City of Belle Isle

1600 Nela Avenue, Belle Isle, Florida 32809 * Tel 407-851-7730 * Fax 407-240-2222

APPLICATION FOR VARIANCE / SPECIAL EXCEPTION

DATE: Feb 28, 2022 P&Z CASE #: 2022-03-011

■ VARIANCE □ SPECIAL EXCEPTION □ OTHER DATE OF HEARING: March 22, 2022

Applicant	Owner
DAVID SUTTON	DAVID SUTTON
ADDRESS 4221 KAZAR CT Belle Isle	
PHONE: 407 595 8964	
PARCEL TAX ID #:	

LAND USE CLASSIFICATION: Residential ZONING DISTRICT: _____

DETAILED VARIANCE REQUEST: Request variance of Rear setback

SECTION OF CODE VARIANCE REQUESTED ON: _____

- The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within a period of nine (9) months prior to the filing of the application. Further that the requested use does not violate any deed restriction of the property.
- By submitting the application, I authorize City of Belle Isle employees and members of the P&Z Board to enter my property, during reasonable hours, to inspect the area of my property to which the application applies.
- Applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) photograph of the front of the property and at least two photographs (from different angles) of the specific area of the property to which the application applies.
- **Sec. 42-64. - Variances.** The board shall have the power to approve, conditionally approve or deny applications for variance from the terms of the Land Development Code.
  - Criteria. The board shall not approve an application for a variance from terms of the Land Development Code unless and until:
    a. A written application for a variance is submitted to the city manager or the city manager's designee on a form provided by the city clerk setting forth all of the special conditions and circumstances that exist in favor of the granting of the variance and addressing the requirements of subsections (1)d—g of this section of the criteria set forth in this section. Upon submission of the properly completed application and the appropriate fee, the city manager or the city manager's designee shall refer the application to the board.
    b. Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
    c. The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing, or the applicant's attorney shall appear before the board.
    d. It is determined that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.
    e. It has been determined that personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Land Development Code or for the purpose of obtaining a variance.
    f. It is determined that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
    g. It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.

The board shall find that the preceding requirements have been met by the applicant for a variance.

(2) *Violations of conditions.*

a. In granting any variance, the board may prescribe appropriate conditions and safeguards to ensure compliance with the Land Development Code. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Land Development Code and punishable in accordance with this article. At the discretion of the board, such variance may be revoked for violation of the condition and/or safeguards.

b. The board may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed or both. Under no circumstances, except as permitted above, shall the board grant a variance to permit a use not generally or by special exception permitted in the zoning district involved, or any use expressly or by implication prohibited by the terms of the Land Development Code in the zoning district. No nonconforming use of neighboring lands, structures or buildings in the same zoning district, and no permitted use of land, structures or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.

Dart Suits
APPLICANT'S SIGNATURE

Dart & Suits
OWNER'S SIGNATURE

FOR OFFICE USE ONLY: **FEE: $300.00** 3/3/22 (Date Paid) Ck# 708 (Check/Cash) Help (Rec'd By)

Determination _____

Appealed to City Council: □ Yes □No **Council Action:** _____

Purpose of this letter

To file a 2'-8" variance for the address little below.

Project:

March 2,2022

4 Season Rear Lanai with covered entry
David Sutton
4221 Kezar Ct
Belle Isle, FL 32812
(407)-595-8964

City of Belle Isle,

I am applying for this variance because I want to safely enjoy my property. I have been in this home since December 1999. I have an open lanai in the back that I have wanted to enclose since the time I moved into the house. However, I have not been able to afford it until now. The purposed four-foot extension and enclosed area falls within the 35'-0" egress line. The screened in area on the west side extends beyond your code only by 2'-6". This screened in area exceeds your code specifications less than 3 feet or 20 square feet which is insignificant to the entire length of my backyard property.

The reason I need a screened in area of this size is two-fold. One, it provides a covered area that protects the entry to the enclosed area. It would allow family members and guests to come in and out of the backyard through a covered area thereby reducing the tracking of mud, grass, leaves, etc. into the house. Two, I need a sufficient open space to prevent harm to those around me when I barbeque. In addition to preventing harm to people going in and out when I barbeque, I also need sufficient space to safely barbeque without burning down the dwelling. Reducing the size of that area would be a design safety flaw.

Furthermore, my next-door neighbor on the east side has his home approximately 10 feet past this easement. His house extends way beyond what you specify in your code. The aerial view supplied shows it is the entire length of the home that is past the 35'-0" egress line. Also, if you look two doors down on the west side you can see another home that exceeds your code as well. I am sure if you looked at the homes in my neighborhood you would see many that

encroach on the 35'-0" easement. My encroachment is minor and is in harmony with the neighborhood. The space of my backyard is very large, and this addition does not negatively impact the look or function or topography of the land or neighborhood. Furthermore, the HOA has approved the plan. see enclosed letter. I respectfully request that you grant this variance.

I have included the HOA approval and an aerial view in your packets to show the neighboring home and their encroachment on this easement.

Thank you for your time and consideration,

David Sutton

3/2/2022

David Sutton

Date

SUTTON RESIDENCE

4221 KEZAR CT.
BELLE ISLE, FL 32812

ARCHITECT

JWB ARCHITECTS
2295 S. HIAWASSEE RD
SUITE 304
ORLANDO, FLORIDA, 32835
PH: 407.298.5020
FX: 407.298.5030

CODE INFORMATION

PROJECT SQUARE FOOTAGE:

SQFT CALCULATIONS

EXISTING:	1ST FLOOR	1952 SQ. FT.
	2ND FLOOR	1329 SQ. FT.
	GARAGE	530 SQ. FT.
	COVERED ENTRY	56 SQ. FT.
	LANAI	351 SQ. FT.
EXISTING:	GROSS SQUARE FOOTAGE	4218 SQ. FT.
ADDITION:	ENCLOSE LANAI ADDING	+135 SQ. FT.
	SCREENED ENCLOSURE	+103 SQ. FT.
NEW TOTAL GROSS SQUARE FOOTAGE		4456 SQ. FT.

CONSTRUCTION TYPE:

TYPE VB - UNPROTECTED (UNSPRINKLERED) AS CONSTRUCTED.

OCCUPANCY:

R, WITH ADJACENT AUTOMOBILE PARKING GARAGE

APPLICABLE BUILDING CODES:

* 2020 FBC 7TH EDITION, RESIDENTIAL BUILDING
* 2020 FBC 7TH EDITION, EXISTING BUILDING
* 2020 FBC 7TH EDITION, MECHANICAL
* 2020 FBC 7TH EDITION, PLUMBING
* 2020 FLORIDA FIRE PREVENTION CODE 6TH EDITION
* 2017 NATIONAL ELECTRIC CODE

SHEET INDEX

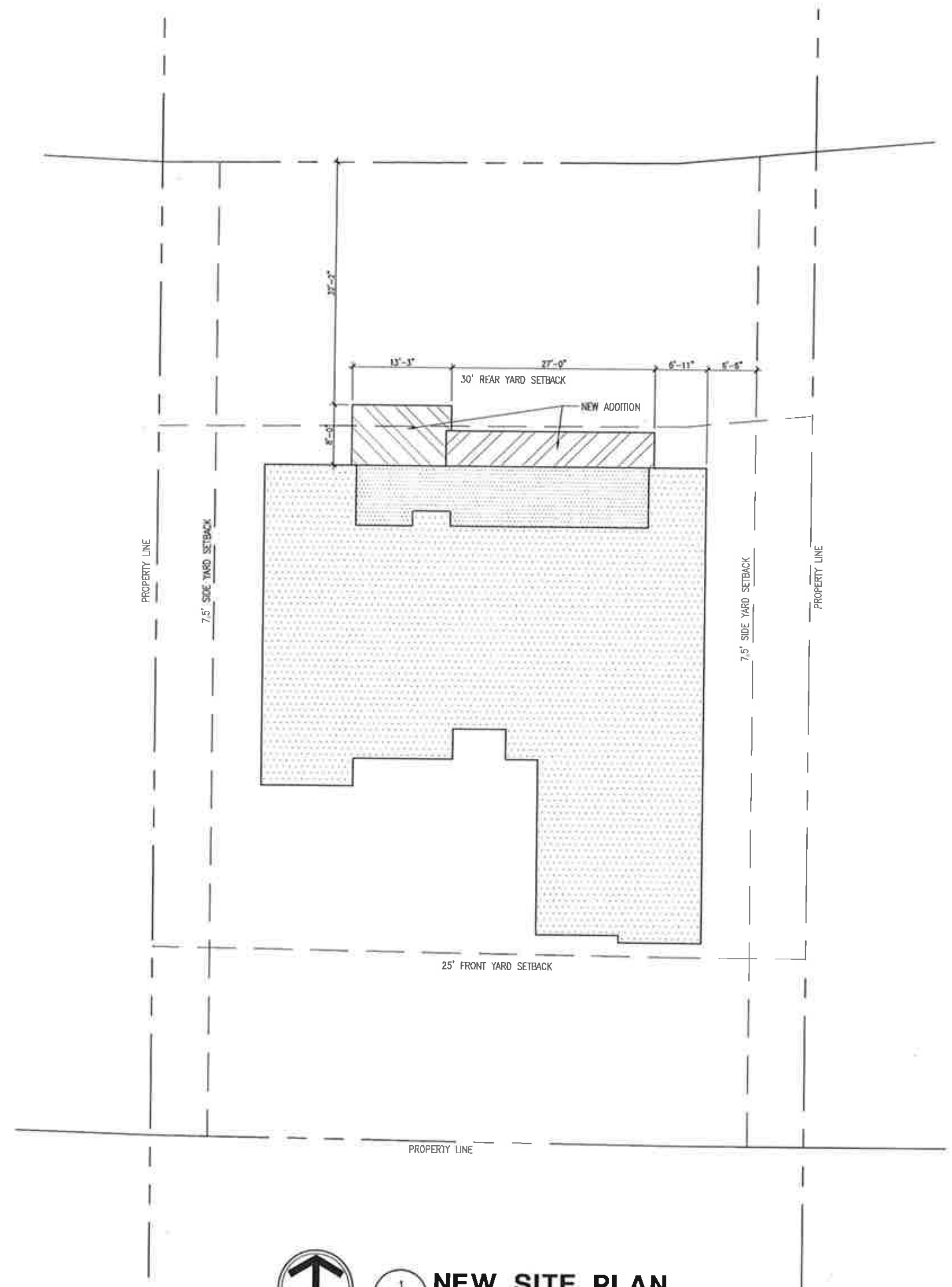
ARCHITECTS
LIC. # AA26001288
2295 S. HIAWASSEE RD
SUITE 304
ORLANDO FLORIDA 32835
PH:407.298.5020
FX:407.298.5030

SUTTON RESIDENCE ADDITION AND ALTERATION

4221 KEZAR CT.
BELLE ISLE, FL 32812

Septrmber 7, 2021

Project: 21-011



NORTH

1 / C101 **NEW SITE PLAN**
SCALE: 1:10

EXISTING 1ST FLOOR	1952 SQ. FT.
GARAGE	530 SQ. FT.
COVERED ENTRY	56 SQ. FT.
LANAI	351 SQ. FT.
DRIVEWAY	1075 SQ. FT.
ADDITION ENCLOSE LANAI ADDING	+135 SQ. FT.
NEW SCREENED ENCLOSURE	+103 SQ. FT.
TOTAL IMPERVIOUS AREA	4202 SQ. FT.
DIVIDED BY SITE AREA	11292 SQ. FT.
IMPERVIOUS SURFACE RATIO	37.2% COVERAGE

JWB ARCHITECTS
LIC. # AA26001256
2295 S HIAWASSEE RD
SUITE 304
ORLANDO FLORIDA 32835
PH 407.298.5020
FX 407.298.5030

Owner:
DAVID SUTTON

NEW SITE PLAN

SUTTON RESIDENCE ALTERATIONS

4221 KEZAR CT.
BELLE ISLE, FL 32812

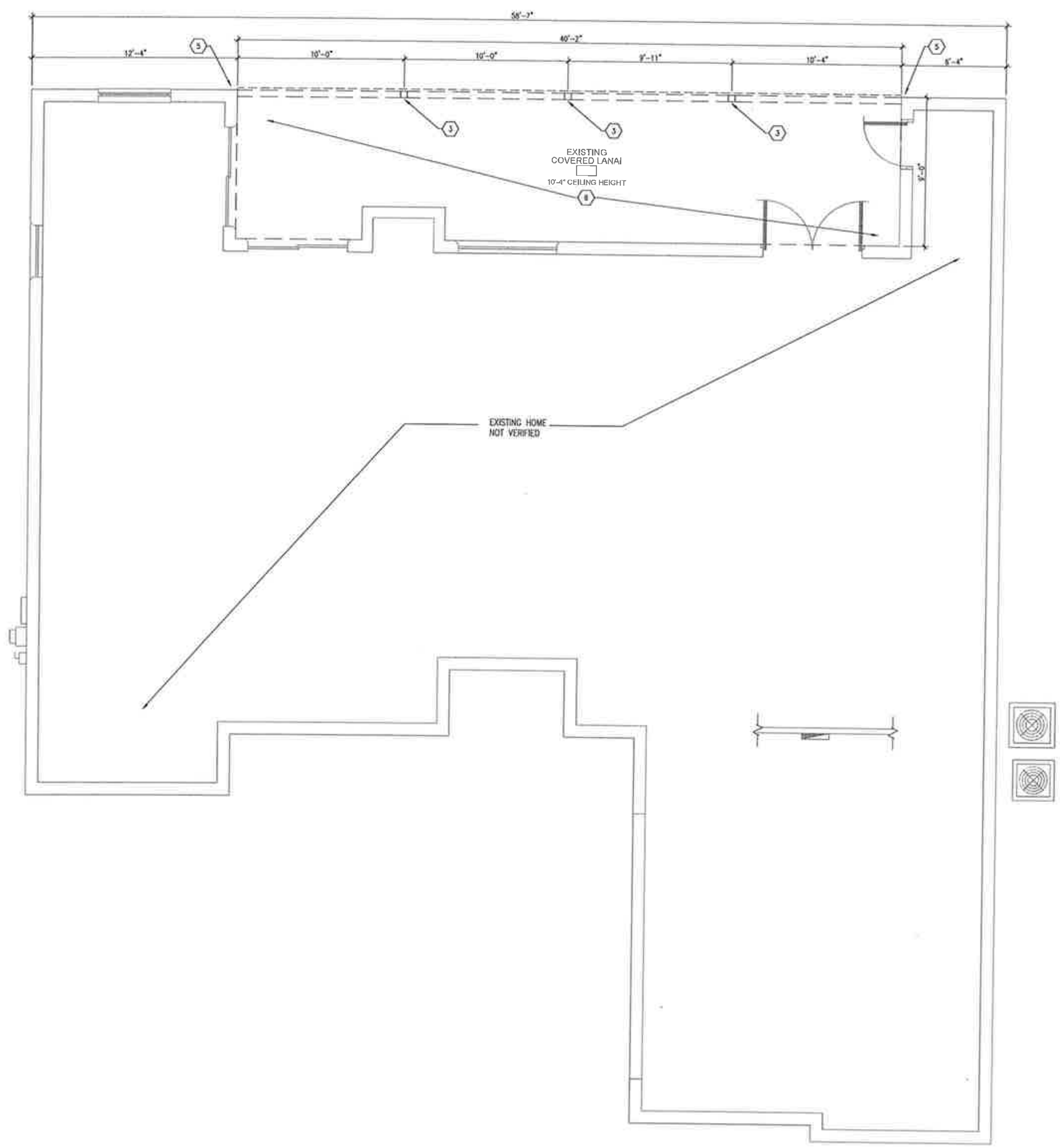
Architect of Record:
John W. Burt - AR93163

Revisions:

Date:	Drawn By:	Checked By:
10/18/2021	SC/JMD	MP

Project No.
21-011

Sheet No.
C101



NORTH

1 A101 **EXISTING / DEMO FLOOR PLAN**
SCALE: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

A. ALL DEMOLITION WORK REQUIRED IS NOT LIMITED TO THAT INDICATED ON THESE PLANS. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL, PLUMBING, COMMUNICATIONS, AND ARCHITECTURAL ITEMS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.

B. ALL DIMENSIONS ARE FROM FACE OF STUD, OR FACE OF MASONRY, OR FACE OF CONCRETE WALL. ANY DIMENSIONS NOT SHOWN OR DEEMED QUESTIONABLE ARE TO BE VERIFIED BY ARCHITECT/DESIGNER. DO NOT SCALE DRAWINGS.

C. PATCH SURFACES TO MATCH EXISTING ADJACENT FINISHES. REFER TO OWNER SPECIFICATIONS FOR CUTTING/PATCHING DETAILS.

D. ALL ABANDONED MECHANICAL , PLUMBING, AND ELECTRICAL PIPING, RACEWAYS, AND DUCTWORK ARE TO BE REMOVED TO A POINT BELOW EXISTING FLOOR SLAB, BEHIND WALLS, AND AS CLOSE TO CUTTING/PATCHING DETAILS.

DEMO PLAN NOTES:

1. DASHED LINES DENOTE AREAS OF DEMOLITION.
2. SOLID LINES DENOTE EXISTING TO REMAIN.
3. TOTALLY REMOVE COLUMNS, BEAM, CEILING AND TRUSSES OVER LANAI. G.C. TO SUPPLY PROPER PROTECTION FROM THE ELEMENTS DURING CONSTRUCTION.
4. REMOVE SHINGLES ONLY IN THIS AREA. EXISTING TRUSSES TO REMAIN.
5. PREPARE CORNERS TO RECEIVE THE NEW BLOCK ATTACHMENT POINTS.
6. REMOVE EXISTING SLAB.

JWB ARCHITECTS
LIC. # AA26001266
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ORLANDO FLORIDA 32835
PH 407.298.5020
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Owner:
DAVID SUTTON

EXISTING / DEMO FLOOR PLAN

SUTTON RESIDENCE ALTERATIONS
4221 KEZAR CT.
BELLE ISLE, FL 32812

Architect of Record:
John W. Burt - AR93153

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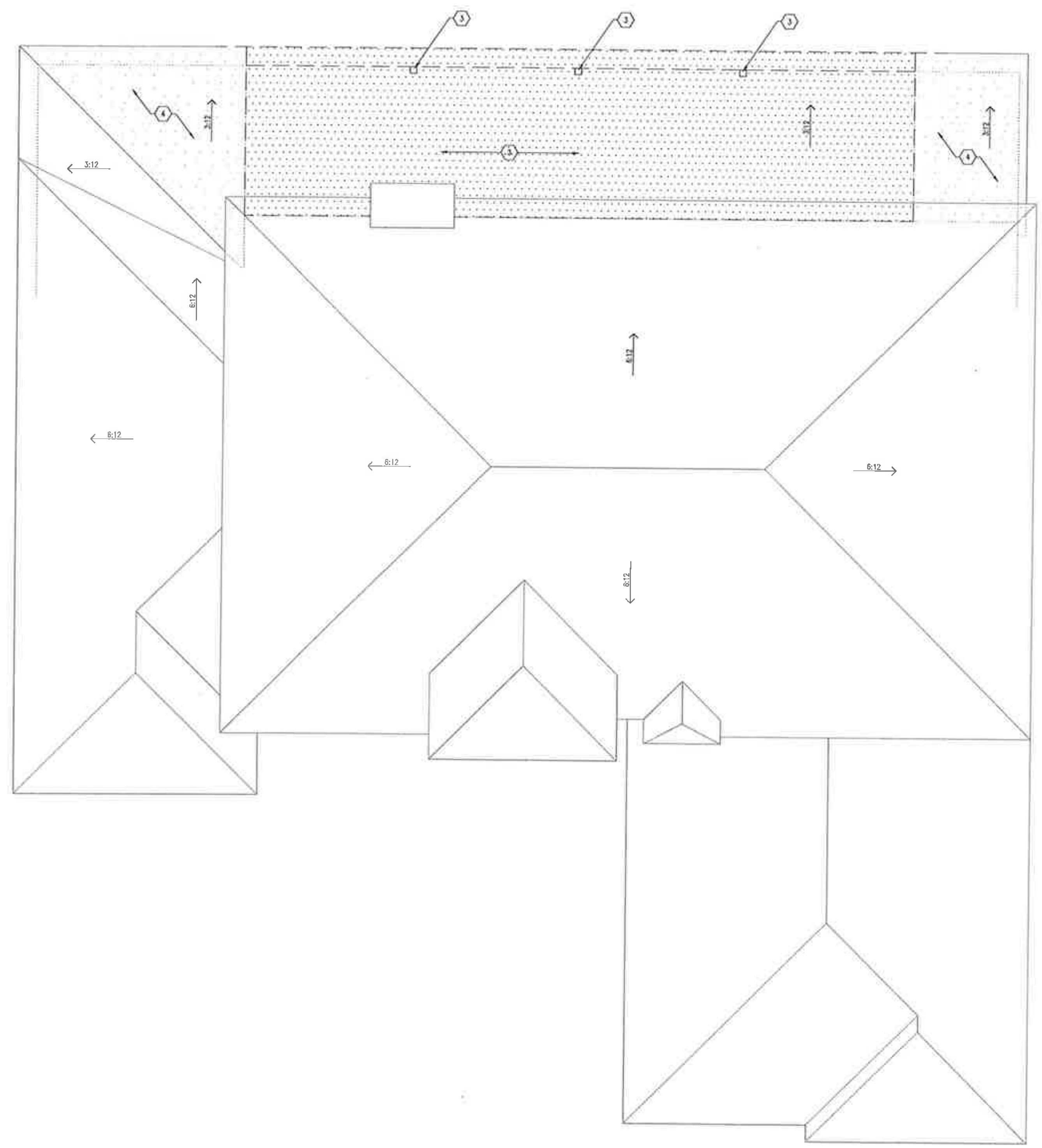
A101



NORTH

1 A102 **EXISTING / DEMO ROOF PLAN**
SCALE: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

A. ALL DEMOLITION WORK REQUIRED IS NOT LIMITED TO THAT INDICATED ON THESE PLANS. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL, PLUMBING, COMMUNICATIONS, AND ARCHITECTURAL ITEMS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.

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PH 407.298.5020
FX 407.298.5030

Owner: DAVID SUTTON

EXISTING / DEMO ROOF PLAN

SUTTON RESIDENCE ALTERATIONS
4221 KEZAR CT.
BELLE ISLE, FL 32812

Architect of Record: John W. Burt - AR93163

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Project No. 21-011

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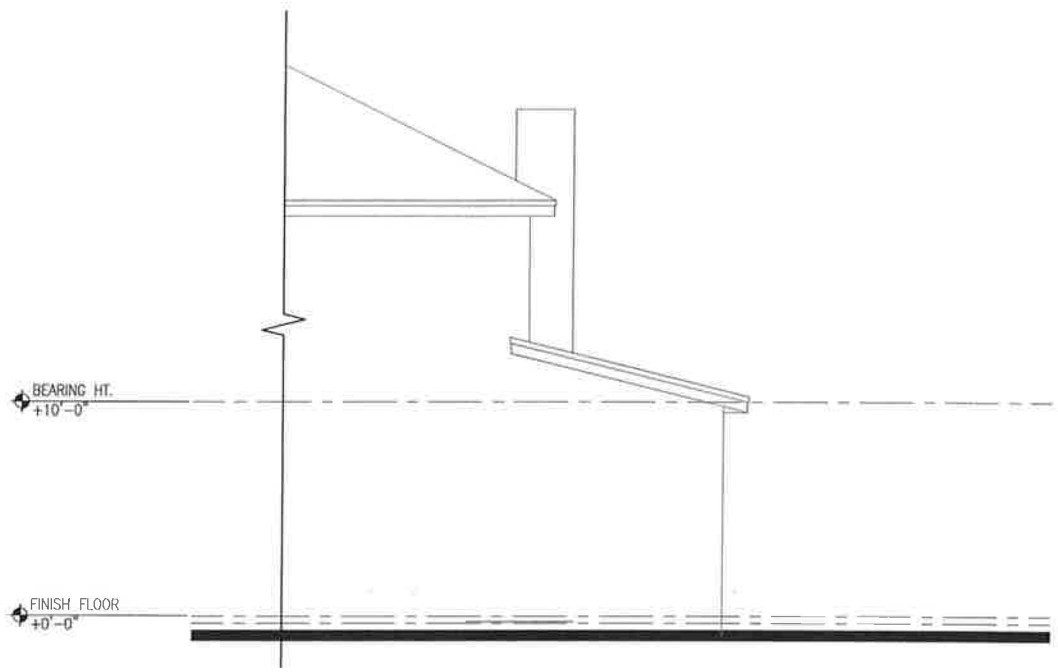
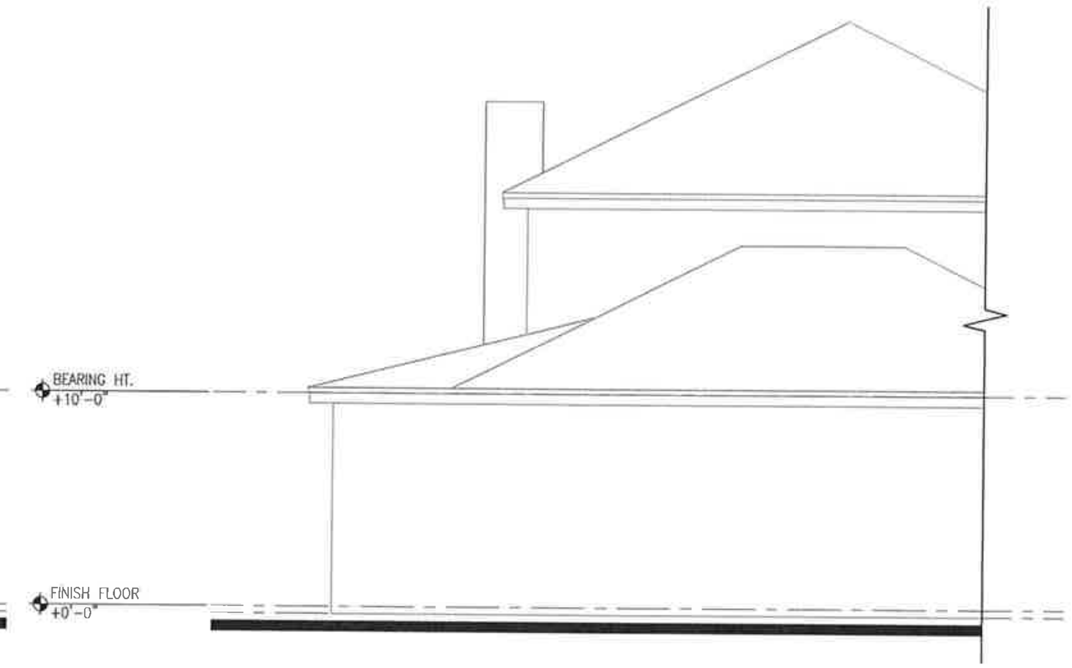


1 A103 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"



2 A103 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"

3 A103 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

A. ALL DEMOLITION WORK REQUIRED IS NOT LIMITED TO THAT INDICATED ON THESE PLANS. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL, PLUMBING, COMMUNICATIONS, AND ARCHITECTURAL ITEMS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.

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C. PATCH SURFACES TO MATCH EXISTING ADJACENT FINISHES. REFER TO OWNER SPECIFICATIONS FOR CUTTING/PATCHING DETAILS.

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DEMO PLAN NOTES:

1. – – – – – DASHED LINES DENOTE AREAS OF DEMOLITION.
2. ——— SOLID LINES DENOTE EXISTING TO REMAIN.
3. TOTALLY REMOVE COLUMNS, BEAM, CEILING AND TRUSSES OVER LANAI. G.C. TO SUPPLY PROPER PROTECTION FROM THE ELEMENTS DURING CONSTRUCTION.
4. REMOVE SHINGLES ONLY IN THIS AREA. EXISTING TRUSSES TO REMAIN.
5. PREPARE CORNERS TO RECEIVE THE NEW BLOCK ATTACHMENT POINTS.
6. REMOVE EXISTING SLAB.

JWB ARCHITECTS
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PH 407.298.5020
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Owner:
DAVID SUTTON

EXISTING / DEMO ELEVATIONS

SUTTON RESIDENCE ALTERATIONS
4221 KEZAR CT.
BELLE ISLE, FL 32812

Architect of Record:
John W. Burt - AR93163

Revisions:

Date:	Drawn By:	Checked By:
04/01/2021	SC/JMD	MP

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21-011

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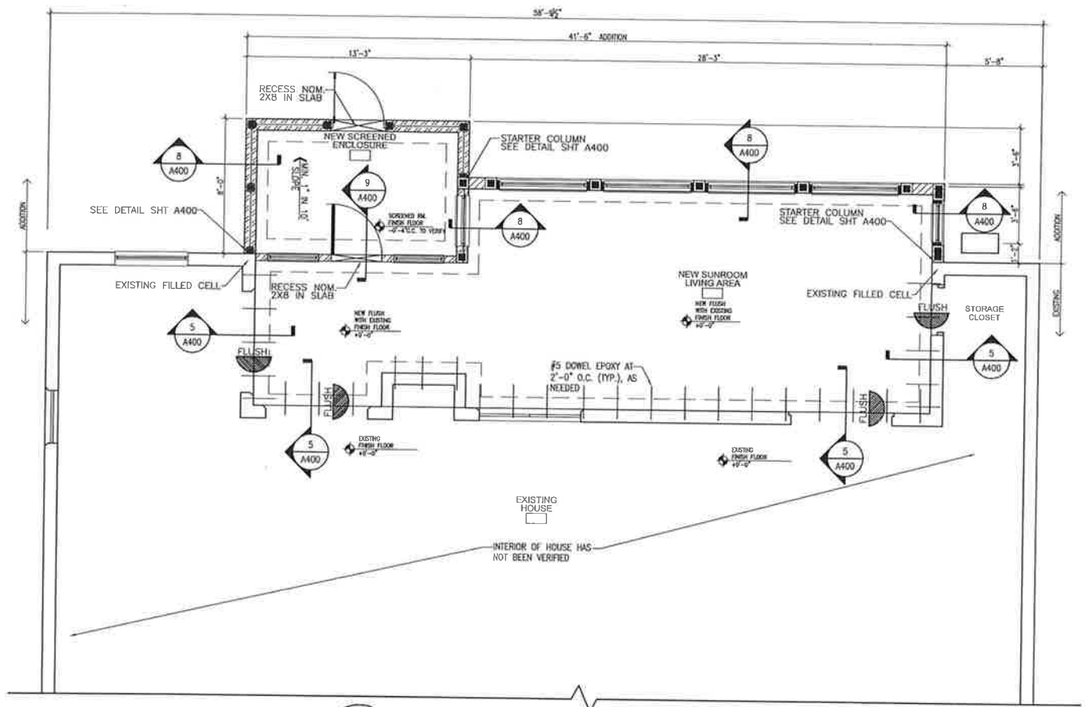
A103

FOUNDATION PLAN GENERAL NOTES

1. FOUNDATION DESIGN BASED ON 2000 P.S.F. MIN. ALLOWABLE BEARING PRESSURE.
2. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301.
3. CONCRETE 28 DAY STRENTGH SHALL BE MINIMUM 2500 PSI W/ 3/4" MAXIMUM AGGREGATE.
4. ALL SLABS SHALL BE MIN. 3 1\2" THICK POURED CONCRETE w/ 6x6 10/10 OR FIBERMESH ON 6 MIL VAPOR BARRIER OVER CLEAN WELL COMPACTED TERMITED TREATED SOIL.
5. REINFORCED STEEL: ASTM A615, GRADE 40. VERTICAL REINFORCEMENT SHALL BE #5 DOWEL BARS W/ A MIN. STD. HOOK LOCATED AS SHOWN ON PLANS. LAP VERTICAL BARS TO DOWELS MIN. 25". CORNER BARS SHALL BE LAPPED 25" TO FORM CONTINUITY IN THE FOOTING.



1 A200 **NEW FOUNDATION PLAN**
SCALE: 1 / 4" = 1'-0"

ARCHITECTS
LIC. #AA26001238
2295 S. HIAWASSEE RD
SUITE 304
ORLANDO FLORIDA 32835
PH:407.298.5020
FX:407.298.5030

Owner
DAVID SUTTON

NEW FOUNDATION PLAN

SUTTON RESIDENCE ALTERATIONS
4221 KEZAR CT.
BELLE ISLE, FL. 32812

Architect of Record
John W. Burt - AR93163

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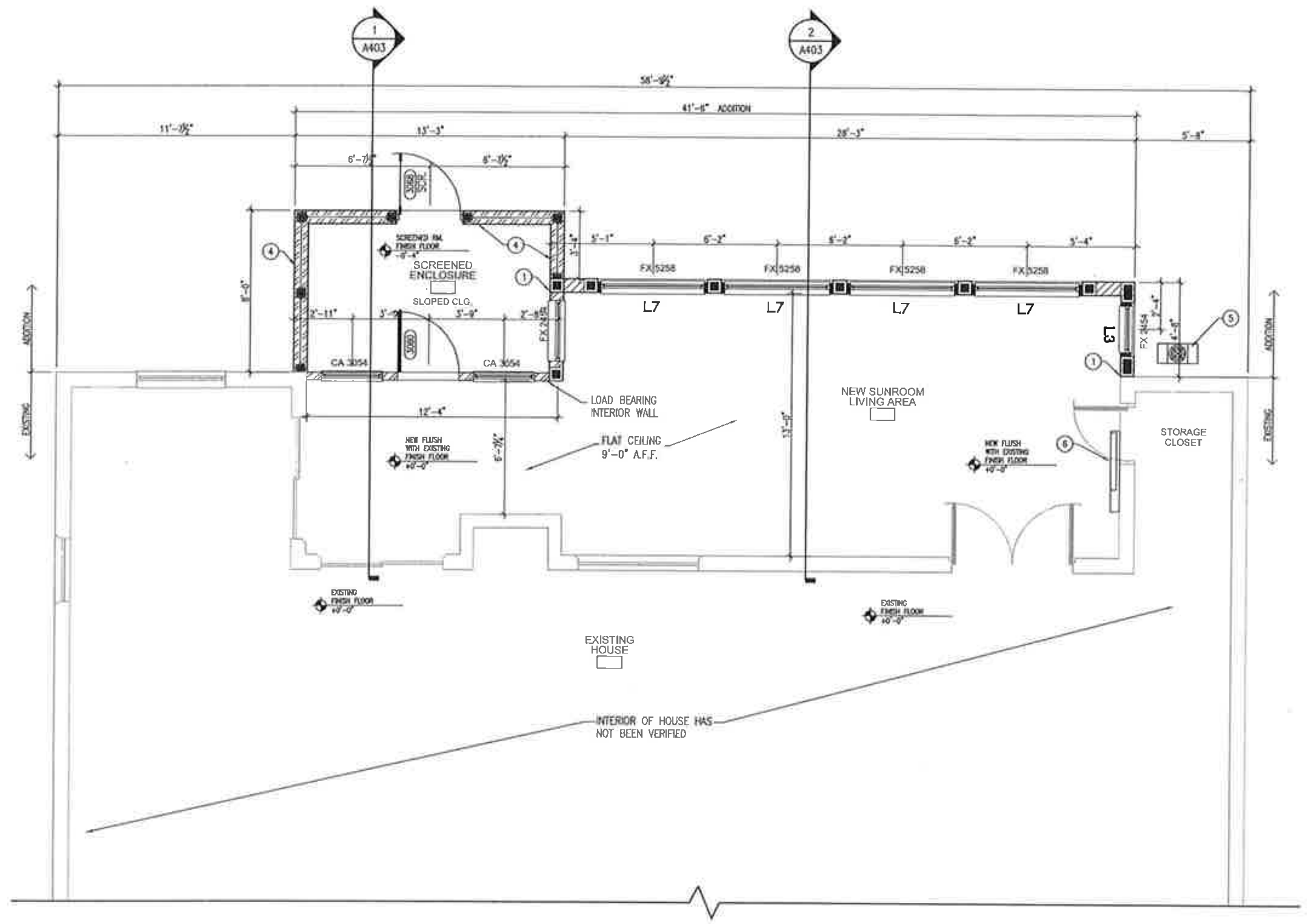

NORTH

1 A201 NEW FLOOR PLAN

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

GENERAL NOTES:

A. ALL DIMENSIONS ARE FROM FACE OF STUD, OR FACE OF MASONRY, OR FACE OF CONCRETE WALL. ANY DIMENSIONS NOT SHOWN OR DEEMED QUESTIONABLE ARE TO BE VERIFIED BY ARCHITECT/DESIGNER. DO NOT SCALE DRAWINGS.

B. PROVIDE WOOD BLOCKING SUPPORTS AS REQUIRED FOR ALL SURFACE MOUNTED ITEMS.

C. COORDINATE WORK OF THIS TRADE WITH OTHER TRADES.

D. PROVIDE MISCELLANEOUS SUPPORT FOR ALL CEILING SUSPENDED ITEMS.

E. APPLY SEALANT AT ALL JUNCTURES BETWEEN DIFFERENT MATERIALS (I.E. WINDOWS AND CAST STONE).

F. APPLY SEALANT AT ALL PLUMBING FIXTURES AT JUNCTURE WITH WALL.

G. APPLY SEALANT AT ALL COUNTERTOPS AND BACK SPLASHES AT JUNCTURE WITH WALL.

H. NON LOAD BEARING INTERIOR STUD WALLS TO BE 24" O.C., U.N.O. LOAD BEARING STUD WALLS TO BE 16" O.C.
ALL WOOD STUDS ARE TO BE BRACED ACCORDING TO MANUFACTURER'S LIMITING HEIGHT L/240.

I. ALL BEDROOM CLOSETS TO RECEIVE CONTINUOUS WOOD SHELF & ROD W/ METAL BRACKETS AS REQ'D.

J. HALLWAY AND BATH LINEN CLOSETS TO RECEIVE WALL TO WALL WOOD SHELVING @ 16" VERTICAL SPACING.

K. REFER TO TR200 SERIES AND A300 SERIES SHEETS FOR TRUSS BEARING INFO.

L. NOT USED.

M. WINDOW NOTATION REFERS TO PGT WINGUARD SERIES SINGLE HUNG WINDOWS W/TRIPLE PANE INSULATED. FRAME FINISH: TBD.
WINDOWS NOTED AS SEGMENT WINDOWS ARE OPERABLE SEGMENT HEADS.
WINDOWS NOTED AS EYEBROW ARE DIRECT SET PICTURE WINDOWS.
WINDOW DESIGNATIONS ARE STATED IN FEET & INCHES: I.E.: 3068 = 3'-0" WIDE X 6'-8" TALL
AWN=AWNING OPENING TOP HINGED.
FX=FIXED WINDOW.
SH=SINGLE HUNG WINDOW.
CA=CASEMENT WINDOW.
TEMP=TEMPERED GLASS.

N. ALL HARDWARE TO BE SCHLAGE SERIES- A OR BETTER

O. DOOR DESIGNATIONS ARE STATED IN FEET & INCHES: I.E.: 3068 = 3'-0" WIDE X 6'-8" TALL
BD=BARN DOOR STYLE.

P. SEE CLIENT FINISH SPECIFICATIONS FOR ALL INTERIOR & EXTERIOR FINISH'S, INCLUDING DOOR TYPES.

PLAN NOTES:

(1) ALIGN FINISH FACES.
(2) NEW SLAB TO ALIGN WITH THE FINISH FLOOR OF THE EXISTING HOUSE.
(3) NOT USED.
(4) 24" CMU LOW WALL, SCREEN ENCLOSURE ABOVE.
(5) MINI SPLIT A/C. EXTERIOR UNIT.
(6) MINI SPLIT A/C. WALL MOUNTED UNIT. ABOVE DOOR SEE SPECS.

LEGEND:

3660 SH	WINDOW LABEL (SIZE NOTATION IN FT- INCHES 3'-6"X 6'-0")
(3080)	DOOR LABEL (SIZE NOTATION IN FT- INCHES 3'-0"X 8'-0")
DINING ROOM	ROOM NAME
	GROUTED CELL IN 8" CMU EXTERIOR WALL
	NEW INTERIOR NON-LOAD BEARING WALL
	NEW EXTERIOR LOAD BEARING WALL: NOM. 2x4's 24" O.C. SEE A402.
	EXISTING WALL TO REMAIN
LxX =	LOTT'S or WEKIWA CONCRETE PRODUCTS MARK NO.

WIND INFORMATION:

PER 2017 FBC

1. ROOF LIVE LOAD = 20 PSF
2. ENCLOSED
3. POS/NEG PRESSURES:
   INTERNAL (MIN) : 0.18
   TRUSS B.C.L.L. : 10PD/PSF
   ATTIC W/STOR. B.C.L.L. : 20 PSF
4. WIND VELOCITY:
   BASIC WIND SPEED = 145 MPH
   WIND EXPOSURE = B

PER ANSI/ASCE 7-10, FBC 2017 R301.2.1, #3

5. ROOF ZONE#1: -31.5/+16.82 PSF
   ROOF ZONE#2: -53.96/+19.36 PSF
   ROOF ZONE#3: -86.64/+21.18 PSF
6. RISK CATEGORY = II
7. FLOOD = N/A
8. SBV = 2,000 PSF COMPONENT/ CLADDING DESIGN
9. WIND PRESSURE = SEE SCHEDULE BELOW

DESIGN WIND PRESSURE FOR OPENINGS-PER FLORIDA BUILDING CODE FBC 2017 R301.2.1

ZONE 4		ZONE 5	
10 SQFT	+35.2/-38.2	10 SQFT	+35.3/-47.2
20 SQFT	+33.7/-36.7	20 SQFT	+33.7/-44.0
50 SQFT	+31.6/-34.6	50 SQFT	+31.6/-39.8
100 SQFT	+30.0/-33.0	100 SQFT	+30.0/-36.7
500 SQFT	+26.3/-29.3	500 SQFT	+26.3/-29.3

JWB ARCHITECTS
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Owner: DAVID SUTTON

NEW FLOOR PLAN

SUTTON RESIDENCE ALTERATIONS
4221 KEZAR CT.
BELLE ISLE, FL 32812

Architect of Record: John W. Burt - AR93163

Revisions

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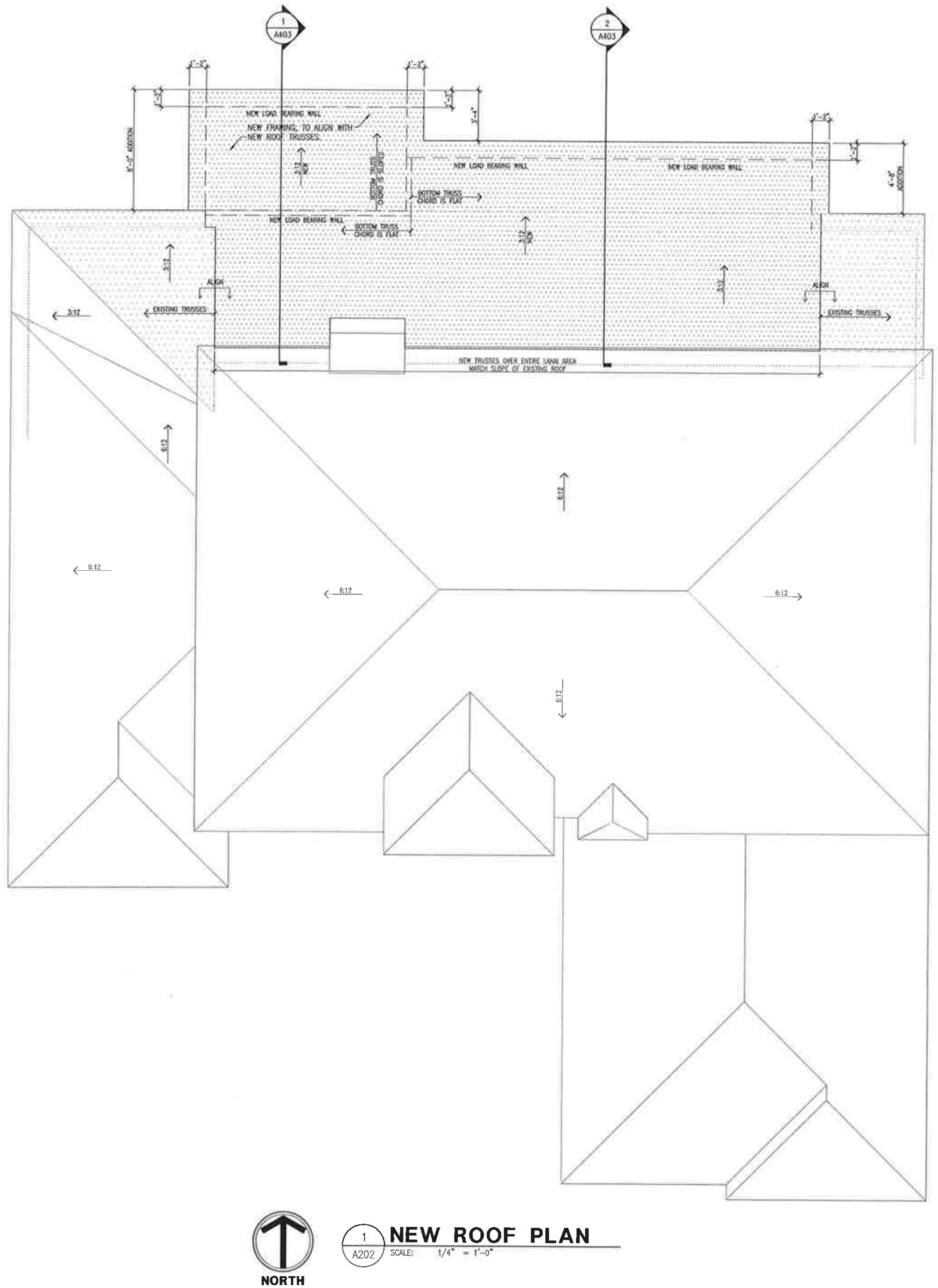
Project No. 21-011

Sheet No. A201



1
A202

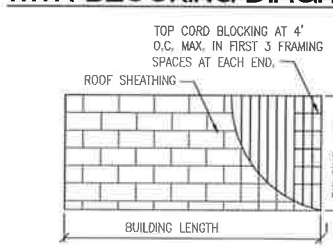
NEW ROOF PLAN

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

GENERAL ROOF NOTES:

A. REFER TO THE EXTERIOR FINISH SCHEDULE FOR SHINGLE TYPE.
B. INSTALL 24" (12" EACH WAY) METAL FLASHING AT ALL VALLEY CONDITIONS.
C. SEE TRUSS PLAN AND LINTEL SCHEDULE.
D. FASTENERS – SIMPLEX 1 1/2" CORROSION RESISTANT
E. METAL FLASHING – MIN. 26 GA. – G-90 CORROSION RESISTANT CONFORMS TO A 525 & ASTM A 90. LEAD FOR STACKS TO BE MINIMUM 2.5#/SQ. FT.
F. ASPHALT ADHESIVE – PLASTIC ROOF CEMENT CONFORMING TO ASTM D 4586, TYPE II, NON-ASBESTOS, NON-RUNNING, HEAVY BODY MATERIAL COMPOSED OF ASPHALT & OTHER MINERAL INGREDIENTS.

ROOF SHEATHING LAYOUT WITH BLOCKING DIAGRAM



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NEW ROOF PLAN

SUTTON RESIDENCE ALTERATIONS
4221 KEZAR CT.
BELLE ISLE, FL 32812

Architect of Record:
John W. Burt - AR93163

Revisions:

Date:	Drawn By:	Checked By:
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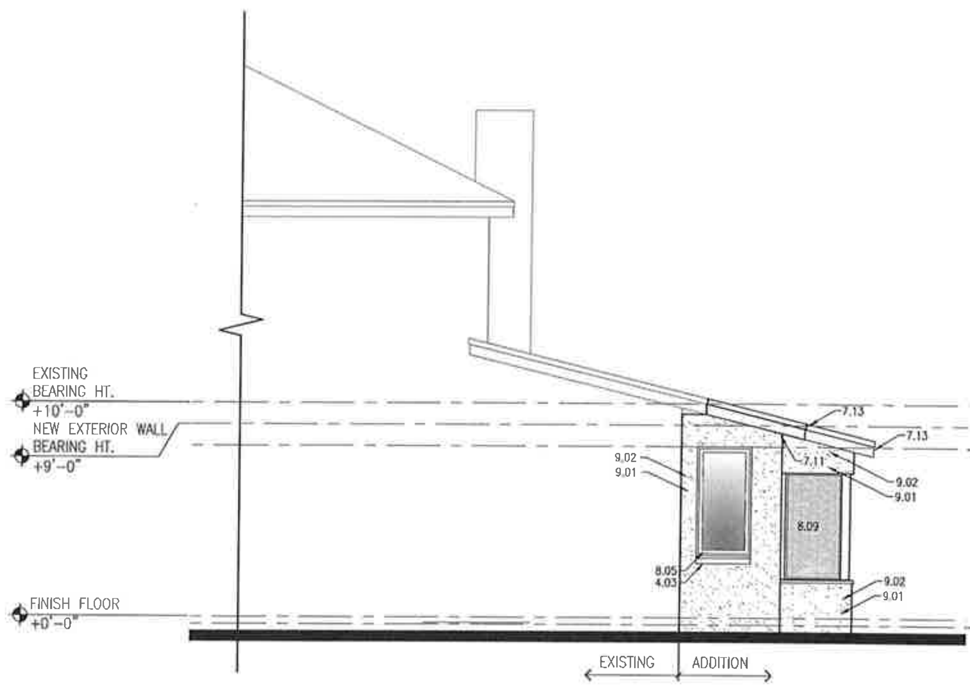
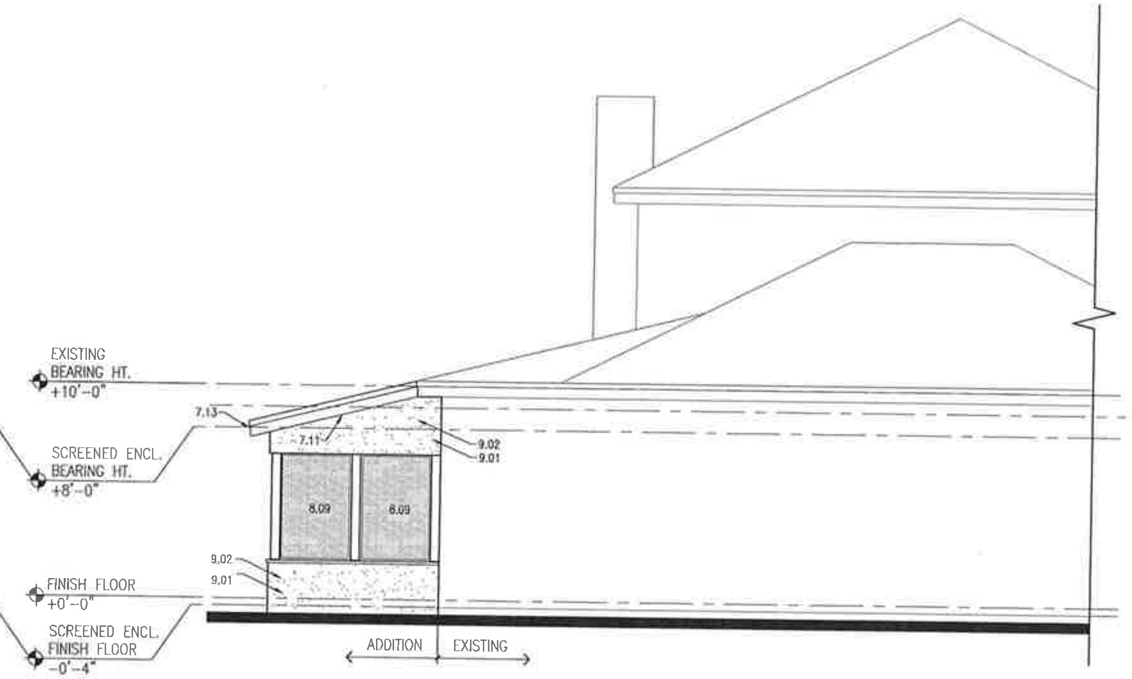
Project No.
21-011

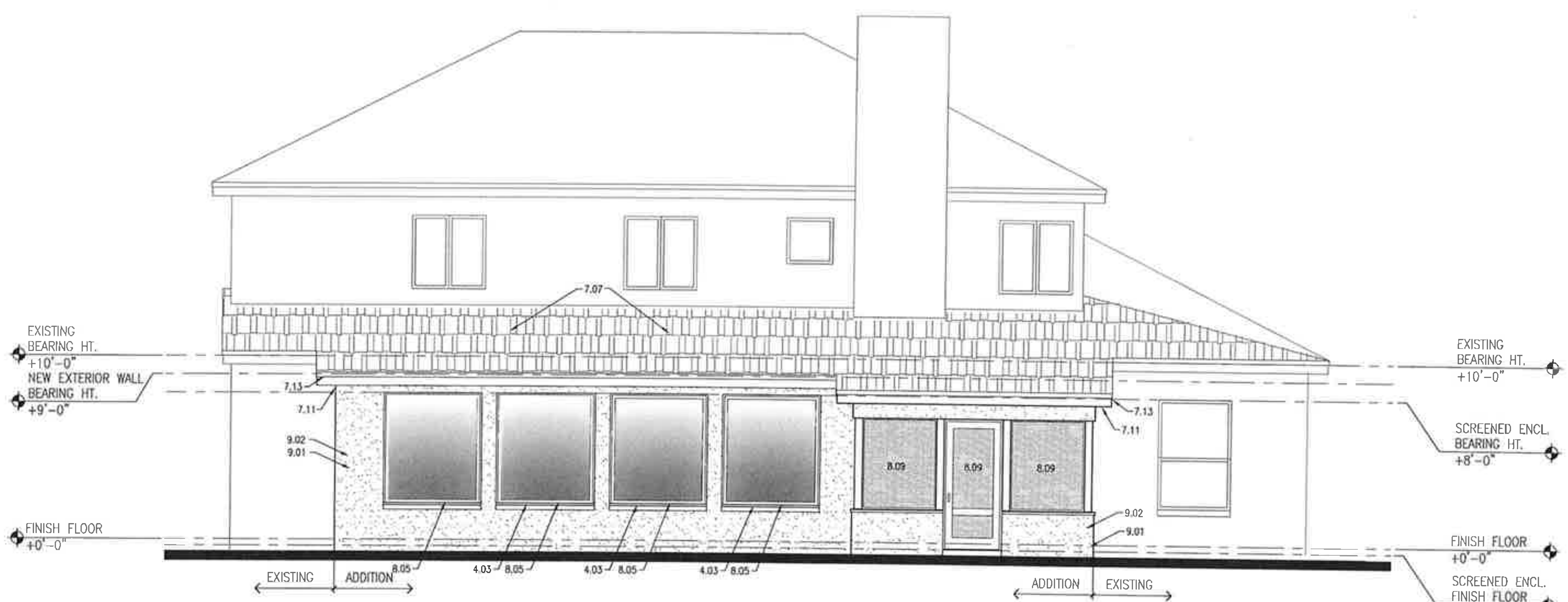
Sheet No.
A202



1 A301 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"



2 A301 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



3 A301 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

KEYNOTES

DIVISION 1 – GENERAL REQUIREMENTS

1.1 THESE GENERAL KEYNOTES ARE ORGANIZED BASE UPON 16 DIVISIONS SET UP BY THE CONSTRUCTION SPECIFICATIONS INSTITUTE.

DIVISION 2 – SITEWORK

2.01 FINISH GRADE.
2.02 TREATED COMPACTED FILL.
2.03 CONCRETE APRON OR PATIO.

DIVISION 3 – CONCRETE

3.01 CONCRETE SLAB.
3.02 CONCRETE FOOTING.
3.03 #4 HORIZONTAL REBAR @ 2'-0" O.C.
3.04 (2) #4 CONT. HORIZ. REBAR
3.05 #5 VERT. REBAR @ 2'-0" O.C.
3.06 #5 VERT. REBAR w/25" MIN. LAP IN GROUTED CELL.
3.07 10x10 WWF. USE MASONRY BLOCKS TO HOLD MESH 1-1/2" ABOVE GROUND.
3.08 1/2"x8" ANCHOR BOLT
3.09 #5 REBAR EA. WAY @ 8" O.C.

DIVISION 4 – MASONRY

4.01 8X8X16 NORMAL WEIGHT C.M.U.
4.02 8X8X16 NORMAL WEIGHT C.M.U. BOND BEAM W/ (2) #5 CONT.
4.03 EXTRUDED PRECAST CONCRETE SILL.
4.04 EXTRUDED PRECAST CONCRETE LINTEL.
4.05 8X8X16 SPLIT FACED C.M.U. PAINTED.
4.06 HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. VERTICALLY.
4.07 DRY STACKED STONE VENEER.

DIVISION 6 – WOOD AND PLASTICS

6.01 PRESSURE TREATED WOOD BLOCKING.
6.02 4x10 ACCENT TRIM
6.03 PRE-ENGINEERED WOOD ROOF TRUSS, SEE TRUSS PLAN.
6.04 WOOD BLOCKING.
6.05 PRESSURE TREATED 3/4" FURRING STRIP.
6.07 NOM. 2X4 WOOD STUD WALL FRAMING @ 16" O.C.
6.08 1/2" CDX PLYWOOD SHEATHING.
6.09 1" X HARDI-PLANK TRIM (OR EQUIV.)
6.10 INTERIOR TRIM (OWNER TO SELECT).
6.11 (2) NOM. 2x12's BEAM, W/ BLOCKING TO PAD OUT TO 5 1/2" FINISH WIDTH.
6.12 (2) CONTINUOUS NOM. 2x4 WOOD CAP PLATES, STAGER JOINTS MIN 2'-0" OVERLAP.
6.13 P.T. NOM.6x6 COLUMN
6.14 NOM. 2x8's @ 16" O.C. STUDWALL FRAMING.
6.15 SIMPSON HUCQ412 HANGER.
6.16 SIMPSON ABU66 POST BASE
6.17 NOM. 2X4 CONTINUOUS SUB-FASCIA.
6.18 T & G WOOD PLANK FINISH (OWNER TO SPEC.).
6.19 (3) PLY NOM. 2x12's BEAM.
6.20 SIMPSON HUC612 HANGER.
6.21 2X4 TRUSS CROSS BRACING.
6.22 SIMPSON HUCQ612 HANGER.
6.23 3.5" X 7" VERSALAM COLUMN.
6.24 3.5" X 18" VERSALAM BEAM.
6.25 NOM. 2x8 RAFTERS @ 24" O.C.
6.26 NOM. 2x6 STUDWALL FRAMING @ 16" O.C.
6.27 SIMPSON LU26 HANGER
6.28 BEVELED HARDI-PLANK (OR EQUIVALENT) SIDING.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

7.01 R-11 MIN. INSULATION.
7.02 R-30 MIN. INSULATION.
7.03 3/4" R-4.1 MIN. RIGID INSULATION BOARD.
7.04 6 MIL POLYETHYLENE VAPOR BARRIER.
7.05 "TYVEK" TYPE BUILDING PAPER, OVERLAP 4" MIN.
7.06 PREFINISHED METAL ROOF EDGE PER SHINGLE MFR. SPEC.
7.07 50 YR DIMENSIONAL ARCHITECTURAL ASPHALT SHINGLES. MATCH EXISTING.
7.08 235# FIBERGLASS-ASPHALT DIMENSIONAL SHINGLES (OWNER TO SELECT).
7.09 SEALANT WITH BACKER ROD.
7.10 ATTIC VENT FAN.
7.11 PREFINISHED ALUMINUM SOFFIT PANELS. MATCH EXISTING.
7.12 30 LB ASPHALT PAPER.
7.13 .24 PREFINISHED ALUMINUM BREAKMETAL FASCIA. MATCH EXISTING.
7.14 R-30 POLY WRAPPED GLASS FIBER BATT ROOF INSULATION.
7.15 CONTINUOUS METAL FLASHING. TUCKED BEHIND BUILDING PAPER 4" MIN. WEEP SCREED.
7.16 .24 PREFINISHED ALUMINUM BREAKMETAL FLASHING WITH DRIP EDGE
7.17 PREFINISHED CONTINUOUS RAIN GUTTER.

DIVISION 8 – DOORS AND WINDOWS

8.01 EXTERIOR RATED PRE-HUNG DOOR.
8.02 SECTIONAL OVERHEAD STEEL DOOR.
8.03 WEATHERSTRIPPING.
8.04 ALUMINUM THRESHOLD.
8.05 FIXED WINDOW.
8.06 SINGLE HUNG WINDOW.
8.07 SLIDING GLASS DOOR
8.08 CASEMENT WINDOW
8.09 ALUMINUM FRAME SCEEN ENCLOSURE.
8.10 EXTERIOR INSULATED FULL VIEW GLASS DOOR.

DIVISION 9 – FINISHES

9.01 PAINTED FINISH.
9.02 EXTERIOR STUCCO FINISH SYSTEM. 7/8" OVER SHEATHING, 5/8" OVER BLOCK. (MATCH EXISTING).
9.03 EXTERIOR STUCCO FINISH SYSTEM-APPLIED TRIM PROFILE
9.04 1/2" SAG RESISTANT GYPSUM BOARD.
9.05 1/2" GYPSUM BOARD.
9.06 BEVELED SIDING – HARDI OR EQUIV. (MATCH EXIST.)
9.07 STUCCO SYSTEM DRIP PROFILE.
9.08 NEW 8X8 CMU COLUMN WITH DECORATIVE BASE & CAPITOL.
9.09 EXISTING COLUMN REFINISHED PER DESIGN.
9.10 MANUFACTURED STONE VENEER. (MATCH EXISTING).

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NEW EXTERIOR ELEVATIONS

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Project No.
21-011

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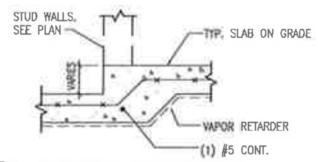
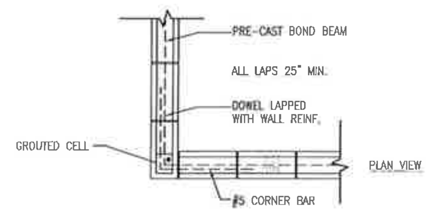
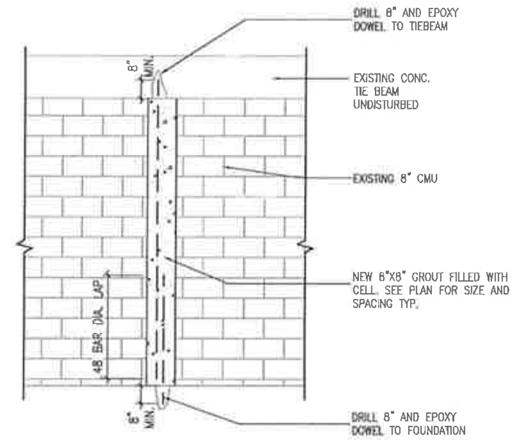


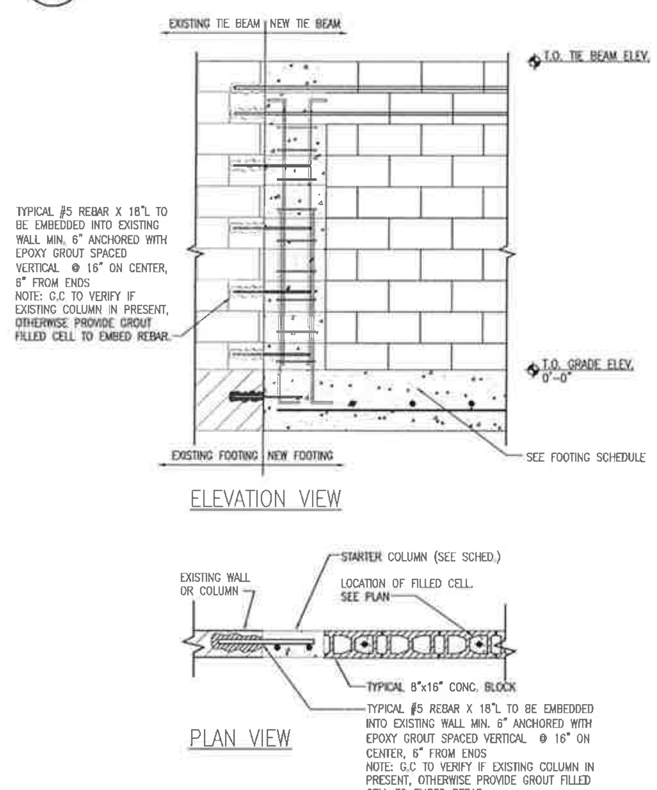
9 A400 **STEP DOWN**
SCALE: 1" = 1'-0"



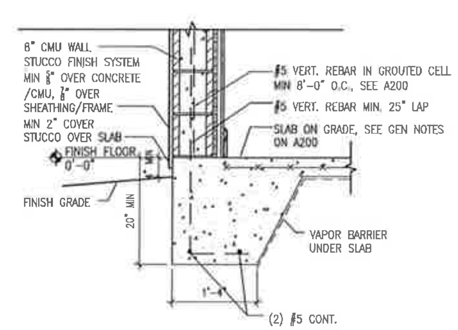
10 A400 **CONTINUITY OF BOND BM. & WALL REINFORCING**
SCALE: 1/4" = 1'-0"



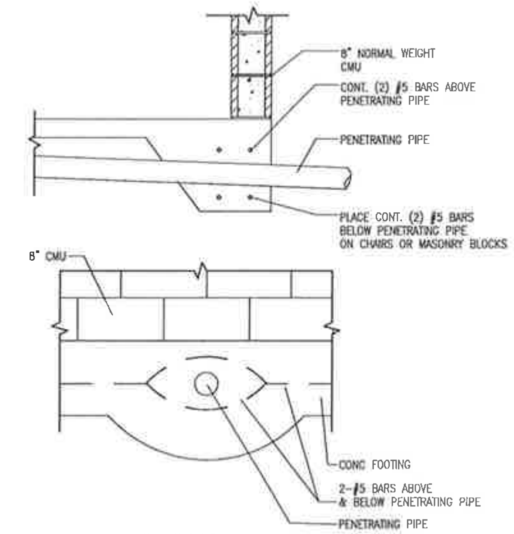
6 A400 **NEW FILLED CELL IN EXST. WALL**
SCALE: NTS



7 A400 **STARTER COLUMN DETAIL**
SCALE: NTS



8 A400 **TYP. ONE STORY MONO FOOTING**
SCALE: 1" = 1'-0"

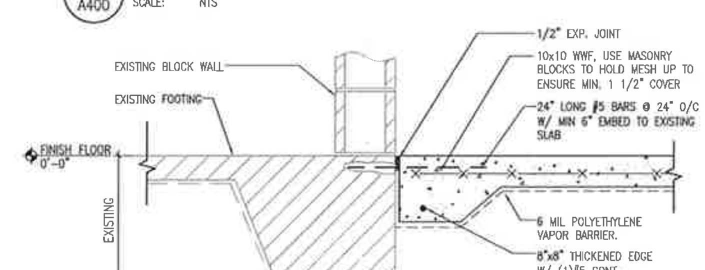


1 A400 **BEARING WALL FOOTING PENETRATIONS**
SCALE: 3/4" = 1'-0"

2 A400 **NOT USED**
SCALE: NTS

3 A400 **NOT USED**
SCALE: NTS

4 A400 **NEW SLAB @ EXST SLAB**
SCALE: NTS



5 A400 **EXISTING FOUNDATION TO NEW SLAB**
SCALE: NTS

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FOUNDATION DETAILS FOR ADDITIONS

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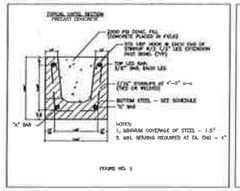

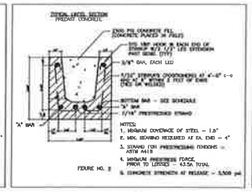

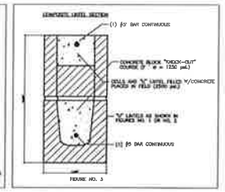

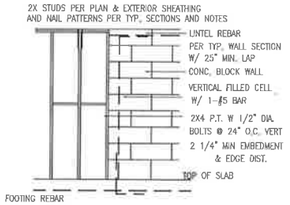

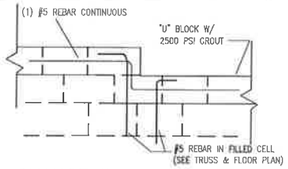

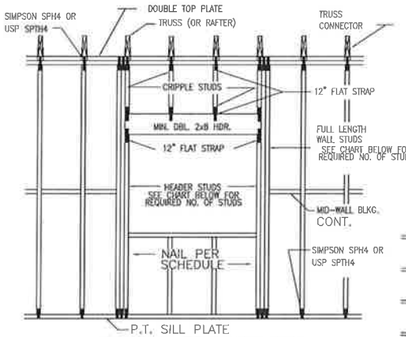

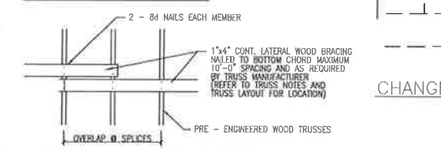

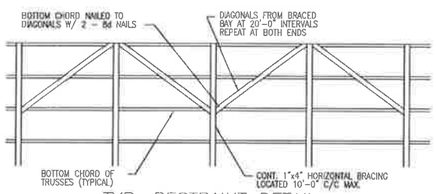

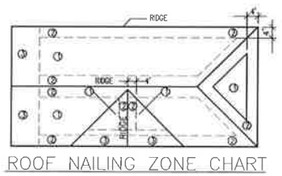

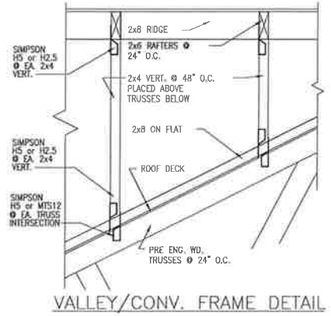

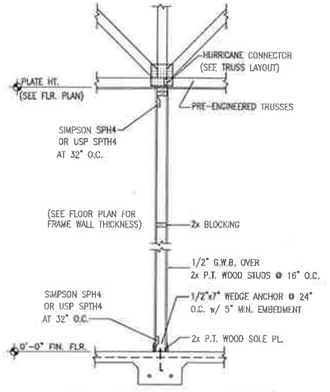

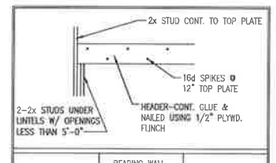

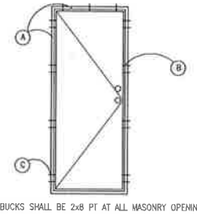

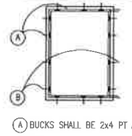

Quality/Lott's/Wekiwa Precast Lintel (8"x8", filled and unfilled)					
Total Allowable Superimposed Load – Pounds Per Linear Foot					
Mark No.	Nominal Clear Span	Total Lintel Size	No Fill No Steel	Filled (1)#5 A	Filled (2)#5 B
L-1	1'6"	2'10"	6191	7845	8122
L-2	2'2"	3'6"	4277	5413	5604
L-3	2'8"	4'0"	3466	4383	4538
L-4	3'2"	4'6"	2917	3686	3817
L-5	4'0"	5'4"	23	2906	3010
L-6	4'6"	5'10"	2045	2577	2669
L-7	5'2"	6'6"	1722	2167	2245
L-8	6'2"	7'6"	1484	1865	1932
L-9	7'0"	8'4"	1304	1636	1696
L-10	8'0"	9'4"	1138	1425	1476
L-11	9'2"	10'6"	989	1236	1281
L-12	10'0"	11'4"	904	1128	1170
L-13	11'2"	12'6"	807	1004	1042
L-14	12'0"	13'4"	749	931	933
L-15	12'8"	14'0"	708	783	784
L-16 (P.S.)	13'4"	14'8"	548	760	765
L-17 (P.S.)	14'0"	15'4"	491	687	681
L-18 (P.S.)	16'0"	17'4"	332	521	523
L-19 (P.S.)	18'0"	19'4"	233	406	408
L-20 (P.S.)	18'8"	20'0"	208	376	377
L-21 (P.S.)	20'0"	21'4"	186	302	303
L-22 (P.S.)	22'8"	24'0"	111	237	239

Quality/Lott's/Wekiwa Precast Lintel (8"X16" composite)					
Total Allowable Superimposed Load – Pounds Per Linear Foot					
Mark No.	Nominal Clear Span	Total Lintel Span	Filled (1)#5 T&B C	Filled (1)#5T(2)#5B D	Filled (2)#5 T & B E
L-1	1'6"	2'10"	12374	12591	12867
L-2	2'2"	3'6"	8488	8680	8871
L-3	2'8"	4'0"	6868	7023	7178
L-4	3'2"	4'6"	5772	5902	6033
L-5	4'0"	5'4"	4546	4649	4753
L-6	4'6"	5'10"	4028	4120	4212
L-7	5'2"	6'6"	3382	3460	3538
L-8	6'2"	7'6"	2908	2975	3042
L-9	7'0"	8'4"	2548	2607	2666
L-10	8'0"	9'4"	2215	2267	2319
L-11	9'2"	10'6"	1918	1936	2009
L-12	10'0"	11'4"	1749	1790	1832
L-13	11'2"	12'6"	1554	1591	1628
L-14	12'0"	13'4"	1438	1473	1507
L-15	12'8"	14'0"	1356	1389	1421
L-16 (P.S.)	13'4"	14'8"	1395	1448	1512
L-17 (P.S.)	14'0"	15'4"	1326	1376	1437
L-18 (P.S.)	16'0"	17'4"	1153	1197	1250
L-19 (P.S.)	18'0"	19'4"	1019	1057	1104
L-20 (P.S.)	18'8"	20'0"	980	1017	1063
L-21 (P.S.)	20'0"	21'4"	880	913	954
L-22 (P.S.)	22'8"	24'0"	740	775	801

ROOF TRUSS DESIGN CRITERIA		
TOP CORD LIVE LOAD	20	p.s.f.
TOP CORD DEAD LOAD	10	p.s.f.
BOT. CORD DEAD LOAD	10	p.s.f.
TOTAL	40	p.s.f.
WIND SPEED	139	m.p.h.
DURATION FACTOR	1.25	

FLOOR DESIGN CRITERIA (STAIR, DECK AND BALCONY)		
TOP CORD LIVE LOAD	40	p.s.f.
TOP CORD DEAD LOAD	10	p.s.f.
BOT. CORD DEAD LOAD	5	p.s.f.
TOTAL	55	p.s.f.
DURATION FACTOR	1.00	

TYPICAL FRAMING AND CONNECTIONS FOR OPENINGS

90° CORNER DETAIL

PLAN VIEW TYP. CONTINUOUS LATERAL BRACING DETAIL

TYP. RESTRAINT DETAIL

BLOCK TO FRAME CONNECTION

CHANGE IN BEARING HEIGHT

		MAXIMUM HEADER SPAN (ft.)					
		3'	6'	9'	12'	15'	18'
WALL HEIGHT	STUD SPACING	NUMBER OF HEADER STUDS SUPPORTING END OF HEADER					
		1	1	2	2	2	2
		NUMBER OF FULL-LENGTH STUDS @ EACH END OF HEADER					
10' OR LESS		2	2	3	3	3	3
MORE THAN 10'		2	2	3	4	5	5

MINIMUM WALL AND HEADER STUD REQUIREMENTS

ROOF NAILING ZONE CHART

1. TRUSSES MUST BE CAPABLE OF TRANSFERRING LATERAL LOADS TO BEARING WALLS.

2. TRUSSES, GIRDERS, AND BEAM TIE DOWNS TO BE SIZED PER TRUSS MANUFACTURERS UPLIFT CALCULATIONS. ANY QUESTIONS AS TO THE SIZE, TYPE, OR VALUE OF A NAIL, STRAP OR CLIP SHOULD BE VERIFIED BY THE STRUCTURAL ENGINEER.

3. HEADER STUD REQUIREMENT
   2 HEADER STUDS (EACH SIDE) 1'-6" TO 6'-0"
   3 HEADER STUDS (EACH SIDE) 6'-0" TO 12'-0"
   4 HEADER STUDS (EACH SIDE) 12'-0" TO 18'-0"

4. BEARING/SHEAR WALL NAIL PATTERN
   1. PLYWOOD: (FIELD) USE 8D NAILS @ 12" O.C. (EDGE) USE 8D NAILS @ 6" O.C.
   2. GYPSUM: (FIELD) USE 5D NAILS @ 10" O.C. (EDGE) USE 5D NAILS @ 7" O.C.

5. ROOF SHEATHING NAILING PATTERN – REFERENCE FBC 2020 R803.2.3.1 UPLIFT CALCULATIONS. ANY QUESTIONS AS TO THE SIZE, TYPE, OR VALUE OF A UPLIFT CALCULATIONS. ANY QUESTIONS AS TO THE SIZE, TYPE, OR VALUE OF A WOOD STRUCTURAL PANEL SHEATHING SHALL BE FASTENED TO ROOF FRAMING WITH RSRS-01 (2 3/8" × 0.113") NAILS AT 6 INCHES (152 MM) ON CENTER AT EDGES AND 6 INCHES (152 MM) ON CENTER AT INTERMEDIATE FRAMING, UNLESS ROOF DIAPHRAGM DESIGN REQUIRES A CLOSER SPACING. RSRS-01 IS RING SHANK ROOF SHEATHING NAIL MEETING THE SPECIFICATIONS IN ASTM F1667.
   WHERE ROOF FRAMING WITH A SPECIFIC GRAVITY, 0.42 ≤ G < 0.49 IS USED, SPACING OF RING-SHANK FASTENERS SHALL BE 4 INCHES ON CENTER IN NAILING ZONE 3 IN ACCORDANCE WITH FIGURE R803.2.3.1 WHERE VULT IS 165 MPH OR GREATER.

   EXCEPTIONS:
   1. WHERE ROOF FRAMING WITH A SPECIFIC GRAVITY, 0.42 ≤ G < 0.49 IS USED, SPACING OF RING-SHANK FASTENERS SHALL BE PERMITTED AT 12 INCHES (305 MM) ON CENTER AT INTERMEDIATE FRAMING IN NAILING ZONE 1 FOR ANY VULT AND IN NAILING ZONE 2 FOR VULT LESS THAN OR EQUAL TO 140 MPH IN ACCORDANCE WITH FIGURE R803.2.3.1.
   2. WHERE ROOF FRAMING WITH A SPECIFIC GRAVITY, G = 0.49 IS USED, SPACING OF RING-SHANK FASTENERS SHALL BE PERMITTED AT 12 INCHES (305 mm) ON CENTER AT INTERMEDIATE FRAMING IN NAILING ZONE 1 FOR ANY VULT AND IN NAILING ZONE 2 FOR VULT LESS THAN OR EQUAL TO 150 MPH N ACCORDANCE WITH FIGURE R803.2.3.1.
   3. WHERE ROOF FRAMING WITH A SPECIFIC GRAVITY, G = 0.49 IS USED, 8d COMMON OR 8d HOT-DIPPED GALVANIZED BOX NAILS AT 6 INCHES (152 MM) ON CENTER AT EDGES AND 6 INCHES (152 MM) ON CENTER AT INTERMEDIATE FRAMING IN NAILING ZONE 1 FOR ANY VULT AND IN NAILING ZONE 2 FOR VULT LESS THAN OR EQUAL TO 130 mph in N ACCORDANCE WITH FIGURE R803.2.3.1.

6. 1/2" GYPSUM CEILING: USE 5D NAILS @ 7" O.C.
7. SENCO 2 3/4" X .131 & PASELODE 2 3/4" X .099 PNEUMATIC

VALLEY/CONV. FRAME DETAIL

INT. BRG. WALL DETAIL

LIVE LOAD TABLE R301.5

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot).

USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE b	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE b,g	20
HABITABLE ATTICS AND ATTICS WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS e	40
FIRE EXCAPES	40
GUARDS AND HANDRAILS d	200h
GUARD IN-FILL COMPONENTS f	50h
PASSENGER VEHICLE GARAGES a	50a
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40c

FOR S1: 1 POUND PER SQUARE FOOT = 0.0479 kPa, 1 SQ. INCH = 645 mm2, 1 pound = 4.45 N.

a. ELEVATED GARAGE FLOORS SHALL BE CAPABLE OF SUPPORTING A 2000-POUND LOAD APPLIED OVER A 20-SQUARE-INCH AREA.
b. UNINHABITABLE ATTICS WITHOUT STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOIST AND RAFTERS IS NOT MORE THAN 42", OR WHERE THERE ARE NOT TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42" IN HEIGHT AND 24" IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES. THIS LIVE LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENTS.
c. INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCH'S, WHICHEVER PRODUCES THE GREATER STRESSES.
d. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
e. SEE SECTION R507.1 FOR DECKS ATTACHED TO EXTERIOR WALLS.
f. GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENTS.
g. UNINHABITABLE ATTICS WITH LIMITED STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOIST AND RAFTERS IS NOT GREATER THAN 42 INCH'S, OR WHERE THERE ARE NOT TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42" IN HEIGHT AND 24" IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES.

THE LIVE LOAD NEED ONLY BE APPLIED TO THOSE PORTIONS OF THE JOIST TRUSS BOTTOM CHORDS WHERE ALL THE FOLLOWING CONDITIONS ARE MET:

1. THE ATTIC AREA IS ACCESSIBLE FROM AN OPENING NOT LESS THAN 20 INCH'S IN WIDTH AND 30 INCH'S IN LENGTH THAT IS LOCATED WHERE THE CLEAR HEIGHT IN THE ATTIC IS NOT LESS THAN 30 INCH'S.
2. THE SLOPES OF THE JOIST OR TRUSS BOTTOM CHORDS ARE NOT GREATER THAN 2 INCH'S VERTICAL AND 12 UNITS HORIZONTAL.
3. REQUIRED INSULATION DEPTH IS LESS THAN THE JOIST OR TRUSS BOTTOM CHORD MEMBER DEPTH.

THE REMAINING PORTIONS OF THE JOIST OR TRUSS BOTTOM CHORDS SHALL BE DESIGNED FOR A UNIFORMLY DISTRIBUTED CONCURRENT LIVE LOAD OF NOT LESS THAN 10 POUNDS PER SQUARE FOOT.

h. GLAZING USED IN HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED WITH A SAFETY FACTOR OF 4. THE SAFETY FACTOR SHALL BE APPLIED TO EACH OF THE CONCENTRATED LOADS APPLIED TO THE TOP OF THE RAIL, AND TO THE LOAD ON THE IN-FILL COMPONENTS. THESE LOADS SHALL BE DETERMINED INDEPENDENT OF ONE ANOTHER, AND LOADS ARE ASSUMED NOT TO OCCUR WITH ANY OTHER LIVE LOAD.

STRUCTURAL SPECIFICATIONS

1. DESIGN LOADS
   A. IN ACCORDANCE WITH 2020 FBC SECTION R301:
      1. ROOF LIVE LOADS OF 20 PSF
      2. WIND LOADS IN ACCORDANCE WITH 2020 FBC 139 MPH REGION.
2. SOIL
   A. NET ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN 2000 PSI FOR CONTINUOUS WALL FOOTINGS.
3. CONCRETE AND REINFORCING
   A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318 AND WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDING ACI 301.
   B. ALL CONCRETE SHALL DEVOLOP NINIMUM COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS
   C. REINFORCING BARS SHALL CONFORM TO ASIM A615 A616 OR 617, GRADE 40
4. LUMBER (SPACED AT 16" O.C.)
   A. ALL STRUCTUAL LUMBER 10 FT. HIGH AND UNDER SHALL BE #2 SPRUCE.
   B. ALL STRUCTUAL LUMBER 10'-1" TO 12'-4" FT. HIGH SHALL BE 2x4 #2 SYP.
   C. ALL STRUCTUAL LUMBER 12'-5" TO 16'-0" FT. HIGH SHALL BE 2x6 #2 SPRUCE.
   D. ALL STRUCTUAL LUMBER 16'-1" TO 19'-0" FT. HIGH SHALL BE 2x6 #2 SYP. (ALL LUMBER EXPOSED TO WEATHER, OR AGAINST SOIL, CONCRETE OR MASONARY SHALL BE PRESSURE TREATED)
5. TRUSSES
   A. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH SBCCI. TRUSS MANUFACTURER SHALL SUBMIT SIGNED AND SEALED DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

MASONRY UNITS

1. CONCRETE MASONRY UNITS SHALL BE HOLLOW CORE OR SOLID UNIT MASONRY IN ACCORDANCE WITH ASTM C90 AND C145 AND SHALL HAVE A NET AREA COMMPRESSIVE STRENGHT OF 1900 PSI.

MORTAR

1. MORTAR SHALL BE TYPE S IN ACCORDANCE WITH ASTM C270.

METAL ACCESSORIES

1. JOINT REINFORCEMENT, ANCHORS AND TIES SHALL CONFORM TO THE FOLLOWING:
   A. ASTM A82 FOR JOINT REINFORCEMENT AND WIRE ANCHORS.
   B. ASTM A36 FOR PLATE, HEADED AND BENT BAR ANCHORS.
   C. ASTM A366 FOR SHEET METAL ANCHORS AND TIES.
2. METAL PLATES, CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER OR SUBJECT TO SALT CORROSION SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED MEETING THE REQUIREMENTS OF ASTM A90.
3. INTERIOR WALLS TO BE 2X METAL STUD @ 16" O.C.

MASONRY WORK, GENERAL:

1. ALL MORTAR JOINTS FOR HOLLOW MASORY UNITS SHALL EXTEND THE FULL WIDTH OF FACE SHELLS. MORTAR JOINTS FOR SOLID MASONRY UNITS SHALL BE FULL HEAD AND BED JOINTS.
2. BED AND HEAD JOINTS SHALL BE 3/8" THICK.
3. MASONRY WALLS SHALL BE RUNNING OR STACK BOND CONSTRUCTION. WHEN MASONRY UNITS ARE LAID STACK BOND, 9 GAGE HORIZONTAL JOINT REINFORCEMENT, IN ADDITION TO VERTICAL REINFORCEMENT SHALL BE PLACED IN BED JOINTS AT NOT MORE THAN 16" O.C.

REINFORCING STEEL, GENERAL:

1. REINFORCING STEEL SHALL BE NO. 5 BARS.
2. WHEN 2 BARS ARE IN THE SAME CELL THEY MAY BE BUNDLED.
3. SPLICE LENGTHS SHALL BE A MINIMUM OF 25".
4. REINFORCING STEEL SHALL BE MINIMUM GRADE 40 AND IDENTIFIED IN ACCORDANCE WITH ASTM A615, A616, A617, OR A706.

LIMITING HEIGHTS OF 2" STUDS

SIZE STUD MATERIAL AT O.C. SPACING	MAX HEIGHT
2"X4" SPRUCE, FIR 24" O.C.	8'-0"
2"X4" SPRUCE, FIR 16" O.C.	9'-0"
2"X4" SPRUCE, FIR 12" O.C.	10'-0"
2"X4" SOUTHERN PINE, FIR 24" O.C.	9'-0"
2"X4" SOUTHERN PINE, FIR 16" O.C.	10'-9"
2"X4" SOUTHERN PINE, FIR 12" O.C.	12'-4"
2"X6" SPRUCE, FIR 24" O.C.	11'-4"
2"X6" SPRUCE, FIR 16" O.C.	13'-9"
2"X6" SPRUCE, FIR 12" O.C.	16'-0"
2"X6" SOUTHERN PINE, FIR 24" O.C.	13'-9"
2"X6" SOUTHERN PINE, FIR 16" O.C.	17'-0"
2"X6" SOUTHERN PINE, FIR 12" O.C.	19'-4"
2"X8" SPRUCE, FIR 24" O.C.	14'-9"
2"X8" SPRUCE, FIR 16" O.C.	18'-0"
2"X8" SPRUCE, FIR 12" O.C.	21'-0"
2"X8" SOUTHERN PINE, FIR 24" O.C.	18'-0"
2"X8" SOUTHERN PINE, FIR 16" O.C.	22'-3"
2"X8" SOUTHERN PINE, FIR 12" O.C.	25'-8"

BUCK ATTACHMENT DATA FOR EXTERIOR DOORS

Ⓐ BUCKS SHALL BE 2x8 PT AT ALL MASONRY OPENINGS
Ⓑ ATTACH BUCKS w/ 2 COIL NAILS TOP AND BOTTOM AND 8" O.C. STAGGERED IN THE FIELD.
Ⓒ WOOD SCREWS DIRECTLY ADJACENT TO HINGES. DOOR JAMBS SHALL BE SCREWED USING 2 – #10 2 1/2" PFH

BUCK ATTACHMENT DATA FOR EXTERIOR WINDOWS

Ⓐ BUCKS SHALL BE 2x4 PT AT ALL MASONRY OPENINGS
Ⓑ ATTACH BUCKS TO MASONRY w/ (2) 3" TAPCONS 8" O.C. STAGGERED.

HEADER SCHEDULE:

OPENING WIDTH	BEARING WALL OR SHEARWALL	NON-BEARING WALLS
0'-0" TO 3'-0"	2–2x6'S	2–2x4'S
3'-1" TO 5'-0"	2–2x10'S	2–2x4'S
5'-1" TO 7'-0"	2–2x12'S	2–2x6'S
7'-1" TO 9'-0"	2–2x12 W/ 1/2" PLYWD. FLITCH	2–2x8'S
9'-0" TO 12'-0"	2–2x12 W/ 1/2" PLYWD. FLITCH	2–2x12 W/ 1/2" PLYWD. FLITCH
12'-0" TO 16'-0"	2–1 3/4" x 12" LVL BEAMS	

LATHE ATTACHMENT NOTE:
ALL LATHE AND LATHE ATTACHMENTS SHALL BE CORROSION RESISTANT. EXPANDED METAL OR WOVEN WIRE LATHE SHALL BE ATTACHED W/ 1 1/2" LONG, 11 GAGE NAILS HAVING A 7/16" HEAD OR 7/8" LONG, 16 GAGE STAPLES SPACED NO MORE THEN 6" O.C.

1. USE HEADER SIZES ABOVE UNLESS OTHERWISE NOTED ON FRAMING PLAN.
2. PRIMARY FRAMING (BEAMS, GIRDERS, ETC.) WERE SIZED USING 1800 'FB' EXTREME FIBER IN BENDING (SINGLE)
   90 'FV' HORIZONTAL SHEAR
   16E 'E' MODULES OF ELASTICITY
3. JOIST, RAFTERS, LINTELS, ETC. WERE SIZED USING:
   1200 'FB' EXTREME FIBER IN BENDING (SINGLE)
   90 'FV' HORIZONTAL SHEAR
   16E 'E' MODULES OF ELASTICITY

NAILING CHART:

WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING [SEE TABLE602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING.

ITEM	DESCRIPTION OF BUILDING ELEMENT	NUMBER AND TYPE OF FASTENER a,b,c	EDGES IN INCHES h	INTER-MEDIATE SUPPORTS c,e
30	3/8" – 1/2"	6D COMMON (2" X 0.113") NAIL (SUBFLOOR WALL) 8D COMMON (2 1/2" X 0.131") NAIL (ROOF)	6	12 f
31	19/32" – 1"	8D COMMON NAIL (2 1/2" X 0.131")	6	12 f
32	1 1/8" – 1 1/4"	10D COMMON (3" X 0.148") NAIL; OR 8D (2 1/2" 0.131") DEFORMED NAIL	6	12
	OTHER WALL SHEATHING g			
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1" CROWN STAPLE 16 GA., 1 1/4" LONG	3	6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1" CROWN STAPLE 16 GA. 1 1/2" LONG	3	6
35	1/2" GYPSUM SHEATHING d	1 1/2" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1 1/2" LONG, 1 1/4" SCREWS, TYPE W OR S	7	7
36	5/8" GYPSUM SHEATHING d	1 3/4" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1 5/8" LONG, 1 5/8" SCREWS, TYPE W OR S	7	7
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
37	3/4" AND LESS	6D DEFORMED (2" X 0.120") NAIL, OR 8D COMMON (2 1/2" X 0.131") NAIL	6	12
38	7/8" – 1"	8D DEFORMED (2 1/2" X 0.131") NAIL, OR 8D COMMON (2 1/2" X 0.120") NAIL	6	12
39	1 1/8" – 1 1/4"	10D DEFORMED (3" X 0.148") NAIL, OR 8D COMMON (2 1/2" X 0.120") NAIL	6	12

A. NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETERS OF 0.192 INCH (20D COMMON NAIL), 90 KSI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.
B. STAPLES ARE 16 GAUGE WIRE AND HAVE A MINIMUM 7/16" ON DIAMETER CROWN WIDTH.
C. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.
D. FOUR-FOOT BY 8-FOOT OR 4-FOOT BY 9-FOOT PANELS SHALL BE APPLIED VERTICALLY.
E. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).
F. WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER. WHERE THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 130 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48-INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS; AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING.
G. GYPSUM SHEATHING SHALL CONFORM TO ASTM C1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C208.
H. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT S REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.
I. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE TO THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TOE NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.

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DETAILS AND STRUCTURAL DATA

SUTTON RESIDENCE ALTERATIONS
4221 KEZAR CT.
BELLE ISLE, FL 32812

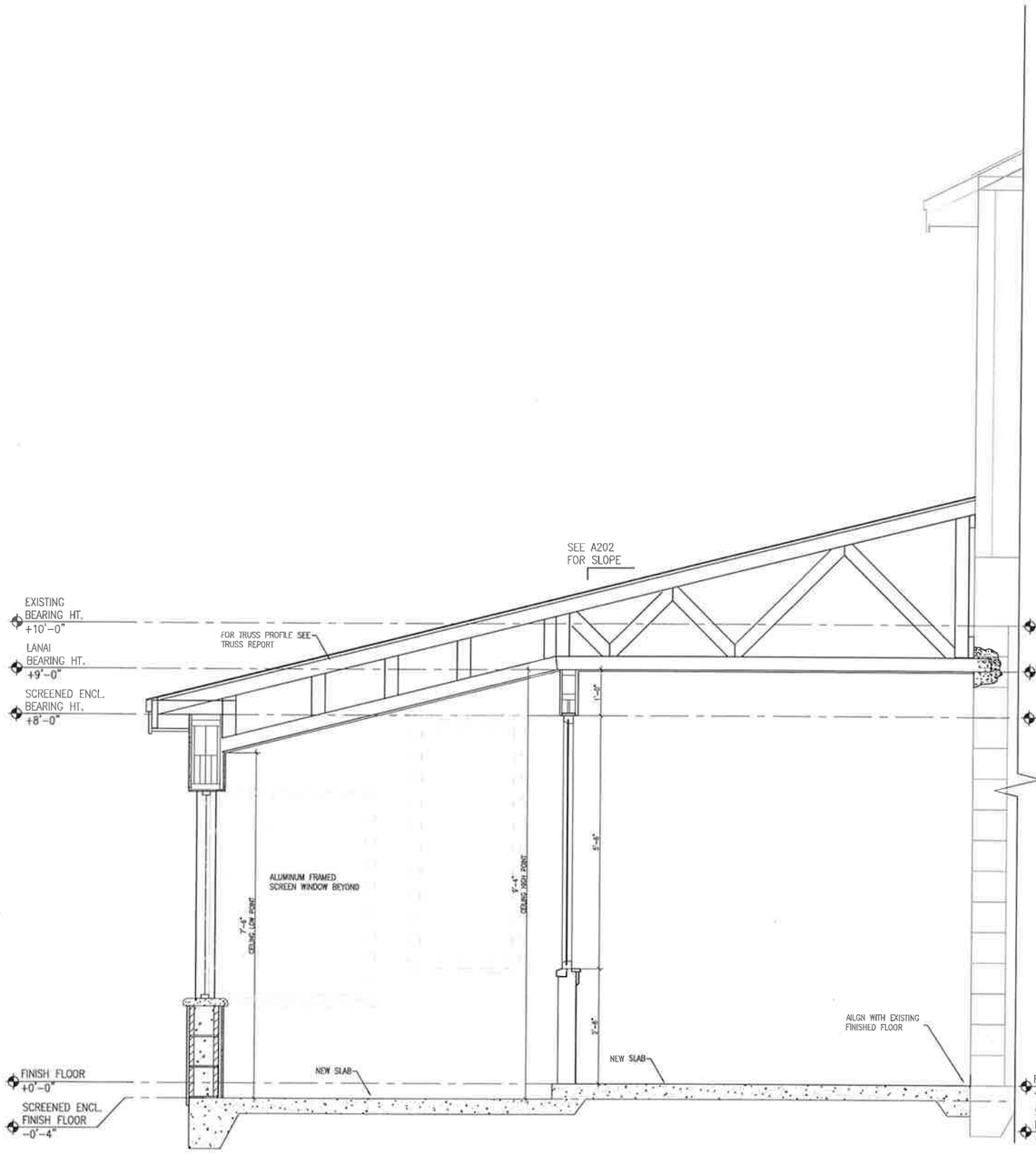
Architect of Record:
John W. Burt – AR93163

Revisions:

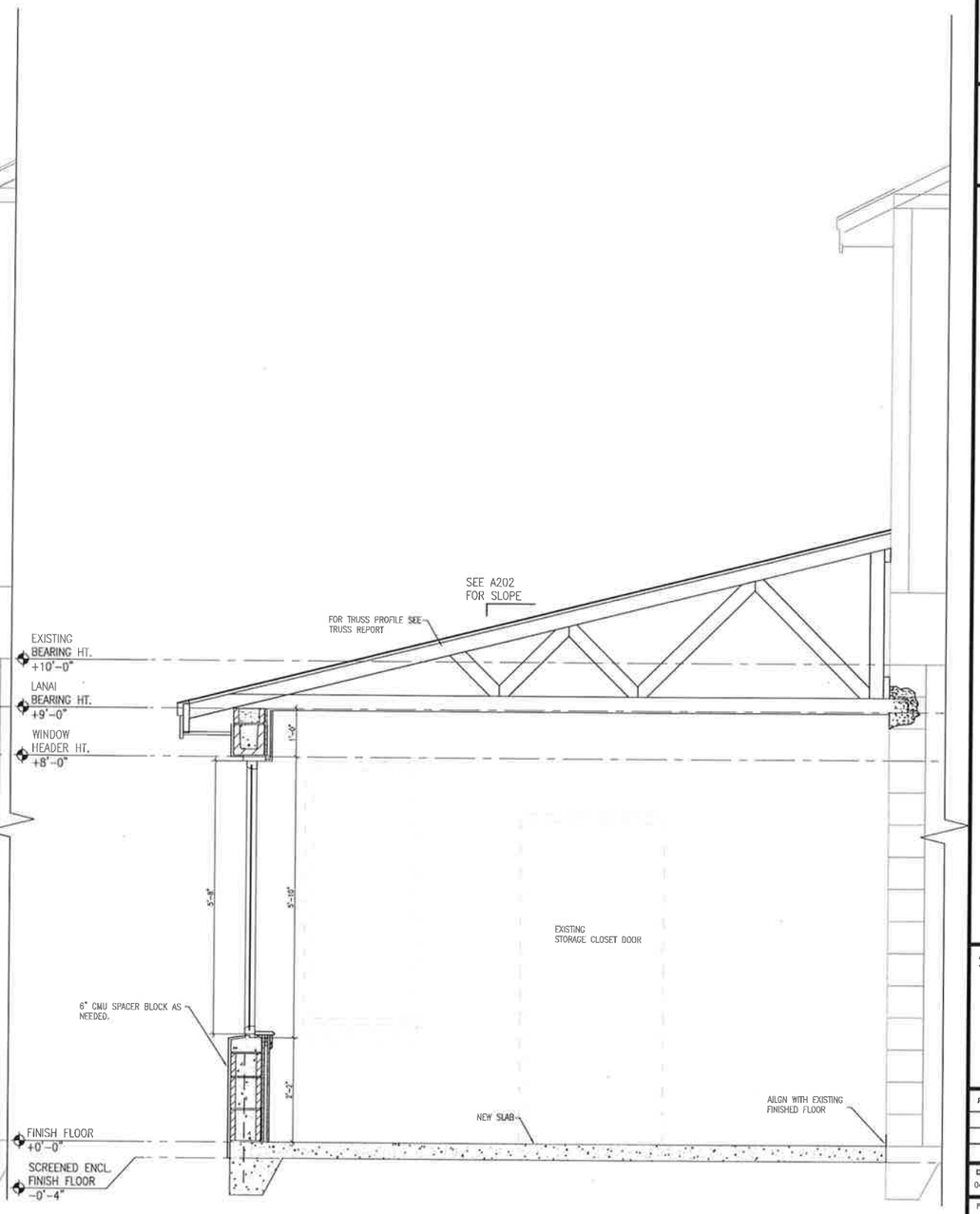
Date:	Drawn By:	Checked By:
04/01/2021	SC/JMD	MP

Project No.
21-011

Sheet No.
A402



1 A403 **BUILDING SECTION**
SCALE: 3/4" = 1'-0"



2 A403 **BUILDING SECTION**
SCALE: 3/4" = 1'-0"

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BUILDING SECTIONS

SUTTON RESIDENCE ALTERATIONS

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Revisions

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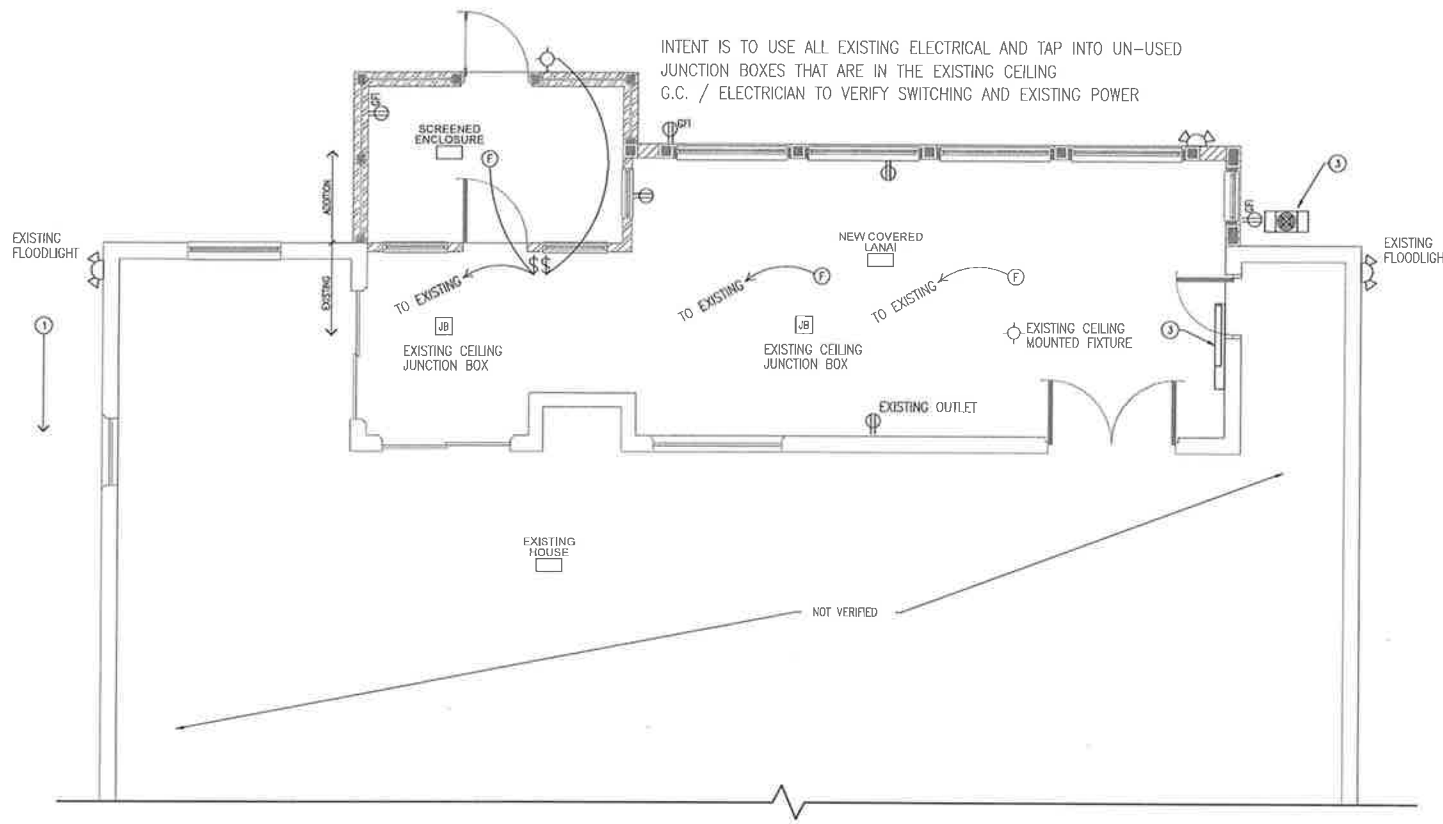


NORTH

1 / E201 **NEW ELECTRICAL PLAN**
SCALE: 1/4" = 1'-0"

ELECTRICAL PLAN NOTES:

- NEW ELECTRICAL WILL BE ACCESSING EXISTING SWITCHES AND JUNCTION BOXES WHENEVER POSSIBLE. TO BE VERIFIED BY G.C. / ELECTRICAL CONTRACTOR.

(1) MAIN DISCONNECT & ELECTRIC METER LOCATED ON THE WEST SIDE OF HOUSE. G.C. TO VERIFY.

(2) ELECTRIC DISTRIBUTION PANEL LOCATED IN GARAGE. G.C. TO VERIFY.

(3) MINI SPLIT A/C. REFER TO A.H.U. OWNER TO SELECT MODEL. REFER TO USER MANUAL FOR ELECTRICAL REQUIREMENTS.

ELECTRICAL LEGEND

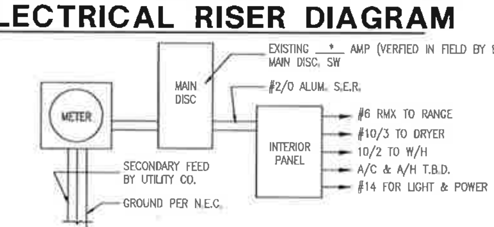
$F	SINGLE POLE SWITCH FOR FAN ONLY.
$L	SINGLE POLE SWITCH FOR LIGHT KIT IN FAN.
$	SINGLE POLE SWITCH
$3	THREE WAY SWITCH
$D	DIMMER SWITCH
	OUTLET 110-115
	QUAD OUTLET 110-115
	OUTLET 110-115, SPLIT WIRED
	OUTLET 110-115, FLOOR MOUNTED-RECESSED
	OUTLET 110-115, MOUNT 42" A.F.F.
OH	OVERHEAD DOOR OPENER OUTLET WITHIN 12" OF O.H DOOR OPENER
GFI	GROUND FAULT INTERRUPTION OUTLET
	OUTLET 220
R	SPECIAL PURPOSE OUTLET, REFER TO EQUIPMENT INSTALLATION GUIDE FOR ELECTRICAL REQUIREMENTS
USB	USB MULTI-PORT/OUTLET.
	LIGHT FIXTURE, CEILING MOUNTED
	LIGHT FIXTURE, WALL MOUNTED
	LOW VOLTAGE MINI SPOT W/MR-16 SPOT BULB
	RECESSED CAN LIGHT
VP	RECESSED, VAPOR PROOF
E	RECESSED EYEBALL, ADJUSTABLE
PC	LAMP HOLDER W/ PULL CHAIN
	LIGHT / EXHAUST FAN COMBO
	ROPE LIGHT
	FLUORESCENT FIXTURE WITH ACRYLIC DIFFUSER.
	FLOODLIGHTS
	TELEVISION OUTLET
	DECORATIVE PENDANT
	TELEPHONE OUTLET
SD/CO	SMOKE DETECTOR/CARBON MONOXIDE COMBO UNIT
SD	SMOKE DETECTOR
CO	CARBON DIOXIDE DETECTOR
	EXHAUST FAN
	ELECTRIC METER
DC	DISCONNECT SWITCH
	ELECTRICAL PANEL, MDP or SUB
F	CEILING FAN, INSTALLED
P	CEILING FAN, PREWIRED
JB	JUNCTION BOX
GFI	RECESSED GROUND GFI UP LIGHT

SMOKE DETECTORS

(SD) SMOKE DETECTORS SHALL BE IN ALL SLEEPING AREAS, SHALL BE INTERCONNECTED, SHALL BE WITHIN 1' TO 3' OF PEAK, AND SHALL BE 3' FROM THE SUPPLY OR RETURN AIR STREAM AND EQUIPPED WITH A BATTERY BACK-UP.

(CO) CARBON MONOXIDE DETECTORS SHALL BE BE WITHIN 5' OF ALL BEDROOM DOORS.

ELECTRICAL RISER DIAGRAM



NOTE:
1. ELECTRICAL MATERIALS AND INSTALLATION SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE, LOCAL CODES, AND THE POWER COMPANY.

2. ALL NEW ELECTRICAL OUTLETS SHALL HAVE ARC FAULT PROTECTIONS AND TAMPER PROOF RECEPTACLES PER 2020 FBCR E3902.12.

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NEW ELECTCRICAL PLAN

SUTTON RESIDENCE ALTERATIONS
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Revisions:

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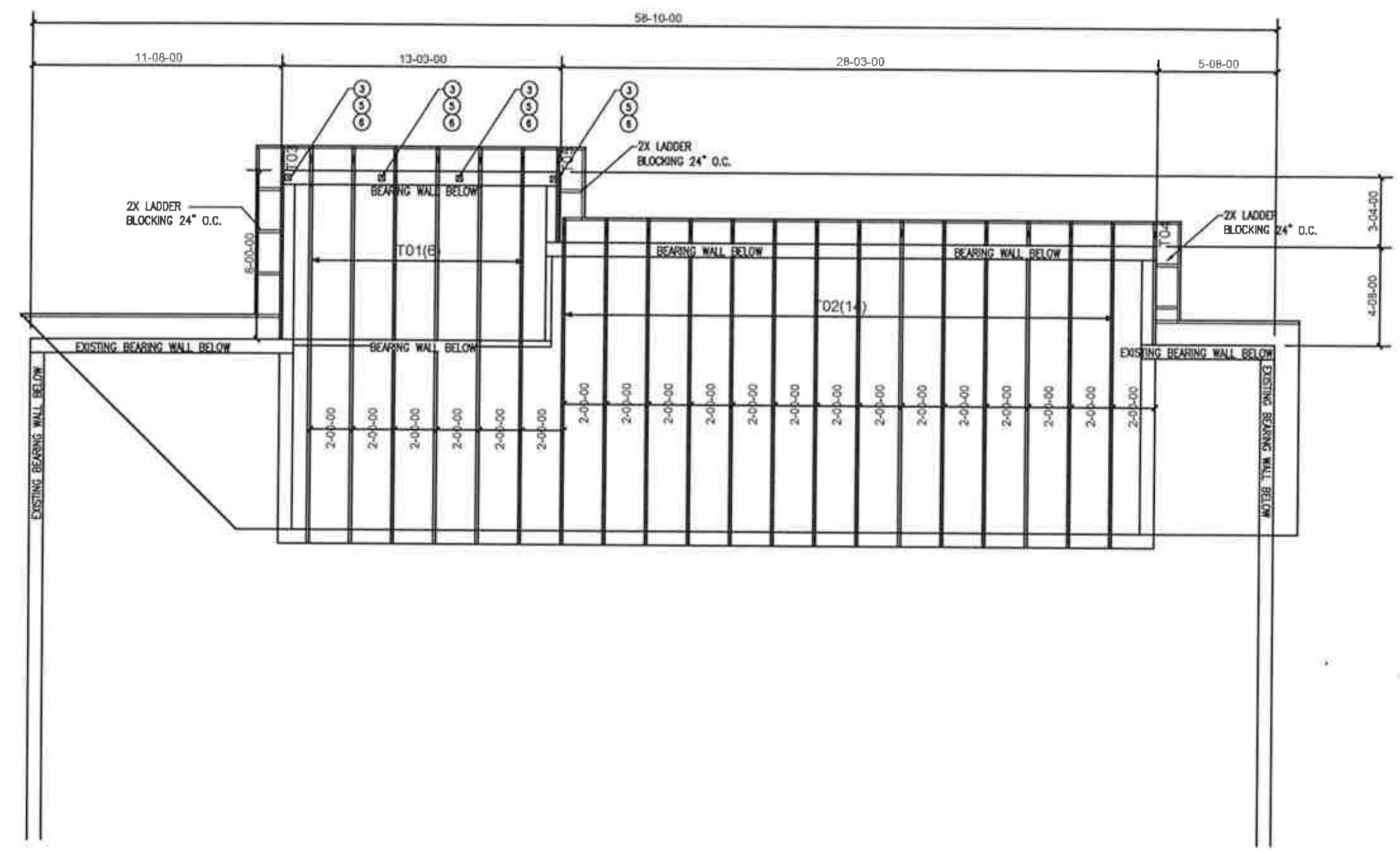
E201

TRUSS CONNECTION SCHEDULE:

1) NO TRUSS BRACING REQUIRED OTHER THAN SHOWN ON THIS SHEET OR ON THE TRUSS ENGINEERING.
2) TRUSS NAILS (1½" LONG) MAY BE USED ON SINGLE PLY TRUSSES. ALL TRUSSES USE ANCHOR #1 FOR CONCRETE WALLS, ALL RAFTERS, JACK AND KING JACK TRUSSES
3) USE ANCHOR #35 FOR CONVENTIONAL FRAMED MEMBERS LIKE RAFTERS TO FRAME WALLS UNLESS MARKED.
4) ALL TRUSSES USE ANCHOR #36 FOR FRAME WALLS UNLESS MARKED.
5) ANCHOR 2ND FLOOR FRAMING TO 1ST FLOOR FRAMING OR BEAM 32" O.C. W/ MSTA36 W/ 16-10d FOR 2ND FLOOR WALL DOWN TO 1ST FLOOR WALL OR BEAM BELOW

#	USP#	SIMPSON#	MAX UPLIFT LBS	MAX GRAVITY LBS
	ANCHORS: TRUSS TO CONCRETE			
1	HTA20 w/7-10d	HETA20 w/7-10d	1475	
2	HTA20 w/14-10d	HETA20 w/14-10d	1890	
3	2-HTA20 w/10-10d EA.	2-HETA20 w/10-10d EA.	2500	
4		MGT w/ ⅝ AB, 22-10d	3965	
5	MSTA36 W/ 26-10d			
6	HUCQ412 W/ 20-1/4" x 3 1/2" SCREWS			
7	HUCQ412 W/ 14-1/4" TAPCONS & 6-1/4" SCREWS			
8		LTTI 31 W/ ⅝" AB & 10-16d		
9		HDU5-SDS2.5 w/ ⅝" AB & 14-1/4"X 2-1/2" SCREWS	5400	
10		HGT-2 w/ (2) ⅝" AB AND 16-10D NAILS	6800	
11	HUCQ210-3 SDS W/ 18-1/4" x 2.5" SCREWS		2510	5400
12		LTT 20B W/ ⅝" AB	1500	
13		HTT4 W/ ⅝" AB W/ 18-10D NAILS	3000	
	MISSED LINTEL STRAP REPLACEMENT			
	MTW12 w/ 7-10d 4- 3/16" TAPCONS	MTSM16 w/ 7-10d 4- ¼" TAPCONS	860	
	ANCHORS: TRUSS TO WOOD FRAME MEMBERS			
33		2-MSTA18 14-10d	2630	
34		HTT16 w/ 14-10dx1½"	1260	
35	HCLH/RH w/ 8-8d COM	H5 w/ 8-8d COM	465	
36	MTW12 w/ 14-10d	MTS12 w/ 14-10d	1000	
37	2-MTW12 w/ 14-10d	2-MTS12 w/ 14-10d	2000	
38	2-HTW24 w/ 20-10d	2-HTS24 w/ 24-10d	2900	
39		HUCQ 412-SDS w/ 14 SDS¼"x2½"-COLUMN 6 SDS¼"x2½"-BEAM		
40		MSTC40 w/ 52-16d SINKERS	4335	
41		MSTA24 w/ 18-10d	1640	
42		MGT W/HDU4 W/ 12-10D BOTTOM AND 22-10D TOP, 5/8" THRU BOLT	3900	
43		(2)VGTR/L W/ (2) 5/8" THRU BOLT AND 32-1/4"X3" SDS SCREWS	5545	
	ANCHORS: HOLD DOWNS			
60	(COLUMN SIDE)	LTT19 W/ 5/8" AB, 8-10d	1310	
61		HTT4 W/ 5/8" AB, 18-10d	3000	
62		HTT5 W/ 5/8" AB, 26-10d	4350	

Ⓒ USE MTS 12 @ EACH FLOOR TRUSS WITH (14) 10D NAILS TO SECURE BOTTOM PLATE TO FLOOR SYSTEM. USE H4 @ EACH STUD WITH (8) 8D NAILS TO SECURE STUDS TO BOTTOM PLATE.



NORTH

1 TR201 **TRUSS PLAN**
SCALE: 1/4" = 1'-0"

JWB ARCHITECTS
LIC. # AA26001266
2295 S HIAWASSEE RD
SUITE 304
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FX 407.298.5030

Owner
DAVID SUTTON

TRUSS PLAN

SUTTON RESIDENCE ALTERATIONS
4221 KEZAR CT.
BELLE ISLE, FL 32812

Architect of Record:
John W. Burt - AR[illegible]

Revisions

Date	Drawn By:	Checked By:
04/01/2021	SC/JMD	MP

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21-011

Sheet No.
TR201

NORTH

1
C102
NEIGHBORHOOD SITE PLAN
SCALE: N.T.S.

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NEIGHBORHOOD SETBACKS

SUTTON RESIDENCE ALTERATIONS
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Architect of Record:
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Revisions:

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10/18/2021	SC/JMD	MP

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