

RESIDENTIAL SPECIFICATIONS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 2,000 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS, CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER OR ARCHITECT IN WRITING, THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SIMPSON FASTENERS SPECIFIED MAY BE SUBSTITUTED WITH THE SAME QUANTITY AND EQUIVALENT STRENGTH PRODUCT.
7. WIND BRACING (1ST AND 2ND FLOORS) WITH 16 GA X 1 1/4" GALVANIZED STRAPS 10'-0" LONG PLACED DIAGONALLY, ALL BEARING WALLS AT CORNERS OR WITH 4'-0" X 10'-0" OR 8'-0" X 5/8" EXTERIOR GRADE PLYWOOD SIDING.
8. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, OR TIE DOWNS.

GENERAL NOTES

ROOF:
LIVE LOAD- 30 PSF
DEAD LOAD- 25 PSF

LIVING AREAS:
LIVE LOAD- 40 PSF
DEAD LOAD- 15 PSF

WIND:
SECTION R3011, FLORIDA BUILDING CODE- 2004 RESIDENTIAL EDITION FOR THE 130 MPH WIND ZONE.

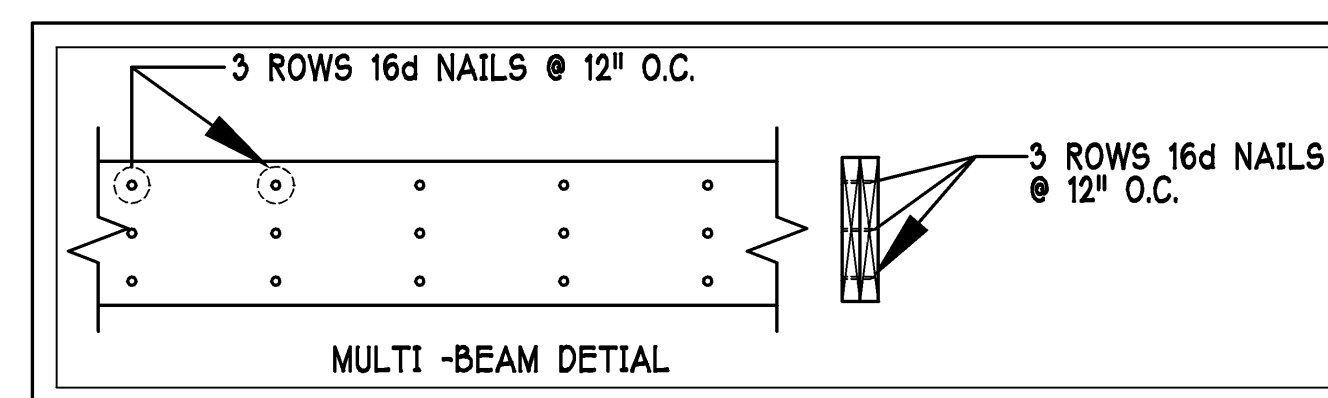
STRUCTURAL ANALYSIS USING GRAVITY LOADS HAS BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE.

CONCRETE:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318.
2. ALL CONCRETE SLABS ON GRADE SHALL BE THE THICKNESS INDICATED ON THE DRAWINGS, OVER MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER. SUCH SLABS SHALL BE REINFORCED WITH 6" X 6" #10/10 WELDED WIRE FABRIC LAPPED 8" AT EDGES AND ENDS. OR OPTIONAL FIBER MESH AT CONTRACTOR DISCRETION.
3. FILL UNDER CONCRETE SHALL BE CLEAN SAND OR ROCK AND FREE OF DEBRIS AND OTHER DELETERIOUS METAL FILL SHALL BE COMPACTED TO A DENSITY (ASTM D1557).
4. FOOTINGS SHALL BEAR UPON UNDISTURBED TREATED SOIL OR UPON SOIL COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557; FOR A DEPTH OF AT LEAST THREE (3) FEET BELOW THE BOTTOM OF THE FOOTINGS).

WOOD FRAMING:

1. ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER ATTIC AND TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
2. ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE UNLESS NOTED OTHERWISE.
3. UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE USED:
 - A. STRUCTURAL LIGHT FRAMING SIZE 2" TO 4" THICK X 2' TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
 - B. STUDS SIZE 2" TO 4" THICK X 2" X 4" THICK X 2" TO 6" WIDE; NO. 2 DENSE OR BETTER.
 - C. STRUCTURAL JOIST AND PLANKS SIZE 2" TO 4" THICK X 5" TO 8" WIDE; NO. 2 OR BETTER; 9" TO 12" WIDE; NO. 1 OR BETTER.
 - D. LIGHT FRAMING SIZE 2" TO 4" THICK X 3" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
4. PLYWOOD SHEATHING SHALL BE APA STRUCTURAL 1, GROUP 1 SIZED SPAN RATING AS SHOWN ON THE DRAWINGS. NAIL WITH 8D NAILS (FULL HEAD NAILS ONLY) AT 4" O.C. ALONG PANEL EDGE AND 8" O.C. AT INTERMEDIATE SUPPORTS.
5. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.
6. CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES AS SHOWN ON THE DRAWINGS AND AS NECESSARY AND SUITED FOR EACH APPLICATION. FASTENING SUBJECT TO MOISTURE SHALL BE HOT DIP GALVANIZED TO ASTM A-153-80, OR STAINLESS STEEL.
7. ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
8. SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
9. PREFABRICATED STRUCTURAL TRUSSES SHALL COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATE WOOD TRUSSES AND ATTIC 100.
10. ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER'S STATE OF FLORIDA REGISTERED ENGINEER.
11. CONTRACTOR SHALL CORRELATE WITH TRUSS MANUFACTURER TO ENSURE THAT ADEQUATE BEARING IS PROVIDED END REACTIONS OF ALL GIRDER TRUSSES.
12. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR AND DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS, MATERIALS AND CONDITIONS.
13. AT VOLUME CEILING CONDITIONS, ALIGN TRUSSES TO PROVIDE A SMOOTH AND UNBROKEN INTERIOR WALL SURFACE FROM FLOOR TO CEILING.
14. BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI BWY-76.
15. MICRO-LAMS (OR EQUAL PARALAMS, LVL'S, EXC.) SHALL BE USED WHERE SPECIFIED ON ENGINEERED PLANS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANY EDGES OR ENDS EXPOSED TO THE WEATHER SHALL BE PROTECTED BY THE INSTALLATION OF 26 GA, MIN, GALVANIZED STEEL FLASHING.
16. SPLICES IN MULTI-BOARD CONTINUOUS BEAMS SHALL BE ALLOWED FOR ONE BOARD ONLY PER SPAN AND ONLY AT THE QUARTER POINT OF THE SPAN, UNLESS SHOWN OTHERWISE.



ROOF REQUIRES 8D NAILS @ MIN. 4" O.C. ON ALL BUTT JOINTS AND 8D NAILS @ MIN. 8" O.C. IN THE FIELD OR EQUIVALENT. FIRST 2 ROWS OF PLYWOOD TO BE GLUED

(15/32 EXPOSURE 1 C-D PLYWD. SHEATHING GRADE OR BETTER.)

METAL TO COMPLY W/ SECTION R 905.3 OF FLORIDA BUILDING CODE-2004 RES

METAL ROOF ON 30# FELT OVER 1/2" 4 PLY PLYWD. W/ METAL 1/4" CLIPS. (15/32 EXPOSURE 1 C-D PLYWD. SHEATHING GRADE OR BETTER.)

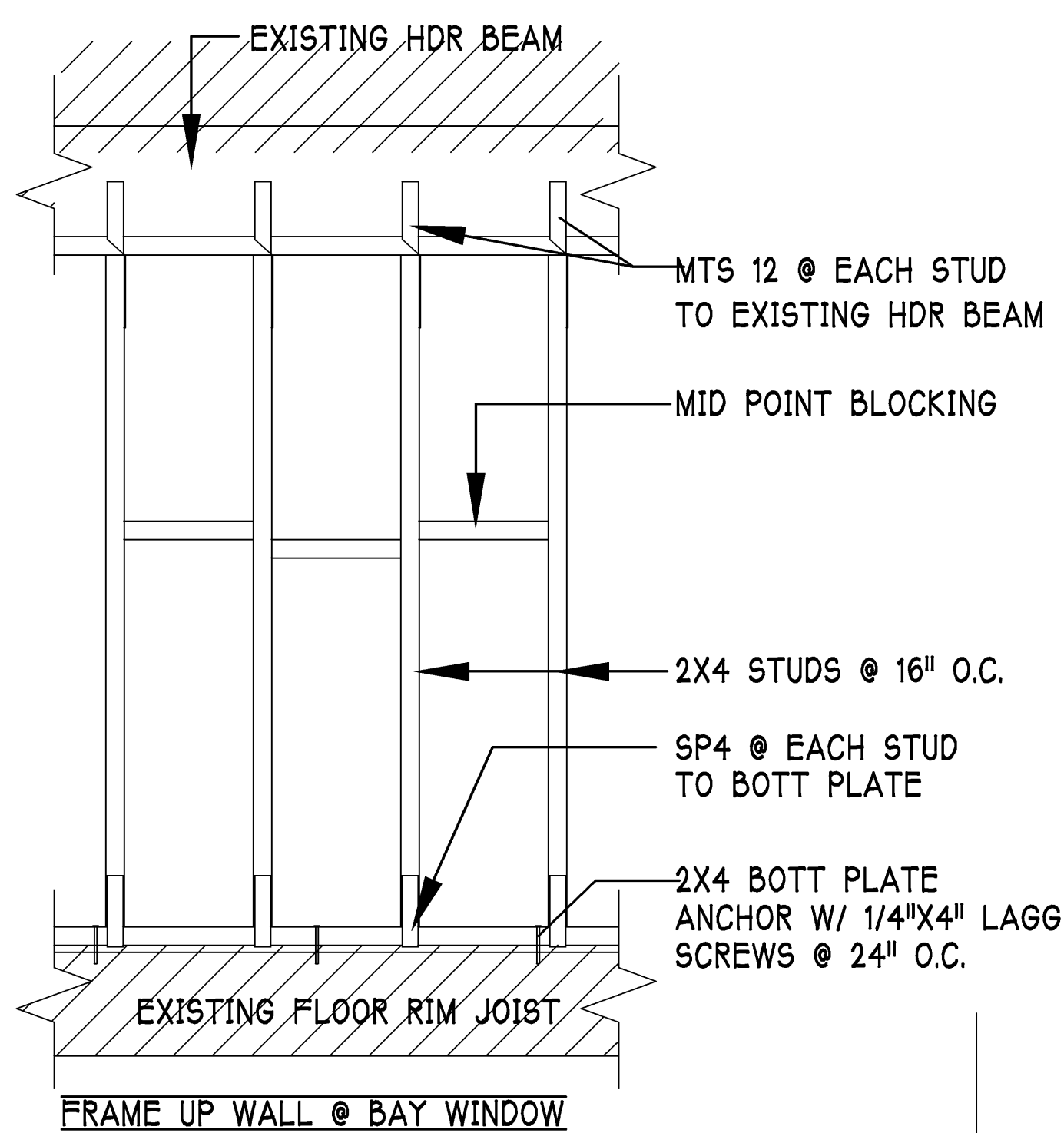
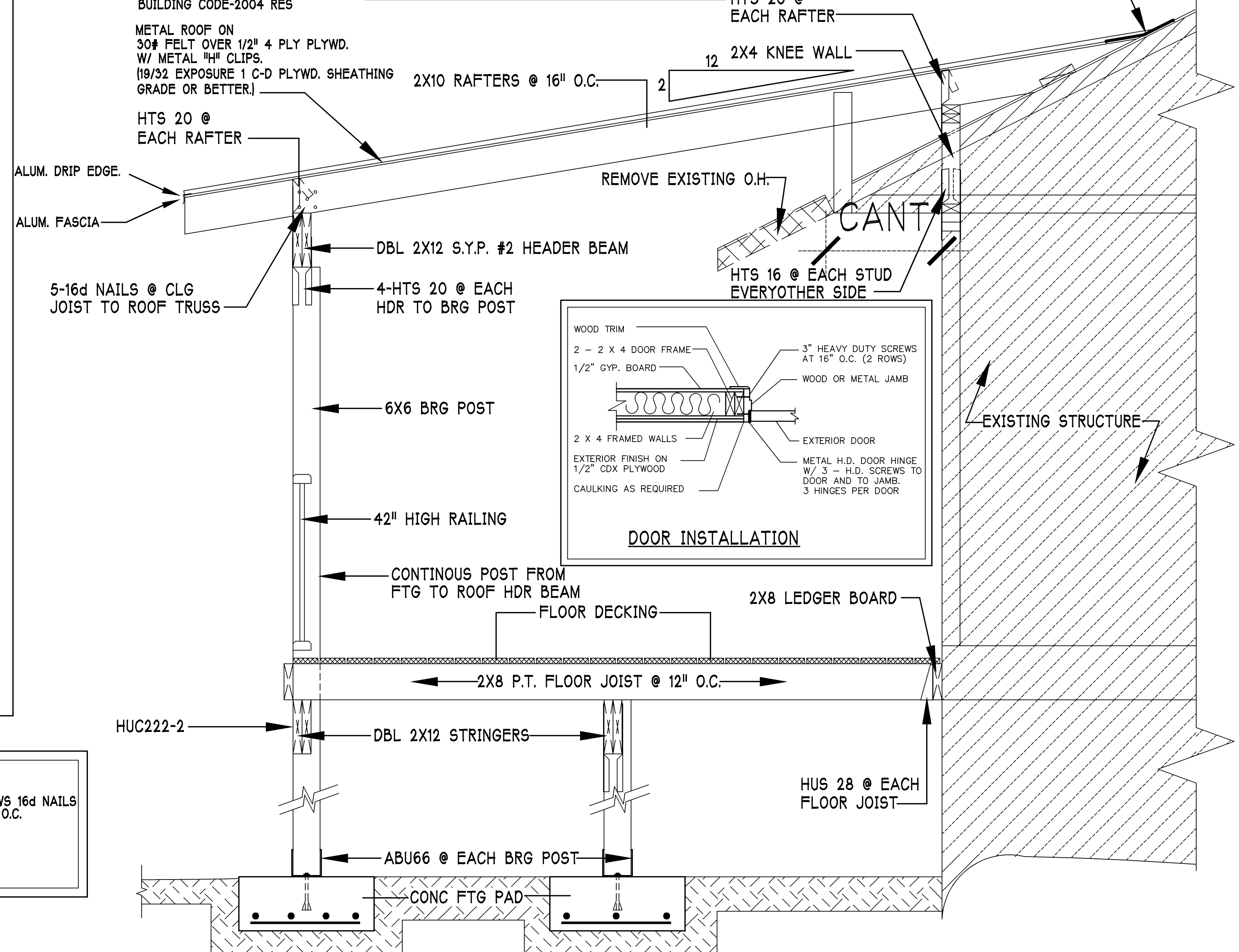
HTS 20 @ EACH RAFTER

ALUM. DRIP EDGE

ALUM. FASCIA

5-16d NAILS @ CLG JOIST TO ROOF TRUSS

ROOF ASSEMBLY REQUIREMENTS



Gulf Coast Drafting & Design
Phone (239) 540-1822
Fax (239) 540-7759

JOB #: _____
LOT: _____
BLOCK: _____
CITY: _____
ADDR: _____

MODEL: CUSTOM
RESIDENCE FOR: _____

DATE: 4-3-09
DRAWN BY: JWC
CHECKED BY: _____
REVISED: _____
PLAN: SECTION
SCALE: 1/4"=1'-0"
SHEET#