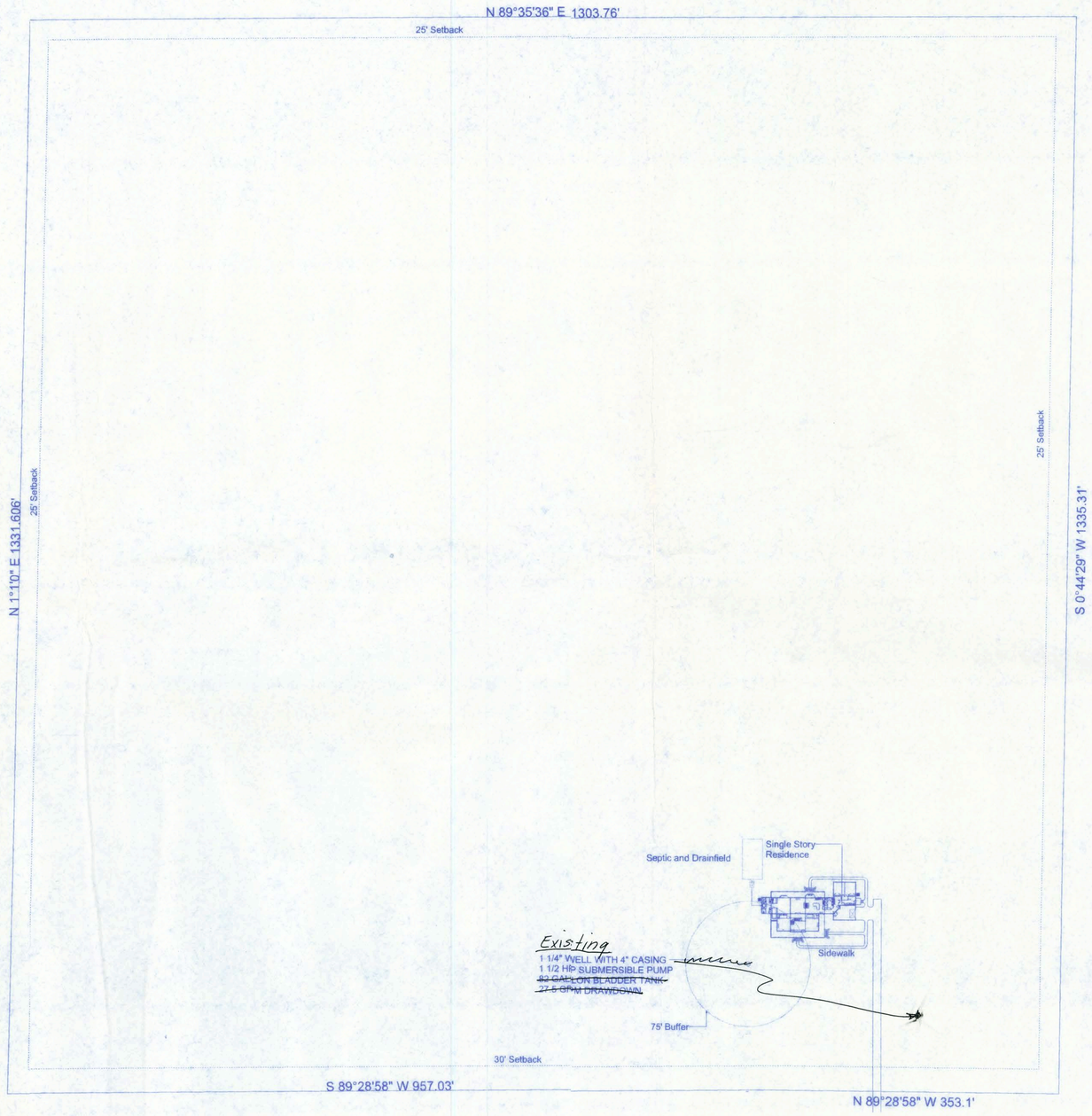

SITE PLAN

SCALE: 1" = 80'-0"

DESCRIPTION

A part of the NW 1/4 of Section 23, Township 6 South, Range 17 East, more particular described as follows: Begin at the NW Corner of said Section 23 and run N 89° 35' 36" E along the North Line of said NW 1/4 of a distance of 1299.62 feet to the NE Corner of the NW 1/4 of the NW 1/4 of said section 23; thence S 0° 44' 29" W along the East Line of said NW 1/4 of the NW 1/4 a distance of 1335.31 feet to the SE Corner of the NW 1/4 of the NW 1/4 thence N 89° 28' 58" E, 353.10 feet ; thence S 0° 27' 49" W 897.14 feet to a point on a curve, said point being also on the North right-of-way line of State Road No. 18; thence Southwesterly along said North right-of-way line on a curve to the left having a radius of 7689.49 feet and an included angle of 5° 18' 15" for an arc distance of 711.87 feet; thence N 0° 44' 29" E 968.15 feet; thence S 89° 28' 58" W 957.03 feet to the SW Corner of said NW 1/4; thence N 1° 01' E along the West Line of said NW 1/2 a distance of 1337.98 feet to the POINT OF BEGINNING.

6/26/07
PE # 57663

JIM & JOYE BROWN RESIDENCE

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CERTIFICATE OF AUTHORIZATION # 00008701

DATE	DRAWN BY
05/16/07	W.H.F.

REVISIONS

SHEET SP-1
OF 1

PROJECT NO.
05-R031

GENERAL NOTES

DESIGN CRITERIA

D1 ALL WORK SHALL CONFORM TO AT LEAST THE MINIMUM STANDARD OF THE FLORIDA BUILDING CODE, 2004 EDITION. (2006 REVISIONS)

D2 DESIGN FLOOR LOAD VALUES:

LIVE LOADS	40 PSF
DEAD LOADS	20 PSF
ASSUMED ALLOWABLE SOIL BEARING CAPACITY	2000 PSF

D3 THE STRUCTURAL PLANS AND WIND SPEED HAVE BEEN DESIGNED IN ACCORDANCE WITH SECTION 1609 OF THE FLORIDA BUILDING CODE 2004 EDITION. (2006 REVISIONS)

GENERAL

G1 THE GENERAL CONTRACTOR SHALL REVIEW AND DETERMINE THAT DIMENSIONS ARE COORDINATED BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO FABRICATION OR START OF CONSTRUCTION.

G2 THE GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, THE WORK PERSONS, AND OTHER PEOPLE DURING CONSTRUCTION. HE SHALL SUPERVISE AND DIRECT THE WORK AND BE RESPONSIBLE FOR ALL CONSTRUCTION & FOR ALL JOBSITE SAFETY.

G3 NO STRUCTURAL MEMBER SHALL BE CUT NOTCHED OR OTHERWISE REDUCED IN STRENGTH.

G4 THE GENERAL CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ANCHORED, EMBEDDED AND SUPPORTED ITEMS WHICH AFFECT THE STRUCTRAL DRAWINGS AND NOTIFY THE ARCHITECT/ENGINEER ON ANY DISCREPANCIES

G5 ANY SUBMITTALS RECEIVED BY A/E THAT HAVE NOT BEEN CHECKED BY THE GC AND HIS SUBCONTRACTOR SHALL BE RETURNED WITHOUT REVIEW.

G6 ALL SECTIONS AND DETAILS SHALL BE CONSTRUED TO BE TYPICAL OR SIMILAR UNLESS ANOTHER SECTION OR DETAIL IS NOTED.

G7 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION, INCLUDING FABRICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE A/E FOR RESOLUTION.

FOUNDATIONS

F1 A GEOTECHNICAL REPORT FOR THIS PROJECT WAS NOT PROVIDED BY THE OWNER. THESE PLANS ARE BASED UPON AN ASSUMED ALLOWABLE BEARING CAPACITY OF 2000 PSF. THE CONTRACTOR SHALL ENGAGE A QUALIFIED AND CERTIFIED GEOTECHNICAL ENGINEER TO DETERMINE THE ALLOWABLE SOIL BEARING CAPACITY. A COPY OF THE REPORT SHALL BE PROVIDED TO THE A/E. IF THE DETERMINED ALLOWABLE BEARING CAPACITY IS LESS THAN THE ASSUMED VALUE, MODIFICATIONS TO THE FOUNDATIONS MAY BE REQUIRED.

F2 THE GEOTECHNICAL ENGINEER SHALL MAKE A FIELD INVESTIGATION TO DETERMINE IF ANY SOIL CONDITIONS ARE PRESENT THAT MAY ADVERSELY AFFECT THE PROJECT. THE CONTRACTOR SHALL REMOVE ALL SUCH MATERIAL AND REPLACE IT WITH APPROVED FILL.

F3 SUBGRADE UNDER FOOTINGS AND SLABS SHALL BE COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXMIMUM DRY DENSITY (ASTM D1557). SUBMIT DENSITY TESTS TO THE A/E.

SLABS ON GRADE

S1 PROVIDE 6 MIL POLYETHYLENE SHEETING UNDER ALL SLABS ON GRADE.

S2 PROVIDE CONTROL JOINTS (1/4" WIDE BY 3/8" DEEP) AS INDICATED ON PLAN. FILL JOINTS WITH POURED RUBBER. IF JOINTS ARE SAWCUT, SAWCUTTING MUST BE DONE THE SAME DAY THE CONCRETE IS PLACED.

S3 PROVIDE 1/2" EXPANSION JOINTS AT ALL LOCATIONS WHERE SLABS ABUT STRUCTURES (WALLS, COLUMNS, ETC.)

CONCRETE AND REINFORCING

C1 THE GENERAL CONTRACTOR SHALL ENGAGE A CERTIFIED TESTING AGENCY TO PERFORM INDUSTRY STANDARD TESTING INCLUDING SLUMP TESTS AND CYLINDER BREAKS TO ENSURE CONFORMANCE WITH PLANS. SUBMIT REPORTS TO A/E.

C2 CONCRETE WORK & MIX DESIGN SHALL CONFORM TO ACI 301 (LATEST EDITION) "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS". MIXING SHALL BE IN ACCORDANCE WITH ASTM C94

C3 MINIMUM 28-DAY COMPRESSIVE STRENGTH:

FOOTINGS AND TIE BEAMS	2,500 PSI
COLUMNS AND SLABS	2,500 PSI

C4 SPLICES OF REINFORCING (EXCEPT AS SHOWN ON PLANS)

#4 BARS:	20 INCHES
#5 BARS:	27 INCHES
WELDED WIRE MESH	6"

C5 AT ALL CORNERS OF TIE BEAMS AND WALL FOOTINGS, PROVIDE CORNER BARS (30 INCH MINIMUM LEGS) TO MATCH HORIZONTAL BARS.

C6 REINFORCING BARS SHALL CONFORM TO ASTM A615-96a GRADE 60. WELDED WIRE MESH SHALL CONFORM TO ASTM A-185. LAP WELDED WIRE MESH ON MESH + 2" WHERE SPLICED.

C7 MINIMUM COVER FOR REINFORCING SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED.

LOCATION	MIN. COVER
BOTTOM OF FOOTINGS	3"
SIDES OF FOOTINGS	3"
COLUMNS	1 1/2"
TIE BEAMS	1 1/2"
SLABS	AS NOTED

STRUCTURAL STEEL

S1 GENERAL CONTRACTOR SHALL ENGAGE A CERTIFIED TESTING AGENCY TO PERFORM INDUSTRY STANDARD INSPECTIONS TO ENSURE CONFORMANCE WITH PLANS. SUBMIT REPORT TO A/E.

S2 STEEL WORK SHALL CONFORM TO THE AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS", LATEST EDITION.

S3 MATERIAL

BEAMS & CHANNELS	ASTM A572, GRADE 50
STEEL TUBING	ASTM A500, GRADE B
PLATES	ASTM A36
BOLTS	ASTM A325
ANCHOR BOLTS	ASTM A36 THREADED ROD - 6" MIN. EMBEDMENT WITH 2" HOOK
EXPANSION ANCHORS	RAMSET/REDHEAD TRUBOLT OR APPORVED EQUIVALENT
NON-SHRINK GROUT	5000 PSI

S4 BRACE AND MAINTAIN ALL STEEL IN ALIGNMENT UNTIL OTHER PARTS OF CONSTRUCTION NECESSARY FOR PERMANENT SUPPORT ARE COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TEMPORARY SHORING AS REQUIRED FOR THE STABILITY OF THE STEEL FRAME UNTIL ALL STRUCTURAL ELEMENTS HAVE BEEN COMPLETED AND BUILDING IS ENCLOSED.

S5 ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF "THE STANDARD CODE FOR WELDING IN BUILDING CONSTRUCTION: OF THE AMERICAN WELDING SOCIETY. WELDING ELECTRODES SHALL BE E70XX-LOW HYDROGEN FOR SHIELD AND METAL ARC WELDING.

S6 PROVIDE NUT & WASHER FOR ALL BOLTS AND ANCHOR BOLTS

S7 ALL WELDED CONNECTIONS SHALL BE 1/4 " FILLET ALL AROUND, UNO. ALL BOLTED CONNECTIONS SHALL BE 1/2 " DIA. A325 BOLTS, UNO.

PRE-FABRICATED WOOD TRUSSES

WT1 GENERAL CONTRACTOR SHALL ENGAGE A CERTIFIED TESTING AGENCY TO PERFORM INDUSTRY STANDARD INSPECTIONS TO ENSURE CONFORMANCE WITH PLANS . SUBMIT REPORTS TO A/E.

WT2 WOOD TRUSSES SHALL BE DESIGNED, SIGNED & SEALED BY A QUALIFIED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. TRUSSES SHALL BE FABRICATED IN CONFORMANCE WITH THE THE "QUALITY CONTROL MANUAL" BY TRUSS PLATE INSTITUTE (TPI).

WT3 HANDLING, ERECTION AND BRACING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH "HANDLING AND ERECTING WOOD TRUSSES" (HET80) AND "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS" (BWT-76) BY THE TRUSS PLATE INSTITUTE (TPI).

WT4 PERMANENT BRACING SHALL BE INDICATED IN THE TRUSS LAYOUT DRAWINGS AND SHALL BE SUPPLIED AND INSTALLED BY THE FRAMING CONTRACTOR.

WT5 ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:

DEAD LOAD	10 PSF
LIVE LOAD	20 PSF
WIND	110 MPH

PRE-FABRICATED WOOD TRUSSES (CONTINUED)

WT6 PRE-FABRICATED WOOD TRUSSES SHALL BE FABRICATED FROM SOUTHERN PINE (SPIB) KILN DRIED #2 GRADE OR BETTER FOR CHORD AND #3 GRADE OR BETTER FOR WEBS.

WT7 TRUSS BEARING SHALL BE 4" NOMINAL UNLESS NOTED OTHERWISE. BEARING LOCATIONS MUST BE MARKED ON TRUSS BY FABRICATOR TO INSURE PROPER INSTALLATION.

WT8 SHOP DRAWINGS SHALL BE SUBMITTED WHICH INDICATE DESIGN LOADS, DURATION FACTOR TRUSS LAYOUT, TRUSS CONFIGURATION AND TRUSS TO TRUSS CONNECTION. SHOP DRAWINGS SHALL SHOW PIECE MARKS, MEMBER SIZE AND GRADE AND CONNECTION DETAILS.

WT9 NO WANE KNOTS, SKIPS OR OTHER DEFECTS SHALL OCCUR IN THE PLATE CONTACT AREA OR SCARFED AREA OF WEB MEMBERS. PLATES SHALL BE CENTERED WITH ONE REQUIRED EACH SIDE OR TRUSS.

WT10 DESIGN OF METAL CONNECTED WOOD ROOF TRUSSES TO COMPLY WITH STANDARD BLDG. CODE NFPA'S "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADED LUBER AND ITS FASTRNINGS". AND TRUSS PLATE INSTITUTE'S "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES".

WT11 WOOD BLOCKING AT TRUSS BEARING SHALL BE LAP SPLICED 4'-0" MIN. AND NAILED WITH (20) 10d NAILS AT SPLICE, 10d NAILS @ 16" O.C. ELSEWHERE.

MASONRY

M1 MASONRY CONSTRUCTION SHALL CONFORM TO ACI STANDARD BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES (ACI 530-88/ASCE 5-88) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-88/ASCE 6-88)

NOTE:
ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2004 EDITION, (2006 REVISIONS)

BASIC WIND SPEED		110 MPH
IMPORTANCE FACTOR		1.0
BUILDING CATEGORY		2
EXPOSURE		B
INTERNAL PRESSURE COEFFICIENT		+/- 0.18
COMPONENT AND CLADDING PRESSURE	WALLS	+21.8/-29.1 PSF
	ROOF	+12.5/-29.1 PSF
	OVERHANGS	-71.6 PSF
TYPE OF STRUCTURE		ENCLOSED

NOTE:
EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND BEAR AN AAMA OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION:

ANSI/AAMA/NWWDA 101/IS2 2/97

THE CONSTRUCTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E 330, STANDARD TEST METHODS FOR STRUCTURAL PERFORMANCE OF EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS BY UNIFORM STATIC AIR PRESSURE.

W.H.F. 6/26/07 FOR STUDY

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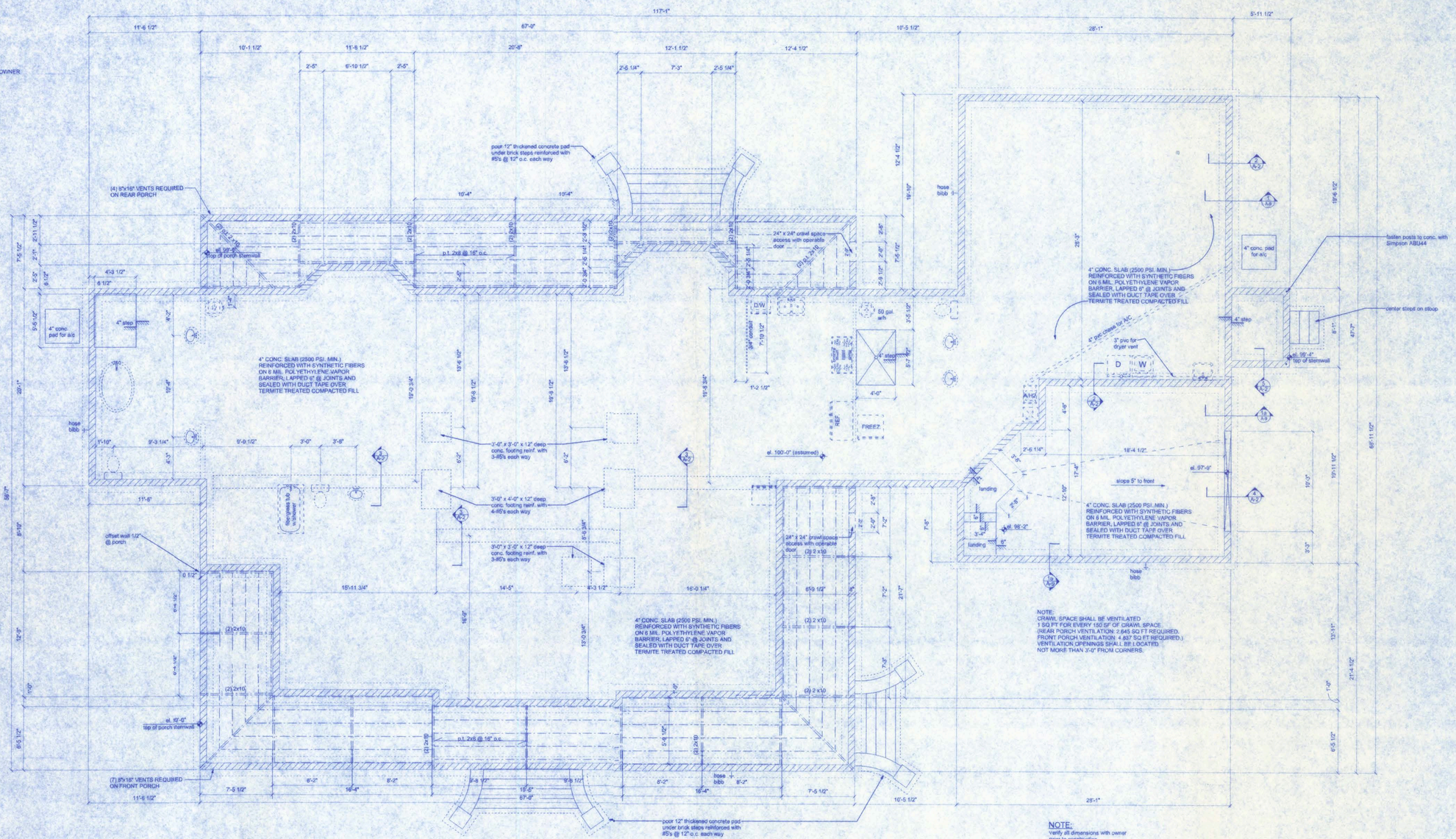
SHEET A-1
OF 13

PROJECT NO. 05-R031

NOTE:
LOCATE THE LP GAS TANK PER OWNER



FOUNDATION PLAN

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

NOTE:
verify all dimensions with owner prior to construction

FOUNDATION NOTES

CONCRETE:
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

REINFORCING STEEL:
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40.

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

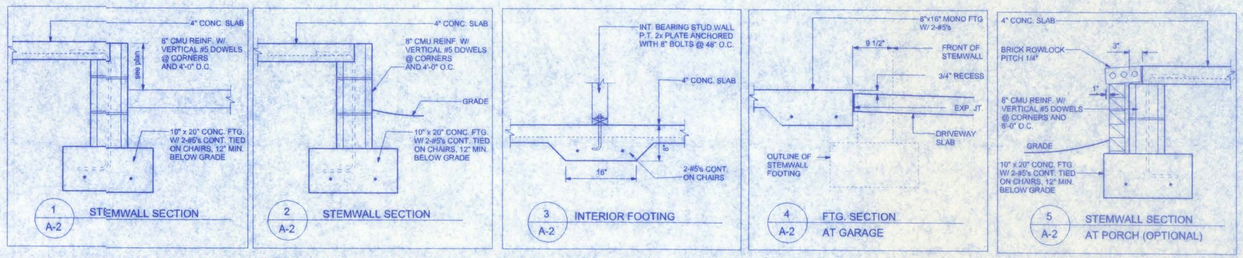
GALVANIZATION:
METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

SLAB REQUIREMENTS

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

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

BEARING CAPACITY:
THE FOOTING IS DESIGNED FOR SOIL WITH AN ALLOWABLE BEARING CAPACITY OF 2,000 PSF. THE FOOTINGS SHALL REST ON UNDISTURBED OR COMPACTED SOIL OF UNIFORM DENSITY AND THICKNESS. AT THE OWNER'S REQUEST, COMPACTED SOILS SHALL BE TESTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR AND COMPACTED IN LIFTS NOT TO EXCEED 12 INCHES.



1 A-2 STEMWALL SECTION

2 A-2 STEMWALL SECTION

3 A-2 INTERIOR FOOTING

4 A-2 FTG. SECTION AT GARAGE

5 A-2 STEMWALL SECTION AT PORCH (OPTIONAL)

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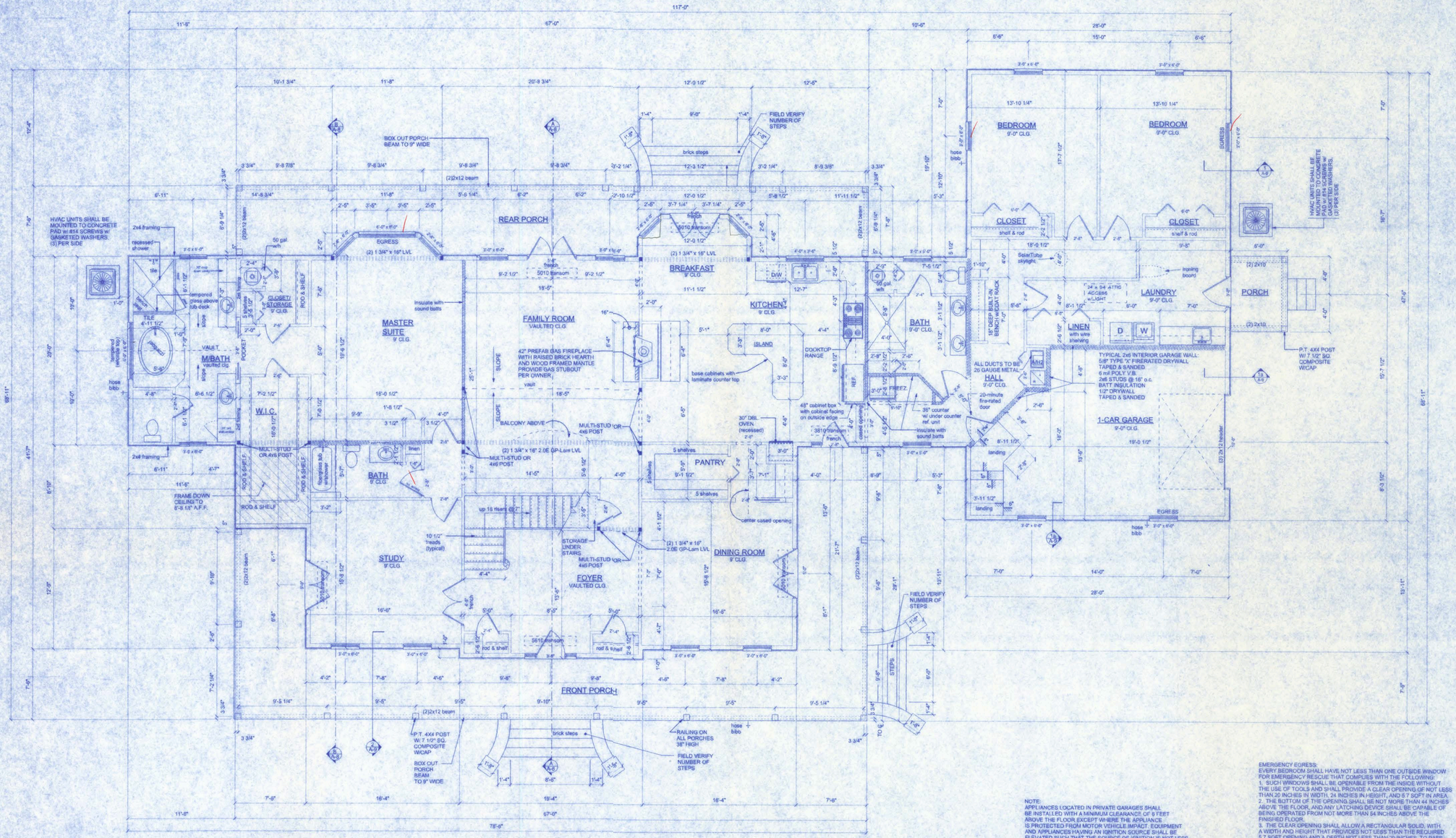
SHEET A-2
OF 13

PROJECT NO. 05-R031



FLOOR PLAN

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

AREA SUMMARY:

MAIN FLOOR	3,945 SF
UPPER FLOOR	120 SF
GARAGE	442 SF
PORCHES	1,160 SF
TOTAL	5,667 SF

NOTE:
CONSULT WITH OWNER FOR INTERIOR FINISHES AND FLOOR COVERING.

NOTE:
STAIR BUILDER SHALL FIELD MEASURE ALL WALLS AND FLOOR HEIGHTS PRIOR TO CONSTRUCTION. CONSULT w/OWNER FOR STAIR FINISHES.

NOTE:
THE MINIMUM NATURAL VENTILATION AREA REQUIRED FOR GARAGES SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED. THE MINIMUM MECHANICAL VENTILATION FOR GARAGES SHALL BE 100 CFM PER CAR.

CONSTRUCTION DOCUMENTS:

THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITY FOR THE ISSUANCE OF CONSTRUCTION PERMITS. THE CONTRACTOR IS SOLEY RESPONSIBLE FOR REVIEWING THE PLANS AND VERIFYING ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION INCLUDING FABRICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION.

DO NOT SCALE THESE PLANS:

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

CHANGES TO PLAN SETS:

PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THES PLANS WITHOUT CONSULTING WITH THE ARCHITECT/ENGINEER. 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 SPECIFICATIONS ON THE PLANS.

NOTE:
APPLIANCES LOCATED IN PRIVATE GARAGES SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 6 FEET ABOVE THE FLOOR EXCEPT WHERE THE APPLIANCE IS PROTECTED FROM MOTOR VEHICLE IMPACT. EQUIPMENT AND APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18" ABOVE THE FLOOR.

NOTE:
EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND BEAR AN NAMI OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION:

ANSI/AAMA/NWWDA 101/I/S2 2/97

THE CONSTRUCTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E 330, STANDARD TEST METHODS FOR STRUCTURAL PERFORMANCE OF EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS BY UNIFORM STATIC AIR PRESSURE.

NOTE:
ALL WINDOWS SHALL BE VINYL FRAMED WINDOWS

EMERGENCY EGRESS:
EVERY BEDROOM SHALL HAVE NOT LESS THAN ONE OUTSIDE WINDOW FOR EMERGENCY RESCUE THAT COMPLIES WITH THE FOLLOWING:
1. SUCH WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQFT IN AREA.
2. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR, AND ANY LATCHING DEVICE SHALL BE CAPABLE OF BEING OPERATED FROM NOT MORE THAN 54 INCHES ABOVE THE FINISHED FLOOR.
3. THE CLEAR OPENING SHALL ALLOW A RECTANGULAR SOLID, WITH A WIDTH AND HEIGHT THAT PROVIDES NOT LESS THAN THE REQUIRED 5.7 SQFT OPENING AND A DEPTH NOT LESS THAN 20 INCHES, TO PASS FULLY THROUGH THE OPENING.
4. SUCH WINDOWS SHALL BE ACCESSIBLE BY THE FIRE DEPARTMENT AND SHALL OPEN INTO AN AREA HAVING ACCESS TO A PUBLIC WAY.

NOTE:
BATHROOM EXHAUST SHALL BE DIRECTED TO OUTSIDE OF BUILDING. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS. AIR EXHAUST OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLS IF TERMINATING OUT DOORS.

NOTE:
CONDENSATE WASTE AND DRAIN LINE SIZE SHALL BE NOT LESS THAN 3/4" INTERNAL DIAMETER AND SHALL NOT DECREASE IN SIZE FROM THE DRAIN PAN CONNECTION TO THE PLACE OF CONDENSATE DISPOSAL.

NOTE:
CONDENSATE LINES AND ROOF DOWN SPOUTS SHALL DISCHARGE AT LEAST ONE FOOT AWAY FROM THE STRUCTURE SIDEWALL. IN CASES WHERE THE ROOF EAVE IS LESS THAN 6 INCHES, GUTTERS MUST BE INSTALLED AND DIRECT WATER A MINIMUM OF 1 FOOT FROM THE STRUCTURE.

NOTE:
EACH VERTICAL DRYER VENT RISER SHALL BE PROVIDED WITH A CLEANOUT. DRYER EXHAUSTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPED WITH A BACKDRAFT DAMPER WITHOUT SCREENS

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REVISIONS

SHEET A-3 OF 13

PROJECT NO. 05-R031

NOTE:
Sloped area of ceiling may not line up due to different thicknesses of truss framing.

2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

NOTE:
The builder and owner are responsible for the following, which are specifically not part of the engineer's scope of work:

*Confirm that the foundation design and site conditions meet gravity load requirements (assume 2000 PSF bearing capacity unless visual observation or soils test proves otherwise.

*Provide materials and construction techniques, which comply with FBC 2004 requirements for the stated wind velocity and design pressures.

*Provide a continuous load path from roof to foundation. If you believe the plan omits a continuous load path connection, call the engineer immediately.

*Verify the truss engineering includes truss design, placement plans, temporary and permanent bracing details, truss-to-truss connections, and load reactions for all bearing locations.

*Select uplift connections, walls, columns, and footings based on truss engineering bearing locations and reactions; including interior bearing walls.

*Size headers for gravity loads; headers sized by the builder for gravity loads will also satisfy wind loads.

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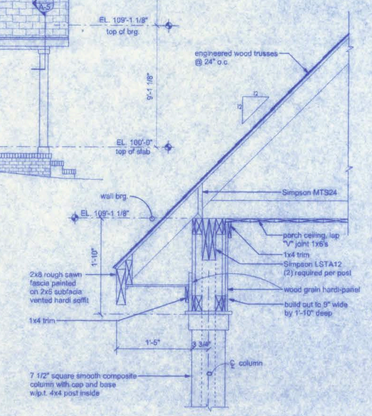
SHEET A-4 OF 13

PROJECT NO. 05-R031

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 VENTILATING AREA TO THE AREA OF CEILING SHALL NOT BE LESS THAN 1/150.

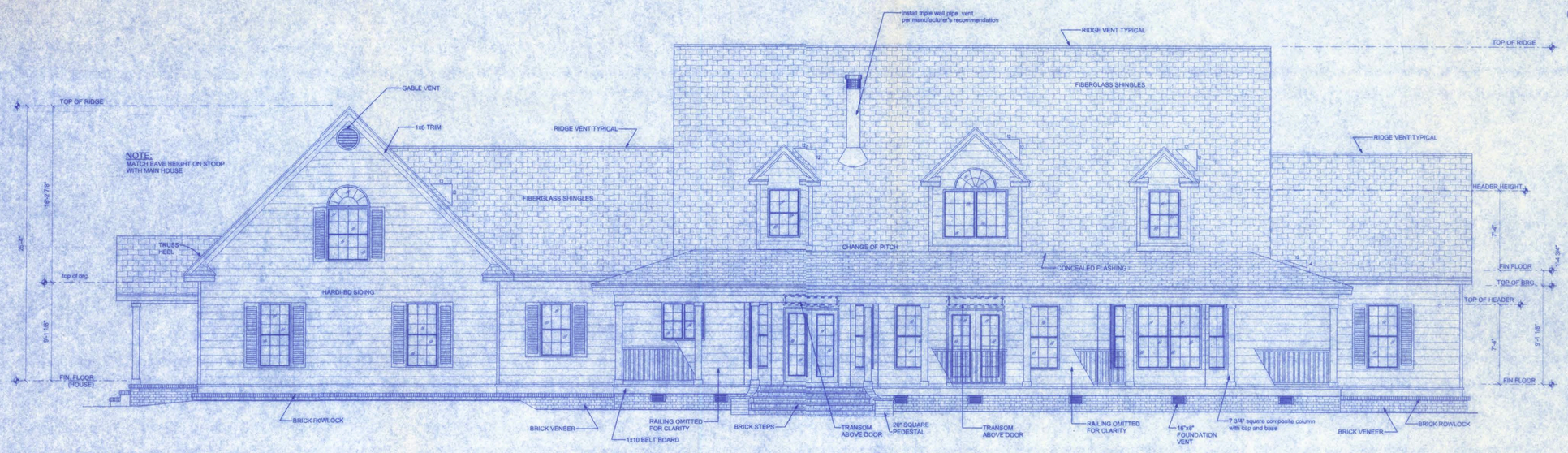
NOTE:
THE RIDGE HEIGHT IS GIVEN FOR MEAN ROOF HEIGHT DETERMINATION ONLY. DO NOT USE THIS DIMENSION FOR ROOF CONSTRUCTION.

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



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

NOTE:
MATCH EAVE HEIGHT ON STOOP WITH MAIN HOUSE



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

JIM & JOYE BROWN RESIDENCE

161 NW MADISON STREET
SUITE #102
LAKE CITY, FL. 32055
(386)758-4209
CERTIFICATE OF AUTHORIZATION # 0000616

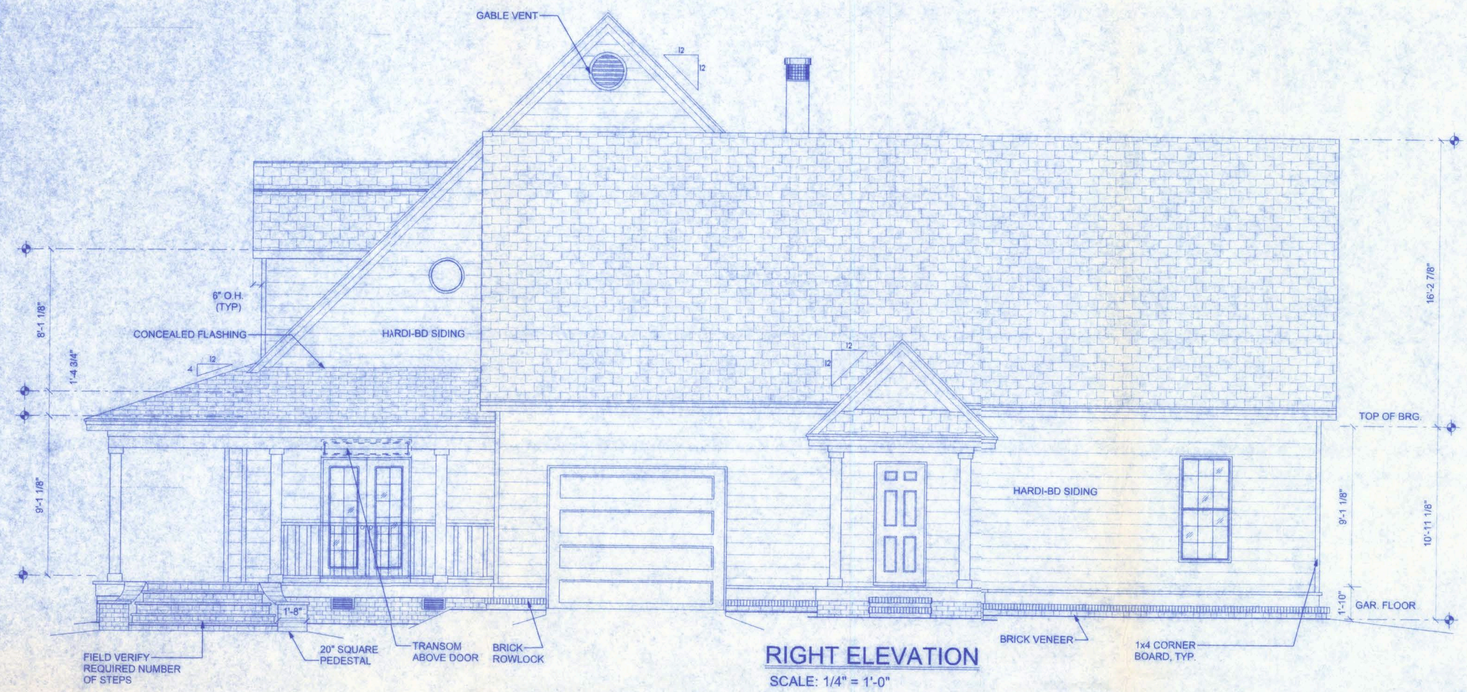
Freeman Design Group inc

DATE	DRAWN BY
05/22/07	W.H.F.

REVISIONS

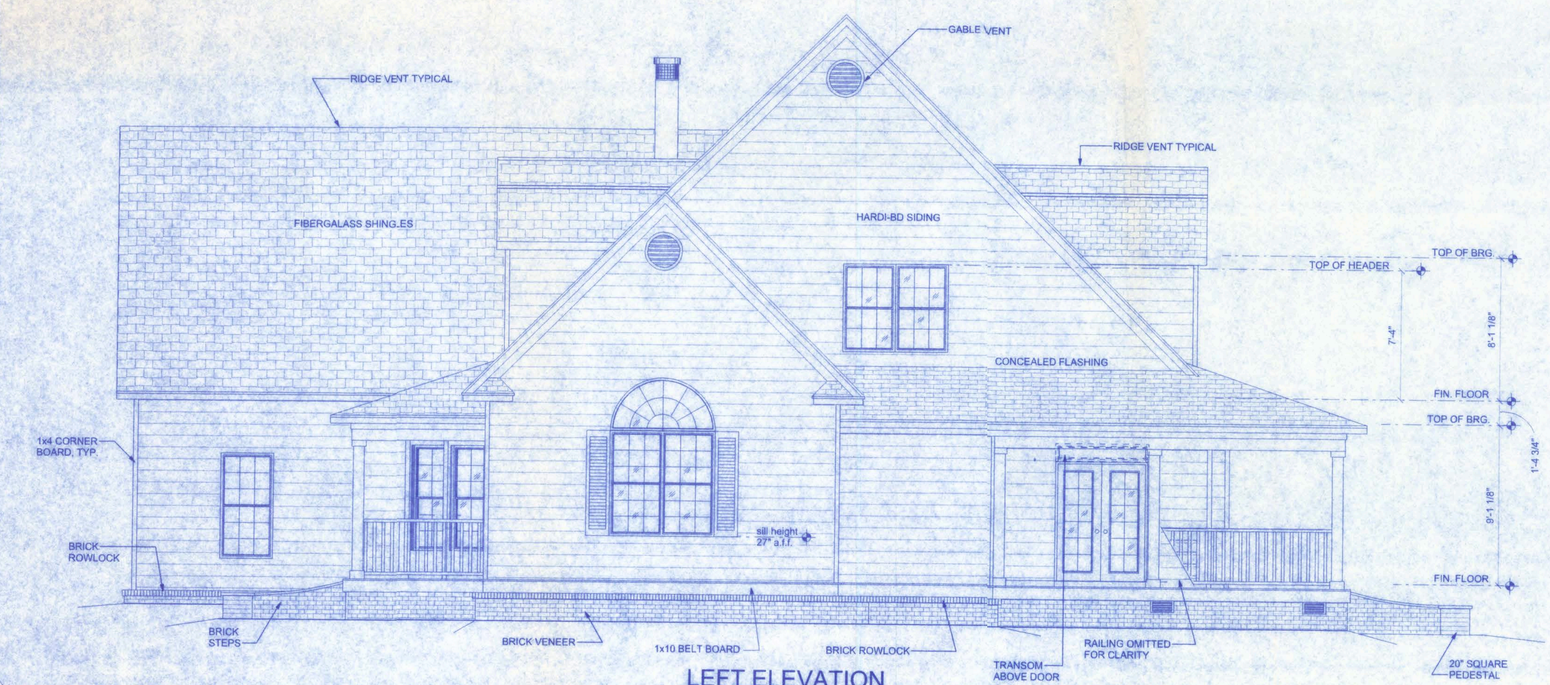
SHEET A-5
OF 13

PROJECT NO.
05-R031



RIGHT ELEVATION

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



LEFT ELEVATION

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

GENERAL NOTES:

1. THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FORM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT FOR THIS PROJECT.
2. THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE WORK DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER DEFECTS IN MATERIALS, EQUIPMENT, COMPONENTS AND WORKMANSHIP SHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAR WARRANTY PERIOD.
3. AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD, FOR THE PURPOSE OF DETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRED. THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED BY THE OWNER.
4. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VARIOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATE OR FEDERAL.
5. THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING OF THE PROJECT AND THE CONTRACTOR(S) SHALL FILE "NOTICE TO OWNER" AND PROVIDE "RELEASE OF LIEN" FOR ALL PAYMENT REQUESTS PRIOR TO DISBURSEMENT OF ANY FUNDS.
6. ANY AND ALL DISPUTES ARISING FROM EVENTS ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT BETWEEN THE OWNER, CONTACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.
7. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES. ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.
8. ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABELS LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
9. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

CONSTRUCTION DOCUMENTS:

THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITY FOR THE ISSUANCE OF CONSTRUCTION PERMITS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR REVIEWING THE PLANS AND VERIFYING ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION INCLUDING FABRICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION.

DO NOT SCALE THESE PLANS:

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

CHANGES TO PLAN SETS:

PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT CONSULTING WITH THE ARCHITECT/ENGINEER. 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 SPECIFICATIONS ON THE PLANS.

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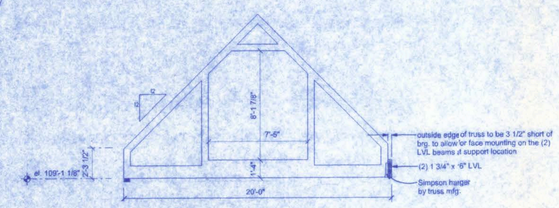
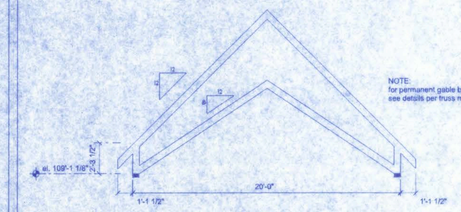
REVISIONS

SHEET A-6
OF 13

PROJECT NO. 05-R031

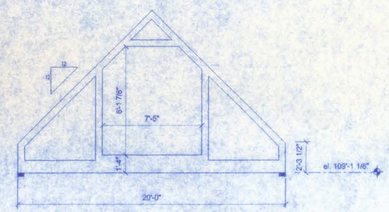


T1- SECTION
SCALE: 3/16" = 1'-0"

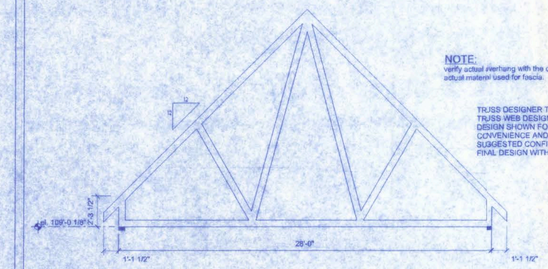


NOTE:
for permanent gable bracing, see details per truss manufacturer

T2-SECTION
SCALE: 3/16" = 1'-0"



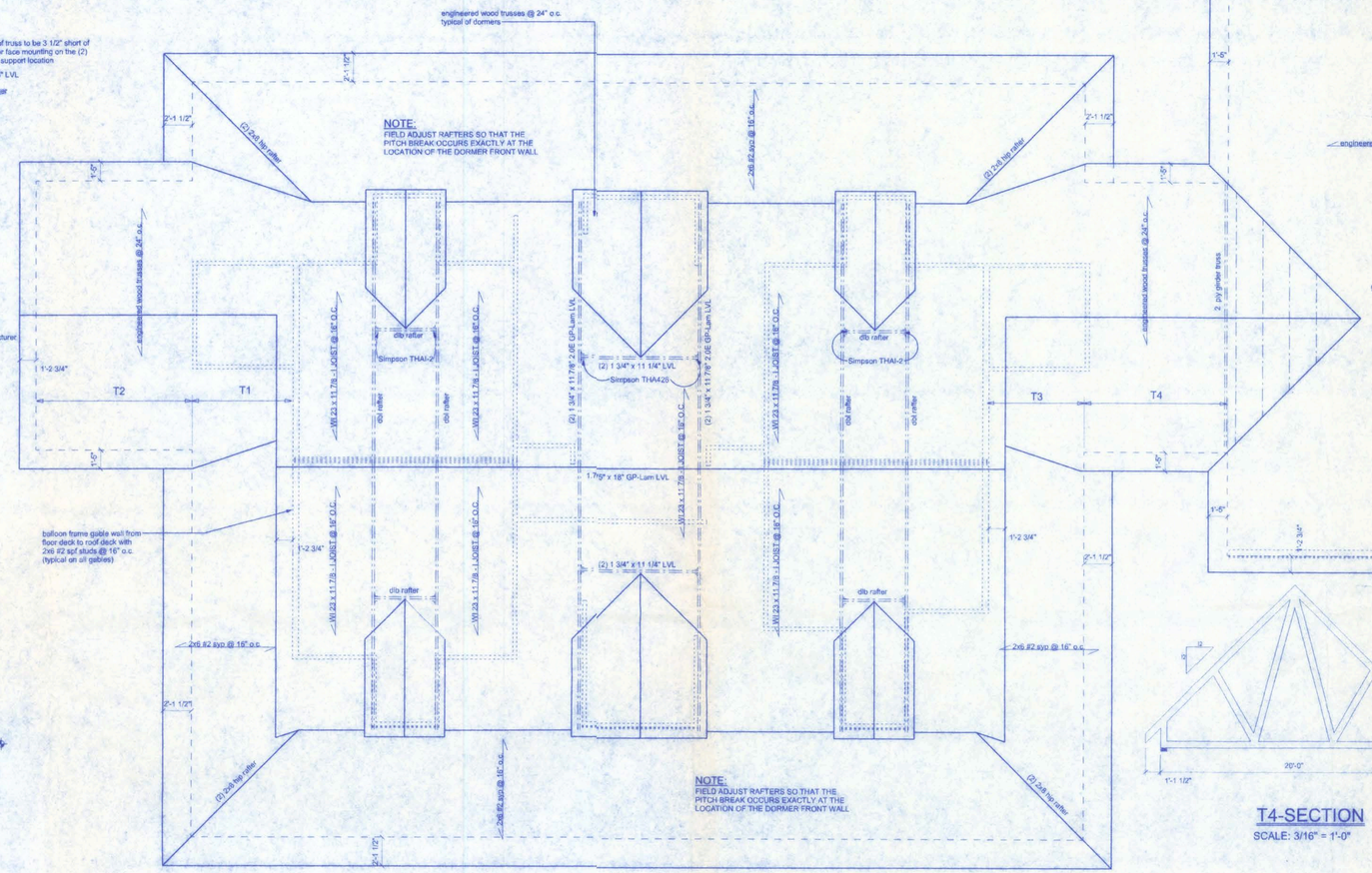
T3-SECTION
SCALE: 3/16" = 1'-0"



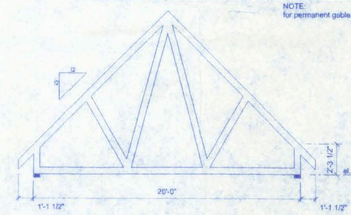
NOTE:
verify actual overhang with the owner based on actual material used for fascia.

TRUSS DESIGNER TO COORDINATE FINAL TRUSS WEB DESIGN WITH OWNER. WEB DESIGN SHOWN FOR TRUSS DESIGNERS CONVENIENCE AND IS STRICTLY OF A SUGGESTED CONFIGURATION. VERIFY FINAL DESIGN WITH OWNER.

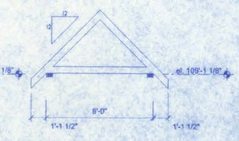
T5-SECTION
SCALE: 3/16" = 1'-0"



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



T4-SECTION
SCALE: 3/16" = 1'-0"



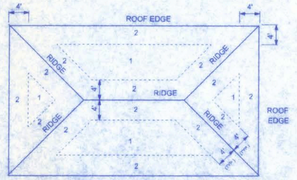
T6-SECTION
SCALE: 3/16" = 1'-0"

ROOF SHEATHING FASTENINGS

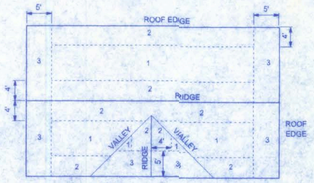
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	19/32 CDX	10d COMMON OR 10d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 12 in. o.c. FIELD
2			6 in. o.c. EDGE 6 in. o.c. FIELD
3			4 in. o.c. @ GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD

CONNECTOR SCHEDULE FOR TRUSS ANCHORAGE

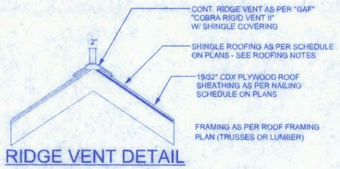
CONNECTOR	TRUSS	TOP PLATE	UPLIFT PROVIDED	MANUFACTURER
H2.5	5-8d NAILS	5-8d NAILS	385 LBS	SIMPSON
H10	8-8d NAILS	8-8d NAILS	850 LBS	SIMPSON
MTS12	7-10d NAILS	7-10d NAILS	1,000 LBS	SIMPSON
H16	2-10d NAILS	10-10d NAILS	1,300 LBS	SIMPSON
(2)HTS20	10-10d NAILS	10-10d NAILS	2 x 1,450 = 2,900 LBS	SIMPSON



ROOF SHEATHING NAILING ZONES (HIP ROOF)



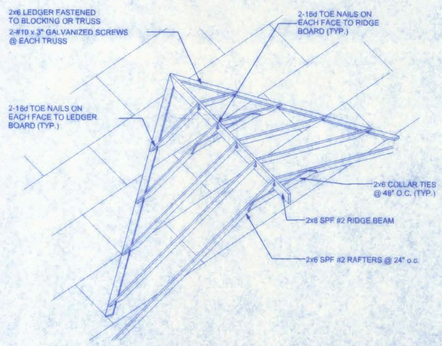
ROOF SHEATHING NAILING ZONES (GABLE ROOF)



RIDGE VENT DETAIL

VENTILATION REQUIREMENTS

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



ROOF INTERSECTION CONNECTION DETAIL
NTS

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REVISIONS

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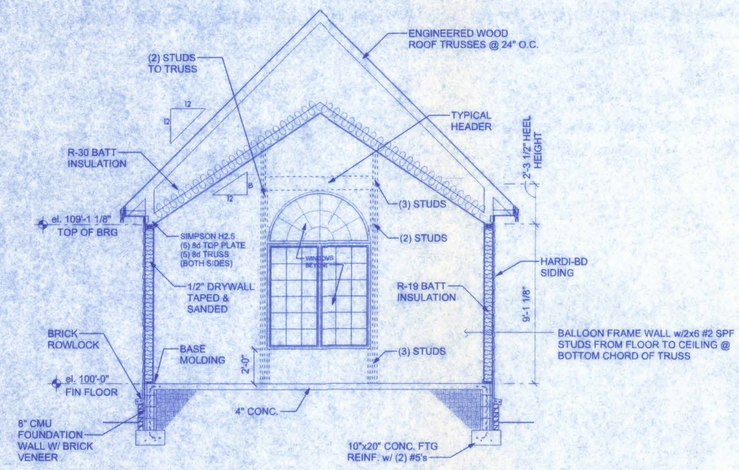
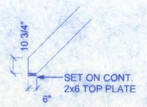
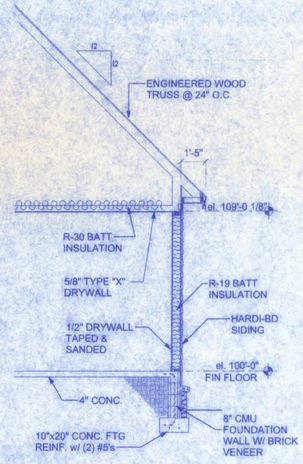
PROJECT NO.
05-R031



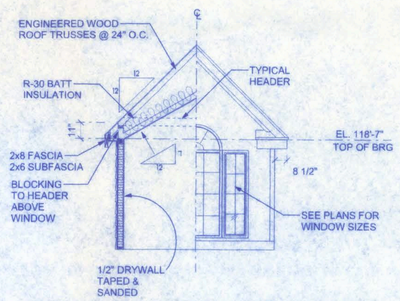
SECTION THROUGH MASTER BATH
SCALE: 1/4" = 1'-0"



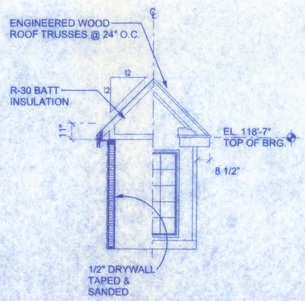
1 BIRD'S MOUTH DETAIL
SCALE: 1/4" = 1'-0"



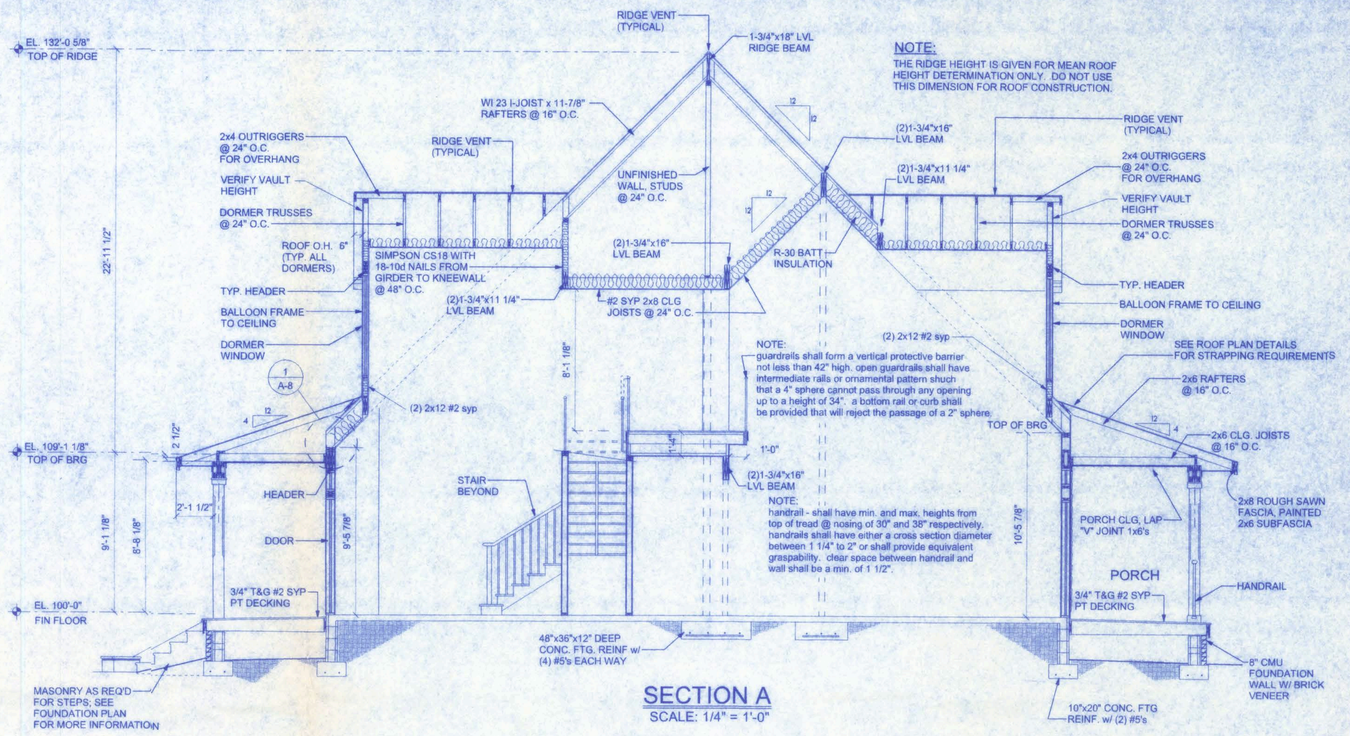
SECTION THROUGH GARAGE
SCALE: 1/4" = 1'-0"



SECTION THROUGH DORMER
SCALE: 1/4" = 1'-0"



SECTION THROUGH DORMER
SCALE: 1/4" = 1'-0"

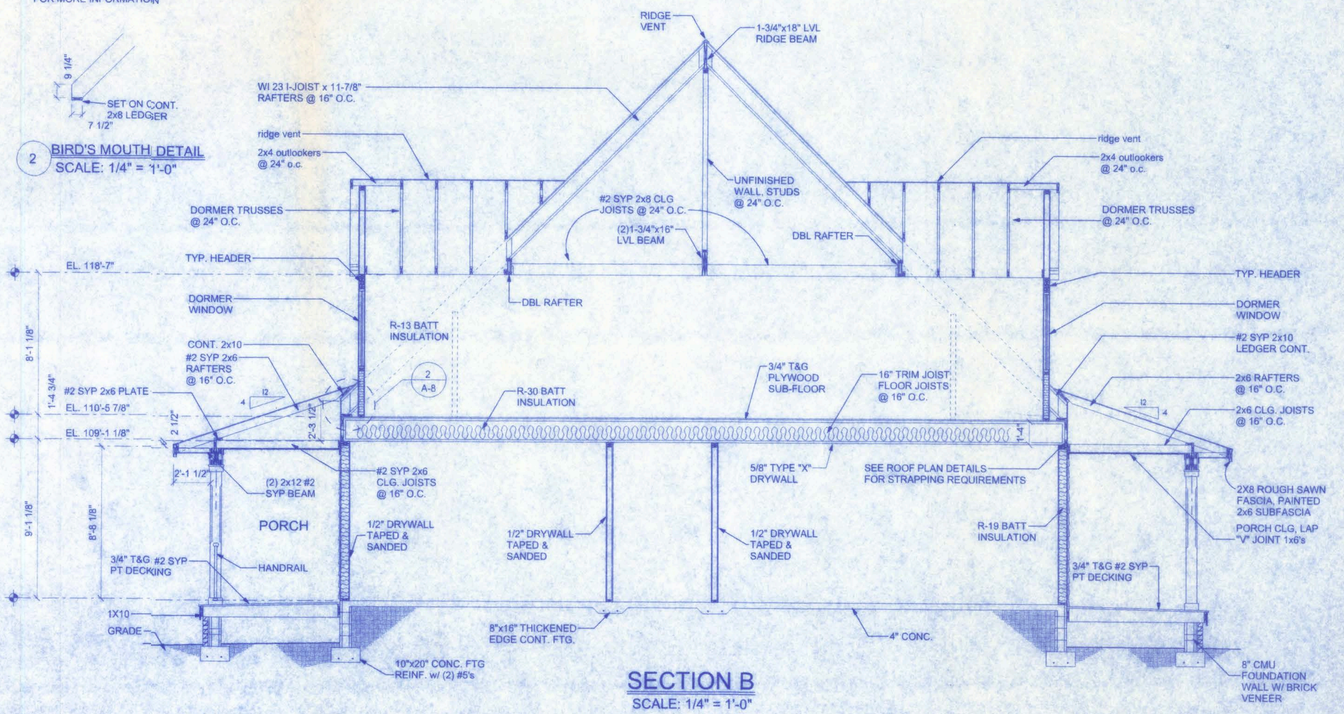


NOTE:
THE RIDGE HEIGHT IS GIVEN FOR MEAN ROOF HEIGHT DETERMINATION ONLY. DO NOT USE THIS DIMENSION FOR ROOF CONSTRUCTION.

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

NOTE:
handrail - shall have min. and max. heights from top of tread @ nosing of 30" and 38" respectively. handrails shall have either a cross section diameter between 1 1/4" to 2" or shall provide equivalent graspability. clear space between handrail and wall shall be a min. of 1 1/2".

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



2 BIRD'S MOUTH DETAIL
SCALE: 1/4" = 1'-0"

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

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REVISIONS

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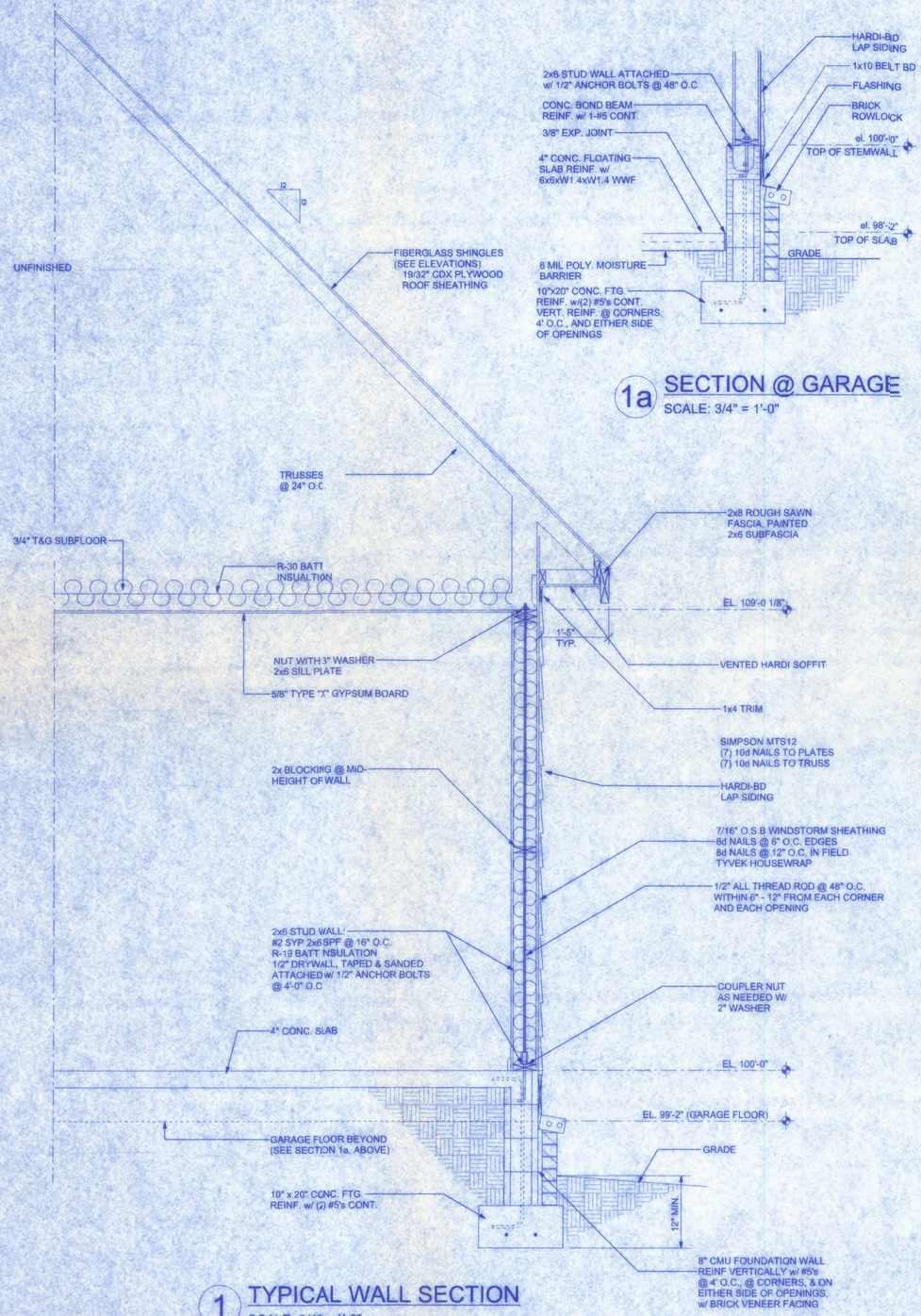
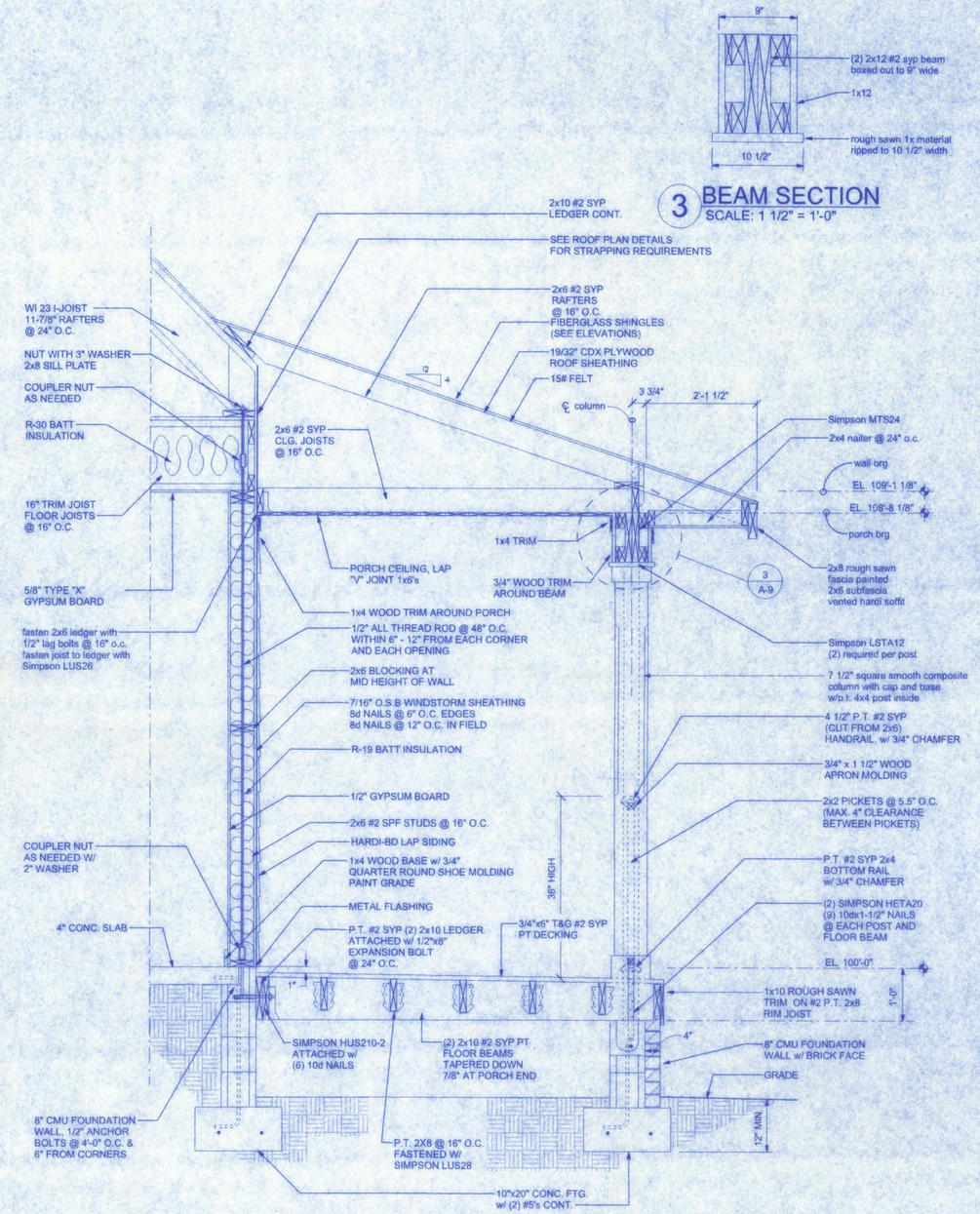


1a SECTION @ GARAGE
SCALE: 3/4" = 1'-0"

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



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

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

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SHEET A-9 OF 13

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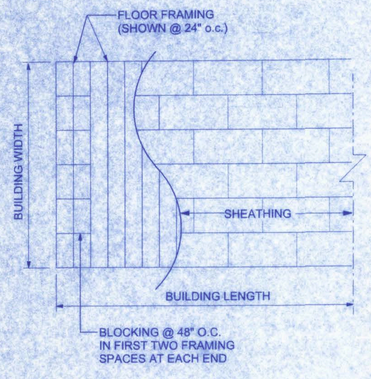
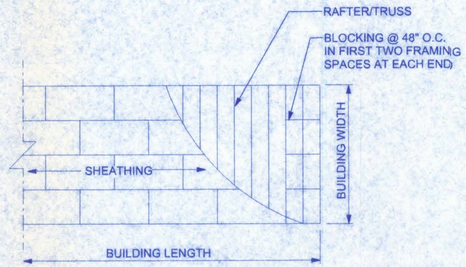
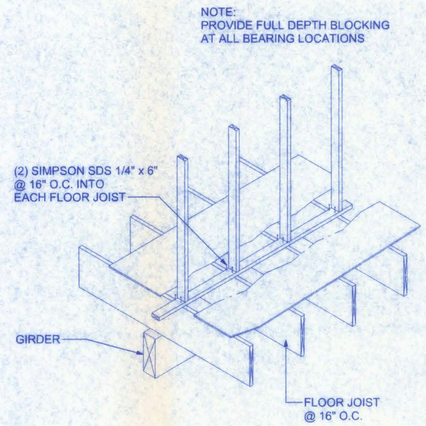


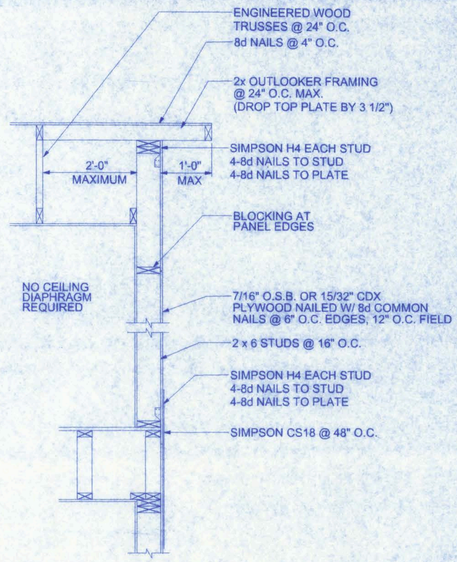
ENDWALL BRACING PERPENDICULAR TO FLOOR FRAMING



ROOF SHEATHING LAYOUT AND ENDWALL ROOF BRACING

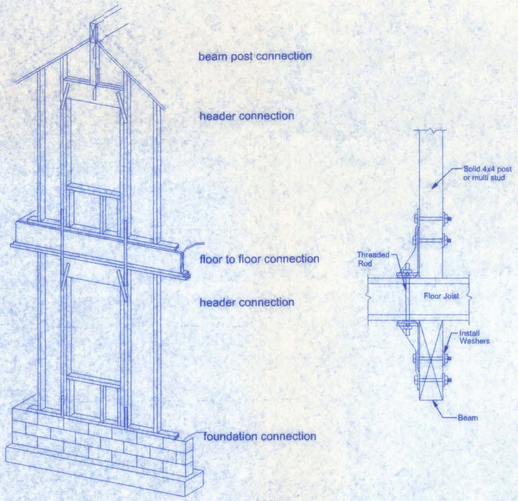


BEARING WALL/GIRDER DETAIL



BALLOON FRAME GABLE

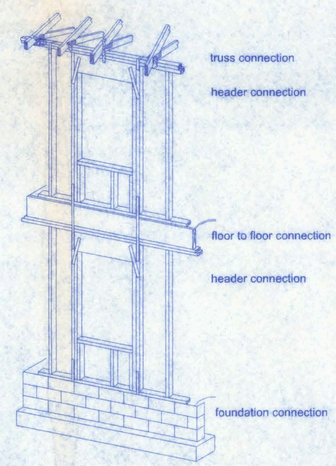
SCALE: 3/4" = 1'-0"



LOAD PATH DIAGRAM

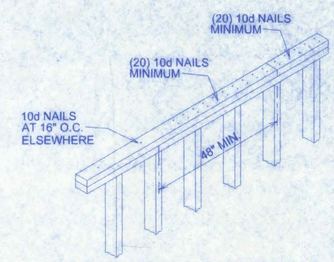
LOCATION	MAKE	MODEL	SPACING	NOTES
BEAM TO POST CONNECTION	SIMPSON	MTS30	EACH	2 REQ'D PER POST
HEADER CONNECTION	SIMPSON	LSTA30	EACH	
FLOOR TO FLOOR CONNECTION	SIMPSON	CS18	48" O.C.	AT ALL KING STUDS
SILL PLATE TO FLOOR			48" O.C.	1/2" ANCHOR BOLT WITH 2" WASHER
INTERIOR POST TO GIRDER	SIMPSON	HD5A	EACH	SEE DETAIL THIS SHEET

NOTE: CONNECTIONS HOLDING DOWN TOP PLATE TO FOUNDATION MAY BE SUBSTITUTED WITH 1/2" ALL THREAD ROD CONTINUOUS FROM TOP PLATE TO FOUNDATION.



LOAD PATH DIAGRAM

LOCATION	MAKE	MODEL	SPACING	NOTES
TRUSS/RAFTER CONNECTION	SIMPSON	LTS12	24" O.C.	
HEADER CONNECTION	SIMPSON	LSTA30	EACH	
FLOOR TO FLOOR CONNECTION	SIMPSON	CS18	48" O.C.	AT ALL KING STUDS
SILL PLATE TO FLOOR			48" O.C.	1/2" ANCHOR BOLT WITH 2" WASHER



TOP PLATE SPLICE DETAILS

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

NOTE:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF LOAD PATHS AND SHALL BE RESPONSIBLE FOR LOAD PATH CONTINUITY FROM ROOF TO FOUNDATION.

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SHEET A-10
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PROJECT NO.
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LEGEND:

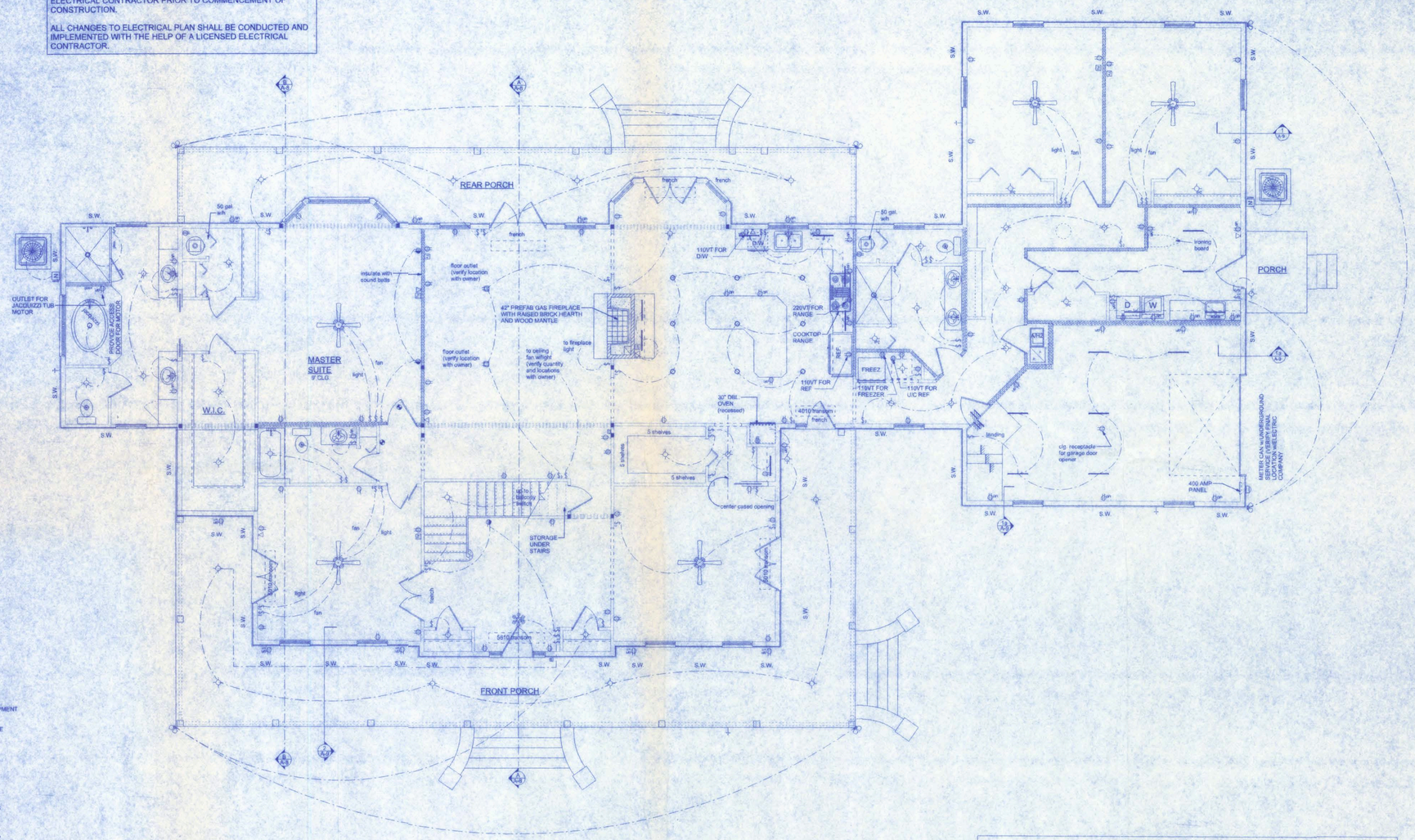
ELECTRICAL	SYMBOL
ceiling fan with light kit	
chandelier	
double spotlight	
pot light	
under counter flour. tube	
electric motor	
electrical panel	
meter can	
non-fused disconnect	N
50 cfm exhaust fan	
cable tv outlet	
door bell	
door bell chime	
light	
outlet	
outlet 220v	
outlet floor	
outlet gfi	
pull chain light	
smoke detector	
split receptacle	
switch	$
switch 3 way	$3
telephone	
weatherproof gfi	

ATTENTION:

ALL ELECTRICAL SHOWN IS TO MEET CODE REQUIREMENT ONLY.

HOMEOWNER TO VERIFY ALL LOCATIONS AND/OR TYPES OF REQUESTED ELECRICAL COMPONENTS WITH A LICENSED ELECTRICAL CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ALL CHANGES TO ELECTRICAL PLAN SHALL BE CONDUCTED AND IMPLEMENTED WITH THE HELP OF A LICENSED ELECTRICAL CONTRACTOR.



ELECTRICAL PLAN

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

ELECTRICAL PLAN NOTES

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

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

INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

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

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

ELECTRICAL CONTR. SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDING TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT. №, DESCRIPTION & BRKR. SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS.
CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

NOTE:

ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 AND 20 AMP OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

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"	SIMPSON H2.5	SIMPSON SPH4
>3' - 6'	(2) 2X10	.3"	(1) SIMPSON LSTA30	(2) SIMPSON SPH4
>6' - 9'	(2) 2X12	.3"	(1) SIMPSON LSTA30	(2) SIMPSON SPH4
>9' - 12'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	.3"	(1) SIMPSON LSTA30	(2) SIMPSON SPH4
>12' - 15'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	.3"	(2) SIMPSON LSTA30	SIMPSON HDSA
>15' - 18'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	4.5"	(2) SIMPSON LSTA30	SIMPSON HDSA

JIM & JOYE BROWN RESIDENCE

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SUITE #102
LAKE CITY, FL. 32055
(386)758-4209
CERTIFICATE OF AUTHORIZATION # 60008701

Freeman Design Group inc

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PROJECT NO. 05-R031

WIRING NOTES:

WIRING, DISTRIBUTION EQUIPMENT AND DEVICES

A. CONDUCTORS: Copper, in accordance with ASTM Standards, size reference AWG. Conductors No. 10 and smaller size solid, No. 8 and Larger, Stranded. Insulation of conductor thermoplastic, type THHN (min. size No. 12) any wire installed outside, underground, in slabs or exposed to moisture shall have THWN insulation.

B. RACEWAYS: RIGID STEEL CONDUIT, full weight pipe galvanized, threaded, and minimum 1/2 inch except as noted or required for wiring. ELECTRICAL METALLIC TUBING (EMT), thin wall pipe, galvanized, threadless, compression fittings, and minim 1/2" size except as noted or required for wiring. FLEXIBLE STEEL CONDUIT: continuous single strip, galvanized, and minimum 1/2" size except as noted or required for wiring. PVC CONDUIT, heavy duty type, size as indicated. Separate raceways shall be used for each voltage system.

C. DISCONNECT SWITCHES: General Duty, horsepower rated for motor loads 250 volt rating, fused or non-fused as noted; number of poles as indicated. Enclosure NEMA 1 for indoor use and NEMA 3R for weatherproof applications. Switch to be Square "D" or equal.

D. CIRCUIT BREAKERS: molded case, thermal-magnetic, quick make, quick break, bolt-on type with manually operated insulated trip-free handle. Multi-pole types with internal common trip bar. Terminals suitable for copper or aluminum conductors. Interrupting capacity minimum 10,000 RMS symmetrical amperes circuit circuit breakers to be Square "D", Siemens or equal, type as required.

E. PANELBOARDS: Voltage, phasing, and ampere ratings as indicated, circuit breaker type as indicated, buss bars of hard drawn copper, minimum 98% conductivity, galvanized steel back box, door and trim. All corners tapped and welded, hardware chrome plated with flush lock and catch. Hinges semi-concealed, 5 knuckles steel with nonferrous pins. 180 degree openings. Minimum gutter space 5-3/4" sides, top and bottom. Increase size where required by code. Directory holder complete with clear plastic transparent cover indicating typwritten list of feeder cables, conduit sizes, circuit number, outlets of equipment supplied, and their location. Circuit breaker type panelboards to be Square "D" type NQOD or I-Line, or equal. A plastic label shall be located on exterior of panelboard identifying the system voltage, phase, and current rating.

F: WIRING DEVICES: All devices their product of the same manufacturer. Wall switches and receptacles to be 20 amp, 125 volt, unless noted otherwise. Color to be selected by Architect.

G: DEVICE PLATES: provide for all outlets where devices are installed. Provide engraved marking for special outlets (where noted). Provide blank plates for empty or future outlet boxes. DEVICE AND DEVICE PLATE COLORS TO BE VERIFIED WITH ARCHITECT AND OWNER.

GROUNDING SYSTEM:

a. EQUIPMENT: Ground non-current carrying metal parts of panel board, receways and all lighting fixtures. All conduit shall have equipment grounding conductors.

INSTALLATION:

A. Secure all supports to building structure as specified under raceways. Support horizontal runs of metallic conduit not more than 10 feet apart. Run exposed raceways parallel with or at right angles to walls.

B. Pitas raceways over water, steam or other piping when pull boxes are not required. no raceway within 3 inches of steam or hot water pipes, or appliances. expect crossing where the raceway shall be at least 2 inches from pipe cover.

C. Cut conduit ends square , ream smooth. Paint male threads of field threaded conduit with Graphite based pip compound. Draw up tight with conduit couplings.

D. Leave wire sufficiently long to permit making final connections. In raceway over 50 feet in which wiring is not installed, furnish pull wire.

E. Verify locations of outlets and switches.

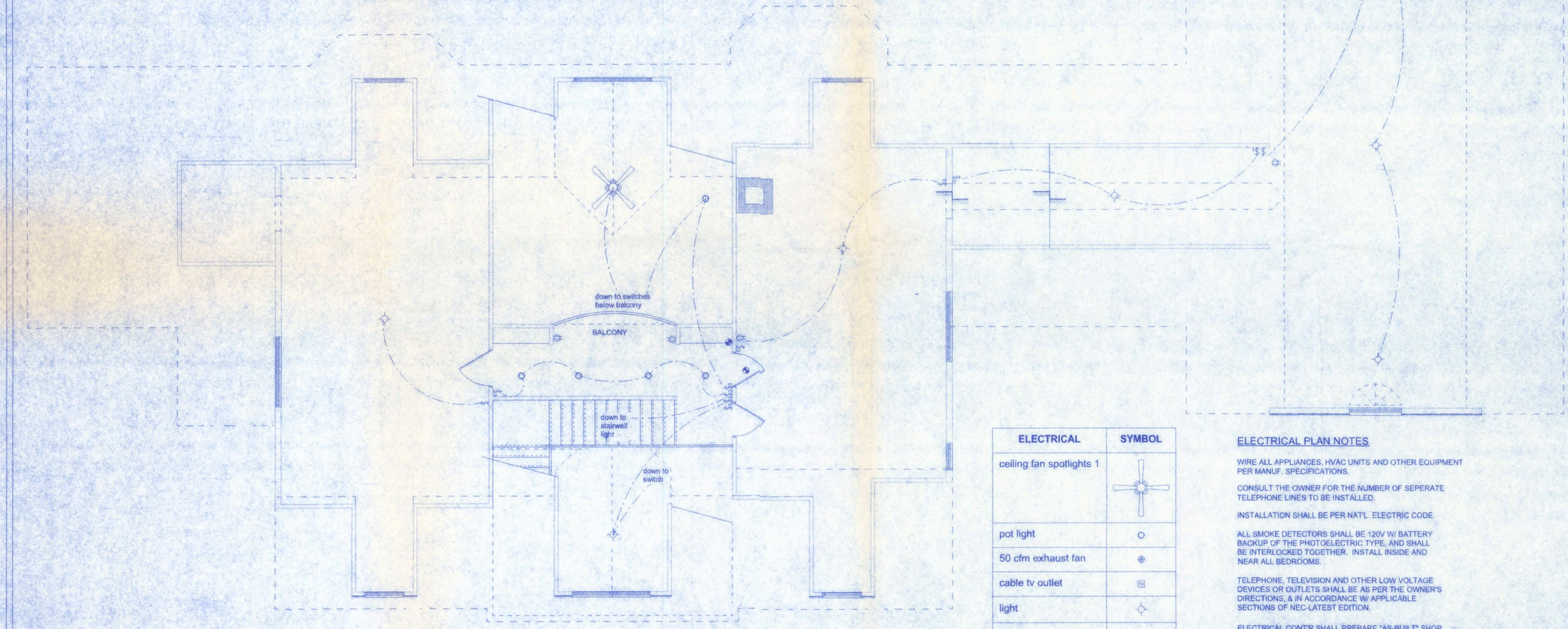
F. Support panel, junction and pull boxes independently to building structure with no weight bearing on conduits.

G. Connect conduit to motor conduit terminal bases with flexible conduit; minimum 18 inches in length and 50% slack. Do not terminate in or fasten raceways to motor foundation.

H. This contractor shall provide a temporary electrical distribution system as required; 120/208 volt, 1 phase, 100 amp, for new construction. All temporary work shall be installed in a neat and safe manner.

I. Contractor to remove and salvage all abandoned electrical equipment.

J. This contractor shall warrant all labor and materials for one year from date of final written acceptance.



2ND FLOOR ELECTRICAL PLAN

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

ELECTRICAL	SYMBOL
ceiling fan spotlights 1	
pot light	
50 cfm exhaust fan	
cable tv outlet	TV
light	
outlet	
outlet gfi	GFI
smoke detector	
switch	$
switch 3 way	$3
telephone	

ELECTRICAL PLAN NOTES

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

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

INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

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

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

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

NOTE:

ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 AND 20 AMP OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

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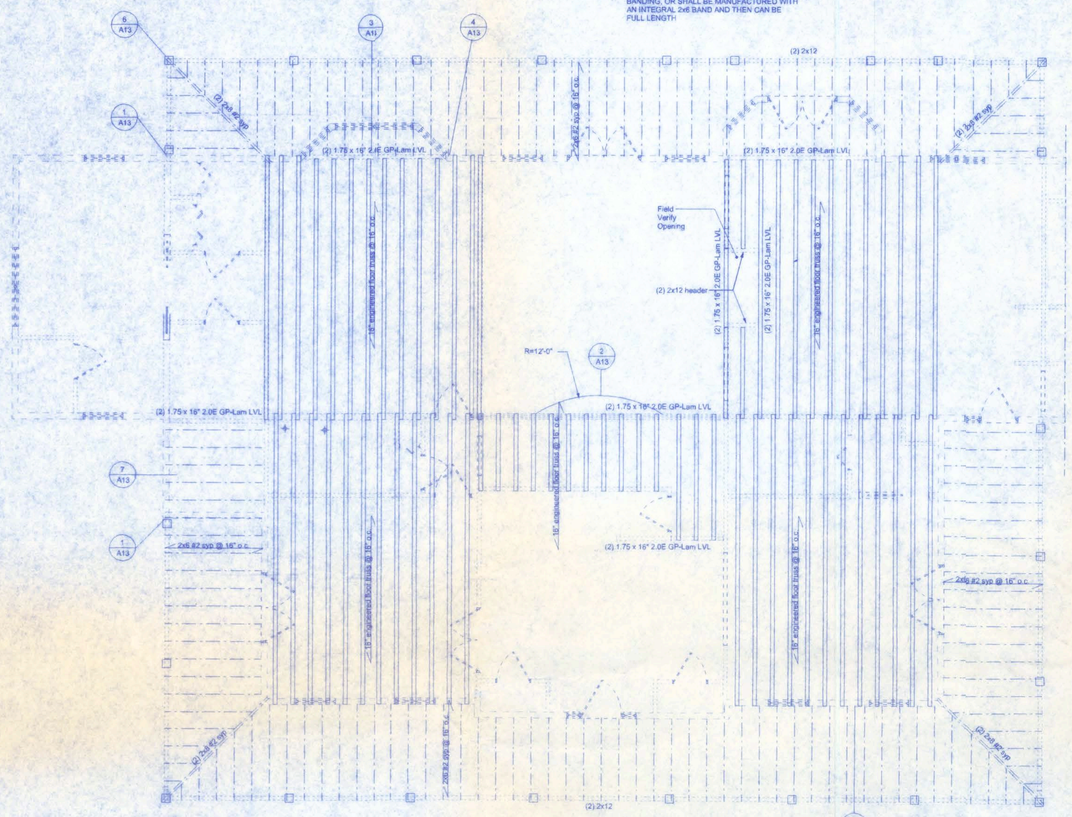
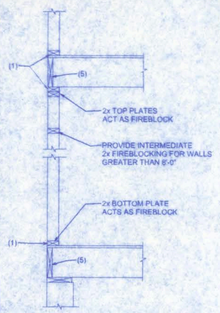
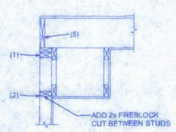
NOTE:
FLOOR TRUSSES SHALL BE HELD SHORT OF OUTSIDE FACE OF WALL BY 1 1/2" TO ALLOW FOR 2x RIBBON BANDING, OR SHALL BE MANUFACTURED WITH AN INTEGRAL 2x6 BAND AND THEN CAN BE FULL LENGTH



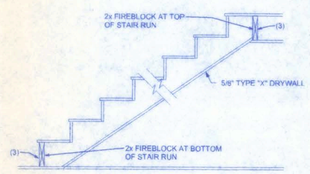
JOIST LAYOUT
SCALE: 3/16" = 1'-0"



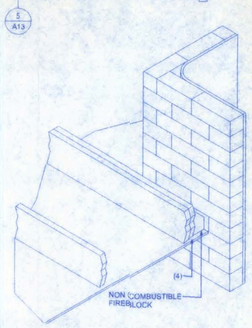
PLATFORM FRAMING



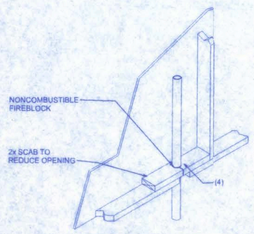
SOFFIT/DROPPED CLG.



BETWEEN STAIR STRINGERS



FIREPLACE/CHIMNEY



PENETRATIONS

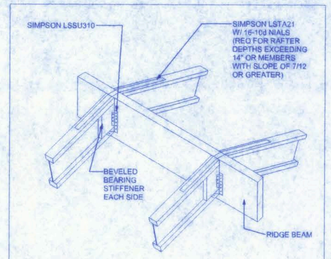
FIREBLOCKING NOTES:

FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

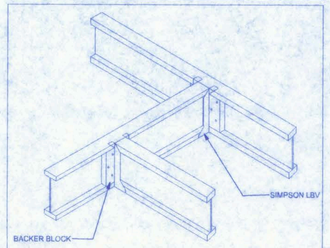
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND 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

HEADER SPANS FOR EXTERIOR BEARING WALLS

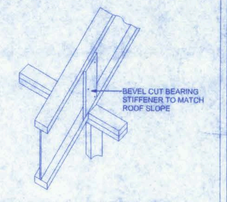
	Building Width (ft)						
	20'		28'		36'		
Headers Supporting	Size	Span	# jacks	Span	# jacks	Span	# jacks
Roof, Ceiling	2-2x4	3'-8"	1	3'-2"	1	2'-10"	1
	2-2x6	5'-5"	1	4'-8"	1	4'-2"	1
	2-2x8	6'-10"	1	5'-11"	2	5'-4"	1
	2-2x10	8'-5"	2	7'-3"	2	6'-6"	2
	2-2x12	9'-8"	2	8'-8"	2	7'-8"	2
	3-2x8	8'-4"	1	7'-5"	1	6'-8"	1
	3-2x10	10'-6"	1	9'-1"	2	8'-2"	1
	3-2x12	12'-2"	2	10'-7"	2	9'-5"	2
	4-2x8	9'-2"	1	8'-4"	1	9'-2"	1
	4-2x10	11'-6"	1	10'-6"	1	9'-6"	1
	4-2x12	14'-1"	1	12'-2"	2	10'-11"	1



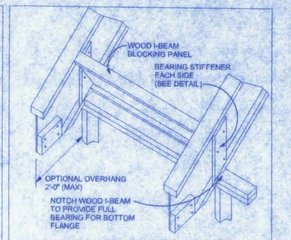
RIDGE/RAFTER CONNECTION



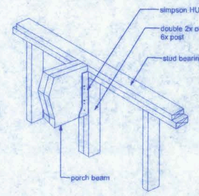
ROOF OPENING, HANGERS



BEARING STIFFENER



BIRDSMOUTH CUT
LOWER END OF RAFTER ONLY



1 BEAM/WALL CONNECTION
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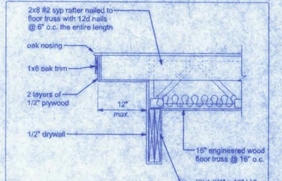
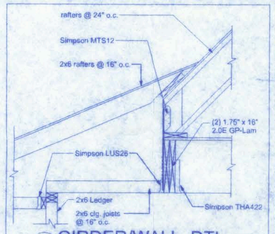
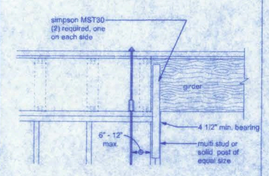


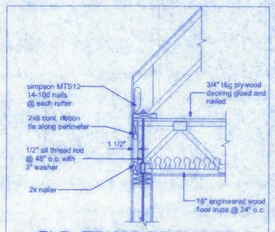
2 BALCONY OVERHANG
SCALE: 3/4" = 1'-0"



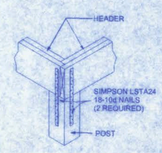
3 GIRDER/WALL DTL.
SCALE: 3/4" = 1'-0"



4 GIRDER/WALL BRG. DTL.
SCALE: 3/4" = 1'-0"



5 FLR. TRUSS BRG. DETAIL
SCALE: 3/4" = 1'-0"



6 CORNER POST/HEADER
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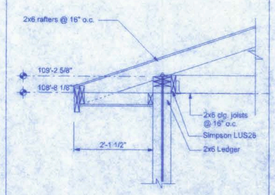

7 ROOF/WALL DTL.
SCALE: 3/4" = 1'-0"

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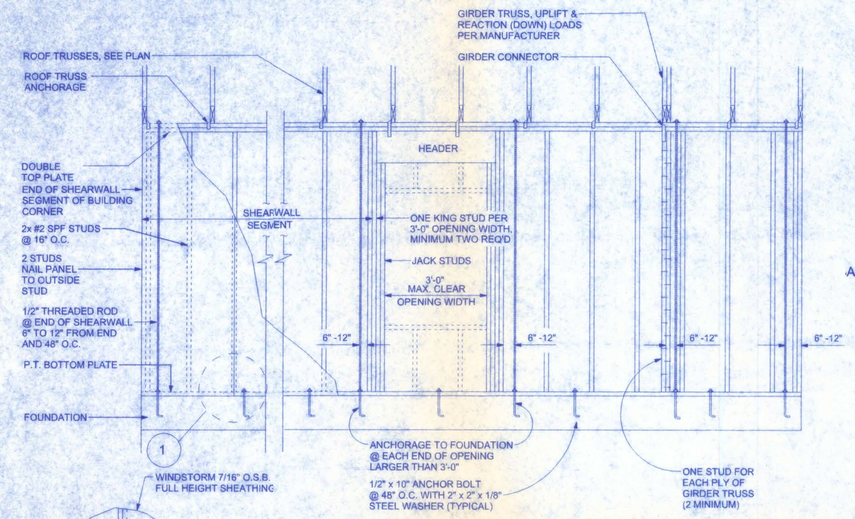
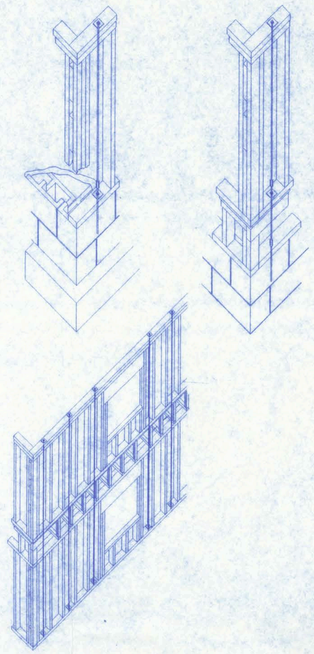
05-R031



SHEARWALL DETAILS

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

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"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>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

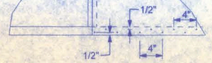


ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
rafters having slopes greater than 2/12 with no finished ceiling attached to rafters	L/180
interior walls and partitions	H/180
floors and plastered ceilings	L/360
all other structural members	L/240
exterior walls with plaster or stucco finish	H/360
exterior walls - wind loads with brittle finishes	L/240
exterior walls - wind loads with flexible finishes	L/120

NOTE:
ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2004 EDITION.

BASIC WIND SPEED		110 MPH
IMPORTANCE FACTOR		1.0
BUILDING CATEGORY		2
EXPOSURE		B
INTERNAL PRESSURE COEFFICIENT		+/-'0.18
COMPONENT AND CLADDING PRESSURE	WALLS	+21.8/-29.1 PSF
	ROOF	+12.5/-29.1 PSF
	OVERHANGS	-71.6 PSF
TYPE OF STRUCTURE		ENCLOSED
ROOF DEAD LOAD		10 PSF
ROOF LIVE LOAD		20 PSF
FLOOR DEAD LOAD		20 PSF
FLOOR LIVE LOAD		40 PSF



1 DOUBLE NAIL EDGE SPACING TOP AND BOTTOM PLATE

UPLIFT CAPACITY = 474 plf
(TABLE 305S1 SSTD10-99)

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 greater than 3'-0"
4. Check sub-sheathing to top plate connection for horizontal transfer capability.
5. If necessary, add all-thread rods to girders individually to exclude the from average uplift plf.
6. 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 t does not set under the corner framing members. When a all-thread roc 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.

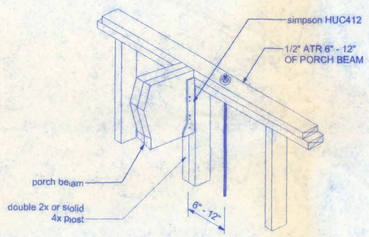
Sole plate to slab connection:
The slab level sole plate shall be connected to the slab with the connectors specified and at the spacing specified within the design documents. All-thread rods shall be placed as per the design specifications. All-thread rods with a nut and washer at the sole plate will 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.

SHEARWALL NOTES:

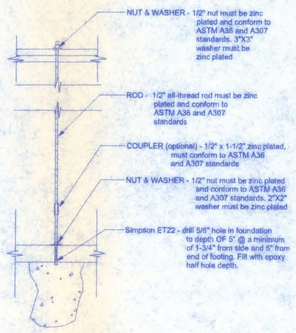
1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-99 305.4.3.
2. THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURING OVER COMMON FRAMING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

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



ALL THREAD @ PORCH BEAM

NTS



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

END (TOP OR BOTTOM)

GIRDER COLUMN DETAIL

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

NOTE:

IF FULL HEIGHT WINDSTORM SHEATHING IS USED WITH THE NAILING PATTERN SHOWN ON DETAIL 1, THIS SHEET, THEN ALL THREAD PLACEMENT CAN BE REDUCED. THE REDUCTION SHALL BE THE PLACEMENT OF ALL THREAD, 6" - 12" FROM EACH CORNER, AND 6"-12" FROM EACH END OF ALL OPENINGS. ALL THREAD SHALL NOT BE REQUIRED ALONG A CONTINUOUS WALL WITH NO OPENINGS IF THE NAILING PATTERN IS FOLLOWED ON THIS SHEET AND IS FULL HEIGHT FROM BOTTOM PLATE TO TOP OF TOP PLATE.

JIM & JOYE BROWN RESIDENCE

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DATE	DRAWN BY
05/22/07	W.H.F.

REVISIONS

SHEET S-1
OF 1

PROJECT NO. 05-R031