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 O SOIL AFTER THE INITIAL TREATMENT.(FBC 1816.1.3)
8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINLL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREAENT IS REQUIRED.(FBC 1816.1.4)
9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST 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 CONSTRITION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED.(FBC 1816.1.6)
12. ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT.(FBC 18.1.7)
13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANC' WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDIN HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANE TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF T FLORIDA DEPARMENT OF AGRICULTURE AND CONSUMER SERVICES."(FBC 1816.1.7
14. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FR BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAY BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERI (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 linfoot
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 squa foot
Bk Sh	Book Shelf	FX	Fixed	P.T.	Pressure Treat
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 Detectc
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 Fi
Dia.	Diameter	L.T.	Laundry Tub	Sq.	Square
Disp.	Disposal	Mas.	Masonry	S.Y.P.	Southern YelloPine
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 Windo
Elec.	Electrical	M.L.	Microlam	Typ.	Typical
Elev.	Elevation	Mir.	Mirror	UCL	Under Cabinetlighting
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 Rf
				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 40.
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

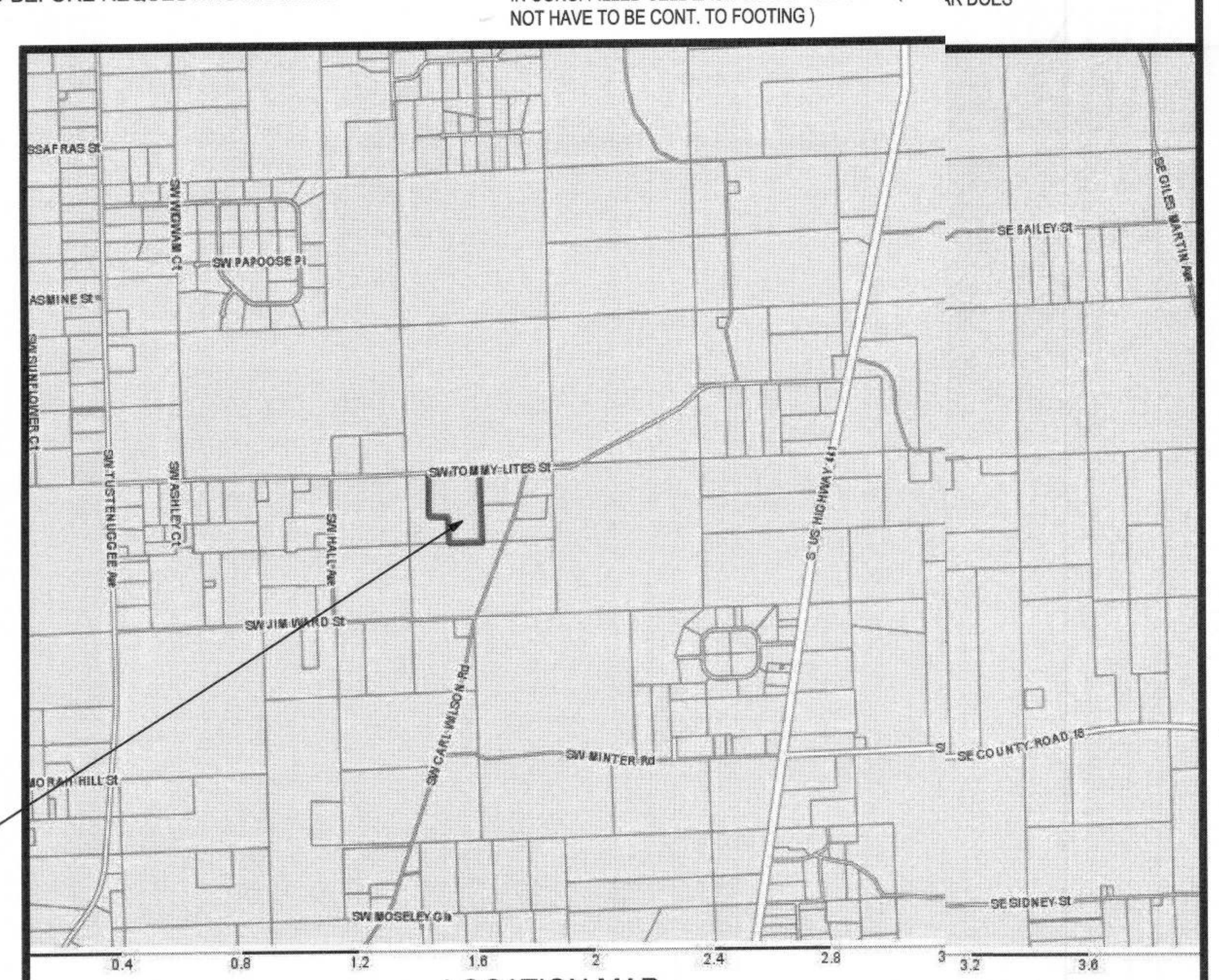
1. ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS.
2. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED 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" LONG #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
1450 SW TOMMY LITES ST
FORT WHITE, 32038

LOCATION MAP

STRUCTURAL DESIGN CRITERIA

CODES:	FLORIDA BUILDING CODE, 2020 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-14) SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-14) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-14) NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2015 EDITION APA PLYWOOD DESIGN SPECIFICATION	
LIVE LOADS:	ROOF RESIDENTIAL FLOOR, UNLESS OTHERWISE INDICATED BALCONIES STAIRS LIGHT PARTITIONS (DEAD LOAD), U.N.O.	20 PSF (REDUCIBLE) 40 PSF 40 PSF 40 PSF 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 PEA GRAVEL CONCRETE FOR MASONRY CELLS ONLY (DO NOT USE FOR CONCRETE COLUMNS OR TIE BEAMS)	3000 PSI 3000 PSI
REINFORCING:	WELDED WIRE FABRIC SHALL CONFORM TO ALL REINFORCING BARS ALL STIRRUPS AND TIES	ASTM A185 ASTM A615-40 40,000 PSI 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 VERSA LAM BEAM Fb = 2900 PSI (2.0E) WOOD COLS. PARALLAM 2.0E U.N.O.	
WOOD ROOF TRUSSES:	DESIGN LOADS: TOP CHORD LIVE : 20 PSF TOP CHORD DEAD LOAD: 10 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: 2,000 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.	

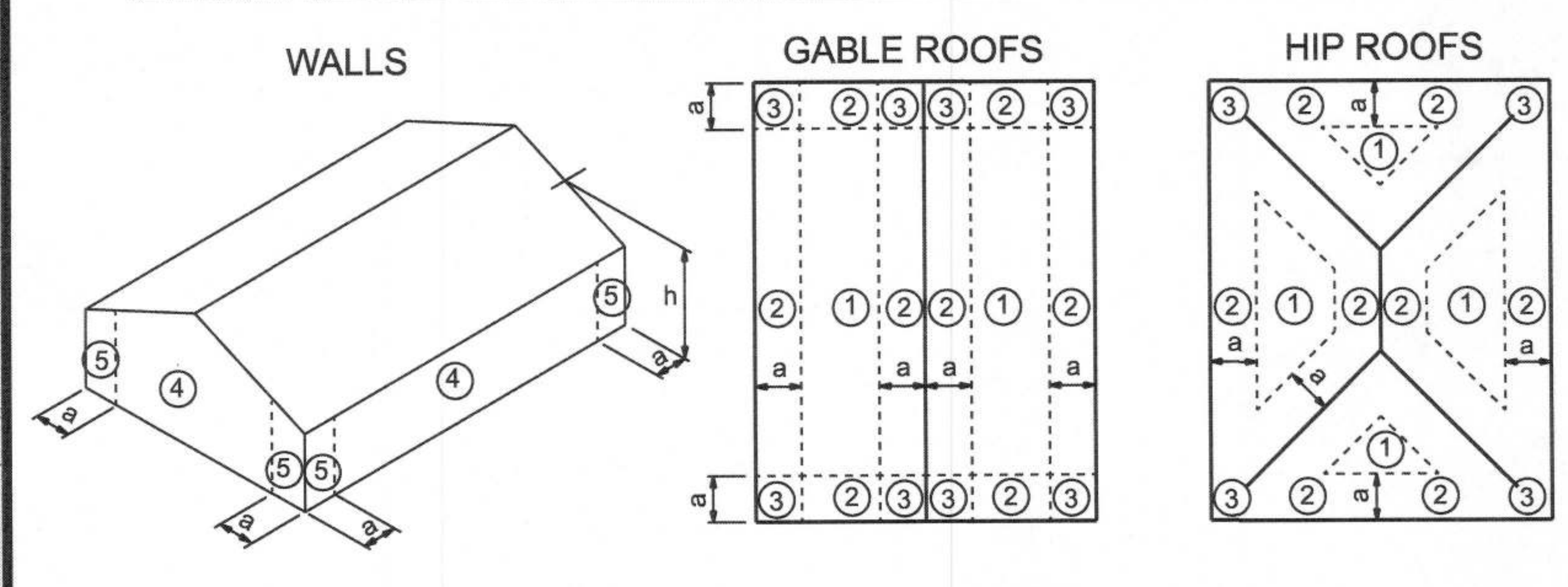
ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2020

BASIC WIND SPEED	125 MPH
IMPORTANCE FACTOR	1.00
BUILDING CATEGORY	II
EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
TYPE OF STRUCTURE	ENCLOSED

MWFRS PER ASCE 7-16 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 7-16 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
Roof	Zone 2	18.06	-49.96	16.50	-53.12	14.34	-46.96	12.78	-44.27
Roof	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
Wall	Zone 5	31.38	-42.00	29.94	-39.20	28.08	-35.40	26.72	-32.62



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

DAVIS 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 9/19/21	DRAWN BY W.H.F.
	APPROVED W.H.F.

REVISIONS

COLUMBIA COUNTY BUILDING DEPARTMENT Received for FILE COPY Code Compliance PLANS EXAMINER

SHEET A-1
OF 17

PROJECT NO. 21.R023

SITEPLAN
SCALE: 1" = 80'-0"

DESCIPTION
see survey for complete description

SITE DATA

ZONING	A-3
SETBACKS	
FRONT/SIDES/REAR	30/25/25
MAX LOT COVERAGE	20%
MAX HEIGHT	35 FT

WILLIAM HUGH FREEMAN
LICENSE
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DAVIS RESIDENCE
SITEPLAN

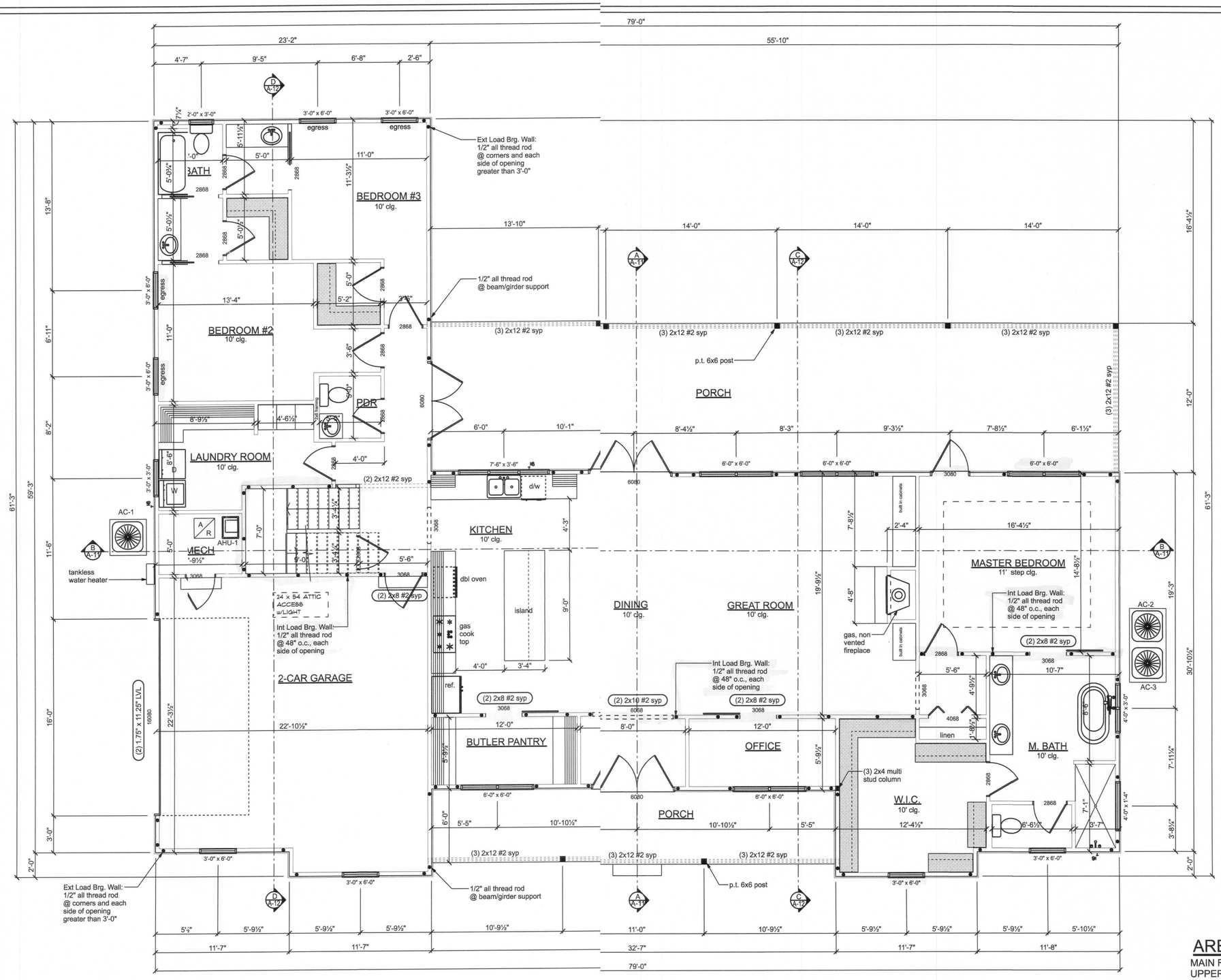
COASTAL ENGINEERING
AND SURVEYING, INC.
P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 00008701

DATE 9/19/21	DRAWN BY W.H.F.
	APPROVED W.H.F.

REVISIONS

SHEET A-2
OF 17

PROJECT NO.
20.R032



MAIN FLOOR

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

AREA SUMMARY

MAIN FLOOR	2,434 SF
UPPER FLOOR	780 SF
GARAGE	546 SF
PORCHES	865 SF
TOTAL	4,625 SF

DAVIS RESIDENCE

MAIN FLOOR PLAN

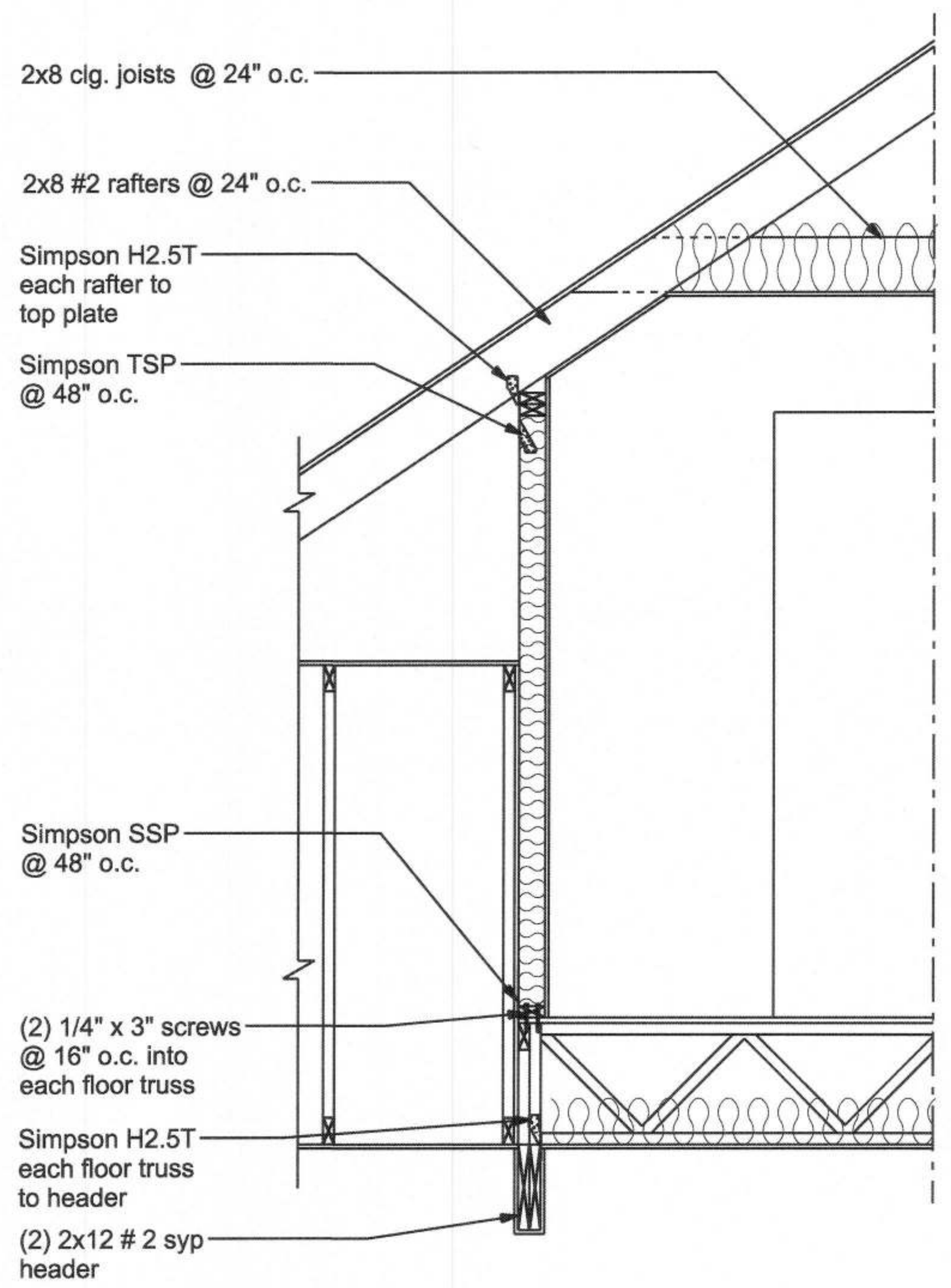
COASTAL ENGINEERING AND TESTING, INC
P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A.# 00008701

DATE 9/19/2	DRAWN BY W.H.F.
	APPROVED W.H.F.

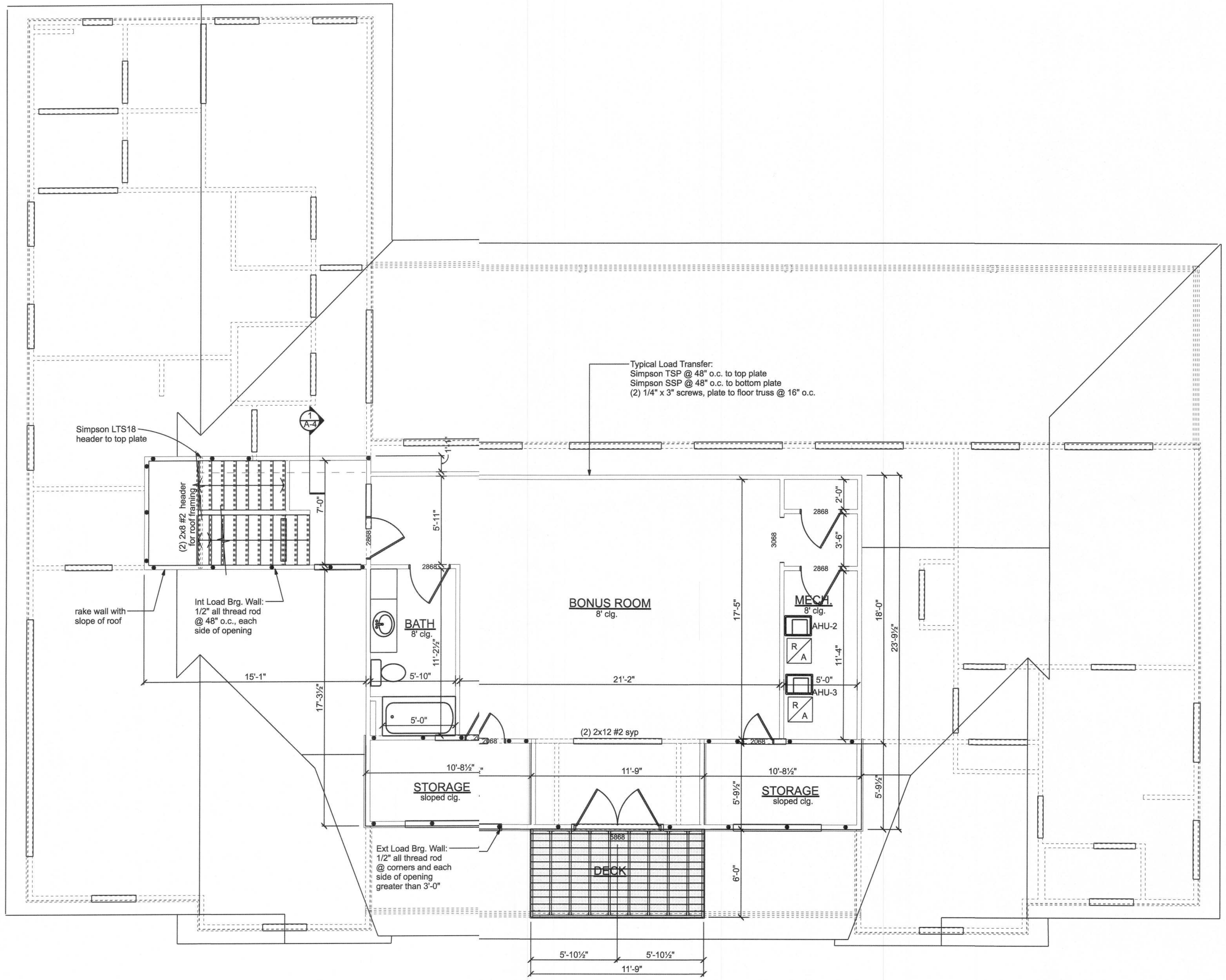
REVISIONS

SHEET A-3
OF 17

PROJECT NO. 21.R023



1 WALL SECTION
SCALE: 1/2" = 1'-0" @ header



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

DAVIS RESIDENCE
UPPER FLOOR PLAN

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

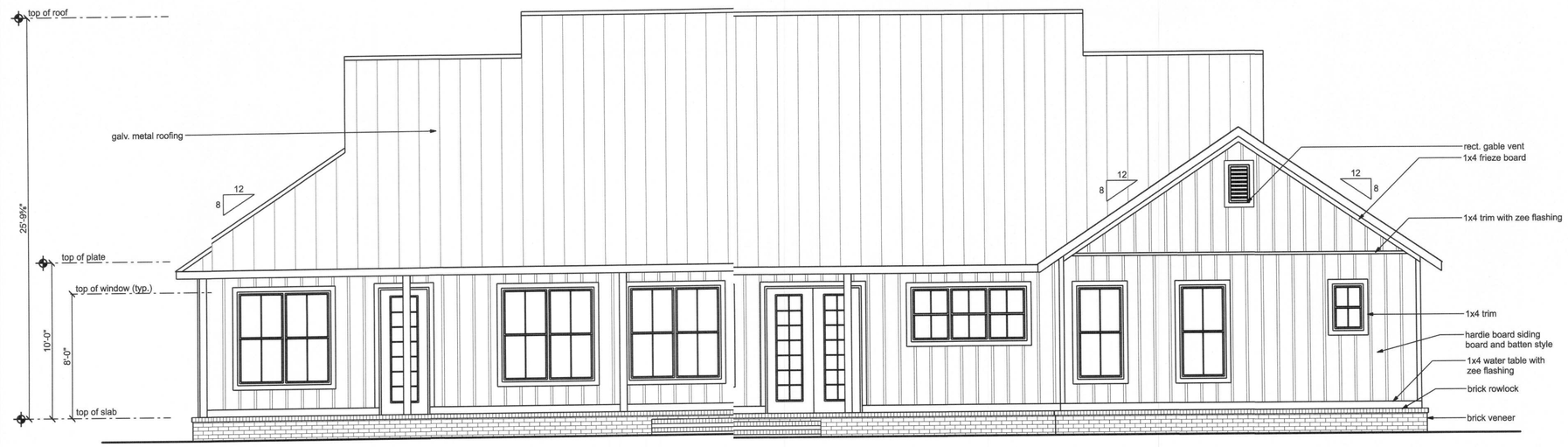
DATE 9/1/21	DRAWN BY W.H.F.
	APPROVED W.H.F.

REVISIONS

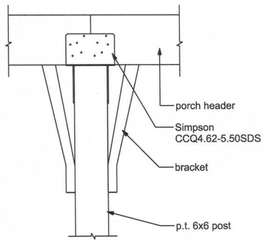
SHEET A-4
OF 17

PROJECT NO. 21.R023

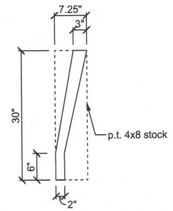
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



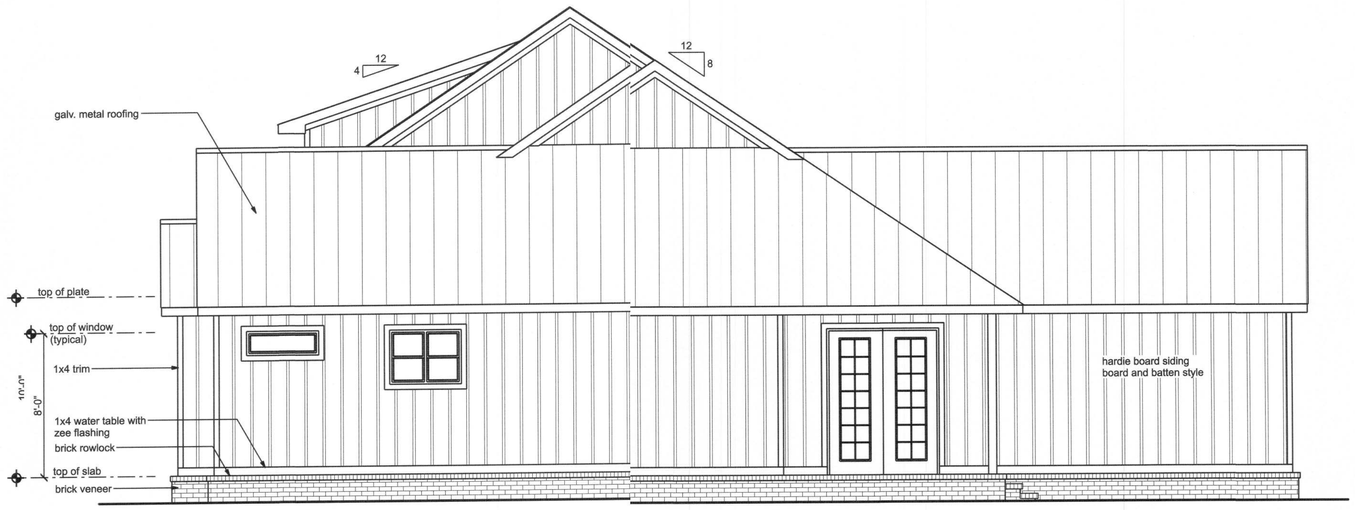
BRACKET DETAIL
SCALE: 1/4" = 1'-0"

DAVIS RESIDENCE
ELEVATIONS (1 OF 2)

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

DATE 9/19/2
DRAWN BY W.H.F.
APPROVED W.H.F.
REVISIONS
SHEET A-5
OF 17
PROJECT NO. 21.R023

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



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

DAVIS RESIDENCE

ELEVATIONS (2 OF 2)

P.O. BOX 860125
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(904) 429-7536
C.O.A. # 0006701

COASTAL ENGINEERING AND TESTING, INC

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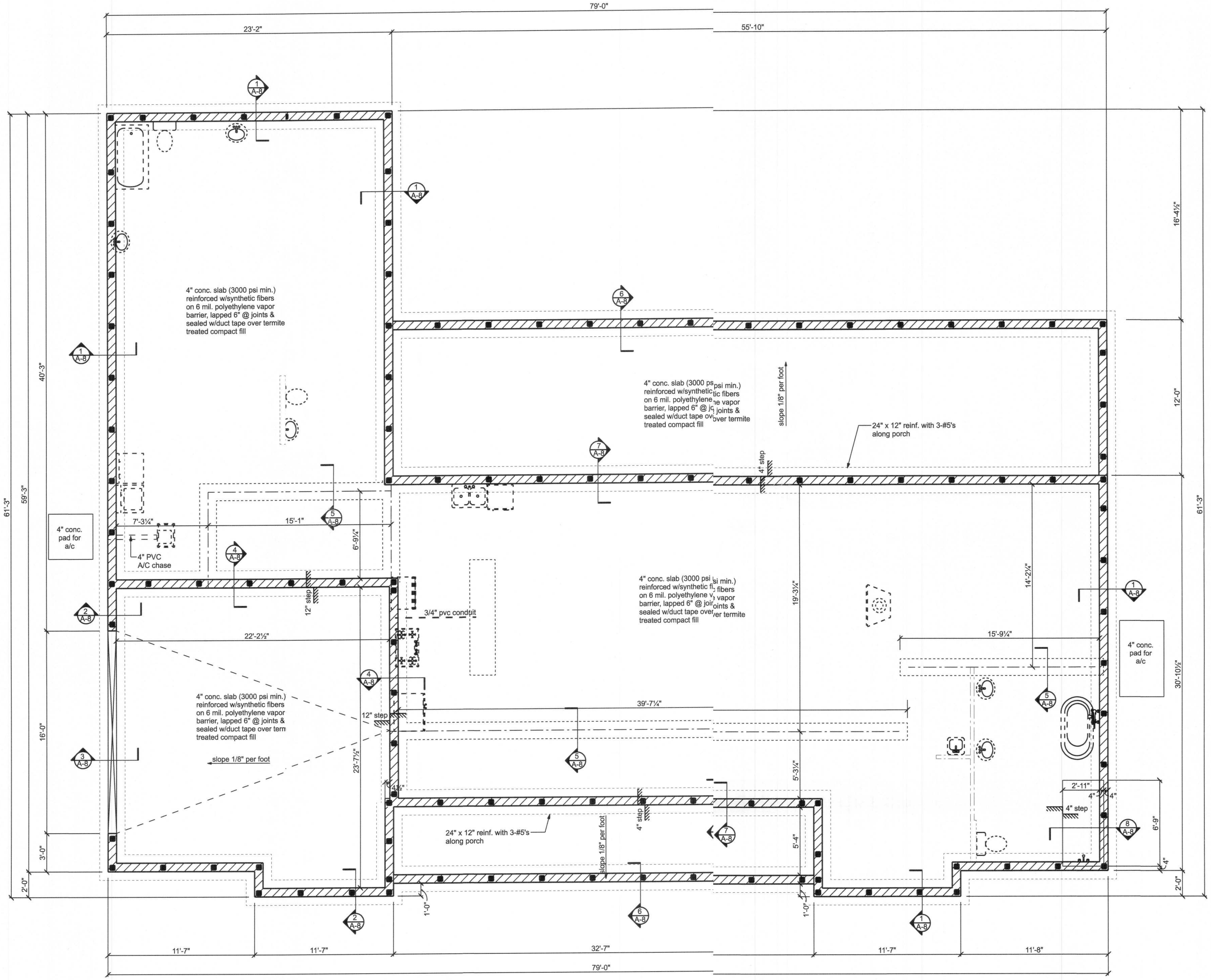
REVISIONS

SHEET A-6
OF 17

PROJECT NO. 21.R023



FOUNDATION PLAN

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

DAVIS RESIDENCE

FOUNDATION PLAN

COASTAL ENGINEERING AND TESTING, INC

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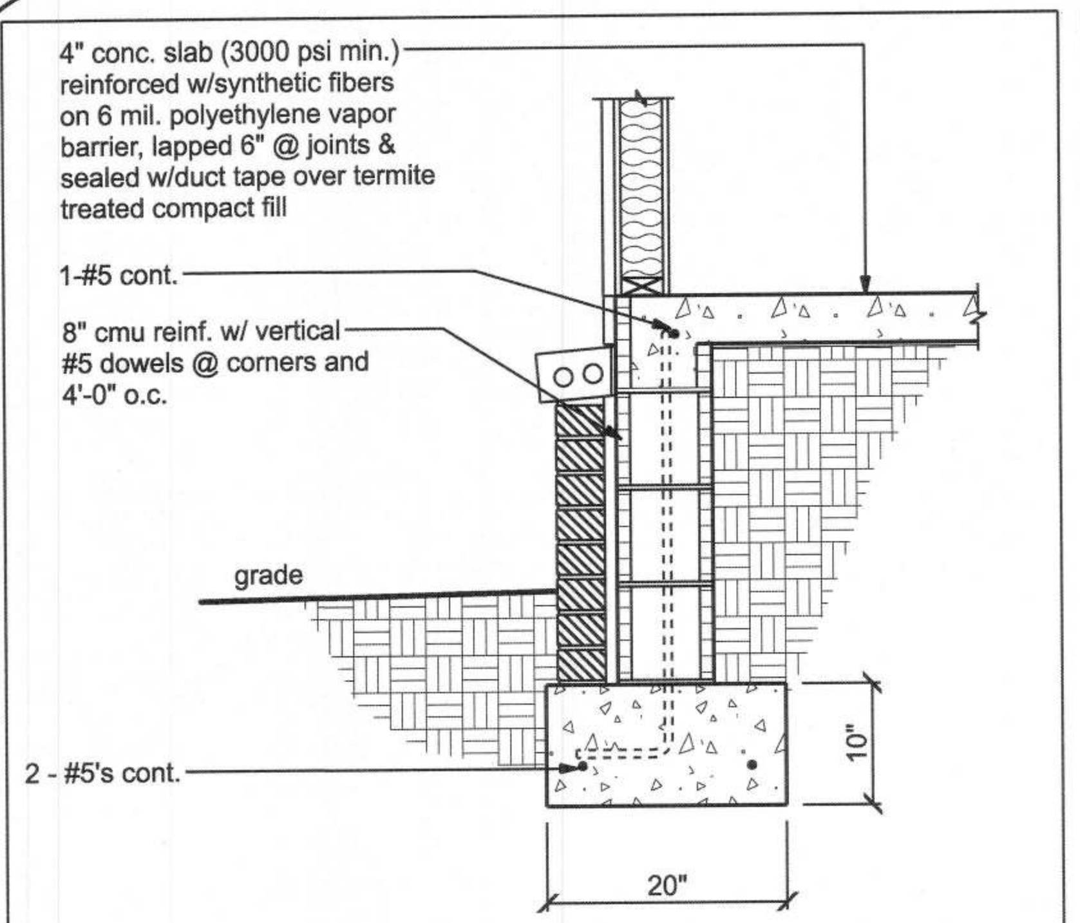
REVISIONS

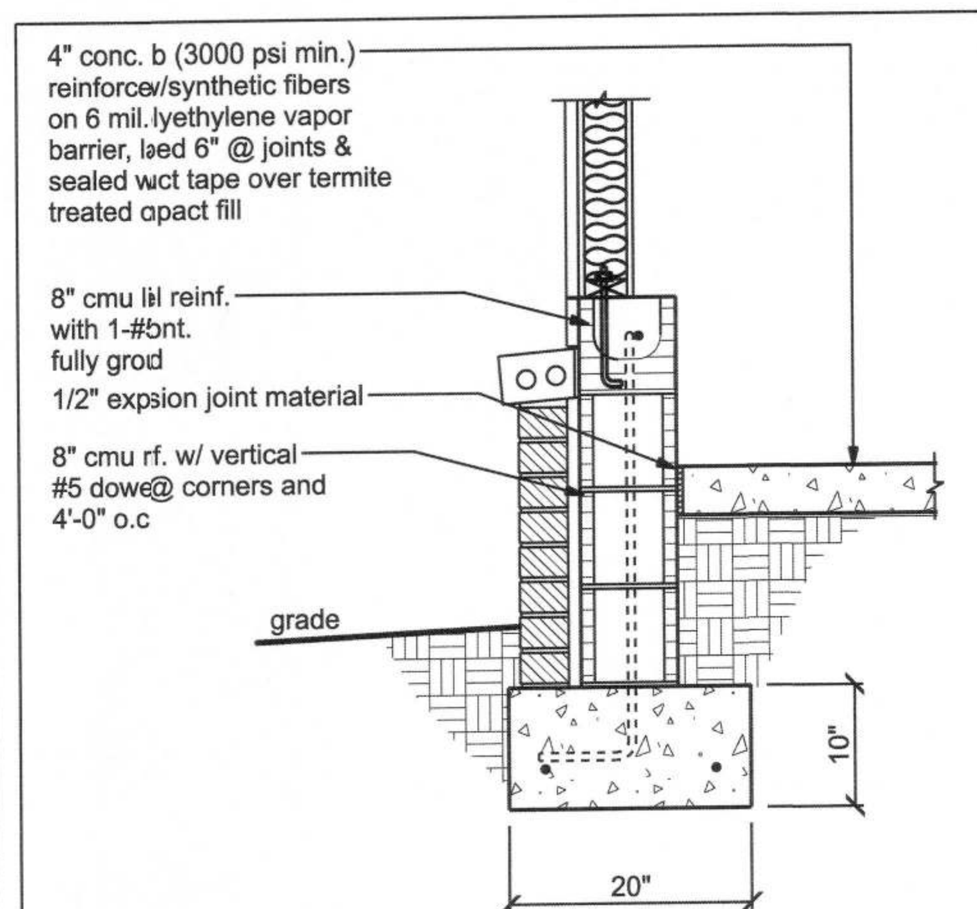
SHEET A-7

OF 17

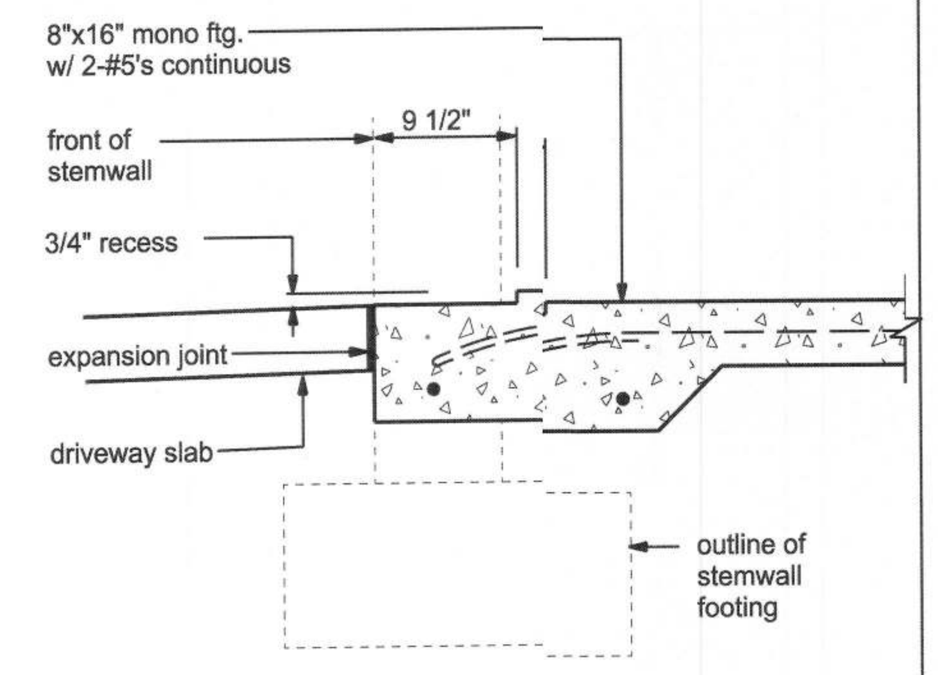
PROJECT NO.
21.R023



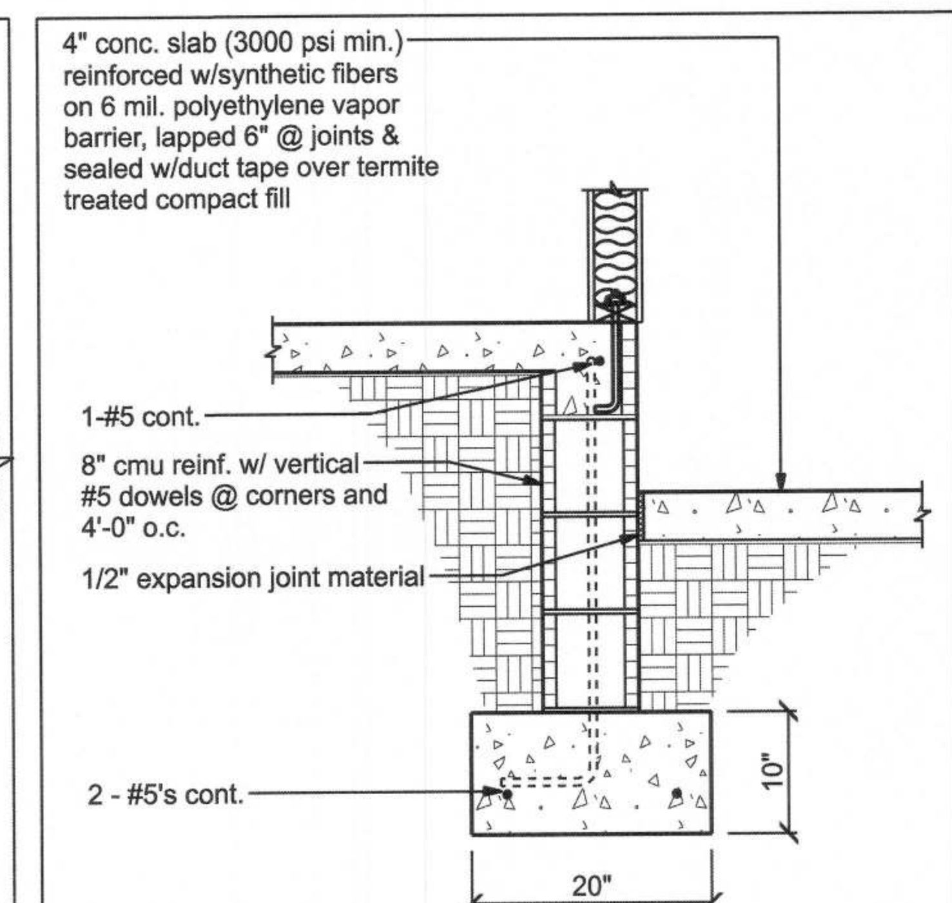
1 FTG. SECTION
@ MAIN SLAB



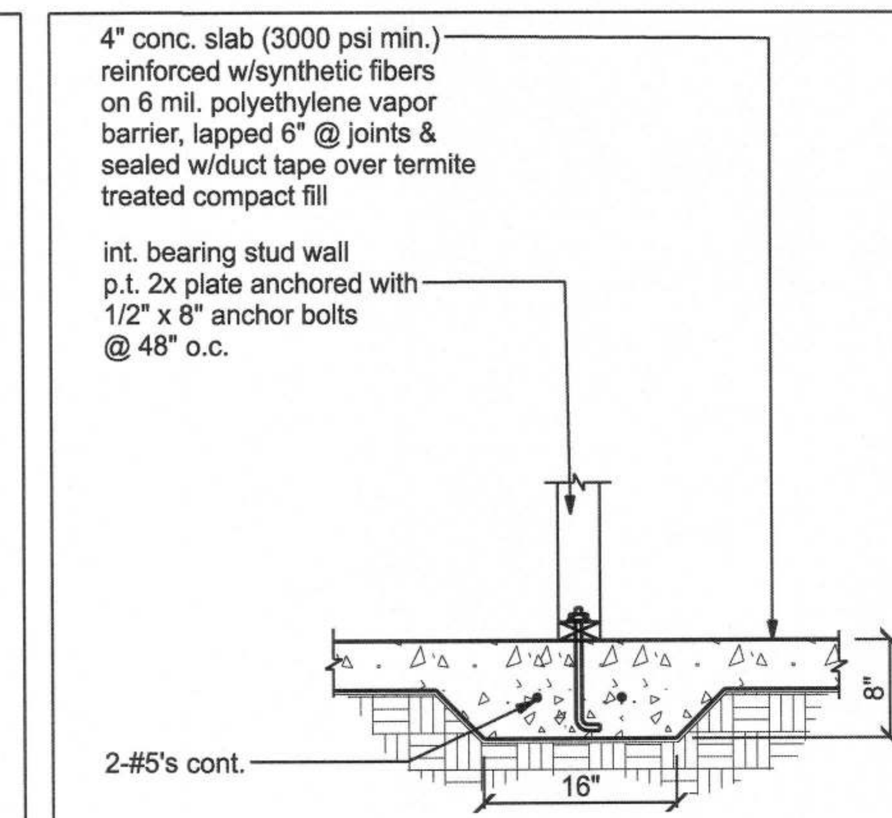
2 FTG. SECTION
@ GARAGE



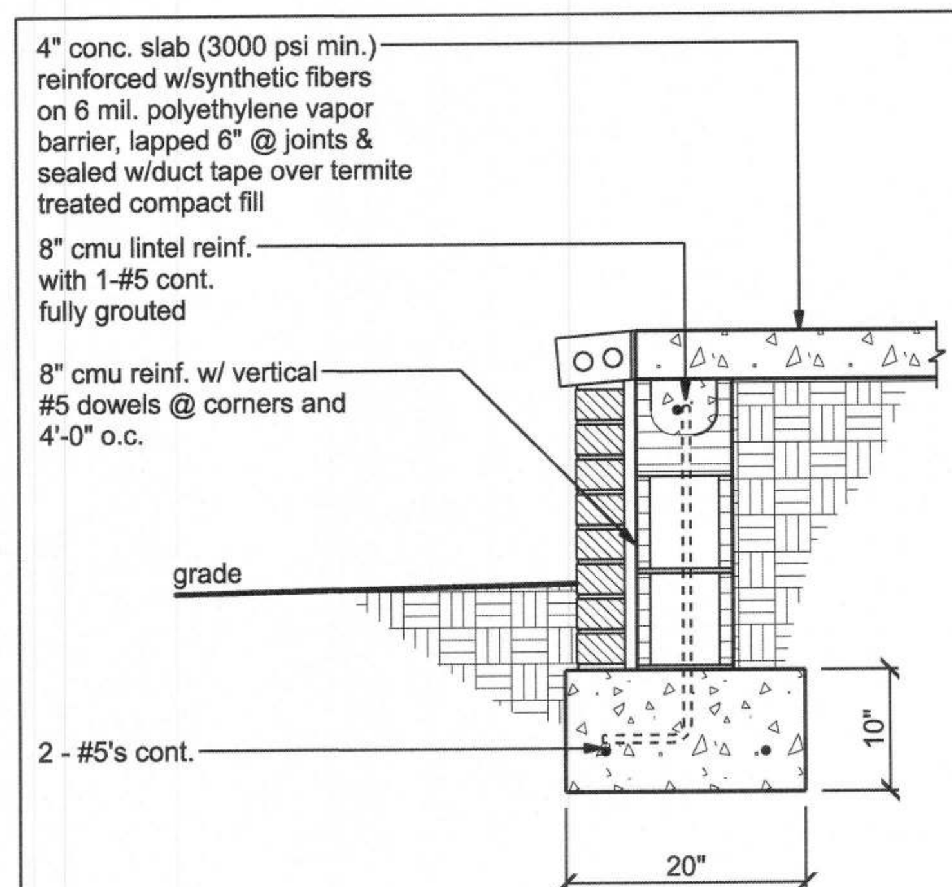
3 FTG. SECTTION
@ GARAGE DOORR



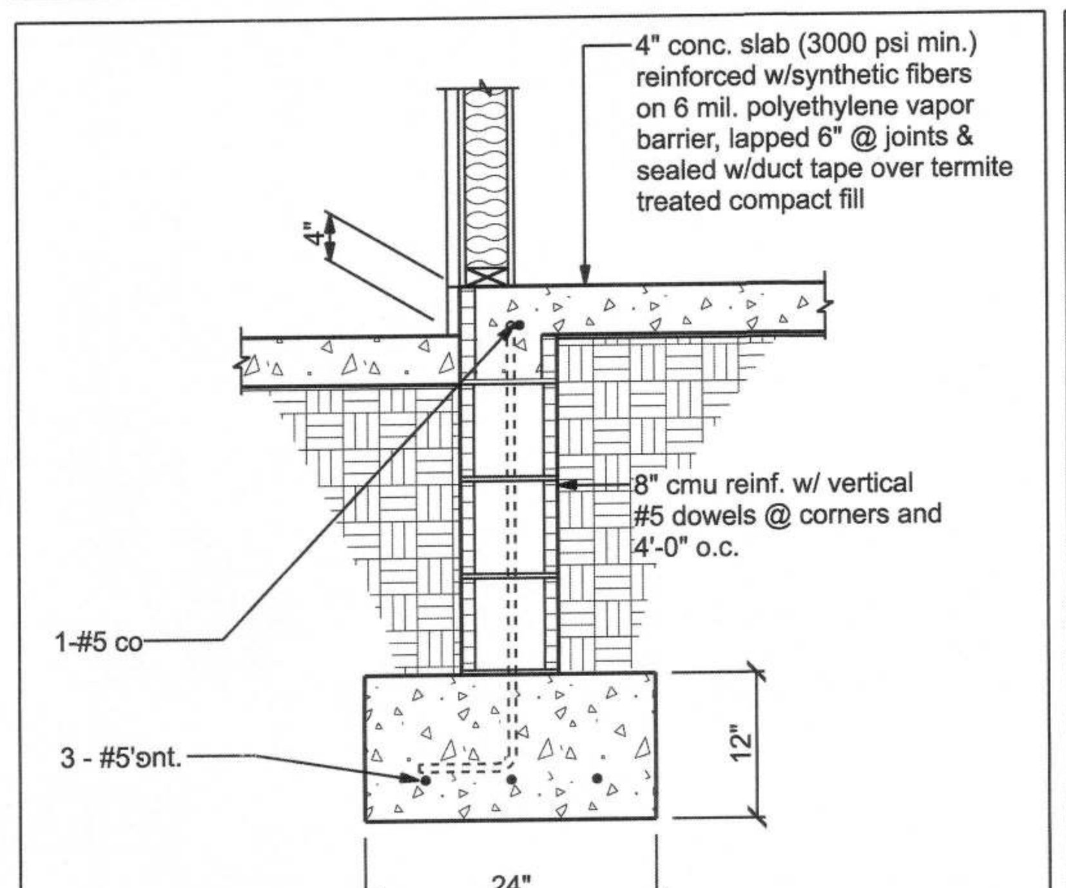
4 FTG. SECTION
@ GARAGE STEP



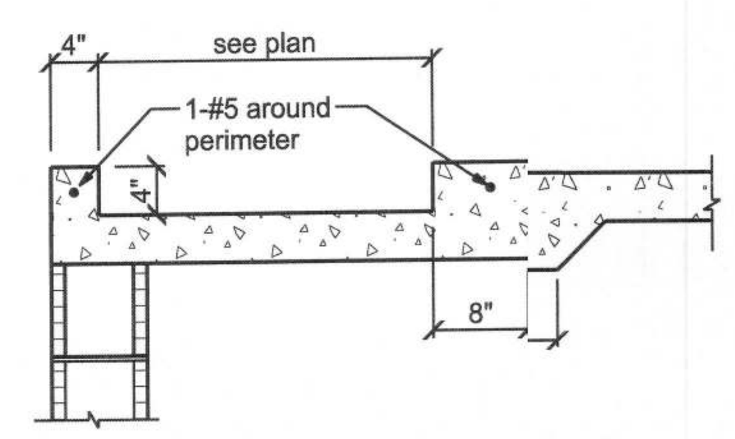
5 FTG. SECTION
@ INTERIOR MONO



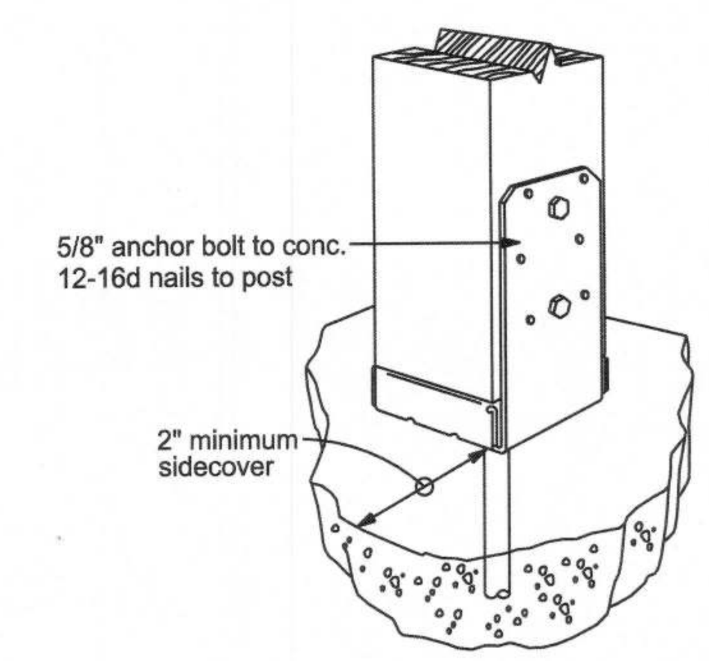
6 FTG. SECTION
@ PORCH



7 FTG. SECTION
@ PORCH STEP DOWN



8 SHOWER RECESS
SCALE: 3/4" = 1'-0"



Simpson ABU66
NTS

FOUNDATION NOTES:

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

GALVANIZATION:
METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE 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.

REINFORCING STEEL:
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 60

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 CONCRETE 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.

COVER OVER REINFORCING STEEL
FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING 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 WEATHER

NOTE:

CONCRETE SLABS, WALKS, DRIVES AND PATIOS CAN DEVELOP HAIRLINE CRACKS THAT WILL NOT AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING. THERE IS NO KNOWN METHOD OF ELIMINATING THIS CONDITION, WHICH IS CAUSED BY THE CHARACTERISTICS OF EXPANSION AND CONTRACTION THAT OCCURS IN ALL CONCRETE APPLICATIONS. IT DOES NOT AFFECT THE STRENGTH OF THE BUILDING, AND IT IS NOT A CONDITION COVERED BY ANY WARRANTY.

DAVIS RESIDENCE
FOUNDATION DETAILS

COASTAL ENGINEERING AND TESTING, INC
P.O. BOX 860126
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 00008701

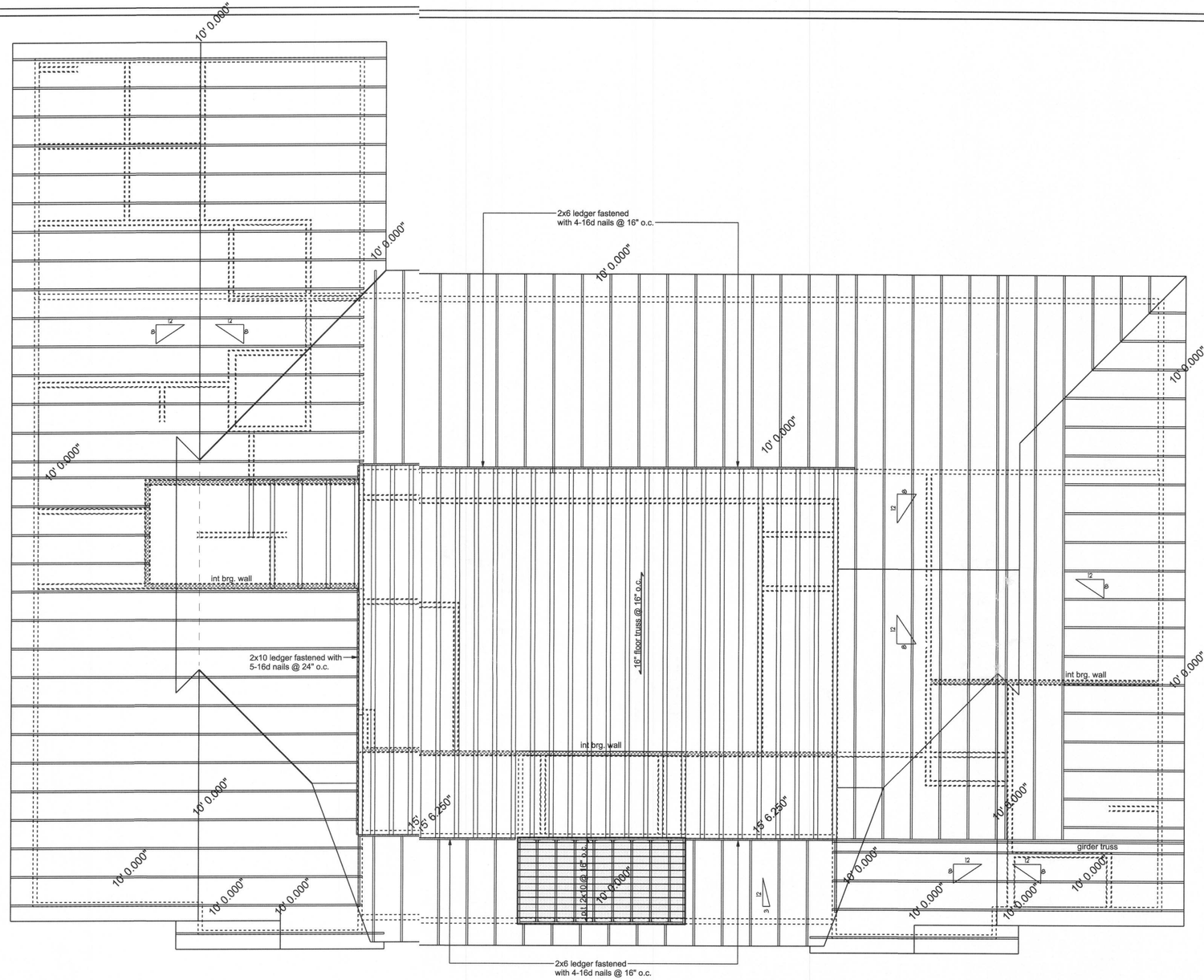
DATE 9/19/21	DRAWN BY W.H.F.
	APPROVED W.H.F.
REVISONS	
SHEET A-8	
OF 17	
PROJECT NO. 21.I023	

ROOF SHEATHING FASTENINGS

NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	15/32" cdx	8d ring shank galvanized	6 in. o.c. EDGE 6 in. o.c. FIELD
2			6 in. o.c. EDGE 6 in. o.c. FIELD
3			6 in. o.c. EDGE 6 in. o.c. FIELD

CONNECTOR SCHEDULE FOR TRUSS ANCHORAGE

CONNECTOR	TRUSS	TOP PLATE	UPLIFT PROVIDED	MANUFACRER
H2.5T	5-8d NAILS	5-8d NAILS	545 LBS	SIMPSI
H6	8-8d NAILS	8-8d NAILS	820 LBS	SIMPSI
HTS16	16-10d x 1 1/2"	16-10d NAILS	1,085 LBS	SIMPSI
(2) H6	8-8d NAILS (each)	8-8d NAILS (each)	2 x 820 =1,640 LBS	SIMPSI
(2)HTS20	10-10d NAILS	10-10d NAILS	2 x 1,450 = 2,900 LBS	SIMPSI



FLOOR TRUSS PLAN

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

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COASTAL ENGINEERING AND TESTING, INC

DAVIS RESIDENCE

FLOOR/ROOF TRUSS PLAN

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RIVISIONS

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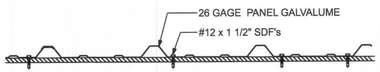
OF 17

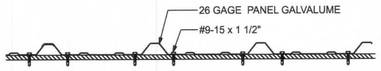
PROJECT NO. 21.R023

ROOF SHEATHING FASTENINGS

NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	15/32" cdx	8d ring shank galvanized	6 in. o.c. EDGE 6 in. o.c. FIELD
2			6 in. o.c. EDGE 6 in. o.c. FIELD
3			6 in. o.c. EDGE 6 in. o.c. FIELD



PANEL FASTENER SPACING @ INT. PURLINS (24" o.c.)
NTS



PANEL FASTENER SPACING @ EAVE STRUTS ENDLAPS, AND RIDGE.
NTS

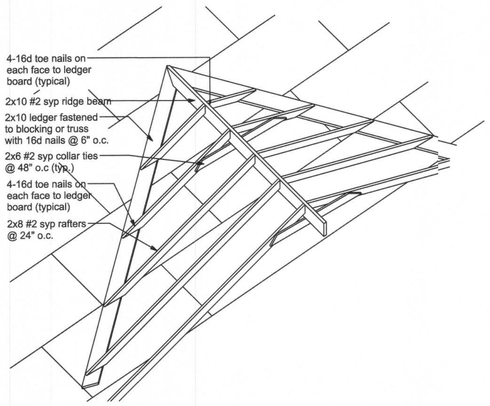
min. end lap 12"
eave overhang - 2" to 3"

NOTE:
If 1x4 #2 syp battens are used, spacing shall not be greater than 24" o.c.
battens shall be fastened to decking with #6 screws @ 12" o.c.
or two rows of galv. 8d nails @ 8" o.c. The battens shall not be pressure treated

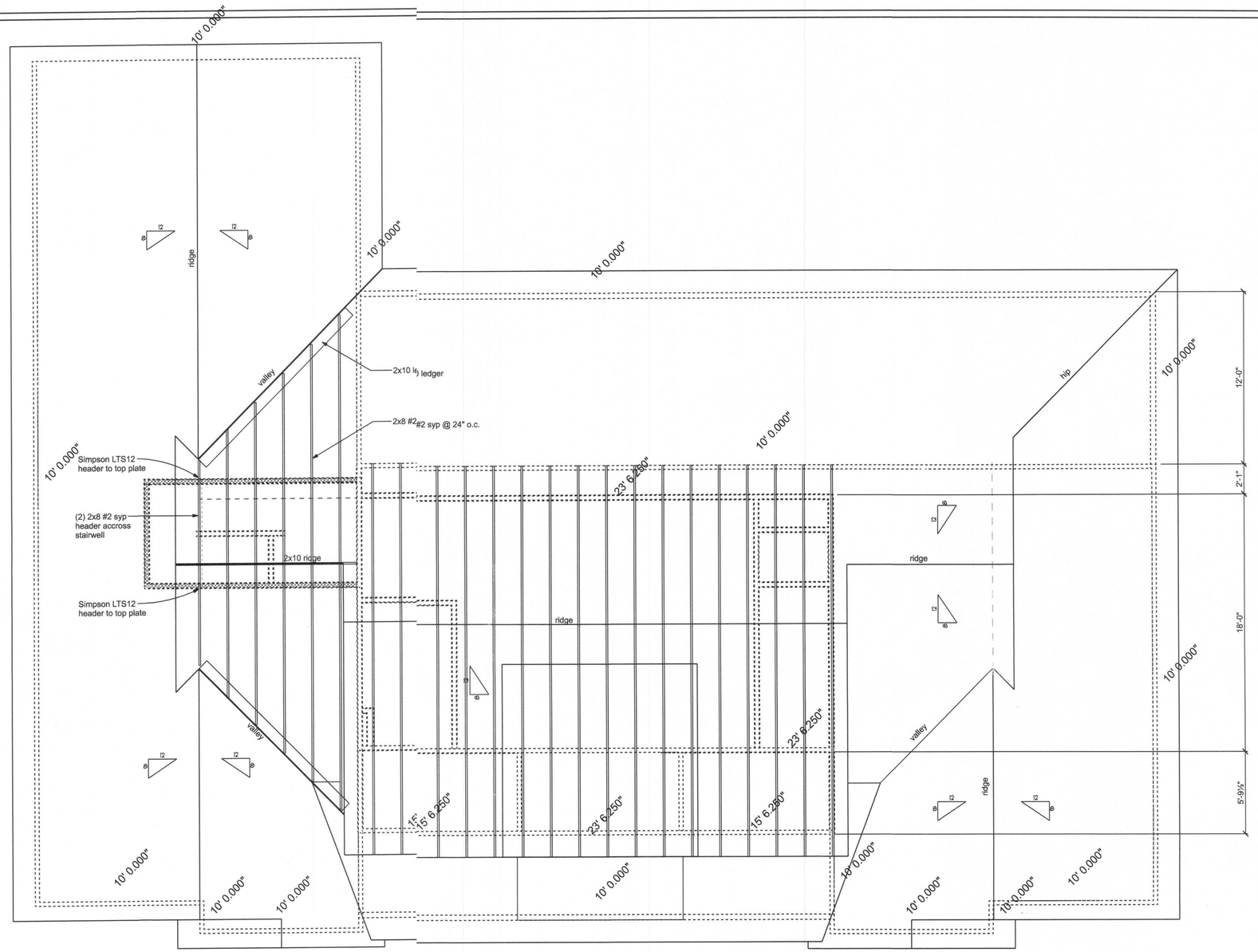
SM Rib ROOF PANEL ATTACHMENT DETAIL

CONNECTOR SCHEDULE FOR TRUSS ANCHORAGE

CONNECTOR	TRUSS	TOP PLATE	UPLIFT PROVIDED	MANUFTURER
H2.5T	5-8d NAILS	5-8d NAILS	545 LBS	SIMSON
H6	8-8d NAILS	8-8d NAILS	820 LBS	SIMSON
HTS16	16-10d x 1 1/2"	16-10d NAILS	1,085 LBS	SIMSON
(2) H6	8-8d NAILS (each)	8-8d NAILS (each)	2 x 820 =1,640 LBS	SIMSON
(2)HTS20	10-10d NAILS	10-10d NAILS	2 x 1,450 = 2,900 LBS	SIMSON



ROOF INTERSECTION DETAIL
NTS



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

DAVIS RESIDENCE

UPPER ROOF PLAN

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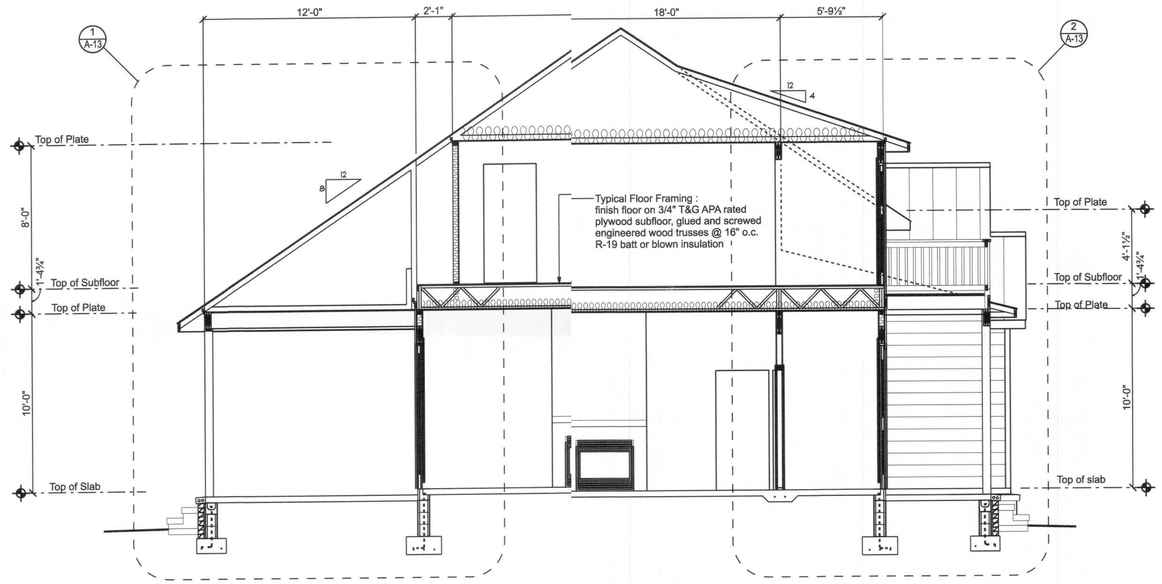
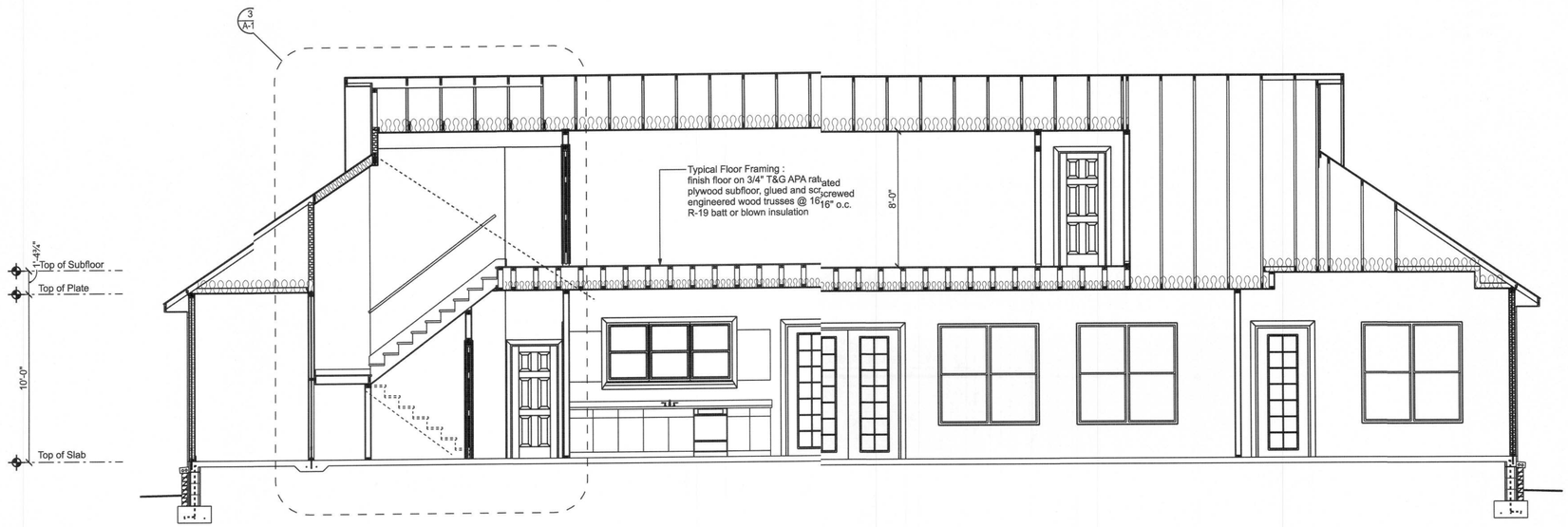
SHEET A-10
OF 17

PROJECT NO.
21.R023



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



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

MATT HUGO FREEMAN
LICENSE
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DAVIS RESIDENCE

TYPICAL SECTIONS (1 OF 2)

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SHEET A-11
OF 17

PROJECT NO.
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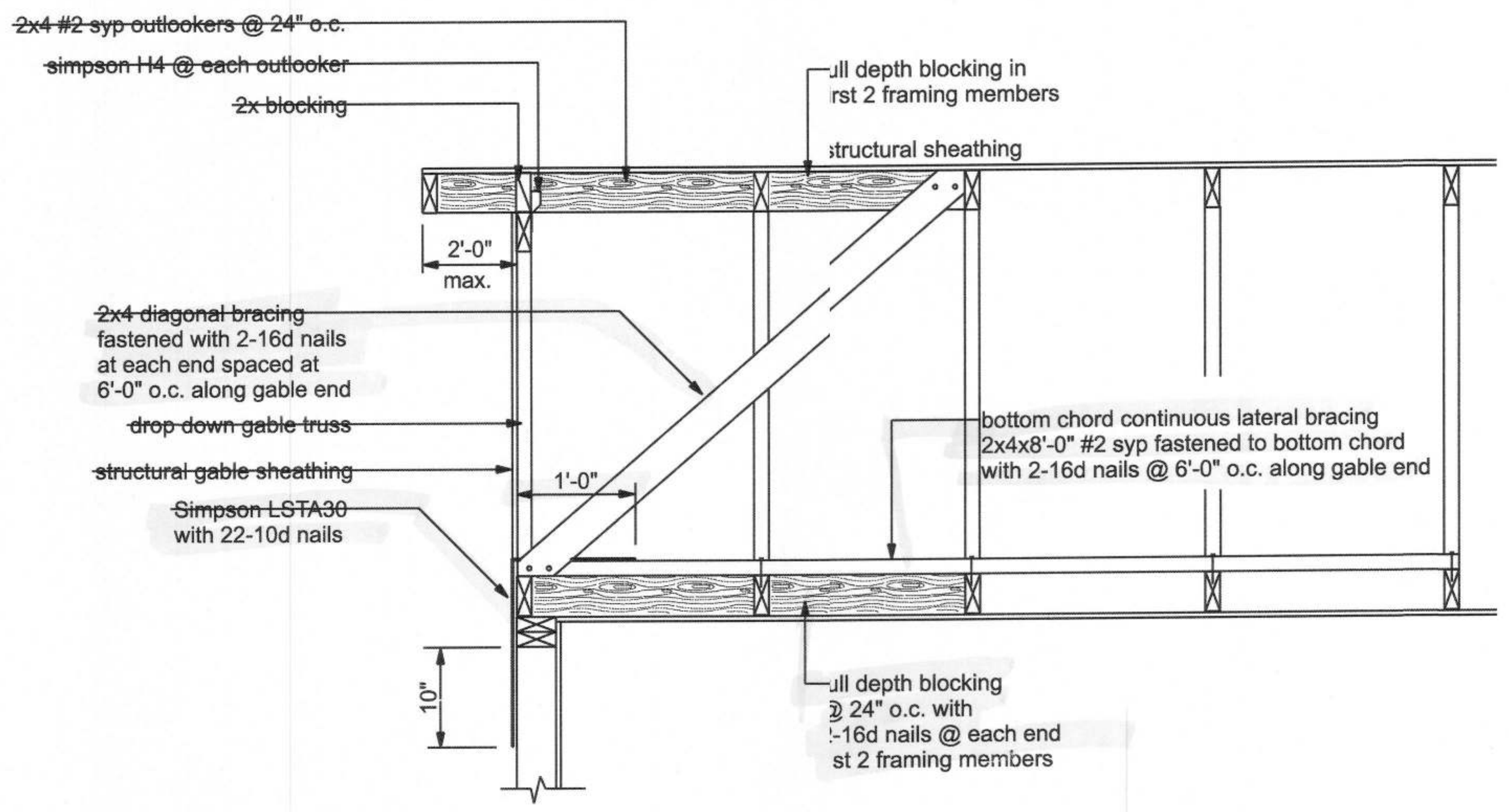
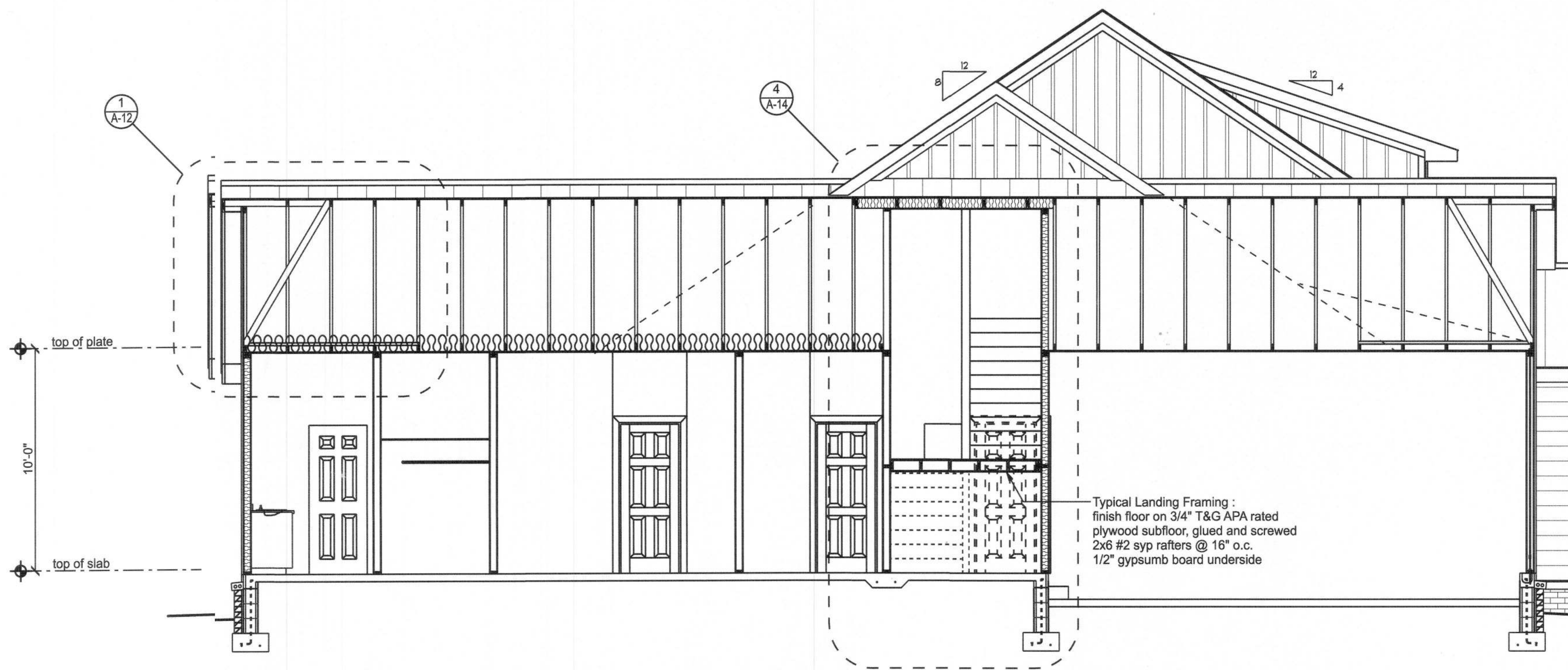
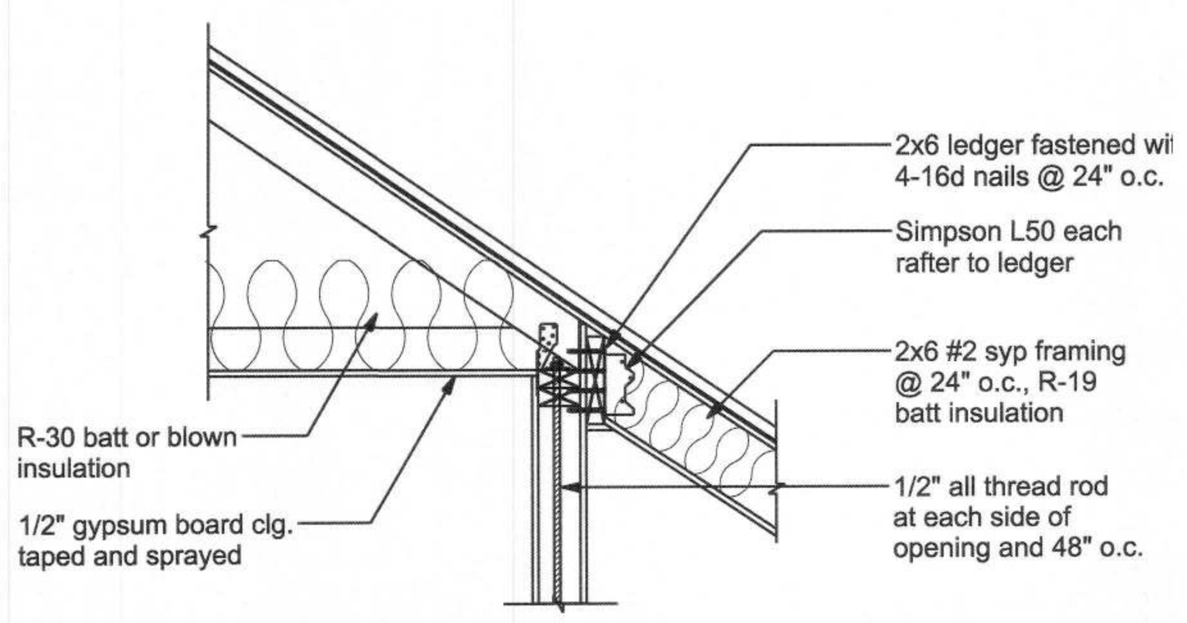


1 END WALL BRACING FOR CEILING DIAPHRAGM
NTS

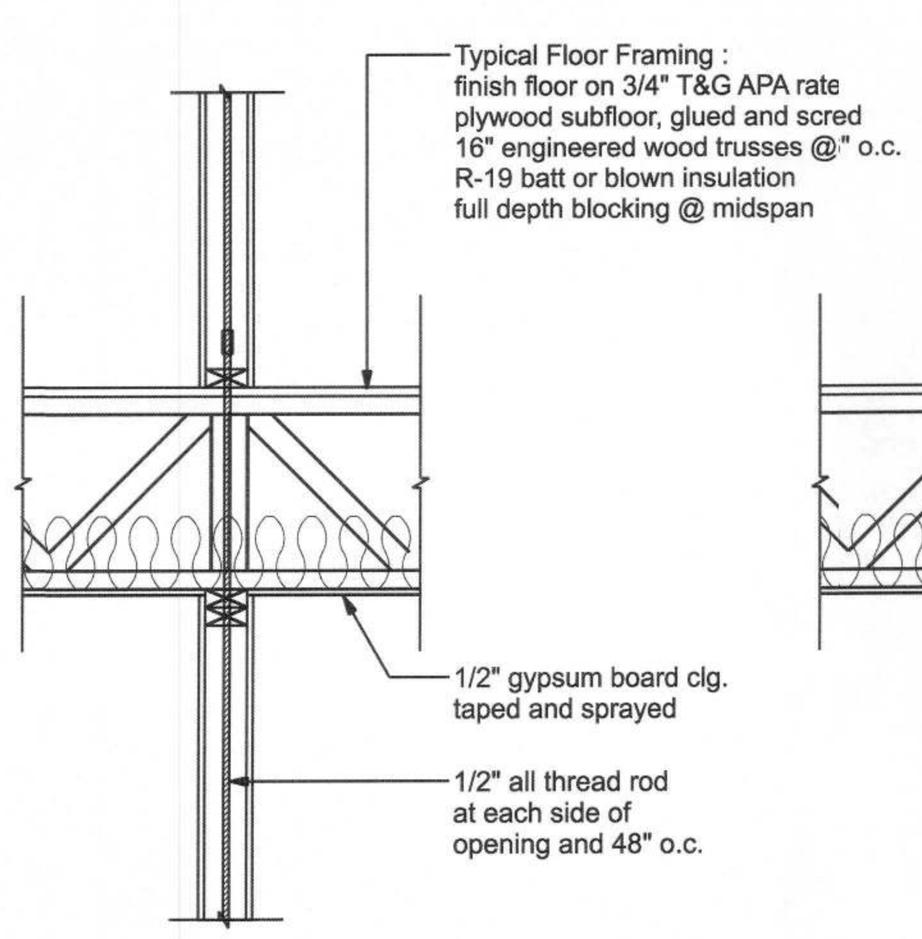
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE



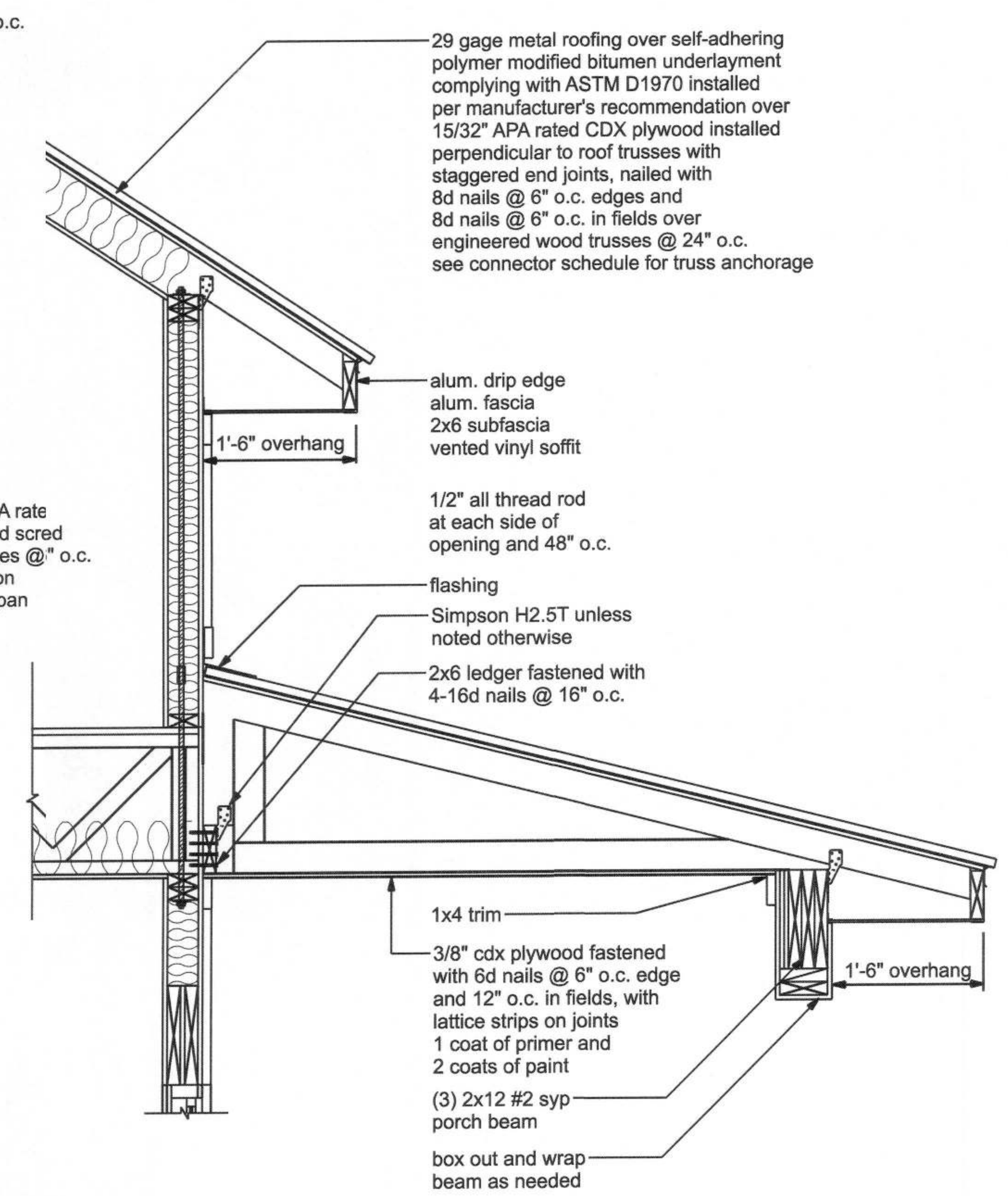
C SECTION
SCALE: 1/4" = 1'-0"



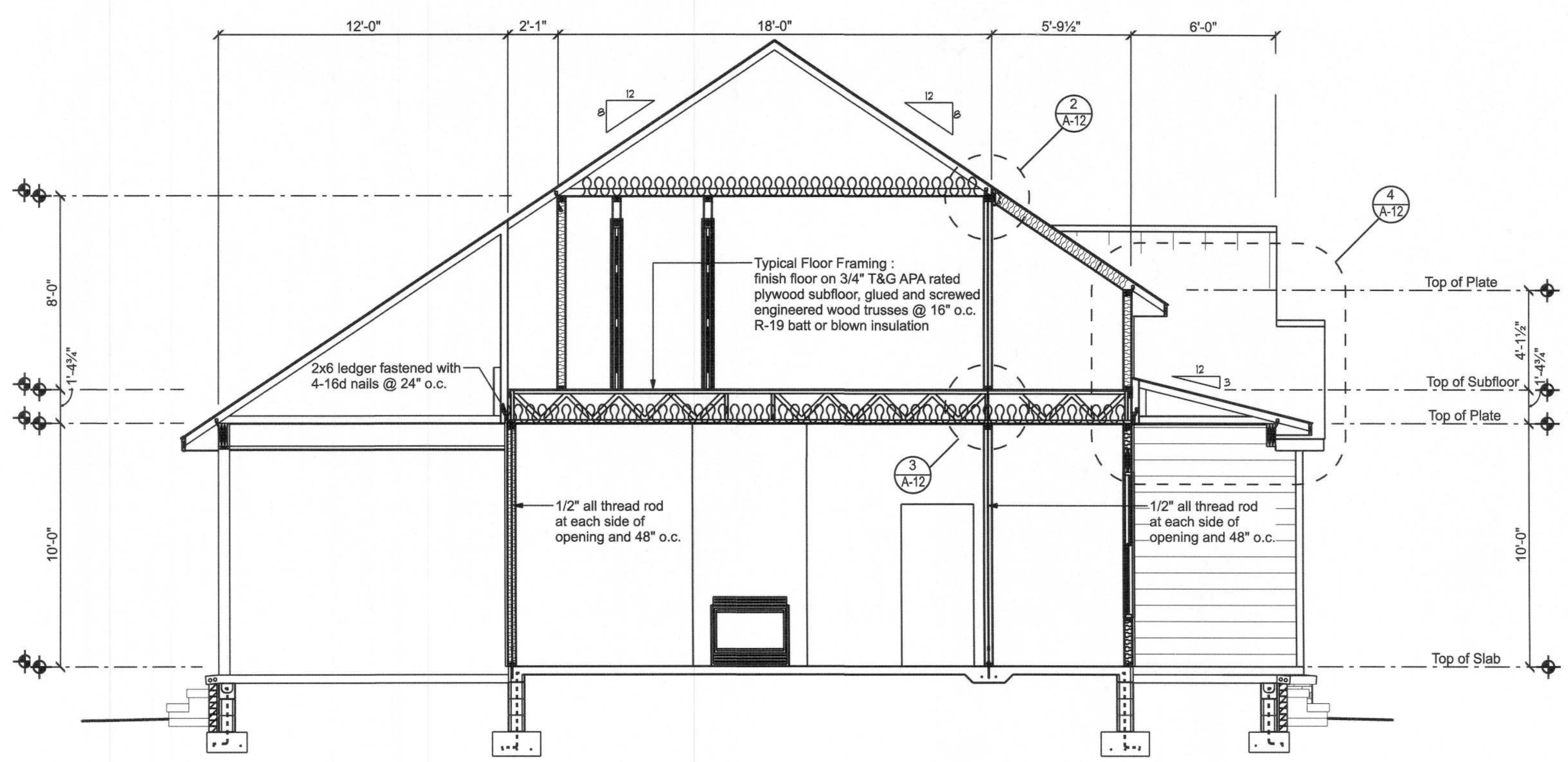
2 FRAMING DETAIL
SCALE: 3/4" = 1'-0"



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



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



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

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TYPICAL SECTIONS (2 OF 2)

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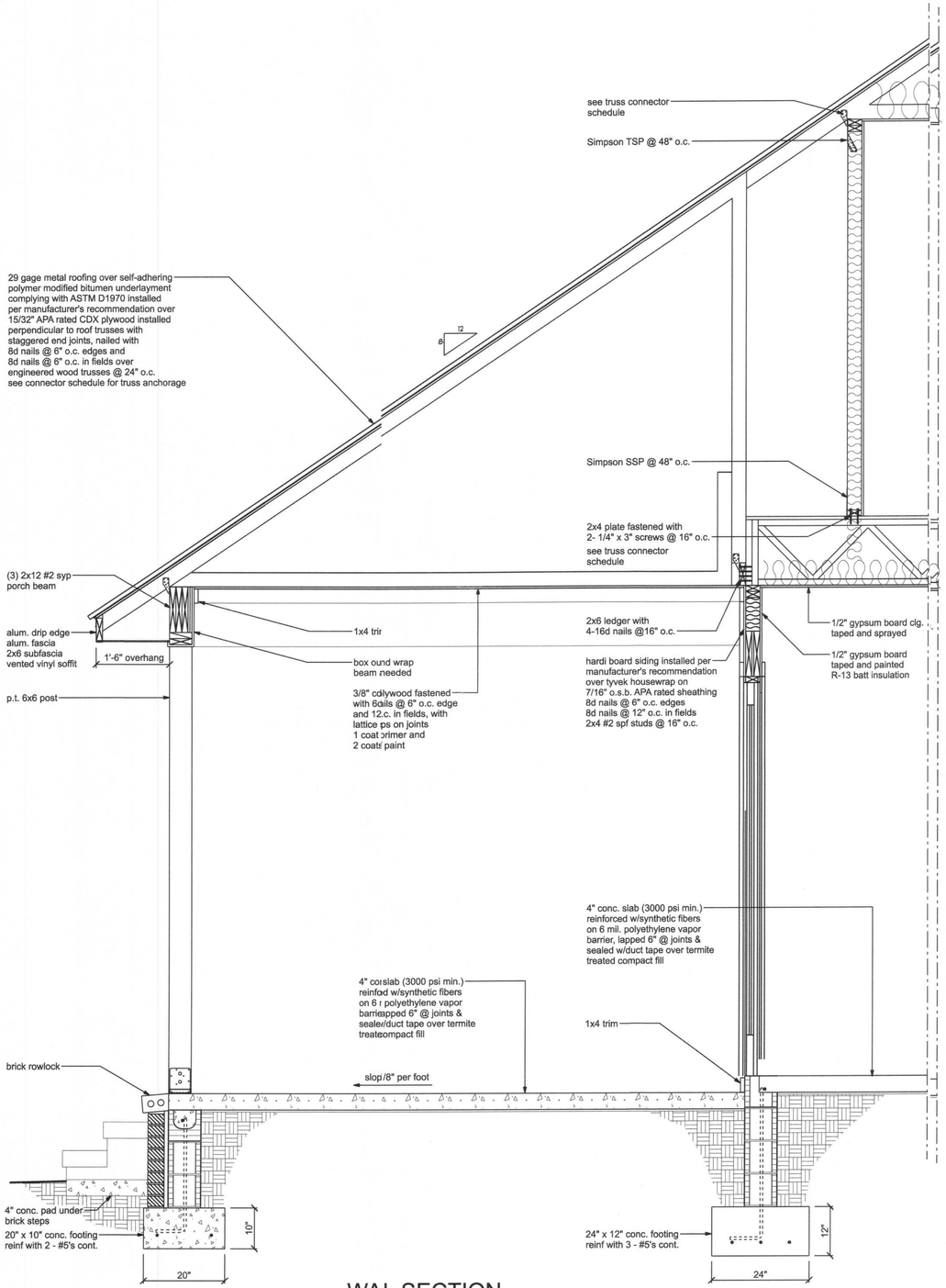
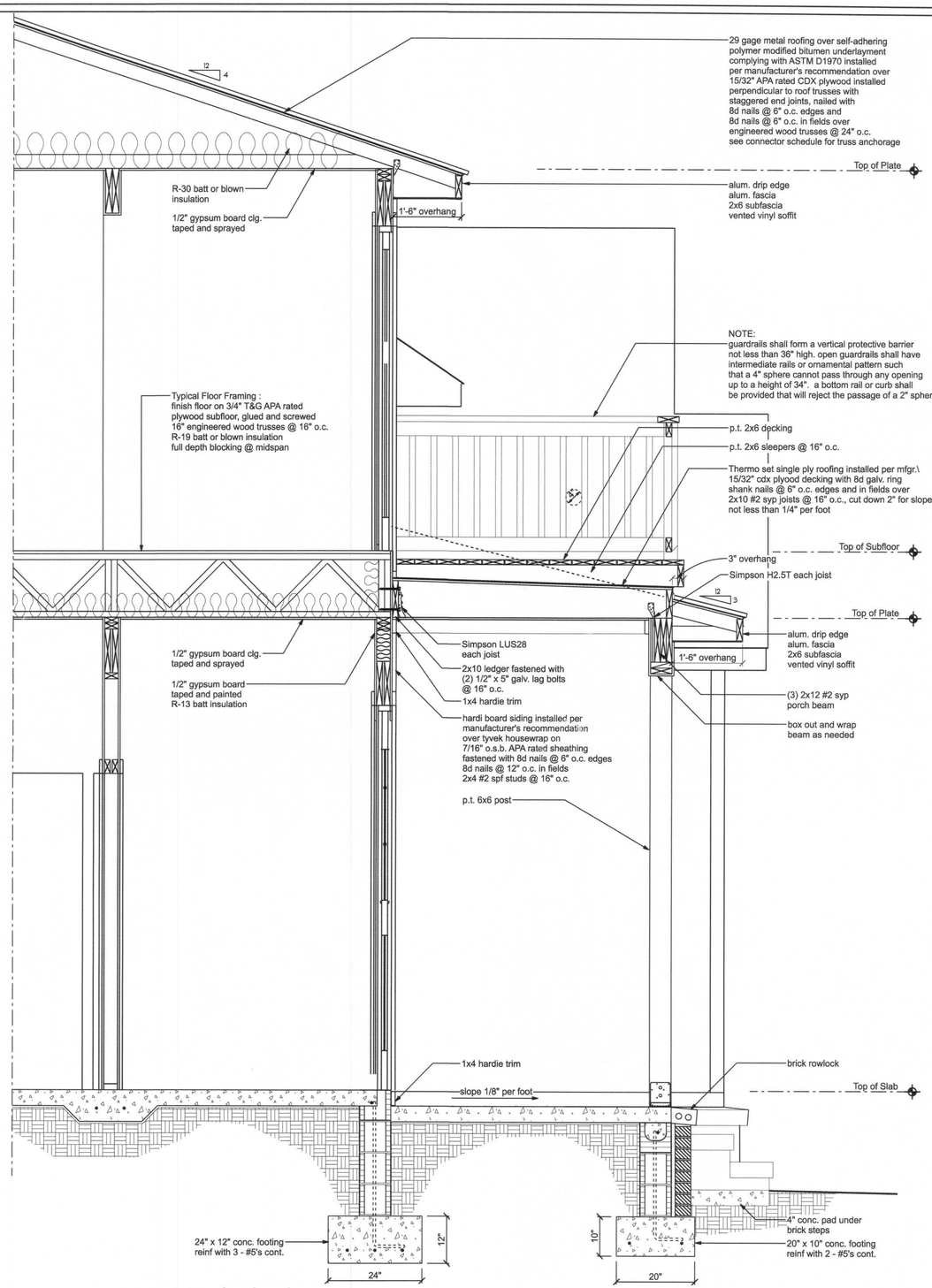
SHEET A-12
OF 17

PROJECT NO.
21.R023



1 WAL SECTION
SCAL: 1/4" = 1'-0"



2 WALL SECTION
SCALE: 1/4" = 1'-0"

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WALL SECTIONS (1 OF 2)

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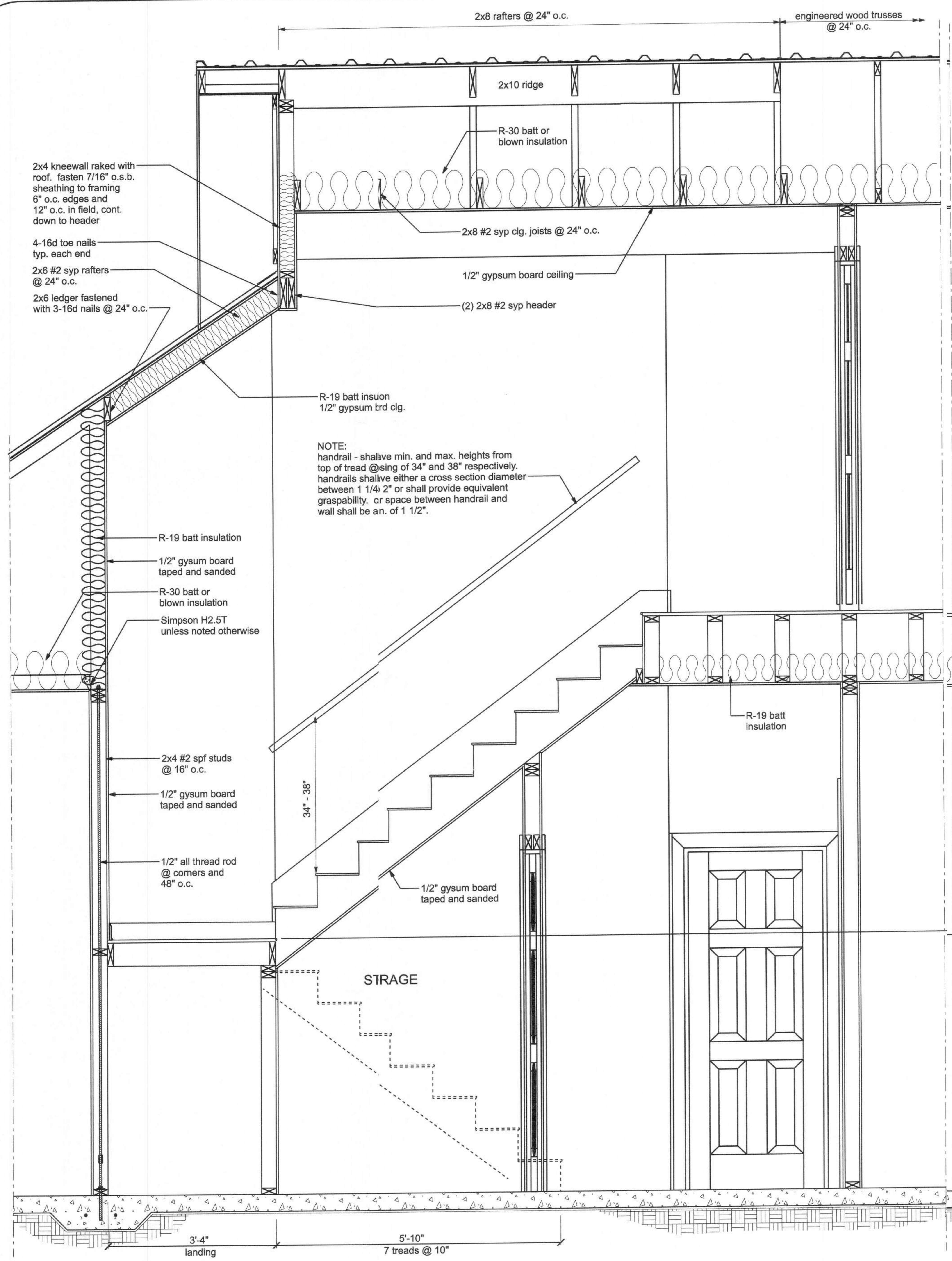
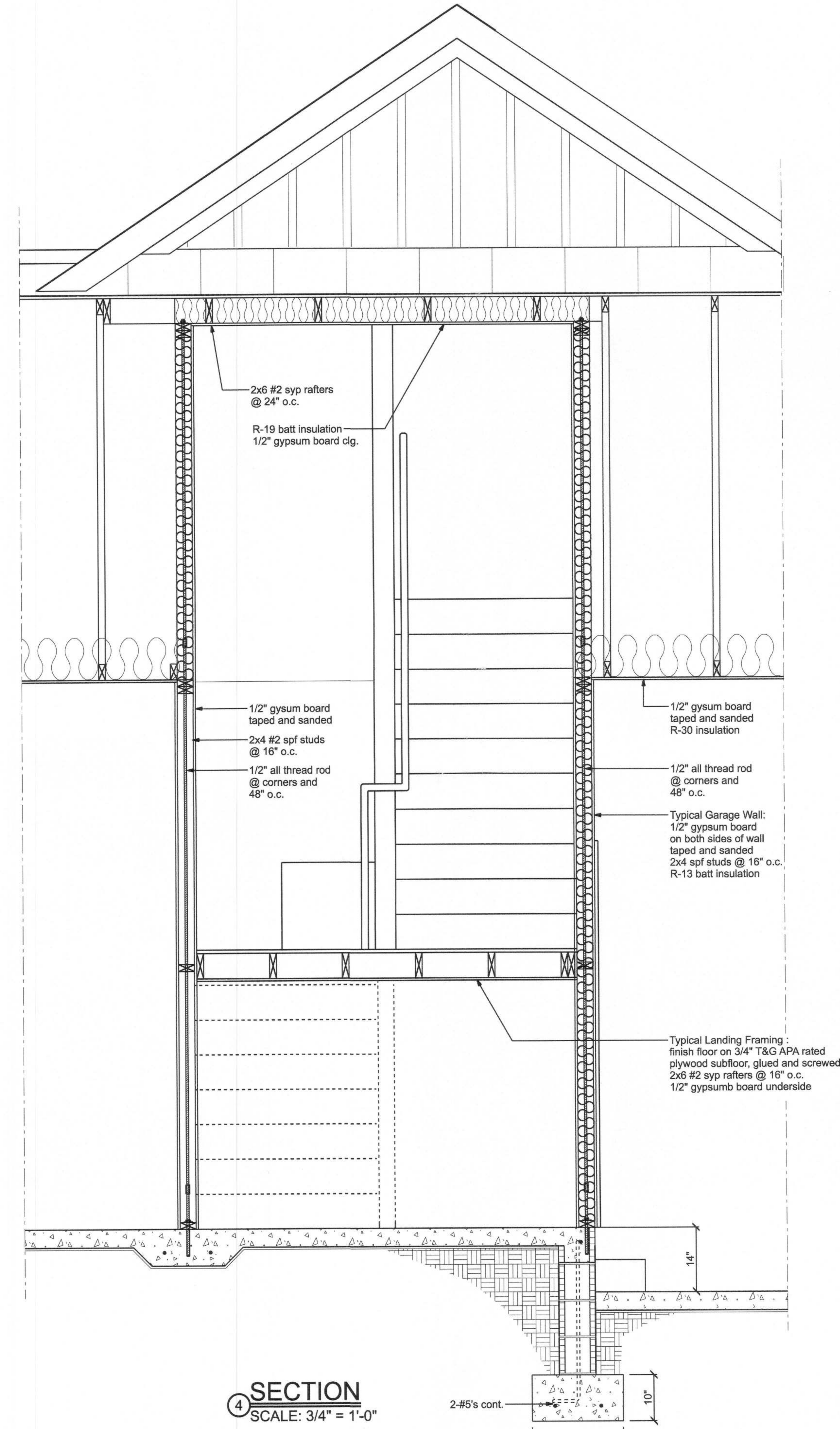
SHEET A-13
OF 17

PROJECT NO. 21.R023



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



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

DAVIS RESIDENCE

WALL SECTIONS (2 OF 2)

COASTAL ENGINEERING AND TESTING, INC
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REVISIONS	
SHEET A-14	OF 17
PROJECT NO. 21.R023	

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.

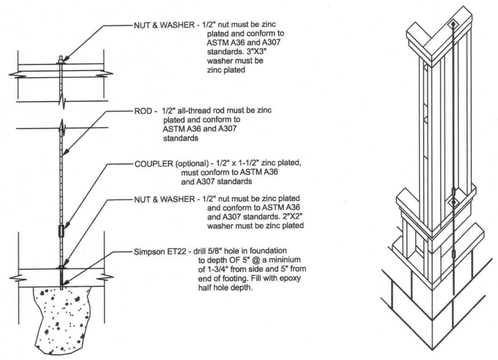
Top Connections
Top connections made at corners and header ends shall be made within 2 inches of the framing pack. A nut and 3X3 washer shall be applied to the top plates and tightened securely.

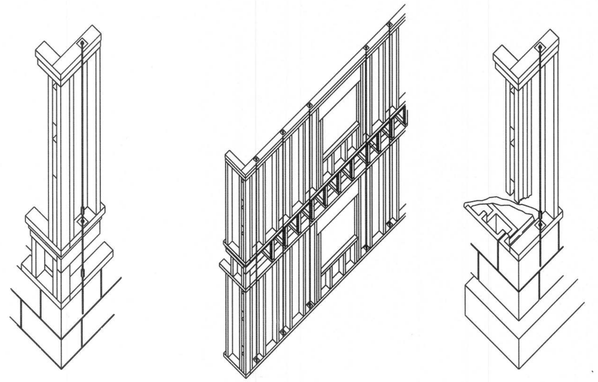
Intermediate Coupler Connections
When using the rod coupler, care should be taken to ensure full and equal thread engagement. This is easily achieved by threading the coupler all the way onto the rod, then standing the two rods end to end, then threading the coupler back over the rod joint so each rod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





1 ALL THREAD CONNECTION DETAIL
NTS

OPENING HEADER REQUIREMENTS		
EAR CNING DTH	HEADER SIZE #2 GRADE OR BETTER	JACK STUDS
)' - 3'	(2) 2x8	1
3' - 6'	(2) 2x10	2
3' - 9'	(2) 2x12	2
)' - 12'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3
12' - 15'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3
5' - 18'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3

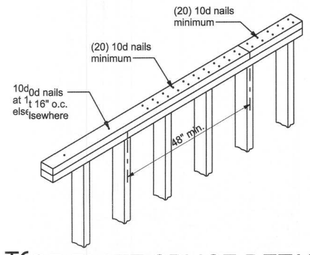
TYPICAL SHEARWALL FRAMING
SCALE: 1/2" 1'-0"

1 DOUBLE NAIL EDGE SPACING TOP AND BOTTOM PLATE
UPLIFT CAPACITY = 474 plf
(TABLE 305S1 SSTD10-99)

NOTE: ::
unless otherwise noted, all exterior walls shall be considered a shearwall

SHEARWALL NOTES:
1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS
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' 6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2
> 9' 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3

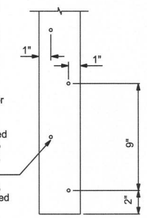


3 TOP PLATE SPLICE DETAILS
SCALE: 1/2" = 1'-0"

Note:
provide multi-stud column under each girder truss, one stud per truss ply unless otherwise noted.

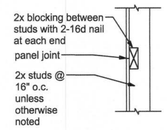
Note:
a solid member of equal or greater size than multiple members may be used. if rated sheathing is applied to narrow edges, nailed to each stud at 12" o.c. max.

10d nails, typical 2" from ends, from opposite sides, 9" on center max, staggered 2 rows.

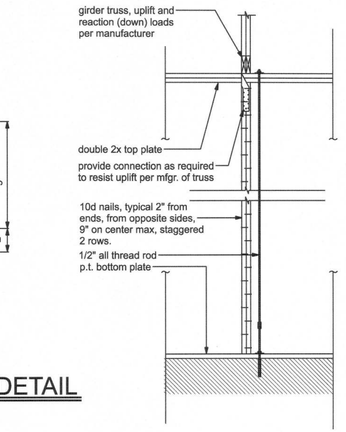


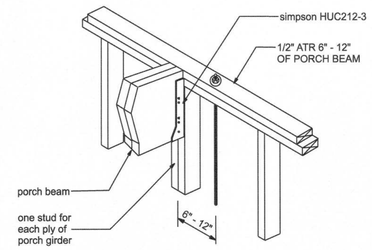
END (TOP OR BOTTOM)

2 MULTI-COLUMN DETAIL
NTS

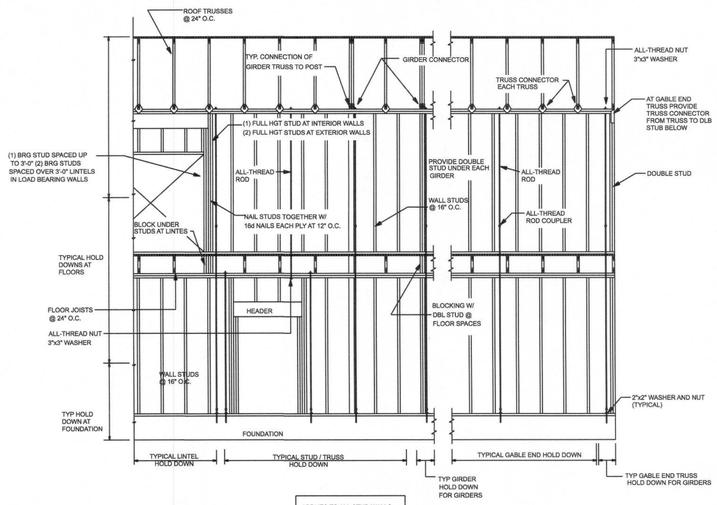


4 BLOCKING SECTION





5 ALL THREAD @ PORCH BEAM
NTS



APPLIES TO ALL STUD WALLS SUPPORTING ROOF TRUSSES.

TYPICAL STUD-MULTI STORY WALL HOLD DOWN

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

DAVIS RESIDENCE

ALL THREAD DETAILS

DATE	DRAWN BY
9/19/21	W.H.F.
	APPROVED W.H.F.

RE/ISIONS

SHEET A-15
OF 17

PROJECT NO.
21.R023

ELECTRICAL LEGEND	
ELECTRICAL	**SYMBOL**
ceiling fan globe 1	
ceiling fan spotlights 1	
8' strip lights fluorescent	
can light 6inch	
chandelier	
spotlight double	
HVAC motor	
Meter can	
electrical panel	
non fused disconnect	N
tankless water heater	w/h
transfer switch	T
50 cfm exhaust	
carbon monoxide detector	CO
floor outlet	
light	
outlet	
outlet 220v	
outlet gfi	
outlet wp	
pull chain light	
smoke detector	
switch	$
switch 3 way	$3
vanity bar light 01	
vanity bar light 02	

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.

ELECTRICAL PLAN NOTES

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

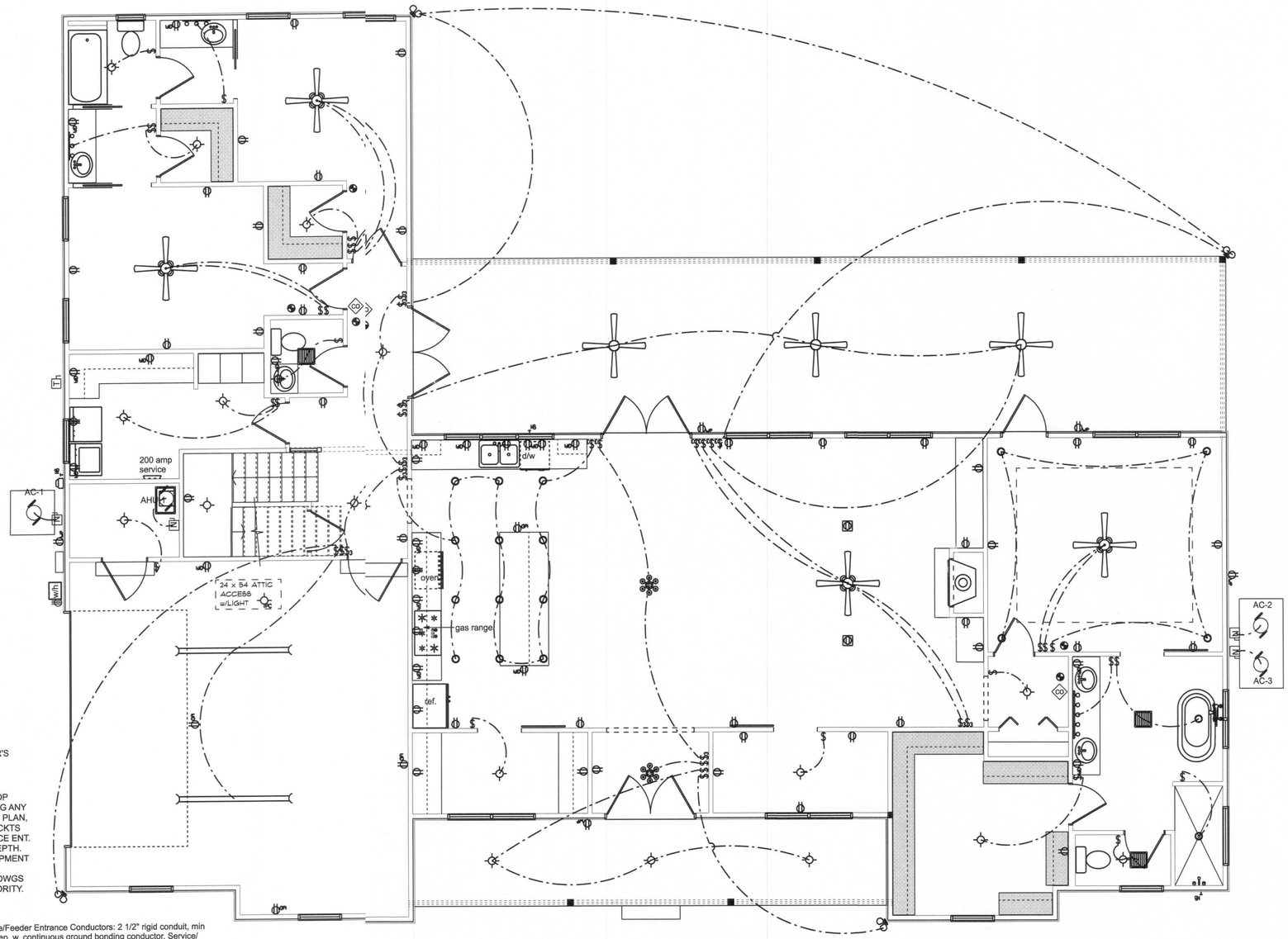
CONSULT THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED.

INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

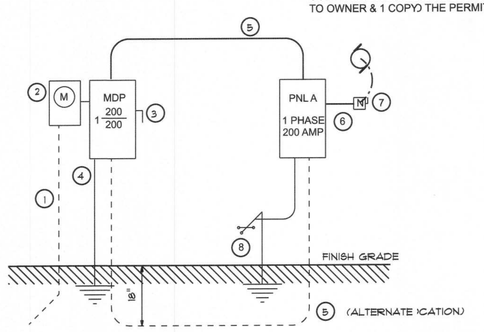
ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.

TELEPHONE, TELEVISN AND OTHER LOW VOLTAGE DEVICES OR OUTLETSHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACIRDANCE W/ APPLICABLE SECTIONS OF NEC-LAST EDITION.

ELECTRICAL CONTR'IALL PREPARE "AS-BUILT" SHOP DWGS INDICATING AILECTRICAL WORK, INCLUDING ANY CHANGES TO THE EL: PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-ILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT NDESCRIPTION & BRKR, SERVICE ENT. & ALL UNDERGROUNVIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & IADS. CONTRACTOR SHALROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY) THE PERMIT ISSUING AUTHORITY.



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, Disconnectiong 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-THHN-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.

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MAIN ELECTRICAL PLAN

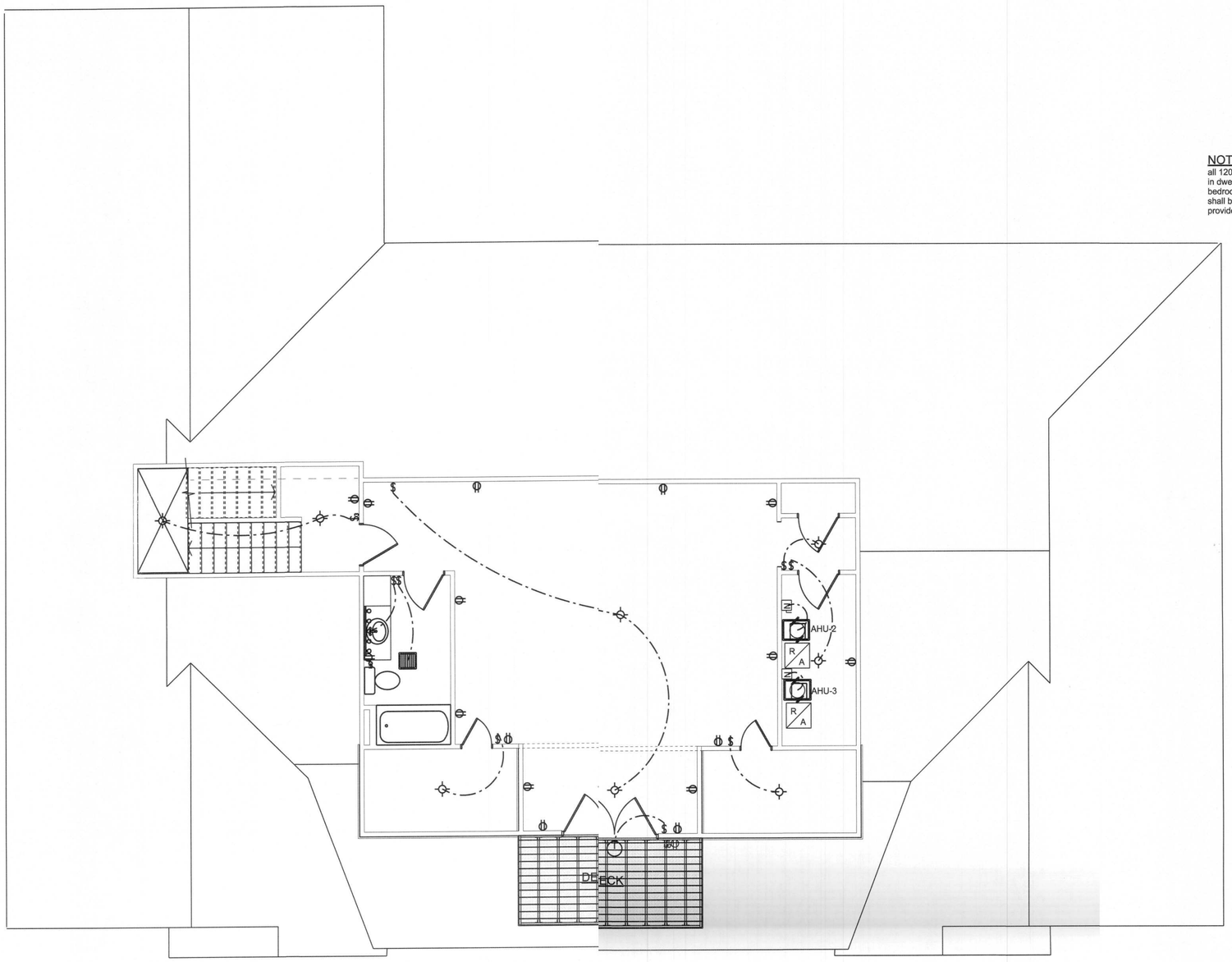
COASTAL ENGINEERING AND TESTING, INC
P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 0000870

DATE	DRAWN BY
9/19/21	W.H.F.
	APPROVED W.H.F.

RE/ISIONS

SHEET A-16
OF 17

PROJECT NO.
:1.R023



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.

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
exterior light 01	
HVAC motor	
non fused disconnect	
50 cfm exhaust	
light	
outlet	
outlet gfi	
switch	
switch 3 way	
weatherproof gfi	
vanity bar light	

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

DAVIS RESIDENCE

UPPER ELECTRICAL PLAN

COASTAL ENGINEERING AND TESTING, INC
P.O. BOX 000125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 00008701

DATE 9/19/21	DRAWN BY W.H.F.
	APPROVED W.H.F.

REVISONS

SHEET A-17
OF 17

PROJECT NO.
21.1023