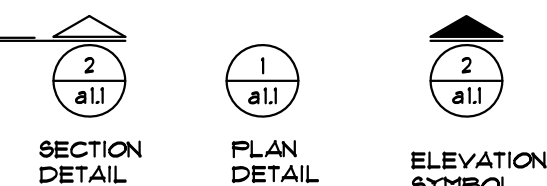




STAIR CROSS SECTION

LEGEND:



GENERAL NOTES:

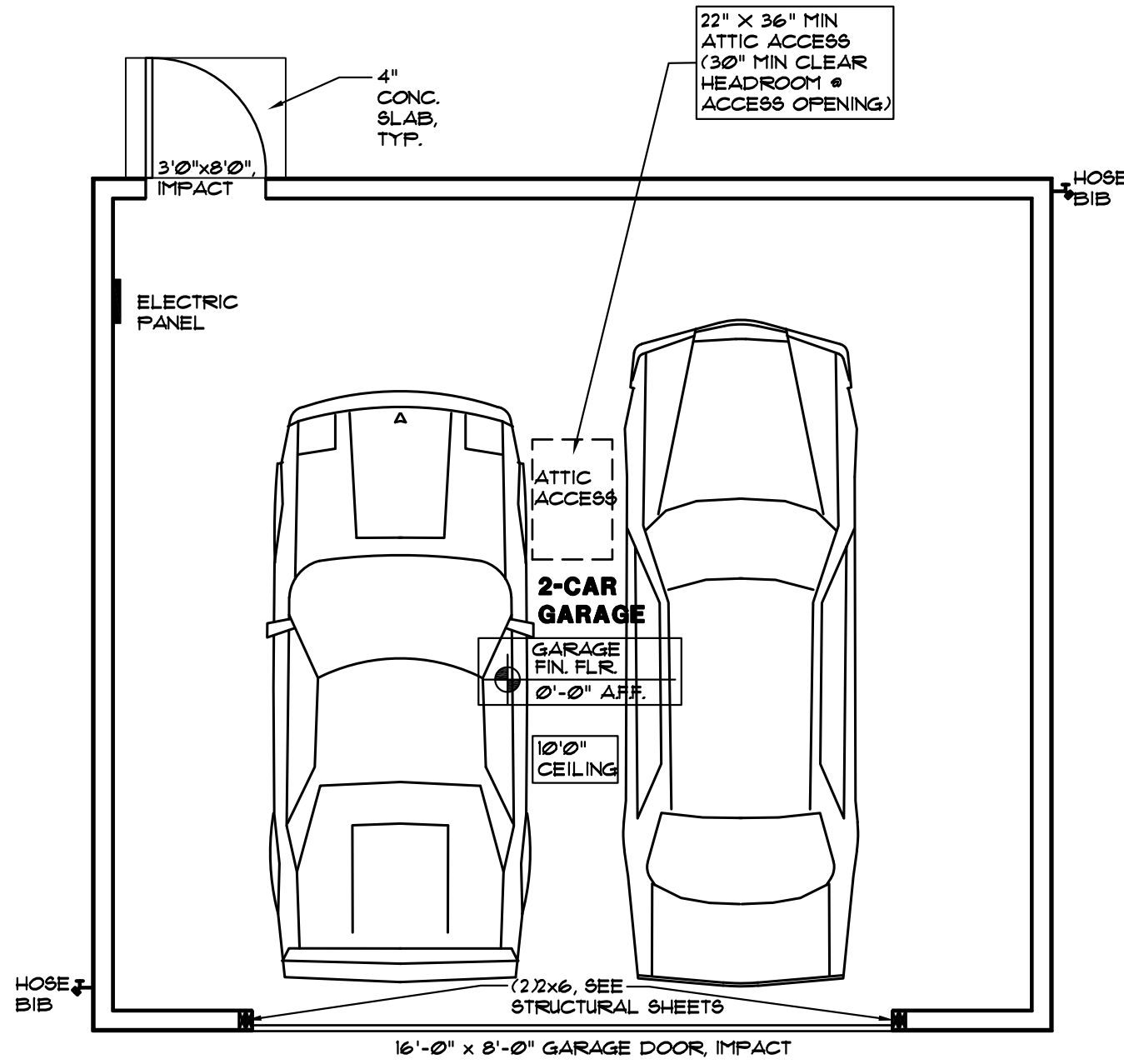
1. CONCRETE TILE BACKER ON ALL SHOWER AND TUB WALLS.
2. VERIFY WINDOW OPENING DIMENSIONS VS MANUFACTURER SIZES.
3. DOOR AND WINDOW OPENINGS THAT READ 3000, 20X40, ETC. ARE 3'-0"X8'-0", 2'-0"X4'-0", ETC.
4. COORDINATE ALL AFFLIANCE AND PLUMBING FIXTURE OPENINGS WITH CABINETRY.
5. DIMENSIONS SHOWN ON PLANS ARE FROM FACE OF STUDS UNLESS OTHERWISE SHOWN OTHERWISE. EXTERIOR WALL DIMENSIONS ARE FROM FACE OF STUD.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
7. FOR ENERGY CODE COMPLIANCE ALL OPERATION MANUALS SHALL BE FURNISHED TO OWNER
8. ANY "WORK" STARTED OR COMPLETED WITHOUT THE PROPER PERMITS OR INSPECTIONS IS SUBJECT TO REMOVAL. ALL WORK SHALL BE EXPOSED AND AVAILABLE FOR VISUAL INSPECTION.

BUILDING DATA

AREA BREAKDOWN:

HOUSE FIRST FLOOR LIVING A/C AREA:	1,431 SQ. FT.
HOUSE SECOND FLOOR LIVING A/C AREA:	1,431 SQ. FT.
TOTAL HOUSE LIVING A/C AREA:	2,814 SQ. FT.
<hr/>	
HOUSE FIRST FLOOR FRONT PORCH:	16.8 SQ. FT.
HOUSE FIRST FLOOR REAR PORCH:	140 SQ. FT.
TOTAL HOUSE PORCHES:	309 SQ. FT.
<hr/>	
TOTAL HOUSE:	3,187 SQ. FT.
<hr/>	
DETACHED GARAGE:	512 SQ. FT.
<hr/>	
OVERALL TOTAL:	3,694 SQ. FT.

DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.



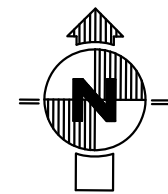
10'-0" CEILING FLOOR

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS. CONTRACTOR SHALL PROVIDE CERTIFICATION FOR IMPACT RESISTANT GLAZING.

DETACHED GARAGE FLOOR PLAN

SCALE: 1/4"=1'-0" (IN FEET)

0 2' 4' 8'

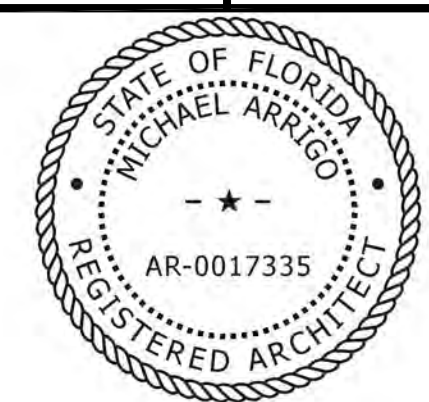


LEGEND:



Detached Garage Floor Plan

Project No. 2024-213R	Revisions:
Date December 16, 2024	

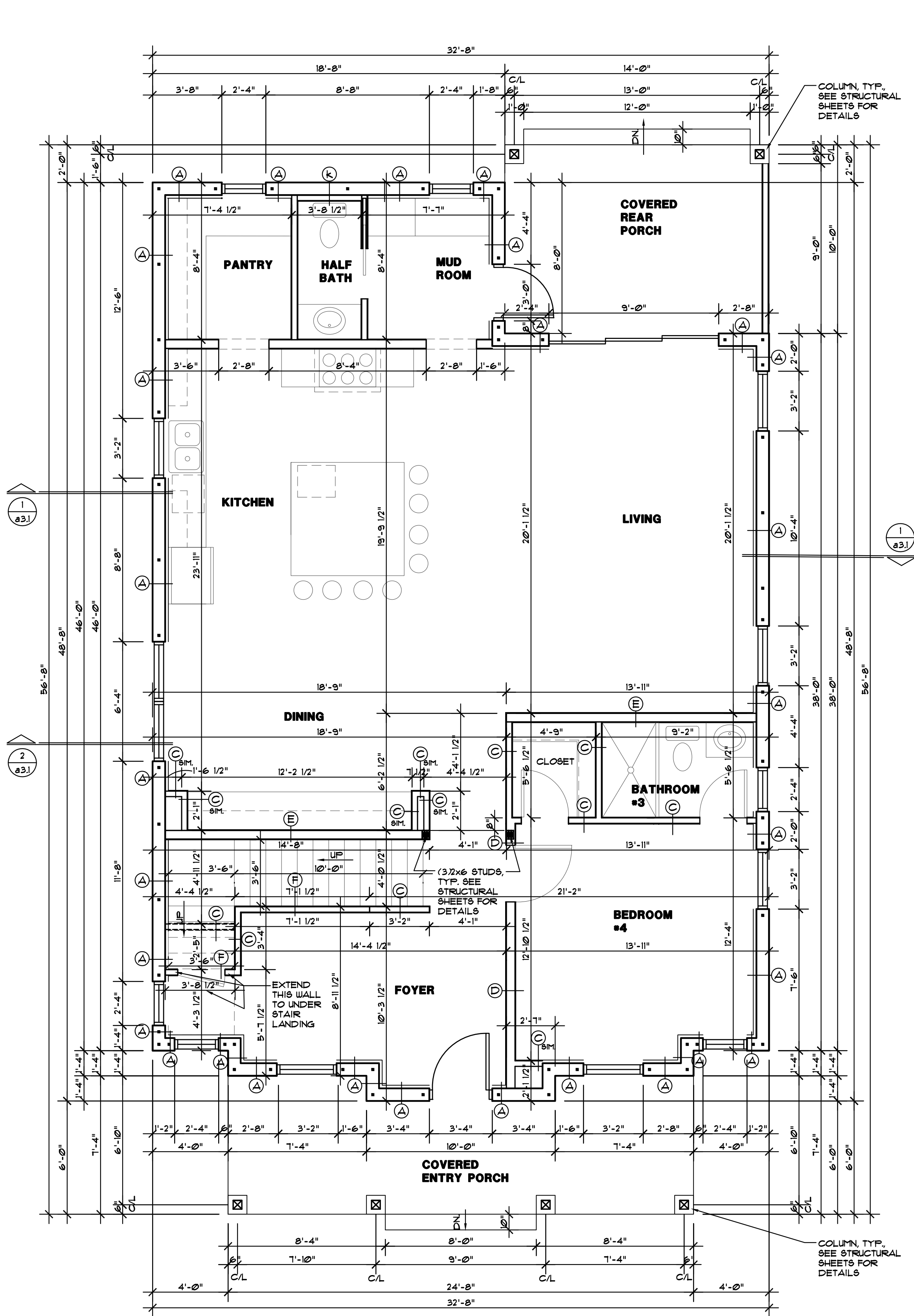


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a1.3

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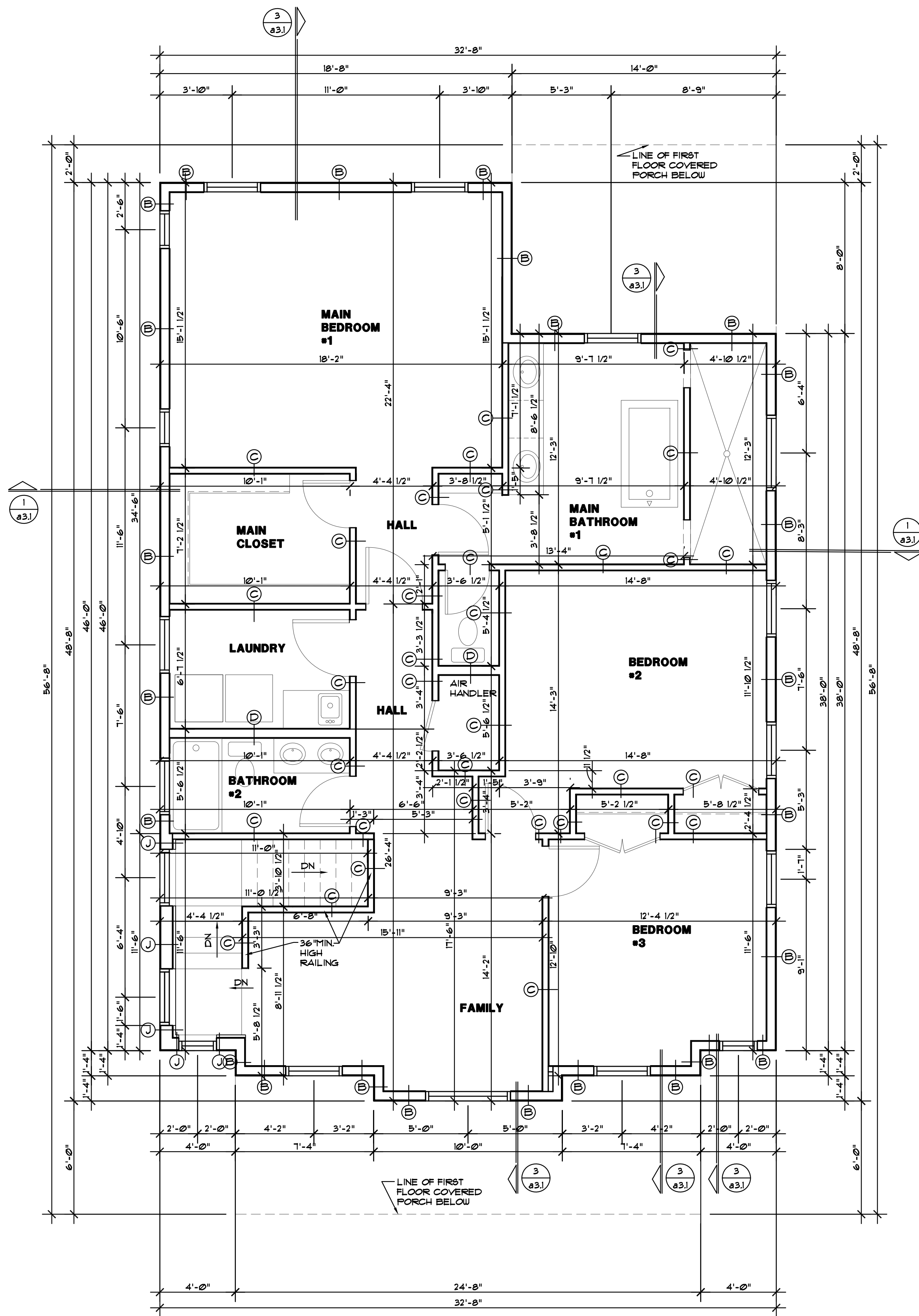
DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.



HOUSE FIRST FLOOR DIMENSIONING PLAN

SCALE: 1/4"=1'-0" (IN FEET)

NOTE: SEE STRUCTURAL SHEETS FOR AN ADDITIONAL STRUCTURAL DIMENSIONS



HOUSE SECOND FLOOR DIMENSIONING PLAN

SCALE: 1/4"=1'-0" (IN FEET)

NOTE: SEE STRUCTURAL SHEETS FOR AN ADDITIONAL STRUCTURAL DIMENSIONS

WALL TYPES:

SCALE: 1/2" = 1'-0"
NOTES:
1. PROVIDE WATER RESISTANT BACKER BOARD IN LIEU OF GYPSUM BOARD AT ALL CERAMIC TILE WALLS.
2. THE EXTERIOR OF THE BUILDING SHALL BE SEALED CONTINUOUS FROM WATER INTRUSION. ALL PENETRATIONS SHALL BE SEALED FROM MOISTURE AND AIR INFILTRATION.

<p>WALL TYPE A MIN. VALUE = R-5</p>	<p>WALL TYPE B MIN. VALUE = R-19 EXTERIOR LOAD BEARING</p>
<p>WALL TYPE C INTERIOR NON-LOAD BEARING</p>	<p>WALL TYPE D INTERIOR NON-LOAD BEARING</p>
<p>WALL TYPE E INTERIOR LOAD BEARING</p>	<p>WALL TYPE F INTERIOR LOAD BEARING</p>
<p>WALL TYPE J MIN. VALUE = R-19 EXTERIOR LOAD BEARING</p>	<p>WALL TYPE K MIN. VALUE = R-5</p>

LEGEND:

(A) — WALL TYPES, SEE THIS SHEET FOR DETAILS

DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.

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Project No. 2024-213R
Date: December 16, 2024

House Plans/
Dimensioning Plans/
Wall Types

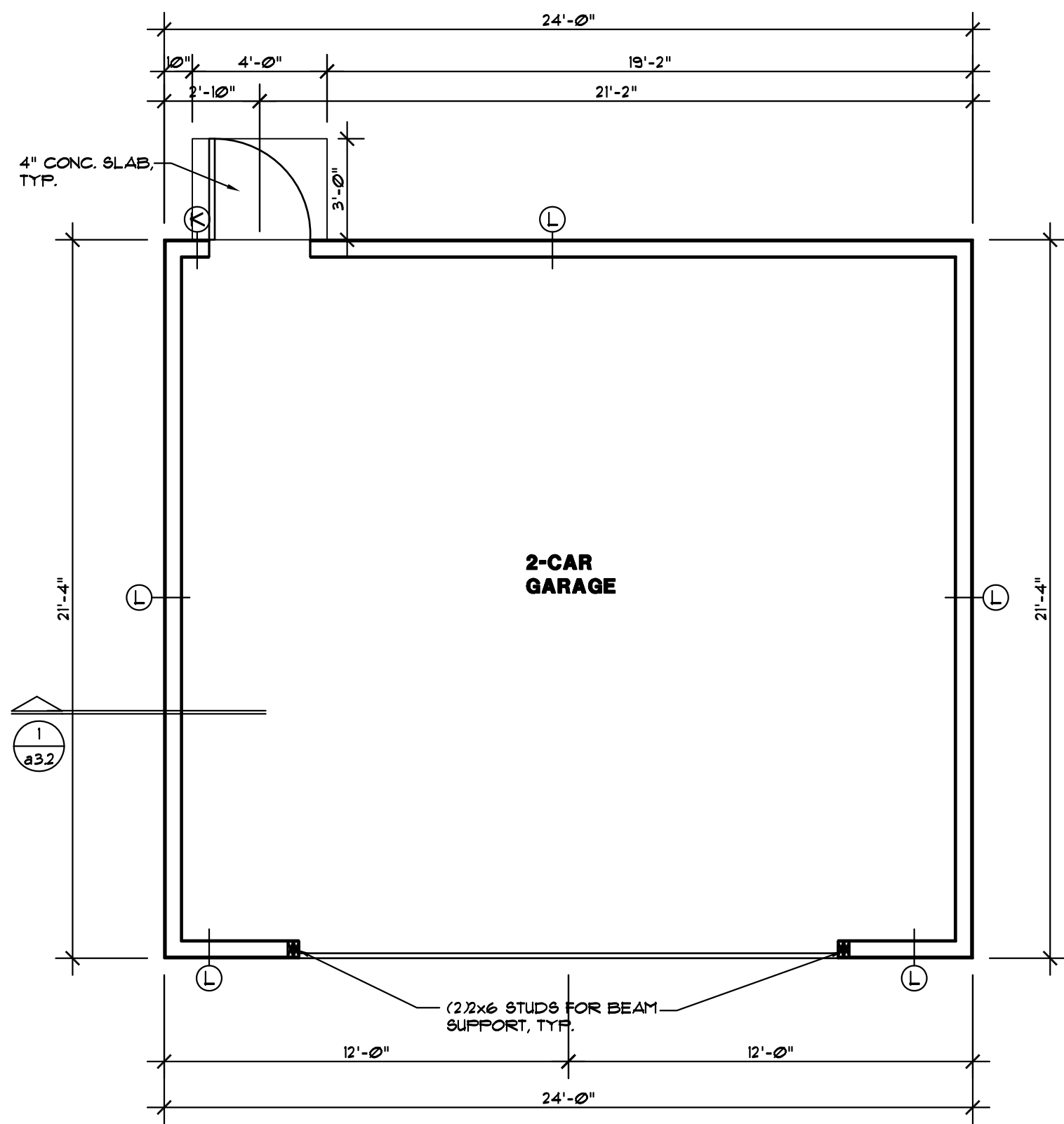
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St. Petersburg, Florida

Michael Arrigo
Lic. No. AR0071335

Project No. 2024-213R
Date: December 16, 2024

1.4

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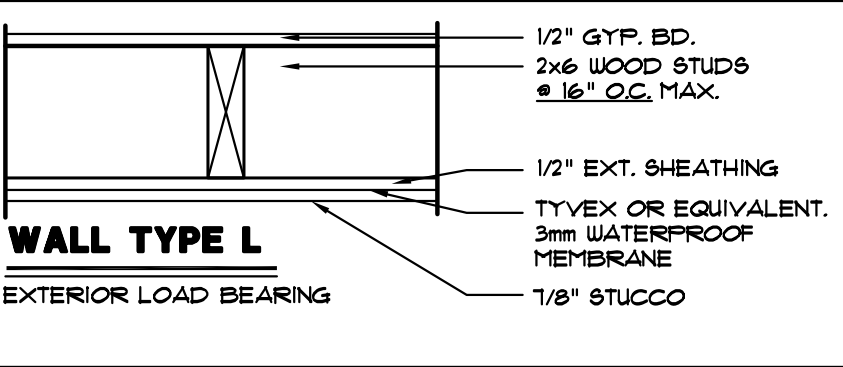
DETACHED GARAGE
DIMENSIONING PLAN

SCALE: 1/4"=1'-0" (IN FEET)

NOTE:
SEE STRUCTURAL SHEETS
FOR AN ADDITIONAL
STRUCTURAL DIMENSIONS

WALL TYPES:

SCALE: 1/2" = 1'-0"
NOTES:
1. PROVIDE WATER RESISTANT BACKER BOARD IN LIEU
OF GYPSUM BOARD AT ALL CERAMIC TILE WALLS.
2. THE EXTERIOR OF THE BUILDING SHALL BE SEALED
CONTINUOUS FROM WATER INTRUSION. ALL PENETRATIONS
SHALL BE SEALED FROM MOISTURE AND AIR INFILTRATION.



LEGEND:

(A) — WALL TYPES, SEE THIS SHEET FOR DETAILS

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Detached Garage
Dimensioning Plan/
Wall Types

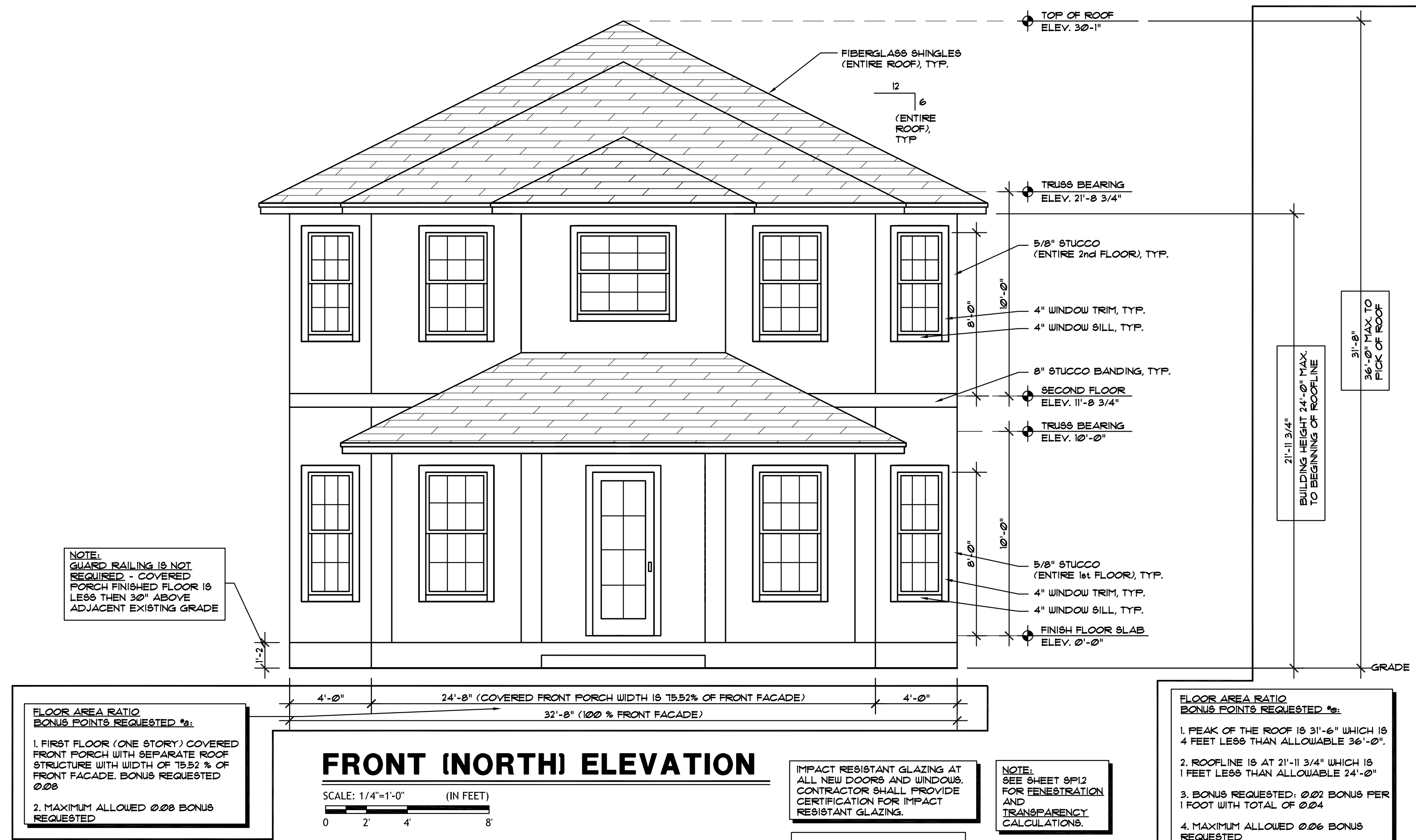
Project No.
2024-213R
Date
December 16, 2024

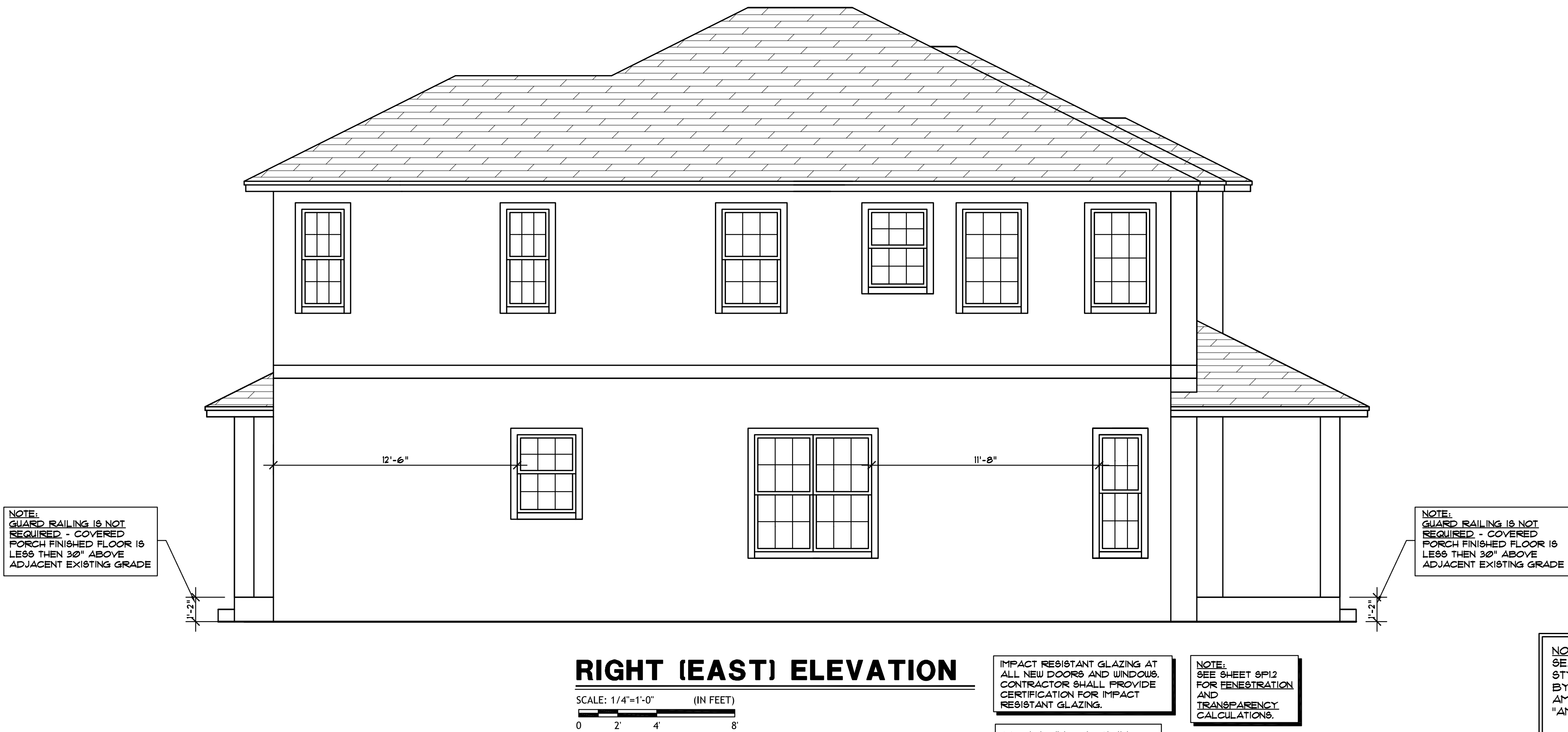
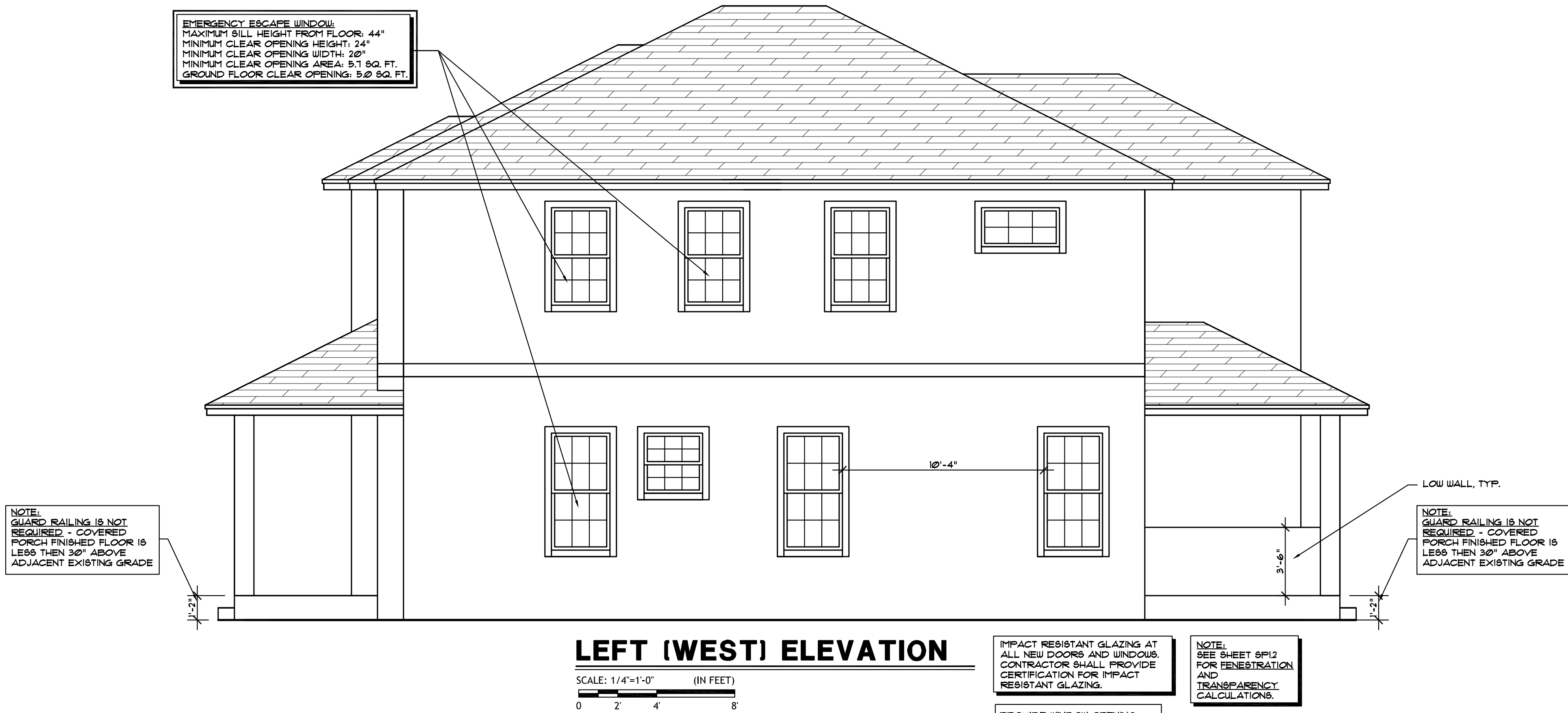
Revisions:

STATE OF FLORIDA
MICHAEL ARRIGO
— ★ —
AR-0017335
REGISTERED ARCHITECT

MICHAEL ARRIGO
LIC. NO. AR0017335

a1.5



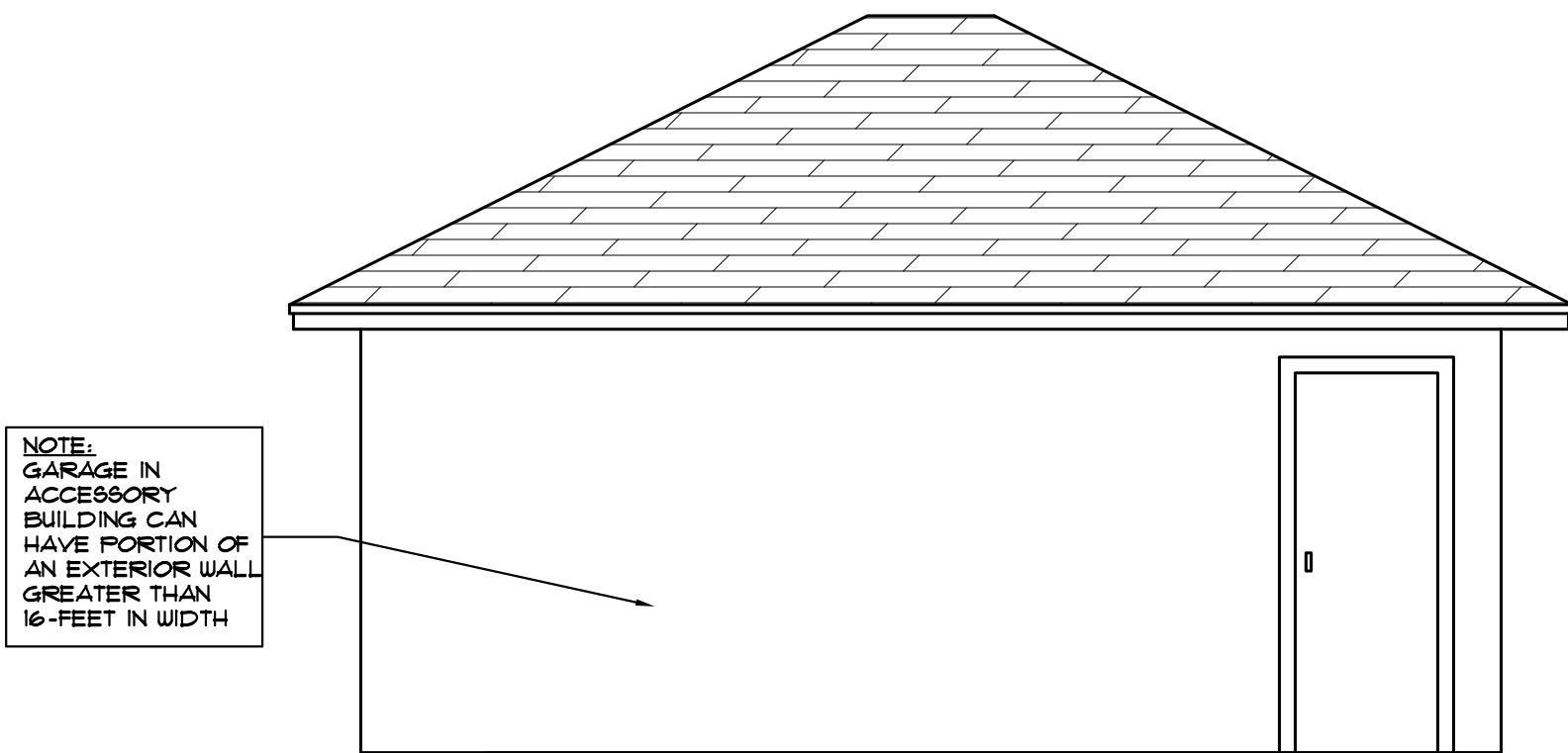


House Elevations	Revisions:	
	Project No.	Date
	2024-213R	December 16, 2024



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LIC. NO. AR0017335

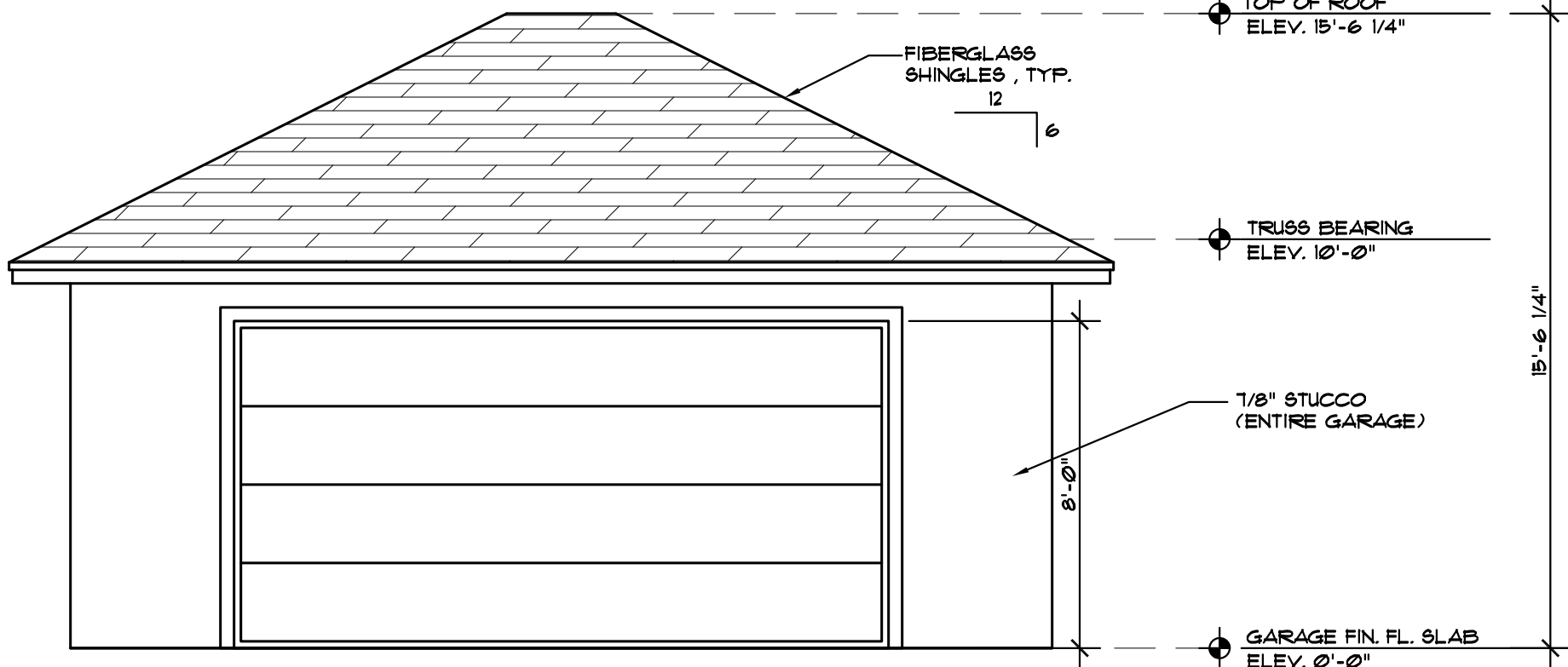
a2.2



DETACHED GARAGE
REAR (NORTH) ELEVATION

SCALE: 1/4"=1'-0" (IN FEET)

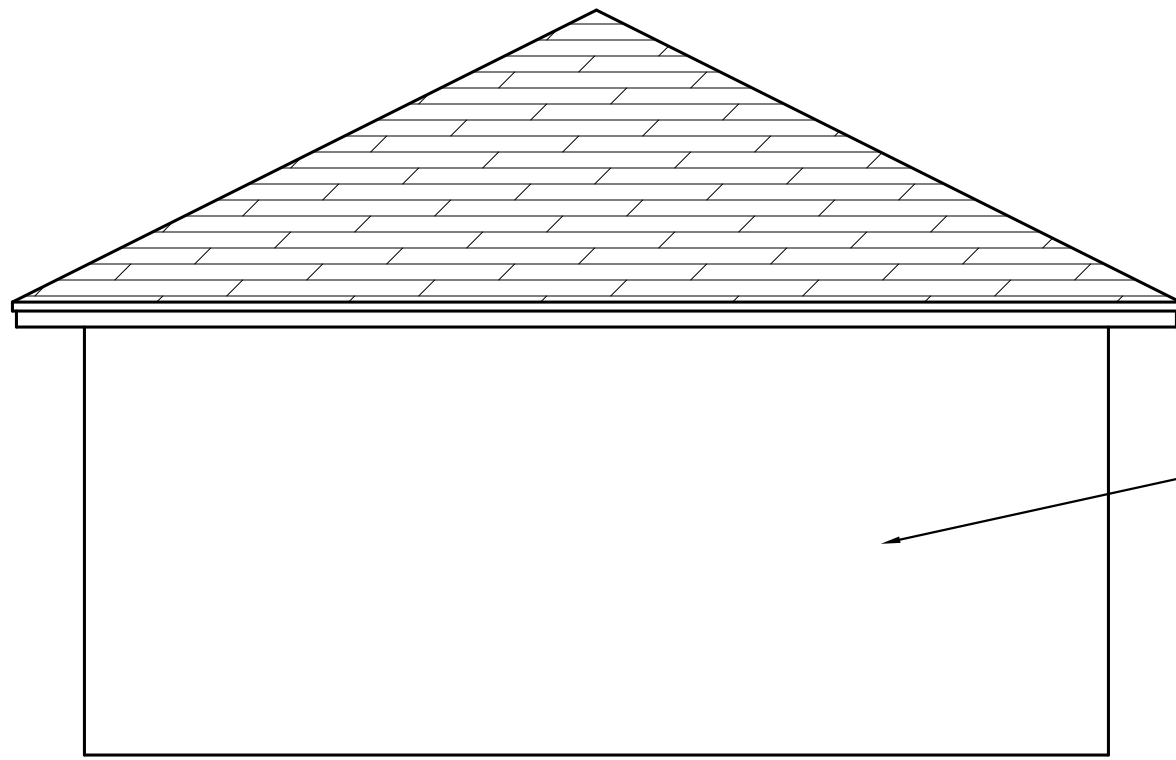
IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS. CONTRACTOR SHALL PROVIDE CERTIFICATION FOR IMPACT RESISTANT GLAZING.



DETACHED GARAGE
FRONT (SOUTH) ELEVATION

SCALE: 1/4"=1'-0" (IN FEET)

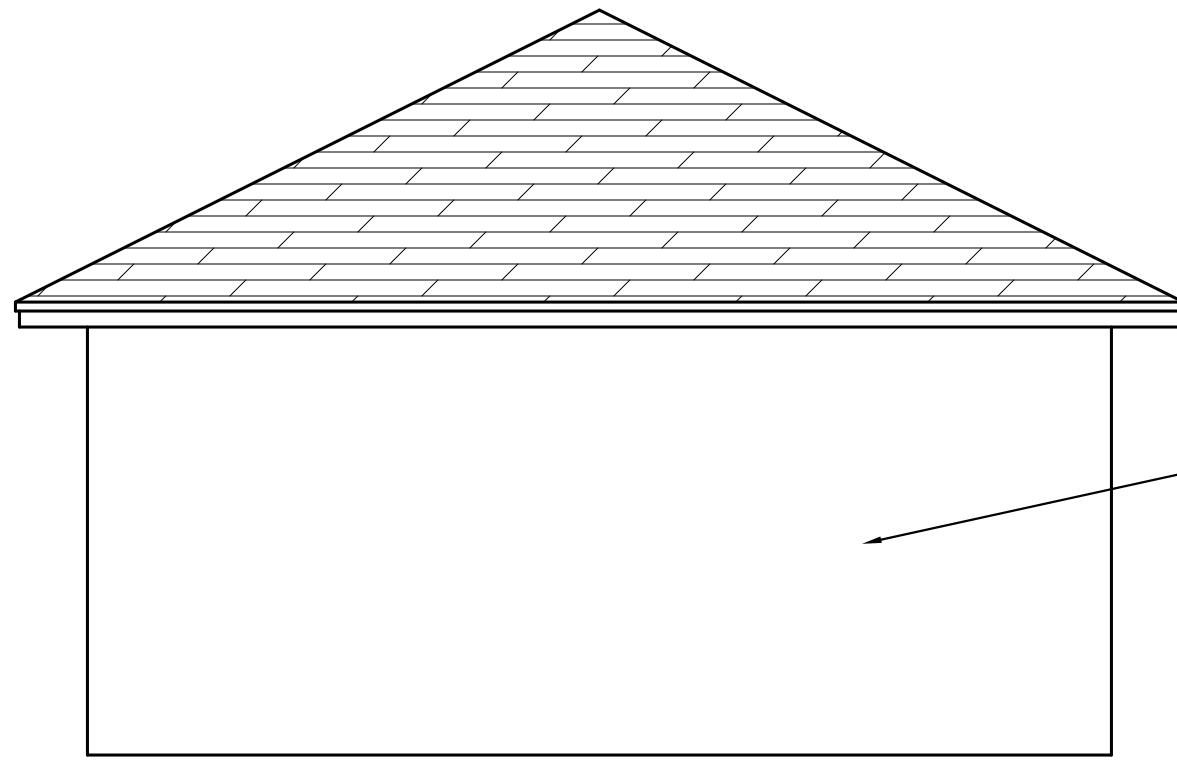
IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS. CONTRACTOR SHALL PROVIDE CERTIFICATION FOR IMPACT RESISTANT GLAZING.



DETACHED GARAGE
LEFT (WEST) ELEVATION

SCALE: 1/4"=1'-0" (IN FEET)

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS. CONTRACTOR SHALL PROVIDE CERTIFICATION FOR IMPACT RESISTANT GLAZING.



DETACHED GARAGE
RIGHT (EAST) ELEVATION

SCALE: 1/4"=1'-0" (IN FEET)

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS. CONTRACTOR SHALL PROVIDE CERTIFICATION FOR IMPACT RESISTANT GLAZING.

NOTE:
SELECTED ARCHITECTURAL
STYLE OF HOUSE AS DEFINED
BY "FIELD GUIDE TO
AMERICAN HOUSES" IS
"AMERICAN VERNACULAR"

DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.

Detached Garage
Elevations

Project No.
2024-213R
Date
December 16, 2024



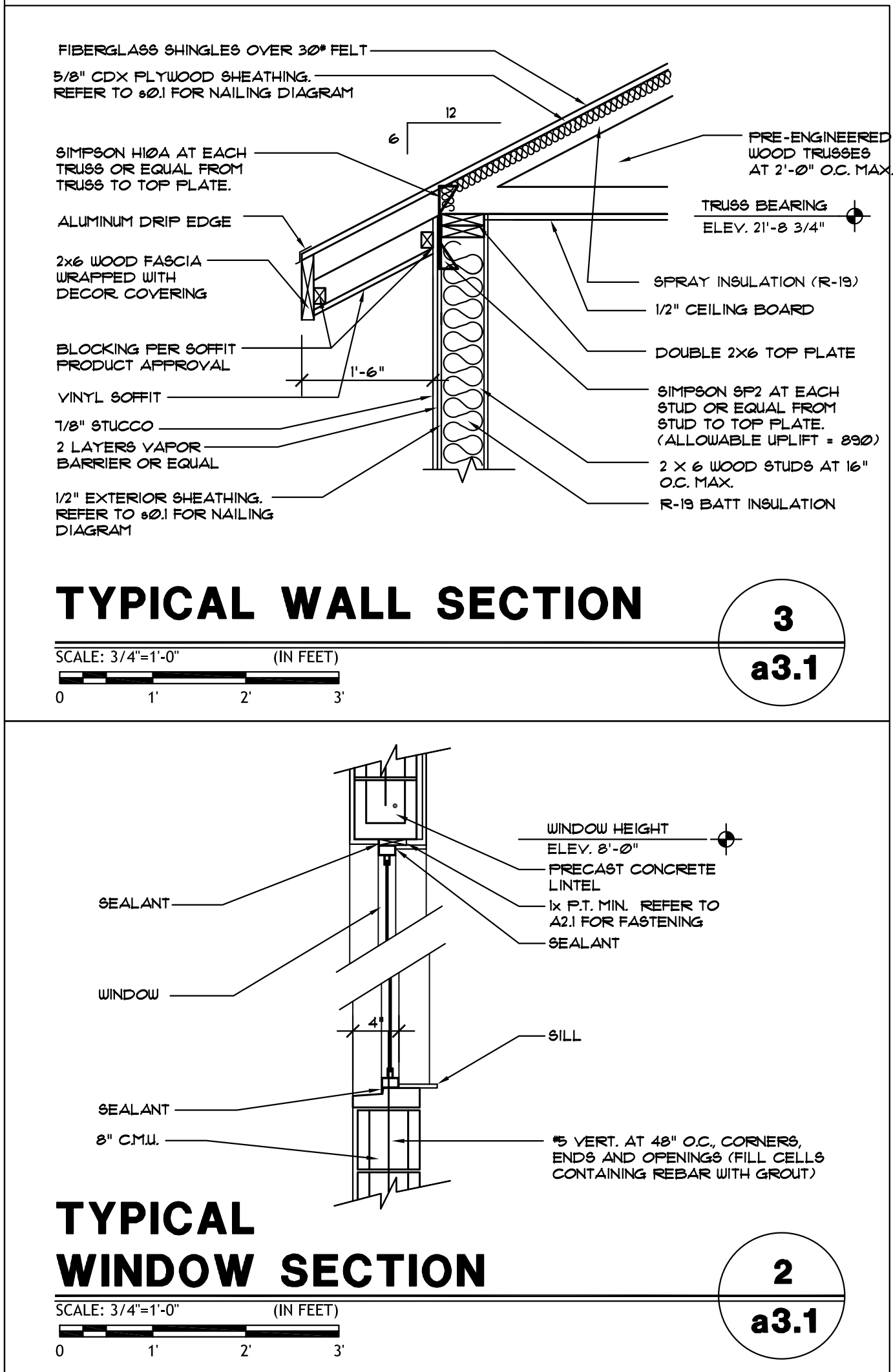
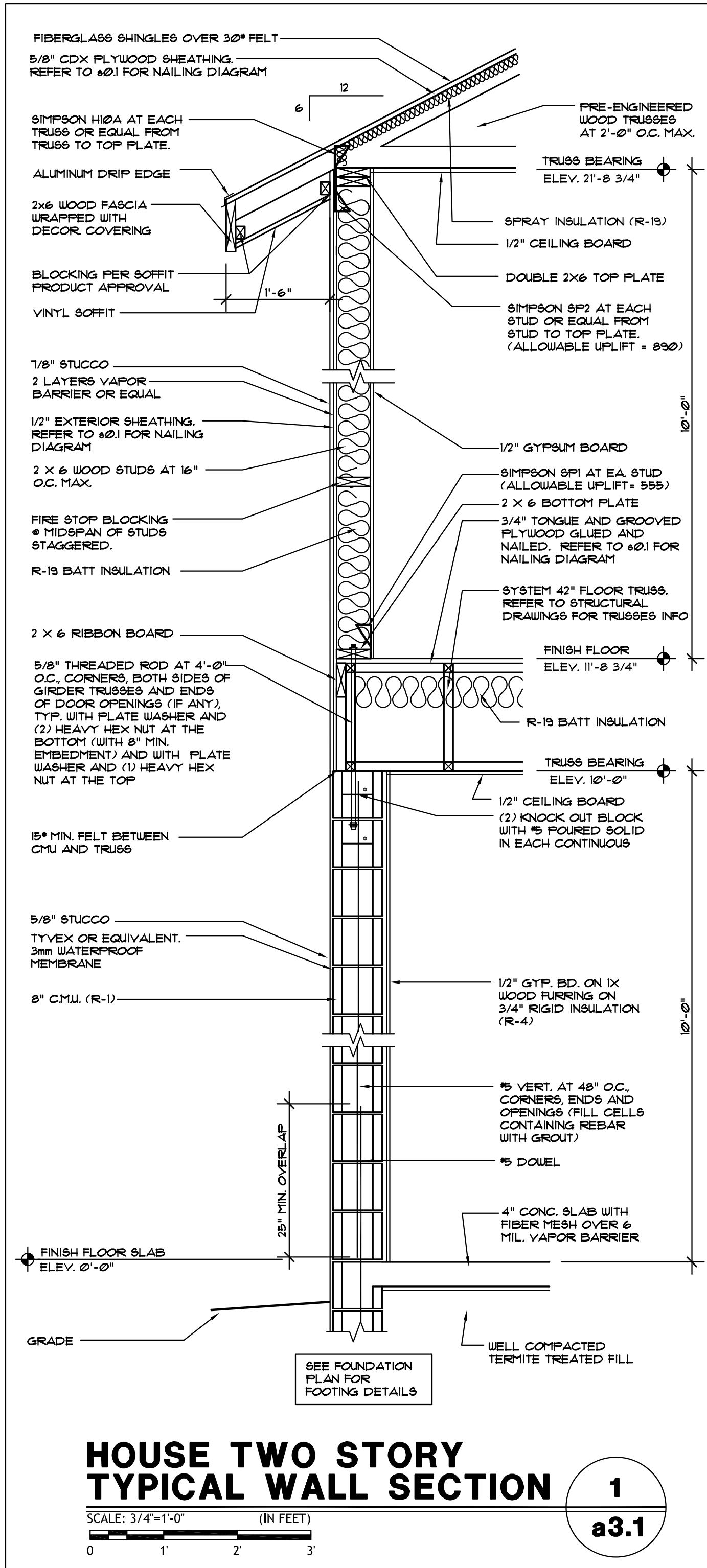
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a2.3



DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.

THE BEARING WALLS, COLUMNS, BEAMS, HEADERS, JOISTS AND RAFTERS ARE DESIGNED USING SOUTHERN YELLOW PINE #2 FOR BOTH GRAVITY AND UPLIFT LOADS. THESE SHALL BE NO SUBSTITUTES.

APPROVED PRODUCTS LIST			
PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURER	FL. APPROV. NO.
ROOFING	ROOF SHINGLES	GAF	FL 10124.1
ROOFING	UNDERLAYMENT 190 FELT	GAF ROOFING	FL 2894.3
WALL PANELS	SOFFIT VINYL	KAYCAN LTD	FL 16503.1
DOOR	EXT. SLIDING DOOR, FIBERGLASS,IMPACT	PELLA CORPORATION	FL 14790.3
DOOR	EXT. SLIDING DOOR, FIBERGLASS,IMPACT	PELLA CORPORATION	FL 33614.1
DOOR	EXT. SLIDING DOOR,IMPACT (GARAGE)	PLAST-PRO INC.	FL 15100.10
DOOR	SECTIONAL EXT. DOOR, IMPACT (GARAGE)	WAYNE-DALTON	FL 8248.11
WINDOWS	SINGLE HUNG, IMPACT	PGT INDUSTRIES	FL 2392
WINDOWS	FIXED, IMPACT	PGT INDUSTRIES	FL 2432
STRUCTURAL COMPONENTS	CONCRETE LINTELS	CAST-CRETE CORPORATION	FL 158.1

PRODUCT APPROVAL SPECIFICATION SHEET				
PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURER	DESCRIPTION	FL. APPROV. NO.
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	ABU66	FL 10860.2
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	C822	FL 10456.3
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	ECC	FL 10860.9
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	H5	FL 10456.1
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	H6	FL 10456.1
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	H10A	FL 10456.1
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	HJC212-2	FL 10531.10
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	HJC212-3	FL 10531.10
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	LG12	FL 11413.8
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	LU826	FL 10531.17
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	SP1	FL 10456.32
STRUCTURAL CONNECTORS	WOOD CONNECTORS	SIMPSON	SP2	FL 10456.32

House Wall Sections
Product Approvals



MICHAEL ARRIGO
LIC. NO. AR0017335

a3.1

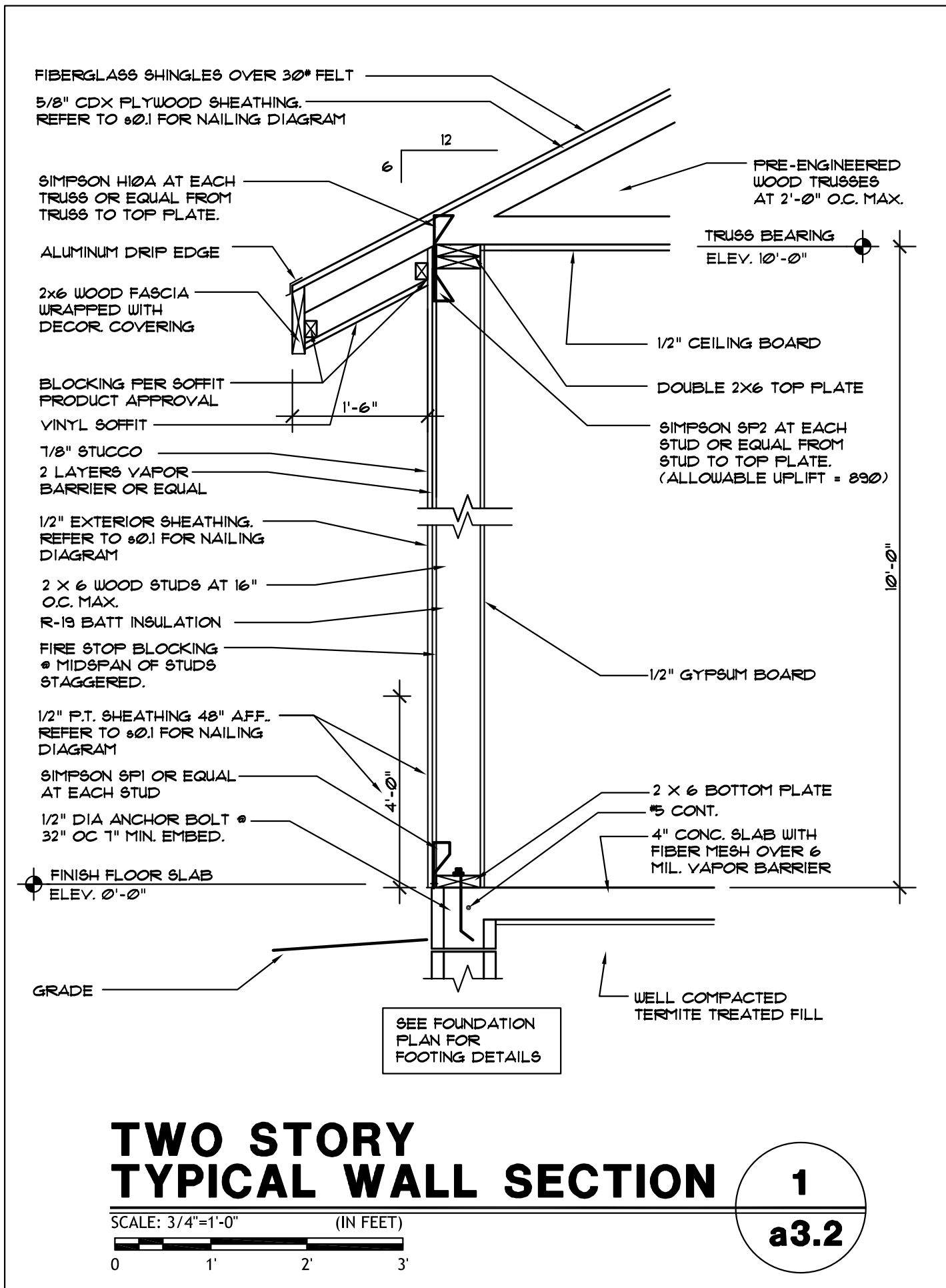
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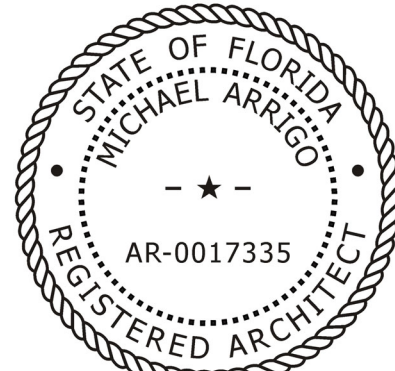
THE BEARING WALLS, COLUMNS, BEAMS, HEADERS, JOISTS AND RAFTERS ARE DESIGNED USING SOUTHERN YELLOW PINE #2 FOR BOTH GRAVITY AND UPLIFT LOADS. THERE SHALL BE NO SUBSTITUTES.

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Detached Garage Wall Sections

Revisions:	

Project No. 2024-213R	Date December 16, 2024
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LIC. NO. AR0017335

a3.2

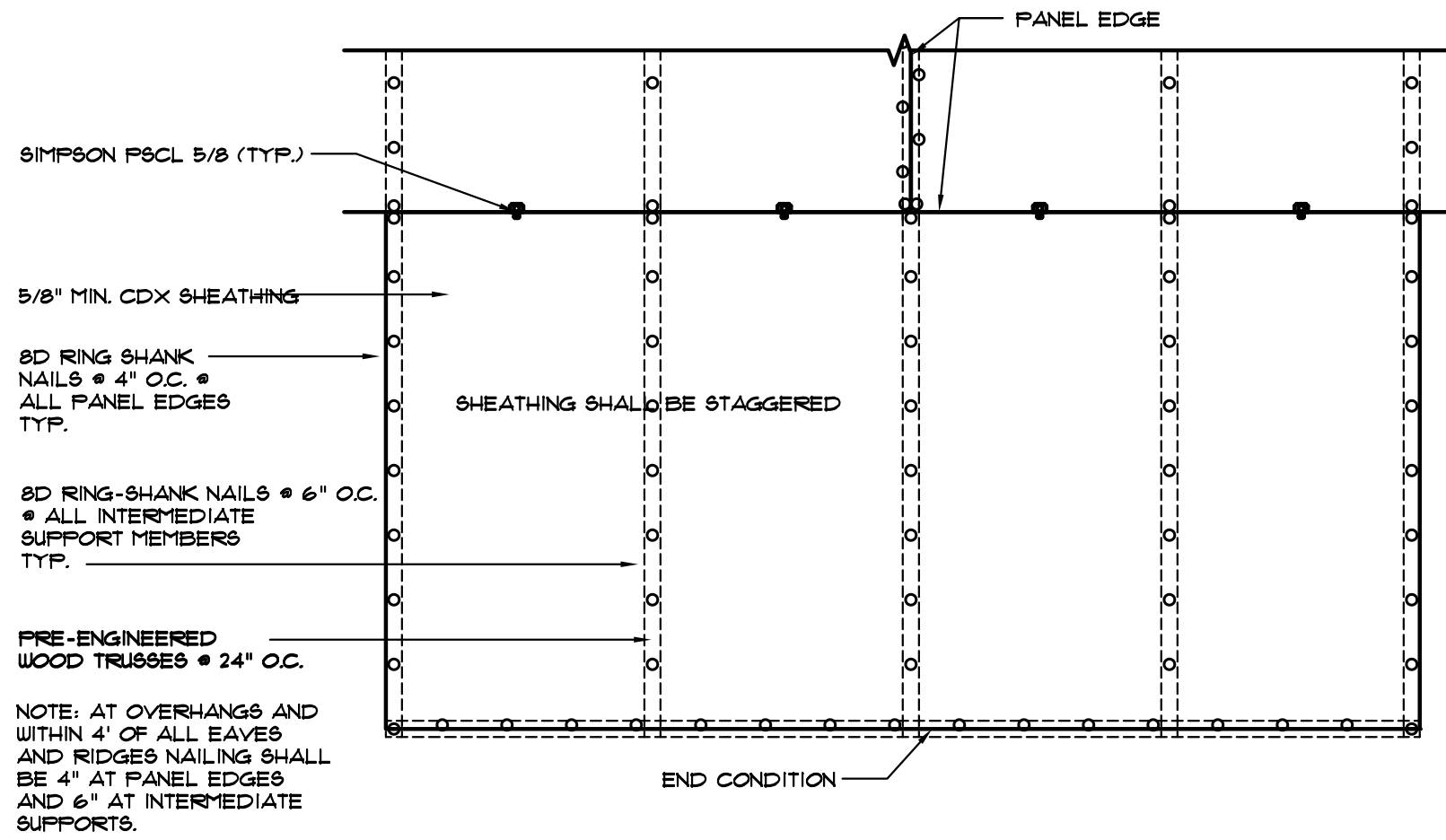
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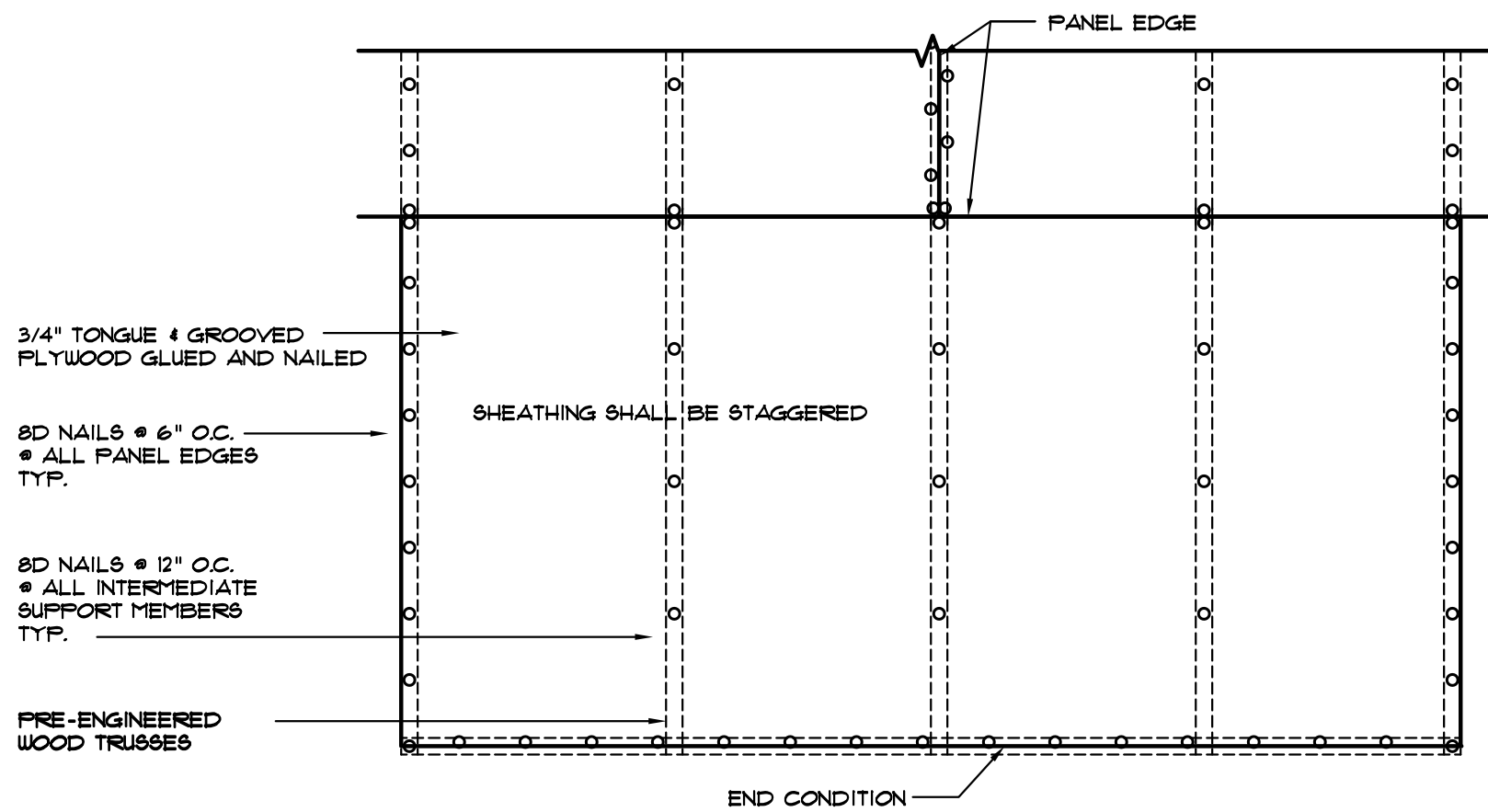
St. Petersburg,



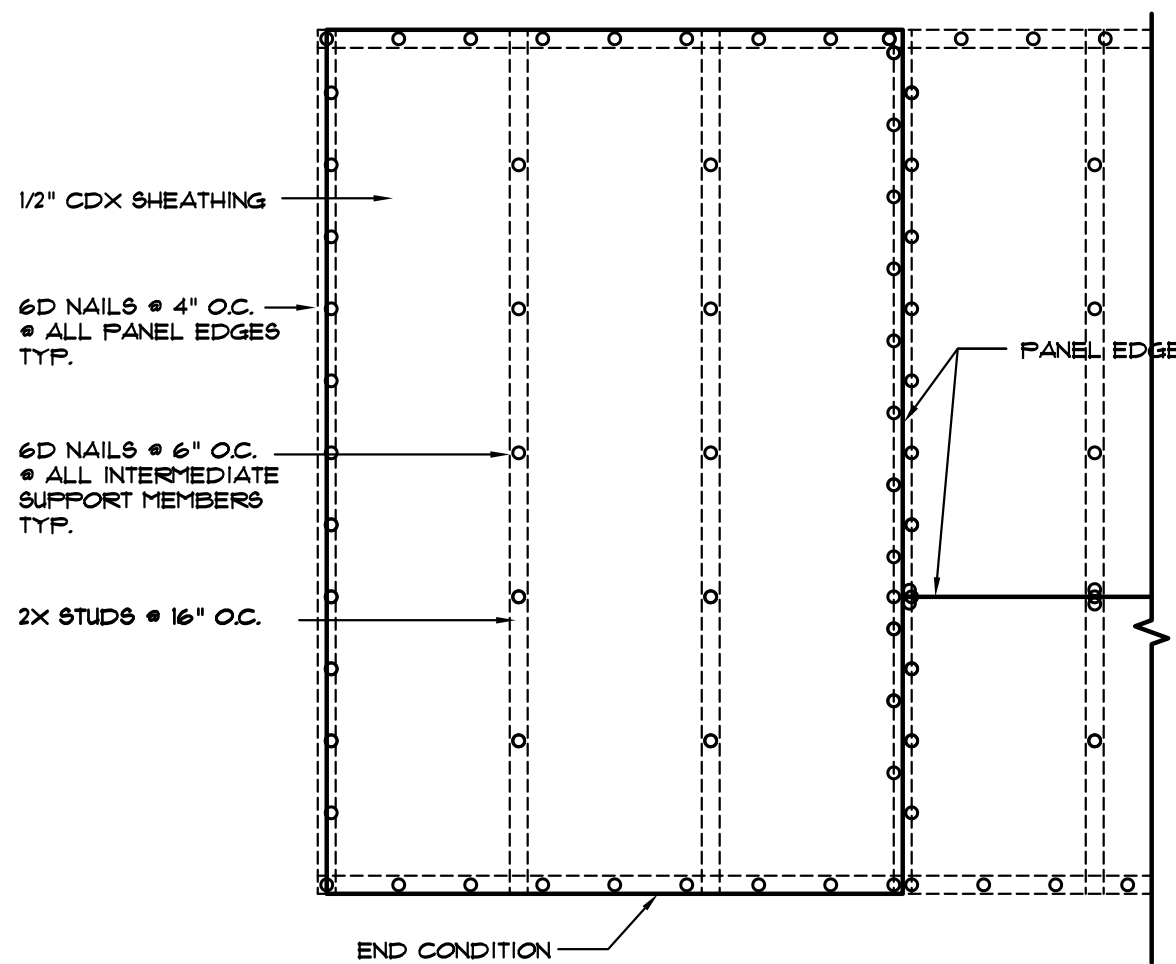
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ROOF SHEATHING NAILING DETAIL



FLOOR SHEATHING NAILING DETAIL



WALL SHEATHING NAILING DETAIL

TABLE R502.1 OF THE FLORIDA BUILDING CODE EIGHTH EDITION (2023)

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS	
STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAPTERS HAVING SLOPES GREATER THAN 3/12 WITH NO FINISHED CEILING ATTACHED TO RAPTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILINGS	L/360
CEILINGS WITH FLEXIBLE FINISHES (INCLUDING GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS--WIND LOADS WITH BRITTLE FINISHES	H/240
EXTERIOR WALLS--WIND LOADS WITH FLEXIBLE FINISHES	H/120
INTELS SUPPORTING MASONRY VEENEER WALLS	L/600

REINFORCING SCHEDULE AND LOAD CAPACITIES

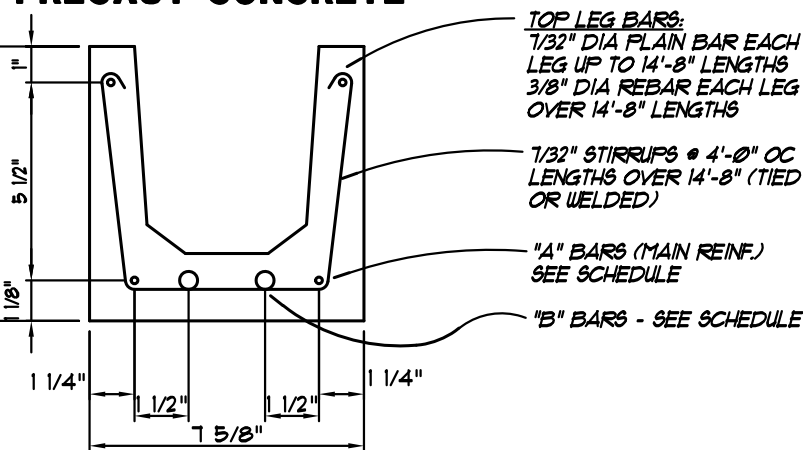
INTEL LENGTH	BAR LENGTH	CLEAR SPAN	BOTTOM REINFORCING BARS 'A' BARS	'B' BARS	MAX SAFE LOAD INTEL ONLY	SAFE LOAD ON COMPOSITE
2'-0"	2'-0"	1'-6"	(2) 1/2" DIA PLAN BARS ENDS HOOKED UP 90° FOR 2 1/2"	NONE	1000+ 1FT	3000+ 1FT
3'-0"	3'-0"	2'-2"				
4'-0"	3'-10"	3'-2"				
5'-4"	5'-2"	4'-0"	(2) 5	NONE	1000+ 1FT	2100+ 1FT
6'-4"	6'-2"	5'-0"				
7'-6"	7'-0"	6'-2"	(2) 4	NONE	800+ 1FT	2250+ 1FT
8'-4"	7'-10"	7'-0"				
9'-4"	8'-10"	8'-0"	(2) 5	NONE	800+ 1FT	2000+ 1FT
10'-6"	10'-0"	9'-2"				
11'-4"	10'-10"	10'-0"	(2) 5	(2) 5	800 1FT	2000 1FT
12'-6"	12'-0"	11'-2"			100 1FT	1800 1FT
13'-4"	12'-10"	12'-0"			650 1FT	1600 1FT
14'-0"	13'-6"	12'-8"			600 1FT	1700 1FT

INTEL LENGTH	CLEAR SPAN	'A' BAR SCHEDULE	MAX SAFE LOAD INTEL ONLY	SAFE LOAD ON COMPOSITE
11'-0"	13'-4"	NONE	650 1FT	1300 1FT
11'-4"	14'-0"	NONE	650 1FT	1800 1FT
17'-4"	16'-0"	4 BARS	500 1FT	1500 1FT
13'-4"	18'-0"	(2) 5 BARS	500 1FT	1400 1FT
20'-0"	18'-8"	(2) 5 BARS	425 1FT	1400 1FT

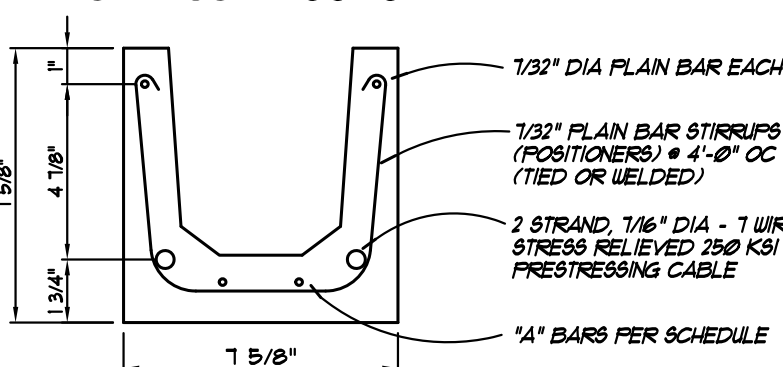
SPECIFICATIONS

- BAR STEEL SHALL BE MIN. GRADE 60, DEFORMED EXCEPT WHERE PLAN BARS (HOOKED FOR BOND ANCHORAGE) ARE SPECIFICALLY PERMITTED.
- PRECAST "1" BLOCK (4000 PSI) AT 28 DAYS, CELLS FILLED WITH CONCRETE (3000 PSI) AT 28 DAYS.

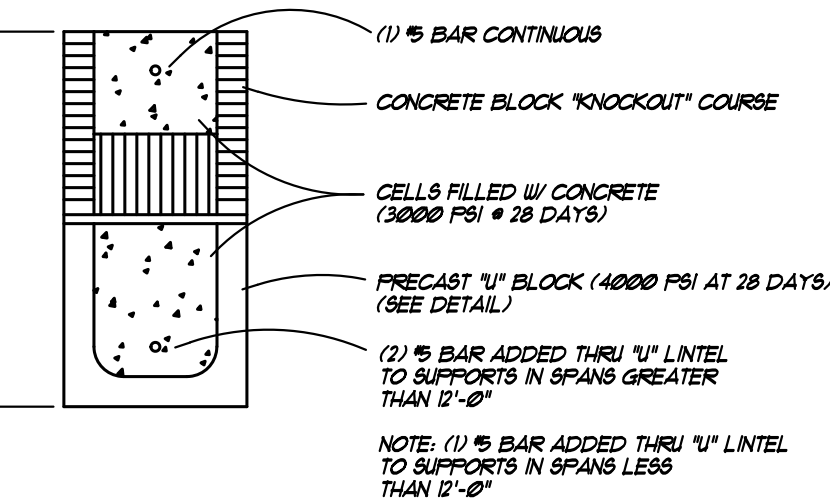
PRECAST CONCRETE



PRESTRESSED CONCRETE



COMPOSITE INTEL SECTION



TYPICAL INTEL SECTIONS

LENGTH	SAFE LOAD - POUNDS PER LINEAL FOOT	
	UNFILLED	FILLED
4'-0" (48") PRECAST	1875	6248
4'-6" (54") PRECAST	1860	4835
5'-4" (64") PRECAST	1575	3144
5'-10" (70") PRECAST	1743	4635
6'-6" (78") PRECAST	1565	3260
7'-6" (90") PRECAST	1550	2881
9'-4" (112") PRECAST	1025	1741
10'-6" (126") PRECAST	922	1333
11'-4" (136") PRECAST	800	1483
12'-0" (144") PRECAST	750	1304
13'-4" (160") PRECAST	651	1018
14'-0" (168") PRECAST	585	909
14'-8" (176") PRESTRESSED	563	1341
15'-4" (184") PRESTRESSED	510	1210
17'-4" (208") PRESTRESSED	381	911
18'-4" (222") PRESTRESSED	289	823

- ABOVE INFORMATION IS BASED ON CAST-CRETE (TECP CORP.) BRAND INTELS.
 -- BASED ON TESTS CONDUCTED BY WERNER F. ROACH, P.E.
 -- PRECAST INTELS MAY BE SUPPLIED BY CAST-CRETE OR OTHER BUILDING CODE APPROVED PRECAST MANUFACTURERS.

CAST-CRETE PRECAST INTEL SAFE LOADS

HOUSE

WIND PRESSURE FOR ROOF COMPONENTS AND CLADDING (ASD)

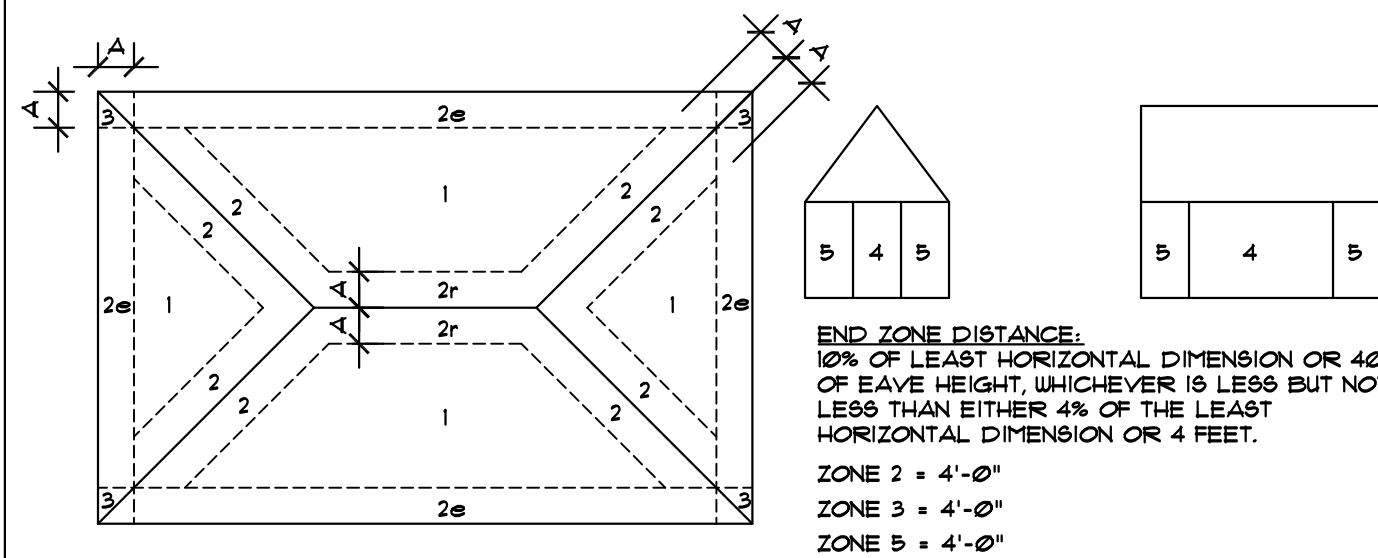
145 MPH ULTIMATE WIND LOAD			
OPENING AREA		ROOF ANGLE 20-21 DEGREES	
		1	2e, 2r, 3
10 FT. SQ.	POSITIVE	+17.0 PSF	+17.0 PSF
	NEGATIVE	-30.4 PSF	-42.0 PSF
20 FT. SQ.	POSITIVE	+14.6 PSF	+14.6 PSF
	NEGATIVE	-21.0 PSF	-31.5 PSF
50 FT. SQ.	POSITIVE	+11.6 PSF	+11.6 PSF
	NEGATIVE	-22.4 PSF	-31.6 PSF
100 FT. SQ.	POSITIVE	+10.0 PSF	+10.0 PSF
	NEGATIVE	-18.9 PSF	-21.2 PSF

TABLE VALUES HAVE BEEN MULTIPLIED BY 0.6 TO CONVERT COMPONENT AND CLADDING PRESSURES TO ASD. (ALLOWABLE STRESS DESIGN)

WIND PRESSURE FOR WALL COMPONENTS AND CLADDING (ASD)

145 MPH ULTIMATE WIND LOAD			
OPENING AREA		WALL AREA	
		4	5
10 FT. SQ.	POSITIVE	+22.8 PSF	+22.8 PSF
	NEGATIVE	-24.6 PSF	-30.4 PSF
20 FT. SQ.	POSITIVE	+21.7 PSF	+21.7 PSF
	NEGATIVE	-23.6 PSF	-28.4 PSF
50 FT. SQ.	POSITIVE	+20.4 PSF	+20.4 PSF
	NEGATIVE	-22.3 PSF	-25.7 PSF
100 FT. SQ.	POSITIVE	+19.3 PSF	+19.3 PSF
	NEGATIVE	-21.3 PSF	-23.6 PSF

TABLE VALUES HAVE BEEN MULTIPLIED BY 0.6 TO CONVERT COMPONENT AND CLADDING PRESSURES TO ASD. (ALLOWABLE STRESS DESIGN)



DETACHED GARAGE

WIND PRESSURE FOR ROOF COMPONENTS AND CLADDING (ASD)

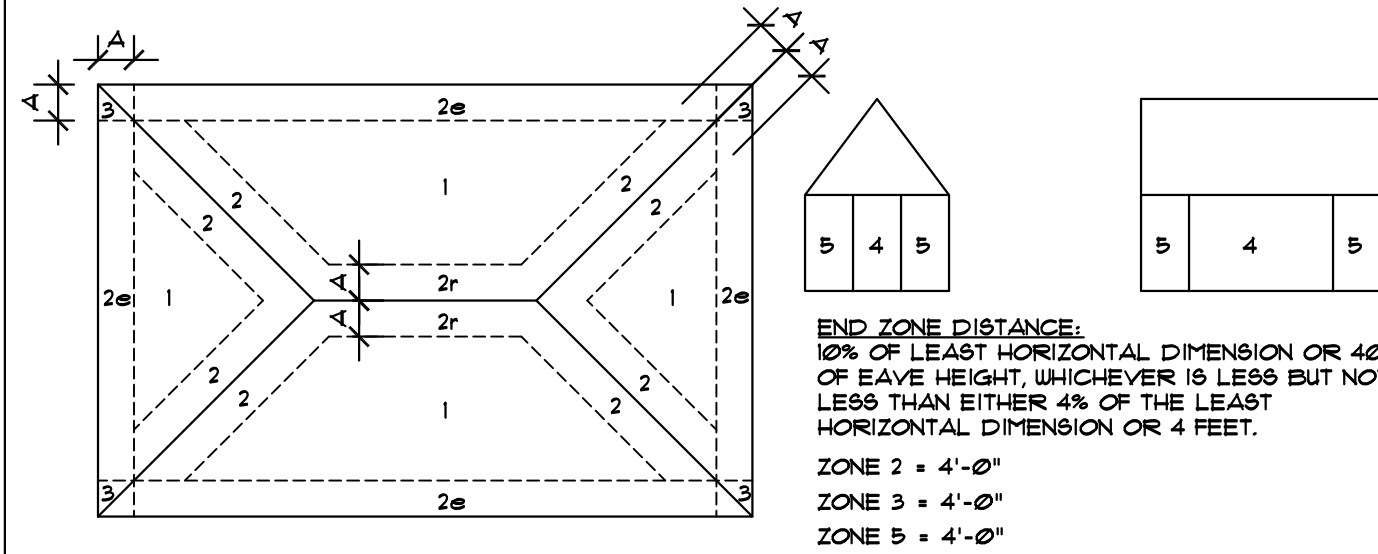
145 MPH ULTIMATE WIND LOAD			
OPENING AREA		ROOF ANGLE 20-21 DEGREES	
		1	2e, 2r, 3
10 FT. SQ.	POSITIVE	+13.9 PSF	+13.9 PSF
	NEGATIVE	-24.9 PSF	-34.4 PSF
20 FT. SQ.	POSITIVE	+12.0 PSF	+12.0 PSF
	NEGATIVE	-22.1 PSF	-30.8 PSF
50 FT. SQ.	POSITIVE	+9.5 PSF	+9.5 PSF
	NEGATIVE	-18.4 PSF	-25.9 PSF
100 FT. SQ.	POSITIVE	+8.2 PSF	+8.2 PSF
	NEGATIVE	-15.5 PSF	-22.3 PSF

TABLE VALUES HAVE BEEN MULTIPLIED BY 0.6 TO CONVERT COMPONENT AND CLADDING PRESSURES TO ASD. (ALLOWABLE STRESS DESIGN)

WIND PRESSURE FOR WALL COMPONENTS AND CLADDING (ASD)

145 MPH ULTIMATE WIND LOAD			
OPENING AREA		WALL AREA	
		4	5
10 FT. SQ.	POSITIVE	+18.7 PSF	+18.7 PSF
	NEGATIVE	-20.2 PSF	-24.9 PSF
20 FT. SQ.	POSITIVE	+17.8 PSF	+17.8 PSF
	NEGATIVE	-19.4 PSF	-23.3 PSF
50 FT. SQ.	POSITIVE	+16.7 PSF	+16.7 PSF
	NEGATIVE	-18.3 PSF	-21.1 PSF
100 FT. SQ.	POSITIVE	+15.8 PSF	+15.8 PSF
	NEGATIVE	-17.5 PSF	-19.4 PSF

TABLE VALUES HAVE BEEN MULTIPLIED BY 0.6 TO CONVERT COMPONENT AND CLADDING PRESSURES TO ASD. (ALLOWABLE STRESS DESIGN)



STRUCTURAL SPECIFICATIONS.

WARNING.

THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDANT UPON THE COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-SUPPORTING DURING CONSTRUCTION AND REQUIRE TEMPORARY BRACING UNTIL PERMANENTLY AFFIXED TO THE STRUCTURE AS DIRECTED. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE STRUCTURE DURING CONSTRUCTION UNLESS THE CONSTRUCTION IS SUPERVISED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION.

CAST IN PLACE CONCRETE.

- ALL REINFORCED CONCRETE SHALL BE NORMAL WEIGHT. THE MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS:
 - SLAB ON GRADE + 3000 PSI MIN.
 - FOOTINGS, COLUMNS, TIE BEAMS + 3000 PSI
 - PRECAST "1" BLOCK + 4000 PSI
 - FILLED CELLS + 3000 PSI
- CONCRETE REINFORCING STEEL SHALL BE GRADE 60
- WELDED WIRE FABRIC SHALL BE 6" X 6" - W14/W14

WOOD TRUSS NOTES.

- ALL DESIGNS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF FLORIDA. ALL SHOP DRAWINGS AND CALCULATIONS SHALL BEAR THE SIGNATURE AND SEAL OF THE ENGINEER.
- ALL TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND AS SET FORTH BY THE TIMBER FRAMING CODES.

ROOF TOTAL LOAD + 40 PSF	FLOOR TOTAL LOAD + 60 PSF
ULL TOP CHORD + 20 PSF	TOP CHORD LL + 40 PSF
BOTTOM CHORD + 0 PSF	TOP CHORD LL + 0 PSF
WDL TOP CHORD + 20 PSF	TOP CHORD DL + 15 PSF
BOTTOM CHORD + 10 PSF	BOTTOM CHORD DL + 5 PSF
- ALL TRUSSES TO HAVE A 2X6 MIN. TOP CHORD. (FOR TILE ROOF)
ALL TRUSSES TO HAVE A 2X4 MIN. TOP CHORD. (FOR SHINGLE ROOF)

WOOD FRAMING.

- ALL STRUCTURAL LUMBER AND EXTERIOR FRAMING SHALL BE 12 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL WOOD FRAMING SHALL CONFORM TO THE APPLICABLE REQUIREMENTS SET FORTH IN THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND SHALL INCLUDE BUT NOT BE LIMITED TO CONNECTIONS, BRACING, BRIDGING AND NAILING.

FOUNDATION REINFORCING.

- THE REQUIRED MINIMUM LAP SPICE FOR REBARS SHALL BE (40 BAR DIAMETERS).
- EMBED FOOTING DOUELLS 6" MINIMUM INTO FOOTINGS. EXTEND INTO TIE BEAMS AND BEND HOOKS OVER TOP BAR 25" MINIMUM.

CARPENTRY.

- DIMENSIONED LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
- ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
- ALL LUMBER SHALL BE SOUTHERN PINE NO. 2 GRADE OR BETTER WITH 18% MAXIMUM MOISTURE CONTENT.
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- PRESSURE TREATED LUMBER SHALL BE IMPREGNATED WITH A CGA SALT TREATMENT IN ACCORDANCE WITH F.S. TT-W-911 AND BEAR THE AMERICAN WOOD PRESERVERS INSTITUTE QUALITY MARK LP-2.
- PLYWOOD SHEATHING SHALL BE CDX WITH EXTERIOR GLUE. ALL ROOF SHEATHING TO BE INSTALLED WITH FL UP.
- INSTALL BRIDGINS IN ALL FLOOR OR ROOF JOISTS AT 8'-0" O.C. MAXIMUM. INSTALL BLOCKING IN ALL WALL STUDS # MID-HEIGHT.
- ALL NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS.
- ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONGTIE CO.
- PROVIDE A SINGLE PLATE AT THE BOTTOM AND DOUBLE PLATE AT THE TOP OF ALL LOAD BEARING STUD WALLS. SILL PLATES SHALL BE BOLTED TO FOUNDATION AT A MAXIMUM OF 4'-0" O.C.
- STUDS SHALL BE DOUBLED AT ALL ANGLES AND AROUND ALL OPENINGS. STUDS SHALL BE TRIPLED AT ALL CORNERS.
- ALL OUTSIDE CORNERS SHALL BE BRACED WITH A DIAGONAL 1 X 4 LET INTO OUTSIDE EDGE OF 2 X 4 STUDS, UNLESS PLYWOOD SHEATHING IS SHOWN ON DRAWINGS.

DESIGN CRITERIA

FLORIDA BUILDING CODE EIGHTH EDITION (2023)

ULTIMATE WIND LOAD 145 MPH

EXPOSURE "B"

PROTECTION OF OPENINGS ENCLOSED

INTERNAL PRESSURE COEF. -0.18, - 0.18

RISK CATEGORY II

SOIL DESIGN BEARING CAPACITY 2000 PSF

COMPONENTS & CLADDING REFER TO INDIVIDUALS ITEMS ON FLOOR PLANS

REFER TO WOOD TRUSS NOTES THIS SHEET FOR TRUSS LOADS

ATTIC WITHOUT STORAGE + 10 PSF

BALCONIES (EXTERIOR) AND DECKS + 40 PSF

ROOF LIVE LOAD + 20 PSF

ROOF DEAD LOAD + 20 PSF

TOTAL ROOF LOAD + 40 PSF

FLOOR LIVE LOAD + 40 PSF

FLOOR DEAD LOAD + 20 PSF

TOTAL FLOOR LOAD + 60 PSF

NOTE: DESIGN LOAD MUST BE POSTED IF FLOORS ARE DESIGNED FOR MORE THAN 50 PSF

FLOOR LIVE LOAD + STAIRS AND LANDINGS + 100 PSF

CONCENTRATED LOAD + STAIR TREADS + 300 LBS

GUARDRAIL CONCENTRATED LOADS + 200 LBS AND 50 LBS/FT

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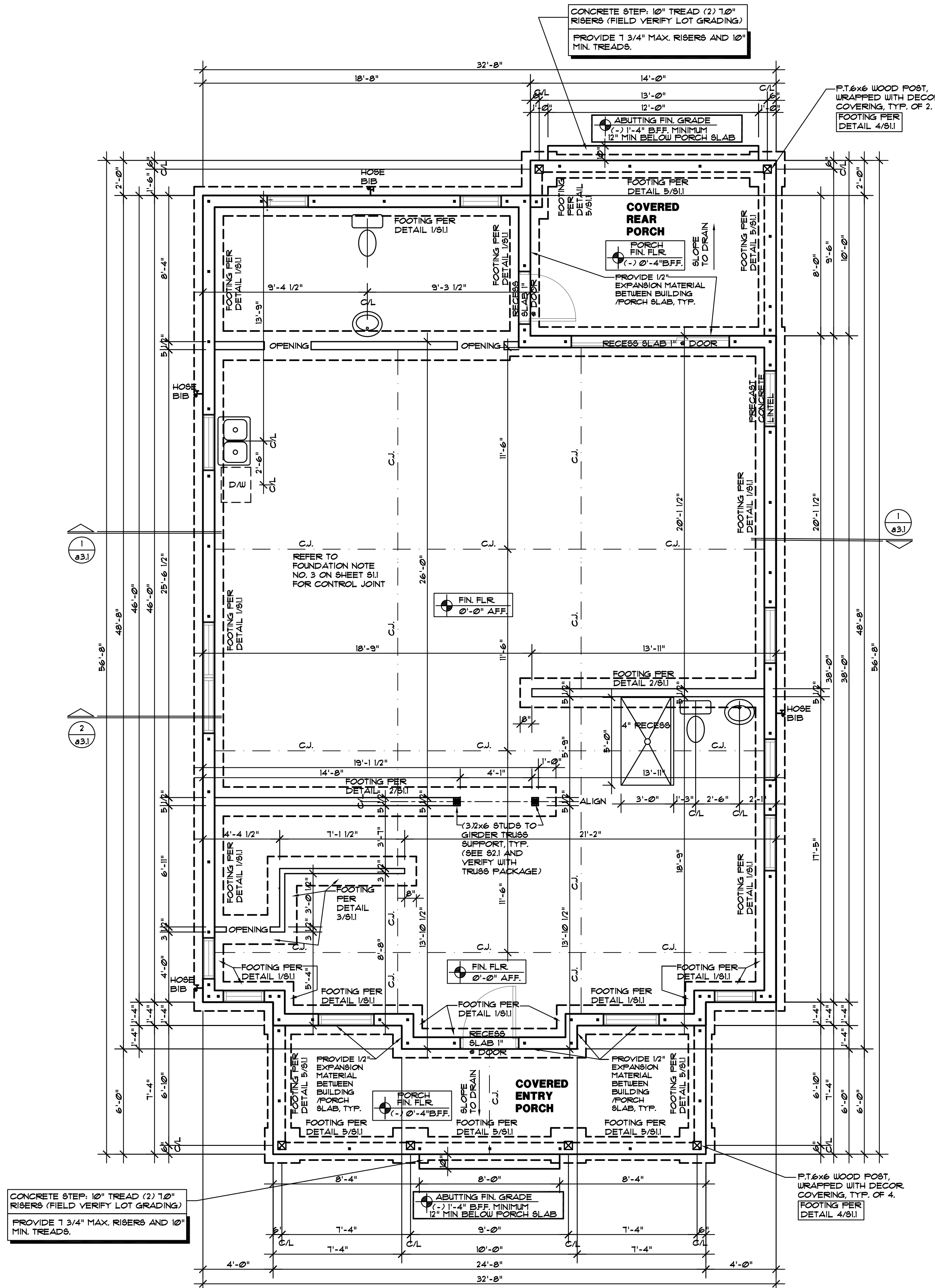
Structural Notes

Project No. 2024-213R
Date: December 16, 2024



MICHAEL ARRIGO
LIC. NO. AR0017335

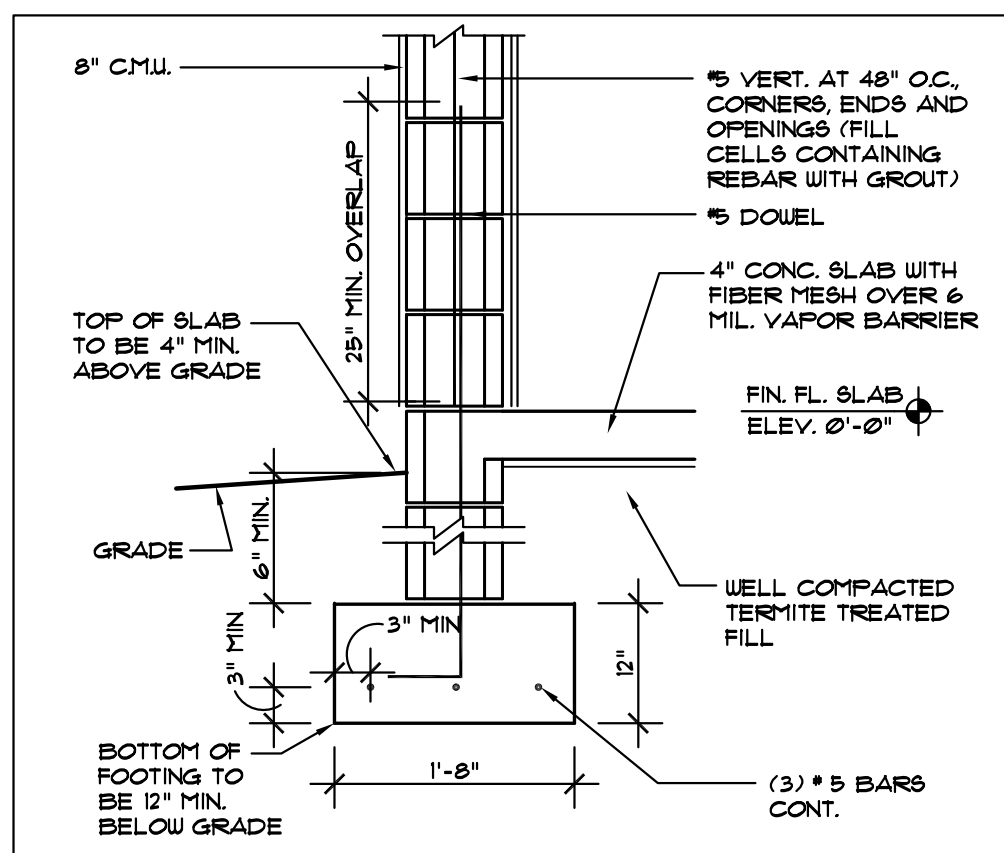
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HOUSE FOUNDATION PLAN

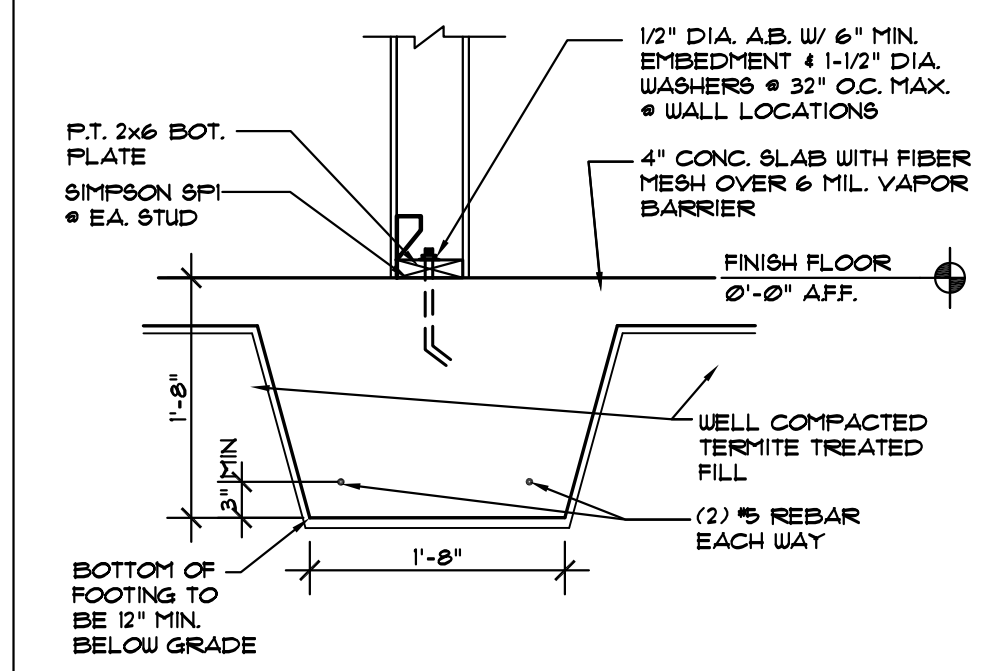
SCALE: 1/4"=1'-0" (IN FEET)

ALL MASONRY WALLS, ARE SHEAR WALLS.
COORDINATE FOUR DOWN W/ GIRDER TRUSS LOCATION (REFER TO S2J AND TRUSS SHOP DRAWINGS FOR LOCATIONS).
REFER TO FOUNDATION NOTE NO. 1 AND NO. 4 ON THIS SHEET FOR SLAB, TYP.
REFER TO FOUNDATION NOTE NO. 6 ON THIS SHEET FOR WALLS, TYP.



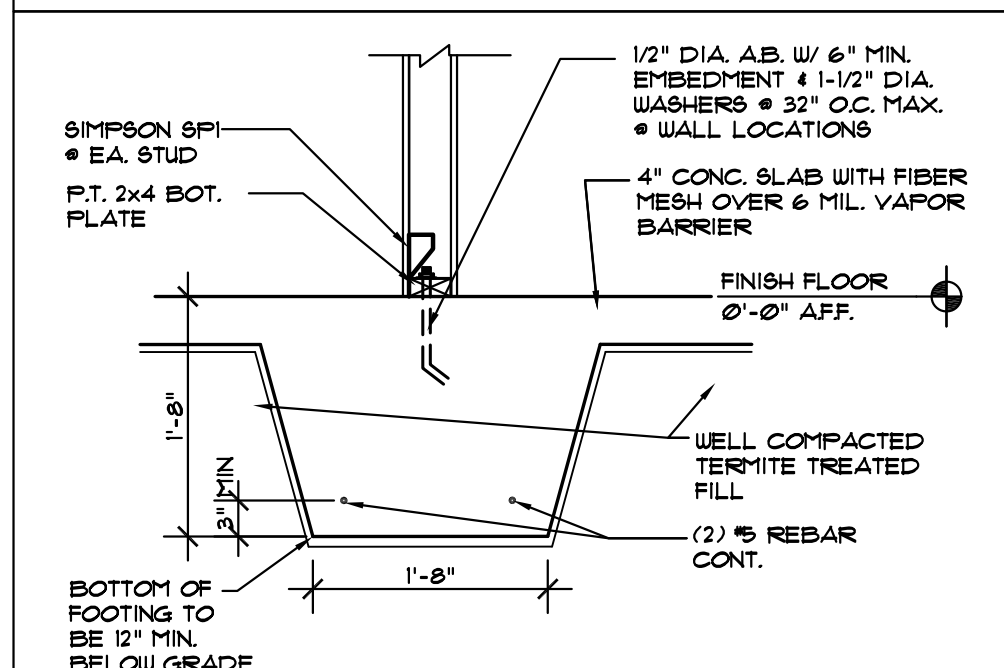
EXTERIOR FOOTING

SCALE: 3/4"=1'-0" (IN FEET)



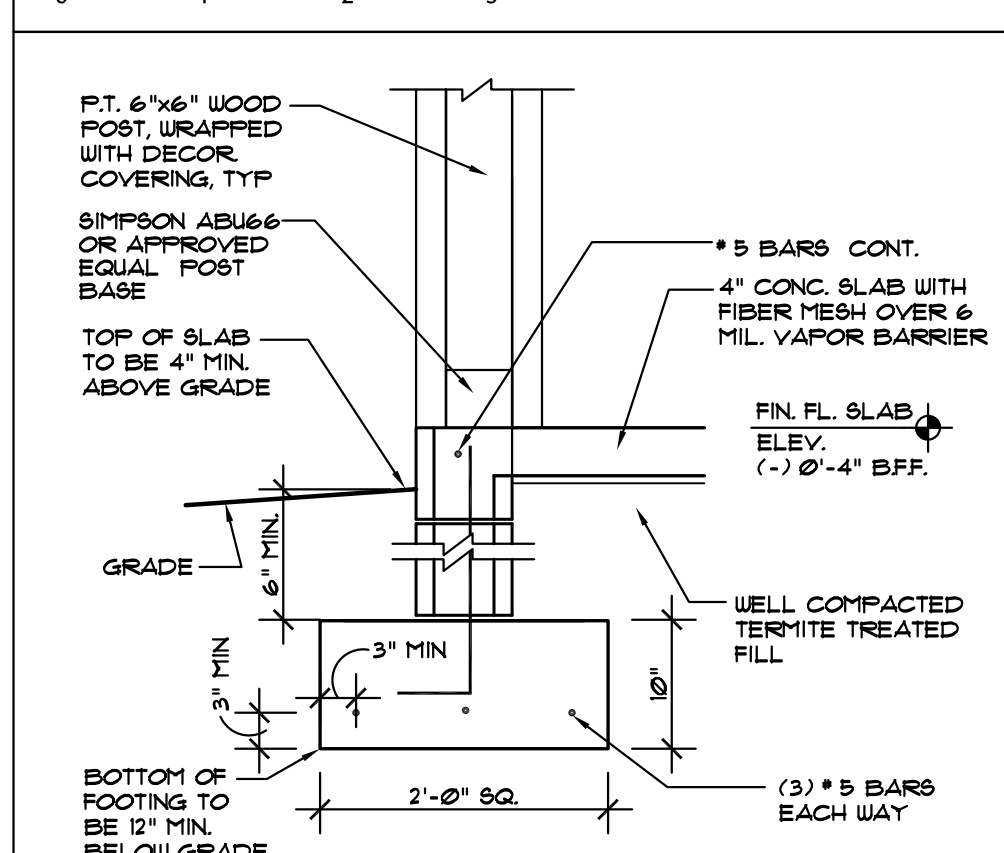
INTERIOR FOOTING

SCALE: 3/4"=1'-0" (IN FEET)



INTERIOR FOOTING

SCALE: 3/4"=1'-0" (IN FEET)



EXTERIOR FOOTING

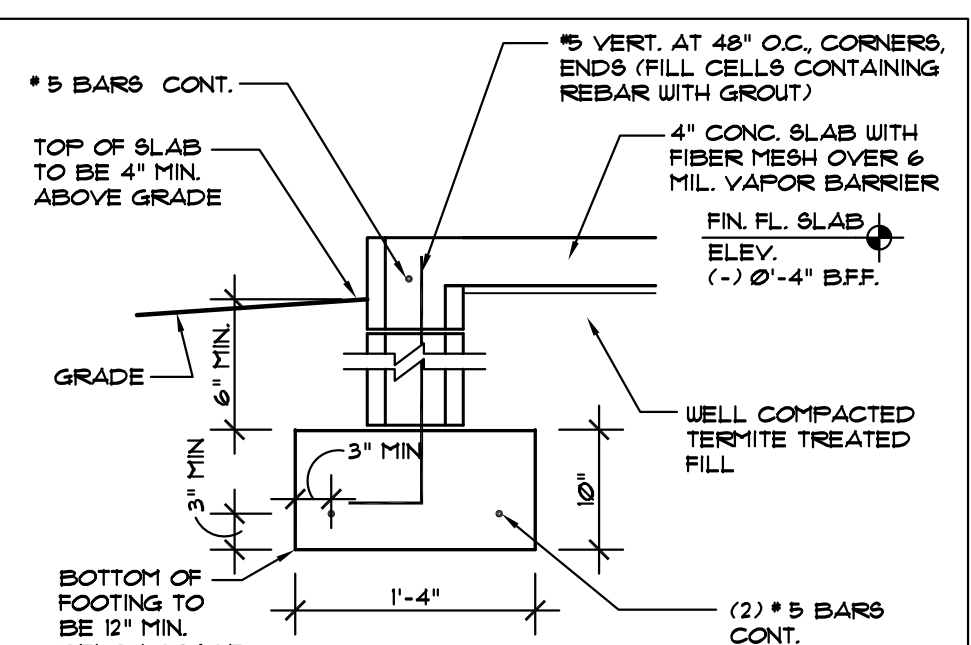
SCALE: 3/4"=1'-0" (IN FEET)

TERMITE PROTECTION NOTES:

- APPROVED TERMITE PROTECTIVE TREATMENT SHALL BE USED AND PROVIDED.
- PERMANENT SIGNAGE FOR TREATMENT SHALL BE POSTED NEAR WATER HEATER OR ELECTRICAL PANEL.
- A 6" MINIMUM CLEARANCE SHALL BE PROVIDED BETWEEN EXTERIOR WALLS AND GRADE FOR TERMITE INSPECTION (4" MINIMUM FOR GARAGE/PATIO SLABS).
- A 1'-0" MINIMUM CLEARANCE SHALL BE PROVIDED BETWEEN THE STRUCTURE'S SIDEWALLS AND CONDENSATE LINES, ROOF DOWNSPOUTS, SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS.
- APPROVED TERMITE PROTECTION SHOULD BE PLACED/PROTECTED W/ 6 MIL VAPOR BARRIER. IT SHALL BE DONE AFTER EXCAVATION BACKFILLING AND COMPLETION. ANY SOIL DISTURBANCE AFTER TREATMENT SHALL BE PROTECTED BY PERMANENT PLASTIC OR METAL FORMS IN CONCRETE FLOORS BOXED OUT OR CONSTRUCTED FOR THE INSTALLATION OF PLUMBING LINES AND THE LIKE. IF SOIL IS DISTURBED AFTER TREATMENT, SOIL SHOULD BE RETREATED.
- TREATMENT SHALL BE APPLIED TO ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF SIDEWALLS (W/ 6 MIL VAPOR BARRIER AFTER CONSTRUCTION).
- NON-CELLULOSE MATERIAL W/ TERMITICIDE SHALL BE USED FOR PROTECTIVE SLEEVES AROUND METAL PIPING PENETRATING ON SLAB-ON-GRADE FLOORS.
- POST CONSTRUCTION, ALL LOOSE WOOD AND DEBRIS SHALL BE COMPLETELY REMOVED FROM UNDER THE BUILDING WITHIN 1'-0" EXCEPT FOR NATURALLY DURABLE OR P.T. WOOD FOR GROUND CONTACT AND INSTALLED 6" MIN. FROM THE STRUCTURE FOR TERMITE INSPECTION.

FOUNDATION NOTES:

- SLAB-ON-GRADE TO BE 4" THICK W/ FIBER MESH ON 6 MIL VAPOR BARRIER (LAPPED AND TAPED).
- TOP OF SLAB ELEV. +0'-0" EXCEPT WHERE NOTED.
- C.J. = 3/16" W x 1" DP SAW CUT CONTROL JOINT.
- PROVIDE TERMITE TREATED CLEAN, WELL COMPACTED FILL UNDER FLOOR SLAB.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
- REINFORCE MASONRY HOUSE EXTERIOR WALLS AND PORCH STEPS WALLS W/ 5 VERT. AT 48" O.C. CORNERS, ENDS AND OPENINGS (FILL CELLS CONTAINING REBAR WITH GROUT).



EXTERIOR FOOTING

SCALE: 3/4"=1'-0" (IN FEET)

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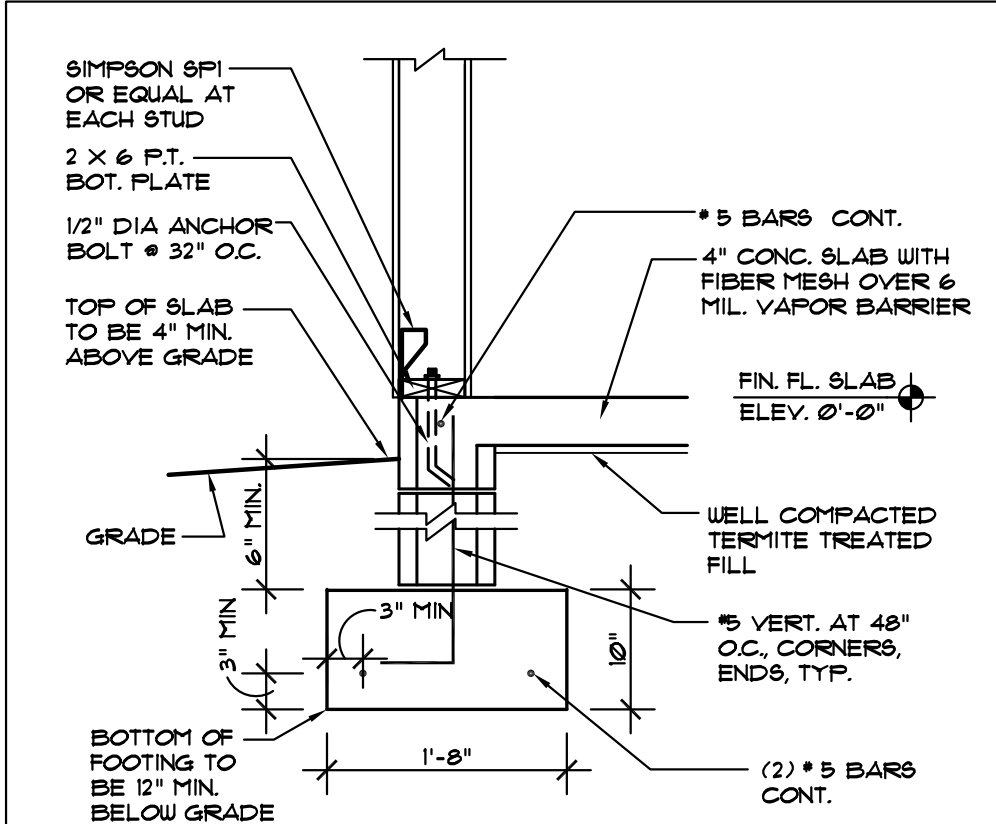
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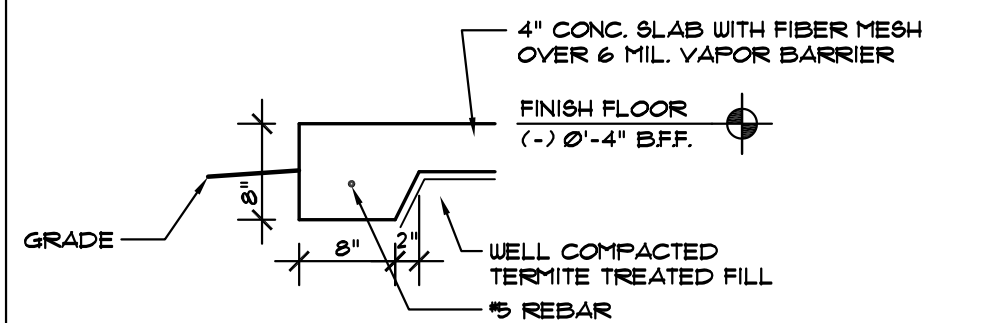
House Foundation Plan
Project No. 2024-213R
Date: December 16, 2024
Revisions:

STATE OF FLORIDA
MICHAEL ARRIAGO
REGISTERED ARCHITECT
AR-0017335
MICHAEL ARRIAGO
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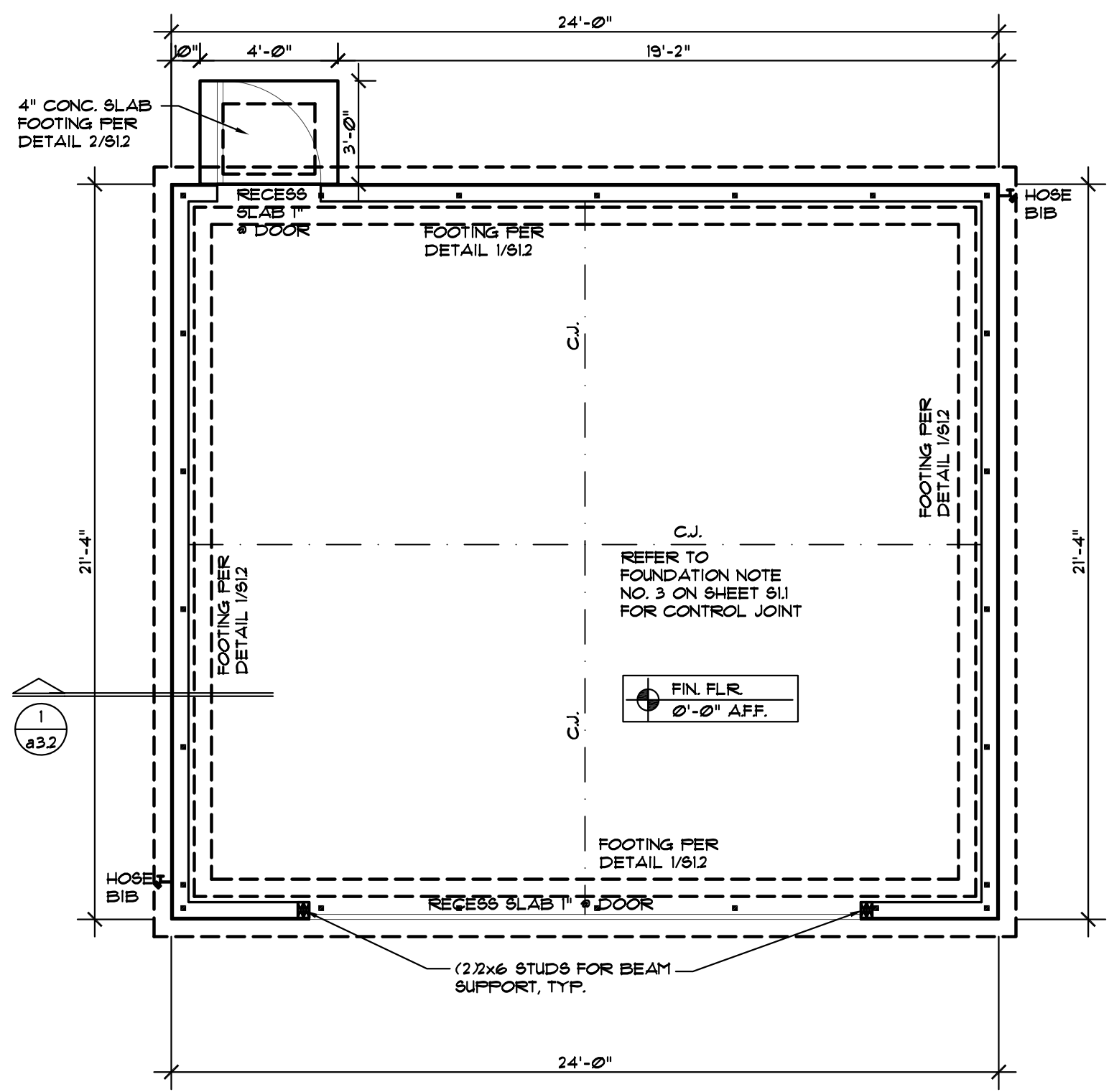
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EXTERIOR FOOTING 1
SCALE: 3/4"=1'-0" (IN FEET)
0 1' 2' 3'



EXTERIOR FOOTING 2
SCALE: 3/4"=1'-0" (IN FEET)
0 1' 2' 3'



DETACHED GARAGE FOUNDATION PLAN

SCALE: 1/4"=1'-0" (IN FEET)
0 2' 4' 8'

8'-0" MINIMUM SHEAR WALL WIDTH. REFER TO SHEAR WALL NOTES THIS SHEET

COORDINATE FOUR DOWN W/ GIRDER TRUSS LOCATION ABOVE (REFER TO S21 AND TRUSS SHOP DRAWINGS FOR LOCATIONS)

REFER TO FOUNDATION NOTE NO. 1 AND NO. 4 ON THIS SHEET FOR SLAB, TYP.
REFER TO FOUNDATION NOTE NO. 6 ON THIS SHEET FOR WALLS, TYP.

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- A 1'-0" MINIMUM CLEARANCE SHALL BE PROVIDED BETWEEN THE STRUCTURE'S SIDEWALLS AND CONDENSATE LINES, ROOF DOWNSPOUTS, SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS.
- APPROVED TERMITE PROTECTION SHOULD BE PLACED/PROTECTED W/ 6MIL VAPOR BARRIER. IT SHALL BE DONE AFTER EXCAVATION, BACKFILLING AND COMPACTION. ANY SOIL DISTURBANCE AFTER TREATMENT SHALL BE PROTECTED BY PERMANENT PLASTIC OR METAL FORMS IN CONCRETE FLOORS BOXED OUT OR CONSTRUCTED FOR THE INSTALLATION OF PLUMBING LINES AND THE LIKE. IF SOIL IS DISTURBED AFTER TREATMENT, SOIL SHOULD BE RETREATED.
- ELIMINATE OVERPOUR OR MORTAR ACCUMULATION ALONG THE EXTERIOR FOUNDATION PERIMETER BEFORE TREATMENT TO ENHANCE VERTICAL PENETRATION OF CHEMICALS.
- TREATMENT SHALL BE APPLIED TO ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF SIDEWALLS (W/ 6MIL VAPOR BARRIER AFTER CONSTRUCTION).
- NON-CELLULOSE MATERIAL W/ TERMITICIDE SHALL BE USED FOR PROTECTIVE SLEEVES AROUND METAL PIPINGS PENETRATING ON SLAB-ON-GRADE FLOORS.
- POST CONSTRUCTION, ALL LOOSE WOOD AND DEBRIS SHALL BE COMPLETELY REMOVED FROM UNDER THE BUILDING WITHIN 1'-0" EXCEPT FOR NATURALLY DURABLE OR P.T. WOOD FOR GROUND CONTACT AND INSTALLED 6" MIN. FROM THE STRUCTURE FOR TERMITE INSPECTION.

FOUNDATION NOTES:

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- TOP OF SLAB ELEV. + 0'-0" EXCEPT WHERE NOTED.
- CJ + 3/16" W. x 1" DP SAW CUT CONTROL JOINT.
- PROVIDE TERMITE TREATED CLEAN, WELL COMPACTED FILL UNDER FLOOR SLAB.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
- REINFORCE MASONRY HOUSE EXTERIOR WALLS AND PORCH STEEL WALLS W/ #5 VERT. AT 48" O.C. CORNERS, ENDS AND OPENINGS (FILL CELLS CONTAINING REBAR WITH GROUT)

SHEAR WALL NOTES:

- 1/2" CDX SHEATHING ON EXTERIOR SIDE OF WALL.
- 6D NAILS @ 4" O.C. AT ALL PANEL EDGES.
- 6D NAILS @ 6" O.C. AT ALL PANEL INTERMEDIATE MEMBERS.
- 1/2" GYPSUM BOARD AT INTERIOR SIDE OF WALL.

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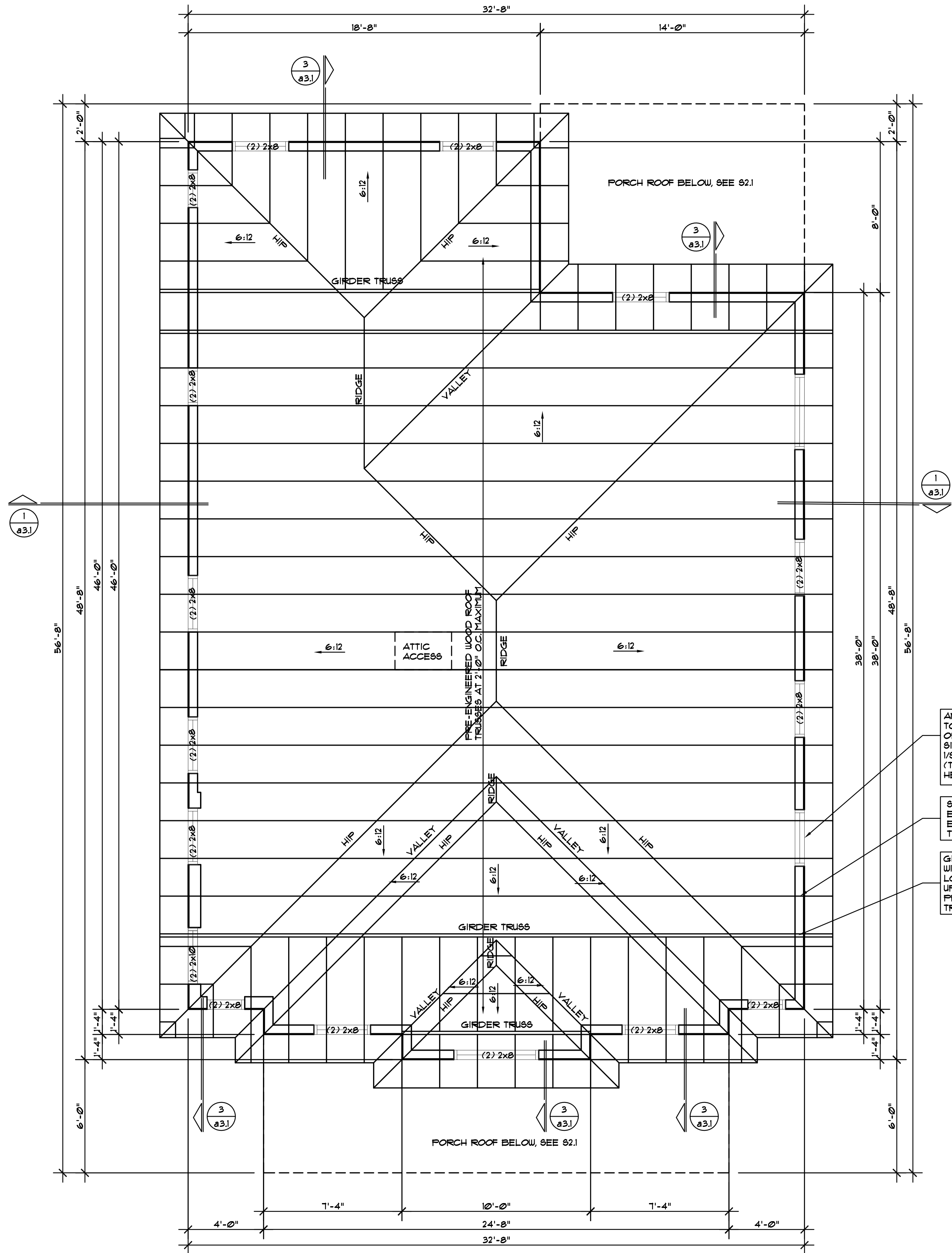
Detached Garage Foundation Plan

Project No. 2024-213R
Date December 16, 2024

STATE OF FLORIDA
MICHAEL ARRIGO
REGISTERED ARCHITECT
AR-0017335

MICHAEL ARRIGO
LIC. NO. AR0017335

s1.2



HOUSE ROOF FRAMING PLAN

SCALE: 1/4"=1'-0" (IN FEET)

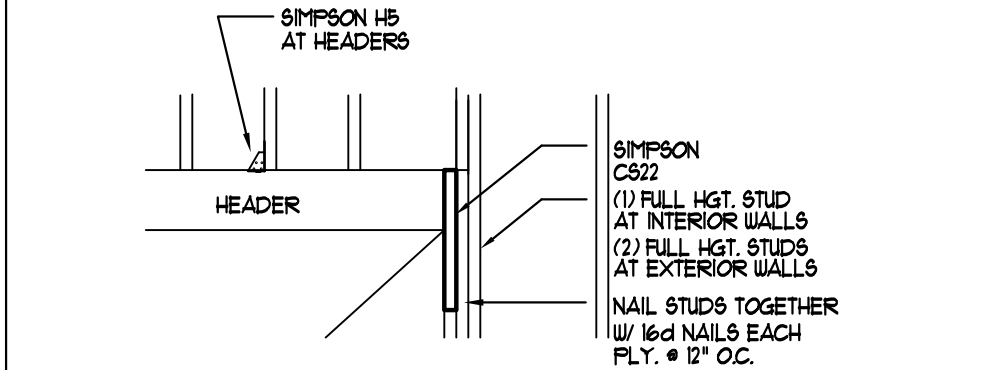
8'-0" MINIMUM SHEAR WALL WIDTH. REFER TO SHEAR WALL NOTES THIS SHEET

FRAMING NOTES:

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
- ROOF FRAMING TO BE PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. EXCEPT WHERE NOTED.
- ALL EXPOSED WOOD SHALL BE PRESSURE TREATED WITH GALVANIZED NAILS, BOLTS, AND CONNECTORS.
- USE GALVANIZED METAL CONNECTORS FOR WOOD TRUSSES AND BEAMS.
- ALL FRAMING SHALL BE SOUTHERN YELLOW PINE #2.

SHEAR WALL NOTES:

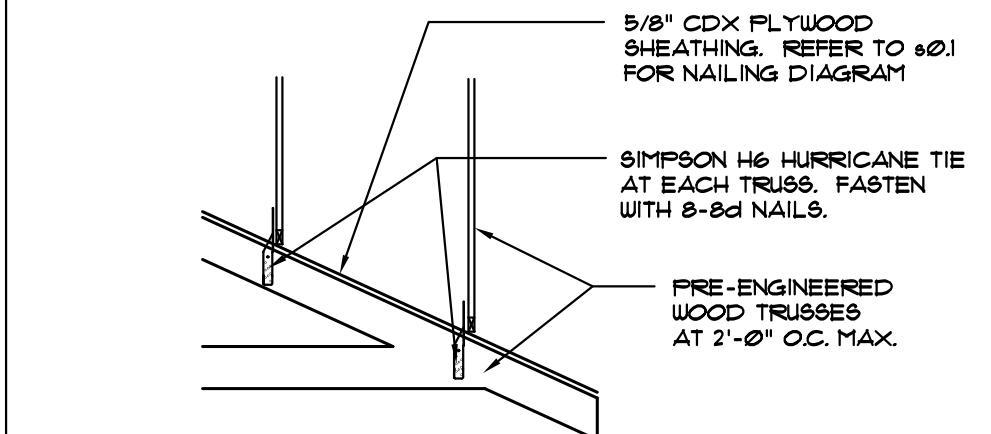
- 1/2" CDX SHEATHING ON EXTERIOR SIDE OF WALL.
- 6D NAILS @ 4" O.C. AT ALL PANEL EDGES.
- 6D NAILS @ 6" O.C. AT ALL PANEL INTERMEDIATE MEMBERS.
- 1/2" GYPSUM BOARD AT INTERIOR SIDE OF WALL.



TYPICAL HEADER

SCALE: NTs

1
s2.2



TYPICAL VALLEY FRAMING DETAIL

SCALE: 3/4"=1'-0" (IN FEET)

2
s2.2

ANCHOR HEADER TO E.A. JAMB OF OPENING USING SIMPSON C822 -SEE 1/522 FOR DETAIL (TYP) TYP FOR ALL HEADERS UON

SIMPSON H102A AT EACH TRUSS OR EQUAL FROM TRUSS TO TOP PLATE.

GIRDER TIEDOWNS WILL BE SIMPSON LG27 VERIFY UP-LIFTS WITH PRE-ENGINEERED TRUSS PACKAGE.

FRAMING PLANS ARE DIAGRAMMATIC ONLY. REFER TO TRUSS ENGINEERING DRAWINGS FOR EXACT PLACEMENT, LOADS AND TRUSS TO TRUSS CONNECTION INFO.

THE BEARING WALLS, COLUMNS, BEAMS, HEADERS, JOISTS AND RAFTERS ARE DESIGNED USING SOUTHERN YELLOW PINE #2 FOR BOTH GRAVITY AND UPLIFT LOADS. THERE SHALL BE NO SUBSTITUTES.

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House Framing Plans

Project No. 2024-213R
Date: December 16, 2024
Revisions:



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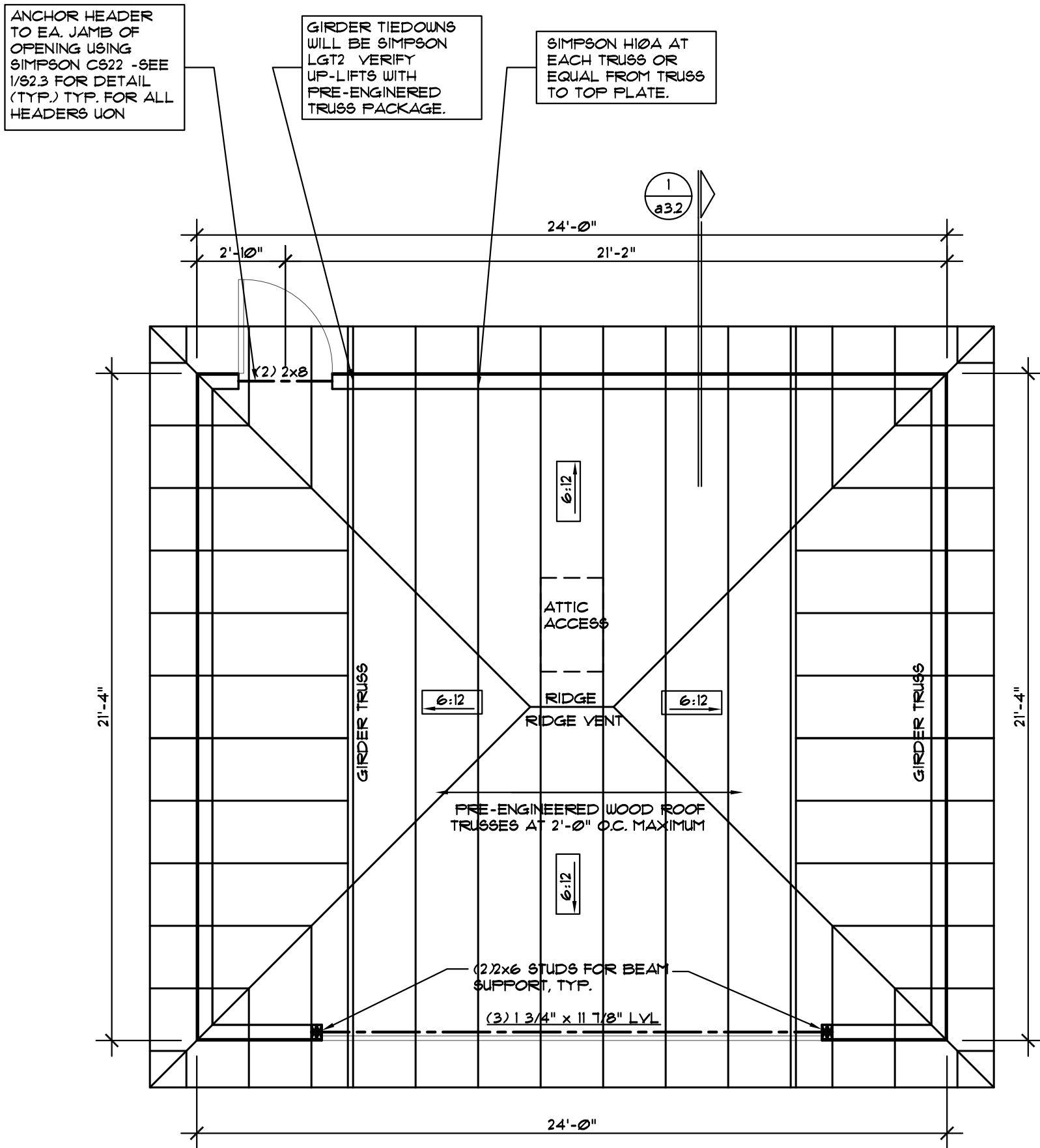
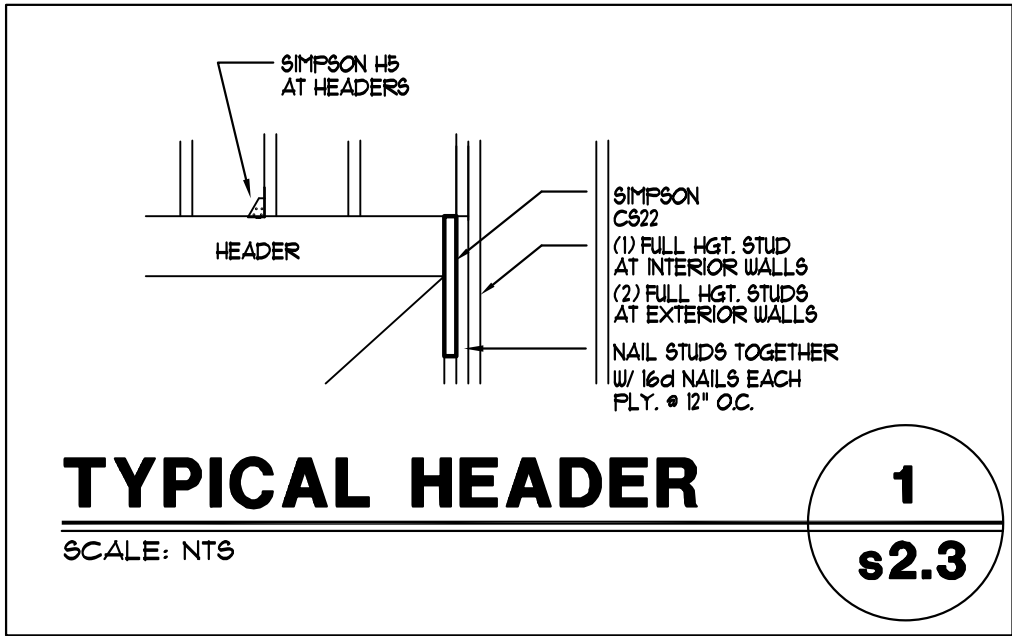
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FRAMING NOTES:

- 1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
- 2. ROOF FRAMING TO BE PRE-ENGINEERED WOOD TRUSSES AT 2'-0" O.C. EXCEPT WHERE NOTED.
- 3. ALL EXPOSED WOOD SHALL BE PRESSURE TREATED WITH GALVANIZED NAILS, BOLTS, AND CONNECTORS.
- 4. USE GALVANIZED METAL CONNECTORS FOR WOOD TRUSSES AND BEAMS.
- 5. ALL FRAMING SHALL BE SOUTHERN YELLOW PINE #2.

SHEAR WALL NOTES:

- 1. 1/2" CDX SHEATHING ON EXTERIOR SIDE OF WALL.
- 2. 6D NAILS @ 4" O.C. AT ALL PANEL EDGES.
- 3. 6D NAILS @ 6" O.C. AT ALL PANEL INTERMEDIATE MEMBERS.
- 4. 1/2" GYPSUM BOARD AT INTERIOR SIDE OF WALL.



DETACHED GARAGE ROOF FRAMING PLAN

SCALE: 1/4\"=1'-0\" (IN FEET)

8'-0\" MINIMUM SHEAR WALL WIDTH. REFER TO SHEAR WALL NOTES THIS SHEET

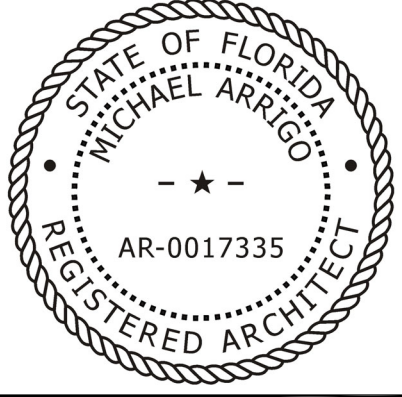
FRAMING PLANS ARE DIAGRAMMATIC ONLY. REFER TO TRUSS ENGINEERING DRAWINGS FOR EXACT PLACEMENT, LOADS AND TRUSS TO TRUSS CONNECTION INFO.

THE BEARING WALLS, COLUMNS, BEAMS, HEADERS, JOISTS AND RAFTERS ARE DESIGNED USING SOUTHERN YELLOW PINE #2 FOR BOTH GRAVITY AND UPLIFT LOADS. THERE SHALL BE NO SUBSTITUTES.

DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.

Detached Garage Framing Plan

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s2.3

