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
- 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
- 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 TESTING OF FIELD MATERIALS FOR QUALITY CONTROL IS NOT REQUIRED BY
- ENGINEER FOR THIS PROJECT.
- COMPRESSIVE STRENGTH REQUIREMENT IS f'm=1500 PSI DETERMINATION OF COMPRESSIVE STRENGTH IS THE ALLOWABLE STRESS METHOD UNIT STRENGTH METHOD IS NOT APPLICABLE
- 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.

- STAINLESS STEEL IS NOT APPLICABLE. COATING FOR CORROSION PROTECTION IS NOT APPLICABLE.
- CORROSION PROTECTION FOR TENDONS IS NOT APPLICABLE. PRE-STRESSING ANCHORAGE, COUPLERS, AND END BLOCKS ARE NOT APPLICABLE. JOINT FILLERS ARE NOT APPLICABLE.
- 5.3.10 LINTELS TO BE BY CAST-CRETE UNLESS NOTED OTHERWISE. 5.4 EXECUTION

5.4.3 EXPANSION AND CONTROL JOINTS SHALL BE AS INDICATED

5.4.1 PIPES AND CONDUITS ARE NOT APPLICABLE. 5.4.2 ACCESSORIES ARE NOT APPLICABLE.

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 TRUSS BEARING LOCATIONS. UNLESS NOTED OTHERWISE. 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 ÔUŚWT ÞÁ CYPÁDAÁ ÄKÔÞÖÁÔOÐJÁDEVÁFÍ ÄKU BÐBÁJUÁFBBÄK ÁVPÜWÁÓUŠVÚ
- 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. INTERIOR NON-LOAD BEARING WALLS SHALL BE UTILITY GRADE
- 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
- ÀTTACHMENT, SEE TYPICAL NAILING SCHÉDULE 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.

STAIR DATA:

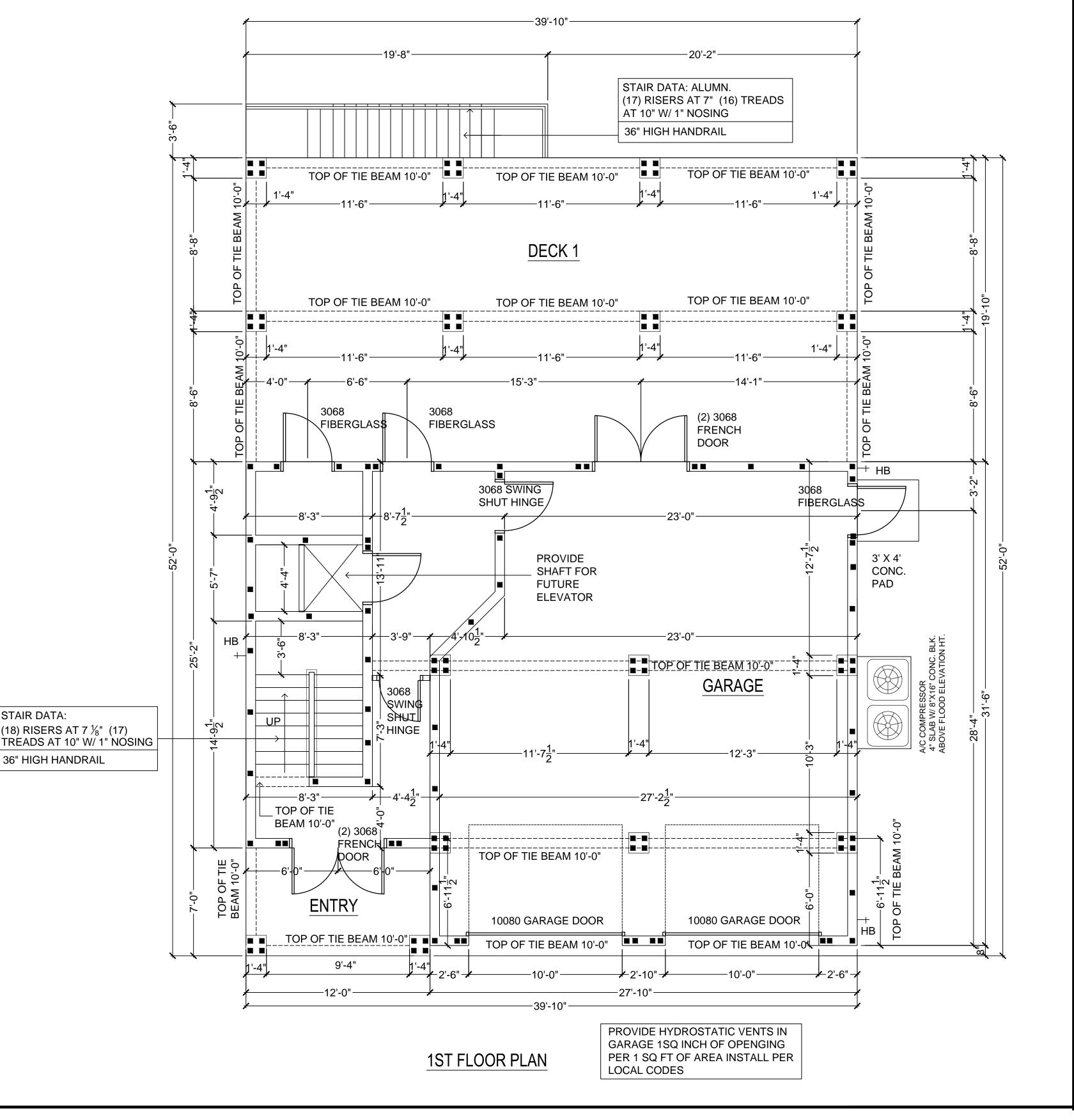
. NOT SPECIAL FLOOD HAZARD AREA

TIMELY MANNER WHEN AVAILABLE.

- 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
- . 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 ENCL	.OSED

AREA TABULATIONS	
1ST FLOOR LIV 2ND FLOOR LIV 3RD FLOOR LIV	168 S.F. 1,263 S.F. 1,263 S.F.
GARAGE	1,005 S.F.
ENTRY DECK #1 DECK #2	74 S.F. 789 S.F. 398 S.F.
DECK #3 PORCH #1 PORCH #2	398 S.F. 179 S.F. 179 S.F.
TOTAL SQ. FT.	4,927 S.F.



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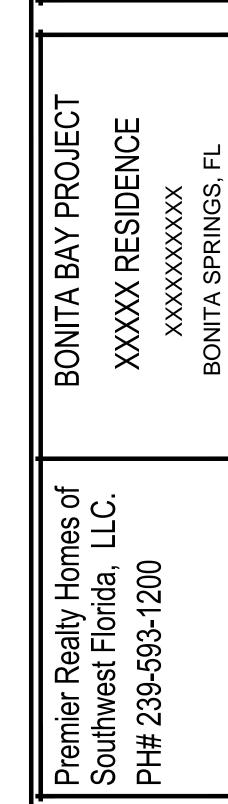
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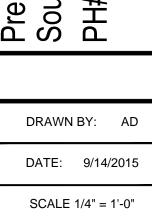
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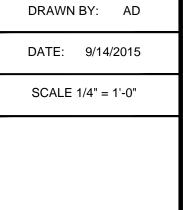
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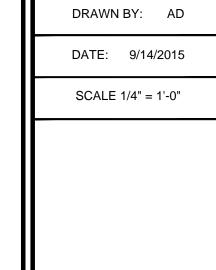
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SCALE 1/4" = 1'-0"

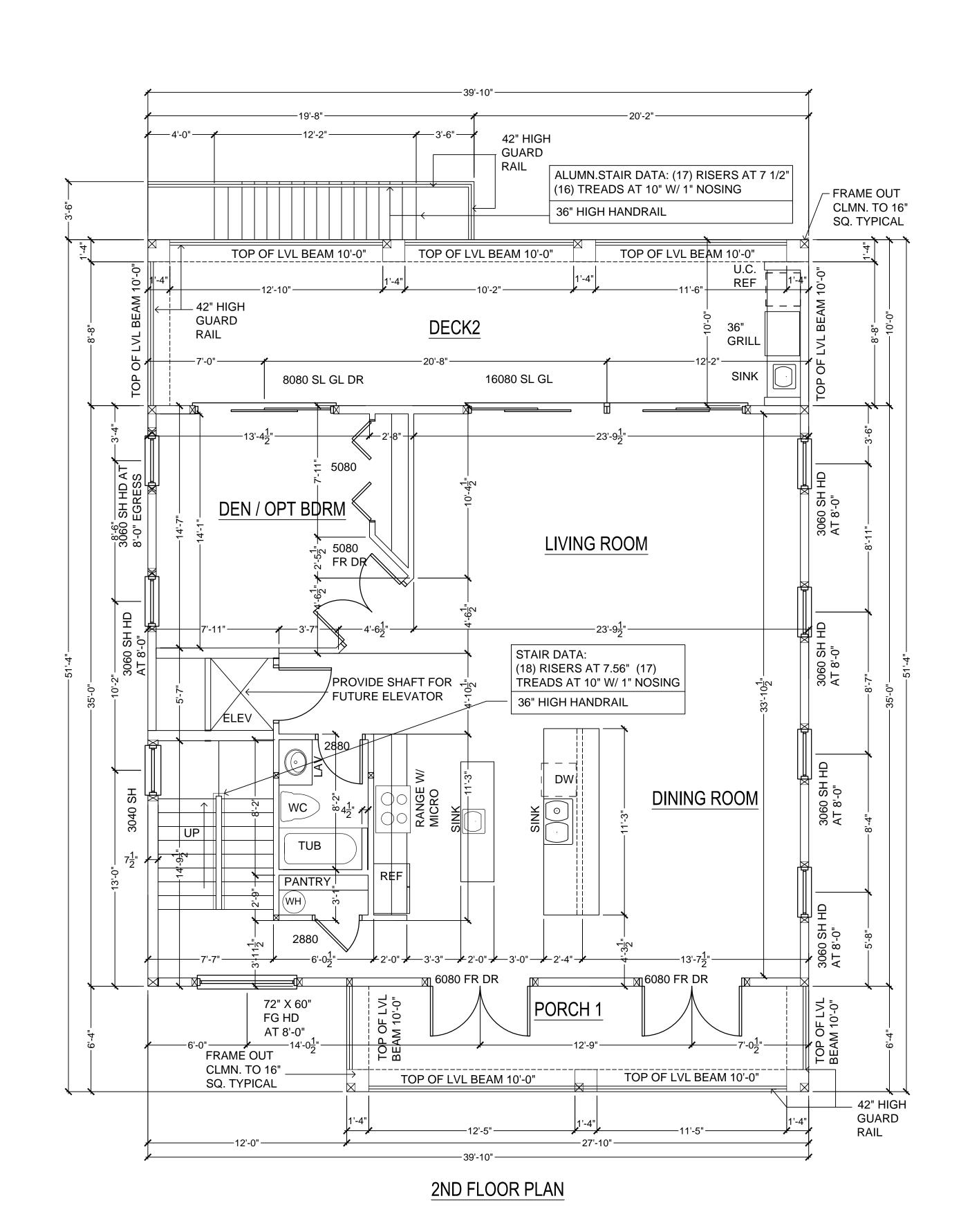


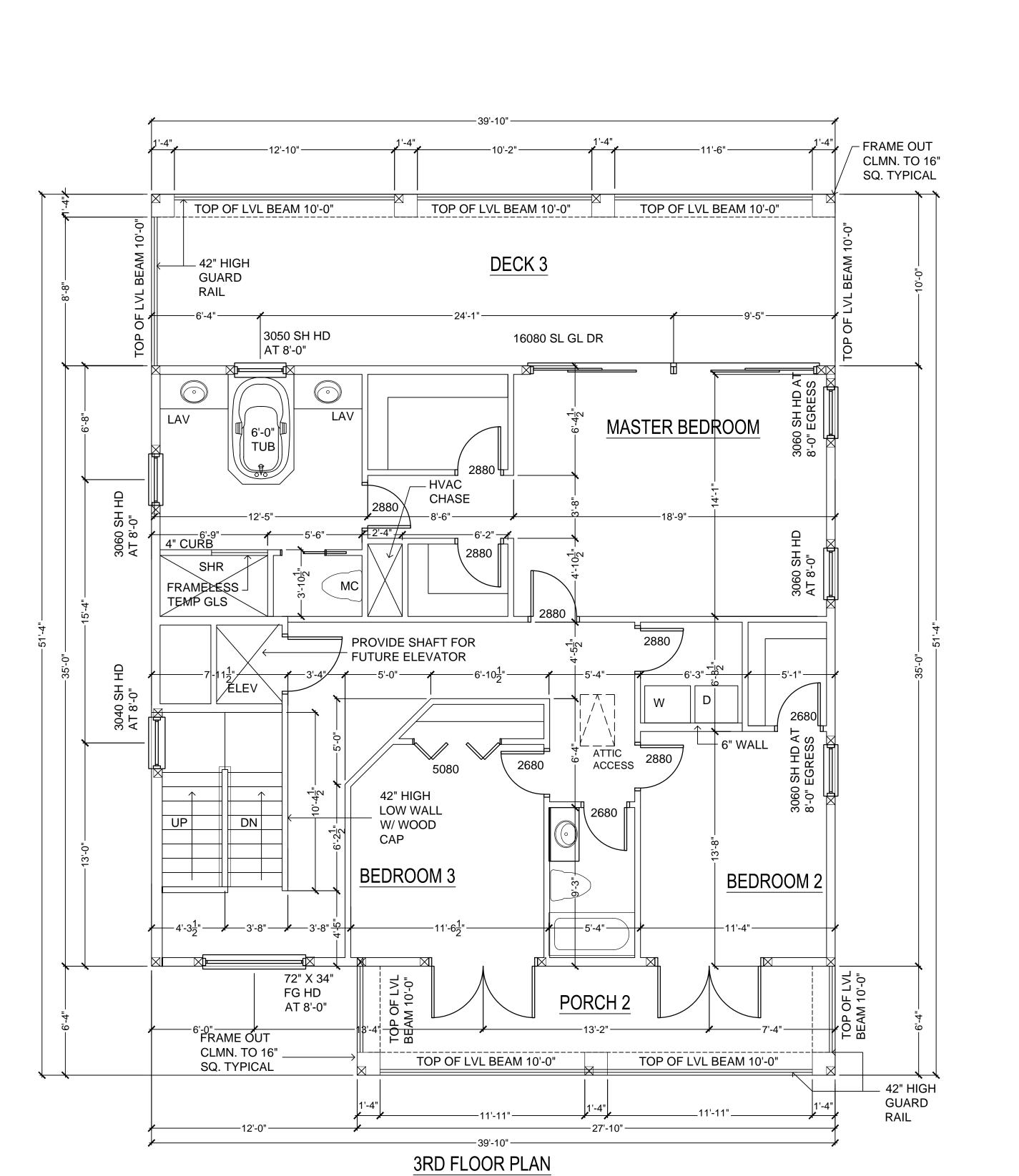












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FOUNDATION PLAN

CONCRETE BEAM SCHEDULE BEAM TOP MIDDLE BOTTOM # STIRRUPS DESIG. REINF. REINF. AT EACH END 2-#5 CB-2 8" 16" 7" 2-#5 2-#5 10' CONT. 17' 24" 7" CONT. 2-#5 2-#7 8" CB-4 14' 8" 16" | 7" CONT. 2-#6 2-#6 3-#5 14' 12" | 12" | 5" CONT. 3-#6

> 8" REINFORCED MASONRY BLOCK WITH (1) - #5 VERTICAL REBAR FILLED WITH A MINIMUM OF

3000 P.S.I. CONCRETE

(A)-CONCRETE CAST AGAINST EARTH SHALL HAVE A MINIMUM (B)-CONCRETE EXPOSED TO EARTH OR WEATHER SHALL HAVE (C)-CONCRETE SLABS WITH EXTERIOR EXPOSURE SHALL HAVE INTERIOR CONCRETE SLABS SHALL HAVE A MINIMUM CLEAR COVER OF 1" OVER REINFORCING STEEL. (NOTE: SLABS ON GRADE SHALL (D)-INTERIOR CONCRETE BEAMS REQUIRE 1 1/2" CLEAR COVER 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.

1. COORDINATION OF CONSTRUCTION INCLUDING VERIFICATION

2. RECESSES AND CURBS FOR DOORS ARE NOT SHOWN. REFER

40 BAR DIAMETERS, UNLESS OTHERWISE NOTED. 4. ALL CONCRETE SHALL OBTAIN A COMPRESSIVE STRENGTH OF

5. CONCRETE COVER REQUIREMENTS FOR REINFORCING STEEL

CLEAR COVER OF 3" OVER REINFORCING STEEL.

A CLEAR COVER OF 1 1/2" OVER #5 REBARS OR

SMALLER, AND 2" FOR REBARS #6 OR LARGER.

BE CAST ON A VAPOR BARRIER.)

OVER REINFORCING STEEL.

A CLEAR COVER OF 1 1/2" OVER REINFORCING STEEL.

TO ARCHITECTURAL FLOOR PLAN FOR SIZE AND LOCATION.

3. REINFORCING STEEL SHALL BE ASTM A615, GRADE 60 DEFORMED

SEE ARCHITECTURAL DRAWINGS.

OF ACI 318-95.

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

BARS, FREE FROM OIL SCALE AND RUST. LAP SPLICES SHALL BE

3000 p.s.i. IN 28 DAYS, AND SHALL CONFORM TO THE REQUIREMENTS

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.

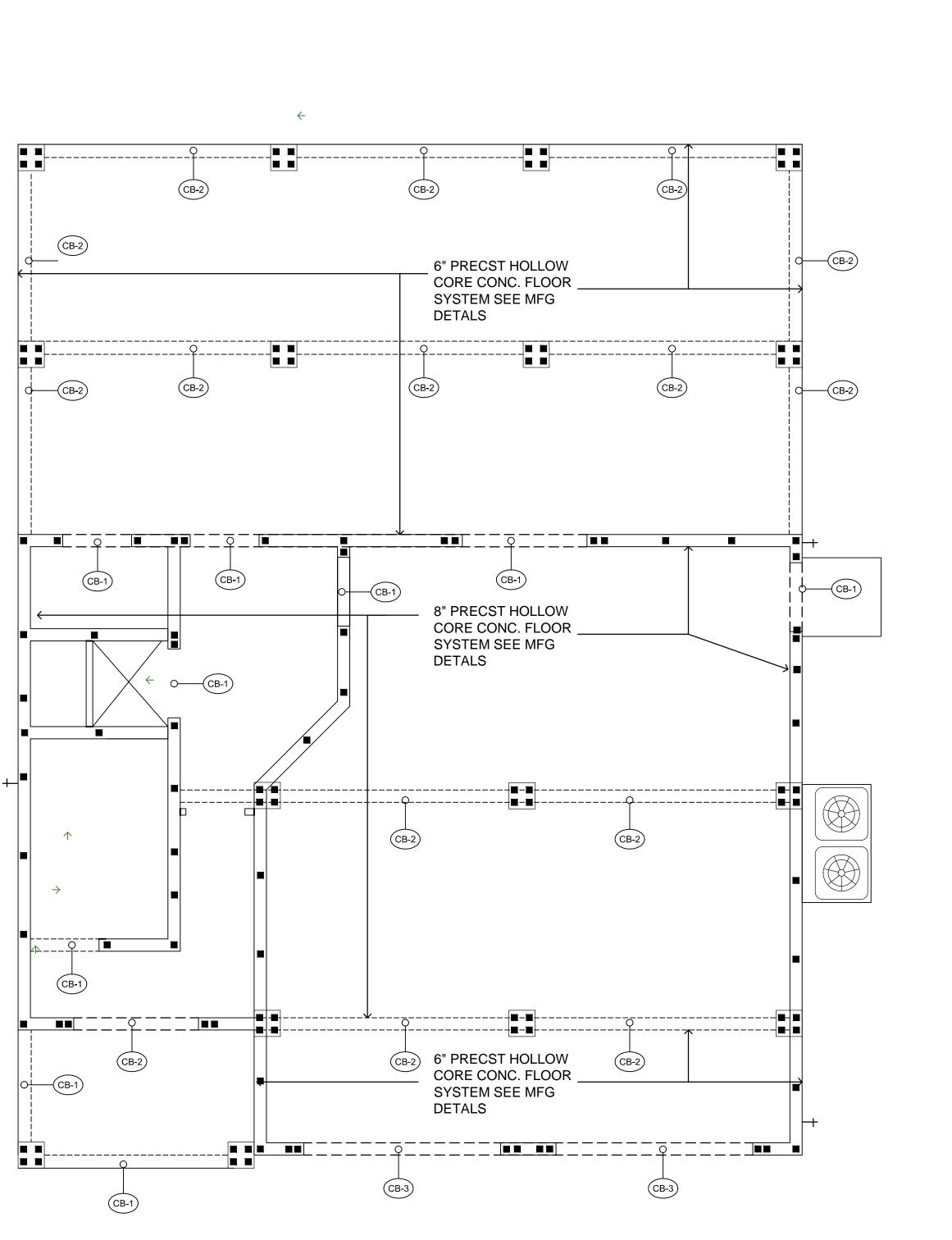
17. CONTRACTOR TO PROVIDE AND FIELD LOCATE VENTILATION RELIEF OF HYDROSTATIC PRESSURE. PROVIDE MINIMUM 1 SQ. IN. OF VENTILATION PER 1 SQ. FT. GARAGE SLAB: INSTALL VENTS AT MAXIMUM OF 12" ABOVE FINISH GRADE.

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



PRECAST FLOOR AND TIE BEAM PLAN

TYPICAL TIE BEAM (8x12" MIN.) ON TOP OF MASONRY WALL.

REINF. TO TIE BEAM REIN. 40 BAR DIAMETERS.

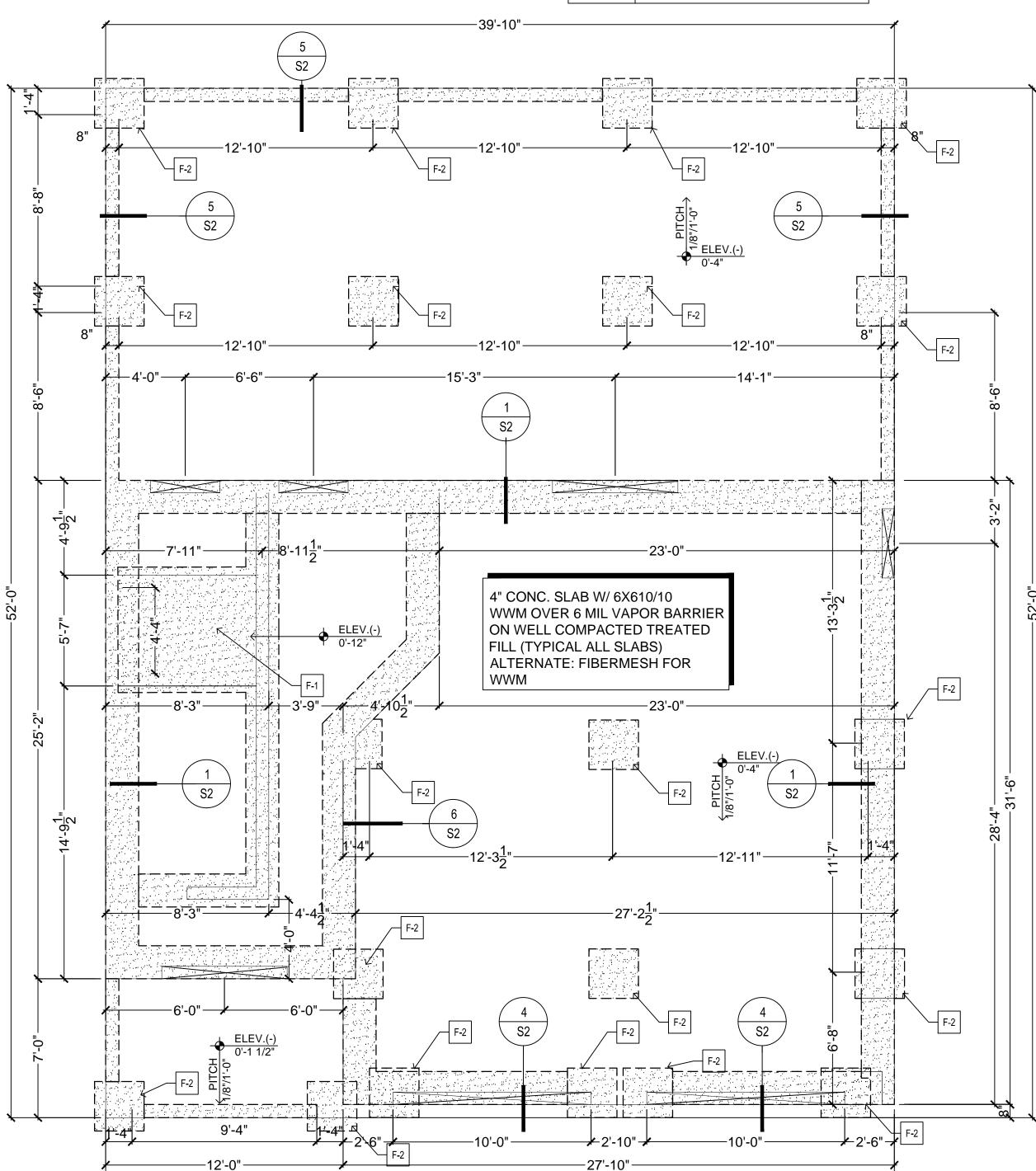
REINFORCED W/ (4) #5 REBAR CONT. LAP TOP AND BOTTOM BEAM

· #5 REBAR VERTICAL HOOK INTO TIE BEAM

FILL CELLS (TYP) -SEE SECTIONS FOR

FOLLOW LOCAL BLDG. CODES.

REQ'D. LOCATIONS WHEN NOT SHOWN



-39'-10" -

TOP REINF.

PAD SCHEDULE

FROM BOTTOM OF PAD

FROM BOTTOM OF PAD

PAD DESCRIPTION

76"X88"X12" FOOTING PAD WITH

4-#5 REBER EACH WAY AND 3"

36"X36"X12" FOOTING PAD WITH 5-#5 REBER EACH WAY AND 3"

-BTM. REINF

STIRUPS

(B-3') X

(H-3")

	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) $60"\ ^5\!\!/_6"$ COIL STRAP (6) $^3\!\!/_6$ TAP CONS TO TIE BEAM X 2 $^1\!\!/_2$ -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	

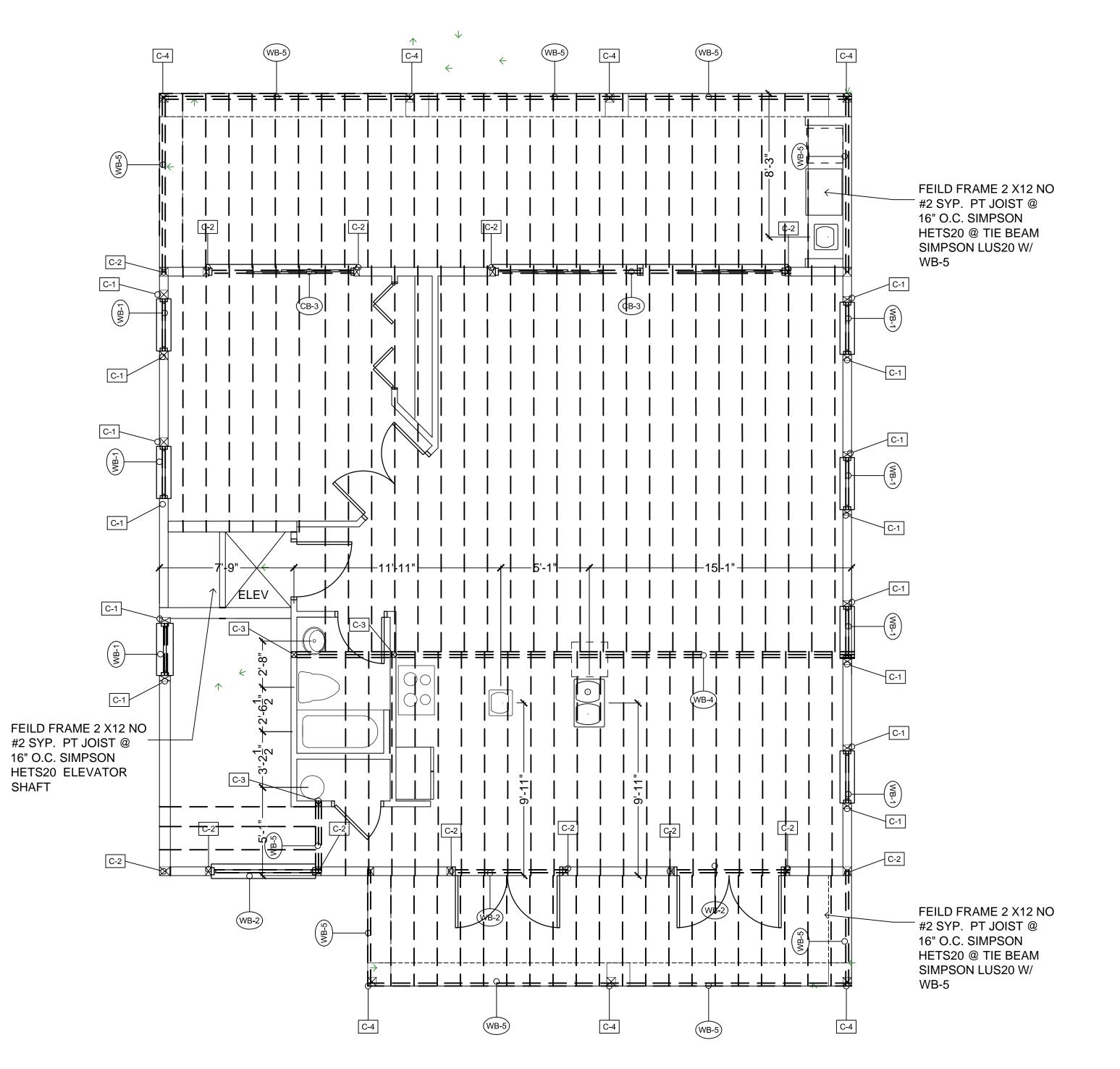
		-BASE CONNECTION (
		(6) $\frac{3}{16}$ TAP CONS TO T CONNECTION (2) SIMP
		CONNECTION (2) SIMP
		- 3 JACKS, & 1 KING
		(5) 2X4 NO. 2 SYP GAN
C-3	C-3	-BASE CONNECTION (
	-TOP CONNECTION (2	
		-2 JACKS, & 1 KING

	-TOP CONNECTION (2) SIMPSON HTS20	
	-2 JACKS, & 1 KING	
C-4	6X6 PT POST BASE SIMPSON ABU 66 TOP (4) SIMPSON HTS20	

	1
C-5	8X8 PT POST BASE SIMPSON ABU 66 TOP (4) SIMPSON HTS20

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.



WOOD BEAM SCHEDULE

(3) 2X12 NO.2 SYP BOARDS

(2) 2X12 NO.2 SYP BOARDS

 $(3) 1 \frac{3}{4}$ " x 11 $\frac{7}{8}$ " LVL

(2) 1 ³/₄" x 18" LVL

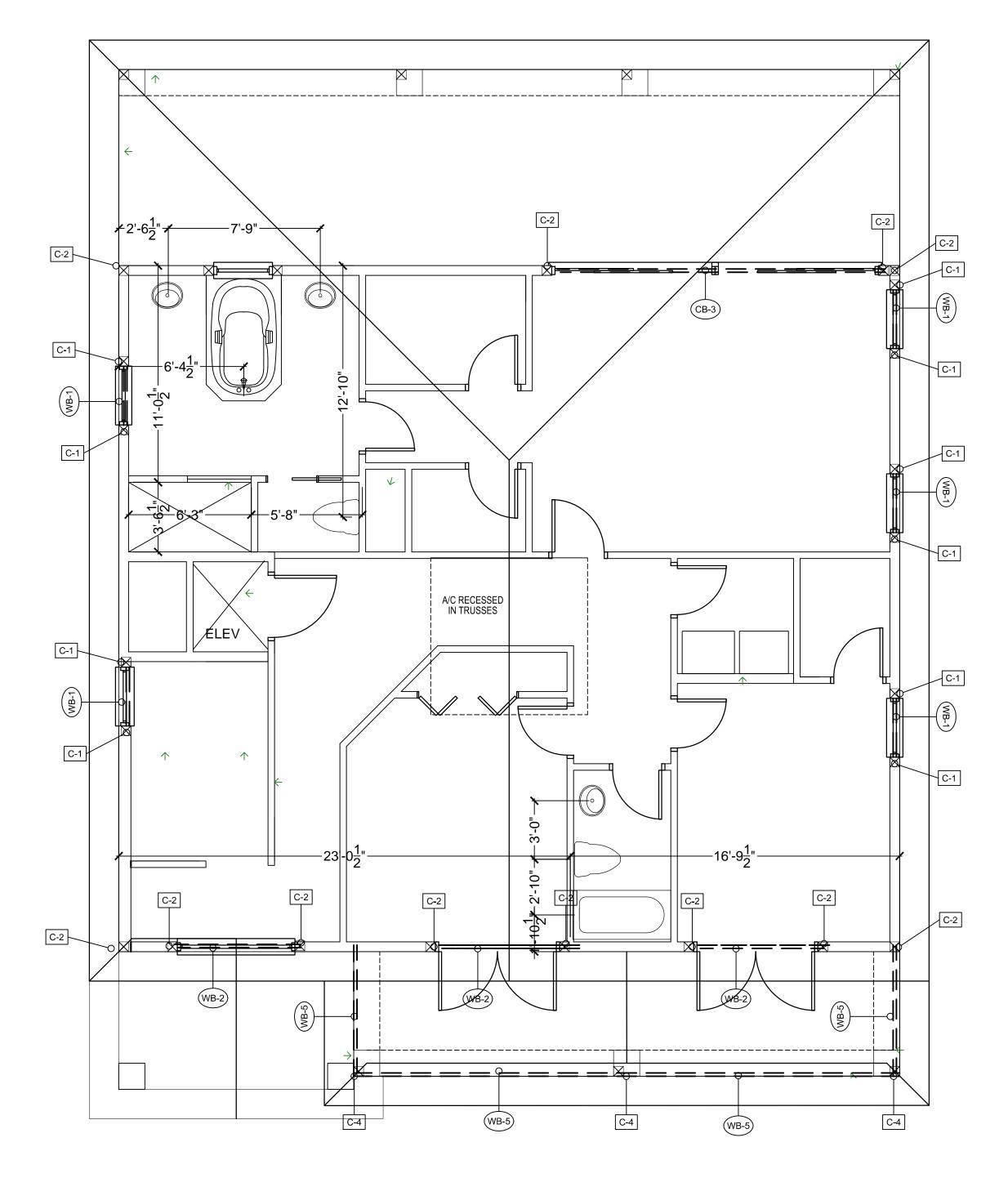
(3) 2X12 PT

BEAM DESCRIPTION

 $W/(2)\frac{1}{2}$ " PLYWOOD FLITCH PLATE

W/ ½" PLYWOOD FLITCH PLATE

BEAM



Floor Joist and Beam Plan

Roof Plan and Beam Plan SCALE: 1/4"=1'-0"

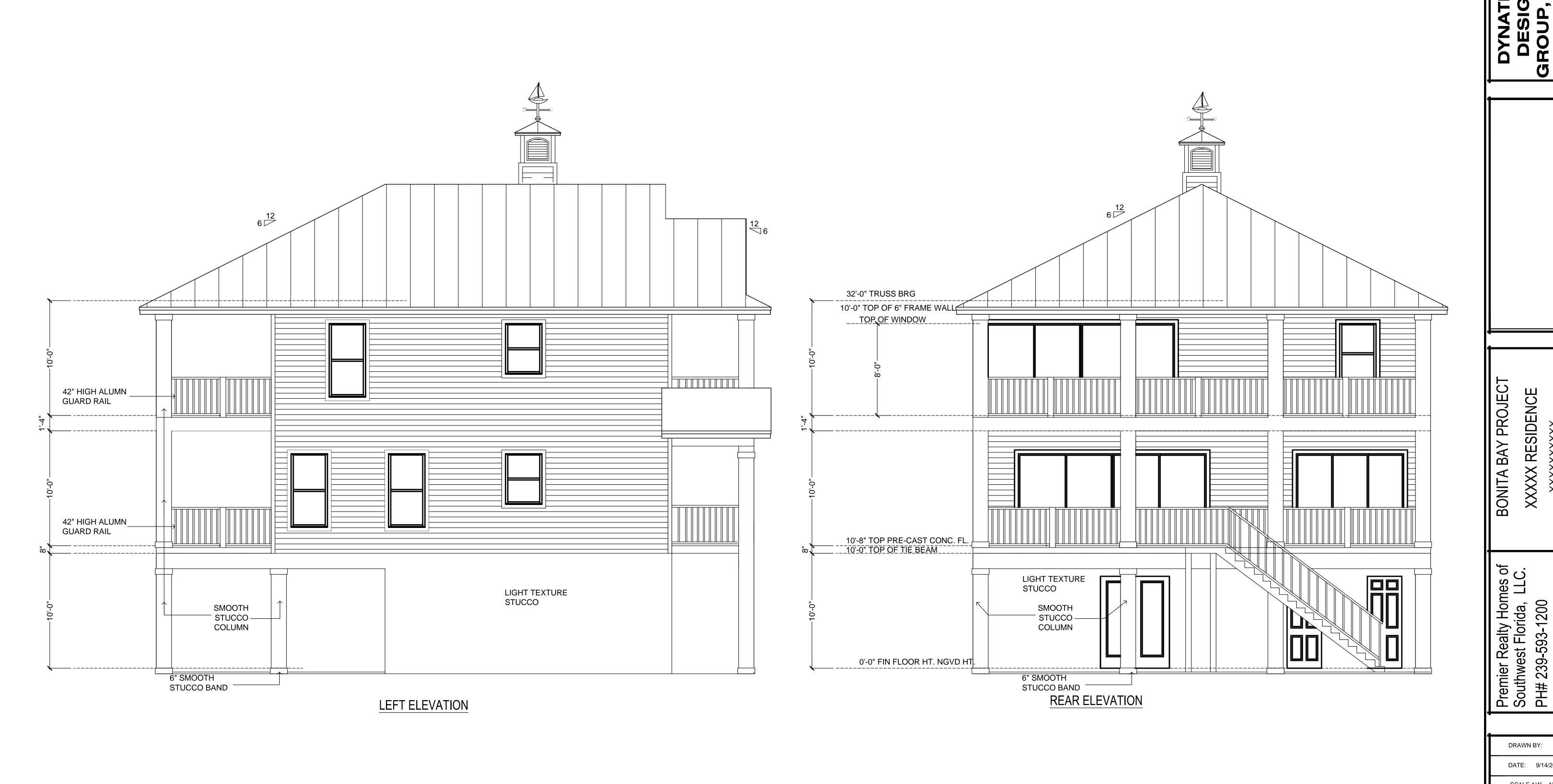
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BONITA BAY PROJECT XXXX RESIDENCE

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



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



XXXXX RESIDENCE
XXXXXXXXXX
BONITA SPRINGS, FL

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

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.

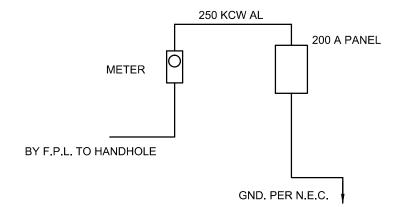
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS. 4. MATERIALS SHOWN ARE FOR ESTABLISHING TYPE AND QUALITY. OTHER MANUFACTURERS MAY BE USED IF APPROVED BY CONTRACTOR.

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.

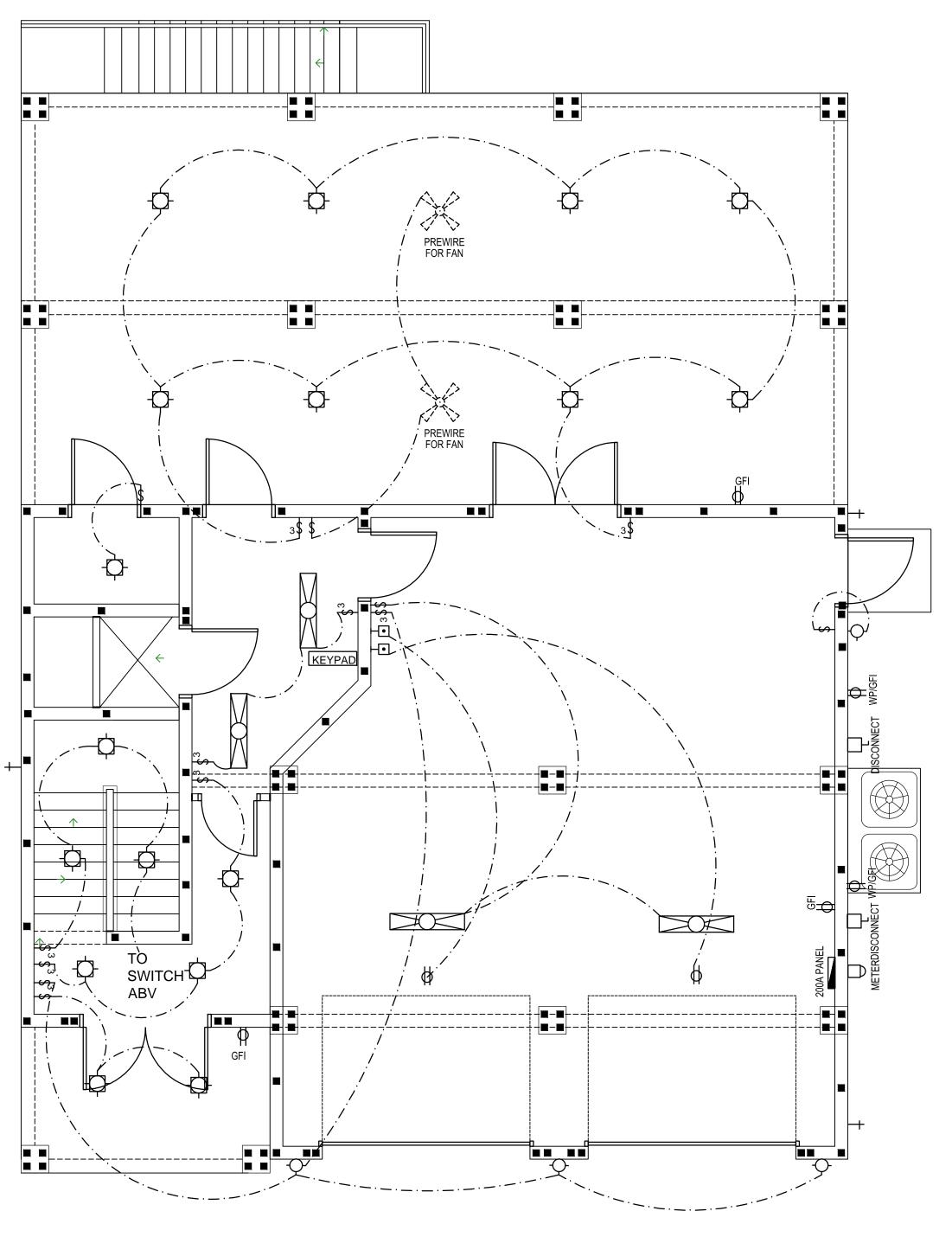
7. ALL RECEPTICALS MUST CONFORM TO THE 2-6-12 FEET RULE NEC-2011 8. ARC FAULT CIRCUITS SHALL BE LOCATED IN DWELLING UNIT FAMILY

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
- S 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



1ST FL ELECTRICAL PLAN

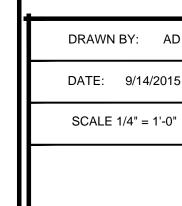
BONITA BAY PROJECT RESIDENCE XXX

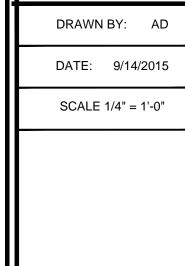
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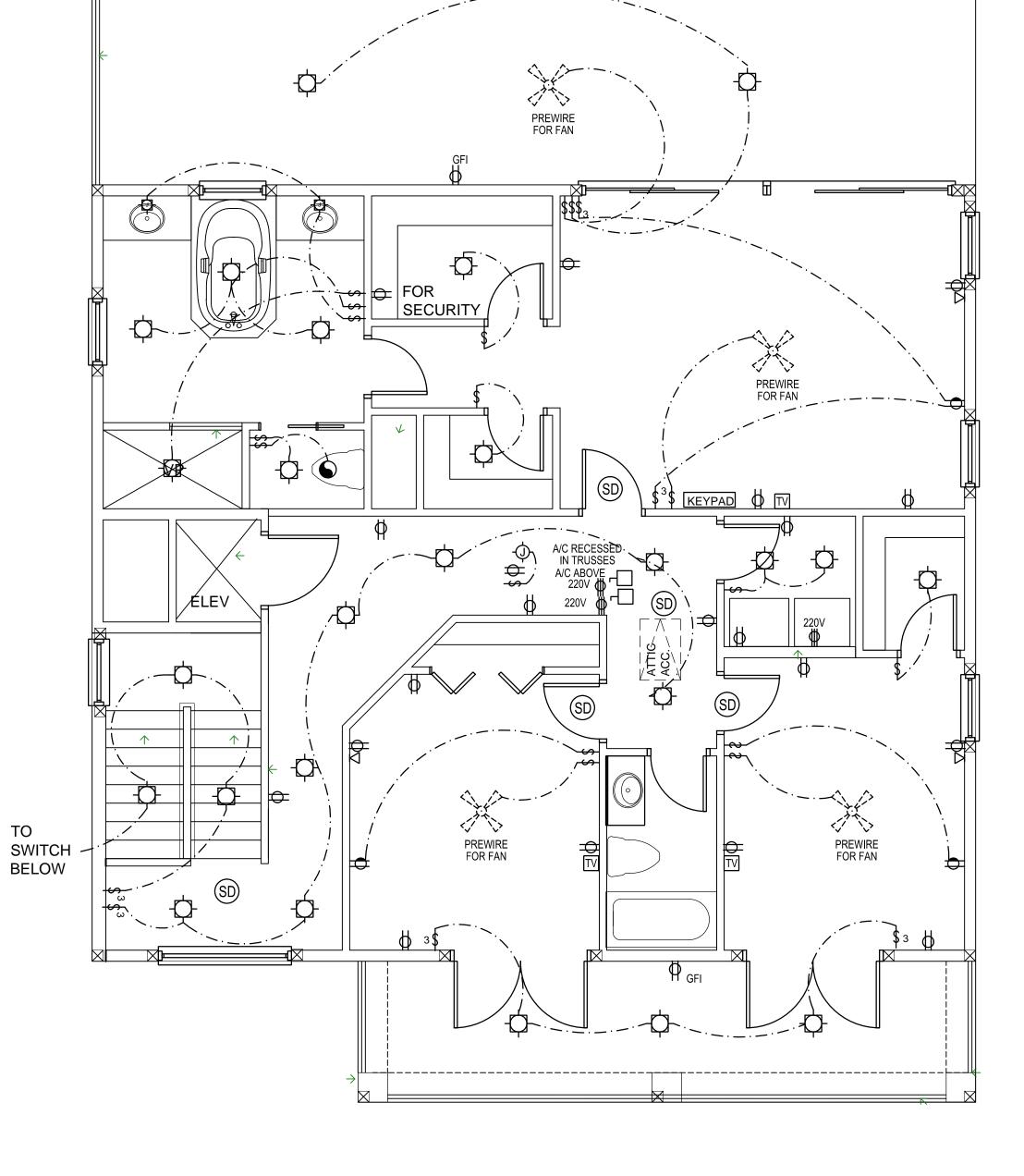
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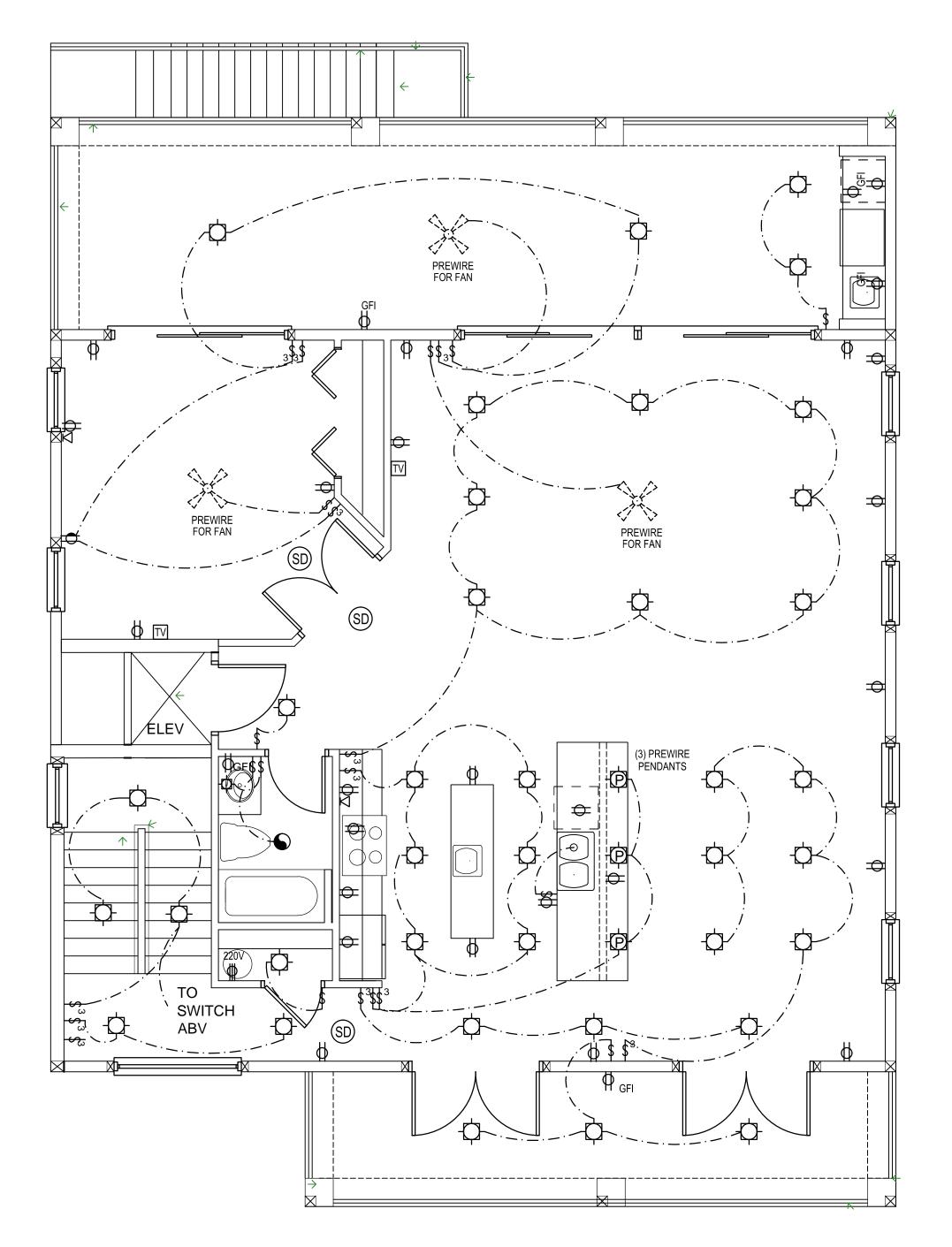


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ELECTRICAL KEY

□ 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)

CARRON MONOXIDE SMOKE DETECTOR

CARBON MONOXIDE SMOKE DETECTOR

HEAT DETECTOR $_{\Sigma}^{ ext{\tiny{PHONE}}}$ TELEPHONE (OPT)

TELEVISION (OPT) THERMOSTAT

ELECTRIC METER

GAS METER DISCONNECT SWITCH

ELECTRIC PANEL ⊗ SPEAKER (OPT)

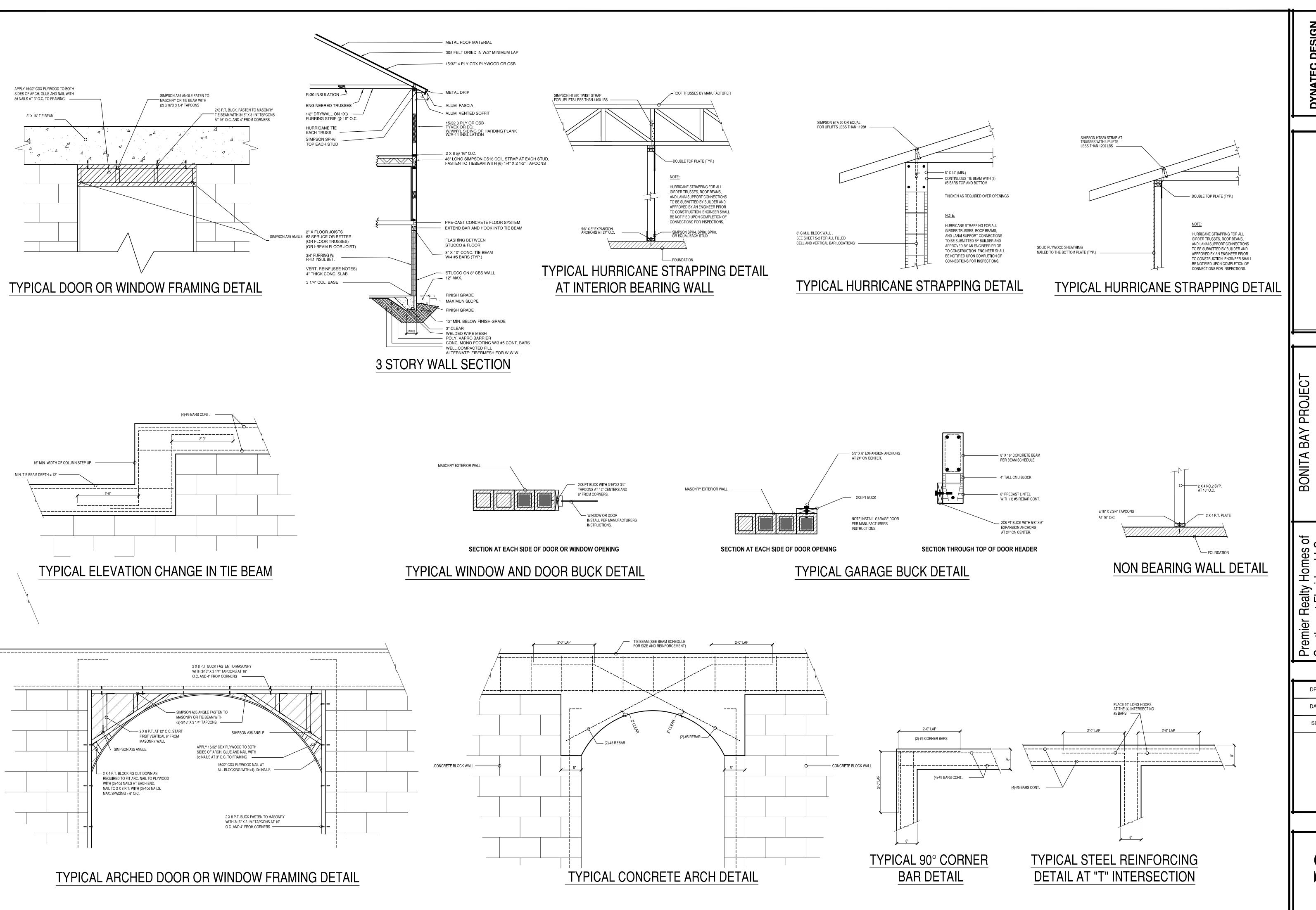
ROUGH-IN FOR OPT CEILING FAN

CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/
ROUGH-IN FOR OPT CEILING FAN
REINFORCED JUNCTION BOX

WATER METER READERWATER METER

2ND FL ELECTRICAL PLAN

3RD FL ELECTRICAL PLAN



OYNATEC DESIGN GROUP, INC PH# 239-450-1487

XXXX RESIDENCE

XXXXXXXXXX

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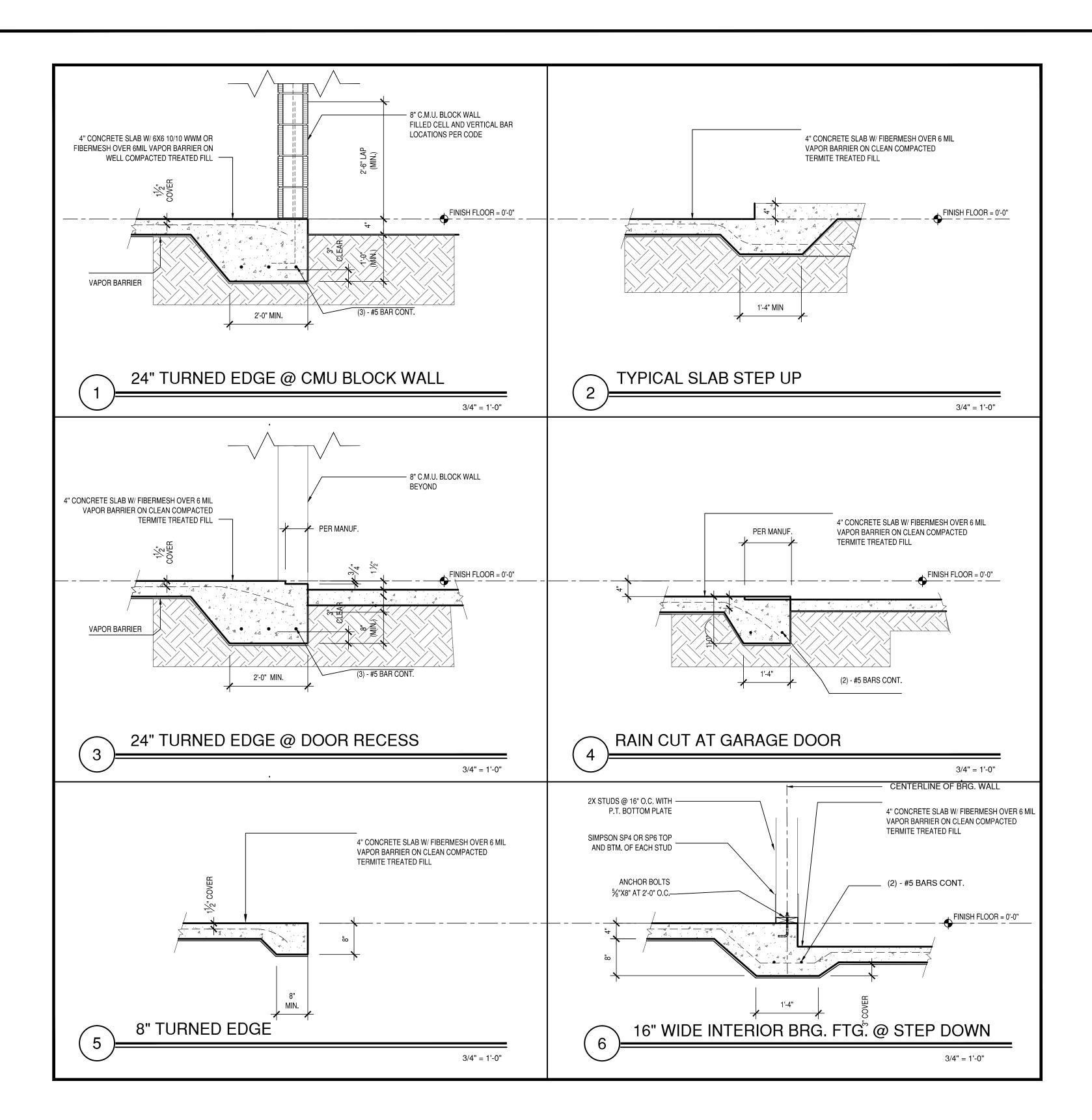
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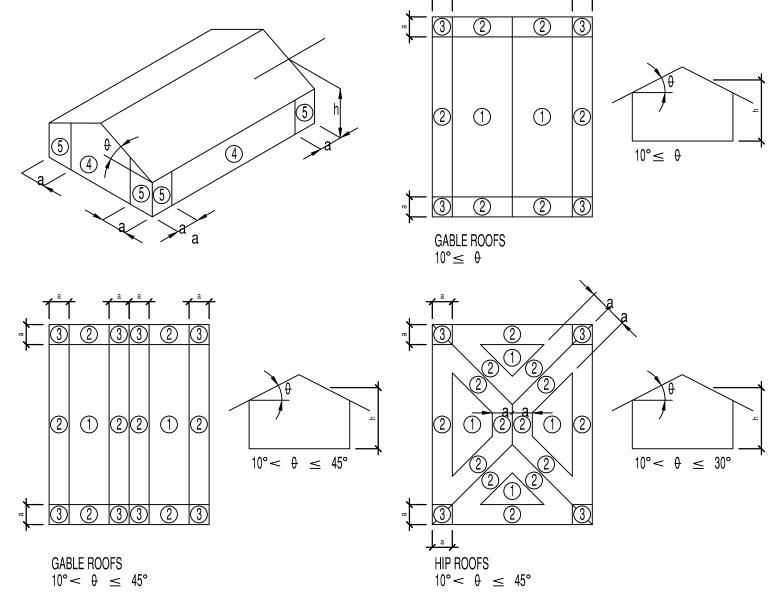
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DATE: 9/14/2015

SCALE 1/4" = 1'-0"

S1
SHEET





COMPONENT AND CLADDING DESIGN PRESSURES			
	60 MPH ULTIMA	TE DESIGN WIND SPEED	
ULTIN	MATE DESIGN P	R (BASED ON Vult) EXPOSURE B RESSURES (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			
ALTHOUGH INIT ACT TIEDIOTENT ALAGO OTTOTOTTENO			

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

1 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

1" DENSE GLASS GOLD

SCREWED @ 6" O.C. AT

PANEL EDGES AND 6" O.C. IN FIELD

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.

Vasd = 124 MPH NOMINAL DESIGN WIND SPEED (Vult = 160 MPH)
COMPONENT AND CLADDING (BASED ON Vasd) EXPOSURE B
DOORS AND WINDOWS INCLUDED

-30 MINIPRESSURES CALCULATED USING (Vult x 0.6) WHICH IS EQUIVALENT TO Vasd ALLOWABLE STRESS DESIGN PRESSURE (ASD) PSF AREA OPENING INTERIOR ZONE END ZONE + 27.7 / - 30.0 PSF + 27.7 / - 37.0 PSF 0 - 10 SF 11 - 20 SF + 26.4 / - 28.7 PSF + 26.4 / - 34.5 PSF + 24.7 / - 31.2 PSF 21 - 50 SF + 24.7 / - 27.0 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

1X4 PT BUCK WITH 3/16"X2-3/4"
TAPCONS AT 12" CENTERS AND
6" FROM CORNERS.
WINDOW OR DOOR

MASONRY EXTERIOR WALL ____ WINDOW OR DOOR INSTALL PER MANUFACTURERS INSTRUCTIONS.

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 34 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

1X6 PT FRAME WITH #10 NAILS 12" CENTERS AND 6" FROM CORNERS.

WINDOW OR DOOR
INSTALL PER MANUFACTURERS

INSTRUCTIONS.

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 FRA
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 34 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.

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

DYNATEC DESIGI GROUP, INC

ONITA BAY PROJECT
XXXXX RESIDENCE
XXXXXXXXXX

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