TERMITE SPECIFICATIONS:

SECTION R320 PROTECTION AGAINST TERMITES

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE:

1) METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BOR-A-COR" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.

2) PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION.

1. BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 24" A.F.F.

NOTE:
WHERE PROJECT IS TO BE LOCATED IN KNOWN RADON GAS PREVALENT AREAS, APPENDIX "F" OF THE 2004 FLORIDA RESIDENTIAL BUILDING CODE IS TO BE IMPLEMENTED. CONCRETE STRENGTH IN THESE AREAS ARE TO BE A MINIMUM OF 3000 P.S.I., THEREFORE, ANY AND ALL NOTES ON THESE PLANS THAT INDICATE 2500 PSI SHALL BE REPLACED WITH 3000 P.S.I. FOR THE CONCRETE STRENGTH.

ABBREVIATIONS

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

MASTER REVISIONS

DATE	DESCRIPTION

STRUCTURAL NOTES:

CAST IN PLACE CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI, A SLUMP OF 3" FOR FOOTINGS/FOUNDATIONS AND 4" FOR SLABS
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 HAVE 1'-0" HOOK LENGTH OR CORNER BARS WITH A 2'-1" 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.

REINFORCING STEEL

ALL REINFORCING STEEL SHALL BE NEW DEFORMED BARS FREE FROM RUST, SCALE & OIL & SHALL MEET ASTM A-615 REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS, TOP REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRINGERS. DOWELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN PLACE BY USING ADDITIONAL CROSS-REINFORCING TIED TO FOOTING REINFORCING. SPLICES IN REINFORCING WHERE PERMITTED SHALL BE THE FOLLOWING MINIMUM, UNLESS OTHERWISE INDICATED ON THE DRAWINGS:

FTGS, WALLS, COLUMNS, BEAMS, SLABS:	36 DIA. OR 2'-0" MIN.
FILLED CELL REINFORCING:	40 DIA. OR 2'-1" MIN.
TEMPERATURE REINFORCING:	20 DIA. OR 1'-0" MIN.
WELDED WIRE MESH:	8" LAP

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 = 1500 PSI)
2. MORTAR SHALL BE TYPE "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 AT 28 DAYS 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 NDS "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", 2001 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 OR BETTER 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.
4. FASTENERS FOR PRESSURE PRESERVATIVE AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.

PREFABRICATED WOOD TRUSSES

1. ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS.
2. PREFABRICATE 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 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. IN 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 "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. EPOXY ANCHORS WITH 6" EMBEDMENT. SIMPSON "SET" EPOXY ADHESIVE BINDER FOLLOWING ALL MANUFACTURERS RECOMMENDATIONS. SEE PLAN FOR EMBEDMENT DEPTH AT FLOOR STEPS.
2. FOR MISSED VERT. DOWELS 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 EMBEDMENT EPOXY (SIMPSON "SET", EPOXY), MIXED PER MANUFACTURER'S INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING 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.
3. 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)
4. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) SIMPSON MTSM16 6 TWIST STRAP W/ (4) ¼" X 2½" TITENS TO MASONRY AND (7)-10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW. IF GIRDER TRUSS CONNECTIONS ARE MISSED CONTACT ENGINEER OF RECORD FOR SUBSTITUTION.

GUTTER REQUIREMENTS

1. WHEN SEPTIC FIELDS ARE LOCATED IN THE FRONT OF THE HOUSE, GUTTERS ARE REQUIRED TO DIRECT RUNOFF AWAY FROM LEACH FIELDS

STRUCTURAL DESIGN CRITERIA

CODES:
FLORIDA RESIDENTIAL BUILDING CODE, 2004 EDITION
2004 FLORIDA RESIDENTIAL BUILDING CODE,
PLUMBING, MECHANICAL, FUEL GAS, ENERGY
EFFICIENCY, ACCESSIBILITY, NFPA 70 2005 EDITION
AND NATIONAL ELECTRICAL CODES
BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-02)
SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-02)
BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-02)
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2001 EDITION
WOOD FRAMED CONSTRUCTION MANUAL, 2001 EDITION
APA PLYWOOD DESIGN SPECIFICATION

LIVE LOADS:

ROOF	20 PSF (REDUCIBLE)
RESIDENTIAL FLOOR, UNLESS OTHERWISE INDICATED	40 PSF
BALCONIES	60 PSF
STAIRS	40 PSF
LIGHT PARTITIONS (DEAD LOAD), U.N.O.	20 PSF
	10 PSF ATTIC L.L.

CONCRETE STRENGTH @ 28 DAYS

ALL CONCRETE UNLESS OTHERWISE INDICATED	2500 PSI
PEA GRAVEL CONCRETE FOR MASONRY CELLS ONLY	3000 PSI
(DO NOT USE FOR CONCRETE COLUMNS OR TIE BEAMS)	

REINFORCING:

WELDED WIRE FABRIC SHALL CONFORM TO	ASTM A185
ALL REINFORCING BARS	ASTM A615-40 40,000 PSI
ALL STIRRUPS AND TIES	ASTM A615-40 40,000 PSI
POLYPROPYLENE FIBERS FOR SLABS ON GRADE	MINIMUM 1.5 LBS. OF FIBERS PER CUBIC YARD

CONCRETE MASONRY UNITS:
ASTM C90-01, 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:	SHINGLE ROOF:
TOP CHORD LIVE LOAD:	20 PSF
TOP CHORD DEAD LOAD:	10 PSF
BOTTOM CHORD DEAD LOAD:	10 PSF
	40 PSF
BOTTOM CHORD ATTIC LIVE LOAD:	10 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.

SOIL BEARING VALUE:
ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000 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. SOIL TO BE COMPACTED TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM - 1557 (MODIFIED PROCTOR)

BUILDING DATA

MEAN ROOF 15 FT. HIGH
TYPICAL FOR SINGLE STORY HOMES

WIND LOADS BASED ON FBC, SECTION 1609
WIND SPEED 110 MPH (3 SEC. GUST)
WIND IMPORTANCE FACTOR – (Iw) = 1.0
WIND EXPOSURE – "B" (FBC 1609.4)
INTERNAL PRESSURE COEFFICIENT = +/- 0.18 (ENCLOSED BLDG)

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND SEALED OR WHILE CURRENT CODE IS VALID

DESIGN WIND PRESSURE:

(COMPONENT AND CLADDING) WORST CASE IS END ZONE WITH AN EFFECTIVE WIND AREA OF 10 S.F. END ZONE PRESSURE IS APPLICABLE TO AN OPENING WITHIN 5'-0" OF AN EXTERIOR BUILDING CORNER

FOR WINDOWS & DOORS SEE FLOOR PLAN FOR ACTUAL PRESSURES

INDEX OF DRAWINGS

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

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

NOTICE TO BUILDER

IT IS THE INTENT OF THIS DESIGNER THAT THESE PLANS ARE ACCURATE AND ARE CLEAR ENOUGH FOR THE LICENSED PROFESSIONAL TO CONSTRUCT THIS PROJECT. IN THE EVENT THAT SOMETHING IS UNCLEAR OR NEEDS CLARIFICATION..STOP..AND CALL THE DESIGNER LISTED IN THIS TITLE PAGE. IT IS THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL THAT IS CONSTRUCTING THIS PROJECT TO FULLY REVIEW THESE DOCUMENTS BEFORE CONSTRUCTION BEGINS AND ANY AND ALL CORRECTIONS, IF NEEDED, TO BE MADE BEFORE ANY WORK IS DONE.

LAST PLOT DATE: February 11, 2009 09:36 AM

Tri-County Home Designs
P.O. Box 285
Trenton, FL 32693
352-463-8857 Office
352-274-3006 Mobile
tchdesigns@gmail.com
Certificate of Authorization #27295

◦ CAD PLAN ENTRY
◦ PLAN REVISIONS
◦ CUSTOM DESIGNS

AID BID®

RANDOLPH WIGNS, P.E.
3260 Patton Ave Bell, FL 32619

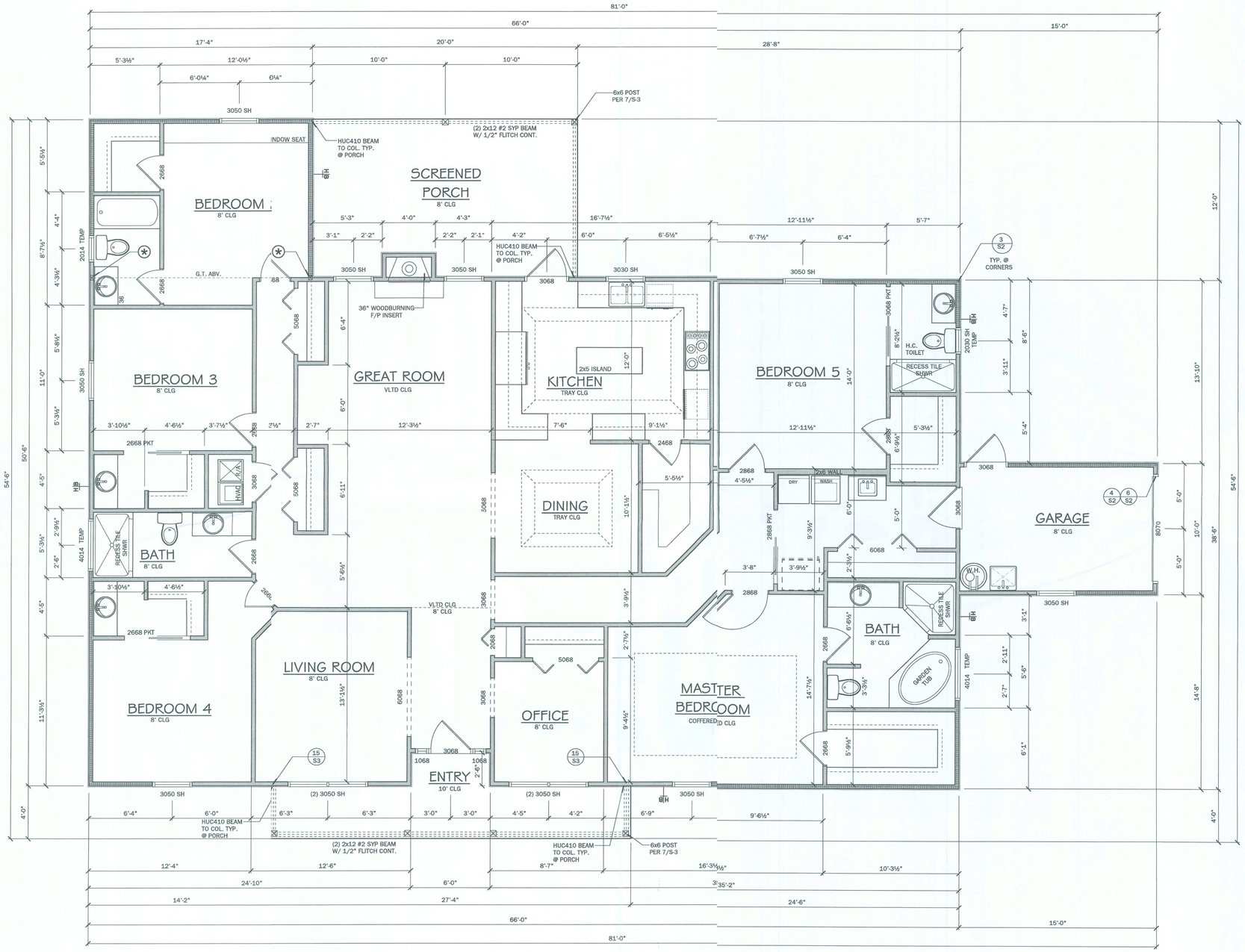
STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE 2004 FLORIDA RESIDENTIAL BUILDING CODE
SEAL APPEARING ON THIS DOCUMENT IS VALID ONLY WHEN IT CONTAINS AN ORIGINAL SIGNATURE
STRUCTURAL DESIGN ONLY
STATE OF FLORIDA, REG. # 19721
DATE: February 11, 2009

BUILT WRIGHT Custom Homes
Frame • Block • IGF
352-463-3013 Office
352-463-1933 Fax
State Licensed & Insured CRC1328415

PROJECT:
Gonzalez Residence
Columbia County

SHEET NO.
1
OF
9

COVER SHEET



NOTE PROVIDE (2) FULL LENGTH STUDS @ EACH END OF EACH SHEARWALL SEGMENT

110 MPH OPENING PRESSURES

INTERIOR ZONE	END ZONE
A	B
+21.8 / -23.6	+21.8 / -29.1
C	D
+20.8 / -22.6	+20.8 / -27.2
E	F
+19.5 / -21.3	+19.5 / -24.6
G	H
SEE COVER	SEE COVER

WALL LEGEND

FRAMED WALL

FRAMED SHEAR WALL

BEARING WALL

FRAMED WALL W/ SIDING

NOTE:
1. ALL WINDOWS WITHIN 2'-0" OF DOORS AND IN SHOWER OR TUB AREAS WILL BE SAFETY TEMPERED GLASS.
2. ALL DOORS LEADING FROM UNCONDITIONED SPACE TO CONDITIONED SPACE SHALL BE SOLID CORE.
3. CEILING FOR EXTERIOR ENTRIES AND COVERED PORCHES TO HAVE 7/16" SPAN RATED OSB NAILED PER ZONE ON ROOF DIAPHRAGM NAILING SCHEDULE ON SHEET S-4.
4. DOOR FROM GARAGE INTO HOUSE MUST BE SPECIFIED AS EITHER A MINIMUM 1 3/8" SOLID WOOD DOOR, SOLID OR HONEYCOMB STEEL DOOR, OR 20 MINUTE FIRE RATED DOOR.

(*) 3.5"x3.5" P.L. COL. IN WALL . PROVIDE 12/S-2 FOR BASE CONNECTION

WINDSTORM OSB WALL SHEATHING NAILING PATTERN:

NON-SHEARWALL:

TOP PLATE:	8d@6" O.C.
LONG EDGE:	8d@6" O.C.
FIELD:	8d@12" O.C.
BOTTOM PLATE:	8d@6" O.C.

SHEARWALL:

TOP PLATE:	8d@3" O.C.
LONG EDGE:	8d@6" O.C.
FIELD:	8d@12" O.C.
BOTTOM PLATE:	8d@3" O.C.

FLOOR PLAN

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

AREA CALCULATIONS

TOTAL LIVING	2735 S.F.
GARAGE	160 S.F.
FRONT PORCH	119 S.F.
SCREENED PORCH	228 S.F.
TOTAL AREA UNDER ROOF	3242 S.F.

LAST PLOT DATE: February 11, 2009 09:38 AM

Tri-County Home Designs
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- CAD PLAN ENTRY
- PLAN REVISIONS
- CUSTOM DESIGNS

RANDOLPH WIGGINS, P.E.
2263 Patten Ave
Ogden, UT 84401

STRUCTURAL DESIGN IN ACCORDANCE WITH THE 2004 FLORIDA RESIDENTIAL BUILDING CODE
SEAL ONLY APPLIES TO ARCHITECT'S SHEET IS VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE

RANDOLPH WIGGINS, P.E. # 19721
DATE: February 11, 2009

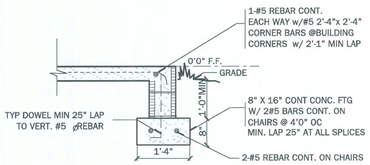
BUILT WRIGHT Custom Homes
Tri-County Home Designs
352-463-3013 Office
352-463-1933 Fax
State Licensed & Insured CRC1328415

PROJECT:
Gonzalez Residence
Columbia County

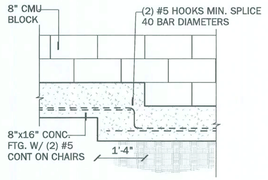
SHEET NO.
2
OF
9

FLOOR PLAN

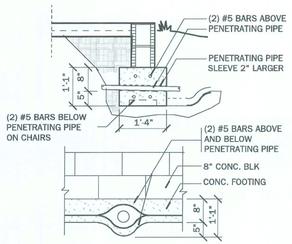
ALTERNATE STEMWALL DETAILS



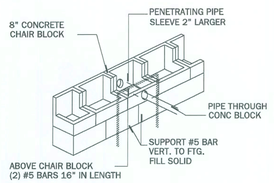
1a TYPICAL FOOTING
SCALE: 1/2" = 1'0"



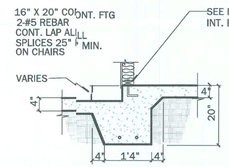
STEPPED FOOTING
C.M.U. WALL SCALE: 1/2" = 1'0"



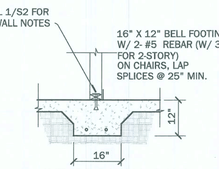
PENETRATION DETAIL
(ONE STORY) @ FOOTING SCALE: 1/2" = 1'0"



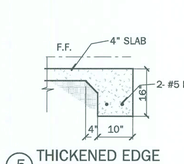
PENETRATION THROUGH CHAIR BLOCK
SCALE: 1/2" = 1'0"



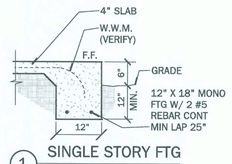
11 STEP DOWN BRG.
SCALE: 1/2" = 1'0"



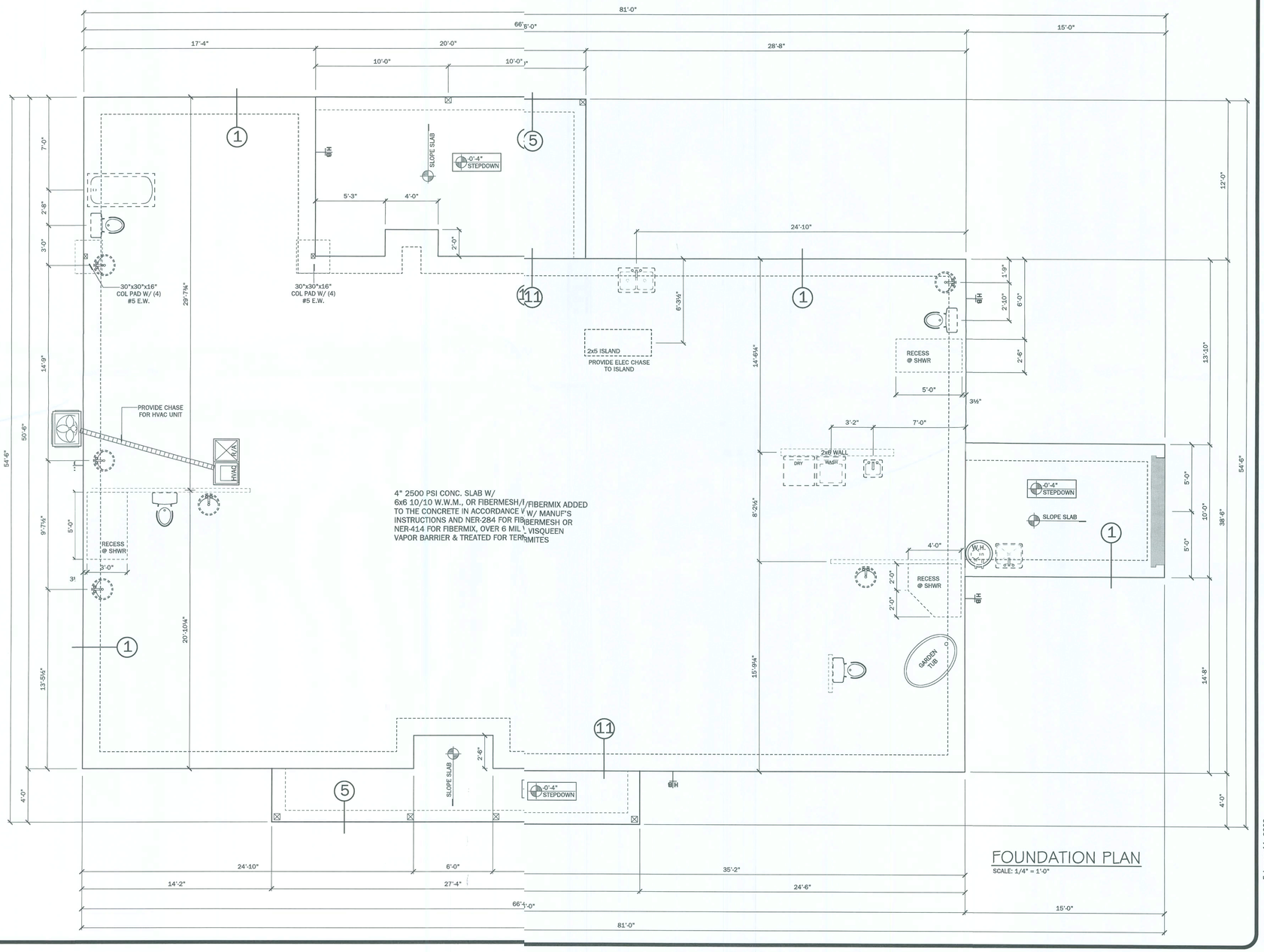
10 INT. BRG WALL 2 X 4
SCALE: 1/2" = 1'0"



5 THICKENED EDGE
SCALE: 1/2" = 1'0" BEARING



1 SINGLE STORY FTG
BEARING SCALE: 1/2" = 1'0"



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

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- CAD PLAN ENTRY
- PLAN REVISIONS
- CUSTOM DESIGNS

RANDOLPH WIGGINS, P.E.
2007 SW 34th Street
Gainesville, FL 32608
STRUCTURE DESIGNED IN ACCORDANCE WITH THE 2004 FLORIDA RESIDENTIAL BUILDING CODE
SEALED FOR STRUCTURE ONLY
SIGNATURE AND ORIGINAL EMBOSSED SEAL REQUIRED FOR THIS SHEET TO BE VALID
RANDOLPH WIGGINS, P.E. R.I. # 19721
DATE February 11, 2009

BUILT WRIGHT Custom Homes
Family Owned & Operated
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352-463-1933 Fax
State Licensed & Insured CRC1328415

PROJECT:
Gonzalez Residence
Columbia County

SHEET NO.
3
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9

FOUNDATION PLAN

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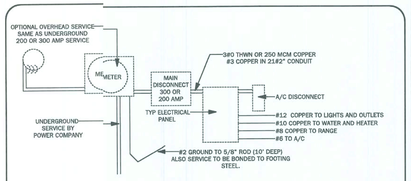


ELECTRICAL RISER

NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70 2005 ED LOCAL CODES AND THE LOCAL POWER CO.

ELECTRICAL LEGEND

$ SINGLE POLE SWITCH	CM CARBON MONOXIDE DETECTOR
$2 DOUBLE POLE SWITCH	SMOKE DETECTOR
$3 THREE-WAY SWITCH	FLOOD LIGHT
$4 FOUR-WAY SWITCH	FLUORESCENT LIGHTING
$DM DIMMER SWITCH	CEILING FAN
CEILING FIXTURE	CHIMES DOOR BELL CHIMES
SCOUNCE (WALL MOUNTED) FIXTURE	DOOR BELL
110 VOLT DUPLEX OUTLET	DISP DISPOSAL
110 VOLT SPLIT SWITCHED OUTLET	DISCONNECT SWITCH
GROUND FAULT INTERRUPT	SP PREWIRE SPEAKER
WP WATER PROOF W/ GROUND FAULT	J JUNCTION BOX
220 VOLT OUTLET	T THERMOSTAT
SPECIAL SERVICES OUTLET	LOW VOLTAGE LIGHTING
TV T.V. CABLE OUTLET	I C INTERCOM SYSTEM
TELEPHONE CABLE OUTLET	PB GARAGE DOOR PUSH BUTTON
RECESSED LIGHTING	
WP WATER PROOF RECESSED LIGHTING	
BATH FAN	
BATH FAN W/ LIGHT	

NOTES:

UNLESS OTHERWISE NOTED

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF (GENERAL)

KITCHEN	44" AFF
BATHROOM	39" AFF
LAUNDRY ROOM	36" AFF
EXTERIOR WATERPROOF	12" AFF
GARAGE GENERAL PURPOSE	42" AFF
RANGE	2" AFF

2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE.

3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.

4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & ACCESSORIES.

5. SMOKE DETECTORS SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE, SECTION 907.

6. PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN ALL DWELLING UNIT BEDROOMS PER NFPA 70A-2

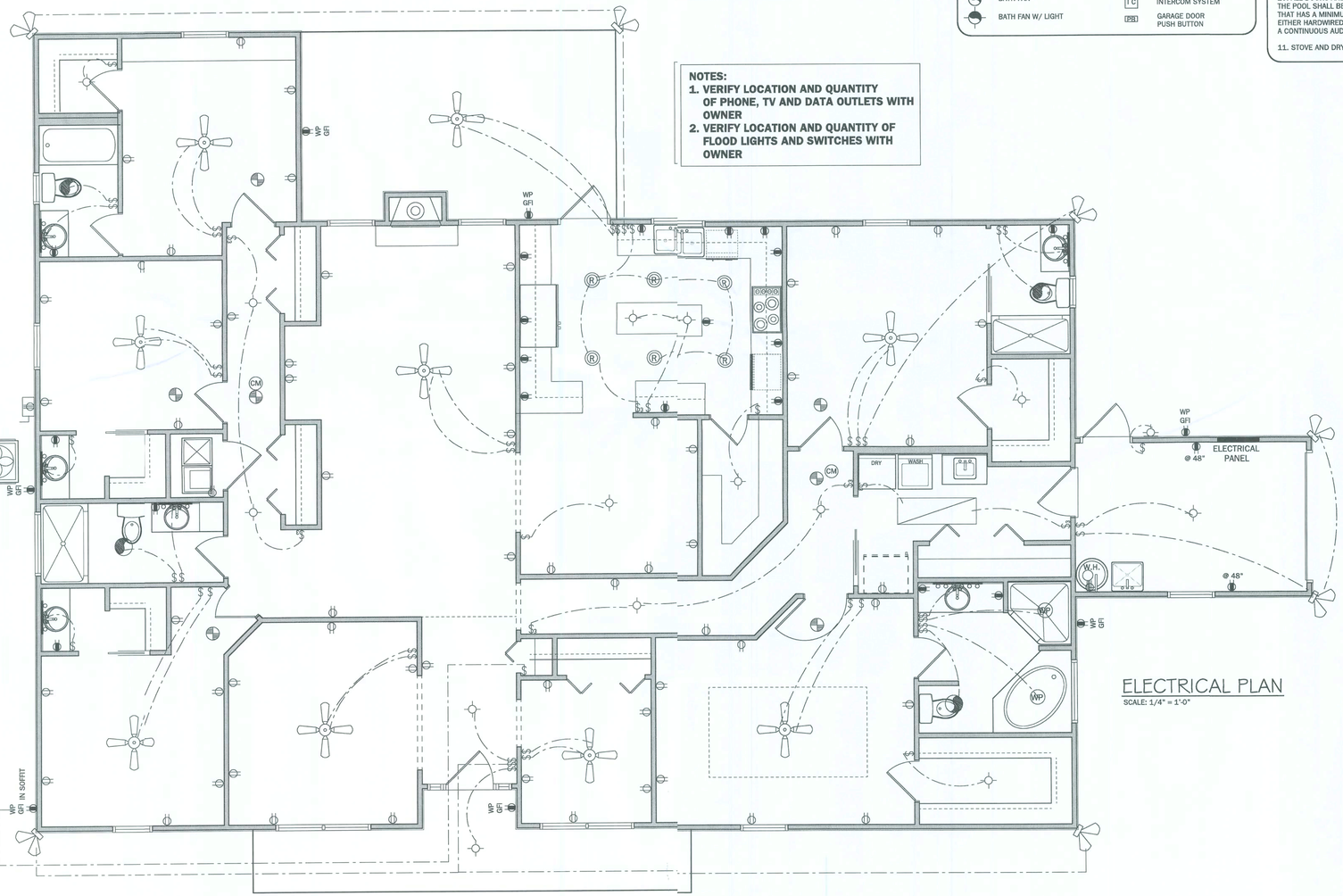
7. KEEP ALL SMOKE DETECTORS MINIMUM OF 36" FROM BATHROOM DOORS

8. IN NEW CONSTRUCTION, SMOKE DETECTORS SHALL BE HARDWIRED INTO AN A/C ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP.

9. BATHROOM EXHAUST FANS MUST VENT TO THE EXTERIOR OF THE BUILDING, ATTIC SPACE AND SOFFITS ARE NOT ACCEPTABLE.

10. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 dBA AT 10 FEET, AND EITHER HARDWIRED OR OF THE PLUG-IN TYPE. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR OR WINDOW ARE OPENED.

11. STOVE AND DRYER TO HAVE NEUTRAL



ELECTRICAL PLAN

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

LAST PLOT DATE: February 11, 2009 09:39 AM

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DATE: February 11, 2009 RANDOLPH WIGGINS P.E. FL# 18721

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4
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9

ELECTRICAL PLAN

GENERAL NOTES:

VENTILATION CALCULATION

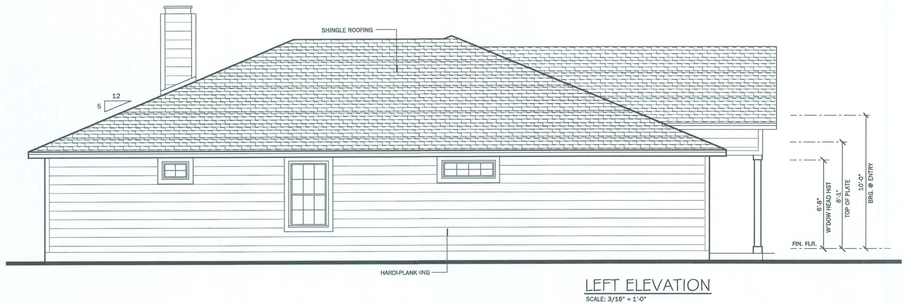
FORMULA PER FRBC 2004 SEC 806.2= S.F / 300 (1/300) / 2 (INTAKE vs EXHAUST) * 144 (TO CONVERT TO SQ. INCHES) = NET SQ. INCH REQUIREMENT

3242/300 = 11 /2 =5.5 * 144 = 792
792 SQ. INCHES OF VENTILATION REQUIRED

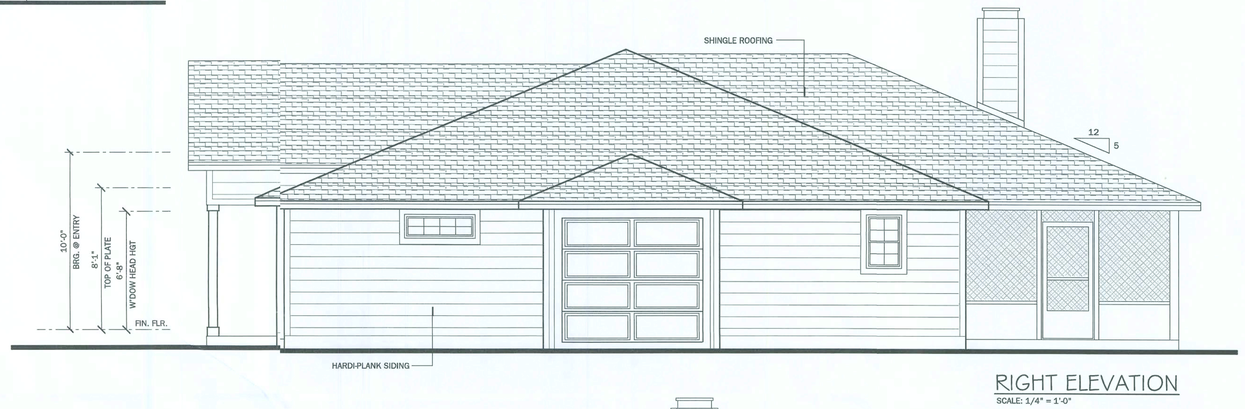
ROOF CRITERIA

-24" OVERHANG @ EAVES U.N.O.
-12" OVERHANG @ GABLES U.N.O.
-PLUMB CUT FASCIA
-ROOF PITCH PER ELEVATION
-WINDLOAD CALC. PER ASCE 7-02 (VARIES BY LOCATION)
-SHINGLE LOADING

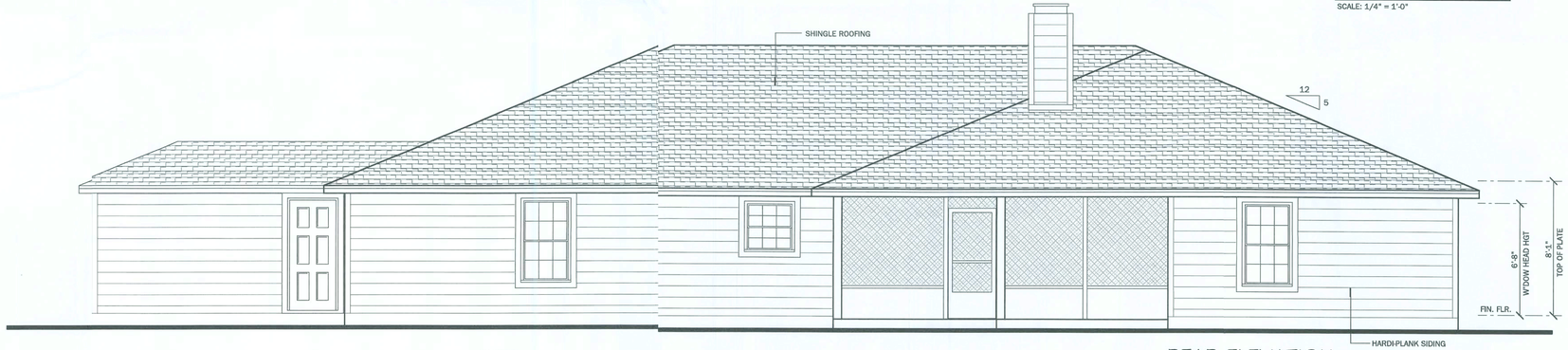
NOTE: SOFFITS ARE TO BE PERFORATED AND THE NET FREE SQUARE INCHES SHALL MEET OR EXCEED THE CALCULATED AMOUNT OF VENTILATION REQUIRED



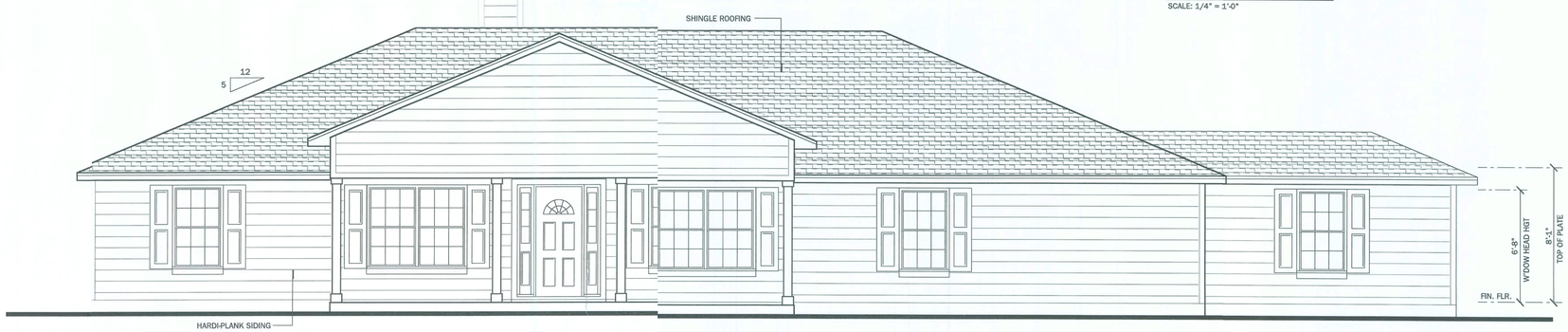
LEFT ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

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5
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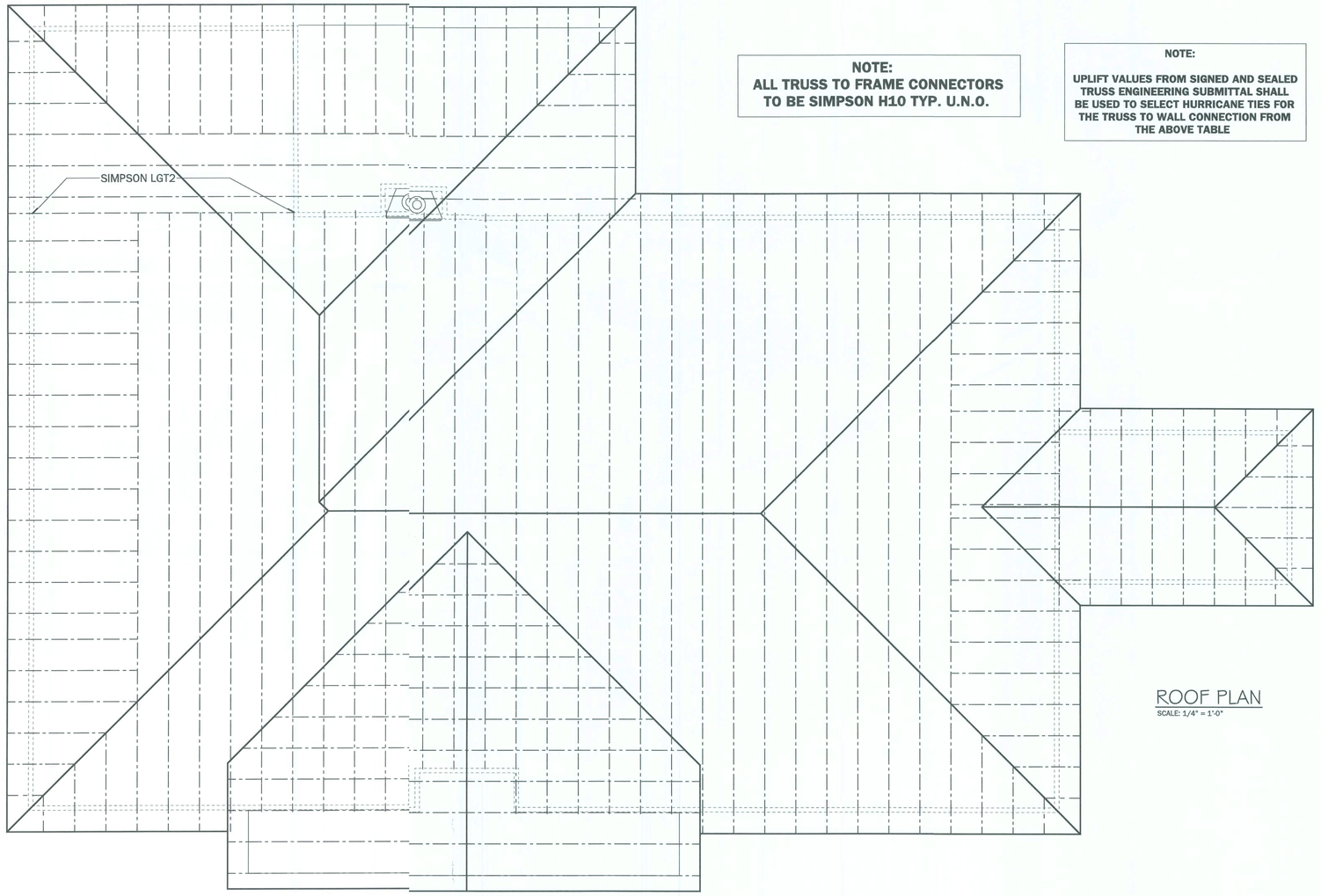
9

ELEVATIONS

MARK	HOLD DOWN ANALYSIS	UPLIFT
	UNLESS NOTED OTHERWISE: 1.) ALL HARDWARE TO BE SIMPSON 2.) WOOD CONNECTIONS = H2.5 W/ 10-8d NAILS H1 W/ 10-8d NAILS H10 W/ 16-8d NAILS OR MTS12 W/ 14-10dX1 1/2" NAILS	 365# 400# 850#
A	2 - MTS12 W/ 14 10dX1 1/2" NAILS	1720 #U
B	2 - HTS20 W/ 20 - 10d	2900 #U
C	HCP2 W/ 12-10d X 1 1/2" NAILS	520 #U
D	LGT2 W/30-16d SINKERS	1785 #U



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

NOTE:
ALL TRUSS TO FRAME CONNECTORS TO BE SIMPSON H10 TYP. U.N.O.

NOTE:

UPLIFT VALUES FROM SIGNED AND SEALED TRUSS ENGINEERING SUBMITTAL SHALL BE USED TO SELECT HURRICANE TIES FOR THE TRUSS TO WALL CONNECTION FROM THE ABOVE TABLE

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Randolph Wiggins
No. 15721
STATE OF FLORIDA
Feburary 11, 2009
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ROOF PLAN A

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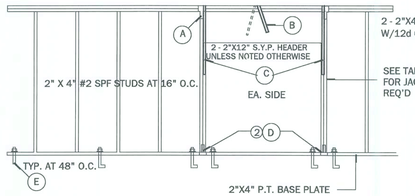


1 S-2 **TYPICAL BEARING WALL**
WINDSTORM OSB (WITH ROOF LOAD APPLIED) N.T.S.

WINDSTORM OSB WALL SHEATHING NAILING PATTERN:

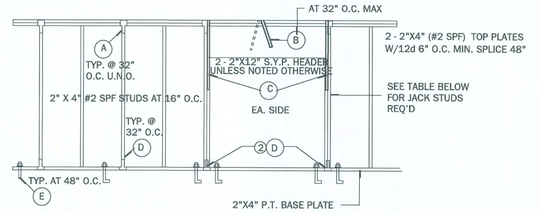
NON-SHEARWALL:	
TOP PLATE:	8d@6" O.C.
LONG EDGE:	8d@6" O.C.
FIELD:	8d@12" O.C.
BOTTOM PLATE:	8d@6" O.C.
SHEARWALL:	
TOP PLATE:	8d@3" O.C.
LONG EDGE:	8d@6" O.C.
FIELD:	8d@12" O.C.
BOTTOM PLATE:	8d@3" O.C.

CONNECTOR LEGEND	
A	SIMPSON SPH4 W/ 12-10d x 1/2
B	SIMPSON MTSA24 W/ (18) 10d NAILS
C	SIMPSON MTSA24 W/ (18) 10d NAILS
D	SIMPSON SPH4 W/ 12-10d X 1 1/2"
E	1/2"X10" J-BOLT W/ 2" WASHER @ 48" O.C. PLUS (2) WITHIN 6" EACH SIDE OF JACK STUDS @ HEADER

WINDOW & DOOR JACK TABLE
PROVIDE JACKS @ EACH END AS FOLLOWS
(2) WHEN OPN'GS ARE GREATER THEN 4'-0"
(3) WHEN OPN'GS ARE GREATER THEN 6'-0"
(4) WHEN OPN'GS ARE GREATER THEN 8'-0" BUT LESS THAN 10'-0"

NOTE: **FOR EXTERIOR SEE 2/S2 FOR SHEATHING TYPE AND NAILING SCHEDULE**

WINDSTORM OSB WALL SHEATHING ALTERNATE



1 S-2 **TYPICAL BEARING WALL**
UPLIFT CAPACITY PER 24" = 570# (WITH ROOF LOAD APPLIED) N.T.S.

CONNECTOR LEGEND	
A	SIMPSON SPH4 W/ 12-10d x 1/2
B	SIMPSON MTSA24 W/ (18) 10d NAILS
C	SIMPSON MTSA24 W/ (18) 10d NAILS
D	SIMPSON SPH4 W/ 12-10d X 1 1/2"
E	1/2"X10" J-BOLT W/ 2" WASHER @ 48" O.C. PLUS (2) WITHIN 6" EACH SIDE OF JACK STUDS @ HEADER

WINDOW & DOOR JACK TABLE
PROVIDE JACKS @ EACH END AS FOLLOWS
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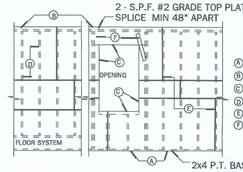
(4) WHEN OPN'GS ARE GREATER THEN 8'-0" BUT LESS THAN 10'-0"

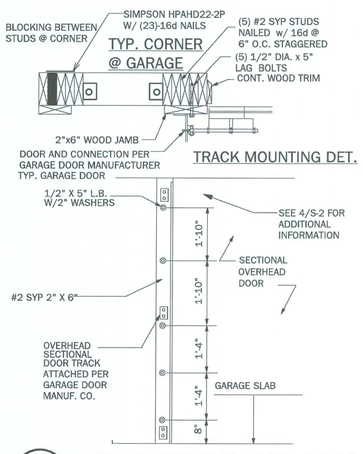
NOTE: **FOR EXTERIOR SEE 2/S2 FOR SHEATHING TYPE AND NAILING SCHEDULE**



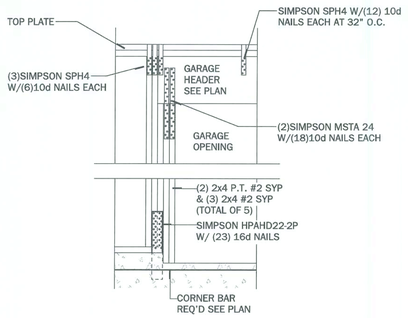
NOTE: INSTALL 2x4 BLOCKING @ EACH PLYWOOD JOINT

- (A) NAIL AT BASE 3" O.C. W/8d COMM.
- (B) NAIL AT TOP PLATE 3" O.C. W/8d COMM.
- (C) NAIL OPENING PERIMETER @ 3" O.C. W/8d COMM.
- (D) NAIL INT. AT 6" O.C. W/8d COMM.
- (E) STAGGER ALL VERT. JOINTS & NAIL @ 4" O.C. W/8d COMM.
- (F) NO PLYWOOD SPLICE @ HEADER - NAIL PLYWOOD TO HEADER W/8d @ 4" O.C. . OPENINGS OVER 6'-0" USE SIMPSON OR (USP) LSTA 30 W/22 - 10d @ EA. END OF HEADER TO JACK & STUD

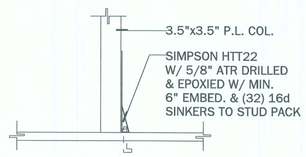
2 S-2 **TYPICAL WALL SHEATHING INSTALLATION & NAILING SCHEDULE** N.T.S.



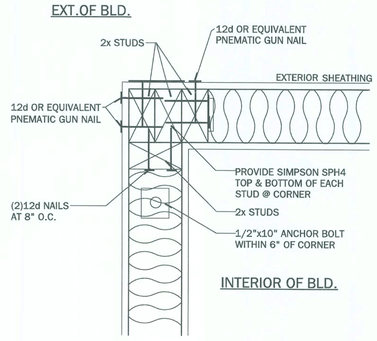
6 S-2 **SECT. OVERHEAD GAR. DOOR INSTALL** N.T.S.



4 S-2 **GARAGE HEADER ANCHOR** SCALE:1/2"=1'-0"



12 S-2 **GIRDER BASE CONNECTION** MAX UPLIFT 1520# SCALE:1/2"=1'-0"



3 S-2 **EXTERIOR FRAME CORNER** SCALE: 1" = 1'-0"

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TYPICAL FRAMING DETAILS

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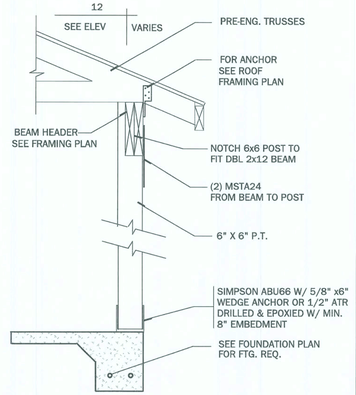
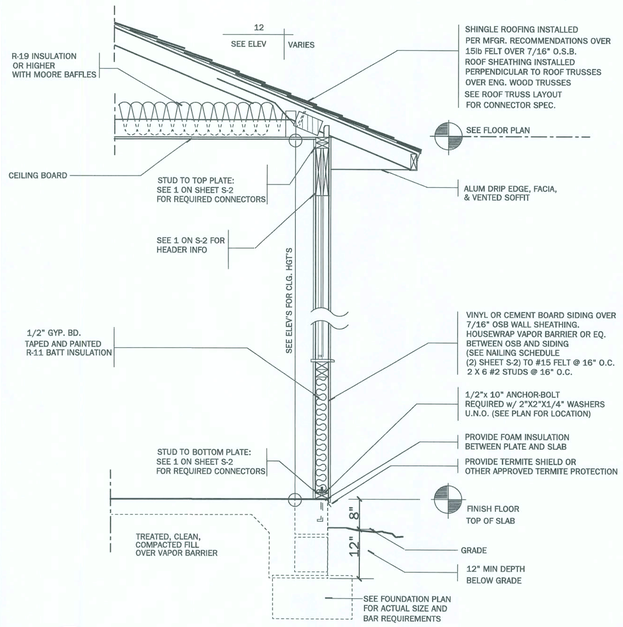


7/S-3 **6"x6" POST AND BEAM DETAIL**

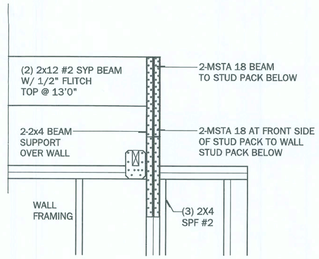
SCALE: 1/2" = 1'0"



1/S-3 **TYPICAL WALL SECTION**

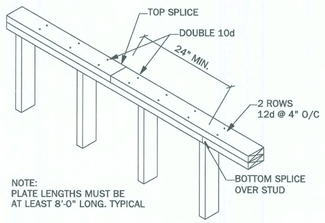
SINGLE STORY FRAME

SCALE 3/4" = 1'-0"



15/S-3 **STEP UP RAISED BEAM**

N.T.S.



16/S-3 **TOP PLATE SPLICE DETAIL**

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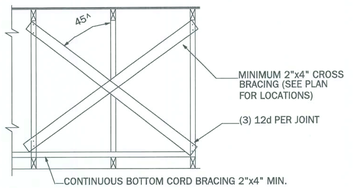
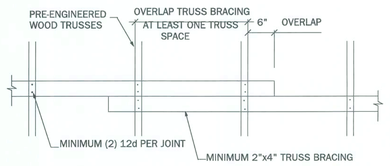


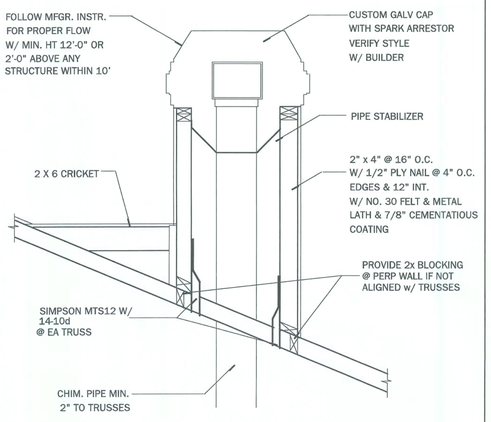
5/S-4 CROSS BRACING DETAIL (TYP.)

N.T.S.



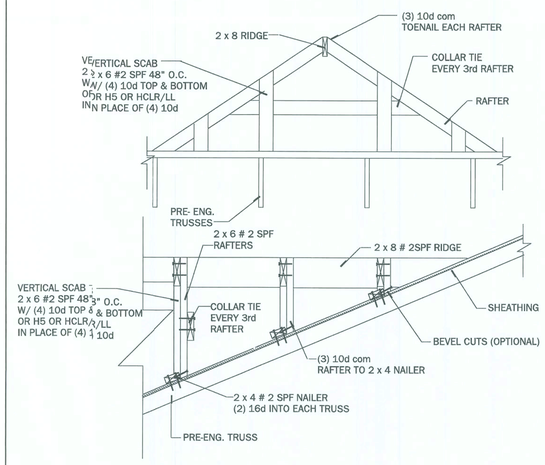
6/S-4 TRUSS BRACING OVERLAP DETAIL(TYP)

N.T.



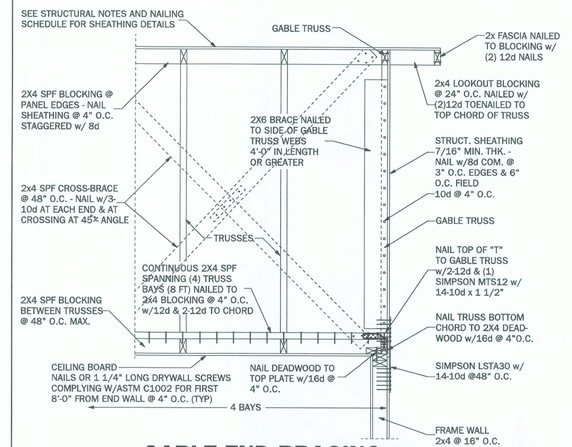
3/S-4 TYPICAL FIREPLACE

N.T.S.



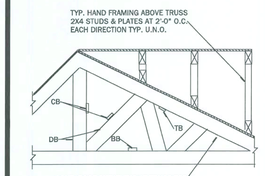
2/S-4 CONVENTIONAL VALLEY ASSEMBLY

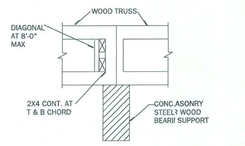
N.T.S.



1/S-4 GABLE END BRACING w/o VOLUME CEILING

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

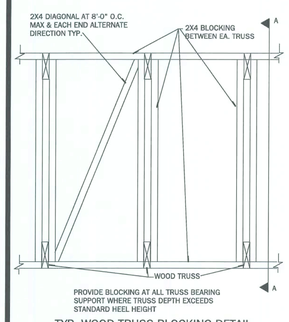




A-A ALTERNATE BLOCING DETAIL AT INTERIOR BEARING

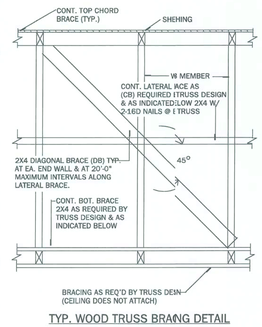
TRUSS NOTES:

1. WOOD TRUSS ERECTOR SHALL PROVIDE BRACING ACCORDING TO "BRACING WOOD TRUSS: COMMENTARY & RECOMMENDATIONBWT-76 BWT-76 (TRUSS PLATE INSTITUTE) NOTE THAT THE COMBINED WIND AREA IS GREATER BEFORE THE ROOF SHEATHING IS APPLIEDIND BRACING SHALL THEREFORE BE INSTALLED AS THE TRUSSES ARE ERECTED. INADEQUATE BRACING IS THE MOST COMMON CAUSDF ACCIDENT IN WOOD TRUSS CONSTRUCTION. FULL BUNDLES OF PLYWOOD SHALL NOT BE PLACED ON TRUSSES. THIS CONSTRUCTION LOADHOULD BE LIMITED TO 8 SHEETS OF PLYWOOD ON ANY PAIR OF TRUSSES & SHALL BE LOCATED ADJACENT TO THE SUPPORTS. NO EXCESS CONCENATION OF ANY CONSTRUCTION MATERIAL (SUCH AS GRAVEL OR SHINGLES) SHALL BE PLACED ON THE TRUSSES IN ANY ONE AREA THEY SHALL SPREAD OUT EVENLY OVER A LARGE AREA SO AS TO AVOID OVERLOADING ANY ONE TRUSS.
2. ALL BRACING (DB,CB,BB) SHOWN ABOVE SHALL BE IN ADDITION TO CONTINUOUS LATERAL BRACING SPECIFIED BY THE TRUSS MUFACTER ALL LATERAL BRACING SPECIFIED BY TRUSS MANUF. SHALL HAVE ADDITIONAL DIAGONAL BRACES AT 20'-0" O.C. MAXIMUM.
3. ALL BRACES SHALL BE 2X4 NOMINAL DIMENSION LUMBER & SHALL BE ATTACHED W/ 2-16D NAILS AT EACH TRUSS INTERSECTI.
4. MINIMUM BRACING SHALL BE 2X4 CONTINUOUS AT TOP & BOTTOM CHORDS 6'-0" O.C. MAX ADD DIAGONAL BRACING AS SHOWIBOVE.
5. ADDITIONAL BOTTOM CHORD BRACING SHALL BE INSTALLED AS REQUIRED BY TRUSS DESIGN WHEREVER ADEQUATE STRUCTUR CEILING ARE NOT ATTACHED DIRECTLY TO THE BOTTOM CHORD OF THE TRUSS.
6. PROVIDE TRUSS BLOCKING AT ALL TRUSS BEARING SUPPORTS WHERE TRUSS DEPTH EXCEEDS STANDARD HEEL HEIGHT. SEE TYTRUSS BLOCKING DETAILS



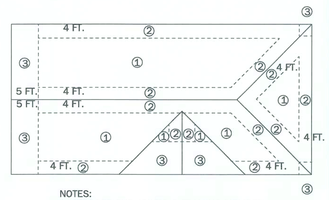
TYP. WOOD TRUSS BLOCKING DETAIL

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



TYP. WOOD TRUSS BRAING DETAIL

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



NOTES:
1. STAGGER END JOINTS @ FRAMING MEMBER
2. TYP. H - CLIP, EA. JOINT BETWEEN EA. FRAMING MEMBER
3. TYP. LOOKOUTS @ EA. JOINT & 24" O.C.
4. TYP. MIN. PLYWOOD WIDTH 12"

ROOF NAILING SCHEDULE:

NAILING ZONES

ZONE 1 : 8d RINGSHANK NAILS @ 6" O.C. (ON EDGES & FIELD)
ZONE 2 : 8d RINGSHANK NAILS @ 6" O.C.(ON EDGES AND FIELD)
ZONE 3: 8d RINGSHANK NAILS @ 6" O.C. IN FIELD
8d RINGSHANK NAILS @ 4" O.C. ON EDGE

ALLOWABLE FASTENERS

8d RINGSHANK NAILS

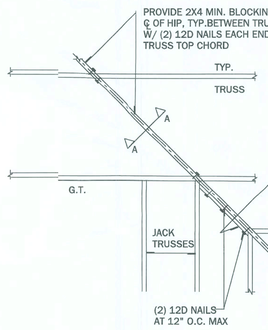
TYP. CLG. FOR ENTRY'S AND COVERED PORCHES EXTERIOR 7/16" OSB SPAN RATED FOR NAILING PATTERN SEE ZONE (1) ON ROOF DIAPHRAGM ABOVE

MAY HAVE ALUM OR VINYL SOFFIT MATERIAL OVER OSB

ROOF DIAPHRAGM NAILING SCHEDULE

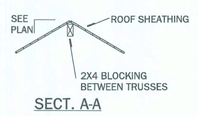
TYPICAL

NO SCALE

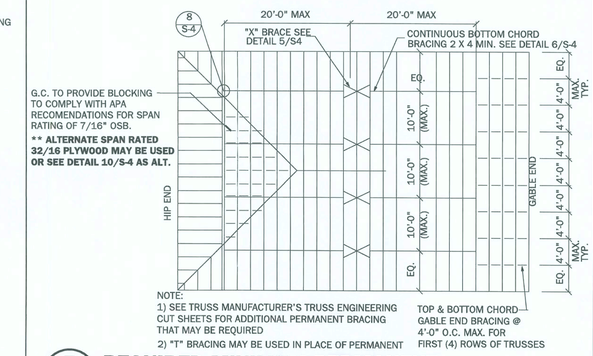


8/S-4 HIP BLOCKING DETAIL

3/4"=1'-0"



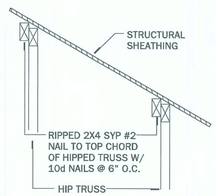
SECT. A-A



7/S-4 REQUIRED MINIMUM PERMANENT TRUSS BRACING PLAN

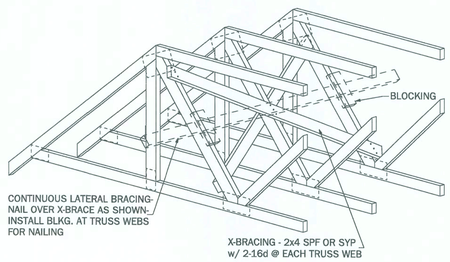
AS PER HIB 91

N.T.S.



10/S-4 ALTERNATE TO BLOCKING

1/2"=1'-0"



9/S-4 CROSS BRACING DETAIL (TYP.)

N.T.S.

Tri-County Home Designs
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Trenton, FL 32693
352-463-8857 Office
352-274-3006 Mobile
tchesigns@gmail.com
Certificate of Authorization #27295

CAD PLAN ENTRY
PLAN REVISIONS
CUSTOM DESIGNS

RANDOLPH WIGGINS, P.E.
3060 Patton Ave
Ball, FL 32819

STRUCTURAL DESIGN IN ACCORDANCE WITH THE 2004 FLORIDA RESIDENTIAL CODE
SIGNATURE, SEAL AND ANY SHEET IS VALID ONLY WHEN ALL SHEETS ARE PRESENT

SIGNATURE: _____
RANDOLPH WIGGINS, P.E. FL # 15721
DATE: February 11, 2009

BUILT WRIGHT Custom Homes
P.O. Box 3015 Office
352-463-1933 Fax
State Licensed & Insured CRC1328415

PROJECT:
Gonzalez Residence
Columbia County

SHEET NO.
S-4
OF
9

ROOF DETAILS

LAST PLOT DATE: February 11, 2009
09:41 AM