

1. A PEST TREATMENT SIG 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 1503.4.5)
4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6 INCHES.

EXCEPTION: PAINT OR DECORATIVE CEMENTATIONARY 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 TRAP ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE 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, RETARDER 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 DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES." (FBC 1816.1.8)
14. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED IMMEDIATELY BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKE, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. (FBC 2303.1.3)
15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. (FBC 2303.1.4)

A.B.	Anchor Bolt	F.B.C.	Florida Bldg. Code	Opn'g	Opening
Abv.	Above	Fin. Fir.	Finished Floor	Opt.	Optional
A.C.	Air-Conditioner	F.G.	Fixed Glass	P.C.	Piece
Adj.	Adjustable	F.R.	Floor	Pd.	Pedestal
A.F.F.	Above Finished Floor	F.Rch.	Floor	PL	Parallam
A.H.U.	Air Handler Unit	F.R. Sys.	Floor System	PLF	Pounds per sq foot
ALT.	Alternate	F.P.I.	Fireplace	Plt. Ht.	Plate Height
B.C.	Bare Cabinet	Fl. Foot / Feet	Foot / Feet	Plt. Sh.	Plant Shelf
B.F.	Bifido door	Flt.	Footing	PSF	Pounds per sq foot
Bk. Sh.	Book Shelf	FX	Fixed	P.T.	Pressure Td.
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.	Refrigerator
Brg.	Bearing	G.T.	Girder Truss	Req'd.	Required
Cr.	Circle	Hd.	Header	Rm.	Room
Cg.	Ceiling	Hgt.	Height	Rnd.	Round
Col.	Column	Hb.	Hose Bibb	R/SH	Rod and S
Comp.	A/C Compressor	Int.	Interior	SD.	Square Ft.
Ct.	Ceramic Tile	K/Wall	Kneewall	S.F.	Shelves
Dryer	Dryer	K.	Knee Space	S.H.	Sheet
Dec.	Decorative	Laun.	Laundry	S.LT.	Side Light
Ded.	Dedicated Outlet	Lav.	Lavatory	S.L.P.	Spurce P.T.
Dbl.	Double	L.F.	Laundry Tub	Sq.	Square
Dia.	Diameter	L.T.	Laundry Tub	S.Y.P.	Southern yw Pine
Disp.	Disposal	Max.	Masonry	Temp.	Tempered
Dist.	Distance	M.C.	Maximum	Thickn.	Thicken
D.S.	Drawer Stack	M.C.	Medicine Cabinet	T.O.B.	Top of Blo
D.V.	Dryer Vent	MDP	Master Distribution Panel	T.O.M.	Top of Ma
D.W.	Dishwasher	Mfg.	Manufacturer	T.O.P.	Top of Pla
Ea.	Each	Micro.	Microwave	Trans.	Transform w
E.W.	Each Way	Min.	Minimum	Typ.	Typical
Elec.	Electrical	M.L.	Microlam	Ucl.	Under Cat Lighting
Elev.	Elevation	Mir.	Mirror	U.N.O.	Unless No otherwise
Ext.	Exterior	Mono	Monolithic	VB	Vanity Bat
Exp.	Expansion	N.T.S.	Not To Scale		



FOUNDATIONS	PREFABRICATED WOOD TRUSSES
<p>SOIL TO BE COMPACTED TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM - 1557 (MODIFIED PROCTOR)</p>	<p>1. ALL PREFABRICATED WOOD TRUSSES SHALL FASTENED TO THEIR SUPPORTING WALLS OR BRIMS WITH HURRICANE CLIPS OR ANCHORS.</p>
<p>FOUNDATION INSPECTIONS</p> <p>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 STRETCHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS.</p>	<p>2. PREFABRICATED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN SPECIFICATION FOR STRESS-RATED "N" OF THE "NATION'S FASTENERS" AS RECOMMENDED BY THE LUMBER AND FOREST PRODUCTS ASSOCIATION.</p>
<p>CAST IN PLACE CONCRETE</p>	<p>3. TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAXIMUM ALLOWABLE STRESS INCREASE OF 25%) TO WITHSTAND THE LIVE AND DEAD LOADS GIVEN IN THE NOTES AND TOTAL DEAD AND LIVE LOADS.</p>
<p>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</p>	<p>4. BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE REQUIRED BY THE TRUSS MANUFACTURER'S DESIGN LOADS.</p>
<p>2. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 40.</p>	<p>5. TRUSS ELEVATIONS AND SECTIONS ARE FOR CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE FOLLOWING DESIGN LOADS:</p>
<p>3. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. WYWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6".</p>	<p>6. DESIGN SPECIFICATIONS FOR LIGHT WEIGHT PLATE CONNECTED WOOD TRUSSES PER LIGHT METAL PLATE INSTITUTE TPI LATEST EDITION.</p>
<p>4. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.</p>	<p>7. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN SPECIFICATION FOR STRESS-RATED "N" OF THE "NATION'S FASTENERS" AS RECOMMENDED BY THE LUMBER AND FOREST PRODUCTS ASSOCIATION.</p>
<p>5. HORIZONTAL FOOTING BARS SHALL BE BENT 1'-0" AROUND CORNERS OR CORNER BARS WITH A 2'-0" LAP PROVIDED.</p>	<p>8. BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE REQUIRED BY THE TRUSS MANUFACTURER'S DESIGN LOADS.</p>
<p>6. MINIMUM LAP SPLICES ON ALL REINFORCING BAR SPLICES SHALL BE 40 BAR DIAMETERS TYP.</p>	<p>9. FOR ERECTION AND FOR THE PERMANENT JOINTING AS REQUIRED SUBMITTAL SHALL BE SIGNED AND SEALED BY A REGISTERED STRUCTURAL ENGINEER, SUBMITTED TO THE REVIEW AND APPROVAL, PRIOR TO FABRICATING.</p>
<p>7. CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM</p>	<p>10. FOR ERECTION AND FOR THE PERMANENT JOINTING AS REQUIRED SUBMITTAL SHALL BE SIGNED AND SEALED BY A REGISTERED STRUCTURAL ENGINEER, SUBMITTED TO THE REVIEW AND APPROVAL, PRIOR TO FABRICATING.</p>

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.
8. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.

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. BULKING JOISTS, 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.
4. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES, TPCL, U.N.O.

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

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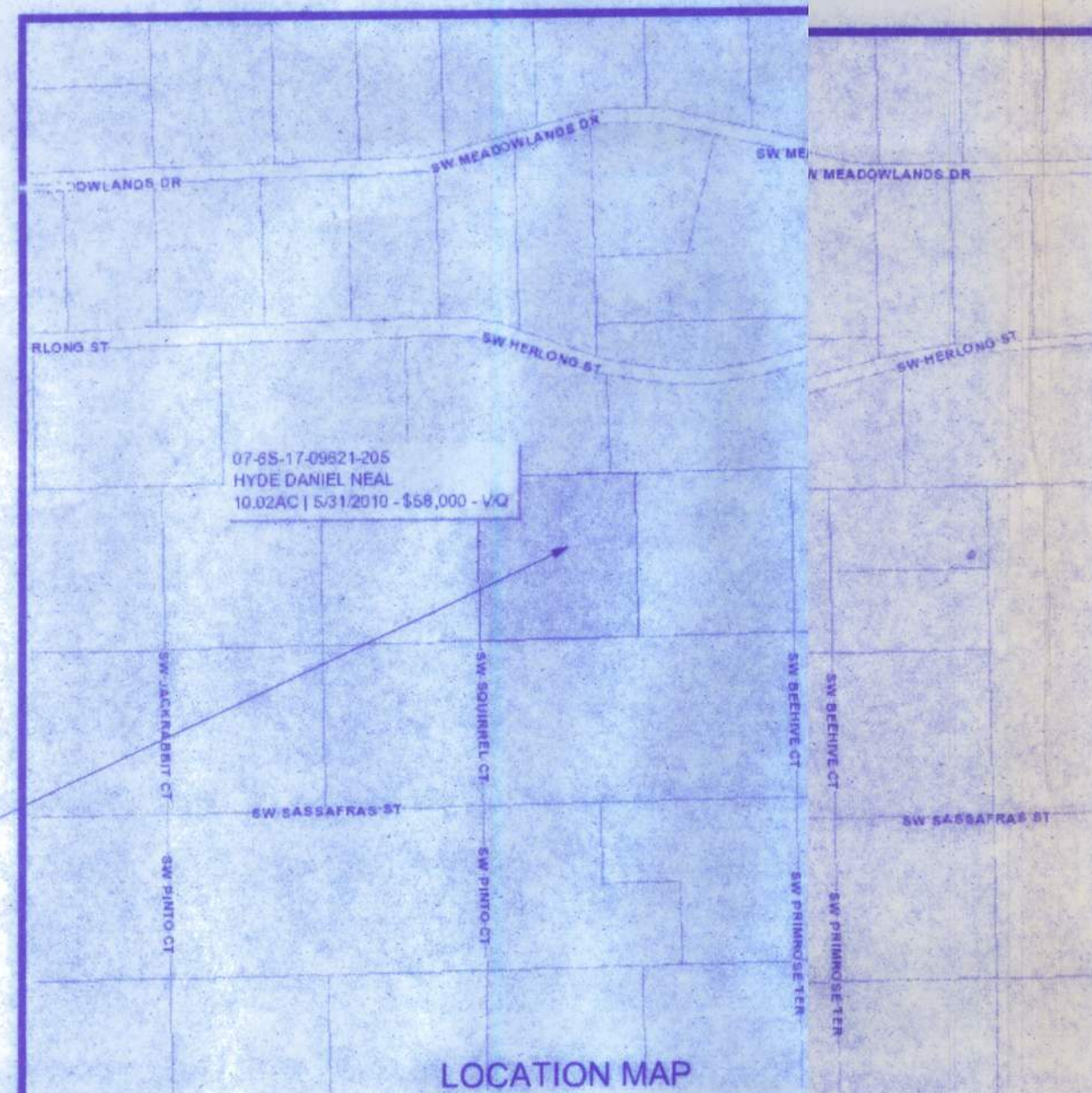
1. ALL PREFABRICATED WOOD TRUSSES SHALL BE FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS.
2. PREFABRICATED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN SPECIFICATION FOR STRESS-GRADE OF THE NATIONAL ITS FASTENERS AS RECOMMENDED BY THE TRADE LUMBER AND FOREST PRODUCTS ASSOCIATION. THE NATIONAL
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 BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURERS SHALL BE AS NOTED ON THE PLANS. UNLESS
5. TRUSS ELEVATIONS AND SECTIONS ARE FOR CONFIGURATION OF TRUSSES ONLY. WEB A FOR GENERAL NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE TRUSS DESIGN LOADS. THE FOLLOWING
6. DESIGN SPECIFICATIONS FOR LIGHT WEIGHT PLATE CONNECTED WOOD TRUSSES FOR TIGHT METAL PLATE INSTITUTE LATEST EDITION. THE TRUSS
7. PRE-ENGINEERED WOOD TRUSSES SHALL BE THE MANUFACTURER IN ACCORDANCE WITH THE DESIGN AND GOVERNING CODES. SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, MEMBER SIZES, PERMANENT BEARING AND BRIDGING LOCATIONS, FOR ERECTION AND FOR THE PERMANENT JOINTS AS REQUIRED SUBMITTAL SHALL BE SIGNED AND SEALED BY STRUCTURE ENGINEER REGISTERED STRUCTURAL ENGINEER. SUBMITTED BY A FLORIDA REVIEW AND APPROVAL PRIOR TO FABRICATION. SUBMIT 3 COPIES FOR
8. THE TRUSS MANUFACTURER SHALL DETERMINE THE WORKING POINTS, BEARING POINTS, AND SPAN TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSSES TO TRUSS HANGERS

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

1. MISSED LINT STRAPS FOR MASONRY C
BE SUBSTITUTED W/ (1) *SIMPSON TMSM^Y CONSTRUCTION MAY
(4) 1/4" x 1 1/4" DIA. TITENS TO THE BOND M16 TWIST STRAP W/
(1) 1/2" DIA. BEAM (2) 1/2" DIA. BEAM (3) 1/2" DIA. BEAM
OR LESS. USE (2) FOR 2000 LBS. OR LESS. OR OTHERS MAY BE
SUBSTITUTED ON A CASE BY CASE BASIS.
2. MISSED "B" BOLTS FOR CONCRETE WALLS.
SUBSTITUTE W/ 1/2" DIA. ANCHOR BOLTS SET IN 3/4" DIA. X 6"
DEEP UNITEK "PROPOXY" 300 ADHESIVE SET IN 3/4" DIA. X 6"
ALL MANUFACTURERS RECOMMENDATION OF EINDER FOLLOWING
RAVL. STUD. EXPANSION ANCHORS.) IONS (OR 1/2" X 6"

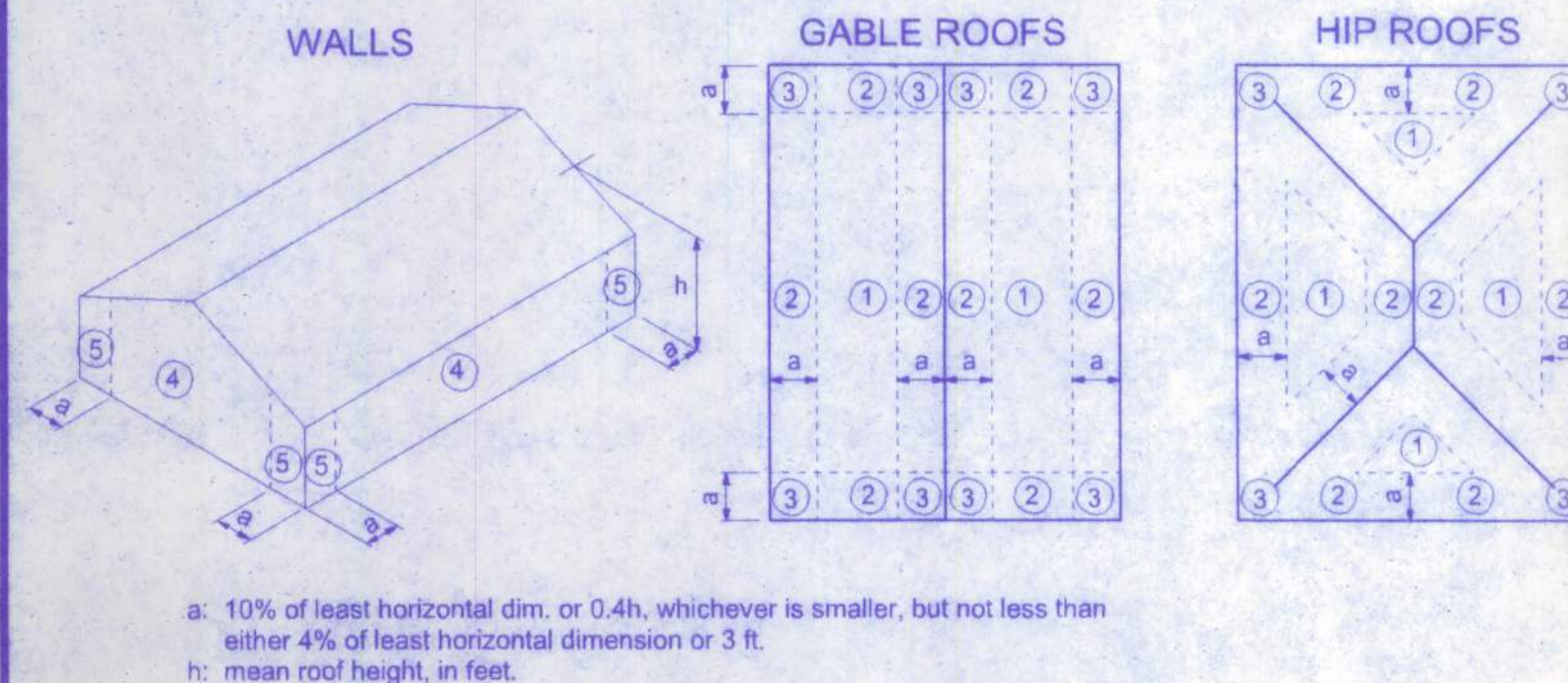
DRILL A 3/4" RADIUS HOLE 5" DEEP AT THE LOCATION OF THE OMITTED REINFORCING STEEL. FILL THE HOLE WITH EPOXY (SIMPSON "EPOXY TIE SET" OR PART EMBEDMENT EMBEDMENT EPOXY), MIXED PER MANUFACTURER'S INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO MANUFACTURER'S SPECIFICATIONS, THEN FILL THE HOLE IN THE NORMAL WAY DURING BOND BEAM POUR.

5. FOR MORTAR 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)



CODES:	FLORIDA BUILDING CODE, 2007 EDITION WITH 2009 SUPPLEMENTS 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 RESIDENTIAL FLOOR, UNLESS OTHERWISE INDICATED BALCONIES STAIRS LIGHT PARTITIONS (DEAD LOAD), U.N.O.	20 PSF (REDUCIBLE) 40 PSF 40 PSF 40 PSF 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 PEA GRAVEL CONCRETE FOR MASONRY CELLS ONLY (DO NOT USE FOR CONCRETE COLUMNS OR TIE BEAMS)	2500 PSI 3000 PSI
REINFORCING:	WELDED WIRE FABRIC SHALL CONFORM TO ALL REINFORCING BARS ALL STIRRUPS AND TIES	ASTM A185 ASTM A615-40 40,000 PS ASTM A615-40 40,000 PS
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 INCLUDING 2009 SUPPLEMENTS.					
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		Wall	windward	leeward	
			Zone 4	25.0 psf	-27.2 psf
			Zone 5	25.0 psf	-33.5 psf
		Roof	positive		negative
			Zone 1	14.4 psf	-22.9 psf
			Zone 2	14.4 psf	-48.4 psf
			Zone 3	14.4 psf	-48.4 psf



<u>SHEET NO.</u>	<u>DESCRIPTION</u>
A-1	GENERAL NOTES SHEET
A-2	SITE PLAN
A-3	FLOOR PLAN AND ELEVATIONS
A-4	FOUNDATION/ROOF/FLOOR JOIST PLAN
A-5	TYPICAL SECTIONS AND DETAILS
A-6	TYPICAL WALL SECTIONS
A-7	SHEARWALL DETAILS

HYDE RESIDENCE

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

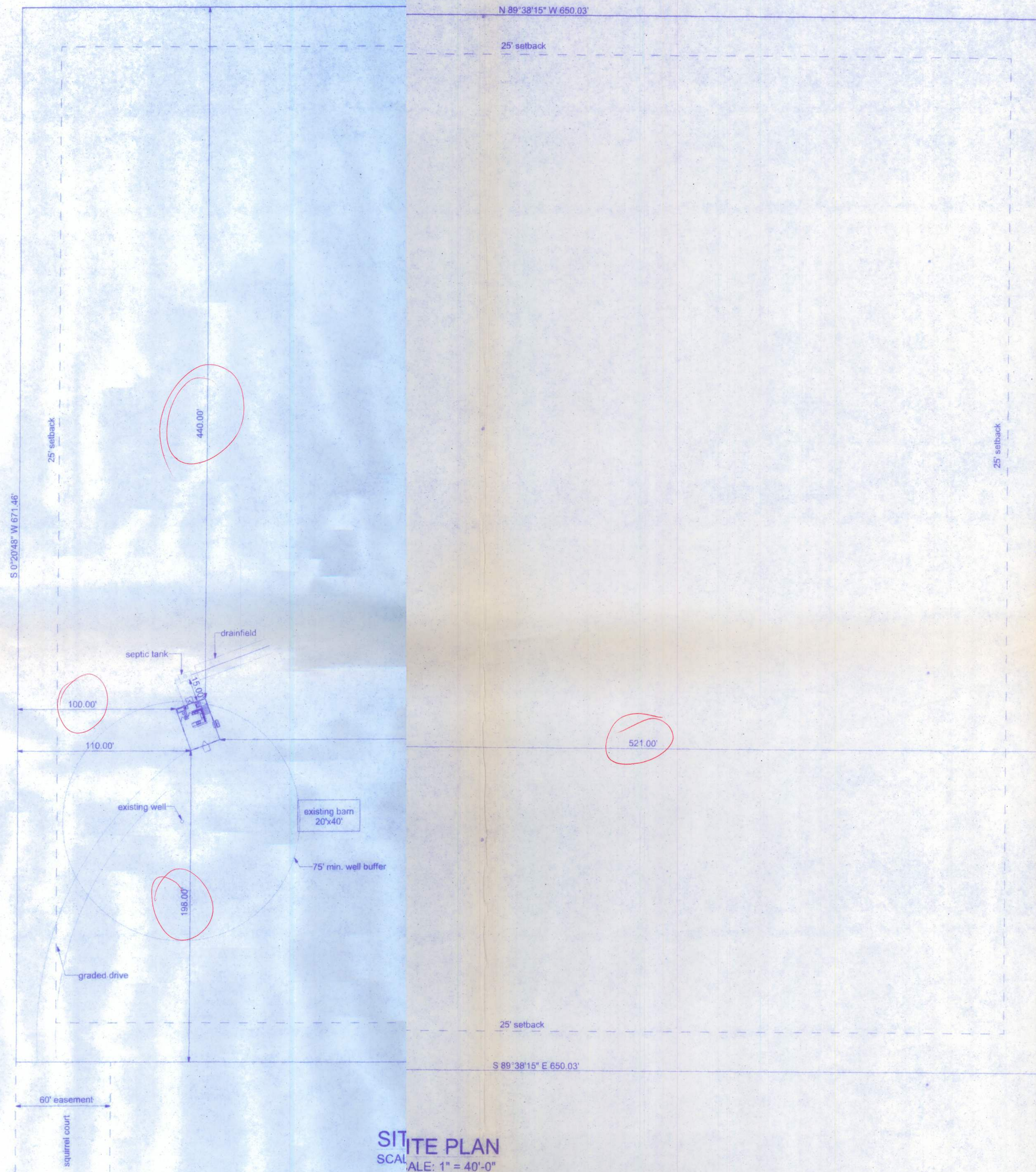
Freeman
Design Group, Inc.

CERTIFICATE OF AUTHORIZATION # 00000701

DATE 2/10/11	DRAWN BY W.H.F.
	APPROVED W.H.F.
REVISIONS	
SHEET	A-1
OF	7
PROJECT NO. 11.R004	

DESCRIPTION:

LOT 5 TUSTENUGEE OAKS S/D, SECTION 7, TOWNSHIP 6 S, R
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA. SEE SURV
FOR COMPLETE DESCRIPTION.



SITE PLAN
SCALE: 1" = 40'-0"



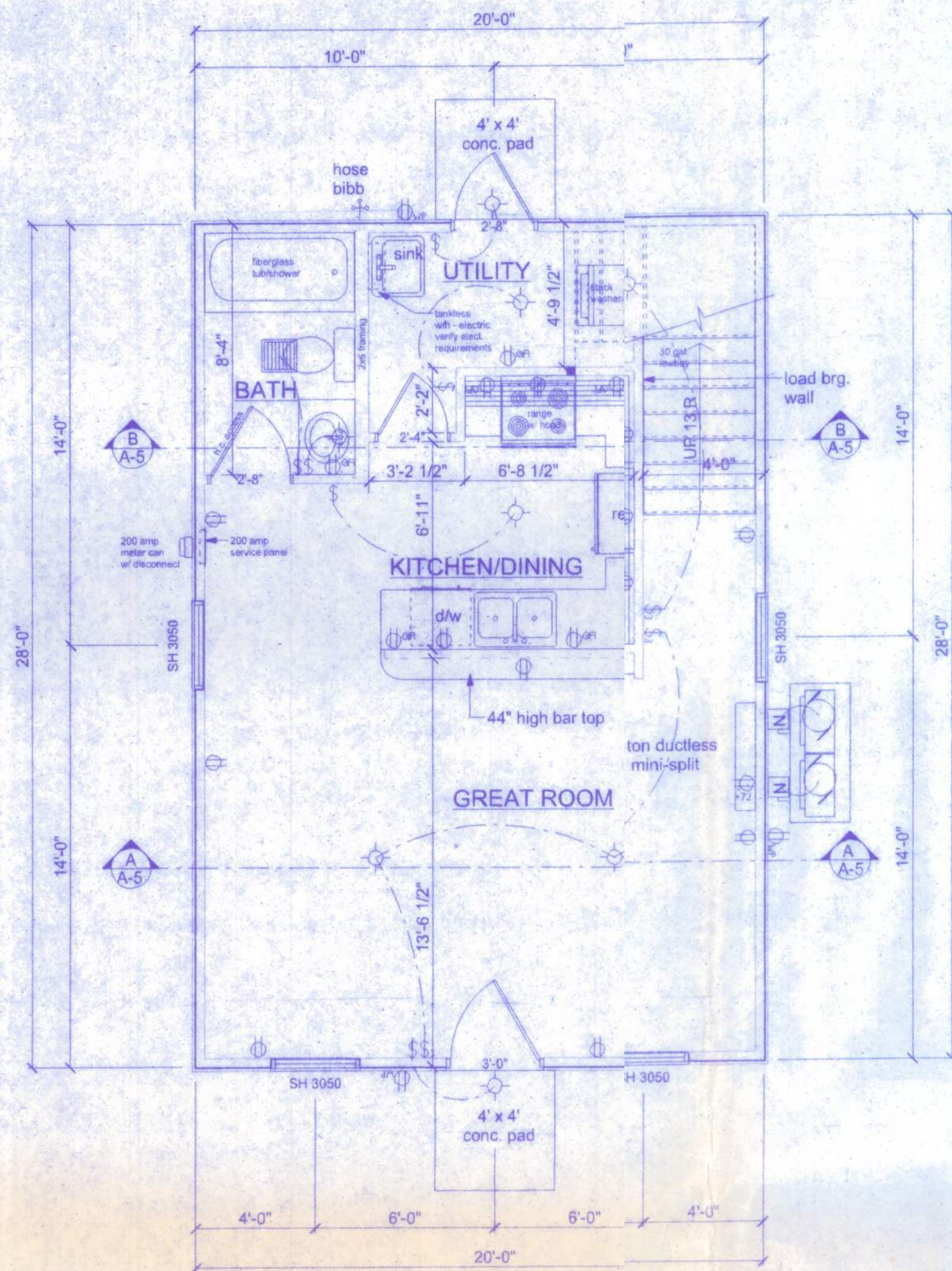
128 SW NASSAU STREET
LAKE CITY, FL 32025
(386)758-4209

CERTIFICATE OF AUTHORIZATION # 00008701

DATE	DRAWN BY
2/10/11	W.H.F.
	APPROVED
	W.H.F.
REVISIONS	
SHEET	A-2
OF	7
PROJECT NO.	
11.R004	

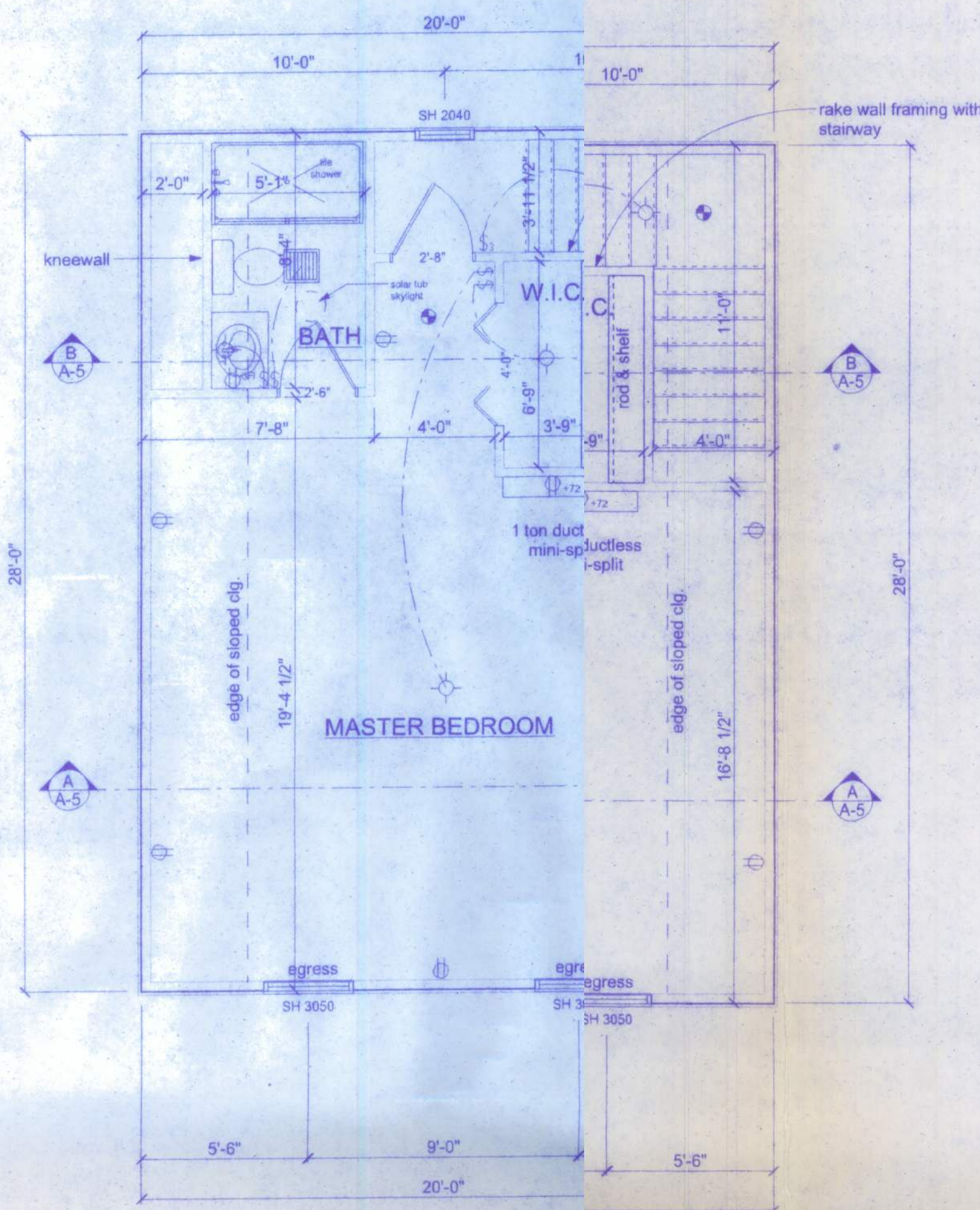
HYDE RESIDENCE

William H. Freeman
P.E. # 95801



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

AREA SUMMARY	
MAIN FLOOR	560 SF
UPPER FLOOR	560 SF
TOTAL	1,120 SF



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

NOTE:
all 120 volt, single phase, 15 and 20 ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, porches, libraries, bedrooms, sunroom, recreation rooms, closets, hallways, or similar rooms shall be protected by a listed arc-fault circuit interrupter, combination type, listed 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 SEPARATE TELEPHONE LINES TO BE INSTALLED.

INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

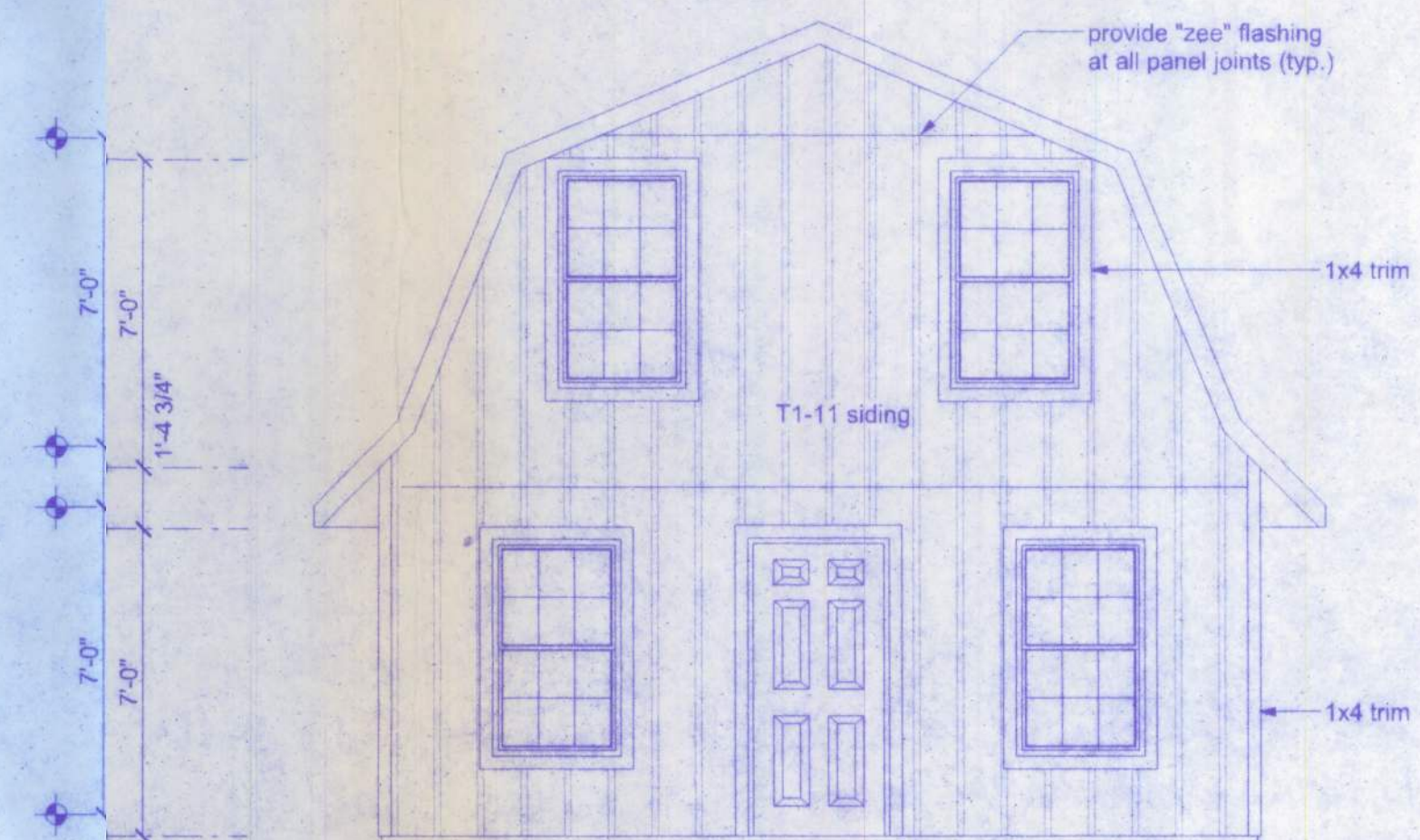
ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.

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.

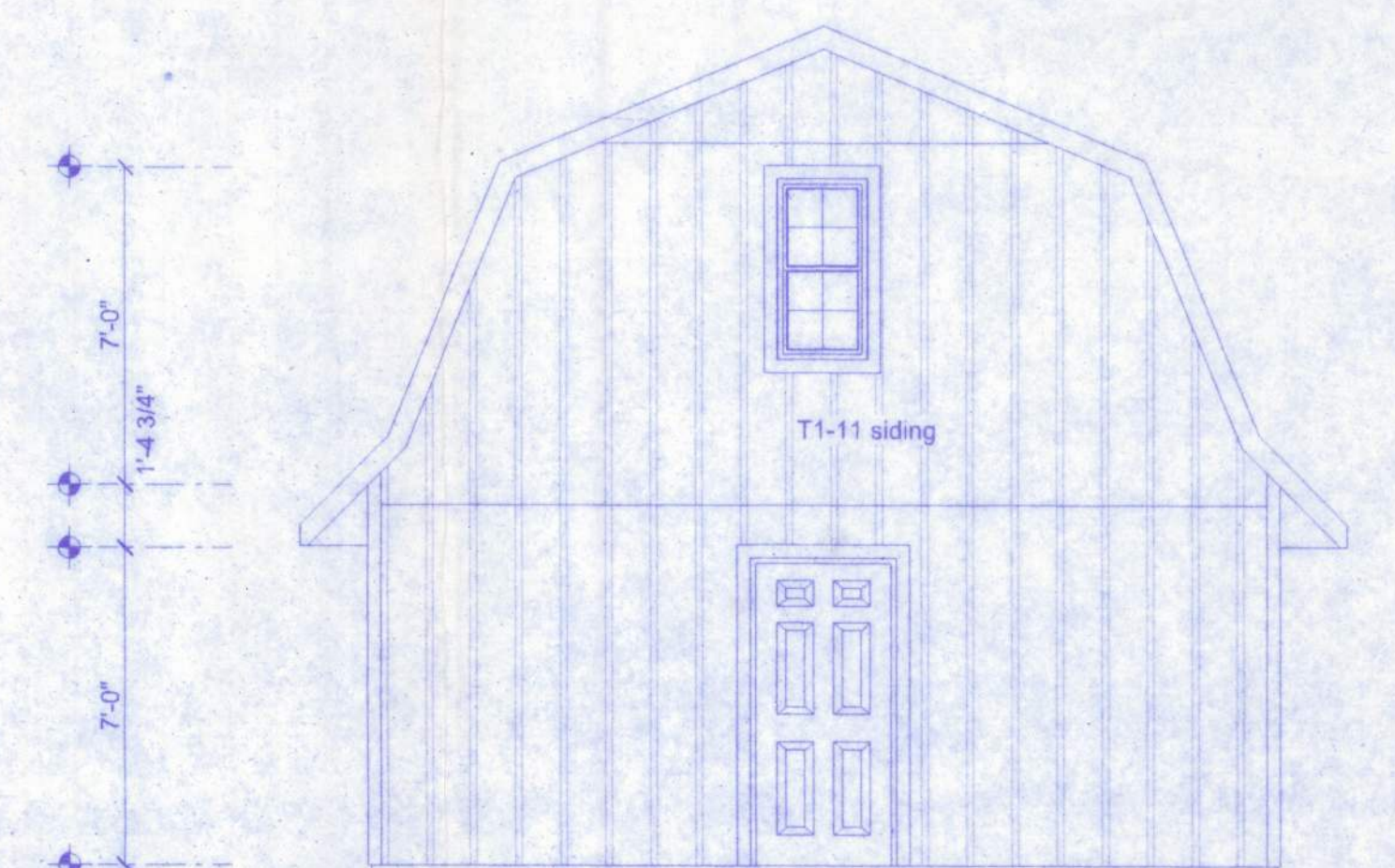
ELECTRICAL CONTR'S SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT N., DESCRIPTION & BRKR. SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. 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.

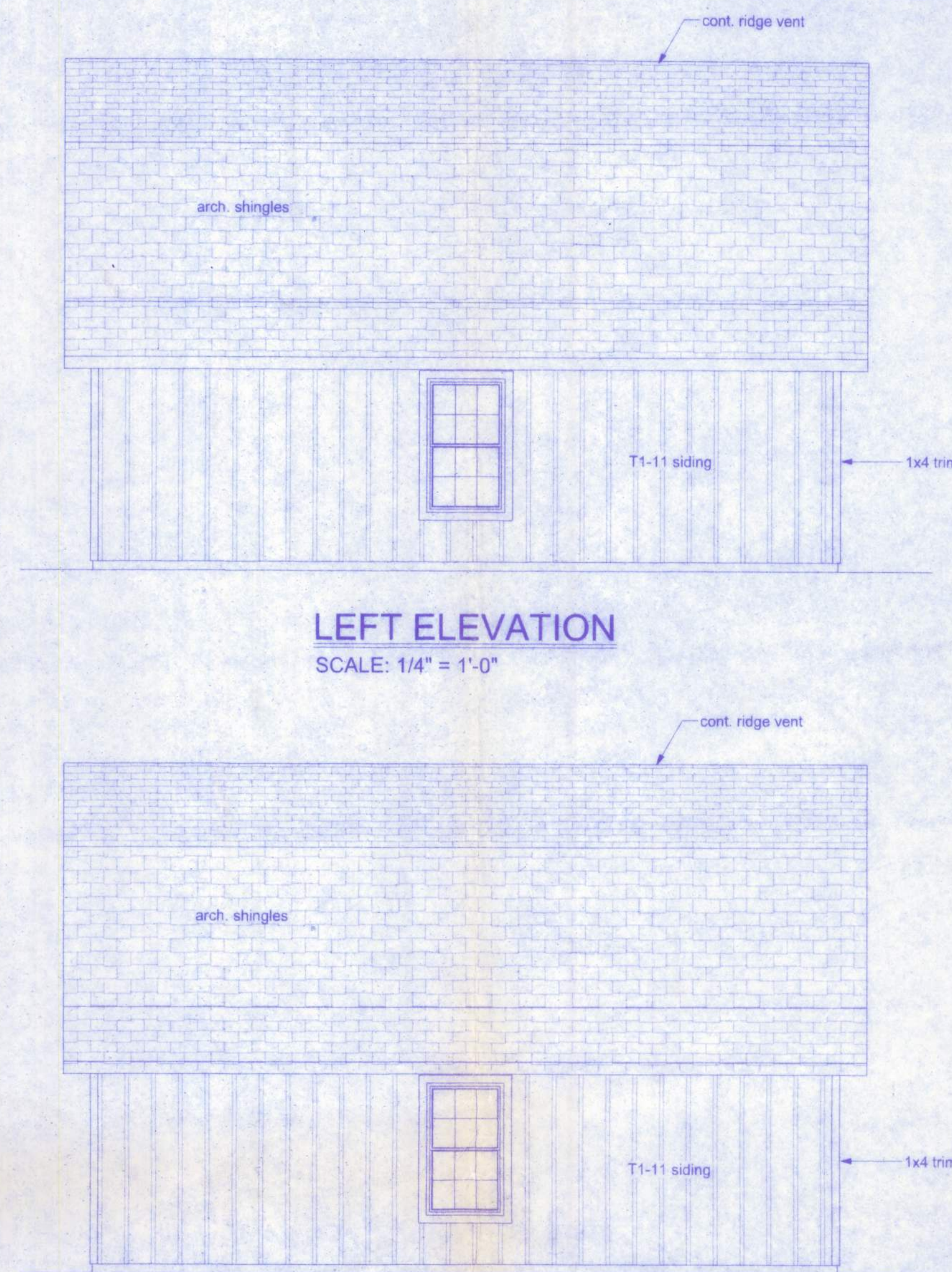
ELECTRICAL	SYMBOL
electrical meter	
electrical panel	
motor	
non fused disconnect	
50 cfm exhaust fan	
light	
outlet	
outlet 220v	
outlet gfi	
outlet wp	
smoke detector	
switch	
switch 3 way	



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



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



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

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

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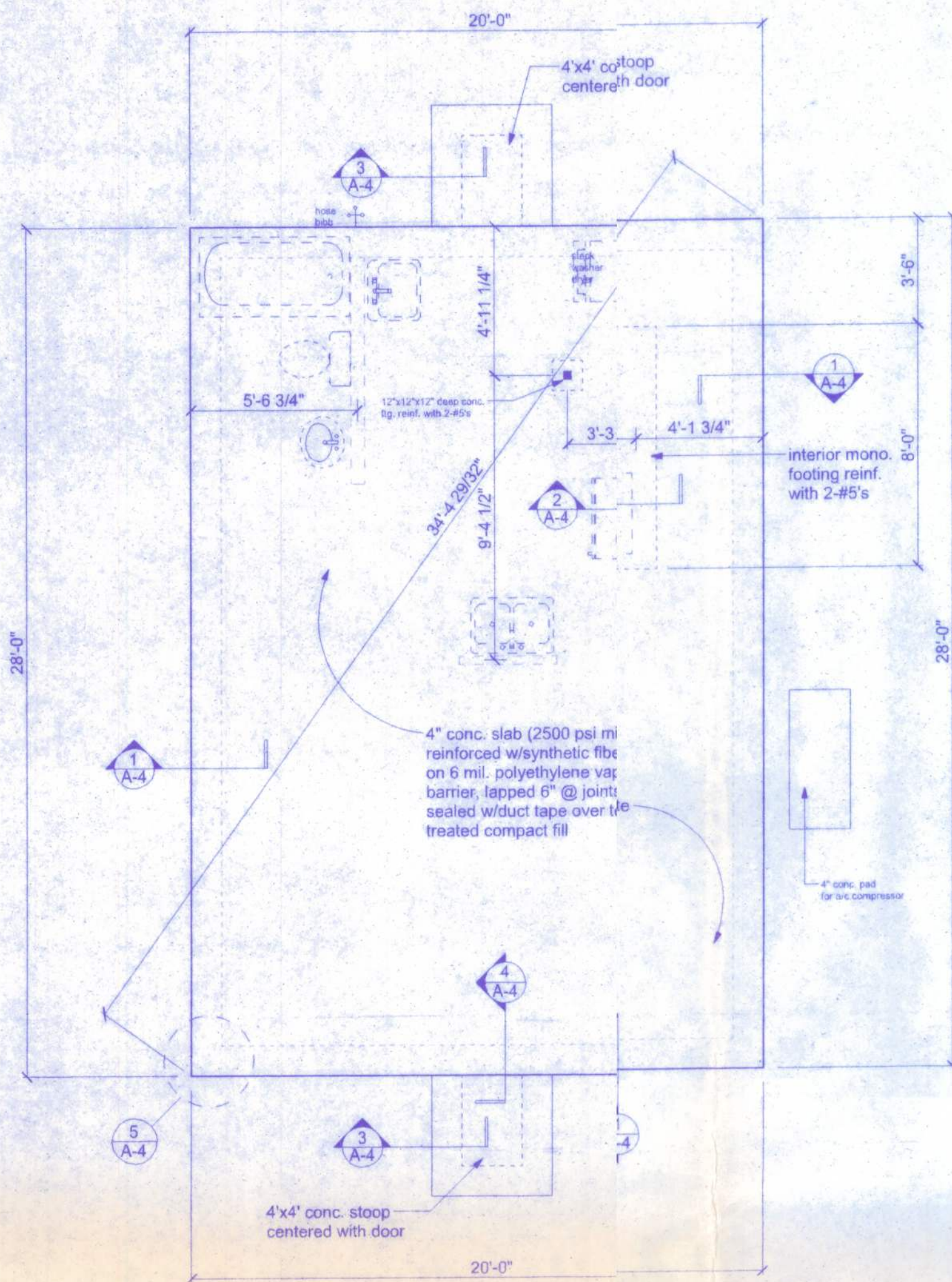
128 SW NASSAU STREET
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DATE 2/10/11	DRAWN BY W.H.F.
	APPROVED W.H.F.
REVISIONS	
SHEET A-3	7
PROJECT NO. 11 R004	

HYDE RESIDENCE

CERTIFICATE OF AUTHORIZATION # 00003701

W. H. Freeman
2/11/11
P.E. # 50001



FOUNDATION 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.

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

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:

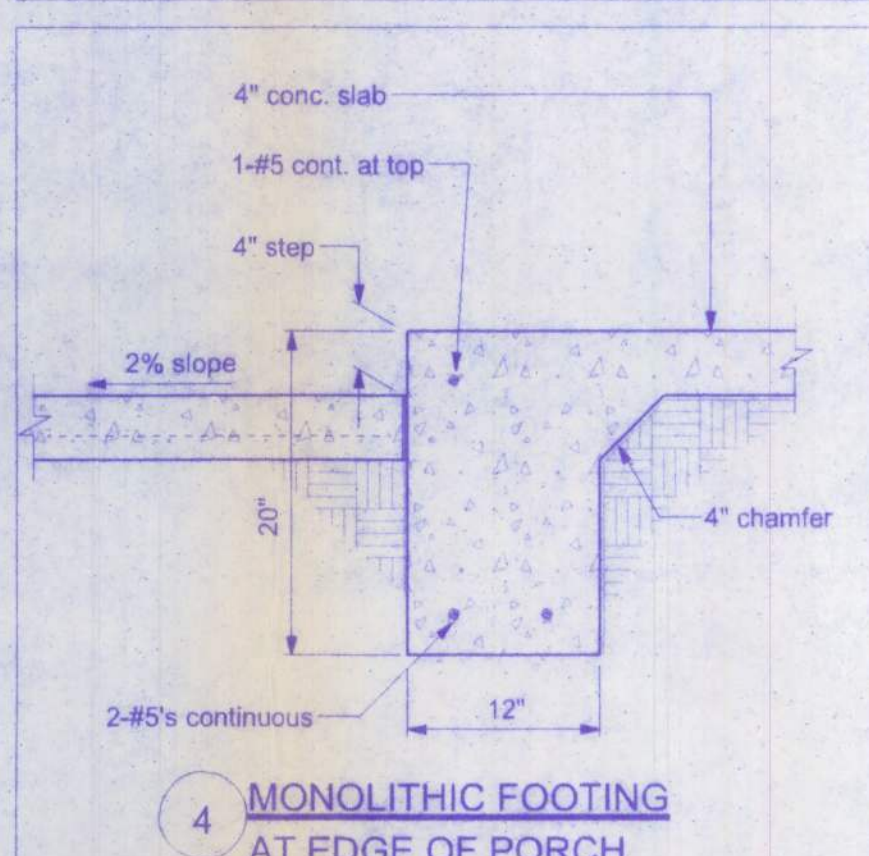
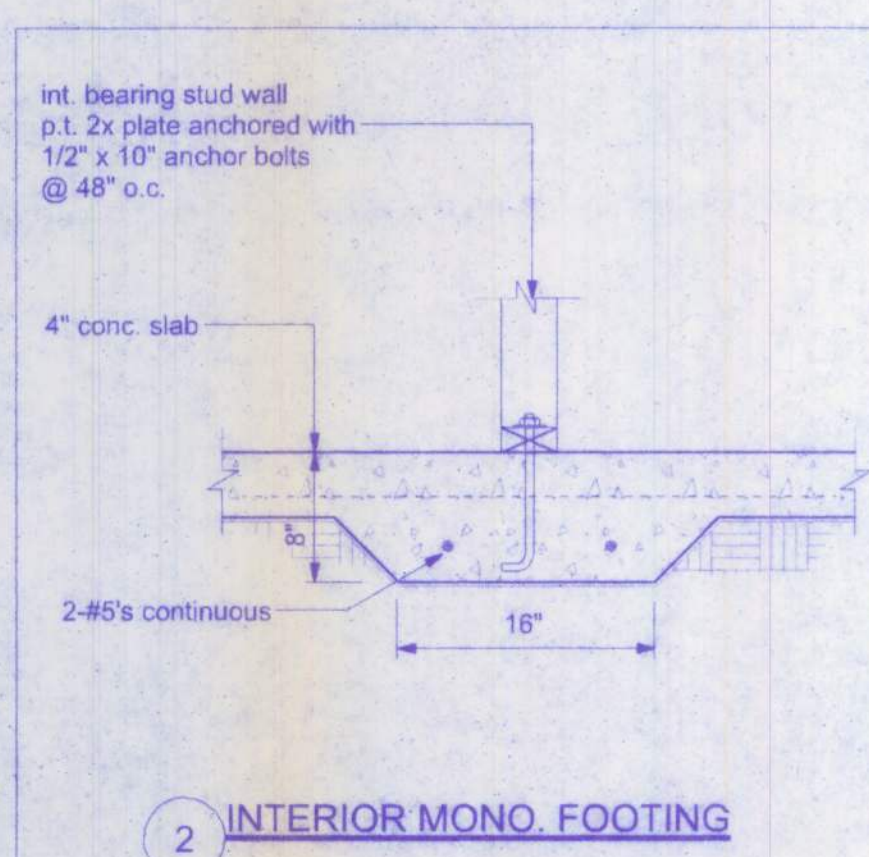
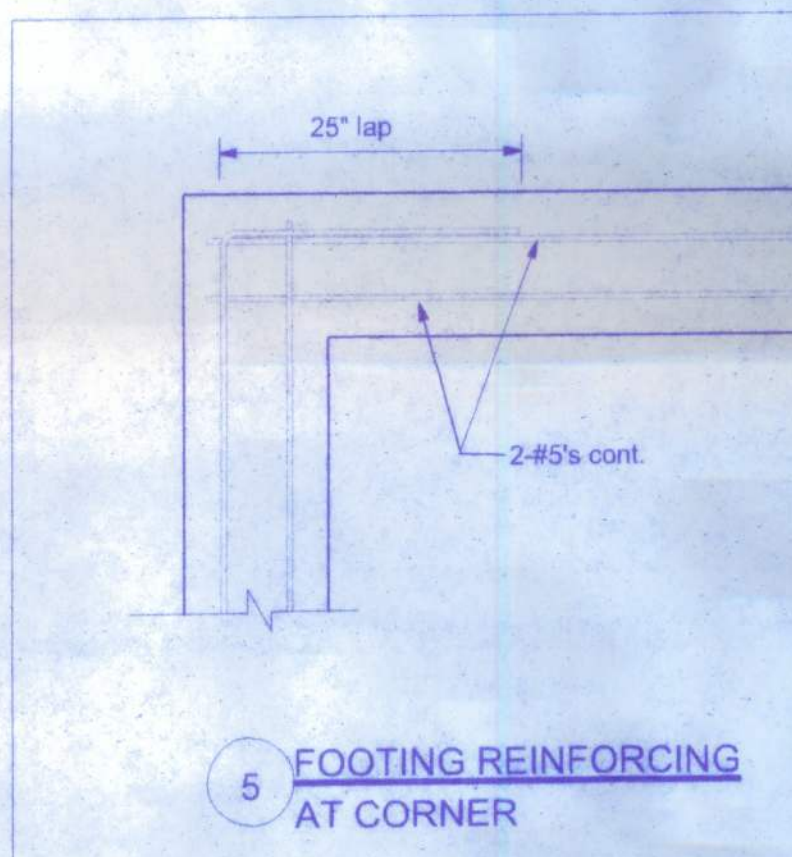
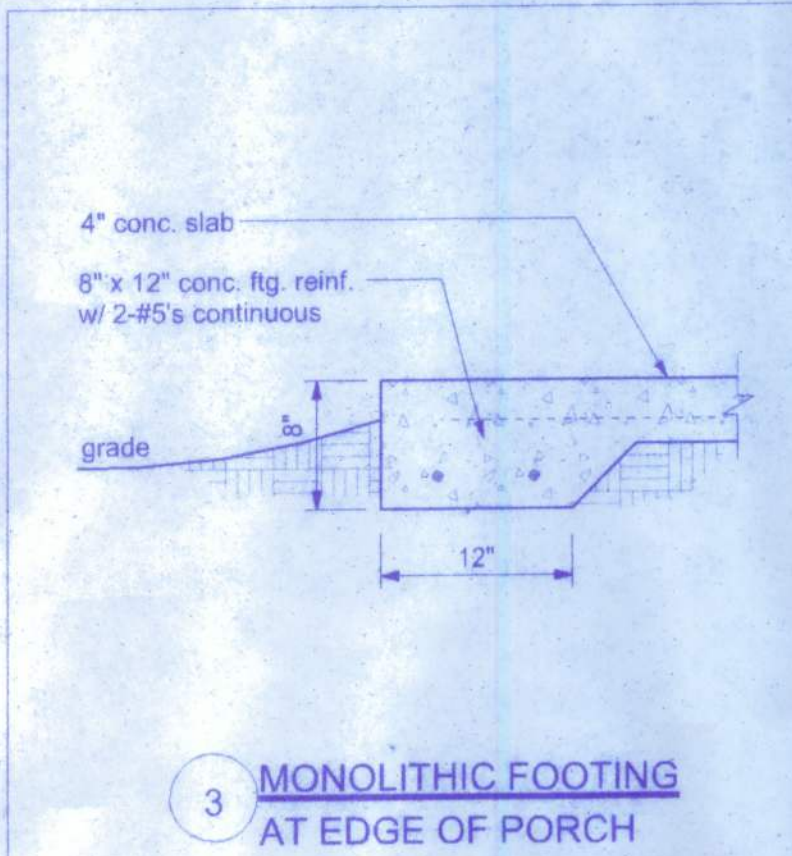
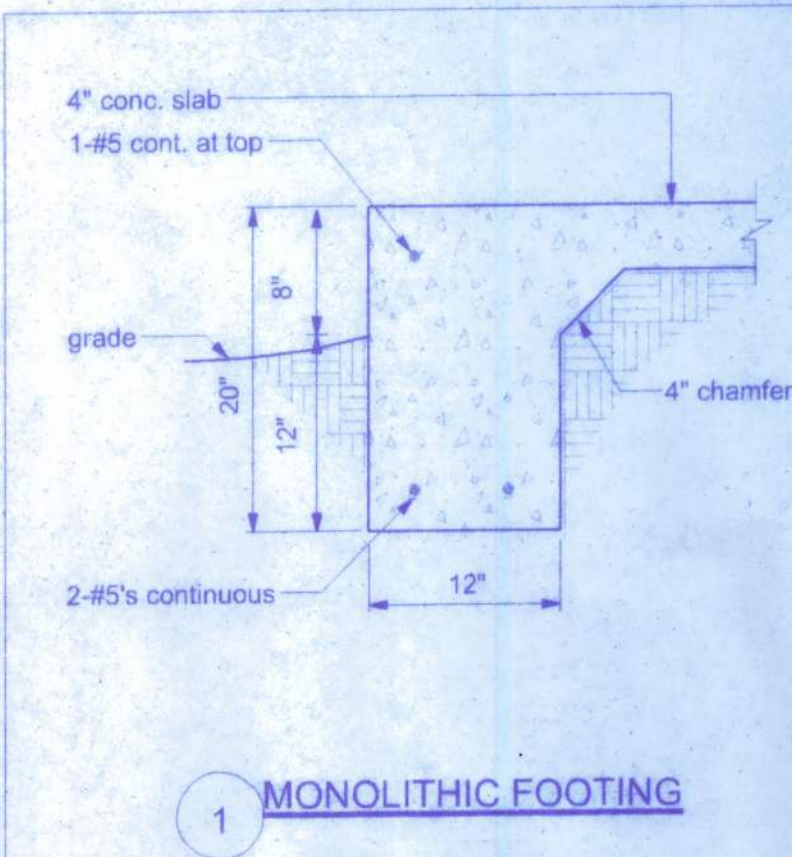
1. ALL REINFORCEMENT IS BENT COLD.
 2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX-BAR DIAMETERS AND
 3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.
- EXCEPTION: WHERE BENDING IS NECESSARY TO ALIGN DOWEL BARS WITH A VERTICAL CELL, BARS PARTIALLY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

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

SLAB REQUIREMENTS

JOINTS ARE NOT REQUIRED IN UNREINFORCED PLAIN CONCRETE SLABS ON GROUND OR IN SLABS FOR ONE AND TWO FAMILY DWELLINGS COMPLYING WITH ONE OF THE FOLLOWING:

1. CONCRETE SLABS ON GROUND CONTAINING SYNTHETIC FIBER REINFORCEMENT. FIBER LENGTHS SHALL BE 1/2 INCH TO 2 INCHES IN LENGTH. DOSAGE AMOUNTS SHALL BE FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SYNTHETIC FIBERS SHALL COMPLY WITH ASTM C 11116. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY THE BUILDING OFFICIAL. OR,
2. CONCRETE SLABS ON GROUND CONTAINING 6x6 W1.4 x W1.4 WELDED WIRE REINFORCEMENT FABRIC LOCATED IN THE MIDDLE TO THE UPPER 1/3 OF THE SLAB. WELDED WIRE REINFORCEMENT FABRIC SHALL BE SUPPORTED WITH APPROVED MATERIAL OR SUPPORTS AT SPACING NOT TO EXCEED 3 FT OR IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION. WELDED PLAIN WIRE REINFORCEMENT FABRIC FOR CONCRETE SHALL CONFORM TO ASTM A 185, STANDARD SPECIFICATION FOR STEEL WELDED WIRE REINFORCEMENT FABRIC, PLAIN, FOR CONCRETE REINFORCEMENT.

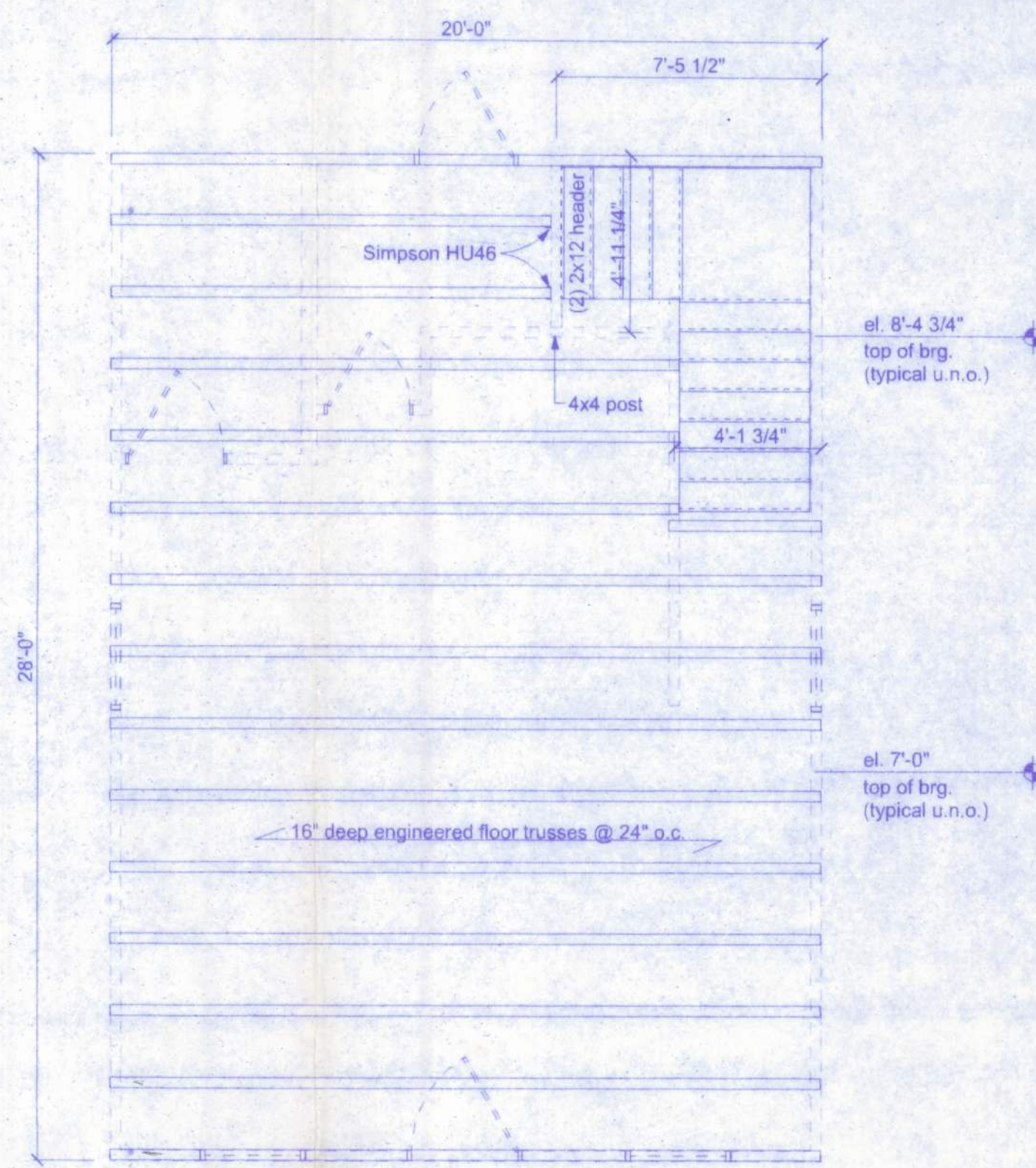
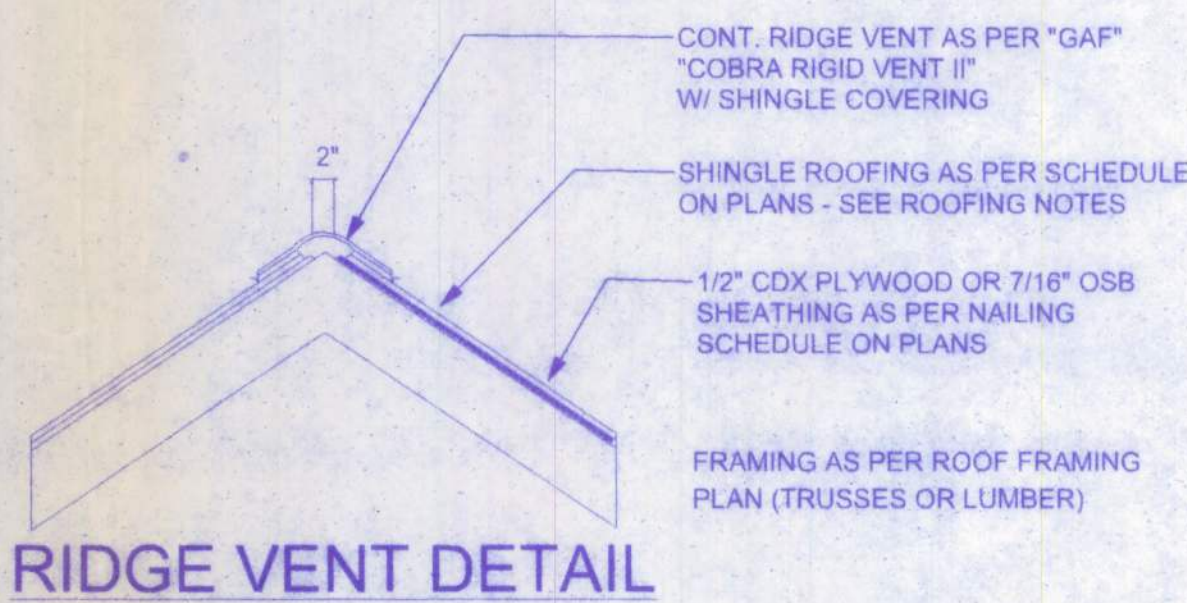


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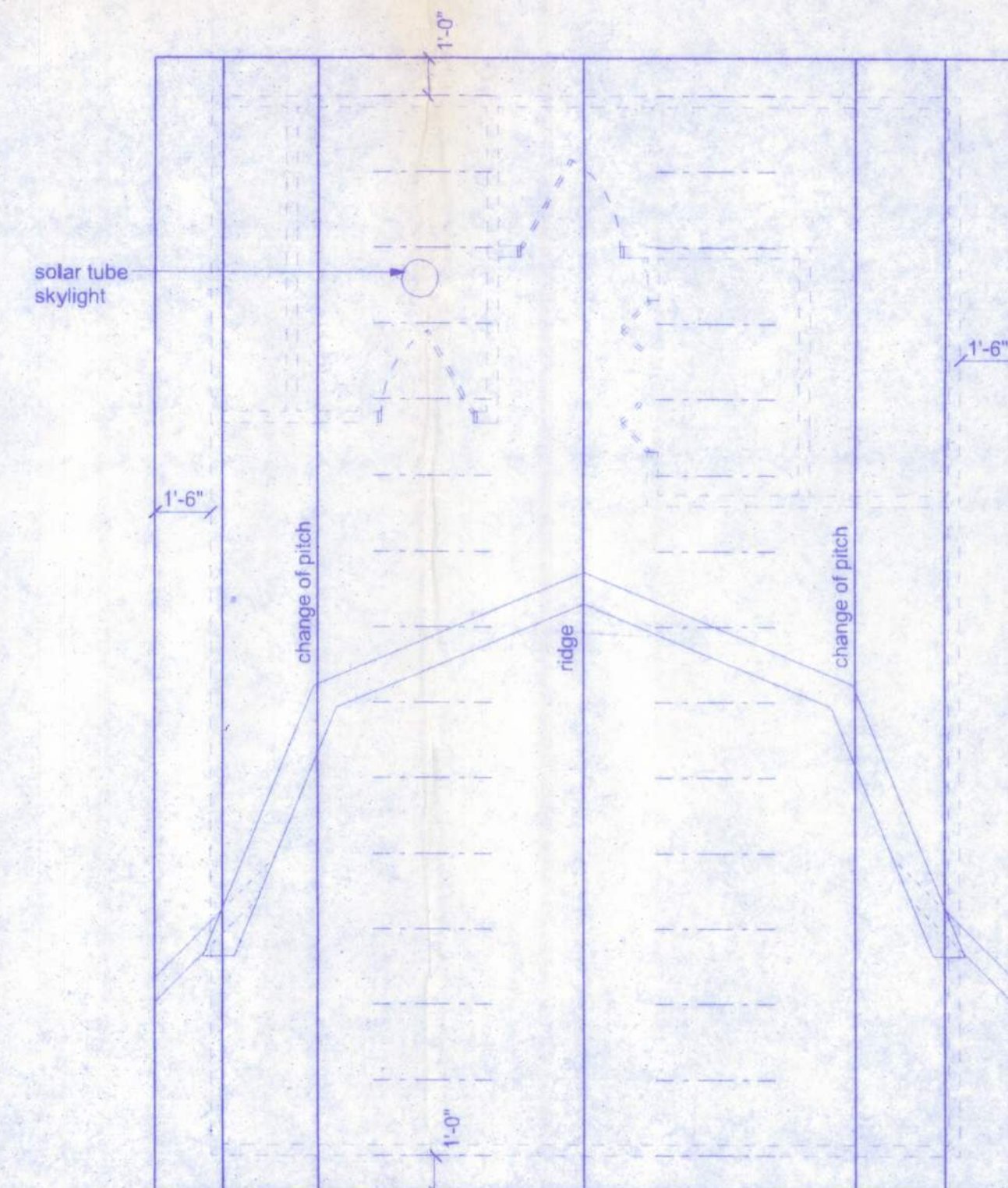
ventilation shall be provided to furnish cross ventilation of each separate attic space with weather protected vents. all vents shall be screened to protect the interior from intrusion of birds. the ratio of total net free ventilation area to the area of ceiling shall not be less than 1/150.

VENTILATION REQUIREMENTS

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



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



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

Walter H. Hays
2/10/11
P.E. # 50035

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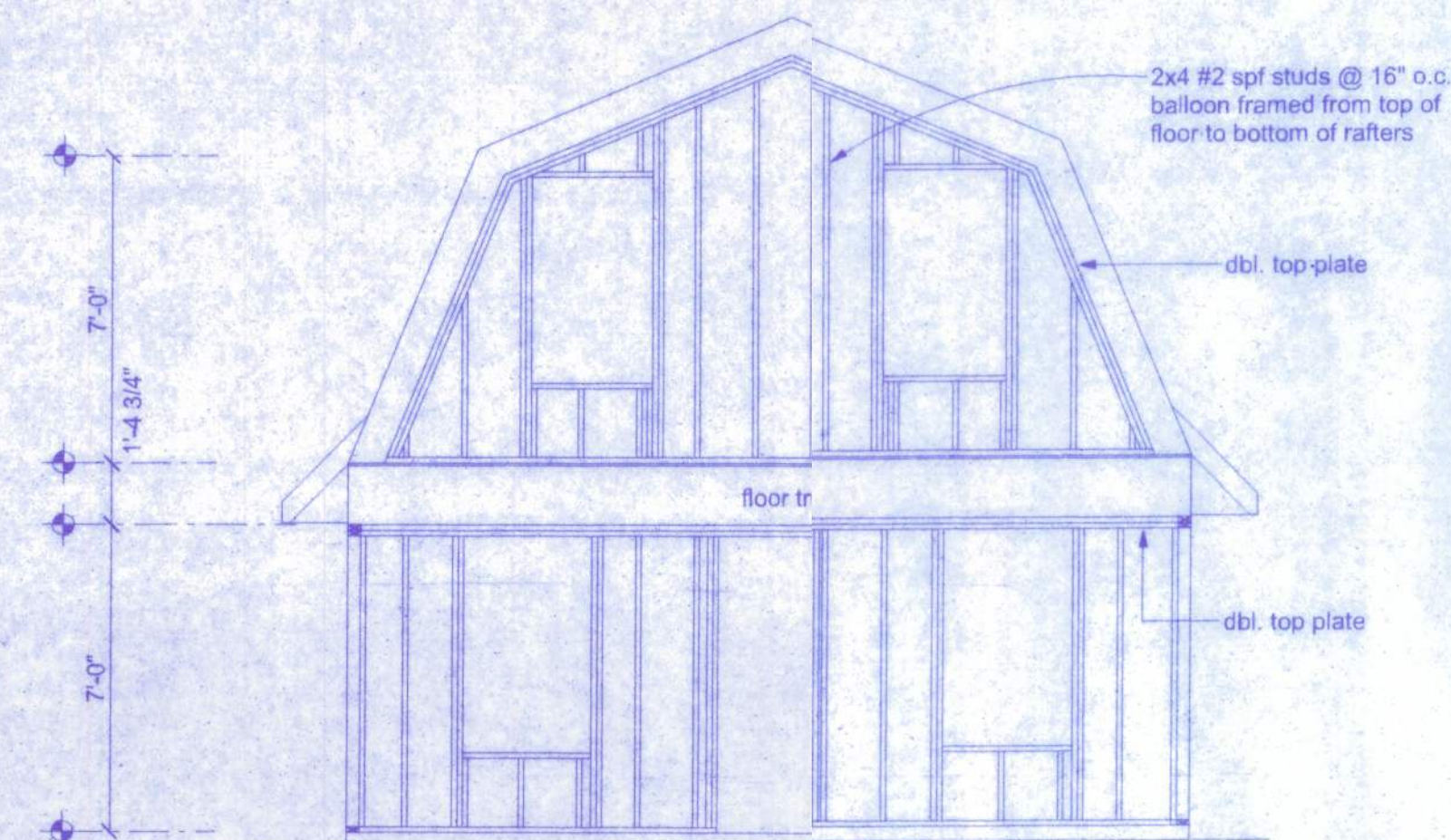
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Design Group, Inc.

DATE: 2/10/11
DRAWN BY: W.H.F.
APPROVED: W.H.F.

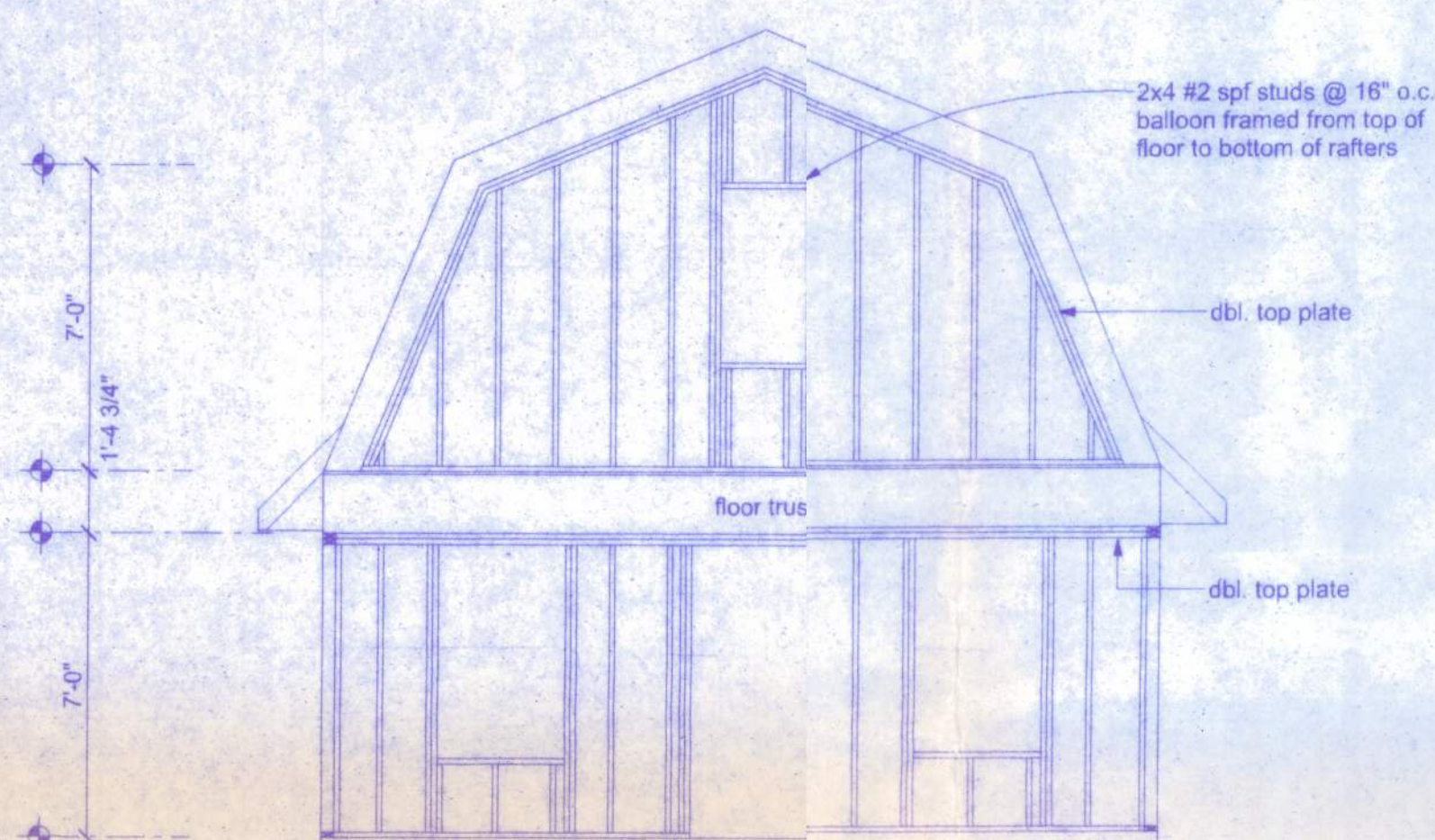
SHEET: A-4
OF: 7

PROJECT NO.: 11.R004

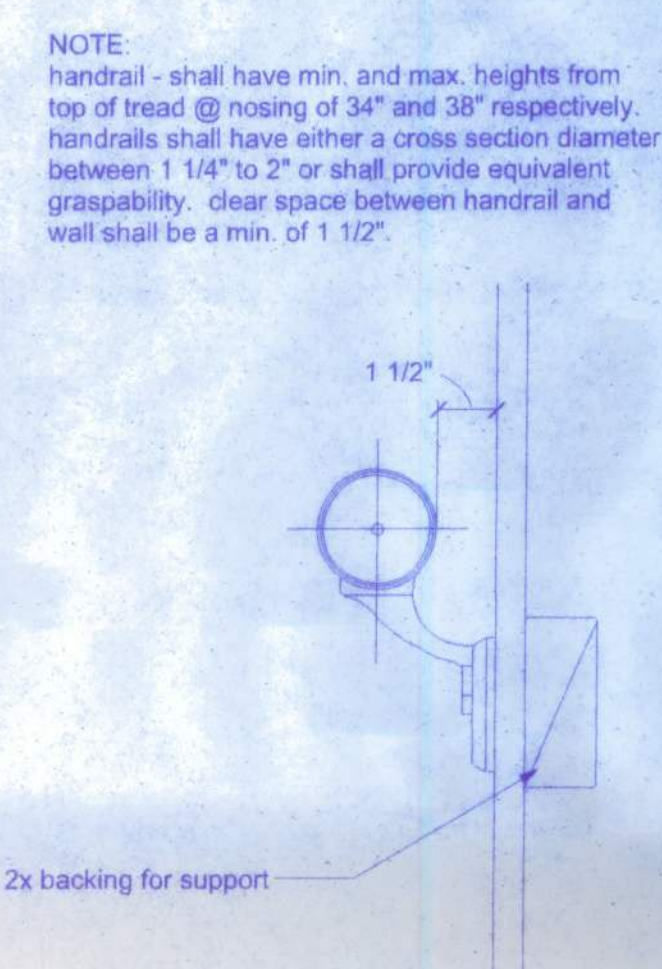
CERTIFICATE OF AUTHORIZATION # 00000701



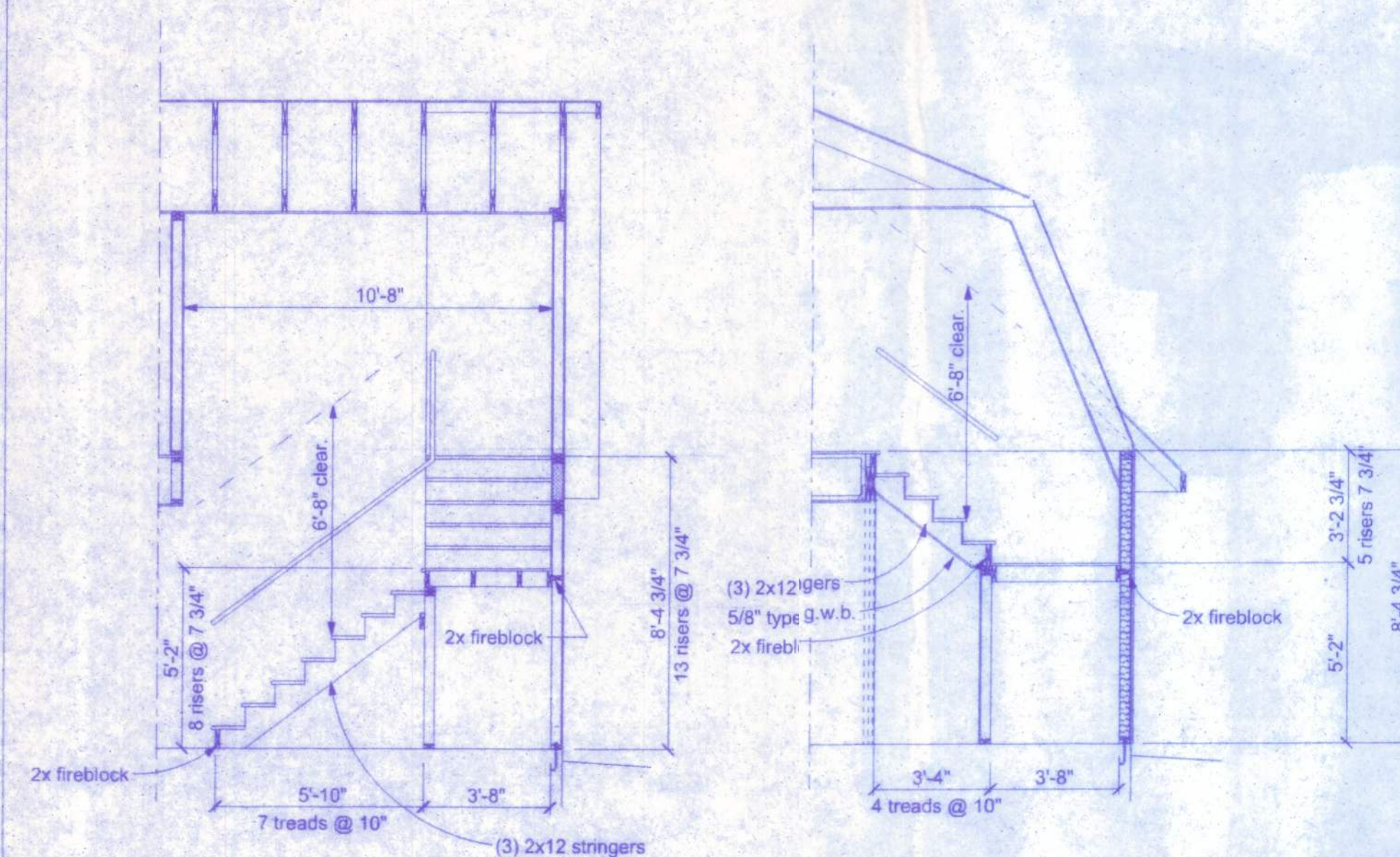
FRONT WALL FRAMING



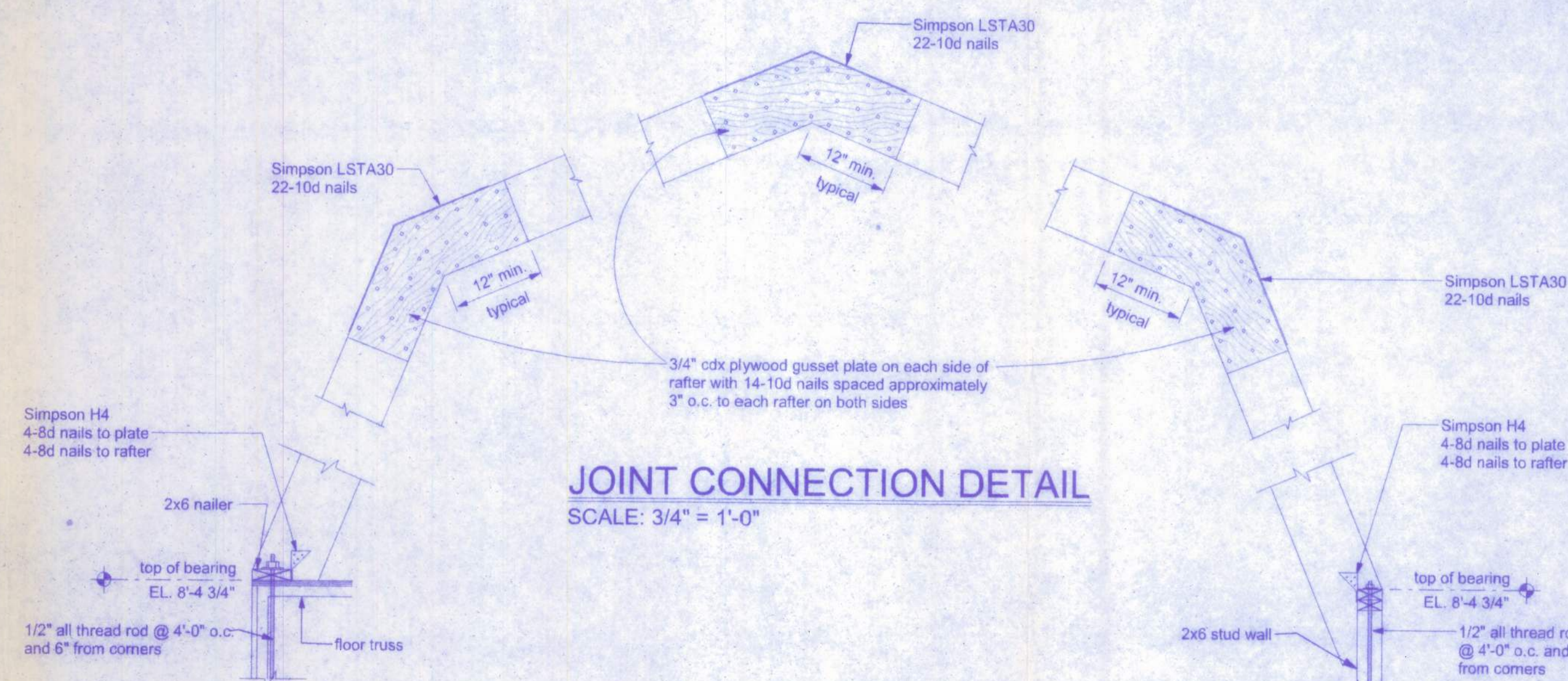
REAR WALL FRAMING



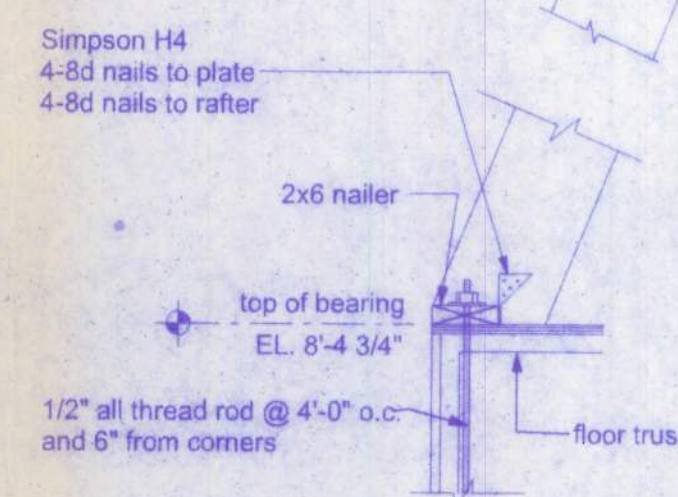
SECTION
SCALE: 1 1/2" = 1'-0"



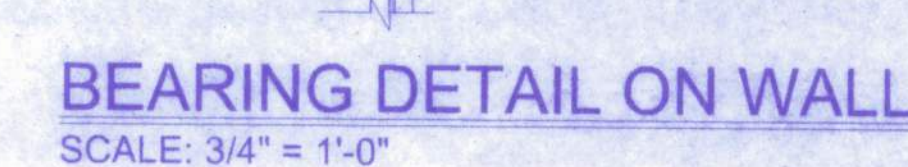
STAIR SECTION
SCALE: 3/4" = 1'-0"



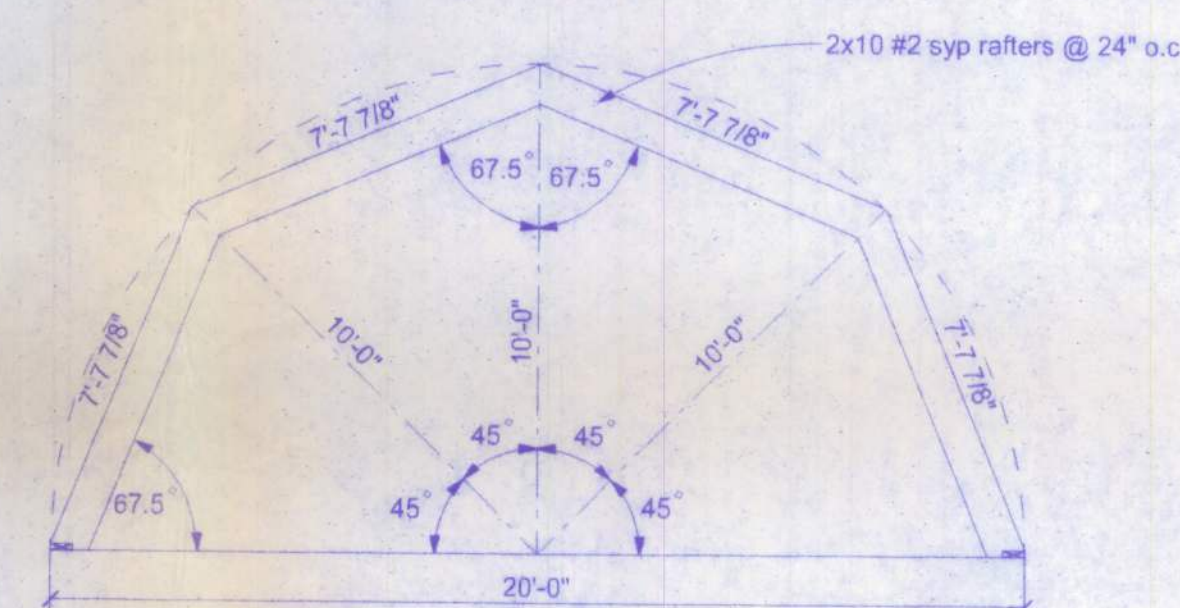
JOINT CONNECTION DETAIL
SCALE: 3/4" = 1'-0"



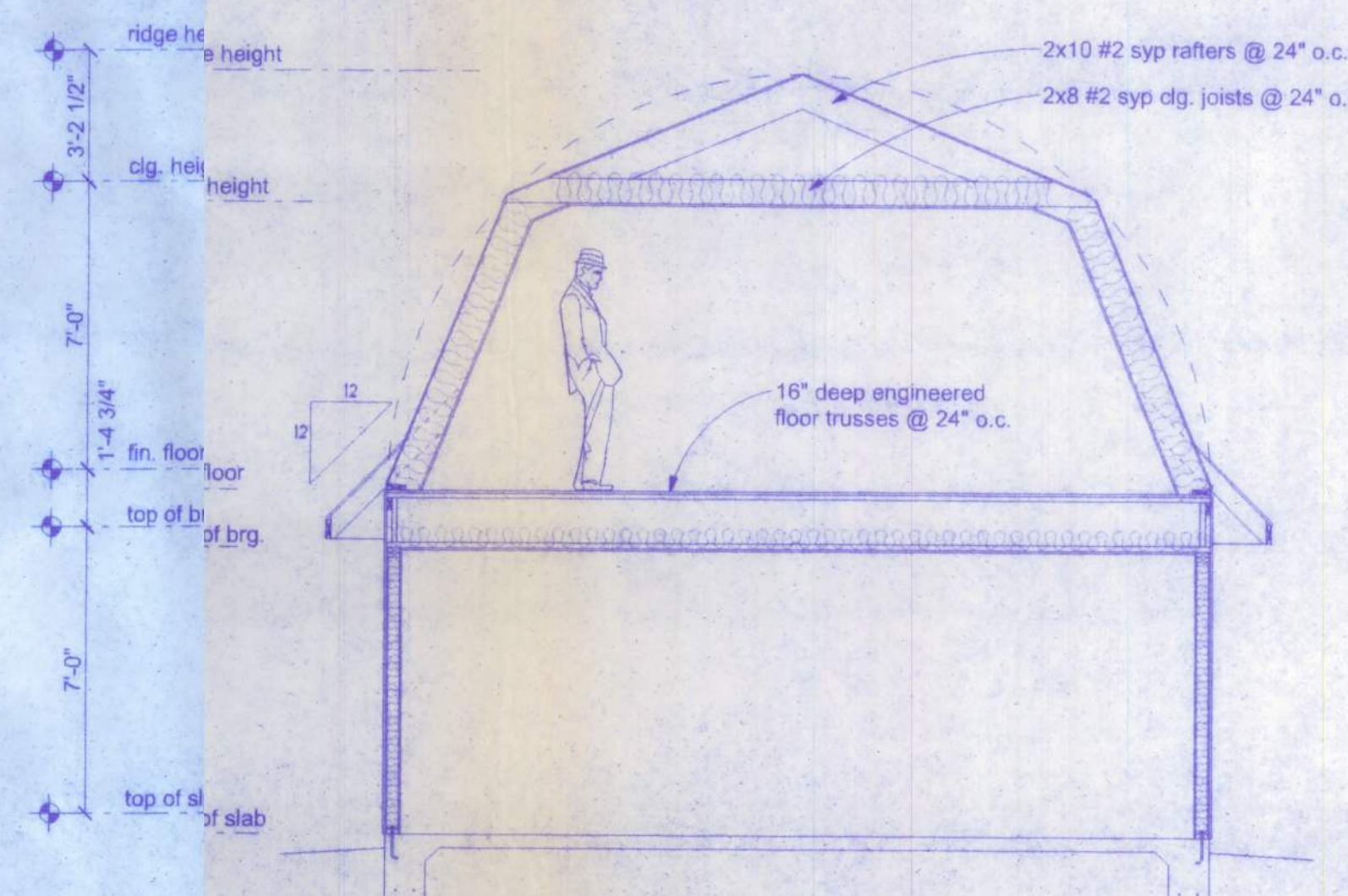
BEARING DETAIL ON FLOOR TRUSS
SCALE: 3/4" = 1'-0"



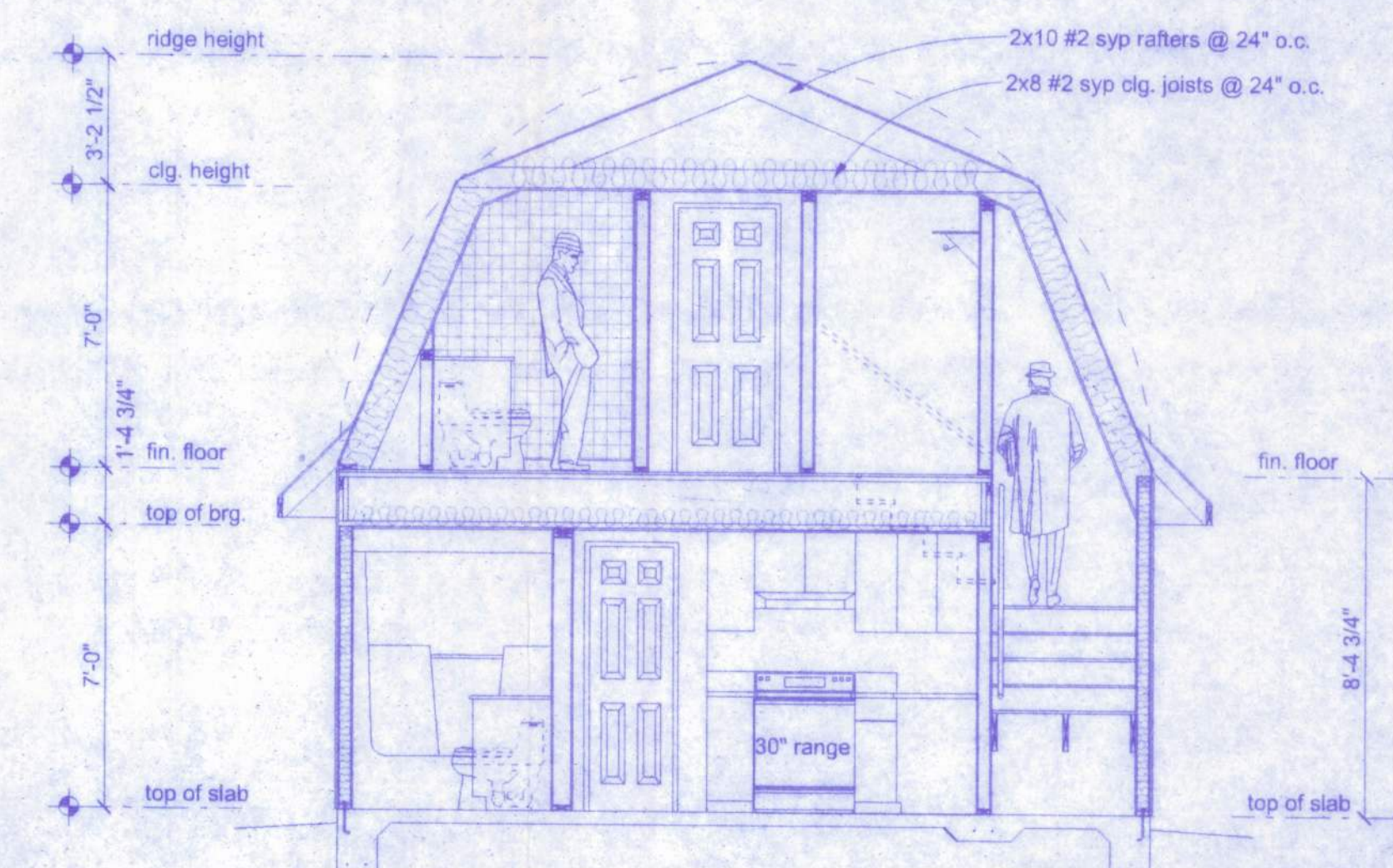
BEARING DETAIL ON WALL
SCALE: 3/4" = 1'-0"



ROOF FRAMING DETAIL



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



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

Walter H. Lipp
2/11/11

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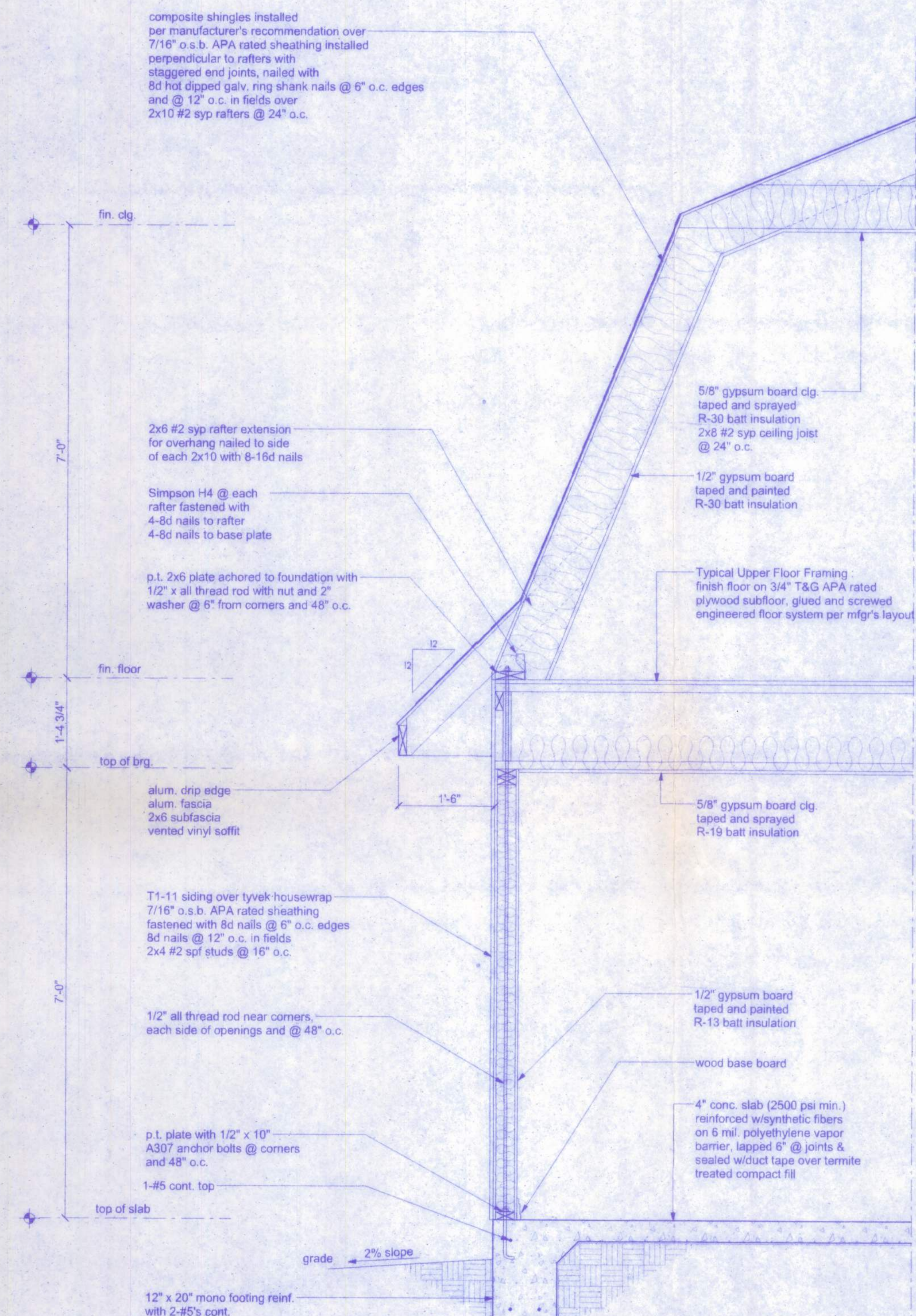
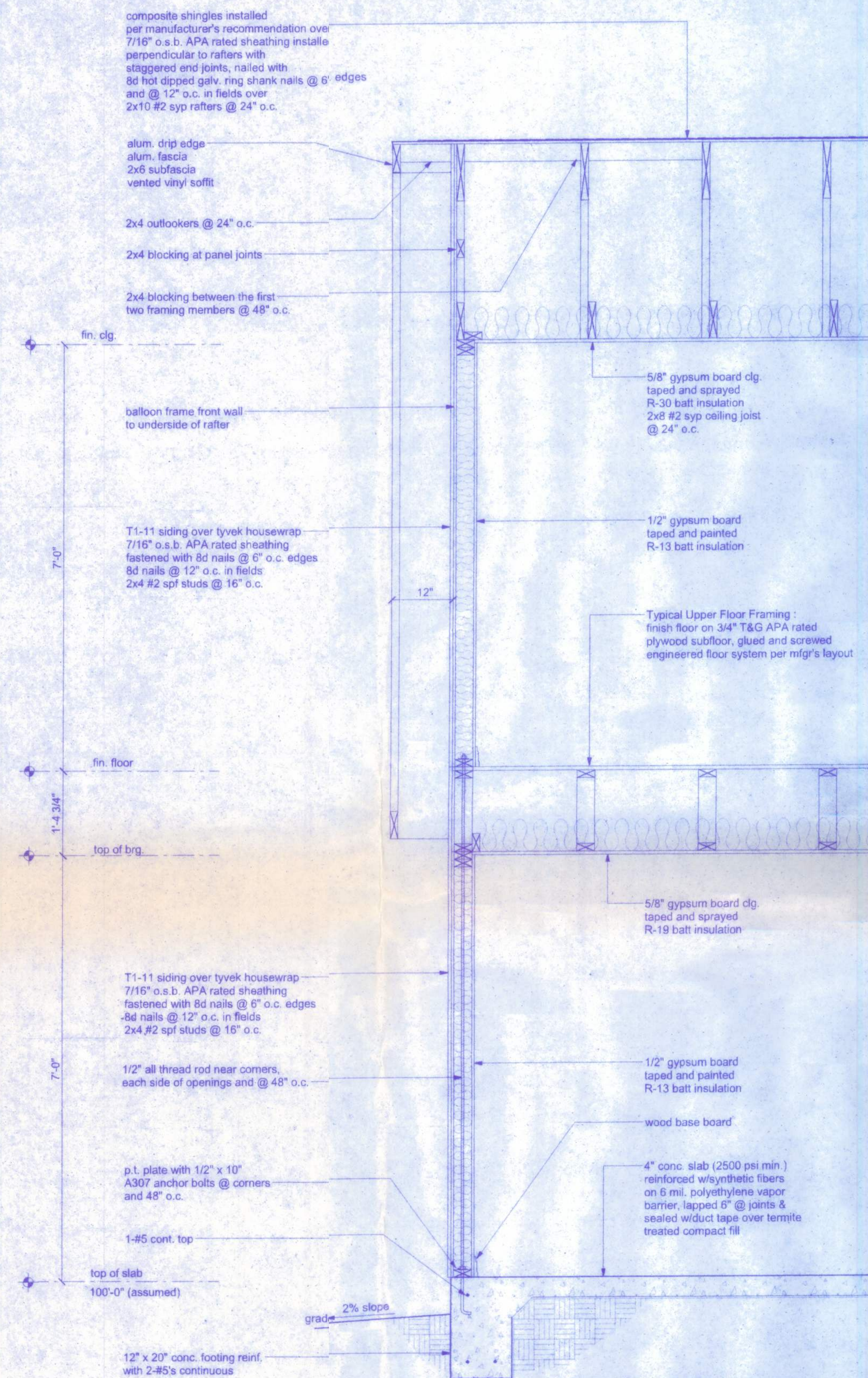
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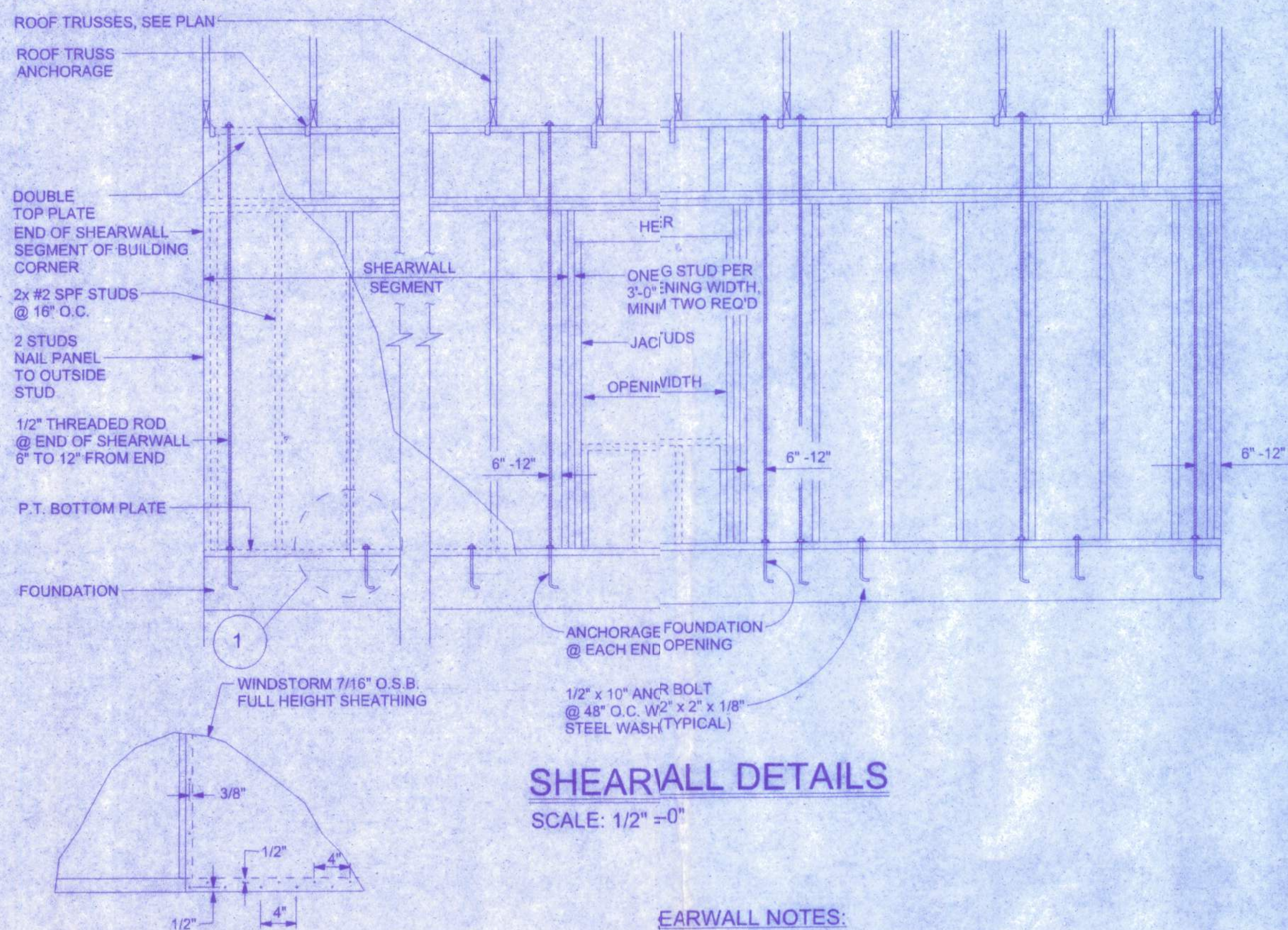
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PROJECT NO.
11.R004



SHEARWALL DETAILS
SCALE: 1/2" = 0'

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

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

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

Placement at slab level:

Corners
When presetting the all-thread rod at a building corner, the rod should be placed 8 to 12 inches away from the corner so it does not set under the corner framing members. When an all-thread rod is specified at a building corner, it may be placed on either side of the corner.

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

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

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

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

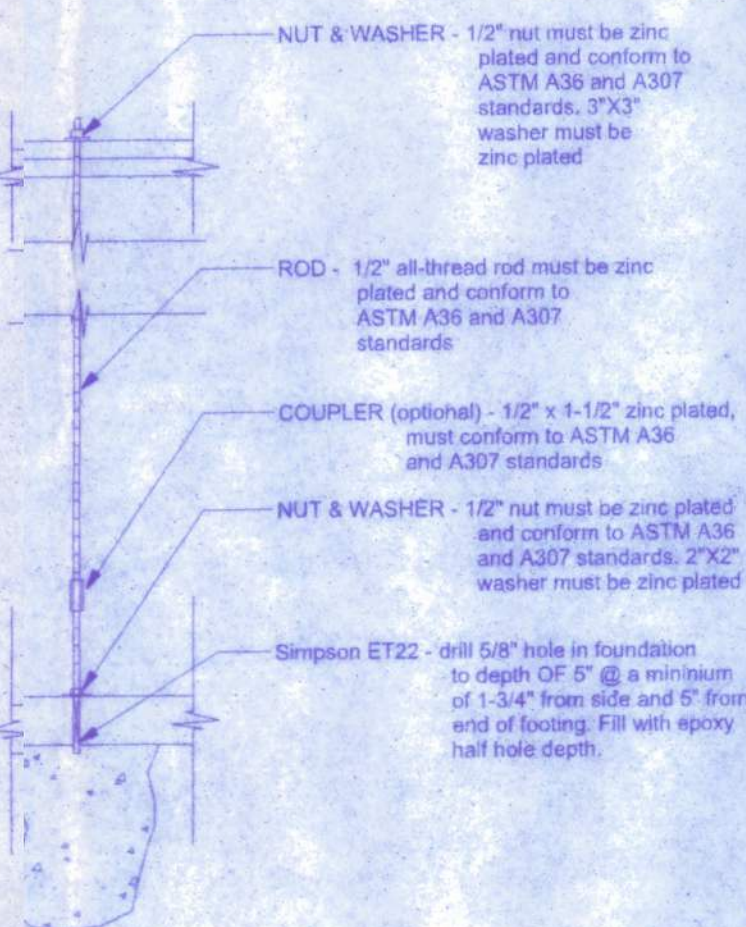
Sole plate to slab connection:
The slab level sole plate shall be connected to the slab with the connectors specified and at the spacing specified within the design documents. All-thread rods shall be placed as per the design specifications. All-thread rods with a nut and washer at the sole plate will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

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

SHEARWALL NOTES:

1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-99 305.4.3.
2. THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
4. NAIL SPACING SHALL BE 6" O.C. EDGES AND 12" O.C. IN THE FIELD.
5. TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/6 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 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



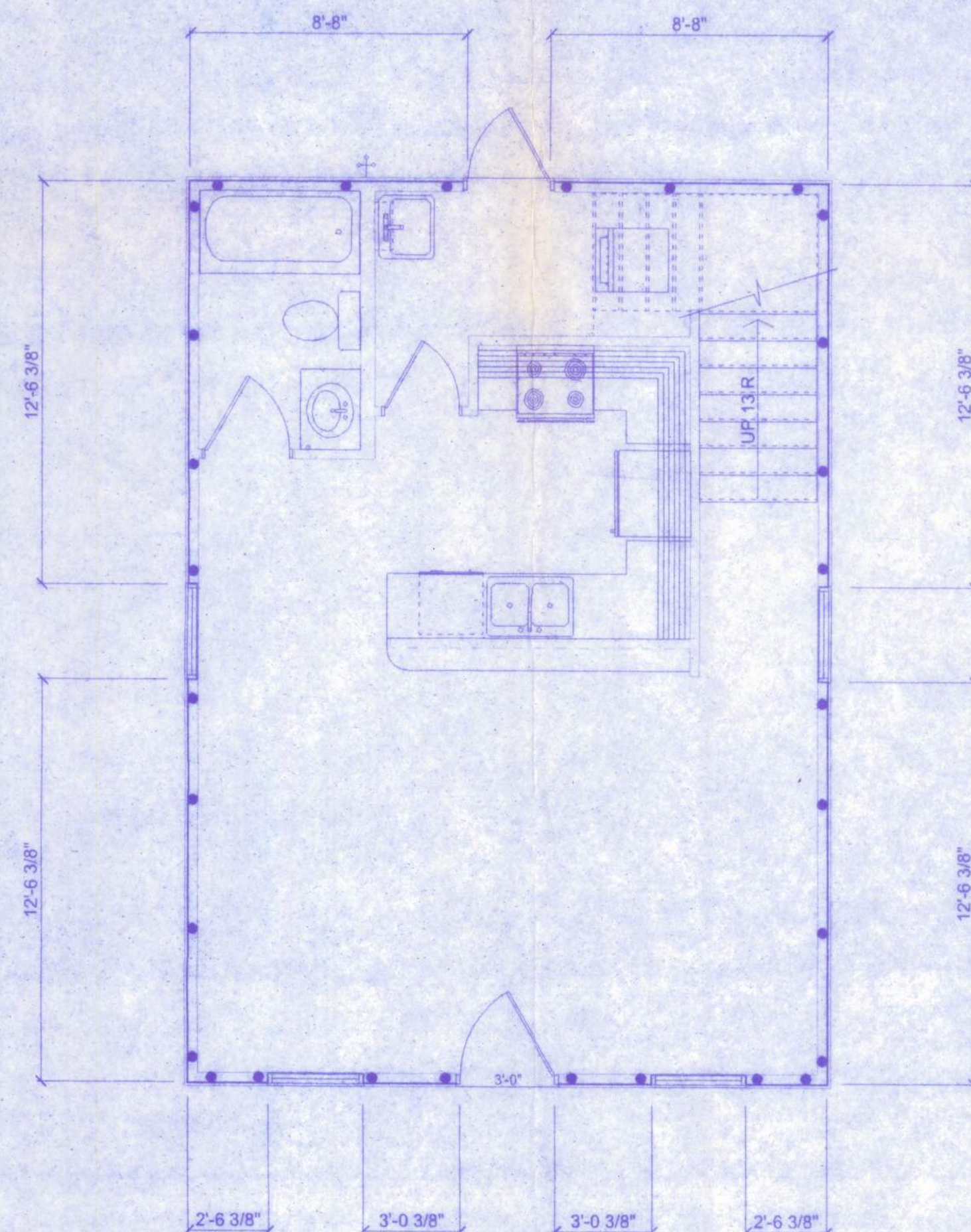
CLEAR OPENING WIDTH	OPENING CONNECTION REQUIREMENTS			
	HEADER SIZE #2 GRADE OR BETTER	END BEARING	CONNECTOR AT EACH END OF OPENING	ANCHORAGE TO FOUNDATION @ EACH END OF OPENING
0' - 3'				
>3' - 6'	(2) 2x8	1.5"	N/A	N/A
>6' - 9'	(2) 2x10	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>9' - 12'	(2) 2x12	3"	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	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
	(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

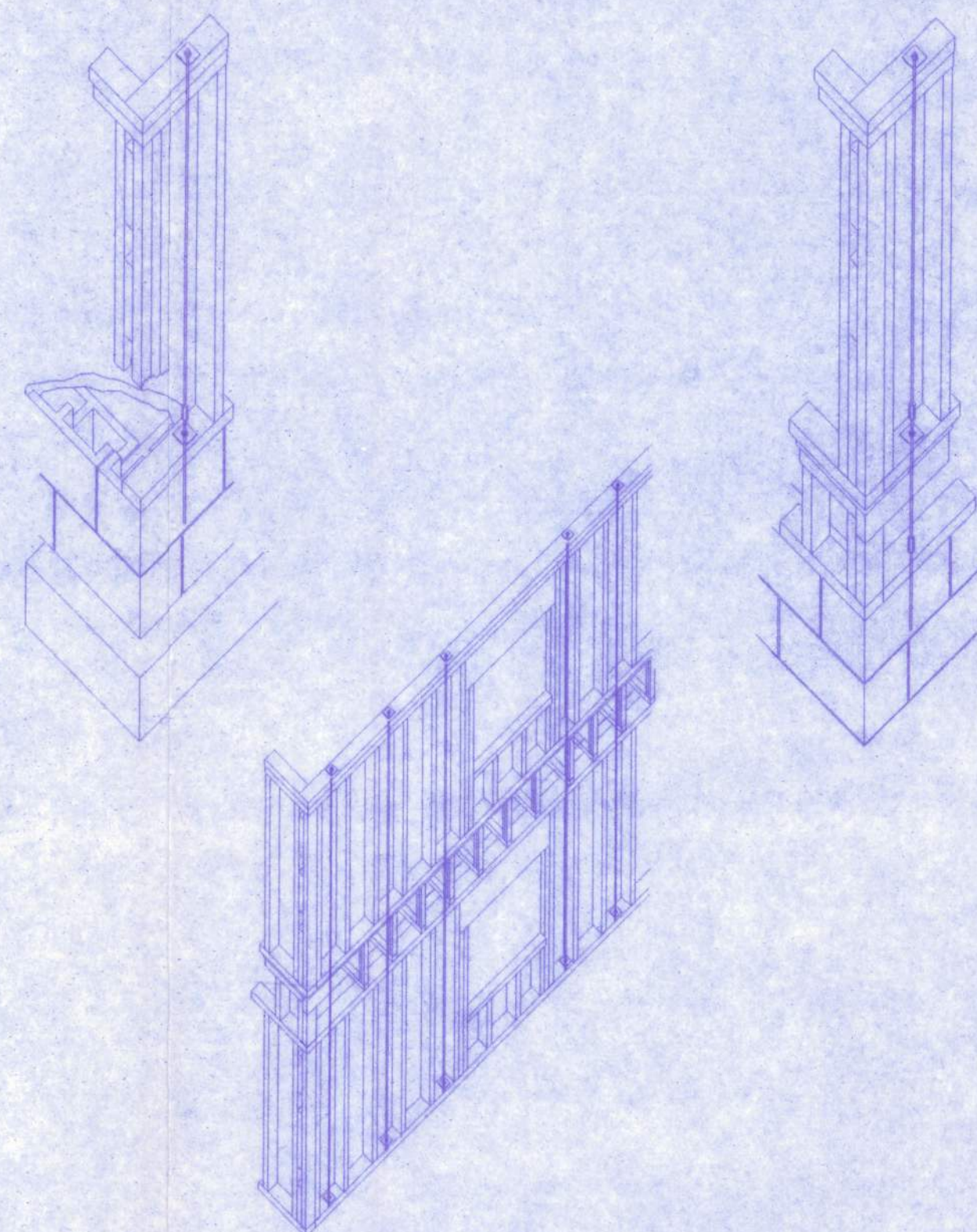
STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
rafters having slopes greater than 2/12 with no finished ceiling attached to rafters	L/180
interior walls and partitions	H/180
floors and plastered ceilings	L/360
all other structural members	L/240
exterior walls with plaster or stucco finish	H/360
exterior walls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

● ALL THREAD LOCATION

NOTE:
VERIFY GIRDER TRUSS LOCATION ON TRUSS LAYOUT FOR REQ'D ALL THREAD AT GIRDER LOCATION

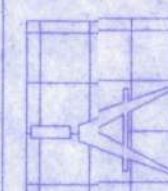


SHEARWALL LAYOUT
SCALE: 1/4" = 1'-0"



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OF

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