



W.H.F.
12/22/08
P.D. 0000701

BOYETTE RESIDENCE

128 SW NASSAU STREET
LAKE CITY, FL 32025
(386) 758-4209

CERTIFICATE OF AUTHORIZATION # 00000701



Freeman
Design Group, Inc.

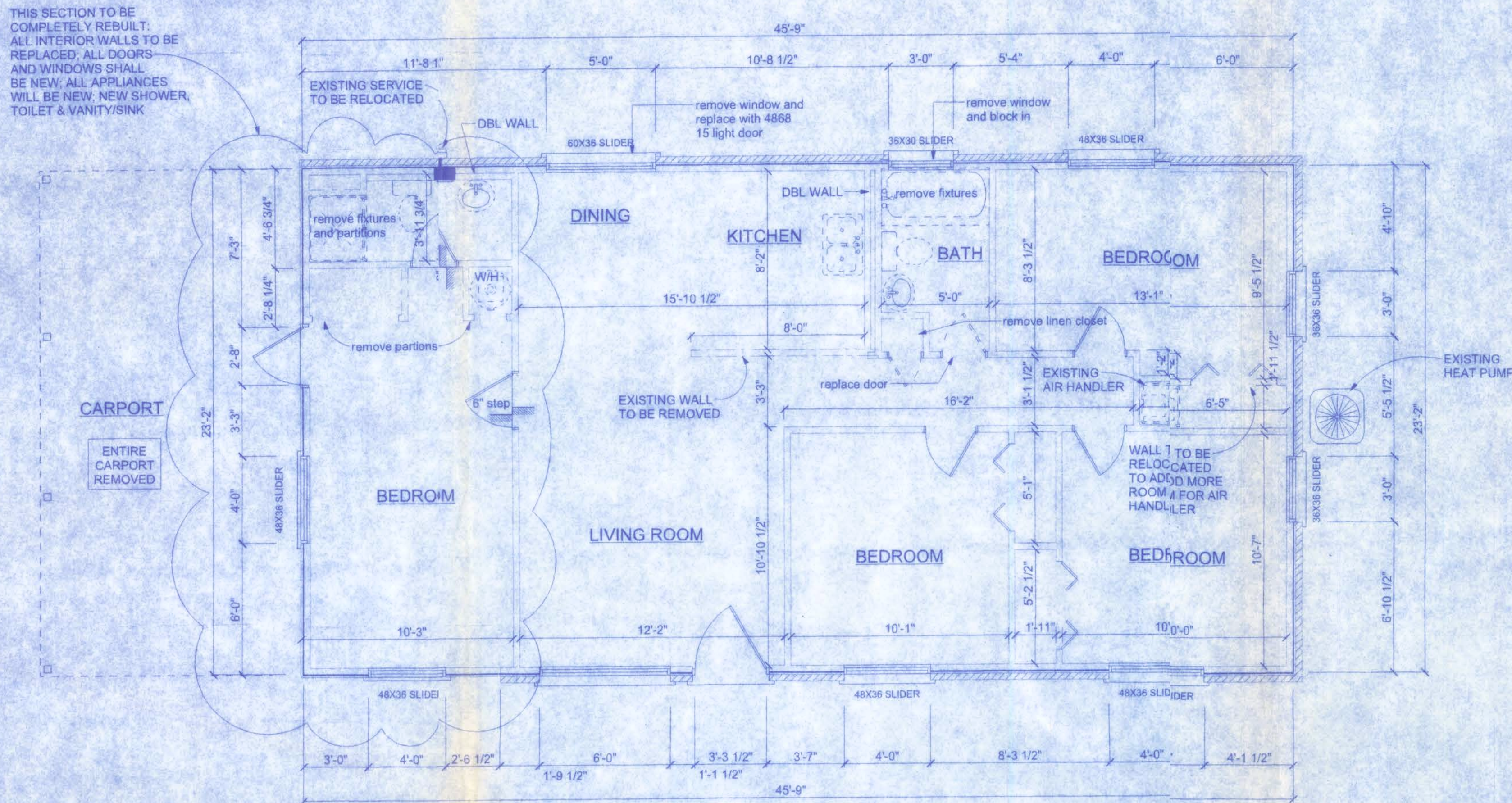
DATE: 11/22/08
DRAWN BY: J.T.D.
APPROVED BY: W.H.F.

REVISIONS

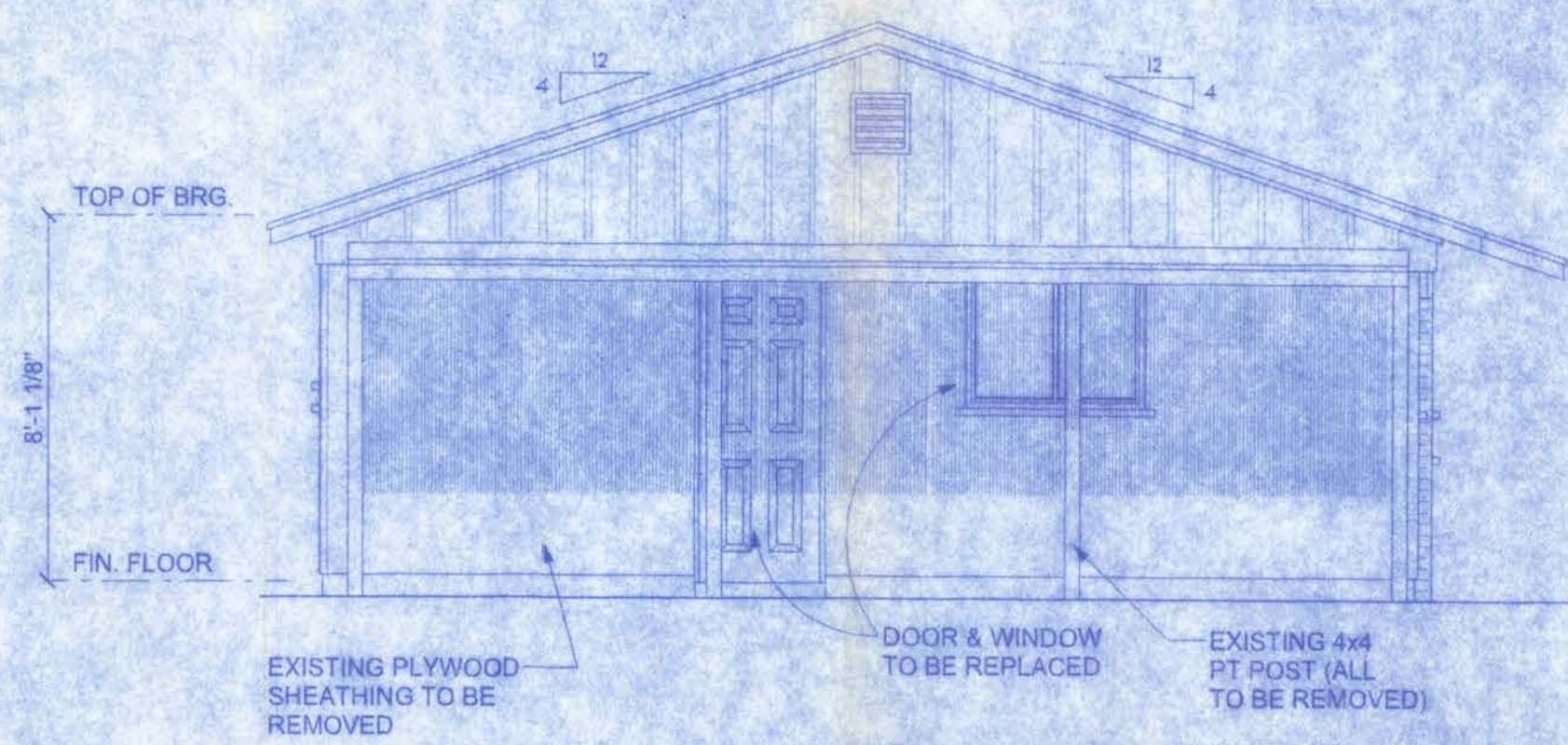
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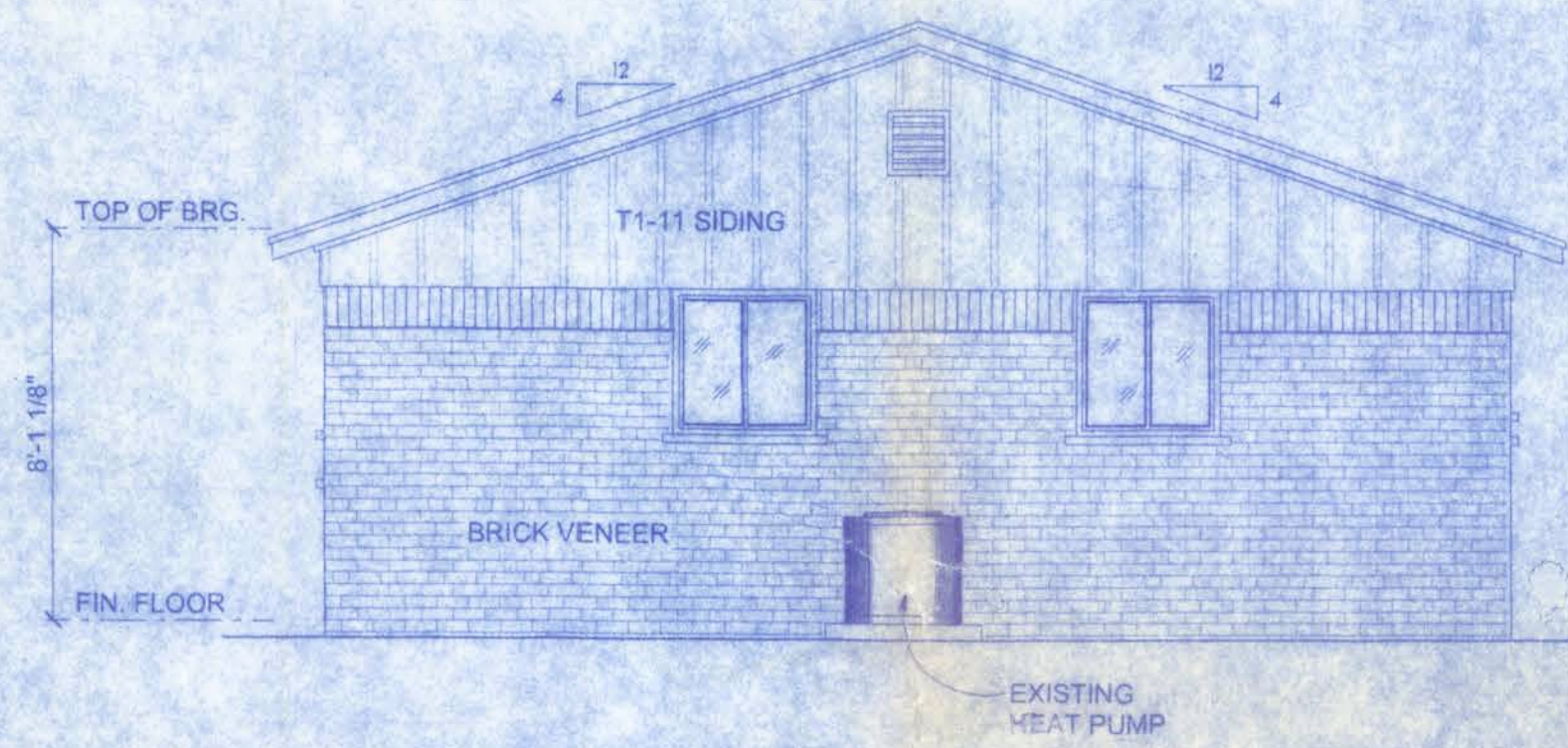
PROJECT NO: 06RD037



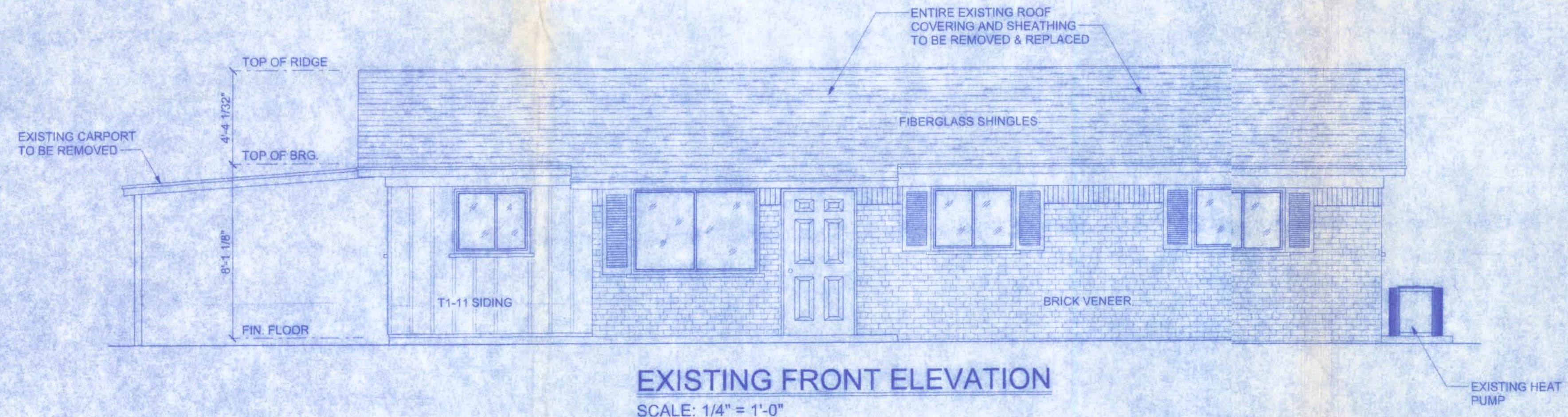
EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



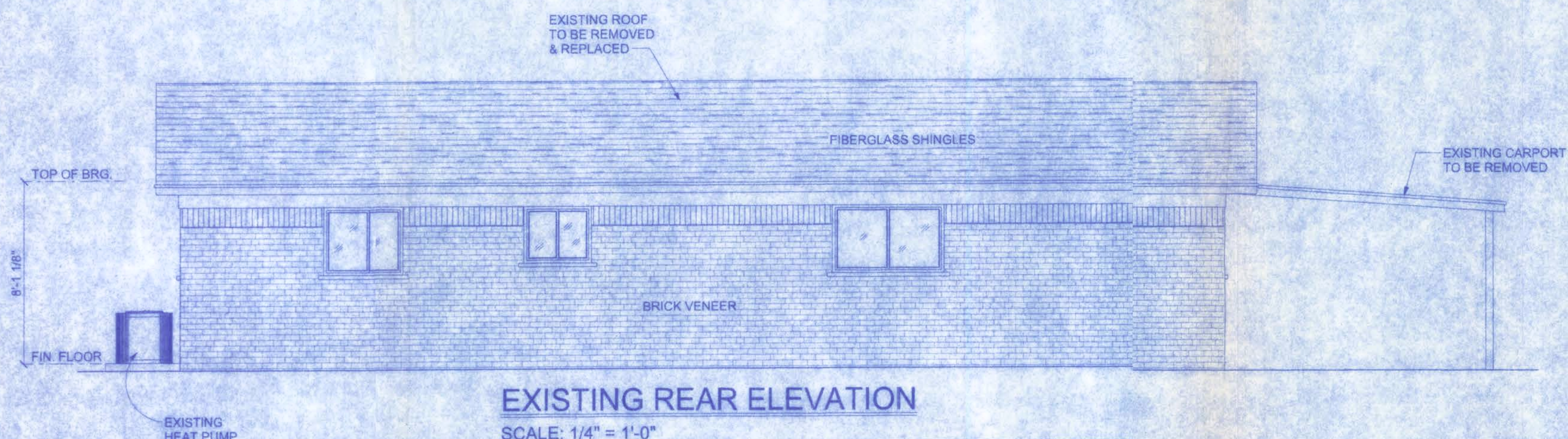
EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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

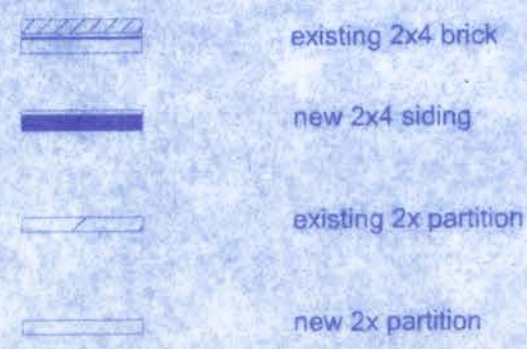


EXISTING FRONT ELEVATION
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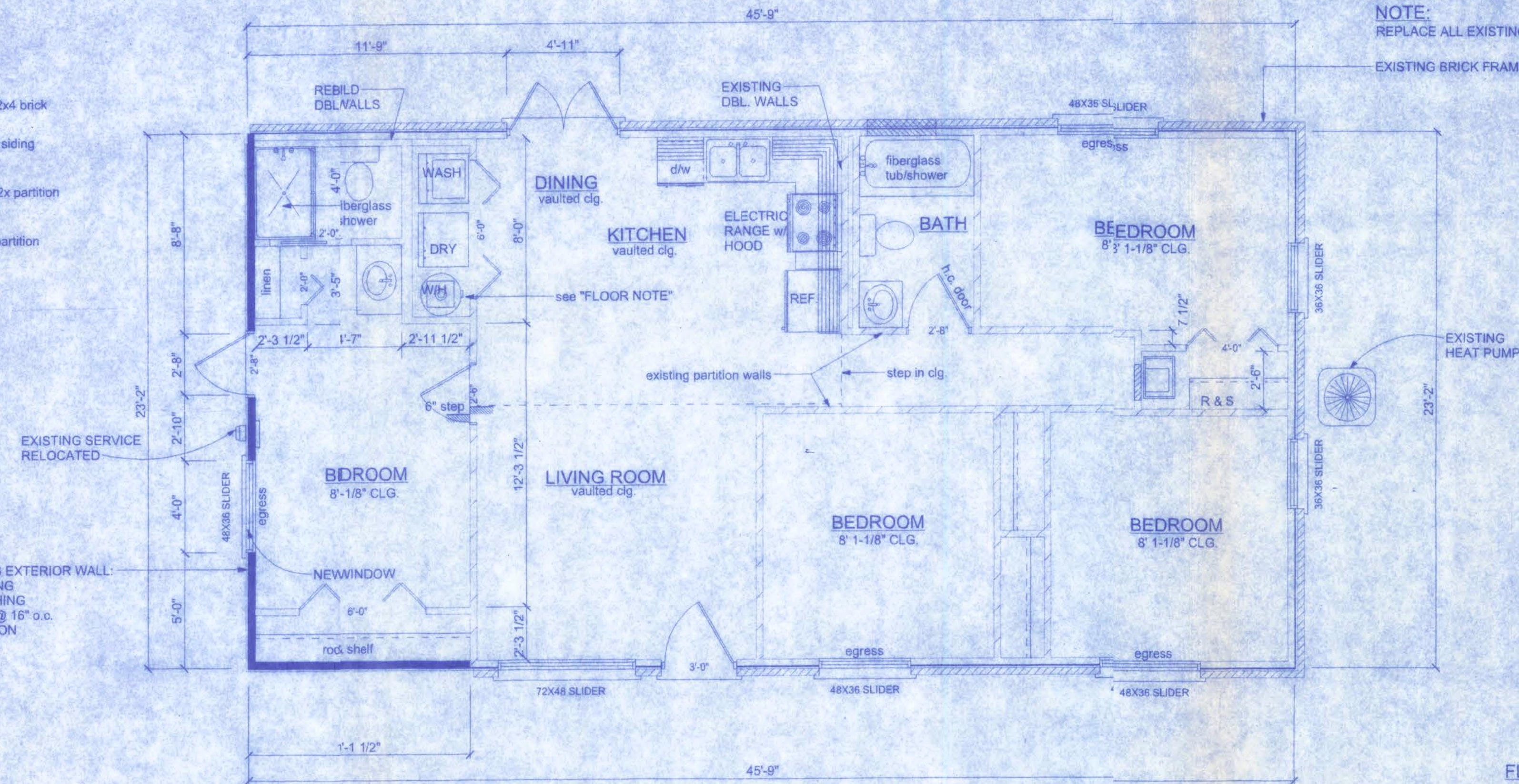


EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

WALL LEGEND



TYPICAL 2x4 SIDING EXTERIOR WALL:
HARDI-BOARD SIDING
7/16" O.S.B. SHEATHING
2x4 #2 SPF STUDS @ 16" o.c.
R13 BATT INSULATION
5 mil POLY V.B.
1/2" DRYWALL
TAPED & SANDED



NEW FLOOR PLAN

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

NOTE:
REPLACE ALL EXISTING WINDOWS

EXISTING BRICK FRAMED WALL

NOTE:
ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2004 EDITION w/2006 REVISIONS, AND IN ACCORDANCE WITH ASCE-7

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

FLOOR NOTE:

build up the floor under the utility closet with p.t. 2x6 joists @ 24" o.c. with 3/4" plywood subfloor to bring the floor even with the 6" step

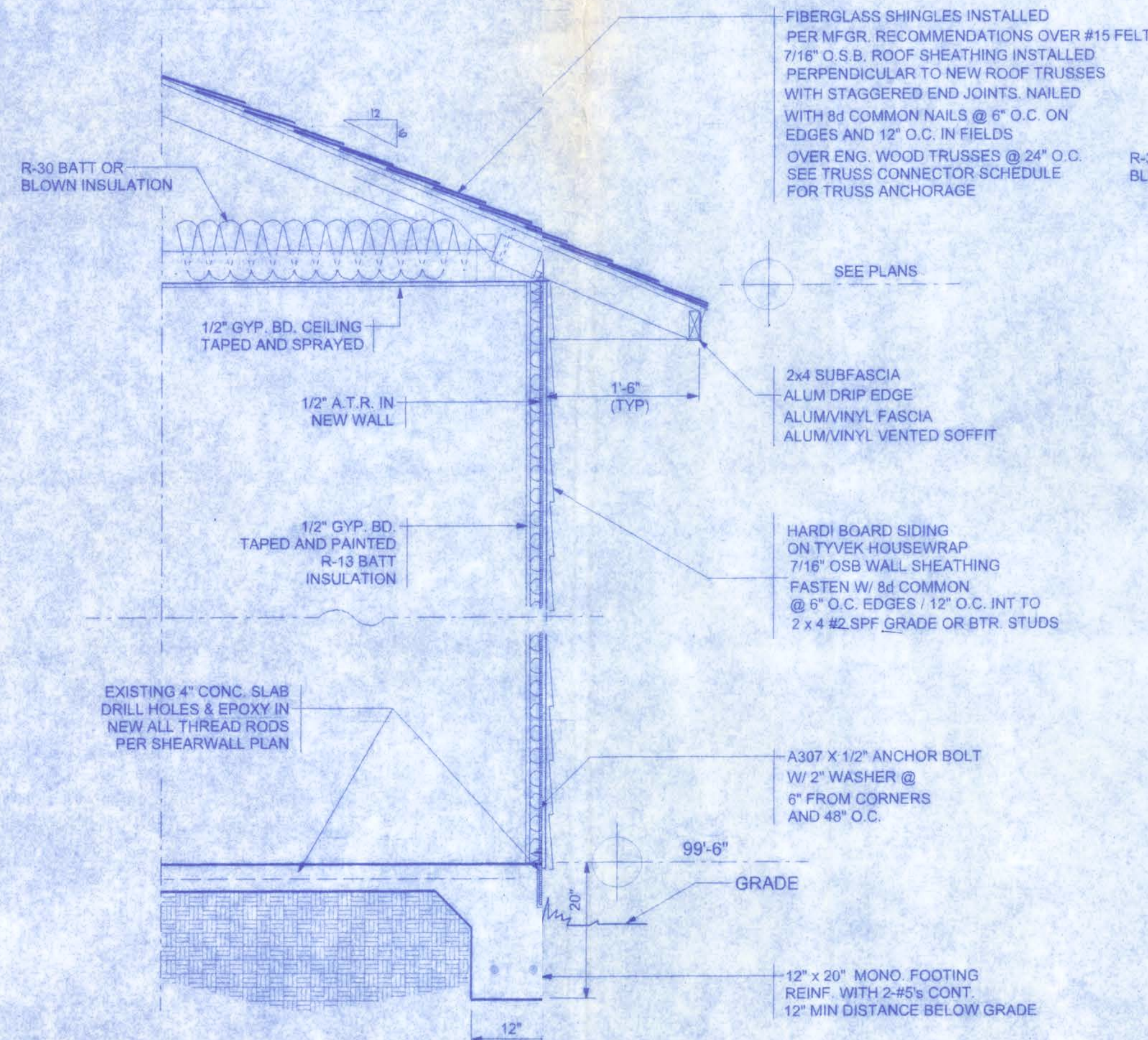
PRODUCT CODE	SIZE	COUNT
32X80 COLONIAL	2'-8"	1
36X80 COLONIAL	3'-0"	1
18X80 BIFOLD COLONIAL	1'-6"	1
48X80 BIFOLD COLONIAL	4'-0"	4
1868 INTERIOR MASONITE	1'-6"	1
2068 INTERIOR MASONITE	2'-0"	1
2468 INTERIOR MASONITE	2'-4"	3
2668 INTERIOR MASONITE	2'-6"	1
30X80 COLONIAL POCKET	2'-6"	1
36X30 SLIDER	3'-0" x 2'-6"	1
36X36 SLIDER	3'-0" x 3'-0"	2
60X48 SLIDER	6'-0" x 4'-0"	1
48X36 SLIDER	4'-0" x 3'-0"	5
60X36 SLIDER	5'-0" x 3'-0"	1

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

ANSI/AAMA/NWDA 101/S2 2/97

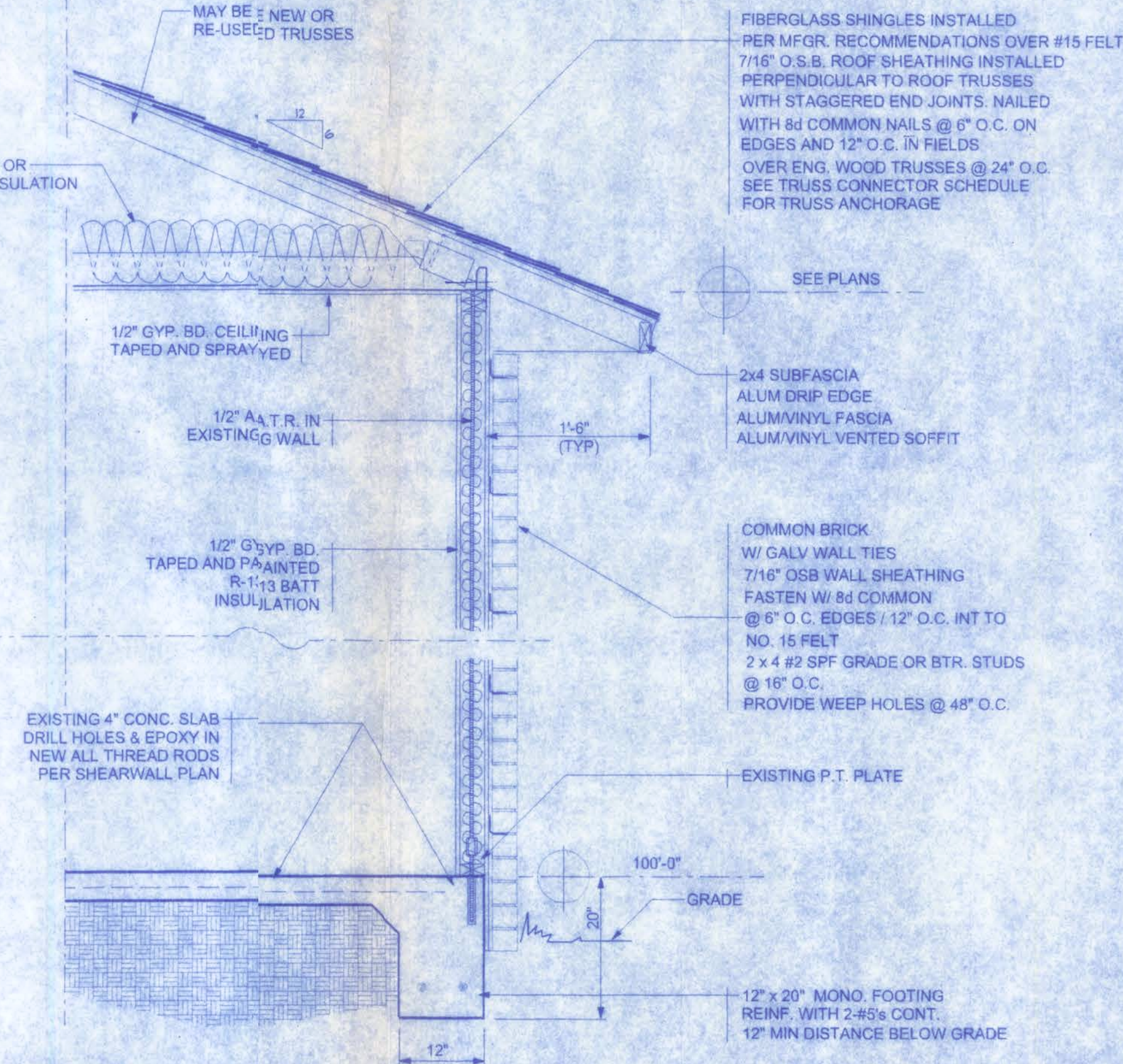
THE CONSTRUCTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E 330, STANDARD TEST METHODS FOR STRUCTURAL PERFORMANCE OF EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS BY UNIFORM STATIC AIR PRESSURE.

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



RECONSTRUCTED WALL SECTION

3/4" = 1'-0"

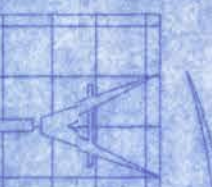


EXISTING WALL SECTION

3/4" = 1'-0"

BOYETTE RESIDENCE

128 SW NASSAU STREET
LAKE CITY, FL 32026
(386)758-4209



Freeman
Design Group

DATE
11/22/08

REVISIONS

SHEET
A-2

OF
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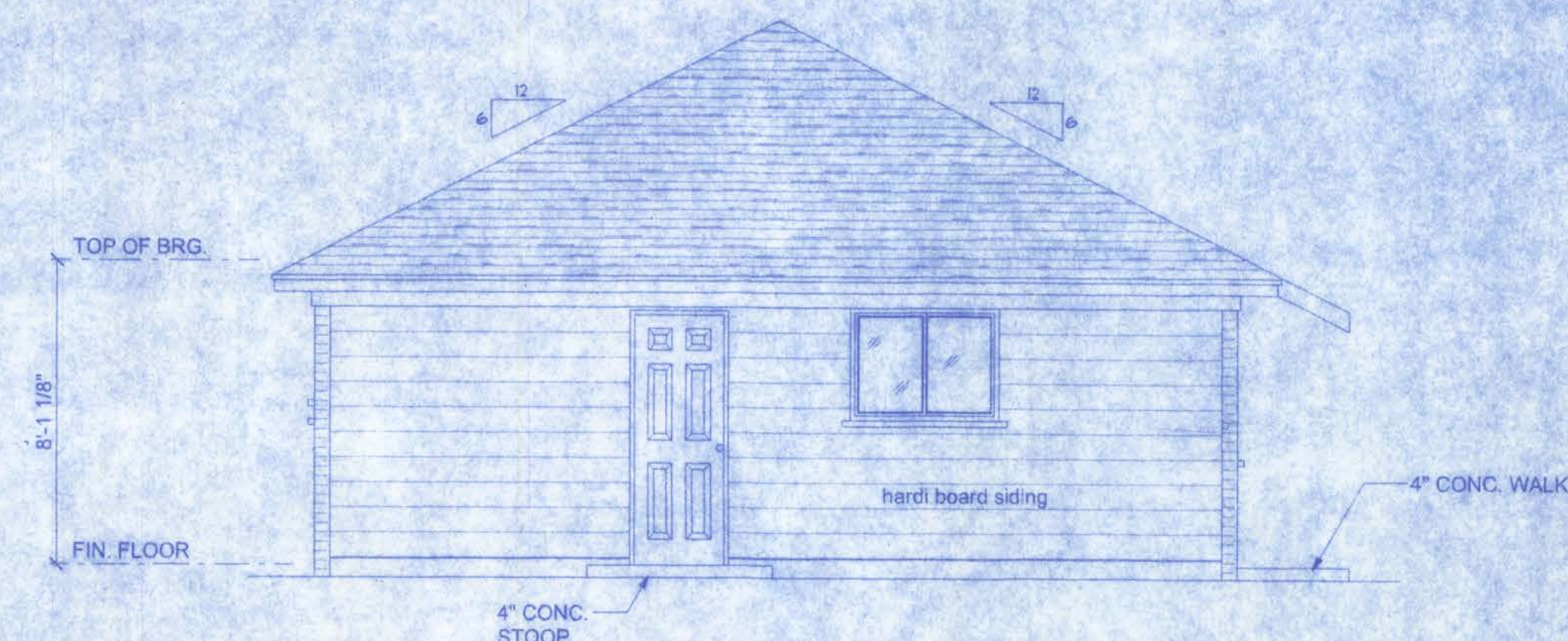
PROJECT NO.
B-R037

CERTIFICATE OF AUTHORIZATION # 00008701



NEW FRONT ELEVATION

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



NEW LEFT ELEVATION

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

NOTE:

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

NOTE: VENTILATE ROOF TO 1/300TH THE INSULATED ATTIC.
(1,060 SF / 300 = 3.53 SF * 144 SQ. IN. / SF = 503.2 SQ. IN.)

CONSTRUCTION DOCUMENTS:

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

DO NOT SCALE THESE PLANS:

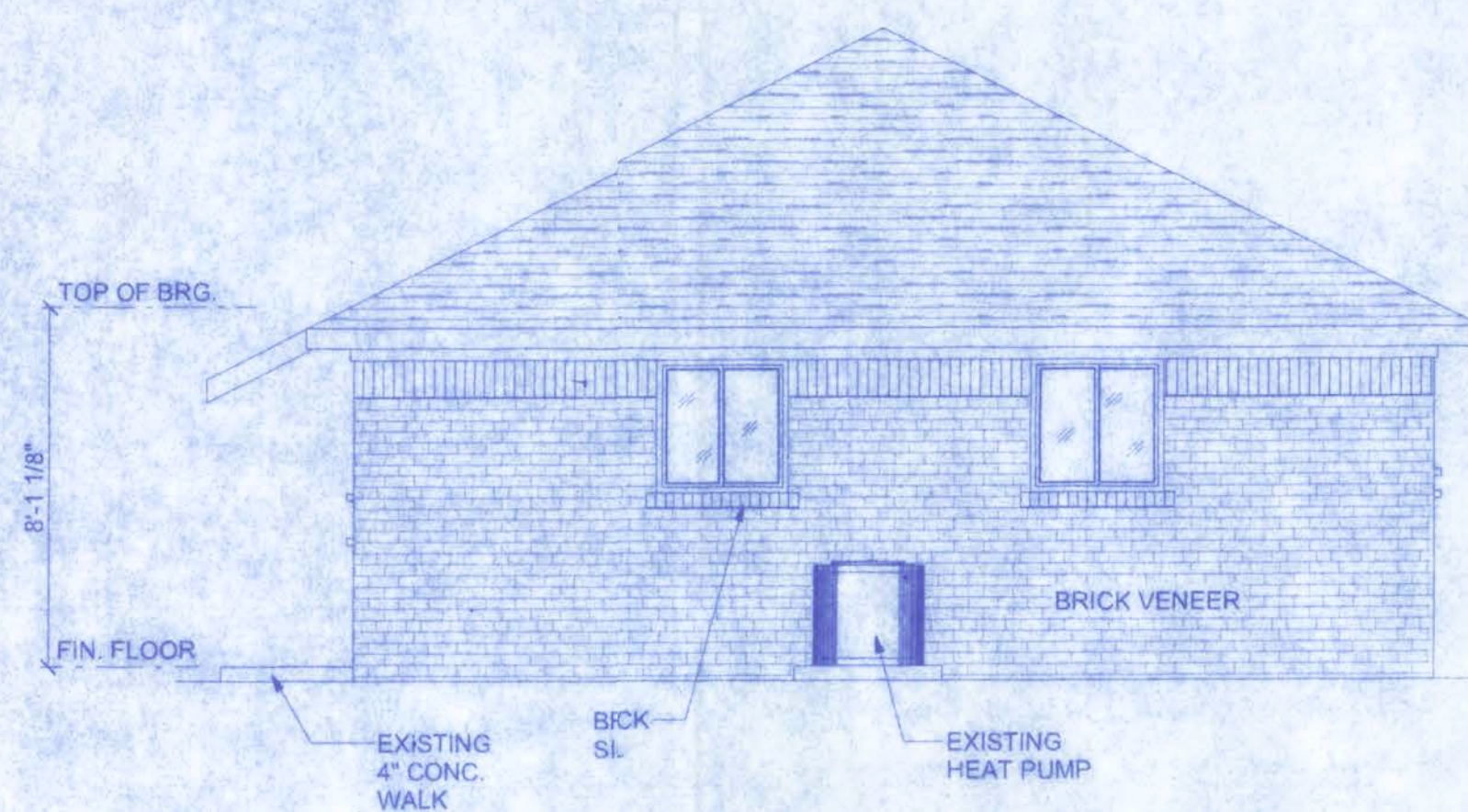
AMPLE DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS. SIMPLE ARITHMETIC MAY BE USED TO DETERMINE THE LOCATION OF THOSE ITEMS NOT DIMENSIONED.

CHANGES TO PLAN SETS:

PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT CONSULTING WITH THE ARCHITECT/ENGINEER. THE OWNER SHALL ASSUME ANY AND ALL LIABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE TO THE PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM SPECIFICATIONS ON THE PLANS.

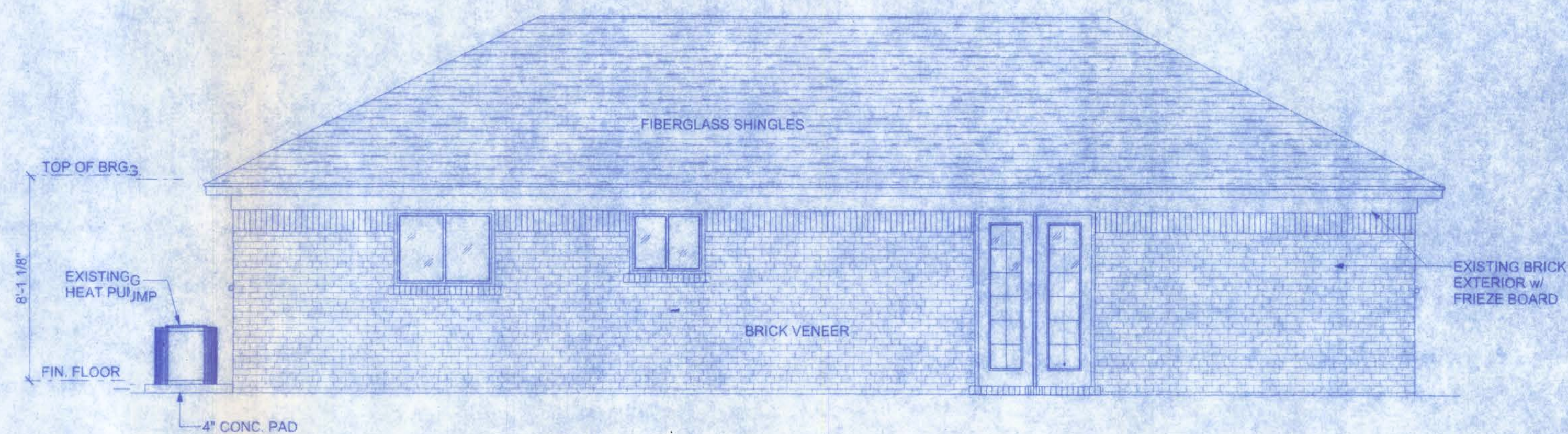
GENERAL NOTES:

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



NEW RIGHT ELEVATION

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

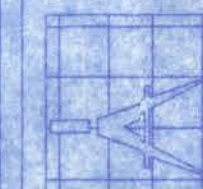


NEW REAR ELEVATION

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

BOYETTE RESIDENCE

128 SW NASSAU STREET
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Freeman
Design Group

CERTIFICATE OF AUTHORIZATION #00006701

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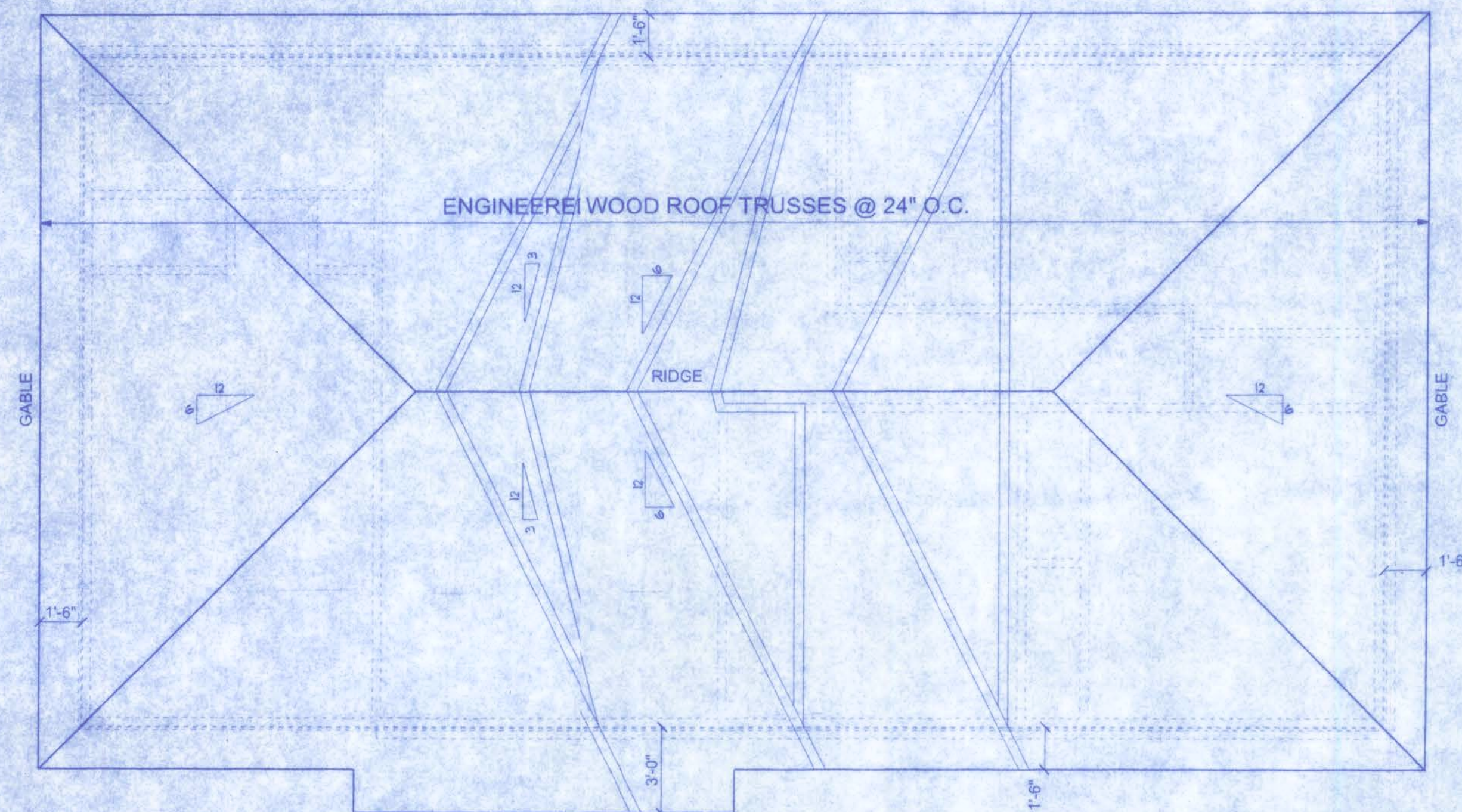
APPROVED BY: W.H.F.

REVISIONS

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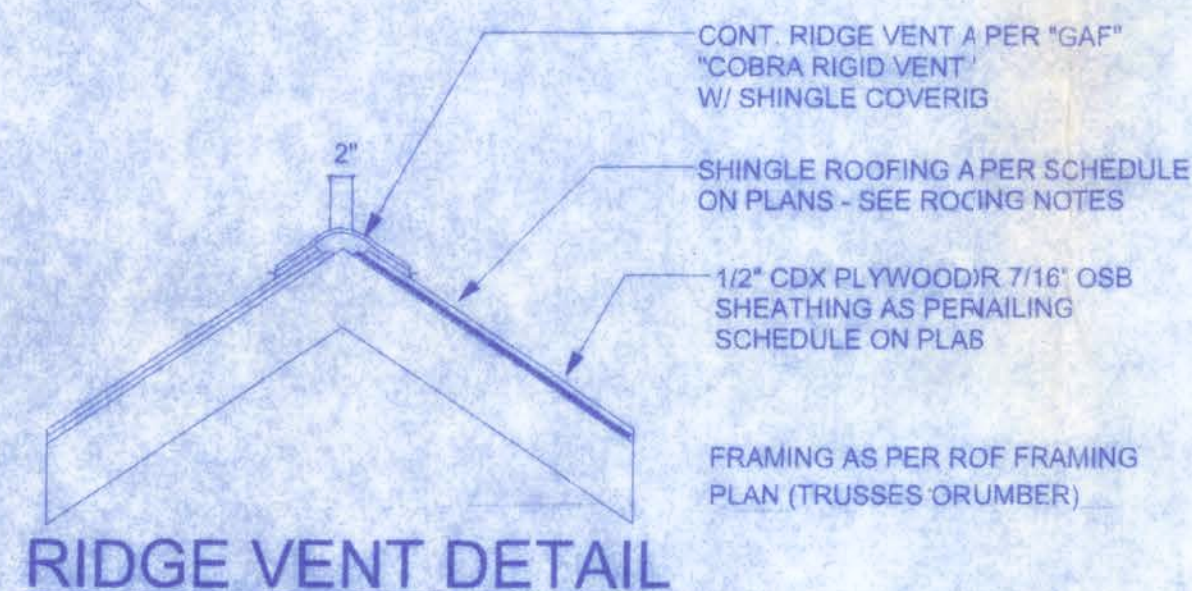
OF 6

PROJECT NO. 08037



NEW ROOF PLAN

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

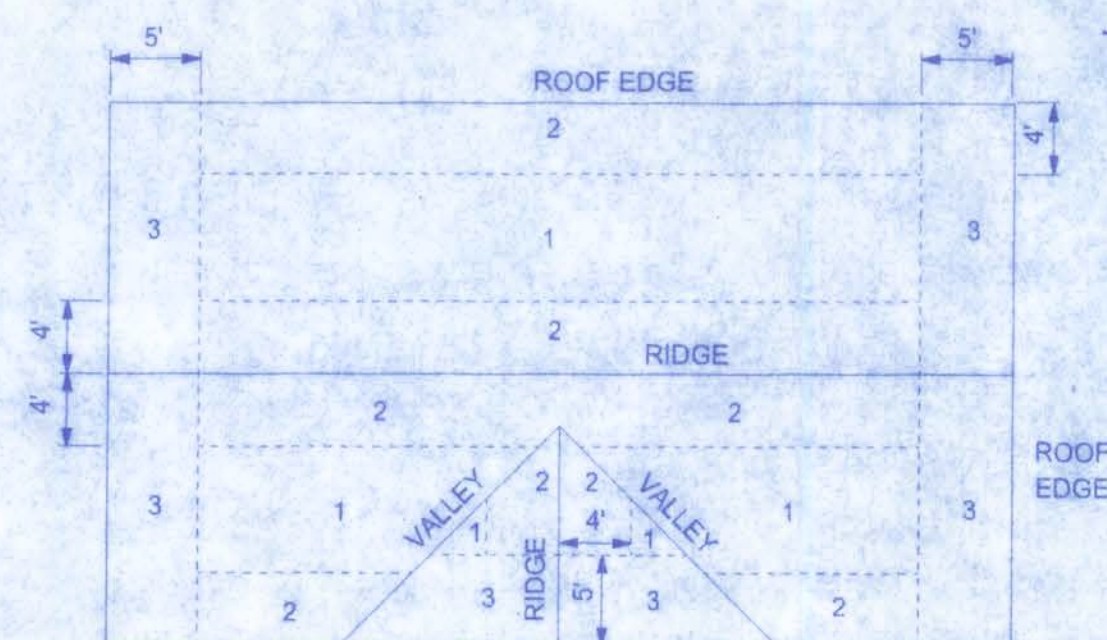


CONNECTOR SCHEDULE FOR TRUSS ANCHORAGE				
CONNECTOR	TRUSS	TOP PLATE	UPLIFT PROVIDED	MANUFACTURER
H2.5	5-8d NAILS	5-8d NAILS	385 LBS	SIMPSN
H10	8-8d NAILS	8-8d NAILS	850 LBS	SIMPSN
MTS12	7-10d NAILS	7-10d NAILS	1,000 LBS	SIMPSN
H16	2-10d NAILS	10-10d NAILS	1,300 LBS	SIMPSN
(2)MTS20	10-10d NAILS	10-10d NAILS	2 x 1,450 = 2,900 LBS	SIMPSN

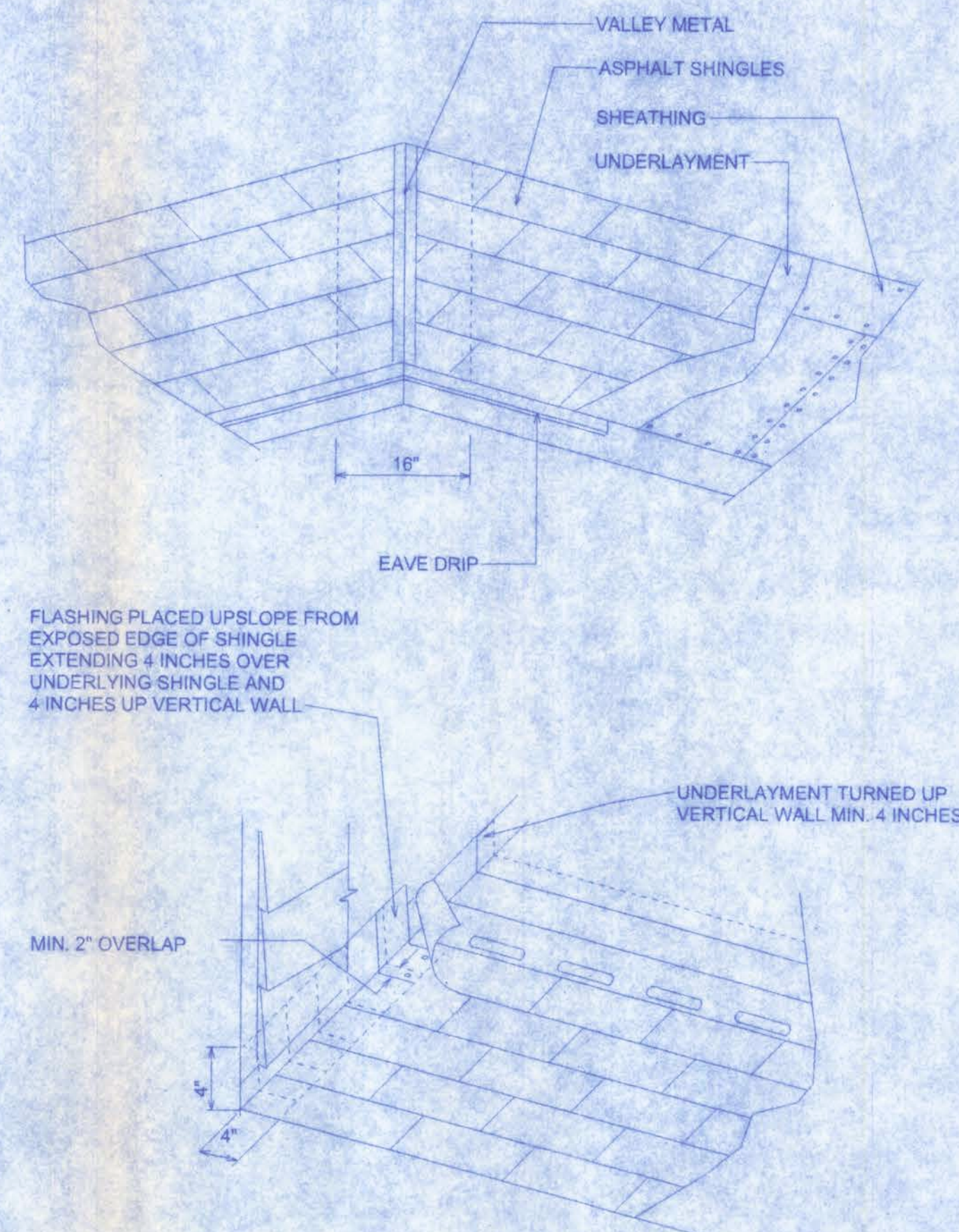
ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	7/16" O.S.B.	8d COMMON OR 8d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE
2			12 in. o.c. FIELD
3			6 in. o.c. EDGE 6 in. o.c. FIELD
			4 in. o.c. @ GABLE BDWALL OR GABLE TRUS 6 in. o.c. EDGE 6 in. o.c. FIELD

VENTILATION REQUIREMENTS

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



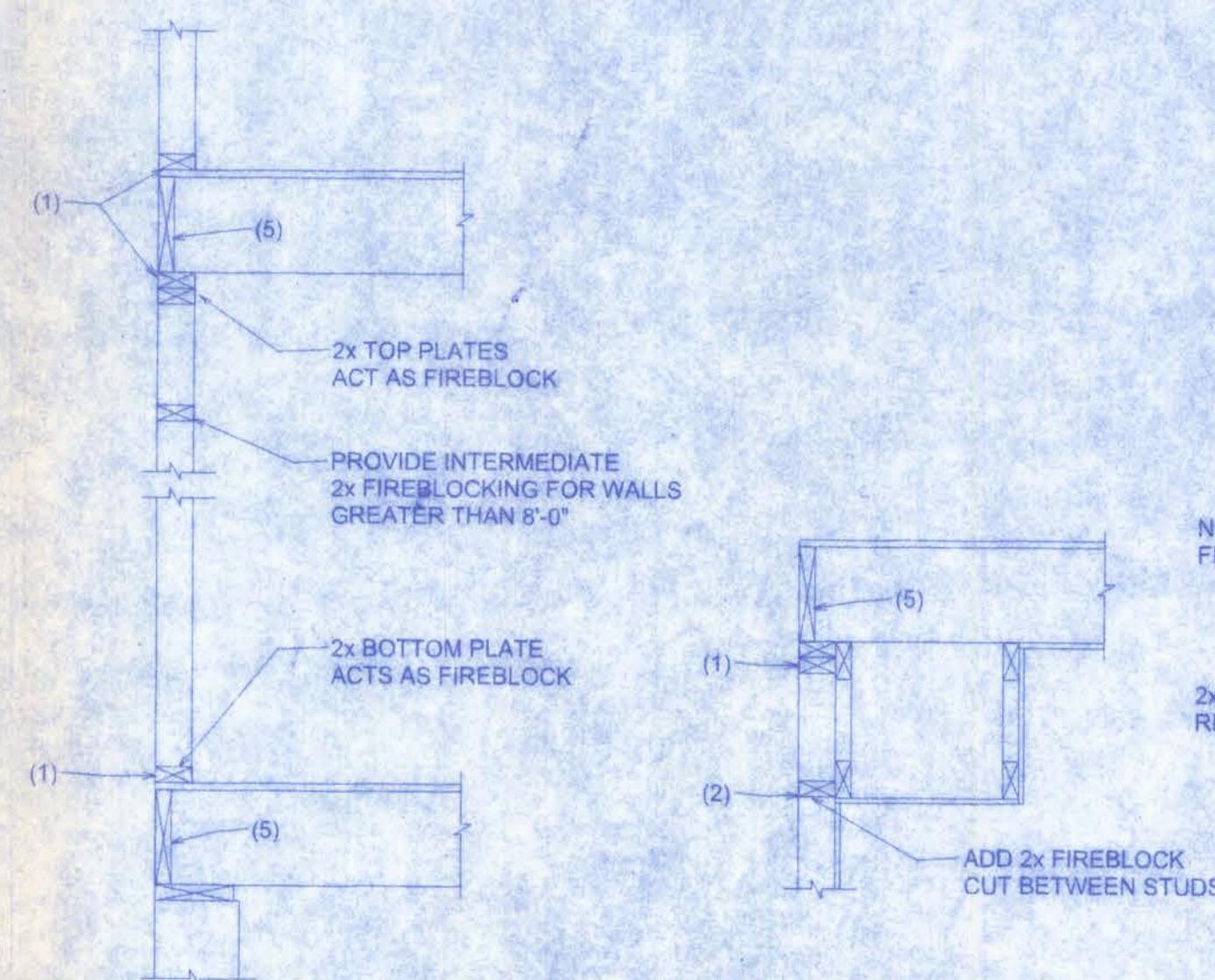
ROOF SHEATHING NAILING ZONES (GABLE ROOF)



FIREBLOCKING NOTES:

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

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH PYROPLANET MULTIFLEX SEALANT
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.



PLATFORM FRAMING

SOFFIT/DROPPED CLG.

PENETRATIONS

DECK REQUIREMENTS:
ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

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

UNDERLAYMENT:
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM WITH ASTM D 226, TYPE 1, OR ASTM D 4869, TYPE 1.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:
SELF-ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY WITH 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 ROOF 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:

- STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.
- 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 WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

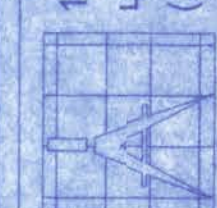
VALLEYS:
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:

- FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16 INCHES WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN TABLE 1507.3.9.2.
- FOR OPEN VALLEYS, VALLEY LINING OF TWO PLYS 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.
- FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
 - BOTH TYPES 1 AND 2 ABOVE, COMBINED.
 - ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
 - SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1970.

MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (LB)
COPPER			1
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0179	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.027		2 1/2 20

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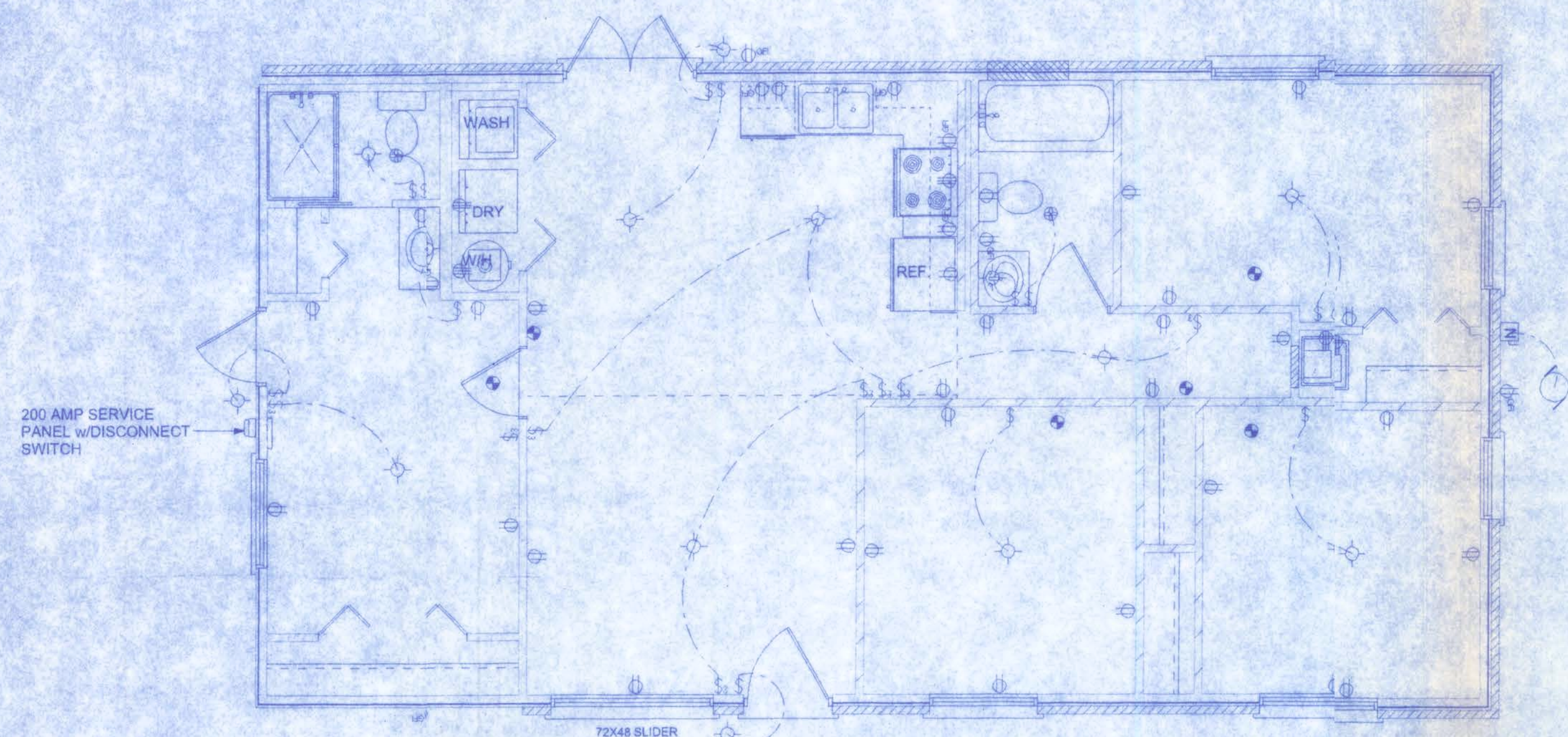
REVISIONS

SHEET A-4

OF 6

PROJECT NO. 18.R037

CERTIFICATE OF AUTHORIZATION # 00009701



NEW FLOOR PLAN

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

ELECTRICAL	SYMBOL
ceiling fan spotlights	
chandelier	
electric motor	
electrical meter	
electrical panel	
non-fused disconnect	
50 cfm exhaust fan	
GFI receptacle	
light	
outlet	
outlet 220v	
outlet wp	
smoke detector	
switch	
switch 3 way	

NOTE:

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

ELECTRICAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES.
2. OPTIONAL SECURITY LIGHT SWITCH LOCATIONS TO BE MADE DURING CONSTRUCTION.
3. PREWIRE LOW VOLTAGE CONTROL WIRING FOR ELECTRIC GARAGE DOOR OPENERS.
4. PROVIDE WIRING AS REQUIRED FOR AIR CONDITIONING, HEATING, AND WATER HEATING EQUIPMENT.

NOTE:

ALL SMOKE DETECTORS TO BE WIRED TOGETHER TO ACTUATE ALL ALARMS IF ANY ONE UNIT IS ACTUATED.

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.

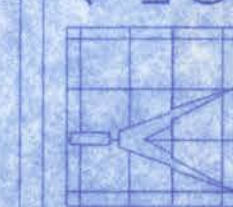
INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

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 CONTRACTOR 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 I.Nr., DESCRIPTION & BRKR, SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS. CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

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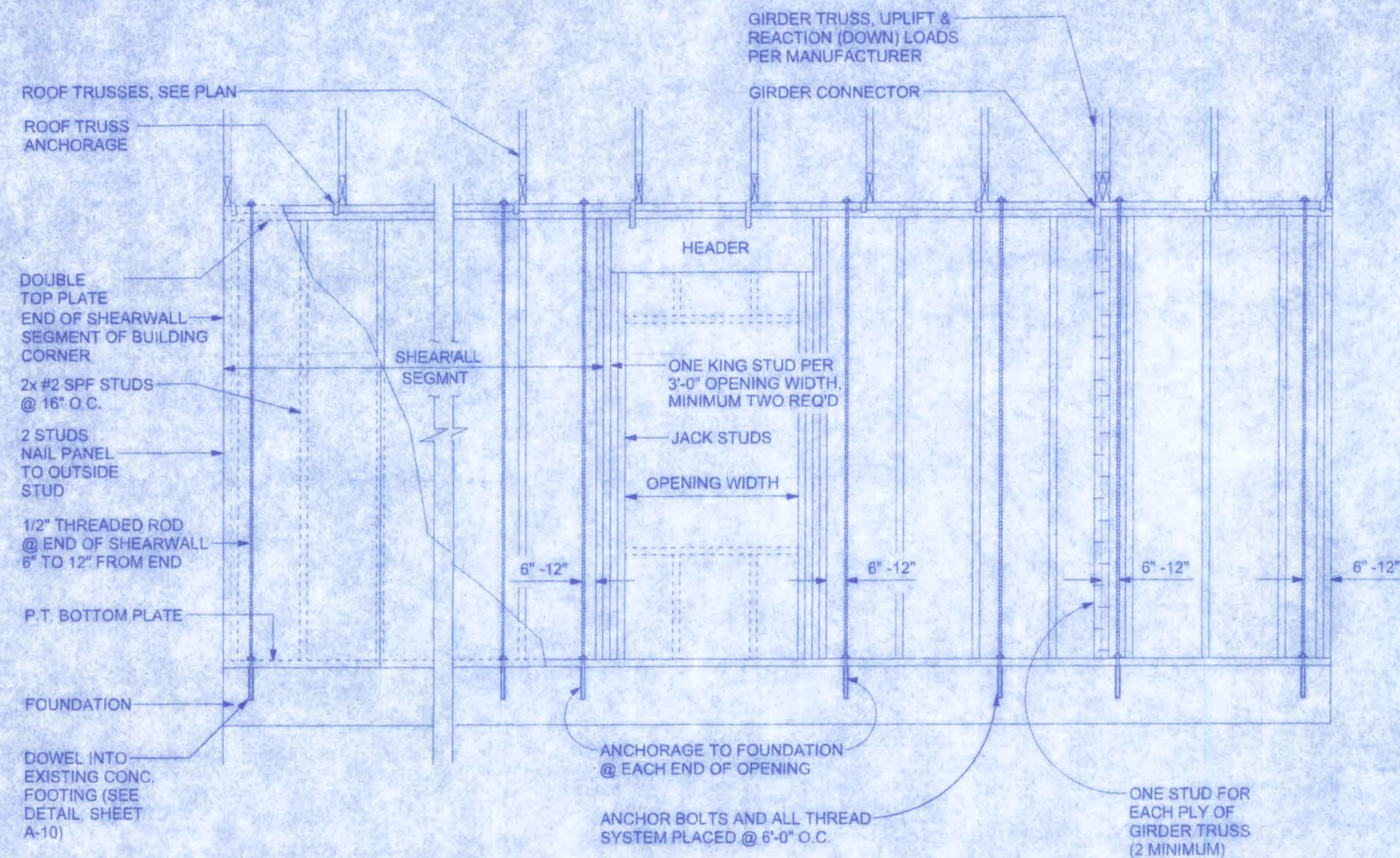
SHEET **A-5**

OF **6**

PROJECT NO.
01R037

BOYETTE RESIDENCE

W.H.F.
11/22/09
PES 5045



SHEARWALL DETAILS

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

RULES:

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

ALLOWABLE VALUES	
Connection Type	Allowable Value
Foundation / S.Y.P. Top Plate	3840 lbs.
Foundation / Spruce-Pine-Fir Top Plate	3840 lbs.
Lintel or Bond Beam / S.Y.P. Top Plate	3840 lbs.
Lintel or Bond Beam / Spruce-Pine-Fir Top Plate	3840 lbs.

Placement at slab level:

Corners

When presetting the all-thread rod at a building corner, the rod should be placed 8 to 12 inches away from the corner so 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.

Header ends

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

Top Connections

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

Intermediate Coupler Connections

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

Retro-fits

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

Sole plate to slab connection:

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

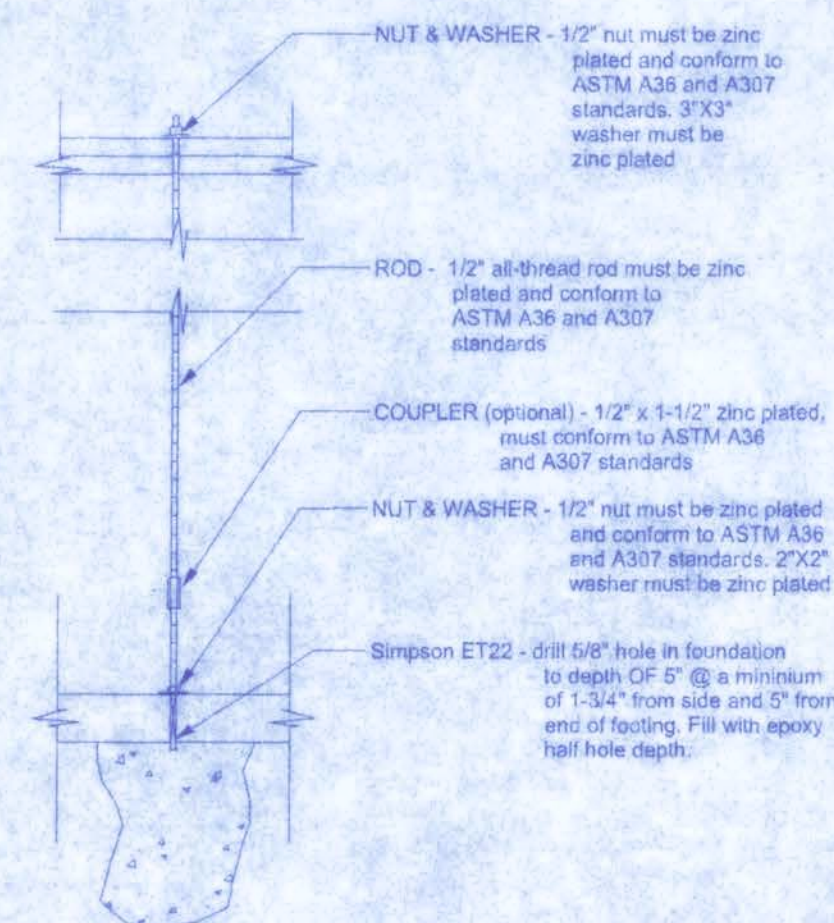
System Tightening:

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

SHEARWALL NOTES:

1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-99 305.4.3.
2. THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS 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 i.e. 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

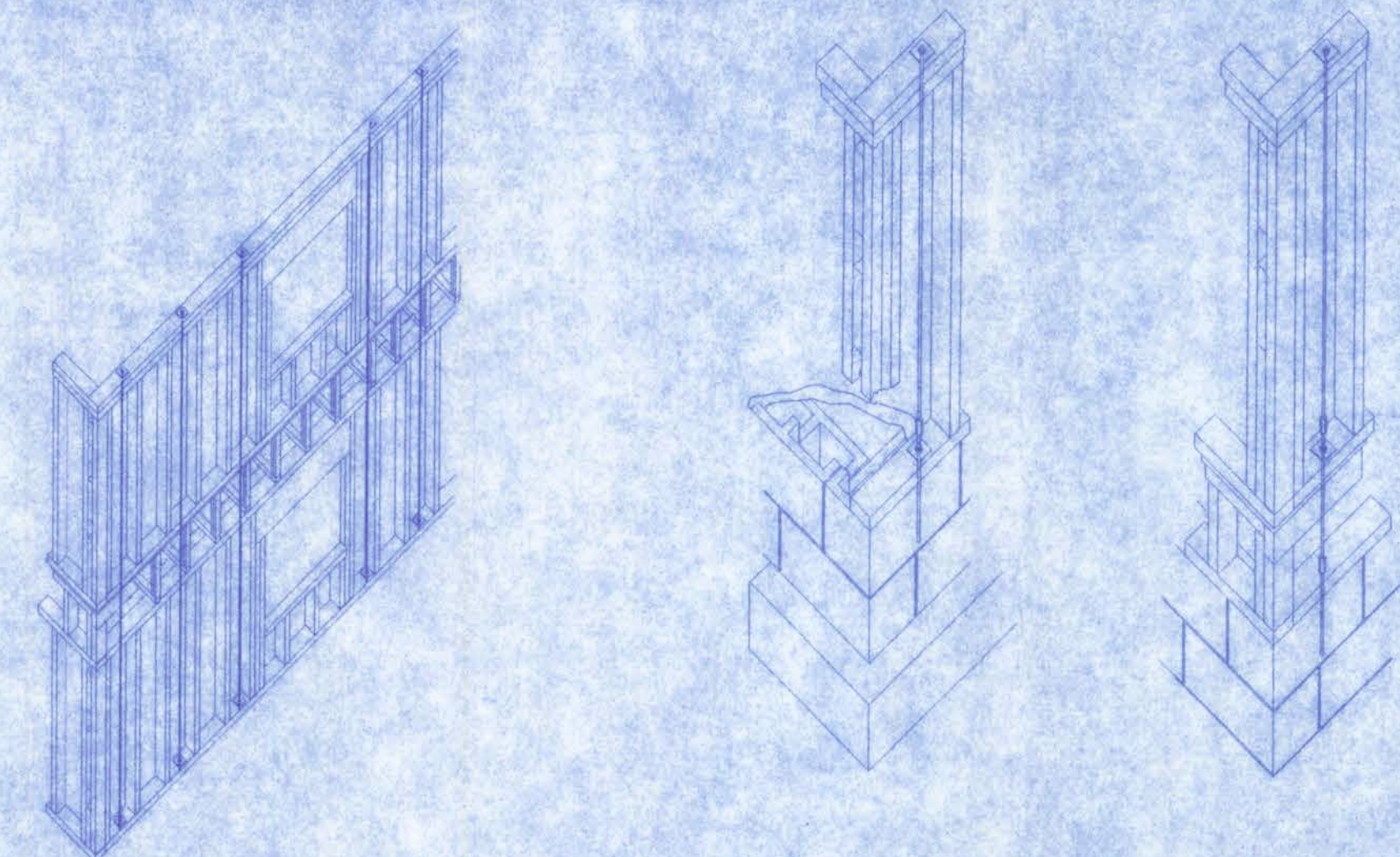
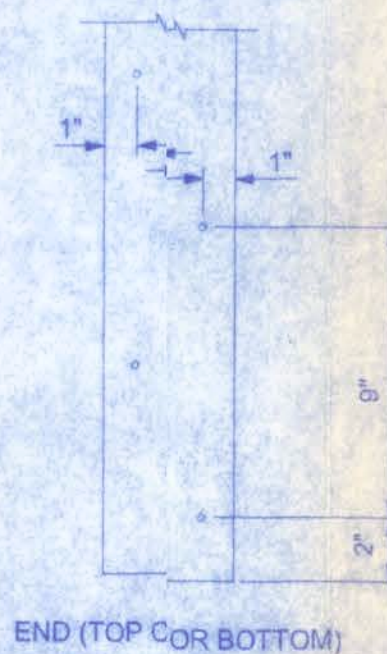


GIRDER COLUMN DETAIL

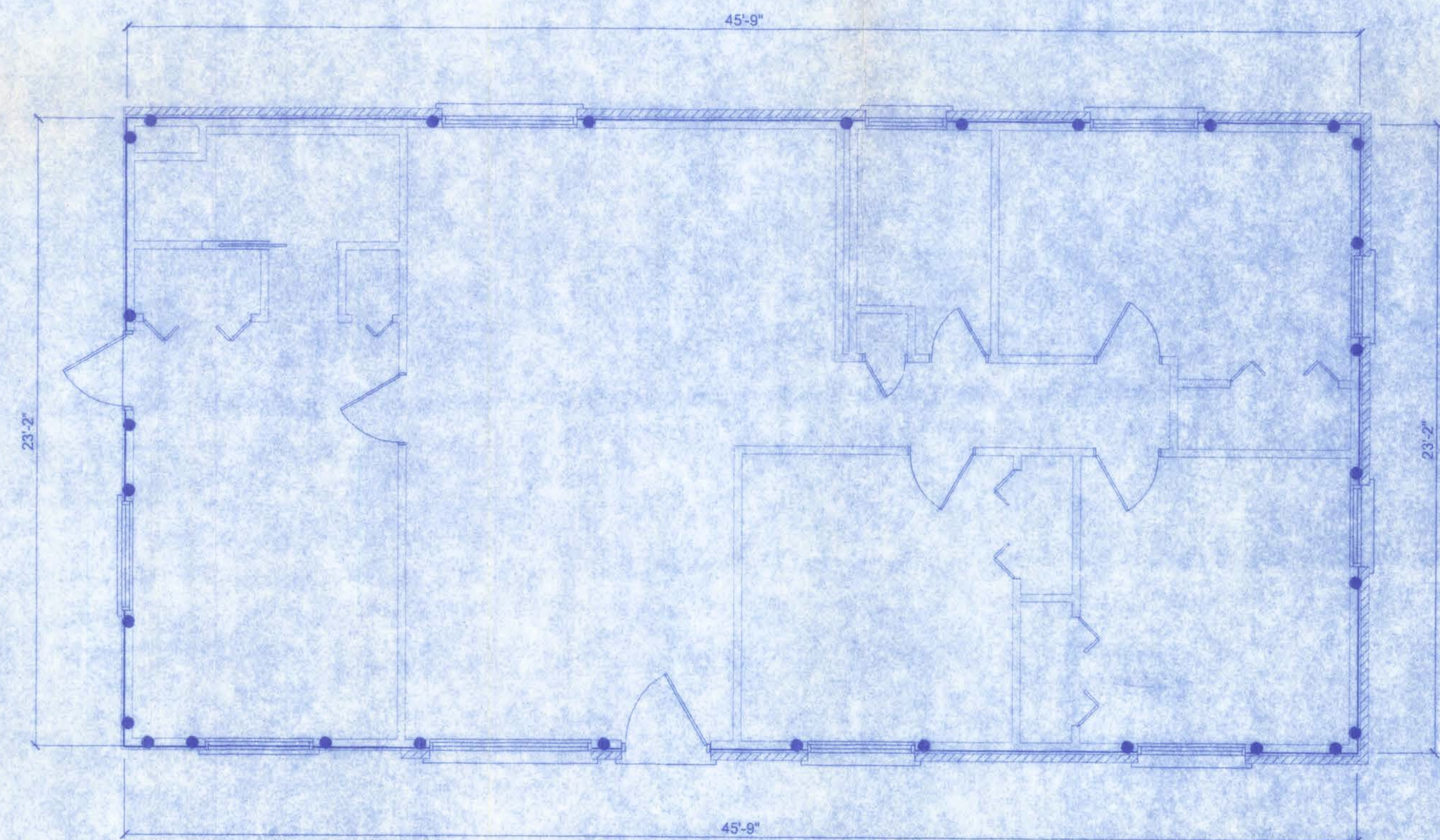
SCALE: 1/2" = 1'-0"

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.



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



SHEARWALL PLAN

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

● - 1/2" ALL THREAD ROD LOCATIONS

BOYETTE RESIDENCE

128 SW NASSAU STREET
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(386) 758-4209



Freeman
Design Group
INC.

DRAWN BY
J.T.D.
DATE
11/22/08
APPROVED BY
W.H.F.

REVISIONS

SHEET A-6

OF 6

PROJECT NO.
18 R037

CERTIFICATE OF AUTHORIZATION # 00000701