

PROJECT ADDRESS:

RESIDENCE-1

RESIDENCE-1

E

CODE ANALYSIS	
APPLICABLE CODES:	
FLORIDA BUILDING CODE, 8TH EDITION (2023) - COMMERCIAL FLORIDA BUILDING CODE, 8TH EDITION (2023) - EXISTING BUILDINGS FLORIDA BUILDING CODE, 8TH EDITION (2023) - PLUMBING FLORIDA BUILDING CODE, 8TH EDITION (2023) - MECHANICAL FLORIDA BUILDING CODE, 8TH EDITION (2023) - ENERGY CONSERVATION FLORIDA FIRE PREVENTION CODE, 7TH EDITION (2020) NFPA 70 - 2020 NATIONAL ELECTRIC CODE	
PROJECT CODE SUMMARY:	
THE PROJECT IS A NEW RESIDENCE	
OCCUPANCY CLASSIFICATION: R-1 ZONING: RLD-60 ACRES: LAND USE: LDR FLOOD ZONE: NA BUILDING HEIGHT: +/- 19' TALL	
CONSTRUCTION TYPE: V-B STRUCTURAL RATINGS (FBC TABLE R302.1) STRUCTURAL FRAME: 0 HOUR BEARING WALLS EXTERIOR: 0 HOUR BEARING WALLS INTERIOR: 0 HOUR NON BEARING WALLS EXTERIOR: 0 HOUR NON BEARING WALLS INTERIOR: 0 HOUR FLOOR CONSTRUCTION: 0 HOUR ROOF CONSTRUCTION: 0 HOUR	
FIRE DISTRICT	
WITHIN FIRE DISTRICT: YES	
ADDITIONAL DRAWINGS:	
ANY REQUIRED MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS ARE BY OTHERS AND SHALL BE SUBMITTED SEPARATELY.	

SQUARE FOOTAGE NOTES	
AREA CALCULATIONS	S.F.
FIRST FLOOR HEATED	1561
TOTAL AREA	1561 S.F.

FBC 2023 NOTES	
NOTES (COMPLY WITH FLORIDA BUILDING CODE 2023)	
1	FBC-R302.5.1: ANY DOOR BETWEEN THE DWELLING AND THE GARAGE IS TO BE EITHER A 1 3/8" MIN THICK SOLID WOOD OR HONEYCOMB CORE STEEL OR THE DOOR IS TO HAVE A 20 MIN. FIRE RATING
2	FBC-R302.5.2: DUCTS IN GARAGE SHALL BE MIN 26 GA SHEET STEEL WITH NO OPENINGS INTO THE GARAGE PERMITTED
3	FBC-R302.6: GARAGE SHALL BE SEPARATED FROM RESIDENCE AND ITS ATTIC WITH 1/2" MIN GYPSUM BOARD APPLIED TO GARAGE SIDE. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ROOMS ABOVE WITH 5/8" MIN TYPE X GYPSUM WALL BOARD. WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, ANY STRUCTURE SUPPORTING THE ASSEMBLY SHALL BE PROTECTED WITH MIN 1/2" GYPSUM BOARD
4	FBC-R303.6.3: WHERE STUCCO IS APPLIED TO LATH OVER WOOD FRAME, A BOND BREAKER IS REQUIRED BETWEEN THE WATER RESISTIVE BARRIER AND THE STUCCO PER ONE OF THE FOLLOWING METHODS: 2 LAYERS OF APPROVED WATER RESISTIVE BARRIER MATERIAL, OR 1 LAYER OF APPROVED WATER RESISTIVE BARRIER OVER AN APPROVED PLASTIC HOUSE WRAP, OR OTHER METHOD IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
5	FBC-R, M1307.2: GROUND MECHANICAL UNITS SHALL BE ANCHORED IN ACCORDANCE WITH THIS SECTION.
6	FBC-R, M1305.11: MIN 4" CLEARANCE AROUND ALL SIDES OF MECHANICAL EQUIPMENT AND COMPONENTS, INCLUDING DUCT, WITH THE TOTAL WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12" WIDER THAN THE FURNACE OR AIR HANDLER.

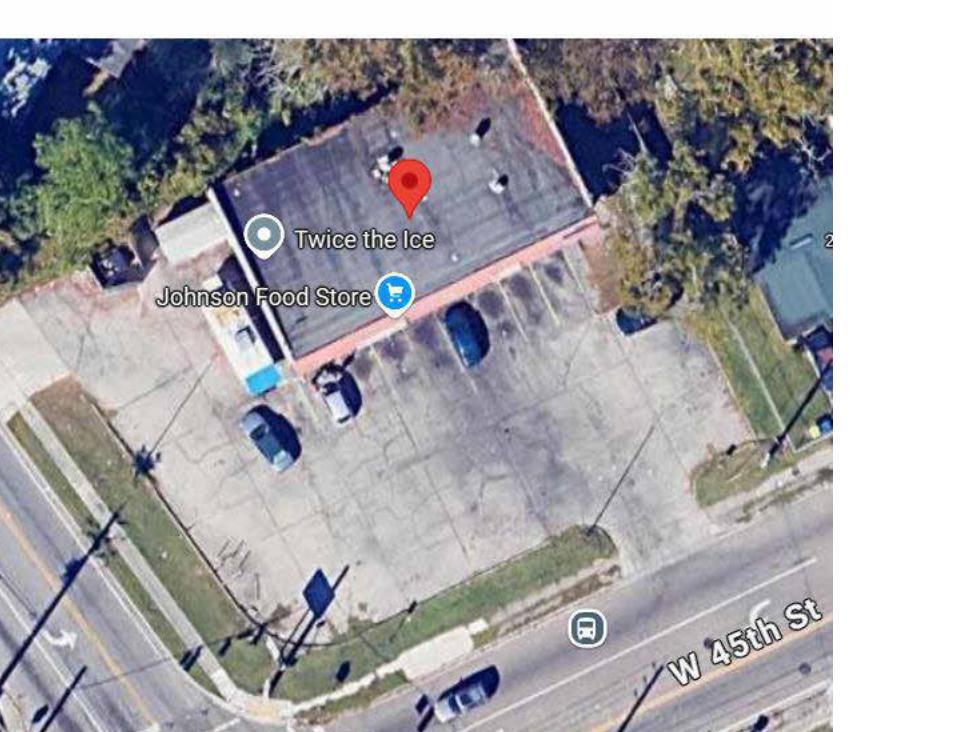
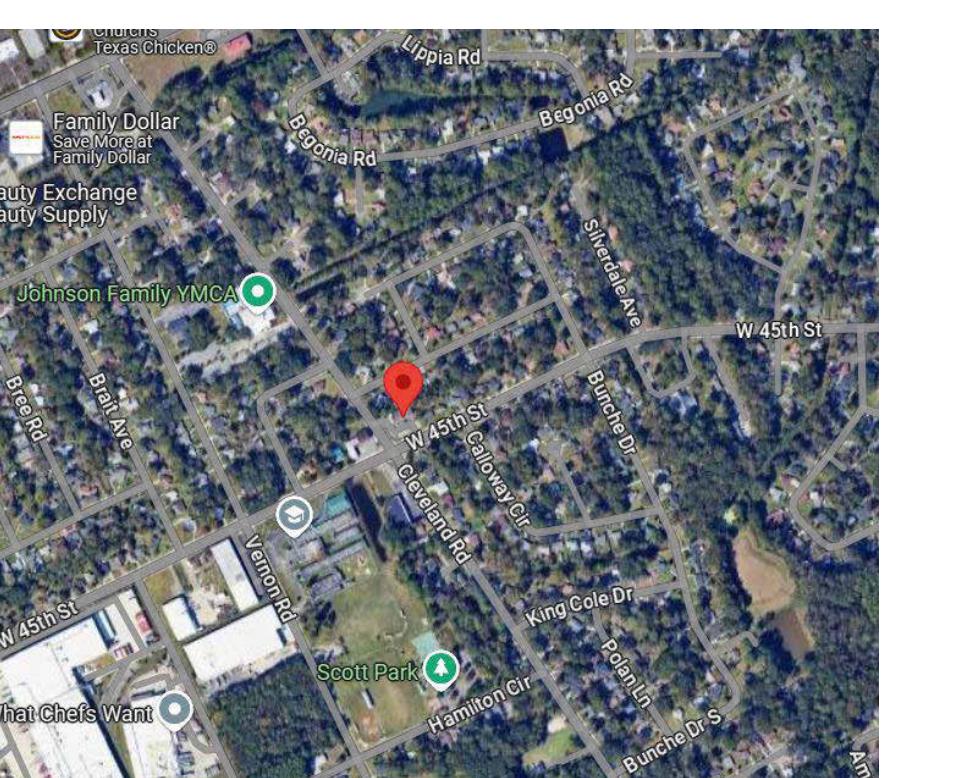
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ABBREVIATIONS

#	NUMBER	E	EGRESS	M.B.	MASTER BATH	SF/SQ.FT.	SQUARE FEET
&	AND	E.E.	EACH END	MAX.	MAXIMUM	SGL	SINGLE
=	EQUAL	E.W.	EACH WAY	M.C.	MEDICINE CABINET	SHT.	SHEET
A/C	AIR CONDITIONING	EL.	ELEVATION	MFR.	MANUFACTURER	SH.	SHELF
ABV	ABOVE	ELEC.	ELECTRICAL	MIL.	MILLIMETER	SHWR.	SHOWER
ADJ	ADJUSTABLE	ENCL.	ENCLOSURE	MIN.	MINIMUM	SL.	SLIDER
A.F.	ABOVE FLOOR	ENG.	ENGINEERED	MIRR.	MIRROR	SPECS.	SPECIFICATIONS
A.F.F.	ABOVE FINISHED FLOOR	EQUIP.	EQUIPMENT	MLDG.	MOLDING	S.P.F.	SPRUCE PINE FIR
AHU	AIR HANDLING UNIT	EXT.	EXTERIOR	M.P.H.	MILES PER HOUR	SPRNG PT.	SPRING POINT
ALT	ALTERNATE			M.T.	METAL THRESHOLD	STD.	STANDARD
ALUM	ALUMINUM	FIN.FLR.	FINISH FLOOR			STL.	STEEL
		FLR.	FLOOR	N.T.S.	NOT TO SCALE	STOR.	STORAGE
B.B.Q.	BARBECUE	FND.	FOUNDATION				
BD.	BOARD	F.P.	FIREPLACE	O.A.	OVERALL	T	TOP
B.F.F.	BELOW FINISHED FLOOR	FRT.	FRONT	O.C.	ON CENTER	T&G	TONGUE & GROOVE
BOTT.	BOTTOM	FTG.	FOOTING	O.H.	OVERHEAD	TEMP.	TEMPERED
BR.	BRICK	F.O.M.	FACE OF MASONRY	OPT.	OPTIONAL	THK.	THICK
BKFST.	BREAKFAST			OPNG.	OPENING	T.O.	TOP OF
		GAL	GALLON	OSB.	ORIENTED STRAND BOARD	T.O.B.	TOP OF BOND BEAM
CALC.	CALCULATIONS	GA.	GAUGE			TR.	TREAD
CONTROL JOINT		GD.	GARAGE DOOR	PED.	PEDESTAL SINK	TRAN.	TRANSOM
CENTER LINE		GFI.	GROUND FAULT INTERRUPTER	POLY	POLYVINYL	TYP.	TYPICAL
CEILING		GL.	GLASS	P.S.F.	POUNDS PER SQUARE FOOT	V.B.	VAPOR BARRIER
CONCRETE MASONRY UNIT		G.W.B.	GYPSOM WALL BOARD	P.S.I.	POUNDS PER SQUARE INCH	VERT	VERTICAL
CLEAN OUT				PSL	PARALLEL STRAND LUMBER	V.T.R.	VENT THROUGH ROOF
COLUMN		H	HIGH	P.R.	POWDER ROOM		
COMPRESSOR		HB.	HOSE BIBB	P.T.	PRESSURE TREATED		
CONCRETE		HD./HDR.	HEADER	PT.LD.	POINT LOAD	W	WIDE
CONT.	CONTINUOUS	HGT./HT.	HEIGHT	PWD.	POWDER	W/	WITH
		HORIZ.	HORIZONTAL	PLW.	PLYWOOD	W.C.	WATER CLOSET
DBL.	DOUBLE					WD.	WOOD
DR. & SH.	DOUBLE ROD & SHELF	INSUL.	INSULATION	R	RISER	WDW.	WINDOW
DECO.	DECORATIVE	INT.	INTERIOR	RA.	RETURN AIR	W.I.C.	WALK IN CLOSET
DET.	DETAIL	I.L.O.	IN LIEU OF	RAD.	RADIUS	WP GFI	WATERPROOF GFI
DIA.	DIAMETER			REF.	REFRIGERATOR	W.W.M.	WELDED WIRE MESH
DIM.	DIMENSION	KS	KNEE SPACE	REINF.	REINFORCING	W.W.F.	WELDED WIRE FABRIC
DN.	DOWN			RM.	ROOM		
DR.	DOOR	L	LONG	R.O.	ROUGH OPENING		
DS.	DOWNSPOUT	LAV.	LAVATORY	RQD.	REQUIRED		
D.S.S.	DENSE SELECT STRUCTURE	LDRY.	LAUNDRY	R & SH	ROD & SHELF	R.W.C.	RAIN WATER CHANNEL
DW.	DISHWASHER	LIN.	LINEN				
DWG.	DRAWING	LT.	LAUNDRY TUB				

LOCATION MAPS



SYMBOLS

	VIEW TITLE	VIEW CALLOUT		ROOM TAG
	ELEVATIONS			PARTITION TYPE
	INTERIOR			EXTERIOR
				DOOR TAG - SCHEDULE
				KEYNOTE
				WINDOW TYPE
				TOILET ROOM ACCESSORIES
				ELEVATION MARK
				ACCESIBLE TOILET STALL
				RECYCLING COLLECTION AREA
				PLAN NORTH
				NORTH ARROW
				CENTER LINE
				FLOOR TRANSITION
				ROOF SLOPE ARROW
				LEVEL LINE
				SPOT ELEVATION

G-001

NAME OF PROJECT:

ELITE STEEL HOMES
1401 CYPRESS DR
JACKSONVILLE, FL
32206

CLIENT NAME:
WILLIAM J. BRADDOCK
NO. AR98584

ARCHITECT:

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SEAL:

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KEY:

COVER

SHEET TITLE:

G-001

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<table border="1"> <tr> <td colspan="2">TERMITE SPECIFICATIONS:</td> </tr> <tr> <td colspan="2"> <p>SECTION R318 PROTECTION AGAINST TERMITES TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE. A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PWEEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES, TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".</p> <p>NOTES: METHOD OF TREATMENT SHALL BE APPROVED BY THE GOVERNING JURISDICTION "LIQUID BORATE OR BORA-CARE" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT.</p> <p>PRESSURE TREATMENT LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION.</p> <p>OPTIONAL BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 24" AFF</p> </td> </tr> <tr> <td colspan="2">STRUCTURAL NOTES:</td> </tr> <tr> <td colspan="2">CAST IN PLACE CONCRETE:</td> </tr> <tr> <td>1</td> <td colspan="2">CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI, AND A SLUMP OF 5".</td> </tr> <tr> <td>2</td> <td colspan="2">ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.</td> </tr> <tr> <td>3</td> <td colspan="2">WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6". FIBERMESH MAYBE SUBSTITUTED PER PLAN WHEN FIBERMESH IS USED ILO WWF, A DOUBLE LAYER OF WWF IS NOT REQUIRED AT THE EDGE OF THE SLAB.</td> </tr> <tr> <td>4</td> <td colspan="2">HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.</td> </tr> <tr> <td>5</td> <td colspan="2">HORIZONTAL FOOTING BARS SHALL BE BENT 25" AROUND CORNERS OR CORNER BARS WITH A 25" LAP SHALL BE PROVIDED.</td> </tr> <tr> <td>6</td> <td colspan="2">MINIMUM LAP SPLICES ON ALL REINFORCING BAR SPLICES SHALL BE 40 BAR DIAMETERS TYP.</td> </tr> <tr> <td>7</td> <td colspan="2">CONCRETE COVER MIN 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM.</td> </tr> <tr> <td>8</td> <td colspan="2">PROVIDE MIN. 6 MIL APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN 6" AND SEALED UNDER SLAB ON GRADE</td> </tr> <tr> <td>9</td> <td colspan="2">FOR SLAB ON GRADE, PROVIDE 4" CONCRETE SLAB WITH 6 X 6 X W1.4 X W1.4 WELDED WIRE MESH PLACED AT MID DEPTH ON 6 MIL VAPOR BARRIER ON 4" MIN TERTIETREATED COMPACTED FILL (FIBER MESH MY BE USED ILO WWM, WHEN FIBER MESH MEETS OR EXCEEDS SPECIFICATIONS SET FORTH IN THE FBCR 2010 R506.2.5)</td> </tr> <tr> <td>10</td> <td colspan="2">WHEN THREE OR MORE BARS ARE REQUIRED, THE BARS SHALL BE HELD IN PLACE AND ALIGNMENT BY TRANSVERSE BARS OR "CHAIRS" SPACED NOT MORE THAN FOUR FEET APART.</td> </tr> <tr> <td colspan="3">REINFORCING STEEL:</td> </tr> <tr> <td colspan="3">ALL REINFORCING STEEL SHALL BE NEW DEFORMED BARS FREE FROM RUST, SCALE & OIL & SHALL MEET ASTM A-615 REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRECAST CONCRETE PADS. TOP REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRINGERS. DOWELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN PLACE BY USING ADDITIONAL CROSS-REINFORCING TIED TO FOOTING REINFORCING SPLICES IN REINFORCING WHERE PERMITTED SHALL BE THE FOLLOWING MINIMUM, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.</td> </tr> <tr> <td colspan="3">FTGS, WALLS, COLUMNS, BEAMS, SLABS: 40 DIA. OR 25" MIN FILLED CELL & MASONRY REINFORCING: 48" DIA. OR 2-6" MIN TEMPERATURE REINFORCING: 20 DIA OR 1-0" MIN WELDED WIRE MESH: 8" LAP</td> </tr> <tr> <td colspan="3">MASONRY WALL CONSTRUCTION:</td> </tr> <tr> <td>1</td> <td colspan="2">HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90, WITH MINIMUM NET COMPRESSIVE STRENGTH OF 1900 PSI (FM = 1500PSI)</td> </tr> <tr> <td>2</td> <td colspan="2">MORTAR SHALL BE TYPE "S", CONFORMING TO ASTM C270.</td> </tr> <tr> <td>3</td> <td colspan="2">COURSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESIVE STRENGTH AT 28 DAYS OF 3000 PSI SLUMP 8" TO 11"</td> </tr> <tr> <td>4</td> <td colspan="2">VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.</td> </tr> <tr> <td>5</td> <td colspan="2">VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 192 BAR DIAMETERS. REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL TYPICAL UNLESS OTHERWISE NOTED.</td> </tr> <tr> <td>6</td> <td colspan="2">REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 48 BAR DIAMETERS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.</td> </tr> <tr> <td>7</td> <td colspan="2">GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM. PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW OF GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.</td> </tr> <tr> <td>8</td> <td colspan="2">PROVIDE 9 GAUGE GAVANIZED HORIZONTAL LADDER JOINT REINFORCING (DUR-O-WAL OR ENGINEER APPROVED SUBSTITUTION) AT ALTERNATE BLOCK COURSES. JOINT REINFORCEMENT SHALL BE CONTINUOUS AND SHALL LAP A MIN 8".</td> </tr> <tr> <td colspan="3">WOOD CONSTRUCTION:</td> </tr> <tr> <td>1</td> <td colspan="2">ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.</td> </tr> <tr> <td>2</td> <td colspan="2">ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC STRUCTURAL WOOD FRAMING MEMBERS, (I.E. BLOCKING OR GABLE END BRACING) SHALL BE SOUTHERN PINE, NUMBER 2 GRADE OR BETTER SHALL BE USED REGARDLESS OF SPECIES.</td> </tr> <tr> <td>3</td> <td colspan="2">ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA SHALL HAVE STUD PROTECTION SHIELDS. FOR ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES, TYP. UNO.</td> </tr> <tr> <td>4</td> <td colspan="2">MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND TO SELECT APPROPRIATE CONNECTORS THAT RESIST CORROSION. FOR EXAMPLE, ACQ-C, ACQ-D, CBA-A OR CBA-B REQUIRE HOT DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT.</td> </tr> <tr> <td colspan="3">STRUCTURAL STEEL:</td> </tr> <tr> <td colspan="3">ALL STRUCTURAL & MISCELLANEOUS STEEL A36 36,000PSI, U.N.O. TUBE STEEL: ASTM A500 GRADE B, Fy = 46,000 PSI PIPE STEEL: ASTM A53, TYPE E OR S, Fy = 35,000 PSI SHOT AND FIELD WELDS: E70XX ELECTRODES STRUCTURAL BOLTS: ASTM A325, BEARING TYPE CONNECTIONS STRUCTURAL BOLTS: ASTM A307 STRUCTURAL BOLTS: AST A307 FOR SECONDARY CONNECTIONS WHERE INDICATED, ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307 STEEL REINFORCEMENT SHOP DRAWINGS TO BE PROVIDED TO ARCHITECT OF RECORD BEFORE FABRICATION.</td> </tr> <tr> <td colspan="3">PROVIDE MINIMUM OF 3" DIAMETER SCHEDULE 40 ASTM A53 GRADE B STEEL COLUMNS PER R407.3</td> </tr> <tr> <td colspan="5">PRE-FABRICATED WOOD TRUSSES:</td> </tr> <tr> <td>1</td> <td colspan="4">BRIDGING AND BRACING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.</td> </tr> <tr> <td>2</td> <td colspan="4">TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE DESIGN LOADS.</td> </tr> <tr> <td>3</td> <td colspan="4">THE TRUSS LAYOUTS PROVIDED IN THIS PLAN ARE TO BE MATCHED EXACTLY BY THE TRUSS MANUFACTURER. IF THE LAYOUTS CANNOT BE MATCHED, THE TRUSS MANUF. IS TO IMMEDIATE THE BUILDING DESIGNER, FOR FURTHER INFORMATION.</td> </tr> <tr> <td>4</td> <td colspan="4">DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION.</td> </tr> <tr> <td>5</td> <td colspan="4">PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES. SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS, AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.</td> </tr> <tr> <td>6</td> <td colspan="4">THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS WORKING POINTS, BEARING POINTS AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.</td> </tr> <tr> <td>7</td> <td colspan="4">MATERIALS SHALL NOT BE STACKED OR LOADED ON TRUSSES WITHOUT PROPER SHORING TO PREVENT SAGGING OR OVERLOADING.</td> </tr> <tr> <td colspan="5">UPLIFT CONNECTORS:</td> </tr> <tr> <td>1</td> <td colspan="4">UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALLS WOULD NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE CONSULT THE TRUSS ENGINEERING FOR THE LOCATION OF THESE WALLS.</td> </tr> <tr> <td>2</td> <td colspan="4">UNLESS NOTED OTHERWISE, ALL UPLIFT CONNECTORS SHALL BE ATTACHED PER THE CONNECTOR MANUFACTURER SPECIFICATIONS.</td> </tr> <tr> <td colspan="5">FIELD REPAIR NOTES:</td> </tr> <tr> <td>1</td> <td colspan="4">MISSING "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED W/ 12" DIAMETER, EPOXY ANCHORS WITH 6" EMBEDMENT. SIMPSON "SET" EPOXY ADHESIVE BINDER FOLLOWING ALL MANUFACTURERS RECOMMENDATIONS. SEE PLAN FOR EMBEDMENT DEPTH AT FLOOR STEPS.</td> </tr> <tr> <td>2</td> <td colspan="4">FOR MISSING VERT. DOWELS DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REAR, AND INSTALL A 36" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDMENT EPOXY (SIMPSON "SET", EPOXY), MIXED PER MANUFACTURERS INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO MANUFACTURERS SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.</td> </tr> <tr> <td>3</td> <td colspan="4">FOR MORTAR JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT (BAR DOES NOT HAVE TO BE CON. TO FOOTING).</td> </tr> <tr> <td>4</td> <td colspan="4">MISSING LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) SIMPSON MTSM16 TWIST STRAP W/(4) 1/4" X 2 1/4" TITENS TO MASONRY AND (7) -10D NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE 2) MTSM16 FOR UPLIFT LESS THAN 1720 LBS, NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW. IF GIRDER TRUSS CONNECTIONS ARE MISSING CONTACT ARCHITECT OF RECORD FOR SUBSTITUTIONS.</td> </tr> <tr> <td colspan="5">ROOFING:</td> </tr> <tr> <td colspan="5">ALL ROOFS SHALL BE ASPHALT SHINGLE TILE UNLESS MODIFIED BY PRODUCT APPROVAL SUBMITTAL</td> </tr> <tr> <td colspan="5">DOORS & WINDOWS:</td> </tr> <tr> <td>1</td> <td colspan="4">ALL BEDROOMS REQUIRE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 INCHES WIDTH, 24 INCHES IN HEIGHT & 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" A.F.F. WINDOWS GREATER THAN 72" ABOVE FINISHED GRADE SHALL HAVE THE WINDOW SILL HEIGHT GREATER THAN 24" OR PROVIDE AN APPROVED FALL PREVENTION DEVICE PER R616.2</td> </tr> <tr> <td>2</td> <td colspan="4">THE OPERATING MECHANISMS FOR SINGLE HUNG WINDOWS SHALL BE AT OR NEAR THE SILL</td> </tr> <tr> <td>3</td> <td colspan="4">WINDOWS INDICATED WITH (E) OR (EGRESS) MUST BE MANUFACTURED TO CONFORM TO THE BUILDING CODE WITH RESPECT TO MIN. EMERGENCY EGGS REQUIREMENTS PER N.F.P.A. 101 CHAPTER 24.</td> </tr> <tr> <td>4</td> <td colspan="4">ALL GLASS WITHIN 24 INCHES OF ANY DOOR, SLIDING GLASS DOORS, ALL GLAZING AT TUB AND SHOWER ENCLOSURES AND WINDOWS LESS THAN 60" ABOVE STAIR LANDINGS OR TREADS SHALL BE TEMPERED SAFETY GLASS, SEE ADDITIONAL SAFETY GLAZING REQUIREMENTS PER 2010 FBCR R308.</td> </tr> <tr> <td>5</td> <td colspan="4">SINGLE SWING EXTERIOR DOORS CONNECTING GARAGE TO LIVING AREAS SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" INCHES (35 MM) THICK, OR 20 MINUTE FIRE RATED DOORS. WHERE MASONRY OPENINGS REQUIRE WOOD FRAMING TO FIT WINDOW OR DOOR SIZES, PRESSURE TREATED 2 X 8 STUDS MAY BE SECURED TO THE MASONRY WITH 1/4" DIAMETER X 3 1/2" TAPCON SCREWS, 6" FROM EACH END AND 12" C/C. 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PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW OF GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.		8	PROVIDE 9 GAUGE GAVANIZED HORIZONTAL LADDER JOINT REINFORCING (DUR-O-WAL OR ENGINEER APPROVED SUBSTITUTION) AT ALTERNATE BLOCK COURSES. JOINT REINFORCEMENT SHALL BE CONTINUOUS AND SHALL LAP A MIN 8".		WOOD CONSTRUCTION:			1	ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.		2	ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC STRUCTURAL WOOD FRAMING MEMBERS, (I.E. BLOCKING OR GABLE END BRACING) SHALL BE SOUTHERN PINE, NUMBER 2 GRADE OR BETTER SHALL BE USED REGARDLESS OF SPECIES.		3	ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA SHALL HAVE STUD PROTECTION SHIELDS. FOR ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES, TYP. UNO.		4	MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND TO SELECT APPROPRIATE CONNECTORS THAT RESIST CORROSION. FOR EXAMPLE, ACQ-C, ACQ-D, CBA-A OR CBA-B REQUIRE HOT DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT.		STRUCTURAL STEEL:			ALL STRUCTURAL & MISCELLANEOUS STEEL A36 36,000PSI, U.N.O. TUBE STEEL: ASTM A500 GRADE B, Fy = 46,000 PSI PIPE STEEL: ASTM A53, TYPE E OR S, Fy = 35,000 PSI SHOT AND FIELD WELDS: E70XX ELECTRODES STRUCTURAL BOLTS: ASTM A325, BEARING TYPE CONNECTIONS STRUCTURAL BOLTS: ASTM A307 STRUCTURAL BOLTS: AST A307 FOR SECONDARY CONNECTIONS WHERE INDICATED, ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307 STEEL REINFORCEMENT SHOP DRAWINGS TO BE PROVIDED TO ARCHITECT OF RECORD BEFORE FABRICATION.			PROVIDE MINIMUM OF 3" DIAMETER SCHEDULE 40 ASTM A53 GRADE B STEEL COLUMNS PER R407.3			PRE-FABRICATED WOOD TRUSSES:					1	BRIDGING AND BRACING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.				2	TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE DESIGN LOADS.				3	THE TRUSS LAYOUTS PROVIDED IN THIS PLAN ARE TO BE MATCHED EXACTLY BY THE TRUSS MANUFACTURER. IF THE LAYOUTS CANNOT BE MATCHED, THE TRUSS MANUF. IS TO IMMEDIATE THE BUILDING DESIGNER, FOR FURTHER INFORMATION.				4	DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION.				5	PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES. SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS, AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.				6	THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS WORKING POINTS, BEARING POINTS AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.				7	MATERIALS SHALL NOT BE STACKED OR LOADED ON TRUSSES WITHOUT PROPER SHORING TO PREVENT SAGGING OR OVERLOADING.				UPLIFT CONNECTORS:					1	UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALLS WOULD NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE CONSULT THE TRUSS ENGINEERING FOR THE LOCATION OF THESE WALLS.				2	UNLESS NOTED OTHERWISE, ALL UPLIFT CONNECTORS SHALL BE ATTACHED PER THE CONNECTOR MANUFACTURER SPECIFICATIONS.				FIELD REPAIR NOTES:					1	MISSING "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED W/ 12" DIAMETER, EPOXY ANCHORS WITH 6" EMBEDMENT. SIMPSON "SET" EPOXY ADHESIVE BINDER FOLLOWING ALL MANUFACTURERS RECOMMENDATIONS. SEE PLAN FOR EMBEDMENT DEPTH AT FLOOR STEPS.				2	FOR MISSING VERT. DOWELS DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REAR, AND INSTALL A 36" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDMENT EPOXY (SIMPSON "SET", EPOXY), MIXED PER MANUFACTURERS INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO MANUFACTURERS SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.				3	FOR MORTAR JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT (BAR DOES NOT HAVE TO BE CON. TO FOOTING).				4	MISSING LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) SIMPSON MTSM16 TWIST STRAP W/(4) 1/4" X 2 1/4" TITENS TO MASONRY AND (7) -10D NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE 2) MTSM16 FOR UPLIFT LESS THAN 1720 LBS, NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW. IF GIRDER TRUSS CONNECTIONS ARE MISSING CONTACT ARCHITECT OF RECORD FOR SUBSTITUTIONS.				ROOFING:					ALL ROOFS SHALL BE ASPHALT SHINGLE TILE UNLESS MODIFIED BY PRODUCT APPROVAL SUBMITTAL					DOORS & WINDOWS:					1	ALL BEDROOMS REQUIRE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 INCHES WIDTH, 24 INCHES IN HEIGHT & 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" A.F.F. WINDOWS GREATER THAN 72" ABOVE FINISHED GRADE SHALL HAVE THE WINDOW SILL HEIGHT GREATER THAN 24" OR PROVIDE AN APPROVED FALL PREVENTION DEVICE PER R616.2				2	THE OPERATING MECHANISMS FOR SINGLE HUNG WINDOWS SHALL BE AT OR NEAR THE SILL				3	WINDOWS INDICATED WITH (E) OR (EGRESS) MUST BE MANUFACTURED TO CONFORM TO THE BUILDING CODE WITH RESPECT TO MIN. 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7	GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM. PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW OF GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.																																																																																																																																																																																																																																																																					
8	PROVIDE 9 GAUGE GAVANIZED HORIZONTAL LADDER JOINT REINFORCING (DUR-O-WAL OR ENGINEER APPROVED SUBSTITUTION) AT ALTERNATE BLOCK COURSES. JOINT REINFORCEMENT SHALL BE CONTINUOUS AND SHALL LAP A MIN 8".																																																																																																																																																																																																																																																																					
WOOD CONSTRUCTION:																																																																																																																																																																																																																																																																						
1	ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.																																																																																																																																																																																																																																																																					
2	ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC STRUCTURAL WOOD FRAMING MEMBERS, (I.E. BLOCKING OR GABLE END BRACING) SHALL BE SOUTHERN PINE, NUMBER 2 GRADE OR BETTER SHALL BE USED REGARDLESS OF SPECIES.																																																																																																																																																																																																																																																																					
3	ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA SHALL HAVE STUD PROTECTION SHIELDS. FOR ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES, TYP. UNO.																																																																																																																																																																																																																																																																					
4	MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND TO SELECT APPROPRIATE CONNECTORS THAT RESIST CORROSION. FOR EXAMPLE, ACQ-C, ACQ-D, CBA-A OR CBA-B REQUIRE HOT DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT.																																																																																																																																																																																																																																																																					
STRUCTURAL STEEL:																																																																																																																																																																																																																																																																						
ALL STRUCTURAL & MISCELLANEOUS STEEL A36 36,000PSI, U.N.O. TUBE STEEL: ASTM A500 GRADE B, Fy = 46,000 PSI PIPE STEEL: ASTM A53, TYPE E OR S, Fy = 35,000 PSI SHOT AND FIELD WELDS: E70XX ELECTRODES STRUCTURAL BOLTS: ASTM A325, BEARING TYPE CONNECTIONS STRUCTURAL BOLTS: ASTM A307 STRUCTURAL BOLTS: AST A307 FOR SECONDARY CONNECTIONS WHERE INDICATED, ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307 STEEL REINFORCEMENT SHOP DRAWINGS TO BE PROVIDED TO ARCHITECT OF RECORD BEFORE FABRICATION.																																																																																																																																																																																																																																																																						
PROVIDE MINIMUM OF 3" DIAMETER SCHEDULE 40 ASTM A53 GRADE B STEEL COLUMNS PER R407.3																																																																																																																																																																																																																																																																						
PRE-FABRICATED WOOD TRUSSES:																																																																																																																																																																																																																																																																						
1	BRIDGING AND BRACING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.																																																																																																																																																																																																																																																																					
2	TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE DESIGN LOADS.																																																																																																																																																																																																																																																																					
3	THE TRUSS LAYOUTS PROVIDED IN THIS PLAN ARE TO BE MATCHED EXACTLY BY THE TRUSS MANUFACTURER. IF THE LAYOUTS CANNOT BE MATCHED, THE TRUSS MANUF. IS TO IMMEDIATE THE BUILDING DESIGNER, FOR FURTHER INFORMATION.																																																																																																																																																																																																																																																																					
4	DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION.																																																																																																																																																																																																																																																																					
5	PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES. SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS, AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.																																																																																																																																																																																																																																																																					
6	THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS WORKING POINTS, BEARING POINTS AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.																																																																																																																																																																																																																																																																					
7	MATERIALS SHALL NOT BE STACKED OR LOADED ON TRUSSES WITHOUT PROPER SHORING TO PREVENT SAGGING OR OVERLOADING.																																																																																																																																																																																																																																																																					
UPLIFT CONNECTORS:																																																																																																																																																																																																																																																																						
1	UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALLS WOULD NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE CONSULT THE TRUSS ENGINEERING FOR THE LOCATION OF THESE WALLS.																																																																																																																																																																																																																																																																					
2	UNLESS NOTED OTHERWISE, ALL UPLIFT CONNECTORS SHALL BE ATTACHED PER THE CONNECTOR MANUFACTURER SPECIFICATIONS.																																																																																																																																																																																																																																																																					
FIELD REPAIR NOTES:																																																																																																																																																																																																																																																																						
1	MISSING "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED W/ 12" DIAMETER, EPOXY ANCHORS WITH 6" EMBEDMENT. SIMPSON "SET" EPOXY ADHESIVE BINDER FOLLOWING ALL MANUFACTURERS RECOMMENDATIONS. SEE PLAN FOR EMBEDMENT DEPTH AT FLOOR STEPS.																																																																																																																																																																																																																																																																					
2	FOR MISSING VERT. DOWELS DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REAR, AND INSTALL A 36" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDMENT EPOXY (SIMPSON "SET", EPOXY), MIXED PER MANUFACTURERS INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO MANUFACTURERS SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.																																																																																																																																																																																																																																																																					
3	FOR MORTAR JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT (BAR DOES NOT HAVE TO BE CON. TO FOOTING).																																																																																																																																																																																																																																																																					
4	MISSING LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) SIMPSON MTSM16 TWIST STRAP W/(4) 1/4" X 2 1/4" TITENS TO MASONRY AND (7) -10D NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE 2) MTSM16 FOR UPLIFT LESS THAN 1720 LBS, NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW. IF GIRDER TRUSS CONNECTIONS ARE MISSING CONTACT ARCHITECT OF RECORD FOR SUBSTITUTIONS.																																																																																																																																																																																																																																																																					
ROOFING:																																																																																																																																																																																																																																																																						
ALL ROOFS SHALL BE ASPHALT SHINGLE TILE UNLESS MODIFIED BY PRODUCT APPROVAL SUBMITTAL																																																																																																																																																																																																																																																																						
DOORS & WINDOWS:																																																																																																																																																																																																																																																																						
1	ALL BEDROOMS REQUIRE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 INCHES WIDTH, 24 INCHES IN HEIGHT & 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" A.F.F. WINDOWS GREATER THAN 72" ABOVE FINISHED GRADE SHALL HAVE THE WINDOW SILL HEIGHT GREATER THAN 24" OR PROVIDE AN APPROVED FALL PREVENTION DEVICE PER R616.2																																																																																																																																																																																																																																																																					
2	THE OPERATING MECHANISMS FOR SINGLE HUNG WINDOWS SHALL BE AT OR NEAR THE SILL																																																																																																																																																																																																																																																																					
3	WINDOWS INDICATED WITH (E) OR (EGRESS) MUST BE MANUFACTURED TO CONFORM TO THE BUILDING CODE WITH RESPECT TO MIN. EMERGENCY EGGS REQUIREMENTS PER N.F.P.A. 101 CHAPTER 24.																																																																																																																																																																																																																																																																					
4	ALL GLASS WITHIN 24 INCHES OF ANY DOOR, SLIDING GLASS DOORS, ALL GLAZING AT TUB AND SHOWER ENCLOSURES AND WINDOWS LESS THAN 60" ABOVE STAIR LANDINGS OR TREADS SHALL BE TEMPERED SAFETY GLASS, SEE ADDITIONAL SAFETY GLAZING REQUIREMENTS PER 2010 FBCR R308.																																																																																																																																																																																																																																																																					
5	SINGLE SWING EXTERIOR DOORS CONNECTING GARAGE TO LIVING AREAS SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" INCHES (35 MM) THICK, OR 20 MINUTE FIRE RATED DOORS. WHERE MASONRY OPENINGS REQUIRE WOOD FRAMING TO FIT WINDOW OR DOOR SIZES, PRESSURE TREATED 2 X 8 STUDS MAY BE SECURED TO THE MASONRY WITH 1/4" DIAMETER X 3 1/2" TAPCON SCREWS, 6" FROM EACH END AND 12" C/C. ADDITIONAL FRAMING MEMBERS SHALL BE NAILED TO PRIOR STUD WITH (2) ROWS OF 10D NAILS AT 10" C/C.																																																																																																																																																																																																																																																																					
WIND BORNE DEBRIS REGION:																																																																																																																																																																																																																																																																						
EXTERIOR OPENINGS IN WIND DEBRIS REGIONS AS DEFINED BY THE FLORIDA BUILDING CODE SHALL BE PROTECTED WITH WINDOWS, DOORS OR SHUTTERS WHICH HAVE RECEIVED A MIAMI DADE OR FLORIDA PRODUCT APPROVAL NOTICE OF ACCEPTANCE (NOA). THE NOA SHALL DEFINE THE MINIMUM REQUIREMENTS FOR CODE COMPLIANCE. IN AN EVENT OF A CONFLICT BETWEEN THE APPROVED NOA AND THE CONSTRUCTION DOCUMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL PREVAIL AND THE ARCHITECT OF RECORD SHALL BE NOTIFIED.																																																																																																																																																																																																																																																																						
GYPSUM WALL BOARD:																																																																																																																																																																																																																																																																						
1	PROVIDE 1/2" NO SAG GYP BOARD ON ALL CEILINGS. PROVIDE 5/8" TYPE "X" GYP. BOARD ON ALL GARAGE CEILINGS WHERE HABITABLE SPACE EXISTS ABOVE. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NO LESS THAN 1/2" GYP. BOARD APPLIED TO THE GARAGE SIDE.																																																																																																																																																																																																																																																																					
2	HARDIE BACKER TO BE USED AT ALL SHOWER AND TUB LOCATIONS, UP TO 8' ABOVE FINISHED FLOOR.																																																																																																																																																																																																																																																																					
3	ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.																																																																																																																																																																																																																																																																					
NON BEARING INTERIOR PARTITIONS:																																																																																																																																																																																																																																																																						
ALL INTERIOR NON BEARING PARTITIONS SHALL BE 3 5/8" METAL STUDS 25 GA AT 16" O.C. MAX. SPACING WITH 1/2" MIN. GYPSUM DRYWALL EACH SIDE OR 2" X 4" STUD GRADE LUMBER OR BETTER AT 16" O/C WITH SINGLE TOP AND BOTTOM PLATE.																																																																																																																																																																																																																																																																						

A-001

NAME OF PROJECT: ELITE STEEL HOMES 1401 CYPRESS DR JACKSONVILLE, FL 32206

CLIENT NAME: WILLIAM J. BRADDOCK NO. AR98584

ARCHITECT: D

SEAL: C

KEY: B

SHEET TITLE: GENERAL NOTES

SHEET NUMBER: A

RESIDENCE-1

GLASS BLOCK:	
1	MORTAR TO HAVE COMPRESSIVE STRENGTH: TYPE S - 1800 PSI AT 20 DAYS
2	EXPANSION STRIPS TO BE PLACED PER MFG. SPECIFICATIONS
3	GLASS BLOCK SHALL BE INSTALLED AS SPECIFIED BY MANUFACTURERS SPECIFICATIONS.
BUILDING IDENTIFICATION:	
APPROVED NUMBERS OR ADDRESSES BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL BE A MINIMUM OF 4" TALL AND 1/2" THICK AND CONTRAST WITH THEIR BACKGROUND	
STUCCO:	
1	ALL EXTERIOR CEILINGS EXPOSED TO WIND FORCES SHALL BE 7/8" THREE COAT STUCCO FINISH OVER HIGH RIB PAPER BACK METAL LATH OR VINYL PANEL OVER STRUCTURAL PLYWOOD PANELS.
2	CONTRACTOR TO INSTALL STUCCO CONTROL JOINTS PER INDUSTRY STANDARDS.
OUTDOOR KITCHENS	
ALL CONSTRUCTION WITHIN 24" OF EXTERIOR GRILLS AND COOK TOPS SHALL BE NON COMBUSTIBLE. CMU, LIGHT GAUGE FRAMING OR OTHER MATERIAL DETERMINED AS NON COMBUSTIBLE BY THE FBC RESIDENTIAL SHALL BE USED IN THE CONSTRUCTION OF PRIVACY WALLS ABUTTING EXTERIOR GRILLS OR COOKTOPS.	
ANCHORAGE - METAL AND WIRE LATH:	
1	ALL METAL LATH SHALL BE LAPPED 1 INCH MINIMUM.
2	ALL ATTACHMENTS FOR SECURING METAL LATH, WIRE LATH AND WIRE FABRIC TO SUPPORTS SHALL BE PLACED NOT MORE THAN 6 INCHES APART, AND SIDE LAPS SHALL BE SECURED TO SUPPORTS AND BE TIED BETWEEN SUPPORTS AT NOT TO EXCEED 9 INCH INTERVALS
3	METAL AND WIRE LATH SHALL BE ATTACHED TO VERTICAL WOOD SUPPORTS WITH THE EQUIVALENT OF 4D GALVANIZED OR BLUE COMMON NAILS DRIVEN TO A PENETRATION OF AT LEAST 3/4" AND BENT OVER TO ENGAGE NOT LESS THAN THREE STRANDS OF LATH. METAL AND WIRE SHALL BE ATTACHED TO CEILING JOISTS OR OTHER HORIZONTAL WOOD SUPPORTS WITH THE EQUIVALENT OF NO. 11 GAUGE, BARBED, GALVANIZED OR BLUE NAILS 1 1/2" LONG HAVING A HEAD NOT LESS THAN 3/8" DIAMETER.
MIRRORS:	
MIRRORS SHALL BE ANCHORED TO STUDS WHEN IN EXCESS OF 9 S.F.	
H.V.A.C. NOTES:	
1	THESE PLANS ARE DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE: MECHANICAL, RESIDENTIAL, AND ENERGY CONSERVATION
2	MOUNT ALL THERMOSTATS AT +4'-0" ABOVE FLOOR
3	ALL INTERIOR & EXTERIOR MOUNTED H.V.A.C. EQUIPMENT SHALL BE SECURELY FASTENED IN PLACE WHERE SHOWN ON THE DRAWINGS AS REQUIRED BY THE LOCAL BUILDING CODES. THE H.V.A.C. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL THE ABOVE FOR APPROVAL.
ELECTRICAL NOTES:	
1	THE DRAWINGS ARE DIAGRAMMATIC & INDICATE THE GENERAL ARRANGEMENT OF THE ELECTRICAL WORK. ANY DISCREPANCIES ON THE DOCUMENTS SHALL BE CALLED TO THE ARCHITECT'S ATTENTION PRIOR TO THE COMMENCEMENT OF WORK. DO NOT SCALE ELECTRICAL DRAWINGS.
2	ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE & ALL CODES, REGULATIONS & RESTRICTIONS.
3	GROUND FAULT CIRCUIT PROTECTION: ALL 120V SINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED OUTDOORS, IN BATHROOMS & GARAGES SHALL HAVE GFI CIRCUIT BREAKERS OR RECEPTACLES.
4	SMOKE AND CARBON MONOXIDE DETECTOR SHALL BE HARD WIRED (110 VOLT TYPE) TO NON SWITCHABLE KITCHEN OR BATHROOM LIGHTING CIRCUIT AND SHALL NOT BE CONNECTED TO THE LOAD SIDE OF A GROUND FAULT CIRCUIT INTERRUPTER. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE PROVIDED W/ VISIBLE "POWER ON INDICATOR" AND A TEST BUTTON WITH BATTERY BACKUP SYSTEM. MULTIPLE DETECTORS MUST BE INTERCONNECTED.
5	ALL ELECTRICAL SWITCHES SHALL BE 48" A.F.F. UNLESS OTHERWISE NOTED AND A MIN. OF 6" FROM EDGE OF OPENINGS.
6	ALL WALL RECEPTACLES SHALL BE 12" A.F.F. UNLESS OTHERWISE NOTED.
7	CONTRACTOR SHALL VERIFY WITH THE LOCAL POWER COMPANY, THE LOCATION OF SERVICE AND SHALL LOCATE METER AND PANEL AS REQUIRED.
8	VERIFY ALL CONDUCTORS AND BREAKERS W/ EQUIPMENT MANUFACTURER SPECIFICATIONS.
9	ALL EXTERIOR OUTLETS ARE TO BE A MINIMUM OF 30" A.F.F.
10	IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, BATHROOM, GARAGE, BASEMENT, LAUNDRY AND OUTDOOR, ALL 125-BOLT, 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES. THERE ARE NO EXCEPTIONS.
PLUMBING NOTES:	
1	THESE PLANS ARE DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE: PLUMBING AND RESIDENTIAL.
2	ALL HODGE BIBS SHALL BE FURNISHED W/ BACK FLOW PREVENTERS AND BE MOUNTED 26" ABOVE GRADE.
3	DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
GENERAL NOTES:	
1	ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION ON THIS PROJECT.
2	CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DEVIATION FROM THE PLANS PRIOR TO CONSTRUCTION.
3	DRAWINGS SHALL NOT BE SCALED.
4	INSTALL SOFFITS PER FBCR R703.1.3 AND R616.
5	SEE ROOF SLOPE PLAN FOR STANDARD GUTTER LOCATIONS (AS REQUIRED).

ELITE STEEL HOMES
1401 CYPRESS DR
JACKSONVILLE, FL
32206

WILLIAM J. BRADDOCK
NO. AR98584

ARCHITECT:

SEAL:

KEY:

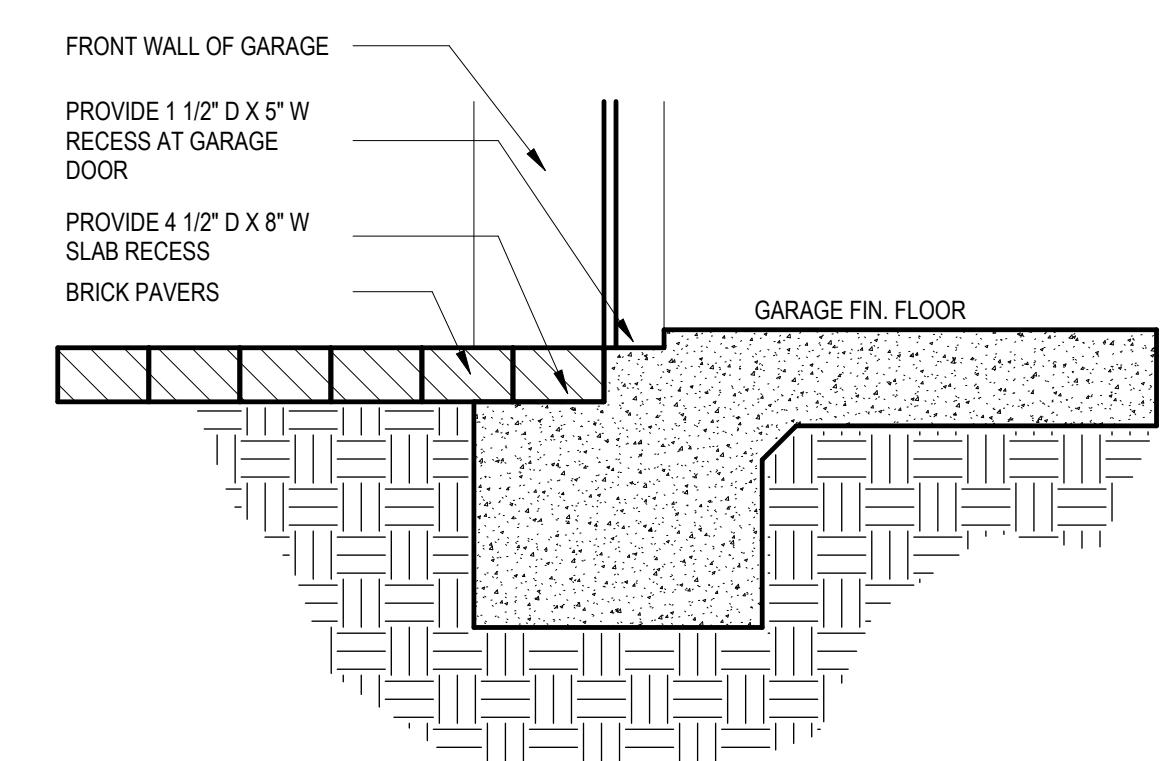
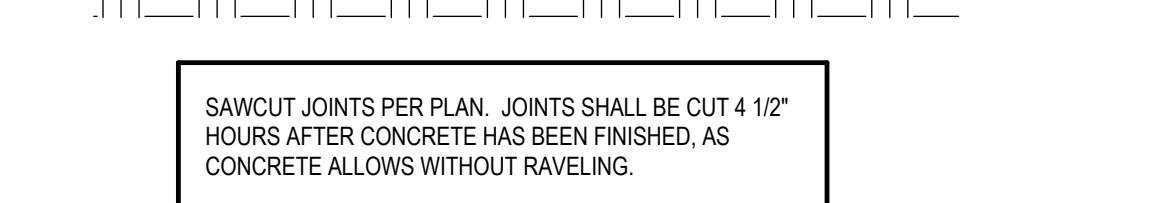
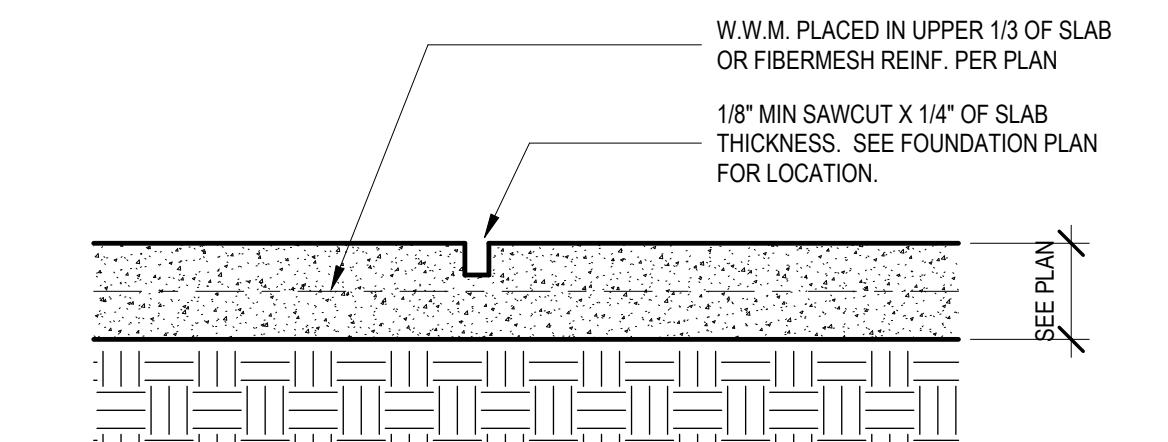
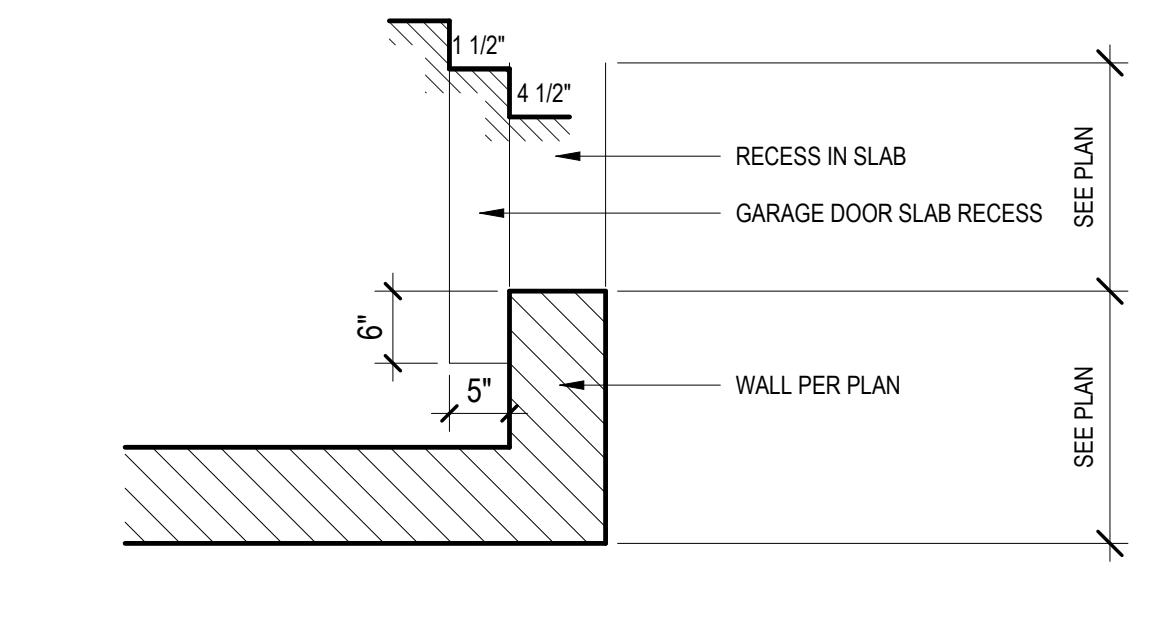
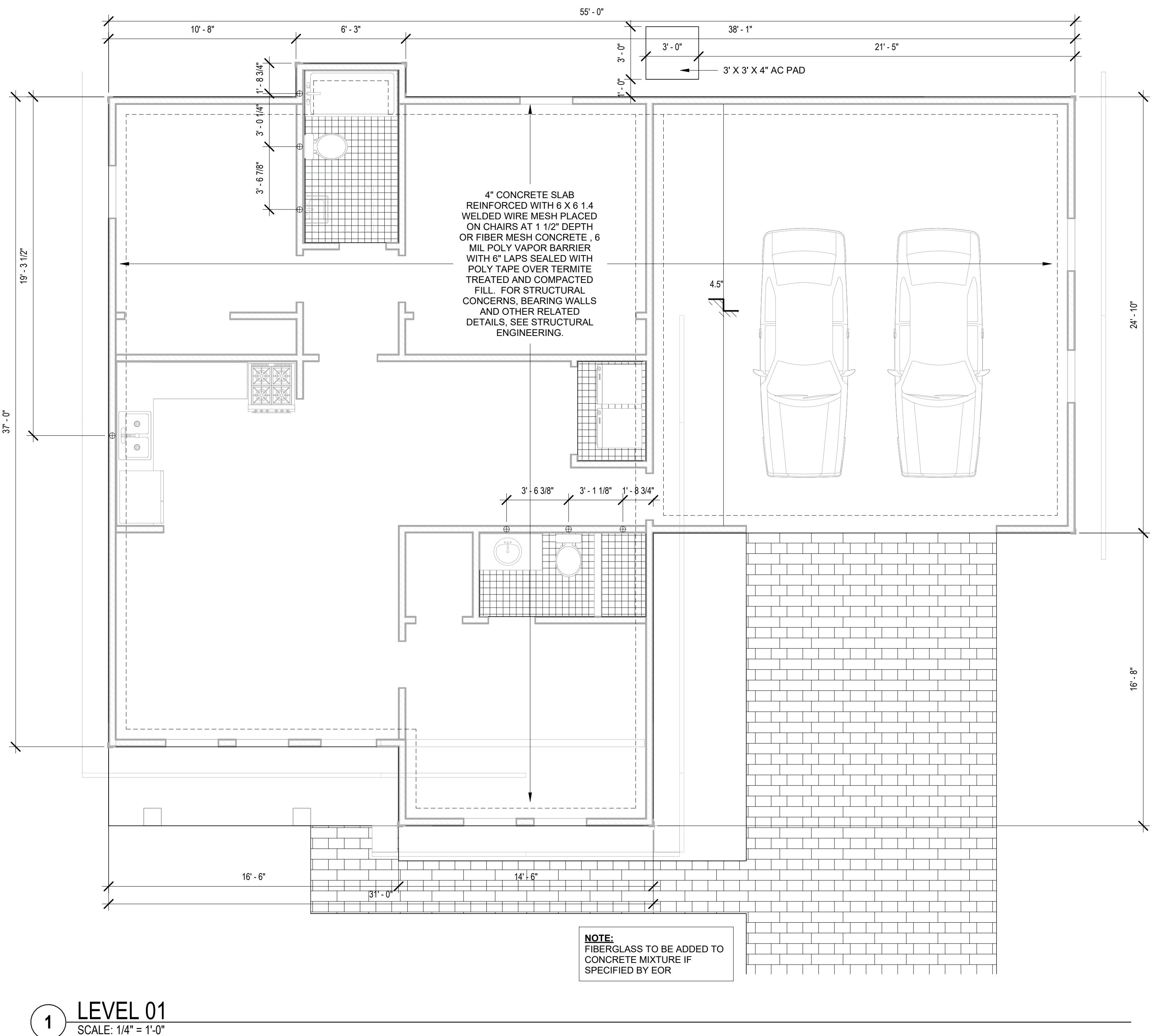
SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

A-002

RESIDENCE-1



2 GARAGE DOOR & SLAB DETAILS
SCALE: 3/4" = 1'-0"

NAME OF PROJECT:
ELITE STEEL HOMES
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32206

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WILLIAM J. BRADDOCK
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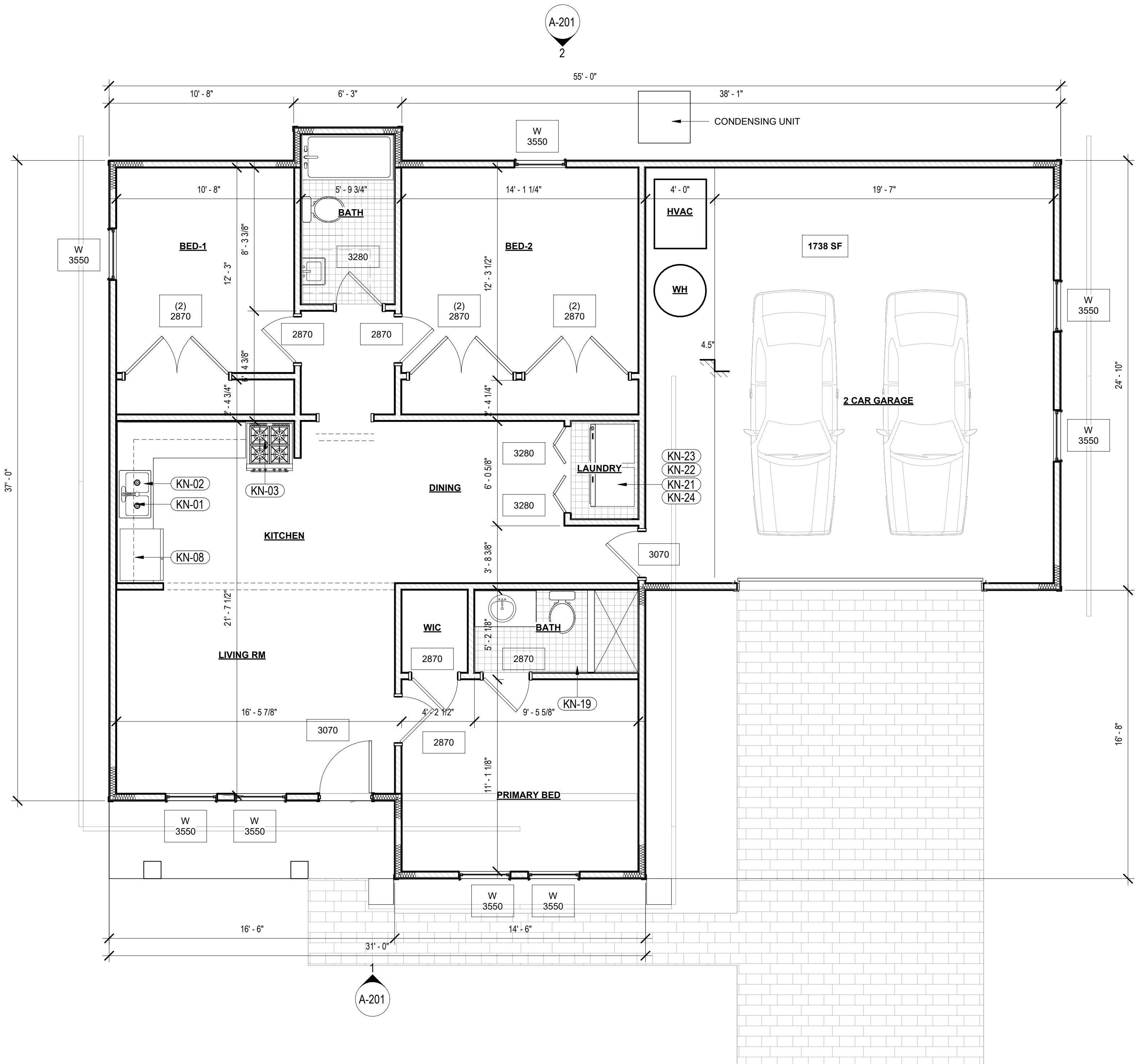
SHEET TITLE:

FOUNDATION PLAN

SHEET NUMBER:

A-100

RESIDENCE-1



PLAN NOTES

- REFER TO ENLARGED PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- ALL DOORS TO BE INSTALLED 4" FROM HINGE SIDE OF WALL - TYPICAL UNLESS NOTED OR DIMENSIONED OTHERWISE
- DIMENSIONS MARKED AS "CLEAR" DICTATES THE CLEAR DIMENSION FROM FINISH TO FINISH
- WHERE FIRE RATED PARTITIONS INTERSECT WITH LESSER RATED PARTITIONS OR NON-RATED PARTITIONS, THE HIGHER RATED PARTITION IS TO CONTINUE THROUGH THE INTERSECTION TO MAINTAIN THE HIGHER RATING
- FIRE EXTINGUISHERS SHALL BE PROVIDED AND LOCATED IN ACCORDANCE WITH NFPA 10. THE MAXIMUM TRAVEL DISTANCE TO THE NEAREST FIRE EXTINGUISHER FROM ANY POINT IN THE BUILDING SHALL NOT EXCEED 75 FEET.
- ALL DIMENSIONS SHOWN ARE TO FACE OF WALL (LEFT TO RIGHT, BOTTOM TO TOP) - TYPICAL UNLESS NOTED OTHERWISE

INSULATION SCHEDULE

LOCATION	TYPE	R-VALUE U.N.O.
CEILING @ LIVING AREA	FIBERGLASS	38
EXTERIOR WD. FRAME WALLS	FIBERGLASS	19
WALLS @ LIVING AREA	FIBERGLASS	11

LEGEND

	NEW WALLS: 5/8" GWB OVER 3 5/8" METAL STUDS OVER 5/8" GWB
	WET SPACE
	DOOR/WINDOW TAGS 36 = 3'-6" - WIDTH IN FEET/INCHES 50 = 5'-0" - HEIGHT IN FEET/INCHES

KEYNOTES

KN-01 SINK WITH GARBAGE DISPOSAL-VERIFY DIMENSIONS WITH MANUFACTURER SPECS
 KN-02 DISHWASHER-PROVIDE AIR GAP-VERIFY SPACING AND DIMENSIONS PER MANUFACTURER SPECS
 KN-03 SLIDE IN RANGE/OVEN COMBINATION W/BUILT IN NON VENTED HOOD W/LIGHT & FAN-VERIFY WITH MANUFACTURERS SPECS
 KN-08 UPPER CABINETS
 KN-19 TOWEL BAR-PROVIDE 2X SOLID BLKG IN WALL
 KN-21 PROVIDE WATER AND WASTE FOR WASHER
 KN-22 PLACE WASHER ALWAYS TO THE LEFT OF THE DRYER
 KN-23 RECESS WASHER CONTROL VALVES IN WALL
 KN-24 VENT DRYER TO OUTSIDE AIR

DOOR SCHEDULE1

NO.	TYPE	SIZE	HW GROUP	REMARKS
2870	SINGLE LEAF DOOR	2'-8" X 7'-0"	1	INTERIOR
3070	SINGLE LEAF DOOR	3'-0" X 7'-0"	1	EXTERIOR

WINDOW SCHEDULE1

NUMBER	TYPE	RO	ACTUAL	REMARKS
3020	FIXED	3'-0" X 2'-0"	2'-11 1/4" X 1'-11 1/4"	VINYL / LOW E / EGRESS
3050	SINGLE HUNG	3'-0" X 5'-0"	2'-11 1/4" X 4'-11 1/4"	VINYL / LOW E / EGRESS

HARDWARE GROUP

NOTE: PROVIDE LEVER TYPE COMMERCIAL (ANSI A 156.2, 1996, 400 SERIES, GRADE 1) GRADE HARDWARE (ANSI A117.1 COMPLIANT). OPERATING LEVER ON DOOR SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. PROVIDE SILENCERS AT ALL DOOR FRAMES.

HARDWARE GROUP 1:

FUNCTION	TYPE	FINISH
3 HINGES	CB179 4 1/2 X 4 1/2	US26D ST
1 PRIVACY SET	9K3-OL15DS3	626 BE
1 DOOR CLOSER	QDC111 R SN	689 SH
1 KICK PLATE	K0050 10" X 2" LDW B4E CSK	630 TR
1 WALL BUMPER	1270WV	630 TR

HARDWARE GROUP 2:

FUNCTION	TYPE	FINISH
3 HINGES	CB179 4 1/2 X 4 1/2	US26D ST
1 PASSAGE SET	9K3-OL15DS3	626 BE
1 DOOR CLOSER	QDC111 R SN	689 SH
1 KICK PLATE	K0050 10" X 2" LDW B4E CSK	630 TR
1 WALL BUMPER	1270WV	630 TR

A-101A

ELITE STEEL HOMES
1401 CYPRESS DR
JACKSONVILLE, FL
32206

CLIENT NAME:
WILLIAM J. BRADDOCK
NO. AR98584

ARCHITECT:

SEAL:

KEY:

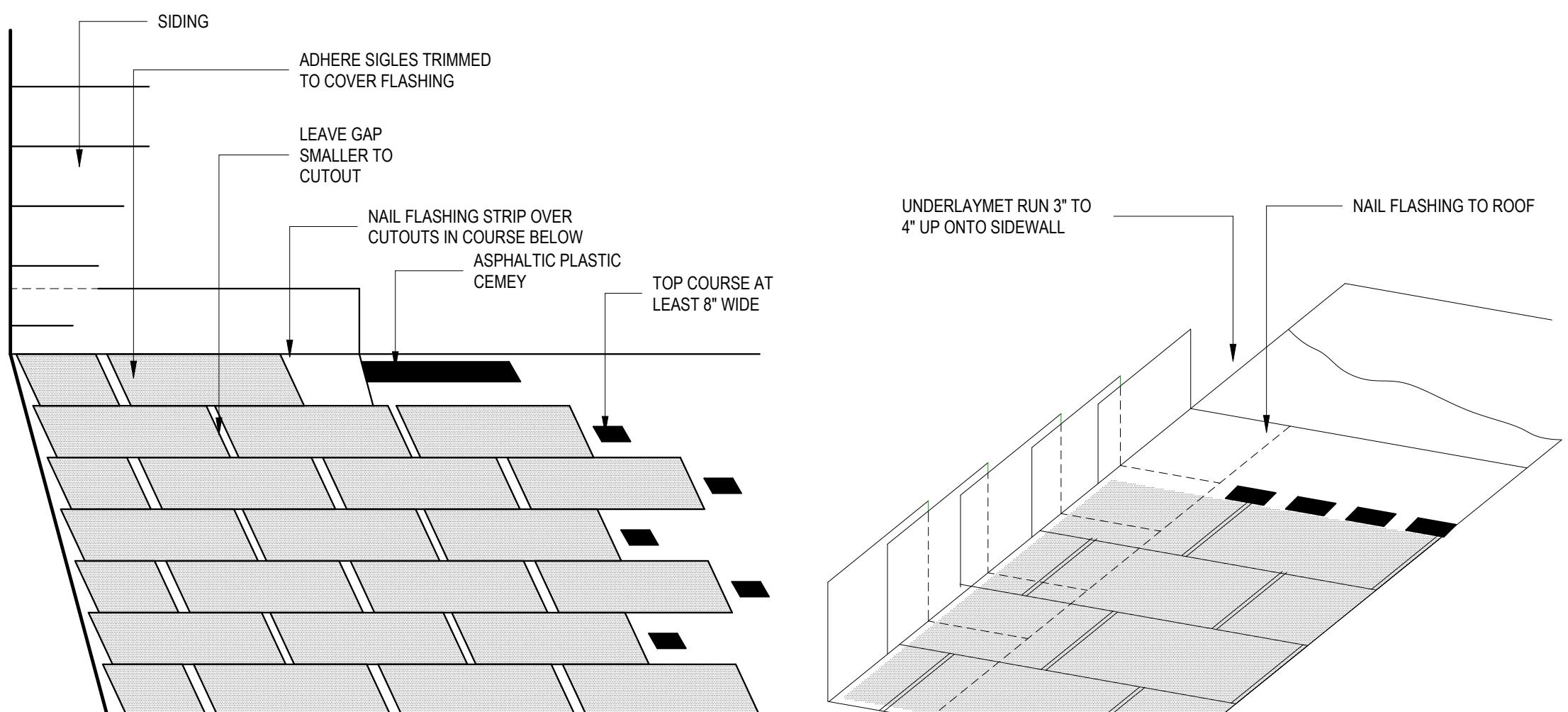
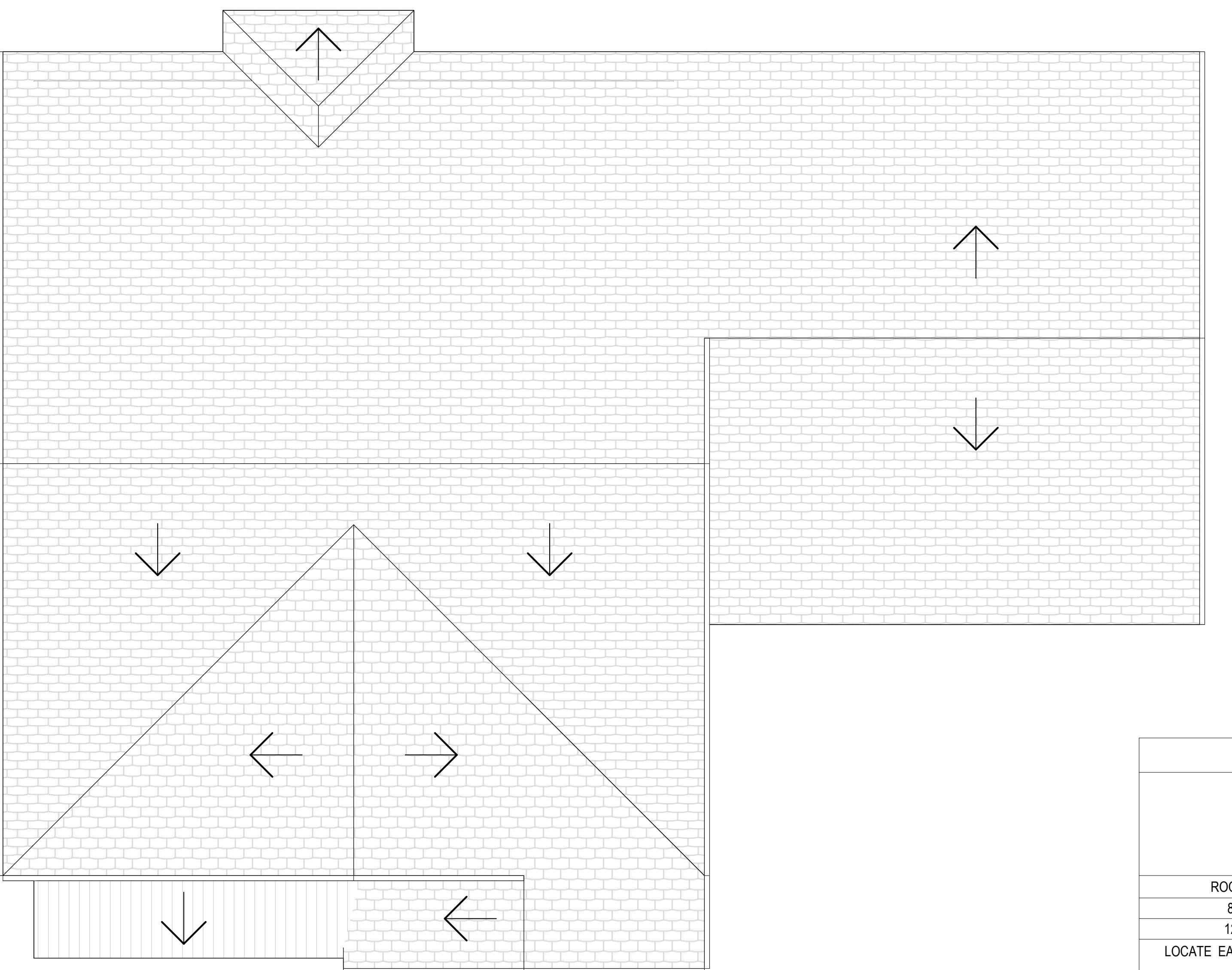
SHEET TITLE:

FLOOR PLANS

SHEET NUMBER:

1 2 3 4 5

RESIDENCE-1



NOTE:
PLAN SHINGLE LAYOUT SO THAT THE LAST COURSE IS AT LEAST 8" WIDE. INSTALL CONTINUOUS METAL FLASHING OVER THE LAST COURSE AND SET IN ASPHALT PLASTIC CEMENT. DO NOT NAIL THE STRP TO THE WALL. APPLY A ADDITIONAL ROW OF TRIMMED SHINGLES. SET N ASPHALT PLASTIC CEMENT.

3 ROOF FLASHING AXO DETAILS

SCALE: 1/2" = 1'-0"

ROOF PLAN NOTES

INDICATES ROOF SLOPE AND DIRECTION UNO

ROOF MATERIAL:	COMPOSITE SHINGLE
8" (INCHES)	TYPICAL ROOF OVERHANG AT RAKE, UNO
12" (INCHES)	TYPICAL ROOF OVERHANG AT EAVE, UNO

LOCATE EAVE/RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ OF VENTILATION PER 300 SQ IN OF ATTIC SPACE. PROVIDE THAT AT LEAST 40% & NO MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC (HIGH VENTING) UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3'-0" BELOW THE RIDGE MEASURED VERTICALLY WITH THE BALANCE BEING PROVIDED BY EQUVENTS, (LOW VENTING)

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED

ATTIC VENT CALCULATIONS-2

AREA 1: MAIN ROOF/COVERED PATIO

VENTILATION REQUIRED:

ATTIC AREA = 1696 SQ FT / 300 = 5.65 SQ FT

ATTIC AREA = 1696 SQ FT X 144 = 813 SQ IN

VENTILATION PROVIDED:

HIGH HIGH (2) OFF RIDGE VENTS

443 MIN - 554 MAX (4') @ 144 SQ IN IN EACH

EQUAL 288 SQ IN

HIGH (1) OFF RIDGE VENT

(6') @ 216 SQ IN IN EACH

EQUAL 216 SQ IN

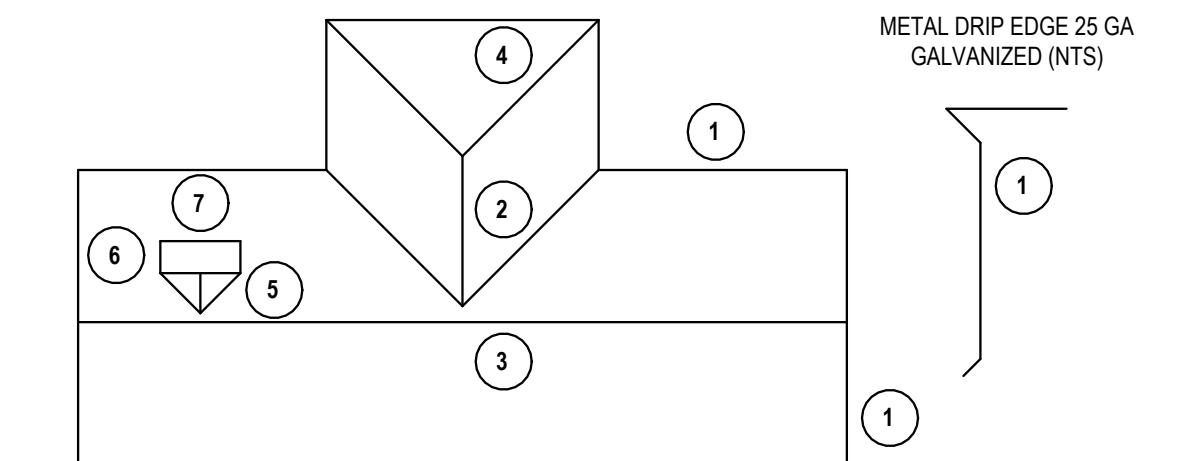
LOW LOW 604 SQ IN MIN SOFFIT/EAVE

604 SQ IN MIN VENTS EQUALLY SPACED...

TOTAL TOTAL 203 LF X 7 IN /LF = 1421

1108 SQ IN MIN TOTAL SQ IN = 1925

ROOF FLASHING



Drip Edge Flashing

Drip edge shall be provided at eaves and gables of shingled roofs, and overlapped a minimum of 2". Eave drip edges shall extend 1/4" below sheathing and extend back on the roof a minimum of 2". Drip edge shall be mechanically fastened a minimum of 12" O.C. Drip edges at eaves shall be permitted to be installed either over or under the underlayment. If installed over the underlayment, there shall be a minimum 2" width of roof cement installed over the drip edge flange.

For roof slopes from two units vertical in 12 units horizontal (7% percent slope), and less than four units vertical in 12 units horizontal (33 percent slope), underlayment shall comply with ASTM D 226, Type I or Type II or ASTM D 4869, Type II or Type IV or ASTM D 757 and shall be one layer applied in the following manner. Apply a 19-inch (483 mm) strip of underlayment felt parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eaves, apply 36 inch wide (914 mm) sheets of underlayment, overlapping successive sheets 19 inches (483 mm), and fastened with a 1 inch (25 mm) round plastic cap, metal cap, nails or nails and tin-tabs attached to a nailable deck with one row in the field of the sheet with a maximum fastener spacing of 12 inches (305 mm) O.C. and one row at the overlaps fastened 6 inches (152 mm) O.C. Synthetic underlayment shall be fastened in accordance with this section and the manufacturers recommendations.

For roof slopes of four units vertical in 12 units horizontal (33 percent slope) or greater, underlayment shall comply with ASTM D 226, Type II or ASTM D 4869, Type IV or ASTM D 757 and shall be one layer applied in the following manner. Underlayment shall be applied shingle fashion, parallel to and starting at the eaves, and fastened with a 1 inch (25 mm) round plastic cap, metal cap, nails or nails and tin-tabs attached to a nailable deck with two staggered rows in the field of the sheet with a maximum fastener spacing of 12 inches (305 mm) O.C. and one row at the overlaps fastened 6 inches (152 mm) O.C. Synthetic underlayment shall be fastened in accordance with this section and the manufacturers recommendations. End laps shall be offset by 6 feet (1829 mm). ...

Valley Flashing

Valley linings shall be installed in accordance with manufacturers installation instructions before applying shingles. Valley linings of the following types shall be permitted:

For open valleys (valley lining exposed) lined with metal, the valley lining shall be at least 24" wide and of any of the corrosion resistant metals in table R903.1

For open valleys, valley lining of two plies of mineral surface roll roofing, complying with ASTM 249, shall be permitted. The bottom layer shall be 18" and the top layer a minimum of 36" wide.

For closed valleys (valley covered with shingles), valley lining of one ply smooth roll roofing complying with ASTM D 224 Type II or Type III ad at least 36" wide or valley lining as described in items 1 and 2 above shall be permitted. Specialty underlayment complying with ATM D 1970 may be used in lieu of the lining material.

Ridge Flashing

The underlayment shall be installed in water shedding fashion. The last layer applied at the ridge shall be folded over the ridge and mechanically fastened, at 36" O.C. maximum to the opposing side of the roof. Repeat procedure for opposing side of roof. When completed there will be two layers of underlayment overlapping the ridge.

Hip Flashing

The underlayment shall be installed in water shedding fashion, at the hip line fold the underlayment over the hip and mechanically fasten, at 36" O.C. maximum to the opposing side of the roof. Repeat procedure for opposing side of roof. When completed there will be two layers of underlayment overlapping the hip.

Crickets and Saddles Flashing

A cricket or saddle shall be installed on the ridge side of any chimney greater than 30" wide. Cricket or saddle coverings shall be sheet metal or of the same material as the roof covering.

The ridge and valley flashing of crickets or saddles shall be the same as the ridge and valley flashing on the main roof.

Base and Counter Flashing

Base and counter flashing shall be installed in accordance with manufacturers installation instructions, or a continuous "L" flashing shall be set in approved flashing cement and set flush to base of wall and under the underlayment. Both horizontal and vertical flanges shall be 6" O.C. with approved dryers. All laps shall be a minimum of 4" fully sealed in approved flashing cement. Flashing shall start at the lower portion of the roof to ensure water shedding capabilities of all metal laps. The entire edge of the horizontal flange shall be sealed covering all nail penetrations with approved flashing cement and membrane. Shingles shall overlap the horizontal flange and shall be set in approved flashing cement.

Base flashing shall be of either corrosion resistant metal provided in section R905.2.8.1 or mineral surface roll roofing weighing a minimum of 77 pounds per 100 square feet. Counter flashing shall be corrosion resistant metal with a minimum thickness provided in table 903.1

Fiber Cement Siding Flashing

PANEL SIDING
Panels shall be installed with the long dimension parallel to framing. Vertical joints shall occur over framing members and shall be sealed with caulk or covered with battens. Horizontal joints shall be flashed with "Z-flashing" and blocked with solid wood framing.

HORIZONTAL LAP SIDING
Lap siding shall be lapped a minimum of 1 1/4" and shall have the ends sealed with caulk, covered with an H-section joint cover, or located over a strip of flashing. Lap siding courses may be installed with the fastener heads exposed or concealed, according to approved manufacturers installation instructions.

NAME OF PROJECT:

ELITE STEEL HOMES
1401 CYPRESS DR
JACKSONVILLE, FL
32206

CLIENT NAME:
WILLIAM J. BRADDOCK
NO. AR98584

ARCHITECT:

SEAL:

KEY:

SHEET TITLE:

ROOF PLAN

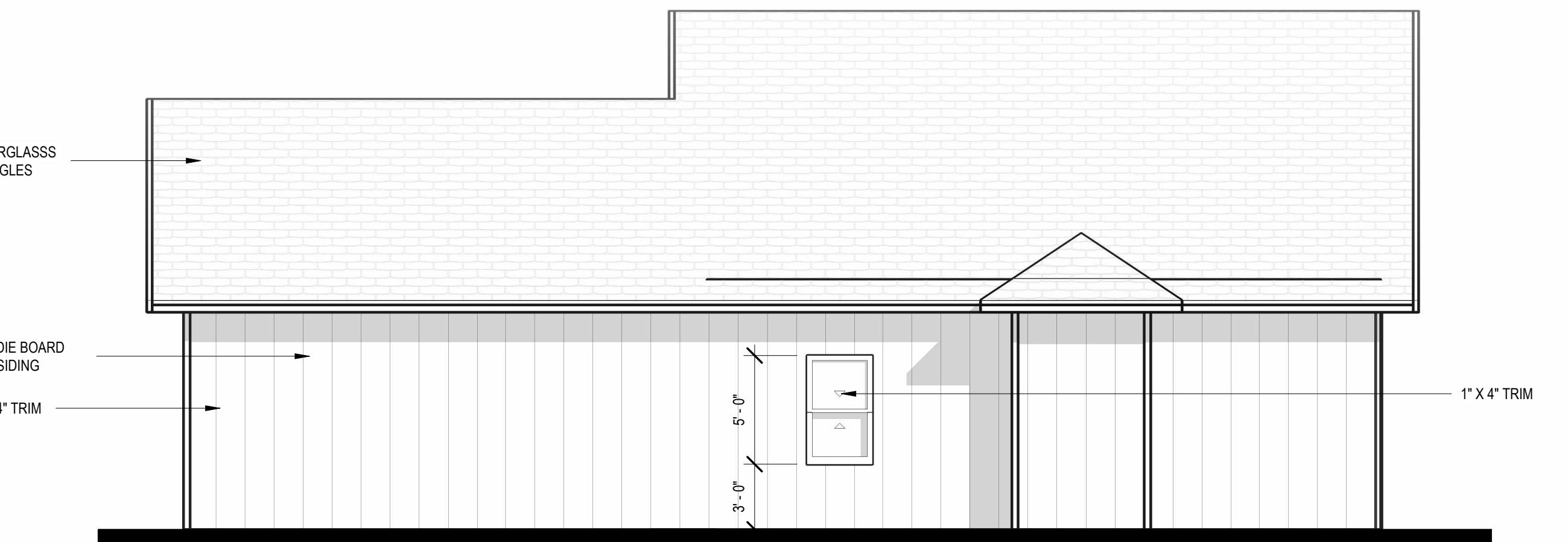
SHEET NUMBER:

A-102

RESIDENCE-1

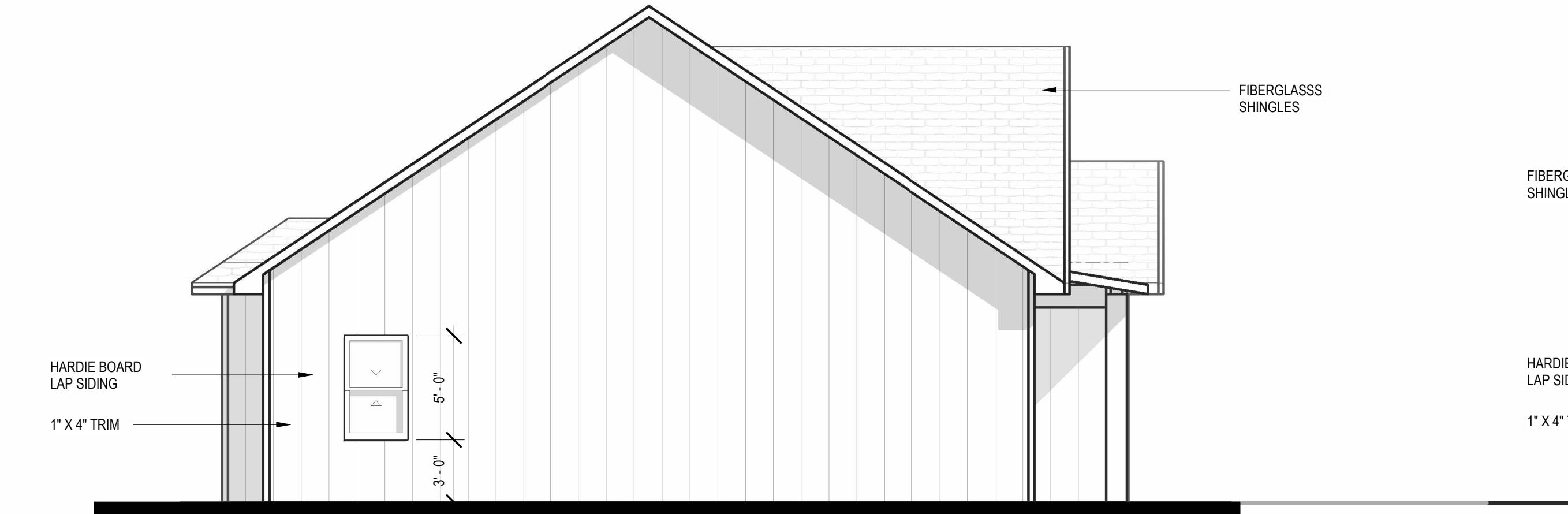
FRONT ELEVATION

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



REAR ELEVATION

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



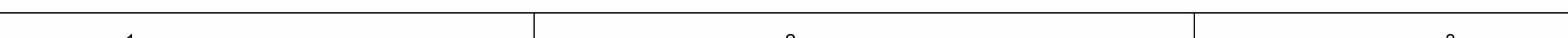
SIDE ELEVATION-1

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



SIDE ELEVATION-2

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



RESIDENCE-1

NAME OF PROJECT:

ELITE STEEL HOMES
1401 CYPRESS DR
JACKSONVILLE, FL
32206

CLIENT NAME:
WILLIAM J. BRADDOCK
NO. AR98584

ARCHITECT:

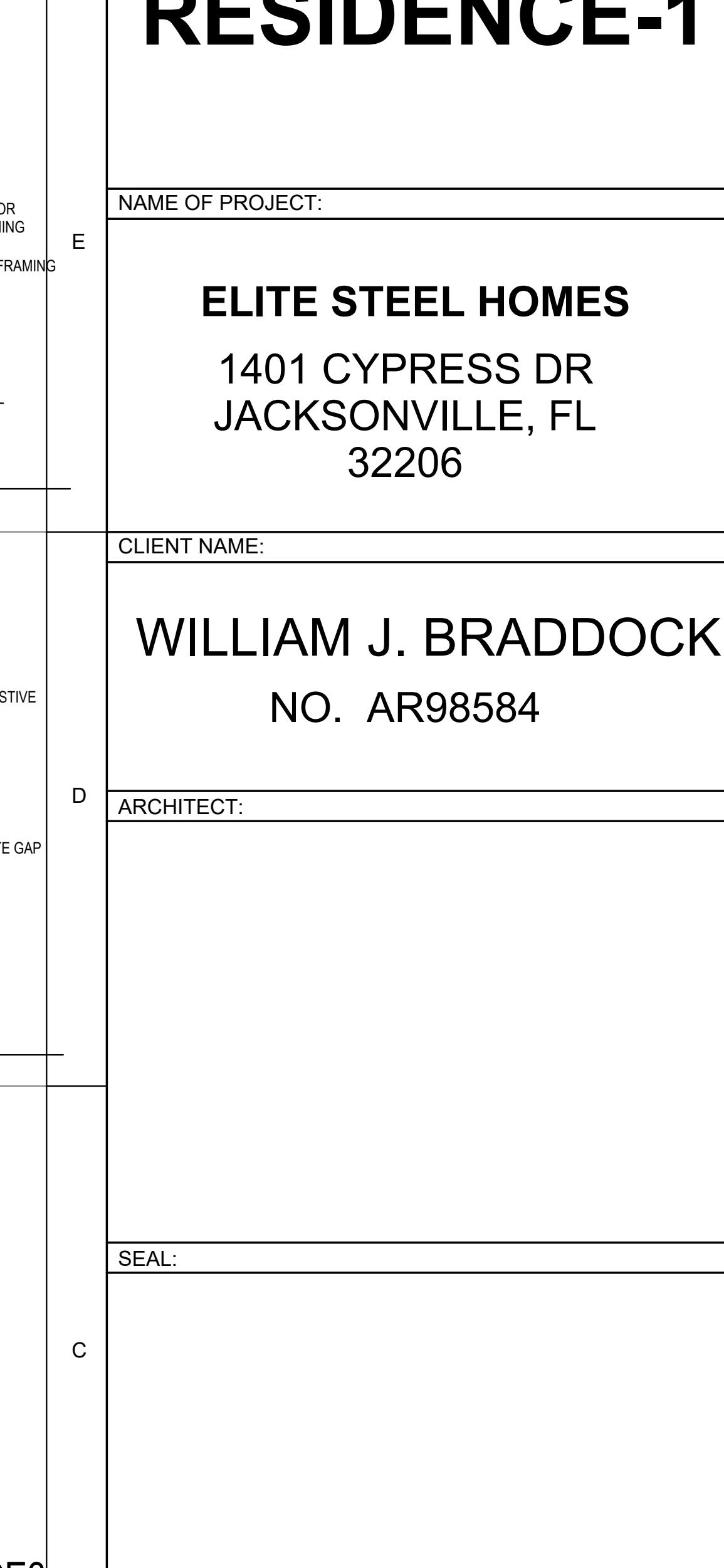
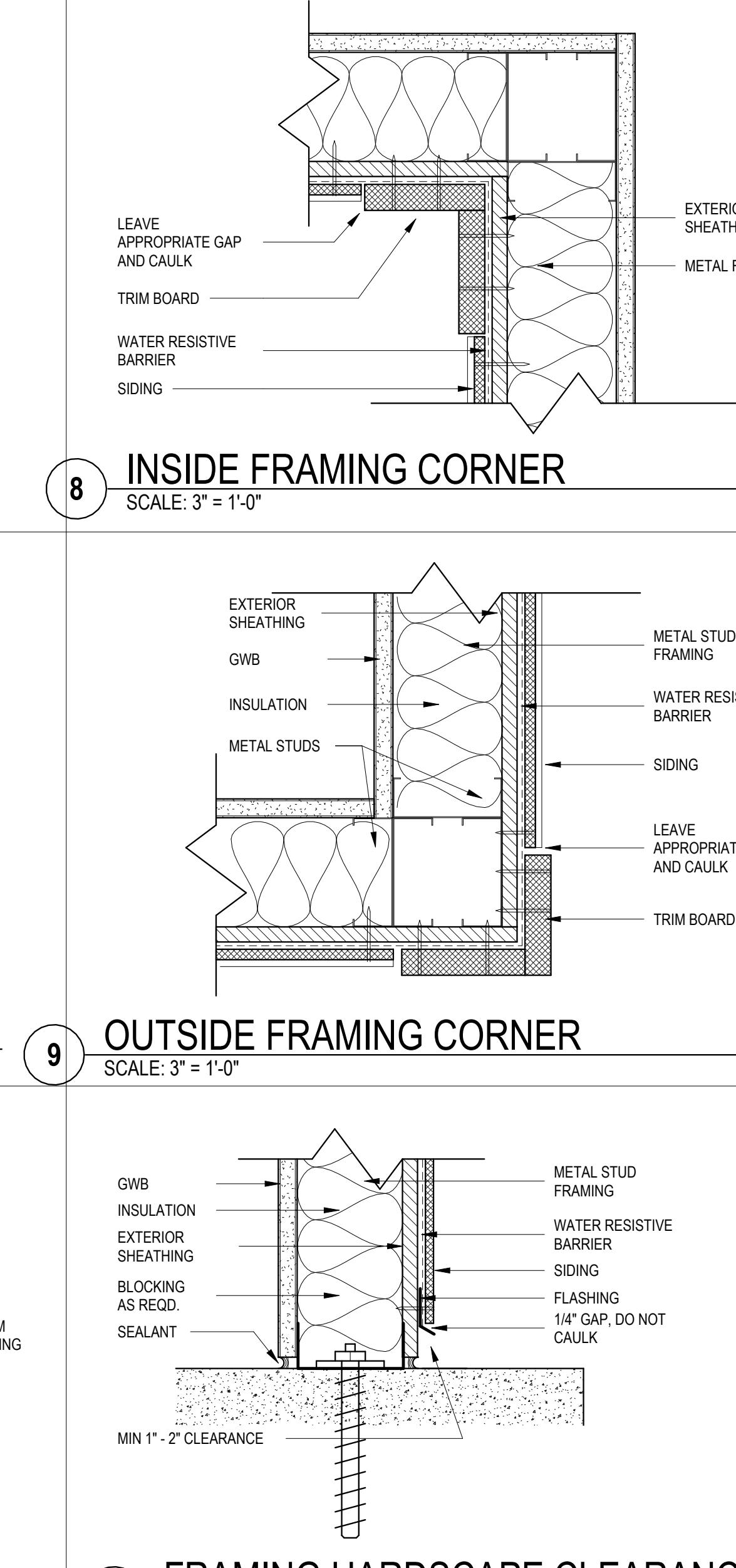
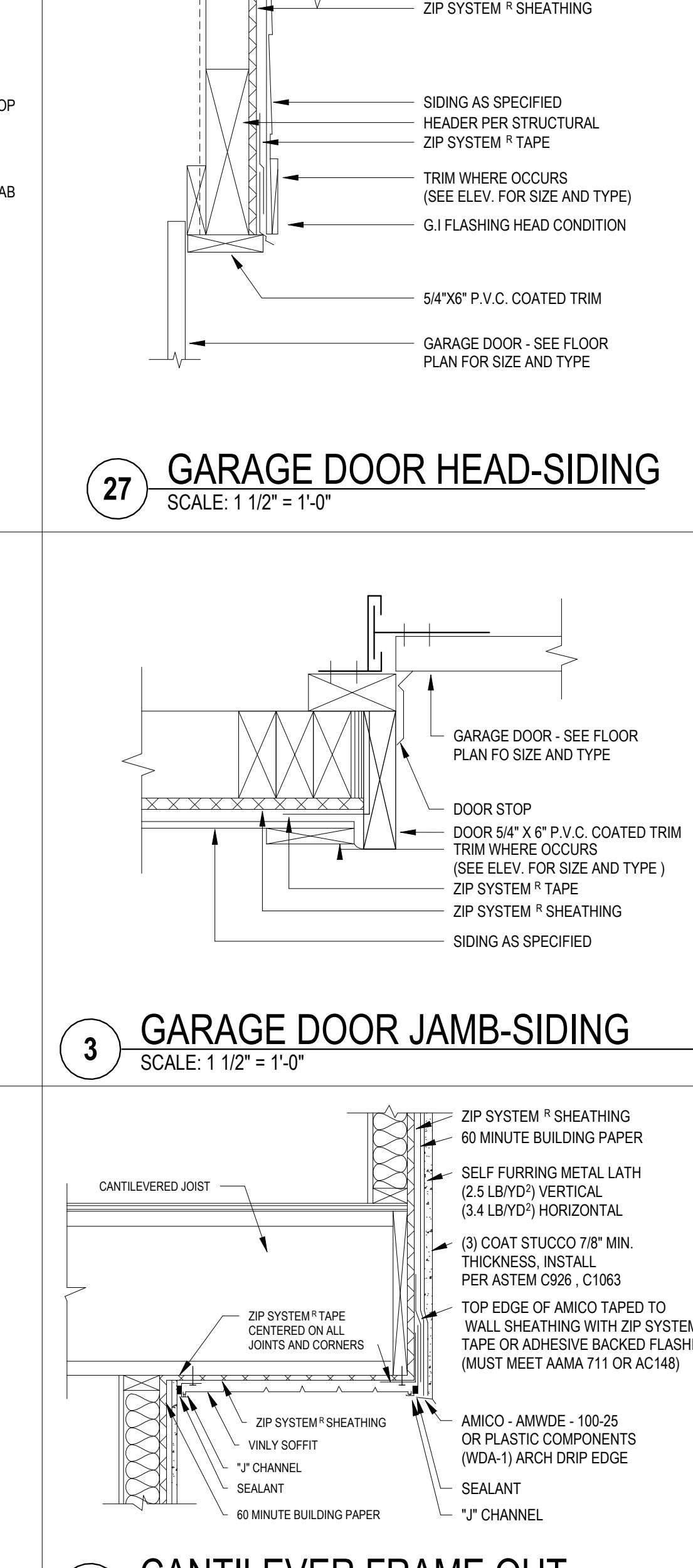
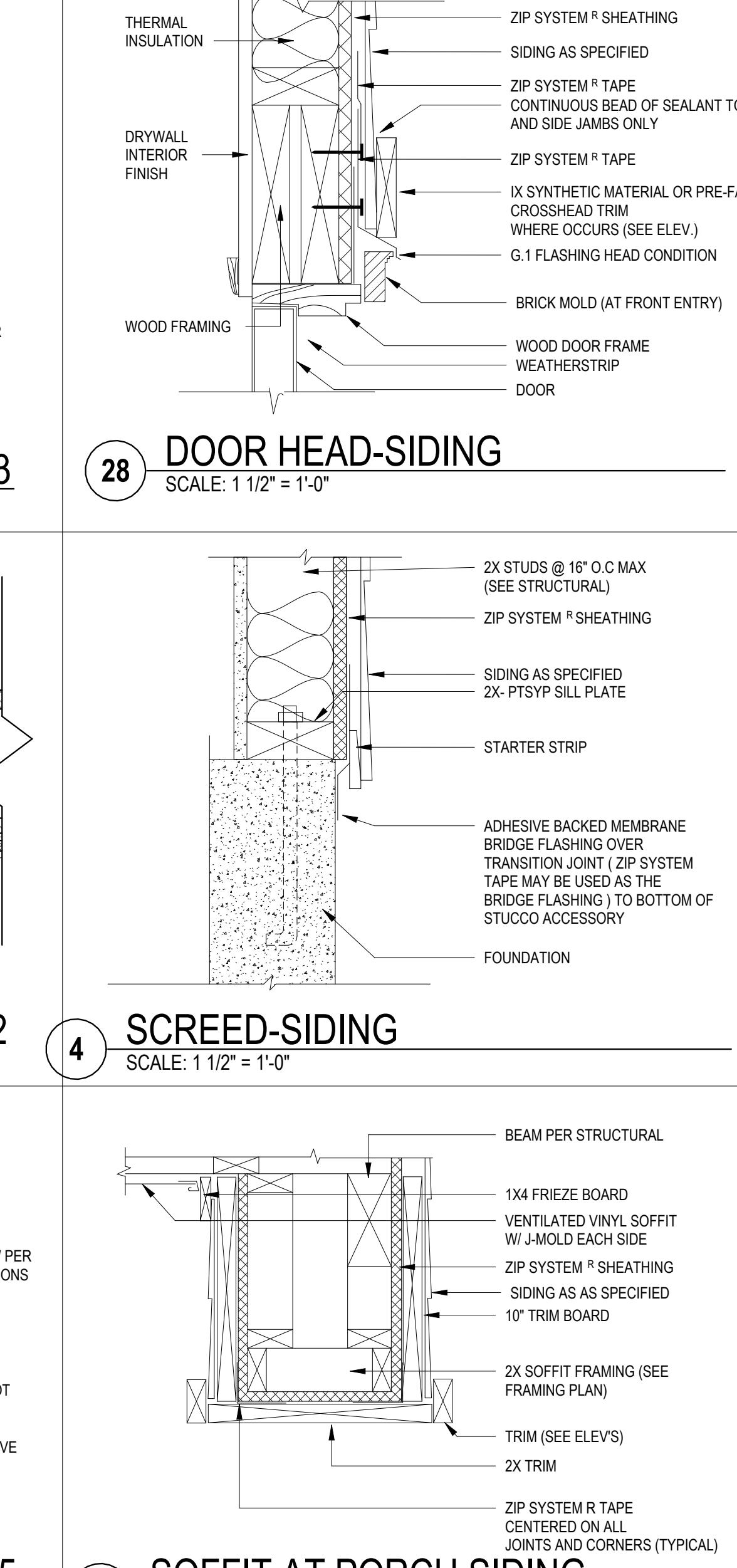
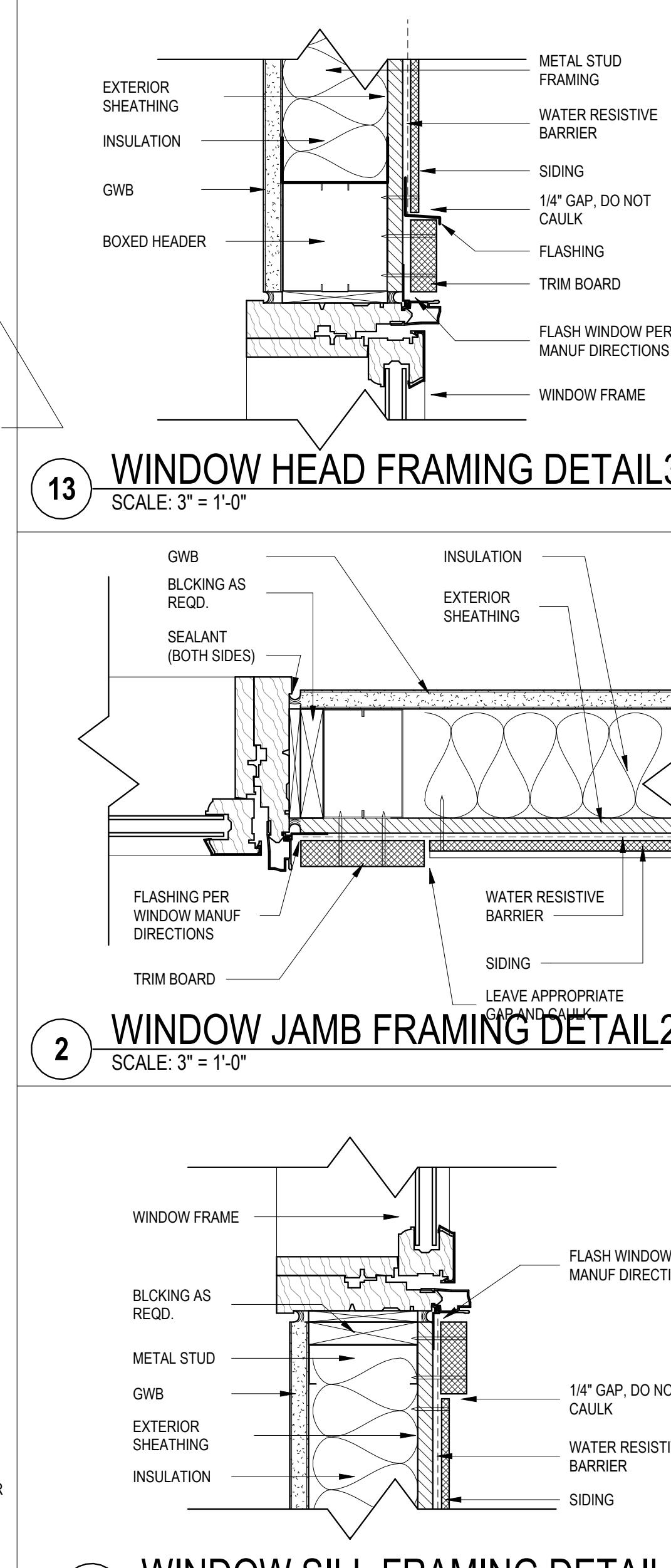
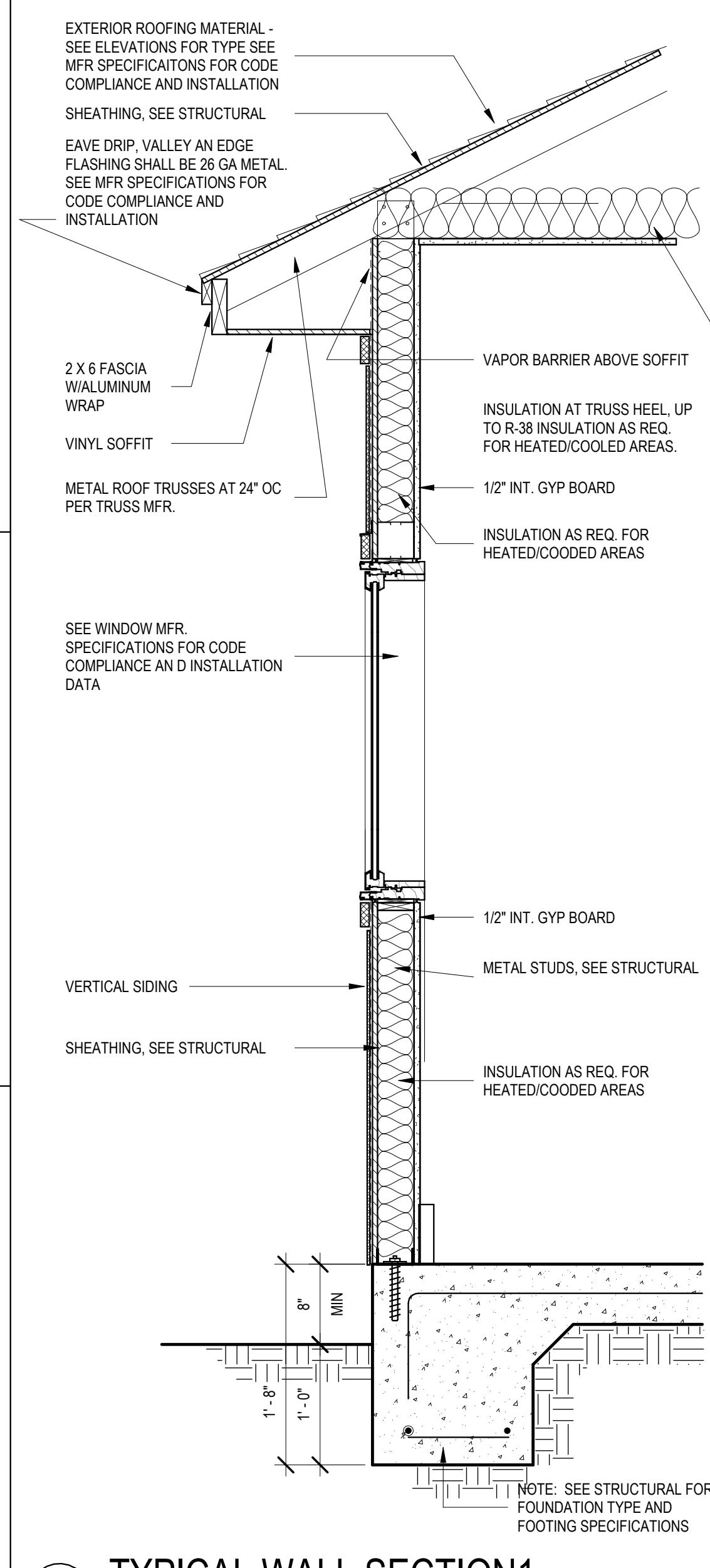
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KEY:

SHEET TITLE:

DETAILS

A-501



RESIDENCE-1

NAME OF PROJECT:

ELITE STEEL HOMES
1401 CYPRESS DR
JACKSONVILLE, FL
32206

CLIENT NAME:
WILLIAM J. BRADDOCK
NO. AR98584

ARCHITECT:

SEAL:

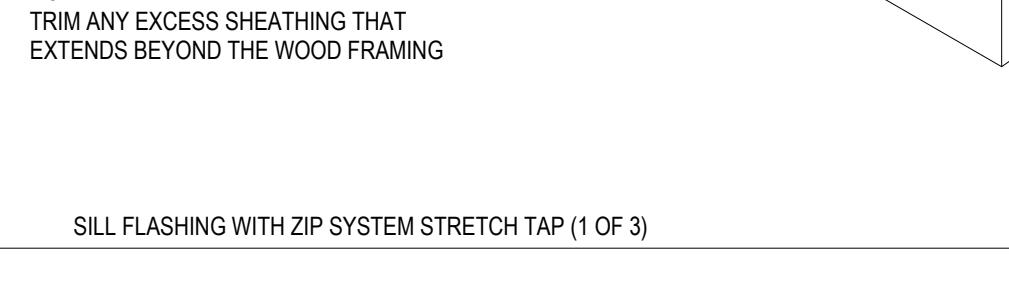
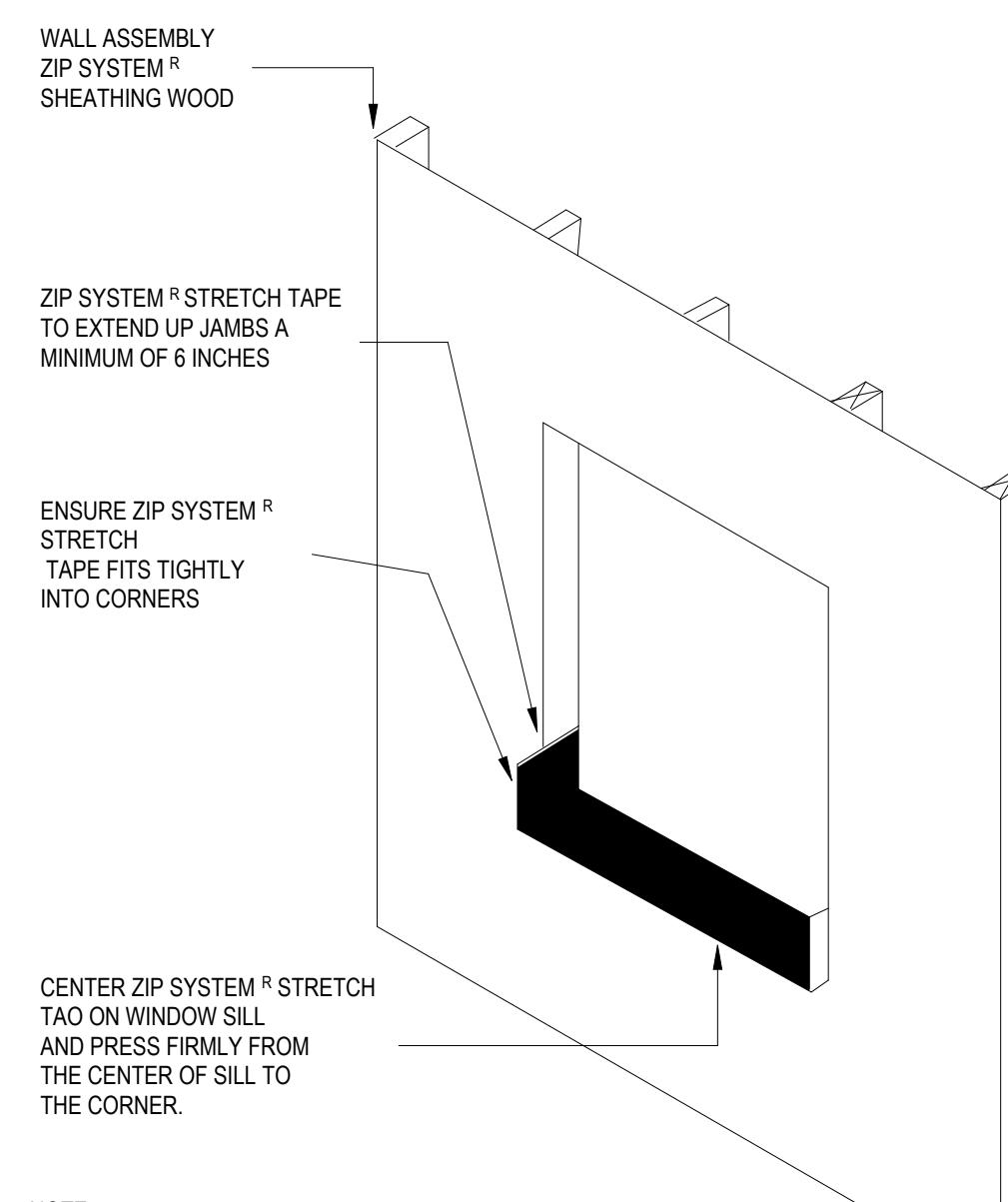
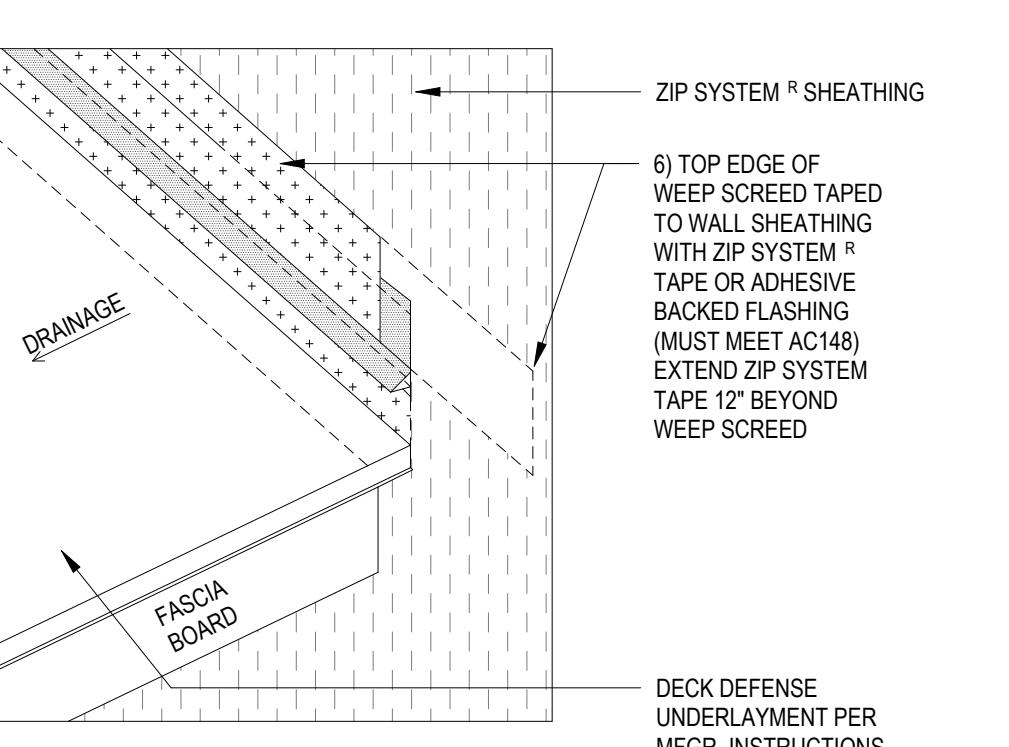
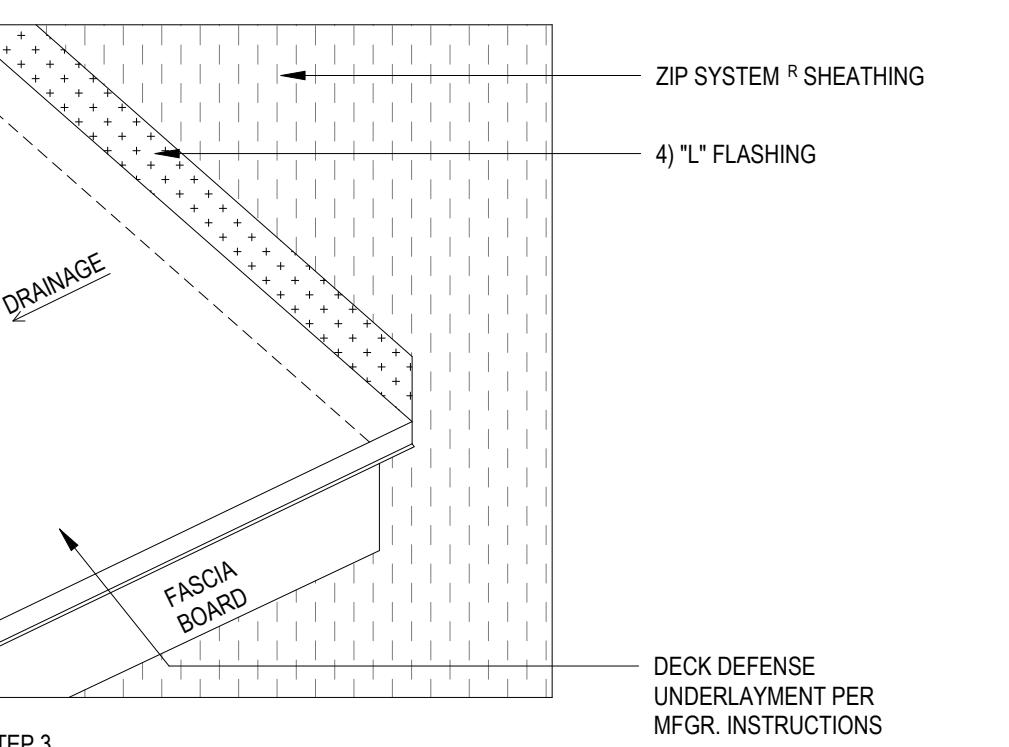
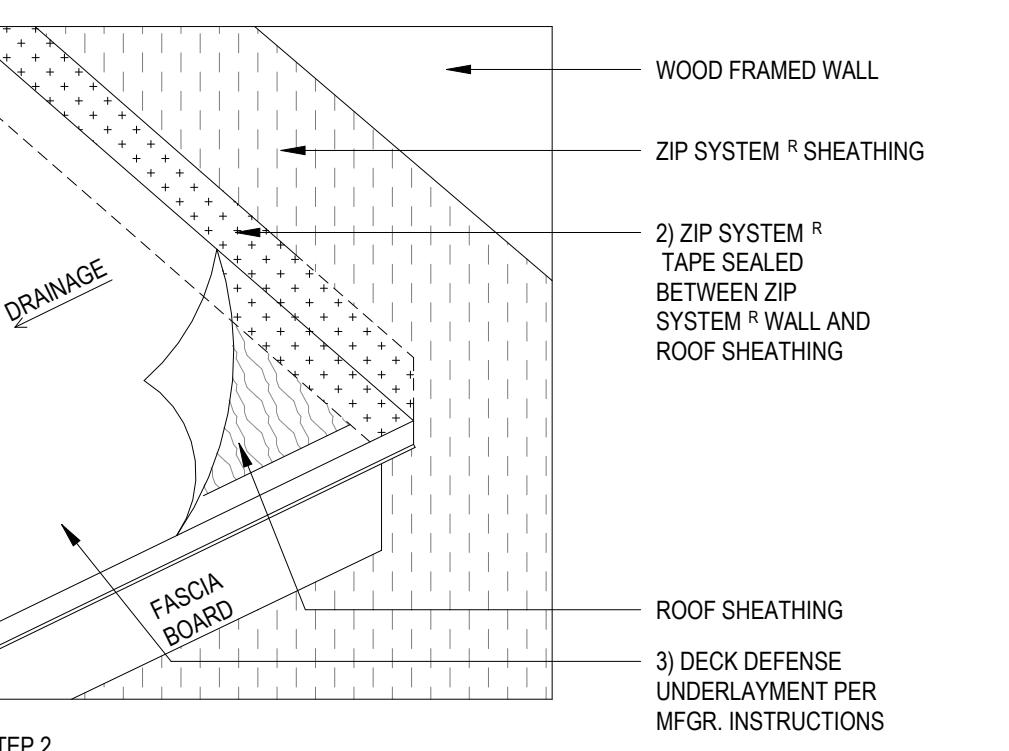
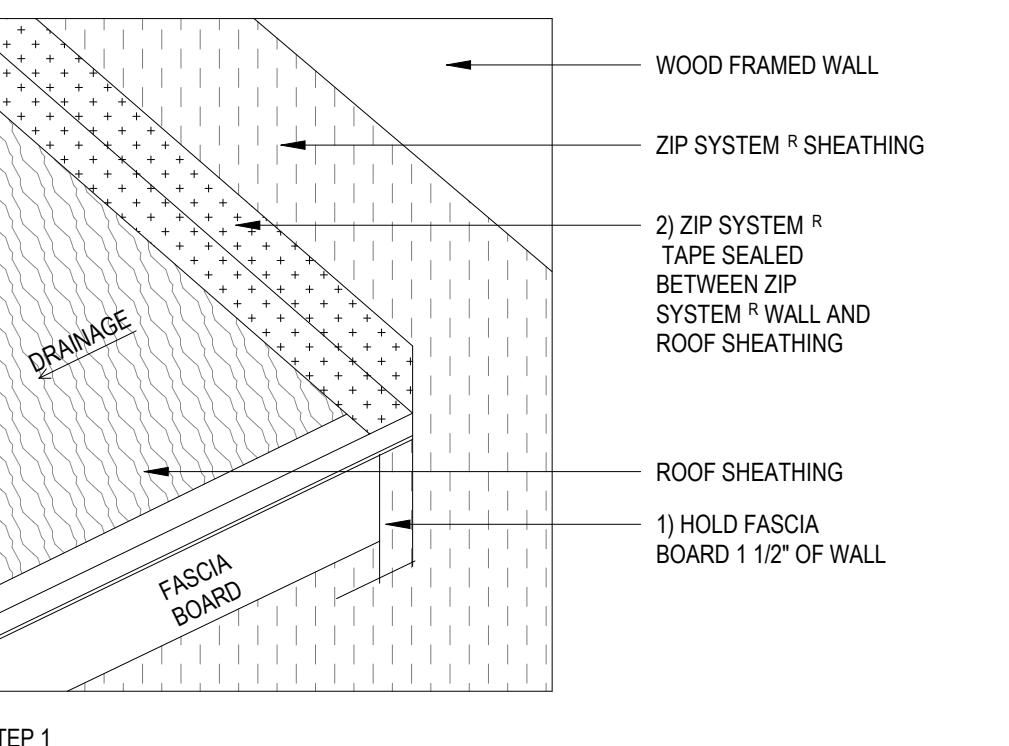
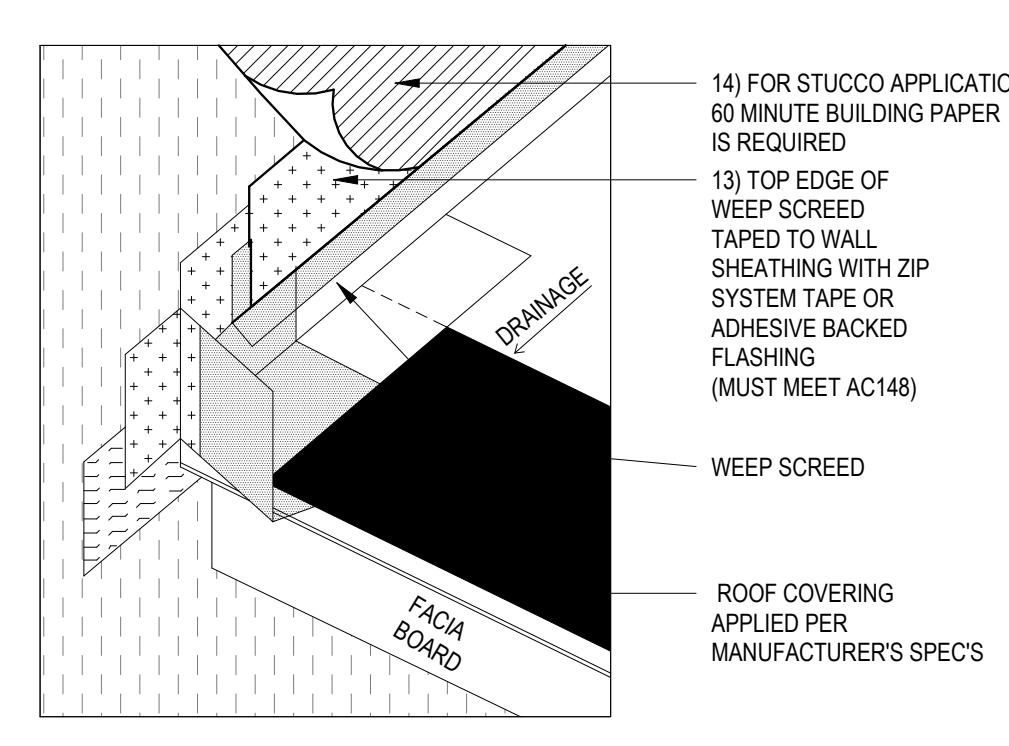
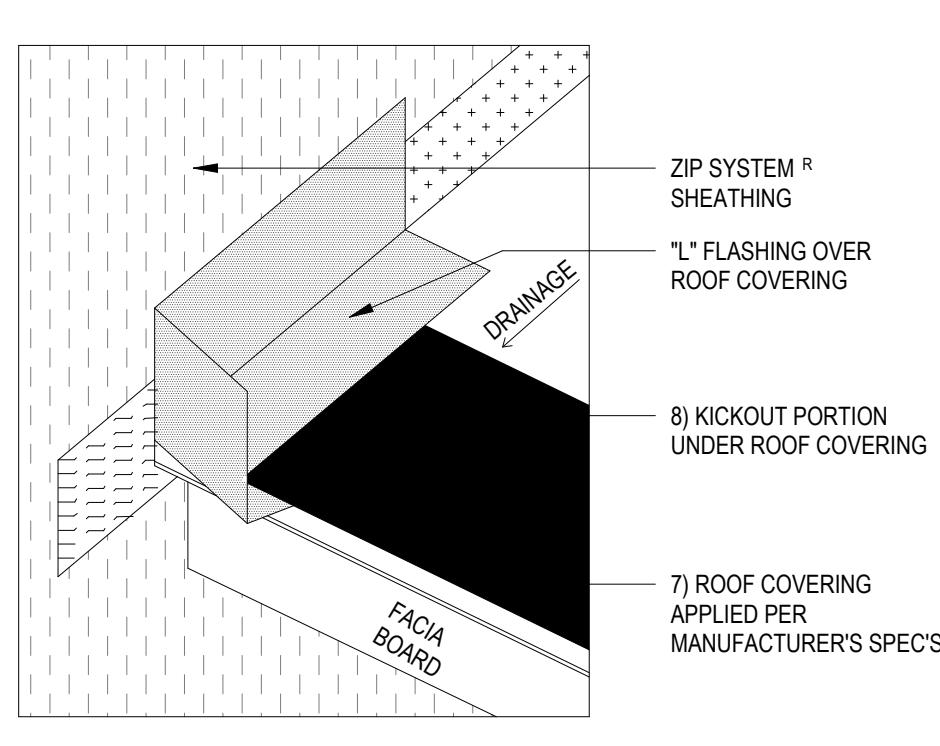
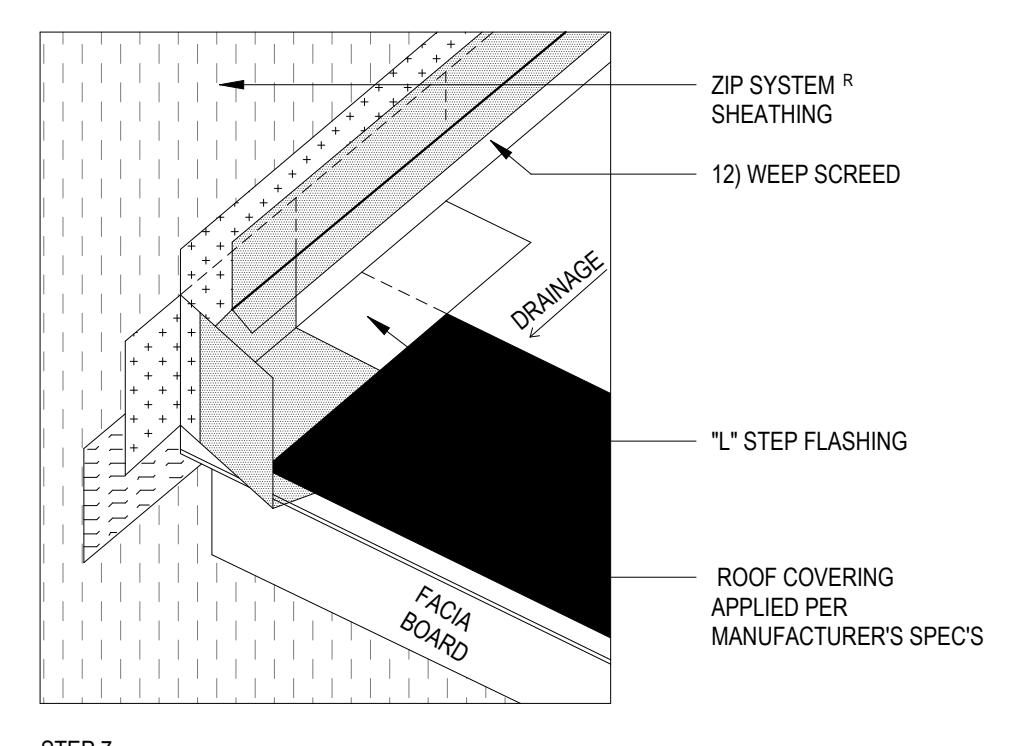
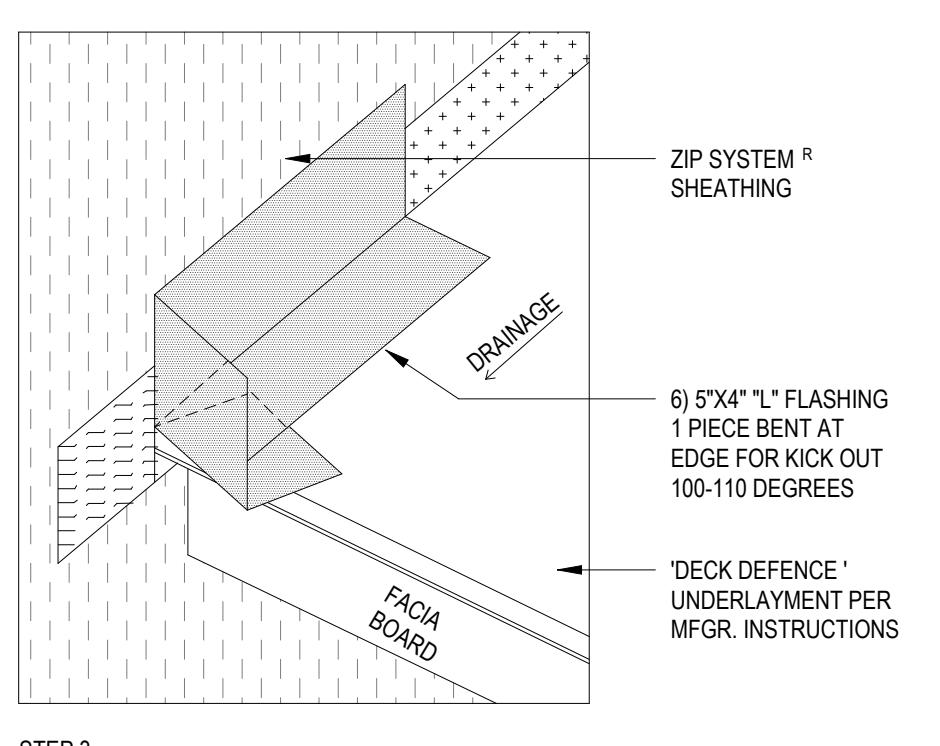
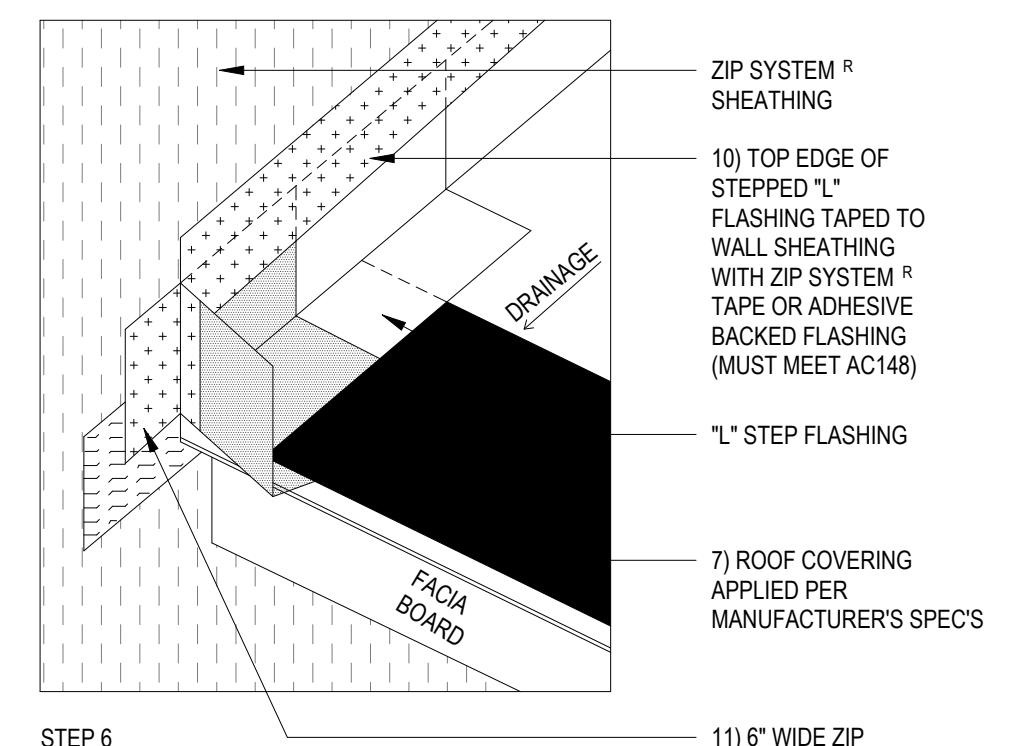
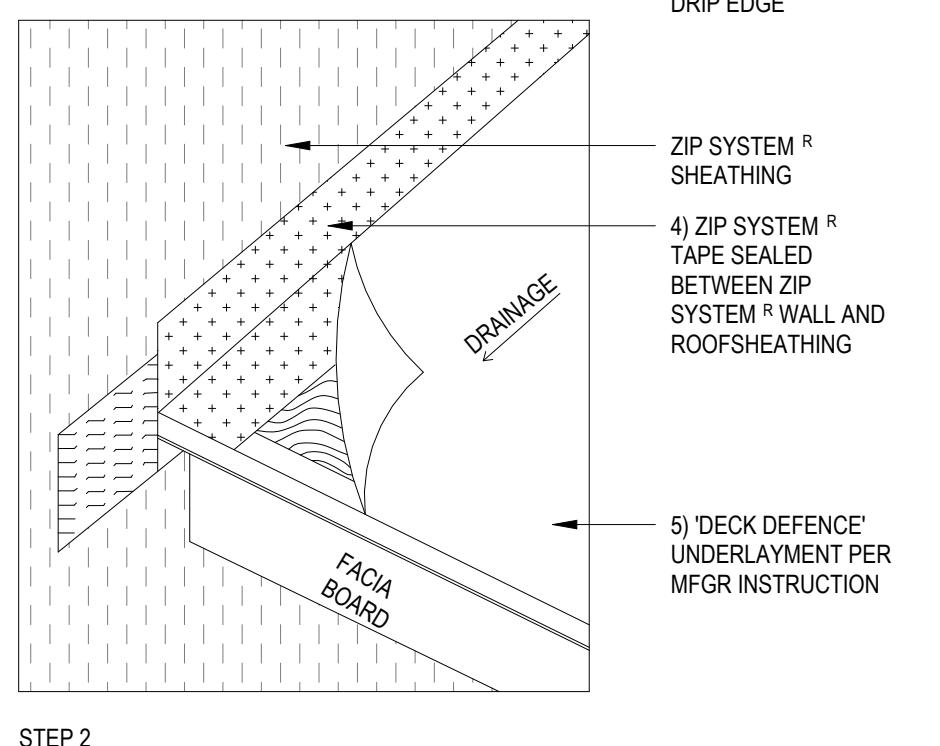
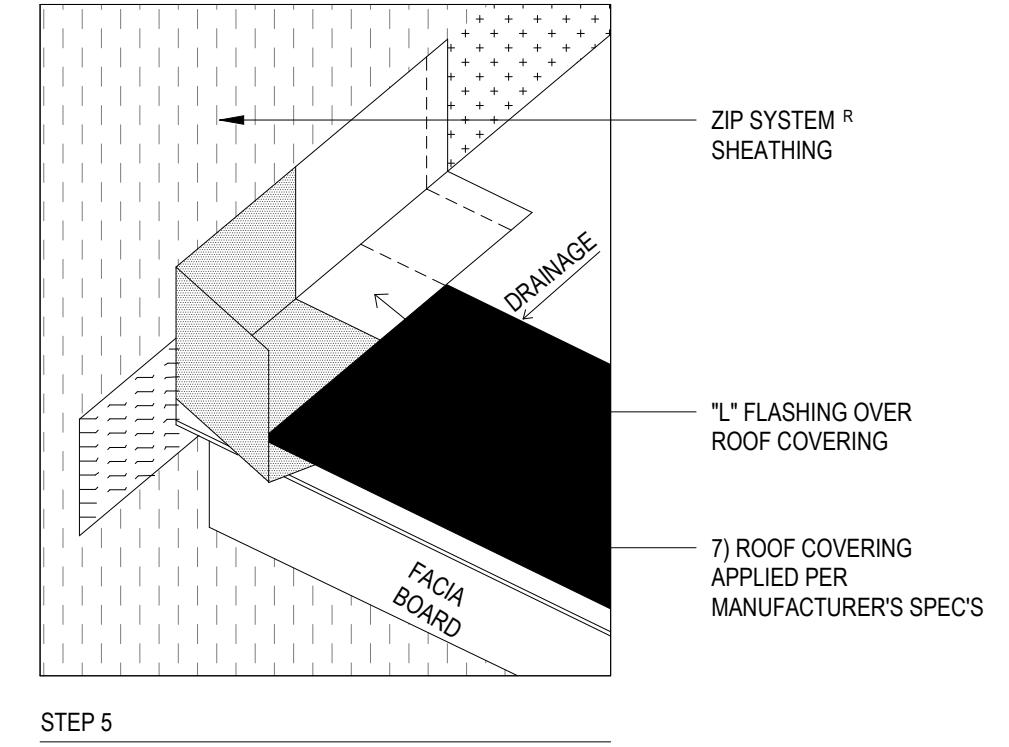
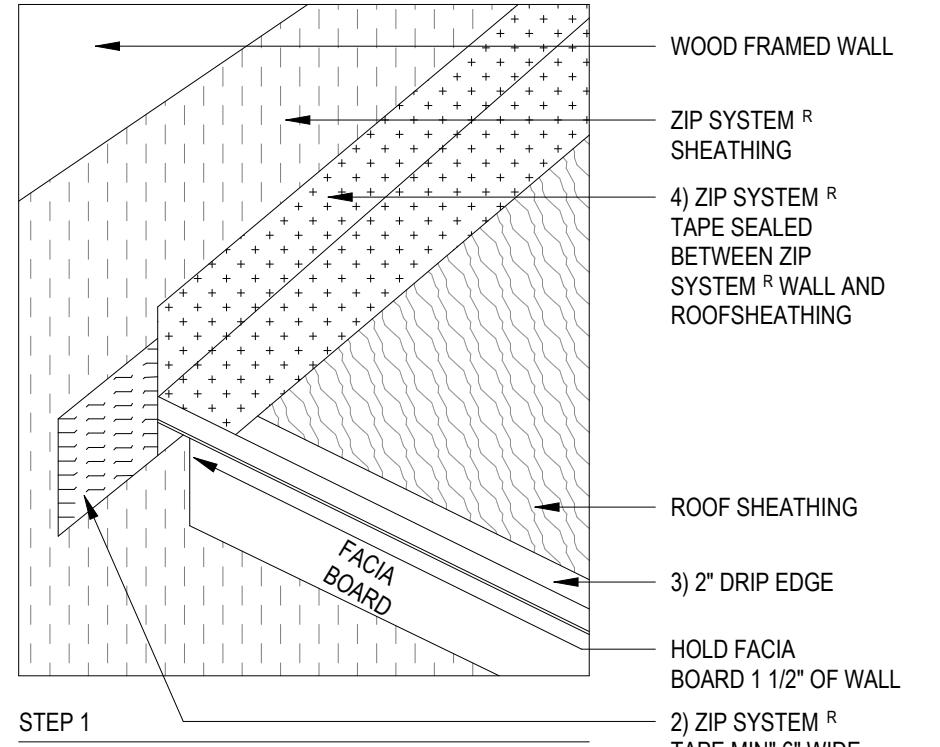


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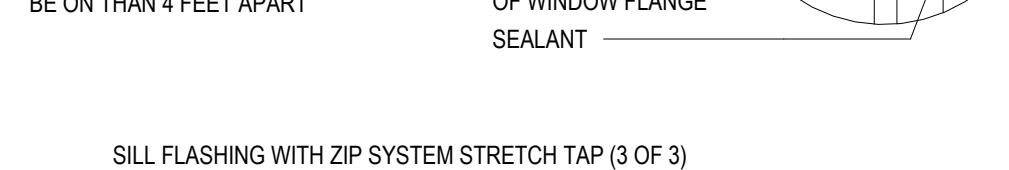
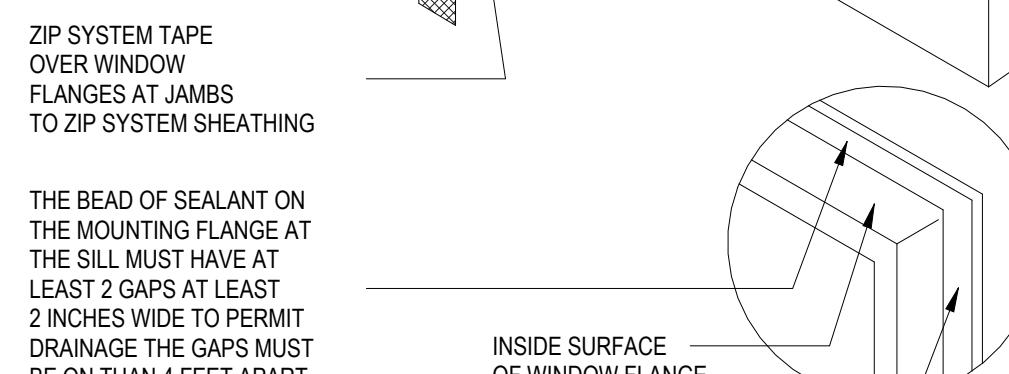
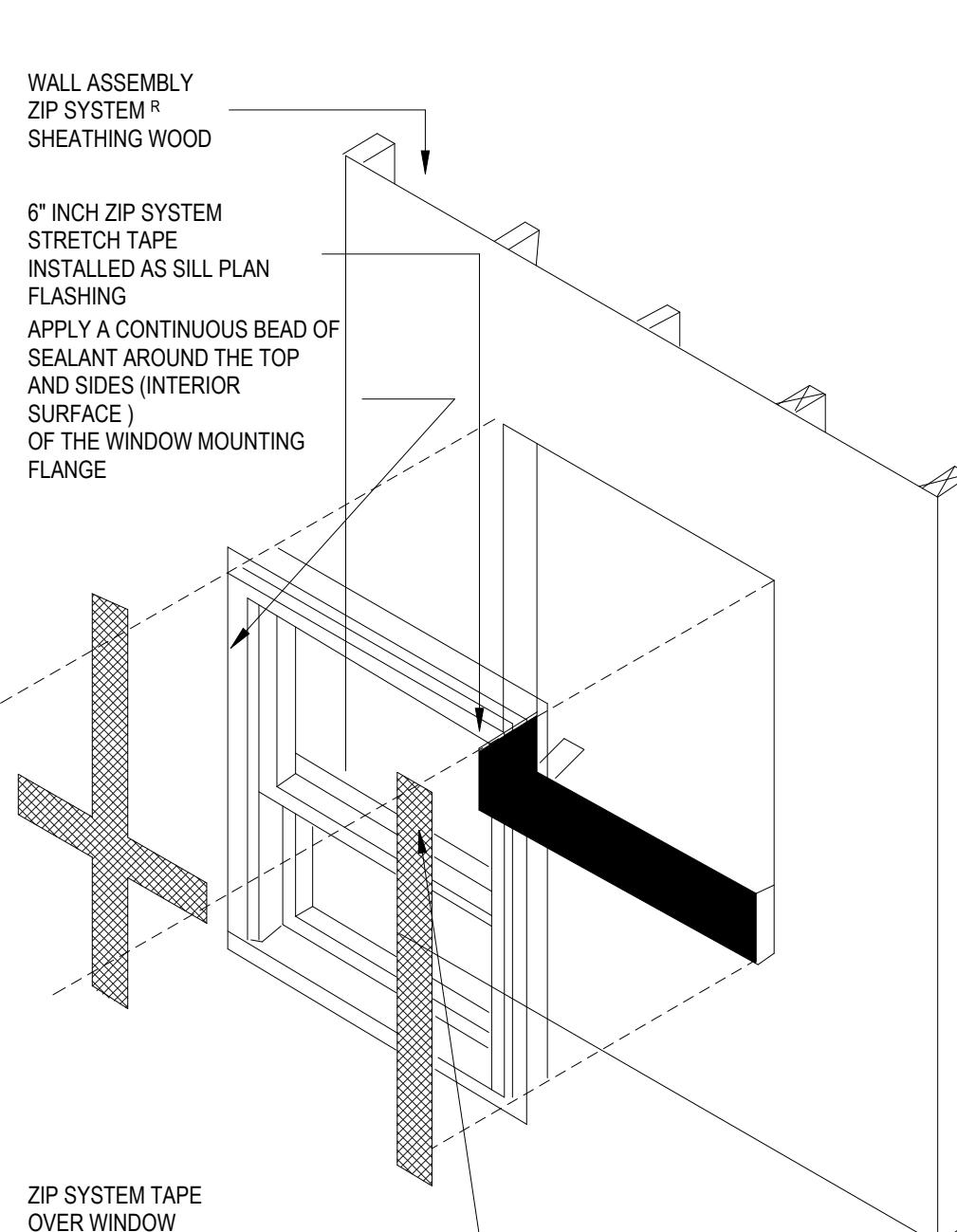
DETAILS

A-502

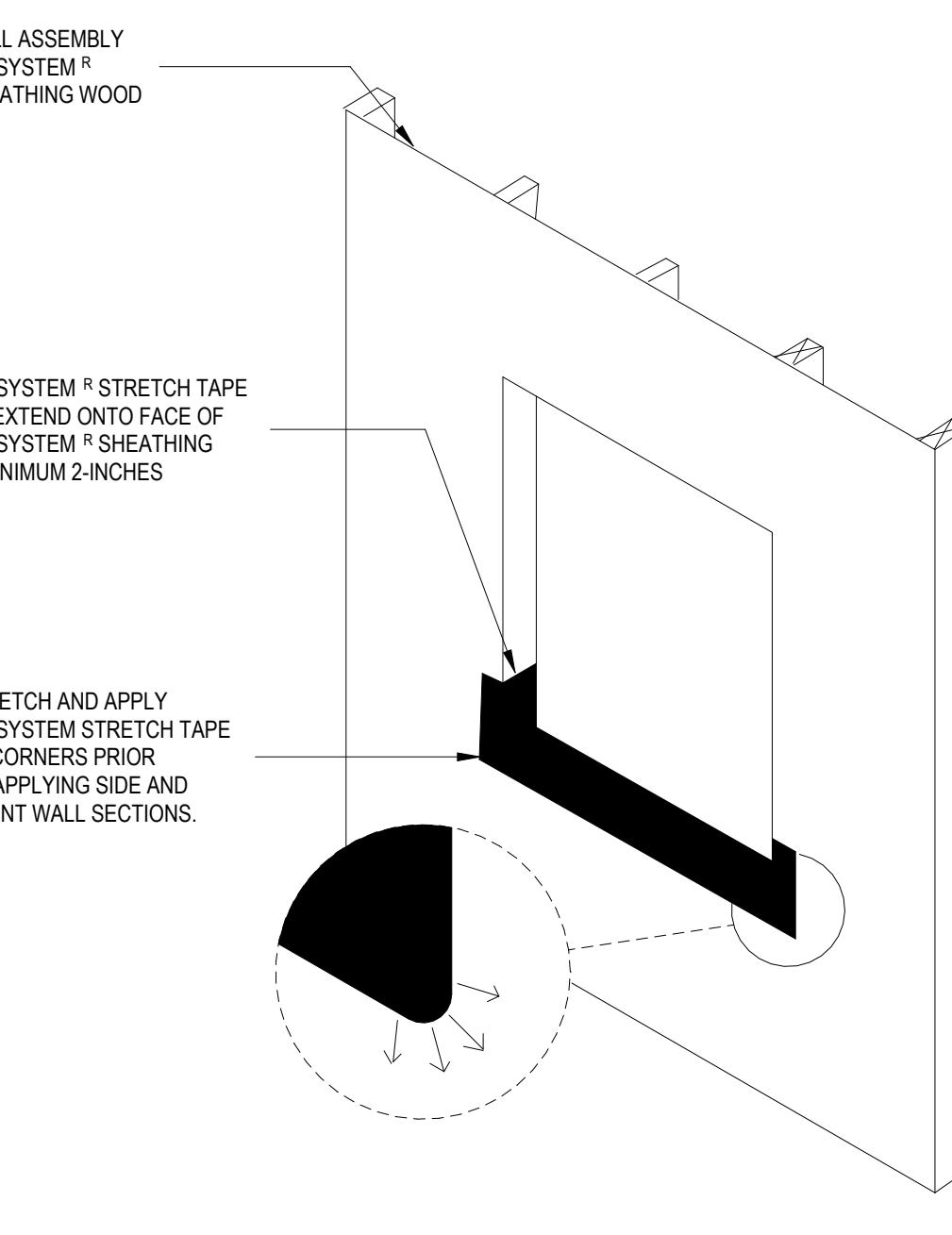


NOTE: TRIM ANY EXCESS SHEATHING THAT EXTENDS BEYOND THE WOOD FRAMING

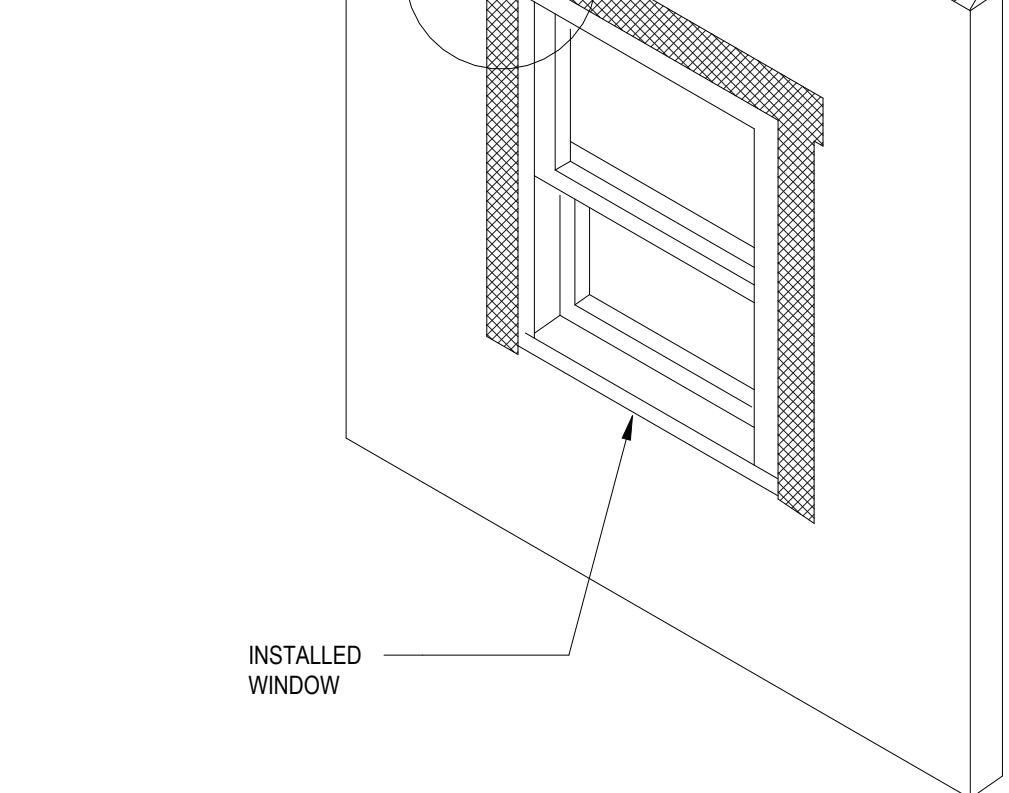
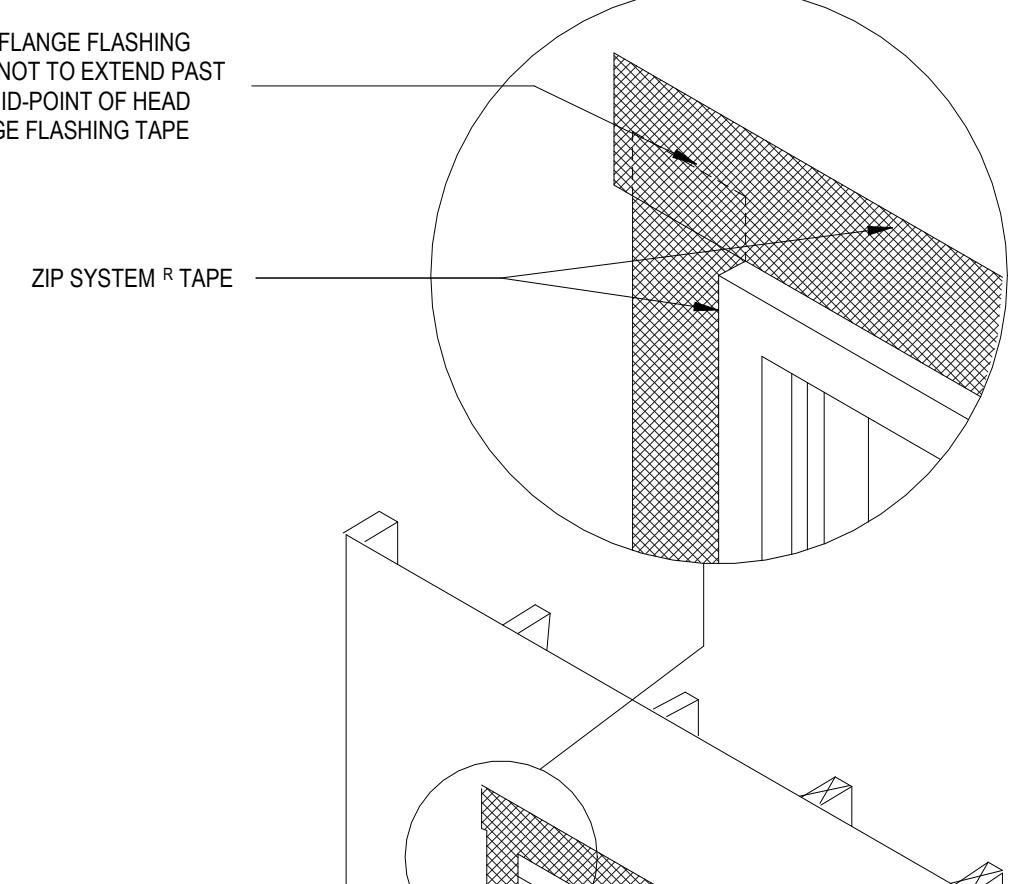
SILL FLASHING WITH ZIP SYSTEM STRETCH TAPE (1 OF 3)



SILL FLASHING WITH ZIP SYSTEM STRETCH TAPE (3 OF 3)



SILL FLASHING WITH ZIP SYSTEM STRETCH TAPE (2 OF 3)



INSTALLED WINDOW

5 KICKOUT DETAILS1

SCALE: 1 1/2" = 1'-0"

3 ROOF DETAIL

SCALE: 1 1/2" = 1'-0"

1 MOISTURE BARRIER1

SCALE: 3" = 1'-0"

SHEET NUMBER:

RESIDENCE-1

NAME OF PROJECT:

ELITE STEEL HOMES

1401 CYPRESS DR

JACKSONVILLE, FL

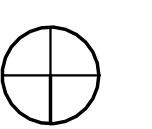
32206

CLIENT NAME:

WILLIAM J. BRADDOCK
NO. AR98584

ARCHITECT:

SEAL:



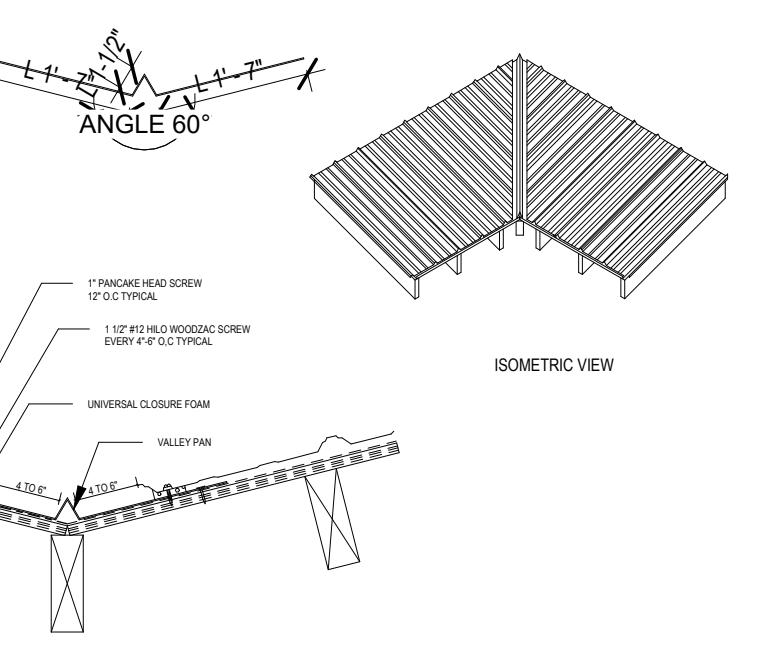
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SHEET TITLE:

ROOFING DETAILS

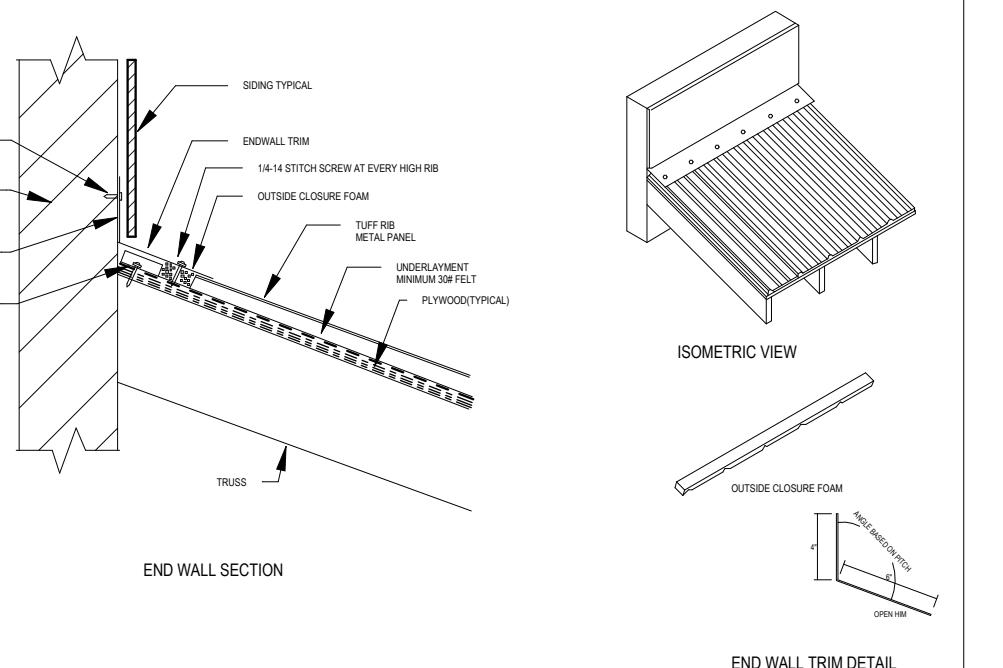
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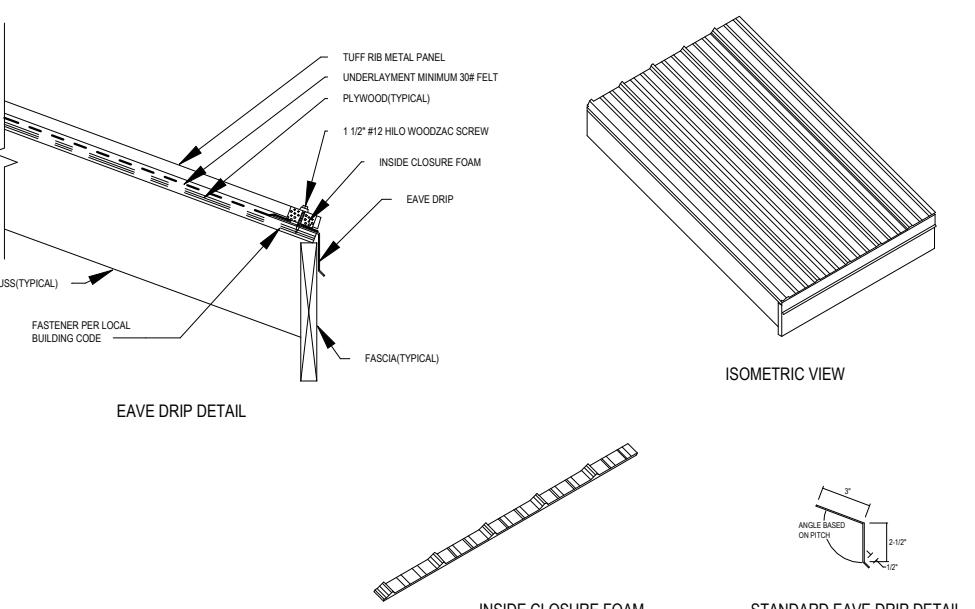
1 ELITE ROOFING DETAIL-1

SCALE: 1/2" = 1'-0"



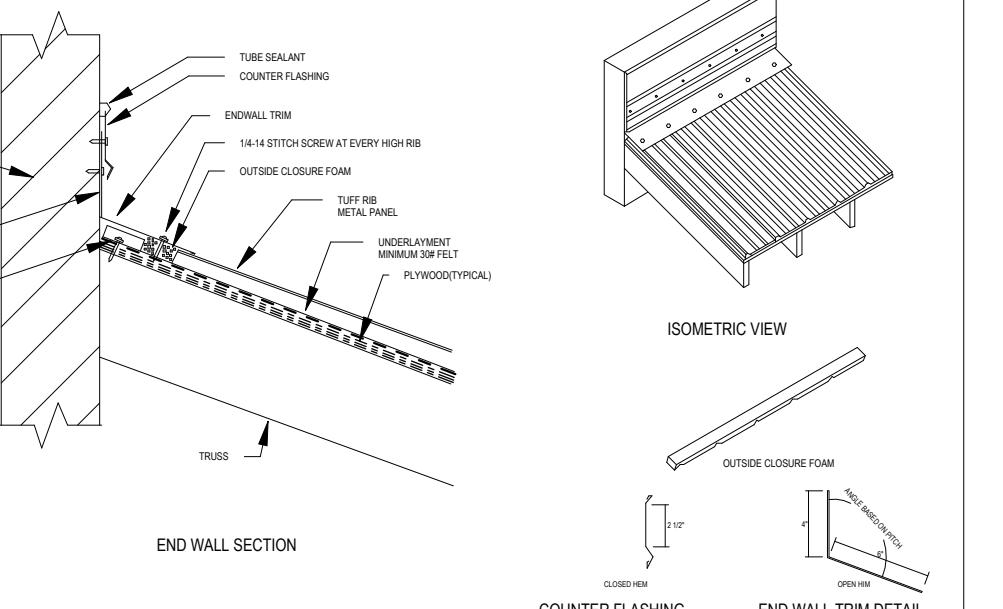
6 ELITE ROOFING DETAIL-6

SCALE: 1/2" = 1'-0"



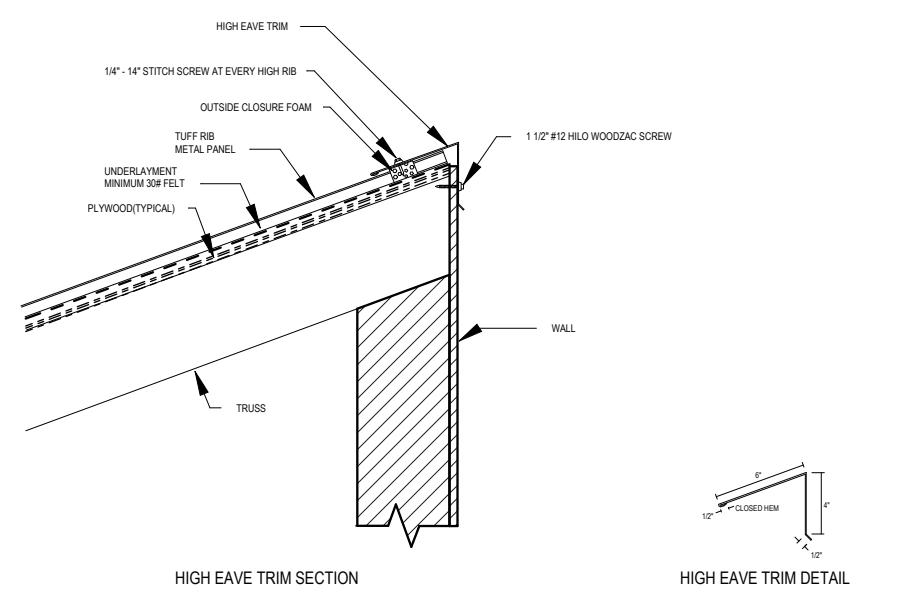
2 ELITE ROOFING DETAIL-2

SCALE: 1/2" = 1'-0"



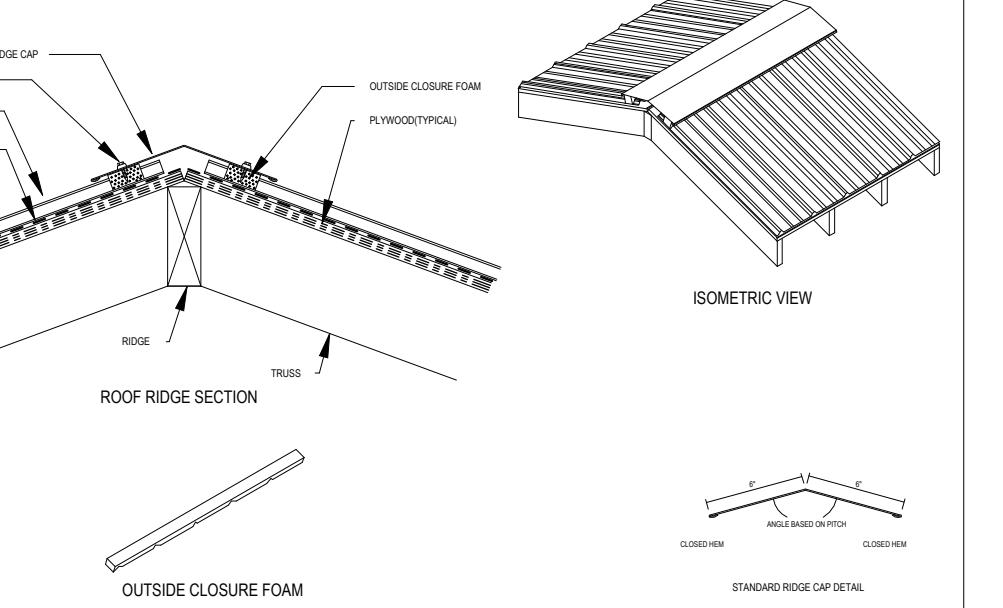
7 ELITE ROOFING DETAIL-7

SCALE: 1/2" = 1'-0"



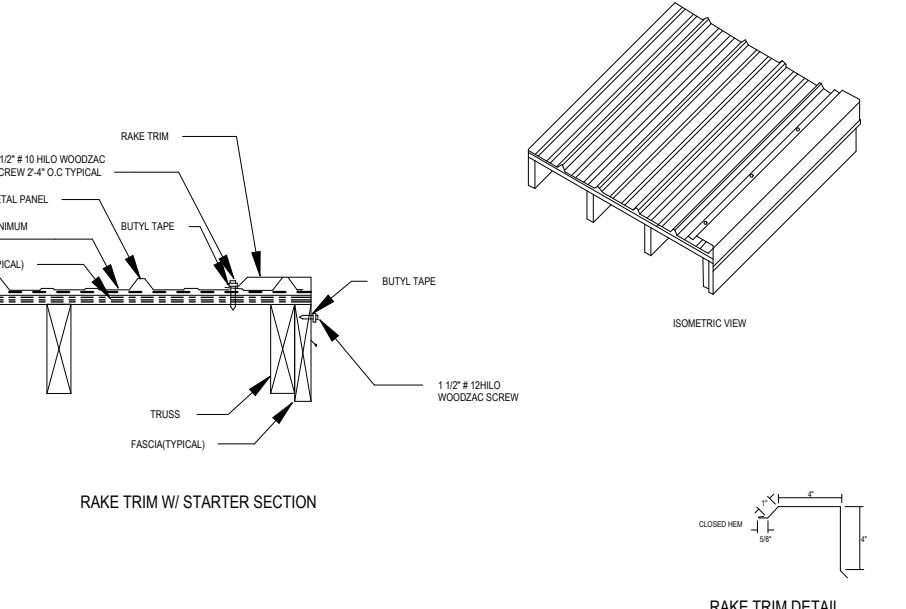
3 ELITE ROOFING DETAIL-3

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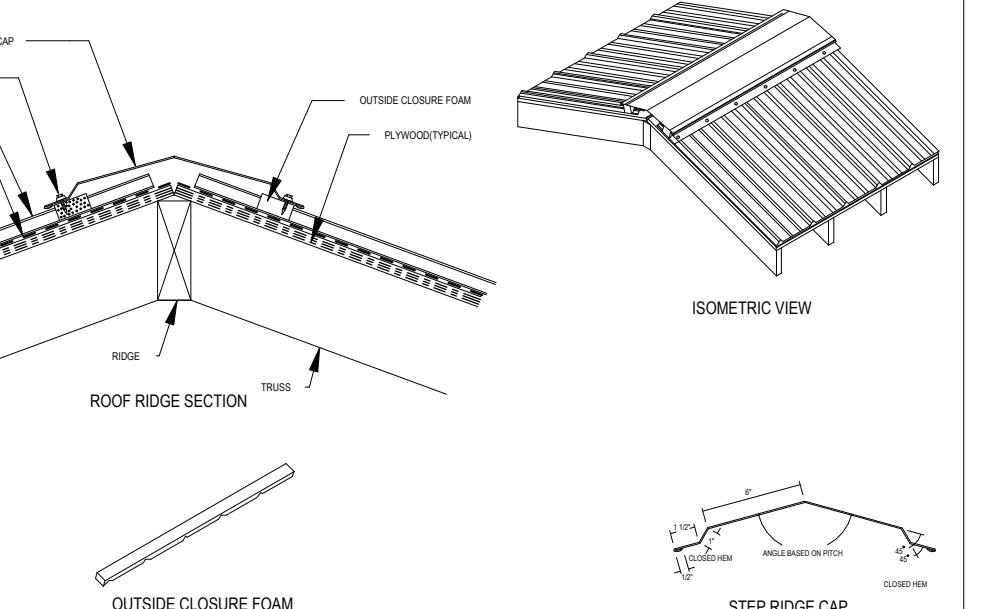
8 ELITE ROOFING DETAIL-8

SCALE: 1/2" = 1'-0"



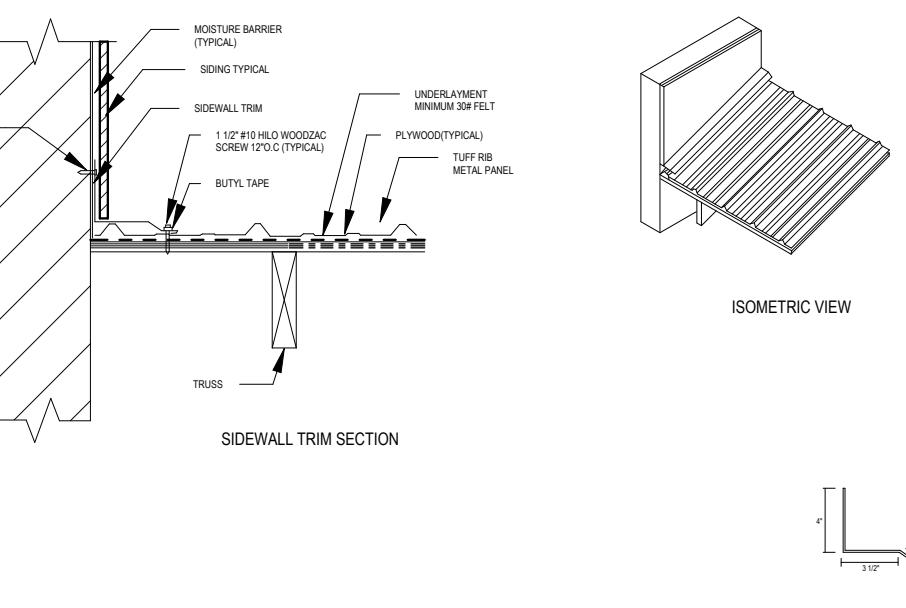
4 ELITE ROOFING DETAIL-4

SCALE: 1/2" = 1'-0"



9 ELITE ROOFING DETAIL-9

SCALE: 1/2" = 1'-0"



5 ELITE ROOFING DETAIL-5

SCALE: 1/2" = 1'-0"