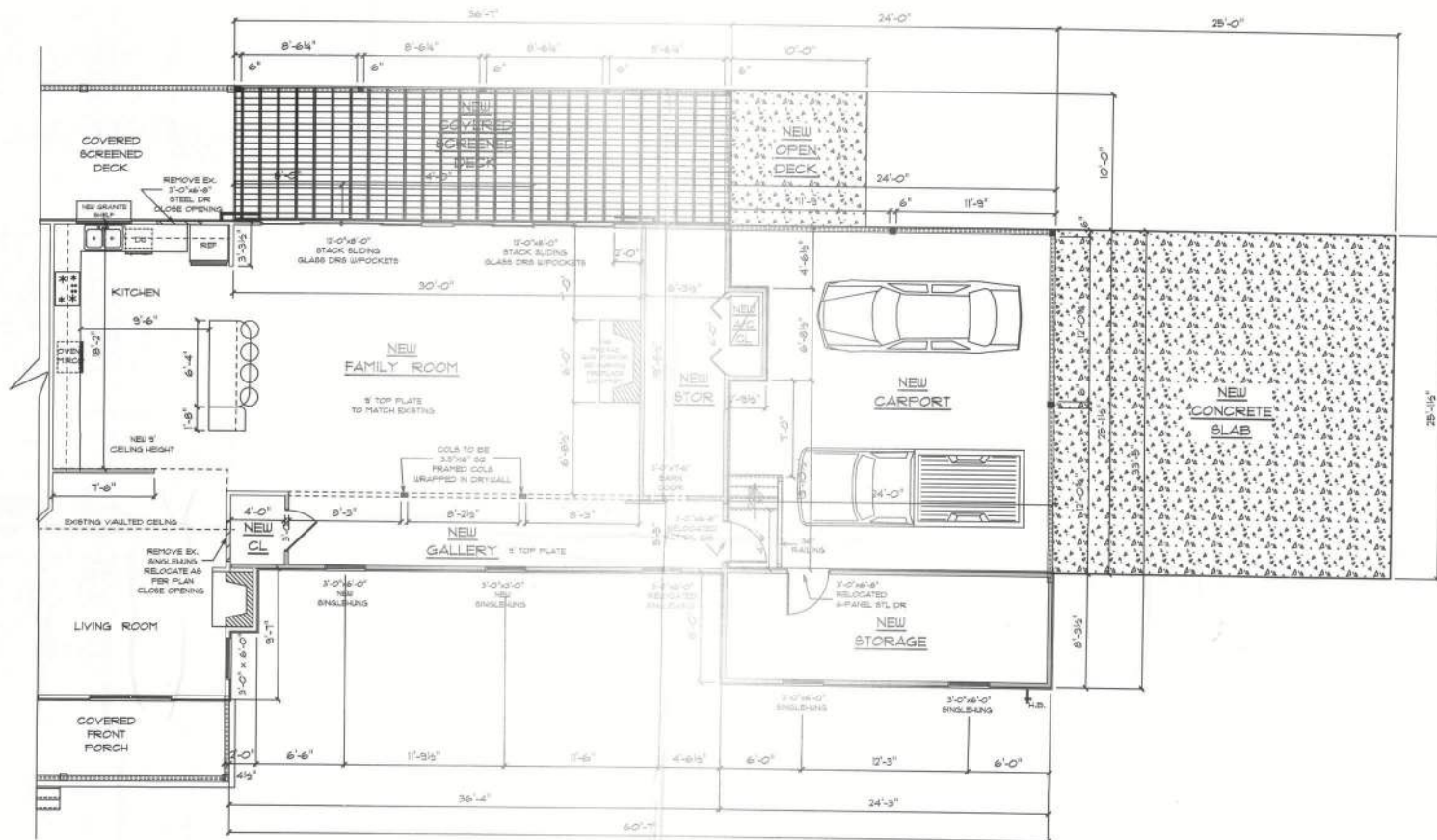




* PARTIAL * * FLOOR PLAN *

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

NEW A/C AREA	941 • S.F.
NEW CARPORT & STORAGE	402 • S.F.
NEW COVERED SCREENED DECK	367 • S.F.
NEW OPEN DECK	100 • S.F.
TOTAL AREA UNDER ROOF	1810 • S.F.

IMPORTANT NOTE:
1. IT IS THE ENGINEER'S RESPONSIBILITY TO VERIFY ALL GEOMETRY AND DIMENSIONS BEFORE ORDERING ANY MATERIALS OR BEGINNING CONSTRUCTION.
2. THESE PLANS ARE FOR LAYOUT AND DESIGN PURPOSES ONLY. ALL STRUCTURAL NOTES AND DETAILS TO BE PROVIDED BY AN ENGINEER.



REMODEL
&
ADDITION
for
JIM & KAREN
LEWIS

Tracey H. Ruffo
6429 N. Lake Jeffery
Cali, (986) 861-1181
Email: tracey@tracynr.com

PRINTED DATE: January 14, 2014

DRAWN BY: Tracey H. Ruffo

CHECKED BY: Tracey H. Ruffo

ENGINEER: Tracey H. Ruffo

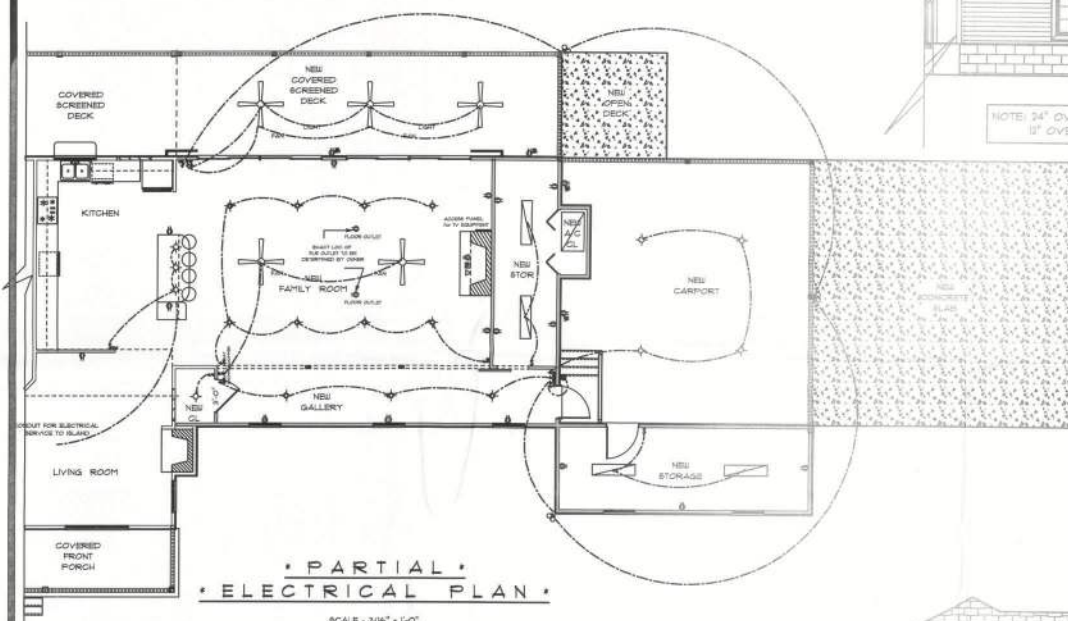
PROJ. NO.: 14-001

DATE: 01/14/2014

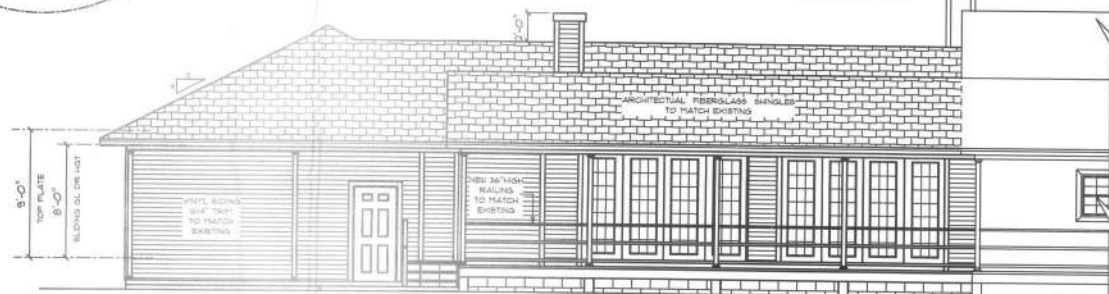
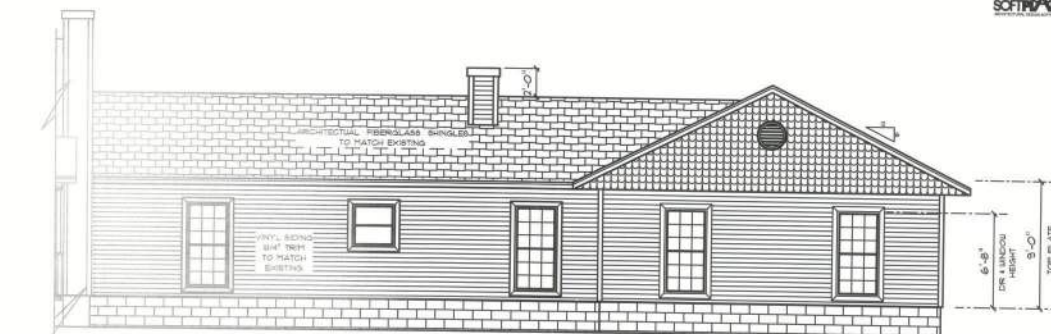
JOB NUMBER:

DRAWING NUMBER:
A-1

OF 3 SHEETS



ELECTRICAL	CONT	SYMBOL
cell mount 1	1	⬢
3 way switch with dinner	2	⬢
double tv outlet	1	⬢
ceiling fan	5	⬢
double flood lights	3	⬢
dinner switch	1	⬢
floor outlets	2	⬢
fluorescent fixture	4	⬢
gfi waterproof outlets	4	⬢
light	6	⬢
outlet	11	⬢
recessed can light	1	⬢
switch	8	⬢
switch 3 way	4	⬢
telephone	1	⬢



IMPORTANT NOTE:
1. IT IS THE BUILDING RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION.
2. THESE PLANS ARE FOR LAYOUT AND DESIGN PURPOSES ONLY. ALL STRUCTURAL NOTES AND DETAILS TO BE PROVIDED BY AN ENGINEER.

REMODEL & ADDITION
for
JIM & KAREN LEWIS

Teresa M. Ruffo
6425 NE Lake Jeffrey
Curt 13841 861-110
tmar@teramaroffdesign.com

PRINTED DATE:
January 14, 2014

DRAWN BY: **TERESA M. RUFFO**

CHECKED BY:

DESIGNED BY:

CONSTRUCTION:

FINAL DATE:

JOB NUMBER:

DRAWING NUMBER:

A-2

OF 1 SHEETS

REVISION
15 FEB 2014

DESIGNER
JPM

ALTERATIONS & ADDITIONS FOR
JIM & KAREN LEWIS
COLUMBIA COUNTY, FLORIDA
FOUNDATION PLAN

DATE
15 FEB 2014

SCALE
2K1406

DATE
15 FEB 2014

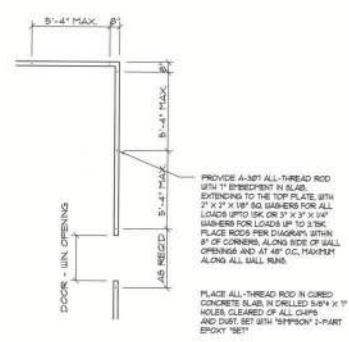
SCALE
2K1406

SCALE
2K1406

SCALE
2K1406

CONSTRUCTION NOTES

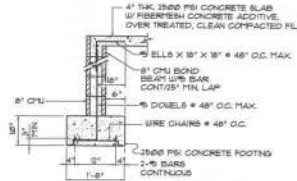
1. FLOOR FLOOR TRUSS TRUSSING PLANS ARE FOR GENERAL INFORMATION ONLY. THE TRUSS MANUFACTURER SHALL PROVIDE A DETAILED LAYOUT FOR TRUSS AND TRUSSING PERMITS.
2. PROVIDE EXTERIOR COMBUSTION AIR TO GAS FIRED HEAT EXCHANGERS, WOOD BURNING STOVES, AND STOVEPLACES.
3. UNF. CLOTHES DRYER DUCTS AND COOKING RANGE DUCTS ARE REQUIRED.
4. CONTRACTOR SHALL CALL ATTENTION TO THE DESIGNER ANY CHANGES IN DRAINAGE AND/OR SPECIFICATIONS AND SHALL RECEIVE INSTRUCTIONS OR CLARIFICATIONS BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN QUESTION.
5. DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY.



ALL TIE-THROUGH WALL TIE-DOWN

SCALE: 1/4" = 1'-0" SEE E10.64

- NOTE:
EXTERIOR WALL AND INTERIOR BEARING WALL TIE-RODS PROVIDE A TIE-ROD AT EACH OF THE FOLLOWING LOCATIONS:
1. WITHIN 8" OF ALL CORNERS (BOTH WALLS).
2. WITHIN 8" OF ALL DOOR AND WINDOW PERIMETER AREA SIDE AT 8" O.C. ALONG ALL WALL RUNS.



SECTION

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

FOOTING SCHEDULE

1. 16" X 16" X 12" CONT. FOOTING, W/ 3 #5 REBAR, BOTTOM, CONT. # WIRE CHAIRS 48" O.C., TRANSVERSE
2. 20" X 16" X 12" CONT. FOOTING, W/ 3 #5 REBAR, BOTTOM, CONT. # WIRE CHAIRS 48" O.C., TRANSVERSE
3. 16" X 16" X 12" CONT. FOOTING, W/ 3 #5 REBAR X CONT. BOTTOM # WIRE CHAIRS 48" O.C., TRANSVERSE
4. 12" X 12" X 12" CONT. FOOTING, W/ 3 #5 REBAR X CONT. BOTTOM # WIRE CHAIRS 48" O.C., TRANSVERSE
5. 8" X 8" THICK EDGE FOOTING, W/ 1 #5 REBAR X CONT. BOTTOM # WIRE CHAIRS 48" O.C., TRANSVERSE
6. 32" X 16" X 12" THICK PAD FOOTING, W/ 4 #5 REBAR EA. WAY, BOTTOM # SUPPORTED ON WIRE CHAIRS
7. 36" X 16" X 12" THICK PAD FOOTING, W/ 5 #5 REBAR EA. WAY, BOTTOM # SUPPORTED ON WIRE CHAIRS

PIER / POST SCHEDULE

1. 12" X 12" CONC. FILLED CONC. BLOCK W/ 2 #5 VERT. REBAR HOOKED TO FTG W/ 10" O.C. FOR POST ANCHOR PLACEMENT
2. 6X6X6 PWT 8"X 8" WOOD POST
3. 4" X 2X4 BUILT-UP WOOD POST, LAM W/ 16X NAILS 6" O.C. EACH PLY, STAGGERED ALONG POST CL.

WOOD STRUCTURAL NOTES

1. TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. TEMPORARY / PERMANENT BRACING OF ROOFTRUSSES SHALL BE AS PER THE STANDARD GUIDE-LINES OF THE TRUSS PLATE INSTITUTE.
2. ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. A SHALLOW BRIDGE AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS, & STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION FOR THE TRUSS WITH INSTRUCTIONS.
3. GOOD BRUCE & EXTERIOR WALLS & INTERIOR BEAMS WALLS SHALL BE NOT LESS THAN 1/2" MINIMUM OR BETTER.
4. CONNECTORS FOR ROOF TRUSSING SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED ON AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOIST REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.

CONCRETE / MASONRY / METALS GENERAL NOTES:

1. DESIGN SOIL BEARING PRESSURE: 1000 PSF.
2. EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS. TESTS AS SPECIFIED SHALL BE PREPARED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
3. CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GO. SHALL BE PLACED IN 12" LIFT. BOTH SUB-SOIL AND FILL COMPACTION SHALL BE NOT LESS THAN 95% AS MEASURED BY A PROVED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 500 SF OF BUILDING PAD AREA, OR TRACTION THEREOF FOR EACH 12" LIFT.
4. REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A631 - MIN. YIELD STRESS = 60 KSI.
5. WELDED WIRE MESH REBAR SHALL MEET THE REQUIREMENTS OF ASTM A631 - MIN. YIELD STRESS = 60 KSI.
6. CONCRETE SHALL BE STANDARD MIX FC = 3000 PSI FOR ALL FLOOR SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX FC = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. FINISHING AND FINISHING SHALL BE AS PER AGI STANDARDS.
7. CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH FPD UP SURFACE FINISH - Fm = 500 PSI.
8. MORTAR SHALL BE TYPE "N" OR "M" FOR ALL MASONRY UNITS.

Foundation PLAN

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

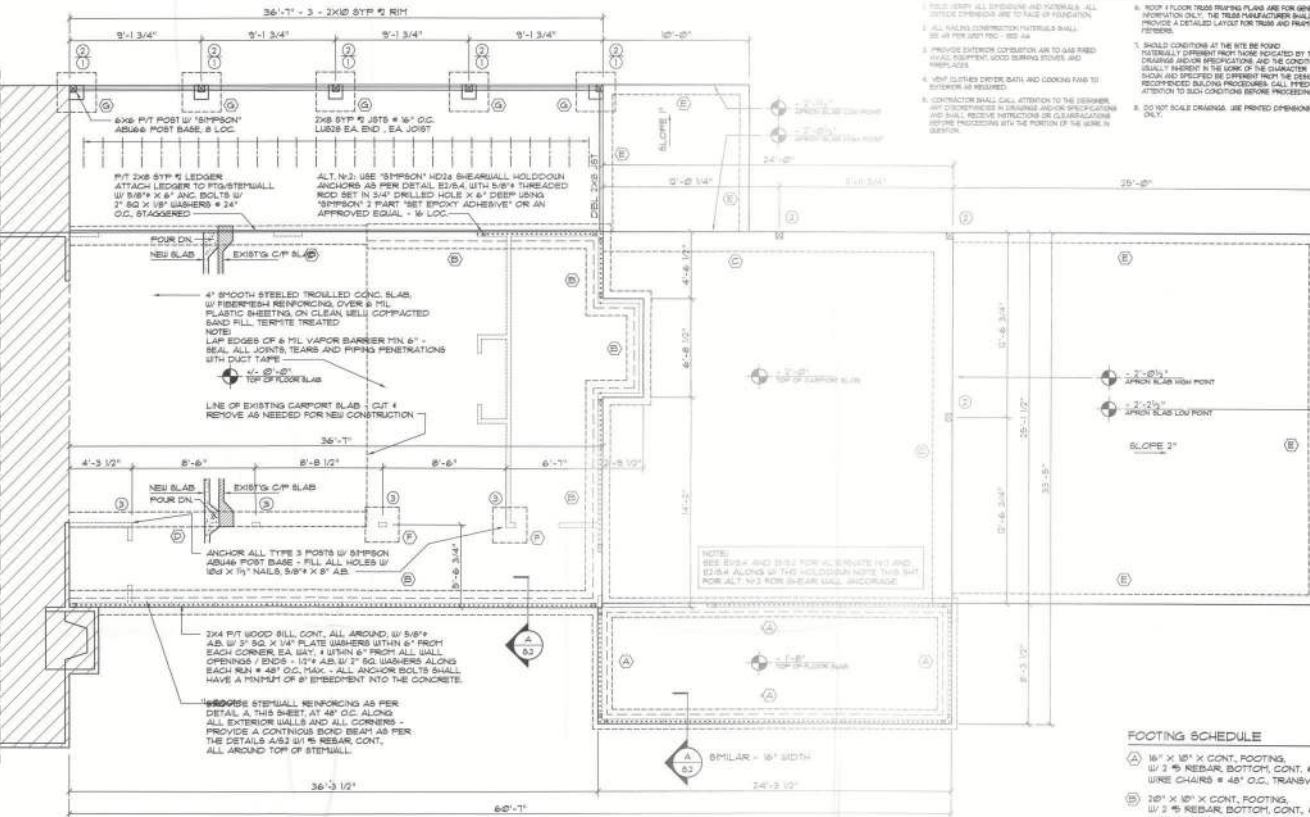
TYPICAL SHEARWALL SECTION:

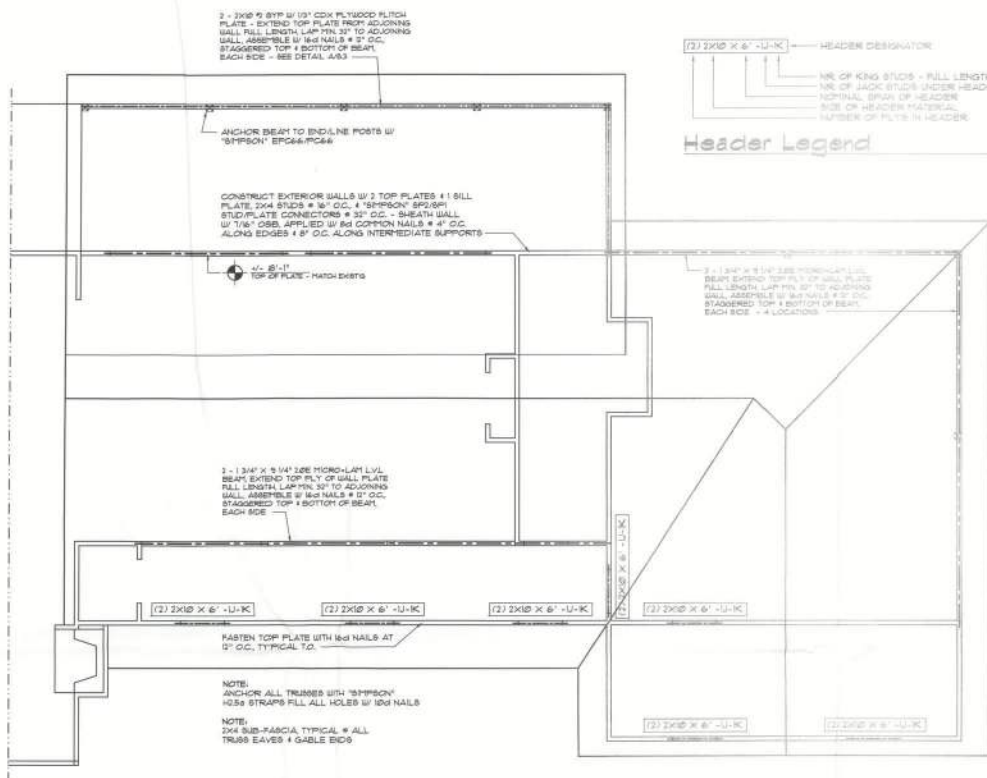
NOTE:
THE DESIGN WIND SPEED FOR THIS PROJECT IS 50 MPH PER 2010 FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS.

NOTE:
ADDED FILL SHALL BE APPLIED IN 8" LIFTS - EA. LIFT SHALL BE COMPACTED TO 95% DRY CORRELATION PER THE PROPOSED PROCTOR METHOD.

NOTE:
PLUMBING CONTRACTOR SHALL PREPARE 'AS-BUILT' SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONTR. SHALL PROVIDE 1 COPY OF AS-BUILT DUGS TO OWNER AND 1 COPY TO THE PERMIT ISSUING AUTHORITY.

NOTE:
HVAC CONTRACTOR SHALL PREPARE 'AS-BUILT' SHOP DRAWINGS INDICATING ALL HVAC WORK, INCLUDING ALL DUCTWORK LOC., SIZE, LINE, EQUIPMENT SIZ., & BALANCING REPORT - CONTR. SHALL PROVIDE 1 COPY OF AS-BUILT DUGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.





Roof Framing PLAN

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

NOTE:
SHEATH ROOF W/ 10' CDX PLYWOOD FLAGED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES. SECURE TO FRAMING W/ 8d NAILS - AS PER DETAIL ON SHEET A1

NOTE:
THE DESIGN USED SPEED FOR THIS PROJECT IS 150 MPH PER 2015 FBC 16-03 AND LOCAL JURISDICTION REQUIREMENTS

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

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUFACTURER/MODEL	CAP.
TRUSS TO WALL:	'SIMPSON' H254	55d/2"
GUSKER TRUSS TO POST/HEADER:	'SIMPSON' LST, W/ 28 - 16d NAILS	175d/4"
HEADER TO KING STUD(S):	'SIMPSON' ST22	151d/3"
PLATE TO STUD:	'SIMPSON' SP1	85d/3"
STUD TO BILL:	'SIMPSON' BP1	55d/2"
PORCH BEAM TO POST:	'SIMPSON' PC14/EP644	175d/4"
PORCH POST TO END:	'SIMPSON' ASB44	220d/5"
MISC. JOINTS	'SIMPSON' AS4	35d/2-4d/2"

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

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

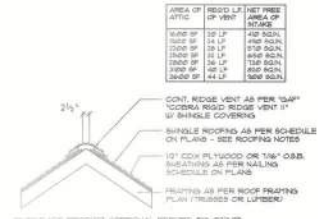
ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH 'SIMPSON' A34 FRAMING ANCHORS, TYPICAL TO.

NOTE:
'SIMPSON' PRODUCT APPROVALS:
MIAMI/DADE COUNTY REPORT #ET-090728, #56-1026.5, #95-0933-0-4, #8001 NER-443, NER-393



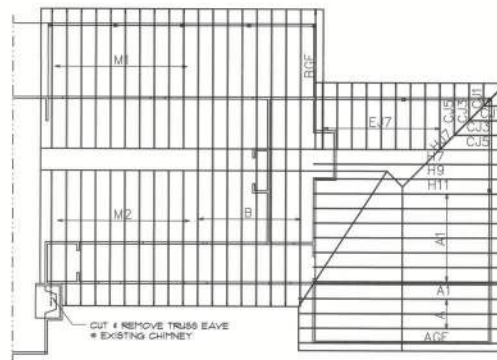
B/U Beam DET.

SCALE: NONE



Ridge Vent DETAIL

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

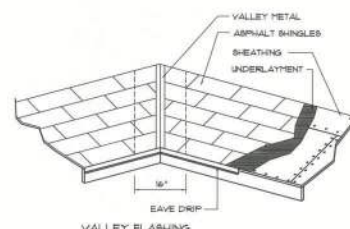


Trusses Layout DIAGRAM

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

GENERAL TRUSS NOTES:

- TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FOREST PRODUCTS ASSOCIATION MANUAL FOR 100% RATED LUMBER AND ITS CONNECTIONS. LATEST Ed. ALONG W/ THE TRUSS PLATE INSTITUTE'S SUGGESTED GUIDELINES FOR TEMPORARY AND PERMANENT BRACING, AND HANDLING OF TRUSSES. TRUSS SHOP DRAWINGS SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, DETS, & TRUSS TO TRUSS CONNECTIONS.
- TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
- FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND UNIFORM REQUIREMENTS OF TRUSSES OR ORDERING THE CONTRACTOR SHALL HAVE AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE PURPOSE OF REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE. ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.



ROOFING METALS FOR FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS

MATERIAL	MINIMUM THICKNESS (in.)	GAGE	WEIGHT (lbs/sq ft)
COPPER			36
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.019	36 (ZINC COATED G90)	
ZINC ALLOY LEAD	0.021		40
PAINTED TERNE			30

Roofing/Flashing DETS.

SCALE: NONE

REVISION
13 FEB 2014

DESIGNED BY
DRAWN
178

ALTERATIONS & ADDITIONS FOR:
JIM & KAREN LEWIS
COLUMBIA COUNTY, FLORIDA
ROOF FRAMING PLAN

Contract No.
47-1772-2014
1972-2014
N. O. O'CONNOR
N. O. O'CONNOR

N2
NICHOLAS
O'CONNOR
ARCHITECT
1772-2014
N. O. O'CONNOR

DATE
13 FEB 2014

CODE
2K1406

SHEET
93
3 of 4

13 FEB 2014
ARCHITECT
ARCHITECT

