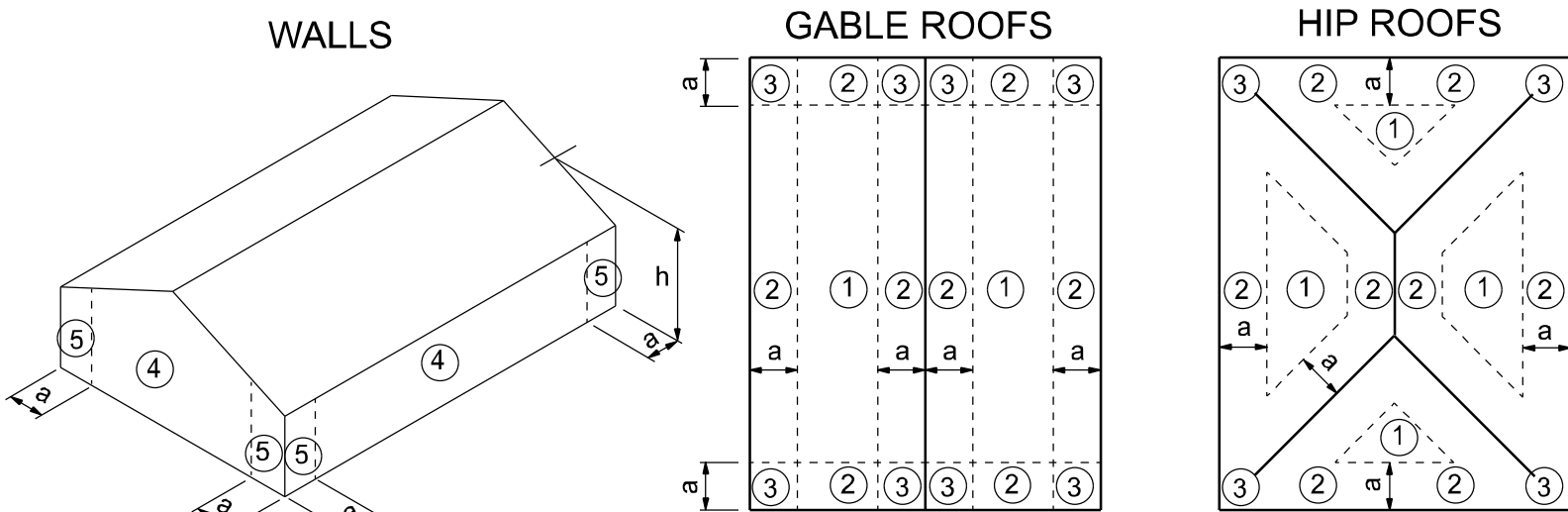


ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE 7TH EDITION (2020)		
FLOOR AND ROOF LIVE LOADS		
UNINHABITABLE ATTICS:	20 PSF	
HABITABLE ATTICS, BEDROOM:	30 PSF	
ALL OTHER ROOMS:	40 PSF	
GARAGE:	40 PSF	
ROOFS:	20 PSF UNIFORM	
WIND DESIGN DATA		
ULTIMATE WIND SPEED:	125 MPH	
NOMINAL (BASIC) WIND SPEED:	97 MPH	
RISK CATEGORY:	II	
WIND EXPOSURE:	B	
ENCLOSURE CLASSIFICATION:	ENCLOSED	
INTERNAL PRESSURE COEFFICIENT:	0.18 +/-	
COMPONENTS AND CLADDING		
ROOFING ZONE 1:	16.0 PSF MAX.	-17.0 PSF MIN.
ROOFING ZONE 2:	16.0 PSF MAX.	-19.8 PSF MIN.
ROOFING ZONE 3:	16.0 PSF MAX.	-19.8 PSF MIN.
ROOFING AT ZONE 2 OVERHANGS:	-28.8 PSF MIN.	
ROOFING AT ZONE 3 OVERHANGS:	-28.8 PSF MIN.	
STUCCO, CLADDING, DOORS AND WINDOWS		
ROOFING ZONE 4:	17.0 PSF MAX.	-18.4 PSF MIN.
ROOFING ZONE 5:	17.0 PSF MAX.	-22.7 PSF MIN.
9' WIDE O/H DR.:	16.0 PSF MAX.	-16.9 PSF MIN.
16' WIDE O/H DR.:	16.0 PSF MAX.	-16.0 PSF MIN.

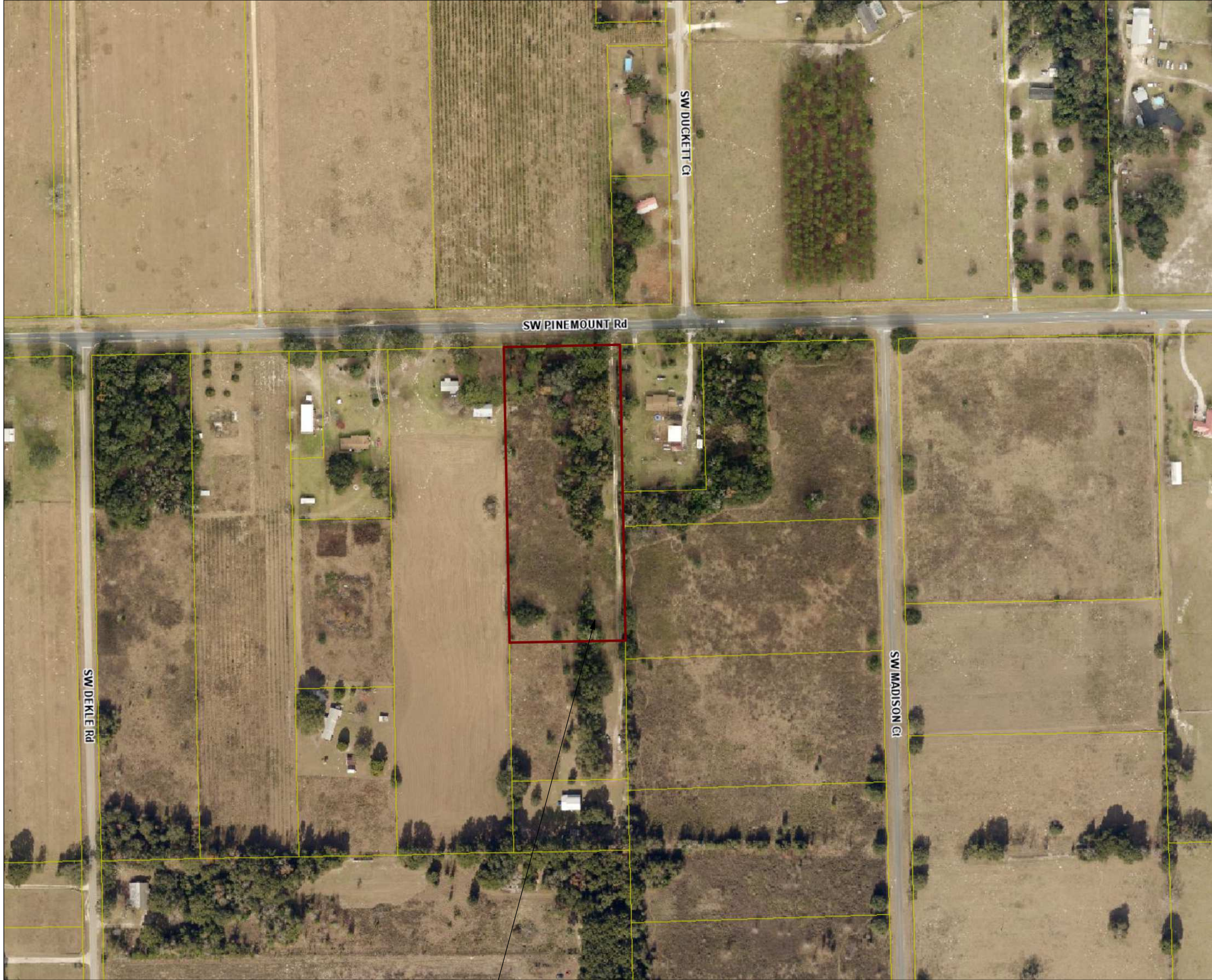


a: 10% of least horizontal dim. or 0.4h, whichever is smaller, but not less than either 4% of least horizontal dimension or 3 ft.  
h: mean roof height, in feet.

COMPONENTS AND CLADDING

STRUCTURAL DESIGN CRITERIA

CODES:			FLORIDA BUILDING CODE 7TH EDITION (2020) BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2018 EDITION APA PLYWOOD DESIGN SPECIFICATION
LIVE LOADS:	ROOF	20 PSF (REDUCIBLE)	
	RESIDENTIAL FLOOR, UNLESS OTHERWISE INDICATED	40 PSF	
	BALCONIES	40 PSF	
	STAIRS	40 PSF	
	LIGHT PARTITIONS (DEAD LOAD), U.N.O.	20 PSF	
WIND LOADS: (F.B.C.)			WIND LOADS BASED ON FBC, SECTION 1609 WIND VELOCITY: 125 M.P.H., USE FACTOR: 1.0
CONCRETE STRENGTH @ 28 DAYS	ALL CONCRETE UNLESS OTHERWISE INDICATED	2500 PSI	
	PEA GRAVEL CONCRETE FOR MASONRY CELLS ONLY (DO NOT USE FOR CONCRETE COLUMNS OR TIE BEAMS)	3000 PSI	
REINFORCING:	WELDED WIRE FABRIC SHALL CONFORM TO	ASTM A185	
	ALL REINFORCING BARS	ASTM A615-40 40,000 PSI	
CONCRETE MASONRY UNITS:	MORTAR TYPE "S" 1800 PSI	ASTM A615-40 40,000 PSI	
	CONCRETE GROUT 3000 PSI	ASTM A615-40 40,000 PSI	
STRUCTURAL STEEL:	CONTINUOUS MASONRY INSPECTION IS REQUIRED DURING CONSTRUCTION		
	ALL STRUCTURAL AND MISCELLANEOUS STEEL A36 36,000 PSI, U.N.O		
WOOD FRAMING:	SHOP AND FIELD WELDS: E70XX ELECTRODES		
	ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307		
WOOD ROOF TRUSSES:	BEAMS, RAFTERS, JOIST, PLATES, ETC. U.N.O.		
	NO. 2 SOUTHERN YELLOW PINE (19% M.C.)		
SOIL BEARING VALUE:	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 OE)		
	WOOD COLS. PARALLAM 2.0E U.N.O.		
	DESIGN LOADS:		
	TOP CHORD LIVE AND DEAD LOAD:	30 PSF	
	BOTTOM CHORD DEAD LOAD:	10 PSF	
	TOTAL:	40 PSF	
	SEE DRAWINGS FOR SPECIAL CONCENTRATED LOADS. DESIGN FOR NEW WIND UPLIFT AS PER SPECIFIED CODES. DEDUCTING A MAXIMUM OF 5 P.S.F. DEAD LOAD, BUT NOT EXCEEDING ACTUAL DEAD LOAD.		
	ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 1,500 PSF		
	SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS		
	IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY		
	THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO		
	FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN.		



PROJECT LOCATION  
COLUMBIA COUNTY  
07-4S-16-02806-010

WARD RESIDENCE

ABBREVIATIONS

A.B.	Anchor Bolt	Fir.	Floor	Plt. Ht.	Plate Height
Abv.	Above	Fdn.	Foundation	Plt Sh.	Plant Shelf
A/C	Air-Conditioner	Fir. Sys.	Floor System	PSF	Pounds per square foot
Adj.	Adjustable	F.Pl.	Fireplace	P.T.	Pressure Treated
A.F.F.	Above Finished Floor	Ft.	Foot / Feet	Pwd.	Powder Room
A.H.U.	Air Handler Unit	Ftg.	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/Sh	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	Sh.	Shelves
Cir.	Circle	Int.	Interior	SHT	Sheet
Clg.	Ceiling	K/Wall	Kneewall	S.L.	Side Lights
Col.	Column	K.S.	Knee Space	S.P.F.	Spruce Pine Fir
Comp.	A/C Compressor	Laun.	Laundry	Sq.	Square
C.T.	Ceramic Tile	Lav.	Lavatory	S.Y.P.	Southern Yellow Pine
D.	Dryer	L.F.	Linear FL	Temp.	Tempered
Dec.	Decorative	L.T.	Laundry Tub	Thik'n.	Thicken
Ded.	Dedicated Outlet	Mas.	Masonry	T.O.B.	Top of Block
Dbl.	Double	Max	Maximum	T.O.M.	Top of Masonry
Dia.	Diameter	M.C.	Medicine Cabinet	T.O.P.	Top of Plate
Disp.	Disposal	MDP	Master Distribution Panel	Trans.	Transom Window
Dist	Distance	Mfr.	Manufacturer	Typ.	Typical
D.S.	Drawer Stack	Micro.	Microwave	UCL	Under Cabinet Lighting
D.V.	Dryer Vent	Min	Minimum	U.N.O.	Unless Noted Otherwise
D.W.	Dishwasher	M.L.	Microham	VB	Vanity Base
Ea.	Each	Mir.	Mirror	Vert.	Vertical
E.W.	Each Way	V.L.	Versalamic	V.L.	Versalamic
Elec.	Electrical	N.T.S.	Not to Scale	VTR	Vent through Roof
Elev.	Elevation	Opn'g.	Opening	W	Washer
Ext.	Exterior	Opt.	Optional	W/	With
Exp.	Expansion	Pc.	Piece	W/C	Water Closet
F.B.C.	Florida Bldg. Code	Ped.	Pedestal	W.A.	Wedge Anchor
Fir.	Finished Floor	PL	Parallam	Wd	Wood
F.G.	Fixed Glass	PLF	Pounds per linear foot	WP	Water Proof

INDEX OF SHEETS

SHEET	DESCRIPTION
A-1	COVER SHEET
A-2	FLOOR PLAN
A-3	ELEVATIONS FRONT AND REAR
A-4	ELEVATIONS SIDES
A-5	FOUNDATION PLAN
A-6	ROOF PLAN
A-7	ELECTRICAL PLAN
A-8	SECTIONS AND FRAMING DETAILS
A-9	SHEARWALL DETAILS

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 SILLS OR EXTERIOR FRAMING ARE PRESSURE TREATED. EACH PIECE IS CLEARLY MARKED FOR EASY IDENTIFICATION AND IS USUALLY GREENISH IN COLOR.

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

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

PREFABRICATED WOOD TRUSSES

- ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS.
- 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.
- 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.
- BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.
- 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:
- DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION.
- PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES. SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS, AND AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- 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

- MISSED UNTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) "SIMPSON MTS16 TWIST STRAP W/ (4) 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.
- MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED W/ 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" RAWL STUD EXPANSION ANCHORS. )
- 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 EMBEDDEMENT EPOXY ( SIMPSON "EPOXY TIE SET", OR HILTI " 2 PART" EMBEDDEMENT 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.
- HURRICANE STRAPS MAY BE SUBSTITUTED WITH A STRAP OF GREATER HOLDOWN VALUE OR GREATER UPLIFT VALUE IN THE FIELD WITHOUT VERIFICATION, PROVIDED ALL MANUFACTURERS INSTALLATION INSTRUCTIONS ARE FOLLOWED.
- FOR MORTER JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT ( BAR DOES NOT HAVE TO BE CONT. TO FOOTING )

REVISIONS			DESIGN BY: <b>TRADEMARK</b> Construction Group, Inc.	CERTIFIED GENERAL CONTRACTOR CGC1514780  750 SW MAIN BLVD. LAKE CITY, FL. 32025 (386)755-5254	 <b>CES</b> Crews Engineering Services, LLC	CERTIFICATE OF AUTHORIZATION NO. 28022  349 SW CREWS FARM TERRACE LAKE CITY, FL 32025 PHONE: 386.623.4303	DRAWN BY: <b>TM</b>  APPROVED BY: <b>BC</b>	<b>WARD RESIDENCE</b>	PROJECT NO.:
DATE	BY	DESCRIPTION							R22.005
								COVER SHEET	SHEET: <b>A-1</b>



1. One all-thread rod at each corner.
2. One all-thread rod at each end of shearwalls.
3. One all-thread rod at each end of opening headers greater than 3'-0"
4. Check sub-sheathing to top plate connection for horizontal transfer capability.
5. If necessary, add all-thread rods to girders individually to exclude the from average uplift plf.
6. Check sole plate to slab connection, additional anchors may be required for lateral and shear load transfer.

Placement at slab level:

When presetting the all-thread rod at a building corner, the rod should be placed 8 to 12 inches away from the corner so it does not set under the corner framing members. When a all-thread rod is specified at a building corner, it may be placed on either side of the corner.

When presetting the all-thread rod at a header end, the rod should be placed 8 to 12 inches away from the header end so it does not fall under the stud pack framing members.

Top connections made at corners and header ends shall be made within 2 inches of the framing pack. A nut and 3X3 washer shall be applied to the top plates and tightened securely.

When using the rod coupler, care should be taken to ensure full and equal thread engagement. This is easily achieved by threading the coupler all the way onto the rod, then standing the two rods end to end, then threading the coupler back over the rod joint so each rod is halfway into the coupler.

In the case of an all thread rod misplacement, the rod may be epoxied into the concrete.

The slab level sole plate shall be connected to the slab with the connectors specified and at the spacing specified within the design documents. All-thread rods shall be placed as per the design specifications. All-thread rods with a nut and washer at the sole plate will qualify as a sole plate connection but may require other anchors intermediate of the all-thread rod locations to qualify the specified spacing requirements.

On multiple story applications, the all-thread rod system shall be rechecked for proper tension just before the walls are veneered. This will allow the all-thread rod system to compensate for the buildings dead load compression.

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

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

NOTE:  
ALL WALL SHEATHING SHALL BE WINDSTORM  
1 1/8" FULL HEIGHT SHEATHING-  
SEE DETAIL 1 FOR NAILING

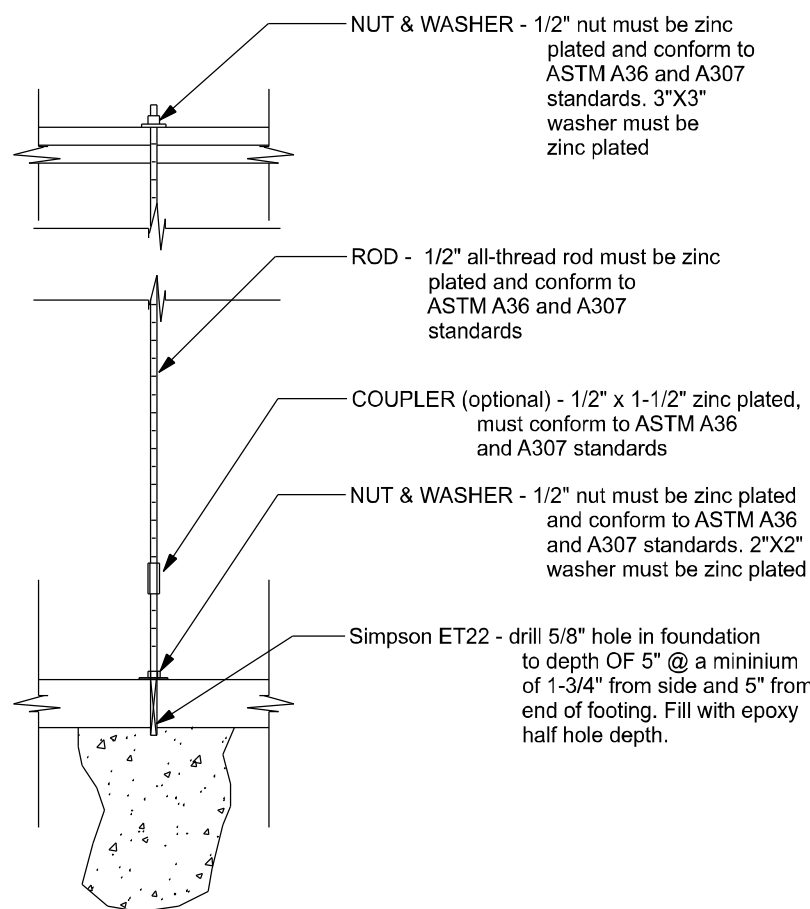
## OPENING CONNECTION REQUIREMENTS

CLEAR OPENING WIDTH	HEADER SIZE #2 GRADE OR BETTER	END BEARING	CONNECTOR AT EACH END OF OPENING	ANCHORAGE TO FOUNDATION @ EACH END OF OPENING
0' - 3'	(2) 2x8	1.5"	N/A	N/A
>3' - 6'	(2) 2x10	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>6' - 9'	(2) 2x12	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>9' - 12'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>12' - 15'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>15' - 18'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	4.5"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD

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



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



● ALL THREAD LOCATION

## REVISIONS

DATE	BY	DESCRIPTION

**TRADEMARK**  
**Construction Group, Inc.**

CERTIFIED GENERAL CONTRACTOR  
CGC1514780

750 SW MAIN BLVD.  
LAKE CITY, FL. 32025  
(386)755-5254

**CES**  
Crews Engineering Services, LLC

**CERTIFICATE OF AUTHORIZATION  
NO. 28022**

**349 SW CREWS FARM TERRACE  
LAKE CITY, FL 32025  
PHONE: 386.623.4303**

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

**TM**

APPROVED BY:

**BC**

***WARD RESIDENCE***

## SHEARWALL DETAILS

PROJECT NO.:

R22.005

SHEET:

A-9