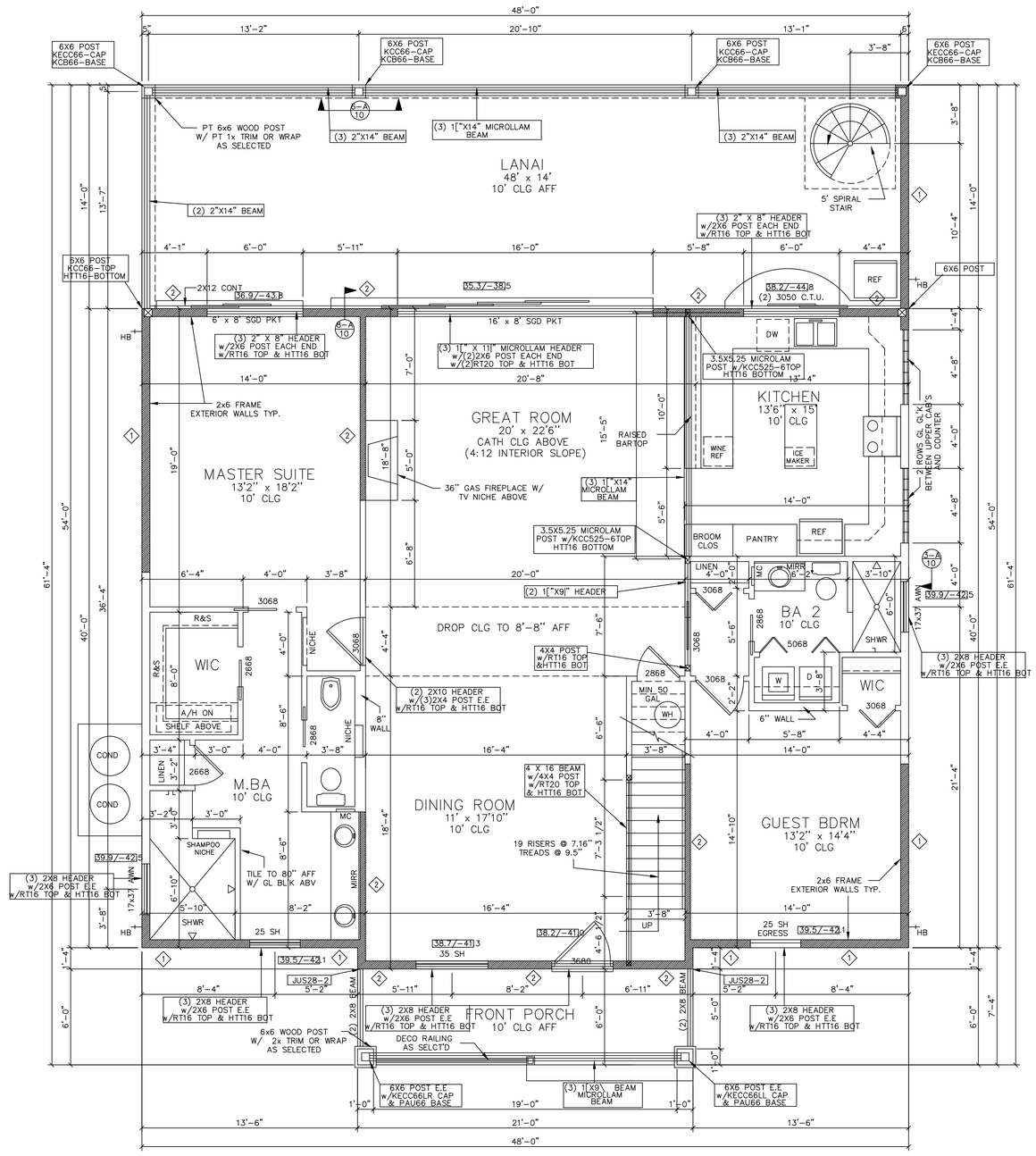


GENERAL NOTES

1) THESE DETAILS WERE DEVELOPED TO MEET THE MINIMUM CODE REQUIREMENTS FOR HURRICANE RESISTANCE. RESIDENTIAL CONSTRUCTION FBC 2001 . ALL CALCULATIONS ARE BASED ON 130 MPH WIND SPEEDS.
2) THESE DETAILS DEPICT THE CRITICAL SHEAR WALLS AND WALL OPENINGS IN THE STRUCTURE BUT DO NOT ADDRESS COMMON ATTACHMENTS AND CUSTOMARY, PRACTICES. THE LICENSED CONTRACTOR MAINTAINS RESPONSIBILITY FOR ALL CONSTRUCTION MEANS, METHODS, AND TECHNIQUES REQUIRED FOR THE STANDARD CONNECTIONS OF ALL ROOF, WALL, AND FLOOR SYSTEMS. HE WILL ALSO INSURE THEIR PROPER ATTACHMENT TO THE FOUNDATION AND MEET THE REQUIRED DEAD, LIVE AND WIND LOAD CRITERIA STATED BY THE COMPONENT MANUFACTURER.
3) ALL CONNECTORS CALLED OUT IN EACH DETAIL AREA IS MANUFACTURED BY SIMPSON STRONG TIE OR USP CONNECTORS AND SHALL BE INSTALLED PER MANF SPECS. SO AS TO MEET OR EXCEEDED NOTED REACTIONS AND UPLIFTS FOR 130 MPH WINDS.
4) CONTRACTOR IS FREE TO SUBSTITUTE ALL CONNECTORS WITH AN EQUIVALENT MANUFACTURERS PRODUCT AS LONG AS THE CAPACITIES MEET OR EXCEED THE SIMPSON STRONG TIE (OR USP) SPECIFICATIONS.
5) REGARDLESS OF NAME BRAND, ALL PRODUCTS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' SPECIFICATIONS.
6) ALL FRAME LUMBER USED IN LOAD BEARING CONDITIONS TO BE SPRUCE-PINE-FIR SPECIES (OR EQUAL) GRADE #2.

ALLOW SHEAR	UPLIFT @ ENDS	SHEARWALL SCHEDULE	
365#/'	2000# PHD2 OR MSTI36	1	\" STRUCT II OSB/ PLYWD NAILED w/8d NAILS @6" O.C. @ EDGES AND 12" INTERM
530#/'	2700# PHD5 OR MSTI36	2	\" STRUT II OSB/ PLYWD NAILED w/8d NAILS @4" O.C. @ EDGES AND 12" INTERM

CONTRACTOR TO VERIFY ALL DIMENSIONS, DETAILS & SPECIFICATIONS SHOWN. CONTRACTOR SHALL FOLLOW APPLICABLE CODES.

THE CONCEPTUAL DESIGN & LAYOUT OF THIS STRUCTURE HAS BEEN PROVIDED TO ADVANCED ENGINEERS BY THE OWNER/ CONTRACTOR, AND ANY SIMILARITIES TO ANOTHER PLAN OR DESIGN IS THE TOTAL RESPONSIBILITY OF THE OWNER/ CONTRACTOR.

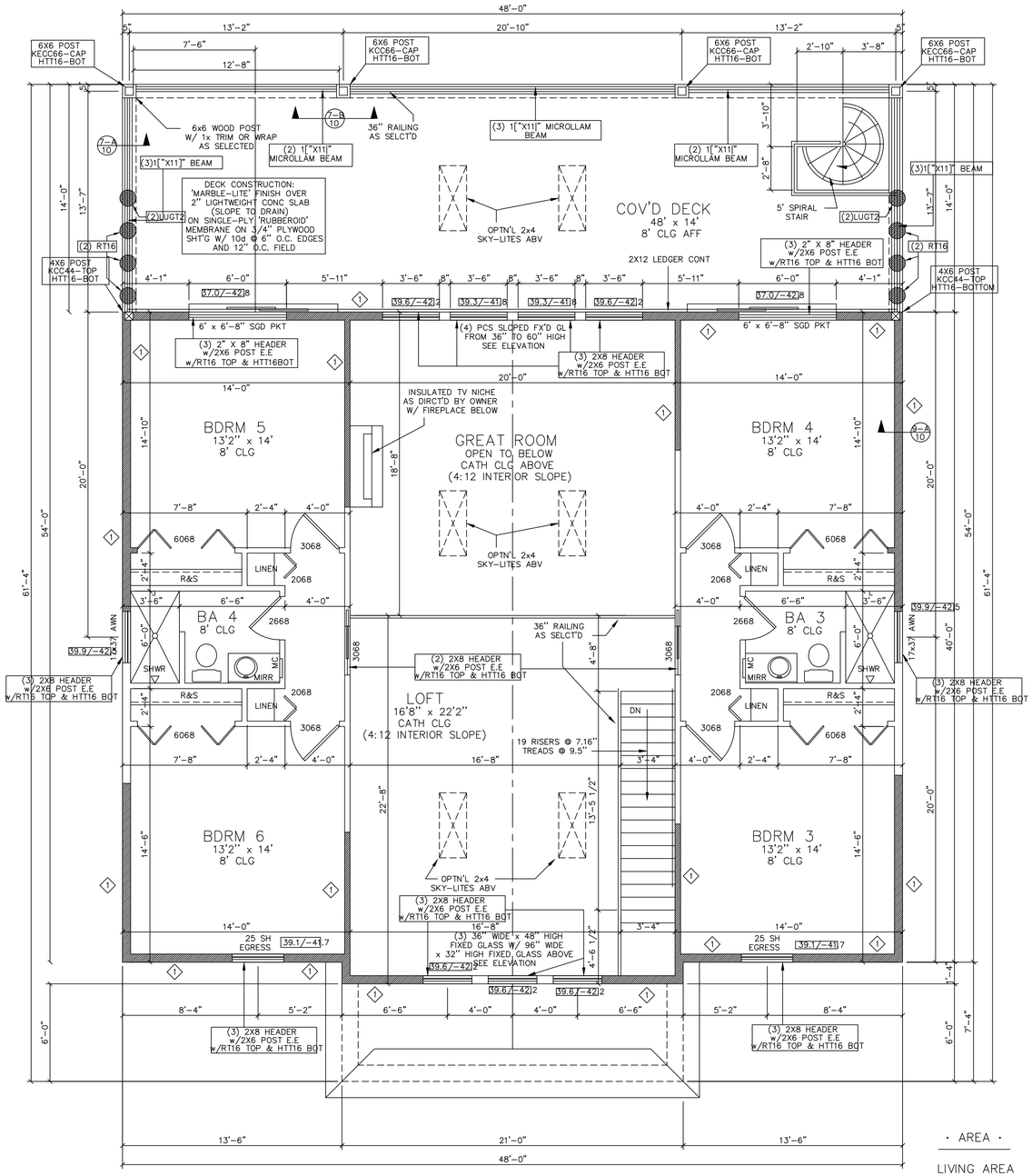
BASIC WIND SPEED = 130 M.P.H.
W.I.F. = 1.0 BC = II
WIND EXPOSURE = B
GC_{pi}= +0.55, -0.55 (PARTIALLY ENCLOSED)
COMPONENTS & CLADDING DESIGN PRESSURES(PSF)

ZONE 1: +27.0 / -37.3
ZONE 2: +27.0 / -68.2
ZONE 3: +27.0 / -68.2
ZONE 4: +39.9 / -42.5
ZONE 5: +39.9 / -50.2

FIRST FLOOR PLAN

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

DRAWING INDEX



ALLOW SHEAR	UPLIFT @ ENDS	SHEARWALL SCHEDULE	
365#/'	2000# PHD2 OR MST136	1	\" STRUCT II OSB/ PLYWD NAILED w/8d NAILS @6" O.C. @ EDGES AND 12" INTERM
530#/'	2700# PHD5 OR MST136	2	\" STRUT II OSB/ PLYWD NAILED w/8d NAILS @4" O.C. @ EDGES AND 12" INTERM

NOTE:
LOCATE (1) AIR HANDLER IN TRUSSES ABOVE - VERIFY LOCATION ALSO PROVIDE (2) ATTIC ACCESS AND VERIFY EACH LOCATION

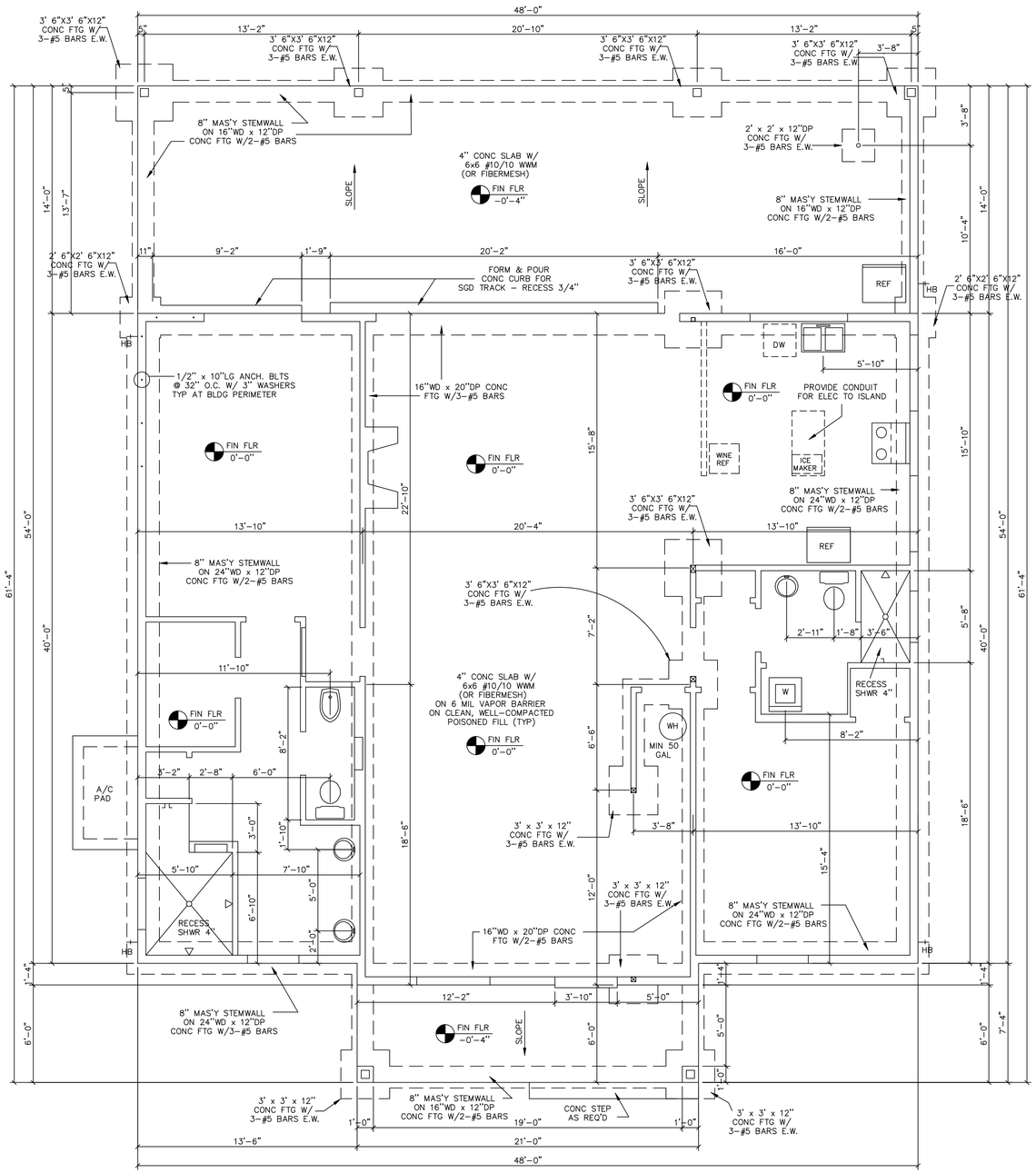
SECOND FLOOR PLAN

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

· AREA ·

LIVING AREA

FIRST FLOOR	=	1,948 ø
SECOND FLOOR	=	1,120 ø
TOTAL LIVING	=	3,068 ø
LANAI	=	672 ø
FRONT PORCH	=	126 ø
OVERALL TOTAL	=	3,866 ø



FOUNDATION PLAN

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

TERMITE PROTECTION

1. A permanent sign which identified 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 down spouts 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 1503.4.4.

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 cementious 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 back fill is complete. FBC 1816.1.1.

6. Soil disturbed after the initial treatment shall be retreated including spaces boxed or formed. FBC 1816.1.2.

7. Boxed areas in concrete floors for subsequent installation of traps, etc., shall be made with permanent metal or plastic forms. Permanent forms must be of a size and depth that will eliminate the disturbance of soil after the initial treatment. 1816.1.3.

8. Minimum 6 mil vapor retarder must be installed to protect against rainfall dilution. If rainfall occurs before vapor retarder placement, re-treatment 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 any final inspections 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 1816.1.7.

14. After all work is completed, loose wood and fill must be removed from below and within 1'-0" of the building. This includes all grade stakes, tub trap boxes, forms, shoring or other cellulose containing material. FBC 2303.1.3.

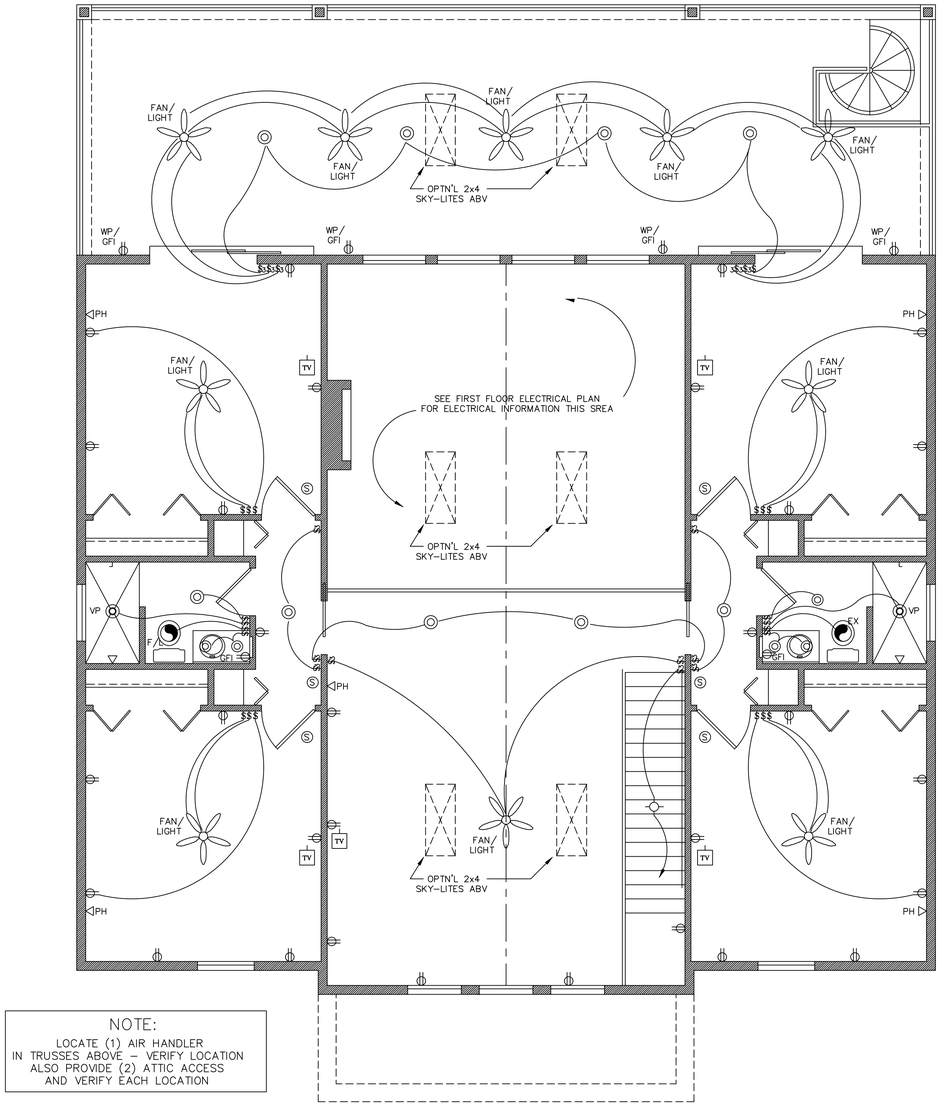
15. No wood, vegetation, stumps, cardboard, trash, etc., shall be buried within 15'-0" of any building or proposed building. FBC 2303.1.4.

FOUNDATION INSPECTION

A foundation survey shall be performed and a copy of the survey shall be on the site for the building inspector's use, or all property markers shall be exposed and a string stretched from marker to marker to verify required setbacks.

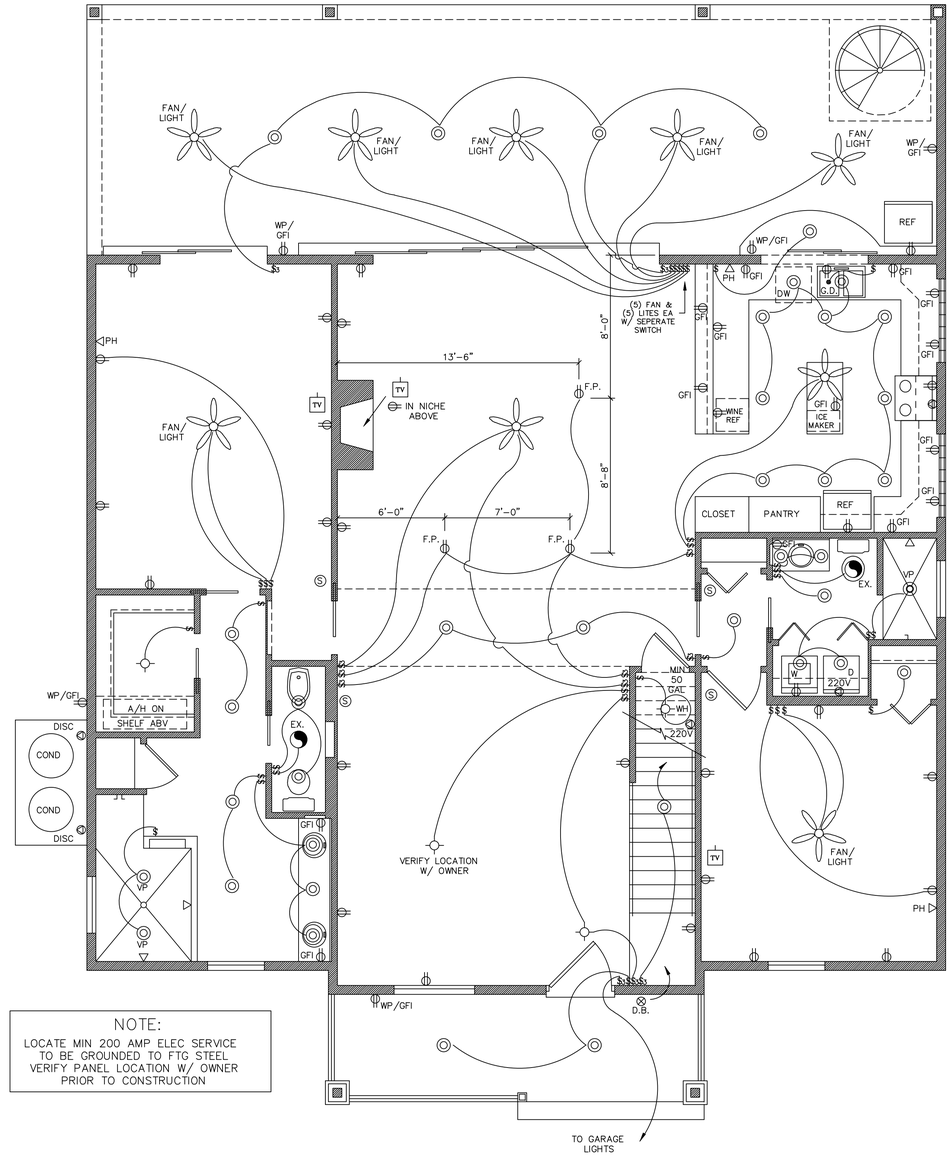
■ FILLED CELL w/ (1) #5 REBAR CONT.

□ FILLED CELL ONLY



NOTE:
LOCATE (1) AIR HANDLER
IN TRUSSES ABOVE – VERIFY LOCATION
ALSO PROVIDE (2) ATTIC ACCESS
AND VERIFY EACH LOCATION

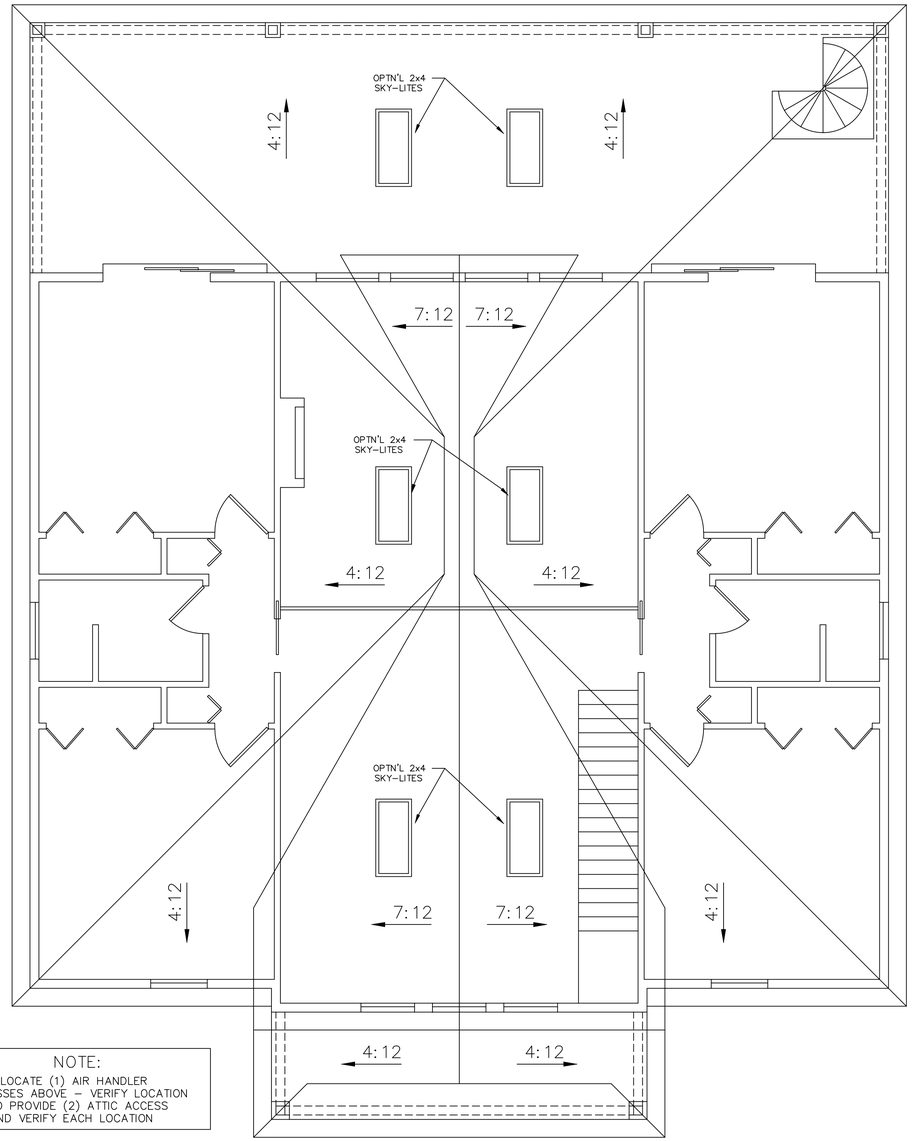
SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



NOTE:
LOCATE MIN 200 AMP ELEC SERVICE
TO BE GROUNDED TO FTG STEEL
VERIFY PANEL LOCATION W/ OWNER
PRIOR TO CONSTRUCTION

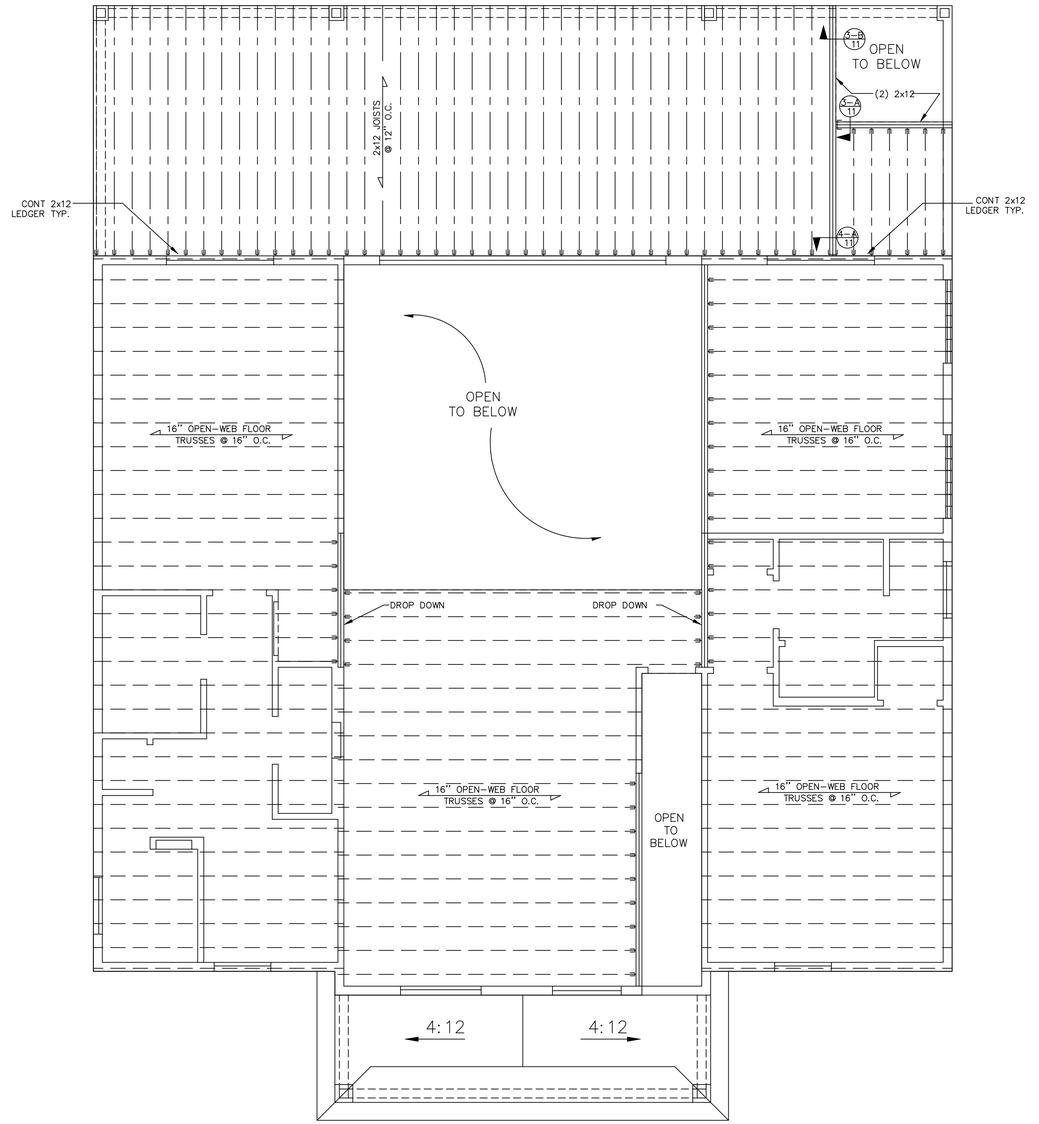
FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

SHEET:
4 OF 11



NOTE:
LOCATE (1) AIR HANDLER
IN TRUSSES ABOVE – VERIFY LOCATION
ALSO PROVIDE (2) ATTIC ACCESS
AND VERIFY EACH LOCATION

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



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

SHEET:
5 OF 11

FRONT ELEVATION

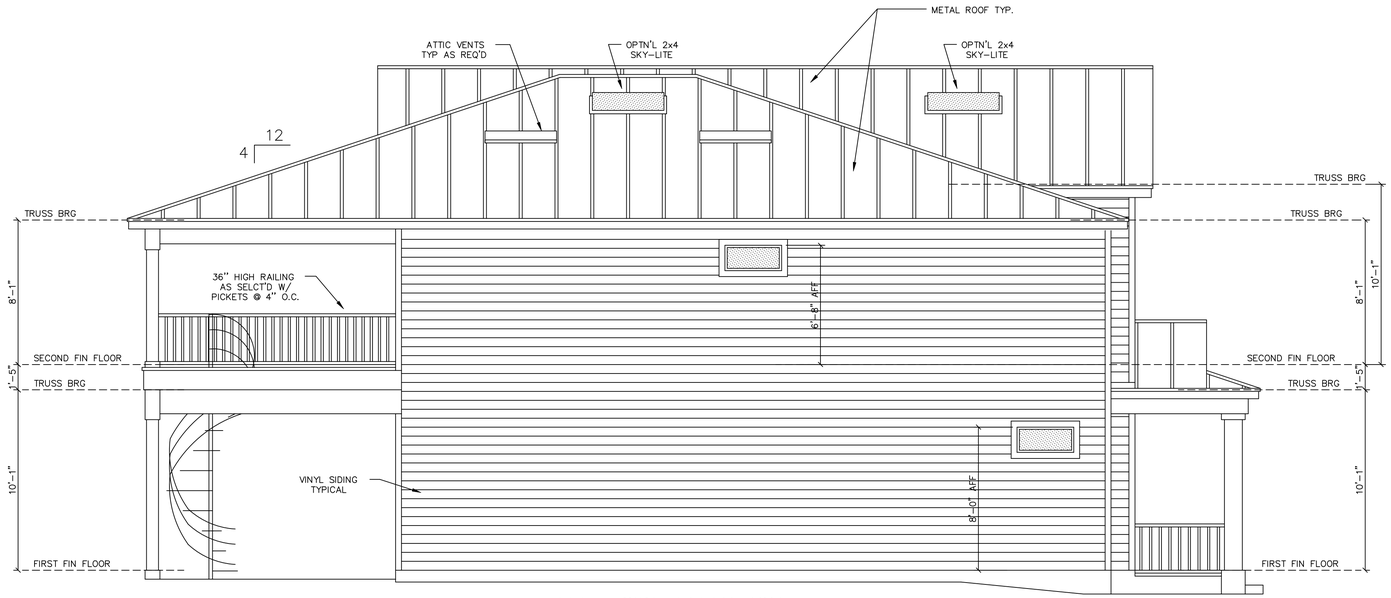
SCALE: 1/4" = 1'-0"

FRONT ELEVATION

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

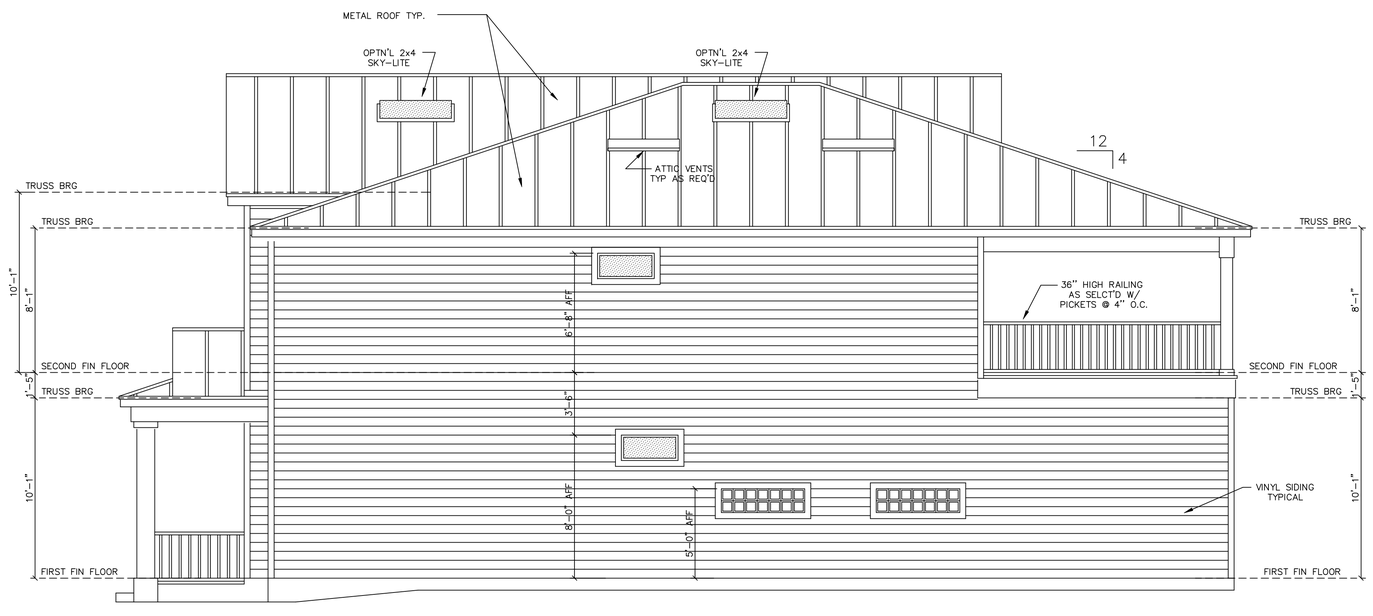
SHEET:

6 OF 11



LEFT-SIDE ELEVATION

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

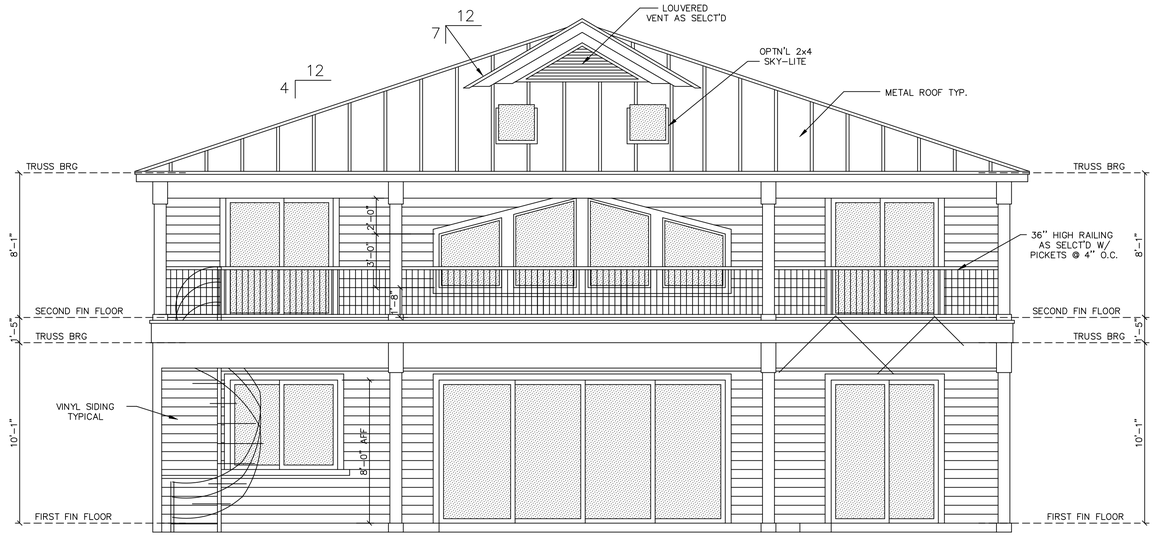


RIGHT-SIDE ELEVATION

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

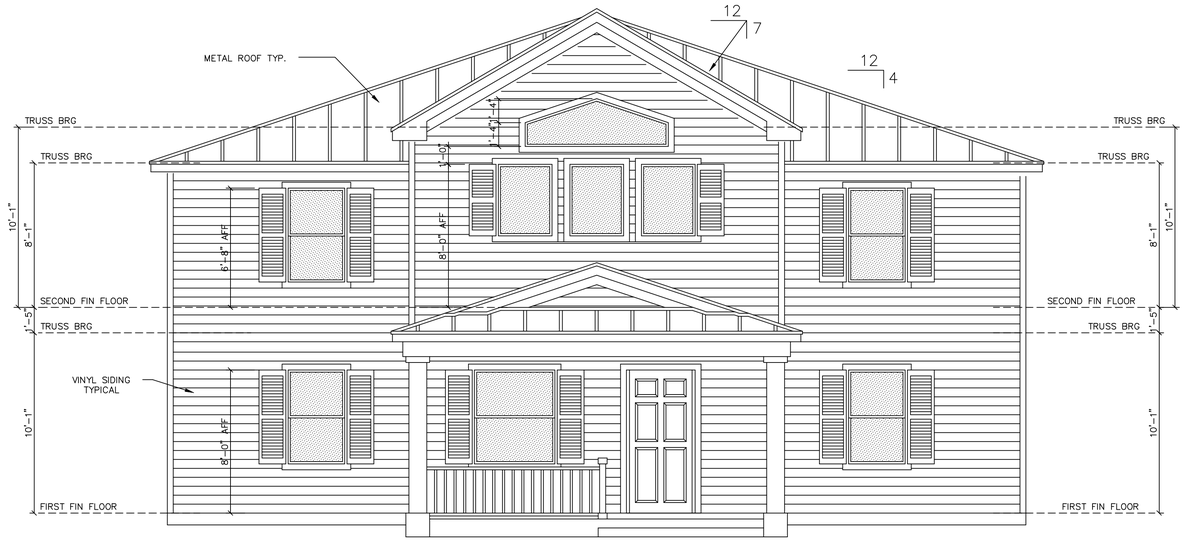
SHEET:

7 OF 11



REAR ELEVATION

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

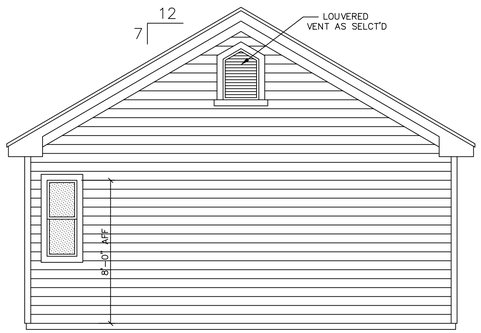


FRONT ELEVATION

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

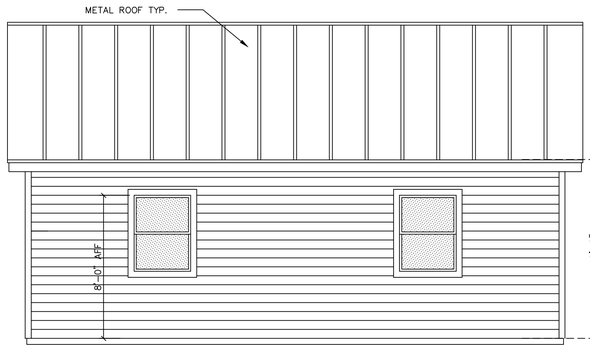
SHEET:

8 OF 11



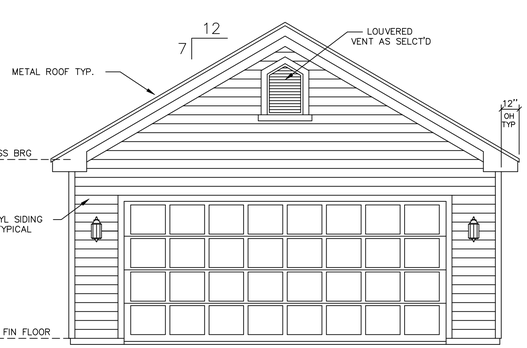
GARAGE REAR ELEVATION

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



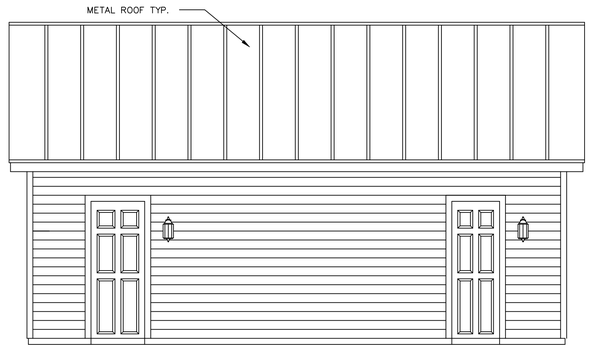
GARAGE LEFT-SIDE ELEVATION

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



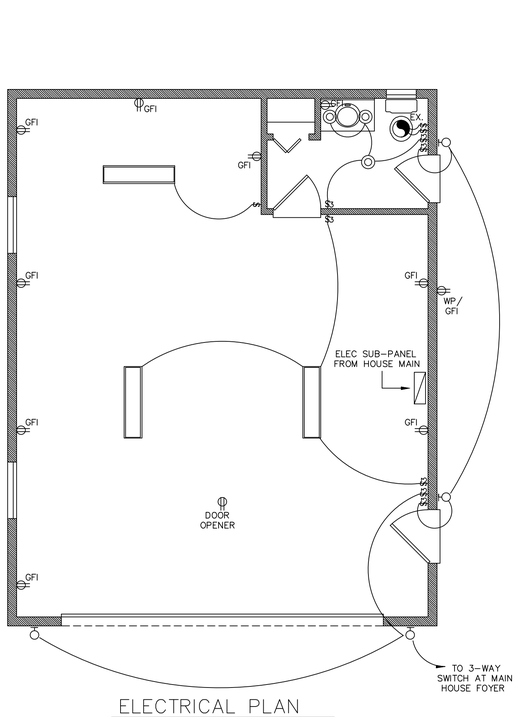
GARAGE FRONT ELEVATION

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



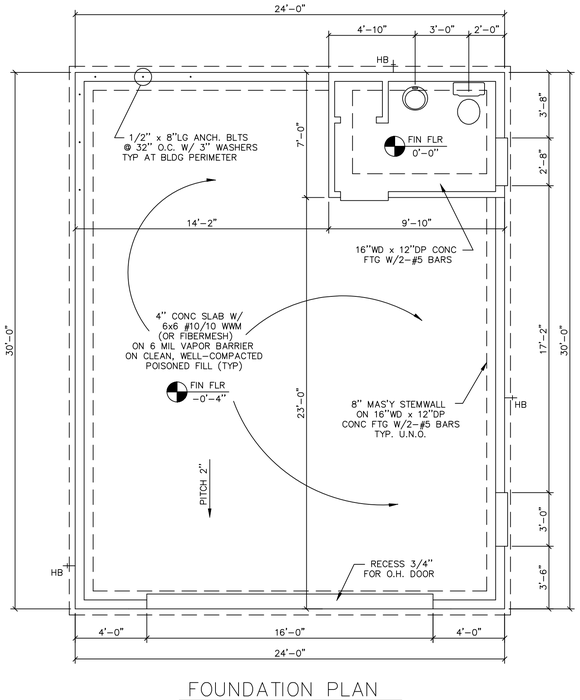
GARAGE RIGHT-SIDE ELEVATION

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



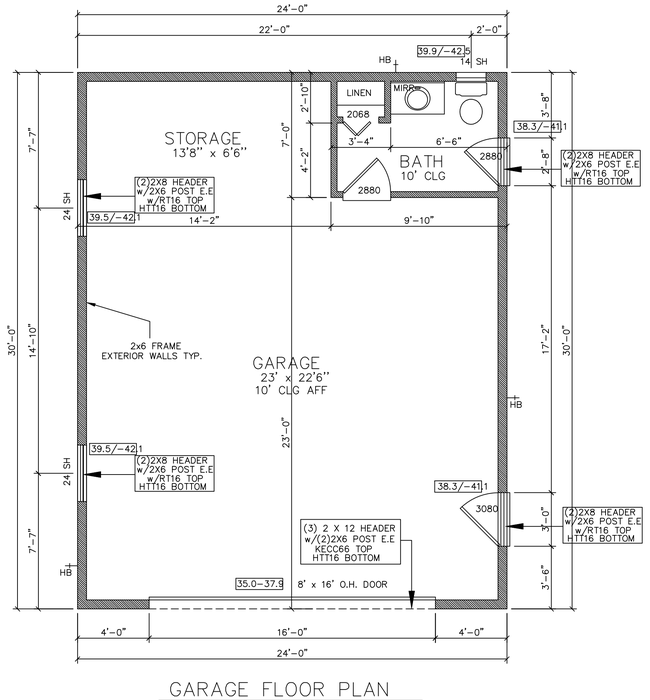
ELECTRICAL PLAN

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



FOUNDATION PLAN

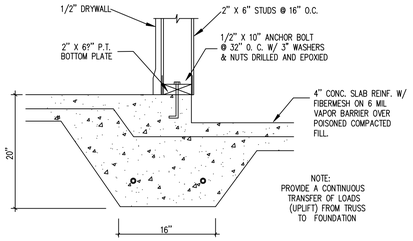
SCALE: 1/4" = 1'-0"



GARAGE FLOOR PLAN

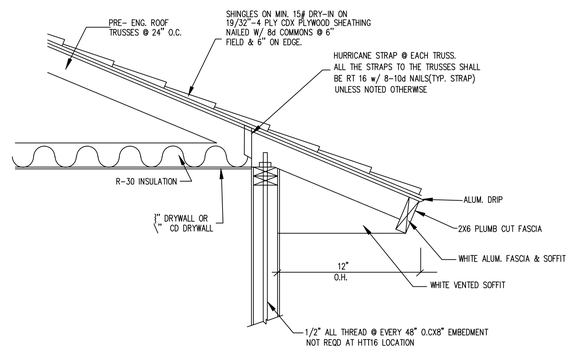
SCALE: 1/4" = 1'-0"

GARAGE AREA = 720 ☐



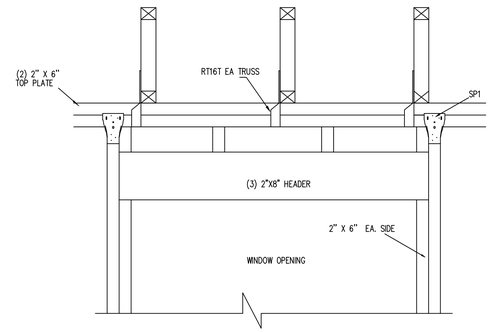
FOOTING AT LANAI
N.T.S.

1-A / 10



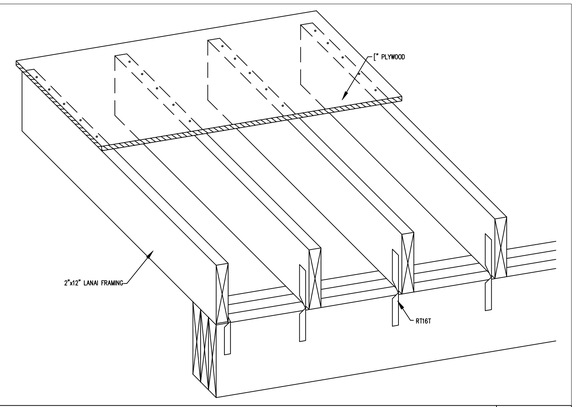
ROOF CONNECTION
N.T.S.

2-A / 10



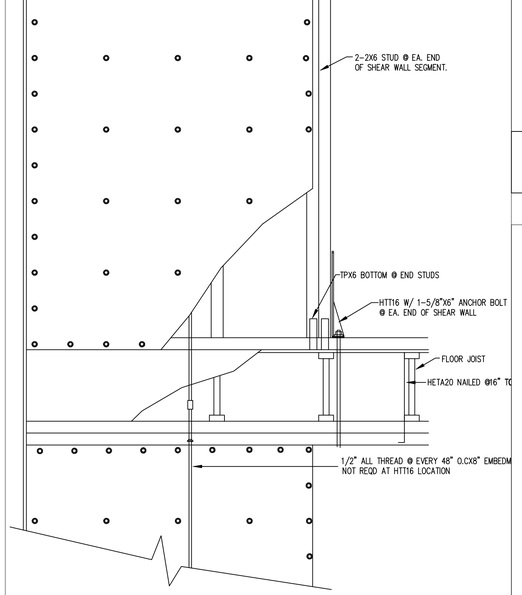
WINDOW HEADER DETAIL
N.T.S.

3-A / 10



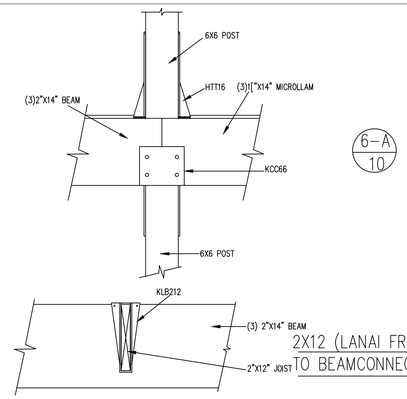
LANAI FRAMING
N.T.S.

4-A / 10



SHEAR WALL DETAIL
N.T.S.

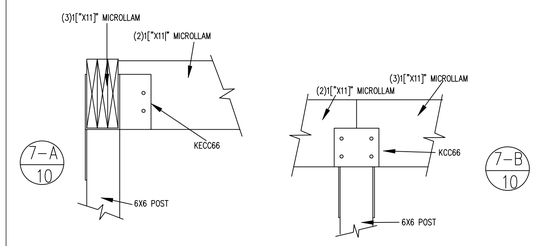
5-A / 10



2X12 (LANAI FRAMING) TO BEAMCONNECTION

COLUMN & BEAM CONNECTION
N.T.S.

6-A&B / 10

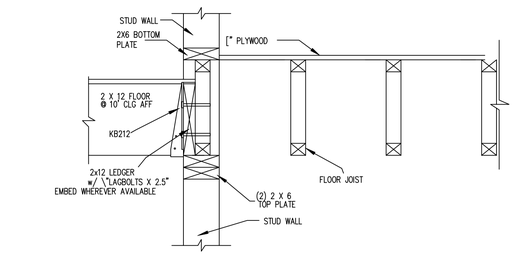


7-A / 10

7-B / 10

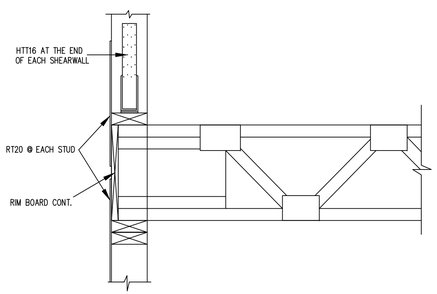
BEAM TO POST CONNECTION
N.T.S.

7-A&B / 10



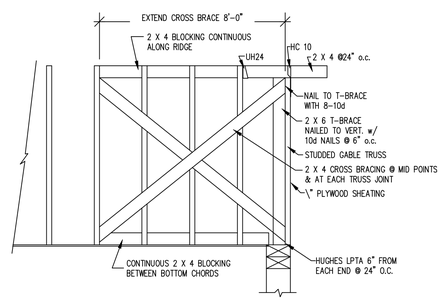
FLOOR LEVEL CONNECTION
N.T.S.

8-A / 10



FRAMING DETAIL @ BLDG END
N.T.S.

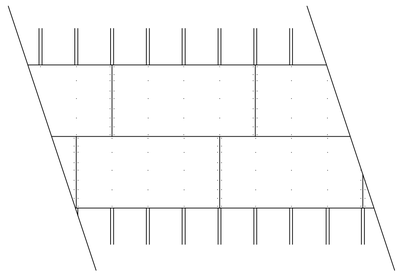
9-A / 10



GABLE END BRACING DETAIL
N.T.S.

10-A / 10

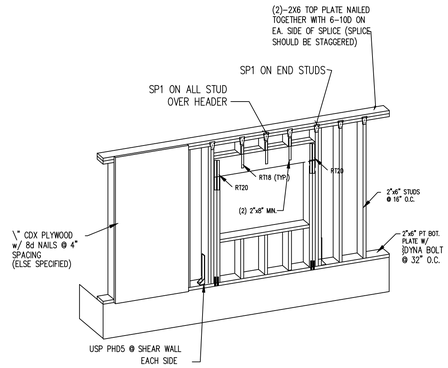
SHEET:
10 OF 11



ROOF REQUIRES 8d NAILS @ MIN. 6" O.C. ON ALL BUTT JOINTS AND 8d NAILS @ MIN. 6" O.C., IN THE FIELD.

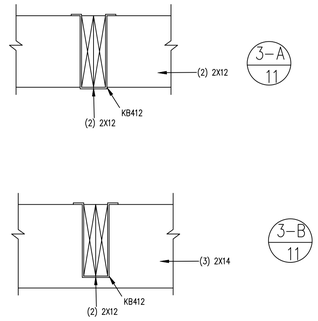
ROOF NAILING
N.T.S.

1-A / 11



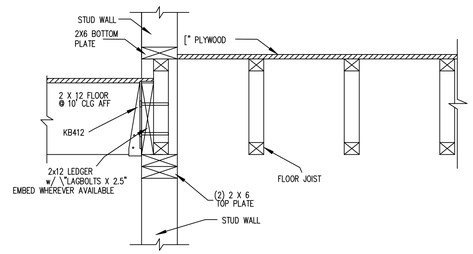
TYPICAL OPENING
N.T.S.

2-A / 11



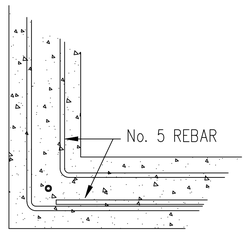
BEAM CONNECTION
N.T.S.

11-A&B / 11



BEAM CONECTION NEAR STAIR
N.T.S.

4-A / 11



FTG. STEEL LAP
N.T.S.

5-A / 11

STRUCTURAL SPECIFICATIONS

DESIGN CRITERIA:
Florida Building Code, 2001 Edition.

Loads:
1. Wind Velocity – 130 M.P.H.
   Basic Wind Pressures:
   0-15 Feet Above Ground q = 25 psf
   15-20 Feet Above Ground q = 28 psf
   20-40 Feet Above Ground q = 34 psf
   Design Pressures are then found by multiplying basic wind pressures by Shape Factors from SBC.
2. Live Loads:
   Roof – 20 psf
   Floors – 40 psf

GENERAL:
1. All construction shall meet requirements of all Local and State Building Codes.
2. Contractor to verify dimensions of this drawing with Architect's Plans.
3. Engineer to be notified of any structural deviation to this plan during construction.
4. Any soils or concrete testing necessary shall be performed by a certified testing laboratory.

SOIL COMPACTION:

Foundations are designed for an allowable soil bearing pressure of 2,000 PSF, top soil shall be removed to a minimum depth of 6" over the entire building area and five feet beyond the building lines. These areas should be cleared and grubbed of any vegetation. The exposed surface should then be compacted to a depth of (1) feet below the cleared and grubbed surface to a minimum 98% of the standard proctor density as determined in accordance with ASTM D-698.
After densification of natural soils, fill material (if required) to finished grade should be place with a maximum lift of 12" and compacted to a minimum 98% of the standard proctor density. Fill material shall be clean to slightly silty fine sand (or better) free of organic material.

MATERIALS:
CONCRETE: Provide mix designed by a recognized testing laboratory to achieve a strength at 28 days as listed below with a plastic and workable mix.
3000 psi for footings and slabs on grade
4000 psi for all other structural components
Concrete shall comply with all the requirements of ASTM Standard C94-74A for measuring, mixing, transporting, etc.
Admixtures may be used only with the approval of the engineer.
REINFORCING STEEL: To be ASTM A615 Grade 60, free from oil, scale and rust, and placed in accordance with the typical bending diagram and placing details and ACI Standards and specifications.

MASONRY: All Masonry work shall be done in accordance with "Building Code Requirements for Concrete Masonry Structures (ACI 531-79)"
1. Concrete masonry units shall be Grade "N" Hollow Loadbearing Units, conforming to ASTM C-90.
2. Mortar: Type M or S and shall conform to ASTM C-270.
3. Grout or pea-gravel concrete with an ultimate compressive strength of 3000 psi at 28 days, except for those locations as marked or noted on the structural drawings. Corefill mix shall conform to ASTM-C-476.
4. Air – Entraining mixtures or hydrated lime containg air-entraining mixtures are prohibited because such admixtures will reduce the shear, tensile and compressive strength of the masonry. Calcium chloride is not permitted in mortar or grout in which reinforcement, metal ties, or anchors are embedded because of excessive corrosion.

WOOD:
1. Plywood shall be as follows:
   Roof sheathing \" 4ply C-D exterior grade or better
   Georgia-Pacific Blue Ribbon, OSB structural panel w/ minimum thickness of \" or the same as structural 11C-D exterior APA plywood.
   Exterior wall sheathing 1/2" 3ply C-D exterior grade or better, or Georgia-Pacific Blue Ribbon OSB.

METAL:
1. All steel plates, bolts, washers, nuts, fasteners, hangers, straps and clips shall be galvanized. Where conditions warrant. (If permanently exposed to the weather).
2. Steel plates and rolled steel members shall conform to ASTM A36. Bolts, nuts and washers shall conform to ASTM A307.
3. Lag bolts, nails, screws, hangers, straps and clips shall be fabricated from appropriate materials to meet conditions shown.

SUBMITTALS:
1. Contractor shall submit cut sheets and erection drawings for trusses to Engineer of record for approval.
2. Contractor shall verify all dimensions and conditions in the field as work progresses. All discrepancies and deviations from the plans shall be reported to the Engineer of Record.

CONSTRUCTION:
1. Unless noted otherwise, all wood construction shall meet or exceed requirements of Chapter 23, FBC. Table 2306.1 shall be used as a minimum for all nailing schedules.
2. Pre-manufactured straps, hangers, and clips shall be installed according to manufacturer's recommendations as required to supply desired performance.
3. Multi-member wood beams shall be nailed together with a minimum of 16d nails @ 12" o.c., top and bottom edge, staggered. Splices shall be made at span third points or center of supports. No more than one member shall be spliced at any one point. Splices should be spaced a minimum of 4 feet apart.
4. "J" Bolts may be replaced w/ 4["x]" Redheads on 2" depth (MAX)
5. All conventional framing will be according to FBC 2001.

SHEET:
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