

NEW RESIDENCE

2107 MONTCLAIR DRIVE

SARASOTA, FL. 34231



PROFESSIONAL STATEMENTS

To the best of the Architect's knowledge, the plans and specifications comply with the applicable minimum Building Codes and Fire Safety Standards as determined in accordance with Chapters 553 and 633, Laws of Florida
 The Florida Building Code, 2020 7th Ed.
 The Florida Mechanical Code, 2020 7th Ed.
 The Florida Plumbing Code, 2020 7th Ed.
 The Florida Existing Building Code, 2020 7th Ed.
 The Florida Energy Conservation, 2020 7th Ed.
 The Florida Accessibility Code, 2020 7th Ed.
 The National Electrical Code, 2017
 The Residential Code, 2020 7th Ed.
 The wind load design is in conformance with the Florida Building Code 2020.
 Wind pressure and coefficients are based on ASCE 7-16.

PROJECT DATA

PROJECT TITLE
NEW RESIDENCE

LOCATION
2107 MONTCLAIR DRIVE
SARASOTA, FL. 34231

OWNER
JOHN & DEBRA ASK

CONTRACTOR
HAWK'S NEST CONSTRUCTION, INC.
4525A S. Tamiami Trail
Sarasota, FL 34231 PH 941.650.9499
LICENSE NUMBER CGC 060852

ARCHITECT
OSBORN SHARP ASSOCIATES, INC.
2477 Stickney Point Road, Suite 114A
Sarasota, FL 34231 PH (941) 922 - 5666

BUILDING DATA

NUMBER OF STORIES	2
A/C AREA - MAIN HOUSE:	
FIRST FLOOR	2,611 SF
SECOND FLOOR	773 SF
TOTAL A/C AREA - MAIN HOUSE	3,384 SF
A/C AREA - ABOVE GARAGE	813 SF
GARAGE	954 SF
REAR COVERED PORCHES	831 SF
COVERED ENTRY AREA	40 SF
SECOND FLOOR DECK	164 SF
FOOTPRINT AREA	4,290 SF
SITE COVERAGE	4,290 SF / 14,002 SF = 30%
OCCUPANCY:	R3
CONSTRUCTION TYPE:	VB
CLASSIFICATION OF WORK	NEW CONSTRUCTION

INDEX OF DRAWINGS

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- A2.1 2ND FLOOR DIMENSION PLAN
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- A2.6 ROOF PLAN
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- A4.4 DETAILS
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- A5.0A FOUNDATION DETAILS
- A5.1 FLOOR & LOW ROOF FRAMING
- A5.2 HIGH ROOF FRAMING PLAN
- A7.0 WINDOW SCHEDULE
- A7.1 DOOR SCHEDULE

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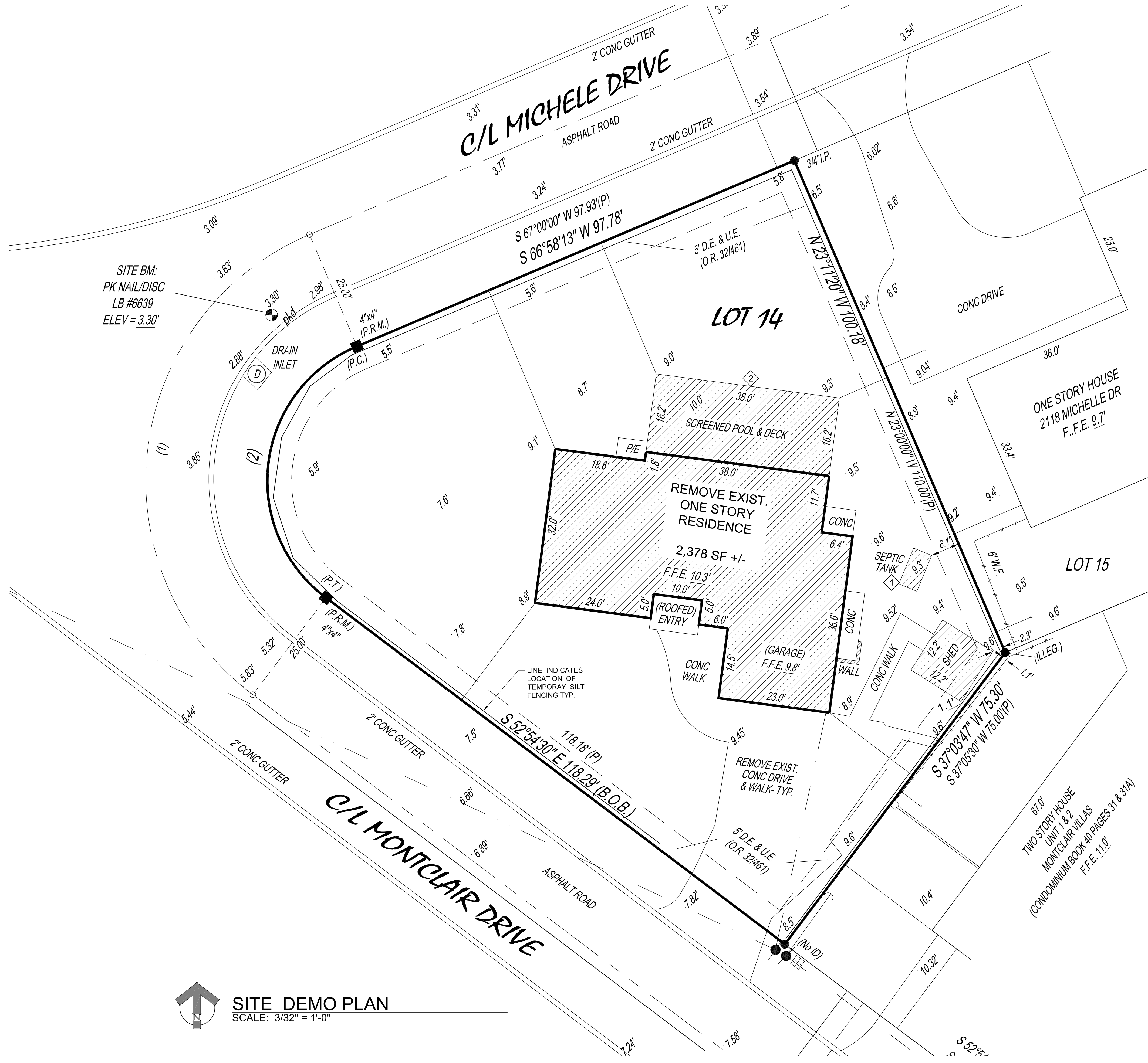
COVER SHEET
& SITE PLAN

Job No.: 2021118
Date: 6-14-22
Sheet No.:

CS.1

KEYED NOTES

- 1 DRAIN, CRUSH & FILL EXIST'G SEPTIC TANK
- 2 CRUSH & FILL EXIST POOL - SEE FOUNDATION NOTES SHEET A6.0 FOR FILL & COMPACTION REQ'MTS.



SITE BM:
PK NAIL/DISC
LB #6639
ELEV = 3.30'

SITE DEMO PLAN
SCALE: 3/32" = 1'-0"

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2107 MONTCLAIR DRIVE
SARASOTA, FLORIDA

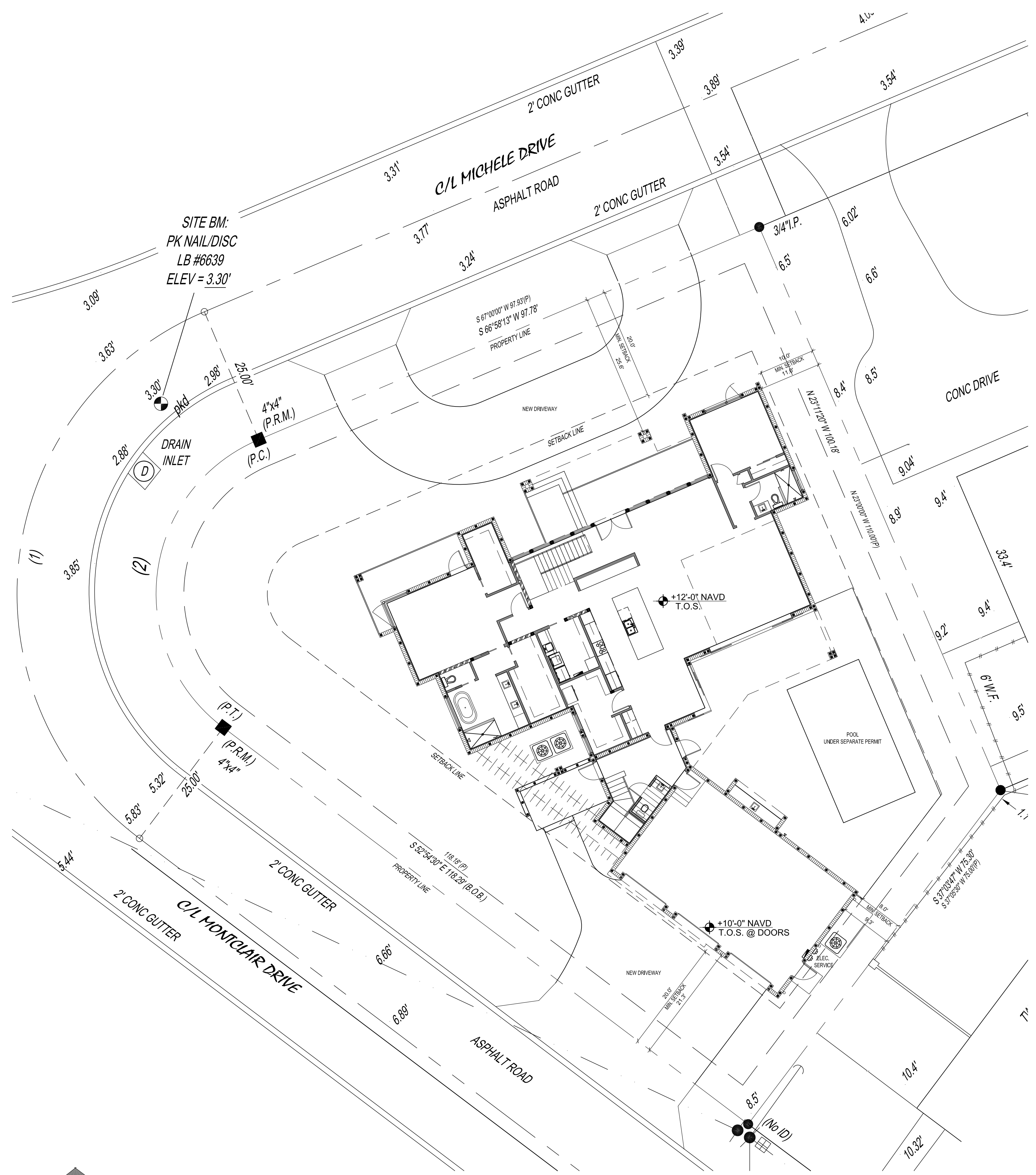
DEMO
SITE PLAN

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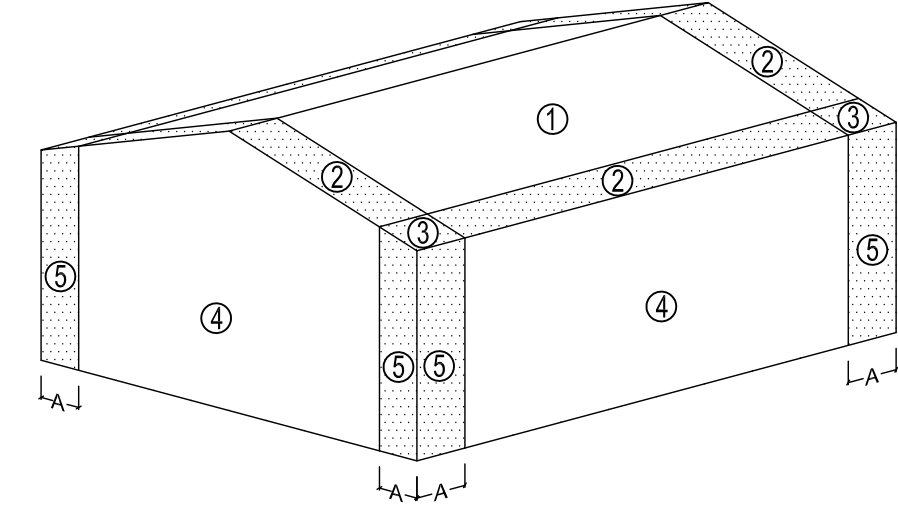
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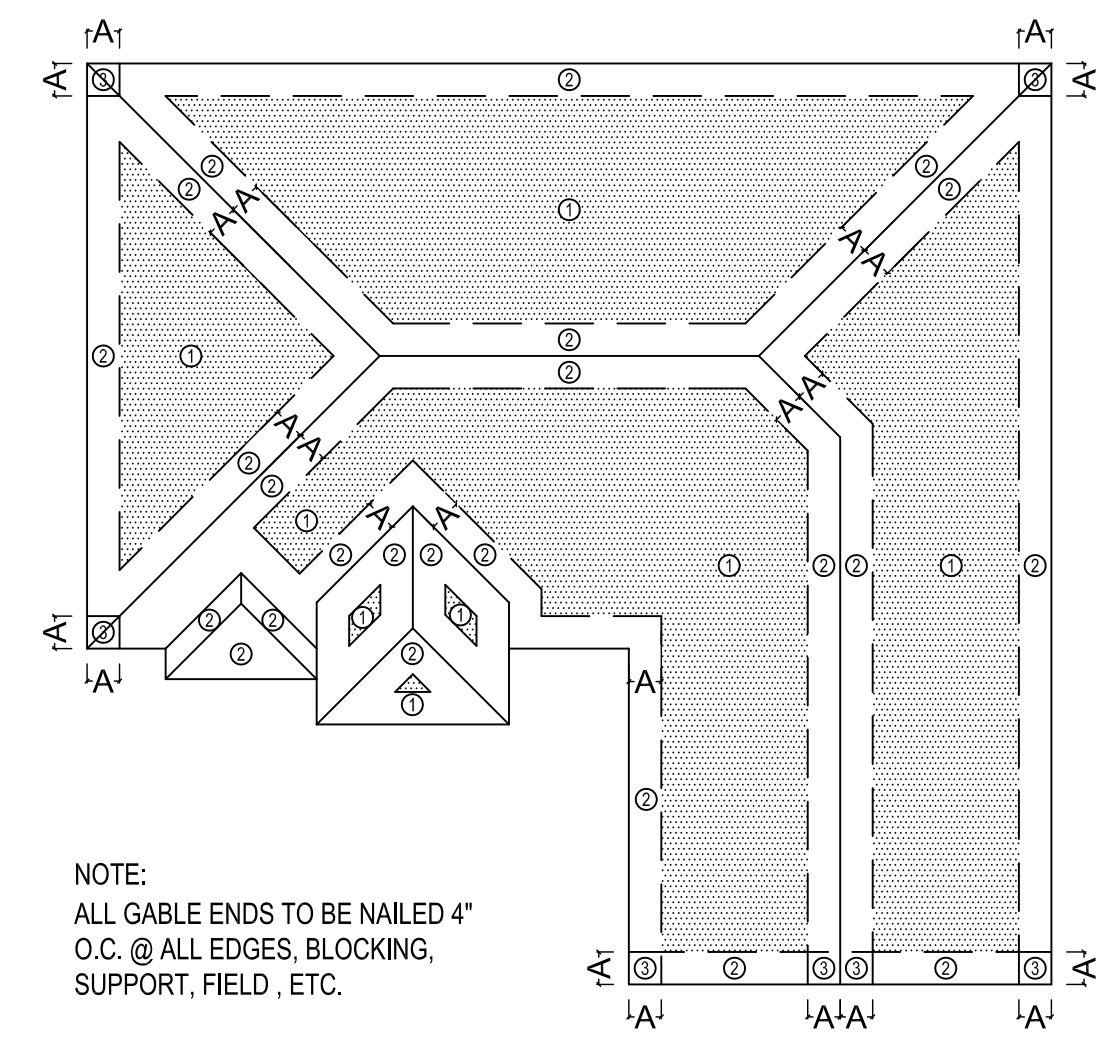


SITE PLAN
SCALE: 3/32" = 1'-0"



**DESIGN WIND PRESSURES (ASD)
FOR COMPONENTS AND CLADDING (PSF)
160 MPH CAT D @ 30' HEIGHT**

TRIBUTARY AREA [SF]	ZONE				
	1	2	3	4	5
10	+26.4/-42.0	+26.4/-73.0	+26.4/-108.0	+45.8/-49.7	+45.8/-61.4
20	+24.1/-40.8	+24.1/-67.2	+24.1/-101.0	+43.8/-47.7	+43.8/-57.2
50	+21.0/-39.2	+21.0/-59.5	+21.0/-91.7	+41.0/-44.9	+41.0/-51.8
100	+18.7/-38.1	+18.7/-53.6	+18.7/-84.7	+39.0/-42.9	+39.0/-47.7



NOTE:
ALL GABLE ENDS TO BE NAILED 4"
O.C. @ ALL EDGES, BLOCKING,
SUPPORT, FIELD, ETC.

SHEATHING NOTES:
ROOF SHEATHING TO BE WOOD STRUCTURAL PANEL 15/32" OR GREATER
(PLYWOOD OR EQUAL OSB) U.N.O. ENGINEERED ROOF TRUSSES @ 24" O.C.
MAXIMUM

NAILING PATTERN:
ZONE 1 = 6" O.C. MAX INTERMEDIATE, 6" O.C. MAX PANEL EDGES
ZONE 2 = 6" O.C. INTERMEDIATE AND 4" O.C. PANEL EDGES
ZONE 3 = 4" O.C. INTERMEDIATE AND EDGES
ZONE 4 = 8" O.C. MAX INTERMEDIATE, 6" O.C. MAX PANEL EDGES
ZONE 5 = 6" O.C. INTERMEDIATE AND EDGES

NAILS: 8d COMMON FOR 1/2", 10d COMMON FOR 3/4"

"A" DIMENSION = 40% OF EAVE HEIGHT OR 10% OF LEAST HORIZONTAL DIMENSION, WHICHEVER IS LESS, BUT NOT LESS THAN EITHER 4% OF THE LEAST HORIZONTAL DIMENSION OR 3" MINIMUM

- NOTES:
1. SEE SITE DRAINAGE PLAN FOR ADDITIONAL INFORMATION.
 2. SEE COVER SHEET FOR SITE COVERAGE INFORMATION

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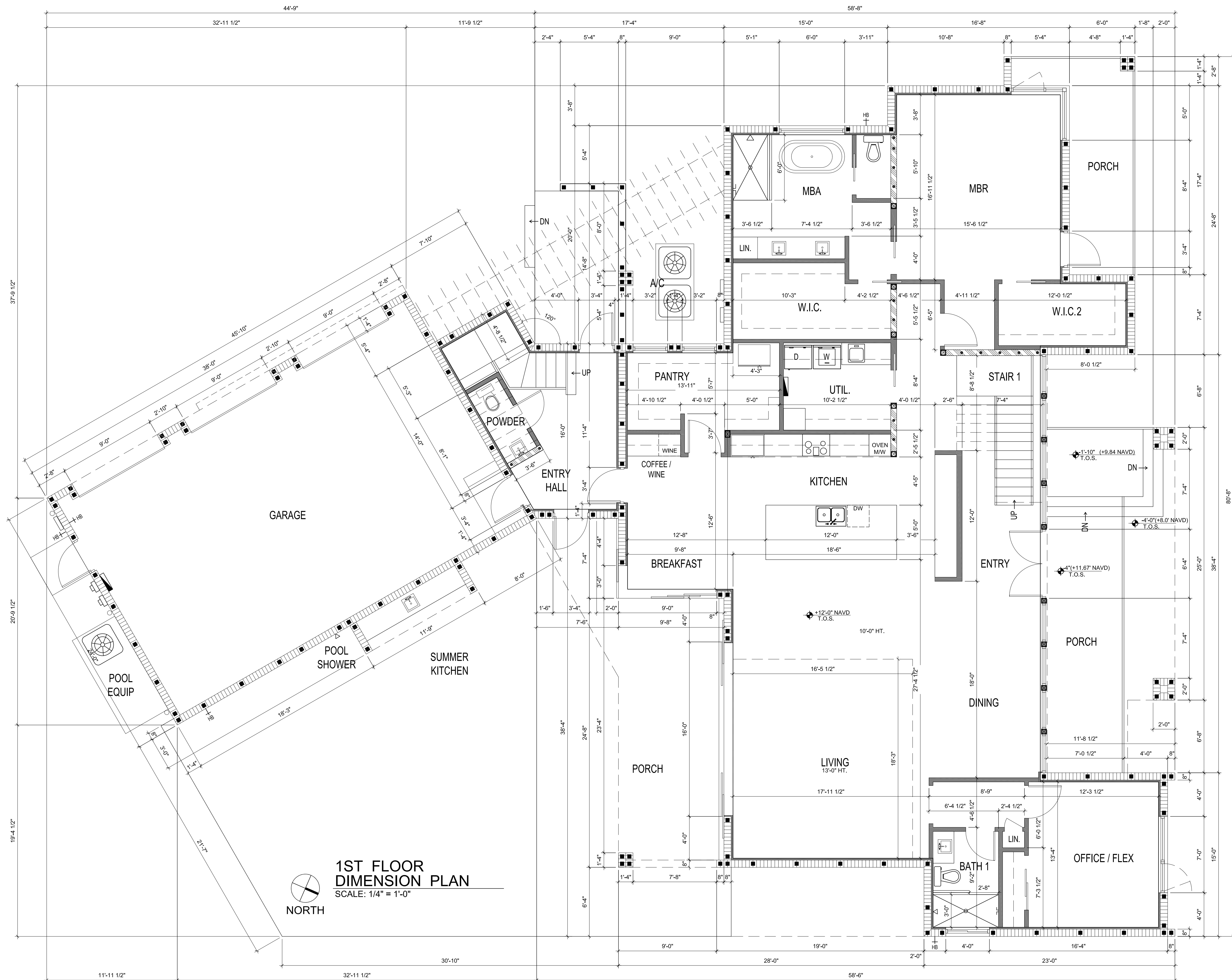
**ARCHITECTURAL
SITE PLAN**

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A1.0



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**1ST FLOOR
DIMENSION PLAN**
SCALE: 1/4" = 1'-0"
NORTH

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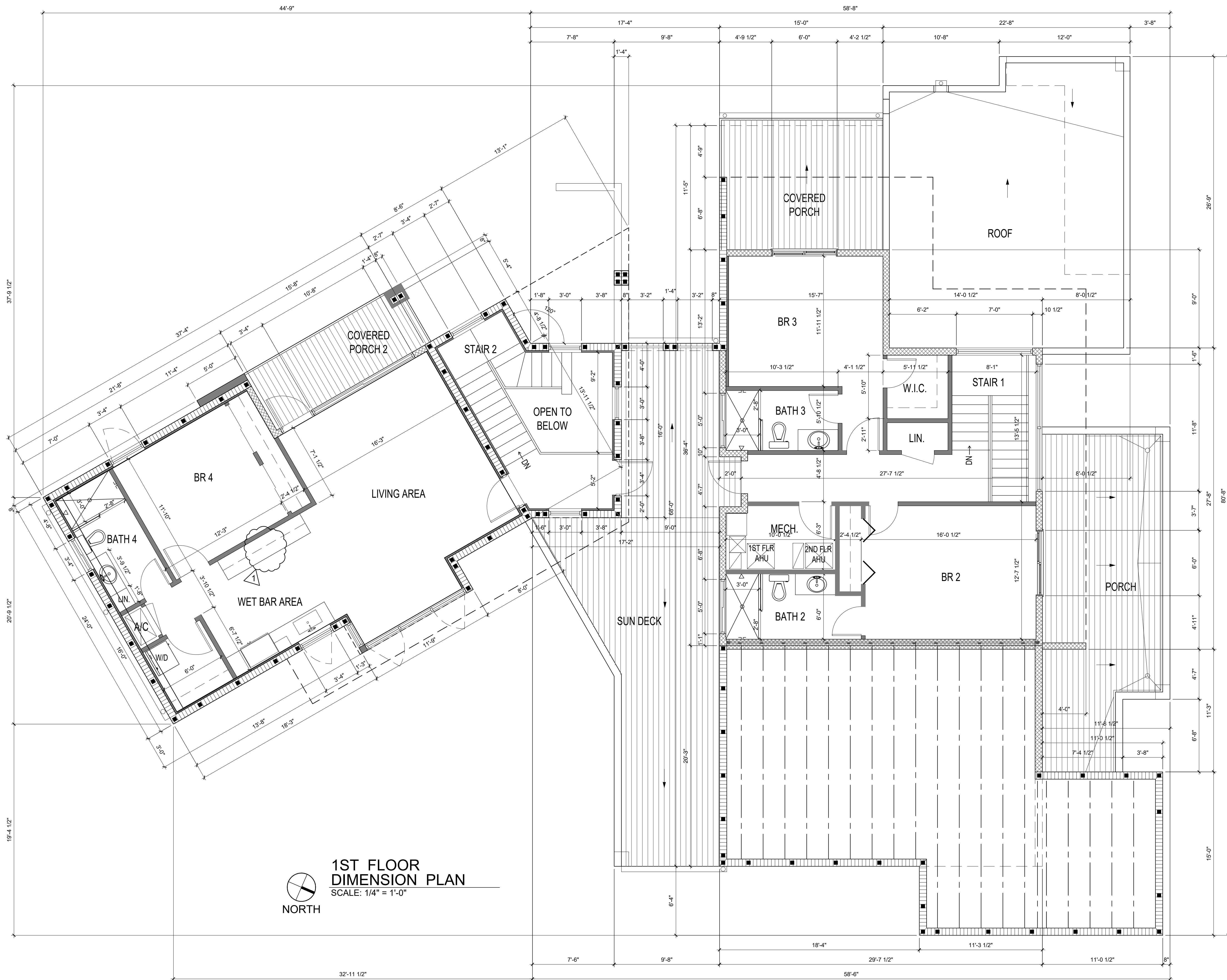
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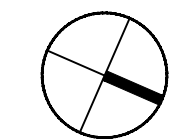
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**1ST FLOOR
DIMENSION
PLAN**

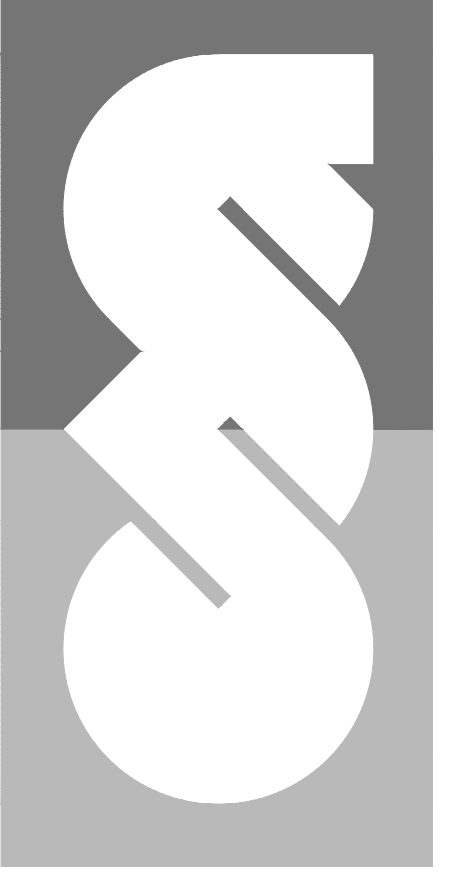
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A2.0




1ST FLOOR DIMENSION PLAN
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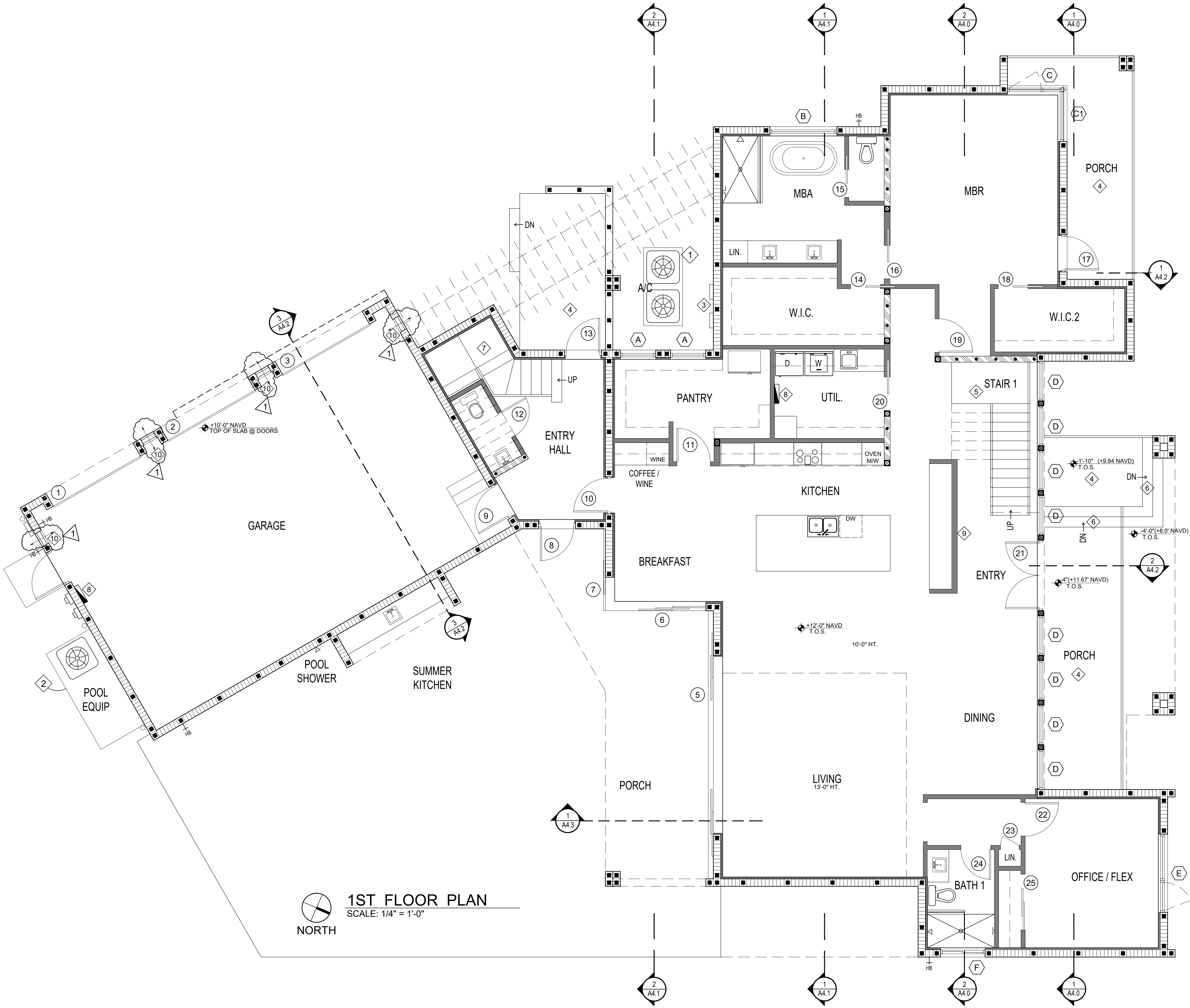
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 8-31-22 ZONING REVIEW - REMOVED KITCHEN
 Date:

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2ND FLOOR DIMENSION PLAN
 Job No.: 2021118
 Date: 6-14-22
 Sheet No.:

A2.1



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

GENERAL NOTES

1. PROVIDE SHOP DRAWINGS FOR ALL MILLWORK -TYP.

KEYED NOTES

- 1 3'-6" x 7'-0" x 4" CONC. SLAB FOR A/C CONDENSERS
- 2 3'-6" x 12'-0" x 4" CONC. SLAB FOR A/C CONDENSER AND POOL EQUIPMENT
- 3 ON-DEMAND NOT WATER HEATERS
- 4 CER. TILE SYS. ON W.P. MEMBRANE
- 5 PRE-ENG STAIR W/ OPEN RISER PROVIDE SHOP DRAWINGS:
20 RISERS @ 7.2" = 12'-0" TOTAL RISE
10" RISER W/ 1" NOSING -TYP.
PROVIDE HORIZONTAL RAIL SYS. TO PREVENT PASSAGE OF 4" SPHERE & HANDRAIL @ 34"-38" AFF
- 6 C.I.P CONC. STEPS W/ (3) RISERS AT 6.2" EA. 11" RISER W/ 1" NOSING TYP.
- 7 WOOD STAIRS - 20 RISERS @ 7.2" = 12'-0" TOTAL RISE 10" RISER W/ 1" NOSING -TYP.
- 8 ELEC. PANEL - SEE A2.4
- 9 8'-0" H. WALL & MILLWORK
- 10 "SMART VENT" FLOOD VENT INSTALL PER MANUFAC W/ BOTT. @ 12" ABV FINISHED GRADE -TYP. - SEE FOUNDATION PLAN FOR ADD'L INFO.

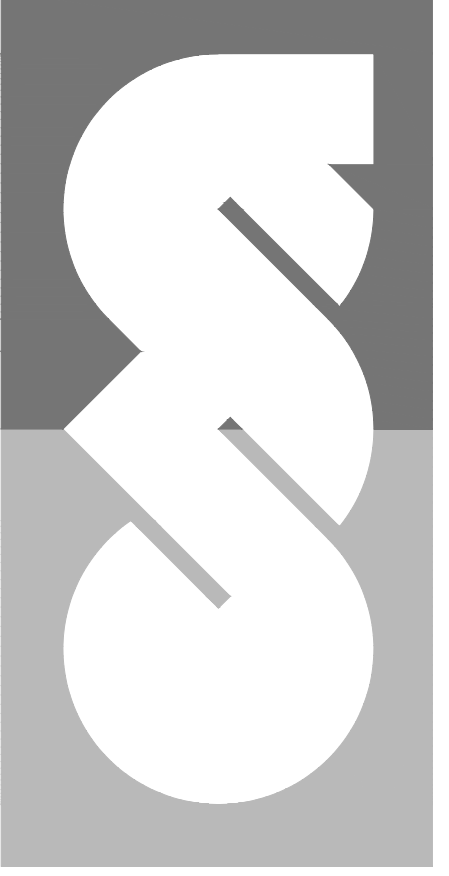
SYMBOL LEGEND

- 1 DOOR DESIGNATION - SEE A7.1
- A WINDOW DESIGNATION - SEE A7.0
- HB HOSE BIB

WALL LEGEND

- NEW EXTERIOR WALL W/ 1/2" GYP. BD. OVER 3/4" WD. FURRING OVER 3/4" R-5 RIGID INSULATION OVER 8" CMU W/ 1 - #5 FILLED CELLS AT CORNERS EA. SIDE OF OPENINGS & AT 48" O.C., MAX., TYP.
 - NEW LOAD BEARING WALL W/ 2 x 6 WD. STUD FRAMING AT 16" O.C. W/ 1/2" GYP. BD. EA. SIDE, TYP. 5/8" X 6.5" TITAN HD ANCHOR & 3" WASHER AT 32" O.C. MAX
 - NEW EXTERIOR LOAD BEARING WALL W/ 2 x 6 WD. STUD FRAMING AT 16" O.C. & W/ 1/2" GYP. BD. OVER R-19 INSULATION
 - NEW INTERIOR WALL W/ 2 x 4 WD. STUD FRAMING AT 16" O.C. & W/ 1/2" GYP. BD. EA. SIDE, TYP. U.O.N.
 - NEW (2) 8" x 16" CMU COLUMN W/ 1 - #5 FILLED CELL
- ALL CONC. GROUT FILL TO BE 3,000 PSI

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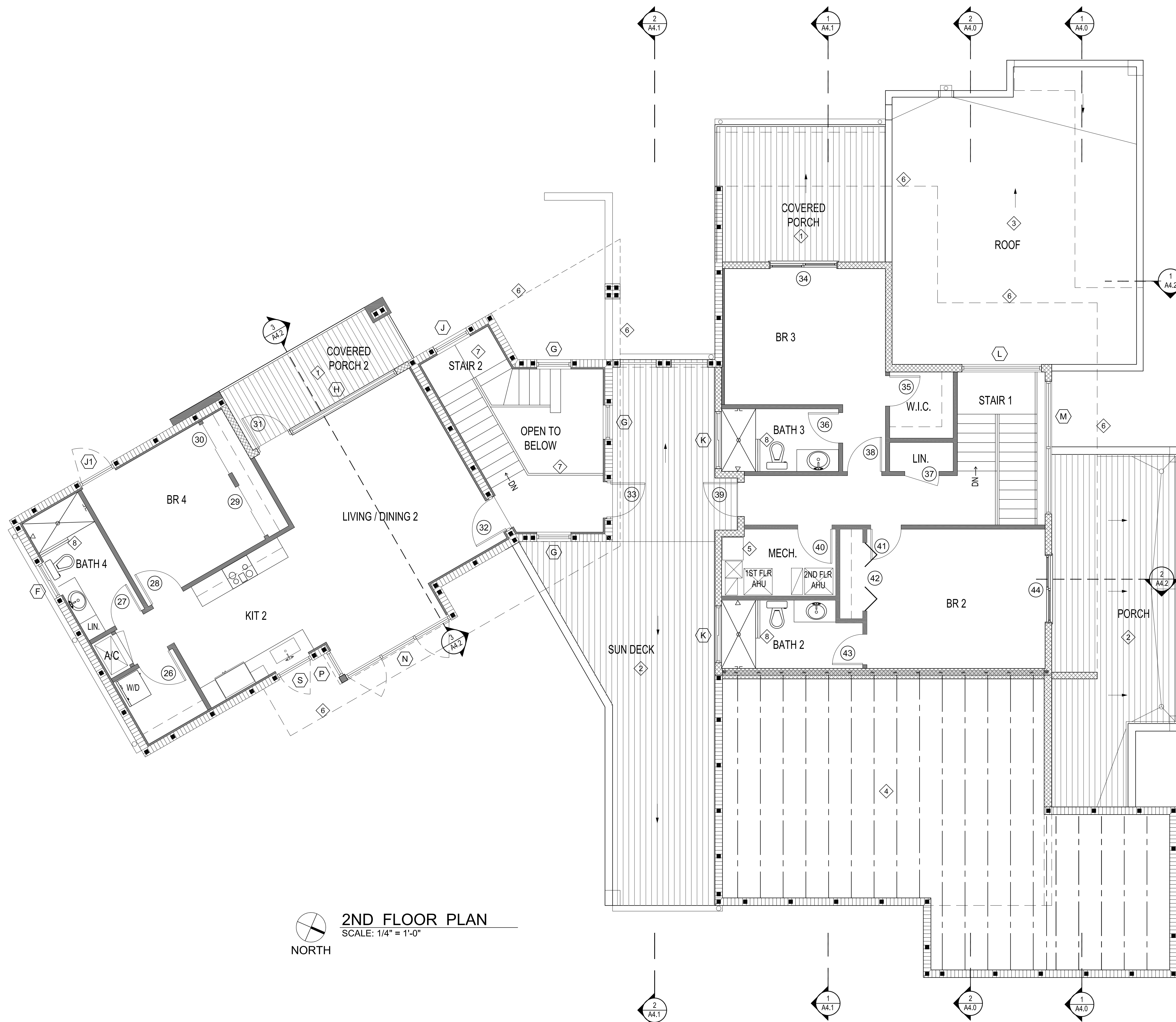
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1ST FLOOR
NOTES PLAN

Job No.: 2021118
Date: 6-14-22
Sheet No.:

A2.2



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

GENERAL NOTES

PROVIDE SHOP DRAWINGS FOR ALL MILLWORK -TYP.

KEYED NOTES

- 1 CER. TILE SYS. ON W.P. MEMBRANE. SLOPE 1/4" / FT. MIN. TO GUTTER
- 2 COMPOSITE DECKING - "TREX" OR EQ. ON SLEEPERS ON TPO MEMBRANE ROOF SYS.
- 3 TPO MEMBRANE ROOF SYS.
- 4 PRE-ENG WD ROOF TRUSSES
- 5 LOCATION OF HOUSE I.T. RACK - COORD. W/ OWNER
- 6 ROOF OVERHANG ABOVE
- 7 PROVIDE 42" H. GUARDRAIL TO PREVENT PASSAGE OF 4" SPHERE
- 8 3'-0" H. KNEE WALL (TILE) W/ TEMPERED GLASS ABOVE -TYP.

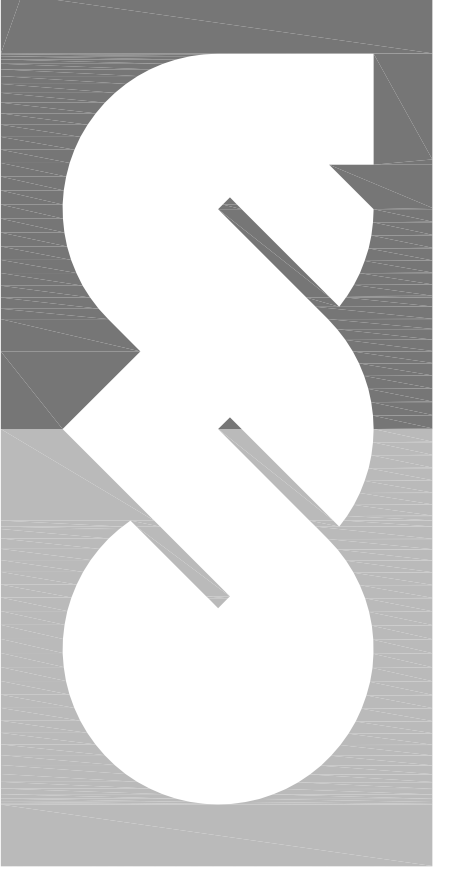
SYMBOL LEGEND

- 1 DOOR DESIGNATION - SEE A7.1
- A WINDOW DESIGNATION - SEE A7.0
- HB HOSE BIB

WALL LEGEND

- NEW EXTERIOR WALL W/ 1/2" GYP. BD. OVER 3/4" WD. FURRING OVER 3/4" R-5 RIGID INSULATION OVER 8" CMU W/ 1 - #5 FILLED CELLS AT CORNERS EA. SIDE OF OPENINGS & AT 48" O.C., MAX., TYP.
 - NEW LOAD BEARING WALL W/ 2 x 6 WD. STUD FRAMING AT 16" O.C. W/ 1/2" GYP. BD. EA. SIDE, TYP. 5/8" X 6.5" TITAN HD ANCHOR & 3" WASHER AT 32" O.C. MAX
 - NEW EXTERIOR LOAD BEARING WALL W/ 2 x 6 WD. STUD FRAMING AT 16" O.C. & W/ 1/2" GYP. BD. OVER R-19 INSULATION
 - NEW INTERIOR WALL W/ 2 x 4 WD. STUD FRAMING AT 16" O.C. & W/ 1/2" GYP. BD. EA. SIDE, TYP. U.O.N.
 - NEW (2) 8" x 16" CMU COLUMN W/ 1 - #5 FILLED CELL
- ALL CONC. GROUT FILL TO BE 3,000 PSI

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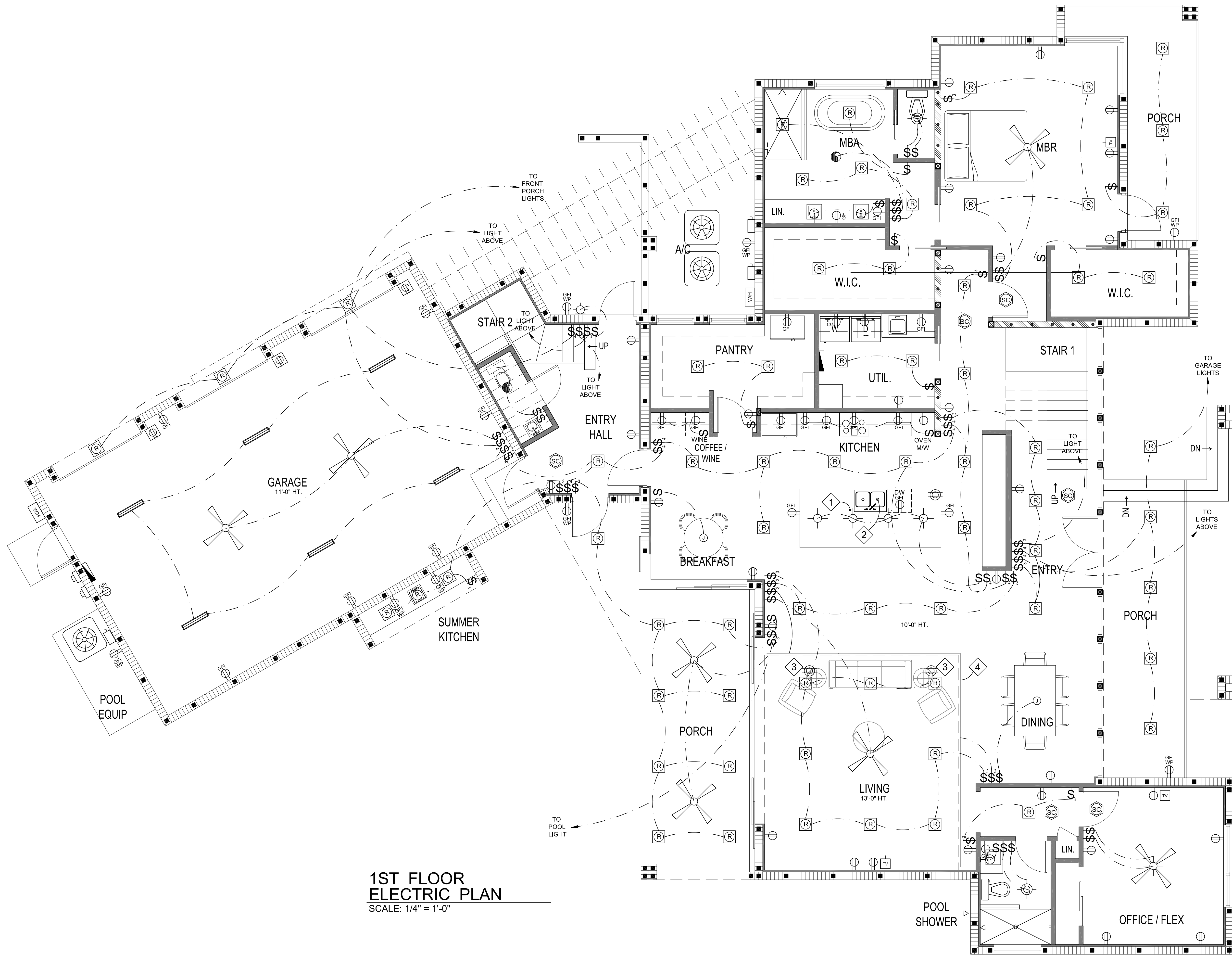
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SARASOTA, FLORIDA

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2ND FLOOR NOTES PLAN

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Date: 6-14-22
Sheet No.:

A2.3



**1ST FLOOR
ELECTRIC PLAN**
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. ALL ELECTRICAL OUTLETS ARE AFCI PROTECTED & TAMPER RESISTANT U.O.N.

KEYED NOTES

- 1 GARBAGE DISPOSAL BUTTON / SWITCH
- 2 GARBAGE DISPOSAL
- 3 IN-FLOOR ELEC. OUTLET, VERIFY LOCATION W/ OWNER
- 4 LED COVE LIGHTING

ELECTRICAL LEGEND

- 200 AMP ELECTRICAL PANEL
- ELECTRIC METER
- DISCONNECT SWITCH
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DUPLEX OUTLET 110V
- DUPLEX OUTLET 220V
- GROUND FAULT OUTLET
- WEATHERPROOF OUTLET
- DUPLEX OUTLET IN CEILING
- IN-FLOOR OUTLET
- FOUR PLEX OUTLET 110V
- T.V. OUTLET
- VANITY LED LIGHT
- WALL SCONCE LIGHT
- RECESSED LED CAN LIGHT
- PENDANT LIGHT
- CHANDELIER
- CEILING MTD. LED LIGHT
- JUNCTION BOX
- ALL IN ONE EXHAUST FAN NIGHT LIGHT & FULL LIGHT
- EXHAUST FAN
- SMOKE / CARBON MONOXIDE DETECTOR
- GAS TANKLESS WATER HEATER
- UNDER COUNTER LED LIGHT
- 4 FT. 2 BULB LED LIGHT
- CEILING FAN W/ LIGHT
- CEILING FAN W/OUT LIGHT

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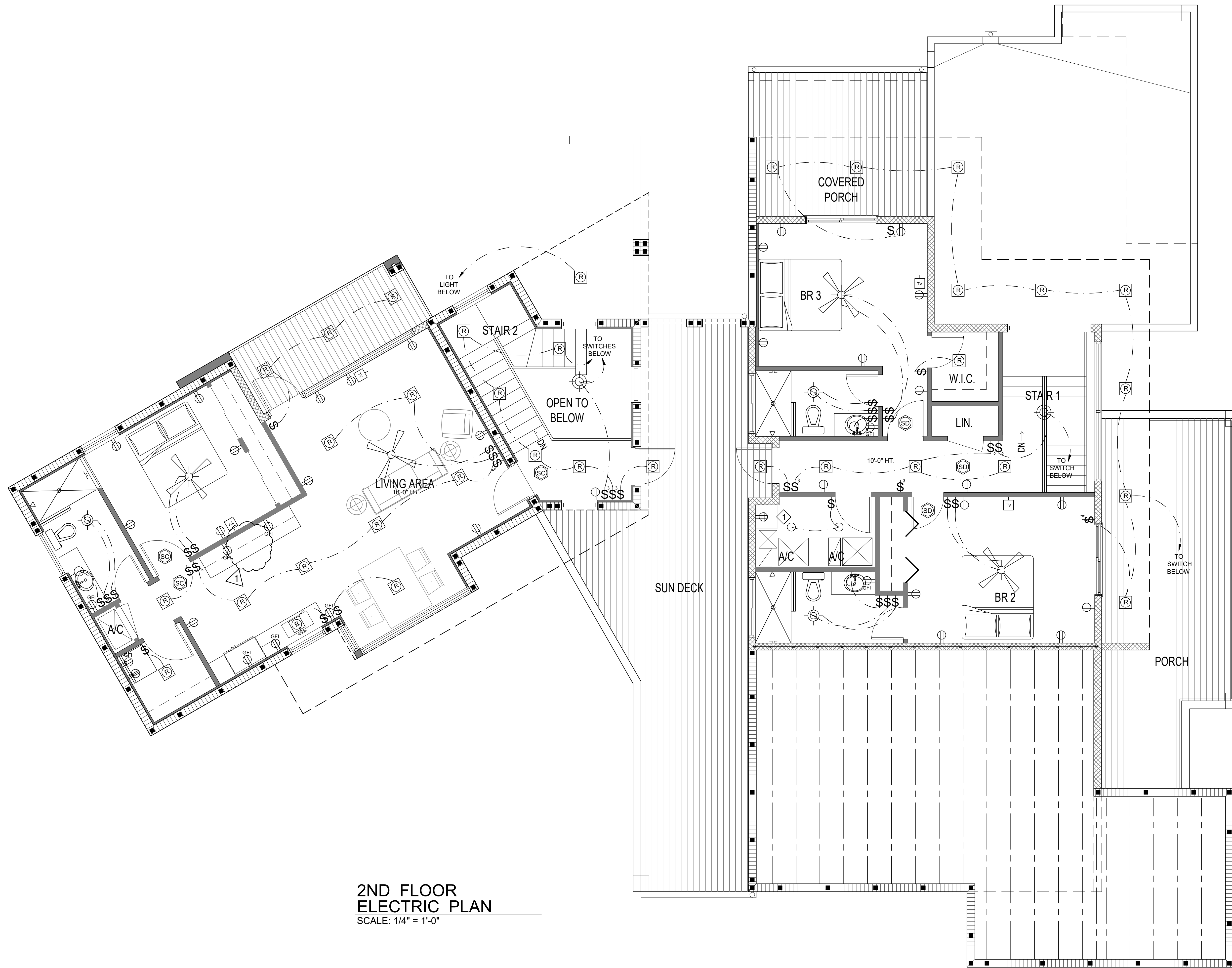
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**1ST FLOOR
ELECTRIC PLAN**

Job No.: 202118
 Date: 6-14-22
 Sheet No.:

A2.4



**2ND FLOOR
ELECTRIC PLAN**
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. ALL ELECTRICAL OUTLETS ARE AFCI PROTECTED & TAMPER RESISTANT U.O.N.

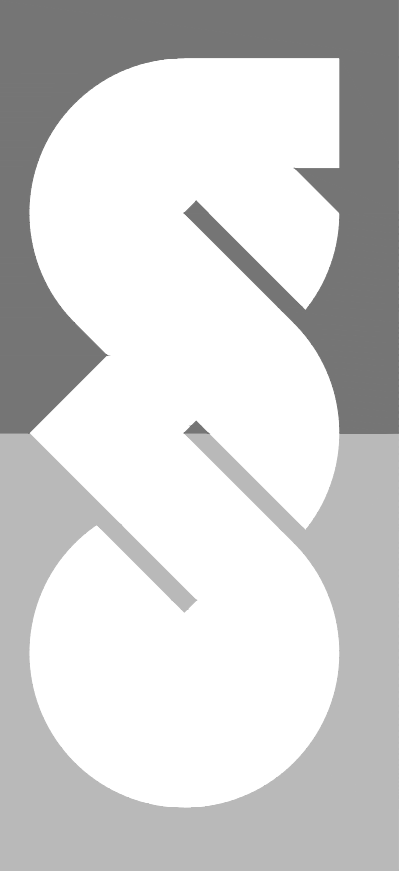
KEYED NOTES

- 1 LOCATION OF HOUSE I.T. RACK - COORD. W/ OWNER

ELECTRICAL LEGEND

- 200 AMP ELECTRICAL PANEL
- ELECTRIC METER
- DISCONNECT SWITCH
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DUPLEX OUTLET 110V
- DUPLEX OUTLET 220V
- GROUND FAULT OUTLET
- WEATHERPROOF OUTLET
- DUPLEX OUTLET IN CEILING
- IN-FLOOR OUTLET
- FOUR PLEX OUTLET 110V
- T.V. OUTLET
- VANITY LED LIGHT
- WALL SCONCE LIGHT
- RECESSED LED CAN LIGHT
- PENDANT LIGHT
- CHANDELIER
- CEILING MTD. LED LIGHT
- JUNCTION BOX
- ALL IN ONE EXHAUST FAN NIGHT LIGHT & FULL LIGHT
- EXHAUST FAN
- SMOKE / CARBON MONOXIDE DETECTOR
- GAS TANKLESS WATER HEATER
- UNDER COUNTER LED LIGHT
- 4 FT. 2 BULB LED LIGHT
- CEILING FAN W/ LIGHT
- CEILING FAN W/OUT LIGHT

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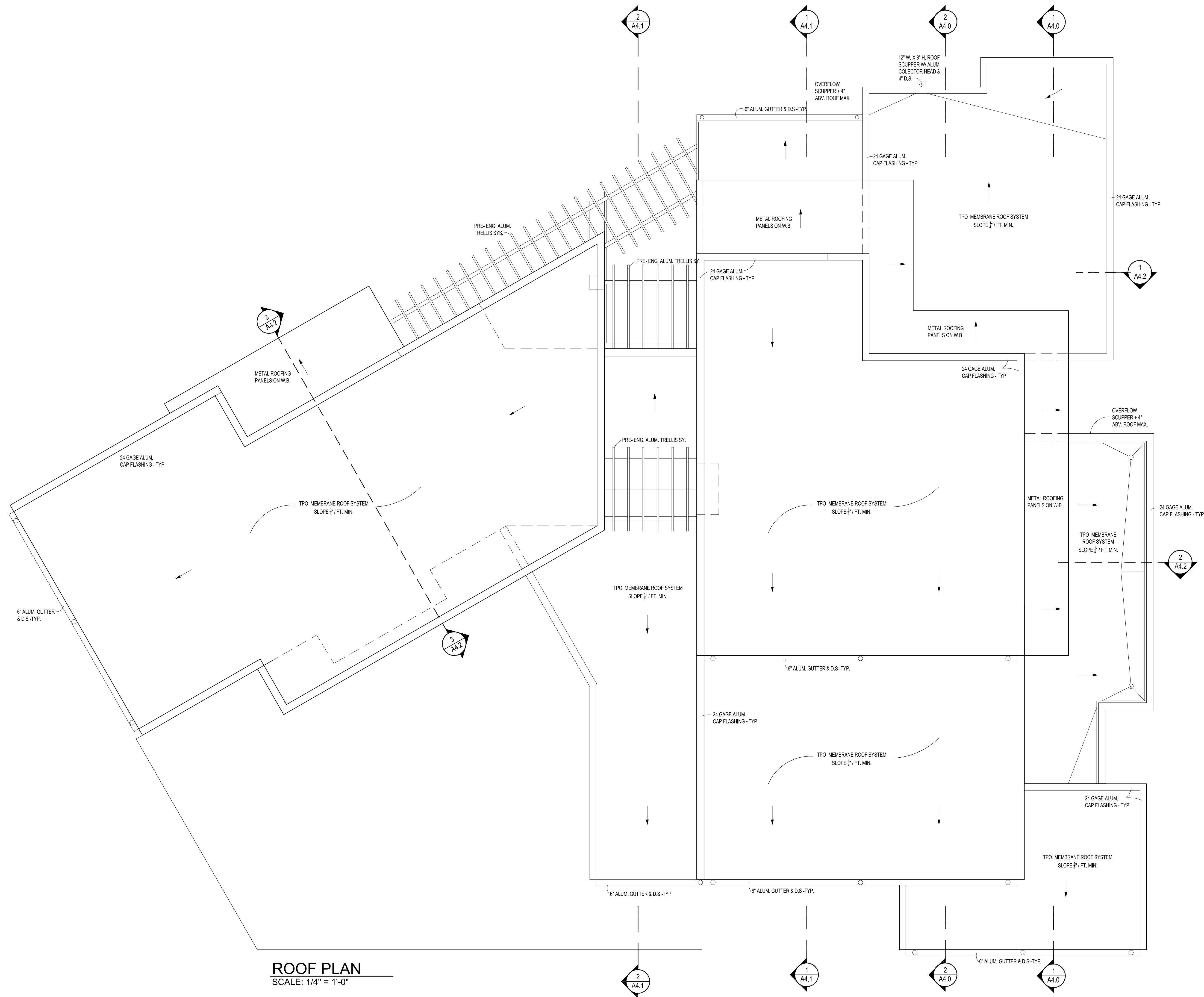
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**2ND FLOOR
ELECTRIC PLAN**

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Date: 6-14-22
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A2.5



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

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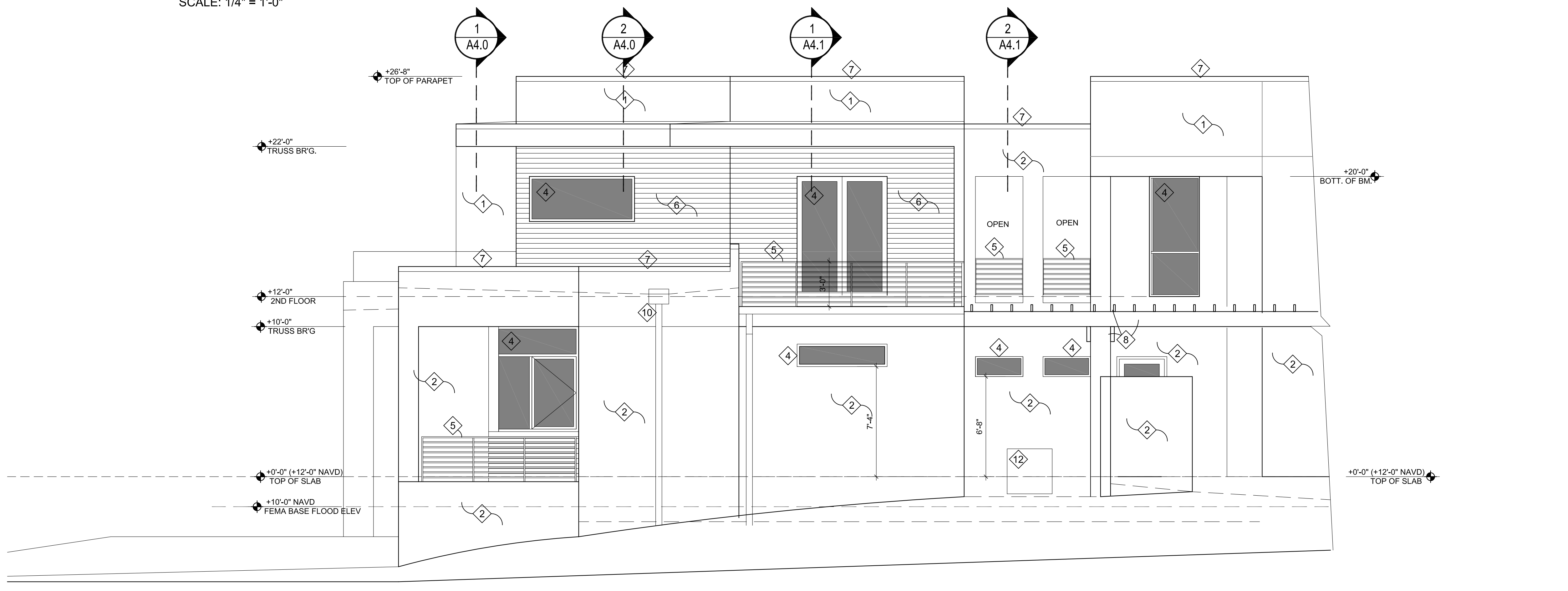
ROOF PLAN

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A2.6



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

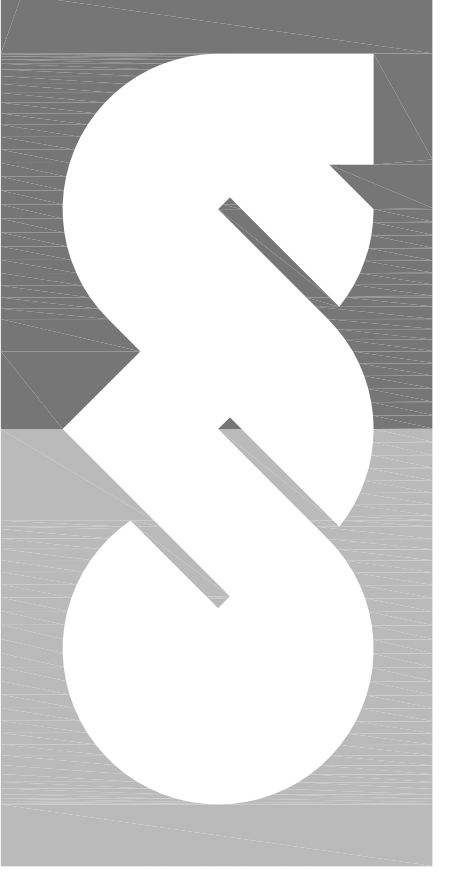


WEST PARTIAL ELEVATION
SCALE: 1/4" = 1'-0"

KEYED NOTES

- 1 7/8" (3 COAT) STUCCO SYS. (PTD.)
- 2 1/2" STUCCO SYS. ON 8" CMU (PTD.)
- 3 STUCCO CONTROL JOINT, TYP.
- 4 IMPACT RATED ALUM / GLASS WINDOW / DOOR
- 5 36" HIGH ALUM. HORIZONTAL GUARDRAIL SYSTEM TO PREVENT PASSAGE OF A 4" SPHERE
- 6 NICHIIA FIBER CEMENT WALL PANEL SYS.
- 7 ALUM. CAP FLASHING
- 8 ALUM. TRELLIS
- 9 ALUM. GUTTER & DOWNSPOUT
- 10 ALUM. COLLECTOR BOX & DOWNSPOUT
- 11 4" X 16" ROOF SCUPPER
- 12 A/C COMPRESSOR ON CONC. PAD

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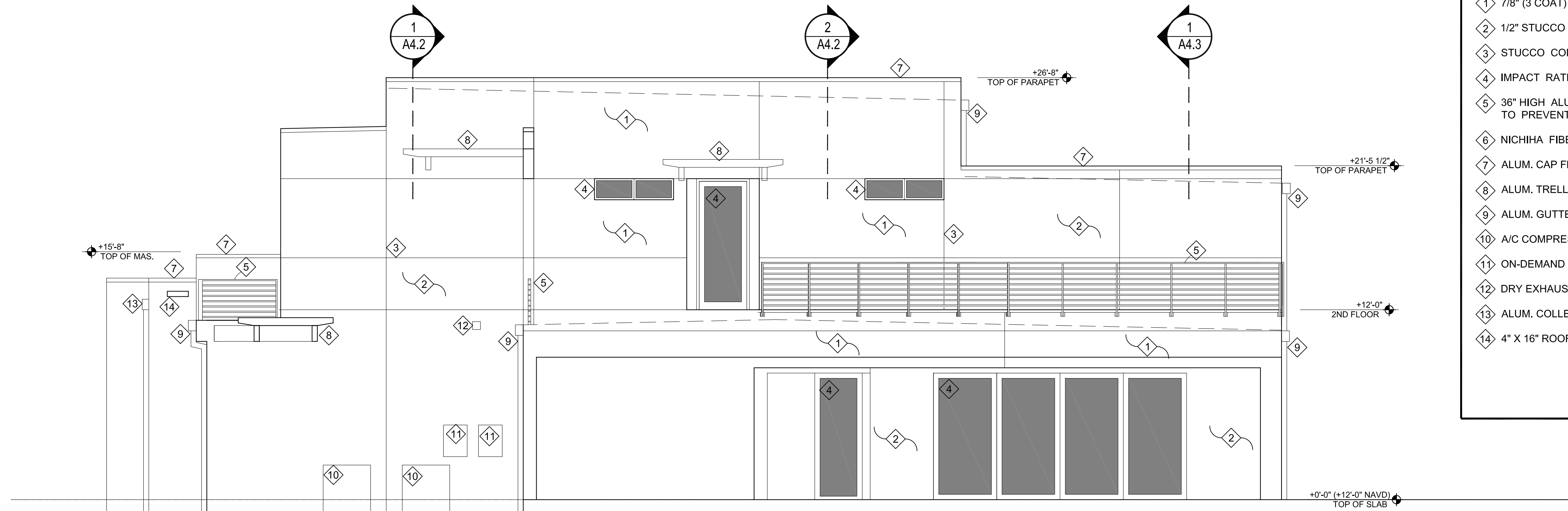
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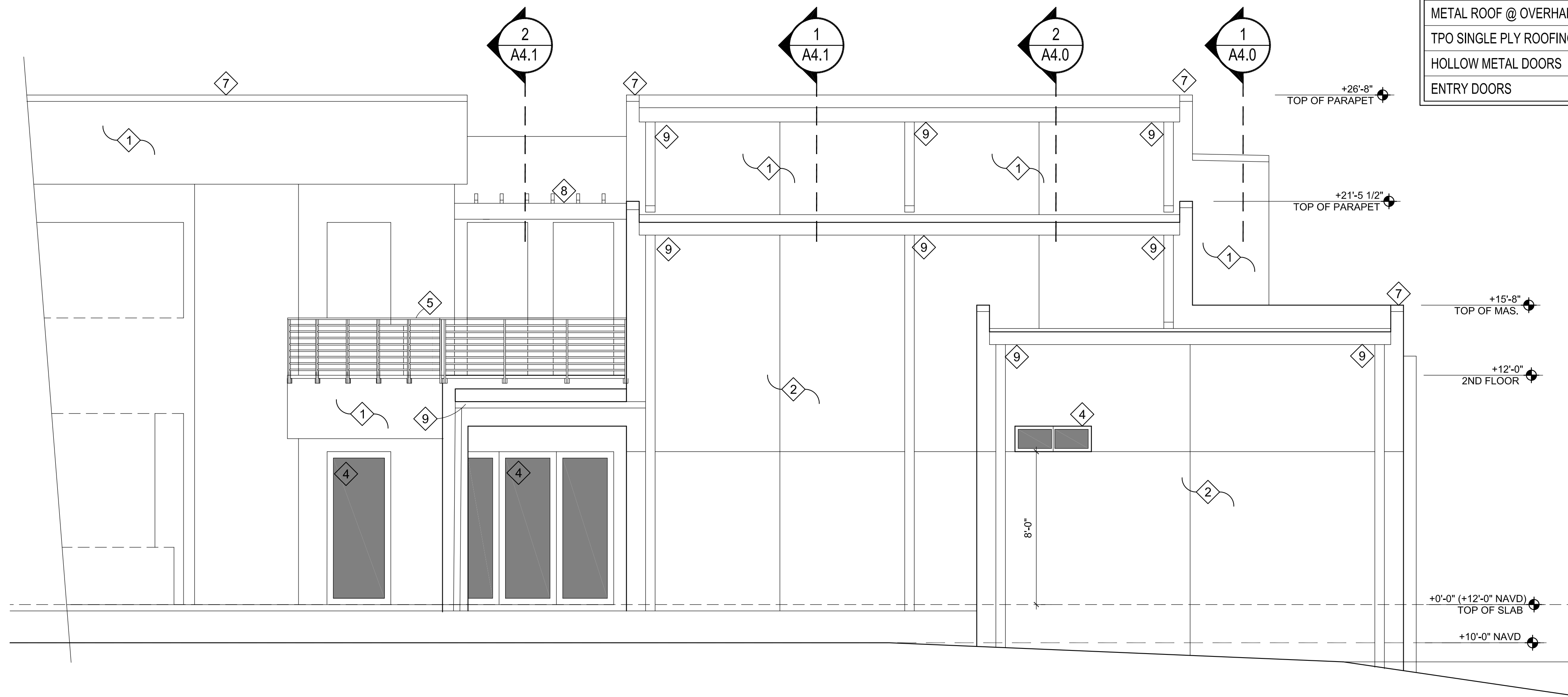
EXTERIOR ELEVATIONS

Job No.: 2021118
Date: 6-14-22
Sheet No.:

A3.0



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



PARTIAL NORTH ELEVATION
SCALE: 1/4" = 1'-0"

- KEYED NOTES**
- 1 7/8" (3 COAT) STUCCO SYS. (PTD.)
 - 2 1/2" STUCCO SYS. ON 8" CMU (PTD.)
 - 3 STUCCO CONTROL JOINT, TYP.
 - 4 IMPACT RATED ALUM / GLASS WINDOW / DOOR
 - 5 36" HIGH ALUM. HORIZONTAL GUARDRAIL SYSTEM TO PREVENT PASSAGE OF A 4" SPHERE
 - 6 NICHHA FIBER CEMENT WALL PANEL SYS.
 - 7 ALUM. CAP FLASHING
 - 8 ALUM. TRELLIS
 - 9 ALUM. GUTTER & DOWNSPOUT
 - 10 A/C COMPRESSOR & PAD
 - 11 ON-DEMAND HOT WATER HEATER
 - 12 DRY EXHAUST VENT TERMINATION
 - 13 ALUM. COLLECTOR BOX & DOWNSPOUT
 - 14 4" X 16" ROOF SCUPPER

COMPONENTS & CLADDING TABLE			
ITEM	MANUFACTURER	MODEL / SERIES	FPA#
SLIDING GLASS DOORS	PGT	WINGUARD SGD-770HP	251.6
FIXED WINDOW	PGT	WINGUARD PW - 7720A	243.8
CASEMENT WINDOW	PGT	WINGUARD CA-640	330.1
HR WINDOW	PGT	WINGUARD HR - 7710A	242.4
HORIZ. SIDING	NICHCHA USA	6.25" NICHCHA BOARD - VINTAGE WD	12098.1
SOFFIT BOARD	NICHCHA USA	NICHISOFFIT	12098.4
METAL ROOF @ OVERHANGS	BERRIDGE	DOUBLE RIB	11422.3
TPO SINGLE PLY ROOFING	GAF	EVERGUARD 70 MIL	5293.1
HOLLOW METAL DOORS	DAYBAR	LS18	23224.2
ENTRY DOORS	JELD-WEN	DESIGN PRO / SMOOTH PRO FBGL	13541.2

OSBORN SHARP ASSOCIATES
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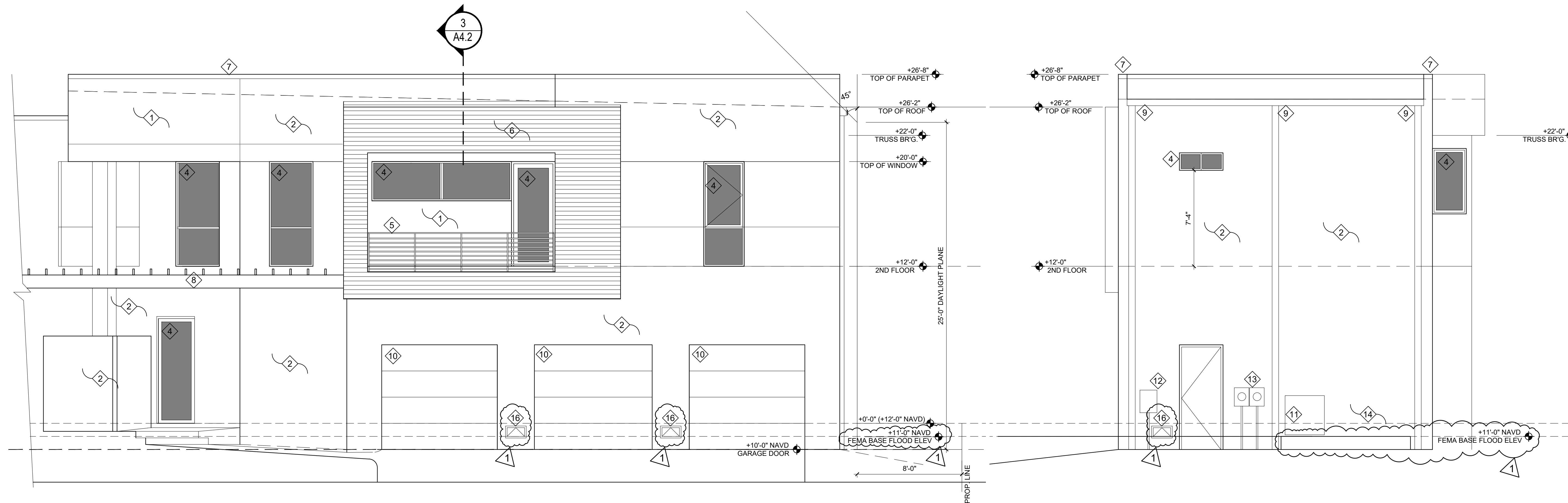
NEW RESIDENCE
2107 MONTCLAIR DRIVE
SARASOTA, FLORIDA

W. T. OSBORN
AR- 0006998

EXTERIOR ELEVATIONS

Job No.: 202118
Date: 6-14-22
Sheet No.:

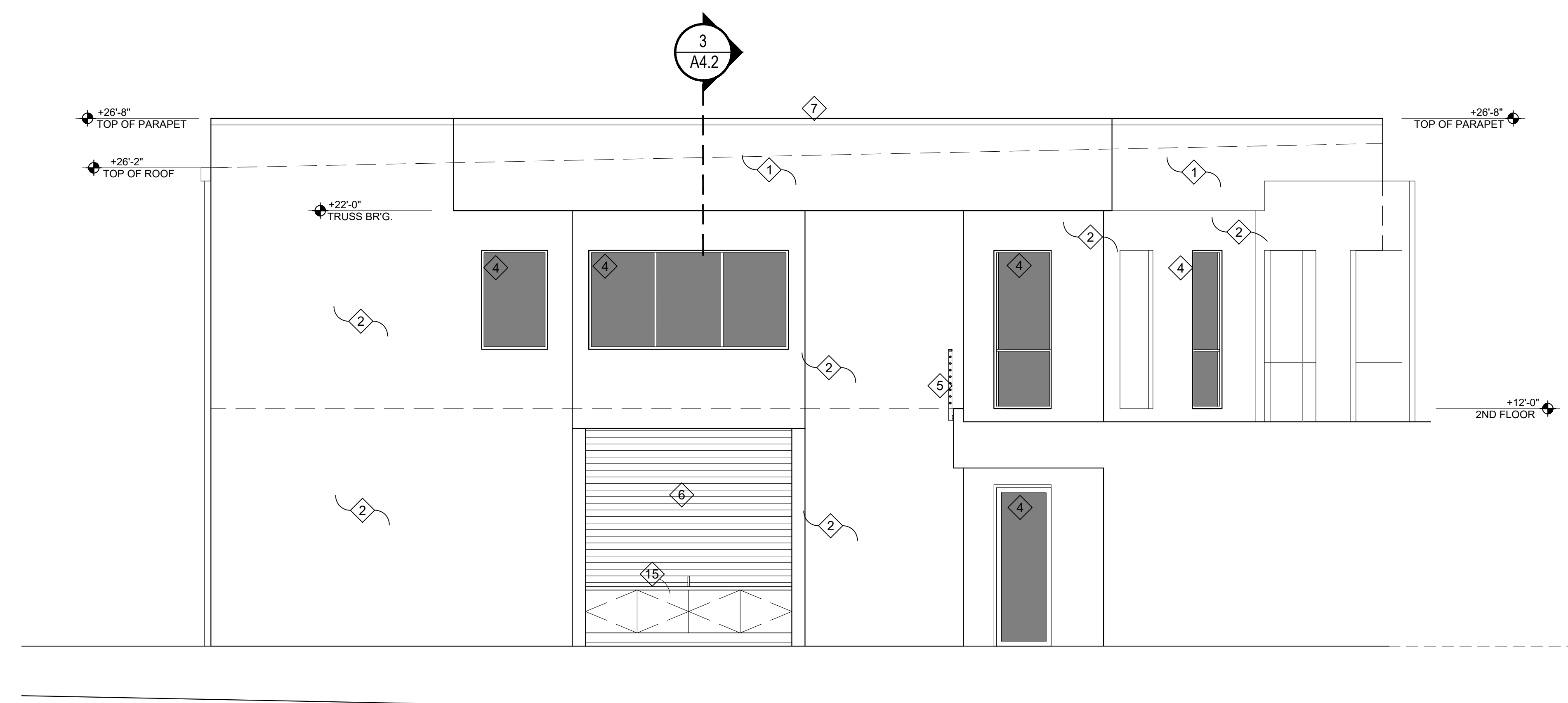
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WEST PARTIAL ELEVATION
SCALE: 1/4" = 1'-0"

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

KEYED NOTES	
1	7/8" (3 COAT) STUCCO SYS. (PTD.)
2	1/2" STUCCO SYS. ON 8" CMU (PTD.)
3	STUCCO CONTROL JOINT, TYP.
4	IMPACT RATED ALUM / GLASS WINDOW / DOOR
5	36" HIGH ALUM. HORIZONTAL GUARDRAIL SYSTEM TO PREVENT PASSAGE OF A 4" SPHERE
6	NICHIHA FIBER CEMENT WALL PANEL SYS.
7	ALUM. CAP FLASHING
8	ALUM. TRELLIS
9	ALUM. GUTTER & DOWNSPOUT
10	9' W. X 8' H. IMPACT RATED GARAGE DOOR
11	A/C COMPRESSOR & PAD
12	ON-DEMAND HOT WATER HEATER
13	ELECTRIC METERS
14	POOL EQUIP AREA
15	SUMMER KITCHEN MILLWORK & COUNTERTOP SUBMIT SHOP DRAWINGS
16	"SMART VENT" FLOOD VENT INSTALL PER MANUFAC. W/ BOTT. @ 12" ABV FINISHED GRADE -TYP. - SEE PLAN



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

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NEW RESIDENCE
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SARASOTA, FLORIDA

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EXTERIOR ELEVATIONS
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NEW RESIDENCE
2107 MONTCLAIR DRIVE
SARASOTA, FLORIDA

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SECTIONS

Job No.: 2021118
Date: 6-14-22
Sheet No.:

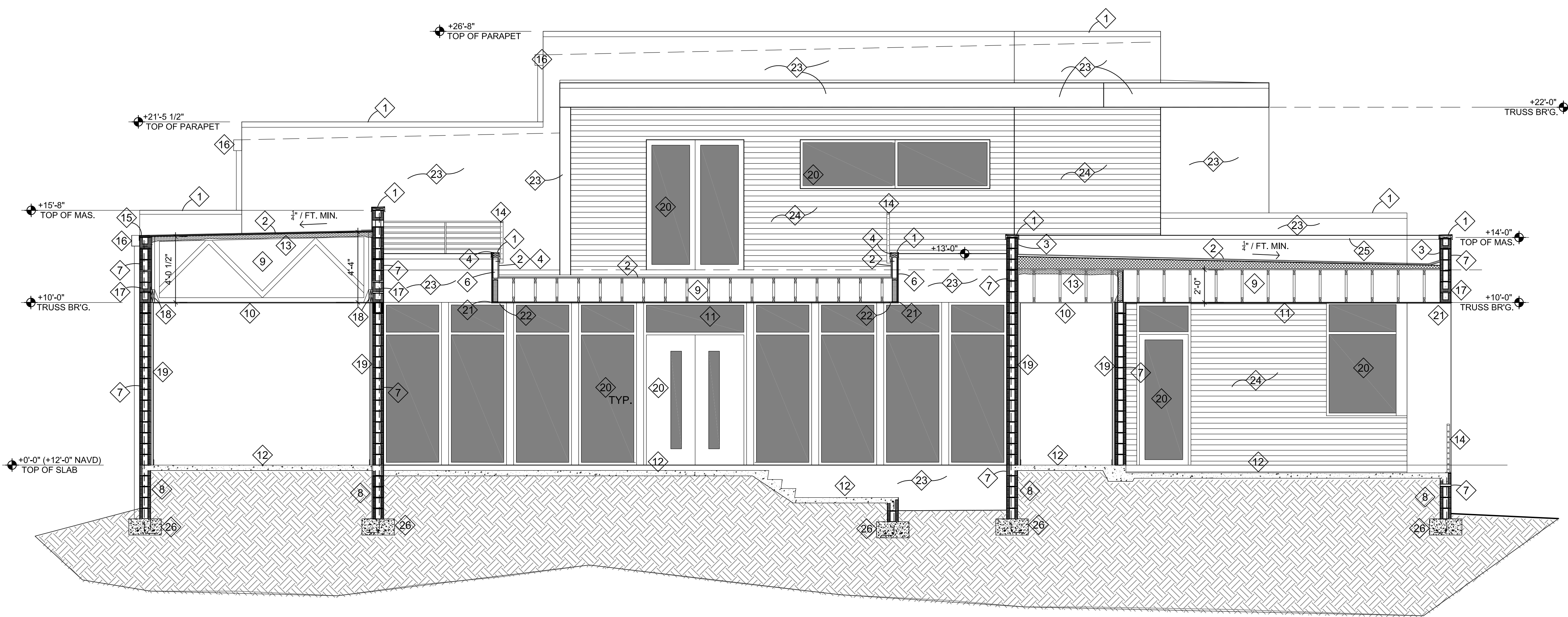
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OSBORN SHARP ASSOCIATES
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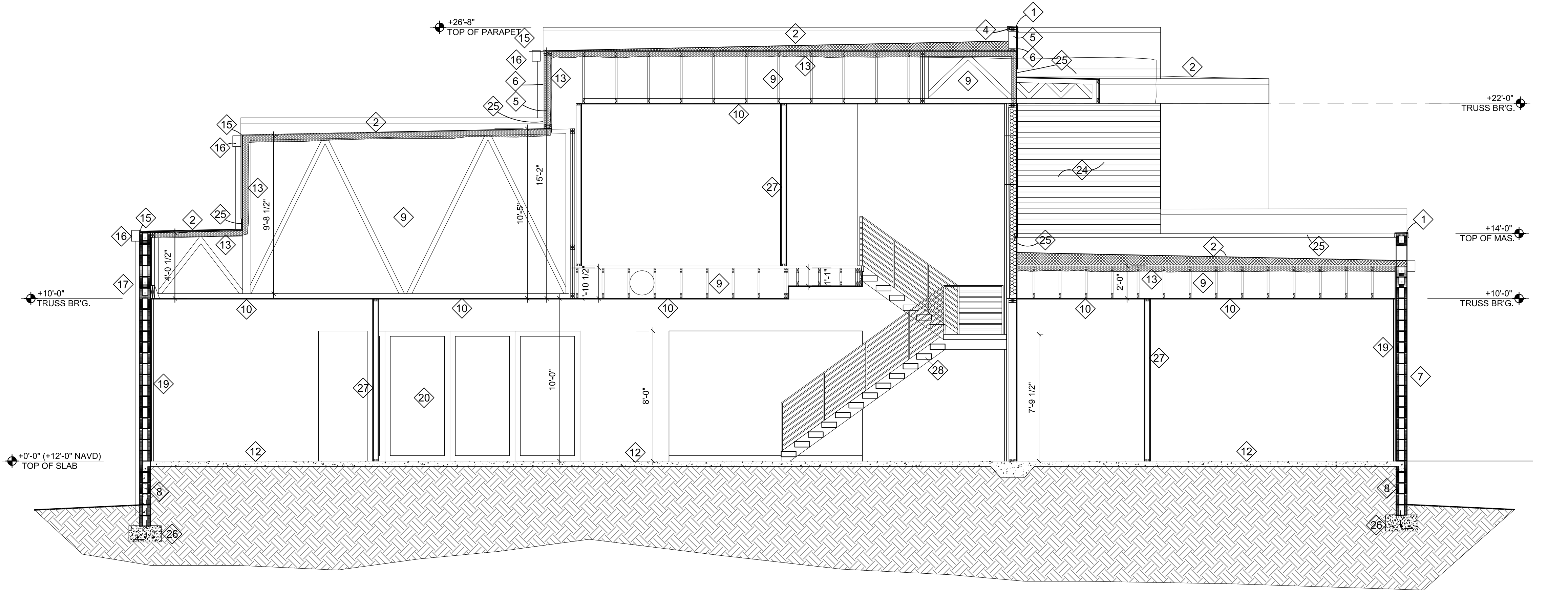
KEYED NOTES

- 1 24 GA. (MIN) ALUM CAP FLASHING ON P.T. WD NAILER.
- 2 TPO MEMBRANE ROOF SYSTEM ON TAPPERD INSUL (1/4" /FT MIN.) ON 5/8" PLY-WD ROOF DECKING. SEE A1 FOR SHEATHING ATTACHMENT DETAILS.
- 3 EXTEND ROOF MEMBRANE SYS. OVER TOP OF CMU PARAPET BELOW CAP FLASHING-TYP.
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- 8 CONC. FILL ALL CELLS BELOW GRADE -TYP.
- 9 PRE-ENG. WD TRUSSES-TYP. - SEE FRAMING PLANS
- 10 5/8" D.W. CLG -TYP.
- 11 1/2" STUCCO SYS. ON 5/8" DENSGLASS GOLD SHEATHING -TYP. PROVIDE 1" WIDE STRIP VENT W/ INSERT SCREEN
- 12 4" THK. CONC. S.O.G. ON TREATED COMPACTED FILL W/ 6 MIL V.B. LAPPED & TAPPED - TYP. SEE FOUNDATION PLAN
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- 15 PROVIDE CONT. ALUM EDGE FLASHING -TYP.
- 16 CONT. 6" W. GUTTER SYS. W/ DOWNSPOUTS PIED UNDERGROUND SEE DRAINAGE PLAN.
- 17 DBL 'U' BLKS. W/ (1) #5 EA. -TYP.
- 18 CONT. WD LEDGER - SEE DETAIL A4.3.
- 19 1/2" DRYWALL ON 3/4" WD. FURRING STRIPS ON 3/4" RIGID INSUL - TYP. EXTEND RIGID INSUL. TO BOT. OF ROOF DECK -TYP.
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- 23 STUCCO BEYOND -TYP.
- 24 NICHIIA FIBER CEMENT WALL PANEL SYS. BEYOND.
- 25 ROOFING TERMINATION BAR -TYP.
- 26 STEMWALL ON CONC. FOOTING - SEE FOUNDATION PLAN - TYP.
- 27 TYP. INT. PARTITION - SEE DETAIL A4.3.
- 28 PRE- ENG STAIR W/ OPEN RISER PROVIDE SHOP DRAWINGS:
20 RISERS @ 7.2" = 12'-0" TOTAL RISE
10" RISER W/ 1" NOSING -TYP.

PROVIDE HORIZONTAL RAIL SYS. TO PREVENT PASSAGE OF 4" SPHERE



1/ A4.0 BUILDING SECTION
SCALE: 1/4" = 1'-0"

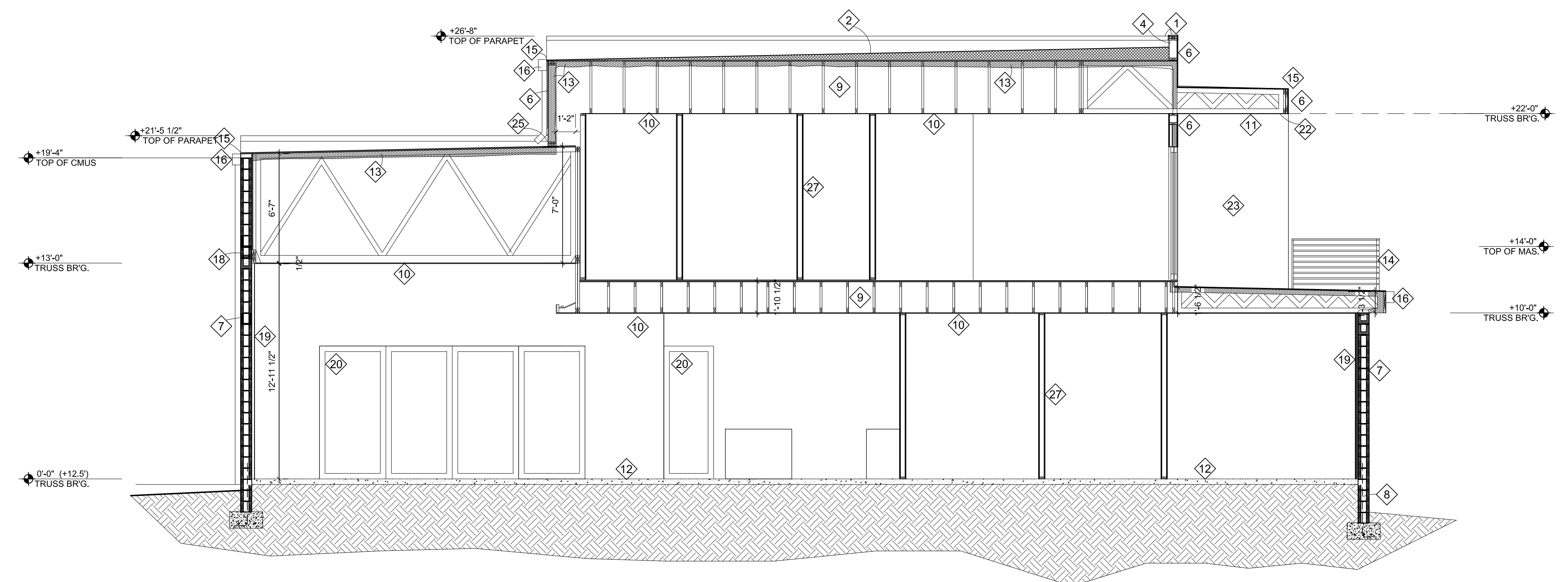


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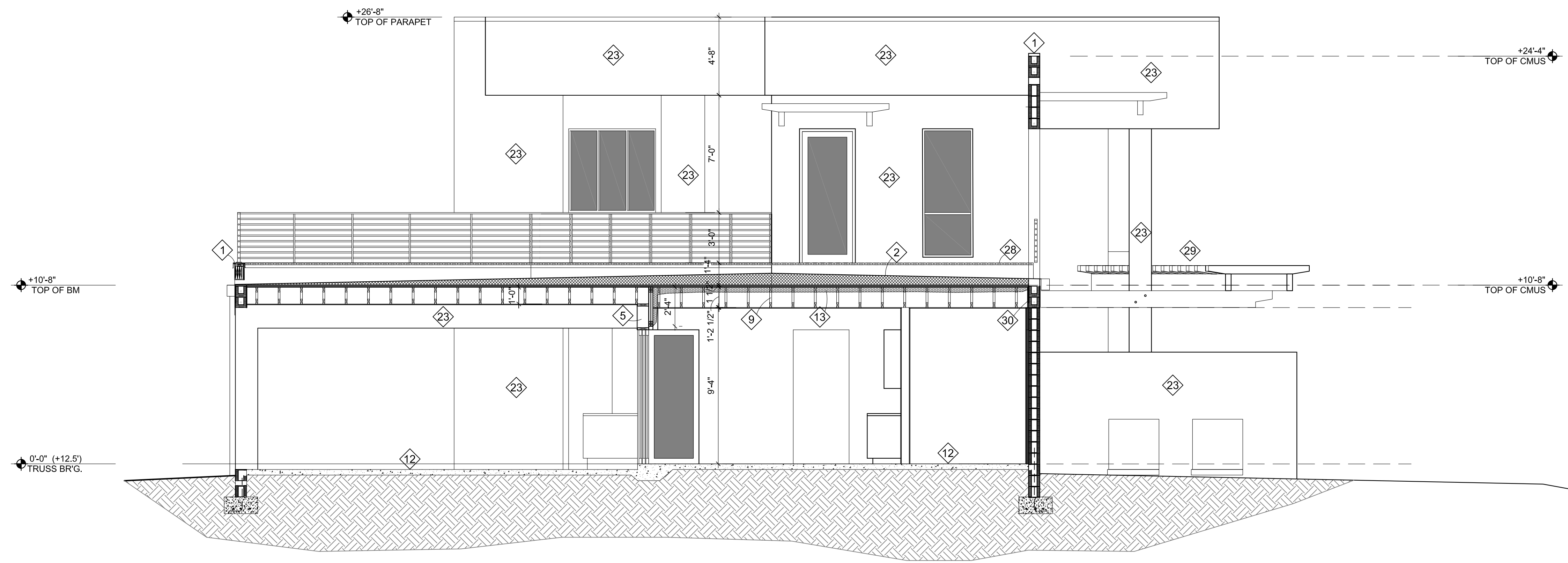
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KEYED NOTES

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- 23 STUCCO BEYOND -TYP.
- 24 NICHHA FIBER CEMENT WALL PANEL SYS. BEYOND.
- 25 ROOFING TERMINATION BAR -TYP.
- 26 STEMWALL ON CONC. FOOTING - SEE FOUNDATION PLAN - TYP.
- 27 TYP. INT. PARTITION - SEE DETAIL A4.3.
- 28 "TREX" OR EQ. COMPOSITE DECK'G SYSTEM ON 2X SLEEPERS
- 29 ALUM. TRELIS SYS.
- 30 EXTEND INSUL. BD. TO BOT. OF DECK - TYP.

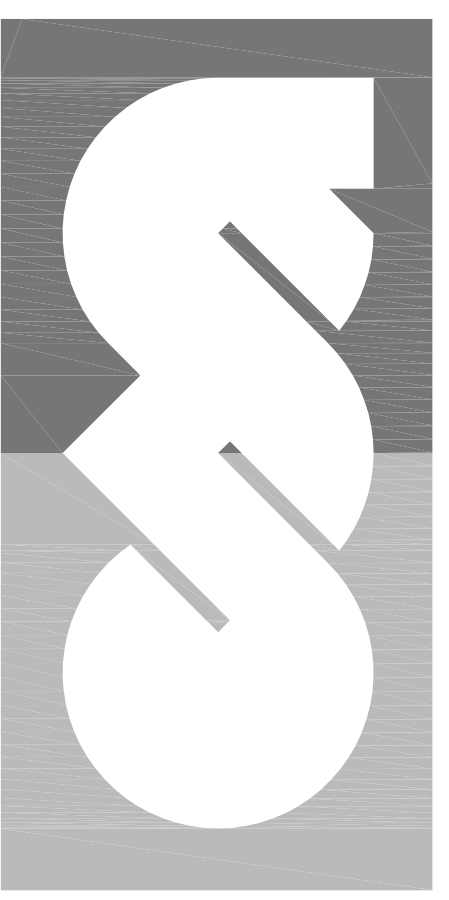


1/ A4.1 BUILDING SECTION
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2/ A4.1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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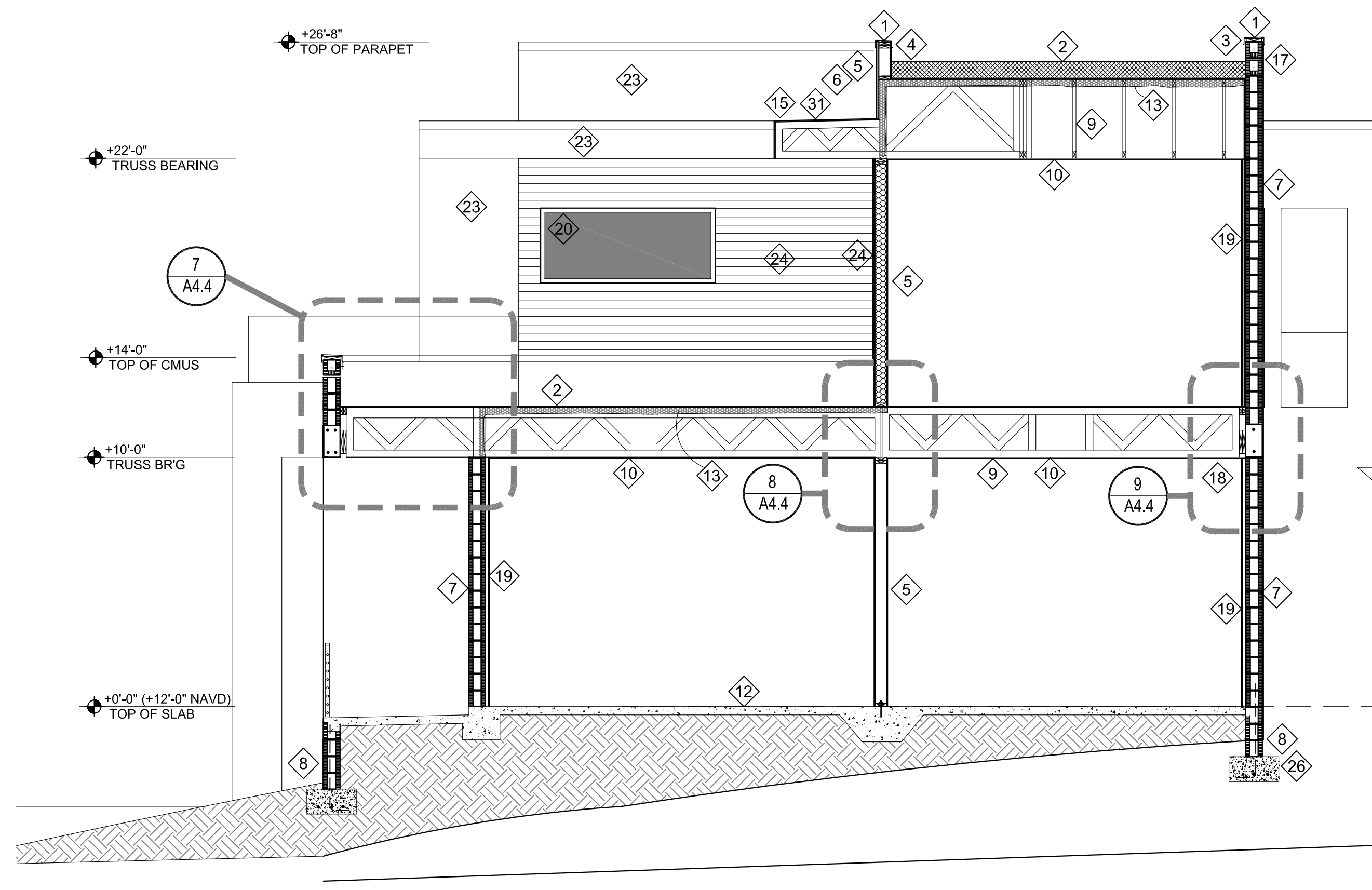
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 SARASOTA, FLORIDA

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AR- 0006998

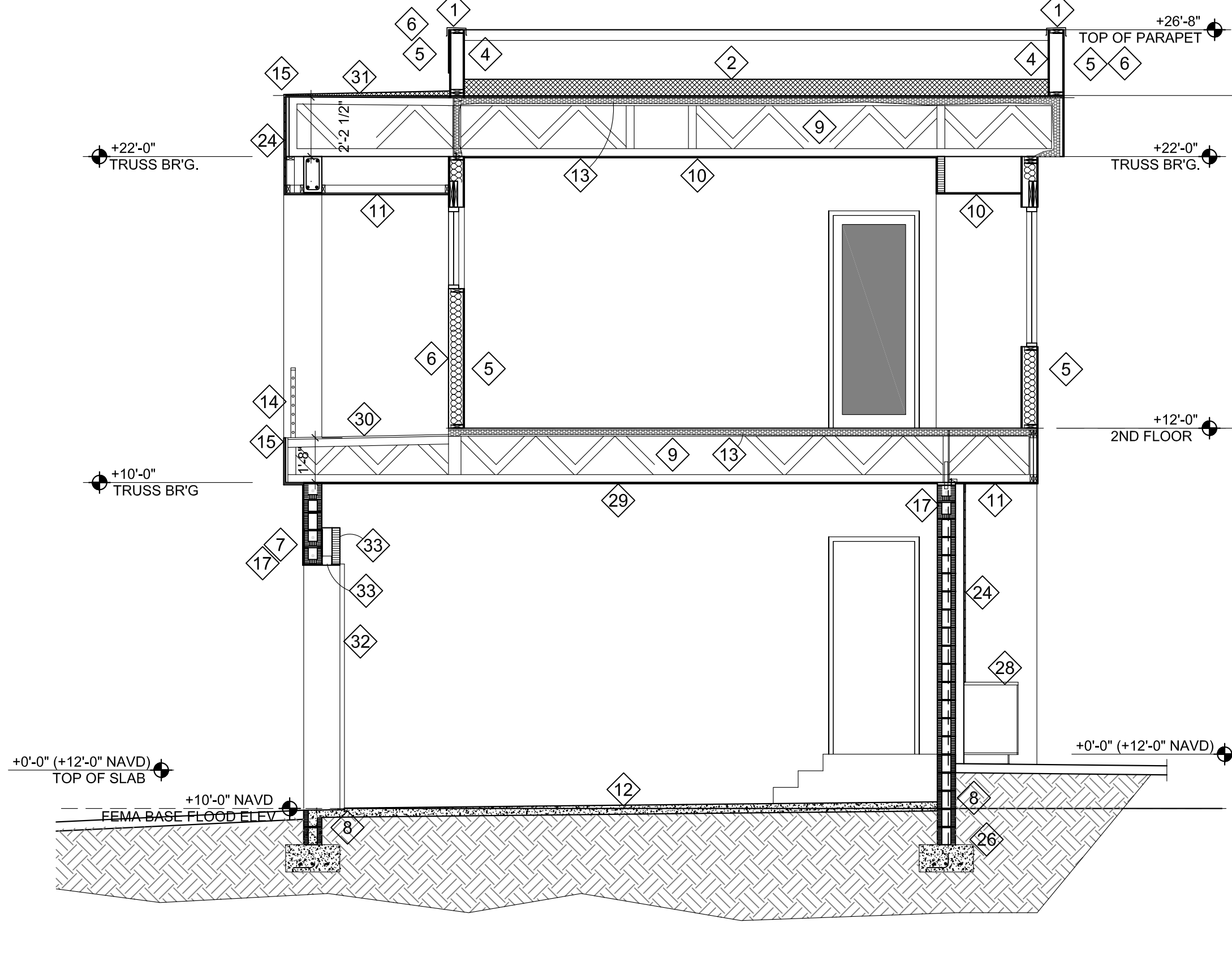
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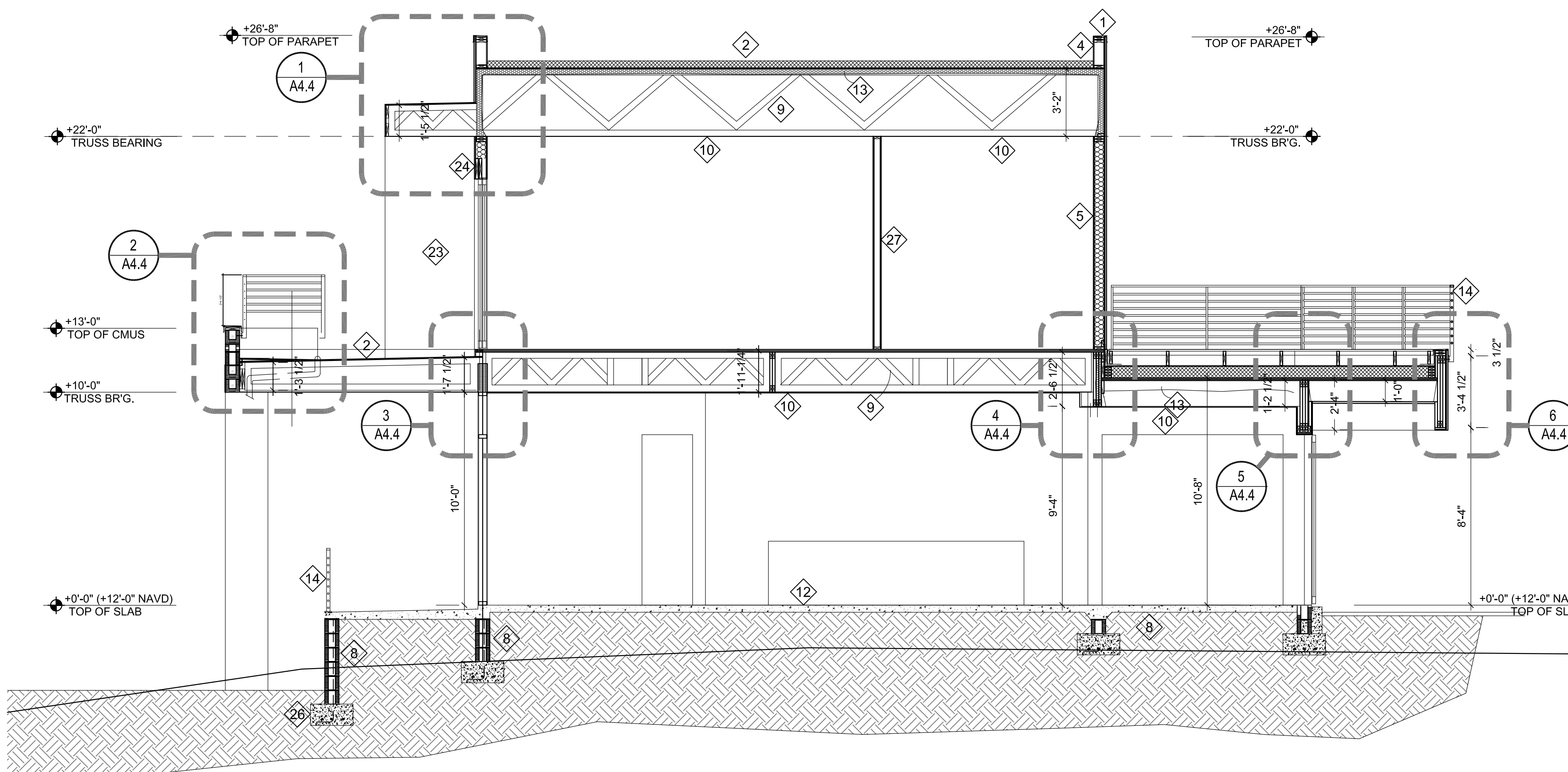
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1/ A4.2 BUILDING SECTION
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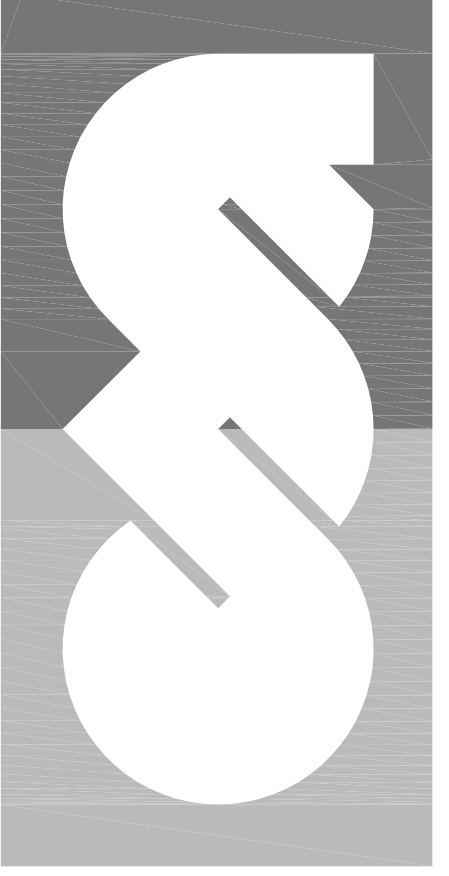
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2/ A4.2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

- KEYED NOTES**
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 - 28 OUTDOOR CABINETS - SUBMIT SHOP DRAWINGS
 - 29 5/8" TYPE "X" DRYWALL AT GARGAE CLG-TYP.
 - 30 CER. TILE SYS. ON W.P. UNDERLAYMENT ON (2) LAYERS 3/4" PLYWD
 - 31 METAL PANEL ROOFING ON W.B. MEMBRANE ON TAPERED INSUL. 1/4" / FT. MIN.
 - 32 IMPACT RATED GARAGE DOOR
 - 33 RECESSED LIGHT FIXTURE CENTER ON GARAGE DOOR - TYP.
 - 33 WD HEADER FOR GARAGE DOOR - SEE FRAMING PLAN

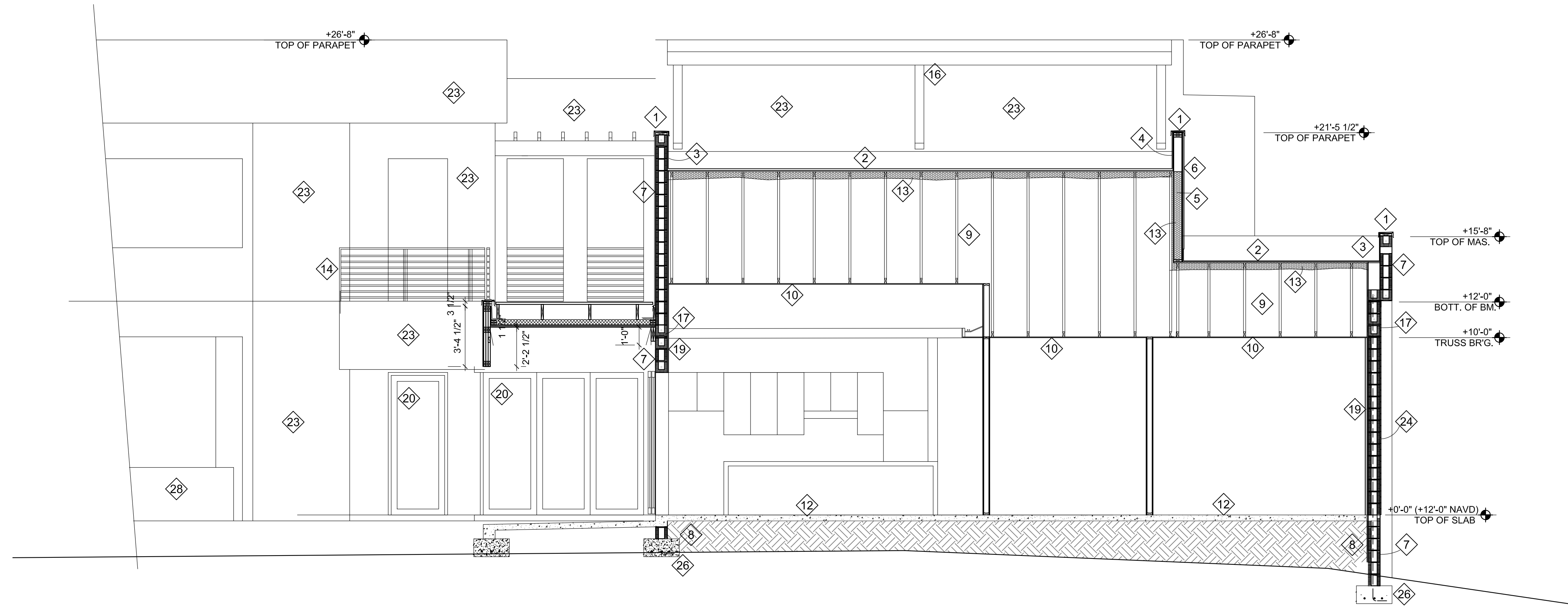
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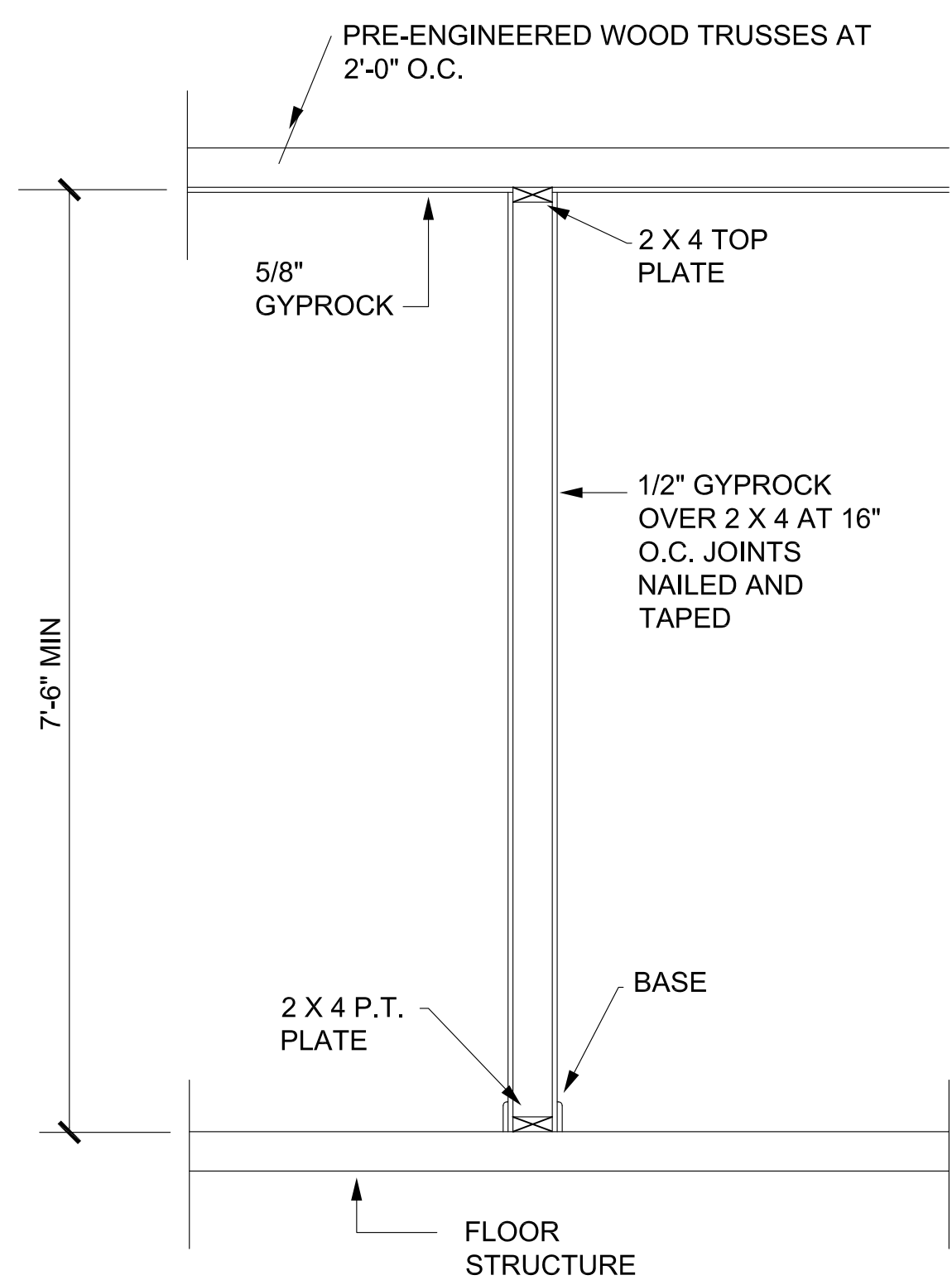
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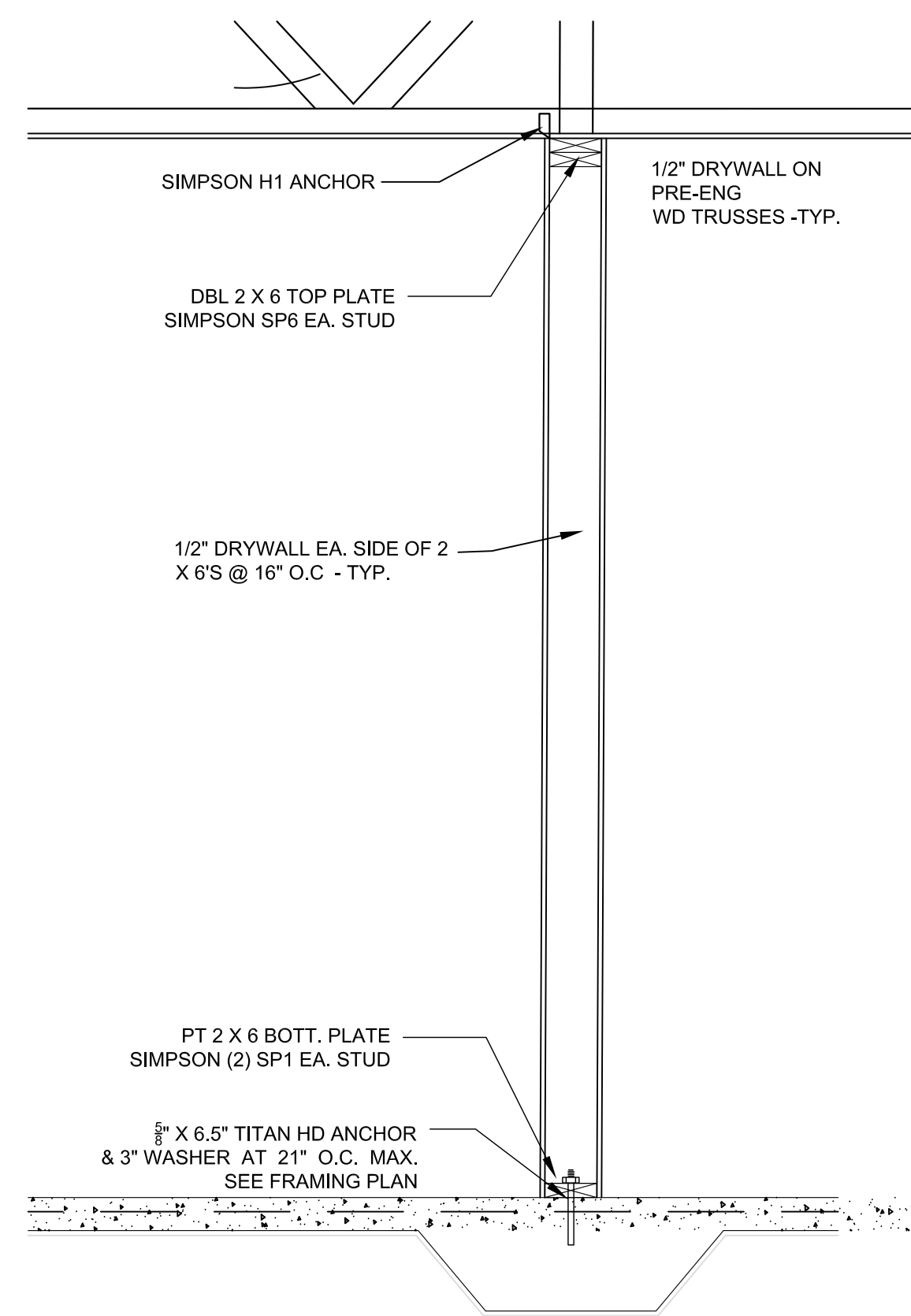
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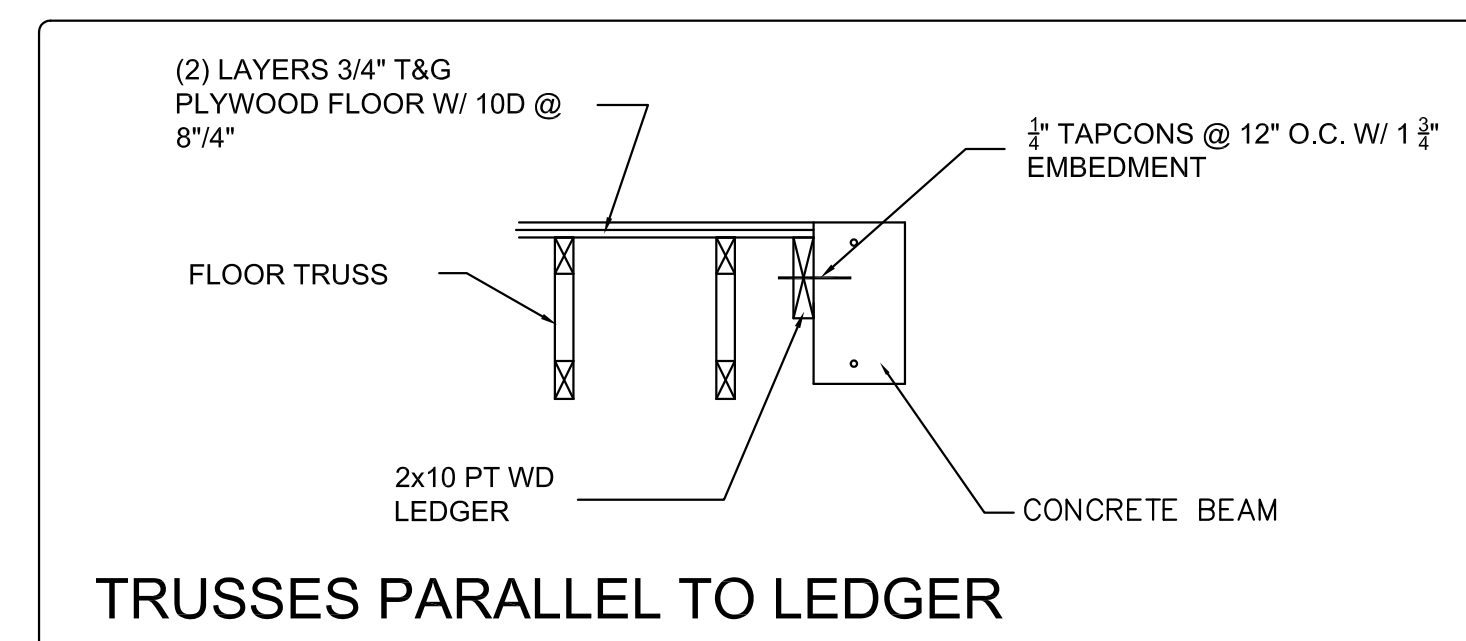
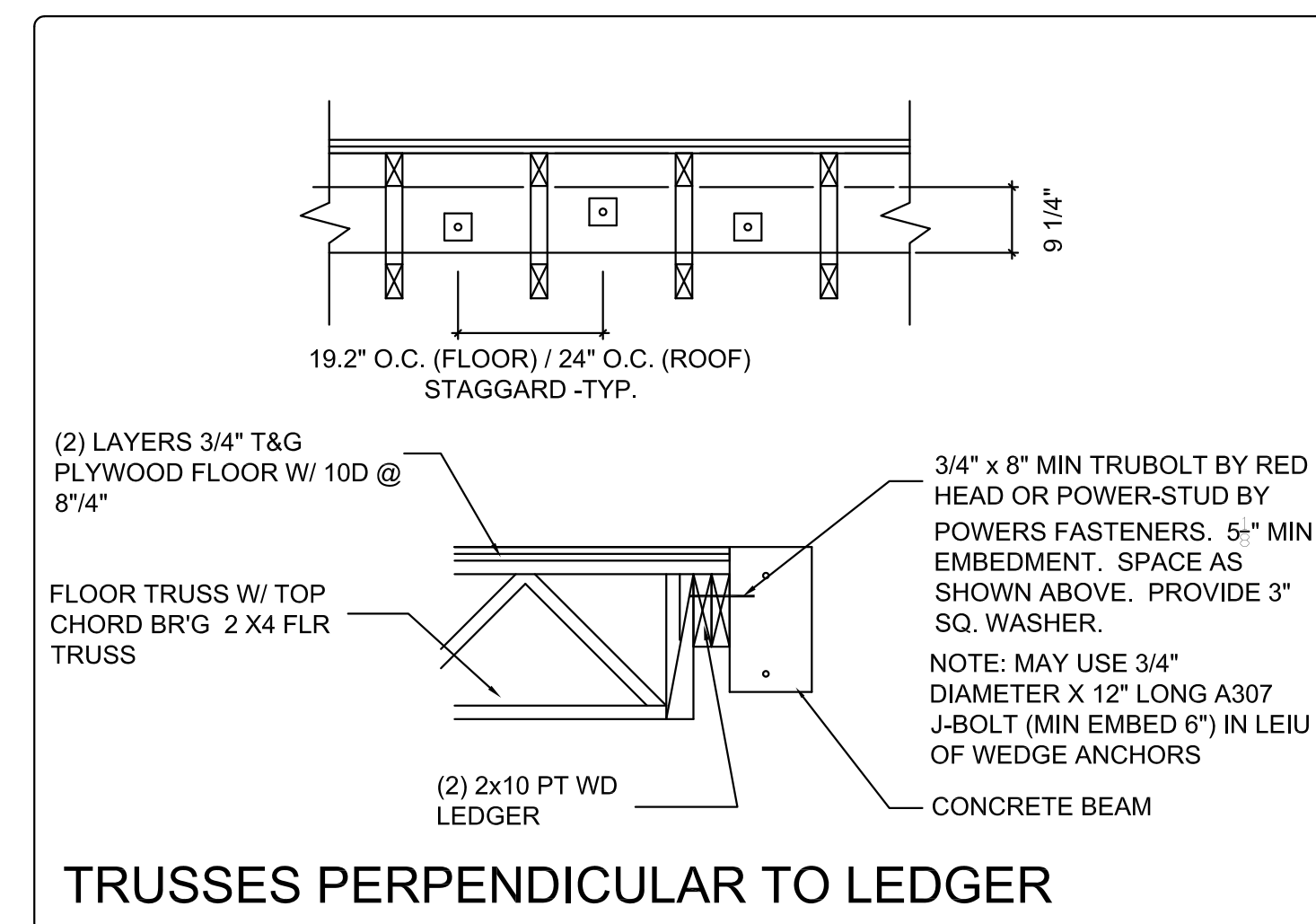
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TYP. INT. PARTITION DETAIL
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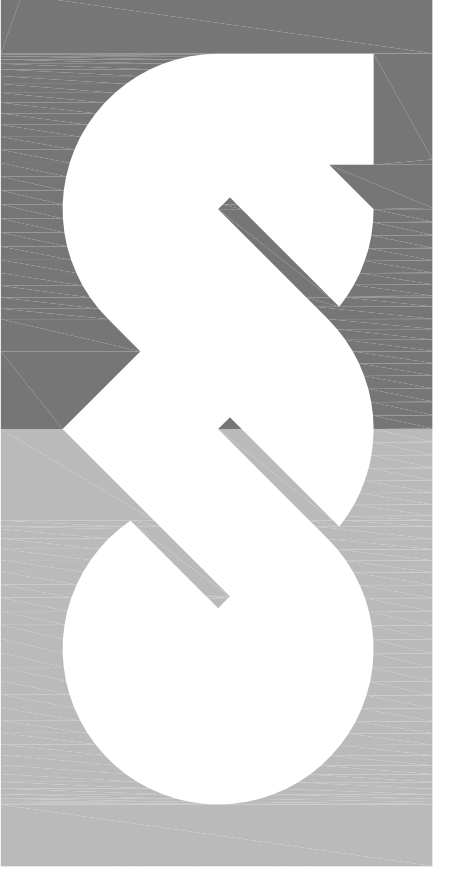
TYP. LOAD BEARING FRAME WALL DETAIL
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TYP. LEDGER DETAIL
SCALE: N.T.S.

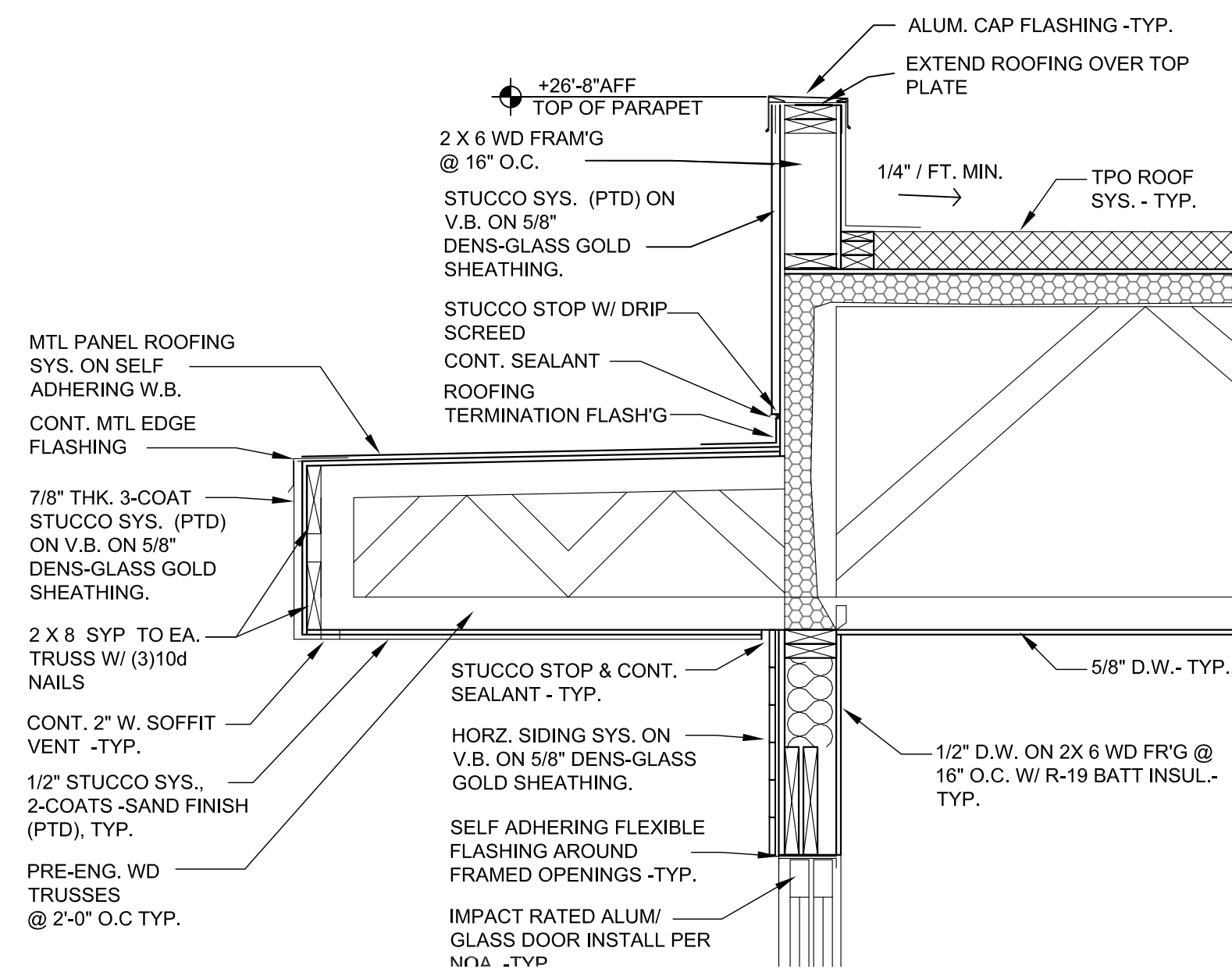
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 - 29 5/8" TYPE "X" DRYWALL AT GARGAE CLG-TYP.
 - 30 CER. TILE SYS. ON W.P. UNDERLAYMENT ON (2) LAYERS 3/4" PLYWD

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 Date:

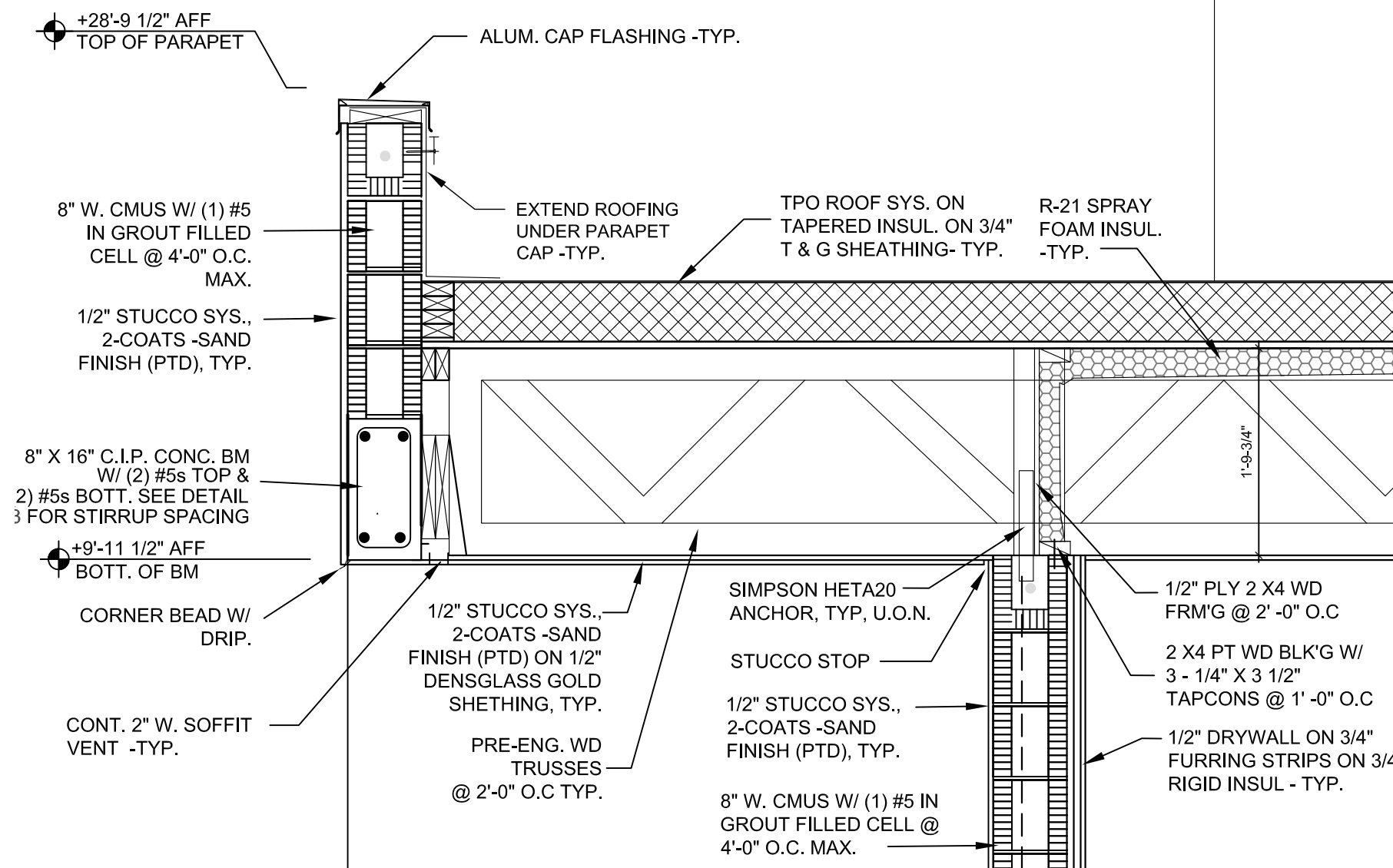


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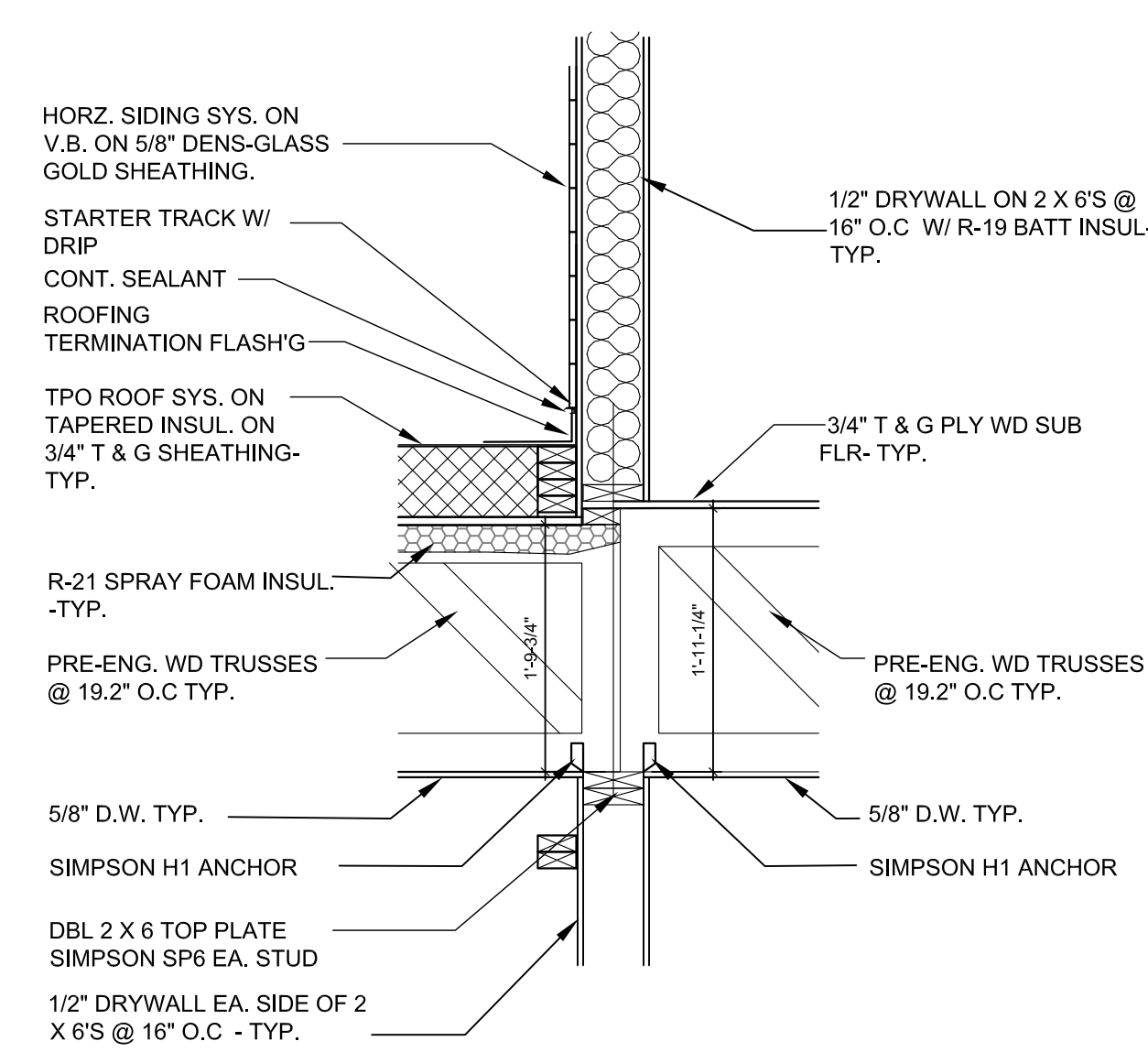
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A4.3



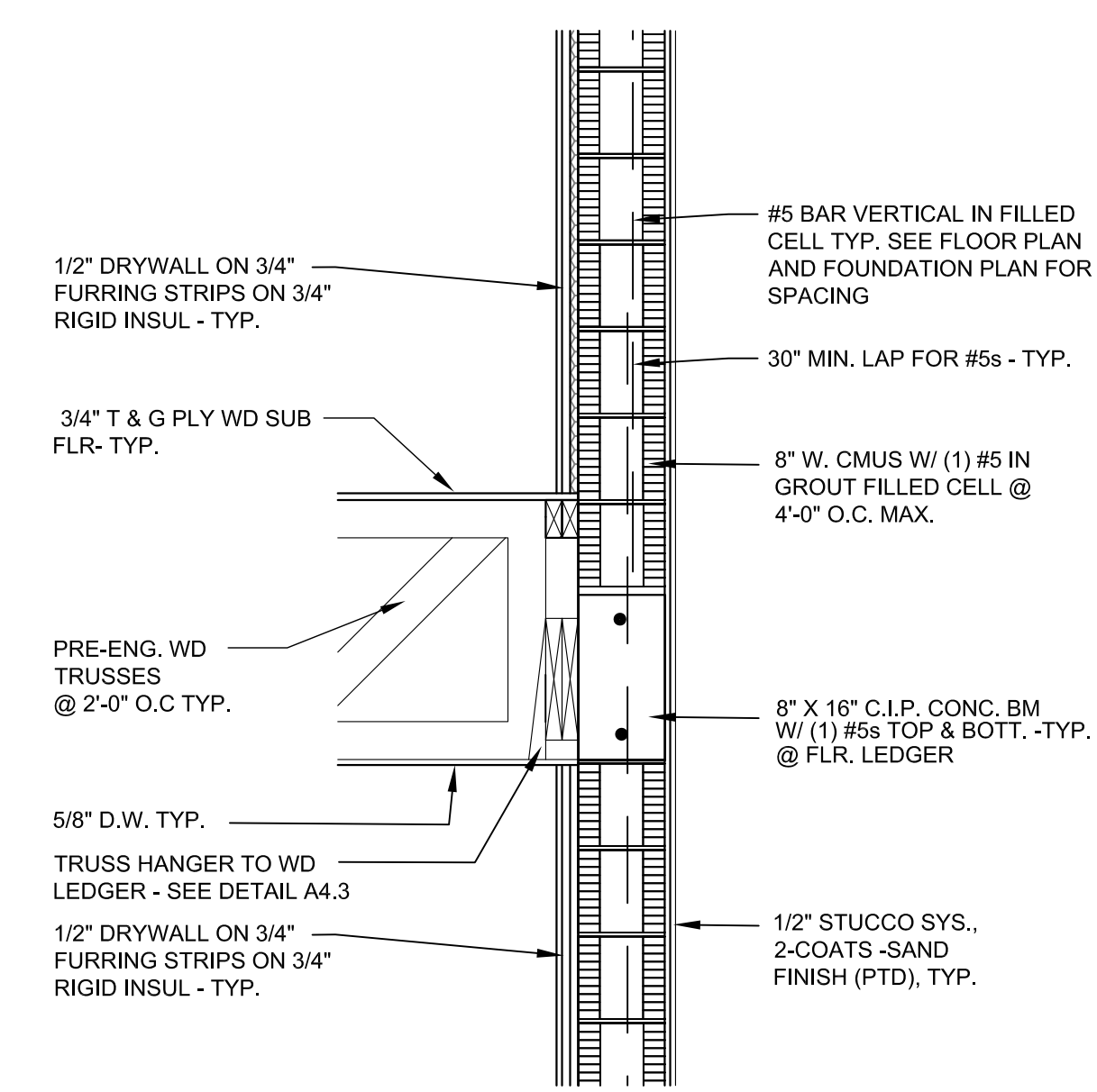
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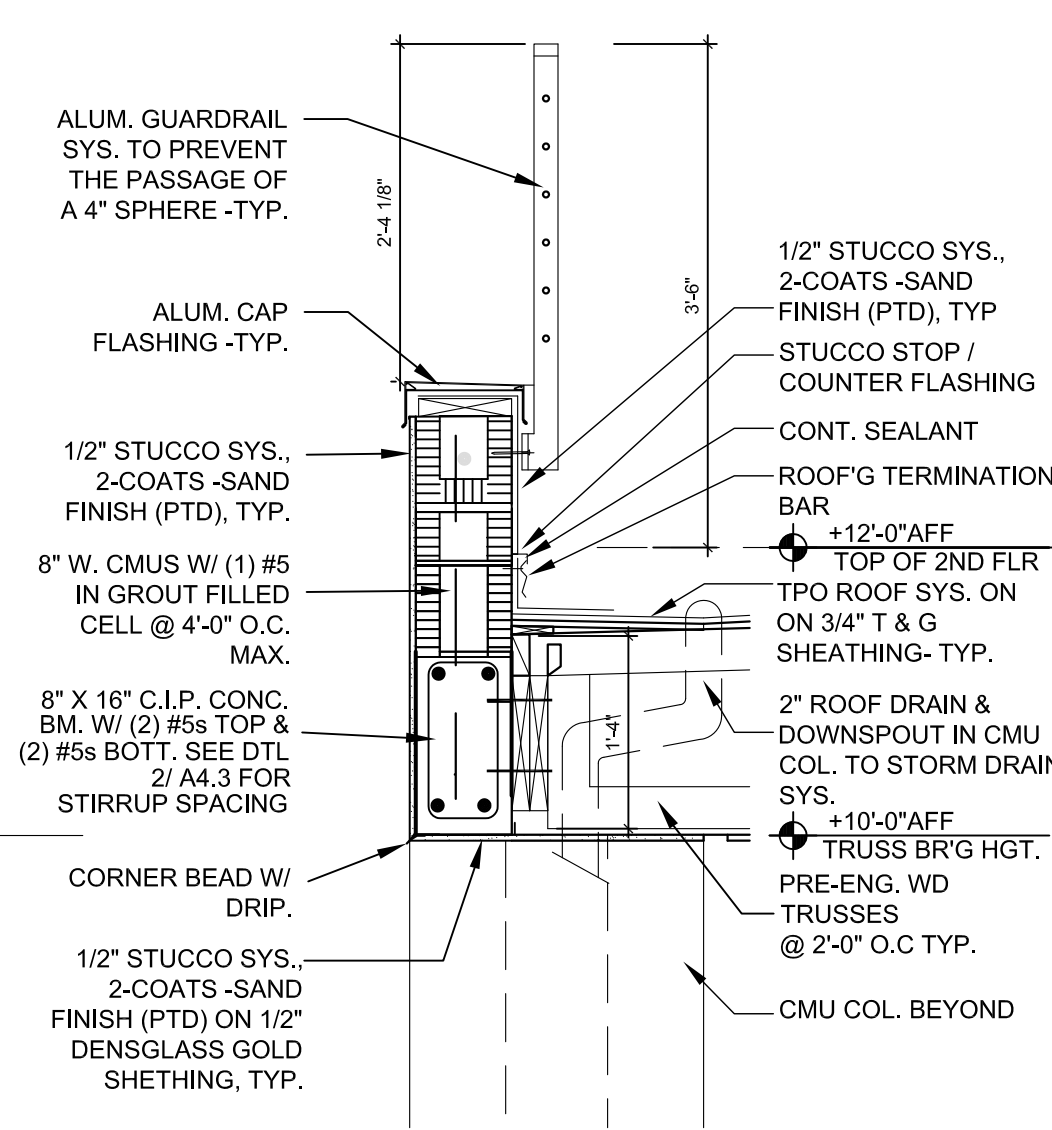
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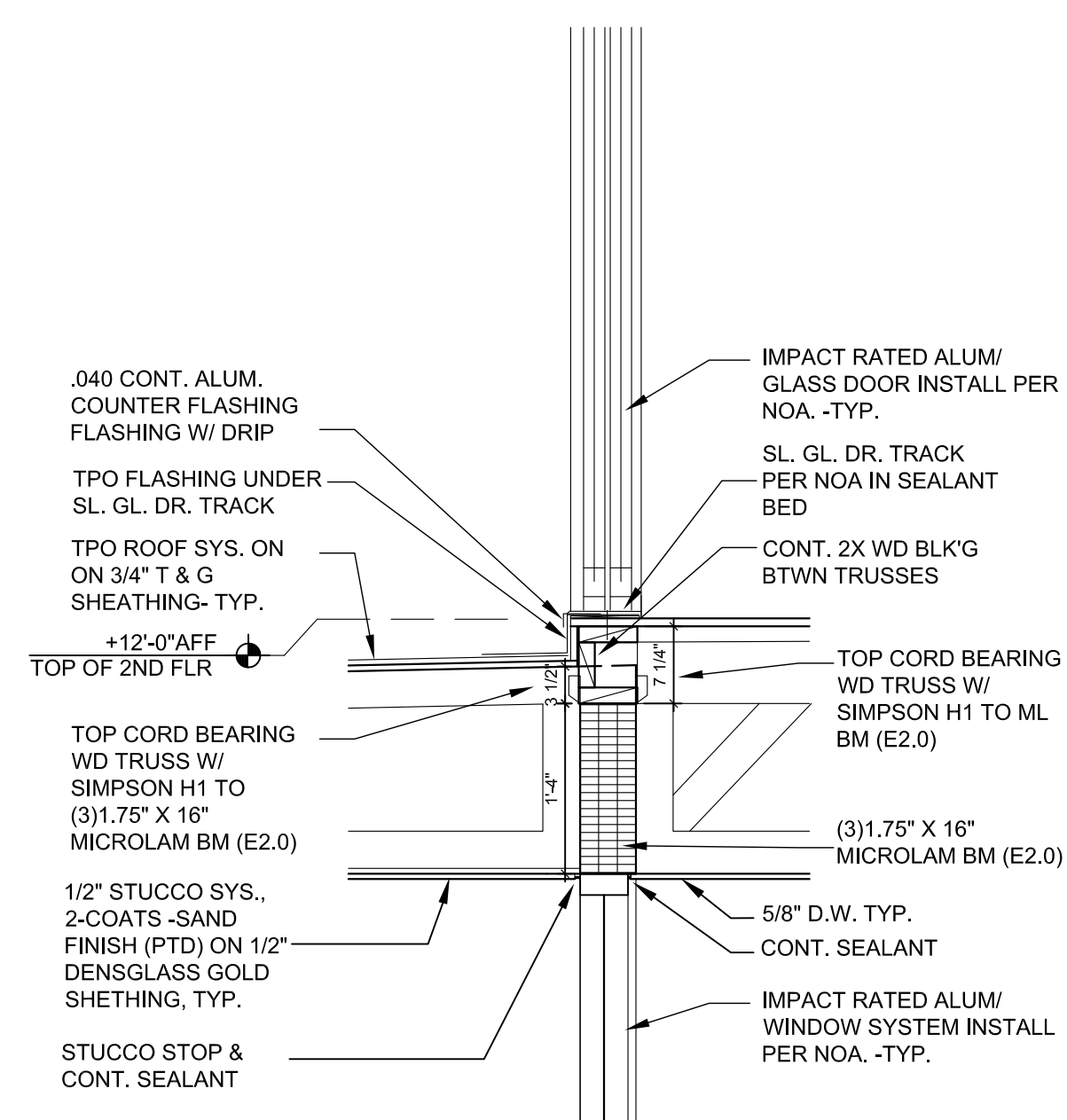
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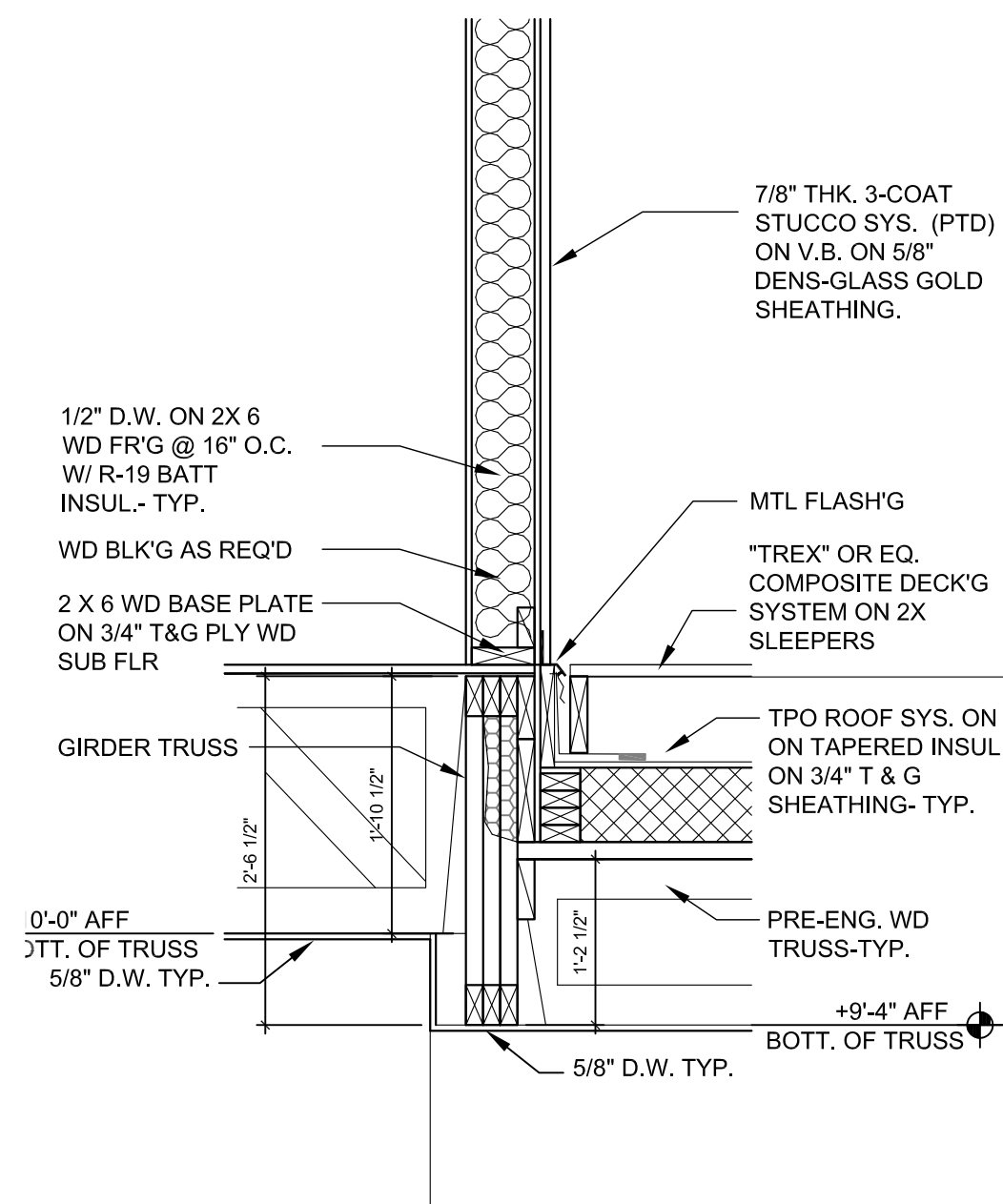
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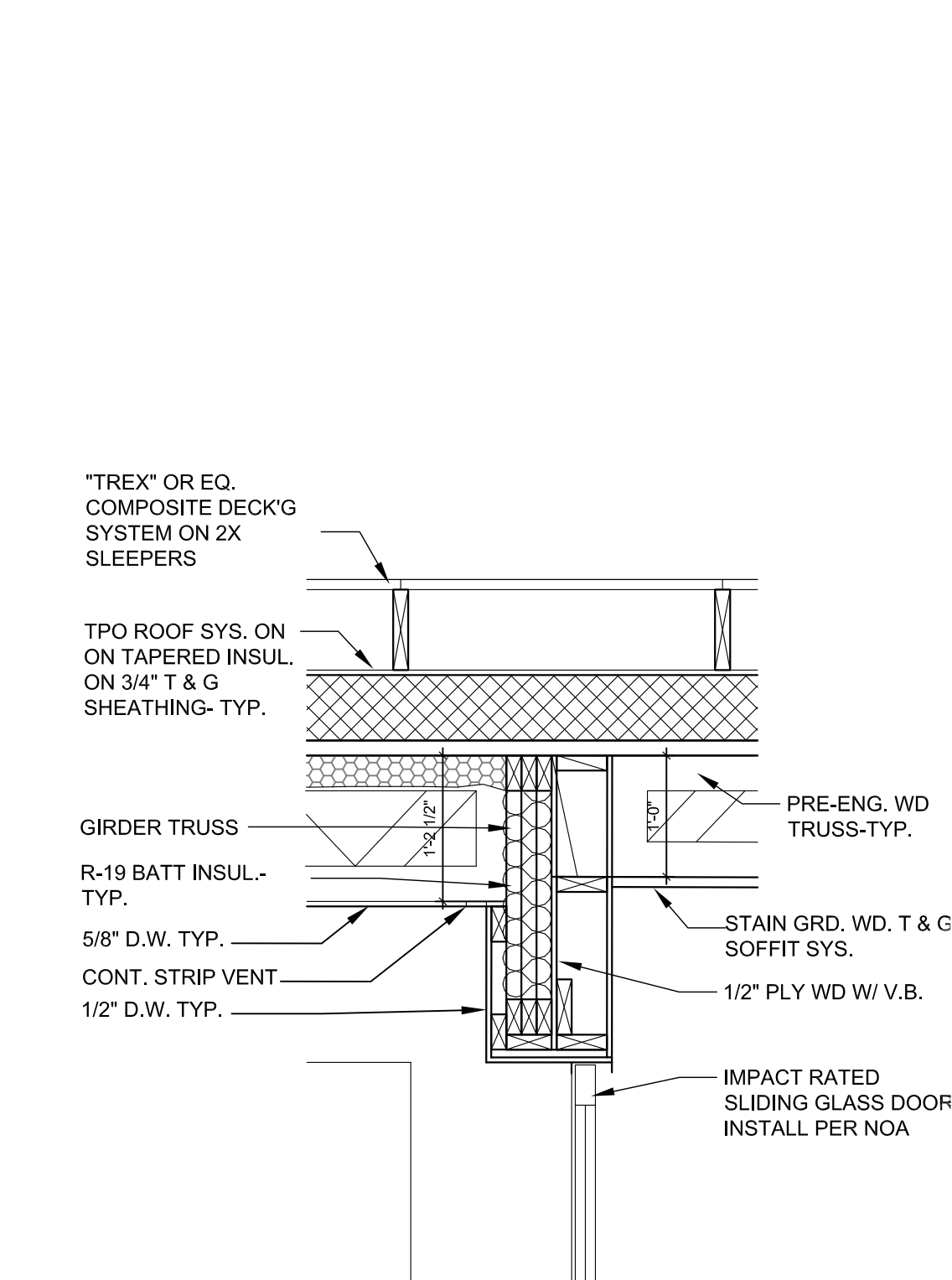
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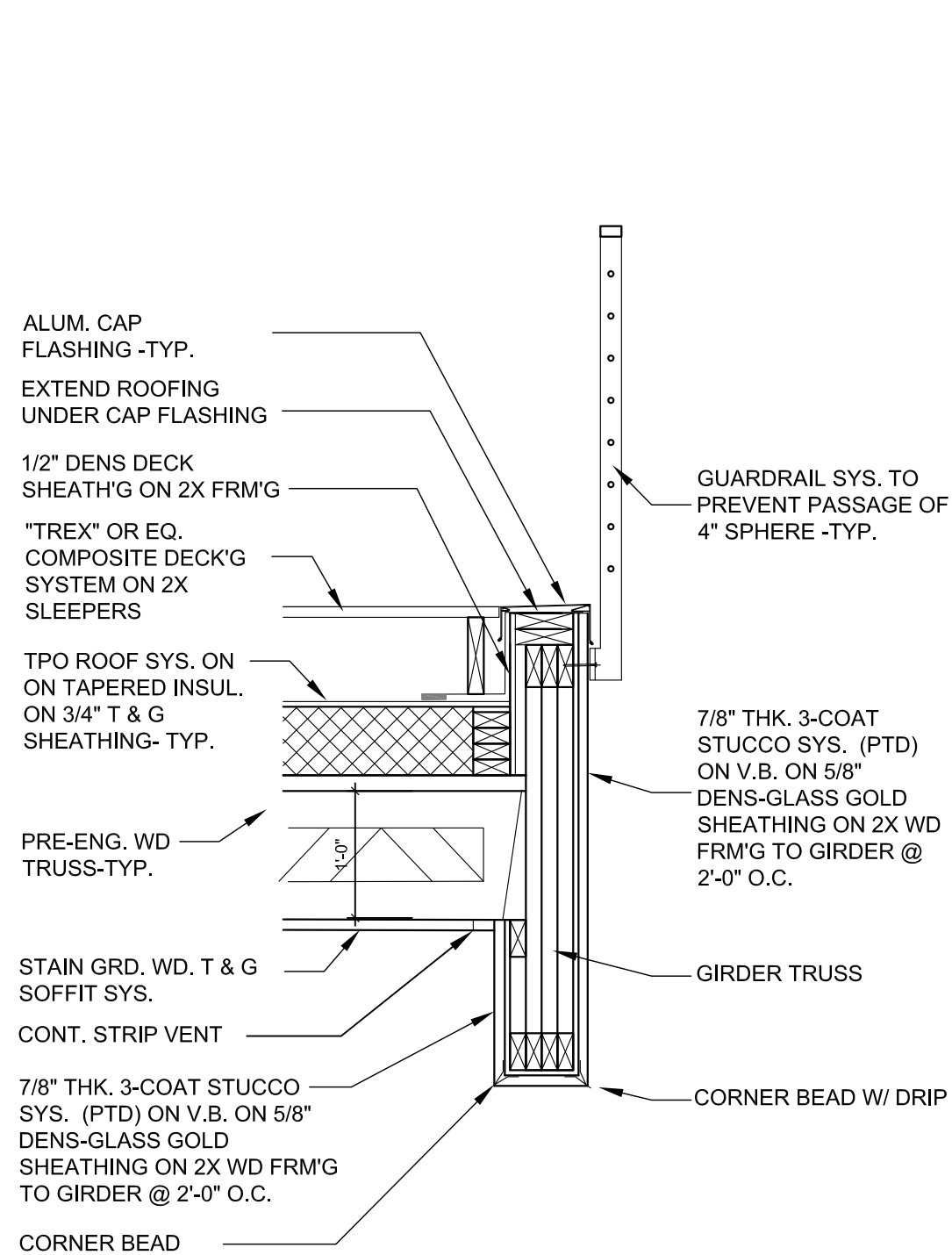
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4/ A4.4 DETAIL
SCALE: 3/4" = 1'-0"



5/ A4.4 DETAIL
SCALE: 3/4" = 1'-0"



6/ A4.4 DETAIL
SCALE: 3/4" = 1'-0"

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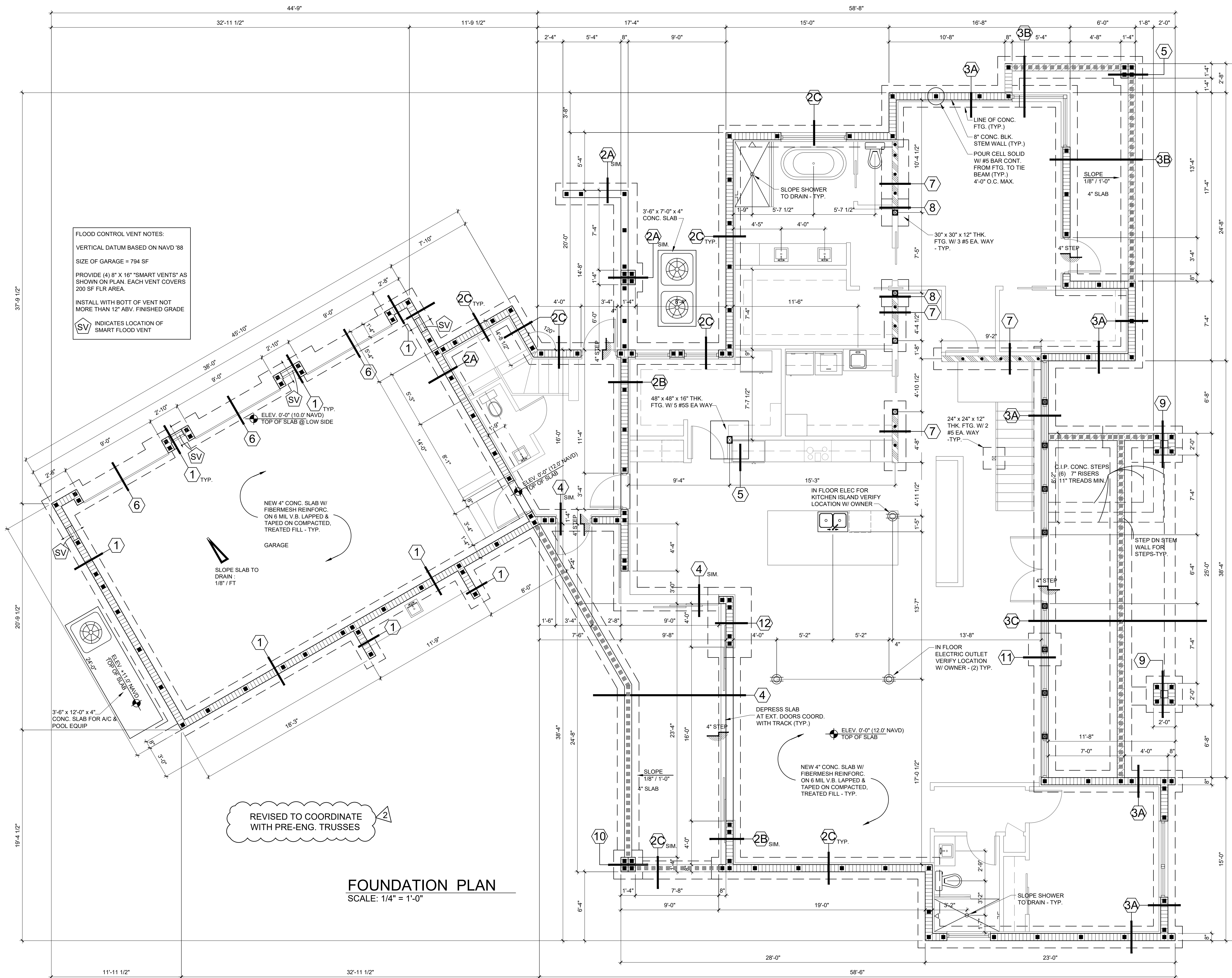
NO.	DATE	REVISIONS

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Date: 6-14-22
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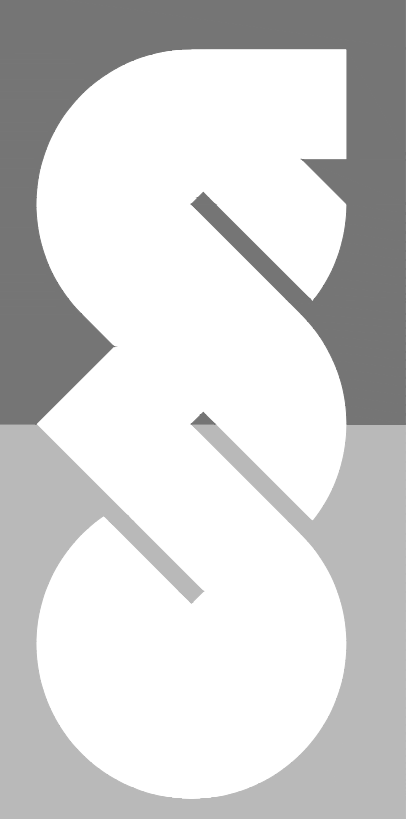


FLOOD CONTROL VENT NOTES:
 VERTICAL DATUM BASED ON NAVD '88
 SIZE OF GARAGE = 794 SF
 PROVIDE (4) 8" X 16" "SMART VENTS" AS SHOWN ON PLAN. EACH VENT COVERS 200 SF FLR AREA.
 INSTALL WITH BOTT OF VENT NOT MORE THAN 12" ABV. FINISHED GRADE
 (SV) INDICATES LOCATION OF SMART FLOOD VENT

REVISED TO COORDINATE WITH PRE-ENG. TRUSSES

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

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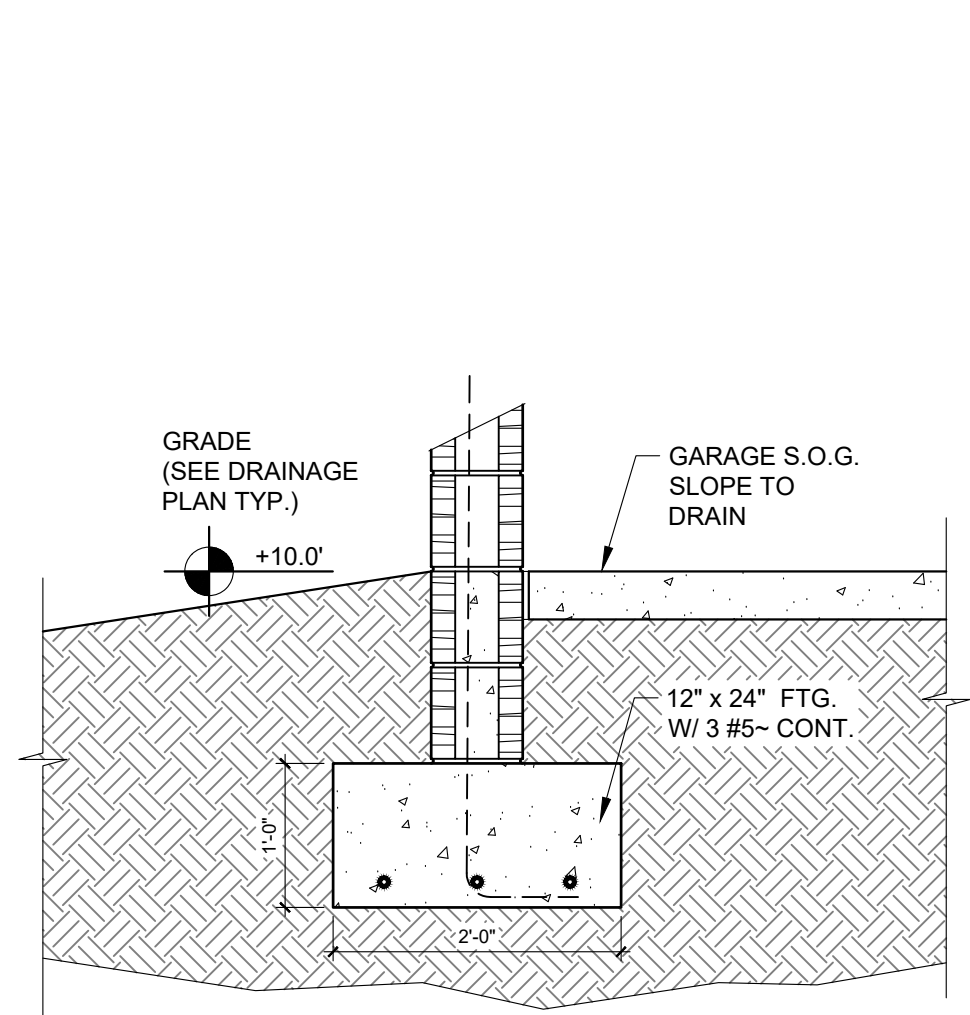
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2	1-23-23	TRUSS COORD	

Approved by: W. T. OSBORN
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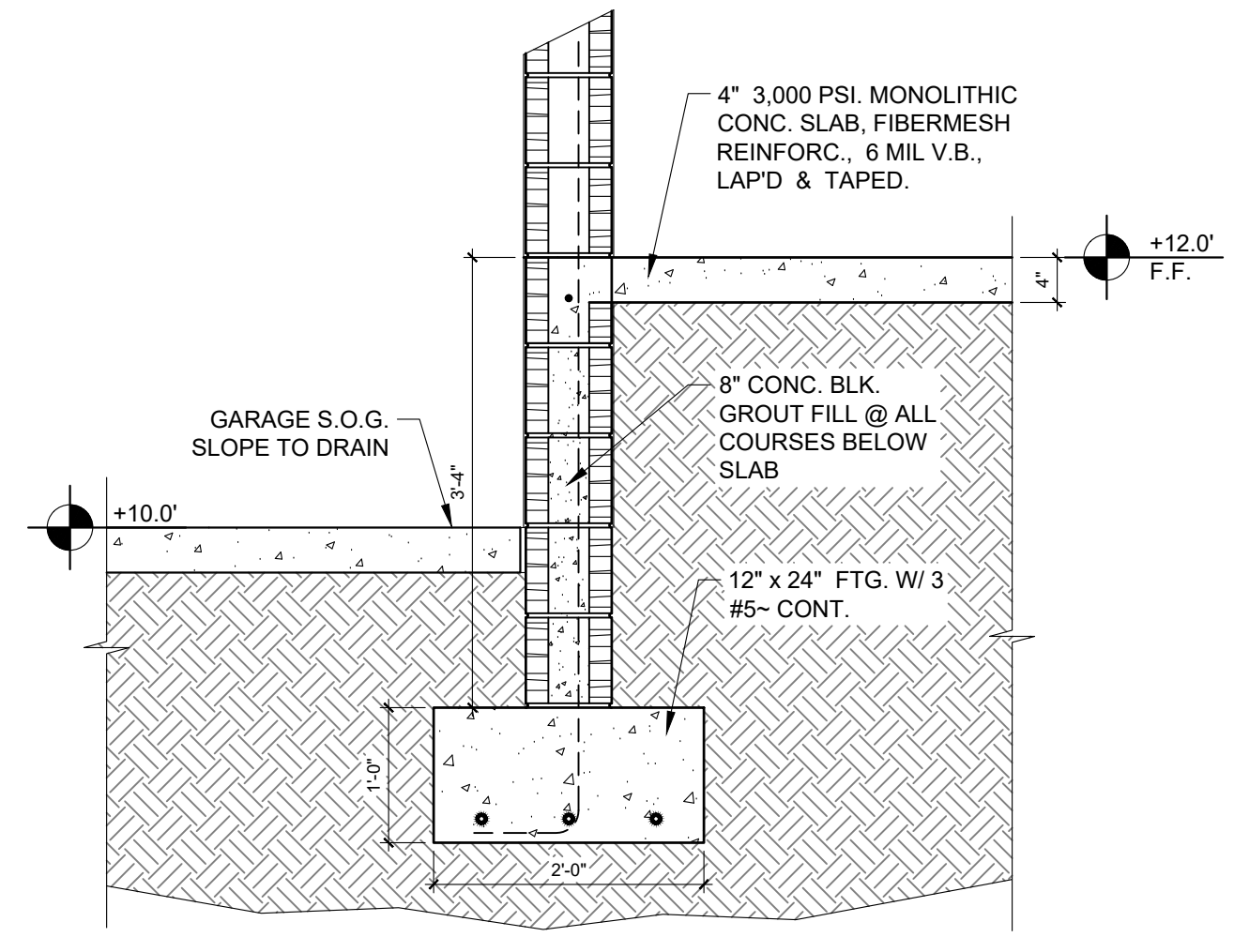
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 Date: 6-14-22
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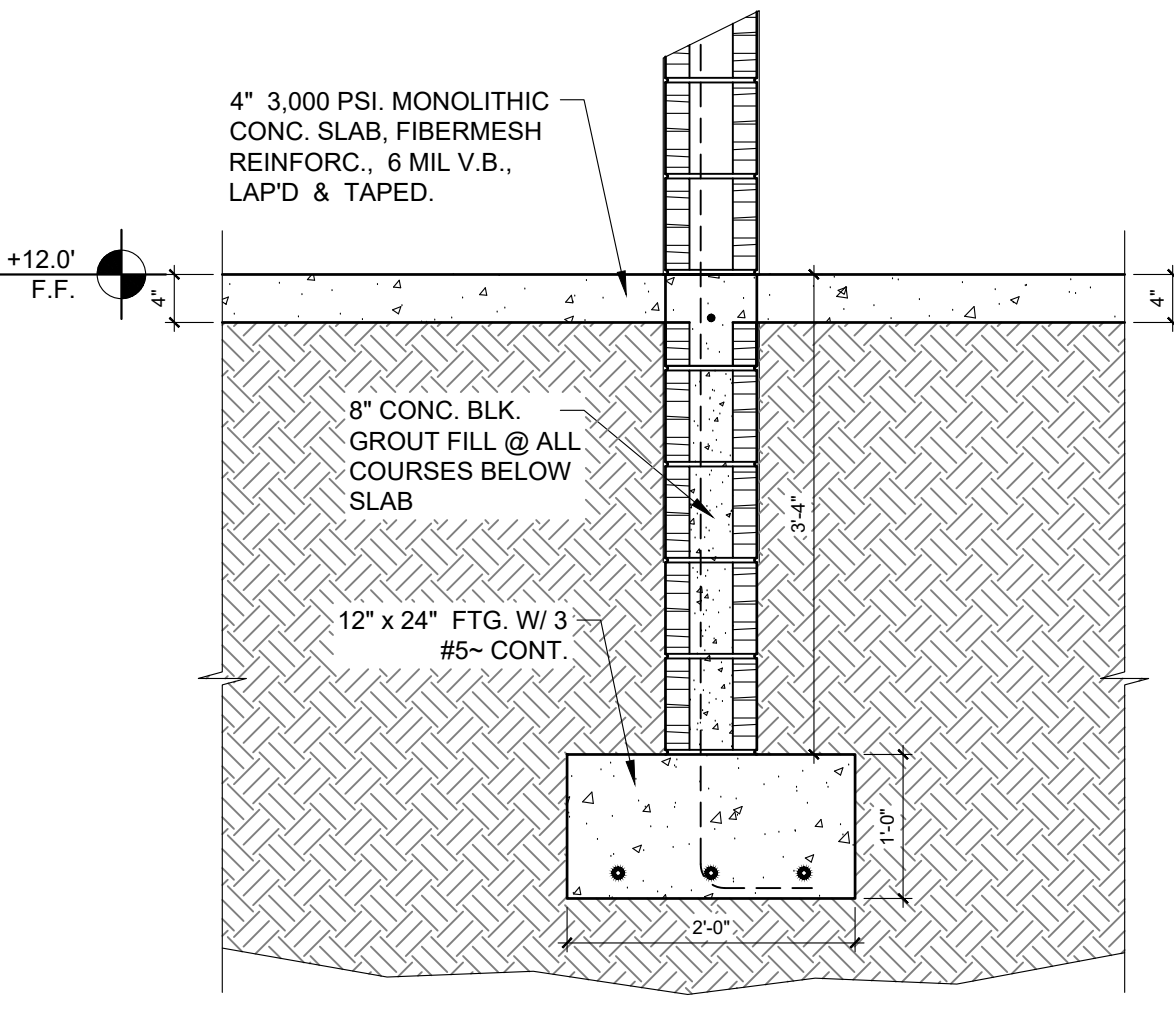
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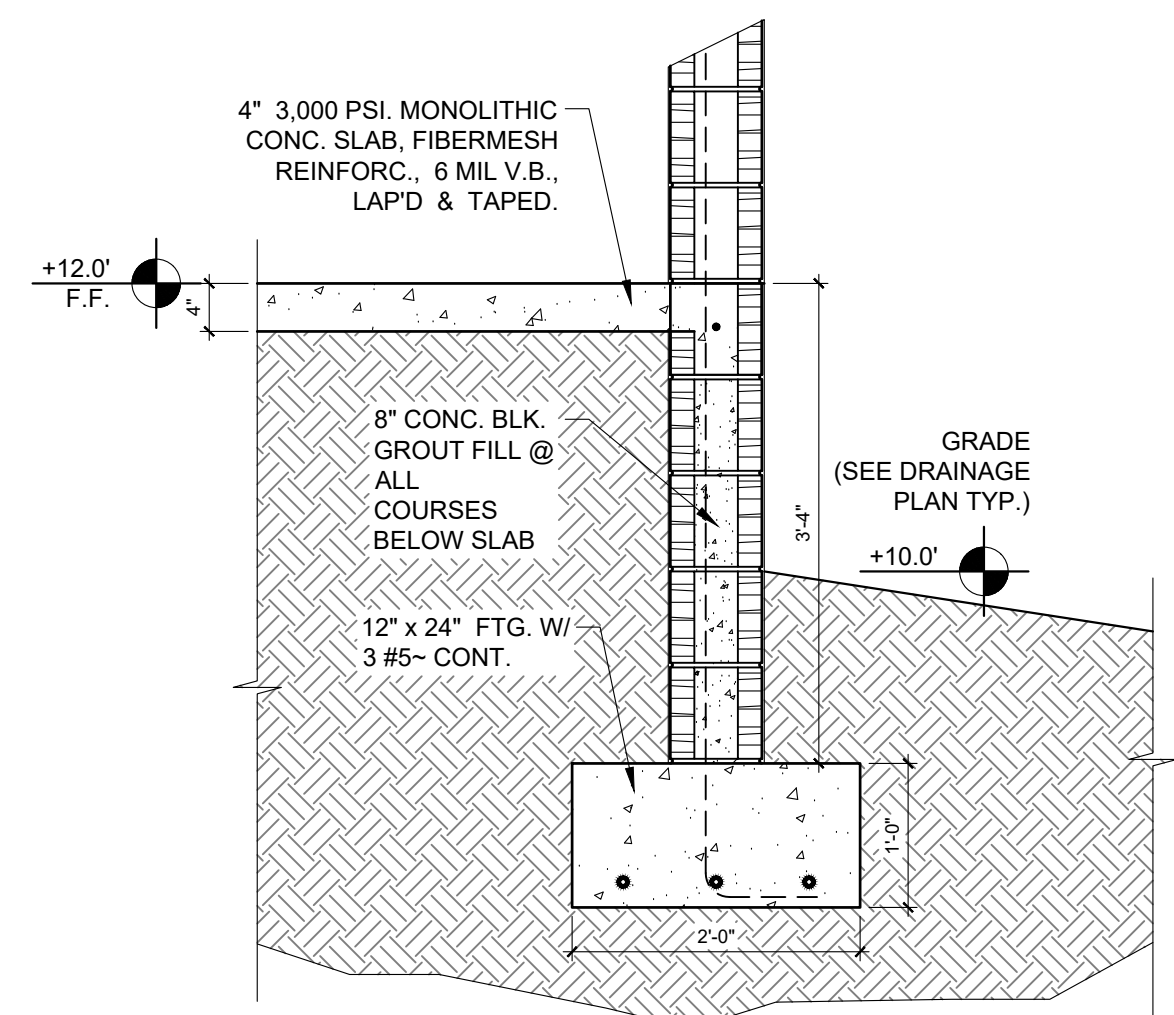
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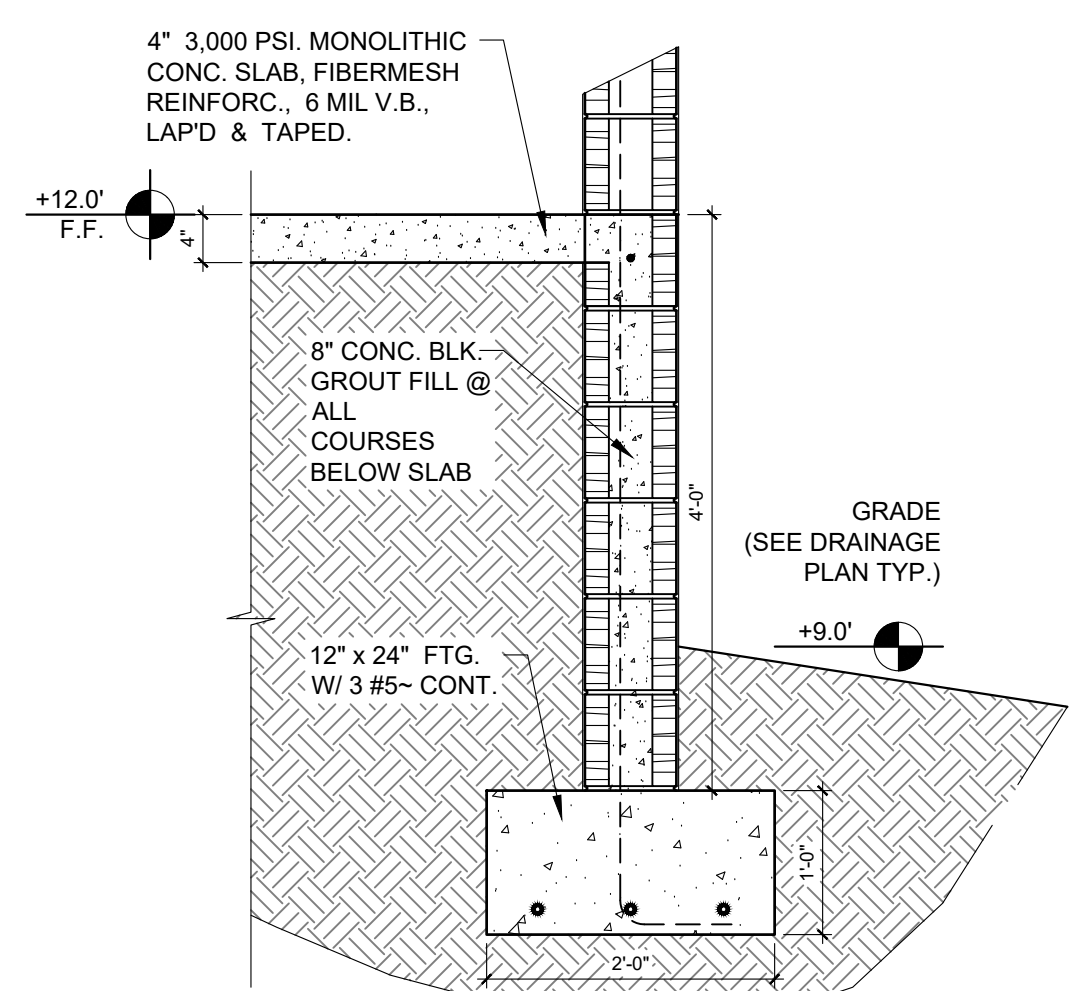
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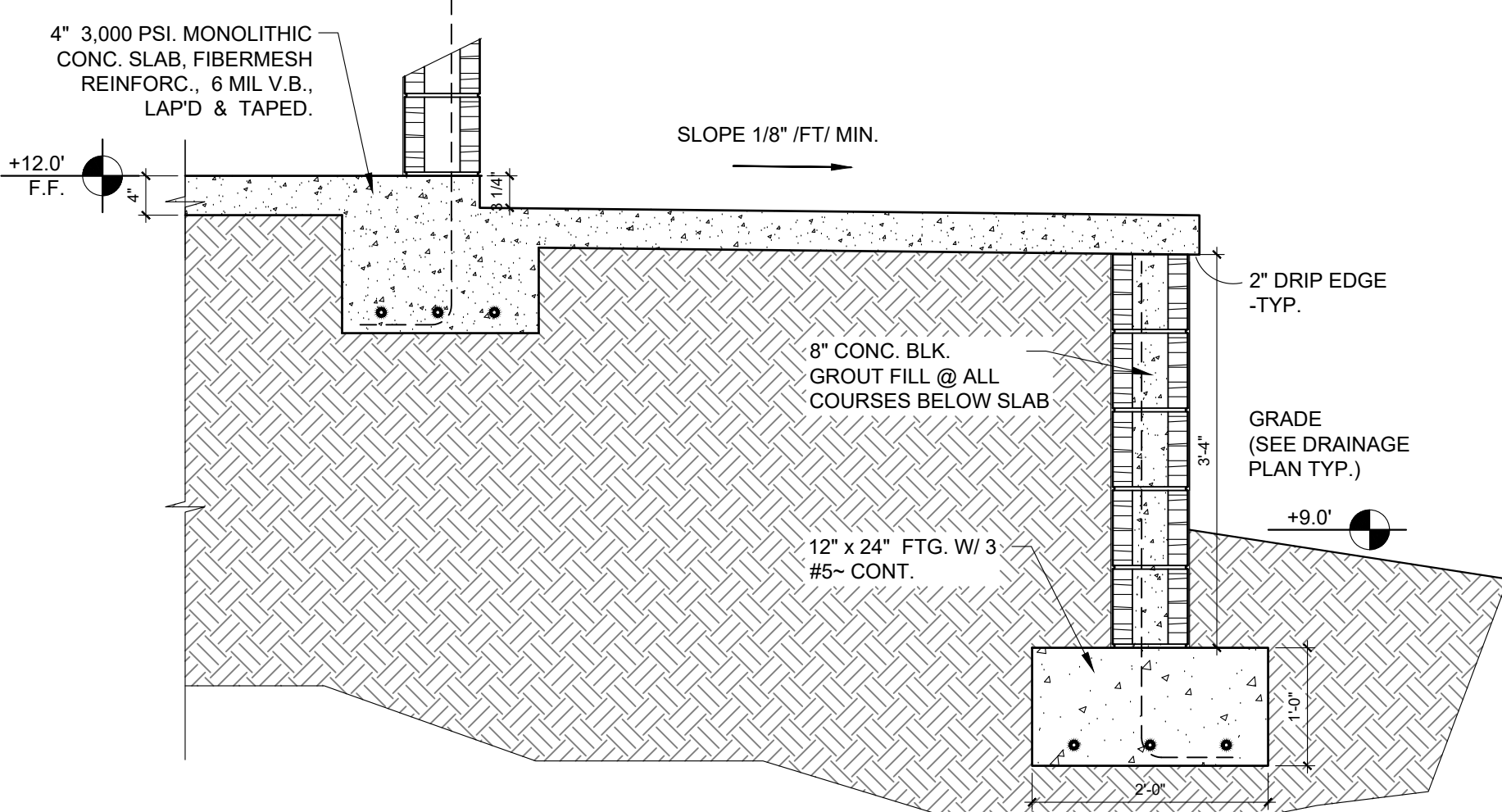
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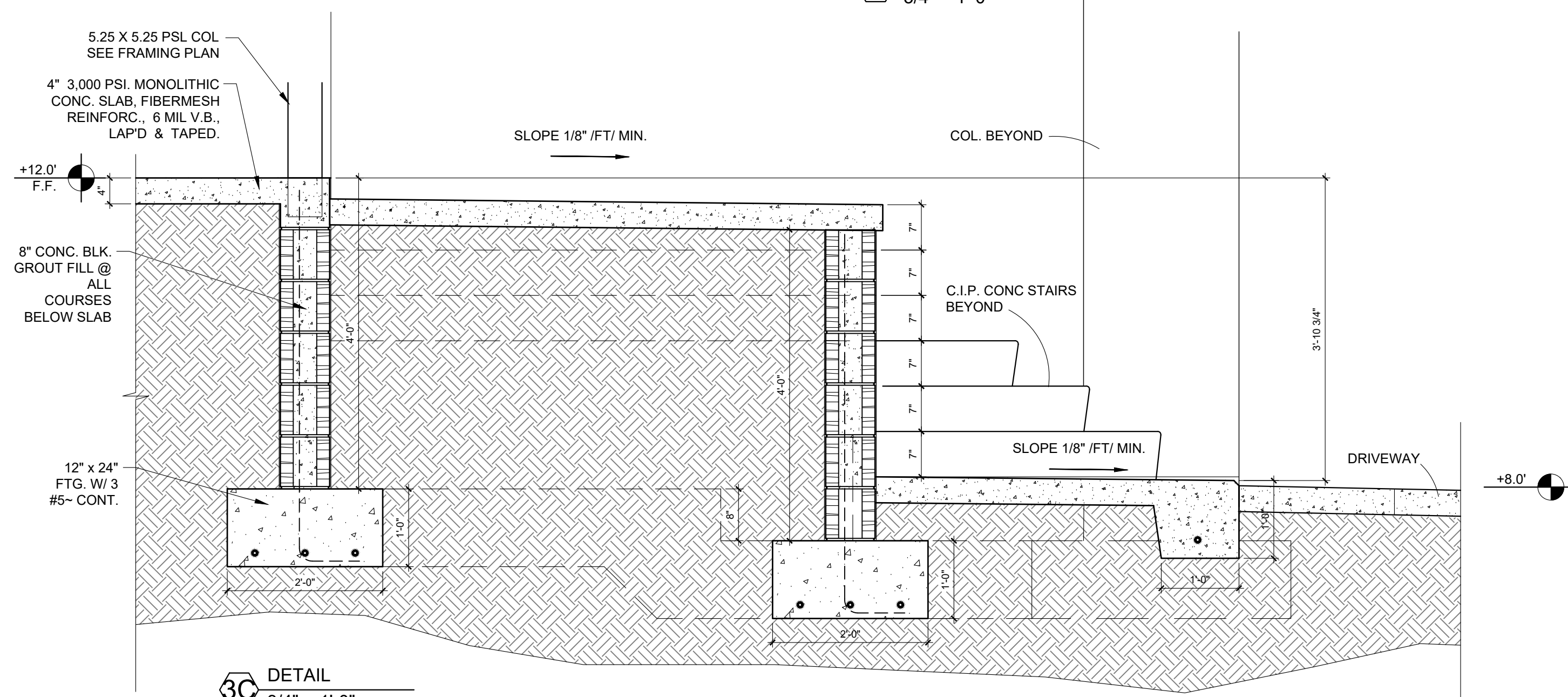
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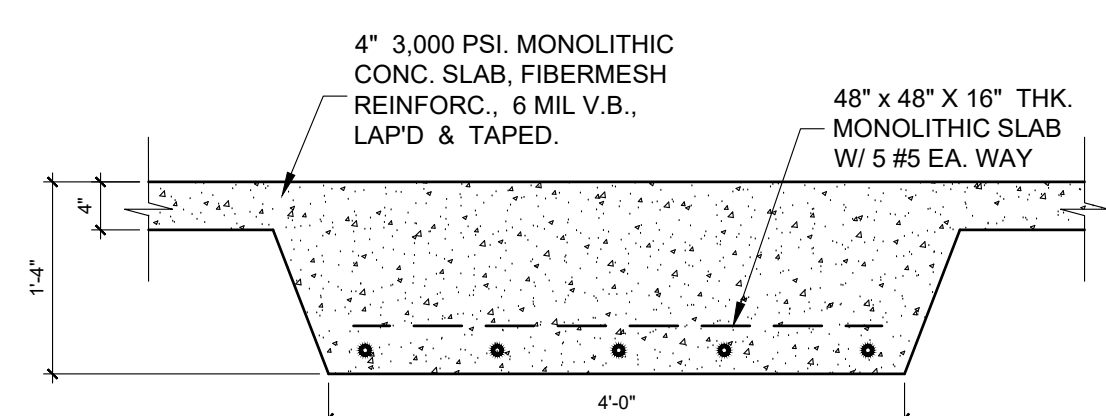
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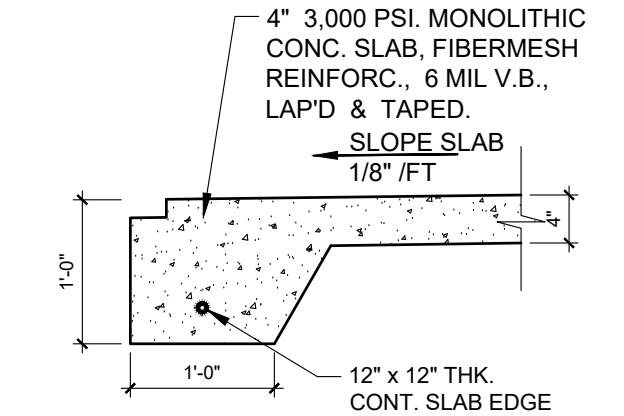
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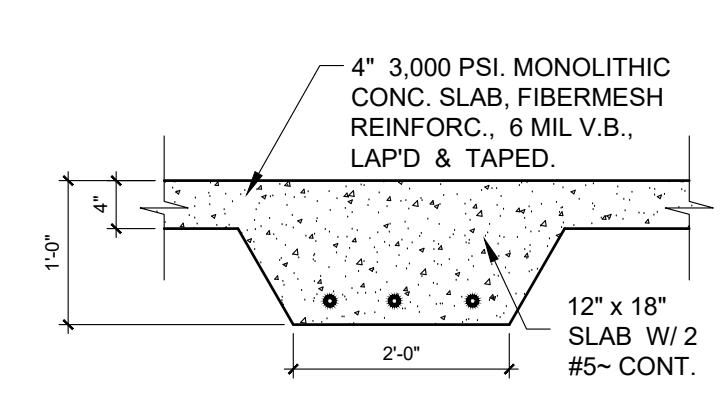
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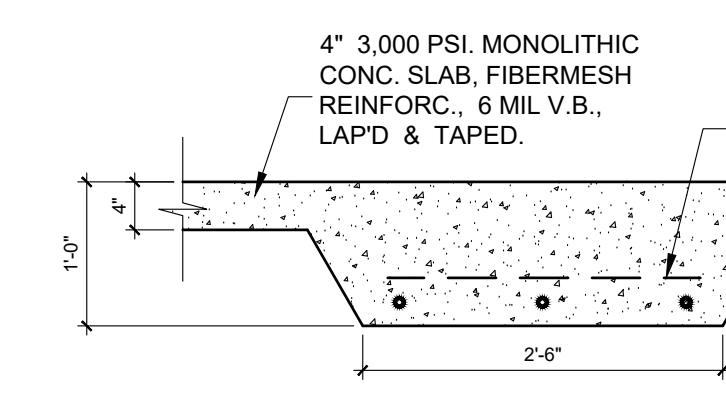
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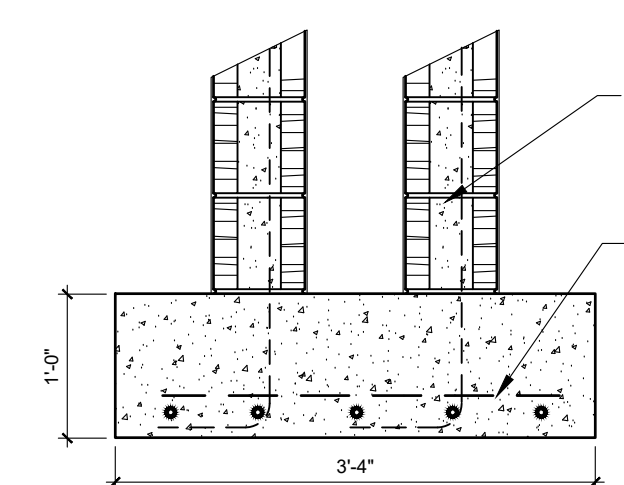
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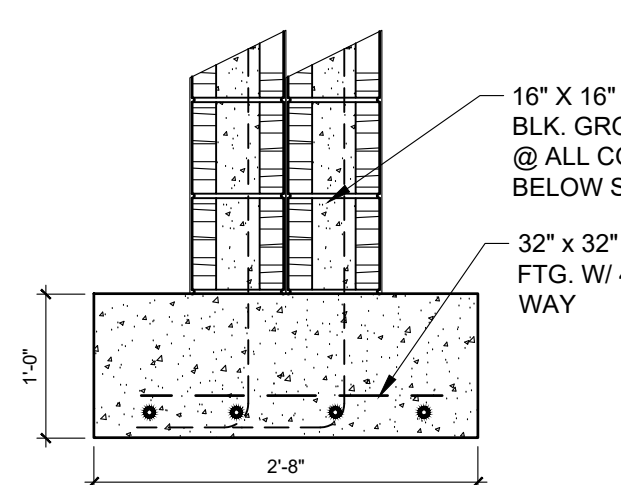
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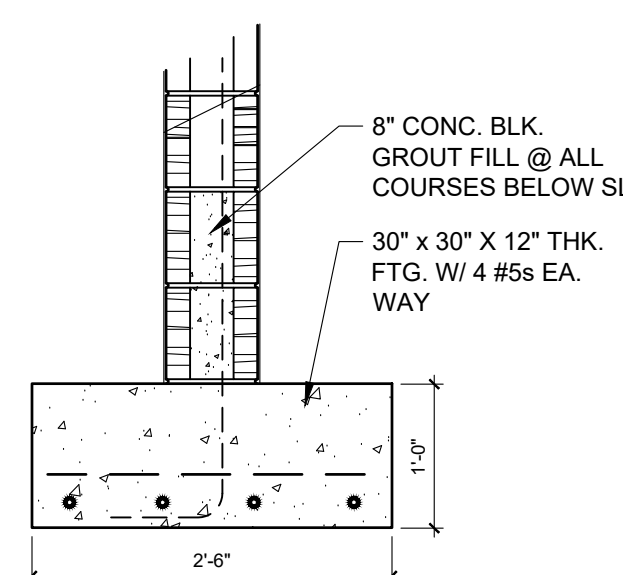
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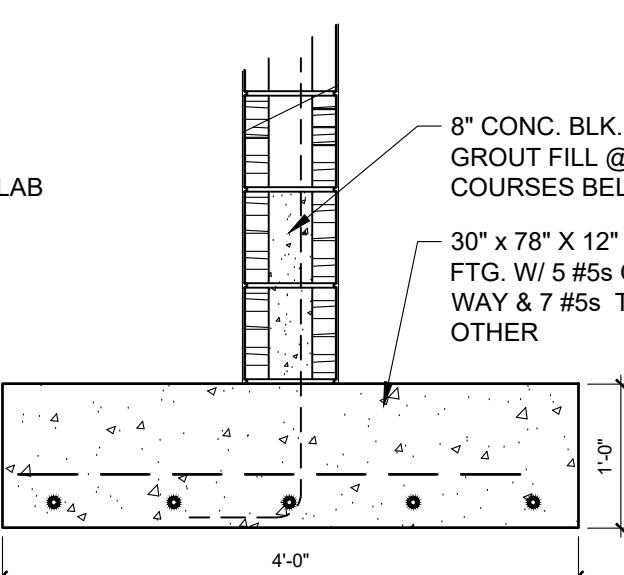
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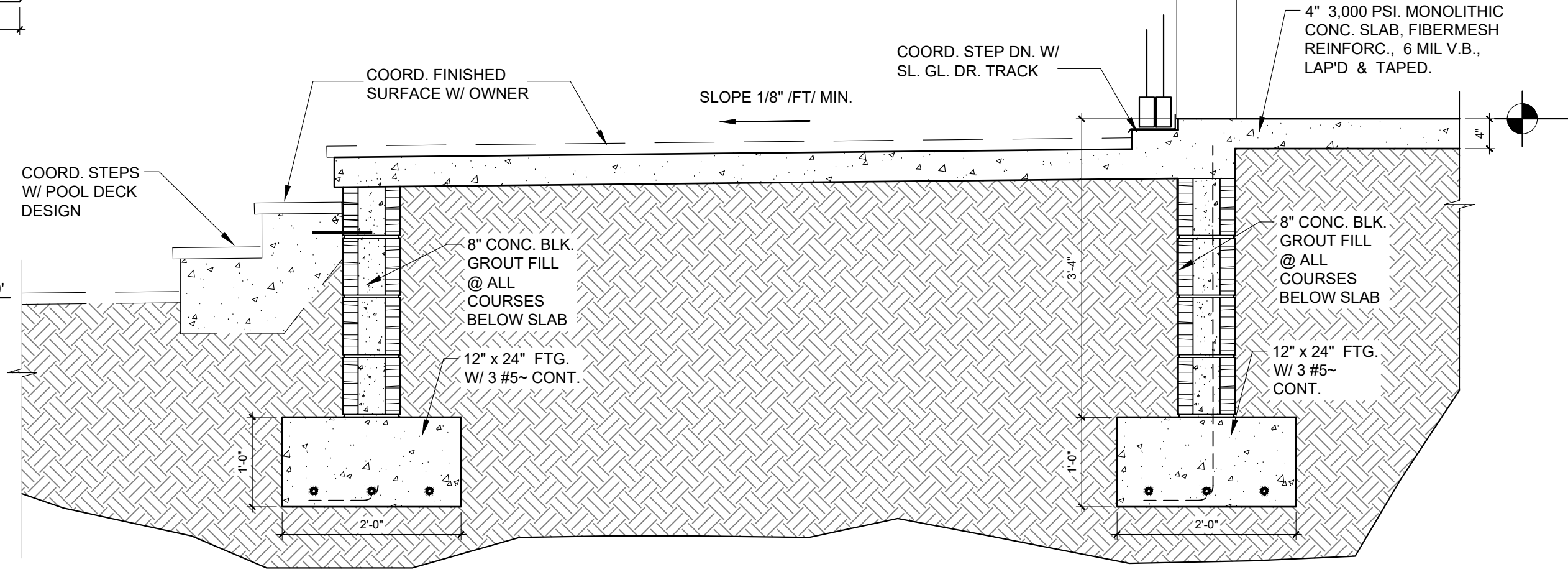
10 DETAIL
3/4" = 1'-0"



11 DETAIL
3/4" = 1'-0"



12 DETAIL
3/4" = 1'-0"



4 TYPICAL DETAIL
3/4" = 1'-0"

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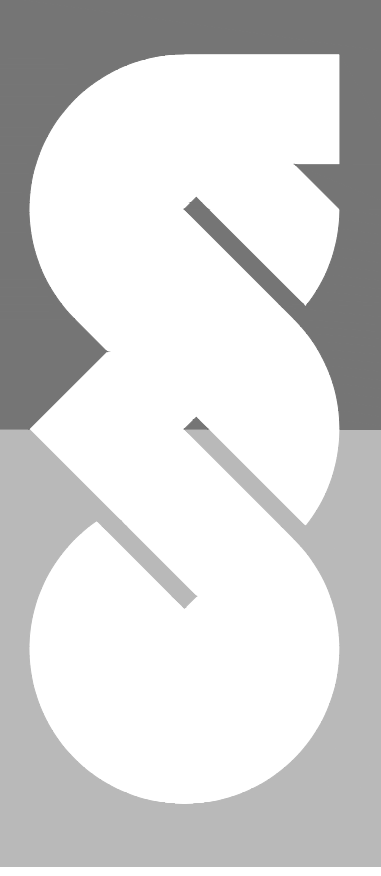
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CONCRETE / MASONRY NOTES

CONCRETE: CAST-IN-PLACE CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE CODES AND STANDARDS, INCLUDING, BUT NOT LIMITED TO, ACI301, ACI 315, AND ACI 318. READY MIX CONCRETE SHALL CONFORM TO ASTM C94 AND THE FOLLOWING:

1. WATER/ CEMENT RATIO SHALL NOT EXCEED .50
2. MAXIMUM WATER SOLUBLE CHLORIDE ION IN CONCRETE TO BE .3 PERCENT BY WEIGHT OF CEMENT.
3. FLY ASH OR OTHER POZZOLANS CONFORMING TO ASTM C 618 SHALL NOT EXCEED 20% MAXIMUM PERCENTAGE OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT.
4. AGGREGATES SHALL CONFORM TO ASTM C 33. NOMIAL MAXIMUM SIZE OF COARSE AGGREGATE = 1 INCH.
5. WATER SHALL BE POTABLE AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS, OR OTHER SUBSTANCES DELETERIOUS TO CONCRETE OR REINFORCEMENT.
6. CONCRETE SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS AS LISTED BELOW WITH A PLASTIC AND WORKABLE MIX.

3000 PSI FOR FOUNDATIONS AND SLABS ON GRADE.
 CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ALL STANDARDS AND SPECIFICATIONS.
 TOLERANCES: FLOOR SLABS = 1/8" IN 10'-0" MAX.
 FINISHES: FLOOR SLABS = STEEL TROWEL FINISH. WALKS AND DRIVES = BROOM. FLOORS TO RECIEVE TILE = BROOM.
 SAW CUT CRACK CONTROL IN SLAB AT MAX. SPACING 10'-0" O.C. AS SOON AS CURING PERMITS NOT TO EXCEED 24 HOURS FROM TIME OF CONCRETE POUR.

REINFORCING STEEL: SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST, AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION. REINFORCING STEEL LAP LENGTH IN CONCRETE AND MASONRY SHALL BE:
 #5-30"

WELDED WIRE FABRIC: TO CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST, AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS 2".

FIBERMESH REINFORCING: WHERE INDICATED ON PLANS FIBERMESH SHALL BE 1.5# PER CU. YARD OF CONCRETE.

TYPICAL REINFORCEMENT BAR CLEARANCE:

1. CONCRETE CAST AGAINST & PERMANENTLY EXPOSED TO EARTH = 3".
- CONCRETE EXPOSED TO WEATHER = 1 1/2" FOR #5 BAR AND SMALLER.
- CONCRETE SLABS, WALLS, AND JOISTS NOT EXPOSED TO WEATHER OR GROUND = 3/4".
- CONCRETE BEAMS AND COLUMNS NOT EXPOSED TO WEATHER OR EARTH = 1 1/2" FOR PRIMARY REINFORCEMENT, TIES, STIRRUPS, AND SPIRALS. SHELLS AND FOLDED PLATE MEMBERS NOT EXPOSED TO WEATHER = 3/4" FOR #6 BAR AND LARGER AND 1/2" FOR #5 BAR AND SMALLER.

CHEMICAL ANCHORS: SHALL BE AN EQUAL TWO PART EPOXY POLYMER INJECTION SYSTEM, SUCH AS RAMSET "EPCON", RAWL "FOIL-FAST" CARTRIDGE SYSTEM, DUR-O-WALL "DUR-O-PAIR" EPOXY ANCHOR, OR HILTI HIT RE 500 ADHESIVE EPOXY ANCHORING SYSTEM, OR ARCHITECT APPROVED SUBSTITUTION, INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. INSTALLER SHALL BE TRAINED BY THE MANUFACTURER'S REPRESENTATIVE. BRUSH AND BLOW OUT ALL HOLES.

MASONRY WALLS: MASONRY UNITS SHALL MEET ASTM C-90 FOR HOLLOW LOAD BEARING TYPE MASONRY WITH UNIT STRENGTH OF 1900 PSI ON THE NET AREA (F'M = 1500 PSI). MORTAR SHALL BE TYPE "M" OR "S" AND MEET ASTM C-270. GROUT SHALL BE 3000 PSI MIN. COMPRESSIVE STRENGTH AND MEET ASTM C-476. PROVIDE HOOKED DOWELS IN FOOTINGS FOR ALL VERTICAL REINFORCING ABOVE. LAP SPLICES 48 BAR DIAMETERS. MASONRY WALLS SHALL BE BRACED IN ACCORDANCE WITH "STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION" MASON CONTRACTORS ASSOCIATION OF AMERICA.

BLOCK CELLS AS SHOWN ON PLANS SHALL BE GROUT FILLED WITH 1-#5 REBAR VERTICAL. DOWELS SHALL BE USE TO PROVIDE CONTINUITY INTO THE STRUCTURE ABOVE AND/OR BELOW, UNLESS NOTED OTHERWISE. USE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE AND GROUT TO AREA REQUIRED. PROVIDE 9 GAGE GALVANIZED HORIZONTAL JOINT REINFORCING (DUR-O-WALL OR ENGINEER APPROVED SUBSTITUTION) AT ALTERNATE BLOCK COURSES.

WHERE INDICATED ON FLOOR PLANS, PROVIDE CONCRETE FILLED CELL WITH REINFORCING STEEL FROM FOOTING TO TIE-BEAM HOOKED AND TIED BEFORE INSPECTION. IF GROUT LIFT EXCEEDS 4'-0", AN INSPECTION HOLE TO VERIFY GROUTING SHALL BE PROVIDED AT THE BOTTOM CELL.

A FILLED CELL WITH 1-#5 REBAR VERTICAL SHALL BE LOCATED AT GIRDER TRUSSES WITH UPLIFT EXCEEDING 2000 lbs. UNLESS NOTED OTHERWISE. PROVIDE ADDITIONAL REINFORCEMENT ABOVE & BELOW ALL OPENINGS EXTENDING 2'-0" BEYOND EACH SIDE OF OPENING. PROVIDE STANDARD DOVETAIL ANCHORS TO SECURE MASONRY TO ABUTTING CONCRETE COLUMNS.

TIE BEAMS: AS INDICATED ON PLAN, CAST IN PLACE CONCRETE TIE BEAMS SHALL BE POURED AFTER THE BLOCK WALLS BELOW ARE IN PLACE. REINFORCING SHALL BE CONTINUOUS THROUGH THE BEAMS WITH MIN. LAP SPLICES OF 48 BAR DIAMETERS AND BENT BARS AT CORNERS. USE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE TO AREA REQUIRED, IN ACCORDANCE WITH ACI 530.1, SECTION 4.3.3.3 (SOLID METAL OR FELT CAVITY CAPS ARE PROHIBITED). EMBEDDED TRUSS ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS. EMBEDDED ANCHORS/TIEDOWNS SHALL HAVE MIN. 2" COVER. THE FORMED AND POURED TIE BEAM AT TOP OF ALL WALLS SHALL BE AT LEAST NOMINAL 8X16 WITH 1-#5 REBAR TOP & BOTTOM (2-#5 REBAR TOTAL). IF BEAM DEPTH EXCEEDS 20", AN ADDITIONAL #5 REBAR SHALL BE PROVIDED AT BEAM BOTTOM. FORMED AND POURED BEAM SIZES SHOWN ON DRAWINGS ARE MIN. NOMINAL DIMENTIONS. BEAM SIZES MAY BE INCREASED BY UP TO 12" TO ACCOMMODATE ON-SITE BEAM REQUIREMENTS PROVIDED THAT THE DISTANCE BETWEEN TOP AND BOTTOM REINFORCING STEEL REMAINS THE SAME OR IS INCREASED.

LINTELS: MASONRY OPENINGS LESS THAN 6'-0" SHALL BE SPANNED WITH 8x8 SPAN RATED PRECAST-PRESTRESSED CONCRETE LINTEL. ALL PRECAST LINTELS SHALL BEAR A MIN. OF 8" AT EACH END ON A GROUT FILLED CELL.

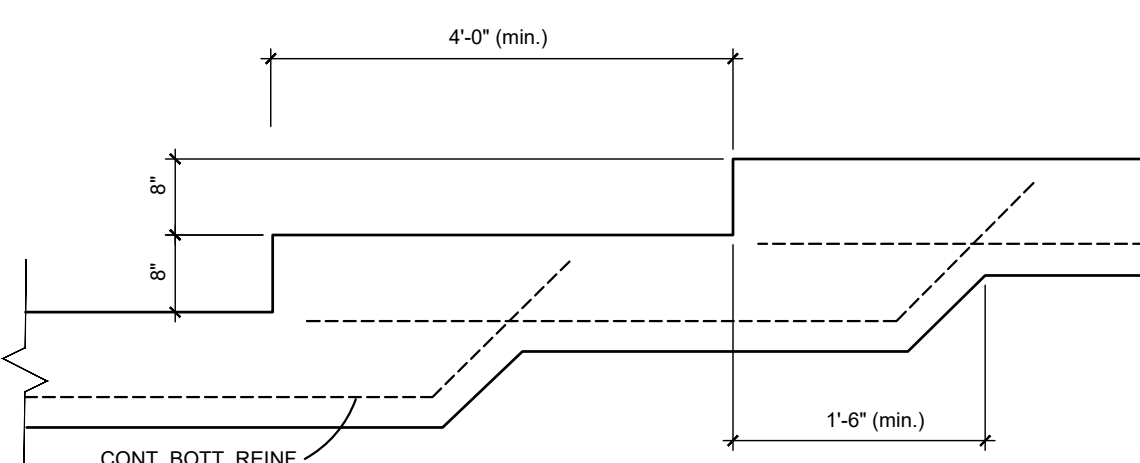
REVISED TO COORDINATE WITH PRE-ENG. TRUSSES

SOIL CHEMICAL BARRIER NOTES

- SOIL CHEMICAL BARRIER NOTES:
1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND THE NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.
 2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS.
 3. IRRIGATION/ SPRINKLER SYSTEM INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'0" OF THE BUILDING SIDE WALLS.
 4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6 INCHES, EXCEPTION: PAINT OR DECORATIVE CEMENTITIOUS FINISHES LESS THAN 3/8" THK. ADHERED DIRECTLY TO THE FOUNDATION WALL.
 5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE.
 6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED.
 7. BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC. SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT.
 8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IE REQUIRED.
 9. CONCRETE OVER POUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.
 10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURAL SIDEWALLS.
 11. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED.
 12. ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT.
 13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
 14. AFTER ALL WORK IS COMPLETE, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL.
 15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC. SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING.

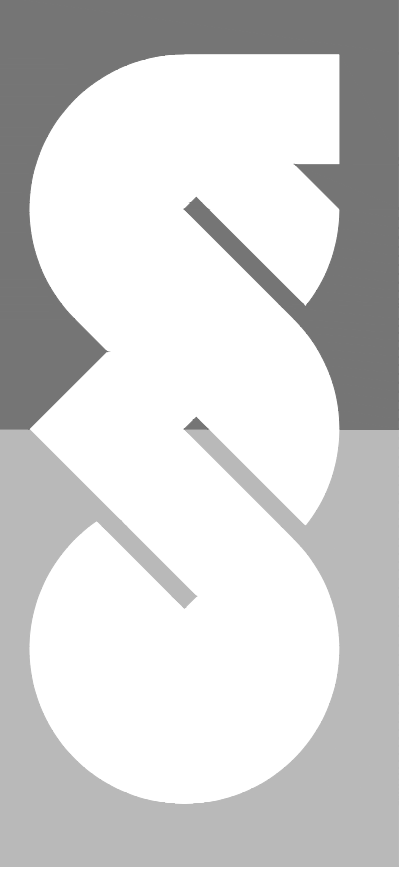
FOUNDATION NOTES

1. OWNER and/or CONTRACTOR TO VERIFY ALL DETAILS AND DIMS. PRIOR TO CONSTRUCTION.
2. PROVIDE #5Ø REBAR ELECTRICAL GROUND TO THE FOOTING STEEL.
3. MIN CONC. STRENGTH 3000 PSI COMPRESSIVE STRENGTH. REBAR STRENGTH 60,000 PSI (ASTM 615). BAR CLEARANCES, COVER & OTHER DETAILING TO BE IN ACCORDANCE WITH ACI-318-83.
4. SLAB & FOOTINGS TO BE PLACED ON UNDISTURBED POISONED SOIL. IF FILL MATERIAL IS REQUIRED, FILL SHALL BE PLACED IN 12" LIFTS & COMPACTED TO 98% DENSITY AS MEASURED BY THE STANDARD PROCTER DENSITY TEST.
5. PROVIDE CHEMICAL BARRIER OVER COMPACTED SOIL FOR TERMITE PROTECTION.
6. COMPACT BACKFILL 4' OUT FROM PERIMETER OF BLDG.
7. FILL AND EXISTING SUB-GRADE MATERIAL SHALL CONTAIN NO MUCK, STUMPS, ROOTS, BRUSH, VEGETABLE MATTER, RUBBISH OR OTHER MATERIAL THAT WILL NOT COMPACT INTO A SUITABLE SUB-GRADE.
8. CONCRETE SLAB, AS INDICATED ON PLANS, OVER 6 MIL. POLYETHYLENE VAPOR BARRIER TAPED & LAPPED (6" MIN.) OVER CLEAN, COMPACTED, TREATED FILL.



TYPICAL STEP FOUNDATION DETAIL

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**FOUNDATION
 DETAIL &
 NOTES**

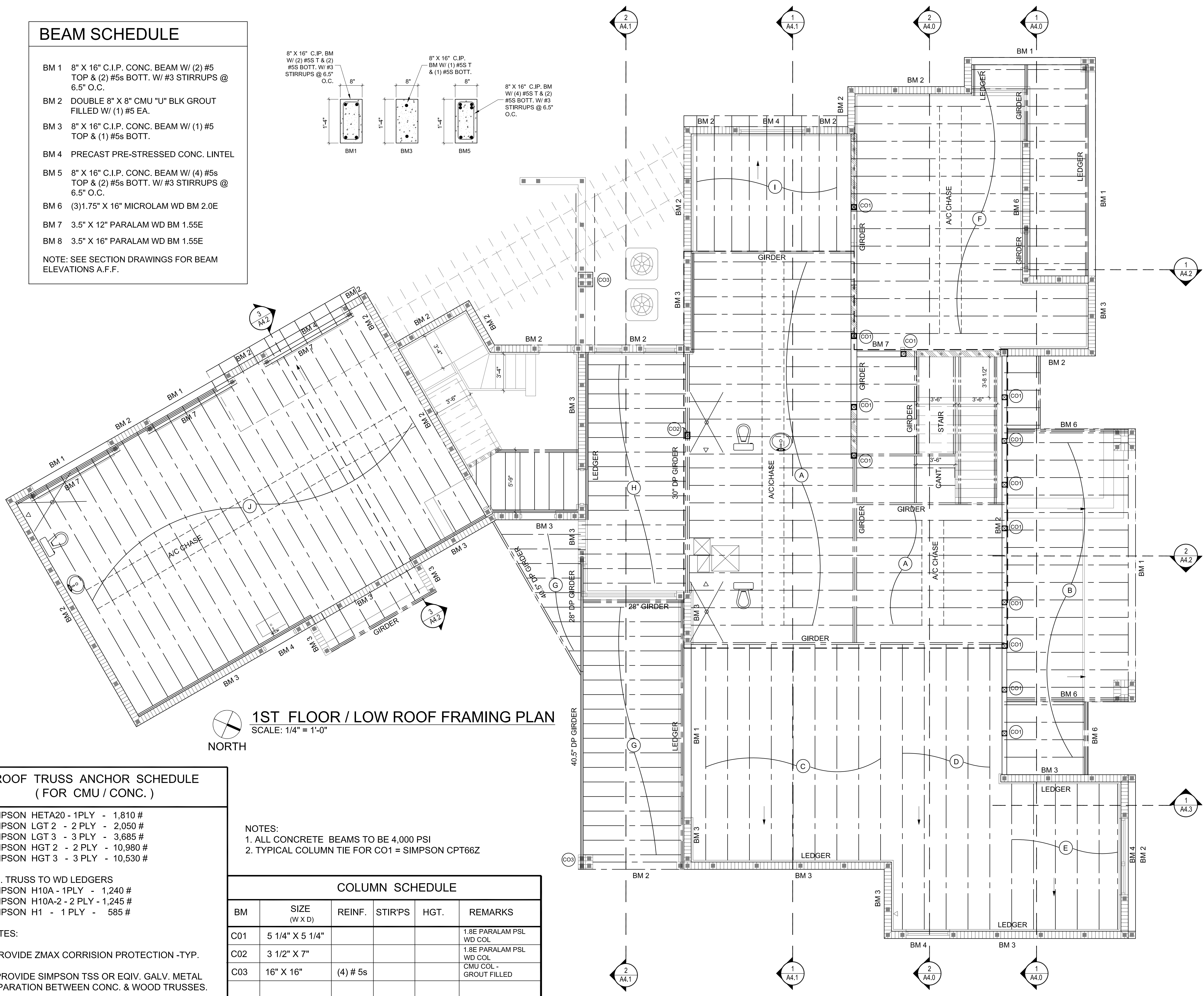
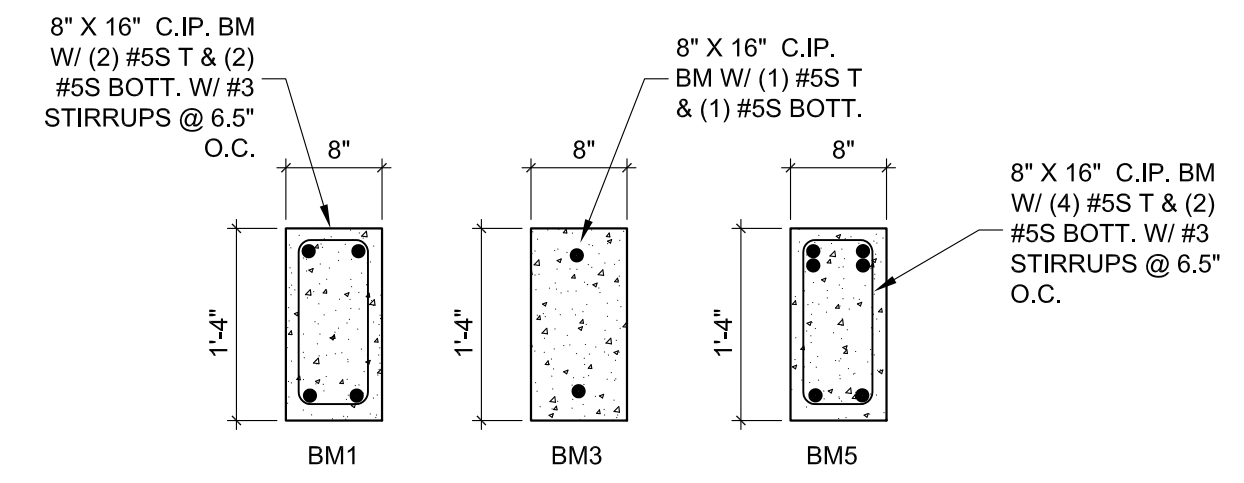
Job No.: 202118
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 Sheet No.:

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BEAM SCHEDULE

- BM 1 8" X 16" C.I.P. CONC. BEAM W/ (2) #5 TOP & (2) #5s BOTT. W/ #3 STIRRUPS @ 6.5" O.C.
- BM 2 DOUBLE 8" X 8" CMU "U" BLK GROUT FILLED W/ (1) #5 EA.
- BM 3 8" X 16" C.I.P. CONC. BEAM W/ (1) #5 TOP & (1) #5s BOTT.
- BM 4 PRECAST PRE-STRESSED CONC. LINTEL
- BM 5 8" X 16" C.I.P. CONC. BEAM W/ (4) #5s TOP & (2) #5s BOTT. W/ #3 STIRRUPS @ 6.5" O.C.
- BM 6 (3) 1.75" X 16" MICROLAM WD BM 2.0E
- BM 7 3.5" X 12" PARALAM WD BM 1.55E
- BM 8 3.5" X 16" PARALAM WD BM 1.55E

NOTE: SEE SECTION DRAWINGS FOR BEAM ELEVATIONS A.F.F.



1ST FLOOR / LOW ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"
NORTH

ROOF TRUSS ANCHOR SCHEDULE (FOR CMU / CONC.)

- SIMPSON HETA20 - 1PLY - 1,810 #
 - SIMPSON LGT 2 - 2 PLY - 2,050 #
 - SIMPSON LGT 3 - 3 PLY - 3,685 #
 - SIMPSON HGT 2 - 2 PLY - 10,980 #
 - SIMPSON HGT 3 - 3 PLY - 10,530 #
- WD. TRUSS TO WD LEDGERS
SIMPSON H10A - 1PLY - 1,240 #
SIMPSON H10A-2 - 2 PLY - 1,245 #
SIMPSON H1 - 1 PLY - 585 #

- NOTES:
1. PROVIDE ZMAX CORROSION PROTECTION -TYP.
 2. PROVIDE SIMPSON TSS OR EQUIV. GALV. METAL SEPARATION BETWEEN CONC. & WOOD TRUSSES.

- NOTES:
1. ALL CONCRETE BEAMS TO BE 4,000 PSI
 2. TYPICAL COLUMN TIE FOR CO1 = SIMPSON CPT66Z

BM	SIZE (W X D)	REINF.	STIR'PS	HGT.	REMARKS
C01	5 1/4" X 5 1/4"				1.8E PARALAM PSL WD COL
C02	3 1/2" X 7"				1.8E PARALAM PSL WD COL
C03	16" X 16"	(4) # 5s			CMU COL - GROUT FILLED

- NOTES:
1. STRUCTURAL WOOD COMPONENTS (BEAMS, JOIST, RAFTERS, ETC.) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE FIBER STRESSES OF NO.2 SOUTHERN PINE CONFORMING TO:
SHEAR - FV = 90 PSI
BENDING 2X6 FB = 1,250 PSI
BENDING 2X8 FB = 1,200 PSI
BENDING 2X10 FB = 1,050 PSI
BENDING 2X12 FB = 975 PSI
 2. WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PROTECTED OR PRESSURE TREATED IN ACCORDANCE W/ AITC-109.
 2. MICROLAM BEAMS TO BE 2.0E
 3. WD COLS TO BE PARALAM PSL 1.8E TYP.

- FLOOR TRUSS DESIGN CRITERIA
- 36" DP. FLOOR TRUSSES
 - 4 x 2 AND 2 x 4 CHORDS
 - 24" O.C., MAX.
 - 60 PSF TL
 - 40 PSF LL 20 PSF DL
- EXTERIOR BALCONIES 70 PSF LL

- ROOF TRUSS DESIGN CRITERIA
- 1/2" / FT. ROOF PITCH (MIN.)
 - OVERHANG VARIES - SEE PLAN
 - 55 PSF DESIGN LOAD
 - 30 PSF LL
 - 15 PSF DL
 - 10 PSF BC / DL

- FRAMING LEGEND
- (A) 23.25" DP PRE-ENG WD. FLOOR TRUSS @ 19.2" O.C
 - (B) PRE-ENG. FLOOR TRUSS @ 19.2" O.C. - SEE SECTION FOR PROFILE
 - (C) PRE-ENG. WD. ROOF TRUSS @ 24" O.C. - SEE SECTION FOR PROFILE
 - (D) PRE-ENG. WD. ROOF TRUSS @ 24" O.C. - SEE SECTION FOR PROFILE
 - (E) PRE-ENG. WD. ROOF TRUSS @ 24" O.C. - SEE SECTION FOR PROFILE
 - (F) 21.75" DP. PRE-ENG. WD. ROOF TRUSS @ 19.2" O.C.
 - (G) 12" DP. PRE-ENG. WD. ROOF TRUSS @ 16" O.C.
 - (H) 14.5" DP. PRE-ENG. WD. ROOF TRUSS @ 16" O.C.
 - (I) PRE-ENG. FLOOR TRUSS @ 19.2" O.C. - SEE SECTION FOR PROFILE
 - (J) 23.25" DP PRE-ENG WD. FLOOR TRUSS @ 19.2" O.C

STUD TO PLATE TIES AT WOOD BEARING WALLS

- SIMPSON - SP1
- SIMPSON - SP2

OSBORN SHARP ASSOCIATES
 Architectural Planning Energy Management
 24777 Stoney Point Road - Suite 114A - Sarasota, Florida 34231
 TEL: 941.922.5666 FAX: 941.924.9820



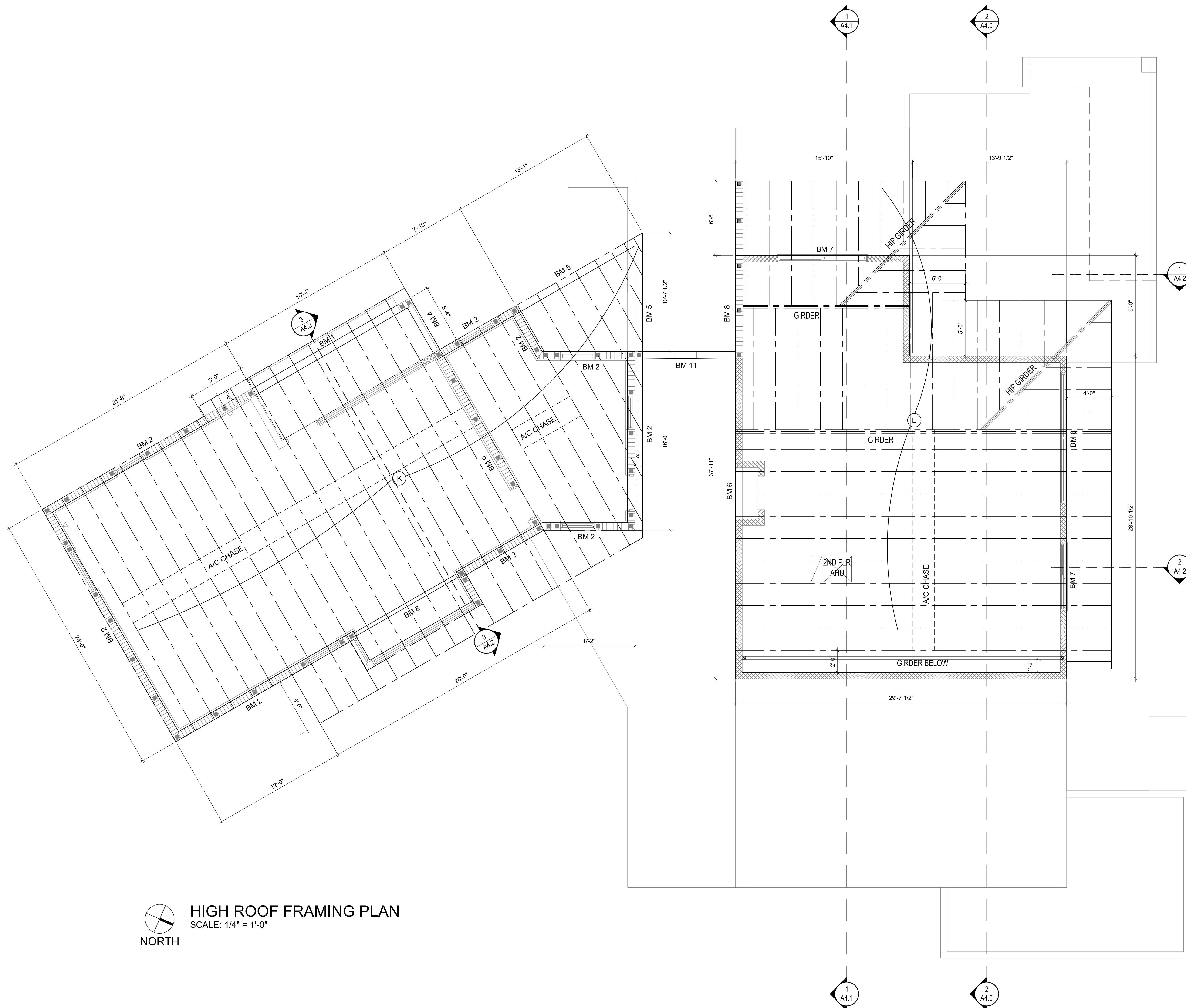
NEW RESIDENCE
2107 MONTCLAIR DRIVE
SARASOTA, FLORIDA

W. T. OSBORN
AR- 0006998

FLOOR & LOW ROOF FRAMING

Job No.: 202118
Date: 6-14-22
Sheet No.:

A5.1



HIGH ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"
 NORTH

NOTES:

1. STRUCTURAL WOOD COMPONENTS (BEAMS, JOIST, RAFTERS, ETC.) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE FIBER STRESSES OF NO.2 SOUTHERN PINE CONFORMING TO:
 SHEAR - FV = 90 PSI
 BENDING 2X6 FB = 1,250 PSI
 BENDING 2X8 FB = 1,200 PSI
 BENDING 2X10 FB = 1,050 PSI
 BENDING 2X12 FB = 975 PSI
2. WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PROTECTED OR PRESSURE TREATED IN ACCORDANCE W/ AITC-109.
2. MICROLAM BEAMS TO BE 2.0E
3. WD COLS TO BE PARALAM PSL 1.8E TYP.

FLOOR TRUSS DESIGN CRITERIA

- 36" DP FLOOR TRUSSES
- 4 x 2 AND 2 x 4 CHORDS
- 24" O.C., MAX.
- 60 PSF TL
- 40 PSF LL 20 PSF DL
- EXTERIOR BALCONIES 70 PSF LL

ROOF TRUSS DESIGN CRITERIA

- 1/2" / FT. ROOF PITCH (MIN.)
- OVERHANG VARIES - SEE PLAN
- 55 PSF DESIGN LOAD
- 30 PSF LL
- 15 PSF DL
- 10 PSF BC / DL

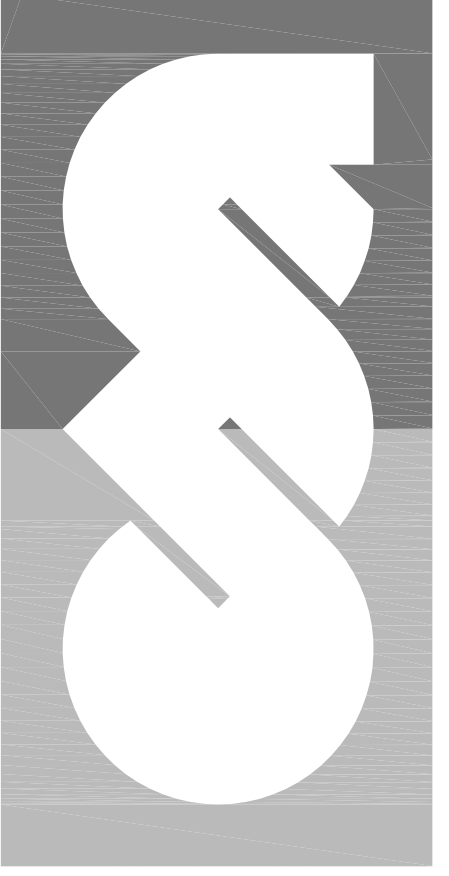
FRAMING LEGEND

- (K) 26.5" DP PRE-ENG WD. ROOF TRUSS @ 24" O.C.
- (L) 38" DP PRE-ENG WD. ROOF TRUSS @ 24" O.C.

STUD TO PLATE TIES AT WOOD BEARING WALLS

- SIMPSON - SP1
- SIMPSON - SP2

OSBORN SHARP ASSOCIATES
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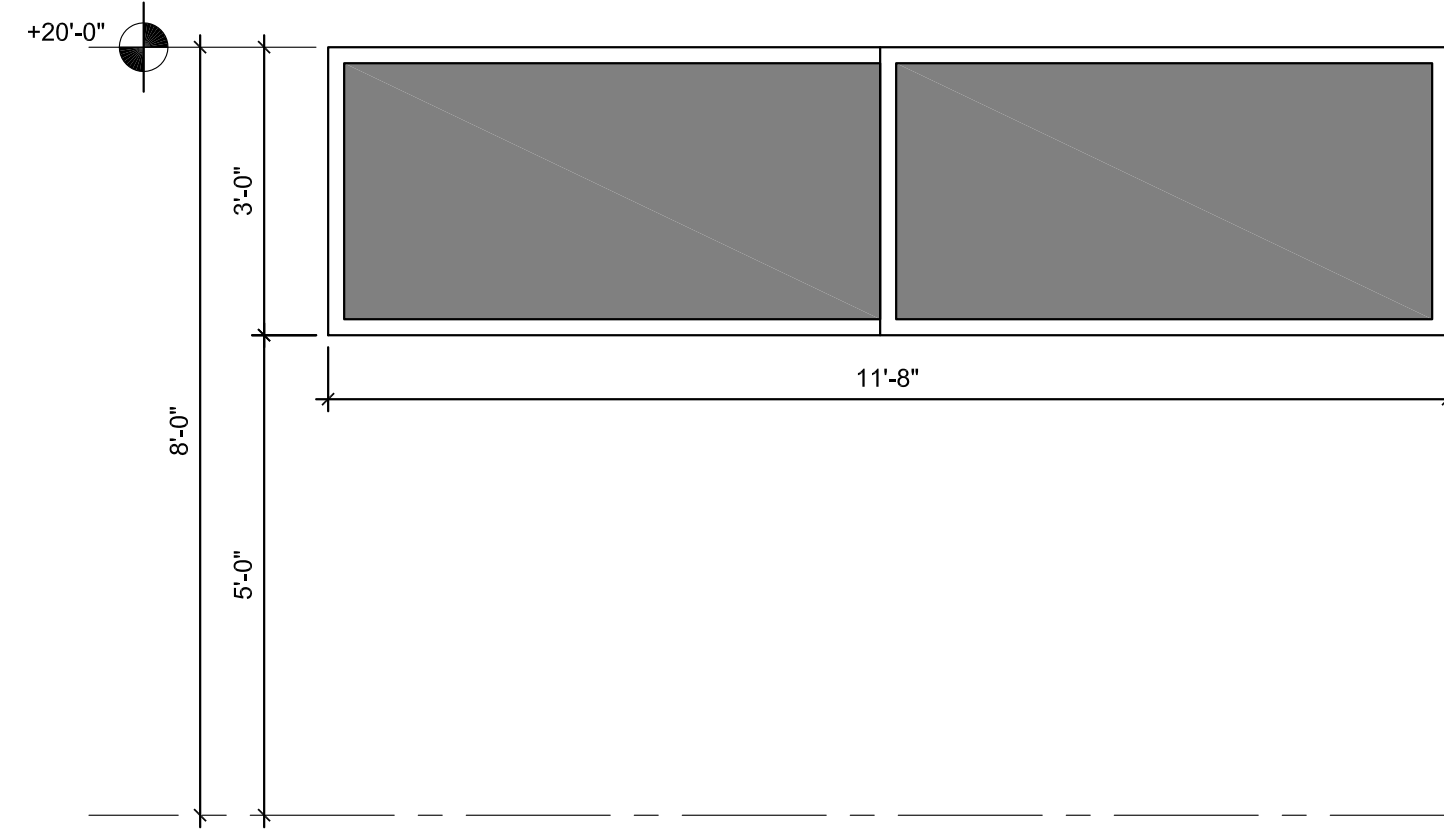
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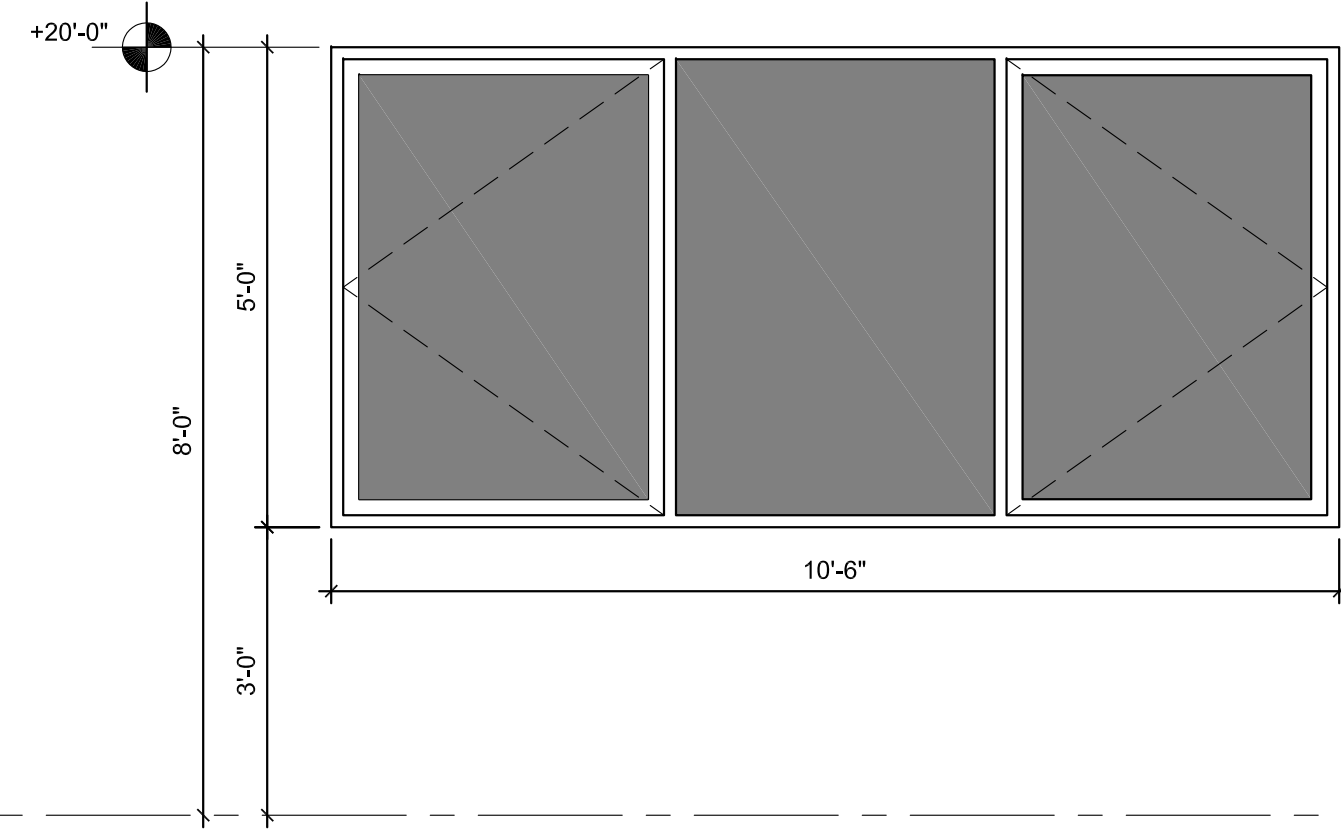
HIGH ROOF FRAMING

Job No.: 2021118
 Date: 6-14-22
 Sheet No.:

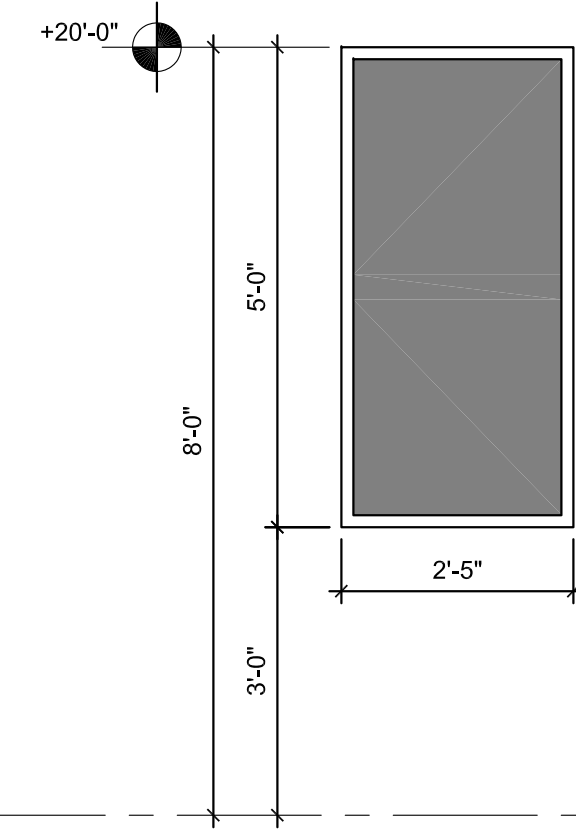
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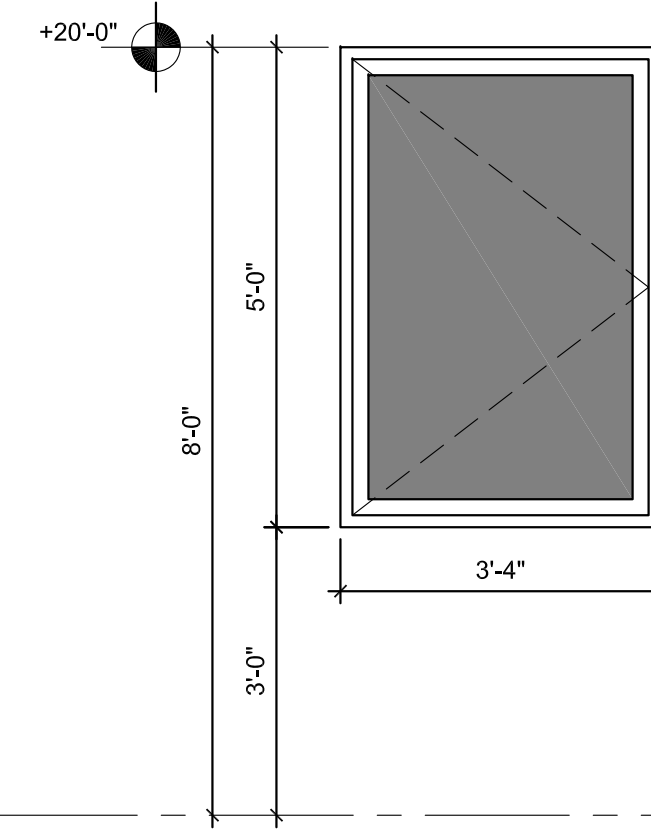
M HS
1/2" = 1'-0"
1 TOTAL REQUIRED



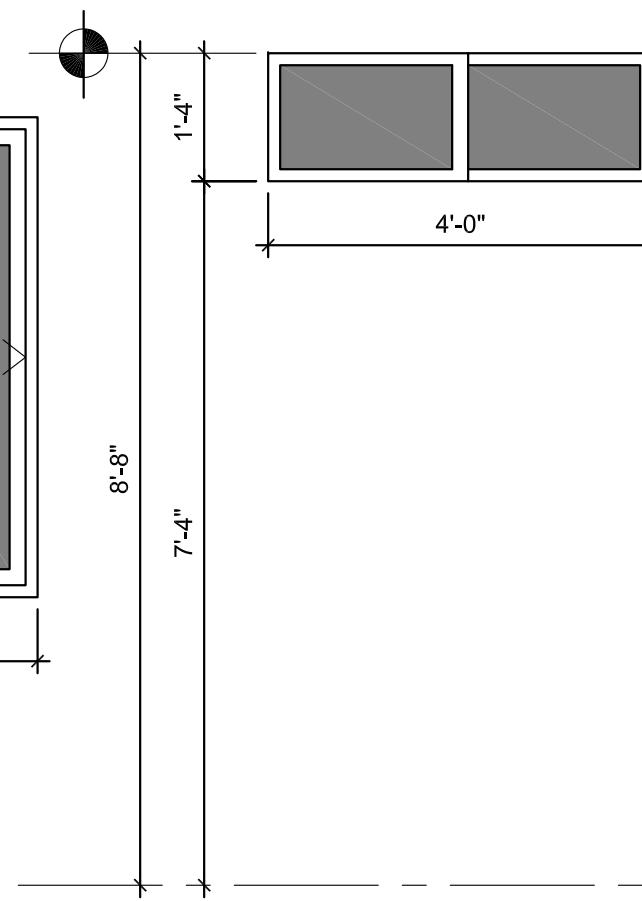
N FIXED / CASEMENT
1/2" = 1'-0"
1 TOTAL REQUIRED



P FIXED
1/2" = 1'-0"
1 TOTAL REQUIRED



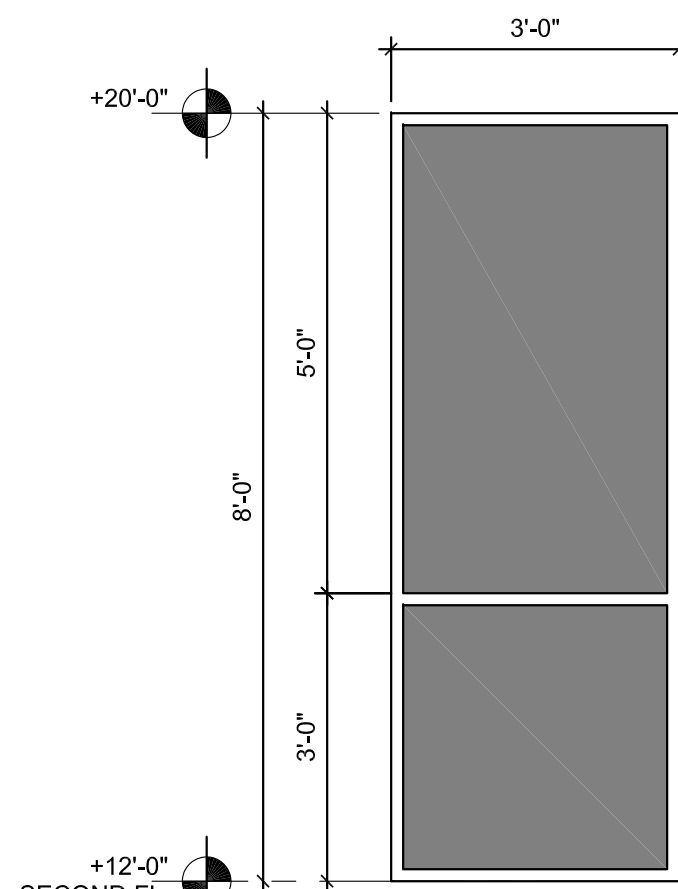
S CASEMENT
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1 TOTAL REQUIRED



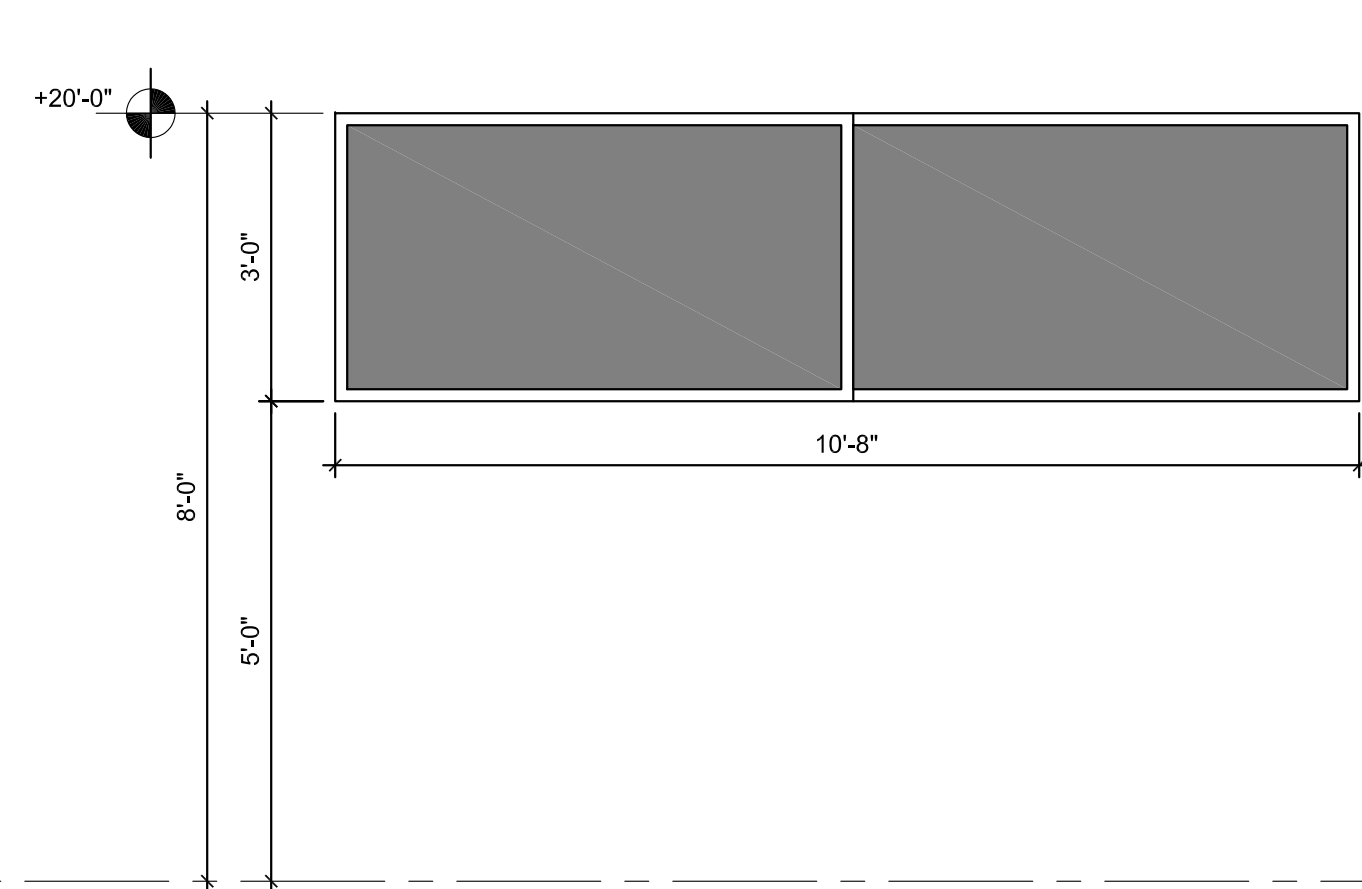
F HR
1/2" = 1'-0"
2 TOTAL REQUIRED

WINDOW NOTES:

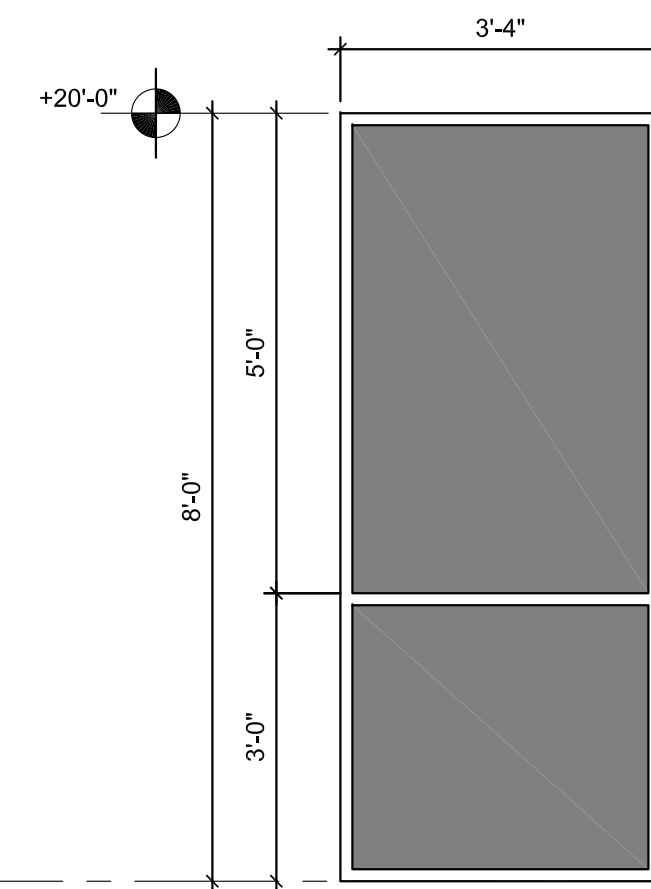
1. IMPACT RATED LAMINATED GLASS W/
S.H.G.C = .24 MIN. U-VALUE = .4 MIN.
2. FRAMES - ALUMINUM
3. WIND DESIGN LOADS - 160 MPH EXP D CAT II



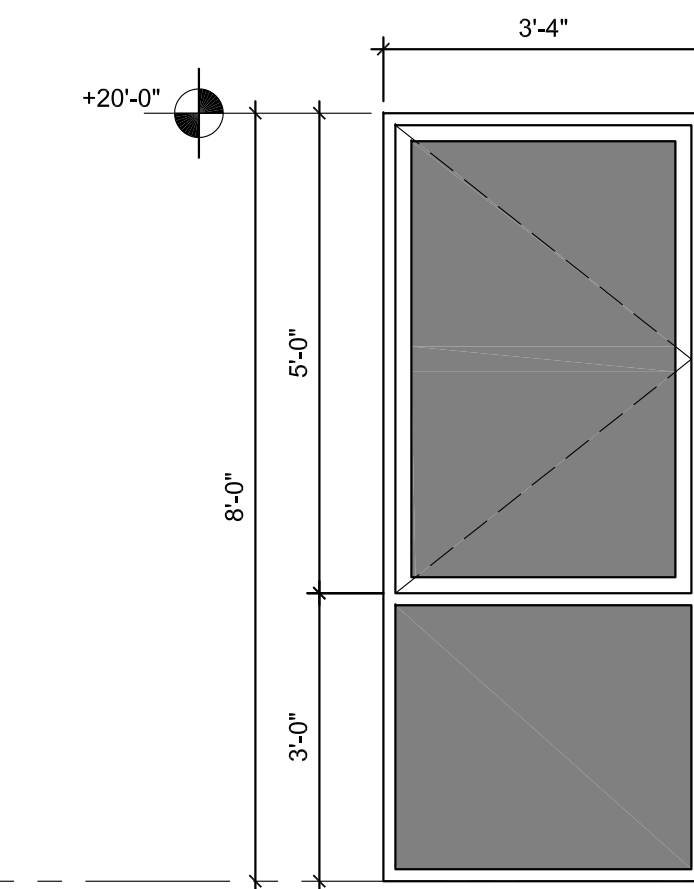
G FIXED
1/2" = 1'-0"
3 TOTAL REQUIRED



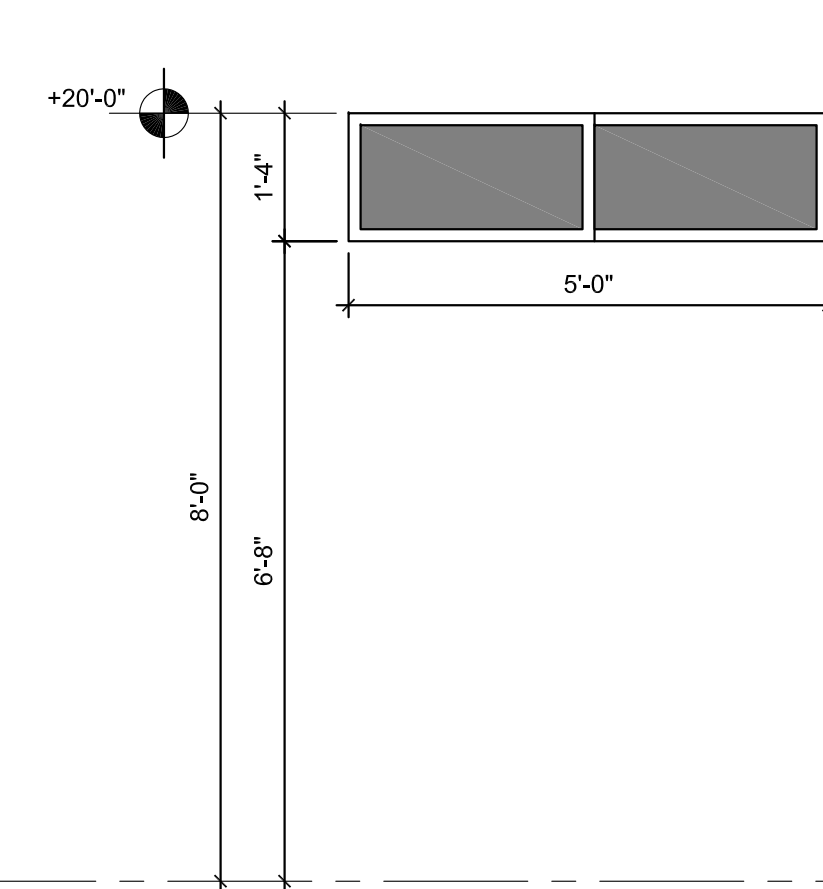
H HR
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1 TOTAL REQUIRED



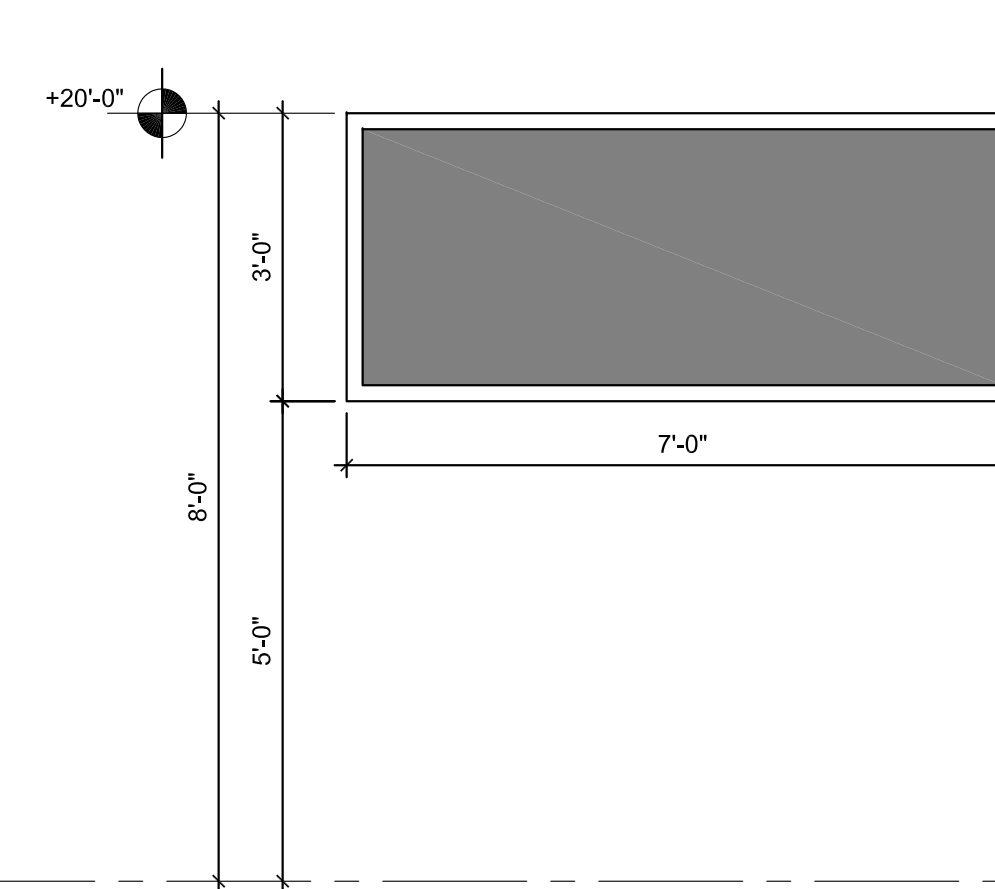
J FIXED
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1 TOTAL REQUIRED



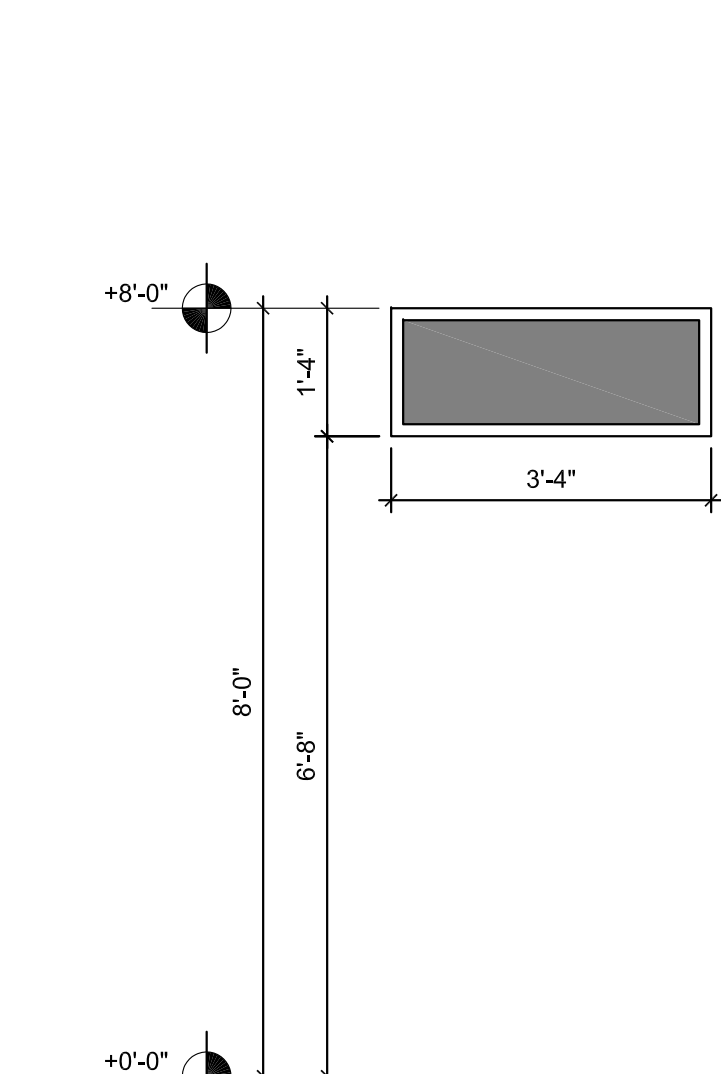
J1 FIXED / CASEMENT
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1 TOTAL REQUIRED



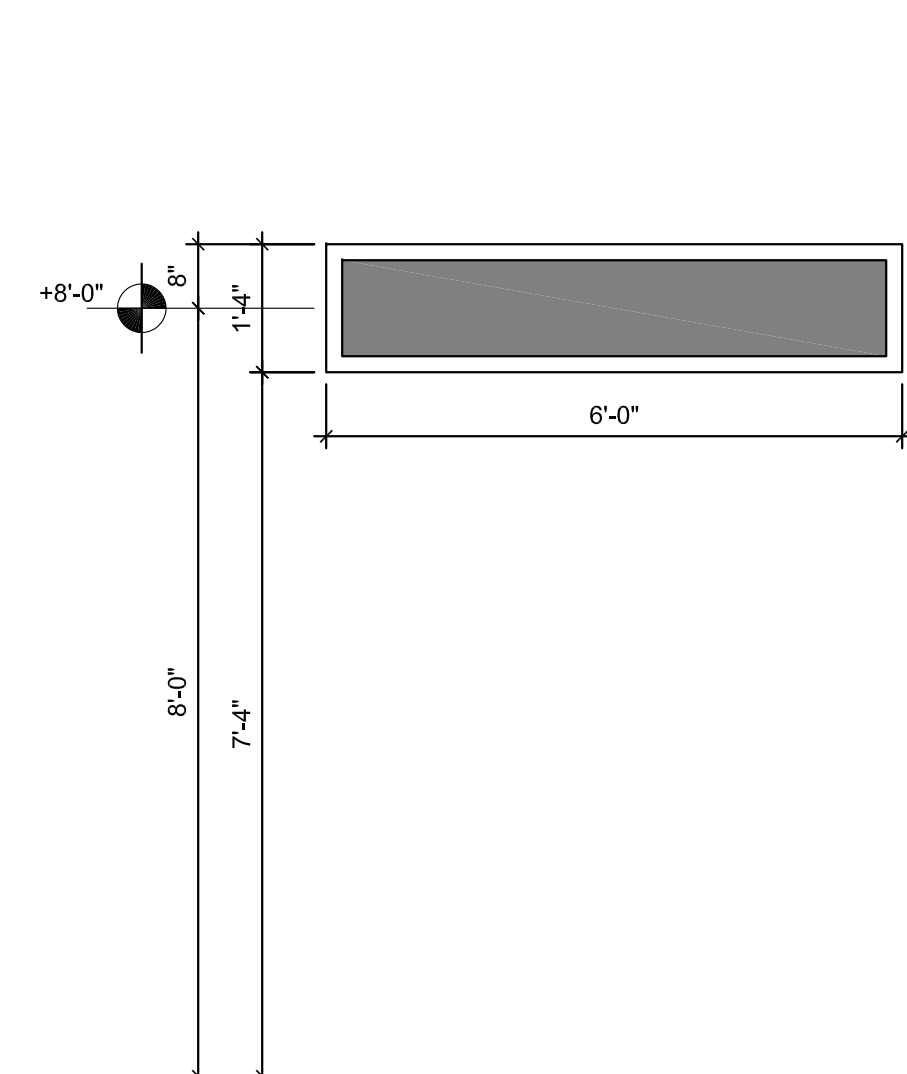
K HS
1/2" = 1'-0"
2 TOTAL REQUIRED



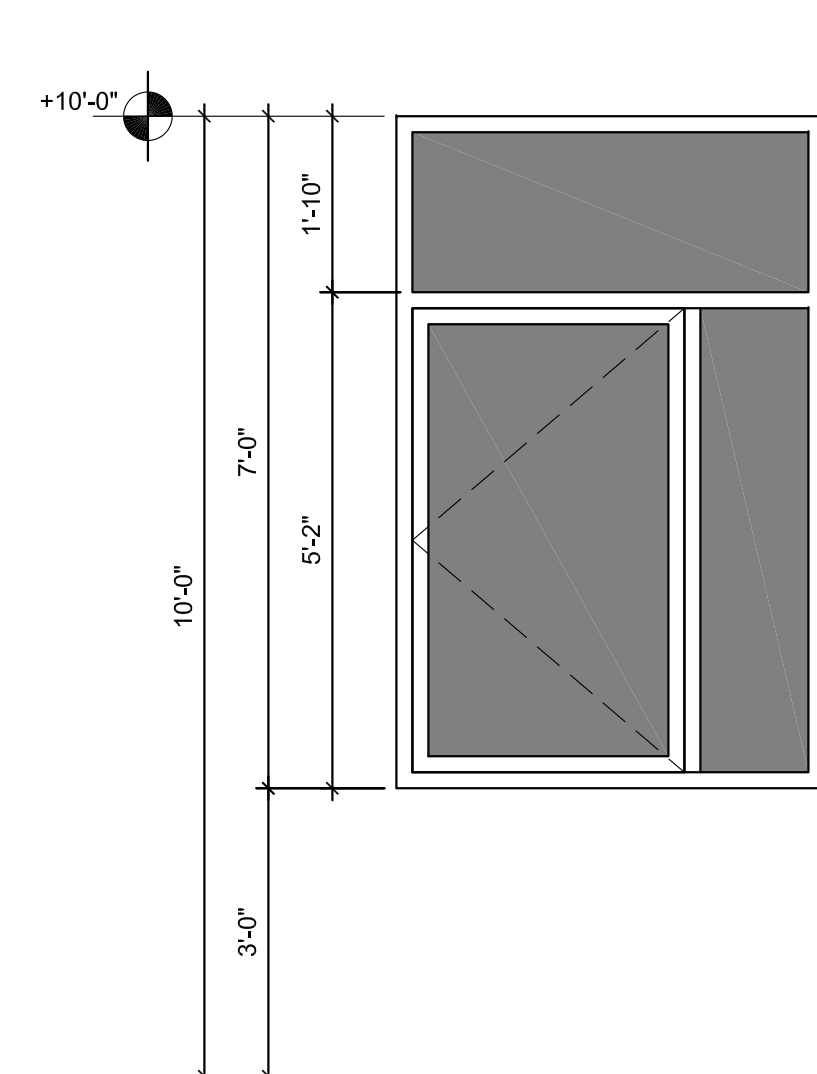
L FIXED
1/2" = 1'-0"
1 TOTAL REQUIRED



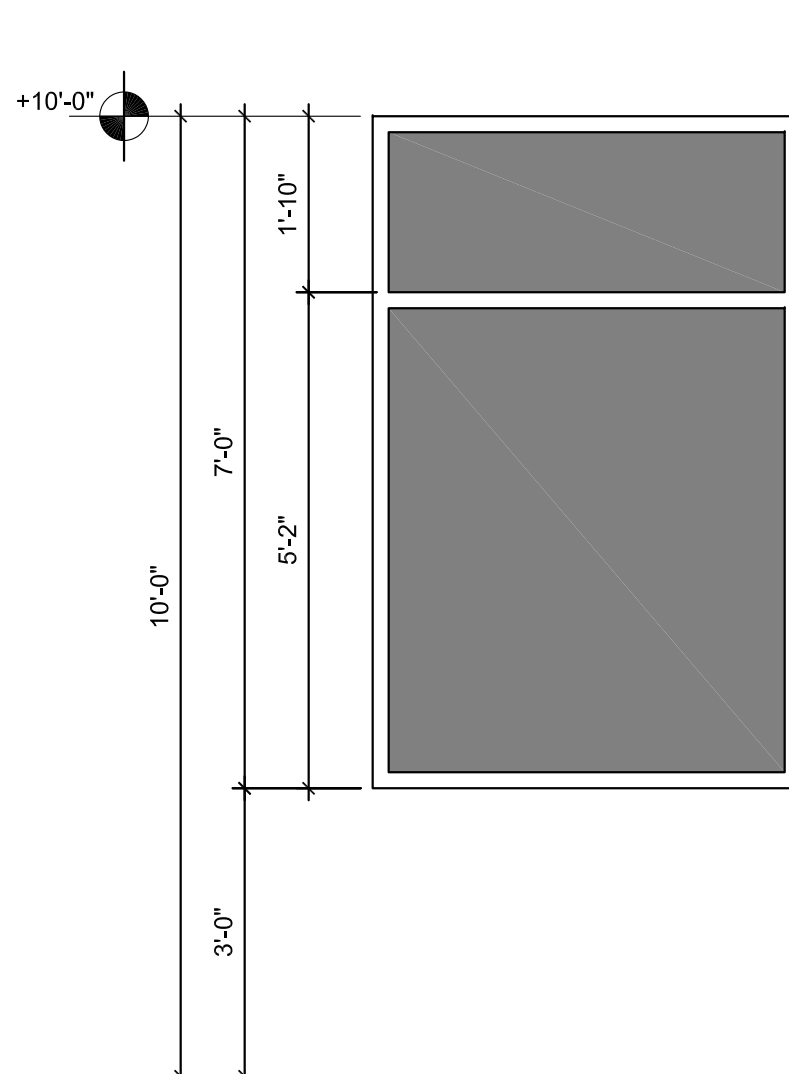
A FIXED
1/2" = 1'-0"
2 TOTAL REQUIRED



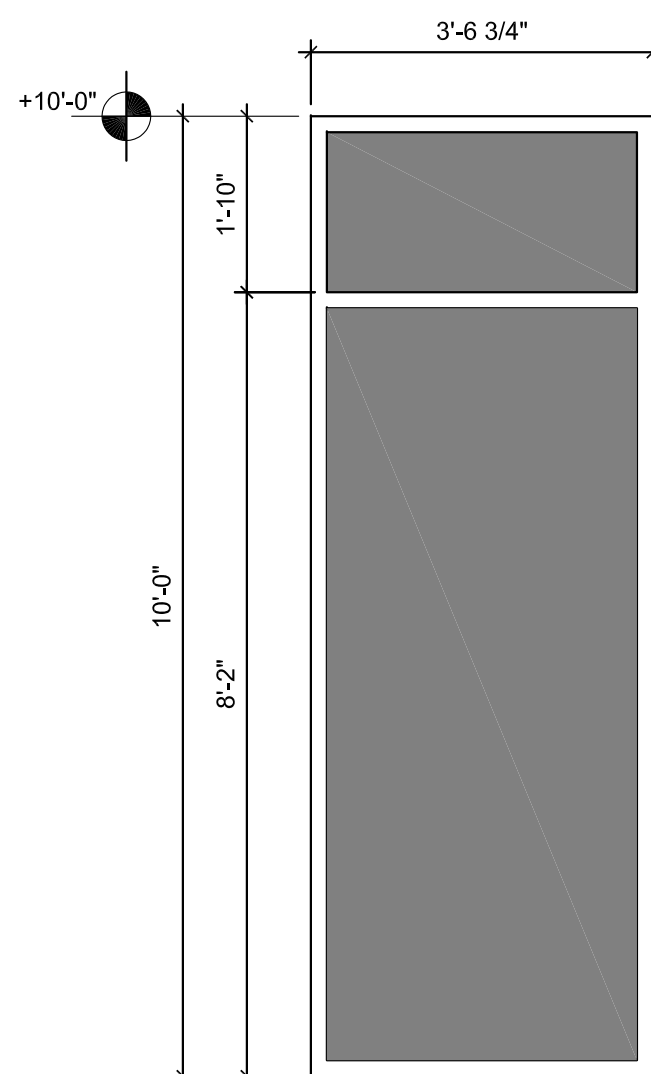
B FIXED
1/2" = 1'-0"
1 TOTAL REQUIRED



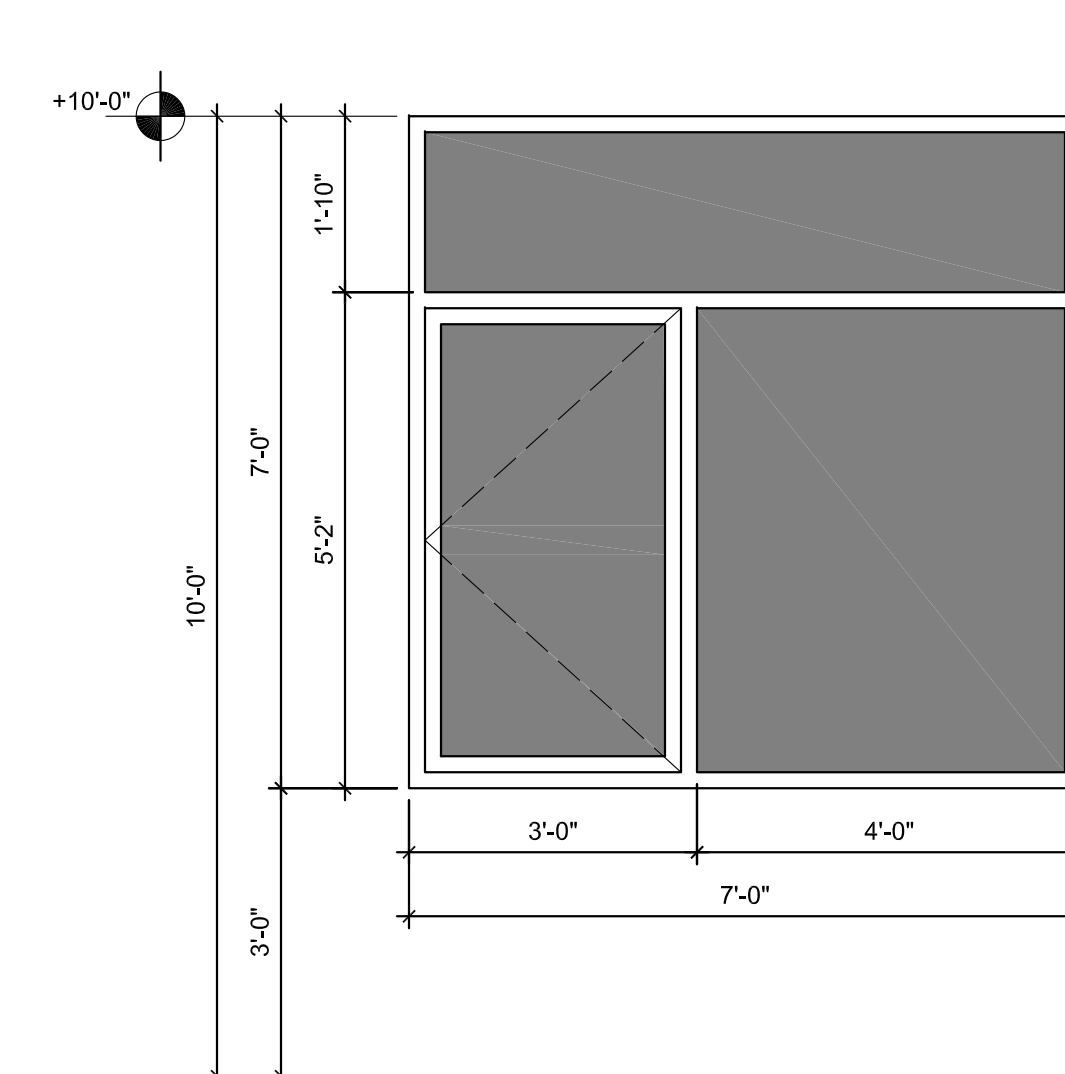
C FIXED / CASEMENT
1/2" = 1'-0"
1 TOTAL REQUIRED



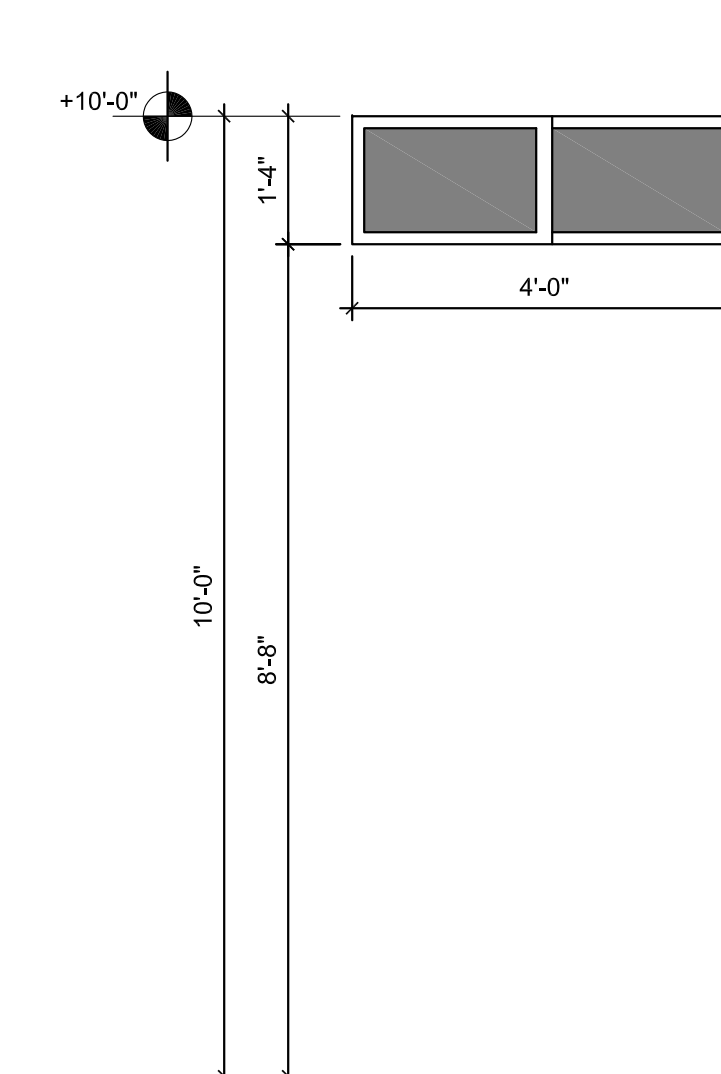
C1 FIXED
1/2" = 1'-0"
1 TOTAL REQUIRED



D FIXED
1/2" = 1'-0"
8 TOTAL REQUIRED



E CASEMENT / FIXED
1/2" = 1'-0"
1 TOTAL REQUIRED



F HR
1/2" = 1'-0"
2 TOTAL REQUIRED

CAD FILE NAME: OSBORN SHARP ASSOCIATES
DRAWN BY: Architecture Planning Energy Management AA-F00073
CHECKED BY: 2477 Stickey Point Road - Suite 114A - Sarasota, Florida 34231
REVISIONS: Approved by: W. T. OSBORN AR- 0006998
Date



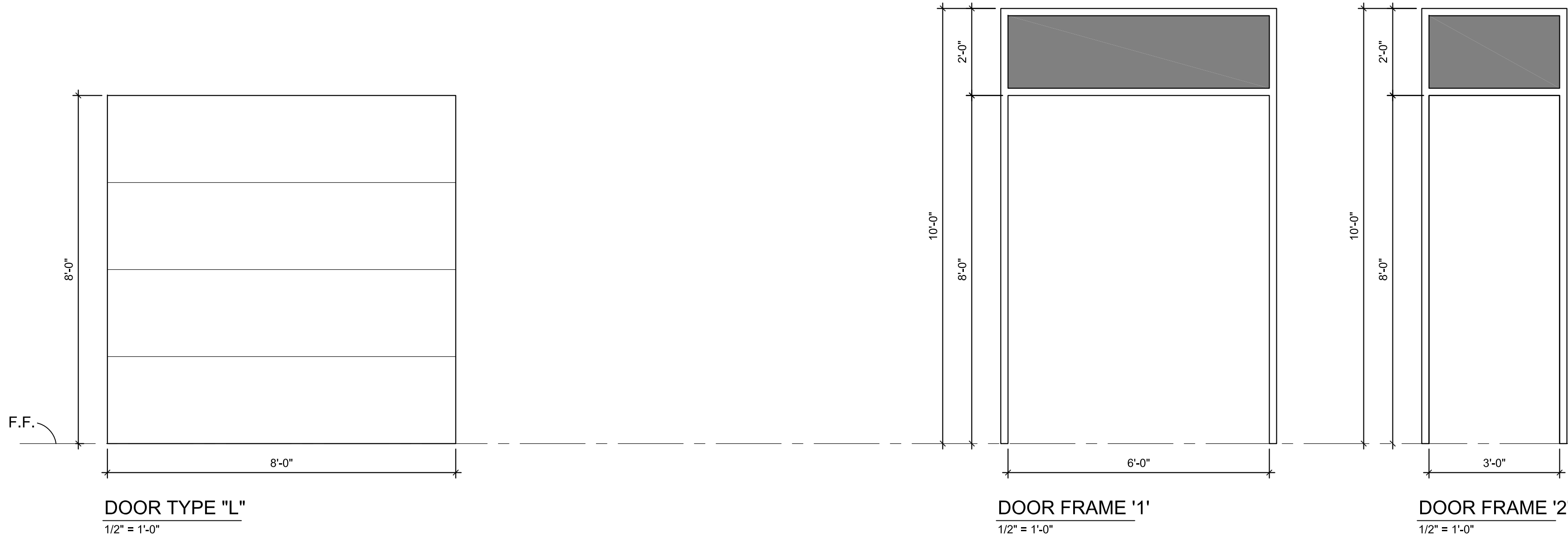
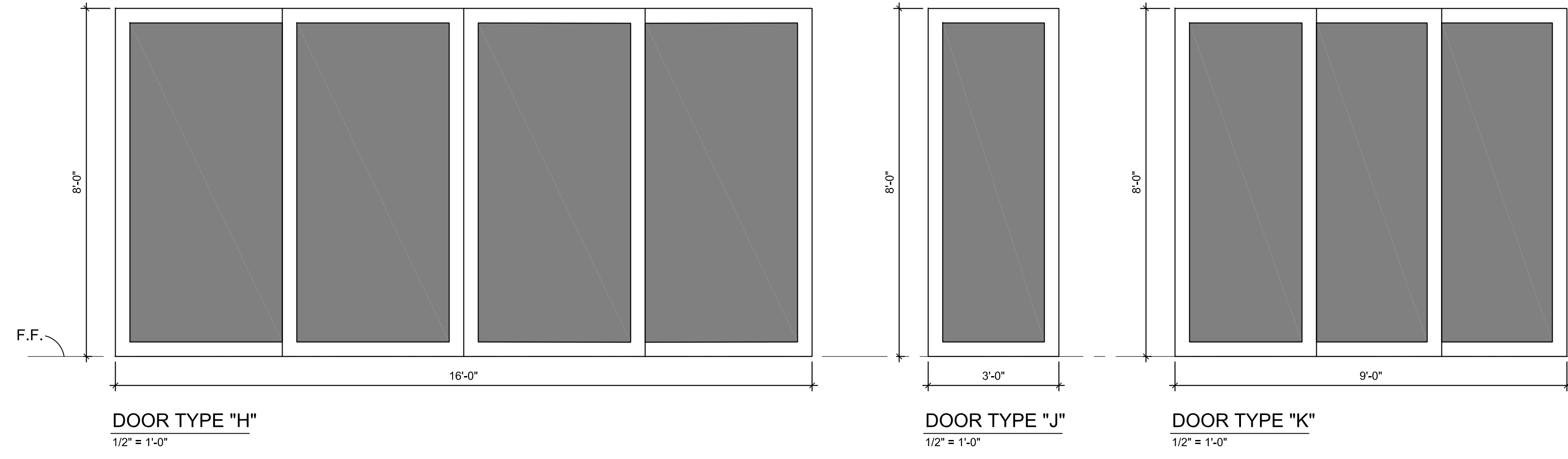
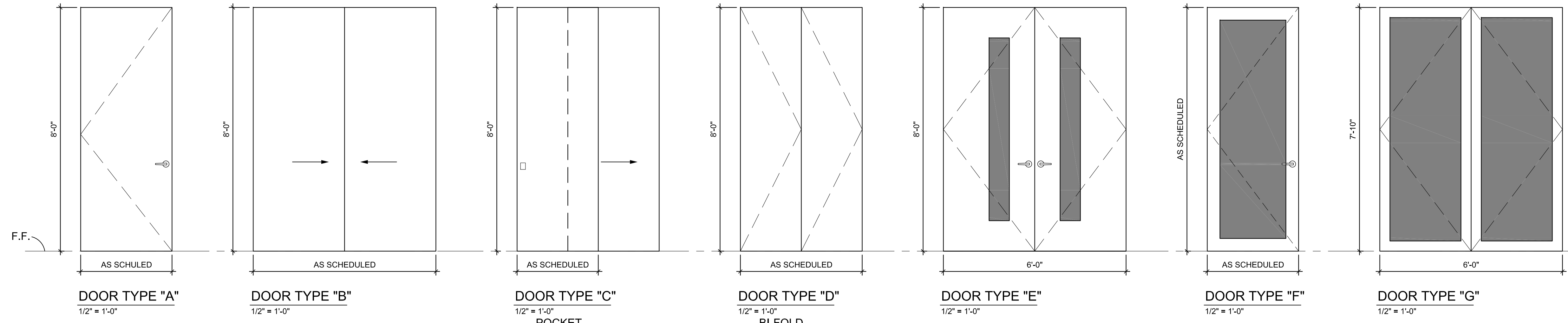
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**NEW RESIDENCE
2107 MONTCLAIR DRIVE
SARASOTA, FLORIDA**

**WINDOW
SCHEDULE**

Job No.: 2021118
Date: 6-14-22
Sheet No.:

A7.0



DOOR SCHEDULE						
OPNG NO	DOOR		FRAME		HDWR	REMARKS
	TYPE	SIZE	MATL	MATL		
1	L	8'-0" x 8'-0"				O.H. GARAGE DOOR
2	L	8'-0" x 8'-0"				O.H. GARAGE DOOR
3	L	8'-0" x 8'-0"				O.H. GARAGE DOOR
4		NOT USED				
5	H	16'-0" x 8'-0"	ALM/GL	ALUM	LOCKSET	
6	K	9'-0" x 8'-0"	ALM/GL	ALUM	LOCKSET	COORD. W/ DOOR 7
7	J	3'-0" x 8'-0"	ALM/GL	ALUM	LOCKSET	COORD. W/ DOOR 6
8	F	3'-0" x 8'-0"	ALM/GL	ALUM	LOCKSET	
9	A	3'-0" x 8'-0"	SCWD	WD	LOCKSET	
10	F	3'-0" x 8'-0"	ALM/GL	ALUM	LOCKSET	
11	A	3'-0" x 8'-0"	SCWD	WD	PASSAGE	
12	A	2'-6" x 8'-0"	SCWD	WD	PRIVACY	
13	F	3'-0" x 8'-0"	ALM/GL	ALUM	LOCKSET	
14	C	2'-8" x 8'-0"	SCWD	WD		POCKET
15	C	2'-6" x 8'-0"	SCWD	WD		POCKET
16	C	3'-0" x 8'-0"	SCWD	WD		POCKET
17	F	3'-0" x 8'-0"	ALM/GL	ALUM	LOCKSET	USE DOOR FRAME '2'
18	C	2'-8" x 8'-0"	SCWD	WD		POCKET
19	A	3'-0" x 8'-0"	SCWD	WD	PRIVACY	
20	C	3'-0" x 8'-0"	SCWD	WD		POCKET
21	E	(2) 3'-0" x 8'-0"	SCWD GLASS	ALUM	LOCK	USE DOOR FRAME '1'
22	A	3'-0" x 8'-0"	SCWD	WD	PRIVACY	
23	A	1'-8" x 8'-0"	SCWD	WD	PASSAGE	
24	A	2'-8" x 8'-0"	SCWD	WD	PRIVACY	
25	B	(2) 2'-6" x 8'-0"	SCWD	WD		SLIDING
26	A	3'-0" x 8'-0"	SCWD	WD	PASSAGE	
27	A	3'-0" x 8'-0"	SCWD	WD	PRIVACY	
28	A	3'-0" x 8'-0"	SCWD	WD	PRIVACY	
29	B	(2) 2'-6" x 8'-0"	SCWD	WD		SLIDING
30	B	(2) 2'-6" x 8'-0"	SCWD	WD		SLIDING
31	F	3'-0" x 7'-10"	ALM/GL	ALUM	LOCKSET	
32	A	3'-0" x 8'-0"	SCWD	WD	LOCKSET	
33	F	3'-0" x 7'-10"	ALM/GL	ALUM	LOCKSET	
34	G	(2) 3'-0" x 7'-10"	ALM/GL	ALUM	LOCKSET	
35	A	2'-8" x 8'-0"	SCWD	WD	PASSAGE	
36	A	2'-8" x 8'-0"	SCWD	WD	PRIVACY	
37	A	3'-0" x 8'-0"	SCWD	WD	PASSAGE	
38	A	3'-0" x 8'-0"	SCWD	WD	PRIVACY	
39	F	3'-0" x 7'-10"	ALM/GL	ALUM	LOCKSET	
40	A	3'-0" x 8'-0"	SCWD	WD	PASSAGE	
41	A	2'-8" x 8'-0"	SCWD	WD	PRIVACY	
42	D	(2) 3'-0" x 8'-0"	SCWD	WD		BI-FOLD
43	A	2'-8" x 8'-0"	SCWD	WD	PRIVACY	
44	G	(2) 3'-0" x 7'-10"	ALM/GL	ALUM	LOCKSET	

CAD FILE NAME: OSBORN SHARP ASSOCIATES
 DRAWN BY: Architecture Planning Energy Management AA-F000073
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 REVISIONS: Approved by: W. T. OSBORN AR- 0006998
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NEW RESIDENCE
2107 MONTCLAIR DRIVE
 SARASOTA, FLORIDA

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DOOR SCHEDULE

Job No.: 202118
Date: 6-14-22
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A7.1