

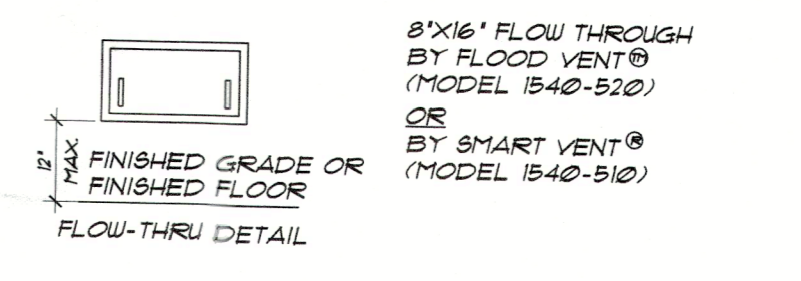
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

FOUNDATION NOTES

- OWNER AND/OR CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION
- PROVIDE #5 DIA. REBAR ELECTRICAL GROUND TO THE FOOTING STEEL.
- CONCRETE TO ACHIEVE 3000 PSI @ 28 DAYS SAUCUT SLAB TO REDUCE CRACKS ANY CRACKS THAT SHOULD ARISE AFTER SLAB IS Poured SHALL BE EPOXYIED TO SEAL SLAB
- CONTRACTOR TO VERIFY ALL SHOP DUGS FROM TRUSS MFG. AND SPECIAL REQUIREMENTS FOR ALL CONTINUOUS BEARING LOCATION PRIOR TO POURING OF CONCRETE
- THE MINIMUM SOIL BEARING CAPACITY IS 2000 PSF.
- FILLED CELLS AT ALL CORNERS, NEXT TO ALL OPENINGS, UNDER ALL GIRDERS AND @ 48" O.C. MAX.

FOUNDATION SCHEDULE

- 8" x 8" FULLY GROUTED CELL WITH (1) #5 VERTICAL @ 4' O.C. UNLESS NOTED OTHERWISE.
- 8" x 8" FULL GROUTED CELL W/ 1 - #5 REBAR VERT. @ 4' O.C. (TYP.) FROM FOOTING TO LINTEL, HOOKED & TIED BEFORE INSPECTION, LAPPED 40 DIAM. (MIN. 6" EMBED.)
- 2-#5 or 1-#7 REBAR OR AS INDICATED
- 5/8"x10" A.B. W/ 3"x3"x1/8" STL. WASHERS @ 32" O.C. OR 5/8"x6" SIMPSON TITEN HD. OR EQUAL, W/ 3"x3"x1/8" STL. WASHER AT 32" O.C.
- NOMINAL 4" THICK CONCRETE SLAB (3000 PSI) OVER 6 MIL VAPOR BARRIER TO BE TAPED AND LAPPED, 6" MINIMUM OVER CLEAN, WELL-COMPACTED, POISONED SOIL.
- SLOPE ALL EXTERIOR AND GARAGE CONCRETE SLABS AND PAVERS 1/8" PER FOOT TO DRAIN
- NO RECESS REQUIRED AT THIS DOOR LOCATION
- 3/4" SLAB RECESS REQUIRED AT THIS DOOR LOCATION
- 4" SLAB STEPDOWN LOCATION
- 4'-0" x 4'-0" x 1" DEEP SAUN CONTROL JOINTS
- CONTRACTOR TO USE FLOOD VENT UNIT (OR SMART VENT® UNIT) FOR FLOW-THROUGH. THIS UNIT PROVIDES 51 SQUARE INCHES OF OPENING AND IS ACCEPTABLE TO PROVIDE RELIEF OF HYDROSTATIC PRESSURE FOR 200 SQUARE FEET OF ENCLOSED AREA.
THEREFORE: UNDER STAIR ENCLOSED (118 SF.) = 2 VENTS
GARAGE (504 SF.) = 3 VENTS



FOOTING SCHEDULE

MARK	TYPE	SIZE	REBAR
A	STEM WALL FTG.	16" x 10" DEEP	W/ 2 #5
B	STEM WALL FTG.	24" x 12" DEEP	W/ 2 #5
C	STEM WALL FTG.	36" x 12" DEEP	W/ 4 #5 CONT. W/ #9 TRANSVERSE @ 16" O.C. W/ 8" HOOK
D	THICKEND SLAB	24" x 12" DEEP	W/ 2 #5
E	THICKEND SLAB (STEFFED)	24" x 12" DEEP	W/ 2 #5
F	THICKEND SLAB	30" x 12" DEEP	W/ 3 #5
G	THICKEND SLAB (STEFFED)	30" x 12" DEEP	W/ 3 #5
H	CONCRETE PAD	30" x 30" x 12" DEEP	W/ (3) #5 EA. WAY.
I	CONCRETE PAD	36" x 36" x 12" DEEP	W/ (4) #5 EA. WAY.
J	STRIP FTG.	12" x 12" DEEP	W/ 2 #5 CONT.
K	THICKEND EDGE	8" x 8" DEEP	W/ 1 #5 CONT.

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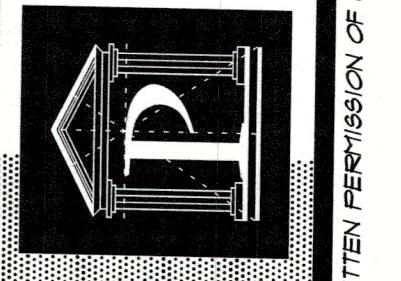
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Craig E. Gunderson, P.E. #040102 Date: _____

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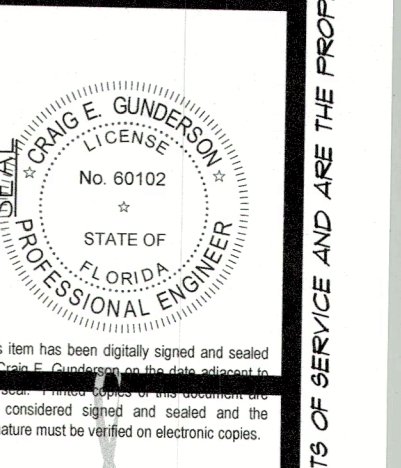
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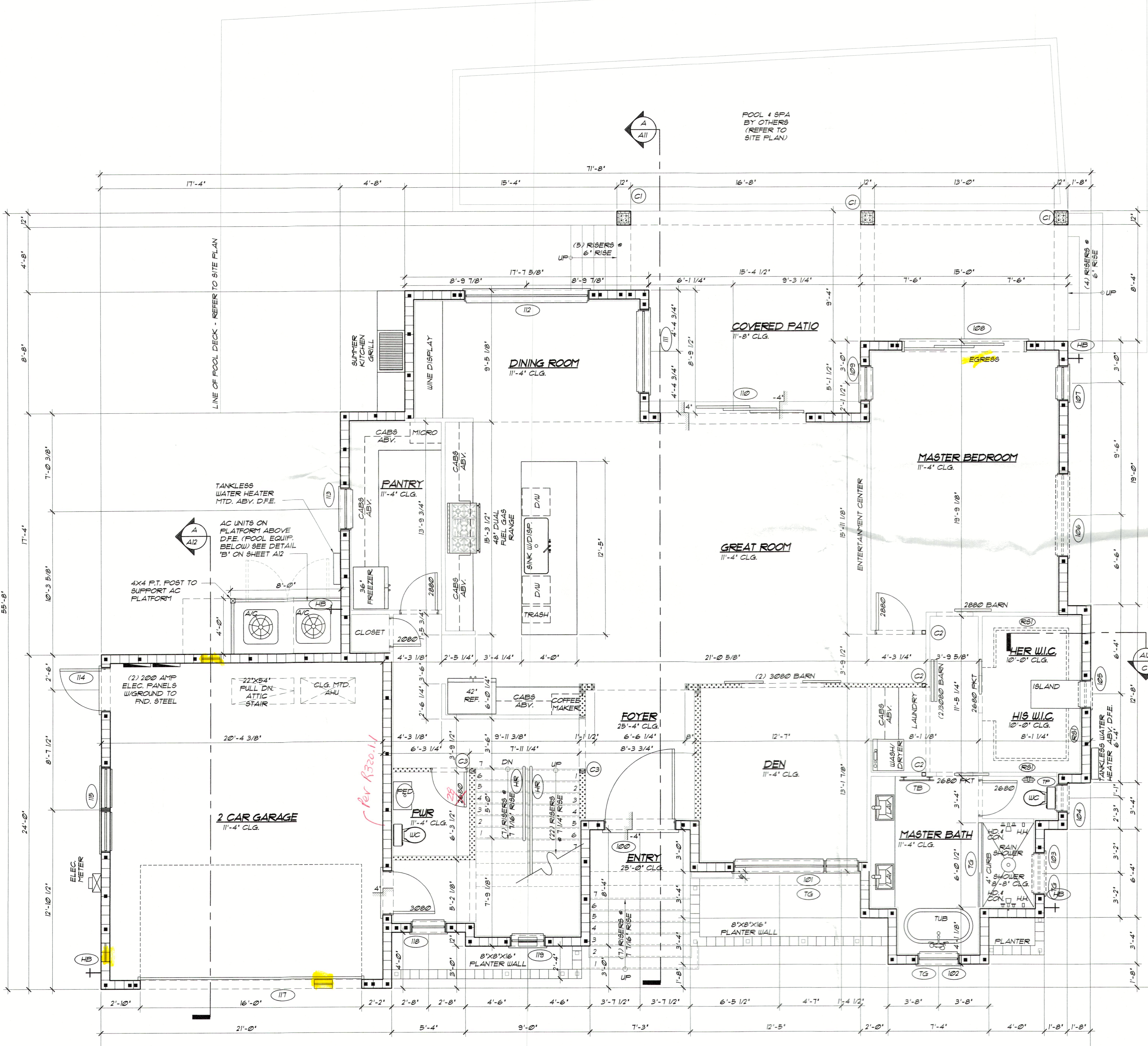
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BUILDING AREAS	
GROUND FLOOR UNDER AIR	2,041 SQ FT
SECOND FLOOR UNDER AIR	1,664 SQ FT
TOTAL UNDER AIR	3,705 SQ FT
GARAGE	504 SQ FT
ENTRY	60 SQ FT
COVERED PATIO 1	375 SQ FT
COVERED LOGGIA	421 SQ FT
UNCOVERED DECK	166 SQ FT
TOTAL BUILDING AREA	5,211 SQ FT

WATER RESISTANT MATERIALS SCHEDULE	
IN ACCORDANCE WITH FENIA TECHNICAL BULLETIN #2, ALL MATERIALS BELOW THE D.F.E. OR LOWEST STRUCTURAL MEMBER SHALL BE AS FOLLOWS:	
1. ALL WALL BOARD WILL BE OF NON-PAPER FACED GYPSUM BOARD, (DENS ARMOR PLUS OR EQ.)	
2. ALL WOOD STRUCTURES, PLATFORMS, AND PARTITIONS TO BE PRESSURE TREATED.	
3. ALL FLOORING MATERIALS SHALL BE EITHER A NON-POROUS STONE TILE, SET IN A WATERPROOF MORTAR OR AN APPROVED EPOXY PAINT SEALANT.	
4. ALL DOORS TO BE FIBERGLASS.	
5. ALL INSULATION SHALL BE A SPRAY ON POLYURETHANE FOAM OR CLOSED CELL PLASTIC FOAM.	

- | GENERAL NOTES | |
|---|--|
| 1. OWNER AND/OR CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. | |
| 2. PROVIDE A MINIMUM OF 20 FEET OF NO. 4 AUG OR LARGER BARE COPPER ELECTRODE COMPLETELY ENCASED WITHIN THE CONCRETE FOOTING, EXITING THROUGH A NON-METALLIC SLEEVE OR CLAMP (ONE SUITABLE FOR DIRECT BURIAL, A NO. 4 AUG OR LARGER BARE COPPER CONDUCTOR TO A MINIMUM OF 1/2" X 30 FOOT STEEL REBAR, EXITING THROUGH A NON-METALLIC SLEEVE. (FOR THE PURPOSE OF GROUNDING) | |
| 3. DRYER VENTED TO OUTSIDE WITH METAL VENT NON-SCREENED WITH BACKDRAFT DAMPER | |
| 4. BUILDING INSULATION SHALL BE AS FOLLOWS:
FRAME WALL - R-13
FG. BLOCK WALLS - R-5
FLOOR SYSTEM - R-16
ROOF TRUSSES - R-30 (BATT+VAULT CLG. / BLOWN+FLAT CLG.) | |
| 5. VERTICAL BAR SPACING (1) #5 @ 4' O.C. PROVIDE (1) #5 IN GROUTED CELL AT CORNERS AND INTERSECTIONS. PROVIDE (1) #5 BAR IN GROUTED CELL AT EACH SIDE OF OPENINGS AND (2) #5 BARS ON EA. SIDE OPENINGS WIDER THAN 12". PROVIDE (1) #5 BAR IN GROUTED CELL AT ALL LOCATIONS WHERE GIRDERS OR GIRDER TRUSSES BEAR ON THE MASONRY WALL. NOTE: ALL VERTICAL REINFORCEMENT SHALL BE THE FULL HEIGHT OF THE WALL AND TERMINATE IN THE FOOTING AND BOND BEAMS) W/ MIN. 6" EMBEDMENT. | |
| 6. ALL EXTERIOR WINDOUS & DOORS TO BE PAT WINGUARD WINDOW & DOORS UNLESS OTHERWISE NOTED | |
| 7. ALL BATHROOM CLOSET AND BEDROOM WALLS TO BE INSULATED W/ R-11 BATT INSULATION. | |
| 8. LATERAL STABILITY FOR THIS STRUCTURE IS PROVIDED BY COMBINATION OF SHEARWALLS, POURED MASONRY & FRAME ACTION FROM POURED CONCRETE BEAMS AND COLUMNS. TO THE BEST OF OUR KNOWLEDGE THIS STRUCTURE CONFORMS TO FLORIDA BUILDING CODE, 2020. | |
| 9. PROVIDE WOOD BLOCKING AS REQUIRED BEHIND WOOD TRIM, CABINETRY AND AS OTHERWISE NEEDED FOR NAILING SUPPORT. | |
| 10. PROVIDE TEMPERED GLASS AT ALL SHOWER ENCLOSURES, GLASS IN DOOR UNITS, GLASS WITHIN 24" RADIUS OF DOOR UNITS, AND GLASS WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR. | |
| 11. PROVIDE A/C DRAINS TO BE READILY ACCESSIBLE. | |
| 12. ALL LEVEL HEADERS TO BE @ 8'-0" AFF. UNLESS NOTED OTHERWISE. | |
| 13. MASON TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS. SHIM SPACE SHALL BE LIMITED TO 1/4" MAXIMUM. | |
| 14. ALL EXTERIOR FRAME WALL SHEATHING SHALL BE 1/2" THICK 4-PLY APA EXPOSURE 1 RATED PLYWOOD SHEATHING. | |
| 15. WATER CLOSETS TO BE 16 GALLON. | |
| 16. PROVIDE FOR MOISTURE RESISTANT 'GREEN' GYPSUM BOARD OR EQUAL IN WET AREAS. | |
| 17. PROVIDE FOR 3" MINIMUM BEARING FOR ALL WOOD BEAMS ON MASONRY WALLS. | |
| 18. ALL BRG. WOOD HEADERS ARE TO BE 3 - 2 X 12'S WITH A 1/2" PLYWOOD FLITCH PLATE, UNO. | |
| 19. ALL EXTERIOR BEARING WALLS SHALL BE 8'-0" AFF. UNLESS OTHERWISE SPECIFIED. | |
| 20. TOP OF ALL WINDOW HEADS SHALL BE @ 8'-0" AFF UNLESS OTHERWISE SPECIFIED. | |
| 21. ALL WOOD TOUCHING CONCRETE SHALL BE PRESSURE TREATED. | |

CONSTRUCTION SCHEDULE	
■	8" X 8" FULL GROUTED CELL W/ 1 - #5 BAR VERT. @ 4' O.C. (TYP.) FROM FOOTING TO LINTEL, HOOKED & TIED BEFORE INSPECTION, LAPPED 40 DIAM.
▼	INDICATES LOCATION OF SIMPSON #4TTS HOLD/DOWN OR SIMPSON #5T224 @ 32" O.C. OR EQ. SHEARWALL SECTION TIE-DOWN
•	5/8" X 10" AB. W/ 3" X 3" X 1/8" STL. WASHERS @ 32" O.C. OR 5/8" X 6" SIMPSON TITEN HD. OR EQUAL, W/ 3" X 3" X 1/8" STL. WASHER AT 32" O.C.
(MX)	MIXED CONSTRUCTION (SEE DETAIL ON PAGE A15)
(HR)	HANDRAIL HGT. @ 36" GUARDRAIL HGT. @ 42" W/ 1/2" GRASABILITY PICKETS TO PRECLUDE A 4" SPHERE MR. TO PROVIDE SHOP DRUGS. TO BUILDER FOR APPROVAL.
(TG)	TEMPERED GLASS
(TB)	TOILET BAR
(TP)	TOILET PAPER
(TA)	TUB ACCESS
(WC)	WATER CLOSET
(SS)	LINEN OR PANTRY CLOSET WITH 5 SHELVES
(RS)	SINGLE ROD & SHELF
(HB)	HOSE BIB
(OO)	EXTERIOR DOOR & WINDOW TAG NO. (SEE SCHEDULE SHEET A9 FOR DETAILS)

WALL SCHEDULE	
□	2X FRAME NON-LOAD BRG. WALL 2X SFF STUDS @ 16" O.C. STUDS TO BE FINISHED EACH SIDE W/ 1/2" GUB. CAVITY TO BE INSULATED (WHERE INDICATED W/ 4" NOM. BATT. INSULATION UNO.)
□	2X FRAME LOAD BRG. WALL 2X SFF STUDS @ 16" O.C. UNO. STUDS TO BE FINISHED EACH SIDE W/ 1/2" GUB. CAVITY TO BE INSULATED W/ 4" NOM. BATT. INSULATION UNO.
□	2X FRAME LOAD BRG. EXTERIOR WALL 6" HARDI PLANK SIDING OVER 2-LAYER MOISTURE BARRIER OVER 1/2" PLYWOOD SHEATHING OVER 2X SFF STUDS @ 16" O.C. UNO. INTERIOR SIDE OF STUDS TO BE FINISHED W/ 1/2" GUB. CAVITY TO BE INSULATED W/ 4" NOM. BATT. INSULATION UNO.
□	8" X 16" CMU EXTERIOR WALL 5/8" SAND SMOOTH FARGE COAT OVER 8" X 16" CONCRETE MASONRY UNIT INTERIOR SIDE TO BE FINISHED W/ 1/2" DRYWALL ON 3/4" RIGID INSULATION BOARD W/ 3/4" FURRING STRIPS NOTE: GARAGE WALLS TO BE FINISHED WITH PAINT.

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Craig E. Gunderson, P.E. #061012 Date: _____

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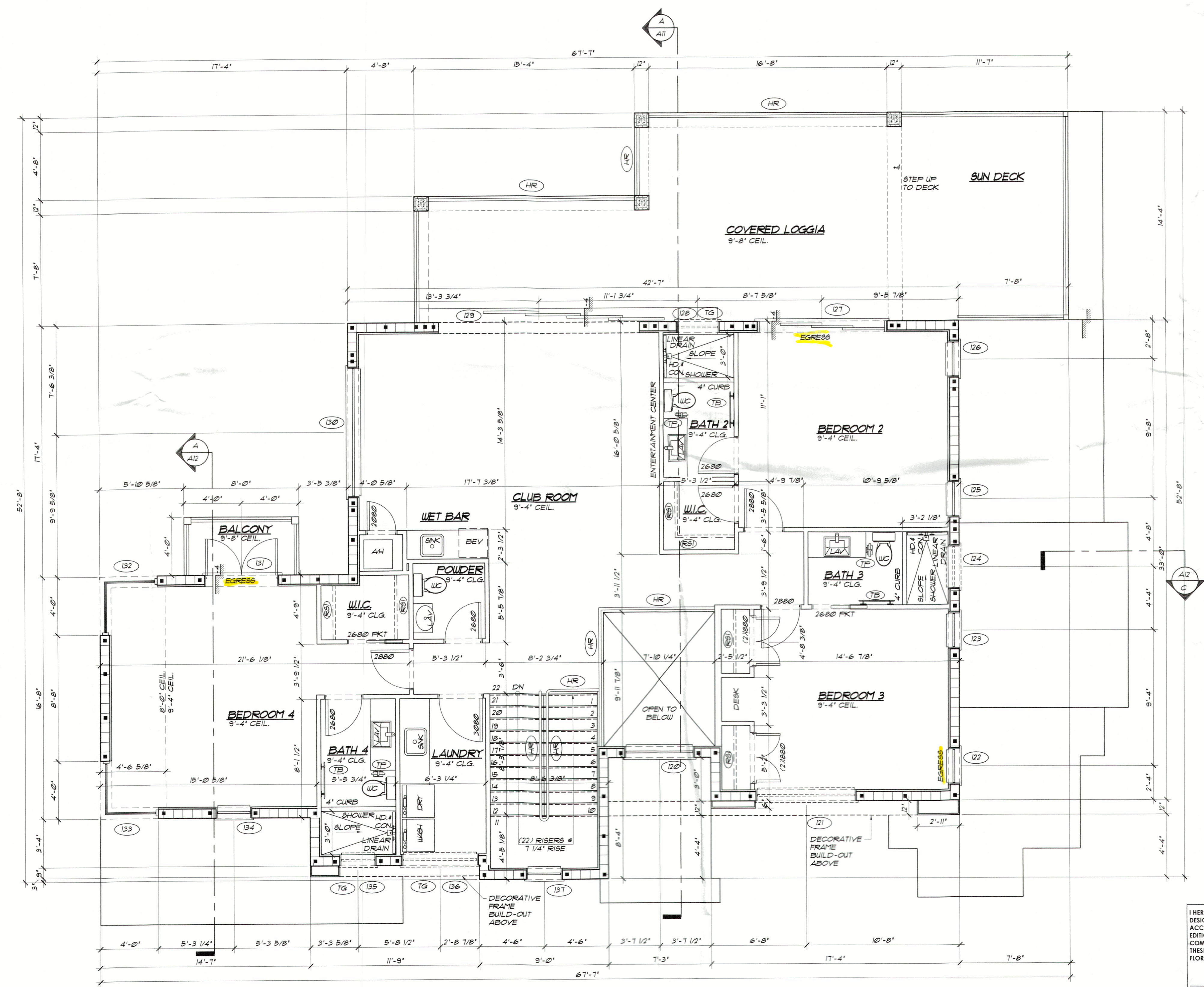
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A3
OF 13 SHEETS

BUILDING AREAS	
GROUND FLOOR UNDER AIR	2,041 SQ FT
SECOND FLOOR UNDER AIR	1,664 SQ FT
TOTAL UNDER AIR	3,705 SQ FT
GARAGE	504 SQ FT
ENTRY	60 SQ FT
COVERED PATIO	375 SQ FT
COVERED LOGGIA	401 SQ FT
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CONSTRUCTION SCHEDULE	
■	8" X 8" FULL GROUTED CELL W/ 1 - #5 REBAR VERT. @ 4' O.C. (TYP.) FROM FOOTING TO LINTEL, HOOKED & TIED BEFORE INSPECTION, LAPPED 40 DIAM.
▼	INDICATES LOCATION OF SIMPSON #11TS HOLDDOWN OR SIMPSON ST6224 @ 32" O.C. OR EQ. SHEARWALL SECTION TIE-DOWN
•	5/8"x10" AB. W/ 3"x3"x1/8" STL. WASHERS @ 32" O.C. OR 5/8"x6" SIMPSON TITEN HD. OR EQUAL, W/ 3"x3"x1/8" STL. WASHER AT 32" O.C.
(MX)	MIXED CONSTRUCTION (SEE DETAIL ON PAGE A13)
(HR)	HANDRAIL HGT. @ 36" GUARDRAIL HGT. @ 42" W/ 1-1/2" GRAFSAFABILITY PICKETS TO PRECLUDE 4" SPHERE HPR TO PROVIDE SHOP DUGS. TO BUILDER FOR APPROVAL.
(TG)	TEMPERED GLASS
(TB)	TOUCEL BAR
(TP)	TOILET PAPER
(TA)	TUB ACCESS
(WC)	WATER CLOSET
(BS)	LINEN OR PANTRY CLOSET WITH 5 SHELVES
(RS)	SINGLE ROD & SHELF
(HB)	HOSE BIB
(EOD)	EXTERIOR DOOR & WINDOW TAG NO. (SEE SCHEDULE SHEET A3 FOR DETAILS)

WALL SCHEDULE	
[Symbol]	2X FRAME NON-LOAD BRG. WALL 2X 8FF STUDS @ 16" O.C. STUDS TO BE FINISHED EACH SIDE W/ 1/2" GUB. CAVITY TO BE INSULATED (WHERE INDICATED W/ 4" NOM. BATT. INSULATION UNO.)
[Symbol]	2X FRAME LOAD BRG. WALL 2X 8FF STUDS @ 16" O.C. UNO. STUDS TO BE FINISHED EACH SIDE W/ 1/2" GUB. CAVITY TO BE INSULATED W/ 4" NOM. BATT. INSULATION UNO.
[Symbol]	2X FRAME LOAD BRG. EXTERIOR WALL 6" HARDY PLANK SIDING OVER 2-LAYER MOISTURE BARRIER OVER 1/2" PLYWOOD SHEATHING OVER 2X 8FF STUDS @ 16" O.C. UNO. INTERIOR SIDE OF STUDS TO BE FINISHED W/ 1/2" GUB. CAVITY TO BE INSULATED W/ 4" NOM. BATT. INSULATION UNO.
[Symbol]	8" X 16" CMU EXTERIOR WALL 5/8" SAND SMOOTH FARGE COAT OVER 8" X 16" CONCRETE MASONRY UNIT INTERIOR SIDE TO BE FINISHED W/ 1/2" DRYWALL ON 3/4" RIGID INSULATION BOARD W/ 3/4" FURRING STRIPS NOTE: GARAGE WALLS TO BE FINISHED WITH PAINT.



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Craig E. Gunderson, P.E. #040102 Date: _____

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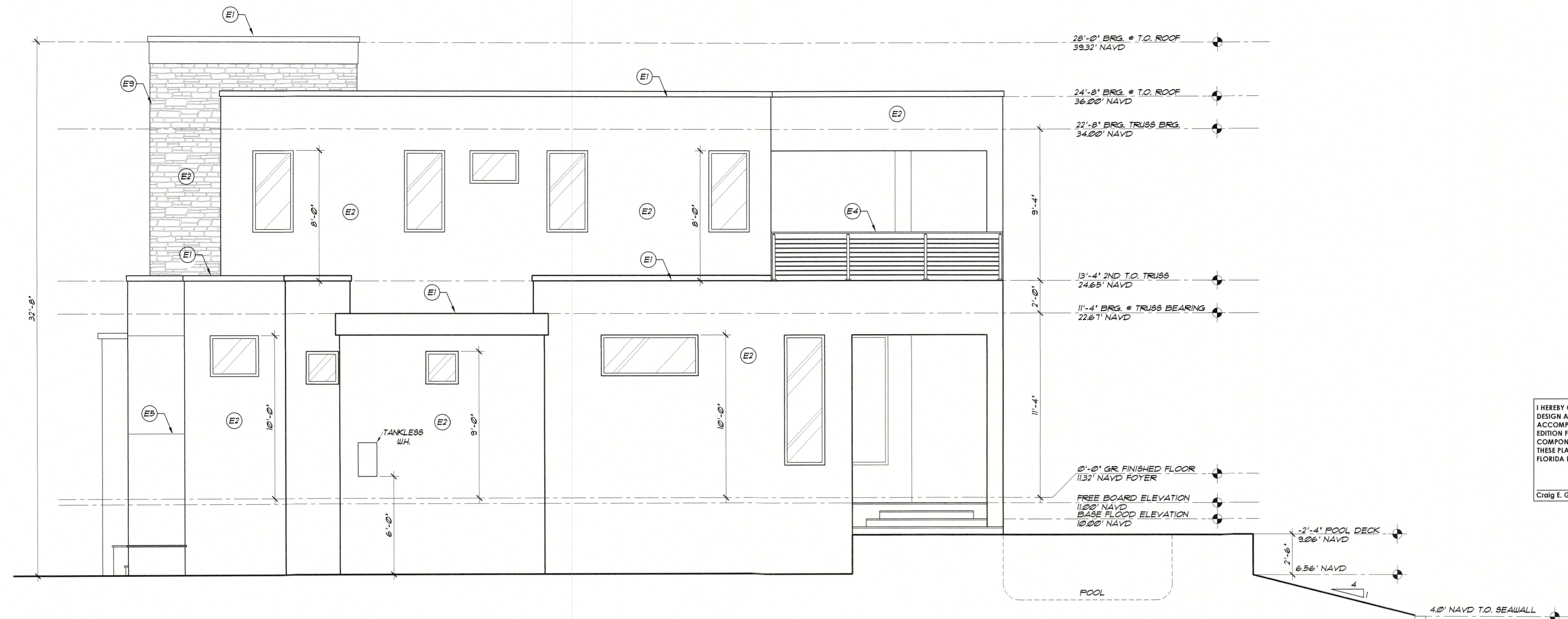
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No. 60102
Craig E. Gunderson

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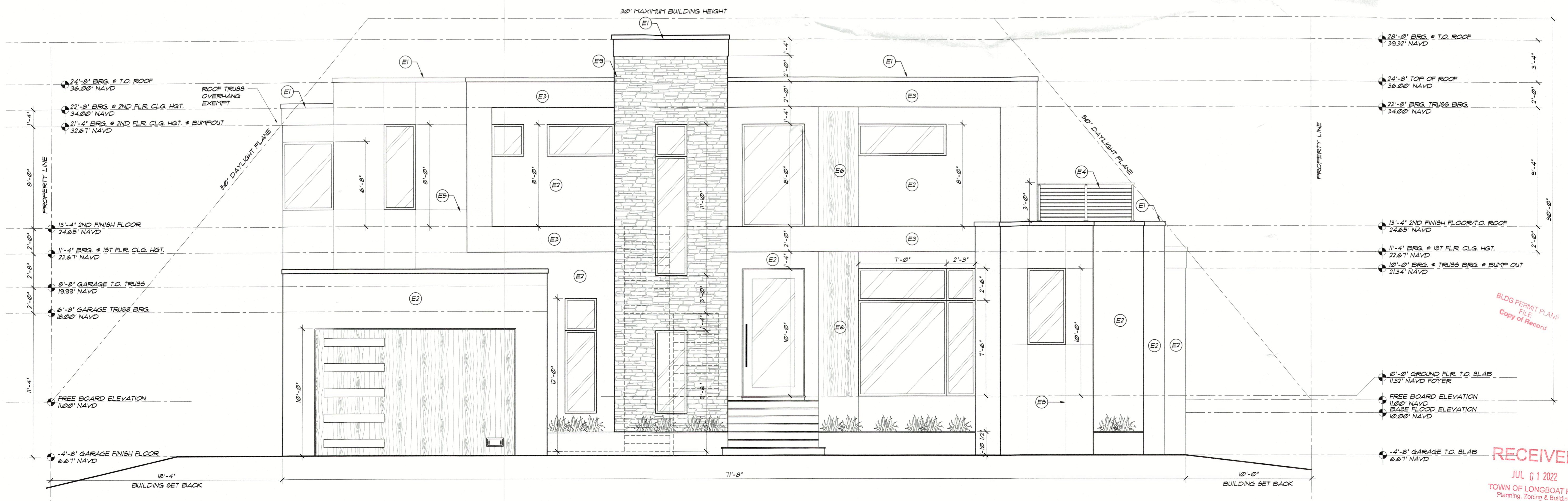
ELEVATION NOTES	
SYMBOL	DESCRIPTION
(E1)	POLYGLASS OR EQUAL ROOFING SYSTEM ON 24' PRE-ENG. ROOF TRUSSES. (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
(E2)	5/8" CEMENT PARGE COAT OVER 8' X 16' CMU (BAND SMOOTH FINISH) OR 1/8" CEMENT PARGE COAT OVER GALVANIZED METAL LATH OVER 2-LAYER MOISTURE BARRIER OVER 1/2" FLYWOOD SHEATHING. (BAND SMOOTH FINISH)
(E3)	1/8" CEMENT PARGE COAT OVER GALVANIZED METAL LATH OVER 2-LAYER MOISTURE BARRIER OVER 1/2" FLYWOOD SHEATHING. (BAND SMOOTH FINISH) TO BE PAINTED IN A DIFFERENT COLOR
(E4)	36 RAILING PICKETS TO PRECLUDE A 4" SPHERE. NO MORE THAN 2" BETWEEN BOTTOM RAIL & DECK (TYP.) MFR TO PROVIDE SHOP DRAWINGS
(E5)	DECORATIVE STUCCO EXPANSION JOINTS
(E6)	WOOD PLANK EXTERIOR TILE. (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
(E7)	AC AND POOL EQUIPMENT SOUND DEADENING ENCLOSURE. SEE DETAIL B, SHEET A12.
(E8)	BUILT IN GRILL & MILLWORK - PER CLIENTS SPECIFICATIONS
(E9)	STONE VENEER INSTALLED TO CURRENT CODE AND PER MFR SPECIFICATIONS

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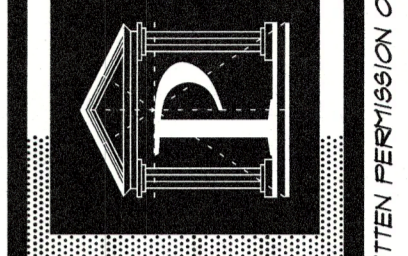
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FRONT ELEVATION
SCALE: 1/4"=1'-0"

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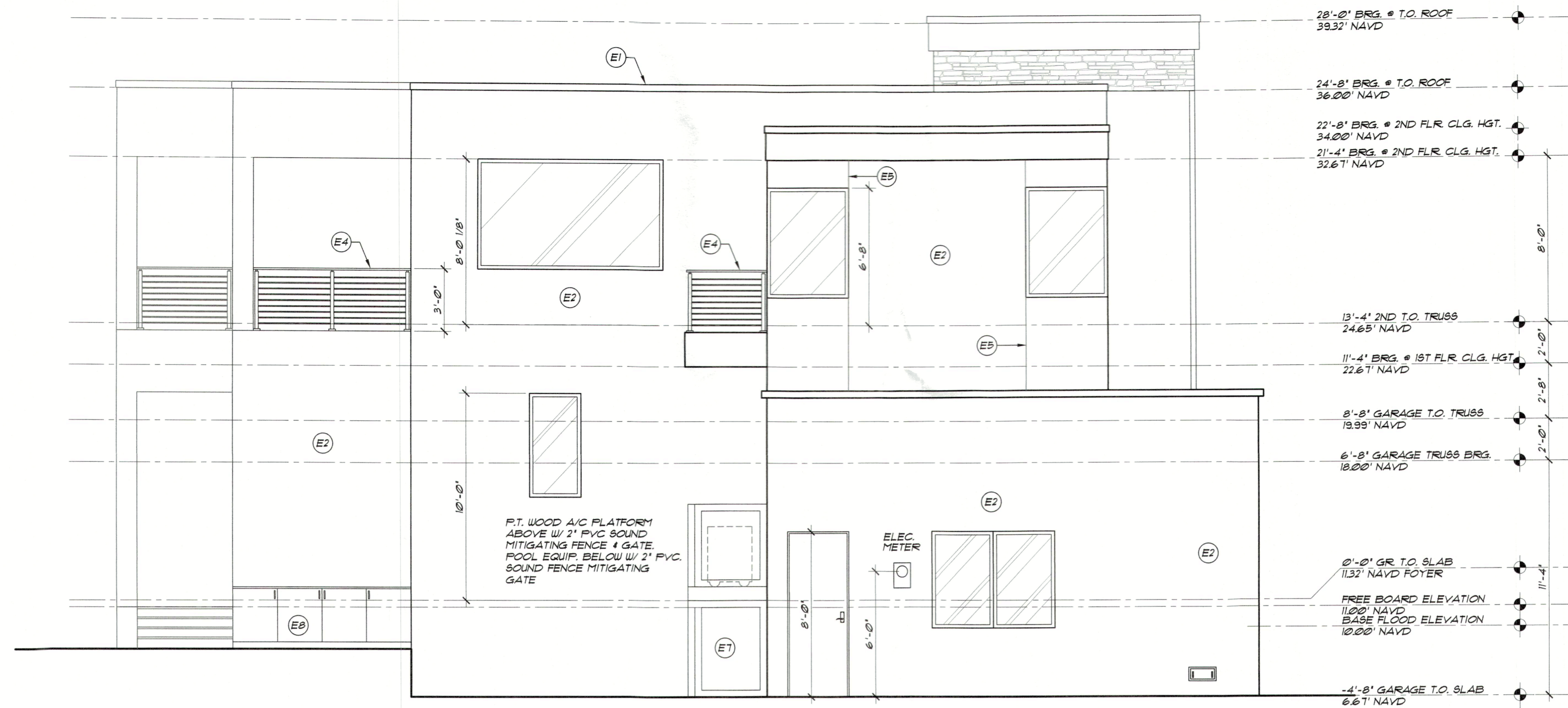
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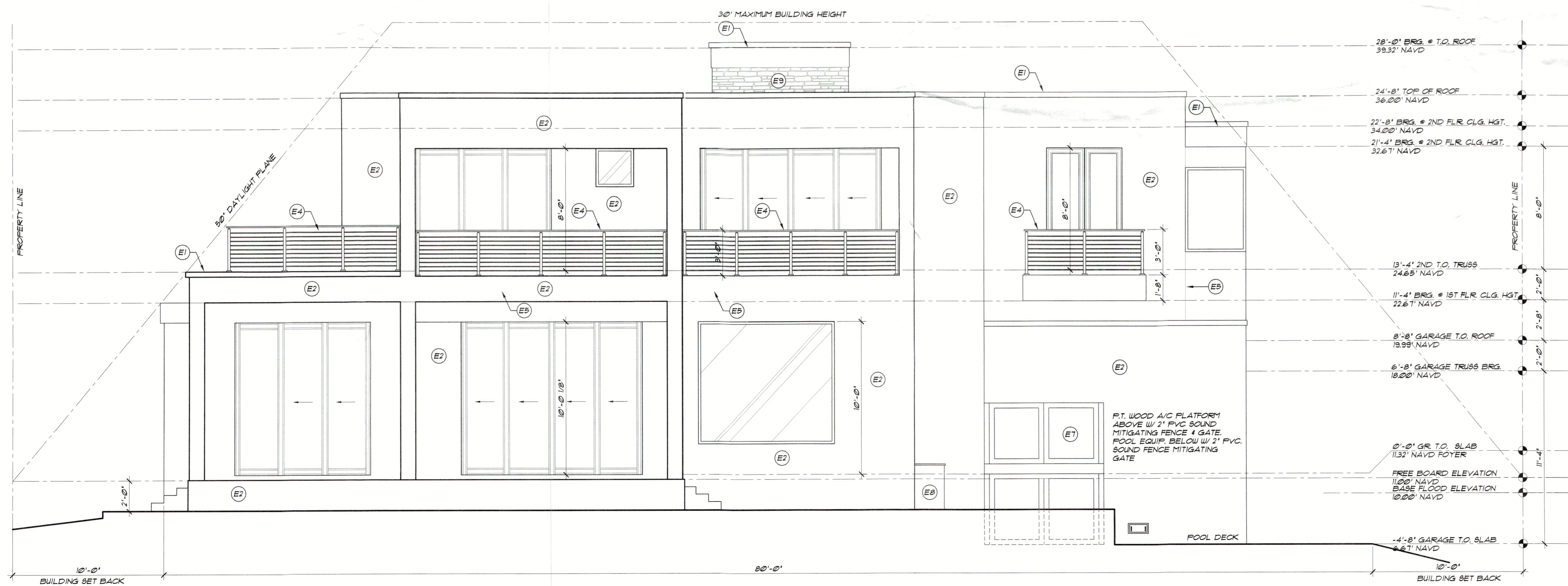
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ELEVATION NOTES	
SYMBOL	DESCRIPTION
(E1)	FOLYGLASS OR EQUAL ROOFING SYSTEM ON 24' FREE-ENG. ROOF TRUSSES. (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
(E2)	5/8" CEMENT PARGE COAT OVER 8' X 16' CMU (SAND SMOOTH FINISH) OR 1/8" CEMENT PARGE COAT OVER GALVANIZED METAL LATH OVER 2-LAYER MOISTURE BARRIER OVER 1/2" FLYWOOD SHEATHING. (SAND SMOOTH FINISH)
(E3)	1/8" CEMENT PARGE COAT OVER GALVANIZED METAL LATH OVER 2-LAYER MOISTURE BARRIER OVER 1/2" FLYWOOD SHEATHING. (SAND SMOOTH FINISH) TO BE PAINTED IN A DIFFERENT COLOR
(E4)	3/8" RAILING FICKETS TO PRECLUDE A 4" SPHERE, NO MORE THAN 2" BETWEEN BOTTOM RAIL & DECK (TYP.) MFR TO PROVIDE SHOP DRAWINGS
(E5)	DECORATIVE STUCCO EXPANSION JOINTS
(E6)	WOOD PLANK EXTERIOR TILE. (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
(E7)	AC AND POOL EQUIPMENT SOUND DEADENING ENCLOSURE SEE DETAIL B, SHEET A12.
(E8)	BUILT IN GRILL & MILLWORK - PER CLIENTS SPECIFICATIONS
(E9)	STONE VENEER INSTALLED TO CURRENT CODE AND PER MFR SPECIFICATIONS

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Craig E. Gunderson, P.E. #040102 Date: _____

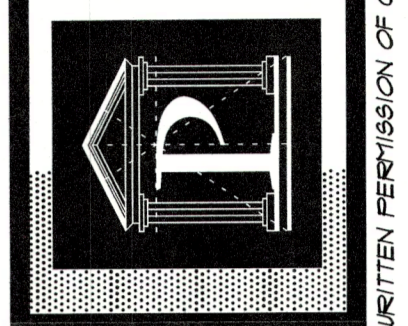
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COLUMN SCHEDULE	
(C1)	12" x 12" CMU COLUMN (4) #5 REBAR VERT. W/ #3 STIRRUPS @ 16" O.C. W/ DECO. PVC COLUMN WRAP
(C2)	3 1/2" x 3 1/2" STEEL COLUMN
(C3)	3 1/2" x 5 1/2" PARALAM POST
(X)	INDICATES POINT LOAD ABOVE
(∇)	INDICATES LOCATION OF SIMPSON HITS HOLDDOWN OR SIMPSON 516/224 @ 32" O.C. OR EQ. SHEARWALL SECTION TIE-DOWN; FOR SEGMENTS LESS THAN 6' (2) HITS/M ARE ACCEPTABLE

NOTE:
CONSTRUCTION MUST NOT BEGIN UNTIL E.O.R. HAS REVIEWED, APPROVED AND SIGNED TRUSS PLANS.

NOTE:
ENGINEER OF RECORD MUST REVIEW AND APPROVE TRUSS PLANS PRIOR TO THE START OF ANY CONSTRUCTIONS. FOUNDATIONS, BEARING WALLS, TRUSS CONNECTORS, AND ALL OTHER STRUCTURAL ELEMENTS ARE SUBJECT TO CHANGE BASED ON THE TRUSS PLANS

NOTE:
FILLED CELLS AT ALL CORNERS, NEXT TO ALL OPENINGS, BELOW ALL GIRDERS AND POINT LOADS AND @ 48" O.C.

- FLOOR FRAMING NOTES**
- MINIMUM PRE-FABRICATED FLOOR TRUSS DESIGN LOADS:
LIVE LOAD: 40 P.S.F.
TOP CHORD DEAD LOAD: 25 P.S.F.
BOT. CHORD DEAD LOAD: 10 P.S.F.
TOTAL OF 75 P.S.F.
 - ALL FLOOR SHEATHING SHALL BE 3/4" THICK TONGUE AND GROOVE, APA EXPOSURE 1 RATED PLYWOOD SHEATHING, BY ADVANTECH.
 - FLOOR TRUSS MANUFACTURER TO PROVIDE ENGINEERED DRAWINGS SIGNED & SEALED BY A REGISTERED FLORIDA ENGINEER TO CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR TO REPORT ALL DISCREPANCIES TO THE DESIGNER OF RECORD.
 - SPECIAL CONNECTORS TO BE PROVIDED BY THE TRUSS MANUFACTURER.
 - THE FLOOR TRUSS PLANS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION BEGINS.
 - PROVIDE TWO HEADER STUDS MIN. SUPPORTING EACH END OF EACH HEADER AND TWO FULL LENGTH STUDS MIN. AT EACH END OF EACH HEADER. THREE STUDS AT OPENINGS

CONNECTORS		
NET UPLIFT (LBS.)	ANCHOR	ITEM
340	SP2	CRIPPLE STUDS TO PLATES AND HEADERS
1065	MSTA18	EACH HEADER STUD TO HEADER
1240	SPH 4/16/18	EACH HEADER STUD TO FLOOR PLATE BELOW
340	SP2	STUD TO TOP FLATE INTERIOR BEARING WALLS AND EXTERIOR FRAME WALLS
505	SP1	STUD TO BOTTOM FLATE INTERIOR BEARING WALLS AND EXTERIOR FRAME WALLS
730	(2) H 25	FLOOR TRUSSES TO LEDGERS (TOP CHORD BEARING)
1775 (DOWN)	U414	FLOOR TRUSSES TO BEAMS (FACE MOUNTED LOCATIONS)
1450	HTS 20	FLOOR TRUSSES TO BEAMS, STUD TOP PLATE INTERIOR EXTERIOR TO TRUSS HEEL
2900	(2) HTS 20	FLOOR GIRDER TRUSSES TO BEAMS, STUD TOP PLATE INTERIOR & EXTERIOR TO TRUSS HEEL

- NOTES**
- SPECIFIED ANCHORS ARE BY SIMPSON-STRONGTIE EQUIVALENT ALTERNATE PRODUCTS MAY BE SUBSTITUTED.
 - THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE REQUIREMENTS OF THIS SCHEDULE WITH THE TRUSS RECTIONS SPECIFIED BY THE TRUSS MANUFACTURER AND GIVEN ON THE TRUSS SUBMITTALS.
 - REPORT ANY REACTIONS EXCEEDING THE ABOVE VALUES TO THE ARCHITECT OR ENGINEER OF RECORD FOR REVIEW.

BEAM SCHEDULE

NOTE: REINFORCING STEEL IN CONCRETE BEAMS TO BE GRACE #6. ALL EXPOSED LUMBER MUST BE PRESSURE TREATED. IF ENGINEERED LUMBER THEN EQUAL SIZE GLB 7.0 IS TO BE USED. ALL LAMINATED VENEER IS TO BE 7.0 LUMBER

MARK	SIZE (W x D)	REINFORCEMENT FOR CONCRETE BEAMS USE W/STIRRUPS @ 6" O.C. WITHIN 4" OF SUPPORTS & 10" ELSEWHERE
B01	8" x 16" FORM 4 FOUR LINTEL	W/ (1) #5 TOP, (1) #5 BOTTOM
B02	8" x 16" FORM 4 FOUR LINTEL	W/ (2) #5 TOP, (2) #5 BOTTOM
B03	8" x 16" FORM 4 FOUR LINTEL	W/ (2) #7 TOP, (2) #7 BOTTOM
B04	8" x 20" FORM 4 FOUR LINTEL	W/ (2) #5 TOP, (2) #5 BOTTOM
B05	8" x 24" FORM 4 FOUR LINTEL	W/ (2) #5 TOP, (2) #5 BOTTOM
B06	12" x 12" FORM 4 FOUR LINTEL	W/ (3) #6 TOP, (3) #6 BOTTOM
B07	12" x 16" FORM 4 FOUR LINTEL	W/ (3) #5 TOP, (3) #5 BOTTOM
B08	8" x 8" FORM 4 FOUR LINTEL	W/ (3) #8 TOP, (3) #7 BOTTOM
L01	8" x 8" PRECAST LINTEL	W/ (1) #7 REBAR BOTTOM
L02	8" x 8" PRECAST LINTEL BLOCK	FILLED SOLID
L03	8" x 8" PRECAST LINTEL BLOCK	W/ (1) #5 REBAR TOP, MID & BOTTOM FILLED SOLID
W01	(2) 2" x 12" SYF. WOOD BEAMS	W/ 1/2" PLYWOOD FLITCH PLATE
W02	(3) 2" x 12" SYF. WOOD BEAMS	W/ 1/2" PLYWOOD FLITCH PLATE
W03	(4) 2" x 12" SYF. WOOD BEAMS	W/ 1/2" PLYWOOD FLITCH PLATE
W04	(2) 1 1/2" x 11 1/4" MICROLAM BEAM	LAMINATED VENEER LUMBER
W05	(3) 1 1/2" x 11 1/4" MICROLAM BEAM	LAMINATED VENEER LUMBER
W06	(4) 1 1/2" x 11 1/4" MICROLAM BEAM	LAMINATED VENEER LUMBER
W07	(2) 1 1/2" x 24" MICROLAM BEAM	LAMINATED VENEER LUMBER
W08	(3) 1 1/2" x 24" MICROLAM BEAM	LAMINATED VENEER LUMBER
W09	(2) 2" x 10" FT. LEDGER W/ 5/8" LAG BOLTS (WOOD), WEDGE ANCHORS (CMU) @ 32" O.C. TWO ROWS, STAGGERED, 4" MIN. EMBEDMENT	

TRUSS NOTE

ALL FLOOR TRUSSES TO BE 24" PRE-ENGINEERED FLOOR TRUSSES @ 16" O.C. UNLESS INDICATED OTHERWISE ON THESE PLANS. REFER TO TRUSS MANUFACTURER'S LAYOUTS AS THEY TAKE PRECEDENCE OVER THESE DRAWINGS.

ENGINEER OF RECORD TO REVIEW TRUSS MANUFACTURER'S LAYOUTS PRIOR TO PERMIT ISSUE.

CONNECTOR NOTE

TRUSSES TO CMU USE HETA20, GIRDERS & LVL'S TO CMU USE (2) HETA20

TRUSSES TO WOOD USE HTS20, GIRDERS & LVL'S TO WOOD POST USE (2) HTS20

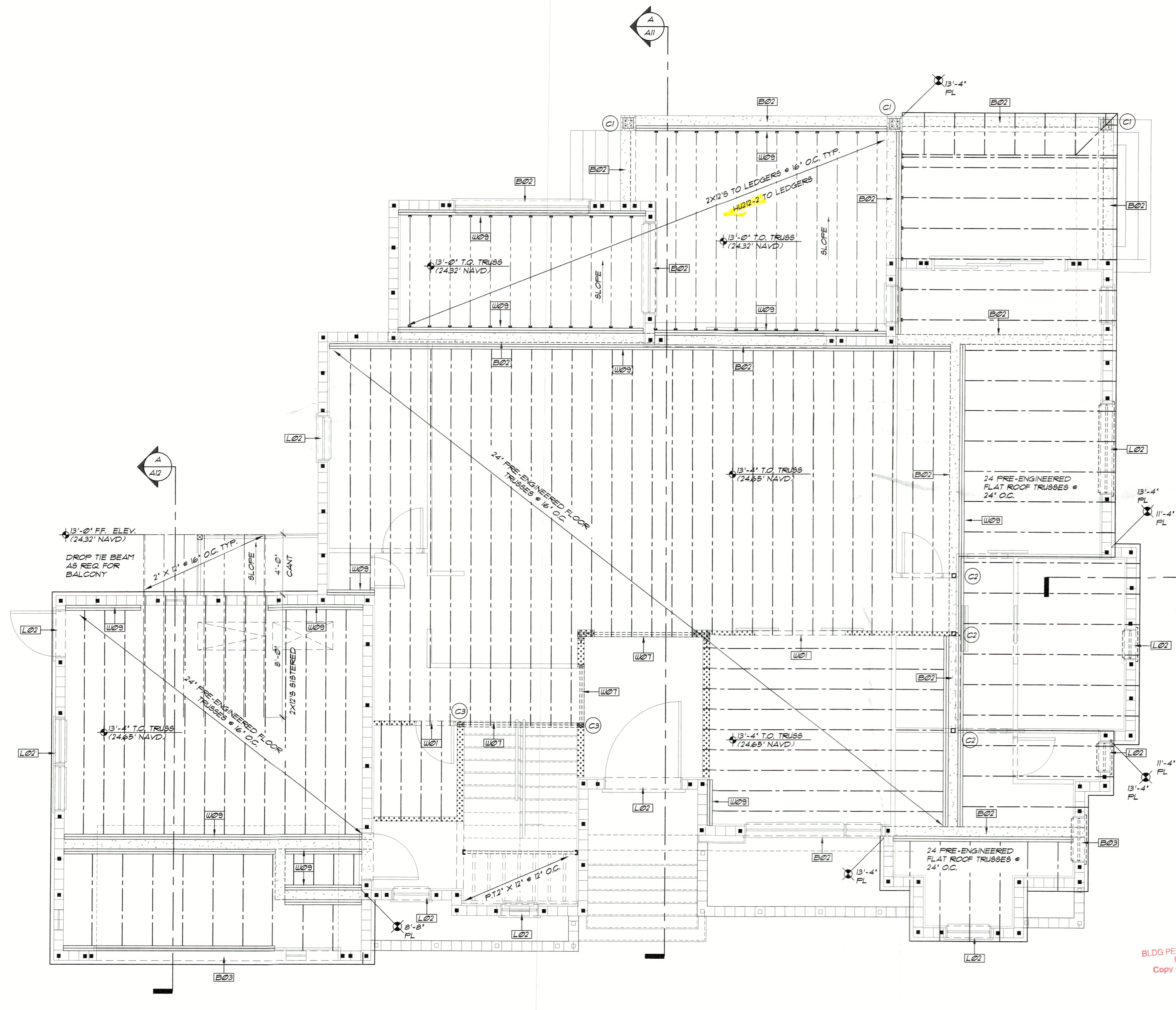
(2) 2X STUDS UNDER ALL GIRDERS

ALL UNLESS NOTED OTHERWISE.

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Craig E. Gunderson, P.E. #060102 Date: _____

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SECOND FLOOR FRAMING
SCALE: 1/4" = 1'-0"

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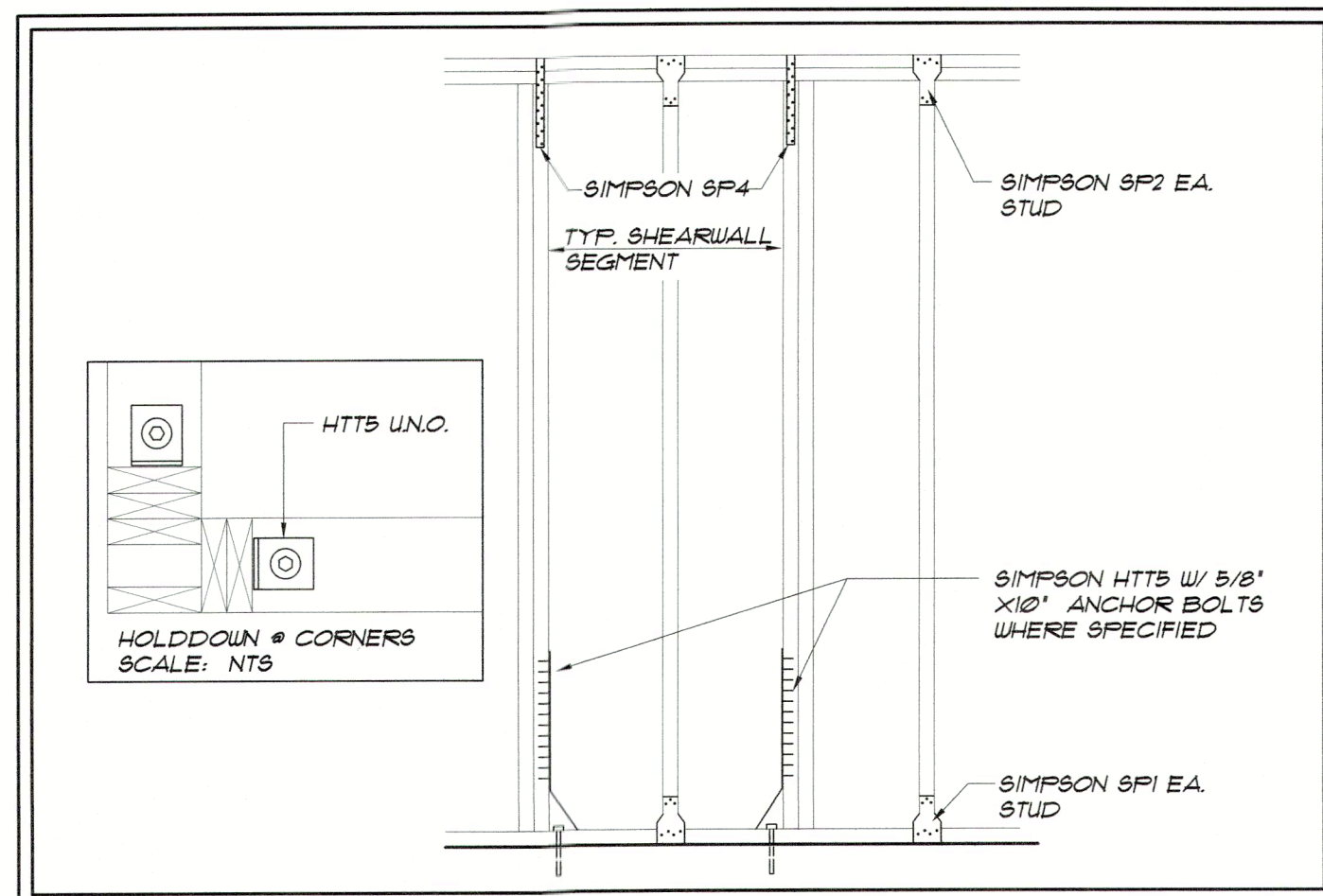
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Craig E. Gunderson
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STATE OF FLORIDA
PROFESSIONAL ENGINEER

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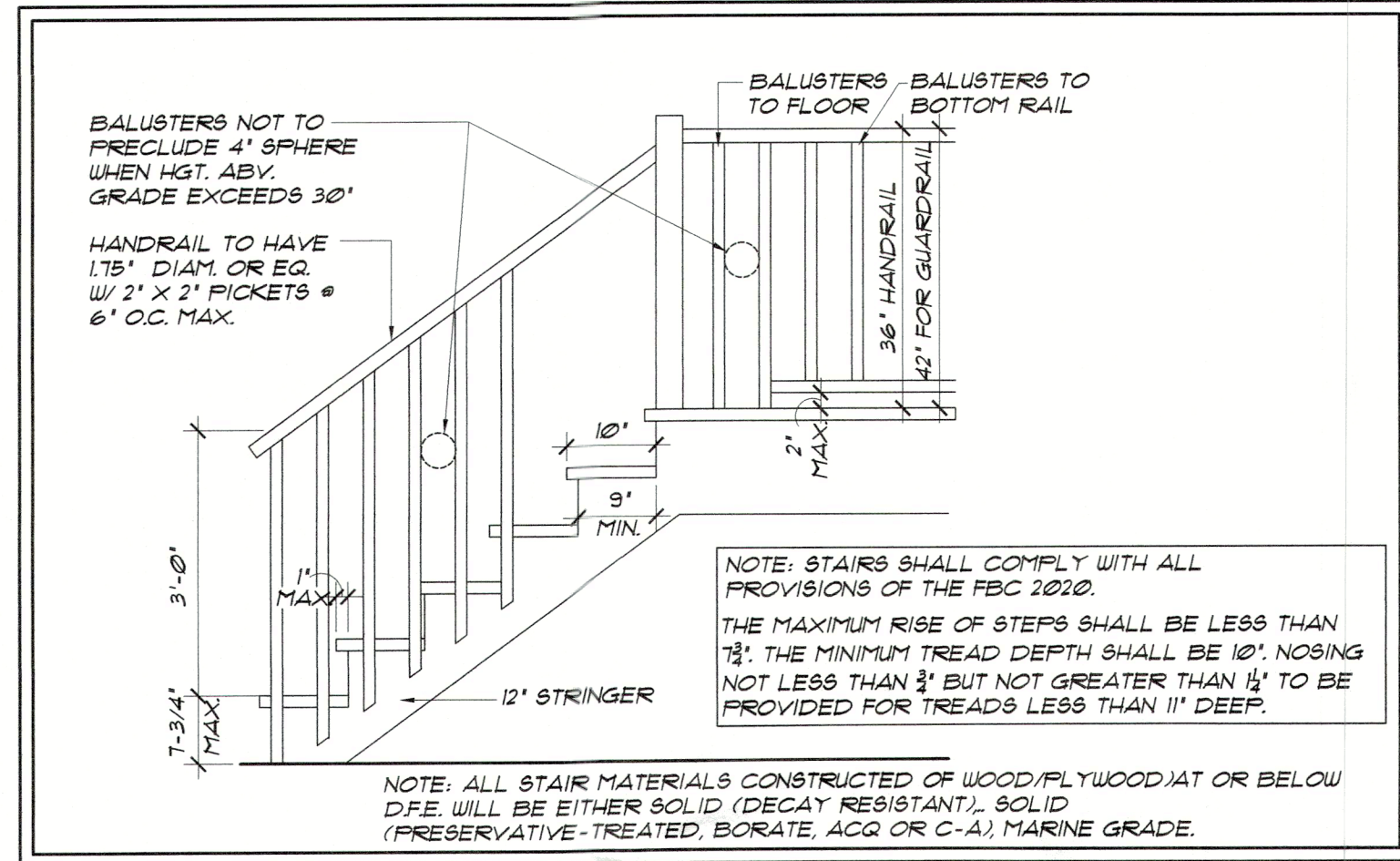
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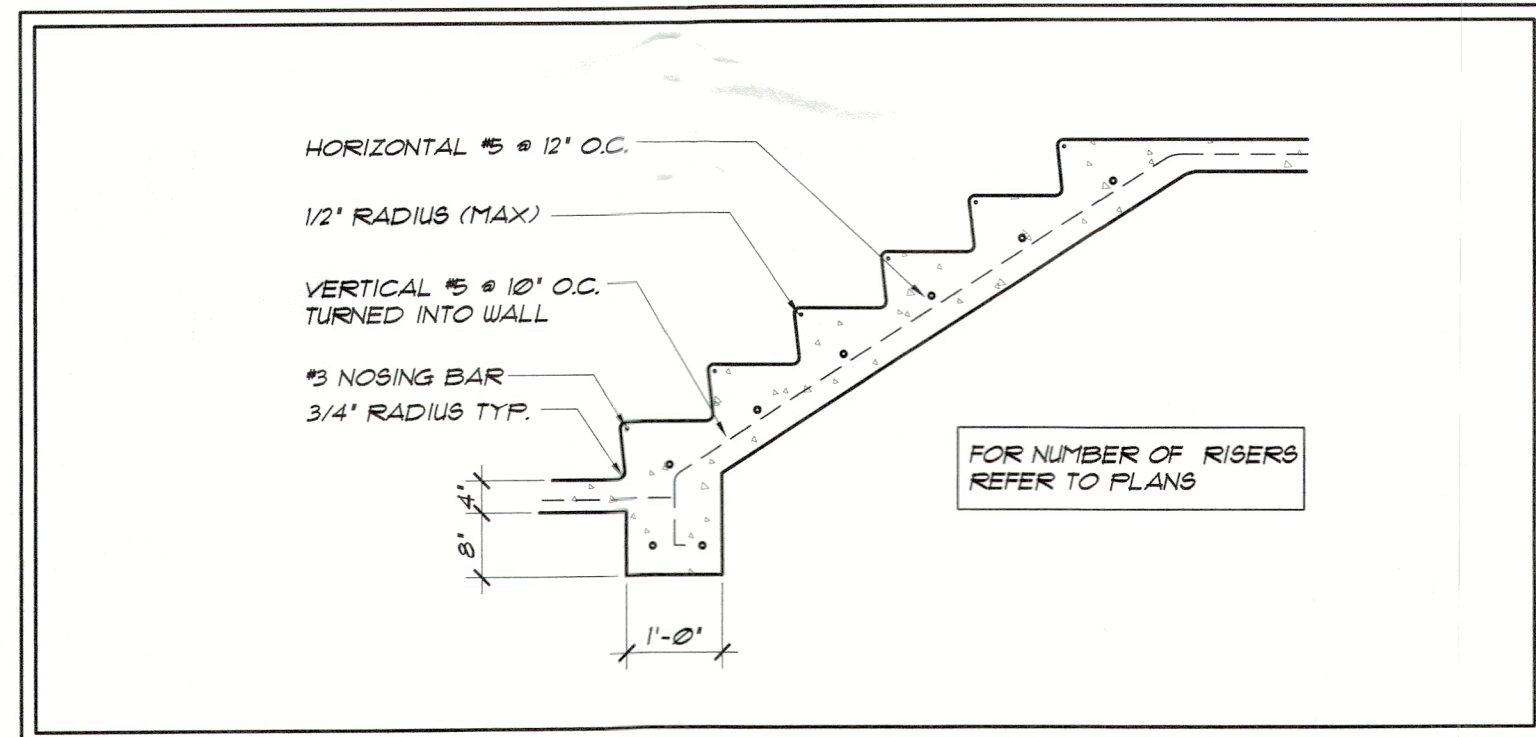
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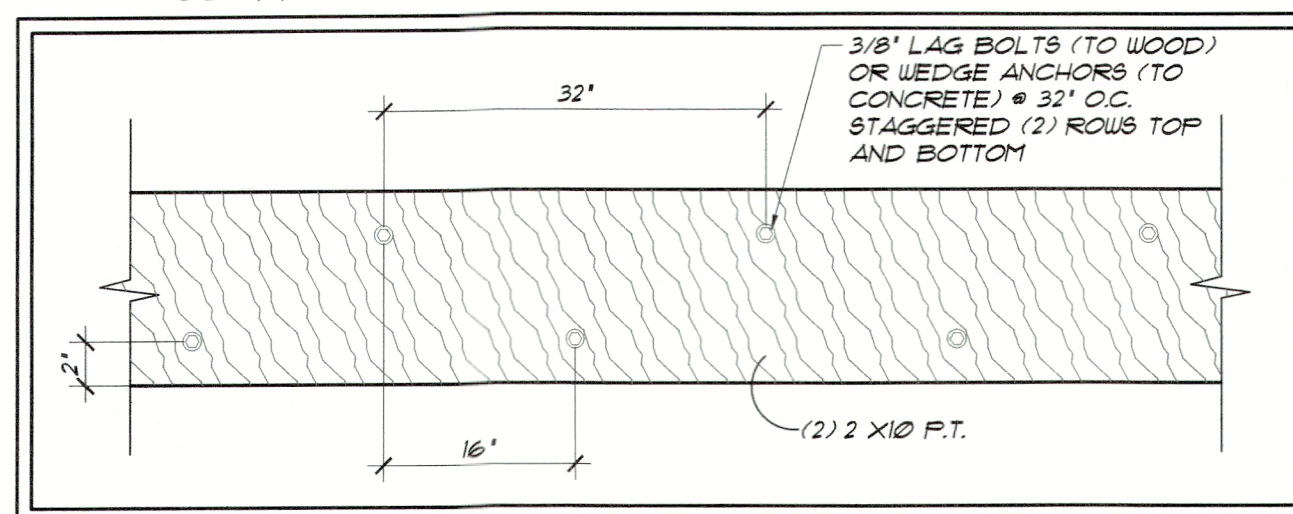
TYP. FRAME SHEARWALL SEGMENT
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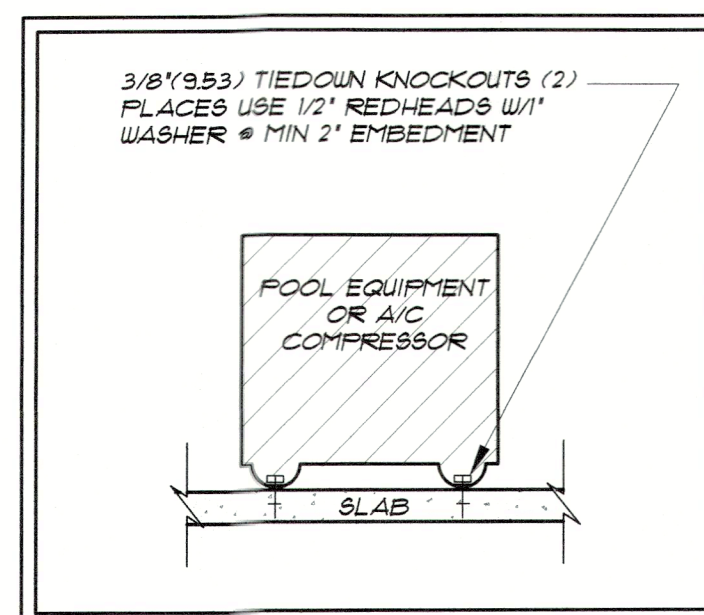
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CONC. STAIR DETAIL
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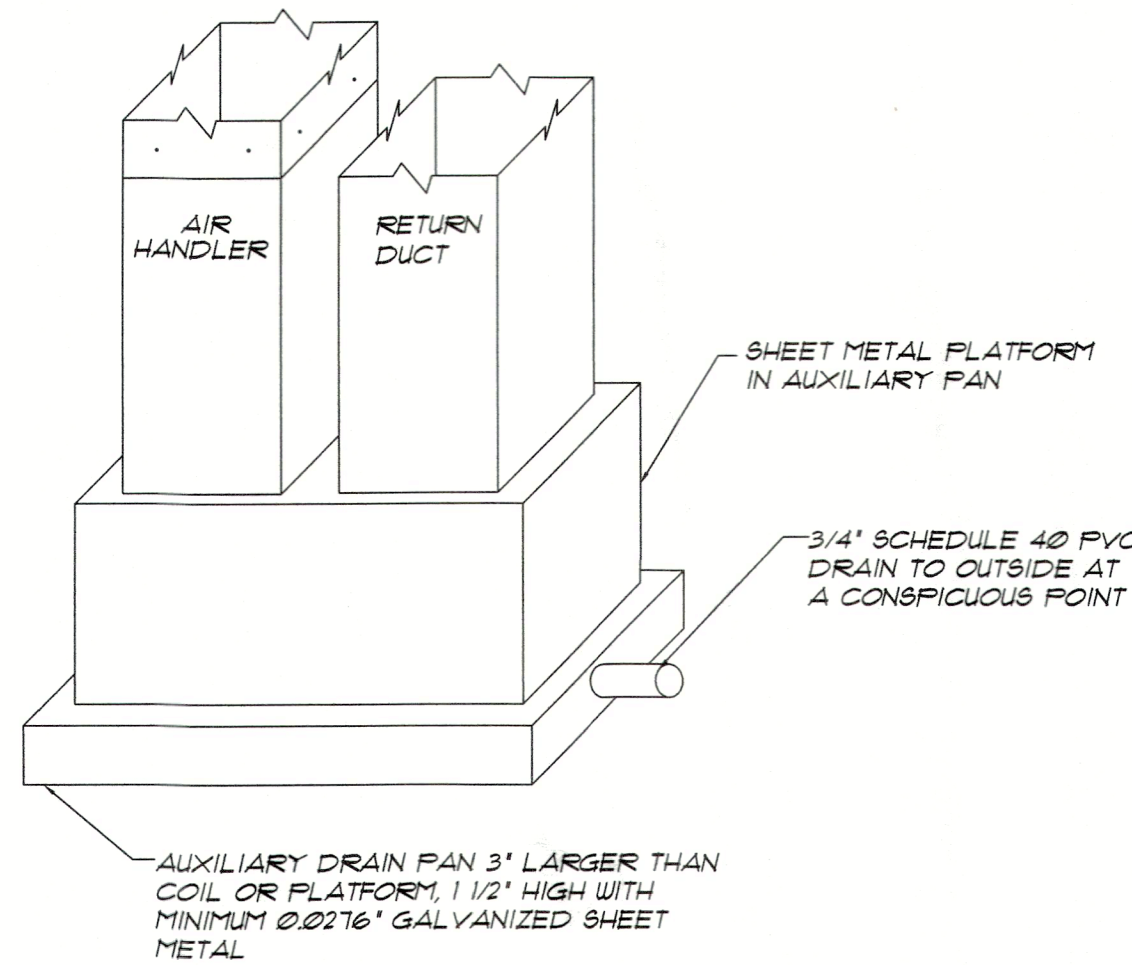


LEDGER ATTACHMENT DETAIL
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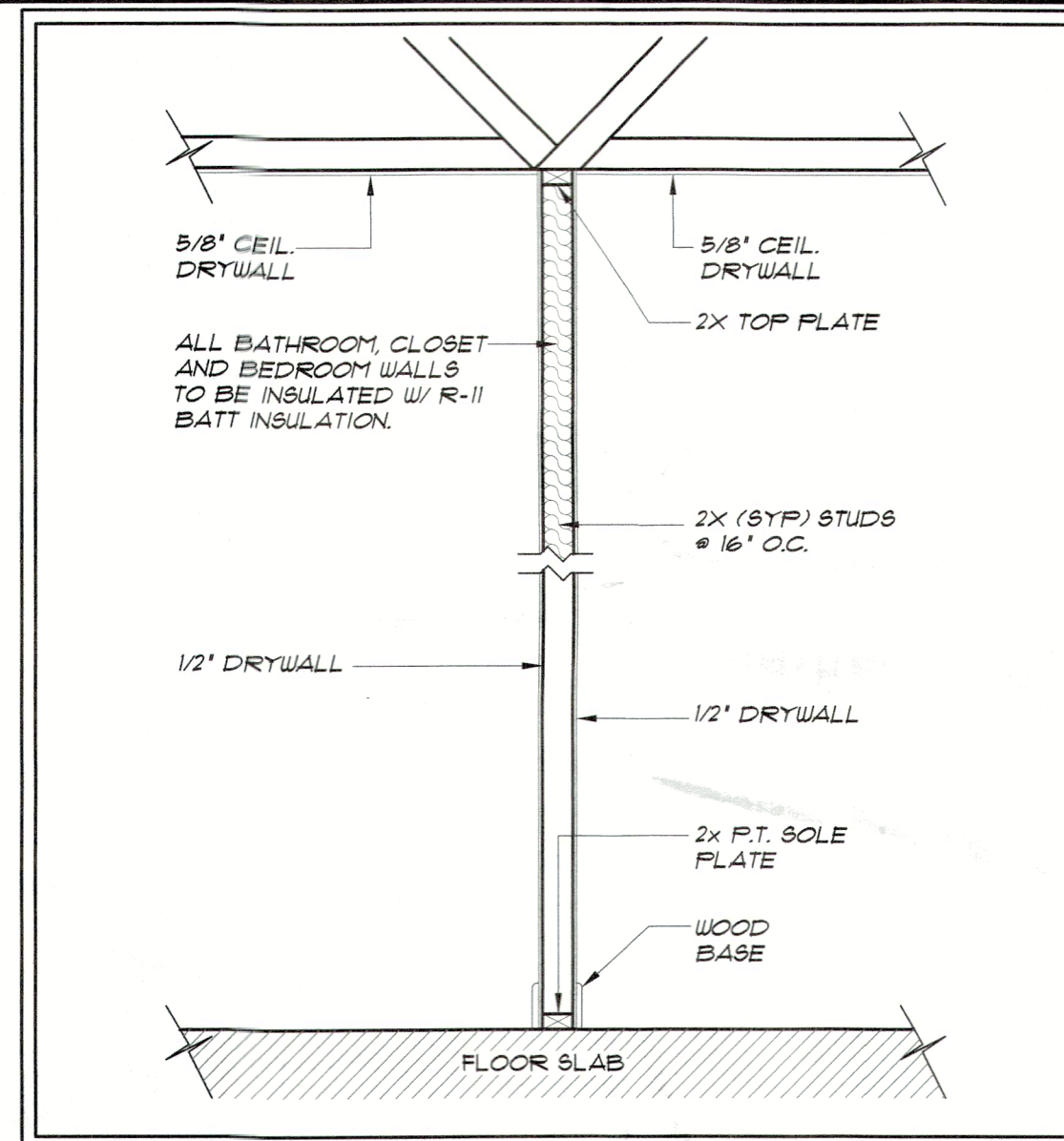


EQUIP. TO SLAB CONN.
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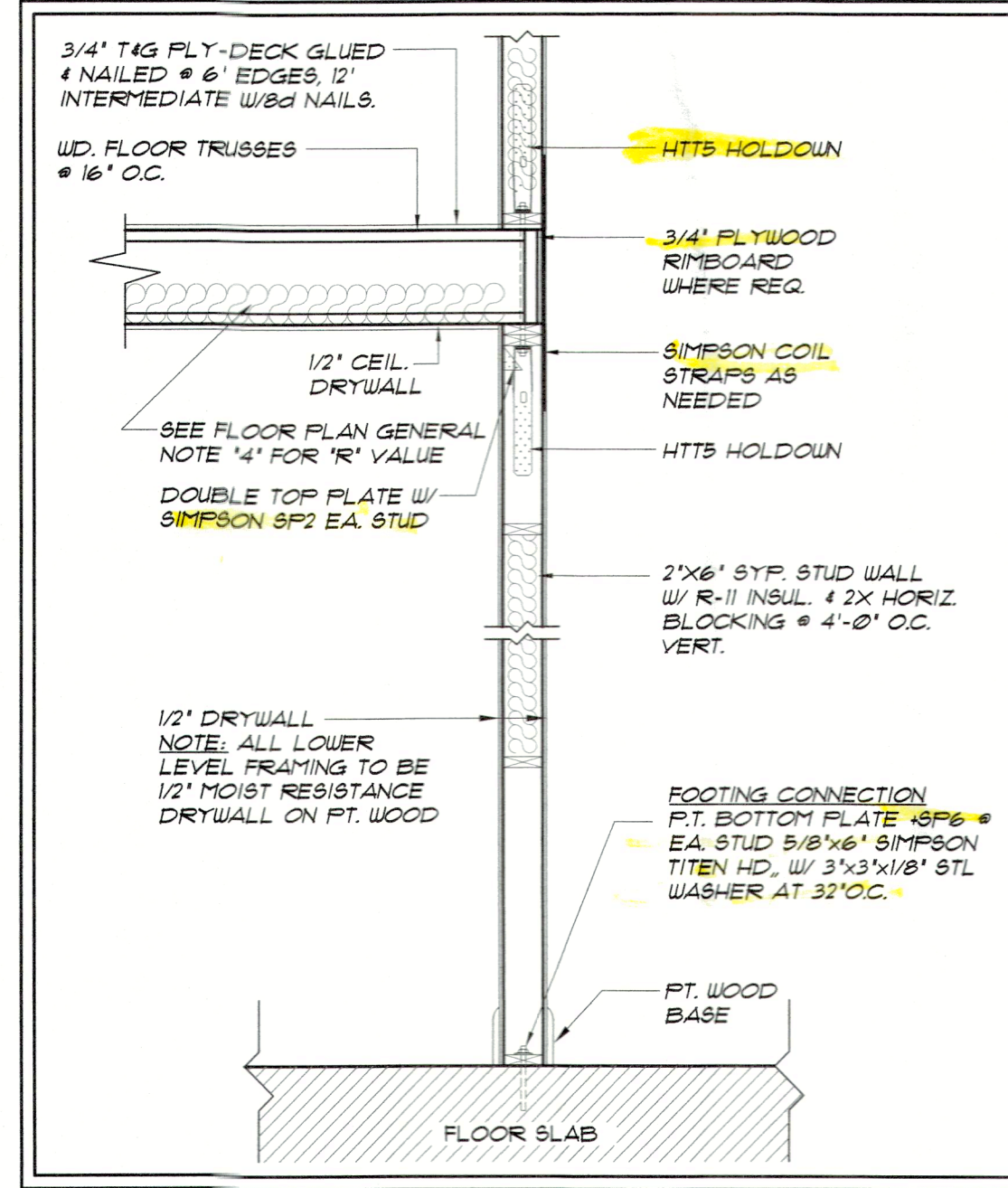
AUX. DRAIN PAN INFORMATION



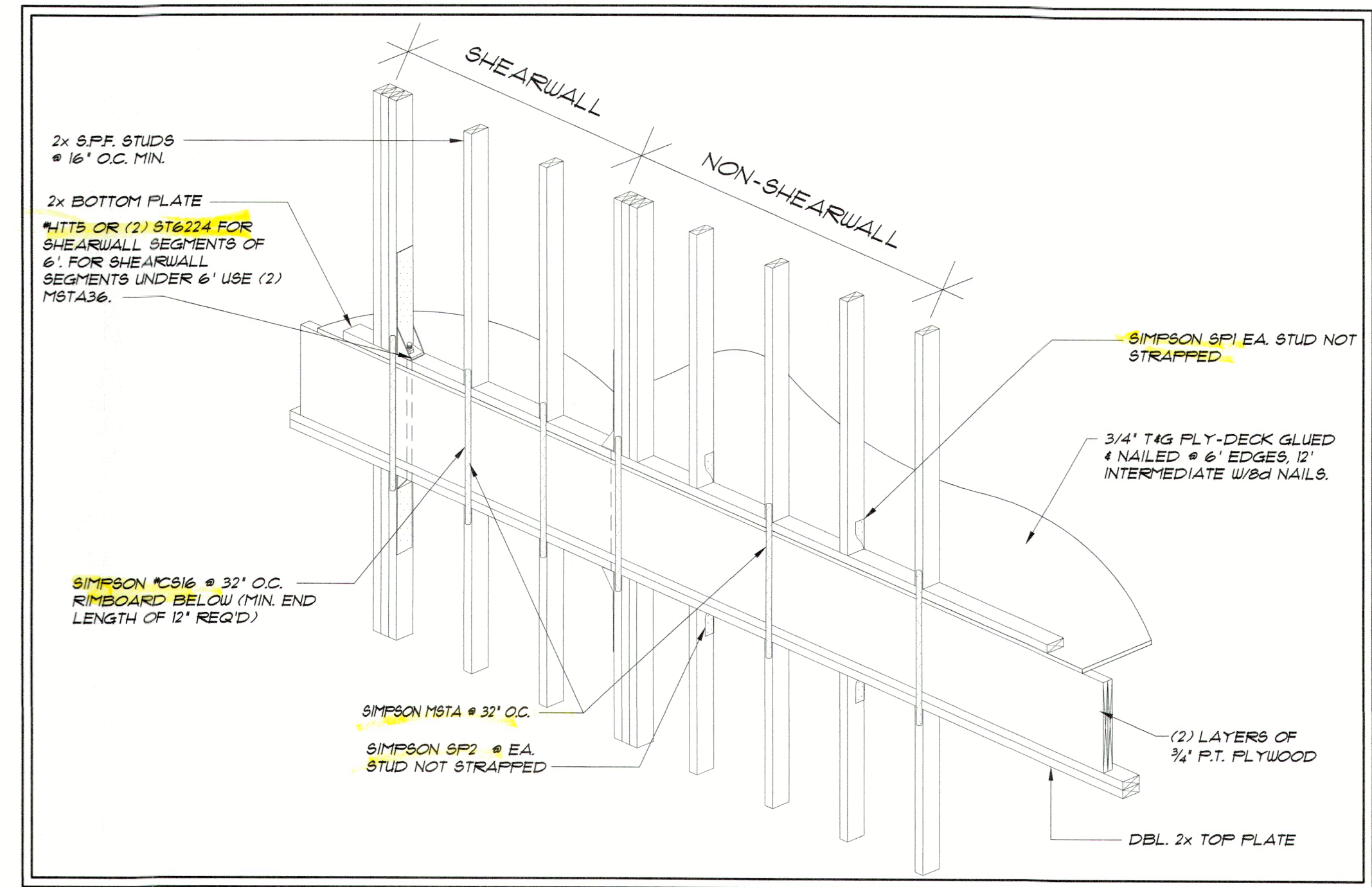
AUXILIARY DRAIN PANS SHALL BE INSTALLED UNDER ALL COILS CONTAINING A LIQUID OR GAS ON WHICH CONDENSATION WILL OCCUR OR UNITS CONTAINING COILS (EXCEPT AS DESCRIBED IN M304.8.6.2) LOCATED IN ATTIC SPACES, SUSPENDED CEILING SPACES, FURRED SPACES OR ANY AREA WHERE DAMAGE COULD OCCUR TO THE BUILDING, BUILDING CONTENTS, OR BUILDING OCCUPANTS DUE TO AN OVERFLOW OF THE EQUIPMENT DRAIN PAN OR A STORAGE IN THE CONDENSATE DRAIN PIPING. AUXILIARY PANS SHALL HAVE A MIN. DEPTH OF 1 1/2" (38 MM) AND SHALL BE NOT LESS THAN 3" (76 MM) LARGER THAN UNIT OR COIL DIMENSIONS IN WIDTH AND LENGTH AND SHALL BE CONSTRUCTED OF NOT LESS THAN 0.0216" (0.51 MM) GALV. SHEET STEEL. A SEPARATE DRAIN LINE OF NOT LESS THAN 3/4" (19 MM) PIPE SIZE OR 1/8" (22 MM) TUBING SIZE SHALL BE EXTENDED FROM THIS PAN TERMINATING AT A CONSPICUOUS POINT TO SERVE AS AN ALARM THAT THE REGULAR DRAIN IS RESTRICTED.



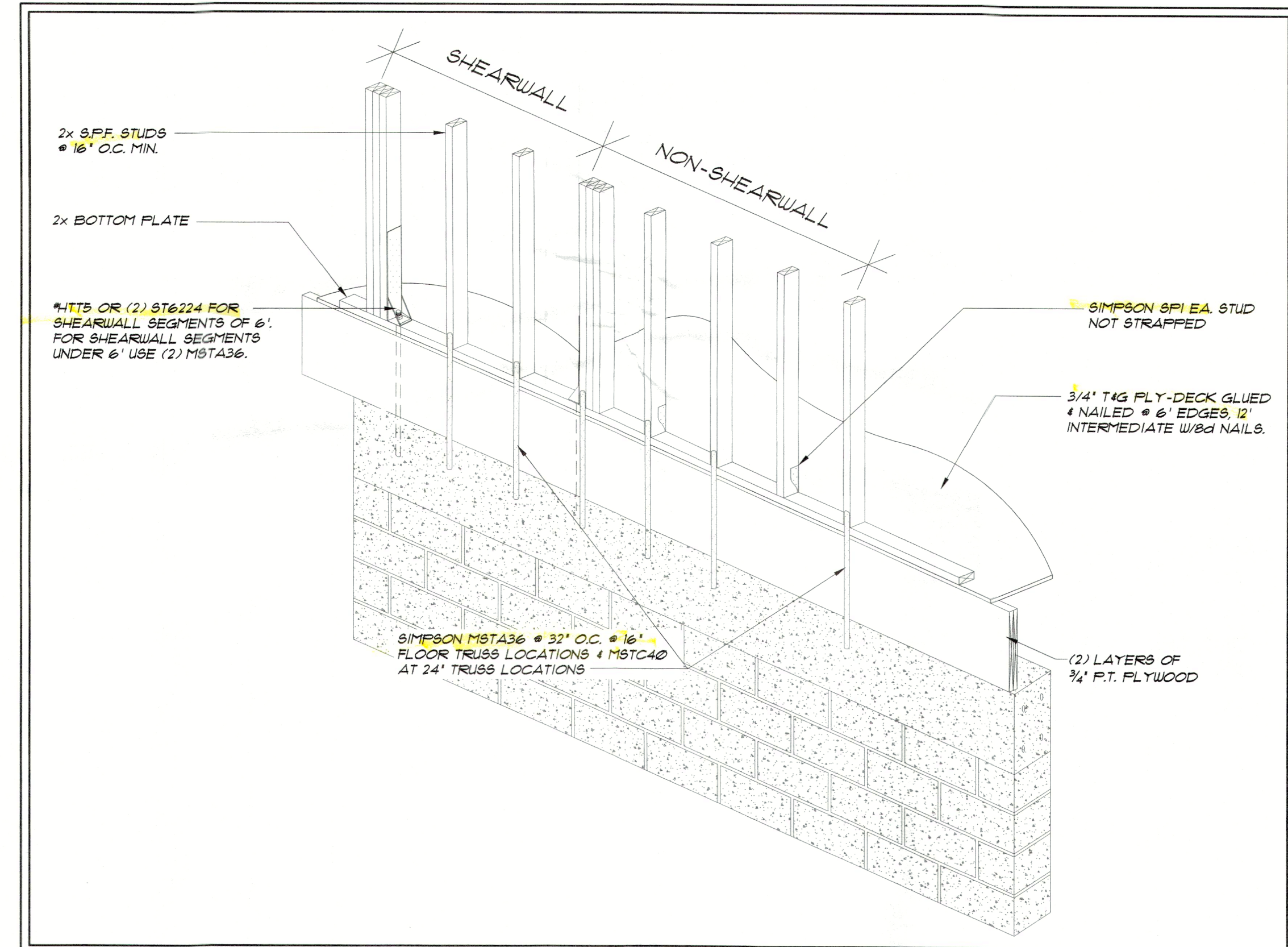
TYP. INTERIOR NON-LOAD BEARING WALL
SCALE: 1/2"=1'-0"



TYP. INTERIOR LOAD BEARING WALL
SCALE: 1/2"=1'-0"



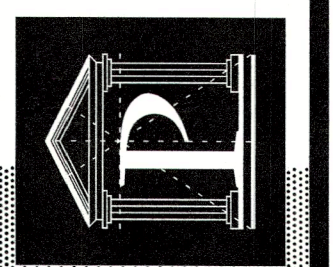
FLOOR TO FLOOR FRAME TO FRAME CONNECTION
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FLOOR TO FLOOR FRAME TO CONCRETE CONNECTION
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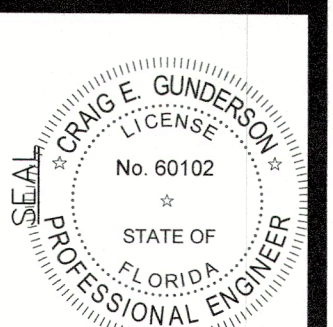
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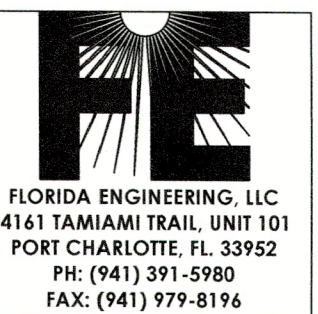


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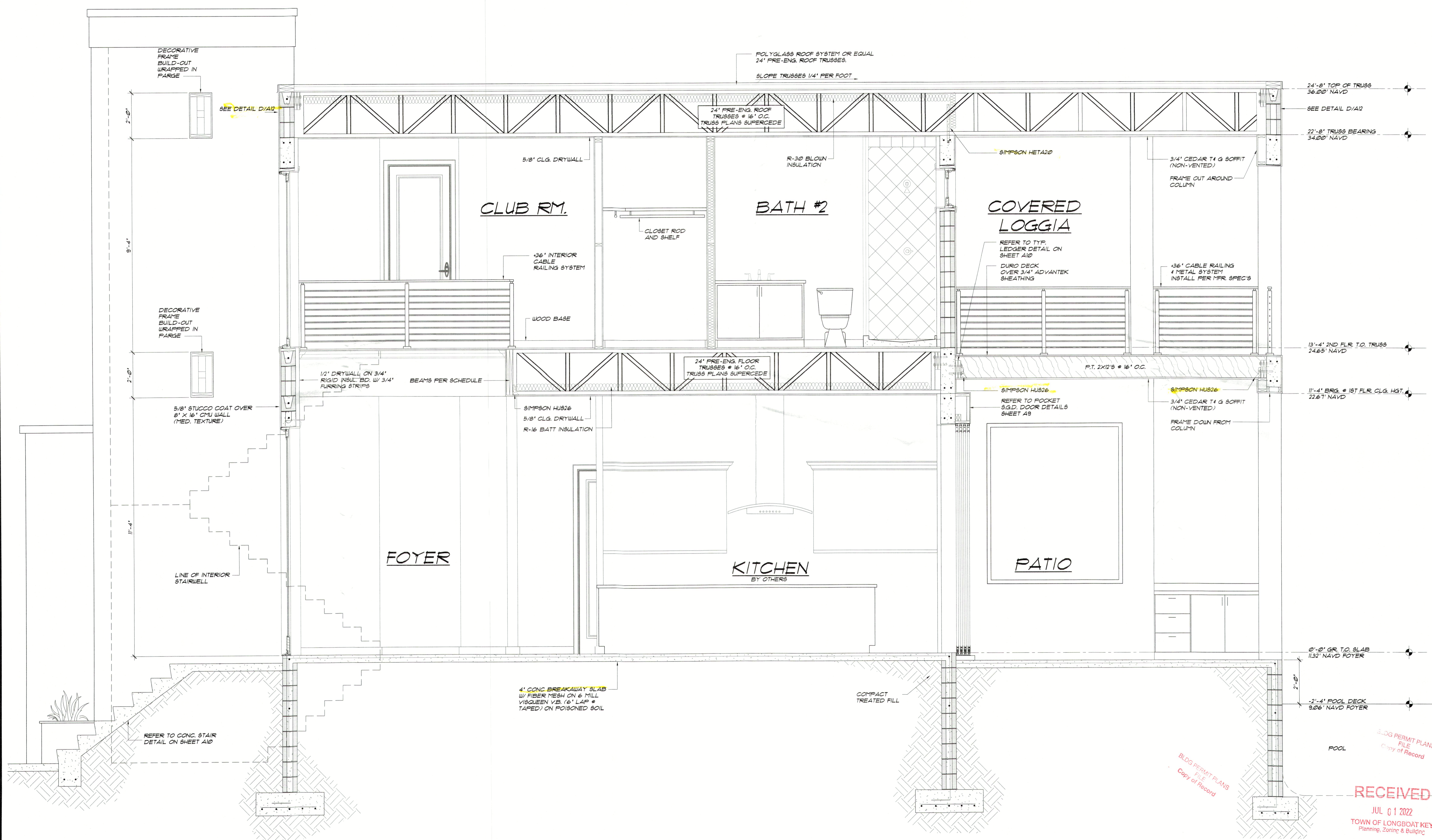
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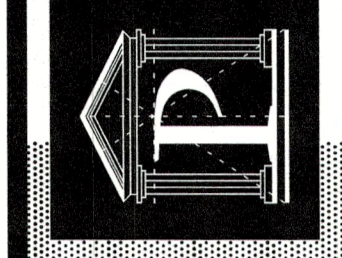
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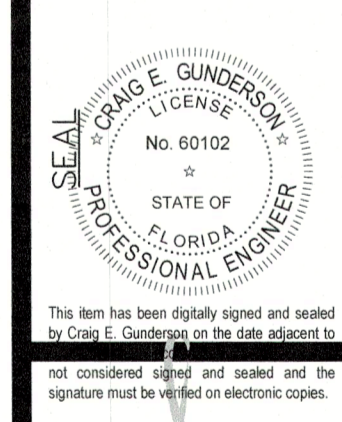


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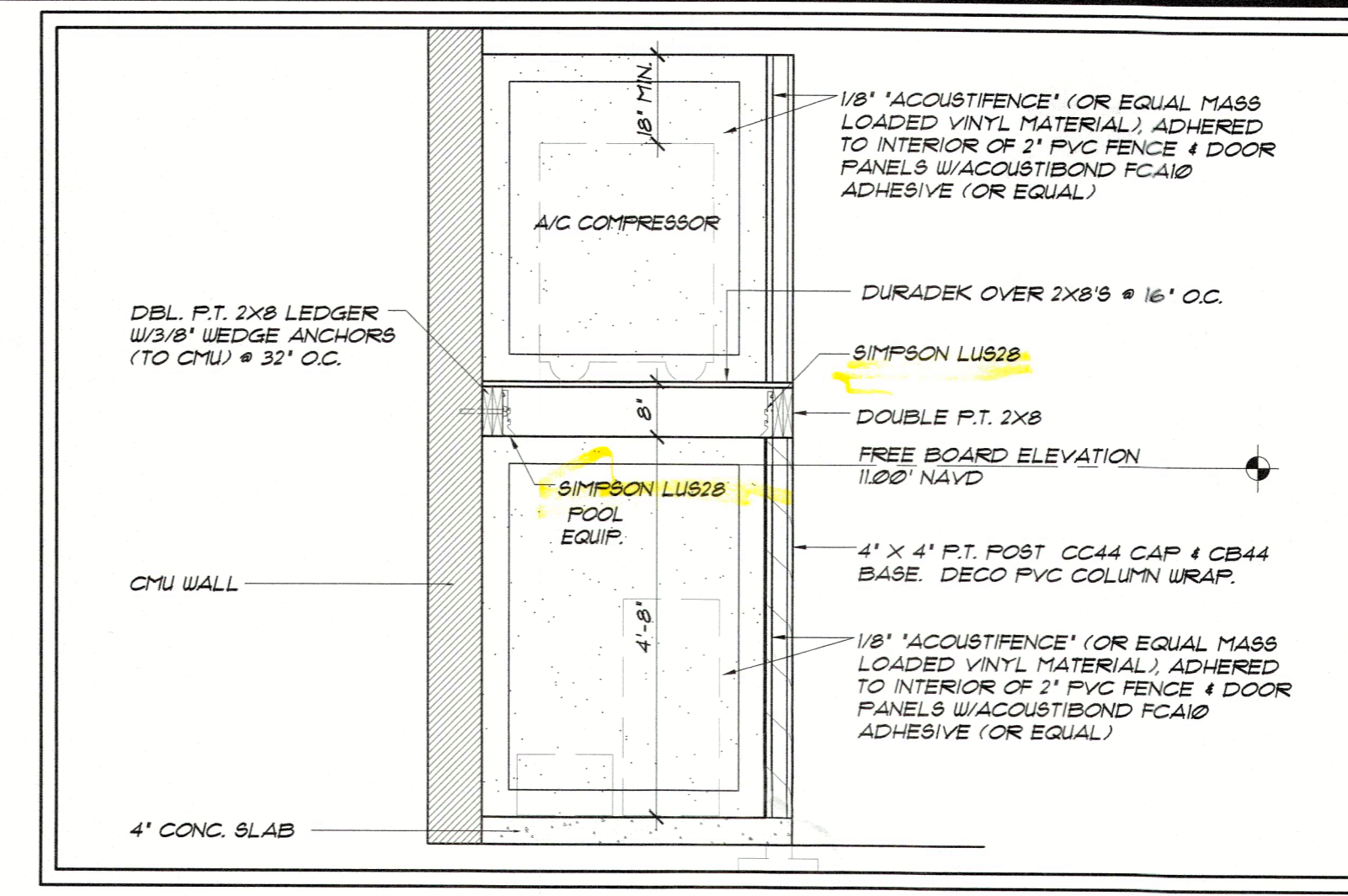
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BUILDING SECTION
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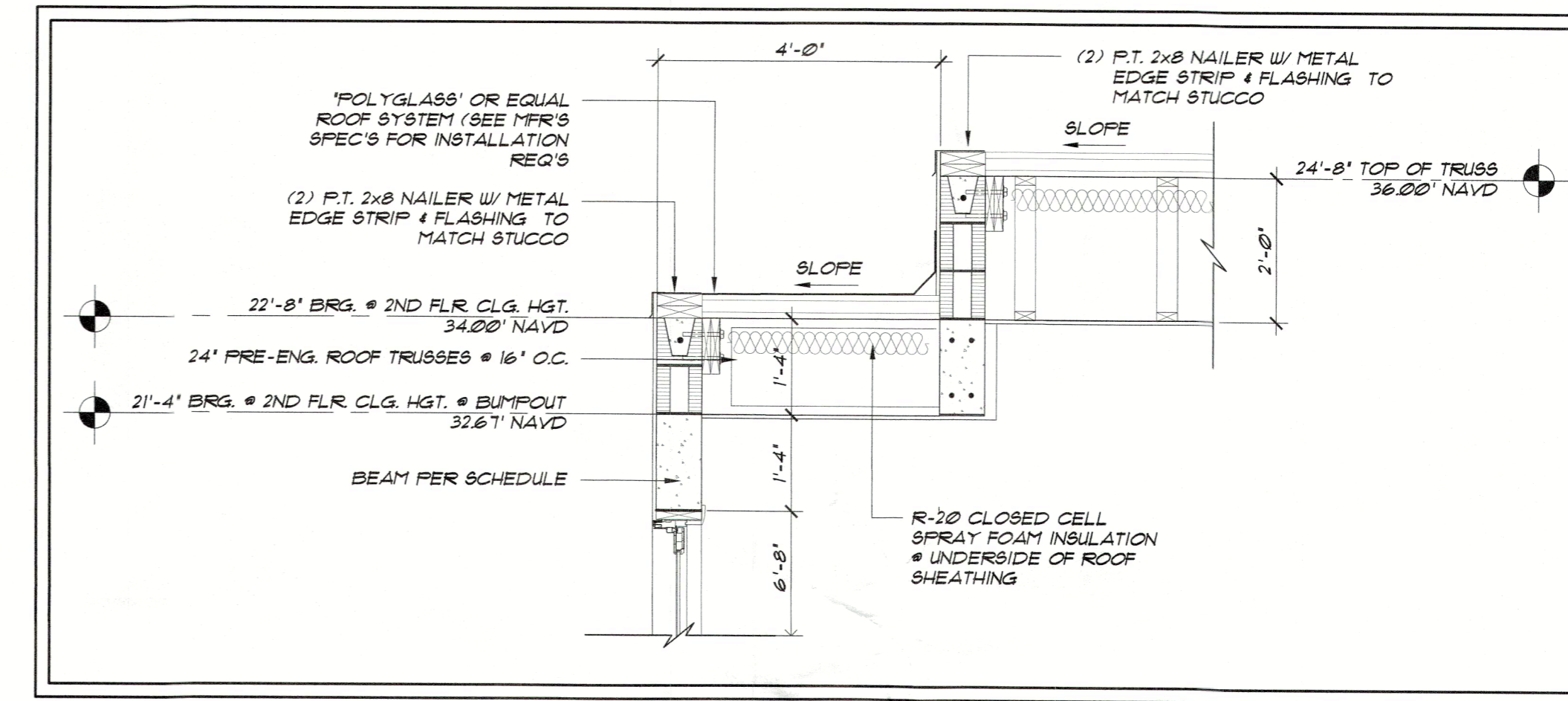
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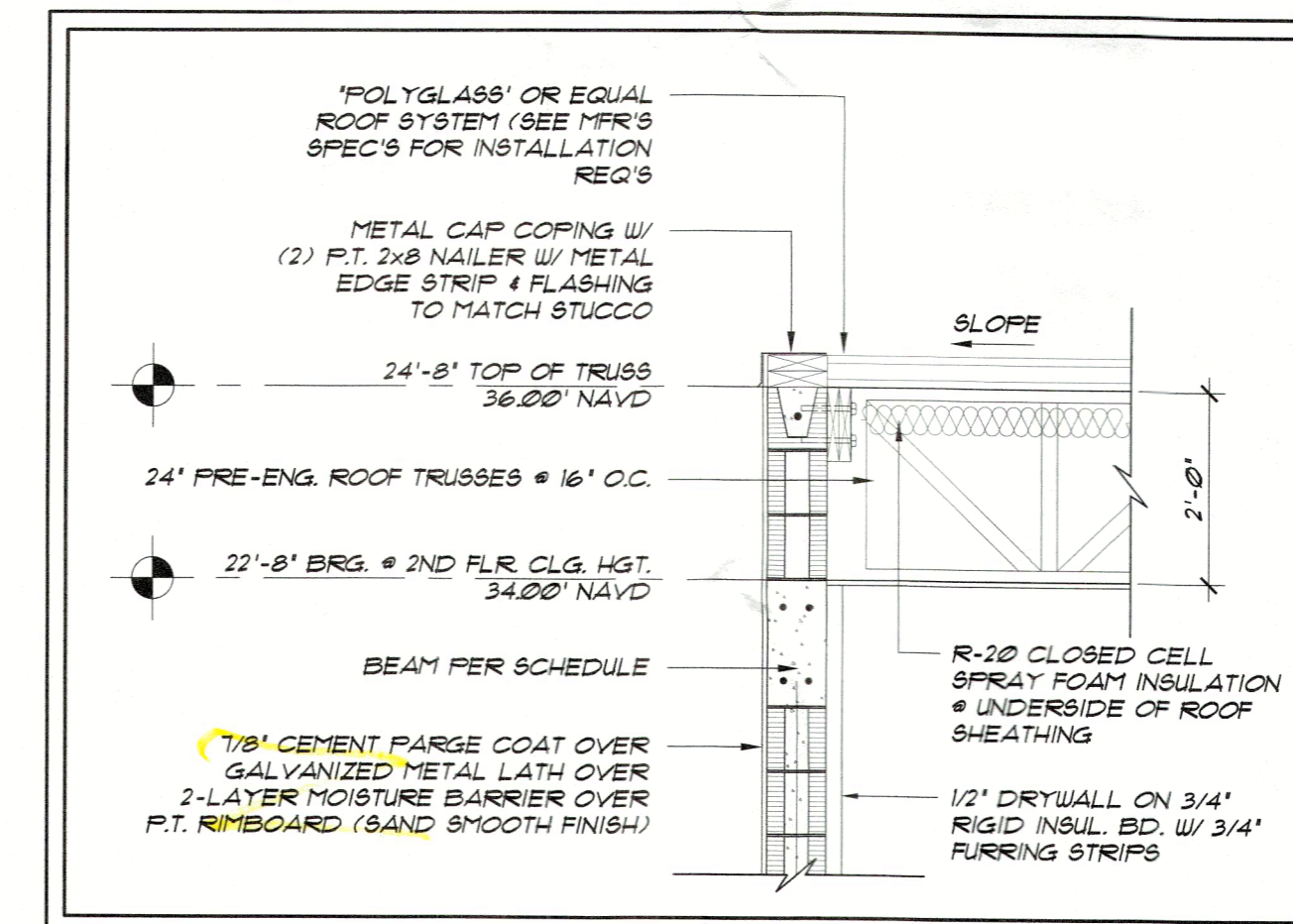
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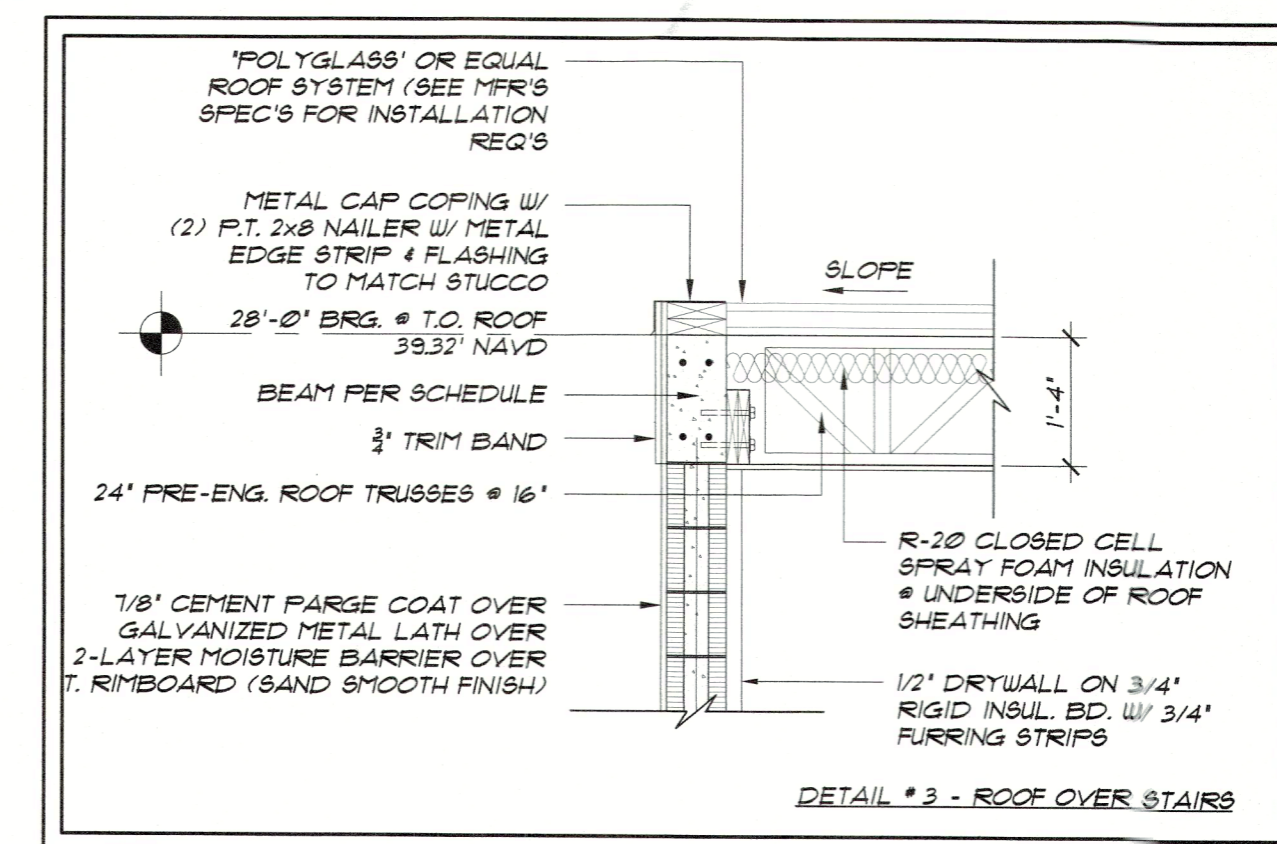
B AC & POOL EQUIP CORRAL
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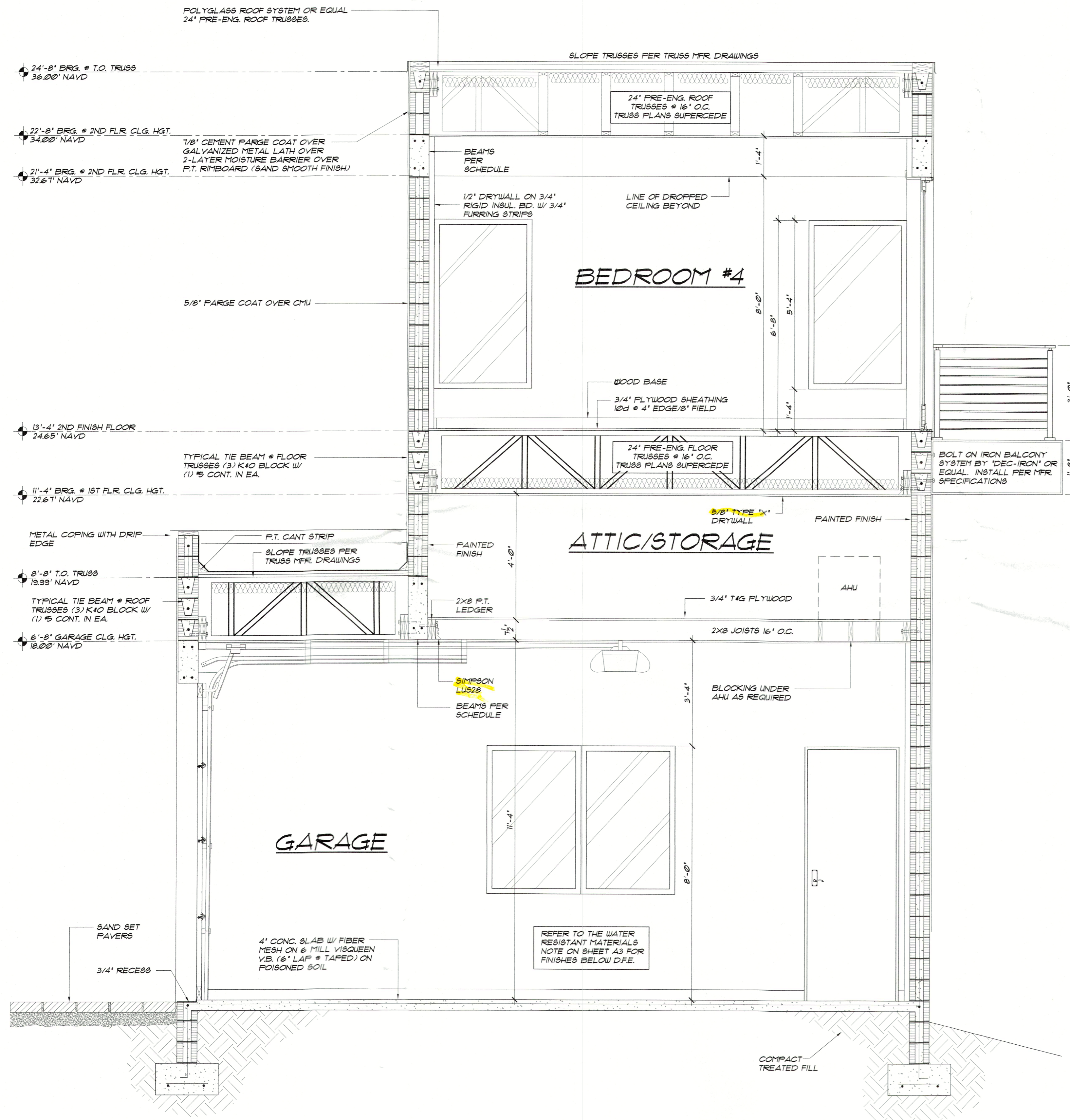
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D TYPICAL ROOF SECTION DETAIL
SCALE: 1/2"=1'-0"

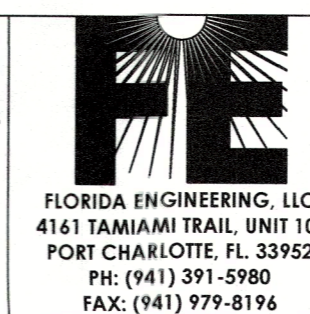


E ROOF OVER STAIRS
SCALE: 1/2"=1'-0"



A BUILDING SECTION
SCALE: 1/2"=1'-0"

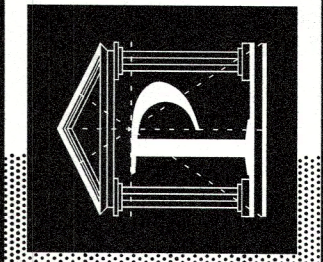
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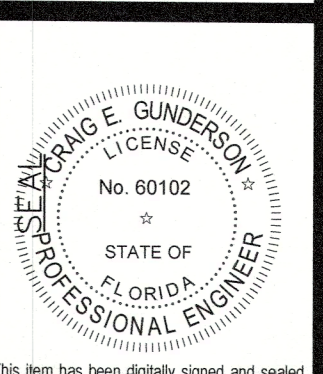
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(941) 955-1912 / (800) 438-4269
phippshomedesign.com



A CUSTOM DESIGNED HOME
561 HALYARD LANE
TOWN OF LONGBOAT KEY, FLORIDA



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Craig E Gunderson
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2022.06.28
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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DATE: 01.08.2022
SCALE: VARIES
JOB NUMBER: 211653

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FLORIDA ENGINEERING, LLC
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Craig E. Gunderson, P.E. #060102

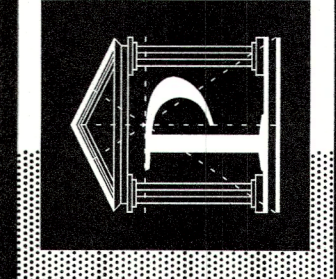
Date:

ELECTRICAL LEGEND

○	DIRECT WIRE
⌚	SINGLE POLE SWITCH LOWER CASE LETTER INDICATES LIGHT CONTROLLED, MOUNT 48" AFF. UNO.
⌚	THREE WAY SWITCH, MOUNT 48" AFF. UNO.
⌚	FOUR WAY SWITCH, MOUNT 48" AFF. UNO.
⌚	DIMMER SWITCH (WATTS AS NOTED), MOUNT 48" AFF. UNO.
⊖	SINGLE RECEPTACLE, AMPS AS NOTED, MOUNT 18" AFF. UNO.
⊖	DUPLEX RECEPTACLE, AMPS AS NOTED, MOUNT 18" AFF. UNO.
⊖	DUPLEX RECEPTACLE, ABOVE COUNTER HEIGHT UNO.
⊖	SPLIT-SWITCHED RECEPTACLE, AMPS AS NOTED, MOUNT 18" AFF. UNO.
⊖	QUADRUPLEX RECEPTACLE, MOUNT 18" AFF. UNO.
⊖	220V RECEPTACLE, MOUNT 18" AFF. UNO.
⊖	DUPLEX RECEPTACLE, FLOOR MOUNTED
⊖	DUPLEX RECEPTACLE, CEILING MOUNTED
⊖	20A - 42A DUAL USB TYPE-A 4 TYPE-C WALL CHARGER OUTLET VERTICAL PORTS
⊖	SURFACE MOUNTED CEILING FIXTURE
⊖	6" RECESSED LED FIXTURE
⊖	OUTDOOR LED FIXTURE
⊖	WALL MOUNTED FIXTURE
⊖	VANITY LIGHTS
⊖	EXHAUST ONLY
⊖	6" RECESSED EYEBALL LED FIXTURE
⊖	SURFACE MOUNTED CEILING PENDENT LIGHT
⊖	PREWIRE FIXTURE
⊖	FLOURESCENT FIX. (NO INDICATES SIZE)
W.P.	WEATHER PROOF
V.P.	VAPOR PROOF
G.F.I.	GROUND FAULT INTERRUPT
⊖	GARAGE DOOR OPERATOR
⊖	TELEPHONE JACK
⊖	TELEVISION JACK
⊖	CARBON MONOXIDE DETECTOR POWERED BY HOUSE POWER (LINKED TO SMOKE DETECTOR SYSTEM)
⊖	SMOKE DETECTOR (LINKED TO CARBON MONOXIDE SYSTEM)
⊖	DISTRIBUTION PANEL
⊖	ELECTRIC METER
⊖	A/C DISCONNECT
⊖	CEILING FAN

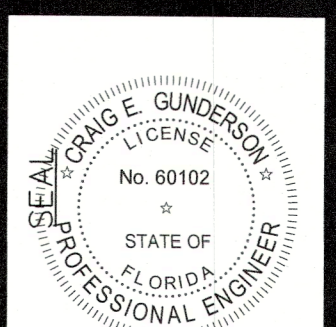
REVISIONS	BY
5/12/2022	AP/AA
5/12/2022	TH

Phipps Home Design
2937 Bee Ridge Road Ste. 4
Sarasota, FL 34239
5306 Holmes Beach Blvd. Ste. 860
Holmes Beach, FL 34217
(941) 985-1912 / (800) 438-4289
phippshomedesign.com



A CUSTOM DESIGNED HOME
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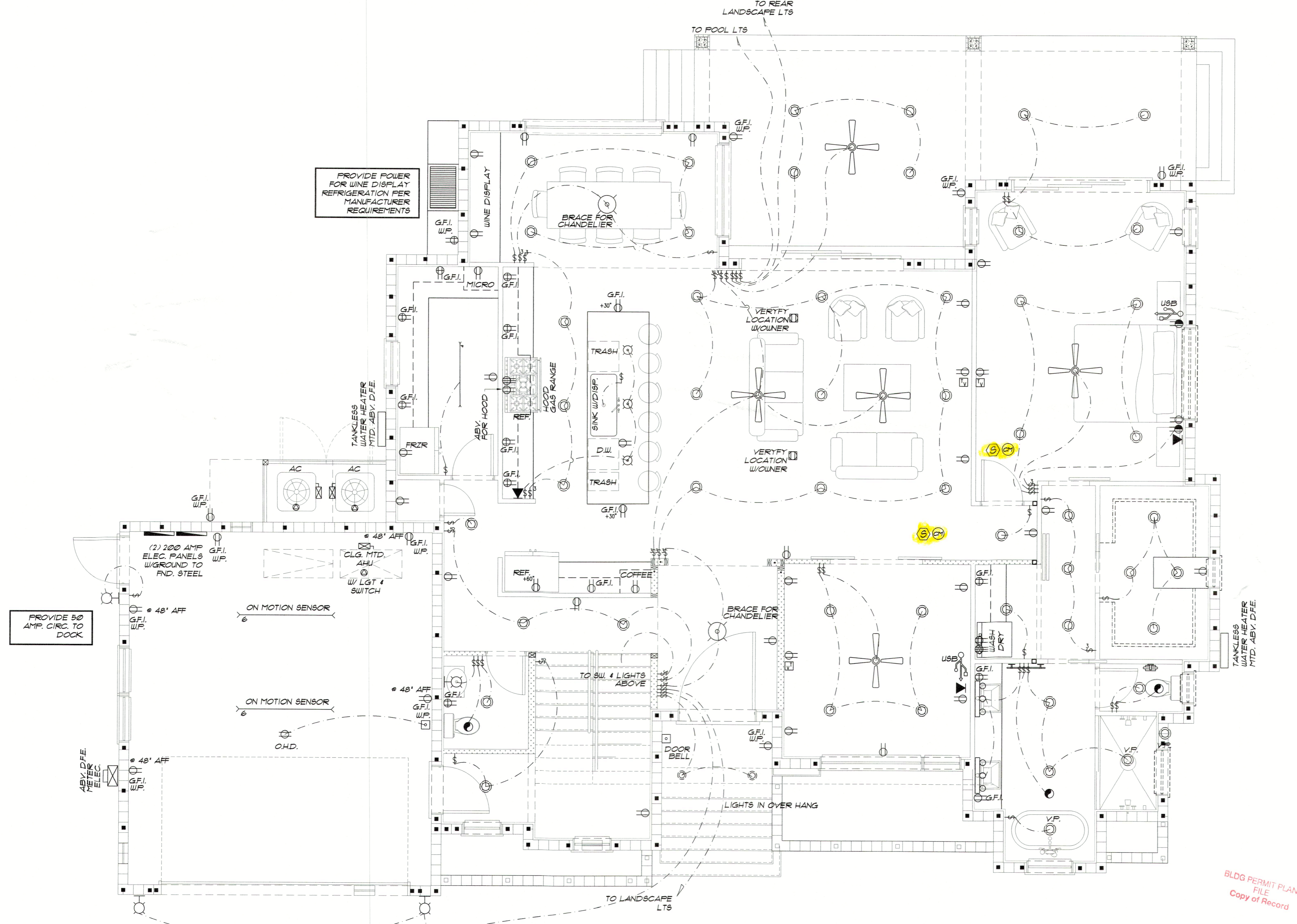
BRUSTA HOMES
1000 Main St., Sarasota, FL 34239
844.878.0800 • BRUSTAHOMES.COM
LIC #FC20000401



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GROUND FLR. ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

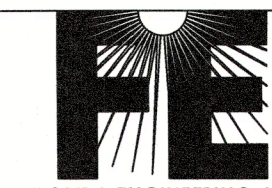
ELECTRICAL PLAN NOTES

- ALL OUTLETS NOT REQ. TO BE GFI'S MUST BE ARC FAULT W/ TAMPER PROOF RECP.
- 18" CLEAR (MIN) ON ALL W/LC. LIGHTS
- ALL CEILING FANS ON RHEOSTATS
- SMOKE DETECTORS TO BE HARD WIRED OPERATION OF ANY SMOKE ALARM SHALL CAUSE ALL OTHERS TO SOUND.
- ALL EXHAUST FANS TO BE VENTED TO OUTSIDE
- PROVIDE ARC FAULT INTERRUPTER BRANCH CIRCUITS ON ALL 125 VOLT, SINGLE PHASE, 15-20 AMP RECEPTACLE OUTLETS LOCATED IN ALL ROOMS & LIKE LIVING AREAS.
- NO ELECTRICAL DEVICES WILL BE MOUNTED ON BREAK AWAY WALLS (IF APPLICABLE).
- POOL AREA TO BE ALARMED PER CODE (AS REQUIRED)
- ALL ELECTRICAL OUTLETS TO BE PLACED PER NEC 210-32, SO THAT NO SPACE ALONG THE FLOORLINE IN ANY WALL SPACE IS MORE THAN 6 FT. FROM AN OUTLET IN THAT SPACE.
- ALL ELECTRICAL TO BE ABOVE DESIGN FLOOD ELEVATION. THIS IS AN UNSPRINKLERED BUILDING.
- ALL EXTERIOR LIGHT FIXTURES SHALL BE UL LISTED FOR WET OR DAMP LOCATIONS, AS APPROPRIATE TO EXPOSURE.
- VERIFY ALL APPLIANCE AND EQUIPMENT ELECTRICAL REQUIREMENTS WITH MANUFACTURERS AND MODELS SELECTED BY OWNER.
- ALL RECESSED LIGHT FIXTURES SHALL BE EQUIPPED WITH THERMALLY PROTECTED HOUSINGS WHICH ARE IC RATED AND UL LISTED FOR USE IN DIRECT CONTACT WITH CEILING INSULATION.
- UNLESS NOTED OTHERWISE ON PLANS, ALL OUTLETS TO BE MOUNTED 18" AFF. SWITCHES 48" AFF. TELEPHONE RECEPTACLES 18" AFF. (UNLESS WALL MOUNTED THEN 48" AFF.). KITCHEN OUTLETS TO BE MOUNTED 42" AFF. FIELD VERIFY COUNTER/BACKSPASH HEIGHT. ALL HEIGHTS GIVEN ARE TO THE CENTERLINE OF THE ELECTRICAL BOX.
- GARAGE, KITCHEN, BATHS, DOCK AND ALL EXTERIOR OUTLETS TO BE GFCI PROTECTED.
- LIGHTING SYSTEMS FOR ALL PUBLIC SPACES, MASTER BEDROOM AND BATH, OFFICE AND THEATER TO BE LITE TOUCH OR LUTRON.
- ALL RECESSED CAN FIXTURES TO BE LED DIMMABLE.
- 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY.

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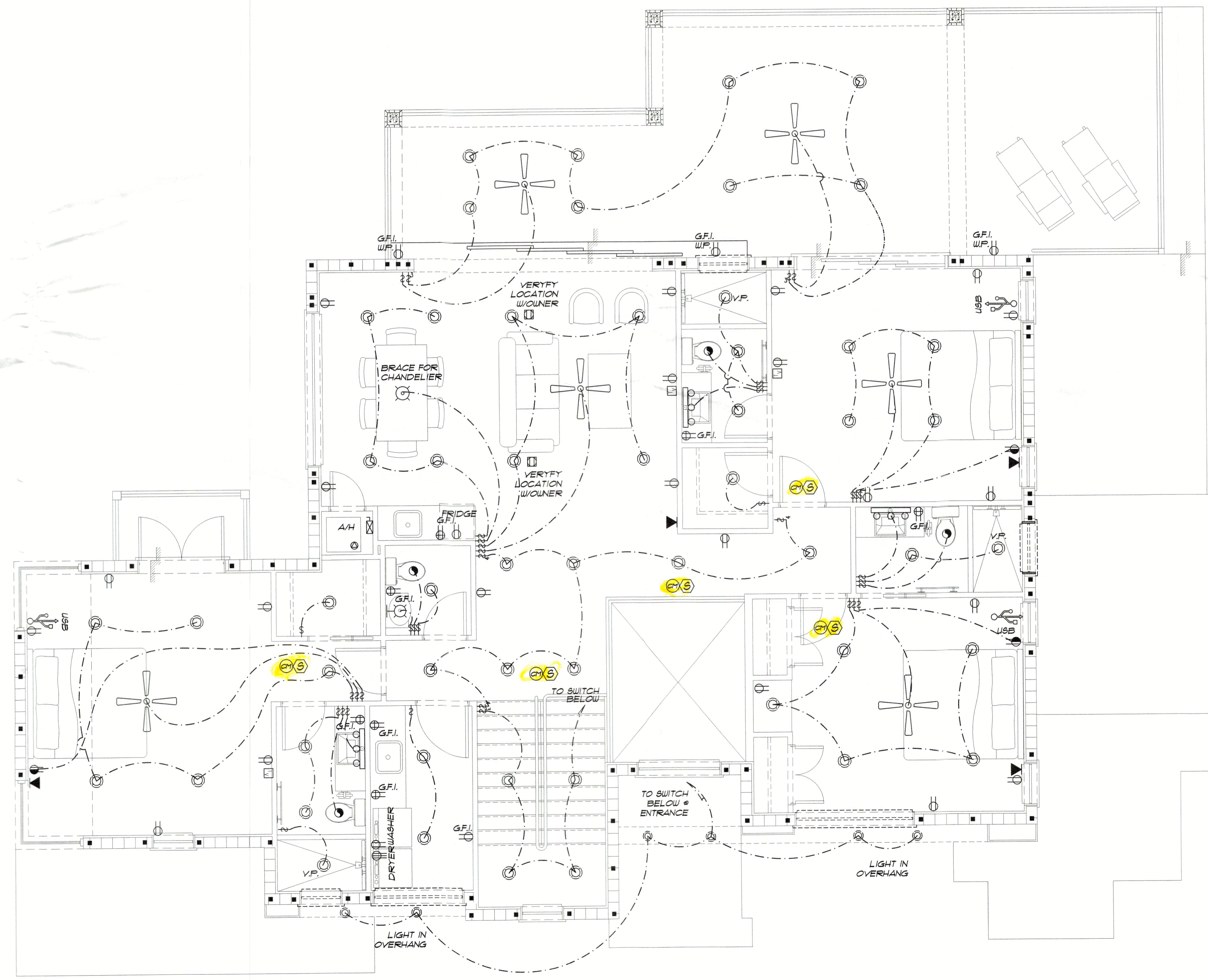
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Date:

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SECOND FLOOR ELECTRICAL PLAN

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

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L.C. #FC0005888

SEAL: CRAIG E. GUNDERSON, LICENSE No. 60102, STATE OF FLORIDA, PROFESSIONAL ENGINEER

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Date: 2022.06.28 17:04:32 -04'00'

DRAWN BY: TH
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