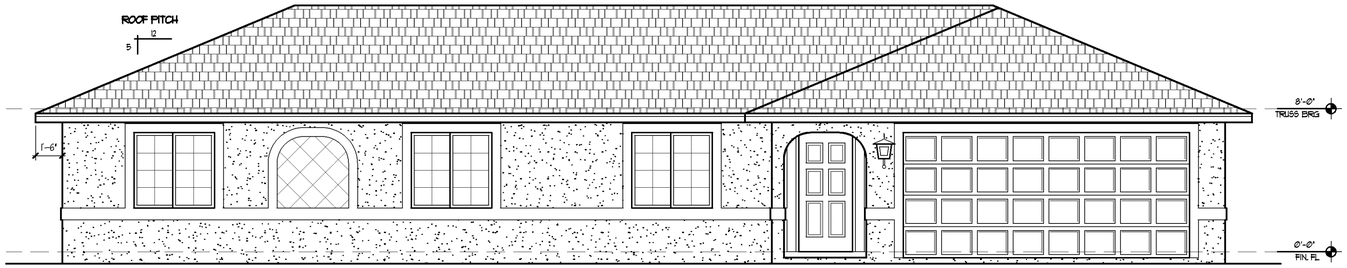
VENTING CALCS W/ FACE BATT INSULATION

AREA	2058 S/F
VENTING REQUIRED	2058 x 144 SQ IN/ SQ FT x 1/300 SQ IN VENT/ SQ IN ROOF = 988 SQ IN

VENTING CALCULATION ARE BASED ON USE OF FOLLOWING:
- AT LEAST 50% OF REQUIRED ROOF VENTING IS TO BE A MIN. 3'-0" ABOVE FASCIA LINE. PROVIDE RIDGE AND/OR OFF-RIDGE VENTING. REMAINING REQUIRED VENTING TO BE IN SOFFITS
- CEILING INSULATION IS TO BE KRAFT FACE BATT. INSULATION (PERMEANCE RATING OF 1 PER ASTM E 96) INSTALLED PER MANUFACTURERS SPECS. IF CEILING DIAPHRAM DOES NOT HAVE PERMEANCE RATING OF 1, THE REQUIRED VENTING WILL BE DOUBLED.



# FRONT ELEVATION
SCALE = 1/4"=1'-0"

ALL EXTERIOR MASONRY WALLS ACT AS SHEAR WALLS/PIERS BASED ON RELATIVE RIGIDITY

NOTE:
GENERAL CONTRACTOR AND OWNER TO VERIFY ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO CONSTUCTION.

CEILINGS EXPOSED TO WIND
CEILINGS EXPOSED TO WIND TO BE ⅜" SOFFIT BOARD ATTACHED TO BOTTOM OF TRUSS CHORDS W/ 6D COOLER NAILS X 1 7/8" L OR 1½" DRYWALL SCREWS AT 6" OC EDGES AND FIELD.

OPENING PROTECTION
OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8" THICK, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS.

DUCT PENETRATION
DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO GARAGE

SEPARATION REQUIRED
THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2 INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8 INCH TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT

R302.5.1 OPENING PROTECTION
OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8" THICK, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS.

R302.5.2 DUCT PENETRATION
DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL. 1 INCH MINIMUM RIGID NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

R302.6 SEPARATION REQUIRED
THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2 INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8 INCH TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT

PRECAST LINTEL SCHEDULE

8"H. knockout block FILLED SOLID W/ (1) #5 BAR OR 4" TO 7"H FORMED & POURED BEAM W/ (1)#5 BAR.
8" X 8" PRECAST CONC. "L" LINTEL. Provide 8" bearing at ea end. FILLED SOLID w/ (1) #5 BAR
NOTE: SET LINTEL AT REQUIRED HEADER HGT. ADDITIONAL COURSES OF STD BLK CAN BE ADDED BETWEEN LINTEL COURSE AND PRECAST. SOLID GROUT ENTIRE ASSEMBLY
FCL 1 — TYP. OVER ALL OPENINGS (U.N.O.)

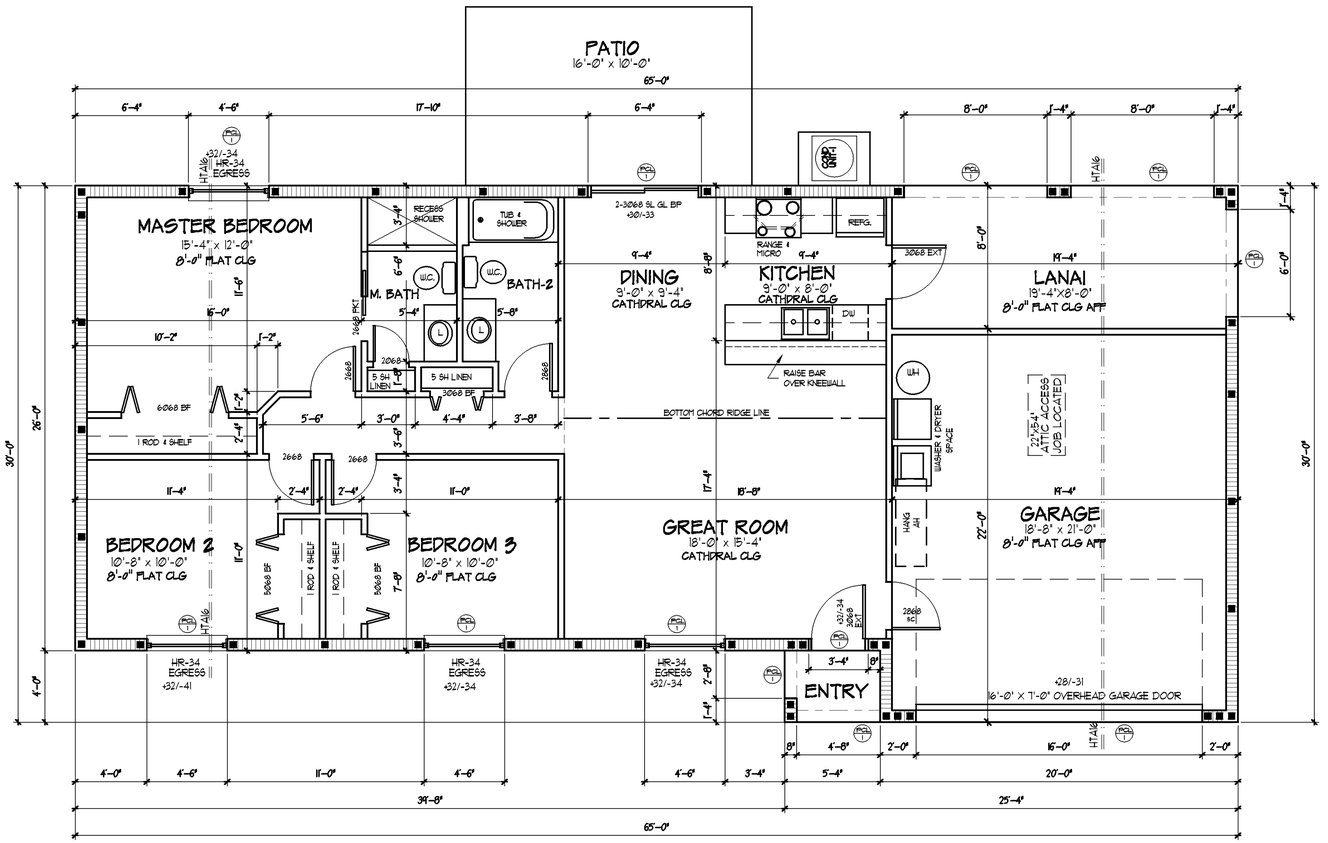
8"H. knockout block FILLED SOLID W/ (1) #5 BAR OR 4" TO 7"H FORMED & POURED BEAM W/ (1)#5 BAR.
8" X 8" PRECAST CONC. "L" LINTEL. Provide 8" bearing at ea end. UN-FILLED
NOTE: SET LINTEL AT REQUIRED HEADER HGT. ADDITIONAL COURSES OF STD BLK CAN BE ADDED BETWEEN LINTEL COURSE AND PRECAST.
FCL 2

DESIGN CRITERIA
DWELLING FLOORS/SLAB ON GRADE - 40 PSF LIVE LOAD + 55 PSF DEAD LOAD.
DWELLING FLOORS/WOOD DECKING - 40 PSF LIVE LOAD + 15 PSF DEAD LOAD.
BALCONIES & PORCHES - 40 PSF LIVE LOAD + 15 PSF DEAD LOAD.
ROOF LOADS = 30 PSF LIVE LOAD, 17 PSF DEAD LOAD
ULTIMATE WIND SPEED = 160 MPH, PER ASCE 7-10
IMPORTANCE FACTOR = 1.0
EXPOSURE = C
INTERNAL PRESSURE COEFFICIENT = .18(BUILDING, FULLY ENCLOSED)

CONNECTOR TABLE

SIMPSON	USP	UPLIFT LBS	FASTENING INFORMATION	ADDITIONAL INSTRUCTIONS
WOOD TO WOOD				
HTS20	HTW20	1450	(20) 10D NAILS TOTAL	
(2) HTS20	(2) HTW20	2900	(20) 10D NAILS EACH STRAP	
ST9414/6/8	ST9414/6/8	1360	(12) 10D NAILS TO STUD	
WOOD TO CONCRETE				
MET420	–	1450	(7) 10DX1-1/2" NAILS & 4" EMBEDMENT	TYP FOR HIP JACKS OR 1-PLY TRUSSES
MET420	–	1810	(10) 10DX1-1/2" NAILS & 4" EMBEDMENT	TYP FOR HIP JACKS OR 1-PLY TRUSSES
–	HTA16	1500	(10) 10DX1-1/2" NAILS & 4" EMBEDMENT	TYP FOR HIP JACKS OR 1-PLY TRUSSES
MTSM6	–	1175	(8) 10D NAILS & (4) 1/4"X1-3/4" TITENS	TYP FOR MISSED STRAPS (NO LIMIT)
(2) MET420	–	1985	(5) 10DX1-1/2" NAILS EACH STRAP	TYP FOR 1-PLY TRUSSES / GIRDERS
(2) MET420	–	2500	(7) 16D NAILS EACH STRAP & 4" EMBEDMENT	TYP FOR 2-PLY TRUSSES / GIRDERS
(2)MET420	–	3000	(11) 16D NAILS EACH STRAP & 4" EMBEDMENT	TYP FOR 2-PLY TRUSSES / GIRDERS
–	(2) HTA16	3000	(10) 10D NAILS EACH STRAP & 4" EMBEDMENT	TYP FOR 2-PLY TRUSSES / GIRDERS
OTHER CONNECTORS				
MGT	MGT15	2965	5/8" ATR EMBED 6" & (22) 10D NAILS TO WOOD	ADD 4" TO EMBED FOR LINTEL BEAMS
HGT	HUGT	9795	@23/4" ATR EMBED 10" & (8) DIA FOR HGT) 10D NAILS	ADD 4" TO EMBED FOR LINTEL BEAMS
PSTR	–	5000	(2) 1/2"X5" TITEN HD & (18) SDS1/4X3 TO WOOD	MAY BE PSTRHL-2 (3850 MAX UPLIFT)
(2) PSTR	–	9400	@) 1/2"X5" TITEN HD & (18) SDS1/4X3 TO WOOD	(2)MAY BE (2) PSTRHL-2 (7200 MAX UPLIFT)
H27	T2X6	4435	7/8" ATR EMBED 8" & (27)7/8" THRU BOLTS TO WOOD	ADD 4" TO EMBED FOR LINTEL BEAMS
H27	T2X8	6455	7/8" ATR EMBED 12" & (37)7/8" THRU BOLTS TO WOOD	
H29	T2X10	8310	7/8" ATR EMBED 12" & (47)7/8" THRU BOLTS TO WOOD	
HTT16	HTT16	4175	5/8" ATR EMBED 6" & (18) 16D NAILS TO WOOD	ADD 4" TO EMBED FOR LINTEL BEAMS
HTT22	HTT22	5265	5/8" ATR EMBED 6" & (32) 16D NAILS TO WOOD	ADD 4" TO EMBED FOR LINTEL BEAMS
MDMA	MWMKU	3450	3/4"X9" ATR EMBED FACE & TOP (1/2" TOP FOR MFM)	ENGINEER TO SPECIFY USAGE IN PLANS

GENERAL NOTES
1) ALSO APPLICABLE TO MASONRY. SEE ADDITIONAL INSTRUCTIONS FOR MASONRY ATTACHMENT MODIFICATIONS.
2) NAILING MAY BE REDUCED FOR LOWER UPLIFTS. PROVIDE (1) 10DX1-1/2" NAIL FOR EA 100 LBS OF UPLIFT (4 NAILS MIN).
3) 1-1/2" MIN EDGE DISTANCE. UNLIMITED USE. CARE MUST BE TAKEN TO ENSURE REPLACED STRAP LOCATION DOES NOT CONTAIN AN UPLIFT EXCEEDING 1175 LBS. CONTACT ENGINEER OF RECORD FOR MISSED STRAPS OF GREATER UPLIFTS.
4) WHERE ENGINEER SPECIFIES REFERENCED STRAP FOR 1-PLY TRUSSES, ADD 24" MIN EX SCAB TO TRUSS CORD AT CONNECTOR LOCATION FOR REQUIRED CONNECTOR NAIL PENETRATION.
GENERAL: CONNECTOR REQUIRED AT EACH TRUSS BEARING POINT. TABLE IS FOR SIMPSON STRONG-TIE AND/OR USP.



# FLOOR PLAN
SCALE = 1/4"=1'-0"

NOTE:
CONTRACTORS AND/OR OWNER TO FIELD VERIFY ALL DIMENSIONS AND DETAILS.

MEMO: BLOCK MASON
ALL WINDOW AND DOOR DIMENSIONS SHOWN ON PLAN ARE NOMINAL. BLOCK MASON TO REFER TO WINDOW OR DOOR MFGR'S SPECIFICATIONS FOR EXACT ROUGH OPENING REQUIREMENTS

MEMO:
ALL GLAZED OPENINGS TO BE PROTECTED BY: IMPACT RESISTANT GLAZING OR APPROVED STORM PANELS (SEE SPEC'S PROVIDED BY CONTRACTOR) PER FL. STATUTE

SHADED WALLS TO BE CONSIDERED SHEARWALLS

8'-0" BLOCK HEIGHT A.F.F.

SQ. FTG. CALC'S

LIVING	1187
GARAGE	429
LANAI	154
ENTRY	21
TOTAL SQ. FTG.	1791

WOOLF ASSOCIATES
20020 VETERANS BLVD
PORT CHARLOTTE, FL
PH: (941) 764-0200

RAISED SEAL WITH ENGINEER'S SIGNATURE CERTIFIES THAT THE STRUCTURAL COMPONENTS OF THIS PLAN ARE IN COMPLIANCE TO THE 2010 FLORIDA BUILDING CODES. RESISTANCE TO WIND PRESSURE IS IN COMPLIANCE WITH SECTION 1609. PLAN REQUIRES A RAISED SEAL OR DIGITAL SEAL AND IS VALID FOR ONE YEAR ONLY FROM DATE OF SEAL.

MICHAEL S. WOOLF - FL PE 56307 - CERT OF AUTH. 28545

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BUILT BY:
HOMES MADE POSSIBLE, LLC
GC# CQ1042560

A RESIDENCE FOR:
VICTORY II MODEL
GARAGE RIGHT

DATE DRAWN
APRIL 4, 2014

DRAWN BY
J. SCOTT

DATE REVISED

SHEET
1 OF 4

JOB NUMBER
14-028