STRUCTURAL NOTES:

CAST IN PLACE CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI, A SLUMP OF 6" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63
2. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 40.
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6".
4. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
5. HORIZONTAL FOOTING BARS SHALL BE BENT 1'-0" AROUND CORNERS OR CORNER BARS WITH A 2'-0" LAP PROVIDED
6. MINIMUM LAP SPLICES ON ALL REINFORCING BAR SPLICES SHALL BE 40 BAR DIAMETERS TYP.
7. CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM

MASONRY WALL CONST.

1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 PSI (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.

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.

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 AND ATTROVED BEFORE REQUESTING FRAMING INSPECTION.

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.

PREFABRICATED WOOD TRUSSES

1. ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS.
2. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
3. TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25%) TO WITHSTAND THE LIVE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD.
4. BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.
5. TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FOLLOWING DESIGN LOADS:
6. DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS 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 CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

FIELD REPAIR NOTES

1. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED 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 BE SUBSTITUTED W/ 1/2" DIA. ANCHOR BOLTS SET IN 3/4" DIA. X 6" DEEP UNITEX "PROPOXY" 300 ADHESIVE BINDER FOLLOWING ALL MANUFACTURERS RECOMMENDATIONS (OR 1/2" X 6" 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)

ABBREVIATIONS

A.B.	Anchor Bolt	Flr.	Floor	Plt. Ht.	Plate Height
Abv.	Above	Fdn.	Foundation	Plt Sh.	Plant Shelf
A/C	Air-Conditioner	Flr. Sys.	Floor System	PSF	Pounds per square foot
Adj.	Adjustable	F.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 Ft.	Temp.	Tempered
Dec.	Decorative	L.T.	Laundry Tub	Thk'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	Mfgr.	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.	Microlam	VB	Vanity Base
Ea.	Each	Mir.	Mirror	Vert.	Vertical
E.W.	Each Way	Mono	Monolithic	V.L.	Versalam
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
Fin. Flr.	Finished Floor	P.L.	Parallam	Wd	Wood
F.G.	Fixed Glass	PLF	Pounds per linear foot	WP	Water Proof

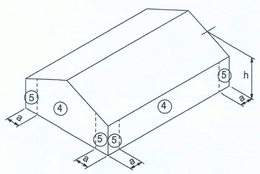
TERMITE SPECIFICATIONS:

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.(FBC 104.2.6)
2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALKS.(FBC 1503.4.4)
3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS.(FBC 1503.4.4)
4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAT 6 INCHES.

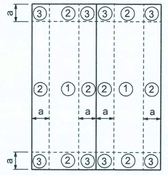
   EXCEPTION: PAINT OR DECORATIVE CEMENTATIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.(FBC 1403.1.6)
5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE.(FBC 1816.1.1)
6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES 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)

ALL WIND LOADS ARE IN ACCORDANCE WITH CHAPTER 16, FLORIDA BUILDING CODE 5TH EDITION (2014)		
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:	16.3 PSF MAX.	-17.8 PSF MIN.
ROOFING ZONE 2:	16.3 PSF MAX.	-20.8 PSF MIN.
ROOFING ZONE 3:	16.3 PSF MAX.	-20.8 PSF MIN.
ROOFING AT ZONE 2 OVERHANGS:	-30.2 PSF MIN.	
ROOFING AT ZONE 3 OVERHANGS:	-30.2 PSF MIN.	
STUCCO, CLADDING, DOORS AND WINDOWS		
ZONE 4: ZONE 5:	17.8 PSF MAX. 17.8 PSF MAX.	-19.3 PSF MIN. -23.9 PSF MIN.
9' WIDE O/H DR.:	16.0 PSF MAX.	-17.7 PSF MIN.
16' WIDE O/H DR.:	16.0 PSF MAX.	-16.7 PSF MIN.

WALLS



GABLE 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

STRUCTURAL DESIGN CRITERIA

CODES: FLORIDA BUILDING CODE 5TH EDITION (2014)
BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-10)
SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-10)
BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-10)
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2012 EDITION
APA PLYWOOD DESIGN SPECIFICATION

LIVE LOADS:

ROOF	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: 120 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 TO BE 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.

PROJECT LOCATION

INDEX OF SHEETS

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 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.

INORGANIC ARSENICAL PRESSURE TREATED WOOD
SOME FRAMING MATERIALS SPECIFIED FOR THE CONSTRUCTION OF YOUR HOME MAY BE PRESSURE TREATED WITH INORGANIC ARSENICALS. 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.

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

A-1 A-4 A-6 A-9

REVISIONS

DATE	BY	DESCRIPTION

DESIGN BY:
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
P.O. BOX 970
LAKE CITY, FL 32056
PHONE: 386.754.4085

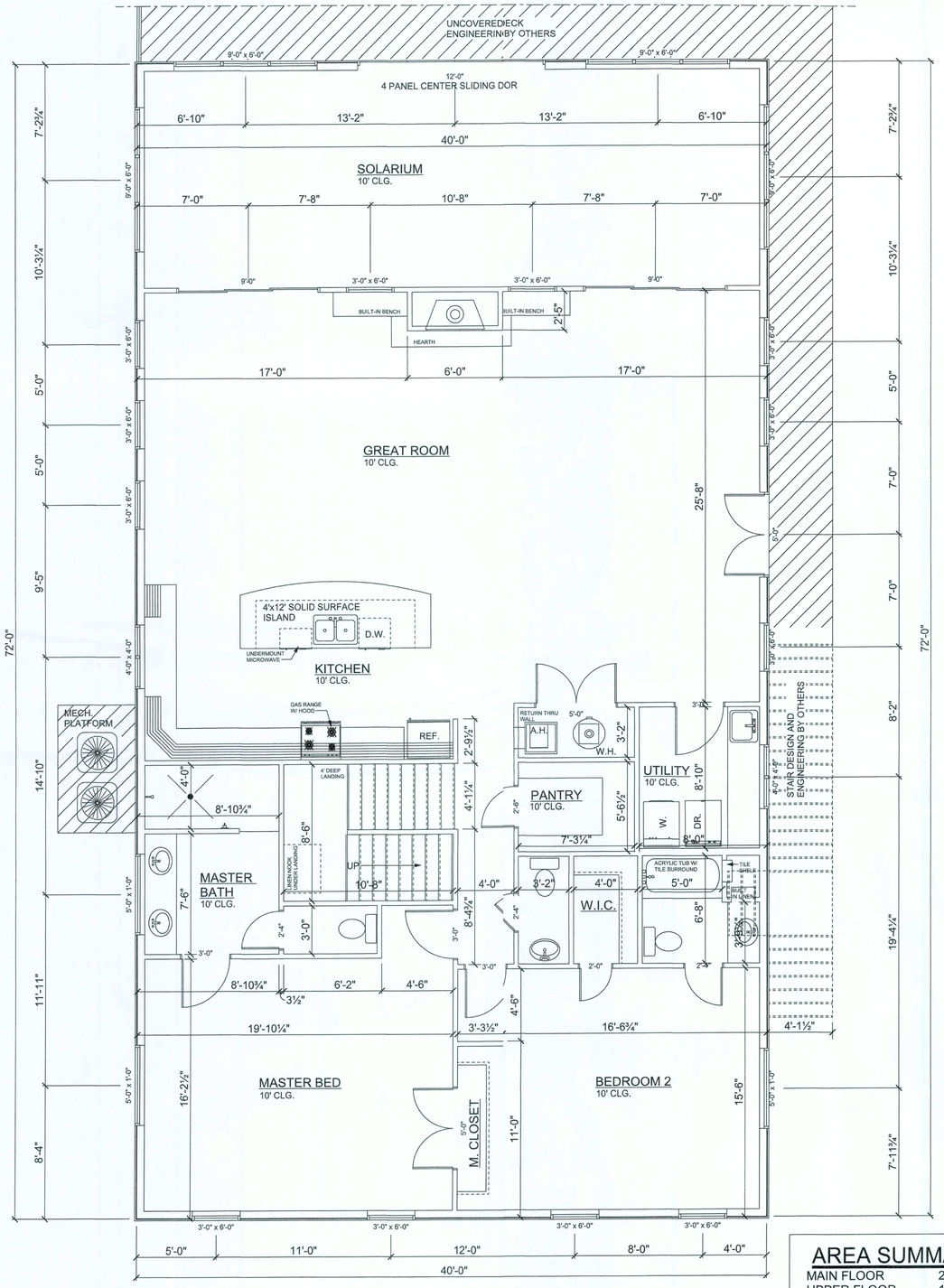
3-22-2016
Brett A. Crews, P.E. 65592

DRAWN BY: TM
APPROVED BY: BC

HOLT RIVER HOME

GENERAL NOTES

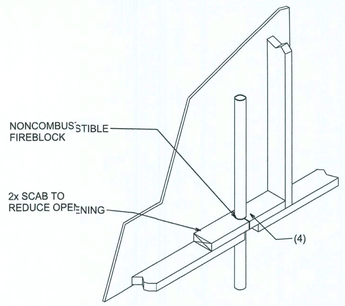
PROJECT NO.: R15.011
SHEET: A-1



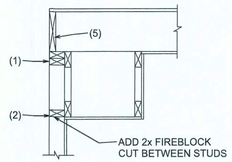
FLOOR LAYOU
SCALE: 1/4" = 1'-0"

AREA SUMMARY

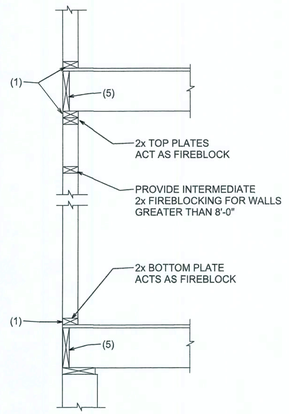
MAIN FLOOR	2,880 SF
UPPER FLOOR	1,584 SF
TOTAL	4,464 SF



PENETRATIONS



SOFFIT/DROPPED CLG.



PLATFORM FRAMING

FIREBLOCKING NOTES:

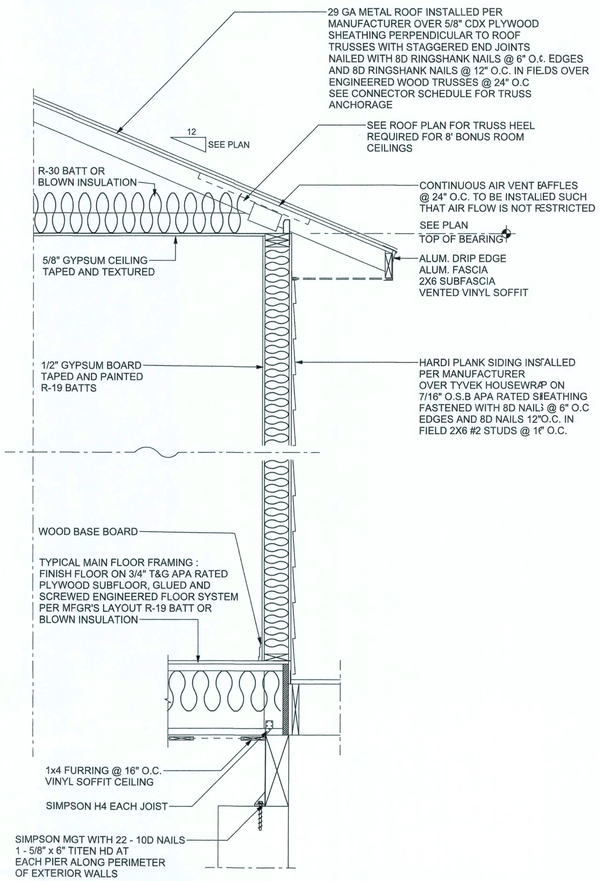
FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

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

STEEL COATING RECOMMENDATIONS IN PRESSURE TREATED WOOD:

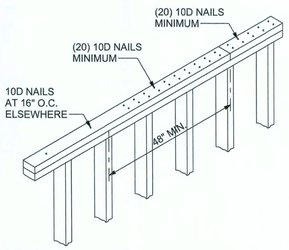
- Thicker galvanizing generally extends service life of a product. The treated wood industry recommends use of Stainless Steel and hot-dip galvanized connectors and fasteners with treated wood.
- Due to the uncertainties, which are out of the specifiers control, in regard to the chemicals used in pressure treated wood, Simpson recommends the use of stainless steel fasteners, anchors and connectors with treated wood when possible. At a minimum, customers should use ZMAX (G185 HDG per ASTM A653), Batch/Post Hot-Dip Galvanized (per ASTM A123 for connectors and ASTM A153 for fasteners), or mechanically galvanized fasteners (per ASTM B695, Class 55 or greater), product with the newer alternative treated woods.
- G60 galvanized products should not be used with treated woods.
- G90 galvanized connectors can be used with Sodium Borate (DOT - Disodium Octaborate Tetrahydrate) treated woods. Sodium Borate Treated woods are not suitable for applications where moisture exposure is likely. They are suitable for mudsill applications when transported, stored, and installed appropriately.
- When using stainless steel or hot-dip galvanized connectors, the connectors and fasteners should be made of the same material.

Simpson Strong-Tie Product Finishes	Untreated Wood	Chromated Copper Arsenate (CCA-C)	DOT Sodium Borate (SBX)	Alkaline Copper Quat ACQ-C and ACQ-D (Carbonate)	Copper Azole (CBA-A and CA-B)	SBX (DOT) with $NaSiO_2$	Ammoniacal Copper Zinc Arsenate (ACZA)	Other Pressure Treated Woods
Standard (G90)	X	X	X					
ZMAX (G185)	X	X	X	X	X	X		
Post Hot-Dip Galvanized (HDG)	X	X	X	X	X	X	X	X
SST300 (Stainless Steel)	X	X	X	X	X	X	X	X



TYPICAL WALL SECTION

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



TOP PLATE SPLICE DETAILS

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

REVISIONS		
DATE	BY	DESCRIPTION

DESIGN BY:
TRADEMARK Construction Group, Inc.
CERTIFIED GENERAL CONTRACTOR CGC1514780
750 SW MAIN BLVD.
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CES Crews Engineering Services, LLC

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BRETT ALAN CREWS LICENSE No 65592 STATE OF FLORIDA
Brett A. Crews, P.E. 65592

DRAWN BY: TM
APPROVED BY: BC

HOLT RIVER HOME

MAIN FLOOR PLAN

PROJECT NO.: R15.011
SHEET: A-2

RIAD-SIDE ELEVATION
SCLE: 1/4" = 1'-0"

RIVER-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS		
DATE	BY	DESCRIPTION

DESIGN BY:
TRADEMARK Construction Group, Inc.
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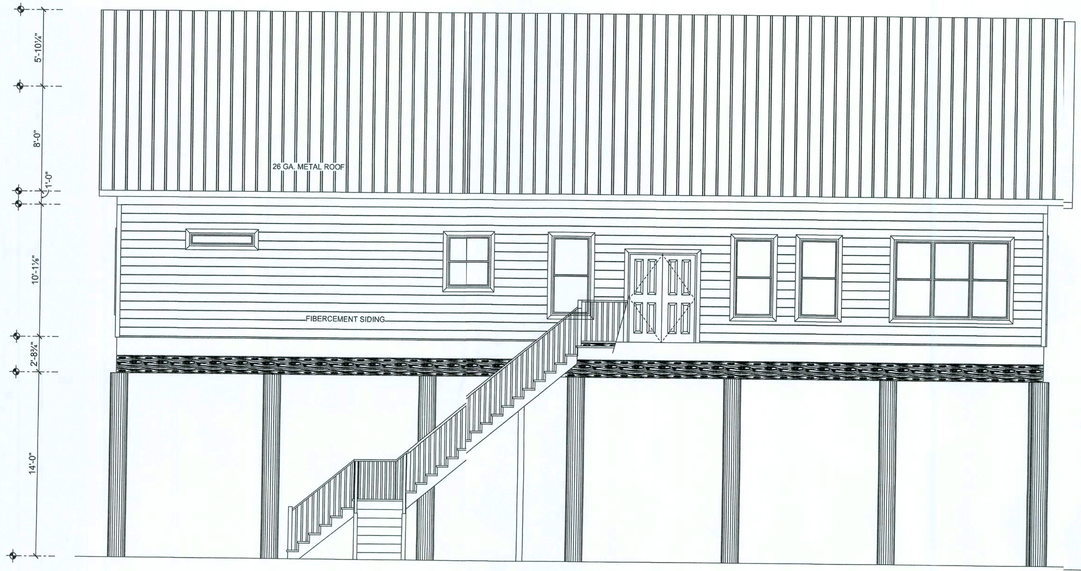
BRENT ALAN CREWS LICENSE No 65592 STATE OF FLORIDA PROFESSIONAL ENGINEER
11-27-2017
Brett A. Crews, P.E. 65592

DRAWN BY: TM
APPROVED BY: BC

HOLT RIVER HOME

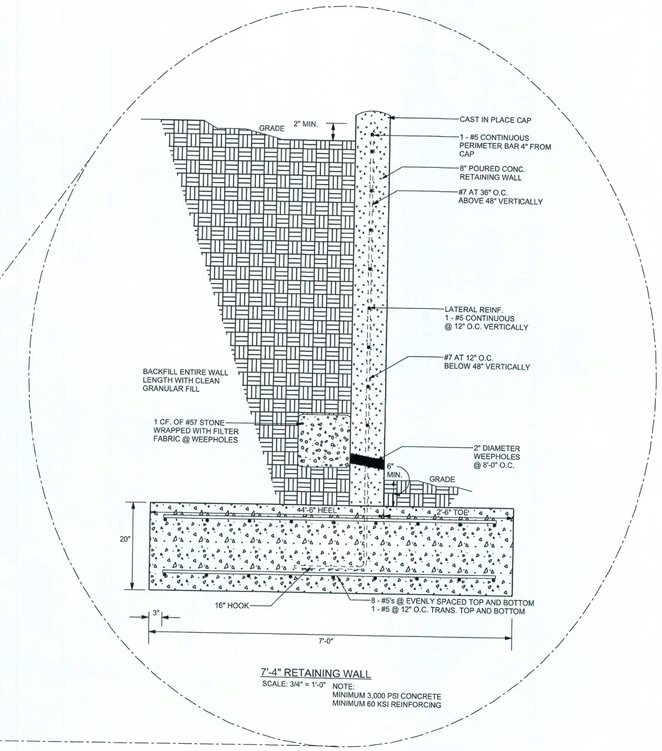
ELEVATIONS FRONT AND REAR

PROJECT NO.: R15.011
SHEET: A-3



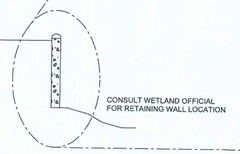
RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

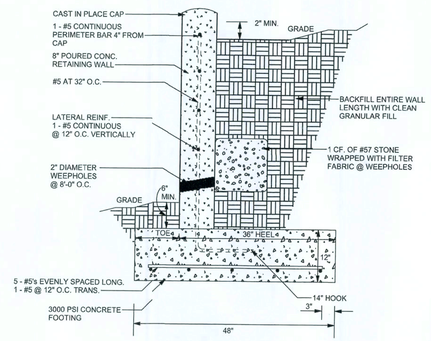
See Seperate Page for Opt. Deck



7'-4" RETAINING WALL
SCALE: 3/4" = 1'-0"

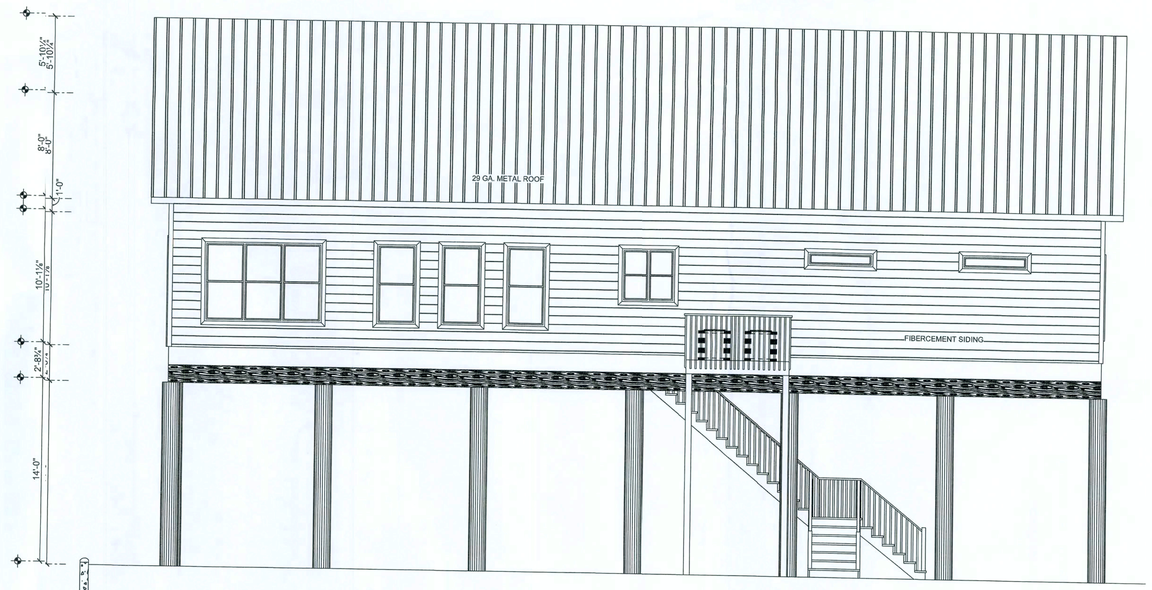
NOTE:
MINIMUM 3,000 PSI CONCRETE
MINIMUM 60 KSI REINFORCING





48" RTAINING WALL
SCALE/4" = 1'-0"

CONTRTOR MAY USE THIS RETAINING WALL REINFCEMENT WHERE EXISTING GRADE ALLOWS LESS TIN 48" OF RETAINED SOILS



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

REVISIONS		
DATE	BY	DESCRIPTION
03.08.2016	TM	PROVIDE ALTERNATIVE RETAINING WALL. POURED CONC. INSTEAD OF C.M.U.

DESIGN BY:

TRADEMARK Coistruction Group, Inc.

CERTIFIED GENERAL CONTRACTOR
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BRETT ALAN CREWS — LICENSE — No 65592 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
7-8-2016

Brett A. Crews, P.E. 65592

DRAWN BY: TM

APPROVED BY: BC

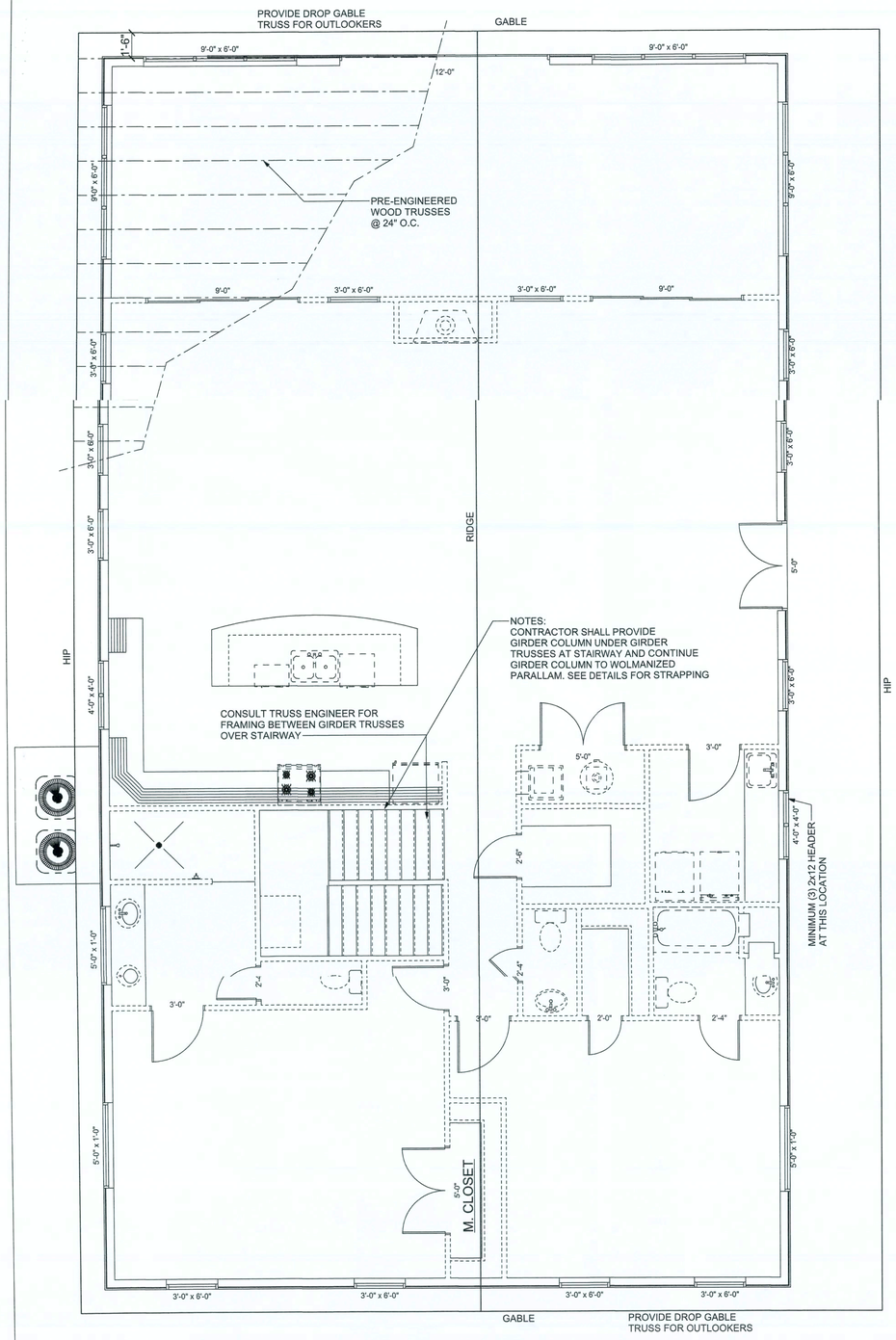
HOLT RIVER HOME

ELEVATIONS SIDES

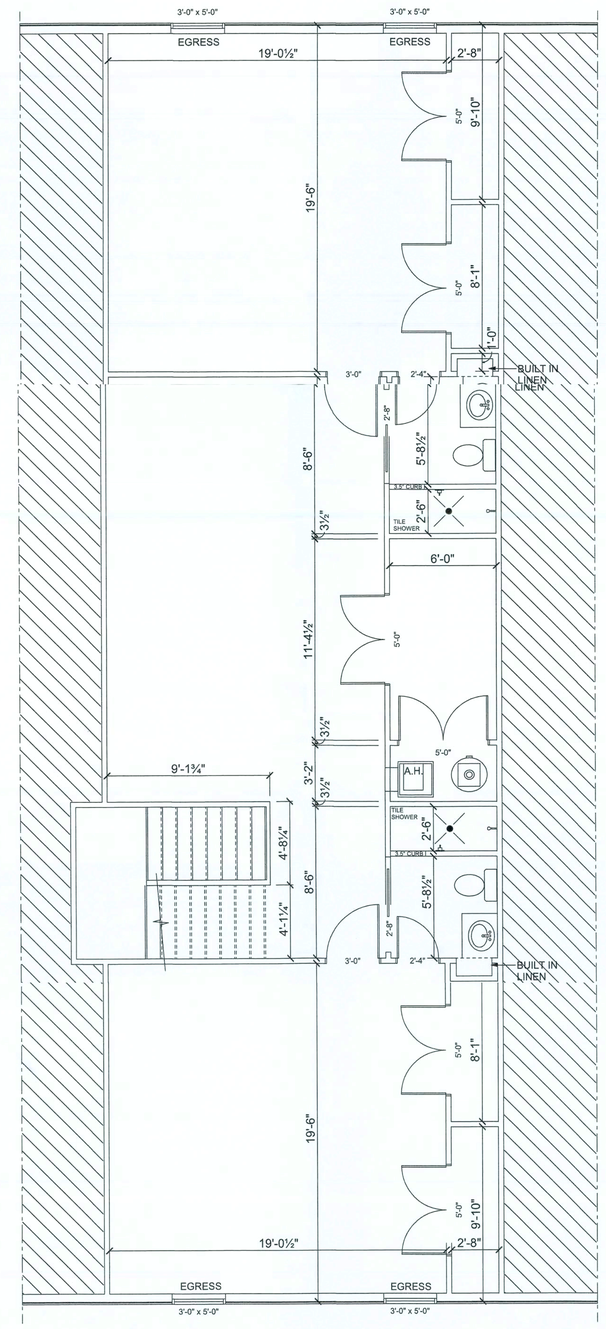
PROJECT №.: R15011

SHEET: A-4

4



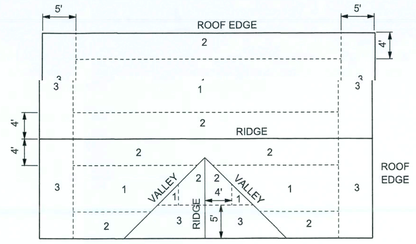
ROOF LAYOUT
SCALE: 1/4" = 1'-0"



UPPER FLOOR LAYOUT
SCALE: 1/4" = 1'-0"

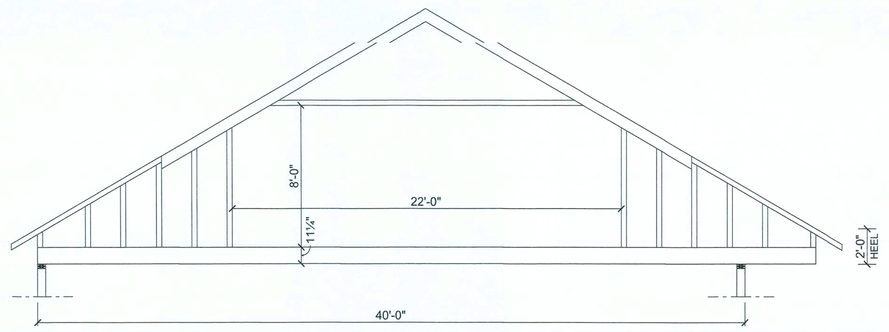
CONNECTOR SCHEDULE FOR TRUSS ANCHORAGE				
CONNECTOR	TRUSS	TOP PLATE	UPLIFT PROVIDED	MANUFACTURER
H2.5	5-8d NAILS	5-8d NAILS	365 LBS	SIMPSON
H10	8-8d NAILS	8-8d NAILS	850 LBS	SIMPSON
MTS12	7-10d NAILS	7-10d NAILS	1,000 LBS	SIMPSON
H16	2-10d NAILS	10-10d NAILS	1,300 LBS	SIMPSON
(2)HTS20	10-10d NAILS	10-10d NAILS	2 x 1,450 = 2,900 LBS	SIMPSON

NOTE:
VENTILATION SHALL BE PROVIDED TO FURNISH CROSS VENTILATION OF EACH SEPARATE ATTIC SPACE WITH WEATHER PROTECTED VENTS. ALL VENTS SHALL BE SCREENED TO PROTECT THE INTERIOR FROM INTRUSION OF BIRDS. THE RATIO OF TOTAL NET FREE VENTILATION AREA TO THE AREA OF CEILING SHALL NOT BE LESS THAN 1/150.



ROOF SHEATHING NAILING ZONES (GABLE ROOF)

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	1/2 cdx plywood	8d ring shank	6 in. o.c. EDGE 6 in. o.c. FIELD
2			6 in. o.c. EDGE 6 in. o.c. FIELD
3			6 in. o.c. EDGE 6 in. o.c. FIELD



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

REVISIONS		
DATE	BY	DESCRIPTION

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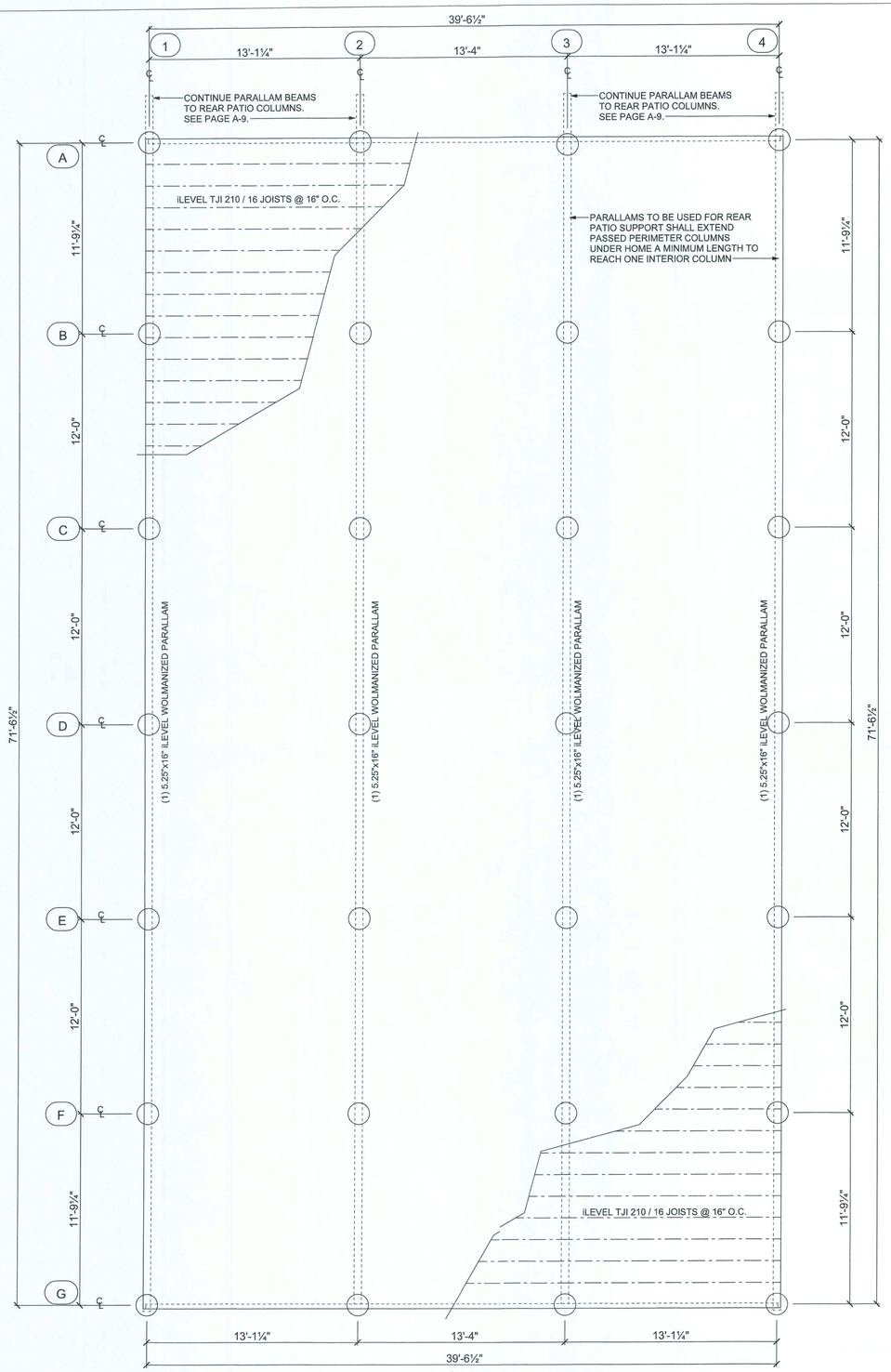
BRETT ALAN CREWS LICENSE No 65592 STATE OF FLORIDA PROFESSIONAL ENGINEER
Brett A. Crews, P.E. 65592

DRAWN BY: TM
APPROVED BY: BC

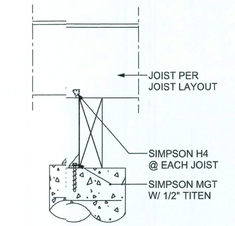
HOLT RIVER HOME

ROOF PLAN WITH UPPER FLOOR LAYOUT

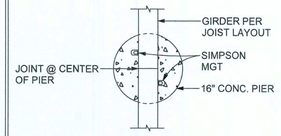
PROJECT NO.: R15.011
SHEET: A-5



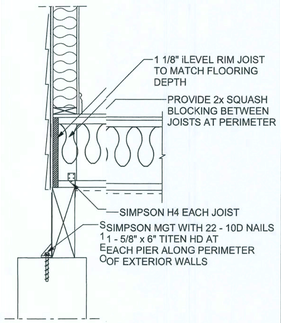
PIER LAYOU
SCALE: 1/4" = 1'-0



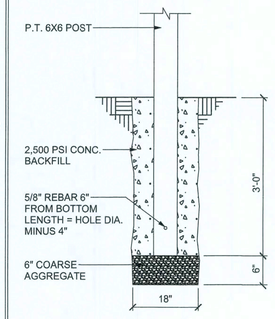
1 SECTION DETAIL
SCALE: 3/4" = 1'-0"



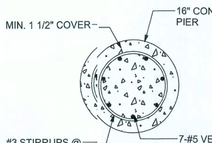
2 GIRDER/PIER DETAIL
SCALE: 3/4" = 1'-0"



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

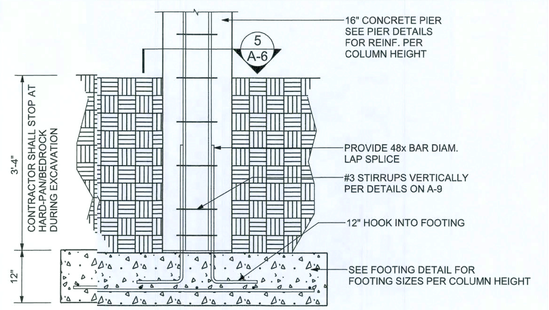


4 POST FOOTING FOR EXT. STAIRS
SCALE: 3/4" = 1'-0"

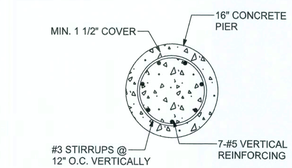


NOTE:
SEE ALTERNATE PIER DETAILS PER COLUMN HEIGHT

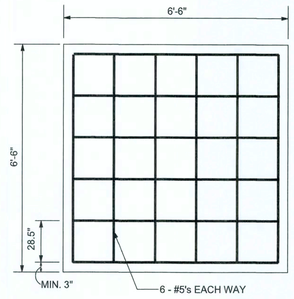
5 PIER SECTION
SCALE: 1" = 1'-0"



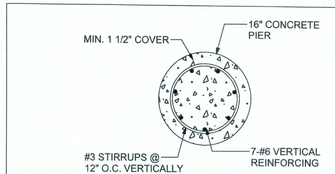
6 PIER FOOTING DETAIL
SCALE: 3/4" = 1'-0"



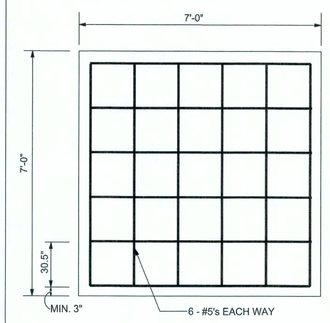
PIER DETAIL
SCALE: 3/4" = 1'-0"
FOR PIERS 14' OR LESS ABOVE TOP OF FOOTING



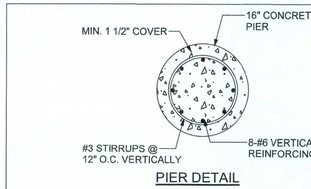
FOOTING DETAIL
SCALE: 1/2" = 1'-0"
FOR PIERS 14' OR LESS ABOVE TOP OF FOOTING



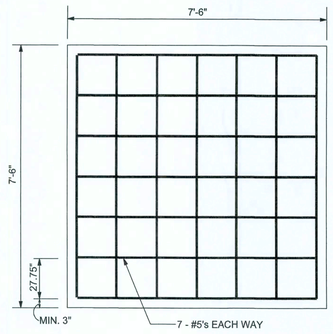
PIER DETAIL
SCALE: 3/4" = 1'-0"
FOR PIERS BETWEEN 14'-18' ABOVE TOP OF FOOTING



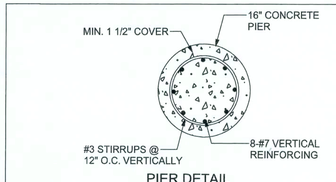
FOOTING DETAIL
SCALE: 1/2" = 1'-0"
FOR PIERS BETWEEN 14'-18' ABOVE TOP OF FOOTING



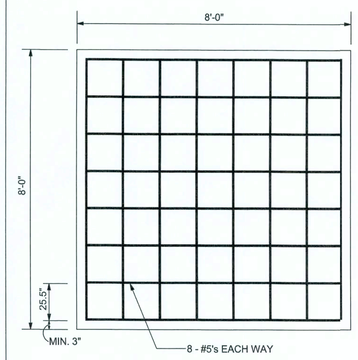
PIER DETAIL
SCALE: 3/4" = 1'-0"
FOR PIERS BETWEEN 18'-22' ABOVE TOP OF FOOTING



FOOTING DETAIL
SCALE: 1/2" = 1'-0"
FOR PIERS BETWEEN 18'-22' ABOVE TOP OF FOOTING



PIER DETAIL
SCALE: 3/4" = 1'-0"
FOR PIERS BETWEEN 22'-24' ABOVE TOP OF FOOTING



FOOTING DETAIL
SCALE: 1/2" = 1'-0"
FOR PIERS BETWEEN 22'-24' ABOVE TOP OF FOOTING

REVISIONS		
DATE	BY	DESCRIPTION

DBIGN BY:

TRADEMARK Construction Group, Inc.

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CES Crews Engineering Services, LLC

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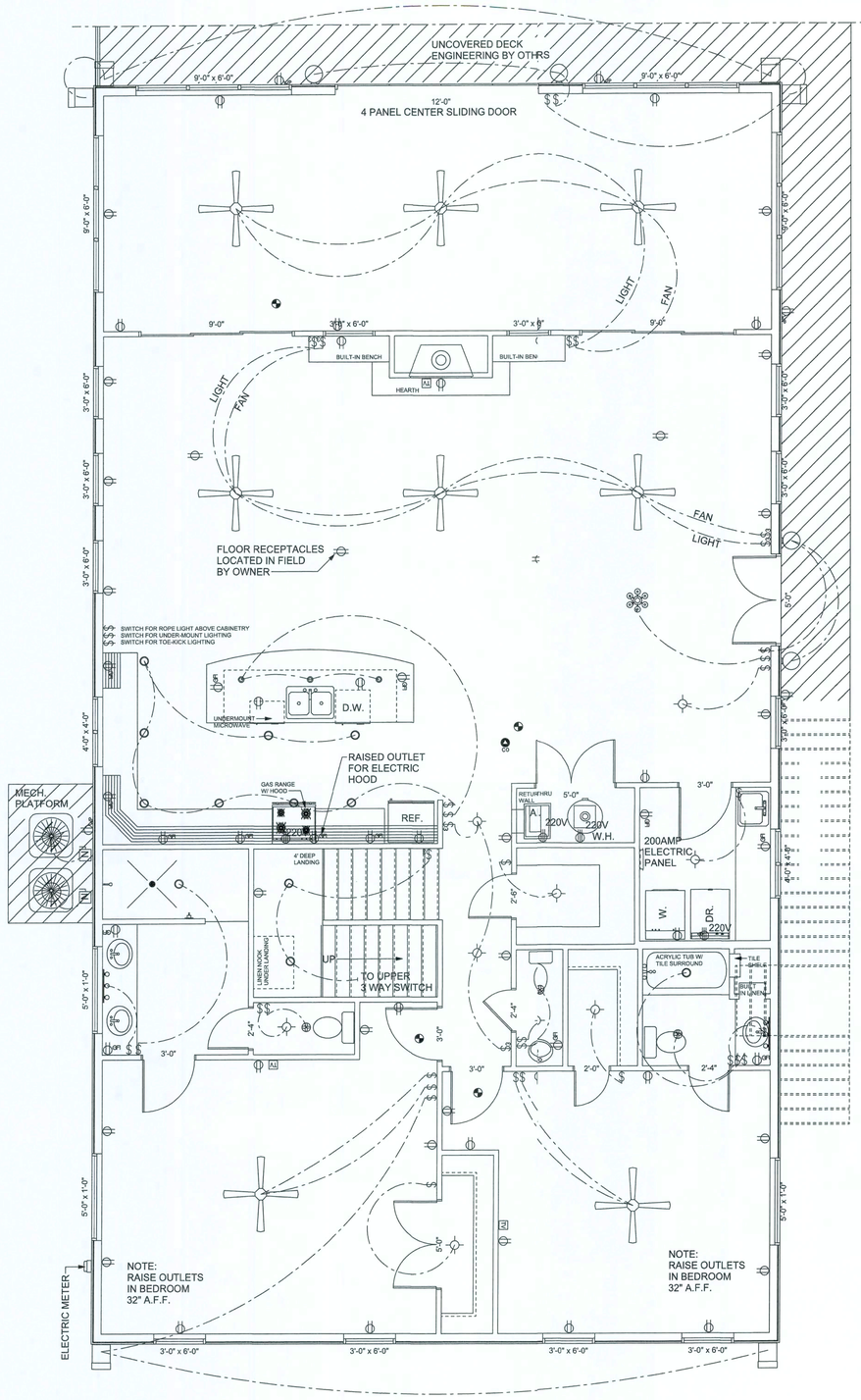
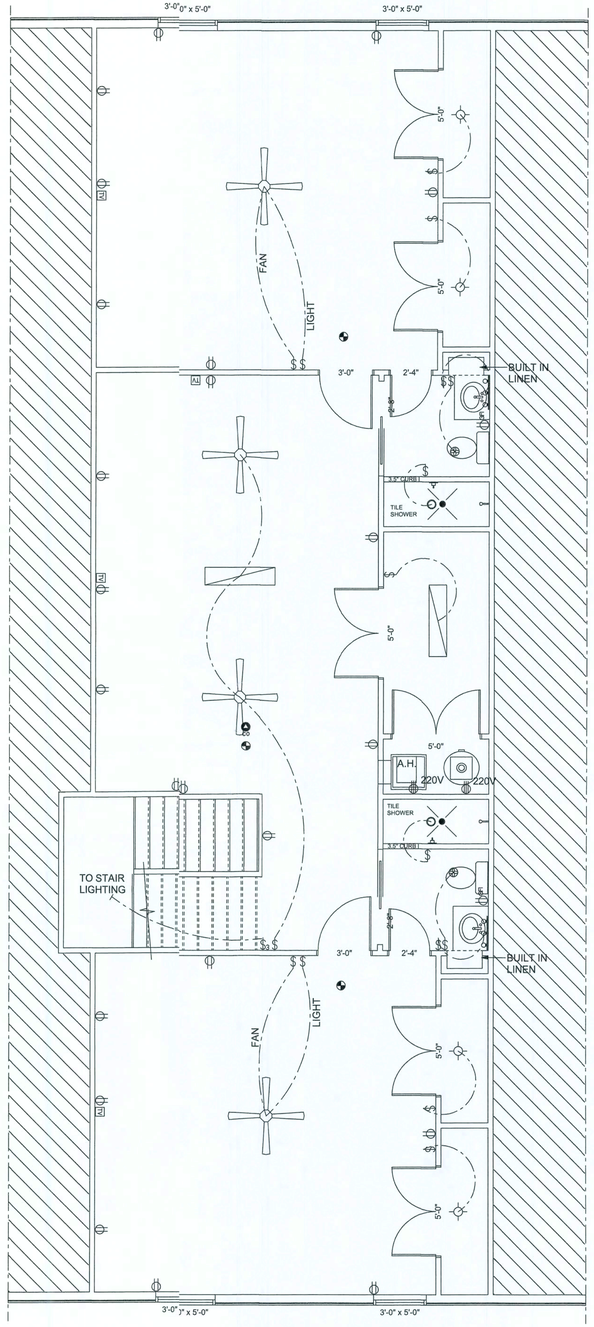
3-2-2016
Brett A. Crews, P.E. 65592

DRAWN BY:	HOLT RIVER HOME	PROJECT NO.:
TM		R15.011
APPROVED BY:	FOUNDATION PLAN	SHEET:
BC		A-6

8



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



UPPER FLOOR LAYOUT
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CEILING FAN	12	
RECESSED LIGHT 6"	14	
CHANDELIER	1	
FLUORESCENT LIGHT 1x4	2	
PENDANT LIGHT	3	
EXTERIOR LIGHT	4	
FLOOD LIGHT	6	
MOTOR	2	
NON-FUSED DISCONNECT	2	N
ELECTRICAL METER	1	
ELECTRICAL PANEL	1	
TV CONNECTION	7	TV
C.O. DETECTOR	2	CO
50 CFM EXHAUST FAN	5	
FLOOR RECEPTACLE	4	
LIGHT	13	
OUTLET	64	
OUTLET 220V	6	
OUTLET GFI	16	GFI
OUTLET WEATHERPROOF	5	WP
SMOKE DETECTOR	7	
SWITCH	46	$
SWITCH 3 WAY	8	$3
VANITY BAR LIGHT	4	

WIRING NOTES:

WIRING, DISTRIBUTION EQUIPMENT AND DEVICES
A. CONDUCTORS: COPPER, IN ACCORDANCE WITH ASTM STANDARDS, SIZE REFERENCE AWG. CONDUCTORS NO. 10 AND SMALLER SIZE SOLID, NO. 8 AND LARGER, STRANDED. INSULATION OF CONDUCTOR THERMOPLASTIC, TYPETHHN (MIN. SIZE NO. 12) ANY WIRE INSTALLED OUTSIDE, UNDERGROUND, IN SLABS OR EXPOSED TO MOISTURE SHALL HAVE THWN INSULATION.
B. RACEWAYS: RIGID STEEL CONDUIT, FULL WEIGHT PIPE GALVANIZED, THREADED, AND MINIMUM 1/2 INCH EXCEPT AS NOTED OR REQUIRED FOR WIRING. ELECTRICAL METALLIC TUBING (EMT), THIN WALL PIPE, GALVANIZED, THREADLESS, COMPRESSION FITTINGS, AND MINIM 1/2" SIZE EXCEPT AS NOTED OR REQUIRED FOR WIRING. FLEXIBLE STEEL CONDUIT: CONTINUOUS SINGLE STRIP, GALVANIZED, ANDMINIMUM 1/2" SIZE EXCEPT AS NOTED OR REQUIRED FOR WIRING. PVC CONDUIT, HEAVY DUTY TYPE, SIZE AS INDICATED. SEPARATE RACEWAYS SHALL BE USED FOR EACH VOLTAGE SYSTEM.
C: DISCONNECT SWITCHES: GENERAL DUTY, HORSEPOWER RATED FOR MOTOR LOADS 250 VOLT RATING, FUSED OR NON-FUSED AS NOTED; NUMBER OF POLES AS INDICATED. ENCLOSURE NEMA 1 FOR INDOOR USE AND NEMA 3R FOR WEATHERPROOF APPLICATIONS. SWITCH TO BE SQUARE "D" OR EQUAL.
D: CIRCUIT BREAKERS: MOLDED CASE, THERMAL-MAGNETIC, QUICK MAKE,QUICK BREAK, BOLT-ON TYPE WITH MANUALLY OPERATED INSULATED TRIP-FREE HANDLE. MULTI-POLE TYPES WITH INTERNAL COMMON TRIP BAR. TERMINALS SUITAILE FOR COPPER OR ALUMINUM CONDUCTORS. INTERRUPTING CAPACITY MINIMUM 10,000 RMS SYMMETRICAL AMPERES CIRCUIT CIRCUIT BREAKERS TO BE SQUARE "D", SIEMENS OR EQUAL, TYPE AS REQUIRED.
E: PANELBOARDS: VOLTAGE, PHASING, AND AMPERE RATINGS AS INDICATED, CIRCUIT BREAKER TYPE AS INDICATED, BUSS BARS OF HARD DRAWN COPPER, MINIMUM 98% CONDUCTIVITY, GALVANIZED STEEL BACK BOX, DOOR AND TRIM. ALL CORNERS LAPPED AND WELDED, HARDWARE CHROME PLATED WITH FLUSH LOCK AND CATCH. HINGES SEMI-CONCEALED, 5 KNUCKLES STEEL WITH NONFERROUS PINS. 180 DEGREE OPENINGS. MINIMUM GUTTER SPACE 5-3/4" SIDES, TOP AND BOTTOM. INCREASE SIZE WHERE REQUIRED BY CODE. DIRECTORY HOLDER COMPLETE WITH CLEAR PLASTIC TRANSPARENT COVER INDICATING TYPWRITTEN LIST OF FEEDER CABLES, CONDUIT SIZES, CIRCUIT NUMBER, OUTLETS OF EQUIPMENT SUPPLIED, AND THEIR LOCATION. CIRCUIT BREAKER TYPE PANELBOARDS TO BE SQUARE "D" TYPE NQOD ORI-LINE, OR EQUAL. A PLASTIC LABEL SHALL BE LOCATED ON EXTERIOR OF PANELBOARD IDENTIFYING THE SYSTEM VOLTAGE, PHASE, AND CURRENT RATING.
F: WIRING DEVICES: ALL DEVICES THEIR PRODUCT OF THE SAME MANUFACTURER. WALL SWITCHES AND RECEPTACLES TO BE 20 AMP, 125 VOLT, UNLESS NOTED OTHERWISE. COLOR TO BE SELECTED BY ARCHITECT.
G: DEVICE PLATES: PROVIDE FOR ALL OUTLETS WHERE DEVICES ARE INSTALLED. PROVIDE ENGRAVED MARKING FOR SPECIAL OUTLETS (WHERE NOTED). PROVIDE BLANK PLATES FOR EMPTY OR FUTURE OUTLET BOXES. DEVICE AND DEVICE PLATE COLORS TO BE VERIFIED WITH ARCHITECT AND OWNER.

GROUNDING SYSTEM:
A. EQUIPMENT: GROUND NON-CURRENT CARRYING METAL PARTS OF PANEL BOARD, RECEWAYS AND ALL LIGHTING FIXTURES. ALL CONDUIT SHALL HAVE EQUIPMENT GROUNDING CONDUCTORS.

INSTALLATION:
A. SECURE ALL SUPPORTS TO BUILDING STRUCTURE AS SPECIFIED UNDER RACEWAYS. SUPPORT HORIZONTAL RUNS OF METALLIC CONDUIT NOT MORE THAN 10 FEET APART RUN EXPOSED RACEWAYS PARALLEL WITH OR AT RIGHT ANGLES TO WALLS.
B. PASS RACEWAYS OVER WATER, STEAM OR OTHER PIPING WHEN PULL BOXES ARE NOT REQUIRED. NO RACEWAY WITHIN 3 INCHES OF STEAM OR HOT WATEF PIPES, OR APPLIANCES. EXPECT CROSSING WHERE THE RACEWAY SHALL BE AT LEAST 2 INCHES FROM PIPE COVER.
C. CUT CONDUIT ENDS SQUARE , REAM SMOOTH. PAINT MALE THREADS OF FIELD THREADED CONDUIT WITH GRAPHITE BASED PIP COMPOUND. DRAW UP TIGHT WITH CONDUIT COUPLINGS.
D. LEAVE WIRE SUFFICIENTLY LONG TO PERMIT MAKING FINAL CONNECTIONS. IN RACEWAY OVER 50 FEET IN WHICH WIRING IS NOT INSTALLED. FURNISH PULL WIRE.
E. VERIFY LOCATIONS OF OUTLETS AND SWITCHES.
F. SUPPORT PANEL, JUNCTION AND PULL BOXES INDEPENDENTLY TO BUILDING STRUCTURE WITH NO WEIGHT BEARING ON CONDUITS.
G. CONNECT CONDUIT TO MOTOR CONDUIT TERMINAL BASES WITH FLEXIBLE CONDUIT; MINIMUM 18 INCHES IN LENGTH AND 50% SLACK. DO NOT TERMINATE IN OR FASTEN RACEWAYS TO MOTOR FOUNDATION.
H. THIS CONTRACTOR SHALL PROVIDE A TEMPORARY ELECTRICAL DISTRIBUTION SYSTEM AS REQUIRED; 120/208 VOLT, 1 PHASE, 100 AMP, FOR NEW CONSTRUCTION. ALL TEMPORARY WORK SHALL BE INSTALLED IN A NEAT AND SAFE MANNER.
I. CONTRACTOR TO REMOVE AND SALVAGE ALL ABANDONED ELECTRICAL EQUIPMENT.
J. THIS CONTRACTOR SHALL WARRANT ALL LABOR AND MATERIALS FOR ONE YEAR FROM DATE OF FINAL WRITTEN ACCEPTANCE.

ELECTRICAL 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 AUTHORITY.

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.

REVISIONS		
DATE	BY	DESCRIPTION

DESIGN BY:
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BRETT ALAN CREWS LICENSE No 65592 STATE OF FLORIDA PROFESSIONAL ENGINEER
Brett A. Crews, P.E. 65592

DRAWN BY: TM
APPROVED BY: BC

HOLT RIVER HOME

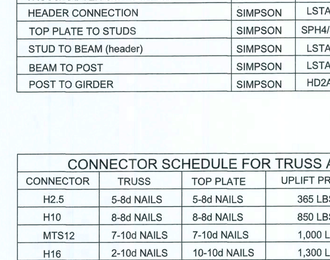
ELECTRICAL PLAN

PROJECT NO.: R15.011
SHEET: A-7

HOLD DOWN CONNECTORS				
LOCATION	MAKE	MODEL	SPACING	NOTES
TRUSS/RAFTER CONNECTION	SIMPSON			CONSULT TRUS ENGINEERING FOR UPLIFT
HEADER CONNECTION	SIMPSON	LSTA30	EACH	ONE PER FULHEIGHT KING STUD
TOP PLATE TO STUDS	SIMPSON	SPH4/SPH6	48" O.C.	
STUD TO BEAM (header)	SIMPSON	LSTA30		SEE FRAMED FADER CONNECTION REQ.
BEAM TO POST	SIMPSON	LSTA30		SEE FRAMED FADER CONNECTION REQ.
POST TO GIRDER	SIMPSON	HD2A		

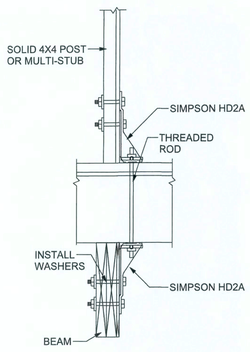
CONNECTOR SCHEDULE FOR TRUSS ANCHORAGE				
CONNECTOR	TRUSS	TOP PLATE	UPLIFT PROVIDED	MANUFACTURER
H2.5	5-8d NAILS	5-8d NAILS	365 LBS	SIMPSON
H10	8-8d NAILS	8-8d NAILS	850 LBS	SIMPSON
MTS12	7-10d NAILS	7-10d NAILS	1,000 LBS	SIMPSON
H16	2-10d NAILS	10-10d NAILS	1,300 LBS	SIMPSON
(2)HTS20	10-10d NAILS	10-10d NAILS	2 x 1,450 = 2,900 LBS	SIMPSON

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

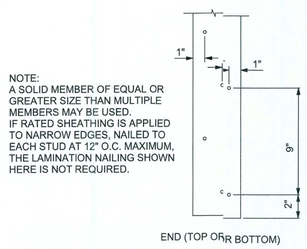


SIMPSON MGT
NTS

NOTE:
ALL VERTICAL BARS IN PIERS MUST HAVE A CLEAR DISTANCE BETWEEN BARS OF AT LEAST 1.5 TIMES THE NOMINAL BAR DIAMETER, BUT NOT LESS THAN 1.5 INCHES.
FOR ANY PIERS EXCEEDING 24' ABOVE TOP OF FOOTING, CONTRACTOR IS TO CONSULT THE ENGINEER.



SIMPSON HD2A
NTS



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.

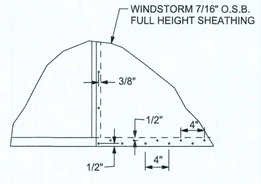
END (TOP OR BOTTOM)

GIRDER COLUMN DETAIL
SCALE: 1/2" = 1'-0"

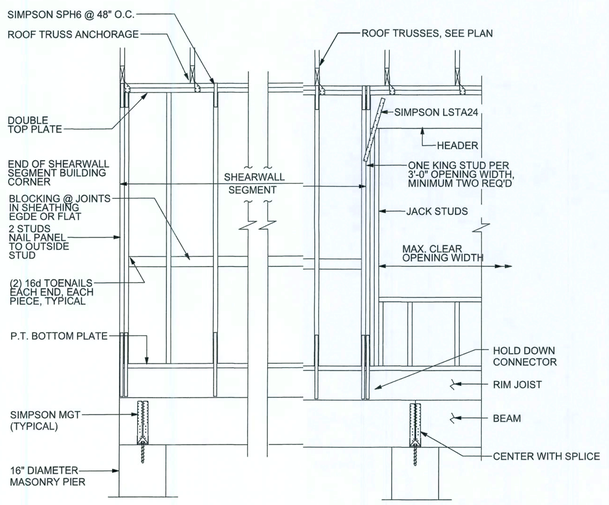
SHEARWALL NOTES:

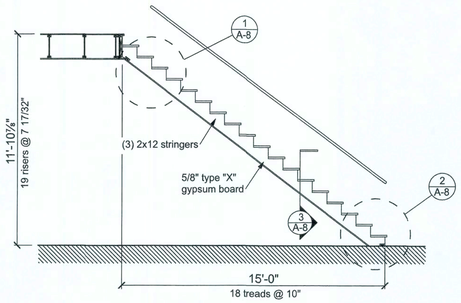
1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-99 305.4.3.
2. THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURING OVER COMMON FRAMING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

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

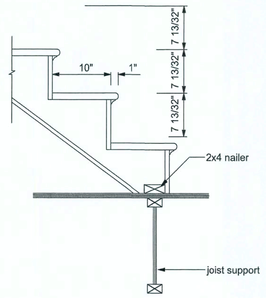


1A DOUBLE NAIL EDGE SPACING TOP AND BOTTOM PLATE
UPLIFT CAPACITY = 474 plf (TABLE 305S1 SSTD10-99)

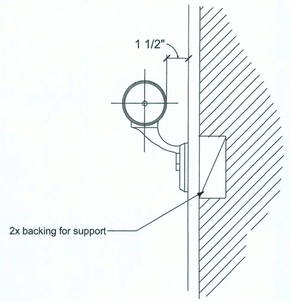




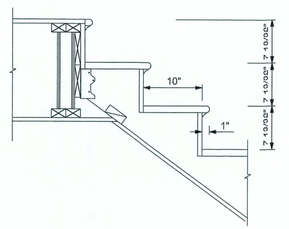
STAIR SECTION
SCALE: 1/4" = 1'-0"



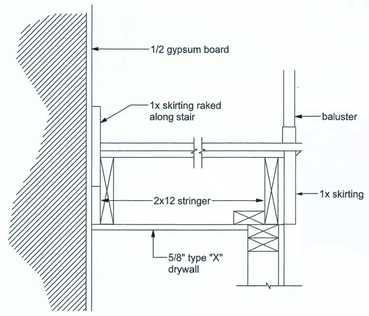
BASE SECTION
SCALE: 1" = 1'-0"



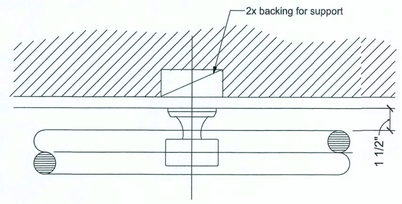
SECTION
SCALE: 1 1/2" = 1'-0"



HEADER SECTION
SCALE: 1" = 1'-0"



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



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

NOTE:
HANDRAIL SHALL HAVE MIN. AND MAX.HEIGHTS FROM TOP OF TREAD @ NOSING OF 34" 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".

REVISIONS		
DATE	BY	DESCRIPTION

DSIGN BY:
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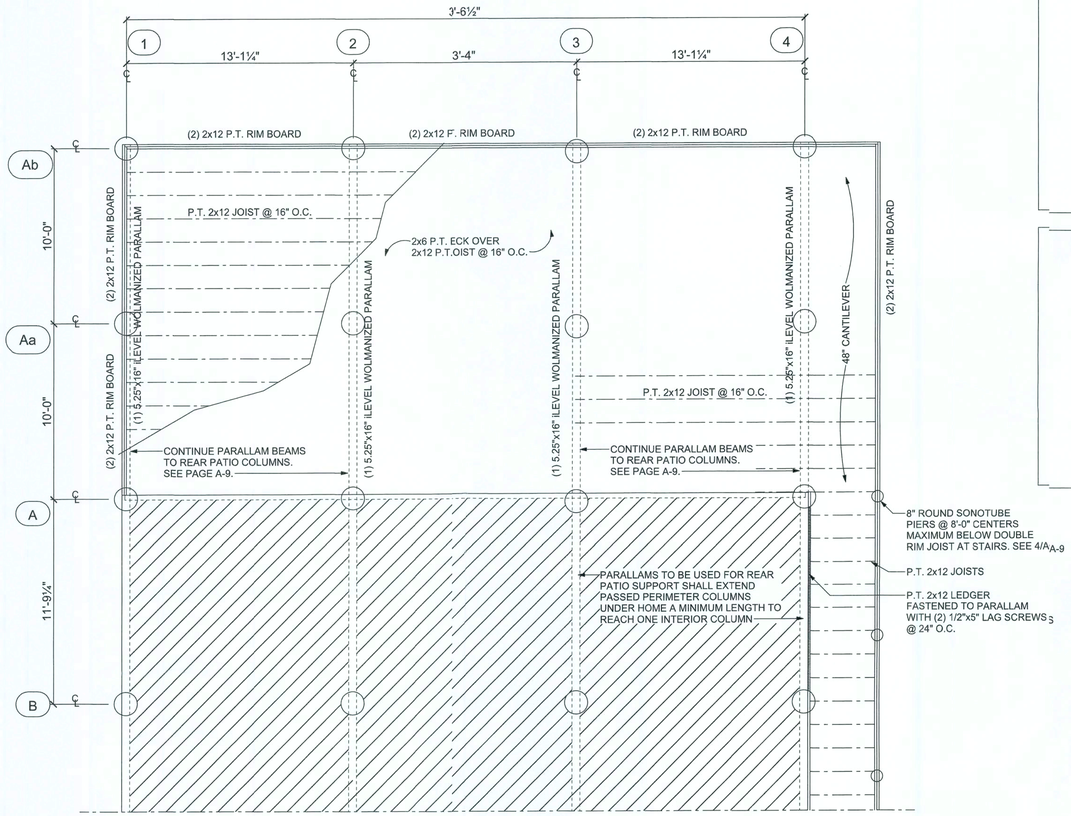
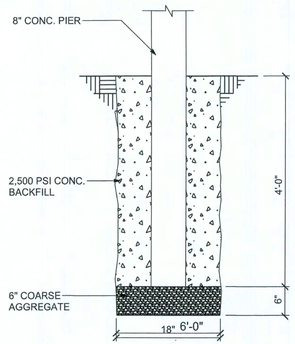
BRETT ALAN CREWS LICENSE No 65592 STATE OF FLORIDA PROFESSIONAL ENGINEER
12-29-2015
Brett A. Crews, P.E. 65592

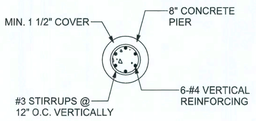
DRAWN BY:	PROJECT: HOLT RIVER HOME	PROJECT NO.:
TM		R15.011
APPROVED BY: BC	SHEARWALL DETAILS	SHEET: A-8



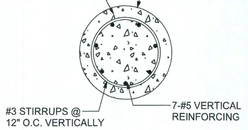
PIEFLAYOUT
SCAL 1/4" = 1'-0"



4 POST FOOTING FOR 8" PIERS
SCALE: 3/4" = 1'-0"

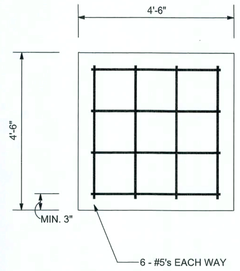


8" PIER DETAIL
SCALE: 1" = 1'-0"
FOR PIERS 14' OR LESS ABOVE
TOP OF FOOTING

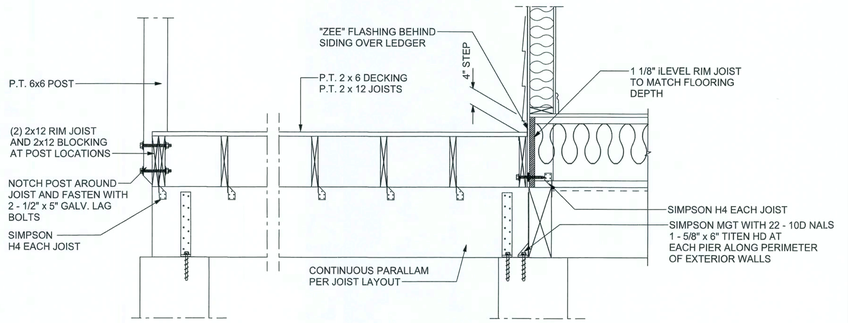


PIER DETAIL
SCALE: 1" = 1'-0"
FOR PIERS 14' OR LESS ABOVE
TOP OF FOOTING

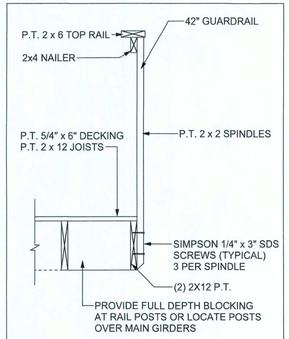
THE PIER AND FOOTING DESIGN ON PAGE A-9 IS TO BE USED FOR PIERS SUPPORTING DECK MEMBERS ONLY. THE BOTTOM OF FOOTING SHALL BE A MINIMUM 12" BELOW GRADE.



FOOTING DETAIL
SCALE: 1/2" = 1'-0"
FOR PIERS 14' OR LESS ABOVE
TOP OF FOOTING

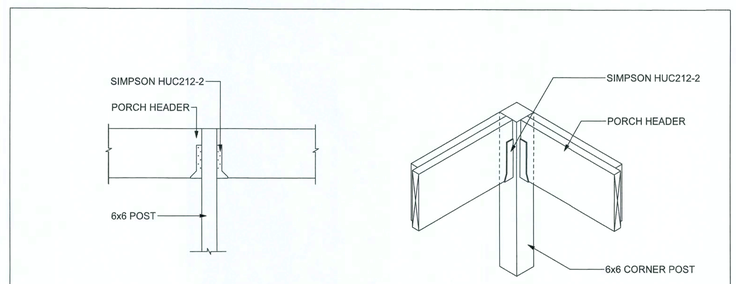


1 DECK SECTION
SCALE: 3/4" = 1'-0"



NOTE:
GUARDRAILS SHALL FORM A VERTICAL PROTECTIVE BARRIER NOT LESS THAN 42" HIGH. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH 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.

2 GUARDRAIL DETAIL
SCALE: 3/4" = 1'-0"



INTERMEDIATE POST
NTS (OPTIONAL)

CORNER POST
NTS

3 POST DETAILS FOR DECK STAIR FRAMING

REVISIONS		
DATE	BY	DESCRIPTION

DSIGN BY:
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BRETT ALAN CREWS LICENSE NUMBER 65592 STATE OF FLORIDA PROFESSIONAL ENGINEER
7-9-2016
Brett A. Crews, P.E. 65592

DRAWN BY: TM
APPROVED BY: BC

HOLT RIVER HOME
OPTIONAL REAR PATIO ADDITION

PROJECT NO.: R15.011
SHEET: A-9

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