TERMITE SPECIFICATIONS:

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHAI 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 WALLS.(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 1 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 T'S, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMAT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBA OF SOIL AFTER THE INITIAL TREATMENT.(FBC 1816.1.3)
8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINS RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RE ATMENT IS REQUIRED.(FBC 1816.1.4)
9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER T BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.(FBC 1816.1.5)
10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR G E WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS.(FBC 1816.1.6)
11. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CO RUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURI AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED.(FBC 1816.1.6)
12. ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT.(F 1816.1.7)
13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPART T 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 16 .7)
14. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED ROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STA TUB TRAY BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATIAL. (FBC 2303.1.3)
15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BUR 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 foot
ALT.	Alternate	F.Pl.	Fireplace	Plt. Ht.	Plate Heig
B.C.	Base Cabinet	Ft.	Foot / Feet	Plt Sh.	Plant Shel
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 R
BOT.	Bottom	G.C.	General Contractor	Rad.	Radius
B.P.	Bypass door	G.F.I.	Ground Fault Interrupter	Ref.	Refrigerat
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 S
Comp.	A/C Compressor	Int.	Interior	SD.	Smoke De
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
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 Bo
D.W.	Dishwasher	Mfgr.	Manufacturer	T.O.M.	Top of Mas
Ea.	Each	Micro.	Microwave	T.O.P.	Top of Pla
E.W.	Each Way	Min	Minimum	Trans.	Transom vow
Elec.	Electrical	M.L.	Microlam	Typ.	Typical
Elev.	Elevation	Mir.	Mirror	UCL.	Under Cat Lighting
Ext.	Exterior	Mono	Monolithic	U.N.O.	Unless No Otherwise
Exp.	Expansion	N.T.S.	Not to Scale	VB	Vanity Bas
				Vert.	Vertical
				V.L.	Versalam
				VTR	Vent throu oof
				W	Washer
				W/	With
				W/C	Water Clos
				W.A.	Wedge An
				Wd	Wood
				WP	Water Prot

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 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 TRUSS

1. ALL PREFABRICATED WOOD TRUSSES S FASTENED TO THEIR SUPPORTING WALLS HURRICANE CLIPS OR ANCHORS.
2. PREFABRICATED WOOD TRUSSES SHALL ACCORDANCE WITH THE LATEST EDITIO DESIGN SPECIFICATION FOR STRESS-G ITS FASTENERS" AS RECOMMENDED BY FOREST PRODUCTS ASSOCIATION.
3. TRUSS MEMBERS AND CONNECTIONS S TIONED (WITH A MAXIMUM ALLOWABLE FOR LOAD DURATION OF 25%) TO WITHS LOADS GIVEN IN THE NOTES AND TOTAL
4. BRIDGING FOR PRE-ENGINEERED TRUSS REQUIRED BY THE TRUSS MANUFACTUR NOTED ON THE PLANS.
5. TRUSS ELEVATIONS AND SECTIONS ARE CONFIGURATIOEL OF TRUSSES ONLY. WE NOT SHOWN, BUT SHALL BE DESIGNED E MANUFACTURER IN ACCORDANCE WITH DESIGN LOADS.
6. DESIGN SPECIFICATIONS FOR LIGHT WE PLATE CONNECTED WOOD TRUSSES PE PLATE INSTITUTE TPI LATEST EDITION.
7. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIG THE MANUFACTURER IN ACCORDANCE WITH SPEC AND GOVERNING CODES. SUBMITTALS SHALL INCL FRAMING PLANS AND DETAILS SHOWING MEMBER S BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOC AND PERMANENT BRACING AND/OR BRIDGING AS RE FOR ERECTION AND FOR THE PERMANENT STRUCTU SUBMITTAL SHALL BE SIGNED AND SEALED BY A FL REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 CO REVIEW AND APPROVAL PRIOR TO FABRICATION.
8. THE TRUSS MANUFACTURER SHALL DETERMINE ALL WORKING POINTS, BEARING POINTS, AND SIMILAR C TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES BRACING MEMBERS, AND ALL TRUSS TO TRUSS HAN

UPLIFT CONNECTORS

1. UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRE MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS TO UPLIFT FORCES. THE MEMBERS OF THESE WALL NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE THE TRUSS ENGINEERING FOR THE LOCATION OF T

FIELD REPAIR NOTES

1. MISSED LINTEL STRAPS FOR MASONRY CONSTRU BE SUBSTITUTED W/ (1) "SIMPSON MTSM16 TWIST (4) 1/4" X 2 1/4" DIA. TITENS TO THE BOND BEAM B AND (7) 10d TO THE TRUSS FOR UPLIFTS OF 1000 LESS. USE (2) FOR 2000 LBS. OR LESS. OTHERS M SUBSTITUTED ON A CASE BY CASE BASIS.
2. MISSED "J" BOLTS FOR WOOD BEARING WALLS MA STITUED W/ 1/2" DIA. ANCHOR BOLTS SET IN 3/4" DEEP UNITEX "PROPOXY" 300 ADHESIVE BINDER P ALL MANUFACTURERS RECOMMENDATIONS (OR RAWL STUD EXPANSION ANCHORS.)
3. REGARDING MISSED REBAR IN VERTICAL FILLED C DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOC THE OMITTED REBAR, AND INSTALL A 32" LONG # THE EPOXY-FILLED HOLE. USE A TWO PART EMBE EPOXY (SIMPSON "EPOXY TIE SET", OR HILTI " 2 P EMBEDDMENT EPOXY), MIXED PER MANUFACTUR INSTRUCTIONS. ASSURE THAT ALL DUST AND DEB DRILLING ARE REMOVED FROM THE HOLE BY BRU AND USING COMPRESSED AIR PRIOR TO APPLYIN ALLOW THE EPOXY TO CURE TO MANUFACTURER THEN FILL THE CELL IN THE NORMAL WAY DURING POUR.
4. HURRICANE STRAPS MAY BE SUBSTITUTED WITH A GREATER HOLDOWN VALUE OR GREATER UPLIFT FIELD WITHOUT VERIFICATION. PROVIDED ALL MA INSTALLATION INSTRUCTIONS ARE FOLLOWED.
5. FOR MORTER JOINTS LESS THAN 1/4", PROVIDE (1) IN CONC. FILLED CELL EACH SIDE OF THE JOINT (E NOT HAVE TO BE CONT. TO FOOTING)

...USSES

...S SHALL BE SECURELY ...ALLS OR BEAMS WITH

...ALL BE DESIGNED IN ...TION OF THE "NATIONAL ...GRADE LUMBER AND ... BY THE NATIONAL

... SHALL BE PROPOR- ...LE STRESS INCREASE ...HSTAND THE LIVE ...AL DEAD LOAD. ...SSES SHALL BE AS ...URER UNLESS

...RE FOR GENERAL ...WEB MEMBERS ARE ...D BY THE TRUSS ...TH THE FOLLOWING

...WEIGHT METAL ...PER THE TRUSS

...SIGNED BY ...ECIFIED LOADS ...CLUDE TRUSS ...R SIZES, ...LOCATIONS, AND ...S REQUIRED. ...TURE. EACH ...FLORIDA ...COPIES FOR

...ALL SPANS ...AR CONDITIONS. ...SSES, ALL ...HANGERS

...PS, TRUSS ...TIRED ON ...LIFT FORCES. ...YS EXPOSED ...ALLS WOULD ...ASE CONSULT ...F THESE WALLS.

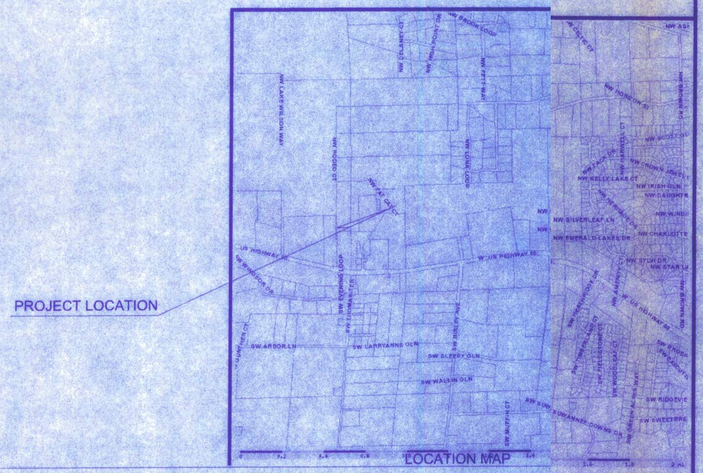
...TRUCTION MAY ...ST STRAP W/ ...4 BLOCK ...000 LBS. OR ...S MAY BE

...S MAY BE SUB- ...4" DIA. X 8" ...ER FOLLOWING ...OR 1/2" X 6"

...ED CELLS ...LOCATION OF ...#5 BAR INTO ...BEDDEMENT ...2 PART ...URER'S ...DEBRIS FROM ...BRUSHING AND ...YING THE EPOXY. ...ER'S SPECIFICATIONS. ...ING BOND BEAM

...TH A STRAP OF ...FT VALUE IN THE ...MANUFACTURERS

...(1) #5 VERT. ...T (BAR DOES



STRUCTURAL DESIGN CRITERIA

CODES:
FLORIDA BUILDING CODE, 2007 EDITION WITH 2009 REVISIONS
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: 110 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.

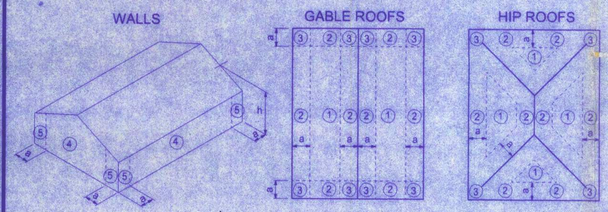
WOOD FLOOR TRUSSES:
DESIGN LOADS:

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, 2007 WITH 2009 REVISIONS

BASIC WIND SPEED		110 MPH		
IMPORTANCE FACTOR		1.0		
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			18.2 psf
	Zone 2 and 3 - Windward and Leeward Roof			-27.3 psf
	Zone 2 - Sloped Windward Roof			+4.9 psf; -11.7 psf
	Zone			
	3 - Leeward Roof			-14.6 psf
	4 - Leeward Wall			-12.8 psf
	5 & 6 Sidewalls			-16.4 psf
	Zone 7 - Overhang			14.4 psf
COMPONENTS AND CLADDING PER ASCE 7 DESIGN WIND PRESSURES WORST CASE			windward	leeward
	Wall	Zone 4	25.0 psf	-27.2 psf
		Zone 5	25.0 psf	-33.5 psf
			positive	negative
	Roof	Zone 1	14.4 psf	-22.9 psf
		Zone 2	14.4 psf	-48.4 psf
		Zone 3	14.4 psf	-48.4 psf



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 NUMBER	DESCRIPTION
A-1	GENERAL NOTES SHEET
A-2	EXISTING FLOOR PLAN
A-3	PROPOSED FLOOR PLAN
A-4	FOUNDATION PLAN AND DETAILS
A-5	ROOF PLAN AND DETAILS
A-6	TYPICAL SECTIONS
A-7	WALL SECTION DETAILS
A-8	SHEARWALL DETAILS

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

TALWAR RESIDENCE

128 SW NASSAU I STREET
LAKE CITY, FL. 32025
(386)758-4209
CERTIFICATE OF AUTHORIZATION # 00000701
Freeman Design Group inc

DATE 04/611	DRAWN BY W.H.F.
	APPROVED W.H.F.
REVISIONS	
SHEET	A-1
OF	8
PROJECT NO.	11:R011

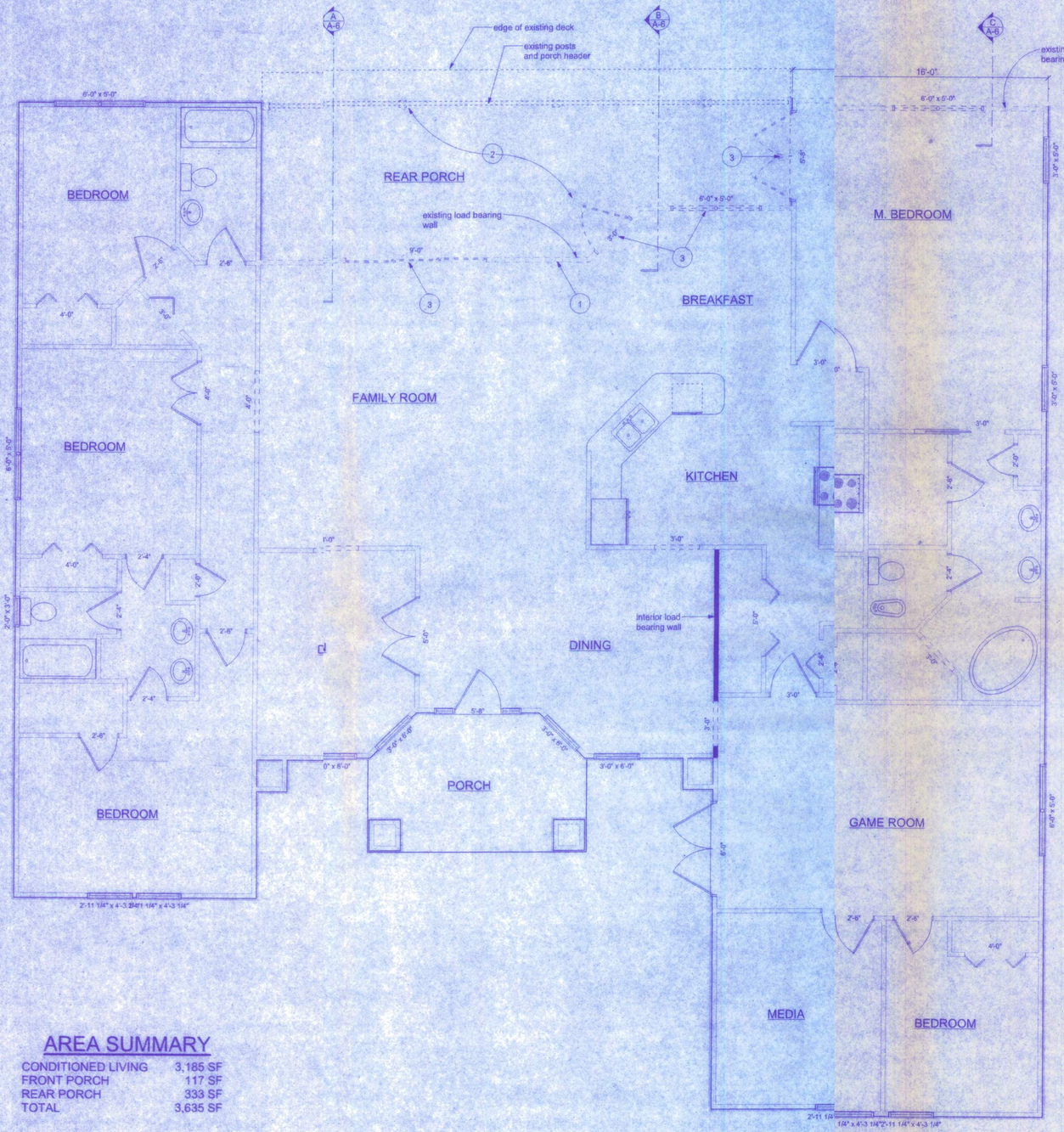
FUTURE FLOOR PLAN

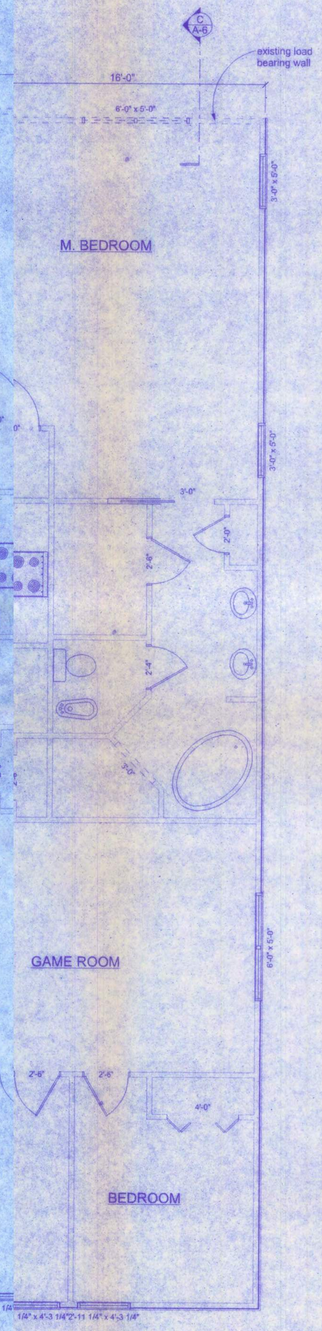
SCALE: 3/16" = 1'-0"

TALWAR RESIDENCE

Freeman Design Group inc
128 SW NASSAU STREET
LAKE CITY, FL. 32025
(386)758-4200
CERTIFICATE OF AUTHORIZATION # 00008701

DATE 04/6/11	DRAWN BY W.H.F.
	APPROVED W.H.F.
REVISIONS	
SHEET A-1	
OF	
PROJECT NO. 11.R01	





AREA SUMMARY

CONDITIONED LIVING	3,185 SF
FRONT PORCH	117 SF
REAR PORCH	333 SF
TOTAL	3,635 SF

EXISTING FLOOR PLAN

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

GENERAL DEMOLITION NOTES:

1. Demolition notes are general in nature only and identify the basic scope and intent of the work.
2. Contractor shall field verify all conditions and dimensions prior to performing demolition - Contractor is required to do all demolition of all items required to acomplish the new construction in this project, whether or not shown or noted.
3. The contractor shall be responsible for the removal and proper disposal of all materials as called for in the contract documents. The placement and access to waste receptacles for demolition/construction debris shall be coordinated with the owner. Contractor to coordinate the demolitino of all utilities with owner prior to commencing demolition.
4. The owner has first right of refusal on all salvaged equipment.
5. Existing abandoned waste line vtr's are to be secured to the underside of the existing roof deck, cap exterior with 3 pound lead cap with drawtite band.
6. The contractor shall notify and await approval from the owner before interruption of utilities.
7. Facilities or portions of facilities shall not be occupied during construction, unless exits, fire detection and early warning systems, fire protection, and any safety barriers are continuously maintained and clearly marked at all times.
8. Prior to the issuance of the notice to proceed, a safety plan shall be provided by the contractor which clearly delineates areas for construction, safety barriers, construction traffic during all phases and conditions of construction.

CONSTRUCTION NOTES:

1. remove existing wall from floor to ceiling after installing new header
2. remove existing deck and post
3. remove existing openings

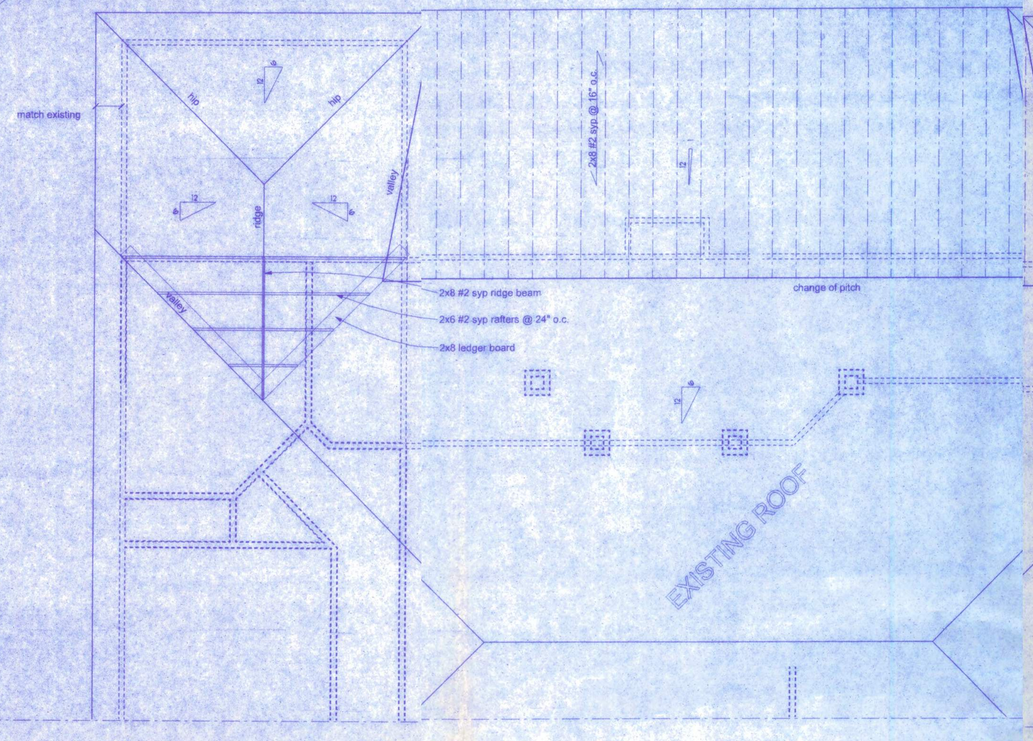
WALL AND DOOR LEGEND

- existing wall to remain
- existing wall to be removed
- existing door to be removed
- existing door to remain

TALWAR RESIDENCE

Frooman Design Group Inc
128 SW NASSAU STREET
LAKE CITY, FL. 32025
(386)758-4209
CERTIFICATE OF AUTHORIZATION # 00008701

DATE 04/E11
DRAWN BY W.H.F.
APPROVED W.H.F.
REVISIONS
SHEET A-2
OF 8
PROJECT NO. 11.R011



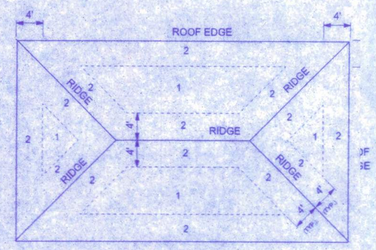
NOTE:
provide 22" x 36" attic access through existing roof decking between existing attic and addition.

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.

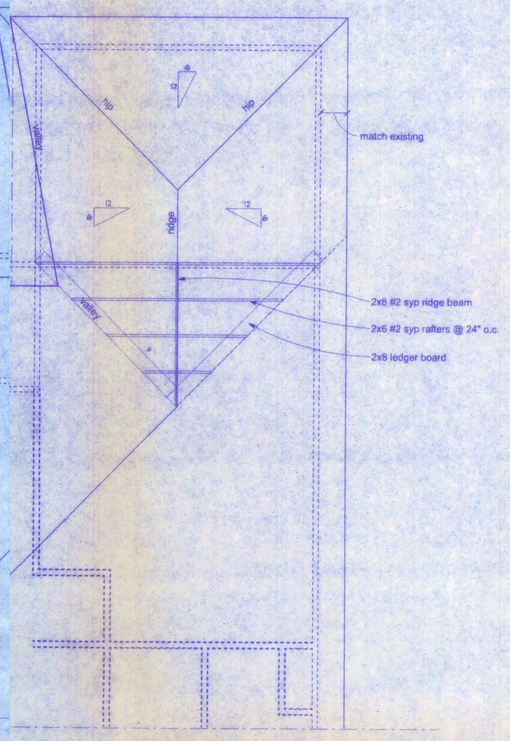
ROOF PLAN
SCALE: 1/4" = 1'-0"

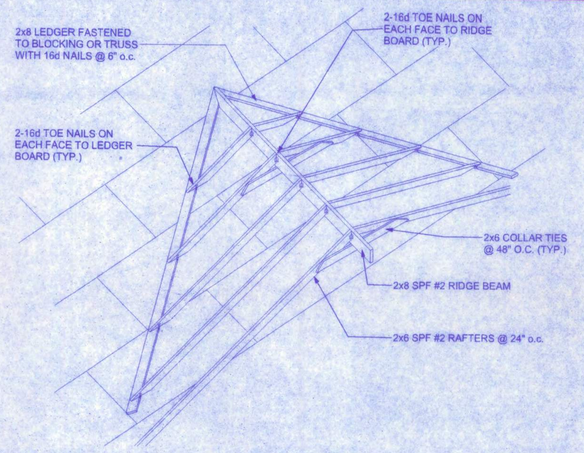
ROOF SHEATHING FASTENINGS

NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	7/16 o.s.b.	8d ring shank hot dipped galvanized	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

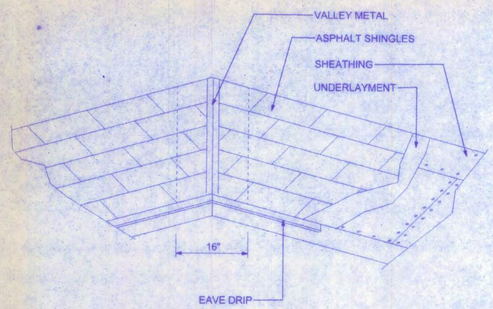


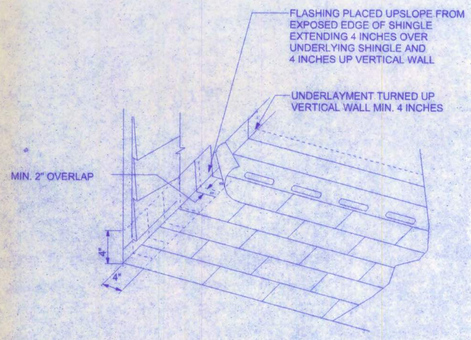
ROOF SHEATHING NAILING ZOES (HIP ROOF)





ROOF INTERSECTION CONNECTION DETAIL
NTS





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:
1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.
2. 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:
1. 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.
2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIES 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.
3. FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
   1. BOTH TYPES 1 AND 2 ABOVE, COMBINED.
   2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
   3. 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

William H. Freeman 4/14/11 P.E. # 68021

TALWAR RESIDENCE

Freeman Design Group inc
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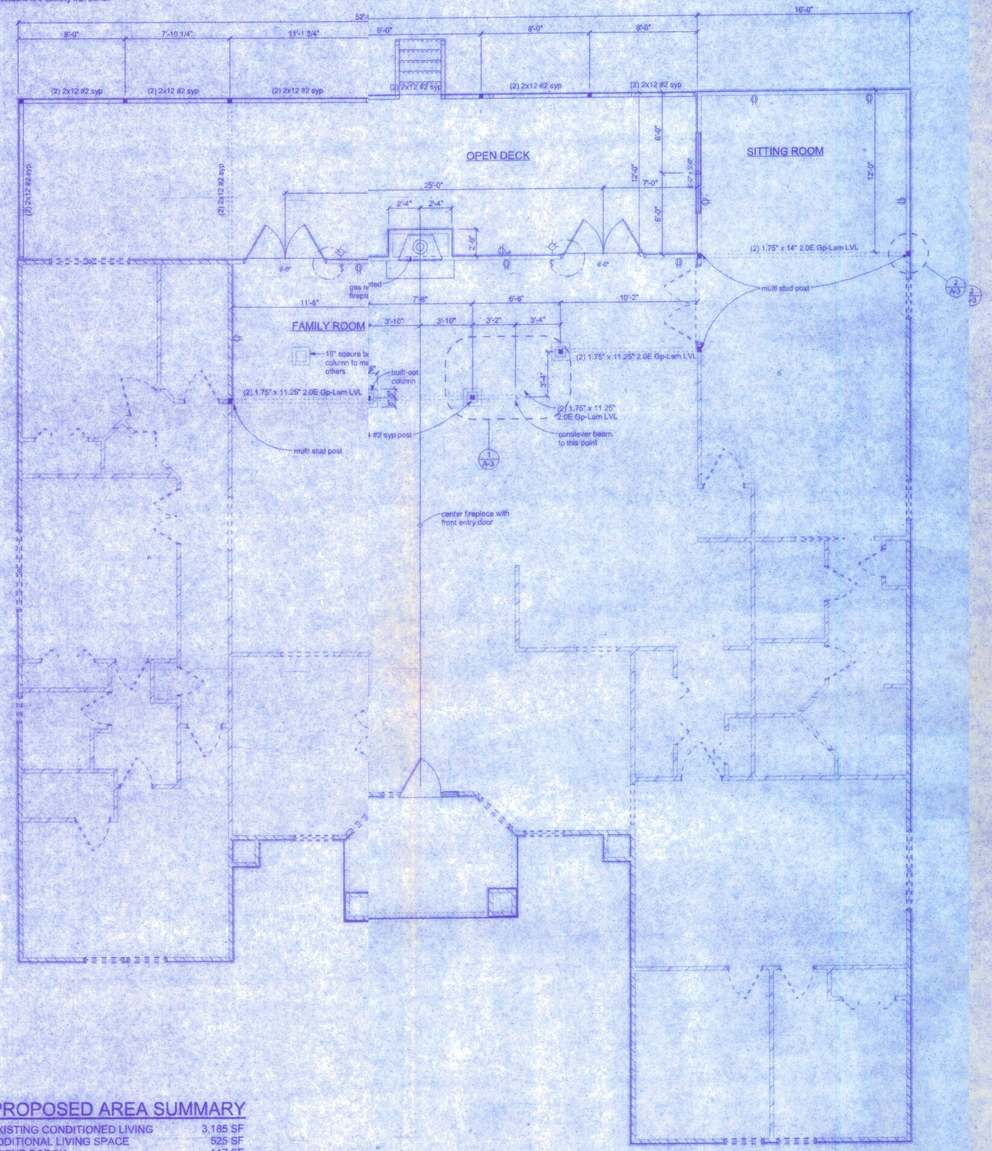
CERTIFICATE OF AUTHORIZATION # 00008701

DATE 04/6/11
DRAWN BY W.H.F.
APPROVED W.H.F.
REVISIONS
SHEET A-5
OF 8
PROJECT NO. 11.R011

NOTE:
the lighting plan is schematic only. verify actual locations and quantity with owner

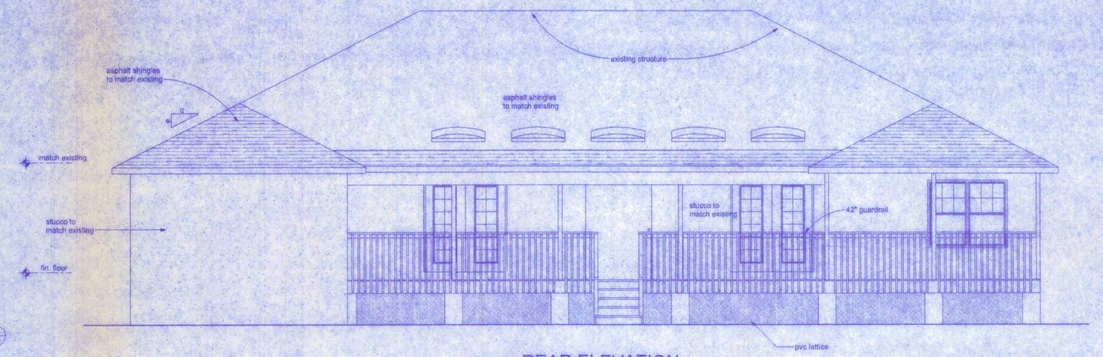


PROPOSED AREA SUMMARY

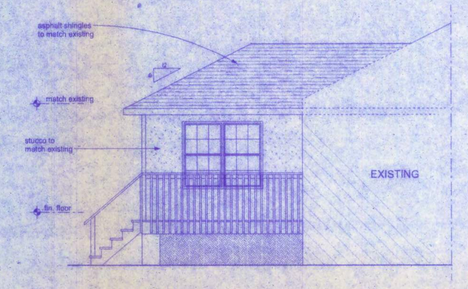
EXISTING CONDITIONED LIVING	3,185 SF
ADDITIONAL LIVING SPACE	525 SF
FRONT PORCH	117 SF
TOTAL	3,827 SF

THIS STRUCTURE SHALL BE CLASSIFIED AS A LEVEL II ALTERATION

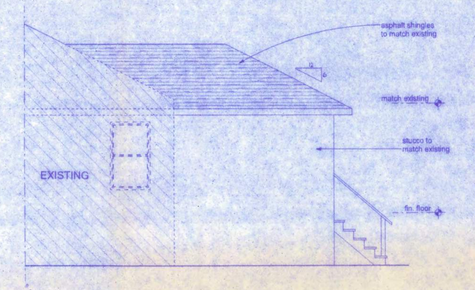
PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"



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



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



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

ELECTRICAL	SYMBOL
light	
outlet	
#outlet wp	
switch	$

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, sunrooms, 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.

ELECTRICAL PLAN NOTES

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

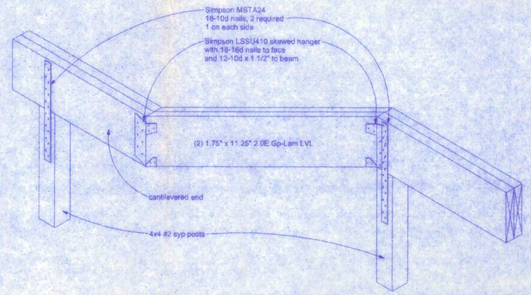
CONSULT THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED.

INSTALLATION SHALL BE PER NATL. ELECTRIC CODE.

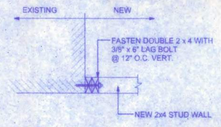
ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.

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

ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDNS 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



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



2 NEW TO EXISTING
SCALE: 3/4" = 1'-0"

TALWAR RESIDENCE

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Freeman Design Group Inc

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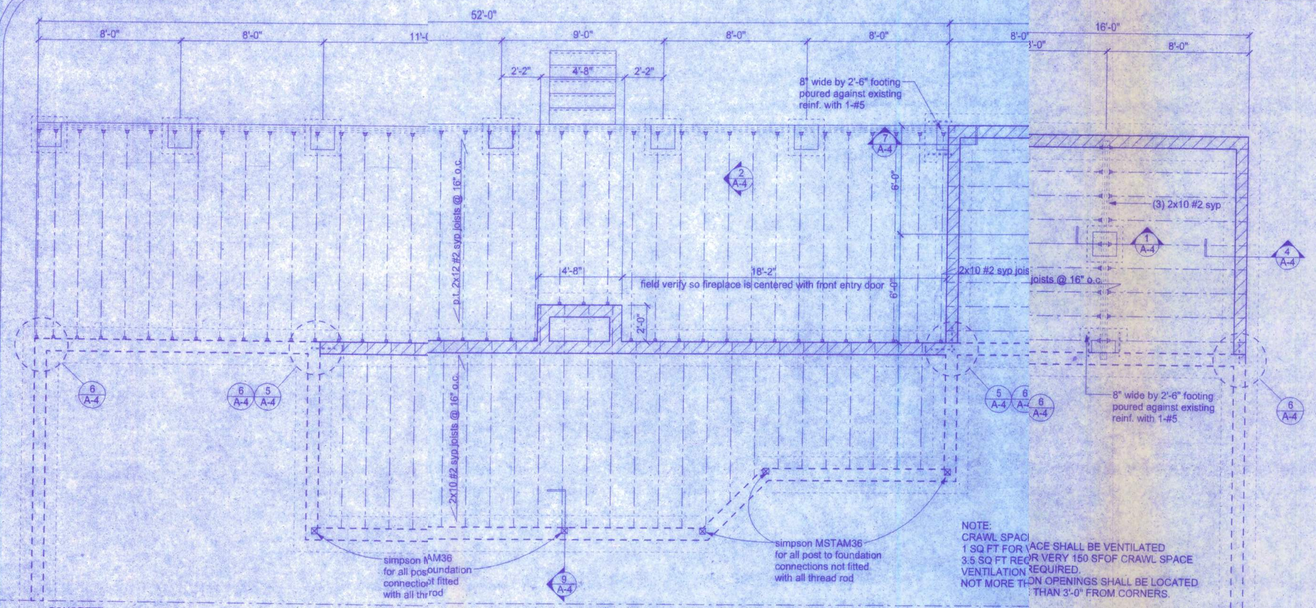
REVISIONS	
SHEET	A-3
OF	8
PROJECT NO.	11.R011



NOTE:
CRAWL SPACE SHALL BE VENTILATED
1 SQ FT FOR EVERY 150 SFOF CRAWL SPACE
3.5 SQ FT REQUIRED.
VENTILATION OPENINGS SHALL BE LOCATED
NOT MORE THAN 3'-0" FROM CORNERS.

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

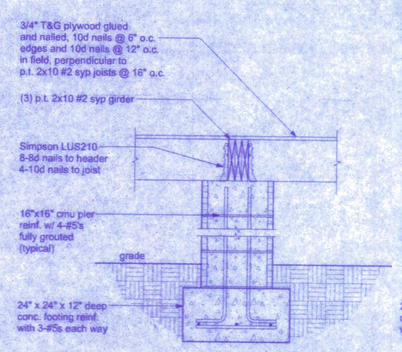
CONCRETE:
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

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

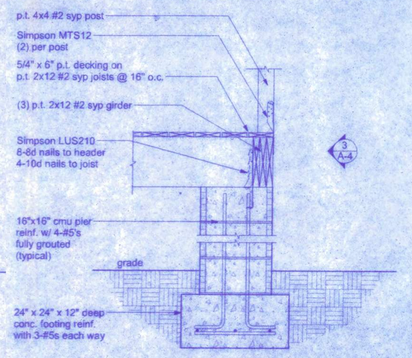
GALVANIZATION:
METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND N DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDA WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLT AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

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 WI 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.

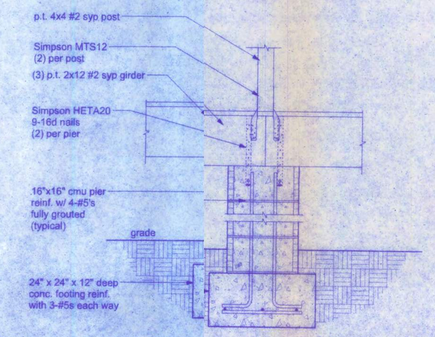
COVER OVER REINFORCING STEEL
FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFROCING BAR SHALL BE:
3 INCHES IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER AND 1 1/2 INCHES ELSEWHERE. REINFORCING BARS EMBEDD IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4 INCH I FINE GROUT OR 1/2 INCH FOR COARSE GROUT BETWEEN REINFORCING BA 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 WEATH 1 1/2 INCHES FOR MASONRY UNITS NOT EXPOSED TO EARTH OR WEATHER



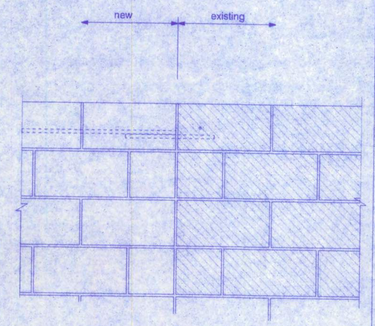
1 CENTER PIER DETAIL
SCALE: 3/4" = 1'-0"



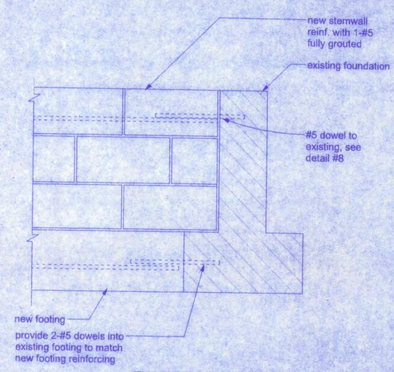
2 PIER DETAIL @ DECK
SCALE: 3/4" = 1'-0"



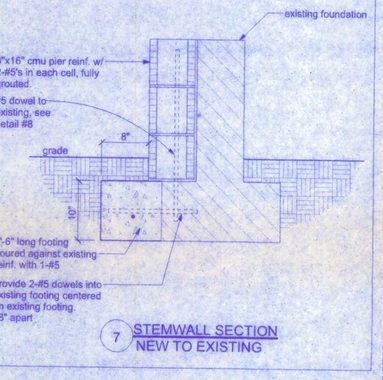
3 PIER DETAIL @ DECK
SCALE: 3/4" = 1'-0"



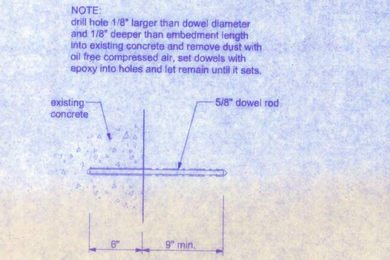
5 TIE BEAM DETAIL
SCALE: 1" = 1'-0"



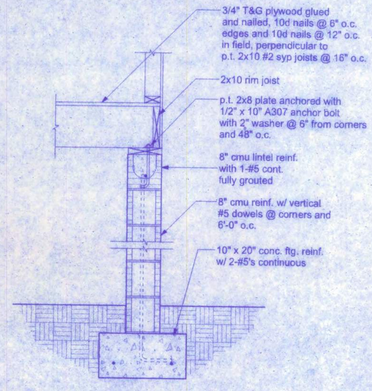
6 STEMWALL SECTION
NEW TO EXISTING



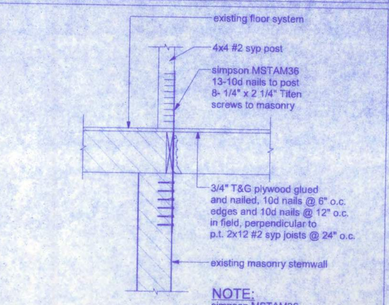
7 STEMWALL SECTION
NEW TO EXISTING



8 DOWEL DETAIL
SCALE: 1 1/2" = 1'-0"



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



NOTE:
simpson MSTAM36 for all post to foundation connections not fitted with all thread rod

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

TALWAR RESIDENCE

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	APPROVED W.H.F.
REVISIONS	
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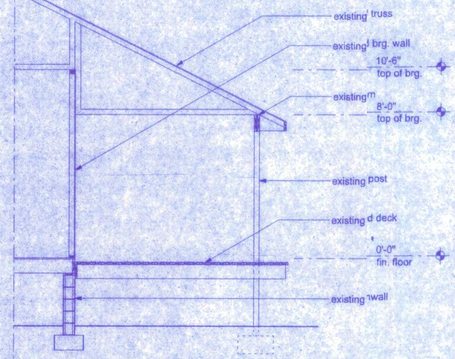
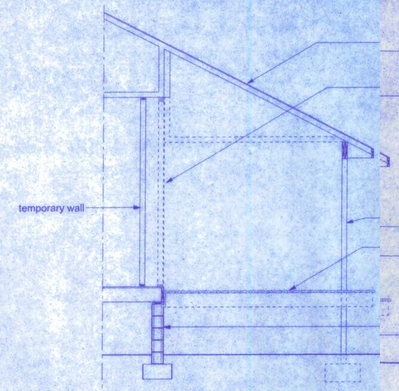
OF	8
PROJECT NO.	11.R011



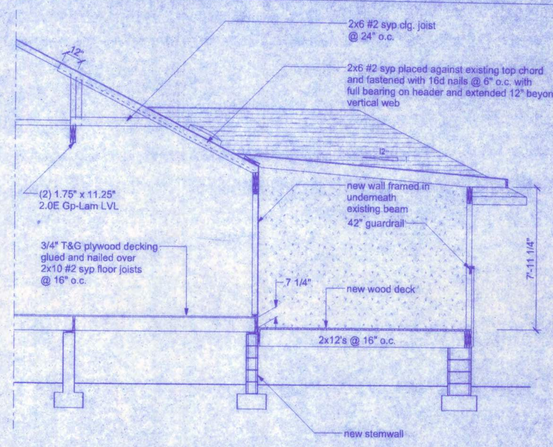
A **SECTION**
SCALE: 1/4" = 1'-0"



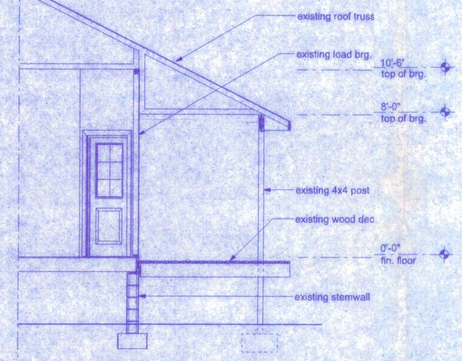
A **SECTION**
SCALE: 1/4" = 1'-0"

existing roof truss
existing load brg. wall
existing 4x4 post
existing wood deck
existing stemwall

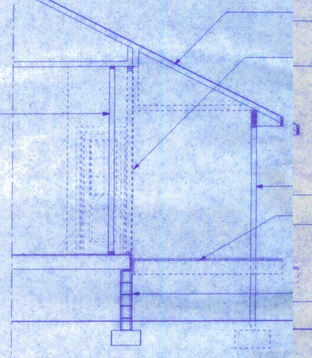
1. construct temporary support wall with 2x4 #2 spf studs @ 16" with single bottom and top plate.
2. install temporary wall not more than 12" from wall to be removed.
3. remove existing wall.
4. install new header in the same location as removed wall
5. remove temporary wall.
6. remove bottom chord of truss over rear porch and the vertical portion below the 10'-6" mark.
7. remove rear deck and joists.
8. porch column to remain until after new wall and foundation are fully in place.



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



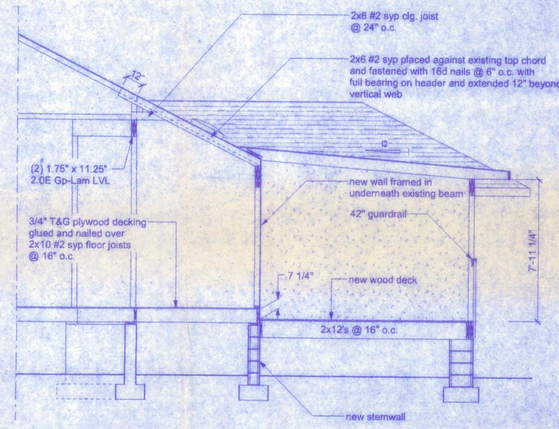
B **SECTION**
SCALE: 1/4" = 1'-0"



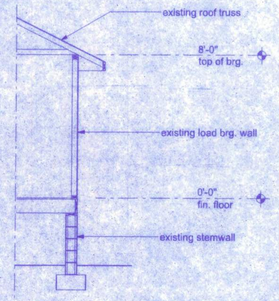
B **SECTION**
SCALE: 1/4" = 1'-0"

existing roof truss
existing load brg. wall
existing 4x4 post
existing wood deck
existing stemwall

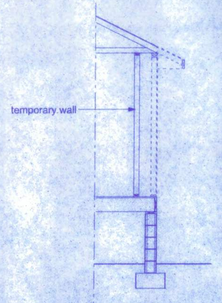
1. construct temporary support wall with 2x4 #2 spf studs @ 16" with single bottom and top plate.
2. install temporary wall not more than 12" from wall to be removed.
3. remove existing wall.
4. install new header in the same location as removed wall
5. remove temporary wall.
6. remove bottom chord of truss over rear porch and the vertical portion below the 10'-6" mark.
7. remove rear deck and joists.
8. porch column to remain until after new wall and foundation are fully in place.



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

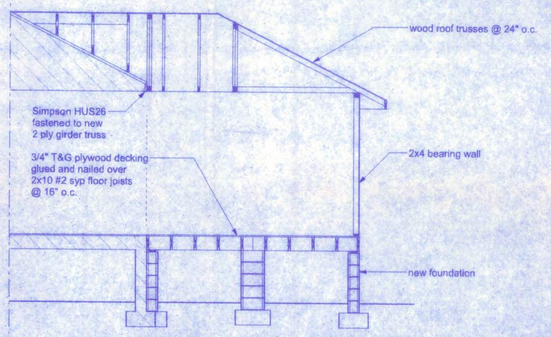


C **SECTION**
SCALE: 1/4" = 1'-0"



C **SECTION**
SCALE: 1/4" = 1'-0"

1. construct temporary s… studs @ 16" with sing… y support wall with 2x4 #2 spf single bottom and top plate.
2. install temporary wall … to be removed. …all not more than 12" from wall
3. remove existing wall. …all.
4. install new header in t… wall …in the same location as removed
5. remove any truss over… will interfere with the … …overhang where new addition …he truss.
6. remove temporary wa… …wall.

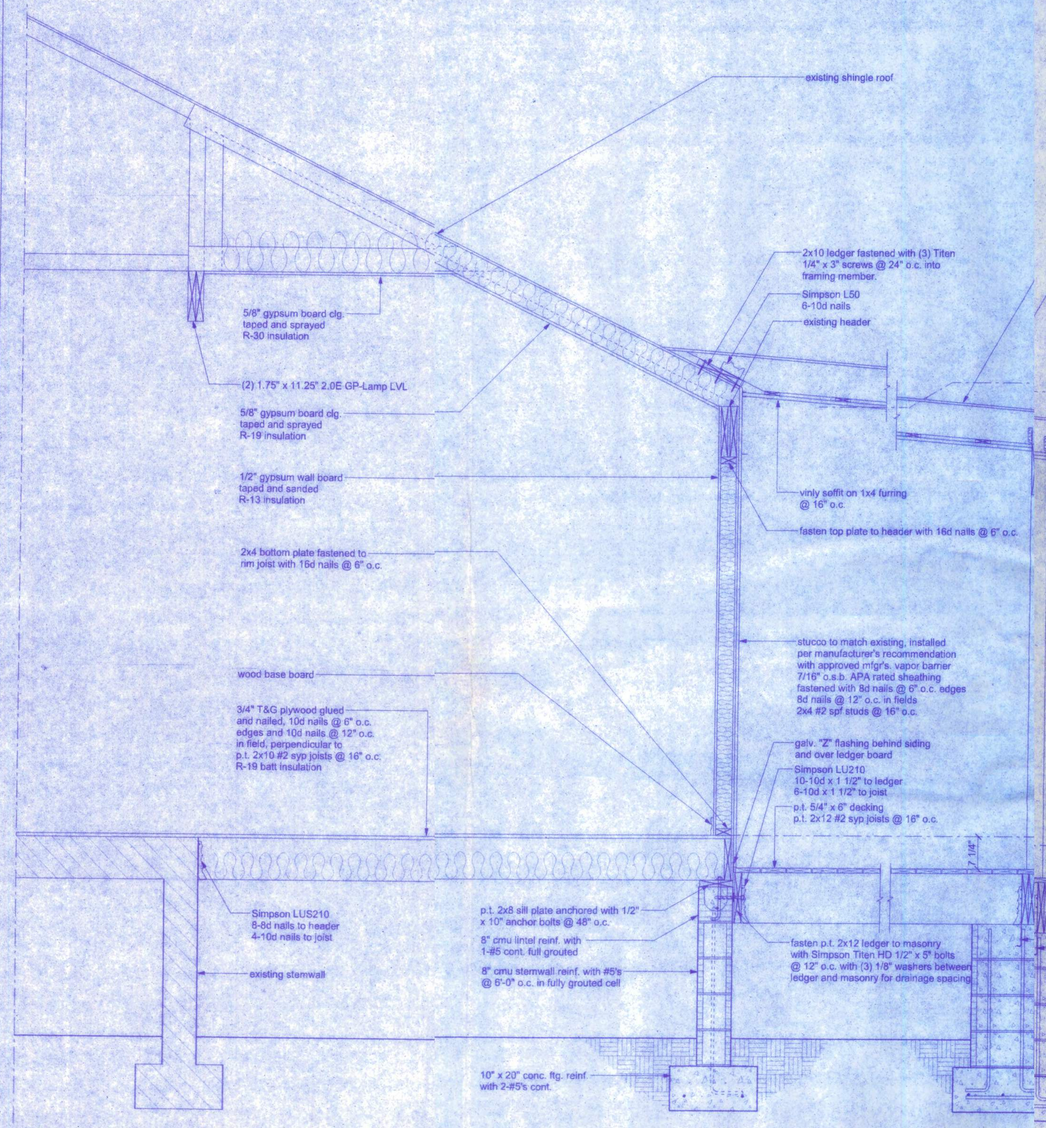


C **SECTION**
SCALE: 1/4" = 1'-0"

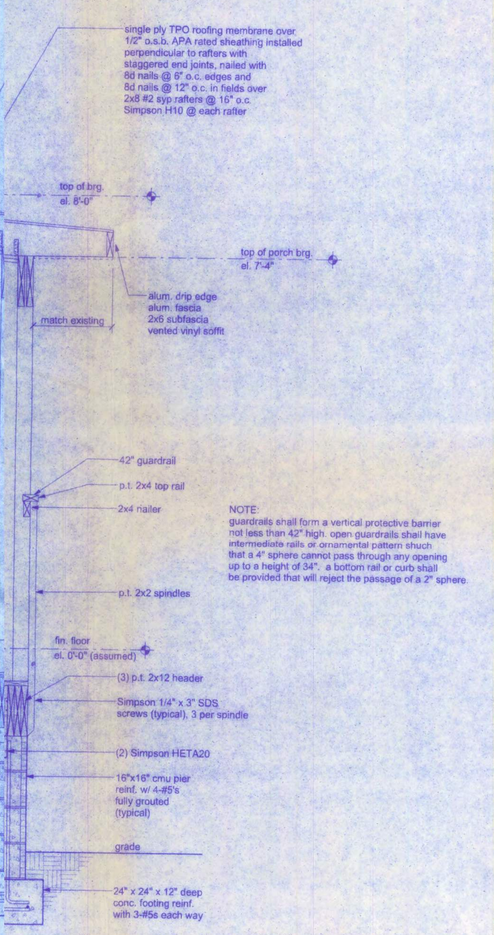
TALWAR RESIDENCE

Freeman Design Group inc
128 SW NASSAU STREET
LAKE CITY, FL. 32025
(386)758-4209
CERTIFICATE OF AUTHORIZATION # 00007801

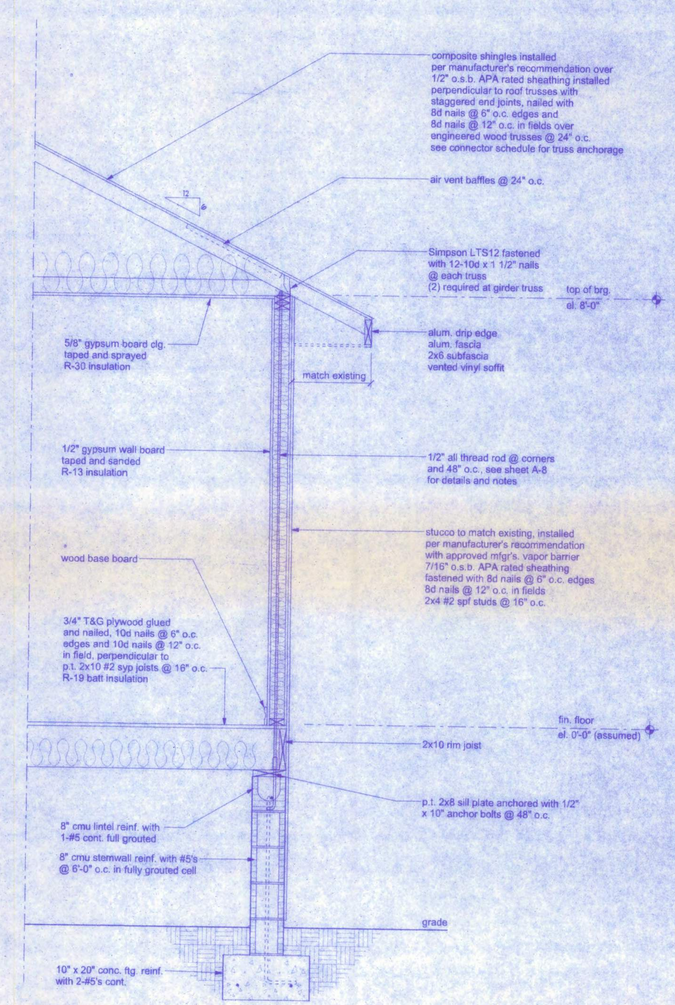
DATE 04/6/11	DRAWN BY W.H.F.
	APPROVED W.H.F.
REVISIONS	
SHEET	A-6
OF	8
PROJECT NO.	11.R011



A SECTION
SCALE: " = 1'-0"



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.



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

TALWAR RESIDENCE

Freeman Design Group inc
128 SW NASSAU STREET
LAKE CITY, FL. 32025
(386)758-4209
CERTIFICATE OF AUTHORIZATION # 00008701

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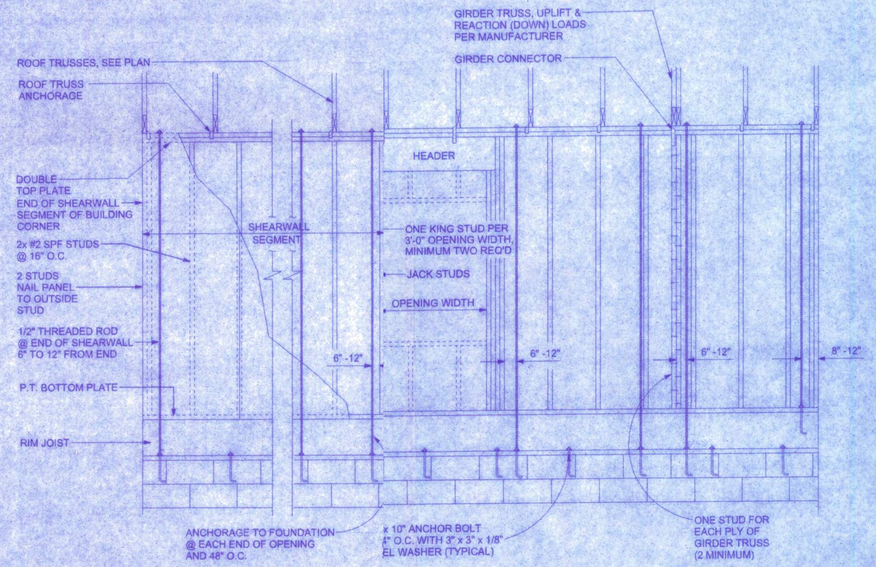
PROJECT NO.	11.R011



SHEARWALL DETAILS

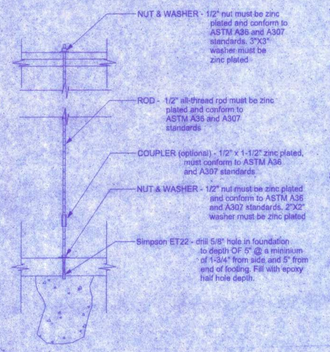
SCALE: 1/2" = 1'-0"

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.

END (TOP OR BOTTOM)

GIRD. COL. DETAIL

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



RULES:
1. One all-thread rod 12" from each corner.
2. One all-thread rod each end of shearwalls.
3. One all-thread rod each end of opening headers and @ 48" o.c.
4. Check sub-sheathing to top plate connection for horizontal transfer capability.
5. If necessary, add thread rods to girders individually to exclude the from average uplift plf.
6. Check sole plate ab connection, additional anchors may be required for lateral and shear load transfer.

ALLOWABLE VALUES

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

Placement slab level:

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

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

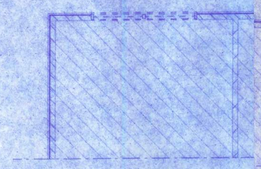
Top Connections
Top connections at corners and header ends shall be made within 2 inches of the fra pack. A nut and 3X3 washer shall be applied to the top plates and tened securely.

Intermediate Coupl nnections
When using the r upler, care should be taken to ensure full and equal thread engat ent. This is easily achieved by threading the coupler all the wa to the rod, then standing the two rods end to end, then threading the pler back over the rod joint so each rod is halfway into the cpl.

Retro-fits
In the case of an read rod misplacement, the rod may be epoxied into the concrete.

Sole plate to slab c ction:
The slab level sole shall be connected to the slab with the connectors speci nd at the spacing specified within the design documents. All-thr rods shall be placed as per the design specifications. All-thread rods wi ut and washer at the sole plate will qualify as a sole plate connection ay require other anchors intermediate of the all-thread rod locations to qu the specified spacing requirements.

System Tightening:
On multiple story ications, the all-thread rod system shall be rechecked for proper tension before the walls are veneered. This will allow the all-thread rod syst o compensate for the buildings dead load compression.



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"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>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

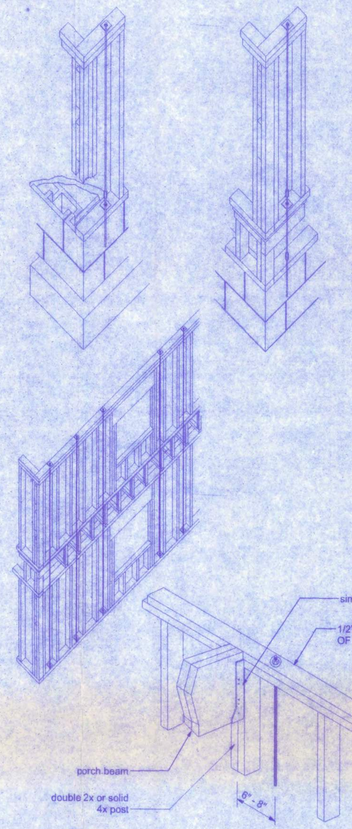
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
rafters having slopes greater than 2/12 with no finished ceiling attached to rafters	L/180
interior walls and partitions	H/180
floors and plastered ceilings	L/360
all other structural members	L/240
exterior walls with plaster or stucco finish	H/360
exterior walls - wind loads with brittle finishes	L/240
exterior walls - wind loads with flexible finishes	L/120

SHEARWALL NOTES:

1. ALL SHEARWALLS SHALL BE TYPE 1 SHEARWALLS AS DEFINED BY STD 10-99 305.4.2.
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").

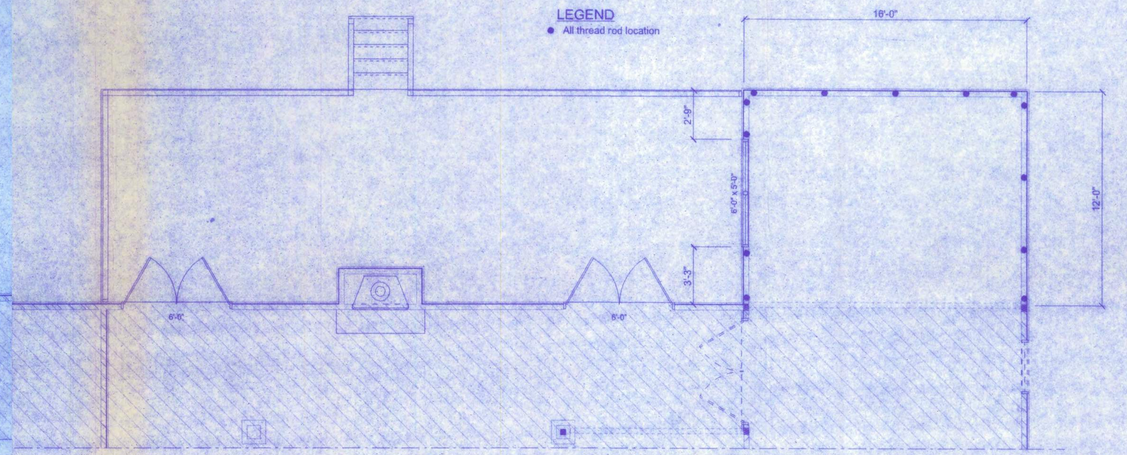
OPENING WIDTH	SILL PLATES	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
> 6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2
> 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3



ALL THREAD @ GIRDER

NTS

LEGEND
● All thread rod location



SHEARWALL LAYOUT

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

Walter A. Talwar 4/7/11 P.E. # 58081

TALWAR RESIDENCE

Freeman Design Group inc
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LAKE CITY, FL 32025
(386)758-4209
CERTIFICATE OF AUTHORIZATION # 00008701

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DRAWN BY W.H.F.
APPROVED W.H.F.
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SHEET A-8
OF 8
PROJECT NO. 11.R011