HOME OWNER PLAN ACCEPTANCE

CUSTOMER SIGNATURE _____ DATE _____

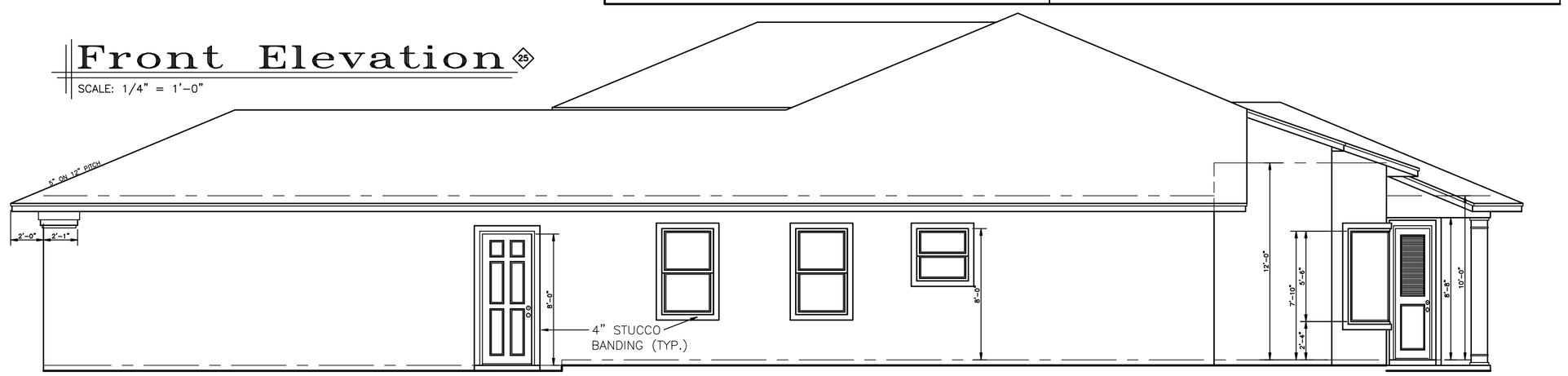
CUSTOMER SIGNATURE _____ DATE _____

DRAWING STATUS

– FOR OFFICE USE ONLY –

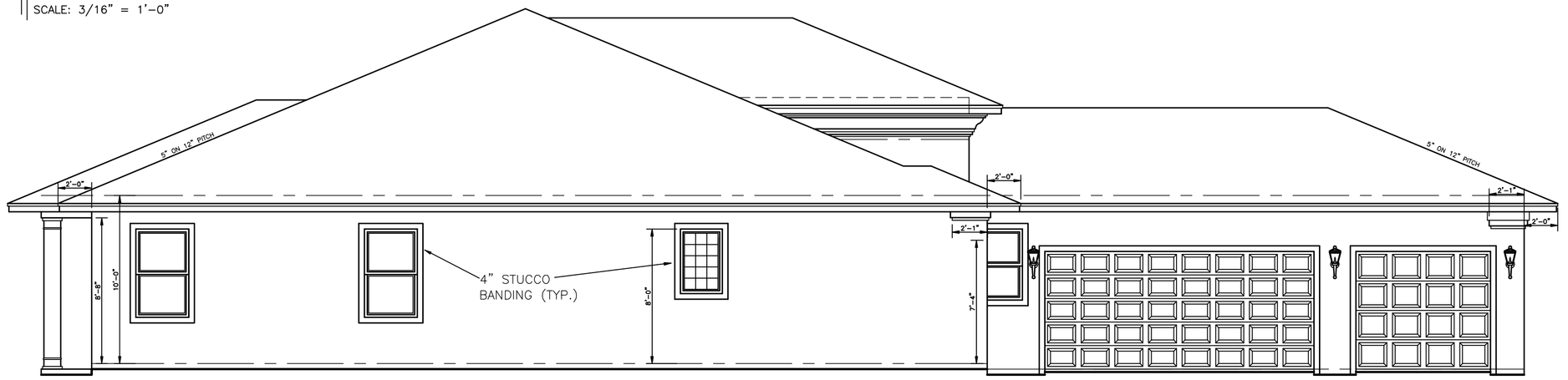
Front Elevation

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



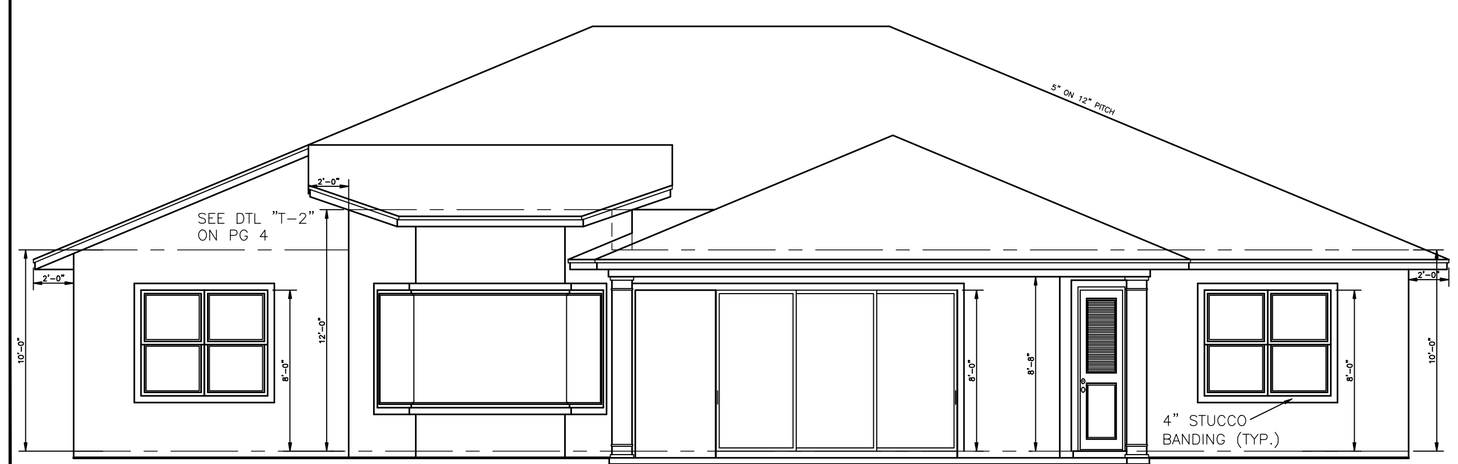
Right Side Elevation

SCALE: 3/16" = 1'-0"



Left Side Elevation

SCALE: 3/16" = 1'-0"



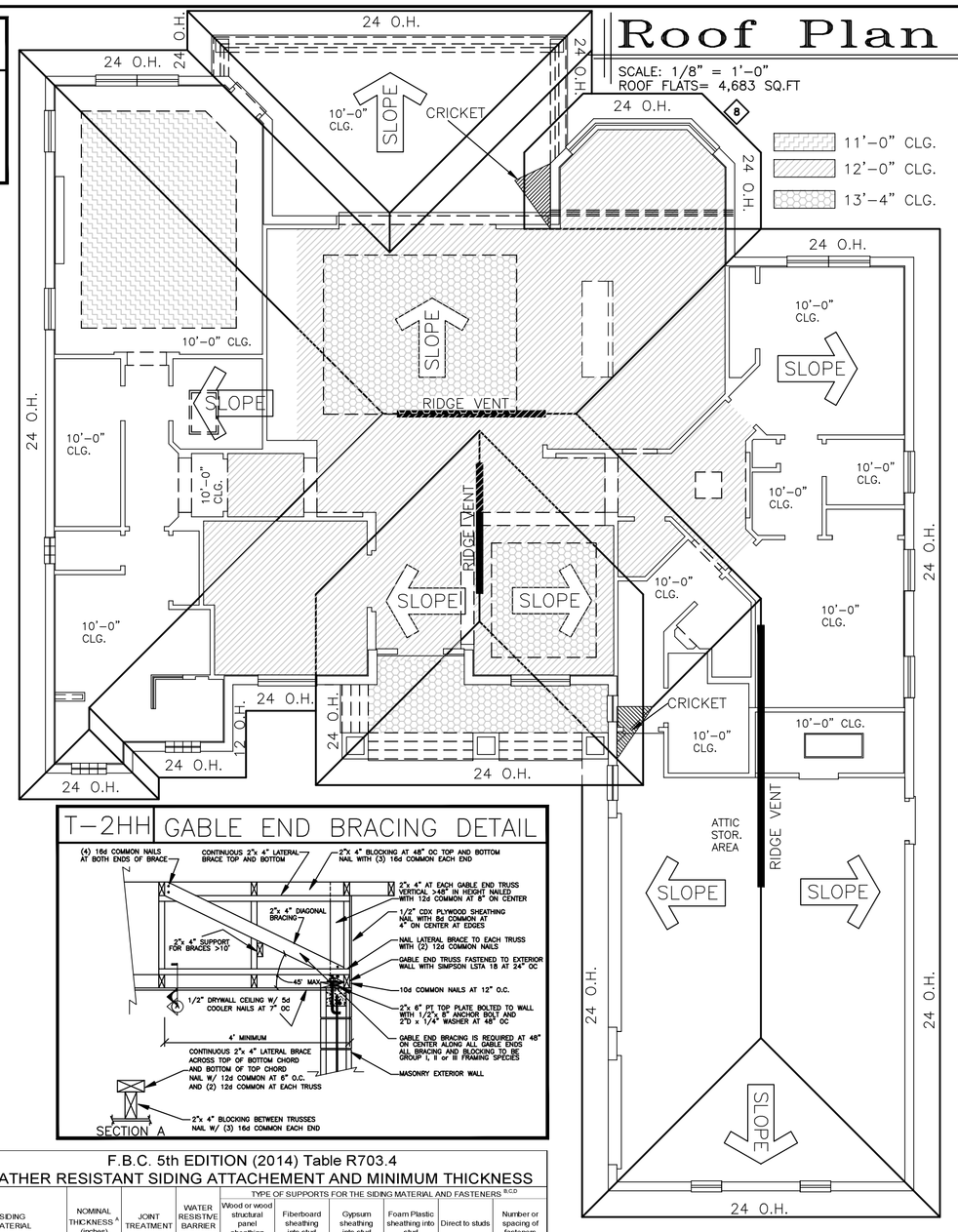
Rear Elevation

SCALE: 3/16" = 1'-0"

Roof Plan

SCALE: 1/8" = 1'-0"
ROOF FLATS= 4,683 SQ.FT

11'-0" CLG.
12'-0" CLG.
13'-4" CLG.



T-2HH GABLE END BRACING DETAIL

F.B.C. 5th EDITION (2014) Table R703.4
WEATHER RESISTANT SIDING ATTACHEMENT AND MINIMUM THICKNESS

SIDING MATERIAL		NOMINAL THICKNESS [a] (inches)	JOINT TREATMENT	WATER RESISTIVE BARRIER REQUIRED	TYPE OF SUPPORTS FOR THE SIDING MATERIAL AND FASTENERS [b,c,d]					
					Wood or wood structural panel sheathing into stud	Fiberboard sheathing into stud	Gypsum sheathing into stud	Foam Plastic sheathing into stud	Direct to studs	Number or spacing of fasteners
HORIZONTAL ALUMINUM [g]	WITHOUT INSULATION	0.019 [e]	Lap	Yes	0.120 nail 1 1/2" long	0.120 2" long	0.120 2" long	0.120 nail [h]	Not Allowed	Same as stud spacing
		0.24	Lap	Yes	0.120 nail 1 1/2" long	0.120 2" long	0.120 2" long	0.120 nail [h]	Not Allowed	
	WITH INSULATION	0.019	Lap	Yes	0.120 nail 1 1/2" long	0.120 2 1/2" long	0.120 2 1/2" long	0.120 nail [h]	0.120 nail 1 1/2" long	
anchored veneer: brick, concrete, masonry, or stone		2	Section R703	Yes	See Section R703 and Figure R703.7 [f]					
adhered veneer: concrete, stone or masonry [w]		----	Section R704	Yes Note W	See Section R703.6.1 [w] or in accordance with the manufacturer's instructions					
Hardboard [k] panel-siding vertical		See Section R703.3.3	----	Yes	See Section R703.3.4					
Hardboard [k] lap-siding horizontal		See Section R703.3.3	Note Q	Yes	See Section R703.3.4					
Steel [m]		29 ga	Lap	Yes	0.113 nail 1 3/4"	0.113 nail 2 3/4"	0.113 nail 2 1/2"	0.113 nail [h]	Not Allowed	Same as stud spacing
wood structural panel ANSI/APA-PRP 210 siding (exterior grade)		3/8" - 1/2"	Note P	Yes	0.099 nail 2"	0.113 nail 2 1/2"	0.113 nail 2 1/2"	0.113 nail [h]	0.099 nail 2"	6" panel edges, 12" inter. Sup.
wood structural panel lap siding		3/8" - 1/2"	Note P Note W	Yes	0.099 nail 2"	0.113 nail 2 1/2"	0.113 nail 2 1/2"	0.113 nail [h]	0.099 nail 2"	8" along bottom edge
vinyl siding [l]		0.035	Lap	Yes	See Section 703.11					
wood nailic, drop		3/8" min.	Lap	Yes	Fastener penetration into stud 1"				0.133 nail 2 1/2"	Face nailing up to 8" widths. 1 nail per support at 8" widths and over. 2 nails per bearing
shiplap		19/32" average	Lap	Yes						
bevel		7/16"	Lap	Yes						
butt lap		3/16"	Lap	Yes						6" o.c. on edges, 12" o.c. on intermed. studs
fiber cement panel siding [i]		5/16"	Note Q	Yes Note U	6d common corrosion resistant nail [n]	6d common corrosion resistant nail [n]	6d common corrosion resistant nail [n]	6d common corrosion resistant nail [n,o]	4d common corrosion resistant nail [n]	Note W
fiber cement lap siding [i]		5/16"	Note S	Yes Note U	6d common corrosion resistant nail [n]	6d common corrosion resistant nail [n]	6d common corrosion resistant nail [n]	6d common corrosion resistant nail [n,o]		

FOR SI: 1 INCH=25.4MM

A. BASED ON STUD SPACING OF 16 INCHES ON CENTER WHERE STUDS ARE SPACED 24 INCHES, SIDING SHALL BE APPLIED TO SHEATHING APPROVED FOR THAT SPACING.
B. NAIL IS A GENERAL DESCRIPTION AND SHALL BE A T-HEAD, MODIFIED ROUND HEAD, OR ROUND HEAD WITH SMOOTH OR DEFORMED SHANKS.
C. RESERVED.
D. NAILS SHALL BE ALUMINUM, GALVANIZED OR RUST-PREVENTATIVE COATED AND SHALL BE DRIVEN INTO THE STUDS WHERE FIBERBOARD, GYPSUM OR FOAM PLASTIC SHEATHING BACKING IS USED; WHERE WOOD OR WOOD STRUCTURAL PANEL SHEATHING IS USED, FASTENERS SHALL BE DRIVEN INTO STUDS UNLESS OTHERWISE PERMITTED TO BE DRIVEN INTO SHEATHING IN ACCORDANCE WITH THE SIDING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
E. ALUMINUM NAILS SHALL BE USED TO ATTACH ALUMINUM SIDING.
F. ALUMINUM SIDING NAILS SHALL BE UNBACKED ONLY WHEN THE MAXIMUM PANEL WIDTH IS 10 INCHES AND THE MAXIMUM FLAT AREA IS 8 INCHES. THE TOLERANCE FOR THE MAXIMUM FLAT AREA SHALL BE 1 INCH FOR EACH ADDITIONAL INCH OF PANEL DIMENSION.
G. ALL ATTACHMENTS SHALL BE COATED WITH A CORROSION-RESISTANT COATING.
H. SHALL BE OF APPROVED TYPE.
I. THREE-EIGHTHS-INCH PLYWOOD SHALL NOT BE APPLIED DIRECTLY TO STUDS SPACED MORE THAN 16 INCHES ON CENTER WHEN LONG DIMENSION IS PARALLEL TO STUDS. PLYWOOD 1/2 INCHES OR THINNER SHALL NOT BE APPLIED DIRECTLY TO STUDS SPACED MORE THAN 24 INCHES ON CENTER. THE STUD SPACING SHALL NOT EXCEED THE PANEL SPAN RATING PROVIDED BY THE MANUFACTURER UNLESS THE PANELS ARE INSTALLED WITH THE FACE GRAIN PERPENDICULAR TO THE STUDS OR OVER SHEATHING APPROVED FOR THAT STUD SPACING.
J. WOOD STRUCTURAL PANELS SHALL BE APPLIED AND NAILED TO HORIZONTAL NAILING STRIPS OR BLOCKING SET 24 INCHES ON CENTER. NAILS SHALL PENETRATE 1 1/2 INCHES INTO STUDS OR WOOD SHEATHING COMBINED OR BLOCKING.
K. HARDBOARD SIDING SHALL COMPLY WITH CPA/AWS A135.6.
L. VINYL SIDING SHALL COMPLY WITH ASTM D 3679.
M. RESERVED.
N. WHEN USED TO RESIST SHEAR FORCES, THE SPACING MUST BE 4 INCHES AT PANEL EDGES AND 8 INCHES ON INTERIOR SUPPORTS.
O. RESERVED.
P. VERTICAL END JOINTS SHALL OCCUR AT STUDS AND SHALL BE COVERED WITH A JOINT COVER OR SHALL BE CAULKED.
Q. SEE SECTION R703.10.1.
R. SHALL BE INSTALLED PNEUMATICALLY WITH THE NOMINAL DIMENSIONS IN ASTM F 1667.
S. SEE SECTION R703.10.2.
T. FACE NAILING: ONE 6d COMMON NAIL THROUGH THE OVERLAPPING PLANKS AT EACH STUD, CONCEALED NAILING: ONE 11 GAGE 1-1/2 INCH LONG GALV. ROOFING NAIL THROUGH THE TOP EDGE OF EACH PLANK AT EACH STUD.
U. SEE SECTION R703.2 EXCEPTION9.
V. MINIMUM NAIL LENGTH MUST ACCOMMODATE SHEATHING AND PENETRATE FRAMING 1 1/2 INCHES.
W. ADHERED MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R703.6.3 AND SHALL COMPLY WITH THE REQUIREMENTS IN SECTION 6.1 AND 6.3.1 OF TMS 402 ACI530/ASCE 5.
X. VERTICAL JOINTS, IF STAGGERED SHALL BE PERMITTED TO BE AWAY FROM STUDS IF APPLIED OVER WOOD STRUCTURAL PANEL SHEATHING.
Y. NAIL LENGTH MUST ACCOMMODATE SHEATHING AND PENETRATE FRAMING 0.75 INCHES OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
Z. WHERE APPROVED BY THE MANUFACTURER'S INSTRUCTIONS OR TEST REPORT SIDING SHALL BE PERMITTED TO BE INSTALLED WITH FASTENERS PENETRATING NOT LESS THAN 0.75 INCHES THROUGH WOOD OR WOOD STRUCTURAL SHEATHING WITH OR WITHOUT PENETRATION INTO THE FRAMING.

IPC - LAST UPDATED: 6/15/2016

F.B.C. 5th EDITION (2014) SECTION R703 EXTERIOR COVERING

R703.2 WATER-RESISTIVE BARRIER. ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE I FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE LAPPED EDGES AND ENDS OF NOT LESS THAN 2 INCHES (51 mm). WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 mm). THE FELT OR OTHER APPROVED MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1.

EXCEPTION: OMISSION OF THE WATER-RESISTIVE BARRIER IS PERMITTED IN THE FOLLOWING SITUATIONS:

1. IN DETACHED ACCESSORY BUILDINGS
2. UNDER EXTERIOR WALL FINISH MATERIALS AS PERMITTED IN TABLE R703.4.
3. UNDER PAPERBACKED STUCCO LATH WHEN THE PAPER BACKING IS AN APPROVED WATER-RESISTIVE BARRIER.

R703.3 WOOD, HARDBOARD AND WOOD STRUCTURAL PANEL SIDING.

R703.3.1 PANEL SIDING. JOINTS IN WOOD, HARDBOARD OR STRUCTURAL PANEL SIDING SHALL BE MADE AS FOLLOWS UNLESS OTHERWISE APPROVED. VERTICAL JOINTS IN PANEL SIDING SHALL OCCUR ONLY OVER STUDS.

MEMBERS, UNLESS WOOD OR WOOD STRUCTURAL PANEL SHEATHING IS USED, AND SHALL BE SHIPLAPPED OR COVERED WITH A BATTEN. HORIZONTAL JOINTS IN PANEL SIDING SHALL BE LAPPED A MINIMUM OF 1 INCH (25 mm) OR SHALL BE SHIPLAPPED OR SHALL BE FLASHED WITH Z-FLASHING AND OCCUR OVER SOLID BLOCKING, WOOD OR WOOD STRUCTURAL PANEL SHEATHING.

R703.3.2 HORIZONTAL SIDING. HORIZONTAL LAP SIDING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE THERE ARE NO RECOMMENDATIONS THE SIDING SHALL BE LAPPED A MINIMUM OF 1 INCH (25 mm) OR ¾ INCH (13 mm) IF RABBETED, AND SHALL HAVE THE ENDS CAULKED, COVERED WITH A BATTEN OR SEALED AND INSTALLED OVER A STRIP OF FLASHING.

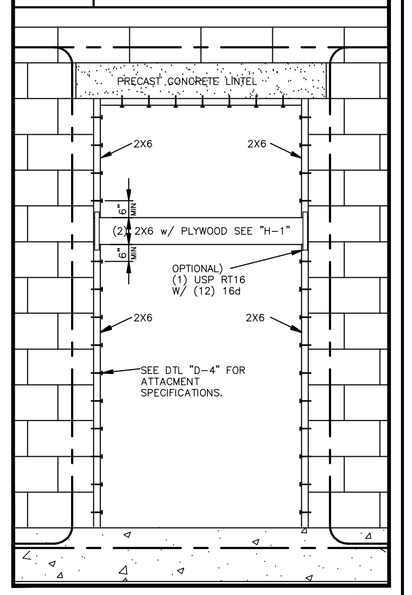
R703.3.3 ATTACHMENT. WOOD, HARDBOARD AND WOOD STRUCTURAL PANEL SIDING SHALL BE ATTACHED IN ACCORDANCE WITH THE AF&PA WFCM.

R703.3.4 MINIMUM THICKNESS. WOOD, HARDBOARD AND WOOD STRUCTURAL PANEL SIDING SHALL BE OF THE MINIMUM THICKNESS SPECIFIED IN THE AF&PA WFCM.

R703.4 ATTACHMENTS. UNLESS SPECIFIED OTHERWISE, ALL WALL COVERINGS SHALL BE SECURELY FASTENED WITH APPROVED ALUMINUM, STAINLESS STEEL, ZINC-COATED OR OTHER APPROVED CORROSION RESISTIVE FASTENERS. WHERE WIND PRESSURES DETERMINED IN ACCORDANCE WITH TABLE R301.2(2), ADJUSTED FOR HEIGHT AND EXPOSURE IN ACCORDANCE WITH TABLE R301.2(3), DO NOT EXCEED 30 PSF, WALL COVERINGS ARE PERMITTED TO BE INSTALLED IN ACCORDANCE WITH TABLE R703.4.

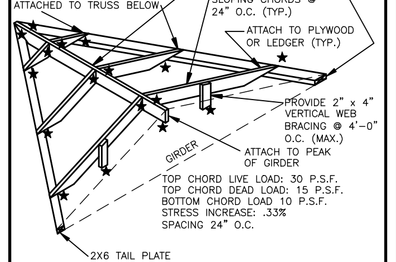
R703.6.1 LATH. ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 11/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 7/8-INCHLONG (22.2 MM), 16 GAGE STAPLES, SPACED AT NO MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED.

A-9 DOOR FRAMING DETAIL @ MASONRY OPENING



V-1 TYPICAL VALLEY FRAMING DETAIL

★ = (2) 16d TOENAILS
(1) SIMPSON ST2115 W/(10) 16D FASTENERS INTO EACH VALLEY RAFTER & IS TO BE ATTACHED TO TRUSS BELOW



ALL VALLEY RAFTERS SHALL BEAR ON TAIL PLATE MEMBER

VERTICAL WEB BRACING NOTE: IF VERTICAL MEMBERS ARE LONGER THAN 7'-6", USE A 2"x4" "T" BRACE STIFFNER NAILED FLAT TO EDGE OF MEMBER W/ 12d NAILS SPACED 8" O.C. SCAB MUST EXTEND AT LEAST 90% OF MEMBER LENGTH

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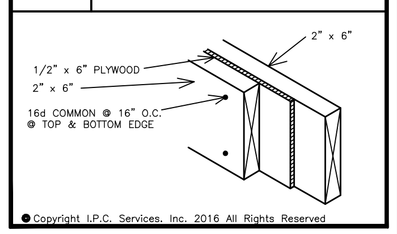
H-1 HEADER DETAIL



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2014 ROOF PLAN NOTES

ROOFING MATERIAL	LENGTH (inches)	GRADE	EXPOSURE (inches) 3:12 PITCH OR 4:12	EXPOSURE (inches) 4:12 PITCH OR STEEPER
SHINGLES OR NATURALLY DURABLE WOOD	16	No.1	3¾	5
		No.2	3½	4
		No.3	3	3½
	18	No.1	4¼	5½
		No.2	4	4½
		No.3	3½	4
	24	No.1	5¼	7½
		No.2	5½	6½
		No.3	5	5½

ROOF SHEATHING / NAILING ZONES

ROOF SHEATHING SHALL BE MADE OF PLYWOOD (WOOD STRUCTURAL PANELS), OSB PLYWOOD SHEATHING OR BETTER. SHEATHING SHALL BE FASTENED TO ROOF FRAMING W/ 8d RING SHANK FULL HEAD NAILS @ 6" O.C. @ EDGES AND 6" O.C. AT INTERMEDIATE FRAMING.

ROOF FLASHING SHALL BE NOT LESS THAN 26 GAGE 0.017 INCHES CORROSION-RESISTANT SHEET METAL AND SHALL EXTEND 10 INCHES FROM THE CENTERLINE EACH WAY FOR ROOFS HAVING SLOPES LESS THAN 12 UNITS VERTICAL IN 12 UNITS HORIZONTAL, AND 7 INCHES FROM THE CENTERLINE EACH WAY FOR SLOPES OF 12/12 AND GREATER. FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4 INCHES.

ALL VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTORER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING SHINGLES. THE FOLLOWING SHALL BE PERMITTED:

1.) FOR OPEN VALLEY LINED WITH METAL, THE LINING SHALL BE AT LEAST 16" WIDE AND CONSIST OF ANY CORROSION-RESISTANT METALS IN TABLE R903.21

2.) FOR OPEN VALLEYS, THE LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING, COMPLYING WITH ASTM D 3909 OR ASTM D 6380 CLASS M SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18" AND THE TOP LAYER A MIN OF 36" WIDE.

3.) FOR CLOSED VALLEYS, THE LINING OF ONE PLY OF SMOOTH ROLL ROOFING COMPLYING WITH ASTM D 6380 CLASS S AND AT LEAST 36" WIDE OR THE VALLEY LINING AS DESCRIBED IN ITEMS 1 & 2 SHALL BE PERMITTED. SPECIALTY UNDERLAYMENT COMPLYING WITH ASTM D 1970 MAY BE USED I/L/O/ THE LINING MATERIAL.

ROOF SHINGLES SHALL COMPLY WITH ASTM D225 OR ASTM D 3462 SUCH AS GAF BRAND ASPHALT ROOFING SHINGLES OR EQUIVILANT. SHINGLES ARE TO BE NAILED W/ A MINIMUM OF (4) NAILS PER SHINGLE, (6) ARE PREFERRED

R905.2.7 UNDERLAYMENT APPLICATION. UNDERLAYMENT SHALL BE INSTALLED USING ONE OF THREE METHODS FOUND IN CHAPTER 9 OF THE FLORIDA BUILDING CODE, RESIDENTIAL, 5TH EDITION (2014)

ALTERNATIVELY, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET MEETING ASTM D 1970 OR AN APPROVED SELF-ADHERING SYNTHETIC UNDERLAYMENT INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

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HARBOR HILLS ◆COUNTRY CLUB◆

CLOSING DATE: 7/13/16 EC- PRELIMINARY REVISIONS MADE 7/27/16 EC- CUSTOMER WORKING DRAWINGS SUBMITTED

NEIGHBORHOOD | BLOCK | LOT

A NEW MODEL HOME FOR: **Arrezzo II BV-72**

MODEL CALL OUT: | ELEVATION CALL OUT | I.P.C. SERVICES JOB NUMBER 16051

DRAWN BY: D.M.G. | TYPICAL SCALE: 1/4" = 1'-0"

PAGE NUMBER 4 OF 6

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Q:\Clients\Harbor Hills\Customer Working Plans\BV - 72 Spec House\Arrezzo II BV-72.dwg, 9/6/2016 5:37:04 PM, DGray