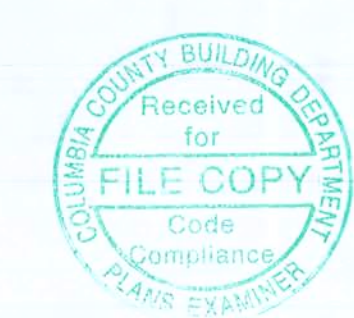
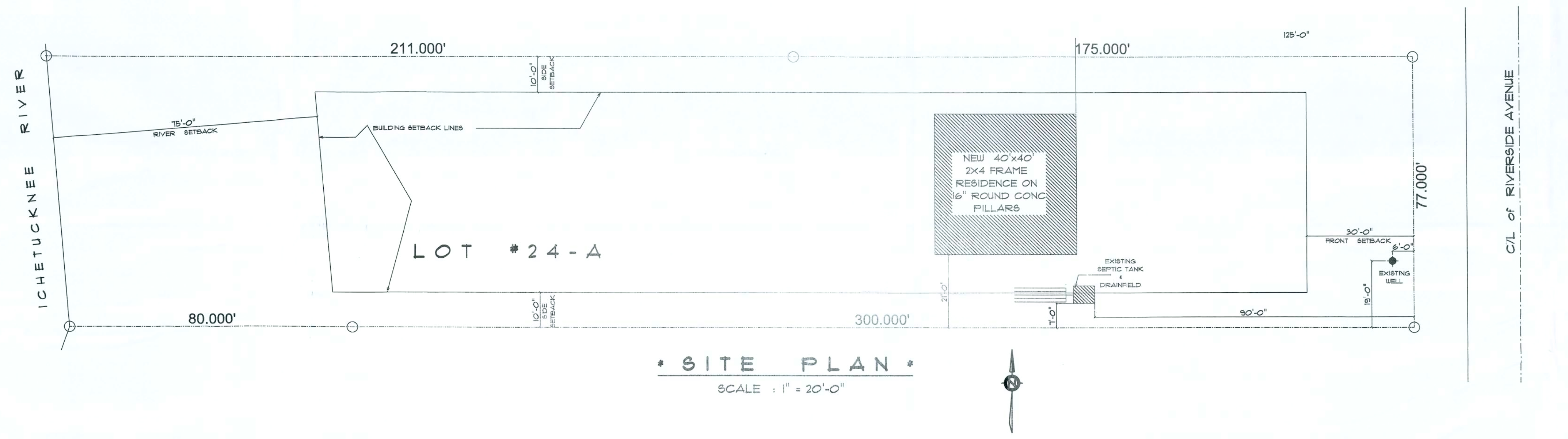


REVISIONS	

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE



**PROPOSED
RESIDENCE**
for
**CARL & CONNIE
JOHNSON**

Teena M. Rufo
6429 NW LAKE JEFFERY ROAD
Lake City, Florida 32025
Cell: (386) 861-1191
Email: teenaruffo@gmail.com

PRINTED DATE:
Saturday, September 6, 2014

DRAWN BY: Teena M. Rufo CHECKED BY:

BUILDING CONTRACTOR

FINALS DATE:

JOB NUMBER:

DRAWING NUMBER
A1
OF 4 SHEETS

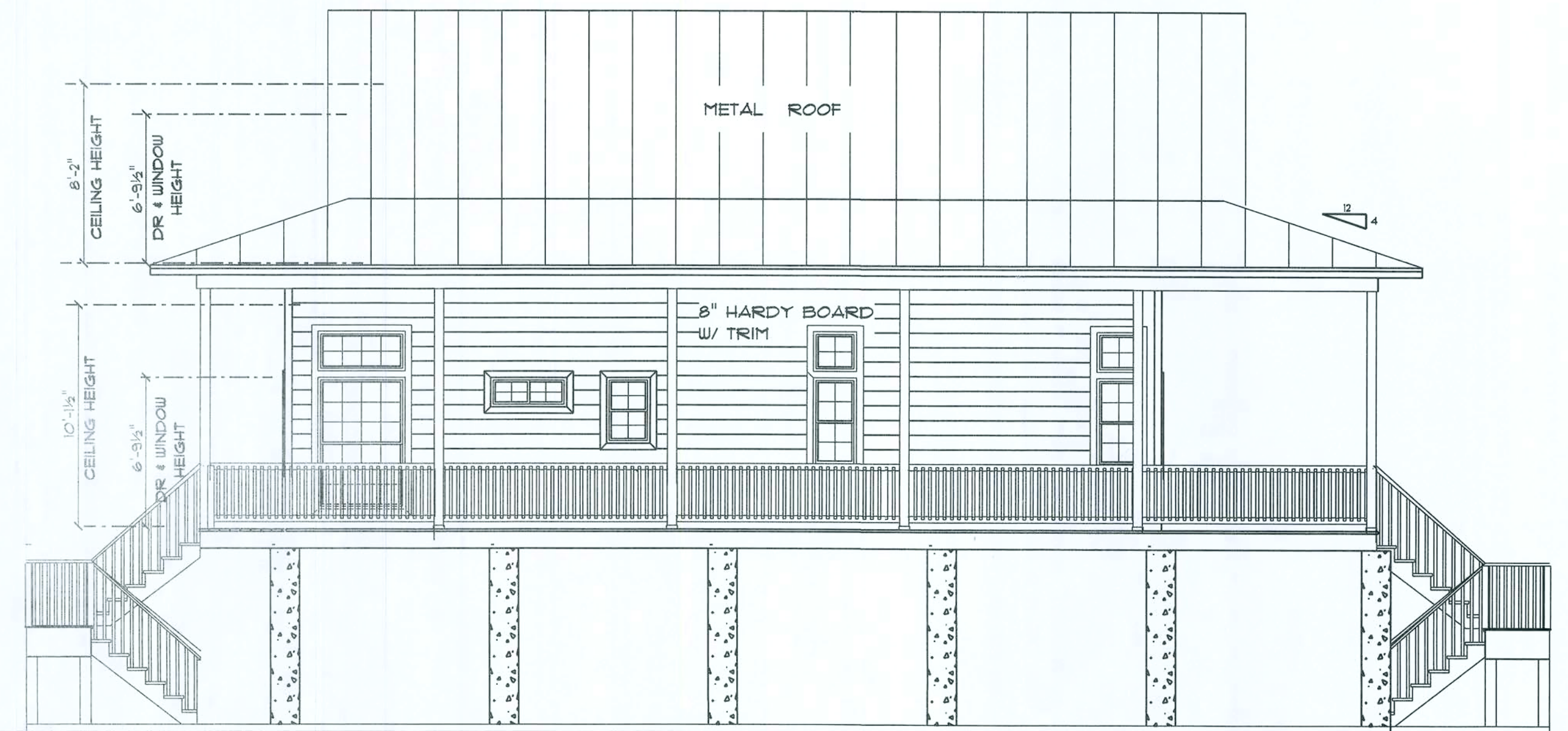
REVISIONS

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE



* FRONT ELEVATION *

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



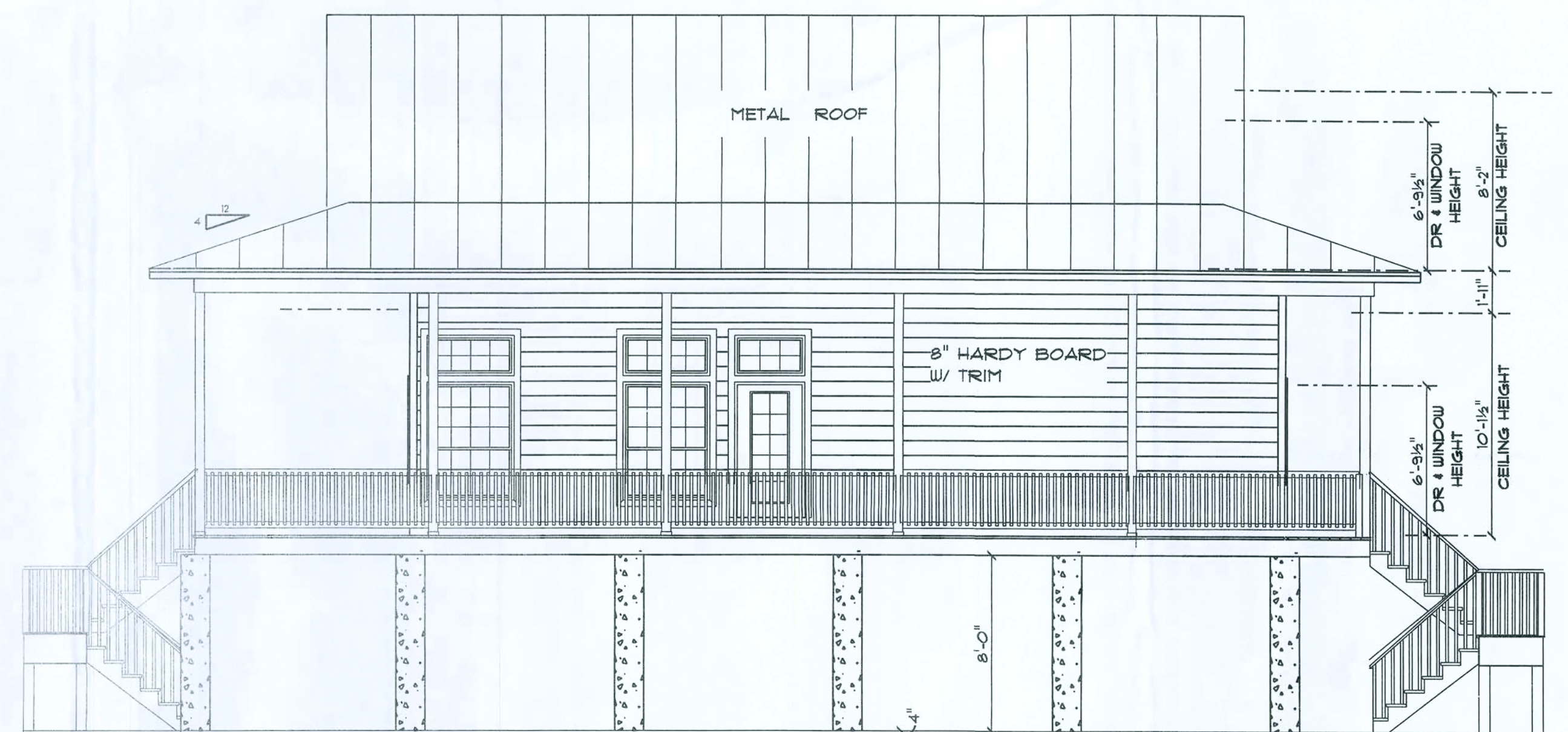
* RIGHTSIDE ELEVATION *

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



* RIVERSIDE ELEVATION *

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



* LEFTSIDE ELEVATION *

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

PROPOSED
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for

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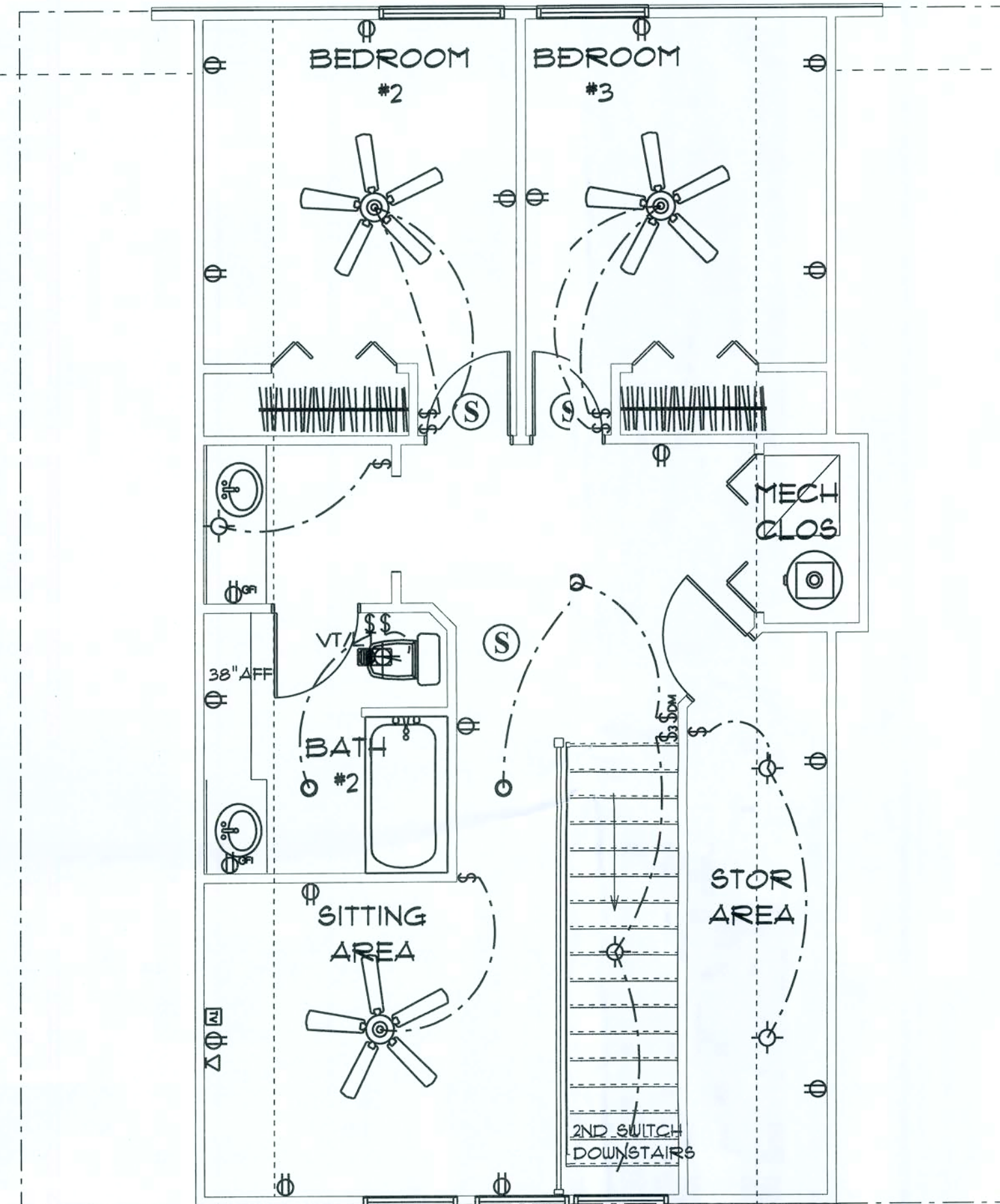
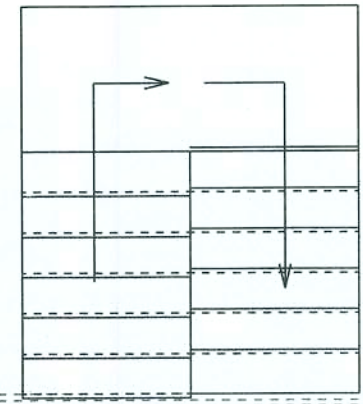
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OF 4 SHEETS

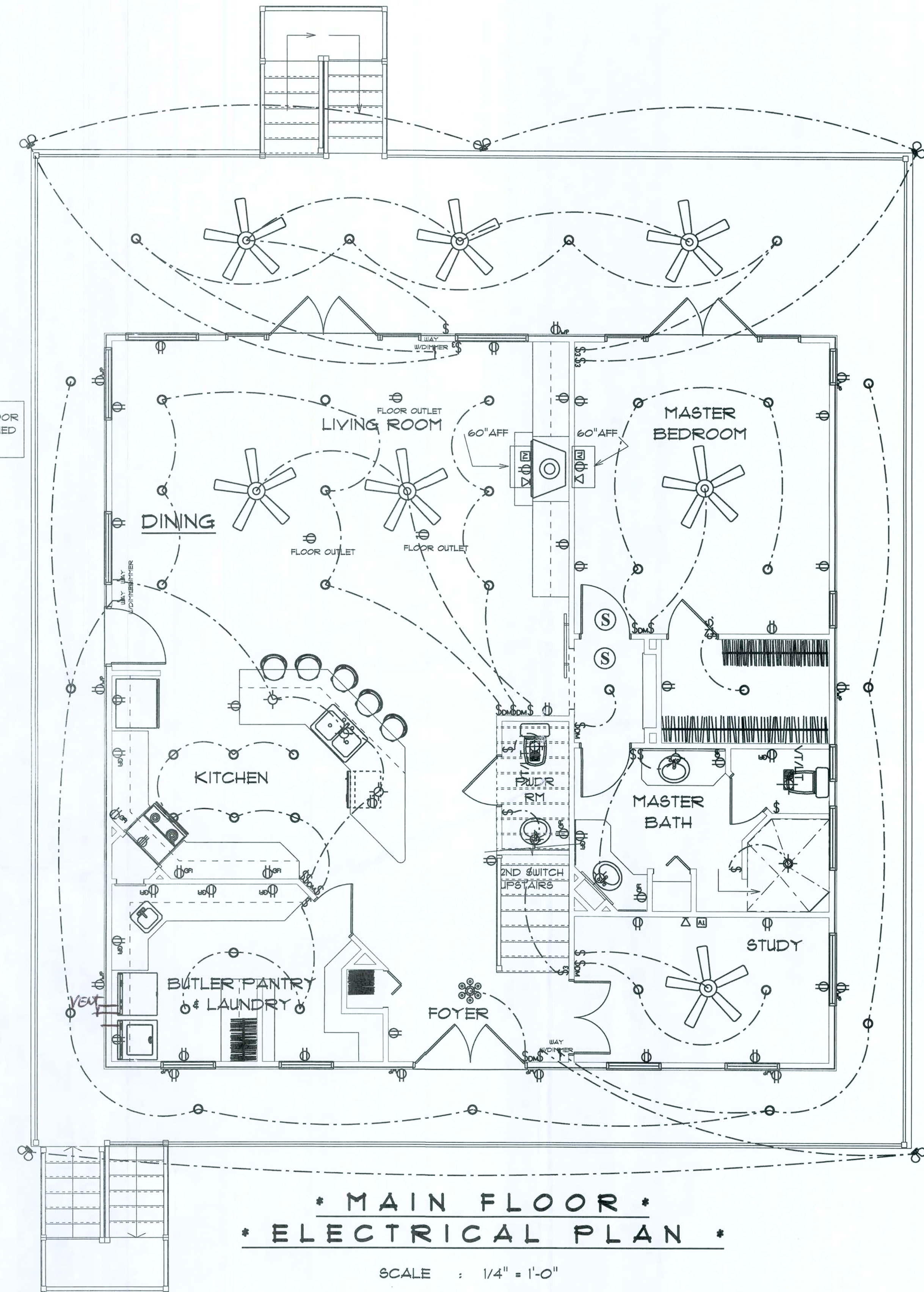


NOTE: EXACT LOCATION OF FLOOR
OUTLETS TO BE DETERMINED
BY OWNER

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 5 bladed C01	10	
pot light	42	
Smoke Detector	5	
chandelier	1	
3 way switch with dimmer	4	
cable tv outlet	4	
dble flood lights	5	
dimmer switch	8	
floor outlet	3	
jamb switch	1	
light	10	
outlet	45	
outlet 220v	1	
outlet gfi	15	
outlet wp	11	
recessed can light	1	
switch	23	
switch 3 way	5	
telephone	4	
vent light combo	3	

* BONUS ROOM *
* ELECTRICAL PLAN *

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



* MAIN FLOOR *
* ELECTRICAL PLAN *

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

PROPOSED
RESIDENCE
for
CARL & CONNIE
JOHNSON

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PRINTED DATE:
Saturday September 6, 2014

DRAWN BY: Teresa M. Ruffo
CHECKED BY:

BUILDING CONTRACTOR

FINALS DATE:

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A4

OF 4 SHEETS

STRJCTURAL NOTES:

CAST IN PLACE CONCRETE

- 1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI, A SLUMP OF 6" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63
- 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 (fm = 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 OF GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.

FOUNDATIONS

SOIL TO BE COMPACTED TO AT LEAST 9% OF MAX. DRY DENSITY AS DETERMINED Y ASTM - 1557 (MODIFIED PROCTOR)

FOUNDATION INSPECTIONS

A FOUNDATION SURVEY SHALL BE PERFRMED AND A COPY OF THE SURVEY SHALL BE ON SITFFOR THE BUILDING INSPECTORS USE. OR ALL PROPERTY MAKERS SHALL BE EXPOSED AND A STRING STRECHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACK.

WOOD CONSTRUCTION

- 1. WOOD CONSTRUCTION SHALL CONFORM TO THE NFPA "NATIONAL DESIGN SPECIFICATION FG WOOD CONSTRUCTION", LATEST EDITION.
- 2. ALL EXTERIOR WOOD STUD WALLS, BARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOODFRAMING MEMBERS, (I.E. BLOCKING OR GABLE END BRACIN) SHALL BE EITHER SOUTHERN PINE, OR S.P.F. NUMBER 2GRADE SHALL BE USED REGARDLESS OF SPECIES.
- 3. ANY WOOD FRAME INTERIOR BEARING WLL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP T 1" DIA. SHALL HAVE STUD PROTECTION SHIELDS FOR ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REIRED WITH SIMPSON HSS2 STUD SHOES,TYP., U.N.O.

WOOD FRAMING INSPECTION

ALL PLUMBING, ELECTRICAL, AND MEGANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED AND APPROVED BEFORE REQUESTINGFRAMING INSPECTION.

UPLIFT CONNECTORS

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

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 PROPOR-TIONED (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 TP 1 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.

FIELD REPAIR NOTES

- 1. MISSED UNTEL ! 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 T THE TRUSS FOR UPLIFTS OF 1000 LBS. OR LESS. USE (2) KFOR 2000 LBS. OR LESS. OTHERS MAY BE SUBSTITUTED QON A CASE BY CASE BASIS.
- 2. MISSED "J" BOL-TS FOR WOOD BEARING WALLS MAY BE SUB-STITUTED W/ 1/2" DIA. ANCHOR BOLTS SET IN 3/4" DIA. X 6" DEEP UNITEX "PPOPOXY" 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 FIL-LED HOLE. USE A TWO PART EMBEDDEMENT EPOXY (SIMPSON "EPOXY TIE SET" OR HILTI " 2 PART" EMBEDDMT 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 MANUFACTURERS SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BBEAM POUR.
- 4. HURRICANE STRAPS MAY BE SUBSTITUTED WITH A STRAP OF GREATER HOLD-DOWN VALUE OR GREATER UPLIFT VALUE IN THE FIELD WITHOUT V VERIFICATION, PROVIDED ALL MANUFACTURERS INSTALLATION I 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)

A.B.	Anchor Bolt
Abv.	Above
A/C	Air-Conditioner
Adj.	Adjustable
A.F.F.	Above Finished Floor
A.H.U.	Air Handler Unit
ALT.	Alternate
B.C.	Base Cabinet
B.F.	Bifold Door
Bk Sh	Book Shelf
Bq.	Beam
BOT.	Bottom
B.P.	Bypass door
Brg.	Bearing
Cir.	Circle
Ctg.	Ceiling
Col.	Column
Comp.	A/C Compressor
C.T.	Ceramic Tile
D	Dryer
Dec.	Decorative
Ded.	Dedicated Outlet
Dbl.	Double
Dia.	Diameter
Dis.	Disposal
Dist.	Distance
D.S.	Drawer Stack
D.V.	Dryer Vent
D.W.	Dishwasher
Ea.	Each
E.W.	Each Way
Elec.	Electrical
Elev.	Elevation
Ext.	Exterior
Exp.	Expansion
F.B.C.	Florida Bldg. Code
Fin. Fir.	Finished Floor
F.G.	Fixed Glass

ABBREVIATIONS

Fir.	Floor
Fdn.	Foundation
Fir. Sys.	Floor System
F.Pl.	Fireplace
Fl.	Foot / Feet
Ft.	Footing
FX	Fixed
Galv.	Galvanized
G.C.	General Contractor
G.F.I.	Ground Fault Interrupter
G.T.	Girder Truss
Hdr.	Header
Hght	Height
HB	Hose Bibb
Int.	Interior
K/Wall	Kneewall
K.S.	Knee Space
Laun.	Laundry
Lav.	Lavatory
Lav. FL	Linear FL
L.T.	Laundry Tub
M.F.	Masonry
Max	Maximum
M.C.	Medicine Cabinet
MDP	Master Distribution Panel
Migr.	Manufacturer
Micro.	Microwave
Min	Minimum
M.L.	Microdam
Mir.	Mirror
Mono	Monolithic
N.T.S.	Not to Scale
Opn'g.	Opening
Opt.	Optional
Pc.	Piece
Ped.	Pedestal
P.L.	Parallam
PLF	Pounds per linear foot

Plt. Ht.	Plate Height
Plt Sh.	Plant Shelf
PSF	Pounds per square foot
P.T.	Pressure Treated
Pwd.	Powder Room
Rad.	Radius
Ref.	Refrigerator
Req'd.	Required
Rm.	Room
Rnd.	Round
R/SH	Rod and Shelf
SD.	Smoke Detector
S.F.	Square Ft.
Sh.	Shelves
SHT	Sheet
S.L.	Side Lights
S.P.F.	Spruce Pine Fir
Sq.	Square
S.Y.P.	Southern Yellow Pine
Temp.	Tempered
Thik'n.	Thicken
T.O.B.	Top of Block
T.O.M.	Top of Masonry
T.O.P.	Top of Plate
Trans.	Transom Window
Typ.	Typical
UCL	Under Cabinet Lighting
U.N.O.	Unless Noted Otherwise
VB	Vanity Base
Vert.	Vertical
V.L.	Versalarn
VTR	Vent through Roof
W	Washer
W/	With
W/C	Water Closet
W.A.	Wedge Anchor
Wd	Wood
WP	Water Proof

TERMITE SPECIFICATIONS:

- 1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDR 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 503.4.4)
- 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 OFTRAPS, 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 APLIED UNDER ALL EXTERIOR CONCRETE OR 3RADE 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 APLIED, 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 DEPAETMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."(FBC 1816.1.7)
- 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 BURED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING.(FBC 2303.1.4)

GENERAL PLAN NOTES

CONSTRUCTION DOCUMENTS

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

DO NOT SCALE OFF THESE PLANS

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

CHANGES TO FINAL PLAN SETS

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

INORGANIC ARSENICAL PRESSURE TREATED WOOD

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

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

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

STRUCTURAL DESIGN CRITERIA

CODES:

FLORIDA BUILDING CODE, 2010 EDITION WITH SUPPLEMENTS

BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11)

SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-10)

BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-13)

NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2012 EDITION

APA PLYWOOD DESIGN SPECIFICATION

LIVE LOADS:

ROOF: 20 PSF (REDUCIBLE)

RESIDENTIAL FLOOR, UNLESS OTHERWISE INDICATED 40 PSF

BALCONIES 40 PSF

STAIRS 40 PSF

LIGHT PARTITIONS (DEAD LOAD), U.N.O. 20 PSF

WIND LOADS: (F.B.C.)

WIND LOADS BASED ON FBC, SECTION 1609

WIND VELOCITY: 120 M.P.H., USE FACTOR: 1.0

CONCRETE STRENGTH @ 28 DAYS

ALL CONCRETE UNLESS OTHERWISE INDICATED

PEA GRAVEL CONCRETE FOR MASONRY CELLS ONLY (DO NOT USE FOR CONCRETE COLUMNS OR TIE BEAMS)

2500 PSI

3000 PSI

REINFORCING:

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185

ALL REINFORCING BARS ASTM A615-40 40,000 PSI

ALL STIRRUPS AND TIES ASTM A615-40 40,000 PSI

CONCRETE MASONRY UNITS:

ASTM C90-99b, STANDARD WEIGHT UNITS, fm=1500 PSI

MORTAR TYPE "S" 1800 PSI

CONCRETE GROUT 3000 PSI

CONTINUOUS MASONRY INSPECTION IS REQUIRED DURING CONSTRUCTION

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.

PROJECT LOCATION



INDEX OF SHEETS

SHEET NUMBER

- S-1
- S-2
- S-3
- S-4
- S-5

DESCRIPTION

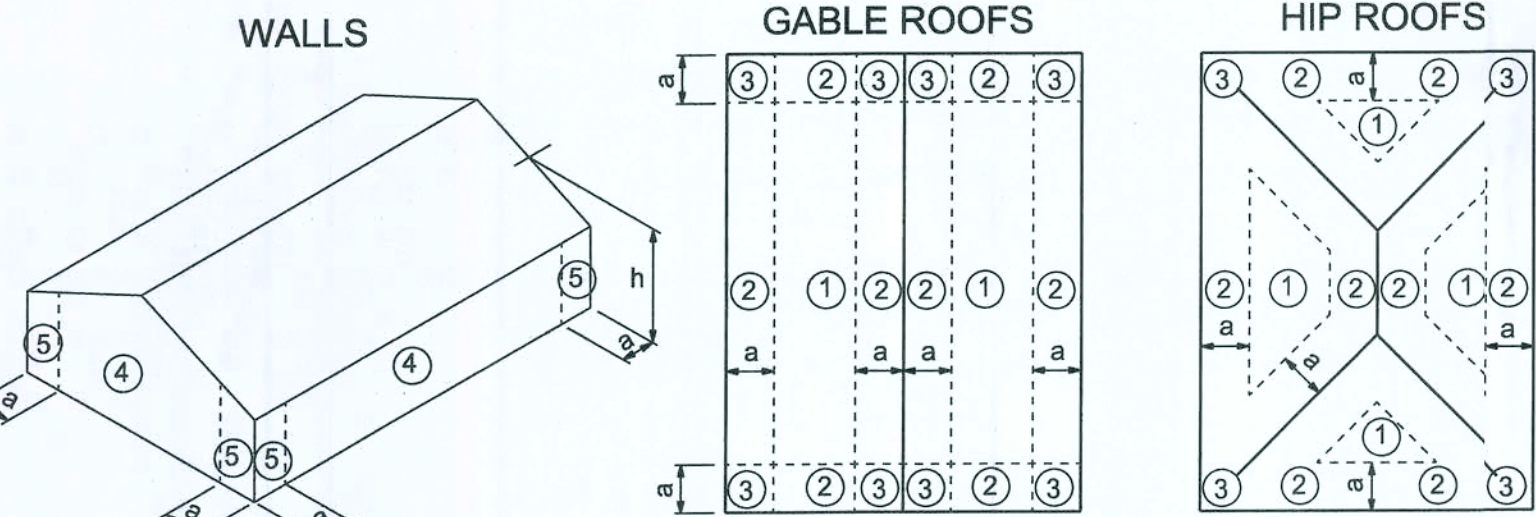
GENERAL NOTES

JOIST LAYOUT

PIER LAYOUT

ROOF PLAN

SHEARWALL DETAILS



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

h: mean roof height, in feet.

COMPONENTS AND CLADDING

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION



CERTIFICATE OF AUTHORIZATION

NO. 28022

P.O. BOX 970

LAKE CITY, FL 32056

PHONE: 386.754.4085

Brett A. Crews, P.E. 65592

DRAWN BY:

TM

APPROVED BY:

BC

PROPOSED RESIDENCE FOR

CARL AND CONNIE JOHNSON

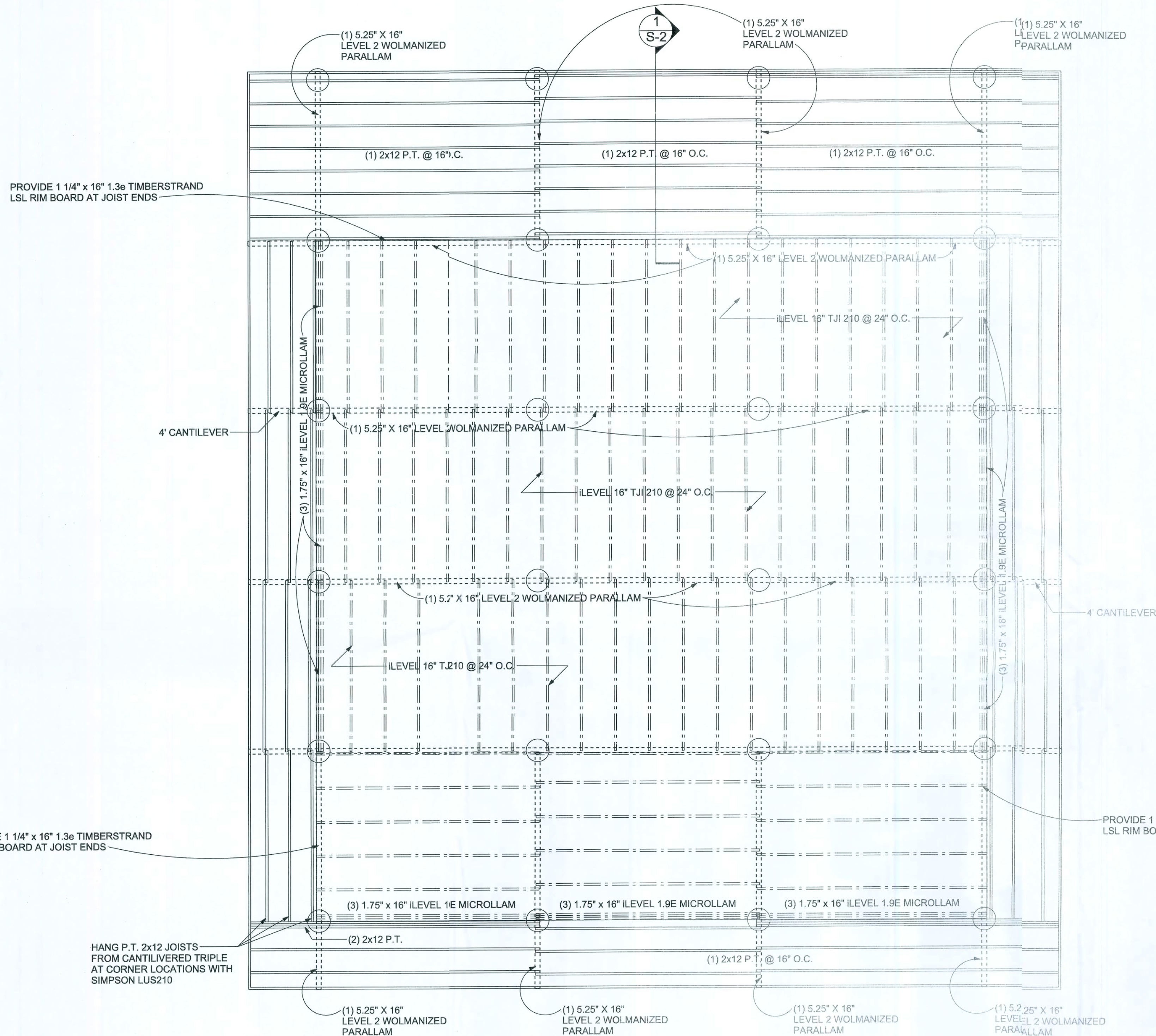
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2014-033

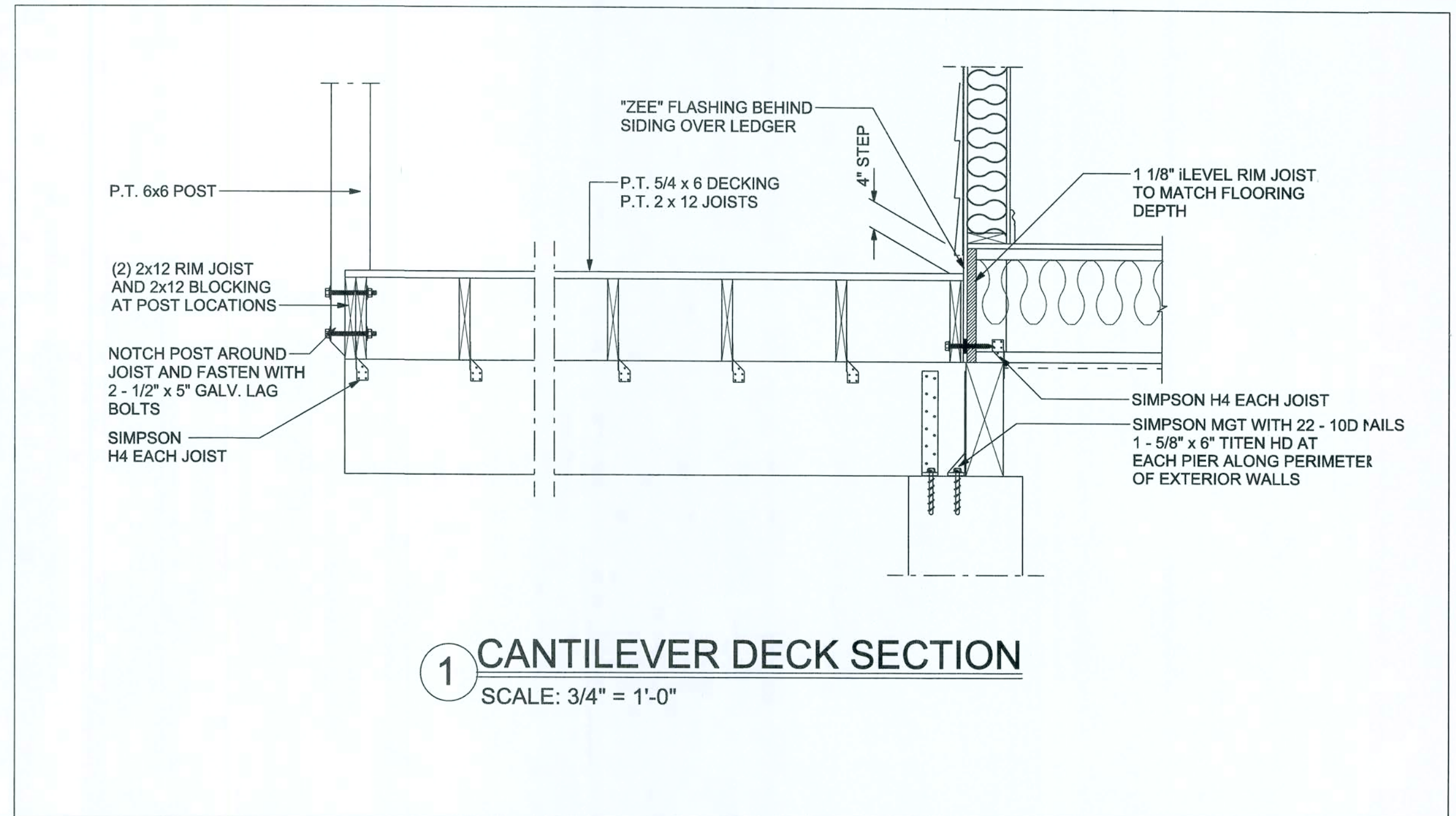
GENERAL NOTES

SHEET:

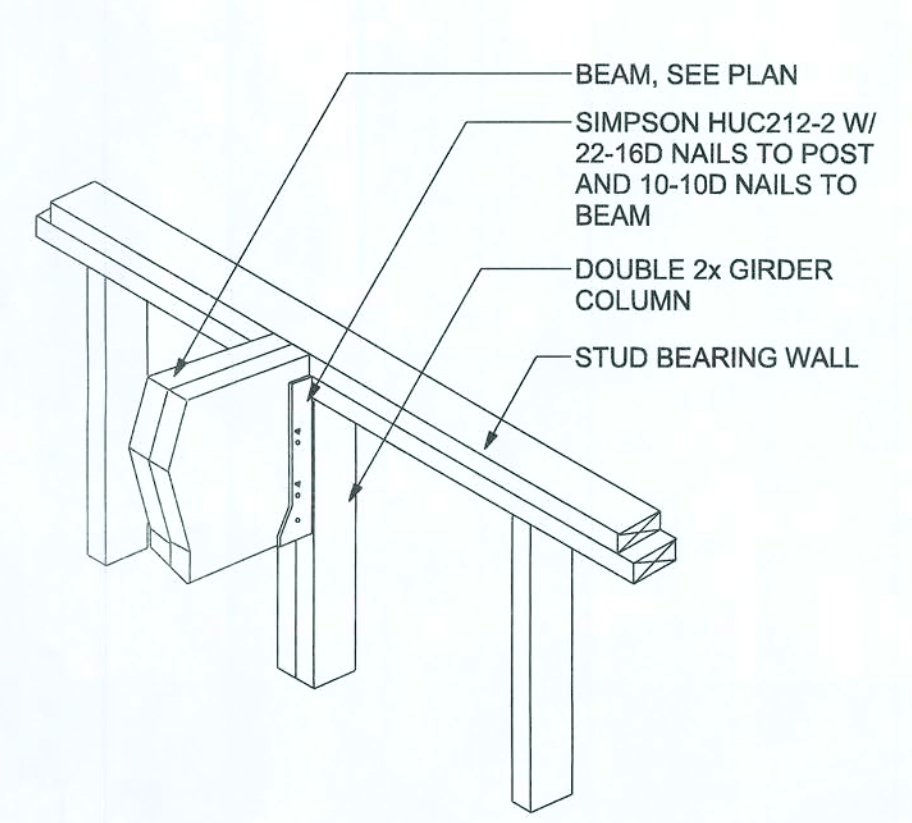
S-1



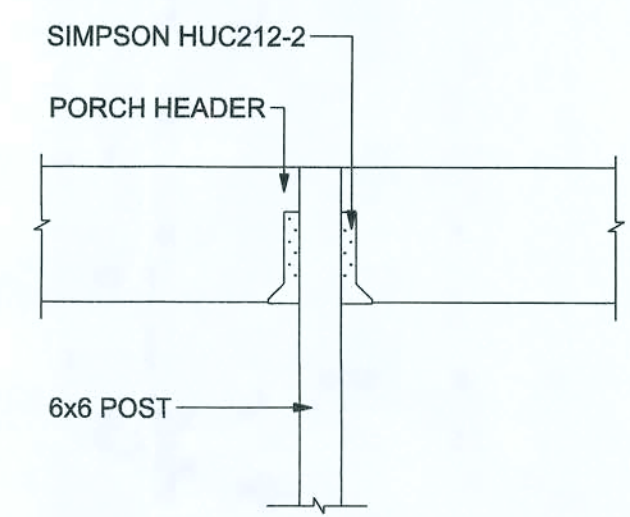
JOIST LAYOUT
 SCALE: 1/4" = 1'-0"
 JOISTS ARE SHOWN TO DEPICT GENERAL LOCATION AND MAY NOT ACCURATELY REFLECT FIELD LAYOUT FOR CONSTRUCTION



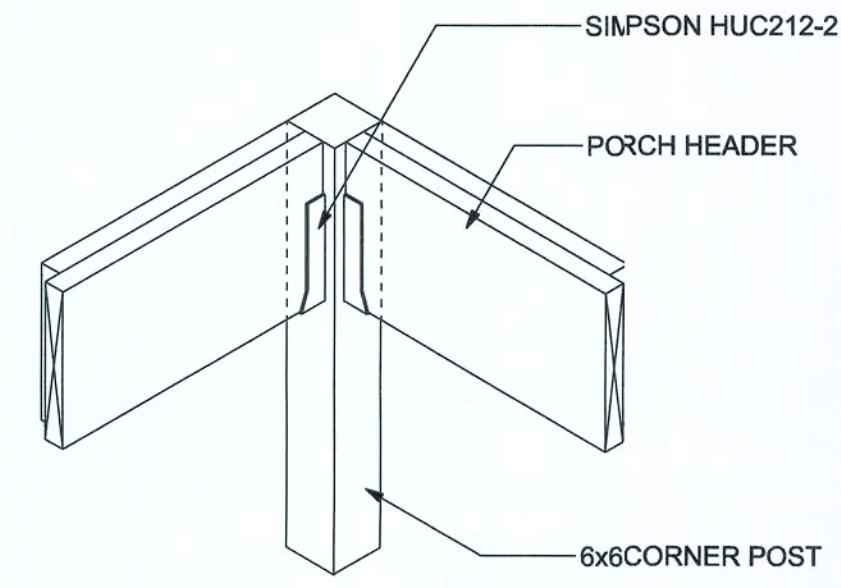
1 CANTILEVER DECK SECTION
 SCALE: 3/4" = 1'-0"



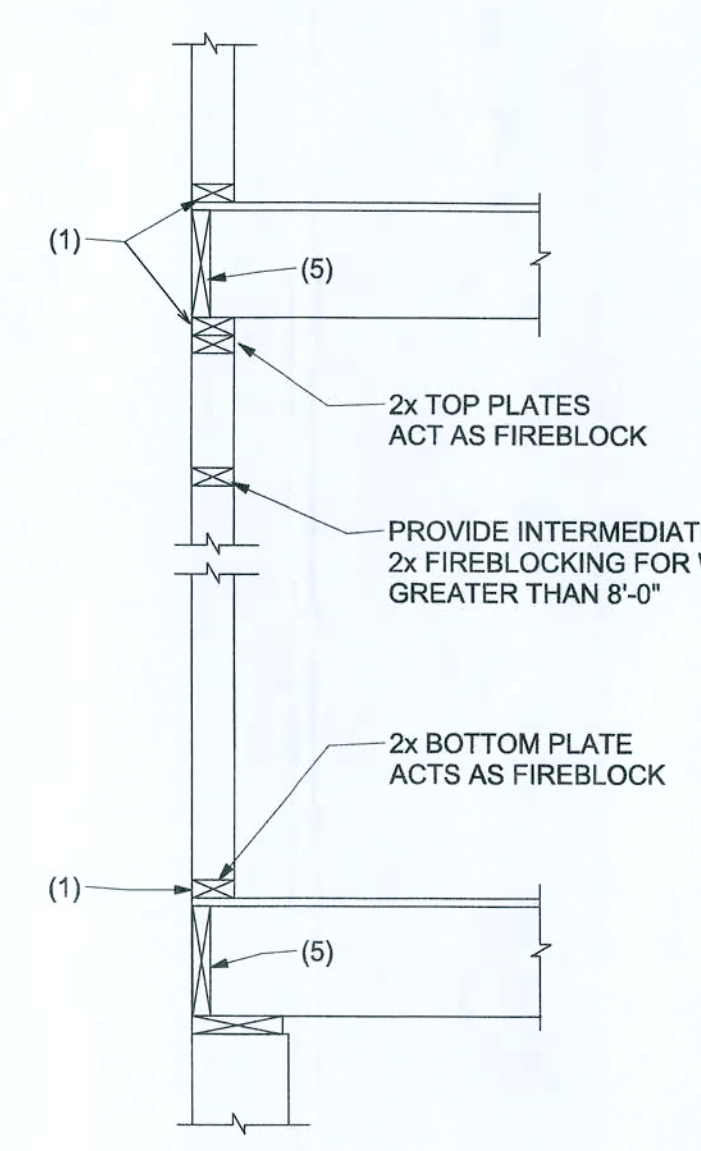
BEAM/WALL CONNECTION
 MAX. CAPACITY - 3695# DOWN; 1895# UPLIFT NOT TO SCALE



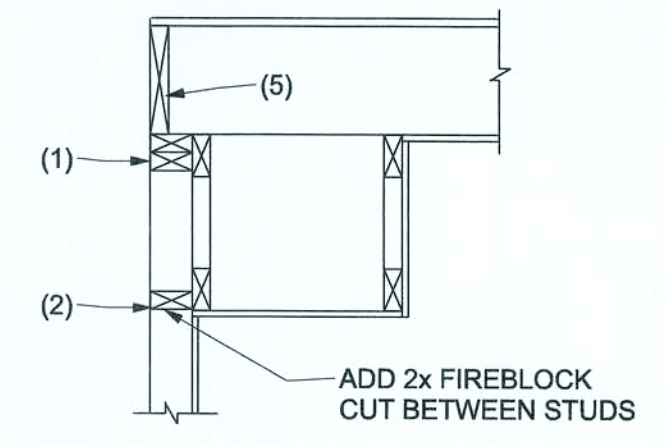
INTERMEDIATE POST
 NTS (OPTIONAL)



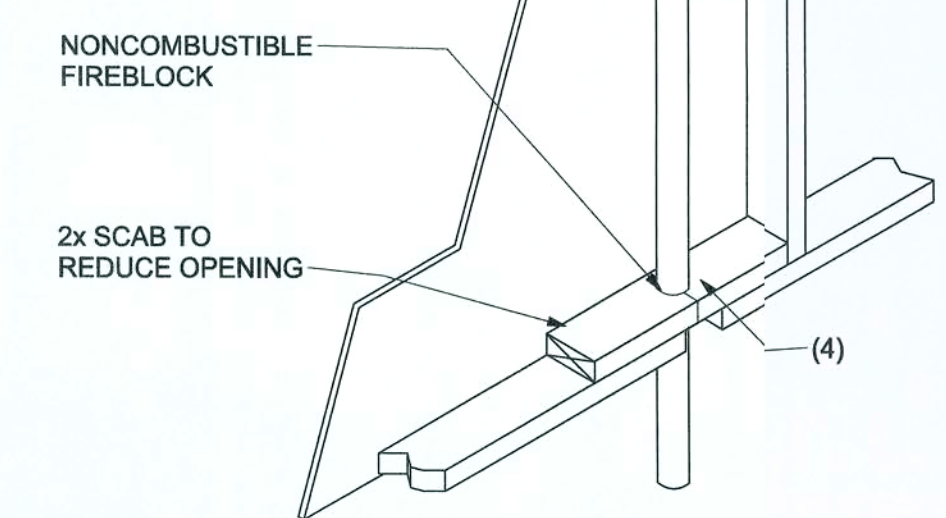
CORNER POST
 NTS



PLATFORM FRAMING



SOFFIT/DROPPED CLG.



PENETRATIONS

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.

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION



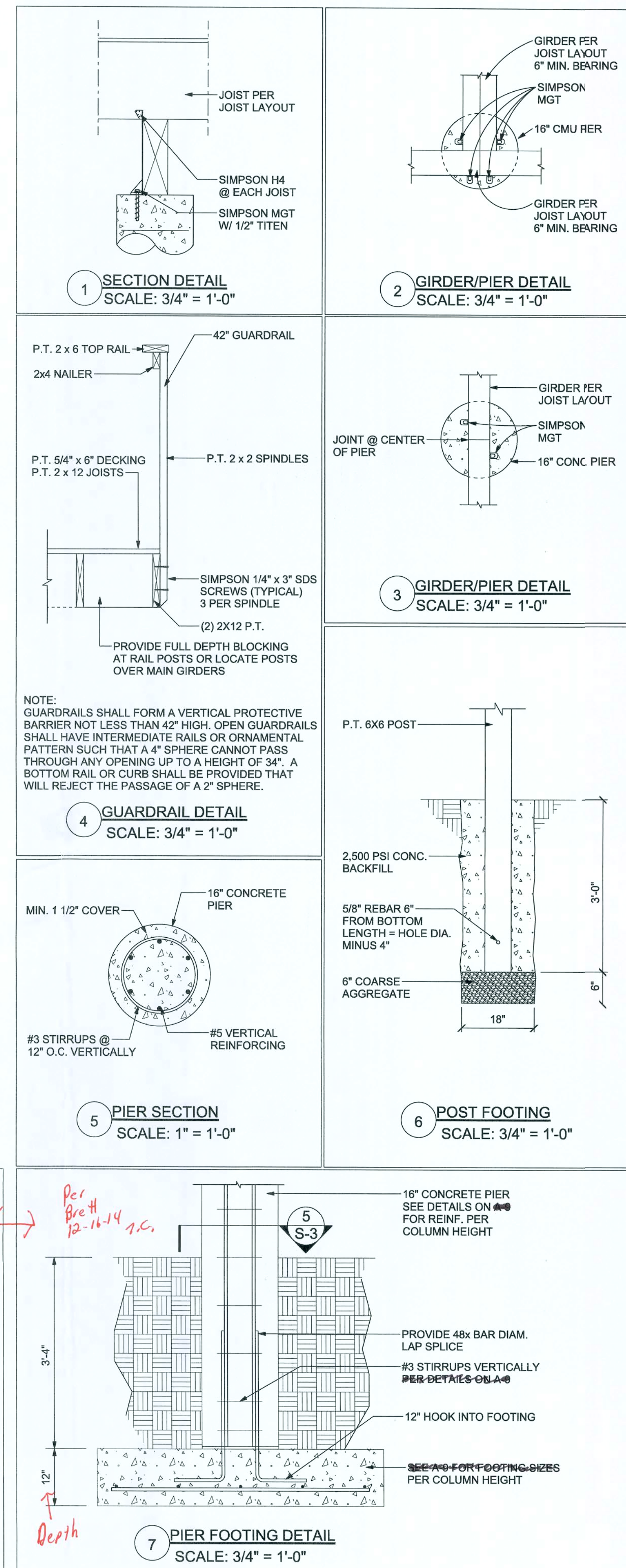
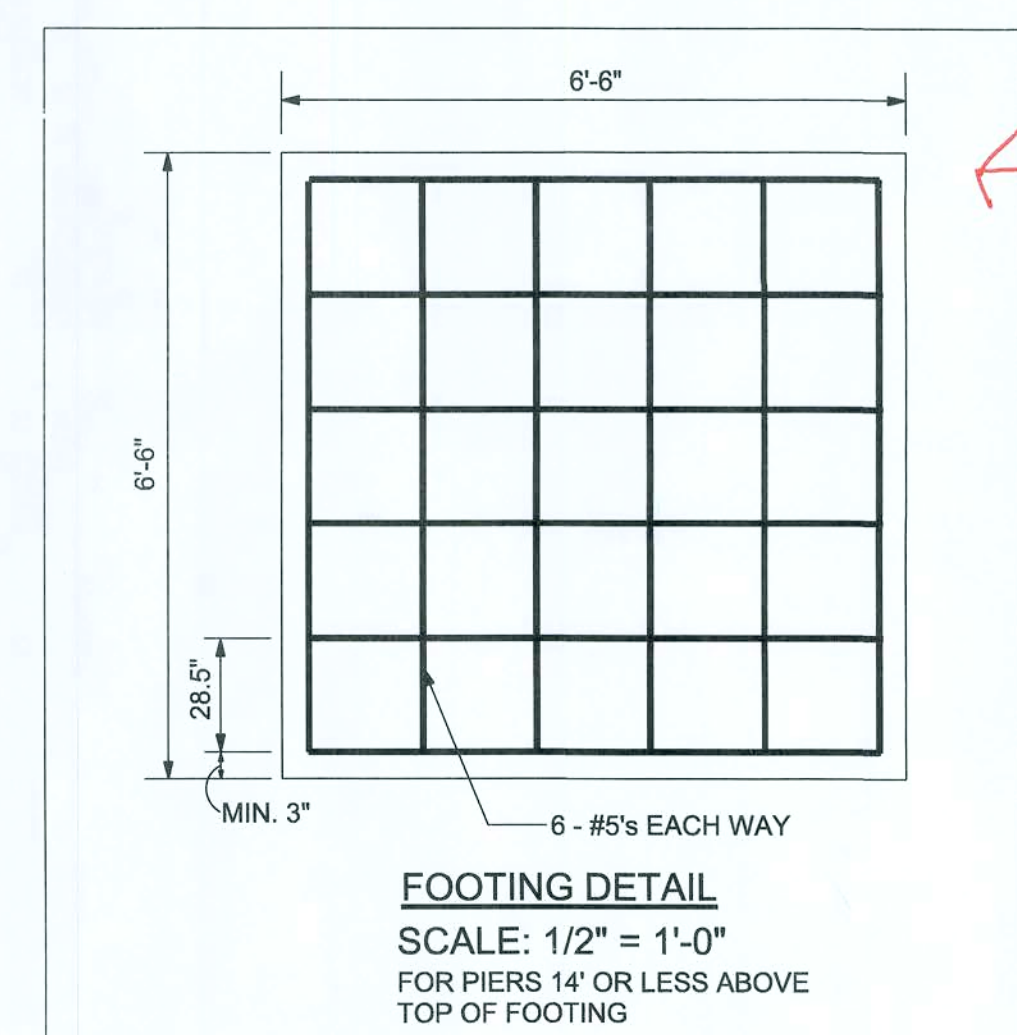
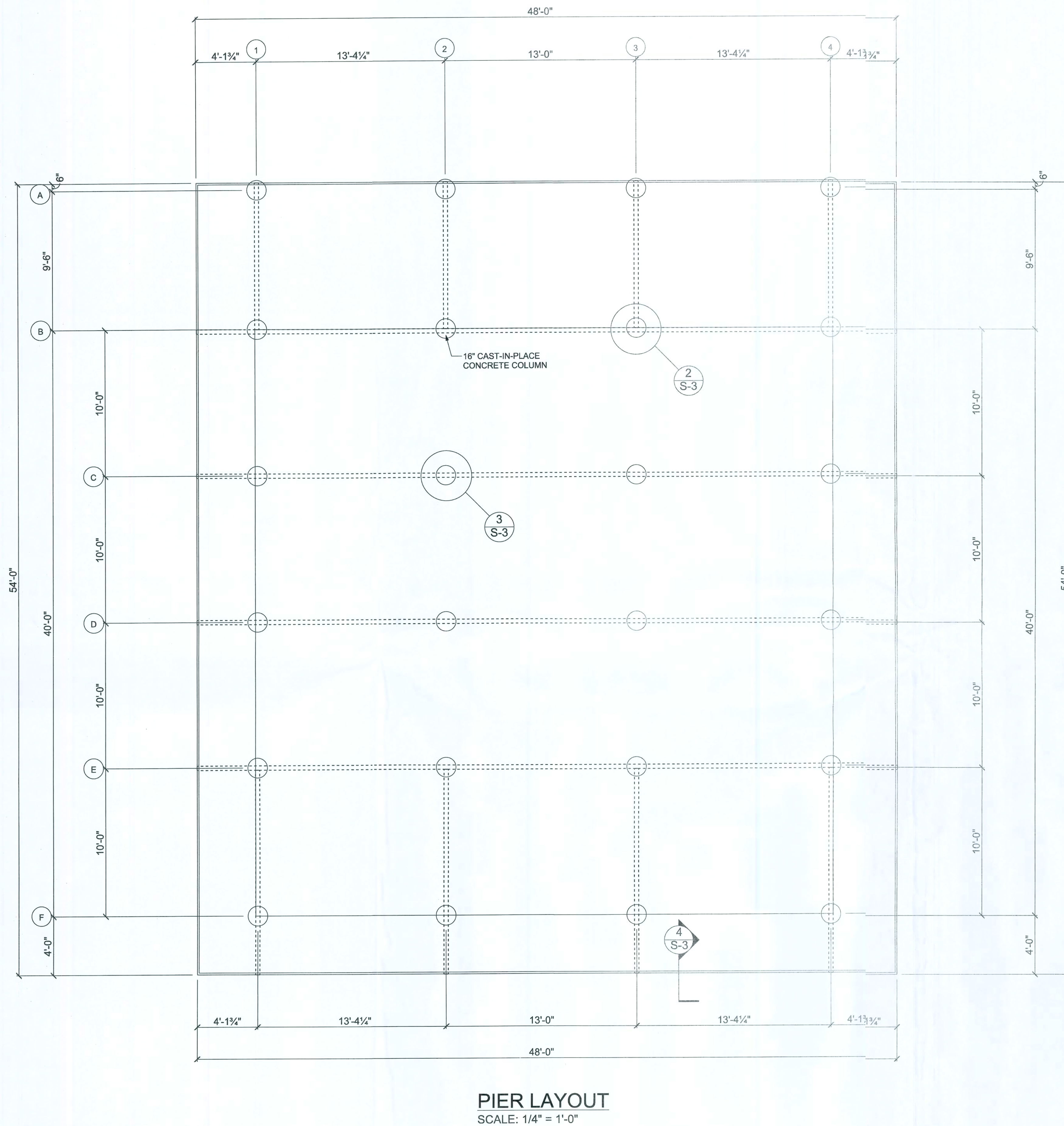
CERTIFICATE OF AUTHORIZATION
 NO. 28022
 P.O. BOX 970
 LAKE CITY, FL 32056
 PHONE: 386.754.4085

Brett A. Crews
 9-17-2014
Brett A. Crews, P.E. 65592

DRAWN BY:
TM
 APPROVED BY:
BC

**PROPOSED RESIDENCE FOR
 CARL AND CONNIE JOHNSON**
**JOIST AND FRAMING
 DETAILS**

CES PROJECT NO.:
2014-033
 SHEET:
S-2



REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION



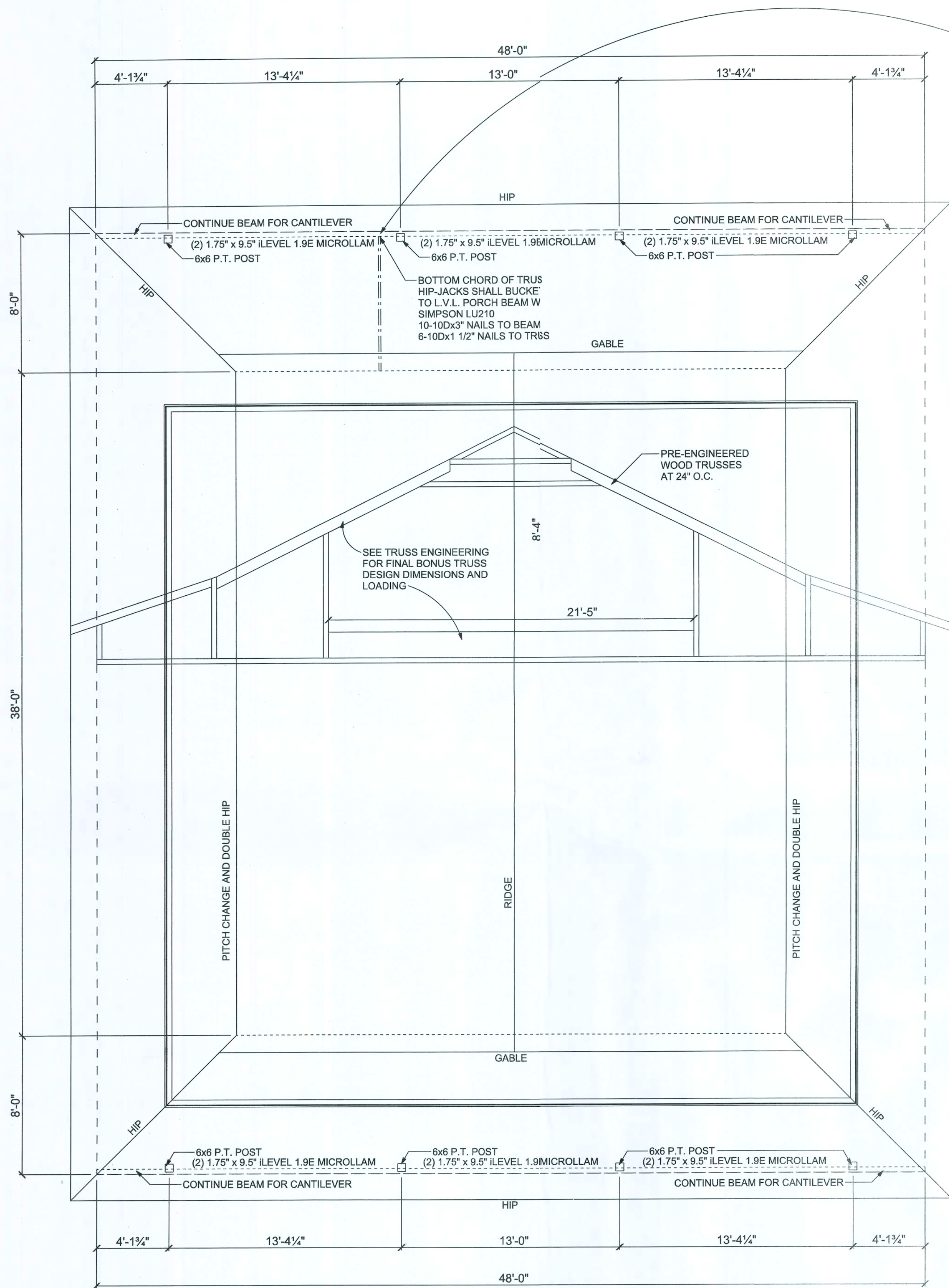
CERTIFICATE OF AUTHORIZATION
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P.O. BOX 970
LAKE CITY, FL 32056
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Brett A. Crews
9-17-2014
Brett A. Crews, P.E. 65592

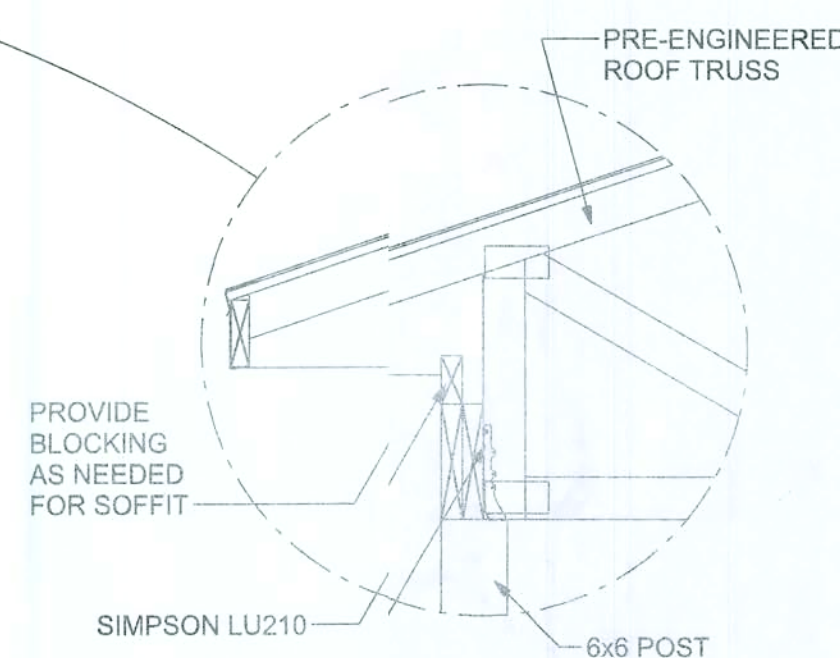
DRAWN BY:
TM
APPROVED BY:
BC

**PROPOSED RESIDENCE FOR
CARL AND CONNIE JOHNSON**
PIER DETAILS

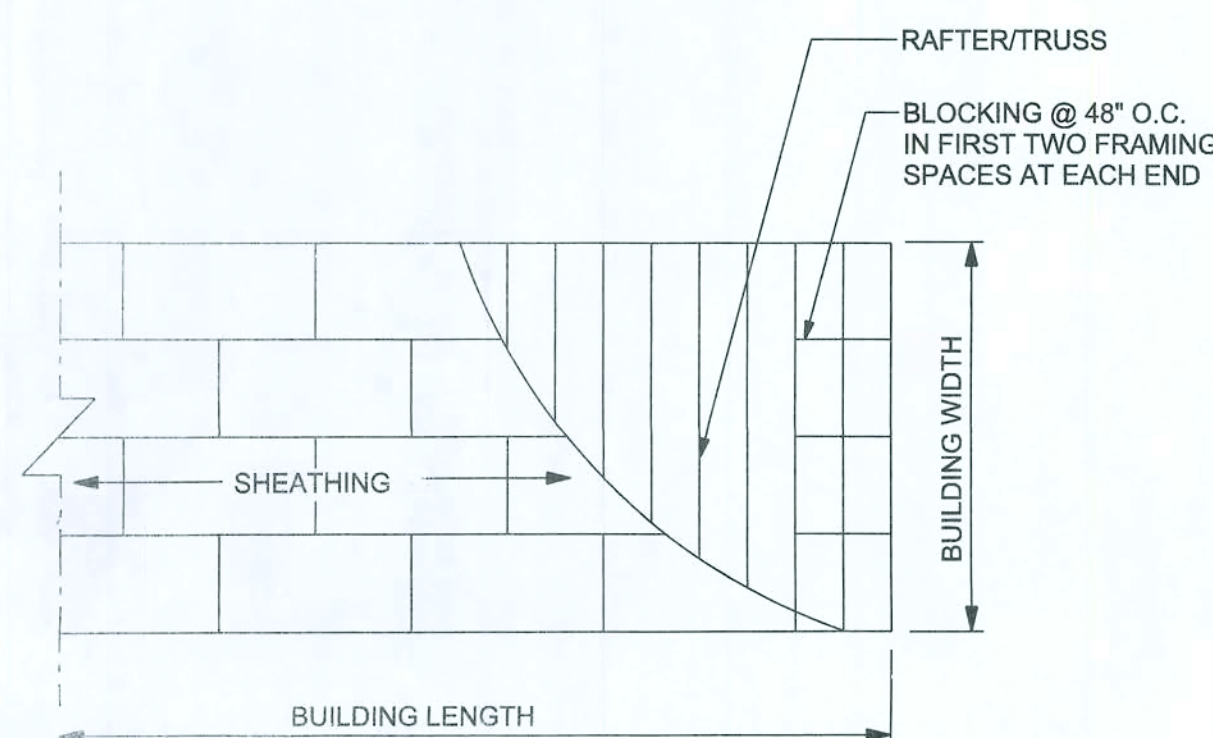
CIS PROJECT NO.:
2014-033
SHEET:
S-3



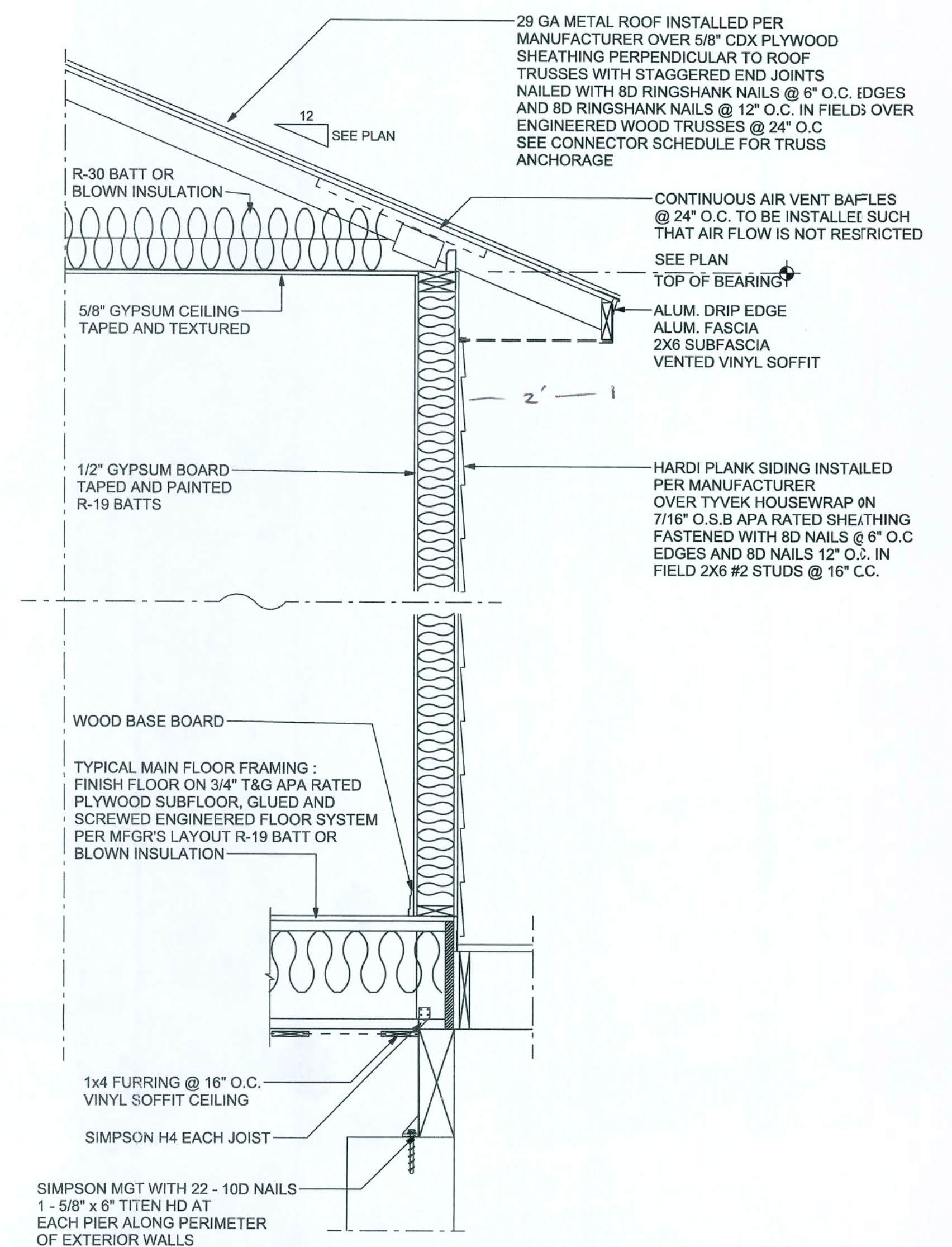
ROOF PLAN
SCALE: 1/4" = 1'-0"



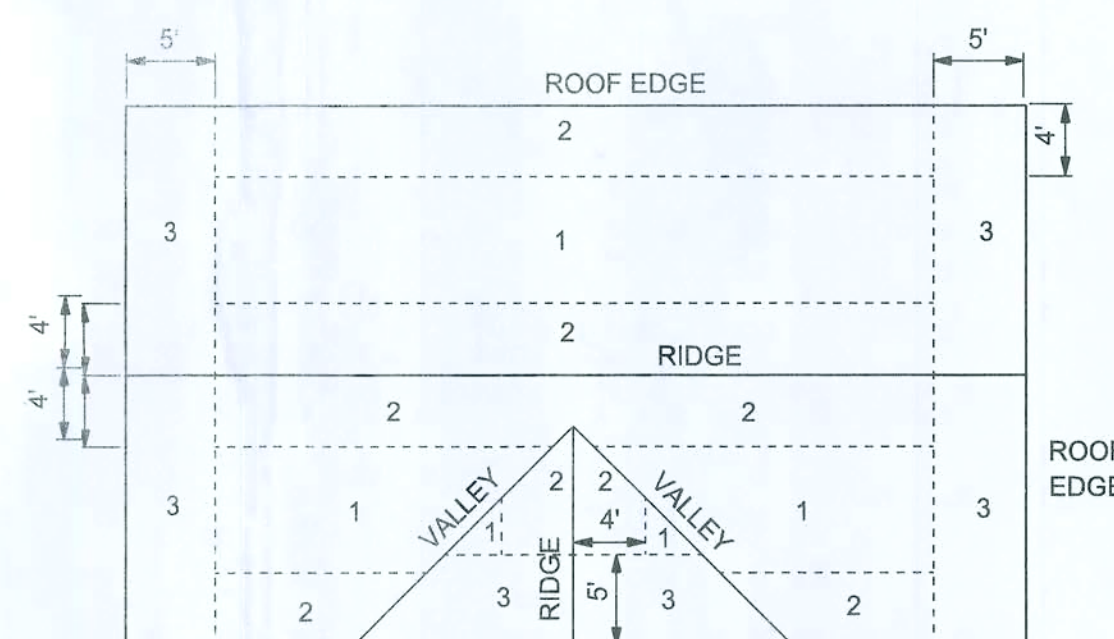
PORCH COLUMN TO PARALLAM CONNECTION DETAIL
SCALE: 3/4" = 1'-0"



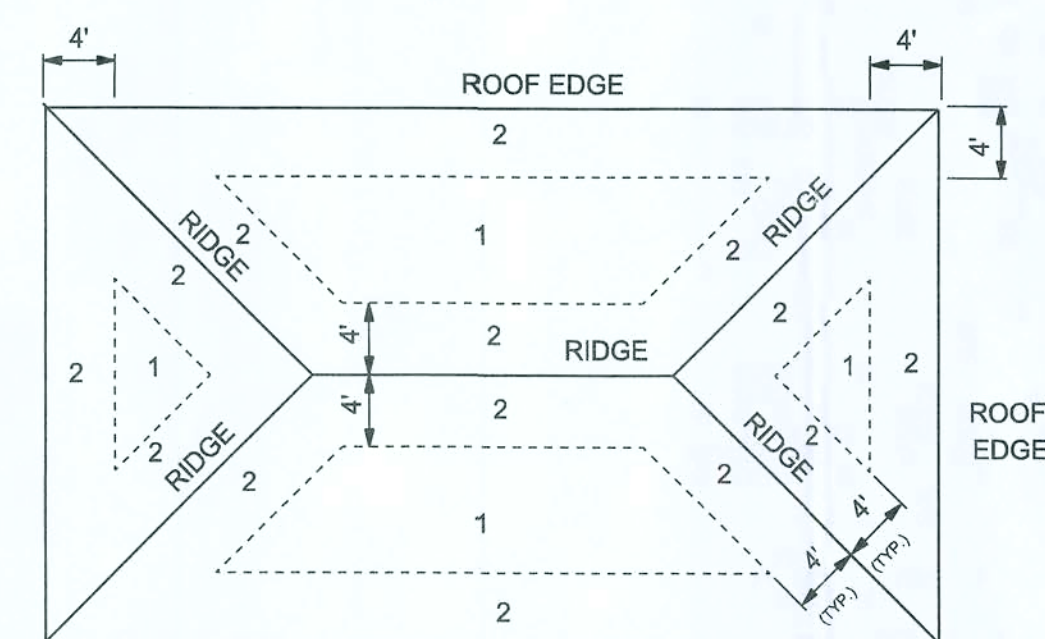
ROOF SHEATHING LAYOUT AND ENDWALL ROOF BRACING



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



ROOF SHEATHING NAILING ZONES (GABLE)



ROOF SHEATHING NAILING ZONES (HIP)

ROOF SHEATHING FASTENERS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	5/8" CDX	8D GALV. RING SHANK NAILS	6" O.C. EDGE 12" O.C. FIELD
2			6" O.C. EDGE 6" O.C. FIELD
3			4" O.C. @ GABLES 6" O.C. EDGE 6" O.C. FIELD

ROOF SHEATHING FASTENING

REVISIONS			REVISIONS		
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

CES
Crews Engineering & Services, LLC

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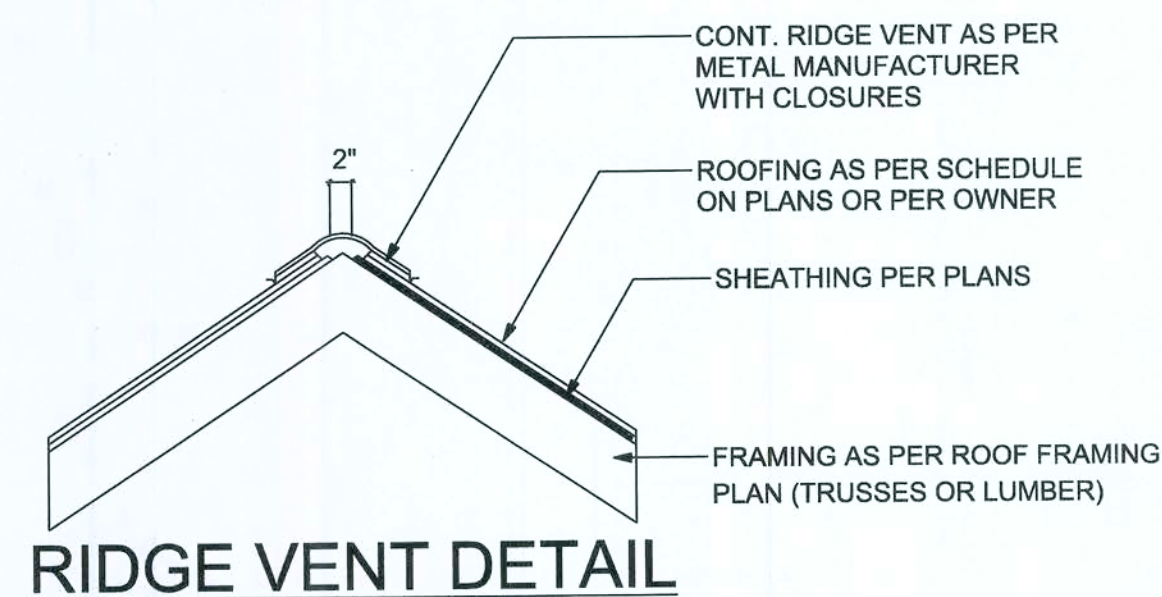
[Signature]
2/17/2014
Brett A. Crews, P.E. 65592

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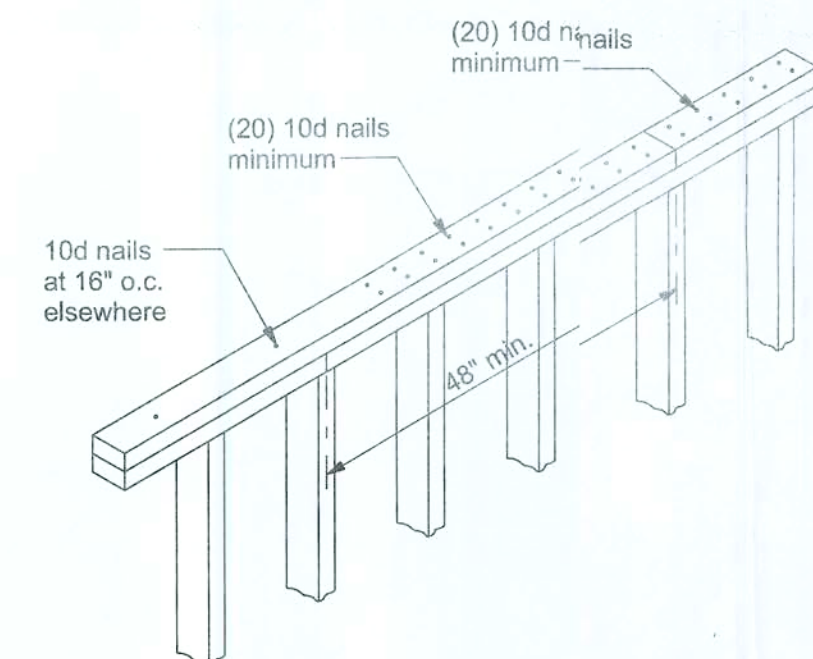
**PROPOSED RESIDENCE FOR
CARL AND CONNIE JOHNSON**

ROOF PLAN

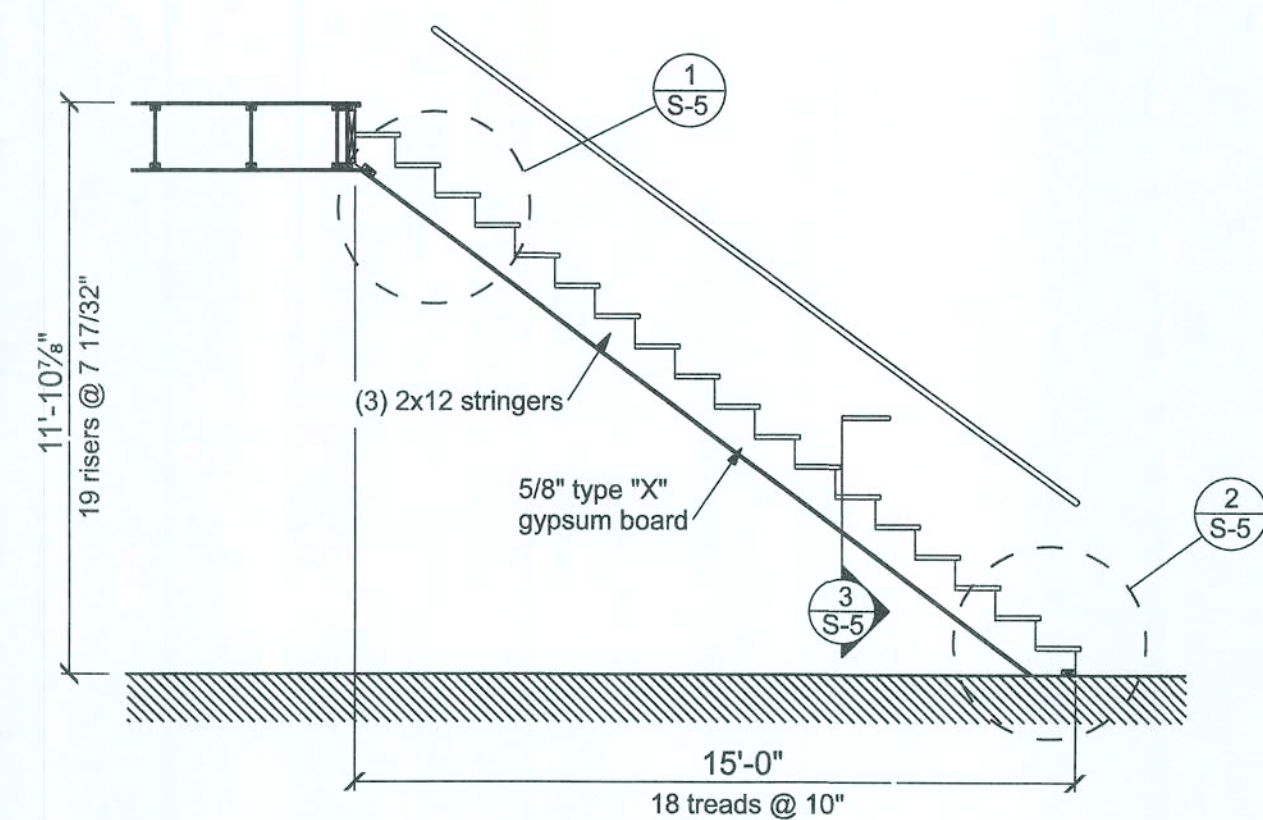
CES PROJECT NO.:
2014-033
SHEET:
S-4



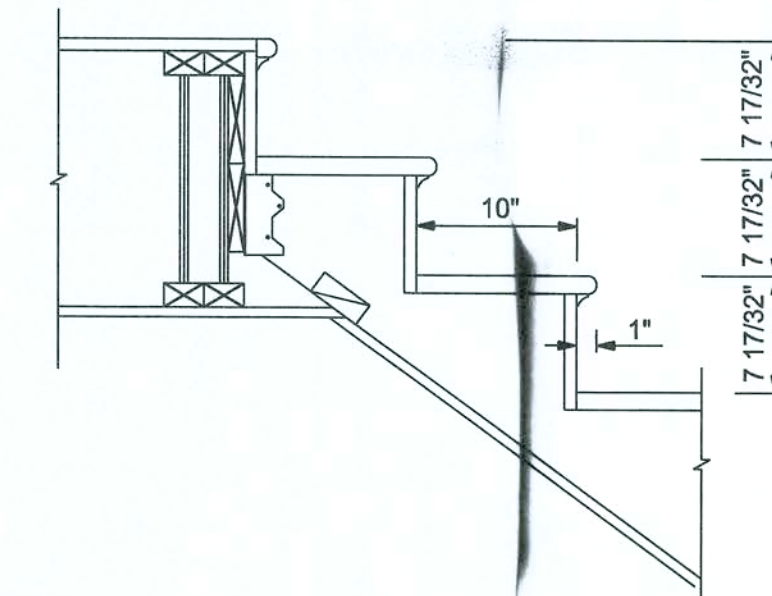
NOTE:
VENTILATION SHALL BE PROVIDED TO FURNISH CROSS VENTILATION OF EACH SEPARATE ATTIC SPACE WITH WEATHER PROTECTED VENTS. ALL VENTS SHALL BE SCREENED TO PROTECT THE INTERIOR FROM INTRUSION OF BIRDS. THE RATIO OF TOTAL NET FREE VENTILATION AREA TO THE AREA OF CEILING SHALL NOT BE LESS THAN 1/150.



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



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

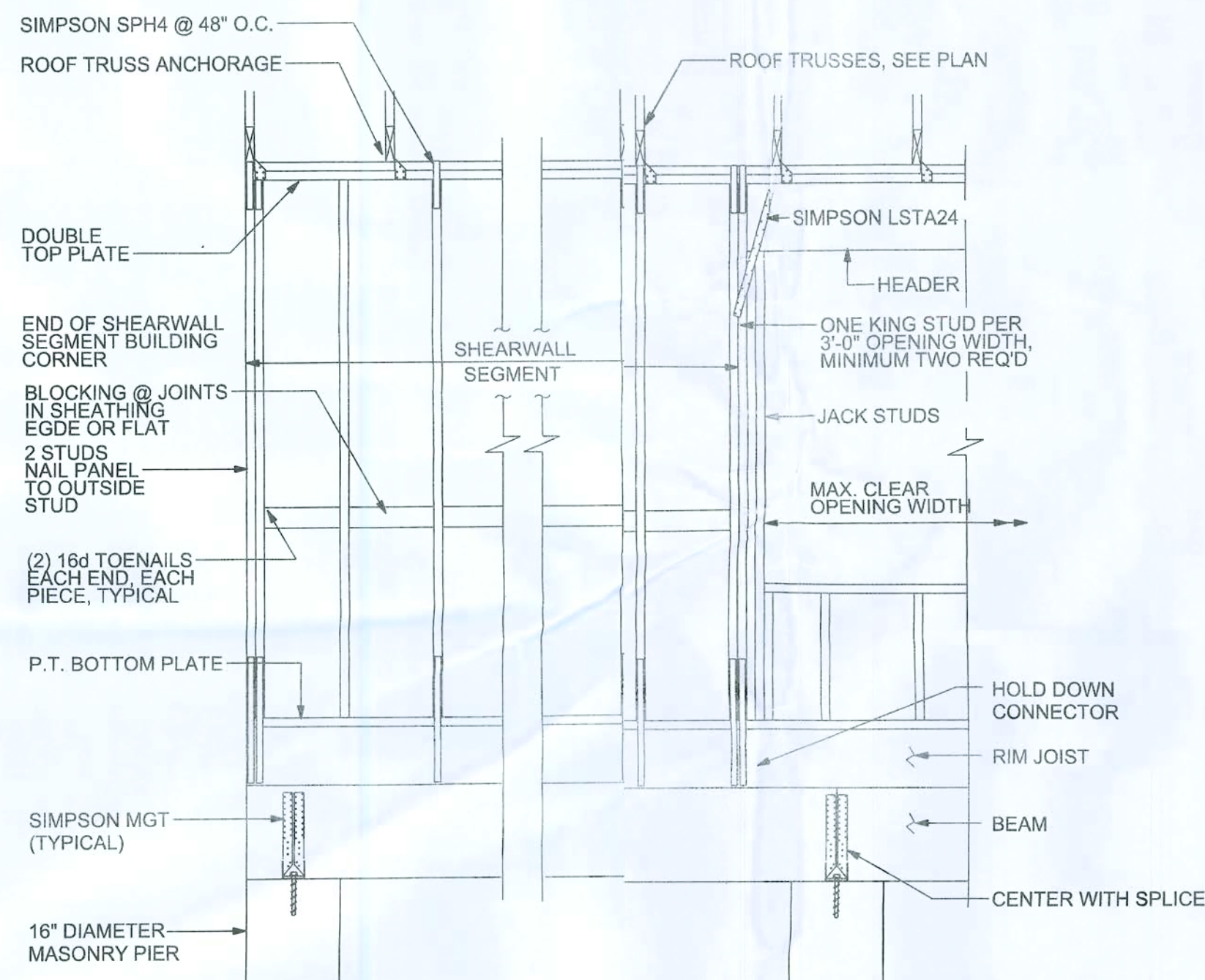


1 HEADER SECTION
SCALE: 1" = 1'-0"

HOLD DOWN CONNECTORS				
LOCATION	MAKE	MODEL	SPACING	NOTES
TRUSS/AFTER CONNECTION	SIMPSON			CONSULT TRUSENGINEERING FOR UPLIFT
HEADER CONNECTION	SIMPSON	LSTA30	EACH	ONE PER FULL HIGHT KING STUD
TOP PLATE TO STUDS	SIMPSON	SPH4/SPH6	48" O.C.	
STUD TO BEAM (header)	SIMPSON	LSTA30		SEE FRAMED HEDER CONNECTION REQ.
BEAM TO POST	SIMPSON	LSTA30		SEE FRAMED HEDER CONNECTION REQ.
POST TO GIRDER	SIMPSON	HD2A		

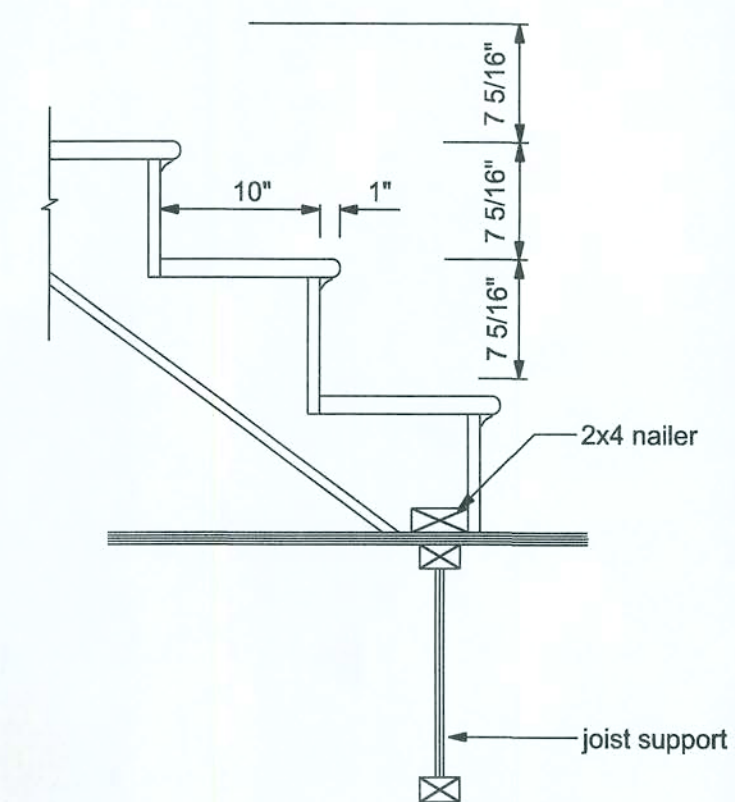
CONNECTOR SCHEDULE FOR TRUSS ANCHORAGE				
CONNECTOR	TRUSS	TOP PLATE	UPLIFT PROVIDED	MANUFACTURER
H2.5	5-8d NAILS	5-8d NAILS	365 LBS	SIMPSON
H10	8-8d NAILS	8-8d NAILS	850 LBS	SIMPSON
MTS12	7-10d NAILS	7-10d NAILS	1,000 LBS	SIMPSON
H16	2-10d NAILS	10-10d NAILS	1,300 LBS	SIMPSON
(2)HTS20	10-10d NAILS	10-10d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

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

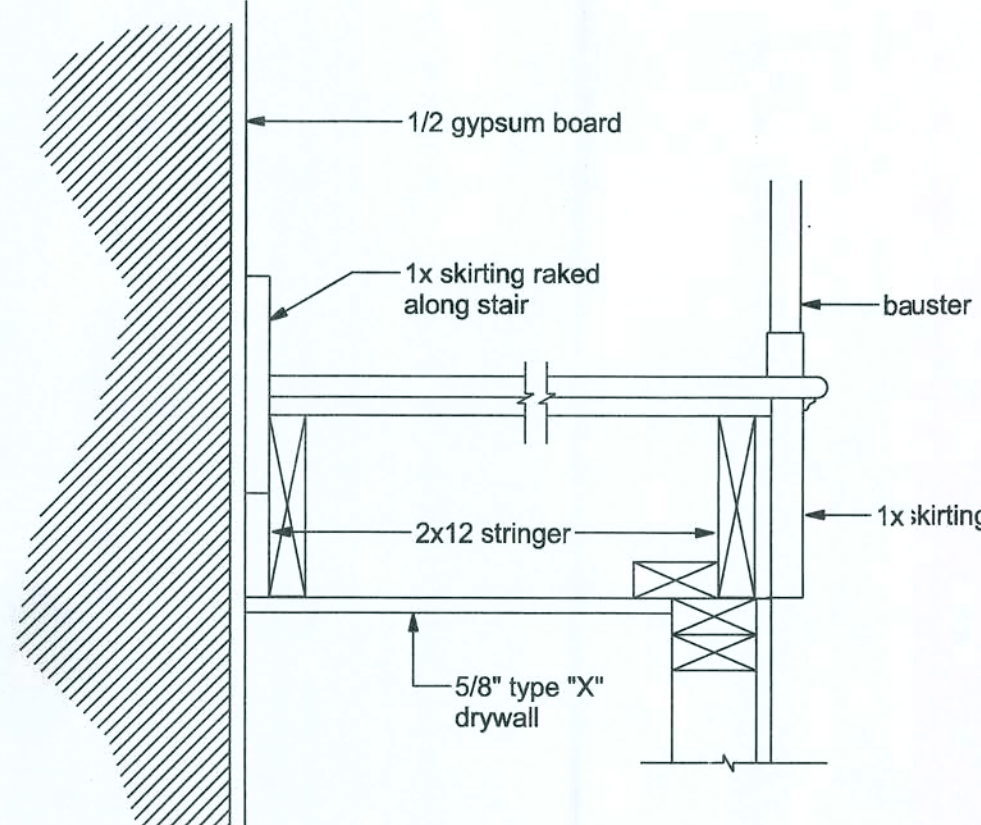


- SHEARWALL NOTES:**
- ALL SHEARWALLS SHALL BE TYPE 1 SHEARWALLS AS DEFINED BY STD 10-99 SBCI 305.4.3.
 - THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" OSB INCLUDING AREAS ABOVE AND BELOW OPENINGS.
 - ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
 - NAIL SPACING SHALL BE 6" O.C. EDGES AND 12" O.C. IN THE FIELD.

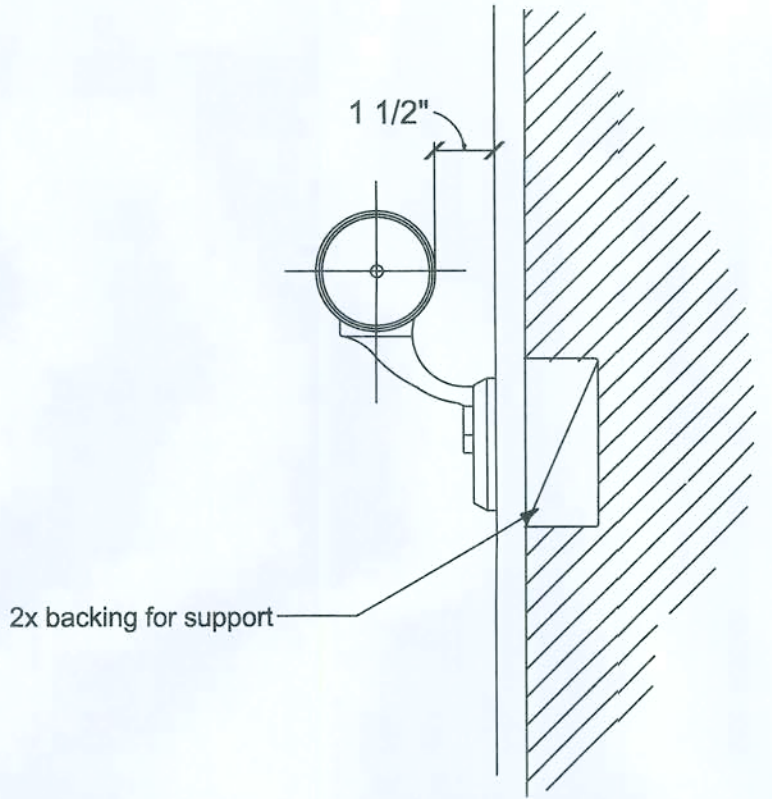
OPENING WIDTH	SILL PLATES	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
> 6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2
> 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3



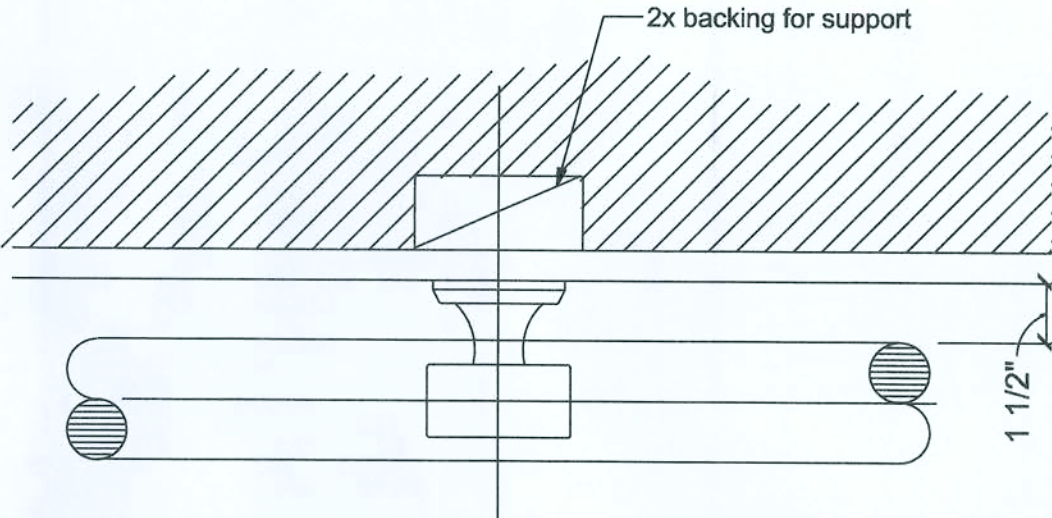
2 BASE SECTION
SCALE: 1" = 1'-0"



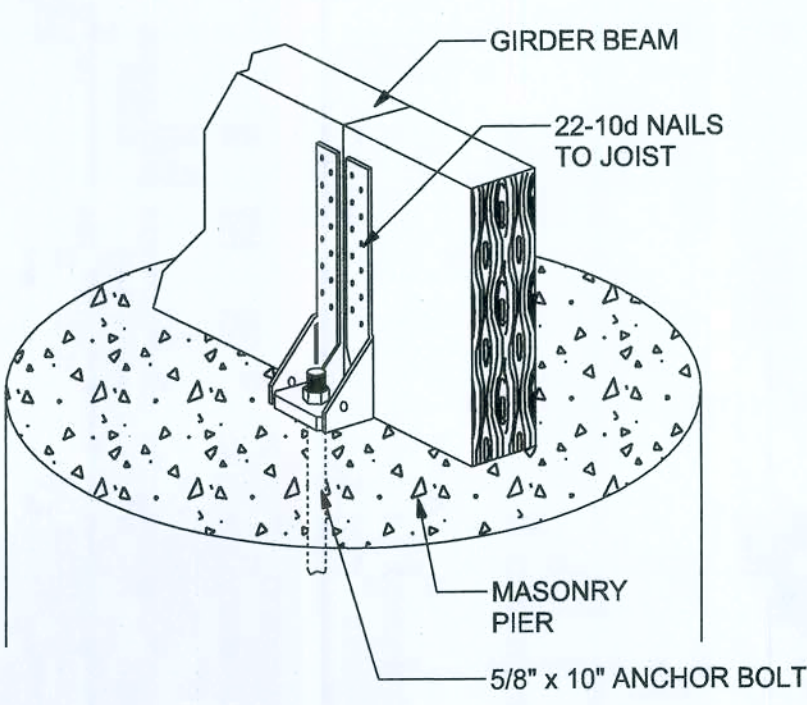
3 STAIR SECTION
SCALE: 1 1/2" = 1'-0"



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

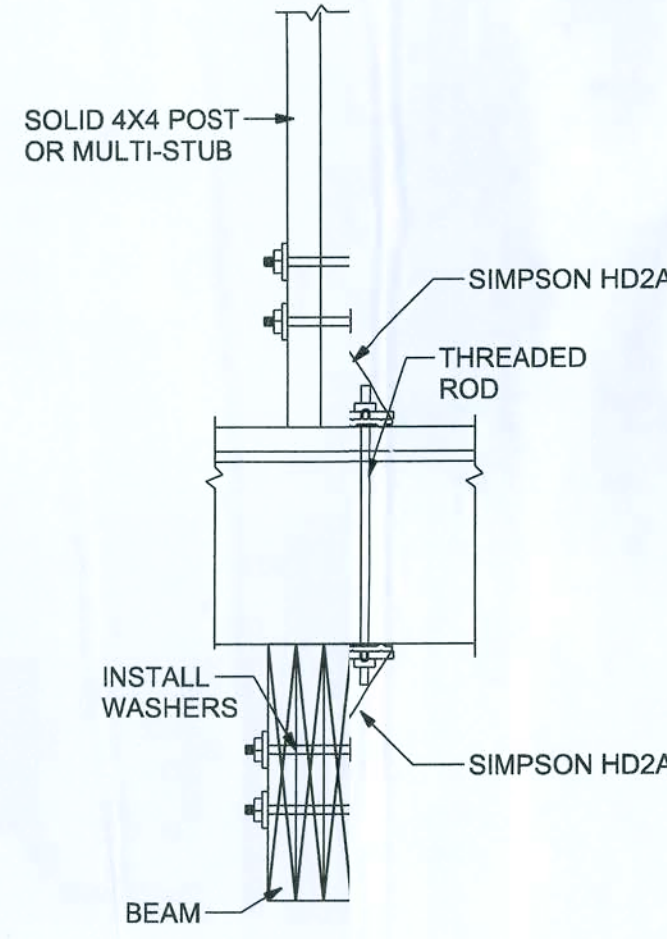


PLAN VIEW
SCALE: 1 1/2" = 1'-0"



SIMPSON MGT
NTS

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



SIMPSON HD2A
NTS

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

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION



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9-17-2014
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DRAWN BY:
TM
APPROVED BY:
BC

PROPOSED RESIDENCE FOR CARL AND CONNIE JOHNSON
SHEARWALL DETAILS

CIS PROJECT NO.:
2014-033
SHEET:
S-5