2003 - PATRIZZI / ANDERSON

1728 POINSETTIA AVE.

REVISION LOG

REV#	DESCRIPTION OF REVISIONS	DATE
A	CONSTRUCTION DOCUMENTS ISSUED TO CLIENT FOR REVIEW AND APPROVAL	06-29-18
B	INCORPORATED TRUSS LAYOUT AND ENGINEERING FROM VORTEX.	11-15-17
C	FINALIZED ENGINEERING COMMENTS	11-29-18
D	ADDED BASE FLOOD NOTES	12-07-18

GENERAL NOTES:

- THIS PLAN IS A GRAPHIC REPRESENTATION FOR ESTIMATING PURPOSES ONLY. DUE TO VARIATIONS IN CITY REQUIREMENTS, SUBDIVISION SPECIFICATIONS, CONSTRUCTION TECHNIQUES, DIVERSITY IN MATERIALS, AND PLAN REVISIONS, ALL DIMENSIONS AND ELEVATIONS MAY VARY PER INDIVIDUAL PLAN. ACTUAL FIELD CONDITIONS MAY VARY AND MUST BE VERIFIED BEFORE PROCEEDING WITH CONSTRUCTION.
- ELECTRICAL LOCATIONS SHOUN ON DRAWINGS MAY BE CHANGED AT THE SOLE DISCRETION OF ASHTON WOODS HOMES OR ITS LICENSED ELECTRICIAN IN ORDER TO COMPLY W/ NATIONAL AND MUNICIPAL BUILDING AND ELECTRICAL CODES. ASHTON WOODS HOMES WILL NOT GUARANTEE LOCATION OR QUANTITY OF OUTLETS AND / OR SWITCHES SHOUN.
- ALL PLUMBING DIMENSIONS ARE APPROXIMATE FROM THE CENTER LINE OF THE FIXTURE TO THE EXTERIOR SLAB EDGE. IT IS THE RESPONSIBILITY OF THE PLUMBER TO VERIFY THE ACCURACY OF ALL PLUMBING DIMENSIONS.

GENERAL CONSTRUCTION NOTES:

CHAPTERS AND SECTIONS REFER TO **F.B.C.R. - 6TH EDITION (2017)**. NOTE: ANY DIMENSIONS AND/OR CALLOUTS WITHIN THIS SET OF DRAWINGS REFERENCING LUMBER SIZES OR WALL THICKNESS ARE TO BE CONSIDERED 'NOMINAL DIMENSIONS'. ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS OTHERWISE NOTED.

OCCUPANCY AND CONSTRUCTION TYPE:

THIS UNIT HAS AN R3 OCCUPANCY AND BUILDING TYPE V-B CLASSIFICATION.

EXTERIOR WALL ENVELOPE:

BUILDER IS RESPONSIBLE FOR PROVIDING AND MEETING ALL REQUIREMENTS OF **SECTION 1072.4 OF THE F.B.C.-BUILDING** BY PROVIDING ALL DETAILS LISTED UNDER THIS SECTION, INCLUDING BUT NOT LIMITED TO, THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ALL SUPPORTING DOCUMENTATION TO ENSURE THE WEATHER RESISTANCE OF THE EXTERIOR WALL ENVELOPE IS MAINTAINED.

CEILING CONSTRUCTION:

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2 INCH (12.7 mm) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8 INCH (15.9 mm) TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2 INCH (12.7 mm) GYPSUM BOARD OR EQUIVALENT IN ACCORDANCE WITH **F.B.C.R. - 6TH EDITION (2017) R302.6 AND TABLE R302.6.** ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH **TABLE R702.3.5.**

EXTERIOR FINISHES:

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER **F.B.C.R. - 6TH EDITION (2017) R703.7.1 AND ASTM C 1063.** ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIAL. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2 INCH 11 GAUGE NAILS HAVING A 7/16 INCH HEAD, OR 1/8 INCH LONG 16 GAUGE STAPLES SPACED NO MORE THAN 6 INCHES, OR AS OTHERWISE APPROVED. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER **F.B.C.R. - 6TH EDITION (2017) R703.7.2 AND ASTM C 926.** PER **F.B.C.R. 6TH EDITION (2017) R703.7.2.1** WEEP SCREEDS SHALL BE A MINIMUM NO. 26 GALVANIZED SHEET GAUGE CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH **ASTM C 926.** THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS. THE WEATHER RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED. PER **F.B.C.R. 6TH EDITION (2017) R703.7.3** WATER RESISTIVE BARRIERS INSTALLED OVER WOOD BASED SHEATHING SHALL INCLUDE A WATER RESISTIVE VAPOR PERMEABLE BARRIER EQUIVALENT TO 2 LAYERS OF GRADE D PAPER. STUCCO APPLICATION AND CURING PER **F.B.C.R. 6TH EDITION (2017) R703.7.5 OR IN ACCORDANCE WITH ASTM C 926.**

STUCCO CONTROL JOINTS:

STUCCO CONTROL JOINTS TO BE INSTALLED PER **ASTM C 1063-06 (7.8.4) THRU 7.8.4.1)** AT FRAMED WALLS TO DELINEATE AREAS NOT MORE THAN 144 SF. AND DELINEATE AREAS NOT MORE THAN 100 SF. FOR HORIZONTAL APPLICATIONS. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 FT. IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2 1/2 TO 1. A CONTROL JOINT SHALL BE INSTALLED WHERE CEILING FRAMING OR FURRING CHANGE DIRECTION, AND WHERE EXPANSION JOINT OCCURS IN BASE EXTERIOR WALL. WALL OR PARTITION HEIGHT DOOR FRAMES SHALL BE CONSIDERED AS CONTROL JOINTS.

EGRESS:

EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES. IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM CLEAR OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM.

FLASHING:

1. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, DECK AND WALL INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.
2. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL REQUIRED LOCATIONS PER **R703.4.**

WINDOW INSTALLATION:

1. WINDOUS SHALL BE INSTALLED AND FLASHED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS. WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE MANUFACTURER FOR EACH UINDOU.
2. IF STRUCTURE IS IN A UIND-BORNE DEBRIS ZONE, AND REQUIRES PROTECTIVE SHUTTERS OR IMPACT GLASS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINING WHICH PROTECTIVE METHOD IS TO BE USED.

DWELLING / GARAGE OPENINGS:

THE OPENING BETWEEN THE GARAGE AND LIVING AREA SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID CORE (S.C.) OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MINUTE FIRE RATED DOORS.

FLOOD ZONE REQUIREMENTS:

PLAN MEETS OR EXCEEDS FEMA FLOOD FINISHED GARAGE FLOOR ELEVATION. IF FLOOD PORTS ARE REQUIRED IN GARAGE, REFER TO PLAN FOR CALCULATIONS AND QUANTITY.

ASPHALT SHINGLES (IF APPLICABLE) :

1. UIND RESISTANCE OF ASPHALT SHINGLES. - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH **SECTION R905.2.6 AND R905.2.6.1.**
2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) TWO LAYERS OF UNDERLAYMENT COMPLYING WITH **ASTM D 226, TYPE I OR TYPE II, ASTM D 4869, TYPE II OR TYPE IV OR ASTM D 6757 IS REQUIRED IN ACCORDANCE WITH SECTION R905.11.** FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH **ASTM D 226, TYPE II, ASTM D 4869, TYPE IV OR ASTM D 6757 IS REQUIRED IN ACCORDANCE WITH SECTION R905.11.**

CLAY AND CONCRETE TILE (IF APPLICABLE) :

THE INSTALLATION OF CLAY AND CONCRETE TILE PER **F.B.C.R. - 6TH EDITION (2017) R905.3** SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF FRSA/TRI FLORIDA HIGH UIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, FIFTH EDITION WHERE THE Vasd IS DETERMINED IN ACCORDANCE WITH SECTION **R301.2.1.3** OR THE RECOMMENDATIONS OF RAS 118, 119 OR 120. REQUIRED UNDERLAYMENT PER **F.B.C.R. - 6TH EDITION (2017) R905.3.3 SHALL CONFORM WITH ASTM D 226, TYPE II; ASTM D 2626, TYPE II; OR ASTM D 1970 OR ASTM D 6380.** CLASS M MINERAL SURFACED ROLL ROOFING AND SHALL BE INSTALLED IN ACCORDANCE WITH FRSA/TRI FLORIDA HIGH UIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, FIFTH EDITION WHERE THE Vasd IS DETERMINED IN ACCORDANCE WITH SECTION **R301.2.1.3** OR THE RECOMMENDATIONS OF RAS 118, 119 OR 120.

CHIMNEY HEIGHT REQUIREMENTS (IF APPLICABLE) :

UHEN STANDARD OR OPTIONAL FIREPLACE IS TO BE INSTALLED THE CHIMNEY MUST EXTEND 3'-0" PAST THE HIGHER POINT UHERE IT EXTENDS THROUGH THE ROOF AND MUST BE 2'-0" HIGHER THAN THE ROOF OR RIDGE THAT IS 10'-0" AUAY OR CLOSER.

TUB AND SHOUER AREAS:

CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BOARD (NO GREEN BOARD ALLOUED) IN COMPLIANCE WITH **ASTM C1288, C1325, OR C1178** AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS BACKERS FOR UALL TILE IN TUB AND SHOUER AREAS, AND UALL PANELS IN SHOUER AREAS.

TERMITE PROTECTION:

1. PENETRATION. PROTECTIVE SLEEVES AROUND PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE CONTAINING MATERIALS. IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, THE SLEEVE SHALL HAVE A MAXIMUM UALL THICKNESS OF 0.060 INCH, AND BE SEALED UITHIN THE SLAB USING A NON-CORROSIVE CLAMPING DEVICE TO ELIMINATE THE ANNULAR SPACE BETUEEN THE PIPE AND THE SLEEVE. NO TERMITICIDES SHALL BE APPLIED INSIDE THE SLEEVE.
2. PROTECTION AGAINST DECAY AND TERMITES. - CONDENSATE LINES, IRRIGATION / SPRINKLER SYSTEM RISERS FOR SPRAY HEADS, AND ROOF DOUNSPOUTS SHALL DISCHARGE AT LEAST 1 FOOT (305 mm) AUAY FROM THE STRUCTURE SIDEUALL, UHETHER BY UNDERGROUND PIPING, TAIL EXTENSIONS, OR SPLASH BLOCKS. GUTTERS UITH DOUNSPOUTS ARE REQUIRED ON ALL BUILDINGS UITH EAVES OF LESS THAN 6 INCHES (152 mm) HORIZONTAL PROJECTION EXCEPT FOR GABLE END RAKES OR ON A ROOF ABOVE ANOTHER ROOF.

MECHANICAL AND HVAC:

1. ENERGY CALCULATIONS FOR HEATING AND COOLING CAPACITIES SHALL BE FURNISHED BY THE GENERAL CONTRACTOR AS AN ATTACHMENT TO THIS PLAN SET AT THE TIME OF APPLICATION FOR PERMIT.
2. MECHANICAL APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR, AND REPLACEMENT UITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED, OR REPLACED. A LEVEL UORKING SPACE AT LEAST 30 INCHES (762 mm) DEEP AND 30 INCHES (762 mm) UIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE.
3. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE UALLS OR CEILINGS SEPARATING THE DUELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. 26 GAUGE (0.48 mm) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
4. FOUNDATIONS AND SUPPORTS FOR OUTDOOR MECHANICAL SYSTEMS SHALL BE RAISED AT LEAST 3 INCHES (76 mm) ABOVE THE FINISHED GRADE AND SHALL ALSO CONFORM TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. AUXILIARY DRAIN PAN. CATEGORY IV CONDENSING APPLIANCES SHALL BE PROVIDED UITH AN AUXILIARY DRAIN PAN UHERE DAMAGE TO ANY BUILDING COMPONENT UILL OCCUR AS A RESULT OF STOPPAGE IN THE CONDENSATE DRAIN PIPING SYSTEM. THESE PANS SHALL BE INSTALLED IN ACCORDANCE UITH THE APPLICABLE PROVISIONS OF SECTIONS M1411.

EXHAUST FANS AND VENTING:

1. OUTDOOR DISCHARGE. THE AIR REMOVED BY EVERY MECHANICAL EXHAUST SYSTEM SHALL BE DISCHARGED TO THE OUTDOORS. AIR SHALL NOT BE EXHAUSTED INTO AN ATTIC, SOFFIT, RIDGE VENT OR CRAUL SPACE.
2. EXHAUST AIR FROM BATH ROOMS AND TOILET ROOMS SHALL NOT BE RECIRCULATED UITHIN A RESIDENCE OR TO ANOTHER DUELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT DISCHARGE INTO AN ATTIC, CRAUL SPACE, OR OTHER AREAS INSIDE THE BUILDING.
3. DUCT LENGTH. THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 35 FEET FROM THE DRYER LOCATION TO THE UALL OR ROOF TERMINATION. IF DUCT LENGTH EXCEEDS 35' THEN PERMANENT LABEL OR TAG MUST BE INSTALLED. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2.5 FEET (762 mm) FOR EACH 45 DEGREE (0.78 RAD) BEND AND 5 FEET (1524 mm) FOR EACH 90 DEGREE (1.6 RAD) BEND. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT. EXCEPTION - UHERE A CLOTHES DRYER BOOSTER FAN IS INSTALLED AND LISTED AND LABELED FOR THE APPLICATION, THE MAXIMUM LENGTH OF THE EXHAUST DUCT, INCLUDING ANY TRANSITION DUCT, SHALL BE PERMITTED TO BE IN ACCORDANCE UITH THE BOOSTER FAN MANUFACTURER'S INSTALLATION INSTRUCTIONS. UHERE A CLOTHES DRYER BOOSTER FAN IS INSTALLED AND NOT READILY ACCESSIBLE FROM THE ROOM IN UHICH THE DRYER IS LOCATED, A PERMANENT IDENTIFYING LABEL SHALL BE PLACED ADJACENT TO UHERE THE EXHAUST DUCT ENTERS THE UALL. THE LABEL SHALL BEAR THE UORDS "THIS DRYER EXHAUST SYSTEM IS EQUIPPED UITH A REMOTELY LOCATED BOOSTER FAN."
4. PROVIDE LOUVER DEVICES AT INTAKE AND EXHAUST LOCATIONS IN ACCORDANCE UITH **AMCA STANDARD 550 IN FBC.**

ATTENTION GENERAL CONTRACTOR / BUILDER:

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEU AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION CORRECTION / REVISIONS. ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

REV. 12-31-2017

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CAD FILE NAME: 2003 "
ISSUED 06-29-18
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DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST., SUITE 103
PLANT CITY, FLORIDA 33563
813.704.4842
COA 28035
PAUL D. KIDWELL, P.E. #52683
ANDREW J. MEISHEID, P.E. #83217

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN, AND FIND IT TO BE IN COMPLIANCE WITH SECTION R301 OF THE FLORIDA BUILDING CODE, RESIDENTIAL 6TH EDITION (2017).

THE ENGINEER HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUF. LAYOUT TO DETERMINE ANY LOAD BEARING CONDITIONS AND RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS LOAD INFORMATION IS SUPPLIED TO THE ENGINEER.

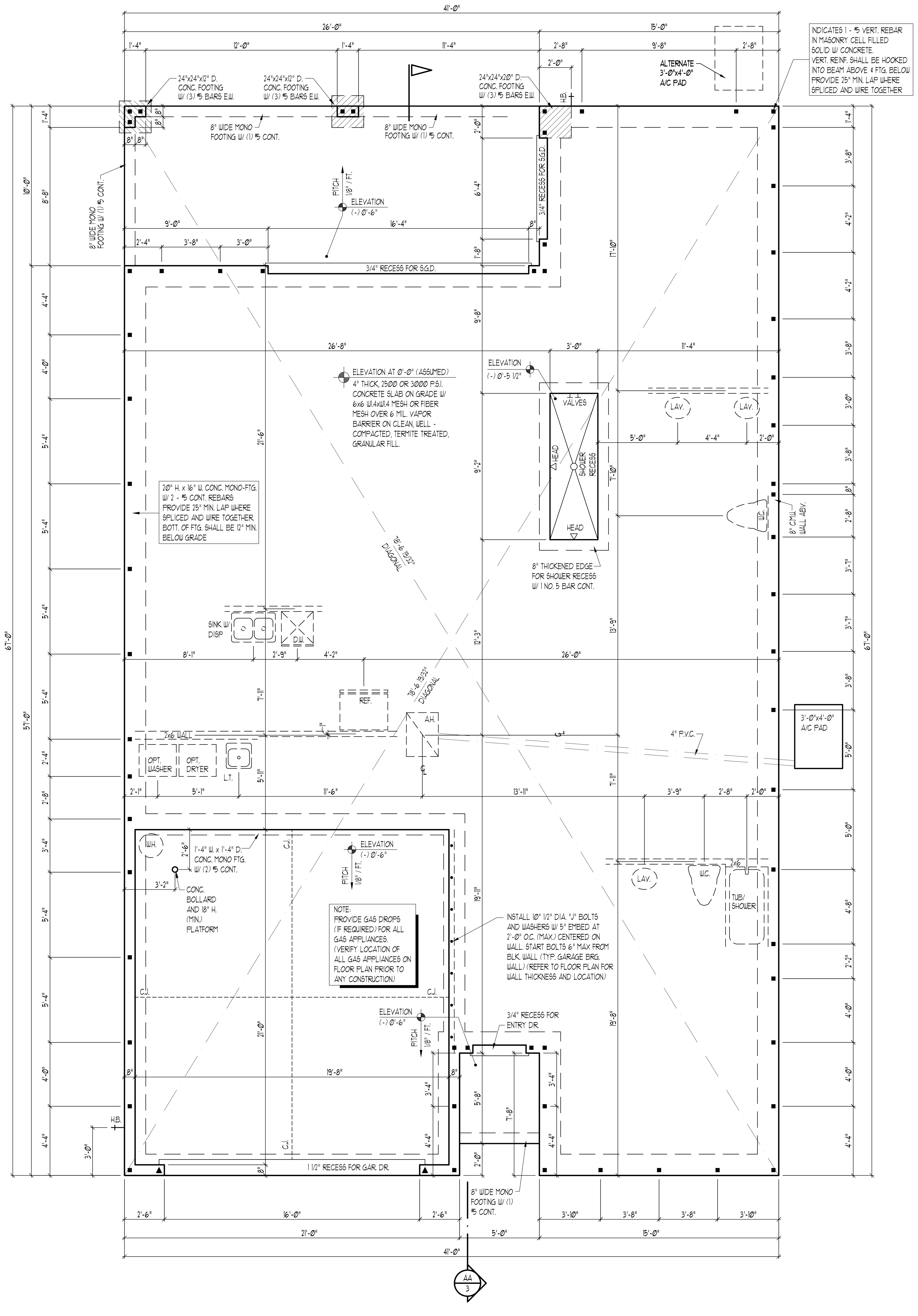
SEALED FOR STRUCTURE ONLY

1728 POINSETTIA AVE.
PATRIZZI / ANDERSON

2003

TITLE
GENERAL NOTES
REVISION LOG
–
–
–
–

SHEET
CS



ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

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ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.

IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

FLOOD ZONE NOTE

*FLOOD ZONE: **AE 9**

*MINIMUM DESIGN FLOOD ELEVATION (B.F.E.) IS **1'-0"** ABOVE B.F.E. OF **9.00**

*REQUIRED B.F.E. IS **10.00**

*ELEVATIONS REFERENCED TO: **NAVD 88**

- THE ELEVATIONS FOR THE PLUMBING, MECHANICAL, ELECTRICAL AND ATTENDANT EQUIPMENT MUST BE NO LESS THAN THE APPROVED FREEBOARD REQUIREMENT.
- FLOOD DAMAGE-RESISTANT MATERIAL SHALL BE PROVIDED IN FLOOD HAZARD AREAS BELOW BFE PLUS REQUIRED FREEBOARD.

ROUGH OPENING NOTE:

FIELD VERIFY MASONRY AND FRAME OPENINGS OF WINDOWS AND DOORS WITH MANUFACTURE OPENING CHART.
DOOR CHART SHOWN ON PAGE N1

NOTE: ALL EXTERIOR WALLS TO BE CONSIDERED SHEAR RESISTING COMPONENTS.

NOTE :
FOUNDATION CROSS SECTIONS ARE LOCATED ON SHEET S-1

■ INDICATES 1 #5

▲ INDICATES 2 #5

FOUNDATION PLAN

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

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PATRIZZI / ANDERSON

2003

TITLE
FOUNDATION PLAN

SHEET
1

HATCHING LEGEND

- INTERIOR LOAD BEARING WALL (W/ UPLIFT)
- INTERIOR LOAD BEARING WALL (W/ OUT UPLIFT)
- LOAD BEARING INSULATED GARAGE WALL (W/ UPLIFT)
- LOAD BEARING INSULATED GARAGE WALL (W/ OUT UPLIFT)
- INSULATED NON-BEARING WALL

"SEE ENG. DETAILS FOR REFERENCE"

LINTEL CALLOUTS:

(1) – 8" K.O. BLOCK FILLED W/(1) #5 BAR OVER 8" PRE-ENGINEERED CONCRETE LINTEL FILLED W/(1) #5 BAR.

(1A) – 8" K.O. BLOCK FILLED W/(1) #5 BAR CONT. OVER 8" COMMON BLOCK COURSE OVER 8" PRE-ENGINEERED CONCRETE LINTEL W/(1) #5 BAR, GROUTED SOLID.

(2) – 8" PRE-ENGINEERED CONCRETE LINTEL FILLED W/(1) #5 BAR.

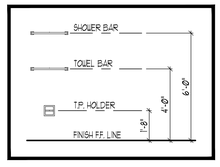
(3) – 8" LINTELS SHALL BE FILLED, BELOW 8' K.O. BLOCK FILLED AND REINFORCED W/(1) #5 BAR.

(4) – THREE (3) 2x4 STUDS WHEN GIRDER IS USED. SEE TRUSS PLAN FOR STRAPPING.

(5) – FOUR (4) 2x4 STUDS WHEN GIRDER IS USED. SEE TRUSS PLAN FOR STRAPPING.

(6) – THREE (3) 2x6 STUDS WHEN GIRDER IS USED. SEE TRUSS PLAN FOR STRAPPING.

(7) – FOUR (4) 2x6 STUDS WHEN GIRDER IS USED. SEE TRUSS PLAN FOR STRAPPING.



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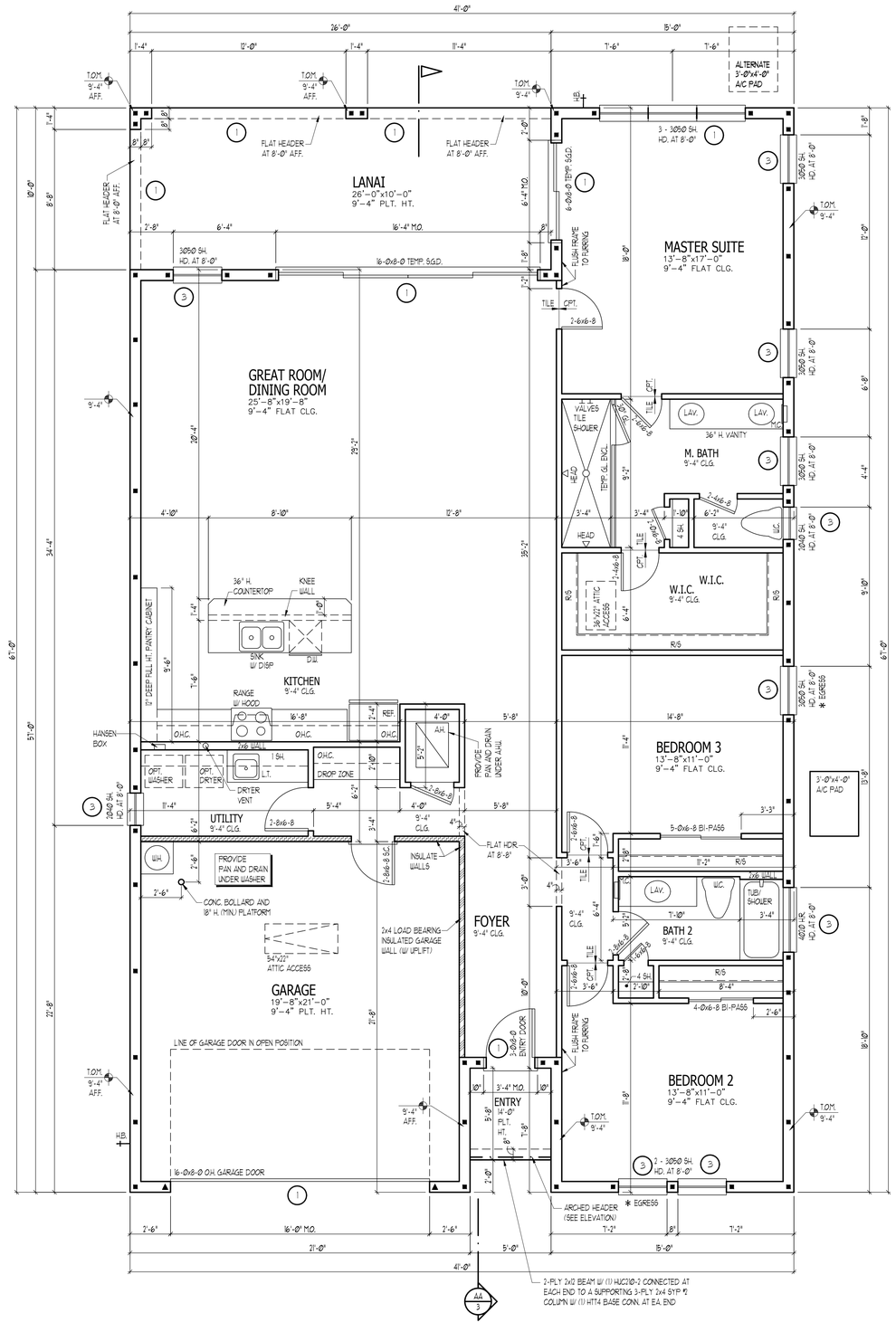
DOOR CHART SHOWN ON PAGE N1

WINDOW CALLOUT
(6) REFER TO THE PRESSURE CHART ON THE N-1 PAGE FOR SPECIFIC OPENING PRESSURES.



■ INDICATES 1 #5

▲ INDICATES 2 #5

NOTE: ALL WOOD LOAD BEARING HEADERS TO BE (2) 2x12 U.N.O.

NOTE: ALL EXTERIOR WALLS TO BE CONSIDERED SHEAR RESISTING COMPONENTS.

NOTE : FOUNDATION CROSS SECTIONS ARE LOCATED ON SHEET S-1

FLOOD ZONE NOTE
•FLOOD ZONE: AE 9

•MINIMUM DESIGN FLOOD ELEVATION (BFE.) IS 11'-0" ABOVE B.F.E. OF 9.00

•REQUIRED B.F.E. IS 10.00

•ELEVATIONS REFERENCED TO: NAVD 88

- THE ELEVATIONS FOR THE PLUMBING, MECHANICAL, ELECTRICAL AND ATTENDANT EQUIPMENT MUST BE NO LESS THAN THE APPROVED FREEBOARD REQUIREMENT.
- FLOOD DAMAGE-RESISTANT MATERIAL SHALL BE PROVIDED IN FLOOD HAZARD AREAS BELOW BFE PLUS REQUIRED FREEBOARD.

LIVING	2003 S.F.
GARAGE	446 S.F.
LANAI	260 S.F.
ENTRY	28 S.F.
TOTAL SQ. FT.	2737 S.F.

FLOOR PLAN

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

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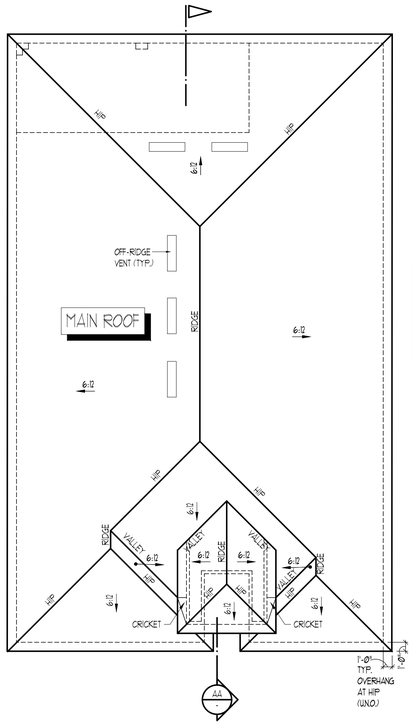
1728 POINSETTIA AVE. PATRIZZI / ANDERSON

2003

TITLE
FLOOR PLAN

SHEET
2



ROOF PLAN

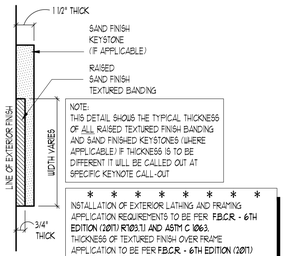
SCALE: 1/8" = 1'-0"

ROOF VENT CALCULATIONS		
ASSUMED NET FREE AREA PER VENT 140 SQ. IN.		MAIN ROOF
ATTIC AREA		2,960 SQ. FT.
NET FREE VENT. AREA REQ'D (AREA/300)		1421 SQ. IN.
NET FREE VENT. AREA REQUIRED	NEAR RIDGE	710 SQ. IN.
	NEAR SOFFIT	710 SQ. IN.
NUMBER OF ROOF VENTS REQUIRED:		6
VERIFY TOTAL ROOF VENTS REQUIRED WITH MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT		

ROOF VENTILATION

ROOF VENTILATION TO BE CALCULATED AND INSTALLED PER F.B.C.R. - 6TH EDITION (2017)
VERIFY QUANTITY OF ROOF VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

NOTE:
FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, DECK AND WALL INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS PER F.B.C.R. - 6TH EDITION (2017) R806, R903 AND R703

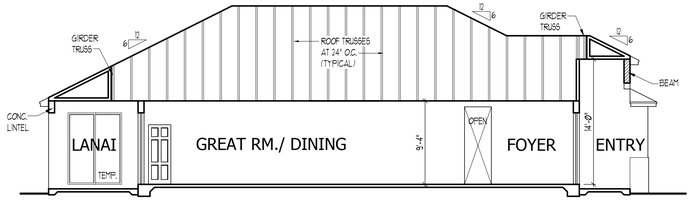


NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAZING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 6TH EDITION (2017) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 6TH EDITION (2017) R703.7.2 AND ASTM C 926.

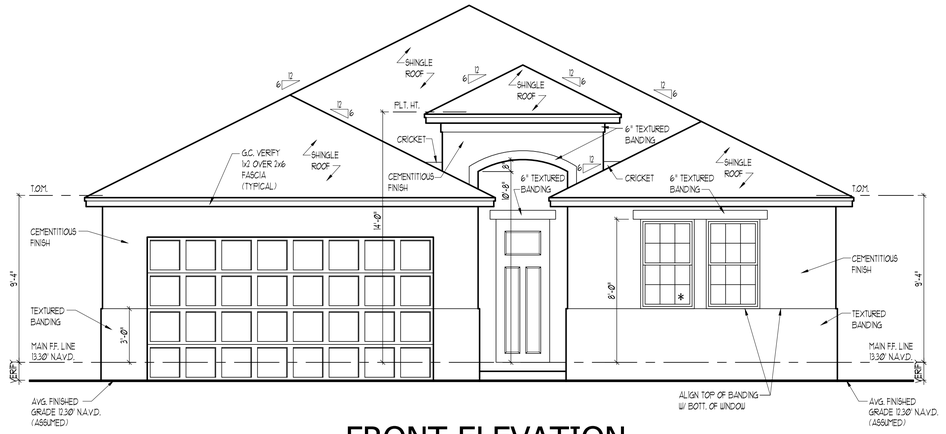
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE: 3" = 1'-0"



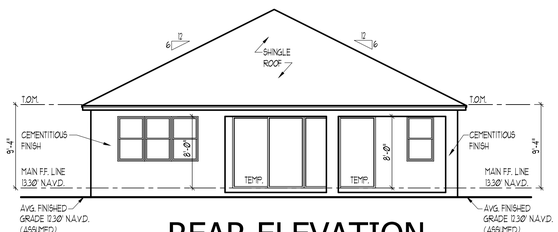
SECTION AA

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

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



REAR ELEVATION

SCALE: 1/8" = 1'-0"

FLOOD ZONE NOTE

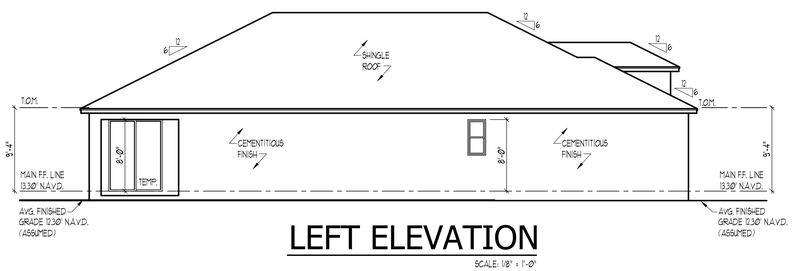
*FLOOD ZONE: AE 9

*MINIMUM DESIGN FLOOD ELEVATION (B.F.E.) IS 1'-0" ABOVE B.F.E. OF **9.00**

*REQUIRED B.F.E. IS **10.00**

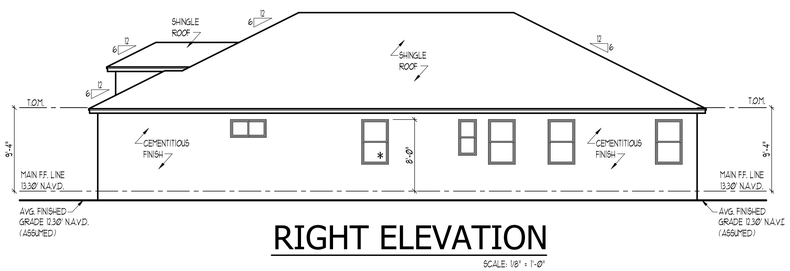
*ELEVATIONS REFERENCED TO: **NAVD 88**

- THE ELEVATIONS FOR THE PLUMBING, MECHANICAL, ELECTRICAL AND ATTENDANT EQUIPMENT MUST BE NO LESS THAN THE APPROVED FREEBOARD REQUIREMENT.
- FLOOD DAMAGE-RESISTANT MATERIAL SHALL BE PROVIDED IN FLOOD HAZARD AREAS BELOW BFE PLUS REQUIRED FREEBOARD.



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION

DAVIS BEWS DESIGN GROUP
150 STATE STREET EAST
OLDSMAR, FLORIDA 34677
813 . 925 . 1300 TEL
813 . 925 . 1800 FAX
WWW.DAVISBEWS.COM
TAMPA • DENVER
EST. 1994

CAD FILE NAME	2003
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DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

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PAUL D. KIDWELL, P.E. #52683
ANDREW J. MEISHEID, P.E. #83217

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN, AND FIND IT TO BE IN COMPLIANCE WITH SECTION R301 OF THE FLORIDA BUILDING CODE, RESIDENTIAL 6TH EDITION (2017).

THE ENGINEER HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUF. LAYOUT TO DETERMINE ANY LOAD BEARING CONDITIONS AND RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS LOAD INFORMATION IS SUPPLIED TO THE ENGINEER.

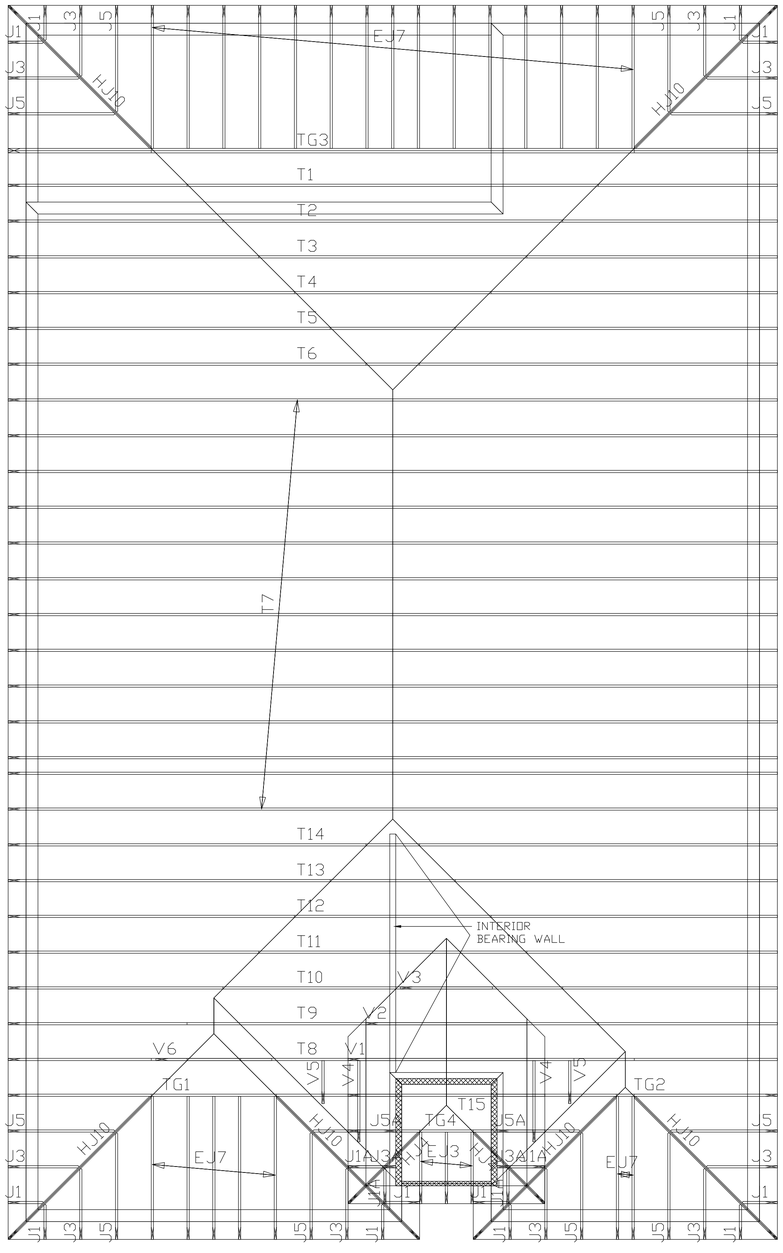
SEALED FOR STRUCTURE ONLY

1728 POINSETTIA AVE. PATRIZZI / ANDERSON

2003

TITLE
ELEVATIONS
ROOF PLAN
BUILDING SECTION
DETAILS
--
--

SHEET
3



FRAMING FASTENER CAPACITY LEGEND

1. SIMPSON MTSM16, 20 - (7) 10d w/ (4) 1/4" x 2 1/4" TITEN (TYP. FRAME TO MASONRY)
2. SIMPSON META18-40 - (8) 10d x 1-1/2" (TYP. FRAME TO MASONRY)
3. SIMPSON MSTAM24 - (9) 10d w/ (5) 1/4" x 2 1/4" TITEN (TYP. FRAME TO MASONRY)
4. SIMPSON LTT20B - (10)-10d + 1/2" x 10" AB (TYP. FRAME TO MASFRM ALL-AROUND)
5. SIMPSON HETA20 - (9)-10d x 1 1/2" (TYP. SYP FRAME TO MASONRY ALL-AROUND)
6. SIMPSON HTT4 - (1) 5/8" dia. A.B. + 18-16d BOLT IN SIMPSON SET EPOXY, EMBED A.B. 5" (MN.) INTO CONCRETE (TYP. SYP FRAME TO CONCRETE)
- 6A. SIMPSON HTT4 - (1) 5/8" DIA. ATR + (18) 16D. EMBED A.B. INTO MASONRY K.O. BLOCK 6" (MN) INTO MASONRY K.O. BLOCK WITH SIMPSON SET EPOXY. (TYP. SYP FRAME TO MASONRY)
- 6B. SIMPSON HTT4 - (1) 5/8" DIA. ATR + (18) 16D. EMBED A.B. INTO MASONRY K.O. BLOCK 12" (MN) INTO MASONRY K.O. BLOCK WITH SIMPSON SET-XP EPOXY. (TYP. SYP FRAME TO MASONRY)
7. SIMPSON MGT - (1) 5/8 DIA. ATR. + 22-10d. EMBED ATR 12" (MN) INTO MASONRY K.O. BLOCK WITH SIMPSON SET-XP EPOXY. (TYP 2-PLY. TRUSS HEEL TO MASONRY)
- 7A. SIMPSON LGT3-SDS 25 (12) 1/4" x 3" SDS AND (4) 3/8" x 5" TITEN HD INTO WALL WITH MGT AS DESCRIBED IN CONNECTION 7 (TYP. FOR 3-PLY TRUSS HEEL MASONRY)
8. SIMPSON MSTAM 36 - (4) 1/4" x 2 1/4" TITEN TO BLOCK AND 7-10d TO FRAME
9. SIMPSON HTT5KT - (1) 5/8" DIA. A.B.+ 26-50 10" x 2 1/2" BOLT IN SIMPSON SET EPOXY. EMBED A.B. 5" (MN) INTO CONCRETE (TYP. SYP FRAME TO CONCRETE)
10. SIMPSON HGT-2 (2 ply member)-(2) 3/4" DIA. A.B. + 16-10d EMBED A.B. INTO MASONRY K.O. BLOCK 12" (MIN) SET BOLTS IN SIMPSON SET-XP EPOXY. (TYP. S.Y.P. FRAME TO MASONRY)
11. SIMPSON HGT-3 (3 ply member) - (2) 3/4" DIA. A.B.+ (16) 10d EMBED A.B. INTO MASONRY K.O. BLOCK 12" (MIN) SET BOLTS IN SIMPSON SET-XP EPOXY. (TYP S.Y.P. FRAME TO MASONRY)
12. SIMPSON H10A - (18) 10d X 1 1/2" (TYP. SYP FRAME)
13. SIMPSON MTS12 - (14) 10d 1 1/2" (TYP. SYP FRAME TO FRAME ALL-AROUND)
14. SIMPSON LSTA18 - (14) 10d (TYP. FRAME TO FRAME)
15. SIMPSON HTS20 - (24) 10d 1 1/2" or (20) 10d (TYP. SYP FRAME TO FRAME ALL-AROUND)
16. SIMPSON LSTA30 - (22) 10d (TYP. FRAME TO FRAME ALL-AROUND)
17. (2) SIMPSON MTS12 - (14) 10d 1 1/2" AT EA. STRAP (TYP. SYP FRAME TO FRAME)
18. (2) SIMPSON HTS20 - (24) 10d 1 1/2" AT EA. STRAP (TYP. SYP FRAME TO FRAME)
19. SIMPSON ST6224 - (28) 16d (TYP. FRAME TO FRAME ALL-AROUND)
20. (3) SIMPSON HTS20 - (24) 10d 1 1/2" AT EA. STRAP (TYP. S.Y.P. FRAME TO FRAME)
21. (4) SIMPSON HTS20 - (24) 10d 1 1/2" AT EA. STRAP (TYP. SYP FRAME TO FRAME ALL-AROUND)
22. SEE GABLE END DETAIL - ENGINEER DETAIL PAGES
23. SEE INTERIOR LOAD-BEARING PARTITION DETAIL ENGINEER PAGES
24. SIMPSON MTSM16 - (8) 10d x 1 1/2" w/ (4) 1/4" x 2 1/4" TITEN 2 (TYP. SYP FRAME TO MASONRY ALL-AROUND)
25. SIMPSON MSTCM40 W/ (14)-16d SINKERS AND (10) 1/4" x 2 1/4" TITEN 2 SCREWS
26. SIMPSON MSTCM60 W/ (20)-16d SINKERS AND (14) 1/4" x 2 1/4" TITEN 2 SCREWS

NOTES:

1. TRUSSES ARE SHOWN AS PROVIDED BY THE MFGR. CONTRACTOR SHALL REFER TO THE FINAL TRUSS ENGINEERING PACKAGE FOR CONSTRUCTION ALTERNATE STRAPPING: MAYBE USED IF STRAPPING IS EQUAL TO OR GREATER THAN THE LOAD VALUE OF THE STRAPPING LISTED.
2. CAPACITIES ARE AS PER SIMPSON STRONG-TIE CATALOG (C-C-2017), AND ARE PROVIDED FOR REFERENCE. SEE MANUF. FOR OFFICIAL CAPACITIES AND INSTALLATION CRITERIA

FRAMING PLAN IS DIAGRAMMATIC IN NATURE AND IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY. TRUSS MANUFACTURER TO PROVIDE SEPARATE LAYOUT AND TRUSS COMPONENT DESIGN SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER.

TRUSS DESIGN NOTE:

ADDITIONAL DELEGATED TRUSS MANUFACTURER'S INSTRUCTIONS MAY BE FOUND ON SHEET N-1 AND SHALL BE COMPLIED WITH IN FULL.

UNLESS NOTED OTHERWISE:

1. ALL ONE STORY MASONRY TO TRUSS CONNECTIONS TO BE SIMPSON META20 (AT EACH TRUSS) W/ (8) 10d x 1-1/2" (U.N.O.)
2. ALL TWO STORY MASONRY TO TRUSS CONNECTIONS TO BE SIMPSON HETA20 (32" OC. MAX.) W/ (9) 10d x 1-1/2" (+SEE STRUCTURAL SHEETS FOR ADDITIONAL STRAPPING REQUIRED+) (U.N.O.)
3. ALL FRAME TO TRUSS CONNECTIONS TO BE SIMPSON H10A W/ (8) 10d x 1-1/2" OR SIMPSON MTS12 W/ (24) 10d x 1-1/2" (TYP. FRAME TO FRAME ALL-AROUND (U.N.O.)
4. AT SECOND FLOOR FRAME TO FIRST FLOOR MASONRY WALL CONNECTIONS A SIMPSON MSTCM60 MAY BE SUBSTITUTED FOR ANY HTT4 CALLOUT WHERE THE MSTCM60 CAN BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS FOR FULL CAPACITY

ALL PRE-ENGINEERED WOOD PRODUCTS SHALL BE VERIFIED BY TRUSS MANUFACTURER. TRUSS MANUFACTURER SHALL HAVE THE AUTHORITY TO MAKE SUBSTITUTIONS FOR PRODUCTS SPECIFIED ON THE PLANS DUE TO AVAILABILITY OR ECONOMICS. CHANGES SPECIFIED BY THE TRUSS MANUFACTURER SHALL CONTROL. CHANGES MADE AFTER TRUSS ENGINEERING HAS BEEN PROVIDED TO ENGINEER OF RECORD, MUST BE APPROVED BY THE ENGINEER OF RECORD.

ALL PRE-ENGINEERED WOOD PRODUCTS ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. THE TRUSS ENGINEER IS A DELEGATED ENGINEER FOR THIS PROJECT, AND AS SUCH, IS RESPONSIBLE FOR THE VALIDITY OF THE COMPONENTS PROVIDED. FRAMING LAYOUTS SHOWN MAY BE CHANGED BY THE TRUSS MANUFACTURER. THE DELEGATED ENGINEER IS RESPONSIBLE FOR PROVIDING A FINAL SEALED SET OF ALL CALCULATIONS AND LAYOUTS FOR THIS PROJECT TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO MANUFACTURE OF SAID COMPONENTS. ENGINEER OF RECORD HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUFACTURER'S COMPONENTS AT THIS TIME AND RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER SUCH INFORMATION HAS BEEN PROVIDED FOR REVIEW. CONTRACTOR AS PROJECT COORDINATOR SHALL BE RESPONSIBLE FOR INSURING INFORMATION REQUESTED ABOVE HAS BEEN SUBMITTED TO ENGINEER OF RECORD IN A TIMELY MANNER WHEN AVAILABLE.

ALL PRE-ENGINEERED TRUSSES TO BE DESIGNED USING THE MOST RECENT TPI CRITERIA. TRUSSES TO BE HANDLED AND INSTALLED USING MOST RECENT BCSI RECOMMENDATIONS. TEMPORARY AND PERMANENT BRACING SHALL BE PER MOST RECENT BCSI RECOMMENDATIONS UNLESS NOTED OTHERWISE. OR MORE STRINGENT CODE REQUIREMENTS APPLY. TRUSS ENGINEER IS RESPONSIBLE FOR INDICATING ALL TRUSS TO TRUSS CONNECTORS. ALL COMPONENTS TO BE DESIGNED FOR BOTH GRAVITY AND UPLIFT LOAD CASES, INCLUDING BEAM COMPONENTS.

UPON REVIEW, ENGINEER OF RECORD WILL PROVIDE A REVIEW LETTER INDICATING ANY CHANGE IN STRAPPING OR SUPPORT BASED ON THAT REVIEW. CONSTRUCTION COMMENCING PRIOR TO ENGINEER'S REVIEW IS SUBJECT TO MODIFICATION BASED ON REVIEW LETTER.

TRUSS LAYOUT

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TAMPA • DENVER
EST. 1994

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SEALED FOR STRUCTURE ONLY

1728 POINSETTIA AVE.
PATRIZZI / ANDERSON

2003

TITLE
TRUSS LAYOUT

SHEET
3T

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GFI GROUND FAULT INTERRUPTER DUPLEX OUTLET
- GFI FLAT COUNTERTOP "POP-UP" GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR
- 220 VOLT OUTLET
- WALL SWITCH
- 3 THREE-WAY SWITCH
- 4 FOUR-WAY SWITCH
- D DIMMER SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- PC LIGHT FIXTURE WITH PULL CHAIN
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FAN/LIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CH CHIMES (OPTIONAL)
- PUSHBUTTON SWITCH (OPTIONAL)
- CM CARBON MONOXIDE DETECTOR
- SD SMOKE DETECTOR (ARC-FAULT)
- SD/CM SMOKE / CARBON MONO. COMBO DETECTOR (ARC-FAULT)
- TELEPHONE (OPTIONAL)
- TV TELEVISION (OPTIONAL)
- T THERMOSTAT
- M ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SPEAKER (OPTIONAL)
- ROUGH-IN FOR OPT. CEILING FAN
- FIXT CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (G.F.I.) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.

2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
   SWITCHES. . . . 42"
   OUTLETS. . . . 14"
   TELEPHONE. . 14" (UNLESS ABV COUNTERTOP)
   TELEVISION. . 14"

3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.

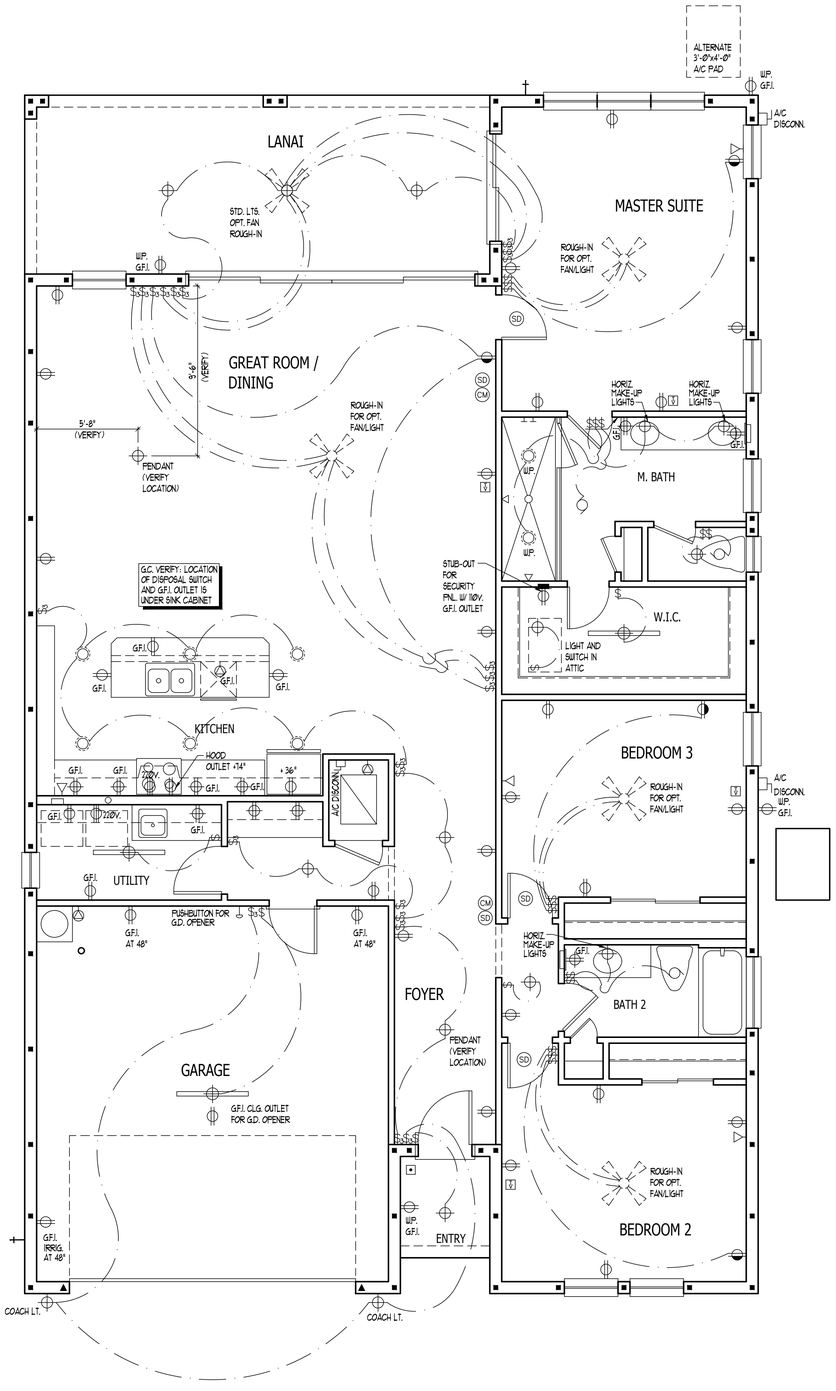
4. ALL 15A AND 20A RECEPTACLES IN KITCHENS, SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, UTILITY ROOMS AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE A.F.C.I. DEVICE AND TAMPER-PROOF RECEPTACLES PER N.E.C. 2014 406.12 AND 406.13

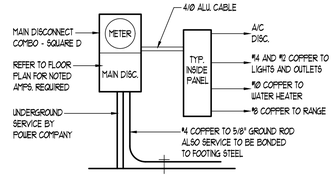
5. ALL 15A AND 20A 125V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE G.F.C.I. PROTECTED (G.F.I.).

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH N.F.P.A. 70, N.E.C. 2014, F.B.C.R. - 6TH EDITION (2017), AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

7. EVERY BUILDING HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.





ELECTRICAL RISER DIAGRAM

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

FLOOD ZONE NOTE
*FLOOD ZONE: AE 9

*MINIMUM DESIGN FLOOD ELEVATION (B.F.E.) IS 7'-0" ABOVE B.F.E. OF 9.00

*REQUIRED B.F.E. IS 00.00

*ELEVATIONS REFERENCED TO: NAVD 88

- THE ELEVATIONS FOR THE PLUMBING, MECHANICAL, ELECTRICAL AND ATTENDANT EQUIPMENT MUST BE NO LESS THAN THE APPROVED FREEBOARD REQUIREMENT.
- FLOOD DAMAGE-RESISTANT MATERIAL SHALL BE PROVIDED IN FLOOD HAZARD AREAS BELOW BFE PLUS REQUIRED FREEBOARD.

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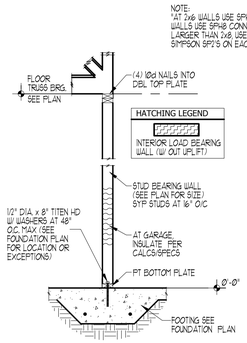
1728 POINSETTIA AVE.
PATRIZZI / ANDERSON

2003

TITLE
MAIN FLOOR ELEC. PLAN

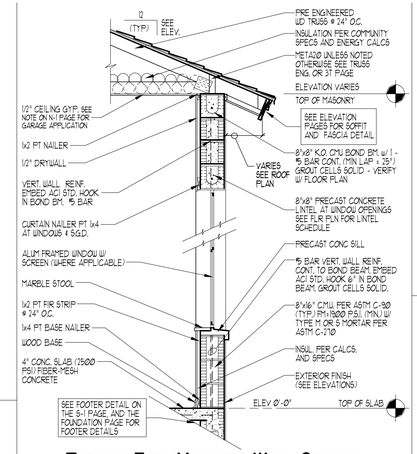
SHEET
4

ELECTRICAL PLAN

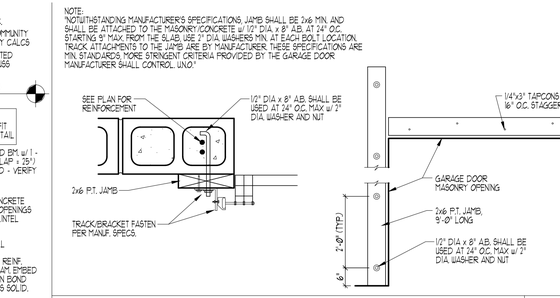


LOAD BRNG INTERIOR STUD PART. DETAIL
WITH NO UPLIFT SCALE: 1/2" = 1'-0"

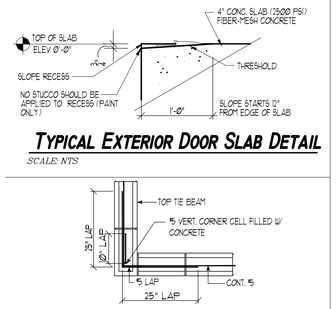
LOAD BRNG INTERIOR STUD PART. DETAIL
WITH UPLIFT SCALE: 1/2" = 1'-0"



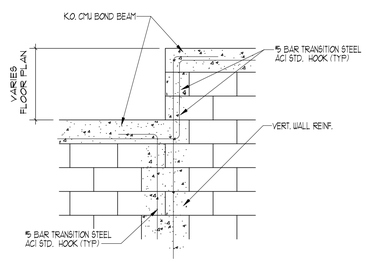
TYPICAL EXT. MASONRY WALL SECTION
SCALE: NTS



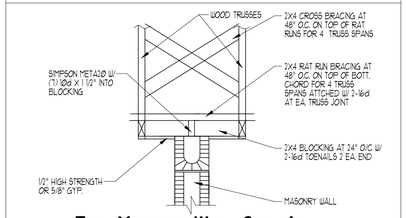
GARAGE DOOR ATTACHMENT DETAIL
SCALE: NTS



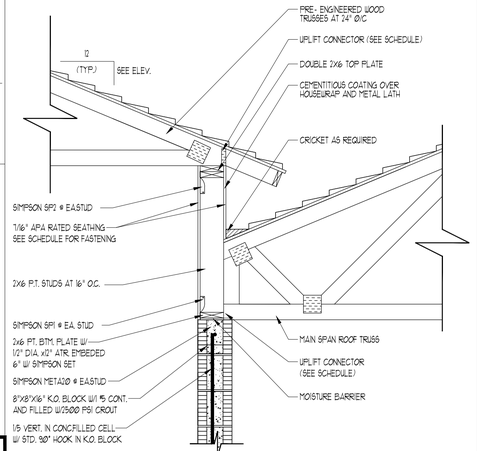
TYPICAL EXTERIOR DOOR SLAB DETAIL
SCALE: NTS



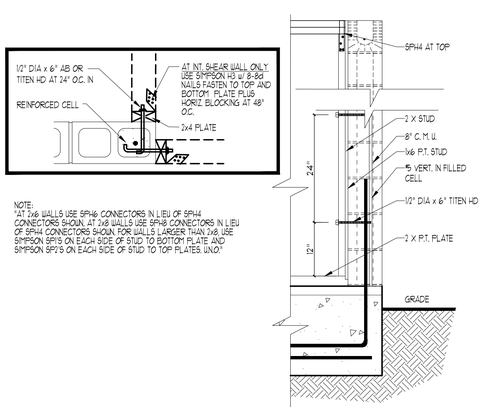
MASONRY TRANSITION DETAIL
SCALE: NTS



EXT. MASONRY WALL CON. AT NON-LOAD BRNG. LOCATION
SCALE: 3/4" = 1'-0"

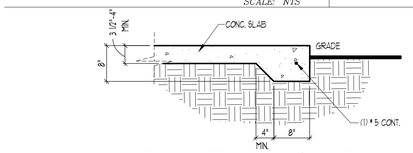


KNEEWALL ABOVE MASONRY WALL DETAIL
SCALE: NTS

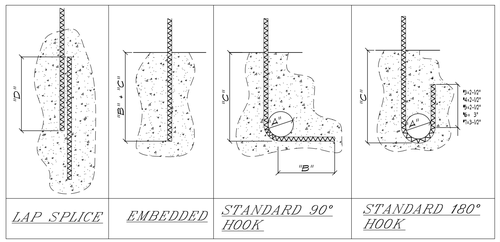


NOTE:
"AT 2x6 WALLS USE SPH6 CONNECTORS IN LIEU OF SPH4 CONNECTORS SHOWN. AT 2x8 WALLS USE SPH8 CONNECTORS IN LIEU OF SPH4 CONNECTORS SHOWN. FOR WALLS LARGER THAN 2x8, USE SIMPSON SPF'S ON EACH SIDE OF STUD TO BOTTOM PLATE AND SIMPSON SPF'S ON EACH SIDE OF STUD TO TOP PLATES. U.N.O."

WOOD FRAME TO MASONRY ATTACHMENT DETAIL
LOAD BEARING WALL ONLY SCALE: NTS



TYPICAL THICKENED SLAB EDGE
SCALE: 3/4" = 1'-0"

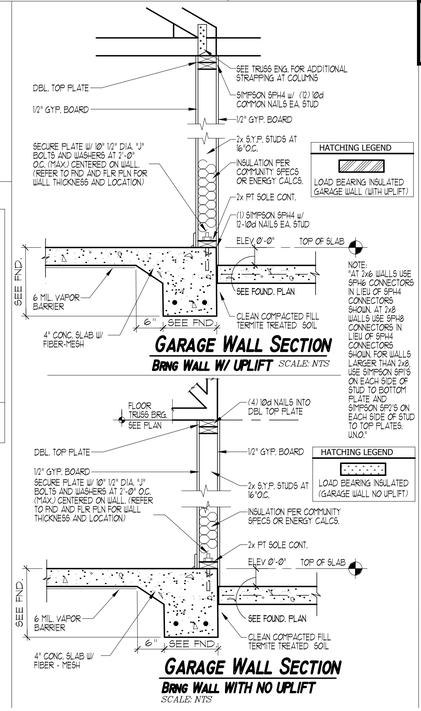


LAP SPLICE	EMBEDDED	STANDARD 90° HOOK	STANDARD 180° HOOK

REQUIRED LAP SPLICE, EMBEDMENT, 4 HOOKED REINFORCING STEEL (INCHES)								
	GRADE 40				GRADE 60			
BAR SIZE	BEND DIAMETER	LENGTH		LAP SPLICE	BEND DIAMETER	LENGTH		LAP SPLICE
	"A"	"B"	"C"	"D"	"A"	"B"	"C"	"D"
#3	1 1/8	4 1/2	7	15	2 1/4"	4 1/2	9 1/4	16
#4	2 1/2	6	9 1/2	20	3"	6	12 1/2	21
#5	3 1/8	7.5	11 3/4	25	3 3/4"	7.5	15 1/2	26
#6	3 3/4	9	14	30	4 1/2"	9	18 1/2	35
#7	4 3/8	10.5	16 1/2	35	5 1/4"	10.5	21 3/4	53
#8	-	-	-	-	8"	12	24 3/4	74
#9	-	-	-	-	9"	13.5	28	98

NOT FOR USE IN THE HVHZ (DADE, BROWARD)

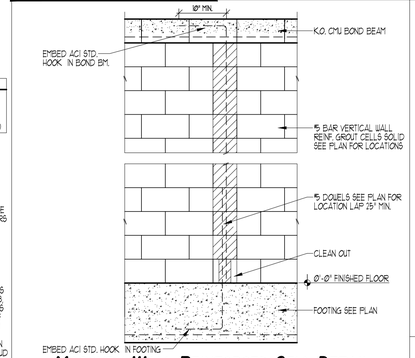
REBAR LAP, EMBEDMENT AND HOOK SCHEDULE
SCALE: NTS



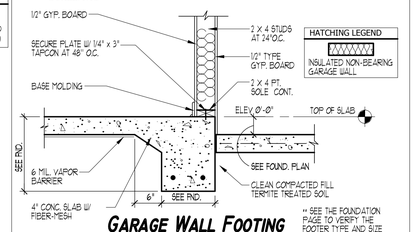
GARAGE WALL SECTION
BRNG WALL W/ UPLIFT SCALE: NTS

GARAGE WALL SECTION
BRNG WALL WITH NO UPLIFT
SCALE: NTS

NOTE:
ALL 2x4 SYP ITEMS TO BE #1 GRADE OR BETTER (TYP.)

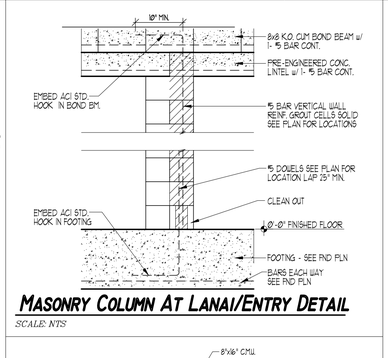


MASONRY WALL REINFORCED CELL DETAIL
SCALE: NTS

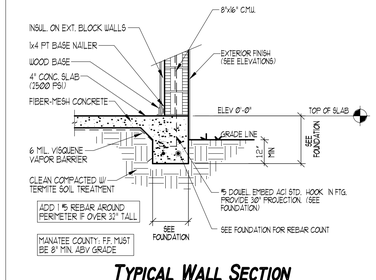


GARAGE WALL FOOTING
NON-BRNG SCALE: NTS

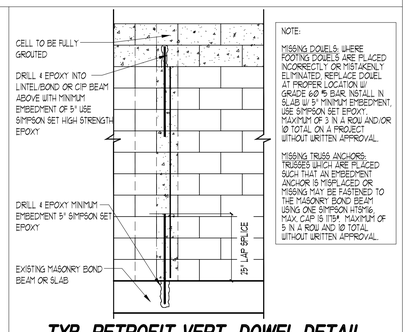
** SEE THE FOUNDATION PAGE TO VERIFY THE FOOTER TYPE AND SIZE



MASONRY COLUMN AT LANAI/ENTRY DETAIL
SCALE: NTS



TYPICAL WALL SECTION
STAND



TYP. RETROFIT VERT. DOWEL DETAIL
SCALE: NTS

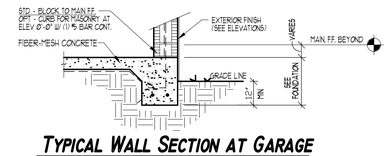
MISSING ANCHOR BOLTS AT BEARING WALL:

EXTERIOR BEARING WALL: IN ADDITION TO THE GENERAL PLACEMENT REQUIREMENTS:

1. 5/8" DIAMETER x 6" EMBEDMENT SIMPSON TITEN HD ANCHORS SPACED A MAXIMUM OF 24" O.C.

INTERIOR BEARING WALL: IN ADDITION TO THE GENERAL PLACEMENT REQUIREMENTS:

1. 5/8" DIAMETER x 6" EMBEDMENT SIMPSON TITEN HD ANCHORS SPACED A MAXIMUM OF 48" O.C. IF RESISTING UPLIFT LOADS OR 3 1/2" EMBEDMENT AT 48" O.C. IF RESISTING GRAVITY LOADS



TYPICAL WALL SECTION AT GARAGE
STAND

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST., SUITE 103
PLANT CITY, FLORIDA. 33563
813.704.4842
COA 28035

PAUL D. KIDWELL, P.E. #52683
ANDREW J. MESHEID, P.E. #83217

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN, AND FIND IT TO BE IN COMPLIANCE WITH SECTION R301 OF THE FLORIDA BUILDING CODE, RESIDENTIAL 6TH EDITION (2017).

THE ENGINEER HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUF. LAYOUT TO DETERMINE ANY LOAD BEARING CONDITIONS AND RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS LOAD INFORMATION IS SUPPLIED TO THE ENGINEER.

SEALED FOR STRUCTURE ONLY

6th EDITION

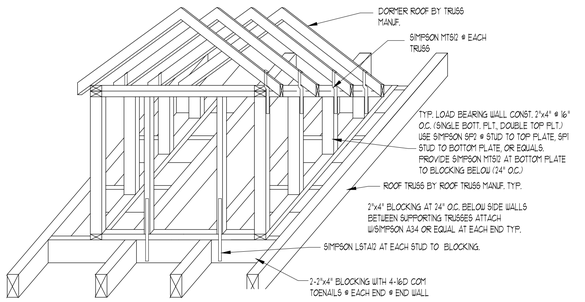
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

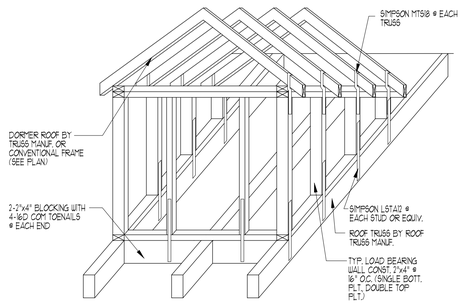
CAD FILE NAME	2017 ENG
ISSUED	11-29-18
REVISED	

EXPOSURE "C" ENGINEERING DETAILS

EXPOSURE "C"
STRUCTURAL NOTES AND MASONRY AND BLOCK DETAILS

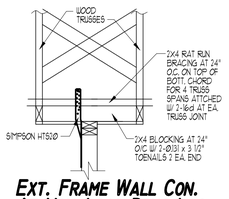
SHEET
S-1





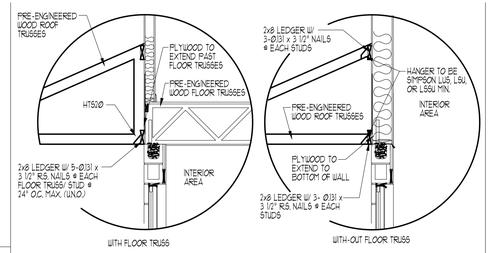
MISC. DORMER KNEE WALL ATTACHMENT DETAILS

SCALE: NTS



EXT. FRAME WALL CON. AT NON-LOAD BRNG LOC.

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



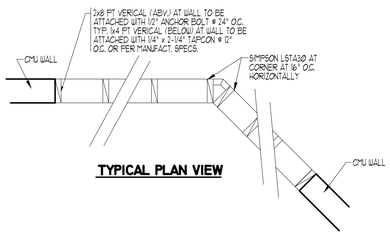
TYPICAL LEDGER DETAIL

SCALE: NTS

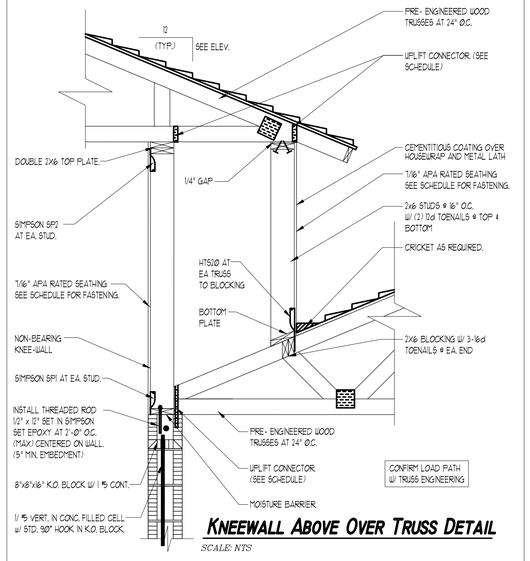
"J" BOLT REPLACEMENT CHART:

- THE FOLLOWING "J" BOLTS CAN BE REPLACED WITH THE CORRESPONDING BOLTS. THE REVERSE IS NOT APPLICABLE FOR FRAME TO SLAB APPLICATION ONLY.
- NOTE - THE STRENGTH OF THE CONCRETE SHOULD BE MIN. 3500 PSI. SUBSTITUTION OF "J" BOLTS WITH EXPANSION BOLTS IS NOT PERMITTED.
- FOUNDATION PLAN TAKES PRECEDENCE.
- ALL OTHER BOLT OPTIONS MUST BE REVIEWED & APPROVED BY E.O.R. IN WRITING.

"J" BOLTS	TITEN HD BOLTS	THREADED ROD SET IN SIMPSON SET EPOXY
1/2" x 6"	1/2" x 8"	1/2" x 5" EMBED
1/2" x 8"	1/2" x 8"	1/2" x 5" EMBED
5/8" x 6"	5/8" x 6"	5/8" x 5" EMBED
5/8" x 8"	5/8" x 8"	5/8" x 5" EMBED

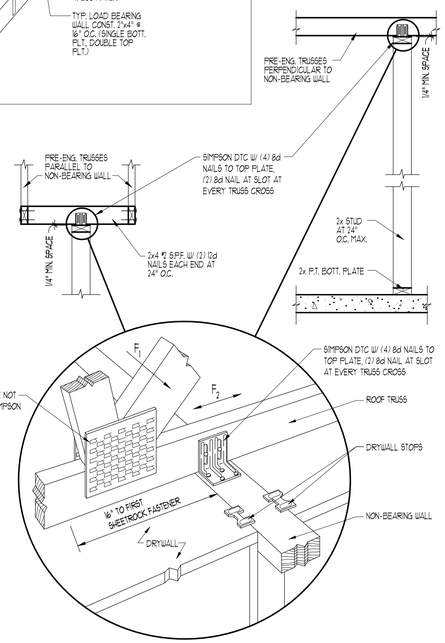


TYPICAL PLAN VIEW



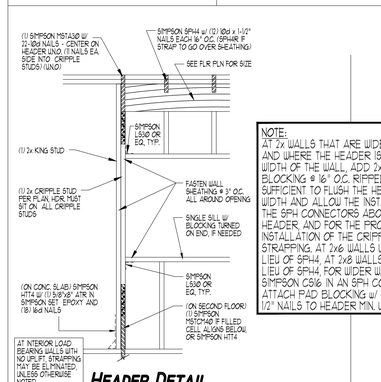
KNEEWALL ABOVE OVER TRUSS DETAIL

SCALE: NTS



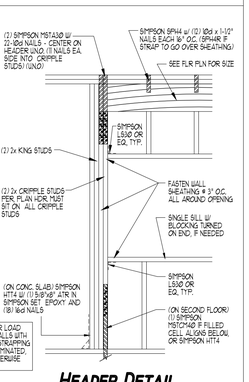
TYPICAL INTERIOR NON-BEARING

SCALE: NTS



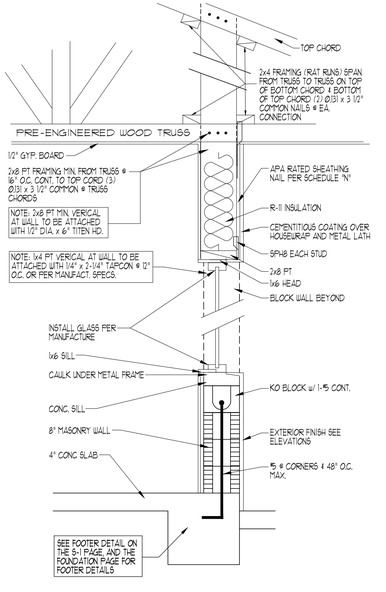
HEADER DETAIL

AT OPENING'S UP TO 3'-6" (BEARING WALL W/ UPLIFT)



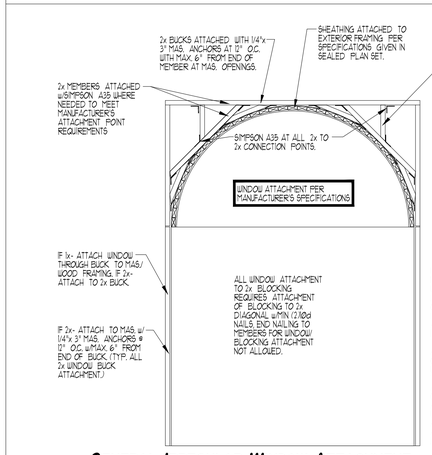
HEADER DETAIL

AT OPENING'S GREATER THAN 3'-6" (BEARING WALL W/ UPLIFT)



NON-BRNG. FRAME DOWN HEADER DETAIL - MULTI-USE

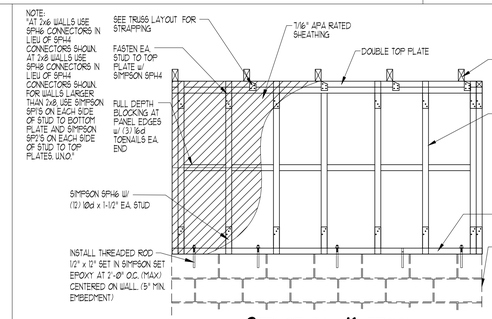
SCALE: NTS



GENERAL IRREGULAR WINDOW ATTACHMENT

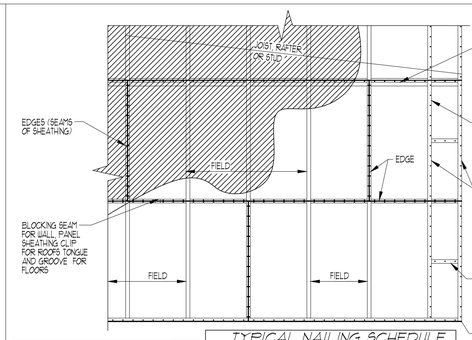
SCALE: NTS

REFER TO ORIGINAL PLANS FOR INFORMATION NOT SHOWN. DETAIL BASED ON INFORMATION PROVIDED BY CONTRACTOR.



STRUCTURAL KNEEWALL

SCALE: NTS



GYPSUM STANDARD SCREW/NAILING ACCEPTABLE PATTERNS AND ATTACHMENTS:

- 1/2" GYP. ON 16-24" O.C. WOOD STUD WALLS AND FURRED MASONRY ATTACH WITH 1-1/2" GALV. ROOFING NAIL OR 1-1/4" TYPE S OR S SCREWS @ "I" O.C. ALONG ALL SUPPORTS, MIN.
- 1/2" GYP CEILING ON 24" O.C. MAX. FRAMING ATTACH WITH 1-1/2" SCREWS AT 8" O.C. ALONG EDGES AND 12" O.C. IN FIELD AT INTERMEDIATE SUPPORTS, MIN.
- 5/8" GYP. ON 16-24" O.C. WOOD STUD WALLS AND FURRED MASONRY ATTACH WITH 1-3/4" GALV. ROOFING NAIL OR 1-5/8" TYPE S OR S SCREWS @ "I" O.C. ALONG ALL SUPPORTS, MIN.
- 5/8" GYP CEILING ON 24" O.C. MAX. FRAMING ATTACH WITH 1-5/8" SCREWS AT 6" O.C. ALONG EDGES AND 12" O.C. IN FIELD AT INTERMEDIATE SUPPORTS, MIN.

NOTE:
ØD NAILS SHALL MEET THE FOLLOWING MINIMUM CRITERIA:
- SHANK DIAMETER = Ø.131" MIN.
- HEAD DIAMETER = Ø.280" MIN.
- LENGTH = 3" FOR SMOOTH SHANK (MAY BE USED FOR WALLS AND/OR FLOORS ONLY.) MIN.
  = 2-3/8" FOR RING SHANK MIN.
- FOR RING SHANK ONLY: 16 TO 20 RINGS PER INCH. RING DIAMETER OF Ø.012 OVER SHANK DIAMETER.

TYPICAL NAILING SCHEDULE

	NAIL	SHEATHING	BOUNDARY	EDGE	FIELD
ROOF	10d	RING SHANK 7/16"	3"	4"	6"
WALL	10d	COMMON 7/16"	3"	4"	6"
FLOOR	10d	COMMON 3/4" T.G.	6"	6"	12"
ALL SHEATHING APA APPROVED, EXTERIOR GRADE FOR ROOF SHEATHING, USE 2" FULL HEAD RING SHANK					

NOTE:
- AT 16-24" PANELS DOUBLE PLY CLIP THE SIDE ADJACENT TO THE FULL WIDTH PANEL. NOT REQUIRED AT RIDGE OR HIP.
- AT 12" OR LESS USE LUMBER ONLY BLOCKING 2"x4" FLATWISE OR EDGEWISE ON BOTH PANEL EDGES.

TYPICAL NAILING SCHEDULES (FLOOR, ROOF, WALL)

SCALE: NTS

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST., SUITE 103
PLANT CITY, FLORIDA. 33563
813.704.4842
COA 28035

PAUL D. KIDWELL, P.E. #52683
ANDREW J. MEISHEID, P.E. #83217

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6th EDITION

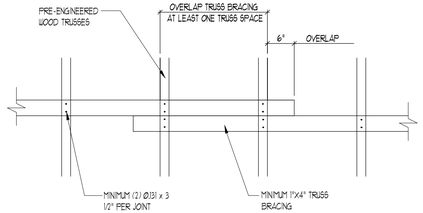
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

CAD FILE NAME 2017 ENG
ISSUED 11-29-18
REVISED

EXPOSURE "C" ENGINEERING DETAILS

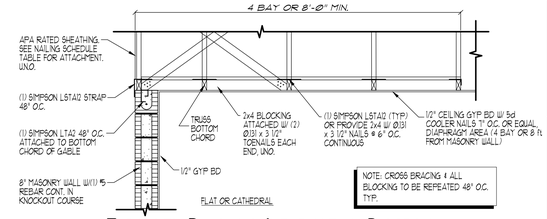
EXPOSURE "C"
STRUCTURAL NOTES AND FRAMING DETAILS

SHEET
S-2



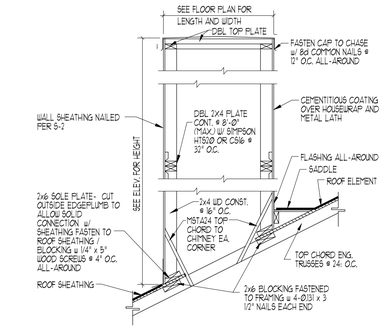
TRUSS BRACING OVERLAP DETAIL

SCALE: NTS



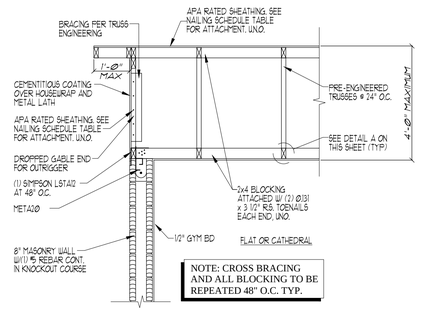
EXPANDED BLOCKING INFORMATION DIAGRAM

SCALE: NTS



FIREPLACE CHASE DETAIL

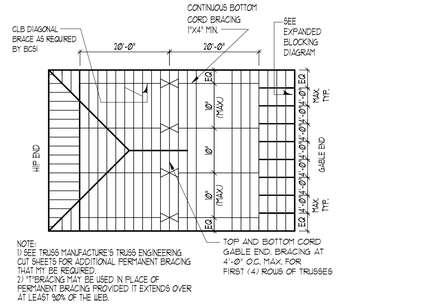
SCALE : 3/4" = 1'-0"



GABLE SECTION

SCALE: NTS

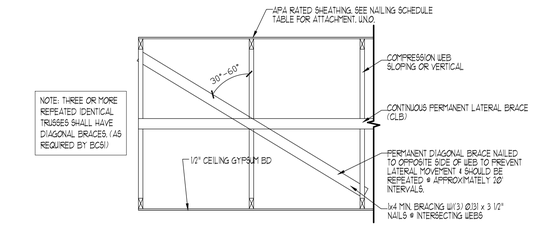
FOR GABLE LESS THAN 4'-0" HIGH



NOTE:
1) SEE TRUSS MANUFACTURE'S TRUSS ENGINEERING CUT SHEETS FOR ADDITIONAL PERMANENT BRACING THAT MY BE REQUIRED.
2) "T"BRACING MAY BE USED IN PLACE OF PERMANENT BRACING PROVIDED IT EXTENDS OVER AT LEAST 90% OF THE GEB.

GABLE AND CEILING BRACING DIAGRAM

SCALE: NTS

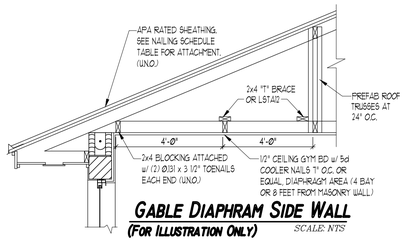


NOTE: THREE OR MORE REPEATED IDENTICAL TRUSSES SHALL HAVE DIAGONAL BRACES. (AS REQUIRED BY BCSI)

CLB DIAGONAL BRACE @ 20' MAX INTERVALS DETAIL

NOTE: THREE OR MORE REPEATED IDENTICAL TRUSSES SHALL HAVE DIAGONAL BRACES. (AS REQUIRED BY BCSI)

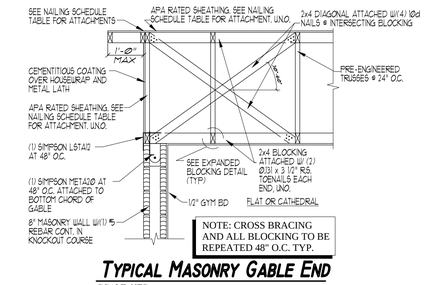
SCALE: NTS



GABLE DIAPHRAM SIDE WALL

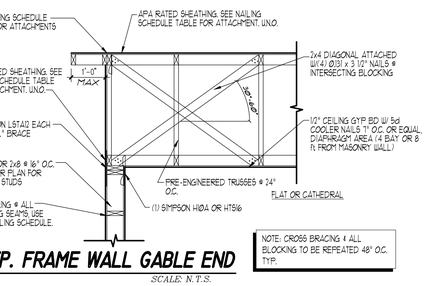
(FOR ILLUSTRATION ONLY)

SCALE: NTS



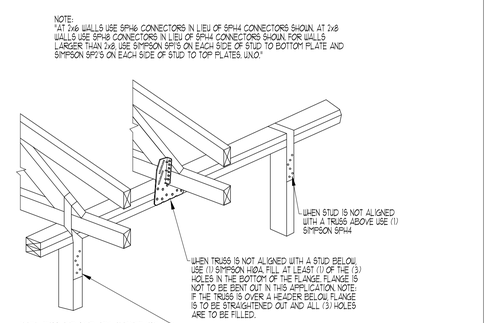
TYPICAL MASONRY GABLE END

SCALE: NTS



TYP. FRAME WALL GABLE END

SCALE: N.T.S.

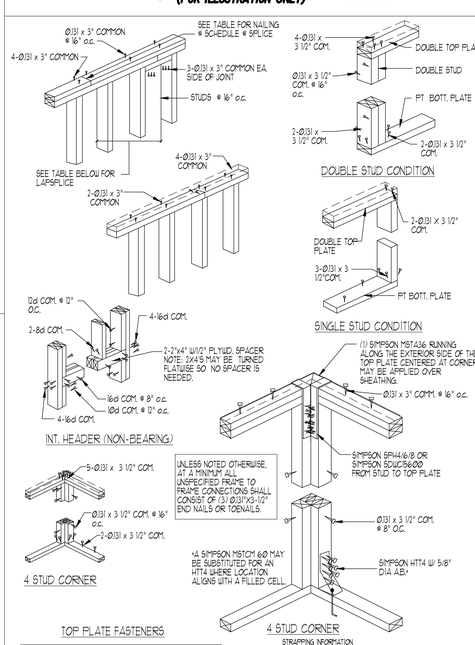


TRUSS CONNECTION

NOTE: STRAPPING SHOULD NOT BE OVERLAPPED.

FRAME WALL TRUSS CONNECTION DETAIL

SCALE: NTS



TOP PLATE FASTENERS

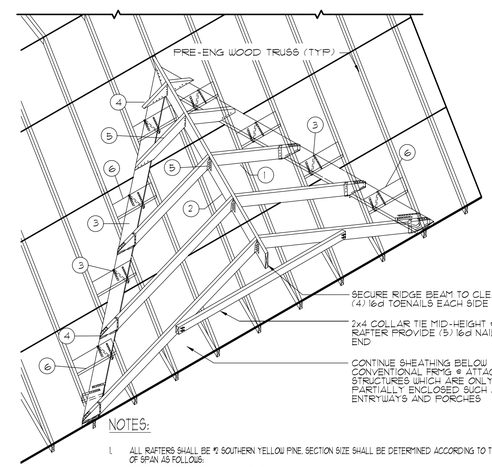
TOP PLATE FASTENER SCHEDULE (EXTERIOR WALL)		
LAPSPLICE	NAILING @ SPLICE	ALL OTHER NAILING
36"	2-ROWS Ø131 x 3" @ 3" O/C	Ø131 x 3" @ 8" O/C

TOP PLATE FASTENER SCHEDULE (INTERIOR WALL)		
LAPSPLICE	NAILING @ SPLICE	ALL OTHER NAILING
24"	2-ROWS Ø131 x 3" @ 8" O/C	Ø131 x 3" @ 8" O/C

IN LOCATIONS WHERE A PIPE PENETRATES THE TOP PLATE OF A BEARING WALL, USE THE FOLLOWING PLATES:
- PSPN582 IN LOCATIONS WHERE A LAP SPLICE IS OVER 16" AWAY.
- PSPN582 IN LOCATIONS WHERE A LAP SPLICE IS WITHIN 16"

GENERAL WOOD ATTACHMENT DETAILS

SCALE: NTS



NOTES:

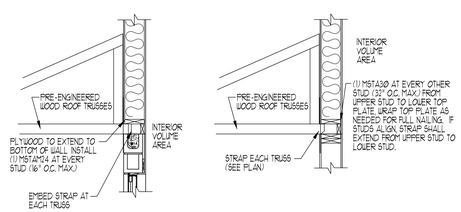
1. ALL RAFTERS SHALL BE #1 SOUTHERN YELLOW PINE. SECTION SIZE SHALL BE DETERMINED ACCORDING TO THE LENGTH OF SPAN AS FOLLOWS:

UP TO 4'-0" ---- 2X4 4'-0" TO 8'-0" ---- 2X6 8'-0" TO 12'-0" ---- 2X8	12'-0" TO 15'-0" ---- 2X10 15'-0" TO 18'-0" ---- 2X12

2. RIDGE BEAM SHALL BE #1 SOUTHERN YELLOW PINE. SECTION SIZE SHALL BE 2" (NOMINAL) LARGER THAN RAFTERS W/ A MAXIMUM RIDGE SIZE OF 2X12 FOR 2X12 RAFTERS.
3. CLEAT SHALL BE A #1 SOUTHERN YELLOW PINE 2X10. IT SHALL BE FASTENED AS SHOWN W/ SIMPSON MST424 TENSION STRAPS @ EACH TRUSS USING (14) 10d NAILS. INSTALL THE STRAP BY CUTTING A HOLE INTO THE SHEATHING @ EACH SIDE OF TRUSS AND THREADING THE U-SHAPED STRAP FROM BOTTOM OF TRUSS TOP CHORD TO TOP OF CLEAT.
4. SECURE RAFTERS TO CLEAT AND WRAP TO TOP CHORD USING SIMPSON H7510 W/ (20) 10d NAILS FOR 2x12 RAFTERS, (16) 10d NAILS FOR 2x10 RAFTERS, (14) 10d NAILS FOR 2x6 RAFTERS WITH SPANS OF 4'-0" OR GREATER. 2x6 RAFTERS W/ SPANS LESS THAN 4'-0" SHALL BE TOE-NAILED TO CLEAT W/ (8) 10d NAILS.
5. SECURE RAFTERS TO RIDGE BEAM USING SIMPSON LSSU210 SLOPING HANGER W/ (10) 10d NAILS INTO RIDGE BEAM AND (11) 10d x 1 1/2" NAILS INTO 2x12 RAFTERS. USE (8) 10d x 1 1/2 (6) 10d RESPECTIVELY FOR 2x10 RAFTERS. USE LSSU28 W/ (10) 10d x (5) 10d x 1 1/2" FOR 2x8 RAFTERS. USE LSU26 W/ (6) 10d x (5) 10d x 1 1/2" FOR 2x6 RAFTERS WITH SPANS OF 4'-0" OR GREATER. 2x6 RAFTERS W/ SPANS LESS THAN 4'-0" MAY BE TOE-NAILED TO RIDGE BEAM W/ (8) 10d NAILS.
6. WHERE NEEDED, PROVIDE FLAT 2X6 BLOCKING BETWEEN TRUSSES AT TOP CORD FOR INSTALLATION SUPPORT OF MSTA24 STRAPS. SECURE BLOCKING W/ (3) 16d TOENAILS AT EACH END INTO TOP CORD.

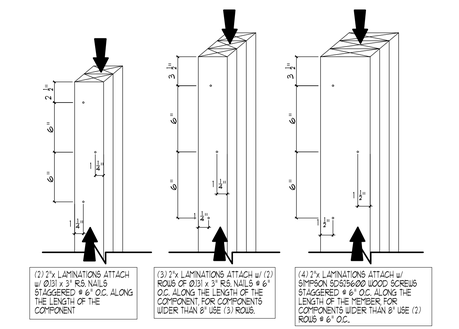
CONVENTIAL VALLEY FRAMING DETAIL

SCALE: NTS



EXTENDED BOTTOM CHORD ATTACHMENT DETAILS

SCALE: N.T.S.



NOTES:
1. ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.
2. ALL NAILS PENETRATE @ LEAST 3/4 OF THE THICKNESS OF THE LAST LAMINATION.
3. FOR 4-PLY, PROVIDE 1/4" DIA. X 5 1/2" LAG SCREWS OR EQUAL (SPACE AS SHOWN FOR 3-PLY)
4. FOR 5-PLY, PROVIDE 1/4" DIA. X 7" LAG SCREWS OR EQUAL (SPACE AS SHOWN FOR 3-PLY)
5. REFER TO NDS SECTION 15.3 FOR ADDITIONAL INFORMATION

TYP. NAILING SCHEDULE FOR BUILT-UP COLUMNS & BEAMS

SCALE: NTS

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST., SUITE 103
PLANT CITY, FLORIDA 33563
813.704.4842
COA 28035

PAUL D. KIDWELL, P.E. #52683

ANDREW J. MEISHEID, P.E. #83217

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN, AND FIND IT TO BE IN COMPLIANCE WITH SECTION R301 OF THE FLORIDA BUILDING CODE, RESIDENTIAL 6TH EDITION (2017).

THE ENGINEER HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUF. LAYOUT TO DETERMINE ANY LOAD BEARING CONDITIONS AND RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS LOAD INFORMATION IS SUPPLIED TO THE ENGINEER.

SEALED FOR STRUCTURE ONLY

6th EDITION

DRAWINGS ON 11"X17" SHEET ARE ONE HALF THE SCALE NOTED

CAD FILE NAME	2017 ENG
ISSUED	11-29-18
REVISED	

EXPOSURE "C" ENGINEERING DETAILS

EXPOSURE "C"

STRUCTURAL NOTES AND FRAMING AND ROOFING DETAILS

SHEET

S-3

SPECIFICATION FOR ANCHOR BOLTS
(THE FOLLOWING SHALL APPLY U.N.O.)

1. ALL 1/2" DIA. A.B. INTO THE TOP OF A MASONRY KO BLOCK COURSE SHALL HAVE A MINIMUM EMBEDMENT OF 5".
2. ALL 1/2" DIA. OR 5/8" DIA. A.B. INTO THE SIDE OF FILLED MASONRY SHALL HAVE A MINIMUM EMBEDMENT OF 5".
3. ALL 1/2" DIA. A.B. INTO THE TOP OF A GROUTED MASONRY STEMWALL SHALL HAVE A MINIMUM EMBEDMENT OF 6".
4. ALL 1/2" DIA. A.B. INTO THE TOP OF CONCRETE THICKENED SLABS SHALL HAVE A MINIMUM EMBEDMENT OF 7".
5. ANY DIFFERING NOTATIONS FOR EMBEDMENT MADE ON THE PLAN SET SHALL CONTROL.
6. THESE NOTES ARE SPECIFICALLY FOR ANCHOR BOLTS WITH A 90 DEGREE HOOK, THEY DO NOT APPLY TO ANY OTHER ANCHORAGE DEVICE. SPECIFICATIONS FOR THOSE DEVICES MUST ACCOMPANY THE NOTATION TO USE SAME.

CONFLICTS
(THE FOLLOWING SHALL APPLY U.N.O.)

- REGARDLESS OF ANY NOTE TO THE CONTRARY IN THE PLAN SET, EXCEPT AS INDICATED BELOW, IN ANY LOCATION WHERE THE PLAN SPECIFICATIONS SEEM TO CONFLICT WITH THEMSELVES, THE CODE, OR THE MANUFACTURER'S SPECIFICATIONS, THE MOST STRINGENT CRITERIA SHALL APPLY.
- WHERE A SEALED DIRECTIVE FROM THE ENGINEER OF RECORD IS PROVIDED RELATING TO A CONFLICTED ITEM, THAT DIRECTIVE SHALL CONTROL.

DISCLAIMER
(THE FOLLOWING SHALL APPLY U.N.O.)

CONTRACTOR IS TO VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING ANY WORK.

ANY CHANGES TO THESE PLANS, REGARDLESS OF HOW MINOR, WITHOUT WRITTEN, SEALED APPROVAL OF VORTEX ENGINEERING, LLC, OR ANY CONSTRUCTION EXECUTED FROM THESE PLANS WITHOUT THE EXPRESS APPROVAL OF VORTEX ENGINEERING, LLC SHALL AUTOMATICALLY RENDER VORTEX ENGINEERING, LLC. HARMLESS TO ANY LIABILITY, CLAIMS, SUITS, OR LITIGATION BY ANY INTERESTED PARTIES IN THE PROJECT. IF BOUND SPECIFICATIONS ACCOMPANY THESE PLANS, THEY SHOULD BE READ CAREFULLY FOR ADDITIONAL CONDITIONS.

LIMITATIONS
(THE FOLLOWING SHALL APPLY U.N.O.)

- VORTEX ENGINEERING, LLC. HAS CHECKED THE ATTACHED DESIGN FOR ITS STRUCTURAL COMPLIANCE WITH SECTION R301 OF THE FLORIDA BUILDING CODE, RESIDENTIAL 6TH ED., AND IS NOT RESPONSIBLE FOR THE DESIGN'S ARCHITECTURAL AND/OR DRAFTING CRITERIA (I.E. - DIMENSIONS, AESTHETICS, CONTINUITY OF LAYOUTS, ETC.) ANY DISCONTINUITY IN DESIGN IS THE RESPONSIBILITY OF THE DESIGNER.

ALL KNEE WALLS WHICH ALSO ACT AS GUARDRAILS SURROUNDING STAIR, BALCONY, OR VOLUME AREAS SHALL BE ANCHORED SUFFICIENT TO RESIST THE LATERAL AND/OR VERTICAL LOADS REQUIRED BY CODE FOR FALL PROTECTION. THE FOLLOWING SUGGESTED ATTACHMENTS ARE INTENDED TO PROVIDE A BASE GUIDELINE IN THE ABSENCE OF ANY OTHER DIRECTIVE AND SHALL APPLY WHERE AN ALTERNATIVE "SYSTEM" IS NOT BEING USED, OR U.N.O.

- •• AT LOCATIONS WHERE THE FLOOR SYSTEM BELOW THE GUARDRAIL IS PERPENDICULAR, AT 48" O.C. MAX. (1) 2X4 STUD WITHIN THE KNEE WALL SHALL PENETRATE THE BOTTOM PLATE OF THE KNEE WALL AND FLOOR SHEATHING AND SHALL "SISTER" ALONGSIDE THE FLOOR TRUSS/JOIST/BEAM AND SHALL NAIL TO THAT FLOOR TRUSS WITH (3) Ø.131 X 3-1/2" NAILS AT BOTH THE TOP CHORD AND BOTTOM CHORD, OR IF THE TRUSS HAS A VERTICAL WEB COMPONENT AT THE "SISTERED" LOCATION (6) Ø.131 X 3-1/2" NAILS EQUALLY SPACED AND STAGGERED MAY BE USED ALONG THE LENGTH OF THE "SISTERED" STUD INTO THE VERTICAL WEB COMPONENT.
- •• AT LOCATIONS WHERE THE FLOOR SYSTEM BELOW THE GUARDRAIL IS PARALLEL TO THE GUARDRAIL, THE BOTTOM PLATE OF THE GUARDRAIL KNEE WALL SHALL BE ATTACHED TO THE PARALLEL FLOOR SUPPORT BELOW WITH (2) ROWS OF SIMPSON SDS25600 SCREWS AT 8" O.C. ALONG THE LENGTH OF THE KNEE WALL. IN ADDITION, THE SIDE OF THE KNEEWALL ADJACENT TO THE OPENING SHALL BE FULLY SHEATHED WITH 7/16" OSB OR EQUAL FROM THE TOP PLATE OF THE KNEEWALL TO THE BOTTOM OF THE FLOOR SUPPORT BELOW, NAILED PER THE "WALL" NAILING PATTERN (SHEATHING MAY BE VERTICALLY ORIENTED), BRIDGING THE HINGE POINT. ON THE NON-OPENING SIDE OF THE KNEEWALL, THE KNEE WALL STUDS SHALL ATTACH TO THE BOTTOM PLATE WITH SIMPSON SP1 CONNECTORS AT EACH STUD.
- •• IF A GUARDRAIL/KNEE WALL TERMINATES AT A FULL HEIGHT WALL, A CRIPPLE STUD SHALL BE SISTERED TO THE FULL HEIGHT STUD AND SHALL BE NAILED WITH (6) Ø.131 X 3-1/2" NAILS STAGGERED AND EQUALLY SPACED, AND THE DOUBLE TOP PLATE OF THE KNEE WALL SHALL BE NAILED TO THE FULL HEIGHT STUD WITH (4) Ø.131 X 3-1/2" TOE NAILS. THIS ATTACHMENT SHALL ALSO APPLY AT ALL CHANGES OF DIRECTION AT THE KNEE WALL.
- •• ALL KNEEWALLS THAT ALSO FORM GUARDRAILS SHALL HAVE DOUBLE 2X TOP PLATES, STRUCTURALLY CONTINUOUS.
- •• EACH STUD WITHIN THE KNEEWALL SHALL BE ATTACHED TO BOTH THE TOP AND BOTTOM PLATES WITH (3) Ø.131 X 3-1/2" TOE NAILS OR EQUAL.
- •• UNDERSTANDING THAT THESE ATTACHMENTS AND WALL CONFIGURATIONS MAY VARY GREATLY AND THAT NUMEROUS "SYSTEMS" ARE AVAILABLE IN THE MARKETPLACE TO PROVIDE SUFFICIENT RESISTIVITY FOR THESE LOADS, IT IS NOT THE INTENT OF THIS PROVISION TO LIMIT THE USE OF ALTERNATE ATTACHMENTS.

BLOCKING DEFINED
(THE FOLLOWING SHALL APPLY U.N.O.)

THROUGHOUT THIS PLAN THE TERM BLOCKING IS USED AS A GENERIC TERM. THIS NOTE SEEKS TO CLARIFY PROPER BLOCKING TECHNIQUE:'

- BLOCKING SHALL BE 2X4 #2 SYP, U.N.O.
- BLOCKING SHALL BE ATTACHED WITH (3) Ø.131X3-1/2" TOENAILS INTO THE STUDS AT EITHER END, U.N.O.
- BLOCKING IN A WALL CAVITY IS TO BE INSTALLED IN THE SAME ORIENTATION AS THE BOTTOM PLATE (HORIZONTAL AND FLATWISE), AND SHALL EXTEND TO FILL THE CAVITY FORMED BY THE STUDS. U.N.O.
- BLOCKING WITHIN A FLOOR TRUSS WEB SPACE IS TO BE ORIENTED THE SAME AS THE END VERTICAL OF THE TRUSS (ON END), AND SHALL EXTEND FROM TOP TO BOTTOM CHORD, OR IF INTERRUPTED BY DIAGONAL WEB COMPONENTS, IT SHALL EXTEND FROM THE TOP CHORD, TO THE WEB MEMBER, AND A SECOND PIECE SHALL BE INSTALLED FROM THE WEB MEMBER TO BOTTOM CHORD, ALIGNED VERTICALLY, U.N.O.
- BLOCKING WITHIN A ROOF TRUSS WEB SPACE SHALL BE ORIENTED PERPENDICULAR TO THE BOTTOM CHORD, AND FLATWISE WITHIN THE PLANE OF THE TRUSS WEB, ON END. BLOCKING WITHIN THE TRUSS SHALL EXTEND FROM BOTTOM CHORD TO TOP CHORD, OR IF INTERRUPTED BY DIAGONAL WEB COMPONENTS, IT SHALL EXTEND FROM THE TOP CHORD, TO WEB MEMBER, AND A SECOND PIECE SHALL BE INSTALLED FROM THE WEB MEMBER TO BOTTOM CHORD, ALIGNED VERTICALLY, AS NECESSARY TO FACILITATE THE ITEM FOR WHICH BLOCKING IS NEEDED, U.N.O.
- BLOCKING USED TO FILL VOID SPACE (I.E. THE VOID SPACE BETWEEN THE BOTTOM PLATE OF AN UPPER WALL TO THE MASONRY OR FRAME WALL BELOW WITHIN THE AREA TAKEN UP BY TRUSS WORK.) FOR TRANSFERRING UPPER POINT LOADS (I.E. - STUD PACKS) TO LOWER COMPONENTS SHALL BE INSTALLED IN THE SAME ORIENTATION, OF THE SAME WOOD TYPE AND GRADE, AND OF THE SAME NUMBER OF PLIES, AS THE STUD PACK ABOVE.
- BLOCKING INSTALLED BETWEEN ADJACENT TRUSSES SHALL BE PERPENDICULAR TO THE TRUSS CHORD BEING BLOCKED, AND SHALL BE ORIENTED ON EDGE. EXCEPTION: AT HIP AND VALLEY LOCATIONS BLOCKING WHICH SUPPORTS THE SHEATHING JOINTS MUST FOLLOW THE HIP OR VALLEY AND SHALL THEREFORE NOT BE PERPENDICULAR TO THE TRUSS CHORD BEING BLOCKED. U.N.O.
- IN GENERAL BLOCKING INSTALLED AS PER THE CRITERIA ABOVE IS INTENDED FOR STRAPPING, BRACING, AND SUPPORT, U.N.O.

SPECIFICATION FOR LANDINGS AND STAIR CONSTRUCTION
(THE FOLLOWING SHALL APPLY U.N.O.)

- ALL STRINGERS TO BE 2-2X12 #2 SYP.
- ALL STRINGERS TO ATTACH AT LANDINGS AND UPPER FLOOR LEVELS WITH SIMPSON LSC HANGER.
- STRINGERS RUNNING PARALLEL TO AND SUPPORTED BY A WALL SHALL BE ATTACHED:
  - •• @ MASONRY/CONC. WITH 1/4" DIA X 3" TAPCONS AT 8" O.C. STAGGERED ALONG THE LENGTH OF THE STRINGER (USE PT AT MAS./CONC.).
  - •• @ WOOD WITH (4) Ø.131 X 3 1/2" NAILS AT EA. STUD MIN. (16" O.C. MAX)
  - •• IF STRINGERS ARE SUPPORTED IN THIS WAY, LSU HANGERS ARE NOT REQUIRED AT THE ENDS.
- ALL STRINGERS SPRINGING FROM A FLAT SURFACE SHALL TERMINATE AT A 2X4 FOOT (TO BE PT AT CONC.). ATTACH FOOT TO FLOOR:
  - •• @ CONC. W/ 1/4" DIA. X 3" TAPCONS @ 12" O.C.
  - •• @ WOOD ATTACH W/ Ø.131 X 3 1/2" NAILS AT 8" O.C. TO TRUSS/JOIST/ OR BLOCKING BELOW.
  - •• ATTACH STRINGER TO FOOT WITH (2) Ø.131X3 1/2" TOENAILS EA.
- LANDINGS SHALL BE BUILT AS FOLLOWS:
  - •• JOISTS TO BE 2X8 #2 SYP, MIN. @ 16" O.C.
  - •• IF LANDING INCLUDES STRINGER SUPPORT IN A BEAM CONFIGURATION, BEAM SHALL BE (2) 2X12 #2 SYP WITH 2-2X4 SUPPORT STUDS AT EACH END.
  - •• IF LANDING IS SUPPORTED BY A KNEEWALL, PROVIDE A 2X8 END JOIST WITH (3) Ø.131X3 1/2" R.S. END NAILS AT EACH LANDING JOIST, AND (2) Ø.131 X 3 1/2" TOE NAILS FROM EACH JOIST TO KNEEWALL TOP PLATE.
  - •• LEDGERS TO BE 2X8 WITH:
    - ••• (4) Ø.131X3 1/2" NAILS AT EACH PASSING STUD AT WOOD ATTACHMENT 16" O.C. MAX.
    - ••• 1/4" X 3" TAPCONS @ 8" O.C. STAGGERED @ MASONRY/CONCRETE ATTACHMENT.
  - •• ATTACH JOISTS TO LEDGERS OR BEAMS WITH SIMPSON LUS26 HANGERS OR EQUAL.
- THE SPECIFICATION LISTED ABOVE OR MINIMUM SPECS. SUBSTITUTIONS OF EQUAL OR BETTER CAPACITY ARE ACCEPTABLE.
- GUARDRAILS AND HANDRAILS ARE BY OTHERS, INCLUDING THEIR ATTACHMENTS. ALL RAIL SYSTEMS MUST MEET OR EXCEED THE REQUIREMENTS OF FBC TABLE R301.5 AND SECTION R312.

ULTIMATE WIND SPEED (Vult)	145 MPH
NOMINAL WIND SPEED (Vasd)	112 MPH
RISK CATEGORY	II
WIND EXPOSURE	B
INT. PRESSURE COEFF.	+/- 0.18 ENCLOSED
MAX. MEAN ROOF HEIGHT	35.0'

COMPONENTS AND CLADDING (ULTIMATE)

ROOF	@ 10 SQFT	+ 22.7 /- 92.8 PSF
	@ 20 SQFT	+ 21.0 /- 86.5 PSF
	@ 50 SQFT	+ 17.7 /- 78.8 PSF
	@ 100 SQFT	+ 16.0 /- 72.8 PSF
WALL	@ 10 SQFT	+ 39.4 /- 52.8 PSF
	@ 20 SQFT	+ 36.7 /- 49.4 PSF
	@ 50 SQFT	+ 35.4 /- 45.1 PSF
	@ 100 SQFT	+ 33.4 /- 43.8 PSF
	@ 500 SQFT	+ 29.4 /- 32.7 PSF
GARAGE DOOR	8' WIDTH	+ 35.2 /- 44.9 PSF
	10' WIDTH	+ 34.6 /- 44.6 PSF
	12' WIDTH	+ 34.0 /- 44.2 PSF
	16'+ WIDTH	+ 33.3 /- 43.4 PSF

CHART IS IN "ULTIMATE" PRESSURES.
"ALLOWABLE" = 0.6 X "ULTIMATE" FOR COMPARISON
CHART MAY BE INTERPOLATED FOR INTERMEDIATE PRESSURES

ALL PRE-ENGINEERED WOOD PRODUCTS SHALL BE VERIFIED BY TRUSS MANUFACTURER. TRUSS MANUFACTURER SHALL HAVE THE AUTHORITY TO MAKE SUBSTITUTIONS FOR PRODUCTS SPECIFIED ON THE PLANS DUE TO AVAILABILITY OR ECONOMICS. CHANGES SPECIFIED BY THE TRUSS MANUFACTURER SHALL CONTROL. CHANGES MADE AFTER TRUSS ENGINEERING HAS BEEN PROVIDED TO ENGINEER OF RECORD, MUST BE APPROVED BY THE ENGINEER OF RECORD.

ALL PRE-ENGINEERED WOOD PRODUCTS ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. THE TRUSS ENGINEER IS A DELEGATED ENGINEER FOR THIS PROJECT, AND AS SUCH, IS RESPONSIBLE FOR THE VALIDITY OF THE COMPONENTS PROVIDED. FRAMING LAYOUTS SHOWN MAY BE CHANGED BY THE TRUSS MANUFACTURER. THE DELEGATED ENGINEER IS RESPONSIBLE FOR PROVIDING A FINAL SEALED SET OF ALL CALCULATIONS AND LAYOUTS FOR THIS PROJECT TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO MANUFACTURE OF SAID COMPONENTS. ENGINEER OF RECORD HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUFACTURER'S COMPONENTS AT THIS TIME AND RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER SUCH INFORMATION HAS BEEN PROVIDED FOR REVIEW. CONTRACTOR, AS PROJECT COORDINATOR, SHALL BE RESPONSIBLE FOR INSURING INFORMATION REQUESTED ABOVE HAS BEEN SUBMITTED TO ENGINEER OF RECORD IN A TIMELY MANNER WHEN AVAILABLE.

ALL PRE-ENGINEERED TRUSSES TO BE DESIGNED USING THE MOST RECENT TPI CRITERIA. TRUSSES TO BE HANDLED AND INSTALLED USING MOST RECENT BCSI RECOMMENDATIONS. TEMPORARY AND PERMANENT BRACING SHALL BE PER MOST RECENT BCSI RECOMMENDATIONS UNLESS NOTED OTHERWISE, OR MORE STRINGENT CODE REQUIREMENTS APPLY. TRUSS ENGINEER IS RESPONSIBLE FOR INDICATING ALL TRUSS TO TRUSS CONNECTORS. ALL COMPONENTS TO BE DESIGNED FOR BOTH GRAVITY AND UPLIFT LOAD CASES, INCLUDING BEAM COMPONENTS.

UPON REVIEW, ENGINEER OF RECORD WILL PROVIDE A REVIEW LETTER INDICATING ANY CHANGE IN STRAPPING OR SUPPORT BASED ON THAT REVIEW. CONSTRUCTION COMMENCING PRIOR TO ENGINEER'S REVIEW IS SUBJECT TO MODIFICATION BASED ON REVIEW LETTER.

PRECAST CONCRETE COMPONENTS:

THE USE OF PRE-CAST & PRE-STRESSED CONCRETE COMPONENTS IS ANTICIPATED IN THIS DESIGN, NAMELY LINTELS AND WIND RESISTANT SILLS SHALL BE USED THROUGHOUT UNLESS SPECIFICALLY STATED OTHERWISE. ALL COMPONENTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. PRE-CAST LINTELS HAVE BEEN REVIEWED & PLACED BASED ON THE DESIGN ALLOWABLE LOAD INFORMATION PROVIDED BY CASTCRETE. USE OF CASTCRETE LINTELS AND SILLS OR A STRUCTURAL EQUIVALENT BY ANOTHER MANUFACTURER IS REQUIRED.

ALL MANUFACTURED PRODUCTS SUCH AS ROOFING, WINDOWS, DOORS, ETC. ARE SHOWN HEREIN FOR ILLUSTRATION PURPOSES ONLY. THE INFORMATION SHOWN IS THE RESPONSIBILITY OF THE MANUFACTURER. THE MANUFACTURER IS RESPONSIBLE FOR THE VALIDITY OF THE COMPONENTS PROVIDED. ATTACHMENT INFORMATION GIVEN BY THE MANUFACTURER IS PROVIDED HEREIN. CONTRACTOR, AS PROJECT COORDINATOR, SHALL BE RESPONSIBLE FOR INSURING THAT THE APPROPRIATE PRODUCT/COMPONENT IS USED AND THAT IT HAS BEEN INSTALLED PER MANUFACTURER'S SPECIFICATIONS SUCH THAT IT WILL WITHSTAND THE COMPONENTS AND CLADDING PRESSURES REQUIRED BY THE SEALED PLANS.

ENGINEER OF RECORD HAS NOT REVIEWED THIS INFORMATION FOR APPLICABILITY OR AS A FORM OF PRODUCT APPROVAL OR ENDORSEMENT.

INTERIOR ROUGH AND FINISHED OPENINGS FOR DOORS

INTERIOR PREHUNG

DOOR SIZES	ROUGH OPENING	6/8 HEIGHT	8/0 HEIGHT
1/6	20"	83"	99"
2/0	26"	83"	99"
2/4	30"	83"	99"
2/6	32"	83"	99"
2/8	34"	83"	99"
3/0	38"	83"	99"

NOTE: DOUBLE DOORS ADD 3" TO WIDTH FOR ASTRAGAL
EXAMPLE: 4/0 SHOULD BE 51" ROUGH OPENING

MIRROR BI-PASS

DOOR SIZES	ROUGH OPENING	FINISHED OPENING
4/0	48"X81"	47"X80 1/2"
5/0	60"X81"	59"X80 1/2"
6/0	72"X81"	71"X80 1/2"

WOOD BI-PASS

DOOR SIZES	ROUGH OPENING	FINISHED OPENING
4/0	48"X83"	47"X82 1/2"
5/0	60"X83"	59"X82 1/2"
6/0	72"X83"	71"X82 1/0"

WOOD BI-FOLD

DOOR SIZES	ROUGH OPENING	FINISHED OPENING
1/6	19 1/2"x82"	18"x81 1/2"
2/0	25 1/2"x82"	24"x81 1/2"
2/4	29 1/2"x82"	28"x81 1/2"
3/0	37 1/2"x82"	36"x81 1/2"
4/0	49 1/2"x82"	48"x81 1/2"
5/0	61 1/2"x82"	60"x81 1/2"

CASED OPENINGS SHOULD BE TREATED LIKE A PREHUNG +2" TO THE WIDTH +3" TO THE HEIGHT

POCKET DOOR FRAMES

DOOR SIZE	ROUGH OPENING	DOOR SIZE	ROUGH OPENING
2/0X6/8	50"X84 1/2"	2/0X8/0	50"X100 1/2"
2/4X6/8	58"X84 1/2"	2/4X8/0	58"X100 1/2"
2/6X6/8	62"X84 1/2"	2/6X8/0	62"X100 1/2"
2/8X6/8	66"X84 1/2"	2/8X8/0	66"X100 1/2"
3/0X6/8	74"X84 1/2"	3/0X8/0	74"X100 1/2"
4/0X6/8	99"X84 1/2"	4/0X8/0	99"X100 1/2"
5/0X6/8	123"X84 1/2"	5/0X8/0	123"X100 1/2"
5/4X6/8	131"X84 1/2"	5/4X8/0	131"X100 1/2"
6/0X6/8	147"X84 1/2"	6/0X8/0	147"X100 1/2"

UNIT, MASONRY, AND ROUGH OPENINGS FOR METAL AND FIBERGLASS DOORS
- DIMENSIONS PLUS OR MINUS 1/16"

SINGLE UNITS	UNIT WIDTH	ROUGH OPENING	MASONRY OPENING
3/0	37 3/8"	37 7/8"	39 1/8"
2/8	33 3/8"	33 7/8"	35 1/8"
2/6	31 3/8"	31 7/8"	33 1/8"
2/4	29 3/8"	29 7/8"	31 1/8"
2/0	25 3/8"	25 7/8"	27 1/8"

DOUBLE UNITS	UNIT WIDTH	ROUGH OPENING	MASONRY OPENING
6/0	73 7/8"	74 3/8"	75 7/8"
5/4	65 7/8"	66 3/8"	67 7/8"
5/0	61 7/8"	62 3/8"	63 7/8"
4/0	49 7/8"	50 3/8"	51 7/8"

6/8 HEIGHT	UNIT WIDTH	ROUGH OPENING	MASONRY OPENING
INSWING	82"	82 1/4"	83"
OUTSWING	80 5/8"	80 7/8"	81 1/8"

8/0 HEIGHT	UNIT WIDTH	ROUGH OPENING	MASONRY OPENING
INSWING	98"	98 1/4"	99"
OUTSWING	96 5/8"	96 7/8"	97 1/8"

SIDELITES	ADD		
1/0	13 1/2"		
1/2	15 1/2"		

UNITS WITH SIDELITES

SIZE	UNIT WIDTH	ROUGH OPENING	MASONRY OPENING
3/0 W/12"	50 7/8"	51 3/8"	52 7/8"
3/0 W/14"	52 7/8"	53 3/8"	54 7/8"
3/0 W(2) 12"	64 3/8"	64 7/8"	66 3/8"
3/0 W(2) 14"	68 3/8"	68 7/8"	70 3/8"

ALL MASONRY ROUGH OPENING ARE FIGURED TO ACCEPT A 1X4 ON BOTH SIDES AND ON THE HEADER. THESE OPENINGS ARE FIGURES FOR A 1/4" OF SHIMMING ON THE TWO SIDES AND TOP. FOR FRAME OPENINGS OF 2X6 OR LARGER THEY SHOULD BE MADE 1 1/2" WIDER AND 3/4" HIGHER TO ACCEPT 1X4 BUCKS FOR BRICK MOULDIN. THE RECESS SHOULD BE 3/4" DEEP AND CUT BACK AS FAR AS THE DRYWALL. THE ROUGH OPENING SHOULD BE MEASURED FROM THE FINISHED SLAB (NOT THE RECESS). THE OPENINGS MUST BE EXACT, PLUMB AND LEVEL DUE TO THE NEW BUILDING CODES IN FORCE THROUGHOUT THE STATE.

BUCK ATTACHMENT NOTES
(THE FOLLOWING SHALL APPLY U.N.O.)

IF 1x- ATTACH WINDOW THROUGH BUCK TO MAS./ WOOD FRAMING. IF 2x- ATTACH TO 2x BUCK.

IF 2x- ATTACH TO MAS. w/ 1/4" x 3" MAS. ANCHORS AT 12" O.C. w/ MAX. 6" FROM END OF BUCK (TYP. ALL 2x WINDOW BUCK ATTACHMENT.)

NOTE:
- ALL DENOTED 2x4 LUMBER FOR LOAD BEARING PURPOSES TO BE S.Y.P. #1 GRADE OR BETTER.
- ALL DENOTED 2x6 OR LARGER LUMBER TO BE #2 GRADE OR BETTER. MAY BE S.P.F. OR S.Y.P. AS DESIRED UNLESS NOTED SPECIFICALLY OTHERWISE.

NOTE:
MISSING TRUSS ANCHORS: TRUSSES WHICH ARE PLACED SUCH THAT AN EMBEDMENT ANCHOR IS MISPLACED OR MISSING MAY BE FASTENED TO THE MASONRY BOND BEAM USING ONE SIMPSON MTSM16 W/ (4) 1/4"x2-1/4" TITEN SCREWS AND 7-10 D NAILS IN TRUSS. MAS CAP IS 840 #.

GENERAL STRUCTURAL NOTES:

1. CODES & REFERENCES:
   - 1.1. FLORIDA BUILDING CODE, RESIDENTIAL 6th EDITION.
   - 1.2. AMERICAN CONCRETE INSTITUTE OF STRUCTURAL CONCRETE (ACI 318).
   - 1.3. AMERICAN CONCRETE INSTITUTE OF MASONRY STRUCTURES (TMS 402/ACI 530/ASCE 5).
   - 1.3.1 THE MASONRY SOCIETY DIRECT DESIGN HANDBOOK FOR MASONRY STRUCTURES (TMS 403).
   - 1.4. AMERICAN SOCIETY OF CIVIL ENGINEERS MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES (ASCE-7).
   - 1.5. SPECIFICATION FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS LATEST EDITION.
   - 1.6. DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES BY THE TRUSS PLATE INSTITUTE (TPI) LATEST EDITION.
   - 1.7. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) LATEST EDITION.
   - 1.8. AMERICAN PLYWOOD ASSOCIATION DESIGN CONSTRUCTION GUIDE. (APA) LATEST EDITION.

2. DESIGN CRITERIA:
   - 2.1. ROOF LOADING:
     LIVE 20 PSF
     DEAD 7 PSF FOR SHINGLE OR METAL 20 PSF FOR TILE
   - 2.2. FLOOR LOADING:
     LIVE 40 PSF
     DEAD 15 PSF MIN. (SEE NOTE 2.4)
   - 2.3. RESIDENTIAL BALCONY LOADING:
     LIVE 40 PSF
     DEAD 15 PSF
   - 2.4. FINISH MATERIAL DEAD LOAD NOTES:
     - 2.4.1. FINISH FLOORING MATERIALS NOT EXCEEDING 5 PSF HAVE BEEN ANTICIPATED IN THE NUMBERS ABOVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DIRECT THE TRUSS MANUFACTURER TO INCREASE THE TCDL OF THE FLOOR TRUSSES WHERE ANTICIPATED FINISH MATERIAL WEIGHTS WILL BE HIGHER.
     - 2.4.2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE TRUSS MANUFACTURER AND ENGINEER IF ANTICIPATED FINISH MATERIALS OR FIXTURES WILL EXCEED THE STANDARD INDUSTRY LOADS. GENERALLY STANDARD FLOORING IS AS PER 2.4.1, STANDARD CEILING FINISH IS 5/8" OR LESS GYPSUM MATERIAL. NON-STANDARD LOADS WOULD INCLUDE PLASTER OR TILE CEILINGS, LARGE CHANDELIER OR FAUX BEAM POINT LOADS, STONE SOAKER TUBS, MUD SET TILE FLOORING, STONE FLOORING, ETC.
   - 2.5. WIND LOADING SEE TABLE FOR CRITERIA.

3. SOIL:
   - 3.1. MINIMUM ALLOWABLE SOIL PRESSURE IS ASSUMED TO BE 2,000 PSF AS PER TABLE R401.4.1.
   - 3.2. THE FOUNDATION SYSTEM FOR THE ATTACHED PROJECT IS DESIGNED FOR A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
   - 3.3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL CAPACITY & COMPACTION.

4. CONCRETE:
   - 4.1. OPERATION INSTALLATION & PROCEDURE TO COMPLY WITH ACI STANDARDS.
   - 4.2. CONCRETE & MINIMUM COMPRESSIVE STRENGTH OF 2500 psi @ 28 DAYS (U.N.O.).
   - 4.3. REINFORCEMENT REBARS ASTM A615 GRADE 60 (U.N.O.).
   - 4.4. WELD WIRE FABRIC (WWF ASTM A185) or FIBER MESH PER ASTM C1116 TYPE III 4.13. USE 0.1% BY VOLUME MINIMUM (1.5 LBS / CU YD).
   - 4.5. LAP SPLICES & HOOKS SEE TABLE.

5. MASONRY:
   - 5.1. MASONRY CONSTRUCTION & MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF, "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6/TMS 602)," PUBLISHED BY THE MASONRY SOCIETY, BOULDER, COLORADO: THE AMERICAN CONCRETE INSTITUTE, FARMINGTON HILLS, MICHIGAN: & THE AMERICAN SOCIETY OF CIVIL ENGINEERS, RESTON, VIRGINIA: EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
   - 5.2. GENERAL SPECIFICATION FOR MASONRY STRUCTURES:
     - 5.2.1. TESTING OF FIELD MATERIALS FOR QUALITY CONTROL IS NOT REQUIRED BY ENGINEER FOR THIS PROJECT.
     - 5.2.2. COMPRESSIVE STRENGTH REQUIREMENT IS f'm=1500 PSI.
     - 5.2.3. DETERMINATION OF COMPRESSIVE STRENGTH IS THE ALLOWABLE STRESS METHOD.
     - 5.2.4. UNIT STRENGTH METHOD IS NOT APPLICABLE.
     - 5.2.5. QUALITY ASSURANCE IS NOT APPLICABLE.
     - 5.2.6. GROUT SHALL COMPLY WITH ASTM C476. GROUT SHALL BE 3000 PSI U.N.O. & HAVE A SLUMP RANGE OF 8"-11".
   - 5.3. PRODUCTS:
     - 5.3.1. MORTAR MATERIALS SHALL BE TYPE M OR S GRAY MORTAR.
     - 5.3.2. MASONRY UNIT MATERIALS SHALL BE 1900 PSI MIN. CONCRETE MASONRY UNIT.
     - 5.3.3. REINFORCEMENT, PRE-STRESSED TENDONS, & METAL ACCESSORIES SHALL BE 60 KSI REBAR (MIN.).
     - 5.3.4. WELDED WIRE FABRIC TO BE INSTALLED AS SPECIFIED ON PLAN SET.
     - 5.3.5. STAINLESS STEEL IS NOT APPLICABLE.
     - 5.3.6. COATING FOR CORROSION PROTECTION IS NOT APPLICABLE.
     - 5.3.7. CORROSION PROTECTION FOR TENDONS IS NOT APPLICABLE.
     - 5.3.8. PRE-STRESSING ANCHORAGE, COUPLERS, & END BLOCKS ARE NOT APPLICABLE.
     - 5.3.9. JOINT FILLERS ARE NOT APPLICABLE.
     - 5.3.10. LINTELS TO BE BY CAST-CRETE UNLESS NOTED OTHERWISE.
   - 5.4. EXECUTION:
     - 5.4.1. PIPES & CONDUITS ARE NOT APPLICABLE.
     - 5.4.2. ACCESSORIES ARE NOT APPLICABLE.
     - 5.4.3. MASONRY EXPANSION AND CONTROL JOINTS AS INDICATED IN THE PLAN SET ARE RECOMMENDATIONS ONLY, UNLESS CLEARLY DELINEATED AS "REQ'D."
     - 5.4.4. WHEN USED, MASONRY CONTROL JOINTS SHOULD BE INSTALLED IN THE LOCATIONS SHOWN ON THE FLOOR PLAN AT A MINIMUM, BUT SHOULD FOLLOW THE PROVISIONS OF TMS 402/ACI 530/ASCE 5. MASONRY CONTROL JOINTS MAY BE INSTALLED IN ACCORDANCE WITH E/S1, HOWEVER, ALTERNATIVE ACCEPTABLE CONTROL JOINT TYPES INCLUDE 'STANDARD VERTICAL - UNKEYED CONTROL JOINT (3/8")', AND 'MICHIGAN CONTROL JOINT'.

6. WOOD FRAMING:
   - 6.1. DIMENSIONED LUMBER SHALL BE DRESSED S4S, & SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
   - 6.2. ALL LUMBER SHALL BE SOUND, SEASONED, & FREE FROM WARP.
   - 6.3. FRAMING WALLS & COLUMNS
     - 6.3.1. MINIMUM OF 3 PLY 2x STUD S.Y.P. COLUMNS TO BE INSTALLED @ BEAM OR GIRDER TRUSS BEARING LOCATIONS. UNLESS NOTED OTHERWISE.
     - 6.3.2. ALL TRUSS BRACING LUMBER SHALL BE S.Y.P. #2 OR BETTER.
     - 6.3.3. INTERIOR LOAD BEARING WALL STUDS TO BE SPACED @ 16" O.C. & SHALL BE S.Y.P. OR BETTER, U.N.O.
     - 6.3.4. TYPICAL AT ALL LOAD BEARING S.Y.P. COMPONENTS, #1 GRADE SHALL BE USED FOR 2x4, FOR 2X DEPTHS GREATER THAN 2x4, #2 GRADE OR BETTER MAY BE USED. ALL 4x MATERIAL MAY BE #2 GRADE U.N.O.
     - 6.3.5. INTERIOR NON-LOAD BEARING WALLS SHALL BE UTILITY GRADE OR BETTER, AND MAY BE SPF.
     - 6.3.6. INSTALL BLOCKING IN ALL WALL STUDS OVER 8'-0 @ MID-HEIGHT, & SHEATHING JOINT. BRACE GABLE END WALLS @ 4'-0 O.C. MIN.
     - 6.3.7. ALL LOAD BEARING WALLS SHALL HAVE S.Y.P. DOUBLE TOP AND SINGLE BOTTOM PLATES & SHALL BE FASTENED PER DETAILS HEREIN. INTERIOR BEARING COLUMNS/STUD PACKS NEED NOT PENETRATE TOP AND BOTTOM PLATES AS LONG AS TOP PLATE IS OF A LUMBER GRADE EQUAL TO OR BETTER THAN THE BOTTOM CHORD OF THE TRUSS/JOIST ABOVE.
   - 6.4. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED OR NATURAL DURABLE WOOD.
   - 6.5. PRESSURE TREATED LUMBER SHALL BE IMPREGNATED WITH A CCA SALT TREATMENT IN ACCORDANCE WITH F.S. 11-W-571 & BARE THE AMERICAN WOOD PRESERVES INSTITUTE EQUALITY MARK LP-2.
   - 6.6. ALL SHEATHING TO BE SPAN RATED FOR APPROPRIATE APPLICATION. ALL ROOF SHEATHING TO INSTALLED WITH PLY CLIPS (MAXIMUM 24" O.C.). (SEE PLANS FOR SHEATHING THICKNESS.) FOR ALL SHEATHING ATTACHMENT, SEE TYPICAL NAILING SCHEDULE. INSTALL ALL SHEATHING WITH EDGE GAPS AS REQUIRED BY THE APA.
     - 6.6.1. ROOF SHEATHING: SHINGLE OR METAL, 7/16" MIN. THICK APA RATED SHEATHING SUPPORTED OVER 24" MAX. SPAN. AT TILE USE MIN. 15/32" THICK APA RATED SHEATHING SUPPORTED OVER 24" MAX. SPAN. CONTRACTOR SHALL ADJUST MIN. SHEATHING CRITERIA, IF NECESSARY, TO ACCOMODATE THE TILE MANUFACTURER'S WARRANTY REQUIREMENTS. THE MOST STRINGENT SHALL CONTROL.
     - 6.6.2. WALL: 7/16" MIN. THICK SUPPORTED OVER 24" MAX. SPAN.
     - 6.6.3. FLOOR: CARPET, VINYL, WOOD, ETC., 3/4" MIN. TONGUE & GROOVE SUPPORTED OVER 24" MAX. SPAN CERAMIC TILE, MARBLE, ETC., SEE MANUFACTURERS RECOMMENDATIONS AND/OR WARRANTY REQUIREMENTS..
   - 6.7 ALL NAILING & BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS. ALL NAILS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
   - 6.8 ALL CONNECTION HARDWARE SHALL BE GALVANIZED & SUPPLIED BY SIMPSON STRONG TIE CO., USP, OR EQUIVALENT. ALL NAIL HOLES SHALL BE FILLED OR AS PRESCRIBED BY THE MANUFACTURER.
   - 6.9 BRACING: TEMPORARY BRACING OF THE ROOF SYSTEM SHALL BE INSTALLED PER BCSI RECOMMENDATIONS & SHALL BE UTILIZED AS THE PERMANENT BRACING FOR THE ROOF SYSTEM (U.N.O.).
   - 6.10 ALL WOOD FRAMING SHALL BE IN COMPLIANCE WITH THE LATEST NDS EDITION FOR WOOD CONSTRUCTION.
   - 6.11 INTERIOR SHEAR WALL SHALL BE CONSTRUCTED BY ATTACHING 7/16" APA RATED SHEATHING TO ONE SIDE WITH NAILING PATTERN PER 'O'/S2, ATTACH TO SLAB WITH 1/2" DIA. x 10" A.B. @ 24" O.C. OR TO WOOD FLOOR SYSTEM WITH (2) SIMPSON SDS25600 @ 24" O.C. MAX. TO FLOOR TRUSSES OR BLOCKING AS APPLICABLE. AT TOP PLATE ABOVE ATTACH WITH SIMPSON HTS16 OR TO BLOCKING ABOVE @ 24" O.C. AS PER DETAIL 'F'/S2.

CAD FILE NAME	2017 ENG
ISSUED	11-29-18
REVISED	

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COA 28035
PAUL D. KIDWELL, P.E. #52683
ANDREW J. MEISHEID, P.E. #83217

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN, AND FIND IT TO BE IN COMPLIANCE WITH SECTION R301 OF THE FLORIDA BUILDING CODE, RESIDENTIAL 6TH EDITION (2017).

THE ENGINEER HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUF. LAYOUT TO DETERMINE ANY LOAD BEARING CONDITIONS AND RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS LOAD INFORMATION IS SUPPLIED TO THE ENGINEER.

SEALED FOR STRUCTURE ONLY

6th EDITION

DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

ENGINEERING DETAILS

STRUCTURAL NOTES AND DETAILS

SHEET
N-1