

Custom Residential Plan for:

# Jerry Castagna Construction

Columbia County, Florida

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ALL WIND LOADS ARE IN ACCORDANT FLORIDA BUILDING CODE,	1명 : [1] 1 :
BASIC WIND SPEED:	120 MPH
WIND IMPORTANCE FACTOR (1):	= 1.00
BUILDING RISK CATAGORY:	CATAGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- Ø.18
MWFRS PER TABLE 16092A (FBC 2010) DESIGN WIND PRESSURES:	ROOF: - 27.4 PSF WALLS: + 22.8 PSF EAVES: + 38.4 PSF
COMPONENTS & CLADING PER TABLES 1609.2B & 1609.2C (FBC 2010) DESIGN WIND PRESSURES:	OP'NGS: + 25.9 / - 34.7 PSF EAVES: - 81.2 PSF ROOF: + 23.7 / - 30.3 PSF



2K1329

CS.1



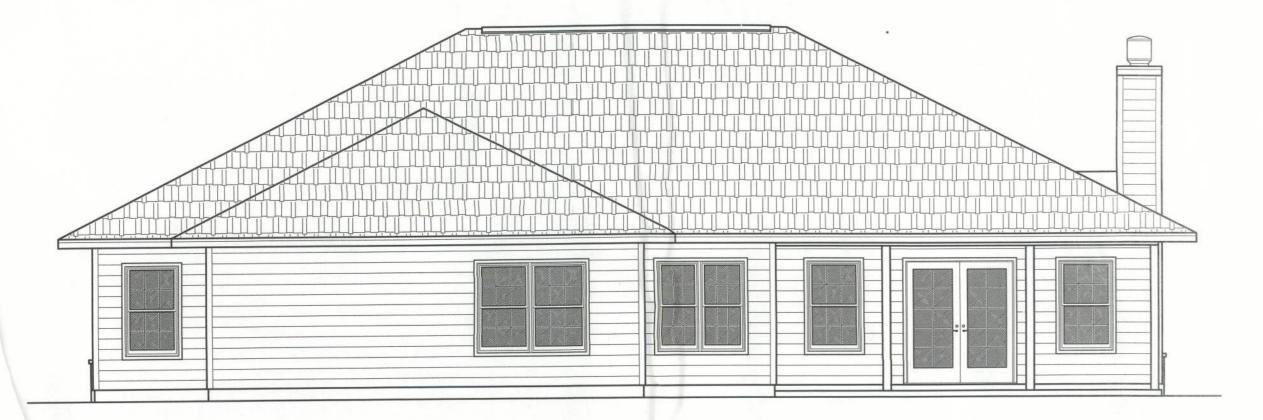
### Front ELEVATION

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



# Right Side ELEVATION

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



## Rear ELEVATION

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

NOTE !!!

ROOF SHINGLES SHALL BE OF THE FOLLOWING MANUFACURERS AND MODELS:

TAMKO ROOFING PRODUCTS GAF MATERIALS CORP. GLASS-SEAL AR ELITE GLASS-SEAL AR HERITAGE 30 AR HERITAGE 40 AR HERITAGE 50 AR TAMKO REQUIRED NAILS/SHINGLE = 4

ROYAL SOVEREIGN MARGUIS WEATHER MAX SLATELINE GRAND CANYON GRAND SEQUOIA COUNTRY MANSION COUNTRY ESTALES TIMBERLINE 30 TIMBERLINE SELECT 40 TIMBERLINE ULTRA

PRESTIQUE PLUS ° PRESTIQUE GALLERY COLLECTION ° CAPSTONE ° ELK REQUIRED NAILS/SHINGLE = 4 \* = 5 NAILS 

ELK PREMIUM ROOFING

PRESTIQUE HIGH DEFINITION \*

RAISED PROFILE #

PRESTIQUE 25 \*

PRESTIQUE 30 \*

PRESTIQUE I °

PRESTIQUE | 35 °

THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3161 TYPE I MODIFIED TO 120 MPH WINDS & FBC TAS 100, USING THE SPECIFIED NAILS

### Left Side ELEVATION SCALE: 3/16" = 1'-0"

ONT. RIDGE VENT TO MATCH ROOFING

EXTERIOR FINISH MATERIALS:

2 FINISH ROOFING AS SELECTED BY OWNER

3 MTL. FLASHING ON IX6 CYPRESS FASCIA

4 PORCH BEAM - SEE PLANS FOR SIZE

5 FIBERGLASS ENTRY DOOR, STYLE SELECTED BY THE OWNER - PAINTED FINISH

6 HARDIEBOARD SIDING - SELECTED BY OWNER

ONCRETE PORCH DECK, W/ WOOD FLOAT FINISH & TOOLED EDGES

8 SINGLE HUNG ALUMINUM WINDOWS W/ DBL. GLAZING, AS SELECTED BY OWNER

9 VINYL SIMULATED SHUTTERS, COLOR PER OWNER

P/T WOOD PORCH POSTS, PRIMED & PAINTED

ONCRETE FOUNDATION - FINISH AS DIRECTED BY OWNER

(2) CULTURED STONE "LEDGEROCK" STYLE, COLOR AS DIRECTED BY OWNER

### WINDOW SCHEDULE DESCRIPTION MODEL NOTES MARK INSTALLATION SINGLE HUNG ALUM. SASH W/ INSUL. GLASS I" ROOFING NAILS - 3 PER FLANGE, MAX. 18" O.C. SERIES 650 3050 SINGLE HUNG ALUM. SASH W/ INSUL. GLASS " ROOFING NAILS - 3 PER FLANGE, MAX. 18" O.C. SERIES 650 " ROOFING NAILS - 3 PER FLANGE, MAX. 18" O.C. 2-3050 SINGLE HUNG ALUM. SASH W/ INSUL. GLASS SERIES 650

ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED AS MANUFACTURED BY "MI HOME PRODUCTS, INC."
- OTHER MIANUFACTURERS/PRODUCTS SHALL BE CONSIDERED AS EQUAL IF THEIR WIND DESIGN PERFORMANCE MEETS OR EXCEEDS THESE UNITS

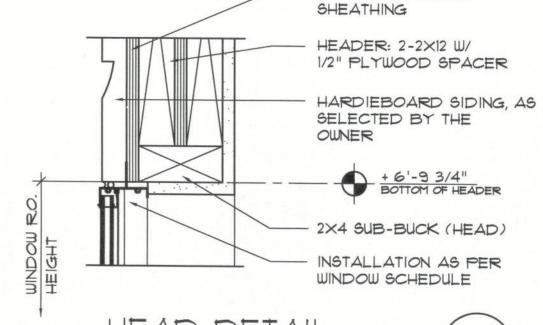
NOTE, VER:IFY ROUGH OPENING WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.

EXTERIOR DOORS SHALL MEET OR EXCEED THE WIND RESISTANCE OF THE FOLLOWING PRODUCT:

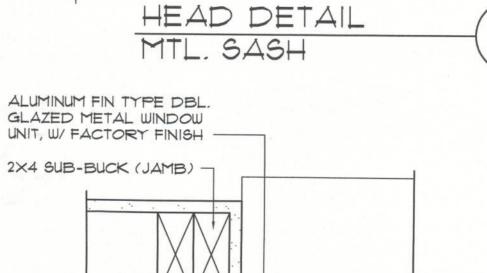
SERIES ENTERGY 6-8 W/E INSWING OPAQUE RESIDENTIAL INSUL.ATED STEEL DOOR W/ STEEL FRAME AS MFG'D BY "PREIMDOR ENTRY SYSTEMS"

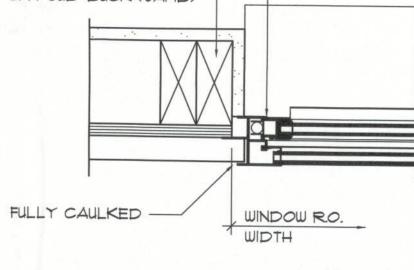
WINDOW ASSEMBLIES SHALL MEET OR EXCEED THE WIND RESISTANCE OF THE FOLLOWING PRODUCTS:

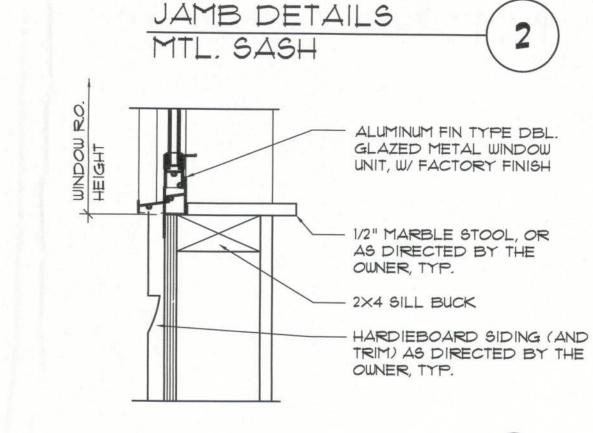
"MI HOME PRODUCTS, INC." SERIES 450/650 ALUMINUM WINDOWS, SINGLE HUNG, 1, 2 & 3 MULLED UNITS, PICTURE WINDOWS & SLIDING GLASS DOORS PER ASTM E 283, ASTM E 330 & ASTM E 547



1/2" CDX PLYWOOD







Typ. Window DET'S SCALE: 3" = 1'-0"

SILL DETAIL

MTL. SASH

\$ C

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### Electrical SYMBOLS

- SPST WALL SWITCH
- \$3 DPDT WALL SWITCH (3-WAY)
- P DUPLEX WALL RECEPTACLE
- DUPLEX WALL RECPT., BELOW COUNTER 1 240Y OUTLET
- PGFI GND FAULT INTERRUPTER DUPLEX RECEPT.
- WEATHER PROOF OF DUPLEX RECEPT.
- DUPLEX WALL RECEPTACLE, 1/2 SWITCHED
- MOTOR
- ELECTRICAL PANEL
- ØEF. EXHAUST FAN DBL. LAMP INC. FLOOD LIGHT
- CEILING FAN, W/ INC. LIGHT FIXTURE O INC. LIGHT FIXTURE
- 69 SMOKE DETECTOR, 120V
- 4 TUBE FLU. PRISMATIC WRAP SURFACE FIXTURE CHIME
- D- MOMENTARY PUSHBUTTON SWITCH, LIGHTED
  - SWITCH/FIXTURE WIRING
  - CONTROL WIRE LOW VOLTAGE
- NON-FUSED DISC. SWITCH

TELEPHONE

- TELEVISION OUTLET
- THYAC THERMOSTAT, . 60" AFF

### ELECTRICAL COMPUTATIONS

General Lighting/Receptacles = 3 3369.9 sf x 3w =	10197.0w	
Washer Circuit	1500.0w	
Dishwasher Circuit	1500.0w	
Sm. Appliance Circuits (2 @ 1500w.	3000.0w	
Sub-Total	17697.0w	
1st 3KW @ 100%		3000.0
Bal. of KW @ 35% (14697 × 35	)	5144.0
Fixed Appliances:		
Refrigerator	1200.0W	
Clg. Fans (7 @ 36@w)	2520.0W	
Water Well Pump	1200.0w	
EWH	4500.0W	
Spares (8 @ 400w)	3200.0W	

Sub-Total 12620.0W 9465.0W Load @ 75% D.F. 100% Demand Factor Loads: 5000.0W

Range HVAC System (10.0km Strip Heat) 8000.0W 10800.0W

41409.0w

SERVICE SIZE: 41409w / 240v = 172.54 Amperes USE: 3 \*2/0 THW w/ 1 \*4 Cu GND / 21/2" C.

### PANEL SCHEDULE

Total Demand Load:

DIRECTED BY THE OWNER.

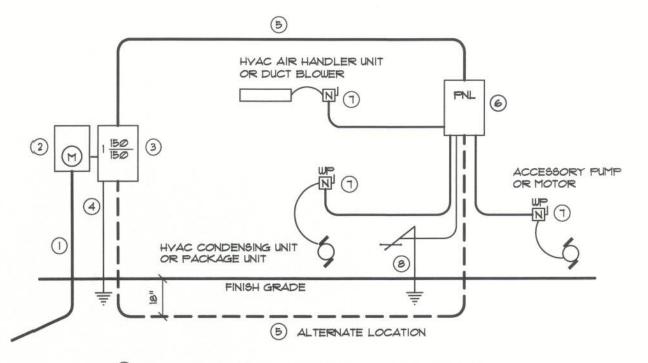
PANEL	"L":	200A - M	LO - 1	120/240V	-	1φ	_	4	WIRE	
		40 SLOT	- FLUS	H MOUNT						

	TE OLO 1 - 1 LUO	TIOGIST		
Cir. Nr.	Location	Trip Poles	Wire Size	Load
1-8 9	Lighting/Recept. Dishwasher	15A/IP	14NM	10197W 1500W
10-11	Sm. Kit. Appliances	20A/IP	12NM	3000W
12-13	Ceiling Fans	15A/IP	14NM	252ØW
14,16	EWH ~	30A/2P	IONM	3000W
15	Refrigerator	15A/IP	14NM	1200W
iΠ	Spare	-	-	400W
1820	Range	50A/2P	<b>GNM</b>	SOOOW
19,21	Water Well	20A/2P	12NM	1200W
22,24	Dryer	30A/2P	IONM	5000W
23,25	HYAC CU	50A/2P	<b>GNM</b>	(5600W)
2628	HYAC AHU	45A/2P	8NM	10800W
27	Spare	-	-	400W
29-34	Spare	_	_	2400W
35-40	Space	_	-	ØW
TOTAL	CONNECTED LOAD:			48617W

CABINETS, COUNTERS, SHELVES AND THE LIKE, SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS OF QUALITY AS OUTLINED IN THE NOTES TITLED "GENERAL MILLWORK NOTES", AND SHALL INCLUDE SUCH FEATURES, HARDWARE AND FINISHES AS DIRECTED BY THE OWNER. THE PLAN VIEWS INDICATED ARE FOR GENERAL LOCATION AND EXTENT OF THE WORK - UNLESS DETAILED CABINET PLANS ARE INCLUDED WITH THIS PLANS PACKAGE

ALL OTHER PHYSICAL CHARACTERISTICS SHALL BE AS

PROVIDE 2X6 BACKING AT ALL OVERHEAD CABINET LOCATIONS, FLUSH WITH FACE OF FRAMING - TOP OF BACKING TO BE 1'-0" A.F.F.



- Service/Feeder Entrance Conductors:  $2^{1}/_{2}$ " rigid conduit, min. 18" deep, w/ continuous Ground Bonding Conductor, Service/Entrance Conductors shall not be spliced except that bolted connections at the Meter, Disconnecting Devices and Panel
- (2) Meter Enclosure, weatherproof, U.L. Listed.
- (3) Main Disconnect Switch: fused or Main BRKR, weatherproof,
- 4) Service entrance Ground: 5/8" \$ iron/steel rod x 8'-0" long and/or concrete encased foundation steel rebar x 20'-0" long. Grounding Conductor shall be bonded to each piece of Service/ Entrance Equipment, and shall be sized per Item \$5, below.
- (5) 200 AMPERE SERVICE: 3-12/0-USE-Cu, 1-14-Cu-GND, 21/2" Conduit.
- 6 House Panel (PNL), U.L. Lised, sized per schedule.
- (7) Equipment Disconnect Switch: non-fused, in weatherproof enclosure, size according to Panel Schedule loads.
- (8) Provide Ground Bond Wire to metal piping, size in accordance

THE MINIMUM AIC RATING FOR PANEL BOARDS, BRKRS AND DISCONNECT SWITCHES SHALL BE 22,000 AIC.

### ELECTRICAL RISER DIAGRAM: 200A SCALE: NONE

### ELECTRICAL PLAN NOTES

INSTALLATION SHALL BE PER 2008 NAT'L. ELECTRIC CODE.

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

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

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

PROVIDE & INSTALL CARBON MONOXIDE DETECTORS IN ALL BEDROOMS, @ 12" ABY. FIN. FL., INTERLOCKED TOGETHER.

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

ALL RECEPTICALS, NOT OTHERWISE DESIGNATED, SHALL BE ARC FAULT INTERRUPTER TYPE, EXCEPT DEDICATED OUTLETS.

ALL RECEPTICALS IN KITCHEN AND BATHS SHALL BE GROUND FAULT INTERRUPTER TYPE (GFI).

ALL EXTERIOR RECEPTICALS SHALL BE WEATHERPROOF GROUND FAULT INTERRUPTER TYPE (WP/GFI).

ELECTRICAL CONT'R SHALL PREPARE "AS-BUILT" SHOP DWG6 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 I COPY OF AS-BUILT DWGS

TO OWNER & I COPY TO THE PERMIT ISSUING AUTHORITY.

### TEMPERED GLASS NOTES:

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:

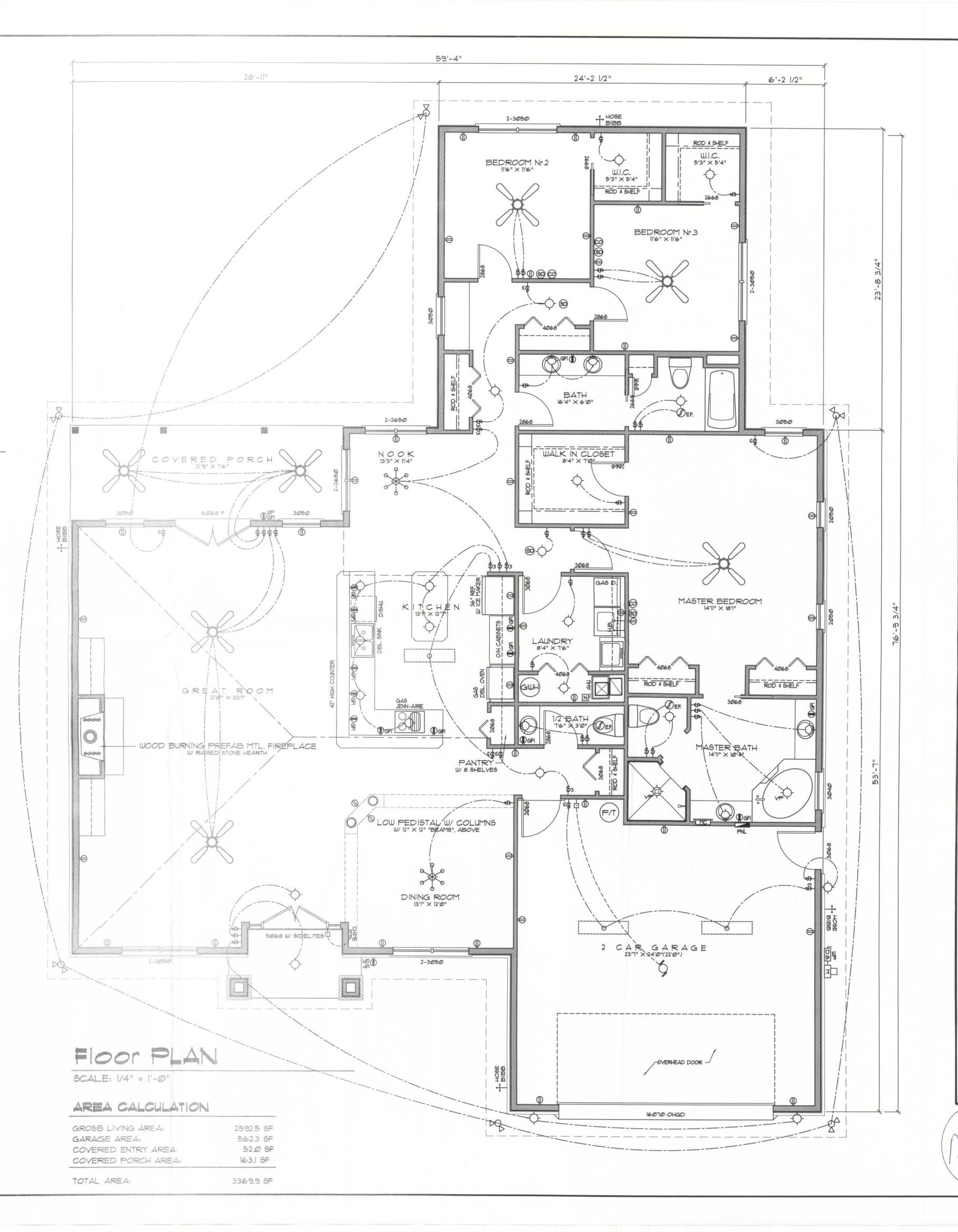
- . GLAZING IN SWINGING DOORS AND FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES.
- 2. GLAZING IN DOORS AND WALLS OF ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND OTHER SUCH FACILITIES WHERE SUCH GLAZING IS LOCATED 36 INCHES (914 MM) OR LESS, MEASURED HORIZONTALLY, FROM A STANDING OR WALKING SURFACE WITHIN THE ENCLOSURE AND WHERE THE BOTTOM EDGE OF THE EXPOSED GLAZING IS LESS THAN 60 INCHES (1524 MM), MEASURED VERTICALLY, ABOVE SUCH STANDING OR WALKING
- 3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.

EXCEPTION: GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE

DOOR IN A CLOSED POSITION IN GROUP R3 OR WITHIN DWELLING UNITS IN

GROUP R2 SHALL BE SUBJECT TO 2004 FBC 24052.1(4). 4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 2 AND 3 ABOVE, THAT MEETS ALL OF THE

- FOLLOWING CONDITIONS: 4.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ FT (0.84
- 42 BOTTOM EDGE LESS THAN IS INCHES (451 MM) ABOVE THE FLOOR.
- 43 TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
- 4.4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.



REVISION:

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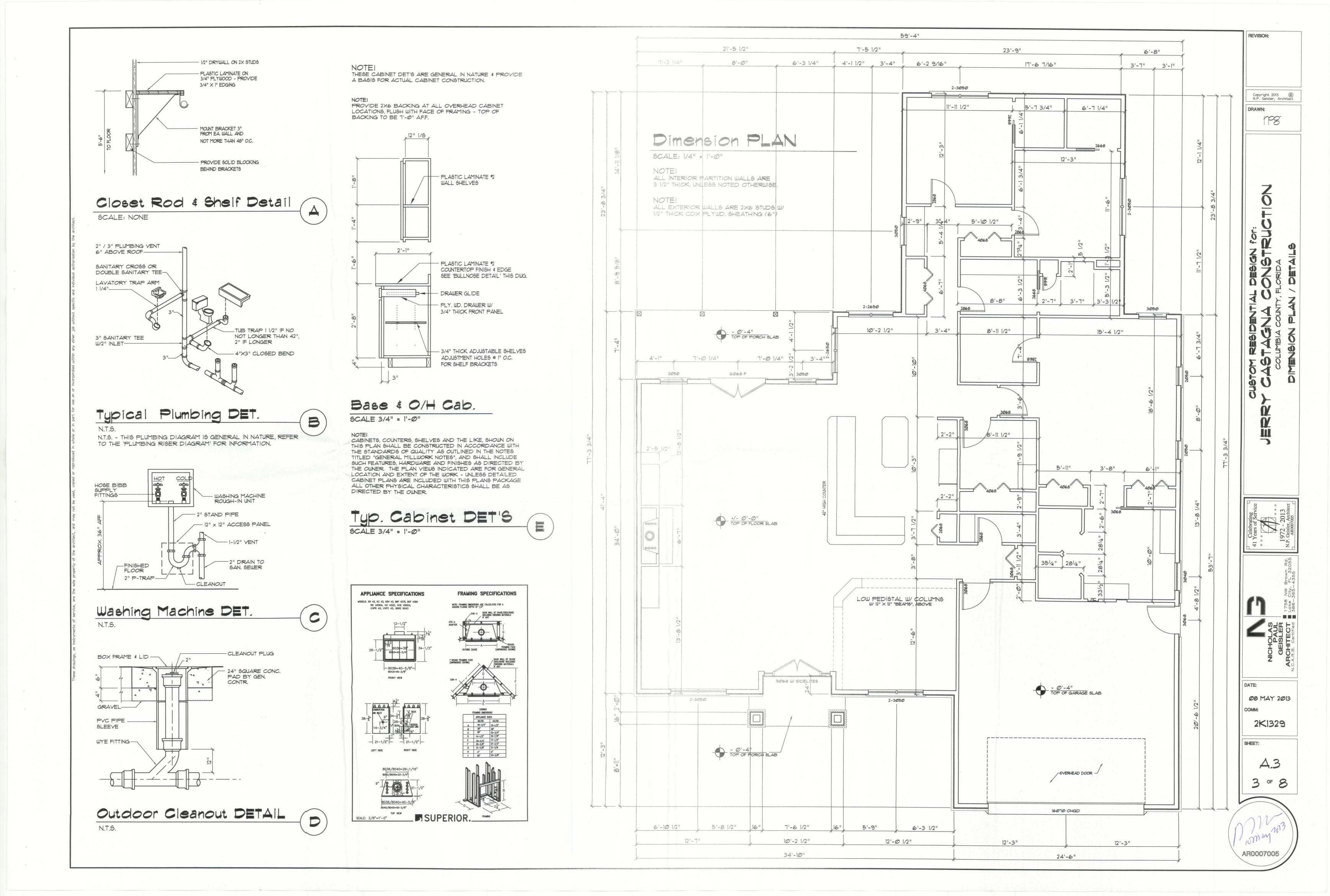
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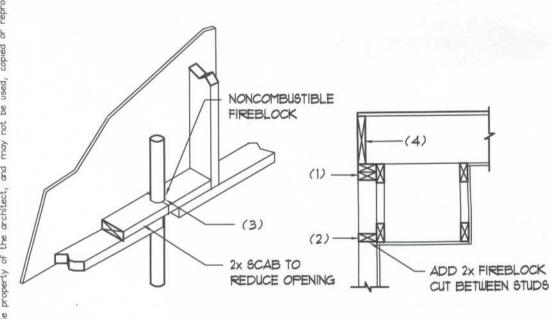
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AR0007005

SHEET:



# SCALE: NONE



### PENETRATIONS

SCALE: NONE

FIREBLOCKING NOTES:

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

SPACES AT CEILING AND FLOOR LEVELS. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL

IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED

SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYROPANEL MULTIFLEX SEALANT"

4. AT ALL INTERCONNECTIONS BETWEEN CONCEALED YERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH

Fire Stopping DETAILS

OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

SOFFIT/DROPPED CLG.

### GENERAL NOTES:

- 1. THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FROM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT FOR THIS PROJECT.
- THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WAR-RANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER. DEFECTS IN MATERIALS, EQUIPMENT, COMPONENTS AND WORK-MANSHIP SHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAR WARRANTY PERIOD.
- AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD, FOR THE PURE-POSE OF DETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRED. THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED BY THE OWNER.
- THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VAR-IOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATE OR FEDERAL.
- THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING THE THE PROJECT AND THE CONTRACTOR(5) 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, CONTRACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.
- T. ALL WORK SHALL BE IN ACCORDANCE W/ 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
- ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABLES LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 10. INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COM-PLIANCE WITH "UL Design U333", BATT INSULATION SHALL BE INCLUDED WHERE UNCONDITIONED AREA IS BEING SEPARATED FROM HEATED / COOLED AREA.
- INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GAR-AGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333", INCLUDING R-11 BATT INSULATION.
- 12. CEILINGS OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GWB ON IX3 WOOD FURRING AT 16" O.C., ATTACHED W/ 1 1/4" BUGLEHEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.

NUMBER or POUND(S)

EQUALS

WITH

AND

WITHOUT

CENTERLINE

PLUS OR MINUS

ONE FOOT

ONE INCH

1/4" or 14" ONE QUARTER INCH

8 PENNY

BY OTHERS

BOTTOM

CEILING

CO

DBL.

CLEANOUT

CONCRETE

DOUBLE

DOWN

DIMENSION

ELEVATION

EXTERIOR

**FOUNDATION** 

FRENCH (DOORS)

CLEANOUT TO GRADE

BEAM

DIAMETER

GALYANIZED

HORIZONTAL

INSULATION

INTERIOR

LAYATORY

MAXIMUM

MINIMUM

ON CENTER

OVERHEAD

OVERHEAD DOOR

PRESSURE TREATED

REINFORCING (ED)

ROUGH OPENING

SLIDING GLASS DOOR

WATERCLOSET (TOILET)

SUWANNEE RIVER LOG HOMES

SQUARE FEET

REQUIRED

ROOM

SHEET

TYPICAL

VERTICAL

No. or Nr. NUMBER

PLYWD. PLYWOOD

MISCELLANEOUS

MASONRY OPENING

LAMINATED VENEER LUMBER

HORZ.

INT.

LVL.

MAX.

MISC.

O.C.

OHD

REINF.

REQ'D

SGD

YERT.

### PROJECT INFORMATION / NOTES

DESIGN VALUES/LOADS & CODES WIND DESIGN SPEED: 110 MPH, UNLESS NOTED OTHERWISE

SOIL DESIGN STATEMENT: FOOTING DESIGN IS BASED UPON 1000PSF SOIL BEARING PRESSURE PRO-VIDED BY CLEAN SAND, GRAVEL OR STONE. OTHER SOIL CONDITIONS IC: CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL REQUIRE FOUNDATION MODIFACATIONS.

LIVE LOADS: 1st FLOOR: 40PSF, 2nd FLOOR: 40PSF, ROOF: AS DETERMINED BY SHAPE FACTORS APPLIED TO THE WIND FORCE GENERATED BY THE DESIGN WIND SPEED.

BUILDING CODE: 2007 FLORIDA BUILDING CODE

ELECTRICAL CODE: NATIONAL ELECTRICAL CODE - LATEST LIFE SAFETY: NFPA-101 - LATEST

### CONSTRUCTION DOCUMENTS

THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITIES, FOR THE 165UANCE 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 FABRACATION 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.

### STANDARD ABBREYIATIONS TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

1. A PERMANENT SIGN WHICH IDENTIFIE'S THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 10426 2. CONDENSATE AND ROOF DOWNSPONUTS SHALL DISCHARGE AT LEAST 1'-0"

AWAY FROM BUILDING SIDE WALLS. FEBC 1503.4.4 3. IRRIGATION/SPRINKLER SYSTEMS INICLUDING ALL RISERS AND SPRAY

HEADS SHALL NOT BE INSTALLED WITHIN 1'-O" FROM BUILDING SIDE WALLS. FBC 1503.4.4 4. TO PROVIDE FOR INSPECTION FOR ITERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE: SHALL NOT BE LESS THAN 6".

EXCEPTION: PAINT AND 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 OR FORMED. FBC 1816.12

1. BOXED AREAS IN CONCRETE FLOOR 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 1816.13

8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RET-ARDER 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 STRUCTTURE SIDEWALLS. FBC 1816.1.6 11. AN EXTERIOR VERTICAL CHEMICAL IBARRIER 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 PER-CONSTRUCTION TREATMENT. FBC 1816.1.7

13. A CERTIFICATE OF COMPLIANCE MUSST BE ISSUED TO THE BUILDING DEPART-MENT BY \* 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 TRE:ATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONS-

14. AFTER ALL WORK IS COMPLETED, L'OOGE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-O" OF THE BUILDING, THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.1.3

15. NO WOOD, VEGETATION, STUMPS, CAIRDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

### FLORIDA BUILDING CODE

### Compliance Summary

### TYPE OF CONSTRUCTION

Roof: Hip Construction, Wood Trusses @ 24" O.C. Walls: 2x4 Wood Stude @ 16" O.C. Floor: 4" Thk Concrete Slab W/ Fibermesh Concrete Additive

Foundation: Continuous Monolithic Slab/Footer

### ROOF DECKING

Material: 1/2" CD Plywood or 1/16" 0.5.B. Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing Fasteners: 8d Common Nails per schedule on sheet SD2

Material: 7/16" O.S.B. "WindSTORM": 48" X 97", 109", 121" OR 145" Sheet Size: 48"x97" (1009", 121" OR 145") Sheets Placed Vertical Fasteners: 8d Common Nails @ 4" O.C. Edges \$ 8" O.C. Interior Dragstrut: Double Top Plate (S.Y.P.) W/2 - 16d Nails @ 12" O.C. Wall Studs: 2x4 SPF Studs @ 16" O.C.

### HURRICANE UPLIFT CONNECTORS

Truss Anchors: Simpson H2.5a @ Ea. Truss End (Typ. U.O.N.) Wall Tension: Wall Sheathing Nailing is Adequate - 8d @ 4" O.C. Top & Bot. Anchor Bolts: 1/2" A307 @ 48" O.C. - 1st Bolt 8" from corner Corner Hold-down Device: Simpson HD2a, ea. corner

BUILDING COMPONENTS & CLADDING LOADS

MEAN BUILDING HEIGHT = 300', EXPOSURE "B"

### FOOTINGS AND FOUNDATIONS

Footing: 16"X18" Cont. Mono.W/2-5 Cont. & wire chairs 48" O.C.

4	alli		ROOF ANGL	E 7° TO 27°	•	
	ZONE	AREA	Yult 110 MPH	Yult 120 MPH	Yult 130 MPH	Yult 140 MPH
	1 1 1	10 20 50	12.0 / -19.9 11.4 / -19.4 10.0 / -18.6	14.9 / -23.7 136 / -23.0 11.9 / -22.2	17.5 / -27.8 16.0 / -27.0 13.9 / -26.0	203 / -323 185 / -31.4 16.1 / -302
T TO 21	2 2 2	10 20 50	12.5 / -34.7 11.4 / -31.9 10.0 / -282	14.9 / -41.3 13.6 / -38.0 11.9 / -33.6	17.5 / -48.4 16.0 / -44.6 13.9 / -39.4	20.3 / -56.2 18.5 / -51.7 16.1 / -45.7
ROOF	3 3 3	10 20 50	12.5 / -51.3 11.4 /-47.9 10.0 / -43.5	14.9 / -61.0 13.6 / -57.1 11.9 / -51.8	17.5 / -71.6 16.0 / -67.0 13.9 / -60.8	203 / -83.1 18.5 / -77.7 16.1 / -70.5
1	4 4 4	10 20 50	21.8 / -23.6 20.8 / -22.6 19.5 / -21.3	25.9 / -34.7 24.7 / -26.9 23.2 / -25.4	30.4 / -33.0 29.0 / -31.6 27.2 / -29.8	35.3 / -382 33.7 / -36.7 31.6 / -34.6
MALL	555	10 20 50	21.8 / -29.1 20.8 / -27.2 19.5 / -24.6	25.9 / -34.7 24.7 / -32.4 23.2 / -29.3	30.4 /-40.7 29.0 / -38.0 27.2 / -34.3	35.3 / -472 33.7 / -44.0 31.6 / -39.8

### HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING BLDG EXPOSURE EXPOSURE EXPOSURE HEIGHT 100 129 155 100

166

### STRUCTURAL DESIGN CRITERIA:

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE - SECTION 1609 AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.

2. WIND LOAD CRITERIA: RISK CATAGORY: 2

1.00

BASED ON ANSI/ASCE 7-10. 2010 FBC 1609-A WIND VELOCITY: VIII + = 120 MPH VASD = 93 MPH

3. ROOF DESIGN LOADS: SUPERIMPOSED DEAD LOADS: ..... .. 20 PSF SUPERIMPOSED LIVE LOADS: ..... 20 PSF

4. FLOOR DESIGN LOADS: SUPERIMPOSED DEAD LOADS: ..... 25 PSF SUPERIMPOSED LIVE LOADS: ..... 40 PSF RESIDENTIAL ..... 60 PSF BALCONIES

5. WIND NET UPLIFT: ARE AS INDICATED ON PLANS

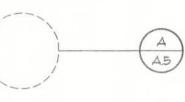
### SYMBOLS

THESE SYMBOLS ARE MOST OFTEN ENCOUNTERED IN THE FOLLOWING DRAWINGS: ELEVATIONS, DIMENSION PLANS, SECTIONS & STRUCTURAL PLANS

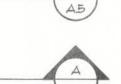




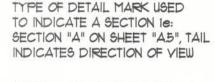












TYPE OF ELEVATION MARK USED

ELEVATION - TRUE MEASUREMENT.

TO INDICATE THE TOP OF A LOG

TO INDICATE A SECTION OR DETAIL

ASSOCIATED WITH A PLAN VIEW

WALL STACK - NOMINAL ONLY.

TYPE OF DETAIL MARK USED

TO INDICATE A PREFERRED TARGET

TYPE OF SECTION MARK USED TO INDICATE A VIEW TAKEN IN THE DIRECTION OF THE ARROW IE: SECTION "A" FOUND ON "D.6a" OF THE PROJECT MANUAL

### FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF'R/MODEL	CAP.
TRUSS TO WALL:	SIMPSON H2.5a	535*
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT, W/ 28 - 16d NAILS	1785#
HEADER TO KING STUD(S):	SIMPSON ST22	1370#
PLATE TO FOUNDATION:	5/8" THRU-BOLT	3340*
PORCH BEAM TO POST:	SIMPSON PC44/EPC44	1700*
PORCH POST TO FND .:	SIMPSON ABU44	2200*
MISC. JOINTS	SIMPSON A34	315#/24

ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

"SEMCO" PRODUCT APPROVAL: MIAMI/DADE COUNTY REPORT #95-0818.15

"SIMPSON" PRODUCT APPROVALS: MIAMI/DADE COUNTY REPORT \*97-0107.05, \*96-1126.11, \*99-0623.04 SBCCI NER-443, NER-393

### GENERAL NAILING SCHEDULE:

CONNECTION	COMMON NAILS	Nr. / SPACING
BRIDGING TO JOIST, TOE NAIL 2" SUBFLOOR TO JOIST,	16d	2 EA, END
BLIND & FACE NAILING SOLE PLATE TO JOIST OR BLOCKING	16d	2
FACE NAILED TOP OR SOLE PLATE TO STUD	160	16" O.C.
END NAILED	160	2
STUD TO SOLE PLATE, TOE NAILED	80	3 OR 2 16d
DOUBLE STUDS, FACE NAILED	16d	24" O.C.
DOUBLE TOP PLATES, FACE NAILED TOP PLATES - LAPS & INTERSECTIONS	16d	16" O.C.
FACE NAILED  1 × 6 SHEATHING TO EACH POINT	16d	2
OF BEARING, FACE NAILED BUILT-UP CORNER STUDS, FACE	8d	2
NAILED	16d	30" O.C.
BUILT-UP GIRDERS & BEAMS	20d	32" O.C. 9 TOP & BOTTOM & STAGGERED 2 9 EA. END & 9 SPLICES
3/4" PLYWOOD SUBFLOORING	8d	6" O.C. @ EDGE
OSB SHEATHING, 7/16" THICK	80	INTERMEDIATE 6" O.C. @ EDGE 10" O.C. @
1/8" FIBERBOARD SHEATHING	60	INTERMEDIATE 3" O.C. @ EDGE 6" O.C. @ INTERMEDIATE

A. NAILS, BOLTS AND OTHER METAL CONNECTORS WHICH ARE USED IN LOCATIONS EXPOSED TO THE WEATHER SHALL BE GALVANIZED OR OTHERWISE CORROSION RESISTANT.

B. IN GENERAL, NAILS SHALL PENETRATE THE SECOND MEMBER A DIS-TANCE EQUAL TO THE THICKNESS OF THE MEMBER BEING NAILED THERETO, OR GREATER

C. THERE SHALL BE NOT LESS THAN 2 NAILS PER CONNECTION.

D. GLUING SHALL NOT BE CONSIDERED AN ACCEPTABLE CONNECTOR IN LIEU OF THOSE SPECIFIED HEREIN.

E. FORMED METAL CONNECTORS, AS PER THE SCHEDULE HEREIN, SHALL

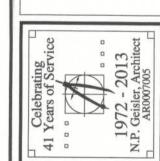
HAVE THE NUMBER OF NAILS INSTALLED AS REQUIRED BY THE

MANUFACTURER, OR AS DIRECTED BY THE PLANS. F. NAILS PROJECTING BEYOND THE LAST WOOD MEMBER SHALL BE CLINCHED, WHEREVER POSSIBLE.

G. NOTES IN THE "PLANS" PACKAGE OF THE CONSTRUCTION DOCUMENTS SUPERSEDE SIZES & SPACINGS OF NAILS CONTAINED HEREIN.

REVISION:

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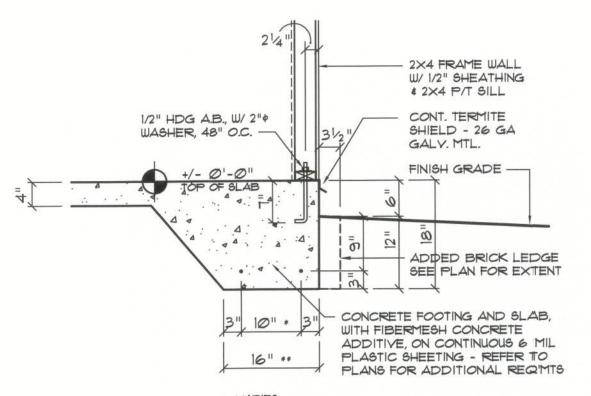


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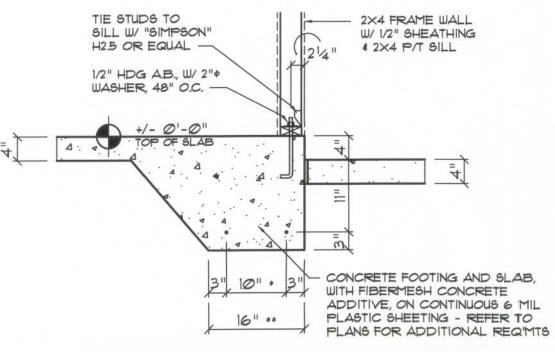
SHEET:

OF

AR0007005



· VARIES \*\* VARIES - REFER TO PLAN



. MAY VARY " VARIES - REFER TO PLAN

# yp. Mono. Ftg. DET. SCALE: NONE

### CONCRETE / MASONRY / METALS GENERAL NOTES:

- 1. DESIGN SOIL BEARING PRESSURE: 1000 PSF.
- 2. EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PREFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
- 3. CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COMPAC-TION SHALL BE NOT LESS THAN 98% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
- 4. REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIRE-MENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
- 5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIRE-MENTS OF ASTM A185 - MIN. YEILD STRESS = 85 KSI.
- 6. CONCRETE SHALL BE STANDARD MIX F'C = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX F'C = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACE-MENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
- 1. CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH -F'm = 1500 PSI.
- 8. MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
- 9. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH, BOLTS SHALL BE ASTM A307 / GRADE I OR A325, AS PER PLAN REQUIREMENTS.
- 10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

### PRIOR TO THE CONSTRUCTION OF THE FOUNDATION, THE CONTRACTOR SHALL COORDINATE ANY INTERIOR BEARING LOCATION CONDITIONS PER THE TRUSS ENGINEERED SHOP DRAWINGS WITH THE FOUNDATION PLAN. ANY INTERIOR BEARING LOCATIONS OR ANY POINT LOADS OF 4.0 K OR GREATER SHALL BE SUPPORTED VIA A MODIFIED FOUNDATION PLAN TAKING THESE LOADS INTO CONSIDERATION. THE CONTRACTOR SHALL MAKE THE ENGINEERED TRUSS SHOP DRAWINGS AVAILABLE TO THE ARCHITECT FOR THE PURPOSE OF RENDERING SUCH MODIFICATIONS

### CONSTRUCTION NOTES

PRIOR TO POURING ANY CONCRETE.

1. FIELD VERIFY ALL DIMENSIONS AND MATERIALS. ALL OUTSIDE DIMENSIONS ARE TO FACE OF FOUNDATION.

- 2. ALL NAILING CONSTRUCTION MATERIALS SHALL BE AS PER 2007 FBC - SEE A6
- 3. PROVIDE EXTERIOR COMBUSTION AIR TO GAS FIRED H.Y.A.C. EQUIPMENT, WOOD BURNING STOVES, AND
- 4. VENT CLOTHES DRYER, BATH, AND COOKING FANS TO EXTERIOR AS REQUIRED.
- 5. CONTRACTOR SHALL CALL ATTENTION TO THE DESIGNER, ANY DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS AND SHALL RECEIVE INSTRUCTIONS OR CLEARIFACATIONS BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN
- 6. ROOF & FLOOR TRUSS FRAMING PLANS ARE FOR GENERAL INFORMATION ONLY. THE TRUSS MANUFACTURER SHALL PROVIDE A DETAILED LAYOUT FOR TRUSS AND FRAMING
- 7. SHOULD CONDITIONS AT THE SITE BE FOUND MATERIALLY DIFFERENT FROM THOSE INDICATED BY THE DRAWINGS AND/OR SPECIFICATIONS, AND THE CONDITIONS USUALLY INHERENT IN THE WORK OF THE CHARACTER SHOWN AND SPECIFIED BE DIFFERENT FROM THE DESIGNERS RECOMMENDED BUILDING PROCEDURES: CALL IMMEDIATE ATTENTION TO SUCH CONDITIONS BEFORE PROCEEDING.
- 8. LP GAS-BURNING APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR CRAWLSPACES.
- 9. DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS

# Foundation PLAN

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

METHOD.

SHEAR WALL SEGMENTS, SEE A.6 (ALL EXT. WALLS, LESS DOOR OPENINGS)

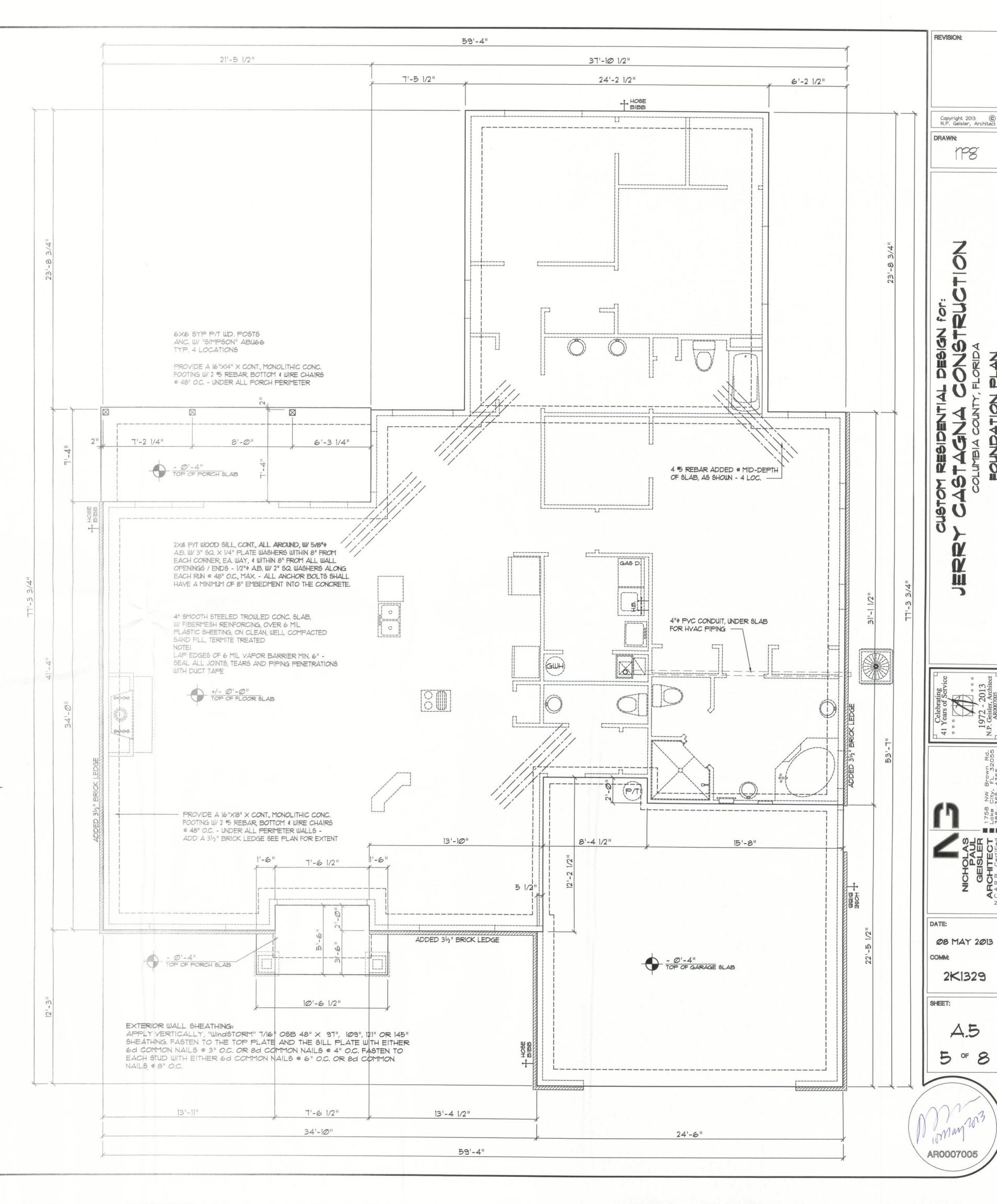
THE DESIGN WIND SPEED FOR THIS PROJECT IS 120 MPH PER 2010 FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

ADDED FILL SHALL BE APPLIED IN 8" LIFTS -EA. LIFT SHALL BE CONPACTED TO 98% DRY COMPACTION PER THE "MODIFIED PROCTOR"

I COPY TO THE PERMIT ISSUING AUTHORITY.

PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONT'R SHALL PROVIDE I COPY OF AS-BUILT DWGS TO OWNER AND

H.Y.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL H.Y.A.C. WORK, INCLUDING ALL DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH. & BALANCING REPORT - CONT'R SHALL PROVIDE I COPY OF AS-BUILT DWGS TO OWNER & I COPY TO THE PERMIT ISSUING AUTHORITY.



SHOP DUG COORDINATION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE SUGGESTED STRAPS AND THAT THE TRUSS ENGINEERED SHOP DRAWING LOADS TAKE PRECEDENCE OVER THAT INDICATED IN THE CONSTRUCTION DOCUMENTS.

THE UPLIFT LOADS INDICATED FOR EACH TRUSS IN THE ENGINEERED TRUSS SHOP DRAWINGS MAY BE MATCHED TO STANDARD PRODUCT UPLIFT RATINGS FOR COMPARABLE UPLIFT CONNECTORS, AND THAT THE PRODUCTS THAT PROVIDE EQUAL OR GREATER UPLIFT RESISTANCE FOR THE LISTED LOADS MAY BE USED IN LIEU OF THOSE INDICATED IN THE CONSTRUCTION DOCUMENTS OR AS APPROVED BY THE BUILDING OFFICIAL.

THE CONTRACTOR SHALL COORDINATE THE TRUSS TO TRUSS ANCHOR REQUIREMENTS WITH THE TRUSS ENGINEERING SHOP DRAWINGS. SOME OF THE TRUSS TO TRUSS CONNECTIONS WILL REQUIRE ANCHOR STRAPS IN ADDITION TO TYPICAL NAILING. ANCHOR DEVICES SHALL BE REQUIRED FOR ALL JOINTS WITH AN UPLIFT OR GRAVITY LOAD OF 100 LBS OR GREATER.

TRUSSES BEARING ON INTERIOR PARTITIONS WHERE UPLIFT LOADS ARE PRESENT SHALL REQUIRE ANCHORS OF EQUAL OR GREATER LOAD CAPACITY THAN THAT INDICATED BY THE TRUSS SHOP DRAWINGS. THE UPLIFT ANCHOR SYSTEM SHALL BE CONTINUOUS TO THE FOUNDATION.

ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING, INCLUDING WIRING, PLUMBING OR OTHER SUCH PENETRATIONS. WALLS OVER 8'-0" TALL SHALL HAVE CONTINUOUS BLOCKING TO LIMIT CAYITY HEIGHT TO 8'-0". PENETRATIONS THROUGH SUCH BLOCKING SHALL BE TREATED IN THE SAME MANNER AS TOP PLATES, NOTED ABOVE

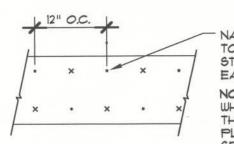
SHEATH ROOF W/ 1/2" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING W/8d NAILS - AS PER DETAIL N ON SHEET A.T

THE DESIGN WIND SPEED FOR THIS PROJECT IS 120 MPH PER 2010 FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET AT FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES MINIMUM SIZE ALLOWABLE IS 2-2×10.

### GENERAL TRUSS NOTES:

- TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCTS ASSOCIATION" MANUAL FOR "STRESS RATED LUMBER AND IT'S CONNECTIONS", LATEST Ed., ALONG W/ THE "TRUSS PLATE INSTITUTE" SUGGESTED GUIDELINES FOR TEMPORARY AND PERMANENT BRACING, AND HANDLING OF TRUSSES. TRUSS SHOP DRAWINGS SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, DETS, & TRUSS TO TRUSS CONNECTIONS.
- 2. TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER
- 3. FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIRMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND WIND UPLIFT REQUIREMENTS OF TRUSSES OR GIRDERS. THE CONTRACTOR SHALL MAKE AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE PURPOSE OF REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE. ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS

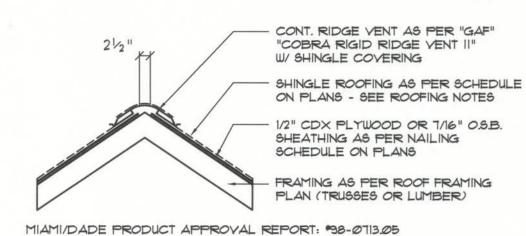


NAIL PLYWOOD FLITCH BEAM TOGETHER W/ 16d NAILS STAGGERED TOP AND BOTTOM, EACH FACE

WHERE BEAM SPAN IS GREATER THAN 8'-0", CENTER 8'-0" LONG PLYWOOD AT CENTER OF BEAM SPAN. BUTT ADJACENT PLYWOOD PIECES TIGHT TO CENTER PIECE. STAGGER JOINTS AT BEAMS WITH MORE THAN ONE PLYWOOD PLATE.

SCALE: NONE

AREA OF ATTIC	REQ'D LF. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ.IN.
1900 SF	24 LF	490 SQ.IN.
2200 SF	28 LF	570 SQ.IN.
2500 SF	32 LF	650 SQ.IN.
2800 SF	36 LF	730 SQ.IN.
3100 SF	40 LF	820 SQ.IN.
3600 SF	44 LF	900 SQ.IN.



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

### FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF'R/MODEL	CAP.
TRUSS TO WALL:	SIMPSON H2.5a	750#
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT, W/ 28 - 16d NAILS	1785#
HEADER TO KING STUD(S):	SIMPSON ST22	1370*
PLATE TO STUD:	SIMPSON SP2	1065#
STUD TO SILL:	SIMPSON SPI	585#
PORCH BEAM TO POST:	SIMPSON PC66/EPC66	1700#
PORCH POST TO FND .:	SIMPSON ABUGG	2300#
MISC. JOINTS	SIMPSON A34	315#/240#

ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

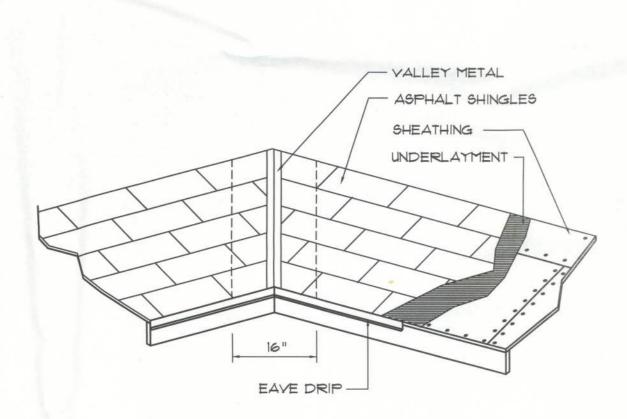
REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

"SIMPSON" PRODUCT APPROVALS: MIAMI/DADE COUNTY REPORT \*97-0107.05, \*96-1126.11, \*99-0623.04 SBCCI NER-443, NER-393

### WOOD STRUCTURAL NOTES

- 1. TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPON-SIBILITY OF THE CONTRACTOR SO ENGAGED, TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDE-LINES OF THE "TRUSS PLATE INSTITUTE".
- 2. ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
- 3. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN Nr.2 HEM-FIR OR BETTER.
- 4. CONNECTORS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CON-



VALLEY FLASHING

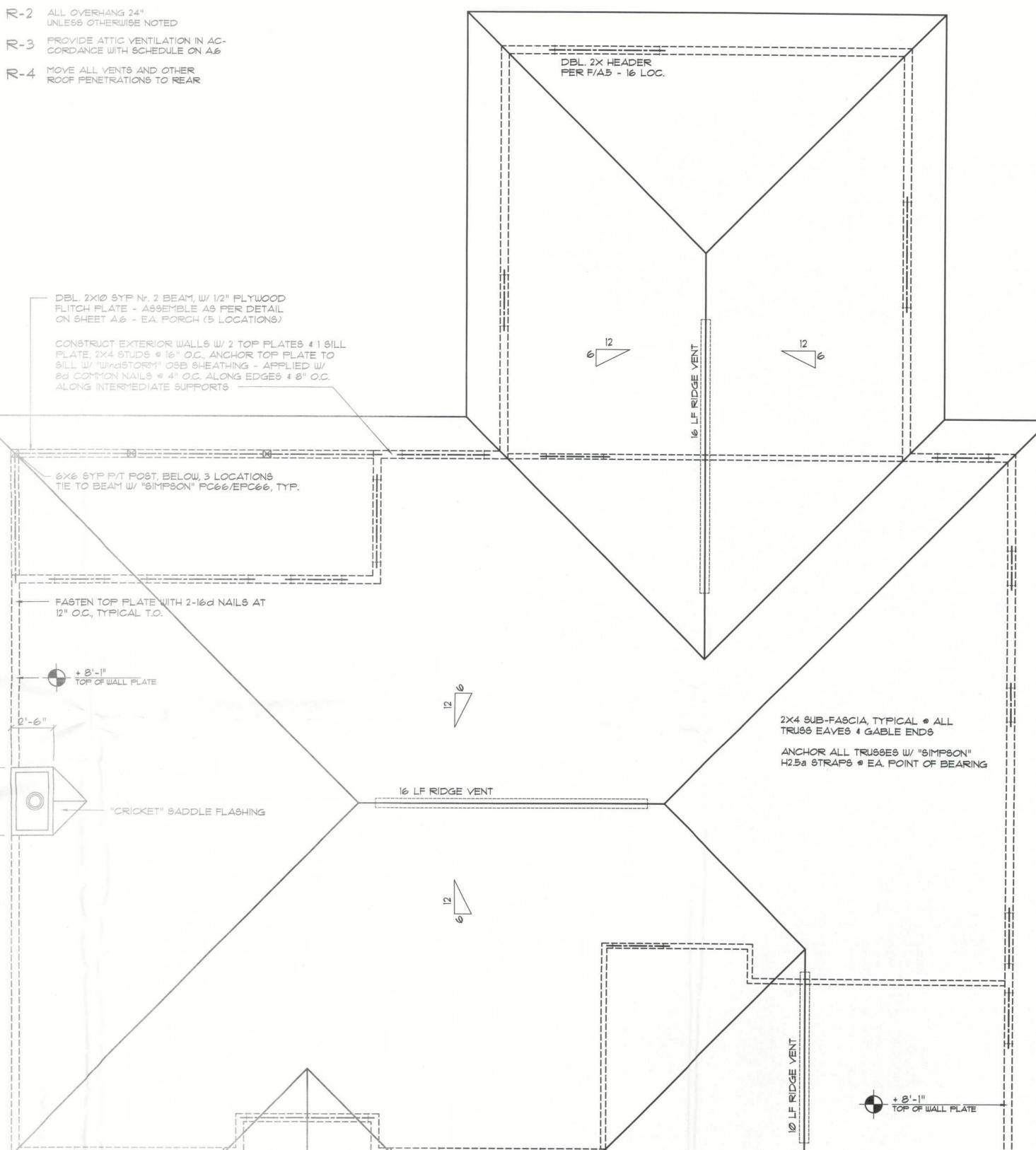
	ESS REQUIREMEN	1	
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	@PT	26 (ZINC COATED G9Ø)	
ZINC ALLOY LEAD PAINTED TERNE	Ø.Ø27		4Ø 2Ø

Roofing/Flashing DETS.

### ROOF PLAN NOTES

R- | ALL ROOF PITCH 6/12

R-2 ALL OVERHANG 24"



BOTTOM OF BEAM @ + 9'-1", W/

FORMED ARCH BELOW - SEE ELEV.

DBL. 134" X 114" 2.0E L.YL. BEAM -

ASSEMBLE AS PER DETAIL ON SHT. A6 - SEE ALSO DETAIL B/A.7 CAP W/ CONT. 2X6 PLATE -

\_\_\_\_\_

Roof Framing PLAN

DBL. 2XIØ SYP Nr. 2 BEAM, W/ 1/2" PLYWOOD

FLITCH PLATE - ASSEMBLE AS PER DETAIL

ON SHEET A.6 - EA. PORCH (5 LOCATIONS) -

6 of 8

SHEET:

DATE:

COMM:

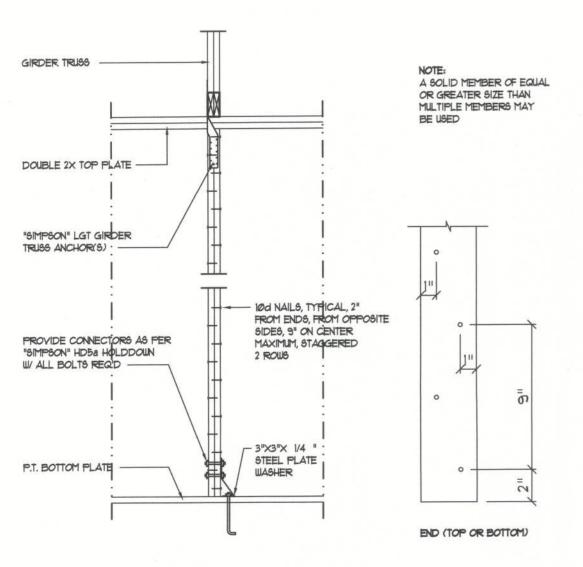
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REVISION:

DRAWN:

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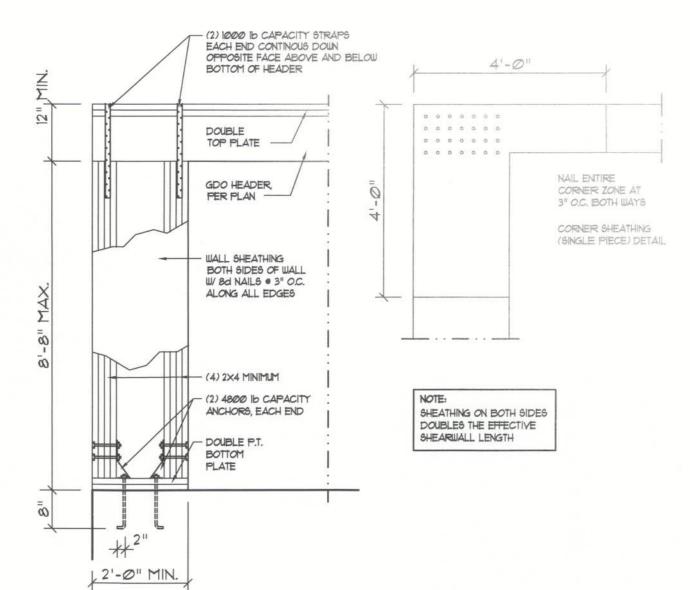


# Girder Truss Column DET.

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

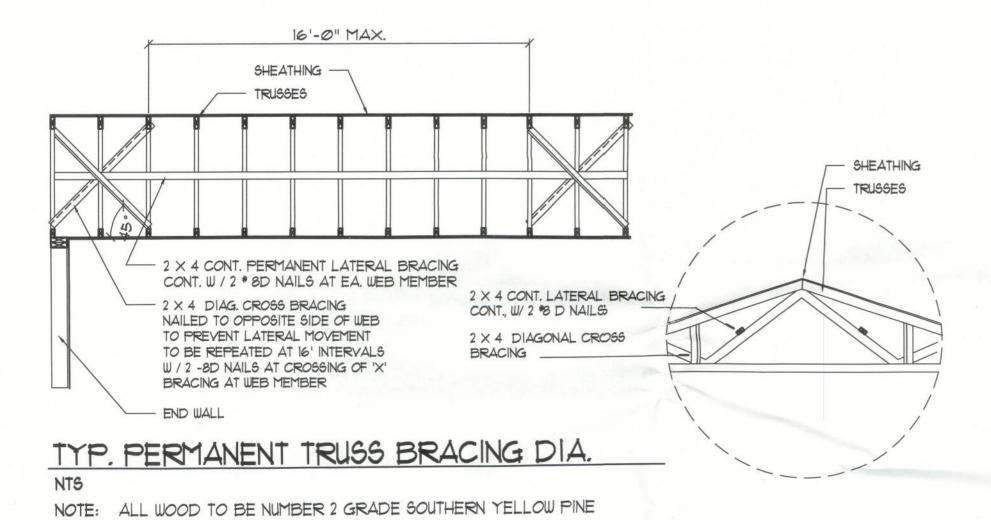
SCALE: AS NOTED

SCALE: NONE

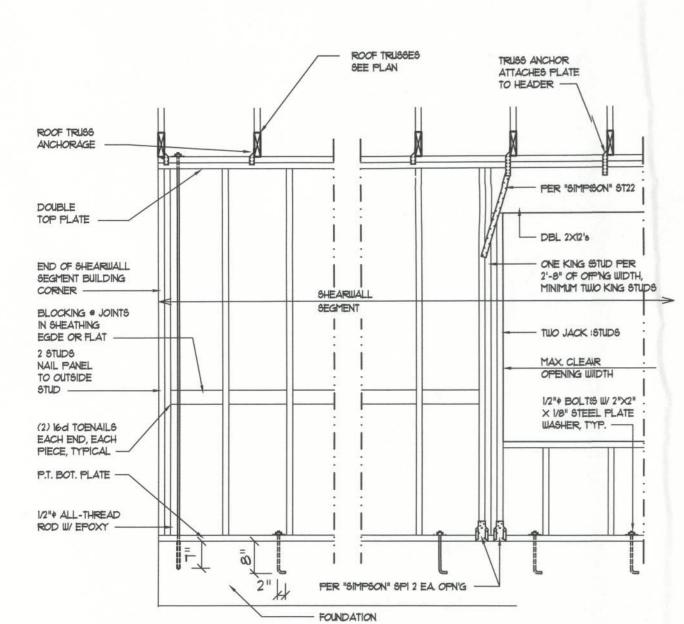


Garage End Wall DETAILS

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



Truss Bracing DETAILS



1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-91 SBBCI 305.4.3.

2. THE WALL SHALL BE ENTIRELY SHEATHED WITH 1/16 " O.S.B. INCLUDING AREAS ABOVE AND BELOW

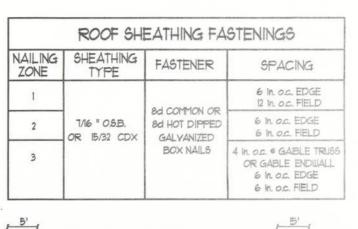
3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.

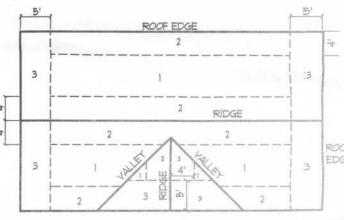
4. NAIL SPACING SHALL BE 4" O.C. EDGES AND

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 FOR 8'-0" WALLS (2'-3").

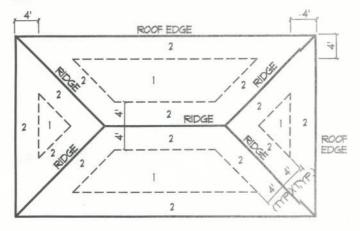
OPENING WIDTH	SILL PLATES	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
£ 6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2
£ 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3

Shear Wall DETAILS



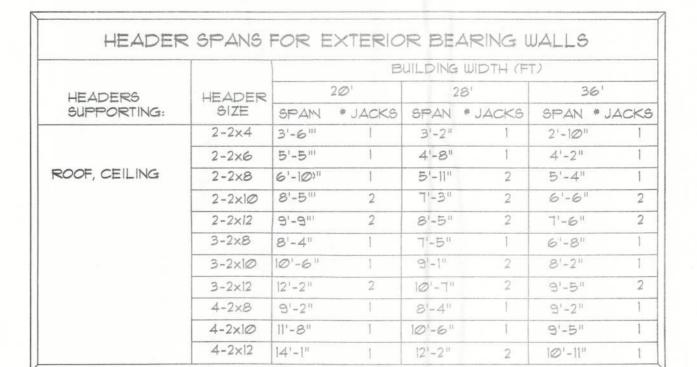


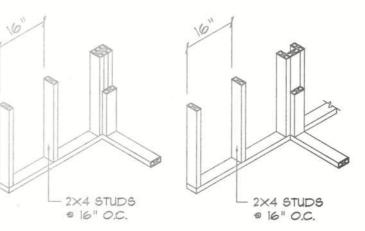
ROOF SHEATHING NAILING ZONES (GABLE ROOF)



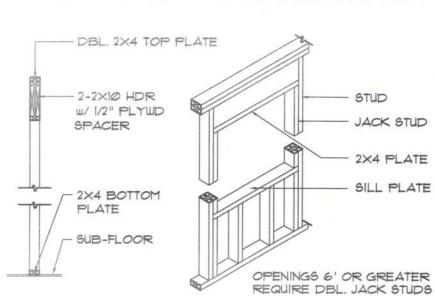
ROOF SHEATHING NAILING ZONES (HIP ROOF)

### Roof Nai Pattern DET SCALE: NONE

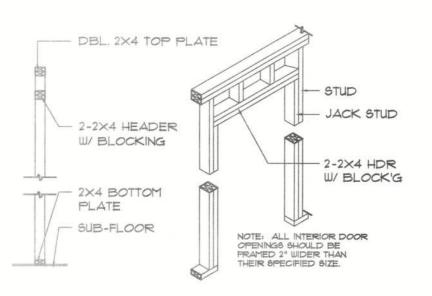




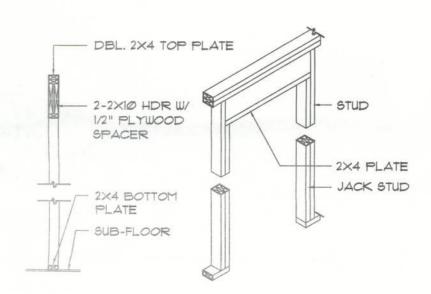
WALL INTERSECTION



TYPICAL WINDOW HEADER

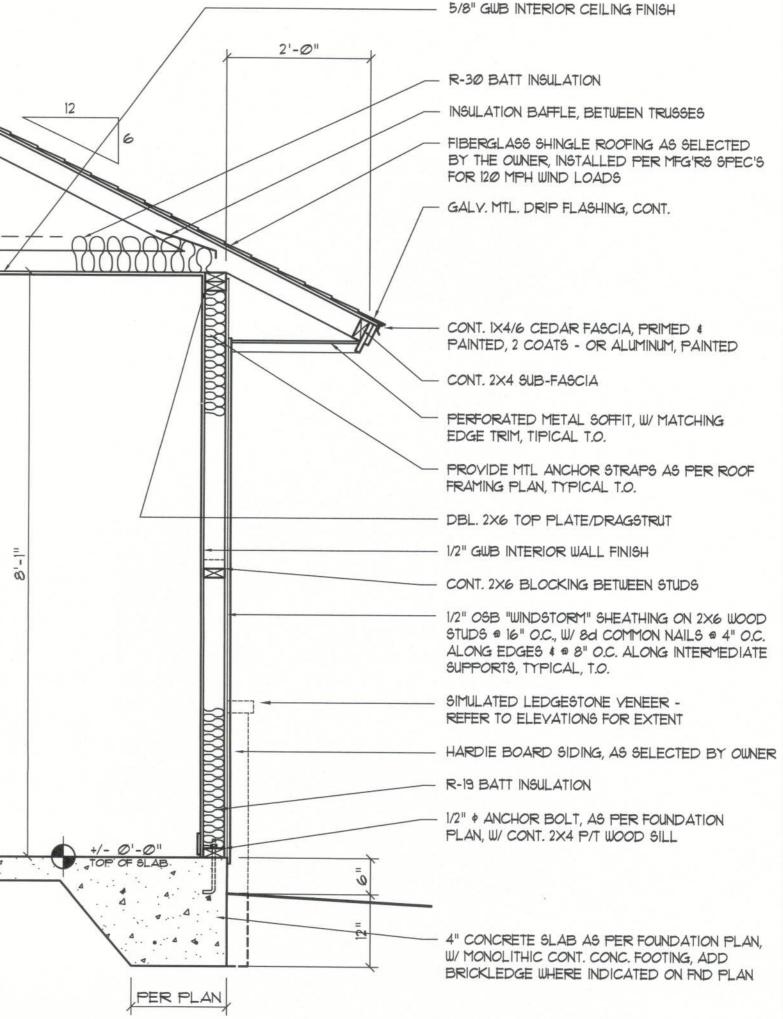


NON-BEARING WALL HEADER



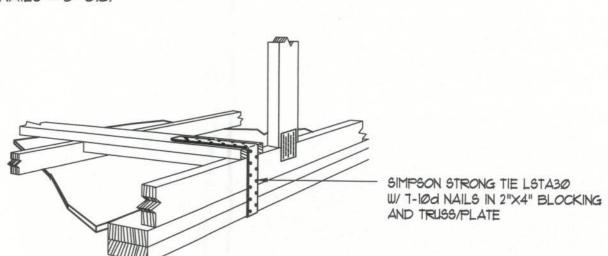
BEARING WALL HEADER





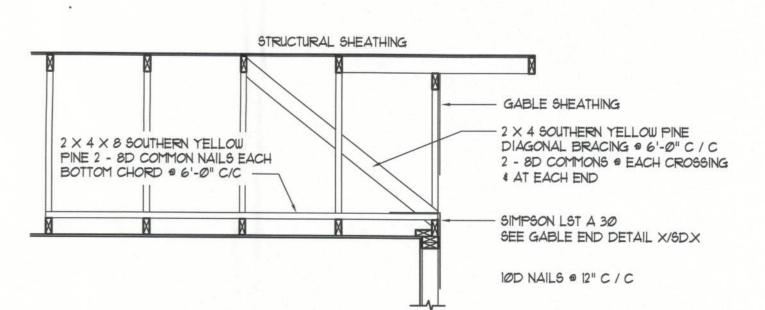


EXTERIOR WALL SHEATHING: APPLY VERTICALLY, "WindSTORM" 1/16" OSB 48" × 91", 109", 121" OR 145" SHEATHING, FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH EITHER 6d COMMON NAILS @ 3" O.C. OR 8d COMMON NAILS @ 4" O.C. FASTEN TO EACH STUD WITH EITHER 6d COMMON NAILS @ 6" O.C. OR 8d COMMON NAILS @ 8" O.C.



### GABLE END GYPSUM DIAPHRAGM HOLDOWN CONNECTOR

SCALE: NONE



G.1

### END WALL BRACING FOR CEILING DIAPHRAGM

(ALTERNATIVE TO BALLOON FRAMING)

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

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REVISION

DATE: 08 MAY 2013

COMM: 2K1329

SHEET:

OF 8



### GENERAL NOTES:

- THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE ARISING FROM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT FOR THIS PROJECT.
- THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WAR-RANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER. DEFECTS IN MATERIALS, EQUIPMENT, COMPONENTS AND WORK-MANSHIP 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 PURE-POSE 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 VAR-IOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATE OR FEDERAL.
- THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING THE THE PROJECT AND THE CONTRACTOR(6) 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, CONTRACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.
- ALL WORK SHALL BE IN ACCORDANCE W/ 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 LABLES LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
- 9. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 10. INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COM-PLIANCE WITH "UL Design U333", BATT INSULATION SHALL BE INCLUDED WHERE UNCONDITIONED AREA IS BEING SEPARATED FROM HEATED / COOLED AREA.
- 11. INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GAR-AGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333", INCLUDING R-11 BATT INSULATION.
- 12. CEILINGS OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GWB ON 1X3 WOOD FURRING AT 16" O.C., ATTACHED W/ 1 1/4" BUGLEHEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.

### AS - BUILT DRAWING REQUIREMENTS:

- A. ELECTRICAL "AS-BUILT" DRAWINGS
- 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 I COPY OF AS-BUILT DWGS
- TO OWNER & I COPY TO THE PERMIT ISSUING AUTHORITY. B. H.Y.A.C. "AS-BUILT" DRAWINGS
- H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL H.Y.A.C. WORK, INCLUDING ALL DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH. & BALANCING REPORT - CONT'R SHALL PROVIDE I COPY OF AS-BLT. DWGS TO OWNER & I COPY TO THE PERMIT ISSUING AUTHORITY.
- C. PLUMBING "AS-BUILT" DRAWINGS PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONT'R SHALL PROVIDE I COPY OF AS-BUILT DWGS TO OWNER AND I COPY TO THE PERMIT ISSUING AUTHORITY.

### GENERAL MILLWORK NOTES

- MILLWORK SUB-CONTRACTOR PROVIDING CASEWORK, MILLWORK OR THE LIKE FOR THIS PROJECT SHALL BE SUBJECT TO THE PROVISIONS OF NOTES I THRU 6 OF THE GENERAL NOTES, THIS SHEET.
- 2. SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: FABRICATION AND DELIVERY OF MILLWORK, SHOWN IN THE DRAWINGS, TO THE JOB SITE, INSTALLATION OF CABINET HINGES, CATCHES, DRAWER & TRAY GUIDES, ADJUSTABLE SHELF STANDARDS & SURFACE
- 3. ALL APPLICABLE STANDARDS OF "AWI QUALITY STANDARDS & GUIDE SPECIFICATIONS" APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE.
- 4. AWI "CUSTOM" GRADE EXCEPT AS OTHERWISE NOTED OR DIRECTED BY THE OWNER, SHALL BE THE BASE STANDARD OF QUALITY REQ'D FOR THIS WORK.
- 5. MILLWORK SUB-CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER, THE FOLLOWING ITEMS, PRIOR TO FABRICATING ANY MAT'LS OR MILLWORK: COMPLETE SET OF SHOP DRAWINGS, SAMPLES OF WD. SPECIES RECEIVING TRANSPARENT FINISH, MFR'S LITERATURE FOR ALL SPECIALTY ITEMS NOT MFD. BY THE ARCHITECTURAL WOODWORK FIRM AND HARDWARE SCHEDULE, SHOWING HARDWARE USED AT EA. LOCATION & CONFORMANCE W/ THE DESIGN INTENT OF THE DRAWINGS OR DIRECTIVES ISSUED BY THE OWNER.
- 6. PRODUCTS SHALL INCLUDE THE FOLLOWING: SOFTWOOD - SOLID STOCK PINE, C OR BETTER HARDWOOD - SPECIES AS SELECTED BY OWNER PLYWOOD, OPAQUE FINISH - FIR, GRADE A/B PLYWOOD, TRANSPARENT FINISH - SPECIES AS SELECTED BY OWNER PARTICLE BOARD - HIGH DENSITY, W/ RESIN BINDER LAM. PLASTIC - MFG, COLORS, PATTERNS & TEXTURES AS SELECTED
  - BY OWNER LAMINATING ADHESIVES - POLYVINYL ACETATE, UREA-FORMALDEHYDE, CASEIN
- 7. ASSEMBLE WORK AT MILL & DELIVER TO JOB SITE READY TO INSTALL INSOFAR AS POSSIBLE.
- 18. PROTECT MILLWORK FROM MOISTURE & DAMAGE WHILE IN TRANSIT TO THE JOB SITE, UNLOAD AND STORE IN A PLACE WHERE IT WILL BE PROTECTED FROM MOISTURE AND DAMAGE AND BE CONVENIENT FOR INSTALLATION.
- 19. FABRICATE WORK IN ACCORDANCE WITH MEASUREMENTS TAKEN AT THE JOB SITE.
- IIO. INSTALL HARDWARE IN ACCORDANCE WITH MANUFR'S DIRECTIONS. LEAVE OPERATING HARDWARE OPERATING SMOOTHLY & QUIETLY.
- III. DAMAGED SURFACES SHALL BE REPAIRED TO MATCH UNDAMAGED ADJACENT PORTION OF THE WORK

### GENERAL H.Y.A.C. NOTES:

- 1. SUB-CONTRACTORS PROVIDING HYAC INSTALLATION SHALL BE SUB-JECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES/D.1a.
- 2. HYAC SUB-CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT TO INSTALL A COMPLETE & OPERATING HVAC
- HYAC SYSTEM SHALL BE AS DETAILED IN THE PLANS (IF INCLUDED), OR SHALL BE AS DIRECTED BY THE OWNER IN CONSULTATION WITH THE HYAC SUB-CONTRACTOR
- 4. HVAC SUB-CONTRACTOR SHALL FURNISH SHOP DWGS FOR DUCTWORK, CONDENSING UNIT & AIR HANDLER, EXHAUST FANS AND AIR DEVICES.
- 5. IT IS THE HVAC SUB-CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH NFPA-90A AND ALL APPLICABLE CODES.
- 6. FLEXIBLE DUCT SHALL BE FULLY ANNEALED, CORRUGATED ALUM-INUM W/ 1 3/4 LB. DENSITY FIBERGLASS INSULATION AND SHALL BE U.L. LISTED, SHEET METAL DUCT SHALL BE LINED W/ I" MATFACED DUCT LINER & WRAPPED W/ 1 3/4 LB. FOILFACED FIBERGLASS INSULATION. ALL FIBERGLASS DUCT SHALL BE FOILFACED, R42/R6.0 DUCTBOARD.
- 7. ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHREA AND SMACNA STANDARDS.
- 8. ALL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION FOR WALL AND CEILING APPLICATIONS AND STEEL CONSTRUCTION IN FLOOR APPLICATIONS. ACCEPTABLE MANUFACTURER'S SHALL BE TITUS, METALAIRE, NAILORHART, HART & COOLIE OR AS DIRECTED BY THE OWNER.
- 9. IF REQUIRED BY THE OWNER, THE HVAC SUB-CONTRACTOR SHALL SUPPLY A TEST AND BALANCE REPORT IN ACCORDANCE WITH AIR BALANCE COUNCIL STANDARDS, SIGN AND SEALED BY A REGISTERED ENGINEER.
- 10. HYAC SUB-CONTRACTOR SHALL SUPPLY ALL CONTRACTORS, RELAYS, AND THERMOSTATS. THE ELECTRICAL SUB-CONTRACTOR SHALL PRO-VIDE ALL SWITCHES, DISCONNECTS & CONTROL WIRING. THERMOSTATS SHALL BE APPROVED BY THE EQUIPMENT MFG'R.
- 11. ALL DUCT SIZES INDICATED IN THE PLANS (IF INCLUDED) ARE NET INSIDE DIMENSIONS.
- 12. ALL EQUIPMENT SHALL BE FULLY WARRANTED FOR I YEAR AND THE COMPRESSOR(S) SHALL BE WARRANTED 5 YEARS FROM DATE OF FINAL ACCEPTANCE, BY THE OWNER.
- 13. ALL WORK IN THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES SO AS TO AVOID CONFLICTS OR HINDERANCE TO COMPLETION OF THE JOB.
- 14. CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX INSULATION.
- 15. FILTERS SHALL BE DISPOSABLE TYPE AND HAVE INITIAL SHARE WEIGHT ARRESTANCE OF 10% AND A CLEAN PRESSURE DROP OF 0.15. PROVIDE 2 SETS, ONE DURING CONSTRUCTION AND ONE FOR USE AT FINAL ACCEPTANCE.
- 16. HYAC SUB-CONTRACTOR SHALL PROVIDE & INSTALL ALL NECESSARY OFFSETS, TRANSITIONS & BENDS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT NO ADDITIONAL COST TO THE OWNER.
- 17. IT IS THE RESPONSIBILITY OF THE HVAC SUB-CONTRACTOR TO CO-ORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH THE ELECTRICIAN, LIGHTS AND ARCHITECTURAL ELEMENTS.
- 18. COORDINATE W/ THE ELECTRICIAN, PARTICULARLY ELECTRICAL NOTE Nr. 29, TO ASSURE SUITABLE SIZES OF BREAKERS, SWITCHES AND WIRING.

### GENERAL PLUMBING NOTES:

- SUB-CONTRACTORS PROVIDING PLUMBING MATERIALS AND INSTALL-ATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES I THRU 6.
- 2. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
- 3. ALL MATERIALS SHALL BE NEW.
- 4. ALL WORK SHALL BE PREFORMED BY A LICENSED PLUMBING CON-TRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL.
- 5. ALL EXCAVATION & BIACKFILL AS REQUIRED FOR THIS PHASE OF THE CONSTRUCTION SHALL BE PART OF THE PLUMBING SUB-CONTRACTOR'S RESPONSIBILITIES.
- 6. PLUMBING FLAT PLANS AND RISER DIAGRAMS (IF INCLUDED) ARE DIA-GRAMATIC. DO NOT SCALE THE DRAWINGS FOR EXACT LOCATIONS OF THE PLUMBING FIXTURES.
- 1. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF THE CONSTRUCTION.
- 3. WATER PIPING SHALL BE TYPE L COPPER UP TO 1", 4 TYPE K FOR ALL LARGER SIZES. ALL UNDERGROUND PIPING SHALL BE TYPE K COPPER. AT THE OWNERS OPTION SUPPLY PIPING MAY BE C.P.Y.C., SCHEDULE 40 OR SCHEDULE 80.
- 9. DO NOT USE LEAD BASED SOLDER FOR JOINING SUPPLY PIPING.
- 10. SOIL, WASTE, VENT & RAINWATER PIPING SHALL BE CAST IRON NO-HUB 301-72 ABOVE GRADE WITH NEOPRENE GASKETS AND STAINLESS STEEL BANDS & BELL & SPIGOT CAST IRON BELOW GRADE W/ LEAD & OAKUM JOINTS OR AT THE OWNERS OPTION, P.V.C., SCHEDULE 40, SEE NOTE 12.
- AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE THREADED STEEL PIPE, COPPER DRAIN, WASTE OR VENT PIPE AND FITTINGS; OR P.V.C., SEE NOTE 12, BELOW. INSULATE ALL CONDENSATE PIPING EXCEPT WHERE UNDERGROUND, AND ELECTRIC HEAT WRAP WHERE EXPOSED TO FREEZING CONDITIONS.
- 12. P.Y.C. SCHEDULE 40 PIPE AND FITTINGS MAY BE USED FOR SOIL, WASTE VENT. RAINWATER OR CONDENSATE PIPING AS APPROPRIATE, WHERE APPROVED BY LOCAL BUILDING CODES & OFFICIALS, P.V.C. MAY NOT
- BE USED TO PENETRATE CHASES OR FIRE RATED WALLS / CEILINGS. 13. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS
- 14. FURNISH AND INSTALL. APPROVED AIR CHAMBERS AT EACH PLUMBING FIXTURE AND APPROVED SHOCK ARRESTERS ON MAIN LINE OR RISERS.
- 15. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR
- METALS IN PIPING AND EQUIPMENT CONNECTIONS.
- 16. ISOLATE COPPER PIPING FROM HANGERS OR SUPPORTS W/ HAIR FELT INSULATOR PADS.
- 17. PROVIDE 1/2" TRAP PIRIMER LINE FOR ALL FLOOR DRAINS FROM NEAR-EST PLUMBING FIXTURE, DO NOT MANIFOLD.
- 18. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES.

AND WHERE PROVIDED, MARKED ACCESS PANELS.

- 19. PROVIDE COMBINATION COVERPLATE / CLEANOUT PLUG FOR ALL WALL CLEANOUTS, FINISH AS DIRECTED BY THE OWNER.
- 20. FIXTURES, HARDWARE, EQUIPMENT, COLORS AND FINISHES SHALL BE AS SELECTED BY THE OWNER.

### GENERAL WELL & SEPTIC NOTES

- 1. SUB-CONTRACTORS P'ROVIDING WATER WELLS AND/OR SEPTIC TANKS AND DRAINFIELDS SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, THIS SHEET
- 2. LOCATION OF POTABLE WATER WELLS SHALL BE DETERMINED BY THE OWNER IN CONSULTATION WITH THE WELL DRILLING CONTRACTOR WELLS SHALL NOT BE LOCATED CLOSER THAN 75'-0" TO ANY PROPOSED OR EXISTING SEPTIC TANK OR DRAINFIELD, EITHER ON SUBJECT PROPERTY OR ADJACENT/ADJOINING PROPERTY.
- 3. POTABLE WATER WELLS SHALL BE A MINIMUM 4" WITH BLACK IRON CASING TO A DEPTH OF 80'-0". PUMPS SHALL BE OF THE SUBMERSIBLE TYPE. THREE WIRE SYSTEM, MINIMUM HORSEPOWER SHALL BE 1/2 H/P OR AS DIRECTED BY THE OWNER, MOTOR STARTER SHALL BE ENCLOSED IN A WEATHERPROOF HOUSING, MOUNTED ON A P/T 4X4 POST AT THE WELL HEAD.
- 4. WELL HEAD SHALL PROJECT 12" ABOVE GRADE.
- 5. ALL REQUIRED COMPONENTS FOR A COMPLETE OPERATING SYSTEM SHALL BE PROVIDED, INCLUDING ANTI-FREEZE BLEEDER FITTING. CHECKYALVE, AIR BLIEEDERS, SHUTOFF VALVE, HOSE BIBB, PRESSURE REGULATOR/CONTACTOR, UNIONS AND PRESSURE GAUGE.
- 6. PRESSURE TANK SHALL BE GALVANIZED 82 GALLON CAPACITY, UNLESS DIRECTED OTHERWISE BY THE OWNER. SEPTIC TANK LOCATION & DRAINFIELD INVERT SHALL BE DETERMINED
- BY THE LOCAL HEALTH DEPARTMENT, IN CONSULTATION W/ THE OWNER
- 8. SEPTIC TANKS SHALL BE OF A SIZE & CONSTRUCTION AS DETERMINED BY THE LOCAL HEALTH DEPARTMENT, TANK MAT'L SHALL BE POURED CONCRETE OR FIBERGLASS AS ALLOWED BY THE SEPTIC TANK PERMIT.
- 9. SEPTIC DRAINFIELDS SHALL BE CONSTRUCTED TO THE STANDARDS OF THE LOCAL HEALTH DEPARTMENT, DRAINFIELD PIPING SHALL BE CLAY TILE OR P.V.C. OR POLLY AS ALLOWED BY THE SEPTIC TANK PERMIT. DRAINFIELD BEDS SHALL BE 3/4" WASHED ROCK, INSTALLED THICKNESS SHALL BE AS PER SEIPTIC TANK PERMIT.
- 10. SAND FILTER BEADS, IMOUND SYSTEMS, DOSING TANKS, GREASE TRAPS. DISTRIBUTION BOXES, GRINDER PUMPS, SUMP PUMPS AND OTHER SUCH RELATED ITEMS (IF REQUIRED OR REQUESTED) SHALL BE AS PER THE DESIGN STANDARDS OF THE LOCAL HEALTH DEPARTMENT.

### ELECTRICAL NOTES: General

- DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHI-TECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER.
- 2. INSTALL ALL ELECTRICAL WORK IN CONFORMANCE WITH THE NEC 1997 EDITION, AND IT'S AMENDMENTS AS ADOPTED BY THE PERMIT ISSUING AUTHORITY AT THE TIME OF CONSTRUCTION.
- 3. GROUNDING: GROUND ALL MAIN DISCONNECTS TO STANDARD GROUND ROD(S) AND TO COLD WATER SUPPLY AS PER ARTICLE 250 OF NEC-1994.
- 4. INSTALL ONLY COPPER WIRING ON THIS PROJECT: THW, TW, THUN, THHN OR NM CABLE, UNLESS NOTED OTHERWISE. ALL CONDUCTORS \*10 & SMALLER MAY BE SOLID. ALL CONDUCTORS \*8 AND LARGER SHALL BE STRANDED TYPE.
- 5. PROVIDE CONTINUITY OF NEUTRAL ON MULTI-BRANCH CIRCUITS BY SPLICING AND BRINGING OUT A TAP, ASSURING NO OPEN-INGS OF NEUTRAL IN REPLACEMENT OF A DEVICE.
- 6. COLOR CODE MULTI-CIRCUIT WIRING AS FOLLOWS: NEUTRAL -WHITE, GROUND - GREEN, LINE - ALL OTHER COLORS.
- INSTALL ONLY HIGH POWER FACTOR BALLASTS AT FLUORESCENT FIXTURES.
- 8. INSTALL GFI BREAKERS OF DEVICES AT ALL BATHROOM, REST-ROOM, KITCHEN, GARAGE AND EXTERIOR RECEPTACLES AND AS NOTED ON THE DRAWINGS.
- 9. INSTALL ONLY THOSE ELECTRICAL DEVICES THAT BEAR A "UL" OR OTHER RECOGNIZED TESTING LAB LABEL. ALL MATERIALS SHALL BE NEW.
- 10. INSTALL NON-FUSED DISCONNECT SWITCHES AT ALL PIECES OF ELECTRICAL EQUIPMENT LOCATED WHERE SAID EQUIPMENT IS NOT VISIBLE FROM THE CIRCUIT BREAKER THAT PROTECTS IT: SIZE IN ACCORD WITH THE LOAD, ALL DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK-MAKE - QUICK-BREAK TYPE - ENCLOSURES SHALL BE AS REQ'D FOR EXPOSURE.
- II. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVER-LOAD RELAYS IN EACH HOT LEG.
- 12. ISOLATE DISSIMILAR CONDUIT AND TUBING METALS FROM SOIL, WATER AND GAS PIPING AND OTHER BUILDING MATERIALS WHERE DAMAGE BY FRICTION OR ELECTROLYSIS MAY OCCUR, EXCEPT WHERE ELECTRICAL GROUND IS PROVIDED.
- 13. FURNISH AND INSTALL ALL ELECTRICAL DEVICES AND ITEMS REQUIRES FOR A COMPLETE, OPERATING SYSTEM, PROVIDING THE FUNCTIONS AS DETAILED IN THE PLANS (AND SPECS).
- 14. OUTLET BOXES SHALL BE PRESSED STEEL OR PLASTIC OR ALL DRY LOCATIONS. FOR WET LOCATIONS, CAST ALLOY WITH THREADED HUB OUTLET BOXES SHALL BE INSTALLED.
- 15. HOT CHECK ALL SYSTEMS WITH THE OWNER'S REPRESENTATIVE PRESENT TO VERIFY PROPER FUNCTION PRIOR TO C.O.
- 16. COORDINATE ALL WORK THROUGH GC TO AVOID CONFLICTS. CO-ORDINATE WITH HYAC CONTRACTOR AND ELECTRONICS SYSTEMS CONTRACTORS SO THAT A COMPLETE, FUNCTIONING SYSTEM IS INSTALLED, IN EACH CASE, WITH NO EXTRA COST TO THE OWNER.
- IT. EMERGENCY LIGHTING AND EXIT SIGNS, IF INDIC, ATED ON THE

PLANS, SHALL BE WIRED PER NEC 700-12F.

- ALL PANEL SCHEDULES SHALL BE FULLY FILLED OUT AND SHALL BE TYPEWRITTEN. EA. CIRCUIT SHALL BE CLEARLY IDENTI-FIED A TO WHAT IS INCLUDED ON SAID CIRCUIT.
- 19. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION.
- 20. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE POWER COMPANY & TELEPHONE COMPANY.
- 21. FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR HYAC SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS. CONTROLS ARE TO BE SUPPLIED BY THE HYAC CONTRACTOR, AND CONNECTED BY THE ELECTRICAL CONTRACTOR.
- 22. ALL RACEWAYS BELOW GROUND SHALL BE A MINIMUM OD 3/4".
- 23. ALL CIRCUIT BREAKERS, TWO AND THREE POLE, SHALL BE COMMON TRIP. NO TIE HANDLES OR TANDEMS SHALL BE ACCEPTABLE.
- 24. ALL FUSES, UNLESS NOTED OTHERWISE ON THE DRAWINGS. SHALL BE CURRENT LIMITED TYPE (CL.) RATED 200,000 AIC.
- 25. ELECTRICAL CONTRACTOR SHALL VERIFY ALL COMPONENTS FOR ALL ELECTRICAL APPLICATIONS & DETERMINE THE CORRECTNESS OF SAME. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER PRIOR TO FABRICATING ANY MATERIALS, ORDERING COMPONENTS OR DOING ANY WORK.
- 26. CIRCUITS ON PANEL SCHEDULE (AND PLANS) ARE TO DETERMINE LOAD DATA AND SIZE. THE CONTRACTOR SHALL PROVIDE CIR-CUITS AND ROUTING OF CONDUITS AND WIRING TO SUIT JOB CONDITIONS, AND BALANCE THE JOB, THROUGHOUT.
- 27. CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMPERAGE RATING PRIOR TO CONNECTION TO CIRCUITS.
- 28. PANEL BOARDS SHALL BE CIRCUIT BREAKER TYPE, VERIFY NUMBER AND SIZES OF CIRCUITS.
- 29. WHEN CONDUIT RUNS EXCEED 200 FEET, PULL BIOXES SHALL BE INSTALLED SO THAT NO PULL EXCEEDS THIS DISTANCE.
- 30. ELECTRICAL EQUIPMENT AIC RATING AND FEEDER SIZE SHOWN ON THE PLANS ARE DESIGNED FOR MAX. AVAILABLE FAULT CURRENT AND MAX. ALLOWABLE VOLTAGE DROP, RESPECTIVELY.

### PROJECT INFORMATION / NOTES:

DESIGN VALUES/LOADS & CODES WIND DESIGN SPEED: 120 MPH, UNLESS NOTED OTHERWISE

SOIL DESIGN STATEMENT: FOOTING DESIGN IS BASED UPON 1000PSF SOIL BEARING PRESSURE PRO-VIDED BY CLEAN SAND, GRAVEL OR STONE. OTHER SOIL CONDITIONS Ie: CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL REQUIRE FOUNDATION MODIFACATIONS.

LIVE LOADS: 1st FLOOR: 40PSF, 2nd FLOOR: 30PSF, ROOF: AS DETERMINED BY SHAPE FACTORS APPLIED TO THE WIND FORCE GENERATED BY THE DESIGN WIND SPEED.

BUILDING CODE: 2010 FLORIDA BUILDING CODE

ELECTRICAL CODE: NATIONAL ELECTRICAL CODE - LATEST LIFE SAFETY: NFPA-101 - LATEST

### 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 FABRACATION 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.

### General Roofing NOTES:

### DECK REQUIREMENTS:

ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12 OR GREATER. FOR ROOF SLOPES FROM 2:12 TO 4:12, DBL. UNDERLAYMENT IS REQUIRED.

### UNDERLAYMENT: UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226,

TYPE 1, OR ASTM D 4869, TYPE 1. SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:

### SELF ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY W/ ASTM D 1970.

ASPHALT SHINGLES: ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR ASTM D 3462.

### FASTENERS:

FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE SHANK WITH A MINIMUM 3/8 INCH DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MINIMUM 3/4" INTO THE ROOF SHEATHING. WHERE THE SHEATHING IS LESS THAN 3/4" THICK, THE NAILS SHALL PENETRATE THROUGH THE SHEATHING.

### ATTACHMENT:

ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE ROOFS LOCATED IN BASIC WIND SPEED OF 110 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED. UNLESS OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH ASTM D 3161 OR M-DC PA 107-95.

### UNDERLAYMENT APPLICATION: FOR ROOF SLOPES FORM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM

- OF TWO LAYERS APPLIED AS FOLLOWS: 1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.
- 2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

FOR ROOF SLOPED 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS: STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

### BASE AND CAP FLASHINGS:

BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MFGR'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 17 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0019 INCH.

VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED. 1. OPEN VALLEYS LINED WITH METAL: THE VALLEY LINING SHALL BE AT LEAST 16" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS

IN FBC TABLE 1507.3.9.2. 2. OPEN VALLEYS: VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.

3. CLOSED VALLEYS: VALLEY LINING SHALL BE ONE OF THE FOLLOWING: 1. BOTH TYPES 1 AND 2 ABOVE, COMBINED. 2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND

COMPLYING WITH ASTM D 224. 3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE & COMPLYING WITH ASTM D 1970.

REVISION:

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