

STRUCTURAL 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 3 AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM - 1557 (MODIFIED FACTOR)

FOUNDATION INSPECTIONS

A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON SITE FOR THE BUILDING INSPECTORS USE, OR ALI PROPERTY MARKERS SHALL BE EXPOSED AND A STRING STRECHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS.

WOOD CONSTRUCTION

- 1. WOOD CONSTRUCTION SHALL CONFORM TO THE NFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION.
- 2. ALL EXTERIOR WOOD S/D WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS, (I.E. BLOCKING OR GABRIEL BRACING) SHALL BE EITHER SOUTHERN PINE, OR S.F. NUMBER 2 GRADE SHALL BE USED REGARDLESS OF SPECIES.
- 3. ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION SHELDLS FOR ALL HOLES CER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOS, TYP., U.N.O.

WOOD FRAMING INSPECTION

ALL PLUMBING, ELECTRICAL, AND MECHANICAL WORK SHALL BE COMPLETED, INSPECTED AND APPROVED BEFORE REQUESTING FRAMING INSPECTION.

UPLIFT CONNECTORS

- 1. UPLIFT CONNECTORS SHALL BE HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALLS WOULD NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE CONSULT THE TRUSS ENGINEER 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 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 MANUFACTURER'S 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, ANCHORS, 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.

FIELD REPAIR NOTES

- 1. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) "SIMPSON MTS16 TWIST STRAP W/ (4) 1 1/4" X 2 1/4" DIA. TITENS TO THE BOND BEAM BLOCK AND (7) 10d TO THE TRUSS FOR UPLIFTS OF 1000 LBS. OR LESS. USE (2) FOR 2000 LBS. OR LESS. OTHERS MAY BE SUBSTITUTED ON A CASE BY CASE BASIS.
- 2. MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" DIA. ANCHOR BOLTS SET IN 3/4" DIA. X 6" DEEP UNITEK "PROPOXY" 300 ADHESIVE BINDER FOLLOWING ALL MANUFACTURERS RECOMMENDATIONS (OR 1/2" X 6" RAVWL STUD EXPANSION ANCHORS.)
- 3. REGARDING MISSED REBAR IN VERTICAL FILLED CELLS: DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR, AND INSTALL A 32" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDMENT EPOXY (SIMPSON "EPOXY TIE SET", OR HILTI " 2 PART EMBEDMENT EPOXY), MIXED PER MANUFACTURER'S INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO MANUFACTURER'S SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.
- 4. HURRICANE STRAPS MAY BE SUBSTITUTED WITH A STRAP OF GREATER HOLDOWN VALUE OR GREATER UPLIFT VALUE IN THE FIELD WITHOUT VERIFICATION, PROVIDED ALL MANUFACTURER INSTALLATION INSTRUCTIONS ARE FOLLOWED.
- 5. FOR MORTAR 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)

ABBREVIATIONS

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

TERMITE SPECIFICATIONS:

- 1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.(FBC 104.2.6)
- 2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALKS.(FBC 1503.4.4)
- 3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS.(FBC 1503.4.4)
- 4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6 INCHES. EXCEPTION: PAINT OR DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.(FBC 1403.1.6)
- 5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE.(FBC 1816.1.1)
- 6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED AND FORMED.(FBC 1816.1.2)
- 7. BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT.(FBC 1816.1.3)
- 8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED.(FBC 1816.1.4)
- 9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.(FBC 1816.1.5)
- 10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDE WALLS.(FBC 1816.1.6)
- 11. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED.(FBC 1816.1.6)
- 12. ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT.(FBC 1816.1.7)
- 13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA 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 BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING.(FBC 2303.14)

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 DISCREPANCIES 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

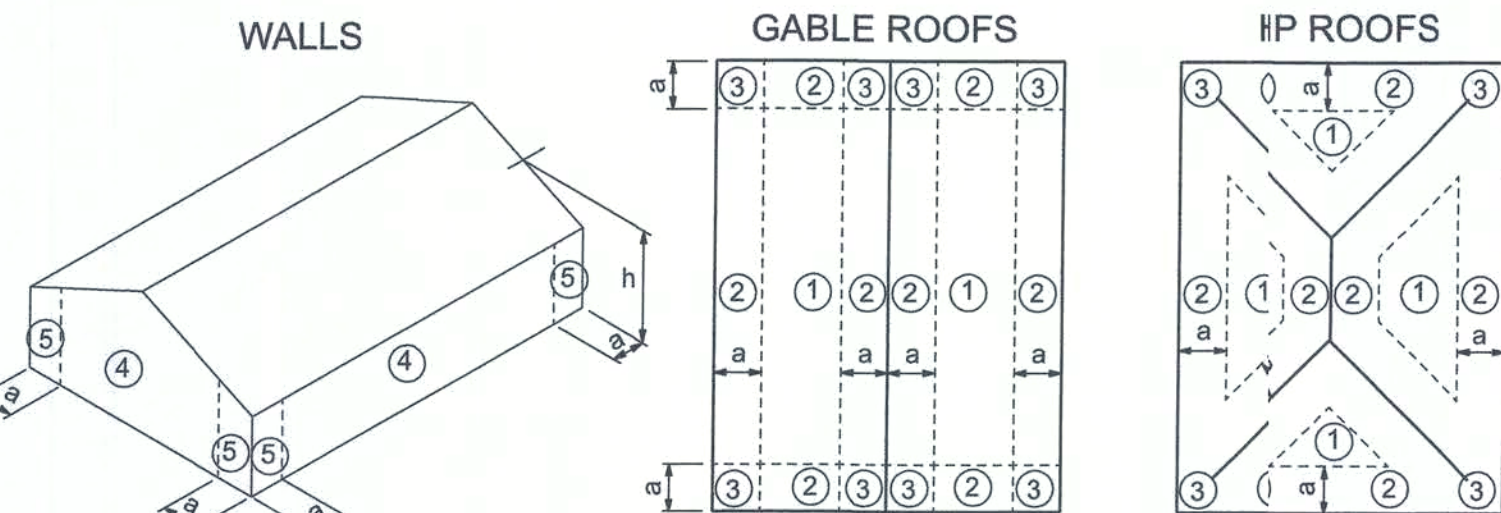
SOME FRAMING MATERIALS SPECIFIED FOR THE CONSTRUCTION OF YOUR PROJECT SUCH AS SILL OR EXTERIOR FRAMING ARE PRESSURE TREATED. EACH PIECE IS CLEARLY MARKED FOR EASY IDENTIFICATION AND IS USUALLY GREENISH IN COLOR.

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 6TH EDITION (2017) BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-10) SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-10) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-10) NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2012 EDITION APA PLYWOOD DESIGN SPECIFICATION	
LIVE LOADS:	ROOF RESIDENTIAL FLOOR, UNLESS OTHERWISE INDICATED BALCONIES STAIRS LIGHT PARTITIONS (DEAD LOAD), U.N.O.	20 P PSF (REDUCIBLE) 40 P PSF 40 P PSF 40 P PSF 20 P 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 h PSI 3000 h PSI
REINFORCING:	WELDED WIRE FABRIC SHALL CONFORM TO ALL REINFORCING BARS ALL STIRRUPS AND TIES	ASTM A185 ASTM A615-40 40,000 PSI ASTM A615-40 40,000 PSI
CONCRETE MASONRY UNITS:	ASTM C90-99b, STANDARD WEIGHT UNITS, fm=1500 PSI MORTAR TYPE "S" 1800 PSI CONCRETE GROUT 3000 PSI CONTINUOUS MASONRY INSPECTION IS REQUIRED DURING CONSTRUCTION	
STRUCTURAL STEEL:	ALL STRUCTURAL AND MISCELLANEOUS STEEL A36 36,000 PSI, U.N.O. SHOP AND FIELD WELDS: E70XX ELECTRODES ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A307	
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: BOTTOM CHORD DEAD LOAD: TOTAL:	30 PSF 10 PSF 40 PSF
WOOD FLOOR TRUSSES:	DESIGN LOADS: DEAD LOAD: LIVE LOAD: TOTAL:	15 PSF 40 PSF 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.	



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

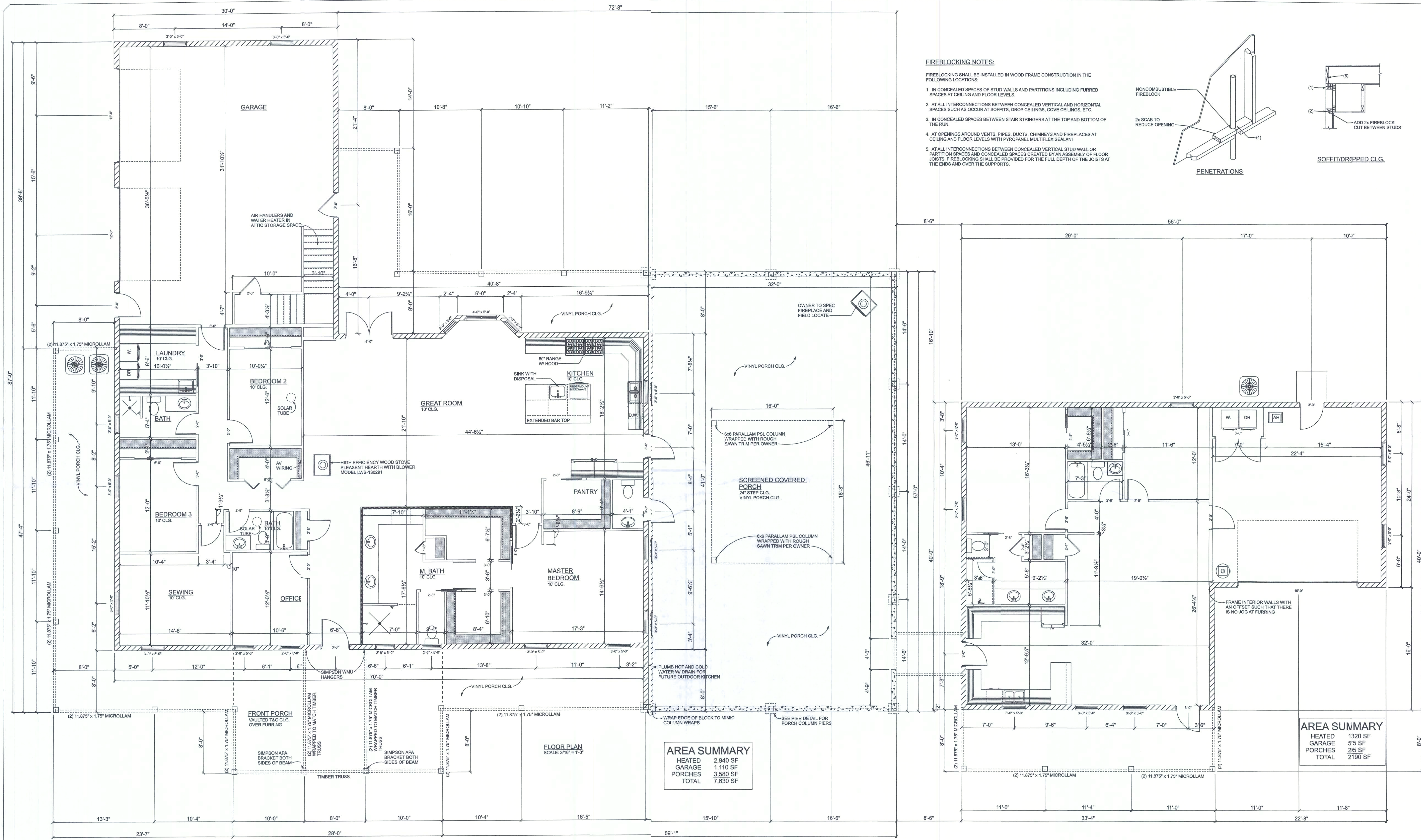
REVISIONS			DESIGN BY:	CERTIFIED GENERAL CONTRACTOR CGC1514780	PROJECT NO.: R17.023
DATE	BY	DESCRIPTION			

TRADEMARK Construction Group, Inc.	163 SW MIDTOWN PL. LAKE CITY, FL. 32025 (386)755-5254
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CES Crews Engineering Services, LLC	CERTIFICATE OF AUTHORIZATION NO. 28022 P.O. BOX 970 LAKE CITY, FL 32056 PHONE: 386.754.4085
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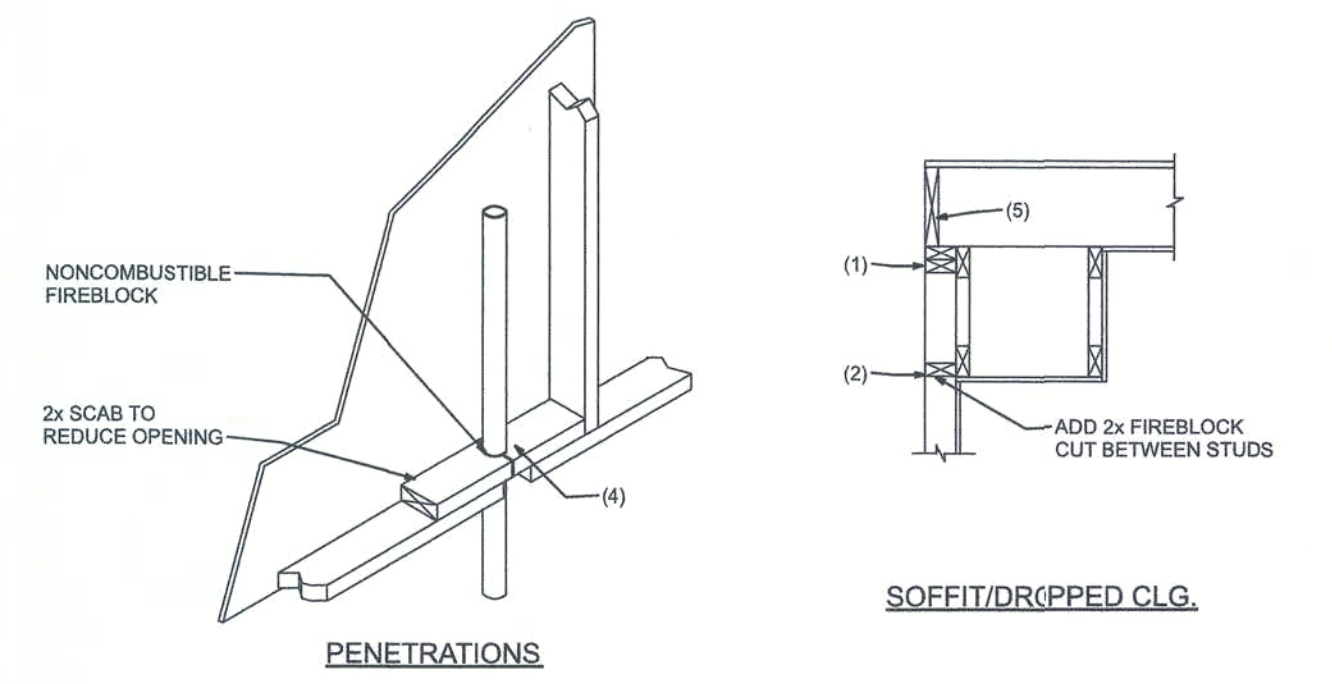
STONE RESIDENCE	GENERAL NOTES
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DRAWN BY: TM	APPROVED BY: BC	SHEET: A-1
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FIREBLOCKING NOTES:

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 CEILING, COVE CEILING, 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 PYROFLEX 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.



AREA SUMMARY	
HEATED	2,940 SF
GARAGE	1,110 SF
PORCHES	3,580 SF
TOTAL	7,630 SF

AREA SUMMARY	
HEATED	1320 SF
GARAGE	575 SF
PORCHES	215 SF
TOTAL	2190 SF

REVISIONS		
DATE	BY	DESCRIPTION

DESIGN BY:
TRADEMARK
Construction Group, Inc.

CERTIFIED GENERAL CONTRACTOR
CGC1514780

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LAKE CITY, FL 32025
(386)755-5254

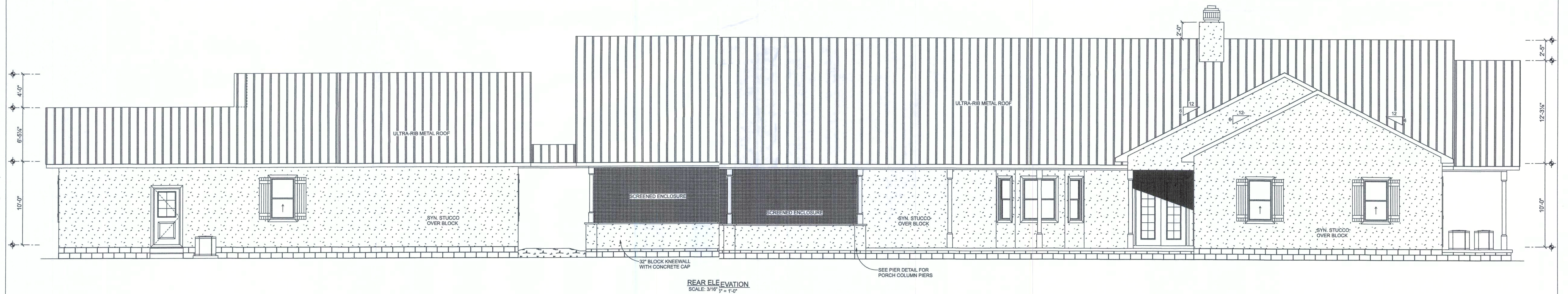
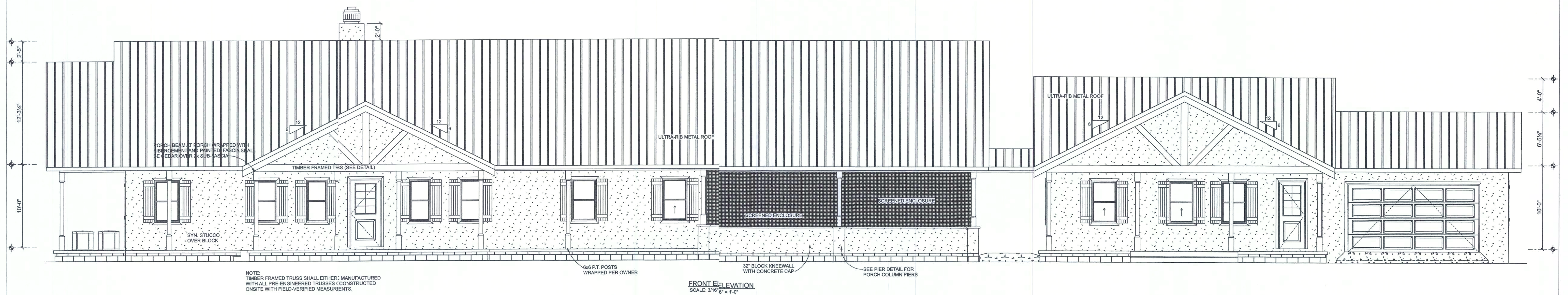
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Professional Engineer Seal for Brett A. Crews, P.E. No. 65592, State of Florida.

DRAWN BY: TM	<i>STONE RESIDENCE</i>	PROJECT NO.: R17.023
APPROVED BY: BC		SHEET: A-2
FLOOR PLAN		



REVISIONS		
DATE	BY	DESCRIPTION

DESIGN BY:
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 LAKE CITY, FL. 32025
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BRETT A. CREWS
 No. 65592
 5-7-2018
 Brett A. Crews, P.E. 65592

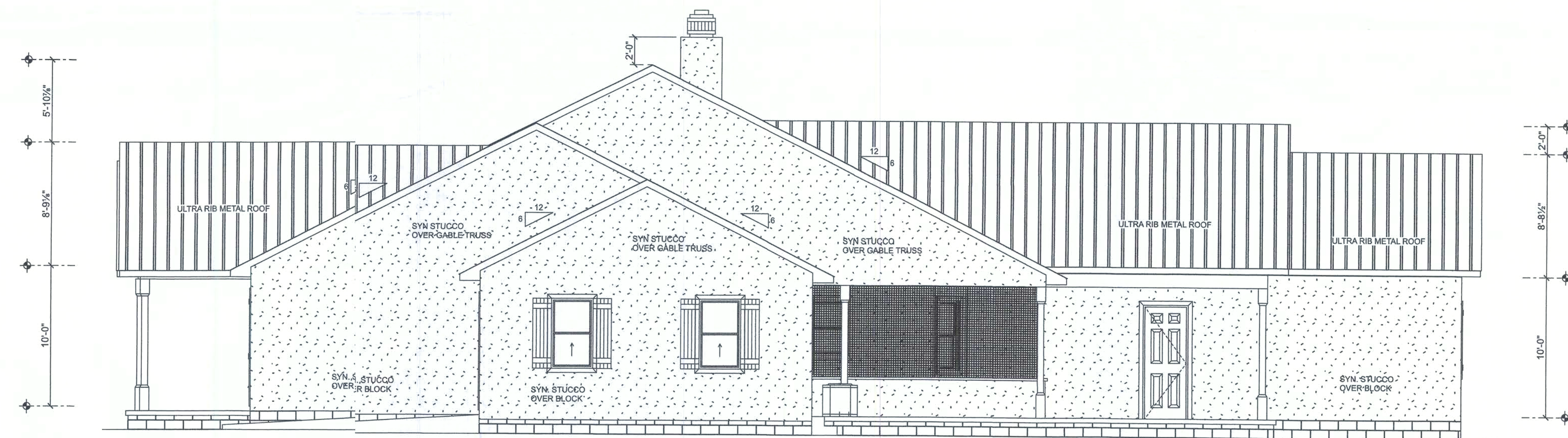
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TM
 APPROVED BY:
BC

STONE RESIDENCE
 ELEVATIONS FRONT AND REAR

PROJECT NO.:
 R17.023
 SHEET:
A-3



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



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

REVISIONS

DATE	BY	DESCRIPTION

DESIGN BY:

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Brett A. Crews
Brett A. Crews, P.E. 65592

DRAWN BY:

TM

APPROVED BY:

BC

STONE RESIDENCE

ELEVATIONS SIDES

PROJECT NO.:

R17.023

SHEET:

A-4



SHEET: **A-5**

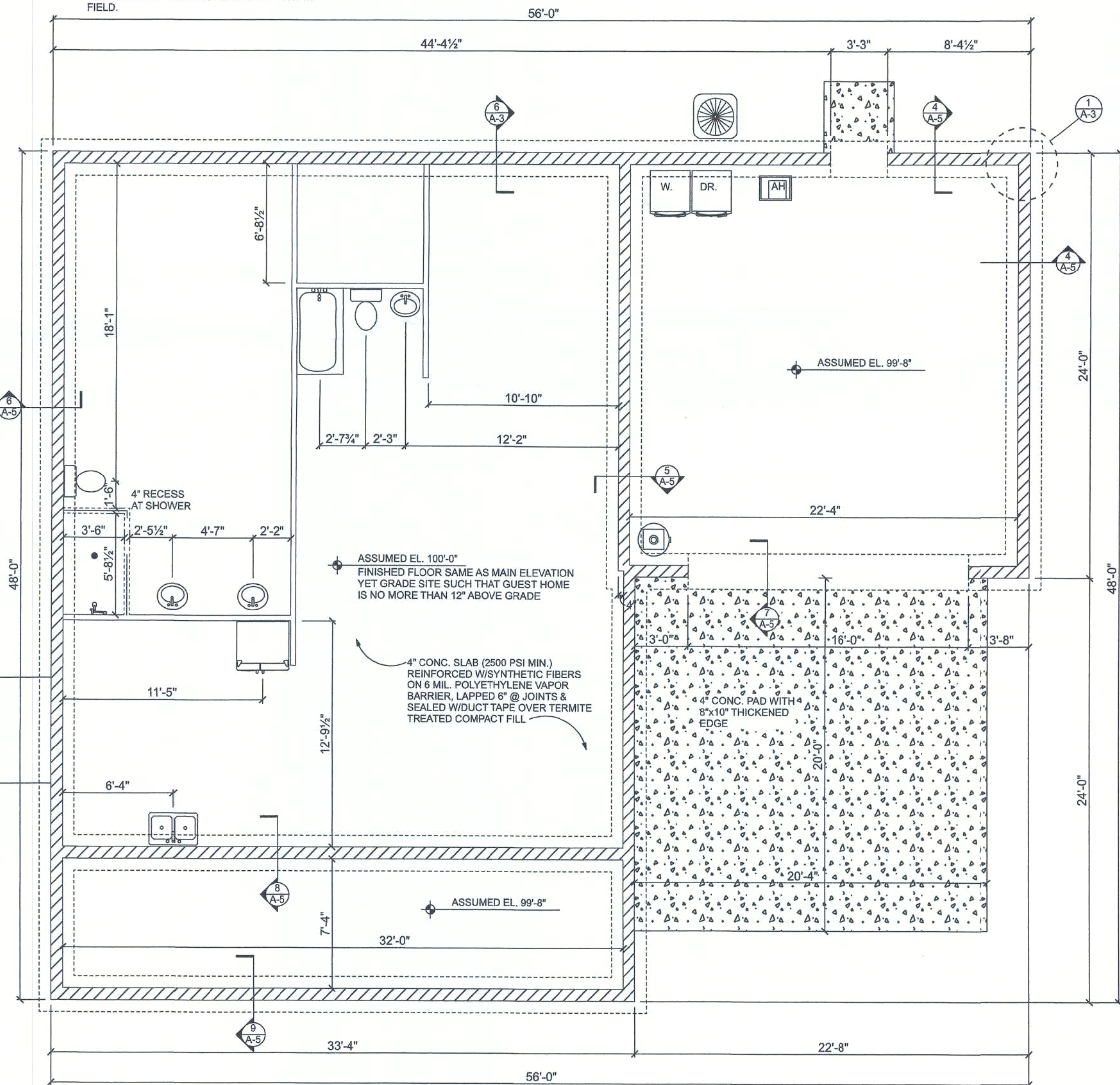
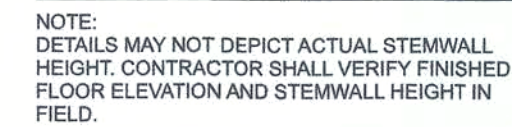


Diagram illustrating the reinforcement details for a square footing:

- Overall width: 15.625'
- Bar spacing: 3.625'
- Reinforcement: 3 #5's LONGITUDINAL REINFORCEMENT EACH SIDE
- Tie bars: #3 TIE BARS @ 10' O.C. VERTICALLY
- Cover over ties: 3.5'

4'-0"

4'-0"

MIN. 3"

5 - #5's EACH WAY

Diagram illustrating the reinforcement layout for a 3'-0" x 3'-0" square area. The grid is composed of 4 #5 bars each way (top, bottom, left, and right). The minimum spacing between bars is indicated as MIN. 3".

4" Min.
Sidecover-
MPB44Z
5" Min.
Sidecover-
MPB66Z

4" Min.
Sidecover-
MPB44Z
5" Min.
Sidecover-
MPB66Z

BEAM, SEE PLAN

SIMPSON HUC410

DOUBLE 2x GIRDER COLUMN

STUD BEARING WALL

Diagram showing Simpson HUC10 (Unless Otherwise Noted) connection to a 6x6 post. The diagram illustrates the HUC10 bracket being installed on a 6x6 post, with a label for the 'PORCH HEADER' and a dimension line indicating the height of the post.

Diagram illustrating the connection of a porch header to a 6x6 corner post using Simpson HUC410 brackets. The diagram shows the header, the corner post, and the brackets securing the connection.

A-6

ELECTRICAL PLAN NOTES

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

CONSULT THE OWNER FOR THE NUMBER OF SEPARATE 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, ADDS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT N°, 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.

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 THWN (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, THREADED, 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.

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, DOORS AND TRIM. ALL CORNERS LAPPED AND WELDED. HARDWARE CHROME PLATED WITH FLUSH LOCK AND CATCH.

F. HINGES SEMI-CONCEALED, 5 KNUCKLES STEEL WITH NONFERROUS FINIS. 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 TYPE WRITTEN LIST OF FEEDER CABLES, CONDUIT SIZES, CIRCUIT NUMBER, OUTLETS OF EQUIPMENT SUPPLIED, AND THEIR LOCATION. CIRCUIT BREAKER TYPE PANELBOARDS TO BE SQUARE "D" TYPE NODD OR I-LINE, OR EQUAL. A PLASTIC LABEL SHALL BE LOCATED ON EXTERIOR OF PANELBOARD IDENTIFYING THE SYSTEM VOLTAGE, PHASE, AND CURRENT RATING.

G. 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.

H. WIRING DEVICES: 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.

I. 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. PASS 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 MILD 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 90% BLACK. DO NOT TERMINATE IN OR PASTER 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.

ELECTRICAL LEGEND MAIN		
ELECTRICAL	COUNT	SYMBOL
CEILING FAN	12	
48W LED LINEAR LIGHT	10	
RECESSED LIGHT	36	
CEILING LIGHT	13	
CHANDELIER	2	
EXTERIOR CEILING LIGHT	3	
LED SURFACE MOUNT	4	
PENDANT	4	
EXTERIOR WALL LIGHT	2	
FLOOD LIGHT	7	
MAIN BREAKER	1	
MOTOR	2	
NON-FUSED DISCONNECT	2	
CEILING OUTLET	2	
ELECTRICAL METER	1	
ELECTRICAL PANEL	1	
FLOOR OUTLET	1	
C.O. DETECTOR	1	
80 CFM EXHAUST FAN	4	
OUTLET	67	
OUTLET 200V	2	
OUTLET GFI	14	
OUTLET WEATHERPROOF	15	
SMOKE DETECTOR	8	
SWITCH	40	
SWITCH 3-WAY	12	
VANITY BAR LIGHT	5	

ELECTRICAL LEGEND GUEST		
ELECTRICAL	COUNT	SYMBOL
CEILING FAN	3	
48W LED LINEAR LIGHT	4	
RECESSED LIGHT 4"	9	
CEILING LIGHT	2	
EXTERIOR LIGHT	3	
FLOOD LIGHT	3	
MAIN BREAKER	1	
MOTOR	1	
NON-FUSED DISCONNECT	1	
ELECTRICAL METER	1	
ELECTRICAL PANEL	1	
C.O. DETECTOR	1	
50 CFM EXHAUST FAN	2	
OUTLET	26	
OUTLET 200V	3	
OUTLET GFI	8	
OUTLET WEATHERPROOF	4	
SMOKE DETECTOR	3	
SWITCH	17	
SWITCH 3-WAY	6	
VANITY BAR LIGHT	1	

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

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

REVISIONS

DATE BY DESCRIPTION

DESIGN BY:

TRADEMARK
Construction Group, Inc.

CERTIFIED GENERAL CONTRACTOR
CGC1514780

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STATE OF FLORIDA
Professional Engineer
No. 65592
Brett A. Crews, P.E.

DRAWN BY:

TM

APPROVED BY:

BC

STONE RESIDENCE

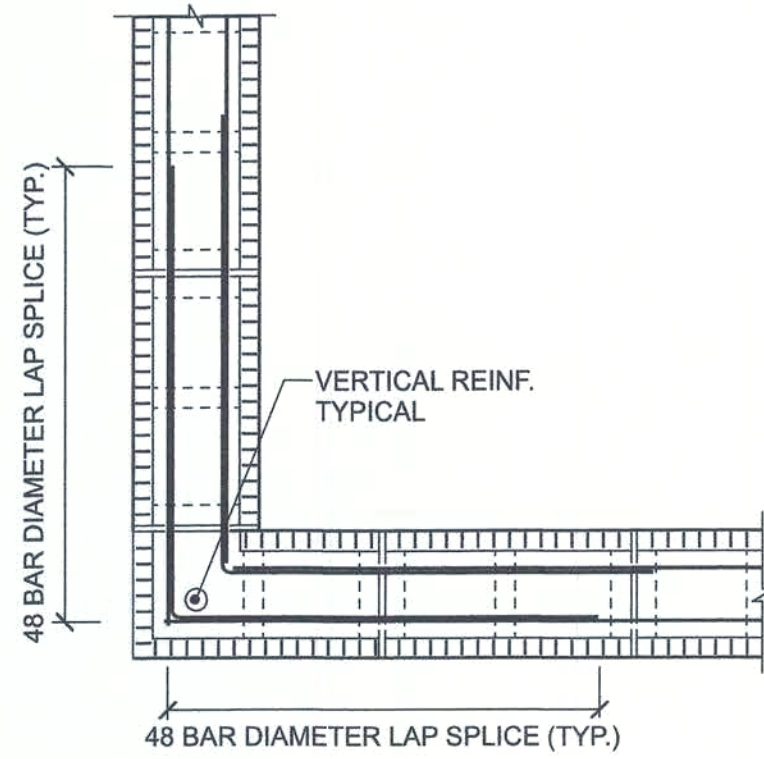
ELECTRICAL PLAN

PROJECT NO.:

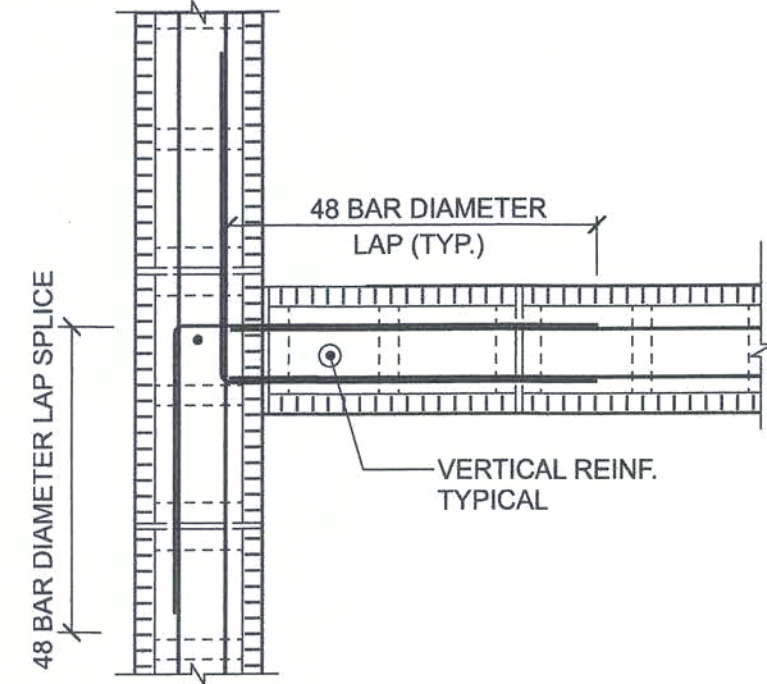
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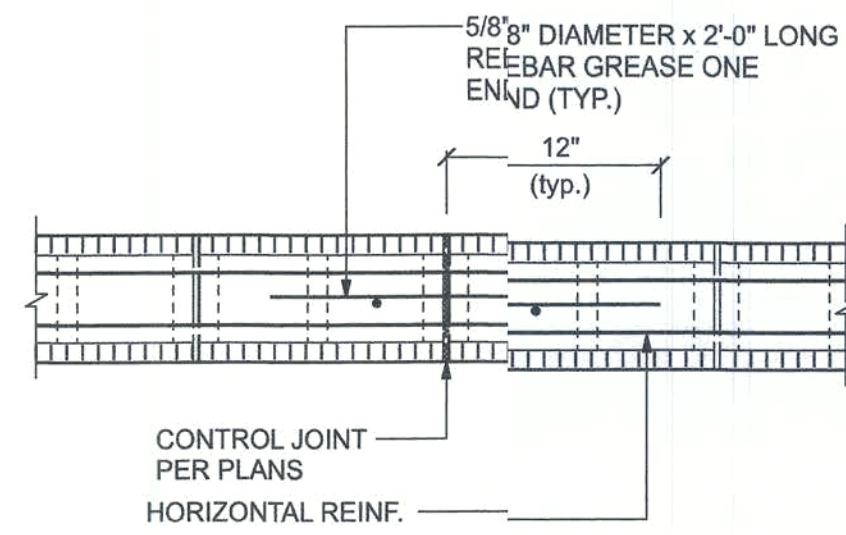
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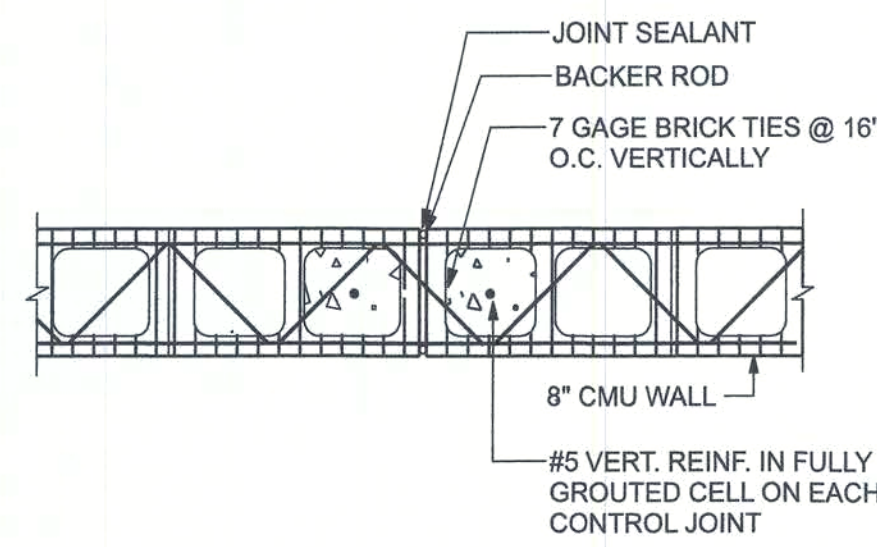
BOND BEAM AT CORNER
SCALE: 3/4" = 1'-0"



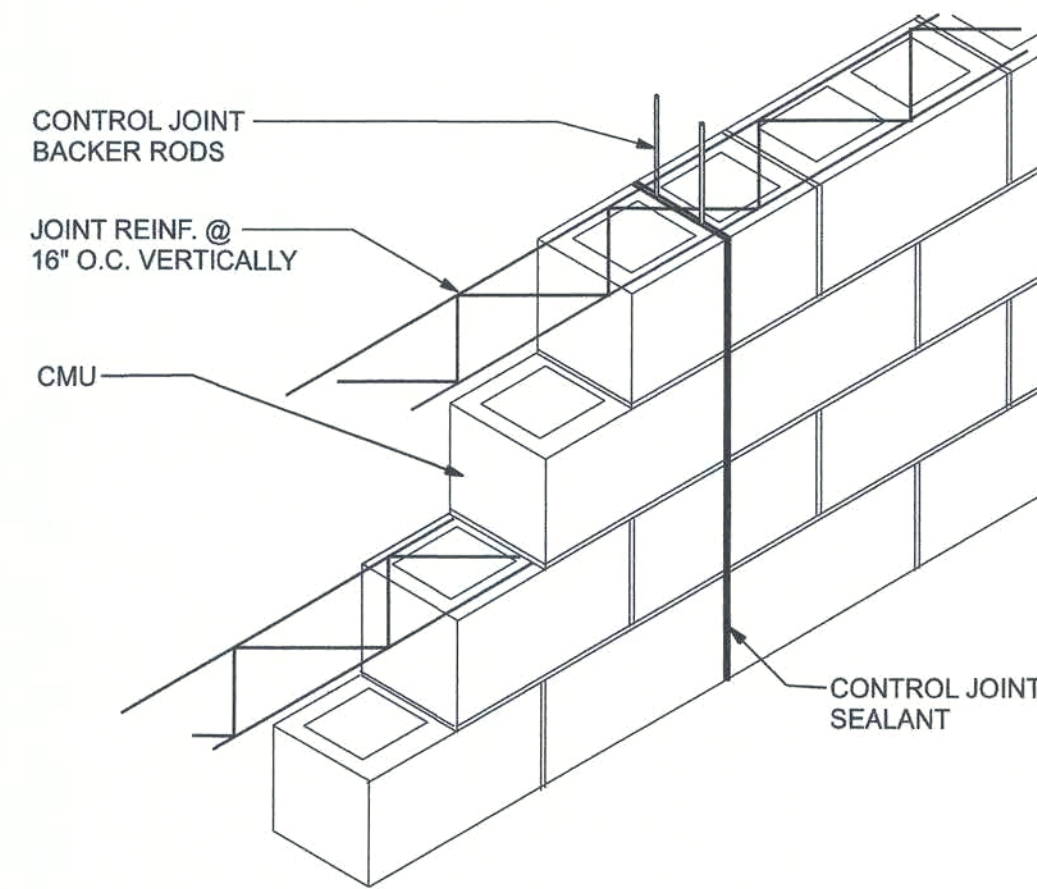
BOND BEAM AT INTERSECTION
SCALE: 3/4" = 1'-0"



BOND BEAM AT CONTROL JOINT
SCALE: 3/4" = 1'-0"



CONTROL JOINT PLAN
SCALE: 3/4" = 1'-0"



CONTROL JOINT LOCATION
NTS

Lintel Concrete Strength = 4000 psi Fill Concrete Strength = 3000 psi Steel Strength = Grade 60 (#6), Grade 40 (#2 - #5)
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TYPE	TOP BARS	BOTTOM BARS
A	NONE	2-#3
B	2-#2	2-#4
C	2-#3	2-#4
D	2-#3	2-#5
E	2-#4	2-#6

Lintel Concrete Strength = 4000 psi Fill Concrete Strength = 3000 psi Steel Strength = Grade 60 (#6), Grade 40 (#2 - #5)
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TYPE	TOP BARS	BOTTOM BARS
A	NONE	2-#3
B	NONE	2-#4
C	2-#2	2-#4

PRECAST LINTEL OVER OPENINGS

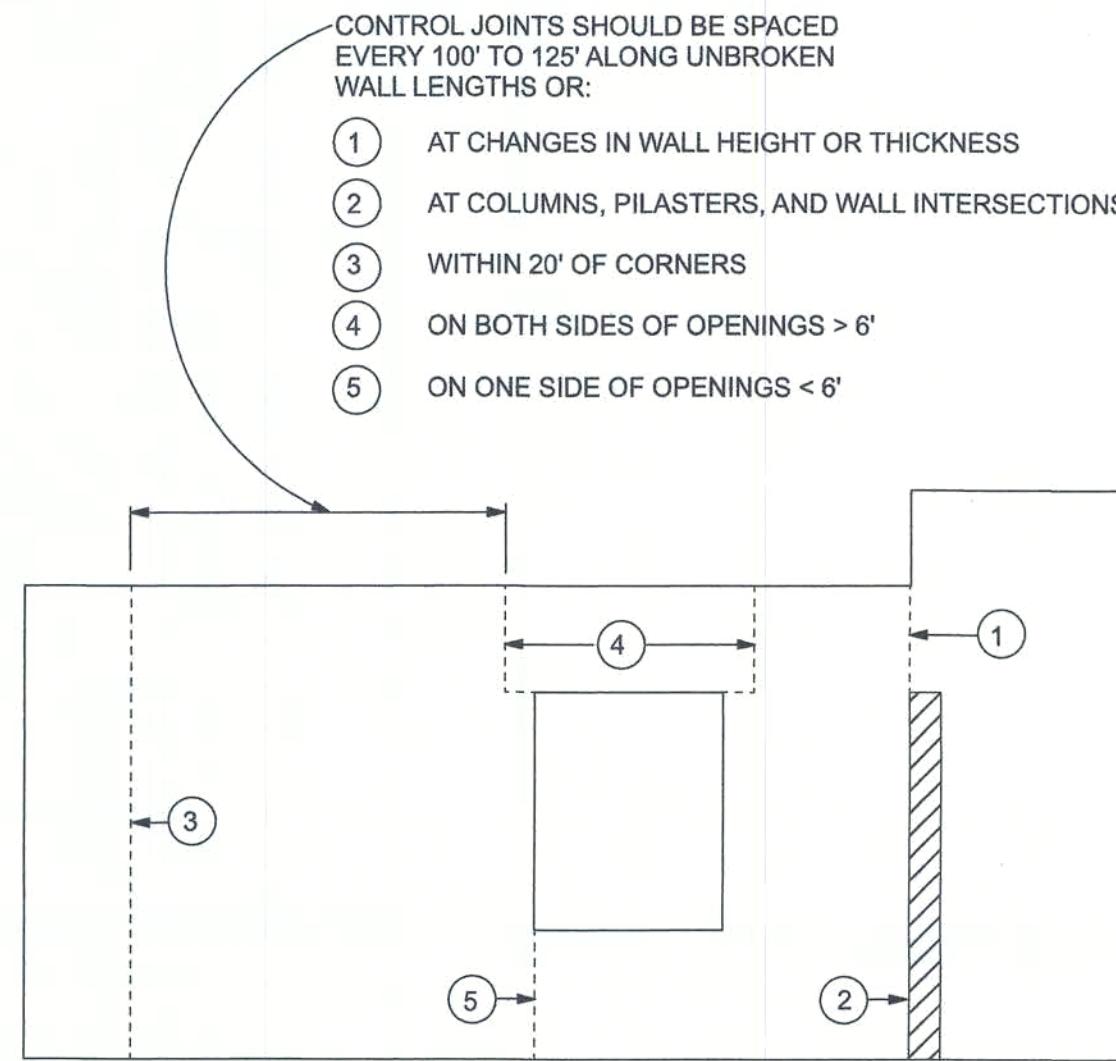
LENGTH	CLEAR SPAN	TYPE	FILLED + BEAM
4'-6"	3'-2"	A	6000+ PLF
7'-6"	6'-2"	B	5663 PLF
12'-0"	10'-8"	D	2181 PLF
17'-4"	16'-0"	E	1366 PLF

FILLED + BEAM = Acting as composite beam with an 8" perimeter beam
1-#5 rebar in lintel, 1-#5 rebar in perimeter beam

DOORWAY HEADER

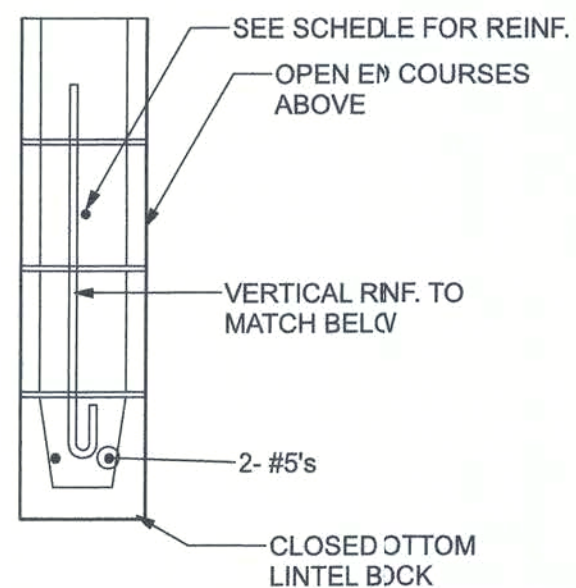
DOOR SIZE	TYPE	FILLED + BEAM
3'-0"	A	6000+ PLF
5'-0"	B	5689 PLF
6'-0"	C	4262 PLF

FILLED + BEAM = Acting as composite beam with an 8" perimeter beam
1-#5 rebar in lintel, 1-#5 rebar in perimeter beam

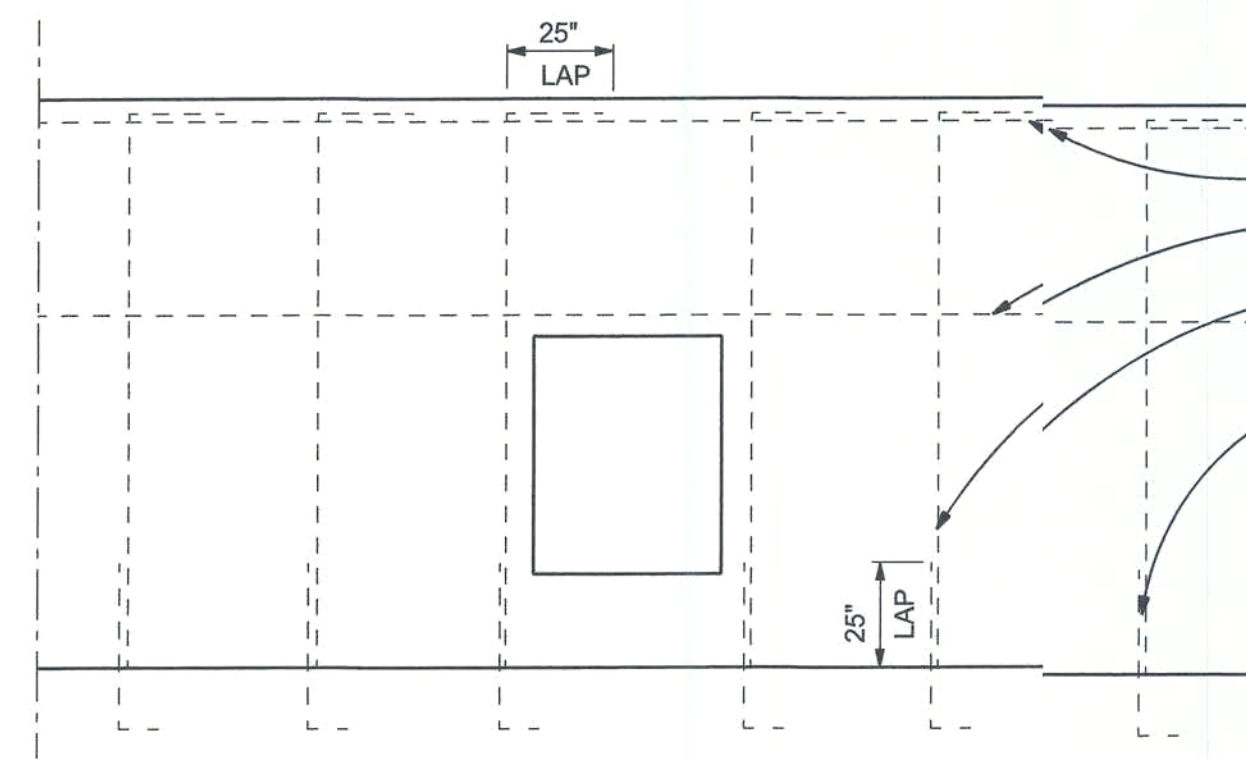


CONTROL JOINT SPACING
NTS

CMU Lintel Schedule		
OPENING	LINTEL DEPTH 8" CMU	REINF. AT TOP
4'-0" or less	16"	1-#5
over 4'-0" to 7'-4"	16"	1-#5
over 7'-4" to 11'-4"	24"	1-#5's
over 11'-4" to 14'-0"	32"	1-#5's
over 14'-0" to 16'-0"	40"	1-#5's



- For openings 6'-0" and less, provide 8" bearing with 1-#5 each side of opening.
- For openings larger than 6'-0" provide min. 16" bearing with 2-#5's each side of opening.
- Extend horizontal reinforcement min. 16" past each side of opening.
- Extend vertical reinforcement full height of wall each side of opening.
- Grout all all reinforcement solid with 3,000 psi grout.
- Grout lintel solid to depth indicated on schedule unless otherwise on the drawings.
- Shore all cmu lintels during construction for 48 hours after grout has been placed.

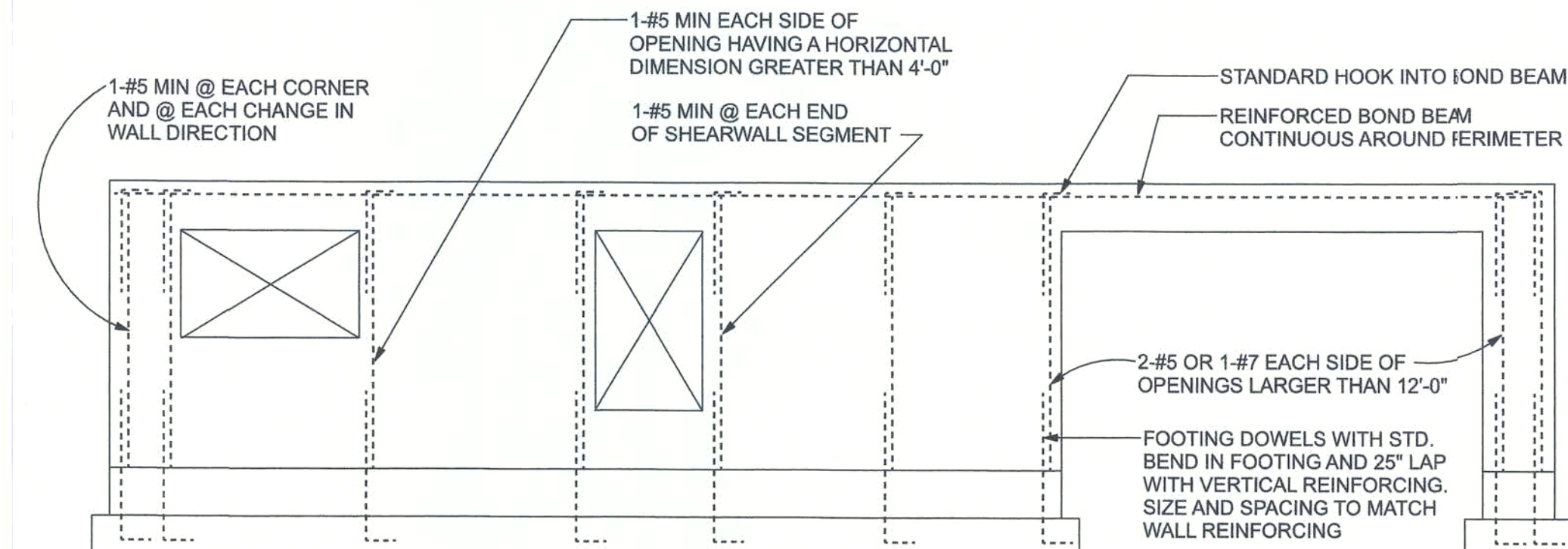


WALL REINFORCING REQUIREMENTS
NTS

GENERAL REINFORCING REQUIREMENTS

- TOP OF WALL, 1-#5 CONTINUOUS
- TOP OF WALL OPENINGS, 1-#5 CONTINUOUS
- VERTICAL REINFORCEMENT TO BE 5/8" DIAMETER MINIMUM @ 4'-0" O.C. MAXIMUM.
- FOOTING DOWELS WITH STD. BEND IN FOOTING AND 25" LAP WITH VERTICAL REINF. SIZE AND SPACING TO MATCH WALL REINF.

NOTE:
PROVIDE TRUSS TYPE JOINT REINFORCING
NOT TO EXCEED 16" VERTICALLY.



EXTERIOR WALL REINFORCEMENT SUMMARY
ONE STORY (TWO STORY SIMILAR)
NTS

REVISIONS		
DATE	BY	DESCRIPTION

DESIGN BY:
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DRAWN BY:
TM
APPROVED BY:
BC

STONE RESIDENCE
MASONRY DETAILS

PROJECT NO.:
R17.023
SHEET:
A-9