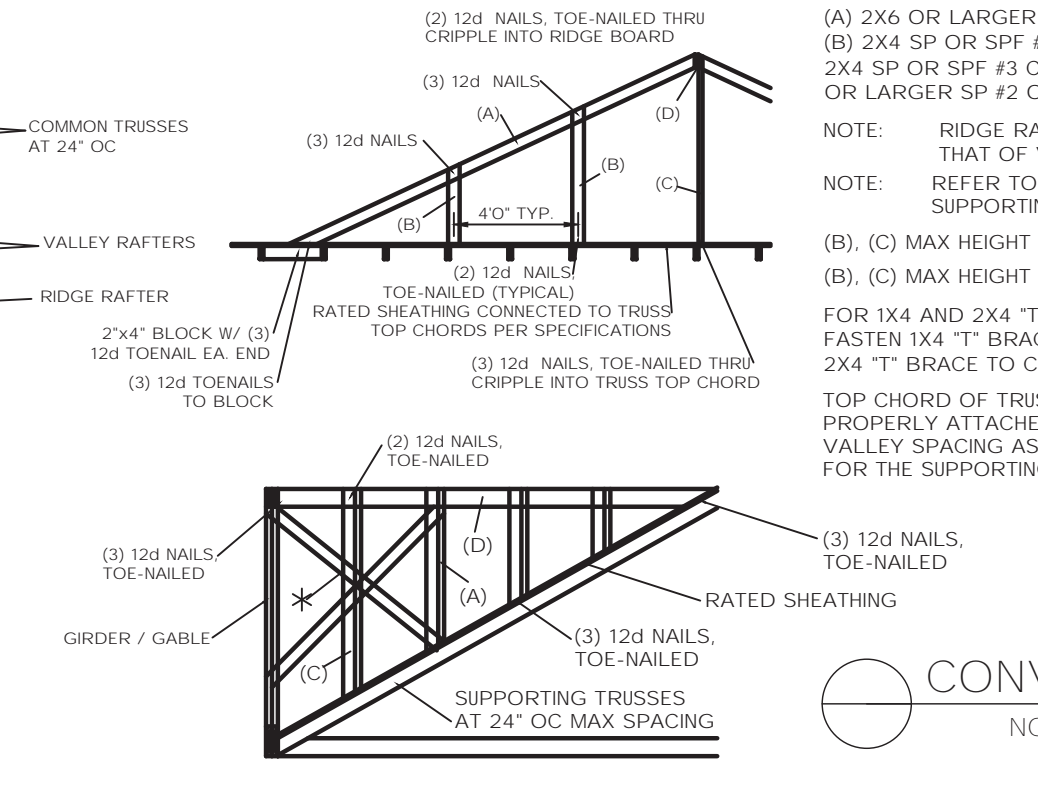
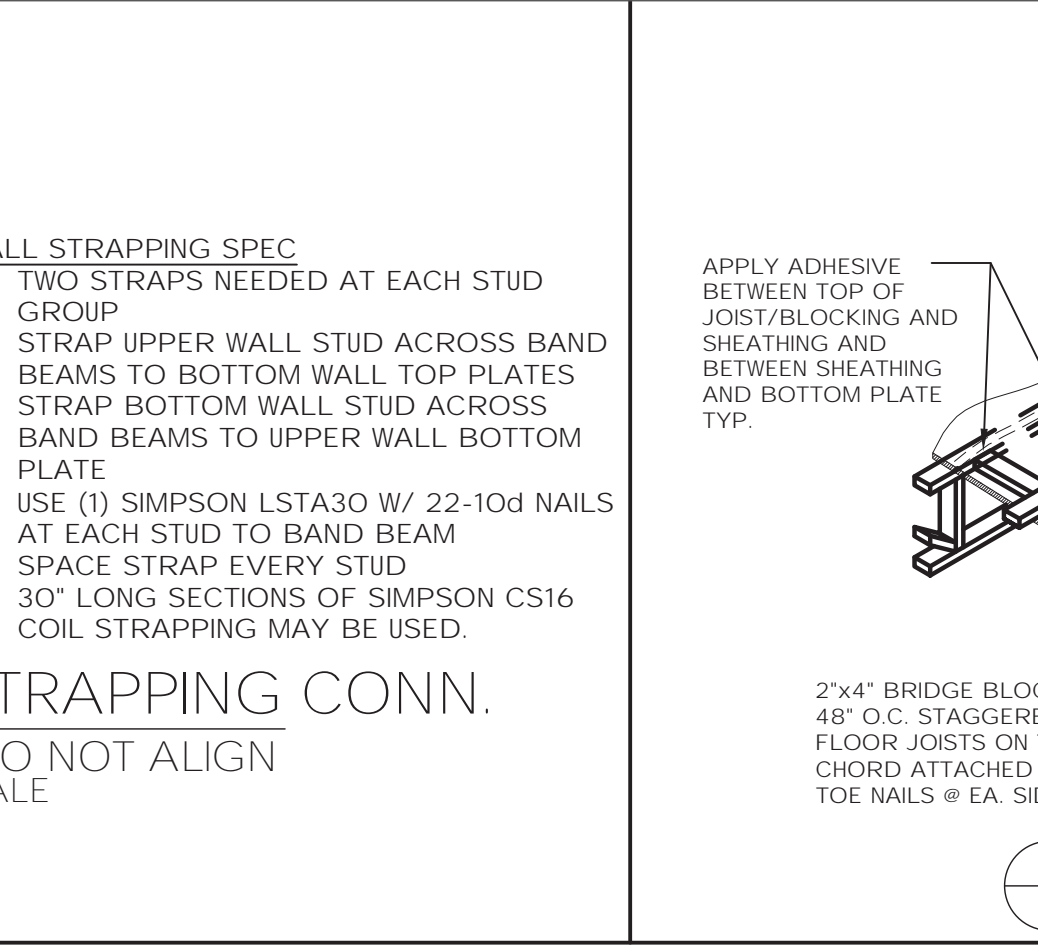
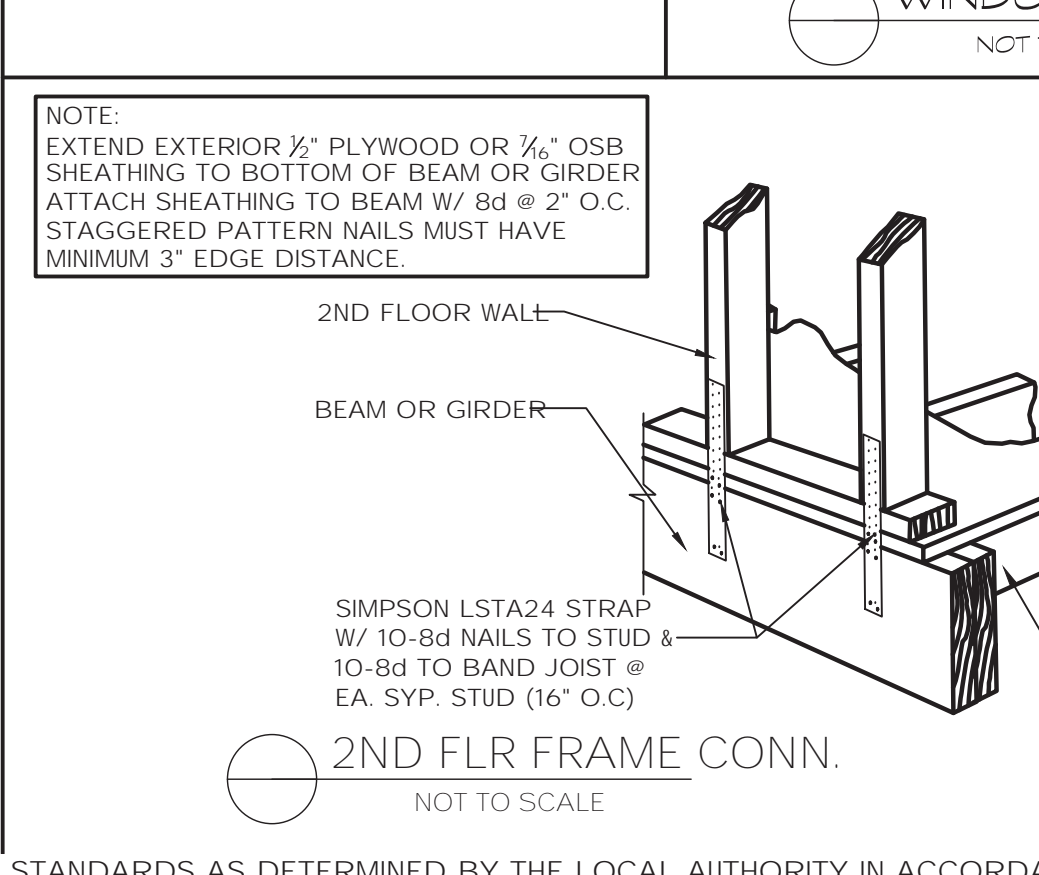
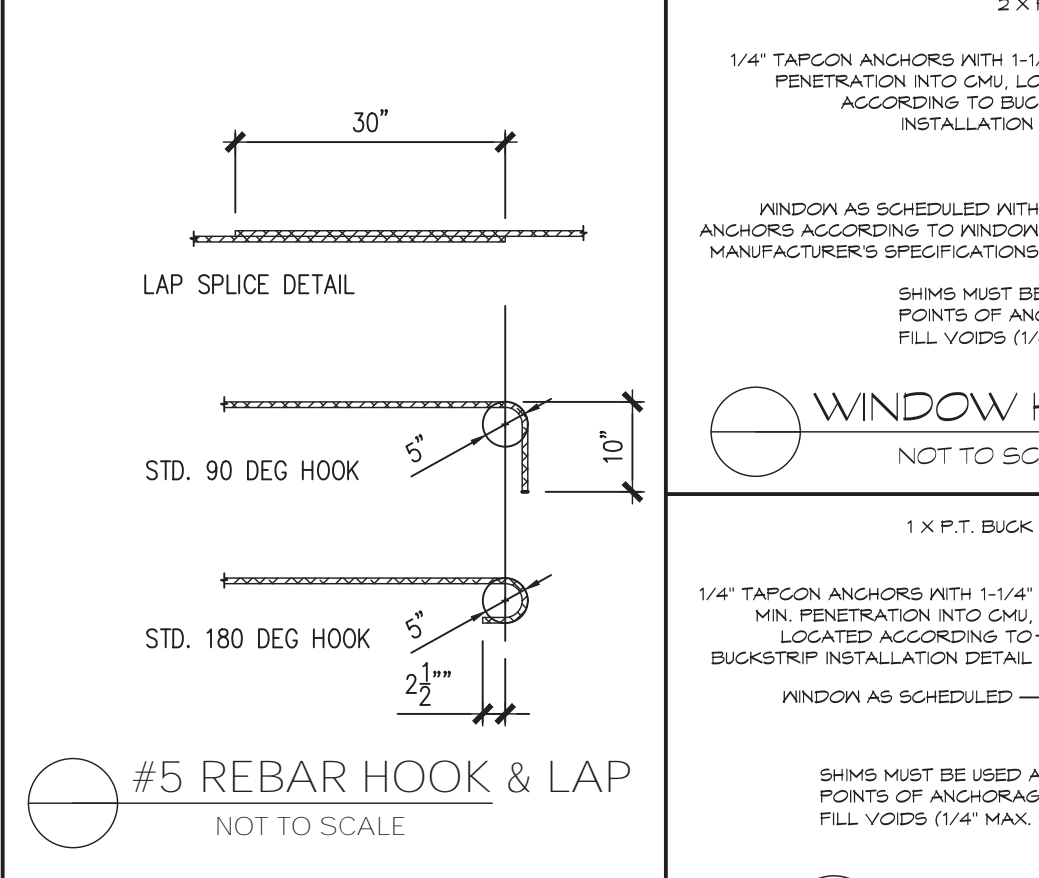
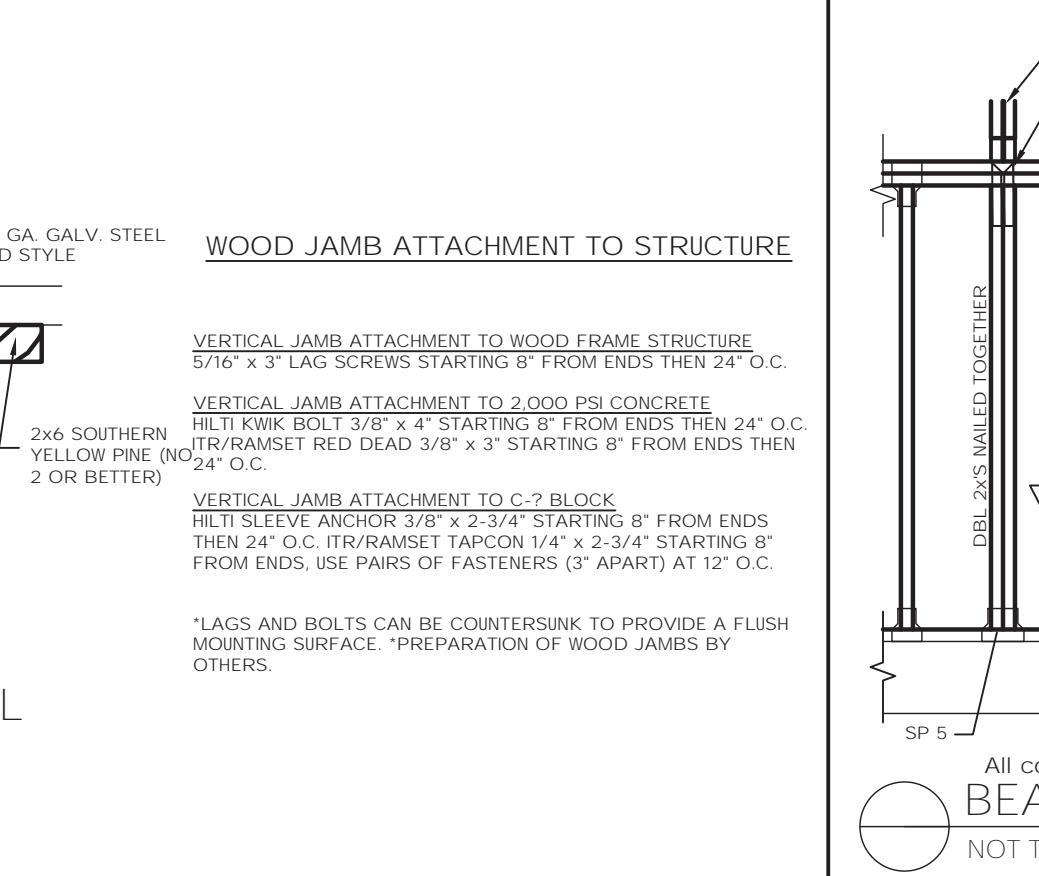
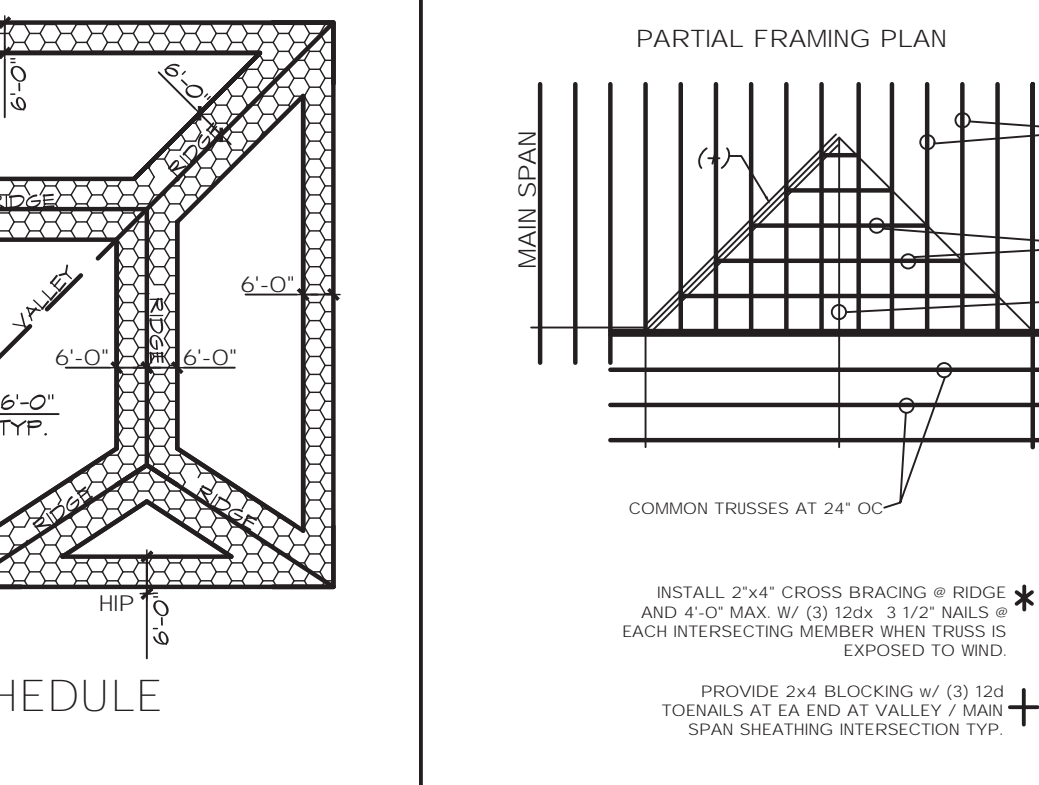
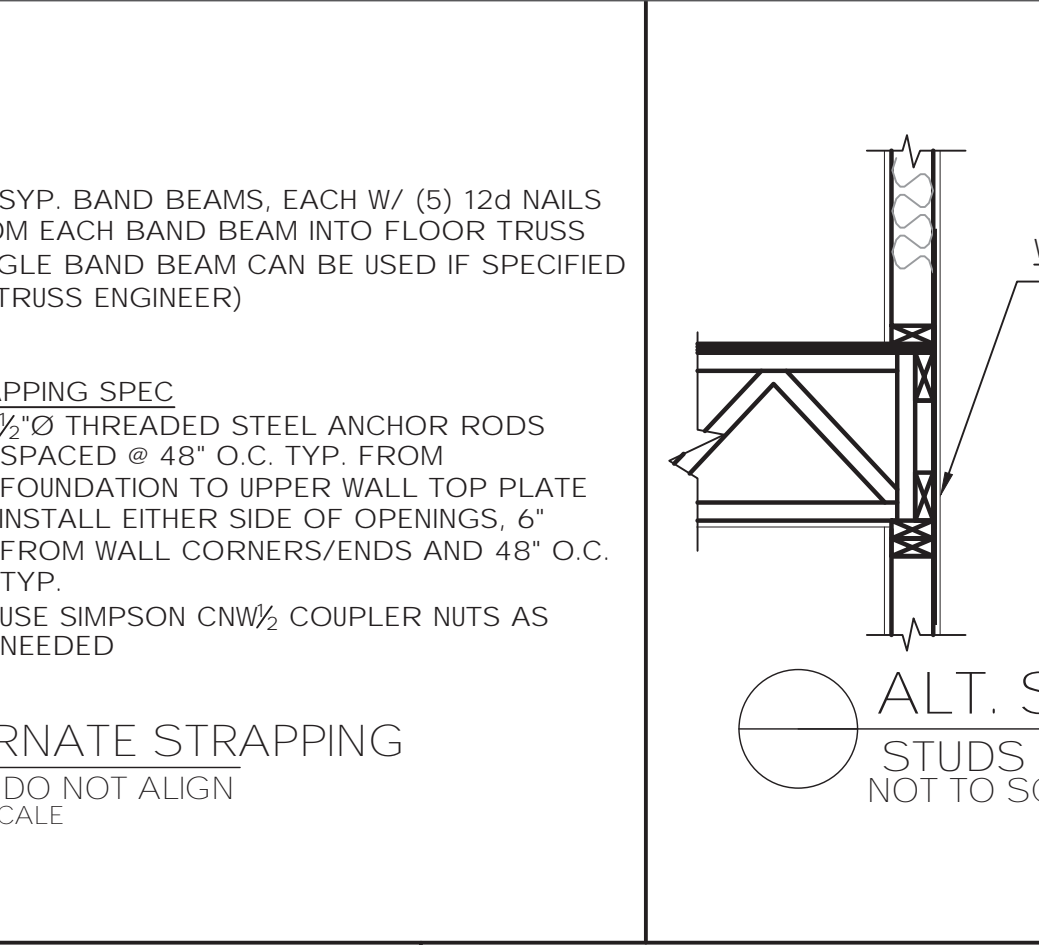
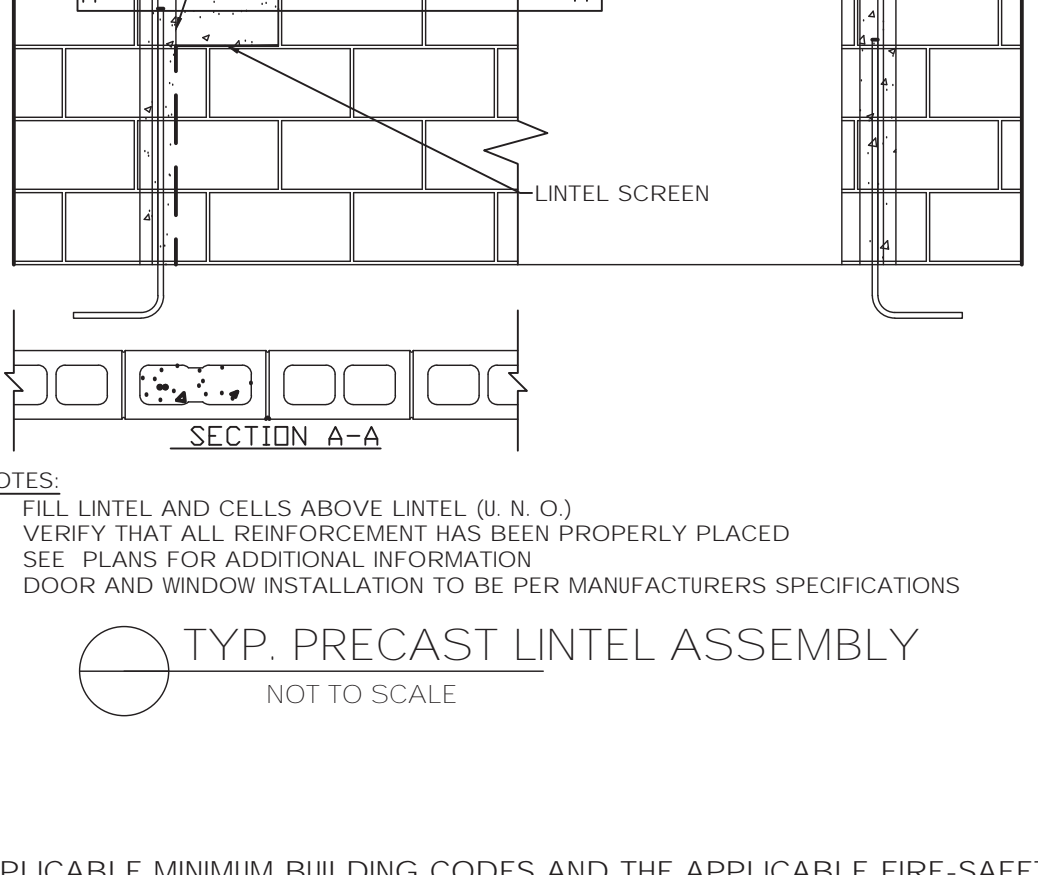
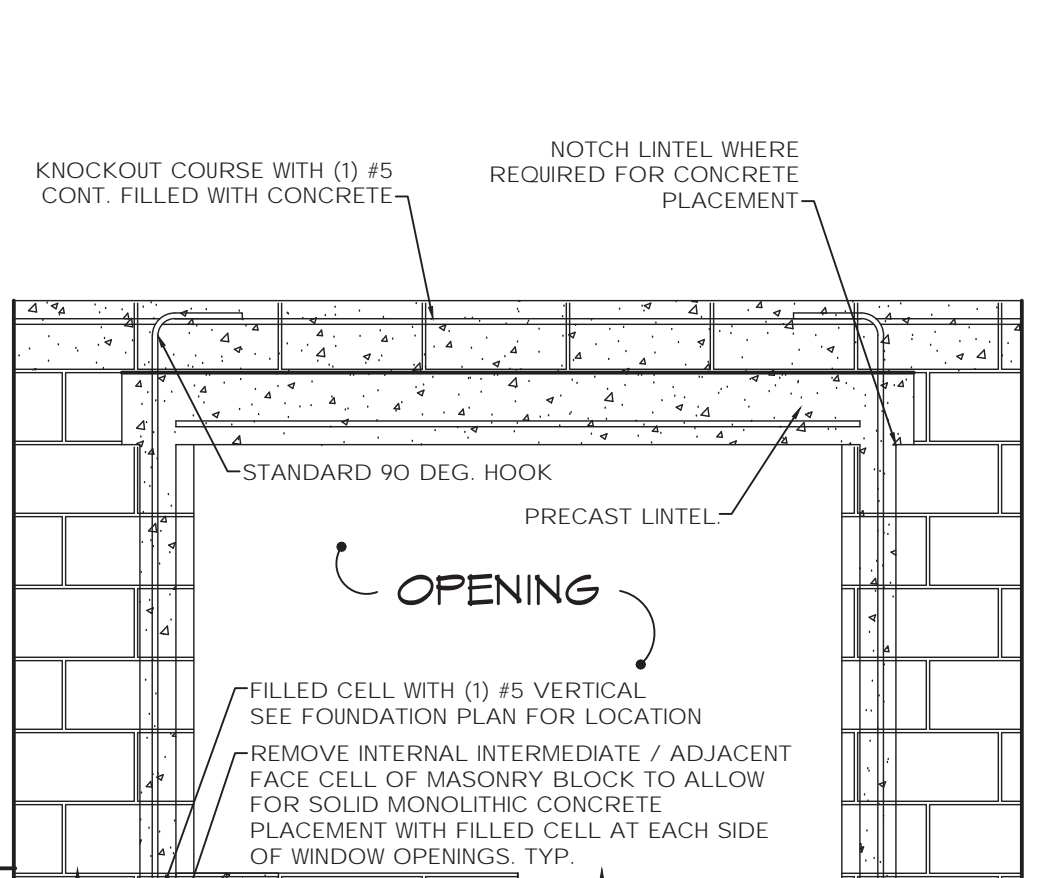
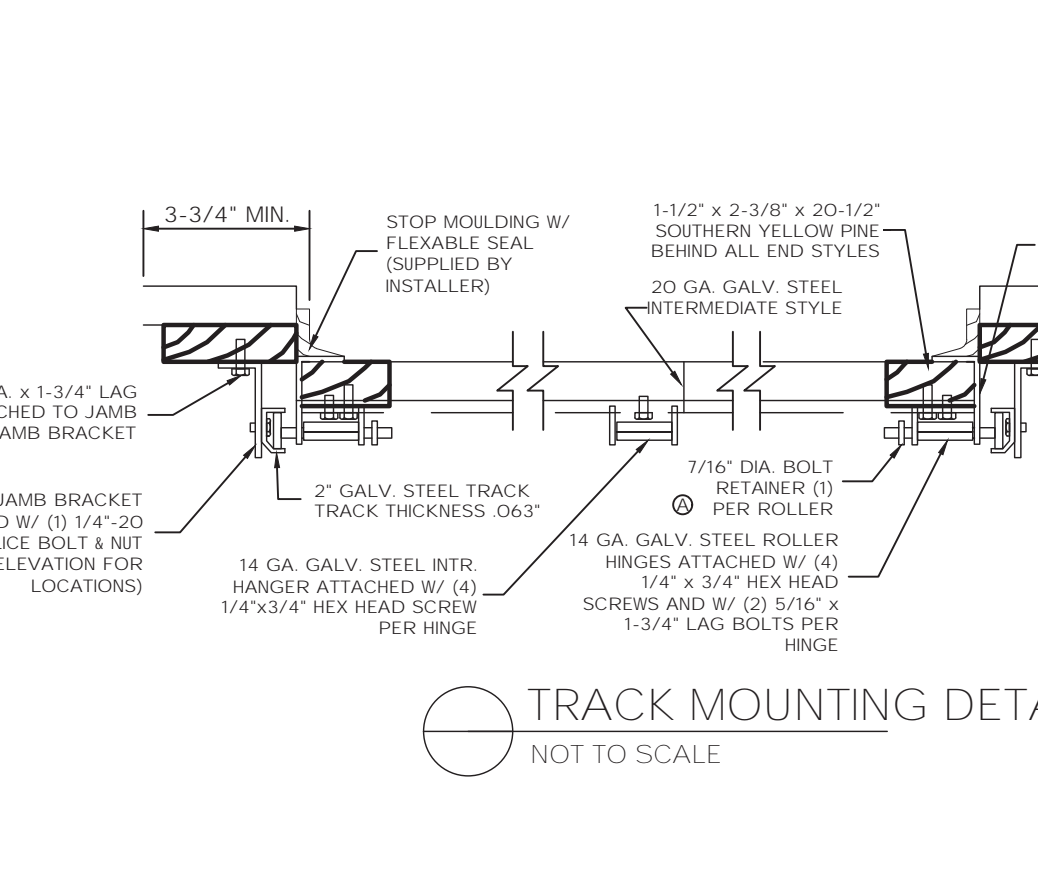
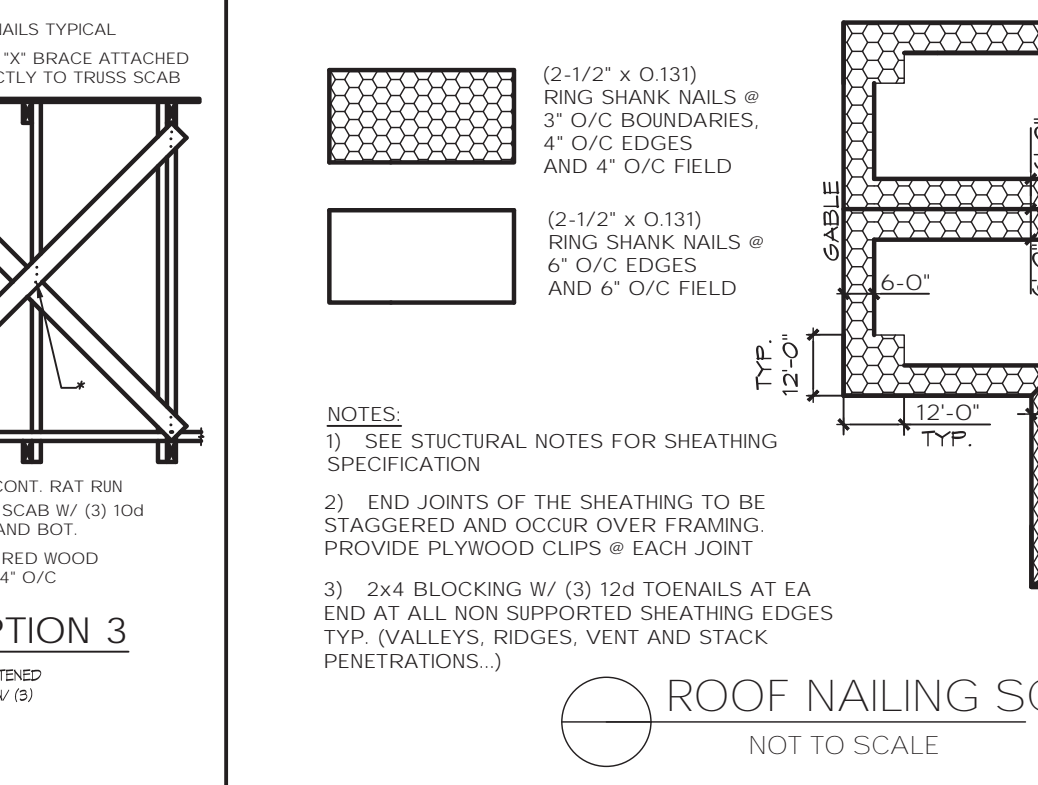
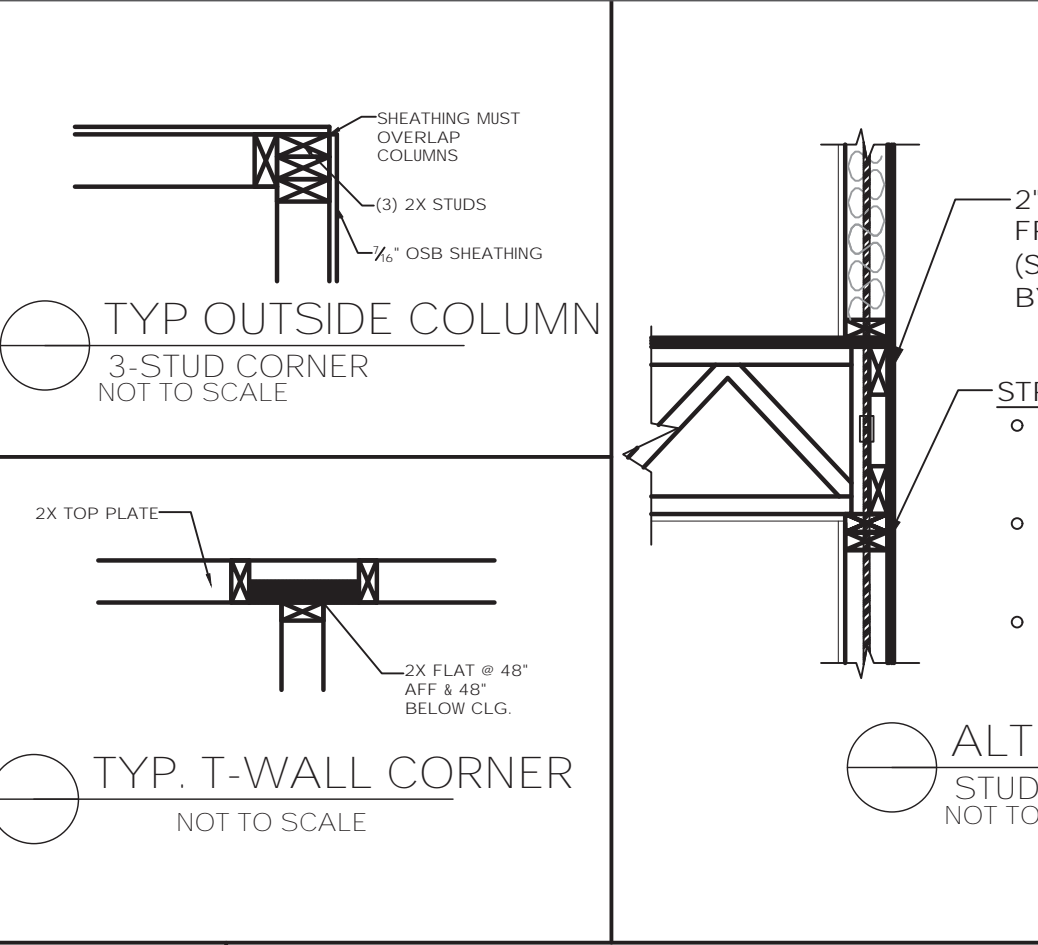
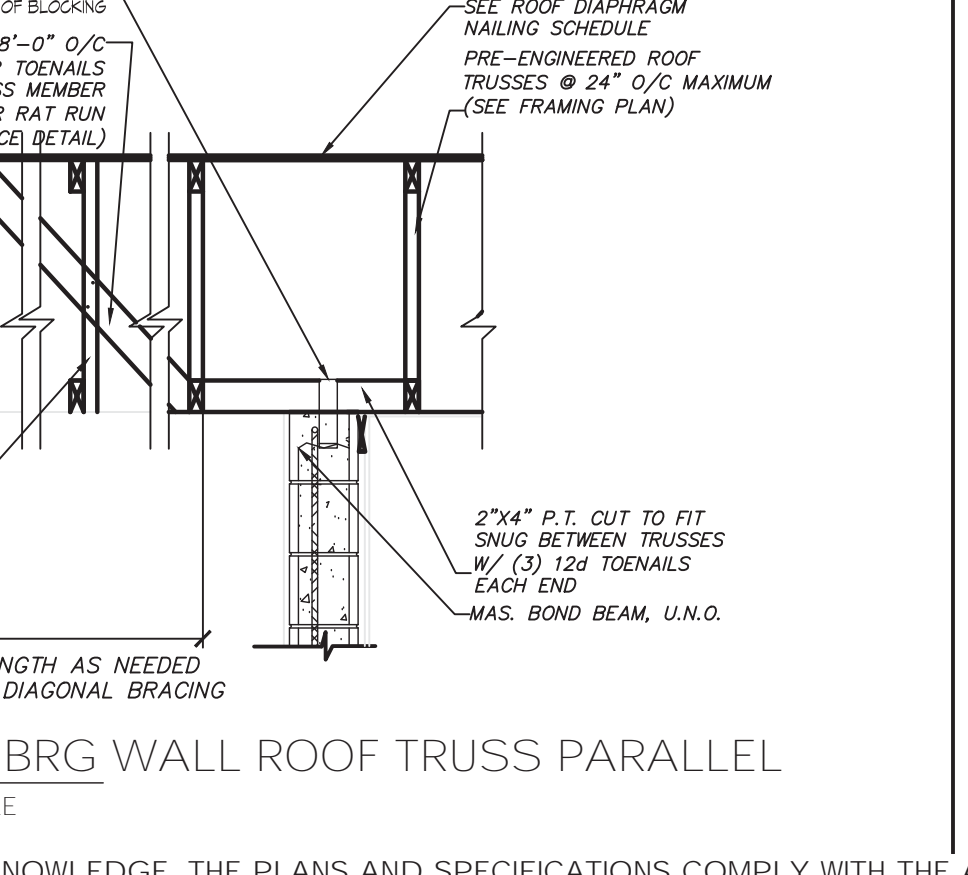
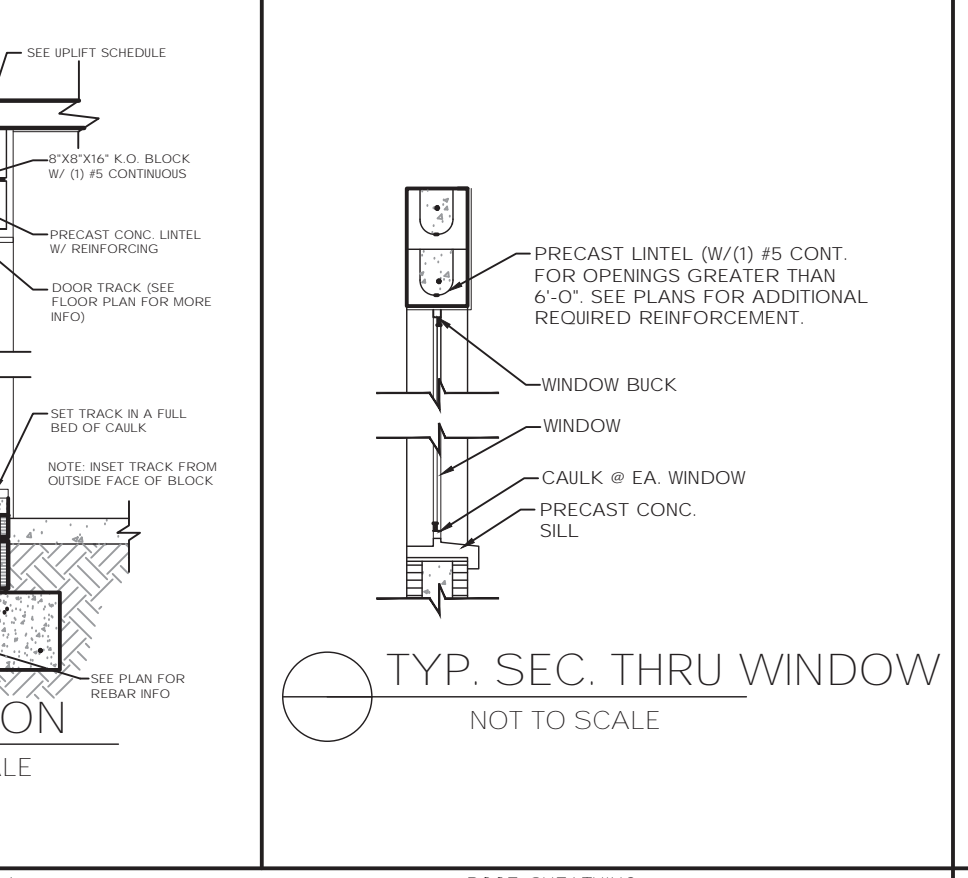
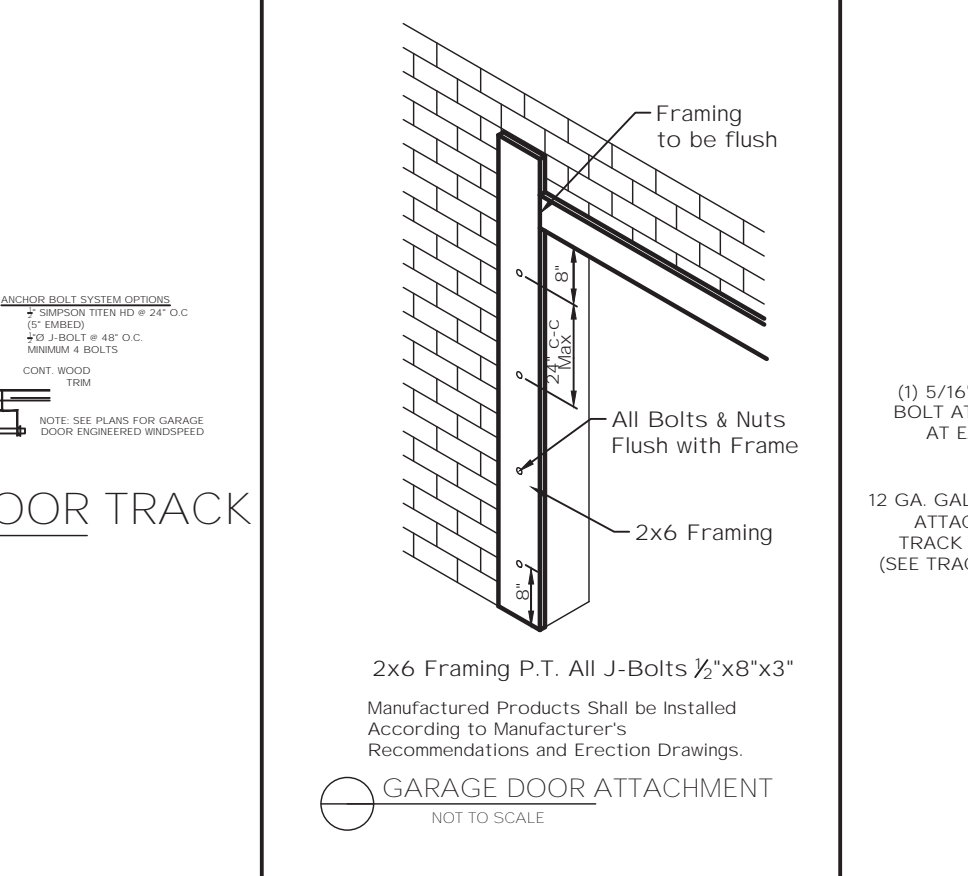
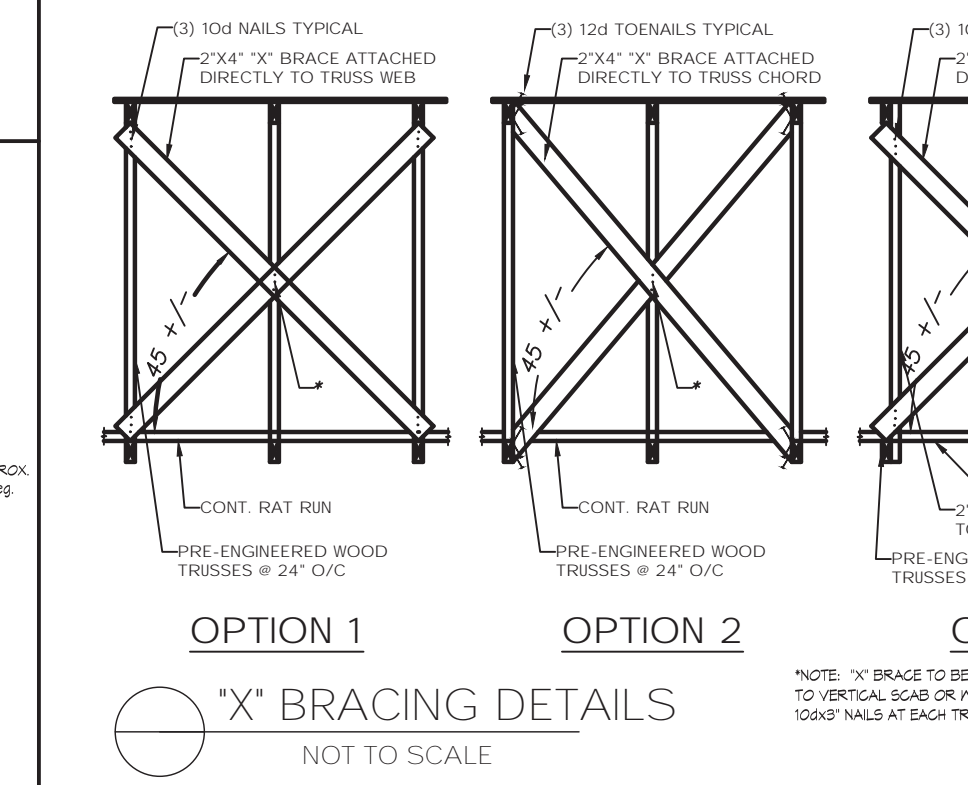
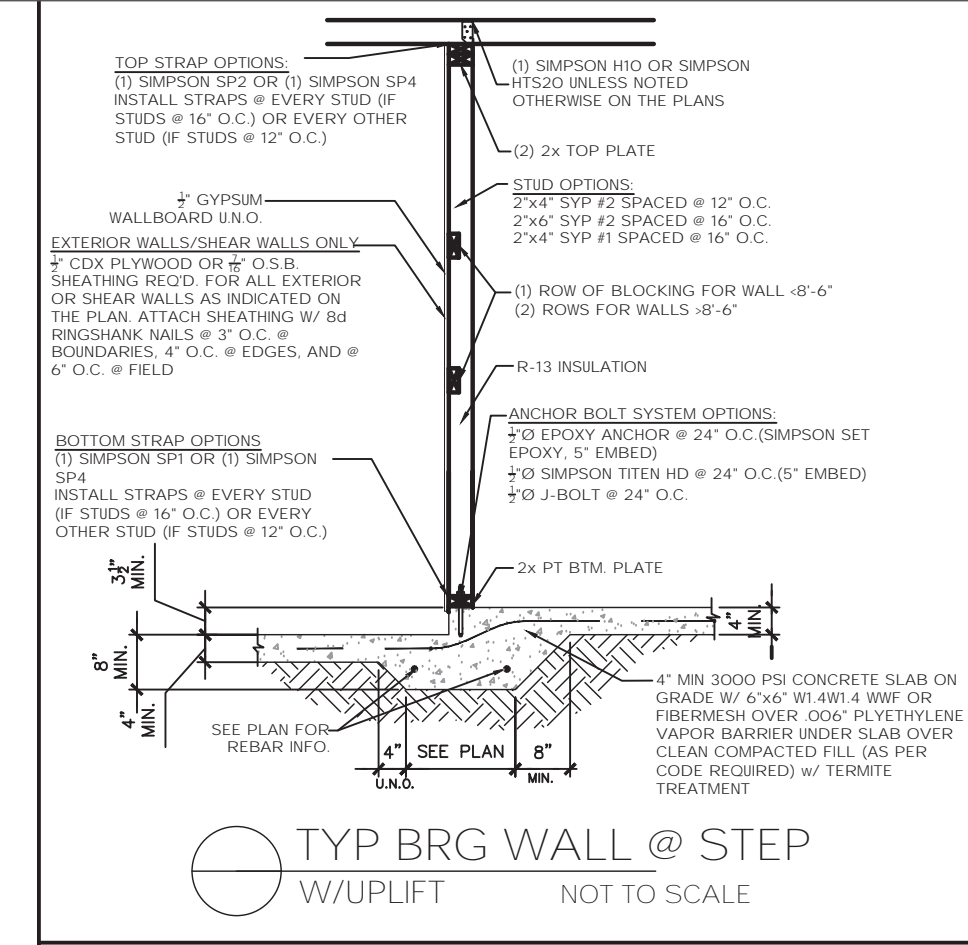
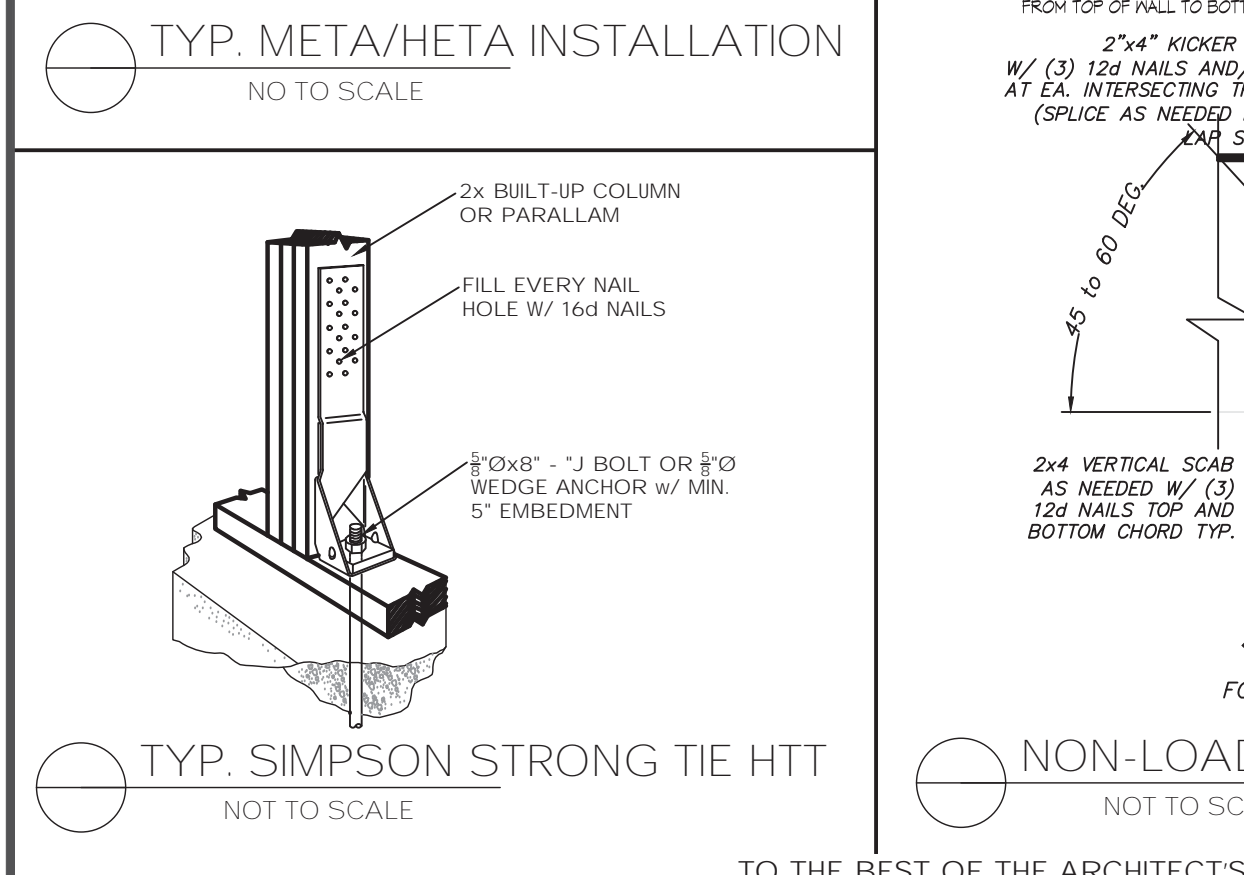
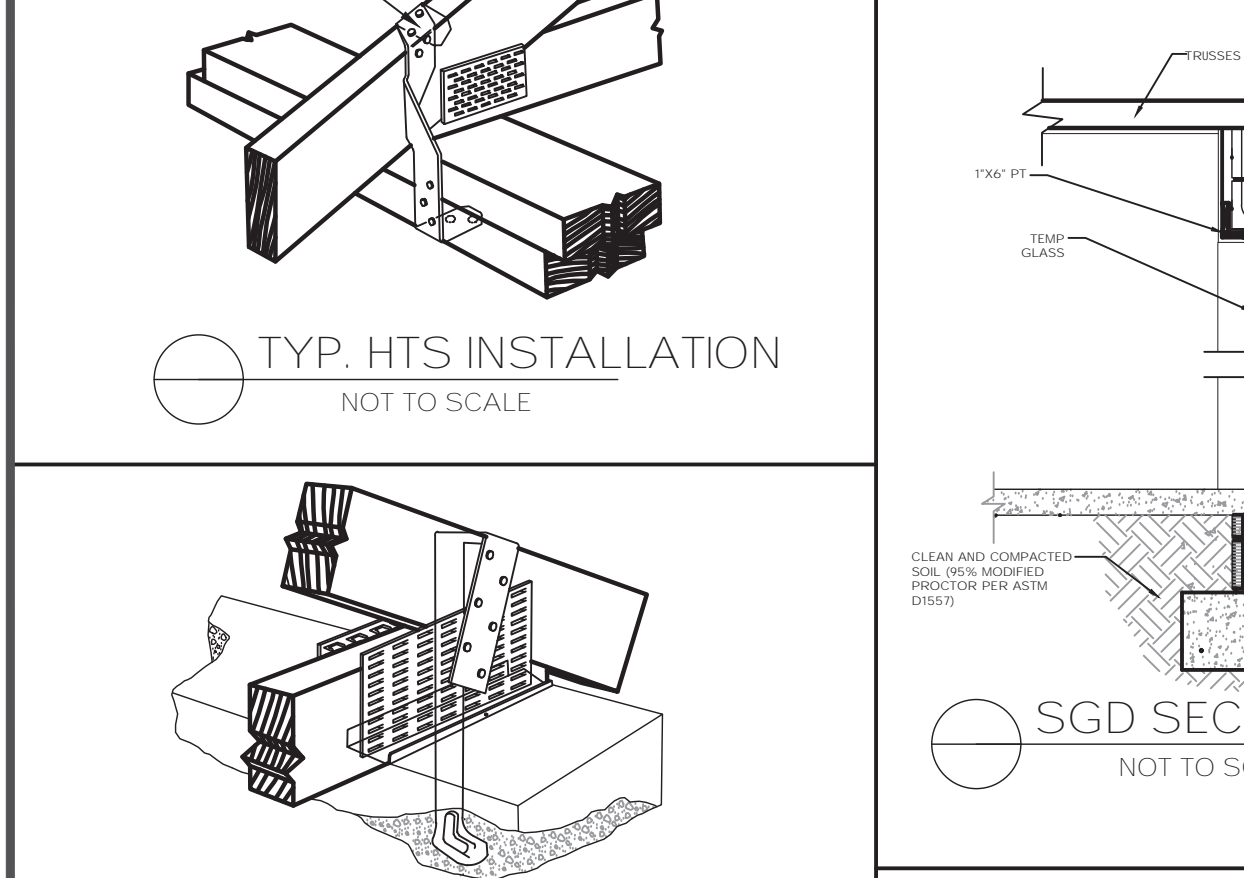
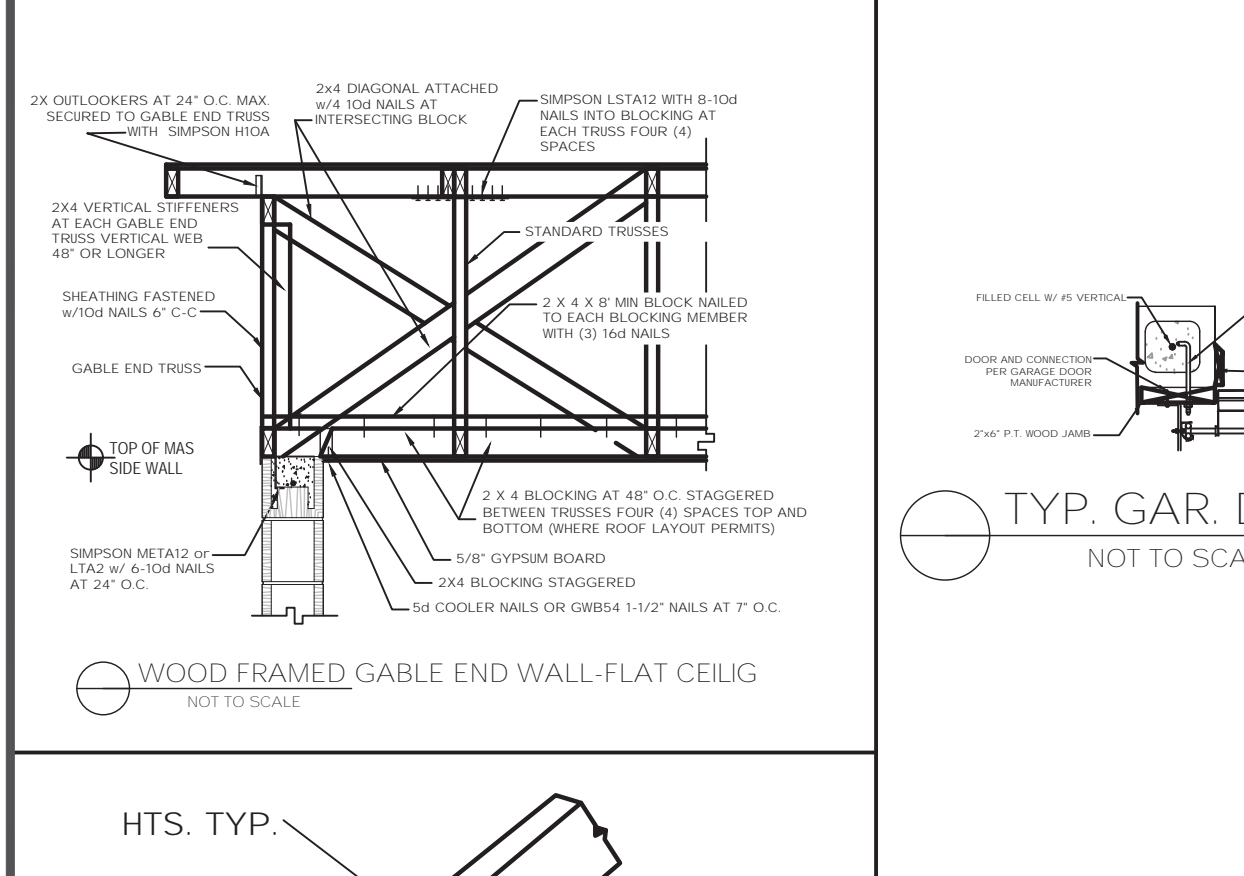
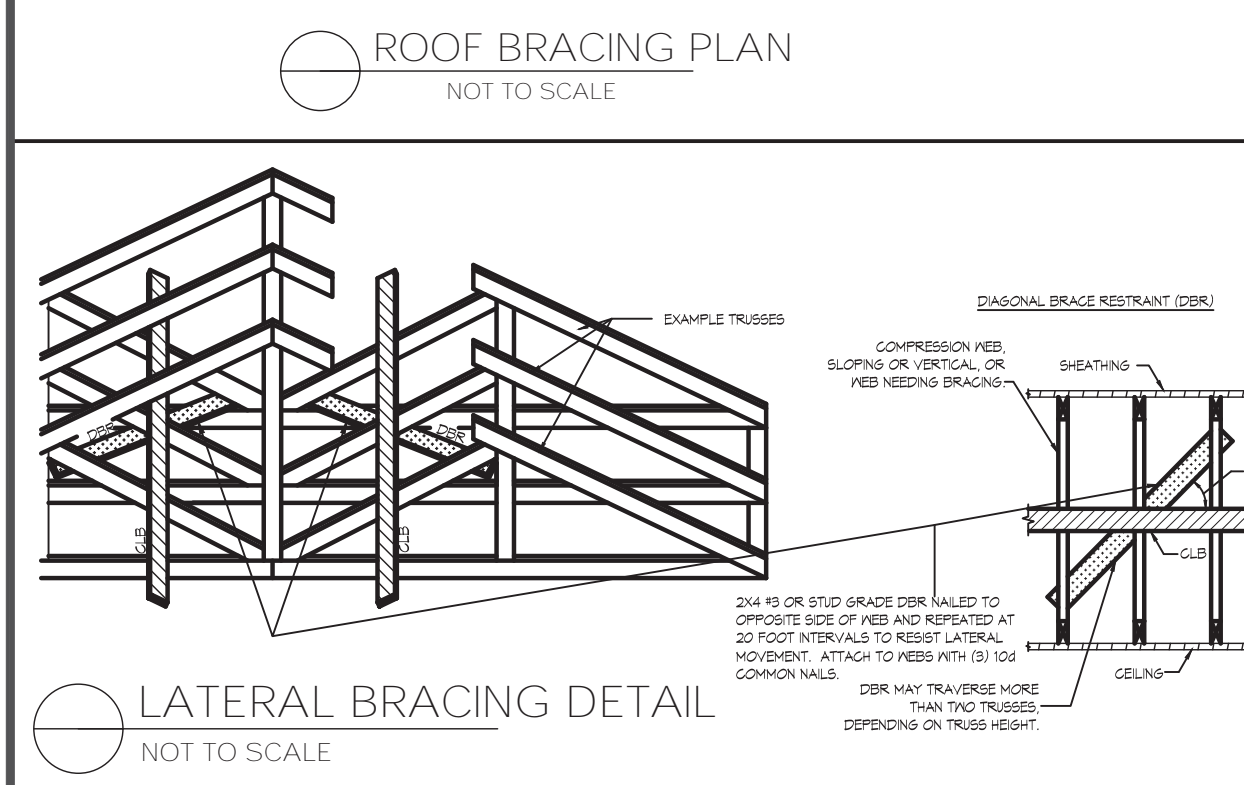
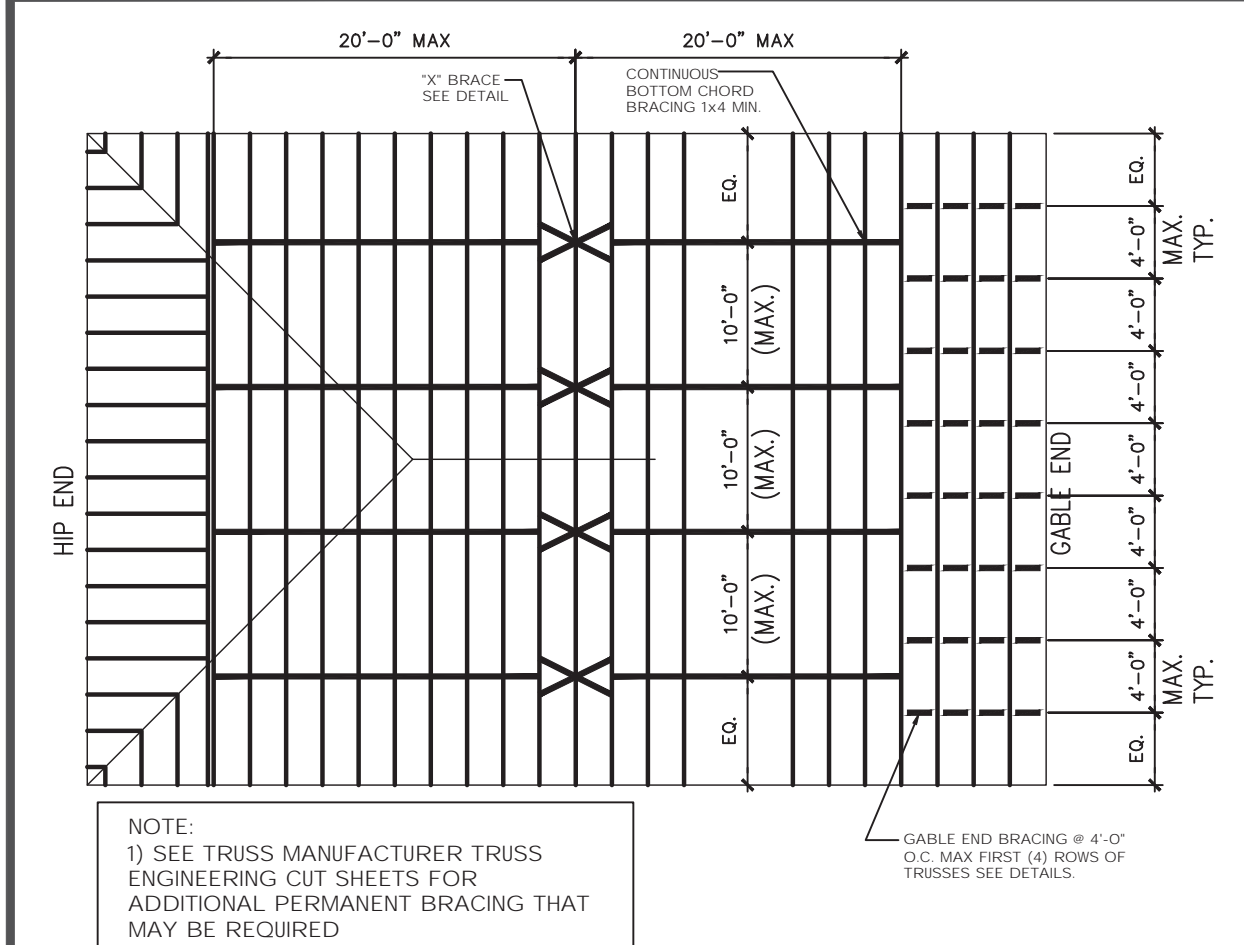
6 DETAIL AT CMU PARTY WALL
 S106 UL-263 U905 2-HR SEPARATION WALL
 NOT TO SCALE



1 CMU FIREWALL
 S106 1/4"=1'-0" Scale

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Progress Set 2/12/24

Description of Change

Date

Number

21 SOUTH DEV. TH
 124 N Miller Rd.
 Valrico, Florida 33594

21 SOUTH
 DEVELOPMENT

Ray M. Smith
 Architect # 12864
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 construction@bradeng.com

DATE
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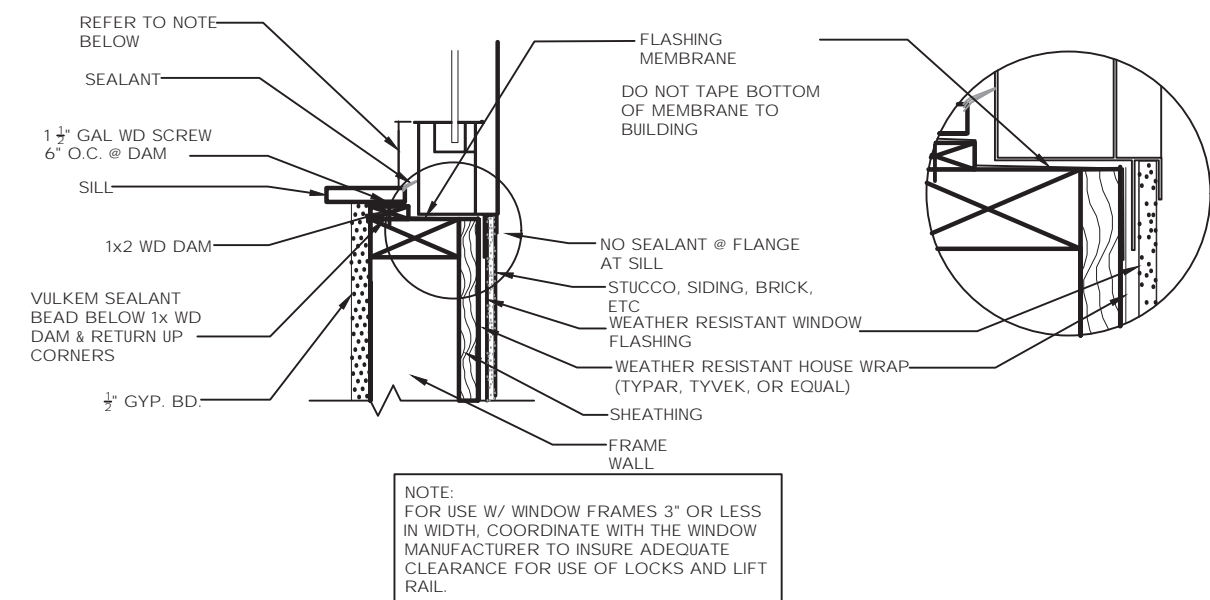
SCALE
 AS SHOWN

DRAWN
 BDE

SHEET

S111

2022-009-S111 Details.dwg



WOOD OPENING PAN
FLASHING FOR WINDOW SILL
NOT TO SCALE

HEADROOM MINIMUM 6'-8" PER FBC R311.72

HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING. HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS. HANDRAILS SHALL BE 1/2" CLEAR OF ALL ADJACENT FINISH MATERIALS AND ENDS SHALL RETURN TO WALL OR TERMINATE IN NEWEL POST OR SAFE TERMINALS. HANDRAILS SHALL BE 1/2" IN CROSS SECTIONAL DIMENSION OR APPROVED EQUIVALENT, AND BE SMOOTH WITH NO SHARP EDGES/CORNERS.

STAIR RAILING SUPPLIER/INSTALLER SHALL SATISFY ALL BUILDING DEPARTMENT APPROVAL REQUIREMENTS FOR THE PRODUCTS THEY PROVIDE OR INSTALL. SHOULD COMPLY W/ FBC 6TH EDITION 2017 (RESIDENTIAL).

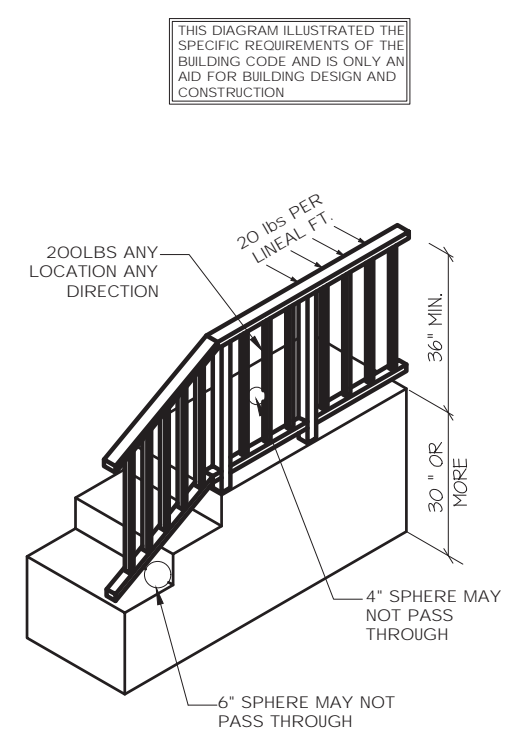
THE HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.

THE GUARDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS PER LINEAL FOOT APPLIED HORIZONTALLY ALONG THE TOP RAIL.

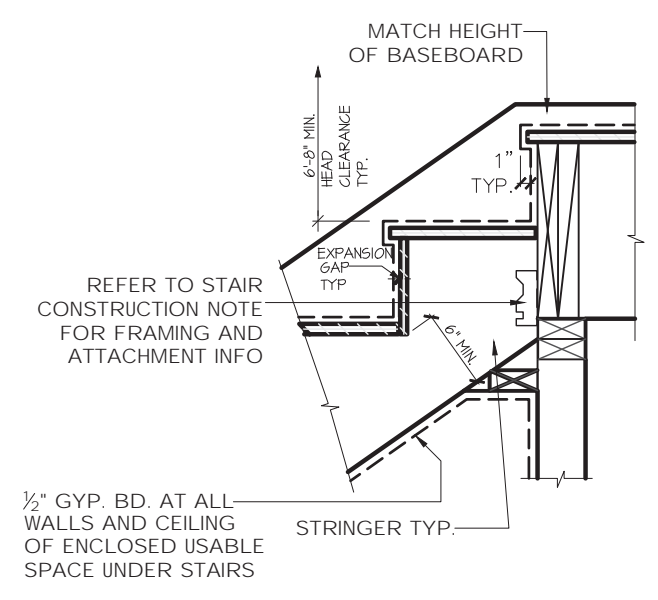
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS PER FBC R301 AND TABLE R301.5: GUARDRAILS AND HANDRAILS: 200 PSF GUARDRAILS IN-FILL COMPONENTS, 50 PSF STAIRS, 40 PSF OPEN RAILS. SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

THE TRIANGULAR OPENINGS AT STAIR TREAD, RISER & BOTTOM SHALL BE SUCH THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH.

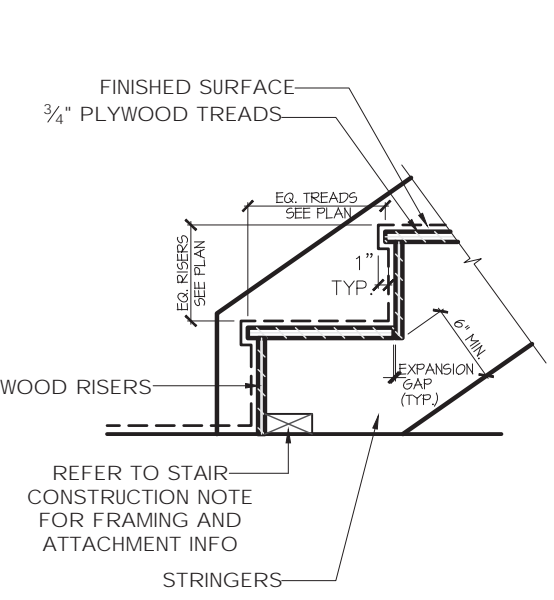
HANDRAIL DETAIL
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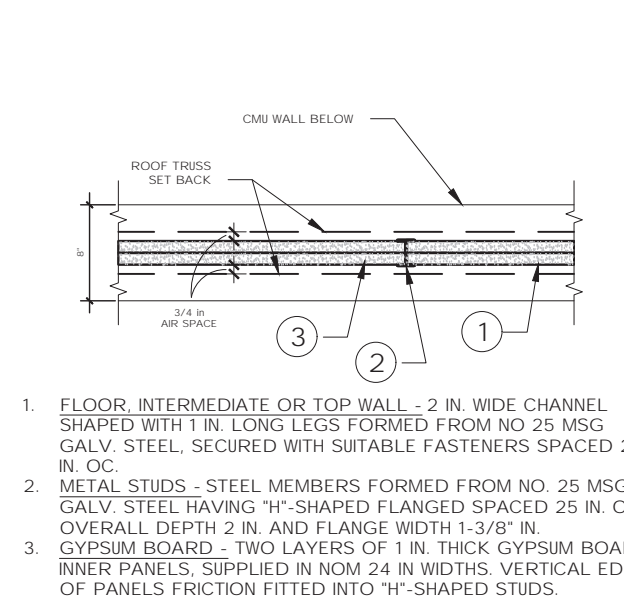
STRINGER/LANDING TOP DETAIL
NOT TO SCALE



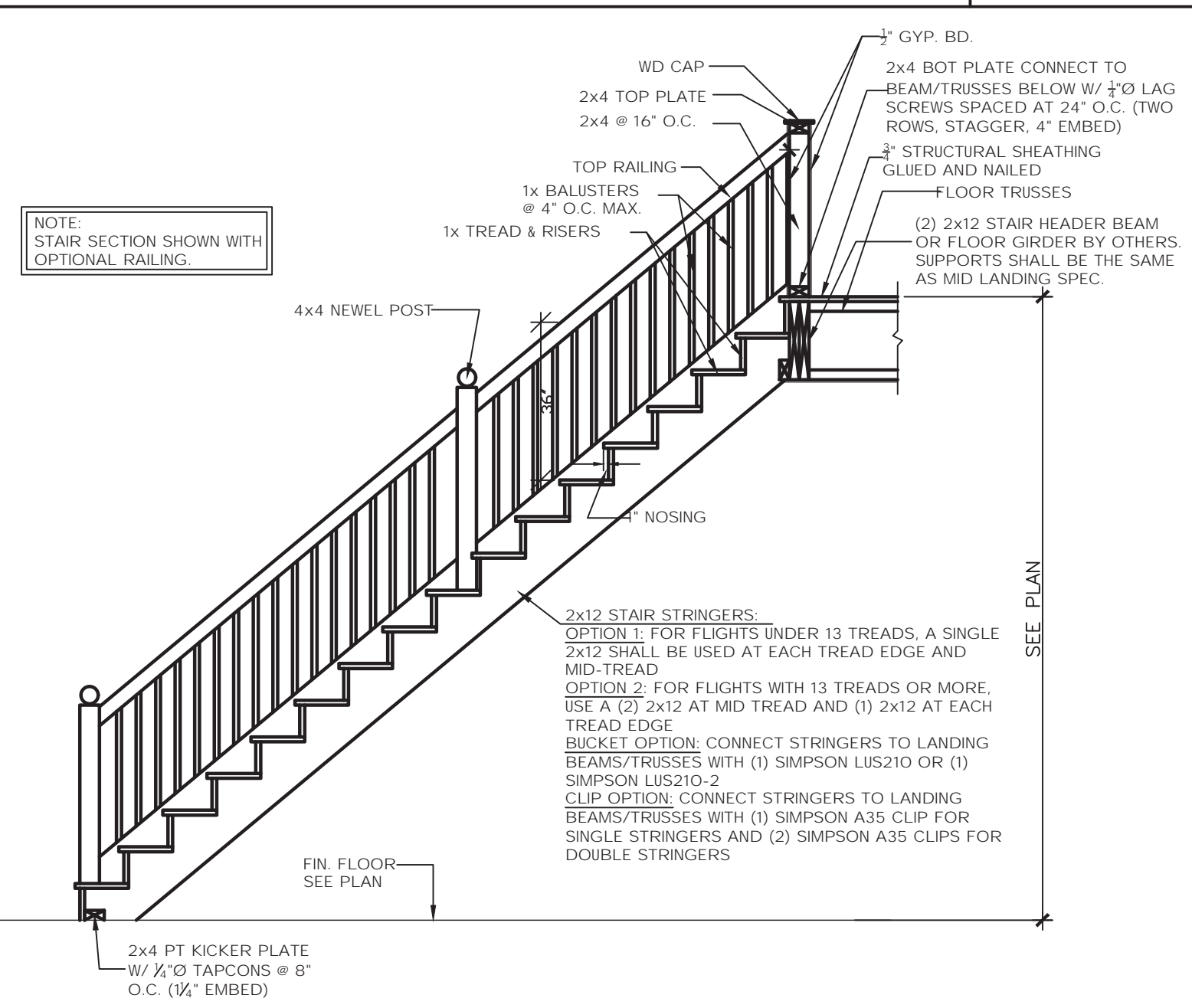
FLOOR/STRINGER DETAIL
NOT TO SCALE



FIREWALL CHANNEL DETAIL
NOT TO SCALE



- FLOOR, INTERMEDIATE OR TOP WALL: 2 IN. WIDE CHANNEL SHAPED WITH 1 IN. LONG LEGS FORMED FROM NO. 25 MSG GALV. STEEL, SECURED WITH SUITABLE FASTENERS SPACED 24 IN. O.C.
- METAL STUDS - STEEL MEMBERS FORMED FROM NO. 25 MSG GALV. STEEL HAVING 3/4" SHAPED FLANGED SPACED 25 IN. O.C. OVERALL DEPTH 2 IN. AND FLANGE WIDTH 1-3/8" IN.
- GYPSUM BOARD - TWO LAYERS OF 1 IN. THICK GYPSUM BOARD INNER PANELS, SUPPLIED IN NOM 24 IN WIDTHS. VERTICAL EDGES OF PANELS FRICION FITTED INTO 1/4" SHAPED STUDS.



TYP. INTERIOR STAIR
NOT TO SCALE

- SPECIFICATION FOR LANDING AND STAIR CONSTRUCTION (THE FOLLOWING SHALL APPLY UNO)
- ALL STRINGERS TO BE 2-2X12 #2 SYP
 - FOR 2X12 #2 SYP TREADS STRINGER SPACING SHALL BE 24" O.C. MAX
 - FOR 1X12 #2 SYP TREADS STRINGER SPACING SHALL BE 16" O.C. MAX
 - ALL STRINGERS TO ATTACH AT LANDINGS AND UPPER FLOOR LEVELS WITH SIMPSON LSC HANGER
 - STRINGERS RUNNING PARALLEL TO AND SUPPORTED BY A WALL SHALL BE ATTACHED
 - TO MASONRY/CONC. WITH 1/2" DIA. X 3" TAPCONS AT 8' O.C. STAGGERED ALONG THE LENGTH OF THE STRINGER (USE PT AT MAS/CONC.)
 - WOOD WITH (4) 0.131 X 3 1/2" NAILS AT EA. STUD MIN. (16" O.C. MAX)
 - IF STRINGERS ARE SUPPORTED IN THIS WAY, LSC HANGERS ARE NOT REQUIRED AT THE ENDS
 - ALL STRINGERS SPRINGING FROM A FLAT SURFACE SHALL TERMINATE AT A 2X4 FOOT (TO BE PT AT CONC.) ATTACH FOOT TO FLOOR
 - CONC W/ 1/2" DIA X 3" TAPCONS @ 12" O.C.
 - WOOD ATTACH W/ 0.131 X 3 1/2" NAILS AT 8" O.C. TO TRUSS/JOIST/ OR BLOCKING BELOW
 - ATTACH STRINGER TO FOOT WITH (2) 0.131 X 3 1/2" TOENAILS EA.
 - LANDINGS SHALL BE BUILT AS FOLLOWS:
 - JOISTS TO BE 2X8 #2 SYP MIN @ 16" O.C.
 - IF LANDING INCLUDES STRINGER SUPPORT IN A BEAM CONFIGURATION, BEAM SHALL BE (2) 2X12 #2 SYP WITH 2-2X4 SUPPORT STUDS AT EACH END
 - IF LANDING IS SUPPORTED BY A KNEEWALL, PROVIDE A 2X8 END JOIST WITH (3) 0.131 X 3 1/2" RS. END NAILS AT EACH LANDING JOIST, AND (2) 0.131 X 3 1/2" TOE NAILS FROM EACH JOIST TO KNEEWALL TOP PLATE.
 - LEDGERS TO BE 2X8 WITH
 - (4) 0.131 X 3 1/2" NAILS AT EACH PASSING STUD AT WOOD ATTACHMENT 16" O.C. MAX
 - 2" X 3" TAPCONS @ 8' O.C. STAGGERED @ MASONRY/CONCRETE ATTACHMENT
 - ATTACH JOISTS TO LEDGERS OR BEAMS WITH SIMPSON LUS26 HANGERS OR EQUAL
 - THE SPECIFICATION LISTED ABOVE ARE MINIMUM SPECS. SUBSTITUTIONS OF EQUAL OR BETTER CAPACITY ARE ACCEPTABLE.

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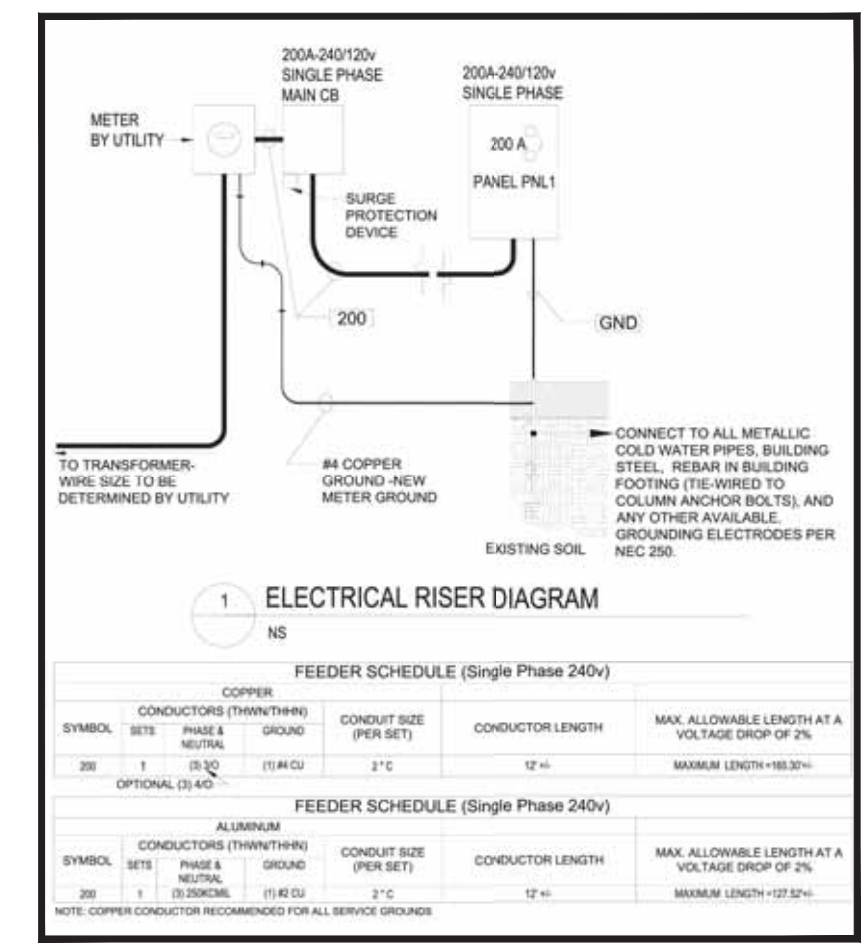
lot

Details
 DATE
 Dec. 6, 2022
 SCALE
 AS SHOWN
 DRAWN
 BDE
 SHEET

THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023), RESIDENTIAL

S112
 2022-009-S112 Details.dwg

THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023), RESIDENTIAL

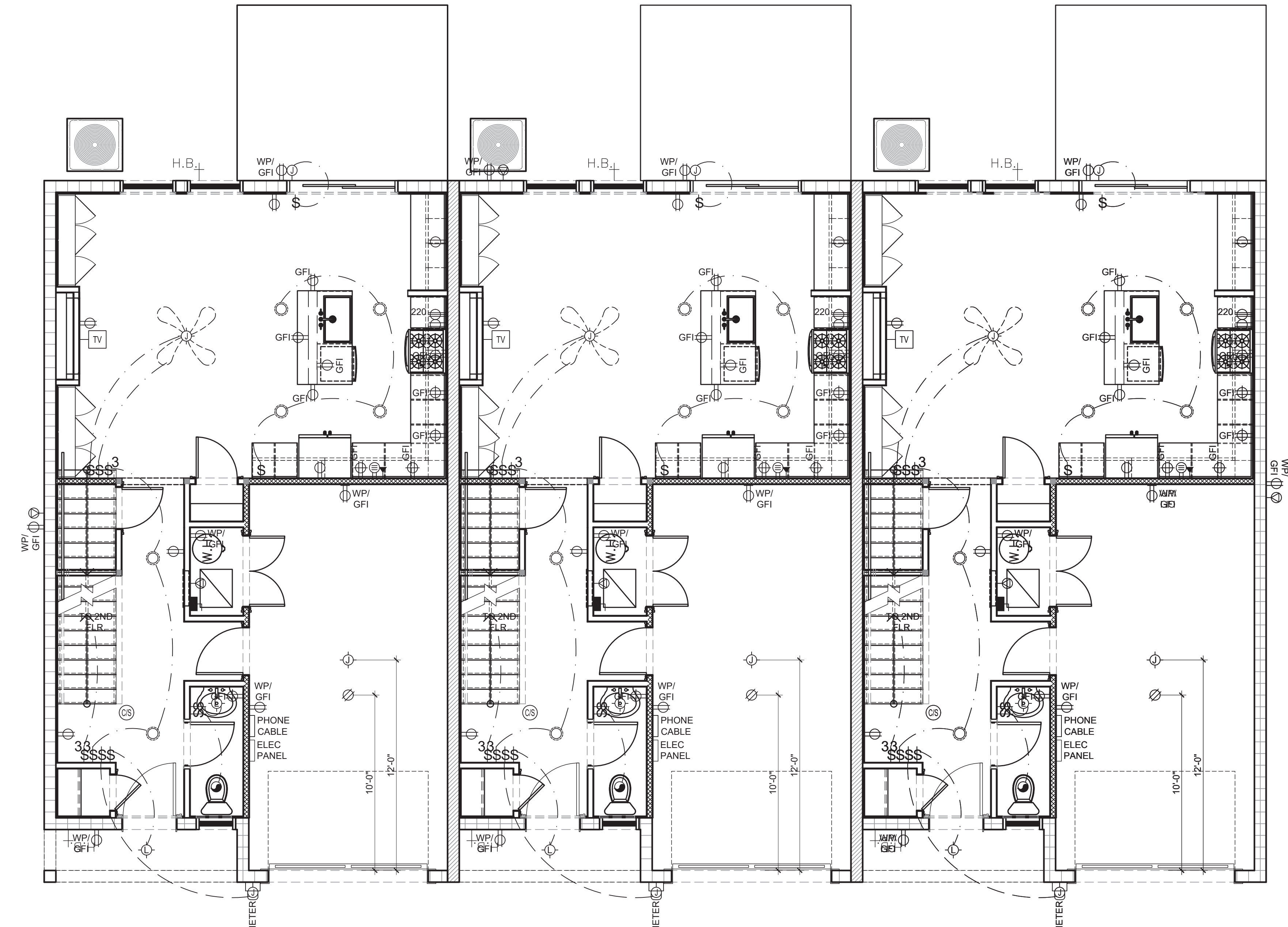


- ELECTRICAL NOTES**
- ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE FBC 8TH EDITION (2023) RESIDENTIAL, PART 8-ELECTRICAL (2020 NATIONAL ELECTRIC CODE), NFPA 70, AND ALL APPLICABLE LOCAL STANDARDS, CODES AND ORDINANCES.
 - ALL 120V SINGLE PHASE 15 AND 20 AMPERE BRANCH CIRCUITS IN DWELLING UNITS SHALL FOLLOW NEC SECTION 210.12(A).
 - CARBON MONOXIDE PROTECTION PER FLORIDA STATUTES 553.885 (2) TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM.
 - PER NEC SECTION 210.8(B)(4) ALL 15A & 20A, 125V RECEPTACLES INSTALLED OUTDOORS MUST BE GFCI-PROTECTED.
 - PER NEC SECTION 210.8(B)(5) ALL 15A & 20A, 125V RECEPTACLE INSTALLED WITHIN 6' OF A SINK IN NON-DWELLING UNIT OCCUPANCIES- 1st OUTDOOR SUMMER KITCHENS RECEPTACLES MUST BE GFCI-PROTECTED.
 - PER NEC SECTION 406.9(B)(1) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS PLUGGED IN AND NON-LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT.
 - PER NEC SECTION 406.12 IN DWELLING UNITS, ALL 15A & 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT.
 - PER NEC SECTION 800.156 FOR NEW CONSTRUCTION, A MINIMUM OF ONE COMMUNICATIONS OUTLET SHALL BE INSTALLED WITHIN THE DWELLING IN A READILY ACCESSIBLE ARE AND CABLED TO THE SERVICE PROVIDER DEMARCATION POINT.
 - PER FBC SECTIONS R314.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EACH SLEEPING AREA.
 - ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217, PER FBC 8TH EDITION 2023 (RESIDENTIAL) 314.1. GC TO INSTALL: KIDDE MODEL # 14618A SMOKE ALARM, OR APPROVED EQUAL.
 - PROVIDE GAS DROPS AS PER COMMUNITY ONLY.
 - JUNCTION BOX AT WATER HEATER, RANGE AND/OR DRYER TO BE 220V IN NON GAS COMMUNITIES, AND 110V IN COMMUNITIES THAT HAVE GAS OPTION PROVIDE APPROPRIATE RECEPTACLE PER APPLIANCE.
 - ALL LAMPS SHALL BE SELECTED BY THE BUILDER, AND SHALL COMPLY WITH FBC-NEC R400.1
 - PER NEC 210.12(A) BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15 AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE AFCI PROTECTED.

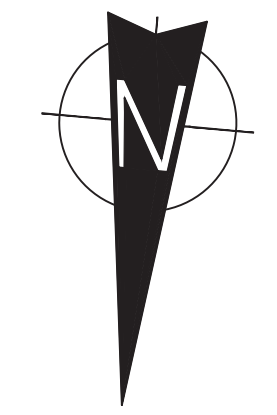
- SMOKE ALARMS:**
- ELECTRICAL DRAWINGS SHOWN ARE SCHEMATIC ONLY EXACT QUANTITY AND LOCATION OF FIXTURES MAY VARY.
 - IF NOT PRESENT, EACH SLEEPING ROOM IS TO BE PROVIDED WITH A SMOKE ALARM.
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 - SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM.
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 - COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.
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 - ALL SMOKE DETECTORS MUST BE INSTALLED A MINIMUM OF 36" FROM THE TIPS OF ALL CEILING FAN.
 - IF NOT PRESENT, AFI OUTLETS ARE TO BE INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS.
 - EVERY SEPARATE BUILDING OR AN ADDITION TO AN EXISTING BUILDING HAVING AN ELEMENT THAT EMITS CARBON MONOXIDE AS A BYPRODUCT OF COMBUSTION SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
- CARBON MONOXIDE ALARMS:**

ELECTRICAL SYMBOL KEY

- CABLE TV
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- GAS KEY
- FUEL GAS W/ SHUTOFF VALVE
- TELEPHONE OUTLET AT +8" ABOVE FLOOR/COUNTER
- TELEPHONE/TELEVISION COMBO OUTLET
- 120V DUPLEX CONVENIENCE DUPLEX OUTLET
- 120V DUPLEX CONVENIENCE DUPLEX OUTLET AT COUNTER
- 120V OR 240V, WEATHERPROOF DUPLEX RECEPTACLE, W/ G.F.I.
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- GFI OUTLET
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- SWITCH
- SWITCH - 3 WAY
- SWITCH - 4 WAY
- SWITCH - DIMMER
- SWITCH - DISCONNECT
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- ELECTRIC METER
- GAS METER
- IRRIGATION PANEL
- INTERCOM
- MEDIA OUTLET
- HOME RUN
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN OPT. CEILING FAN
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- FLOOD LIGHT
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1 3-Unit Electrical Plan
E100 1/4"=1'-0" Scale



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Brad Design & Engineering, Inc.
CA No. 8471-AA56003194
708 Lihia Pines Road, Suite 101
Brandon, Florida 33511
Phone: (813) 689-7002
Fax: (813) 684-1691

Progress Set 2/12/24

Construction

Description of Change

Number

Date

21 SOUTH DEVELOPMENT
21 SOUTH DEV. TH
124 N Miller Rd.
Valrico, Florida 33594

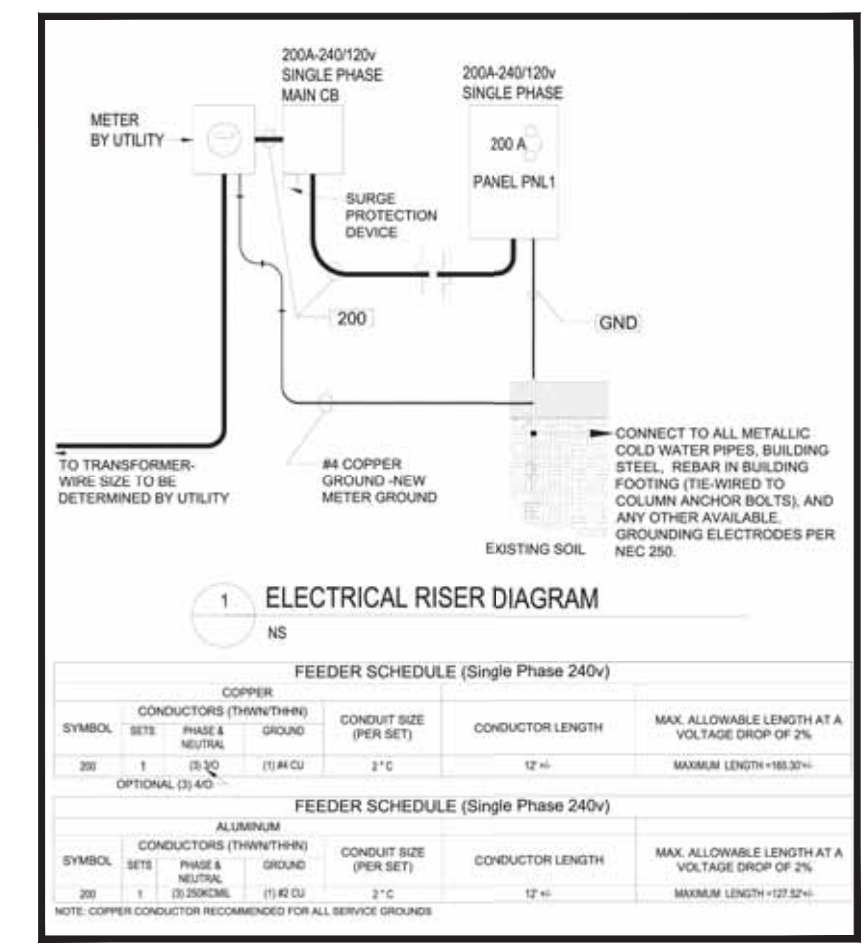
Ray M. Smith
Architect # 12864
708 Lihia Pines Road
Brandon, Florida 33511
Cell: 813-895-0616 Office: 813-902-7408
communications@bradeng.com

Electrical

DATE
Dec. 6, 2022
SCALE
AS SHOWN
DRAWN
BDE
SHEET

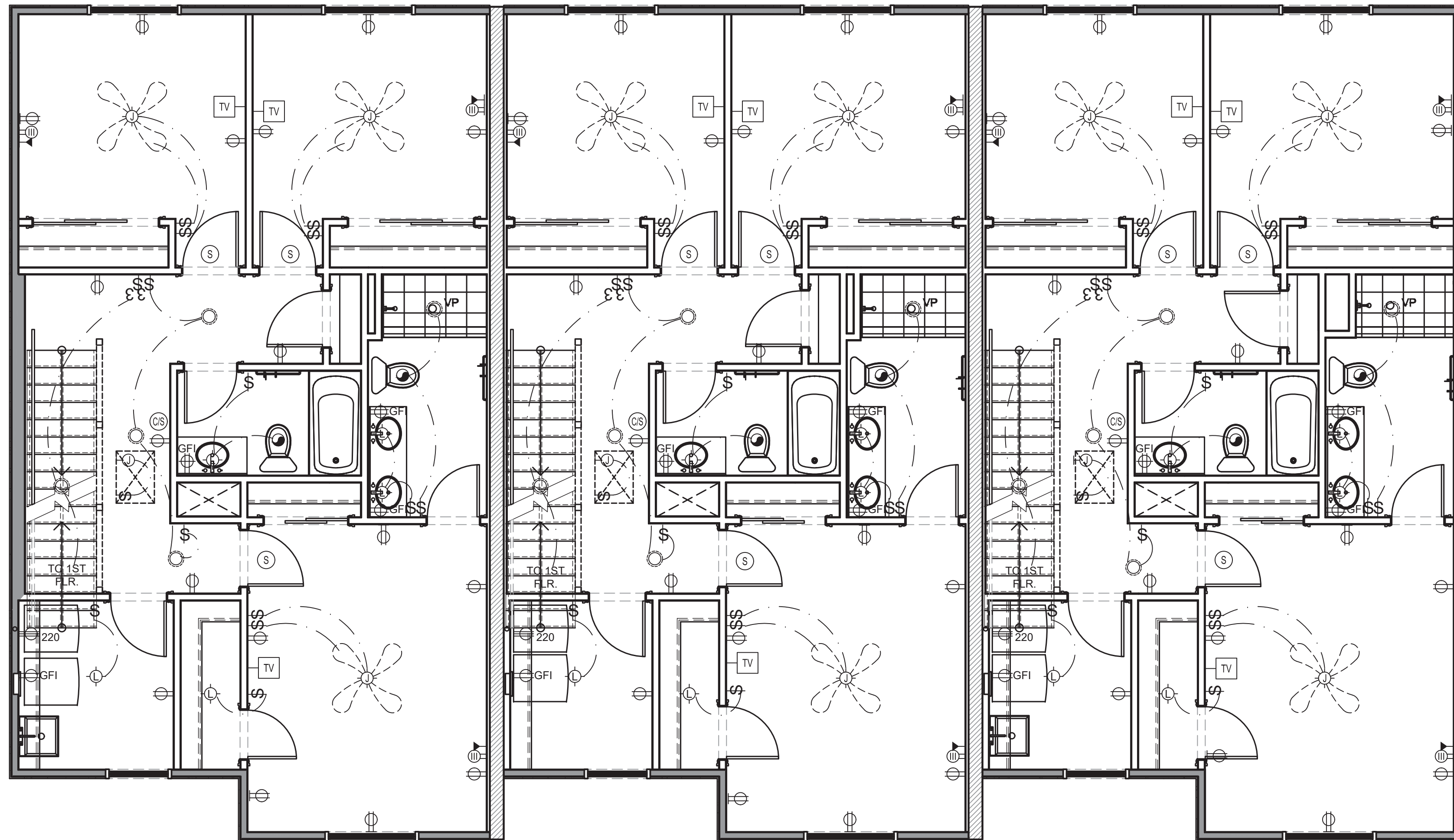
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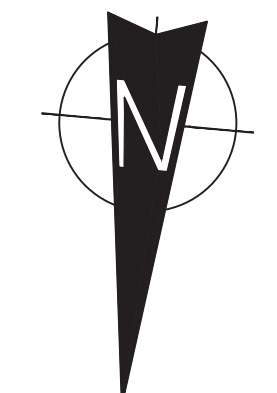
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124 N Miller Rd.
Valrico, Florida 33594

Ray M. Smith
Architect # 12864
708 Lihia Pines Road
Brandon, Florida 33511
Cell: 813.995.0616 Office: 813.902.2408
communications@bradeng.com

Electrical

DATE
Dec. 6, 2022

SCALE
AS SHOWN

DRAWN
BDE

SHEET

E200