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FILE#: DENISE-L

START: 09-30-22
REV. 2 02-22-24
REV. 3
REV. 4
REV. 5
REV. 6
REV. 7

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

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

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

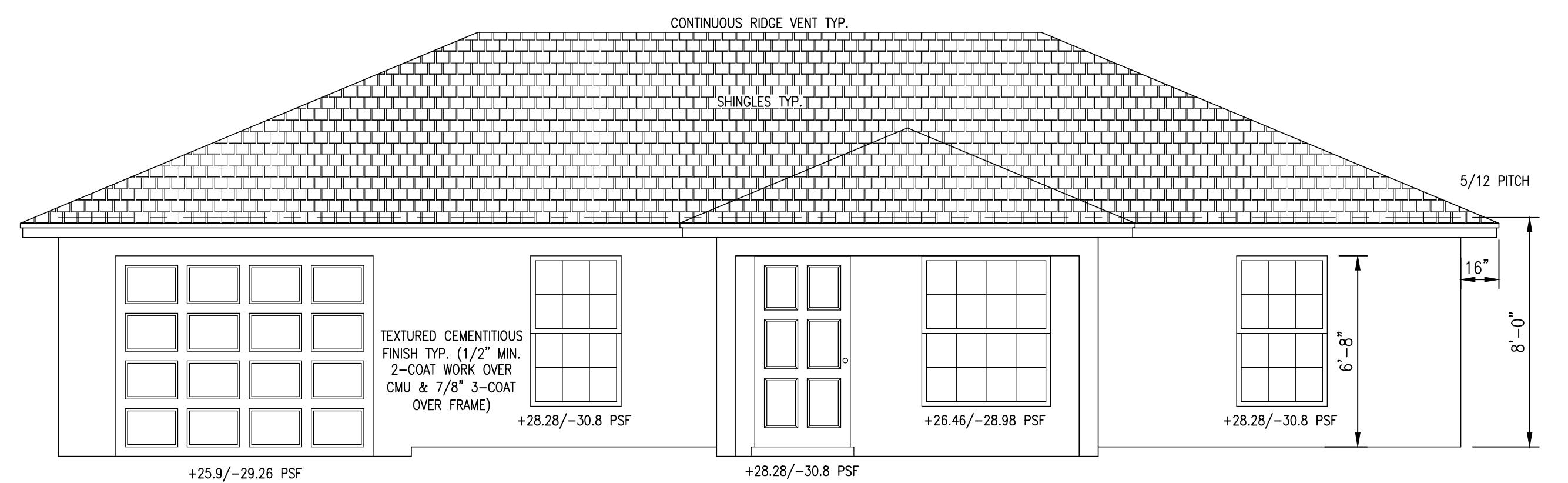
REAR ELEVATION
SCALE: 1/4"=1'-0"

ROOF VENTILATION REQUIREMENTS

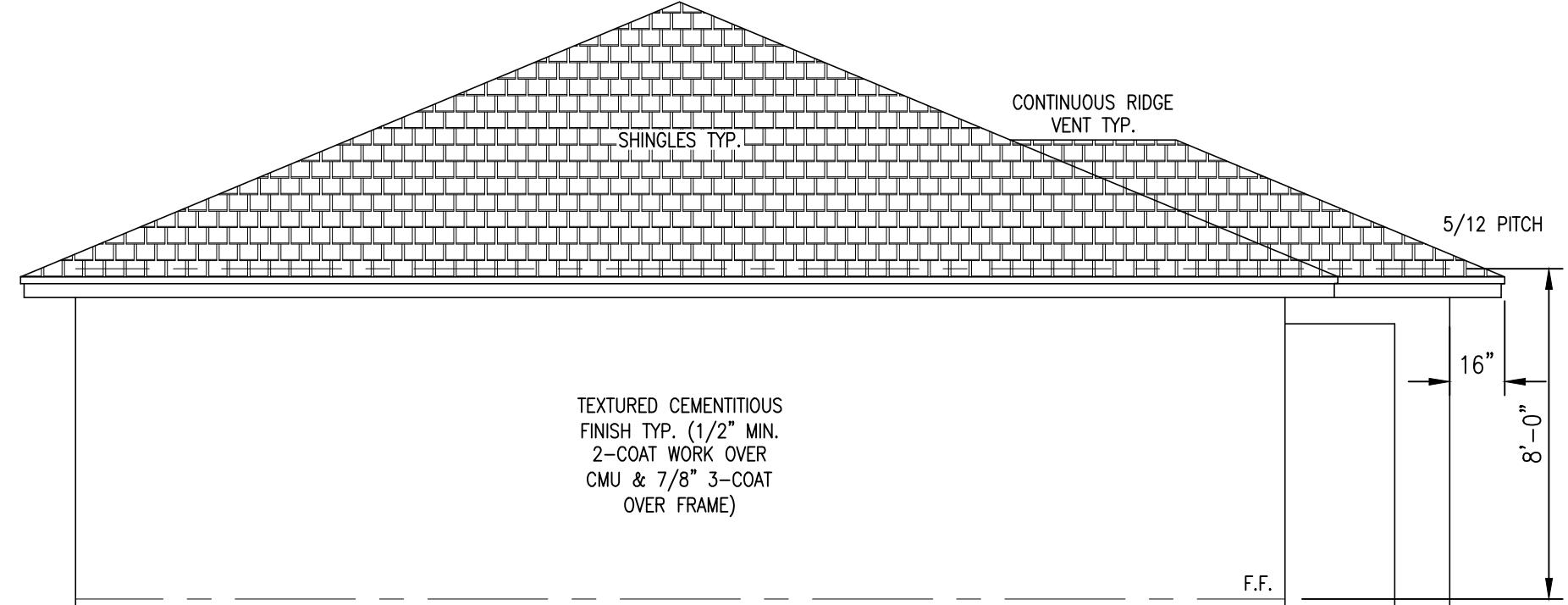
ROOF VENTILATION PER EIGHTH EDITION F.B.C.R.
(2023) R806.2 USING THE 1/150th METHOD. (NOTE:
CONTRACTOR TO SUPPLY RIDGE VENT MANUFACTURER'S SPECS
TO SHOW RATINGS TO SIZE RIDGE VENT REQUIRED.)

BUILDING/ATTIC AREA / 150 = REQUIRED
SQ. FT. OF VENTILATION

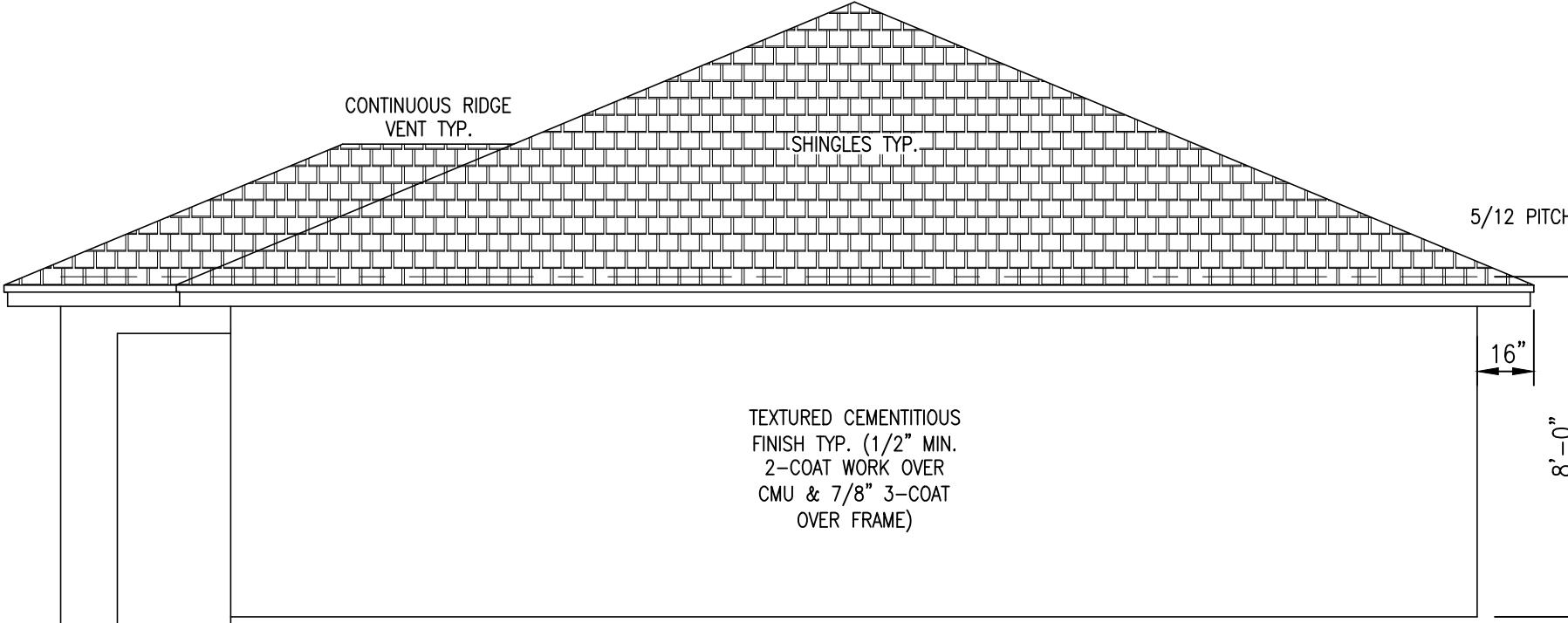
1491/150 = 9.94 REQUIRED SQ. FT. OF
VENTILATION



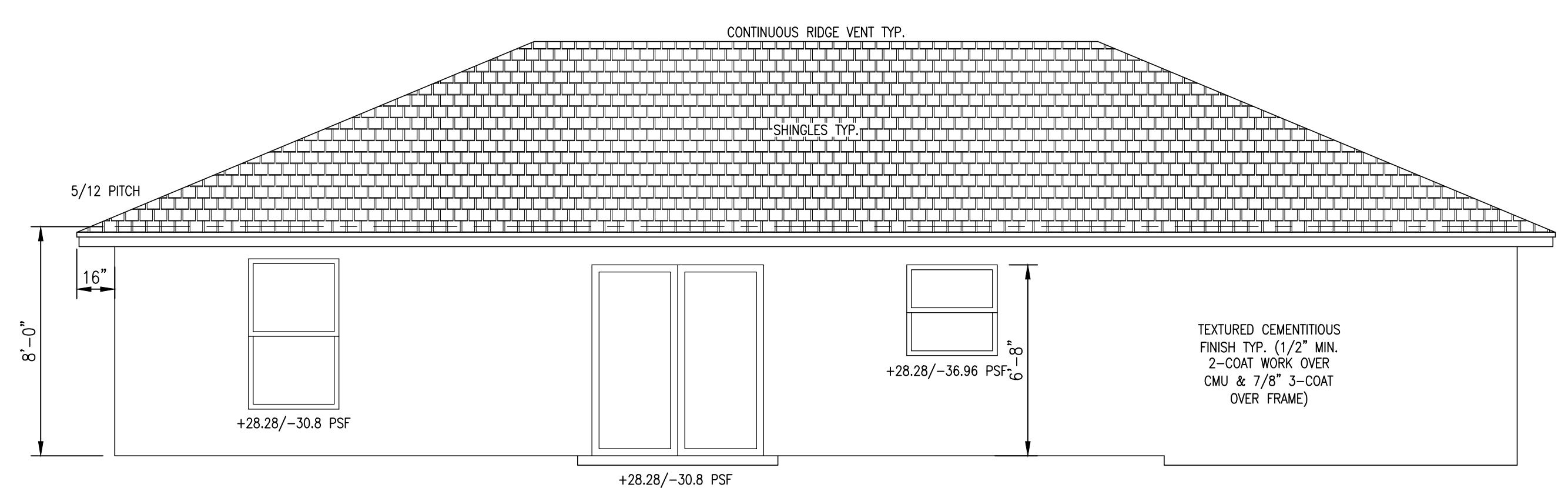
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SCALE: 1/4"=1'-0"

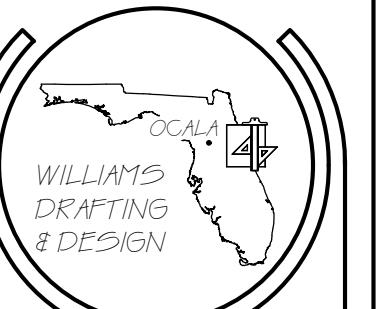


REAR ELEVATION
SCALE: 1/4"=1'-0"

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THIS PLAN TO BE USED TO OBTAIN ONE PERMIT ON
PARCEL # 2856-002-002

I HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER, REGISTERED IN
THE STATE OF FLORIDA, AND THAT THE ARCHITECTURAL SERVICES
PERFORMED IN CONNECTION WITH THESE DRAWINGS WERE PURELY
INCIDENTAL TO MY ENGINEERING PRACTICE.

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OF 6



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D&S DEVELOPMENT, LLC
"DENISE"

NEW S.F.R. MODEL:
SQUARE FOOTAGE

LIVING 1076

GARAGE 362

LANAI

ENTRY 53

TOTAL 1491

DESIGN CRITERIA:

• EIGHTH EDITION F.B.C. RESIDENTIAL (2023)

• ASCE 7-22

• 130 MPH WIND SPEED (Vult)

• 101 MPH (Wind)

• WIND EXPOSURE "C"

• MINIMUM ATTIC VENTILATION FACTOR 1

• RISK CATEGORY II

• BUILDING CLASSIFICATION "R"

• GROUP 1 (Residential)

• ALL OPENINGS IN EXTERIOR WALLS TO RESIST P.S.F. REQUIREMENTS AS PER FBC ARE REQUIRED.

R301.2(2) & R301.2(4)

• ENCLOSED INTERNAL PRESSURE COEFFICIENT = 0.0

• PARTIALLY ENCLOSED EXTERNAL PRESSURE COEFFICIENT +/- 0.55

ENGINEER'S NOTES:

1. DESIGN WIND LOAD = 130 MPH (Vult)

2. ASSUMED SOIL BEARING CAPACITY

2000psf

3. LOADS:

ROOF = 20psf

ATTICS W/STORAGE = 10psf

ATTICS W/UNLIMITED STORAGE = 20psf

HIGH ATTICS = 10psf

BALCONIES (EXTERIOR) & DECKS = 40psf

SECOND FLOOR = 20psf

ROOMS OTHER THAN SLEEPING = 40psf

STAIRS = 40psf

HANDRAL & GUARDRAIL LOADS = 200psf

CONCENTRATED ANY DIRECTION & 500#/ft UNIFORM LOAD = 200psf

BALCONIES = MAX. RESIST = 200psf

CONCENTRATED LOAD (SEE 2023 FBC SECTION 1607.9.1)

4. DOOR = 10psf

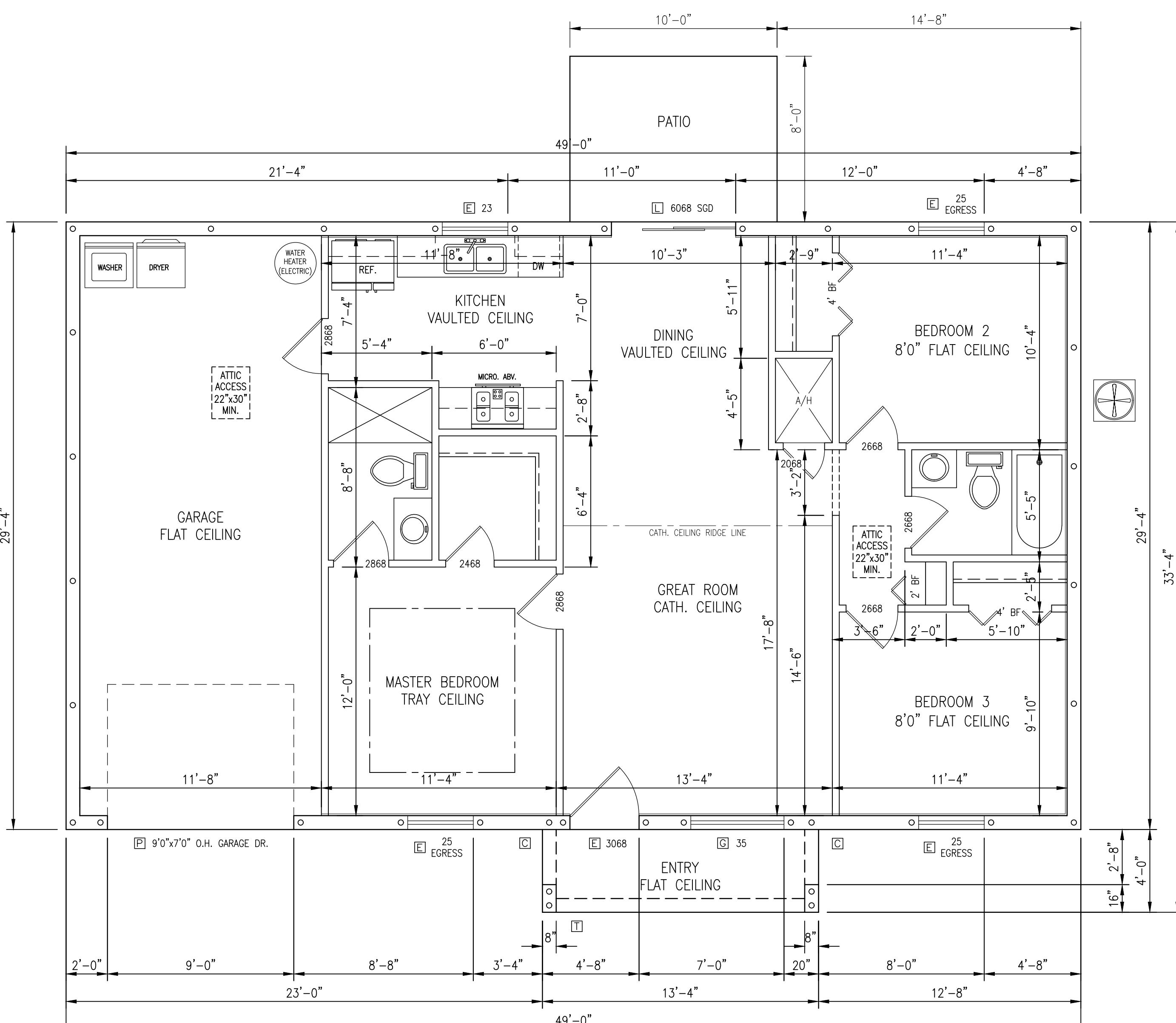
ROOF = 10psf

ALL OTHER + ACTUAL WEIGHT OF MATERIALS USED

5. SHEET METAL DRAFTINGS, ETC. IN ACCORDANCE WITH CHAPTER 16 FBC

6. TRUSS FASTENERS & CONNECTIONS BASED ON THE DESIGN PROVIDED BY TRUSS MANUFACTURER'S ENGINEERED DRAWINGS & CALCULATIONS.

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OF
6



FLOOR PLAN

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

DRYWALL FASTENING SCHEDULE

THICKNESS OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS (INCHES)	APPLICATION	ORIENTATION OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING PRODUCTS (INCHES C.C.)	MAXIMUM SPACING OF FASTENERS (INCHES)	SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING(c)	
					NAILS(0)	SCREWS(0)
1/2	CEILING	EITHER DIRECTION	16	7	12	13 GAGE, 1/8" LONG, 18" HEAD; 0.098" DIAMETER, 1/8" LONG, RING SHANK; 5d COOLER NAIL, 0.085" DIAMETER, 1/8" LONG, 18" HEAD; OR GYPSUM BOARD NAIL, 0.085" DIAMETER, 1/8" LONG, 18" HEAD.
	CEILING(0)	PERPENDICULAR	24	7	12	13 GAGE, 1/8" LONG, 18" HEAD; 0.098" DIAMETER, 1/8" LONG, RING SHANK; 5d COOLER NAIL, 0.085" DIAMETER, 1/8" LONG, 18" HEAD; OR GYPSUM BOARD NAIL, 0.085" DIAMETER, 1/8" LONG, 18" HEAD.
	WALL	EITHER DIRECTION	24	8	12	13 GAGE, 1/8" LONG, 18" HEAD; 0.098" DIAMETER, 1/8" LONG, 18" HEAD; OR GYPSUM BOARD NAIL, 0.085" DIAMETER, 1/8" LONG, 18" HEAD.
	WALL	EITHER DIRECTION	16	8	16	13 GAGE, 1/8" LONG, 18" HEAD; 0.098" DIAMETER, 1/8" LONG, 18" HEAD; OR GYPSUM BOARD NAIL, 0.085" DIAMETER, 1/8" LONG, 18" HEAD.
5/8	CEILING	EITHER DIRECTION	16	7	12	13 GAGE, 1/8" LONG, 18" HEAD; 0.098" DIAMETER, 1/8" LONG, 18" HEAD; 6d COOLER NAIL, 0.092 DIAMETER, 1/8" LONG, 18" HEAD; OR GYPSUM BOARD NAIL, 0.0915 DIAMETER, 1/8" LONG, 18" HEAD.
	CEILING	PERPENDICULAR	24	7	12	13 GAGE, 1/8" LONG, 18" HEAD; 0.098" DIAMETER, 1/8" LONG, 18" HEAD; 6d COOLER NAIL, 0.092 DIAMETER, 1/8" LONG, 18" HEAD; OR GYPSUM BOARD NAIL, 0.0915 DIAMETER, 1/8" LONG, 18" HEAD.
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TYPE "X" AT GARAGE CEILING BEHIND HABITABLE ROOMS	PERPENDICULAR	24	6	6	13" LONG 0.099" DIAMETER GALVANIZED NAILS OR DRYWALL SCREWS. SCREWS SHALL COMPLY WITH SECTION R702.3.5.1.	

FOR SI: 1 INCH = 25.4 MM.

A: FOR APPLICATION WITHOUT ADHESIVE, A PAIR OF NAILS SPACED NOT LESS THAN 2 1/2 INCHES APART SHALL BE PERMITTED TO BE USED WITH THE PAIR OF NAILS SPACED 12 INCHES ON CENTER.

B: SCREWS SHALL BE IN ACCORDANCE WITH SECTION R702.3.5.1. SCREWS FOR ATTACHING GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO STRUCTURAL INSULATED PANEL SHALL PENETRATE THE WOOD STRUCTURAL PANEL FACING NOT LESS THAN 1/16 INCH.

C: WHERE COLD-FORMED STEEL FRAMING IS USED WITH A CLINCHING DESIGN TO RECEIVE NAILS, BY TWO EDGES OF METAL, THE NAILS SHALL NOT BE LESS THAN 5/8 INCH LONGER THAN THE GYPSUM BOARD OR GYPSUM PRODUCT THICKNESS AND SHALL HAVE RINGED SHANKS. WHERE THE COLD-FORMED STEEL FRAMING HAS A NAILING GROOVE FORMED TO RECEIVE THE NAILS, THE NAILS SHALL HAVE BARBED SHANKS OR BE 0.086 INCH DIAMETER, 5/8" INCHES LONG, 15/64" INCH HEAD FOR 1/2" GYPSUM BOARD OR GYPSUM PANEL PRODUCT; AND 0.099 INCH DIAMETER, 1/8" INCHES LONG, 15/64" INCH HEAD FOR 5/8" INCH GYPSUM BOARD OR GYPSUM PANEL PRODUCT.

D: THREE-EIGHTHS-INCH-THICK SINGLE PLY GYPSUM BOARD OR GYPSUM PANEL PRODUCT SHALL NOT BE USED ON A CEILING WHERE A WATER BASED TEXTURE FINISH IS TO BE APPLIED, OR IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING, OR CEILING APPLICATIONS, TO RECEIVE A WATER-BASED TEXTURE MATERIAL, EITHER HAND OR SPRAY APPLIED. THE GYPSUM PANEL PRODUCT SHALL BE APPLIED PERPENDICULAR TO FRAMING. WHERE APPLYING A WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8 INCH TO 1/2 INCH FOR 15-INCH ON CENTER FRAMING, AND FROM 1/2 INCH TO 5/8 INCH FOR 24-INCH ON CENTER FRAMING OR 1/2 SAG-RESISTANT GYPSUM CEILING BOARD SHALL BE USED.

TABLE R301.2(2) ADJUSTED FOR EXPOSURE "C" (ASD) WITH A MEAN ROOF HEIGHT OF 30'-0"

ZONE	EFFECTIVE WIND AREA	ULTIMATE DESIGN WIND SPEED Vult (mph)		
		120	130	140
4	10.0	21.7	-23.66	25.48
4	20.0	-22.68	24.35	-26.14
4	50.0	19.46	-20.28	21.06
4	100.0	18.48	-20.3	21.7
5	10.0	21.7	-29.12	25.48
5	20.0	20.72	-27.16	24.36
5	50.0	19.46	-24.64	22.82
5	100.0	18.48	-22.68	21.7

TABLE R301.2(4) GARAGE DOOR LOADS ADJUSTED FOR EXPOSURE "C" WITH A MEAN ROOF HEIGHT OF 30'-0"

ROOF ANGLE > 10 DEGREES	Vult AS DETERMINED W/ SECTION R301.2.1.3 (PSF)	120	130	140
9	7	19.18	-21.7	22.54
16	7	18.34	-20.44	21.7

FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.

WINDOW SCHEDULE

VERIFY ALL ROUGH OPENINGS W/MANUFACTURE BEFORE CONSTRUCTION

WINDOWS TO BE INSTALLED & FLASHED AS PER MANUFACTURE REQUIREMENTS.

OWNER/BUILDER TO SUPPLY Specs.

MARK	DESCRIPTION	SIZE
23	CWS SH INSUL.	38 x 38 3/8
25	CWS SH INSUL.	38 x 63
35	CWS SH INSUL.	54 1/8 x 63

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