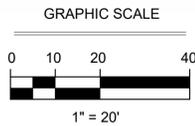
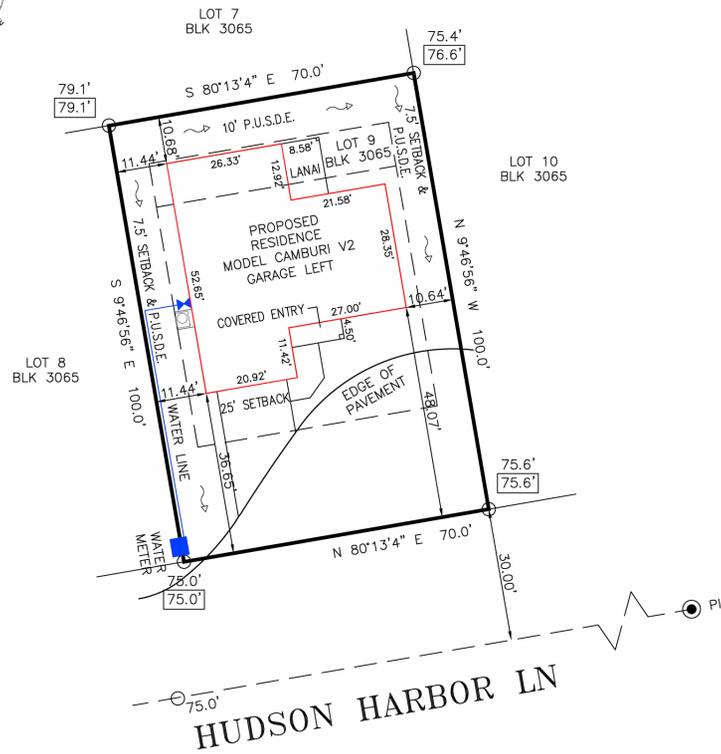


CAMBURI V2

MODEL
GARAGE LEFT



1 SITE DRAINAGE PLAN

TYPICAL FHA-HUD LOT GRADING

TYPE A - LOT GRADING ALL DRAINAGE TO STREET

Rear yard swales behind the house carry surface water from rear yard to side yard swales (1% minimum) which carry it to street for disposal through the street gutters and the public storm drainage system.

A	Curb-Top on lot line extension at highest lot corner.
A-B	Parkway slope
B-C	Side yard swale
C-D	Swale turn with 10' radius
D-E	Rear Swale
D-F	Protective rear slope up from high point of swales

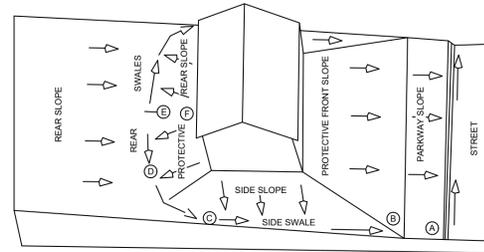
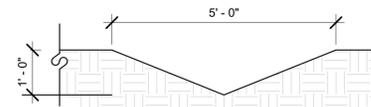


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2 SWALE DETAIL
N.T.S.

LEGAL DESCRIPTION

POINCIANA NEIGHBORHOOD 6 VILLAGE 7 PB 61 PGS 29/52 BLK 3065 LOT 9

LOT SPECIFIC AREA TABLE

WIDTH:	DEPTH:	AREA (SF):
70.0 LF	100.0 LF	5324 SF

HOUSE DESCRIPTION

TYPE:	SFR W/MECH - ELECT. - PLUMB.
STORIES:	1 STORY (IES)
BEDROOMS:	4
FULL BATH:	2
HALF BATH:	1
ROOFING:	SHINGLE
GARAGE:	DOUBLE CAR ATTACHED
POOL:	N/A
OTHERS:	-

AREA CALCS.

LIVING AREA	1551 SF
FIRST FLOOR	1551 SF
NON LIVING AREA	
ENTRY	54 SF
GARAGE	386 SF
LANAI	111 SF
	551 SF
TOTAL CONST. AREA	2102 SF

DESIGN CRITERIA

FLORIDA BUILDING CODE 2023 - 8th EDITION, RESIDENTIAL VOLUME

CONSTRUCTION TYPE = V / UNPROTECTED

NUMBERS OF STORIES = 1 STORY (IES)

MEAN ROOF HEIGHT = 13' - 3"

MAX HEIGHT 1 STORY (IES) = 17' - 2" = 26.8 P.S.F. @140 M.P.H

RISK CATEGORY OF BUILDING= CATEGORY (II)

MINIMUM DESIGN LOADS:

DWELLING FLOOR:	LIVE LOAD:	40 LBS.	ROOF:	LIVE LOAD:	20 LBS.
	DEAD LOAD:	20 LBS.		DEAD LOAD:	20 LBS.
	TOTAL LOAD:	60 LBS.		TOTAL LOAD:	40 LBS.

DESIGN PARAMETERS

THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED REQUIREMENTS OF SECTION R301 OF FLORIDA BUILDING CODE 2023 EDITION.

ROOF TRUSSES ARE NOT DESIGNED FOR FUTURE CERAMIC TILE ROOFING MATERIALS.

WIND LOADS

- BASIC WIND SPEED = 140 M.P.H @ 3 SECOND GUST
- SURFACE ROUGHNESS - CATEGORY (B)
- WIND EXPOSURE - CATEGORY (B)
- COMPONENT/CLADDING DESIGN WIND PRESSURE +17.4 / -18.8 (FOR DOORS, WINDOWS & TRANSOMS) U.N.O. (INTERNAL PRESSURE COEFFICIENT ± 0.18 INCLUDED)

TORNADO VELOCITY COMPLIANCE IS NOT REQUIRED FOR RISK CATEGORY I AND II STRUCTURES PER 2023 FBC RESIDENTIAL R301.2.1.1 & BUILDING 1601.3.4 AND ASCE 7-22.

EXTERIOR WINDOWS AND DOOR ASSEMBLIES

EXTERIOR WINDOWS AND GLASS DOORS MUST MEET REQUIREMENTS OF R609 OF THE FLORIDA BUILDING CODE 2023 RESIDENTIAL EDITION.

R609 EXTERIOR WINDOWS, SIDING & PATIO GLASS DOORS
R609.3 TESTING AND LABELING

WINDOWS DESIGN WIND PRESSURES = (+20/ -25 PSF.)

ENTRY DOOR DESIGN WIND PRESSURES = (+22/ -30 PSF.)

SLIDING GLASS DOORS DESIGN WIND PRESSURES = (+21/ -28 PSF.)

GARAGE DOORS DESIGN WIND PRESSURES = (+20/ -24.5 PSF.)

Exterior windows and glass doors shall be tested by an approved independent testing laboratory, and shall be labeled with an approved label identifying the manufacturer, performance characteristics and approved product certification agency, testing laboratory evaluation entity or Miami-dade product approval to indicate compliance with the requirements of one of the following specification:

ANSI/AAMA/NWDA 101/1.S.2 or 101/1.S.2/NAFS or TAS 202 (HVHZ shall comply with TAS 202 utilizing ASTM E 1300 or section 2004. Glass strength: determination of load resistance of glass for specified loads of products tested and certified in accordance with section 1714.5.2.1 shall be designed to comply with ASTM E 1300 in accordance with section 2404



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ADDRESS

OWNER

YOUR TRUE HOME BUILDER

PROJECT

CAMBURI V2

CONTENT

COVER SHEET

P.E. SEAL AND SIGN

REVISIONS

DESCRIPTION	DATE

CURRENT VERSION - V00 (11/25/2024)

PROJECT 2024-0819

DATE 04/03/2025

DRAWN BY Stefan Lemos

SCALE As indicated

SHEET

CS

GENERAL NOTES

- 1 _ THE WORD "CONTRACTOR" AS USED HEREIN SHALL MEAN THE GENERAL CONTRACTOR, SUBCONTRACTORS AND ALL PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.
- 2 _ CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH THE FOLLOWINGS APPLICABLE COD REQUIREMENTS:
 - A. ALL LAWS, STATUTES, THE MOST RECENT BUILDINGS CODES, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ALL PUBLIC AUTHORITIES HAVING JURISDICTION OVER OWNER, CONTRACTOR, ANY SUBCONTRACTOR, THE PROJECT, THE PROJECT SITE, THE WORK, OR THE PROSECUTION OF THE WORK.
 - B. THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT AND ALL OTHER APPLICABLE CODE REQUIREMENTS RELATING TO SAFETY.
 - C. THE FAIR HOUSING AMENDMENTS ACT, THE AMERICANS WITH DISABILITIES ACT, AND ALL OTHER APPLICABLE CODE REQUIREMENTS RELATING THERETO.
- 3 _ CONTRACTOR SHALL CAREFULLY STUDY AND REVIEW THE CONSTRUCTION DOCUMENTS AND INFORMATION FURNISHED BY OWNER, AND SHALL PROMPTLY REPORT IN WRITING TO OWNER'S REPRESENTATIVE ANY ERRORS, INCONSISTENCIES, OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS OR INCONSISTENCIES WITH APPLICABLE CODE REQUIREMENTS OBSERVED BY THE CONTRACTOR.
- 4 _ ALL WORK TO BE IN ACCORDANCE WITH THE RULES AND REQUIREMENTS OF THE LANDLORD OR OWNER.
- 5 _ CONTRACTOR TO SECURE ALL PERMITS, INSPECTIONS, ETC, INCLUDING CERTIFICATE OF OCCUPANCY.
- 6 _ EACH PRIME CONTRACTOR SHALL REPLACE AND OR RESTORE ALL MATERIALS STORED OR INSTALLED ON THE SITE SUBJECT TO DAMAGE OR THEFT.
- 7 _ CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF A DISCREPANCY OCCURS, IMMEDIATELY NOTIFY THE P.E WAYNE GANDY, IN WRITING BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS.
- 8 _ THE SUBCONTRACTOR SHALL CONSULT WITH THE RESPECTIVE MUNICIPAL FIRE DEPARTMENT AUTHORITIES HAVING JURISDICTION RELATIVE TO REQUIREMENTS OR FIRE EXTINGUISHER PROTECTION IN THE BUILDING AND PROVIDE AS REQUIRED.
- 9 _ SIDEWALK SLABS SHALL BE MINIMUM 4" THICK CONCRETE WITH NON SLIP FINISH ON COMPACTED EXISTING POROUS SUBBASE OR COMPACTED POROUS FILL AS REQUIRED AND/OR RECOMMENDED BY SOILS ENGINEER. CONTROL JOINTS SHALL BE SPACED AS INDICATED IN DWG'S DOCUMENTS. SIDEWALK TO SLOPE 1/4" PER 1'-0" AWAY FROM THE BUILDING.
- 10 _ NOTICE TO ALL SUBCONTRACTORS: EACH SUBCONTRACTOR IS EXPECTED TO REVIEW ALL CONTRACT DOCUMENTS. CHANGE ORDER REQUESTS WILL NOT BE APPROVED AS A RESULT OF FAILURE TO DO SO IF THE INFORMATION IS CONTAINED WITHIN THE CONTRACT DOCUMENTS. IT IS RECOMMENDED THAT YOUR BID NOT BE RESPONSIBILITY TO BID YOUR SCOPE OF WORK USING THE COMPLETE SET OF PLANS, SPECIFICATIONS AND ADDENDA'S ISSUED AT TIME OF THE BIDDING PROCESS.
- 11 _ THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE AVANTECH ENGINEERING SOLUTIONS, AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM AVANTECH ENGINEERING SOLUTIONS.
- 12 _ GENERAL CONTRACTOR TO REMOVE DEBRIS GENERATED BY THE CONSTRUCTION FROM THE SITE.
- 13 _ GENERAL CONTRACTOR TO PROVIDE TEMPORARY SERVICES & UTILITIES AS REQUIRED FOR THE COMPLETION OF THE PROJECT.
- 14 _ COPIES OF ALL NECESSARY PERMITS AND BUILDING DEPARTMENT APPROVED DRAWINGS SHALL BE AVAILABLE ON PROJECT SITE.
- 15 _ IT IS THE INTENT OF THE ENGINEER THAT ALL THIS WORK TO BE IN CONFORMANCE WITH ALL THE RULES AND REGULATIONS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.
- 16 _ IF CONTRACTOR PERFORMS WORK WHICH HE KNOWS OR SHOULD KNOW IS CONTRATRY TO APPLICABLE CODE REQUIREMENTS, WHITOUT THE AGREEMENT OF OWNER, CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH WORK AND SHALL BEAR THE RESULTANT LOSSES, INCLUDING, WITHOUT LIMITATION, THE COSTS OF CORRECTING DEFECTIVE WORK.
- 17 _ ALL EQUIPEMENT AND MATERIALS FURNISHED AND INSTALLED UNDER THESE PLANS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK BY OWNER UNLESS STIPULATED OTHERWISE.
- 18 _ ALL TRADE NAMES AND BRAND NAMES CONTAINED HEREIN ESTABLISH QUALITY STANDARDS. SUBSTITUTIONS ARE PERMITTED, WITH PRIOR APPROVAL BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL SUBMIT FOR THE ARCHITECTS AND BUILDER'S APPROVAL ALL MATERIALS OR EQUIPMENT WHICH IS CONSIDERED "OR EQUAL" TO THAT SPECIFIED.
- 19 _ ALL STANDARD NOTES CONTAINED HEREIN ARE TYPICAL UNLESS NOTED OTHERWISE.
- 20 _ TYPICAL DETAILS AND SPECIFICATIONS ARE MINIMUM REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT SHOWN OTHERWISE.
- 21 _ SEE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS FOR PITS, TRENCHES, ROOF OPENINGS, DEPRESSIONS, ETC. NOT SHOWN ON THE OTHER DRAWINGS

SITE WORK

- 1 _ CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC, AND BURIED ARTIFACTS SUCH AS INDIAN OR DINOSAUR BONES. IF ANY SUCH ITEMS ARE FOUND THE ARCHITECT, CIVIL ENGINEER AND SOILS ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- 2 _ CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO FULLY PROTECT ADJACENT PROPERTIES.
- 3 _ REFER TO THE SOILS REPORT AS PREPARED BY THE GEOTECHNICAL ENGINEER.
- 4 _ REFER TO CIVIL ENGINEERS CURRENT GRADING AND PLOT PLANS.
- 5 _ REFER TO THE ENGINEERS CURRENT GRADING PLAN AND CONSTRUCTION DOCUMENTS.
- 6 _ ALL FOOTINGS SHALL REST ON FIRM NATURAL SOIL OR APPROVED COMPACTED FILL. REFER TO GEOTECHNICAL REPORT.
- 7 _ EXCAVATIONS FOR FOOTINGS SHALL BE MADE TO THE WIDTH, LENGTH, AND DEPTH REQUIRED AND FINISHED WITH LEVEL BOTTOMS.
- 8 _ EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER.
- 9 _ ALL FINISH GRADES TO DRAIN AWAY FROM THE BUILDING FOOTINGS.
- 10 _ THERE SHALL BE NO ON-SITE WATER RETENTION.
- 11 _ THERE SHALL BE NO DRAINAGE TO ADJACENT PROPERTY, UNLESS SPECIFIED BY GRADING PLAN

MASONRY WORK, GENERAL

(F.B.C.-R. R606, R703.7)

- 1 _ BUILDING STRUCTURES LOCATED WITHIN THE HVHZ SHALL COMPLY WITH THE PROVISIONS OF F.B.C.-R. CHAPTER 44
- 2 _ ANCHORED MASONRY VENEER SHALL COMPLY WITH THE PROVISIONS OF F.B.C.-R. R703.8
- 3 _ STONE VENEER UNITS NOT EXCEEDING 10 INCHES IN THICKNESS SHALL BE ANCHORED DIRECTLY TO MASONRY, CONCRETE OR TO STUD CONSTRUCTION BY ONE OF THE APPROVED METHODS LISTED IN F.B.C.-R. R703.7 AND R703.8
- 4 _ ALL MORTAR JOINTS FOR HOLLOW UNIT MASONRY SHALL EXTEND THE FULL WIDTH OF FACE SHELLS. MORTAR JOINTS FOR SOLID MASONRY SHALL BE FULL HEAD AND BED FULL HEAD BED JOINTS.
- 5 _ BED JOINTS SHALL BE 3/3 INCH 4+ - 1/3 INCH) THICK. HEAD JOINTS SHALL BE 3/3 INCH (+3/8 INC R- 1/4 INCH) THICK.
- 6 _ THE BED JOINT OF THE STARTING COURSE PLACED OVER FOOTINGS SHALL BE PERMITTED TO VARY IN THICKNESS FROM A MINIMUM OR 1/4 INCH TO A MAXIMUM OR 3/4 INCH.
- 7 _ MASONRY WALLS SHALL BE RUNNING BOND CONSTRUCTION.
- 8 _ LONGITUDINAL WIRES OF JOINT REINFORCEMENT SHALL BE FULLY EMBEDDED IN MORTAR OR GROUT WITH A MINIMUM COVER OF 5/8 INCH WHEN EARTH OR WEATHER AND 1/2 INCH WHEN NOT EX USED TO EARTH.
- 9 _ **MASONRY UNITS**
CONCRETE MASONRY UNITS SHALL BE HOLLOW OR SOLID UNIT MASONRY IN ACCORDANCE WITH ASTM C 90 OR C 145 AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGH OF 1900 PSI.
- 10 _ **MORTAR**
GROUT SHALL BE EITHER TYPE M OR S IN ACCORDANCE WITH ASTM C
- 11 _ **GROUT**
GROUT SHALL HAVE A MAXIMUM COARSE AGGREGATE SIZE OF 3/8 INCH PLACED AT AN 8 TO 11 INCH SLUMP AND HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS WHEN TESTED IN CONCORDANCE WITH ASTM C 1019 OR SHALL BE IN ACCORDANCE WITH ASTM C
- 12 _ **CONCRETE**
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
- 13 _ **REINFORCING STEEL**
REINFORCING STEEL SHALL BE MINIMUM GRADE 40 AND IDENTIFIED IN ACCORDANCE WITH ASTM A 615, A 616, A 617 OR A 706.
- 14 _ **METAL ACCESSORIES**
METAL REINFORCEMENT AND ACCESSORIES SHALL CONFORM TO ARTICLE 2.4 OF TMS 602. WHERE PROVIDED IN EXTERIOR WALLS, JOINT REINFORCEMENT SHALL BE A MINIMUM NO. 9-GAUGE LADDER-TYPE STAINLESS STEEL, HOT DIPPED GALVANIZED, OR EPOXY COATED IN ACCORDANCE WITH TMS 602 SECTION 2.4E1, 2.4F1B OR 2.4F2A AS APPROPRIATE. FBC-R R606.2.13.
- 15 _ **GALVANIZATIONS**
METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153. CLASS 8-2. METAL ACCESSORIES FOR USE IN INTERIOR WALL CONSTRUCTION SHALL BE MILL GALVANIZED IN ACCORDANCE WITH ASTM A 641, CLASS 1.

CONCRETE FLOORS

- 1 _ CONCRETE FLOORS SHALL BE CAST IN PLACE. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 PSI AT 28 DAYS.
- 2 _ A CONCRETE SLAB-ON-GRADE USED IN CONJUNCTION WITH THE EXTERIOR STEMWALL FOUNDATIONS SHALL BE 4' THICK MIN. AND SHALL HAVE 6x6. W1.4xW1.4 WELDED WIRE FABRIC AT MID-HEIGHT OR SYNTHETIC FIBER REINFORCEMENT IN THE SLAB AND THE SHALL BE KEYED INTO THE FOUNDATION. TOP OF THE SLAB SHALL BE AT LEAST 8 INCHES ABOVE FINISHED.
- 3 _ THE TOP OF A MONOLITHIC SLAB-ON-GRADE SHALL BE AT LEAST 8 INCHES ABOVE FINISHED GRADE. THE SLAB SHALL BE 4' THICK MIN. THE SLAB SHALL HAVE 6x6 WELDED WIRE FABRIC AT MID HEIGHT OR SYNTHETIC FIBER REINFORCEMENT. A DOUBLE LAYER OF WELDED WIRE FABRIC SHALL BE PROVIDED AROUND THE PERIMETER OF THE SLAB FOR A DISTANCE OF THE 3 FT FROM THE EDGE DOUBLE MESH AT FRAME WALLS ONLY.
- 4 _ REFER TO STRUCTURAL ENGINEERING CALCULATIONS AND SOILS REPORT FOR THE PERFORMANCE REQUIREMENTS FOR CONCRETE FOUNDATIONS.
- 5 _ ALL FORM WORK SHALL BE DESIGNED, CONSTRUCTED, UTILIZED, AND REMOVED.
- 6 _ ALL STEEL REINFORCING OF CONCRETE SHALL BE DONE IN ACCORDANCE WITH F.B.C.-R. CHAPTER 4
- 7 _ TOP OF CONCRETE SLABS TO BE A MINIMUM 6" (8" H.U.D.) ABOVE FINISH GRADE.
- 8 _ FOUNDATION WIDTHS, DEPTHS, AND REINFORCING, AS SHOWN ON PLANS, ARE SUPERCEDED BY ANY LOCAL CODES OR ORDINANCES WHICH REQUIRE INCREASES OF THE SAME.
- 9 _ ALL REINFORCEMENT, CONDUIT, OUTLET BOXES, ANCHORS, HANGERS, SLEEVES, BOLTS OR OTHER EMBEDDED MATERIALS AND ITEMS MUST BE SECURED AND APPROPRIATELY FASTENED IN THEIR PROPER LOCATIONS PRIOR TO THE PLACEMENT OF CONCRETE. SUB-CONTRACTOR SHALL VERIFY INSTALLATION OF HOLD-DOWNS, ANCHOR BOLTS, PA ATRAPS, AND OTHER ANCHORAGE MATERIAL AND ITEMS PRIOR TO PLACEMENT OF CONCRETE.

FASTENERS AND CONNECTORS

- 1 _ CONNECTORS AND FASTENERS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTIONS 2304.10.1 THROUGH 2304.10.7.
- 2 _ YPSUM CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF SECTION 2508, ESPECIALLY:

FASTENERS USED FOR THE ATTACHMENT OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO A HORIZONTAL DIAPHRAGM CEILING SHALL BE AS DEFINED IN TABLE 2508.6. FASTENERS SHALL BE SPACED NOT MORE THAN 7 INCHES (178 MM) ON CENTER AT ALL SUPPORTS, INCLUDING PERIMETER BLOCKING, AND NOT MORE THAN 3/8 INCH (9.5 MM) FROM THE EDGES AND ENDS OF THE GYPSUM BOARD OR GYPSUM PANEL PRODUCT. FBC 2023 2508.6.4

SAFETY GLAZING

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR

THE PURPOSES OF GLAZING:

- 1 _ GLAZING IN DOORS, FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES.
- 2 _ GLAZING IN DOORS AND ENCLOSURES FOR HOT TUB, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET.
- 3 _ GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FINISHED OR WALKING SURFACE.
- 4 _ GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS (2) AND (3) ABOVE. THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
 - B. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 - C. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
 - D. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

VERTICAL REINFORCEMENTS

- 1 _ SEE PLANS FOR LOCATIONS AND QUANTITIES.
- 2 _ VERTICAL WALL REINFORCEMENT SHALL BE LAP SLICED TO FOUNDATION DOWELS AT ALL LOCATIONS. LAP SPLICES ACCORDINGLY.
- 3 _ ALL VERTICAL WALL REINFORCEMENT SHALL BE TERMINATED IN THE BOND BEAM AT THE ROOF LEVEL WITH A STANDARD HOOK. THE HOOK MAY BE FORMED BY BENDING THE VERTICAL WALL REINFORCEMENT OR BY LAP SPLICING TO A STANDARD HOOK. THE HOOK SHALL EXTEND TO THE UPPERMOST HORIZONTAL REINFORCEMENT OF THE BOND BEAM AND SHALL BE EMBEDDED A MINIMUM OF 6 INCHES INTO THE BOND BEAM.

ROOF TRUSSES

- 1 _ PREFABRICATED STRUCTURAL WOOD ROOF TRUSSES SHALL COMPLY WITH ANSI/AWC NDS – 2024 – NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION – WITH 2024 NDS SUPPLEMENT. METAL PLATE CONNECTIONS SHALL COMPLY WITH TPI DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES CONSTRUCTION – ANSI/TPI 1-2022.
- 2 _ ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER'S REGISTERED ENGINEER.
- 3 _ CONTRACTOR SHALL COORDINATE WITH TRUSS MANUFACTURER TO ENSURE BEARING IS PROVIDED AND REACTIONS OF ALL GIRDER
- 4 _ TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL BE FOR FIELD VERIFICATION OF DIMENSIONS, MATERIALS AND CONDITIONS
- 5 _ BRACE TRUSSES DURING ERECTION AND AND AFTER PERMANENT INSTALLATION PER TRUSS ENGINEERS SPECIFICATIONS.
- 6 _ CONTRACTOR SHALL PROVIDE UPUFT CONNECTORS AT ALL TRUSS BEARING POINTS SIZED PER TRUSS ENGINEERS SPECIFICATIONS.

FOOTING AND FOUNDATION

- 1 _ FOOTINGS SHALL BE LEVEL OR SHALL BE STEPPED SO THAT BOTH TOP AND BOTTOM OF SUCH FOOTINGS ARE LEVEL. THE BOTTOM OF ALL FOOTINGS, EXCEPT MONOLITHIC SLAB-ON-GRADE INTERIOR FOOTINGS, SHALL BE A MINIMUM OF 12 INCHES BELOW FINISHED GROUND LINE.
- 2 _ THE OUTER BAR OF FOUNDATION STEEL SHALL BE CONTINUOUS AROUND CORNERS USING CONNER BARS OR BY BENDING THE BAR. IN BOTH CASE, THE MINIMUM BAR LAP SHALL BE 25 INCHES.
- 3 _ A SOIL OR WASTE PIPE OR A BUILDING DRAIN PASSING UNDER A FOOTING OR THOUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH OR OTHER APPROVED METHOD.
- 4 _ FOOTING DOWEL BARS SHALL BE PROVIDED FOR ALL REQUIRED VERTICAL WALL REINFORCEMENT LOCATIONS.
- 5 _ FOOTING DOWEL BARS AT EACH LOCATION SHALL BE SAME SIZE AND QUANTITY AS THE VERTICAL WALL REINFORCEMENT ABOVE.
- 6 _ ALL FOOTING DOWEL BARS SHALL HAVE A STANDARD 90 DEGREE HOOK AND SHALL BE EMBEDDED 5 INCHES IN TO 8 INCHES FOOTING A MINIMUM OF 6 INCHES IN TO ALL OTHER FOOTINGS. DOWEL BARS SHALL LAP VERTICAL WALL REINFORCEMENT A MINIMUM OF 25 INCHES.

ATTIC ACCESS

- 1 _ ATTIC SPACES SHALL BE PROVIDED WITH AN INTERIOR ACCESS OPENING NOT LESS THAN 22X30 ACCESS OPENING SHALL BE ACCESSIBLE AND PROVIDED WITH LID OR DEVICE THAT IS EASILY REMOVED OR OPENED. WHEN MECHANICAL EQUIPMENT IS INSTALLED IN THE ATTIC, IT SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CODE. ACCESS IS NOT REQUIRED WHEN THE CLEAR HEIGHT OF THE ATTIC SPACE, MEASURED AT THE ROOF PEAK, IS LESS THAN 30 INCHES.

CLEANOUT OPENINGS

- 1 _ CLEANOUT OPENINGS SHALL BE PROVIDED FOR CELLS CONTAINING SPLICED REINFORCEMENT WHEN THE GROUT POUR EXCEEDS 5 FEET IN HEIGHT.
- 2 _ WHERE CLEANOUT OPENINGS ARE REQUIRED AN OPENING SHALL BE PROVIDED IN THE BOTTOM COURSE OF THE MANSORY CELL TO BE FILLED.
- 3 _ CLEANOUT OPENING SHALL HAVE MINIMUM AREA OF 12 SQUARE INCHES AND A MINIMUM OPENING DIMENSION OF 3 INCHES.



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CONTENT

NOTES

P.E. SEAL AND SIGN

REVISIONS

DESCRIPTION	DATE

CURRENT VERSION - V00 (11/25/2024)

PROJECT 2024-0819

DATE 04/03/2025

DRAWN BY Stefan Lemos

SCALE

SHEET

A0.0

REVISIONS

DESCRIPTION	DATE
1 - HEADER NOTES UPDATED	02/13/2025

CURRENT VERSION - V00 (11/25/2024)

PROJECT 2024-0819

DATE 04/03/2025

DRAWN BY Stefan Lemos

SCALE 1/4" = 1'-0"

SHEET **A1.1**

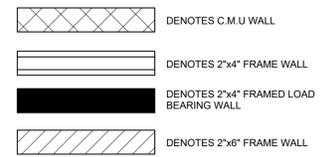
FLOOR PLAN NOTES

- 22' X 38" ATTIC ACCESS (LEAVE COVER)
- A/C COMPRESSOR: REF. SPECS. WHEN REQUIRED BY BUILDING PERMIT AUTHORITY. A/C UNIT WILL BE SUPPORTED BY A DIRECT MOUNT HANDING BRACKET, MINIMUM OF 8" ABOVE FINISH GRADE W/ OVERHEAD CONDENSING LINE TO EXTERIOR AS REQUIRED.
- PROVIDE WATER LINE FOR COLD WATER AND FOR ICE MAKER @ REFRIGERATOR SPACE.
- WATER HEATER: REF. SPECS.
- GALV. METAL DRYER VENT THRU ROOF OR WALL AS SHOWN.
- PROVIDE 1/2" X 10" ANCHOR BOLT OR 5/8" X 7" SLEEVE ANCHOR IN 2" X 6" P.T. GARAGE DOOR BUCK @ 24" O.C. (MIN 3).
- KNEE WALL UNDER ISLAND COUNTER TOP - FRAME TO 34 1/2".
- PRE-FAB LAUNDRY CONNECTION BOX FOR WASHER AND DRYER.
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE, AS PER FBC 2023.6 AND IT SHOULD BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE THE GARAGE NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. ALL WALLS AND CEILINGS WHICH ARE ADJACENT TO AIR CONDITIONED SPACE SHALL BE INSULATED PER ENERGY CALCULATIONS.
- AIR HANDLING UNIT: REF. SPECS. W/ 3/4" P.T. PLYWOOD PLATFORM AT 29 1/2" A.F.F. DOOR R.O. TO BE 34"x67" WITH DIRECT VENT BELOW.

NOTES

- ALL INTERIOR DOORS AT 6'-8" UNLESS NOTED OTHERWISE.
- DO NOT SCALE PRINTS! CONSTRUCTION TO BE FROM CALCULATED DIMENSIONS ONLY. ANY DISCREPANCIES OR ERRORS TO BE REPORTED PROMPTLY TO SUPERVISOR FOR CLARIFICATION.
- ANCHOR THE CONDENSER UNIT TO SLAB PER CODE M307.3 + 1307.3.1.
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB SITE.
- ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3 1/2" UNLESS NOTED OTHERWISE.
- ALL EXTERIOR BLOCK WALL DIMENSIONS TO BE 7 5/8" UNLESS NOTED OTHERWISE.
- PER F.B.C.R. 2023 8th EDITION - R302.7 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" INCH (12.7mm) GYPSUM BOARD.
- FURRING TO BE PROVIDED AT 24" O.C. UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING IN WALLS AS REQUIRED FOR KITCHEN CABINETS AND CLOSED SHELVING FER DETAILS.
- ALL WET WALLS TO BE 16" O.C. FRAMING OR FURRING.
- ALL EXTERIOR DIMENSIONS ARE MEASURED FROM THE OUTER FACE OF CMU WALL.
- ALL INTERIOR DIMENSIONS ARE MEASURED FROM THE INNER FACE OF EXTERIOR CMU WALL AND THE FACE OF THE STUD WALLS.
- ALL INTERIOR DOORS ARE 6'-8" TALL.
- PROVIDE WINDOW GUARDS TO ALL OPERABLE WINDOWS WITH SILL HEIGHT LOWER THAN 24" A.F.F. WHEN ABOVE 6 FT HIGH. (FBCR 312.2.1)
- ALL STRUCTURAL FRAMING - BEAMS, COLUMNS, HEADERS TO BE SYP. BUILT UP COLUMNS TO BE 2x4 SYP NAILED @ 8" O.C. W/10d STAGGERED ALONG THE LENGTH OF THE COLUMN, EACH LAYER.
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM N° 26 GAGE SHEET STEEL, 1 INCH MINIMUM RIGID NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. (FBCR 302.5.2)
- THE BUILDING CONTRACTOR(S)/OWNER SHALL CHECK SETBACKS AND ZONING REQUIREMENTS, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL DRAWINGS FOR OPENINGS, WINDOWS, SLEEVES, ANCHORS, HANGERS, SLAB DEPRESSIONS, DIMENSIONS, PITCH AND OTHER RELATED ITEMS AND SHALL ASSUME RESPONSIBILITY FOR THEIR PROPER LOCATION, PLACEMENT AND CONDITION APPLY - ALL EXISTING CONDITIONS TO BE VERIFIED BY CONTRACTOR OR OWNER.
- STRUCTURAL DESIGN SERVICES MUST BE NOTIFIED IN WRITING OF ANY VARIATION OR DEVIATION IN THE DIMENSIONS, CONDITIONS, AND SPECIFICATIONS ON THESE PLANS.

TYPE WALL



DWELLING / GARAGE SEPARATION

PER R302.6 FBC 2023 8TH EDITION

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2" GYPSUM BOARD OF EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM ALL HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

EXTERIOR WINDOWS AND DOOR ASSEMBLIES

EXTERIOR WINDOWS AND GLASS DOORS MUST MEET REQUIREMENTS OF R609 OF THE FLORIDA BUILDING CODE 2023 RESIDENTIAL EDITION.

R609 EXTERIOR WINDOWS, SIDING & PATIO GLASS DOORS R609.3 TESTING AND LABELING

WINDOWS DESIGN WIND PRESSURES = (+20' -25 PSF.)

ENTRY DOOR DESIGN WIND PRESSURES = (+22' -30 PSF.)

SLIDING GLASS DOORS DESIGN WIND PRESSURES = (+21' -28 PSF.)

GARAGE DOORS DESIGN WIND PRESSURES = (+20' -24.5 PSF.)

EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND SHALL BE LABELED WITH AN APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT CERTIFICATION AGENCY. TESTING LABORATORY EVALUATION ENTITY OR MIAMI-DADE PRODUCT APPROVAL TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF ONE OF THE FOLLOWING SPECIFICATION:

ANSI/AAMA/NWMA 1011.S.2 OR 1011.S.2/NAFS OR TAS 202 (HVHZ SHALL COMPLY WITH TAS 202 UTILIZING ASTM E 1300 OR SECTION 2404)

GLASS STRENGTH DETERMINATION OF LOAD RESISTANCE OF GLASS FOR SPECIFIED LOADS OF PRODUCTS TESTED AND CERTIFIED IN ACCORDANCE WITH SECTION 1714.5.2.1 SHALL BE DESIGNED TO COMPLY WITH ASTM E 1300 IN ACCORDANCE WITH SECTION 2404

AREA CALCS.

LIVING AREA	
FIRST FLOOR	1551 SF
	1551 SF
NON LIVING AREA	
ENTRY	54 SF
GARAGE	386 SF
LANAI	111 SF
	551 SF
TOTAL CONST. AREA	2102 SF
LIVE LOADS	

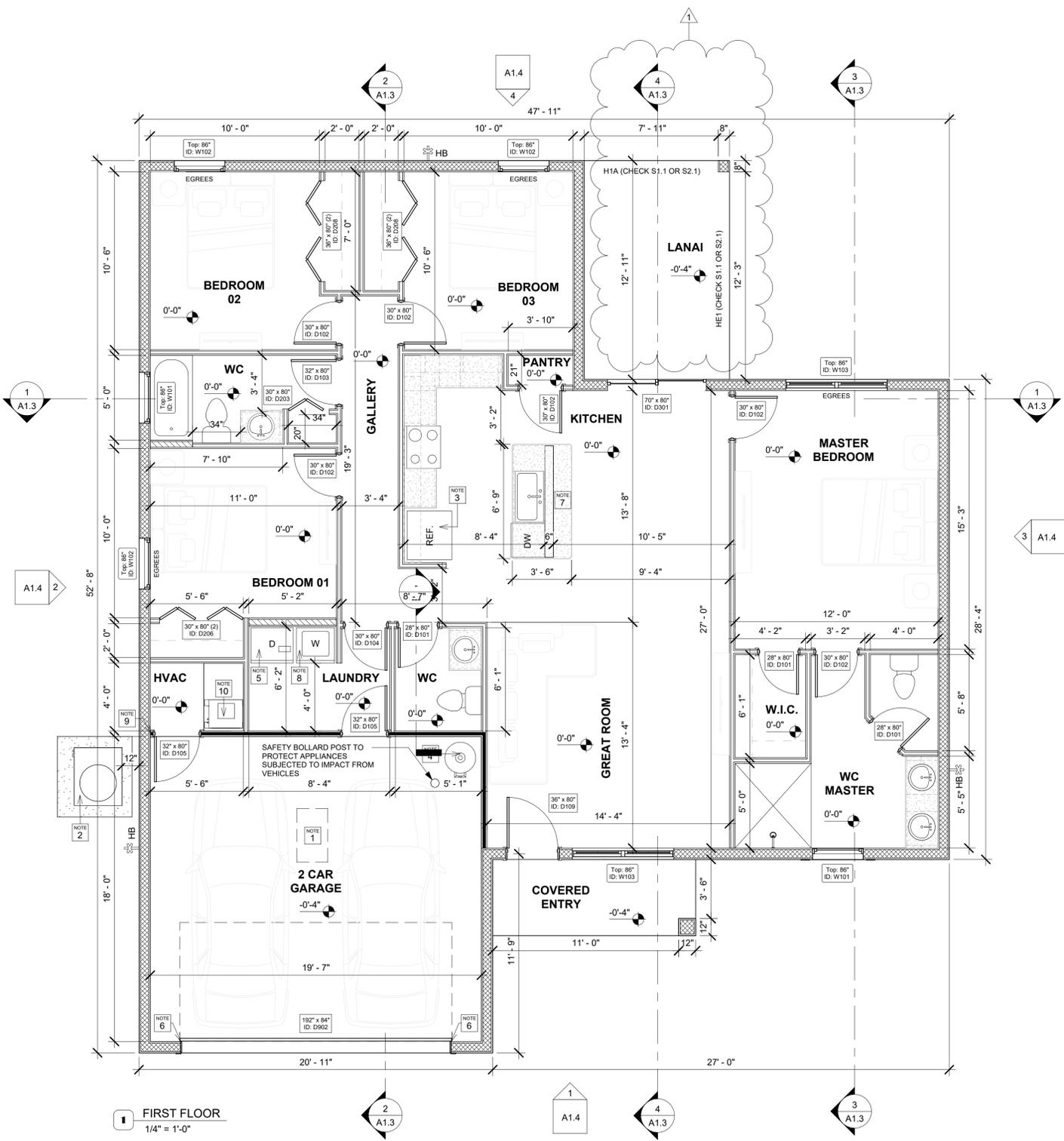
- ATTIC WITHOUT STORAGE = 10 PSF.
- PASSENGER VEHICLE GARAGES = 50 PSF
- ROOMS OTHER THAN SLEEPING ROOM = 40 PSF.
- SLEEPING ROOMS = 30 PSF.

DOOR SCHEDULE

ID@PLAN	DOOR SIZE	ROUGH OPENING R-Width R-Height	QTY.	TYPE / REMARK
D101	28" x 80"	30" 83"	3	Interior Open Door - 6 panels - Wood
D102	30" x 80"	32" 83"	6	Interior Open Door - 6 panels - Wood
D103	32" x 80"	34" 83"	1	Interior Open Door - 6 panels - Wood
D104	30" x 80"	32" 83"	1	Exterior Open Door - 6 Panels - 20 min. Fire Rated Door - Solid Core
D105	32" x 80"	34" 83"	2	Exterior Open Door - 6 Panels - 20 min. Fire Rated Door - Solid Core
D109	36" x 80"	38" 83"	1	Interior Open Door - Steel - for IMPACT
D203	30" x 80"	31 1/2" 82"	1	Interior Bifold Door - 6 Panels - Wood
D206	30" x 80" (2)	61 1/2" 82"	1	Interior Bifold Door - 6 Panels - Wood
D208	36" x 80" (2)	73 1/2" 82"	2	Interior Bifold Door - 6 Panels - Wood
D301	70" x 80"	72" 82"	1	Exterior Sliding Door - 2 Panels - Double Pane Vinyl + Glass - for IMPACT
D902	192" x 84"	192" 84"	1	1680 O.H.G.D. - Garage Door - for IMPACT
TOTAL DOORS			20	

WINDOWS SCHEDULE

ID@PLAN	WINDOWS SIZE WIDTH HEIGHT	ROUGH OPENING R-Width R-Height	MATERIAL	QTY	TYPE
W101	36" 36"	38" 38"	Vinyl / Tempered Glass	2	Window-Single-Hung for CMU Walls - Safety TEMP or IMPACT to Wet surfaces
W102	36" 60"	38" 62"	Vinyl / Glass	3	Window-Single-Hung for CMU Walls - for IMPACT
W103	72" 60"	74" 62"	Vinyl / Glass	2	Window-Single-Hung for CMU Walls - for IMPACT
TOTAL WINDOWS				7	



FIRST FLOOR
1/4" = 1'-0"

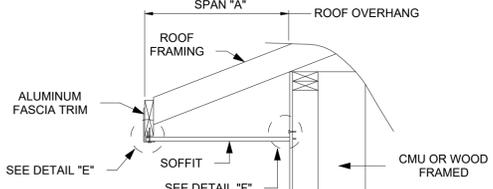
DESCRIPTION	DATE

MANUFACTURER, MODEL NUMBER/SERIES

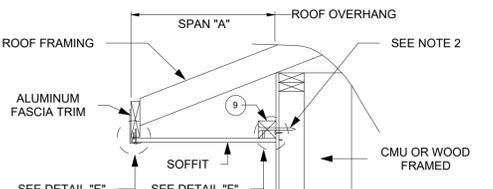
AMERICAN CONSTRUCTION METALS / "TRIPLE 4" AND "QUAD 4"

FL PRODUCT - APPROVAL NUMBER

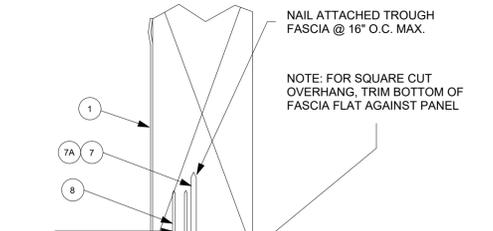
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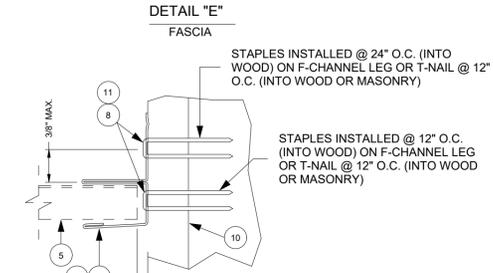
SIDE VIEW - SINGLE SPAN w/J-CHANNEL (SHOWN W/ TRUSS/FRAMING OVERHANG)



SIDE VIEW - SINGLE SPAN w/J-CHANNEL (SHOWN W/ TRUSS/FRAMING OVERHANG)

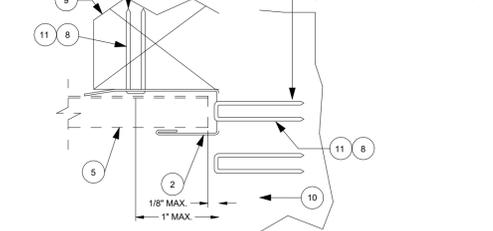


DETAIL "E" FASCIA



DETAIL "F" F-CHANNEL

STAPLES INSTALLED @ END OF PANEL AND 8" MAX. O.C. (SEE DETAIL "J", SHEET 5)



DETAIL "G" J-CHANNEL

CONNECTOR NOTES:
1. WOOD FRAMING AND CONNECTORS TO BE DESIGNED BY THE ARCHITECT OR ENGINEER OF RECORD.
2. 12d COMMON NAIL OR 3/16" ITW TAPCON CONCRETE SCREW (MIN. 1-1/4" EMBEDMENT) @ 24" ON CENTER

SINGLE SPAN LENGTH "A"	DESIGN PRESSURE (PSF)	
	POSITIVE	NEGATIVE
8'	+70.0	-141.0
10'	+60.0	-60.0
12'	+50.0	-50.0
14'	+38.5	-38.5
16'	+30.0	-30.0

SOFFIT INSTALLATION FBC R704.2

1. SOFFIT INSTALLATION SHALL COMPLY WITH SECTIONS R704.2.1, R704.2.2, R704.2.3 AND R704.2.4.

VINYL AND ALUMINUM SOFFIT FBC R704.2.3 PANELS

1. VINYL AND ALUMINUM SOFFIT PANELS SHALL BE INSTALLED USING ALUMINUM GALVANIZED, STAINLESS STEEL OR RUST-PREVENTATIVE COATED NAILS OR OTHER APPROVED CORROSION-RESISTANT FASTENERS SPECIFIED BY THE MANUFACTURER AND SHALL BE FASTENED AT BOTH ENDS TO A SUPPORTING COMPONENT SUCH AS A NAILING STRIP, FASCIA OR SUBFASCIA COMPONENT IN ACCORDANCE WITH FIGURE R704.2.1. WHERE THE UNSUPPORTED SPAN OF SOFFIT PANELS IS GREATER THAN 12 INCHES, INTERMEDIATE NAILING STRIPS SHALL BE PROVIDED IN ACCORDANCE WITH FIGURE R704.2.2 UNLESS A LARGER SPAN IS PERMITTED IN ACCORDANCE WITH THE MANUFACTURER'S PRODUCT APPROVAL SPECIFICATION. VINYL AND ALUMINUM SOFFIT PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRODUCT APPROVAL SPECIFICATION AND LIMITATIONS OF USE. FASCIA COVERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRODUCT APPROVAL SPECIFICATION AND LIMITATIONS OF USE AND SECTION R704.3.

FASTENER LENGTHS FOR GYPSUM PANEL

PRODUCT APPLICATION TO WOOD FRAMING (A)

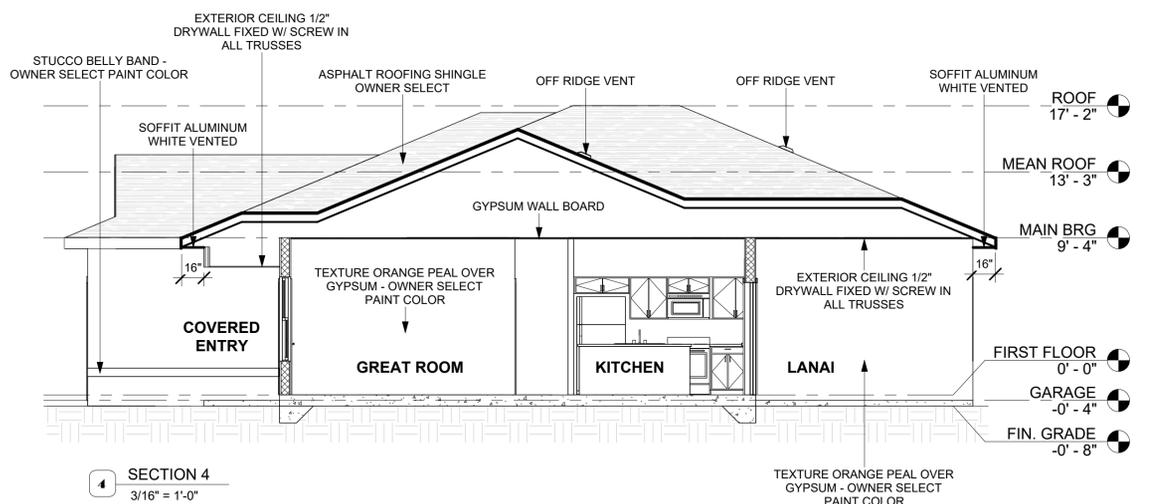
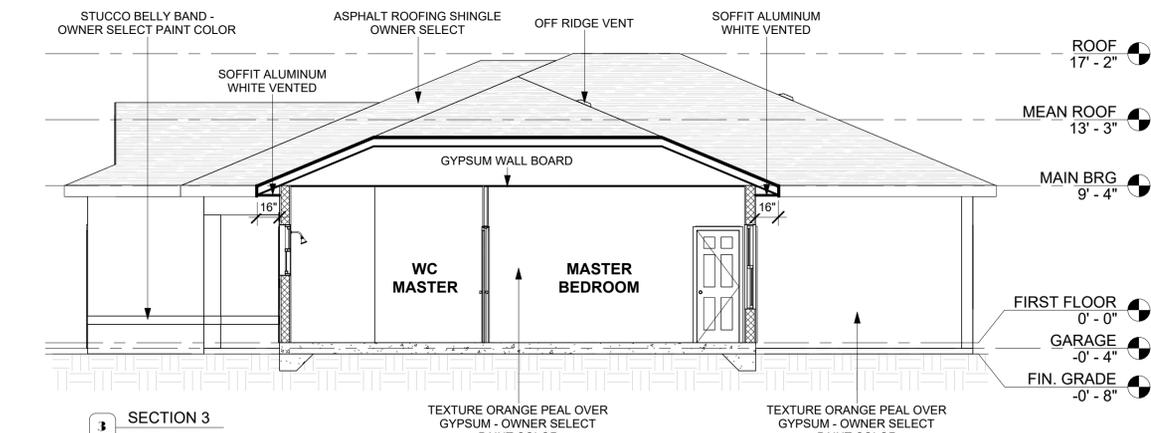
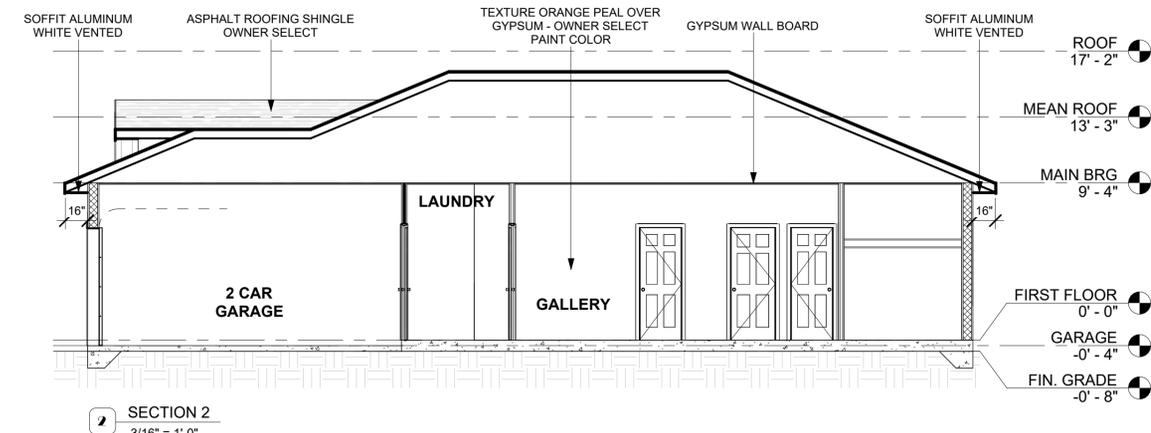
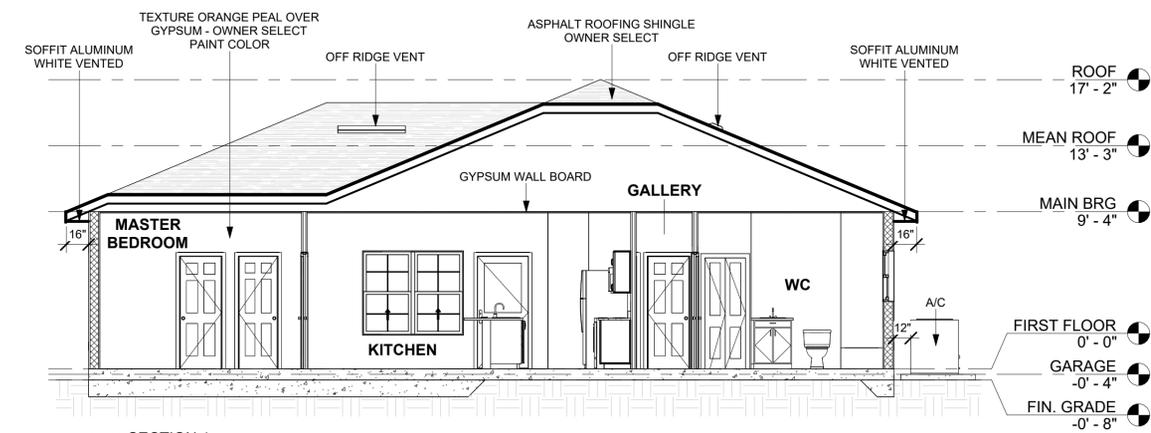
GYPSUM PANEL THICKNESS (B) in. (mm)	MINIMUM NAIL LENGTH in. (mm)	MINIMUM SCREW LENGTH in. (mm)	MINIMAL STAPLE (C) LENGTH in. (mm)
1/4 (6.4)	(D)	(D)	(D)
3/8 (9.5)	1-1/4 (32)	1 (25)	1 (25)
1/2 (12.7)	1-3/8 (35)	1-1/8 (28)	1-1/8 (28)
5/8 (15.9)	1-1/2 (38)	1-1/4 (32)	1-1/4 (32)

(A) WHERE FIRE RESISTANCE IS REQUIRED FOR GYPSUM PANEL PRODUCT SYSTEMS, FASTENERS OF THE SAME OR LARGER LENGTH, SHANK DIAMETER, AND HEAD BEARING AREA AS THOSE DESCRIBED IN THE FIRE-RATED DESIGN SHALL BE USED.

(B) FOR OTHER THICKNESSES, FOR MULTI-LAYER APPLICATIONS, OR FOR APPLICATION OVER RIGID FOAM INSULATION FASTENERS SHALL BE OF SUFFICIENT LENGTH TO PENETRATE FRAMING NOT LESS THAN 3/4 in. (19 mm) FOR NAILS, 5/8 in. (16 mm) FOR SCREWS, AND 5/8 in. (16 mm) FOR STAPLES.

(C) STAPLE ATTACHMENT IS RESTRICTED TO BASE LAYERS OF MULTI-LAYER SYSTEMS ONLY.

(D) FOR APPLICATION OVER EXISTING SOLID SURFACES OR IN MULTI-LAYER APPLICATIONS, FASTENER SHALL BE OF SUFFICIENT LENGTH TO PENETRATE FRAMING NOT LESS THAN 3/4 in. (19 mm) FOR NAILS AND 5/8 in. (16 mm) FOR SCREWS.



REVISIONS

DESCRIPTION	DATE

CURRENT VERSION - V00 (11/25/2024)

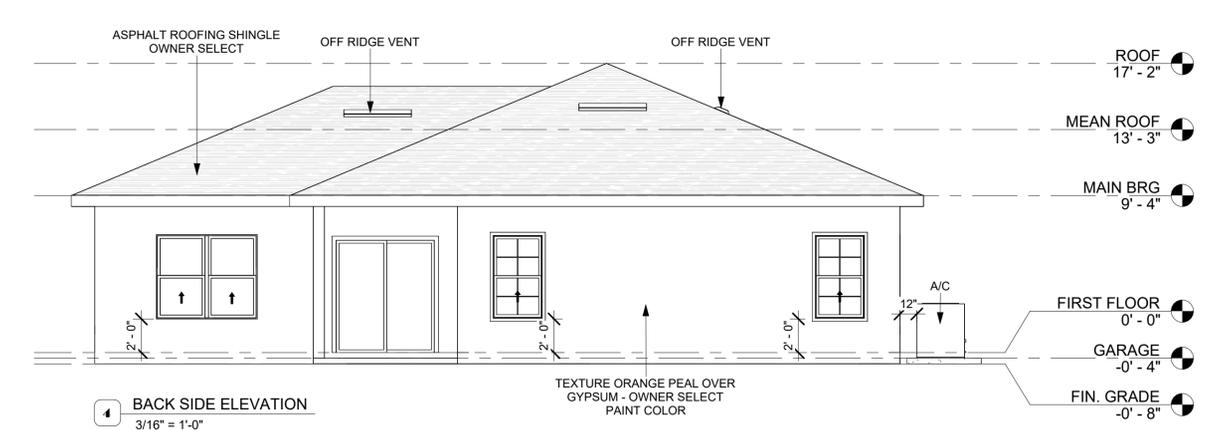
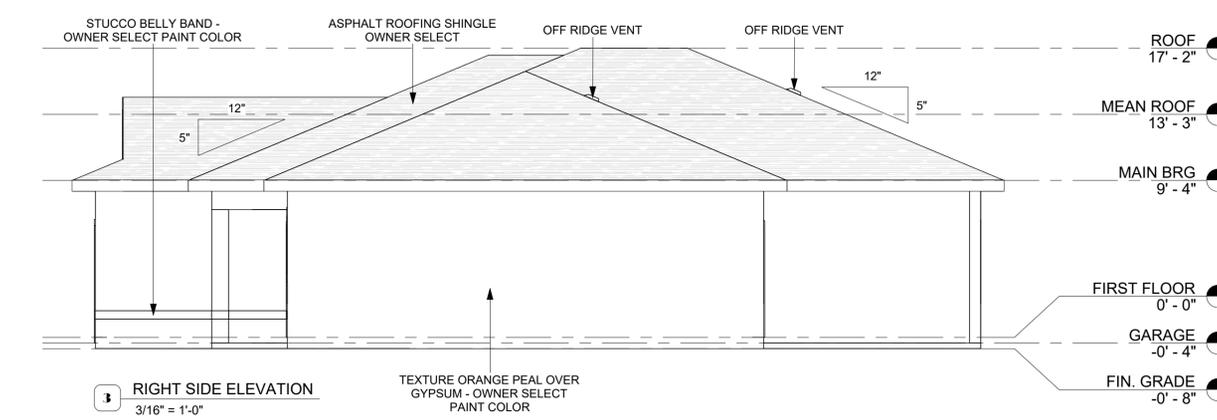
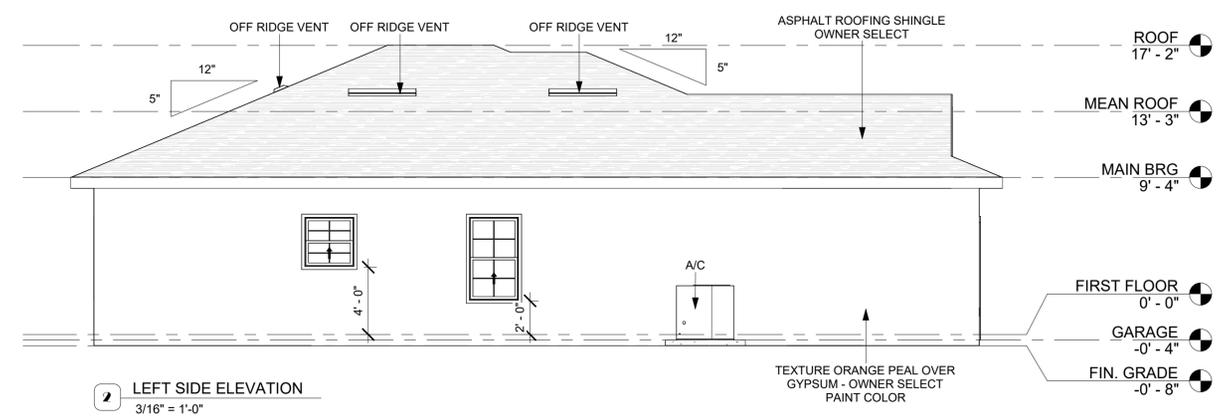
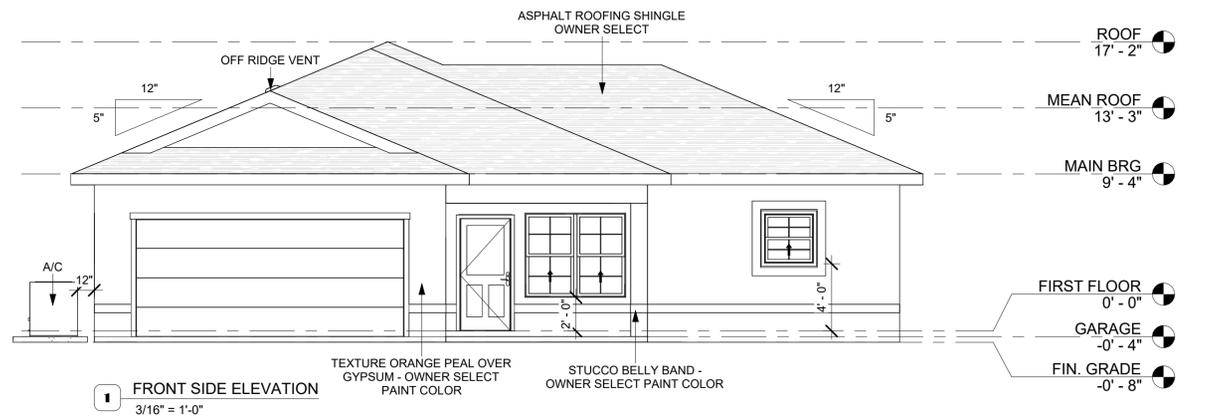
PROJECT 2024-0819

DATE 04/03/2025

DRAWN BY Stefan Lemos

SCALE As indicated

SHEET A1.4



LATH FBC R703.7.1

1_ LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 1 1/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED.

WATER-RESISTIVE BARRIERS FBC R703.7.1

1_ WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH AS EACH LAYER PROVIDES SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.8) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTLY BETWEEN THE LAYERS.

EXCEPTION:

1_ WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60-MINUTE GRADE D PAPER AND IS SEPARATED FROM STUCCO BY AN INTERVENING, SUBSTANTIALLY NON WATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.

UNDERLAYMENT APPLICATION FBC R905.1.1

1_ THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED.

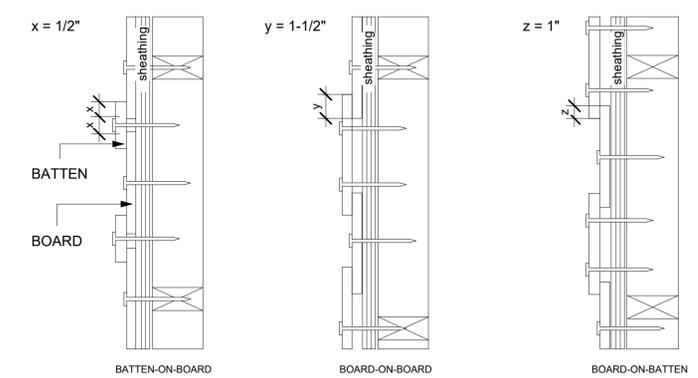
EXCEPTION:

1_ FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE), UP TO 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), UNDERLAYMENT SHALL BE 2 LAYERS APPLIED IN THE FOLLOWING MANNER:

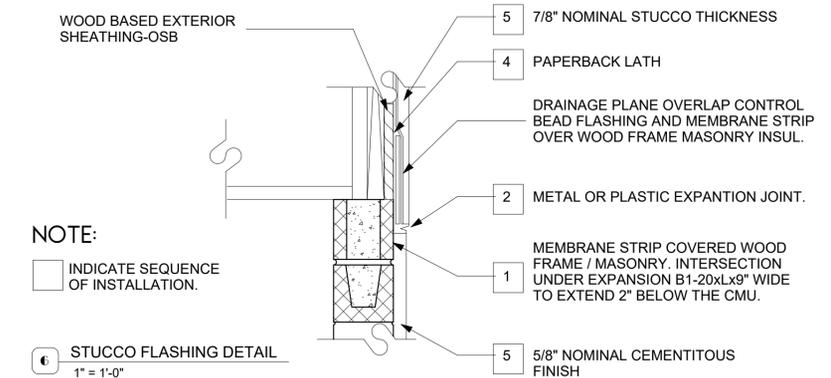
A. TWO LAYERS OF ASTM D226 TYPE II OR ASTM D4899 TYPE III OR TYPE IV UNDERLAYMENT SHALL BE INSTALLED AS FOLLOWS: APPLY A 19-INCH (483 MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE, STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483 MM), END LAPS SHALL BE 6 INCHES AND SHALL BE OFFSET BY 6 FEET. THE UNDERLAYMENT SHALL BE ATTACHED TO A NAILABLE DECK WITH CORROSION-RESISTANT FASTENERS WITH ONE ROW CENTERED IN THE FIELD OF THE SHEET WITH A MAXIMUM FASTENER SPACING OF 12 INCHES (305 MM) O.C., AND ONE ROW AT THE END AND SIDE LAPS FASTENED 6 INCHES (152 MM) O.C.

2_ FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33 PERCENT) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER:

A. A SYNTHETIC UNDERLAYMENT THAT IS APPROVED AS AN ALTERNATIVE TO UNDERLAYMENT COMPLYING WITH ASTM D226 TYPE II AND HAVING A MINIMUM TENSILE STRENGTH OF 15 LBF IN ACCORDANCE WITH ASTM D4533 AND A MINIMUM TENSILE STRENGTH OF 20 LBF INCH IN ACCORDANCE WITH ASTM D5035 SHALL BE PERMITTED TO BE APPLIED OVER THE ENTIRE ROOF OVER THE 4-INCH-WIDE (102 MM) MEMBRANE STRIPS. THIS UNDERLAYMENT SHALL BE INSTALLED AND ATTACHED IN ACCORDANCE WITH THE UNDERLAYMENT ATTACHMENT METHODS OF TABLE R905.1.1.1 FOR THE APPLICABLE ROOF COVERING AND SLOPE AND THE UNDERLAYMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS.



5 BOARD-AND-BATTEN SIDING
3/4" = 1'-0"



NOTE:

INDICATE SEQUENCE OF INSTALLATION.

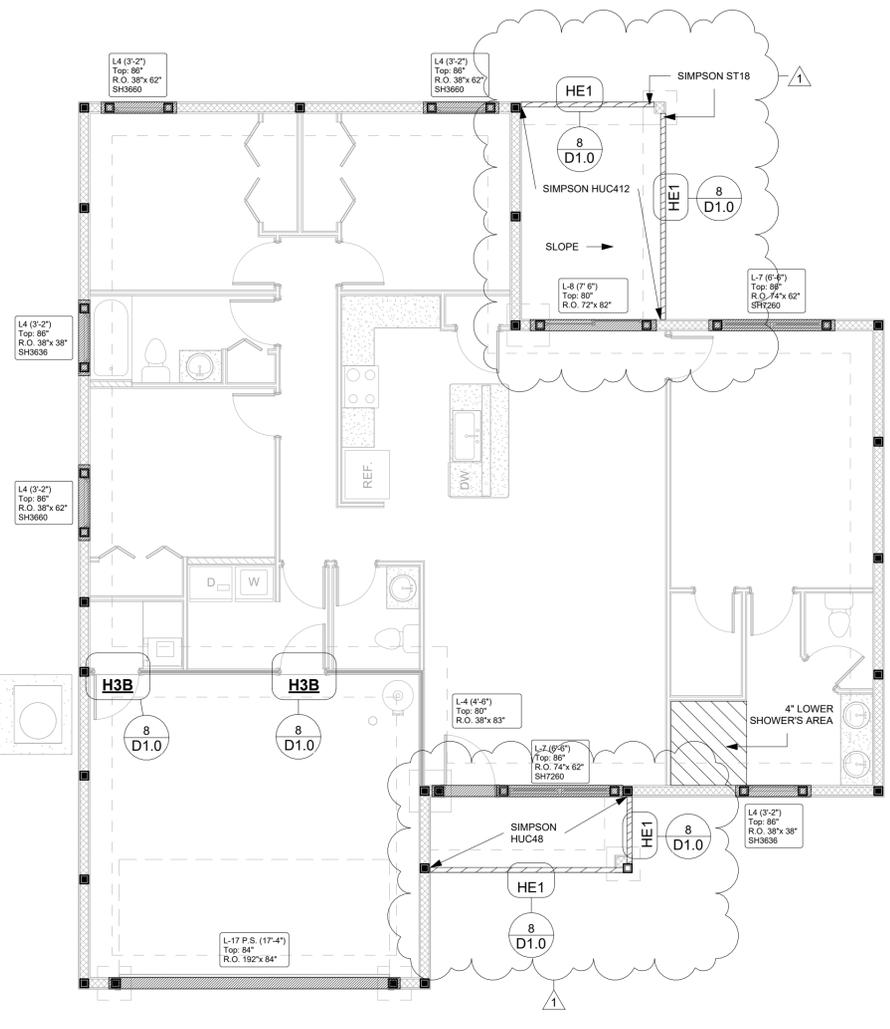
6 STUCCO FLASHING DETAIL
1" = 1'-0"

SAFE LOAD TABLES
FOR GRAVITY, UPLIFT AND LATERAL LOADS

8" PRE-CAST AND PRESTRESSED U-LINTELS				GRAVITY							
LINTEL LENGTH	CLEAR SPAN	LINTEL TYPE		8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B	
L-1	2'-10"	1'-6"	Precast	2302	3166	4473	6039	7526	9004	10472	11936
L-2	3'-6"	2'-2"	Precast	2302	3138	3377	4689	6001	7315	8630	9947
L-3	4'-0"	2'-8"	Precast	2029	2646	4473	6039	7526	9004	10472	11936
L-4	4'-6"	3'-2"	Precast	1651	1787	1913	2657	3403	4149	4896	5644
L-5	5'-4"	4'-0"	Precast	1184	1223	1301	1809	2317	2826	3336	3846
L-6	5'-10"	4'-6"	Precast	972	1000	1059	1474	1889	2304	2721	3137
L-7	6'-6"	5'-2"	Precast	937	1255	2101	3263	5267	7134	8955	10785
L-8	7'-6"	6'-2"	Precast	767	1029	1675	2385	3439	4596	5753	6910
L-9	9'-4"	8'-0"	Precast	573	632	1049	1469	1210	1482	1754	2027
L-10	10'-6"	9'-2"	Precast	456	482	802	1125	915	1122	1328	1535
L-11	11'-4"	10'-0"	Precast	445	598	935	1365	1854	2355	2856	3357
L-12	12'-0"	10'-8"	Precast	414	555	864	1254	1693	2211	2832	3590
L-13	13'-4"	12'-0"	Precast	362	485	748	1028	1331	1635	2124	2613
L-14	14'-0"	12'-8"	Precast	338	455	700	1003	1335	1714	2153	2666
L-15	14'-8"	13'-4"	Prestressed	N.R.	N.R.						
L-16	15'-4"	14'-0"	Prestressed	N.R.	N.R.						
L-17	17'-4"	16'-0"	Prestressed	N.R.	N.R.						
L-18	19'-4"	18'-0"	Prestressed	N.R.	N.R.						
L-19	21'-4"	20'-0"	Prestressed	N.R.	N.R.						
L-20	22'-0"	20'-8"	Prestressed	N.R.	N.R.						
L-21	24'-0"	22'-8"	Prestressed	N.R.	N.R.						

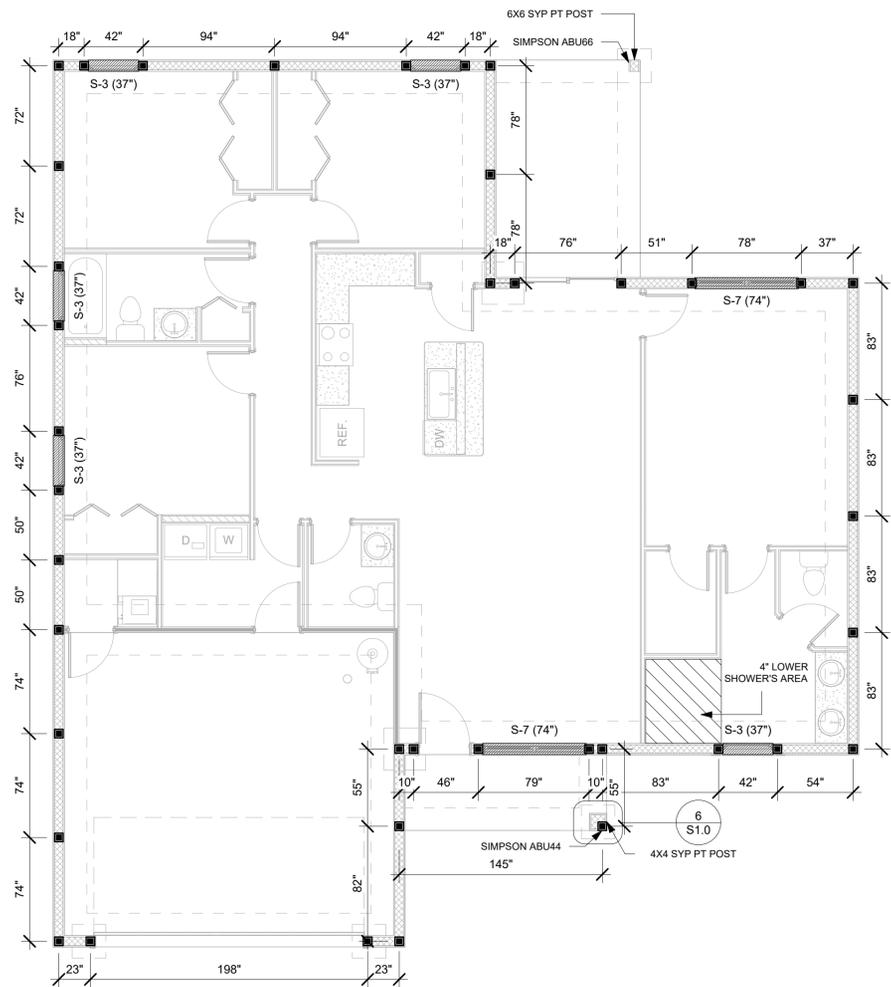
U-PRECAST LINTEL (8"x16" COMPOSITE)				U-PRECAST LINTEL (8"x8", FILLED & UNFILLED)							
MARK #	LINTEL LENGTH	CLEAR SPAN		FILLED (1) #5/T&B (2) #5/C	FILLED (1) #5/T&B (2) #5/C	FILLED (1) #5/T&B (2) #5/C	FILLED (1) #5/T&B (2) #5/C				
L-1	2'-10"	1'-6"	12374	12591	12867	L-1	2'-10"	1'-6"	6191	7845	8122
L-2	3'-6"	2'-2"	8488	8680	8871	L-2	3'-6"	2'-2"	4277	5413	5604
L-3	4'-0"	2'-8"	6868	7023	7178	L-3	4'-0"	2'-8"	3466	4383	4538
L-4	4'-6"	3'-2"	5772	5902	6033	L-4	4'-6"	3'-2"	2917	3686	3837
L-5	5'-4"	4'-0"	4546	4649	4753	L-5	5'-4"	4'-0"	2304	2906	3010
L-6	5'-10"	4'-6"	4028	4120	4212	L-6	5'-10"	4'-6"	2045	2577	2669
L-7	6'-6"	5'-2"	3382	3480	3538	L-7	6'-6"	5'-2"	1722	2167	2245
L-8	7'-6"	6'-2"	2908	2975	3042	L-8	7'-6"	6'-2"	1484	1865	1932
L-9	9'-4"	8'-0"	2548	2607	2666	L-9	9'-4"	8'-0"	1138	1425	1476
L-10	10'-6"	9'-2"	2215	2267	2319	L-10	10'-6"	9'-2"	989	1236	1281
L-11	11'-4"	10'-0"	1918	1936	2009	L-11	11'-4"	10'-0"	904	1128	1170
L-12	12'-0"	10'-8"	1749	1790	1832	L-12	12'-0"	10'-8"	807	1004	1042
L-13	13'-4"	12'-0"	1554	1591	1628	L-13	13'-4"	12'-0"	749	931	933
L-14	14'-0"	12'-8"	1438	1473	1507	L-14	14'-0"	12'-8"	708	783	784
L-15	14'-8"	13'-4"	1356	1389	1421	L-15	14'-8"	13'-4"	548	760	765
L-16 P.S.	15'-4"	14'-0"	1395	1448	1512	L-16 P.S.	15'-4"	14'-0"	491	687	681
L-17 P.S.	17'-4"	16'-0"	1326	1376	1437	L-17 P.S.	17'-4"	16'-0"	332	521	523
L-18 P.S.	19'-4"	18'-0"	1153	1197	1250	L-18 P.S.	19'-4"	18'-0"	233	406	408
L-19 P.S.	21'-4"	20'-0"	1019	1057	1104	L-19 P.S.	21'-4"	20'-0"	208	376	377
L-20 P.S.	22'-0"	20'-8"	980	1017	1063	L-20 P.S.	22'-0"	20'-8"	186	302	303
L-21 P.S.	24'-0"	22'-8"	880	913	954	L-21 P.S.	24'-0"	22'-8"	111	237	239
L-22 P.S.	24'-0"	22'-8"	740	775	801						

NOTE: (P.S.) PRESTRESSED USING (2) 7/16" Ø P.S. STRANDS.



1 LINTEL PLAN
3/16" = 1'-0"

■ DENOTES #5 DOWEL IN CONCRETE BLOCK FROM FOOTING VERTICAL IN CONCRETE FILLED BLOC CELL UP TO THE BEAM HEIGHT



2 DOWEL PLAN
3/16" = 1'-0"

LINTEL SCHEDULE (DOOR)

LINTEL	QTY	CAST CREATE TYPE	COMMENTS
L-4 (4'-6")	1	8F16 - 1B/1T	8" REGULAR U-LINTEL
L-8 (7' 6")	1	8F16 - 1B/1T	8" REGULAR U-LINTEL
L-17 P.S. (17'-4")	1	8F16 - 1B/1T	8" REGULAR U-LINTEL - PRESTRESSED
TOTAL SILLS	3		

LINTEL SCHEDULE (WINDOW)

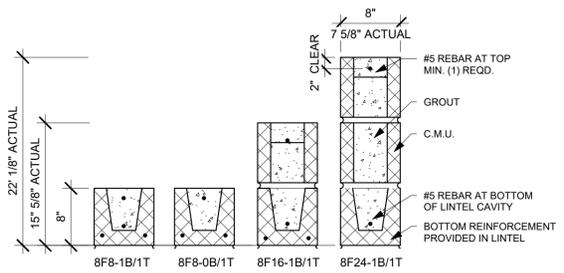
LINTEL	QTY	CAST CREATE TYPE	COMMENTS
L-4 (4'-6")	5	8F16 - 1B/1T	8" REGULAR U-LINTEL
L-8 (7' 6")	2	8F16 - 1B/1T	8" REGULAR U-LINTEL
TOTAL SILLS	7		

SILL SCHEDULE

LINTEL	QTY	COMMENTS
S-3 (37")	5	THICK SILL - FINISH STANDARD
S-7 (74")	2	THICK SILL - FINISH STANDARD
TOTAL SILLS	7	

NOTES

- CODES
 - FLORIDA BUILDING CODE 2023 8th EDITION.
 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-19).
 - MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES (ASCE/SEI 7-22).
- CONCRETE
 - CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS
 - PRE-CAST W/ STANDARD REINFORCEMENT-4000 PSI MIN.
 - PRE-CAST W/ PRESTRESS REINFORCEMENT-6000 PSI MIN.
 - GROUT PER ASTM C476 - 3000 PSI W/ MAX. 3/8" AGGREGATE, 8" TO 11" SLUMP.
 - REINFORCING BARS
 - STEEL PLACED IN PRECAST LINTEL AT TIME OF FABRICATION ASTM A615 (GRADE 60).
 - STEEL IN LINTEL AND KNOCKOUT BLOCK (PLACED IN FIELD) ASTM A615 (GRADE 40).
- PRESTRESS STRANDS ASTM A416 7-WIRE, STRESS RELIEVED 270 KSI
- DETAIL REINFORCEMENT IN ACCORDANCE WITH ACI 315.
- CONCRETING OPERATIONS SHALL COMPLY WITH ACI STANDARDS.
- MASONRY
 - DESIGN AND CONSTRUCTION SHALL CONFORM TO THE SPECIFICATION OF THE NATIONAL CONCRETE MASONRY ASSOCIATION AND ACI 530-02.
 - MINIMUM MASONRY UNIT STRENGTH: F'M 1500 PSI.
 - MORTAR SHALL BE TYPE S.
- STRUCTURAL
 - SAFE LOAD VALUES ARE BASED ON LINTELS HAVING A BEARING OF 8" (WITH A MINIMUM ACCEPTABLE BEARING OF 4" PER THE FLORIDA BUILDING CODE 2023).
 - FOR LINTELS THAT ARE GREATER THAN 14'-0" CLEAR SPAN THEY SHALL BE PROVIDED A TEMPORARY SUPPORT AND THE TEMPORARY SUPPORT SHALL NOT BE REMOVED UNTIL 2 DAYS AFTER GROUT PLACEMENT.
- SAFE LOADS ARE TOTAL SUPERIMPOSED ALLOWABLE LOADS.
- DESIGNER MAY EVALUATE CONCENTRATED LOADS FROM THE SAFE LOAD TABLES BY CALCULATING MAX. RESISTING SHEAR AND MOMENT FOR THE LISTED LINTELS.
- SAFE LOADS LISTED ON ALL TABLES ARE IN UNITS OF POUND PER LINEAR FOOT.
- EXTRA TIE BEAMS OR COURSES BETWEEN LINTEL AND THE BEAM POURED SOLID ARE ACCEPTABLE. A SINGLE SOLID FILLED LINTEL OF THE SAME LENGTH MAY BE USED TO SEPARATE DOORS AND WINDOWS FROM TRANSOM ABOVE. TOP PRECAST TO BE SIZED PER PLAN. ANY RECESSED LINTEL MAY BE SUBSTITUTED FOR A STANDARD LINTEL OF SAME CONFIGURATION.
- IN CASE OF LOTS LOCATED WITHIN ANY FLOOD ZONE, THE F.F.E. - FINISHED FLOOR ELEVATION IS TO BE SET, AT MINIMAL, 1 FOOT AND A HALF (1.5) ABOVE THE B.F.E. - BASE FLOOD ELEVATION.



3 LINTEL LAYOUT
N.T.S.

WINDOWS SILLS

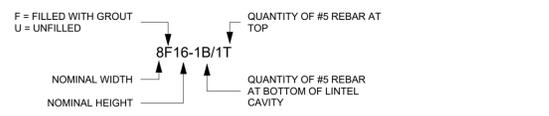
MARK #	HEADER	SILL
S-1	2'-10"	19"
S-2	3'-6"	26.5"
S-3	4'-6"	37"
S-4	5'-4"	48"
S-5	5'-10"	53"
S-6	6'-6"	60"
S-7	7'-6"	74"
S-8	9'-4"	(2) 48"
S-9	10'-6"	(2) 53"
S-10	11'-4"	(2) 60"
S-11	12'-0"	(2) 60"
S-12	13'-3"	(2) 74"

2" RECESSED DOOR HEADERS (8"x14", COMPOSITE)

MARK #	DOOR SIZE WIDTH	CLEAR SPAN	FILLED (1) #5/T&B (2) #5/C	FILLED (1) #5/T&B (2) #5/C	FILLED (1) #5/T&B (2) #5/C
D-1	2'-4"	2'-0"	7980	8199	8426
D-2	2'-8"	2'-4"	6790	7015	7168
D-3	2'-10"	2'-6"	6320	6539	6642
D-4	3'-0"	2'-8"	6018	6124	6288
D-5	3'-4"	3'-0"	5391	5432	5631
D-6	4'-4"	4'-0"	4956	4049	4198
D-7	5'-4"	5'-0"	3138	3267	3340
D-8	6'-4"	6'-0"	2850	2755	2855
D-9	8'-4"	8'-0"	2026	2078	2130

2" RECESSED DOOR HEADERS (8"x8", FILLED & UNFILLED)

MARK #	DOOR SIZE WIDTH	CLEAR SPAN	NO FILL NO STEEL	FILLED (1) #5-T (2) #5-B	FILLED (1) #5-T (2) #5-B
D-1	2'-4"	2'-0"	2612	3917	
D-2	2'-8"	2'-4"	2235	3351	
D-3	2'-10"	2'-6"	2084	3125	
D-4	3'-0"	2'-8"	1952	2927	
D-5	3'-4"	3'-0"	1732	2597	
D-6	4'-4"	4'-0"	1292	1937	
D-7	5'-4"	5'-0"	1076	1589	
D-8	6'-4"	6'-0"	831	1367	
D-9	8'-4"	8'-0"	623	1051	



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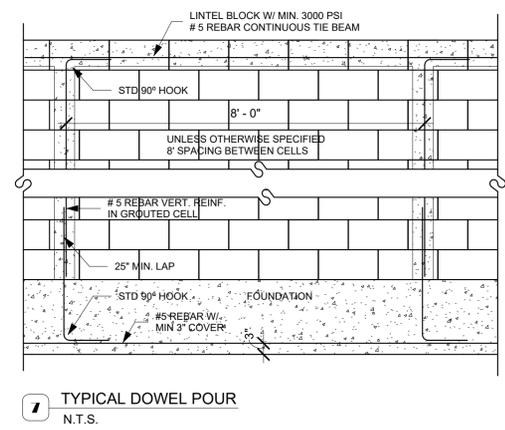
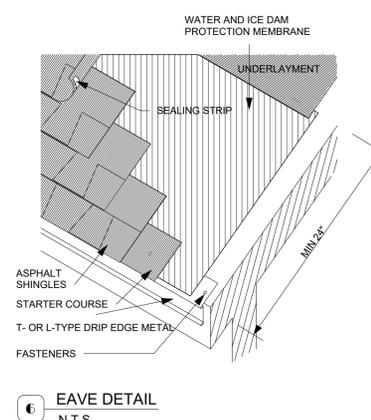
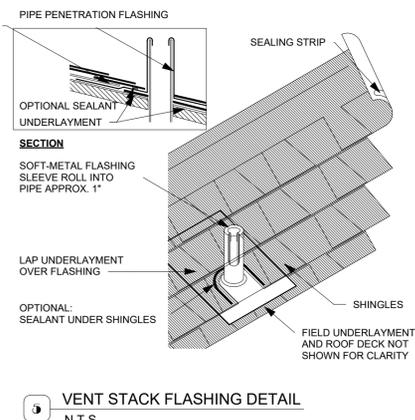
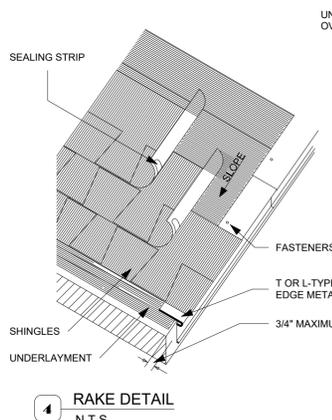
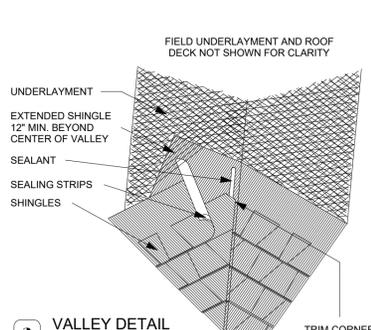
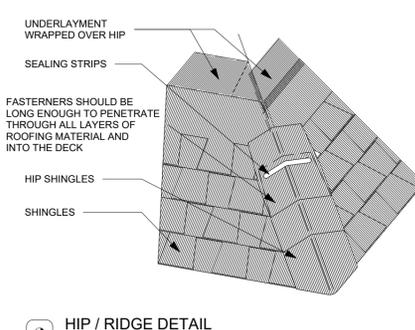
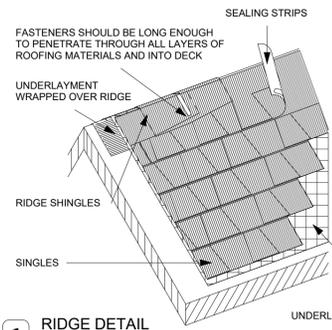
INTTEL AND DOWEL PLANS

P.E. SEAL AND SIGN

REVISIONS

DESCRIPTION	DATE
1 - HEADER NOTES UPDATED	02/13/2025

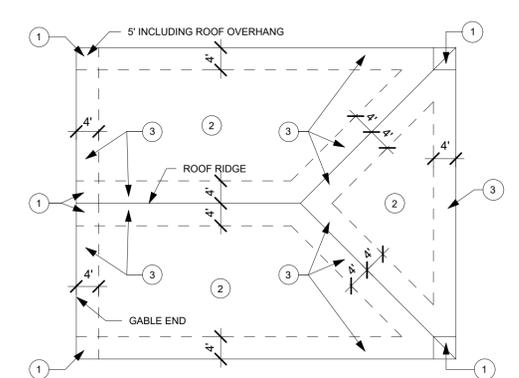
CURRENT VERSION - V00 (11/25/2024)
PROJECT
2024-0819
DATE
04/03/2025
DRAWN BY
Stefan Lemos
SCALE
As indicated
SHEET
S1.1



SOIL POISONING FOR TERMITE CONTROL

- 1 _ GENERAL**
- 1.1 _ SCOPE: FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THE APPLICATION OF SOIL POISONING FOR THE TERMITE CONTROL AS SPECIFIED HEREIN.
 - 1.2 _ CONTRACTOR'S QUALIFICATIONS: APPLICATOR SHALL BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE NATIONALLY KNOWN COMPANY.
 - 1.3 _ GUARANTEE
 - A. TERMITE PROTECTION TREATMENT SHALL BE GUARANTEED FOR PERIOD AT FIVE YEARS AGAINST FAULTS INFESTATION. GUARANTEE SHALL INCLUDE ANY YEARLY RENEWAL COS S. REPAIRS OR TERMITE DAMEGE PAID BY TERMITE COMPANY.
 - B. AT THE OWNER'S OPTION: AT THE TERMINATION OF THE GUARANTEE, AN EXTENSION RENEWAL OF INSPECTION AND SERVICE TREATMENT SHALL BE MADE AVAILABLE TO THE OWNER.
 - 1.4 _ SURETY BOND: GUARANTEE SHALL BE INSURED A SURETY BOND MADE OUT TO THE OWNER. LIABILITY UNDER THE BAND SHALL BE FOR UP TO 75,000.
- 2 _ PRODUCTS**
- 2.1 _ SOIL POISONS APPLIED TO THE DESIGNATED AREAS SHALL BE WATER BASED EMULSIONS CONTAINING TOXICANTS IN EITHER OF THE TWO COMBINATIONS LISTED BELOW. EACH TOXICANT SHALL BE IN THE CONCENTRATION (BY WEIGHT).
 - A. CHLORDANE (1.0%) AND DIELDRIN (0.5%)
 - B. CHLORDANE (1.0%) AND HEPTACHLOR (0.16%)
- 3 _ EXECUTION**
- 3.1 _ RESTRICTIONS: DO NOT APPLY SOIL TREATMENT SOLUTION UNTIL EXCAVATING, FILING AND GRADING OPERATIONS ARE COMPLETED. EXCEPT AS OTHERWISE REQUIRED IN CONSTRUCTION OPERATIONS. TO ENSURE PENETRATION, DO NOT APPLY SOIL TREATMENT TO EXCESSIVELY NET SOIL OR DURING INCLEMENT WEATHER.
 - 3.2 _ SURFACE PREPARATION: REMOVE FOREIGN MATTER WHICH COULD DECREASE EFFECTIVENESS OF TREATMENT ON AREAS TO BE TREATED. LOOSEN, RAKE AND LEVEL SOIL TO BE TREATED. EXCEPT PREVIOUSLY COMPACTED AREAS UNDER SLABS AND FOUNDATIONS. TOXICANTS MAY APPLY BEFORE PLACEMENT OF COMPACTED FILL UNDER SLABS, IF ACCEPTABLE TO THE ENGINEER.
 - 3.3 _ APPLICATION RATES: APPLY SOIL TREATMENT SOLUTION AS FOLLOW:
 - A. WITHIN BUILDING AREA, WITH OR WITHOUT SLAB-ON-GRADE, AT THE RATE OF 1.5 GAL. PER 10 SQFT.
 - B. UNDER FOUNDATIONS AND FOOTING, INCLUDING HORIZONTAL AND VERTICAL SURFACES OF EXCAVATIONS, AT THE RATE OF 1 GAL. PER 10 SQFT.
 - C. OUTSIDE BUILDING PERIMETER IN A STRIP AT LEAST 2' WIDE AND UNDER PORCHER, AREAWAY, APRONS, WALKS, PADS, STAIRS LANDING, OR PAVED EXTENSIONS, AT A RATE OF 1 GAL. PER 5 SQFT.
 - 3.4 _ POST SIGNS IN THE AREAS OF APPLICATIONS WARNING WORKERS THAT SOIL POISONING HAS BEEN APPLIED. REMOVE SIGNS WHEN AREAS ARE COVERED BY OTHER CONSTRUCTION.
 - 3.5 _ RE-APPLY SOIL TREATMENT SOLUTION TO AREAS DISTRIBUTED BY SUBSEQUENT EXCAVATION OR OTHER CONSTRUCTION ACTIVITIES FOLLOWING APPLICATION

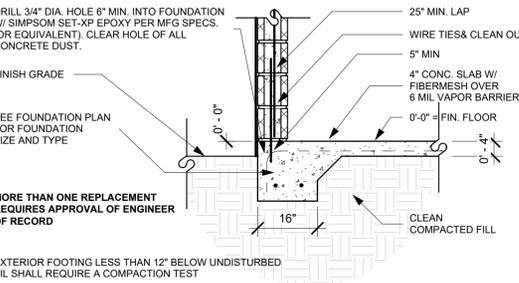
115 THROUGH 155 MPH ULTIMATE DESIGN WIND SPEED FOR EXPOSURE B AND C



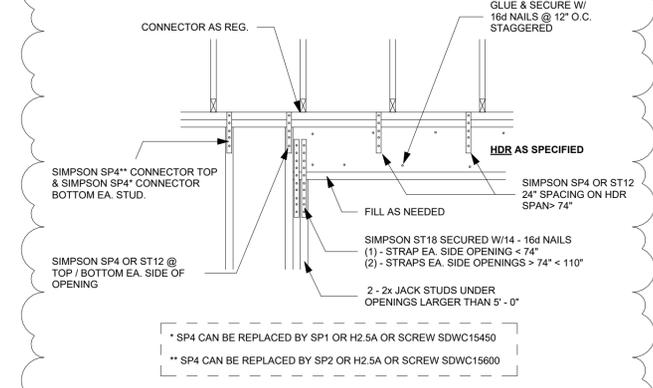
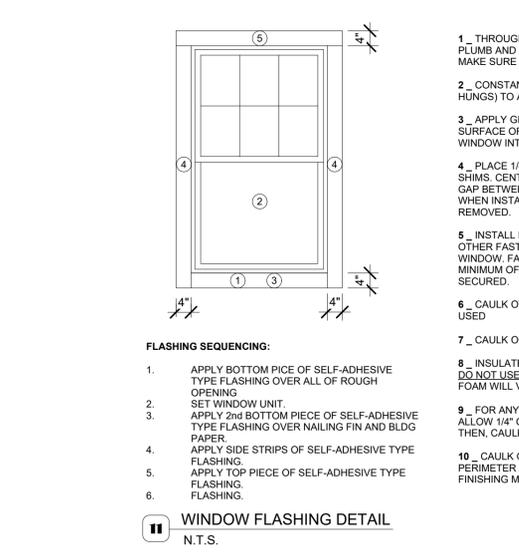
- 1 2 1/4" x .089" DIAMETER POWER DRIVEN COATED SCREW OR .113" DIAMETER RING SHANK NAILS MAY BE USED IN LIEU OF 8d COMMON NAILS WITH REDUCED SPACING AS FOLLOWS: 12" SPACE CHANGES TO 6", 6 CHANGES TO 4", AND 4" CHANGES TO 2 1/2"
- 2 EDGE SPACING ALSO APPLIES OVER GABLE END WALLS OR TRUSSES.
- 3 2 1/2" x .131 DIAMETER POWER DRIVEN COATED SCREW OR .131 DIAMETER RING SHANK NAILS MAY BE USED IN LIEU OF 8d COMMON NAILS W/ NO REDUCED SPACING.
- 4 LONG SIDE OF SHEATHING TO BE PERPENDICULAR TO TRUSSES OR RAFTERS-TYPICAL.
- 5 ROOF IS DESIGNED AS AN UNLOCKED DIAPHRAGM. BLOCKING OF ALL PANEL EDGES (INCLUDING RIDGE) IS NOT REQUIRED. HIP AND VALLEYS ARE BLOCKED PER SPAN RATING OF PLYWOOD.
- 6 SHEATHING MUST BE 7/16" PLYWOOD OR 15/32" OSB.
- 7 PER ICC-ES EVALUATION REPORT ESR 1539 - TABLE 2 - NAILS AND STAPLES REFERENCE WITHDRAWAL AND DESIGN VALUES. THE 8d COMMON (0.131) ACHIEVES A GREATER WITHDRAWAL VALUE AT THE SPECIFIC GRAVITY FOR SYP (0.55) OF 41 LBS PER IOP, COMPARED TO THE 8d RING SHANK (0.113) WHICH HAS A WITHDRAWAL VALUE OF 38 LBS PER IOP IN SYP.

ROOF SHEATHING FASTENING SCHEDULE

ROOF SHEATHING	NAILS	PANEL LOCATIONS	ROOF FASTENING ZONES		
			1	2	3
7/16" PLYWOOD OR 15/32" OSB	8d COMMON (SEE NOTE #7)	PANEL EDGES @ SUPPORTS (3) PANEL FIELD	6" O.C. 6" O.C.	6" O.C. 6" O.C.	6" O.C. 6" O.C.



RETROFIT WALL OVERHANG DETAIL FOR OVERHANG BETWEEN 3/4" TO 1 1/2" - NTS

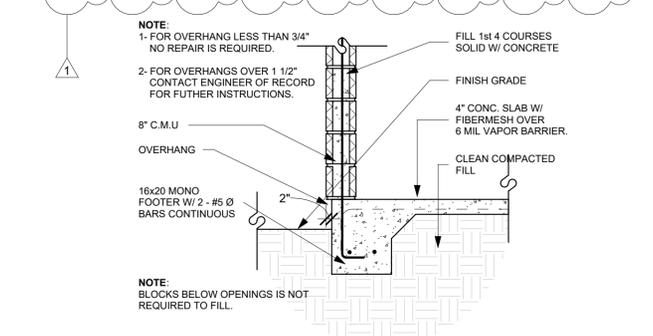


WOOD HEADER SCHEDULE
SYMBOL (n) IN THIS TABLE IS FOR EXTERIOR (A) OR INTERIOR (B)

SYMBOL	DESCRIPTION	OPENING WIDTH
HE1	(2) 2"x16" W/ 1/2" PLYWOOD FLITCH (SEE DETAIL)	11' - 0" TO 16' - 0"
H1(n)	(2) 2"x12" W/ 1/2" PLYWOOD FLITCH (SEE DETAIL)	7' - 1" TO 11' - 0"
H2(n)	(2) 2"x10" W/ 1/2" PLYWOOD FLITCH (SEE DETAIL)	5' - 1" TO 7' - 0"
H3(n)	(2) 2"x8" W/ 1/2" PLYWOOD FLITCH (SEE DETAIL)	3' - 1" TO 5' - 0"
H4(n)	(2) 2"x6" W/ 1/2" PLYWOOD FLITCH (SEE DETAIL)	0' - 0" TO 3' - 0"
H5(n)	PRE-ENGINEERING HDR BY TRUSS CO. (SEE DETAIL)	
H6(n)	FLOOR CONNECTION AT HDR. (SEE DETAIL)	

NOTES

- 1 _ USE HEADER SIZES UNLESS NOTED OTHERWISE ON FRAMING PLAN
- 2 _ PRIMARY FRAMING (GINDERS, BEAMS, ETC.) 1800 "Fb" EXTREME FIBER IN BENDING (SINGLE) 90 "Fb" HORIZONTAL SHEAR 1.6 E "E" MODULUS OF ELASTICITY
- 3 _ JOIST, RAFTERS, HEADERS, ETC. WERE SIZED USING 1800 "Fb" EXTREME FIBER IN BENDING (SINGLE) 90 "Fb" HORIZONTAL SHEAR 1.6 E "E" MODULUS OF ELASTICITY
- 8 TYP. INT. HDR DETAIL H1B THRU H5B



FLASHING DETAIL N.T.S.

- IMPORTANT:**
- 1 _ IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER TO SELECT PRODUCTS IN COMPLIANCE WITH APPLICABLE LAWS AND BUILDING CODES.
 - 2 _ DO NOT USE MURIATIC ACID ON HOMES AFTER INSTALLING THIS WINDOW. THE ACID MAY DESTROY THE COIL SPRING BALANCE SYSTEM. WINDOWS WILL NOT BE INDER WARRANTY IF EXPOSED TO MURIATIC ACID.
 - 3 _ DO NOT LAY WINDOWS FLAT OR STORE IN SUN BEFORE INSTALLING.
 - 4 _ ALL WARRANTIES NULL AND VOID IF ANY VERTICAL HOLES ARE PUT INTO WINDOW SILL AREA OF ANY WINDOW.
- 1 THROUGHOUT INSTALLATION, KEEP THE WINDOW JAMBS PLUMB AND SQUARE. KEEP HEAD AND SILL LEVEL AND SQUARE. MAKE SURE HEAD AND SILL ARE NOT CROWNED UP OR DOWN.**
- 2 CONSTANTLY CHECK WIDTH AT MEETING RAILS (i.e. DOUBLE HUNG) TO AVOID "BOWES OUT" INSTALLATION.**
- 3 APPLY GENEROUS BEAD OF CAULK ALONG INTERIOR SURFACE OF NAILING FIN ON ALL SIDES PRIOR TO SETTING WINDOW INTO OPENING.**
- 4 PLACE 1/4" SHIMS AT SILL CORNERS AND SET WINDOW INTO SHIMS. CENTER THE WINDOW IN THE OPENING ALLOWING A 1/4" GAP BETWEEN WINDOW AND FRAMING MATERIAL ON EACH SIDE. WHEN INSTALLATION IS COMPLETE, THESE S SHIMS MAY BE REMOVED.**
- 5 INSTALL FASTENERS (STRAIGHT, NOT ANGLED) IN EVERY OTHER FASTENER SLOT STARTING AT THE MIDDLE OF THE WINDOW. FASTENER MUST BE EMBEDDED INTO SOLID WOOD A MINIMUM OF 1" KEEP WINDOW LOCKED UNTIL ALL SIDES ARE SECURED.**
- 6 CAULK OVER FASTENERS AND ANY FASTENER SLOT NOT USED**
- 7 CAULK OUTSIDE PERIMETER OF INSTALLED WINDOW.**
- 8 INSULATE AROUND PERIMETER WITH BATT TYPE INSULATION. DO NOT USE EXPANDABLE FOAM. THE USE OF EXPANDABLE FOAM WILL VOID WARRANTY.**
- 9 FOR ANY INSTALLATION FINISHED WITH BRICK OR STONE, ALLOW 1/4" GAP AT SILL BETWEEN STRUCTURE AND WINDOW. THEN, CAULK THIS GAP.**
- 10 CAULK GAP BETWEEN INSTALLED WINDOW EXTERIOR PERIMETER AND J-CHANNEL (OR BRICK OR OTHER EXTERIOR FINISHING MATERIAL WHITH SURROUNDS WINDOW).**



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PROJECT
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CONSTRUCTION DETAILS

P.E. SEAL AND SIGN

REVISIONS

DESCRIPTION	DATE
1 - HEADER NOTES UPDATED	02/13/2025

CURRENT VERSION - V00 (11/25/2024)

PROJECT
2024-0819

DATE
04/03/2025

DRAWN BY
Stefan Lemos

SCALE
As indicated

SHEET
D1.0

