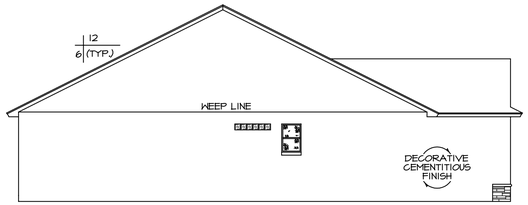
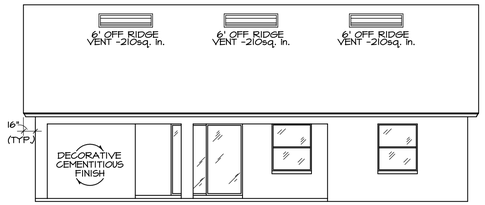
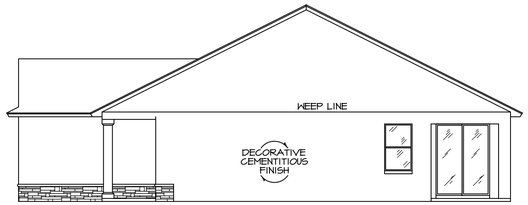


Left Elevation
1/8" = 1'-0"

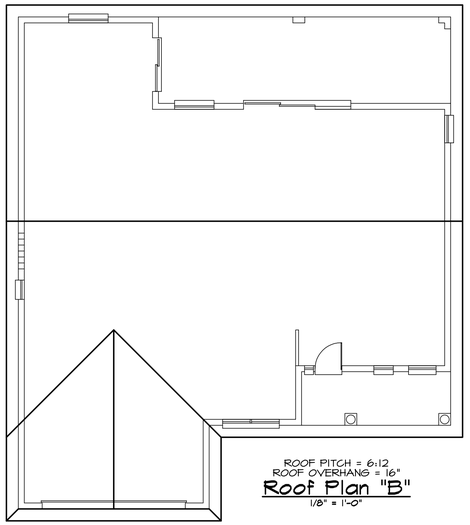
NOTE: EXTERIOR FINISH FOR MASONRY WALLS TO COMPLY W/ASTM C926



Rear Elevation
1/8" = 1'-0"



Right Elevation
1/8" = 1'-0"

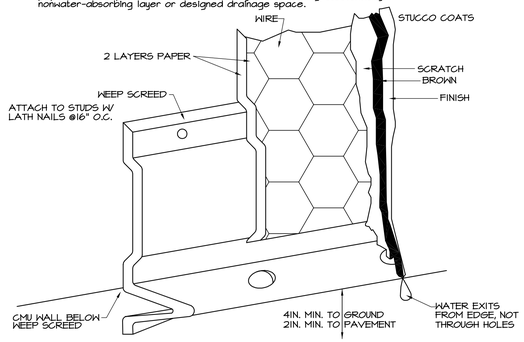


ROOF PITCH = 6:12
ROOF OVERHANG = 16"

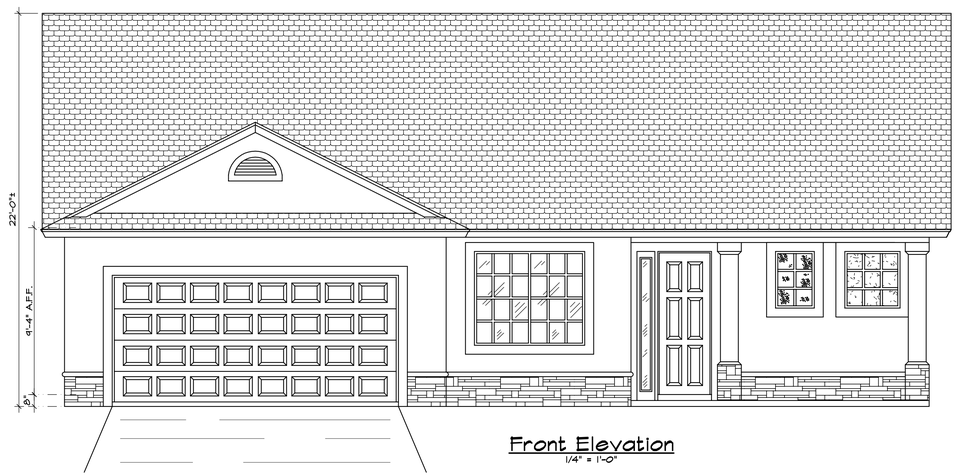
Roof Plan "B"
1/8" = 1'-0"

R703.6.2.1 Weep screeds. A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

R703.6.3 Water-resistive barriers. Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.8) intended to drain to the water-resistive barrier is directed between the layers.
Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.



Weep Screed @Masonry to Frame Connections (N.T.S.)
REVISED 12/8/2017



Front Elevation
1/4" = 1'-0"

ATTIC VENTILATION CALCULATIONS (FBC-R806)	
AREA OF ATTIC (ROOFER TO VERIFY TOTAL VENTS REQ'D PER CALCS.)	
MINIMUM VENTILATION FOR ATTIC:	2451 SQ. FT. x 48 x 144 SQ. IN./300 = 565 SQ. IN.
MINIMUM GROSS VENTILATION UPPER PORTION OF ATTIC	565 SQ. IN. x 50% = 283 SQ. IN.
MAXIMUM GROSS VENTILATION UPPER PORTION OF ATTIC	565 SQ. IN. x 80% = 452 SQ. IN.

DESIGN LOADS:
1. Design conforms with Florida Bldg. Code 6th Edition (2017) (Building & Residential) Design Criteria for 140MPH Wind Forces Per ASCE/SEI 7-10 Minimum Design Loads For Buildings & Other Structures.
2. Wood: No. 2 Grade Southern Pine Or Better
3. Risk Category II
4. MWFRS Chapters 26 Thru 29
5. Chap. 30: Components/Cladding (C& C)
   Part I: Low Rise Building
   Doors & Windows +30 PSF/-35 PSF
   Garage Door +30 PSF/-35 PSF
6. Internal Pressure Coefficient: ± 0.18
7. Exposure "B"
8. Residential Catagory R3

Plans Designed and Engineered In Accordance W/FBC-R, FBC2017/6th Ed.
140MPH Basic Wind Speed
INTERPOLATED FROM FBC WIND ZONE MAP
Spencer N. Robinson, P.E.
FL. 81250

REVISIONS	BY

Note, users or Builder is responsible for approval of plans, if approval for type plans is required by governing permit authority.

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LAKELAND, FL 33804

Plan #1 Custom For: Custom For:

Crossroad Construction Co.

Sandpiper, Lakeland, Fl.

Elevations and Roof Layout

NOTE: *FROM 1 STORY SLOPES ARE APPROXIMATE* Dimensions are from inside masonry and framing, rounded up to the nearest inch (Masonry walls = 8", Frame walls = 4" studs), Furring, drywall, insulation and baseboards are not included in dimensions. Actual room sizes may vary per Builder specification.

DRAWN BY: FWF
CHECKED BY:
DATE: FWF
SCALE: AS NOTED
SHEET: 3 OF 3 SHEETS
JOB No.: CD17-118

NOTE: This plan set has been approved for use on a site specific Construction of more than one home or duplex. Any reproduction of these plans or drawings without the written permission of DYNAGRAPHICS holds design rights to certain details and sections shown, unauthorized use is prohibited.