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 THAT 6 INCHES.

   EXCEPTION: PAINT OR DECORATIVE CEMENTATIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.(FBC 1403.1.6)
5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE.(FBC 1816.1.1)
6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED AND FORMED.(FBC 1816.1.2)
7. BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION 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 SIDEWALLS.(FBC 1816.1.6)
11. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS 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 DEPARMENT 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 2303.1.4)

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

STRUCTURAL NOTES:

FOUNDATIONS

SOIL TO BE COMPACTED TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM - 1557 (MODIFIED PROCTOR)

FOUNDATION INSPECTIONS

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

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 (f'm = 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.

WOOD CONSTRUCTION

1. WOOD CONSTRUCTION SHALL CONFORM TO THE NFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION.
2. ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS, (I.E. BLOCKING OR GABLE END BRACING) SHALL BE EITHER SOUTHERN PINE, OR S.P.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 SHIELDS FOR ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES,TYP., U.N.O.

WOOD FRAMING INSPECTION

ALL PLUMBING, ELECTRICAL, AND MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED AND APPROVED BEFORE REQUESTING FRAMING INSPECTION.

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 FASTERS" 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 PLATE INSTITUTE TPI LATEST EDITION.
7. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES . SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS, AND AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
8. THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS WORKING POINTS, BEARING POINTS, AND SIMILAR CONDTIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

UPLIFT CONNECTORS

1. UPLIFT CONNECTORS SUCH AS 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 ENGINEERING FOR THE LOCATION OF THESE WALLS.

FIELD REPAIR NOTES

1. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) "SIMPSON MTSM16 TWIST STRAP W/ (4) 1/4" X 2 1/4" DIA. TITENS TO THE BOND BEAM BLOCK AND (7) 10d TO 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 BESUBSTITUTED W/ 1/2" DIA. ANCHOR BOLTS SET IN 3/4" DIA. X6" DEEP UNITEX "PROPOXY" 300 ADHESIVE BINDER FOLLOWING ALL MANUFACTURERS RECOMMENDATIONS (OR 1/2" X 3" RAWL STUD EXPANSION ANCHORS.)
3. REGARDING MISSED REBAR IN VERTICAL FILLED CELLS: DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR, AND INSTALL A 32" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDDEMENT EPOXY (SIMPSON "EPOXY TIE SET", OR HILTI " 2 PART" EMBEDDMENT 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 MANUFACTURERS INSTALLATION INSTRUCTIONS ARE FOLLOWED.
5. FOR MORTER JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT (BAR DOES NOT HAVE TO BE CONT. TO FOOTING)

STRUCTURAL DESIGN CRITERIA

CODES: FLORIDA BUILDING CODE, 2010 EDITION
BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-05)
SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-05)
BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-05)
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2001 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
ALL STIRRUPS AND TIES	ASTM A615-40 40,000 PSI

CONCRETE MASONRY UNITS: ASTM C90-99b, STANDARD WEIGHT UNITS, fm=1500 PSI
MORTAR TYPE "S" 1800 PSI
CONCRETE GROUT 3000 PSI
CONTINUOUS MASONRY INSPECTION IS REQUIRED DURING CONSTRUCTION

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 A-307

WOOD FRAMING: BEAMS, RAFTERS, JOIST, PLATES, ETC. U.N.O.
NO. 2 SOUTHERN YELLOW PINE (19% M.C.)
ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR, or OSB
FLOOR SHEATHING: T&G A-C GROUP 1 APA RATED (48/24)
WALL SHEATHING: PLYWOOD C-C/C-D, EXTERIOR OR OSB
VERSA LAM BEAM Fb = 2900 PSI (2.0E)
WOOD COLS. PARALLAM 2.0E U.N.O.

WOOD ROOF TRUSSES: DESIGN LOADS:

TOP CHORD LIVE AND DEAD LOAD:	30 PSF
BOTTOM CHORD DEAD LOAD:	10 PSF
TOTAL:	40 PSF

SEE DRAWINGS FOR SPECIAL CONCENTRATED LOADS. DESIGN FOR NEW WIND UPLIFT AS PER SPECIFIED CODES, DEDUCTING A MAXIMUM OF 5 P.S.F. DEAD LOAD, BUT NOT EXCEEDING ACTUAL DEAD LOAD.

WOOD FLOOR TRUSSES: DESIGN LOADS:

DEAD LOAD:	15 PSF
LIVE LOAD:	40 PSF
TOTAL:	55 PSF

SOIL BEARING VALUE: ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 1,500 PSF
SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS
IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN.

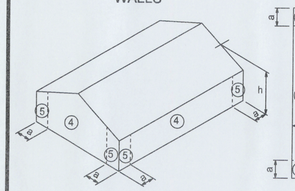
ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2010

BASIC WIND SPEED	125 MPH		
IMPORTANCE FACTOR	1.00		
BUILDING CATEGORY	II		
EXPOSURE	B		
INTERNAL PRESSURE COEFFICIENT	+/- 0.18		
TYPE OF STRUCTURE	ENCLOSED		
MWFRS PER ASCE 7 DESIGN WIND PRESSURES WORST CASE	Zone 1 - Windward Wall		+26.5 psf
	Zone 2 and 3 - Windward and Leeward Roof		-29.1 psf
	Zone 2 - Sloped Windward Roof		-29.1 psf
	Zone		
	3 - Leeward Roof		-29.1 psf
	4 - Leeward Wall		-18.6 psf
	5 & 6 Sidewalls		-23.9 psf
	Zone 7 - Overhang		+20.9 psf

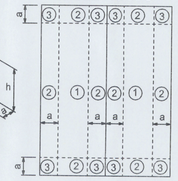
COMPONENTS AND CLADDING PER ASCE 7 DESIGN WIND PRESSURES WORST CASE (PSF)

		10 sf		20 sf		50 sf		100 sf	
		pos.	neg.	pos.	neg.	pos.	neg.	pos.	neg.
Roof	Zone 1	18.06	-28.70	16.50	-27.88	14.34	-26.84	12.78	-30.16
	Zone 2	18.06	-49.96	16.50	-53.12	14.34	-46.96	12.78	-44.27
	Zone 3	18.06	-73.9	16.50	-69.14	14.34	-62.74	12.78	-66.88
Wall	Zone 4	31.38	-34.04	29.94	-32.62	28.08	-30.76	29.72	-29.32
	Zone 5	31.38	-42.00	29.94	-39.20	28.08	-35.40	26.72	-32.62

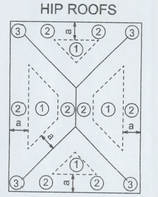
WALLS



GABLE ROOFS



HIP ROOFS



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

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
A-1	GENERAL NOTES
A-2	FOUNDATION PLAN
A-3	FLOOR PLAN
A-4	ELEVATIONS
A-5	TYPICAL WALL SECTIONS
A-6	STEEL FRAMING DETAILS
A-7	TYPICAL DETAILS
A-8	ELECTRICAL PLAN

COLUMBIA COUNTY BUILDING DEPARTMENT Reviewed for FILE COPY Code Compliance PLANS EXAMINER

William A. Haun 7/5/12 P.E. # 56001

GASPARRINI RESIDENCE

GENERAL NOTES

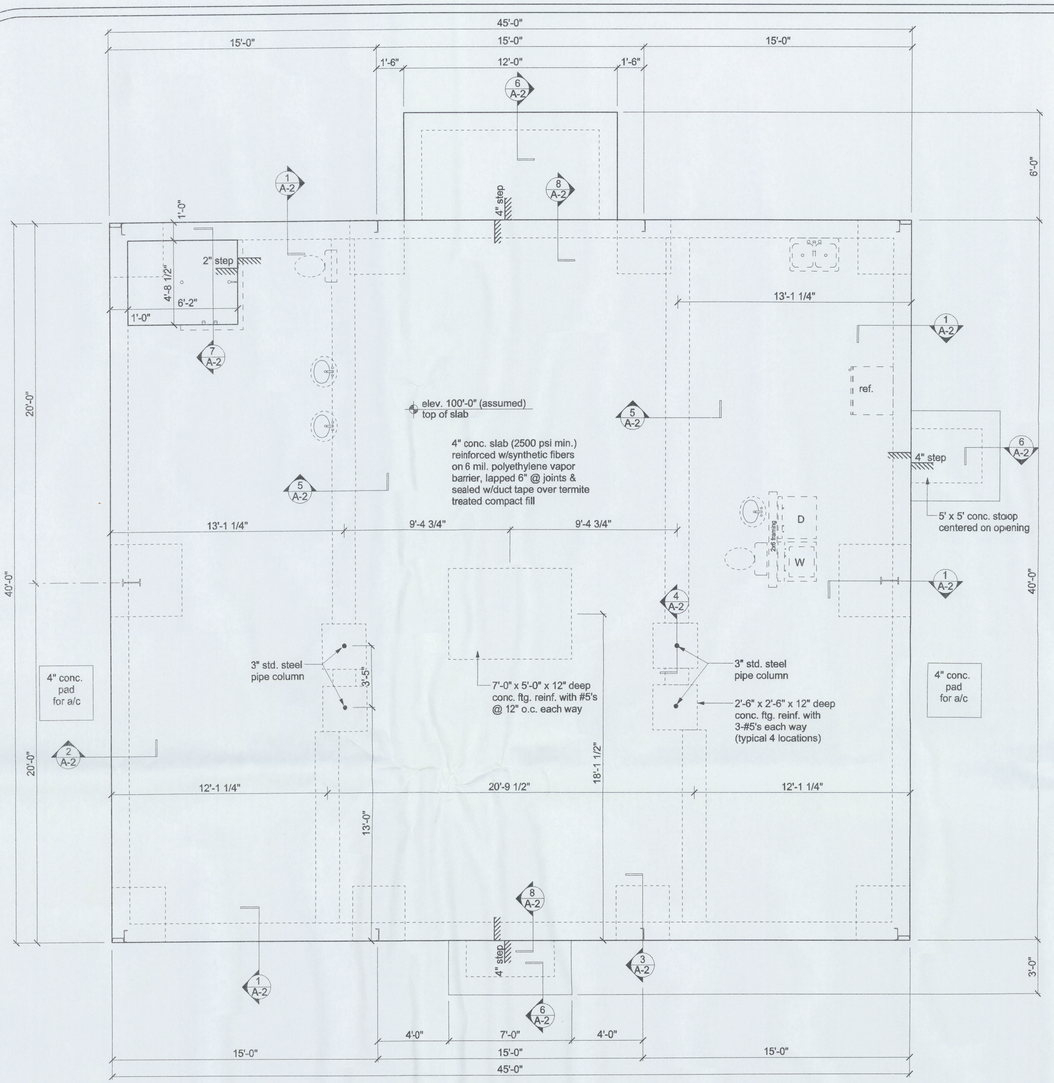
COASTAL ENGINEERING ASSOCIATES, INC.
P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 00006701

DATE 6/28/2012 | DRAWN BY W.H.F. | APPROVED W.H.F.

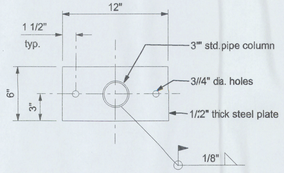
REVISIONS

SHEET A-1 OF 8

PROJECT NO. 12.R015



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



11 BASE PLATE DETAILS
SCALE: 1 1/2" = 1'-0"

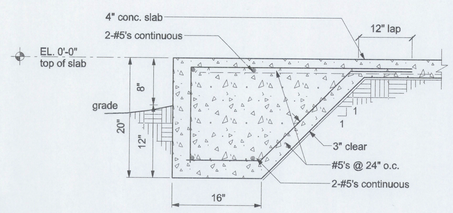
CONCRETE:
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

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

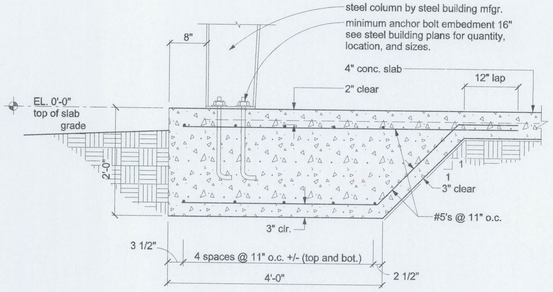
COVER OVER REINFORCING STEEL
FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFROCING BARS SHALL BE:
3 INCHES IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER AND 1 1/2 INCHES ELSEWHERE. REINFORCING BARS EMBEDDED IN GROUTED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

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:
1. ALL REINFORCEMENT IS BENT COLD,
2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX-BAR DIAMETERS AND
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.
EXCEPTION: WHERE BENDING IS NECESSARY TO ALIGN DOWEL BARS WITH A VERTICAL CELL, BARS PARTIALLY EMBEDDED IN CONRETE SHALL BE PERMITTED TO BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 6 INCHES OF VERTICAL BAR LENGTH.

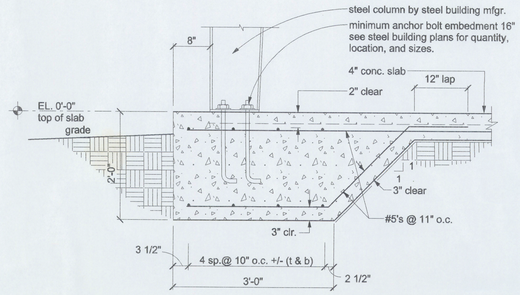
GALVANIZATION:
METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.



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



2 FOOTING SECTION
SCALE: 3/4" = 1'-0" (2 Required)



3 FOOTING SECTION
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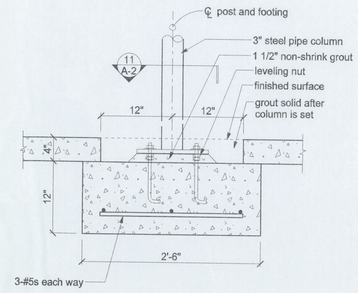

4 TYP FTG. SECTION
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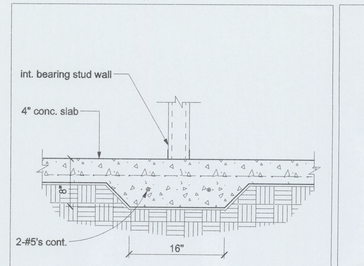
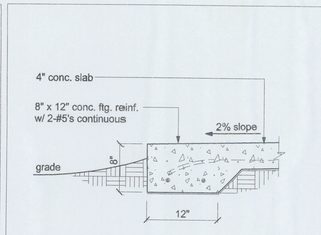
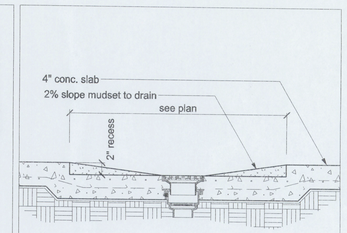


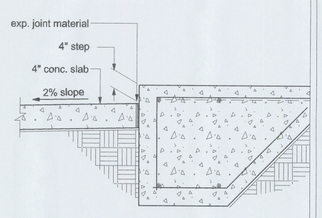
5 INTERIOR MONO. FOOTING
SCALE: 1" = 1'-0"



6 THICKENED EDGE AT STOOP
SCALE: 1" = 1'-0"

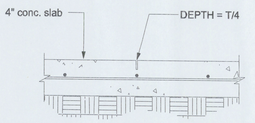


7 FLOOR DRAIN SECTION
NTS

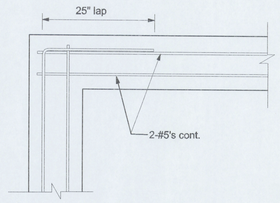


8 STOOP SECTION

NOTE:
saw cut shall be made within 24 hours of pour.
joints shall be spaced not more than 20' o.c.
in each direction



9 SAWCUT DETAIL
SCALE: N.T.S. (TYPICAL)



10 FOOTING REINFORCING AT CORNER (TYPICAL)

GASPARRINI RESIDENCE

FOUNDATION PLAN

William A. Coe 7/5/12 P.E. # 56001

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ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 00006701
COASTAL ENGINEERING AND TESTING, INC.

DATE	DRAWN BY
6/28/2012	W.H.F.
	APPROVED W.H.F.

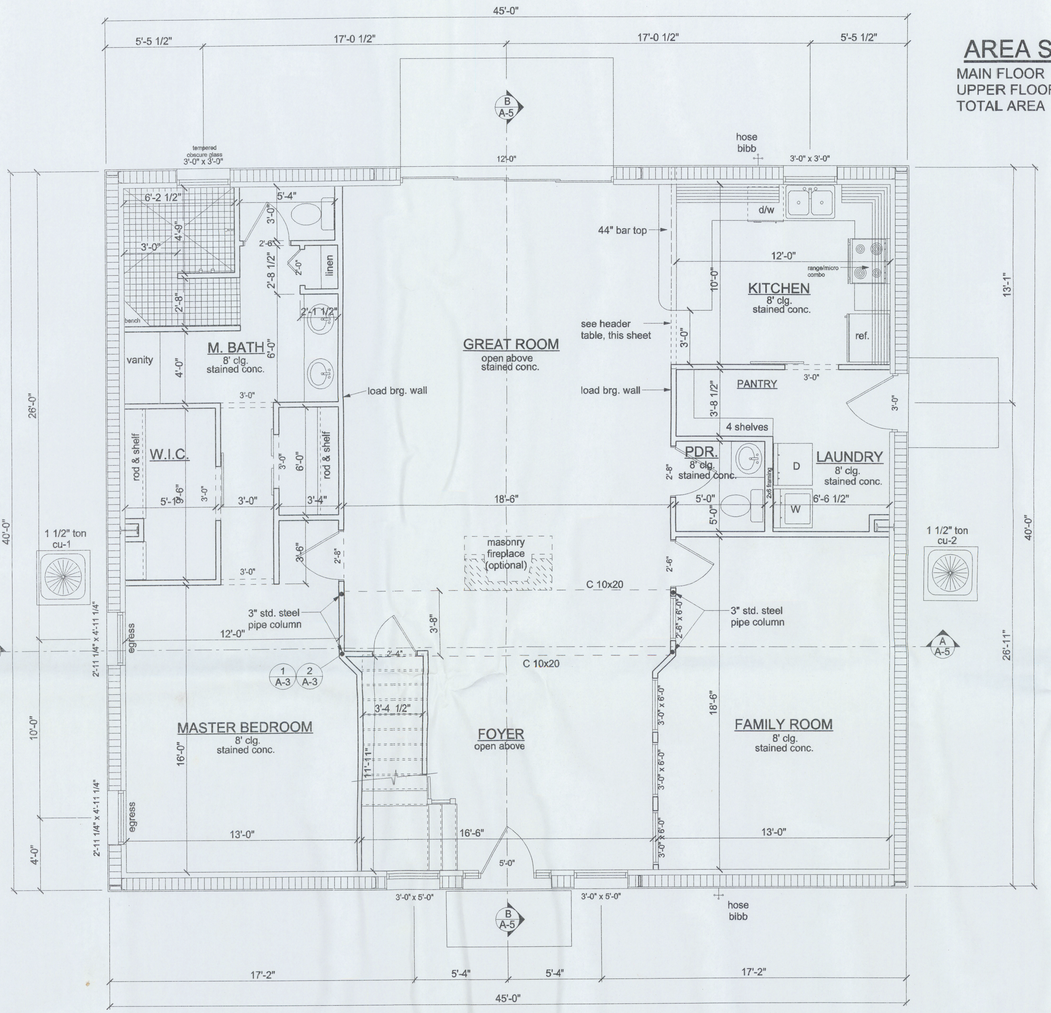
REVISIONS

SHEET A-2
OF 8

PROJECT NO. 12.R015

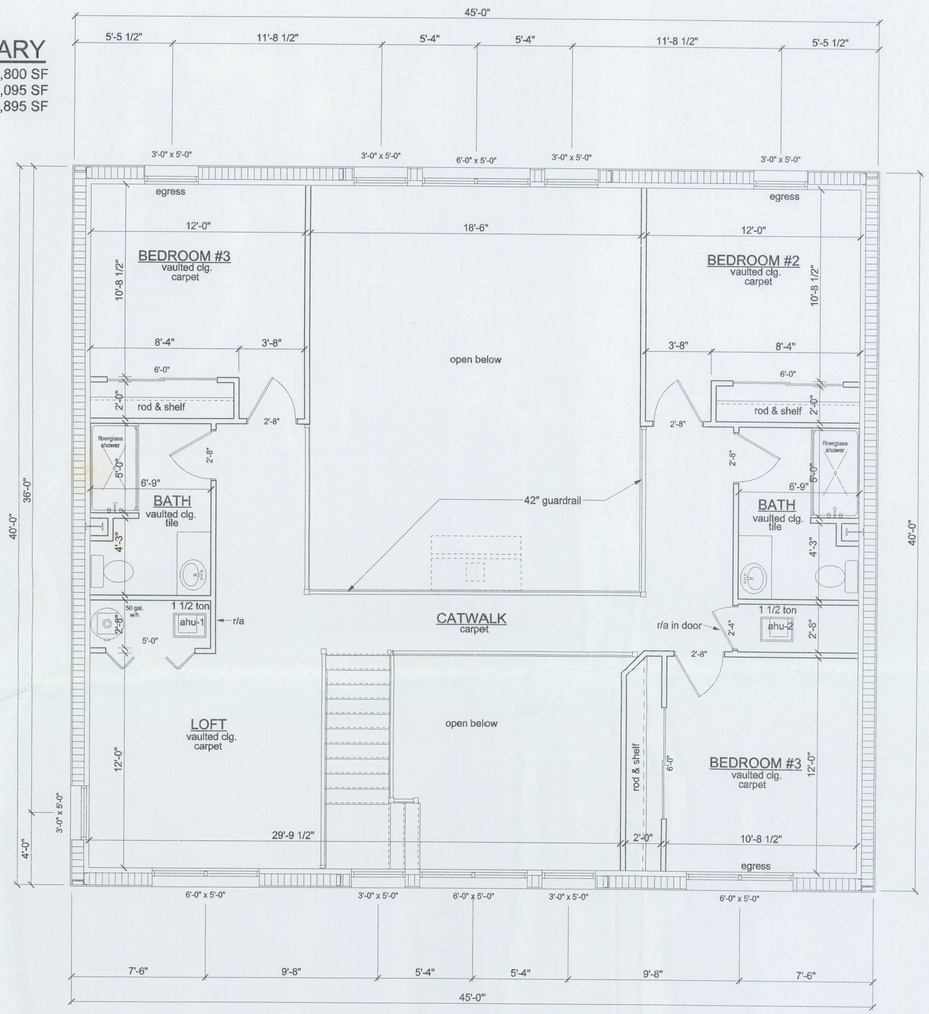
AREA SUMMARY

MAIN FLOOR	1,800 SF
UPPER FLOOR	1,095 SF
TOTAL AREA	2,895 SF



MAIN FLOOR PLAN

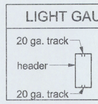
SCALE: 1/4" = 1'-0"



UPPER FLOOR PLAN

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

LIGHT GAUGE HEADER TABLE



header span ft.	header size	gauge
0' - 3'	2- 8"	16
3' - 6'	2- 8"	16
6' - 9'	2- 10"	16
9' - 12'	2- 12"	16

LIGHT GAGE FRAMING

LG-1 ALL LIGHT GASE FRAMING SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE (AISI) SPECIFICATIONS FOR THE DESING OF COLD FORMED STEEL STRUCTURAL MEMBERS.

LG-2 ALL FRAMINGMEMEBERS SHALL BE FORMED FROM STEEL WITH A MINIMUM YIELD STRENGTH OF 33 KSI.

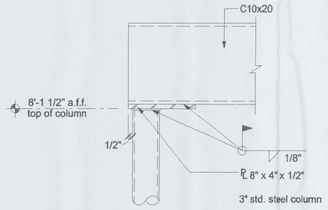
LG-3 ALL FRAMINGAND FASTENERS SHALL BE HAVE A G60 GALVANIZED COATING.

LG-4 ALL CONNECTIONS SHALL BE SCREWED OR WELEDED. USE A MINIMUM OF 3-#12 SCREWS AT CONNECTION. POWER DRIVEN FASTENERS ARE NOT ACCEPTABLE FOR ANY STRUCTURAL APPLICATIONS UNLESS THEY COMPLETELY PENETRATE THE STRUCTURAL STEEL.

LG-5 ALL WELDS SHALL BE TOUCHED UP WITH A ZINC-RICH PAINT.

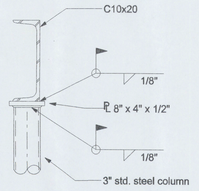
LG-6 DEFLECTIONSSHALL BE LIMITED TO L/240 ON EXTERIOR WALLS WITH STUCCO EXTERIOR AND L/360 ON EXTERIOR WALLS WITH BRICK VENEER.

LG-7 ALL WALLL FRAMING SHALL HAVE LATERAL BRIDGING @ 48" o.c.



1 COLUMN/BEAM DETAIL

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



2 COLUMN/BEAM SECTION

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

NOTE:
Where water heaters or hot water storage tanks are installed above the ground floor space, or in attics or ceiling areas, the tank or water heater shall be installed in a galvanized steel or other metal pan of equal corrosion resistance having a minimum thickness of 24 gage, 0.0276 inch (0.70 mm). Electric water heaters shall be installed in a metal pan as herein required or in a high-impact plastic pan of at least 0.0625 inch (1.59 mm) thickness.

Pan size and drain: The pan shall not be less than 1-1/2 inches (38 mm) deep and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a minimum diameter of 3/4 inch.

Pan drain termination: The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or floor drain or extend to the exterior of the building and terminate not less than 6 inches (152 mm) or more than 24 inches (610 mm) above the adjacent ground surface.

William H. Lee 9/5/12 P.E. # 56001

GASPARRINI RESIDENCE

FLOOR PLAN

COASTAL ENGINEERING AND TESTING, INC.
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(904) 429-7536
C.O.A. # 00008701

DATE 6/28/2012	DRAWN BY W.H.F.
	APPROVED W.H.F.

REVISIONS

SHEET A-3

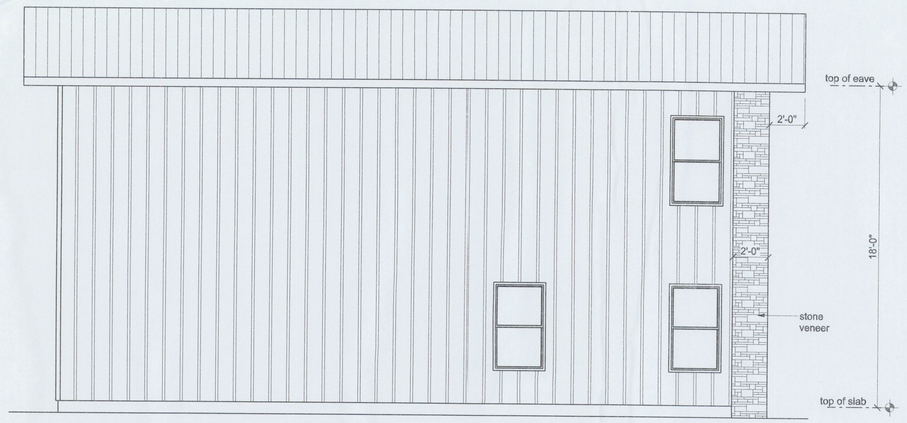
OF 8

PROJECT NO. 12.R015

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

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

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



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

William H. Fox
11/5/12
P.E. # 55001

GASPARRINI RESIDENCE
ELEVATIONS

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COASTAL ENGINEERING

DATE	DRAWN BY
6/28/2012	W.H.F.
	APPROVED W.H.F.

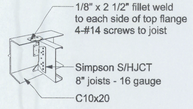
REVISIONS

SHEET A-4
OF 8

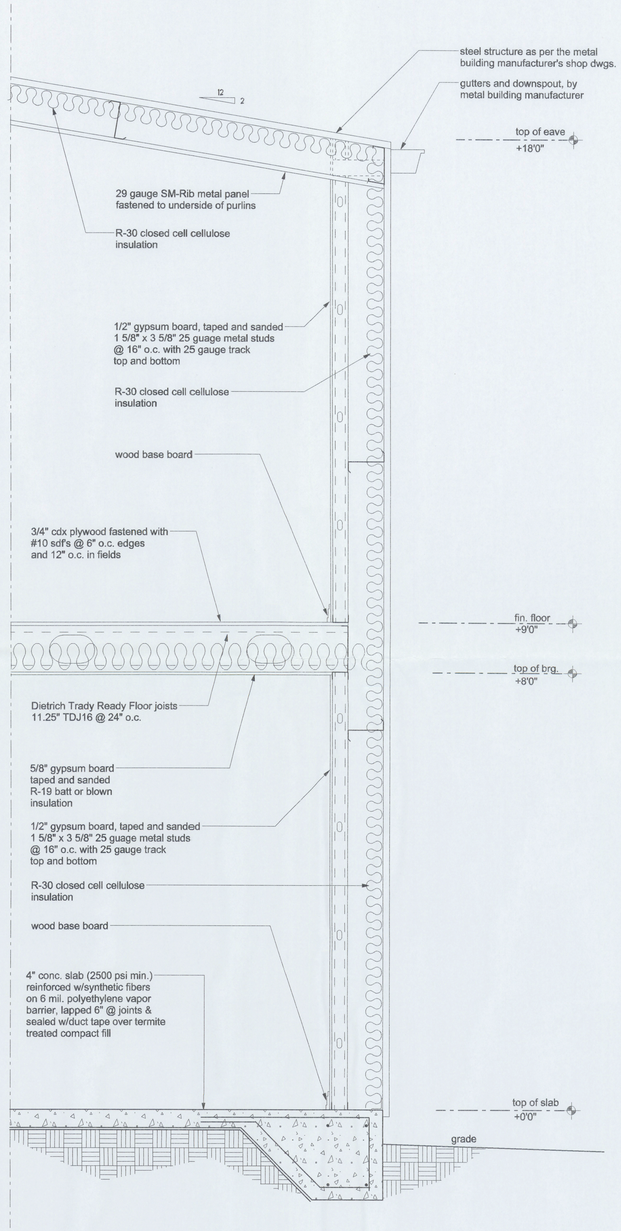
PROJECT NO.
12.R015

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

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



1 HANGER DETAIL
NTS



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

GASPARRINI RESIDENCE

TYPICAL SECTIONS

William H. Lee 7/5/12 P.E. # 56001

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DATE	DRAWN BY
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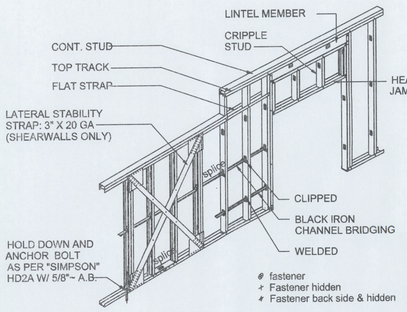
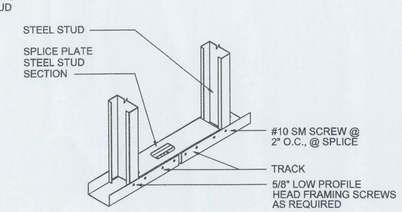
SHEET A-5
OF 8

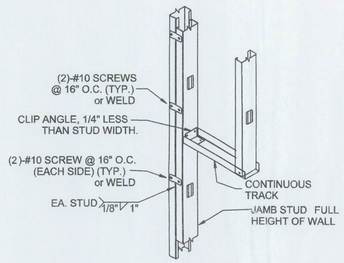
PROJECT NO.
12.R015



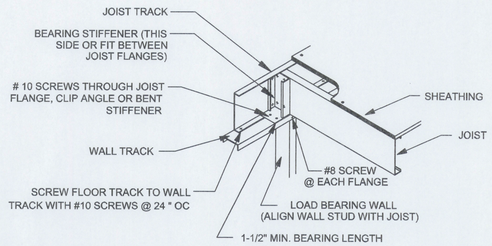
STRUCTURAL WALL ASSEMBLY



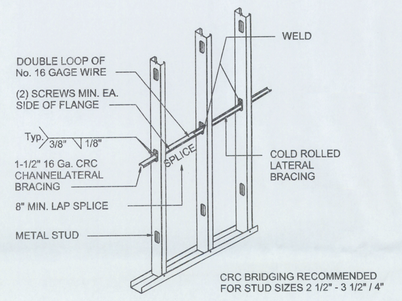
TRACK SPLICE

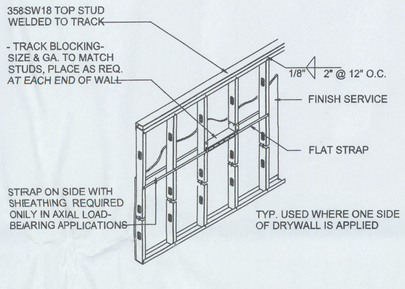


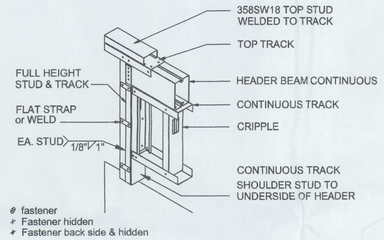
JAMB STUD DETAIL

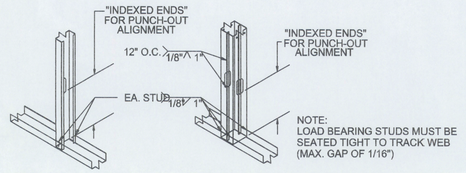


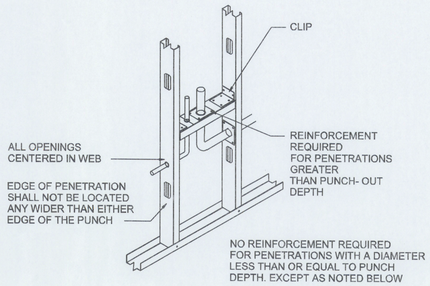
JOIST END BEARING







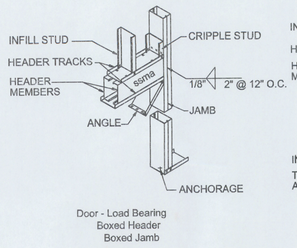




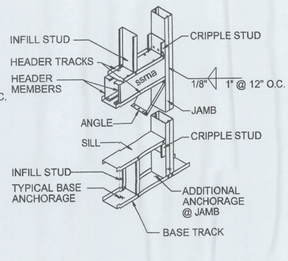
NOTES:
1. FLANGES SHALL NOT BE NOTCHED OR CUT.
2. CAPACITY VERIFICATION BY DESIGN IS REQ. FOR ANY OPENINGS LOCATED AT CONCENTRATEDADS AND BEARING ENDS.
3. APPLICABLE TO TRACK, STUDS, JOISTS & RAFTERS

STUD WEB PENETRATIONS

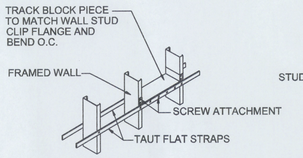
WELDED CRC BRIDGING

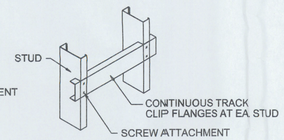


FLAT STRAP LATERIAL BRACING

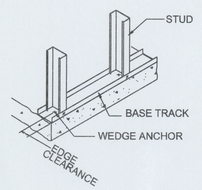


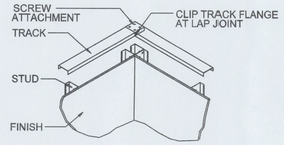
HEADER TO JAMB STUD DETAIL

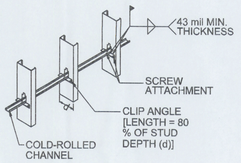




TYPICAL STUD TO TRACK CONNECTIONS







DOOR - LOAD BEARING
BOXED HEADER - BOXED JAMB

WINDOW - LOAD BEARING
BOXED HEADER - BOXED JAMB

BRIDGING
DOUBLE FLAT STRAP W/BLOCKING

BACKING - CLIPPED TRACK - HVY. LOADED
(GRAB BARS, HANDRAILS, WALL HUNG CABINETS)

BOTTOM TRACK WEDGE ANCHOR

CORNER TRACK LAP CONNECTION

BRIDGING
COLD-ROLLED CHANNEL W/CLIP ANGLE

LIGHT GAGE STEEL CONNECTION NOTES:

type	location
#8 self drilling x 1/2" low profile	stud to track with gypsum board and sheathing
#10, 3/4" hex-washer head self drilling screws	all other areas up to three layers of 33-mil material
#8 self piercing screws	sheathing to steel 20 gage or less
#8 self drilling screws	sheathing to steel 18 gage or more
#6 self piercing screws	gypsum board to steel 20 gage or less
#6 self drilling screws	gypsum board to steel 18 gage or more

STEEL STUD BRACING NOTES:

The flanges of load bearing steel studs shall be laterally braced in accordance with on of the following methods.
1. Gypsum wall board or strudural sheathing on both sides of load bearing walls installed in accordane with table above.
2. Horizontal steel strapping installed on both sides at mid-height for 8 foot walls, and thiird lenghts for 9 footand 10 foot walls. Horizontal steel straps shall be at least 1 1/2" wide and 33 mils in thickness. Straps shall be attached to the flanges of studs with at least one No. 8 screw. In-line blocking shall be installed between studs at the termination ofstaps and at 12-foot intervals along the strap: straps shall be fastened to the blocking with at least two No.8 screws.
3. Gypsum wall board or strictural sheathing on one side and horizontal stee strapping on the other side of load bearing walls.

Metal Stud DETAILS

SCALE: NONE

NOTE!
ALL METAL STUDS IN AXIAL LOAD APPLICATIONS SHALL BE 358SW18 MINIMUM, W/ MATCHING TRACK, ALL WELDED JOINTS

William H. Farr 7/7/12 P.E. # 55001

GASPARRINI RESIDENCE

STEEL FRAMING DETAILS

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GEOTESTING, INC.

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DRAWN BY W.H.F.
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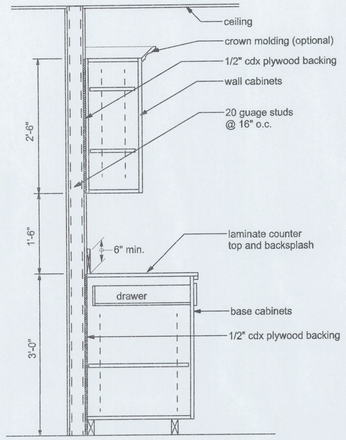
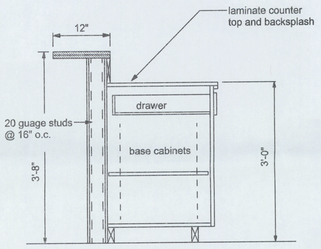
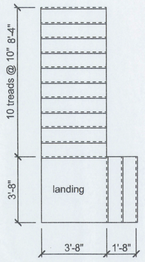
REVISIONS
SHEET A-6
OF 8
PROJECT NO. 12.R015



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



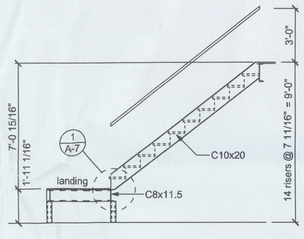
B CABINET SECTION
SCALE: 3/4" = 1'-0"



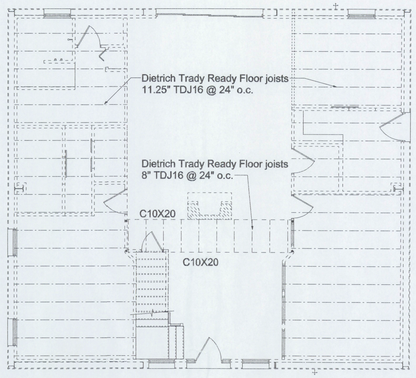
STAIR PLAN
SCALE: 1/4" = 1'-0"

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

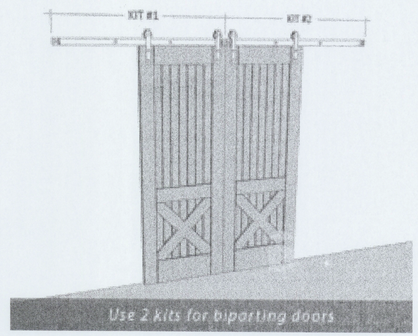
NOTE:
guardrails shall form a vertical protective barrier not less than 42" high. open guardrails shall have intermediate rails or ornamental pattern shuch that a 4" sphere cannot pass through any opening up to a height of 34". a bottom rail or curb shall be provided that will reject the passage of a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

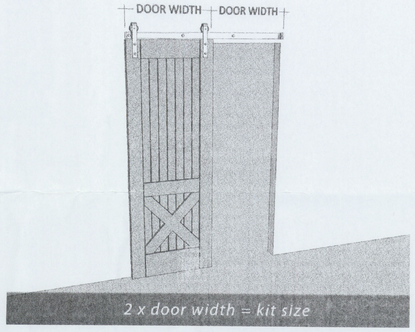


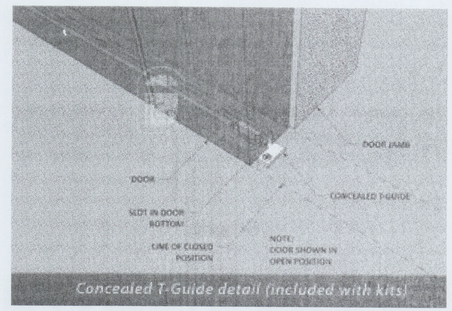
STAIR SECTION
SCALE: 1/4" = 1'-0"



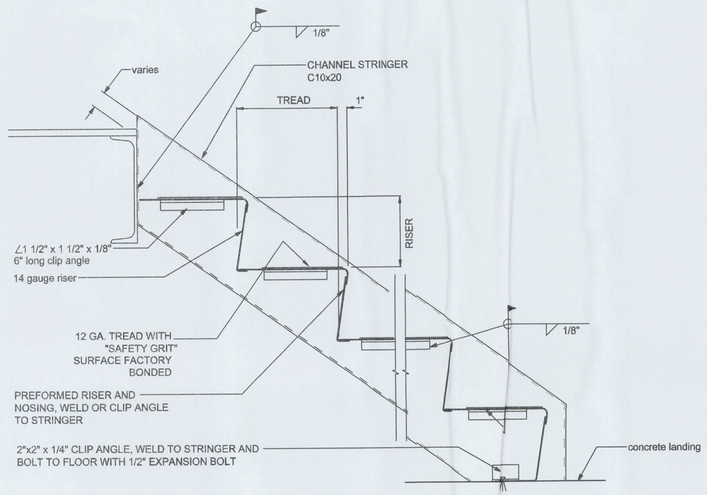
JOIST LAYOUT
SCALE: 1/8" = 1'-0"



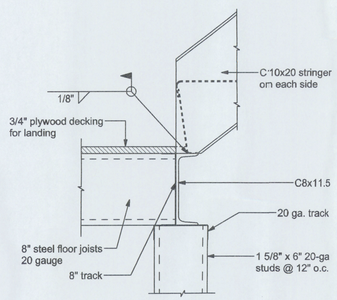




TRACK MOUNTED DOOR DETAILS
NTS



TREAD AND RISER DETAIL
NTS



1 LANDING DETAIL
NTS

Willie H. Farr
7/5/12
P.E. # 56001

GASPARRINI RESIDENCE
TYPICAL DETAILS

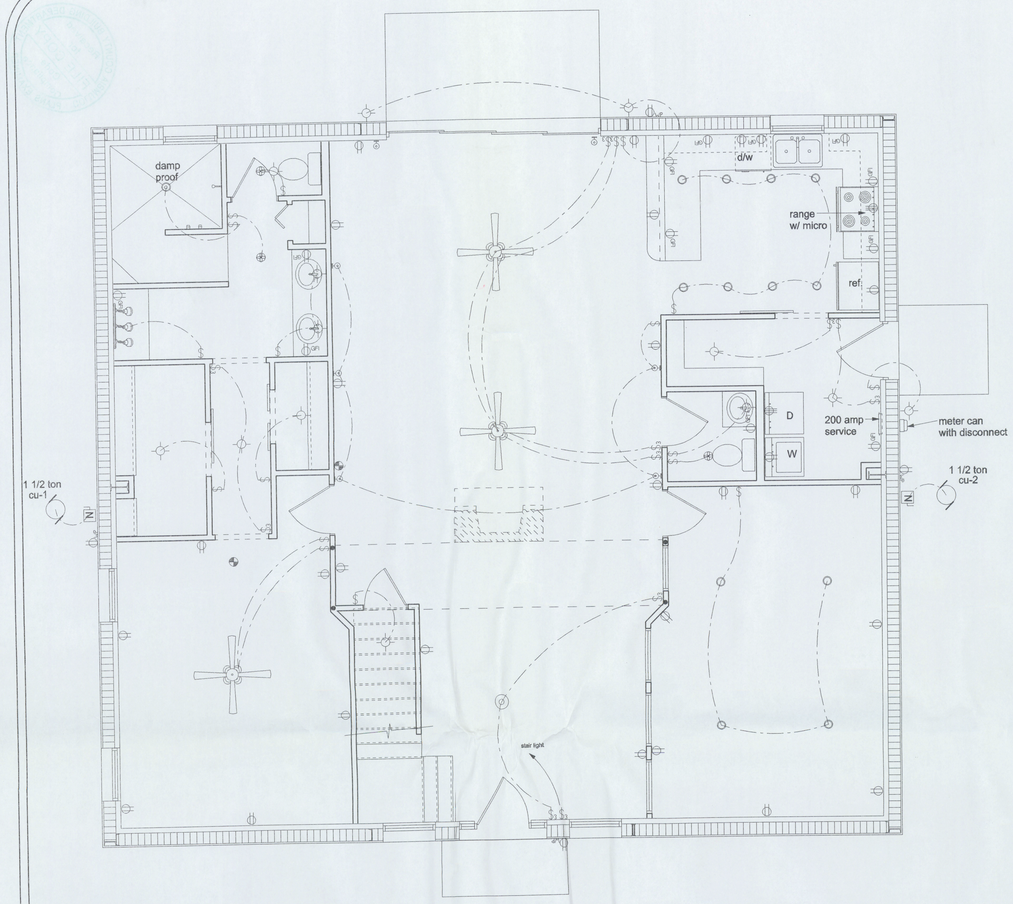
P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 00008701
COASTAL ENGINEERING ASSOCIATES, INC.

DATE 6/28/2012	DRAWN BY W.H.F.
	APPROVED W.H.F.

REVISIONS

SHEET A-7
OF 8

PROJECT NO. 12.R015



MAIN ELECTRICAL PLAN

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

ELECTRICAL	SYMBOL
ceiling fan spotlights 1	
can light 6inch	
fluorescent light 2 x 4	
hanging globe light	
electrical meter	
electrical panel	
motor	
non fused disconnect	N
50 cfm exhaust fan	
light	
outlet	
outlet 220v	
outlet gfi	GFI
outlet wp	WP
smoke detector	
switch	$
switch 3 way	$3
switch 4 way	$4
vanity wall mount	

ELECTRICAL PLAN NOTES

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

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

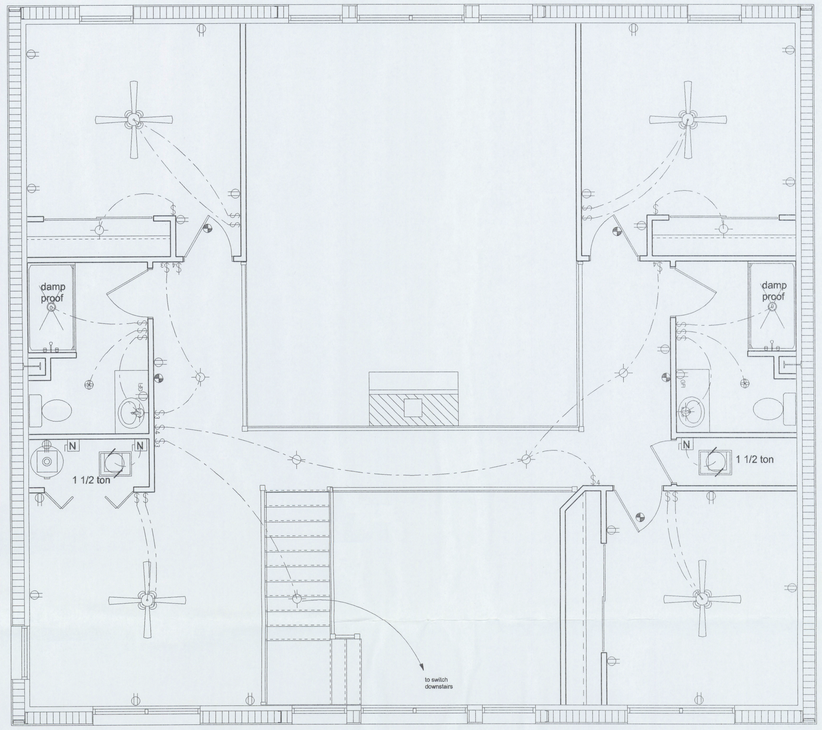
INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

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

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

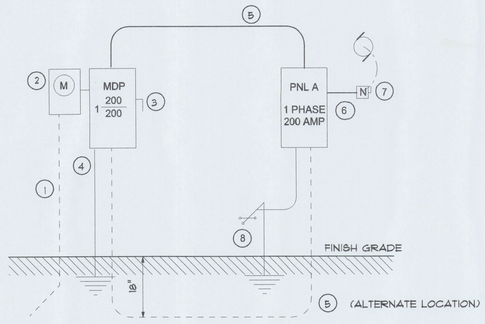
ELECTRICAL CONT'R SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT Nr., DESCRIPTION & BRKR, SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH,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

NOTE:
all 120 volt, single phase, 15 and 20 ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunroom, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination type, installed to provide protection of the branch circuits.



UPPER ELECTRICAL PLAN

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



1. 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 conections at the Meter, Disconnecting Devices and Panel shall be allowed.
2. Existing Meter Enclosure, weatherproof, U.L. Listed.
3. Main Disconnect Switch: fused or Main Breaker, weatherproof, U.L. Listed.
4. Service entrance ground: 5/8" diameter 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 Feeder: 3-3/0-THW-Cu, 1-#2-Cu-GND, 2 1/2" Conduit.
6. House Panel (PNL), U.L. Listed, sized per schedule.
7. Equipment Disconnect Switch: non-fused, in weather proof enclosure, size according to Panel Schedule loads.
8. Provide Ground Bond Wire to metal piping, size in accordance with the Service Ground Conductor.

William H. Farr 7/5/12 P.E. # 56001

GASPARRINI RESIDENCE

ELECTRICAL PLAN

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OF 8

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