

STRUCTURAL NOTES:

CAST IN PLACE CONCRETE

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI, A SLUMP OF 6" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63
- ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 40.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6".
- HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
- HORIZONTAL FOOTING BARS SHALL BE BENT 1'-0" AROUND CORNERS OR CORNER BARS WITH A 2'-0" LAP PROVIDED.
- MINIMUM LAP SPLICES ON ALL REINFORCING BAR SPLICES SHALL BE 40 BAR DIAMETERS TYP.
- CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM

MASONRY WALL CONST.

- LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 PSI (fm = 1350 PSI)
- MORTAR SHALL BE TYPE "M" OR "S", CONFORMING TO ASTM C270.
- COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI SLUMP 8" TO 11".
- VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.
- VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 192 BAR DIAMETERS. REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL TYPICAL UNLESS OTHERWISE NOTED.
- REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED ON THE DRAWINGS
- GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM, PLASTIC SCREEN METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW OF GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.

FOUNDATIONS

SOIL TO BE COMPACTED TO AT LEAST 5% OF MAX. DRY DENSITY AS DETERMINED BY ASTM - 1557 (MODIFIED PROCTOR)

FOUNDATION INSPECTIONS

A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON SE FOR THE BUILDING INSPECTORS USE. OR ALL PROPERTY ARKERS SHALL BE EXPOSED AND A STRING STRECHED FDM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS.

WOOD CONSTRUCTION

- WOOD CONSTRUCTION SHALL CONFORM TO THE NFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION.
- ALL EXTERIOR WOOD STUD WALLS, EARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS, (I.E. BLOCKING OR GABLE END BRACING) SHALL BE EITHER SOUTHERN PINE OR S.P.F. NUMBER GRADE SHALL BE USED REGARDLESS OF SPECIES.
- ANY WOOD FRAME INTERIOR BEARING/ALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION SHIELDS FOR ALL HOLES OVER 1" IN DIA FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES, TYP., U.N.C

WOOD FRAMING INSPECTION

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

UPLIFT CONNECTORS

- UPLIFT CONNECTORS SUCH AS HURICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT FORCES. IN INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS IF THESE WALLS WOULD NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE CONSULT THE TRUSS ENGINEERING FOR THE LOCATION OF THESE WALLS.

PREFABRICATED WOOD TRUSSES

- ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS.
- PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25%) TO WITHSTAND THE LIVE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD.
- BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.
- TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FOLLOWING DESIGN LOADS:
- SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION.
- PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES. SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS, AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS, WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

FIELD REPAIR NOTES

- MISSING LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) "SIMPSON MTS16 TWIST STRAP W/ (4) 1/4" X 2 1/4" DIA. TITENS TO THE BOND BEAM BLOCK AND (7) 10# BARS FOR UPLIFTS OF 1000 LBS. OR LESS. USE (2) FOR 2000 LBS. OR LESS. OTHERS MAY BE SUBSTITUTED ON A CASE BY CASE BASIS.
- MISSING "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1 1/2" DIA. ANCHOR BOLTS SET IN 3/4" DIA. X 6" DEEP UNITEK ("PROPOXY") 300 ADHESIVE BINDER FOLLOWING ALL MANUFACTURERS RECOMMENDATIONS (OR 1/2" X 6" RAWL STUD EXPANSION ANCHORS.)
- REGARDING MISSING REBAR IN VERTICAL FILLED CELLS: DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR, AND INSTALL A 3/4" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDDMENT EPOXY (SIMPSON "EPOXY TIE SET", OR HILTI "2 PART" EMBEDDMENT EPOXY), MIXED PER MANUFACTURER'S INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND ALLOWING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. AND USING THE EPOXY TO CURE TO MANUFACTURER'S SPECIFICATIONS. THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.
- HURRICANE STRAPS MAY BE SUBSTITUTED WITH A STRAP OF GREATER HOLD DOWN VALUE OR GREATER UPLIFT VALUE IN THE FIELD WITHOUT VERIFICATION. PROVIDED ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS ARE FOLLOWED.
- FOR MORTAR JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT (BAR DOES NOT HAVE TO BE CONT. TO FOOTING)

ABBREVIATIONS

A.B.	Anchor Bolt	Flr.	Floor	Pit. Ht.	Plate Height
Abv.	Above	Fdn.	Foundation	Pit Sh.	Plant Shelf
A/C	Air-Conditioner	Flr. Sys.	Floor System	PSF	Pounds per square foot
Adj.	Adjustable	F.Pl.	Fireplace	Pressure Treated	P.T.
A.F.F.	Above Finished Floor	Ft.	Foot / Feet	Pwd.	Pressure Room
A.H.U.	Air Handler Unit	Fig.	Footing	Rad.	Radius
AL.T.	Alternate	FX	Fixed	Ref.	Refrigerator
B.C.	Base Cabinet	Galv.	Galvanized	Req'd.	Required
B.F.	Bifold Door	G.C.	General Contractor	Rm.	Room
Bk Sh	Book Shelf	G.F.I.	Ground Fault Interrupter	Rnd.	Round
Bm.	Beam	G.T.	Girder Truss	RSH	Rod and Shelf
BOT.	Bottom	Hdr.	Header	SD	Smoke Detector
B.P.	Bypass door	Hgt.	Height	S.F.	Square Ft.
Brg.	Bearing	HB	Hose Bibb	Sh.	Shelves
Clr.	Circle	Int.	Interior	S.L.	Slide Lights
Clg.	Ceiling	K/Wall	Kneewall	S.P.F.	Spruce Pine Fir
Col.	Column	K.S.	Knee Space	Sq.	Square
Comp.	A/C Compressor	Laun.	Laundry	S.Y.P.	Southern Yellow Pine
C.T.	Ceramic Tile	Lav.	Lavatory	Temp.	Tempered
D	Dryer	L.F.	Linear Ft.	Thick.	Thicken
Dec.	Decorative	L.T.	Laundry Tub	T.O.B.	Top of Block
Ded.	Dedicated Outlet	Mas.	Masonry	T.O.M.	Top of Masonry
Dbi.	Double	Max	Maximum	T.O.P.	Top of Plate
Dia.	Diameter	M.C.	Medicine Cabinet	Trans.	Transom Window
Disp.	Disposal	MDP	Master Distribution Panel	Typ.	Typical
Dist.	Distance	Mfr.	Manufacturer	UCL	Under Cabinet Lighting
D.S.	Drawer Stack	Micro.	Microwave	U.N.O.	Unless Noted Otherwise
D.V.	Dryer Vent	Min	Minimum	VB	Vanity Base
D.W.	Dishwasher	M.L.	Microalum	Vert.	Vertical
Ea.	Each	Mir.	Mirror	V.L.	Versalamin
E.W.	Each Way	Mono	Monolithic	VTR	Vent through Roof
Elec.	Electrical	N.T.S.	Not to Scale	W	Washer
Elev.	Elevation	Opt.	Optional	W/W	With
Ext.	Exterior	Pc.	Piece	W/C	Water Closet
Exp.	Expansion	Ped.	Pedestal	W.A.	Wedge Anchor
F.B.C.	Florida Bldg. Code	P.L.	Parallam	Wd	Wood
Fin. Flr.	Finished Floor	PLF	Pounds per linear foot	WP	Water Proof
F.G.	Fixed Glass				

TERMITE SPECIFICATIONS:

- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL (FBC 104.2.6)
- CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALKS. (FBC 1503.4.4)
- IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS. (FBC 1503.4.4)
- TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6 INCHES EXCEPT: PAINT OR DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. (FBC 1403.1.6)
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. (FBC 1816.1.1)
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED AND FORMED. (FBC 1816.1.2)
- 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 1816.1.3)
- MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. (FBC 1816.1.4)
- CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. (FBC 1816.1.5)
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. (FBC 1816.1.6)
- 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 1816.1.6)
- ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT. (FBC 1816.1.7)
- A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING 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 1816.1.7)
- 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 TRAY BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. (FBC 2303.1.3)
- NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. (FBC 2303.1.4)

GENERAL PLAN NOTES

CONSTRUCTION DOCUMENTS
THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITIES. FOR THE ISSUANCE OF CONSTRUCTION PERMITS, THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS AND VERIFY ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK OR FABRICATION OF ANY MATERIALS.

DO NOT SCALE OFF THESE PLANS
AMPLE DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS. SIMPLE ARITHMETIC MAY BE USED TO DETERMINE THE LOCATIONS OF THOSE ITEMS NOT DIMENSIONED.

CHANGES TO FINAL PLAN SETS
PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT CONSULTING WITH THE ARCHITECT. THE OWNER SHALL ASSUME ANY AND ALL LIABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE TO THE PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM SPECIFICATION ON THE PLANS.

INORGANIC ARSENICAL PRESSURE TREATED WOOD
SOME FRAMING MATERIALS SPECIFIED FOR THE CONSTRUCTION OF YOUR PROJECT SUCH AS SILLS OR EXTERIOR FRAMING ARE PRESSURE TREATED. EACH PIECE IS CLEARLY MARKED FOR EASY IDENTIFICATION AND IS USUALLY GREENISH IN COLOR.

THIS WOOD HAS BEEN PRESERVED BY PRESSURE-TREATMENT WITH AN EPA-REGISTERED PESTICIDE CONTAINING INORGANIC ARSENIC TO PROTECT IT FROM INSECT ATTACK AND DECAY. EXPOSURE TO TREATED WOOD MAY PRESENT CERTAIN HAZARDS. THEREFORE, PRECAUTIONS SHOULD BE TAKEN BOTH WHEN HANDLING THE TREATED WOOD AND IN DETERMINING WHERE TO USE OR DISPOSE OF THE TREATED WOOD.

FOR FURTHER INFORMATION ON THE USE OF AND DISPOSAL OF INORGANIC ARSENIC PRESSURE TREATED WOOD, PLEASE REFER TO THE EPA MATERIAL SAFETY SHEET DEALING WITH THIS PRODUCT.

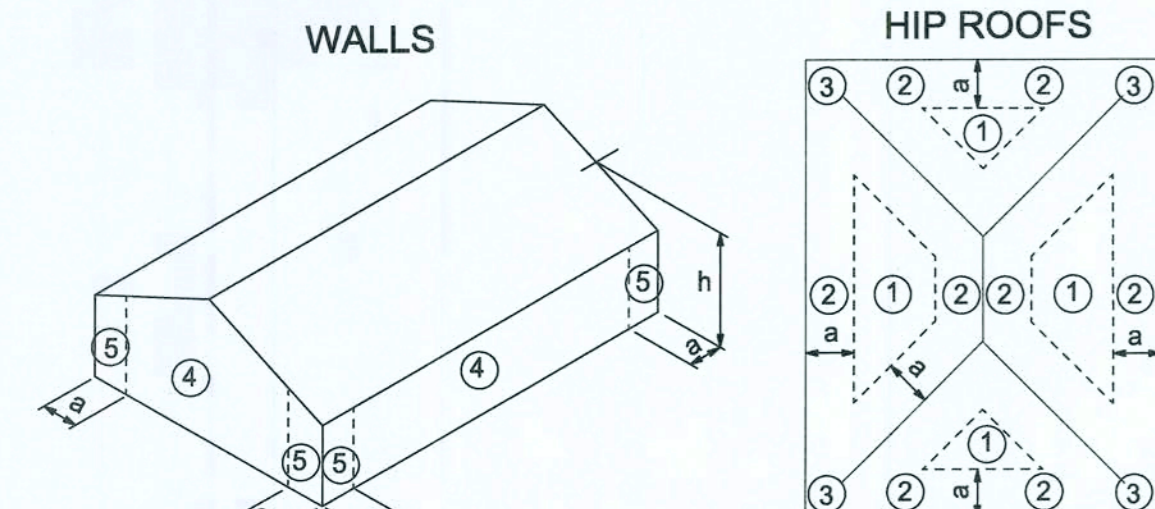
STRUCTURAL DESIGN CRITERIA

CODES:	FLORIDA BUILDING CODE, 2007 EDITION WITH 2009 SUPPLEMENTS BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-05) SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-05) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-05) NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2001 EDITION APA PLYWOOD DESIGN SPECIFICATION
LIVE LOADS:	ROOF 20 PSF (REDUCIBLE) RESIDENTIAL FLOOR, UNLESS OTHERWISE INDICATED 40 PSF BALCONIES 40 PSF STAIRS 40 PSF LIGHT PARTITIONS (DEAD LOAD), U.N.O. 20 PSF
WIND LOADS (F.B.C.):	WIND LOADS BASED ON FBC, SECTION 1609 WIND VELOCITY: 120 M.P.H., USE FACTOR: 1.0
CONCRETE STRENGTH @ 28 DAYS	ALL CONCRETE UNLESS OTHERWISE INDICATED 2500 PSI PEA GRAVEL CONCRETE FOR MASONRY CELLS ONLY 3000 PSI (DO NOT USE FOR CONCRETE COLUMNS OR TIE BEAMS)
REINFORCING:	WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 ALL REINFORCING BARS ASTM A615-40 40,000 PSI ALL STIRRUPS AND TIES ASTM A615-40 40,000 PSI
CONCRETE MASONRY UNITS:	ASTM C90-99B, STANDARD WEIGHT UNITS, fm=1500 PSI MORTAR TYPE "S" 1800 PSI CONCRETE GROUT 3000 PSI CONTINUOUS MASONRY INSPECTION IS REQUIRED DURING CONSTRUCTION
STRUCTURAL STEEL:	ALL STRUCTURAL AND MISCELLANEOUS STEEL A36 36,000 PSI, U.N.O SHOP AND FIELD WELDS: E70XX ELECTRODES ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307
WOOD FRAMING:	BEAMS, RAFTERS, JOIST, PLATES, ETC. U.N.O. NO. 2 SOUTHERN YELLOW PINE (19% M.C.) ROOF DECK: PLYWOOD C-C-C-D, EXTERIOR, OR OSB FLOOR SHEATHING: T&G A-C GROUP 1 APA RATED (48/24) WALL SHEATHING: PLYWOOD C-C-C-D, EXTERIOR OR OSB VERSALAM BEAM 4x6 = 2800 PSI (2.0E) WOOD COLS. PARALLAM 2.0E U.N.O.
WOOD ROOF TRUSSES:	DESIGN LOADS: TOP CHORD LIVE AND DEAD LOAD: 30 PSF BOTTOM CHORD DEAD LOAD: 10 PSF TOTAL: 40 PSF
WOOD FLOOR TRUSSES:	DESIGN LOADS: DEAD LOAD: 15 PSF LIVE LOAD: 40 PSF TOTAL: 55 PSF
SOIL BEARING VALUE:	ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 1,500 PSF SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN.



INDEX OF SHEETS

SHEET NUMBER	DESCRIPTION
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A-6	JOIST LAYOUT
A-7	ROOF PLAN
A-8	ELECTRICAL PLAN
A-9	SECTIONS AND SHEARWALL DETAILS



a: 10% of least horizontal dim. or 0.4h, whichever is smaller, but not less than either 4% of least horizontal dimension or 3 ft.
h: mean roof height, in feet.

COMPONENTS AND CLADDING

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION



CERTIFICATE OF AUTHORIZATION
NO. 28022
P.O. BOX 970
LAKE CITY, FL 32056
PHONE: 386.754.4085

Brett A. Crews
7-26-2013
Brett A. Crews, P.E. 65592

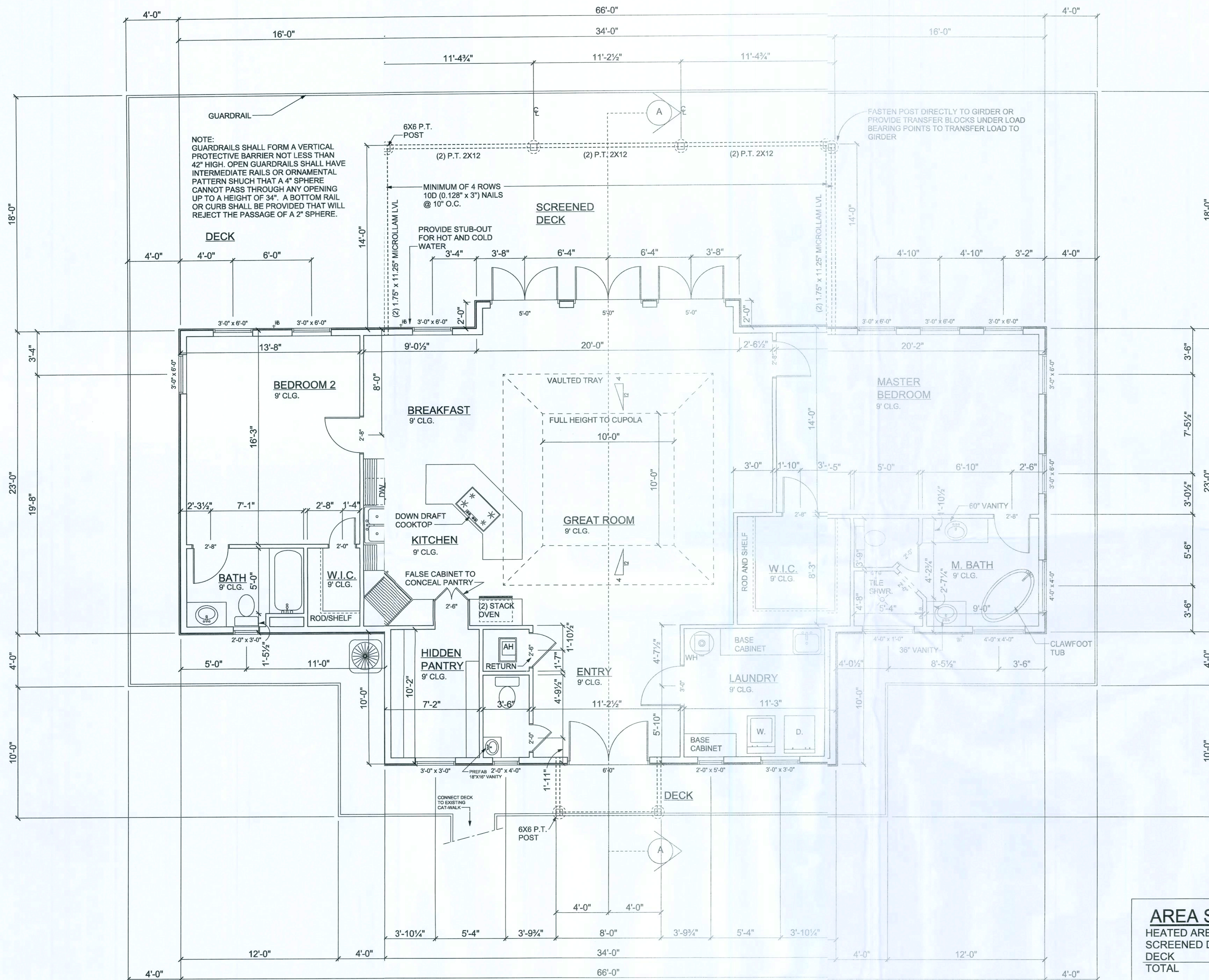
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TM
APPROVED BY:
BC

TRAMEL RESIDENCE

GENERAL NOTES

DESIGN PROJECT NO.:
2012-034
SHEET:
A-1





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

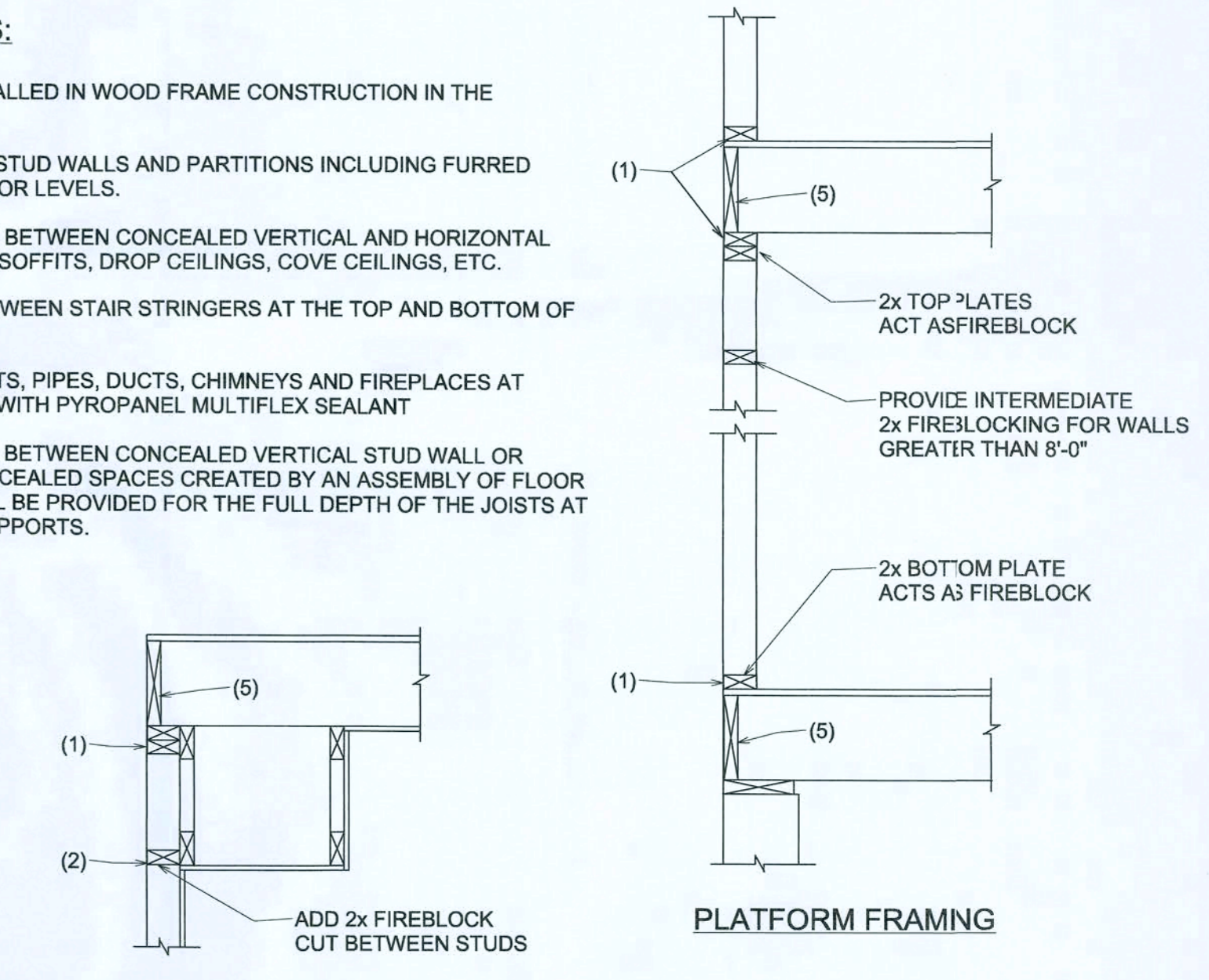
STEEL COATING RECOMMENDATIONS IN PRESSURE TREATED WOOD:

- Thicker galvanizing generally extends service life of a product. The treated wood industry recommends use of Stainless Steel and hot-dip galvanized connectors and fasteners with treated wood.
- Due to the uncertainties, which are out of the specifiers control, in regard to the chemicals used in pressure treated wood, Simpson recommends the use of stainless steel fasteners, anchors and connectors with treated wood when possible. At a minimum, customers should use ZMAX (G185 HDG per ASTM A653), Batch/Post Hot-Dip Galvanized (per ASTM A123 for connectors and ASTM A153 for fasteners), or mechanically galvanized fasteners (per ASTM B695, Class 55 or greater), product with the newer alternative treated woods.
- G60 galvanized products should not be used with treated woods.
- G90 galvanized connectors can be used with Sodium Borate (DOT - Disodium Octaborate Tetrahydrate) treated woods. Sodium Borate Treated woods are not suitable for applications where moisture exposure is likely. They are suitable for mudsill applications when transported, stored, and installed appropriately.
- When using stainless steel or hot-dip galvanized connectors, the connectors and fasteners should be made of the same material.

Simpson Strong-Tie Product Finishes	Untreated Wood	Chromated Copper Arsenate (CCA-C)	DOT Sodium Borate (SBX)	Alkaline Copper Quat ACC-Q and ACC-Q-D (Carbonate)	Copper Azole (CBA-A and CA-B)	SBX (DOT) with NASIO ₂	Ammoniacal Copper Zinc Arsenate (ACZA)	Other Pressure Treated Woods
Standard (G90)	X	X	X					
ZMAX (G185)	X	X	X	X	X	X		
Post Hot-Dip Galvanized (HDG)	X	X	X	X	X	X	X	X
SST300 (Stainless Steel)	X	X	X	X	X	X	X	X

FIREBLOCKING NOTES:

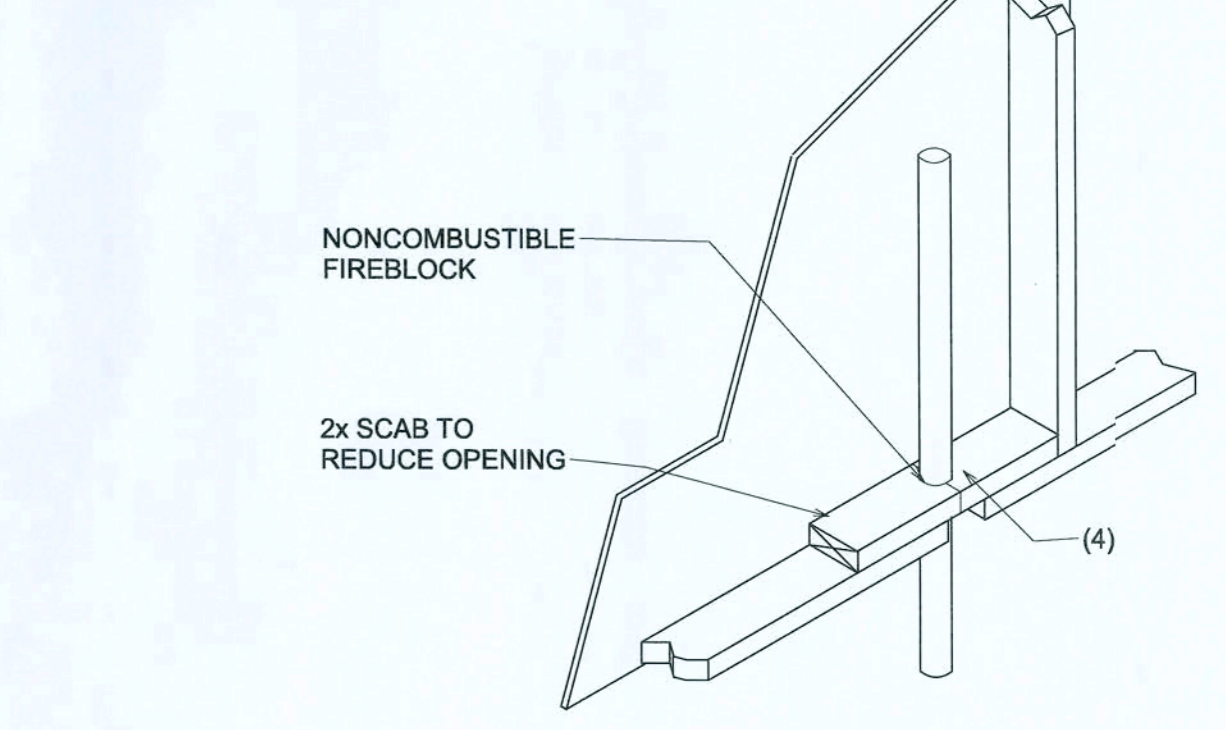
- FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
 3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH PYROANEL MULTIFLEX SEALANT
 5. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.



AREA SUMMARY

HEATED AREA	1,919 SF
SCREENED DECK	432 SF
DECK	1,398 SF
TOTAL	3,749 SF

SOFFIT/DROPPED CLG.



PENETRATIONS

REVISION:		DATE	BY	DESCRIPTION



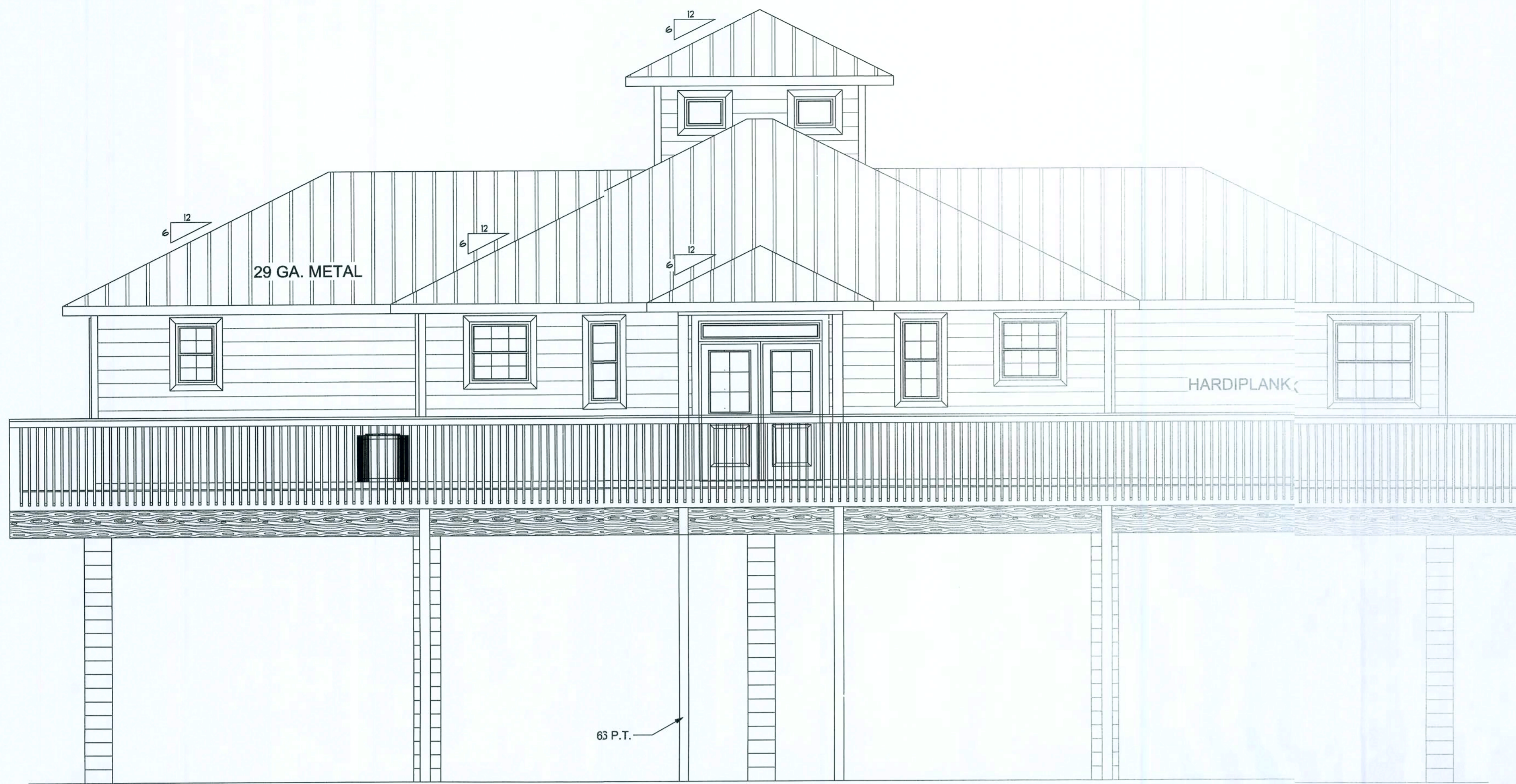
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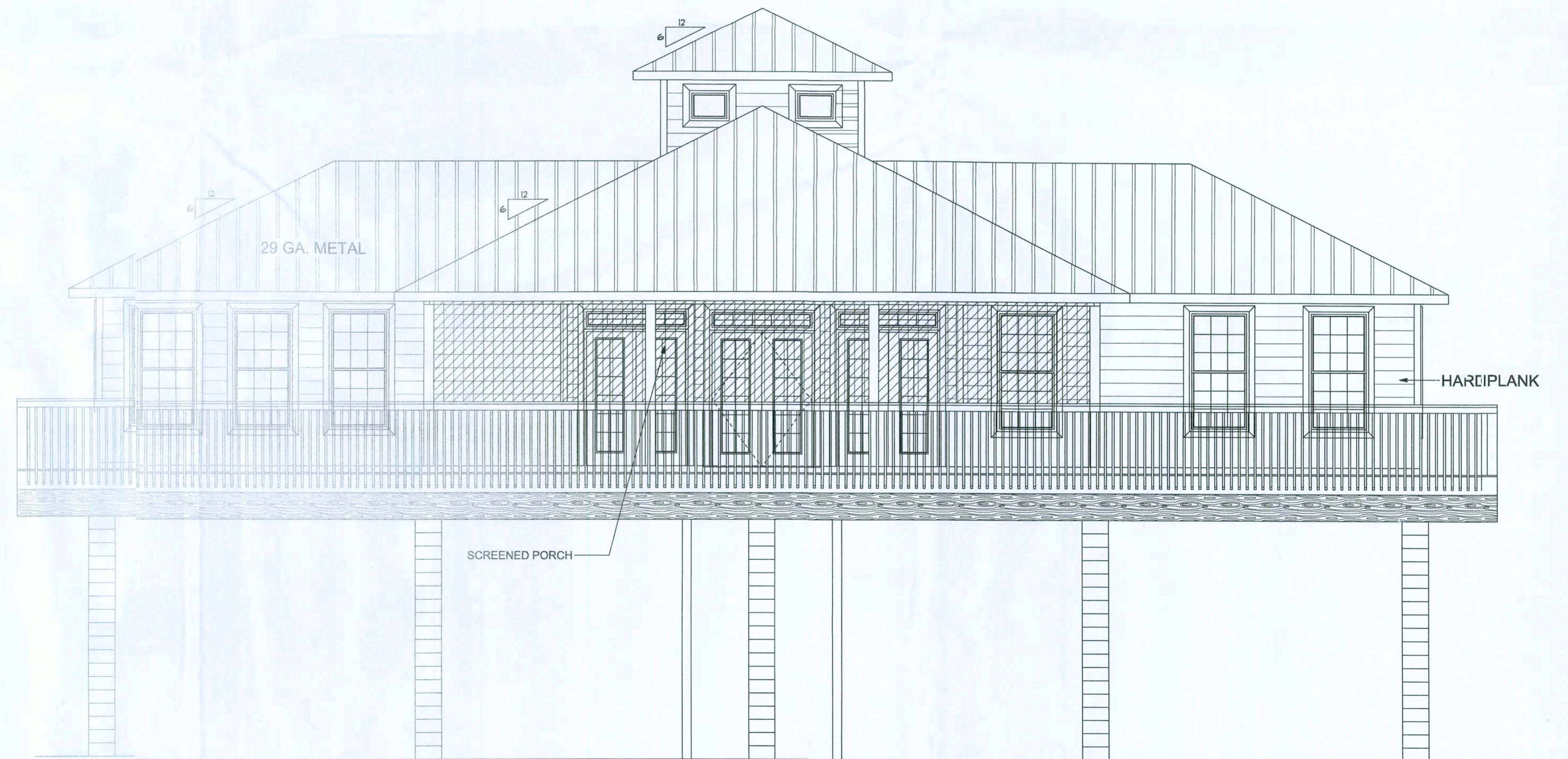
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TM
APPROVED BY:
BC

TRAMEL RESIDENCE
FLOOR PLAN

CES PROJECT NO.:
2012-034
SHEET:
A-2



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



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

REVISIONS

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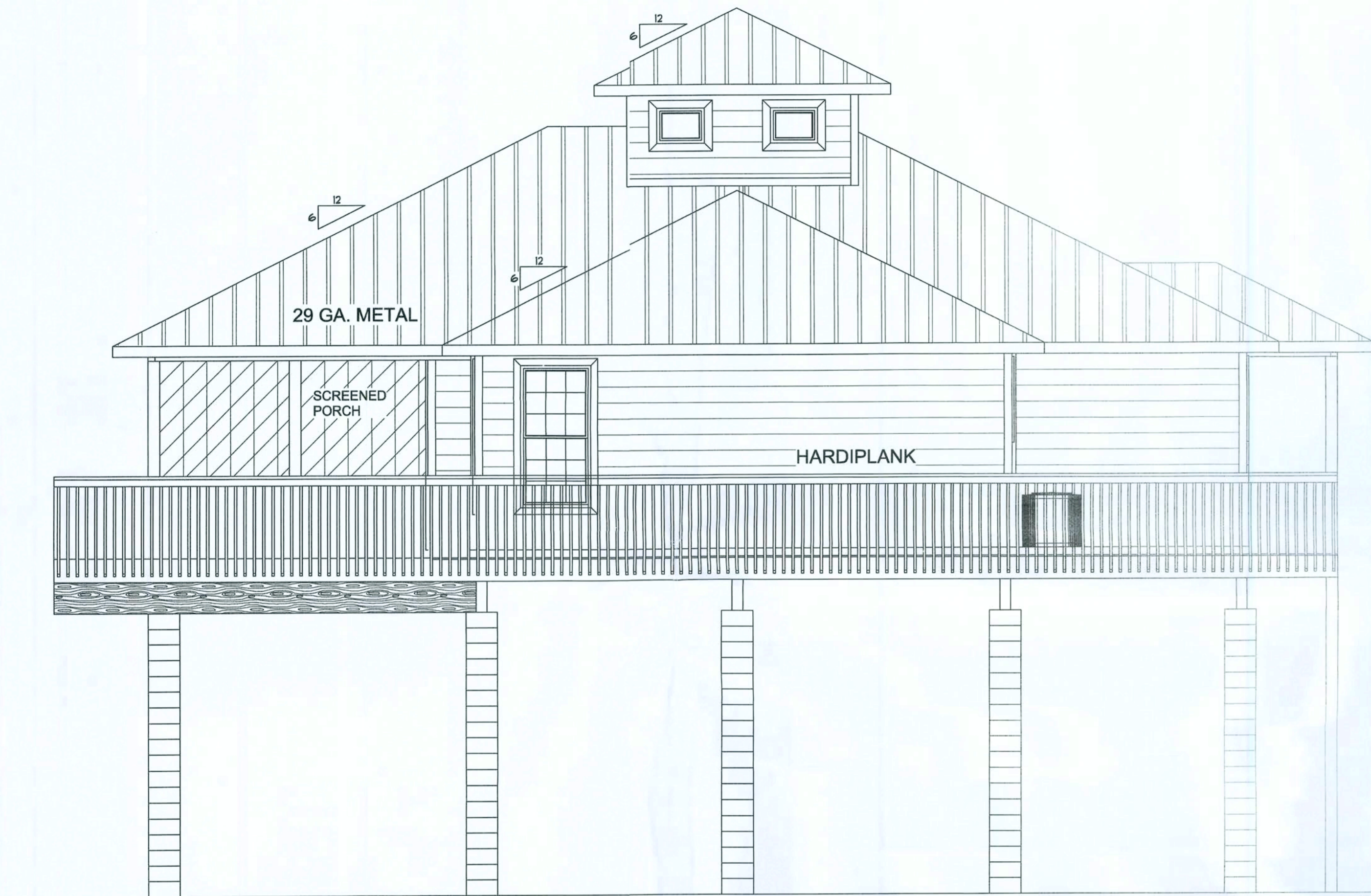
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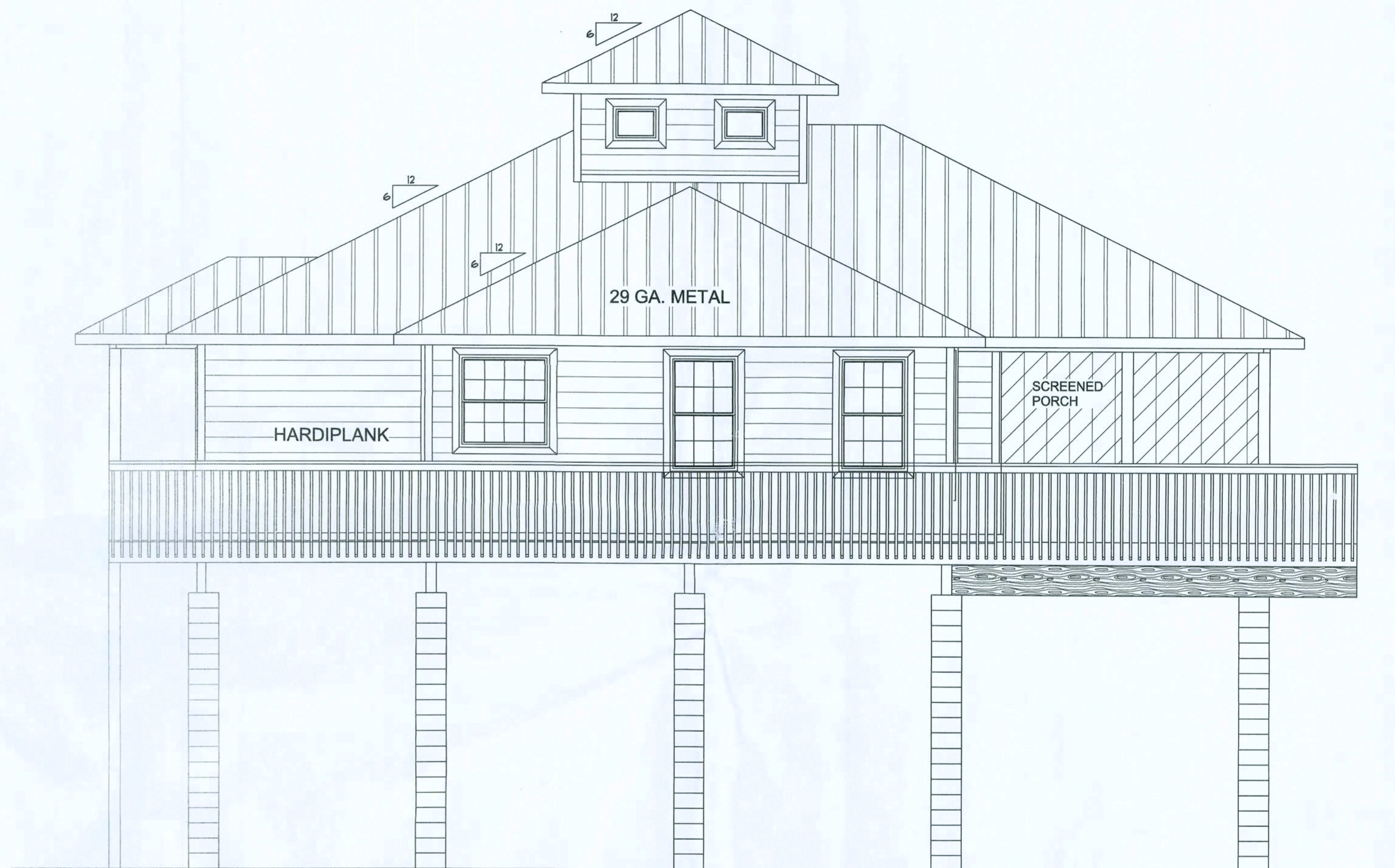
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APPROVED BY:
BC

TRAMEL RESIDENCE
ELEVATIONS FRONT/REAR

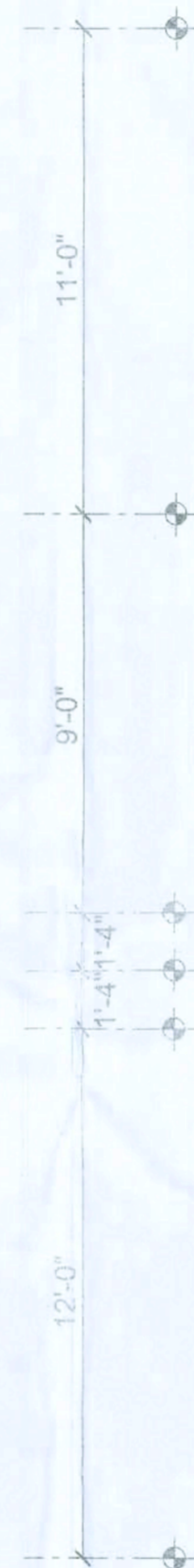
CES PROJECT NO.:
2012-034
SHEET:
A-3



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

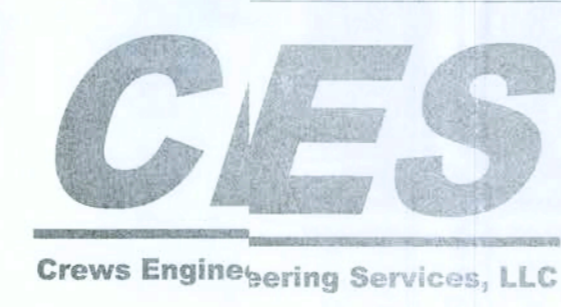


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REVISIONS

DATE	BY	DESCRIPTION	D/E	BY	DESCRIPTION



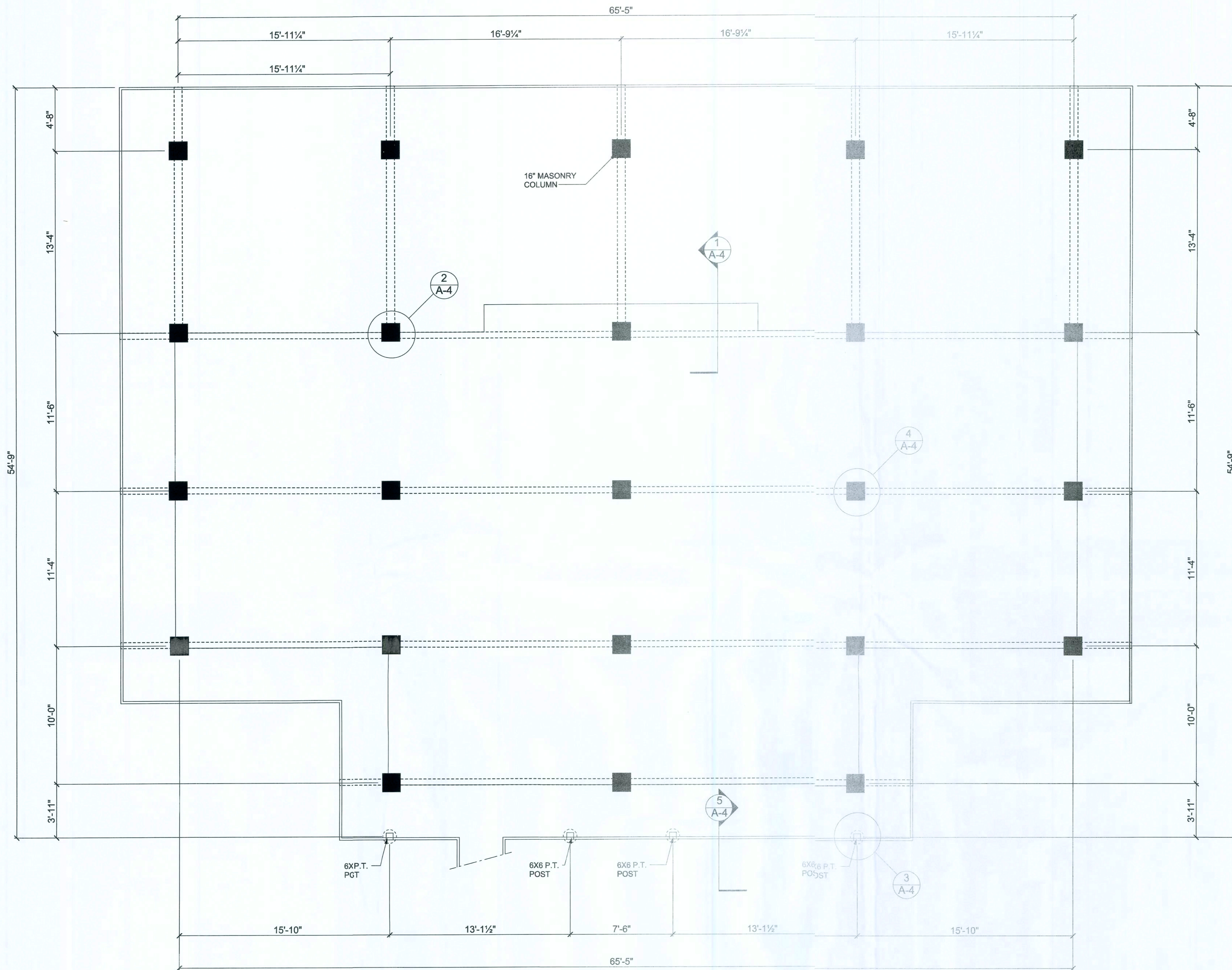
CERTIFICATE OF AUTHORIZATION
NO. 28022
P.O. BOX 970
LAKE CITY, FL 32056
PHONE: 386.754.4085

Brett A. Crews
7-26-2013
Brett A. Crews, P.E. 65592

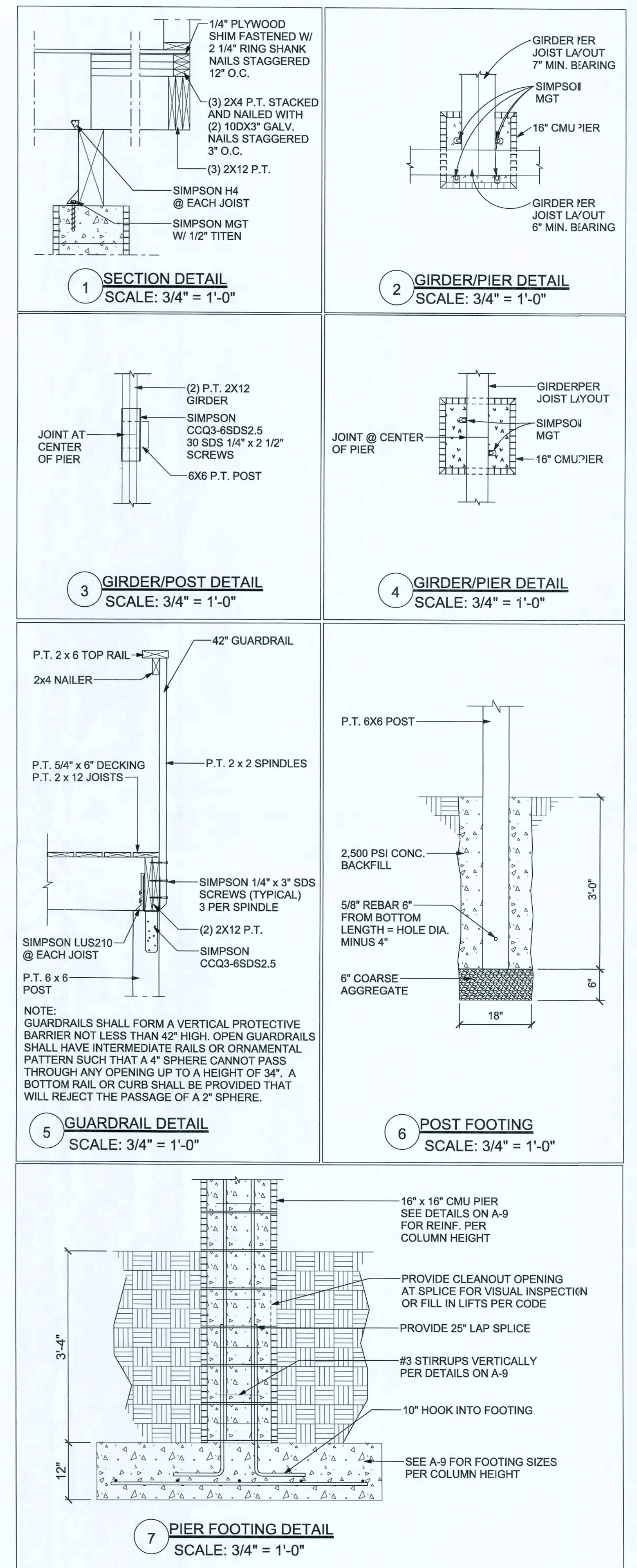
DRAWN BY:
TM
APPROVED BY:
BC

TRAMEL RESIDENCE
ELEVATIONS SIDES

CES PROJECT NO.:
2012-034
SHEET:
A-4



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



DATE		BY	DESCRIPTION	REVISION		DATE	BY	DESCRIPTION



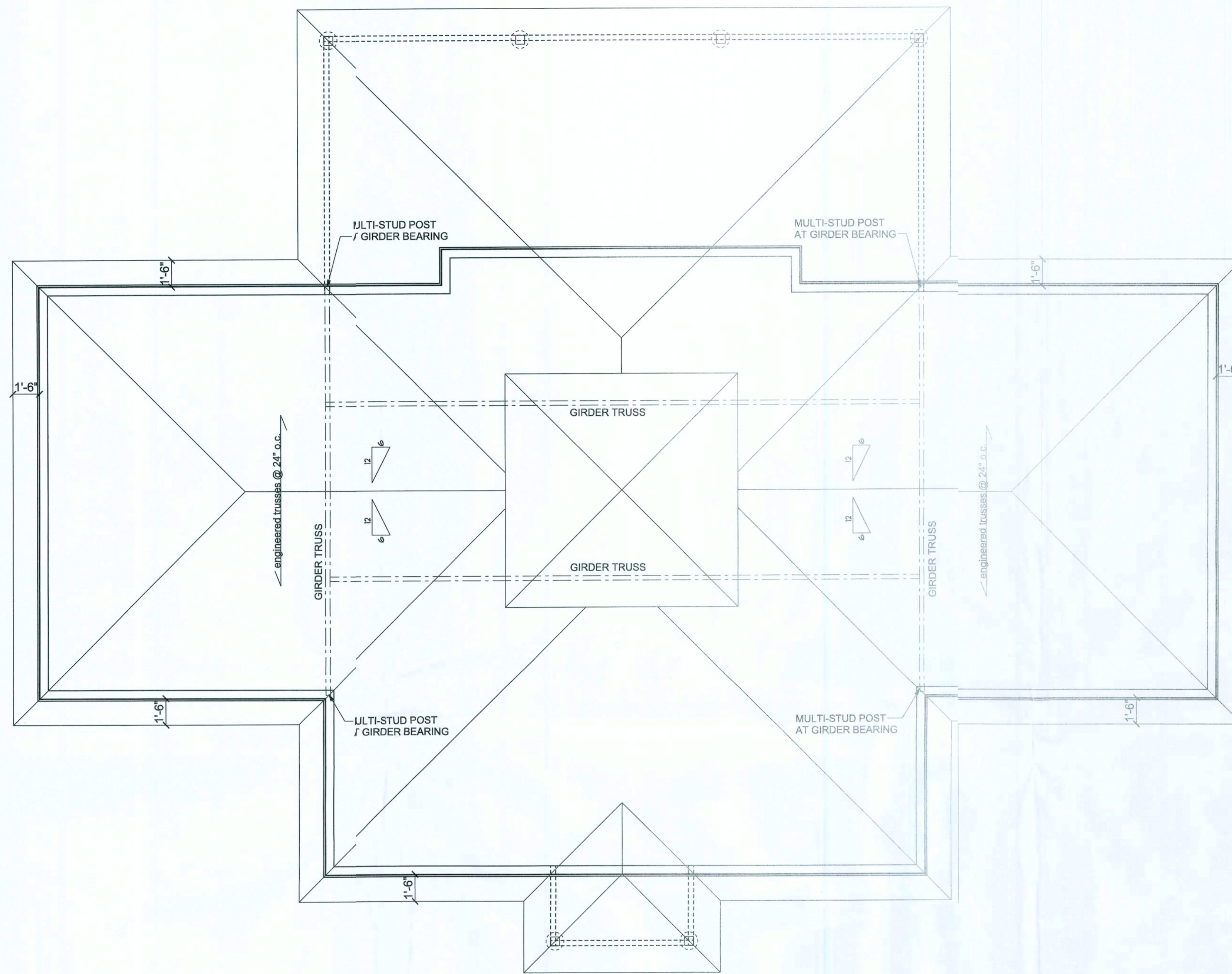
CERTIFICATE OF AUTHORIZATION
NO. 28022
P.O. BOX 970
LAKE CITY, FL 32056
PHONE: 386.754.4085

Brett A. Crews
7-26-2015
Brett A. Crews, P.E. 65592

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TM
APPROVED BY:
BC

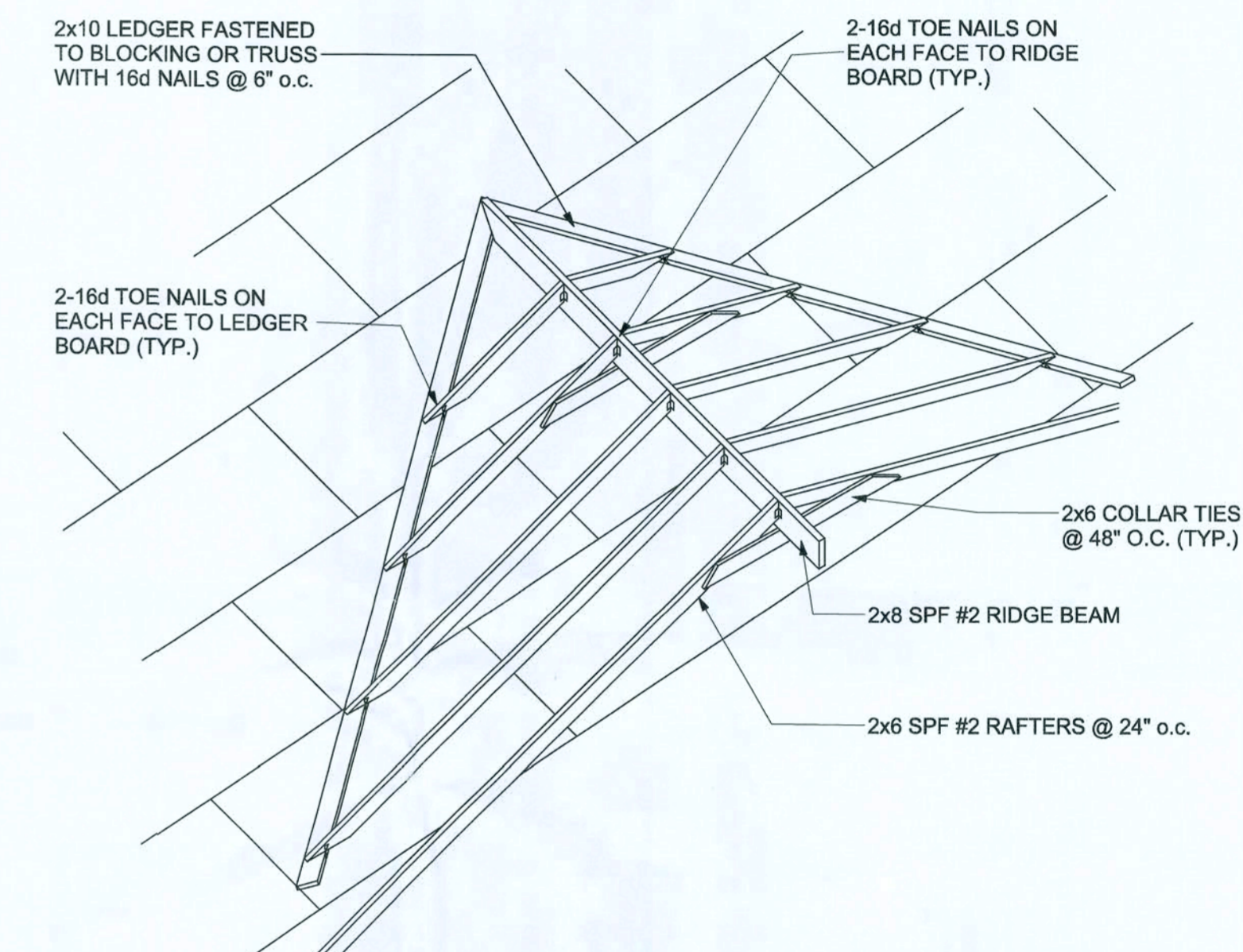
TRAMEL RESIDENCE
PIER LAYOUT

CES PROJECT NO.:
2012-034
SHEET:
A-5

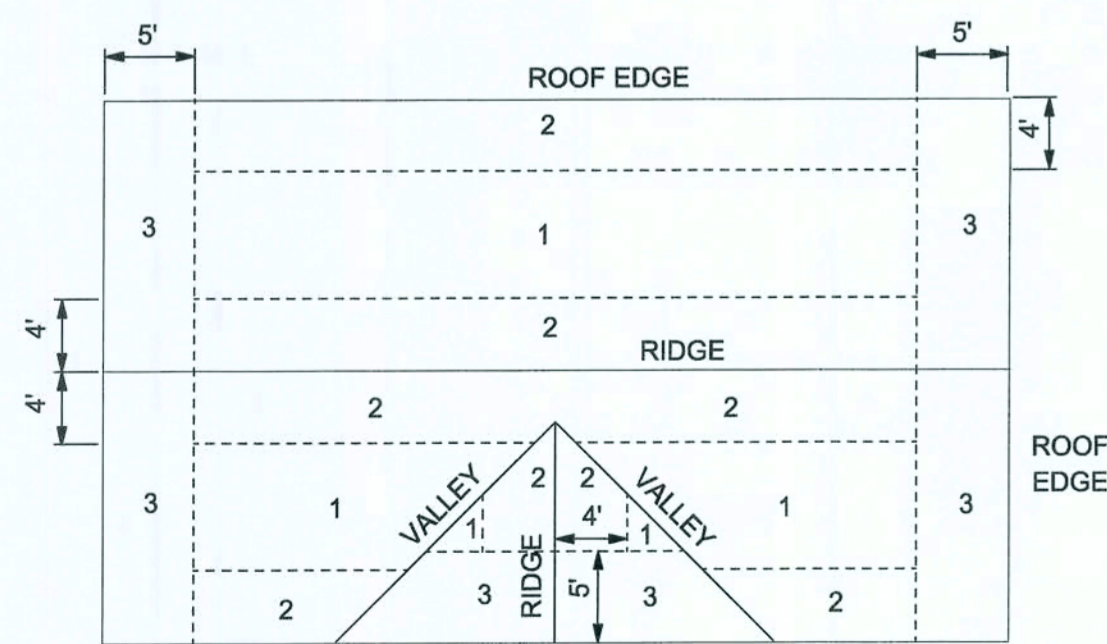


CONNECTOR SCHEDULE FOR TRUSS ANCHORAGE				
CONNECTOR	TRUSS	TOP PLATE	UPLIFT PROVIDED	MANUFACTURER
H2.5	5-8d NAILS	5-8d NAILS	365 LBS	SIMPSON
H10	8-8d NAILS	8-8d NAILS	850 LBS	SIMPSON
MTS12	7-10d NAILS	7-10d NAILS	1,000 LBS	SIMPSON
H16	2-10d NAILS	10-10d NAILS	1,300 LBS	SIMPSON
(2)HTS20	10-10d NAILS	10-10d NAILS	2 x 1,450 = 2,900 LBS	SIMPSON

NOTE:
 VENTILATION SHALL BE PROVIDED TO FURNISH CROSS VENTILATION OF EACH SEPARATE ATTIC SPACE WITH WEATHER PROTECTED VENTS. ALL VENTS SHALL BE SCREENED TO PROTECT THE INTERIOR FROM INTRUSION OF BIRDS. THE RATIO OF TOTAL NET FREE VENTILATION AREA TO THE AREA OF CEILING SHALL NOT BE LESS THAN 1/150.

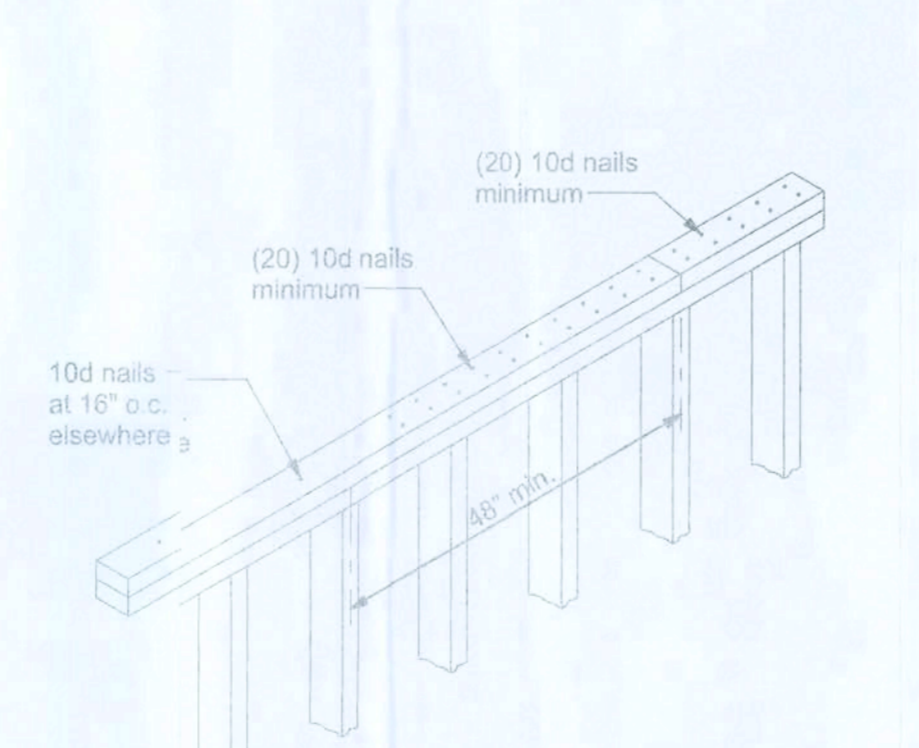


ROOF INTERSECTION CONNECTION DETAIL
 NTS

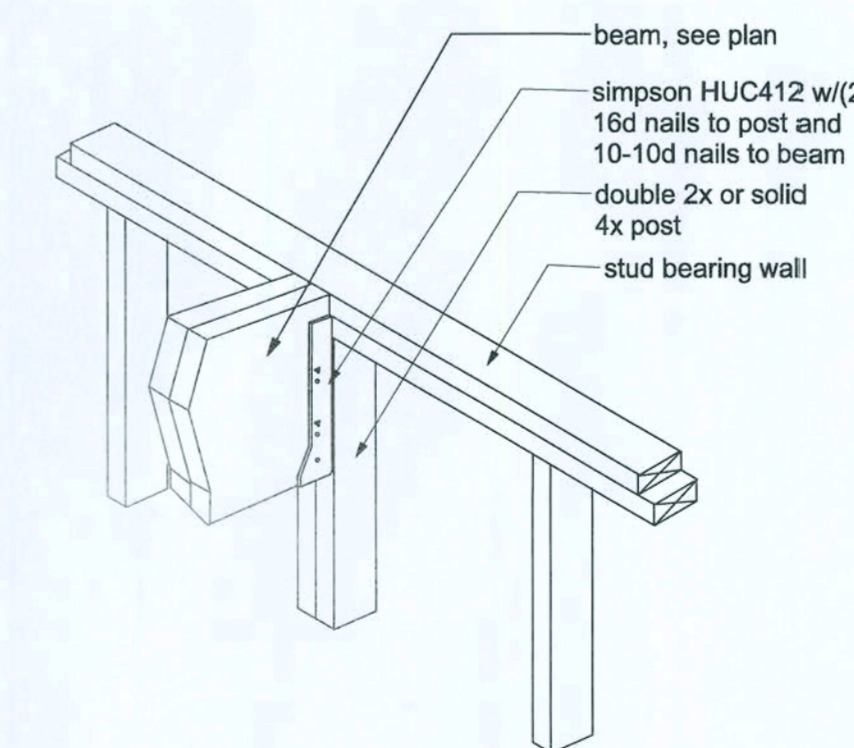


ROOF SHEATHING NAILING ZONES (GABLE ROOF)

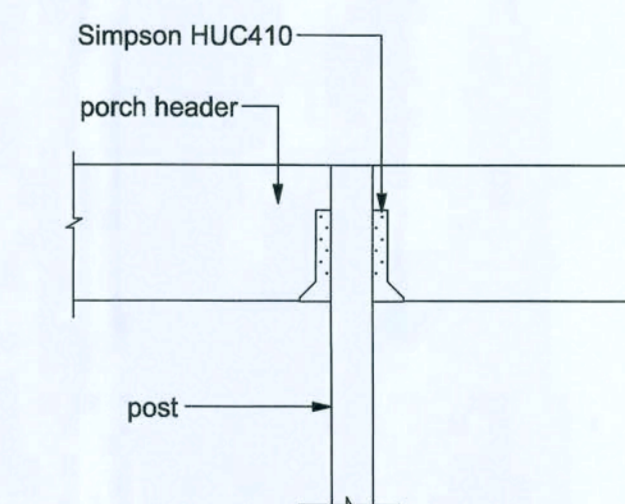
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	5/8 cdx plywood	8d ring shank not dipped galvanized	6 in. o.c. EDGE
2			6 in. o.c. FIELD
3			6 in. o.c. EDGE
			6 in. o.c. FIELD



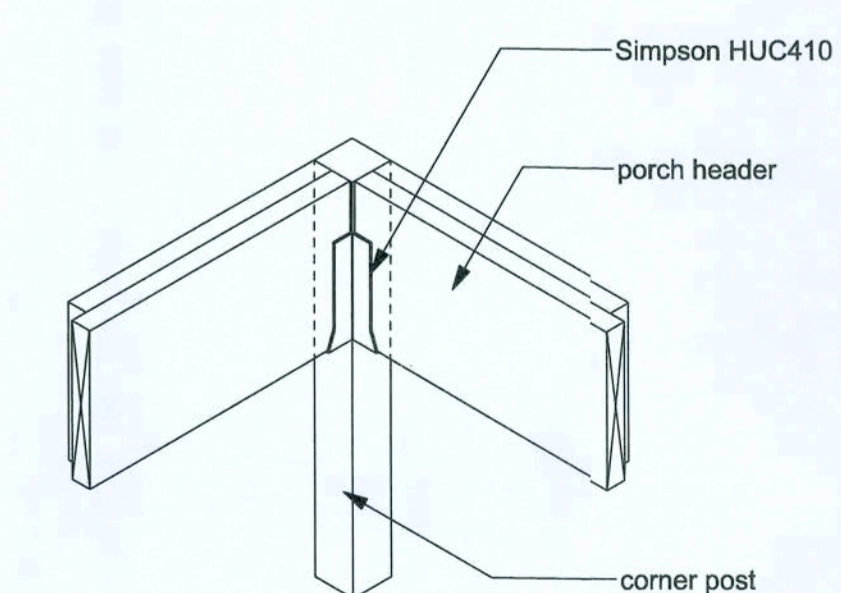
TOP PLATE SPLICE DETAILS
 SCALE: 1/2" = 1'-0"



BEAM/WALL CONNECTION
 MAX. CAPACITY - 3640# DOWN; 1810# UPLIFT NOT TO SCALE



INTERMEDIATE POST
 NTS



CORNER POST
 NTS

DATE		BY	DESCRIPTION	REVISION		DATE	BY	DESCRIPTION



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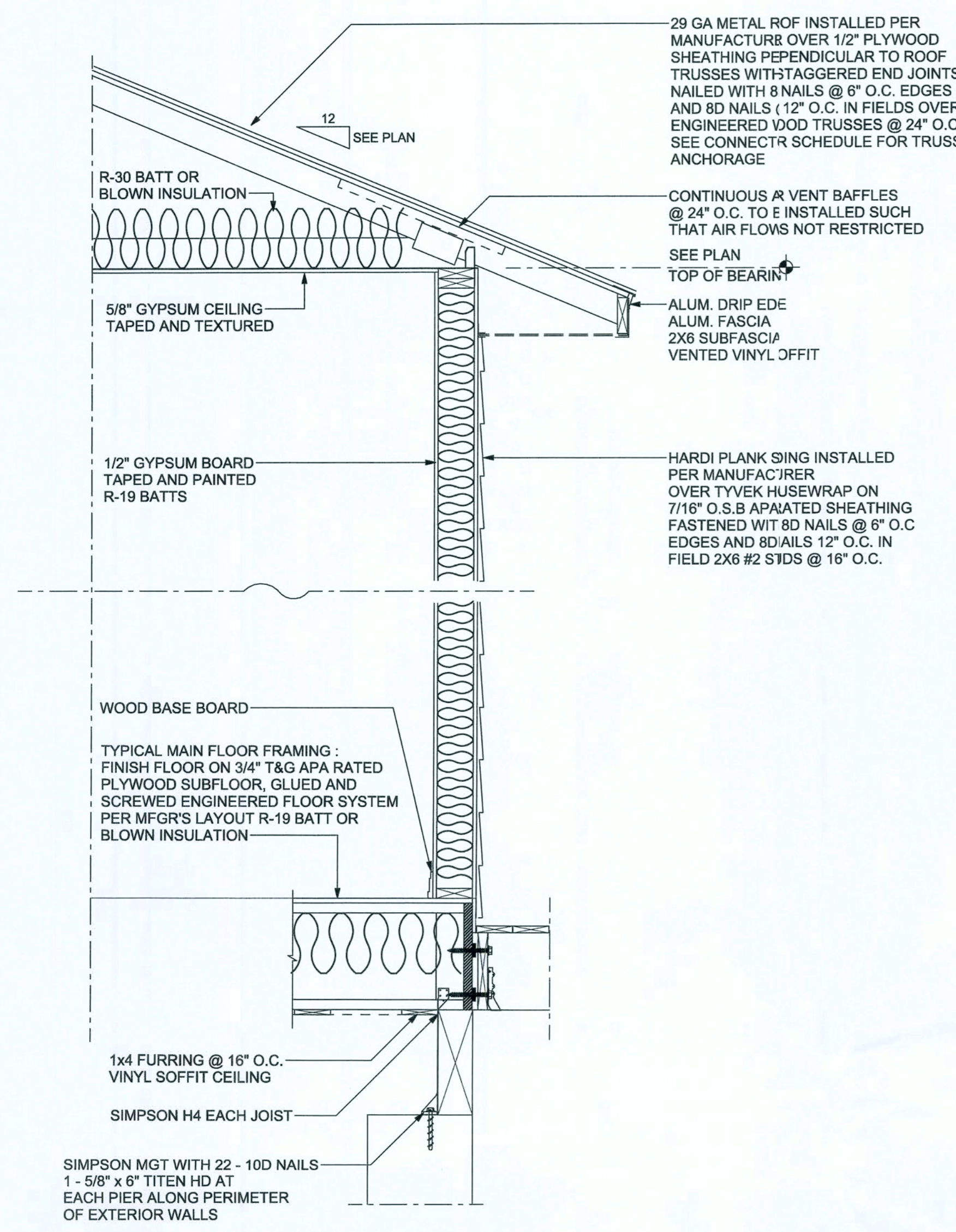
Brett A. Crews
 7-26-2013
 Brett A. Crews, P.E. 65592

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TM
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BC

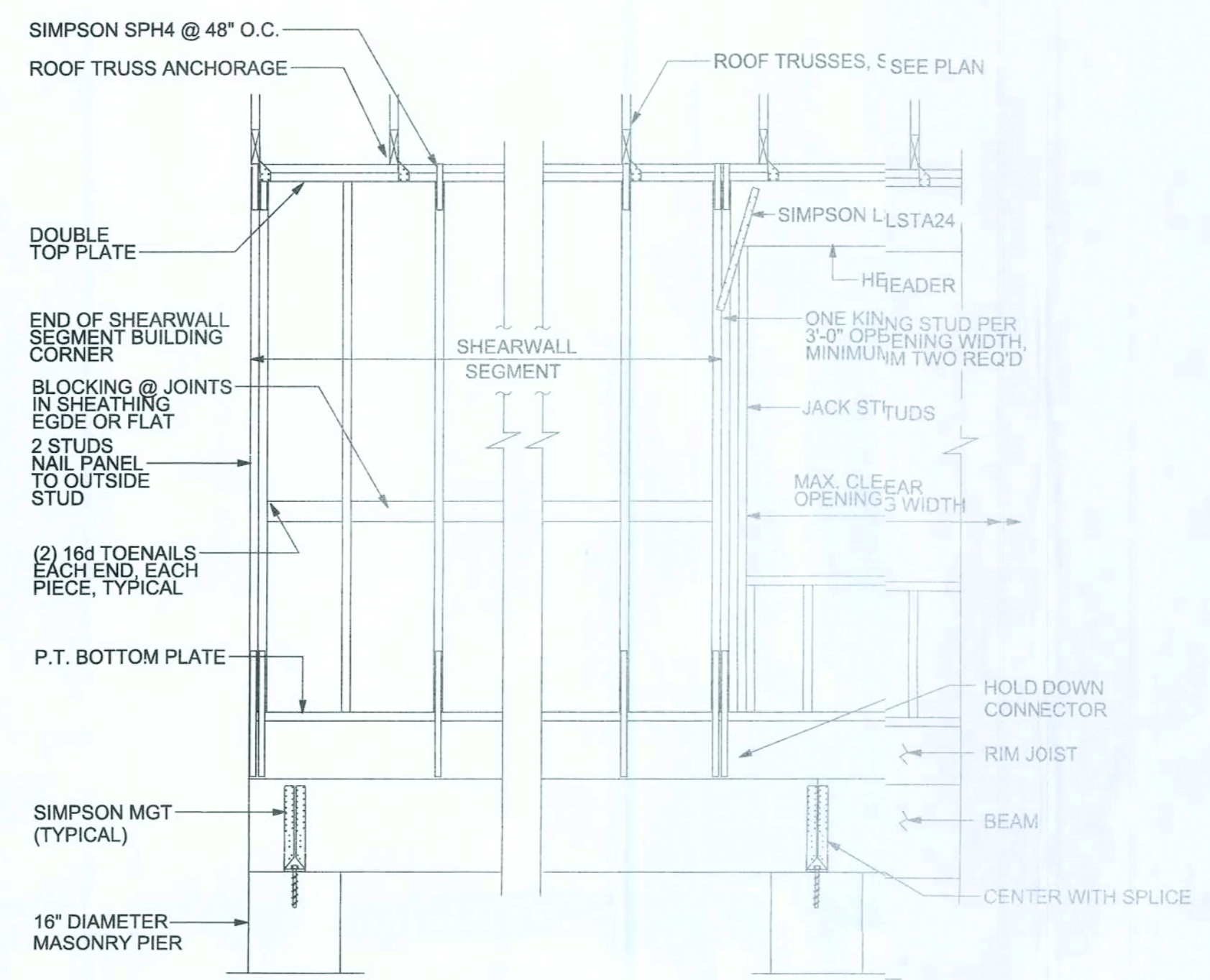
TRAMEL RESIDENCE

ROOF PLAN

CES PROJECT NO.:
2012-034
 SHEET:
A-7

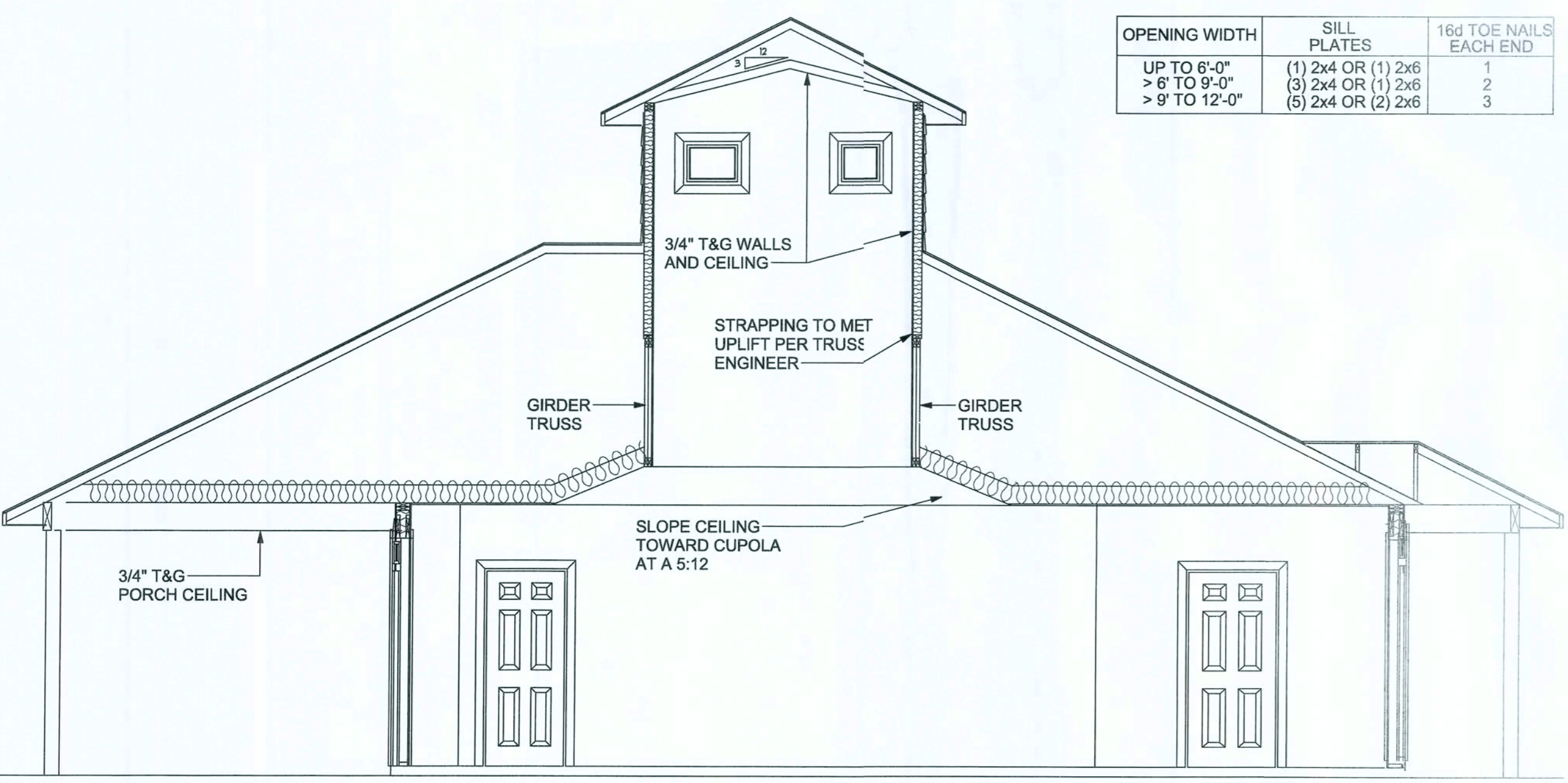


HOLD DOWN CONNECTORS				
LOCATION	MAKE	MODEL	SPACING	NOTES
TRUSS/RAFTER CONNECTION	SIMPSON	LSTA30 ₀	EACH	CONSULT TRUSS ENGINEERING FOR UPLIFT
HEADER CONNECTION	SIMPSON	LSTA30 ₀	EACH	ONE PER FULL HEIGHT KING STUD
TOP PLATE TO STUDS	SIMPSON	SPH4/SPH6	48\"/>	
STUD TO BEAM (header)	SIMPSON	LSTA30 ₀		SEE FRAMED HEADER CONNECTION REQ.
BEAM TO POST	SIMPSON	LSTA30 ₀		SEE FRAMED HEADER CONNECTION REQ.
POST TO GIRDER	SIMPSON	HD2A		

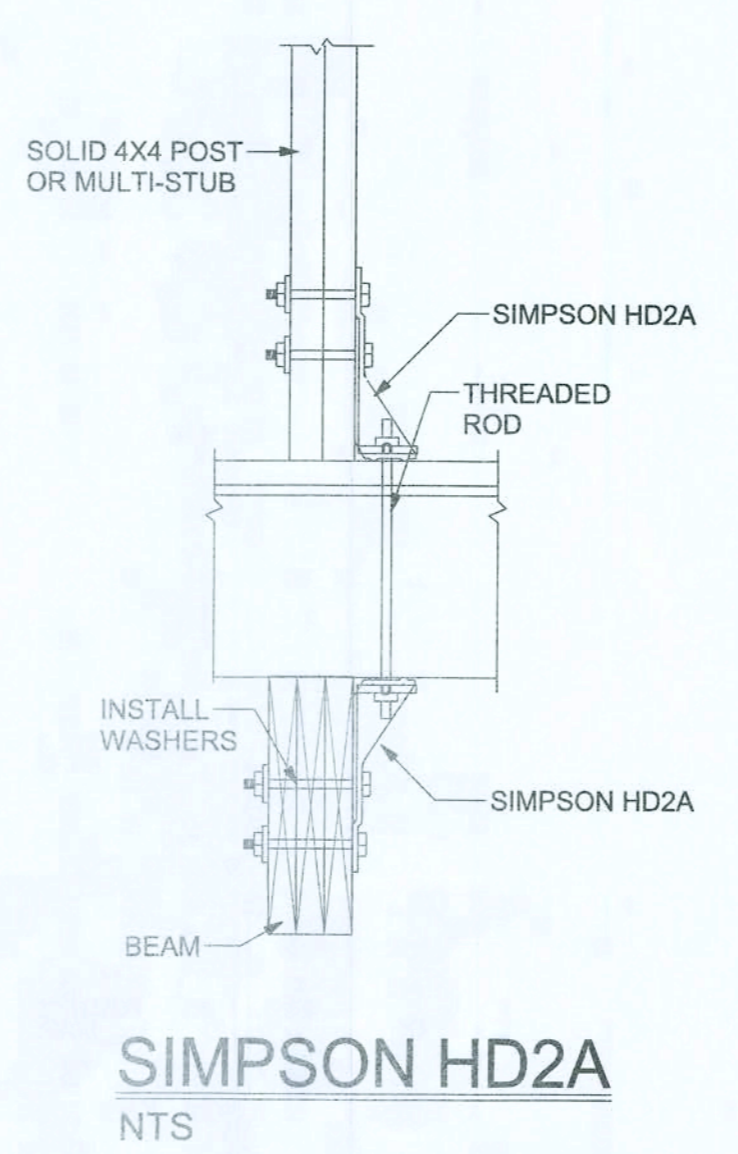


- SHEARWALL NOTES:**
- ALL SHEARWALLS SHALL BE TYPE 1 SHEARWALLS AS DEFINED BY STD 10-99 SBBCL 305.4.3.
 - THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16\"/>
 - ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
 - NAIL SPACING SHALL BE 6\"/>

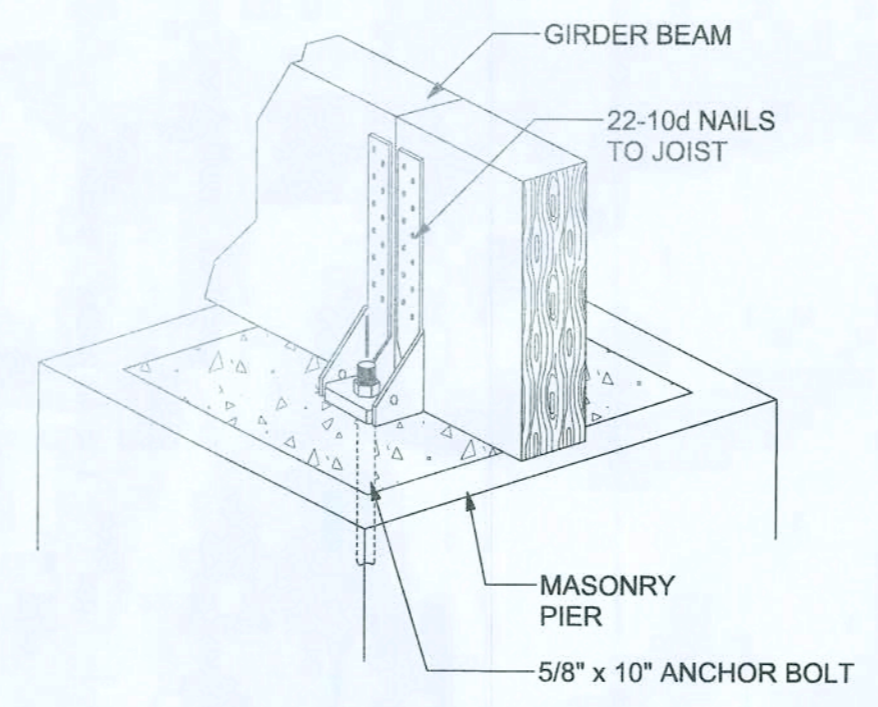
OPENING WIDTH	SILL PLATES	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
> 6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2
> 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3



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

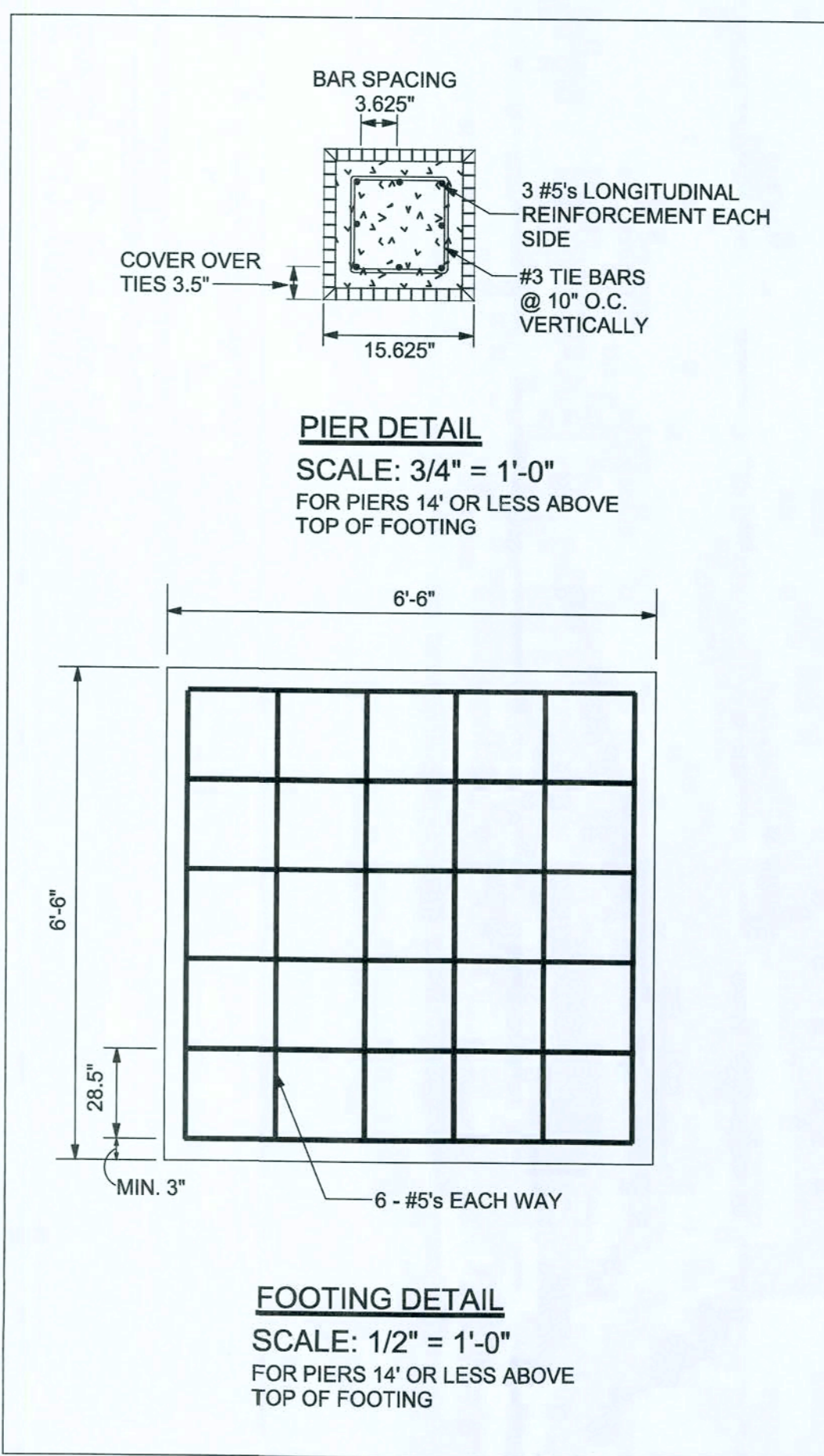


SIMPSON HD2A
NTS



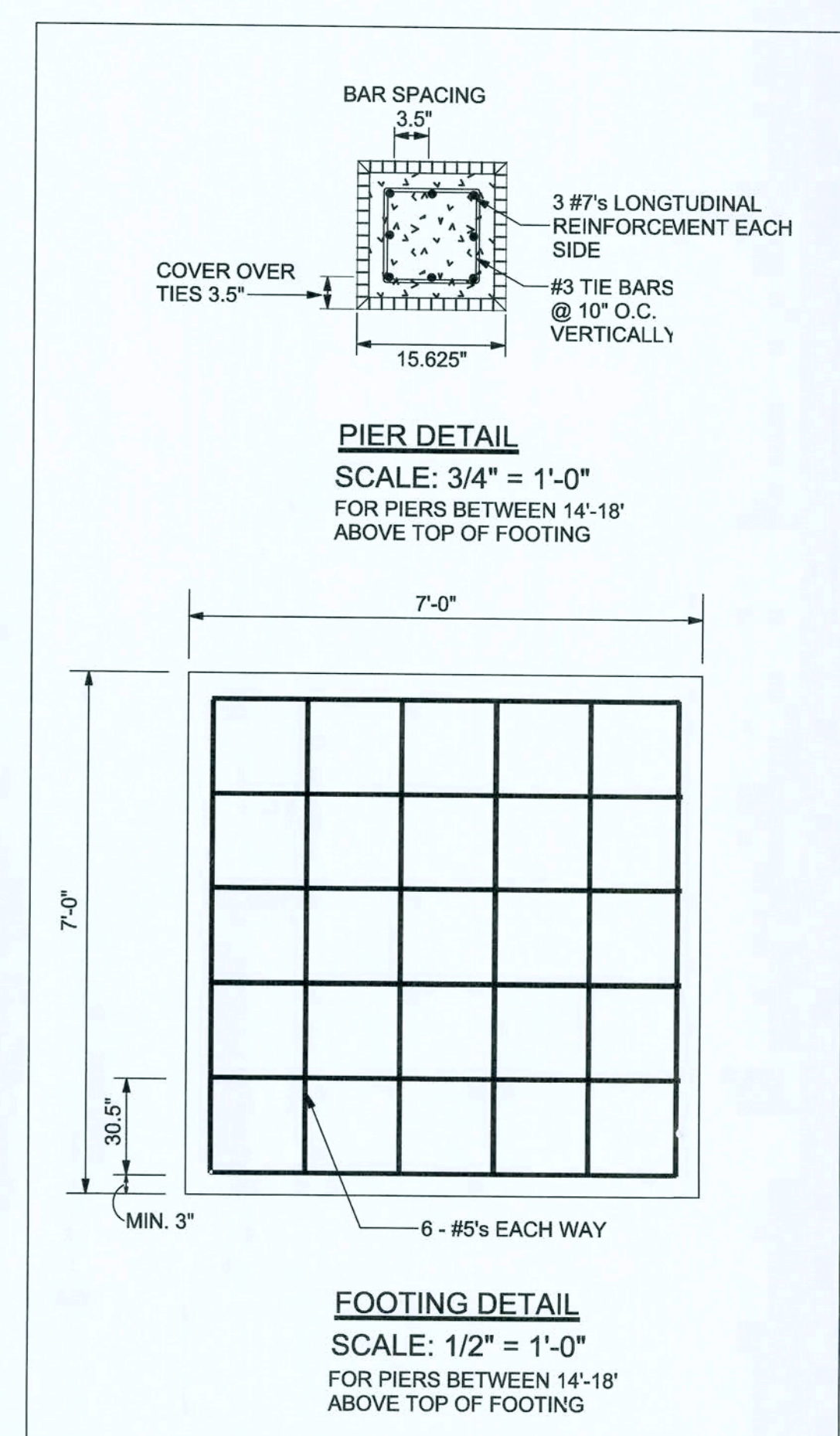
SIMPSON MGT
NTS

NOTE:
ALL VERTICAL BARS IN PIERS MUST HAVE A CLEAR DISTANCE BETWEEN BARS OF AT LEAST 1.5 TIMES THE NOMINAL BAR DIAMETER, BUT NOT LESS THAN 1.5 INCHES.
FOR ANY PIERS EXCEEDING 24' ABOVE TOP OF FOOTING, CONTRACTOR IS TO CONSULT THE ENGINEER.



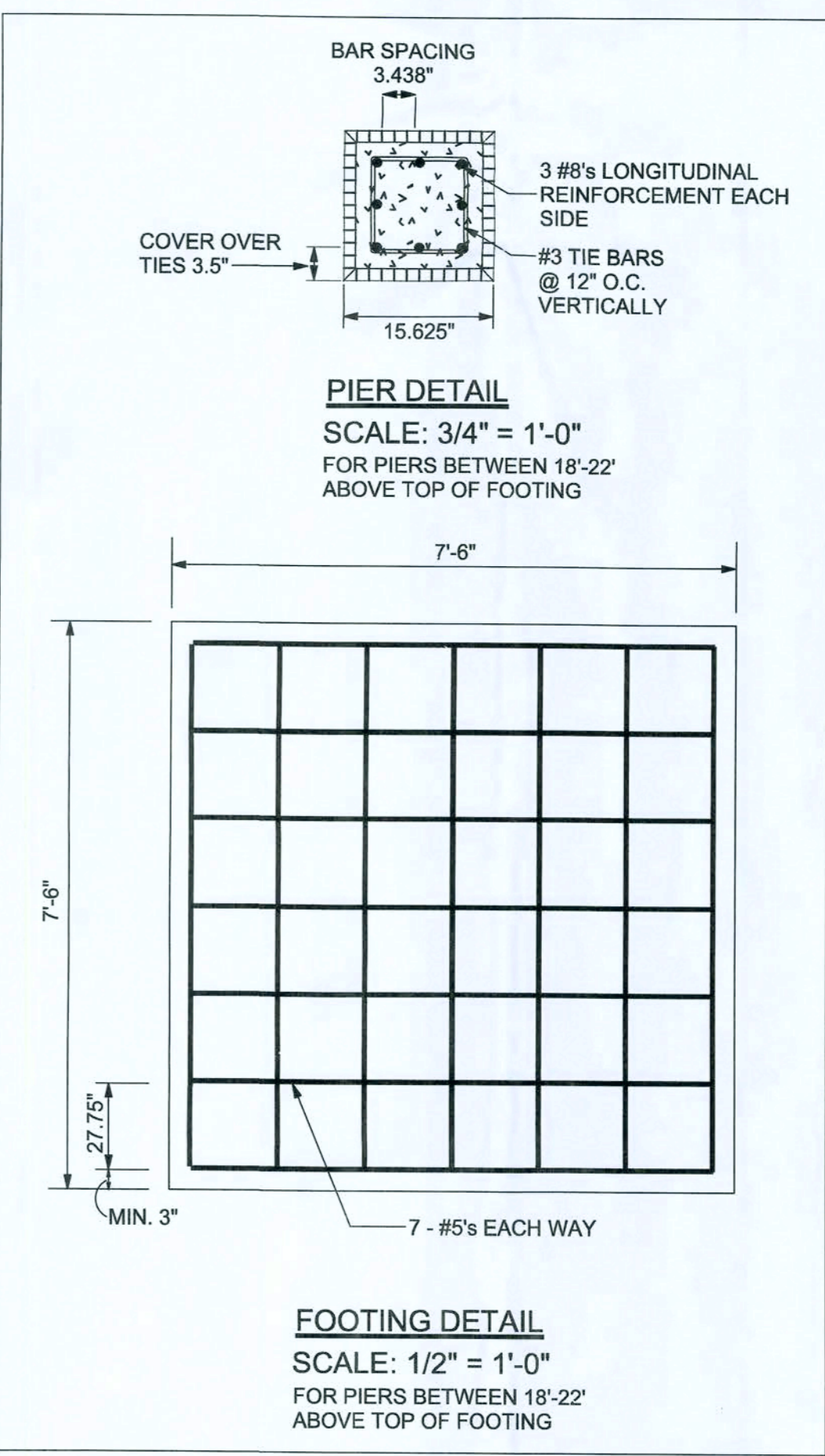
PIER DETAIL
SCALE: 3/4" = 1'-0"
FOR PIERS 14' OR LESS ABOVE TOP OF FOOTING

FOOTING DETAIL
SCALE: 1/2" = 1'-0"
FOR PIERS 14' OR LESS ABOVE TOP OF FOOTING



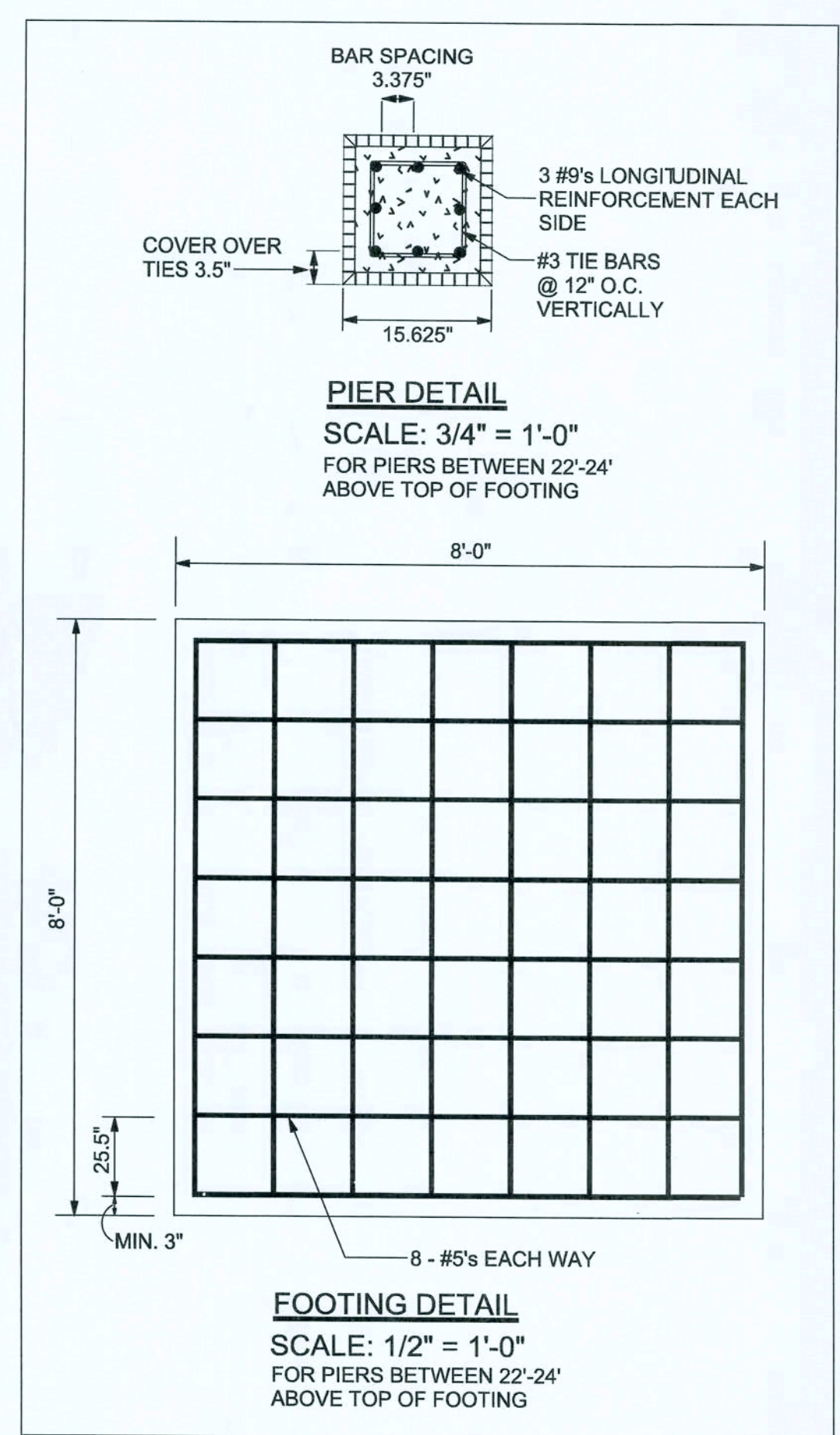
PIER DETAIL
SCALE: 3/4" = 1'-0"
FOR PIERS BETWEEN 14'-18' ABOVE TOP OF FOOTING

FOOTING DETAIL
SCALE: 1/2" = 1'-0"
FOR PIERS BETWEEN 14'-18' ABOVE TOP OF FOOTING



PIER DETAIL
SCALE: 3/4" = 1'-0"
FOR PIERS BETWEEN 18'-22' ABOVE TOP OF FOOTING

FOOTING DETAIL
SCALE: 1/2" = 1'-0"
FOR PIERS BETWEEN 18'-22' ABOVE TOP OF FOOTING



PIER DETAIL
SCALE: 3/4" = 1'-0"
FOR PIERS BETWEEN 22'-24' ABOVE TOP OF FOOTING

FOOTING DETAIL
SCALE: 1/2" = 1'-0"
FOR PIERS BETWEEN 22'-24' ABOVE TOP OF FOOTING

REVISIONS					
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DRAWN BY:
TM
APPROVED BY:
BC

TRAMEL RESIDENCE
SHEARWALL AND SECTION DETAILS

CES PROJECT NO.:
2012-034
SHEET:
A-9