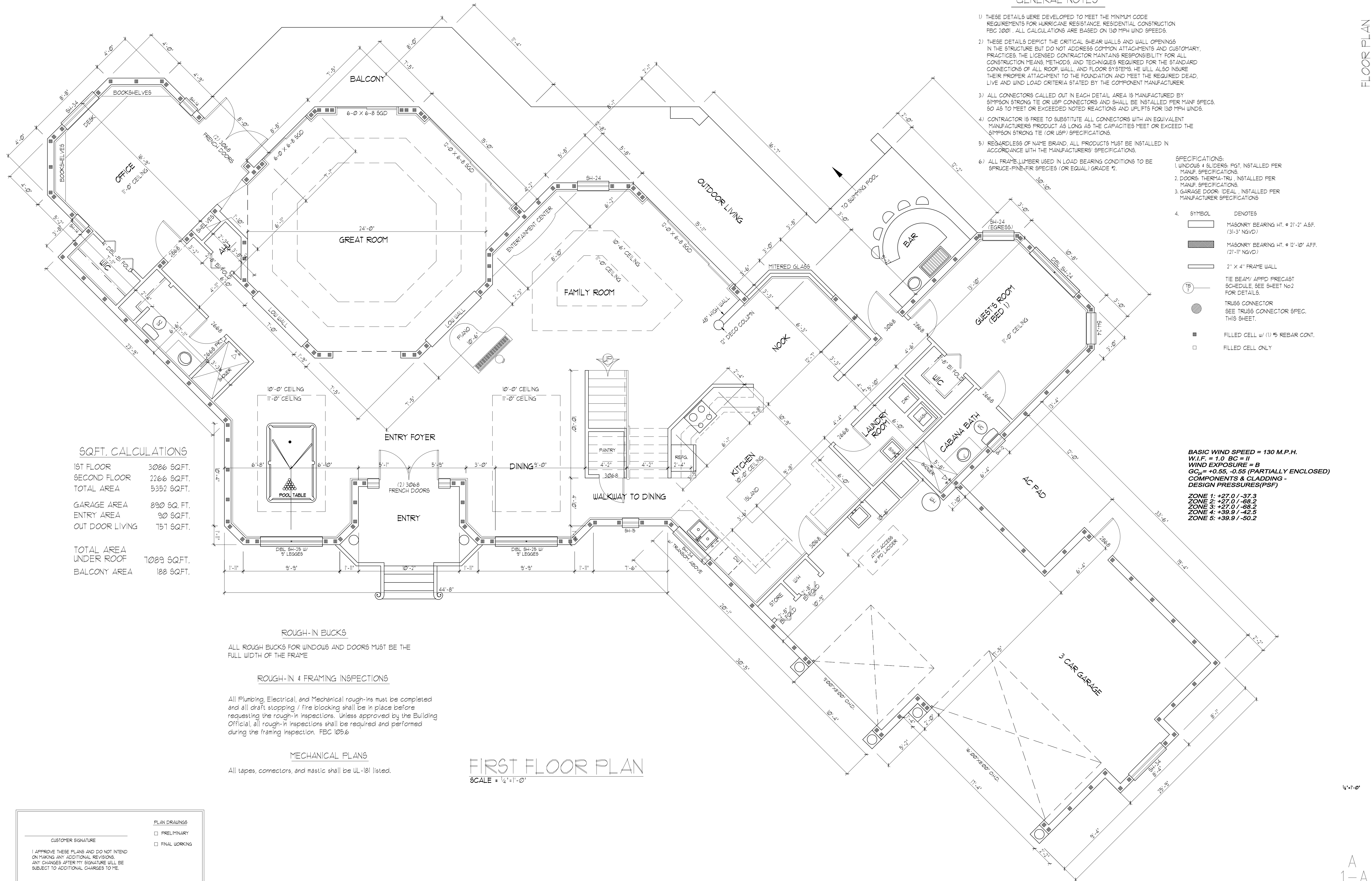


GENERAL NOTES

- 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 EXCEED NOTED REACTIONS AND UPLIFTS FOR 130 MPH WINDS.
- 4) CONTRACTOR IS FREE TO SUBSTITUTE ALL CONNECTORS WITH AN EQUIVALENT MANUFACTURER'S 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 MANUFACTURER'S SPECIFICATIONS.
- 6) ALL FRAME LUMBER USED IN LOAD BEARING CONDITIONS TO BE #2 GRUCE-PINE-FIR SPECIES (OR EQUAL) GRADE #2.

- SPECIFICATIONS:
1. WINDOWS & SLIDERS: FGT, INSTALLED PER MANUF. SPECIFICATIONS.
 2. DOORS: THERMA-TRU, INSTALLED PER MANUF. SPECIFICATIONS.
 3. GARAGE DOOR: IDEAL, INSTALLED PER MANUFACTURER SPECIFICATIONS.
4. SYMBOL DENOTES
- MASONRY BEARING HT. # 21'-2" (31'-3" NGVD)
 - MASONRY BEARING HT. # 12'-10" AFF. (21'-11" NGVD)
 - 2" x 4" FRAME WALL
 - TIE BEAM/ PRECAST SCHEDULE, SEE SHEET No.2 FOR DETAILS.
 - TRUSS CONNECTOR SEE TRUSS CONNECTOR SPEC. THIS SHEET.
 - FILLED CELL w/ #5 REBAR CONT.
 - FILLED CELL ONLY

BASIC WIND SPEED = 130 M.P.H.
 W.I.F. = 1.0 BC = II
 WIND EXPOSURE = B
 GCp = +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



SQFT. CALCULATIONS

1ST FLOOR	3086 SQ.FT.
SECOND FLOOR	2266 SQ.FT.
TOTAL AREA	5352 SQ.FT.
GARAGE AREA 890 SQ. FT.	
ENTRY AREA	90 SQ.FT.
OUT DOOR LIVING	151 SQ.FT.
TOTAL AREA UNDER ROOF 1089 SQ.FT.	
BALCONY AREA	188 SQ.FT.

ROUGH-IN BUCKS

ALL ROUGH BUCKS FOR WINDOWS AND DOORS MUST BE THE FULL WIDTH OF THE FRAME

ROUGH-IN & FRAMING INSPECTIONS

All Plumbing, Electrical, and Mechanical rough-ins must be completed and all draft stopping / fire blocking shall be in place before requesting the rough-in inspections. Unless approved by the Building Official, all rough-in inspections shall be required and performed during the framing inspection. FBC 105.6

MECHANICAL PLANS

All tapes, connectors, and mastic shall be UL-181 listed.

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

CUSTOMER SIGNATURE _____

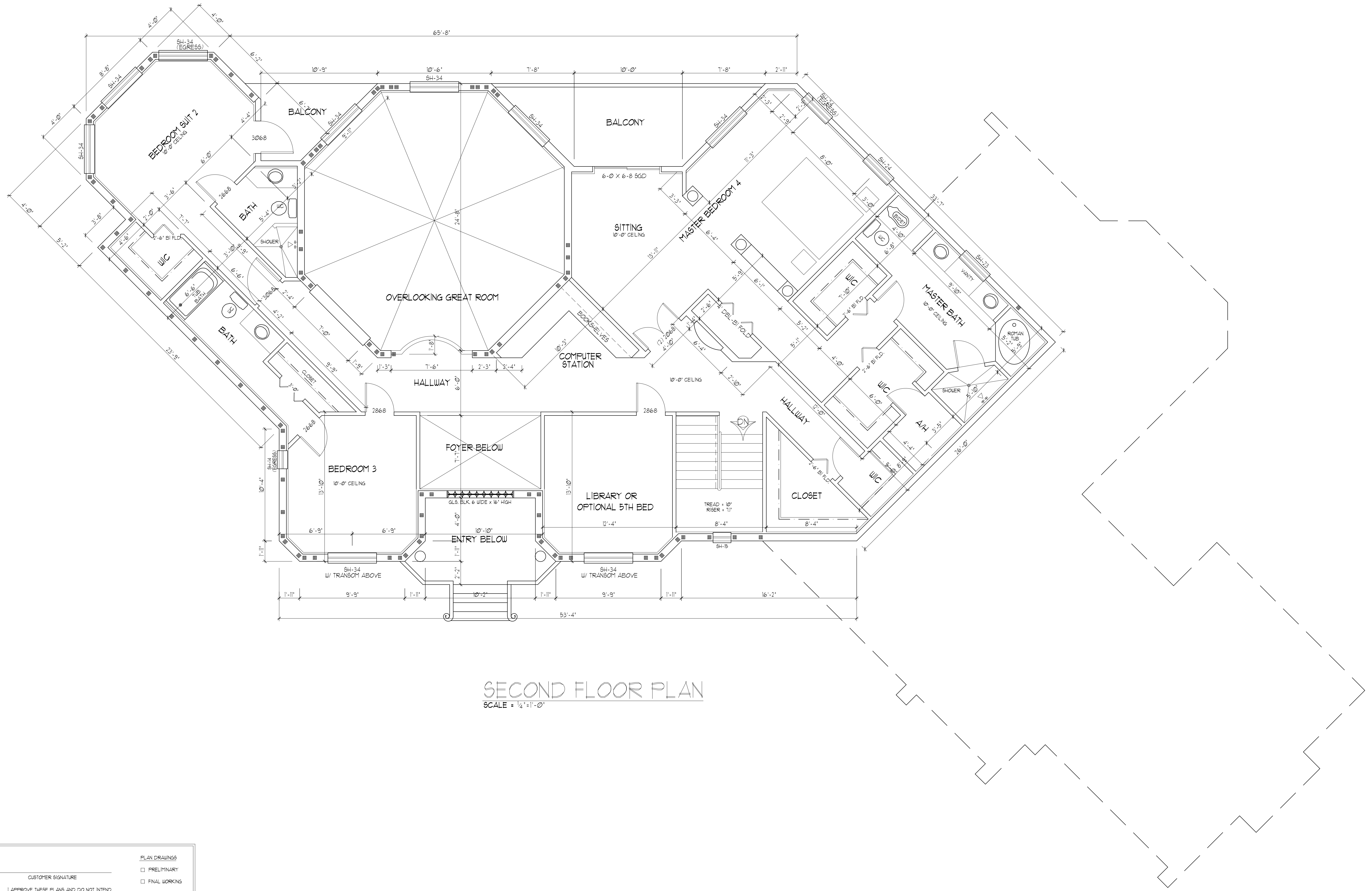
PLAN DRAWINGS

- PRELIMINARY
- FINAL WORKING

I APPROVE THESE PLANS AND DO NOT INTEND ON MAKING ANY ADDITIONAL REVISIONS. ANY CHANGES AFTER MY SIGNATURE WILL BE SUBJECT TO ADDITIONAL CHARGES TO ME.

FLOOR PLAN

A
1-A

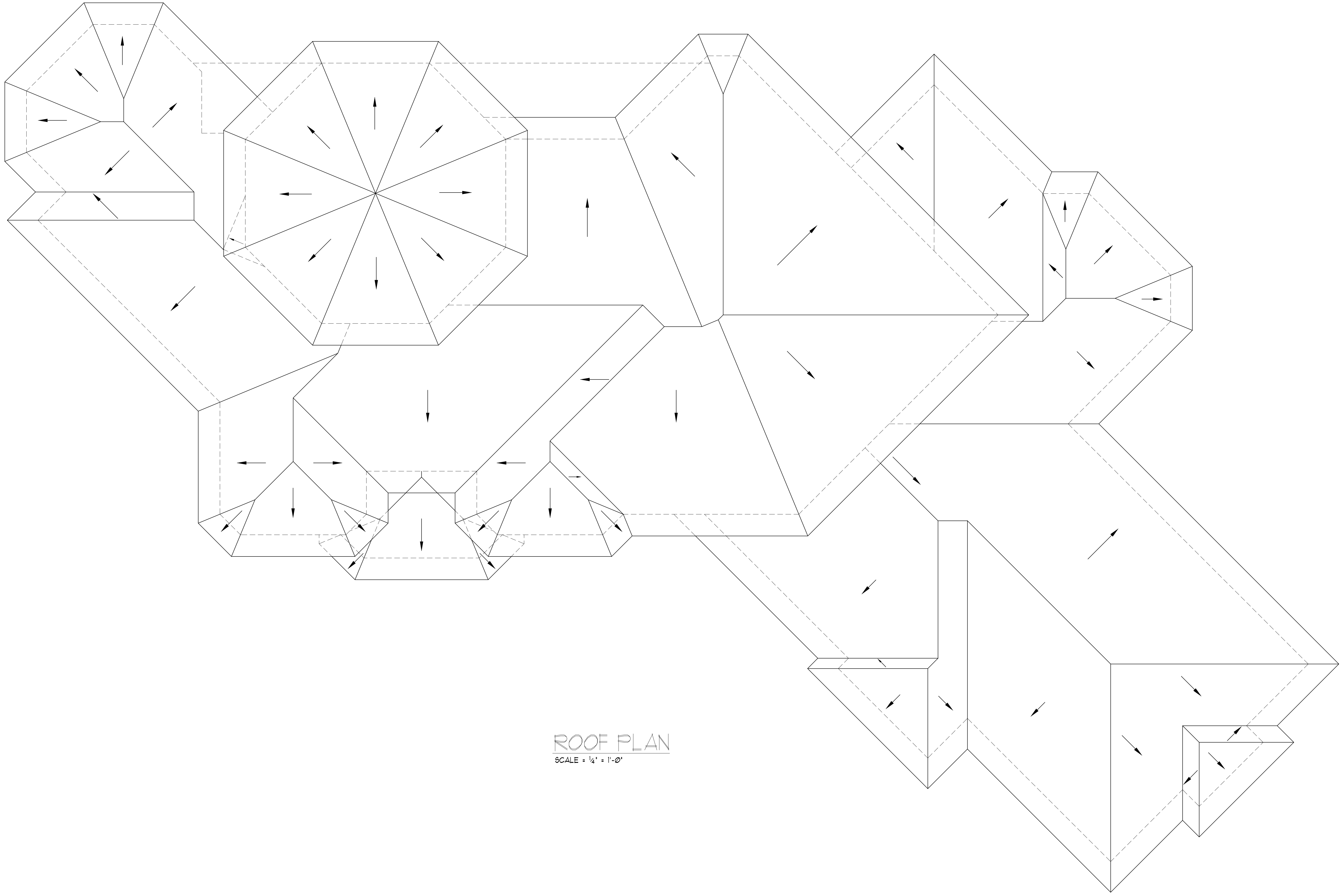


SECOND FLOOR PLAN
 SCALE = 1/4" = 1'-0"

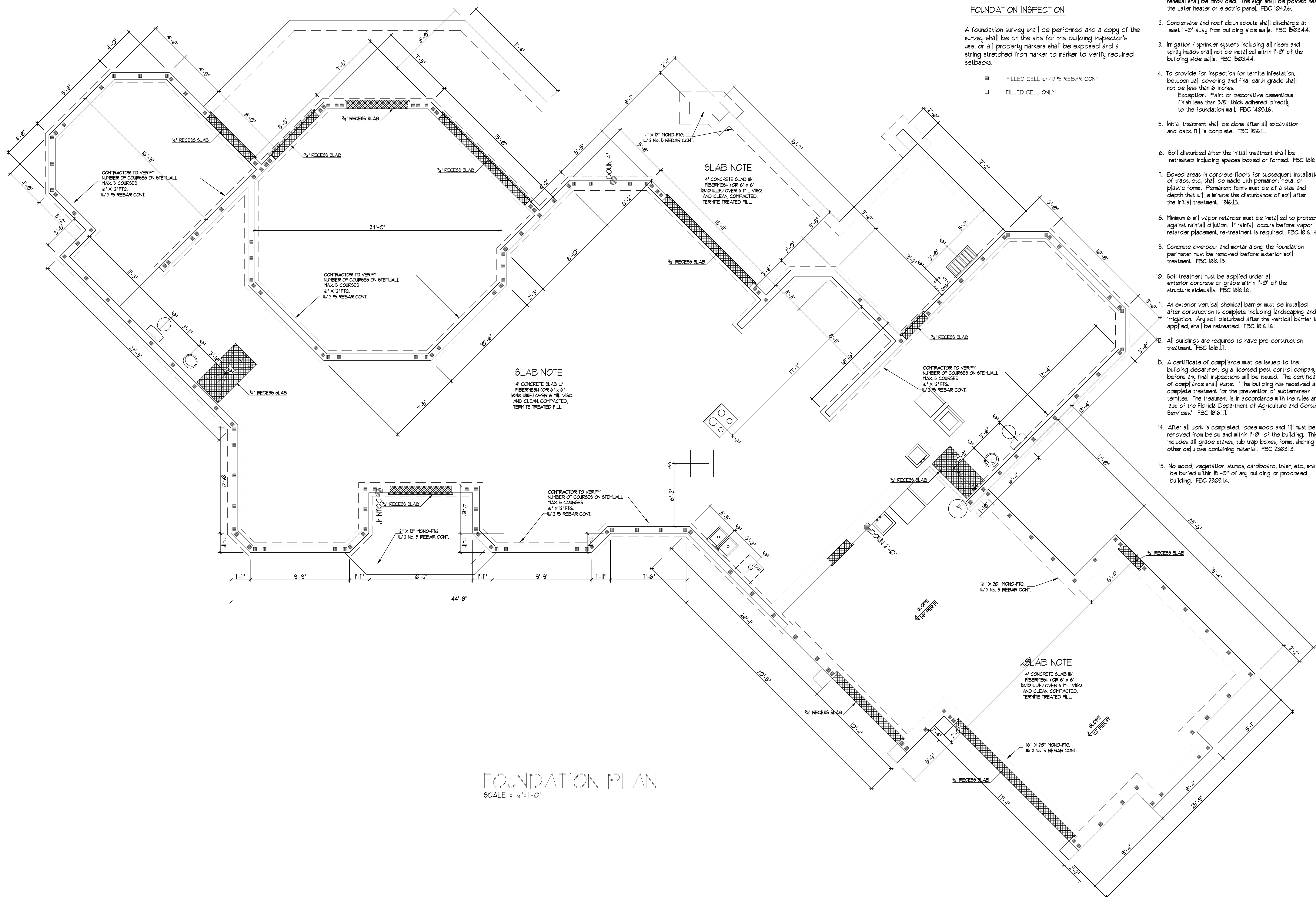
CUSTOMER SIGNATURE _____

I APPROVE THESE PLANS AND DO NOT INTEND ON MAKING ANY ADDITIONAL REVISIONS. ANY CHANGES AFTER MY SIGNATURE WILL BE SUBJECT TO ADDITIONAL CHARGES TO ME.

- PLAN DRAWINGS
- PRELIMINARY
 - FINAL WORKING



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



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

SLAB NOTE
 4" CONCRETE SLAB w/
 FIBERMESH (OR 6" x 6"
 @10 @ W/F) OVER 6 MIL VISO
 AND CLEAN, COMPACTED,
 TERMITES TREATED FILL.

SLAB NOTE
 4" CONCRETE SLAB w/
 FIBERMESH (OR 6" x 6"
 @10 @ W/F) OVER 6 MIL VISO
 AND CLEAN, COMPACTED,
 TERMITES TREATED FILL.

SLAB NOTE
 4" CONCRETE SLAB w/
 FIBERMESH (OR 6" x 6"
 @10 @ W/F) OVER 6 MIL VISO
 AND CLEAN, COMPACTED,
 TERMITES TREATED FILL.

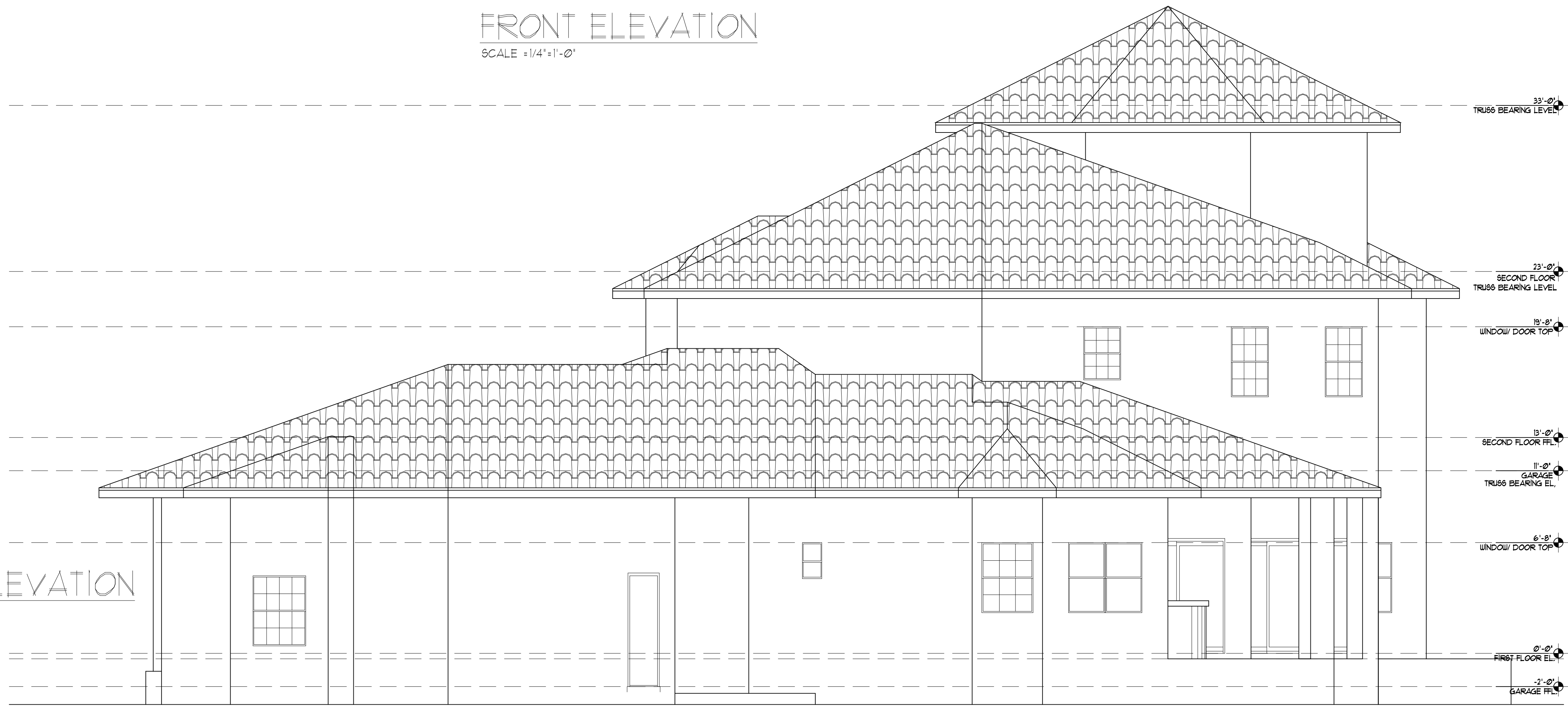
FOUNDATION PLAN
 SCALE = 1/4" = 1'-0"

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 1042.6.
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 cementitious 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 1016.11.
6. Soil disturbed after the initial treatment shall be retreated including spaces boxed or formed. FBC 1016.12.
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. 1016.13.
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 1016.1.4.
9. Concrete overpour and mortar along the foundation perimeter must be removed before exterior soil treatment. FBC 1016.1.5.
10. Soil treatment must be applied under all exterior concrete or grade within 1'-0" of the structure sidewalls. FBC 1016.1.6.
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 1016.1.6.
12. All buildings are required to have pre-construction treatment. FBC 1016.1.7.
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 1016.1.7.
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, w/ trap boxes, forms, shoring or other cellulose containing material. FBC 1303.1.3.
15. No wood, vegetation stumps, cardboard, trash, etc., shall be buried within 15'-0" of any building or proposed building. FBC 1303.1.4.



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



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

CUSTOMER SIGNATURE _____

I APPROVE THESE PLANS AND DO NOT INTEND ON MAKING ANY ADDITIONAL REVISIONS. ANY CHANGES AFTER MY SIGNATURE WILL BE SUBJECT TO ADDITIONAL CHARGES TO ME.

PLAN DRAWINGS
 PRELIMINARY
 FINAL WORKING

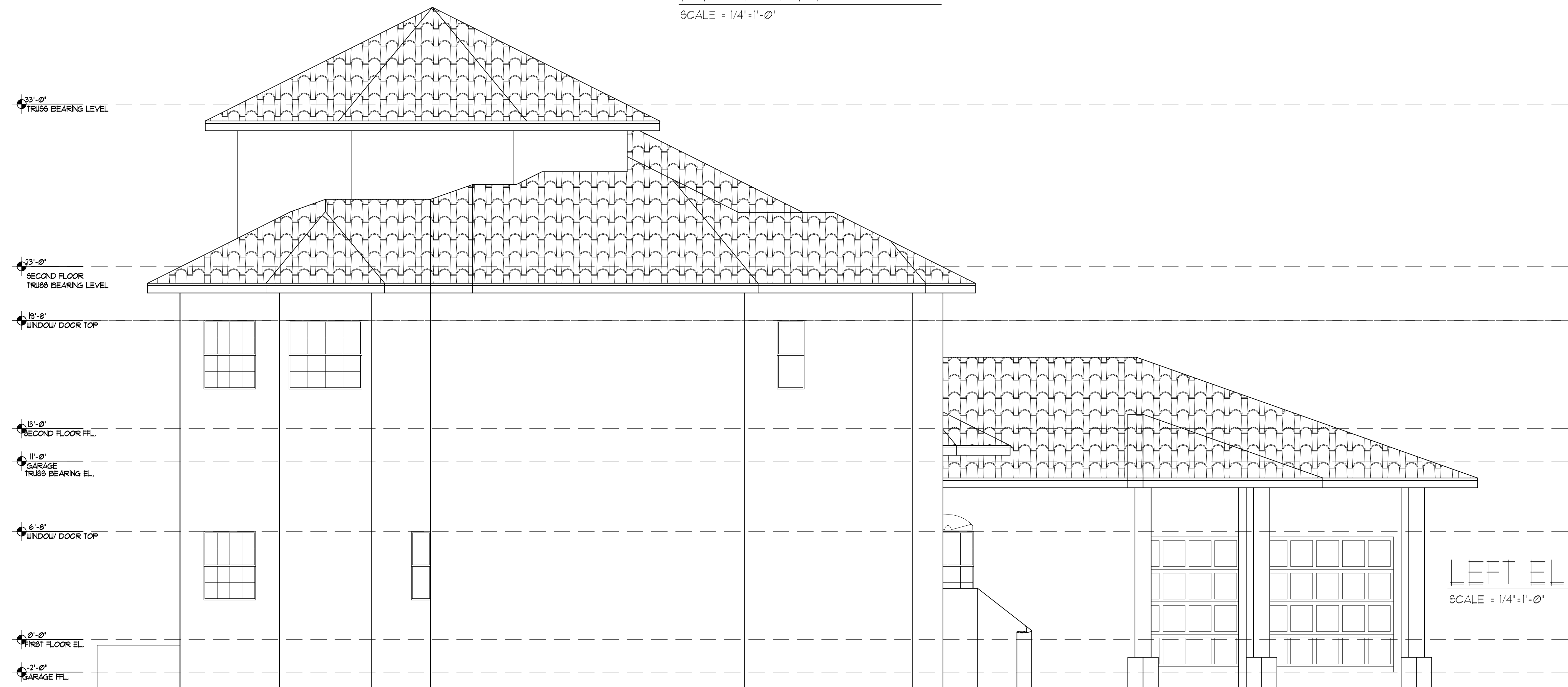
3/16" x 1"

A
3-A



REAR ELEVATION

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



LEFT ELEVATION

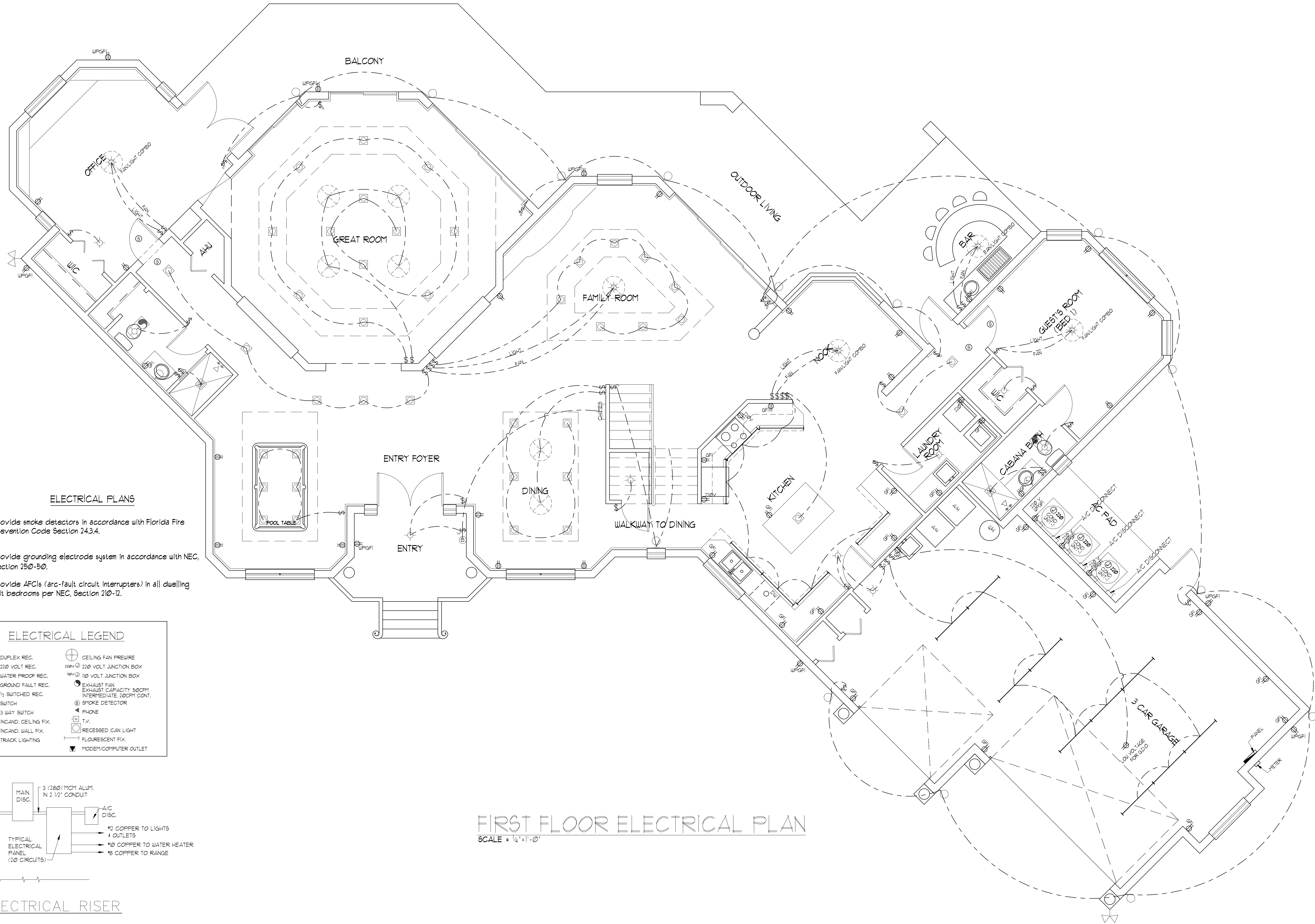
SCALE = 1/4"=1'-0"

1/4"=1'-0"

CUSTOMER SIGNATURE _____

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- PLAN DRAWINGS
- PRELIMINARY
 - FINAL WORKING

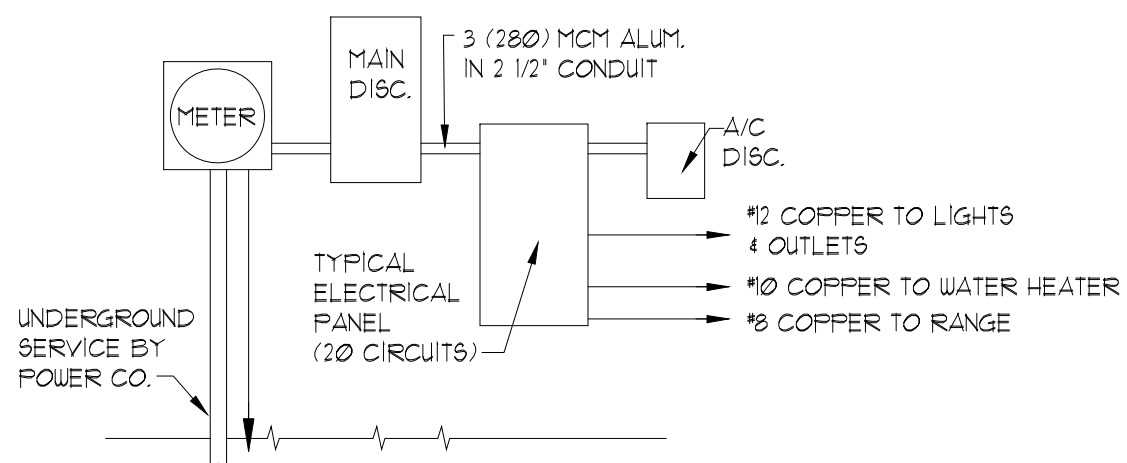


ELECTRICAL PLANS

- Provide smoke detectors in accordance with Florida Fire Prevention Code Section 243.4.
- Provide grounding electrode system in accordance with NEC, Section 250-50.
- Provide AFCIs (arc-fault circuit interrupters) in all dwelling unit bedrooms per NEC, Section 210-12.

ELECTRICAL LEGEND

⊕ DUPLEX REC.	⊕ CEILING FAN PREWIRE
⊕ 220V VOLT REC.	⊕ 220V VOLT JUNCTION BOX
⊕ W.P.F.G.I.	⊕ 100V VOLT JUNCTION BOX
⊕ GROUND FAULT REC.	⊕ EXHAUST FAN
⊕ 1/2 SWITCHED REC.	⊕ EXHAUST CAPACITY 50CFM
⊕ SWITCH	⊕ INTERMEDIATE 10CFM CONT.
⊕ 3 WAY SWITCH	⊕ SMOKE DETECTOR
⊕ INCAND. CEILING FIX.	⊕ PHONE
⊕ INCAND. WALL FIX.	⊕ T.V.
⊕ TRACK LIGHTING	⊕ RECESSED CAN LIGHT
	⊕ FLOURESCENT FIX.
	⊕ MODEM/COMPUTER OUTLET



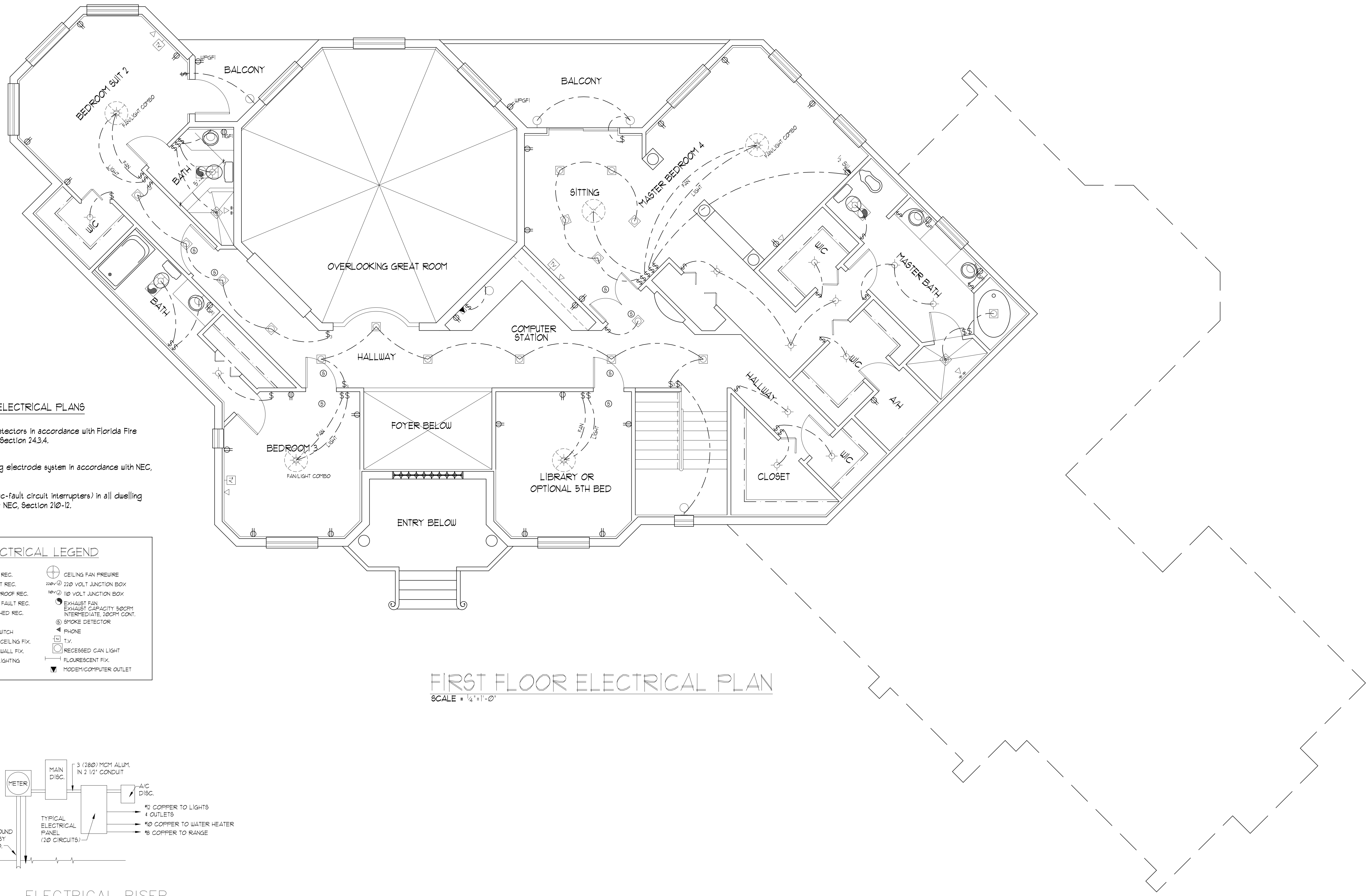
ELECTRICAL RISER

NOTE
ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. COD, LOCAL CODES, AND THE LOCAL POUER CO.

FIRST FLOOR ELECTRICAL PLAN

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

1/4" = 1'-0"



ELECTRICAL PLANS

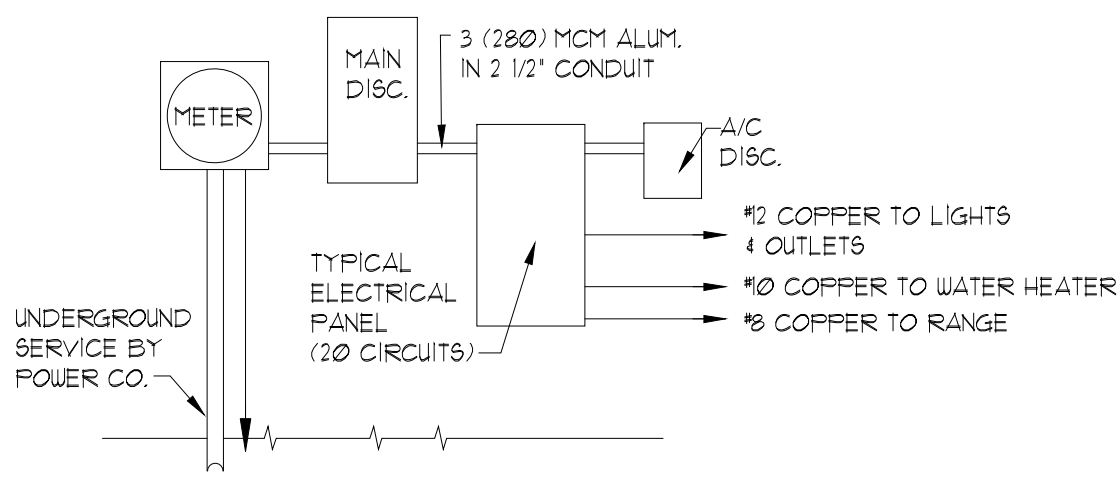
Provide smoke detectors in accordance with Florida Fire Prevention Code Section 24.3.4.

Provide grounding electrode system in accordance with NEC, Section 250-50.

Provide AFCIs (arc-fault circuit interrupters) in all dwelling unit bedrooms per NEC, Section 210-12.

ELECTRICAL LEGEND	
⊕ DUPLEX REC.	⊕ CEILING FAN PREWIRE
⊕ 220V 220 VOLT REC.	⊕ 220V 220 VOLT JUNCTION BOX
⊕ WATER PROOF REC.	⊕ 110V 110 VOLT JUNCTION BOX
⊕ GROUND FAULT REC.	⊕ EXHAUST FAN
⊕ 1/2 SWITCHED REC.	⊕ EXHAUST CAPACITY 50CFM INTERMEDIATE 200CFM CONT.
⊕ SWITCH	⊕ SMOKE DETECTOR
⊕ 3 WAY SWITCH	⊕ PHONE
⊕ INCAND. CEILING FIX.	⊕ T.V.
⊕ INCAND. WALL FIX.	⊕ RECESSED CAN LIGHT
⊕ TRACK LIGHTING	⊕ FLOURESCENT FIX.
	⊕ MODEM/COMPUTER OUTLET

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



ELECTRICAL RISER

NOTE
ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NATIONAL ELEC. COD, LOCAL CODES, AND THE LOCAL POWER CO.

1/4" = 1'-0"

STRUCTURAL SPECIFICATIONS

DESIGN CRITERIA:
Florida Building Code, 2001 Edition.

- Loads:
- 1. Wind Velocity - 150 MPH.
 - 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:
- All construction shall meet requirements of all Local and State Building Codes.
 - Contractor to verify dimensions of this drawing with Architect's Plans.
 - Engineer to be notified of any structural deviation to this plan during construction.
 - 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 placed 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.
3,000 psi for footings and slabs on grade
4,000 psi for all other structural components
Concrete shall comply with all the requirements of ASTM Standard C94-14A 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 531-10).
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-710.
3. Grout or pea-gravel concrete with an ultimate compressive strength of 3,000 psi at 28 days, except for those locations as marked or noted on the structural drawings. Confill mix shall conform to ASTM C-416.
4. Air - Entraining mixtures or hydrated lime containing 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:

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

METAL:

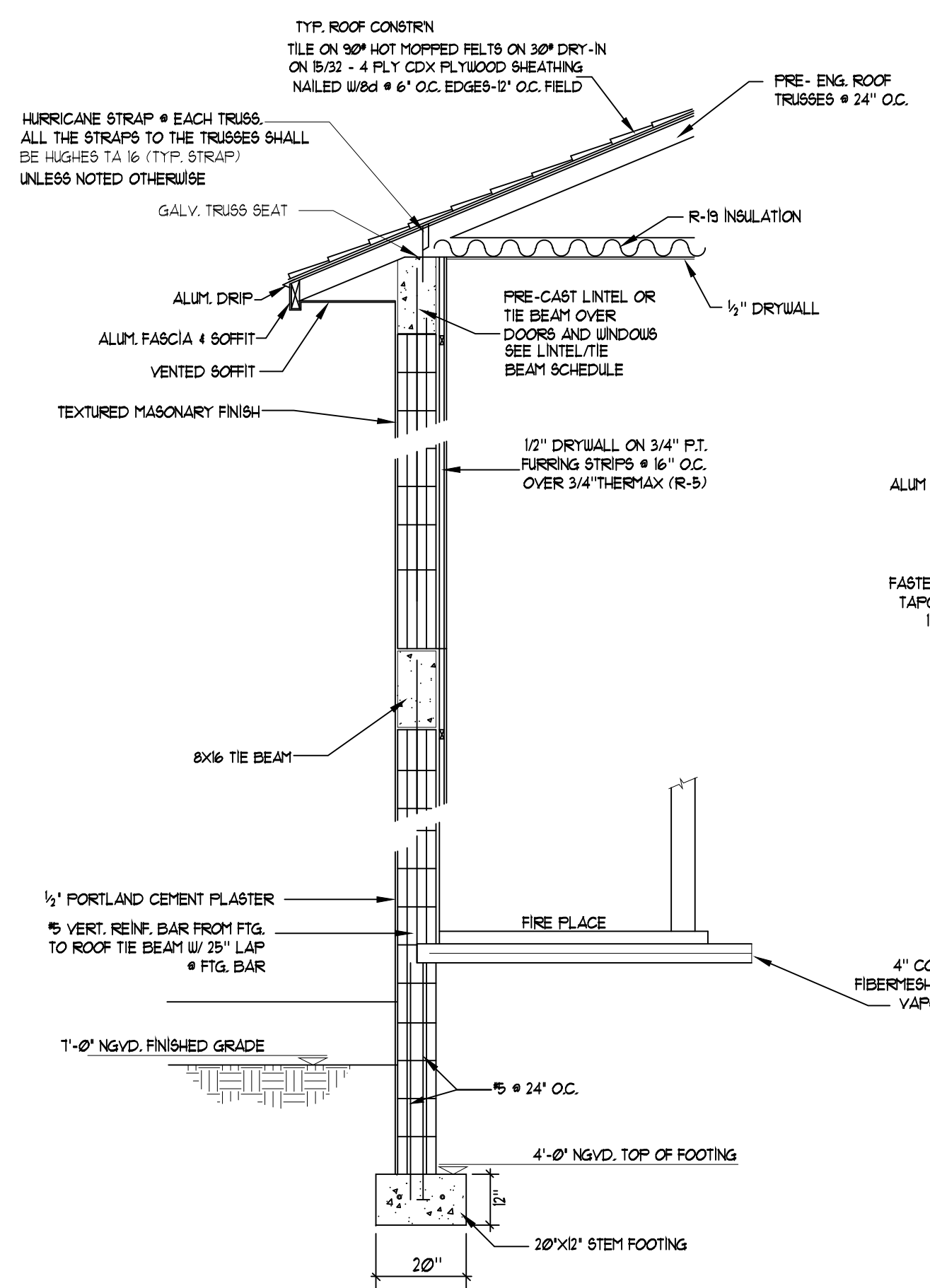
- All steel plates, bolts, washers, nuts, fasteners, hangers, straps and clips shall be galvanized, unless conditions warrant. (If permanently exposed to the weather).
- Steel plates and rolled steel members shall conform to ASTM A36. Bolts, nuts and washers shall conform to ASTM A307.
- Lag bolts, nails,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

SUBMITTALS:

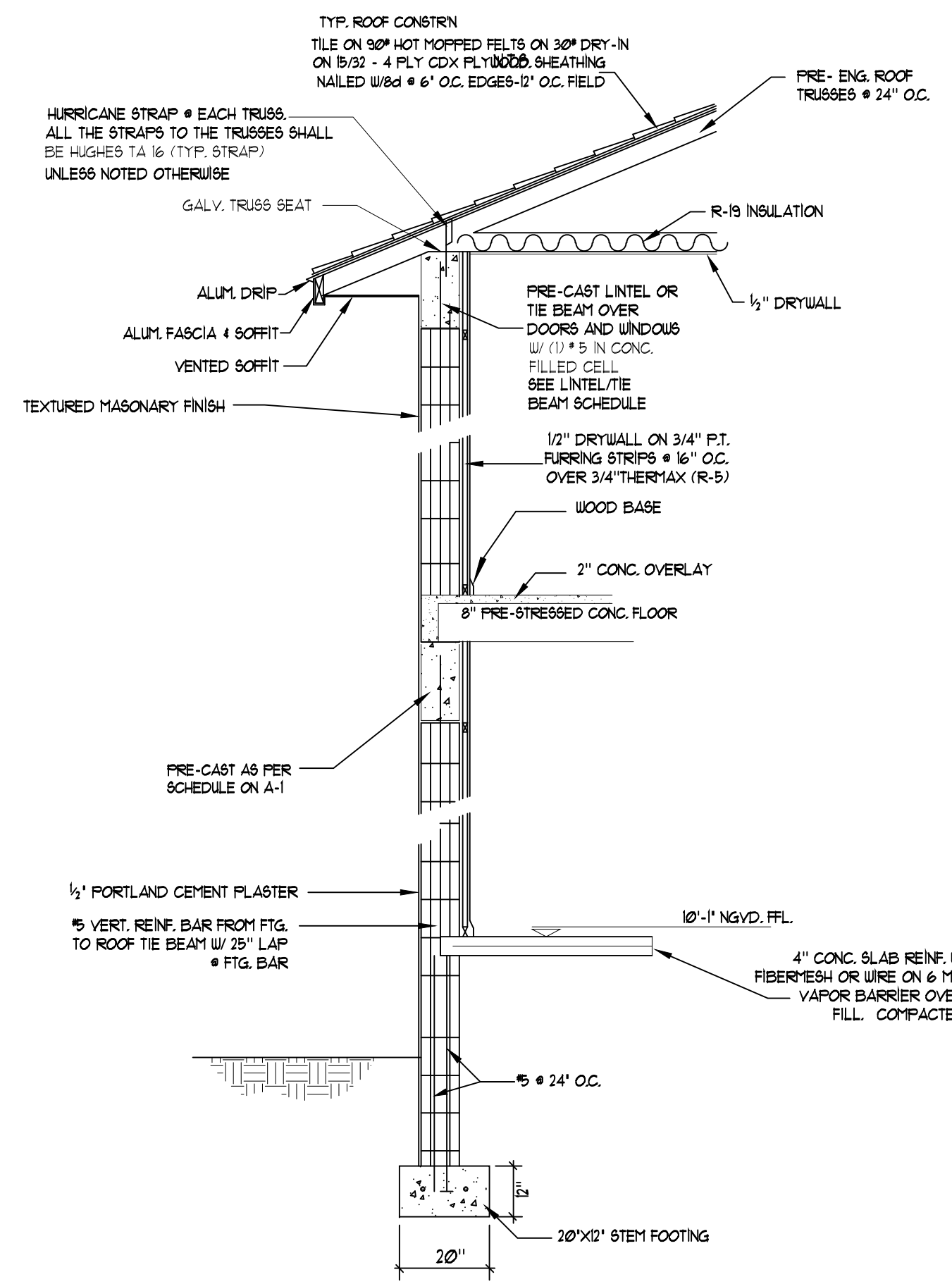
- Contractor shall submit cut sheets and erection drawings for trusses to Engineer of record for approval.
- Contractor shall verify all dimensions and conditions in the field as work progresses. All discrepancies and deviations from the plans shall be reported to the Engineer of Record.

CONSTRUCTION:

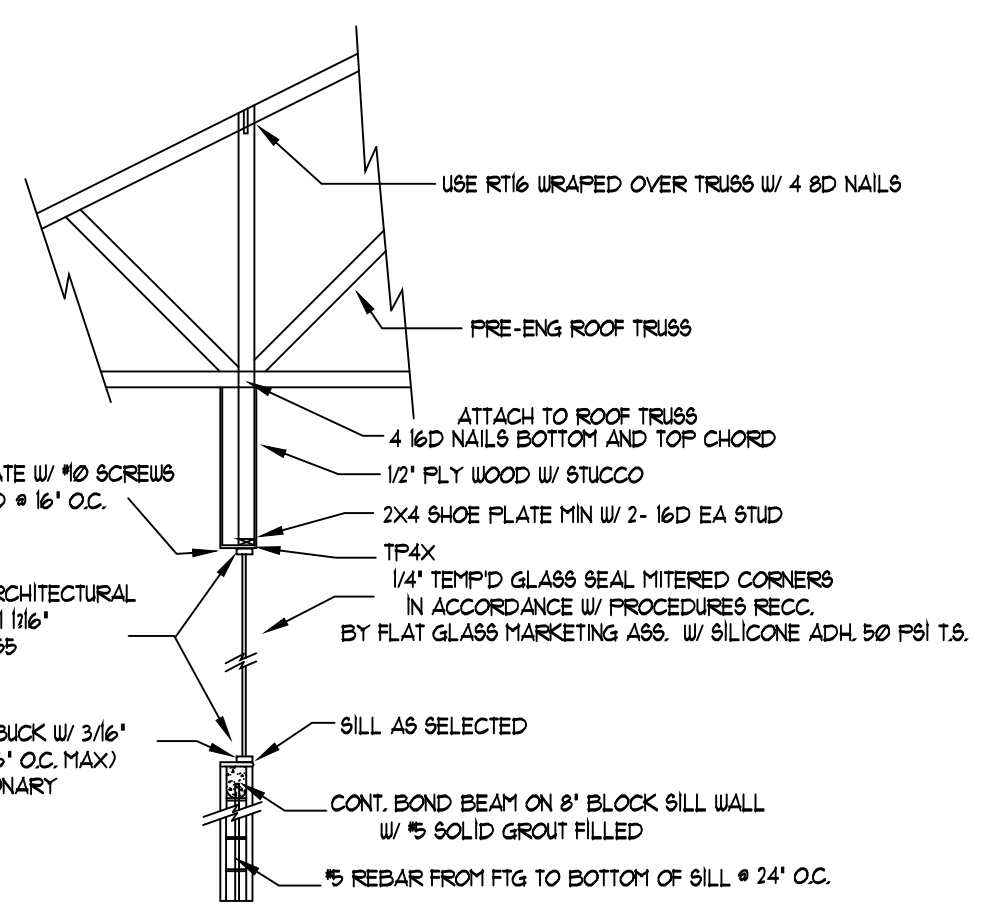
- Unless noted otherwise, all wood construction shall meet or exceed requirements of Chapter 25, FBC. Table 2506.1 shall be used as a minimum for all nailing schedules.
- Pre-manufactured straps, hangers, and clips shall be installed according to manufacturer's recommendations as required to supply desired performance.
- 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.
- 1" Bolts may be replaced w/ 4/4"x3/8" Redheads on 2" depth (MAX)
- All conventional framing will be according to FBC 2001.



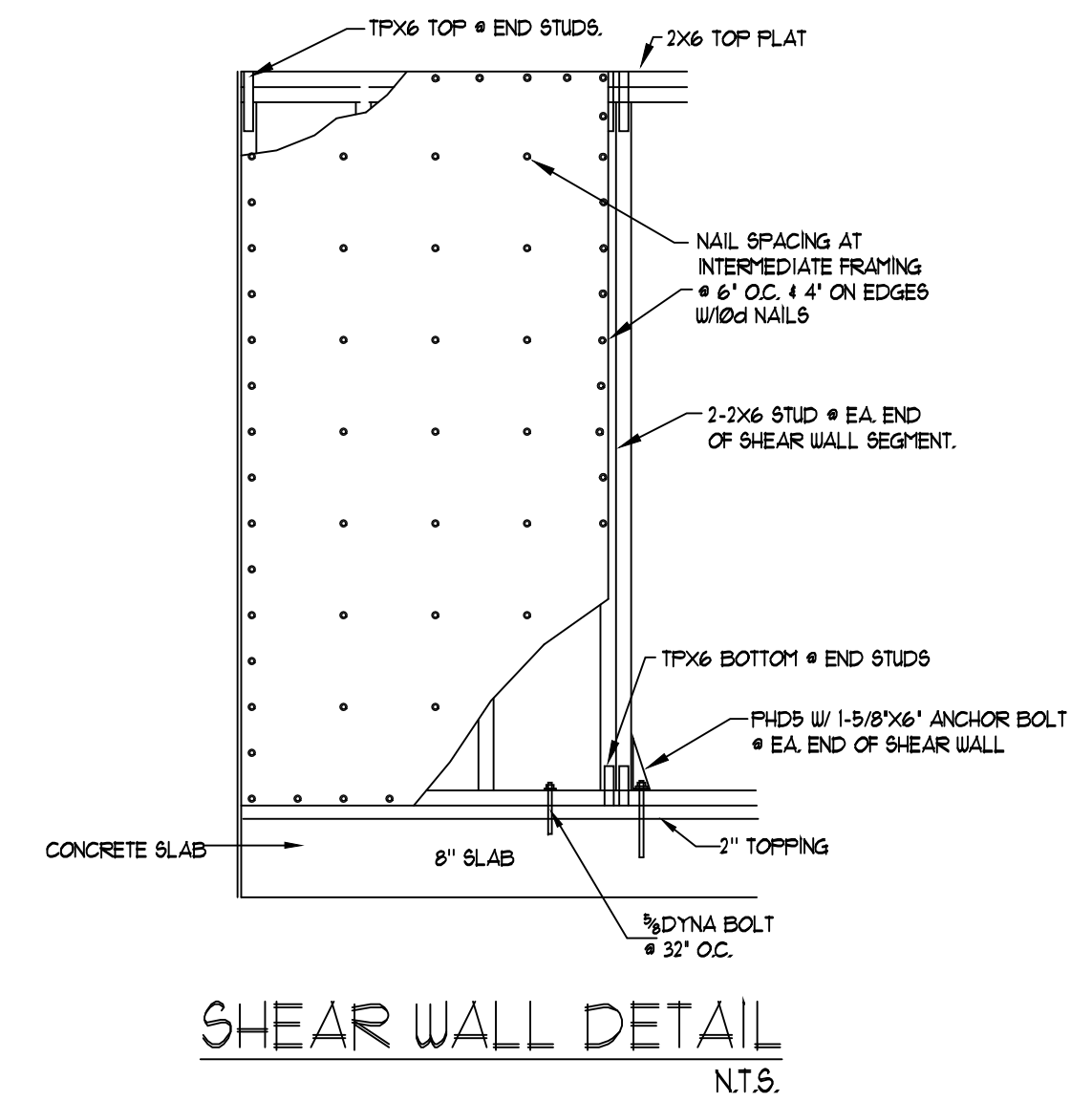
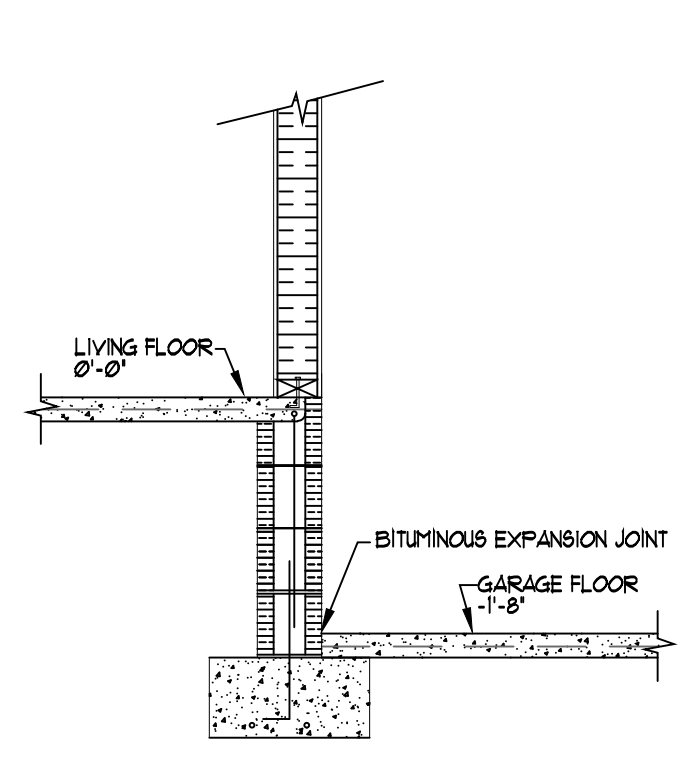
WALL SECTION
2-STORY SECTION



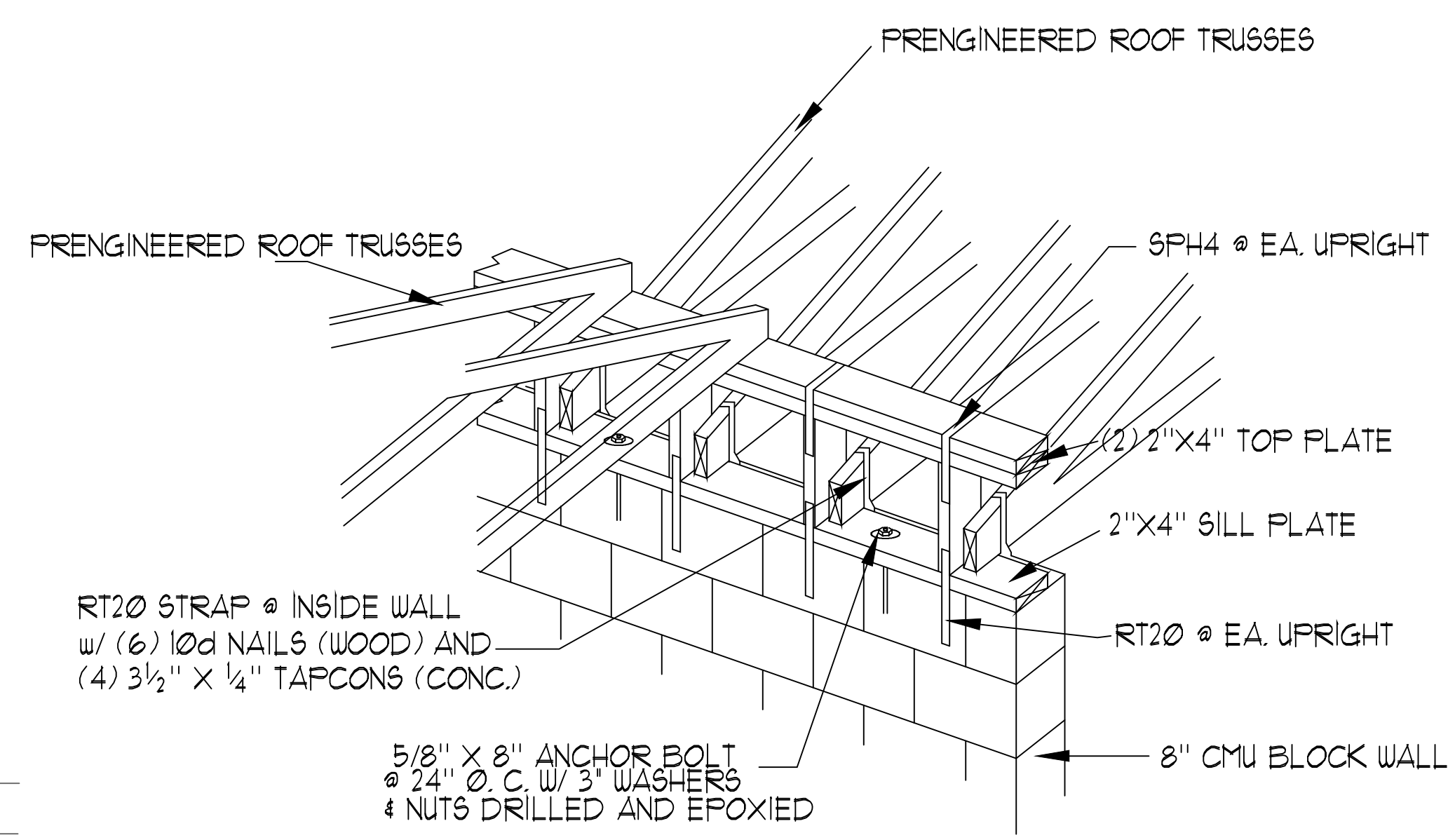
2-STORY SECTION
NT.S.



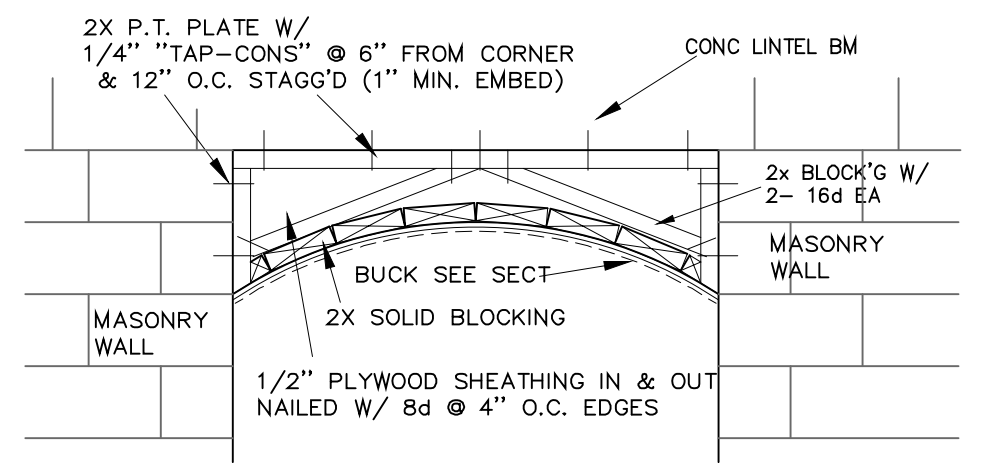
MITER GLASS DETAIL
NT.S.



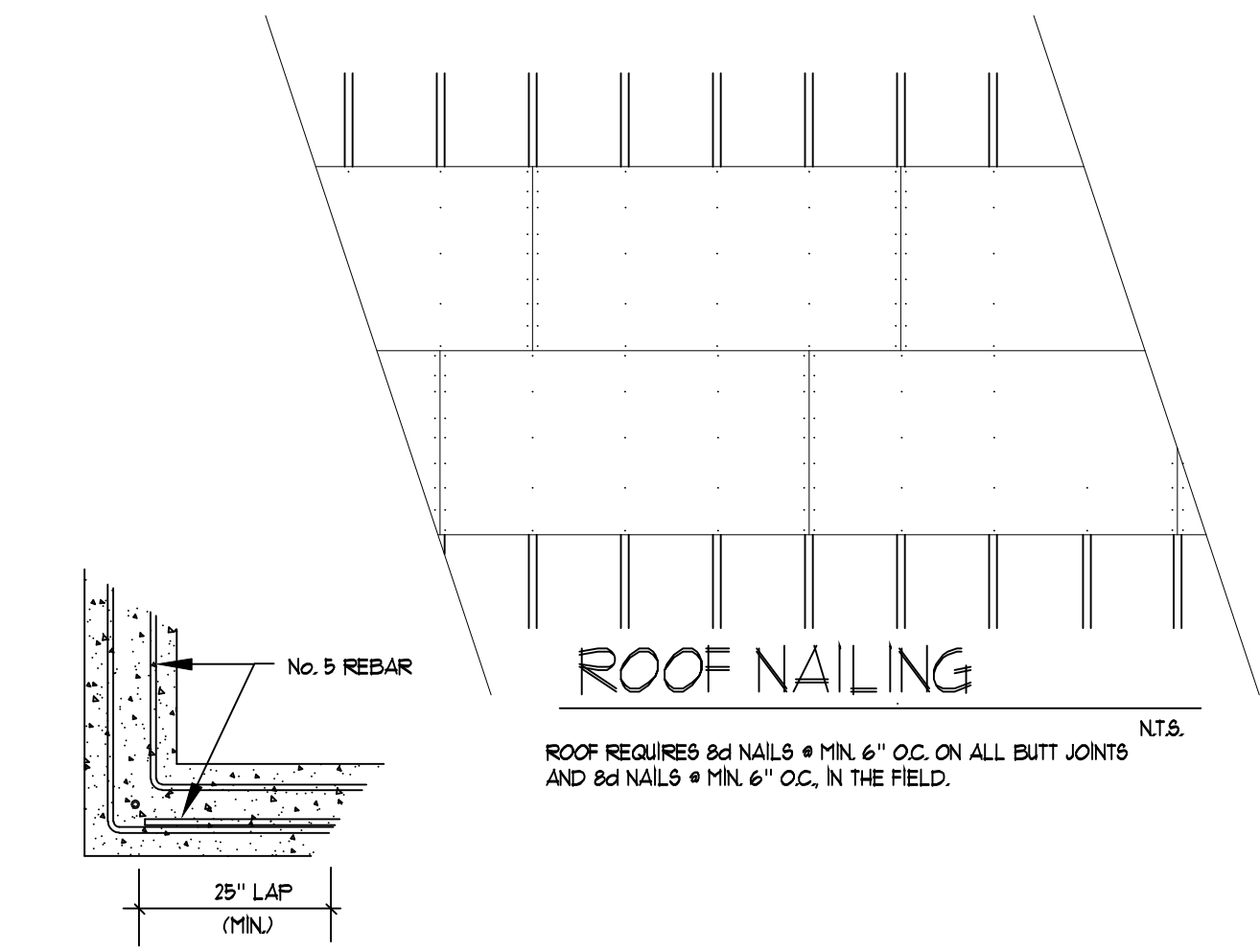
SHEAR WALL DETAIL
NT.S.



DUAL BEARING WALL SECTION

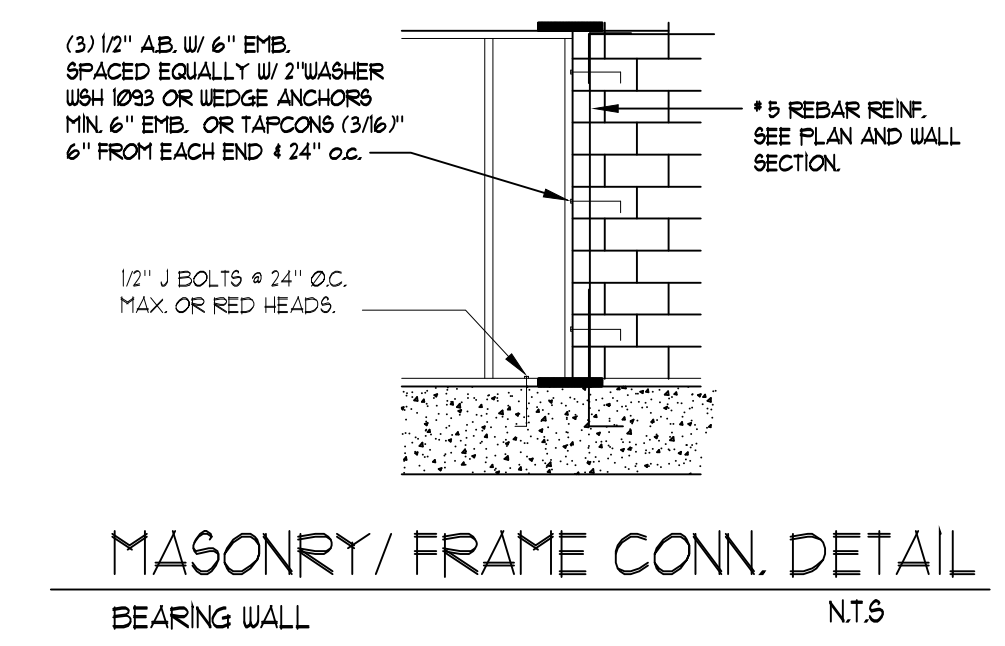


TYP. ARCHED WINDOW FRG
NOT TO SCALE

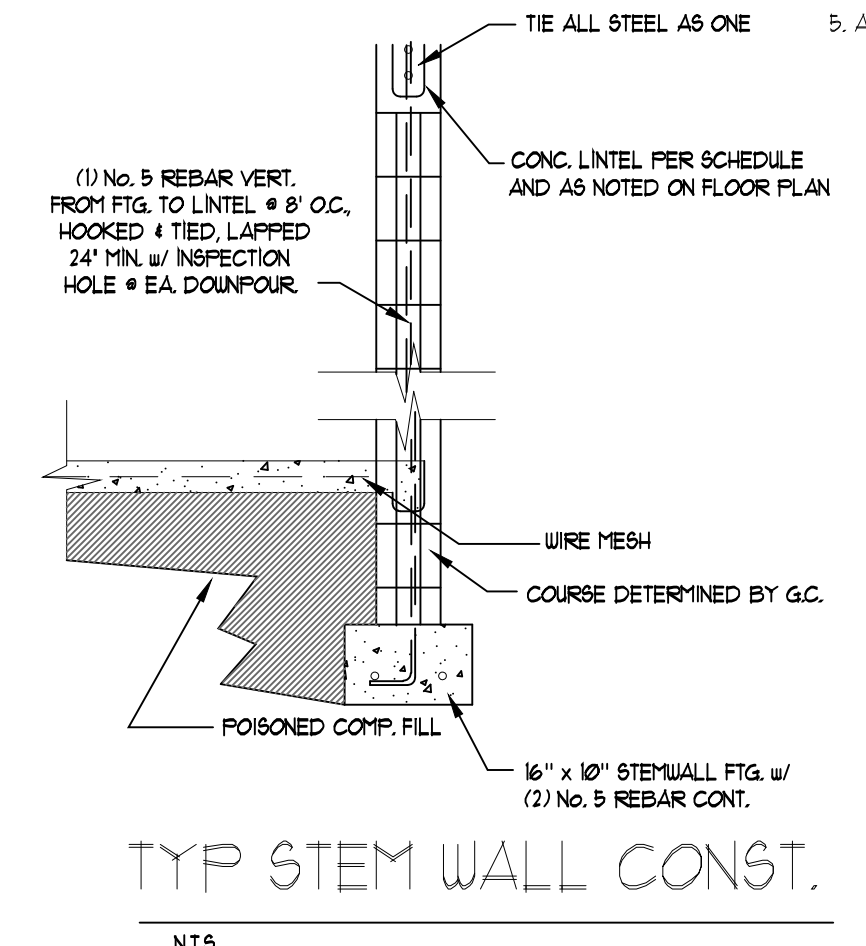


ROOF NAILING
NT.S.

FTG. STEEL LAP
NT.S.



MASONRY/ FRAME CONN. DETAIL
NT.S.



TYP. STEM WALL CONST.
NT.S.

