

**DESIGN CRITERIA:**

DESIGN CONFORMS WITH 2017 FLORIDA BUILDING CODE 6TH EDITION (BUILDING & RESIDENTIAL) DESIGN CRITERIA FOR 140 MPH WIND FORCES PER ASCE/SEI T10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.

EXPOSURE CATEGORY - B  
RISK CATEGORY - II

TYPE OF CONSTRUCTION SB  
INTERNAL PRESSURE COEFFICIENT -1 PO.18

MOOD NO. 2 GRADE SOUTHERN PINE OR BETTER  
PART II: LOW RISE BUILDING

ALL WINDOW DOORS SHALL MEET WORSE CASE SCENARIO OF 547 P.S.F.  
ALL GARAGE DOORS SHALL MEET WORSE CASE SCENARIO OF 134 P.S.F.

**VERTICAL REINF. IN BLOCK WALLS**

PROVIDE #5 BARS EACH SIDE OF OPENINGS 6'-0" OR GREATER AND LONG RUNS MAX. 6'-0" O.C. HOOK ENDS MIN. 1'0" AND LAP AT ALL CORNERS, INTERSECTIONS.

**GIRDER ANCHORING**

SEE SIMPSON SPECIFICATIONS FOR ANCHORING DETAILS. NECESSARY ACCORDING TO TRUSS MANUF. INSTALL. DETAILS MAX. 4" FROM ANYTHING OVER USE BELOW.

PRODUCT CODE	FASTENERS	CAPACITY
H4T-2	SLIPRESISTERS	10480
	6-10d	

APPLY ACCORDING TO MANUF. SPECS.

**GIRDERS**

ONE NO. BAR SHALL BE PROVIDED AT ALL LOCATIONS WHERE GIRDERS OR GIRDER TRUSSES BEAR ON MASONRY WALLS.

**ROOFING SYSTEM**

1. ROOF DECKING NAIL SCHEDULE:  
FOR 15/32" CDX PLYWOOD ROOF DECK OR 7/16" OSB (MIN. RATED 6/24).

2. SHINGLES:  
SHINGLES WILL COMPLY WITH ASTM D3161 (MODIFIED TO 110 MPH). FOUR (4) NAILS TO BE USED OR AS REQUIRED BY MANUFACTURER.

3. FELT: (COMPLY W/ ASTM D226 TYPE I)  
USE #18 FELT OR GREATER W/2" TOP LAP AND

4. FLASHING: (COMPLY W/ ASTM D224)  
THE RECOMMENDED FLASHING MATERIAL IS A 26-GAUGE GALV. METAL OR AN EQUIVALENT CORROSION RESISTANT NON-FERROUS MATERIAL. CONSULT THE APPROPRIATE ROOFING MANUFACTURERS FOR RECOMMENDATIONS ON A PARTICULAR APPLICATION.

**PLYWOOD NAILING SCHEDULE**

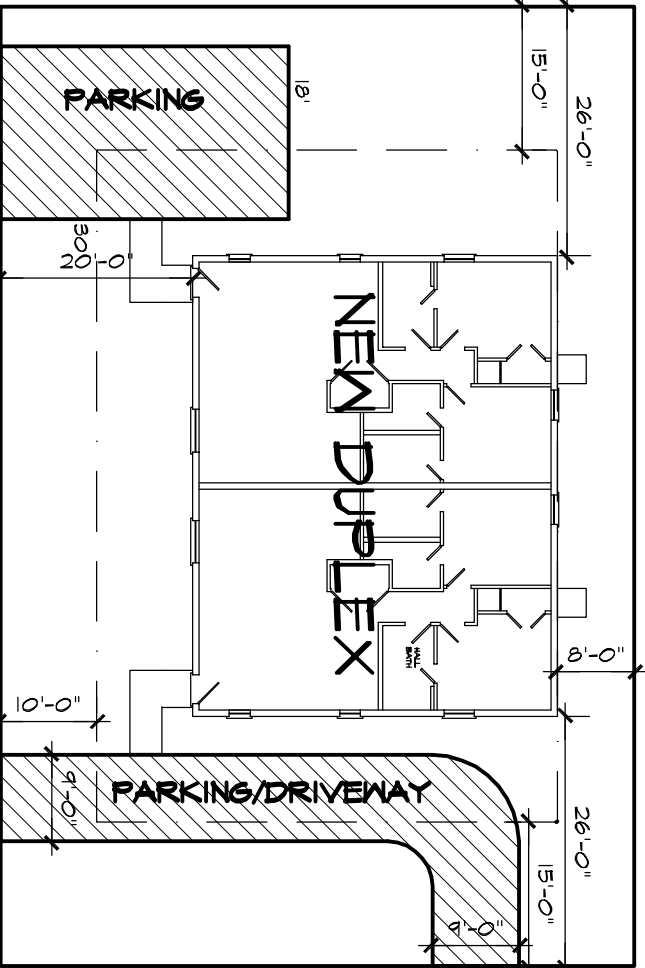
USE 1/2" CDX WITH THE FOLLOWING NAILING SCHEDULE  
6" NAILS @ 6"

**VERTICAL/HORIZONTAL WOOD TO MASONRY WALLS**

PROVIDE 1/2" X 8" J-BOLT @ 24" O.C. EMBED. 6" - VERTICAL  
PROVIDE 1/2" X 8" J-BOLT @ 32" O.C. EMBED. 6" - HORIZONTAL  
1/2" REDHEADS MAY BE USED W/ ABOVE HOR. SPACING INTERIOR LOAD BEARING WALLS.

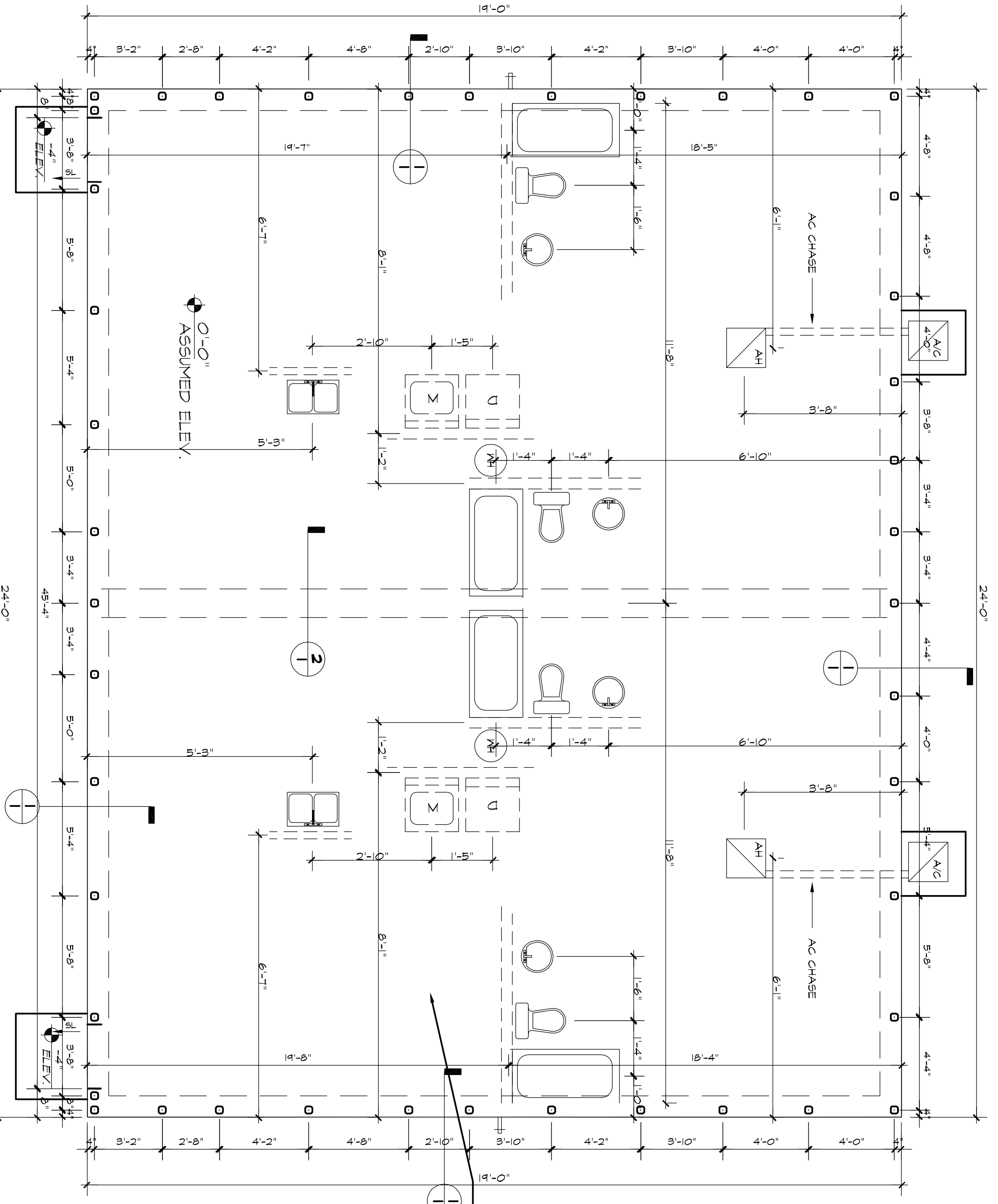
**PLOT PLAN**

SCALE: 1" = 20'-0"

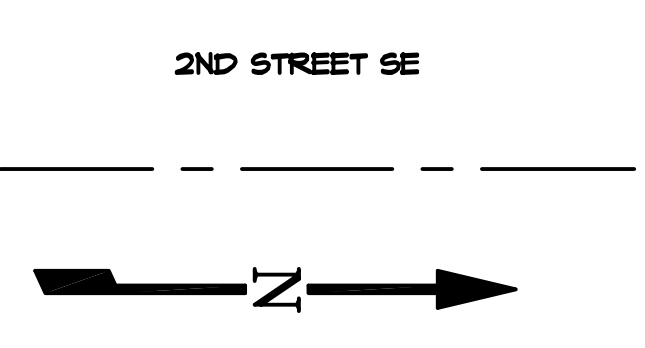
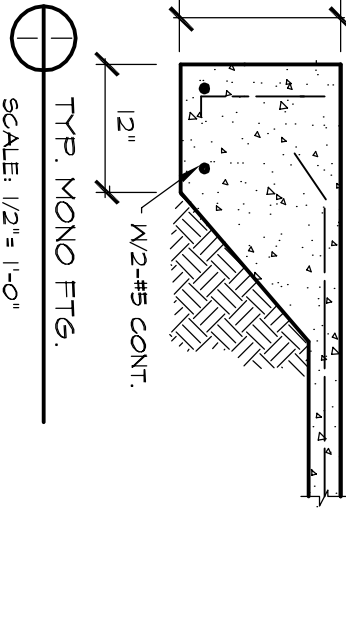
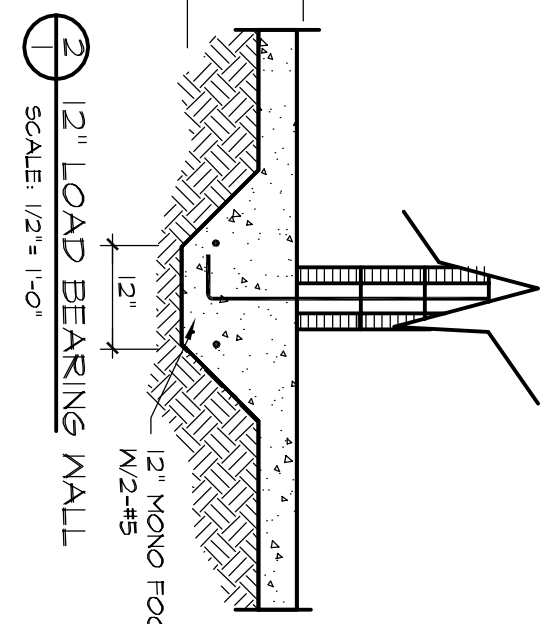


**FOUNDATION PLAN**

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

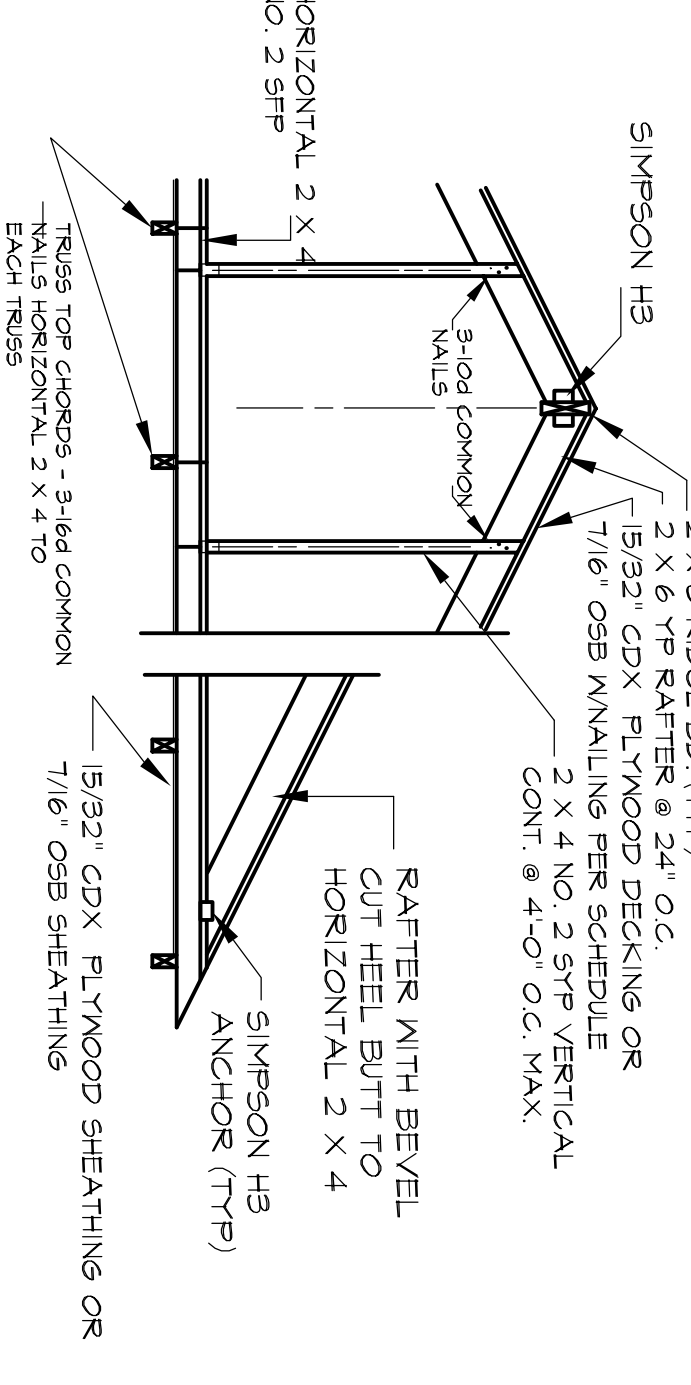


4" THK. CONCRETE SLAB-ON GRADE (MIN. 2500 PSI W/6 X 6 W/4 X W/4 WIRE MESH OVER 6 MIL. VISQUEEN ON CLEAN TERMINITE TREATED FILL, COMPACTED TO MIN. 2500 PSF (FIBER MESH OPT.) REBAR TO BE MIN. 50,000 PSI RATED



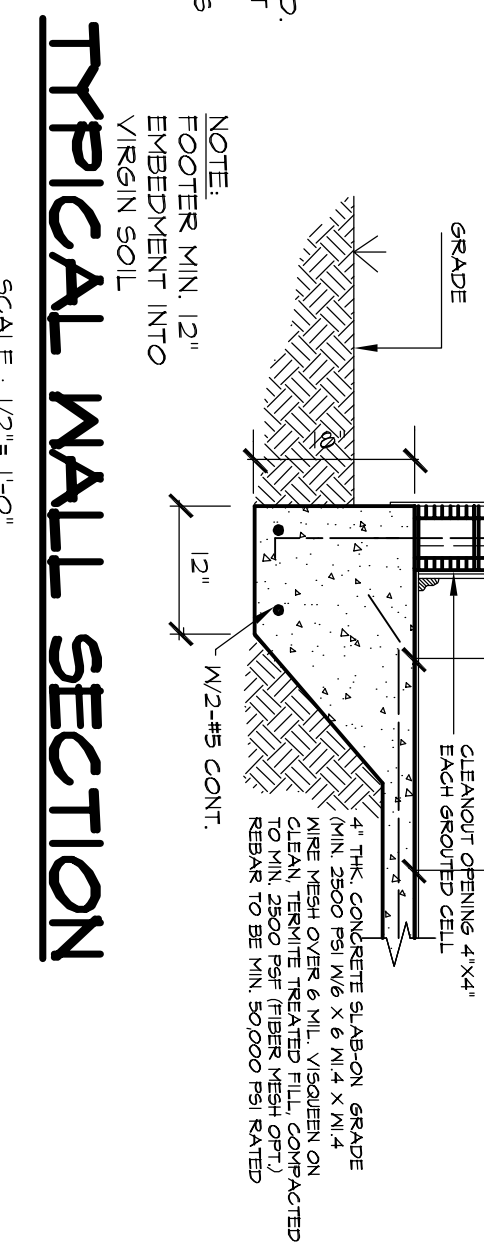
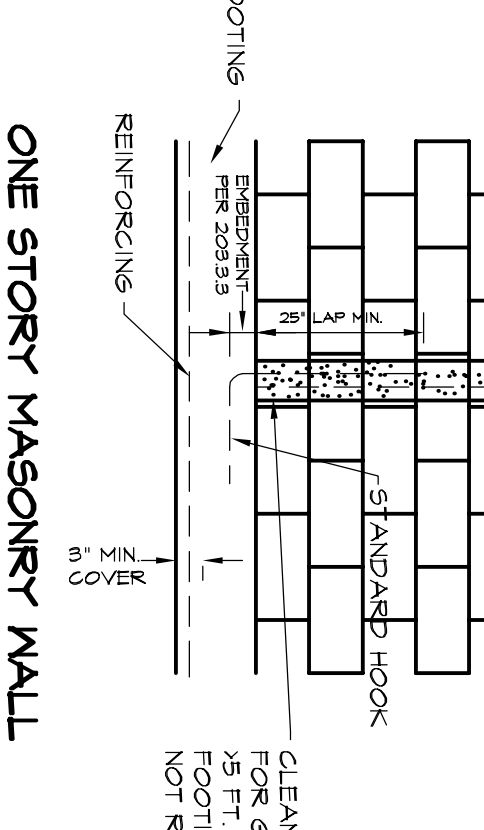
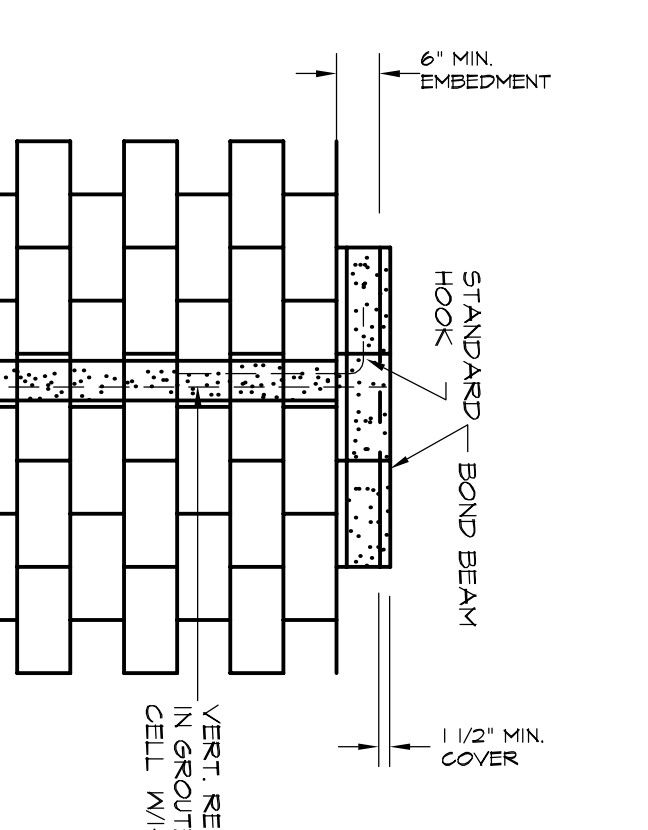
**SECTION THROUGH 1 HOUR RATED SEPARATION WALLS**

SCALE: 1/2" = 1'-0"



**RIDGE AND HEEL CONNECTIONS**

**CORNER CONTINUITY OF BOND BEAM AND WALL REINFORCEMENT**



**TYPICAL WALL SECTION**

SCALE: 1/2" = 1'-0"

REVISIONS

**JOHN PILKEY & ASSOCIATES, INC.**  
"A COMPUTER DRAFTING FIRM"  
402 BURNS LANE WINTER HAVEN, FLORIDA 33884  
TEL: 863.324.1193 FAX: 863.324.1193  
E-MAIL: jnpilkey@gmail.com

**SEAN MASTERS SR.**  
LIC# 63106  
324 JEFFERSON STREET  
LAKE WALES, FL 33859  
TEL: 863.632.6067

**NEW DUPLEX**  
2ND STREET SE  
WINTER HAVEN, FL

DRAWN: JP
CHECK: SM
SCALE: SHOWN
DATE: 7/5/2018

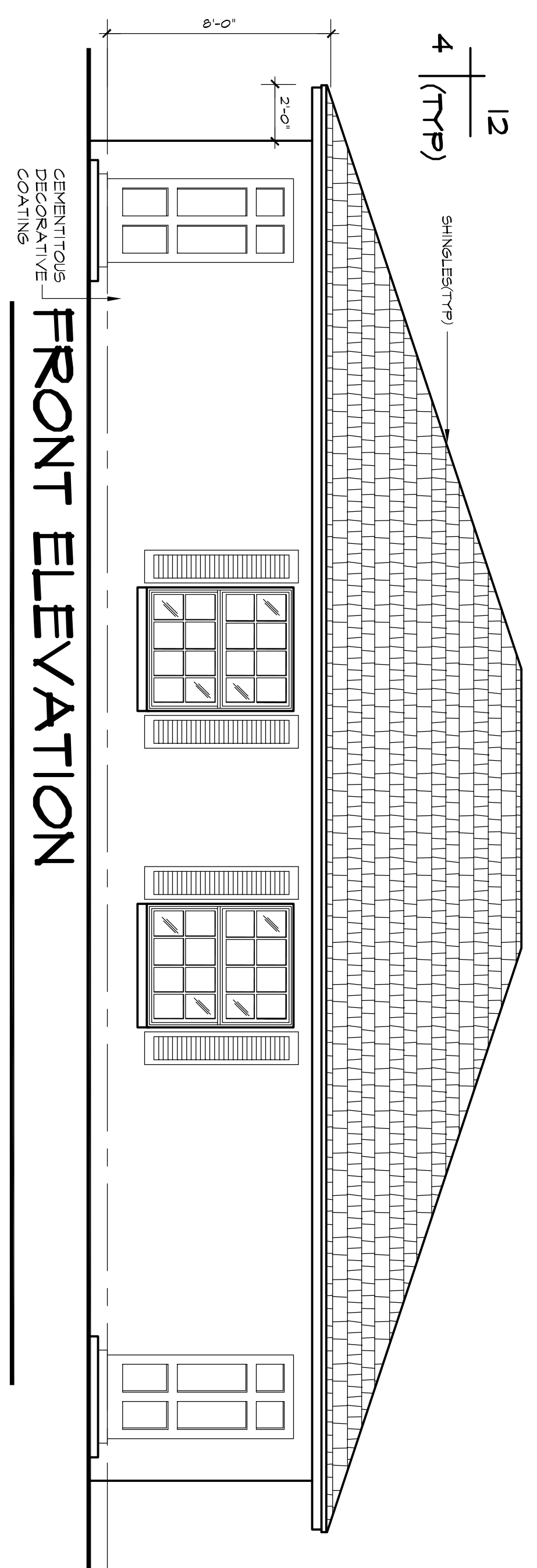
JOB: DUPLEX SHEET OF 4

NOTE: WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO VERIFY ALL DIMENSIONS AND OTHER DETAILS ON THE PLANS AND NOTIFY DESIGNER OF ANY ERRORS OR OMISSIONS BEFORE STARTING CONSTRUCTION.



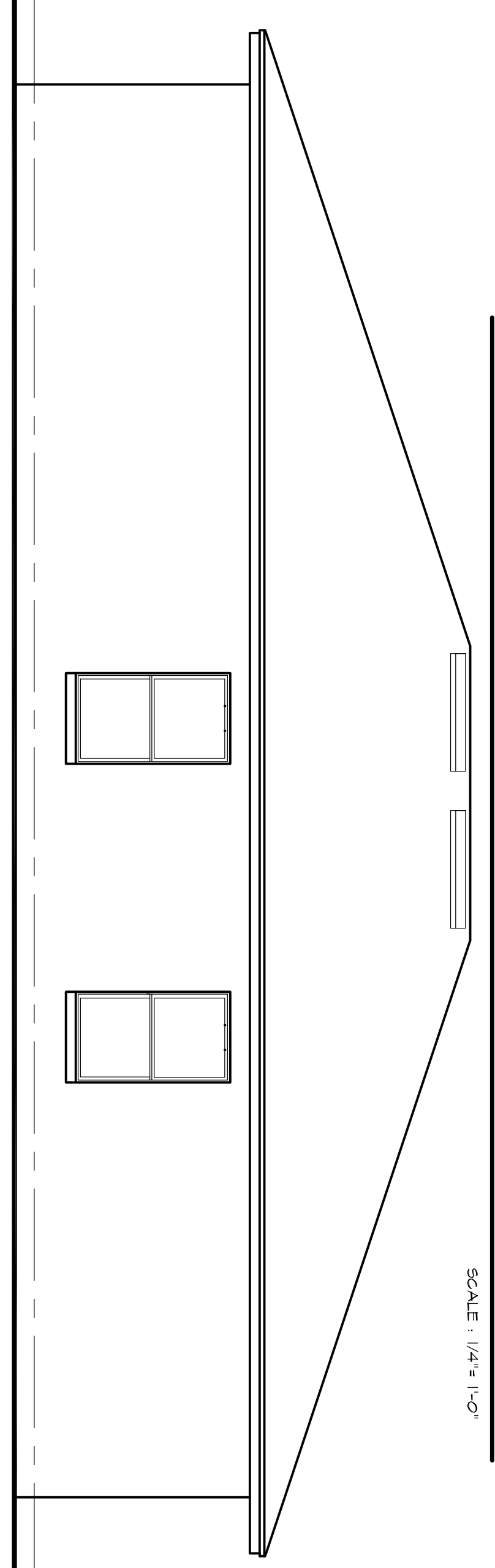
12  
4 (TYP)

SHINGLE(S/TYP)



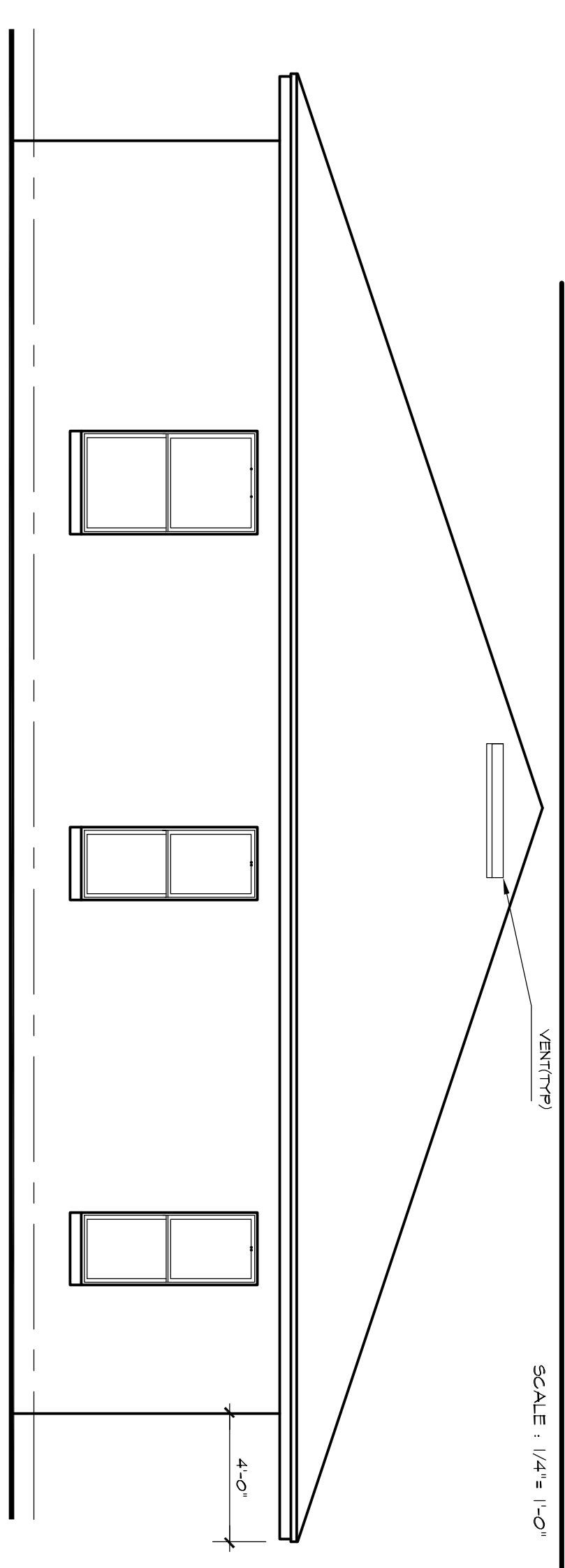
FRONT ELEVATION

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



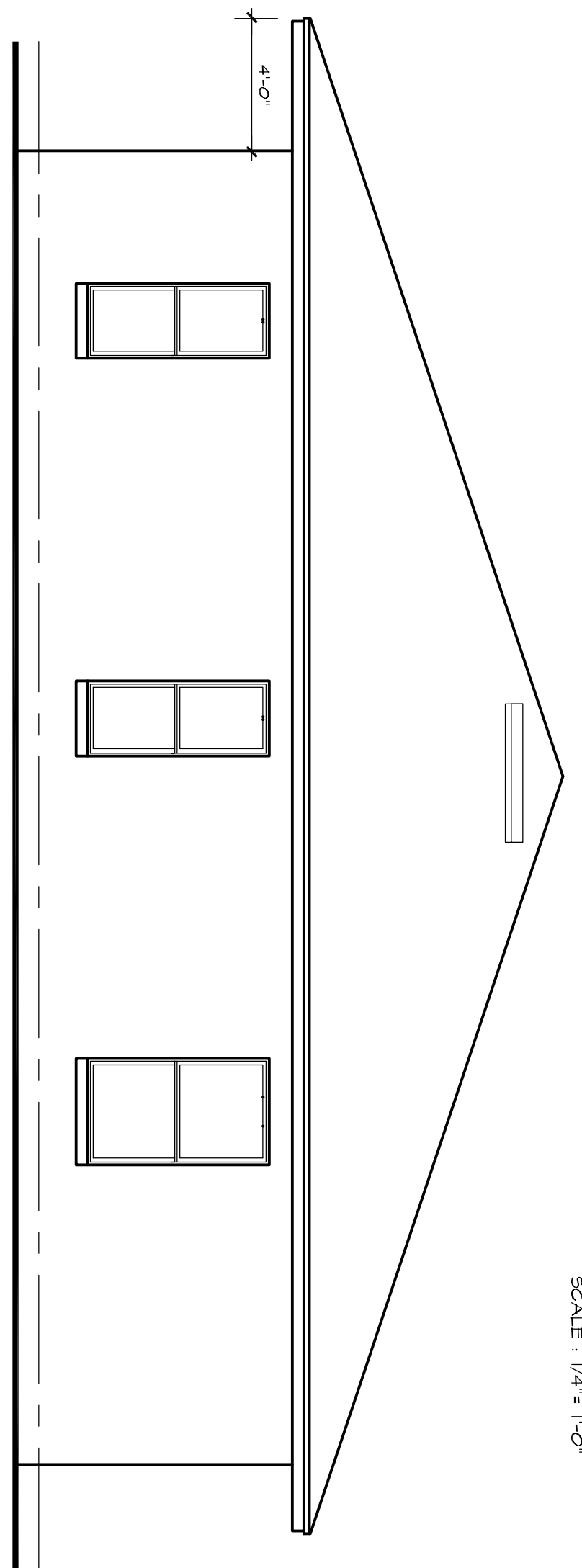
REAR ELEVATION

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



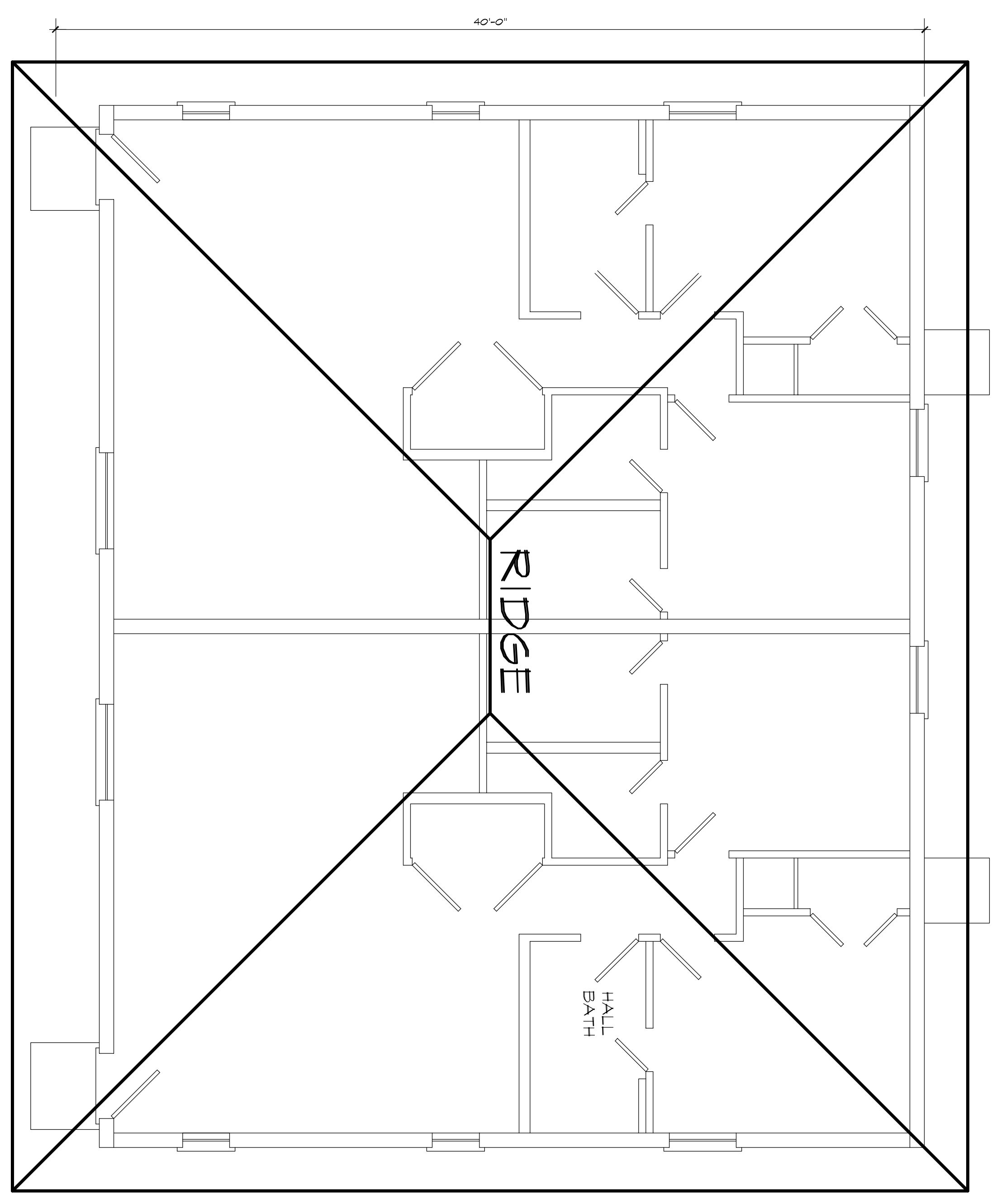
RIGHT ELEVATION

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



LEFT ELEVATION

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



ROOF LAYOUT

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

**SECTION 1208-ATTIC SPACES**

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. A MINIMUM OF 1 INCH (25MM) OF AIRSPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET AREA OF THE AREA OF THE SPACE VENTILATED WITH 80 PERCENT OF THE REQUIRED VENTILATED AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET (914 MM) ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

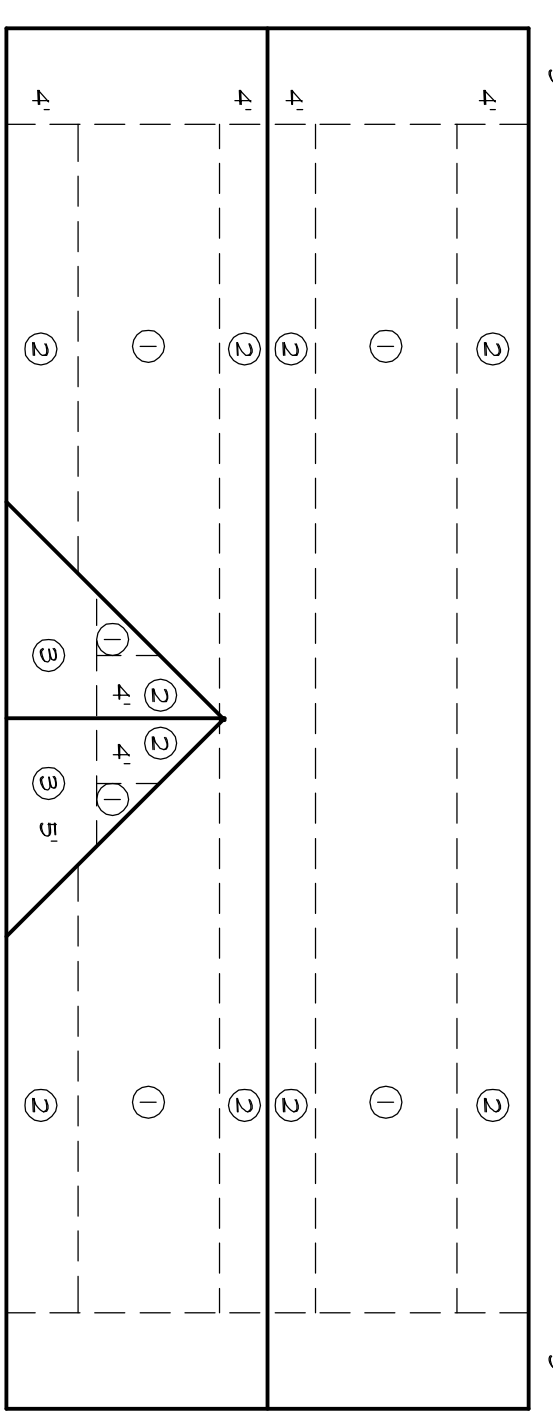
EXCEPTION: ATTIC SPACES, DESIGNED BY A FLORIDA LICENSED ENGINEER OR REGISTERED ARCHITECT TO ELIMINATE THE ATTIC VENTING.

1824 5.0. FT. - 438 NEM FREE VENT- 4- 4 VENTS @ 119 SQ.IN. NFVA CALCULATIONS-

438 NEM FREE - SOFFIT VENTING

**ROOF PLAN NOTES:**

1. THIS ROOF PLAN IS NOT INTENDED TO SERVE AS A TRUSS DESIGN. IT IS TO INDICATE ROOF, CEILING SLOPES AND HEIGHTS ONLY.
2. TRUSS MANUFACTURER TO VERIFY ALL TRUSS SPANS, SLOPES, BEARING POINTS, AND DIMENSIONS BEFORE FABRICATION. ALSO, TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR FINAL APPROVAL.
3. ALL ROOF PITCHES ARE TO BE SET AS INDICATED ON PLANS AND ELEVATIONS.
4. TOP PLATE HEIGHTS VARY. SEE BUILDING SECTIONS, WALL SECTIONS, AND ELEVATIONS FOR BEARING HEIGHTS.
5. TRUSS SPACING SHALL BE 24" O.C. UNLESS OTHERWISE NOTED. CONVENTIONAL FRAMING SHALL BE 16" O.C. OR AS OTHERWISE NOTED.
6. 15/32" GDX. PLYWOOD DECKING OR 7/16" OSB (MIN. RATED 16/24). USE 8d COMMON GALV. OR RING SHANK NAILS WITH 8d COMMON NAIL S AT GABLE ENDS.
7. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON-BEARING WALLS AND AT VOLUME AREA UNLESS OTHERWISE NOTED.
8. ALIGN TRUSSES AND HAND FRAMING SO AS ALL STIPSUM WALL BOARD TO BE CONTIGUOUS FROM FLOOR TO CEILING. TRUSS MANUFACTURER TO INSURE DESIGN CONSIDERATION TO THE FOLLOWING ADDITIONAL LOADS:
9. ALL CEILING HANG SOFFITS AND SOFFITS W/ CABINETS AS SHOWN ON PLANS



**NAILING PATTERNS**

1. USE 8D RING-SHANK NAILS FOR ALL FASTENERS IN NAILING ZONE 3 IN 140 MPH WIND SPEEDS
2. SPACE FASTENERS 4" O.C. MIN. AT GABLE ENDWALL OR GABLE TRUSSES.

DRWNR: JP
CHECK: SM
SCALE: SHOWN
DATE: 7/5/2018

3  
OF 4  
SHEET

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2ND STREET SE  
WINTER HAVEN, FL

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