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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

"DENISE"
D&S DEVELOPMENT, LLC.

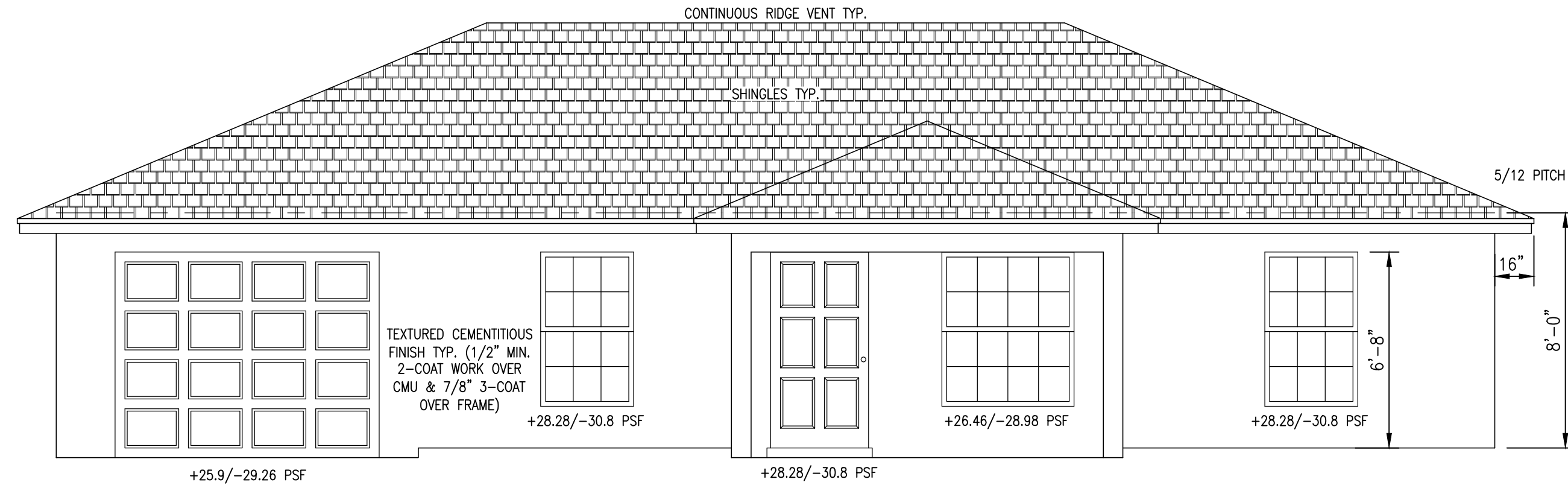
NEW S.F.R. MODEL:

SQUARE FOOTAGE	
LIVING	1076
GARAGE	362
LANAI	
ENTRY	53
TOTAL	1491

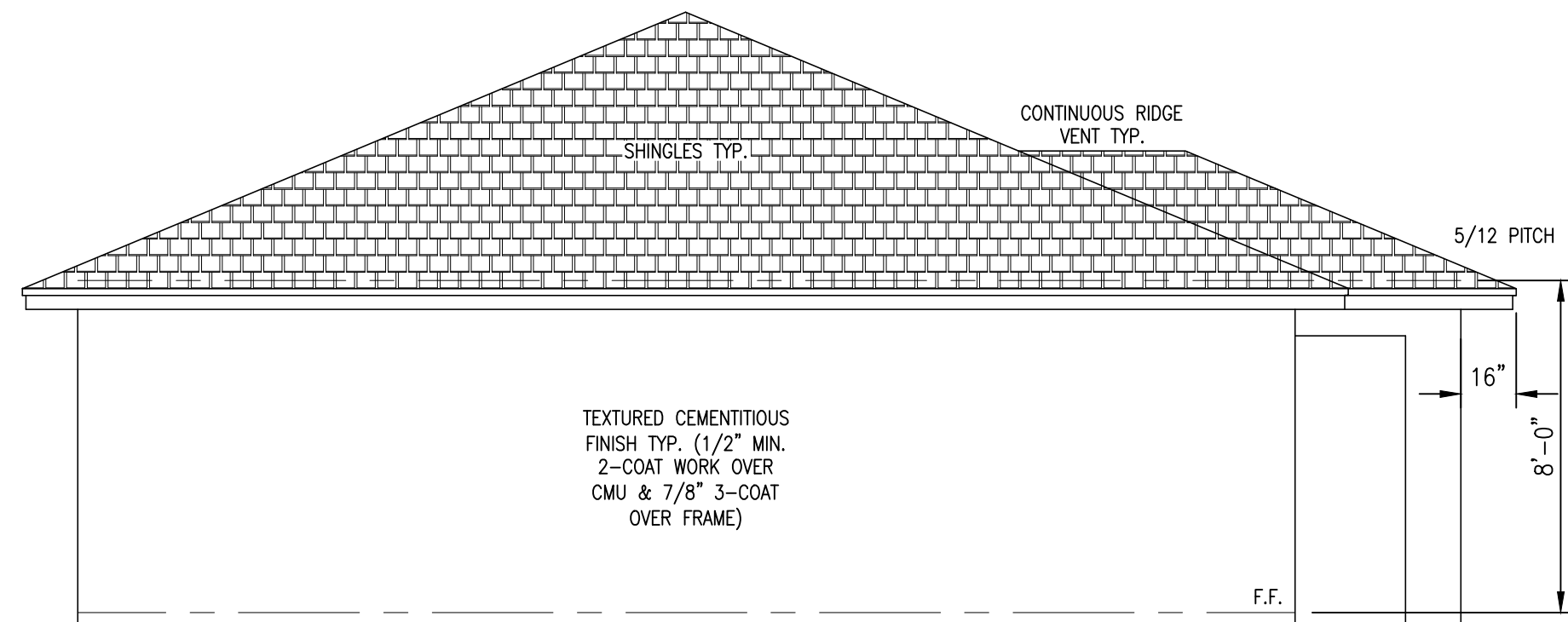
DESIGN CRITERIA:
• EIGHTH EDITION F.B.C. RESIDENTIAL (2023)
• ASSE 7-22
• 130 MPH WIND SPEED (VW) 101 MPH (VWS)
• WIND EXPOSURE "A"
• WIND IMPORTANCE FACTOR 1
• RISK CATEGORY II
• BUILDING CLASSIFICATION "R"
GROUP R-3, TYPE V-B
• ALL OPENINGS IN EXTERIOR WALLS TO RESIST P.S.F. REQUIREMENTS AS PER TABLES PROVIDED. R301.2(2) & R301.2(4)
• ENCLOSED INTERNAL PRESSURE COEFFICIENT +/- 0.18
• PARTIALLY ENCLOSED EXTERNAL PRESSURE COEFFICIENT +/- 0.55

ENGINEER'S NOTES:
1. DESIGN WIND LOAD = 130 MPH (MULT)
2. ASSUMED SOIL BEARING CAPACITY 2000psf
3. DEAD LOADS:
ROOF = 20psf
ATTICS W/O STORAGE = 10psf
ATTICS W/LIMITED STORAGE = 20psf
HABITABLE ATTICS/ATTICS SERVED WITH FIXED STAIRS = 30psf
BALCONIES (EXTERIOR) & DECKS = 40psf
SLEEPING ROOMS = 30psf
ROOMS OTHER THAN SLEEPING = 40psf
FIRE ESCAPES = 40psf
STAIRS = 40psf
HANDRAIL & GUARDRAIL LOADS 200lb CONCENTRATED ANY DIRECTION & SOIL/FL UNIFORMLY DISTRIBUTED LOADS BALUSTERS MUST RESIST 50lb CONCENTRATED LOAD (SEE 2023 FBCE SECTION 1601.8.1)
4. DEAD LOADS:
ROOF = 10psf
ALL OTHER + ACTUAL WEIGHT OF MATERIALS USED.
5. SHEAR WALLS, DIAPHRAGMS, ETC. IN ACCORDANCE WITH CHAPTER 16 FBC
6. TRUSS FASTENERS & CONNECTIONS BASED ON LOADS FURNISHED BY TRUSS MANUFACTURER'S ENGINEERED DRAWINGS & CALCULATIONS.

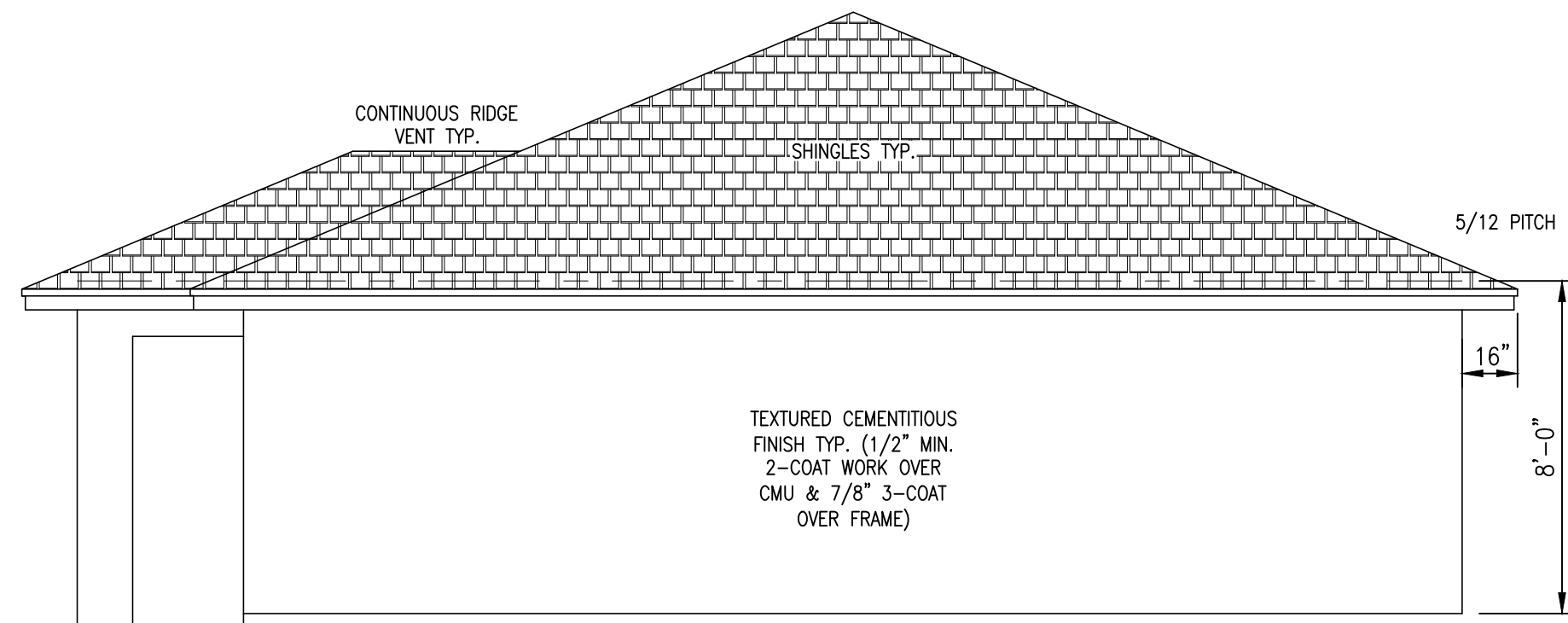
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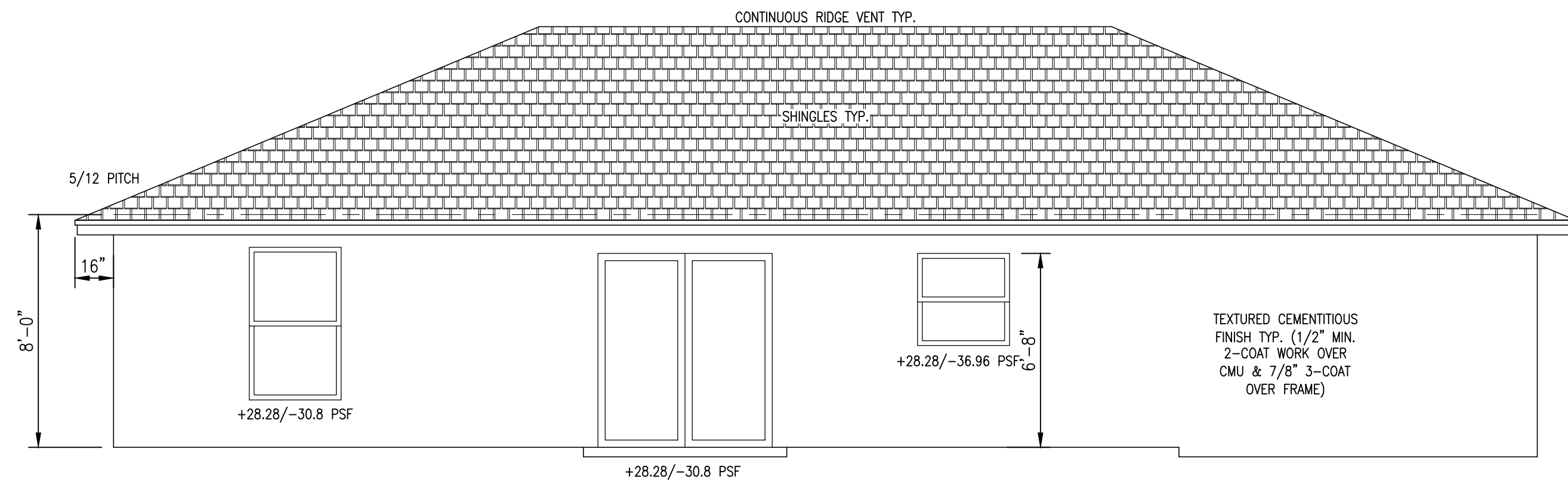
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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

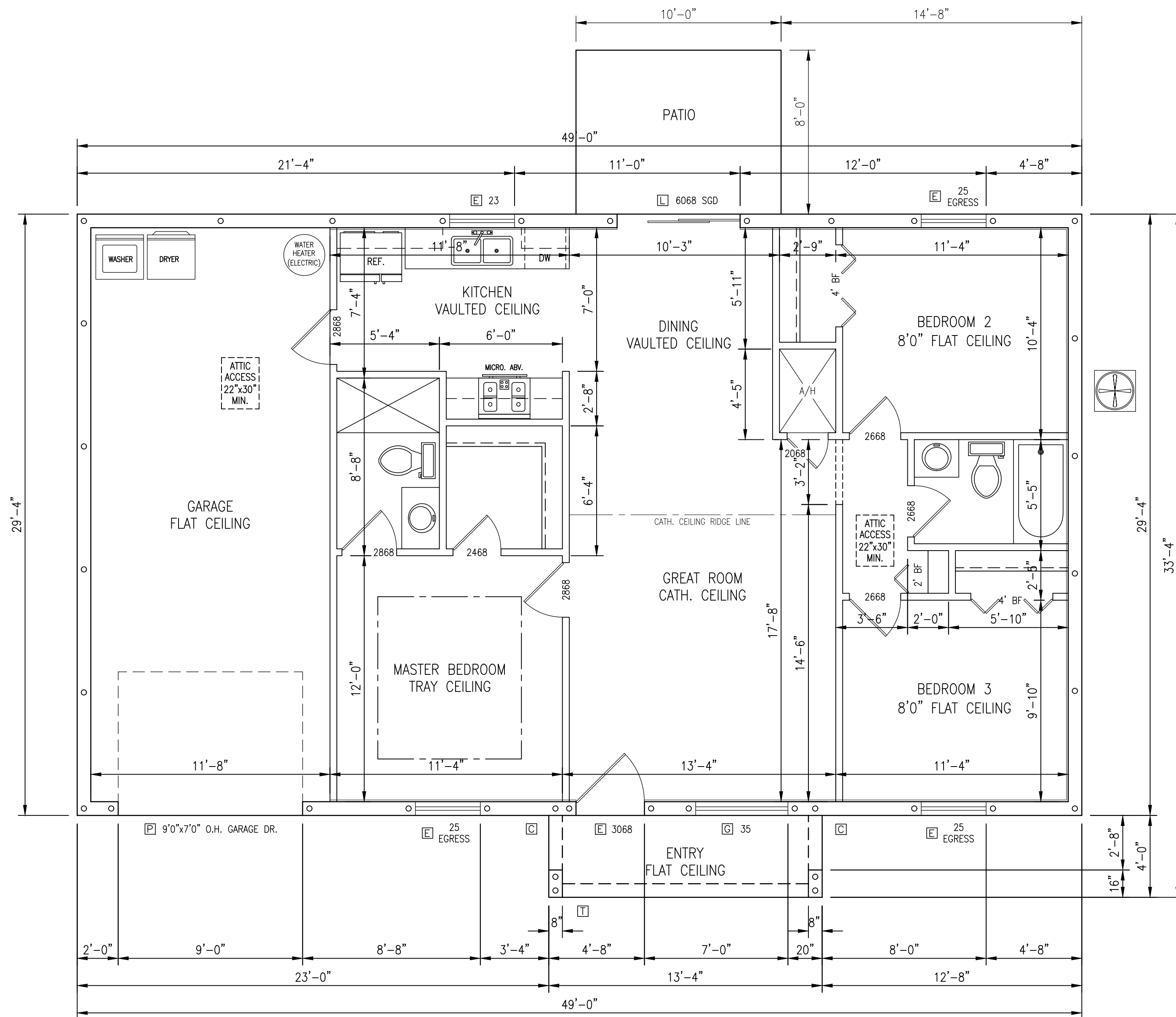
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THIS PLAN TO BE USED TO OBTAIN ONE PERMIT ON PARCEL #: 2856-002-002

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.

GENERAL NOTES:

1. MIN. OF 1/2" DRYWALL ON ATTACHED GARAGE/CARPORT CEILING AND WALLS SEPARATING LIVING AREA FROM GARAGE/CARPORT AREA. ALL DOORS IN ATTACHED GARAGE/CARPORT AREA ENTERING THE LIVING ARE TO BE 20 MINUTE FIRE RATED & MUST BE INSULATED.
2. WHERE APPLYING A WATER-BASED TEXTURE MATERIAL ON CEILINGS, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 1/2" TO 5/8" FOR 24 INCH ON CENTER FRAMING OR 1/2" SAG-RESISTANT GYPSUM CEILING BOARD SHALL BE USED.
3. ALL APPLIANCES IN GARAGES TO BE RAISED 24" MIN. FOR PROTECTION UNLESS OTHERWISE NOTED.
4. WHERE APPLIANCES, EQUIPMENT AND INSULATION ARE SUBJECT TO WATER DAMAGE WHEN AUXILIARY DRAIN PANS FILL, THAT PORTION OF THE APPLIANCE, EQUIPMENT AND INSULATION SHALL BE INSTALLED ABOVE THE RIM OF THE PAN. SUPPORTS LOCATED INSIDE THE PAN TO SUPPORT THE APPLIANCE OR EQUIPMENT SHALL BE WATER RESISTANT AND APPROVED.
5. MAXIMUM DRYER DUCT LENGTH AS PER MANUFACTURER'S SPECS OR WHERE NO MANUFACTURER'S SPECS ARE PROVIDED 35'-0". WHERE FITTINGS ARE USED EXHAUST DUCT LENGTH REDUCED IN ACCORDANCE WITH TABLE M1502.4.5.1 (4" RADIUS MITERED 45-DEGREE ELBOW 2'-6"; 90-DEGREE 5'-0"; 6" RADIUS MITERED 45-DEGREE ELBOW 1'-0"; 90-DEGREE 1'-9"). OWNER/BUILDER TO PROVIDE. WHERE DRYER EXHAUST DUCT POWER VENTILATORS ARE USED, THEY ARE TO BE INSTALLED AS PER MANUFACTURER'S SPECS AND CONFORM TO UL 705. THE MAXIMUM ALLOWABLE LENGTH WHEN USING A POWER VENTILATOR SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR THE DUCT POWER VENTILATOR. WHERE THE EXHAUST DUCT LENGTH EXCEEDS 35'0". THE LENGTH OF THE DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG AND BE LOCATED WITHIN 6'0" OF THE EXHAUST DUCT CONNECTION.
6. MECHANICAL CONTRACTOR TO PROVIDE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SPECS WHEN REQUIRED IN ACCORDANCE WITH SECTIONS R303.4 & M1507.3 IN THE EIGHTH EDITION F.B.C.R. (2023)
7. MECHANICAL: REFRIGERANT PIPING AND TUBING TO SHALL BE SECURELY FASTENED TO A PERMANENT SUPPORT WITHIN 6'0" OF THE CONDENSING UNIT.
8. VERTICAL OR HORIZONTAL ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SUCH AS ATTICS OR CRAWLS SPACES. WHERE LOOSE-FILL INSULATION IS INSTALLED, A WOOD FRAMED OR EQUIVALENT BAFFLE, RETAINER OR DAM SHALL BE INSTALLED TO PREVENT LOOSE-FILL INSULATION FROM SPILLING INTO LIVING SPACE, FROM HIGHER TO LOWER SECTION OF THE ATTIC, AND FROM ATTICS COVERING CONDITIONED SPACES TO UNCONDITIONED SPACES. THE BAFFLE OR RETAINER SHALL PROVIDE PERMANENT MEANS OF MAINTAINING THE INSTALLED R-VALUE OF THE LOOSE-FILL INSULATION.



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 MEMBERS (INCHES O.C.)	MAXIMUM SPACING OF FASTENERS (INCHES)		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING(c)
				NAILS(a) SCREWS(b)		
				APPLICATION WITHOUT ADHESIVE		
1/2	CEILING	EITHER DIRECTION	16	7	12	13 GAGE, 1 7⁄8" LONG, 3⁄8" HEAD; 0.098" DIAMETER, 1 1⁄2" LONG, RING SHANK; 5d COOLER NAIL, 0.086" DIAMETER, 1 1⁄2" LONG, 3⁄8" HEAD; OR GYPSUM BOARD NAIL, 0.086" DIAMETER, 1 7⁄8" LONG, 3⁄8" HEAD.
	CEILING(d)	PERPENDICULAR	24	7	12	
	WALL	EITHER DIRECTION	24	8	12	
	WALL	EITHER DIRECTION	16	8	16	
5/8	CEILING	EITHER DIRECTION	16	7	12	13 GAGE, 1 7⁄8" LONG, 3⁄8" HEAD; 0.098" DIAMETER, 1 7⁄8" LONG, ANNULAR RINGED; 6d COOLER NAIL, 0.092" DIAMETER, 1 7⁄8" LONG, 1⁄2" HEAD; OR GYPSUM BOARD NAIL, 0.0915" DIAMETER, 1 7⁄8" LONG, 3⁄8" HEAD.
	CEILING	PERPENDICULAR	24	7	12	
	WALL	EITHER DIRECTION	24	8	12	
	WALL	EITHER DIRECTION	16	8	16	
	TYPE "X" AT GARAGE CEILING BENEATH HABITABLE ROOMS	PERPENDICULAR	24	6	6	

FOR S1: 1 INCH = 25.4 MM.

A: FOR APPLICATION WITHOUT ADHESIVE, A PAIR OF NAILS SPACED NOT LESS THAN 2 INCHES APART OF MORE 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 PANELS SHALL PENETRATE THE WOOD STRUCTURAL PANEL FACING NOT LESS THAN 7/16 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 PANEL 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, 1 5/8" INCHES LONG, 15/64" INCH HEAD FOR 1/2" GYPSUM BOARD OR GYPSUM PANEL PRODUCT; AND 0.099 INCH DIAMETER, 1 7/8 INCHES LONG, 15/64" INCH HEAD FOR 5/8 INCH GYPSUM BOARD OR GYPSUM PANEL PRODUCT.

D: THREE-EDGHS-INCH-THICK SINGLE PLY GYPSUM BOARD OF GYPSUM PANEL PRODUCT SHALL NOT BE USED ON A CEILING WHERE A WATER-BASED TEXTURED FINISH IS TO BE APPLIED, OR IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING. ON 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 16-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)				
WALL	FEET ²	120	130	140		
4	10.0	21.7	-23.66	25.48	-27.72	29.68
4	20.0	20.72	-22.68	24.36	-26.6	28.28
4	50.0	19.46	-21.28	22.82	-25.06	26.46
4	100.0	18.48	-20.3	21.7	-23.94	25.2
5	10.0	21.7	-29.12	25.48	-34.16	29.68
5	20.0	20.72	-27.16	24.36	-31.92	28.28
5	50.0	19.46	-24.64	22.82	-28.84	26.46
5	100.0	18.48	-22.68	21.7	-26.6	25.2

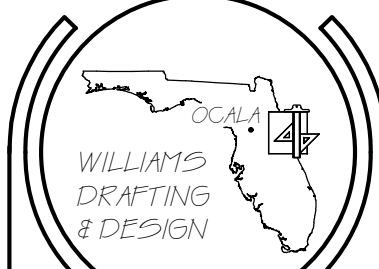
GARAGE DOOR LOADS						
TABLE R301.2(4) ADJUSTED FOR EXPOSURE "c" WITH Vasd AS DETERMINED W/SECTION R301.2.1.3 EFFECTIVE AREA: (PSF)						
WIDTH (FT)	HEIGHT (FT)	120	130	140		
9	7	19.18	-21.7	22.54	-25.48	25.9
16	7	18.34	-20.44	21.7	-24.08	24.78

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 MANUFACTURES 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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NEW S.F.R. MODEL:

D&S DEVELOPMENT, LLC.

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 (Vasd)
- WIND EXPOSURE "B"
- WIND IMPORTANCE FACTOR 1
- RISK CATEGORY II
- BUILDING CLASSIFICATION "R"
- GROUP R-3, TYPE V-B
- ALL OPENINGS IN EXTERIOR WALLS TO RESIST P.S.F. REQUIREMENTS AS PER TABLES PROVIDED.
- R301.2(2) & R301.2(4)
- ENCLOSED INTERNAL PRESSURE COEFFICIENT = +/- 0.18
- PARTIALLY ENCLOSED EXTERNAL PRESSURE COEFFICIENT +/- 0.55

ENGINEER'S NOTES:

1. DESIGN WIND LOAD = 130 MPH (MULTIPLY BY 1.0)
2. ASSUMED SOIL BEARING CAPACITY 2000psf
3. LIVE LOADS:
 - ROOF = 20psf
 - ATTICS W/O STORAGE = 10psf
 - ATTICS W/LIMITED STORAGE = 20psf
 - HABITABLE ATTICS/ATTICS SERVED WITH FIXED STAIRS = 30psf
 - BALCONIES (EXTERIOR) & DECKS = 40psf
 - SLEEPING ROOMS = 30psf
 - ROOMS OTHER THAN SLEEPING = 40psf
 - FIRE ESCAPES = 40psf
 - STAIRS = 40psf
 - HANDRAIL & GUARDRAIL LOADS 200lb
4. DEAD LOADS:
 - ALL OTHER + ACTUAL WEIGHT OF MATERIALS USED.
 - 5. SHEAR WALLS, DIAPHRAGMS, ETC. IN ACCORDANCE WITH CHAPTER 16 FBC
 - 6. TRUSS FASTENERS & CONNECTIONS BASED ON LOADS FURNISHED BY TRUSS MANUFACTURER'S ENGINEERED DRAWINGS & CALCULATIONS.

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