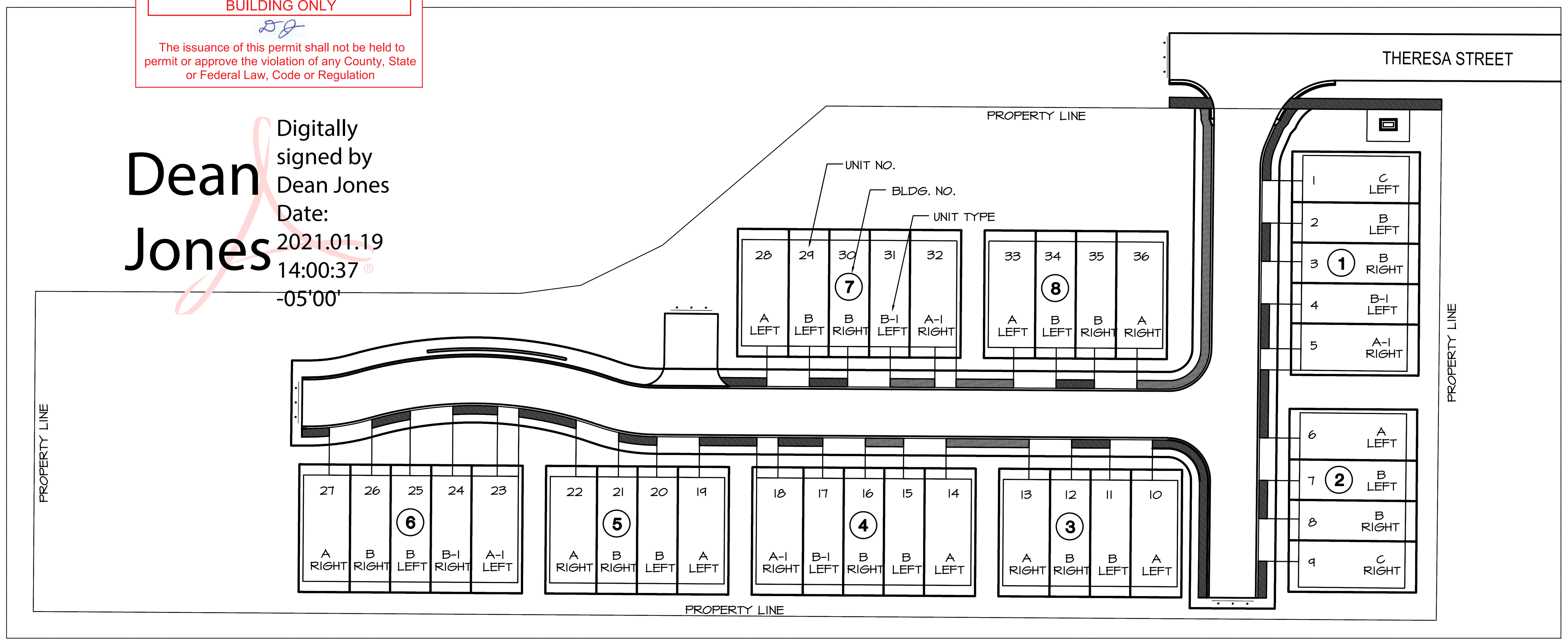
KINGSPORT TOWN HOMES

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes
APPROVED
BUILDING ONLY
The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

Dean Jones
Digitally signed by Dean Jones
Date: 2021.01.19 14:00:37 -05'00'



SITE PLAN
SCALE: 1" = 40'

ABBREVIATIONS

ABV.	Above	D.H.	Double Hung	L. L.	Live Load	S. H.	Single Hung
ADJ. SH.	Adjustable Shelf	D.S.	Down Spout	LOUV.	Louvered	SHWR.	Shower
A/C	Air Condition	EA.	Each	M. O.	Masonry Opening	SIM.	Similar
ALT.	Alternate	ENCL.	Enclosure	MTL.	Material	SL. GL. DR.	Sliding Glass Door
∠	Steel Angle	EQ.	Equal	M. C. or MED. CAB.	Medicine Cabinet	S/R	Shelf/Rod
AWN.	Awning	EXP.	Expansion	MET.	Metal	STD.	Standard
B. F.	Bifold	EXT.	Exterior	N. T. S.	Not to Scale	STL.	Steel
BR.	Brick	FIN.	Finish	O. C.	On Center	TEMP.	Tempered
BM.	Beam	FL.	Flush	OPNG.	Opening	THLD.	Threshold
BRG.	Bearing	FLR.	Floor	O. H.	Overhead	T&G	Tounge and Groove
CSMT.	Casement	F.P.	Fire Place	O. H. C.	Overhead Cabinet	TR.	Treads
℄	Center Line	F.D.	Floor Drain	PC.	Pieces	U. C.	Under Cabinet
C.	Steel Channel	FTG.	Footing	℘	Property Line	U. N. O.	Unless Noted Otherwise
CER.	Ceramic	FDN.	Foundation	PLAS. LAM.	Plastic Laminate	W. C.	Water Closet
C.M.U.	Concrete Masonry Unit	FXD.	Fixed	PLWD. or P.W.	Plywood	W. H.	Water Heater
COL.	Column	GALV.	Galvanized	P. S. F.	Pounds per Square Foot	W. P.	Water Proof
CONC.	Concrete	GL.	Glass	P. S. I.	Pounds per Square Inch	W. S.	Wire Shelving
CONSTR.	Construction	GYP. BD.	Gypsum Board	P. T.	Pressure Treated	W/	With
C.J.	Control Joint	HLDN.	Hold-down	R.	Risers	WD.	Wood
CONT.	Continous	HT. or HGT.	Height	REF.	Refrigerator	W. I.	Wrought Iron
CS.	Courses	H. M.	Hollow Metal	REINF.	Reinforcing		
D.L.	Dead Load	INS.	Insulated or Insulation	R. H.	Radius Head		
DET. or DTL.	Detail	INT.	Interior	R. O.	Rough Opening		
DIA or Φ	Diameter	JT.	Joint	R. S.	Rough Sawn		
DIM.	Dimension	JST.	Joist	S. C.	Solid Core		
D.W.	Dish Washer	LAV.	Lavatory	SH.	Shelf		

SYMBOLS

SECTION or DETAIL KEY

SECTION NO.
SHEET NO.

ELEVATION KEY

ELEVATION NO.
SHEET NO.

SINGLE FAMILY R-3 OCCUPANCY

FIRE RATINGS AND % OF ALLOWABLE OPENINGS

BLDG #	WALL	DISTANCE FROM PROP. LINE (FT)	% OF OPENING ALLOWED	% OF OPENING ACTUAL	FIRE RATING (IN HOURS)
1	NORTH	21 FT.	UNLIMITED	N/A	0
	SOUTH	10 FT.	UNLIMITED	N/A	0
	EAST	15 FT.	UNLIMITED	N/A	0
	WEST	15 FT.	UNLIMITED	N/A	0
2	NORTH	10 FT.	UNLIMITED	N/A	0
	SOUTH	15 FT.	UNLIMITED	N/A	0
	EAST	15 FT.	UNLIMITED	N/A	0
	WEST	15 FT.	UNLIMITED	N/A	0
3	NORTH	15 FT.	UNLIMITED	N/A	0
	SOUTH	15 FT.	UNLIMITED	N/A	0
	EAST	10 FT.	UNLIMITED	N/A	0
	WEST	15 FT.	UNLIMITED	N/A	0
4	NORTH	15 FT.	UNLIMITED	N/A	0
	SOUTH	15 FT.	UNLIMITED	N/A	0
	EAST	15 FT.	UNLIMITED	N/A	0
	WEST	7 FT.	UNLIMITED	N/A	0
5	NORTH	15 FT.	UNLIMITED	N/A	0
	SOUTH	15 FT.	UNLIMITED	N/A	0
	EAST	7 FT.	UNLIMITED	N/A	0
	WEST	7 FT.	UNLIMITED	N/A	0
6	NORTH	15 FT.	UNLIMITED	N/A	0
	SOUTH	15 FT.	UNLIMITED	N/A	0
	EAST	7 FT.	UNLIMITED	N/A	0
	WEST	126 FT.	UNLIMITED	N/A	0
7	NORTH	29 FT.	UNLIMITED	N/A	0
	SOUTH	15 FT.	UNLIMITED	N/A	0
	EAST	7 FT.	UNLIMITED	N/A	0
	WEST	34 FT.	UNLIMITED	N/A	0
8	NORTH	62 FT.	UNLIMITED	N/A	0
	SOUTH	15 FT.	UNLIMITED	N/A	0
	EAST	18 FT.	UNLIMITED	N/A	0
	WEST	7 FT.	UNLIMITED	N/A	0

NOTE:

BY FLORIDA BUILDING CODE SECTION R317.2: EACH TOWNHOUSE SHALL BE CONSIDERED A SEPERATE BUILDING AND SHALL BE SEPERATED BY FIRE RESISTANCE-RATED WALL ASSEMBLIES MEETING THE REQUIREMENTS OF SECTION R302 FOR EXTERIOR WALLS WITH ZERO CLEARANCE FROM PROPERTY LINES.

TABLE 601 CLASSIFIES THESE TOWNHOUSES AS TYPE V CONSTRUCTION WITH A REFERENCE TO TABLE 602.

TABLE 602 CLASSIFIES OCCUPANCY R3 WITH EXCEPTION b. STATING GROUP R-3 AND GROUP U WHEN USED AS ACCESSORY TO GROUP R-3, AS APPLICABLE IN SECTION 101.2 SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING WHERE THE FIRE SEPARATION DISTANCE IS 3 FEET OR MORE.

CONNECTOR PRODUCT APPROVALS

APPLICATION	SIMPSON CONNECTOR	FL APPROVAL No.
CAPS AND BASES	CC, ECC, PC, EPC	FL 10860-R4
	ABU	FL 10860-R4
CONCRETE / MASONRY CONNECTORS	HU, HUC	FL 10655-R4
	HGT, MBHA	FL 10866-R4
	HD, HDQ8, HHDQ	FL 10441-R5
	DETAL, FGTR, HETA, HHETA, HM, HTSM, HGAM, HGUM, LGUM, LTA, META, MSTAM, MSTCM, MTSM	FL 11473-R4
	HGA10, LGT, MGT, MSTC, VGT	FL 11470-R4
	HTT, LTT	FL 11496-R4
HANGERS	LRU, LSSU, LSU, THA	FL 10447-R4
	HHUS, HSUL, HSUR, HU, HUC, IUS,IUT, LU, LUS, MU,SUL, SUR, U	FL 10531-R4 / FL 10655-R4
	HGU, HGUQ, HGUS, HHGU, HHUS, HUCQ, HUS, LCU, LUS, MGU, MSCPT, THA, THGB, THGQ, THGW, THJU	FL 10531-R4 / FL 11468-R4
	B, BA, HB, LBV	FL 10667-R4
	EG, GB, GLS, GLST, GLT, GLTV, HGB, HGLS, HGLT, HGLTV, HHB, HHBD, HIT, HW, HWI, HWU, ITS,ITT, MEG, MIT, MSC, W, WI, WNP, WNPU, WP, WPI, WPU,	FL 10667-R4
STRAPS AND TIES	A, FC, GA, H, HGA, HH, L, LS, LPT, Z	FL 10446-R4
	DSP, FTA, H, HGT, HTS, LFTA, LTS, MTS, RSP, RST, SP, SPH, SSP	FL 10456-R4
	CMST, CS, FHA, HST, LSTA, LSTI, MST, MSTA, MSTC, MSTI, ST	FL 10852-R4

SITE INFORMATION

SITE INFORMATION	
LEGAL DESCRIPTION	
REVISION DATE	
CONSTRUCTION & OCCUPANCY TYPE	
TYPE:	V (UNPROTECTED)
OCCUPANCY TYPE:	GROUP R3
BUILDING CODE:	FLORIDA BUILDING CODE 2017
ZONING DESIGNATION	
RI-C RESIDENTIAL	

UNIT B AREA TABULATIONS

FIRST LEVEL A/C	603 SQ FT
SECOND LEVEL A/C	901 SQ FT
TOTAL A/C LIVING AREA	1504 SQ FT
ENTRY	36 SQ FT
COVERED LANAI	29 SQ FT
COVERED BALCONY	27 SQ FT
1 CAR GARAGE	283 SQ FT
GROSS SQ FT	1879 SQ FT

UNIT A & A-1 AREA TABULATIONS

FIRST LEVEL A/C	660 SQ FT
SECOND LEVEL A/C	1,001 SQ FT
TOTAL A/C LIVING AREA	1,661 SQ FT
COVERED BALCONY	33 SQ FT
COVERED PORCH	33 SQ FT
2 CAR GARAGE	440 SQ FT
GROSS SQ FT	2,167 SQ FT

Roger Gritton
Digitally signed by Roger Gritton
Date: 2021.01.11 14:22:16 -05'00'

UNIT B-1 AREA TABULATIONS

FIRST LEVEL A/C	603 SQ FT
SECOND LEVEL A/C	872 SQ FT
TOTAL A/C LIVING AREA	1475 SQ FT
ENTRY	36 SQ FT
COVERED LANAI	29 SQ FT
COVERED PORCH	27 SQ FT
1 CAR GARAGE	283 SQ FT
GROSS SQ FT	1850 SQ FT

DRAWING INDEX

ARCHITECTURAL
1 COVER SHEET, AREA TABULATIONS, DRAWING INDEX, SITE PLAN,
2 BUILDING # 2 KEY PLAN - FOUNDATION & ROOF TRUSSES
3 BUILDINGS # 3, 5, 8 & BUILDING 4 & 7 KEY PLANS - FOUNDATION & ROOF TRUSSES
4 BUILDING # 6 KEY PLAN - FOUNDATION & ROOF TRUSSES
5 BUILDING # 2 KEY FLOOR PLANS
6 BUILDINGS # 3, 5, 8 KEY FLOOR PLANS
7 BUILDING # 6 KEY FLOOR PLANS
8 BUILDING # 2 EXTERIOR ELEVATIONS
9 BUILDINGS # 3, 5, 8 EXTERIOR ELEVATIONS
10 BUILDINGS # 3, 5, 8 EXTERIOR ELEVATIONS ALTERNATE STEM WALL CONDITION.
11 BUILDINGS # 4 & 7 EXTERIOR ELEVATIONS
12 BUILDING # 6 EXTERIOR ELEVATIONS
13 ROOF DRAINAGE PLANS, FIRE SEPERATION DETAILS FOR RAKE AND SOFFT CONDITIONS
14 MODEL A & A-1 LEFT & RIGHT FOUNDATION PLANS
15 MODEL B & B-1 LEFT & RIGHT FOUNDATION PLANS
16 FOOTING DETAILS
17 FOOTING DETAILS A;TERNATE STEM WALL FOUNDATION
18 MODEL A & A-1 (LEFT) FLOOR PLANS & WINDOW SCHEDULE
19 MODEL A & A-1 (RIGHT) FLOOR PLANS & WINDOW SCHEDULE
20 MODEL B & B-1 (LEFT) FLOOR PLANS & WINDOW SCHEDULE
21 MODEL B & MODEL B-1 (RIGHT) FLOOR PLANS & WINDOW SCHEDULE
22 MODEL A & A-1 (LEFT & RIGHT) FLOOR FRAMING PLANS
MODEL B & B-1 (LEFT & RIGHT) FLOOR FRAMING PLANS
23 BUILDINGS 3,5 & 8 BUILDING SECTION
24 BUILDINGS 6 BUILDING SECTION
25 TYPICAL WALL SECTIONS
26 UNIT B STAIR SECTION
27 UNIT A STAIR SECTION
28 MODEL A & A-1 LEFT & RIGHT ELECTRICAL PLANS
29 MODEL B & B-1 LEFT & RIGHT ELECTRICAL PLANS

STRUCTURAL
SD-1 STRUCTURAL DETAILS
SD-2 STRUCTURAL DETAILS
SD-3 STRUCTURAL DETAILS
SD-4 STRUCTURAL DETAILS
SD-5 WINDOW INSTALLATION DETAILS
SD-6 EXTERIOR DOOR INSTALLATION DETAILS
SD-7 9'-0" GARAGE DOOR INSTALLATION DETAILS
SD-8 16'-0" GARAGE DOOR INSTALLATION DETAILS
SD-9 SHINGLES INSTALATION DETAILS

PROJECT RECORD

ISSUE DATE:	4/18/2018
REVISION DATE	REMARKS
1	
2	
3	
5	4/17/2020 BLDG DEPRT COMMENTS

BLAKE CONSTRUCTION
301 S. MACDILL AVE.
TAMPA - FL - 33609
TEL: (813) 873-1950

PRODUCT CATAGORY	SUB CATEGORY	MANUFACTURER	STATE OF FLORIDA APPROVAL NUMBER
ROOFING	ROOFING SHINGLES	GAF	FL10124-R20
ROOFING	METAL ROOFING	DANS CUSTOM METAL ROOFING	FL3548-R6
ROOFING	UNDERLAYMENT	IKO	FL 15529-R2
WINDOWS	SINGLE HUNG	JELD-WEN	FL11120-R13
EXTERIOR DOOR	SECTIONAL DOOR	OVERHEAD DOOR CORPORATION	FL16798.13
EXTERIOR DOOR	SWINGING EXTERIOR DOORS	JELD-WEN	FL11112-R5
EXTERIOR DOOR	SLIDING EXTERIOR DOORS	JELD-WEN	FL 12796-R8
PANEL WALLS	SOFFITS	PLY GEM SIDING GROUP	FL 23352
PANEL WALLS	LAP SIDING	JAMES HARDIE BUILDING PRODUCTS INC.	FL 13192-R5
OFF RIDGE VENTS	OFF-RIDGE VENTS	SOUTHEASTERN METALS MFG.	FL 16994-R5
FLOOD RELIEF VENTS	GARAGE WALL VENT & GARAGE DOOR VENTS	SMART VENT PRODUCTS INC.	FL 5822-R7
STRUCTURAL CONNECTORS	WOOD CONNECTORS: HT530, HETA20, HTS20, MST148, HUC410, HETA20, MT516, HTT16, MST60, HS, RR, C520, SP2, SP1, LSTA24, LTT19, 553, MT512, H2.5, MSTA36, MST, HU410 and OTHERS.	SIMPSON STRONG TIE	FL 10456-R4

issue date:	4-18-2018
drawn by:	BLAKE
checked by:	RPG
revisions:	
#1 date:	7-13-2018
#2 date:	2-8-2019
#3 date:	7-5-2019
#4 date:	3-11-2020
# date:	4-16-2020

INTEGRAL ENGINEERING,
16704 Tobacco Road, Lutz, FL 33558
Phone: (813) 908-0402 | Fax: (813) 969-0206 | EB # 8253
• I HEREBY CERTIFY THAT I HAVE REVIEWED THIS DESIGN AND FOUND IT TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 6th. EDITION (2017), RESIDENTIAL.
• THIS DRAWING IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND SEALED.
• SIGNED AND SEALED FOR THE STRUCTURAL ENGINEERING PORTION OF THIS DRAWING ONLY.
DATE:
LUIS C. CORREA, FL P.E., S.I. #49018

A NEW DEVELOPMENT FOR
BLAKE BUILDERS
THERESA STREET TOWN HOMES

GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B ▪ tampa,florida ▪ 33618 ▪ 813.960.9361 ▪ www.grittonarchitects.com ▪ fl. lic. aa26001048 ▪

COVER SHEET
AREA TABULATIONS
DRAWING INDEX
SITE PLAN
PROJECT RECORD
ABBREVIATIONS

SHEET
1
OF 29

COPYRIGHT 2019

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

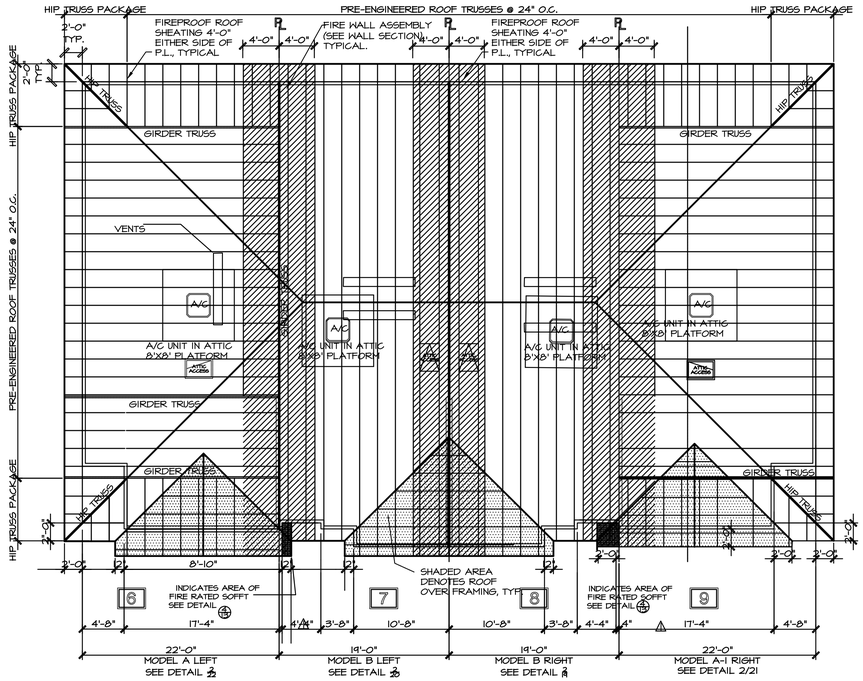
BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

CONNECTOR NOTES:

- TYPICAL TRUSS AND WOOD BEAM CONNECTORS:
  - TO TOP OF MASONRY WALLS: SIMPSON HETA20
  - TO SIDE OF MASONRY OR FRAME WALLS: SIMPSON HU410 OR HUC410
  - TO FRAME WALLS: SIMPSON HIO4 OR MTS16
- TYPICAL GIRDER TRUSS CONNECTORS:
  - TO MASONRY WALLS: DOUBLE SIMPSON HETA20
  - TO WOOD BEAMS: DOUBLE SIMPSON HTS20
  - TO FRAME WALLS:
    a. SIMPSON (2) HTS30 OVER (3) PLY 2X STUD COLUMN W/ SIMPSON HTT5 @ BOTTOM TO MASONRY WALL OR FOUNDATION BELOW.
    b. SIMPSON (2) HTS30 OVER (3) PLY 2X STUD COLUMN W/ SIMPSON MSTI48 @ BOTTOM TO GIRDER TRUSS OR WOOD BEAM BELOW.

- THE PREVIOUS CONNECTORS APPLY UNLESS OTHERWISE NOTED.
- SEE FLOOR PLAN, FOUNDATION PLAN AND SECTIONS FOR OTHER CONNECTORS.
- ROOF TRUSS LAYOUT TO BE DEVELOPED BY TRUSS MANUFACTURER.
- THE ENGINEER RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS INFORMATION IS SUPPLIED TO THE ENGINEER.



ROOF FRAMING PLAN

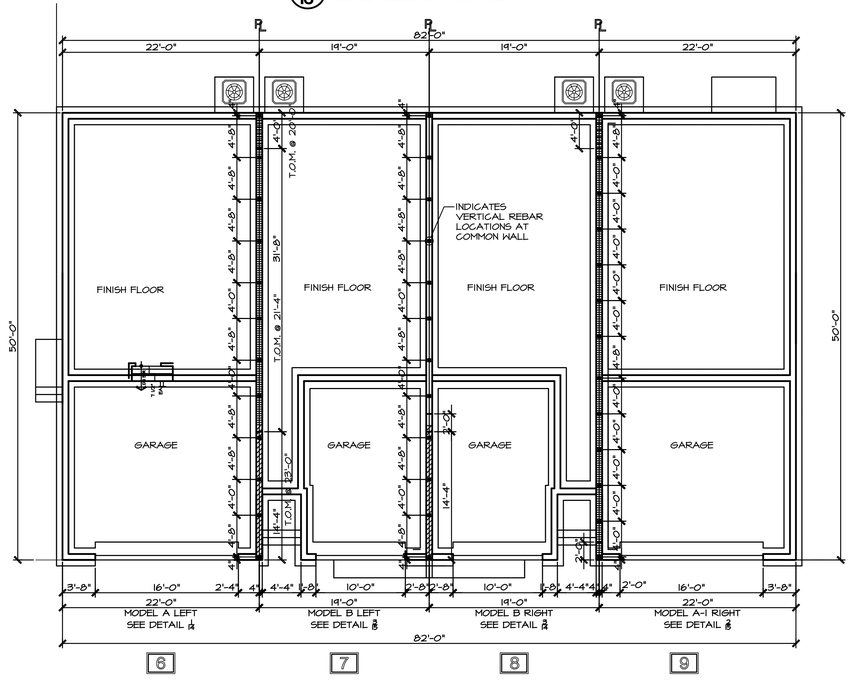
SCALE: 1/8" = 1'-0"

4/13 BUILDING 2

MASONRY WALL LEGEND

T.O.M. @ 20'-0"

T.O.M. @ 9'-4"



FOUNDATION KEY PLAN

SCALE: 1/8" = 1'-0"

BUILDING 2

NOTE:

STRUCTURE TO COMPLY WITH HILLSBOROUGH COUNTY CONSTRUCTION CODE, PAGE 63 NUMBER 11.

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 1 date: 7-13-2018
#2 2 date: 2-8-2019
#3 3 date: 7-5-2019
#4 4 date: 3-11-2020

INTEGRAL ENGINEERING
35704 Tobacco Road, Lutz, FL 33558
LUIS C. CORREA, P.E., S.I. #49018

1. THIS DRAWING IS THE PROPERTY OF INTEGRAL ENGINEERING AND IS NOT TO BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF INTEGRAL ENGINEERING. © COPYRIGHT 2019 INTEGRAL ENGINEERING. ALL RIGHTS RESERVED.
2. BIDDERS SHALL BE HELD TO BE TECHNICAL KNOWLEDGEABLE PERSONS OF THE DISCIPLINES INVOLVED AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND ANY APPLICABLE CODES, STANDARDS OR REGULATIONS PRIOR TO SUBMITTING A BID. FAILURE TO NOTIFY THE ENGINEER OF SUCH DISCREPANCIES, OMISSIONS, OR CONFLICTS PRIOR TO SUBMITTING A BID SHALL INDICATE THAT THE BIDDER HAS FULL KNOWLEDGE OF THE SAME AND HAS BID ACCORDINGLY.

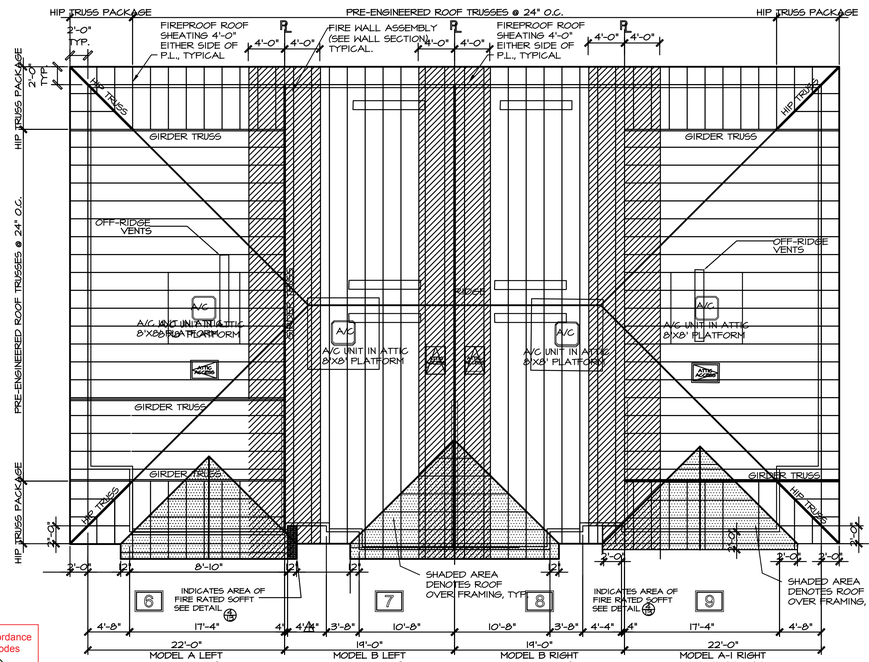
A NEW DEVELOPMENT FOR
SAMTER HOMES
THERESA STREET TOWN HOMES
www.grittonarchitects.com ▪ fl. lic. aa26001048

GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B ▪ tampa,florida 33618 813.960.9361

BLDG #2
KEY PLAN
FOUNDATION & ROOF TRUSSES

SHEET 2 OF 29

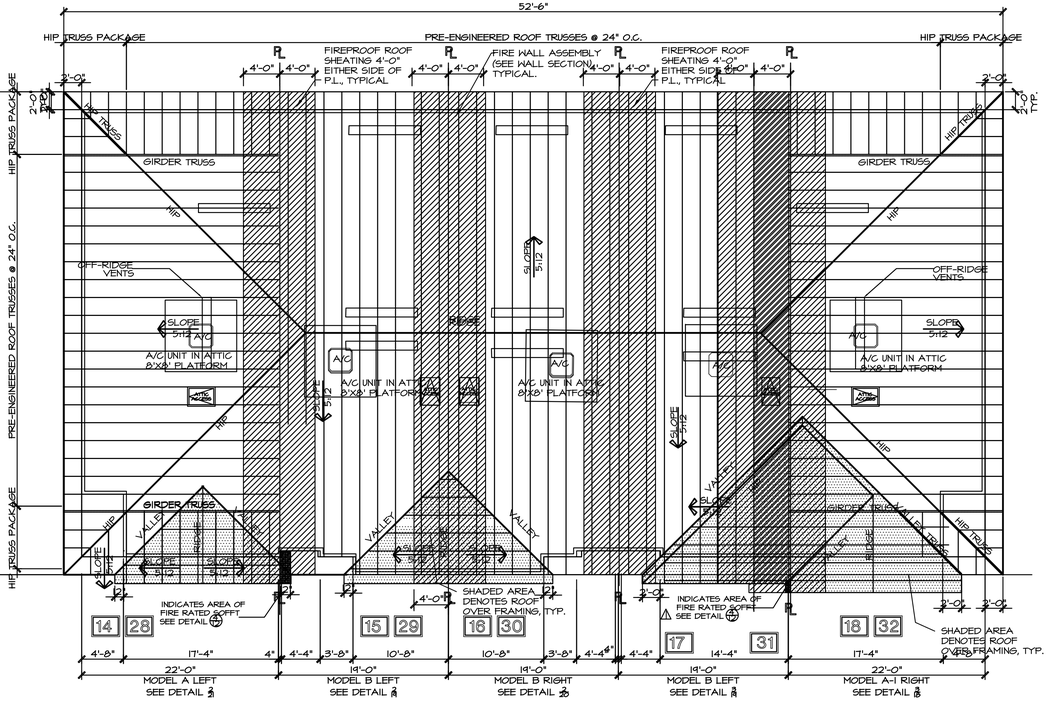
COPYRIGHT 2019



ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

BUILDING #3, #5, #8



ROOF FRAMING PLAN

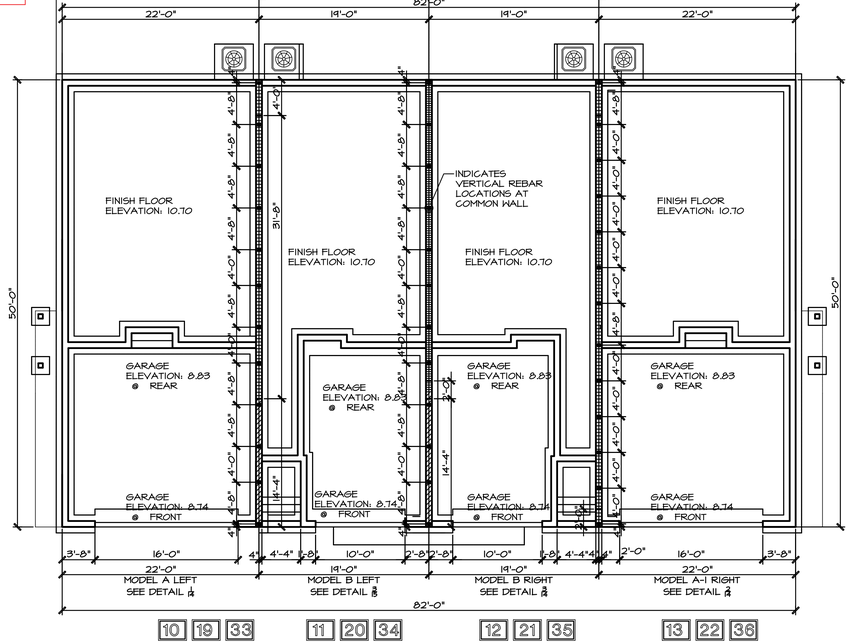
SCALE: 1/8" = 1'-0"

BUILDINGS #4 & #7

MASONRY WALL LEGEND

T.O.M. @ 20'-0"

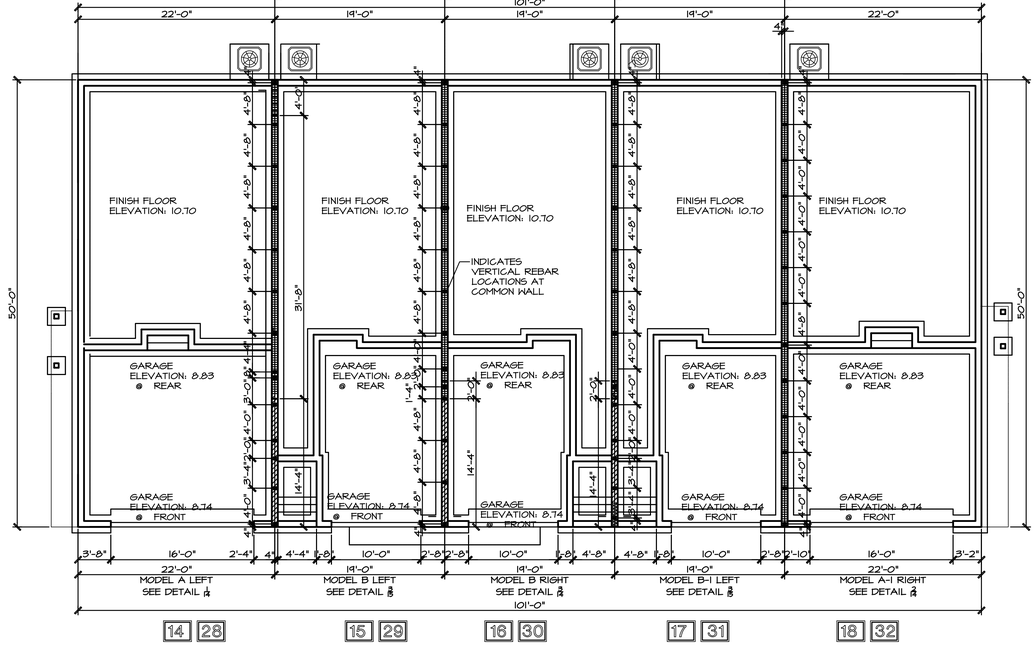
T.O.M. @ 9'-4"



FOUNDATION KEY PLAN

SCALE: 1/8" = 1'-0"

BUILDING #3, #5, #8



FOUNDATION KEY PLAN

SCALE: 1/8" = 1'-0"

NOTE: SEE 4" DRAWINGS FOR MORE DETAILS.

BUILDINGS #4 & #7

CONNECTOR NOTES:

- TYPICAL TRUSS AND WOOD BEAM CONNECTORS:
  - TO TOP OF MASONRY WALLS: SIMPSON HETA20
  - TO SIDE OF MASONRY OR FRAME WALLS: SIMPSON HUI10 OR HUC410
  - TO FRAME WALLS: SIMPSON HI0A OR MTSI6
- TYPICAL GIRDER TRUSS CONNECTORS:
  - TO MASONRY WALLS: DOUBLE SIMPSON HETA20
  - TO WOOD BEAMS: DOUBLE SIMPSON HTS20
  - TO FRAME WALLS:
    a. SIMPSON (2) HTS30 OVER (3) PLY 2X STUD COLUMN W/ SIMPSON HTT5 @ BOTTOM TO MASONRY WALL OR FOUNDATION BELOW.
    b. SIMPSON (2) HTS30 OVER (3) PLY 2X STUD COLUMN W/ SIMPSON MSTI48 @ BOTTOM TO GIRDER TRUSS OR WOOD BEAM BELOW.
- THE PREVIOUS CONNECTORS APPLY UNLESS OTHERWISE NOTED.
- SEE FLOOR PLAN, FOUNDATION PLAN AND SECTIONS FOR OTHER CONNECTORS.
- ROOF TRUSS LAYOUT TO BE DEVELOPED BY TRUSS MANUFACTURER.
- THE ENGINEER RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS INFORMATION IS SUPPLIED TO THE ENGINEER.

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 1 date: 7-13-2018
#2 2 date: 2-8-2019
#3 3 date: 7-5-2019
#4 4 date: 8-11-2020

INTEGRAL ENGINEERING
JEFFERY THOMAS GRIFFIN, P.E. FL# 93555
LICENSED PROFESSIONAL ENGINEER
1. UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHER AFFIANT SAYETH NAUGHT. (FOR INDIVIDUAL FILING AS AN OFFICER, PARTNER, OR REPRESENTATIVE OF A CORPORATION OR PARTNERSHIP)
2. BEFORE ME, THE AFFIANT, PERSONALLY APPEARED AND AFFIANT IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND AFFIANT DID/DID NOT TAKE AN OATH. (FOR INDIVIDUAL FILING AS AN OFFICER, PARTNER, OR REPRESENTATIVE OF A CORPORATION OR PARTNERSHIP)
3. THIS DOCUMENT IS VALID FOR 1 YEAR FROM DATE OF SIGNATURE AND NOTARIZATION.
DATE:
LUIS C. CORREA, PE, P.E., S.I. #49018

A NEW DEVELOPMENT FOR
SAMTER HOMES
THERESA STREET TOWN HOMES

RITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B ▪ tampa,florida ▪ 33618 ▪ 813.960.9361 ▪ www.grittonarchitects.com ▪ fl. lic. aa26001048

BLDG #3,5,8
BLDG #4&7
KEY PLAN
FOUNDATION &
ROOF TRUSSES

SHEET 3 OF 29

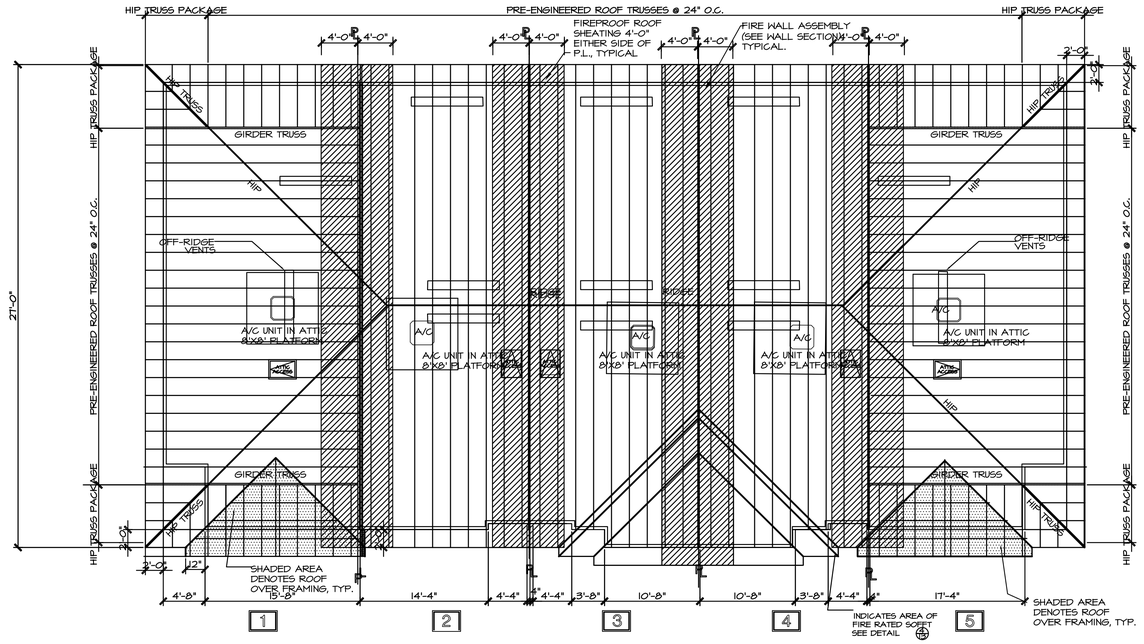
COPYRIGHT 2019

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation



SCALE: 1/8" = 1'-0"

ROOF FRAMING PLAN

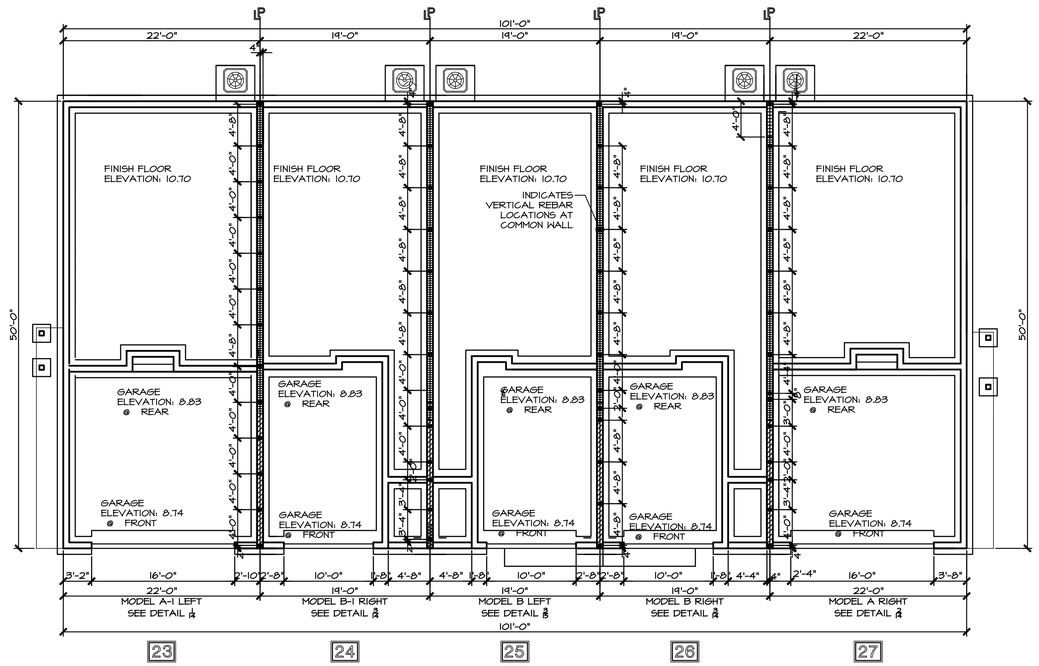
SCALE: 1/4" = 1'-0"

BUILDING 6

MASONRY WALL LEGEND

T.O.M. @ 20'-0"

T.O.M. @ 9'-4"



FOUNDATION KEY PLAN

SCALE: 1/8" = 1'-0"

NOTE: SEE 1/4" DRAWINGS FOR MORE DETAILS.

BUILDING 6

CONNECTOR NOTES:

- TYPICAL TRUSS AND WOOD BEAM CONNECTORS:
  - TO TOP OF MASONRY WALLS: SIMPSON HETA20
  - TO SIDE OF MASONRY OR FRAME WALLS: SIMPSON HUA10 OR HUC410
  - TO FRAME WALLS: SIMPSON H10A OR MT516
- TYPICAL GIRDER TRUSS CONNECTORS:
  - TO MASONRY WALLS: DOUBLE SIMPSON HETA20
  - TO WOOD BEAMS: DOUBLE SIMPSON HTS20
  - TO FRAME WALLS:
    a. SIMPSON (2) HTS30 OVER (3) PLY 2X STUD COLUMN W/ SIMPSON HTT5 @ BOTTOM TO MASONRY WALL OR FOUNDATION BELOW.
    b. SIMPSON (2) HTS30 OVER (3) PLY 2X STUD COLUMN W/ SIMPSON MSTI48 @ BOTTOM TO GIRDER TRUSS OR WOOD BEAM BELOW.

- THE PREVIOUS CONNECTORS APPLY UNLESS OTHERWISE NOTED.
- SEE FLOOR PLAN, FOUNDATION PLAN AND SECTIONS FOR OTHER CONNECTORS.
- ROOF TRUSS LAYOUT TO BE DEVELOPED BY TRUSS MANUFACTURER.
- THE ENGINEER RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS INFORMATION IS SUPPLIED TO THE ENGINEER.

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 1 date: 7-13-2018
#2 2 date: 2-8-2019
#3 3 date: 7-5-2019
#4 4 date: 3-11-2020

INTEGRAL ENGINEERING
JEFFREY T. DEBOER, P.E. 73525
LUIS C. CORREA, FL P.E. S.I. #49018
DATE:

1. DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ENGINEER OF RECORD.
2. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION. THE ENGINEER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
3. ENGINEER'S SEAL AND/OR TEXT SHALL NOT BE ALTERED BY ANYONE OTHER THAN THE ENGINEER OF RECORD.

A NEW DEVELOPMENT FOR
SAMTER HOMES
THERESA STREET TOWN HOMES

GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B ▪ tampa,florida ▪ 33618 ▪ 813.960.9361 ▪ www.grittonarchitects.com ▪ fl. lic. aa26001048

BLDG #6
KEY PLAN
FOUNDATION & ROOF TRUSSES

SHEET 4 OF 29

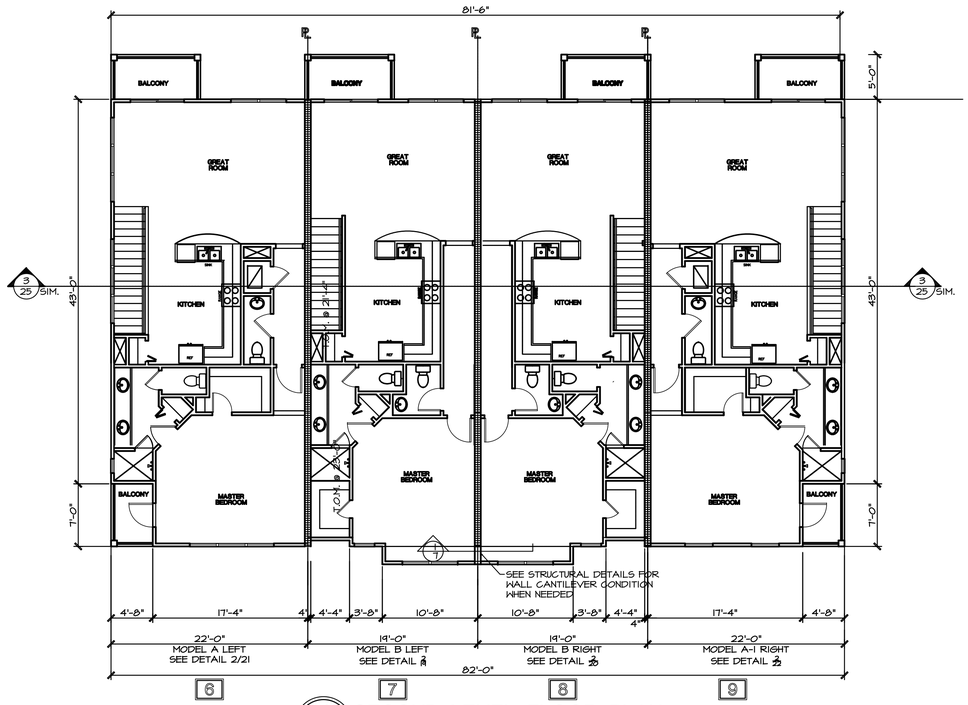
COPYRIGHT 2019

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

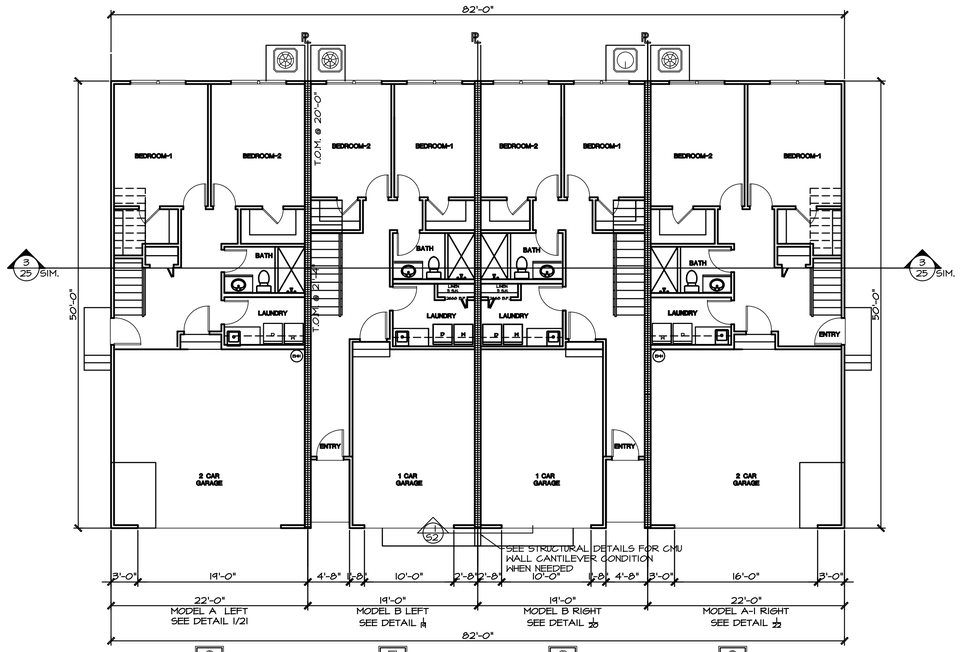
The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation



4/5 **SECOND LEVEL FLOOR PLAN**

SCALE : 1/8" = 1'-0"

BUILDING #2



MASONRY WALL LEGEND

T.O.M. @ 20'-0"

T.O.M. @ 9'-4"

3/5 **FIRST LEVEL FLOOR PLAN**

SCALE : 1/8" = 1'-0"

NOTE: SEE 4" DRAWINGS FOR MORE DETAILS.

BUILDING #2

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 1 date: 7-13-2018
#2 2 date: 2-8-2019
#3 3 date: 7-5-2019
#4 4 date: 3-11-2020

INTEGRAL ENGINEERING
15704 Tobacco Road, Lutz, FL 33558
LUIS C. CORREA, PE, P.E., S.I. #49018 DATE:

1. DRAWINGS, AND ALL COPIES THEREOF, FURNISHED BY THE ENGINEER ARE AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF THE ENGINEER. THEY ARE NOT TO BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER UNLESS THE ENGINEER IS PAID IN FULL FOR HIS SERVICES. THEY ARE NOT TO BE ALTERED IN ANY WAY, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER. ALL COPIES MADE BY ANY PARTY AUTHORIZED HEREUNDER MUST BEAR THE COPYRIGHT NOTICE OF THE ENGINEER.
2. THE DRAWINGS IN HAND FORM A MEANING AT FIRST BUT A DIMENSION IS ENGAGED.

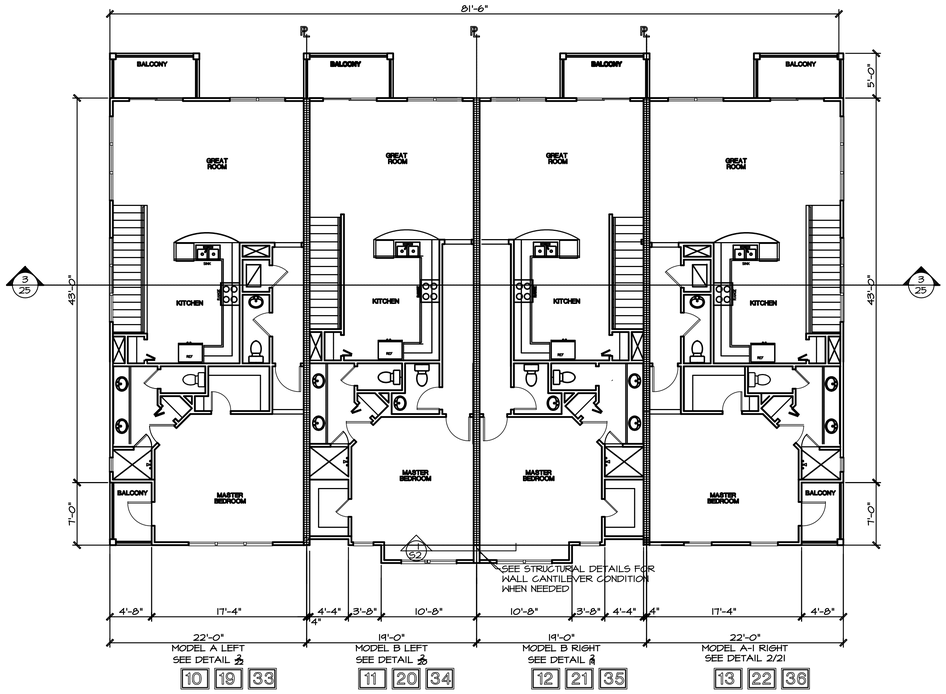
A NEW DEVELOPMENT FOR
SAMTER HOMES
THERESA STREET TOWN HOMES
www.grittonarchitects.com ▪ fl. lic. aa26001048

GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy, suite B ▪ tampa,florida 33618 813.960.9361

BUILDING #2
KEY FLOOR PLANS

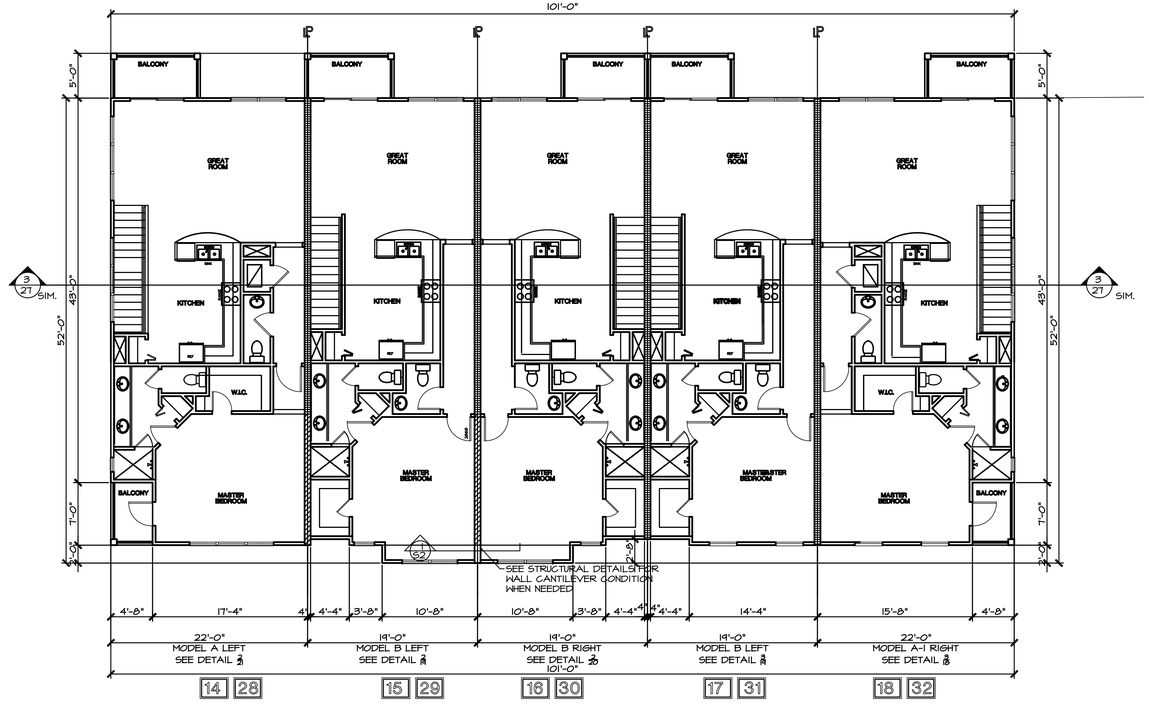
SHEET
5
OF 29

COPYRIGHT 2019



4/6 SECOND LEVEL FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDING #3,#5,#8



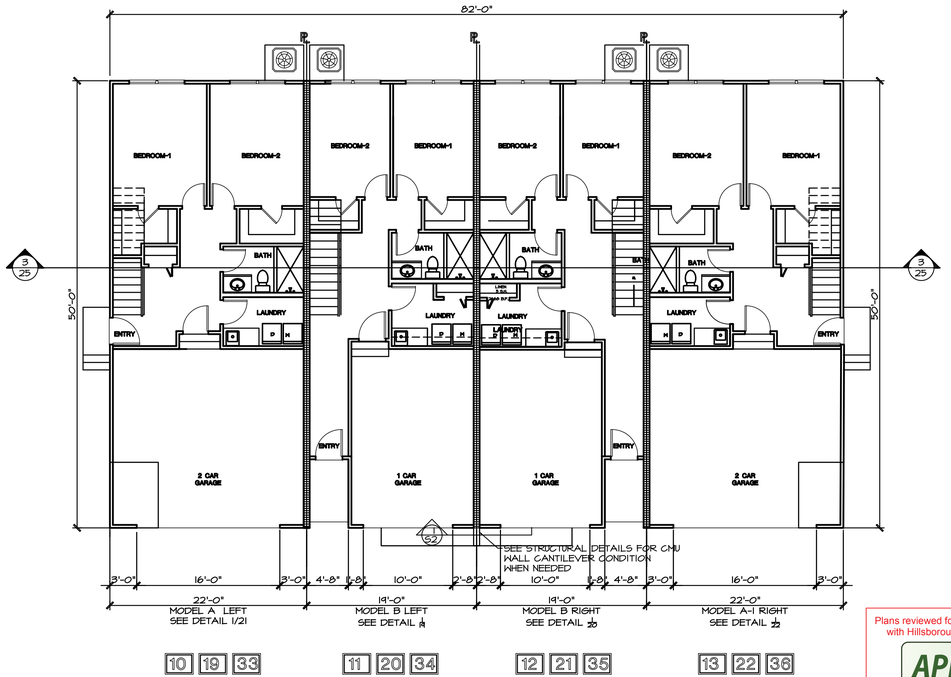
2/6 SECOND LEVEL FLOOR PLAN
SCALE : 1/8" = 1'-0"

BUILDING #4 & #7

MASONRY WALL LEGEND

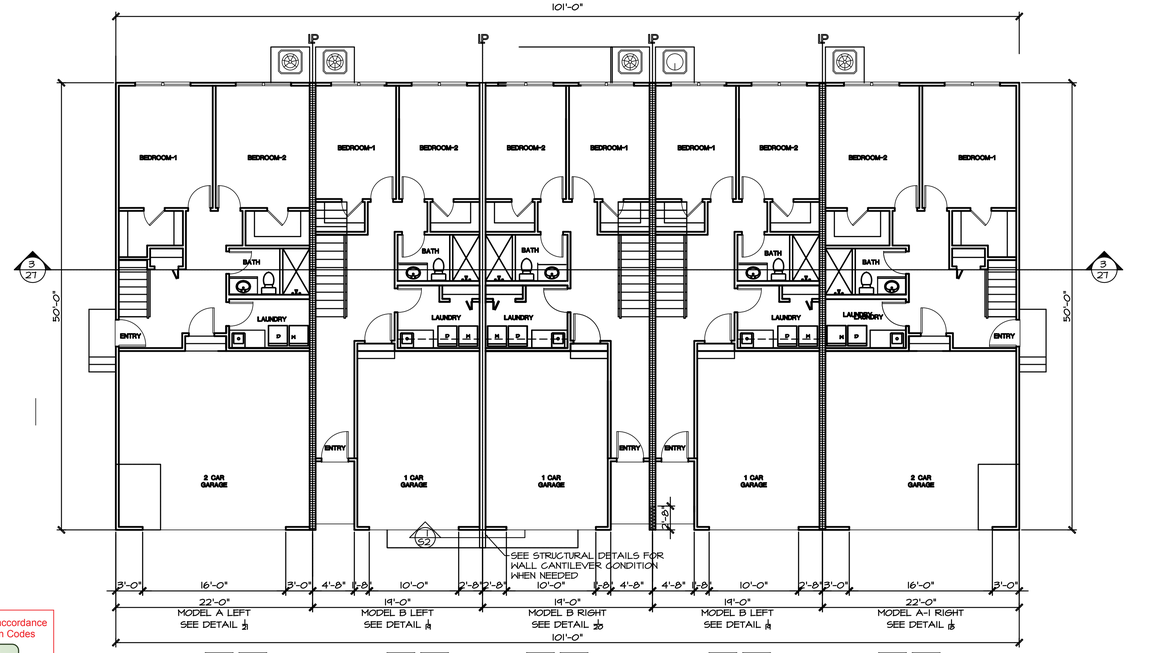
T.O.M. @ 20'-0"

T.O.M. @ 9'-4"



3/6 FIRST LEVEL FLOOR PLAN
SCALE : 1/8" = 1'-0"
NOTE: SEE 1/4" DRAWINGS FOR MORE DETAILS.

BUILDING #3,#5,#8



1/6 FIRST LEVEL FLOOR PLAN
SCALE : 1/8" = 1'-0"
NOTE: SEE 1/4" DRAWINGS FOR MORE DETAILS.

BUILDING #4 &#7

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 date: 7-13-2018
#2 date: 2-8-2019
#3 date: 7-5-2019
#4 date: 3-11-2020

INTEGRAL ENGINEERING
16704 Tobacco Road, Lutz, FL 33558
LUIS C. CORREA, FL P.E., S.I. #49018
DATE:

A NEW DEVELOPMENT FOR
SAMTER HOMES
THERESA STREET TOWN HOMES
www.grittonarchitects.com • fl. lic. aa26001048

GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B • tampa,florida 33618 813.960.9361

BUILDING #3,5 & 8
BUILDING #4 & 7
KEY FLOOR PLANS

SHEET
6
OF 29

COPYRIGHT 2019

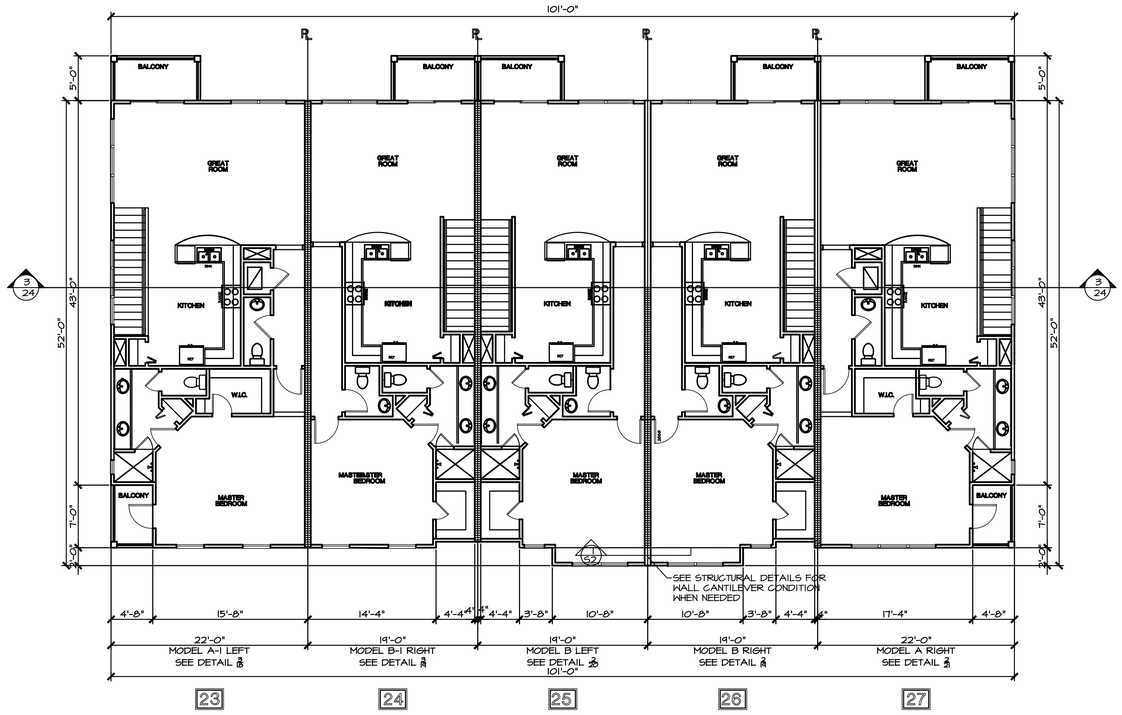
Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

DJ

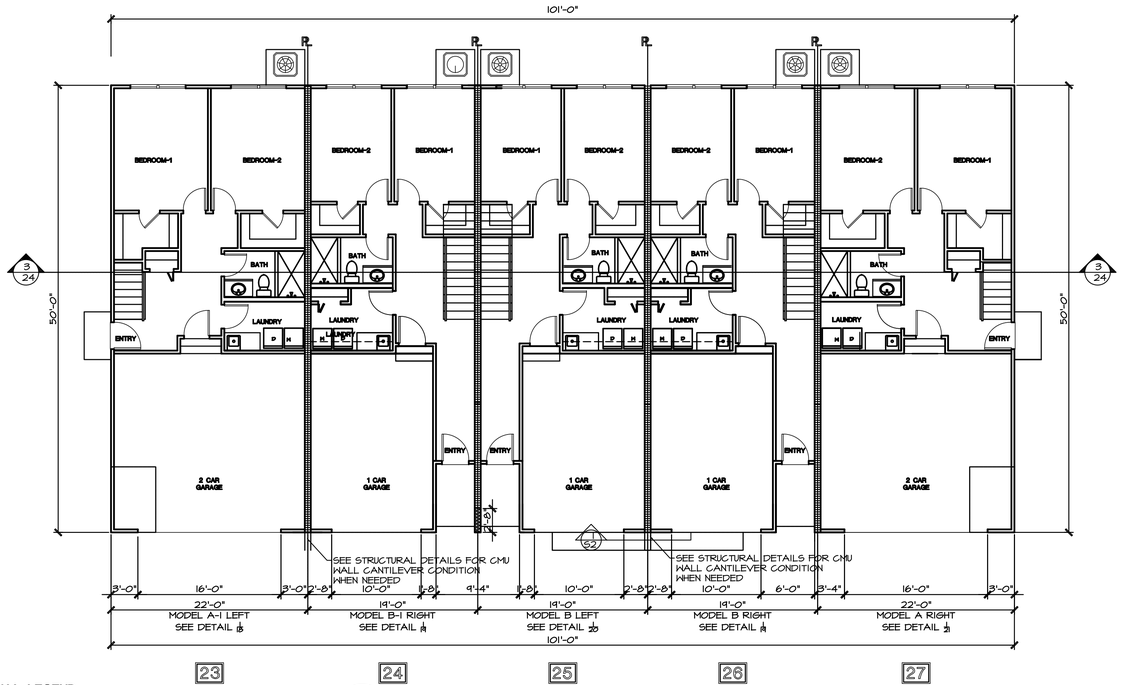
The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation



2/7 SECOND LEVEL FLOOR PLAN

SCALE : 1/8" = 1'-0"

BUILDING #6



MASONRY WALL LEGEND

T.O.M. @ 23'-0"

T.O.M. @ 9'-4"

1/7 FIRST LEVEL FLOOR PLAN

SCALE : 1/8" = 1'-0"

NOTE: SEE 1/4" DRAWINGS FOR MORE DETAILS.

BUILDING #6

issue date: 4-18-2018

drawn by: BLAKE

checked by: RPG

revisions:

#1 △ date: 7-13-2018

#2 △ date: 2-8-2019

#3 △ date: 7-5-2019

#4 △ date: 3-11-2020

INTEGRAL ENGINEERING

16704 Tobacco Road, Lutz, FL 33558

LUIS C. CORREA, FL P.E., S.I. #49018

DATE:

A NEW DEVELOPMENT FOR

SAMTER HOMES

THERESA STREET TOWN HOMES

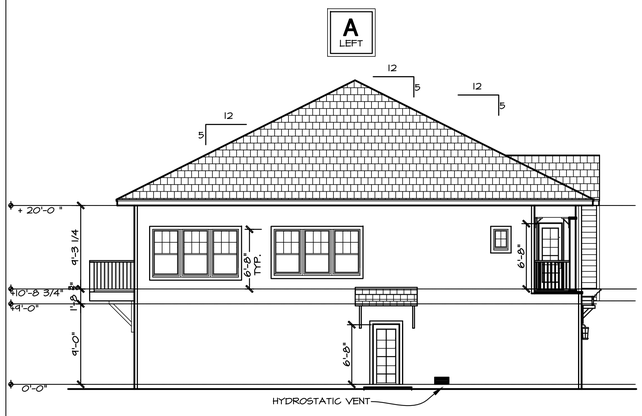
GRITTON & ASSOCIATES ARCHITECTS, LLC

3802 gunn hwy. suite B ▪ tampa,florida 33618 813.960.9361 www.grittonarchitects.com ▪ fl. lic. aa26001048

BUILDING #6
KEY FLOOR PLANS

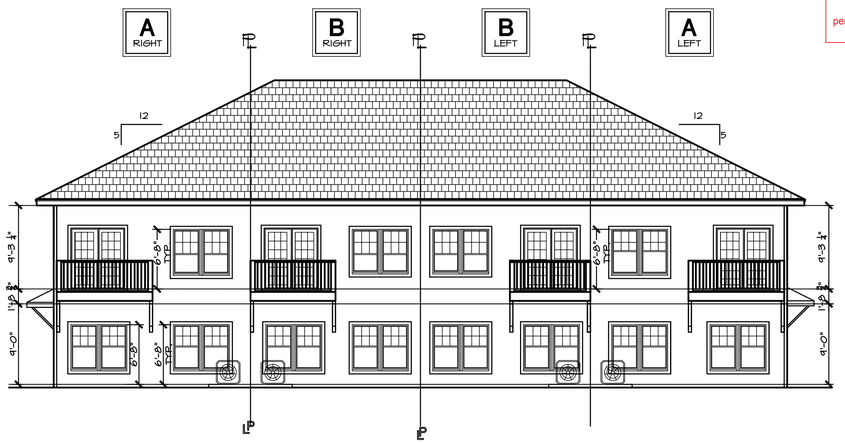
SHEET 7 OF 29

COPYRIGHT 2019



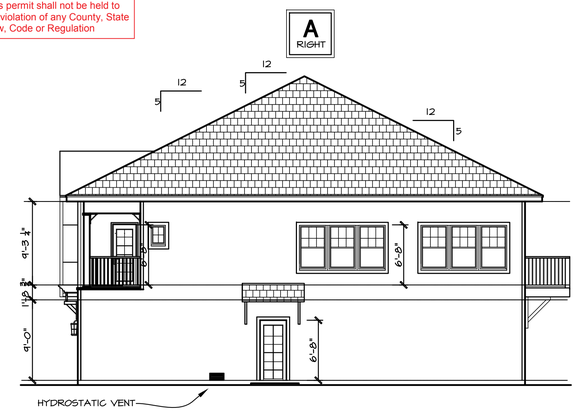
LEFT ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING #2



REAR ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING #2



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING #2

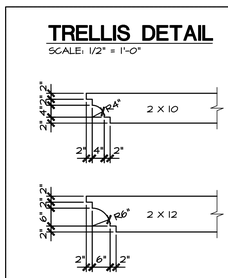
Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

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



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

BUILDING #2

HYDROSTATIC OPENING CALCULAIONS

FLOOR AREA OF MODEL A = 419 SQ. FT.
NET HYDROSTATIC OPENINGS REQUIRED= 419 SQ. INCHES
EA. HYDRO. VENT PROVIDE 200 SQ. FT. AREA COVERAGE,
TOTAL OPENINGS REQUIRED 419 SQ. INCHES.=
2.9 SQ. FT./200 = 3 VENTS

FLOOR AREA OF MODEL B = 66 SQ. FT.
NET HYDROSTATIC OPENINGS REQUIRED= 66 SQ. INCHES
EA. HYDRO. VENT PROVIDE 200 SQ. FT. AREA COVERAGE,
TOTAL OPENINGS REQUIRED 419 SQ. INCHES.=
66 SQ. FT/200 SQ. FT. = 1 VENT

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 ⚠ date: 7-13-2018
#2 ⚠ date: 2-8-2019
#3 ⚠ date: 7-5-2019
#4 ⚠ date: 3-11-2020

INTEGRAL ENGINEERING
PO BOX 1758 • 4023 Reid Road, Lutz, FL 33558
(813) 758-2633 • Fax (813) 758-2633
LUIS C. CORREA, FL. P.E., S.I. #49018 DATE:

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF INTEGRAL ENGINEERING. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR HAS ANY RIGHT TO EXHIBIT OR PUBLISH IT, OR SELL OR OFFER FOR SALE, OR USE IT IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT HAS BEEN PREPARED BY OR FOR WHICH IT HAS BEEN LOANED BY INTEGRAL ENGINEERING, WITHOUT THE PRIOR WRITTEN CONSENT OF INTEGRAL ENGINEERING. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ANY UNAUTHORIZED USE WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO INTEGRAL ENGINEERING.

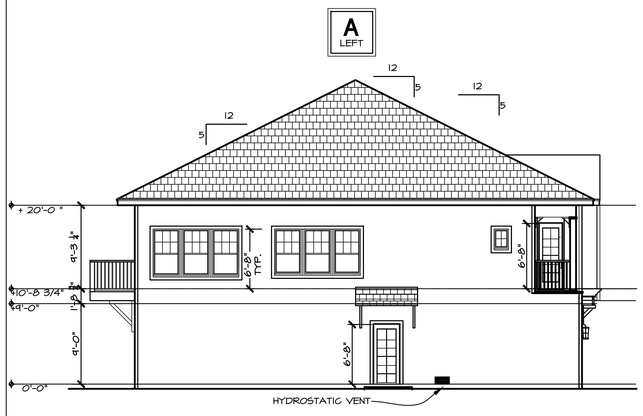
A NEW DEVELOPMENT FOR
SAMTER HOMES
THERESA STREET TOWN HOMES
www.grittonarchitects.com • fl. lic. aa26001048

GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B • tampa,florida 33618 813.960.9361

BLDG #2
EXTERIOR ELEVATIONS

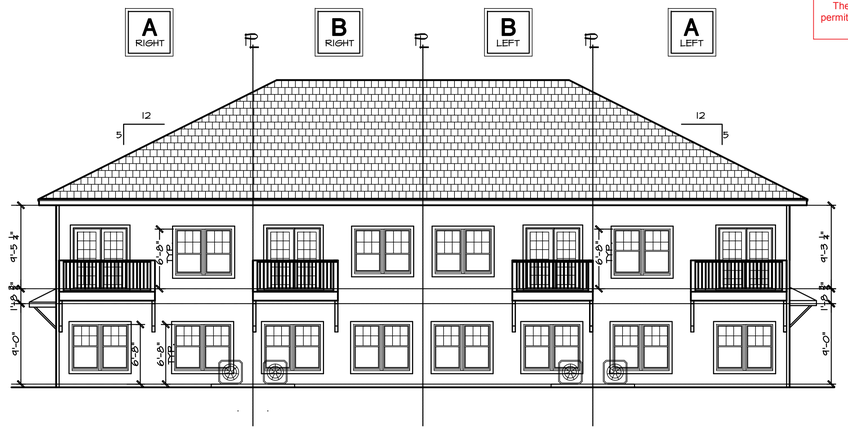
SHEET
8
OF 29

COPYRIGHT 2019



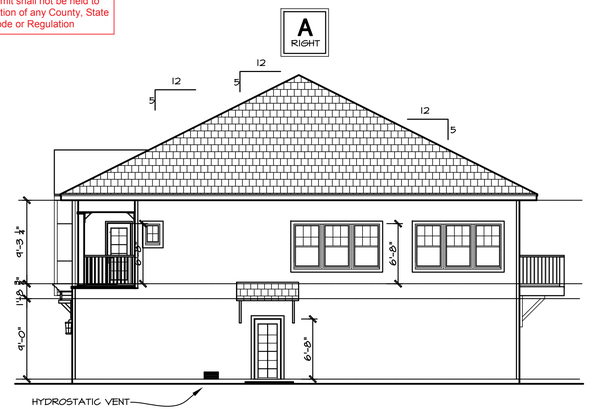
LEFT ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING #3, #5 & #8



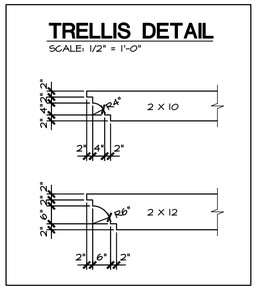
REAR ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING #3, #5 & #8

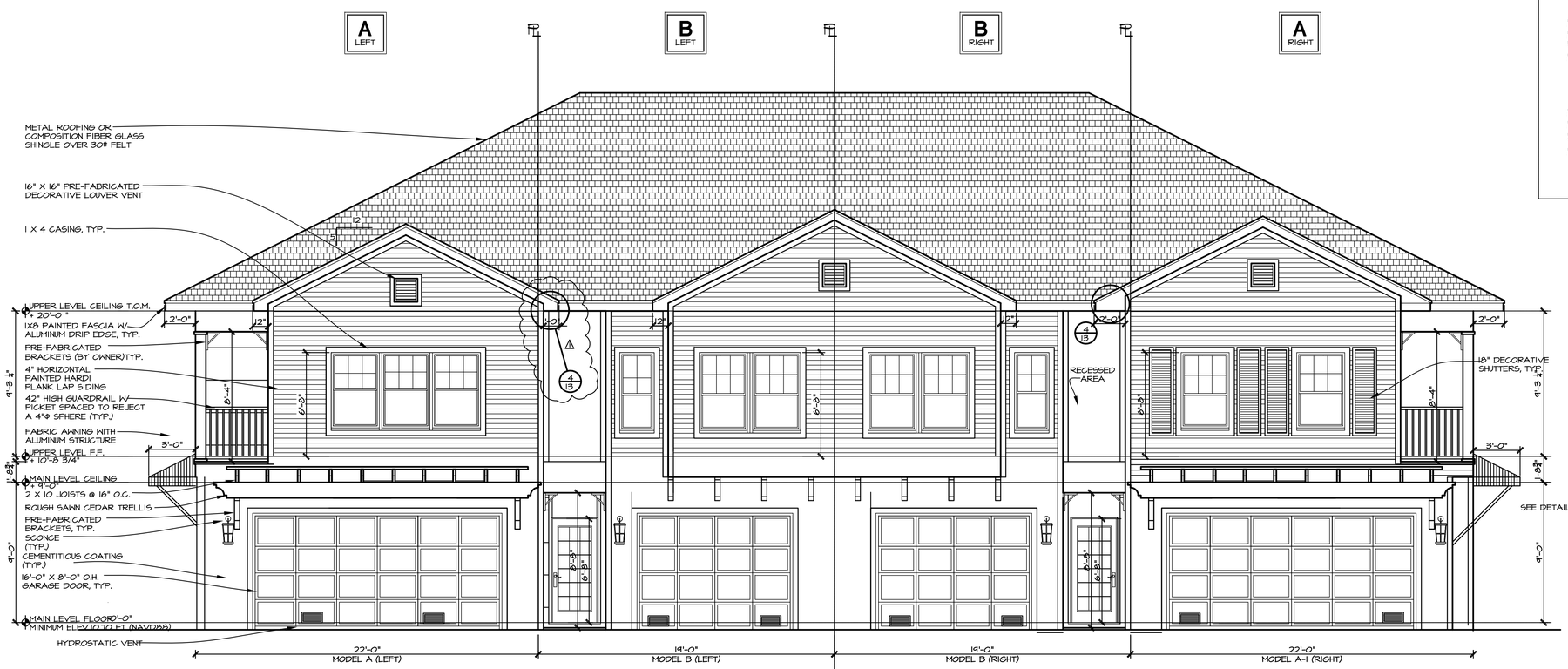


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING #3, #5 & #8



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



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

BUILDING #3, #5 & #8

HYDROSTATIC OPENING CALCULATIONS

FLOOR AREA OF MODEL A = 419 SQ. FT.
NET HYDROSTATIC OPENINGS REQUIRED= 419 SQ. INCHES
EA. HYDRO. VENT PROVIDE 200 SQ. FT. AREA COVERAGE,
TOTAL OPENINGS REQUIRED 419 SQ. INCHES.=
2.9 SQ. FT./200 = 3 VENTS

FLOOR AREA OF MODEL B = 66 SQ. FT.
NET HYDROSTATIC OPENINGS REQUIRED= 66 SQ. INCHES
EA. HYDRO. VENT PROVIDE 200 SQ. FT. AREA COVERAGE,
TOTAL OPENINGS REQUIRED 419 SQ. INCHES.=
66 SQ. FT/200 SQ. FT. = 1 VENT

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 Δ date: 7-13-2018
#2 Δ date: 2-8-2019
#3 Δ date: 7-5-2019
#4 Δ date: 3-11-2020

INTEGRAL ENGINEERING
15708 Pointe Village Drive Suite 232 Lutz, FL 33558
Phone (813) 968-9462 Fax (813) 968-9464 FB # 8433
LUIS C. CORREA, FL P.E., S.I. #49018 DATE:

1. SIGNED AND SEALED FOR STRUCTURAL ENGINEERING PORTION OF THIS DOCUMENT ONLY. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LUIS C. CORREA, P.E. ON 4/18/2018. IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. ADDITIONS OR DELETIONS TO THIS DOCUMENT BY OTHER PERSONS OR ENTITIES WITHOUT THE APPROPRIATE PROFESSIONAL'S SIGNATURE AND ORIGINAL SEAL OR AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL WILL RENDER THE DOCUMENT UNUSABLE AND VOID AND WITHOUT LEGAL EFFECT. ALL ADDITIONS OR DELETIONS MUST BE CLEARLY MARKED AS SUCH AND BEAR THE NAME AND SEAL OF THE PERSON MAKING THE CHANGE. (RULE 61G15-27.005, F.A.C.)
2. THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY A LICENSED ENGINEER.

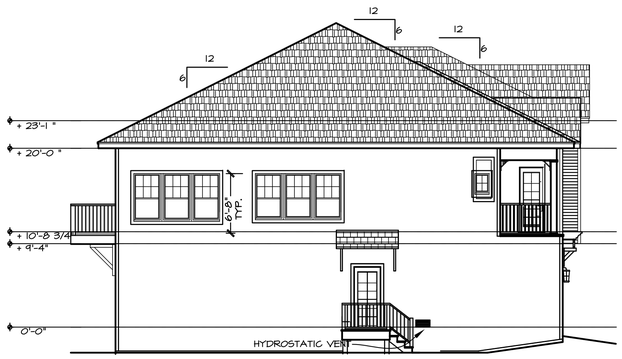
A NEW DEVELOPMENT FOR
SAMTER HOMES
THERESA STREET TOWN HOMES
www.grittonarchitects.com ▪ fl. lic. aa26001048

GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B ▪ tampa,florida 33618 813.960.9361

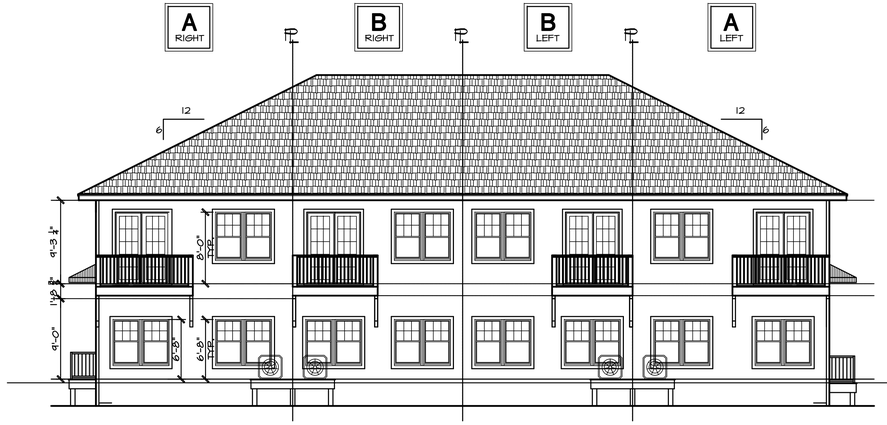
BLDG #3, #5 & #8
EXTERIOR ELEVATIONS

SHEET
9
OF 29

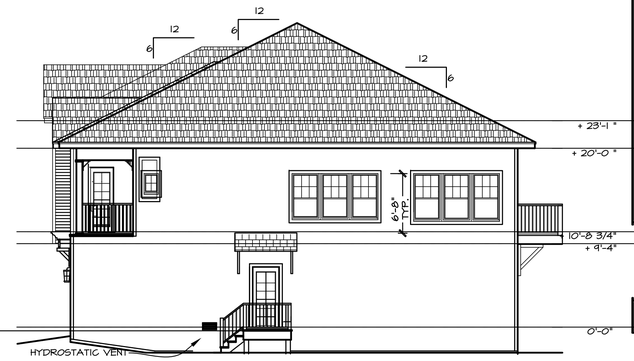
COPYRIGHT 2019



LEFT ELEVATION
SCALE: 1/8" = 1'-0"
BUILDING #3, #5 & #8
TYPICAL ALL BUILDINGS
STEM WALL CONDITION



REAR ELEVATION
SCALE: 1/8" = 1'-0"
BUILDING #3, #5 & #8
TYPICAL ALL BUILDINGS
STEM WALL CONDITION



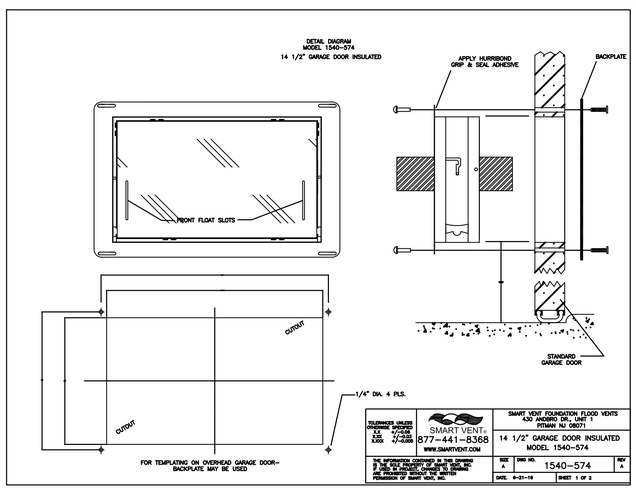
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
BUILDING #3, #5 & #8
TYPICAL ALL BUILDINGS
STEM WALL CONDITION

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation



Smart VENT
877– 441– 8368
www.smartvent.com

INSTALLATION INSTRUCTIONS
& DETAILS
MODEL 1540-574
14 1/2" GARAGE DOOR INSULATED
REV. 6-21-16

INSTALLATION INSTRUCTIONS
(SEE DIAGRAM ON BACK PAGE 1 OF 2)

1. FOR EACH VENT CUT A CLEAN, SQUARE, AND LEVEL 14 1/2"X8.75" OPENING IN THE DOOR PANEL. ENSURE THAT THE BOTTOM OF THE OPENING IS NO MORE THAN 12" ABOVE THE FINAL GRADE (DRIVEWAY). THE INSIDE BACKPLATE CAN ALSO BE USED AS A TEMPLATE.
2. REMOVE THE VENT DOOR FROM VENT FRAME. (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT OF FRAME SLOTS)
3. POSITION THE VENT FRAME BY HAND IN THE OPENING SO THAT IT IS SQUARE AND LEVEL. TRANSFER THE 4 MOUNTING HOLES. REMOVE THE VENT FROM THE OPENING AND DRILL (4) 1/4" HOLES THROUGH THE ENTIRE DOOR.
4. ENSURE THAT THESE HOLES ARE SQUARE SO THE VENT FRAME AND BACKPLATE LINE UP.
5. INSERT THE VENT FRAME INTO DOOR PANEL. THE MOUNTING FLANGE ON THE DOOR PANEL SIDE OF THE FRONT VENT FRAME MUST SIT FLUSH TO THE DOOR PANEL.
6. INSERT THE VENT FRAME BACK ON DOOR PANEL WITH SERIAL NUMBER LABEL ON THE BOTTOM. INSTALL BACKPLATE OVER INSIDE OF DOOR FRAME. CHECK ALIGNMENT OF PRE-DRILLED HOLES IN VENT FRAME.
   DOOR AND BACKPLATE. MAKE SURE FRAME SITS LEVEL AND FRONT FLANGE IS FLUSH WITH THE FRONT OF OH DOOR PANEL. APPLY HURRIBOND GRIP & SEAL OR EQUIVALENT ADHESIVE BEHIND VENT FRONT FRAME FLANGE TO SEAL VENT FRAME TO FACE OF DOOR PANEL. SEE DIAGRAM.
7. SECURE WITH 4 STAINLESS STEEL SEX NUTS AND BOLTS THROUGH DOOR TO BACKPLATE WITH FEMALE SECTION ON OUTSIDE.
   IF OVERHEAD DOOR THICKNESS IS TOO THIN, USE THE SELF LOCKING NUTS AND WASHERS IN LIEU OF THE SEX NUTS AND BOLTS.
8. INSERT THE DOOR BACK INTO THE VENT FRAME. CHECK THAT THE VENT DOOR IS LATCHED ON BOTH SIDES. TO OPEN THE VENT INSERT TWO CREDIT CARDS INTO THE FRONT FLOAT SLOTS AS SHOWN IN THE DIAGRAM.
9. VENT DOOR SHOULD NOT OPEN WHEN OH DOOR OPENS. VENT DOOR ONLY OPENS WHEN IN CONTACT WITH FLOOD WATER AND OH DOOR IS FULLY CLOSED.

DETAIL SPECIFICATIONS:
MATERIAL: STAINLESS STEEL
OPERATION: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION

INSTALLATION:
SECURED W/ 4 STAINLESS STEEL BINDING BARRELS
USE 2 1/2" BOLD AND LOCKING NUT WHERE
BINDING BARREL NUT (SNBTS) CAN NOT BE USED.
HYDROSTATIC RELIEF: 200 Sq Ft per Vent
REQUIREMENTS: MINIMUM OF 2 VENTS PER ENCLOSED AREA
MOUNTED ON DIFFERENT WALLS
COLORS: WHITE (STANDARD)
STAINLESS STEEL, WHEAT, GRAY, AND BLACK (AVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:
FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS, TB 1-08, 44CFR 60.3(C)(5), ASCE 24-14
ICC EVALUATION # ESR-2074

SHEET 2 OF 2

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 ⚠ date: 7-13-2018
#2 ⚠ date: 2-8-2019
#3 ⚠ date: 7-5-2019
#4 ⚠ date: 3-11-2020

INTEGRAL ENGINEERING
LUIS C. CORREA, PE, P.E., S.I. #49018 DATE:

A NEW DEVELOPMENT FOR
SAMTER HOMES
THERESA STREET TOWN HOMES

GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B ▪ tampa.florida 33618 813.960.9361 www.grittonarchitects.com ▪ fl. lic. aa26001048

BLDG #3, #5 & #8
EXTERIOR ELEVATIONS
ALTERNATE STEM WALL CONDITION

SHEET
10
OF 29

COPYRIGHT 2019

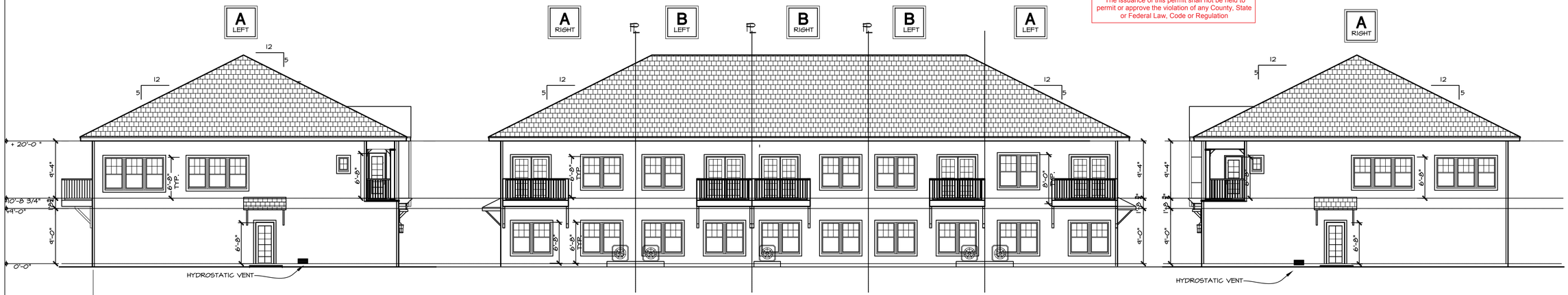
Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 Δ date: 7-13-2018
#2 Δ date: 2-8-2019
#3 Δ date: 7-5-2019
#4 Δ date: 3-11-2020



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING #4 & 7

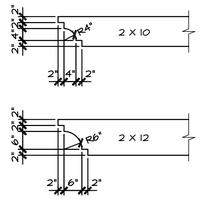
REAR ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING #4 & 7

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING #4 & 7

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



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

BUILDING #4 & 7

HYDROSTATIC OPENING CALCULAITONS

FLOOR AREA OF MODEL A = 406 SQ. FT.
NET HYDROSTATIC OPENINGS REQUIRED= 406 SQ. INCHES
16"X 8" OPENINGS PROVIDE 200 SQ. FT. AREA COVERAGE
TOTAL OPENINGS REQUIRED
4 SQ. FT./200 = 2.03 OR 3 OPENINGS

FLOOR AREA OF MODEL B = 269 SQ. FT.
NET HYDROSTATIC OPENINGS REQUIRED= 269 SQ. INCHES
16"X 8" OPENINGS PROVIDE 200 SQ.FT AREA COVERAGE,
TOTAL OPENINGS REQUIRED
269 SQ. FT./200 = 1.35 OR 2 OPENINGS

INTEGRAL ENGINEERING
LUIS C. CORREA, PE, P.E., S.I. #49618 DATE:

1. WORKS AND SHALL NOT CONSTITUTE, REPRESENTING, IMPLYING OR THE SATISFACTORY CONSTRUCTION OF ANY OF THE PROJECT WORKS. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY DISCLAIMED. ANY REUSE WITHOUT PRIOR WRITTEN VERIFICATION OR ADAPTATION BY INTEGRAL ENGINEERING FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO INTEGRAL ENGINEERING. USER SHALL INDEMNIFY AND HOLD HARMLESS INTEGRAL ENGINEERING FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY REUSE OF THE PROJECT WORKS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY INTEGRAL ENGINEERING FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO INTEGRAL ENGINEERING. USER SHALL INDEMNIFY AND HOLD HARMLESS INTEGRAL ENGINEERING FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. (PE)
2. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF INTEGRAL ENGINEERING.

A NEW DEVELOPMENT FOR
SAMTER HOMES
THERESA STREET TOWN HOMES

GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B ▪ tampa,florida 33618 813.960.9361
www.grittonarchitects.com ▪ fl. lic. aa26001048

BLDG #4 & 7
EXTERIOR ELEVATIONS

SHEET
11
OF 29

COPYRIGHT 2019

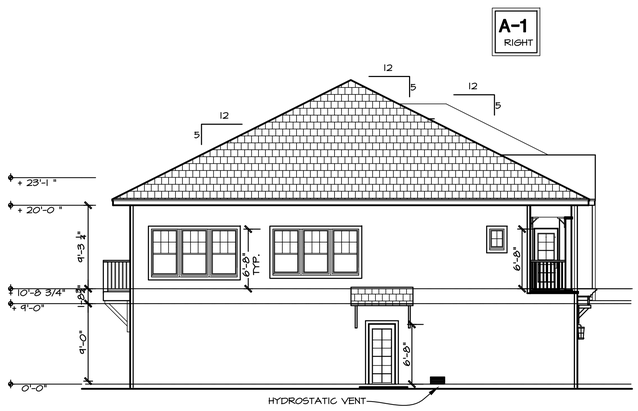
Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

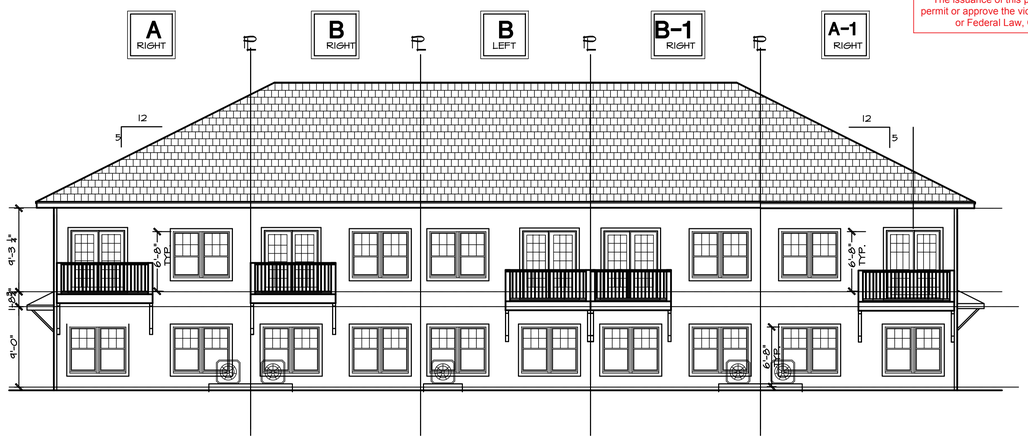
The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 ⚠1 date: 7-13-2018
#2 ⚠2 date: 2-8-2019
#3 ⚠3 date: 7-5-2019
#4 ⚠4 date: 8-11-2020



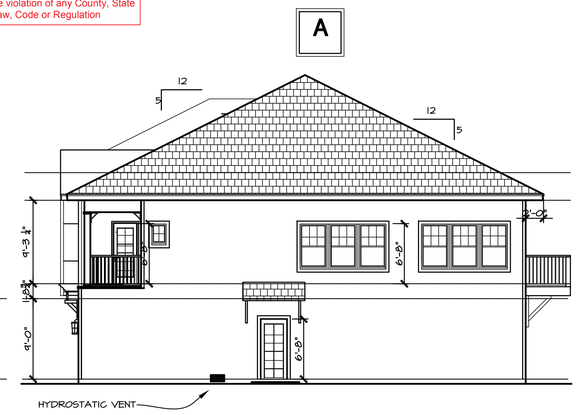
LEFT ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING #6



REAR ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING #6



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING #6

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

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

BUILDING #6

HYDROSTATIC OPENING CALCULATIONS

FLOOR AREA OF MODEL A = 406 SQ. FT.
NET HYDROSTATIC OPENINGS REQUIRED= 406 SQ. INCHES
16"X 8" OPENINGS PROVIDE 200 SQ. FT. AREA COVERAGE,
TOTAL OPENINGS REQUIRED
4 SQ. FT./200 = 2.03 OR 3 OPENINGS

FLOOR AREA OF MODEL B = 269 SQ. FT.
NET HYDROSTATIC OPENINGS REQUIRED= 269 SQ. INCHES
16"X 8" OPENINGS PROVIDE 200 SQ.Ft AREA COVERAGE,
TOTAL OPENINGS REQUIRED
269 SQ. FT./200 = 1.35 OR 2 OPENINGS

INTEGRAL ENGINEERING
LUIS C. CORREA, P.E., S.I. #49018 DATE:

1. BOARDS ARE RELEASED FOR CONSTRUCTION PURPOSES ONLY WHEN SIGNED, DATED AND SEALED BY THE ENGINEER OF RECORD. ANY REVISIONS MADE TO THESE PLANS AFTER THEY ARE RELEASED FOR CONSTRUCTION SHALL VOID THE ENGINEER'S SEAL ON THESE PLANS UNLESS SAID REVISIONS ARE REVIEWED AND APPROVED IN WRITING BY THE ENGINEER OF RECORD. IT SHALL BE THE RESPONSIBILITY OF THE PERSON MAKING THE REVISIONS TO NOTIFY THE ENGINEER OF RECORD AND OBTAIN HIS WRITTEN APPROVAL OF THE REVISIONS AND HIS RELEASE OF THE REVISED PLANS FOR CONSTRUCTION PURPOSES PRIOR TO THE REVISIONS BEING MADE.
2. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF INTEGRAL ENGINEERING. ALL RIGHTS ARE RESERVED AND THE UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN CONSENT OF INTEGRAL ENGINEERING IS PROHIBITED.

A NEW DEVELOPMENT FOR
SAMTER HOMES
THERESA STREET TOWN HOMES

GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B ▪ tampa,florida 33618 813.960.9361 www.grittonarchitects.com ▪ fl. lic. aa26001048

BLDG #6
EXTERIOR ELEVATIONS

SHEET
12
OF 29

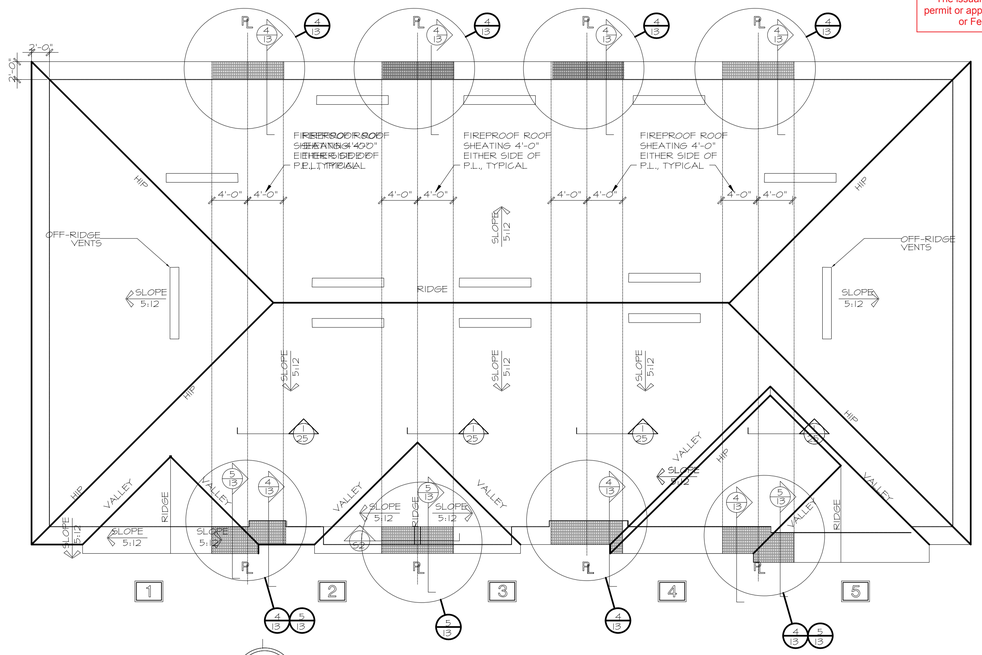
COPYRIGHT 2019

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

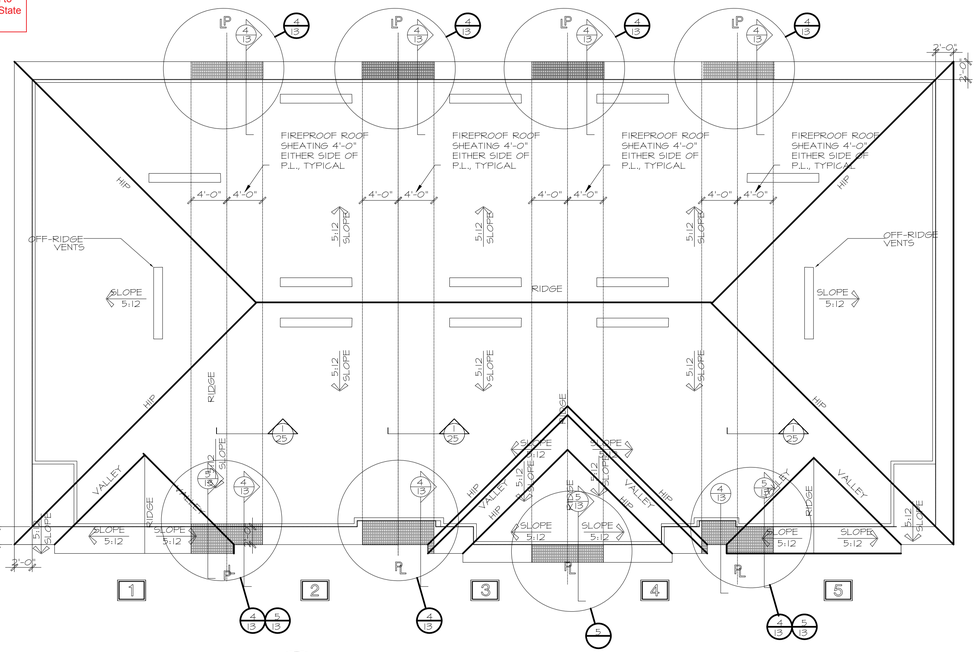
APPROVED

BUILDING ONLY

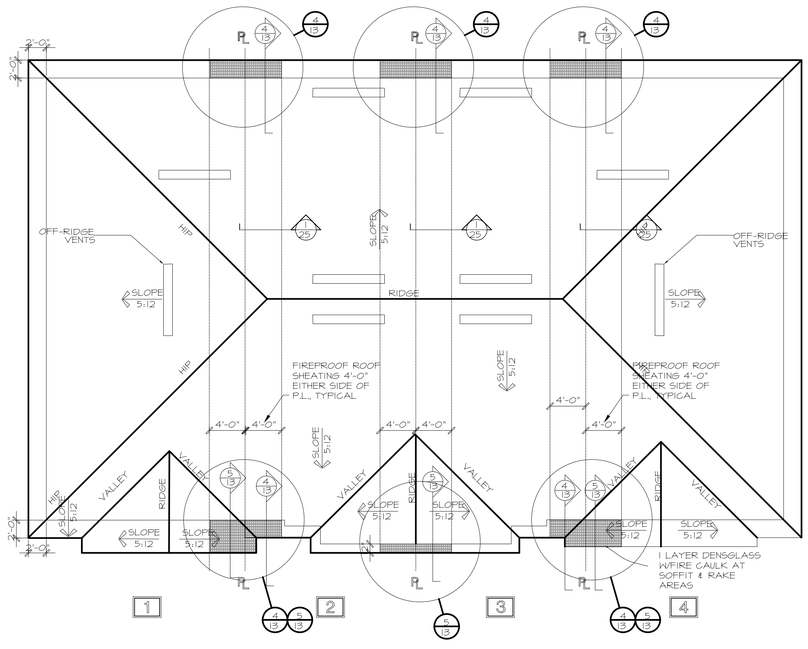
The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation



13 — BUILDING #4 AND #7 ROOF DRAINAGE PLAN
FIRE SEPARATION DETAILS FOR SOFFIT AND RAKE CONDITIONS
SCALE: 1/8" = 1'-0"



2 / 13 — BUILDING #6 ROOF DRAINAGE PLAN
FIRE SEPARATION DETAILS FOR SOFFIT AND RAKE CONDITIONS
SCALE: 1/8" = 1'-0"



3 / 13 — BUILDING #2,#3,#5, #8 ROOF DRAINAGE PLAN
FIRE SEPARATION DETAILS FOR SOFFIT AND RAKE CONDITIONS
SCALE: 1/8" = 1'-0"

ALL BUILDING - END UNITS
ATTIC VENTILATION CALCULATIONS

1 4 5

1,100 SF ATTIC AREA/300 = 3.7 SF OF VENTING REQUIRED

3.7 SF X 50% = 1.85 SF (266.4 SQ. IN.) OFF-RIDGE VENTING REQUIRED

266.4 SQ. IN./138 SQ. IN. (EACH VENT) = 1.93 VENTS = (2) 4 FT. LONG OFF-RIDGE VENTS REQUIRED

3.7 SF X 50% = 1.85 SF (266.4 SQ. IN.) REQUIRED CONTINUOUS SOFFIT VENTING.

168 L.F. OF VENTIATED SOFFIT PROVIDED AT A MINIMUM OF 3 SQ. IN./FT

168 L.F X 3 SQ. IN/FT. = 504 SQ. IN. (504 SQ.IN > 266.6 SQ. IN.)

ALL BUILDING - MIDDLE UNITS

2 3 4

950 SF ATTIC AREA/300 = 3.2 SF OF VENTING REQUIRED

3.2 SF X 50% = 1.60 SF (230.4 SQ. IN.) OFF-RIDGE VENTING REQUIRED

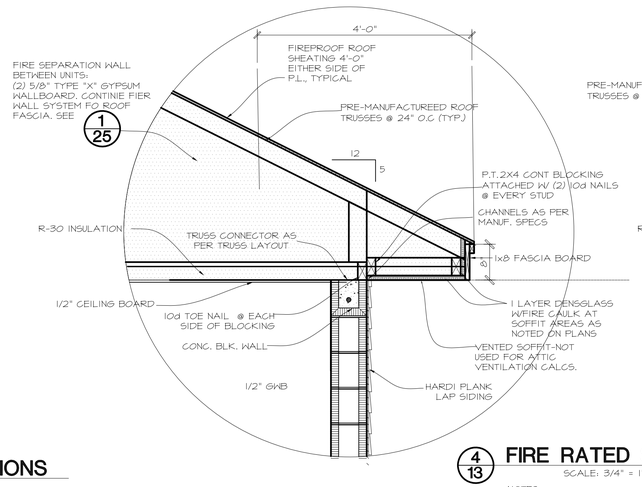
230.4 SQ. IN./138 SQ. IN. (EACH VENT) = 1.67 VENTS = (2) 4 FT. LONG OFF-RIDGE VENTS REQUIRED

3.2 SF X 50% = 1.60 SF (230.5 SQ. IN.) REQUIRED CONTINUOUS SOFFIT VENTING.

38 L.F. OF VENTIATED SOFFIT PROVIDED AT A MINIMUM OF 3 SQ. IN./FT

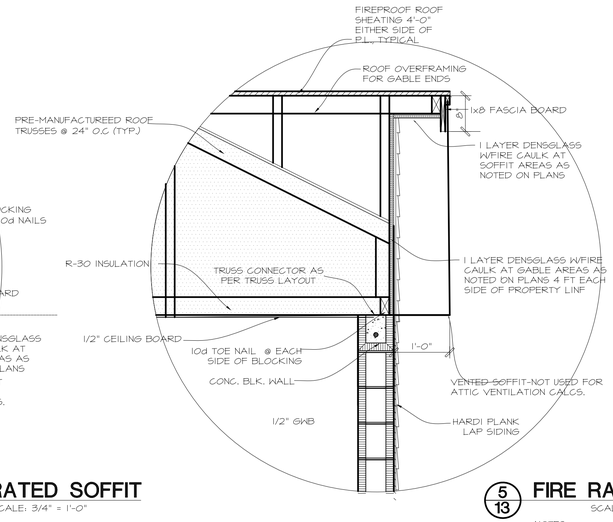
38 L.F X 3 SQ. IN/FT. = 114 SQ. IN. (114 SQ.IN < 230.5 SQ. IN.) NEED ADDITIONAL 116.5 SQ. IN.

116.5 = (1) 4 FT. LONG ROOF VENT PLACE IN LOWER ROOF



4 / 13 — FIRE RATED SOFFIT
SCALE: 3/4" = 1'-0"

NOTES
1. PROVIDE CONT. BEAD OF FIRE CAULK AT SOFFIT WAREAS AS NOTED ON PLANS
2. REFER TO ALL SECTION(S) FOR ADDITIONAL NOTES



5 / 13 — FIRE RATED RAKE
SCALE: 3/4" = 1'-0"

NOTES
1. PROVIDE CONT. BEAD OF FIRE CAULK AT SOFFIT WAREAS AS NOTED ON PLANS
2. REFER TO ALL SECTION(S) FOR ADDITIONAL NOTES

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 ⚠ date: 7-13-2018
#2 ⚠ date: 2-8-2019
#3 ⚠ date: 1-5-2019
#4 ⚠ date: 3-11-2020

INTEGRAL ENGINEERING
Phone: (813) 968-8482 | Fax: (813) 395-0266 | EB # 8353
LUIS C. CORREA, FL P.E., S.I., #49018

ROGER P. GRITTON — STATE OF FLORIDA — AR0012710 — REGISTERED ARCHITECT

A NEW DEVELOPMENT FOR SAMTER HOMES
THERESA STREET TOWN HOMES

GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B ▪ tampa,florida 33618 813.960.9361 www.grittonarchitects.com ▪ fl. lic. aa26001048

ROOF DRAINAGE PLANS
FIRE SEPARATION DETAILS FOR GABLE AND SOFFIT CONDITIONS

SHEET 13 OF 29

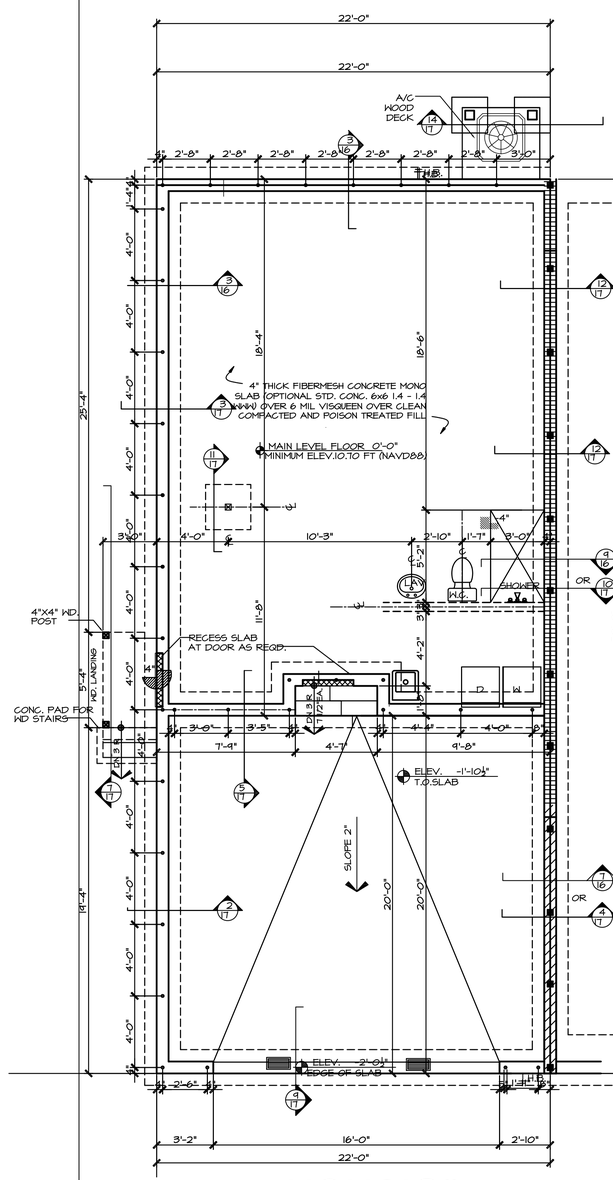
COPYRIGHT 2019

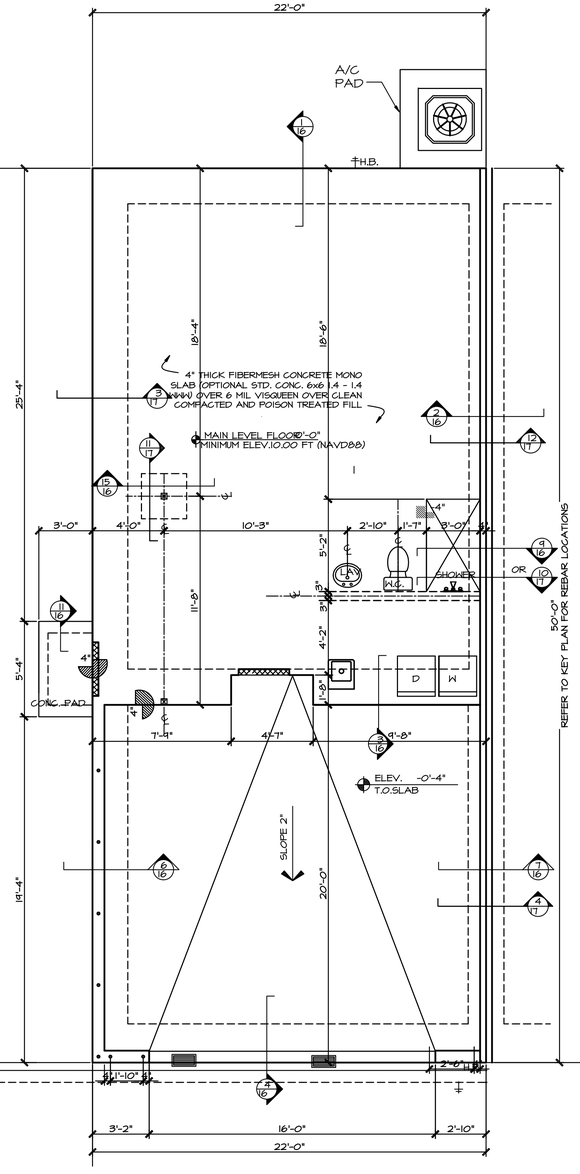
Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

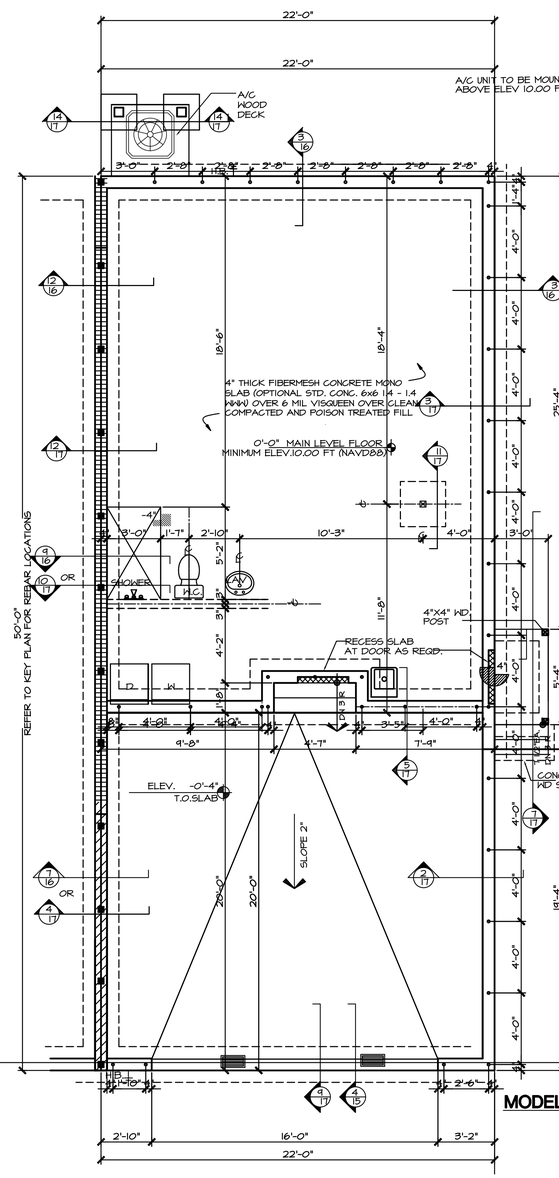
APPROVED

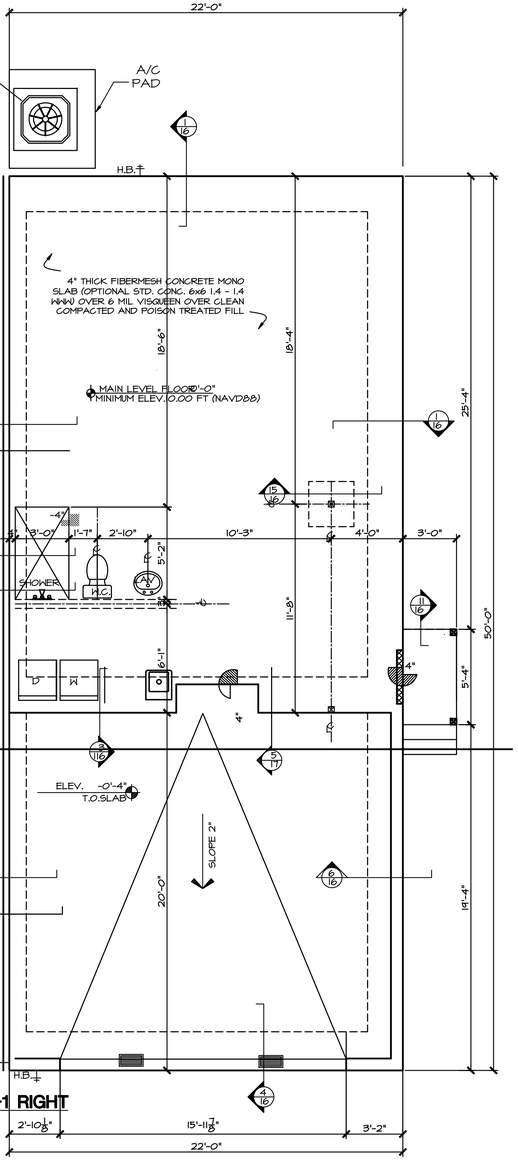
BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation









STRUCTURAL NOTES

REFER TO FOUNDATION KEY PLAN FOR OCATION OF REINFORCED FILLED CELLS BETWEEN UNITS

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 1 date: 7-13-2018
#2 2 date: 2-8-2019
#3 3 date: 7-5-2019
#4 4 date: 3-11-2020

INTEGRAL ENGINEERING
15704 FOXLOCH Road | Lutz, FL 33558
Phone: (813) 286-8402 | Fax: (813) 969-2696 | EB # 8213

LUIS C. CORREA, P.E., S.I. #49018 DATE:

1. UNLESS INDICATED FOR THE STRUCTURAL ENGINEERING PORTION OF THIS CERTIFICATION, I, THE UNDERSIGNED, HAVE NOT PERFORMED ANY DESIGN, SUPERVISION OR INSPECTION OF THE CONSTRUCTION OF THE ITEMS SHOWN ON THIS PLAN. THIS CERTIFICATION IS LIMITED TO THE STRUCTURAL ENGINEERING PORTION OF THE PLANS ONLY. THE ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER NON-STRUCTURAL ASPECTS OF THE PLANS ARE NOT COVERED BY THIS CERTIFICATION. (INCLUDING BUT NOT LIMITED TO: FIRE PROTECTION, ENERGY CONSERVATION, ETC.)

2. THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER.

A NEW DEVELOPMENT FOR
SAMTER HOMES
THERESA STREET TOWN HOMES

www.gfitonarchitects.com ▪ fl. lic. aa26001048

RITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B ▪ tampa,florida 33618 813.960.9361

MODEL A, & A-1 LEFT & RIGHT FOUNDATION PLAN

SHEET 14 OF 29

COPYRIGHT 2019

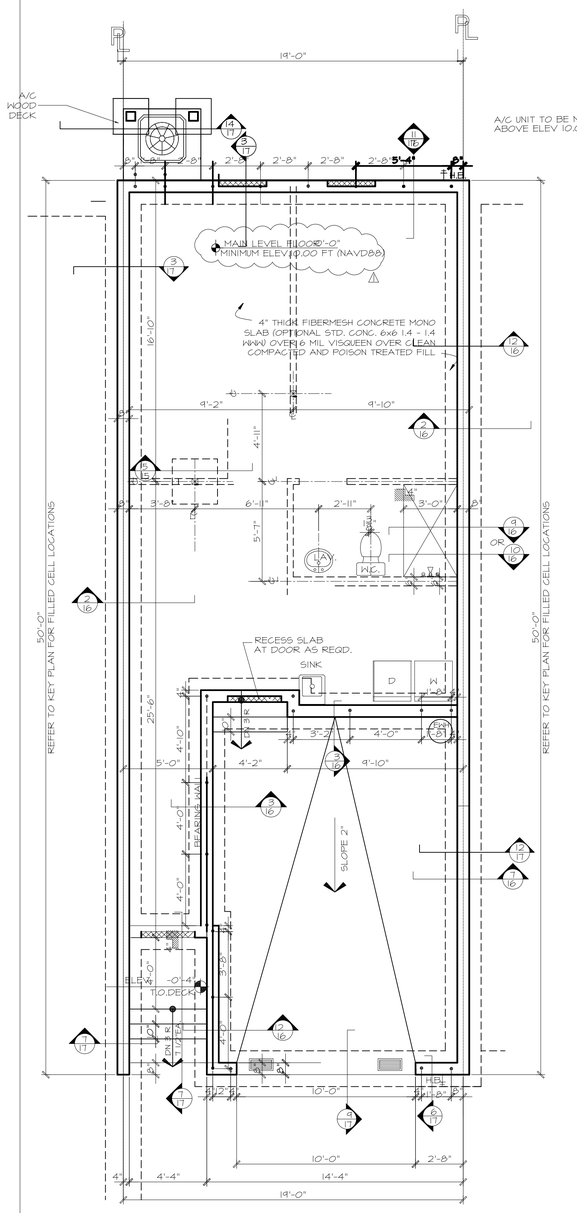
Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

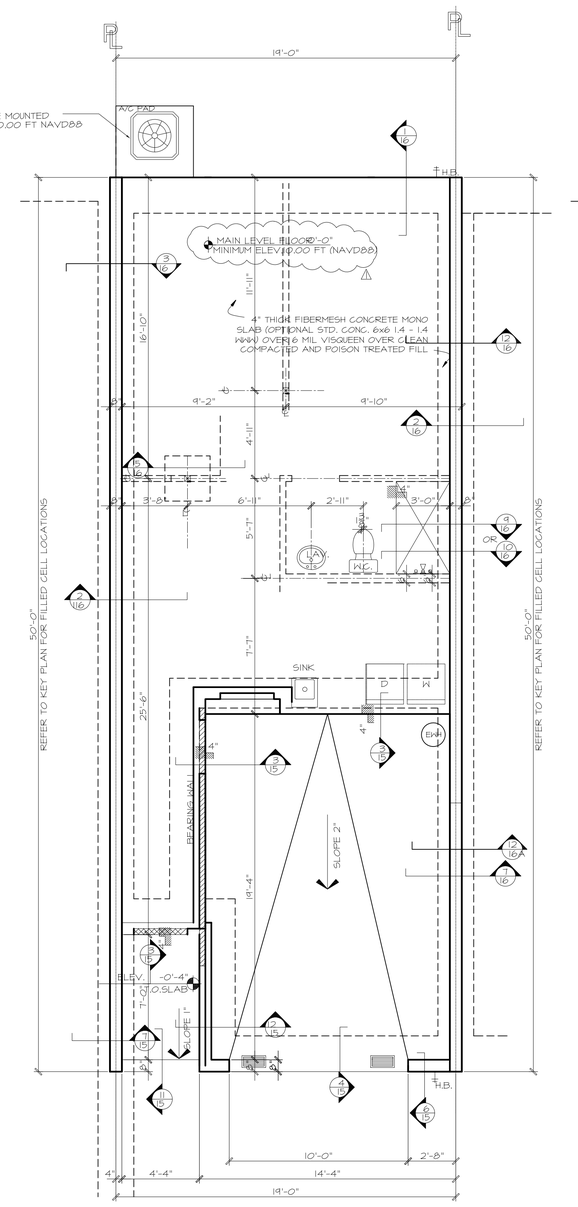
The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 ⚠ date: 7-13-2018
#2 ⚠ date: 2-8-2019
#3 ⚠ date: 7-5-2019
#4 ⚠ date: 3-11-2020



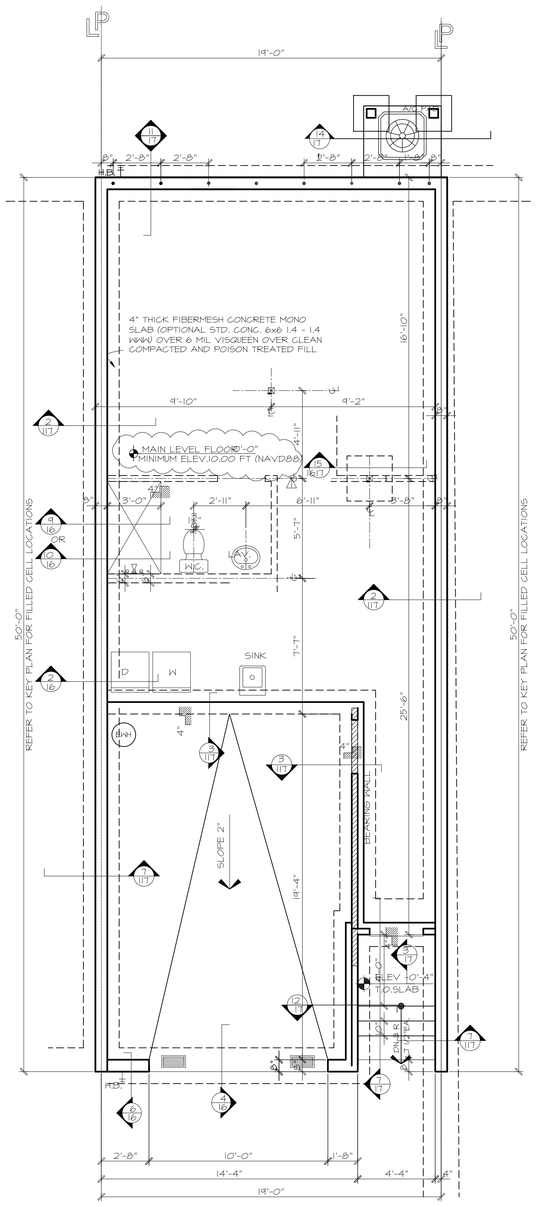
1/15 MODEL B & B-1 LEFT STEM WALL FOUNDATION PLAN

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



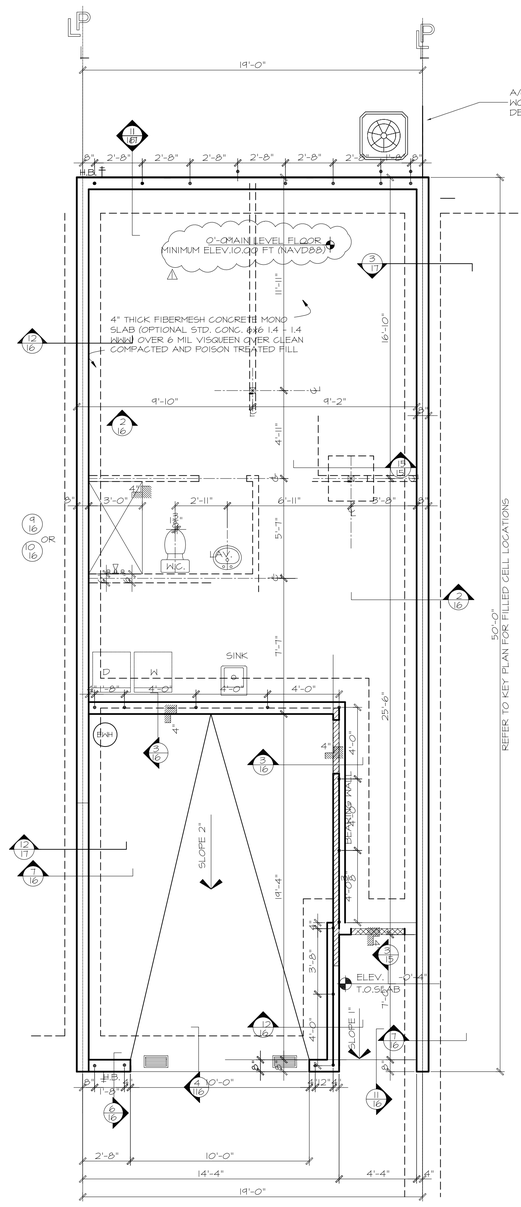
2/15 MODEL B & B-1 LEFT FOUNDATION PLAN

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



3/15 MODEL B & B-1 RIGHT STEM WALL FOUNDATION PLAN

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



4/15 MODEL B & B-1 RIGHT FOUNDATION PLAN

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

STRUCTURAL NOTES

REFER TO FOUNDATION KEY PLAN FOR OCATION OF REINFORCED FILLED CELLS BETWEEN UNITS

STRUCTURAL NOTES

REFER TO FOUNDATION KEY PLAN FOR OCATION OF REINFORCED FILLED CELLS BETWEEN UNITS

INTEGRAL ENGINEERING
LUIS C. CORREA, FL.P.E., S.I. #49018 DATE:

ROGER P. GRITTON STATE OF FLORIDA AR0012710 REGISTERED ARCHITECT

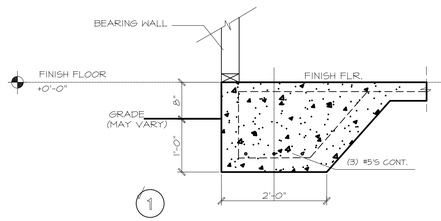
A NEW DEVELOPMENT FOR
SAMTER HOMES
THERESA STREET TOWN HOMES

GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B ▪ tampa,florida ▪ 33618 ▪ 813.960.9361 ▪ www.grittonarchitects.com ▪ fl. lic: aa26001048

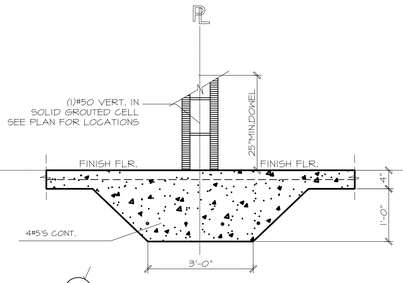
MODEL B, & B-1 LEFT & RIGHT FOUNDATION PLAN

SHEET 15 OF 29

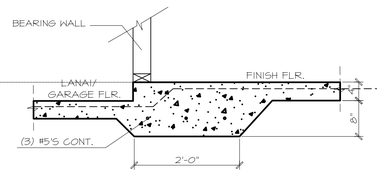
COPYRIGHT 2019



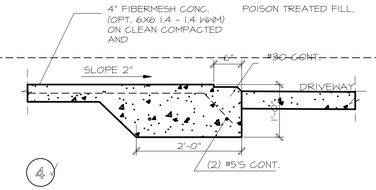
1



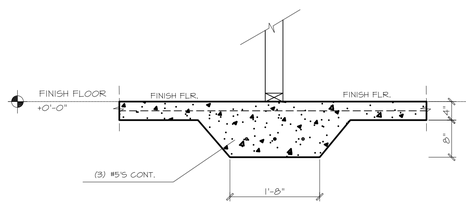
2



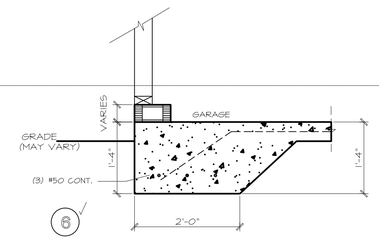
3



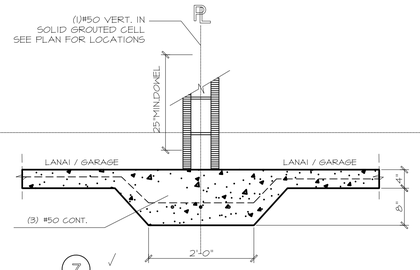
4



5

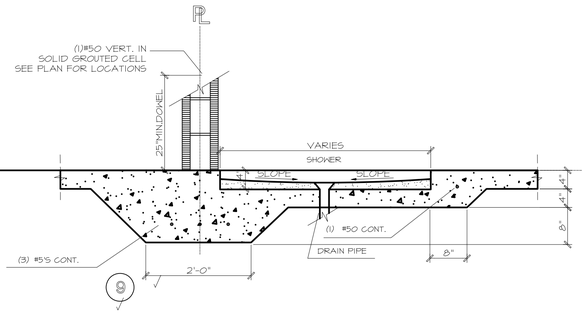


6

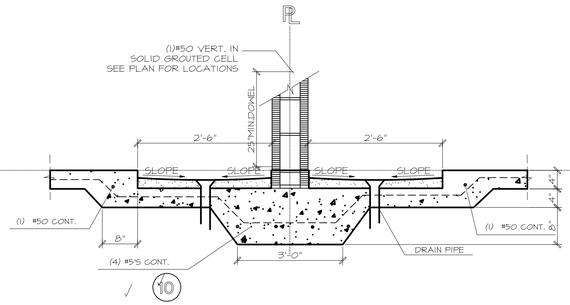


7

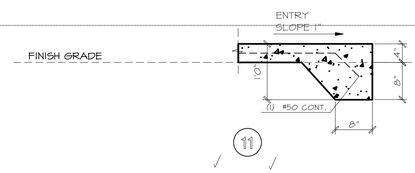
8 NOT USED



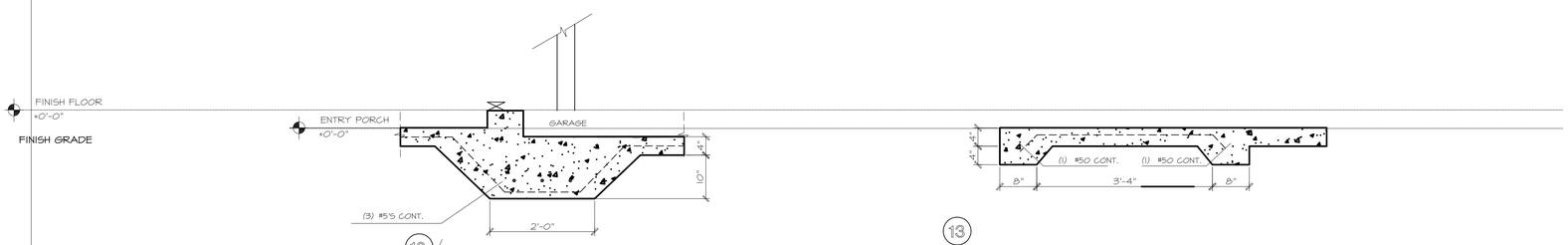
9



10



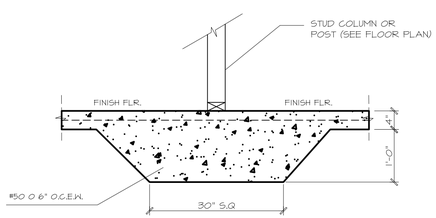
11



12

13

14 NOT USED



15

FOOTING DETAILS

SCALE: 3 / 4" = 1'-0

NOTE: FOOTINGS ARE DESIGNED ASSUMING
2,000 PSF SOIL BEARING CAPACITY
TO BE VERIFIED WITH SOIL TESTING

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 ⚠ date: 7-13-2018
#2 ⚠ date: 2-8-2019
#3 ⚠ date: 7-5-2019
#4 ⚠ date: 3-11-2020

INTEGRAL ENGINEERING
LEON COUNTY, FLORIDA 32308
Phone: (813) 598-9402 Fax: (813) 965-0266 | EB #323
LUIS G. CORREA, FL.P.E., S.I., #49018 DATE:

1. BOARD MAY BE KEPT FOR STRUCTURAL ENGINEERING OPINIONS OF THIS DRAWING ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. REPORT ANY DISCREPANCY TO ENGINEER BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL COORDINATE ALL DRAWINGS AND FIELD CONDITIONS FOR ACCURACY AND COMPLETENESS OF DIMENSIONS AND DETAILS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL COMPLY WITH ALL SAFETY STANDARDS AND REGULATIONS. ENGINEER SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL NOT PROCEED WITH ANY VARIATIONS WITHOUT THE ENGINEER'S APPROVAL.
2. THIS DRAWING IS NOT FOR USE OR REPRODUCTION BY ANY PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF INTEGRAL ENGINEERING.

A NEW DEVELOPMENT FOR

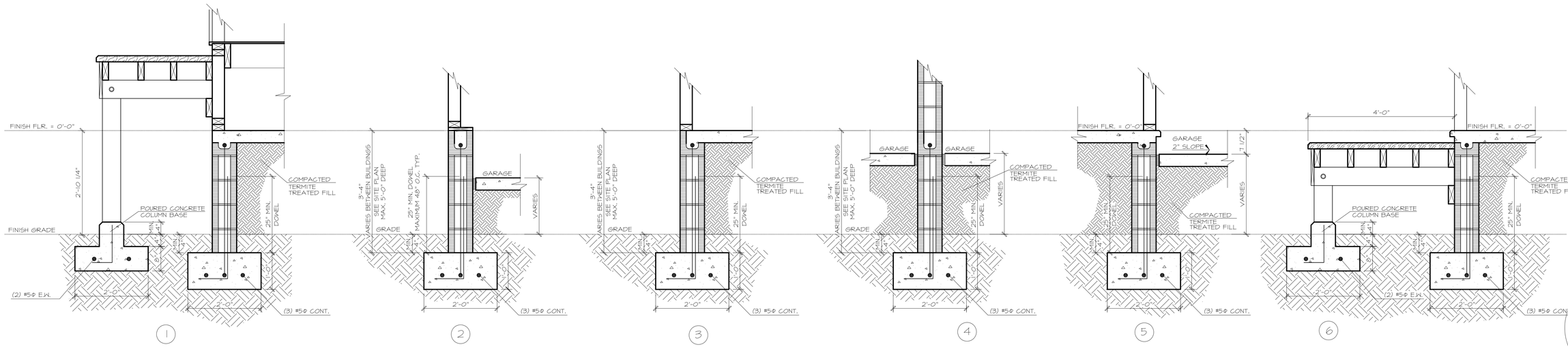
fl. lic. aa26001048

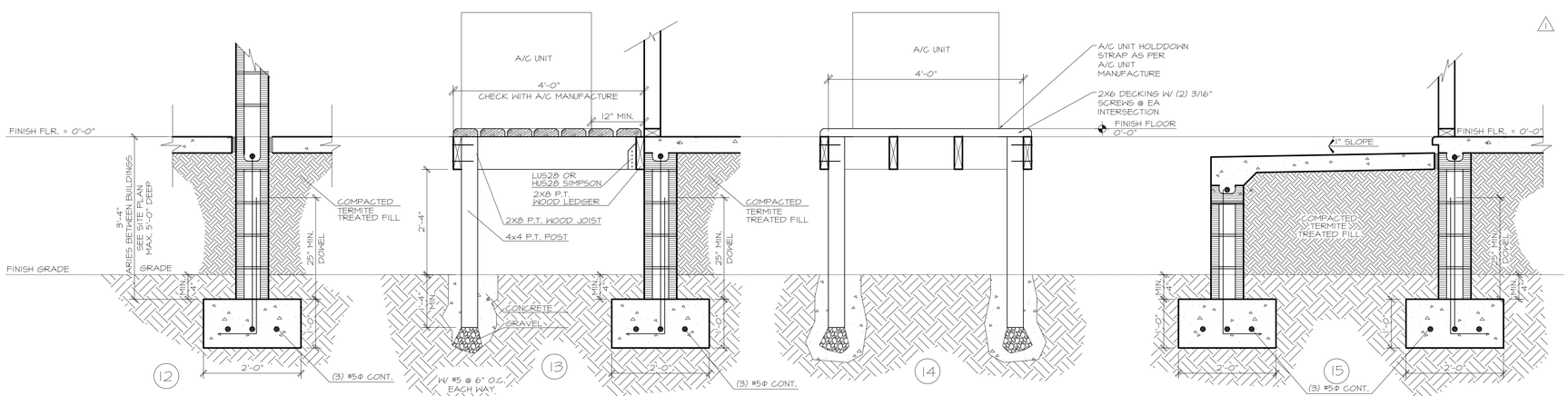
GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B ▪ tampa,florida 33618 813.960.9361 www.griftonarchitects.com

FOOTING DETAILS

SHEET
16
OF 29

COPYRIGHT 2019





STEAM WALL FOOTING DETAILS

SCALE: 3/4" = 1'-0"

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

GENERAL NOTES:

1. FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTOR'S USE, OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND STRING STRETCHED FROM MARKER TO VERIFY REQUIRED SETBACKS.

2. ALL PLUMBING, ELECTRICAL, MECHANICAL ROUGH - INS MUST BE COMPLETE, INSPECTED AND APPROVED BEFORE REQUESTING THE FRAMING INSPECTION. FBC 105.6

3. STRUCTURE TO COMPLY WITH HILLSBOROUGH COUNTY CONSTRUCTION CODE, PAGE 63 NUMBER 11.

TERMITES NOTES:

FBC R320.1 - "A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHAL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL".

FBC R320.1.6 - CONDENSATE AND ROOF DOWN SPOUTS SHAL DISCHARGE AT LEAST 1'-0" AWAY FROM THE BUILDING SIDEWALLS.

FBC R320.1.6 - IRRIGATION/SPRINKLER SYSTEM INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDEWALLS.

FBC R320.1.6 - TO PROVIDE FOR INSPECTION TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6 INCHES. EXCEPTION, POINT OR DECORATIVE CEMENTITIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.

FBC R320.1.1 - INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACK FILL IS COMPLETE.

FBC R320.1.2 - SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED.

FBC R320.1.3 - BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC... SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT.

FBC R320.1.4 - MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROJECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED.

FBC R320.1.5 - CONCRETE OVER POUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.

FBC R320.1.6 - SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS.

FBC R320.1.4 - AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE, INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED.

FBC R320.1 - ALL BUILDING ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT.

FBC R320.1 - A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

FBC R320.3 - AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHARING OR OTHER CELLULOSE CONTAINING MATERIAL.

FBC 2304.11.1.1 - NO WOOD VEGETATION, STUMPS, CARDBOARD, TRASH, ETC... SHALL BE BURIED WITH 15'-0" OF ANY BUILDING OR PROPOSED BUILDING.

SOIL IS TO BE COMPACTED TO 95% MODIFIED PROTECTOR AS DEFINED BY ASTM D 1557-91

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 ⚠ date: 7-13-2018
#2 ⚠ date: 2-8-2019
#3 ⚠ date: 7-5-2019
#4 ⚠ date: 3-11-2020

INTEGRAL ENGINEERING
15704 Tobacco Road, Lutz, FL 33558

1. THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS THEY ARE SIGNED AND SEALED BY THE ENGINEER OF RECORD. THESE DRAWINGS ARE NOT FOR PERMITTING UNLESS THEY ARE SIGNED AND SEALED BY THE ENGINEER OF RECORD.
2. THESE DRAWINGS ARE NOT FOR STRUCTURAL ENGINEERING PURPOSES. THE STRUCTURAL ENGINEER OF RECORD IS RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE BUILDING AND SHALL PREPARE ALL STRUCTURAL DRAWINGS AND SPECIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, CODES, RULES AND REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IN THE EVENT OF ANY CHANGE IN THE DRAWINGS OR SPECIFICATIONS THAT MAY BE REQUIRED BY THE CONDITIONS OF THE JOB SITE OR BY THE LOCAL BUILDING AUTHORITIES.
4. THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS THEY ARE SIGNED AND SEALED BY THE ENGINEER OF RECORD. THESE DRAWINGS ARE NOT FOR PERMITTING UNLESS THEY ARE SIGNED AND SEALED BY THE ENGINEER OF RECORD.

LUIS C. CORREA, FL P.E. S.I. #49018 DATE:

ROBB P. GRITTON — STATE OF FLORIDA — AR0012710 — REGISTERED ARCHITECT

A NEW DEVELOPMENT FOR

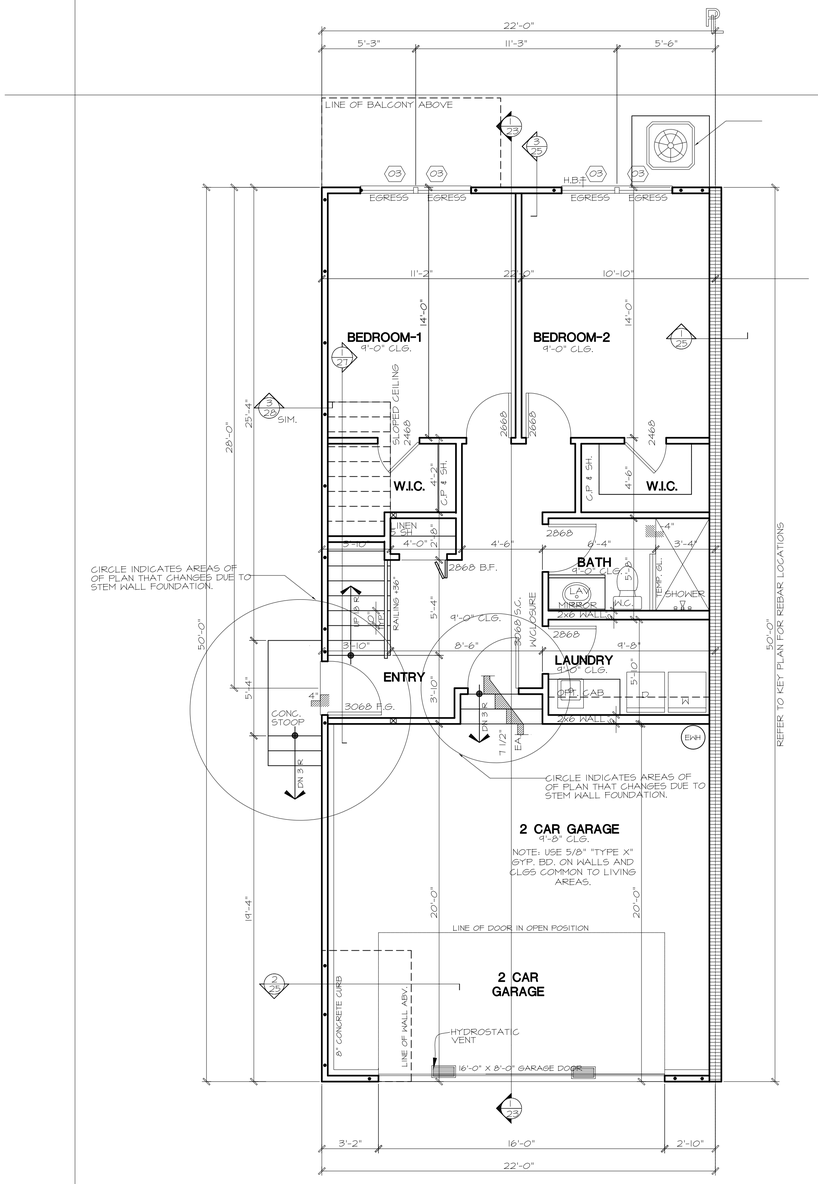
fl. lic. aa26001048

GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B ▪ tampa,florida 33618 813.960.9361
www.grittonarchitects.com

FOOTING DETAILS
ALTERNATE STEM FOUNDATION

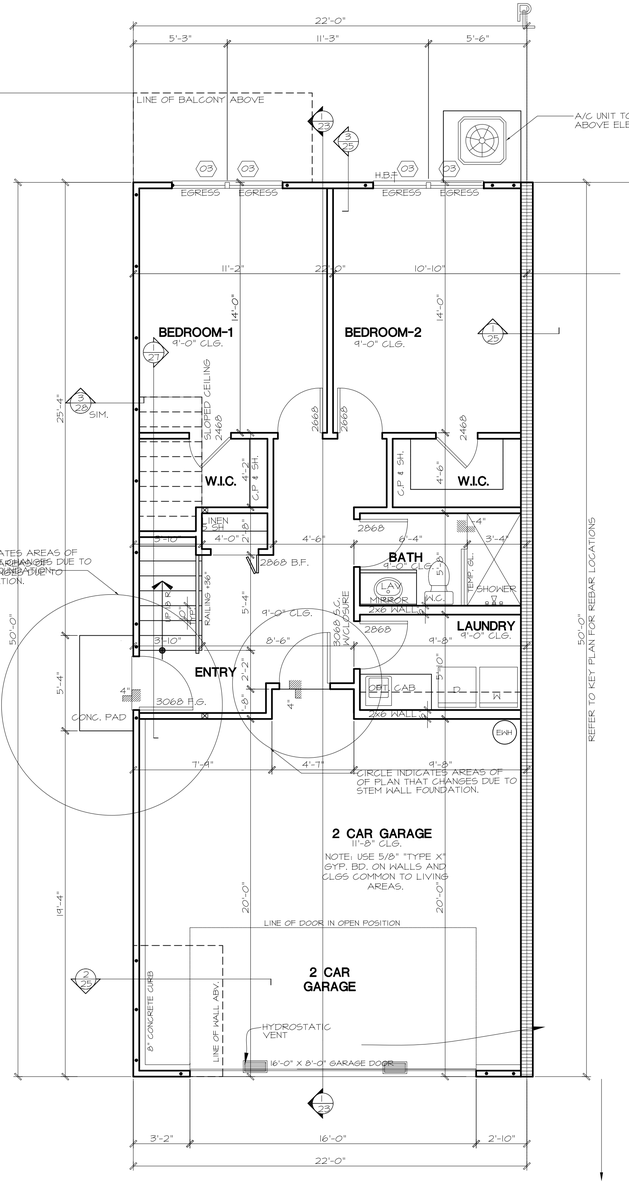
SHEET 17 OF 29

COPYRIGHT 2019



MODEL A-1 (LEFT)
FIRST LEVEL FLOOR PLAN ALTERNATE
FLOOR PLAN WITH STEM WALL CONDITION

1/18 SCALE: 1/4" = 1'-0"



MODEL A-1 (LEFT)
FIRST LEVEL FLOOR PLAN

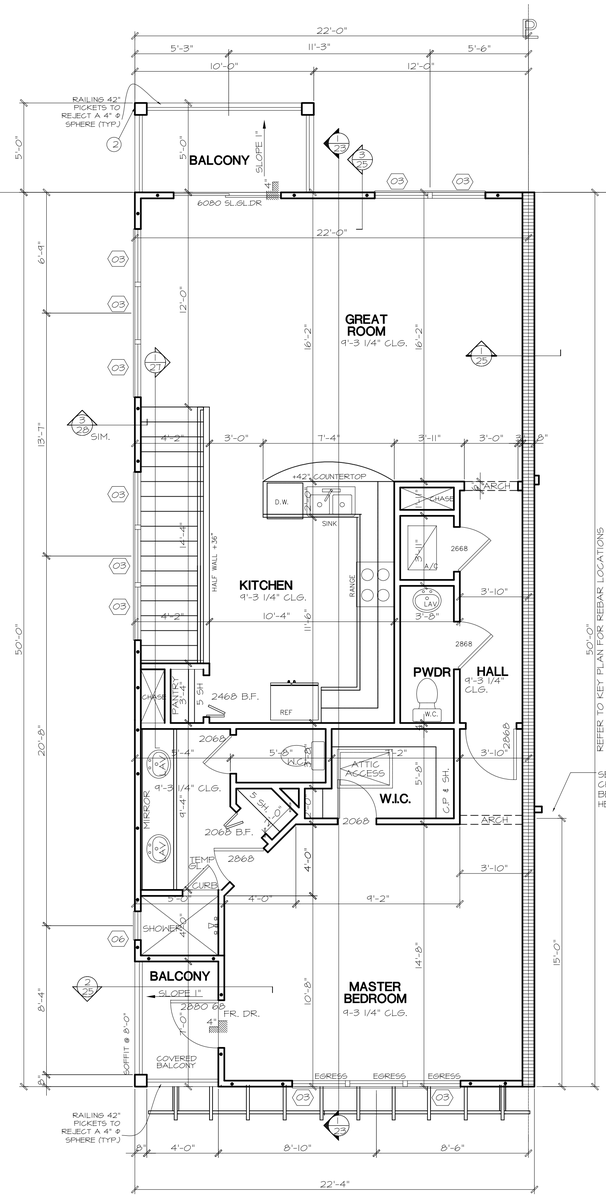
2/18 SCALE: 1/4" = 1'-0"

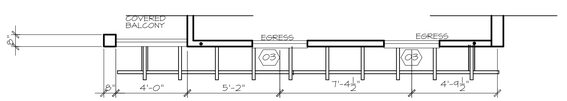
Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation





ALTERNATE WINDOW LOCATIONS
BUILDING #6

MODEL A (LEFT)
SECOND LEVEL FLOOR PLAN

3/18 SCALE: 1/4" = 1'-0"

MASONRY WALL LEGEND

T.O.M. @ 20'-0"

BEARING WALL

STRUCTURAL NOTES

REFER TO FOUNDATION KEY PLAN FOR LOCATION OF REINFORCED FILLED CELLS BETWEEN UNITS.

ALL EXTERIOR WALLS DESIGNED AS SHEARWALLS.

1. (3) 2X4 STUD W/ SIMPSON HTT16 @ BOT & (2) MTS16 @ TOP.
2. 4X4 POST W/ SIMPSON MST60 TOP & BOT
- INDICATES LOCATION OF ½" THREADED BOLT SYSTEM

(01) WINDOW LABEL **WINDOW SCHEDULE - NU AIR Single Hung**

MARK	TYPE	REMARKS	ROUGH OPENING
01	14	SINGLE HUNG	19 1/4" X 50 7/8"
02	24	SINGLE HUNG	37 1/8" X 50 7/8"
03	25	SINGLE HUNG	37 1/8" X 63 1/4"
04	1A6	SINGLE HUNG	27 1/4" X 73 1/4"
05	26	SINGLE HUNG	37 1/8" X 73 1/4"
06		FIXED GLASS	20" X 32"

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 1 date: 7-13-2018
#2 2 date: 2-8-2019
#3 3 date: 7-5-2019
#4 4 date: 3-11-2020

INTEGRAL ENGINEERING
15708 Tobacco Road, Lutz, FL 33558
813.435.3550 www.integralengineering.net

1. LICENSEE'S COPYRIGHT AND RESTRICTIONS: THESE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF INTEGRAL ENGINEERING. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF INTEGRAL ENGINEERING. ALL RIGHTS RESERVED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.
2. BIDDERS ARE REQUESTED TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS THEY MAY DISCOVER IN THE DRAWINGS OR SPECIFICATIONS PRIOR TO THE SUBMISSION OF BIDS. FAILURE TO DO SO SHALL VALIDATE THE ARCHITECT'S INTERPRETATION OF ANY MATTER IN QUESTION.
3. THIS DRAWING IS VALID FOR 1 YEAR FROM AFTER THE DATE IT IS SIGNED & SEALED.

DATE:

LUIS C. CORREA, P.E., S.I. #49018

ROGER P. GRITTON — STATE OF FLORIDA — REGISTERED ARCHITECT — AR0012710

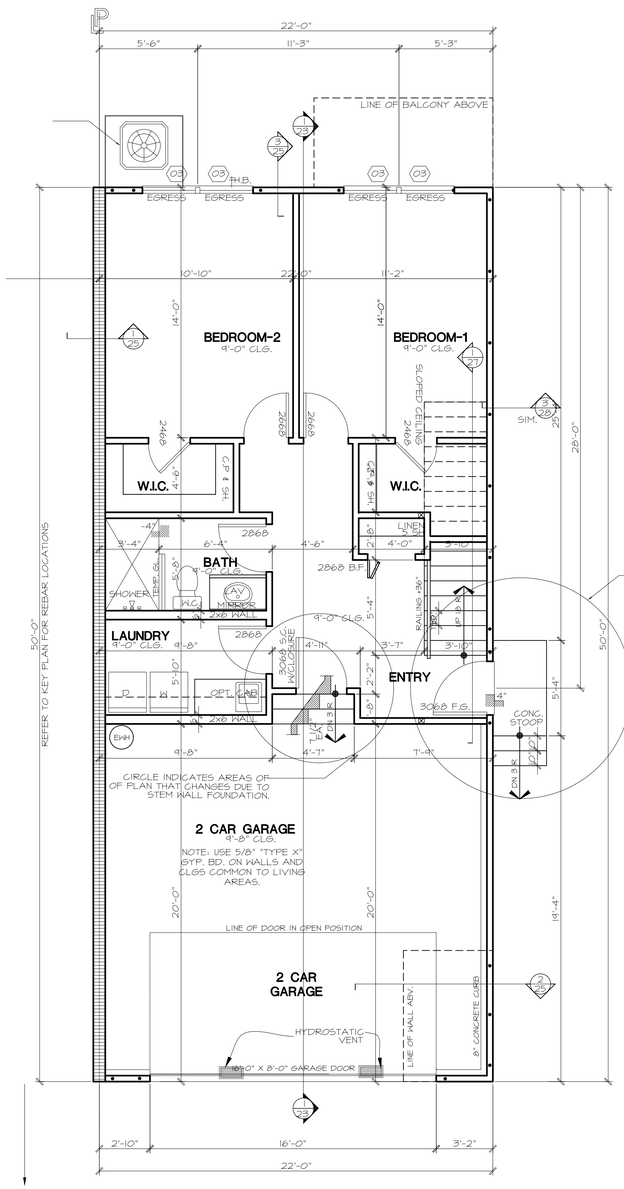
GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B tampa,florida 33618 813.960.9361 ▪ www.grittonarchitects.com ▪ fl. lic. aa26001048

A NEW DEVELOPMENT FOR
BLAKE BUILDERS
THERESA STREET TOWN HOMES

MODEL A, & A-1
LEFT
FLOOR PLANS

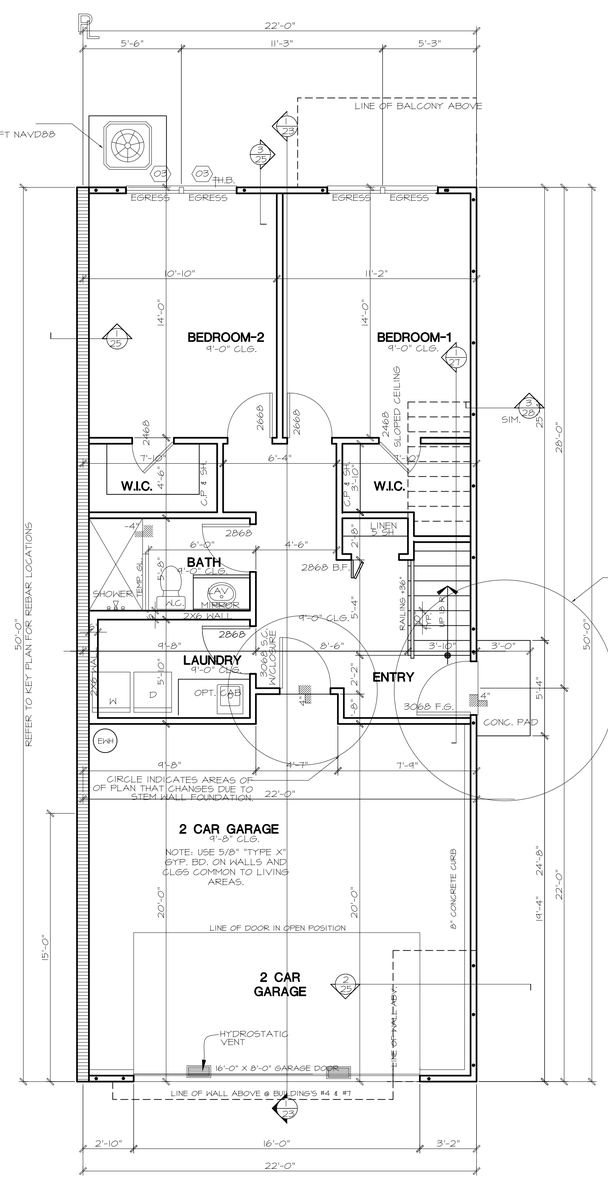
SHEET
18
OF 29

COPYRIGHT 2019



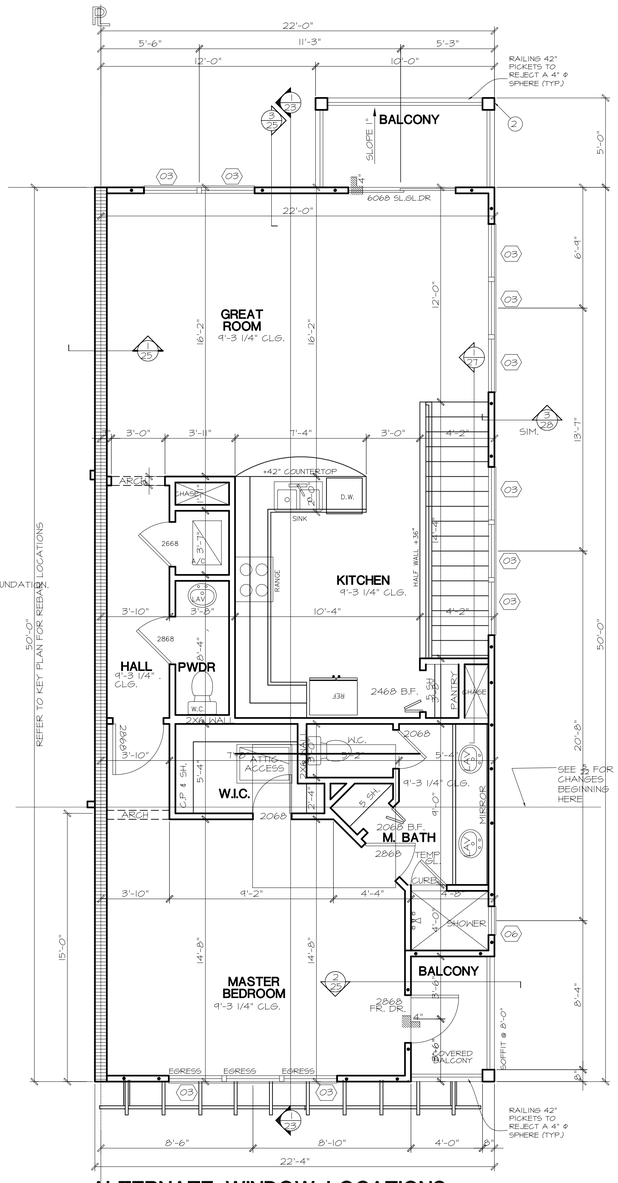
MODEL A-1 (RIGHT)
FIRST LEVEL FLOOR PLAN ALTERNATE
FLOOR PLAN WITH STEM WALL CONDITION

1 / 19 SCALE: 1/4" = 1'-0"

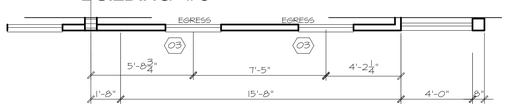


MODEL A-1 (RIGHT)
FIRST LEVEL FLOOR PLAN

2 / 19 SCALE: 1/4" = 1'-0"



ALTERNATE WINDOW LOCATIONS
BUILDING #6



ALTERNATE WINDOW LOCATIONS
BUILDING #4,#7

ALTERNATE WINDOW LOCATIONS
BUILDING #2,#3,#5,#8

MODEL A (RIGHT)
SECOND LEVEL FLOOR PLAN

3 / 19 SCALE: 1/4" = 1'-0"

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

MASONRY WALL LEGEND

T.O.M. @ 20'-0"

BEARING WALL

REFER TO FOUNDATION KEY PLAN FOR LOCATION OF REINFORCED FILLED CELLS BETWEEN UNITS.

ALL EXTERIOR WALLS DESIGNED AS SHEARWALLS.

(1) (3) 2X4 STUD W/ SIMPSON HTT16 @ BOT & (2) MTS16 @ TOP.

(2) 4X4 POST W/ SIMPSON MST60 TOP & BOT

● INDICATES LOCATION OF ½" THREADED BOLT SYSTEM

(01) WINDOW LABEL **WINDOW SCHEDULE - NU AIR Single Hung**

MARK	TYPE	REMARKS	ROUGH OPENING
01	14	SINGLE HUNG	19 1/4" X 50 7/8"
02	24	SINGLE HUNG	37 1/8" X 50 7/8"
03	25	SINGLE HUNG	37 1/8" X 63 1/4"
04	1A6	SINGLE HUNG	27 1/4" X 73 1/4"
05	26	SINGLE HUNG	37 1/8" X 73 1/4"
06		FIXED GLASS	20" X 32"

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 1 date: 7-13-2018
#2 2 date: 2-8-2019
#3 3 date: 7-5-2019
#4 4 date: 3-11-2020

INTEGRAL ENGINEERING

1. SIGNED AND SEALED FOR THE STRUCTURAL ENGINEERING PORTION OF THIS DRAWING ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS ARE CORRECT AND TO NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO THE FABRICATION OF ANY COMPONENTS. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ANY NECESSARY CHANGES.
2. SIGNED AND SEALED DRAWINGS AND/OR CALCULATIONS FOR TRUSSES, WINDOWS, DOORS AND SHUTTERS SHALL BE SUBMITTED BY THE SUPPLIER AND APPROVED BY THE ENGINEER OF RECORD PRIOR TO FABRICATION.
3. THIS DRAWING IS VALID FOR 2 MONTHS AFTER THE DATE IT IS SIGNED & SEALED.

LUIS C. CORREA, FL P.E. No. 68018 DATE:

ROGER P. GRITTON STATE OF FLORIDA AR0012710 REGISTERED ARCHITECT

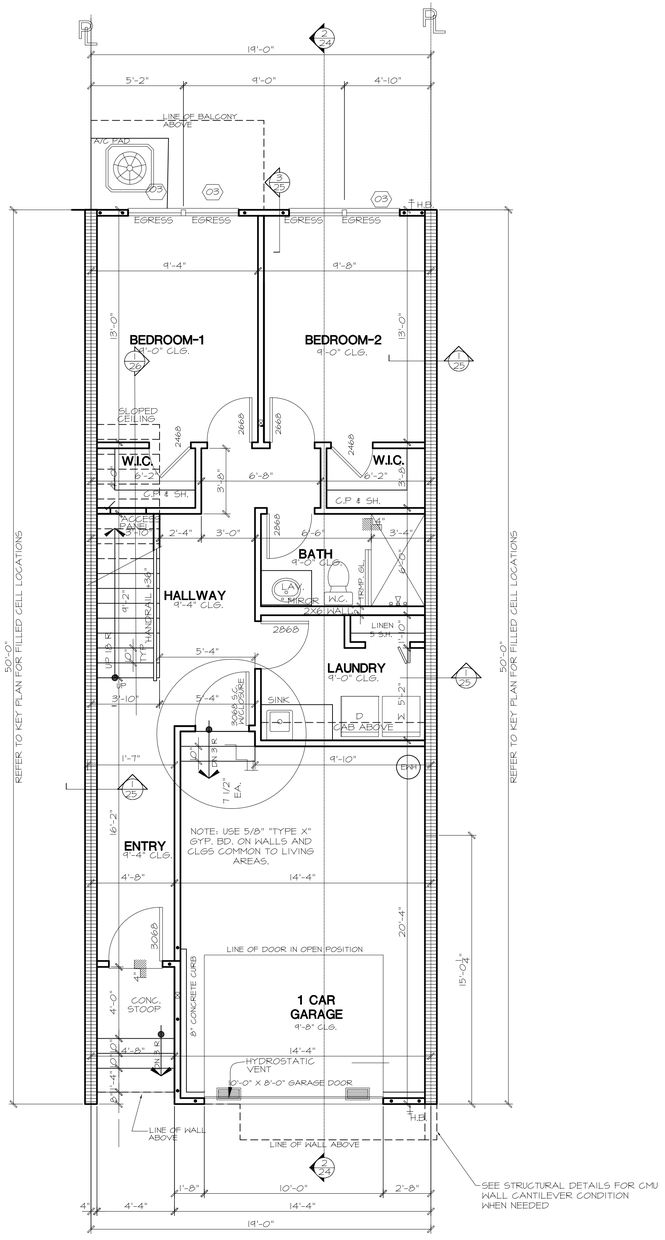
GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B ▪ tampa,florida ▪ 33618 ▪ 813.960.9361 ▪ www.grittonarchitects.com ▪ fl. lic. aa26001048

A NEW DEVELOPMENT FOR
BLAKE BUILDERS
THERESA STREET TOWN HOMES

MODEL A, & A-1 RIGHT FLOOR PLANS

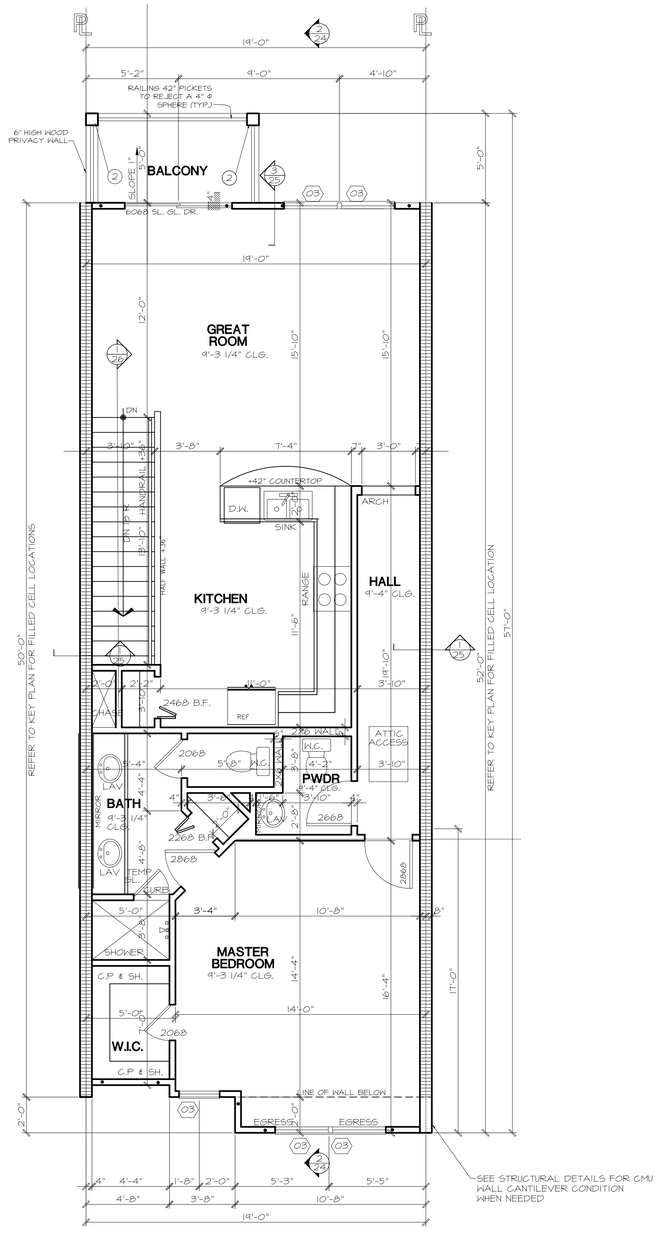
SHEET 19 OF 29

COPYRIGHT 2019



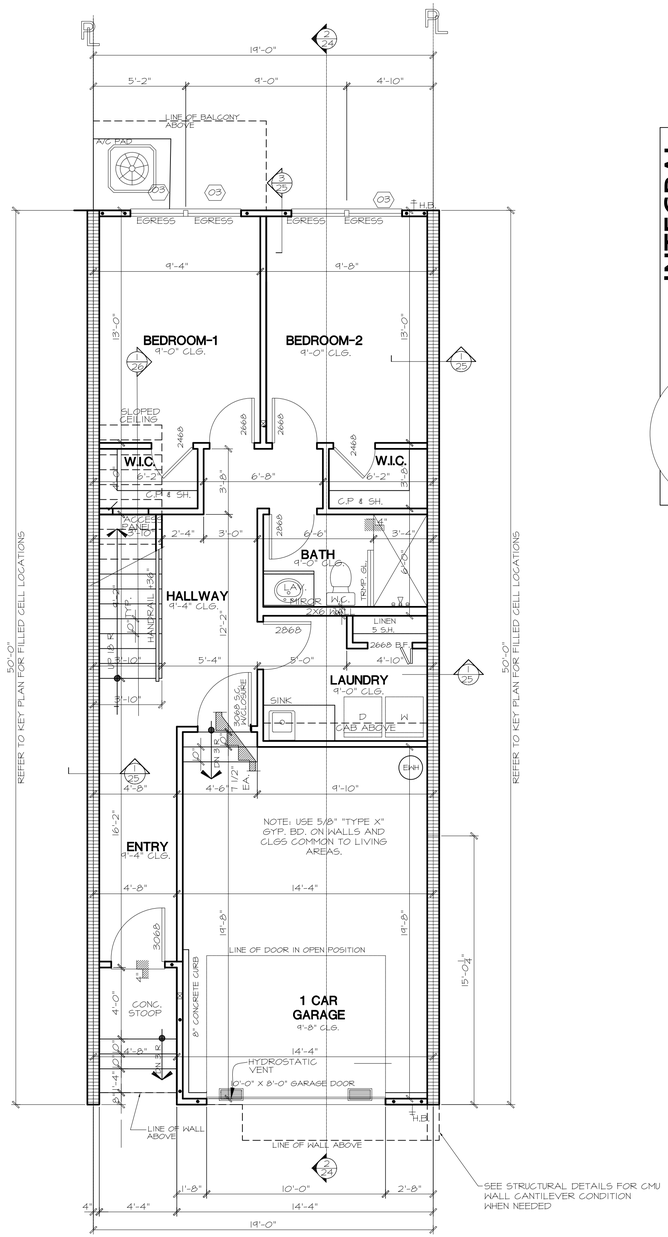
MODEL B - B-1 (LEFT)
FIRST LEVEL FLOOR PLAN
FLOOR PLAN WITH STEM WALL CONDITION

1/20 SCALE: 1/4" = 1'-0"



MODEL B (LEFT)
SECOND LEVEL FLOOR PLAN

2/20 SCALE: 1/4" = 1'-0"



MODEL B - B-1 (LEFT)
FIRST LEVEL FLOOR PLAN

3/20 SCALE: 1/4" = 1'-0"

MASONRY WALL LEGEND

T.O.M. @ 20'-0"

BEARING WALL

REFER TO FOUNDATION KEY PLAN FOR LOCATION OF REINFORCED FILLED CELLS BETWEEN UNITS.

ALL EXTERIOR WALLS DESIGNED AS SHEARWALLS.

(1) (3) 2X4 STUD W/ SIMPSON HTT16 @ BOT & (2) MTS16 @ TOP.

(2) 4X4 POST W/ SIMPSON MST60 TOP & BOT

● INDICATES LOCATION OF ½" THREADED BOLT SYSTEM

(01) WINDOW LABEL **WINDOW SCHEDULE - NU AIR Single Hung**

MARK	TYPE	REMARKS	ROUGH OPENING
01	14	SINGLE HUNG	19 1/4" X 50 7/8"
02	24	SINGLE HUNG	37 1/8" X 50 7/8"
03	25	SINGLE HUNG	37 1/8" X 63 1/4"
04	1A6	SINGLE HUNG	27 1/4" X 73 1/4"
05	26	SINGLE HUNG	37 1/8" X 73 1/4"
06		FIXED GLASS	20" X 32"

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

issue date:	4-18-2018
drawn by:	BLAKE
checked by:	RPG
revisions:	
#1 1 date:	7-13-2018
#2 2 date:	2-8-2019
#3 3 date:	7-5-2019
#4 4 date:	3-11-2020

INTEGRAL ENGINEERING
5705 E. Fowler Ave. Tampa, FL 33617
Phone (813) 988-9402 | Fax (813) 988-9486 | EB # 8358
CERTIFICATE OF AUTHORIZATION NUMBER: 28 FOR STRUCTURAL ENGINEERING PURPOSES ONLY
LUIS C. CORREA, FL P.E., S.I. #49018 DATE:

1. BOARDS AND SHEETS CONSTITUTE A COMPLETE SET OF CONSTRUCTION DOCUMENTS AND ARE INCOMPLETE WITHOUT ALL OF THE SHEETS. ALL SHEETS ARE TO BE USED IN CONJUNCTION WITH EACH OTHER. ANY DISCREPANCIES FOUND IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS. BASIC NOTE: ALL TILE STRUCTURAL MEMBERS PERPENDICULAR TO TILE SLOPE.

2. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY THE ARCHITECT OF RECORD.

ROGER P. GRITTON
STATE OF FLORIDA
AR0012710
REGISTERED ARCHITECT

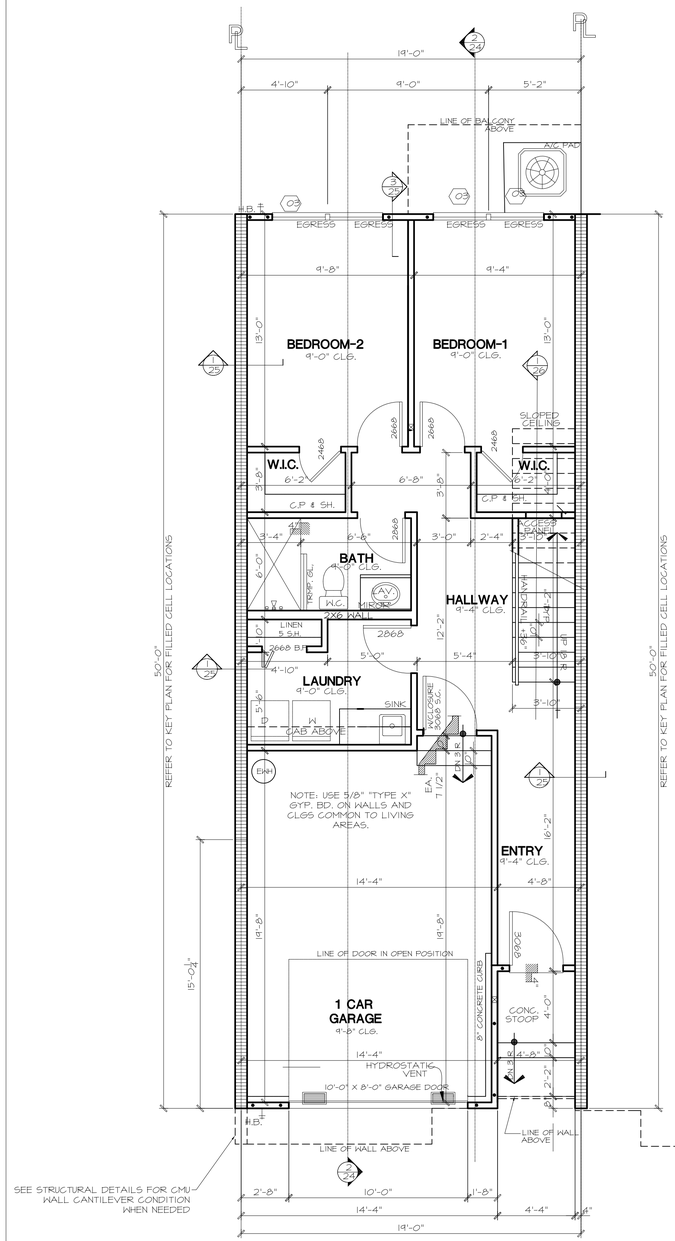
A NEW DEVELOPMENT FOR
BLAKE BUILDERS
THERESA STREET TOWN HOMES

GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy, suite B ▪ tampa,florida ▪ 33618 ▪ 813.960.9361 ▪ www.grittonarchitects.com ▪ fl. lic. aa26001048

MODEL B, & B-1
LEFT
FLOOR PLANS

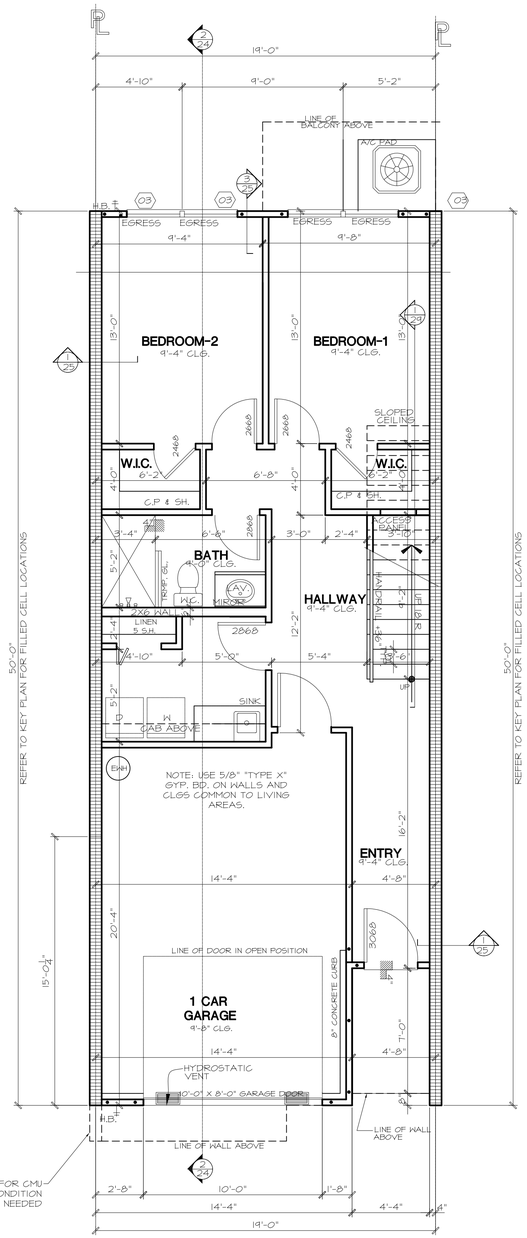
SHEET
20
OF 29

COPYRIGHT 2019



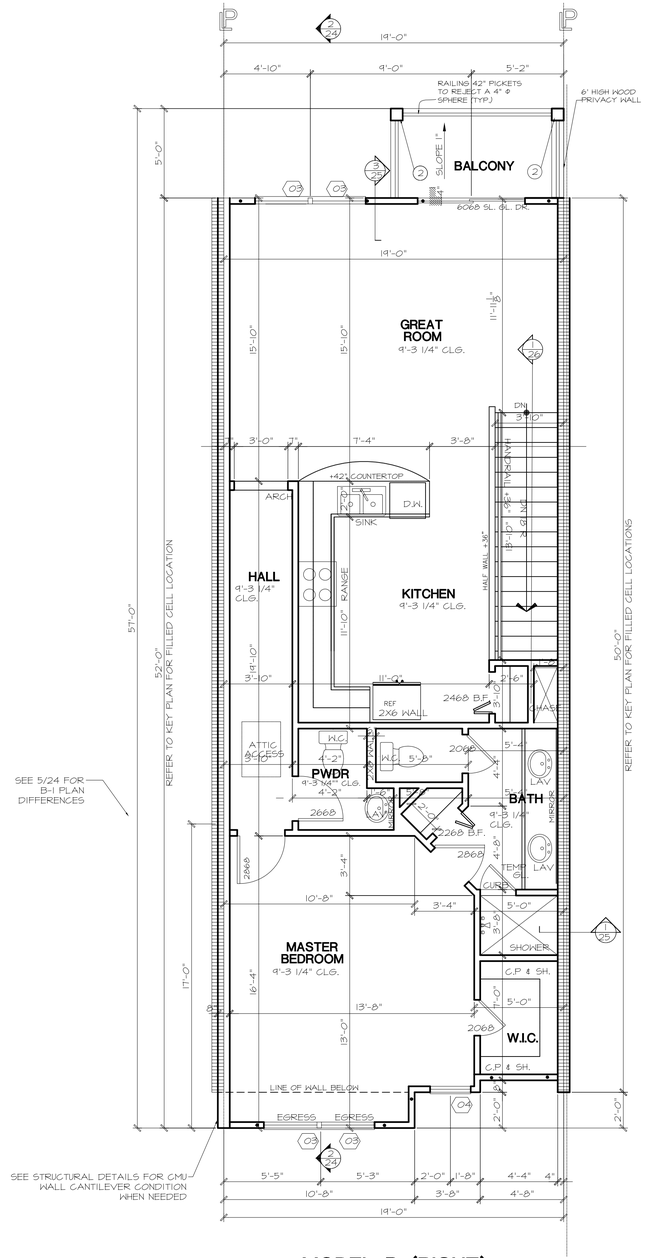
MODEL B (RIGHT)
FIRST LEVEL FLOOR PLAN ALTERNATE
FLOOR PLAN WITH STEM WALL CONDITION

1/21 SCALE: 1/4" = 1'-0"



MODEL B - B-1 (RIGHT)
FIRST LEVEL FLOOR PLAN

1/21 SCALE: 1/4" = 1'-0"



MODEL B (RIGHT)
SECOND LEVEL FLOOR PLAN

2/21 SCALE: 1/4" = 1'-0"

MASONRY WALL LEGEND

T.O.M. @ 20'-0"

BEARING WALL

REFER TO FOUNDATION KEY PLAN FOR LOCATION OF REINFORCED FILLED CELLS BETWEEN UNITS.

ALL EXTERIOR WALLS DESIGNED AS SHEARWALLS.

(1) (3) 2X4 STUD W/ SIMPSON HTT16 @ BOT & (2) MTS16 @ TOP.

(2) 4X4 POST W/ SIMPSON MST60 TOP & BOT

● INDICATES LOCATION OF ½" THREADED BOLT SYSTEM

(01) WINDOW LABEL **WINDOW SCHEDULE - NU AIR Single Hung**

MARK	TYPE	REMARKS	ROUGH OPENING
01	14	SINGLE HUNG	19 1/4" X 50 7/8"
02	24	SINGLE HUNG	37 1/8" X 50 7/8"
03	25	SINGLE HUNG	37 1/8" X 63 1/4"
04	1A6	SINGLE HUNG	27 1/4" X 73 1/4"
05	26	SINGLE HUNG	37 1/8" X 73 1/4"
06		FIXED GLASS	20" X 32"

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 1 date: 7-13-2018
#2 2 date: 2-8-2019
#3 3 date: 7-5-2019
#4 4 date: 3-11-2020

INTEGRAL ENGINEERING
ROGER P. GRIFFIN, PE
No. 61
STATE OF FLORIDA
AR0012710
REGISTERED ARCHITECT
LUIS C. CORREA, FL P.E., S.I. #49018
DATE:

1. BOXES AND SEALS BOTTOM, THE STRUCTURAL ENGINEERING PORTION OF THIS DRAWINGS ONLY. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE AND ARE NOT TO BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF INTEGRAL ENGINEERING. ALL ARCHITECTURAL ELEMENTS, FLOOR PLANS, ROOF PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES AND DESIGN CONCEPTS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.
2. THESE DRAWINGS OR ANY PORTION THEREOF MAY NOT BE REPRODUCED IN ANY FORM OR USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. © COPYRIGHT 2019

A NEW DEVELOPMENT FOR
BLAKE BUILDERS
THERESA STREET TOWN HOMES

fl. lic. aa26001048
www.grittonarchitects.com ▪ 813.960.9361 ▪ 33618 ▪ tampa,florida ▪ 3802 gunn hwy. suite B
GRITTON & ASSOCIATES ARCHITECTS, LLC

MODEL B, & B-1
RIGHT
FLOOR PLANS

SHEET
21
OF 29

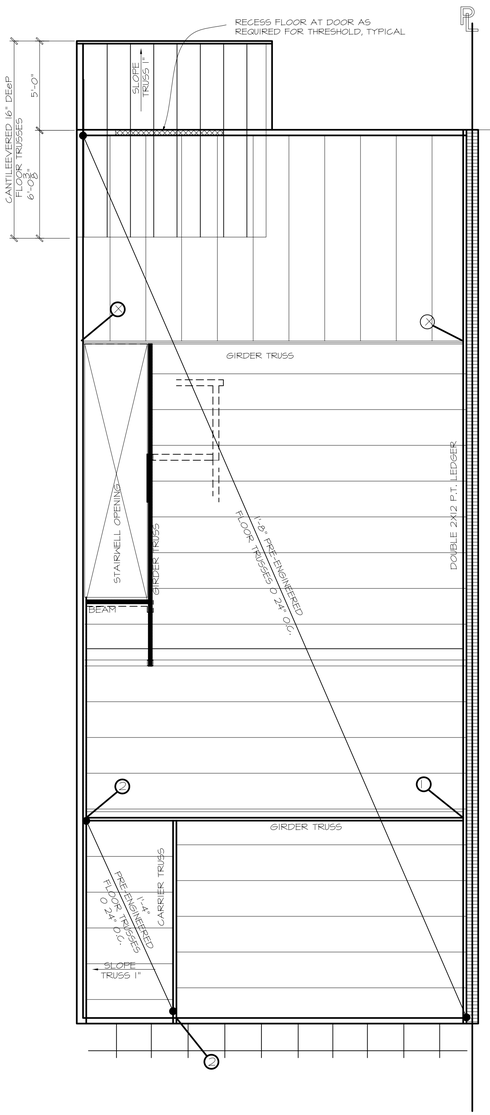
COPYRIGHT 2019

CONNECTOR NOTES:

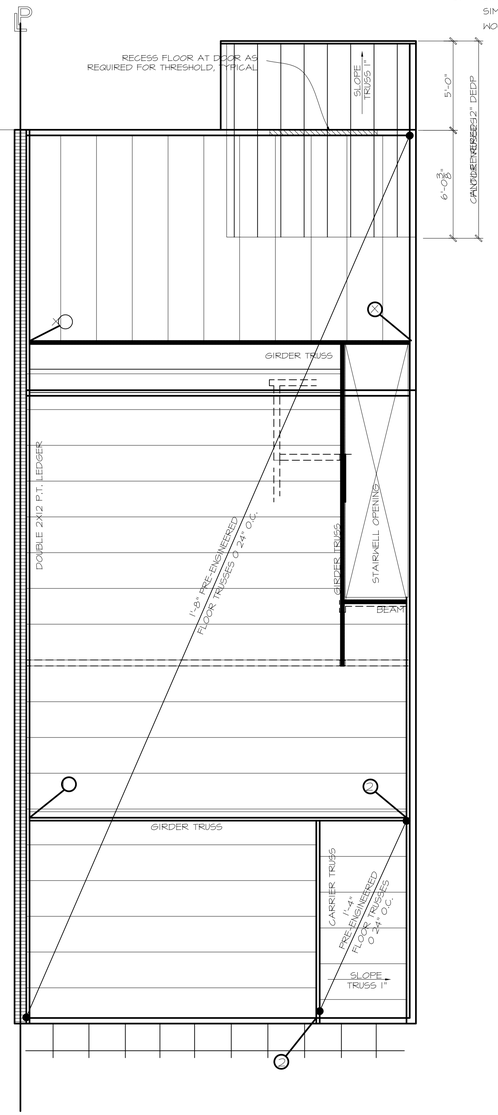
- TYPICAL TRUSS AND WOOD BEAM CONNECTORS:
  - TO TOP OF MASONRY WALLS: SIMPSON HETA20
  - TO SIDE OF MASONRY OR FRAME WALLS: SIMPSON HU410 OR HUC410
  - TO FRAME WALLS: SIMPSON H10A OR MTS16

- TYPICAL GIRDER TRUSS CONNECTORS:
  - TO MASONRY WALLS: DOUBLE SIMPSON HETA20
  - TO WOOD BEAMS: DOUBLE SIMPSON HTS20
  - TO FRAME WALLS:
    a. SIMPSON (2) HTS30 OVER (3) PLY 2X STUD COLUMN W/ SIMPSON HTT5 @ BOTTOM TO MASONRY WALL OR FOUNDATION BELOW.
    b. SIMPSON (2) HTS30 OVER (3) PLY 2X STUD COLUMN W/ SIMPSON MSTI48 @ BOTTOM TO GIRDER TRUSS OR WOOD BEAM BELOW.

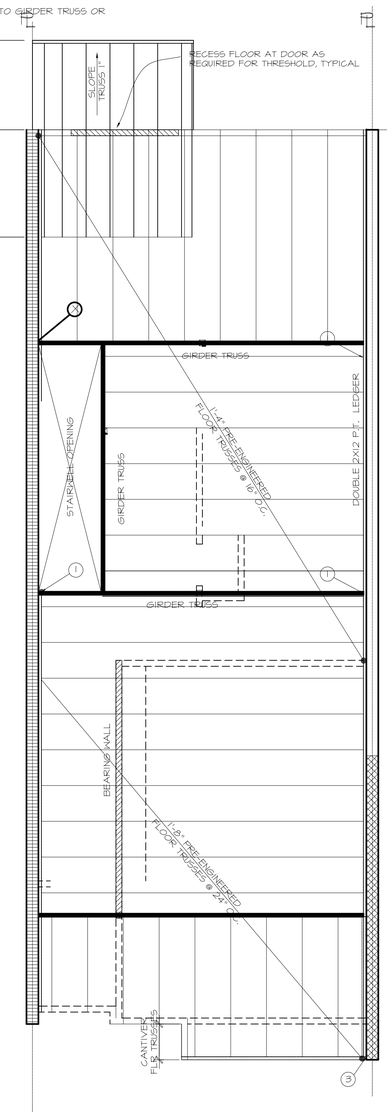
- THE PREVIOUS CONNECTORS APPLY UNLESS OTHERWISE NOTED.
- SEE FLOOR PLAN, FOUNDATION PLAN AND SECTIONS FOR OTHER CONNECTORS.
- ROOF TRUSS LAYOUT TO BE DEVELOPED BY TRUSS MANUFACTURER.
- THE ENGINEER RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS INFORMATION IS SUPPLIED TO THE ENGINEER.



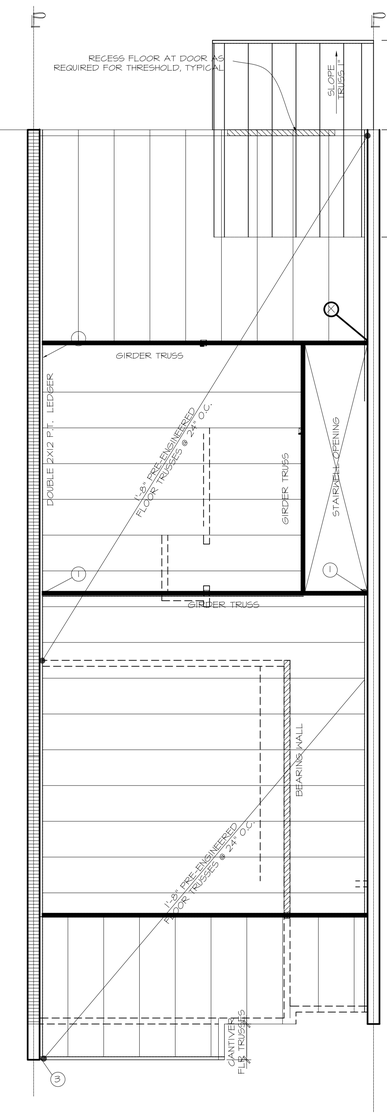
1/22 FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"
MODELS A LEFT & A-1 LEFT



2/22 FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"
MODELS A RIGHT & A-1 RIGHT



3/22 FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"
MODELS B LEFT & B1 LEFT



4/22 FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"
MODELS B RIGHT & B-1 RIGHT

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 ⚠ date: 7-13-2018
#2 ⚠ date: 2-8-2019
#3 ⚠ date: 7-5-2019
#4 ⚠ date: 3-11-2020

INTEGRAL ENGINEERING
ROBERT PAUL GRIFFIN, P.E.
3570 TAMIAMI TRAIL, PORT CHARLOTTE, FL 33952
CERTIFICATE OF AUTHORIZATION #: 33543

I. BOARD RULE 61G15-23.004 REQUIRES THAT ALL PLANS GOVERNED BY PART I OF CHAPTER 471, F.S. BE SIGNED AND SEALED BY THE FLORIDA LICENSED ENGINEER WHO PREPARED THEM OR APPROVED THEM. ADDITIONS OR DELETIONS TO PLANS OR ENGINEERING REPORTS NOT PERFORMED OR WITNESSED BY THE ENGINEER OF RECORD AND BEARING HIS SEAL MAY BE GROUNDS FOR DISCIPLINARY ACTION BY THE BOARD AGAINST THE ENGINEER WHO SEALED THE ORIGINAL DOCUMENTS. IT IS UNLAWFUL FOR ANY PERSON TO ALTER THIS DRAWING IN ANY WAY EXCEPT AS AUTHORIZED BY CHAPTER 471.025, F.S.

II. THIS DRAWING IS VALID FOR USE IN FLORIDA AS FOR THE UNITS IT IS SIGNED & SEALED.

DATE:

LUIS C. CORREA, FL P.E., S.I. #49018

ROBERT P. GRIFFIN STATE OF FLORIDA LICENSED ARCHITECT AR0012710

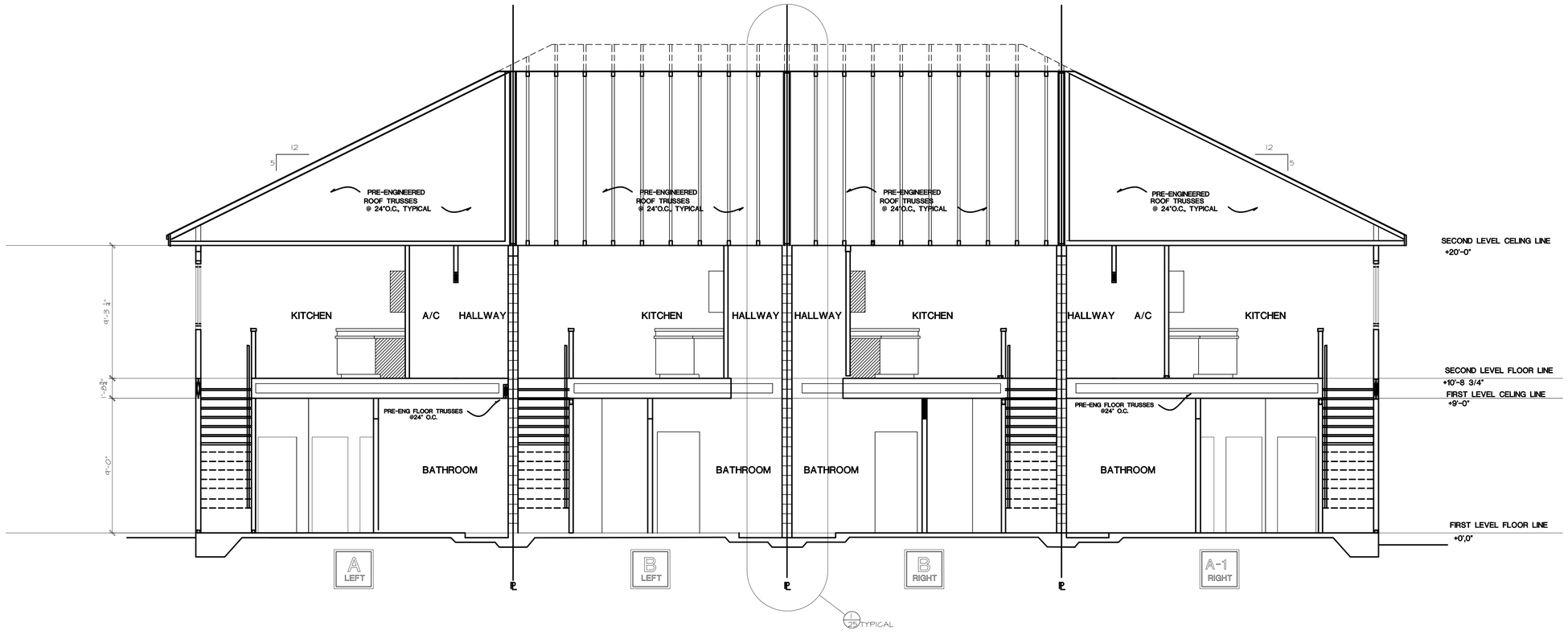
A NEW DEVELOPMENT FOR
BLAKE BUILDERS
THERESA STREET TOWN HOMES

GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B ▪ tampa,florida ▪ 33618 ▪ 813.960.9361 ▪ www.grittonarchitects.com ▪ fl. lic. aa26001048

⚠ MODELS A & A-1 (LEFT & RIGHT) FLOOR FRAMING PLANS, MODELS B & B-1 (LEFT & RIGHT) FLOOR FRAMING PLANS

SHEET 22 OF 29

COPYRIGHT 2019



3/23 BUILDING SECTION @ BUILDING #3, #5, #8

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

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 1 date: 7-13-2018
#2 2 date: 2-8-2019
#3 3 date: 7-5-2019
#4 4 date: 3-11-2020

INTEGRAL ENGINEERING
15701 Pine Ridge Road, Lutz, FL 33559
727.514.1488 | 813.948.4846 | FAX 813.949.7915

LUIS C. CORREA, FL P.E., S.I. #49018 DATE:

ROGER P. GRITTON STATE OF FLORIDA AR0012710 REGISTERED ARCHITECT

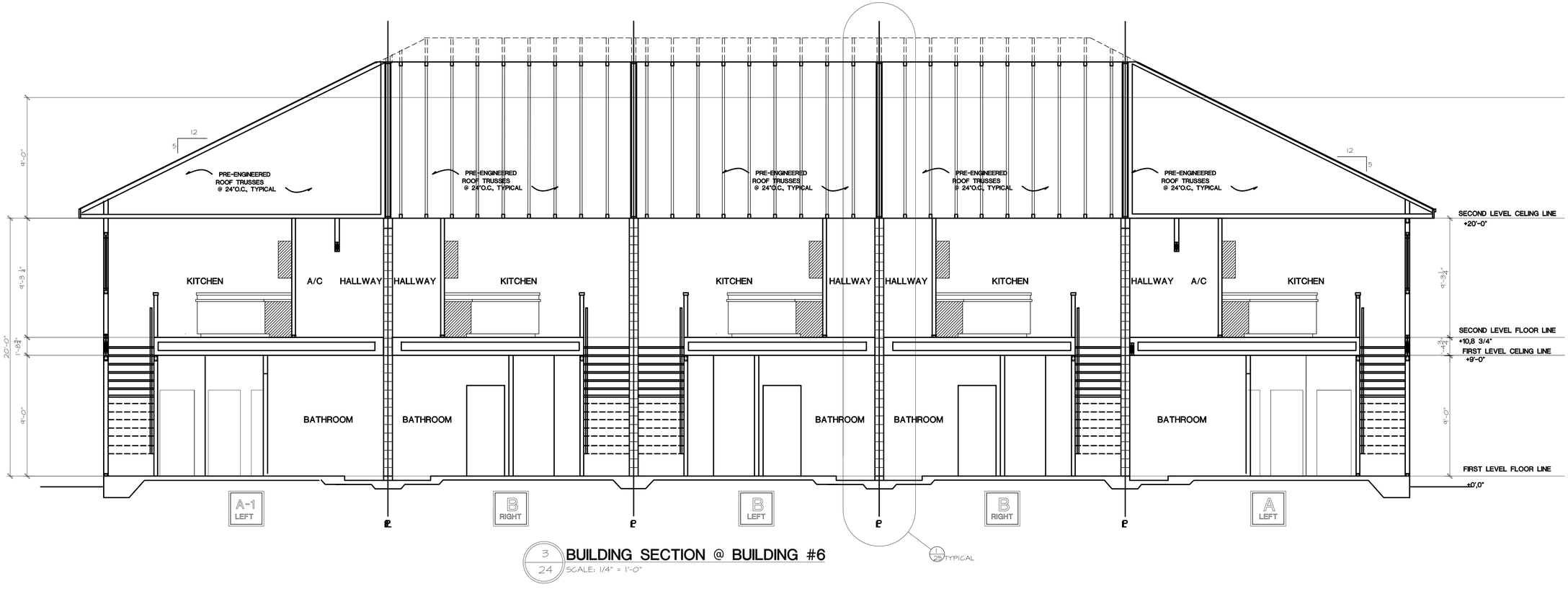
A NEW DEVELOPMENT FOR
BLAKE BUILDERS
THERESA STREET TOWN HOMES

GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B ▪ tampa,florida ▪ 33618 ▪ 813.960.9361 ▪ www.grittonarchitects.com ▪ fl. lic. aa26001048

BLDG #3, #5, #8
BUILDING SECTIONS

SHEET 23 OF 29

COPYRIGHT 2019



3/24 BUILDING SECTION @ BUILDING #6

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

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 ⚠ date: 7-13-2018
#2 ⚠ date: 2-8-2019
#3 ⚠ date: 7-5-2019
#4 ⚠ date: 3-11-2020

INTEGRAL ENGINEERING
JOHN T. BOZEMAN, P.E. FL# 73558
PO BOX 1570 Plant City, FL 33564
(813) 659-3404 FAX (813) 659-3503

1. BOARD RELEASED FOR STRUCTURAL ENGINEERING PORTION OF THIS CERTIFICATION. IT DOES NOT INCLUDE ANY RESPONSIBILITY FOR ARCHITECTURAL OR CONSTRUCTION METHODS OR SAFETY PRECAUTIONS. SUCH RESPONSIBILITY IS THE CONTRACTOR'S. THIS CERTIFICATION IS NOT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY OF THE PROJECT, BUT RATHER A REPRESENTATION THAT THE PROJECT IS DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED STANDARDS OF ENGINEERING PRACTICE.
2. THIS DRAWING IS VALID FOR 1 YEAR FROM SIGNATURE AFTER THIS DATE IT IS DEEMED OBSOLETE.

LUIS C. CORREA, FL. P.E., S.I. #49018 DATE:

ROBERT P. GRITTON STATE OF FLORIDA AR0012710 REGISTERED ARCHITECT

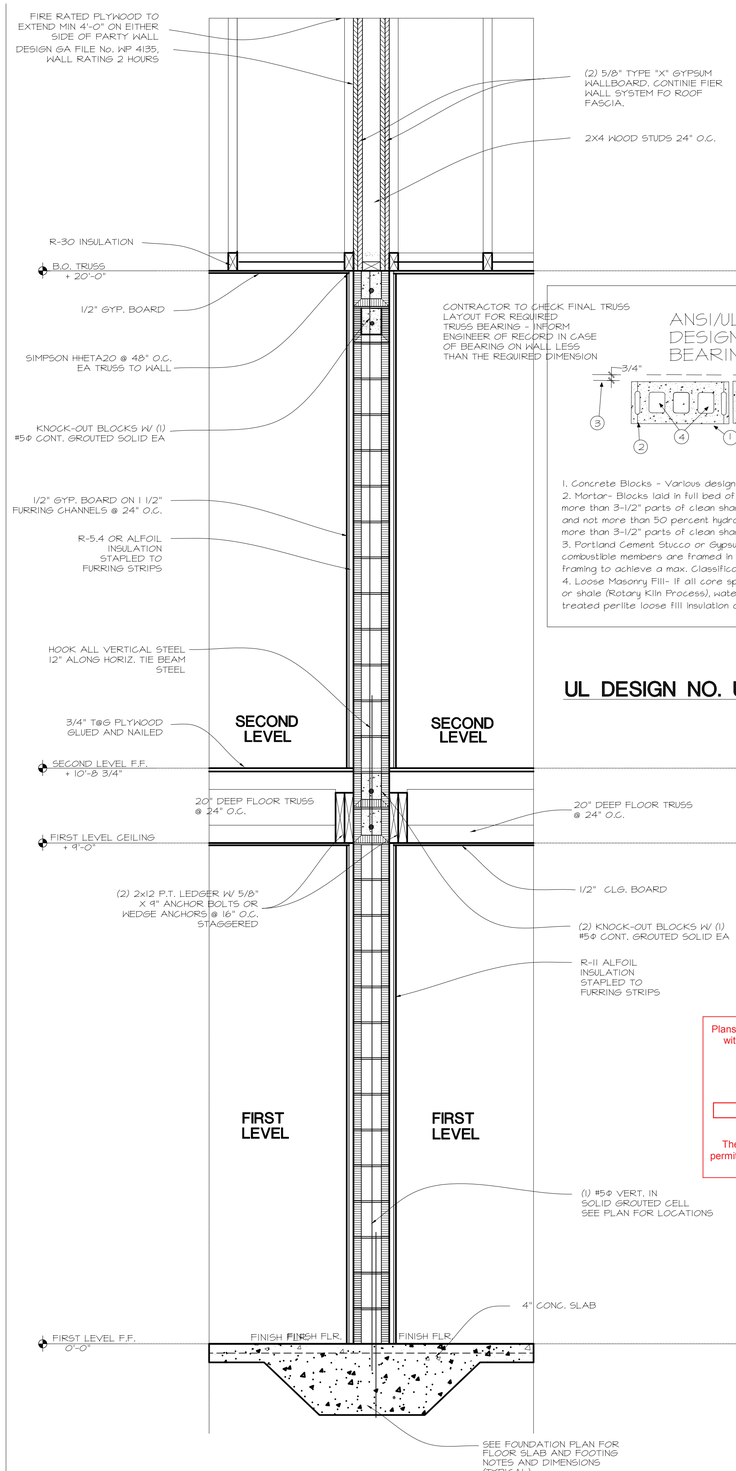
A NEW DEVELOPMENT FOR
BLAKE BUILDERS
THERESA STREET TOWN HOMES

GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B ▪ tampa,florida ▪ 33618 ▪ 813.960.9361 ▪ www.grittonarchitects.com ▪ fl. lic. aa26001048

BLDG #6
BUILDING SECTIONS

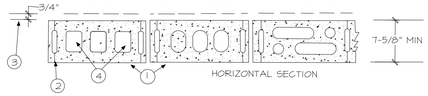
SHEET
24
OF 29

COPYRIGHT 2019



CONTRACTOR TO CHECK FINAL TRUSS LAYOUT FOR REQUIRED TRUSS BEARING - INFORM ENGINEER OF RECORD IN CASE OF BEARING ON WALL LESS THAN THE REQUIRED DIMENSION

ANSI/UL263
DESIGN NO. U905
BEARING WALL RATIING 2 HR.



1. Concrete Blocks - Various designs. Classification D-2 (2 Hr.).
2. Mortar- Blocks laid in full bed of mortar, mon. 3/8" thick, of not less than 2-1/4 and not more than 3-1/2" parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered), more than 3-1/2" parts of clean sharp sand to 1 part Portland cement (proportioned by volume)
3. Portland Cement Stucco or Gypsum Plaster- Add 1/2 hr. to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classificarion of 1 1/2 Hr.
4. Loose Masonry Fill- If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr. to classification.

UL DESIGN NO. U905 (2 HOUR RATED WALL)

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

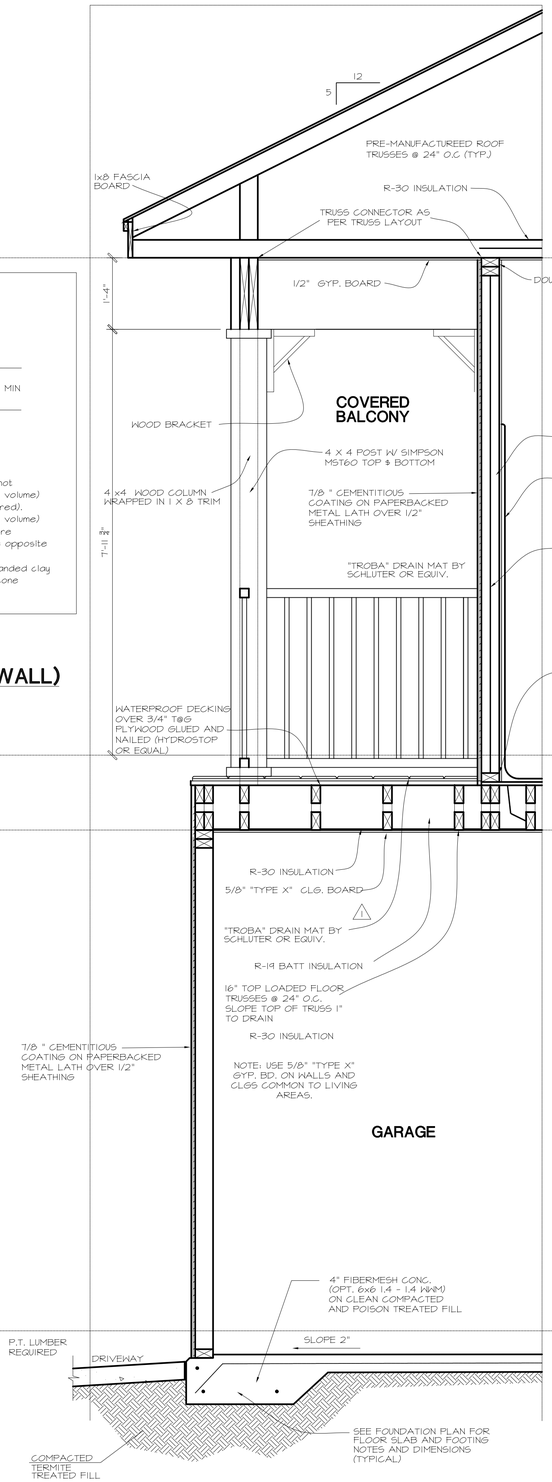
APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

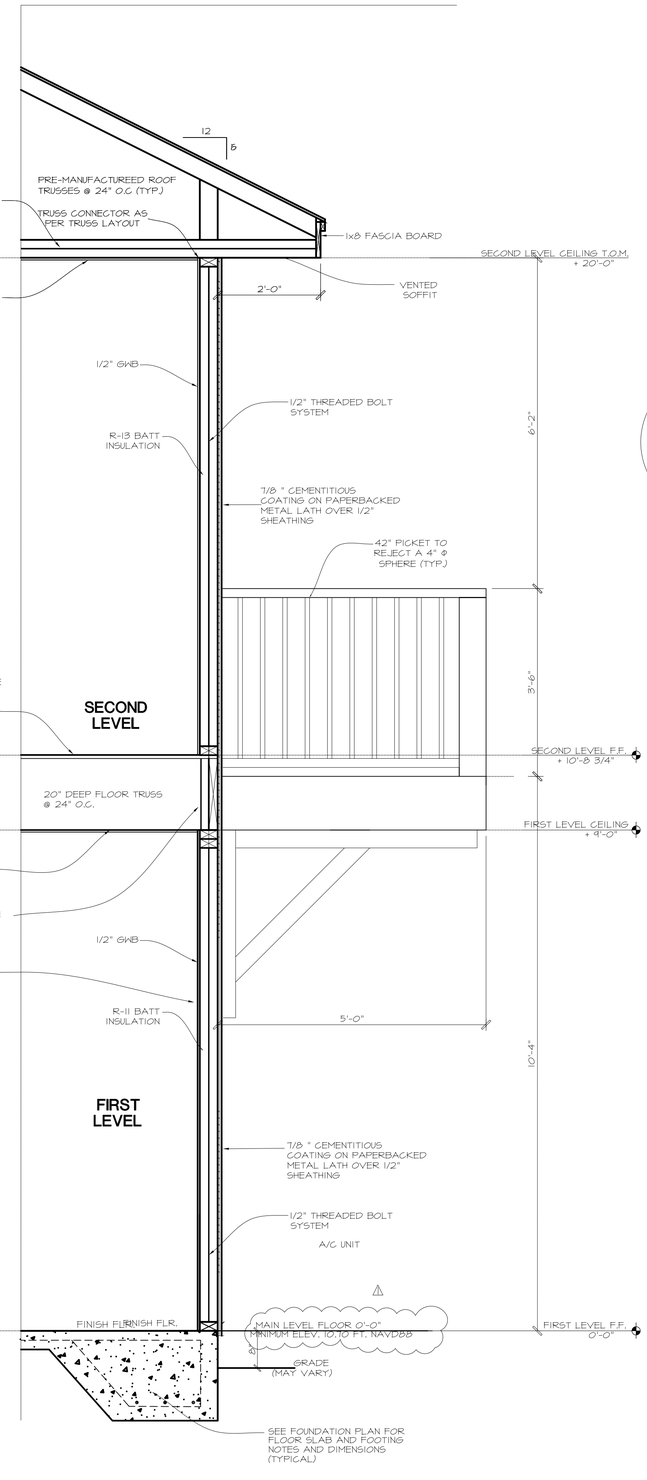
1/25 TYPICAL PARTY WALL WALL SECTION

SCALE: 3/4" = 1'-0"



2/25 WALL SECTION

SCALE: 3/4" = 1'-0"



3/25 WALL SECTION

SCALE: 3/4" = 1'-0"

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 ⚠ date: 7-13-2018
#2 ⚠ date: 2-8-2019
#3 ⚠ date: 1-5-2019
#4 ⚠ date: 3-11-2020

INTEGRAL ENGINEERING
ROGER P. GROTH, P.E. No. 49001271
STATE OF FLORIDA
AUTHORIZATION #AA 26001048 TAMPA, FLORIDA 33635
LUIS C. CORREA, FL P.E. S/L #49018 DATE:

1. UNLESS OTHERWISE NOTED, THESE PLANS ARE NOT SIGNED AND SEALED BY THE ENGINEER OF RECORD. THE ENGINEER OF RECORD HAS NOT PERFORMED ANY SITE VISITS AND ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION METHODS, MEANS OR PROCEDURES, WORKER RESPONSIBILITY, SAFETY PRECAUTIONS, OR FOR ANY OTHER CONDITIONS OR ACTIVITIES ON THE JOB SITE. THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION PERFORMED IN VIOLATION OF THESE PLANS.
2. BOARD AND SEAL ELECTRONIC SIGNATURES ARE IN COMPLIANCE WITH FLORIDA STATUTE 61G15-23.003 AND 61G15-23.004. ANY ALTERATIONS TO THESE PLANS MUST BE APPROVED IN WRITING BY THE ENGINEER OF RECORD. ALTERED PLANS WITHOUT APPROVAL VOID THE ENGINEER'S SEAL(S).
3. THIS DRAWING IS VALID FOR 1 SUBMITTAL AFTER THE DATE IT IS SIGNED & SEALED.

A NEW DEVELOPMENT FOR
BLAKE BUILDERS
THERESA STREET TOWN HOMES

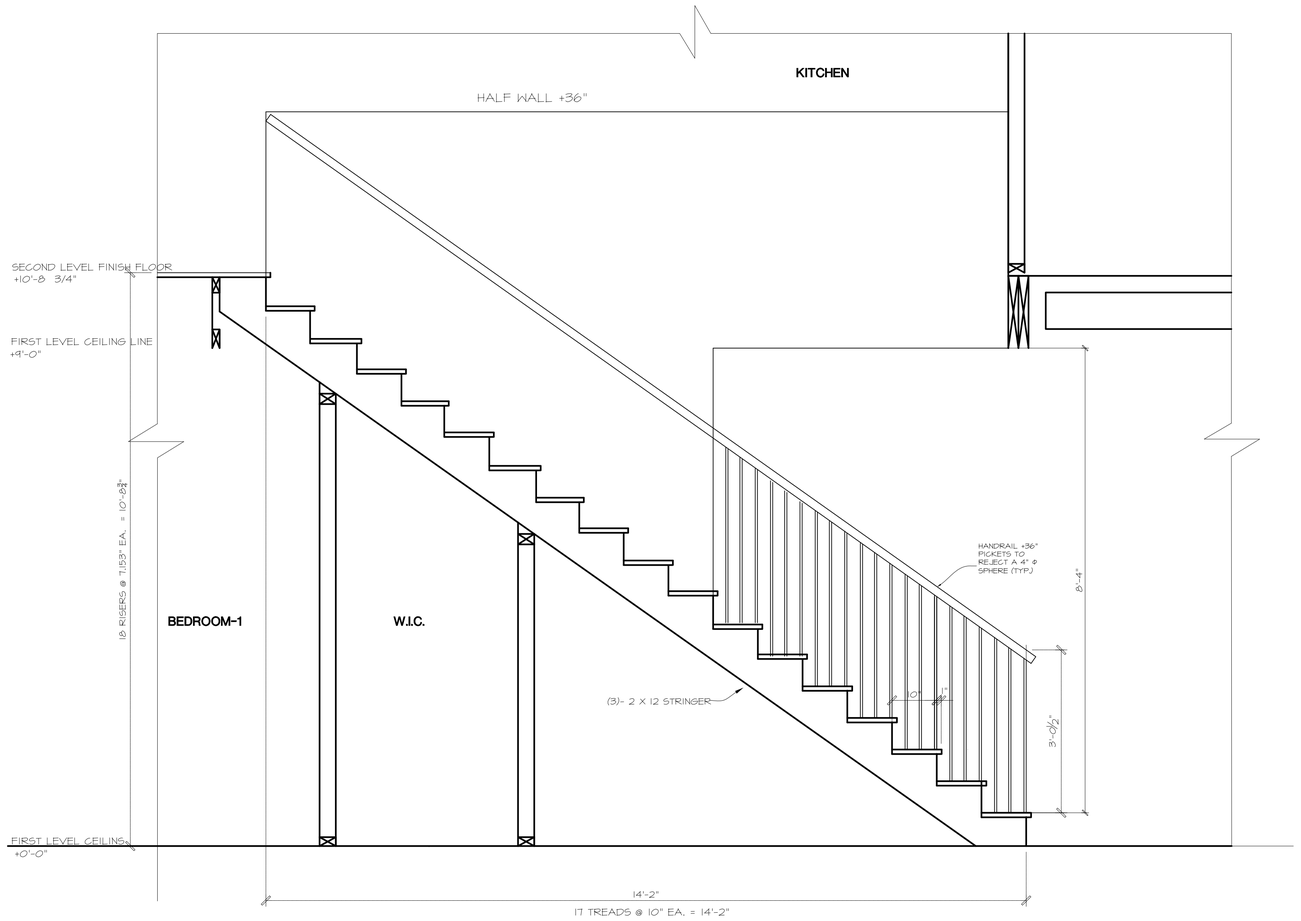
GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B ▪ tampa,florida ▪ 33618 ▪ 813.960.9361 ▪ www.grittonarchitects.com ▪ fl. lic. aa26001048

WALL SECTIONS

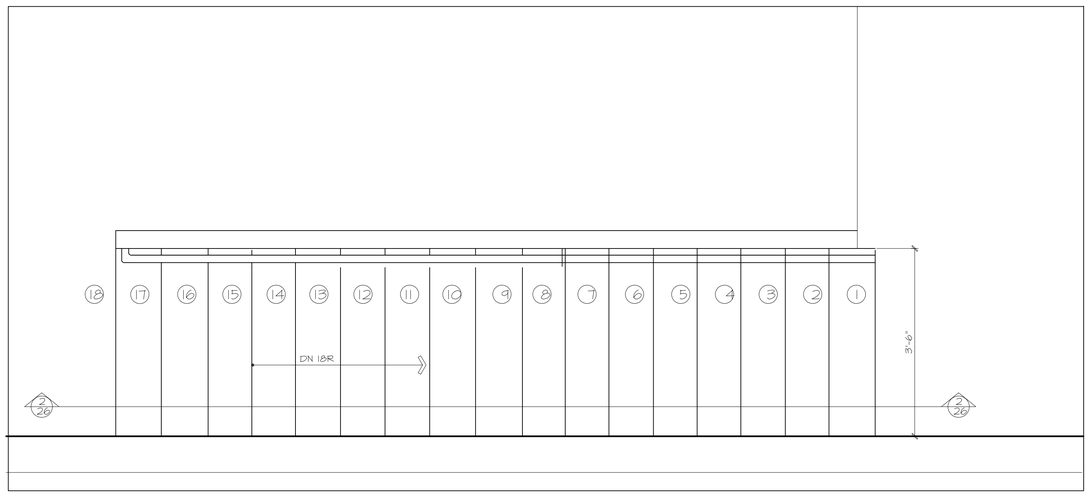
TYPICAL WALL SECTIONS

SHEET 25 OF 29

COPYRIGHT 2019



2/26 UNIT B STAIR SECTION
SCALE 3/4" = 1'-0"



1/26 UNIT B STAIR SECTION
SCALE 3/4" = 1'-0"

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

GUARDRAILS @ LANDINGS
AND AT BALCONIES.

BALCONIES OR PORCHES WHICH ARE MORE THAN 30 INCHES ABOVE FINISHED GROUND LEVEL OR FLOO BELOW SHALL BE PRO- TECTED BY A GUARD RAIL. GUARDRAILS SHALL FORM A VERTICAL PROTECTION BARRIER NO LESS THAN 42 INCHES HIGH

GUARDRAIL NOTES
1. ALL OPEN GUARDRAILS SHALL REJECT PASSAGE OF 4" DIA. SPHERE THRU VERTICAL COMPONENTS.
2. ALL GUARDRAILS, BOTTOM RAIL SHALL REJECT 2" 2" DIA. SPHERE @NOSING
3. STAIR GUARDRAILING SHALL BE NOT LESS THAN 34" NOR MORE THAN 38" IN S.F.B.C. 3105.9(B), (EXCEPTION, SAFEGUARD RAILING CAN BE 42" (MAX)
4. ALL HANDRAILING TO TERMINATE ON A POST OR RETURN INTO THE WALL. (SEE PLAN FOR LAYOUT)

RAILING NOTES,
1. ALL RAILINGS TO MEET 200#IMPACT LOAD W 50-/ L.F. TO RAIL AND 25-/ L.F. AT PICKETS
2. SHOP DRAWINGS TO BE PROVIED TO BUILDER AND BLDG. DEPT. FOR APPROVAL.

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 1 date: 7-13-2018
#2 2 date: 2-8-2019
#3 3 date: 7-5-2019
#4 4 date: 3-11-2020

INTEGRAL ENGINEERING
LUIS C. CORREA, FL P.E., S.I. #49018 DATE:

ROGER P. GRITTON — STATE OF FLORIDA — AR0012710

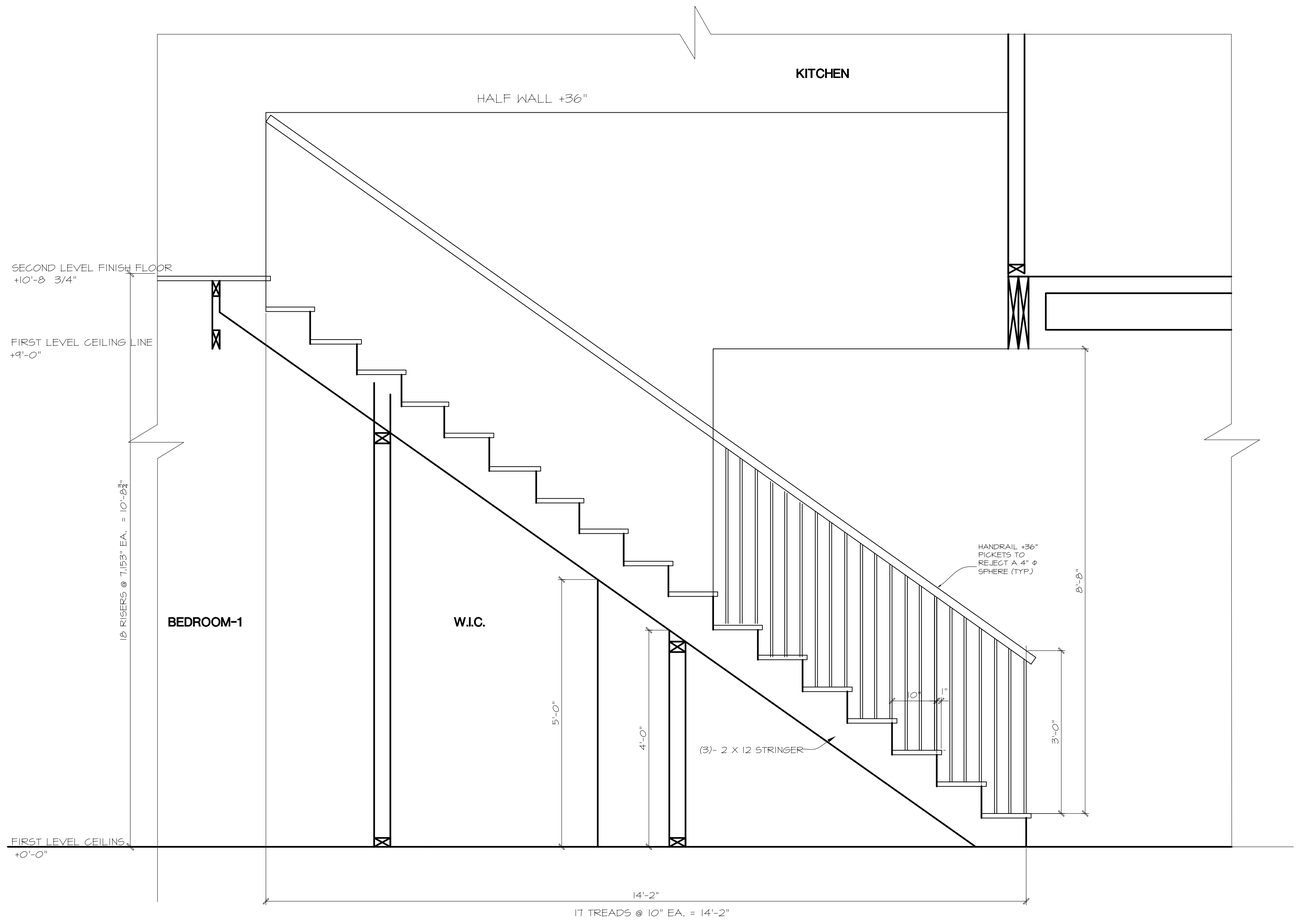
A NEW DEVELOPMENT FOR
BLAKE BUILDERS
THERESA STREET TOWN HOMES

GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B ▪ tampa,florida ▪ 33618 ▪ 813.960.9361 ▪ www.grittonarchitects.com ▪ fl. lic. aa26001048

UNIT B
STAIR SECTION

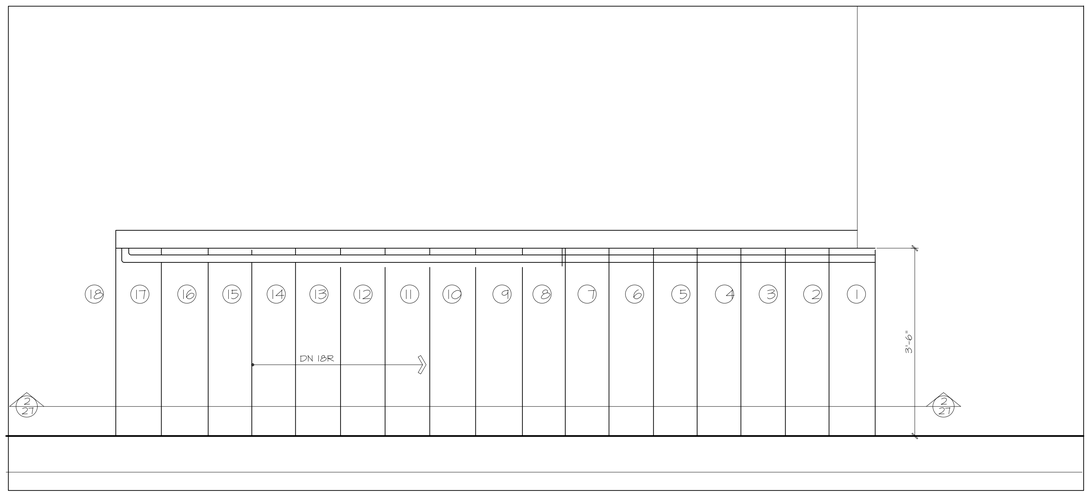
SHEET
26
OF 29

COPYRIGHT 2019



2/27 UNIT A STAIR SECTION

SCALE 3/4" = 1'-0"



UNIT A STAIR PLAN

SCALE 3/4" = 1'-0"

GUARDIRAILS @ LANDINGS
AND AT BALCONIES.

BALCONIES OR PORCHES WHICH ARE MORE THAN 30 INCHES ABOVE FINISHED GROUND LEVEL OR FLOO BELOW SHALL BE PRO- TECTED BY A GUARD RAIL. GUARDRAILS SHALL FORM A VERTICAL PROTECTION BARRIER NO LESS THAN 42 INCHES HIGH

GUARDRAIL NOTES
1. ALL OPEN GUARDRAILS SHALL REJECT PASSAGE OF 4" DIA. SPHERE THRU VERTICAL COMPONENTS.
2. ALL GUARDRAILS, BOTTOM RAIL SHALL REJECT 2" 2" DIA. SPHERE @NOSING
3. STAIR GUARDRAILING SHALL BE NOT LESS THAN 34" NOR MORE THAN 38" IN S.F.B.C. 3105.9(B). (EXCEPTION, SAFEGUARD RAILING CAN BE 42" (MAX)
4. ALL HANDRAILING TO TERMINATE ON A POST OR RETURN INTO THE WALL. (SEE PLAN FOR LAYOUT)

RAILING NOTES,
1. ALL RAILINGS TO MEET 200#IMPACT LOAD W/ 50-/ L.F. TO RAIL AND 25-/ L.F. AT PICKETS
2. SHOP DRAWINGS TO BE PROVIED TO BUILDER AND BLDG. DEPT. FOR APPROVAL.

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPS
revisions:
#1 1 date: 7-13-2018
#2 2 date: 2-8-2019
#3 3 date: 7-5-2019
#4 4 date: 3-11-2020

INTEGRAL ENGINEERING
15709 Tobacco Road, Lutz, FL 33558
(813) 961-4922 • www.integralengineering.net

1. ADDING ROOFTOP UNIT AS STRUCTURAL CHANGE REVISED NOTES
2. ADDING ROOFTOP UNIT AS STRUCTURAL CHANGE REVISED NOTES

1. BOARD AND BATTEN DETAIL ADDED

THE CERTIFICATION OF THE ENGINEER SHALL BE UNDERSTOOD TO BE A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND SHALL NOT BE CONSTRUED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED. THIS CERTIFICATION IS SUBJECT TO THE STANDARD OF CARE NORMALLY EXERCISED BY CONSULTING ENGINEERS PRACTICING UNDER SIMILAR CIRCUMSTANCES IN THE SAME LOCALITY AT THE TIME SERVICES ARE PERFORMED. THIS CERTIFICATION IS NOT A GUARANTEE THAT THE CONSTRUCTION WILL BE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

1. THIS DRAWING IS VALID FOR 1 MONTH AFTER THE DATE IT IS SIGNED & SEALED.

DATE:

LUIS C. CORREA, FL P.E., S.I. #49018

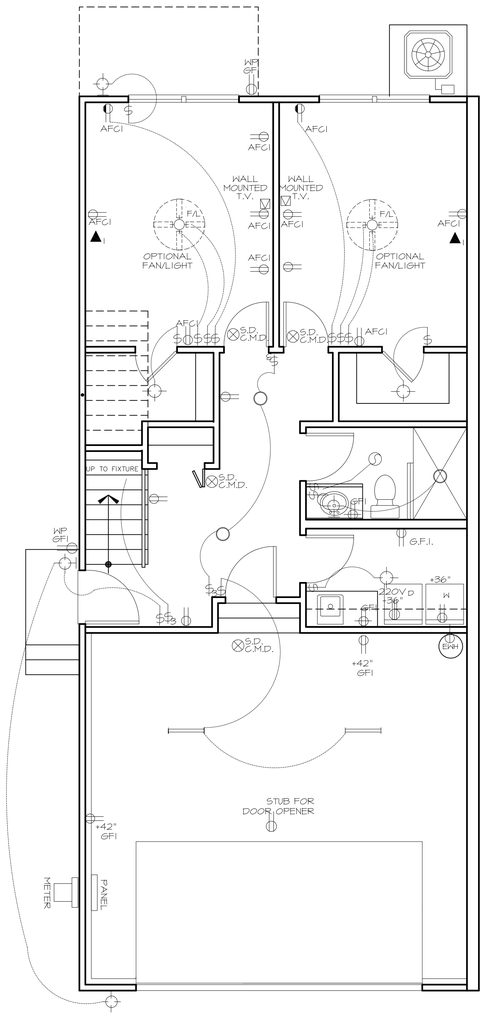
GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B • tampa,florida • 33618 • 813.960.9361 • www.grittonarchitects.com • fl. lic. aa26001048

A NEW DEVELOPMENT FOR
BLAKE BUILDERS
THERESA STREET TOWN HOMES

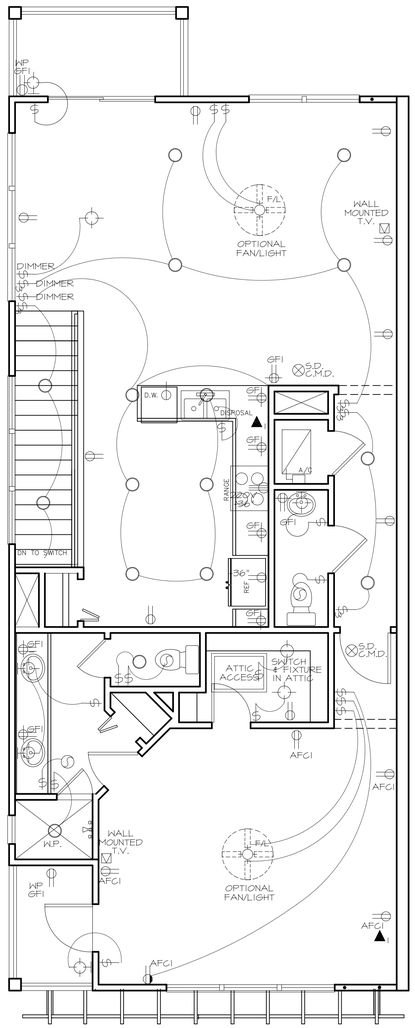
UNIT A
STAIR SECTION

SHEET
27
OF 29

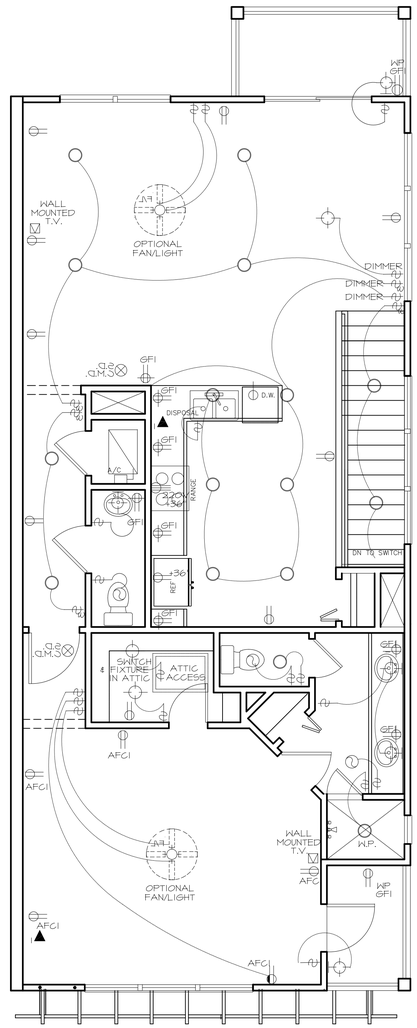
COPYRIGHT 2019



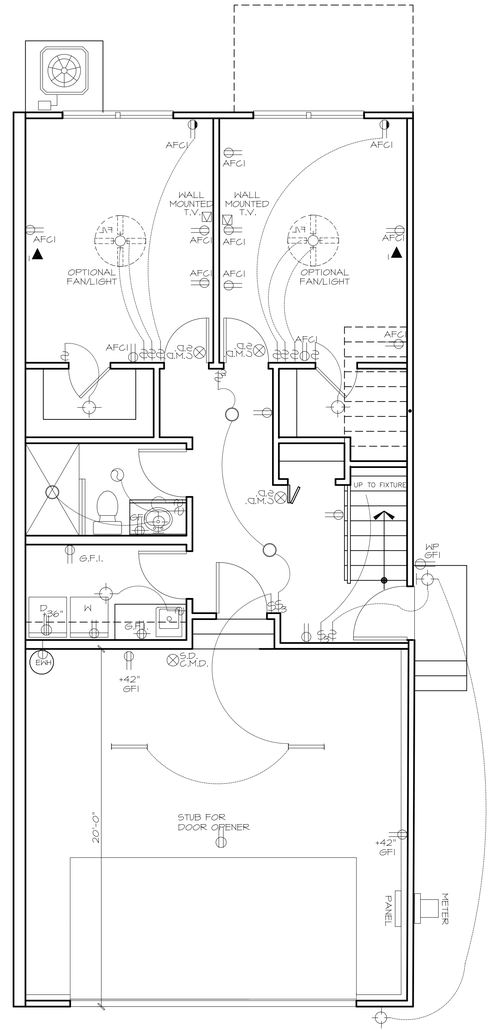
MODEL A-1 (LEFT)
1/28 FIRST LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



MODEL A (LEFT)
2/28 SECOND LEVEL ELECTRICal PLAN
SCALE: 1/4" = 1'-0"



MODEL A-1 (RIGHT)
3/28 SECOND LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

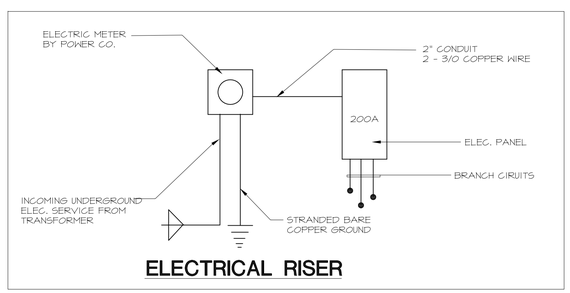


MODEL A (RIGHT)
4/28 FIRST LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

220v RECEPTACLE	CEILING FAN ONLY	ML MOTION LIGHT WALL MOUNT	PB DOOR BELL; CH DR. CHIME; IC INTERCOM STATION
DUPLEX RECEPT; ABOVE CNTR. RECEPT		J JUNC. BOX	DIRECT WIRE ("J" BOX) FOR APPLIANCE
SWITCHED DUPLEX (SPLIT-WIRED)	CEILING FAN WITH LIGHT FIXTURE	DOUBLE FLOODLIGHT	EXHAUST FAN
SINGLE POLE; 3-WAY SWITCH		EQUIPMENT DISCONNECT	EXHAUST FAN LIGHT COMB.; W/W WALL WASHER
4-WAY SWITCH; DIMMER SWITCH		TRACK LIGHTING FIXTURE	RECESSED ROPE-LIGHTING
S.D. SMOKE DETECTOR	S.D. C.M.D. SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR COMBO	1. ALL RECEPTCALES IN KITCHEN, BATHS, AND GARAGE TO BE GROUND FAULT INTERRUPTER (GFI)	
RECESSED LIGHT	FLUORESCENT LIGHT	2. ALL OUTDOOR RECEPTCALES TO BE WATERPROOF GROUND FAULT INTERRUPTER (GFI)	
LIGHT FIXTURE CEILING MOUNT OR WALL MOUNT	TELEVISION CABLE JACK	3. ALL RECEPTCALES IN BEDROOMS TO BE ARC FAULT CIRCUIT INTERRUPTER (AFCI)	
PRE-WIRED SPEAKER	TELEPHONE OUTLET (LINE 1)	NOTE: INSTALL GFI OUTLETS/FIXTURES AS REQUIRED BY BY CURRENT APPLICABLE ELECTRICAL CODES.	
LIGHT FIXTURE WALL MOUNT	TELEPHONE OUTLET (LINE 2)		

NOTE: ELECTRICAL SYSTEM SALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA STATE BUILDING CODE 6TH EDITION-RESIDENTIAL



ELECTRICAL RISER

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 1 date: 7-13-2018
#2 2 date: 2-8-2019
#3 3 date: 7-5-2019
#4 4 date: 3-11-2020

INTEGRAL ENGINEERING
25709 Hillsborough Road, Lutz, FL 33559
727.514.1550 www.integralengineering.net
LUIS C. CORREA, FL. P.E., S.I. #49018 DATE:

1. UNLESS NOTED OTHERWISE, THESE PLANS ARE NOT SIGNED AND SEALED FOR STRUCTURAL ENGINEERING PURPOSES. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ANY CONSTRUCTION MADE FROM THESE PLANS.
2. BY SIGNING AND SEALING THE STRUCTURAL ENGINEERING PORTION OF THIS DOCUMENT, THE ENGINEER OF RECORD ATTESTS ONLY TO THE ADEQUACY OF THE STRUCTURAL COMPONENTS AND THEIR CAPACITY TO RESIST THE FORCES SPECIFICALLY INDICATED ON THE PLANS. THE ENGINEER OF RECORD DOES NOT ATTEST TO THE ADEQUACY OF ANY OTHER ASPECT OF THE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, MEANS AND METHODS, TEMPORARY BRACING, SHORING, SEQUENCE OF CONSTRUCTION, SAFETY PRECAUTIONS OR PROGRAMS INCIDENT THERETO.
3. THIS DRAWING IS VALID FOR 1 YEAR FROM THE DATE IT IS SIGNED & SEALED.

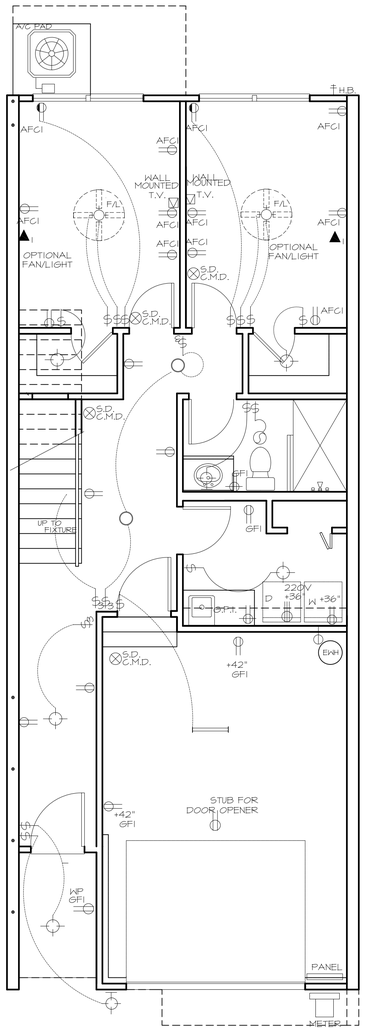
ROGER P. GRITTON STATE OF FLORIDA AR0012710 REGISTERED ARCHITECT
GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy. suite B ▪ tampa,florida ▪ 33618 ▪ 813.960.9361 ▪ www.grittonarchitects.com ▪ fl. lic. aa26001048

A NEW DEVELOPMENT FOR
BLAKE
THERESA STREET TOWN HOMES

MODEL A, & A-1
LEFT & RIGHT ELECTRICAL PLANS

SHEET
28
OF 29

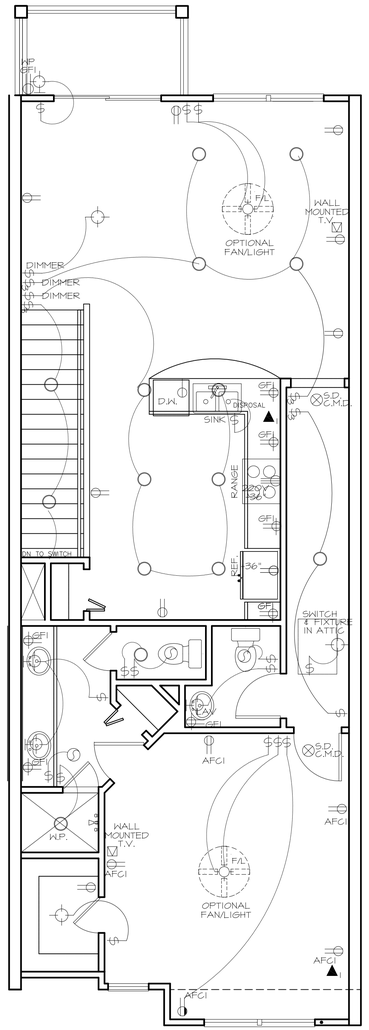
COPYRIGHT 2019



MODEL B - B-1 (LEFT)

1/29 FIRST LEVEL ELECTRICAL PLAN

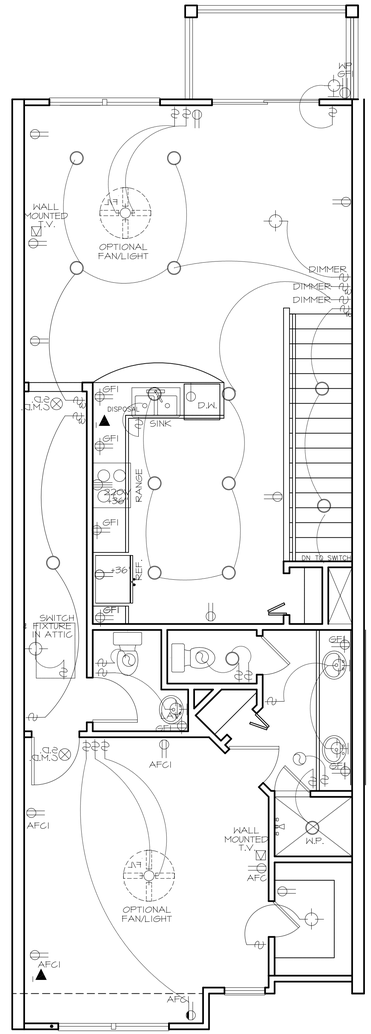
SCALE: 1/4" = 1'-0"



MODEL B (LEFT)

2/29 SECOND LEVEL ELECTRICAL PLAN

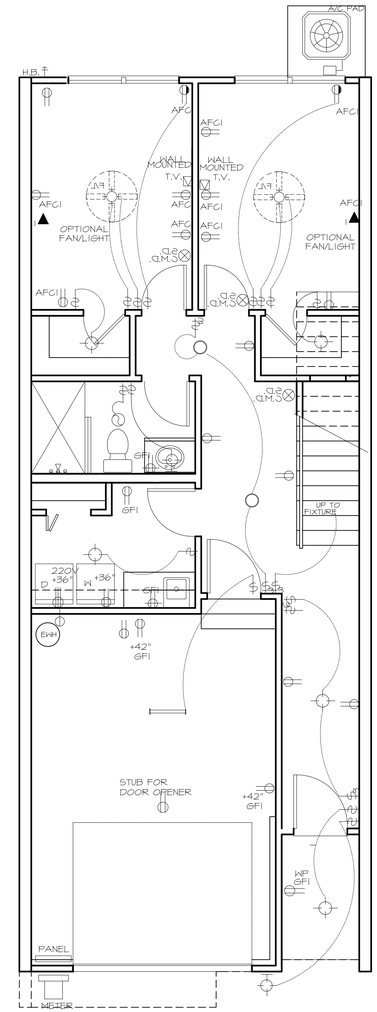
SCALE: 1/4" = 1'-0"



MODEL B - B-1 (RIGHT)

3/29 SECOND LEVEL ELECTRICAL PLAN

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



MODEL B (RIGHT)

4/29 FIRST LEVEL ELECRICAL PLAN

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

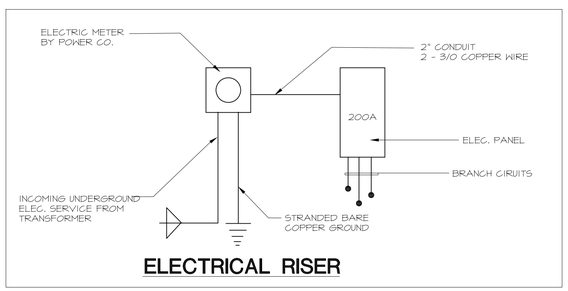
ELECTRICAL LEGEND

220v RECEPTACLE	CEILING FAN ONLY	MOTION LIGHT WALL MOUNT	DOOR BELL / DR. CHIME
DUPLEX RECEPT / ABOVE CNTR. RECEPT	CEILING FAN WITH LIGHT FIXTURE	JUNC. BOX	INTERCOM STATION
SWITCHED DUPLEX (SPLIT-WIRED)	SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR COMBO	DOUBLE FLOODLIGHT	DIRECT WIRE ("J" BOX) FOR APPLIANCE
SINGLE POLE / 3-WAY SWITCH	FLUORESCENT LIGHT	EQUIPMENT DISCONNECT	EXHAUST FAN
4-WAY SWITCH / DIMMER SWITCH	TELEVISION CABLE JACK	TRACK LIGHTING FIXTURE	EXHAUST FAN LIGHT COMB. / WALL WASHER
S.D. SMOKE DETECTOR	TELEPHONE OUTLET (LINE 1)	RECESSED ROPE-LIGHTING	
RECESSED LIGHT	TELEPHONE OUTLET (LINE 2)		
LIGHT FIXTURE CEILING MOUNT OR WALL MOUNT			
PRE-WIRED SPEAKER			
LIGHT FIXTURE WALL MOUNT			

1. ALL RECEPTCALES IN KITCHEN, BATHS, AND GARAGE TO BE GROUND FAULT INTERRUPTER (GFI)
2. ALL OUTDOOR RECEPTCALES TO BE WATERPROOF GROUND FAULT INTERRUPTER (GFI)
3. ALL RECEPTCALES IN BEDROOMS TO BE ARC FAULT CIRCUIT INTERRUPTER (AFCI)

NOTE: INSTALL GFI OUTLETS/FIXTURES AS REQUIRED BY BY CURRENT APPLICABLE ELECTRICAL CODES.

⚠ NOTE: ELECTRICAL SYSTEM SALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA STATE BUILDING CODE 6TH EDITION-RESIDENTIAL ⚠



ELECTRICAL RISER

issue date: 4-18-2018
drawn by: BLAKE
checked by: RPG
revisions:
#1 ⚠ date: 7-13-2018
#2 ⚠ date: 2-8-2019
#3 ⚠ date: 7-5-2019
#4 ⚠ date: 3-11-2020

INTEGRAL ENGINEERING
PO BOX 1158 Odessa, Florida 33556
727.967.1158 Fax 727.375.2533

1. DRAWINGS ARE ALIGED FOR THE STRUCTURAL ENGINEERING DEPTICTED OF THIS CERTIFICATE, IT CONTAINS ONLY THE PLANS AND SPECIFICATIONS THAT WERE PREPARED BY THIS ENGINEER AND DOES NOT INCLUDE ANY SHOP DRAWINGS, PRODUCT DATA, SPECIFICATIONS, OR CALCULATIONS PREPARED BY OTHERS. THE CONTRACTOR SHALL REVIEW, APPROVE AND SUBMIT SHOP DRAWINGS, PRODUCT DATA, SPECIFICATIONS AND CALCULATIONS PREPARED BY OTHERS AS REQUIRED BY THE CONTRACT DOCUMENTS FOR REVIEW BY THE ENGINEER OF RECORD. SHOP DRAWINGS SHALL INDICATE THAT THEY HAVE BEEN REVIEWED AND APPROVED BY THE CONTRACTOR BEFORE THEY ARE SUBMITTED TO THE ENGINEER.
2. THESE DRAWINGS OR PARTS THEREOF ARE NOT TO BE USED FOR ANY OTHER PROJECT AND ARE NOT TO BE LOANED TO ANY OTHERS OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF INTEGRAL ENGINEERING, PA.

LUIS C. CORREA, FL P.E., S.I. #49018 DATE:

ROGER P. GRITTON AR0012710 REGISTERED ARCHITECT

A NEW DEVELOPMENT FOR
BLAKE BUILDERS
THERESA STREET TOWN HOMES

GRITTON & ASSOCIATES ARCHITECTS, LLC
3802 gunn hwy, suite B ▪ tampa,florida ▪ 33618 ▪ 813.960.9361 ▪ www.grittonarchitects.com ▪ fl. lic. aa26001048

MODEL B, & B-1
LEFT & RIGHT ELECTRICAL PLANS

SHEET 29 OF 29

COPYRIGHT 2019

All reproduction & intellectual property rights reserved 2016

Original drawing is 24 x 36 Do not scale contents of drawing

I. GENERAL

1. SUBCONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION TO ENSURE THE SAFETY OF THE BUILDING UNTIL STRUCTURAL SYSTEM IS COMPLETED. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, GUYS TO TIE-DOWNS THAT MAY BE NECESSARY.
2. SUBCONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF HIS WORK DURING CONSTRUCTION.
3. APPLICABLE BUILDING CODES: - FLORIDA BUILDING CODE 6th EDITION (2017) RESIDENTIAL. DRAWINGS ARE CERTIFIED FOR STRUCTURAL PORTION ONLY THAT INCLUDES FOUNDATION SYSTEMS, BEAMS, POSTS, SHEARWALLS, STRUCTURAL CONNECTORS, REQUIRED WIND DESIGN PRESSURES, FASTENERS, SHEATHING MATERIAL AND THICKNESS, WALL STRUCTURAL ELEMENTS, HEADERS OVER WINDOWS, REINFORCED CONCRETE, STEEL FRAMING, WOOD FRAMING, MASONRY SIZES AND REINFORCEMENT, AND SPECIFICATIONS DESCRIBED HEREIN.
4. ALL CONTRACTORS, SUBCONTRACTORS, SUPPLIERS AND FABRICATORS SHALL BE RESPONSIBLE FOR THE CONTENT OF DRAWINGS, AND FOR THE SUPPLY AND DESIGN OF APPROPRIATE MATERIALS AND WORK PERFORMANCE.
5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED, USED, CLEANED, AND CONDITIONED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
6. ALL STUCCO FINISH SHALL BE APPLIED AS PER ASTM C926 AND CONTROL JOINTS PROVIDED AS PER ASTM C1063.
7. DESIGN LOADS:

COMPONENT	LIVE LOAD (PSF)	DEAD LOAD (PSF)
ROOF		
SHINGLES AND METAL	20	10
TILE	20	20
FLOOR		
BALCONIES	60	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20	10
ALL OTHER ROOMS	40	10
WINDLOADS	SEE CHART	
SNOW AND SEISMIC LOAD	NONE	

8. STRUCTURAL MEMBER ALLOWABLE DEFLECTION:

RAFTERS W/ SLOPES GREATER THAN 3:12 WITH NO FINISHED CEILING	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILINGS	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS	H/360
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600

II. SITE WORK

1. FOUNDATION DESIGN IS BASED ON A MINIMUM SOIL PRESSURE OF 2,000 PSF OR AS NDICATED ON THE FOUNDATION PLAn THE CONTRACTOR IS RESPONSIBLE TO FOLLOW RECOMMENDATIONS INCLUDED IN THE RESPECTIVE GEOTECHNICAL REPORT AND SHALL CONFIRM THE SOIL CONDITIONS. SHOULD FIELD CONDITIONS INDICATE THIS MINIMUM CONDITION DOES NOT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF RECORD.
2. THE SUBGRADE UNDER THE NEW CONCRETE FOUNDATIONS SHALL BE COMPACTED TO 95% OPTIMUM DENSITY. SOIL COMPACTION TESTS TO BE TAKEN BY A QUALIFIED SOILS LAB PRIOR TO POURING ANY CONCRETE.
3. FOOTINGS SHALL BE NEAT EXCAVATED WHERE POSSIBLE WITH SIDES AND TOP EDGES FREE OF LOOSE OR WET MATERIALS. WHERE NEAT EXCAVATION IS NOT POSSIBLE, FOOTINGS EXCAVATION SHALL BE OPEN CUT WITH EDGES FORMED AND BRACED. ALL FOOTINGS WITH FORMED EDGES SHALL BE BACKFILLED FROM BOTTOM TO TOP OF FOOTING WITH SELECT FILL. THE BOTTOM EXCAVATION SHALL BE CLEAN AND DRY WITH ALL LOOSE MATERIAL REMOVED FOR AN ESSENTIALLY FLAT BEARING SURFACE.

III. CAST IN PLACE CONCRETE

1. CONCRETE TO BE NORMAL WEIGHT WITH THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS:
   a. FOOTINGS, SLAB-ON-GRADE, SLAB FILL 2500 PSI
   b. MASONRY WALL TIE BEAMS, TIE COLUMNS 2500 PSI
   c. REINFORCED CONCRETE BEAMS AND COLUMNS 3000 PSI
2. CONCRETE SHALL BE READYMIX PER ASTM C94:
   a. PORTLAND CEMENT - ASTM C150
   b. AGGREGATES - ASTM C33 (3/4" MAX.)
   c. NO CALCIUM CHLORIDE
   d. AIR ENTRAINING - ASTM C260
   e. WATER REDUCING - ASTM C494
   f. FLYASH - ASTM C618-78 CLASS F (20% MAX.)
   g. WATER - CLEAN AND POTABLE
3. REINFORCING STEEL: ASTM A615 GRADE 40, DEFORMED BARS.
4. REQUIRED SLUMP RANGE = 3" TO 5".
5. WELDED WIRE FABRIC: ASTM A185
6. MOISTURE BARRIER: 6 MIL POLYETHYLENE.
7. CODES AND STANDARDS;
   a. ACI 301 "SPEC FOR STRUCTURAL CONCRETE FOR BUILDINGS."
   b. ACI 305 "RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING."
   c. ACI 318 "BLDG. CODE REQUIREMENTS FOR REINF. CONCRETE."
   d. ACT 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
8. MINIMUM LAP SPLICE = 40 BAR DIAMETERS UNLESS NOTED OTHERWISE.
9. CONCRETE FINISHES SHALL BE PER CONTRACTOR'S SPEC'S.
10. SUBCONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL FORMWORK, SHORING, AND RESHORING.
11. REINFORCING BAR COVER:
    a. FOOTINGS 3"
    b. COLUMNS 1 1/2"
    c. BEAMS AND WALLS 1 1/2"
    d. SLABS 3/4" (INTERIOR), 1 1/2" (EXTERIOR)
12. CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF BATCH TIME.
13. PROVIDE CORNER BARS AT ALL WALL FOOTING AND BEAM CORNERS TO MATCH HORIZONTAL BARS. (25" MINIMUM LAP FOR #5 BARS, OTHERS AS PER ACI 318).
14. ALL BUILDING SLABS-ON-GRADE SHALL BE NOMINAL 4" THICK, REINFORCED WITH 6x6-W1.4 W.W.F. ON 6 MIL VAPOR BARRIER. SEE PLANS FOR OTHER CONDITIONS AND SIZES. NO FIBERMESH ALLOWED UNLESS OTHERWISE NOTED ON THE FOUNDATION PLAN.
15. ANCHOR BOLTS FOR WOOD LEDGERS AND PLATES TO CONCRETE OR MASONRY (OPTIONS):
    a. J BOLTS - USE 1/2" X 8" "J" BOLTS WITH 6" EMBEDMENT AND 2" PROJECTION WHEN INSTALLED PRIOR TO PLACING CONCRETE, AS SHOWN ON DRAWINGS.
    b. EXPANSION ANCHORS - USE 1/2" X 4" EMBED, HILTI KWIK BOLT II, OR EQUAL, AT LOCATIONS (OTHER THAN EDGE CONDITIONS) IN LIEU OF 1/2" X 8" "J" BOLTS.
    c. EPOXY ANCHORS IN CONCRETE - USE 1/2" X 4-1/4" IMBED, WITH HILTI C100), OR ANCHOR BOND BY CELTITE, INC., AT EDGE OF SLAB CONDITION WHERE BOLT IS LESS THAN 6" TO A CONCRETE EDGE.
    d. EPOXY ANCHORS IN TOP OF BLOCK WALLS - USE THREADED ROD (3/4" X A6-5/8" IMBED) ON TOP OF 8" MASONRY WALLS WITH HILTI HIT C-100 ADHESIVE OR ANCHOR BOND, WHEN 1/2" X 8" "J BOLTS ARE OMITTED.
16. FOOTING SIZES SHOWN ARE TYPICAL ONLY FOR STATED SOIL BEARING PRESSURE AND CONSISTED COMPACTION. CONTRACTOR SHALL BE RESPONSIBLE FOR FOOTINGS COMPLYING WITH THE DESIGN REQUIREMENTS OF SPECIFIC SOIL CONDITIONS.
17. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS AND ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED AREAS.
18. PROVIDE 1/4" SAW CUT EXPANSION JOINTS ON SLABS SPACED AT NO MORE THAN 18 FEET ON CENTER EACH WAY AND AS SHOWN ON PLANS

IV. MASONRY

1. HOLLOW LOAD BEARING UNITS (CMU) SHALL CONFORM TO ASTM C90, NORMAL WEIGHT, TYPE I, GRADE N. MINIMUM NET COMPRESSIVE STRENGTH = 1900 PSI.
2. MORTAR SHALL BE TYPE M OR S AND CONFORM TO ASTM C270.
3. CONCRETE GROUT SHALL CONFORM TO ASTM C476:
   a. 2,500 PSI AT 28 DAYS.
   b. 3/8" MAXIMUM AGGREGATE.
   c. 8" - 11" SLUMP.
4. BARS SHALL HAVE MINIMUM CLEARANCE OF 1/2" FROM MASONRY. THE CLEAR DISTANCE BETWEEN BARS SHALL NOT BE LESS THAN ONE BAR DIAMETER, NOR LESS THAN 1".
5. VERTICAL REINFORCING SHALL BE AT ALL CORNERS, EACH JAMB OF OPENINGS, UNDER ALL GIRDER LOADS, AND NOT TO EXCEED 4'0" O/C FOR STRAIGHT WALLS, OR AS SHOWN ON THE DRAWINGS. FILL CELLS WITH CONCRETE GROUT AS SPECIFIED. PROVIDE ACI 318 90 DEGREE STANDARD HOOKS INTO FOOTING, AND TIE BEAMS.
6. REINFORCING BARS SHALL BE STRAIGHT EXCEPT FOR BENDS AROUND CORNERS AND WHERE BENDS OR HOOKS ARE DETAILED ON THE PLANS.
7. REINFORCING BARS SHALL BE LAPPED 40 BAR DIAMETERS WHERE SPLICED AND SHALL BE WIRED TOGETHER.
8. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL. DOWELS SHALL BE GROUTED INTO A CORE IN VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCEMENT.
9. CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE OF MASONRY IN EACH GROUT POUR WHEN THE POUR HEIGHT EXCEEDS 5'. PROVIDE 4" X 4" OBSERVATION HOLE TO VERIFY CONCRETE GROUT PLACEMENT.
10. PLACE ALL MASONRY IN RUNNING BOND WITH 3/8" MORTAR JOINTS. PROVIDE COMPLETE COVERAGE FACE SHELL MORTAR BEDDING, HORIZONTAL AND VERTICAL. FULLY MORTAR WEBS IN ALL COURSES OF PIERS, COLUMNS, AND PILASTERS AND ADJACENT TO GROUTED CELLS.
11. PROVIDE 8" X 8" PRECAST REINFORCED CONCRETE LINTELS OVER ALL MASONRY OPENINGS NOT SHOWN TO HAVE A STRUCTURAL BEAM. MINIMUM END BEARING = 4". REFER TO LINTEL SCHEDULE (MINIMUM CAPACITY OF 1000 PLF).
12. PROVIDE METAL CAVITY CAPS, 6" WIRE MESH, OR EQUAL PRODUCTS, INC., WHERE REQUIRED TO RETAIN GROUT IN VERTICAL CELLS.
13. PROVIDE HORIZONTAL REINFORCEMENT AT EVERY OTHER COURSE USING 120 TRUSS-MESH BY HOHMANN & BARNARD.

V. CARPENTRY

1. DIMENSIONED LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
2. ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
3. ALL STRUCTURAL BEAMS AND HEADERS SHALL BE SOUTHERN YELLOW PINE (SYP.) NO. 1 GRADE OR BETTER, WITH SINGLE MEMBER (UNFACTORED) STRESSES AS FOLLOWS:
   a. Fv = 90 PSI
   b. Fc = 975 PSI
   c. E = 1,600,000 PSI
   d. 19% MAXIMUM MOISTURE CONTENT
   e. FRAMING LUMBER SHALL BE #2 SPRUCE-PINE-FIR OR BETTER.
   f. INTERIOR NON-LOAD BEARING WALLS MAY BE UTILITY GRADE.
4. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
5. PRESSURE TREATED LUMBER SHALL BE PROVIDED IN ACCORDANCE WITH THE AMERICAN WOOD PROTECTION ASSOCIATION LATEST STANDARDS.
6. SHEATHING FOR ROOFS AND WALLS SHALL BE APA RATED (EXPOSURE 1) SHEATHING WITH EXTERIOR GLUE. ALL ROOF SHEATHING TO BE INSTALLED WITH PLYCLIPS. (MAXIMUM 24" O/C). THICKNESS TO BE MINIMUM 7/16" FOR SHINGLE ROOF AND 1/2" FOR TILE ROOF.
7. NAILING FOR PLYWOOD WALL SHEATHING SHALL BE 8D RING SHANK @ 4" O.C. @ PANEL EDGES, AND 6" O.C. INTERMEDIATE. NAILING FOR ROOF SHEATHING SHALL BE AS PER DETAIL.
8. ALL FLOORING MATERIAL TO BE 3/4" T&G PLYWOOD, NAILED AND GLUED TO FLOOR JOISTS. FLOOR NAIL WITH 10d NAILS AT 3" O/C AT PANEL EDGES, 6" O/C IN THE FIELD. STAGGER NAILS AT 2" O/C AT BUTT ENDS OF PLYWOOD SHEATHING.
9. INSTALL BRIDGING IN ALL (2X) FLOOR OR ROOF JOISTS AT 8'-0" MAXIMUM. INSTALL BLOCKING IN ALL BEARING WALLS AND PARTITIONS OVER 9'-0" @ MID-HEIGHT. BRACE GABLE END WALLS AT 4'0" O/C WHERE WALL FRAMING IS NOT CONTINUOUS FROM FOUNDATION TO ROOF, OR AS SHOWN ON DRAWINGS.
10. ALL NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS. ALL NAILS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
11. ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONGTIE CO., OR EQUIVALENT. SUBMIT CUT SHEETS FOR ALL CONNECTION HARDWARE TO CONTRACTOR FOR APPROVAL. ALL NAIL HOLES SHALL BE FILLED OR AS PRESCRIBED BY THE MANUFACTURER.
12. PROVIDE A SINGLE PLATE AT THE BOTTOM AND DOUBLE PLATE AT THE TOP OF ALL LOAD BEARING STUD WALLS. STAGGER END JOINTS IN DOUBLE PLATES AT LEAST 4'-0" PER DETAIL. 2 X 4 SILL PLATES FOR BEARING WALLS SHALL BE BOLTED TO FOUNDATION AS PER BEARING WALL DETAIL.
13. LOAD BEARING STUDS SHALL BE DOUBLED AT ALL ANGLES AND AROUND ALL OPENINGS, AND AT STRUCTURALLY APPROVED ARCHITECTURAL WALL PANEL JOINTS. STUDS SHALL BE TRIPLED AT ALL CORNERS.
14. WOOD LINTELS OVER OPENINGS SHALL BE DOUBLED 2x12 HEADERS UNLESS NOTED OTHERWISE ON PLANS, WITH CONTINUOUS 1/2" PLYWOOD FILLER CUT TO FULL DEPTH OF BEAM BETWEEN 2x MEMBERS.
15. REGARDLESS WHAT IS SHOWN, FRAME WALLS W/ STUCCO FINISH SHALL BE CONSTRUCTED OF S-P-F SIZE AND SPACED AS FOLLOWS: 2X4 @ 16" O.C. FOR UP TO 8 FT HIGH, 2X6 @ 16" O.C. FOR UP TO 10 FT HIGH, 2X8 @ 16" FOR UP TO 14 FT HIGH. STUDS FOR OTHER HEIGHTS AS SHOWN ON PLANS.
16. RAFTER SCHEDULE FOR CONVENTIONAL FRAMED AREAS UNLESS OTHERWISE NOTED.

MEMBER SIZE	MAXIMUM SPAN (SYP #1)
2 X 4	6 FT
2 X 6	8 FT
2 X 8	10 FT
2 X 10	12 FT
2 X 12	14 FT

NOTE 1: RAFTERS MUST BE BRACED LATERALLY BY A CONTINUOUS NAILING OF SHEATHING OR BRACED AT 24" O/C, WITH MINIMUM 1X4.
NOTE 2: RAFTER SPACING NOT TO EXCEED 24" O/C.
NOTE 3: RIDGE BOARDS TO BE ONE SIZE LARGER THAN RAFTER UNLESS OTHERWISE NOTED ON PLANS.
NOTE 4: CONNECTOR SCHEDULE
a. SIMPSON MTS20 OR H10A (OR EQUAL) BETWEEN CAT BLOCKING AND ROOF TRUSSES.
b. SIMPSON H5 (OR EQUAL) BETWEEN RAFTER TAILS TO CAT BLOCKING.
c. SIMPSON RR (OR EQUAL) BETWEEN THE RAFTERS AND RIDGE BOARD.
d. SIMPSON CS20 AT ENDS OF RIDGE BOARD, OR SIMPSON JOIST HANGER WHERE APPLICABLE.

VI. PRE-ENGINEERED WOOD TRUSSES

1. THIS SECTION DEFINES PRE-ENGINEERED, PREFABRICATED, METAL PLATE CONNECTED WOOD ROOF AND FLOOR TRUSSES AS "WOOD TRUSSES".
2. TRUSS LAYOUTS SHOWN ON PLANS ARE SCHEMATIC ONLY. TRUSS MANUFACTURER AND/OR ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND SPACING OF ALL TRUSSES AND SHALL SUBMIT SHOP DRAWINGS TO THE BUILDER FOR APPROVAL.
3. THE WOOD TRUSS MANUFACTURER MUST PARTICIPATE IN A CODE APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM SUCH AS THE TRUSS PLATE INSTITUTE'S "QUALITY CONTROL INSPECTION PROGRAM" OR EQUIVALENT.
4. WOOD TRUSS MEMBERS AND CONNECTIONS SHALL BE DESIGNED FOR ALL LOADS SHOWN ON THE CONTRACT DOCUMENTS INCLUDING: LIVE, DEAD, AND CONCENTRATED LOADS, PLUS WIND LOADS.
5. REFER TO THE FLOOR PLAN AND OTHER STRUCTURAL DETAIL SHEETS FOR IMPORTANT INFORMATION NOT SPECIFICALLY ADDRESSED BY THE TRUSS FRAMING LAYOUT SUCH AS BEARING WALL HEIGHTS AND CEILING VAULT DETAILS.
6. WOOD TRUSS DESIGN SHOP DRAWINGS SHALL INCLUDE, BUT ARE NOT LIMITED TO,THE FOLLOWING INFORMATION:
   a. SPAN LENGTH, OVERHANG AND EAVE DIMENSIONS, SLOPE AND SPACING OF THE WOOD TRUSSES.
   b. ALL DESIGN LOADS AND THEIR POINTS OF APPLICATION, VALLEY AND CONVENTIONAL FRAMING MUST BE CONSIDERED.
   c. ADJUSTMENTS TO ALLOWABLE VALUES.
   d. REACTIVATE FORCES AND THEIR LOCATIONS.
   e. BEARING TYPE AND MINIMUM BEARING LENGTH.
   f. DEFLECTIONS.
   g. METAL CONNECTOR PLATE TYPE, GAUGE, SIZE, AND LOCATION.
   h. LUMBER SIZE, SPECIES, GRADE AND MOISTURE CONTENT.
   i. LOCATION AND CONNECTION DESIGN OF REQUIRED CONTINUOUS LATERAL BRACING.
   j. NET UPLIFT LOADS BASED ON ACTUAL BUILDING DEAD LOAD.
   k. WEB REINFORCEMENT DETAILS FOR GABLE END TRUSSES.
   l. VALLEY SETS FOR OVER-BUILD CONDITIONS.

1. LIMIT DEFLECTIONS FOR LIVE LOAD TO SPAN/360 (ROOF), SPAN/480 (FLOOR), AND LIMIT TOTAL LOAD DEFLECTIONS TO SPAN/240 (ROOF), SPAN/360 (FLOOR) UNLESS SPECIFICALLY NOTED OTHERWISE.
2. FIRE RETARDANT WOOD IS NOT ALLOWABLE FOR USE AS TRUSS CHORDS OR WEBS.
3. WOOD TRUSSES SHALL BE DESIGNED SO THAT MINIMAL HORIZONTAL REACTIONS ARE IMPOSED ON THE SUPPORTING STRUCTURE UNDER VERTICAL LOADS. NO SLIP CONNECTIONS ARE ALLOWED UNLESS OTHERWISE NOTED. CONTACT CONTRACTOR AS REQUIRED.
4. WOOD TRUSSES MUST BE CHECKED FOR WIND. WIND VELOCITY, DESIGN VELOCITY PRESSURES, AND MEAN ROOF HEIGHT MUST BE SHOWN ON THE SUBMITTED SHOP DRAWINGS.
5. CONTINUOUS BOTTOM CHORD LATERAL BRACING IS REQUIRED AT A MINIMUM SPACING OF 10' O.C. UNLESS NOTED OTHERWISE. BOTTOM CHORD BRACING IS CONTINUOUS FROM ONE END OF THE BUILDING TO THE OTHER END. OVERLAP CONTINUOUS BRACING AT LEAST ONE TRUSS SPACE. USE A MINIMUM OF 2X4 (ROOF), 2X6 (FLOOR) GRADE MARKED LUMBER AT LEAST 10' LONG, WITH 2-16d NAILS AT INTERMEDIATE AND 3-16d NAILS AT END CONNECTIONS.
6. CROSS BRACING IS REQUIRED AT MINIMUM 10' O.C. UNLESS NOTED OTHERWISE. LOCATE CROSS BRACING AT OR NEAR THE BOTTOM CHORD BRACING. INSTALL CROSS BRACING AT EACH END AND AT 20' O.C. ALONG THE LENGTH OF THE LATERAL BRACING. CROS BRACING IS ACCOMPLISHED BY ATTACHING DIAGONAL WEB BRACING TO OPPOSITE SIDES OF THE SAME GROUP OF SIMILAR WEB MEMBERS. SLOPE CROSS BRACING IN OPPOSITE DIRECTIONS AT APPROXIMATELY 45 DEGREES FORMING A CROSS "X". USE A MINIMUM OF 2x4 GRADE MARKED LUMBER WITH AT LEAST 3-16d NAILS AT EACH CONNECTION.
7. TRUSS ERECTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING OF TRUSS SYSTEM DURING CONSTRUCTION.
8. HANDLING, INSTALLATION, AND BRACING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH "HIB-91", PUBLISHED BY THE TRUSS PLATE INSTITUTE.
9. ALL WOOD TRUSSES SHALL BE FASTENED TO THEIR SUPPORTS WITH APPROVED HURRICANE ANCHORS, RATED TO CARRY UPLIFT LOADS SPECIFIED BY TRUSS MANUFACTURER.
10. ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONG-TIE, OR APPROVED EQUIVALENT MANUFACTURER. ALL NAIL HOLES SHOULD BE FILLED, OR AS PRESCRIBED BY THE MANUFACTURER.
11. TRUSSES ARE TO BE DESIGNED TO ALLOW FOR THE PROPER ROUTING OF A/C DUCT WORK AND PLUMBING. CHASES SHALL NOT BE BLOCKED BY WOOD TRUSSES.
12. PILING OF PLYWOOD ON WOOD TRUSSES IS NOT ALLOWED.
13. INSTALLATION OF BROKEN, DAMAGED, WARPED, OR IMPROPERLY REPAIRED WOOD TRUSSES IS NOT ALLOWED.
14. IMPROPER OR UNAUTHORIZED FIELD ALTERATIONS OF WOOD TRUSSES IS NOT ALLOWED.
15. GABLE ENDWALL TRUSSES MUST TRANSFER LATERAL LOADS TO THE SHEAR WALLS AND/OR THE ROOF DIAPHRAGM.
16. WOOD TRUSSES THAT DO NOT MEET INTERIOR LOAD BEARING WALLS MUST BE SHIMMED. DO NOT PULL WOOD TRUSSES DOWN TO INTERIOR BEARINGS.
17. SUBMITTALS: ALL SUBMITTALS SHALL BEAR THE EMBOSSED SEAL OF A LICENSED STRUCTURAL ENGINEER IN THE STATE OF FLORIDA AND SHALL BE SUBMITTED TO CONTRACTOR FOR REVIEW PRIOR TO WOOD TRUSS FABRICATION.
    a. SUBMIT SEALED WOOD TRUSS DESIGN CALCULATIONS AND PROFILES FOR EACH TYPE OF TRUSS WITH PERMANENT BRIDGING REQUIREMENTS.
    b. SUBMIT WOOD TRUSS ERECTION PLAN, INCLUDING CONNECTION DETAILS AND UPLIFT ANCHORS.
    c. SUBMIT WOOD TRUSS TEMPORARY ERECTION BRACING PLAN.
    d. MAINTAIN COPY OF SUBMITTAL ON JOBSITE.

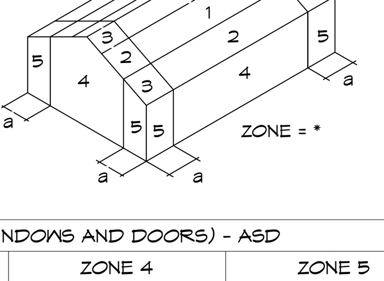
VII. PROTECTION AGAINST TERMITES

1. Termite Protection. Termite protection shall be pro-vided by registered termiticides, including soil applied pesticides, baiting systems, and pesticides applied to wood, or other approved methods of termite protection labeled for use as a preventative treatment to new construction. See Section 202,REGISTERED TERMITICIDE. Upon completion of the application of the termite protective treatment, a Certificate of Compliance shall be issued to the building department by the licensed pest control company that contains the following statement: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."
   a. If soil treatment used for subterranean termite prevention, the initial chemical soil treatment inside the foundation perimeter shall be done after all excavation, backfilling and compaction is complete.
   b. If soil treatment is used for subterranean termite prevention, soil area disturbed after initial chemical soil treatment shall be retreated with a chemical soil treatment, including spaces boxed or formed.
   c. If soil treatment is used for subterranean termite prevention, space in concrete floors boxed out or formed for the subsequent installation of plumbing traps, drains or any other purpose shall be created by using plastic or metal permanently placed forms of sufficient depth to eliminate any planned soil disturbance after initial chemical soil treat-ment.
   d. If soil treatment is used for subterranean termite prevention, chemically treated soil shall be protected with a minimum 6 mil vapor retarder to protect against rainfall dilution. If rainfall occurs before vapor retarder placement, retreatment is required. Any work, including placement of reinforcing steel, done after chemical treatment until the concrete floor is poured, shall be done in such manner as to avoid penetrating or disturbing treated soil.
   e. If soil treatment is used for subterranean termite prevention, concrete overpour or mortar accumulated along the exterior foundation perimeter shall be removed prior to exterior chemical soil treatment, to enhance vertical penetration of the chemicals.
   f. If soil treatment is used for subterranean termite prevention, chemical soil treatments shall also be applied under all exterior concrete or grade within 1 foot (305 mm)of the primary structure sidewalls. Also, a vertical chemical barrier shall be applied promptly after construction is completed, including initial landscaping and irrigation/sprinkler installation. Any soil disturbed after the chemical vertical barrier is applied shall be promptly retreated.
   g. If a registered termiticide formulated and registered as a bait system is used for subterranean termite prevention, Previous paragraphs do not apply; however, a signed contract assuring the installation, maintenance and monitoring of the baiting system for a minimum of five years from the issue of the Certificate of Occupancy shall be provided to the building official prior to the pouring of the slab, and the system must be installed prior to final building approval.
   h. If the baiting system directions for use require a monitoring phase prior to installation of the pesticide active ingredient, the installation of the monitoring phase components shall be deemed to constitute installation of the system.
   i. If a registered termiticide formulated and registered as a wood treatment is used for subterranean termite prevention, Previous paragraphs do not apply. Application of the wood treatment termiticide shall be as required by label directions for use, and must be completed prior to final building approval.
2. Penetration. Protective sleeves around piping penetrating concrete slab-on-grade floors shall not be of cellulose-containing materials. If soil treatment is used for subterranean termite protection, the sleeve shall have a maxi-mum wall thickness of 0.010 inch (0.25 mm), and be sealed within the slab using a non-corrosive clamping device to eliminate the annular space between the pipe and the sleeve. No termiticides shall be applied inside the sleeve.
3. Cleaning. Cells and cavities in masonry units and airgaps between brick, stone or masonry veneers and the structure shall be cleaned of all non-preservative treated or non-naturally durable wood, or other cellulose-containing material prior to concrete placement.
   a. Exception: Inorganic material manufactured for closing cells in foundation concrete masonry unit construction or clean earth fill placed in concrete masonry unit voids below slab level before termite treatment is performed.
4. Concrete bearing ledge. Brick, stone or other veneer shall be supported by a concrete bearing ledge at least equal to the total thickness of the brick, stone or other veneer which is poured integrally with the concrete foundation. No supplemental concrete foundation pours which will create a hidden cold joint shall be used without supplemental treatment in the foundation unless there is an approved physical barrier. An approved physical barrier shall also be installed from below the wall sill plate or first block course horizontally to embed in a mortar joint. If masonry veneer extends below grade, a termite protective treatment must be applied to the cavity created between the veneer and the foundation, in lieu of a physical barrier.
   a. Exception: Veneer supported by a structural member secured to the foundation sidewall in accordance with ACI530/ASCE 5/TMS 402, provided at least a 6 inch (152 mm) clear inspection space of the foundation sidewall exterior exist between the veneer and the top of any soil, sod, mulch or other organic landscaping component, deck, apron, porch, walk or any other work immediately adjacent to or adjoining the structure.
5. Protection against decay and termites. Condensate lines, irrigation/sprinkler system risers for spray heads, and roof downspouts shall discharge at least 1 foot (305 mm) away from the structure sidewall, whether by underground piping, tail extensions or splash blocks. Gutters with downspouts are required on all buildings with eaves of less than 6 inches (152mm) horizontal projection except for gable end rakes or on a roof above another roof.
6. Preparation of building site and removal of debris.
   a. All building sites shall be graded to provide drain-age under all portions of the building not occupied by basements.
   b. The foundation and the area encompassed within1 foot (305 mm) therein shall have all vegetation, stumps, dead roots, cardboard, trash and foreign material removed and the fill material shall be free of vegetation and foreign material. The fill shall be compacted to assure adequate support of the foundation.
   c. After all work is completed, loose wood and debris shall be completely removed from under the building and within 1 foot (305 mm) thereof. All wood forms and supports shall be completely removed. This includes, but is not limited to: wooden grade stakes, forms, contraction spacers, tub trap boxes, plumbing supports, bracing, shoring, forms or other cellulose-containing material placed in any location where such materials are not clearly visible and readily removable prior to completion of the work. Woodshall not be stored in contact with the ground under any building.

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes
APPROVED
BUILDING ONLY
The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

WIND LOADS - DESIGN PRESSURES
Florida Building Code 6th Edition (2017) and ASCE 7-10 Methods

ULTIMATE WIND SPEED (MPH)	145	
EXPOSURE CATEGORY	C	
BUILDING RISK CATEGORY	II	
ROOF SLOPE	Roof > 7 to 27 degrees	
INTERNAL PRESSURE COEFFICIENT	0.18	ENCLOSED
TOPOGRAPHICAL FACTOR	1.0	FLAT
MAXIMUM BUILDING HEIGHT	60	FT
WIDTH OF EDGE STRIPS (a)	8	FT
OPENING PROTECTION REQUIRED		



COMPONENT & CLADDING DESIGN PRESSURE (PSF) (INCLUDING WINDOWS AND DOORS) - ASD

Area of C&C (SF)	ZONE 1		ZONE 2		ZONE 3		ZONE 4		ZONE 5	
	Positive	Negative	Positive	Negative	Positive	Negative	Positive	Negative	Positive	Negative
10	25.8	-40.5	25.8	-71.3	25.8	-105.3	44.9	-48.6	44.9	-59.9
20	23.5	-38.9	23.5	-64.8	23.5	-97.2	42.8	-45.4	42.8	-55.1
50	20.6	-37.3	20.6	-56.7	20.6	-89.1	40.0	-43.7	40.0	-50.2
100	18.1	-35.6	18.1	-51.8	18.1	-82.6	38.1	-40.5	38.1	-45.4
Garage Doors							32.2	-36.5	32.2	-36.5

INTEGRAL ENGINEERING, INC.
16704 Tobacco Road, Lutz, FL 33558
Phone: (813) 908-0402 | Fax: (813) 969-0206 | EB # 8253

- I HEREBY CERTIFY THAT I HAVE REVIEWED THIS DESIGN AND FOUND IT TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 6th EDITION (2017), RESIDENTIAL.
- THIS DRAWING IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND SEALED.
- SIGNED AND SEALED FOR THE STRUCTURAL ENGINEERING PORTION OF THIS DRAWING ONLY.

DATE:

LUIS C. CORREA, FL P.E., S.I. #49018

REVISIONS

No.	DESCRIPTION	DATE

Client
GRITTON & ASSOCIATES ARCHITECTS, LLC

A NEW DEVELOPMENT FOR
BLAKE BUILDER
THERESA STREET TOWN HOMES
TAMPA, FL.

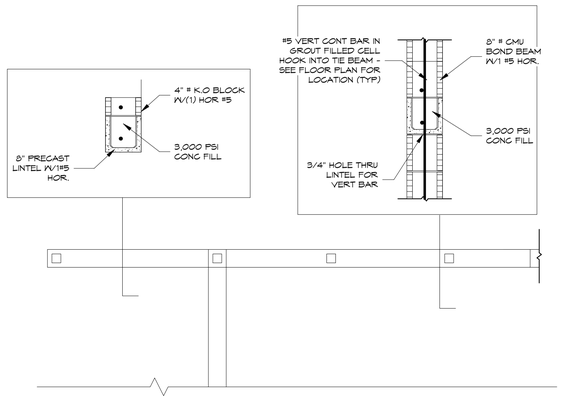
JOB NO:
DRAWN: LCC
PROJ MGR: LCC
CHECKED:

STRUCTURAL SPECIFICATIONS

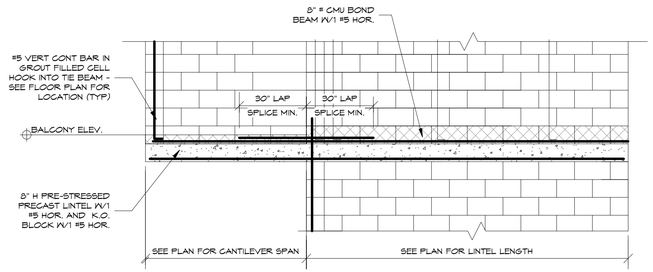
SD1

All reproduction & intellectual property rights reserved 2016

Original drawing is 24 x 36 Do not scale contents of drawing

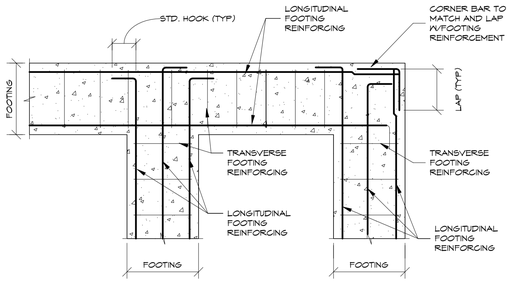


PLAN



ELEVATION A

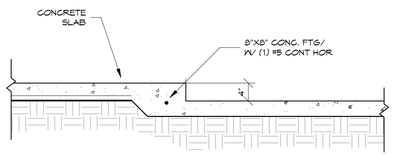
1 SD2 CANTILEVER CMU WALL
3/8" = 1'-0"



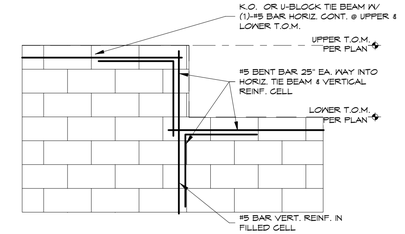
NOTE:

SEE PLANS AND SCHEDULE FOR FOOTING SIZE AND REINFORCING

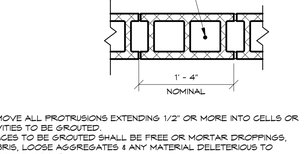
6 SD2 TYP FOOTING REINFORCING AT CORNERS
N.T.S.



7 SD2 SLAB RECESS SECTION AT SHOWER
3/4" = 1'-0"

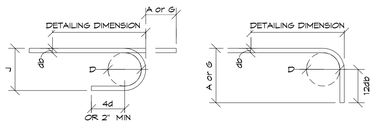


2 SD2 STEPPED MASONRY TIE BEAM
N.T.S.



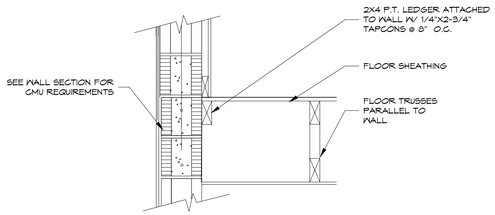
NOTE:
- REMOVE ALL PROTRUSIONS EXTENDING 1/2" OR MORE INTO CELLS OR CAVITIES TO BE GROUTED.
- SPACES TO BE GROUTED SHALL BE FREE OR MORTAR DROPPINGS, DEBRIS, LOOSE AGGREGATES & ANY MATERIAL DELETERIOUS TO MASONRY GROUT.

3 SD2 TYP VERT FILLED CELL MASONRY REINF.
N.T.S.

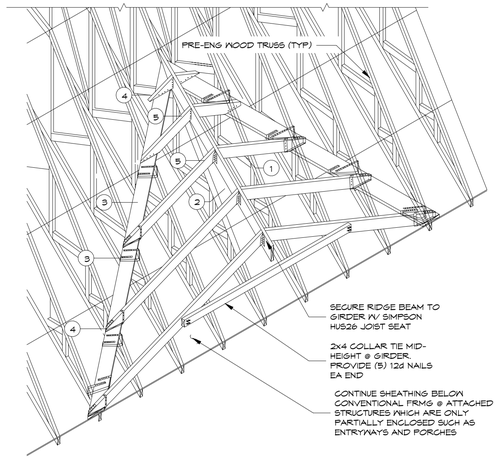


BAR SIZE (db)	180 DEG. HOOK			90 DEG. HOOK	
	A or G	J	D	A or G	D
#3	5"	3"	2 1/4"	6"	2 1/4"
#4	6"	4"	3"	8"	3"
#5	7"	5"	3 3/4"	10"	3 3/4"
#6	8"	6"	4 1/2"	12"	4 1/2"
#7	10"	7"	5 1/4"	14"	5 1/4"

12 5D2 STANDARD HOOK SCHEDULE
N.T.S.



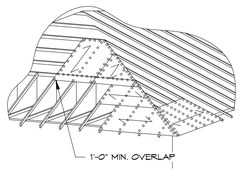
4 SD2 LEDGER FOR SHEATHING @ PARALLEL TRUSSES
1/4" = 1'-0"



NOTES:

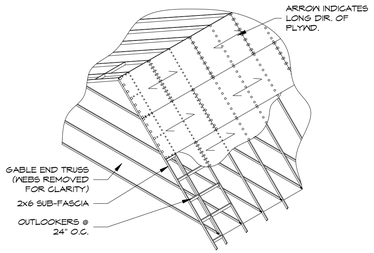
1. ALL RAFTERS SHALL BE #2 SOUTHERN YELLOW PINE. SECTION SIZE SHALL BE DETERMINED ACCORDING TO THE LENGTH OF SPAN AS FOLLOWS:
   - UP TO 8'-0" 2x6
   - 8'-0" TO 12'-0" 2x8
   - 12'-0" TO 15'-0" 2x10
   - 15'-0" TO 18'-0" 2x12
2. RIDGE BEAM SHALL BE #2 SOUTHERN YELLOW PINE. SECTION SIZE SHALL BE 2" (NOMINAL) LARGER THAN RAFTERS W/ A MAXIMUM RIDGE SIZE OF 2x12 FOR 2x12 RAFTERS.
3. CLEAT SHALL BE A #2 SOUTHERN YELLOW PINE 2x10. IT SHALL BE FASTENED AS SHOWN W/ SIMPSON MSTA24 TENSION STRAPS @ EACH TRUSS USING (14) 8d NAILS. INSTALL THE STRAP BY CUTTING A HOLE INTO THE SHEATHING @ EACH SIDE OF TRUSS AND THREADING THE U-SHAPED STRAP FROM BOTTOM OF TRUSS TOP CHORD TO TOP OF CLEAT.
4. SECURE RAFTERS TO CLEAT USING SIMPSON LS90 FOR 2x12 RAFTERS, (10) 8d NAILS FOR 2x10 RAFTERS, (8) 8d NAILS FOR 2x6 RAFTERS WITH SPANS OF 4'-0" OR GREATER. 2x6 RAFTERS W/ SPANS LESS THAN 4'-0" SHALL BE TOE-NAILED TO CLEAT W/ (8) 10d NAILS.
5. SECURE RAFTERS TO RIDGE BEAM USING SIMPSON LUS26 SLOPING JOIST SEAT. 2x6 RAFTERS W/ SPANS LESS THAN 4'-0" MAY BE TOE-NAILED TO RIDGE BEAM W/ (8) 10d NAILS.

5 SD2 CONVENTIONAL VALLEY FRAMING ISOMETRIC
1/4" = 1'-0"



O = 8d @ 6" O.C. ON EACH SHEET OF PLYWOOD

NAILING SCHED./HIP
SCALE: N.T.S.

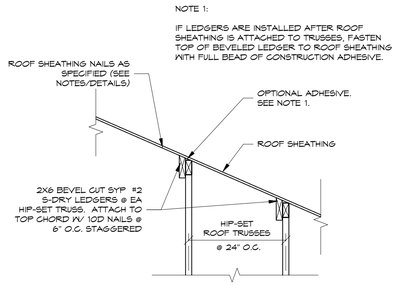


X = 10d COMMONS OR 8d RING SHANK @ 4" O.C. ON EACH SHEET OF PLYWOOD
O = 10d COMMONS OR 8d RING SHANK @ 6" O.C. ON EACH SHEET OF PLYWOOD
□ = 10d COMMONS OR 8d RING SHANK @ 8" O.C. ON EACH SHEET OF PLYWOOD

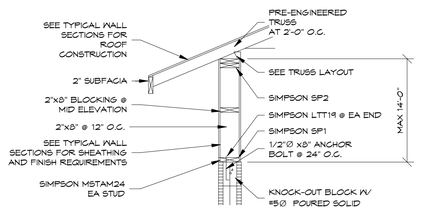
NAILING SCHED./GABLE
SCALE: N.T.S.

PLYWOOD CLIPS TO BE INSTALLED AT ALL LOCATIONS WHERE SHEATHING SPANS 16" OR MORE AS PER APA REQUIREMENTS. DOUBLE CLIPS TO BE USED WHERE SHEATHING PANELS ARE CUT TO 24" IN LENGTH OR LESS.

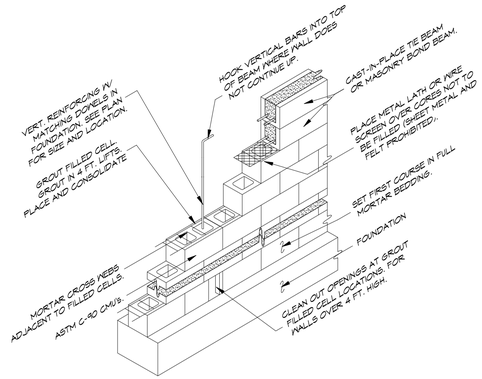
8 SD2 TYP ROOF SHEATHING NAIL PATTERNS.
1/4" = 1'-0"



9 SD2 ROOF SHEATHING SUPPORT AT HIP SET
1/4" = 1'-0"



10 SD2 FRAMED KNEE WALL OVER TIE BEAM
1/4" = 1'-0"



11 SD2 TYP. MASONRY WALL CONSTRUCTION
N.T.S.

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

INTEGRAL ENGINEERING INC
16704 Rideout Road, Lutz, FL 33558
Phone (813)948-6663 | Fax (813)749-0924 | EB 31833

- I HEREBY CERTIFY THAT I HAVE REVIEWED THIS DESIGN AND FOUND IT TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, 2020 RESIDENTIAL EDITION.
- THIS DRAWING IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND SEALED.
- SIGNED AND SEALED FOR THE STRUCTURAL ENGINEERING PORTION OF THE DRAWING ONLY.

DATE:

LUIS C. CORREA, FL P.E., S.I. #49018

REVISIONS

No.	DESCRIPTION	DATE

Client GRITTON & ASSOCIATES ARCHITECTS, LLC

A NEW DEVELOPMENT FOR

BLAKE BUILDER
THERESA STREET TOWN HOMES
TAMPA, FL.

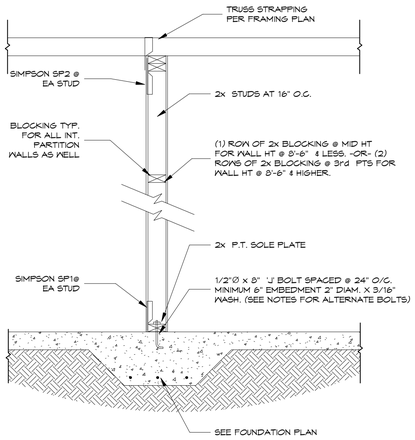
JOB NO: PROJ MGR: LCC
DRAWN: LCC CHECKED:

MASONRY & FOOTING DETAILS

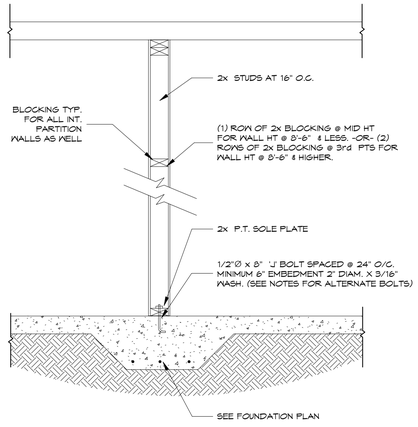
SD2

All reproduction & intellectual property rights reserved 2016

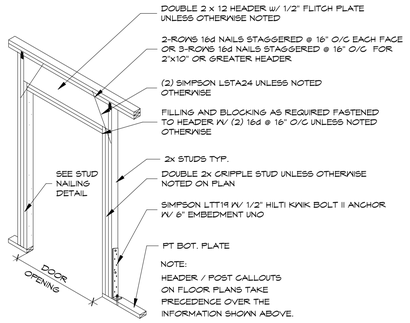
Original drawing is 24 x 36 Do not scale contents of drawing



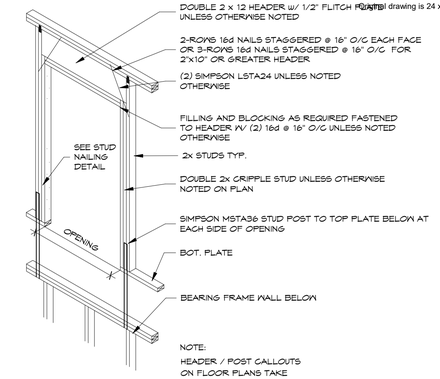
1 SD3 BRG FRAME WALL SECT (UPLIFT)
N.T.S.



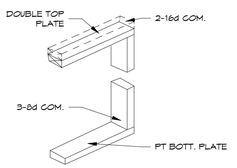
2 SD3 BRG FRAME WALL SECT (NO UPLIFT)
N.T.S.



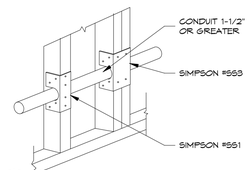
3 SD3 TYP OPENING FRAME BRG WALL- 1ST FLOOR
N.T.S.



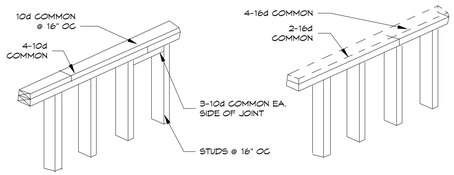
4 SD3 TYP OPENINGS AT FRAME BRG TOP WALLS
N.T.S.



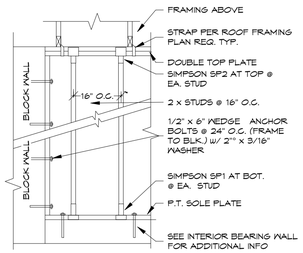
8 SD3 END STUD INT.
N.T.S.



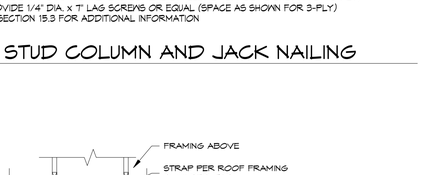
9 SD3 STUD SHOE
N.T.S.



10 SD3 TOP PLATE FASTENERS
N.T.S.



5 SD3 BRG. FRAME TO CMU WALL SECTION
N.T.S.

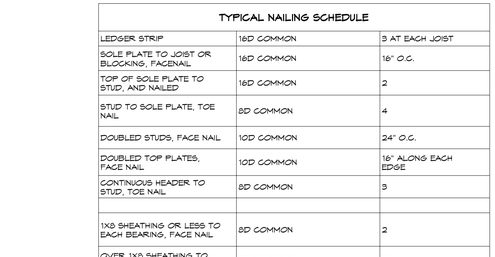


2"x 4" COLUMNS W/ (1) ROW OF STAGGERED 16d COMMON WIRE NAILS (D = 0.162", L = 3 1/2")

2"x 6" OR 2"x 8" COLUMNS W/ (2) ROWS OF STAGGERED 16d COMMON WIRE NAILS (D = 0.162", L = 3 1/2")

NOTES:
1. ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN
2. ALL NAILS PENETRATE AT LEAST 3/4 OF THE THICKNESS OF THE LAST LAMINATION
3. FOR 3-PLY, COLUMN SHALL BE NAILED AS SHOWN FROM EACH SIDE (ONE INTO EACH OUTSIDE FACE OF B.U.C., SAME NUMBER OFROWS, SAME SPACING)
4. FOR 4-PLY, PROVIDE 1/4" DIA. x 5 1/2" LAG SCREWS OR EQUAL (SPACE AS SHOWN FOR 3-PLY)
5. FOR 5-PLY, PROVIDE 1/4" DIA. x 7" LAG SCREWS OR EQUAL (SPACE AS SHOWN FOR 3-PLY)
6. REFER TO NDS SECTION 15.3 FOR ADDITIONAL INFORMATION

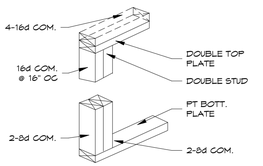
6 SD3 TYP STUD COLUMN AND JACK NAILING
N.T.S.



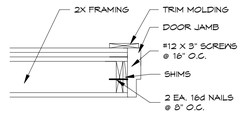
NOTE:
AN ADDITIONAL ROW OF TAPE IS NEEDED IF THE TAPE IS TOO NARROW TO COVER ALL EXPOSED NAILS IN THE NAILING FLANGE.

WINDOW FLASHING NOTES:
STEP #1 CAULK WINDOW OPENING EDGE PRIOR TO SETTING WINDOW.
STEP #2 HOUSEWRAP TAPED TO FLANGE BOTTOM.
STEP #3 CUT HOUSEWRAP DIRECTLY ABOVE NAILING FLANGE & OVERSIZE CUT 6" BOTH SIDES OF WINDOW FLANGE.
STEP #4 COVER OPEN NAILING FLANGE MITER W/RED HOUSEWRAP TAPE.
STEP #5 INSTALL FLASHING TAPE 2 SIDES WITH TOP OF TAPE FLASHED UNDER HOUSEWRAP.

11 SD3 TYP WINDOW FLASHING IN FRAME
N.T.S.



12 SD3 DOUBLE END STUD
N.T.S.



13 SD3 DOOR JAMB - WOOD
N.T.S.

TYPICAL NAILING SCHEDULE		
LEDGER STRIP	16D COMMON	3 AT EACH JOIST
SOLE PLATE TO JOIST OR BLOCKING, FACENAIL	16D COMMON	16" O.C.
TOP OF SOLE PLATE TO STUD, AND NAILED	16D COMMON	2
STUD TO SOLE PLATE, TOE NAIL	8D COMMON	4
DOUBLED STUDS, FACE NAIL	10D COMMON	24" O.C.
DOUBLED TOP PLATES, FACE NAIL	10D COMMON	16" ALONG EACH EDGE
CONTINUOUS HEADER TO STUD, TOE NAIL	8D COMMON	3
1X8 SHEATHING OR LESS TO EACH BEARING, FACE NAIL	8D COMMON	2
OVER 1X8 SHEATHING TO EACH BEARING, FACE NAIL	8D COMMON	3
BUILD-UP CORNER STUDS	16D COMMON	24" O.C.
BUILD-UP GIRDERS AND BEAMS UP TO THREE MEMBERS	20D COMMON	32" O.C. AT TOP AND BOTTOM AND STAGGERED 2 ENDS AT EACH SPLICE
1/2" GYPSUM SHEATHING	11 GA 1-1/2", 7/16" HEAD	4" O.C. AT EDGES, 8" O.C. AT OTHER BEARING
5/8" GYPSUM SHEATHING	11GA 1-3/4", 7/16" HEAD	4" O.C. AT EDGES, 8" O.C. AT OTHER BEARING
1/2" GYPSUM WALLBOARD	1-3/8" DRYWALL NAIL	7" O.C. ON CEILINGS, 8" O.C. ON WALLS
5/8" GYPSUM WALLBOARD	1-1/2" DRYWALL NAIL	7" O.C. ON CEILINGS, 8" O.C. ON WALLS
HARDBOARD LAP SIDING, DIRECT TO STUDS	8D CORROSION RESISTANT W/ MIN SHANK DIA. OF 0.099" & MIN HEAD DIA. OF 0.24"	16" OC. AT TOP AND BOTTOM EDGES
HARDBOARD LAP SIDING, OVER SHEATHING	10D CORROSION RESISTANT W/ MIN SHANK DIA. OF 0.099" & MIN HEAD DIA. OF 0.24"	16" OC. AT TOP AND BOTTOM EDGES
HARDBOARD PANEL SIDING, DIRECT TO STUDS	6D CORROSION RESISTANT W/ MIN SHANK DIA. OF 0.092" & MIN HEAD DIA. OF 0.225"	6" O.C. AT EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS
HARDBOARD PANEL SIDING, OVER SHEATHING	8D CORROSION RESISTANT W/ MIN SHANK DIA. OF 0.092" & MIN HEAD DIA. OF 0.225"	6" O.C. AT EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

INTEGRAL ENGINEERING INC
16704 Rideout Road, Lutz, FL 33558
Phone: (813) 948-6463 | Fax: (813) 949-0263 | EB # 8313

- I HEREBY CERTIFY THAT I HAVE REVIEWED THIS DESIGN AND FOUND IT TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, 2020 RESIDENTIAL EDITION.
- THIS DRAWING IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND SEALED.
- SIGNED AND SEALED FOR THE STRUCTURAL ENGINEERING PORTION OF THIS DRAWING ONLY.

DATE:

LUIS C. CORREA FL P.E. S.I. #49018

REVISIONS

No.	DESCRIPTION	DATE

Client GRITTON & ASSOCIATES ARCHITECTS, LLC

A NEW DEVELOPMENT FOR

BLAKE BUILDER

THERESA STREET TOWN HOMES

TAMPA, FL.

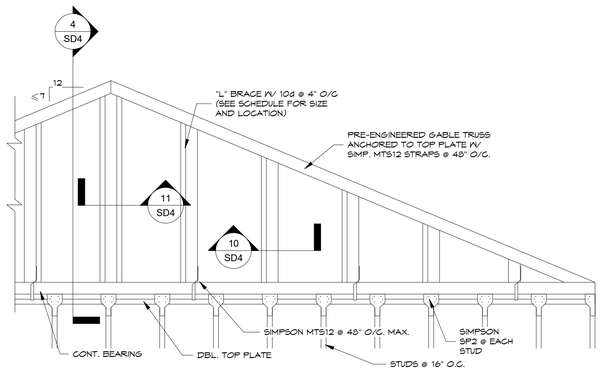
JOB NO: PROJ MGR: LCC
DRAWN: LCC CHECKED:

WOOD FRAMING DETAILS

SD3

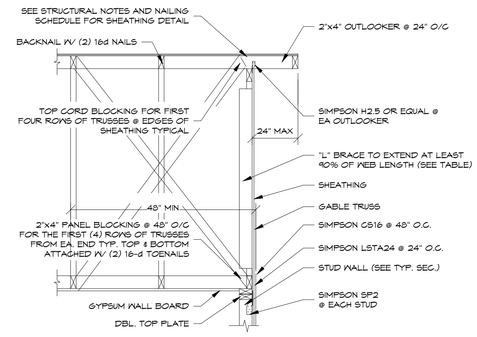
All reproduction & intellectual property rights reserved 2016

Original drawing is 24 x 36 Do not scale contents of drawing



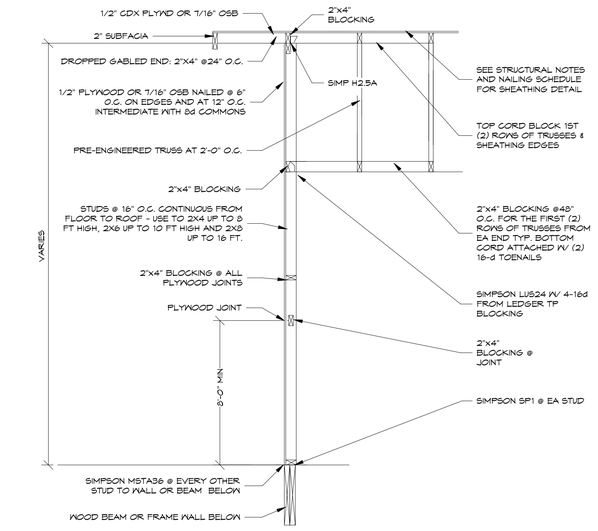
3 SD4 GABLE END OVER FRAME WALL - FLAT CLG

N.T.S.



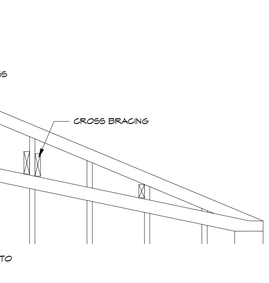
4 SD4 SECTION GABLE END OVER FRAME - FLAT CLG

N.T.S.



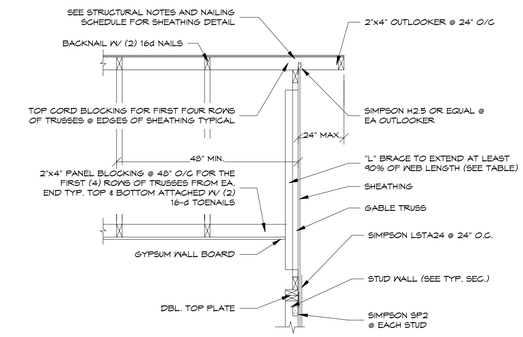
7 SD4 GABLE END - BALOON FRAME

N.T.S.



5 SD4 GABLE END OVER FRAME WALL - VAULTED

N.T.S.



6 SD4 SECTION GABLE END OVER FRAME -VAULTED

N.T.S.

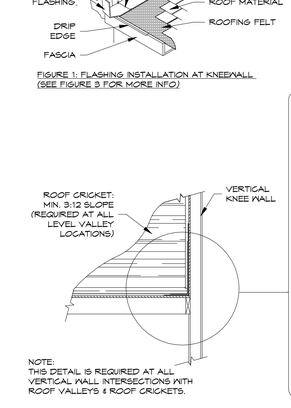


FIGURE 1: FLASHING INSTALLATION AT KNEEWALL (SEE FIGURE 3 FOR MORE INFO)

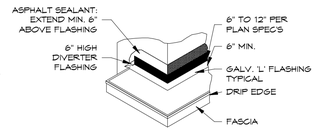


FIGURE 2: FLASHING AT CORNER DETAIL

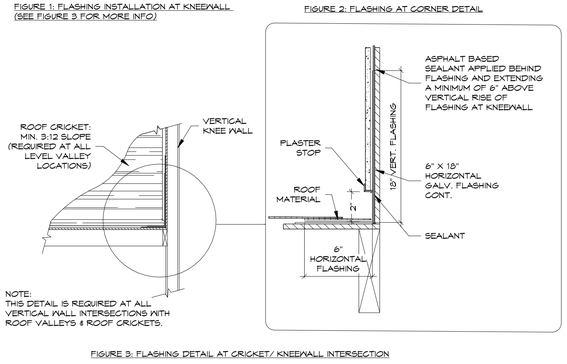


FIGURE 3: FLASHING DETAIL AT CRICKET/ KNEEWALL INTERSECTION

1 SD4 TYP FLASHING DETAILS

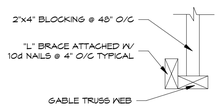
1/4" = 1'-0"

"L" BRACE TO EXTEND AT LEAST 90%
OF WEB LENGTH (SEE TABLE)

STUD SPACING	"L" BRACE			
	NONE	(1) 2"x4"	(2) 2"x4"	(2) 2"x6"
16"	0'-0"-4'-5"	4'-5"-8'-0"	8'-0"-12'-0"	12'-0"-16'-0"
24"	0'-0"-4'-0"	4'-0"-7'-0"	7'-0"-10'-0"	10'-0"-14'-0"

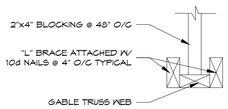
9 SD4 GABLE END " L" BRACING NOTES

N.T.S.



10 SD4 SINGLE "L" BRACING

N.T.S.



11 SD4 DOUBLE "L" BRACING

N.T.S.

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

INTEGRAL ENGINEERING INC
16704 Rideaux Road, Lutz, FL 33558
Phone (813)948-6663 | Fax (813)949-0924 | EB #3313

- I HEREBY CERTIFY THAT I HAVE REVIEWED THIS DESIGN AND FOUND IT TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, 2020 RESIDENTIAL EDITION.
- THIS DRAWING IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND SEALED.
- SIGNED AND SEALED FOR THE STRUCTURAL ENGINEERING PORTION OF THIS DRAWING ONLY.

DATE:

LUIS C. CORREA FL P.E. S.I. #49018

REVISIONS

No.	DESCRIPTION	DATE

Client GRITTON & ASSOCIATES ARCHITECTS, LLC

A NEW DEVELOPMENT FOR

BLAKE BUILDER

THERESA STREET TOWN HOMES

TAMPA, FL.

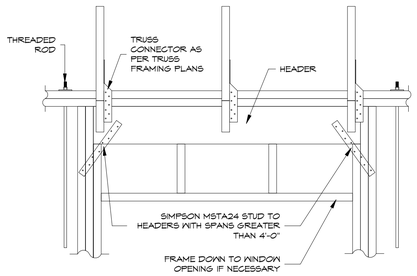
JOB NO: PROJ MGR: LCC
DRAWN: LCC CHECKED:

GABLE END & OTHER DETAILS

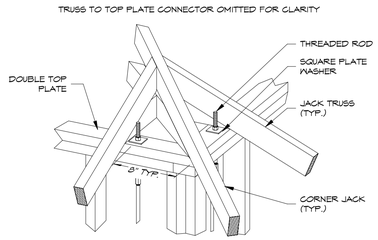
SD4

All reproduction & intellectual property rights reserved 2016

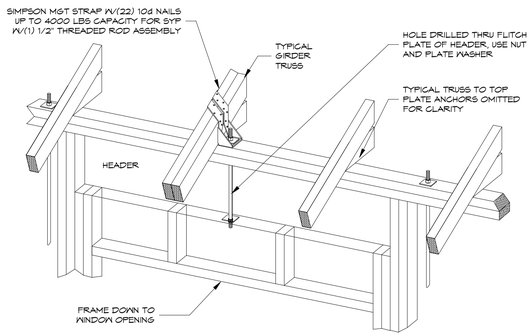
Original drawing is 24 x 36 Do not scale contents of drawing



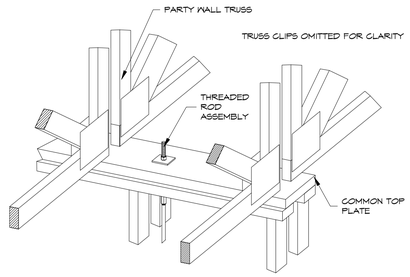
A SD5 TYP TOP FLOOR HEADER
N.T.S.



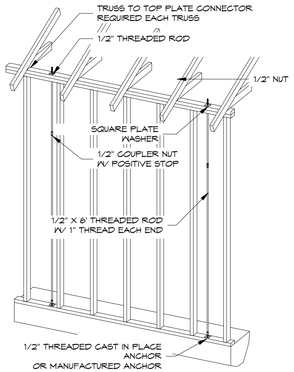
B SD5 TYP HIP EXTERIOR CORNER
N.T.S.



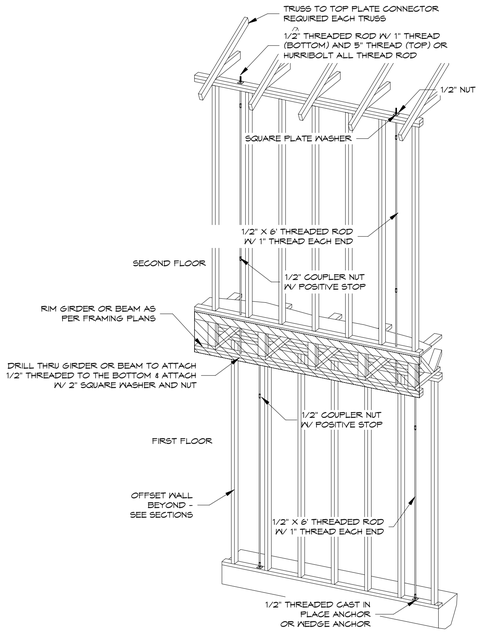
C SD5 TYP GIRDER OVER HEADER
N.T.S.



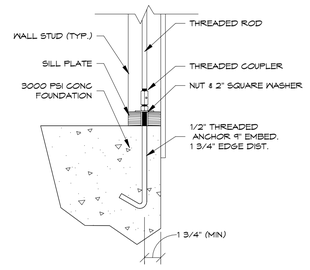
D SD5 TYP TOP PLATE PARTY WALL
N.T.S.



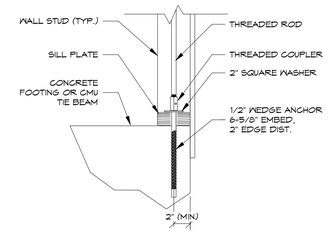
E SD5 1-STORY NTERIOR WALL
N.T.S.



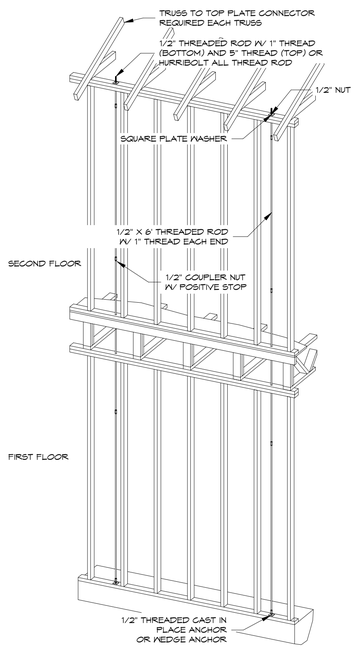
F SD5 2-STORY INTERIOR WALL ON BEAM OR GIRDER
N.T.S.



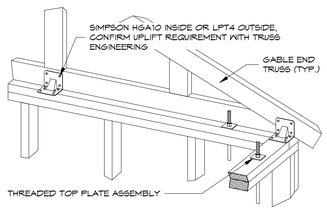
G SD5 TYP EDGE CAST IN PLACE
N.T.S.



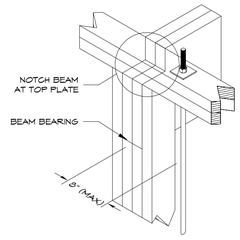
H SD5 TYP EDGE WEDGE ANCHOR
N.T.S.



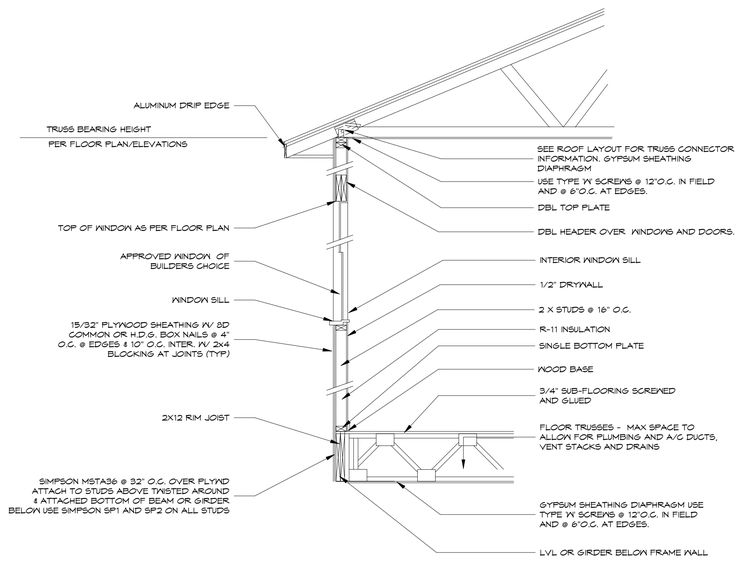
1 SD5 2-STORY INTERIOR WALL
N.T.S.



J SD5 TYP GABLE EXTERIOR WALL
N.T.S.



K SD5 TYP DROP BEAM ATTACHMENT
N.T.S.



L SD5 OPTIONAL - 2-STORY WALL ON BEAM OR GIRDER
N.T.S.

HURRI-BOLT LOCATIONS:

- AT ALL EXTERIOR WALLS AT MAXIMUM 4'-0" SPACING.
- PROVIDE CONTINUOUS HURRI-BOLT FROM FOUNDATION TO SECOND FLOOR TOP PLATE AS MUCH AS POSSIBLE.
- AT EACH SIDE OF OPENINGS.
- AT EITHER SIDE OF EACH CORNER.
- WHEN WALLS ARE OVER BEAMS OR GIRDERS, DO NOT USE HURRIBOLT. REFER TO DETAIL D/S3 FOR STRAPPING DETAILS.

Plans reviewed for code compliance in accordance with Hillsborough County Construction Codes

APPROVED

BUILDING ONLY

The issuance of this permit shall not be held to permit or approve the violation of any County, State or Federal Law, Code or Regulation

INTEGRAL ENGINEERING INC
16704 Rideout Road, Lutz, FL 33558
Phone (813)948-6663 | Fax (813)949-0594 | EB #3313

- I HEREBY CERTIFY THAT I HAVE REVIEWED THIS DESIGN AND FOUND IT TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, 2017 EDITION.
- THIS DRAWING IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND SEALED.
- SIGNED AND SEALED FOR THE STRUCTURAL ENGINEERING PORTION OF THIS DRAWING ONLY.

DATE:

LUIS C. CORREA FL P.E. S.I. #49018

REVISIONS		
No.	DESCRIPTION	DATE

Client
GRITTON & ASSOCIATES ARCHITECTS, LLC

A NEW DEVELOPMENT FOR BLAKE BUILDER
THERESA STREET TOWN HOMES
TAMPA, FL.

JOB NO: PROJ MGR: LCC
DRAWN: LCC CHECKED:

THREADED ROD DETAILS

SD5