Design Criteria

General Notes:

1. CODES AND REFERENCES

1.1 FLORIDA BUILDING CODE (FBC) 2014, 5 th EDITION
1.2 AMERICAN CONCRETE INSTITUTE OF STRUCTURAL CONCRETE (ACI 318-10)
1.3 AMERICAN CONCRETE INSTITUTE OF MASONRY STRUCTURES (ACI-530-10/ ASCE-5-10/TMS 402-10 AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530 1-10/ASCE 6-10/TMS 602-10).
1.4 AMERICAN SOCIETY OF CIVIL ENGINEERS MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE-7-10)
1.5 SPECIFICATION FOR THE DESIGN, FABRICATION AND 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 17 PSF FOR SHINGLE
25 PSF FOR TILE
2.2 FLOOR LOADING
LIVE 40 PSF
DEAD 15 PSF
2.3 BALCONY LOADING
LIVE 65 PSF FOR MORE THAN 100 SQUARE FT
DEAD 15 PSF
2.4 FOR FLOORING MATERIALS HEAVIER THAN 5 PSF, CONTACT CRONIN ENGINEERING, LLC FOR RECOMMENDATIONS
2.5 WIND LOADING
SEE TABLE FOR CRITERIA
DEAD MAXIMUM 10 PSF FOR SHINGLE
15 PSF FOR TILE

3. SOIL

3.1 DESIGN ASSUMES A MINIMUM ALLOWABLE SOIL PRESSURE 2,000 PSF U.N.O.

4. CONCRETE

4.1 OPERATION INSTALLATION AND PROCEDURE TO COMPLY WITH ACI STANDARDS
4.2 CONCRETE & MINIMUM COMPRESSIVE STRENGTH OF 3000 psi AT 28 DAYS U.N.O.
4.3 REINFORCEMENT REBARS ASTM A615 GRADE 60 U.N.O.
4.4 WELD WIRE FABRIC (WWF ASTM A185)
4.5 LAP SPLICES AND HOOKS SEE TABLE.

5. MASONRY

5.1 MASONRY CONSTRUCTION AND 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: AND 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
5.3 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.
5.3.4 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, AND 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 AND CONDUITS ARE NOT APPLICABLE.
5.4.2 ACCESSORIES ARE NOT APPLICABLE.
5.4.3 EXPANSION AND CONTROL JOINTS SHALL BE AS INDICATED

6. WOOD FRAMING

6.1 DIMENSIONED LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
6.2 ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
6.3 FRAMING WALLS AND COLUMNS
6.3.1 MINIMUM OF 3 PLY STUD COLUMNS TO BE INSTALLED AT BEAM OR GIRDER BEARING LOCATIONS. UNLESS NOTED OTHERWISE.
6.3.2 S.Y.P. #2 GRADE OR BETTER FASTEN PLYS TOGETHER USING 16d COMMON NAILS 6" O.C. AS EACH MEMBER IS APPLIED U.N.O.
6.3.3 4 PLY OR AND LARGER STUD COLUMNS SHALL BE FASTENED TOGETHER AS STATED ABOVE PLUS CS16 COIL STRAPPING WRAPPED AROUND COLUMN WITH A 4" END CAP AT 16" O.C. OR 1/2" I THRU BOLTS @ 24" O.C.
6.3.4 ALL FRAMING LUMBER SHALL BE #2 SOUTHERN YELLOW PINE OR BETTER U.N.O.
6.3.5 INTERIOR LOAD BEARING (IF APPLICABLE) WALLS SPACED AT 16" OC AND LESS THAN 8'-0 IN HEIGHT SHALL BE STUD GRADE, SPRUCE-PINE-FIR OR BETTER.
6.3.7 INTERIOR NON-LOAD BEARING WALLS SHALL BE UTILITY GRADE OR BETTER.
6.3.8 INSTALL BLOCKING IN ALL WALL STUDS OVER 8'-0 @ MID-HEIGHT, AND SHEATHING JOINT. BRACE GABLE END WALLS AT 4'-0 OC AS SHOWN IN DRAWINGS
6.4 ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED OR NATURAL DURABLE WOOD.
6.6 A.P.A. RATED SHEATHING EXTERIOR GRADE. 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
6.6.1 ROOF: SHINGLE, 7/16" MIN. THICK SUPPORTED OVER 24" MAX. SPAN TILE, 1/2" MIN. THICK SUPPORTED OVER 24" MAX. SPAN
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 AND GROOVE SUPPORTED OVER 24" MAX. SPAN
CERAMIC TILE, MARBLE, ETC., SEE MANUFACTURERS RECOMMENDATIONS
6.7 ALL NAILING AND 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 AND SUPPLIED BY SIMPSON STRONG TIE CO., USP, KC METAL, OR EQUIVALENT. SUBMIT CUT SHEETS FOR ALL CONNECTION HARDWARE TO ENGINEER FOR APPROVAL. 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 HIB-91 RECOMMENDATIONS AND 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.

Notes:

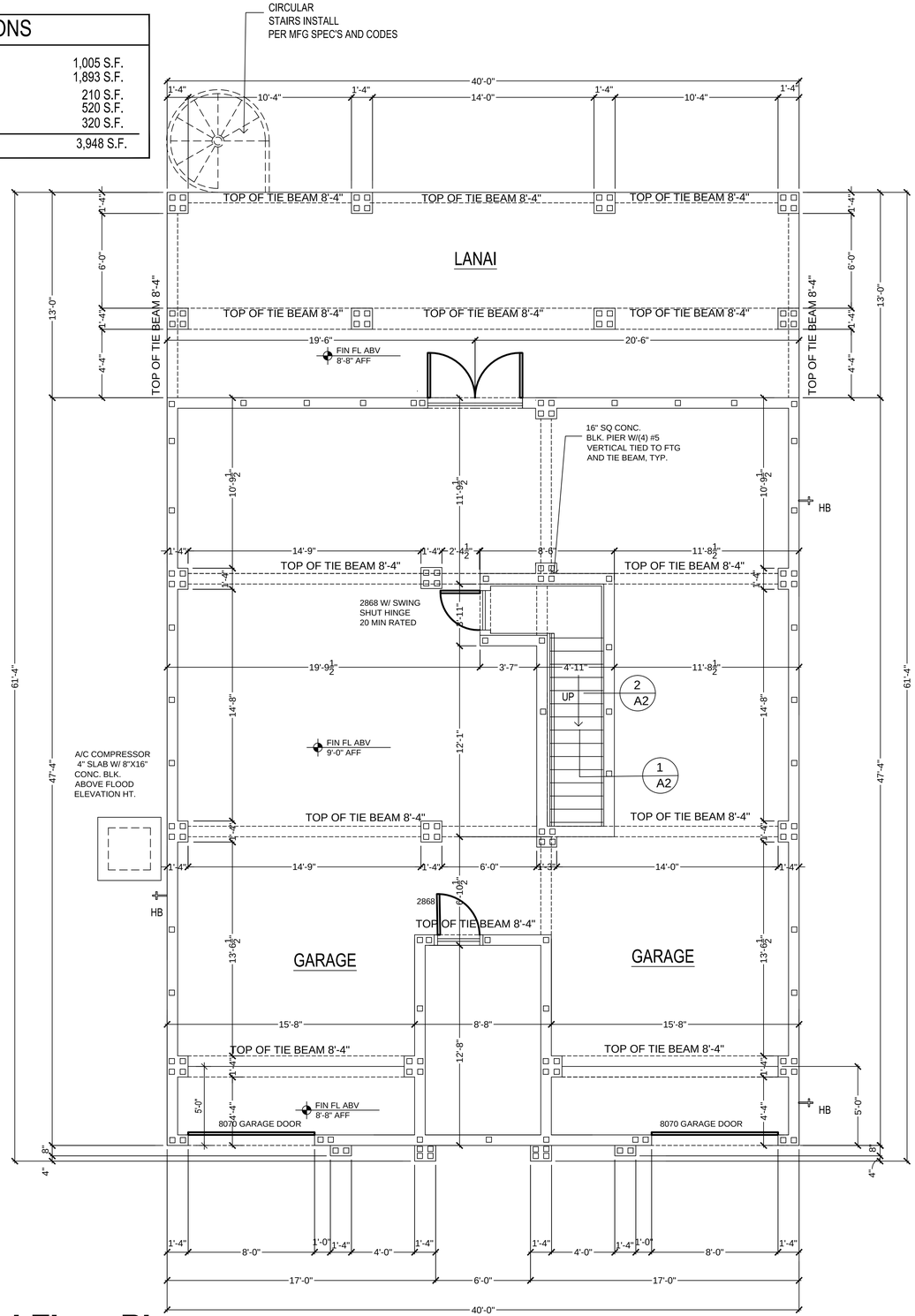
1. NOT SPECIAL FLOOD HAZARD AREA
2. ALL DOOR AND WINDOW ATTACHMENT REQUIREMENTS ARE THE RESPONSIBILITY OF THE WINDOW MANUFACTURER. ATTACHMENT INFORMATION GIVEN BY THE MANUFACTURER IS PROVIDED HEREIN, HOWEVER, THE WINDOW MANUFACTURER IS A DELEGATED ENGINEER, AND AS SUCH, IS RESPONSIBLE FOR THE VALIDITY OF THE ATTACHMENT INDICATED, AND MAY CHANGE THE REQUIRED ATTACHMENT AS NECESSARY, PROVIDING DOCUMENTATION OF SUCH CHANGE TO THE ENGINEER OF RECORD.
3. 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.
4. PRE-CAST AND PRE-STRESSED CONCRETE COMPONENTS SHALL BE USED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS. PRE-CAST LINTELS HAVE BEEN REVIEWED AND PLACED BASED ON DESIGN ALLOWABLE LOAD INFORMATION PROVIDED BY CAST CRETE. THEREFORE, CAST CRETE IS A DELEGATED ENGINEER FOR THIS PROJECT. ENGINEER OF RECORD MUST APPROVE IN WRITING ANY CHANGE IN LINTEL MANUFACTURER. ALL OTHER STRUCTURAL PRE-CAST COMPONENT MANUFACTURERS MUST SUBMIT DESIGN LOAD INFORMATION TO ENGINEER OF RECORD FOR APPROVAL. ENGINEER OF RECORD 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.
5. ALL ROOF CLADDING PRODUCTS ARE THE RESPONSIBILITY OF THE MANUFACTURER. THE ROOF CLADDING 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 ROOFING MATERIAL 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.
6. SEALED FOR STRUCTURE ONLY

RISK FACTOR	2	MPH
BASIC WIND SPEED	160	MPH
BUILDING CATEGORY	5B	
WIND EXPOSURE	B	
INT. PRESSURE COEFF.	+/- 0.18 ENCLOSED	

PROVIDE HYDROSTATIC VENTS IN GARAGE 1SQ INCH OF OPENGING PER 1 SQ FT OF AREA INSTALL PER LOCAL CODES

AREA TABULATIONS

1ST FL GARAGE	1,005 S.F.
2ND FLOOR LIV	1,893 S.F.
ENTRY	210 S.F.
LANAI	520 S.F.
DECK	320 S.F.
TOTAL SQ. FT.	3,948 S.F.



1st Level Floor Plan

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

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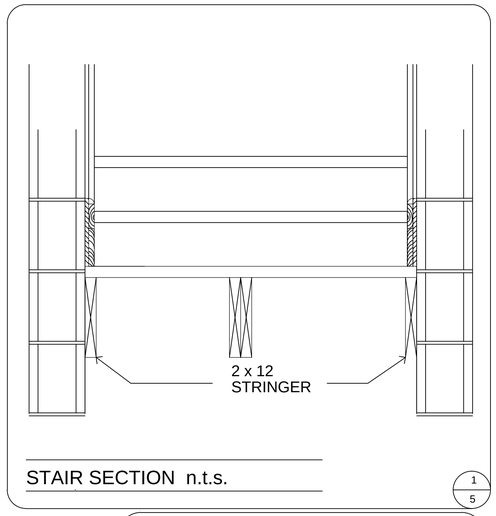
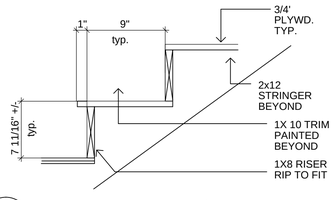


STAIR SECTION n.t.s.

1/5

NOTE: TO SUM OF TWO TREADS PLUS 1 RISER MUST BE BETWEEN 24 AND 25" PER CODE FIN MATERIAL

NOTE: FINISH TREAD WIDTH OF 10" MIN

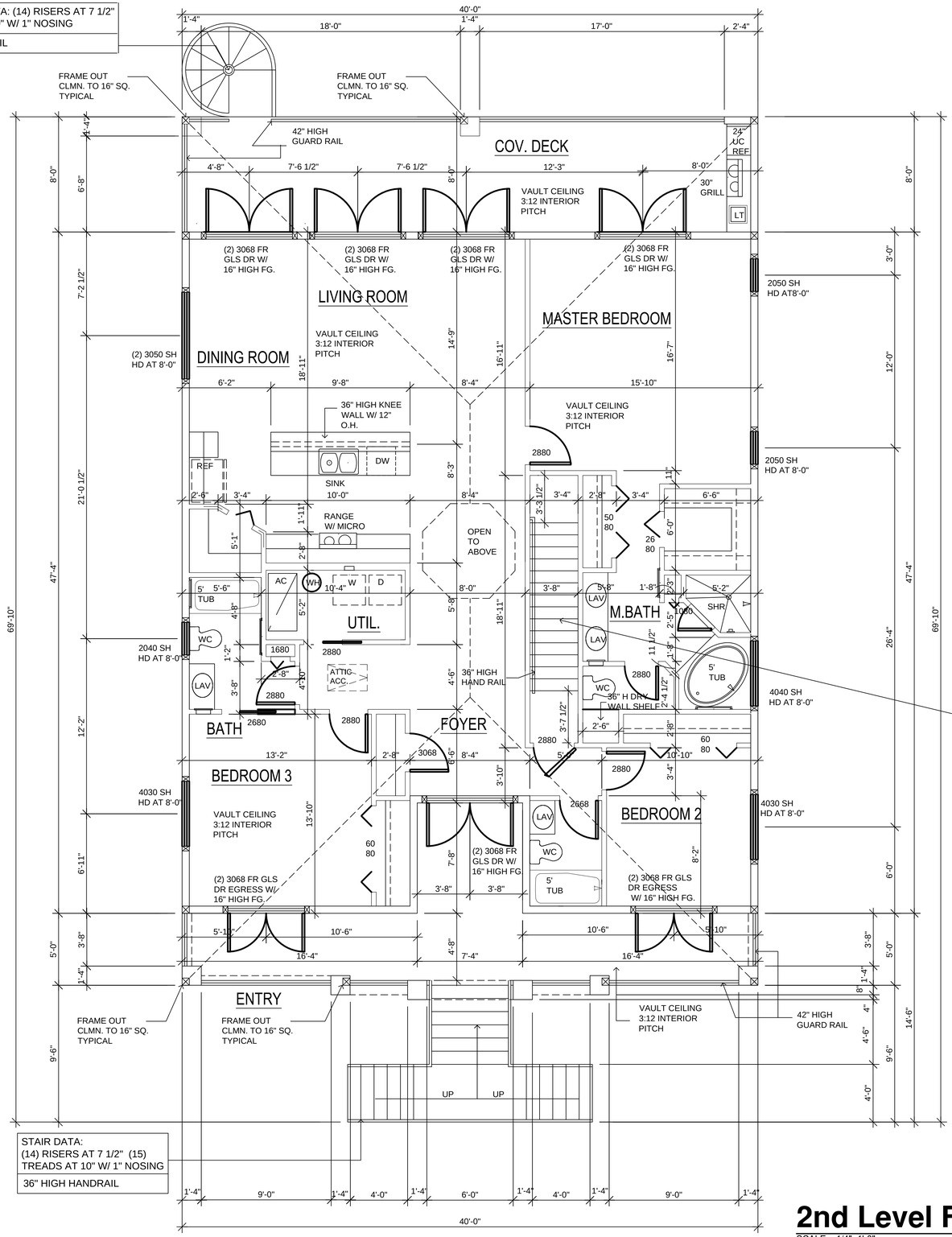


TREAD DETAIL

2/5

ALUMN.STAIR DATA: (14) RISERS AT 7 1/2"
(15) TREADS AT 10" W/ 1" NOSING

36" HIGH HANDRAIL



2nd Level Floor plan

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NOTES:

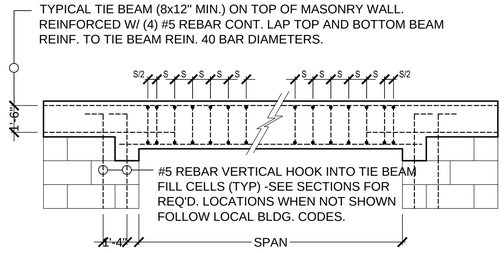
1. COORDINATION OF CONSTRUCTION INCLUDING VERIFICATION OF DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. FOR DETAILS AND DIMENSIONS NOT SHOWN SEE ARCHITECTURAL DRAWINGS.
2. RECESSES AND CURBS FOR DOORS ARE NOT SHOWN. REFER TO ARCHITECTURAL FLOOR PLAN FOR SIZE AND LOCATION.
3. REINFORCING STEEL SHALL BE ASTM A615, GRADE 60 DEFORMED BARS, FREE FROM OIL SCALE AND RUST. LAP SPLICES SHALL BE 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED.
4. ALL CONCRETE SHALL OBTAIN A COMPRESSIVE STRENGTH OF 3000 p.s.i. IN 28 DAYS, AND SHALL CONFORM TO THE REQUIREMENTS OF ACI 318-95.
5. CONCRETE COVER REQUIREMENTS FOR REINFORCING STEEL
   (A)-CONCRETE CAST AGAINST EARTH SHALL HAVE A MINIMUM CLEAR COVER OF 3" OVER REINFORCING STEEL.
   (B)-CONCRETE EXPOSED TO EARTH OR WEATHER SHALL HAVE A CLEAR COVER OF 1 1/2" OVER #5 REBARS OR SMALLER, AND 2" FOR REBARS #6 OR LARGER.
   (C)-CONCRETE SLABS WITH EXTERIOR EXPOSURE SHALL HAVE A CLEAR COVER OF 1 1/2" OVER REINFORCING STEEL. INTERIOR CONCRETE SLABS SHALL HAVE A MINIMUM CLEAR COVER OF 1" OVER REINFORCING STEEL. (NOTE: SLABS ON GRADE SHALL BE CAST ON A VAPOR BARRIER.)
   (D)-INTERIOR CONCRETE BEAMS REQUIRE 1 1/2" CLEAR COVER OVER REINFORCING STEEL.
6. FORM WORK SUPPORTING CONCRETE BEAMS, SLABS, ETC.., MAY NOT BE REMOVED UNTIL THE CONCRETE HAS ATTAINED 80% OF THE DESIGN MINIMUM STRENGTH. DETERMINATION OF THE IN PLACE CONCRETE STRENGTH SHALL BE DETERMINED BY LABORATORY TESTING OF CONCRETE CYLINDER.
7. FORMS SHALL BE CLEAN FROM DEBRIS PRIOR TO PLACEMENT OF CONCRETE.
8. MASONRY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ACI 530-95/ASCE 5-95/TMS 402-95, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
9. MASONRY SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH (f/m') OF 1500 p.s.i.. GROUTED MASONRY CELLS SHALL BE FILLED WITH A GROUT THAT ACHIEVES A MINIMUM COMPRESSIVE STRENGTH OF 2000 p.s.i. AFTER 28 DAYS.
10. HORIZONTAL MASONRY WALL REINFORCING SHALL BE CONTINUOUS HORIZONTALLY ALONG A SPECIFIED COARSE OF MASONRY AND THROUGH CORNERS AND INTERSECTIONS IN THE WALL. HORIZONTAL REINFORCING SHALL BE PROVIDED FOR ALL MASONRY WALLS 10'-0" TALL OR GREATER. PROVIDE (2)-#8 LADDER REINFORCING AT 16" CENTERS.
11. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36, EXCEPT TUBULAR STEEL COLUMNS, WHICH ARE TO BE CONSTRUCTED TO 46 k.s.i. YIELD STRENGTH. ALL BOLTS SHALL BE A325 BOLTS UNLESS OTHERWISE NOTED. WELDS SHALL BE PERFORMED WITH A E70xx ELECTRODE.
12. ALL TIMBER MEMBERS SHALL BE CONSTRUCTED OF No.2 S.Y.P. UNLESS OTHERWISE NOTED ON DRAWINGS.
13. ALL LVL MEMBERS SHALL HAVE AN ALLOWABLE BENDING STRESS OF 2,750 p.s.i. AND AN ALLOWABLE SHEAR STRESS OF 250 p.s.i.
14. ALL WINDOW AND DOOR CERTIFICATIONS SHALL BE BY THE RESPECTIVE MANUFACTURER.
15. TRUSS DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.
16. IF THIS STRUCTURE IS TO BE LOCATED IN THE COASTAL FLOOD HAZARD ZONE, ALL ELECTRICAL AND MECHANICAL DEVICES SHALL BE LOCATED AT OR ABOVE THE FLOOD PLANE. THE FLOOD PLANE ELEVATION LABELED ON OUR DRAWINGS SHALL BE CONFIRMED BY A REGISTERED LAND SURVEYOR. WE TAKE NO RESPONSIBILITY IN THE DETERMINATION OF THIS ELEVATION.
17. CONTRACTOR TO PROVIDE AND FIELD LOCATE VENTILATION RELIEF OF HYDROSTATIC PRESSURE. PROVIDE MINIMUM 1 SQ. IN. OF VENTILATION PER 1 SQ. FT. GARAGE SLAB: INSTALL VENTS AT MAXIMUM OF 12" ABOVE FINISH GRADE.
18. IF NOT OTHERWISE SPECIFIED ALL FILL SHALL BE CLEAN COARSE SAND FREE OF ROOTS AND OTHER DELETERIOUS MATERIAL, FILL SHALL BE PLACED IN 12" LIFTS AND COMPACTED WITH A HEAVY VIBRATORY ROLLER TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY IN ACCORDANCE WITH ASTM 1557.
19. THE FOUNDATION WAS DESIGNED USING A NET ALLOWABLE SOIL BEARING CAPACITY OF 2,500 P.S.F. CONTRACTOR TO VERIFY.

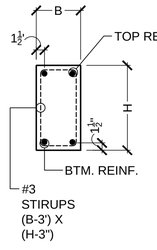
NOTE:

THIS FOUNDATION PLAN WAS DESIGNED TO RESIST GRAVITY LOADS IMPARTED FROM THE ROOF STRUCTURE AS SHOWN ON THE TRUSS DRAWINGS PROVIDED BY RAYMOND LUMBER JOB NUMBER 150411592F1 FLOOR TRUSS, DATED 5/1/15 NUMBER 150411592 ROOF TRUSS , DATED 5/1/15

CONCRETE BEAM SCHEDULE

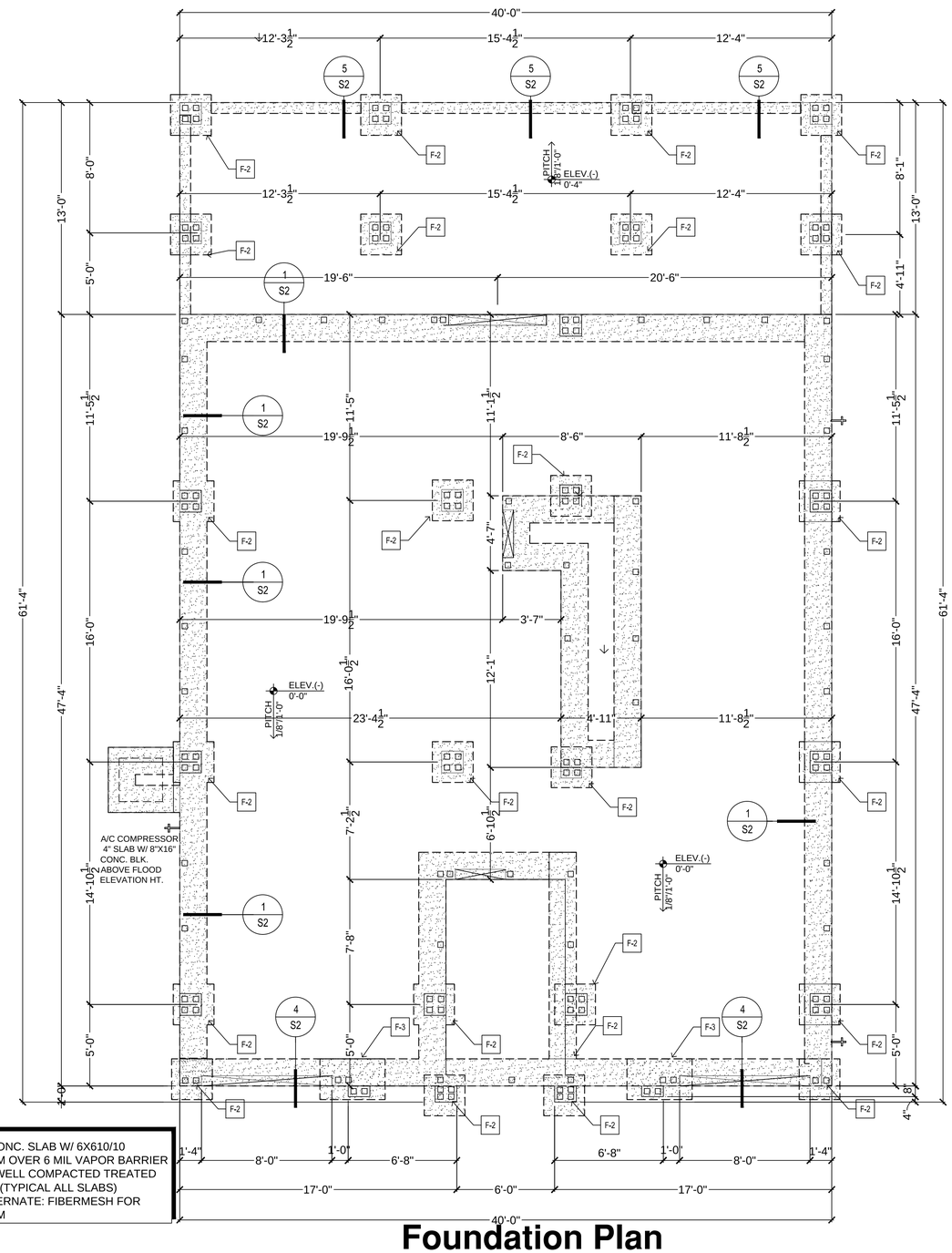
BEAM DESIG.	TOP REINF.	MIDDLE REINF.	BOTTOM REINF.	SPAN	B	H	S	# STIRRUPS AT EACH END
CB-1	2-#5	-	2-#5	4'	8"	16"	-	-
CB-2	2-#5	-	2-#5	10'	8"	16"	7"	CONT.
CB-3	2-#5	-	2-#7	17'	8"	24"	7"	CONT.
CB-4	2-#6	-	2-#6	14'	8"	16"	7"	CONT.
CB-5	3-#6	-	3-#5	14'	12"	12"	5"	CONT.





PAD SCHEDULE

PAD	PAD DESCRIPTION
F-1	76"X88"X12" FOOTING PAD WITH 4-#5 REBER EACH WAY AND 3" FROM BOTTOM OF PAD
F-2	36"X36"X12" FOOTING PAD WITH 5-#5 REBER EACH WAY AND 3" FROM BOTTOM OF PAD



4" CONC. SLAB W/ 6X610/10 WWM OVER 6 MIL VAPOR BARRIER ON WELL COMPACTED TREATED FILL (TYPICAL ALL SLABS) ALTERNATE: FIBERMESH FOR WWM

Foundation Plan

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

al Floor Plan

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CONCRETE BEAM SCHEDULE

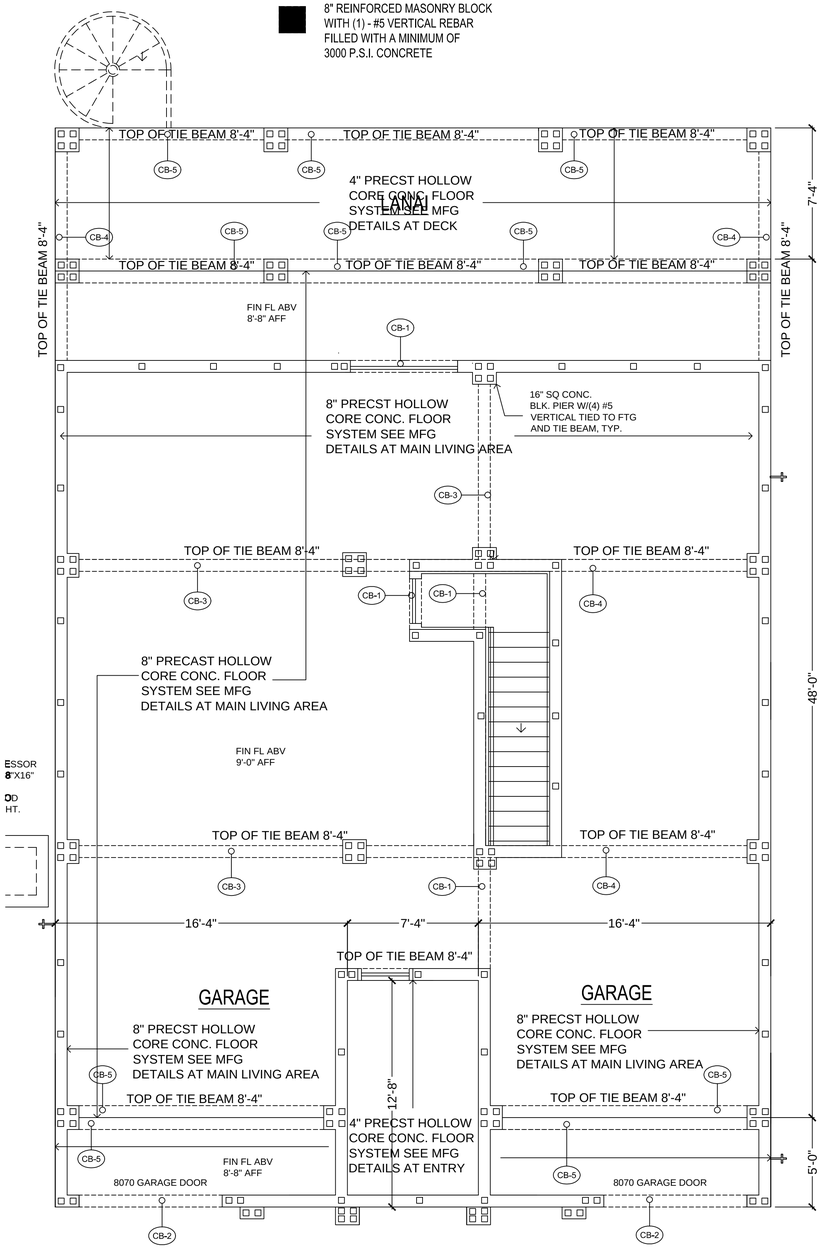
BEAM DESIG.	TOP REINF.	MIDDLE REINF.	BOTTOM REINF.	SPAN	B	H	S	# STIRRUPS AT EACH END
CB-1	2-#5	-	2-#5	4'	8"	16"	-	-
CB-2	2-#5	-	2-#5	10'	8"	16"	7"	CONT.
CB-3	2-#5	-	2-#7	17'	8"	24"	7"	CONT.
CB-4	2-#6	-	2-#6	14'	8"	16"	7"	CONT.
CB-5	2-#6	-	2-#5	14'	16"	12"	7"	CONT.

WOOD BEAM SCHEDULE

BEAM	BEAM DESCRIPTION
WB-1	(3) 2X12 NO.2 SYP BOARDS W/ (2) ½" PLYWOOD FLITCH PLATE
WB-2	(2) 2X12 NO.2 SYP BOARDS W/ ½" PLYWOOD FLITCH PLATE
WB-3	(3) 1 ¾" x 11 ⅞" LVL
WB-4	(2) 1 ¾" x 18" LVL
WB-5	(3) 2X12 PT

COLUMN SCHEDULE

COLUMN	COLUMN DESCRIPTION
C-1	(3) 2X6 NO. 2 SYP GANG STUD COLUMN -BASE CONNECTION (2) SIMPSON HTS20 -TOP CONNECTION (2) SIMPSON HTS20 -2 JACKS, & 1 KING
C-2	(4) 2X6 NO. 2 SYP GANG STUD COLUMN -BASE CONNECTION (2) 60" ⅝" COIL STRAP (6) ⅜ TAP CONS TO TIE BEAM X 2 ½ -TOP CONNECTION (2) SIMPSON HTS20 - 3 JACKS, & 1 KING
C-3	(5) 2X4 NO. 2 SYP GANG STUD COLUMN -BASE CONNECTION (2) SIMPSON HTT5 -TOP CONNECTION (2) SIMPSON HTS20 -2 JACKS, & 1 KING
C-4	6X6 PT POST BASE SIMPSON ABU 66 TOP (4) SIMPSON HTS20
C-5	8X8 PT POST BASE SIMPSON ABU 66 TOP (4) SIMPSON HTS20



Pre-Cast Conc. Floor & Tie Beam Plan

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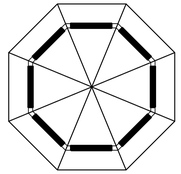
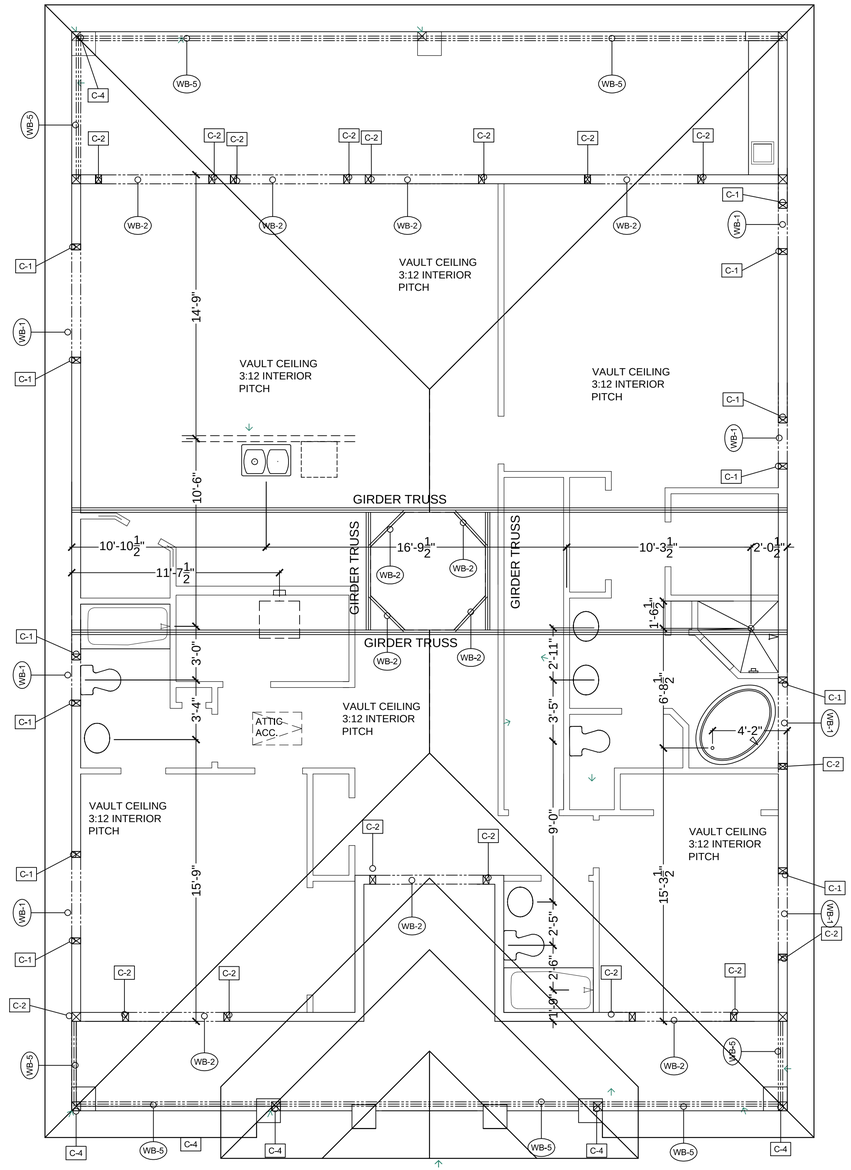


CUPOLA

UPLIFT HANGER SCHEDULE

TRUSS LABEL	UPLIFT FORCES GREATER THAN 1000 LBS.	HANGER TIE DOWN WOOD CONNECTION	HANGER TIE DOWN CONCRETE CONNECTION
1	1000-1195	HTS20	HETA20
2	1196-2390	(2) HTS20	(2) HETA20
3	2391-3685	(4) HTS20	HGT-2
4	3686-5420	(4) HTS20	HGT-3
5	5421 - 8000	(4) HTS20 + (4) MST136	HGT-3

NOTE: ALL HURRICANE STRAPPING SIMPSON STRONG-TIE UNLESS OTHERWISE NOTED.



Roof Plan and Beam Plan

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

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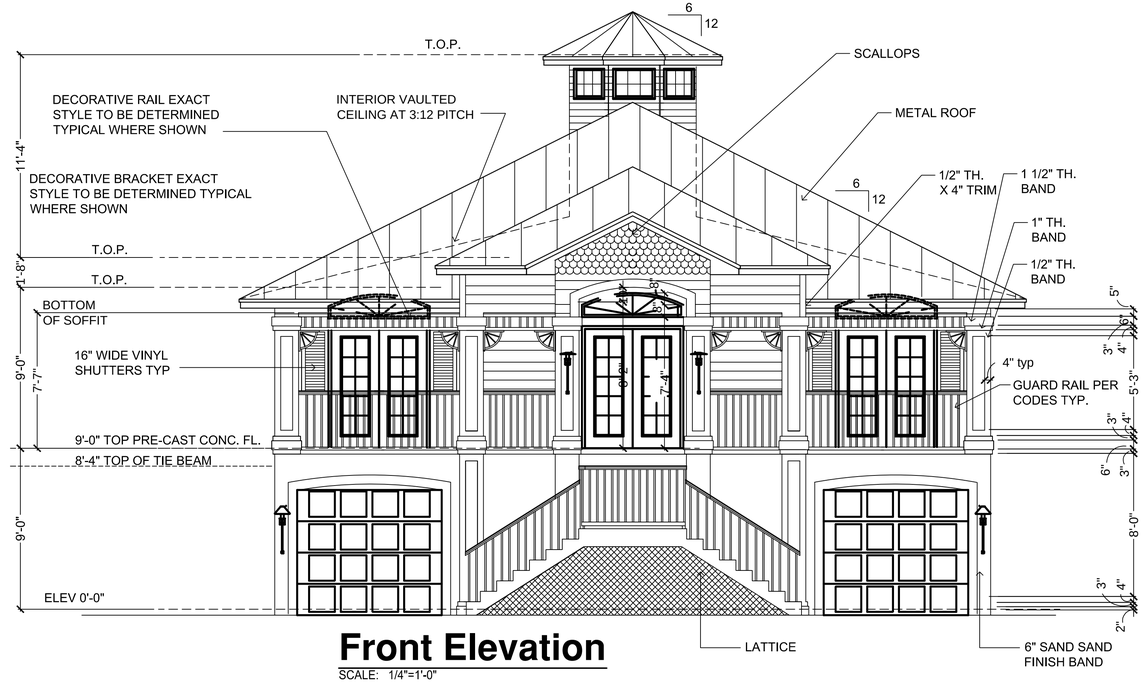
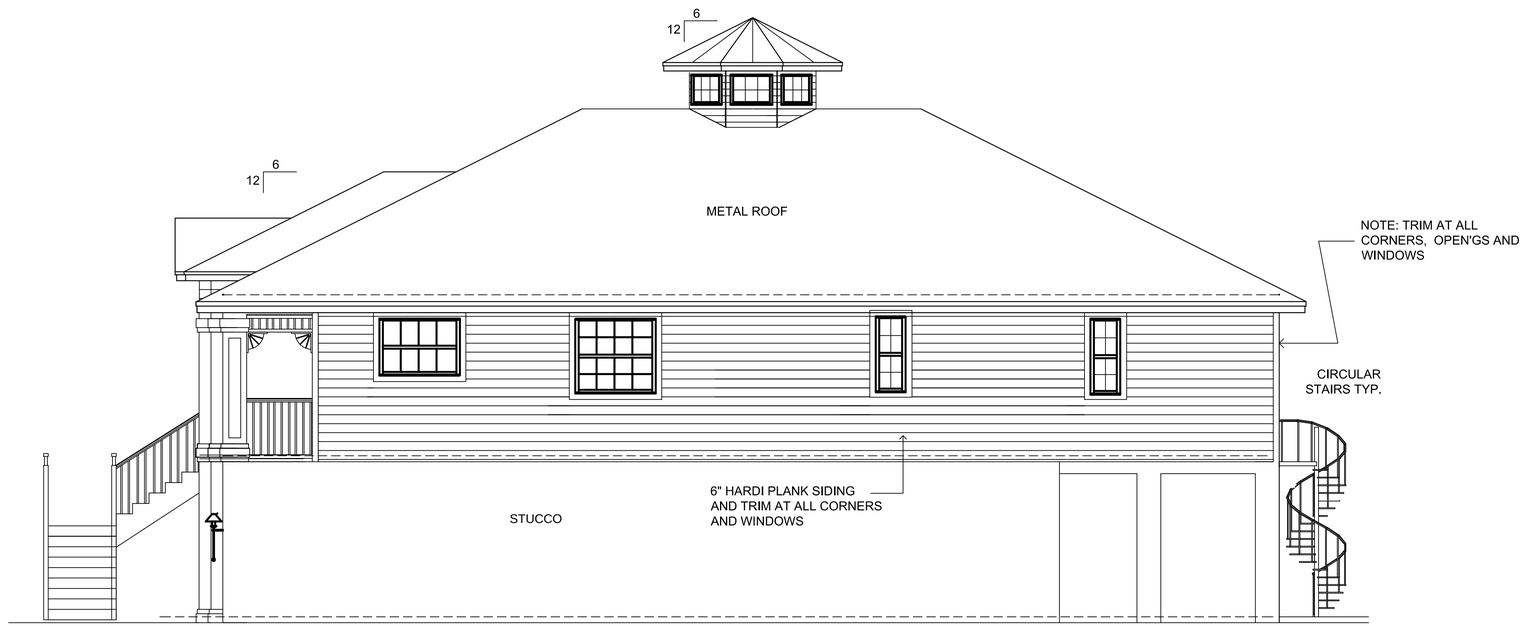


Front Elevation

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



Right Elevation

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

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SCALE 1/4" = 1'-0"	

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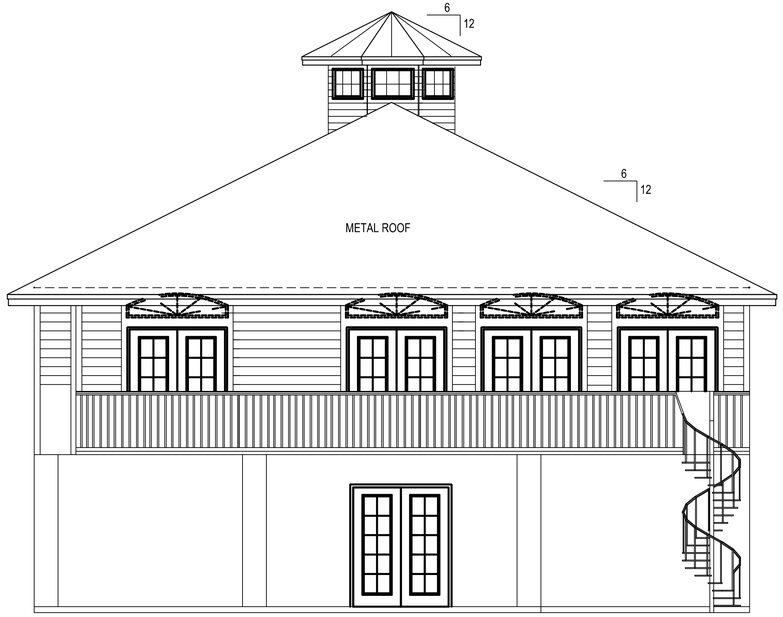
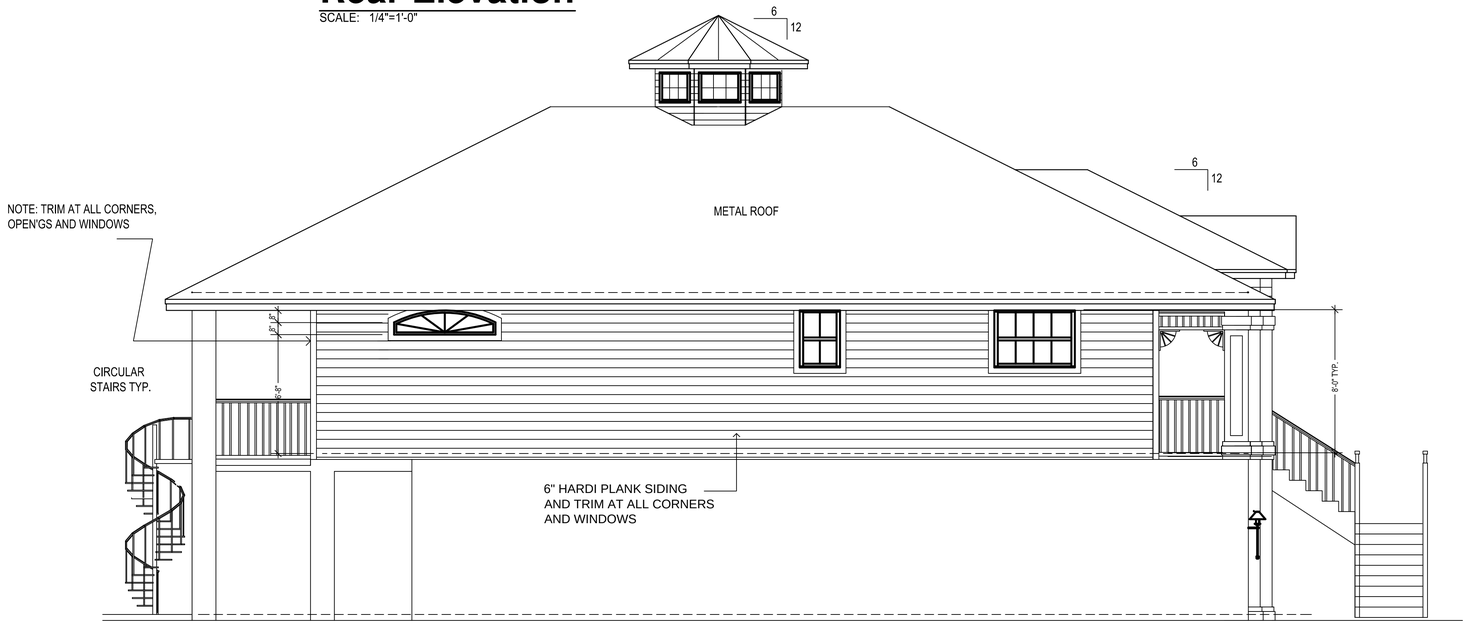


Rear Elevation

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



Left Elevation

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

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SCALE 1/4" = 1'-0"

A6

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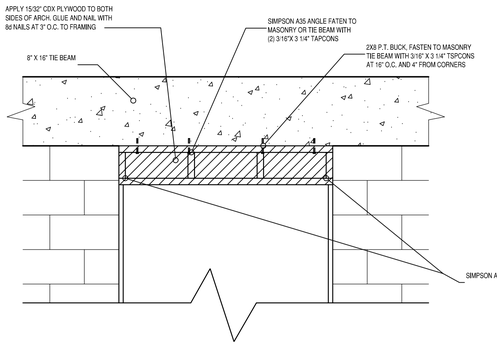
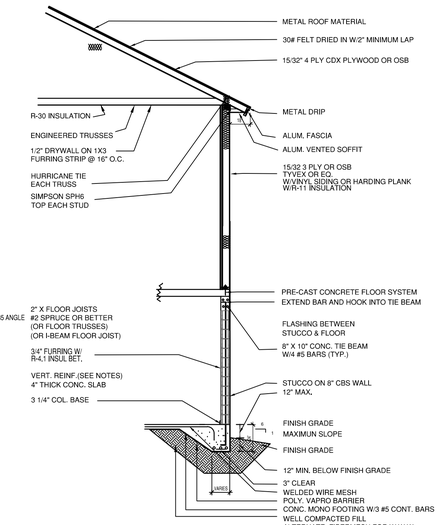
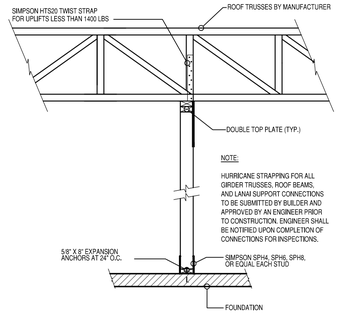


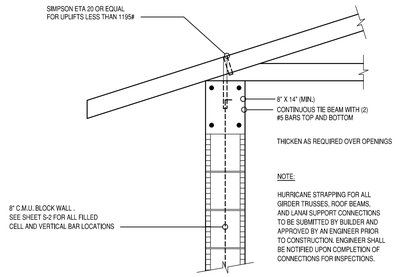
TYPICAL DOOR OR WINDOW FRAMING DETAIL



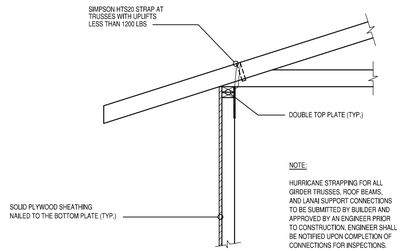
3 STORY WALL SECTION



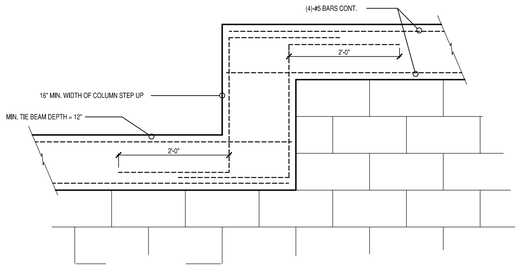
TYPICAL HURRICANE STRAPPING DETAIL AT INTERIOR BEARING WALL



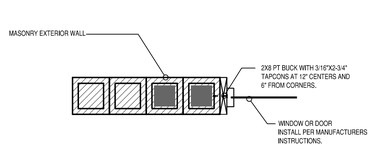
TYPICAL HURRICANE STRAPPING DETAIL



TYPICAL HURRICANE STRAPPING DETAIL

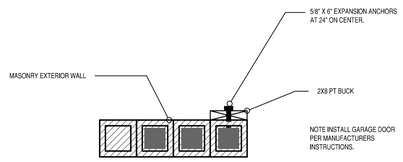


TYPICAL ELEVATION CHANGE IN TIE BEAM

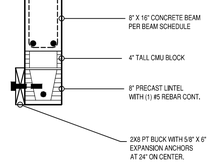


SECTION AT EACH SIDE OF DOOR OR WINDOW OPENING

TYPICAL WINDOW AND DOOR BUCK DETAIL

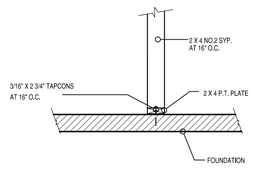


SECTION AT EACH SIDE OF DOOR OPENING

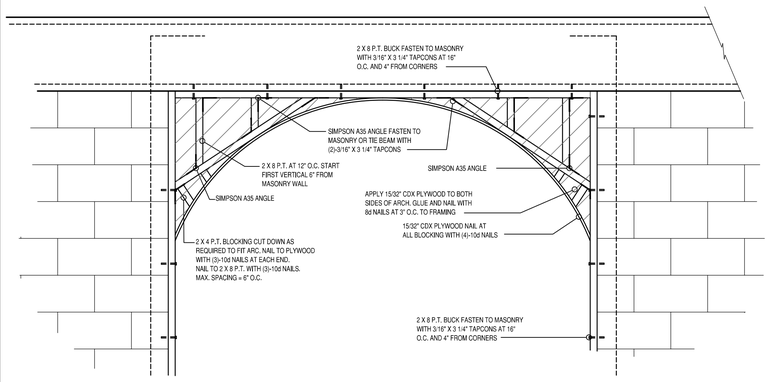


SECTION THROUGH TOP OF DOOR HEADER

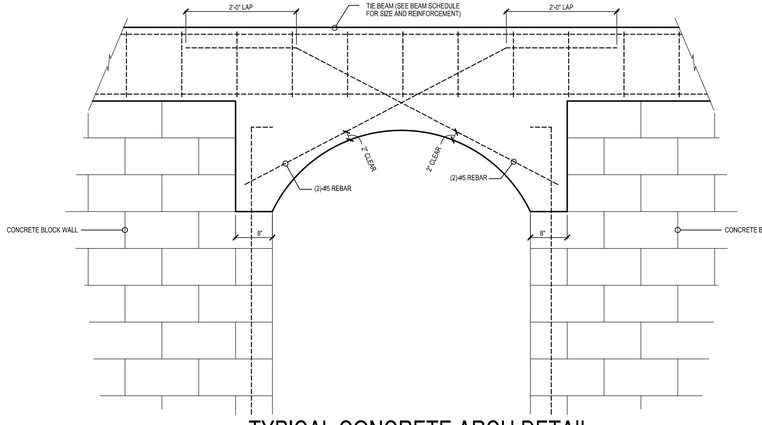
TYPICAL GARAGE BUCK DETAIL



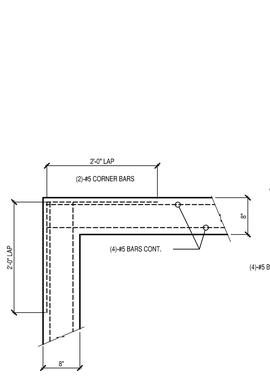
NON BEARING WALL DETAIL



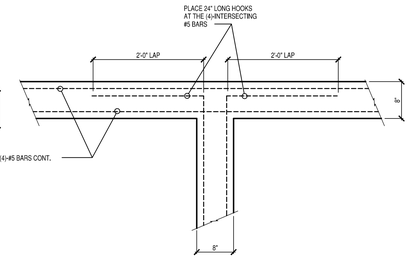
TYPICAL ARCHED DOOR OR WINDOW FRAMING DETAIL



TYPICAL CONCRETE ARCH DETAIL



TYPICAL 90° CORNER BAR DETAIL



TYPICAL STEEL REINFORCING DETAIL AT "T" INTERSECTION

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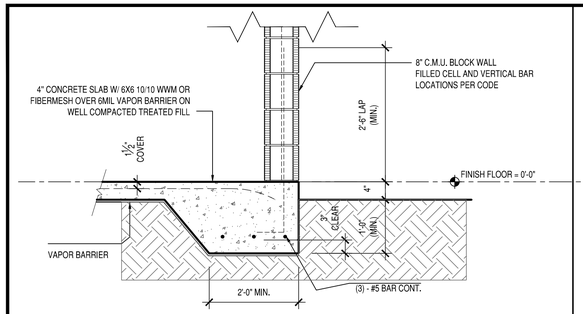
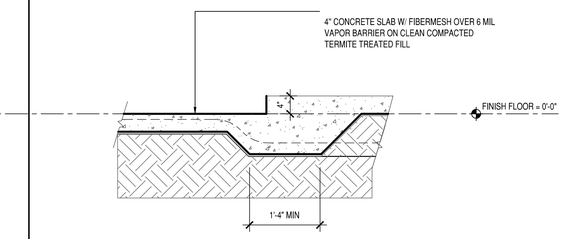


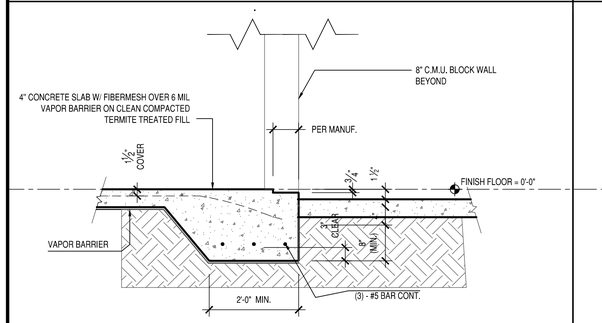
1 24" TURNED EDGE @ CMU BLOCK WALL

3/4" = 1'-0"



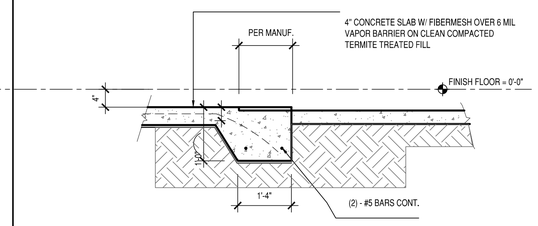
2 TYPICAL SLAB STEP UP

3/4" = 1'-0"



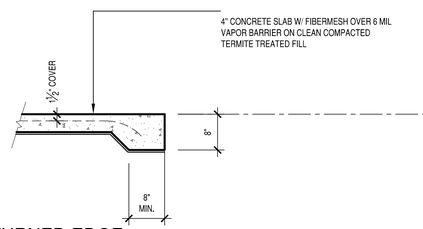
3 24" TURNED EDGE @ DOOR RECESS

3/4" = 1'-0"



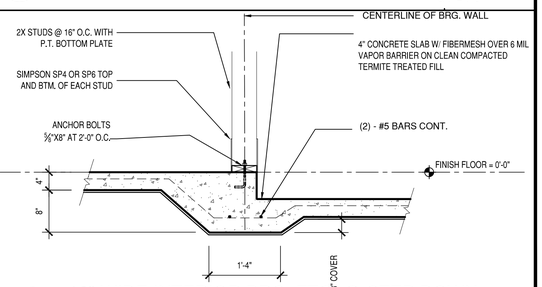
4 RAIN CUT AT GARAGE DOOR

3/4" = 1'-0"



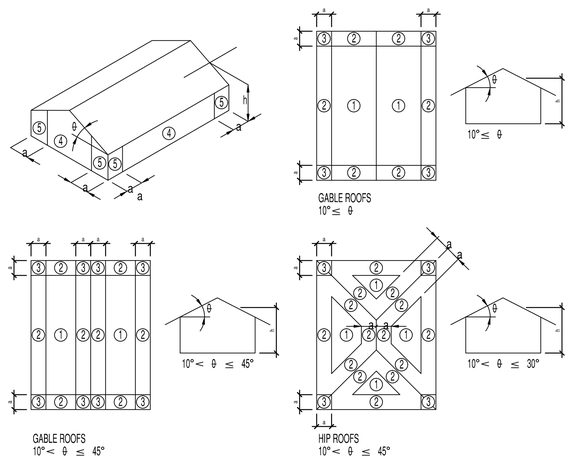
5 8" TURNED EDGE

3/4" = 1'-0"



6 16" WIDE INTERIOR BRG. FTG. @ STEP DOWN

3/4" = 1'-0"



WIND LOAD REQUIREMENTS
PER FLORIDA BUILDING CODE (FBC) 2014, 5 th EDITION
THE STRUCTURAL SYSTEMS FOR THE DRAWINGS
PRESENTED WERE DESIGNED PER THE LOADING
PRESENTED THE FLORIDA BUILDING CODE 2014, 5th EDITION.
THE DESIGN WIND SPEED IS 160 MPH.

IMPORTANCE FACTOR = 1.0
(SINGLE FAMILY RESIDENTIAL STRUCTURES)
FLORIDA BUILDING CODE (FBC) 2014, 5 th EDITION .

EXPOSURE CATEGORY B.

INTERNAL PRESSURE COEFFICIENT (TABLE 6-7 ASCE 7-10)
+0.18/-0.18 ENCLOSED BUILDING OPENINGS
ARE PROTECTED FROM FLYING DEBRIS WITH
IMPACT GLASS OR SHUTTERS.

WALL & ROOF SHEATHING
7/16" OSB EXTERIOR SHEATHING
NAIL WITH 8d RING SHANK NAILS @ 6" O.C. AT
PANEL EDGES AND 6" O.C. IN FIELD

PRECAST LINTEL NOTE
MOST BEAM DESIGNATIONS CALL FOR A 16" DEEP BEAM
TO BE CAST MONOLITHICALLY WITH THE TIE BEAM ON TOP
OF THE MASONRY WALLS. FOR OPENING REQUIRING A
DEEPER HEADER PRECAST LINTELS MAY BE USED THE
LINTELS ARE TO BE REINFORCED WITH (2) #5 REBAR
AND GROUTED SOLID.

DEEP BEAM NOTE
MOST BEAM DESIGNATIONS CALL FOR A 16" DEEP BEAM
TO BE CAST MONOLITHICALLY WITH THE TIE BEAM ON TOP OF
THE MASONRY WALL FOR OPENINGS REQUIRING A DEEPER
HEADER A DEEP BEAM MAY BE CAST. FOR BEAMS 20"-36"
DEEP AN ADDITIONAL LAYER OF (2) #7 REBAR SHALL BE
PLACED AT THE BOTTOM OF THE BEAM IN ADDITION TO THE
RIENFORCING STEEL ALREADY SPECIFIED. FOR BEAMS 36"=54"
DEEP (2) LAYERS OF (2) REINFORCING STEEL ALREADY SPECIFIED.
FOR BEAMS 36"-54" DEEP (2) LAYERS OF (2) #7 REBAR SHALL
BE PLACED EQUAL DISTANCES APART FROM THE SPECIIFIED
BEAM. IN ADDITION TO THE SPECIFICATIONS ALREADY REQUIRED

LANAI CEILING AND ENTRY SHEATHING
7/16" DENSE GLASS GOLD
SCREWED @ 6" O.C. AT
PANEL EDGES AND 6" O.C. IN FIELD

COMPONENT AND CLADDING DESIGN PRESSURES Vult = 160 MPH ULTIMATE DESIGN WIND SPEED COMPONENT AND CLADDING (BASED ON Vult) EXPOSURE B ULTIMATE DESIGN PRESSURES (LRFD) PSF		
ROOF ZONE	AREA	APPLIED DESIGN PRESSURE
1		
	10 SF	+ 28.5 / - 46.1 PSF
	20 SF	+ 24.2 / - 44.9 PSF
	50 SF	+ 21.1 / - 43.3 PSF
	100 SF	+ 18.7 / - 42.1 PSF
2		
	10 SF	+ 26.5 / - 77.3 PSF
	20 SF	+ 24.2 / - 69.0 PSF
	50 SF	+ 21.1 / - 59.7 PSF
	100 SF	+ 18.7 / - 53.9 PSF
3		
	10 SF	+ 26.5 / - 116.3 PSF
	20 SF	+ 24.2 / - 101.4 PSF
	50 SF	+ 21.1 / - 92.1 PSF
	100 SF	+ 18.7 / - 85.1 PSF
WALL ZONE	AREA	APPLIED DESIGN PRESSURE
4		
	10 SF	+ 46.1 / - 50.0 PSF
	20 SF	+ 44.0 / - 47.9 PSF
	50 SF	+ 41.2 / - 45.1 PSF
	100 SF	+ 39.2 / - 43.1 PSF
	101 + SF	+ 34.3 / - 38.2 PSF
5		
	10 SF	+ 46.1 / - 61.7 PSF
	20 SF	+ 44.0 / - 57.5 PSF
	50 SF	+ 41.2 / - 52.0 PSF
	100 SF	+ 39.2 / - 47.9 PSF
	101 + SF	+ 34.3 / - 38.2 PSF

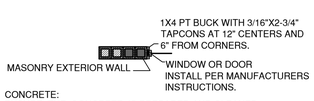
NOTE: ALL DOORS AND WINDOWS ARE TO BE PROTECTED WITH AN APPROVED IMPACT RESISTENT GLASS OR SHUTTERS

Vasd = 124 MPH NOMINAL DESIGN WIND SPEED (Vult = 160 MPH) COMPONENT AND CLADDING (BASED ON Vasd) EXPOSURE B DOORS AND WINDOWS INCLUDED PRESSURES CALCULATED USING (Vult x 0.6) WHICH IS EQUIVALENT TO Vasd ALLOWABLE STRESS DESIGN PRESSURE (ASD) PSF		
AREA OPENING	INTERIOR ZONE	END ZONE
0 - 10 SF	+ 27.7 / - 30.0 PSF	+ 27.7 / - 37.0 PSF
11 - 20 SF	+ 26.4 / - 28.7 PSF	+ 26.4 / - 34.5 PSF
21 - 50 SF	+ 24.7 / - 27.0 PSF	+ 24.7 / - 31.2 PSF
51 - 100 SF	+ 23.5 / - 25.9 PSF	+ 23.5 / - 28.7 PSF
101 + SF	+ 20.6 / - 22.9 PSF	+ 20.6 / - 22.9 PSF

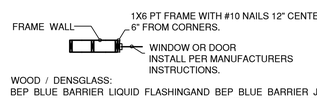
Vasd = 124 MPH NOMINAL DESIGN WIND SPEED COMPONENT AND CLADDING (BASED ON Vasd) EXPOSURE B GARAGE DOORS DESIGN PRESSURE ULTIMATE DESIGN PRESSURES (LRFD) PSF	
AREA OPENING	
0 - 110 SF	+ 29.7 / - 33.2 PSF
111 + SF	+ 27.6 / - 31.0 PSF

NOTE: ALL DOORS AND WINDOWS ARE TO BE PROTECTED WITH AN APPROVED IMPACT RESISTENT GLASS OR SHUTTERS

WIND LOAD REQUIREMENTS
1) THE STRUCTURAL SYSTEMS FOR THE DRAWINGS PRESENTED WERE DESIGNED PER THE LOADING PRESENTED IN THE FLORIDA BUILDING CODE 2014, 5th EDITION. THE DESIGN WIND SPEED IS 160 MPH.
2) RISK CATEGORY II OF THE FLORIDA BUILDING CODE 2014, 5th EDITION.
3) EXPOSURE CATEGORY B OF THE FLORIDA BUILDING CODE
4) INTERNAL PRESSURE COEFFICIENT (ASCE 7-10) +.18/-.18 ENCLOSED BUILDING OPENINGS ARE PROTECTED FROM FLYING DEBRIS WITH IMPACT GLASS AND/OR SHUTTERS.



CONCRETE:
ENSURE THE CONCRETE IS PREPARED AND CLEANED
FREE OF ALL DEBRIS, CONTAMINANTS AND RESIDUAL
OILS FROM FORM BOARDS
ALL VOIDS SHOULD BE FILLEDWITH BEP BLUE BARRIER
JOINT FILLER
ALL VOIDS IN EXCESS OF ¾ OF AN INCH SHOULD HAVE
THE APPROPRIATE SIZED CLOSED CELL BACKER ROD
SET TO THE APPROPRIATE DEPTH. THE BUCKING
MATERIAL AND / OR OPENING MUST BE PREPARED AND
INSTALLED AS REQUIRED BY THE WINDOW AND DOOR
MANUFACTURER AND/OR THE ENGINEERING
SPECIFICATIONS.
APPLY BEP BLUE BARRIER LIQUID FLASHING
FROM THE INSIDE CORNER OF THE BUCKING TO THE
OUTSIDE CORNER OF THE BLOCK WALL AT 12 MILS. ON
THE CONCRETE ASSEMBLY, IT IS NOT NECESSARY TO
CARRY FLASHING TO THE FACE OF THE BLOCK



WOOD / DENSGLASS:
BEP BLUE BARRIER LIQUID FLASHINGAND BEP BLUE BARRIER JOINT FILLER
ARE USED IN THE WINDOW AND DOOR ASSEMBLY. WHEN PREPARING THE OPENING
FOR PRODUCT INSTALLATION, APPLICATOR MUST ENSURE THE ROUGH OPENING
SUBSTRATE IS PREPARED AND CLEANED FREE OF ALL DEBRIS AND CONTAMINANTS.THE FRAM
MATERIAL SHOULD ALSO BE CLEANED ANDALL SHEATHING AND FRAMING SHOULD BE
INSTALLED PROPERLY TOSUPPORT THE WINDOW FRAME PER THE MANUFACTURER
ANDENGINEERING STRUCTURAL SPECIFICATIONS.
ANY VOIDS SHOULD BE PREPARED WITH BEP BLUE BARRIER JOINT FILLER
ALL VOIDS IN EXCESS OF ¾ OF AN INCH SHOULD HAVE A CLOSED CELL BACKER
ROD INSTALLED PRIOR TO THE CAULKING OF THE JOINT. SET THE BACKER ROD
TONDUSTRY DEPTH BASED ON THE JOINT SIZE.
APPLY THE BEP BLUE BARRIER LIQUID FLASHING
FROM THE INSIDE CORNER OF THE BUCK TO RETURN
6 TO THE FACE OF THE WOOD AND/OR DENSGLASS WALL AT 12 MILS.
BEP BLUE BARRIER LIQUID FLASHING
CAN BE APPLIED WITH A TROWEL, ROLLER
OR CHIP BRUSH. THE COATING WILL BE DRY TO THE TOUCH WITHIN 15 - 30 MINUTES
AND THE OPENING IS NOW READY FOR INSTALLATION.

LIQUID BARRIER WINDOW AND DOOR FLASHING DETAIL

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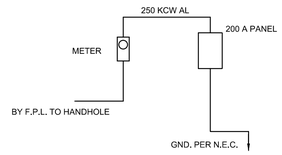
DATE: 9/14/2015
SCALE 1/4" = 1'-0"

S2
SHEET

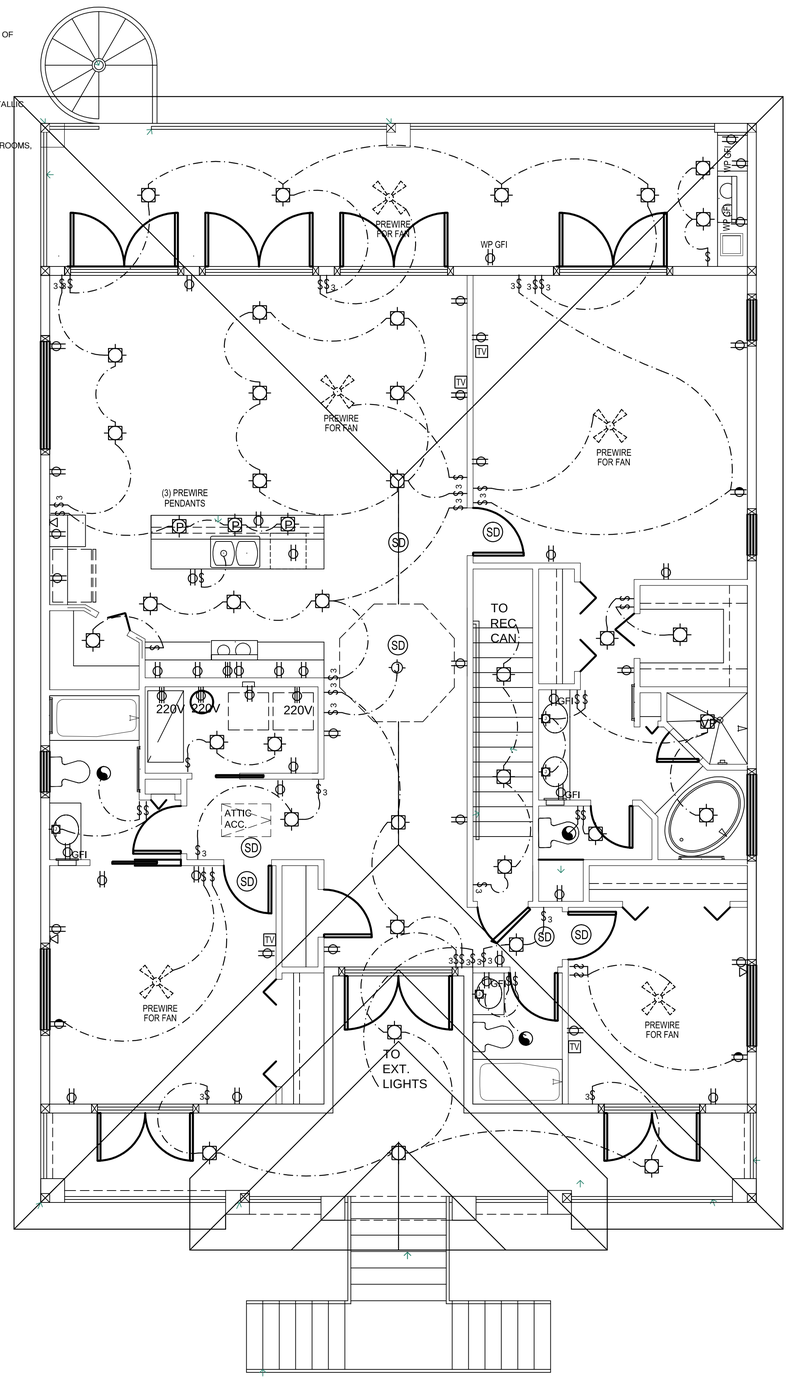
ELECTRICAL NOTES AND SPECIFICATIONS

1. SCOPE: ALL WORK TO COMPLY WITH NATIONAL ELECTRICAL CODE AS AMEMDED BY COLLIER COUNTY, AND ALL OTHER PERTINENT CODES.
2. DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO CONVEY THE SCOPE OF WORK, AND GENERAL LAYOUT OF EQUIPMENT NECESSARY TO OBTAIN A COMPLETE JOB.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
4. MATERIALS SHOWN ARE FOR ESTABLISHING TYPE AND QUALITY. OTHER MANUFACTURERS MAY BE USED IF APPROVED BY CONTRACTOR.
5. P.V.C., SHIELD 40, MAY BE USED FOR CONDUIT ON MAIN FEEDERS TO PANELBOARD AND FOR OUTDOOR LIGHTING CIRCUITS. NON-METALLIC SHEATHED CABLE MAY BE USED, WHERRE CODES ALLOW.
6. ALL CONDUCTORS TO BE COPPER THW, EXCEPT WHERE SHOWN ON FEEDERS TO BE ALUMINUM. NON-METALLIC SHEATHED CABLE WITH COPPER CONDUCTORS MAY BE USED, WHERE CODES ALLOW.
7. ALL RECEPTICALS MUST CONFORM TO THE 2-6-12 FEET RULE NEC-2011
8. ARC FAULT CIRCUITS SHALL BE LOCATED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS.



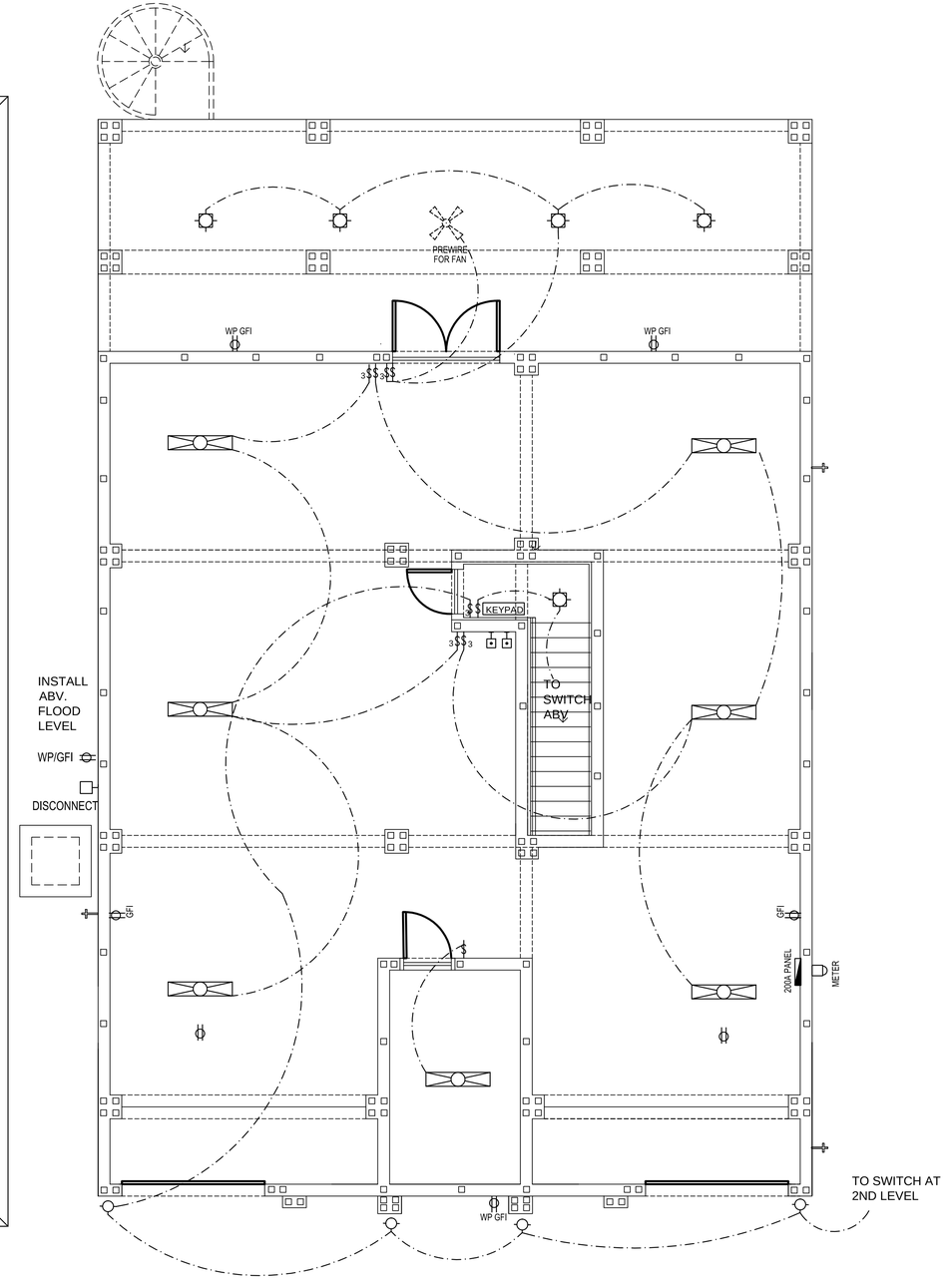
ELECTRICAL KEY

- DUPLEX OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DIRECT WIRE "WHIP"
- DUPLEX OUTLET IN FLOOR
- 220 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- RHEOSTAT SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- PRE-WIRE PENDANT LIGHT FIXTURE
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FAN/LIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPT)
- CHIMES (OPT)
- PUSHBUTTON SWITCH (OPT)
- CARBON MONOXIDE SMOKE DETECTOR
- HEAT DETECTOR
- TELEPHONE (OPT)
- TELEVISION (OPT)
- THERMOSTAT
- ELECTRIC METER
- GAS METER
- DISCONNECT SWITCH
- ELECTRIC PANEL
- SPEAKER (OPT)
- ROUGH-IN FOR OPT CEILING FAN
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT CEILING FAN
- REINFORCED JUNCTION BOX
- WATER METER READER
- WATER METER



2nd Floor Electrical Plan

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



1st Floor Electrical Plan

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

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SCALE 1/4" = 1'-0"

E1

SHEET