## GENERAL NOTES:

1. OWNER AND /OR CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. DRIER VENTED TO OUTSIDE WITH METAL VENT NON-SCREENED WITH BACKDRAFT DAMPER.
3. ALL WINDOWS ARE SINGLE HUNG U.O.N.
4. ALL WINDOWS AND DOORS ARE TO BE IMPACT RESISTANT U.O.N.
5. BUILDING INSULATION SHALL BE AS FOLLOWS:
   FRAME WALL – R-19
   F.G. BLOCK WALLS – R-7.8
   FLOOR SYSTEM – R-16
   ROOF TRUSSES – R-19 OR BETTER
6. ALL BATHROOM. BEDROOM AND CLOSET WALLS TO BE INSULATED W/ R-11 BATT INSULATION.
7. PROVIDE TEMPERED GLASS AT ALL SHOWER ENCLOSERES, GLASS IN DOOR UNITS, GLASS WITHIN 24" RADIUS OF DOOR UNITS AND GLASS W/ BOTTOM EDGE LESS THAT 18" ABOVE THE FLOOR.
8. A/C DRAINS TO BE READILY ACCESSIBLE.
9. MASON TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS. SHIM SPACE SHALL BE LIMITED TO ¼" MAXIMUM.
10. ALL EXTERIOR FRAME WALL SHEATHING SHALL BE 15/32" THICK 4-PLY APA EXPOSURE 1 RATED PLYWOOD SHEATHING.
11. ALL GYPSUM BOARD IN WET AREAS A TO BE MOISTURE RESISTANT.
12. ALL WOOD TOUCHING CONCRETE SHALL BE PRESSURE TREATED.
13. WATER CLOSETS TO BE 1.6 GALLON.
14. FOR ALL WOOD BEAMS PROVIDE A MINIMUM OF 3" OF BEARING.
15. ALL BRG. WOOD HEADERS ARE TO BE 3-2x12's W/ A 15/32" PLYWOOD FLITCH PLATE, U.N.O.
16. PROVIDE WOOD BLOCKING AS REQUIRED BEHIND WOOD TRIM, CABINERY AND AS OTHERWISE NEEDED FOR NAILING SUPPORT.
17. LATERAL STABILITY FOR THIS STRUCTURE IS PROVIDED BY COMBINATION OF SHEARWALLS, POURED MASONRY & FRAME ACTION FROM POURED CONCRETE BEAMS AND COLUMNS. TO THE BEST OF OUR KNOWLEDGE THIS STRUCTURE CONFORMS TO FLORIDA BUILDING CODE, 2014.
18. VERTICAL BAR SPACING = (1) #5 @ 4'o.c., PROVIDE (1) #5 IN GROUTED CELL AT CORNERS AND INTERSECTIONS. PROVIDE (1) #5 BAR IN CROUTED CELL AT EACH SIDE OF OPENINGS AND (2) #5 BARS ON EACH SIDE OPENINGS WIDER THAN 12'. PROVIDE (1)#5 BAR IN BROUTED CELL AT ALL LOCATIONS WHERE GIRDERS OR GIRDER TRUSSES BEAR ON THE MASONRY WALL.
19. ALL MATERIAL BELOW DFE TO BE FLOOD RESISTANT.
20. GARAGE CEILINGS TO HAVE ONE LAYER OF TYPE "X" OR EQUEL FOR FIRE RATING.

## DRAWING SHEET INDEX


| SHEET | DESCRIPTION |
|---|---|
| A-1 | SITE PLAN |
| A-2 | FLOOR PLAN |
| A-3 | ELEVATIONS |
| A-4 | ELEVATIONS |
| | |
| S-1 | STRUCTURAL NOTES |
| S-2 | FOUNDATION PLAN |
| S-3 | ROOF PLAN |
| S-4 | DETAILS |
| | |
| E-1 | ELECTRICAL PLAN |
| | |


## SCOPE OF WORK

NEW SINGLE FAMILY HOME

## APPLICABLE CODES:

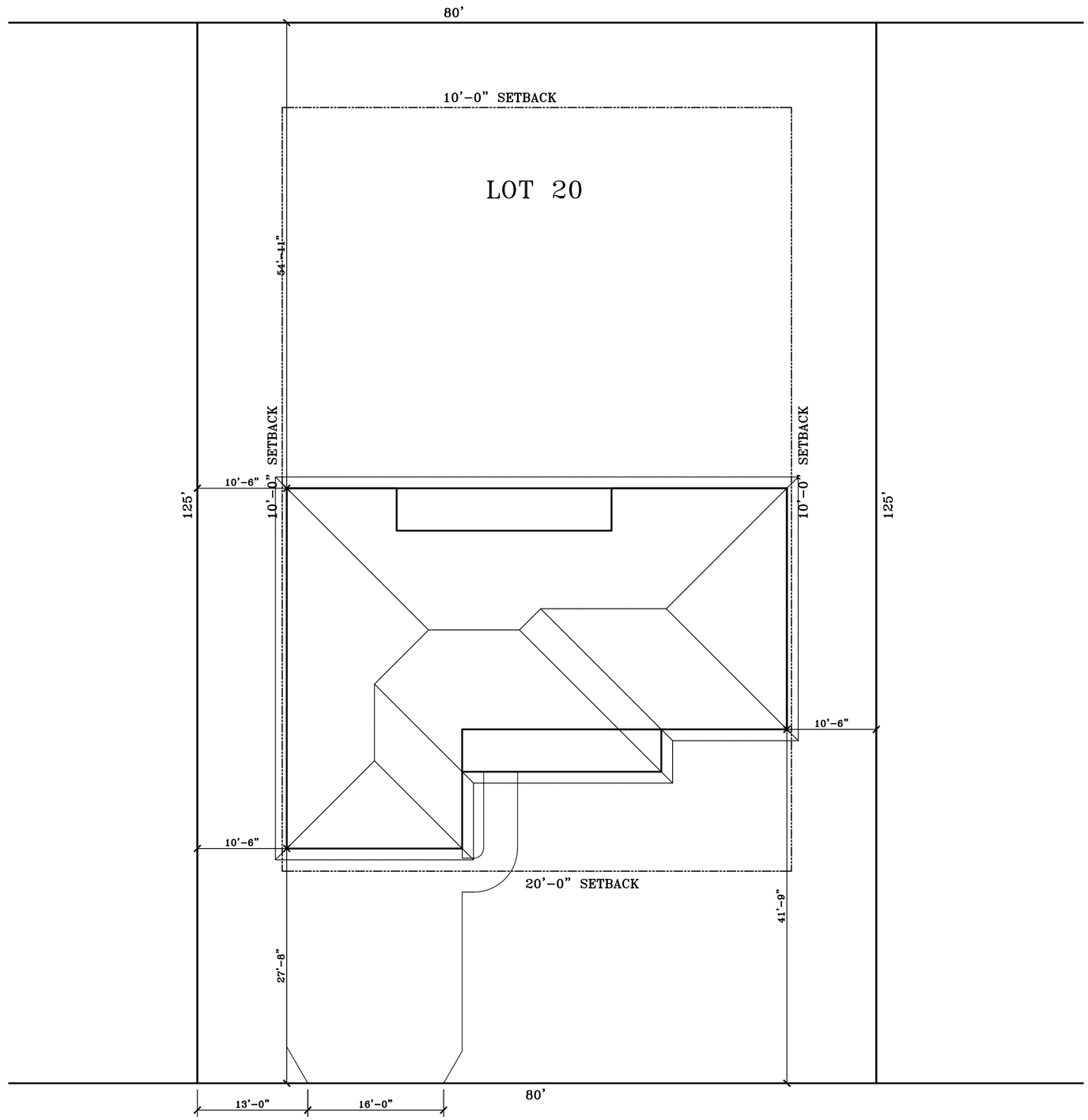
FLORIDA BUILDING CODE –2014
FLORIDA BUILDING CODE RESIDENTIAL –2014
FLORIDA BUILDING CODE energy –2014
NFPA 70 NATIONAL ELECTRICAL CODE –2011 ED.
FLORIDA BUILDING CODE PLUMBINGL –2014
FLORIDA BUILDING CODE MECHANICAL –2014

## HOUSE DESIGN DISLOSURE:

THE PURPOSE OF THIS DISCLOSURE IS TO ACKNOWLEDGE THAT CUSTOM DESIGN & DRAFTING DESIGNS BUILDING PLANS FOR ITS CUSTOMERS FOR THE PURPOSE OF CONSTRUCTING THEIR HOME, AND MAKES NO CLAIMS AS TO REPRESENTING ITSELF AS AN ARCHITECT OR EXPERT IN THE FUNCTIONAL UTILITY OF HOUSE DESIGN. IN AS SUCH, NO REPRESENTATIONS ARE MADE AS TO THE AESTHETICS OR FUNCTIONALITY OF THE HOUSE'S OVERALL DESIGN AND LAYOUT. CUSTOM DESIGN & DRAFTING FULLY REPRESENTS THE DESIGN OF THE HOUSE'S STRUCTURAL INTEGRITY TO BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND GOVERNMENTAL REQUIREMENTS. AT THE SAME TIME, IT IS SUGGESTED THAT ANY CUSTOMER HAVING QUESTIONS OR CONCERNS REGARDING THE FUNCTIONAL UTILITY OF HOUSE'S DESIGN AND / OR LAYOUT (i.e. ROOM LAYOUT, SIZE AND / OR CONFIGURATION, DOOR AND WINDOW LOCATIONS, ETC.) TO CONTACT AN ARCHITECT OR SIMILAR EXPERT IN THE FIELD OF HOUSE DESIGN AND LAYOUT TO ASSIST THEM RESOLVING THOSE QUESTIONS OR CONCERNS. ANY COSTS INCURRED IN OBTAINING THIS ASSISTANCE ARE THE RESPONSIBILITY OF THE CUSTOMER, AND ADDITIONAL COSTS COULD BE INCURRED SHOULD CHANGES TO THE BUILDING PLANS BE REQUESTED. CUSTOM DESIGN & DRAFTING REQUESTS ITS CUSTOMER TO SIGN THIS DISCLOSURE ACKNOWLEDGING AND ACCEPTING CUSTOM DESIGN & DRAFTING'S RESPONSIBILITY WITH REGARD TO THE DESIGN AND LAYOUT OF THEIR HOUSE PRIOR TO PROCEEDING WITH THE PROCESS OF CONSTRUCTION.

## AREA TABULATIONS:

| | | |
|---|---|---|
| LIVING A/C SPACE: | = | 1,415SF |
| PATIO SPACE: | = | 115SF |
| LIANA SPACE: | = | 127SF |
| GARAGE SPACE: | = | 423SF |
| TOTAL A/C SPACE: | = | 2,080SF |




SITE PLAN
SCALE : 1" = 10'-0"


Custom Design & Drafting of Bradenton, Inc.
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info@customdd.com


New Residence for Lot 20
Port Charlotte, Florida


Cert. of Auth.#28488
APEX Consulting Engineers PL
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4315 53RD AVE E, BRADENTON FL 34203
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EMAIL : DEREK@APEXENGINEER.COM
Structural Components Only


JOB# D16-040

ISSUE DATE

| DATE | BY | REASON |
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SHEET #
A-1

WALL LEGEND:

- NEW 2X4 WALL
- NEW 2X6 WALL
- NEW 8" CMU WALL


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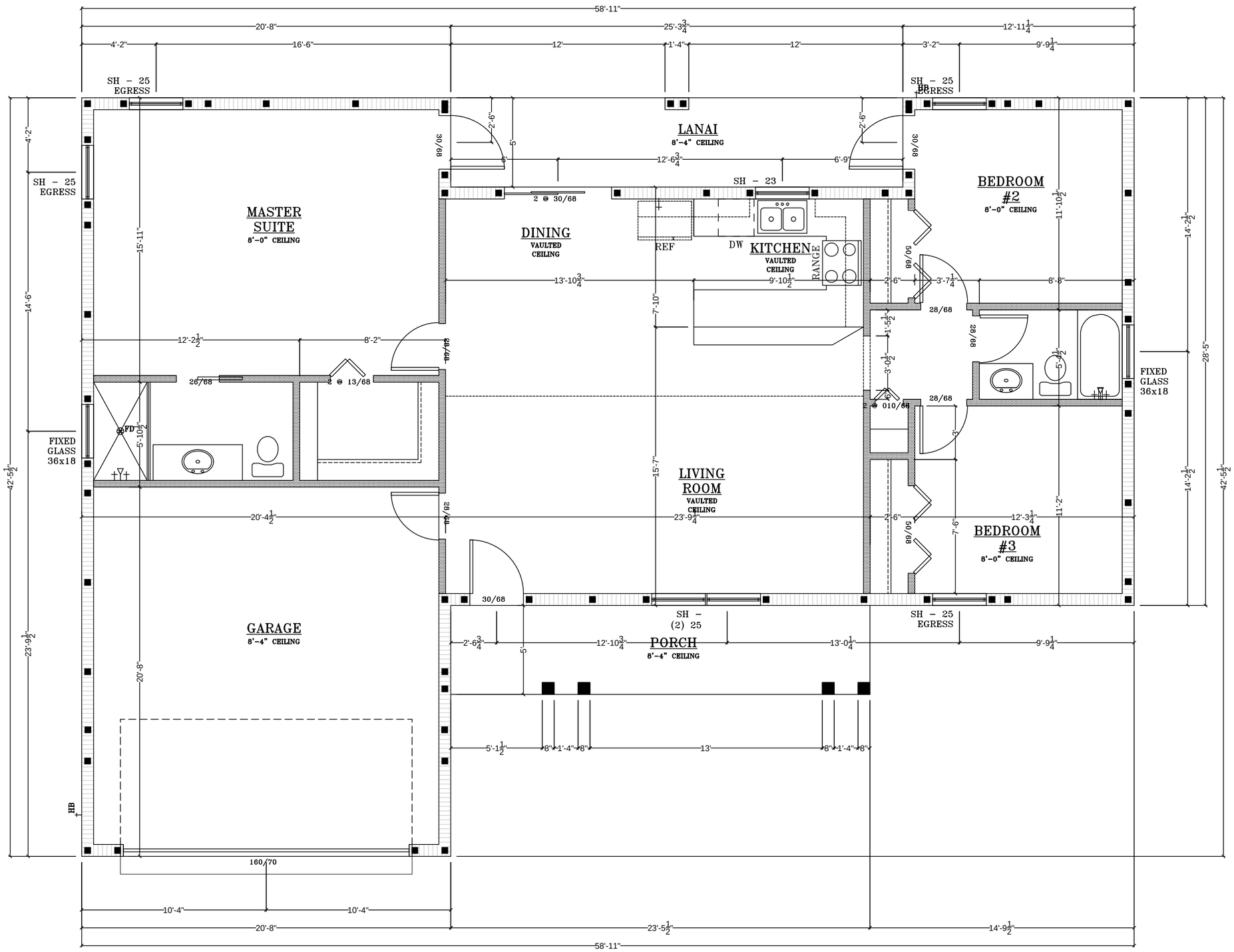


# FLOOR PLAN

SCALE : ¼" = 1'–0"


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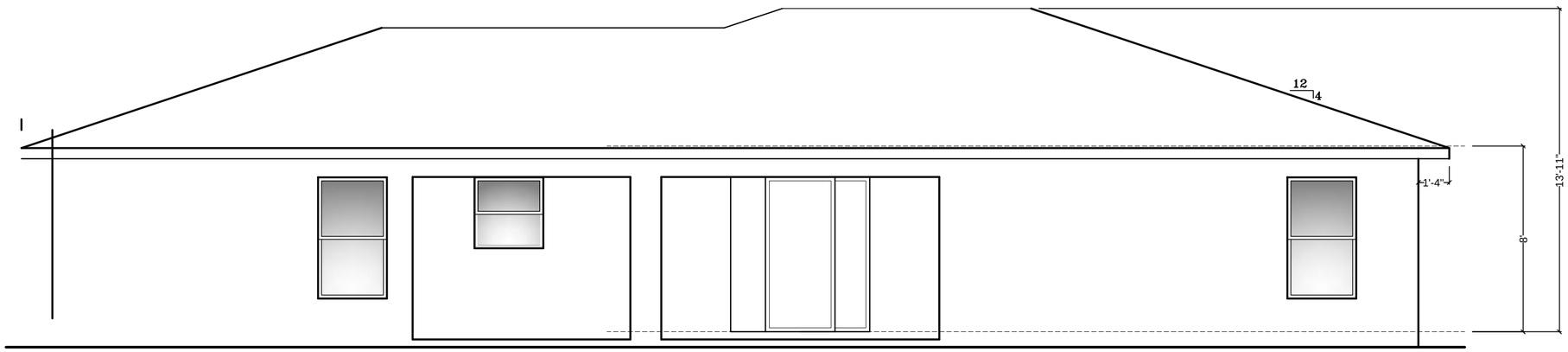
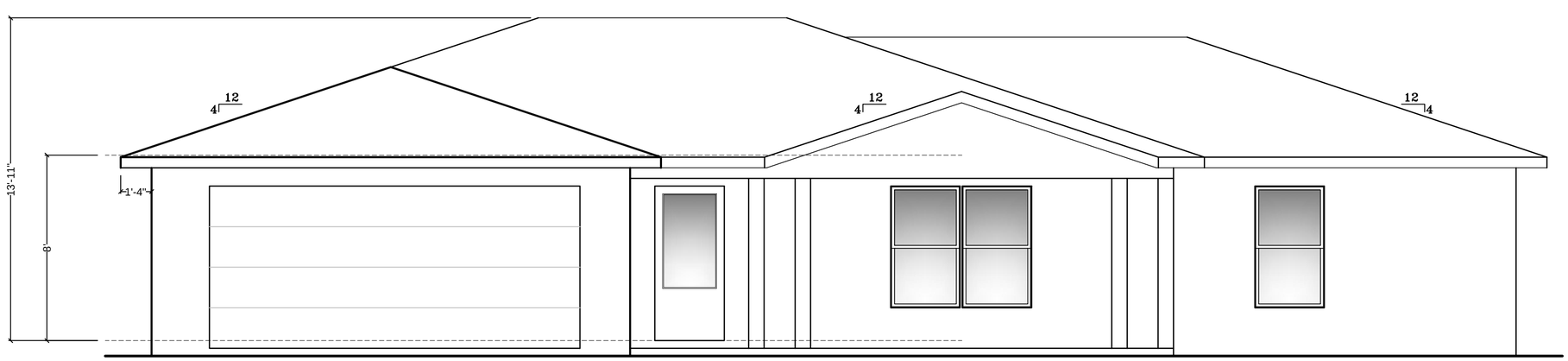
SHEET #

A-2




## REAR ELEVATION

SCALE : ¼" = 1'-0"




## FRONT ELEVATION

SCALE : ¼" = 1'-0"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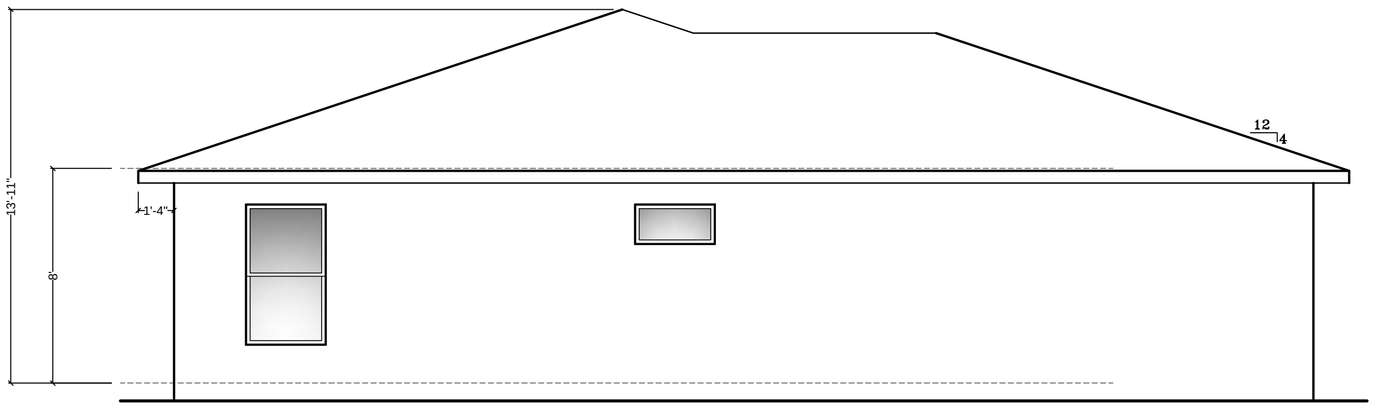
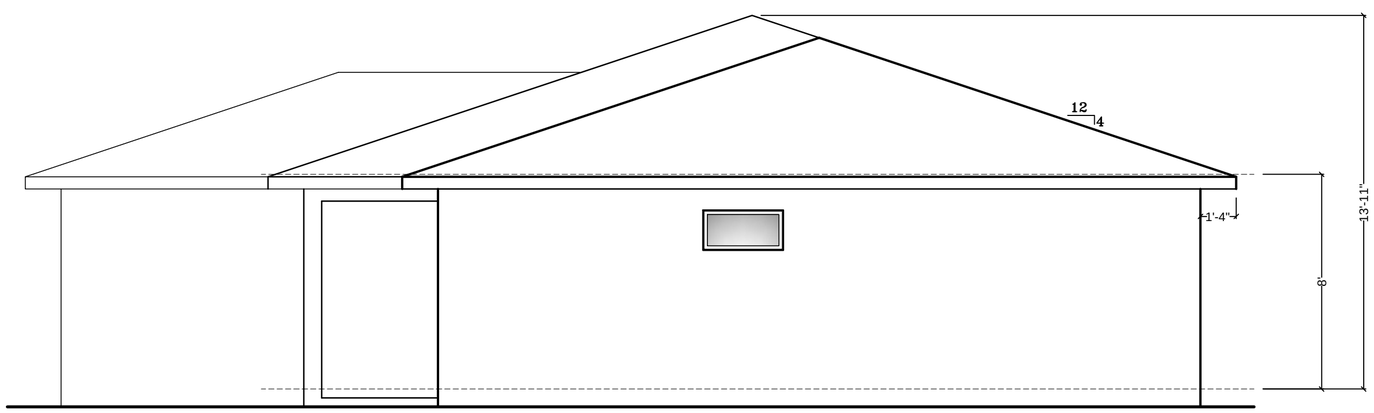
A-3




## LEFTSIDE ELEVATION

SCALE : ¼" = 1'-0"




## RIGHTSIDE ELEVATION

SCALE : ¼" = 1'-0"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SHEET #

A-4

**GENERAL NOTES:**

COMPACT BACK FILL 5'-0" FROM STRUCTURE. MINIMUM ALLOWABLE BEARING CAPACITY SHALL BE 2000 PSF.

CONTRACTOR TO VERIFY MANUFACTURED TRUSS PLAN PRIOR TO PLACEMENT OF STEMWALL OR MONOLITHIC FOOTING.

PLUMBER IS TO INFORM SUPERINTENDENT OF ANY VENTING WHICH UTILIZES A MASONRY WALL TO RESOLVE ANY POSSIBLE STRUCTURAL INTEGRITY ISSUES.

GARAGE DOORS SHALL SATISFY THE REQUIREMENTS OF FBC 2014 FOR WIND LOADS AS DEFINED IN ASCE7-10

NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS OTHER THAN THOSE LOCATED ON THESE DRAWINGS WITHOUT PREVIOUS APPROVAL FROM THE ENGINEER OF RECORD.

ALL OTHER JOB SPECIFICATION AND FINISH SPECIFICATIONS TO BE FURNISHED TO GENERAL CONTRACTOR BY THE HOME OWNER AND ARE NOT PART OF THESE DRAWINGS.

BRAND, STYLE, KIND, COLOR, ETC. OF ALL FINISHES & MATERIALS, ELECTRICAL FIXTURES, APPLIANCES, EQUIPMENT AS AGREED & NEGOTIATED BETWEEN OWNER & CONTRACTOR.

**DESIGN LOADS AND NOTES:**

ROOF -

LIVE LOADS

| | |
|---|---|
| TOP CHORD (FLAT, PITCHED OR CURVED) | - 20PSF |
| BOTTOM CHORD | - 0PSF |

DEAD LOADS

| | |
|---|---|
| TOP CHORD | |
| (SHINGLE) | - 10PSF |
| (TILE) | - 28PSF |
| BOTTOM CHORD | - 10PSF |

FLOOR -

LIVE LOADS

| | |
|---|---|
| ASSEMBLY AREA | - 100PSF |
| DINING ROOM AND RESTAURANTS | - 100PSF |
| OFFICE | |
| (CORRIDORS ABOVE 1ST FLOOR) | - 80PSF |
| (LOBBIES & 1ST FLOOR CORRIDORS) | - 100PSF |
| OFFICES | - 50PSF |
| RESIDENTIAL | |
| (UNINHABITABLE ATTICS WITHOUT STORAGE) | - 10PSF |
| (UNINHABITABLE ATTICS WITH STORAGE) | - 20PSF |
| (HABITABLE ATTICS & SLEEPING AREAS) | - 30PSF |
| (ALL OTHER AREAS EXCEPT BALCONIES) | - 40PSF |
| STAIRS | |
| (1 & 2 FAMILY DWELLING) | - 40PSF |
| (ALL OTHER) | - 100PSF |
| RETAIL STORES | |
| (FIRST FLOOR) | - 100PSF |
| (UPPER FLOORS) | - 75PSF |
| WHOLESALE STORES | - 125PSF |

DL = 10PSF IN COMBINATION WITH WIND LOADS.

MEAN ROOF HEIGHT SHALL BE DETERMINED BY TRUSS DESIGNER FROM PLANS.

LATERAL LOADS IN TRUSSES ARE RESISTED BY ROOF DIAPHRAGM AT POINT OF WIND LOAD INPUT UNLESS NOTED OTHERWISE.

TRUSSES MUST BE DESIGNED TO SUPPORT WALLS AGAINST OUT-OF-PLANE LOADS. THIS APPLIES TO ALL TRUSSES WITH A RAISED HEEL CONDITION THAT BEAR ON AN EXTERIOR WALL.

TRUSS MANUFACTURER'S TRUSS LAYOUT SHALL SHOW ALL CONNECTIONS BETWEEN TRUSSES AND OTHER TRUSSES AND BETWEEN TRUSSES AND WOOD BEAMS.

**FRAMING NOTES:**

WOOD CONSTRUCTION, CONNECTIONS, AND NAILING SHALL CONFORM TO THE FBC 2014 EDITION.

ALL WOOD FRAMING MATERIALS SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT

ALL LOAD BEARING WALL FRAMING SHALL BE #2 SOUTHERN PINE.

ALL JOIST AND RAFTER FRAMING SHALL BE #2 SOUTHERN PINE OR HEM-FIR.

ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED

ALL DOOR HEADERS AT BEARING WALLS TO BE (2) 2X10 SYP OR BETTER, UNLESS NOTED OTHERWISE.

PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY OR EQUIVALENT. INSTALL ALL ACCESSORIES AS PER MANUFACTURERS REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (ASTM A446 GRADE A) AND BE GALVANIZED(COATING G60).

TRUSSES AND BEAMS SHALL BEAR DIRECTLY ON GLB OR SYP POSTS U.N.O. WHERE REQUIRED, SHIMS TO BE A36 STEEL U.N.O.

GLB OR SYP POSTS SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR PT PLATE UNLESS NOTED OTHERWISE.

MEMBERS DESIGNATED 'LVL' (E.G., 1¾" x 14" LVL) SHALL BE LAMINATED VENEER LUMBER AS MANUFACTURED BY GEORGIA-PACIFIC ( GP LAM® LVL) OR ENGINEER APPROVED SUBSTITUTION.

BOLT HEADS SHALL BE CENTERED & DRILLED NO MORE THAN 1/16" LARGER THAN BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.

ALL NAIL SHANK SIZES TO BE MINIMUM OF 0.131 INCHES.

**MASONRY NOTES:**

MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1-02)", PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE. SEE "TESTING AND INSPECTION NOTES" FOR ADDITIONAL INFORMATION.

HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO THE ASTM C-90, AND BE MADE WITH NORMAL WEIGHT AGGREGATE. UNIT COMPRESSIVE STRENGTH OF 1,900 PSI ON NET SECTION TO PROVIDE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF MASONRY (pm) OF 2,500 PSI, AS DETERMINED BY THE STRENGTH METHOD OF ACI 530.1.

FILL ALL BOND BEAMS AND REINFORCED CELLS SOLIDLY WITH GROUT. GROUT SHALL CONFORM TO ASTM C-476 AND SHALL OBTAIN A MIN. 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI, TESTED PER ASTM C-1019 EACH 5,000 S.F. GROUT STOPS ARE TO BE MESHED OR SCREEN TYPE, FELT PAPER IS NOT ALLOWED.

REINFORCED STEEL SHALL BE IN ACCORDANCE WITH ASTM A-615, GRADE 60. SHOP FABRICATE REINFORCING BARS WHICH ARE SHOWN TO BE HOOKED OR BENT. DOWELS SHALL HAVE STANDARD 90 DEGREE HOOKS AND LAPPED WITH FIRST LIFT OF REINFORCING. PROVIDE A MINIMUM LAP OF 40 X BAR DIAMETER.

MORTAR SHALL CONFORM TO ASTM C-270, TYPE M, S, OR N. ALL MORTAR SHALL MEET THE "PROPORTION SPECIFICATION" OF ASTM C-270 AND EVALUATED IN ACCORDANCE WITH ASTM C-780.

UNLESS OTHERWISE INDICATED, ALL WALLS SHALL BE LAID IN RUNNING BOND. BOND CORNERS AND OTHER INTERSECTIONS OF ALL LOAD BEARING WALLS. INTERSECTING NON-LOADBEARING WALLS SHALL BE CONNECTED BY PREFABRICATED TEE AND CORNER HORIZONTAL JOINT REINFORCEMENT @ 16"O.C.

PROVIDE VERTICAL REINFORCING BARS OF THE GIVEN SIZE AND SPACING AS INDICATED. PROVIDE BARS AT WALL CORNERS, INTERSECTION AND PEN EDGES, PROVIDE CLEAN OUTS FOR EACH GROUT POUR EXCEEDING 5FT.

PROVIDE PRECAST LINTELS ABOVE ALL WALL OPENINGS INCLUDING HVAC DUCTS. SEE DRAWINGS FOR LOCATIONS OF ALL OPENINGS. UNLESS OTHERWISE ON PLAN PROVIDE PRECAST LINTELS BELOW AS A MINIMUM.

-OPENINGS LESS THAN 6FT = 8" PRECAST U-LINTEL W/ 1-#5 & 8" KNOCK-OUT COURSE W/ 1-#5. (TYPICAL PERIMETER BOND BEAM 16" TOTAL DEPTH)

- OPENINGS GREATER THAT 6FT = SEE DRAWINGS. PROVIDE ONE REINFORCED CELL EACH SIDE OF OPENING W/ 8" LINTEL BEARING.

ALL WALLS OVER 8' HIGH MUST BE BRACED PRIOR TO POURING TIE BEAMS.

**CAST-IN-PLACE CONCRETE NOTES:**

CONCRETE MIXES SHALL BE DESIGNED PER ACI 30, USING PORTLAND CEMENT CONFORMING TO ASTM C-150, AGGREGATE CONFORMING TO ASTM C-33, AND ADMIXTURES CONFORMING TO ASTM C-494, C-1017, C-618, C-989 AND C-260. CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C-94.

CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH, SLUMP AND WATER/CEMENT RATIO REQUIREMENT:

IN ALL SALT ENVIRONMENTS A MIN. OF 5000PSI CONCRETE SHALL BE USED. (SLAB SHALL BE EXEMPT.) FOR OTHER ENVIRONMENTS USE 3000 PSI CONCRETE.

ALL CONCRETE WORK SHALL CONFORM TO ASTM ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS". HOT WEATHER CONCRETE SHALL BE IN ACCORDANCE WITH ACI 305.

ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60.

ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A-185 (FLAT SHEETS ONLY).

ALL REINFORCED STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE, EXCEPT THAT VERTICAL DOWELS FOR MASONRY WALL REINFORCING MAY BE "FLOATED" IN PLACE.

REINFORCING STEEL INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH ACI 315. ALL REINFORCING STEEL INDICATED AS BEING CONTINUOUS (CONT) SHALL BE LAPPED 40 X BAR DIAMETER. LAP CONTINUOUS BOTTOM BARS OVER SUPPORTS, LAP CONTINUOUS TOP BARS AT MID-SPAN UNLESS OTHERWISE NOTED.

UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT IN ACCORDANCE W/ ACI 318-08:
SECTION 7.7.1

A. CONCRETE EXPOSED TO WEATHER:
#6 THROUGH #18 BARS -2"
#5 BAR, W31 OF D31 WIRE & SMALLER - 1½"
B. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
BEAMS AND COLUMNS -1½"
C. FOUNDATIONS EXPOSED TO EARTH -3"

BAR SUPPORTS AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO INSURE MINIMUM CONCRETE COVER. BAR SUPPORTS SHALL BE PLASTIC TIPPED OR STAINLESS STEEL.

ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED ¾" UNLESS OTHERWISE NOTED.

FORMWORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF ITS 28 DAY COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RESHORING.

**ROOF FRAMING NOTES:**

THE DESIGN OF ROOF FRAMING SHALL BE BASED ON THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2010 EDITION.

DESIGN WIND LOADS SHALL BE APPLIED IN ACCORDANCE WITH ASCE 7-10.
SEE WIND NOTES FOR WIND DESIGN REQUIREMENTS.

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.

PRE-ENGINEERED TRUSS DESIGN SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.

ROOF SHEATHING SHALL BE 15/32" CD PLYWOOD OR EQ.

CONTRACTORS SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.

**ROOF TRUSS/ ROOF RAFTER CONNECTION TO DOUBLE TOP PLATE OR WOOD BEAM**

USE SIMPSON H10 OR H10-2 AT EACH TRUSS WHERE POSSIBLE. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS.

WHERE THE H-10 CANNOT BE USED (EG. ON 3-PLY GIRDERS, AT CORNERS, ETC.) USE SIMPSON H2.5 AND ADDITIONAL TIEDOWNS TO MEET UPLIFT REQUIREMENTS.

PRE-ENGINEERED ROOF TRUSSES TO BE APPROVED BY ENGINEER OF RECORD.

**FLOOR RAFTER/ I-JOIST/ CONVENTIONAL FRAMING CONNECTION TO DOUBLE TOP PLATE OR DIRECT BEARING ON WOOD BEAM**

USE SIMPSON H2.5A AT EACH MEMBER (WITH OR WITHOUT UPLIFT) WHERE POSSIBLE. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS.

USE TRUSS HANGERS TO ATTACH FLOOR TRUSSES TO LVL BEAMS IF LESS THAN 3-1/2" SQUARE BEARING AREA IS PROVIDED.

PRE-ENGINEERED FLOOR TRUSSES/JOIST TO BE APPROVED BY ENGINEER OF RECORD.

FOR ADDITIONAL TIEDOWNS AS REQUIRED.

**WINDOWS / DOORS**

EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND BEAR AN AAMA, WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY INDICATING COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION: ANSI/AAMA/NWWDA.

WINDOW AND DOOR ASSEMBLIES SHALL BE ATTACHED IN STRICT ACCORDANCE WITH THE PUBLISHED MANUFACTURER RECOMMENDATIONS TO ACHIEVE RESISTANCE TO APPROPRIATE WIND SPEEDS WITH 3 SECOND WIND GUSTS AND SHALL INCLUDE THE SPECIFICATION OF BUCK STRIP MATERIALS AND ANCHORING.

WOOD CRIBS ABOVE ARCHED WINDOWS SHALL COMPLY WITH DRAWING DETAIL CONTAINED HEREIN.

ALL SHIM MATERIALS SHALL BE MADE FROM MATERIALS CAPABLE OF SUSTAINING APPLICABLE LOADS, AND LOCATED AND APPLIED IN A THICKNESS CAPABLE OF WITHSTANDING THOSE LOADS.

THE DESIGN RESPONSIBILITY FOR THE INSTALLATION OF DOORS AND WINDOWS IS DELEGATED TO THE SPECIALTY ENGINEER OF THE MANUFACTURER AS REINFORCED WITH IN ALL TESTING DATA REQUIRED SUBMITTED IN CONJUNCTION WITH THIS PLAN.

OPENING PERIMETERS HAVE BEEN DESIGNED TO TRANSMIT THE IMPOSED LOADS TO THE MAIN WIND FORCE RESISTING SYSTEM.

IMPACT GLASS OR SHUTTERS SHALL BE USED

**SOIL NOTES:**

ALL SOILS SHALL BE FREE OF DEBRIS AND ORGANIC MATERIALS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM D1557).

FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR PROPERLY COMPACTED FILL MATERIAL COMPLYING WITH THE FBC-R 2014.

STEM WALL FILL SHALL NOT EXCEED 12" LIFTS. SOIL BELOW FOOTINGS SHALL BE TESTED AND ALL SUBSEQUENT FILL SOILS IN LIFT NOT TO EXCEED 12" INTERVALS.

ALL FILL MATERIAL SHALL BE SP OR SM MATERIAL AS DEFINED BY THE UNIFORM SOIL CLASSIFICATION SYSTEM.

ANY QUESTIONABLE SOIL SHALL BE REMOVED OR BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR EVALUATION.

SOIL BEARING CAPACITY IS BASED UPON 2,000 PSF.

WOOD GRADE STAKES ARE PROHIBITED.

**PEST/DECAY PROTECTION NOTES:**

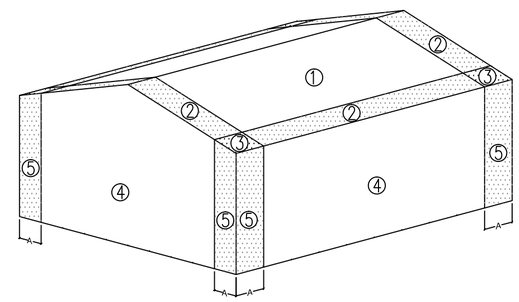
ALL PLANTINGS AND IRRIGATION/SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL BE AT LEAST 1 FOOT FROM BUILDING SIDEWALLS.

SOIL TREATMENT SHALL MEET THE REQUIREMENTS OF 2014 FBC R320 METHOD.

WOOD GRADE STAKES SHALL NOT BE USED.

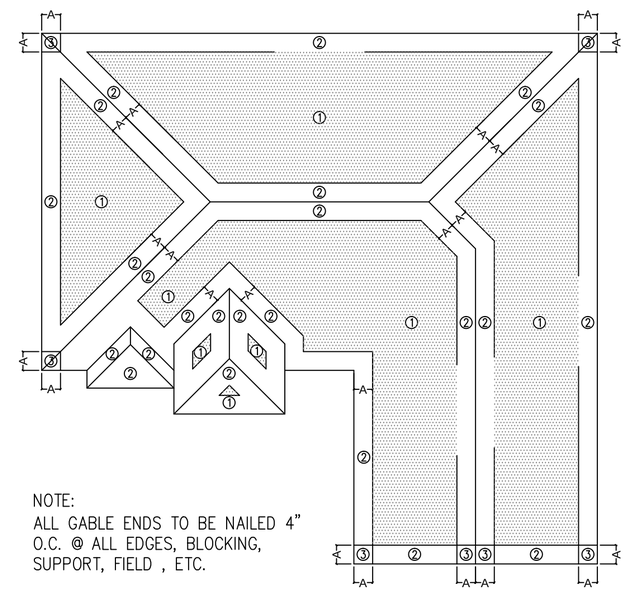
PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH 2014 FBC R319.

ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF 2014 FBC R703.7.5, R703.8, R903.2 AND R905.




DESIGN WIND PRESSURES (ASD)
FOR COMPONENTS AND CLADDING (PSF)
150 MPH CAT D @ 15' HEIGHT

| TRIBUTARY AREA [SF] | ZONE | | | | |
|---|---|---|---|---|---|
| | ROOF | | | WINDOWS & DOORS | |
| | 1 | 2 | 3 | 4 | 5 |
| 10 | +20.6/-32.7 | +20.6/-56.9 | +20.6/-84.1 | +35.7/-38.7 | +35.7/-47.8 |
| 20 | +18.8/-31.8 | +18.8/-52.3 | +18.8/-78.7 | +34.1/-37.1 | +34.1/-44.6 |
| 50 | +16.4/-30.6 | +16.4/-46.3 | +16.4/-71.4 | +32.0/-35.0 | +32.0/-40.4 |
| 100 | +16.0/-29.7 | +16.0/-41.8 | +16.0/-66.0 | +30.4/-33.4 | +30.4/-37.1 |




NOTE:
ALL GABLE ENDS TO BE NAILED 4" O.C. @ ALL EDGES, BLOCKING, SUPPORT, FIELD , ETC.

SHEATHING NOTES:
ROOF SHEATHING TO BE WOOD STRUCTURAL PANEL 15/32" OR GREATER (PLYWOOD OR EQUAL OSB) U.N.O. ENGINEERED ROOF TRUSSES @ 24" O.C. MAXIMUM

NAILING PATTERN:
ZONE 1 = 6" O.C. MAX INTERMEDIATE, 6" O.C. MAX PANEL EDGES
ZONE 2 = 6" O.C. INTERMEDIATE AND 4" O.C. PANEL EDGES
ZONE 3 = 4" O.C. INTERMEDIATE AND EDGES
ZONE 4 = 8" O.C. MAX INTERMEDIATE, 6" O.C. MAX PANEL EDGES
ZONE 5 = 6" O.C. INTERMEDIATE AND EDGES

NAILS: 8d COMMON FOR ½", 10d COMMON FOR ⅝"

"A" DIMENSION = 40% OF EAVE HEIGHT OR 10% OF LEAST HORIZONTAL DIMENSION, WHICHEVER IS LESS, BUT NOT LESS THAN EITHER 4% OF THE LEAST HORIZONTAL DIMENSION OR 3' MINIMUM

DESIGN CRITERIA

ALL WORK IS TO BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2014.

| | |
|---|---|
| OCCUPANCY TYPE: | R3 |
| CONSTRUCTION TYPE: | V |
| FIRE SPRINKLERED: | NO |
| BASIC WIND SPEED: | 150 mph |
| RISK CATEGORY: | II |
| WIND EXPOSURE: | D |
| BUILDING: | ENCLOSED |
| PRESSURE DESIGN FACTOR: | +/- 0.18 |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New Residence for Lot 20
Port Charlotte, Florida


Cert. of Auth.#28488
APEX Consulting Engineers PL
DEREK W NEWCOMER, PE #69010
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TEL (941) 365-1900/ FAX (888)365-4041
EMAIL : DEREK@APEXENGINEER.COM
Structural Components Only


JOB# D16-040

ISSUE DATE

| DATE | BY | REASON |
|---|---|---|
| 3/7/16 | JTL | Construction Doc.'s |
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| DRAWN | CHECKED | APPROVED |
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| JTL | JTL | JTL |
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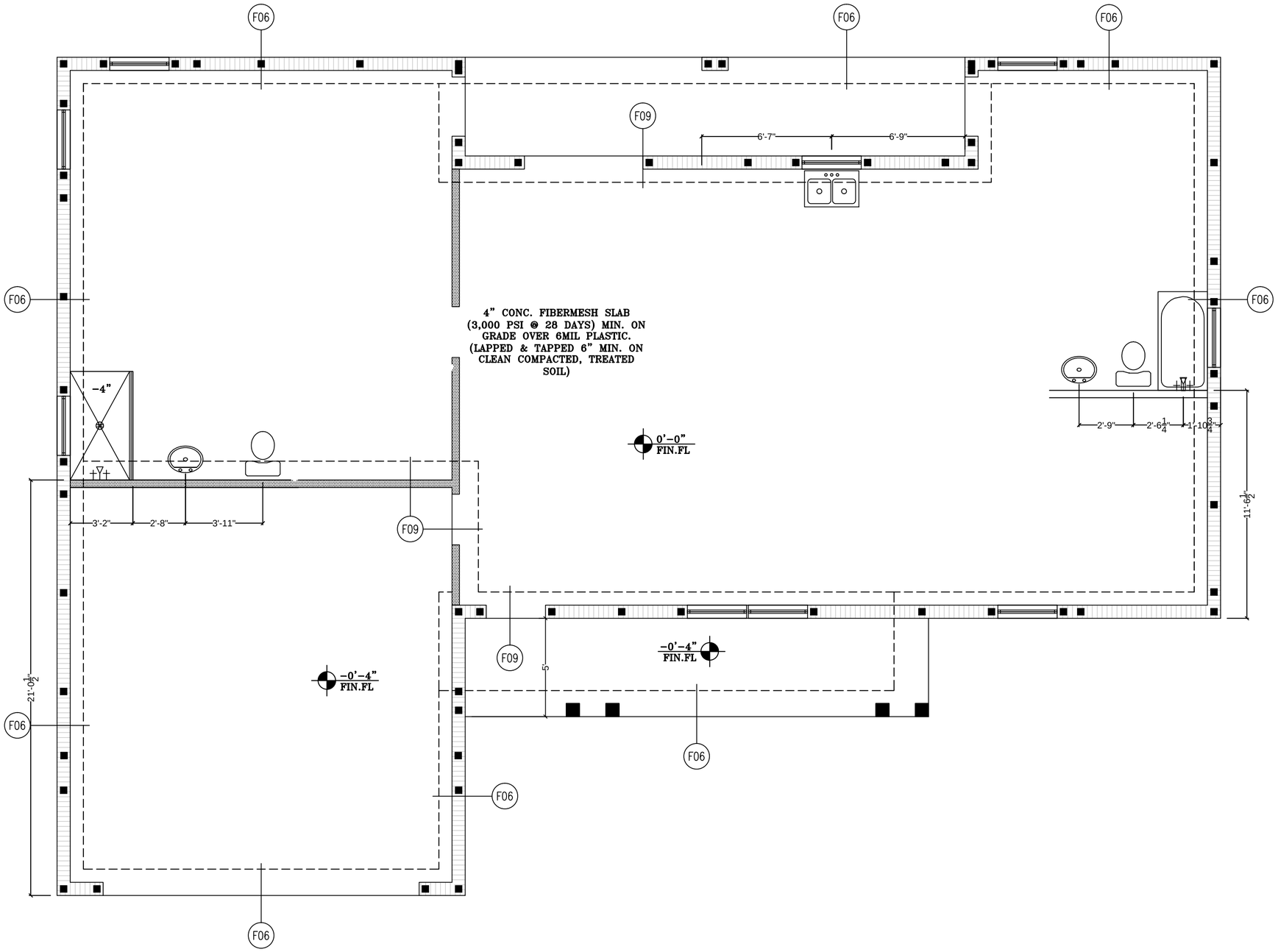
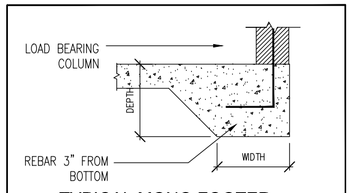
SHEET #
S-1

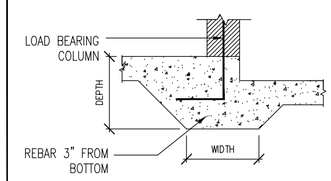



# FOUNDATION PLAN

SCALE : 3/16" = 1'-0"




TYPICAL MONO FOOTER




TYPICAL STEP DOWN FOOTING

## FOOTING SCHEDULE

| MARK | TYPE | SIZE (W x D) | REBAR |
|---|---|---|---|
| F01 | STEM WALL | 16" x 10" | (2) #5 |
| F02 | STEM WALL | 20" x 12" | (3) #5 |
| F03 | STEM WALL | 24" x 12" | (3) #5 |
| F04 | MONO FOOTER | 12" x 10" | (2) #5 |
| F05 | MONO FOOTER | 12" x 20" | (2) #5 |
| F06 | MONO FOOTER | 16" x 20" | (3) #5 |
| F07 | INTERIOR FOOTING | 12" x 12" | (2) #5 |
| F08 | INTERIOR FOOTING | 16" x 16" | (2) #5 |
| F09 | STEP DOWN FOOTING | 16" x 12" | (2) #5 |
| F10 | STEP DOWN FOOTING | 16" x 16" | (2) #5 |

## PAD SCHEDULE

| MARK | TYPE | SIZE (W x L x D) | REBAR |
|---|---|---|---|
| P01 | CONC. PAD | 1'-0" x 1'-0" x 1'-0" | (2) #5 EA. WAY |
| P1.5 | CONC. PAD | 1'-6" x 1'-6" x 1'-0" | (3) #5 EA. WAY |
| P02 | CONC. PAD | 2'-0" x 2'-0" x 1'-0" | (3) #5 EA. WAY |
| P2.5 | CONC. PAD | 2'-6" x 2'-6" x 1'-0" | (3) #5 EA. WAY |
| P03 | CONC. PAD | 3'-0" x 3'-0" x 1'-4" | (4) #5 EA. WAY |
| P3.5 | CONC. PAD | 3'-6" x 3'-6" x 1'-4" | (4) #5 EA. WAY |
| P04 | CONC. PAD | 4'-0" x 4'-0" x 1'-4" | (5) #5 EA. WAY |

## REBAR LOCATION:

- ONE STORY BLOCK WALLS TO HAVE #5 REBAR @ 6' O.C. U.N.O.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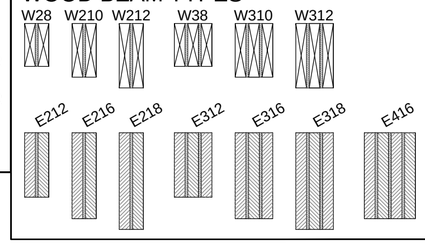
SHEET #

S-2

## REBAR LOCATION:

- ONE STORY BLOCK WALLS TO HAVE #5 REBAR @ 6' O.C. U.N.O.
- TWO STORY BLOCK WALLS TO HAVE #5 REBAR @ 4' O.C. U.N.O.

## WOOD BEAM TYPES




## WOOD BEAM SCHEDULE

*ALL EXPOSED WOOD TO BE PRESSURE TREATED

| MARK | TYPE | SIZE (W x D) | PLY | GRADE | NOTES |
|---|---|---|---|---|---|
| W28 | SOLID SAWN | 2"x8" | 2 | No. 2 | |
| W210 | SOLID SAWN | 2"x10" | 2 | No. 2 | |
| W212 | SOLID SAWN | 2"x12" | 2 | No. 2 | |
| W38 | SOLID SAWN | 2"x8" | 3 | No. 2 | |
| W310 | SOLID SAWN | 2"x10" | 3 | No. 2 | |
| W312 | SOLID SAWN | 2"x12" | 3 | No. 2 | |
| E212 | ENGINEERED WOOD | 3.5"x11.25" | | MIN. 1.9 E | |
| E216 | ENGINEERED WOOD | 3.5"x16" | | MIN. 1.9 E | |
| E218 | ENGINEERED WOOD | 3.5"x18" | | MIN. 1.9 E | |
| E312 | ENGINEERED WOOD | 5.25"x11.25" | | MIN. 1.9 E | |
| E316 | ENGINEERED WOOD | 5.25"x16" | | MIN. 1.9 E | |
| E318 | ENGINEERED WOOD | 5.25"x18" | | MIN. 1.9 E | |
| E416 | ENGINEERED WOOD | 7.0"x18" | | MIN. 1.9 E | |

## COLUMN SCHEDULE

*ALL EXPOSED WOOD TO BE PRESSURE TREATED

| MARK | TYPE | SIZE (W x D) | MARK | TYPE | SIZE (W x D) |
|---|---|---|---|---|---|
| C01 | SOLID SAWN | 4"x4" | C07 | CMU COLUMN w/ (1) #5 | 8"x8" |
| C02 | SOLID SAWN | 6"x6" | C08 | F&P COLUMN W/ (4) #6 #3 STIRRUPS @ 12" O.C. | 8"x16" |
| C03 | SOLID SAWN | 8"x8" | C09 | CMU COLUMN w/ (4) #5 #3 STIRRUPS @ 12" O.C. | 12"x12" |
| C04 | ENGINEERED WOOD | 3.5"x3.5" | C10 | CMU COLUMN w/ (4) #6 #3 STIRRUPS @ 10" O.C. | 16"x16" |
| C05 | ENGINEERED WOOD | 3.5"x5.25" | C11 | STEEL TUBE | 3.5"x3.5"x0.25" |
| C06 | ENGINEERED WOOD | 5.5"x5.25" | C12 | STEEL TUBE | 4"x4"x0.25 |

## GENERAL NOTES:

*SEE GENERAL NOTES PAGE FOR BUILDING SPECIFICATIONS, CONSTRUCTION NOTES, SCOPE OF WORK AND DESIGN CRITERIA.*

*PRE-ENGINEERED TRUSS PLANS BY OTHERS TO BE REVIEWED & SIGNED BY ARCHITECT OF RECORD BEFORE PERMIT ISSUANCE.*

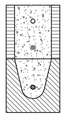
*ALL GIRDER TRUSSES SET ON CMU WALLS TO HAVE FILLED CELLS DIRECTLY BELOW*

## LINTEL TYPES

L01

TYPICAL FOR CMU SUPPORTED WALLS AND OPENINGS LESS THAN 6'-0" U.N.O.

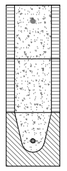
8"x8" PRECAST LINTEL BLOCK w/ (1) #5 REBAR BOTTOM FILLED SOLID



L02

TYPICAL OPENINGS GREATER THAN 6'-0" U.N.O.

8"x16" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID



L03

8"x24" PRECAST LINTEL BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID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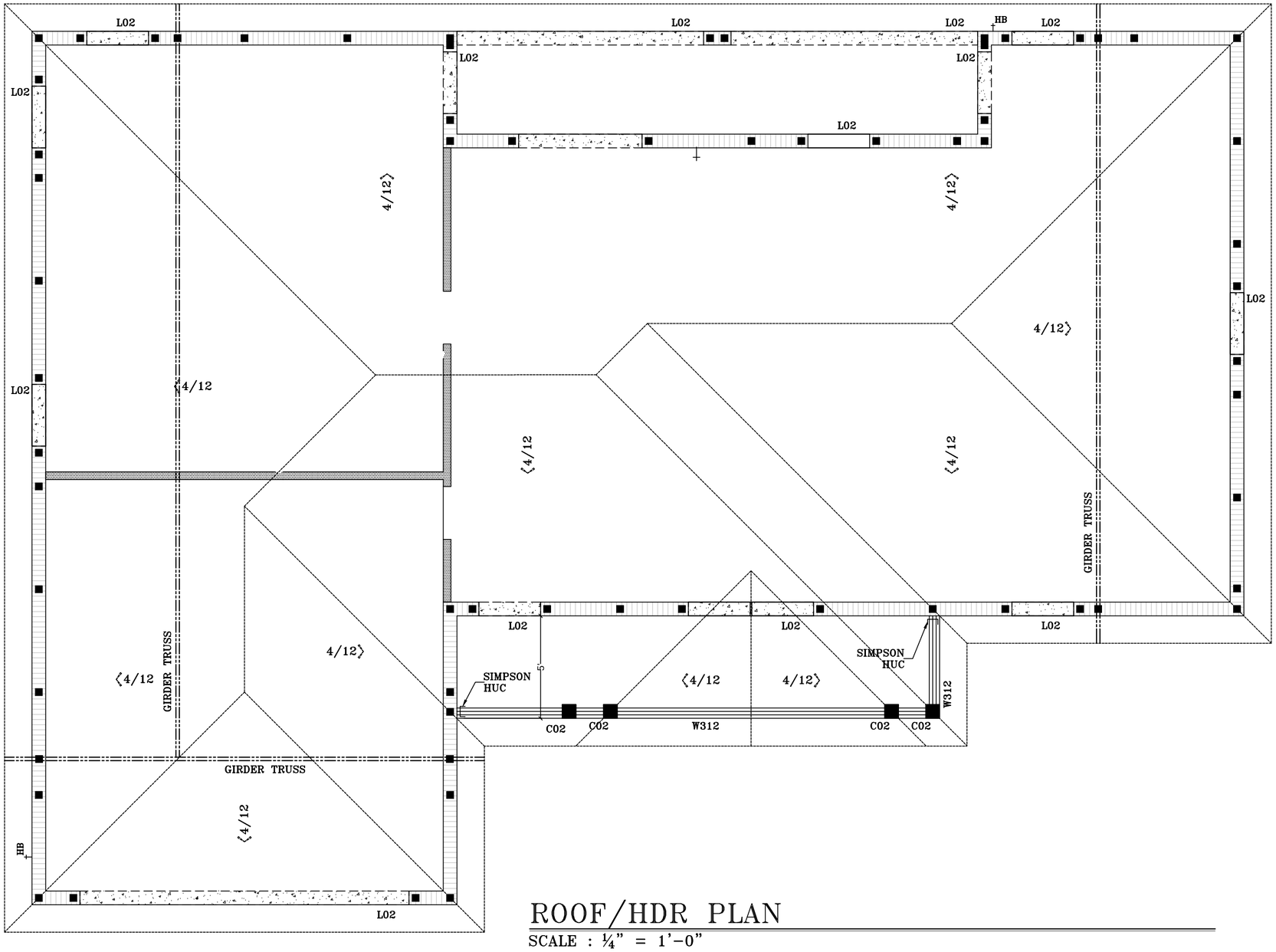


## ROOF/HDR PLAN

SCALE : ¼" = 1'-0"

*PRE-ENGINEERED TRUSS PLANS BY OTHERS TO BE REVIEWED & SIGNED BY ENGINEER OF RECORD BEFORE PERMIT ISSUANCE.*


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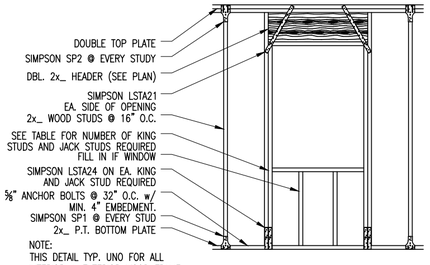
S-3




NOTE:
THIS DETAIL TYP. UNO FOR ALL INTERIOR & EXTERIOR WOOD FRAME BEARING WALL OPENINGS

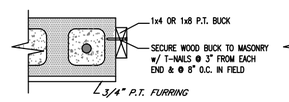
## BEARING WALL HEADER DETAIL

SCALE: N.T.S.

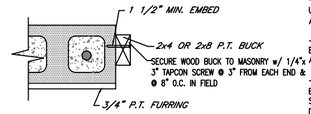
BEARING WALL TABLE

| SIZE OF OPENING (FEET-INCHES) | 24" O.C. STUD SPACING | | 16" O.C. STUD SPACING | |
|---|---|---|---|---|
| | No. OF JACK STUDS | No. OF KING STUDS | No. OF JACK STUDS | No. OF KINGSTUDS |
| UP TO 3'-6" | 1 | 1 | 1 | 1 |
| > 3'-6" TO 5'-0" | 1 | 2 | 1 | 2 |
| > 5'-0" TO 8'-0" | 1 | 2 | 2 | 2 |
| > 8'-0" TO 10'-6" | 2 | 2 | 2 | 3 |
| > 10'-6" TO 12'-0" | 2 | 2 | 3 | 3 |
| > 12'-0" TO 13'-0" | 2 | 3 | 3 | 3 |
| > 13'-0" TO 14'-0" | 2 | 3 | 3 | 4 |
| > 14'-0" TO 16'-0" | 2 | 3 | 3 | 4 |
| > 16'-0" TO 18'-0" | 3 | 3 | 4 | 4 |

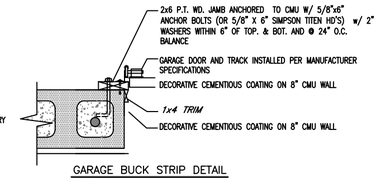
FOR SI UNITS: 1 INCH = 25.4 mm, 1 FOOT = 304.8mm




BUCK STRIP DETAIL
SCALE: N.T.S.




ALTERNATE BUCK STRIP DETAIL
SCALE: N.T.S.




GARAGE BUCK STRIP DETAIL
SCALE: N.T.S.

ALTERNATE BUCK STRIP ATTACHMENTS:

– IF A MULTIPLE BUCK IS REQUIRED THE ADDITIONAL LUMBER, UP TO AND INCLUDING 1-1/2" IN THICKNESS, SHALL BE NAILED AT 12" O.C. WITH 10d NAILS, (8d ACCEPTABLE FOR 1x's)

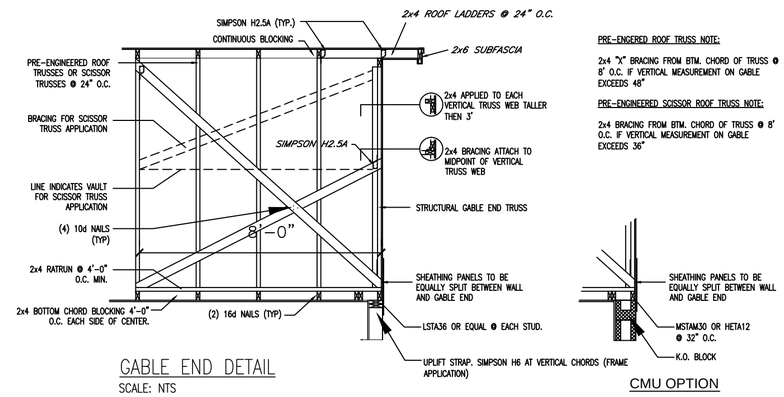
– WHEN ADDITIONAL LAYERS ARE NEEDED, IT IS ADVISED THAT A BUCK INSPECTION SHALL BE PASSED PRIOR TO ADDING ADDITIONAL LAYERS WITHOUT MASONRY SCREWS.

– ANY BUCK STRIP GREATER THAN OR EQUAL TO 6" WILL NOT BE ALLOWED, ANY SPACE BETWEEN WINDOW/DOOR AND MASONRY SHALL BE FILLED AND CONSTRUCTED PER MIXED CONSTRUCTION DETAIL WITH A MIN OF (1) 5/8" x 6" ANCHOR BOLTS INTO SLAB AND CONCRETE ABOVE.

– 5/8" x 6" TITEN HD'S, ARE ACCEPTABLE SUBSTITUTIONS FOR ANCHOR BOLTS IN THIS SPECIFIC SITUATION.

## BUCKING DETAIL

SCALE: NTS




## GABLE END DETAIL

SCALE: NTS

PRE-ENGERED ROOF TRUSS NOTE:

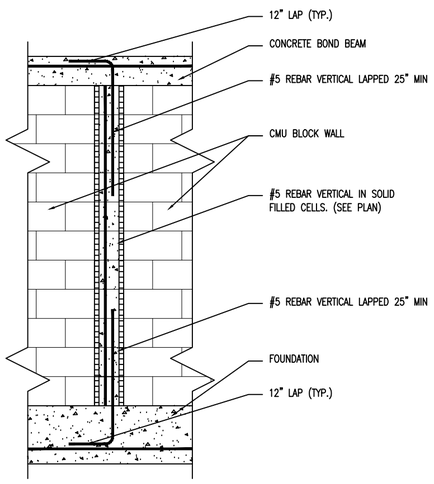
2x4 "X" BRACING FROM BTM. CHORD OF TRUSS @ 8' O.C. IF VERTICAL MEASUREMENT ON GABLE EXCEEDS 48"

PRE-ENGINEERED SCISSOR ROOF TRUSS NOTE:

2x4 BRACING FROM BTM. CHORD OF TRUSS @ 8' O.C. IF VERTICAL MEASUREMENT ON GABLE EXCEEDS 36"




CMU OPTION



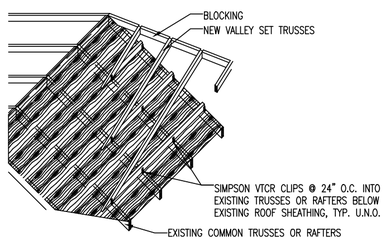

## FILL CELL DETAIL

SCALE: NTS

NOTE:
SHEATHING SHALL BE PROVIDED BETWEEN MAIN ROOF TRUSSES AND VALLEY SET TRUSSES. -OPTION- PROVIDE 2x4 BLOCKING W/ (2) 10d TOENAILS EACH END, AND BOTH EDGES OF SHEATHING NAILED @ 6" O.C.

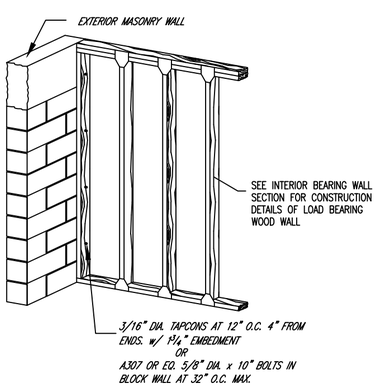
THIS DETAIL APPLIES TO PRIMARY ROOF PLANES.

SHEATHING EXTENDING A MINIMUM OF ONE FOOT PAST VALLEY JOINT. SHEATHING TO BE NAILED @ 6" O.C. W/ 8d NAILS AT VALLEY JOINT.



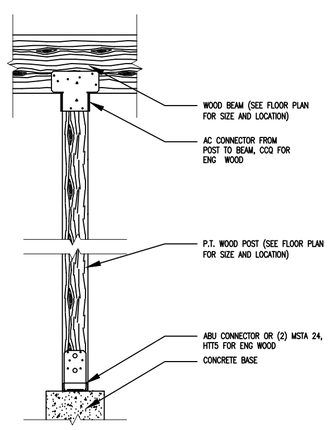

## VALLEY TRUSS DETAIL

SCALE: NTS




## MIXED CONST. DETAIL

SCALE: NTS




## POST DETAIL

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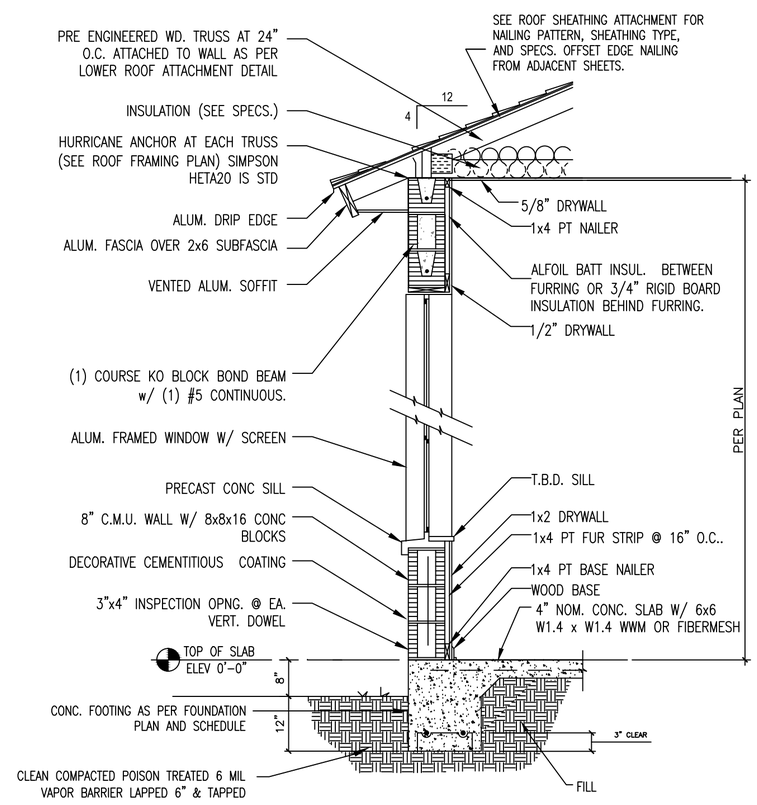


## MONO FOOTING OPTION

SCALE: NTS


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SHEET #
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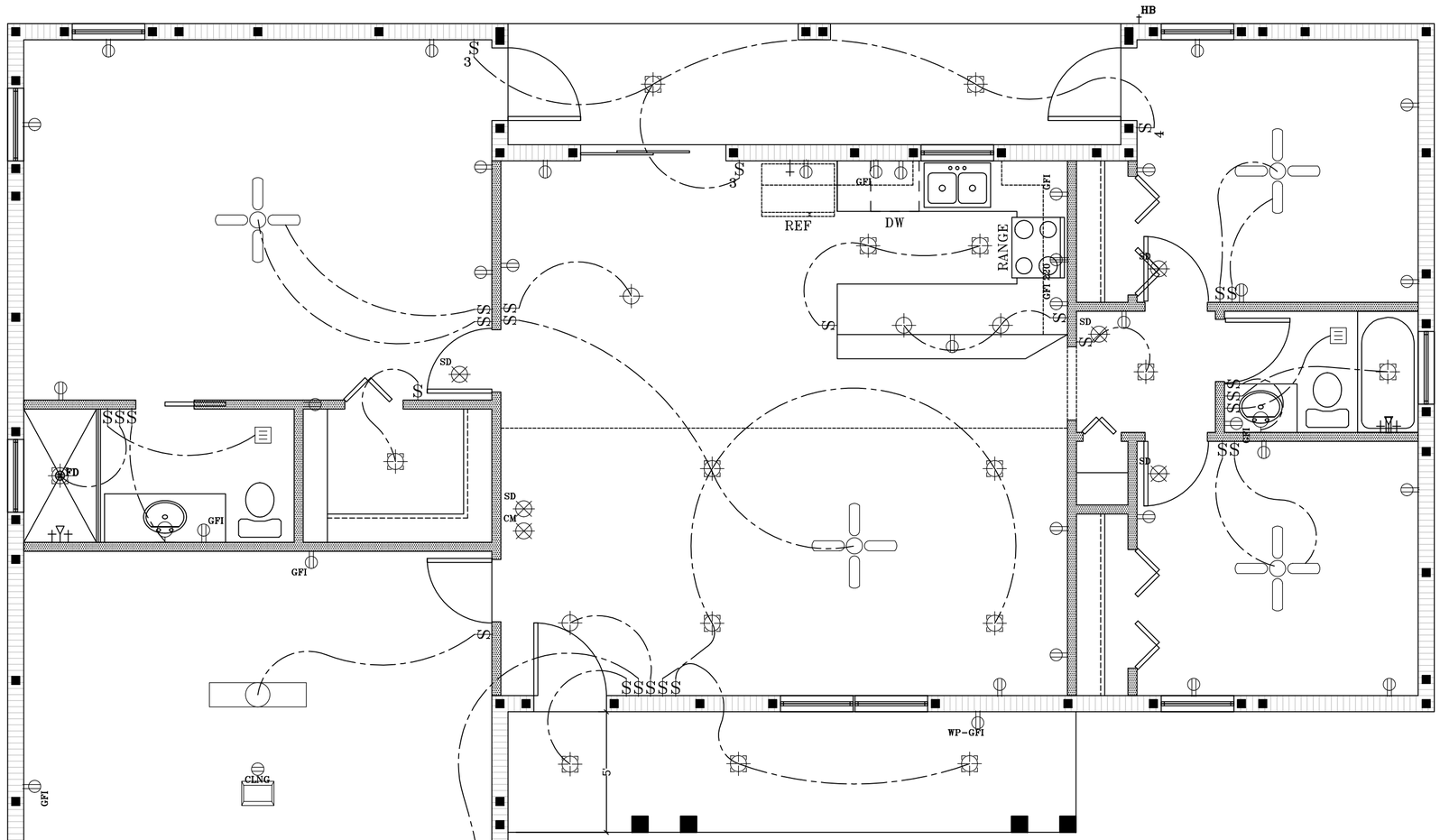


## ELECTRICAL LEGEND

| | | | |
|---|---|---|---|
| SWITCH | QUADRUPLEX | THERMOSTAT | FLOODLIGHT |
| THREE-WAY SWITCH | CEILING DUPLEX | SMOKE DETECTOR | VENT |
| FOUR-WAY SWITCH | FLOOR DUPLEX | CARBON MONOXIDE DETECTOR | VENT AND LIGHT |
| RHEOSTAT | JUNCTION | CEILING LIGHT | HEAT AND LIGHT |
| DUPLEX | DOOR BELL | RECESSED CEILING LIGHT | HEAT AND VENT |
| GFCI DUPLEX | GARAGE DOOR | RECESSED EYEBALL LIGHT | HEAT, VENT AND LIGHT |
| COUNTERTOP DUPLEX | PHONE OUTLET | WALL HUNG LIGHT | |
| SPLIT WIRED DUPLEX | TV OUTLET | EYEBALL LIGHT | |
| 220 VOLT OUTLET | SPEAKER | LANDSCAPING LIGHT | |

## ELECTRICAL NOTES

ELECTRICAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

1. POWER FOR CONNECTIONS TO EQUIPMENT PROVIDED AND INSTALLED BY OTHER TRADES, I.E., HVAC EQUIP.
2. REFER TO SITE PLAN SHEET FOR LOCATIONS OF ADDITIONAL LIGHTING COMPONENTS.
3. DRAWINGS ARE SCHEMATIC ONLY, AND ARE NOT INTENDED TO DEPICT A COMPLETE ELECTRICAL SYSTEM. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL REQ'D FOR A COMPLETE WORKING ELECTRICAL SYSTEM IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.
4. NOTIFY BUILDER FOR FIELD VERIFICATIONS AND APPROVAL OF FINAL LOCATIONS OF SWITCHES, LIGHT FIXTURES, AND ELECTRICAL OUTLETS PRIOR TO WIRING. BUILDER RESERVES THE RIGHT TO CHANGE LOCATIONS OF ELECTRICAL SYSTEM COMPONENTS.
5. ALL ELECTRICAL SWITCHES, OUTLETS, ETC. TO BE INSTALLED ABOVE FLOOD ELEVATION 9+10'-0" NSVD)
6. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
7. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
8. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR:
   42".....SWITCHES
   14".....OUTLETS
   14".....TELEPHONE
   14".....TELEVISION
9. EXACT FIXTURE LOCATIONS TO BE CHOSEN & VERIFIED BY OWNER(S)
10. ELECTRICAL PANEL TO BE GROUNDED TO FOOTING STEEL.
11. OWNER AND/ OR CONTRACTOR TO VERIFY EXISTENCE AND LOCATION OF SECURITY, INTERCOM, OR CENTRAL VACUUM SYSTEMS- REFER TO SHOP DRAWINGS FOR SPECIFICATIONS.
12. OWNER TO LOCATE ELECTRIC, CATV, AND SPEAKER WIRE LOCATIONS IN ACTIVITY ROOM FEATURE WALL @ ELECTRIC WALK-THRU. DRAWINGS FOR SPECIFICATIONS.
13. ALL BEDROOMS TO BE SUPPLIED WITH ARC FAULT CIRCUITS.

# ELECTRICAL PLAN

SCALE : ¼" = 1'-0"


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