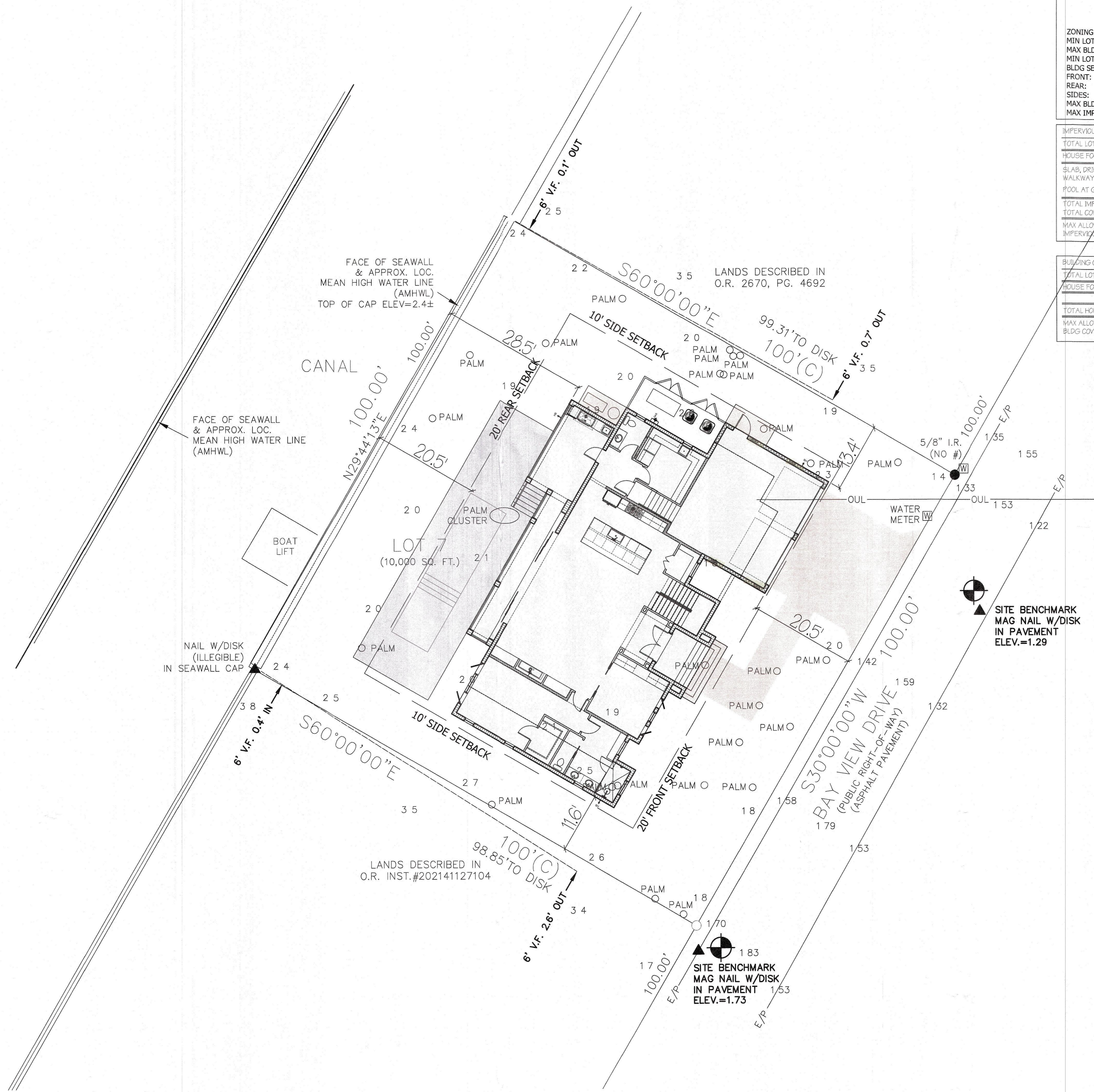




LOT INFORMATION:
569 BAYVIEW DRIVE
LONGBOAT KEY, FL

ZONING:	R4SF
MIN LOT AREA:	10,000 SQ. FT.
MAX BLDG HGT:	30'
MIN LOT WIDTH:	100'
BLDG SETBACKS:	
FRONT:	20'
REAR:	20'
SIDES:	8' MIN/20' TOTAL
MAX BLDG COVERAGE:	30%
MAX IMPERVIOUS COVERAGE:	50%

IMPERVIOUS CALCULATIONS

TOTAL LOT	10,000 S.F.
HOUSE FOOTPRINT	2,965 S.F.
SLAB, DRIVEWAY AND WALKWAYS	742 S.F.
POOL AT GRADE	899 S.F.
TOTAL IMPERVIOUS	4,606 S.F.
TOTAL COVERAGE %	46.06%
MAX ALLOWABLE IMPERVIOUS COVERAGE	50% (5,000 S.F.)

BUILDING COVERAGE CALCULATIONS

TOTAL LOT	10,000 S.F.
HOUSE FOOTPRINT	2,965 S.F.
TOTAL HOUSE %	29.65%
MAX ALLOWABLE BLDG COVERAGE	30% (3,000 S.F.)

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

EXISTING SITE PLAN
1" = 10'-0"

DO NOT SCALE
DRAWINGS FOR
DIMENSIONS NOT
SHOWN CONTACT
PLAN COORDINATOR
FOR CLARIFICATION

1365 5th Street
Sarasota, FL 34236
(O) 941.465.0036
Jking
DESIGNS

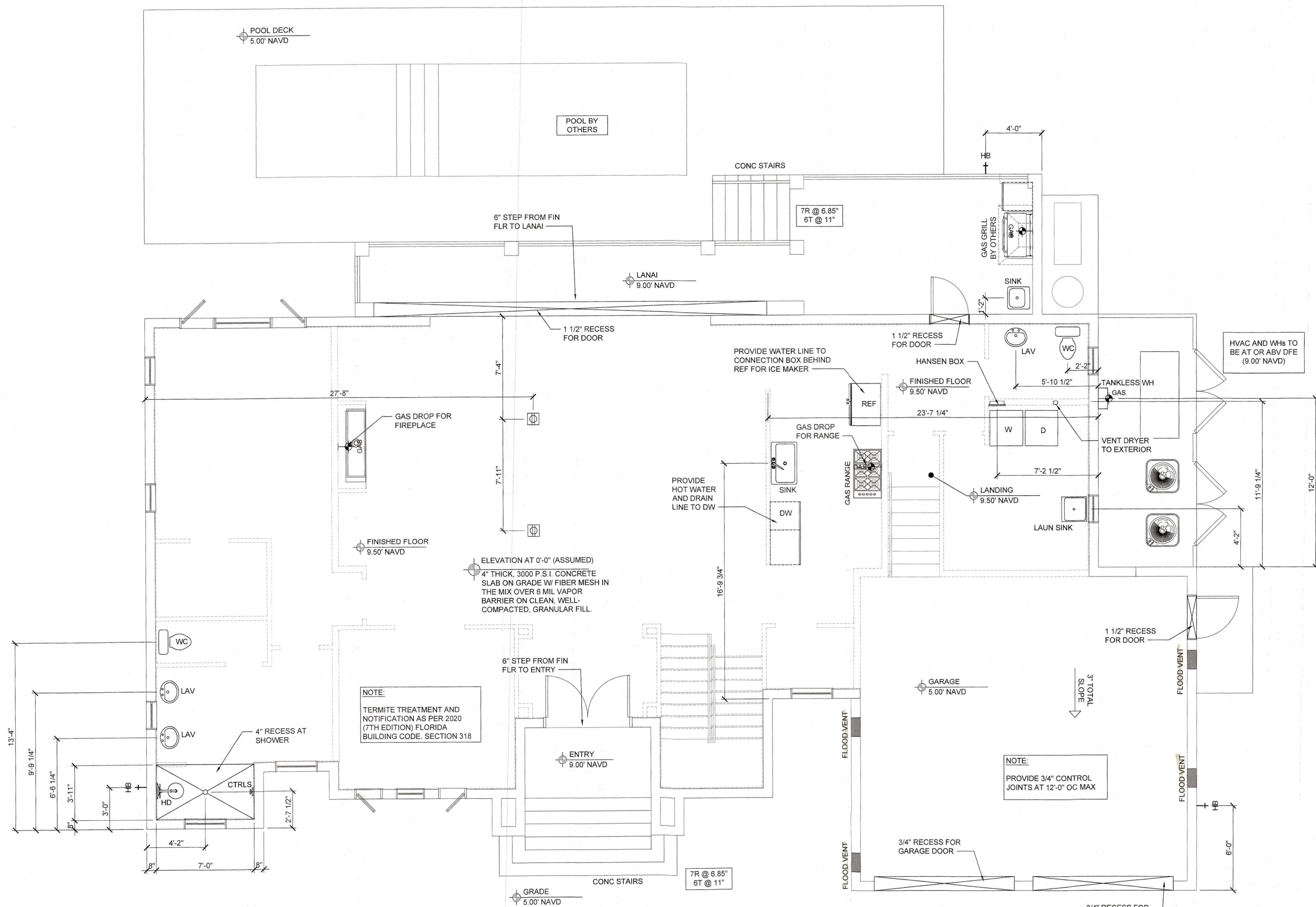
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LOT STUDY
569 BAYVIEW DRIVE
LONGBOAT KEY, FL

ISSUE DATE
04.08.24

SITE PLAN

SHEET NUMBER
SITE-1



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

WATER HEATER DRAIN PAN NOTES:

P2801.5 REQUIRED PAN.
WHERE A STORAGE TANK-TYPE WATER HEATER OR A HOT WATER STORAGE TANK IS INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE, THE TANK SHALL BE INSTALLED IN A GALVANIZED STEEL PAN HAVING A MATERIAL THICKNESS OF NOT LESS THAN 0.0236 INCH (0.6010 MM) (NO. 24 GAGE), OR OTHER PANS APPROVED FOR SUCH USE. LISTED PANS SHALL COMPLY WITH CSA LC3.

P2801.5.1 PAN SIZE AND DRAIN.
THE PAN SHALL BE NOT LESS THAN 11/2 INCHES (38 MM) DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE OF NOT LESS THAN 3/4 INCH (19 MM) DIAMETER. PIPING FOR SAFETY PAN DRAINS SHALL BE OF THOSE MATERIALS LISTED IN TABLE P2905.5.

P2801.5.2 PAN DRAIN TERMINATION.
THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 6 INCHES (152 MM) AND NOT MORE THAN 24 INCHES (610 MM) ABOVE THE ADJACENT GROUND SURFACE.

GENERAL NOTES:

PLUMBING CONTRACTOR TO FURNISH AND INSTALL ALL MATERIAL AND PIPING REQUIRED FROM ROUGH-IN LOCATION TO EQUIPMENT CONNECTION LOCATIONS. BOTH SUPPLY AND WASTE (DIRECT & INDIRECT), INCLUDING ASSOCIATED DEVICES, EQUIPMENT, CONTROLS AND CONNECTIONS TO EXISTING SERVICES, SUPPORTS AND HARDWARE REQUIRED FOR THE SATISFACTORY OPERATION OF THE SYSTEMS, WHETHER SPECIFICALLY SHOWN OR NOT. PLUMBING CONT. SHALL PROVIDE ROUTING AND OFFSETS NECESSARY TO AVOID CONFLICTS WITH STRUCTURE, FINISHES OF WORK OF OTHER TRADES. THE DRAWINGS INDICATE GENERAL ROUTING AND DO NOT SHOW ALL REQUIRED PIPING, FITTINGS, ETC.

PIPING ROUGH-INS SHALL BE CONCEALED, AND STUBBED IN WALLS AND COLUMN LOCATIONS WHEREVER POSSIBLE.

ALL HORIZONTAL PIPING LINES AS EXTENDED AND CONNECTED TO EQUIPMENT SHALL BE RUN AT HIGHEST POSSIBLE ELEVATION

PLUMBING CONTRACTOR TO INSTALL FAUCETS, AND WASTES ON SINKS AND MAKE FINAL CONNECTIONS. CONFORM TO ALL STATE AND LOCAL CODES AND REGULATIONS.

THE BUILDING DOMESTIC WATER SUPPLY (ABOVE AND BELOW GROUND) IS TO BE MINIMUM SCHEDULE 40 C-PVC PIPING OR EQUAL (IE. PEX SYSTEMS). PLUMBING CONTRACTOR TO PROVIDE HAMMER ARRESTORS OR CHAMBERS WHERE APPLICABLE.

SANITARY DRAIN WASTE AND VENT PIPING IS TO BE MIN SCH-40 PVC-DWW (ASTM D-2685) ABOVE AND BELOW GROUND.

VERIFY LOCATIONS, SIZES, AND ELEVATIONS OF DRAINS, VENT AND DOMESTIC WATER PIPING CONNECTIONS PRIOR TO PROCEEDING WITH THE INSTALLATION OF ANY NEW WORK. SHOULD ANY DISCREPANCIES BE DISCOVERED CONTRACTOR SHALL NOTIFY DESIGNER/ARCHITECT IMMEDIATELY.

COORDINATE ALL WORK WITH OTHER TRADES. CONFORM TO ALL STATE AND LOCAL CODES AND REGULATIONS.

CONTRACTOR SHALL VISIT THE SITE AND ALLOW FOR ALL EXISTING CONDITIONS IN HIS BID.

IF NO HOSE BIBBS ARE CURRENTLY INSTALLED AT THE EXTERIOR OF THE HOUSE, NOTIFY DESIGNER IMMEDIATELY FOR LOCATION.

FLOW VENT CALCULATIONS

PROVIDE VENTILATION IN COMPLIANCE w/ FEMA TECHNICAL BULLETIN 1 'OPENINGS IN FOUNDATION WALLS' THE REQUIRED NET FREE FLOOD VENT AREA OF NOT LESS THAN 1 SQ. IN. OF THE VENT OPENING PER 1 SQ. FT. OF FLOOR AREA. BOTTOM OF VENTS TO BE LOCATED NO MORE THAN 12" FROM ADJACENT FLOOR.

NOTE: FLOOD VENTS TO BE 'SMART VENT' 1540-510 OR EQUAL ICC-ES CERTIFIED TO VENTILATE 200 S.F. OF FLOOR AREA (ESR-2074 2/11)

FLOOD VENT AREA REQUIRED - GARAGE: 583 S.F. ENCLOSED GARAGE AREA = 583 SQ. IN. VENT AREA REQUIRED.

FLOOD VENTILATION PROVIDED - GARAGE: 3 WALL VENTS @ 200 SQ. IN. EA. = 600 SQ. IN. PROVIDED

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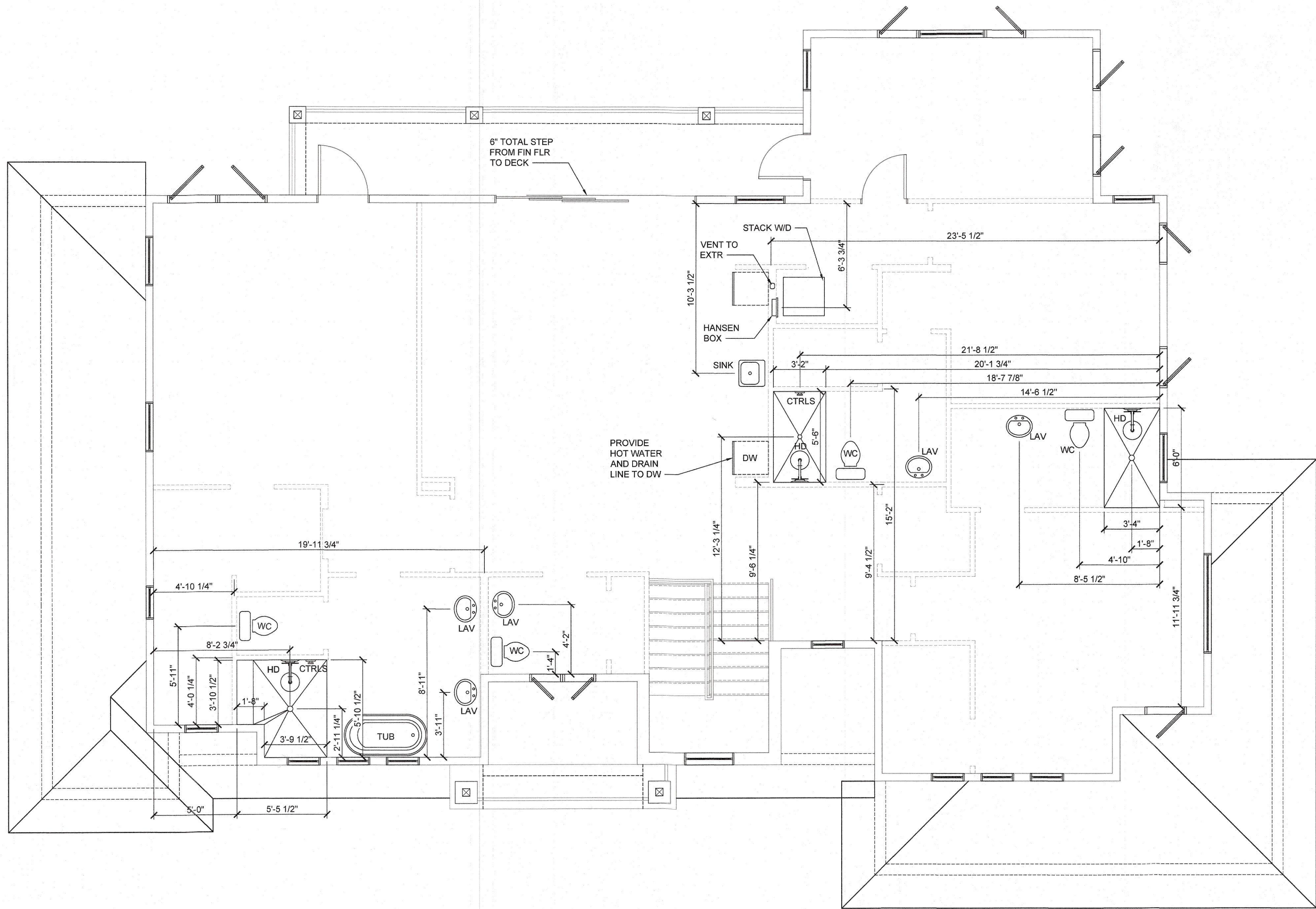
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DESIGNS

SPEC HOME
569 BAYVIEW DRIVE
LONGBOAT KEY, FL

ISSUE DATE
05/03/24

SLAB PLAN

SHEET NUMBER
A1.0



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

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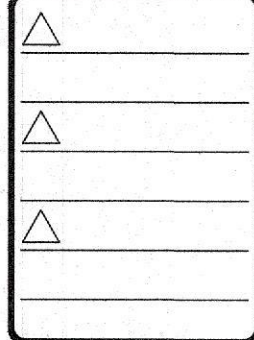
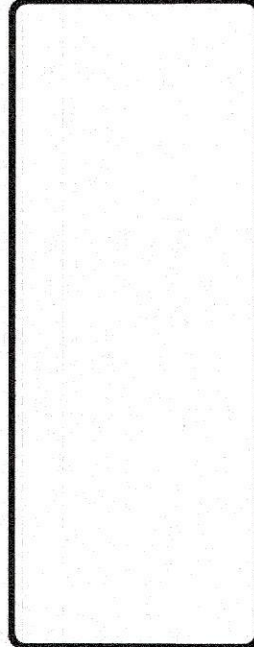
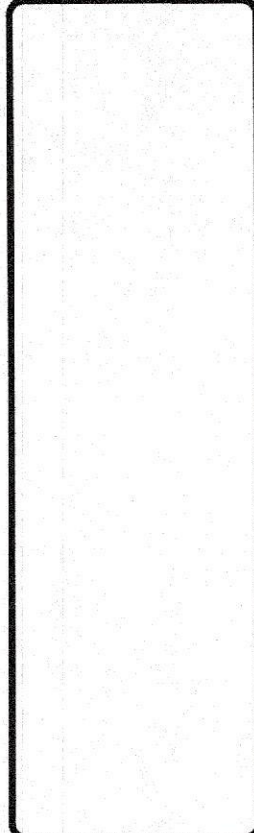
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(941) 465-0036
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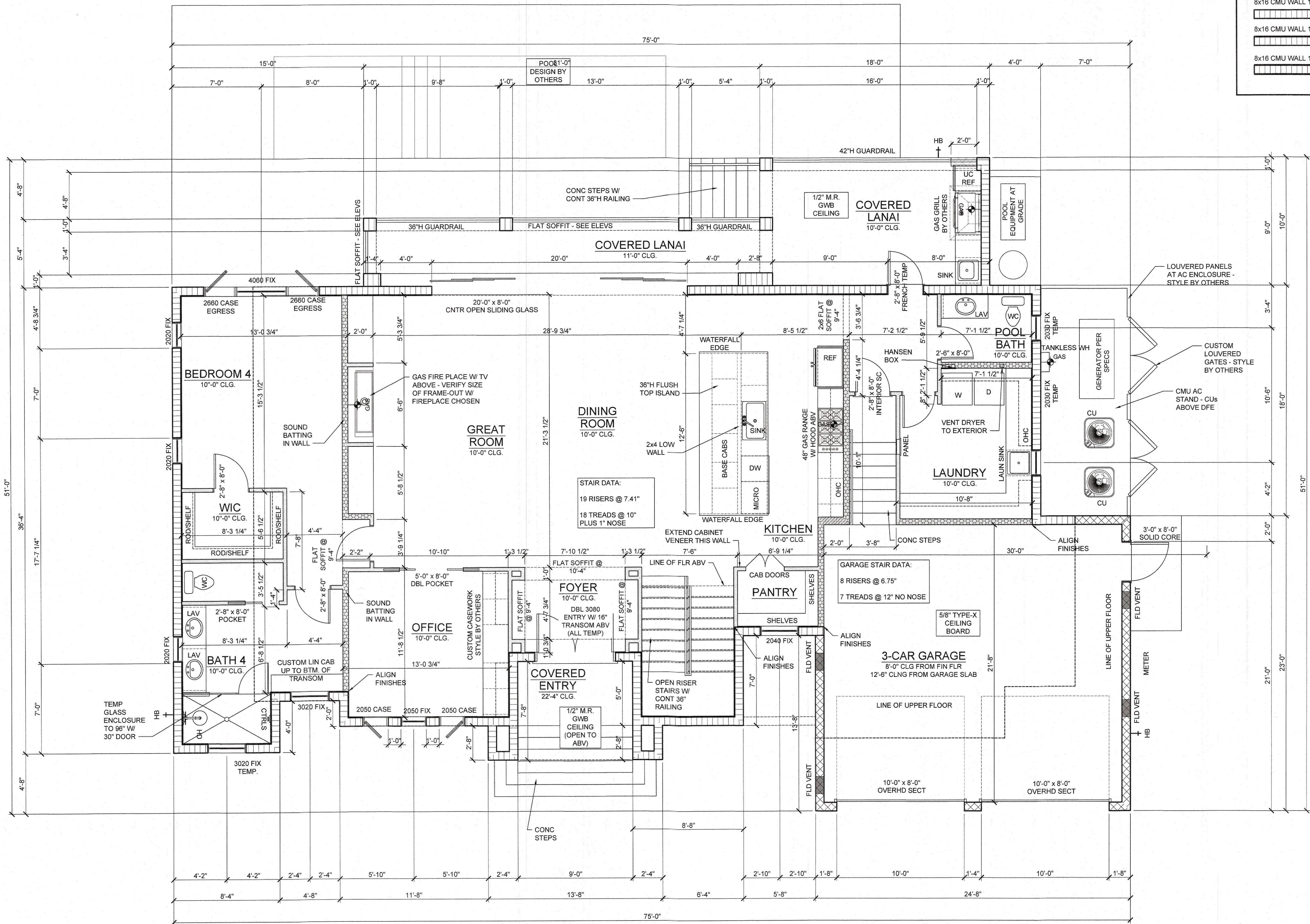


SPEC HOME
569 BAYVIEW DRIVE
LONGBOAT KEY, FL

ISSUE DATE
05/03/24

UPPER FLOOR
PLUMBING
PLAN

SHEET NUMBER
A1.1



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

WALL LEGEND

3 1/2" INTERIOR STUD WALL	8x16 CMU WALL - 8'-0" AFF HEIGHT
5 1/2" INTERIOR STUD WALL	8x16 CMU WALL 10'-0" AFF - PT 2x4 WALL ONE SIDE
7 1/4" INTERIOR STUD WALL	7 1/4" EXTERIOR STUD WALL
8x16 CMU WALL 10'-0" AFF - NO FURRING	3 1/2" INTERIOR STUD WALL W/ SOUND BATTING
8x16 CMU WALL 10'-0" AFF - PT FURRING ONE SIDE	3 1/2" INTERIOR BEARING WALL
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REQUIRED SAFETY GLAZING IN HAZ. LOCATIONS

- 2406.3 HAZARDOUS LOCATIONS
- 2406.3 THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:
- GLAZING IN SWINGING DOORS AND FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES.
 - GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 2 AND 3 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT (0.84 M SQ).
 - BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
 - ALL GLAZING IN RAILING REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE INCLUDING STRUCTURAL BALUSTER PANELS AND NON STRUCTURAL IN-FILL PANELS.
 - GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EDGE OF THE GLAZING IS 1) LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE ON THE POOL SIDE, AND 2) WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE WALKING SURFACE ON THE POOL SIDE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

ROUGH OPENING NOTE:

- FIELD VERIFY MASONRY AND FRAME OPENINGS OF WINDOWS AND DOORS WITH MANUFACTURE SPECIFICATIONS.

FLOOR PLAN GENERAL NOTES:

- PER FBC 7TH EDITION RESIDENTIAL (2020) (R308.4.5), GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. G.C. TO VERIFY IF HOMEOWNER SELECTS ANY OF THESE ITEMS LISTED. IF ANY OF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACING THOSE ITEMS IS TO BE TEMPERED
- ATTIC ACCESS TO BE JOB LOCATED. CONTRACTOR TO INSURE MINIMUM OF 30" CLEAR UNOBSTRUCTED HEIGHT ABOVE OPENING.
- CONDENSATE/ROOF DOWNSPOUTS WILL DISCHARGE A MINIMUM OF 12" FROM BLDG. IRRIGATION/SPRINKLER SYSTEMS - INCLUDING ALL RISERS AND SPRAY - SHALL NOT BE INSTALLED WITHIN 12" OF THE BLDG.
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- ALL INTERIOR FLAT SOFFITS TO BE 2x8 WIDE

AREA CALCULATIONS

GROUND FLOOR HABITABLE	1,953 SQ FT
UPPER FLOOR HABITABLE	2,154 SQ FT
TOTAL HABITABLE SPACE:	4,106 SQ FT
GARAGE	583 SQ FT
COVERED ENTRY	81 SQ FT
COVERED LANAI	345 SQ FT
UPPER COVERED DECK	165 SQ FT
TOTAL UNDER ROOF:	5,282 SQ FT

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TOWN OF LONGBOAT KEY
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(941) 485-0036

J King
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SPEC HOME
569 BAYVIEW DRIVE
LONGBOAT KEY, FL

ISSUE DATE
05/03/24

GROUND
FLOOR PLAN

SHEET NUMBER
A2

WALL LEGEND

3 1/2" INTERIOR STUD WALL	8x16 CMU WALL - 8'-0" AFF HEIGHT
5 1/2" INTERIOR STUD WALL	8x16 CMU WALL 10'-0" AFF - PT 2x4 WALL ONE SIDE
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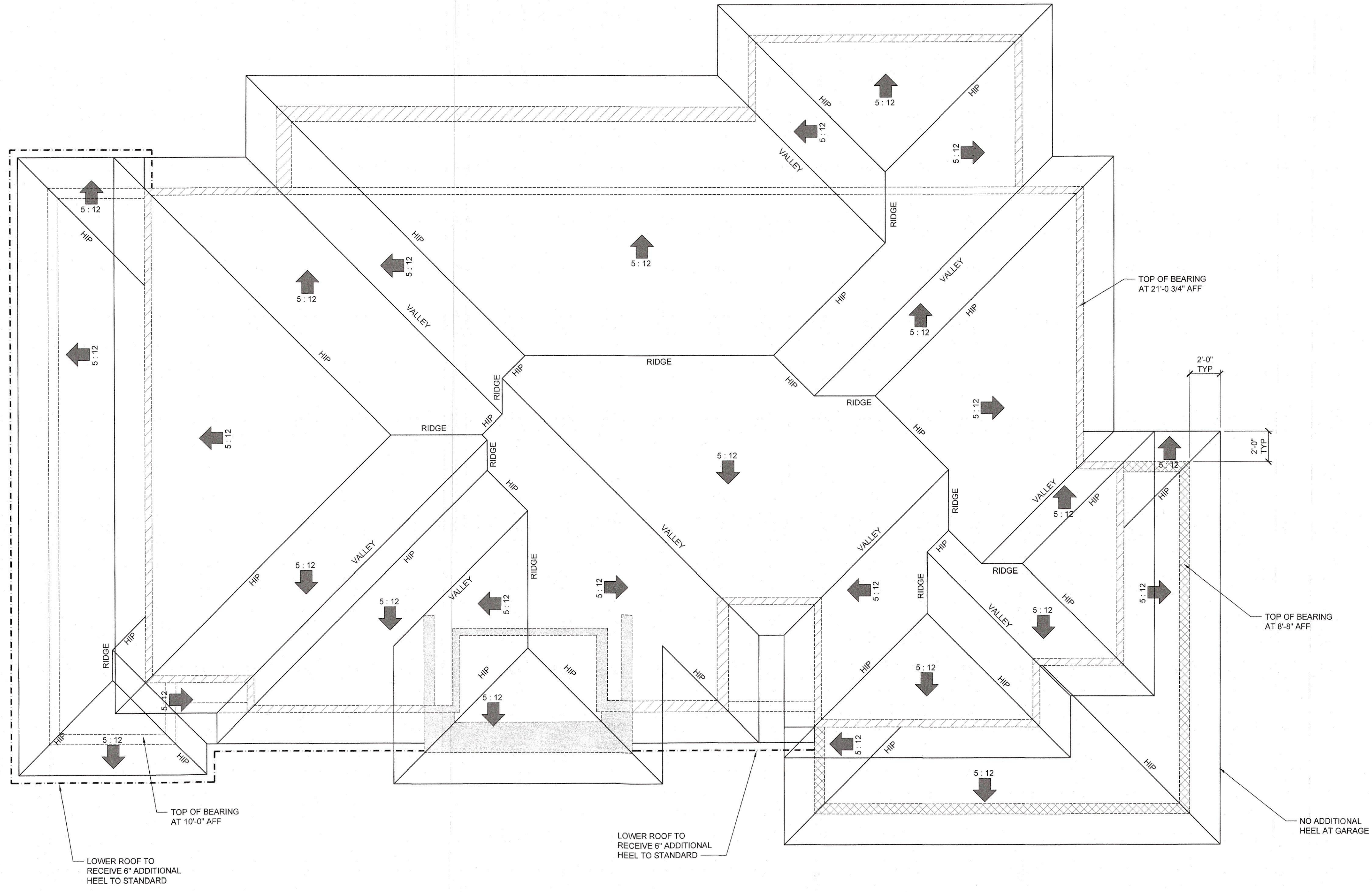
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UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

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ROOF LAYOUT
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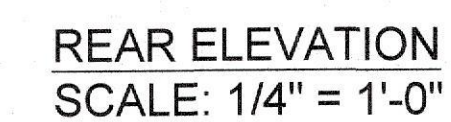
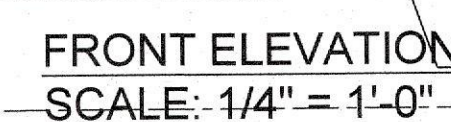
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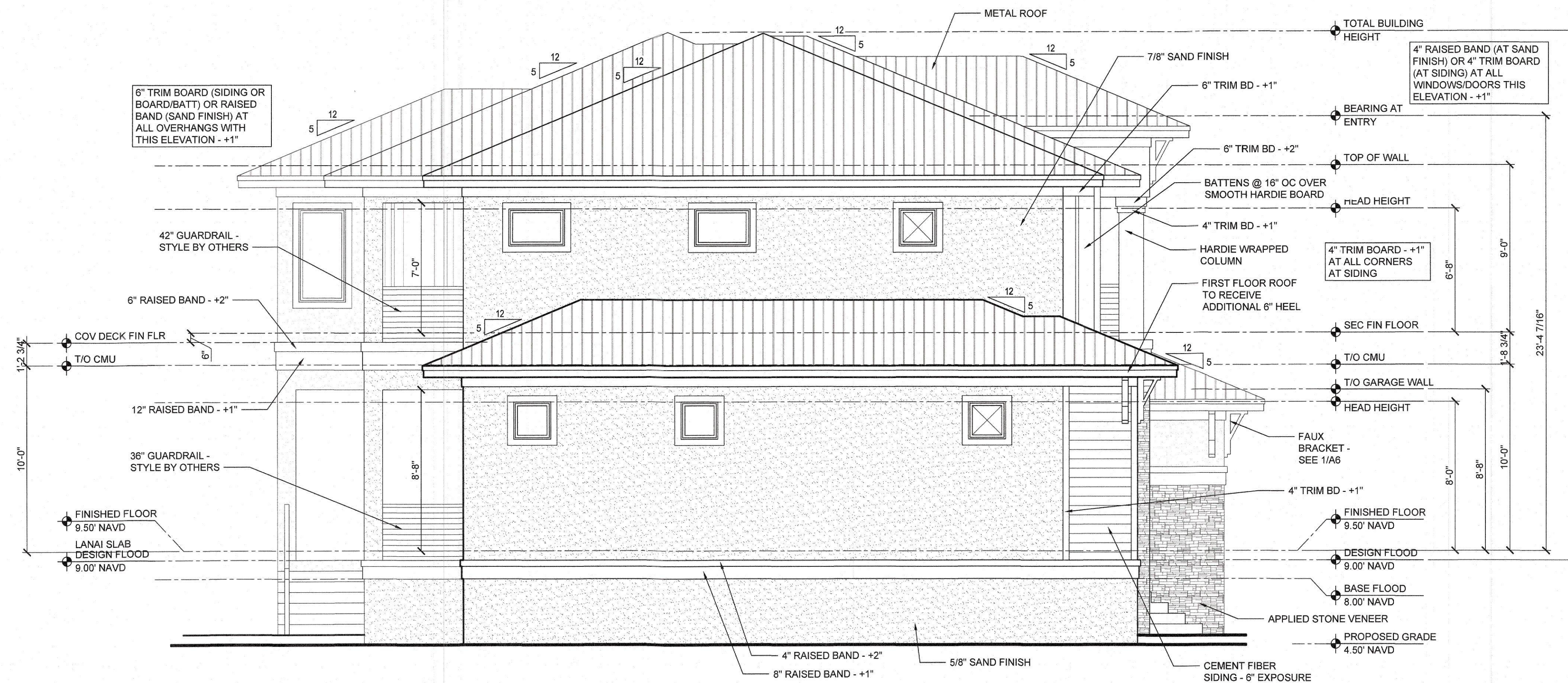
ROOF LAYOUT

SHEET NUMBER
A4

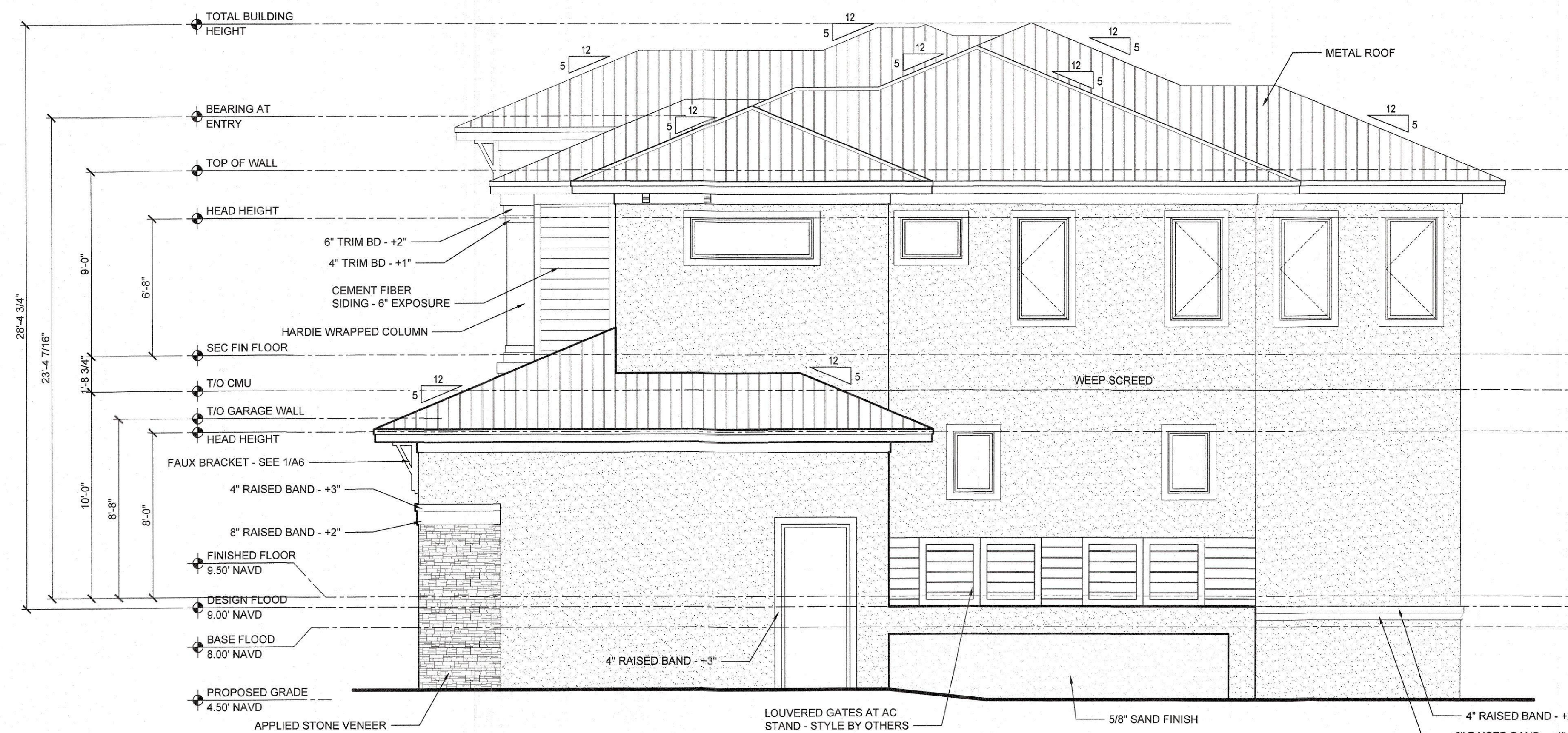


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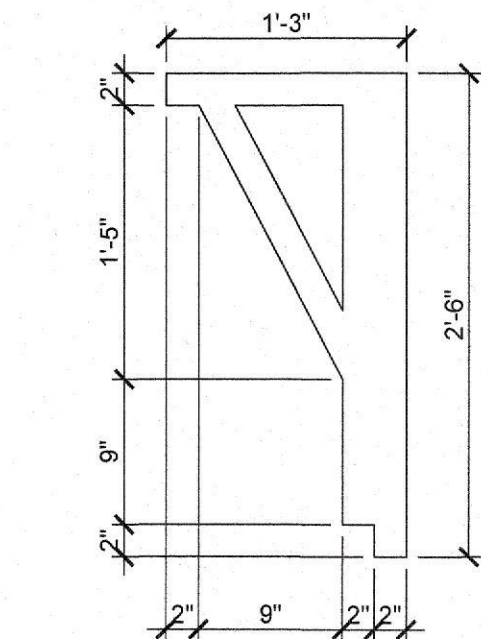
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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

EXTERIOR ELEVATION GENERAL NOTES:

1. CEMENT PLASTER FINISH OVER CONCRETE MASONRY SHALL BE 5/8" THICK SMOOTH FINISH PER ASTM 926.
2. CEMENT PLASTER FINISH OVER WOOD FRAMED WALLS SHALL BE 7/8" (3-COAT) SMOOTH FINISH, OVER ASPHALT IMPREGNATED PAPER BACK WIRE LATH, OVER HOUSE WRAP OVER EXTERIOR SHEATHING PER STRUCTURAL DRAWINGS. LATH TO BE FURRED OUT FROM BACKING BY AN APPROVED METHOD, FBCR 7TH EDITION (2020) R703.6.
3. ELEVATIONS: BANDING, MOLDING, COLUMNS & TRIM SHALL RECEIVE A SAND FINISH. SEE ELEVATION FOR DEPTH OF RAISED BANDING.
4. WEEP SCREED SHALL BE IN ACCORDANCE WITH FBCR 7TH EDITION (2020) 703.6.2.1
5. ASSUMED AVERAGE STONE DEPTH = 2"
6. WHERE A BRICK LEDGE OR STUCCO BAND IS LOCATED ADJACENT TO STONE, MINIMUM THICKNESS OF LEDGE/BAND IS 3" SO THAT LEDGE/BAND IS 1" PROUD OF STONE
7. ALL STONE IS AN APPLIED STONE VENEER - STYLE BY OTHERS



1 BRACKET DETAIL
SCALE: 1" = 1'-0"

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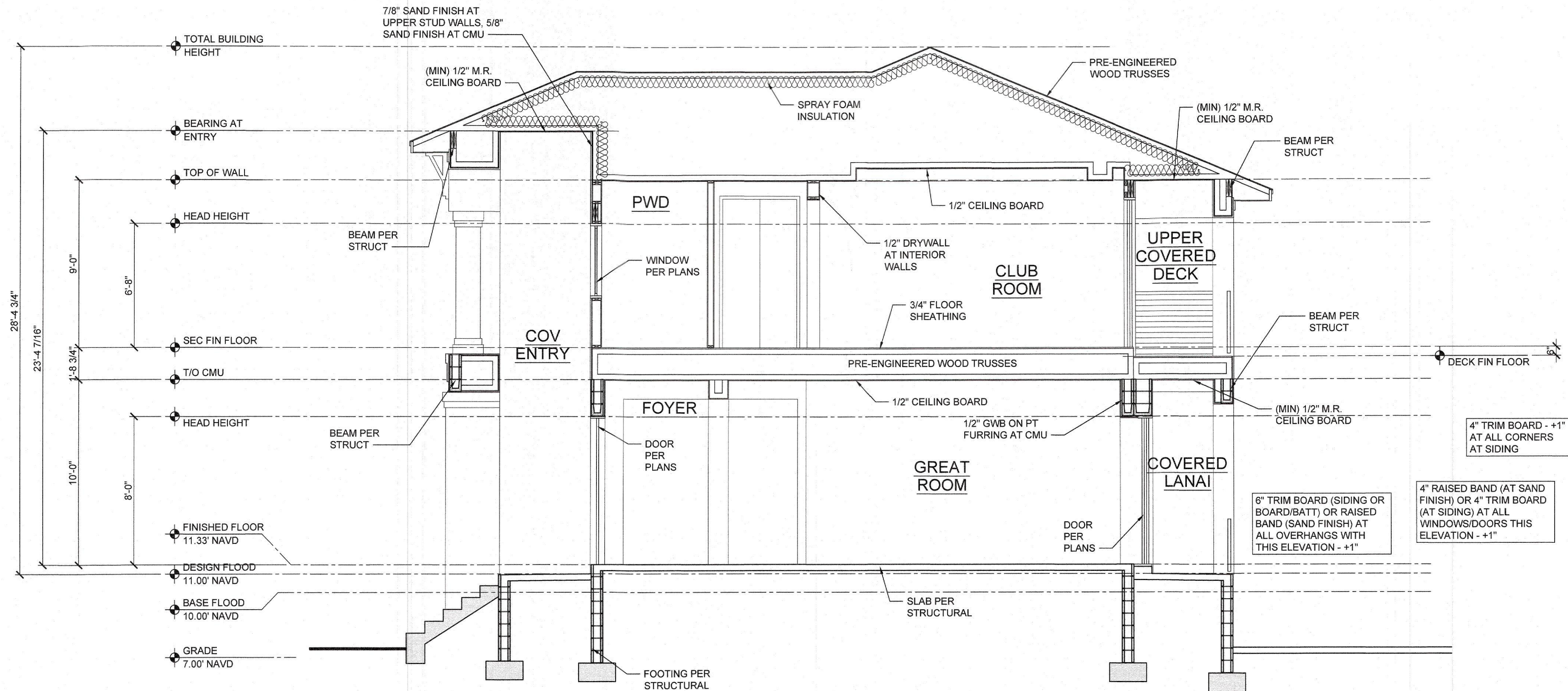
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ELEVATIONS

SHEET NUMBER
A6



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

HEADROOM MINIMUM 6'-8" PER FBC R311.7.2

HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING. HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS. HANDRAILS SHALL BE 1 1/2" CLEAR OF ALL ADJACENT FINISH MATERIALS AND ENDS SHALL RETURN TO WALL OR TERMINATE IN NEWEL POSTS OR SAFE TERMINALS. HANDRAILS SHALL BE 1 1/4"-2" IN CROSS SECTIONAL DIMENSION, OR APPROVED EQUIVALENT, AND BE SMOOTH WITH NO SHARP EDGES/CORNERS.

STAIR AND RAILING SUPPLIER/INSTALLER SHALL SATISFY ALL BUILDING DEPARTMENT APPROVAL REQUIREMENTS FOR THE PRODUCTS THEY PROVIDE OR INSTALL SHOULD COMPLY W/ FBC 7TH EDITION 2020 (RESIDENTIAL)

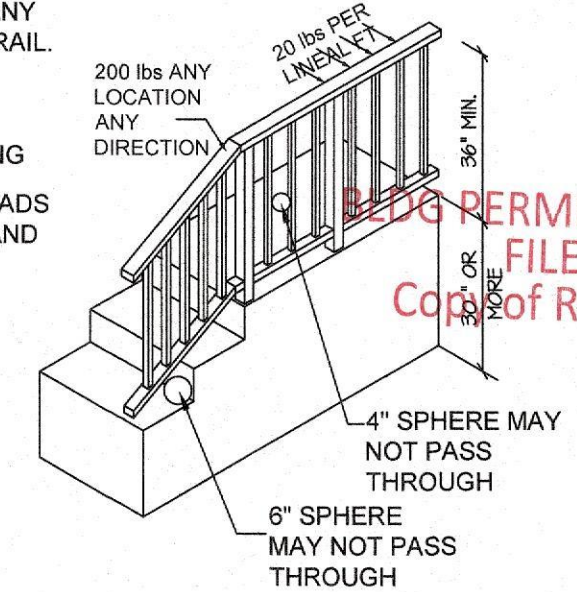
THE HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.

THE GUARDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 20 LBS PER LINEAL FOOT APPLIED HORIZONTALLY ALONG THE TOP RAIL.

THE TOP RAIL SHALL BE ABLE TO RESIST UNIFORMLY DISTRIBUTED LIVE LOADS PER FBC R301 AND TABLE R301.5 GUARDS AND HANDRAILS: 200 PSF GUARDRAILS IN-FILL COMPONENTS: 50 PSF STAIRS: 40 PSF

OPEN RAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

THE TRIANGULAR OPENINGS AT STAIR TREAD, RISER, & BOTTOM SHALL BE SUCH THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH.



THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THE BUILDING CODE AND IS ONLY AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

HANDRAIL DETAIL

SCALE: N.T.S.

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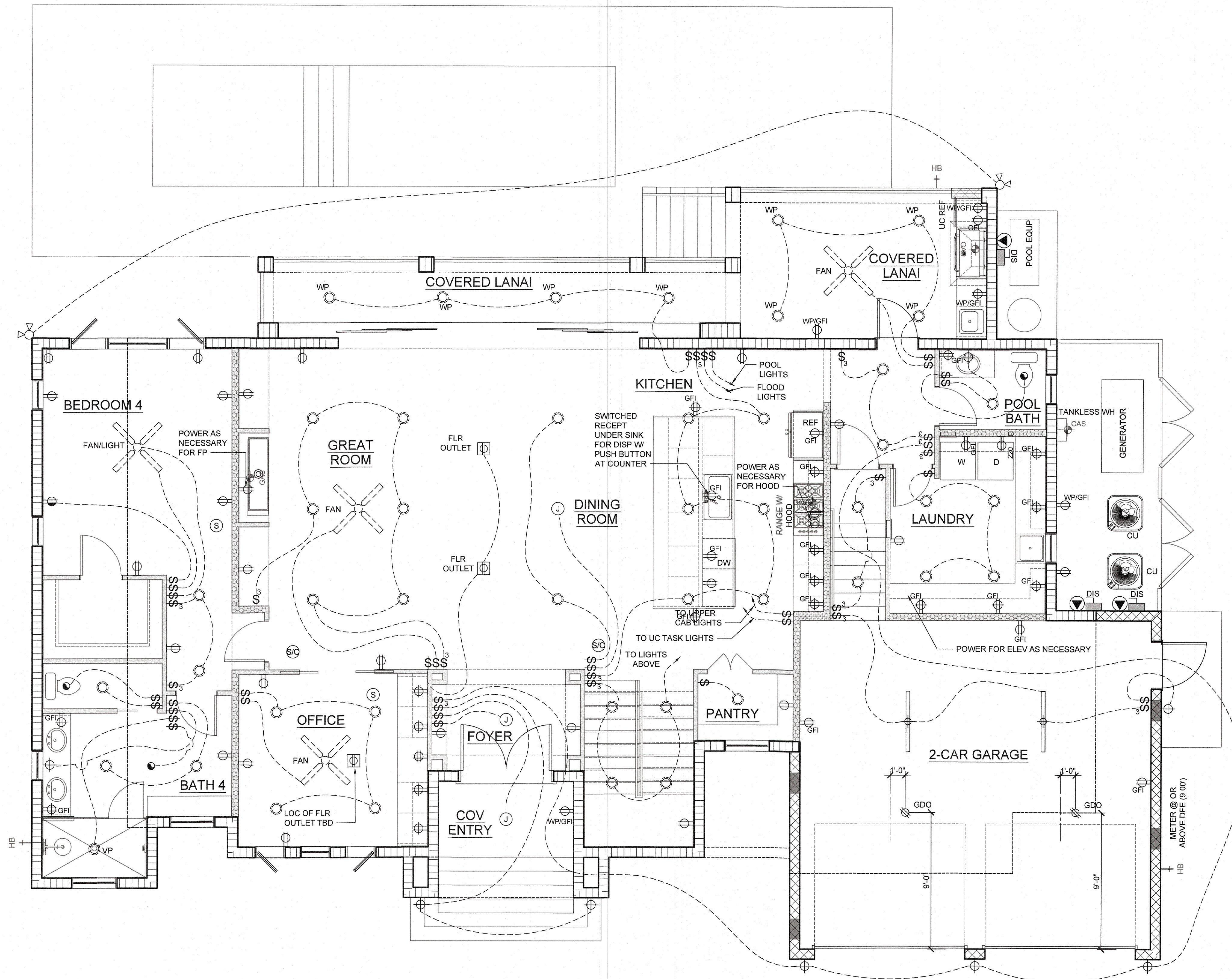
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SECTION

SHEET NUMBER

A7

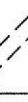


GROUND FLOOR ELECTRICAL LAYOUT
SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES:

- ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE NEC 2020, RESIDENTIAL, PART 8-ELECTRICAL (2017 NATIONAL ELECTRIC CODE)
- PER NEC SECTION 210.12(A) ALL 120V SINGLE PHASE 15- AND 20 AMPERE BRANCH CIRCUITS IN ALL AREAS OF A DWELLING (EXCEPT FOR KITCHEN, BATHROOMS, UNFINISHED BASEMENTS, GARAGES AND OUTDOORS); SHALL BE AFCI PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER: COMBINATION TYPE.
 - CARBON MONOXIDE PROTECTION PER FLORIDA STATUTES 553.885 (2). TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM.
 - PER NEC SECTION 210.8(B)(4) ALL 15A & 20A, 125V RECEPTACLES INSTALLED OUTDOORS MUST BE GFCI-PROTECTED.
 - PER NEC SECTION 210.8(B)(5) ALL 15A & 20A, 125V RECEPTACLES INSTALLED WITHIN 8' OF A SINK (IN NON-DWELLING UNIT OCCUPANCIES-1.8. OUTDOOR SUMMER KITCHENS RECEPTACLES) MUST BE GFCI-PROTECTED.
 - PER NEC SECTION 406.8(B)(1) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS PLUGGED IN AND ALL NON-LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT.
 - PER NEC SECTION 406.11 IN DWELLING UNITS, ALL 15A & 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT.
 - PER NEC SECTION 800.156 NO LESS THAN ONE COMMUNICATIONS OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT.
 - PER NEC SECTIONS R314.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EA SLEEPING AREA.
 - ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217, PER NEC 7TH EDITION (RESIDENTIAL) 314.1. GC TO INSTALL: KIDDE MODEL # 14618A SMOKE ALARM, OR APPROVED EQUAL.
 - VERIFY ALL LOW VOLTAGE LOCATIONS INCLUDING, BUT NOT LIMITED TO, TV, DATA, USB, SPEAKER, AND ALARM SYSTEMS PRIOR TO INSTALLATION.
 - ALL RECESSED LIGHTING TO BE LED
 - ALL TASK AND ACCENT LIGHTING AT CABINETS (ABOVE, BELOW, AND INSIDE) TO BE LED.
 - ALL STRIP FIXTURE (SUCH AS IN GARAGE) SHALL BE LED TYPE LIGHTING.
 - VERIFY LIGHTING COLOR OF LED FIXTURE (COOL, DAYLIGHT, ETC) WITH OWNER PRIOR TO INSTALLATION.
 - VERIFY WIRELESS DATA REQUIREMENTS WITH OWNER AND LOCATION/NUMBER OF WIRELESS ACCESS POINTS.
 - ALL HANGING FIXTURE, RECESSED LIGHTING, CEILING MOUNTED LIGHTS, AND SCONCES TO BE ON DIMMERS. VERIFY ALL SWITCHING REQUIREMENTS PRIOR TO INSTALLATION
 - WALL MOUNT TV PACKAGE TO HAVE HDMI CABLE, (1) DUPLEX RECPT, (1) CAT 5, (1) RGS & PLYWOOD BACKING.
 - VERIFY REQUIREMENT FOR EXTERIOR RECEPTACLES OR LIGHTING AT LANDSCAPING. VERIFY LOCATION OF SWITCHING (IF REQUIRED) WITH OWNER.
 - ELECTRICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO AC EQUIPMENT, WATER HEATERS, RECEPTACLES, SWITCHES, LIGHTING, PANELS, AND TIMERS TO BE INSTALLED AT OR ABOVE THE DESIGN FLOOD ELEVATION OF 11.00' NAVD.
 - PER FEMA TECH BULLETIN #9 - UTILITIES, INCLUDING ELECTRICAL WIRING, BREAKER BOXES, POWER METERS, PLUMBING, CONDUITS, AND VENTILATION DUCTS, SHALL NOT BE PLACED IN OR ATTACHED TO BREAKAWAY WALL PANELS. BUILDING SUPPLY LINES AND OTHER UTILITY FIXTURES, SUCH AS LIGHT SWITCHES OR ELECTRICAL OUTLETS, MAY BE ATTACHED TO THE SHELTERED SIDE OF VERTICAL FOUNDATION MEMBERS AS ALLOWED BY APPLICABLE BUILDING CODES AND FLOODPLAIN MANAGEMENT REGULATIONS (WHICH GENERALLY REQUIRE THAT UTILITIES BE ELEVATED ABOVE THE BFE). IF UTILITY LINES MUST BE ROUTED INTO OR OUT OF AN ENCLOSURE, ONE OR MORE OF THE WALLS SHALL BE CONSTRUCTED WITH A UTILITY BLOCKOUT (SEE FIGURES 13 AND 14). UTILITY LINES THAT PASS THROUGH THE BLOCKOUT SHALL BE INDEPENDENT OF THE WALLS AND THEREFORE WILL NOT BE DAMAGED IF THE WALL PANELS BREAK AWAY.

ELECTRICAL SYMBOL KEY

LIGHT FIXTURES	
	CEILING SURFACE MOUNT LIGHT
	6" RECESSED CAN LIGHT
	6" RECESSED CAN LIGHT WATER PROOF
	6" RECESSED CAN LIGHT - WALL WASH
	4" Ø OR 4" x 5/8" RECESSED JUNCTION BOX FOR HANGING FIXT.
	CEILING (RECESSED) MNTD EXHAUST FAN - 12X12 HOUSING
	WALL MNTD JUNCTION BOX FOR SCONCE
	WALL MOUNT LIGHT
	4" RECESSED CAN LIGHT - VAPOR PROOF
	24" SURFACE MOUNTED FLUORESCENT LIGHT
	FLOOD LIGHTS (SINGLE OR MULTIPLE)
	FAN CEILING FAN ONLY
	FAN/LIGHT CEILING FAN / LIGHT COMBINATION
	48" SURFACE MOUNTED FLUORESCENT LIGHT
OUTLETS	
	DUPLEX OUTLET
	GFI OUTLET
	WEATHER PROOF GFI OUTLET
	USB RECESSED 112 HOT DUPLEX OUTLET
	220V OUTLET
	GFI OUTLET
	COUNTER HEIGHT GFI OUTLET
	QUADPLEX OUTLET
	TELEPHONE OUTLET
	DATA (NETWORK) OUTLET
	SPECIAL PURPOSE OR DEDICATED CIRCUIT
	CEILING MOUNTED DUP. OUTLET
	FLOOR MOUNTED DUP. OUTLET
SWITCHES	
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	ELECTRICAL DISCONNECT
MISC FIXTURES	
	SURFACE MOUNTED CARBON MONOXIDE DETECTOR
	SURFACE MOUNTED SMOKE DETECTOR
	SURFACE MOUNTED CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR COMBINATION
	ELECTRIC METER
	ELECTRICAL PANEL
	DOOR BELL CHIME
	DOOR BELL PUSH BUTTON

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6" RECESSED CAN LIGHT

6" RECESSED CAN LIGHT WATERPROOF

6" RECESSED CAN LIGHT - WALL WASH

4" Ø OR 4" SQ RECESSED JUNCTION BOX FOR HANGING FIXT.

CEILING (RECESSED) MIND EXHAUST FAN - 12x12 HOUSING

WALL MIND JUNCTION BOX FOR SCONCE

WALL MOUNT LIGHT

4" RECESSED CAN LIGHT - VAPOR PROOF

24" SURFACE MOUNTED FLUORESCENT LIGHT

FLOOD LIGHT'S (SINGLE OR MULTIPLE)

CEILING FAN ONLY

CEILING FAN / LIGHT COMBINATION

48" SURFACE MOUNTED FLUORESCENT LIGHT

OUTLETS

DUPLEX OUTLET

GFI OUTLET

20A 48" PROOF GFI OUTLET

48" PROOF 12 HOT DUPLEX OUTLET

220V OUTLET

USB OUTLET

COUNTER HEIGHT GFI OUTLET

QUAD DUPLEX OUTLET

TELEPHONE OUTLET

DATA (NETWORK) OUTLET

SPECIAL PURPOSE OR DEDICATED CIRCUIT

CEILING MOUNTED DUP. OUTLET

FLOOR MOUNTED DUP. OUTLET

SWITCHES

SINGLE POLE SWITCH

THREE-WAY SWITCH

FOUR-WAY SWITCH

ELECTRICAL DISCONNECT

MISC FIXTURES

SURFACE MOUNTED CARBON MONOXIDE DETECTOR

SURFACE MOUNTED SMOKE DETECTOR

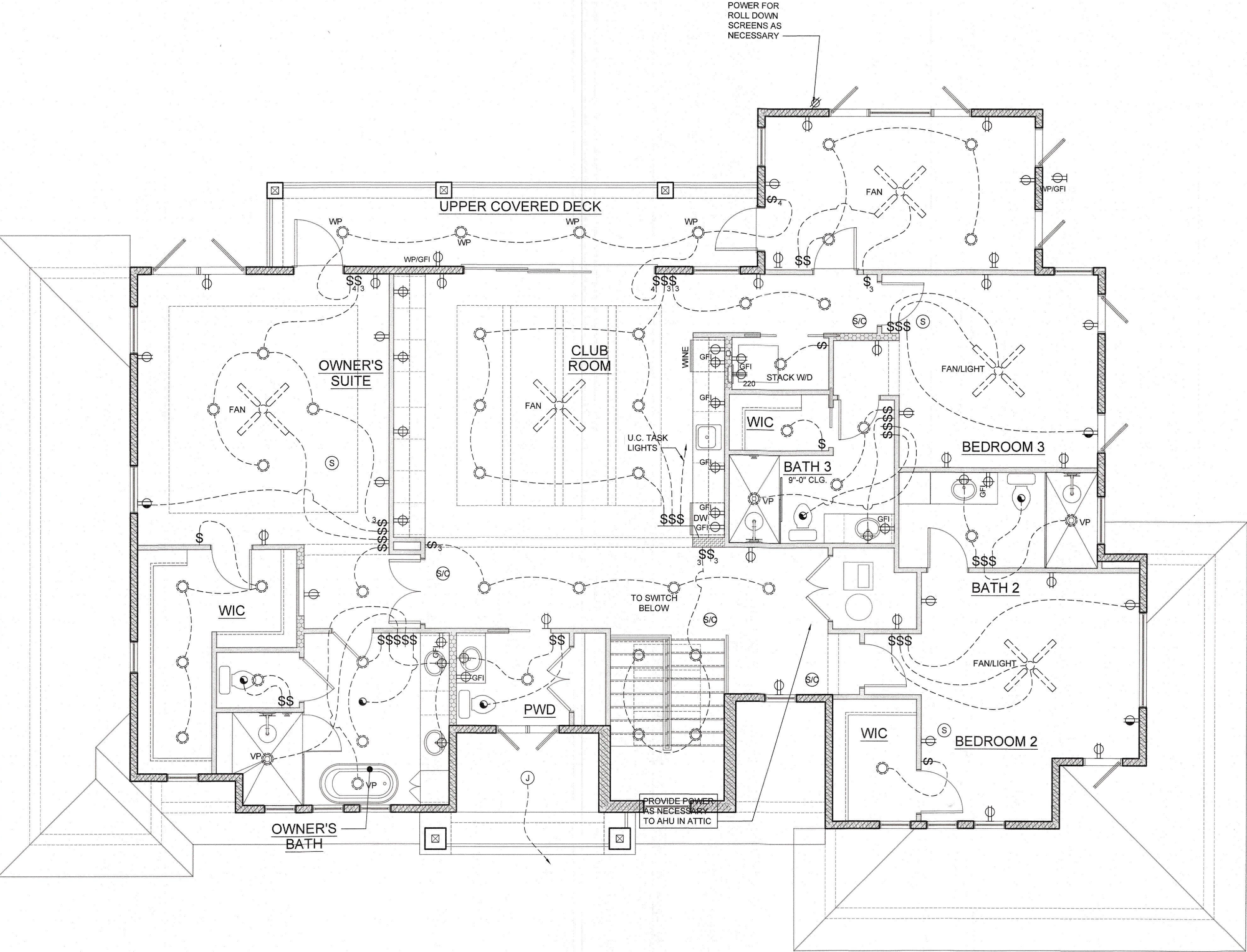
SURFACE MOUNTED CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR COMBINATION

ELECTRIC METER

ELECTRICAL PANEL

DOOR BELL CHIME

DOOR BELL PUSH BUTTON



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

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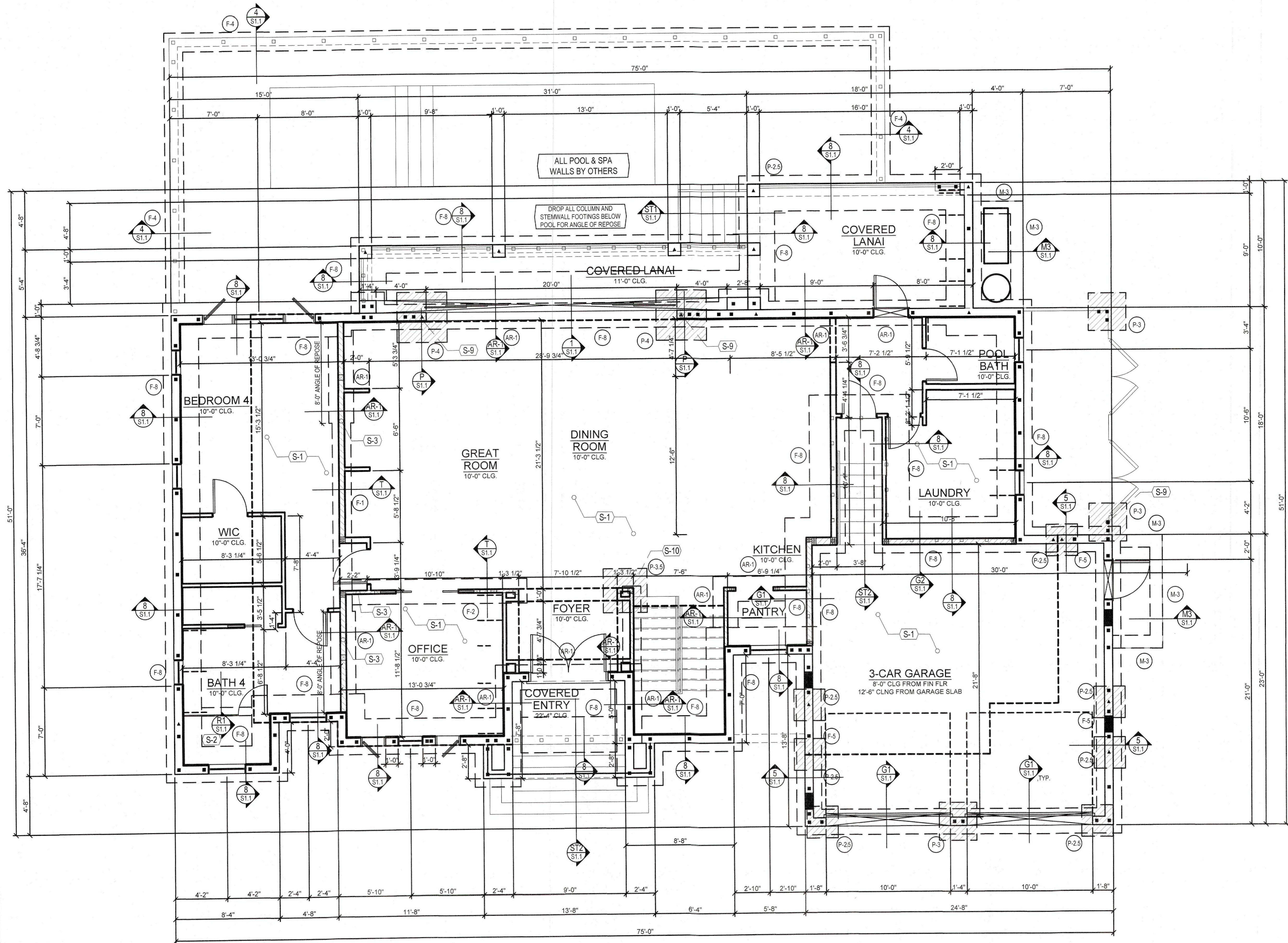
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UPPER
ELECTRICAL
LAYOUT

SHEET NUMBER
E2



THE STRUCTURAL SYSTEMS OF THE BUILDING IS DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION.

FOUNDATION NOTES

- DO NOT SCALE FOOTING SIZE FROM PLAN.
- SEE FOUNDATION / STEMWALL SECTIONS ON SHEET S1.1 FOR SIZES.
- ISOLATED PAD FOOTINGS AND MONOLITHIC FOOTINGS CAN BE POURED INTEGRALLY, BOTTOMS AT THE SAME ELEVATION.
- REFER TO DETAIL ON SHEET S1.1 FOR SHOWER RECESS REQUIREMENTS.
- USE BORA-CARE FOR TERMITE PROTECTION IN ACCORDANCE WITH FBC SECTION R218.
- MOISTURE PROTECTION BY OTHERS.
- TOP OF ALL FOUNDATIONS SHALL BE A MINIMUM OF 6" BELOW ADJACENT GRADE / PAVERS' SLAB.
- STEMWALL HEIGHT TO BE VERIFIED BY GC-SEE SHEET S1.1 FOR VARIOUS STEMWALL HEIGHTS & FOOTING STEP DETAIL.
- REBAR SHOWN ON PLAN IS ABOVE SLAB IN MOST CASES, SEE STEMWALL SECTIONS ON S1.1 FOR REBAR REQ'S. BELOW SLAB.
- REFER TO GEOTECH REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, INC., DATED: MARCH 30, 2023 UES REPORT NO. 230088
- GC TO VERIFY STEMWALL HEIGHTS IN FIELD.

DIMENSION NOTES

- SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

CONCRETE SLAB NOTES

- SLAB ON GRADE: 4" CONCRETE SLAB - 3000 PSI w/ FIBERMESH w/ 6 MIL VAPOR BARRIER OVER MECHANICALLY COMPACTED FILL. TREAT SOIL w/ SENTRICON TERMITE POISONING
- REFER TO SHEET S4.0 'GENERAL NOTES' FOR COMPACTION REQUIREMENTS.

FILLED CELLS LEGEND

- INDICATES FILLED CELL w/ (1) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR GRADE BEAM) AT LEVEL BELOW TO TIE-BEAM ABOVE, PROVIDE 8" HOOKS
- INDICATES FILLED CELL w/ (2) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR GRADE BEAM) AT LEVEL BELOW TO TIE-BEAM ABOVE, PROVIDE 8" HOOKS
- INDICATES FILLED CELL w/ (1) NO.5 REBAR CONTINUOUS FROM GRADE BEAM TO TOP OF CMU BEARING WALL, HOOK 8" INTO TIE-BEAM, UNO

STRUCTURAL NOTES

MARK	DESCRIPTION
S-1	SLAB ON GRADE: 4" CONCRETE SLAB w/ FIBERMESH SLOPE TO DRAIN AS REQ'D.
S-2	SLAB: RECESS SLAB 4" AT SHOWER REFER TO SLAB RECESS DETAIL ON SHEET S1.1
S-3	LOAD BEARING WALL: ATTACH PT. BOTTOM PLATE TO FOOTING WITH 5/8" x 8" TITEN HDs AT 16" O.C. MIN. (2) PER WALL SEGMENT
S-4	HOUSE AND POOL STEMWALLS SHALL BE INTEGRAL
S-5	COORDINATE FOUNDATION AND STEMWALL w/ POOL CONTRACTOR
S-6	FOOTING: INCREASE FOOTING WIDTH MIN. 6" PAST CMU ON EACH SIDE w/ (1) #5 REBAR AT 8" O.C., EACH WAY, BOTTOM
S-7	PAD FOOTING AT SAME ELEVATION AS STEMWALL & ANGLE OF REPOSE FOOTING
S-8	IF BEARING WALL IS LOCATED DIRECTLY OVER STEMWALL FOOTING, CONSTRUCT ANGLE OF REPOSE CMU WALL TO STEMWALL FTG. DON'T NEED ADDITIONAL ANGLE OF REPOSE FOOTING
S-9	PAD FOOTING AT STEMWALL FOOTING ELEVATION, BLOCK COLUMN TO EXTEND DOWN TO LOW FOOTING
S-10	ELEVATION OF FOOTING MAY BE BROUGHT UP IN THIS LOCATION, MIN. 8" COVER OVER TOP OF FOOTING
S-11	SLAB: RECESS SLAB 6" AT GAME/GOLF SIMULATOR ROOM REFER TO SLAB RECESS DETAIL ON SHEET S1.1

PAD FOOTING SCHEDULE

MARK	SIZE	REINFORCING	REMARKS
P-2	24" x 24" x 12" PAD	(3) #5s EACH WAY	SEE PAD FOOTING DETAIL ON S1.1
P-2.5	30" x 30" x 12" PAD	(3) #5s EACH WAY	SEE PAD FOOTING DETAIL ON S1.1
P-3	36" x 36" x 12" PAD	(5) #5s EACH WAY	SEE PAD FOOTING DETAIL ON S1.1
P-3.5	42" x 42" x 12" PAD	(5) #5s EACH WAY	SEE PAD FOOTING DETAIL ON S1.1
P-4	48" x 48" x 12" PAD	(6) #5s EACH WAY	SEE PAD FOOTING DETAIL ON S1.1
P-X	12" PAD - EXTEND 8" BEYOND CMU	#5s AT 8" O.C. EACH WAY	SEE PAD FOOTING DETAIL ON S1.1

WALL FOOTING SCHEDULE

MARK	SIZE / TYPE	REINFORCING	REMARKS
F-1	12"H x 18"W THICK. SLAB	(2) #5s CONT.	REFER TO THICKENED SLAB DETAIL ON SHEET S1.1
F-2	12"H x 24"W THICK. SLAB	(3) #5s CONT.	REFER TO THICKENED SLAB DETAIL T ON SHEET S1.1
F-4	10"H x 18"W STRIP FTG.	(2) #5s CONT.	REFER TO 4 COURSE DETAIL ON SHEET S1.1
F-5	12"H x 24"W STRIP FTG.	(3) #5s CONT. #5s AT 16" O.C. TRANS.	REFER TO 5 COURSE DETAIL ON SHEET S1.1
F-6	12"H x 26"W STRIP FTG.	(4) #5s CONT. #5s AT 16" O.C. TRANS.	REFER TO 6 COURSE DETAIL ON SHEET S1.1
F-7	12"H x 30"W STRIP FTG.	(6) #5s CONT. #5s AT 16" O.C. TRANS.	REFER TO 7 COURSE DETAIL ON SHEET S1.1
F-8	12"H x 34"W STRIP FTG	(6) #5s CONT. #5s AT 16" O.C. TRANS.	REFER TO 8 COURSE DETAIL ON SHEET S1.1
F-9	12"H x 36"W STRIP FTG	(6) #5s CONT. #5s AT 16" O.C. TRANS.	REFER TO 9 COURSE DETAIL ON SHEET S1.1
AR-1	12"H x 24"W STRIP FTG	(3) #5s CONT.	REFER TO ANGLE OF REPOSE AR1 DETAIL ON SHEET S1.1
M-2	12"H x 24"W THICK. SLAB	(3) #5s CONT.	REFER TO SLAB EDGE DETAIL M2 ON SHEET S1.1
M-3	8"H x 12"W THICK. SLAB	(1) #5s CONT.	REFER TO SLAB ESDD DETAIL M3 ON SHEET S1.1

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STRUCTURAL ENGINEERING
6771 Professional Parkway West
Suite #201 - Lakewood Ranch, FL 34240
www.YHengineers.com Tel (941) 306-1225
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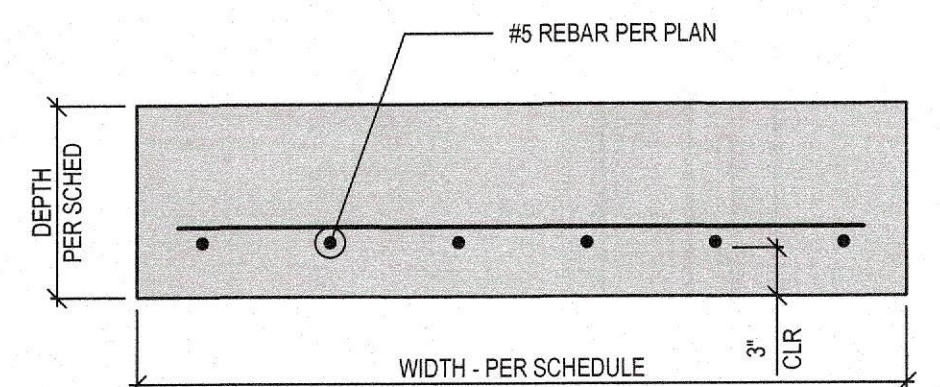
FOUNDATION PLAN
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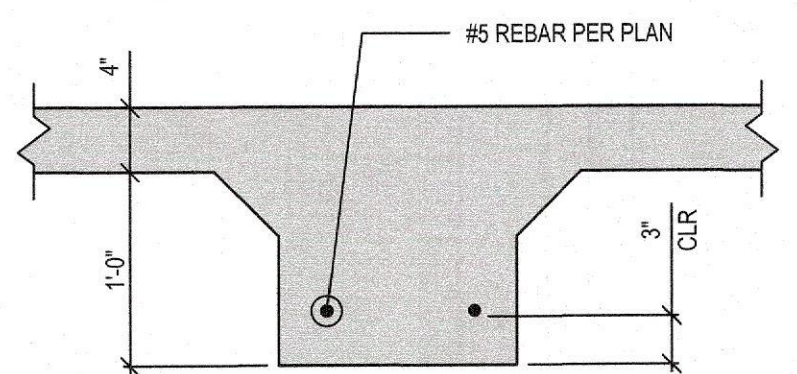
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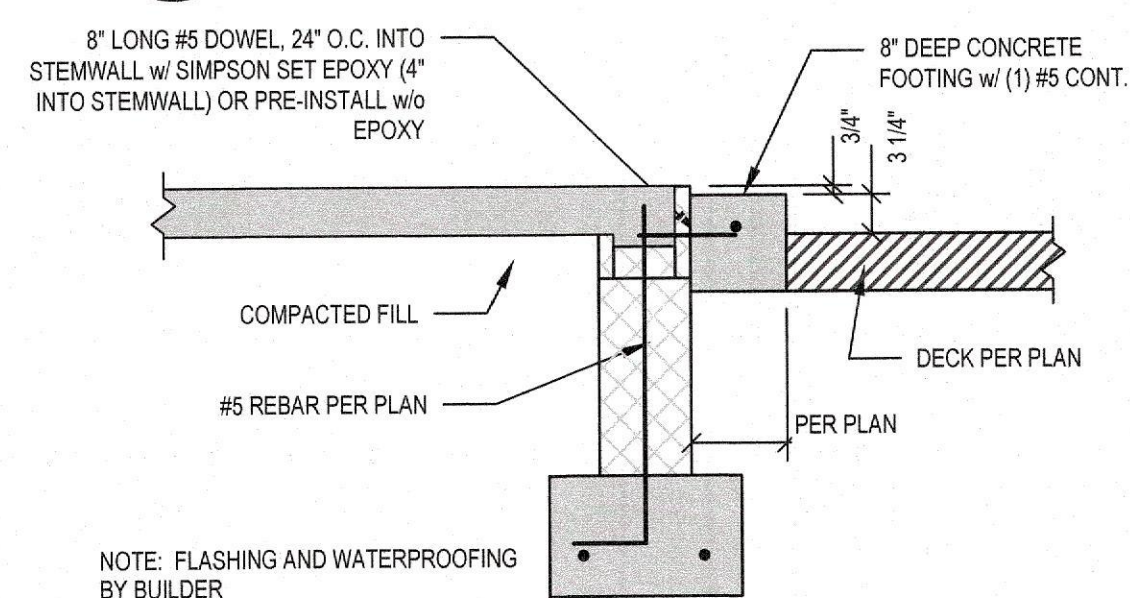
MAINTENANCE
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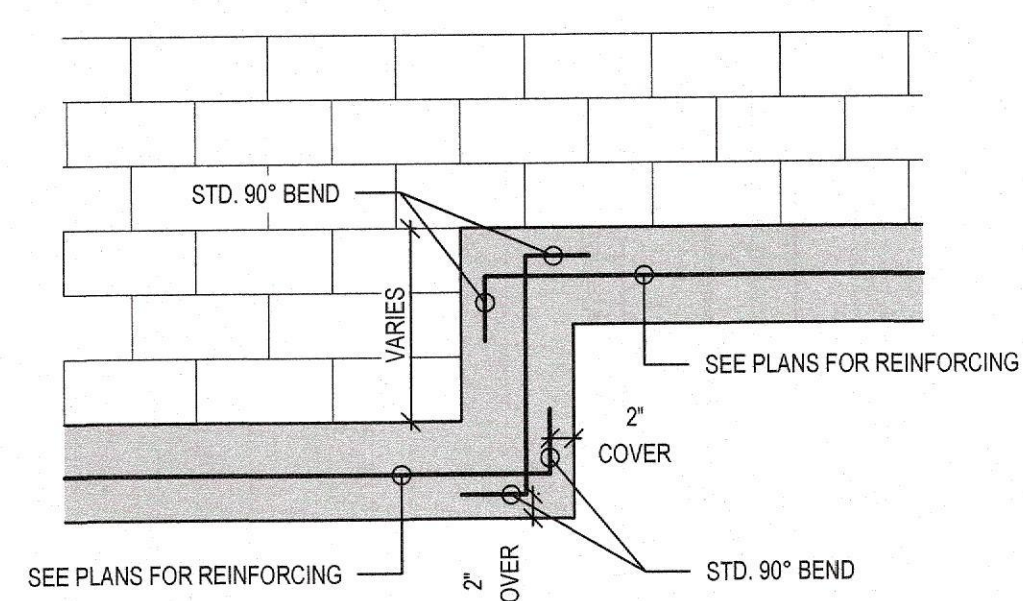
T PAD FOOTING, TYP.
NTS



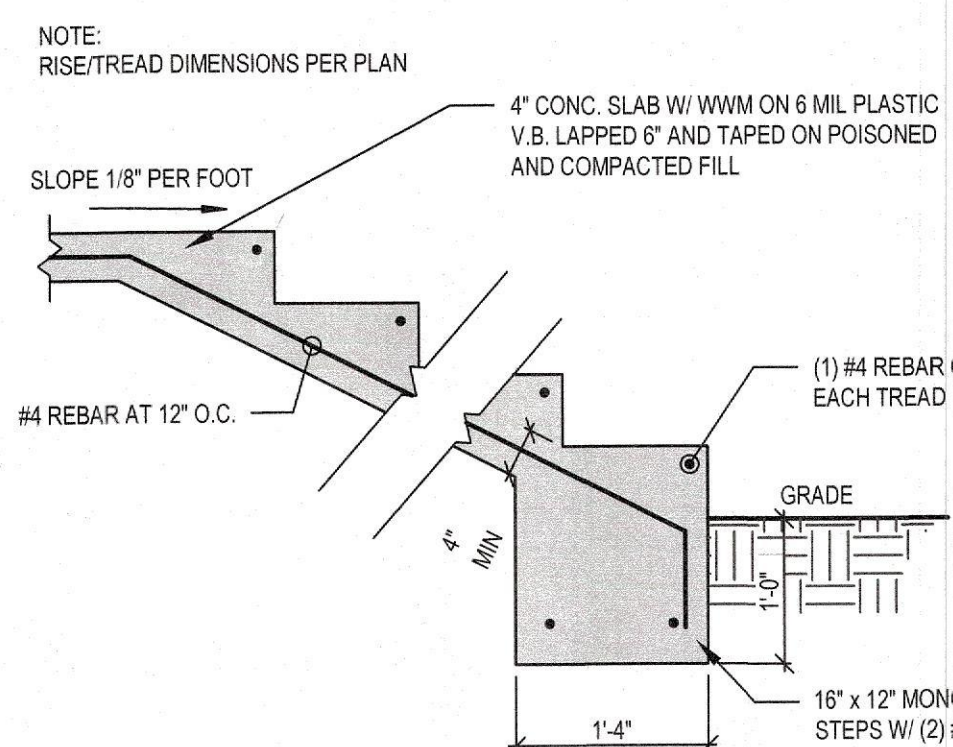
T THICKENED SLAB FOOTING, TYP.
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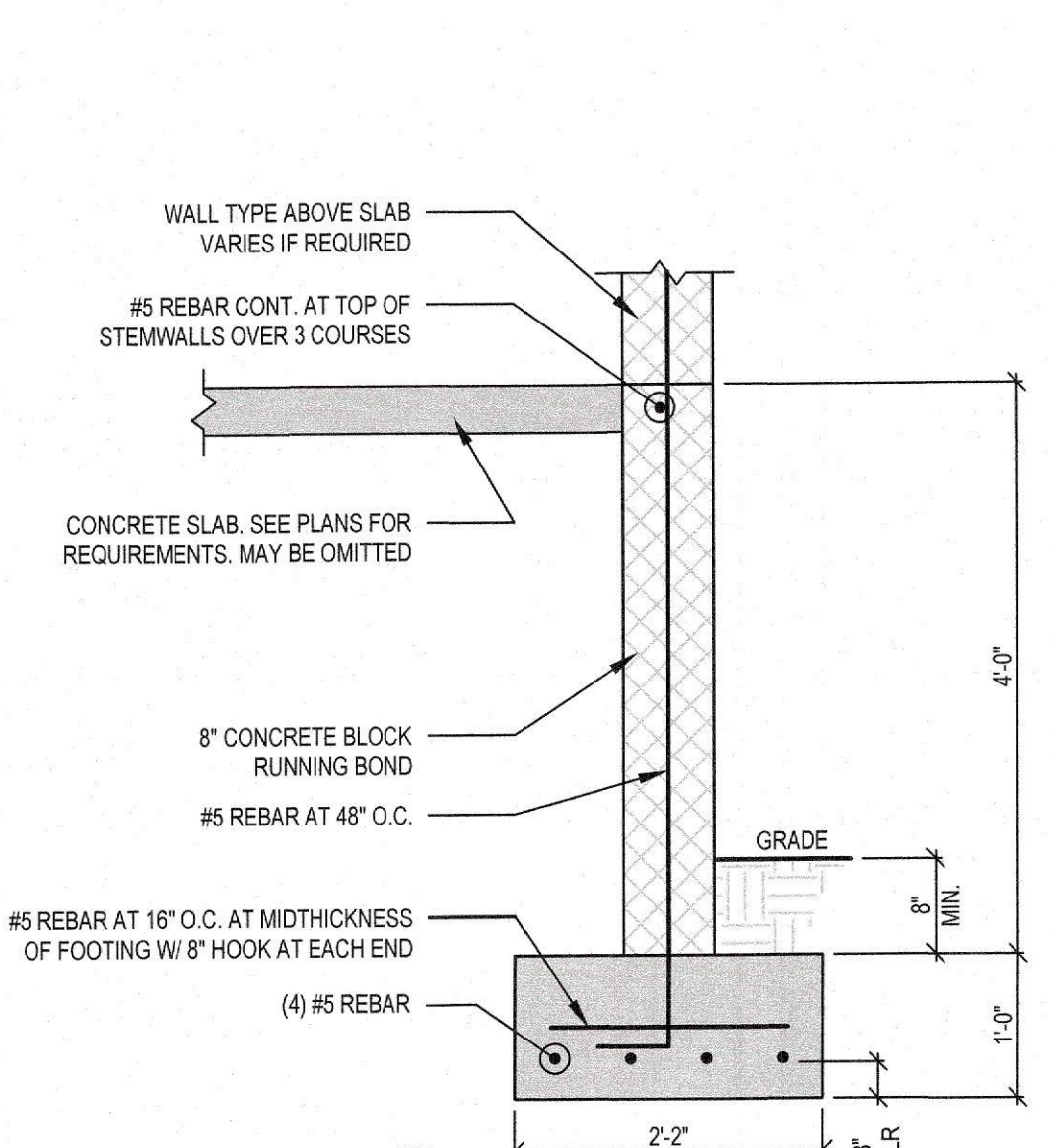
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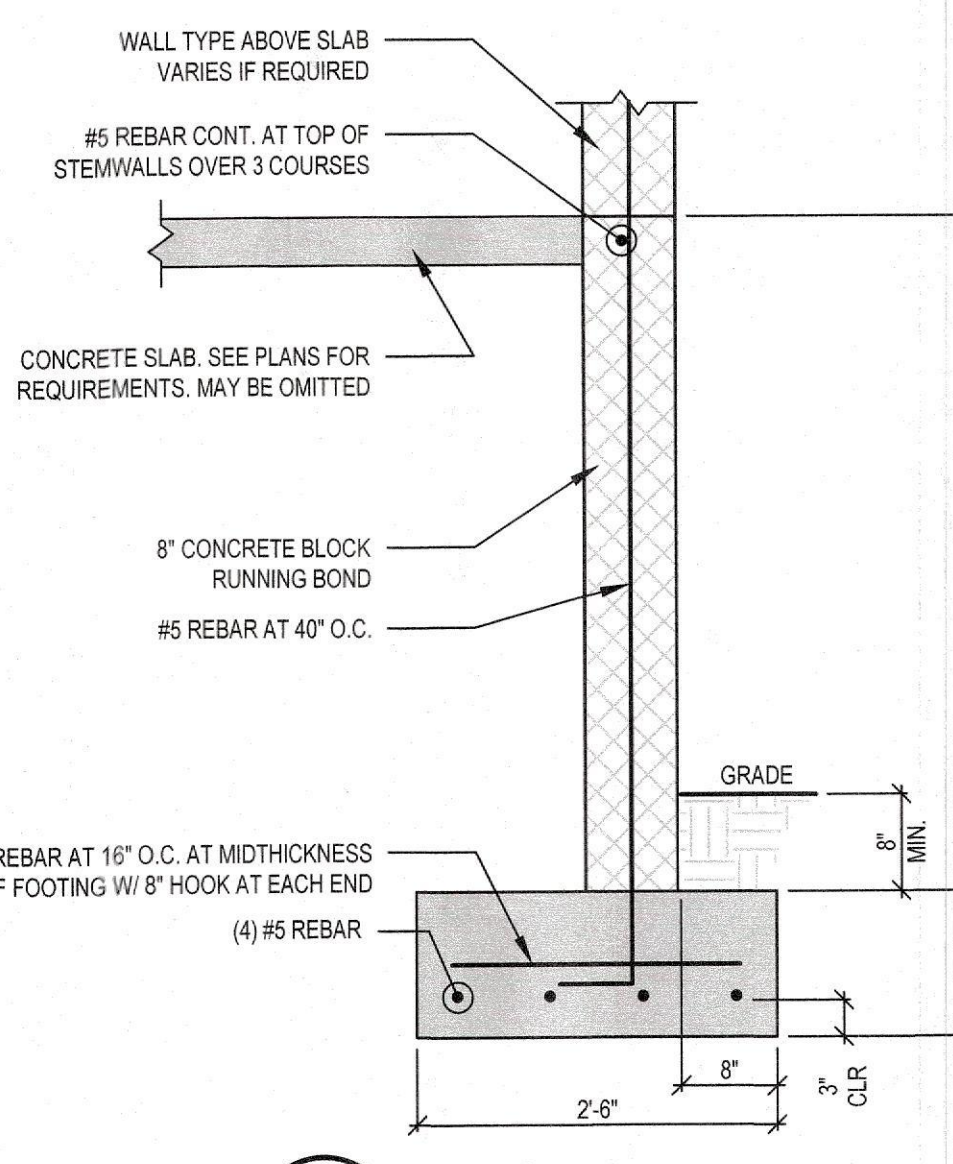
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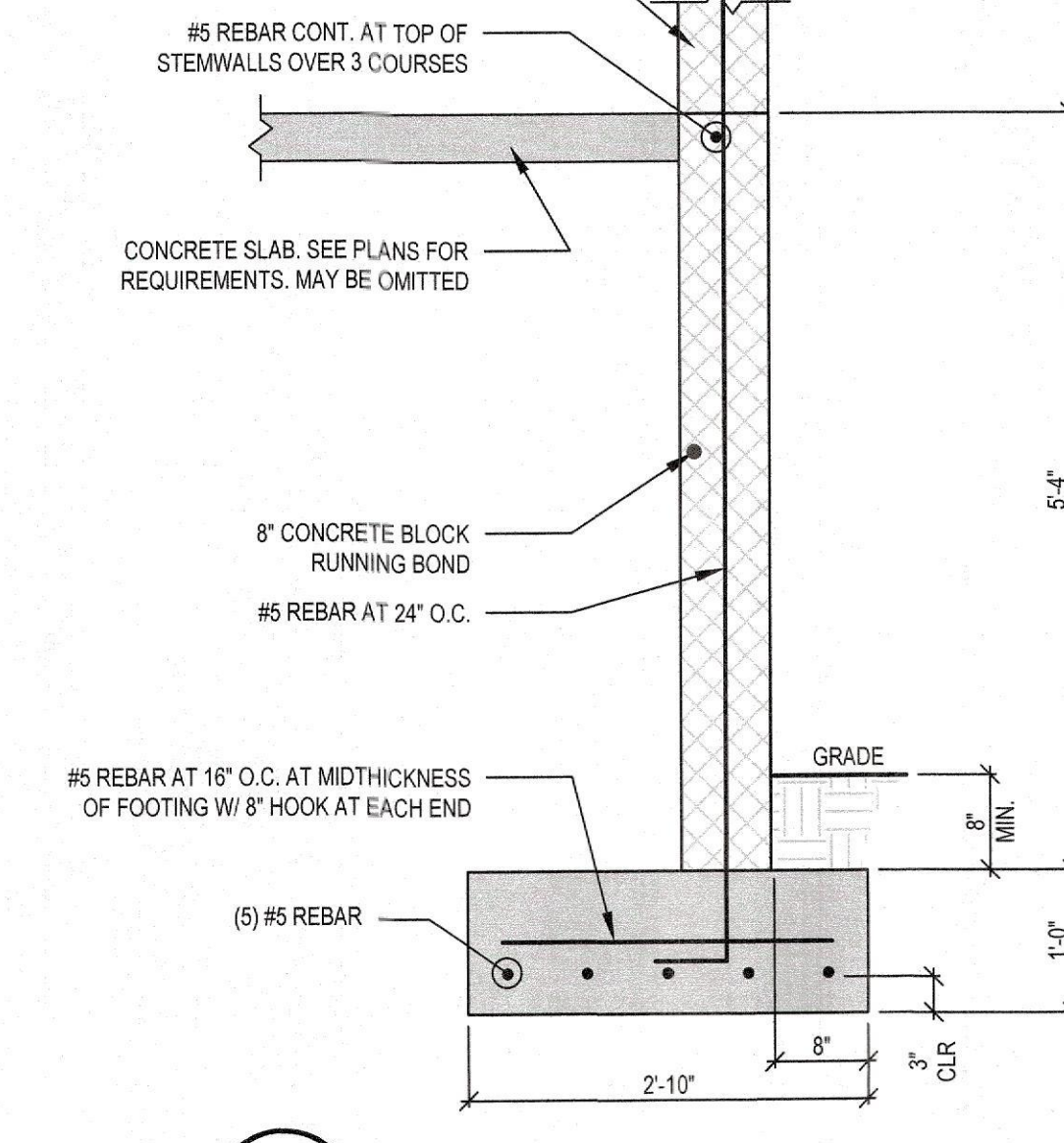
ST2 STAIR ON GRADE WITHOUT PAVERS DETAIL
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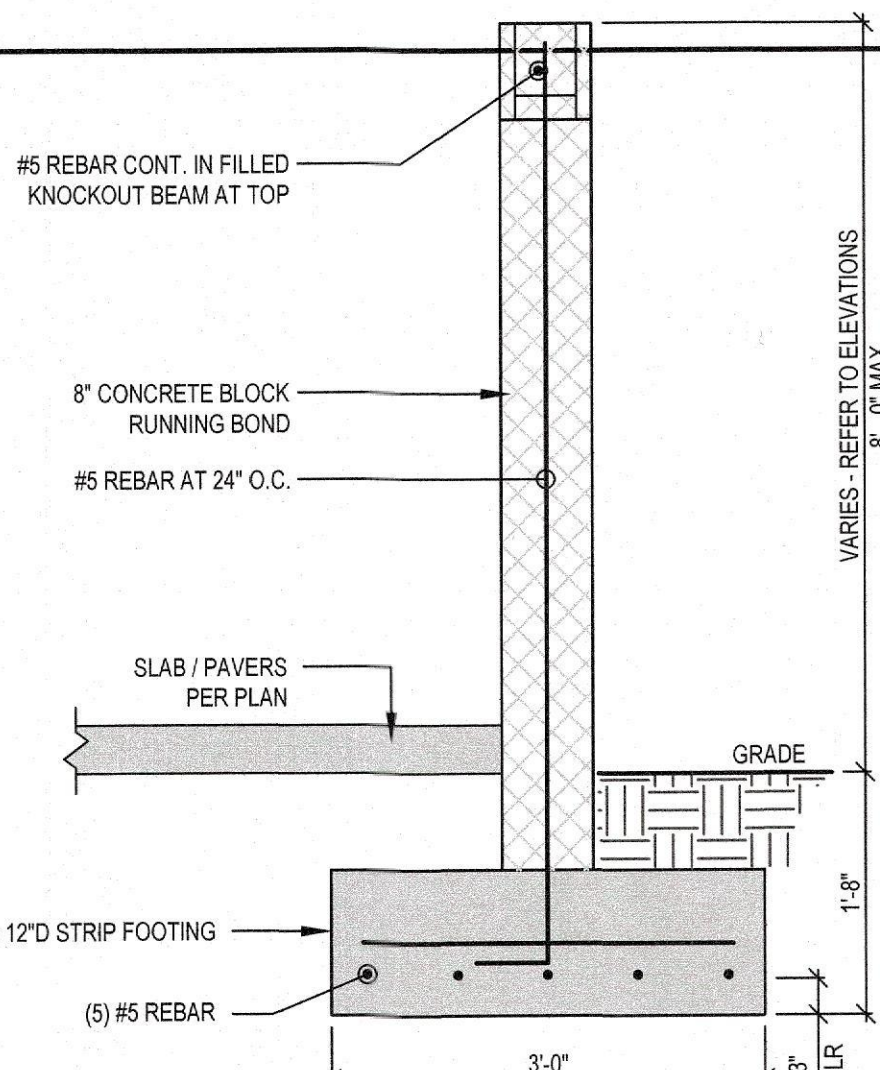
6 6 COURSE STEM WALL
Scale



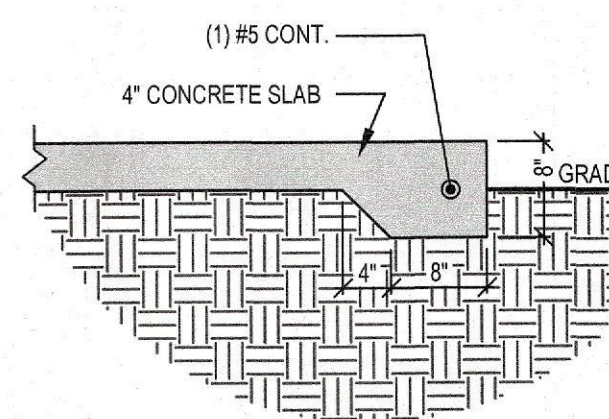
7 7 COURSE STEM WALL
Scale



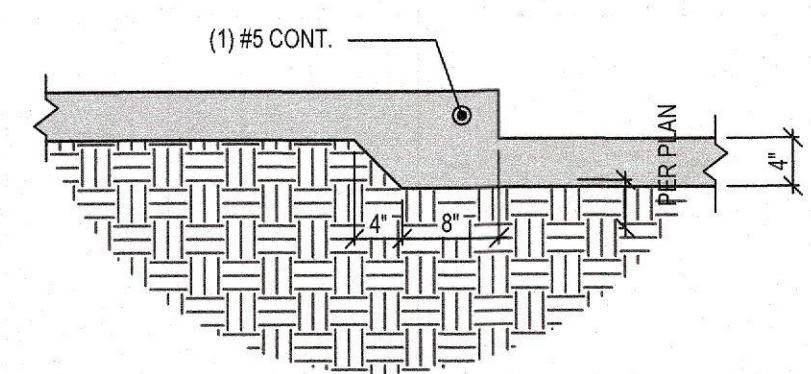
8 8 COURSE STEM WALL
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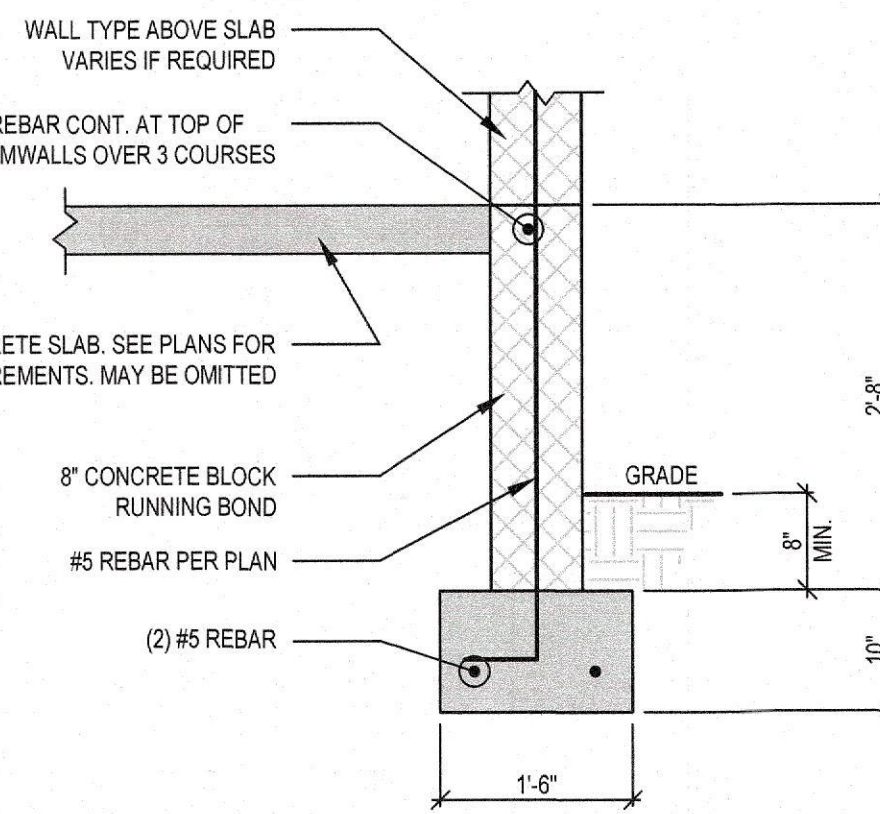
SW2 SCREEN WALL
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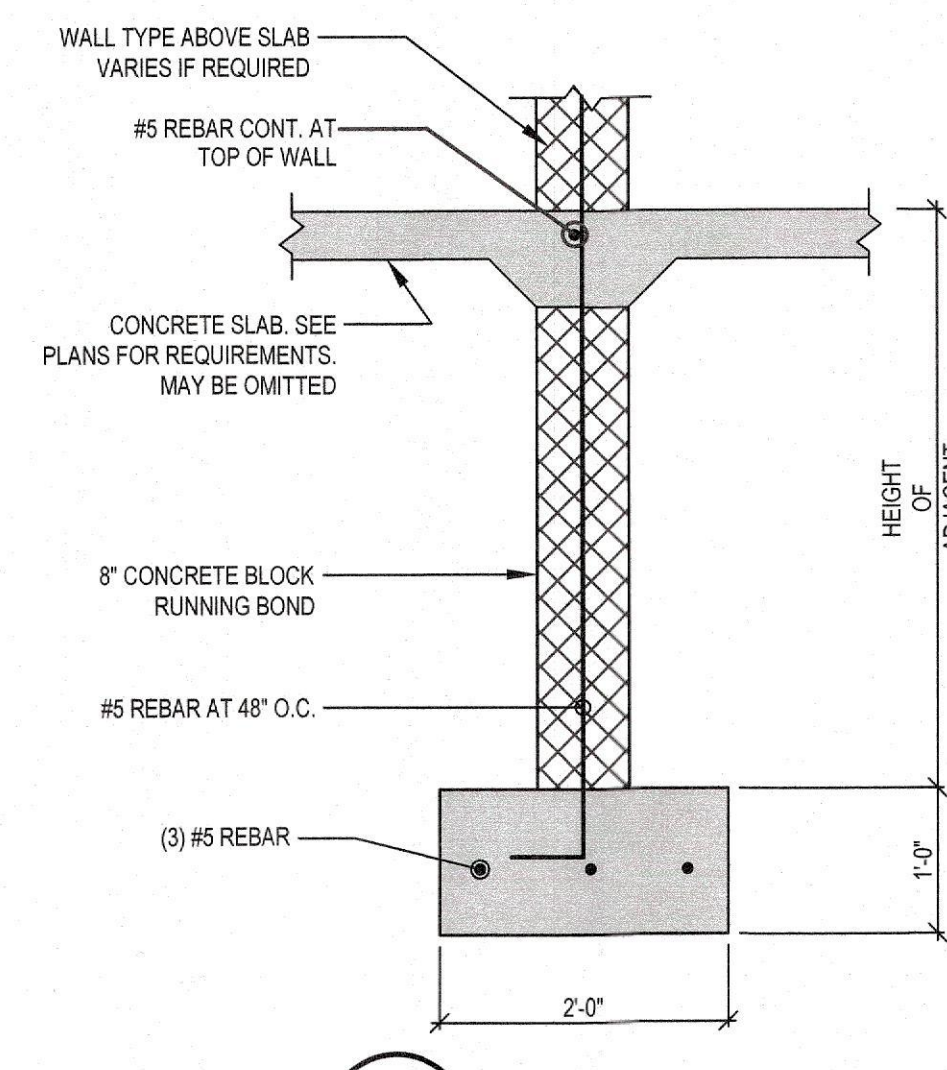
M3 SLAB EDGE - EQUIPMENT PAD
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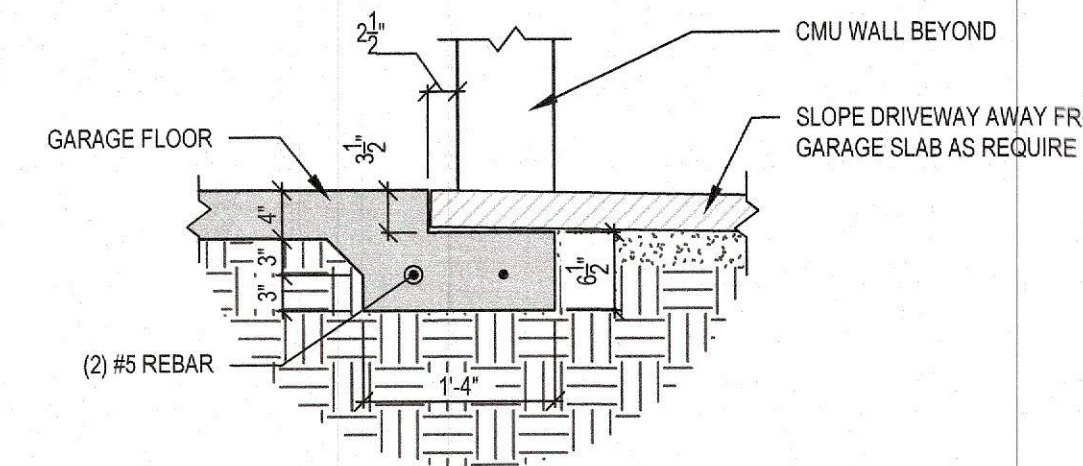
R1 SLAB RECESS - SHOWER
NTS



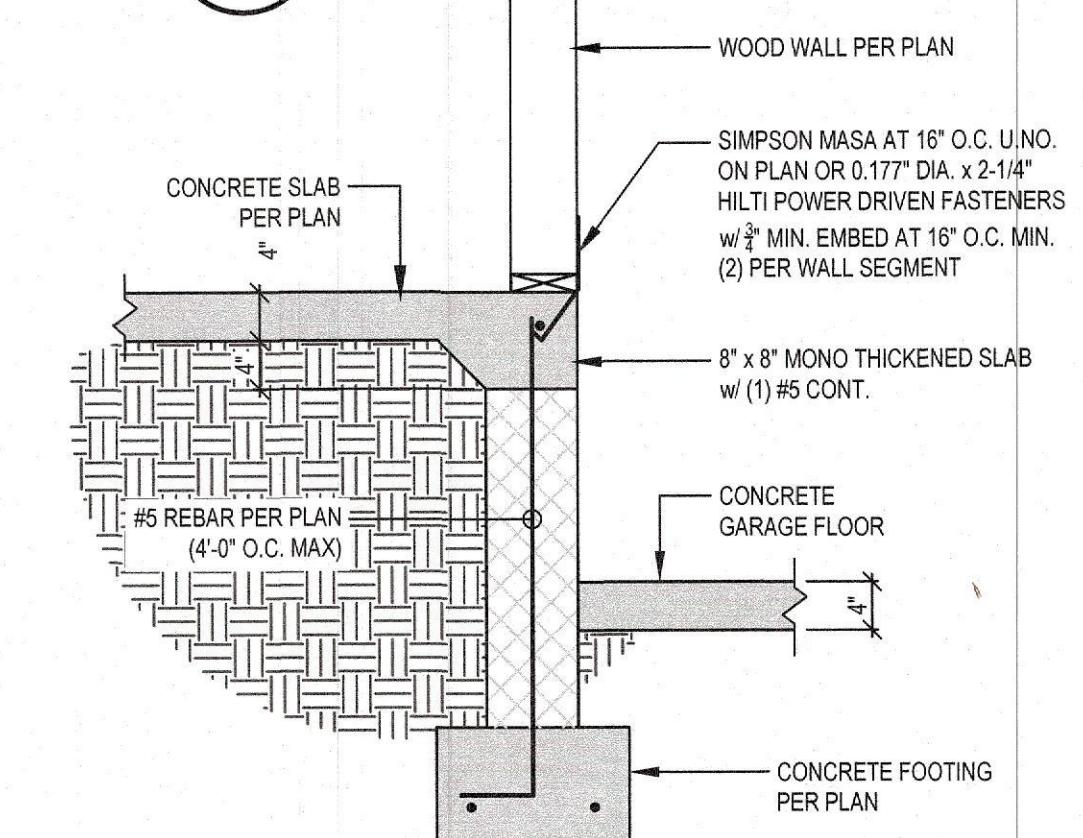
4 4 COURSE STEM WALL
Scale



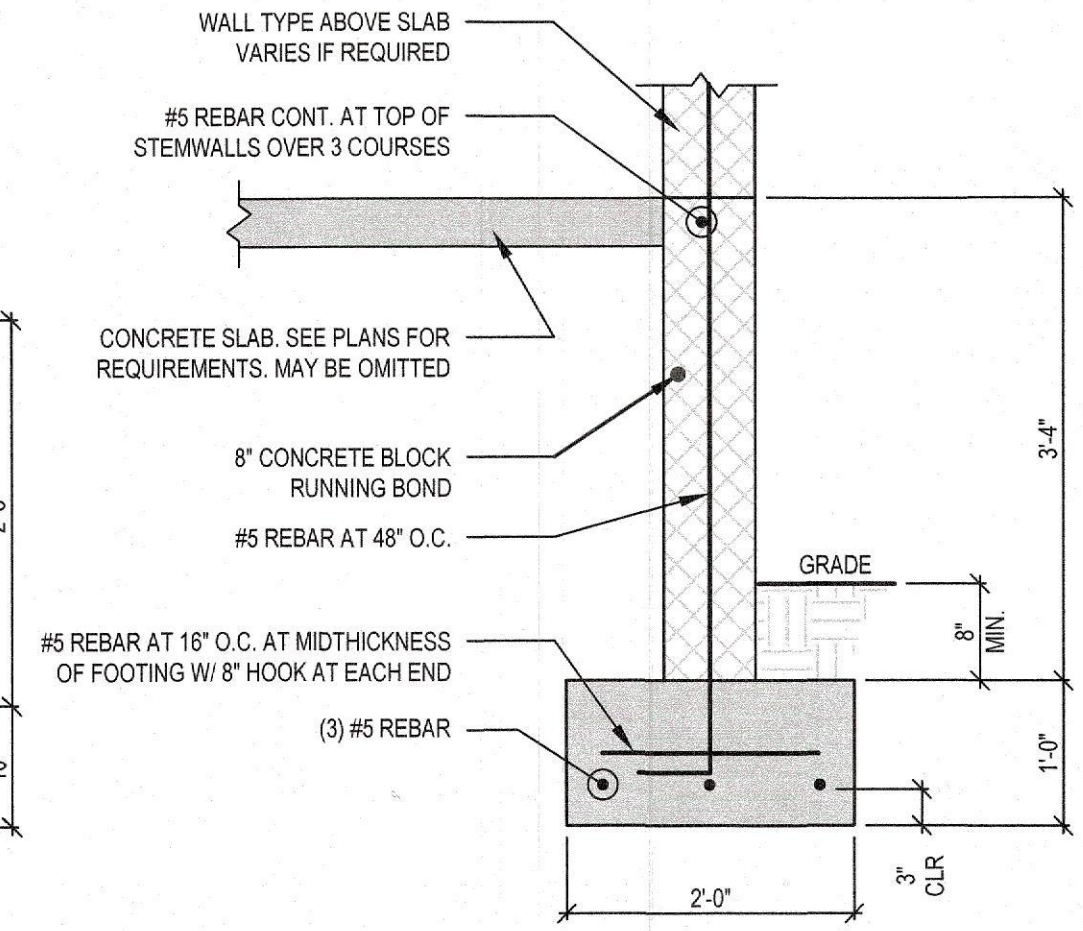
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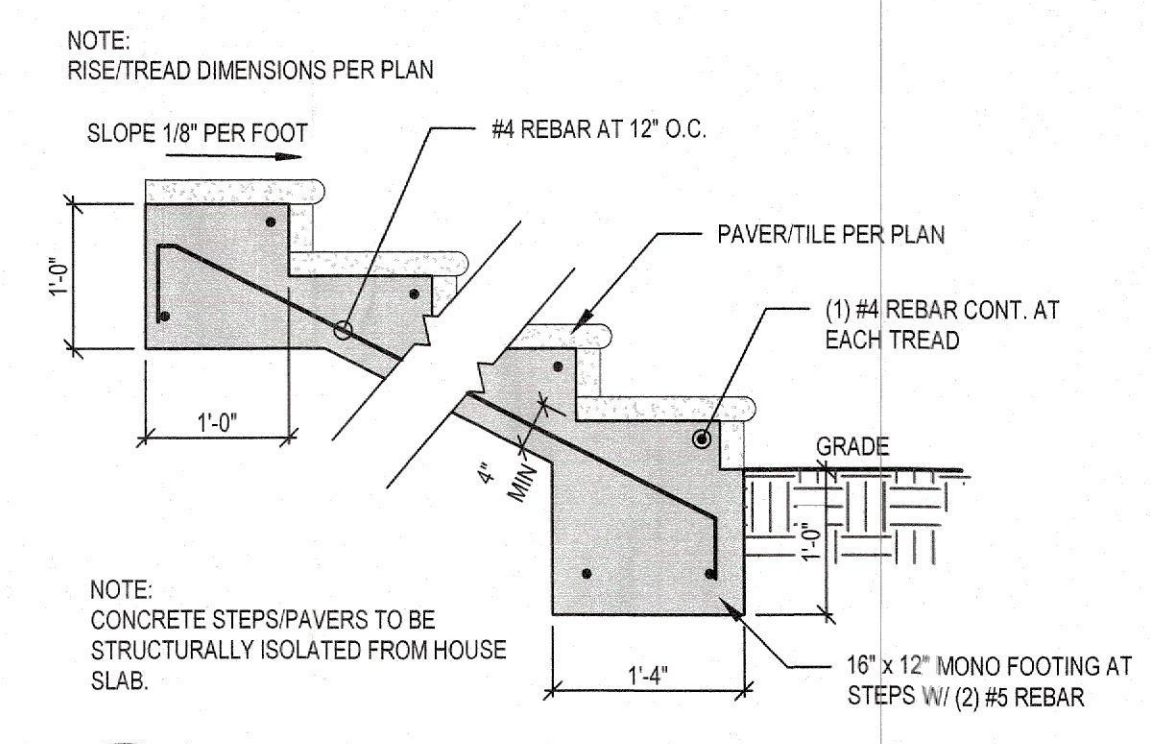
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NTS



G2 SECTION
NTS

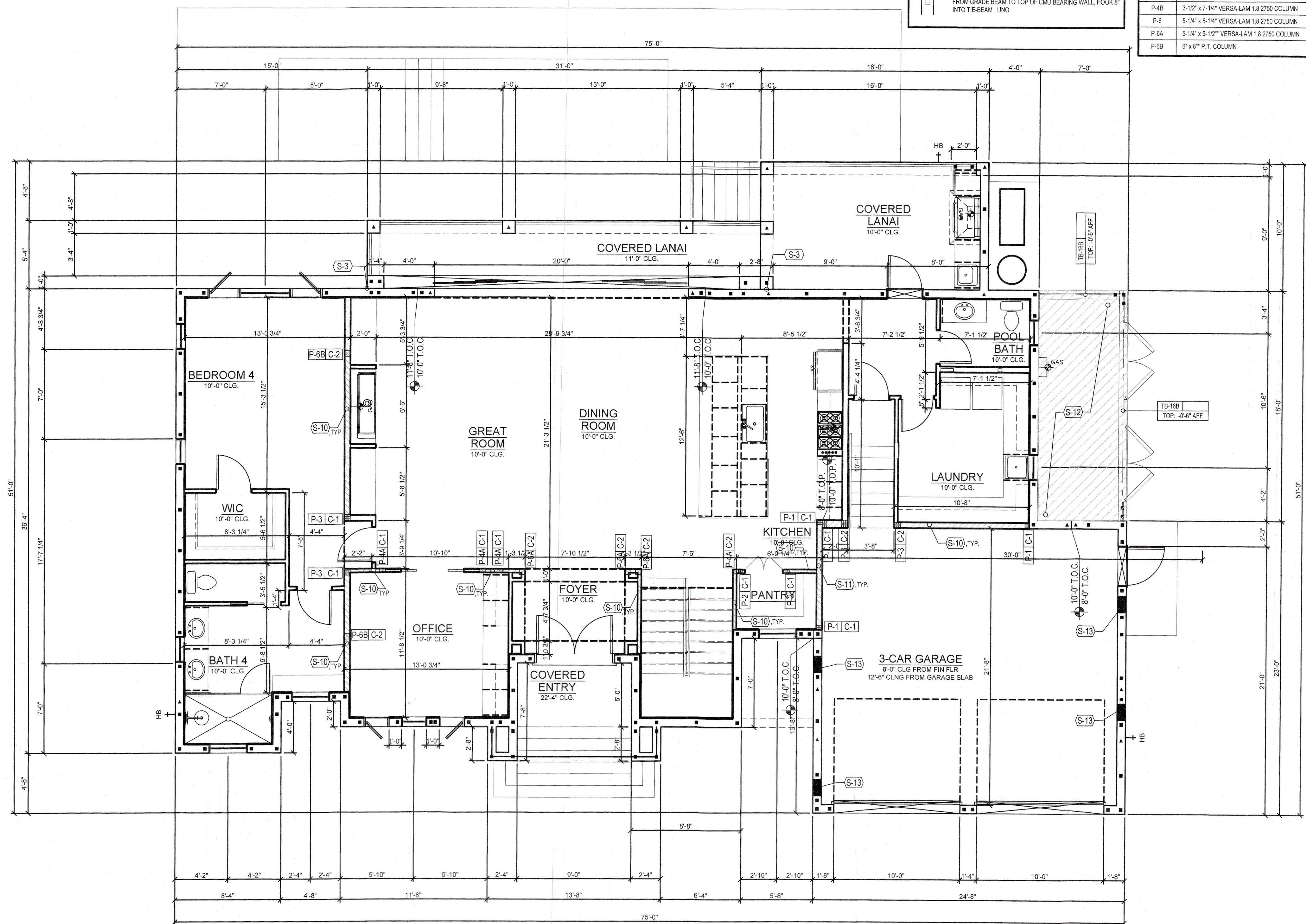


5 5 COURSE STEM WALL
Scale



ST1 STAIR ON GRADE w/ PAVERS DETAIL
NTS

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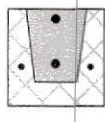
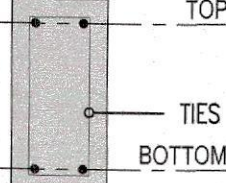
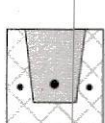
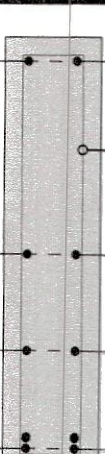
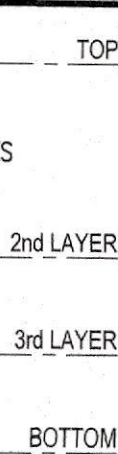


FILLED CELLS LEGEND	
	INDICATES FILLED CELL w/ (1) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR GRADE BEAM) AT LEVEL BELOW TO TIE-BEAM ABOVE, PROVIDE 8" HOOKS
	INDICATES FILLED CELL w/ (2) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR GRADE BEAM) AT LEVEL BELOW TO TIE-BEAM ABOVE, PROVIDE 8" HOOKS
	INDICATES FILLED CELL w/ (1) NO.5 REBAR CONTINUOUS FROM GRADE BEAM TO TOP OF CMU BEARING WALL, HOOK 8" INTO TIE-BEAM, UNO

POST SCHEDULE	
MARK	DESCRIPTION
P-1	(2) 2x SYP NO. 2 STUDS - MATCH WALL THICKNESS
P-2	(2) 2x SYP NO. 2 KING STUDS W/ ADDL JACK STUD MATCH WALL THICKNESS
P-3	(3) 2x SYP NO. 2 STUDS - MATCH WALL THICKNESS
P-3A	(3) 2x SYP NO. 2 KING STUDS W/ (2) 2x JACK STUD MATCH WALL THICKNESS
P-4	3-1/2" x 5-1/2" VERSA-LAM 1.8 2750 COLUMN
P-4A	3-1/2" x 5-1/2" VERSA-LAM 1.8 2750 COLUMN
P-4B	3-1/2" x 7-1/4" VERSA-LAM 1.8 2750 COLUMN
P-6	5-1/4" x 5-1/4" VERSA-LAM 1.8 2750 COLUMN
P-6A	5-1/4" x 5-1/2" VERSA-LAM 1.8 2750 COLUMN
P-6B	6" x 8" P.T. COLUMN

CONNECTOR SCHEDULE	
MARK	DESCRIPTION
C-1	(1) SIMPSON LTT31 W/ 5/8" DIA. ALL-THREAD, DRILL AND EPOXY 6" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=1350#)
C-2	(1) SIMPSON HTT4 W/ 5/8" DIA. ALL-THREAD, DRILL AND EPOXY 6" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=3610#)
C-3	(1) SIMPSON HTT5KT W/ 5/8" DIA. ALL-THREAD, DRILL AND EPOXY 6" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=5445#)
C-4	(1) SIMPSON HDQ8 W/ 7/8" DIA. ALL-THREAD, DRILL AND EPOXY 8" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=7630#)
C-5	(2) SIMPSON CS14 TO BEAM / TRUSS / WALL BELOW
C-6	(2) SIMPSON CS16 TO BEAM / TRUSS / WALL BELOW
C-7	(1) SIMPSON CS14 TO BEAM / TRUSS / WALL BELOW
C-8	(1) SIMPSON CS16 FOR WALL BELOW TO TRUSS/BEAM (1) SIMPSON MSTAM36 FOR TRUSS/BEAM TO CONCRETE / CMU WALL BELOW
C-9	(2) SIMPSON CS16 FOR WALL BELOW TO TRUSS/BEAM (2) SIMPSON MSTAM36 FOR TRUSS/BEAM TO CONCRETE / CMU WALL BELOW
C-10	(2) SIMPSON MSAM36 TO CONCRETE / CMU WALL BELOW

STRUCTURAL NOTES	
MARK	DESCRIPTION
S-1	MASONRY WALL: (1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE AT TOP OF WALL
S-2	INDICATED POST MUST BEAR DIRECTLY ON SLAB WITH MOISTURE PROTECTION PROVIDED BY OTHER
S-3	MASONRY WALL: CMU BUMP-OUT MUST BE INTEGRAL WITH ADJACENT MASONRY
S-4	MASONRY WALL: FILL ALL CELLS
S-5	LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. TOP OF WALL: 20' - 8" AFF
S-6	TIE BEAM: REFER TO TIE BEAM STEP DETAIL ON SHEET S4.3
S-7	BLOCK ALL WALL SEAMS W/ 8D NAILS AT 4" O.C. AT PANEL EDGES
S-8	BLOCK ALL WALL SEAMS W/ 8D NAILS AT 3" O.C. AT PANEL EDGES
S-9	(1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE BELOW WINDOW SILL, EXTEND 16" POST OPENING E.A. SIDE
S-10	LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. TOP OF WALL: 10' - 0" AFF
S-11	LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. TOP OF WALL: 8' - 0" AFF
S-12	6" THICK 3000 PSI CONCRETE SLAB WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM, 1/2" CONCRETE COVER, SHORE MIN. OF 28 DAYS
S-13	8F8-1B, ABOVE FLOOD VENT.

CONCRETE BEAM SCHEDULE			TB-XX	
			TOP: X" - X" AFF	
MARK	DESCRIPTION	TYPE		
8F8-1B	8" x 8" PRECAST LINTEL BY CAST-CRETE (1) NO.5 REBAR	1		
8F8-1B/1T	8" x 8" PRECAST LINTEL BY CAST-CRETE (1) NO.5 REBAR BOTTOM & TOP	1		
TB-12B	8" x 12" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 4" O.C.	3		
TB-16A	8" x 16" FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, BOTTOM	2		
TB-16B	8" x 16" FORM & POUR CONCRETE BEAM (2) NO. 6 REBAR, TOP (2) NO. 6 REBAR, BOTTOM NO. 3 TIES AT 6" O.C.	3		
TB-24B	8" x 24" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM, NO. 3 TIES AT 12" O.C.	3		
TB-44A	8" x 40" FORM & POUR CONCRETE BEAM (2) NO. 6 REBAR, TOP (2) NO. 5 REBAR, 2ND LAYER (2) NO. 5 REBAR, 3RD LAYER (4) NO. 6 REBAR BUNDLED BOTTOM LAYER NO. 3 TIES AT 12" O.C.	4		
TYPE 1		TYPE 2		TYPE 3
				
				
TYPE 4		BLDG		
				
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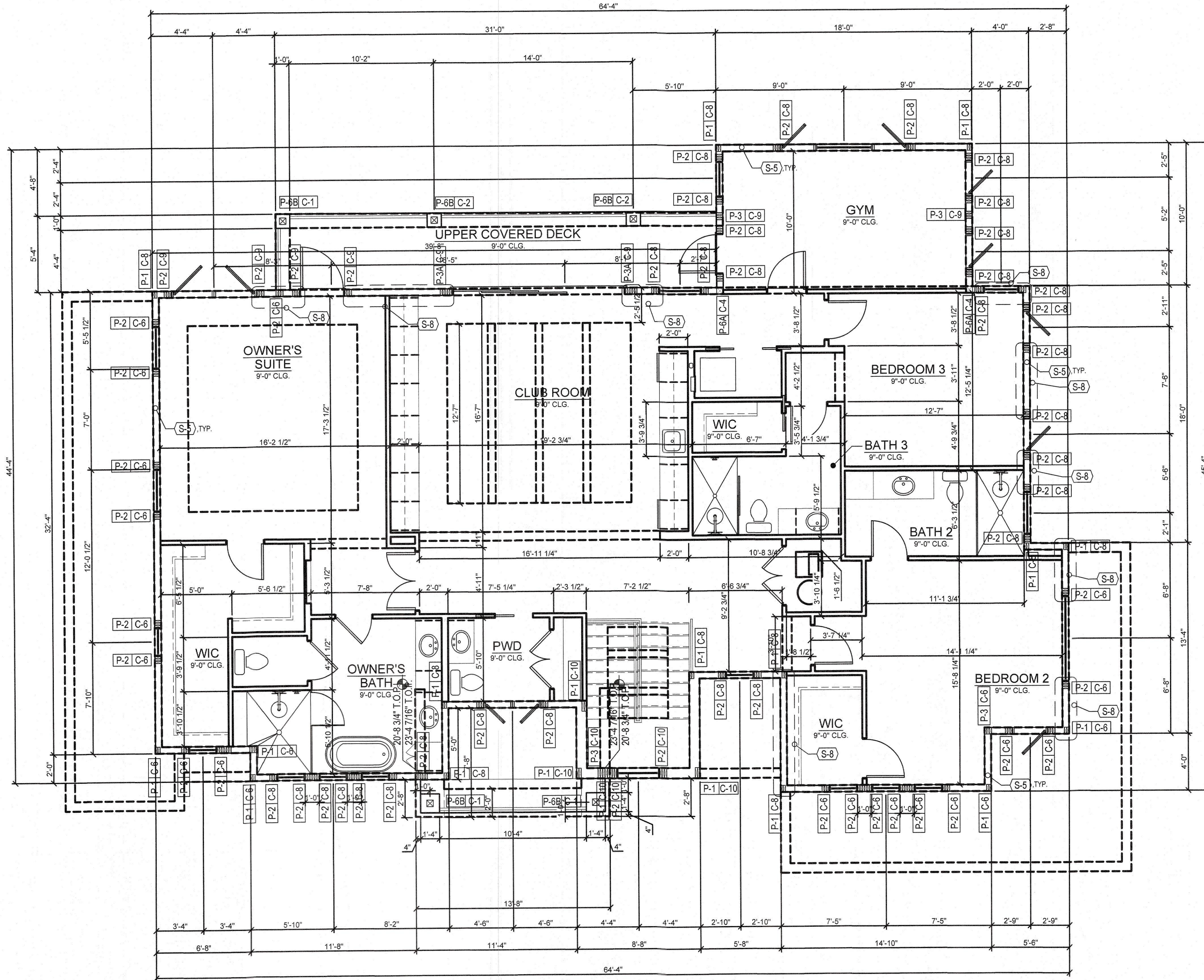
**GROUND FLOOR
STRUCTURAL PLAN**
1/4" = 1' - 0"

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DIMENSION NOTES

- SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

FILLED CELLS LEGEND

- INDICATES FILLED CELL w/ (1) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR GRADE BEAM) AT LEVEL BELOW TO TIE-BEAM ABOVE, PROVIDE 8" HOOKS
- INDICATES FILLED CELL w/ (2) NO.5 REBAR CONTINUOUS FROM TIE-BEAM (OR GRADE BEAM) AT LEVEL BELOW TO TIE-BEAM ABOVE, PROVIDE 8" HOOKS
- INDICATES FILLED CELL w/ (1) NO.5 REBAR CONTINUOUS FROM GRADE BEAM TO TOP OF CMU BEARING WALL, HOOK 8" INTO TIE-BEAM, UNO

POST SCHEDULE

MARK	DESCRIPTION
P-1	(2) 2 x SYP NO. 2 STUDS - MATCH WALL THICKNESS
P-2	(2) 2 x SYP NO. 2 KING STUDS W/ ADD'L JACK STUD MATCH WALL THICKNESS
P-3	(3) 2 x SYP NO. 2 STUDS - MATCH WALL THICKNESS
P-3A	(3) 2 x SYP NO. 2 KING STUDS W/ (2) 2x JACK STUD MATCH WALL THICKNESS
P-4	3-1/2" x 3-1/2" VERSA-LAM 1.8 2750 COLUMN
P-4A	3-1/2" x 5-1/2" VERSA-LAM 1.8 2750 COLUMN
P-4B	3-1/2" x 7-1/4" VERSA-LAM 1.8 2750 COLUMN
P-6	5-1/4" x 5-1/4" VERSA-LAM 1.8 2750 COLUMN
P-6A	5-1/4" x 5-1/2" VERSA-LAM 1.8 2750 COLUMN
P-6B	6" x 6" P.T. COLUMN

CONNECTOR SCHEDULE

MARK	DESCRIPTION
C-1	(1) SIMPSON LTT131 W/ 5/8" DIA. ALL-THREAD. DRILL AND EPOXY 6" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=1350#)
C-2	(1) SIMPSON HTT4 W/ 5/8" DIA. ALL-THREAD. DRILL AND EPOXY 6" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=3610#)
C-3	(1) SIMPSON HTT5KT W/ 5/8" DIA. ALL-THREAD. DRILL AND EPOXY 6" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=5445#)
C-4	(1) SIMPSON HDQ8 W/ 7/8" DIA. ALL-THREAD. DRILL AND EPOXY 8" INTO CONCRETE BELOW W/ SIMPSON SET EPOXY (T=7630#)
C-5	(2) SIMPSON CS14 TO BEAM / TRUSS / WALL BELOW
C-6	(2) SIMPSON CS16 TO BEAM / TRUSS / WALL BELOW
C-7	(1) SIMPSON CS14 TO BEAM / TRUSS / WALL BELOW
C-8	(1) SIMPSON CS16 FOR WALL BELOW TO TRUSS/BEAM (1) SIMPSON MSTM36 FOR TRUSS/BEAM TO CONCRETE / CMU WALL BELOW
C-9	(2) SIMPSON CS16 FOR WALL BELOW TO TRUSS/BEAM (2) SIMPSON MSTM36 FOR TRUSS/BEAM TO CONCRETE / CMU WALL BELOW
C-10	(2) SIMPSON MSAM36 TO CONCRETE / CMU WALL BELOW

STRUCTURAL NOTES

MARK	DESCRIPTION
S-1	MASONRY WALL: (1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE AT TOP OF WALL
S-2	INDICATED POST MUST BEAR DIRECTLY ON SLAB WITH MOISTURE PROTECTION PROVIDED BY OTHER.
S-3	MASONRY WALL: CMU BUMP-OUT MUST BE INTEGRAL WITH ADJACENT MASONRY
S-4	MASONRY WALL: FILL ALL CELLS
S-5	LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. TOP OF WALL: 20' - 8" AFF
S-6	TIE BEAM: REFER TO THE BEAM STEP DETAIL ON SHEET S4.3
S-7	BLOCK ALL WALL SEAMS W/ 8D NAILS AT 4" O.C. AT PANEL EDGES
S-8	BLOCK ALL WALL SEAMS W/ 8D NAILS AT 3" O.C. AT PANEL EDGES
S-9	(1) NO.5 REBAR CONT. IN FULLY GROUTED COURSE BELOW WINDOW SILL. EXTEND 16" POST OPENING GA. SIDE.
S-10	LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. TOP OF WALL: 10' - 0" AFF
S-11	LOAD BEARING WALL: 2x SYP STUDS AT 16" O.C. TOP OF WALL: 8' - 0" AFF
S-12	6" THICK 3000 PSI CONCRETE SLAB WITH NO.5 REBAR 12" O.C. EACH WAY TOP & BOTTOM, 1" CONCRETE COVER, SHORE MIN. OF 28 DAYS.
S-13	8F8-1B, ABOVE FLOOD VENT.

BLDG PERMIT PLANS
FILE
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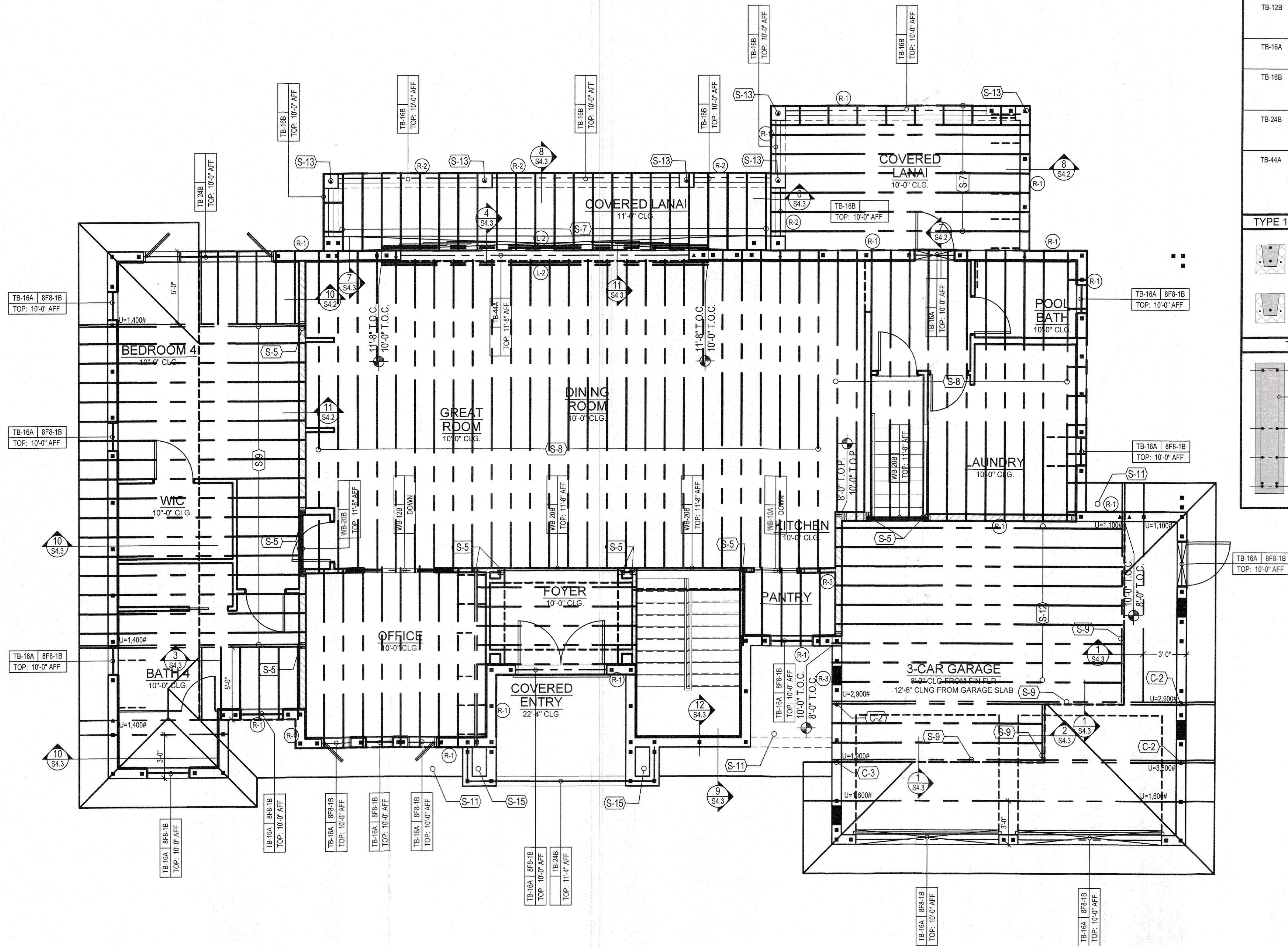
UPPER FLOOR STRUCTURAL PLAN

1/4" = 1' - 0"

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TRUSS / GIRDER TIE-DOWN SCHEDULE (C-1)	
MARK	DESCRIPTION
C-1	2- SIMPSON HTS20
C-2	2- SIMPSON HETA16, U= 3,620#
C-3	1- SIMPSON VGT, U= 4,940#

NOTE: SIMPSON HETA16 AT EACH TRUSS/GIRDER UNO FOR BLOCK WALL
SIMPSON (2) HTS20 AT EACH GIRDER UNO FOR WOOD WALL/HEADER

CONCRETE BEAM SCHEDULE		TB-XX TOP: 'X' - 'X' AFF
MARK	DESCRIPTION	TYPE
8F8-1B	8" x 8" PRECAST LINTEL BY CAST-CRETE (1) NO.5 REBAR	1
8F8-1B/1T	8" x 8" PRECAST LINTEL BY CAST-CRETE (1) NO.5 REBAR BOTTOM & TOP	1
TB-12B	8" x 12" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 4' O.C.	3
TB-16A	8" x 16" FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR, TOP (1) NO. 5 REBAR, BOTTOM	2
TB-16B	8" x 16" FORM & POUR CONCRETE BEAM (2) NO. 6 REBAR, TOP (2) NO. 6 REBAR, BOTTOM NO. 3 TIES AT 8" O.C.	3
TB-24B	8" x 24" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, BOTTOM NO. 3 TIES AT 12" O.C.	3
TB-44A	8" x 40" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR, TOP (2) NO. 5 REBAR, 2ND LAYER (2) NO. 5 REBAR, 3RD LAYER (4) NO. 6 REBAR BUNDLED BOTTOM LAYER NO. 3 TIES AT 12" O.C.	4
TYPE 1		
TYPE 2		
TYPE 3		
TYPE 4		

GENERAL NOTES

- FILL ALL CELLS ABOVE PRECAST LINTELS.
- STUB RAISED HEEL ROOF TRUSSES BACK 3/4" FROM FACE OF MASONRY FOR PLYWOOD AND STUCCO.
- STUB FLOOR TRUSSES BACK 2-1/2" FOR RIMBOARD, PLYWOOD AND STUCCO.
- ALL WOOD OR WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY TO BE EITHER MOISTURE PROTECTED OR PRESSURE TREATED.
- ALL CONCRETE BEAMS AND LINTELS 6" OR LONGER SHALL BE SHORED FOR A MINIMUM OF 28 DAYS AFTER CONCRETE / GROUT HAS BEEN POURED.
- PRE-CAST SLAB SHOP DRAWINGS TO BE SUBMITTED TO EOR FOR APPROVAL.
- ALL PENETRATIONS TO BE COORDINATED WITH MANUFACTURER OR CORE DRILLED PER SPECIFICATIONS SHOP DRAWINGS.

DIMENSION NOTES

- SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

LEDGER / RIMBOARD SCHEDULE (L-1)

MARK	DESCRIPTION
L-1	(1) 2 x 8 PT LEDGER OR BETTER SEE TRUSS PARALLEL TO LEDGER DETAIL ON S4.2
L-2	(2) 2 x 8 PT LEDGER OR BETTER SEE TRUSS PERPENDICULAR TO LEDGER DETAIL ON S4.2
R-1	20" 2.0E MICROLAM LVL RIMBOARD
R-2	14" 2.0E MICROLAM LVL RIMBOARD
R-3	44" TRUSS RIMBOARD BY TRUSS CO., 300 PLF WIND LOAD.

STRUCTURAL NOTES (S-1)

MARK	DESCRIPTION
S-1	ATTACH EACH ROOF TRUSS TO TOP OF WALL W/ SIMPSON H10A - INSTALL ONE TIE ON EACH SIDE OF TRUSS.
S-2	CONNECT EACH OF THE INTERSECTING WOOD BEAMS TO TOP OF POST USING SIMPSON 2-HTS16- MITER THE INTERSECTING BEAMS AT CORNERS.
S-3	COMBINATION ROOF/FLOOR TRUSS - TRUSS CO. TO LOAD THE INDICATED TRUSS WITH 2ND FLOOR ROOF LOAD.
S-4	NON-BEARING WALL: PROVIDE SIMPSON HTC AT EACH TRUSS OR BLOCKING AT 24" O.C. TO DOUBLE TOP PLATE
S-5	2-SIMPSON HTS16 FROM EACH BEAM TO 6X6 POST BELOW
S-6	TIE BEAM - REFER TO TIE-BEAM STEP DETAIL ON SHEET S4.3
S-7	14" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 11'- 2" AFF. SLOPE TOP OF TRUSSES 3/4" FT
S-8	20" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 11'- 8" AFF
S-9	COMBINATION ROOF/FLOOR TRUSS - TRUSS CO. TO LOAD THE INDICATED TRUSS WITH 2ND FLOOR ROOF LOAD.
S-10	BLOCK ROOF/FLOOR DIAPHRAGM SEAMS W/ 2X4 SYP WITH 10D NAILS AT 4" O.C.
S-11	CANT MONO SLOPE TRUSSES BY TRUSSES CO.
S-12	44" HIGH PRE-ENG. FLAT TRUSSES AT 16" O.C. TOP AT 11'-8" AFF.
S-13	PROVIDE SQUASH BLOCKING BELOW POST ABOVE
S-14	ATTACH ROOF GIRDER TRUSS TO TOP OF POST W/ SIMPSON EOC88 COLUMN CAP
S-15	6" THICK CONCRETE CAP TO BE POURED ABOVE COL. PROVIDE NO. 5S 6" O.C. E.W. AT MID DEPTH HOOKING 8" INTO THE BEAM BELOW

WOOD BEAM SCHEDULE

MARK	DESCRIPTION	TYPE
WB-10A	(3) 2x10 SYP NO.2 WOOD BEAM W/ (2) 1/2" CDX PLYWOOD FLITCH PLATES	1
WB-10B	(3) 1-3/4" x 8-1/2" 2.1E VERSA-LAM LVL	2
WB-12A	(3) 2x12 SYP NO.2 WOOD BEAM W/ (2) 1/2" CDX PLYWOOD FLITCH PLATES	1
WB-12B	(3) 1-3/4" x 11-7/8" 2.1E VERSA-LAM LVL	2
WB-20B	24" PRE-ENGINEERED WOOD GIRDER TRUSS BY TRUSS MANF.	3
TYPE 1		
TYPE 2		
TYPE 3		

- NOTES:
- TYPE 1 BEAMS - NAIL (2) PLY BEAMS TOGETHER WITH (2) ROWS OF 12d NAILS AT 12" O.C. ADD ADD'L SYP PILES AND FLITCH PLATES AS REQ'D TO MATCH WALL THICKNESS
 - TYPE 2 BEAMS - REFER TO SHEET S4.0 FOR LVL NAILING / BOLTING PATTERNS.
 - TYPE 3 BEAMS - ATTACHMENT OF WOOD GIRDERS PER TRUSS MANUFACTURER.

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UPPER FLOOR
FRAMING PLAN
1/4" = 1' - 0"

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TRUSS / GIRDER
TIE-DOWN SCHEDULE

MARK	DESCRIPTION
C-1	2- SIMPSON HTS20
C-2	2- SIMPSON HETA16, U= 3,620#
C-3	1- SIMPSON VGT, U= 4,940#

NOTE: SIMPSON HETA16 AT EACH TRUSS/GIRDER UNO FOR BLOCK WALL
SIMPSON (2) HTS20 AT EACH GIRDER UNO FOR WOOD WALL/HEADER

GENERAL NOTES

- FILL ALL CELLS ABOVE PRECAST LINTELS.
- STUB RAISED HEEL ROOF TRUSSES BACK 3/4" FROM FACE OF MASONRY FOR PLYWOOD AND STUCCO.
- STUB FLOOR TRUSSES BACK 2-1/2" FOR RIMBOARD, PLYWOOD AND STUCCO.
- ALL WOOD OR WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY TO BE EITHER MOISTURE PROTECTED OR PRESSURE TREATED.
- ALL CONCRETE BEAMS AND LINTELS 6" OR LONGER SHALL BE SHORED FOR A MINIMUM OF 28 DAYS AFTER CONCRETE / GROUT HAS BEEN POURED.
- PRE-CAST SLAB SHOP DRAWINGS TO BE SUBMITTED TO EOR FOR APPROVAL.
- ALL PENETRATIONS TO BE COORDINATED WITH MANUFACTURER OR CORE DRILLED PER SPECIFICATIONS SHOP DRAWINGS.

DIMENSION NOTES

- SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

DRAG STRUT SCHEDULE

MARK	DESCRIPTION
DS-1	WIND DRAG STRUT TRUSSES TO TRANSFER 8,400# FROM ROOF DIAPHRAGM TO SHEAR WALL BELOW 1. ALIGN DRAG STRUT WITH THE OUTSIDE FACE OF WOOD WALL BELOW. 2. ATTACH TRUSS BOTTOM CHORD TO WALL WITH (25) SIMPSON A34 AT 8" O.C. MIN. 3. NAIL ROOF SHEATHING ABOVE WITH 8d RING-SHANK NAILS AT 4" O.C.

STRUCTURAL NOTES

MARK	DESCRIPTION
S-1	ATTACH EACH ROOF TRUSS TO TOP OF WALL W/ SIMPSON H10A - INSTALL ONE TIE ON EACH SIDE OF TRUSS.
S-2	CONNECT EACH OF THE INTERSECTING WOOD BEAMS TO TOP OF POST USING SIMPSON 2-HTS16- MITER THE INTERSECTING BEAMS AT CORNERS.
S-3	COMBINATION ROOF/FLOOR TRUSS - TRUSS CO. TO LOAD THE INDICATED TRUSS WITH 2ND FLOOR ROOF LOAD.
S-4	NON-BEARING WALL: PROVIDE SIMPSON HTC AT EACH TRUSS OR BLOCKING AT 24" O.C. TO DOUBLE TOP PLATE
S-5	2-SIMPSON HTS16 FROM EACH BEAM TO 6X6 POST BELOW
S-6	TIE BEAM - REFER TO TIE-BEAM STEP DETAIL ON SHEET S4.3
S-7	14" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 11'-2" AFF - SLOPE TOP OF TRUSSES 1/4" FT
S-8	20" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 11'-8" AFF
S-9	COMBINATION ROOF/FLOOR TRUSS - TRUSS CO. TO LOAD THE INDICATED TRUSS WITH 2ND FLOOR ROOF LOAD.
S-10	BLOCK ROOF/FLOOR DIAPHRAGM SEAMS W/ 2X4 SYP WITH 10D NAILS AT 4" O.C.
S-11	CANT MONO SLOPE TRUSSES BY TRUSSES CO.
S-12	4" HIGH PRE-ENG. FLAT TRUSSES AT 16" O.C. TOP AT 11'-8" AFF.
S-13	PROVIDE SQUASH BLOCKING BELOW POST ABOVE.
S-14	ATTACH ROOF GIRDER TRUSS TO TOP OF POST W/ SIMPSON ECC68 COLUMN CAP
S-15	6" THICK CONCRETE CAP TO BE POURED ABOVE COL. PROVIDE NO. 5S 6" O.C. E.W. AT MID DEPTH HOOKING 8" INTO TIE BEAM BELOW

WOOD BEAM
SCHEDULE

MARK	DESCRIPTION	TYPE
WB-10A	(3) 2x10 SYP NO.2 WOOD BEAM W/ (2) 1/2" CDX PLYWOOD FLITCH PLATES	1
WB-10B	(3) 1-3/4" x 9-1/2' 2.1E VERSA-LAM LVL	2
WB-12A	(3) 2x12 SYP NO.2 WOOD BEAM W/ (2) 1/2" CDX PLYWOOD FLITCH PLATES	1
WB-12B	(3) 1-3/4" x 11-7/8' 2.1E VERSA-LAM LVL	2
WB-20B	24" PRE-ENGINEERED WOOD GIRDER TRUSS BY TRUSS MANF.	3

TYPE 1	TYPE 2	TYPE 3

- NOTES:
- TYPE 1 BEAMS - NAIL (2) PLY BEAMS TOGETHER WITH (2) ROWS OF 12d NAILS AT 12" O.C. ADD ADD'L SYP PLIES AND FLITCH PLATES AS REQ'D TO MATCH WALL THICKNESS
 - TYPE 2 BEAMS - REFER TO SHEET S4.0 FOR LVL NAILING / BOLTING PATTERNS.
 - TYPE 3 BEAMS - ATTACHMENT OF WOOD GIRDERS PER TRUSS MANUFACTURER.

RECEIVED

MAY 07 2024

TOWN OF LONGBOAT KEY
Planning, Zoning & Building

A Custom Home for:
SPEC HOME

569 BAYVIEW DRIVE, LONGBOAT KEY, FL

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

REVISIONS

BY	DATE
NPM	04.30.2024

S3.2

GENERAL NOTES

- 1. FBC REFERS TO 2023 FLORIDA BUILDING CODE, 8TH EDITION.
- 2. FBC-R REFERS TO 2023 FLORIDA BUILDING CODE, 8TH EDITION, RESIDENTIAL.
- 3. COMPACT BACK FILL 5'-0" FROM STRUCTURE. THE BUILDING AREA PLUS A MARGIN OF 5'-0" AFF OUTSIDE PERIMETER LINES SHALL BE COMPACTED TO A MINIMUM 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
- 4. CONTACT SOILS FOR FOUNDATIONS SHALL BE COMPACTED TO A MINIMUM 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.
- 5. CONTACT SOILS FOR FOUNDATIONS SHALL BE TESTED AFTER COMPACTION.
- 6. FILL WITHIN STEMWALLS SHALL BE PLACED AND COMPACTED PER THE RECOMMENDATIONS OF GEOTECHNICAL REPORT.
- 7. FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 2000 PSF.
- 8. CONTRACTOR TO VERIFY MANUFACTURED TRUSS PLAN PRIOR TO PLACEMENT OF STEMWALL OR MONOLITHIC FOOTING.
- 9. PLUMBER IS TO INFORM SUPERINTENDENT OF ANY VENTING WHICH UTILIZES A MASONRY WALL TO RESOLVE ANY POSSIBLE STRUCTURAL INTEGRITY ISSUES.

EXTERIOR CEILING NOTES

- 1. ENTRY / LANA / CABANA CEILINGS (AREAS EXPOSED TO WIND) PROVIDE 2x4 BLOCKING AT 48" O.C. AT THE BOTTOM CHORD OF ALL TRUSSES. PROVIDE 5/8" EXTERIOR GRADE DRYWALL OR 15/32" EXTERIOR GRADE PLYWOOD SHEATHING WITH 8d NAILS AT 8" O.C. FIELD / 4" O.C. EDGES.

TYPICAL WALL SECTION NOTES

- 1. INSTALLATION OF LATH SHALL MEET THE REQUIREMENTS OF SECTION R703.7.1 OF THE FBC-R.
- 2. PLASTERING WITH PORTLAND CEMENT PLASTER SHALL MEET THE REQUIREMENTS OF SECTION R703.7.2 OF THE FBC-R.
- 3. INSTALLATION OF WATER RESISTIVE BARRIER SHALL MEET THE REQUIREMENTS OF R703.7.3 OF THE FBC-R.
- 4. INSTALLATION OF FLASHING SHALL MEET THE REQUIREMENTS OF R703.4 OF THE FBC-R.

DESIGN LOADS AND NOTES

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE, 8TH EDITION. THE FOLLOWING SUPERIMPOSED LOADS HAVE BEEN UTILIZED:

ROOF:	LIVE LOAD	-	20 PSF
	FLOOR:		
	LIVE LOAD	-	40 PSF (NON-REDUCIBLE)
WIND:	DEAD LOAD (SUPERIMPOSED)	-	25 PSF
	STAIRS	-	100 PSF
	ASCE 7-22		
	ULTIMATE WIND SPEED	-	150 MPH
	ALLOWABLE WIND SPEED	-	117 MPH
	EXPOSURE	-	D
	INTERNAL PRESSURE COEFFICIENT-		
	FULLY ENCLOSED STRUCTURE		
	RISK CATEGORY	-	II

SITE WORK

- 1. FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, LLC, UES PROJECT NO.: 119-220098-0000 DATED MARCH 30, 2023. SOIL BORING LOGS AND SITE PREPARATION PROCEDURES ARE INCLUDED IN THE PROJECT SOILS REPORT WHICH IS AN INTEGRAL PART OF THESE CONTRACT DOCUMENTS.
- 2. ALL SITE WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SOILS REPORT.
- 3. DESIGN SOIL BEARING PRESSURE = 2,000 PSF
- 4. ALL BUILDING COLUMNS AND LOAD BEARING WALLS SHALL BE SUPPORTED ON SHALLOW SPREAD FOUNDATIONS. AN ALLOWABLE BEARING CAPACITY OF 2,000 PSF MAY BE USED.
- 5. VERIFY ALL EXISTING FIELD CONDITIONS THAT MAY AFFECT THE INSTALLATION OF THE FOUNDATION SYSTEM PRIOR TO STARTING WORK. LOCATE AND PROTECT ALL UTILITIES WHICH MAY BE AFFECTED BY THE CONSTRUCTION PROCESS.
- 6. A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE FOLLOWING TEST:
 - A. ONE DENSITY TEST FOR EACH 2,000 SQUARE FEET OF COMPACTED SUBGRADE AND COMPACTED FILL.
 - B. ONE DENSITY TEST AT EACH COLUMN FOOTING
 - C. ONE DENSITY TEST PER 50 FEET OF WALL FOOTING
 - D. ONE COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO OWNER, ARCHITECT, STRUCTURAL ENGINEER AND GENERAL CONTRACTOR
- 7. THE SIDES OF FOOTINGS MAY BE EARTH-FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN AND STABLE; OTHERWISE, PLYWOOD FORMS MUST BE USED.

PEST/DECAY PROTECTION NOTES

- 1. ALL PLANTINGS AND IRRIGATION / SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL BE AT LEAST 1'-0" FROM BUILDING STEMWALLS.
- 2. SOIL TREATMENTS FOR TERMITES SHALL MEET THE REQUIREMENTS OF FBC SECTION R302. SENTRICON SHALL BE USED.
- 3. WOOD GRADE STAKES SHALL NOT BE USED.
- 4. PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH FBC SECTIONS R317 AND R318.
- 5. ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF FBC SECTIONS R703.7.5, R703.8, R903.2 AND R905.

GARAGE NOTES

- 1. OPENINGS FROM GARAGE INTO LIVING SPACE OF RESIDENCE SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.5.1.
- 2. DUCTS IN THE GARAGE AND DUCT PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.5.2.
- 3. GARAGE AND LIVING SPACE SEPARATION SHALL MEET THE REQUIREMENTS OF FBC SECTION R302.6.
- 4. GARAGE DOORS SHALL SATISFY THE REQUIREMENTS OF FBC FOR WIND LOADS AS DEFINED IN ROOF FRAMING AND WIND NOTES.

WOOD NOTES

- 1. PSL: 1.8E PARALLEL STRAND LUMBER, Fb = 2400 PSI.
- 2. LVL: 1.9E LAMINATED VENEER LUMBER, Fb = 2800 PSI.
- 3. PT: PRESSURE TREATED SOUTHERN PINE #2 GRADE OR BETTER
- 4. SPF: SPRUCE PINE FIR #2 GRADE OR BETTER.

SHORING NOTES

- 1. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE.
- 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS AND TIEDOWNS.
- 3. NO STRUCTURAL CONCRETE SHALL BE STRIPPED UNTIL IT HAS REACHED AT LEAST TWO-THIRDS OF THE 28 DAY DESIGN STRENGTH. DESIGN, ERECTION AND REMOVAL OF ALL FORMWORK, SHORES AND RESHORES SHALL MEET THE REQUIREMENTS SET FORTH IN ACI STANDARDS 347 AND 301.

ROOF FRAMING NOTES

- 1. THE DESIGN OF ROOF FRAMING SHALL BE BASED ON THE REQUIREMENTS OF THE FBC-R.
- 2. DESIGN WIND LOADS SHALL BE APPLIED IN ACCORDANCE WITH FBC SECTION 1609. SEE WIND NOTES FOR WIND DESIGN REQUIREMENTS.
- 3. ROOF TRUSS MANUFACTURER SHALL SUBMIT AND PROVIDE COMPLETE LAYOUT AND FURNISH THE FOLLOWING INFORMATION: ROOF PITCH, LUMBER SIZE, SPACING, SPECIES AND GRADING, LOCATION AND MAGNITUDE OF UPLIFT LOADS.
- 4. PRE-ENGINEERED TRUSS DESIGN SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.
- 5. ROOF SHEATHING SHALL BE 19/32" CD PLYWOOD SHEATHING OR EQUAL, FASTENED WITH 8d RING-SHANK NAILS AT 4" O.C. EDGES AND 6" O.C. FIELD WITHIN 4'-0" OF RIDGES AND EDGES OF ROOF AND 3' O.C. WITHIN 4'-0" OF EXTERIOR ROOF CORNERS.
- 6. CONTRACTORS SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.
- 7. TRUSS LAYOUT AND PROFILES SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR REVIEW AND ACCEPTANCE PRIOR TO PRODUCTION.

FRAMING NOTES

- 1. ALL DOOR HEADERS AT BEARING WALLS TO BE (2) 2X10 SYP OR BETTER, U.N.O.
- 2. EXTERIOR FRAME WALLS, BEARING OR NON-BEARING SHALL BE SHEATHED WITH 15/32" PLYWOOD OR EQUAL. BLOCKED AND NAILED WITH 8d NAILS AT 4' O.C. EDGES, 8' O.C. FIELD.
- 3. SHEAR WALL AND EXTERIOR WALL PLYWOOD SHEATHING SHALL BE BLOCKED.
- 4. TRUSSES AND BEAMS SHALL BEAR DIRECTLY ON PSL OR SYP POSTS, U.N.O. WHERE REQUIRED, SHIMS TO BE A36 STEEL U.N.O.
- 5. PSL OR SYP POST SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR PT PLATE U.N.O.
- 6. UPLIFTS AND REACTIONS SHOWN ON MANUFACTURED TRUSS PLANS SHALL BE USED U.N.O. ON ENGINEER'S SEALED ROOF/FLOOR LAYOUT PLAN.
- 7. BUILD-OUTS SHALL BE ATTACHED TO THE MASONRY/CONCRETE WITH 3/16" TAPCONS AT 16" O.C. WITH MINIMUM EMBEDMENT OF 1'-3/8".
- 8. FLOOR SHEATHING SHALL BE 3/4" PLYWOOD SHEATHING OR EQUAL. FASTEN WITH 10d NAILS AT 4' O.C. EDGES AND 8' O.C. FIELD U.N.O.

GENERAL CONNECTIONS NOTES

- 1. CONNECTIONS SHOWN ARE RECOMMENDED, BUT OTHER CONNECTORS MAY BE SUBSTITUTED AS LONG AS THEY MEET OR EXCEED THE UPLIFTS AND LATERAL CAPACITY OF THE ANCHORS SPECIFIED AND SATISFY TRUSS LAYOUT REQUIREMENTS COMPLIANCE WITH USP, SIMPSON OR OTHER MANUFACTURER'S REQUIREMENTS.
- 2. FOR ADDITIONAL TIE DOWN INFORMATION, SEE SIMPSON'S OR USP CATALOGS.
- 3. FOR POST-INSTALLED ANCHORS: HOLE PREPARATION, CARTRIDGE PREPARATION, AND EPOXY FILLING SHALL BE PERFORMED PER MANUFACTURER'S ADHESIVE ANCHOR INSTALLATION INSTRUCTIONS.
- 4. AN EPOXY INSPECTION MAY BE REQUIRED DEPENDING ON JURISDICTION, CONTRACTOR MUST VERIFY.

DRAFTSTOPPING NOTES

- 1. WHERE THE FLOOR / CEILING ASSEMBLY IS CONSTRUCTED FROM COMBUSTIBLE, OPEN-WEB TRUSS OR PERFORATED MEMBERS, DRAFTSTOP SHALL BE PROVIDED AND INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT. AND INSTALLED PER FBC-R302.12.
- 2. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
- 3. DRAFTSTOPPING MATERIAL SHALL BE IN ACCORDANCE WITH FBC-R302.12.1

TRUSS/FRAME CONNECTION NOTES

- 1. ROOF TRUSSES: USE SIMPSON H10A OR H10A-2 AT EACH TRUSS WHERE POSSIBLE. PROVIDE ADDITIONAL TIE-DOWNS FOR UPLIFTS IN EXCESS OF GIVEN ALLOWABLE VALUES. WHERE H10A OR H10A-2 CANNOT BE USED (EX. 3-PLY GIRDERS, CORNERS, ETC.) USE SIMPSON H2.5A PLUS ADDITIONAL TIE-DOWNS AS REQUIRED TO MEET UPLIFT LOADS.
- 2. FLOOR TRUSSES: USE SIMPSON H2.5A AT EACH TRUSS (WITH OR WITHOUT UPLIFT) WHERE POSSIBLE. PROVIDE ADDITIONAL TIE-DOWN AS REQUIRED TO MEET UPLIFT LOADS.

WATERPROOFING NOTES

- 1. ALL FLASHING AND WATERPROOFING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

CONCRETE NOTES

GENERAL :

- 1. ALL CAST IN PLACE CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 318-14, THE ACI MANUAL OF STANDARD PRACTICE, AND THE CRSI MANUAL OF STANDARD PRACTICE.
- 2. ALL CONCRETE SHALL BE NORMAL WEIGHT 145 PCF WET CONCRETE DENSITY AND SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL BEFORE USE, WITH COMPRESSIVE STRENGTHS AS FOLLOWS: FOUNDATIONS AND SLAB ON GRADE: 3000 psi ALL OTHER STRUCTURAL CONCRETE: 4000 psi
- 3. CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ALL STANDARDS AND SPECIFICATIONS.
- 4. SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE. FOR ALL FLATWORK, AT LEAST 75% OF LARGE AGGREGATE SHALL CONSIST OF #57 STONE. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED.
- 5. THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. ALL SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1-D AND SHALL HAVE A FUGITIVE DYE. THE COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED, OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.
- 6. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL SO AS TO CAUSE SEGREGATION OF AGGREGATE. HOPPERS, VERTICAL CHUTES, OR TRUNKS SHALL BE USED IN SUFFICIENT NUMBERS SO THAT THE FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED SIX FEET AND TO ENSURE THAT THE CONCRETE IS KEPT LEVEL AT ALL TIMES.
- 7. SAND BLAST EXISTING CONCRETE TO 1/4" AMPLITUDE BEFORE FRESH CONCRETE IS PLACED AGAINST CONCRETE IN PLACE. THE CONTACT SURFACE OF CONCRETE IN PLACE SHALL BE THOROUGHLY CLEANED. ALL LIFTFACE SHALL BE REMOVED AND THE CONTACT SURFACES SHALL BE THOROUGHLY SLOSHED WITH GROUT CONSISTING OF ONE PART SAND TO ONE PART CEMENT WITH MINIMUM WATER.
- 8. EMBEDDED ANCHORS / TIEDOWNS SHALL MIN 2" COVER.
- 9. BEAM SIZES SHOWN ON DRAWINGS ARE MINIMUM NOMINAL DIMENSIONS. BEAMS SIZES MAY BE INCREASED BY UP TO 12" TO ACCOMMODATE ON-SITE BEAM REQUIREMENTS PROVIDED THAT THE DISTANCE BETWEEN THE TOP AND BOTTOM REINFORCING STEEL REMAINS THE SAME OR IS INCREASED.

PLUMBING SLEEVES / CONDUIT :

- 1. MINIMUM SLEEVE / CONDUITS SPACING IN CONCRETE SHALL BE SPACED SUCH THAT THE CENTER TO CENTER DISTANCE BETWEEN CONDUITS IS A MINIMUM OF THREE TIMES THE OUTSIDE DIAMETER OF THE LARGEST SLEEVE / CONDUIT.
- 2. CONDUIT HAVING OUTSIDE DIAMETER LARGER THAN ONE THIRD OF THE SLAB THICKNESS SHALL NOT BE PERMITTED.
- 3. CONDUITS THAT CROSS EACH OTHER IN SLAB SHALL NOT CONSUME AT POINT OF INTERSECTION MORE THAN ONE THIRD OF THE SLAB THICKNESS.
- 4. ALUMINUM CONDUITS ARE NOT PERMITTED IN CONCRETE ELEMENTS.
- 5. PRIOR TO CONSTRUCTION SLEEVE LOCATIONS AND SIZES SHALL BE APPROVED BY THE ENGINEER.

REINFORCING STEEL :

- 1. REINFORCING STEEL TO CONFORM TO ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION.
- 2. WELDED WIRE MESH TO CONFORM TO ASTM A185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.
- 3. LAP LENGTH OF INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE THAT FOR THE INDIVIDUAL BAR, INCREASED 20% FOR THREE-BAR BUNDLE, AND 33% FOR FOUR-BAR BUNDLE.
- 4. INDIVIDUAL BARS WITHIN A BUNDLE TERMINATED WITHIN THE SPAN OF THE BEAM SHALL TERMINATE AT DIFFERENT POINTS WITH AT LEAST 40 BAR DIA. STAGGER.
- 5. ALL WELDING OF REINFORCING TO BE DONE WITH E90XX ELECTRODES IN ACCORDANCE WITH A.W.S. SPECIFICATIONS D1.4 (LATEST EDITION).
- 6. ALL MECHANICAL SPLICES USED MUST BE "TENSION-COMPRESSION" TYPE AND SHALL COMPLY WITH ACI 318 SECTION 12.14.3 UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. SHOP DRAWINGS SUBMITTED FOR ENGINEERS APPROVAL MUST INDICATE THE USE AND TYPE OF ANY MECHANICAL SPLICES USED. SPLICE MUST DEVELOP 125% OF REBAR YIELD STRENGTH.
- 7. UNLESS NOTED OTHERWISE ON PLANS, THE FOLLOWING CONCRETE CLEAR COVER SHALL BE PROVIDED FOR ALL NON-PRESTRESSED CONCRETE REINFORCEMENT PER ACI 318: CONCRETE CAST AGAINST EARTH: ALL BARS - 3" CONCRETE EXPOSED TO EARTH (FORMED FACE): ALL BARS - 2" CONCRETE EXPOSED TO WEATHER: #6 BARS AND GREATER - 2" #5 BARS AND SMALLER - 1-1/2" WHERE NOT EXPOSED TO EARTH OR WEATHER: SLABS, WALLS AND JOISTS: #14 AND #18 BARS - 1-1/2" #11 BARS AND SMALLER - 3/4" BEAMS AND COLUMNS: ALL BARS - 1-1/2"
- 8. REINFORCING STEEL LAP LENGTH IN CONCRETE AND/OR MASONRY SHALL BE:
 - #5 REBAR: 30"
 - #6 REBAR: 36"
 - #7 REBAR: 45"

MIX DESIGN / TESTING :

- 1. SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE. FOR ALL FLATWORK, AT LEAST 75% OF LARGE AGGREGATE SHALL CONSIST OF #57 STONE. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED.
- 2. THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. ALL SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1-D AND SHALL HAVE A FUGITIVE DYE. THE COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED, OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.
- 3. ALL CONCRETE MIX DESIGNS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATING WHERE EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE.
- 4. ALL CONCRETE DESIGN MIX SUBMITTALS SHALL INCLUDE TESTED, STATISTICAL BACK-UP DATA AS PER CHAPTER 5 OF ACI 318.
- 5. AN INDEPENDENT TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST IN PLACE CONCRETE: A. ASTM C143 - "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE"; MAXIMUM SLUMP SHALL BE 4-6 INCHES, PRIOR TO ADDING A SUPER PLASTICIZER. B. ASTM C39 - "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS;" A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS: 1 AT 7 DAYS, 2 AT 28 DAYS
- 6. ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED. IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER(S) MAY BE DISCARDED.

NON-SHRINK GROUT

- 1. NON-SHRINK GROUT SHALL BE A HIGH-STRENGTH MORTAR OR GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 psi AT 28 DAYS. THE GROUT IS TO BE NON-METALLIC, NON-CORROSIVE, CEMENT-BASED AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1107. IT SHALL BOND PERMANENTLY TO A CLEAN METAL BASEPLATE AND CONCRETE SUBSTRATE AND WILL NOT SHRINK IN ITS PLASTIC STATE, AS TESTED IN ACCORDANCE WITH ASTM C827.

CHEMICAL ANCHORS

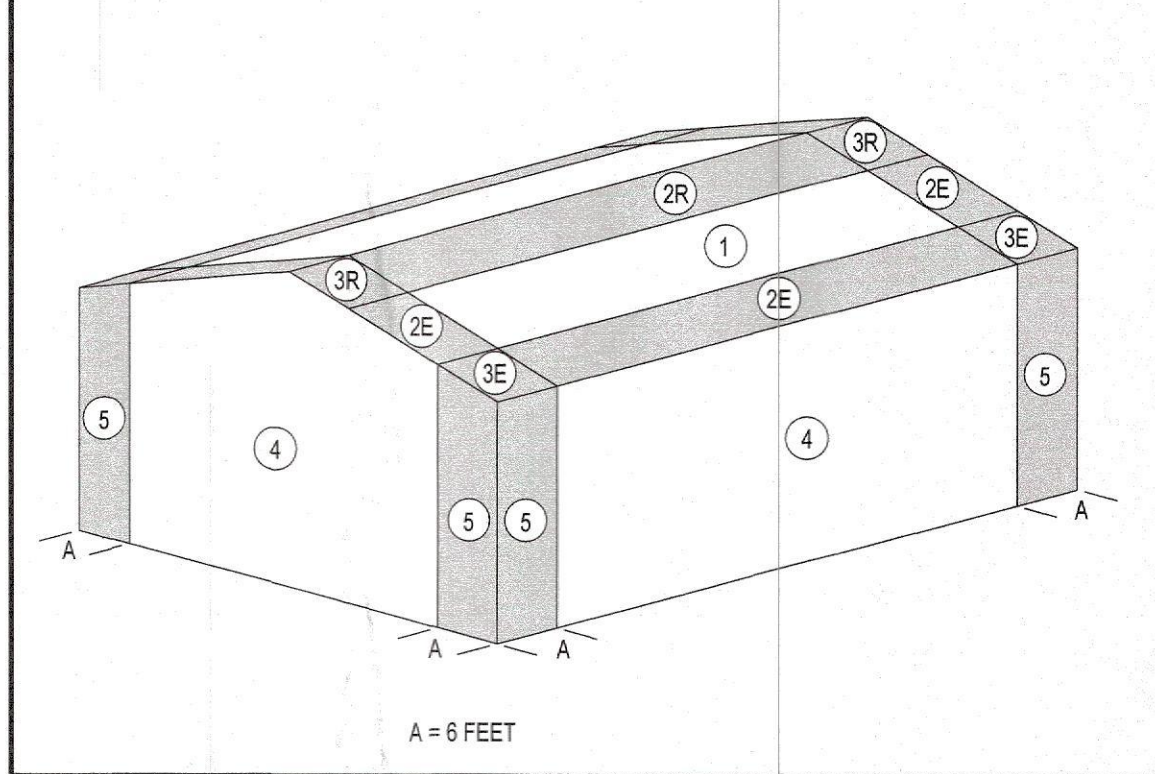
- 1. SHALL BE AN EQUAL TWO PART EPOXY POLYMER INJECTION SYSTEM, SUCH AS SIMPSON SET-XP "STRUCTURAL ANCHORING ADHESIVE". HILTI HIT-HY 150 MAX-SD OR ENGINEER APPROVED SUBSTITUTION. INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. INSTALLERS SHALL BE TRAINED BY THE MANUFACTURER'S REPRESENTATIVE. BRUSH AND BLOW OUT ALL HOLES.

MASONRY

- 1. ALL MASONRY CONSTRUCTION SHALL COMPLY WITH CURRENT EDITION OF ACI 530/ASCE 5/TMS 402, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES".
- 2. GALVANIZED HORIZONTAL JOINT REINFORCEMENT SHALL BE PLACED IMMEDIATELY ABOVE AND BELOW ALL OPENINGS AND AT 16" O.C. PROVIDE BOND BEAM AT MAXIMUM SPACING OF 8'-0" O.C. REINFORCED WITH (2) #5.
- 3. ALL VERTICAL WALL REINFORCEMENT INTERRUPTED BY WALL OPENINGS, THE EQUAL AMOUNT OF REINFORCING SHALL BE PLACED IMMEDIATELY ADJACENT TO EACH SIDE OF THE OPENINGS.
- 4. ALL MASONRY CELLS CONTAINING BOLTS OR REINFORCEMENT SHALL BE FILLED WITH (FINE OR COARSE) GROUT PER SPECIFICATIONS.
- 5. GROUT SHALL NOT BE DROPPED THROUGH REINFORCING STEEL SO AS TO CAUSE SEGREGATION OF AGGREGATE. HOPPERS, VERTICAL CHUTES, OR TRUNKS SHALL BE USED IN SUFFICIENT NUMBERS SO THAT THE FREE UNCONFINED FALL OF GROUT SHALL NOT EXCEED FIVE FEET AND TO ENSURE THAT THE GROUT IS KEPT LEVEL AT ALL TIMES.
- 6. GROUT SHALL BE PLACED IN LIFTS NOT EXCEEDING 5 FEET.
- 7. PROVIDE DOWELS WITH STANDARD BAR HOOK IN FOOTING TO MATCH DIAMETER AND SPACING OF VERTICAL REINFORCEMENT. MINIMUM SPLICE LENGTH = 24 INCHES.
- 8. PROVIDE 2-#5 CORNER BARS AT ALL BOND BEAM CORNERS TO LAP A MINIMUM OF 48 BAR DIAMETERS (U.N.O.).
- 9. PROVIDE ADJUSTABLE MASONRY ANCHORS TO STEEL BEAMS AND COLUMNS WHICH ARE EMBEDDED IN MASONRY AT 2'-8" O.C. MAXIMUM.
- 10. ALL CMU GROUT SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- 11. PROVIDE CRACK CONTROL JOINTS AT ALL WALL RETURNS AND JAMBS OF OPENINGS AND AT A MAXIMUM SPACING OF 30-FEET ON CENTER.
- 12. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 192 DIAMETERS OF THE REINFORCEMENT OR 10 FEET.
- 13. ALL CELLS CONTAINING REINFORCEMENT SHALL BE FILLED SOLIDLY WITH GROUT. ALL GROUT SHALL BE CONSOLIDATED AT TIME OF POURING BY PUDDLING OR VIBRATING AND THEN RECONSOLIDATED AGAIN BY PUDDLING LATER, BEFORE PLASTICITY IS LOST.
- 14. WHEN THE GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE POUR OF GROUT NOT LESS THAN 1/2 INCH BELOW THE TOP OF THE UPPERMOST UNIT GROUTED.
- 15. ALL REINFORCED HOLLOW UNIT MASONRY SHALL BE BUILT TO PRESERVE THE UNOBSTRUCTED VERTICAL CONTINUITY OF THE CELLS TO BE FILLED. WALLS AND CROSS WEBS FORMING SUCH CELLS TO BE FILLED SHALL BE FULL-BEDDED IN MORTAR TO PREVENT LEAKAGE OF GROUT.
- 16. VERTICAL CELLS TO BE FILLED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED, CONTINUOUS VERTICAL CELL MEASURING NOT LESS THAN 3" AND HAVING A CLEAR AREA OF 10 SQUARE INCHES.
- 17. WHERE BOND BEAMS ARE INTERRUPTED BY STRUCTURAL STEEL COLUMNS OR BEAMS, BOND BEAM REINFORCING SHALL BE WELDED TO THE COLUMN TO PROVIDE CONTINUITY OF THE BOND BEAM. 18. NO BACKFILLING AGAINST BASEMENT AND RETAINING WALLS SHALL BE PERFORMED UNTIL THE GROUT AND SUPPORTING FLOORS HAVE REACHED 100% OF THE DESIGN STRENGTH.

WIND LOAD SCHEDULE				
COMPONENT AND CLADDING LOADS				
ZONE	ZONE DESCRIPTION	TRIBUTARY AREA (SQ. FT.)	POSITIVE (+ PSF)	NEGATIVE (- PSF)
1	ROOF - INTERIOR ZONE	LESS THAN 20	30.2	57.6
		20 - 100	26.1	57.6
		GREATER THAN 100	16.5	42.3
2e	OVERHANG	LESS THAN 20		86.6
		20 - 100	30.2	74.8
		GREATER THAN 100	26.1	66.8
2n, 2r 3e	ROOF - INTERIOR EDGE ZONE	LESS THAN 20	16.5	48.4
		20 - 100		83.9
		GREATER THAN 100	30.2	91.9
3r	ROOF - INTERIOR END, RIDGE ZONES CORNER ZONES	LESS THAN 20	26.1	80.5
		20 - 100	16.5	54.0
		GREATER THAN 100		123.5
4	OVERHANG	LESS THAN 20	24.5	118.5
		20 - 100	22.1	96.7
		GREATER THAN 100	16.5	67.9
5	ROOF - END RIDGE ZONE	LESS THAN 20		143.0
		20 - 100	40.5	38.2
		GREATER THAN 100	38.7	36.7
6	WALL, INTERIOR ZONE	LESS THAN 100	34.4	33.0
		100 - 200	40.5	47.2
		GREATER THAN 200	38.7	44.0
7	WALL, CORNER ZONE	LESS THAN 100	34.4	36.7
		100 - 200		
		GREATER THAN 200		

ROOF AND WALL ZONES FOR COMPONENTS AND CLADDING WIND PRESSURES



TRUSS UPLIFT ANCHORS - MASONRY / CONCRETE					
TRUSS ANCHORS TO MASONRY OR CONCRETE BE AS FOLLOWS: (REFER TO SIMPSON 2021-23 CATALOG #C-C-2021) OTHER BRANDS OF CONNECTORS MAY BE SUBSTITUTED IF BOTH UPLIFT AND LATERAL LOAD CAPACITIES ARE EQUAL OR GREATER THAN CONNECTORS SPECIFIED.					
TYPE MEMBER	NOMINAL UPLIFT CAPACITY	CONNECTOR TYPE	PRODUCT APPROVAL #	NAILS TO TRUSS FOR NOMINAL UPLIFT	NOTES AND COMMENTS
SINGLE PLY, CMU	595#	SIMPSON HMSKT	FL11473.6	(4) SDS 1/4" X 1-1/2" LONG TO TRUSS AND (5) 1/4" X 2-1/4" SIMPSON TITEN SCREW TO CMU	POST INSTALLED
SINGLE PLY, CONCRETE	595#	SIMPSON HMSKT	FL11473.6	(4) SDS 1/4" X 1-1/2" LONG TO TRUSS AND (5) 1/4" X 1-3/4" SIMPSON TITEN SCREW TO CMU	POST INSTALLED
SINGLE PLY	1065#	SIMPSON H10S	FL11478.4	(8) 8d X 1-1/2" LONG TO TRUSS AND (2) 3/8" X 4" SIMPSON TITEN SCREW TO CMU	POST INSTALLED
	1450#	SIMPSON META12	FL11473.4	(7) 10d x 1-1/2" LONG	-
	1520#	SIMPSON HETA12	FL11473.4	(7) 10d x 1-1/2" LONG	-
	1810#	SIMPSON HETA16	FL11473.4	(9) 10d x 1-1/2" LONG	-
	1810#	SIMPSON HETA20	FL11473.4	(9) 10d x 1-1/2" LONG	-
	1985#	(2) SIMPSON META12	FL11473.4	(10) 10d x 1-1/2" LONG	NOTE 1
	2035#	(2) SIMPSON HETA12	FL11473.4	(10) 10d x 1-1/2" LONG	NOTE 1
SINGLE OR MULTI-PLY, CMU	860#	SIMPSON MTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	FL11473.11 FL11473.6	(7) 10d TO TRUSS AND (4) 1/4" x 2-1/4" SIMPSON TITEN SCREW TO CMU	POST INSTALLED, MISSING EMBEDS
	1175#	SIMPSON HTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	FL11473.11 FL11473.6	(8) 10d TO TRUSS AND (4) 1/4" x 1-3/4" SIMPSON TITEN SCREW TO CONCRETE	POST INSTALLED, MISSING EMBEDS
SINGLE OR MULTI-PLY, CONCRETE	860#	SIMPSON MTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	FL11473.11 FL11473.6	(7) 10d TO TRUSS AND (4) 1/4" x 1-3/4" SIMPSON TITEN SCREW TO CONCRETE	POST INSTALLED, MISSING EMBEDS
	1175#	SIMPSON HTSM16 EA TRUSS + SIMPSON HGAM AT 48" O.C.	FL11473.11 FL11473.6	(8) 10d TO TRUSS AND (4) 1/4" x 1-3/4" SIMPSON TITEN SCREW TO CONCRETE	POST INSTALLED, MISSING EMBEDS
SINGLE OR MULTI PLY	3330#	SIMPSON MGT	FL11470.7	(22) 10d x 1-1/2" LONG	NOTE 2
DOUBLE PLY	2150#	SIMPSON LGT2	FL11470.6	(16) 10d SINKERS	POST INSTALLED, NOTE 4
	10980#	SIMPSON HGT-2	FL10456.10 FL10866.10	(16) 10d	NOTE 3
DOUBLE OR TRIPLE PLY, CMU	1900#	(2) SIMPSON META12	FL11473.3	(14) 16d	NOTE 1
	2500#	(2) SIMPSON HETA12	FL11473.3	(12) 16d	NOTE 1
DOUBLE OR TRIPLE PLY, CONCRETE	2565#	(2) SIMPSON META12	FL11473.3	(14) 16d	NOTE 1
	2700#	(2) SIMPSON HETA12	FL11473.3	(12) 16d	NOTE 1
	3350#	(2) SIMPSON HHETA12	FL11473.9	(14) 16d	NOTE 1
	3285#	SIMPSON LGT3-SDS2.5	FL11470.6	(12) SDS 1/4" x 2-1/2" LONG	POST INSTALLED, NOTE 5
TRIPLE PLY	10790#	SIMPSON HGT-3	FL10456.8 FL10866.10	(16) 10d	NOTE 3
	11455#	SIMPSON HGT-4	FL10456.8 FL10866.10	(16) 10d	NOTE 3
QUAD PLY	1450#	SIMPSON META12	FL11473.3	(6) 16d	-
	1520#	SIMPSON HETA12	FL11473.3	(7) 16d	-
MULTI PLY	1810#	SIMPSON HETA16	FL11473.3	(8) 16d	-

NOTES:

1. FOR (2) CONNECTORS: (A) THE NAILS SHALL NOT BE DRIVEN IN CONFLICT WITH EACH OTHER OR THE SECOND CONNECTOR, AND (B) STRAPS SHALL NOT OVERLAP THE 2ND CONNECTOR.

2. FASTENER TO CMU/CONCRETE: (1) 5/8" ALL-THREAD BOLT W/ SIMPSON SET EPOXY-TIE ADHESIVE W/ 12" MIN. EMBED DEPTH

3. FASTENER TO CMU/CONCRETE: (2) 3/4" ALL-THREAD BOLT W/ SIMPSON SET EPOXY-TIE ADHESIVE W/ 12" MIN. EMBED DEPTH

4. FASTENER TO CMU WALL: (7) 1/4"x2 1/4" LONG SIMPSON TITEN SCREW

FASTENER TO CONCRETE WALL: (7) 1/4"x1 3/4" SIMPSON TITEN SCREW

5. FASTENER TO WALL: (4) 3/8"x5" LONG SIMPSON TITEN HD

MULTIPLE MEMBER CONNECTION FOR 1.9E MICROLLAM LVL BEAMS

2" D.P.

2" D.P.

2" D.P.

2" D.P.

2 PIECES - 1-3/4" WIDE:

• MINIMUM (2) ROWS OF 12d NAILS AT 12" O.C. FOR MEMBERS LESS THAN 14" DEEP

• MINIMUM (3) ROWS OF 12d NAILS AT 12" O.C. FOR MEMBERS GREATER THAN 14"

DEEP 3 PIECES - 1-3/4" WIDE:

• (3) ROWS OF 12d NAILS AT 12" O.C. OR

• (2) ROWS OF 12" BOLTS AT 12" O.C. OR

• (2) ROWS OF 1/4" X 3-1/2" LAG SCREWS AT 12" O.C.

4 PIECES - 1-3/4" WIDE:

• (2) ROWS OF 12" BOLTS AT 12" O.C. OR

• (2) ROWS OF 1/4" X 8" LAG SCREWS AT 12" O.C.

GENERAL NOTES:

• A307 BOLTS WITH WASHERS REQUIRED. BOLT HOLES TO BE 9/16" DIA.

• SCREWS MUST HAVE SELF-DRILLING TIPS AND MINIMUM BENDING YIELD STRENGTH OF 217,000 PSI.

• 6" LONG SCREWS REQUIRED - CONNECTION INSTRUCTIONS ON PLAN SUPERSEDE PRECEDING.

1 TYPICAL WINDOW DETAIL
NTS

4 WOOD HEADER BEAM DETAIL
NTS

7 TIE BEAM STEP
NTS

WINDOW / DOOR INSTALLATION

1. SEE MANUFACTURER'S DRAWINGS FOR DETAILS AND SPACING OF TAPCONS / BOLTS.

2. DETAILS B OR C MAY BE USED FOR FAN / HALF CIRCLE WINDOWS U.N.O.

3. PRECAST WINDOW SILLS SHALL BE WIND RESISTANT PRECAST WINDOW SILLS AS MANUFACTURED BY CASTCRETE OR EQUAL.

4. WINDOW DETAILS B AND C MAY BE USED INTERCHANGEABLY AND AT SILL FOR ROUND AND OVAL WINDOWS.

5. WOOD FILLER MAY BE USED AS REQUIRED TO MAINTAIN 1/4" GAP OR LESS AT CORNER OF ROUND AND SQUARE WINDOWS.

GENERAL CONNECTIONS NOTES

1. CONNECTIONS SHOWN ON DRAWINGS ARE RECOMMENDED.

2. OTHER CONNECTORS MAY BE SUBSTITUTED AS LONG AS THEY MEET OR EXCEED UPLIFTS AND LATERAL CAPACITY OF THE ANCHORS SPECIFIED AND SATISFY TRUSS LAYOUT REQUIREMENTS COMPLIANCE WITH USP, SIMPSON OR OTHER MANUFACTURER'S REQUIREMENTS.

2 ELLIPTICAL WINDOW DETAIL
NTS

5 BEARING WALL HEADER DETAIL
NTS

8 INTERIOR BEARING WALL DETAIL
NTS

9 INTERIOR NON-BEARING WALL DETAIL
NTS

3 EYEBROW WINDOW DETAIL
NTS

6 MIXED CONSTRUCTION DETAIL
NTS

10 VERTICAL WINDOW MULLION
NTS

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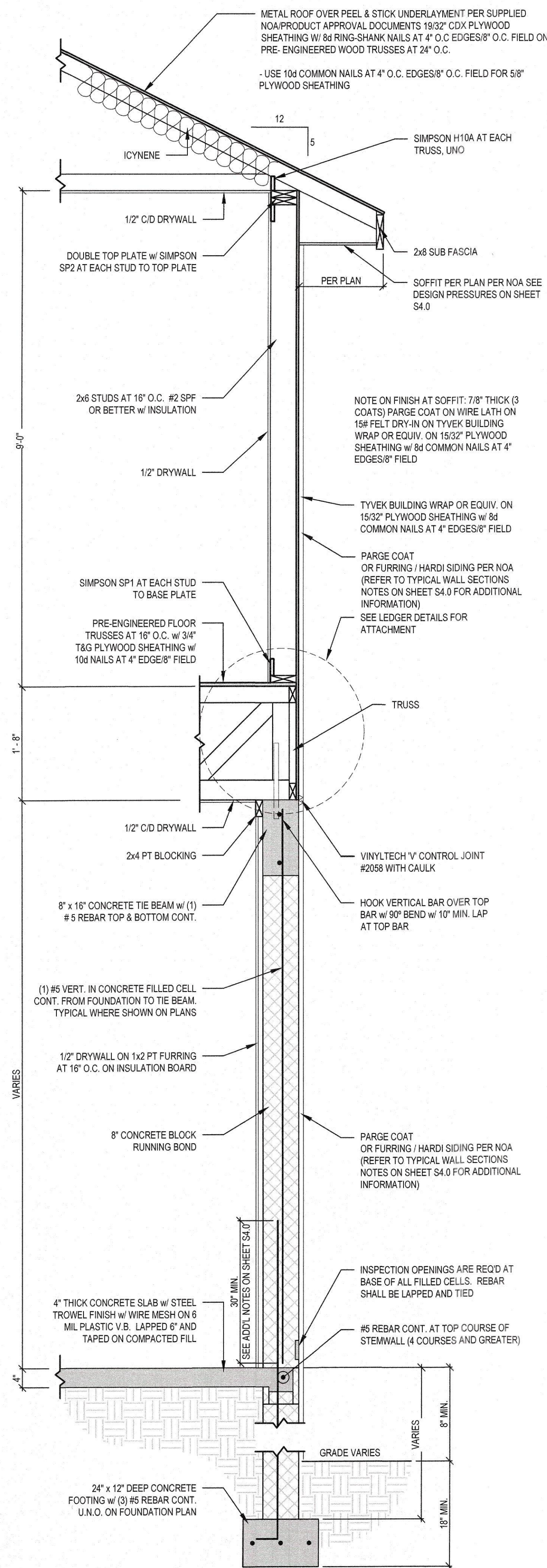
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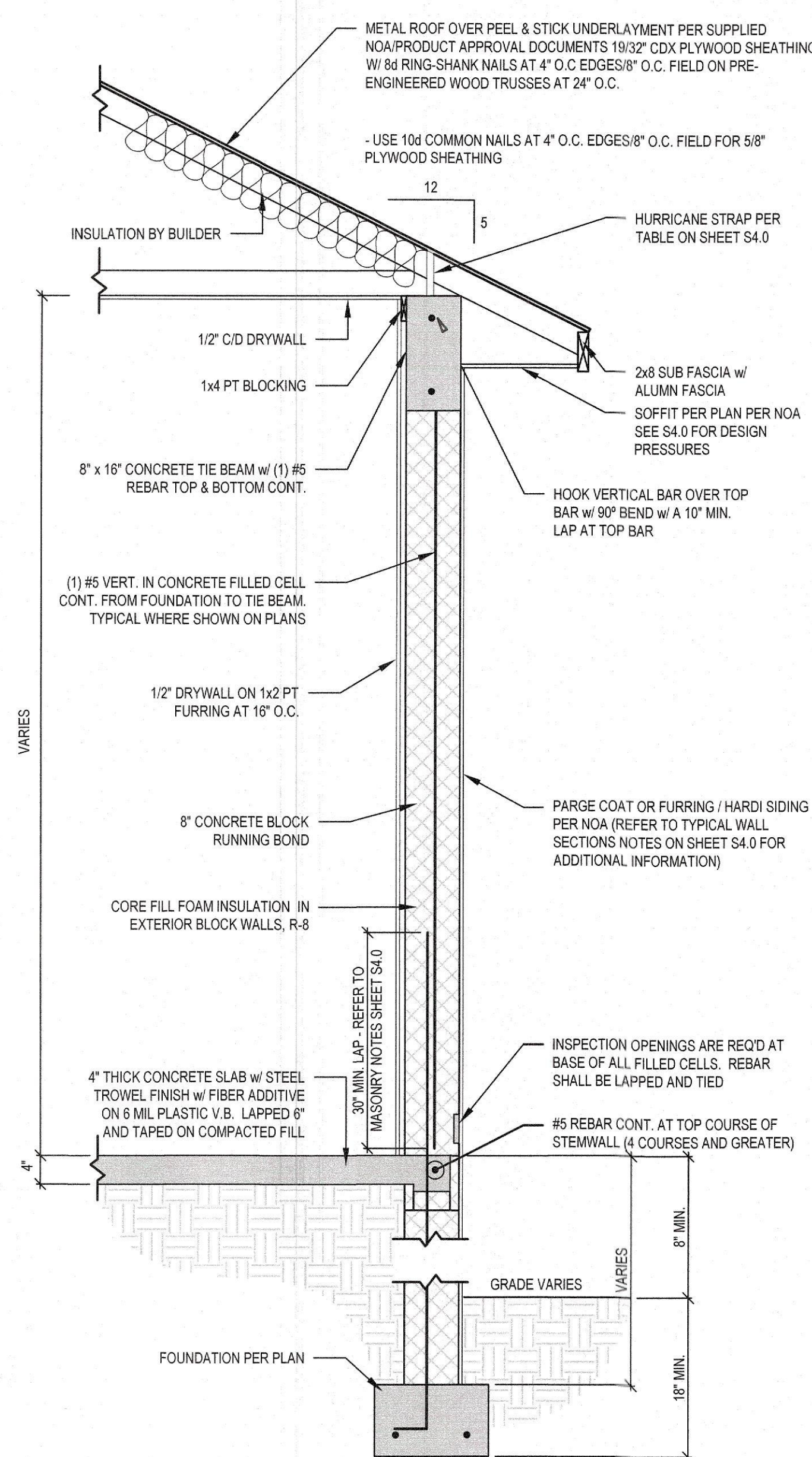
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AS INDICATED

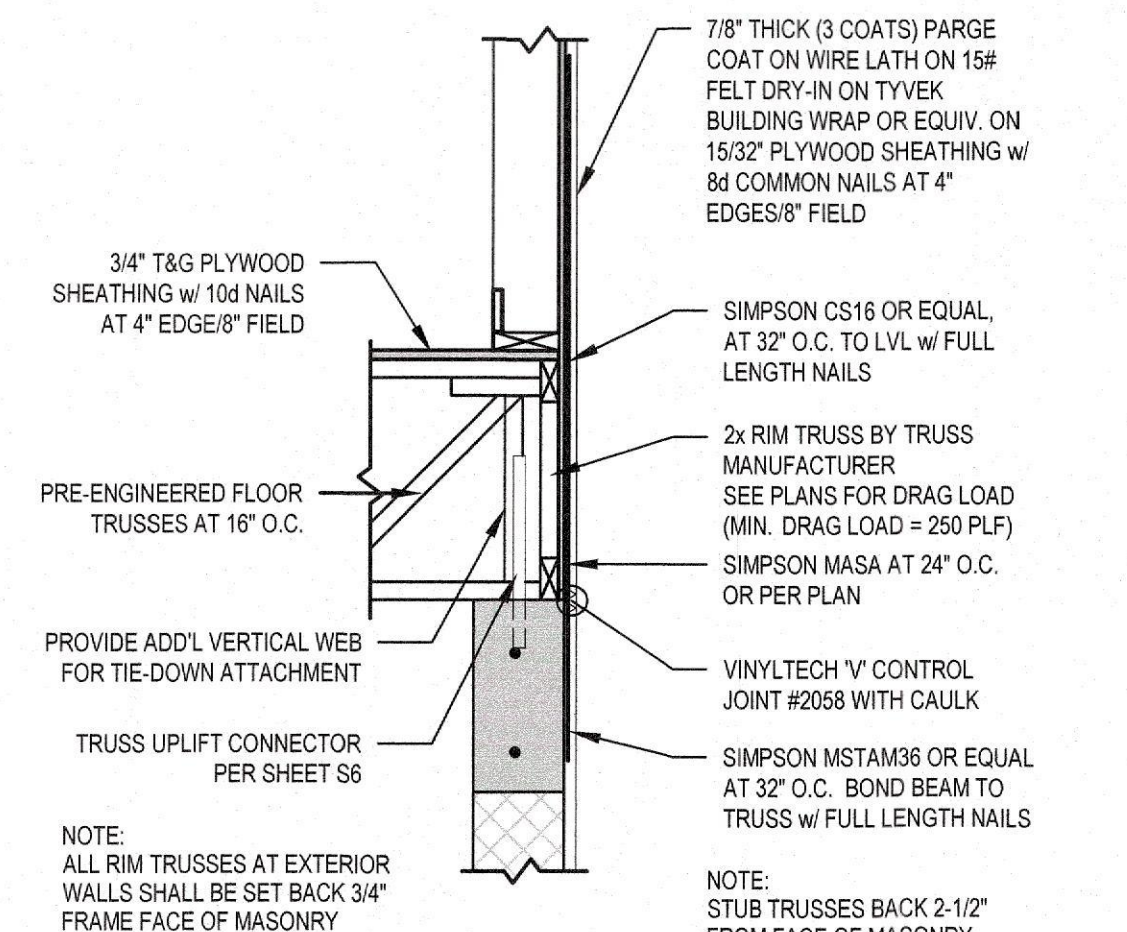
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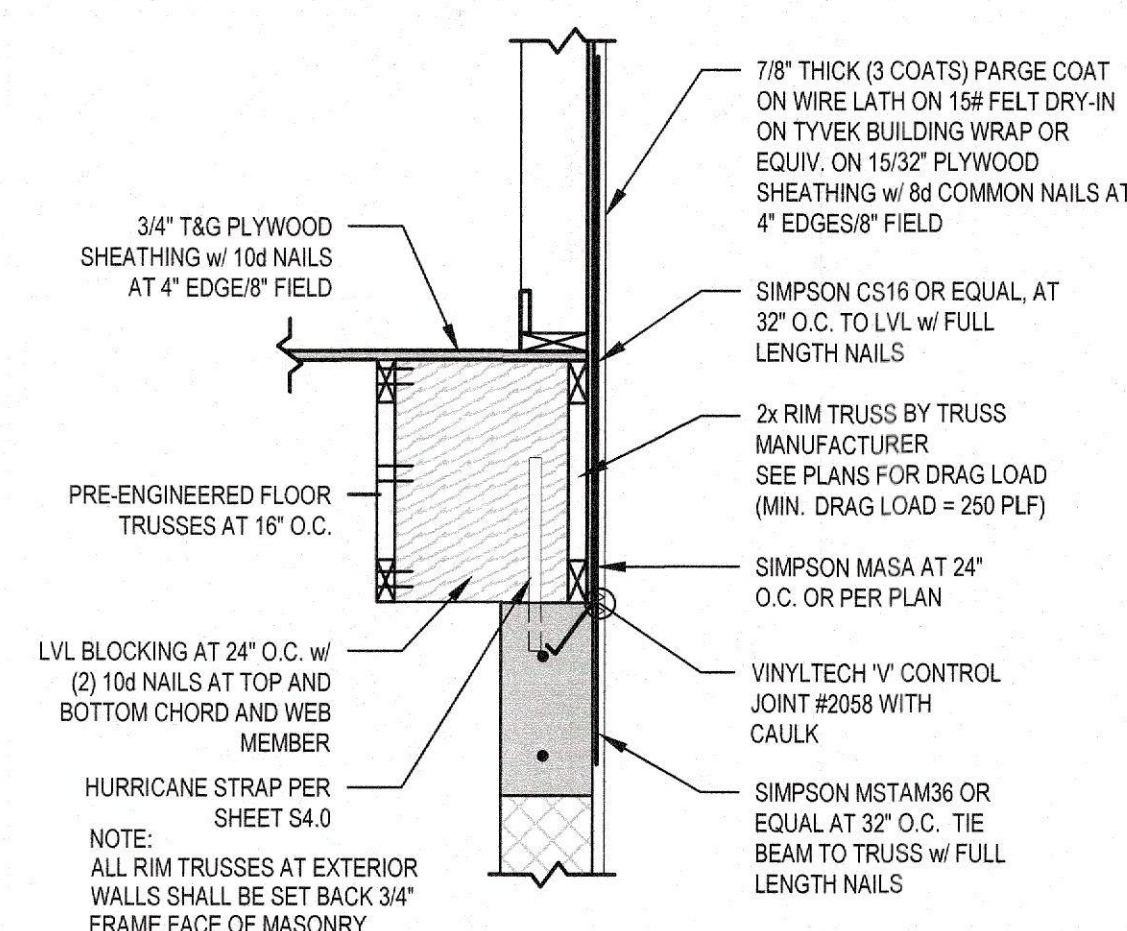
1 TYP. TWO STORY WALL SECTION
NTS



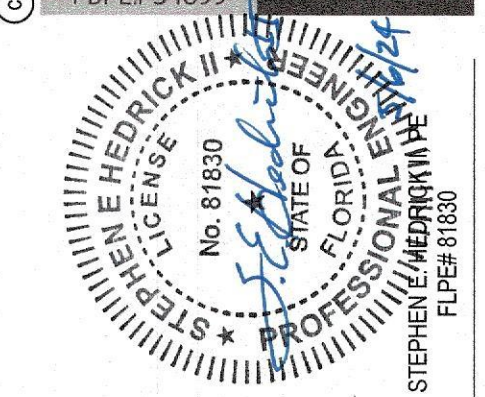
2 TYPICAL ONE STORY WALL SECTION
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3 TRUSSES PERPENDICULAR TO WALL
NTS



4 TRUSSES PARALLEL TO WALL
NTS



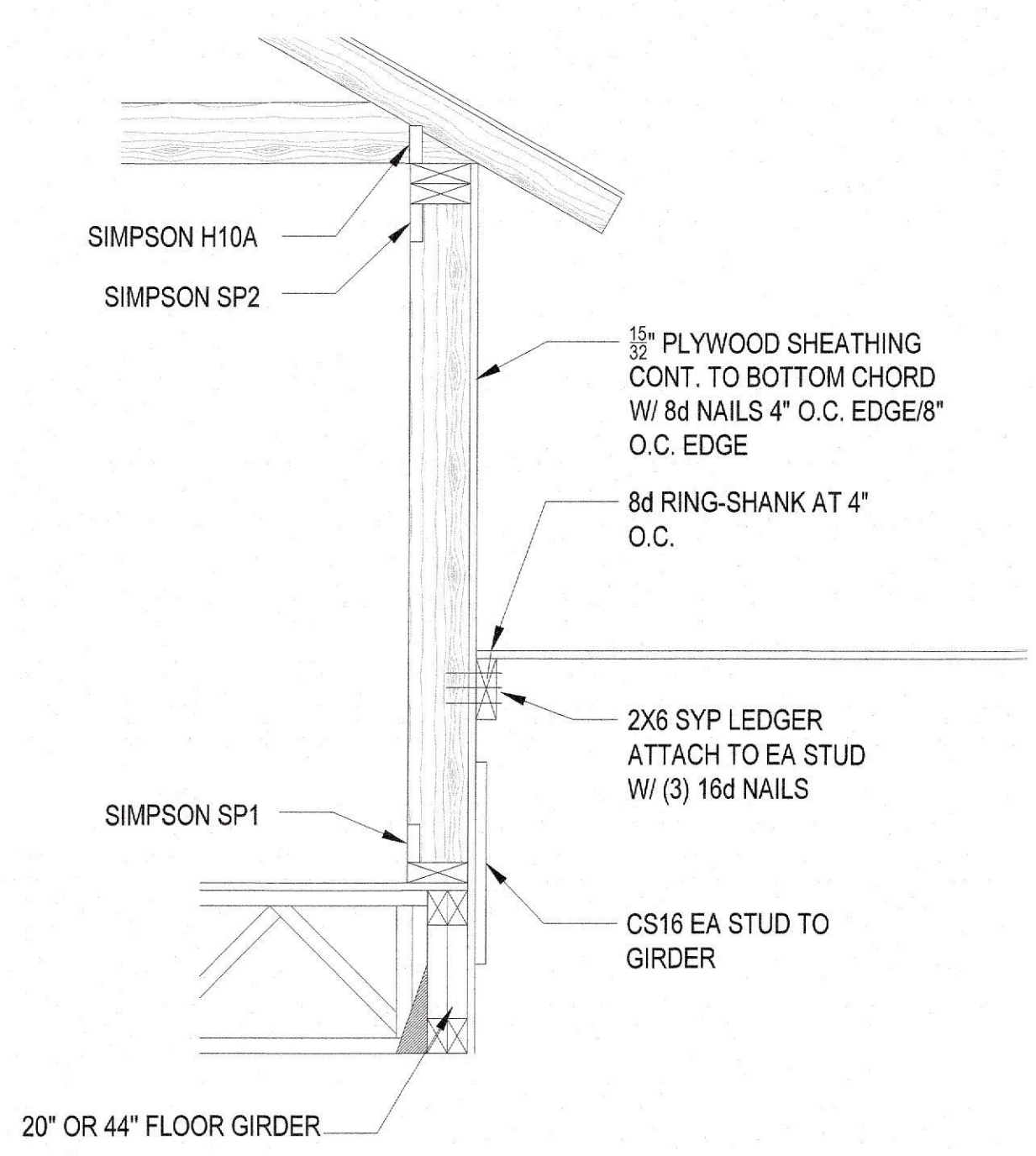
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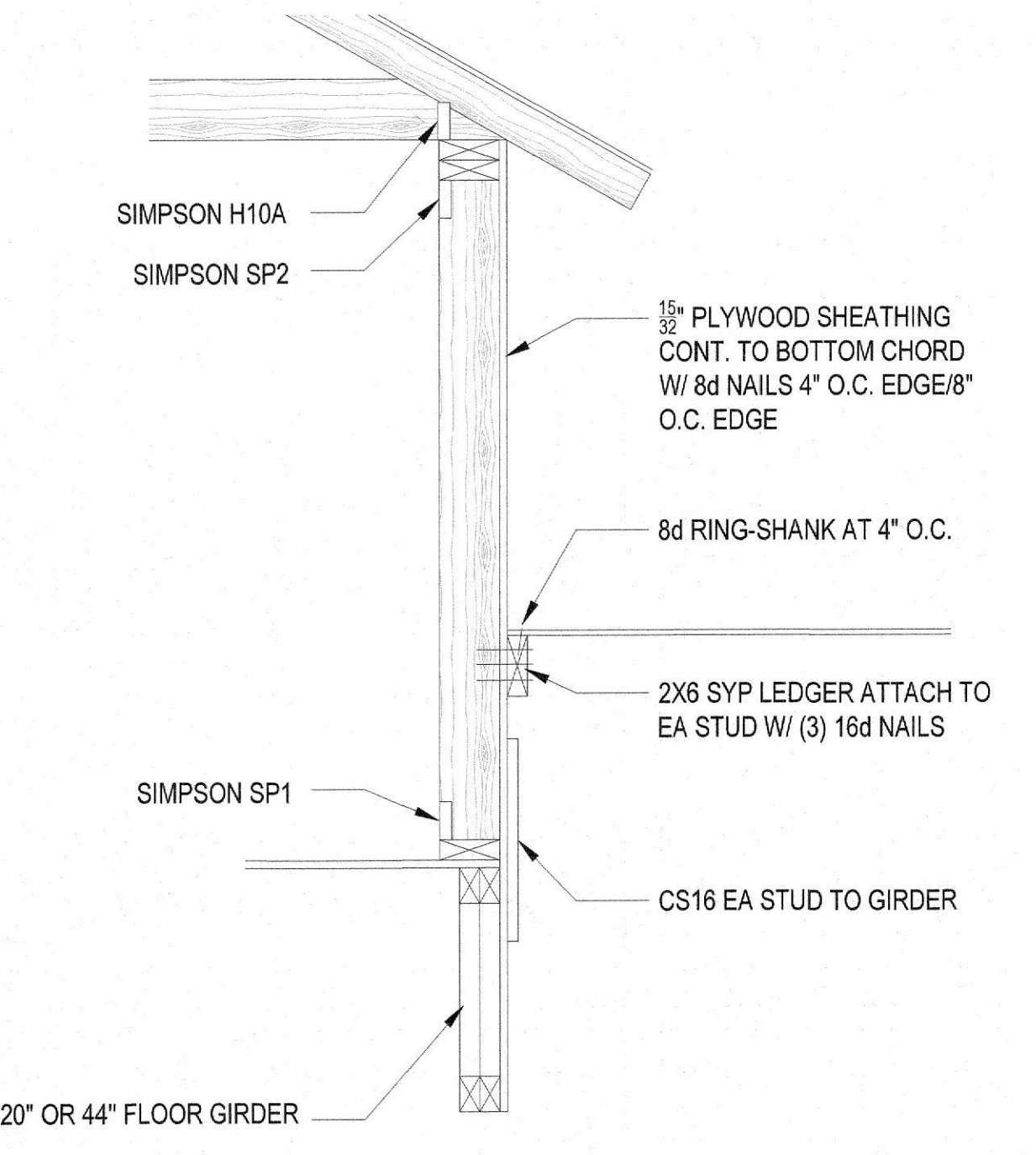
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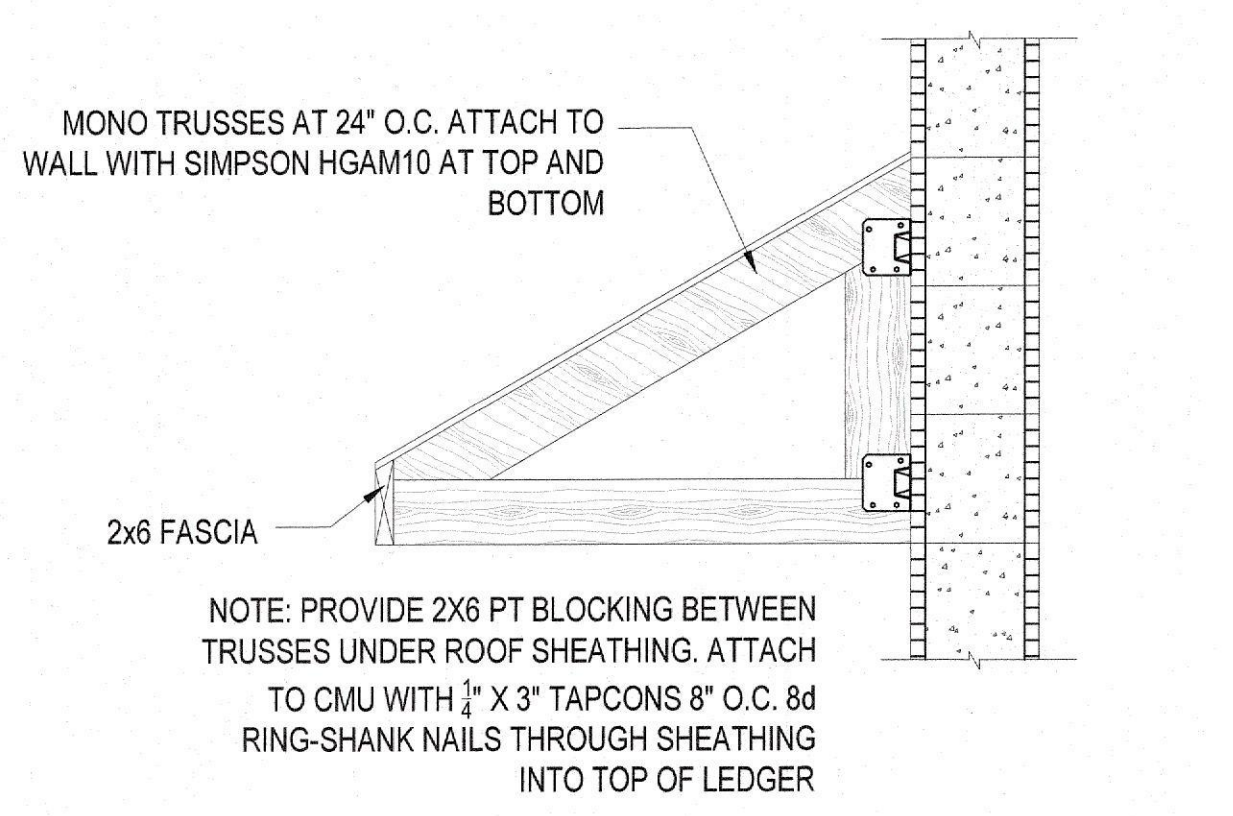
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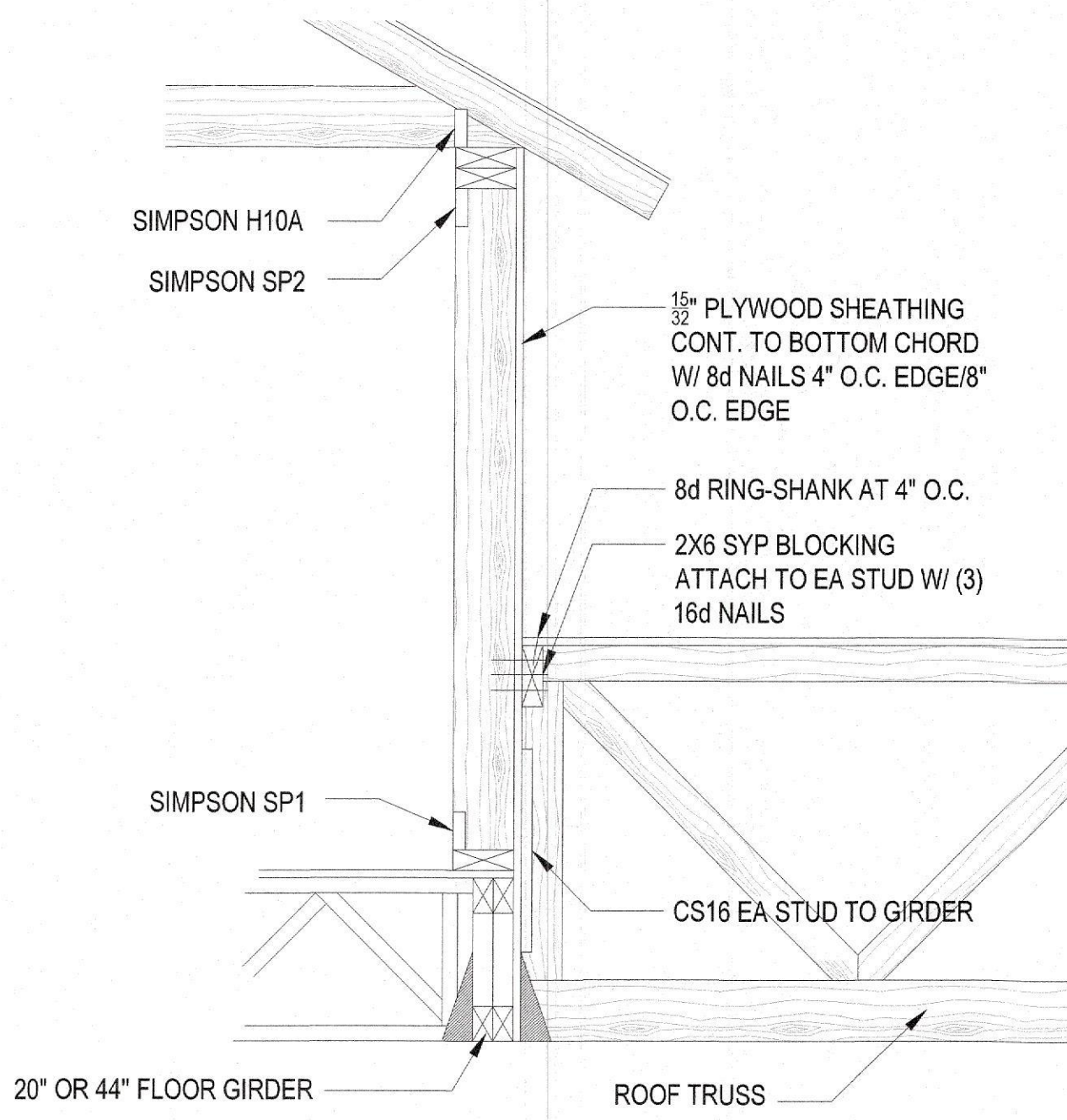
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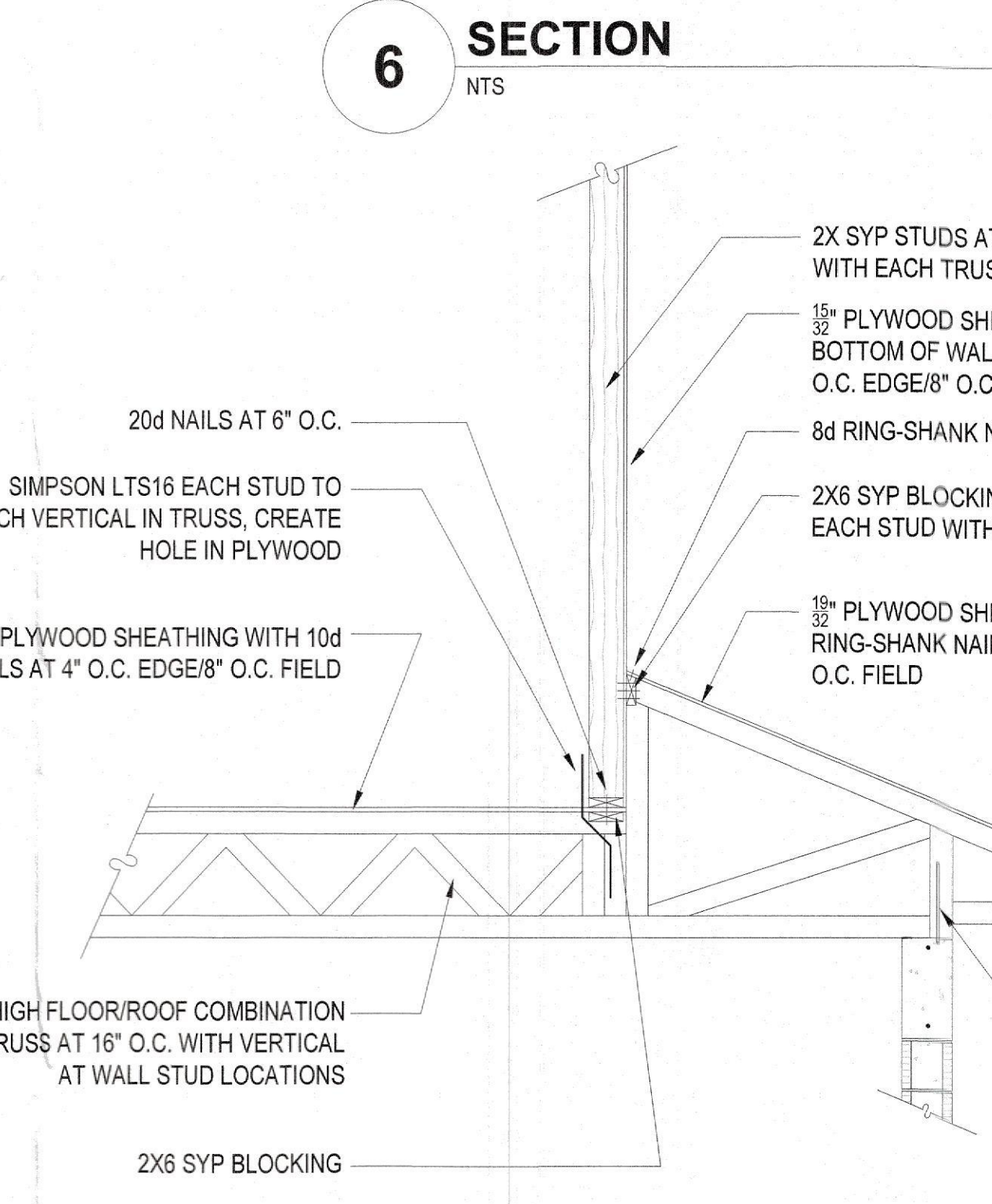
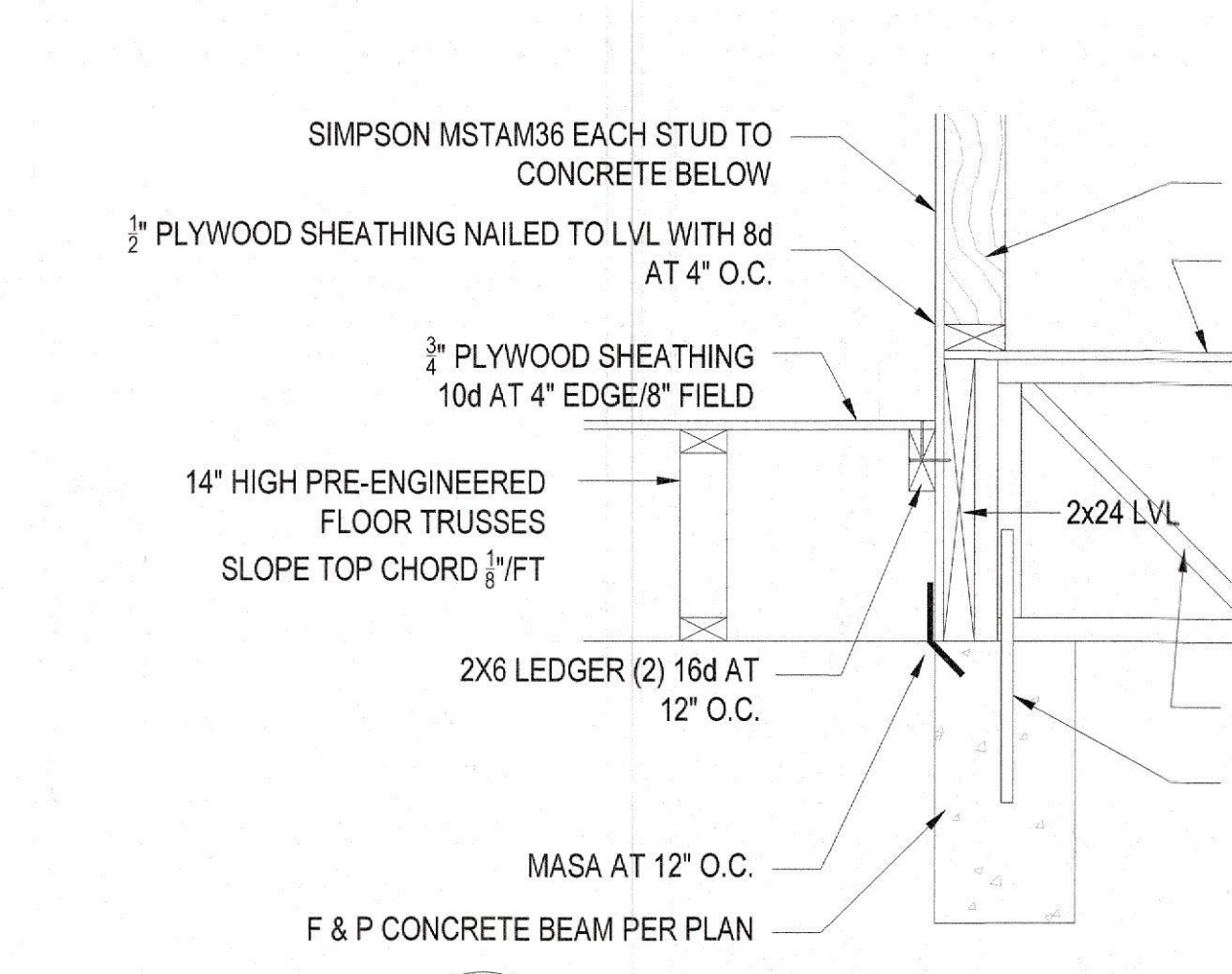
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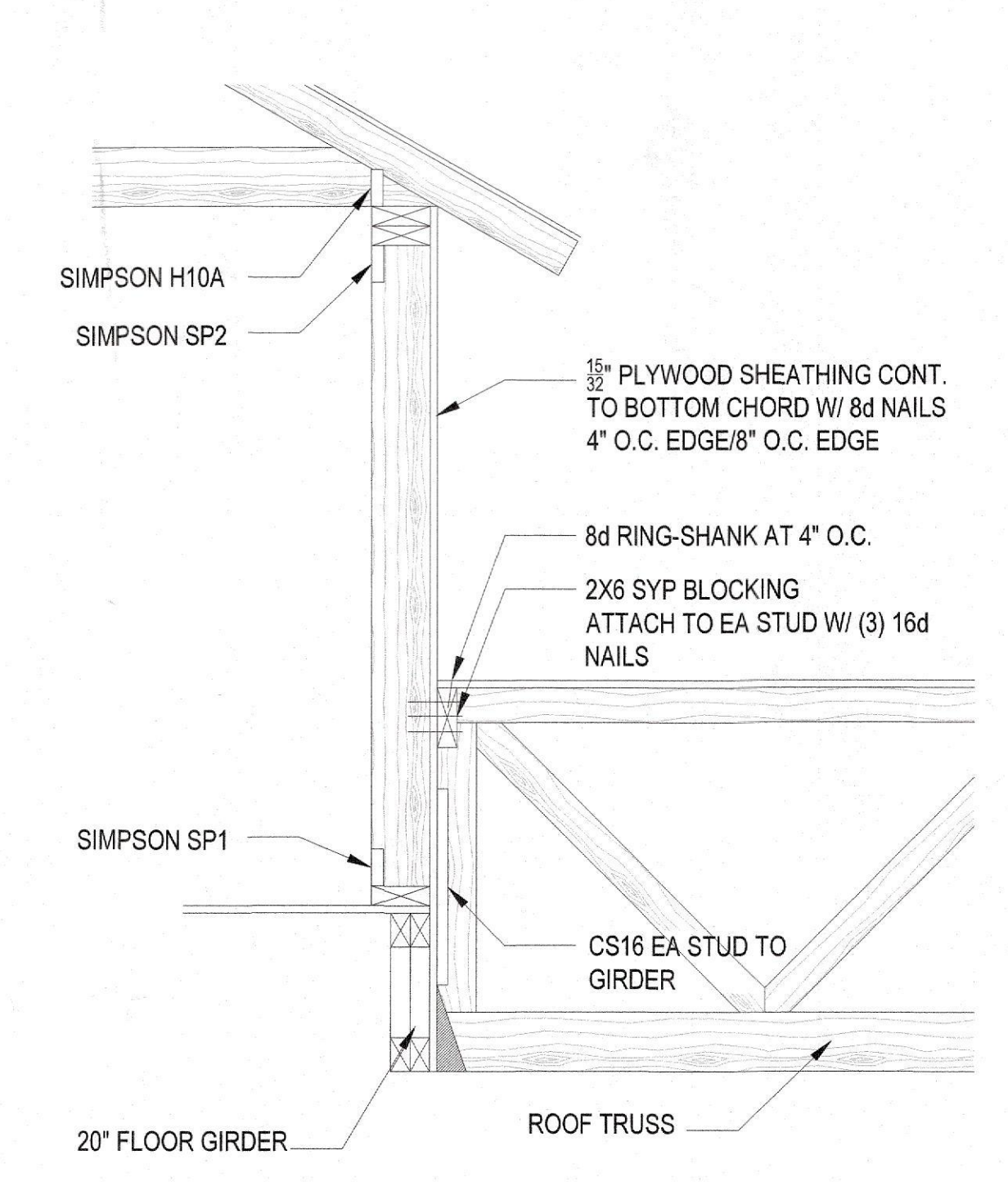
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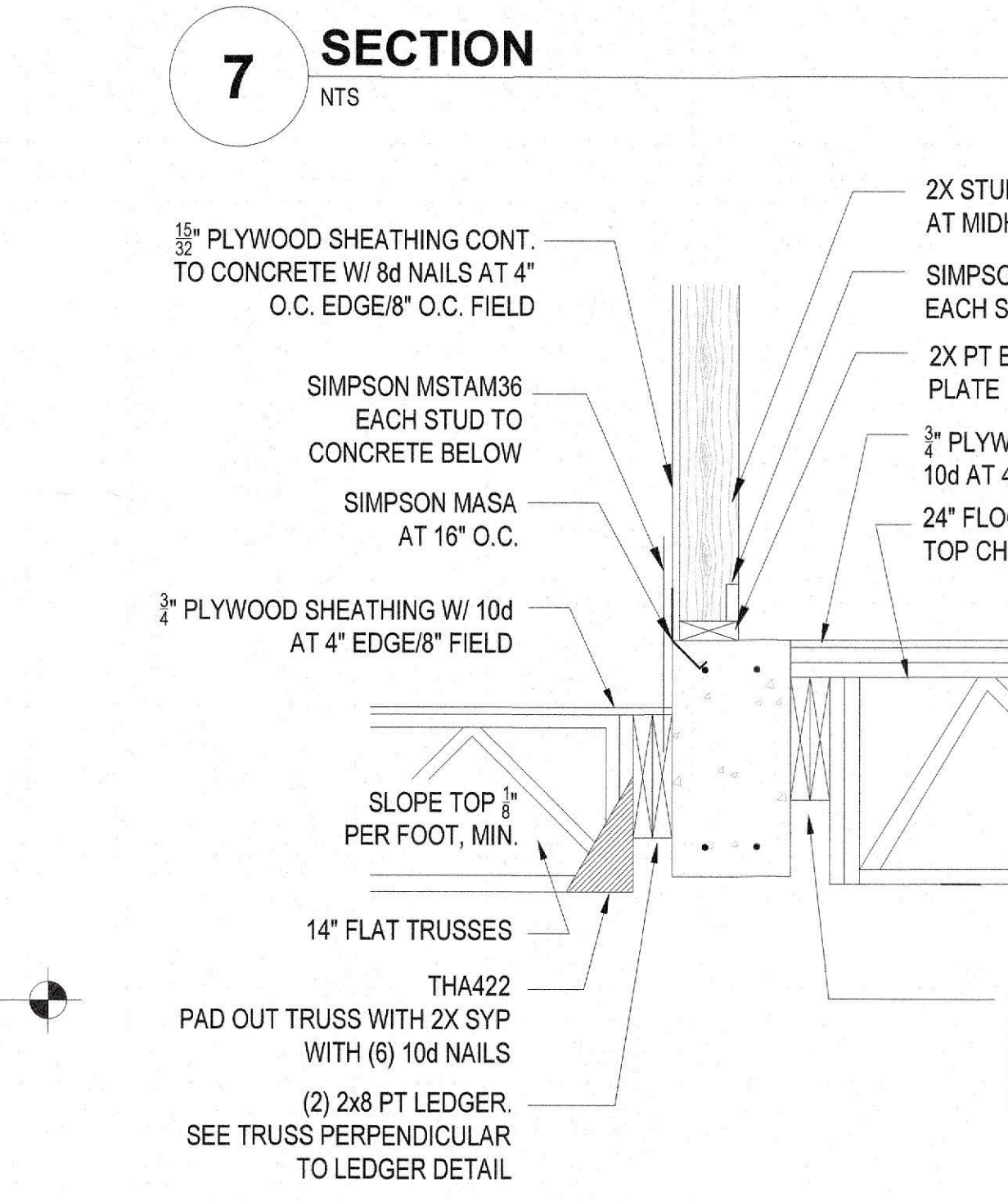
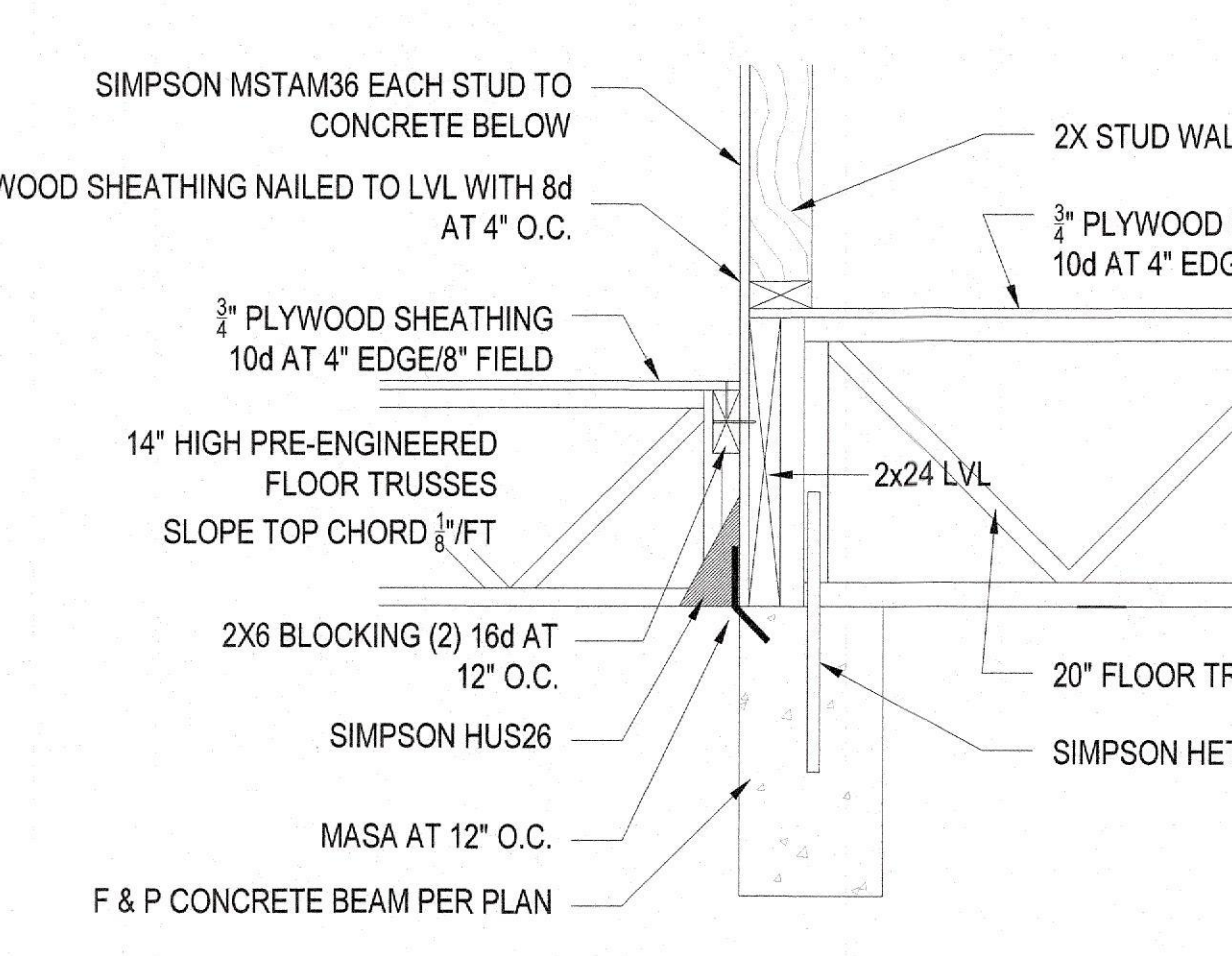
2 SECTION
NTS



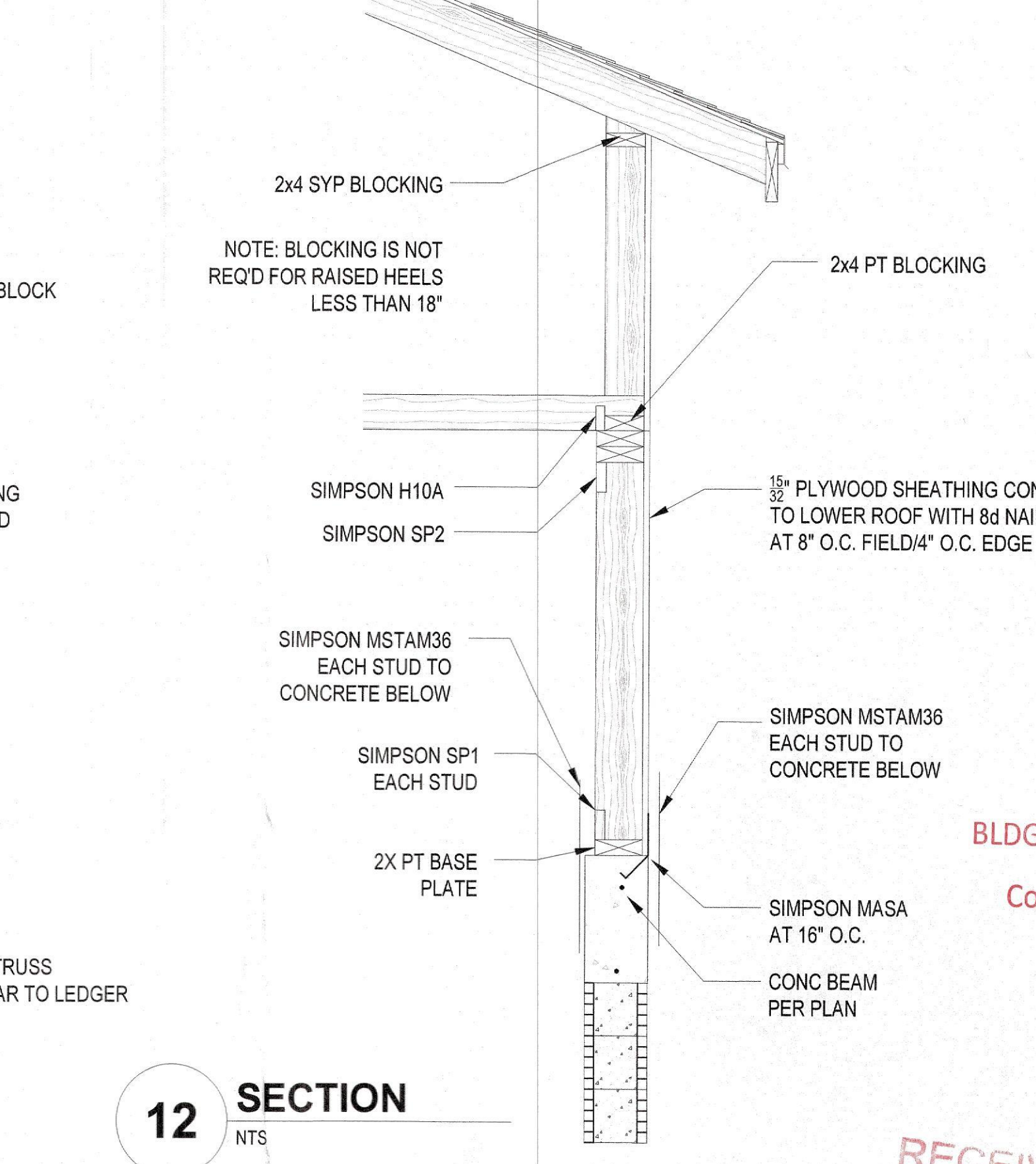
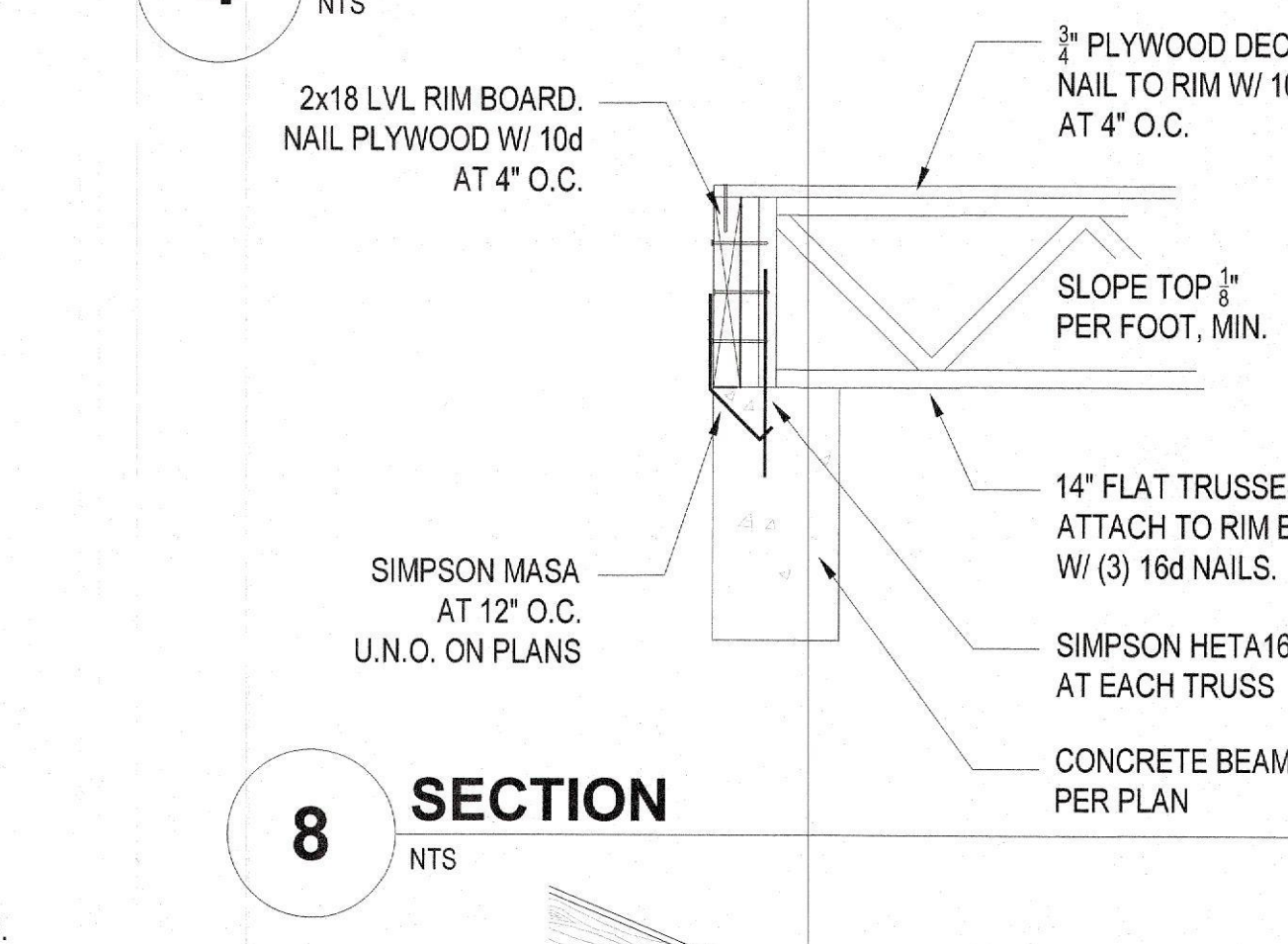
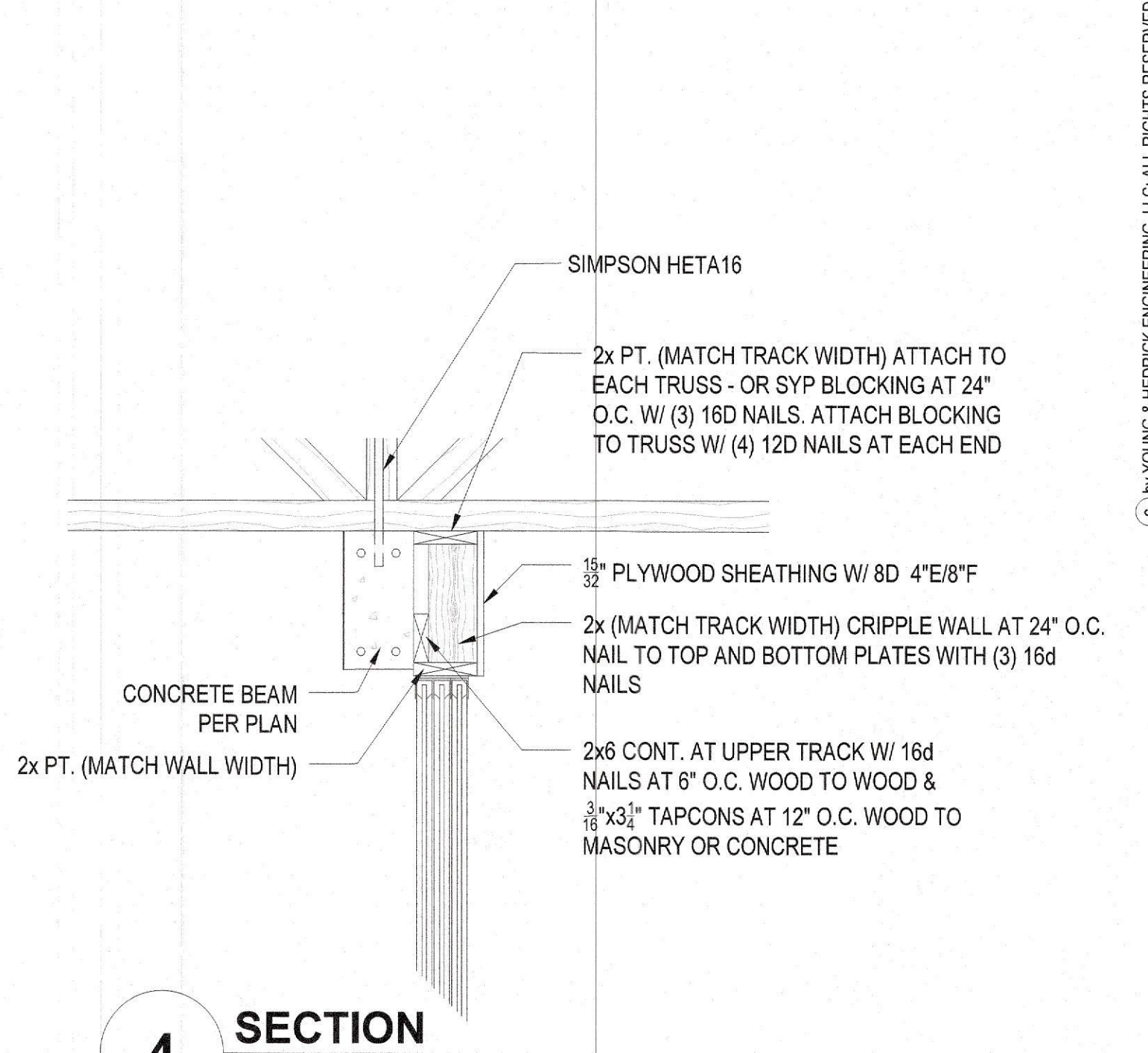
10 SECTION
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3 SECTION
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11 SECTION
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12 SECTION
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