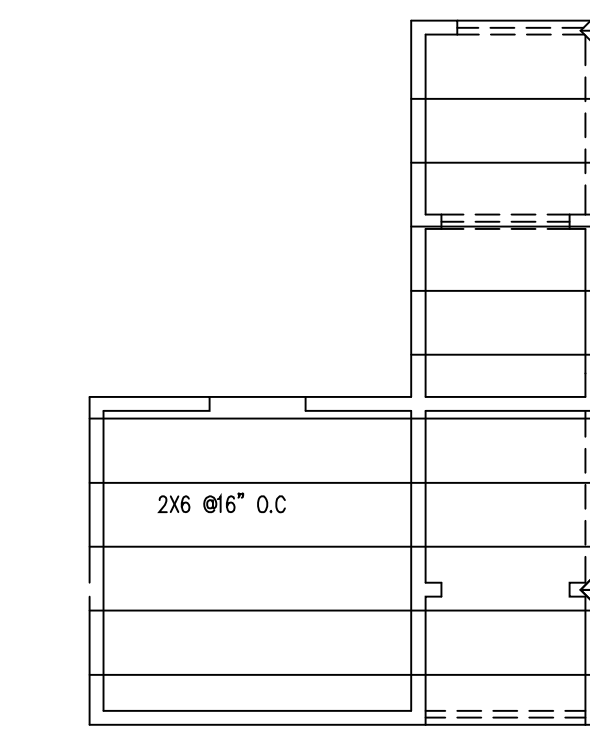
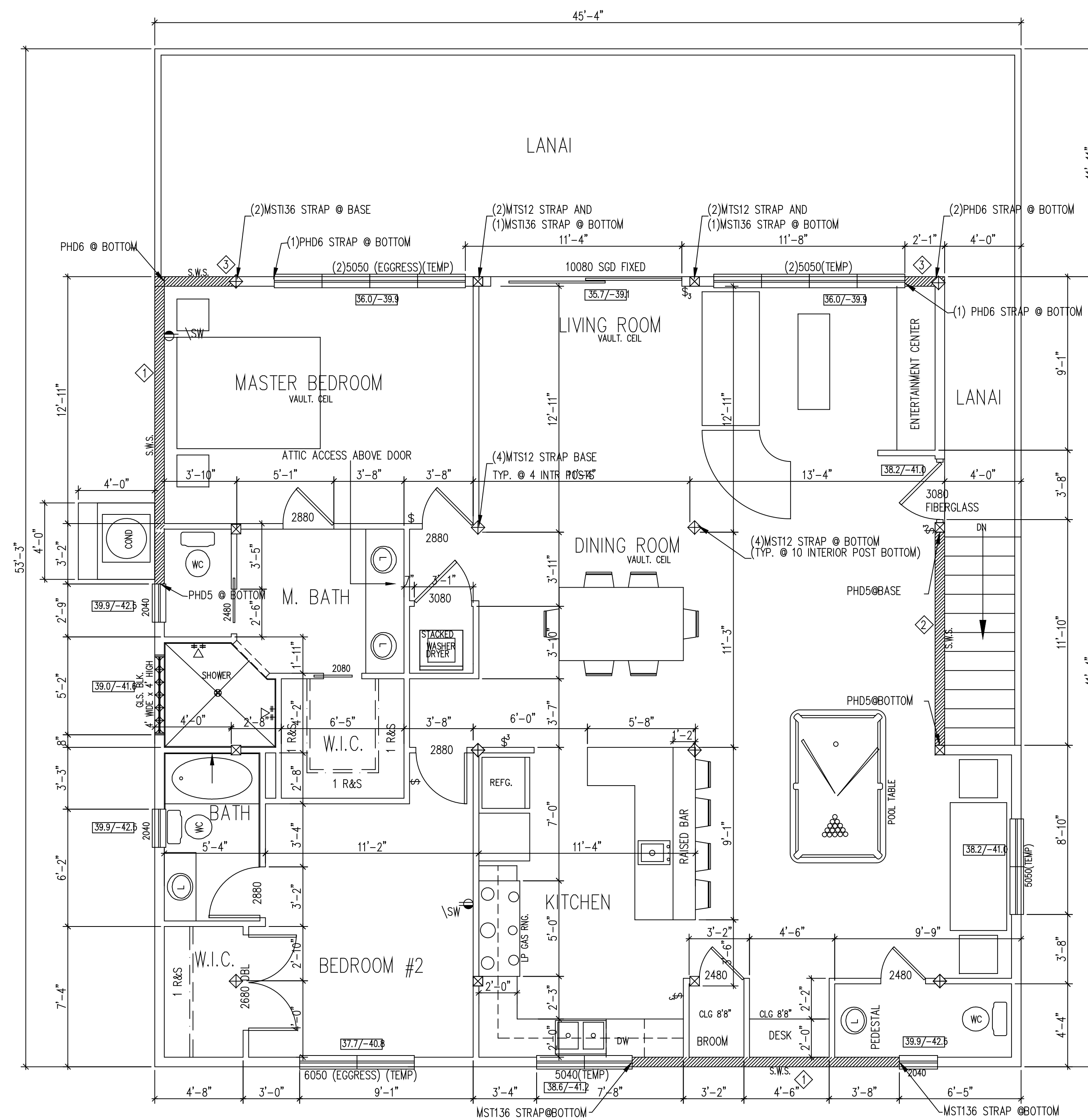


BEAM SIZE	ACTUAL SIZE	GRAND
6 x 12	5.5 x 11.5	WRC
6 x 6	5.5 x 5.5	WRC
3 x 6 DECK	2.5 x 5.5	WRC

WRC - WESTERN RED CEDAR

ALLOW SHEAR	UPLIFT @ ENDS	SHAER WALL SCHEDULE	SO
365#/	2000# PHD2 OR MST136	①	1" STRUCT II OSB / PLYWD NAILED w/8d NAILS @ 5" O.C. @ EDGES AND 12" INTERM
530#/	2700# PHD5 OR MST136	②	1" STRUCT II OSB / PLYWD NAILED w/8d NAILS @ 4" O.C. @ EDGES AND 12" INTERM
685#/	5400# PHD6	③	1" STRUCT III OSB / PLYWD NAILED w/8d NAILS @ 3" O.C. @ EDGES AND 12" INTERM



USE (2) - 2X6 HEADERS OVER OPENINGS WITH BEARING STUDS
ATTIC FRAMING FOR A/H

SPECIFICATIONS:

- WINDOWS & SLIDERS: PGT, INSTALLED PER MANUF. SPECIFICATIONS.
 - DOORS: THERMA-TRU, INSTALLED PER MANUF. SPECIFICATIONS.
 - | | |
|--------|-------------------|
| SYMBOL | DENOTES |
| | SHEARWALL SEGMENT |
| | S.W.S. |
| | |
- 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.
- 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.
- 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 110 MPH WINDS.
- 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.
- REGARDLESS OF NAME BRAND, ALL PRODUCTS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' SPECIFICATIONS.
- ALL FRAME LUMBER USED IN LOAD BEARING CONDITIONS TO BE WESTERN RED CEDAR #2.
- ALL GAS WILL COMPLY WITH NFPA 54 & 58
- ALL MATERIALS BELOW FLOOD ELEVATION OF 11 FEET SHOULD BE FLOOD RESISTANT SCO 03-085
- ELECTRICAL, MECHANICAL & PLUMBING EQP SHOULD NOT BE LOCATED BELOW FLOOD ELEVATION OF 11'-0".

GENERAL NOTES

FLOOR PLAN
SCALE = 1"=1'-0"

BASIC WIND SPEED = 130 M.P.H.
W.I.F. = 1.0 BC = II
WIND EXPOSURE = B
G_{Cp} = +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 / -88.2
ZONE 4: +39.9 / -42.5
ZONE 5: +39.9 / -50.2

SQ. FT. CALCULATIONS

LIVING	1776'
LANAI	595'
ENTRY	0'
OTHER	0'
GARAGE	0'
TOTAL AREA UNDER ROOF	2371'
PATIO	0'
TOTAL AREA	2371'

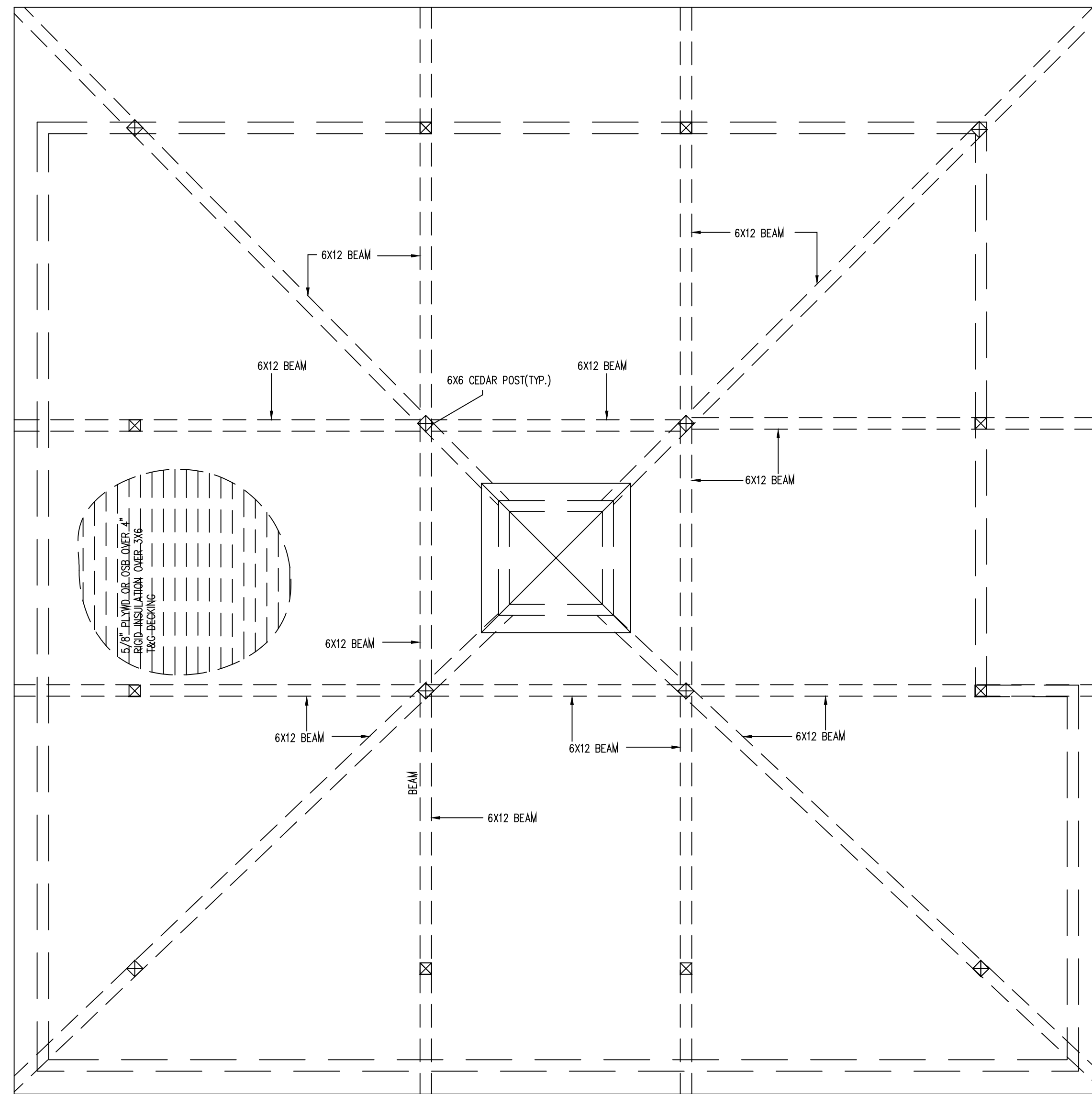
CUSTOMER SIGNATURE _____

PLAN DRAWINGS

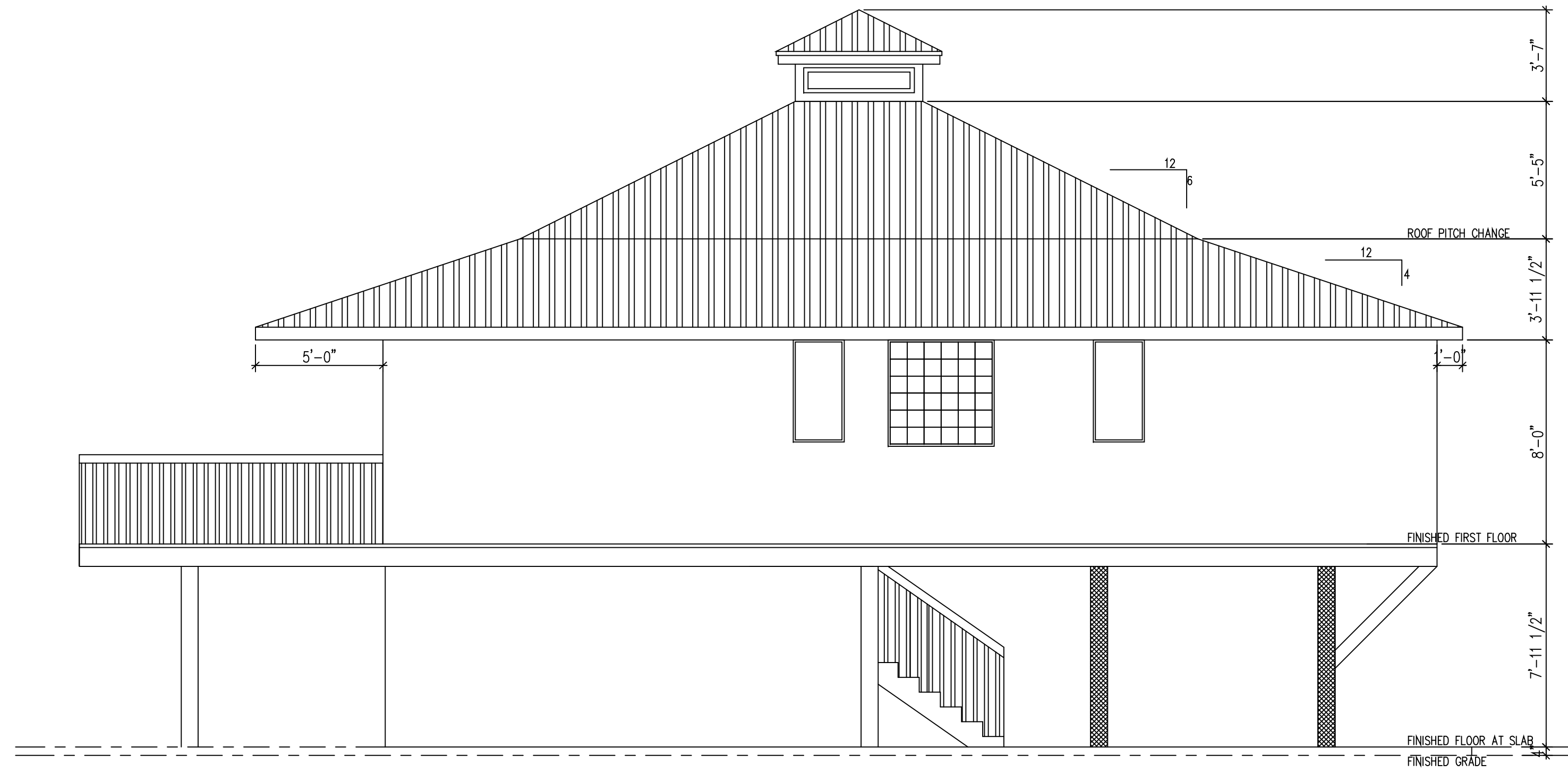
PRELIMINARY

FINAL WORKING

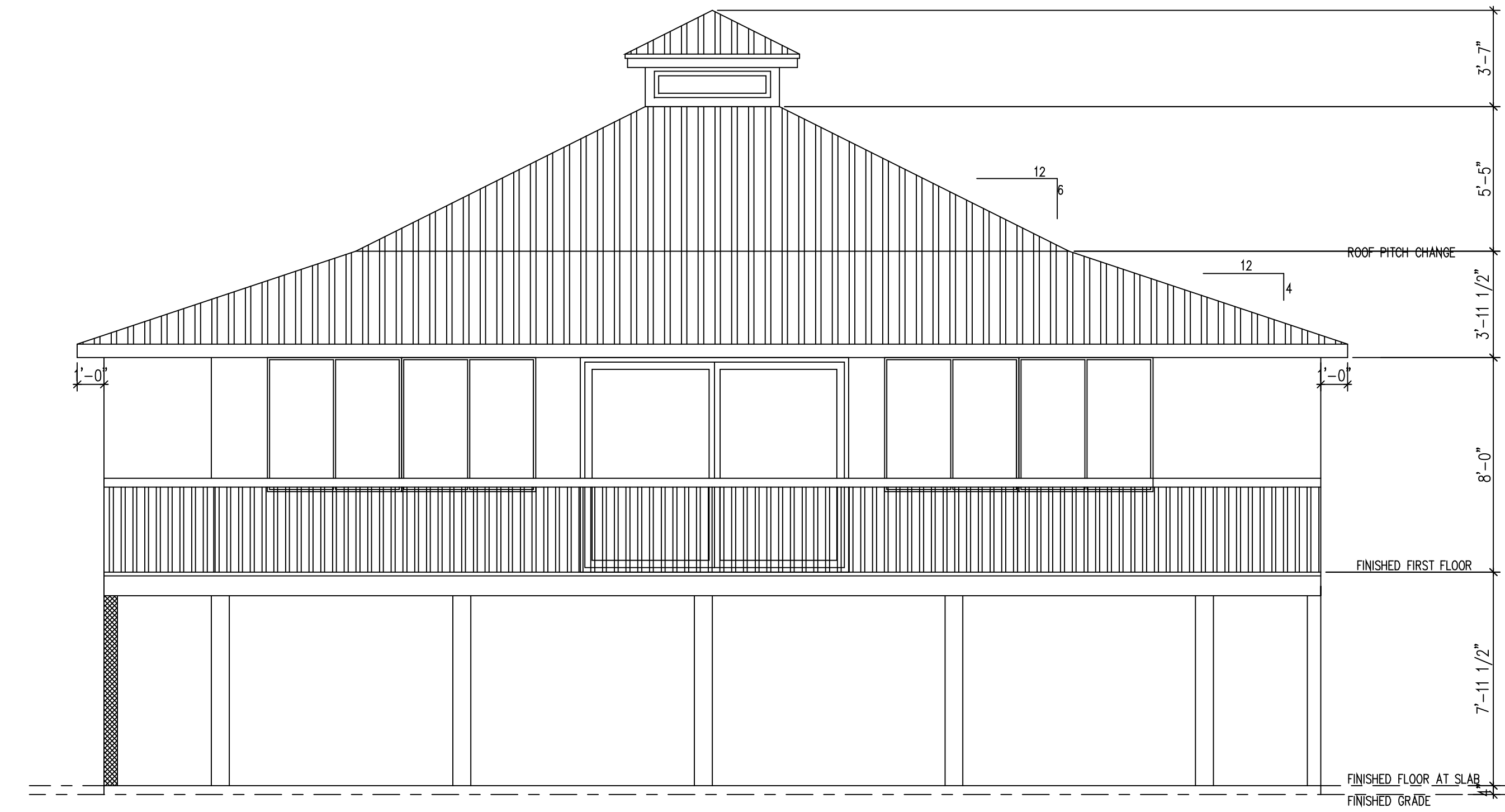
I APPROVE THESE PLANS AND DO NOT INTEND ON MAKING ANY ADDITIONAL REVISIONS. ANY CHANGES AFTER MY SIGNATURE WILL BE SUBJECT TO ADDITIONAL CHARGES TO ME.



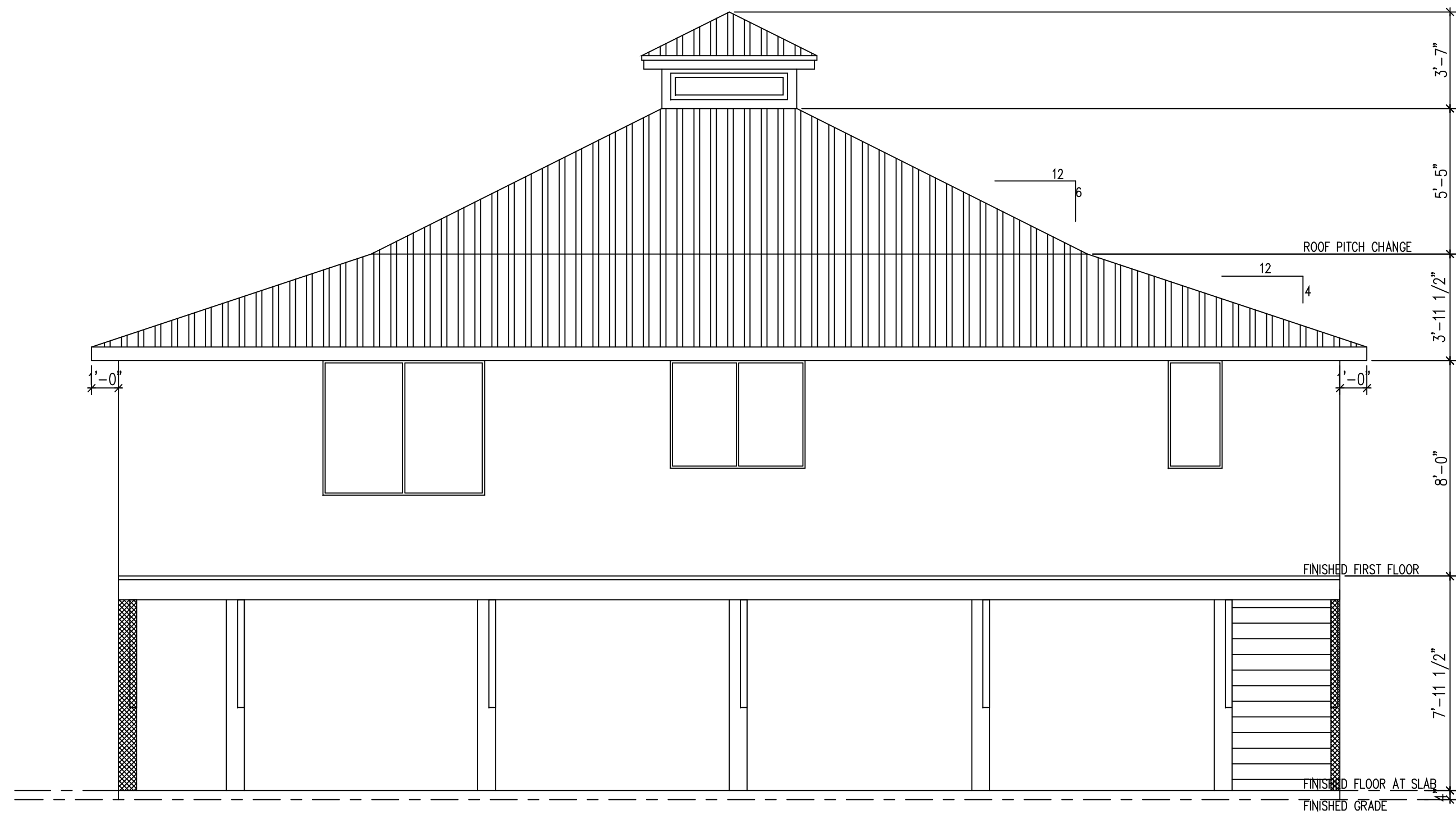
ROOF FRAMING
 SCALE = 1"=1'-0"



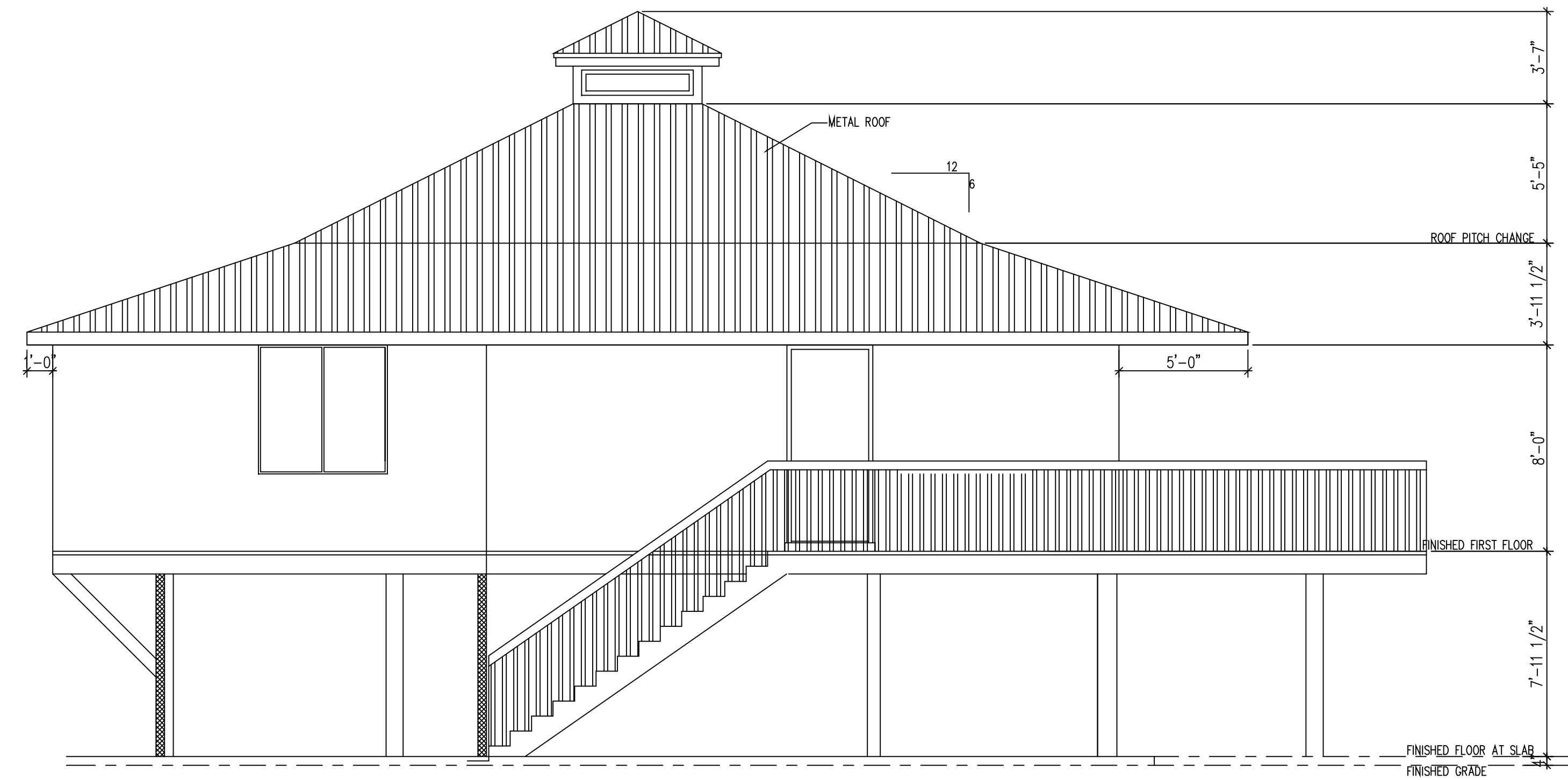
LEFT ELEVATION
SCALE = 1/4"=1'-0"



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



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




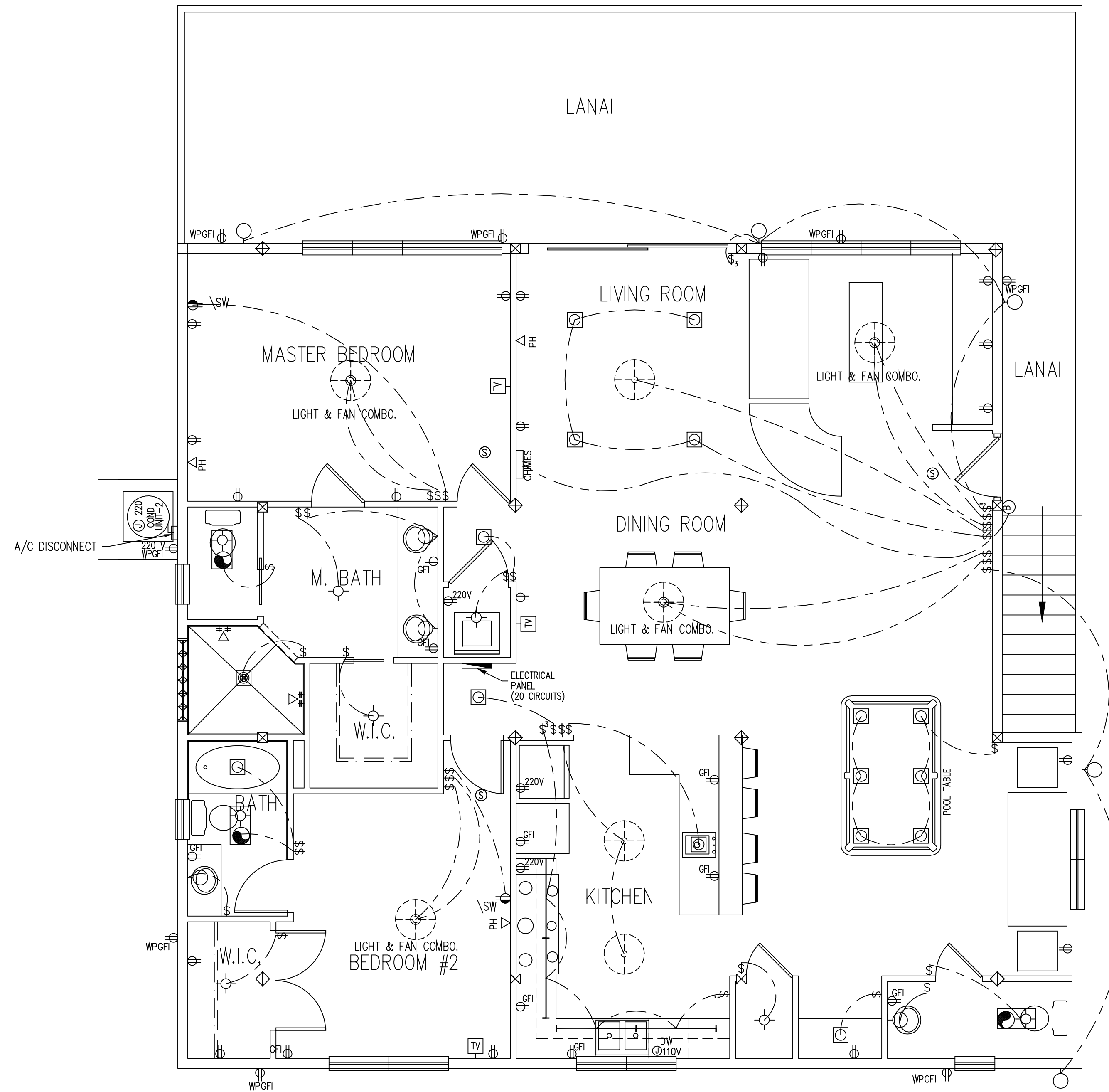
RIGHT ELEVATION
SCALE = 1/4"=1'-0"

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

 NEW COLUMN
 EXISTING COLUMN



ELECTRICAL PLAN
SCALE = 1" = 1'-0"

ELECTRICAL PLANS

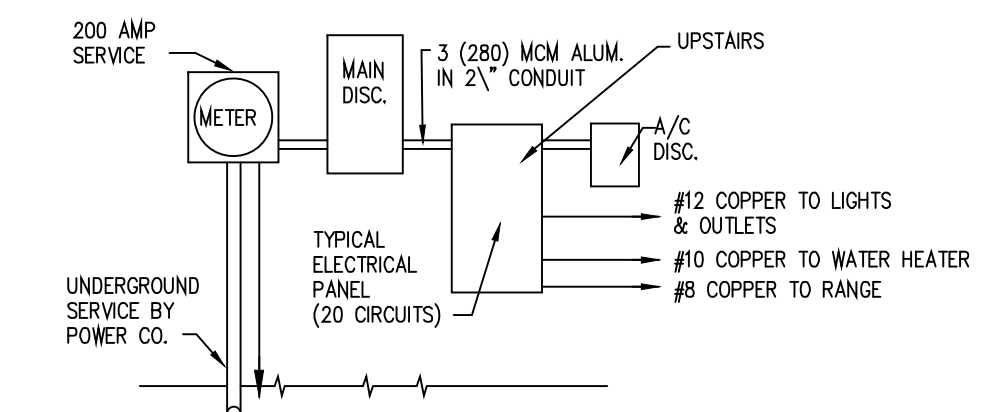
Provide smoke detectors in accordance with Florida Fire Prevention Code Section 24.3.4.

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.

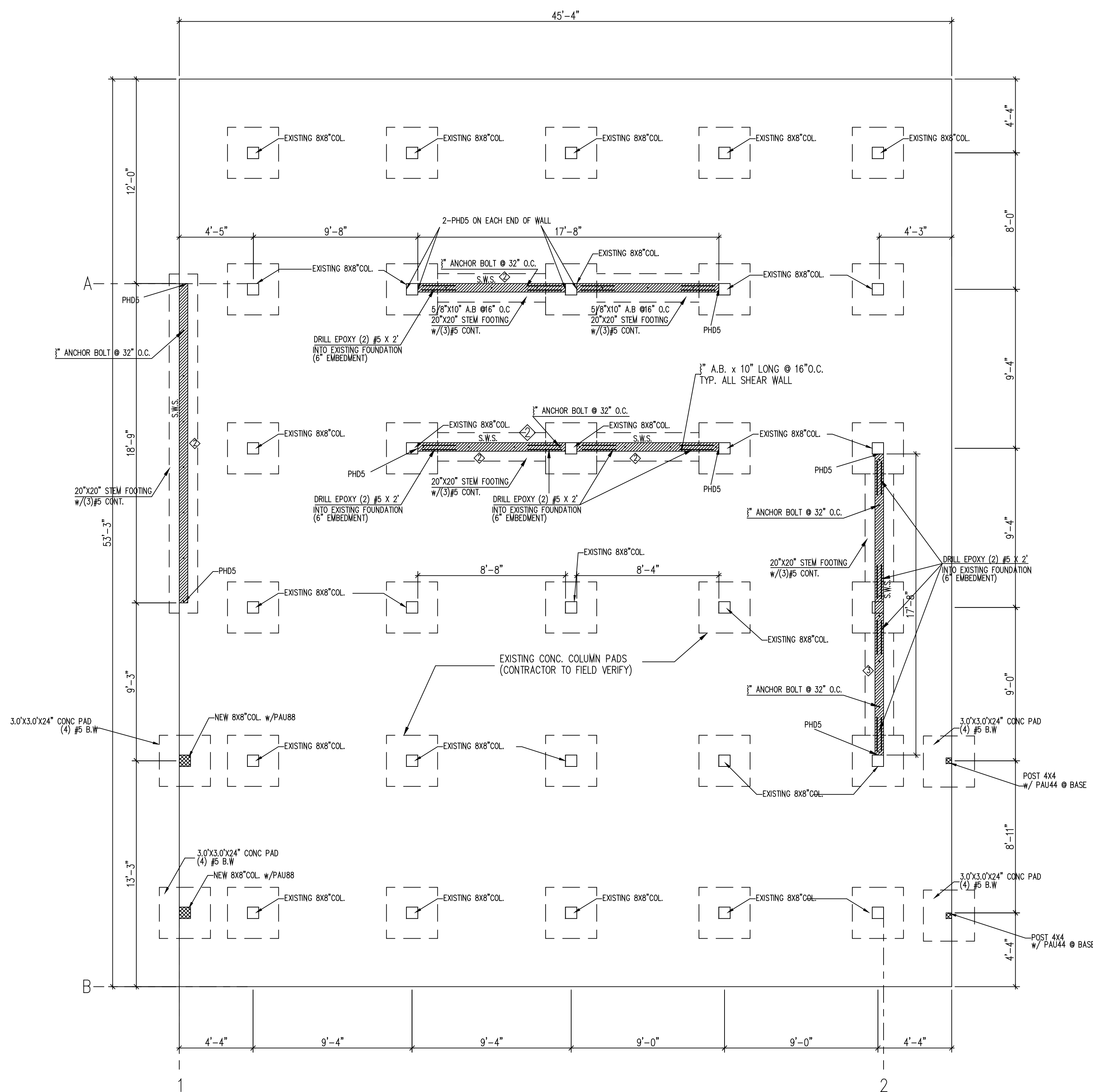
ELECTRICAL LEGEND

⊕ 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
⊕ 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.



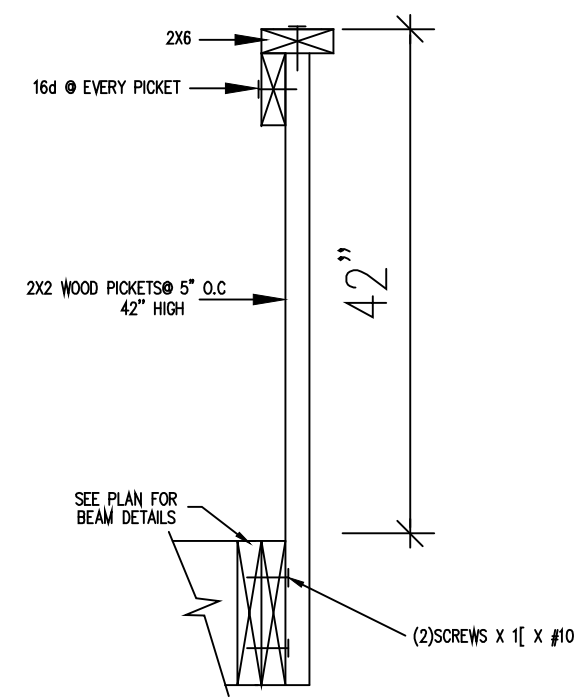
ELECTRICAL RISER

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

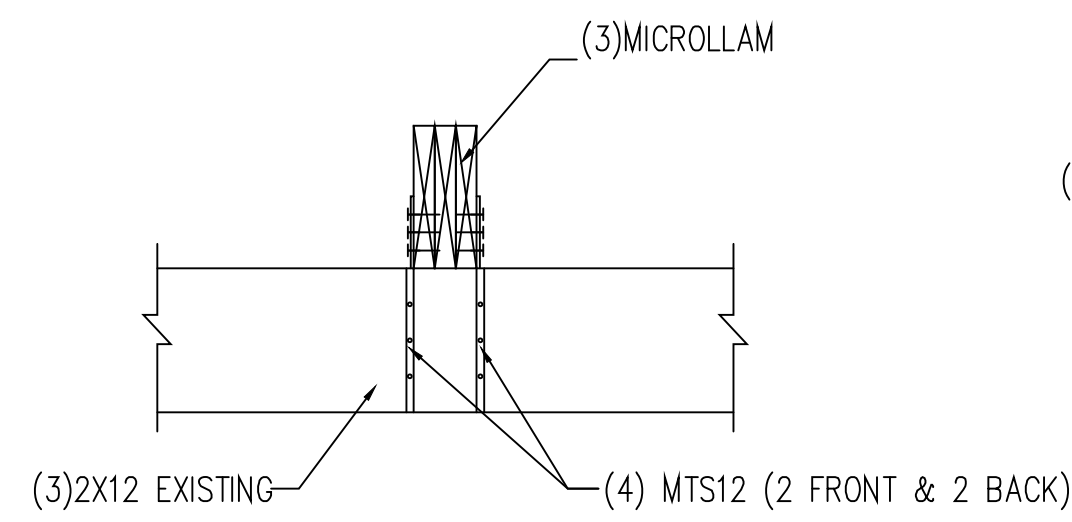


- NOTE**
- 1. SYMBOL DENOTES
 - SHEARWALL SEGMENT
 - NEW COL.
 - EXISTING COL.
 - 2. NO ELECTRICAL, MECHANICAL, PLUMBING EQUIPMENT SHOULD BE LOCATED IN THE FIRST FLOOR LEVEL.

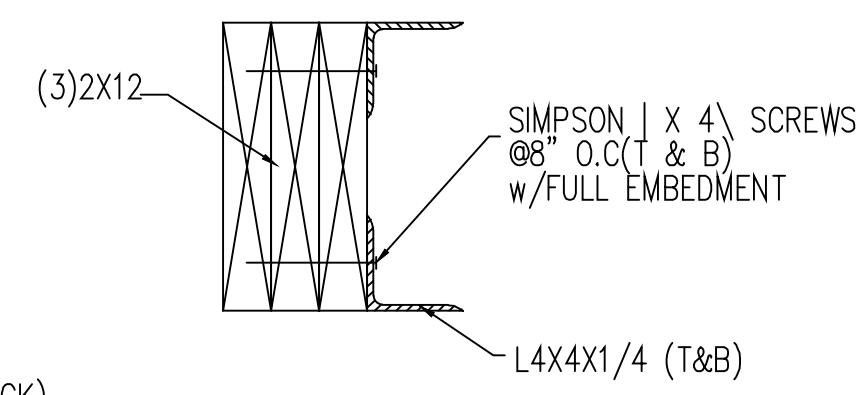
FOUNDATION PLAN
SCALE = 1"=1'-0"



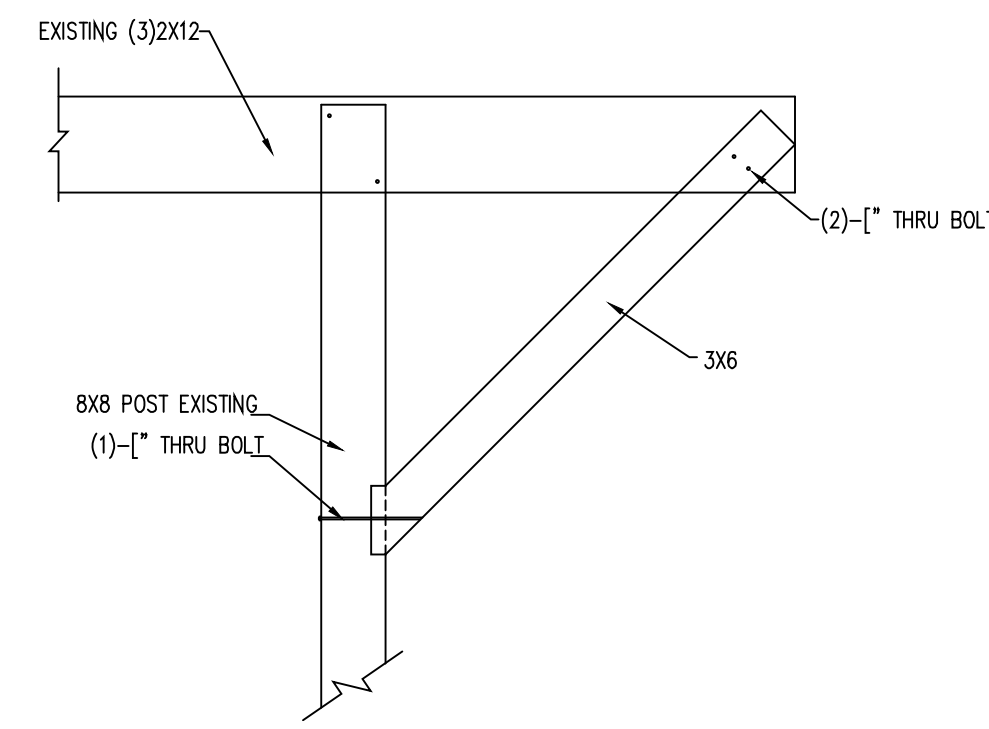
HANDRAIL SECTION
N.T.S.



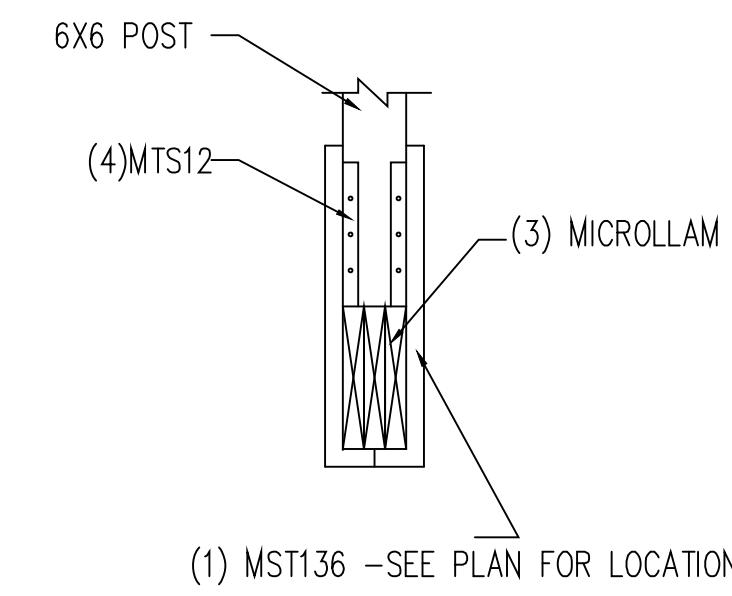
MICROLLAM BEAM OVER EXISTING BEAM
N.T.S.



BEAM REINFORCEMENT
N.T.S.



END BRACING DETAIL
N.T.S.



POST OVER BEAM
N.T.S.

STRUCTURAL SPECIFICATIONS
DESIGN CRITERIA:
Florida Building Code, 2001 Edition.

- Loads:**
- 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.
 - 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.

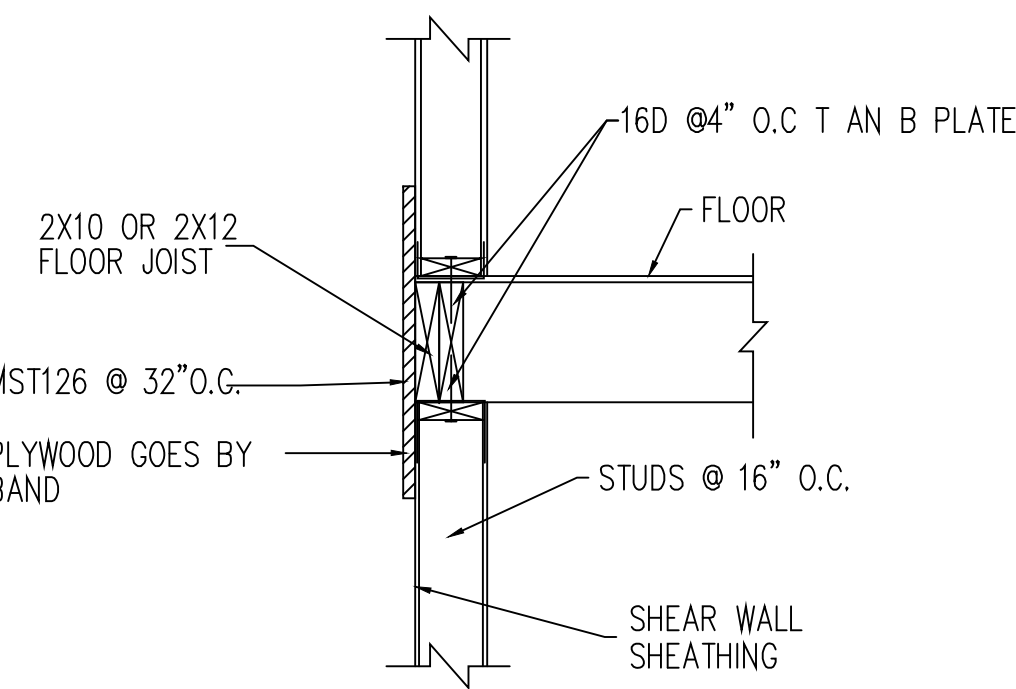
MATERIALS:
CONCRETE: Provide mix designed by a recognized testing laboratory to achieve a strength of 28 days as listed below with a plastic and workable mix.
3000 psi for footings and slabs on grade
4000 psi for all other structural components
Concrete shall comply with all the requirements of ASTM 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.

WOOD:
1. 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 11C-D exterior APA plywood.
Exterior wall sheathing 1/2" 3ply C-D exterior grade or better, or Georgia-Pacific Blue Ribbon OSB.

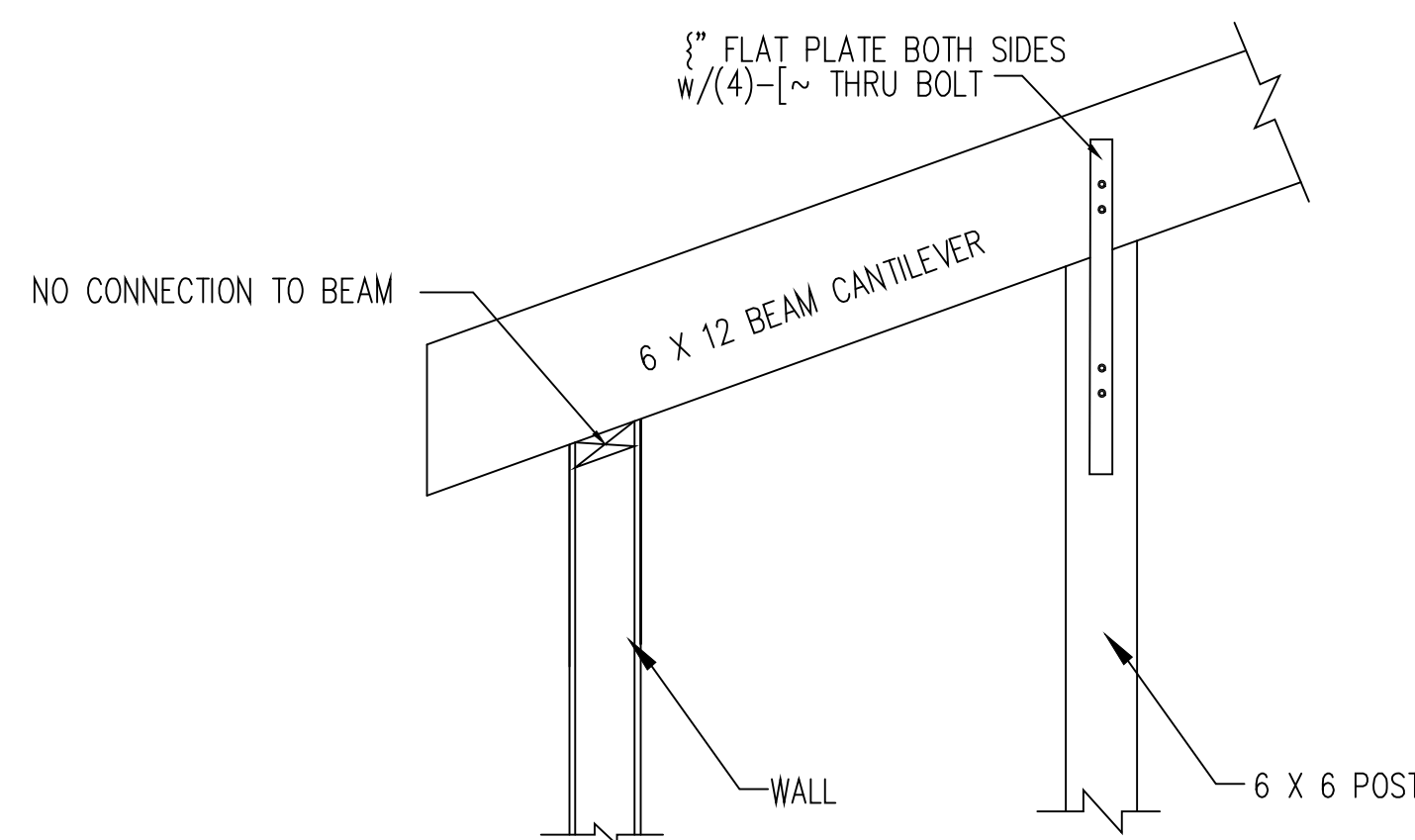
METAL:
1. All steel plates, bolts, washers, nuts, fasteners, hangers, straps and clips shall be galvanized. Where conditions warrant. (if permanently exposed to the weather).
2. Steel plates and rolled steel members shall conform to ASTM A36. Bolts, nuts and washers shall conform to ASTM A307.
3. Lag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

SUBMITTALS:
1. Contractor shall 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.

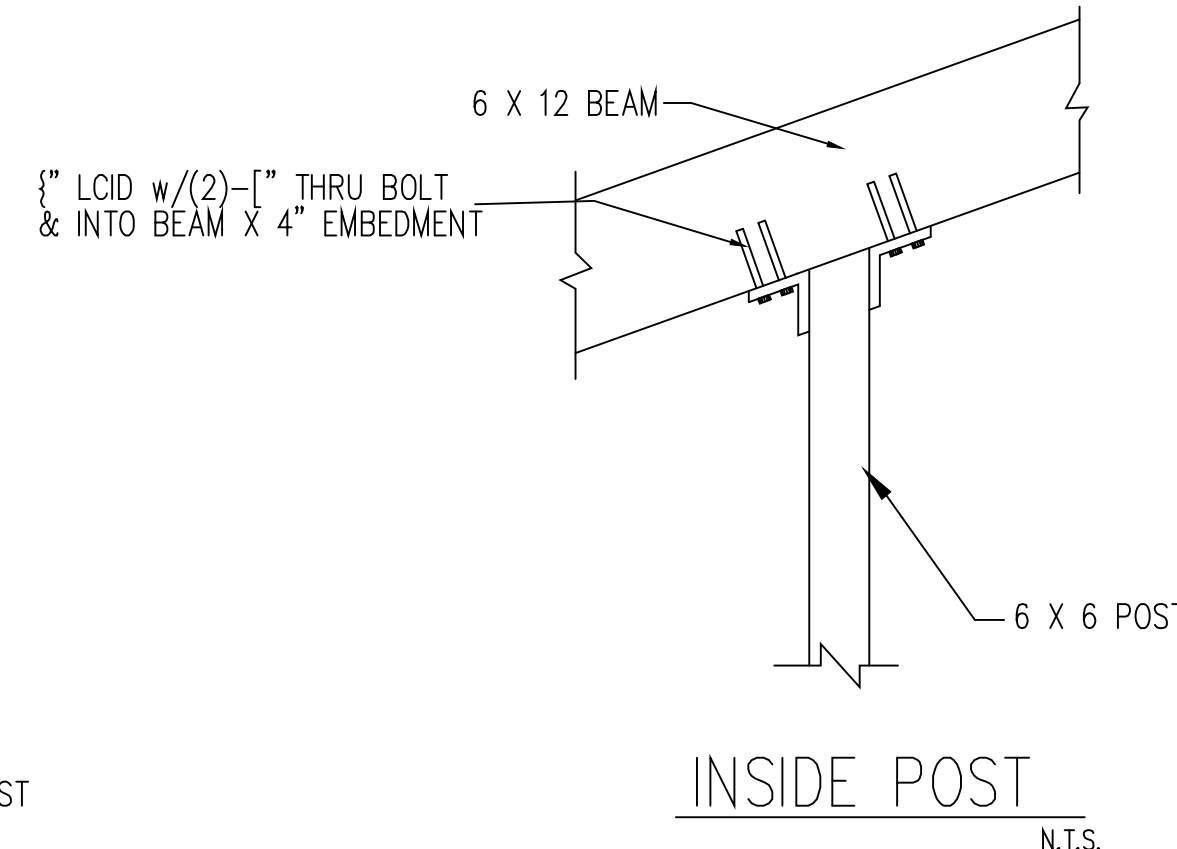
CONSTRUCTION:
1. Unless noted otherwise, all wood construction shall meet or exceed requirements of Chapter 23, FBC. Table 2306.1 shall be used as a minimum for all nailing schedules.
2. Pre-manufactured straps, hangers, and clips shall be installed according to manufacturer's recommendations as required 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"x4" Redheads on 2" depth (MAX)
5. All conventional framing will be according to FBC 2001.



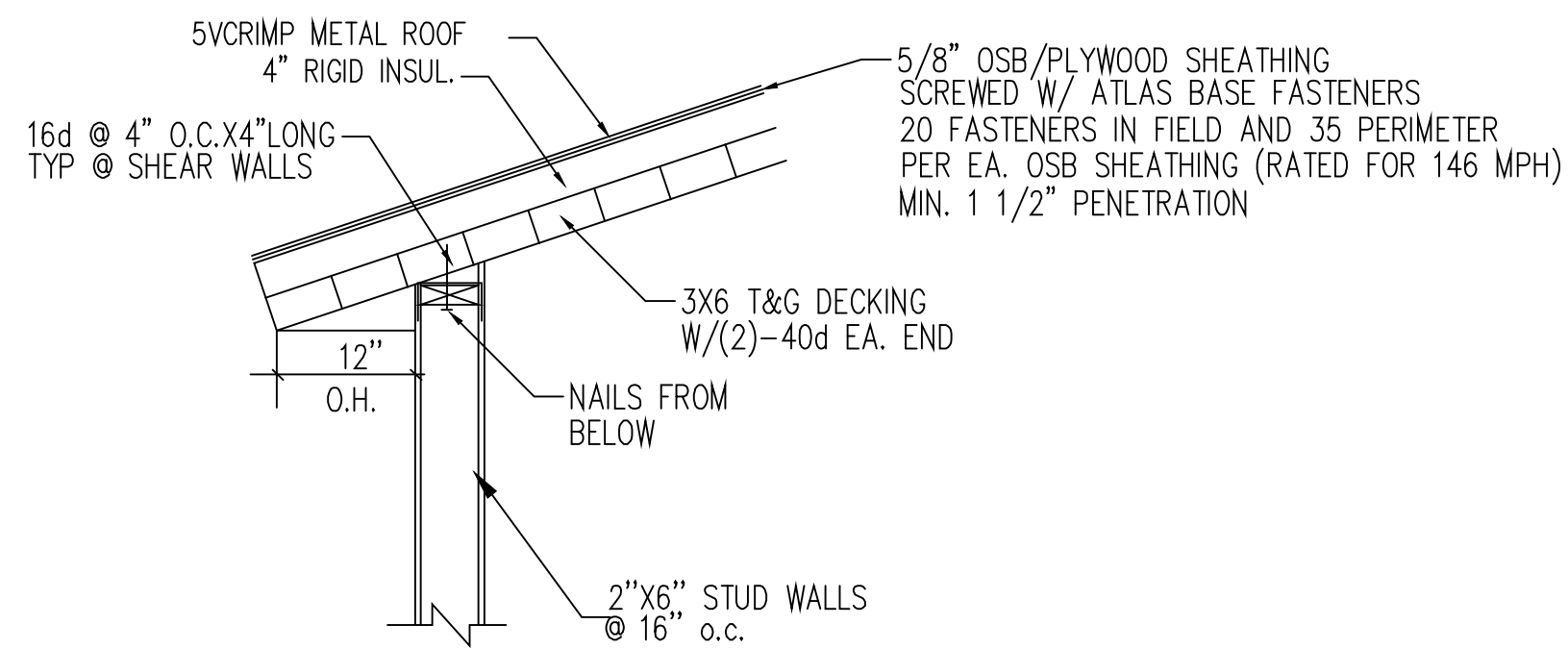
SHEAR WALL AT FLOOR
N.T.S.



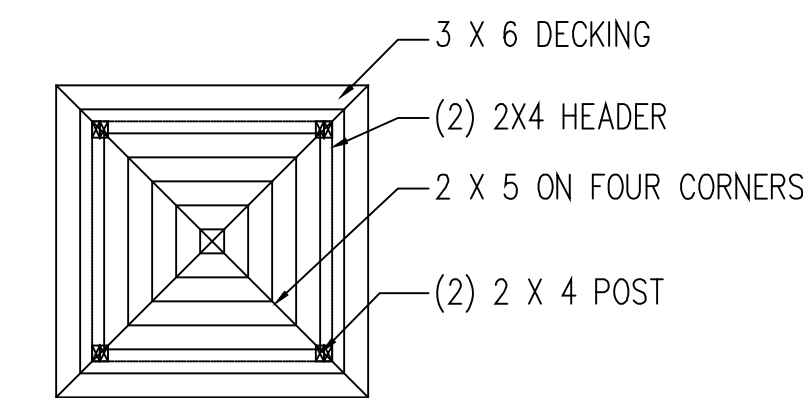
OUTSIDE POST
N.T.S.



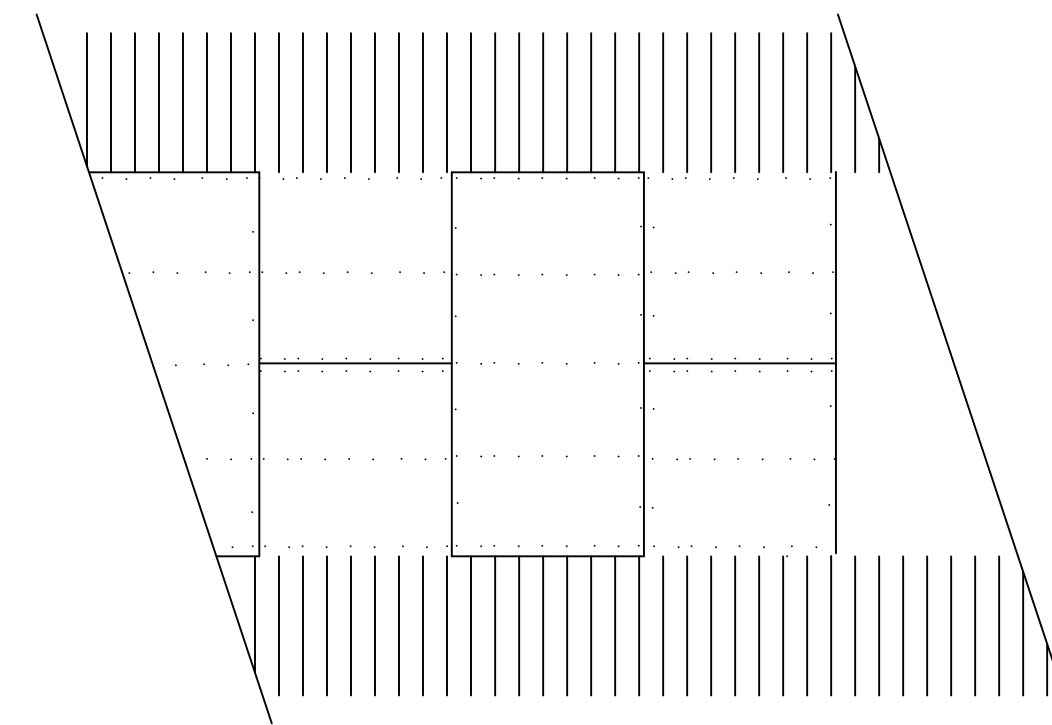
INSIDE POST
N.T.S.



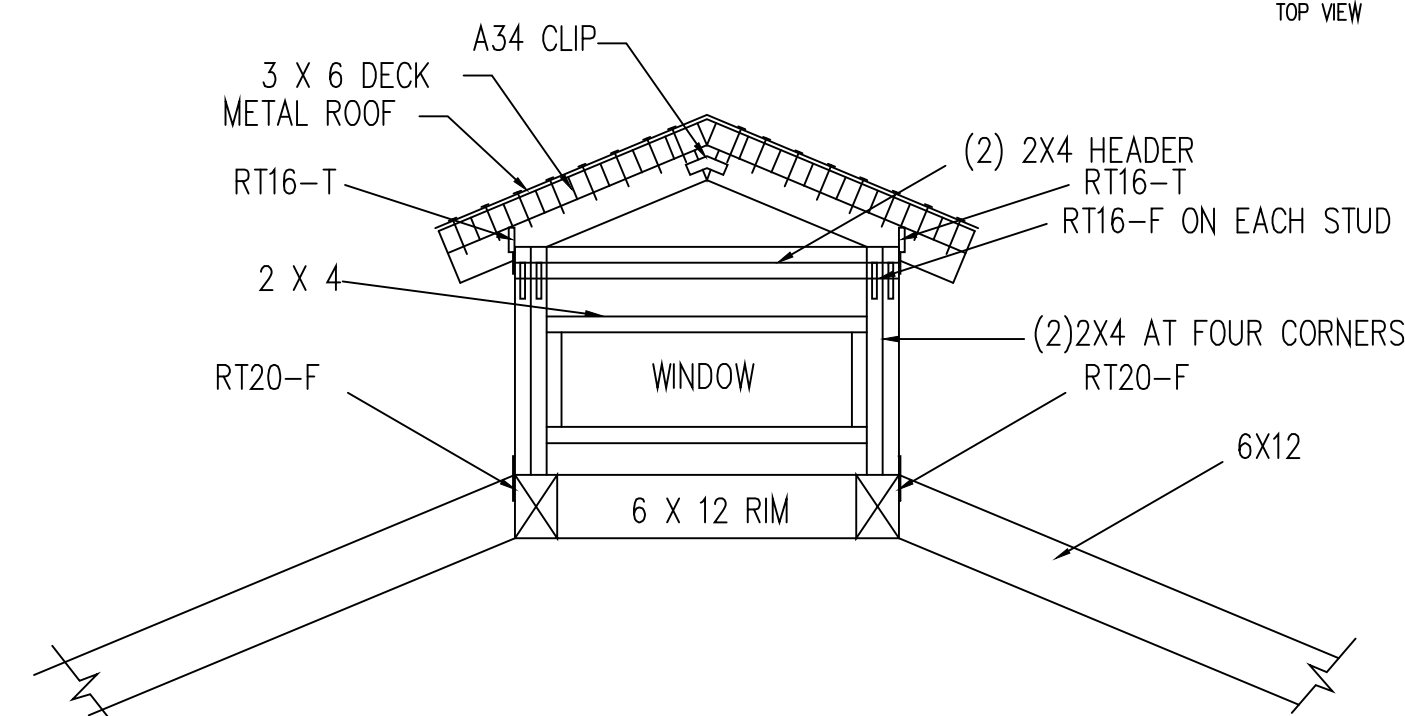
ROOF
N.T.S.



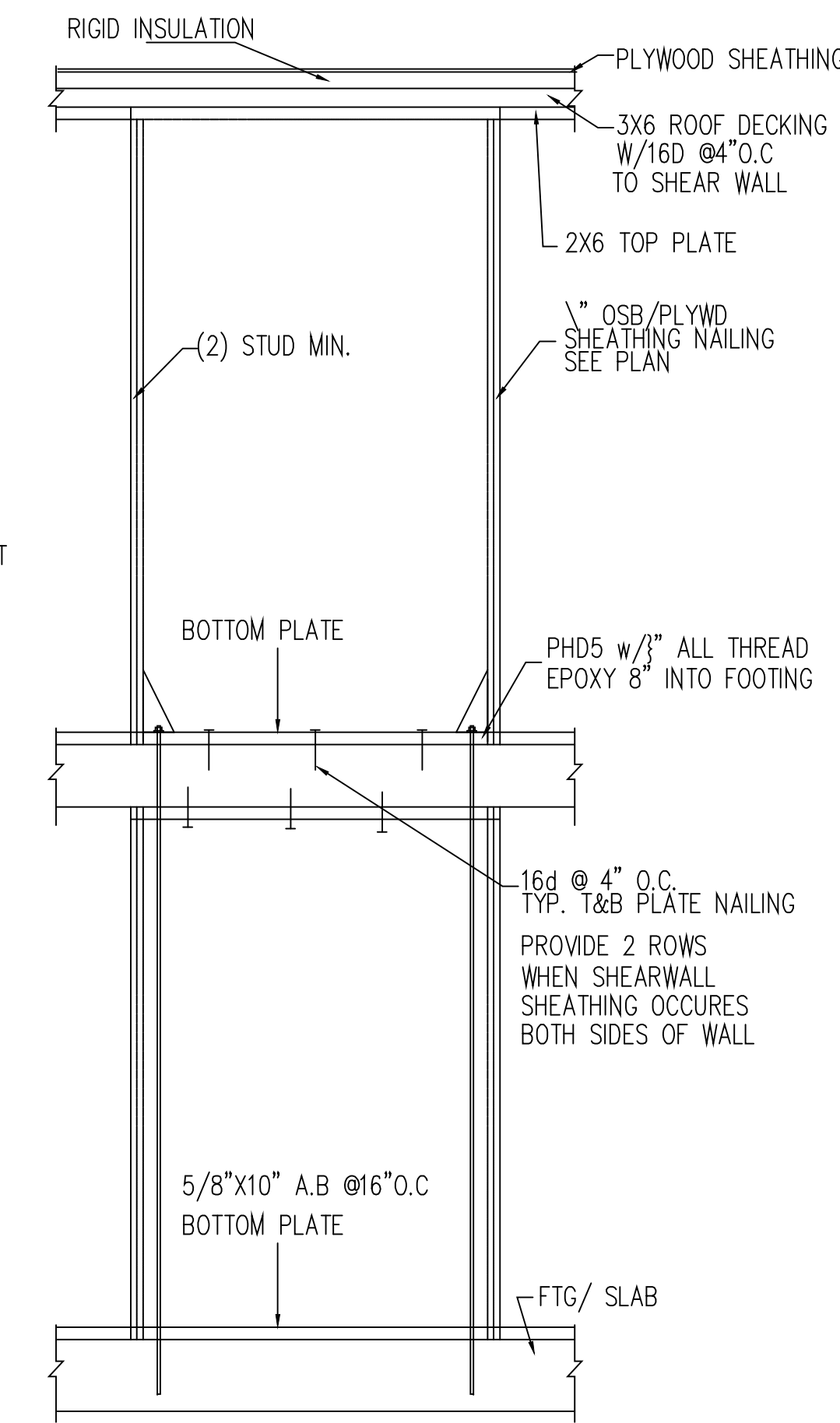
CUPOLA DETAIL
TOP VIEW
N.T.S.



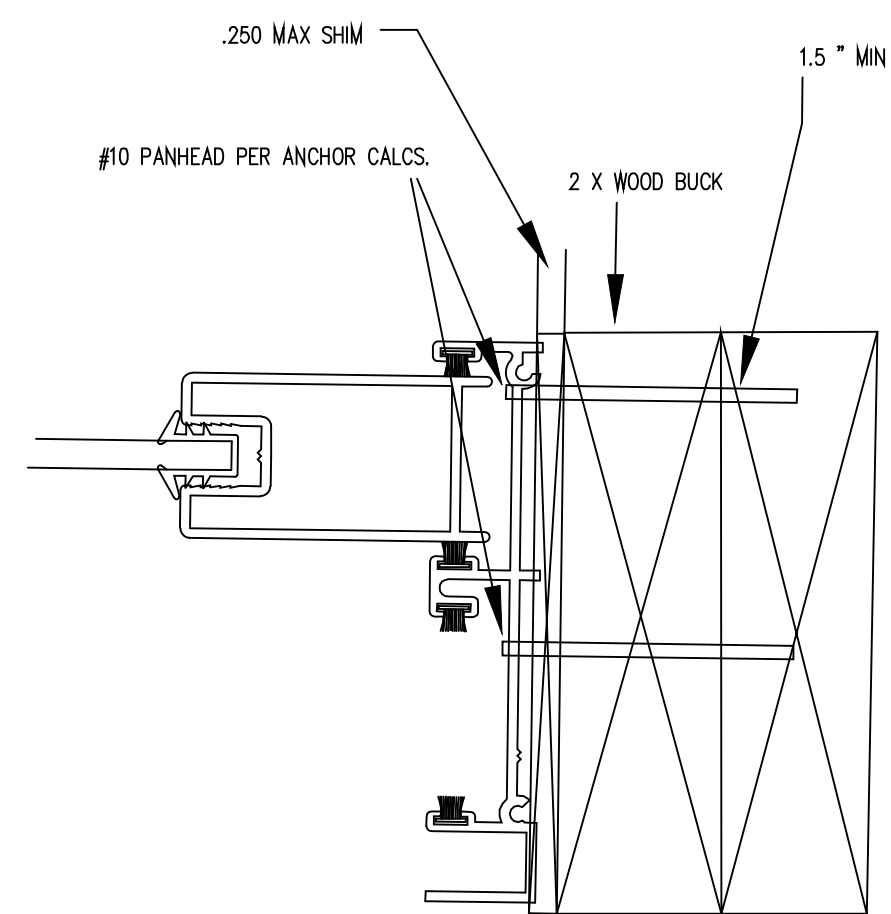
ROOF NAILING
N.T.S.



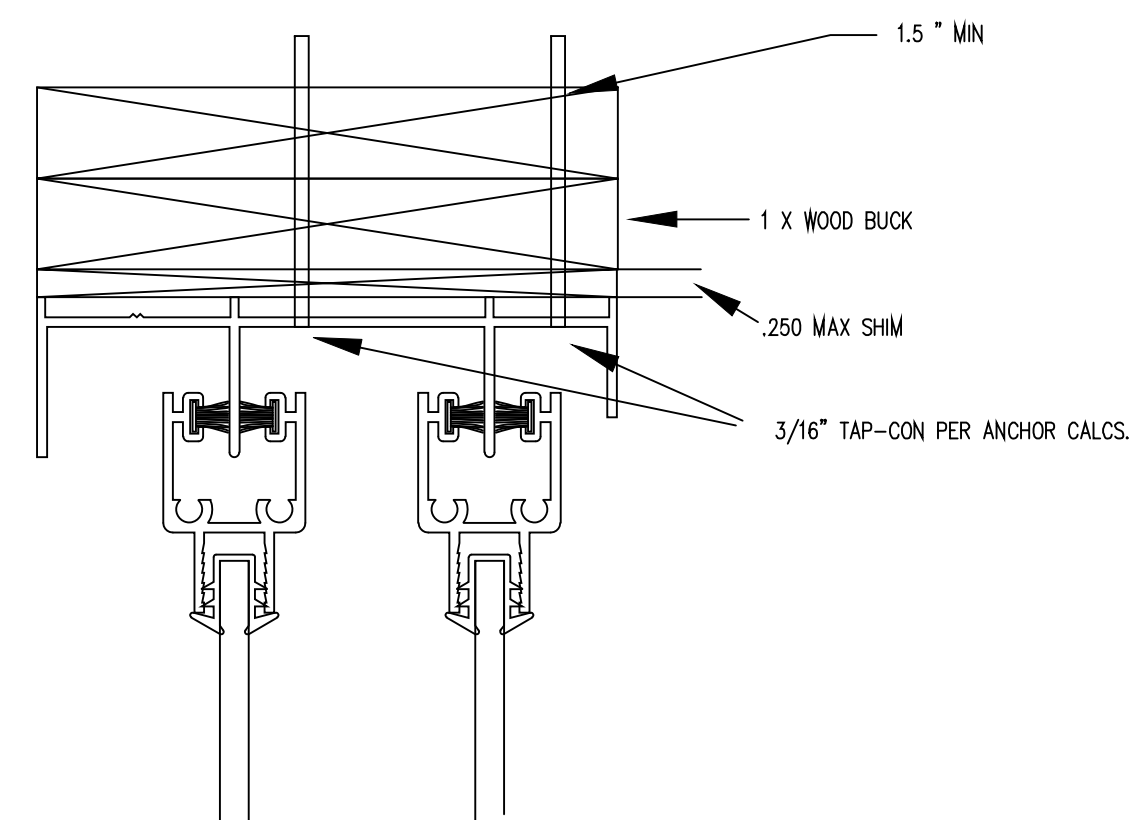
CUPOLA DETAILS
N.T.S.



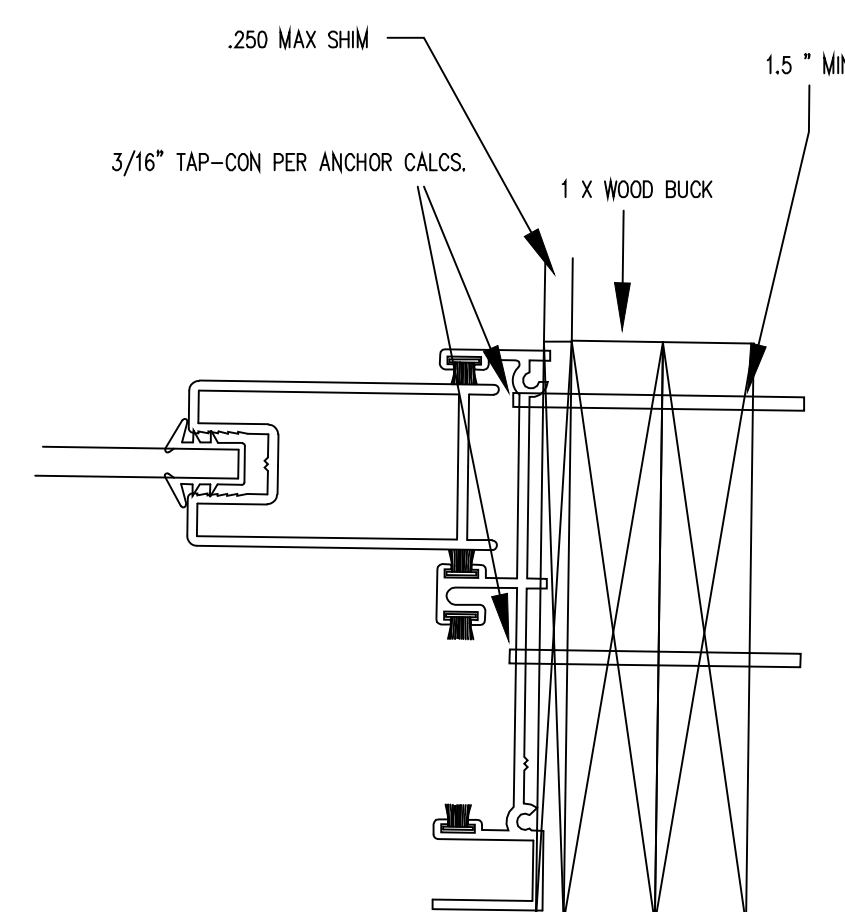
SHEAR WALL ELEVATION
N.T.S.



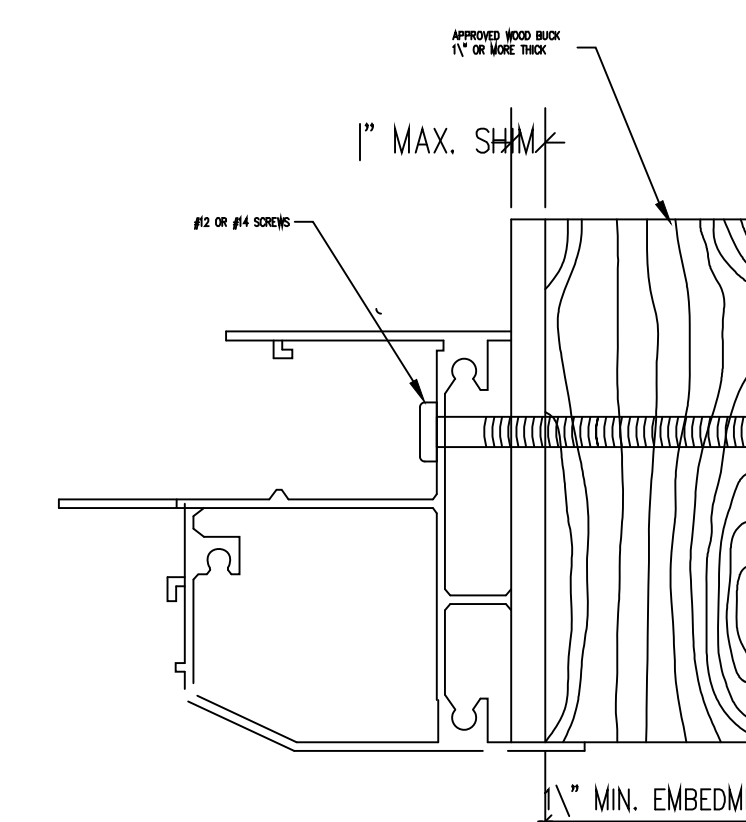
TYP JAMB ANCHORAGE
USING A 2x WOOD BUCK



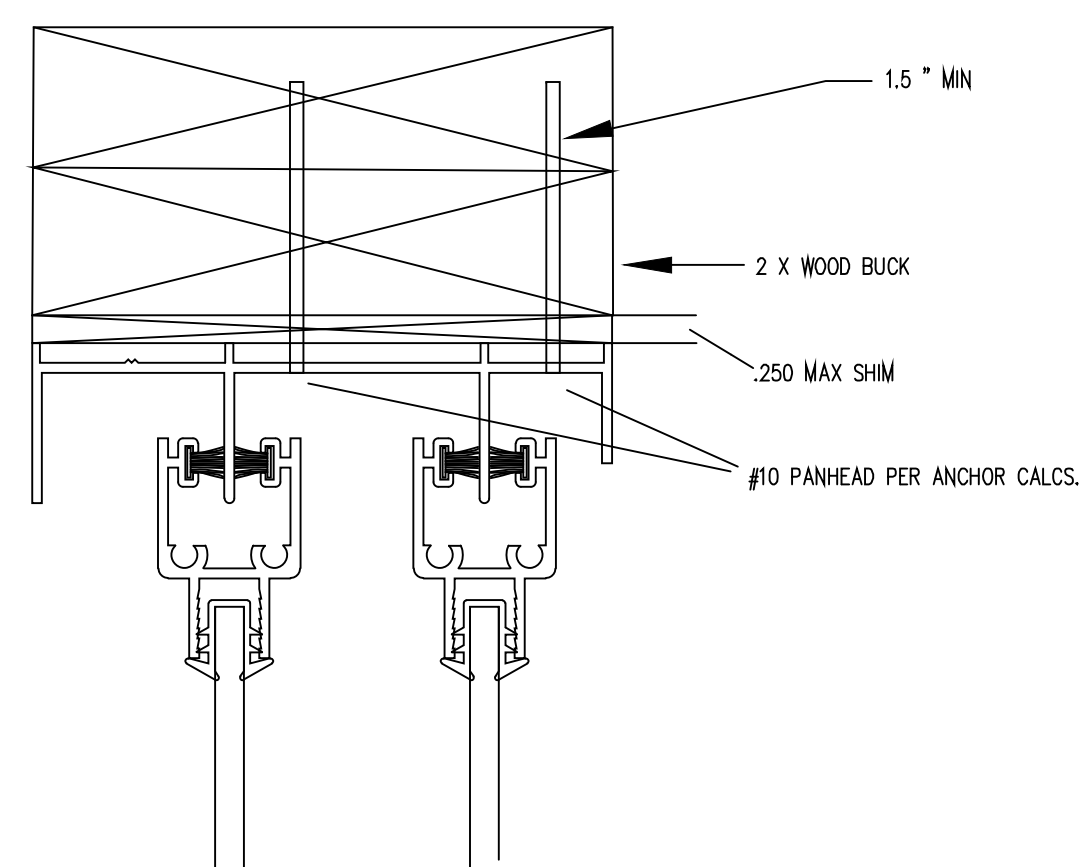
TYP HEAD ANCHORAGE
USING A 1x WOOD BUCK



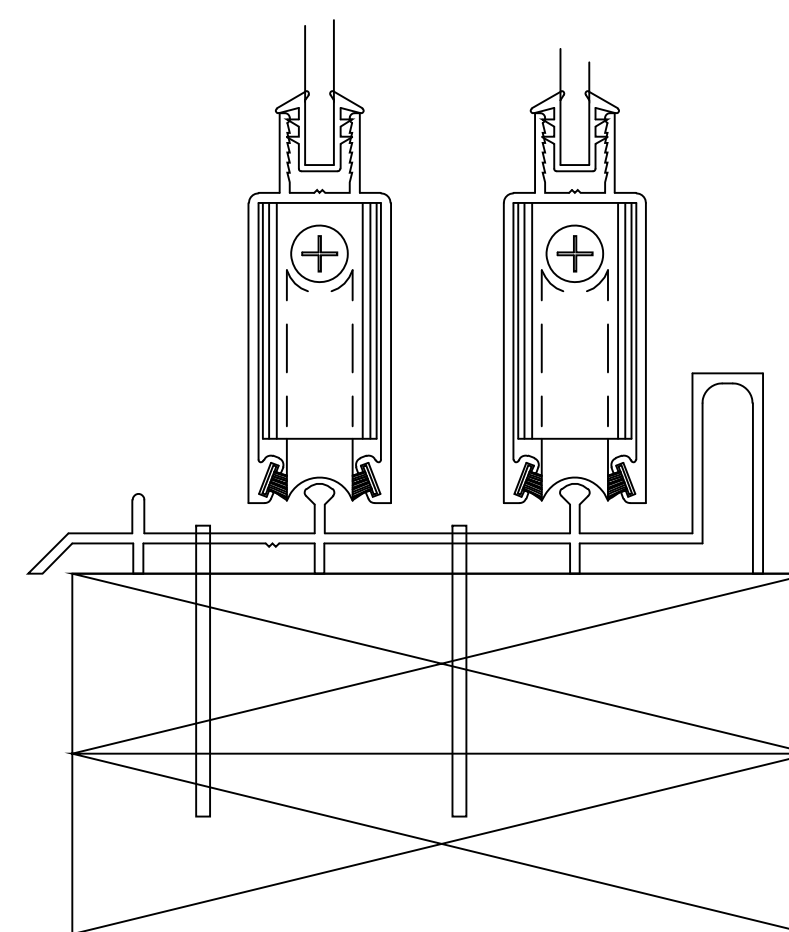
TYP JAMB ANCHORAGE
USING A 1x WOOD BUCK



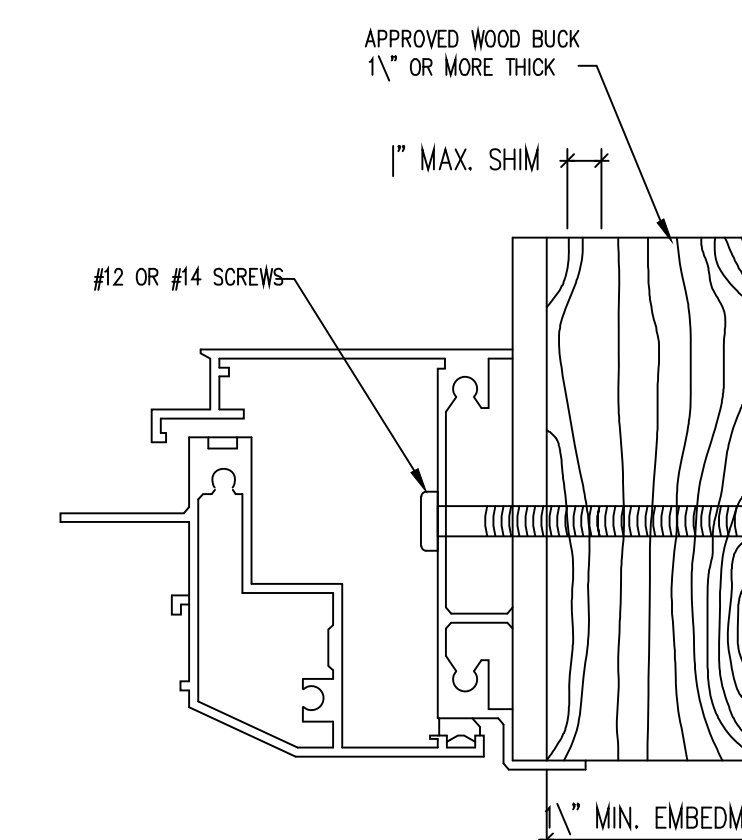
FIXED UNIT FRAME
TO WOOD BUCK
1 1/2" OR MORE THICK



TYP HEAD ANCHORAGE
USING A 2x WOOD BUCK



TYP SILL ANCHORAGE



OPERABLE UNIT FRAME
TO WOOD BUCK
1 1/2" OR MORE THICK

SLIDING GLASS DOOR ANCHORAGE DETAIL
REFER TO NOA INSTRUCTIONS FOR ADDITIONAL DETAILS

NOTE FOR INSTALL OF WINDOW / DOOR BUCKS

- 1) ANCHORS ARE #10 SCREWS (#2 SCREWS MAY BE USED INSTEAD)
- 2) ANCHORS ARE LOCATED 5" MAX FROM EACH CORNER AND 5" MAX ON EITHER SIDE OF THE MEETING RAIL
MAXIMUM ANCHOR SPACING OF 12" AT JAMBS, HEAD AND SILL UNLESS OTHERWISE SPECIFIED BY MFR