TERMITE SPECIFICATIONS:

1. 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)
2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALKS.(FBC 1503.4.4)
3. 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)
4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAT 6 INCHES.

   EXCEPTION: PAINT OR DECORATIVE CEMENTATIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.(FBC 1403.1.6)
5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE.(FBC 1816.1.1)
6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED AND FORMED.(FBC 1816.1.2)
7. 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)
8. 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)
9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.(FBC 1816.1.5)
10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS.(FBC 1816.1.6)
11. 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)
12. ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT.(FBC 1816.1.7)
13. 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 DEPARMENT OF AGRICULTURE AND CONSUMER SERVICES."(FBC 1816.1.7)
14. 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)
15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0": OF ANY BUILDING OR PROPOSED BUILDING.(FBC 2303.1.4)

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

STRUCTURAL NOTES:

FOUNDATIONS

SOIL TO BE COMPACTED TO AT LEAST 95% 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 SITE FOR THE BUILDING INSPECTORS USE, OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND A STRING STRECHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS.

CAST IN PLACE CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 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
2. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.
3. 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".
4. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
5. HORIZONTAL FOOTING BARS SHALL BE BENT 1'-0" AROUND CORNERS OR CORNER BARS WITH A 2'-0" LAP PROVIDED
6. MINIMUM LAP SPLICES ON ALL REINFORCING BAR SPLICES SHALL BE 40 BAR DIAMETERS TYP.
7. CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM

MASONRY WALL CONST.

1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 PSI (f'm = 1350 PSI)
2. MORTAR SHALL BE TYPE "M" OR "S", CONFORMING TO ASTM C270.
3. 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".
4. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.
5. 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.
6. REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED ON THE DRAWINGS
7. GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM. PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.

WOOD CONSTRUCTION

1. WOOD CONSTRUCTION SHALL CONFORM TO THE NFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION.
2. ALL EXTERIOR WOOD STUD WALLS, BEARING 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 2 GRADE SHALL BE USED REGARDLESS OF SPECIES.
3. ANY WOOD FRAME INTERIOR BEARING WALL 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.O.

WOOD FRAMING INSPECTION

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

PREFABRICATED WOOD TRUSSES

1. ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS.
2. 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.
3. 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.
4. BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.
5. 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:
6. DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION.
7. 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 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.
8. 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.

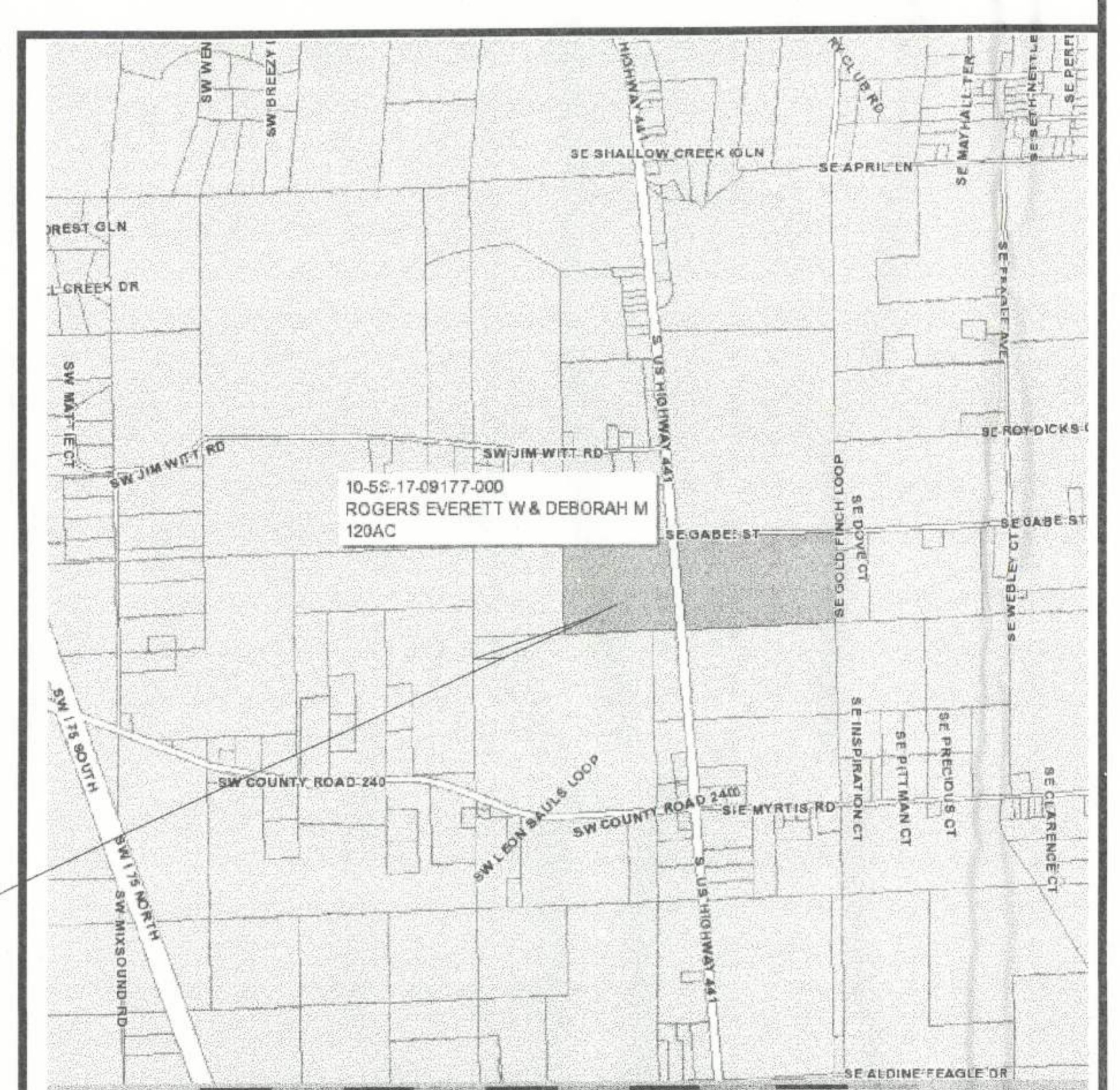
UPLIFT CONNECTORS

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

FIELD REPAIR NOTES

1. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) "SIMPSON MTSM16 TWIST STRAP W/ (4) 1/4" X 2 1/4" DIA. TITENS TO THE BOND BEAM BLOCK AND (7) 10d TO THE TRUSS FOR UPLIFTS OF 1000 LBS. OR LESS. USE (2) FOR 2000 LBS. OR LESS. OTHERS MAY BE SUBSTITUTED ON A CASE BY CASE BASIS.
2. MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. ANCHOR BOLTS SET IN 3/4" DIA. X 6" DEEP UNITEX "PROPOXY" 300 ADHESIVE BINDER FOLLOWING ALL MANUFACTURERS RECOMMENDATIONS (OR 1/2" X 6" RAWL STUD EXPANSION ANCHORS.)
3. REGARDING MISSED REBAR IN VERTICAL FILLED CELLS: DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR, AND INSTALL A 32" LOING #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDDEMENT 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 AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO MANUFACTURER'S SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.
4. HURRICANE STRAPS MAY BE SUBSTITUTED WITH A STRAP OF GREATER HOLDOWN VALUE OR GREATER UPLIFT VALUE IN THE FIELD WITHOUT VERIFICATION, PROVIDED ALL MANUFACTURERS INSTALLATION INSTRUCTIONS ARE FOLLOWED.
5. FOR MORTER 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)

PROJECT LOCATION



LOCATION MAP

STRUCTURAL DESIGN CRITERIA

CODES:
FLORIDA BUILDING CODE, 2010
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: 125 M.P.H., USE FACTOR: 1.0

CONCRETE STRENGTH @ 28 DAYS

ALL CONCRETE UNLESS OTHERWISE INDICATED	3000 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 A615-60 60,000 PSI
ALL STIRRUPS AND TIES	ASTM A615-60 60,000 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
VERSA LAM BEAM Fb = 2900 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

SEE DRAWINGS FOR SPECIAL CONCENTRATED LOADS. DESIGN FOR NEW WIND UPLIFT AS PER SPECIFIED CODES, DEDUCTING A MAXIMUM OF 5 P.S.F. DEAD LOAD, BUT NOT EXCEEDING ACTUAL DEAD LOAD.

WOOD FLOOR TRUSSES:
DESIGN LOADS:

DEAD LOAD:	15 PSF
LIVE LOAD:	40 PSF
TOTAL:	55 PSF

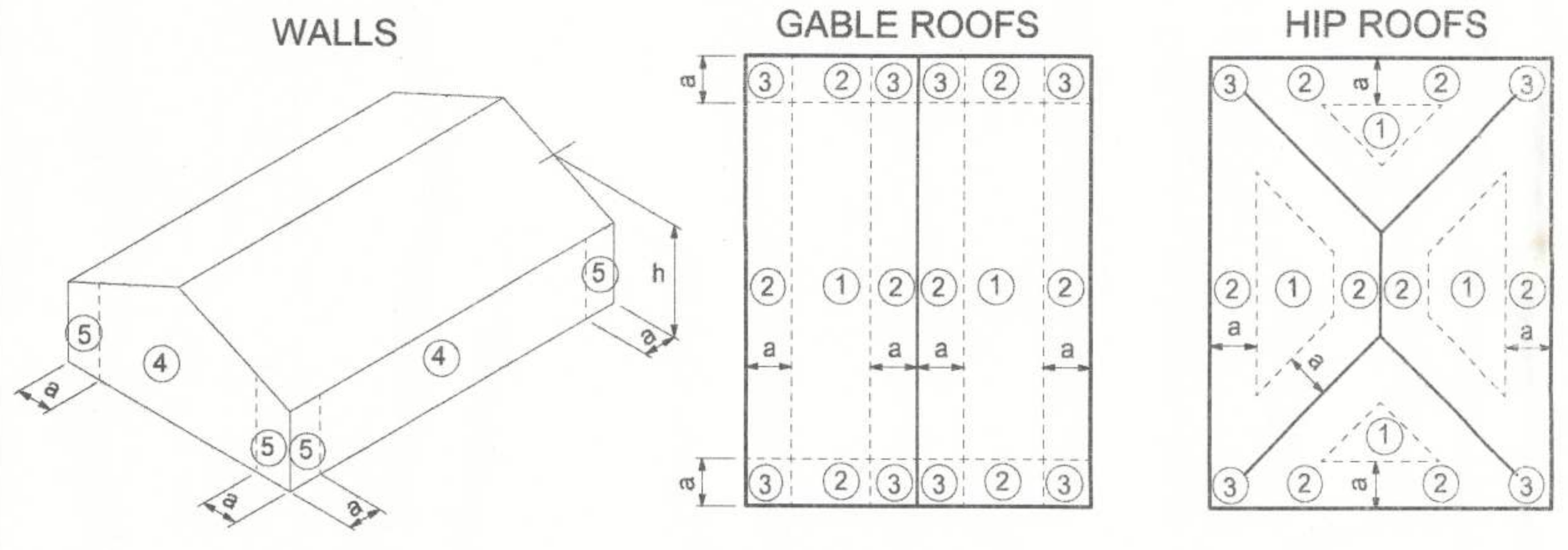
SOIL BEARING VALUE:
ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 1,500 PSF
SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS
IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN.

ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2010

BASIC WIND SPEED	125 MPH	
IMPORTANCE FACTOR	1.00	
BUILDING CATEGORY	II	
EXPOSURE	B	
INTERNAL PRESSURE COEFFICIENT	+/- 0.18	
TYPE OF STRUCTURE	ENCLOSED	
MWFRS PER ASCE 7 DESIGN WIND PRESSURES WORST CASE	Zone 1 - Windward Wall	+26.5 psf
	Zone 2 and 3 - Windward and Leeward Roof	-29.1 psf
	Zone 2 - Sloped Windward Roof	-29.1 psf
	Zone	
	3 - Leeward Roof	-29.1 psf
	4 - Leeward Wall	-18.6 psf
	5 & 6 Sidewalls	-23.9 psf
	Zone 7 - Overhang	+20.9 psf

COMPONENTS AND CLADDING PER ASCE 7 DESIGN WIND PRESSURES WORST CASE (PSF)			10 sf		20 sf		50 sf		100 sf	
			pos.	neg.	pos.	neg.	pos.	neg	pos.	neg.
	Roof	Zone 1	18.06	-28.70	16.50	-27.88	14.34	-26.84	12.78	-30.16
		Zone 2	18.06	-49.96	16.50	-53.12	14.34	-46.96	12.78	-44.27
		Zone 3	18.06	-73.9	16.50	-69.14	14.34	-62.74	12.78	-66.88
	Wall	Zone 4	31.38	-34.04	29.94	-32.62	28.08	-30.76	29.72	-29.32
		Zone 5	31.38	-42.00	29.94	-39.20	28.08	-35.40	26.72	-32.62

WALLS GABLE ROOFS HIP ROOFS



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

INDEX OF SHEETS

SHEET NUMBER	DESCRIPTION
A-1	GENERAL NOTES SHEET
A-2	SITE PLAN
A-3	MAIN FLOOR PLAN
A-4	UPPER FLOOR PLAN
A-5	FRONT AND REAR ELEVATIONS
A-6	LEFT AND RIGHT ELEVATIONS
A-7	FOUNDATION PLAN
A-8	FOUNDATION DETAILS
A-9	FLOOR TRUSS LAYOUT
A-10	ROOF PLAN
A-11	TYPICAL SECTIONS (SHEET 1 OF 3)
A-12	TYPICAL SECTIONS (SHEET 2 OF 3)
A-13	TYPICAL SECTIONS (SHEET 3 OF 3)
A-14	TYPICAL WALL SECTIONS
A-15	SHEARWALL AND FRAMING DETAILS
A-16	MAIN ELECTRICAL PLAN
A-17	UPPER ELECTRICAL PLAN

P.E. # 36001

HUNTER AND LUCI KETCHAM RESIDENCE

GENERAL NOTES SHEET

COASTAL ENGINEERING AND TESTING, INC
P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 00008701

DATE 9/18/2012	DRAWN BY W.H.F.
	APPROVED W.H.F.

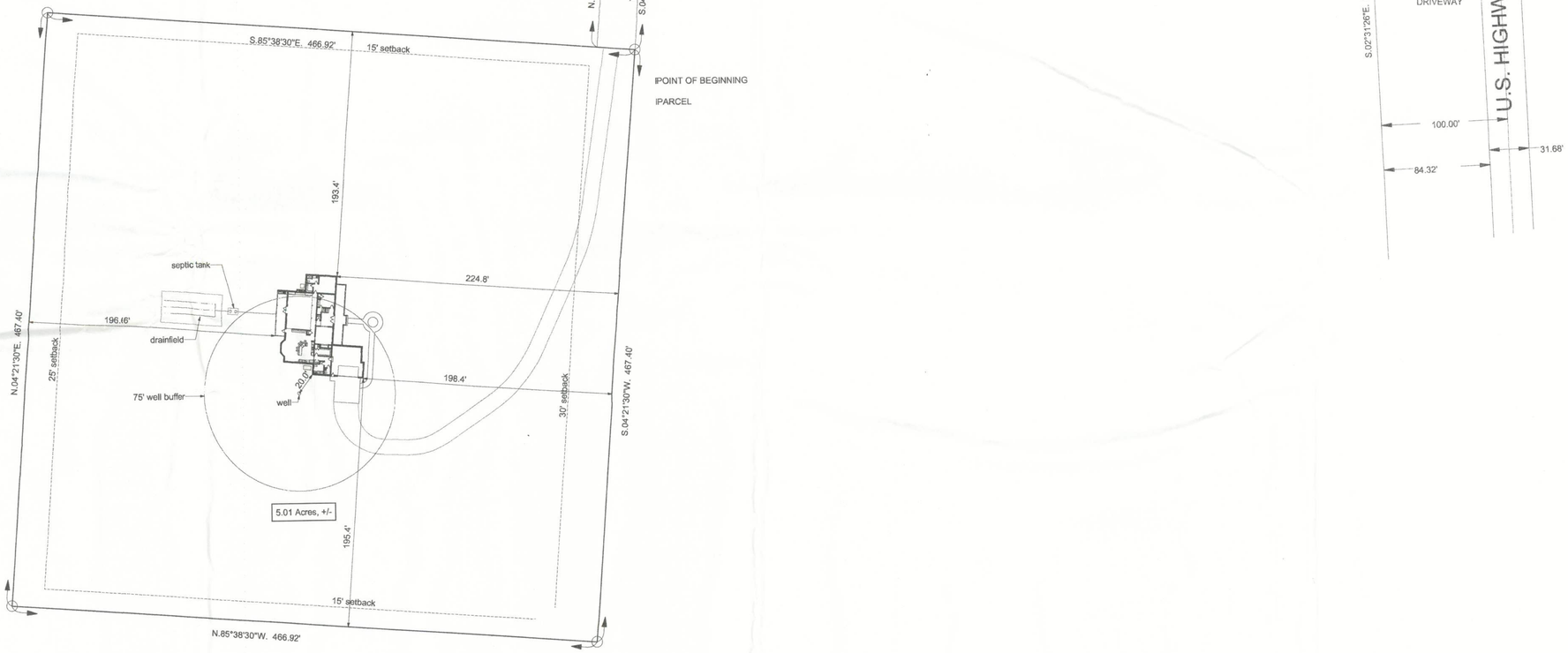
REVISIONS

SHEET A-1 OF 17

PROJECT NO. 11.R013

DESCRIPTION:
COMMENCE AT THE NE CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.89°39'43"W., ALONG THE NORTH LINE OF SECTION 10, 2410.34 FEET TO THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY #441; THENCE S.02°31'26"E., ALONG SAID RIGHT-OF-WAY, 675.84 FEET; THENCE N.86°53'15"W., 578.07 FEET; THENCE S.04°21'30"W., 111.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.04°21'30"W., 467.40 FEET; THENCE N.85°38'30"W., 466.92 FEET; THENCE N.04°21'30"E., 467.40 FEET; THENCE S.85°38'30"E., 466.92 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 5.01 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:
COMMENCE AT THE NE CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.89°39'43"W., ALONG THE NORTH LINE OF SECTION 10, 2410.34 FEET TO THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY #441; THENCE S.02°31'26"E., ALONG SAID RIGHT-OF-WAY, 654.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.02°31'26"E., ALONG SAID RIGHT-OF-WAY, 30.14 FEET; THENCE N.86°53'15"W., 578.07 FEET; THENCE S.04°21'30"W., 111.66 FEET; THENCE N.85°38'30"W., 30.00 FEET; THENCE N.04°21'30"E., 141.02 FEET; THENCE S.86°53'15"E., 604.46 FEET TO THE POINT OF BEGINNING.



SITE PLAN
SCALE: 1" = 50'-0"

William H. Fox, Jr.
P.E. # 56031

HUNTER AND LUCI KETCHAM RESIDENCE

SITE PLAN

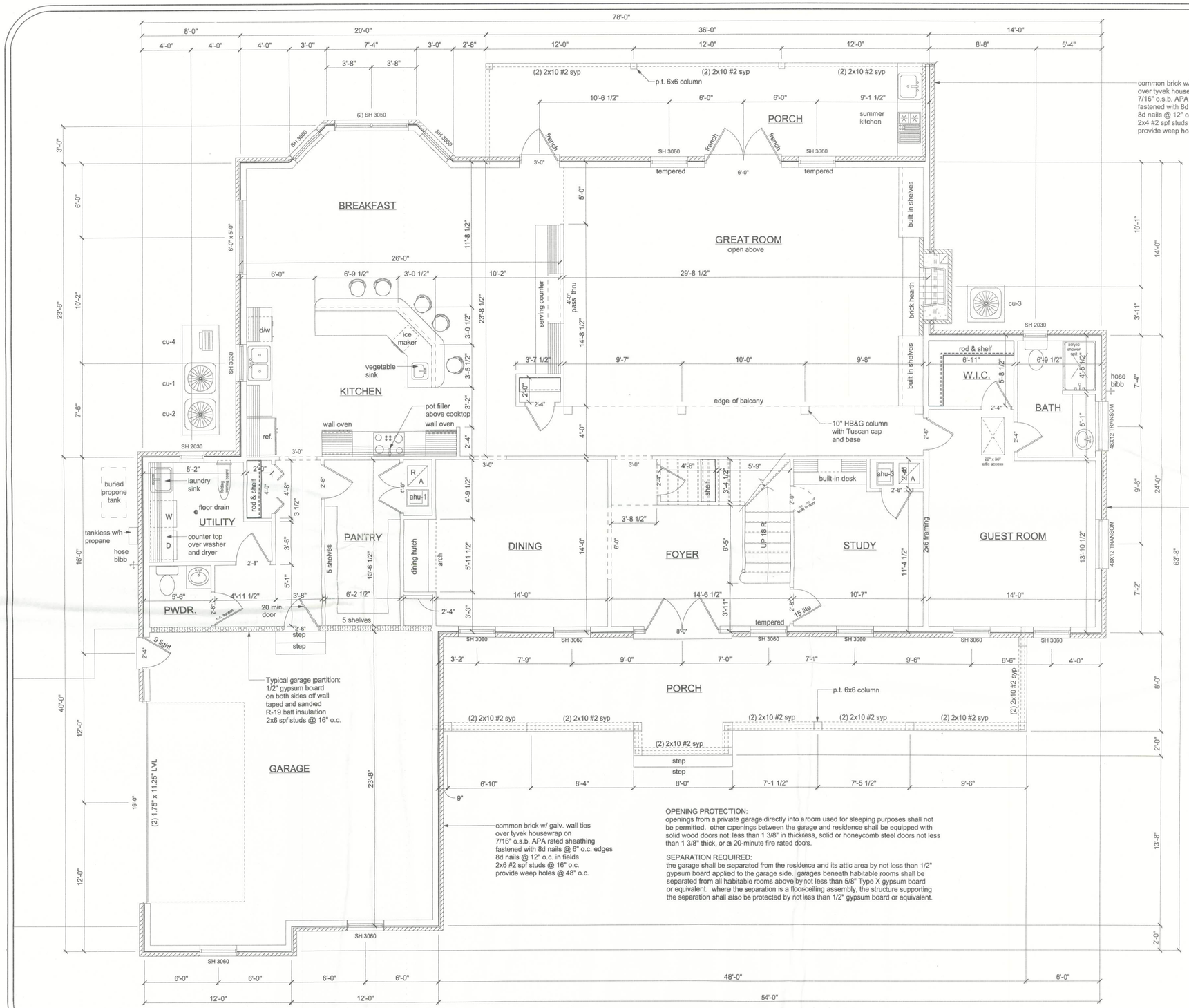
COASTAL ENGINEERING AND TESTING, INC.
P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 00009701

DATE	DRAWN BY
9/18/2012	W.H.F.
	APPROVED W.H.F.

REVISIONS

SHEET A-2
OF 17

PROJECT NO.
11.R013



MAIN FLOOR

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

AREA SUMMARY

MAIN FLOOR	2,609 SF
UPPER FLOOR	1,701 SF
GARAGE	592 SF
FRONT PORCH	391 SF
REAR PORCH	288 SF
TOTAL	5,581 SF

NOTE:
verify all finishes with the owner.

PRODUCT CODE	SIZE	COUNT
28X80 9 LIGHT EXT. STEEL DOOR	2'-4"	1
32X80 15 LIGHT INT. DOOR	2'-8"	1
96X80 LH RH ENTRY - 2 SL - TRANSOM	8'-0"	1
36X80 15 LIGHT EXT. STEEL DOOR	3'-0"	1
72X80 FRENCH EXT. STEEL DOOR	6'-0"	1
192X96 STABLE GARAGE DOOR	16'-0"	1
48X80 BIFOLD COLONIAL MASONITE	4'-0"	1
2068-COLONIAL MASONITE	2'-0"	1
2468-COLONIAL MASONITE	2'-4"	4
2668-COLONIAL MASONITE	2'-6"	2
2868-COLONIAL MASONITE	2'-8"	4
4068-COLONIAL MASONITE	4'-0"	1
SH 2030 ALUM. DOUBLE PANE	1'-11 1/4" x 2'-11 1/4"	2
SH 3030 ALUM. DOUBLE PANE	2'-11 1/4" x 2'-11 1/4"	1
(2) SH 3050-ALUM. DOUBLE PANE	6'-0" x 5'-0"	2
SH 3050 ALUM. DOUBLE PANE	3'-0" x 5'-0"	2
SH 3060 ALUM. DOUBLE PANE	3'-0" x 6'-0"	10
48X12 TRANSOM-ALUM. DBL. PANE	4'-0" x 1'-0"	2

William H. Fer 9/18/12 P.E. # 56001

HUNTER AND LUCI KETCHAM RESIDENCE

MAIN FLOOR PLAN

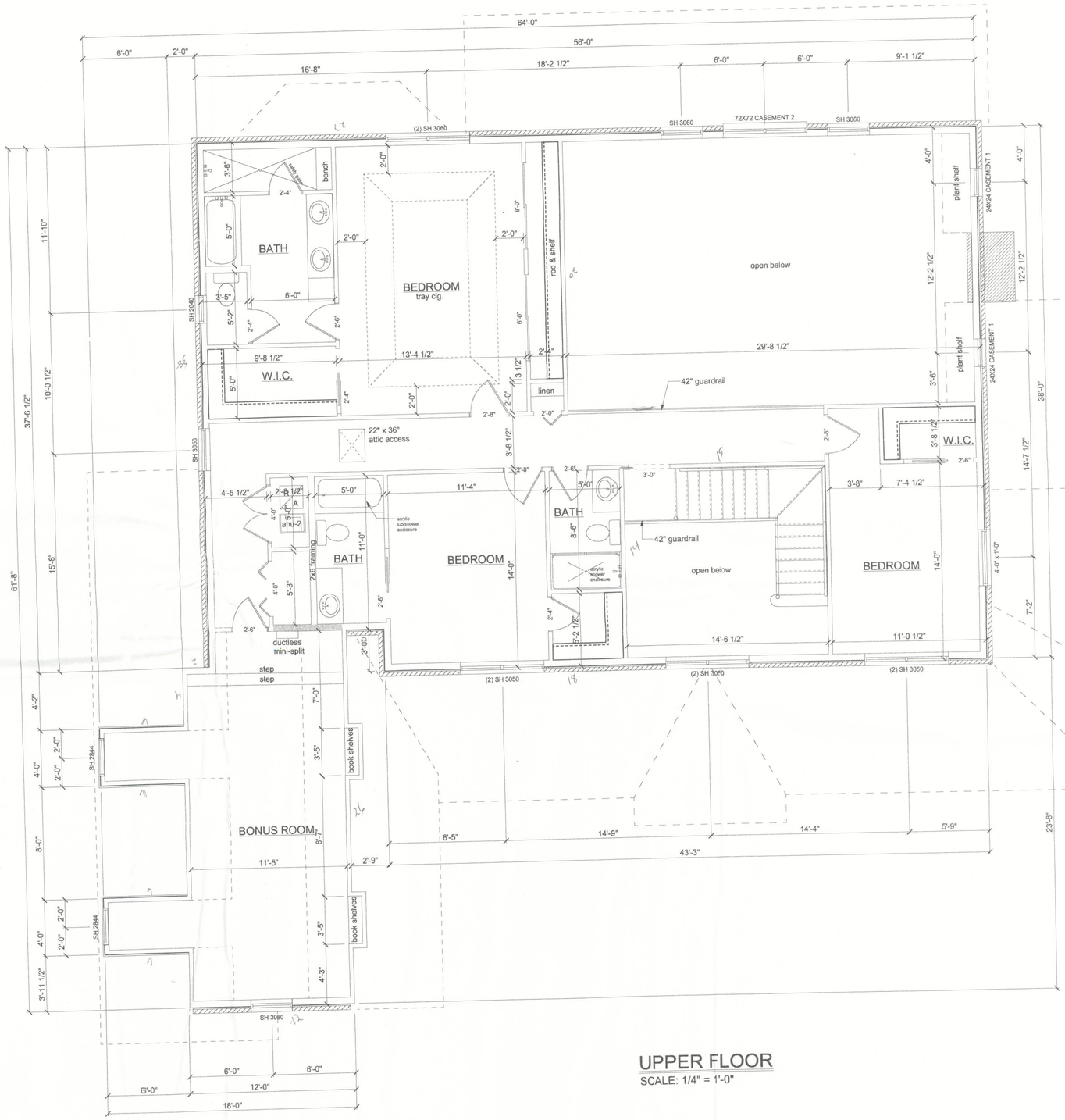
P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 00008701
COASTAL ENGINEERING AND TESTING, INC.

DATE	DRAWN BY
9/18/2012	W.H.F.
	APPROVED W.H.F.

REVISIONS

SHEET A-3
OF 17

PROJECT NO. 11.R013



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

PRODUCT CODE	SIZE	COUNT
24X80 BIFOLD COLONIAL MASONITE	2'-0"	1
48X80 BIFOLD COLONIAL MASONITE	4'-0"	1
2468 COLONIAL MASONITE	2'-4"	3
2668 COLONIAL MASONITE	2'-6"	3
2868 COLONIAL MASONITE	2'-8"	3
4068 COLONIAL MASONITE	4'-0"	1
28X80 COLONIAL POCKET MASONITE	2'-4"	1
30X80 COLONIAL POCKET MASONITE	2'-6"	1
30X80 COLONIAL POCKET MASONITE	2'-6"	1
72X80 SLIDING MIRROR	6'-0"	2
24X24 CASEMENT ALUM. DBL. PANE	2'-0" x 2'-0"	2
(2)36X72 CASEMENT ALUM. DBL. PANE	6'-0" x 6'-0"	1
SH 2040 ALUM. DBL. PANE	1'-11 1/4" x 3'-11 1/4"	1
SH 2844 ALUM. DBL. PANE	2'-7 1/4" x 4'-3 1/4"	2
(2) SH 3050 ALUM. DBL. PANE	6'-0" x 5'-0"	3
SH 3050 ALUM. DBL. PANE	3'-0" x 5'-0"	1
(2) SH 3060 ALUM. DBL. PANE	6'-0" x 6'-0"	1
SH 3060 ALUM. DBL. PANE	3'-0" x 6'-0"	3
48X12 TRANSOM ALUM. DBL. PANE	4'-0" x 1'-0"	1

William H. Fox
9/18/12
P.E. # 56001

HUNTER AND LUCI KETCHAM RESIDENCE

UPPER FLOOR PLAN

COASTAL ENGINEERING AND DESIGN, INC
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C.O.A. # 00008701

DATE	DRAWN BY
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	APPROVED W.H.F.

REVISIONS

SHEET A-4
OF 17

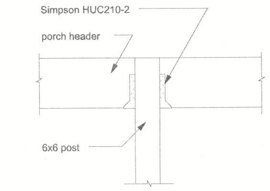
PROJECT NO.
11.R013

FRONT ELEVATION

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

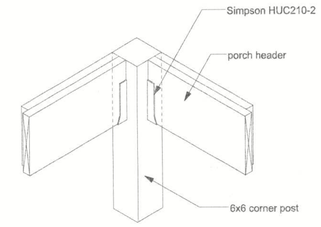
REAR ELEVATION

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



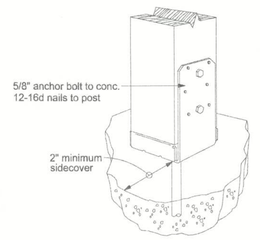
1 INTERMEDIATE POST

NTS



2 CORNER POST

NTS



3 Simpson ABU66

NTS

HUNTER AND LUCI KETCHAM RESIDENCE

FRONT AND REAR ELEVATIONS

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COASTAL ENGINEERING

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REVISIONS

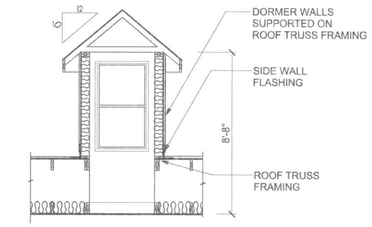
SHEET A-5

OF 17

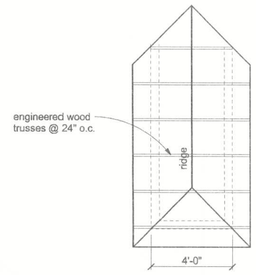
PROJECT NO. 11.R013

LEFT ELEVATION

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

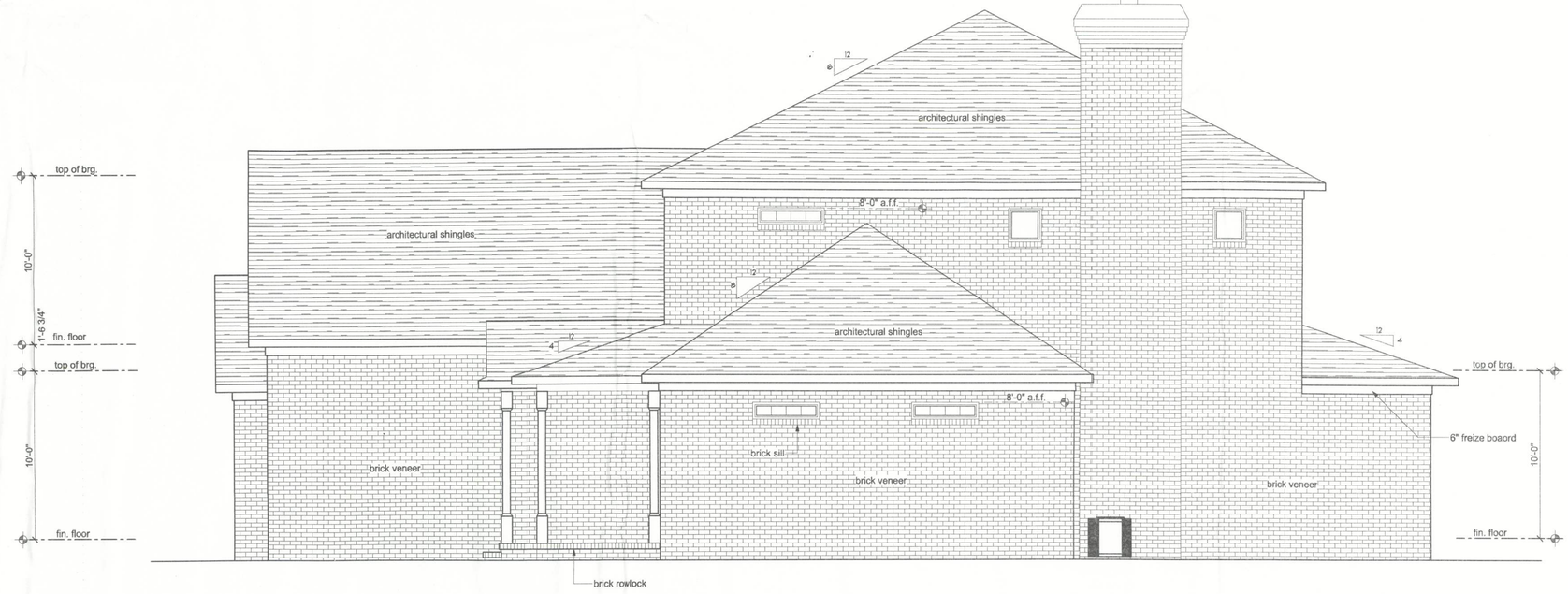


DORMER SECTION



DORMER PLAN

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



RIGHT ELEVATION

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

HUNTER AND LUCI KETCHAM RESIDENCE

LEFT AND RIGHT ELEVATIONS

P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
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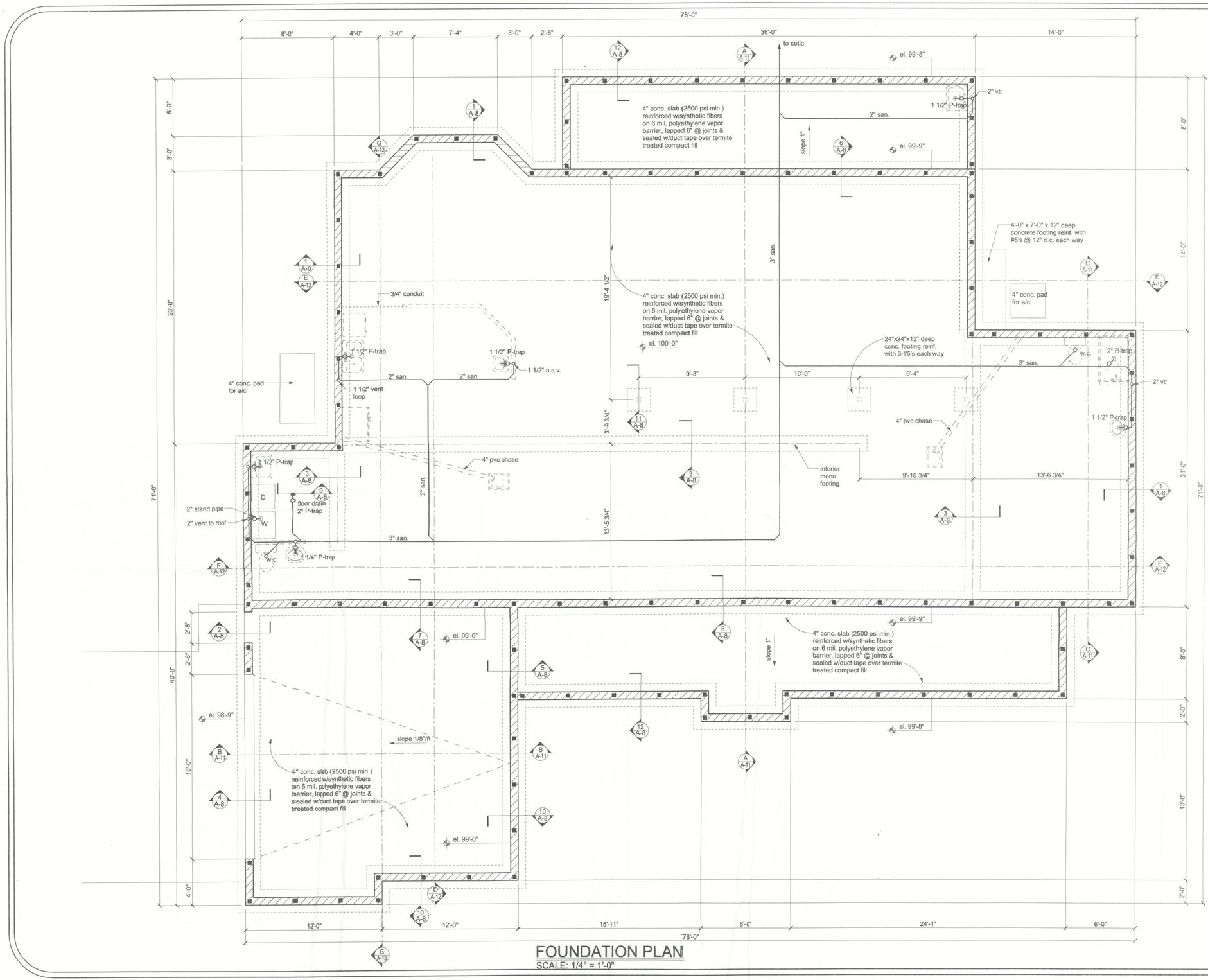
REVISIONS

SHEET A-6

OF 17

PROJECT NO. 11.R013

William H. Foss 9/24/12 P.E. # 56031



FOUNDATION PLAN

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

NOTE!
PROVIDE PLUMBING CLEAN-OUTS AT THE BASE OF ALL STACKS, A MAXIMUM OF 75' O.C. ALONG ALL MAIN DRAIN RUNS AND THE UP-STREAM ENDS OF MAIN DRAIN RUNS, WHERE THE MAIN BUILDING DRAIN EXITS THE BUILDING AND AT 75' INTERVALS TO THE DISPOSAL SITE.

NOTE!
PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS - PRIME EACH F.D. INDIVIDUALLY, DO NOT MANIFOLD

NOTE!
ADDED FILL SHALL BE APPLIED IN 8" LIFTS - EA. LIFT SHALL BE CONPACTED TO 95% DRY COMPACTION PER THE "MODIFIED PROCTOR" METHOD.

NOTE!
PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONT'R SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER AND 1 COPY TO THE PERMIT ISSUING AUTHORITY.

William H. Frye 9/24/12 P.E. # 56001

HUNTER AND LUCI KETCHAM RESIDENCE

FOUNDATION PLAN

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COASTAL ENGINEERING

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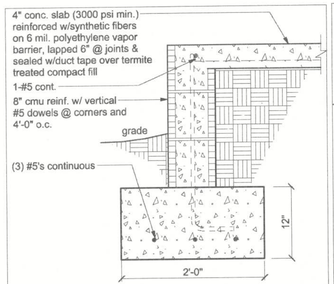
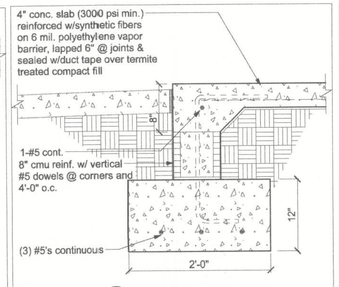
REVISIONS

SHEET A-7
OF 11

PROJECT NO. 11.R013



1 STEMWALL SECTION
SCALE: 1" = 1'-0"



2 STEMWALL SECTION
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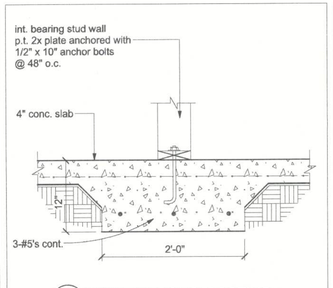
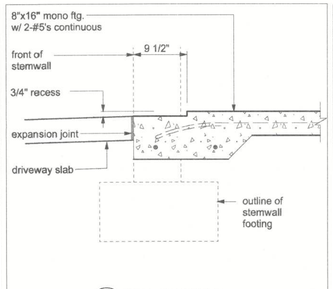
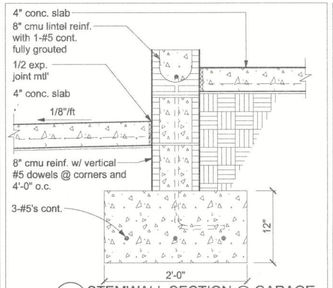


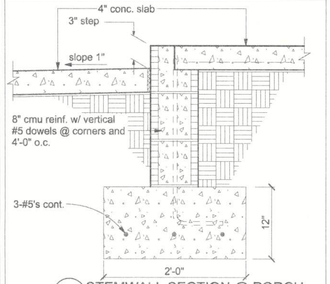
3 INTERIOR MONO. FOOTING
SCALE: 1" = 1'-0"



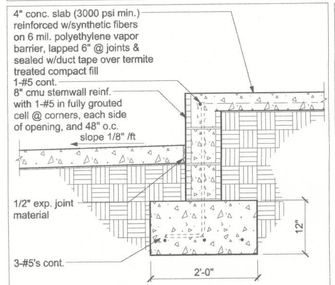
4 FTG. SECTION
SCALE: 1" = 1'-0"



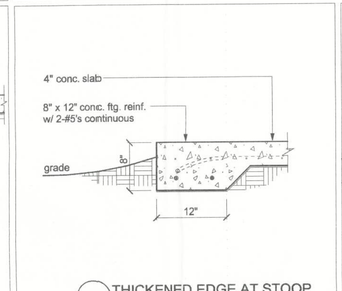
5 STEMWALL SECTION @ GARAGE
SCALE: 1" = 1'-0"



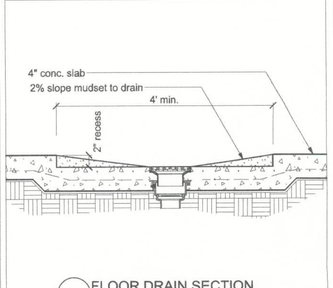
6 STEMWALL SECTION @ PORCH
SCALE: 1" = 1'-0"



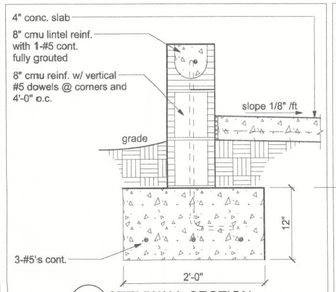
7 GARAGE STEMWALL
SCALE: 3/4" = 1'-0"



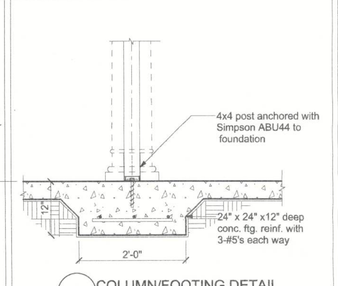
8 THICKENED EDGE AT STOOP
SCALE: 1" = 1'-0"



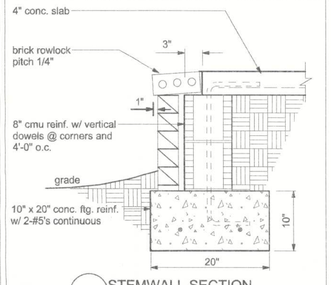
9 FLOOR DRAIN SECTION
NTS



10 STEMWALL SECTION
SCALE: 1" = 1'-0"



11 COLUMN/FOOTING DETAIL
SCALE: 3/4" = 1'-0"



12 STEMWALL SECTION
SCALE: 1" = 1'-0"

CONCRETE:
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

REINFORCING STEEL:
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 60.

COVER OVER REINFORCING STEEL
FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFROCING BARS SHALL BE:
3 INCHES IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER AND 1 1/2 INCHES ELSEWHERE. REINFORCING BARS EMBEDDED IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4 INCH FOR FINE GROUT OR 1/2 INCH FOR COARSE GROUT BETWEEN REINFORCING BARS AND ANY FACE OF A CELL. REINFORCING BARS USED IN MASONRY WALLS: SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN 2 INCHES FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER 1 1/2 INCHES FOR MASONRY UNITS NOT EXPOSED TO EARTH OR WEATHEIR

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:
1. ALL REINFORCEMENT IS BENT COLD.
2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX-BAR DIAMETERS AND
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.
EXCEPTION: WHERE BENDING IS NECESSARY TO ALIGN DOWEL BARS WITH A VERTICAL CELL, BARS PARTIALLY EMBEDDED IN CONRETE SHALL BE PERMITTED TO BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 6 INCHES OF VERTICAL BAR LENGTH.

GALVANIZATION:
METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDIANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

SLAB REQUIREMENTS

JOINTS ARE NOT REQUIRED IN UNREINFORCED PLAIN CONCRETE SLABS ON GROUND OR IN SLABS FOR ONE AND TWO FAMILY DWELLINGS COMPLYING WITH ONE OF THE FOLLOWING:

1. CONCRETE SLABS ON GROUND CONTAINING SYNTHETIC FIBER REINFORCEMENT. FIBER LENGTHS SHALL BE 1/2 INCH TO 2 INCHES IN LENGTH. DOSAGE AMOUNTS SHALL BE FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SYNTHETIC FIBERS SHALL COMPLY WITH ASTM C 1116. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY THE BUILDING OFFICIAL; OR,
2. CONCRETE SLABS ON GROUND CONTAINING 6x6 W1.4 x W1.4 WELDED WIRE REINFORCEMENT FABRIC LOCATED IN THE MIDDLE TO THE UPPER 1/3 OF THE SLAB. WELDED WIRE REINFORCEMENT FABRIC SHALL BE SUPPORTED WITH APPROVED MATERIAL OR SUPPORTS AT SPACING NOT TO EXCEED 3 FT OR IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION. WELDED PLAIN WIRE REINFORCEMENT FABRIC FOR CONCRETE SHALL CONFORM TO ASTM A 185, STANDARD SPECIFICATION FOR STEEL WELDED WIRE REINFORCEMENT FABRIC, PLAIN, FOR CONCRETE REINFORCEMENT.

William H. Frye 9/4/12 P.E. # 35001

HUNTER AND LUCI KETCHAM RESIDENCE

FOUNDATION DETAILS

COASTAL ENGINEERING
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DATE 9/18/2012	DRAWN BY W.H.F.
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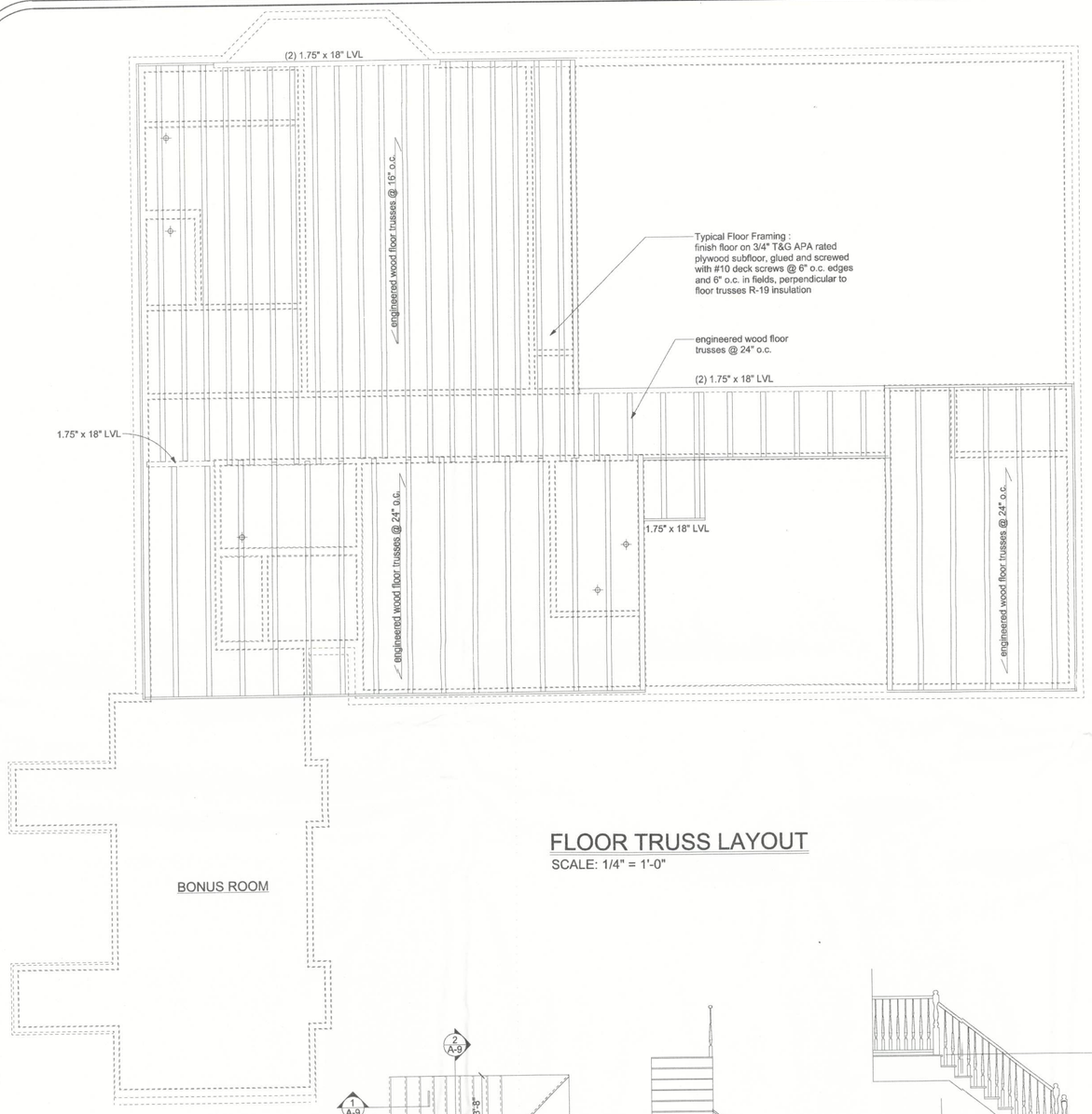
REVISIONS

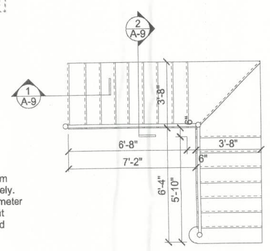
SHEET A-8
OF 17

PROJECT NO. 11.R013



FLOOR TRUSS LAYOUT

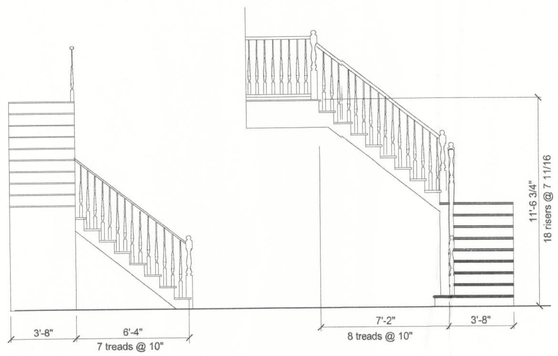
SCALE: 1/4" = 1'-0"



NOTE:
handrail - shall have min. and max. heights from top of tread @ nosing of 34" and 38" respectively. handrails shall have either a cross section diameter between 1 1/4" to 2" or shall provide equivalent graspability. clear space between handrail and wall shall be a min. of 1 1/2".

NOTE:
guardrails shall form a vertical protective barrier not less than 42" high. open guardrails shall have intermediate rails or ornamental pattern shuch that a 4" sphere cannot pass through any opening up to a height of 34". a bottom rail or curb shall be provided that will reject the passage of a 2" sphere.

PLAN

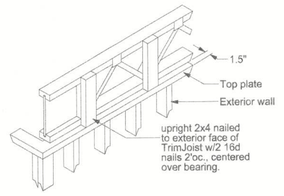


SIDE VIEW

FRONT VIEW

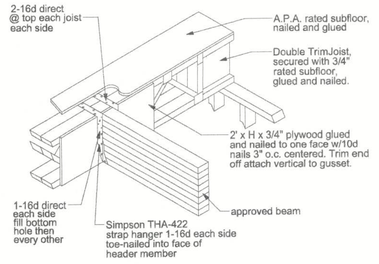
STAIR DETAILS

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



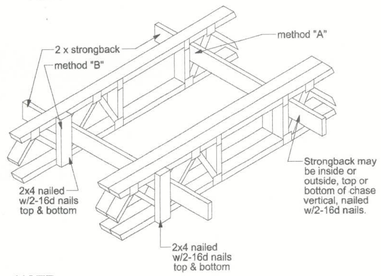
EXTERIOR WALL DETAIL

NTS



HANGER BEAM TO JOIST

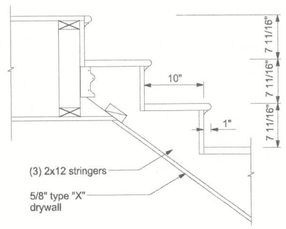
NTS



NOTE:
Strongback is recommended for every 10'-0" of span. Strongback should be installed using one of the following methods: Method 'A' attach 2x6 Strongback to vertical posts on each side of duct chase using 3-16d nails. Method 'B' attached a 2x4 vertical upright to top and bottom chords using 2-16d nails and attach 2x6 Strongback to upright using 3-16d nails.

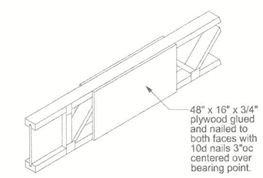
STRONG BACK DETAIL

NTS



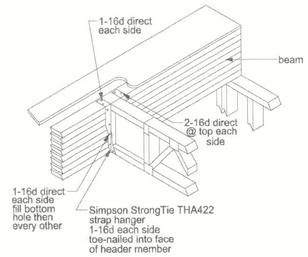
1 HEADER SECTION

SCALE: 1" = 1'-0"



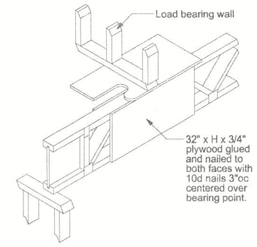
GUSSET DETAIL

NTS



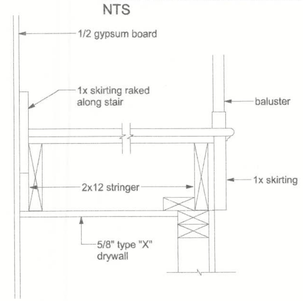
JOIST TO BEAM

NTS



POINT LOAD DETAIL

NTS



2 STAIR SECTION

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

HUNTER AND LUCI KETCHAM RESIDENCE

FLOOR TRUSS LAYOUT

William H. Lee 9/24/12 P.E. # 56001

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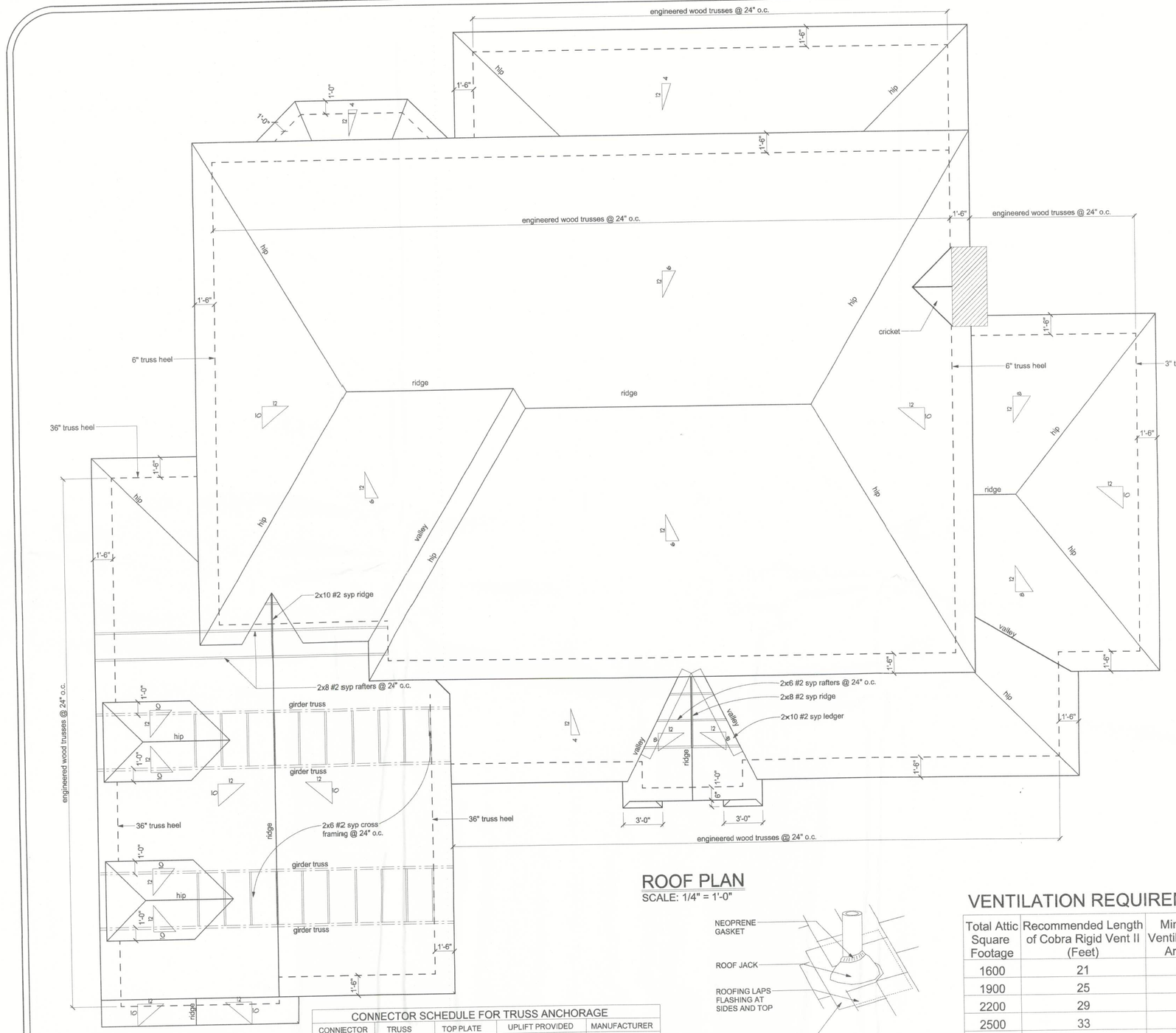
DATE	DRAWN BY
9/18/2012	W.H.F.
	APPROVED W.H.F.

REVISIONS

SHEET A-9
OF 17

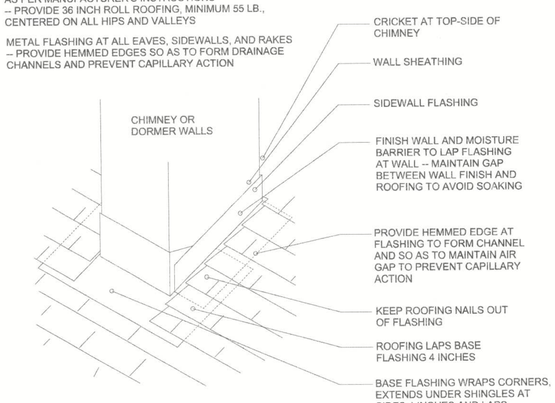
PROJECT NO. 11.R013



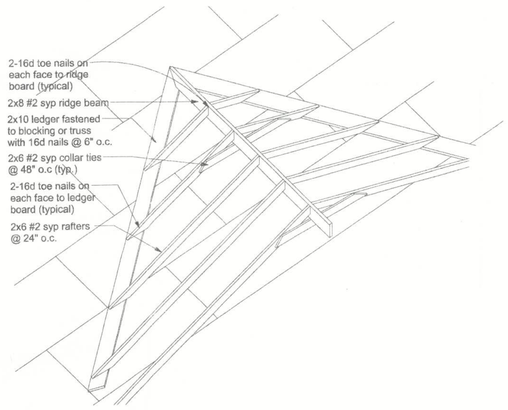
ROOF PLAN
SCALE: 1/4" = 1'-0"

ASPHALT SHINGLE RIDGE, VALLEY AND HIP FLASHING AS PER MANUFACTURER'S INSTRUCTIONS
-- PROVIDE 36 INCH ROLL ROOFING, MINIMUM 55 LB., CENTERED ON ALL HIPS AND VALLEYS

METAL FLASHING AT ALL EAVES, SIDEWALLS, AND RAKES -- PROVIDE HEMMED EDGES SO AS TO FORM DRAINAGE CHANNELS AND PREVENT CAPILLARY ACTION



FLASHING DETAILS / NOTES



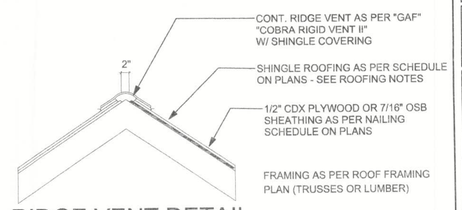
ROOF INTERSECTION DETAIL
NTS

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

ROOF JACKS AND VENTS

VENTILATION REQUIREMENTS

Total Attic Square Footage	Recommended Length of Cobra Rigid Vent II (Feet)	Minimum Intake Ventilation (Net Free Area in Sq. In.)
1600	21	384
1900	25	456
2200	29	528
2500	33	600
2800	41	744
3100	41	820
3400	45	816



RIDGE VENT DETAIL

William H. Frost 9/24/12 P.E. # 56001

HUNTER AND LUCI KETCHAM RESIDENCE

ROOF PLAN

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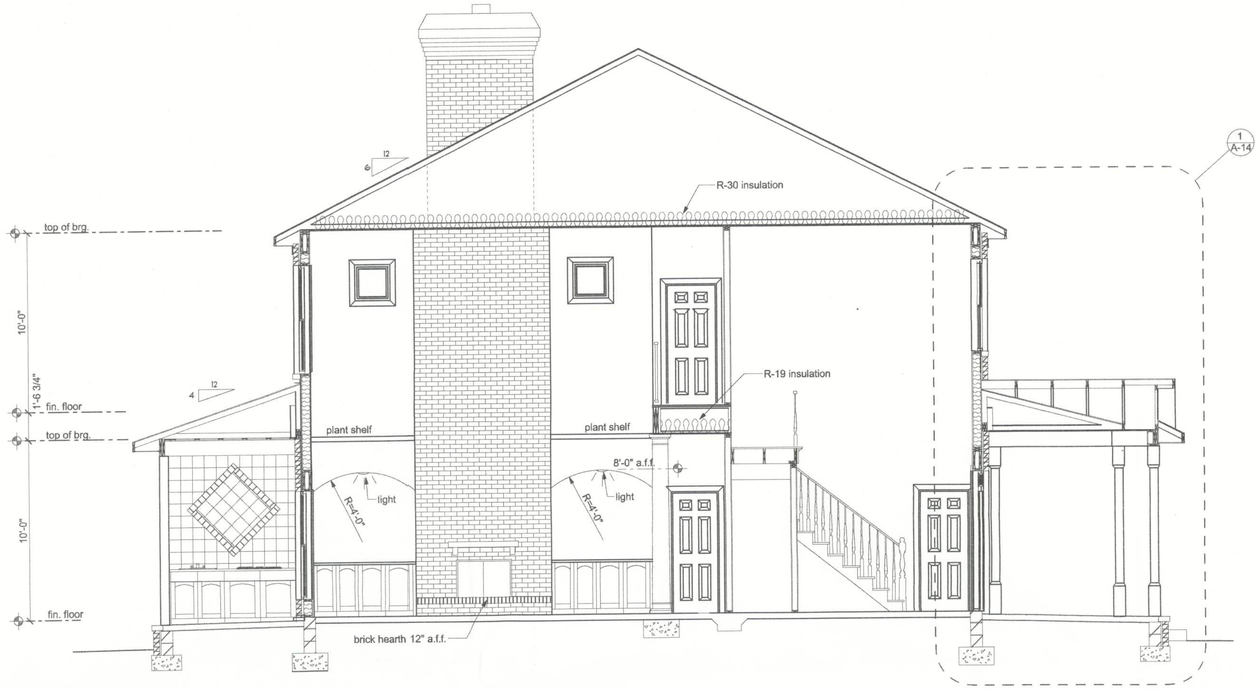
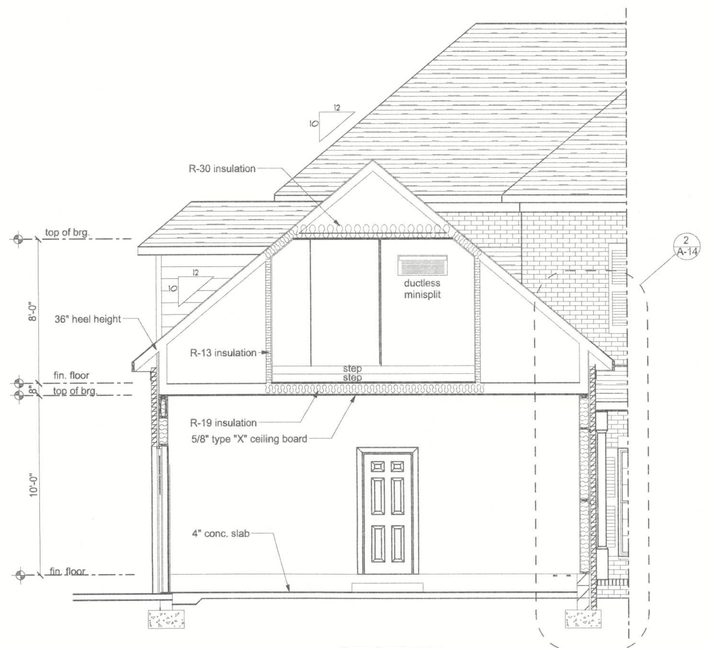


A SECTION
SCALE: 1/4" = 1'-0"



B SECTION
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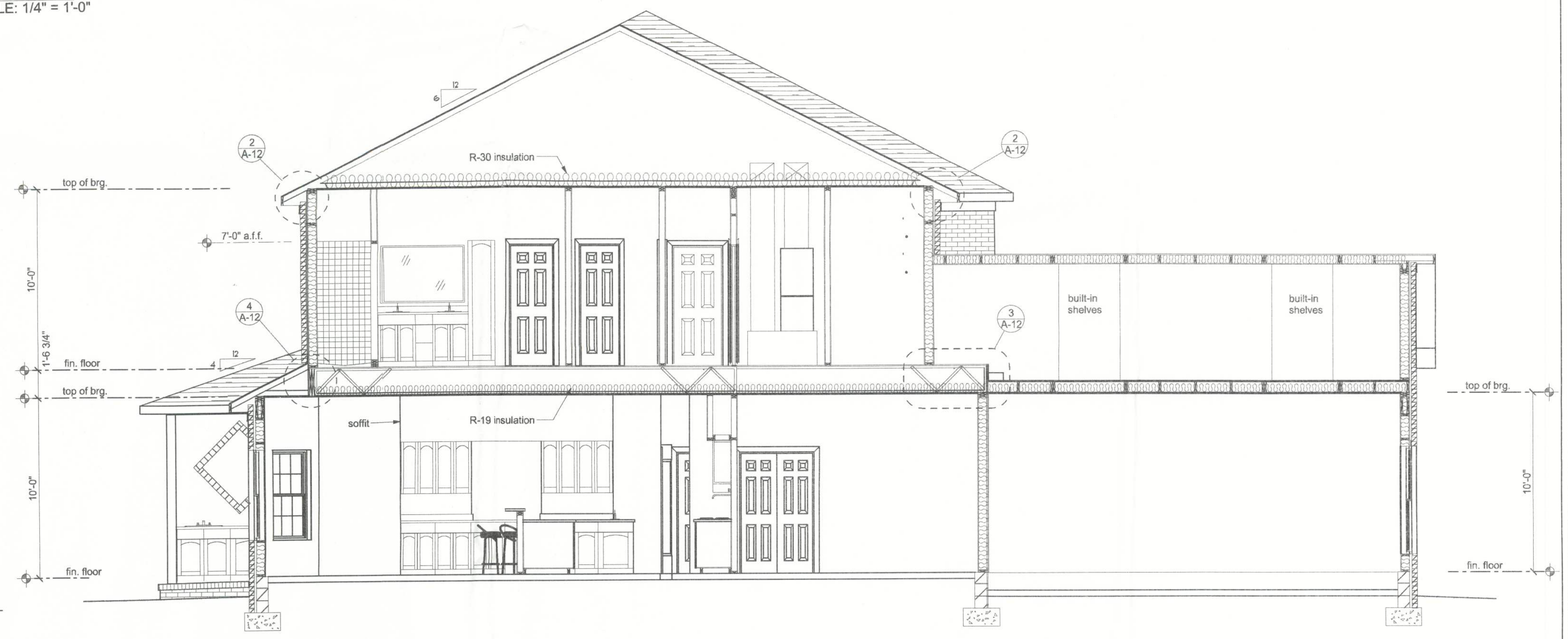
C SECTION
SCALE: 1/4" = 1'-0"



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

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HUNTER AND LUCI KETCHAM RESIDENCE

TYPICAL SECTIONS (SHEET 1 OF 3)

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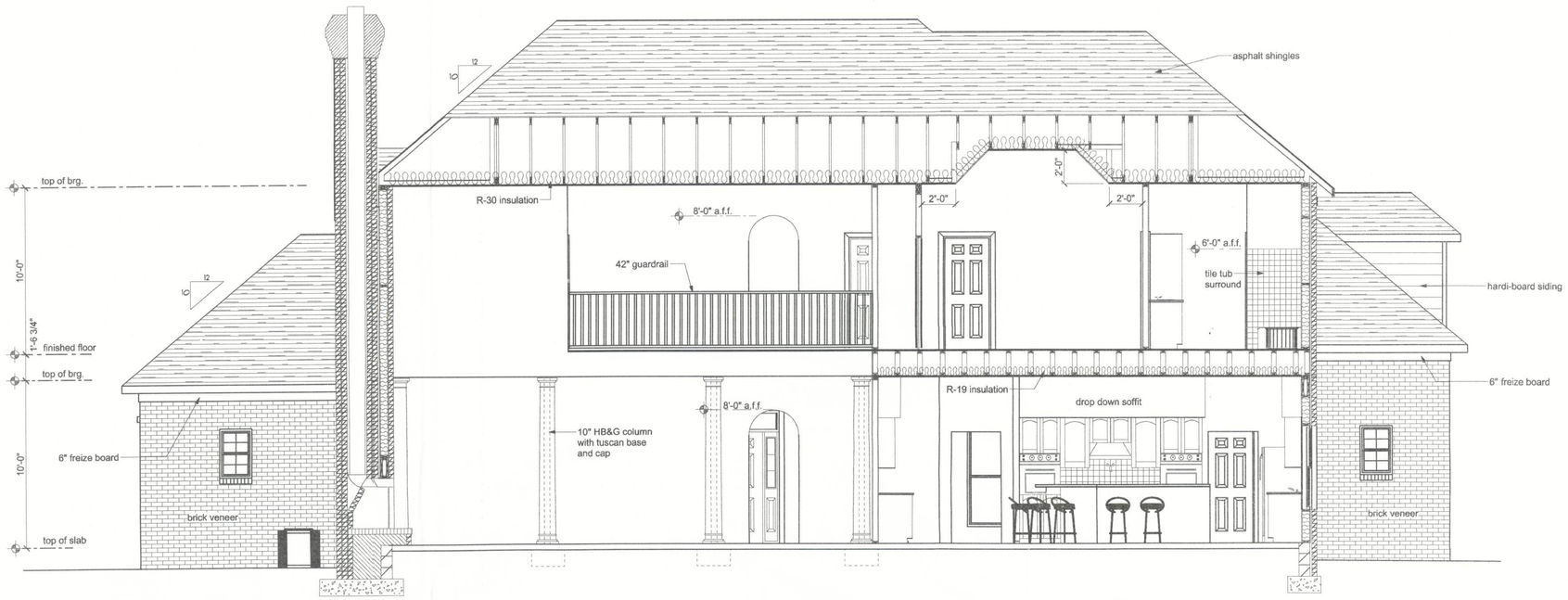
OF 17

PROJECT NO.
11.R013



E SECTION
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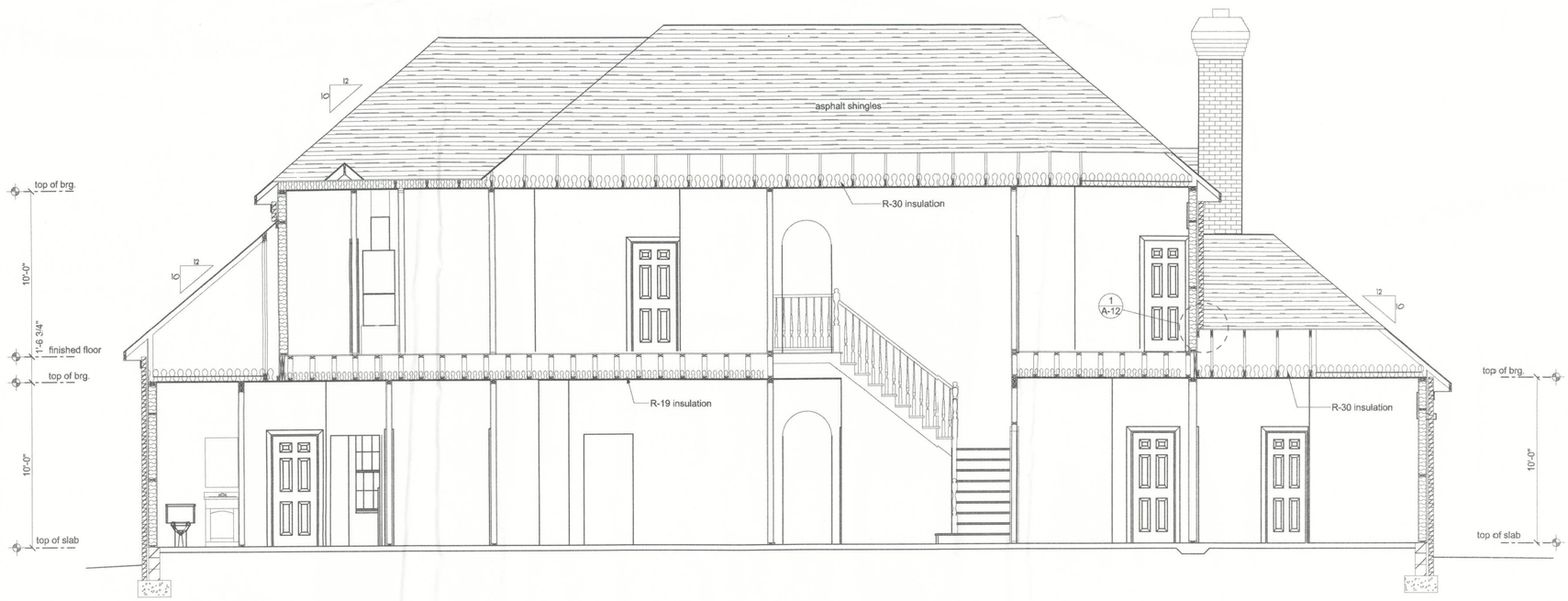
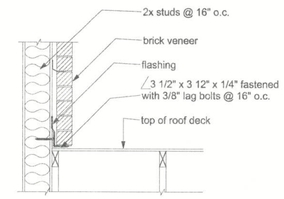


F SECTION
SCALE: 1/4" = 1'-0"



1 BRICK LEDGER DETAIL
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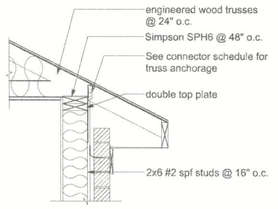

2 CONNECTION DETAIL
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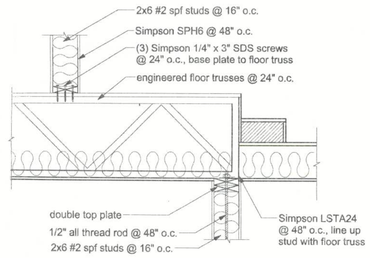

3 CONNECTION DETAIL
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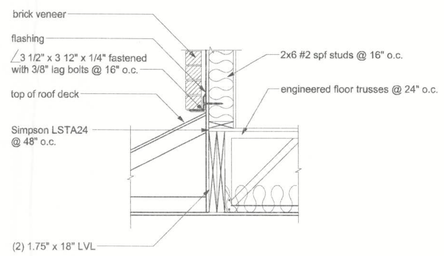

4 CONNECTION DETAIL
SCALE: 3/4" = 1'-0"

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HUNTER AND LUCI KETCHAM RESIDENCE

TYPICAL SECTIONS (SHEET 2 OF 3)

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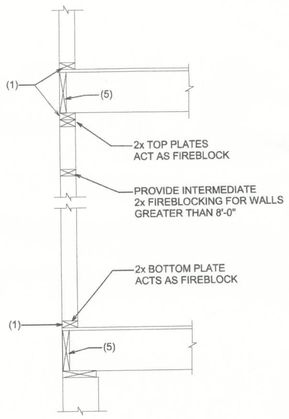
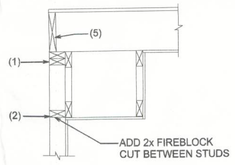
SHEET A-12
OF 17

PROJECT NO. 11.R013

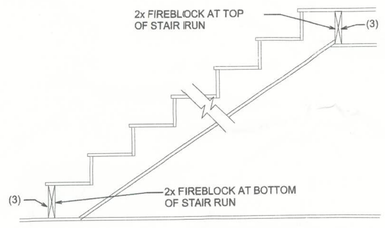
G SECTION
SCALE: 1/4" = 1'-0"



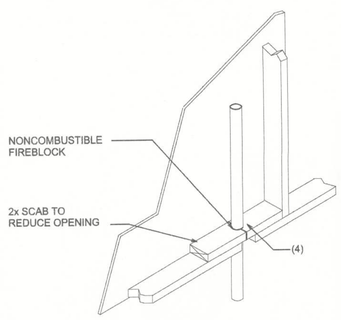
PLATFORM FRAMING



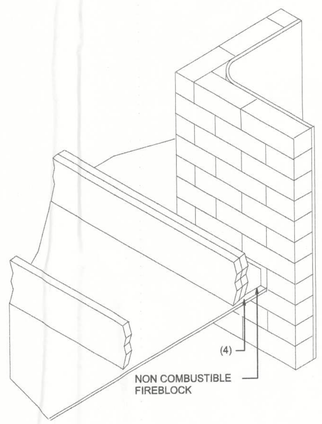
SOFFIT/DROPPED CLG.



BETWEEN STAIR STRINGERS



PENETRATIONS



FIREPLACE/CHIMNEY

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 PYROPANEL 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.

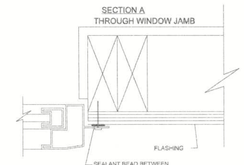
WINDOW INSTALLATION

WEATHER RESITIVE BARRIER (WRB) APPLIED AFTER THE WINDOW INSTALLATION.
FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

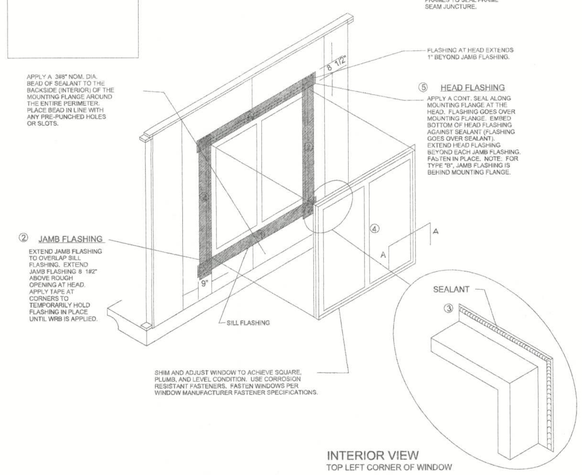
STEPS

1. APPLY SILL FLASHING
2. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW (PAN HEAD SCREWS MUST BE USED TO FACILITATE INSPECTION)
3. APPLY BEAD OF SEALANT AT SIDE JAMBS
4. APPLY JAMB FLASHING
5. APPLY BEAD OF SEALANT AT HEAD
6. APPLY HEAD FLASHING IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP. INSTALL THE WRB TO THE FACE OF THE SHEATHING. TUCK WRB UNDER SILL FLASHING, AND OVER JAMB & HEAD FLASHING. WITH SHEATHING TAPE.
7. CONNECT THE WRB TO THE FLASHING (ALL 4 SIDES)

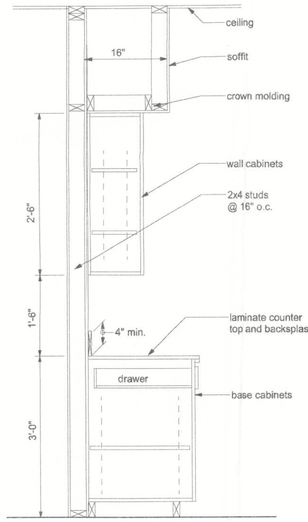
SECTION A
THROUGH WINDOW JAMB



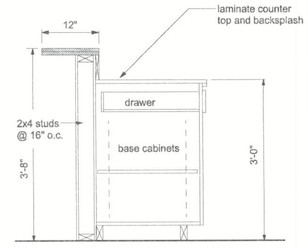
AFTER INSTALLATION
SEAL ALL CORNERS OF MECHANICALLY JOINED FRAMES TO SEAL FRAME SEAM JUNCTURE.



INTERIOR VIEW
TOP LEFT CORNER OF WINDOW



A CABINET SECTION
SCALE: 3/4" = 1'-0"



B CABINET SECTION
SCALE: 3/4" = 1'-0"

Walter H. Ketcham 9/4/12 P.E. # 56001

HUNTER AND LUCI KETCHAM RESIDENCE

TYPICAL SECTIONS (SHEET 3 OF 3)

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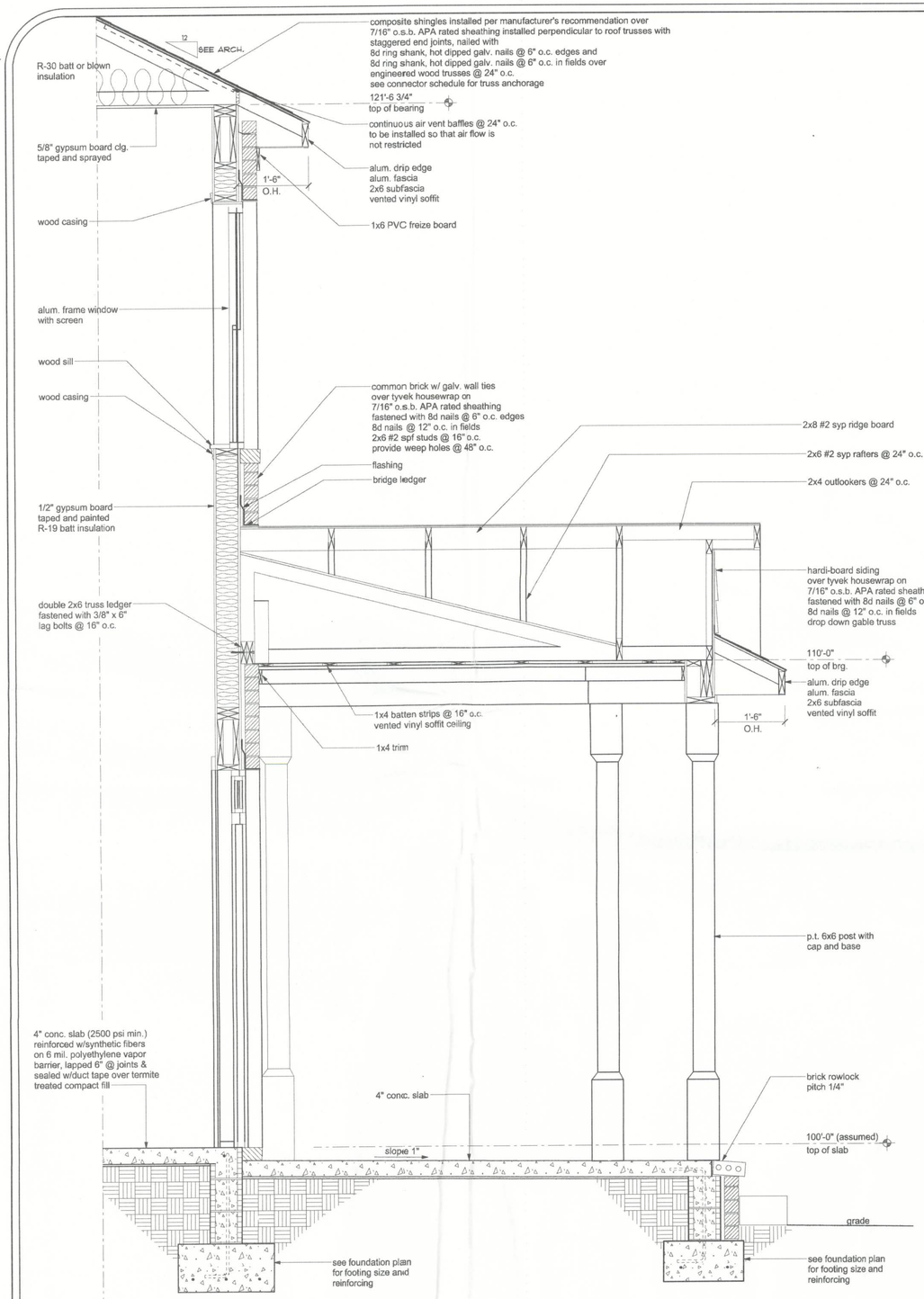
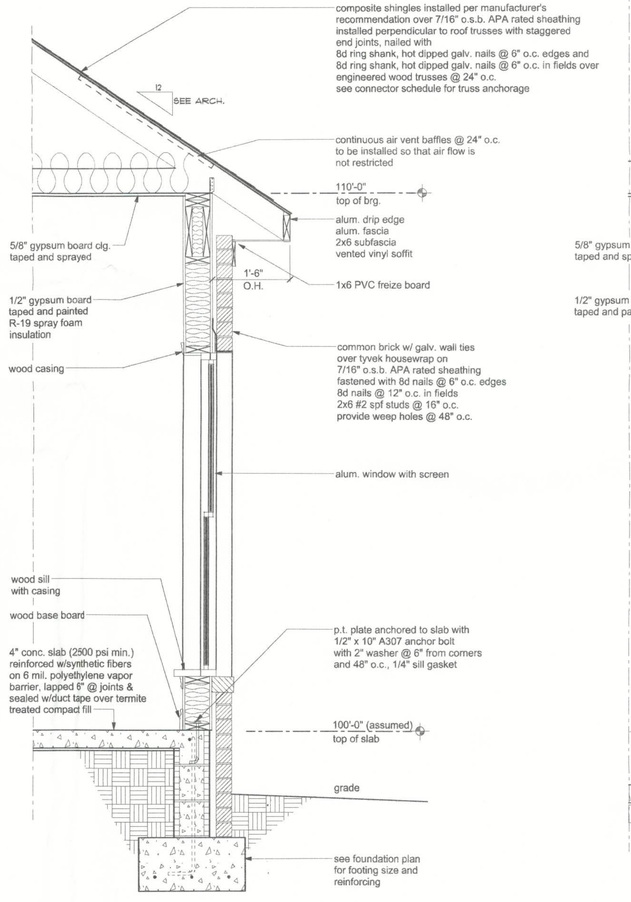
SHEET A-13
OF 17

PROJECT NO. 11.R013



A TYP. WALL SECTION
SCALE: 3/4" = 1'-0"



B TYP. WALL SECTION
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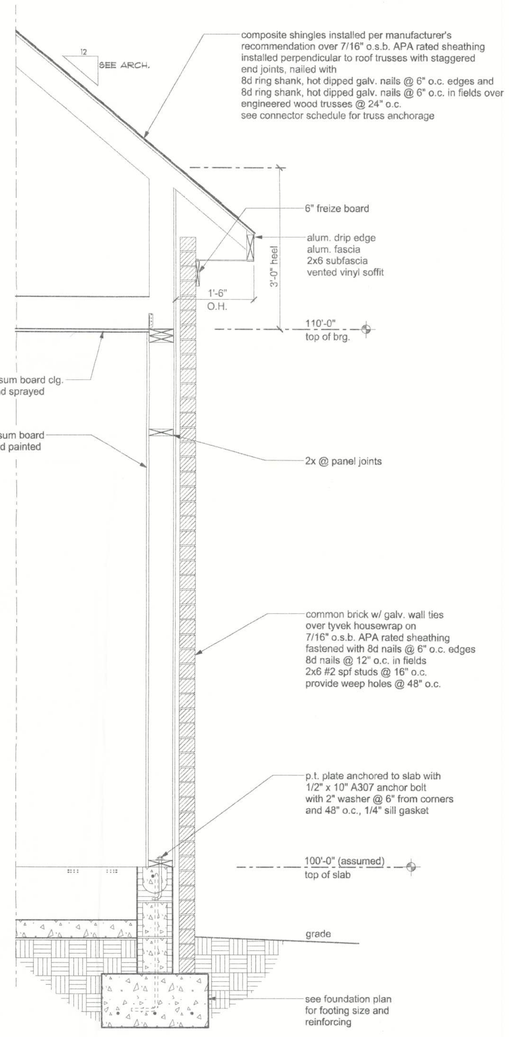

C TYP. WALL SECTION
SCALE: 3/4" = 1'-0"

William H. Hunter
9/18/12
P.E. # 56021

HUNTER AND LUCI KETCHAM RESIDENCE

TYPICAL WALL SECTIONS

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OF 17

PROJECT NO. 11.R013

RULES:
1. One all-thread rod at each corner.
2. One all-thread rod at each end of shearwalls.
3. One all-thread rod at each end of opening headers.
4. All-thread rods at 4'-0" O.C. spacing through wall sections.
5. Check sub-sheathing to top plate connection for horizontal transfer capability.
6. If necessary, add all-thread rods to girders individually to exclude the from average uplift plf.
7. Check sole plate to slab connection, additional anchors may be required for lateral and shear load transfer.

ALLOWABLE VALUES	
Connection Type	Allowable Value
Foundation / S.Y.P. Top Plate	3840 lbs.
Foundation / Spruce-Pine-Fir Top Plate	3840 lbs.
Lintel or Bond Beam / S.Y.P. Top Plate	3840 lbs.
Lintel or Bond Beam / Spruce-Pine-Fir Top Plate	3840 lbs.

Placement at slab level:

Corners
When presetting the all-thread rod at a building corner, the rod should be placed 8 to 12 inches away from the corner so it does not set under the corner framing members. When a all-thread rod is specified at a building corner, it may be placed on either side of the corner.

Header ends
When presetting the all-thread rod at a header end, the rod should be placed 8 to 12 inches away from the header end so it does not fall under the stud pack framing members.

Top Connections
Top connections made at corners and header ends shall be made within 2 inches of the framing pack. A nut and 3X3 washer shall be applied to the top plates and tightened securely.

Intermediate Coupler Connections
When using the rod coupler, care should be taken to ensure full and equal thread engagement. This is easily achieved by threading the coupler all the way onto the rod, then standing the two rods end to end, then threading the coupler back over the rod joint so each rod is halfway into the coupler.

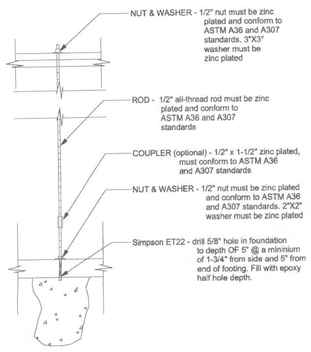
Retro-fits
In the case of an all thread rod misplacement, the rod may be epoxied into the concrete.

Sole plate to slab connection:
The slab level sole plate shall be connected to the slab with the connectors specified and at the spacing specified within the design documents. All-thread rods shall be placed as per the design specifications. All-thread rods with a nut and washer at the sole plate will qualify as a sole plate connection but may require other anchors intermediate of the all-thread rod locations to qualify the specified spacing requirements.

System Tightening:
On multiple story applications, the all-thread rod system shall be rechecked for proper tension just before the walls are veneered. This will allow the all-thread rod system to compensate for the buildings dead load compression.

HEADER SIZE/OPENING CONNECTION REQUIREMENTS

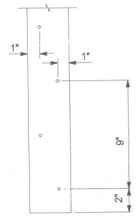
CLEAR OPENING WIDTH	HEADER SIZE #2 GRADE OR BETTER	END BEARING	CONNECTOR AT EACH END OF OPENING	ANCHORAGE TO FOUNDATION @ EACH END OF OPENING
0' - 3'	(2) 2x8	1.5"	N/A	N/A
>3' - 6'	(2) 2x10	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>6' - 9'	(2) 2x12	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>9' - 12'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>12' - 15'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>15' - 18'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	4.5"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD



SHEARWALL NOTES:

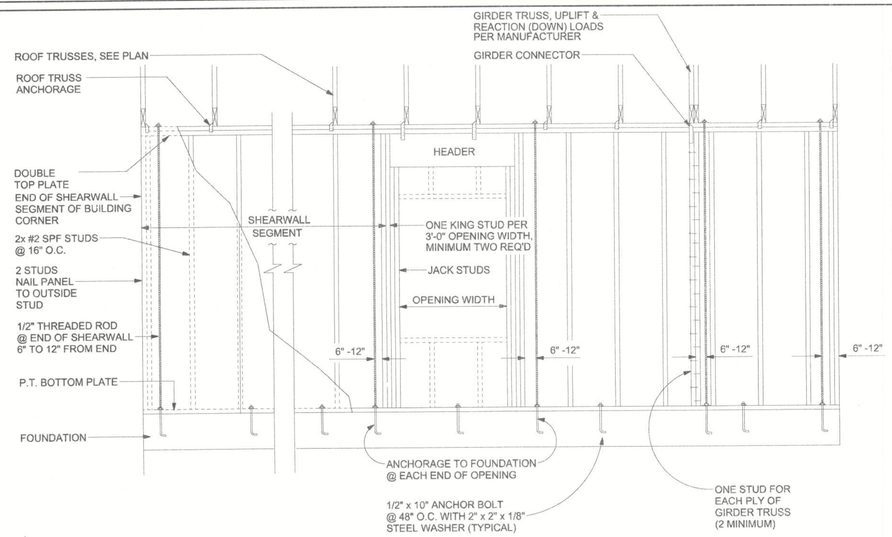
1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-99 305.4.3.
2. THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
4. NAIL SPACING SHALL BE 6" O.C. EDGES AND 12" O.C. IN THE FIELD.
5. TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/6 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 ie. FOR 8'-0" WALLS - (2'-3").

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

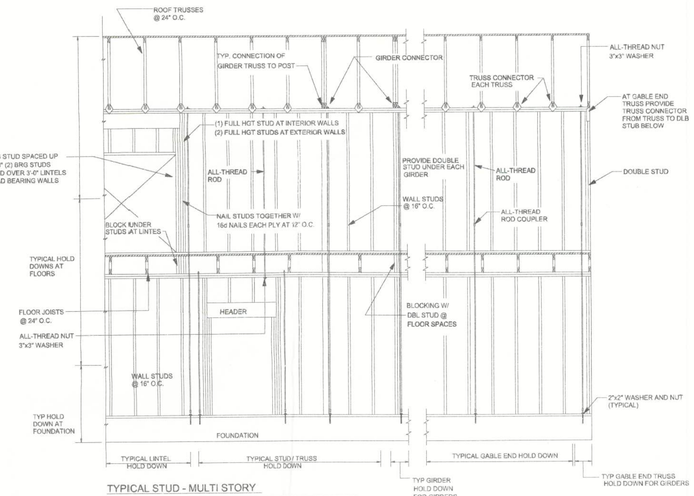


END (TOP OR BOTTOM)

NOTE:
A SOLID MEMBER OF EQUAL OR GREATER SIZE THAN MULTIPLE MEMBERS MAY BE USED.
IF RATED SHEATHING IS APPLIED TO NARROW EDGES, NAILED TO EACH STUD AT 12" O.C. MAXIMUM, THE LAMINATION NAILING SHOWN HERE IS NOT REQUIRED.

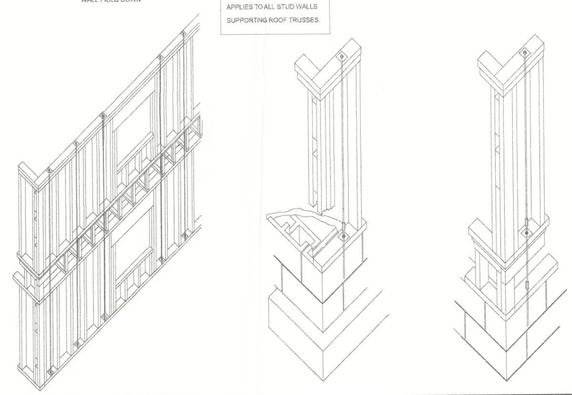


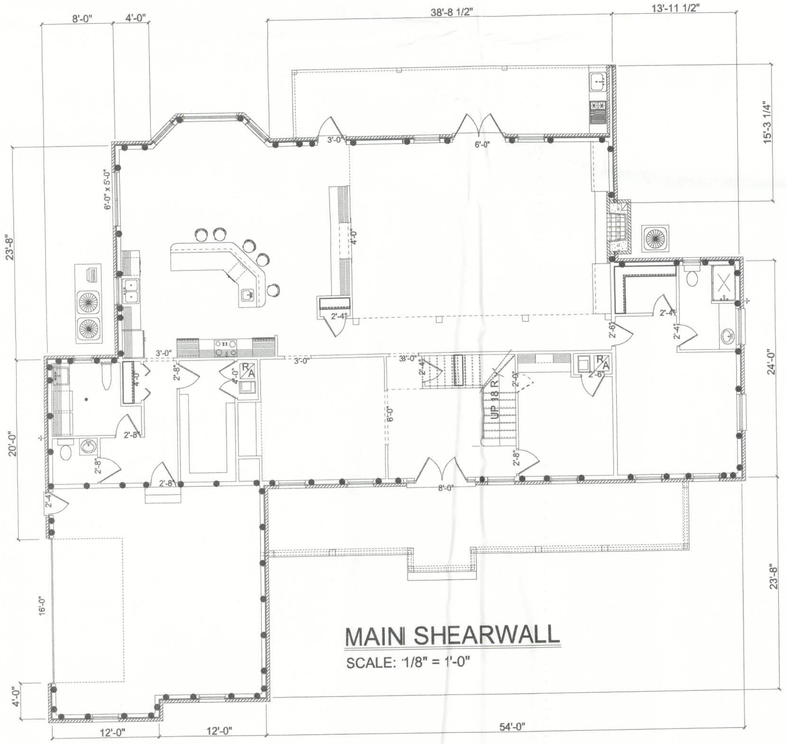
SHEARWALL DETAILS
SCALE: 1/2" = 1'-0"



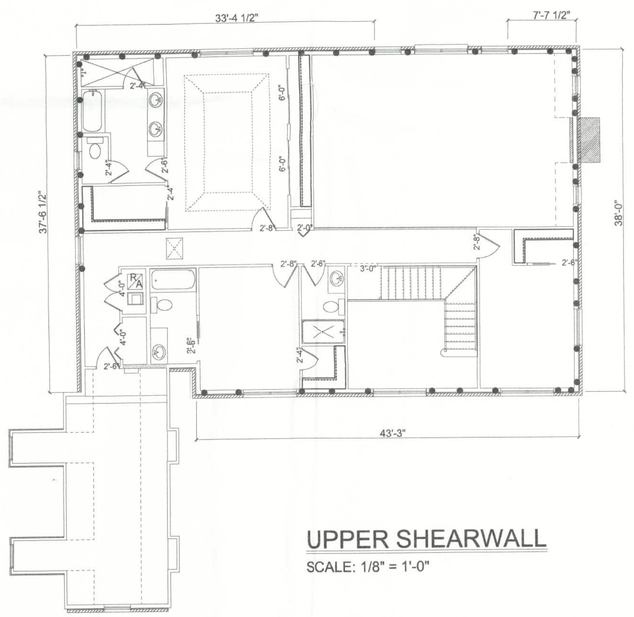
TYPICAL STUD - MULTI STORY
WALL HOLD DOWN

APPLIES TO ALL STUD WALLS SUPPORTING ROOF TRUSSES.





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



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

HUNTER AND LUCI KETCHAM RESIDENCE
SHEARWALL AND FRAMING DETAILS
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DATE	DRAWN BY
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	APPROVED W.H.F.

REVISIONS

SHEET A-15
OF 17

PROJECT NO. 11.R013

ELECTRICAL PLAN NOTES

WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.

CONSULT THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED.

INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

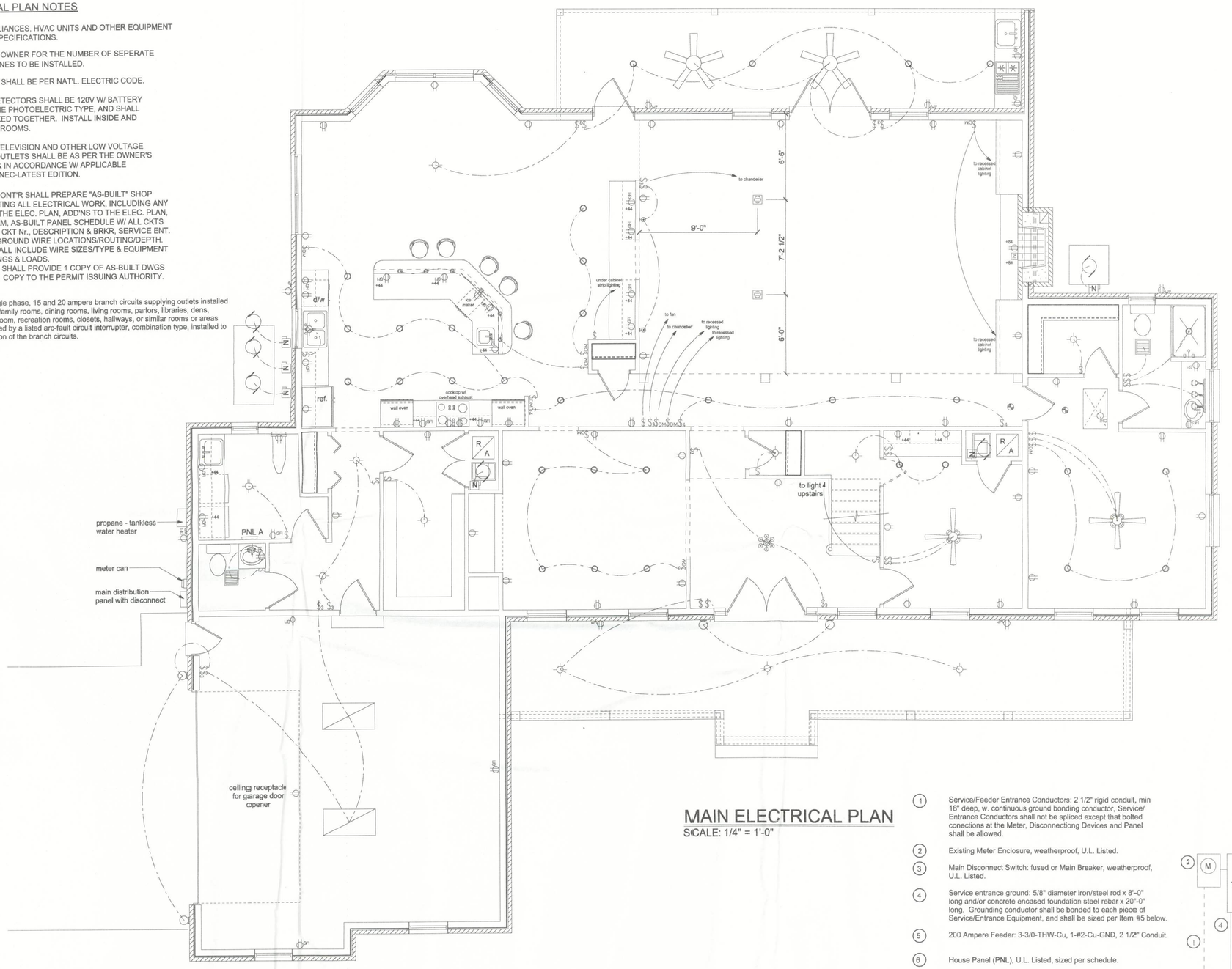
ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.

TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.

ELECTRICAL CONT'R SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT Nr., DESCRIPTION & BRKR, SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS.
CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

NOTE:

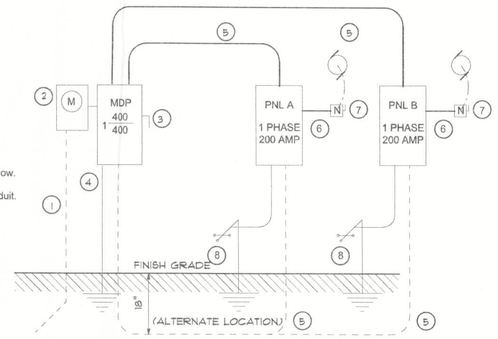
all 120 volt, single phase, 15 and 20 ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunroom, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination type, installed to provide protection of the branch circuits.



MAIN ELECTRICAL PLAN

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

1. Service/Feeder Entrance Conductors: 2 1/2" rigid conduit, min 18" deep, w. continuous ground bonding conductor, Service/ Entrance Conductors shall not be spliced except that bolted conections at the Meter, Disconnecting Devices and Panel shall be allowed.
2. Existing Meter Enclosure, weatherproof, U.L. Listed.
3. Main Disconnect Switch: fused or Main Breaker, weatherproof, U.L. Listed.
4. Service entrance ground: 5/8" diameter iron/steel rod x 8'-0" long and/or concrete encased foundation steel rebar x 20'-0" long. Grounding conductor shall be bonded to each piece of Service/Entrance Equipment, and shall be sized per Item #5 below.
5. 200 Ampere Feeder: 3-3/0-THW-Cu, 1-#2-Cu-GND, 2 1/2" Conduit.
6. House Panel (PNL), U.L. Listed, sized per schedule.
7. Equipment Disconnect Switch: non-fused, in weather proof enclosure, size according to Panel Schedule loads.
8. Provide Ground Bond Wire to metal piping, size in accordance with the Service Ground Conductor.



ELECTRICAL	SYMBOL
outdoor ceiling fan	
ceiling fan with lights	
recessed can light 6inch	
chandelier	
fluorescent light 2 x 4	
pendant globe	
vapor proof light	
wall mount exterior light	
electrical meter	
electrical panel	
motor	
non fused disconnect	N
50 cfm exhaust fan	
cable tv outlet	TV
dimmer switch	$DM
floor outlet	
light	
outlet	
outlet 220v	
outlet gfi	GFI
outlet wp	WP
smoke/ CO2 detector	
switch	$
switch 3 way	$3
switch 4 way	$4
vanity wall mount	
wall sconce	

William H. Frier 9/24/12 P.E. # 56001

HUNTER AND LUCI KETCHAM RESIDENCE

MAIN ELECTRICAL PLAN

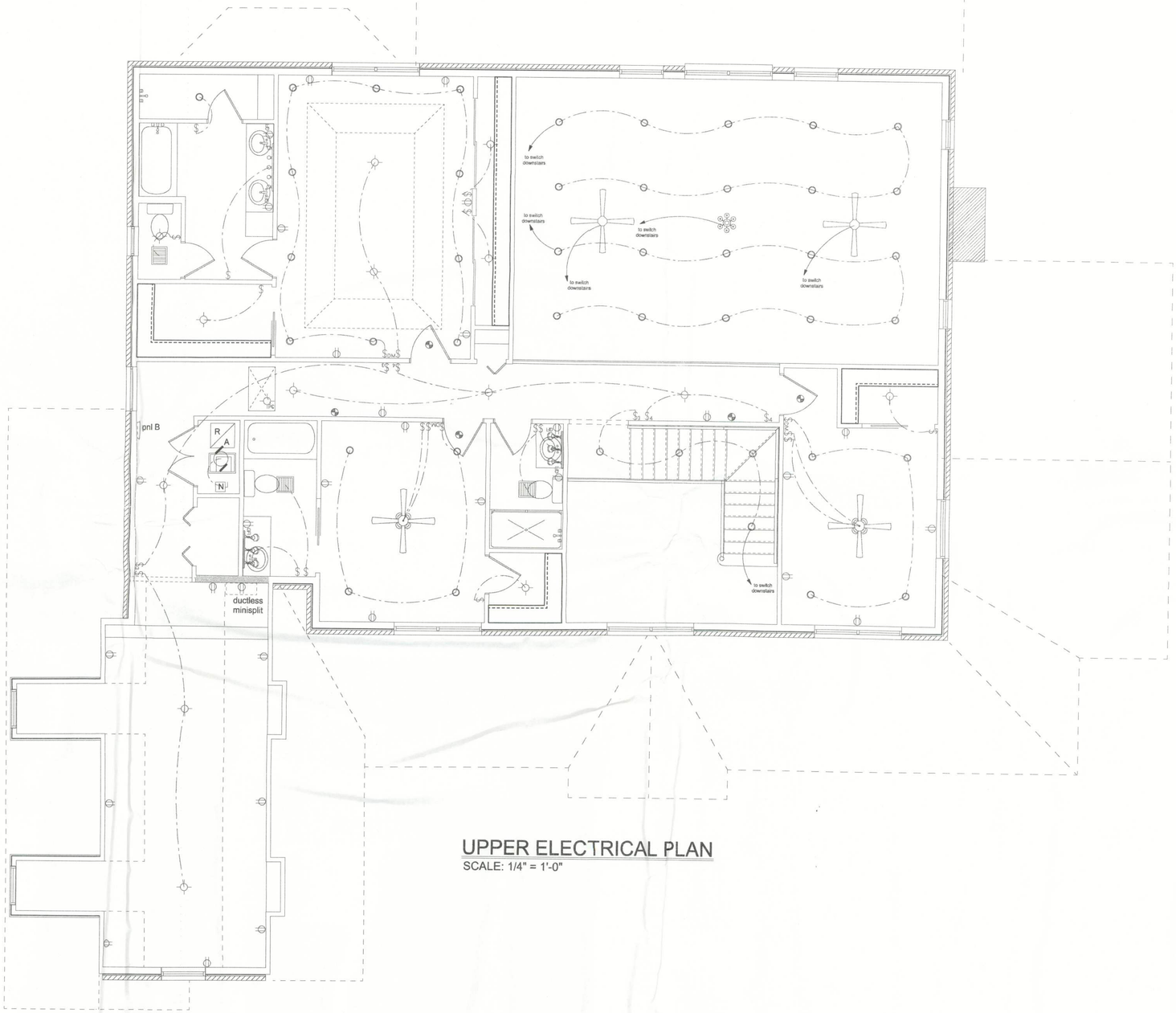
P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 00008701
COASTAL ENGINEERING AND TESTING, INC.

DATE 9/18/2012	DRAWN BY W.H.F.
	APPROVED W.H.F.

REVISIONS

SHEET A-16
OF 17

PROJECT NO. 11.R013



UPPER ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL	SYMBOL
outdoor ceiling fan	
ceiling fan with lights	
recessed can light 6inch	
chandelier	
fluorescent light 2 x 4	
pendant globe	
vapor proof light	
wall mount exterior light	
electrical meter	
electrical panel	
motor	
non fused disconnect	N
50 cfm exhaust fan	
cable tv outlet	TV
dimmer switch	$DM
floor outlet	
light	
outlet	
outlet 220v	
outlet gfi	GFI
outlet wp	WP
smoke/ CO2 detector	
switch	$
switch 3 way	$3
switch 4 way	$4
vanity wall mount	
wall sconce	

William H. Ham 9/18/12
P.E. # 56001

HUNTER AND LUCI KETCHAM RESIDENCE

UPPER ELECTRICAL PLAN

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REVISIONS

SHEET A-17
OF 17

PROJECT NO. 11.R013