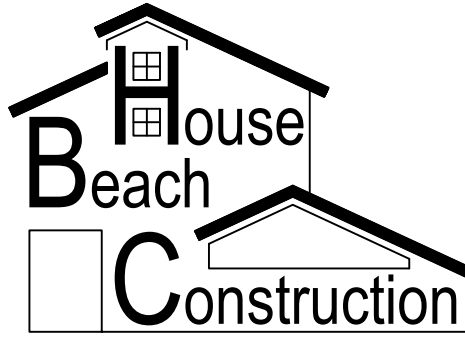




PROJECT NAME & ADDRESS:

LOT 27 TREETOP
INLET BEACH, FLORIDA

ARCHITECTURAL DESIGN:

BEACH HOUSE CONSTRUCTION

DROWN BY:

BEACH HOUSE CONSTRUCTION

CONTRACTOR:

BEACH HOUSE CONSTRUCTION

ENGINEER ON RECORD:

ELLIOTT W. ALLEN, P.E.
GULF COAST ENGINEERING
P.O. BOX 4915
FT. WALTON BEACH, FL 32549
FL. REG. NO. 42137
FL. CA. NO. 7066
BUCKFWB@GMAIL.COM
(850) 864 3100

SHEET NAME:

THIRD FLOOR PLAN

DESCRIPTION:

NUMBER OF BEDROOMS:	4
ENTERTAINMENT ROOM:	1
NUMBER OF BATHROOMS:	4 1/2
HEAT AND COOL AREA:	3106.96 S.F.
TOTAL UNDER ROOF AREA:	4043.99 S.F.
PARKING:	3
GARAGE:	1

NOTES:

-DESIGN CODE: FLORIDA BUILDING CODE 2023
-OWNER/CONTRACTOR WILL VERIFY AND BE RESPONSIBLE FOR ANY AND ALL FINAL DIMENSIONS PRIOR TO START.
-DESIGNER DOES NOT ASSUME ANY STRUCTURAL RESPONSIBILITY. PLEASE REFER TO ENGINEER ON RECORD FOR STRUCTURAL NOTES, CALL-OUTS AND SPECIFICATIONS AS REQUIRED PER ALL APPLICABLE CODES AND LAWS.
-THIS DRAWING AND DESIGN IS THE PROPERTY OF DESIGNER SAEID SAEIDI AND MAY NOT BE REUSED OR CHANGED WITHOUT PERMISSION FROM THIS DESIGNER.

REVISION:

NO	CHANGES	DATE
1		
2		
3		
4		

JOB NO:

24-1014-1

SCALE:

1/4" = 1'

SHEET NO:

A - 8

GENERAL NOTES:

*OWNER/CONTRACTOR WILL VERIFY AND BE RESPONSIBLE FOR ANY AND ALL FINAL DIMENSIONS PRIOR TO START

*ARCHITECTURAL FINISHES PER OWNER/CONTRACTOR

*ALL DOORS (ALL FLOORS) WILL BE 8' IN HEIGHT

*ALL WINDOWS (ALL FLOORS) WILL BE SET @ 8' IN HEIGHT TO

ALIGN WITH TOP OF DOORS

*2X6 EXTERIOR STUD WALL CONSTRUCTION @ 16" O.C.

*INTERIOR WALLS TO BE 2X4 STUD

*INTERIOR PLUMBING WALLS TO BE 2X6 STUD UNLESS OTHERWISE

SHOWN

*10' FINISHED CEILINGS FIRST FLOOR, 9' CEILING SECOND FLOOR

*BEDROOMS ARE REQUIRED TO HAVE A DOOR OR WINDOW ON AN

EXTERIOR WALL TO MEET EMERGENCY EGRESS. REFER TO

DETAIL SHEET FOR WINDOW DOOR SCHEDULE. ALL WINDOWS WILL

MEET DP RATING AS SPECIFIED BY ENGINEER ON RECORD PER

APPLICABLE CODES AND REQUIREMENTS.

*ALL PORCHES TO HAVE STRUCTURAL CEILINGS.

*UNLESS OTHERWISE NOTED BY ENGINEER ON RECORD, MIN ROOF

AND WALL SHEATHING TO BE 15/32" WALL SHEATHING MUST BE

NAILED WITH 10d NAILS AT 6" OC @ EDGES AND 12" IN FIELD.

ROOF MUST BE NAILED WITH 8d NAILS @ 6" O.C. @ EDGES AND IN

FIELD.

*BATHTUB AND SHOWER SPACES, BATHTUB AND SHOWER FLOORS, AND

WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND INSIDE

OF SHOWER COMPARTMENT SHALL BE FINISHED WITH A NONABSORBENT

SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT

LESS THAN 6' ABOVE THE FINISHED FLOOR.

*IN ALL FRAMED WALLS, FLOORS, AND ROOF/CEILINGS WITH COMPROMISING

ELEMENTS OF THE BUILDINGS' THERMAL ENVELOPE, A VAPOR BARRIER

SHALL BE INSTALLED ON THE WARM IN WINTER SIDE OF THE INSULATION.

A: SIDEWALL HEIGHTS GREATER THAN 10 FEET SHALL BE DESIGNED BY AN ARCHITECT OR

REGISTERED ENGINEER, (STUD HEIGHT 10 FOOT)

B: SIDEWALL HEIGHTS 10 FEET OR LESS SHALL BE FRAMED WITH MINIMUM GRADE #3 LUMBER

OR EQUAL STRENGTH - NO UTILITY GRADES ALLOWED - USING DOUBLE TOP PLATE,

AND STUDS ON 16 INCH CENTERS. TOP PLATE SPLICES SHALL LAP 4 FEET

C: STUDS SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVERLAPPING

AT CORNERS AND AT INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN DOUBLE

TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. IN LIEU OF DOUBLE TOP PLATES -

A CONTINUOUS HEADER MAY BE USED.

SEE 2308.1.5 STANDARD BUILDING CODES FOR EXCEPTIONS.

D: HEADERS SHALL BE PROVIDED AT ALL DOORS AND WINDOWS. THE MINIMUM NUMBER OF

FULL LENGTH WALL STUDS AT EACH END OF A HEADER BEAM SHALL BE TWO OR 6 FEET

AND SHORTER AND THREE FOR OVER 6 FEET. UPLIFT CONNECTORS ARE REQUIRED AT

TOP AND BOTTOM OF EVERY STUD.

(2308.3.1) HEADERS SHALL BE PROVIDED OVER EACH OPENING IN EXTERIOR BEARING

WALLS. THE SPANS IN TABLES 2308.3A THROUGH 2308.3C MAY BE USED FOR ONE

AND TWO FAMILY RESIDENCES. HEADERS FOR OTHER BUILDINGS SHALL BE DESIGNED IN

ACCORDANCE WITH 2301.2 OR 2301.3.1. HEADERS MAY BE OF TWO PIECES OF NOMINAL

2-INCH FRAMING LUMBER SET ON EDGE AND NAILED TOGETHER OR MAY BE OF SOLID

LUMBER OF EQUIVALENT SIZE.

E: GABLE ENDWALLS SHALL BE BUILT USING FULL-HEIGHT STUDS. CONTINUOUS FROM THE

ENDWALLS ARE NOT POSSIBLE, AN ATTIC FLOOR OR CEILING DIAPHRAGM SHALL BE

PROVIDED TO RESIST THE LATERAL LOADS AT THE HORIZONTAL JOINT BETWEEN THE

TOP PLATE OF A PLATFORM-FRAMED ENDWALL AND THE GABLE CONSTRUCTION ABOVE.

F: STRUCTURAL SHEATHING SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS

OF TABLE 2308.2.2.1

WALL HEIGHTS LESS THAN 10 FEET SHALL BE SHEATHED WITH 15/32 INCH C-D

PLYWOOD OR 1/2 INCH 2-M-W AND 2-M-F PARTICLE BOARD. SHEATHING SHALL

BE NAILED 4 INCHES ON CENTER ON ALL EDGES AND 12 INCHES IN THE FIELD WITH

8D COMMON NAILS. SHEATHING SHALL BE ATTACHED TO THE TOP MEMBER AT

DOUBLE TOP PLATES OR EXTEND TO FULLY COVER LOWER TOP PLATE WHEN USING THE

UPLIFT CONNECTORS FOR TRUSSES (HURRICANE CLIPS) WHICH FASTEN TO THE LOWER

PLATE

G: SHEARWALLS ARE REQUIRED TO RESIST HORIZONTAL FORCES AT ROOF, CEILING, AND FLOOR

DIAPHRAGM EDGES. THE REQUIRED LENGTH OF SHEARWALL WILL VARY ACCORDING TO THE

WIND SPEED, BUILDING GEOMETRY, TYPE OF SHEARWALL AND MATERIAL USED. A BUILDING

LENGTH BETWEEN SHEARWALLS SHALL BE 120 FEET. EXTERIOR WALLS ARE PERMITTED TO BE

CONSTRUCTED AS TYPE I OR TYPE II SHEARWALLS. A HOLDDOWN IS REQUIRED AT EACH

END OF EACH SHEARWALL SEGMENT FOR TYPE I WALLS. HOLDDOWNS ARE REQUIRED ONLY

AT BUILDING CORNERS OF TYPE II WALLS.

H: PORTIONS OF WALLS SHEATHED WITH FULL HEIGHT SHEATHING MAY BE USED AS SHEARWALL

SEGMENTS. TO BE CONSIDERED FULL HEIGHT SHEATHING OR A SHEARWALL SEGMENT, THE

MINIMUM LENGTH OF THE SHEATHING SHALL BE 30% OF ITS HEIGHT. SHEAR WALL SEGMENTS

MAY BE ADDED TOGETHER TO ACHIEVE THE REQUIRED EFFECTIVE WALL LENGTH. SHEARWALL

SEGMENTS SHALL HAVE NO OPENINGS GREATER THAN 144 SQ. IN. OR WITH ANY DIMENSION

GREATER THAN 12 INCHES. EACH CORNER SHALL BE SHEATHED FOR AT LEAST 27 INCHES

FOR 8 FOOT WALL HEIGHTS AND 34 INCHES FOR 10 FOOT WALL HEIGHTS AND SHALL BE

COUNTED AS A SHEARWALL SEGMENT. OTHERWISE, SHEARWALL SEGMENTS MAY BE ARRANGED

IN ANY MANNER TO ACHIEVE THE REQUIRED LENGTH OF SHEARWALL SEGMENTS. STUDS SHALL

BE DOUBLED AT EACH END OF EACH SHEARWALL SEGMENT. ALL SHEARWALL SEGMENTS SHALL

BE CONNECTED BY DOUBLE TOP PLATE DRAG STRUTS.

STUDS 24" O.C.

A MAXIMUM OF 50% HORIZONTAL OPENINGS IN THE WALL

NO MORE THAN A 1:2 BUILDING LENGTH TO WIDTH RATIO.

FULL LENGTH STUDS AND HEADER STUDS (CRIPPLES), REQUIRED AT HEADERS

*HEADER STUDS SHALL BE PROVIDED W/ CONNECTORS OR STRAPS TO THE HEADER ITSELF AT TOP

AND TO THE BOTTOM PLATE OR FOUNDATION BELOW

*DOUBLE TOP-PLATES ARE REQUIRED AND JOINTS SHALL LAP 4" MIN. AND BE SECURELY NAILED.

*ANY GIRDER TRUSS OR OTHER CONCENTRATED LOAD SHALL BE FULLY SUPPORTED BY STUDS

UNDERNEATH (SOLID STUDS SAME WIDTH AS LOAD)

*CONCENTRATED UPLIFT LOADS (SUCH AS GIRDER TRUSSES) SHALL BE INDIVIDUALLY AND ADEQUATELY

ANCHORED BACK TO THE FOUNDATION. HDA'S ARE OFTEN REQUIRED. CHECK UPLIFT SPECS ON TRUSSES, ETC.

*GARAGE DOOR OPENINGS TO HAVE ADDITIONAL 15/32" SHEATHING ON THE INTERIOR OF THE WALLS EACH

SIDE OF THE OPENING. HDA'S ARE NEEDED AT EACH END OF GARAGE DOOR HEADERS.

FRAMING METHODS:

SINGLE STORY:

*SINGLE STORY 8' HIGH WALLS MAY USE 2X4 STUDS "SPF STUD" OR BETTER GRADE (SPF GRADE IS NOT STRONG

ENOUGH). SINGLE STORY 9 & 10 FOOT WALLS MUST USE 2X6 STUDS OR INCREASE TO #2 GRADE SPF. IF USING

2X4 SEE TABLES 305A, 305B1 & 305B2 IN THE SSTO 10-99

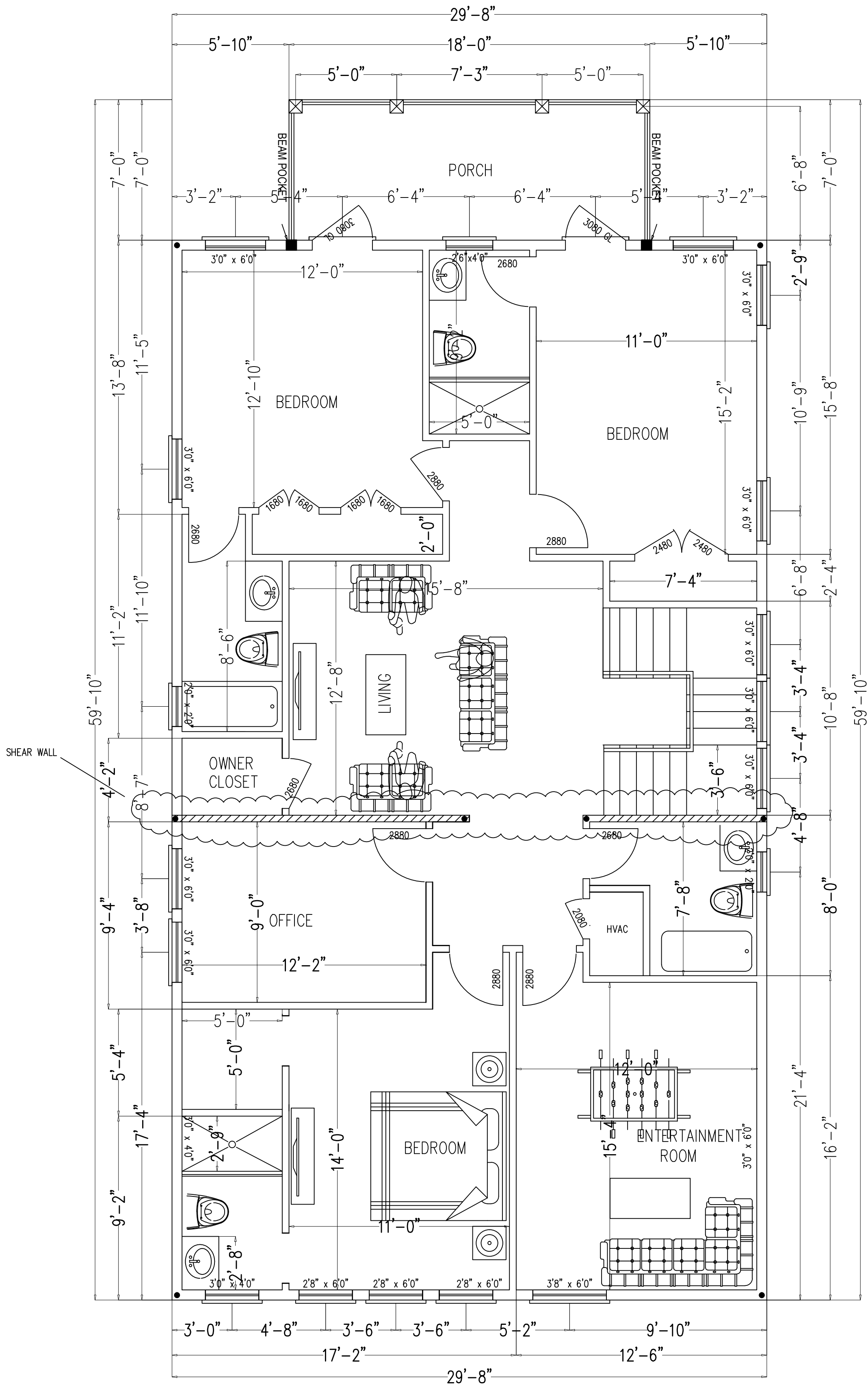
*WITH "CATHEDRAL CEILINGS" GABLE END WALLS MUST BE FRAMED WITH FULL HEIGHT (FLOOR TO ROOF) STUDS.

FOR CATHEDRAL CEILING HEIGHTS MORE THAN 10' 2X6 STUDS WILL BE REQUIRED, 12' HEIGHTS OR HIGHER, THERE

MAY BE ADDITIONAL REQUIREMENTS. (SEE TABLES LISTED ABOVE)

*STUDS MUST BE ANCHORED TO TOP & BOTTOM PLATES WITH APPROVED CLIPS OR ANCHORS UNLESS USING AN

APPROVED ROD SYSTEM THAT CONNECTS FROM FOUNDATION TO UPPER TOP-PLATE.



SECOND FLOOR PLAN

