

DESIGN & MATERIAL CRITERIA:

THE ADDITION IS DESIGNED IN ACCORDANCE WITH CHAPTER 3 OF THE 2017 FLORIDA BUILDING CODE, 6TH ED.
CODE: RESIDENTIAL, CHAPTER 16 OF THE 2017 FLORIDA BUILDING CODE: BUILDING.
2014 FLORIDA BUILDING CODE: EXISTING BUILDING, & AMERICAN NATIONAL STANDARD ASCE 7-10.

TO THE BEST OF THE DESIGNER'S AND/OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 593 - BUILDING CONSTRUCTIONS STANDARDS, AND CHAPTER 633 - FIRE PREVENTION AND CONTROL, OF THE 2009 FLORIDA STATUTES AND 2009 SUPPLEMENT.

WARNING:

THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO THE PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-SUPPORTING DURING CONSTRUCTION AND REQUIRE TEMPORARY BRACING UNTIL PERMANENTLY AFFIXED TO STRUCTURE AS DIRECTED. THE STRUCTURAL ENGINEERS ASSUME NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION, UNLESS THE CONSTRUCTION METHOD AND BRACING ARE INCLUDED IN THE PLANS AND SPECIFICATIONS, OR ARE SUPERVISED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION.

GENERAL NOTES:

- GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. IF CONDITIONS DIFFER FROM THAT REPRESENTED IN THESE DRAWINGS, GENERAL CONTRACTOR MUST NOTIFY THE DESIGNER &/OR ENGINEER PRIOR PERFORMING ANY PROPOSED ALTERATIONS, TO PROVIDE CORRECTIVE DETAILS.
- GENERAL CONTRACTOR SHALL VERIFY LOCATION OF EXISTING PLUMBING OR MECHANICAL LINES BEFORE CASTING FOUNDATIONS, OR CAST PROTECTION AROUND LINES AS REQUIRED.
- ALL FILL UNDER FOUNDATIONS SHALL BE COMPACTED MIN. TO 98% OF MAXIMUM DENSITY (MODIFIED PROCTOR TEST) AT OPTIMUM MOISTURE CONTENT.
- PLUMBING CONTRACTOR TO VERIFY SIZE AND CAPACITY OF EXISTING SERVICE. ALL WORK TO BE IN STRICT COMPLIANCE WITH LOCAL CODE.
- MECHANICAL CONTRACTOR TO VERIFY SIZE AND CAPACITY OF EXISTING A.C. SYSTEM IF IT IS TO BE EXTENDED. NEW DUCTWORK TO BE 1" R-D MIN. ALL WORK TO BE IN STRICT COMPLIANCE WITH MIN. ASHRAE AND LOCAL CODE.

BUILDING DATA:

OCCUPANCY CLASSIFICATION: R - RESIDENTIAL
CONSTRUCTION TYPE: V-B
ALTERATION LEVEL: 2 - EXTENSION OF EXISTING SYSTEMS.
(STRUCTURAL ADDITIONS OR ALTERATIONS PROPOSED DO NOT EXCEED 50% OF THE AGGREGATE AREA OF THE EXISTING BUILDING).
STRUCTURE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

DESIGN LOADS:

ROOF DEAD LOAD: 24 PSF
ROOF LIVE LOAD: 20 psf
FLOOR LIVE LOAD: LIVING AREAS 40 PSF + 10 PSF PARTITIONS
SLEEPING AREAS 30 PSF + 10 PSF PARTITIONS
EXTERIOR DECK: 40 PSF

WIND LOAD BASIS: 144 MPH V_{ult} / 113 MPH V₅₀
WIND IMPORTANCE FACTOR: I_w = 1.00 RISK CATEGORY: '1'
WIND EXPOSURE: 'B' HEIGHT & EXPOSURE COEFFICIENT = 1.00
INTERNAL PRESSURE COEFFICIENT PER ASCE 7-10 GC_{pi} = +/- 0
WINDOWS, DOORS & ROOFING DESIGN WIND PRESSURES PER TABLE.

EDGE DISTANCE: 3' 4" 0"

ROOF ASSEMBLY: REFER TO ROOFING SYSTEM MANUF. PRODUCT EVALUATION & INSTALLATION CRITERIA.

FOUNDATION DESIGN BASIS:

THE PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE. CONTINUOUS STRIP FOOTINGS AND/OR SPREAD FOOTINGS ARE DESIGNED WITH AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 psf. A QUALIFIED TESTING LABORATORY SHALL BE RETAINED BY THE CONTRACTOR TO PERFORM WHATEVER SUBGRADE TESTING THAT IS NECESSARY TO CONFIRM THE ASSUMED BEARING CAPACITY WITHOUT EXCESSIVE SETTLEMENT. IF SOIL OF THIS CAPACITY IS NOT AVAILABLE, NOTIFY THE DESIGNER &/OR ENGINEER FOR CORRECTIVE DETAILS. THERE IS NO WARRANTY OF SOIL CONDITIONS BY THE DESIGNER &/OR ENGINEER.

TERMITE NOTES:

- A WEATHER RESISTANT JOB SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE OWNER AND FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.
- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.
- ALL WORK RELATED TO TERMITE PREVENTION TO BE PERFORMED ACCORDING TO 2017 FLORIDA BUILDING CODE, SECTION 1016.1, SUBSECTIONS & CURRENT UPDATES.

OPENING PROTECTION NOTE:

- ALL WINDOWS TO HAVE LAMINATED IMPACT RESISTANT GLASS, IN COMPLIANCE WITH 2017 FLORIDA BUILDING CODE.
- ALL WINDOWS & DOORS ARE TO BE TESTED IMPACT RESISTANT PRODUCTS INSTALLED PRECISELY AS INSTRUCTED BY THE MANUFACTURER.

CAST-IN-PLACE CONCRETE:

- VERIFY ALL DETAILS AND DIMENSIONS WITH EXISTING CONDITIONS, ARCHITECTURAL DOCUMENTS AND PROPERLY COORDINATED APPROVED SHOP DRAWINGS.
- ALL REINFORCED CONCRETE SHALL BE NORMAL WEIGHT. THE MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS:
 - FOOTING, SLAB ON GRADE: $f_c = 2,500$ psi
 - COLUMNS & BEAMS: $f_c = 3,000$ psi
- EXPANSION AND CONTROL JOINTS ARE TO BE PLACED PER A.C.I. RECOMMENDATIONS. PREPARE A CRACK CONTROL PLAN BASED UPON CONSTRUCTION SEQUENCING AND PROPOSED ACTUAL FLOOR AND WALL FINISHES AND SUBMIT TO THE DESIGNER &/OR ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
- CONCRETE REINFORCING SHALL BE A615 - GRADE 60, $f_y = 60,000$ psi.
- LAP HORIZONTAL STL IN FOOTINGS AND TIE BEAMS 25" MIN.
- PROVIDE CORNER BARS IN FOOTINGS AND TIE BEAMS TO MATCH HORIZONTAL STEEL AND LAP 25" MIN.
- WELDED WIRE FABRIC SHALL BE 6x6 W14xW14 U.N.O.
- SUBSTITUTION OF W.W.F. WITH FIBER-MESH REINFORCED CONCRETE FOR NON-ELEVATED FLOOR SLABS IS AN APPROVED ALTERNATIVE.

MASONRY:

- THE MASONRY CONTRACTOR MUST EMPLOY A CERTIFIED STRUCTURAL MASONRY INSPECTOR. THE INSPECTOR MUST BE IN ATTENDANCE AND MONITOR ALL REINFORCED MASONRY OPERATIONS INCLUDING DOWEL PLACEMENT.
- MINIMUM COMPRESSIVE STRENGTH OF BLOCK SHALL BE 2,000 psi (NET AREA).
- MINIMUM PRISM STRENGTH (1"m) SHALL BE 1,800 psi U.N.O.
- MORTAR FOR MASONRY SHALL BE TYPE S OR M.
- GROUT BLOCK CELL FILL SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 psi AT 28 DAYS AT AN 8" TO 10" SLUMP.

WOOD FRAMING NOTES:

- ALL STRUCTURAL LUMBER AND EXTERIOR FRAMING TO BE #2 SOUTHERN PINE OR EQUIVALENT, EXCEPT AS SHOWN ON DRAWINGS.
- ALL WOOD SUBJECT TO MOISTURE EXPOSURE OR ADJACENT TO CONCRETE OR MASONRY SHALL BE OF AN APPROVED NATURALLY DURABLE SPECIES OR PRESERVATIVE TREATED APPROPRIATELY FOR ITS INTENDED USE.
- ROOFING PLYWOOD SHEATHING:
15/32" APA RATED SHEATHING, UNBLOCKED DIAPHRAGM ALLOWABLE SHEAR = 265 LBS./FT. FASTEN TO TRUSSES OR RAFTERS w/ 8d RING SHANK OR DEFORMED NAILS SPACED 4' O.C. @ END CUTS & TERMINATIONS, 12" O.C. INTERIOR.
- WALL SHEATHING: 15/32" APA STRUCTURAL (I) PANEL, BLOCKED DIAPHRAGM ALLOWABLE SHEAR = 430 LBS./FT. FASTEN TO STUDS, PLATES & BLOCKING w/ 8d RING SHANK OR DEFORMED NAILS SPACED 12" O.C. @ INTERIOR SUPPORTS, 4' O.C. @ ALL ENDS & EDGES, 4' O.C. @ ALL CUTS, TERMINATIONS, TRANSITIONS & BOUNDARIES. ALL EXTERIOR WALL SHEATHING TO BE INSTALLED HORIZONTALLY & SOLID BLOCKED, STAGGER VERTICAL JOINTS.
- FLOOR SHEATHING:
23/32" APA STURD-I-FLOOR, BLOCKED DIAPHRAGM, ALLOWABLE SHEAR = 320 LBS./FT. JOINTS GLUED, FASTEN TO TRUSSES, JOISTS & BLOCKING w/ 1" x 2" WOOD TO WOOD SCREWS SPACED 12" O.C. @ INTERIOR SUPPORTS, 4' O.C. @ ALL ENDS & EDGES, 4' O.C. @ ALL CUTS, TERMINATIONS, TRANSITIONS & BOUNDARIES.

- VERIFY SHEATHING TYPE AND THICKNESS WITH ROOF MATERIAL MANUFACTURER'S REQUIREMENTS FOR WIND LOADING RESISTANT ATTACHMENT.
- FOLLOW ALL REQUIREMENTS OF 2017 FLORIDA BUILDING CODE AND CURRENT UPDATES, FOR ALL WOOD FRAMING INCLUDING BUT NOT LIMITED TO CONNECTIONS, BRACING, BRIDGING AND NAILING.
- SUFFICIENT VENTILATION UNDER ROOF AREAS SHALL BE PROVIDED. (2017 F.B.C. 1203.2 / R2061)

HOLD-DOWN SPECIFICATION:

- ALL HOLD-DOWNS HANGERS, CLIPS, ETC. TO BE SIMPSON STRONG-TIE OR APPROVED EQUAL.
- ALL CONNECTORS AND FASTENER EXPOSED TO WEATHER SHALL BE LONG LIFE AND CORROSION RESISTANT.
- ALL CONNECTORS AND FASTENERS THROUGH OR ADJACENT TO A.C.Q. PRESERVATIVE TREATED LUMBER ARE TO BE HOT DIPPED GALVANIZED, STAINLESS STEEL OR SPECIFICALLY APPROVED FOR SUCH USAGE BY THE MANUFACTURER.

FASTENER REQUIREMENTS:

WINDOWS, DOORS & ROOFING: PER MANUFACTURER'S RECOMMENDATIONS, TO MEET DESIGN PRESSURES LISTED HEREIN.

WOOD CONNECTORS TABLE		
CONNECTOR	MANUFACTURER	FLA. PROD. APP. #
AB4	SIMPSON	10446.1
META 15		10852.9
LWS 210		10655.31
META 16		11473.3
CBBSRB-8082		10860.7
LSTA 21		10852.6
H10		10456.3
H8		10456.3
HUSG210-2		10655.25
LCE4		10446.11
AB400		10880.4
HUSG410		10531.26
VTG2		10861.5
HDS		11470.4
LSTA15		10852.6
LSTA 12		10852.6

CONNECTOR TABLE CONT'D ON A-1A

FIGURE 1609.6.2.2
COMPONENT AND CLADDING PRESSURE

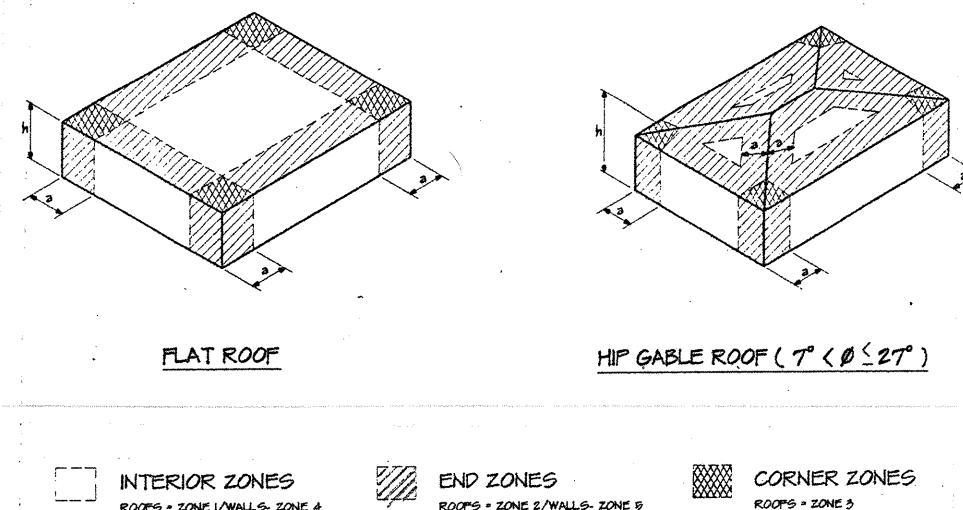
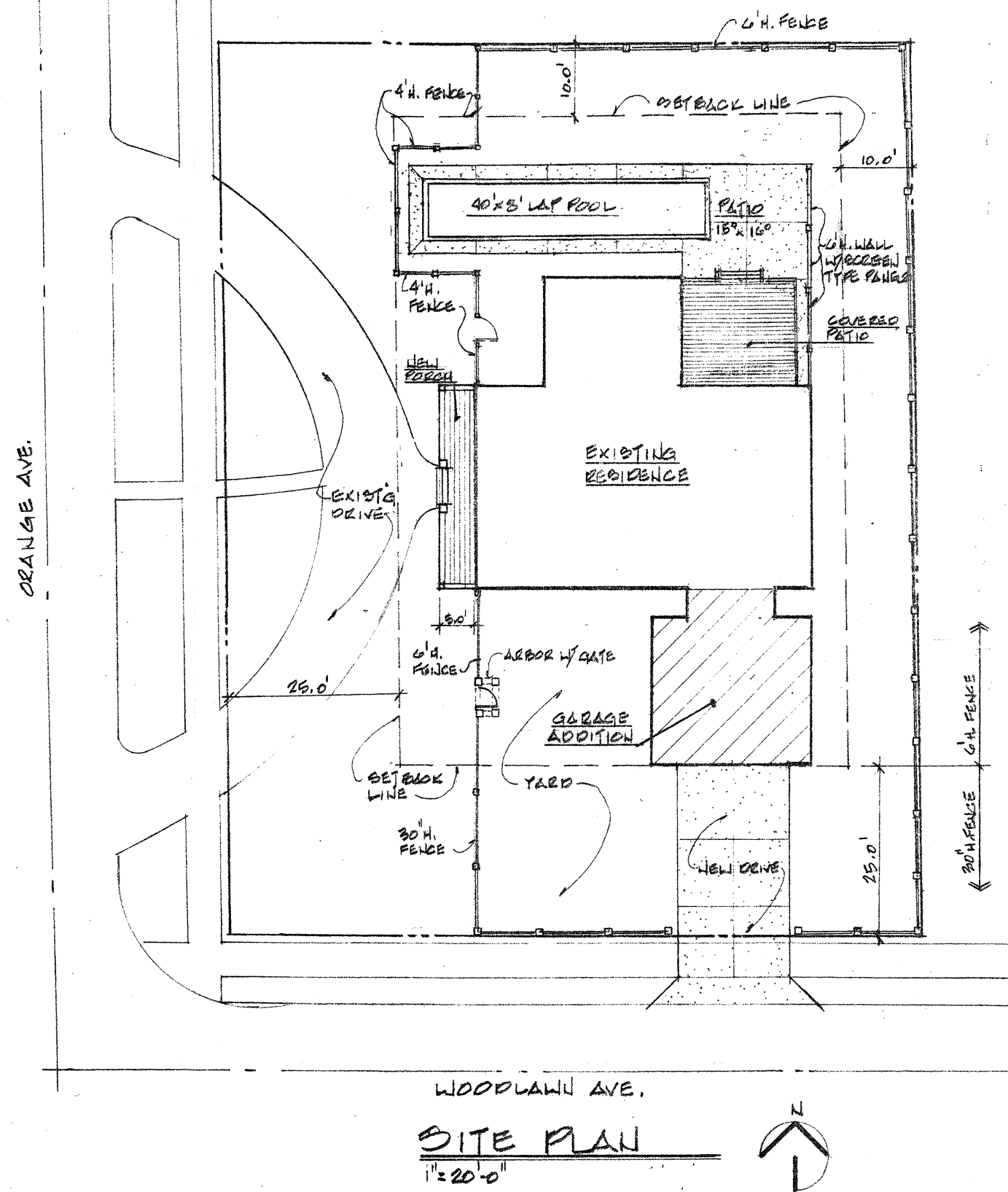


TABLE R301.2(2)
COMPONENT AND CLADDING WIND LOADS FOR A BUILDING (psf)
WIND SPEED (V_{ult}) 130 MPH
MEAN ROOF HEIGHT: 15 FEET
EXPOSURE: B
HT & EXP. COEFFICIENT: 1.00

EFFECTIVE WIND AREA (+2)		DESIGN WIND SPEED (MPH)		116 (V _{ass})	
ZONE				(PER TABLE 1609.5.1)	
ROOF ANGLE 37-47 DEGREES				(1/4 TO 8 : 12)	
1	10.0	14.0	-22.2		
1	20.0	12.0	-21.6		
1	50.0	11.2	-20.8		
1	100.0	9.0	-20.2		
2	10.0	14.0	-20.8		
2	20.0	12.0	-20.8		
2	50.0	11.2	-21.8		
2	100.0	9.0	-20.8		
3	10.0	14.0	-21.2		
3	20.0	12.0	-21.2		
3	50.0	11.2	-22.2		
3	100.0	9.0	-21.2		
WALL					
4	10.0	24.3	-26.6		
4	20.0	25.2	-28.2		
4	50.0	21.0	-33.8		
4	100.0	20.7	-34.2		
4	500.0	10.1	-22.2		
5	10.0	24.3	-26.6		
5	20.0	25.2	-28.2		
5	50.0	21.0	-33.8		
5	100.0	20.7	-34.2		
5	300.0	10.1	-22.2		
2 =				4.0	

LEGAL DESCRIPTION:

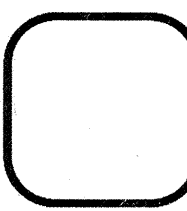
LOTS 32 AND 33, WILDLAND PARK G.L. BLDG. U.S. SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGES 49 AND 50 OF THE PUBLIC RECORDS OF MIAMI Dade COUNTY, FL.



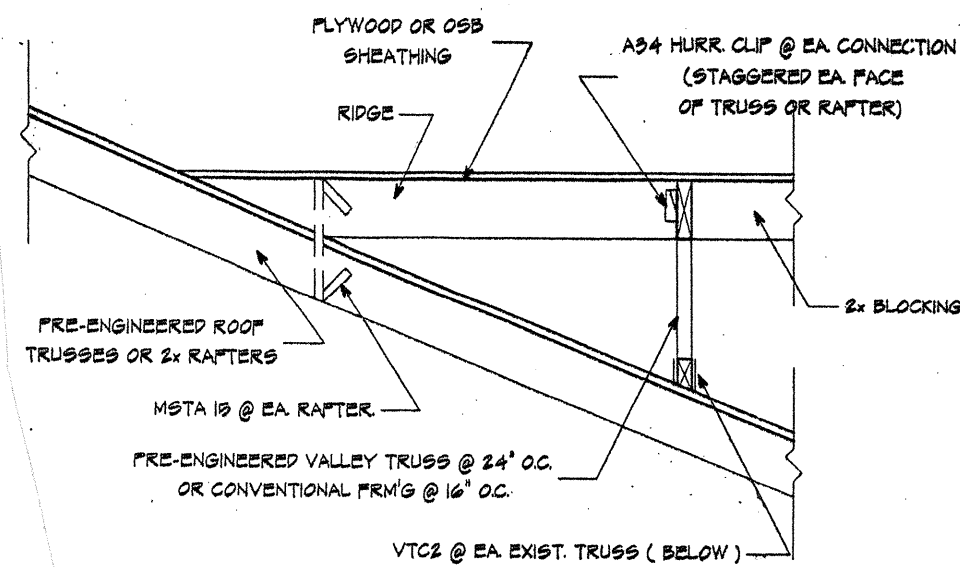
DATE	REVISIONS

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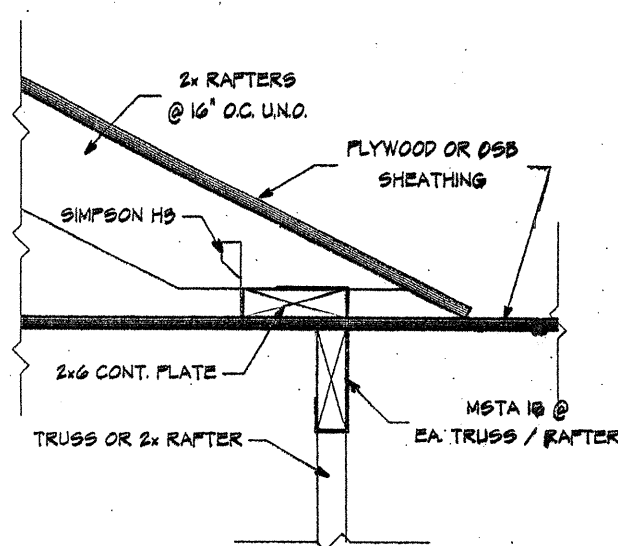
ADDITION TO AND REPAIRS OF
THE IRWIN RESIDENCE
1400 ORANGE AVE.
BELLERAI, FL.



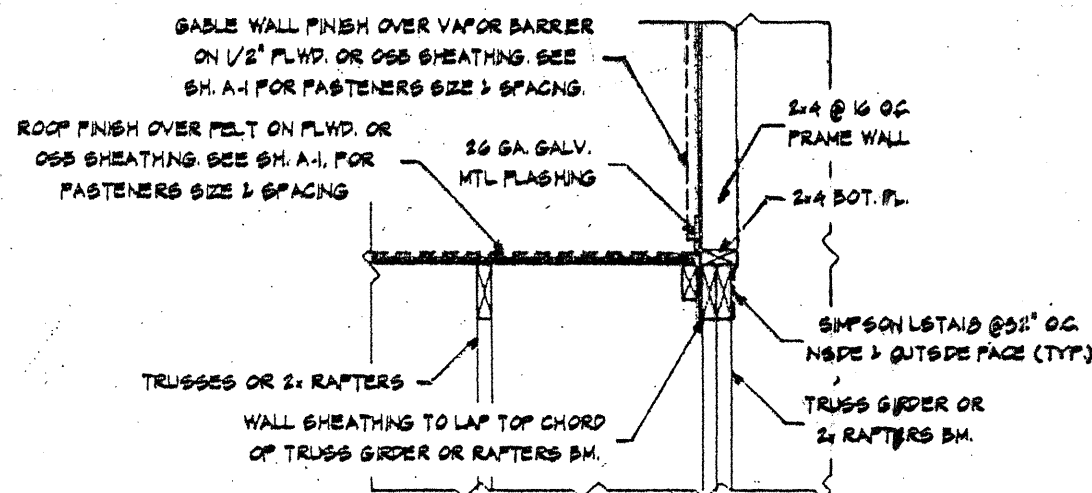
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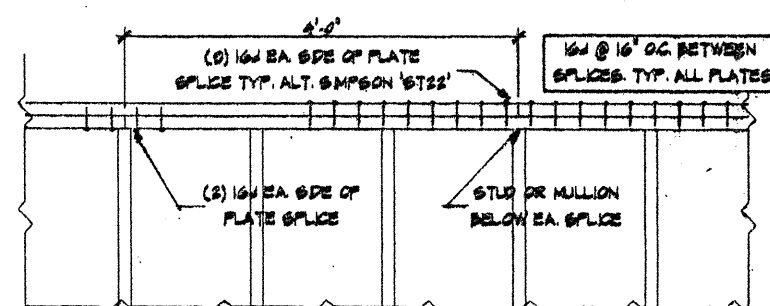
1 OVERFRAMING DETAIL
TYPICAL - NO SCALE



2 VALLEY CONNECTION DETAIL
SCALE: NONE

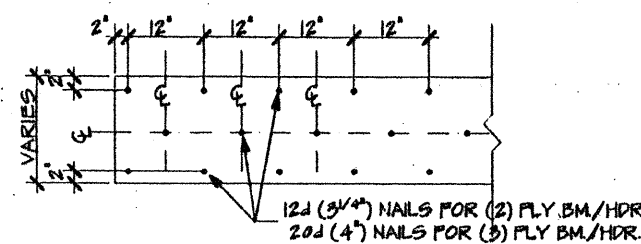


3 TYPICAL FLASHING DETAIL
SCALE: NONE

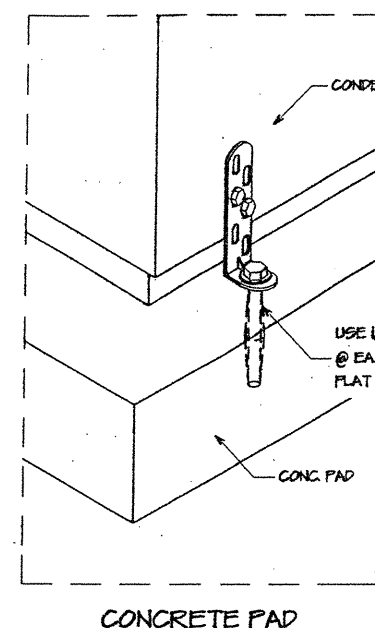


4 PLATE SPLICE DETAIL
TYPICAL

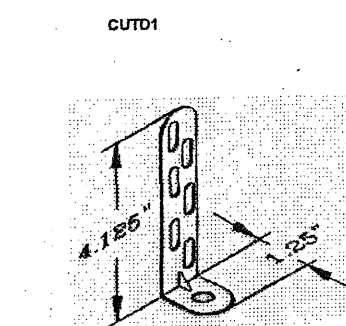
BEAMS & HEADERS CONNECTION DIAGRAM



NOTE:
1- CONNECTION DIAGRAM SHOWN IS TYPICAL FOR ALL MULTIPLY LVL BEAMS OR HEADERS, (2)2x+1/2" PLWD. OR (3)2x+1/2" PLWD. BEAMS & HEADERS UNLESS NOTED OTHERWISE.
2- FASTENING PATTERN SHOWN IS TO BE STAGGERED ON OPPOSITE SIDE OF BEAM OR HEADER.



UNIVERSAL
CONDENSING
UNIT
TIE DOWN



FEATURES AND CONSTRUCTION
Material: Fabricated from cold-rolled galvanized steel as per ASTM A 653.
Gauge: 14 Gauge / G-80.

FLORIDA PRODUCT APPROVAL TABLE

CATEGORY	SUB-CATEGORY	DESCRIPTION	MANUFACTURER	PROD. NO.
WINDOWS	DOUBLE HUNG	VINYL IMPACT	SIMONTON	5419.1
ROOFING	ASPHALT SHINGLES	FIBERGLASS	GAF	10124.1
"	WOOD SHINGLES	PEEL AND STICK	TARCO	10450.1
PANEL WALL	SOFFIT	VENTED CEMENTITIOUS	HARDIE	19265.1
"	SIDING	CEMENTITIOUS	HARDIE	19192.2
EXTERIOR DOORS	SWINGING SINGLE	IMPACT FIBERGLASS	PLASTPRO	19219.1
"	SWINGING SINGLE	IMPACT GUSSED FIBERGLASS	PLASTPRO	19210.4
"	SWINGING DOUBLE	"	"	19210.6
"	SECTIONAL	IMPACT STEEL	CLOPAT	15904.2
ROOFING	MODIFIED BITUMEN	GRANULAR SURFACE	GAF	5000.1

CONNECTOR	MANUFACTURER	FL. PROD. APPROVAL NO.
LSTA 10	SIMPSON	10852.6
LSTA 21		10852.6
HSTA 12		11479.3
HSTA 16		11479.3
BCAL6		10860
BCAL2.4A		10860
LSU20		10447.5
LSU24		10658.31
LSU28		10658.31
SP-1		10496.11
SP-2		10496.11

SIMPSON LSTA TYPE HOLD-DOWN STRAPS (CENTERED OVER CAP PLATES) @ EA. END OF HDR. SHALL BE SELECTED FROM THE SCHEDULE BASED UPON ONE HALF CUMULATIVE UPLIFT LOAD OF TRUSSES OR LOOKOUTS BEARING ON THE HDR.

MODEL NUMBER	NAILS INTO STUDS	MAXIMUM UPLIFT LOAD
LSTA 10	(8) 1/4"	200 LBS.
LSTA 21	(10) 1/4"	700 LBS.
LSTA 24	(12) 1/4"	900 LBS.
LSTA 28	(14) 1/4"	1200 LBS.
LSTA 36	(20) 1/4"	1800 LBS.

SIMPSON AS4 CONNECTORS ABOVE OR BELOW SILL PLATE TYPICAL @ WINDOW OPENINGS.

ALTERNATIVE: SIMPSON LSTA TYPE HOLD-DOWN STRAPS (CENTERED OVER BASE PLATES) @ EA. END OF HDR. SHALL BE SELECTED FROM THE SCHEDULE BASED UPON ONE HALF CUMULATIVE UPLIFT LOAD OF TRUSSES OR LOOKOUTS BEARING ON THE HDR.

TYPICAL EXTERIOR WALL OPENING

NO SCALE

THREADED ROD W/STOP TO ALLOW VENTILATION

SIMPSON LSTA TYPE HOLD-DOWN STRAPS (CENTERED OVER CAP PLATES) @ EA. END OF HDR. SHALL BE SELECTED FROM THE SCHEDULE BASED UPON ONE HALF CUMULATIVE UPLIFT LOAD OF TRUSSES OR LOOKOUTS BEARING ON THE HDR.

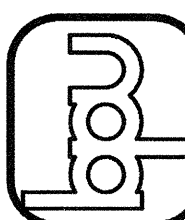
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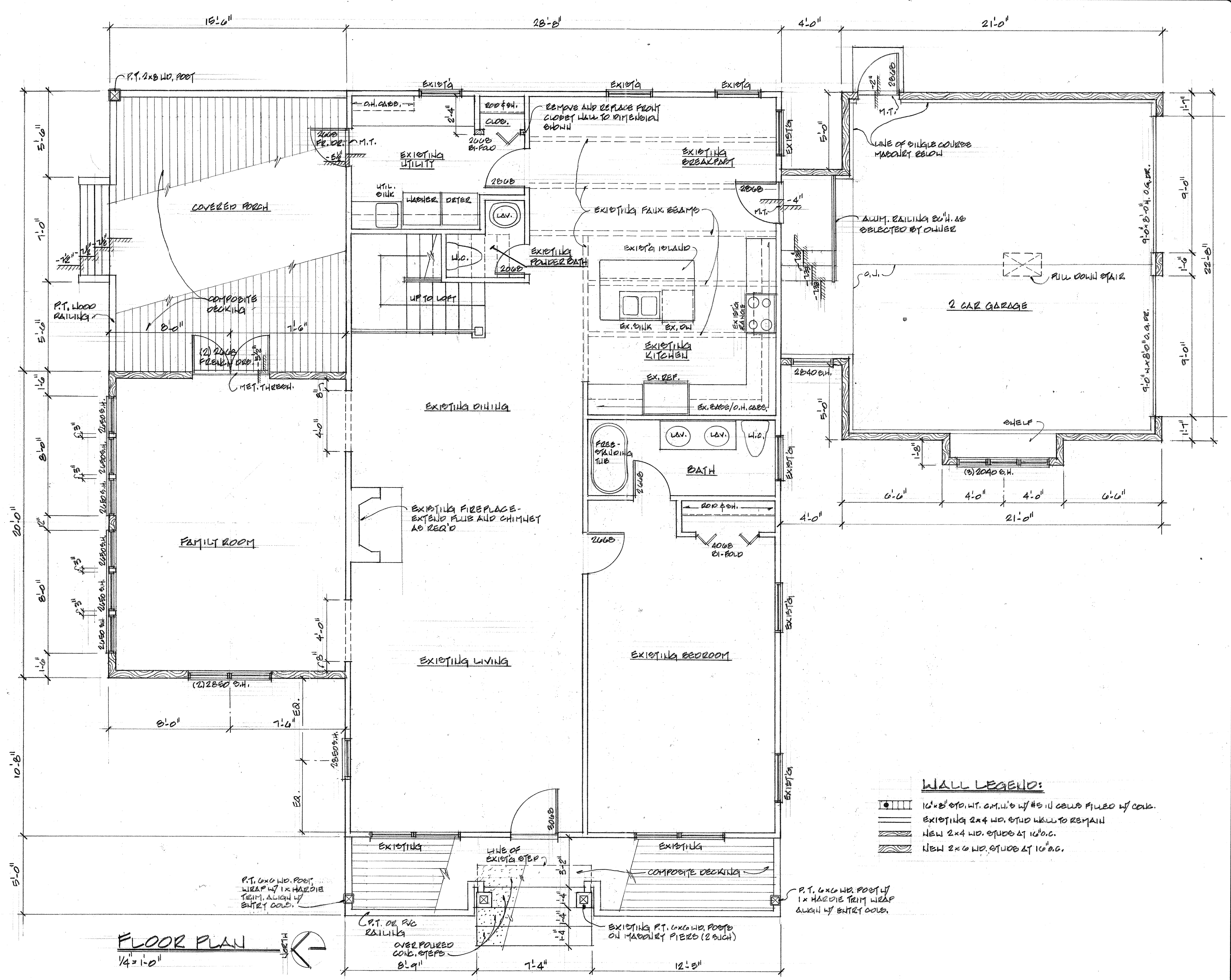
TYPICAL EXTERIOR WALL OPENING

NO SCALE

ADDITION TO AND REMOVAL OF
THE IRWIN RESIDENCE
1400 ORANGE AVE.
DEWEAR, FL



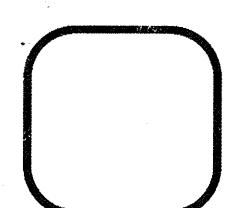
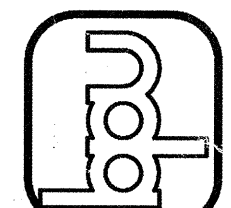
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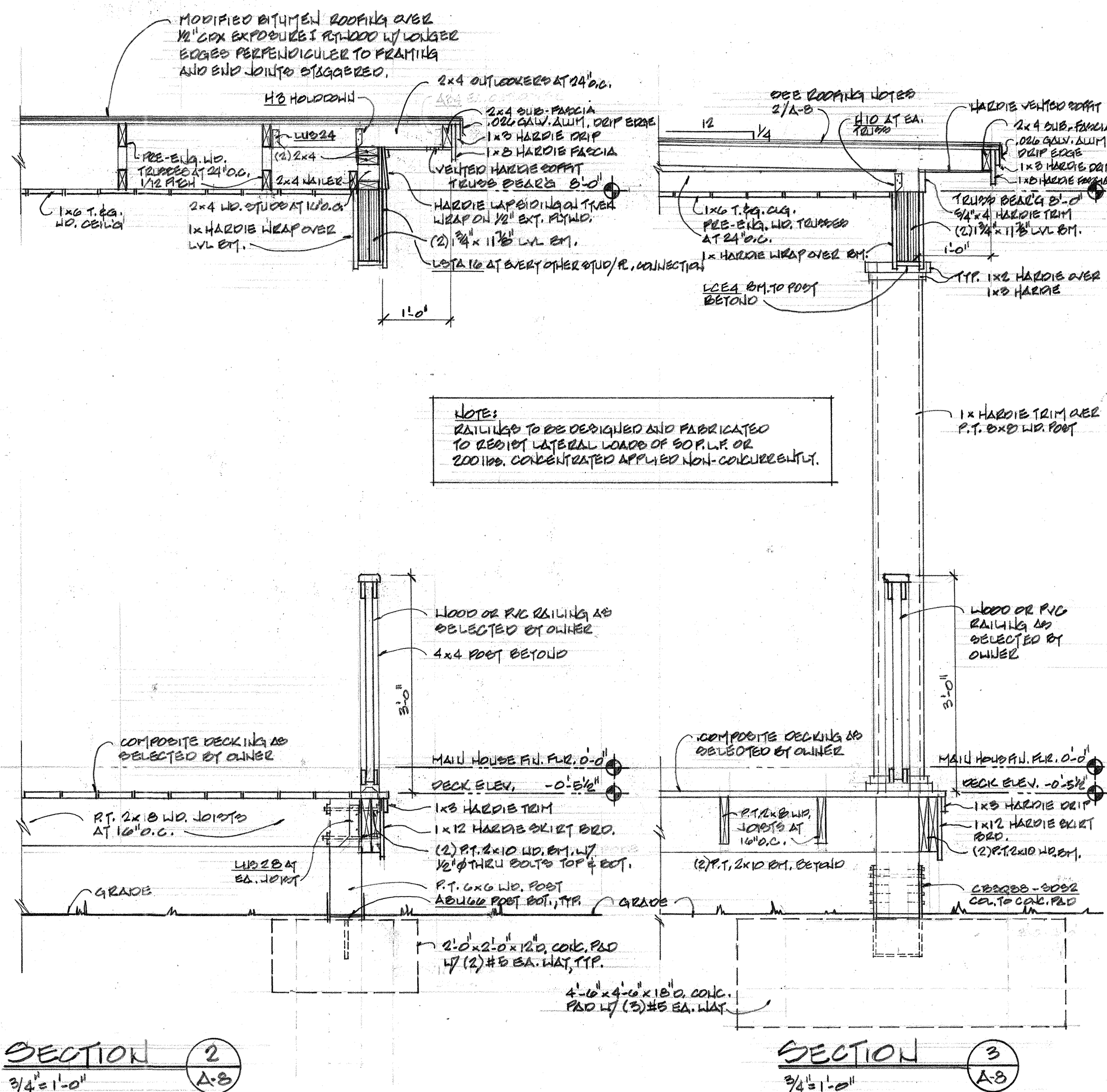
REVISIONS	DATE

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ADDITION TO AND REMODELING OF
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1400 ORANGE AVE.
BEVERLY, FL



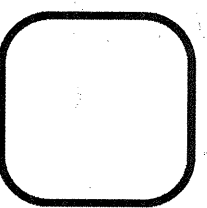
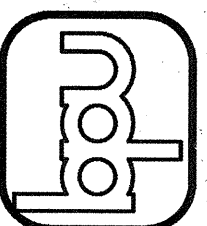
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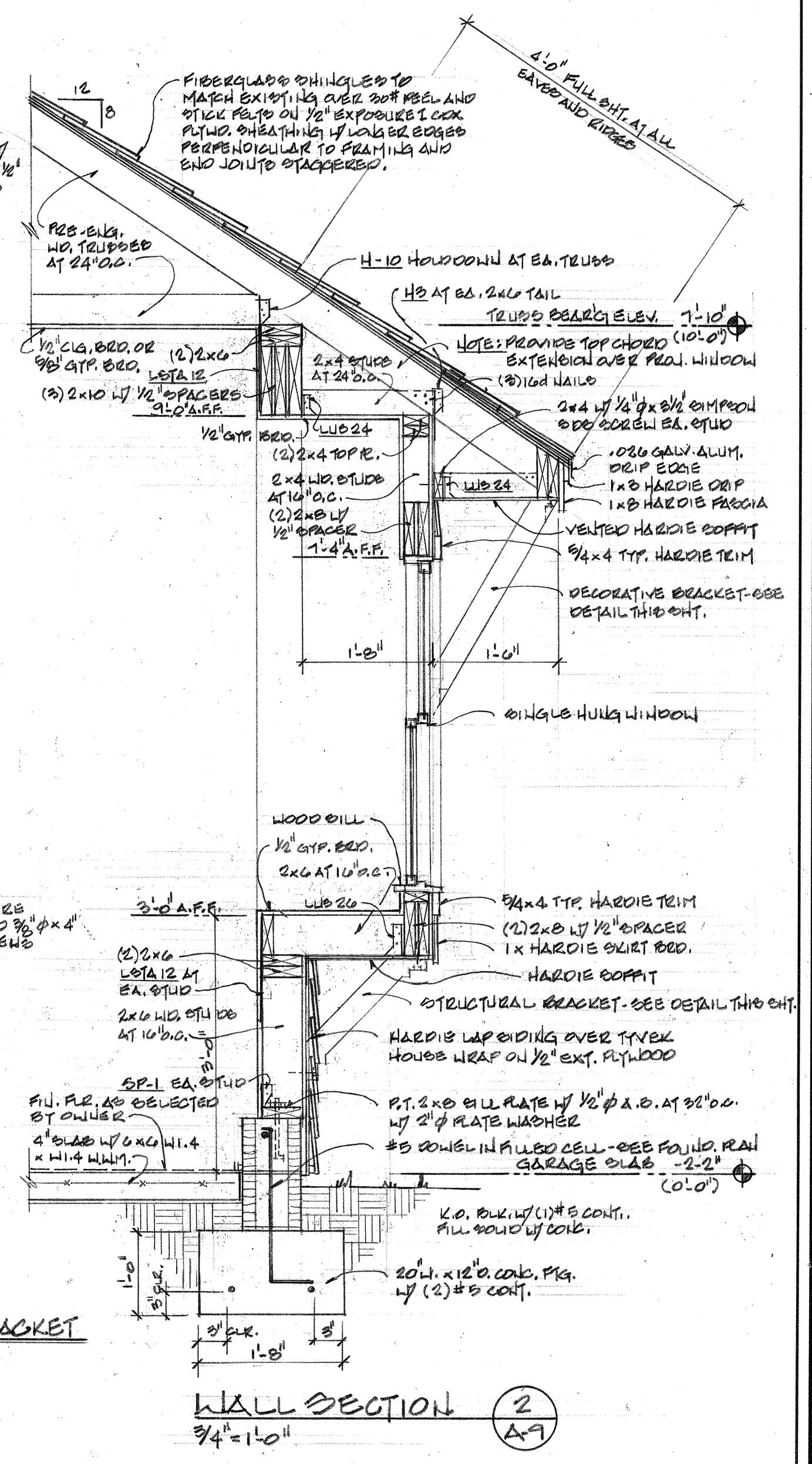
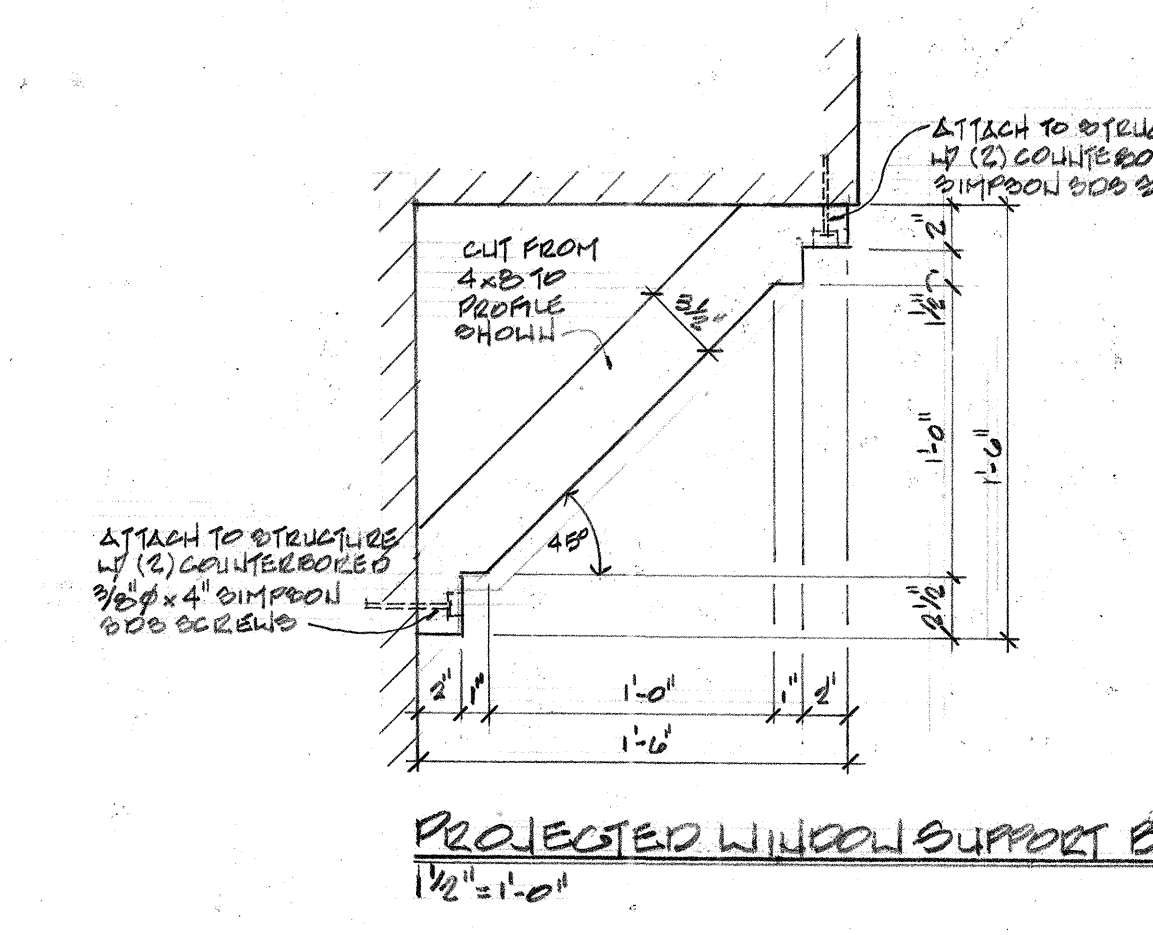
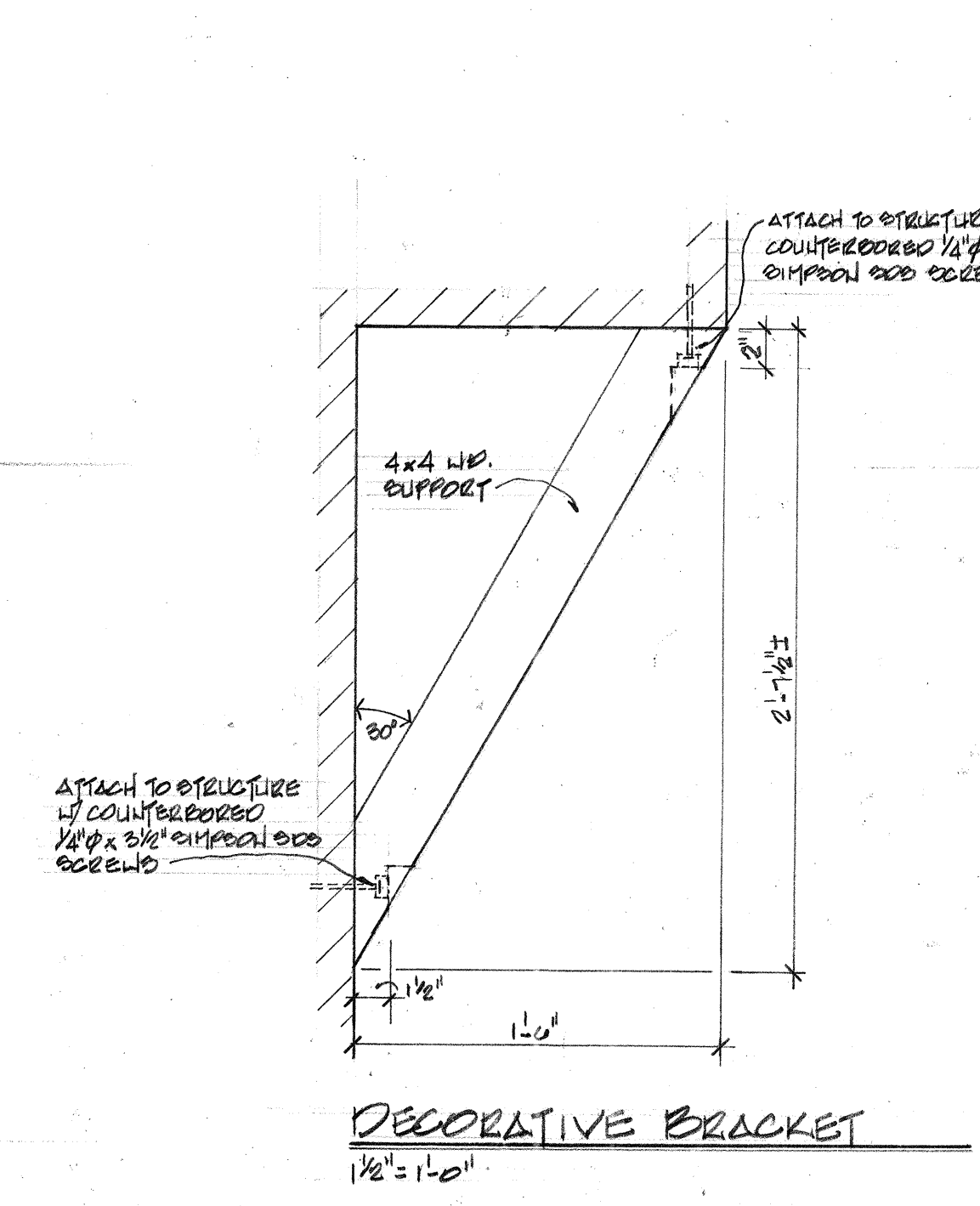
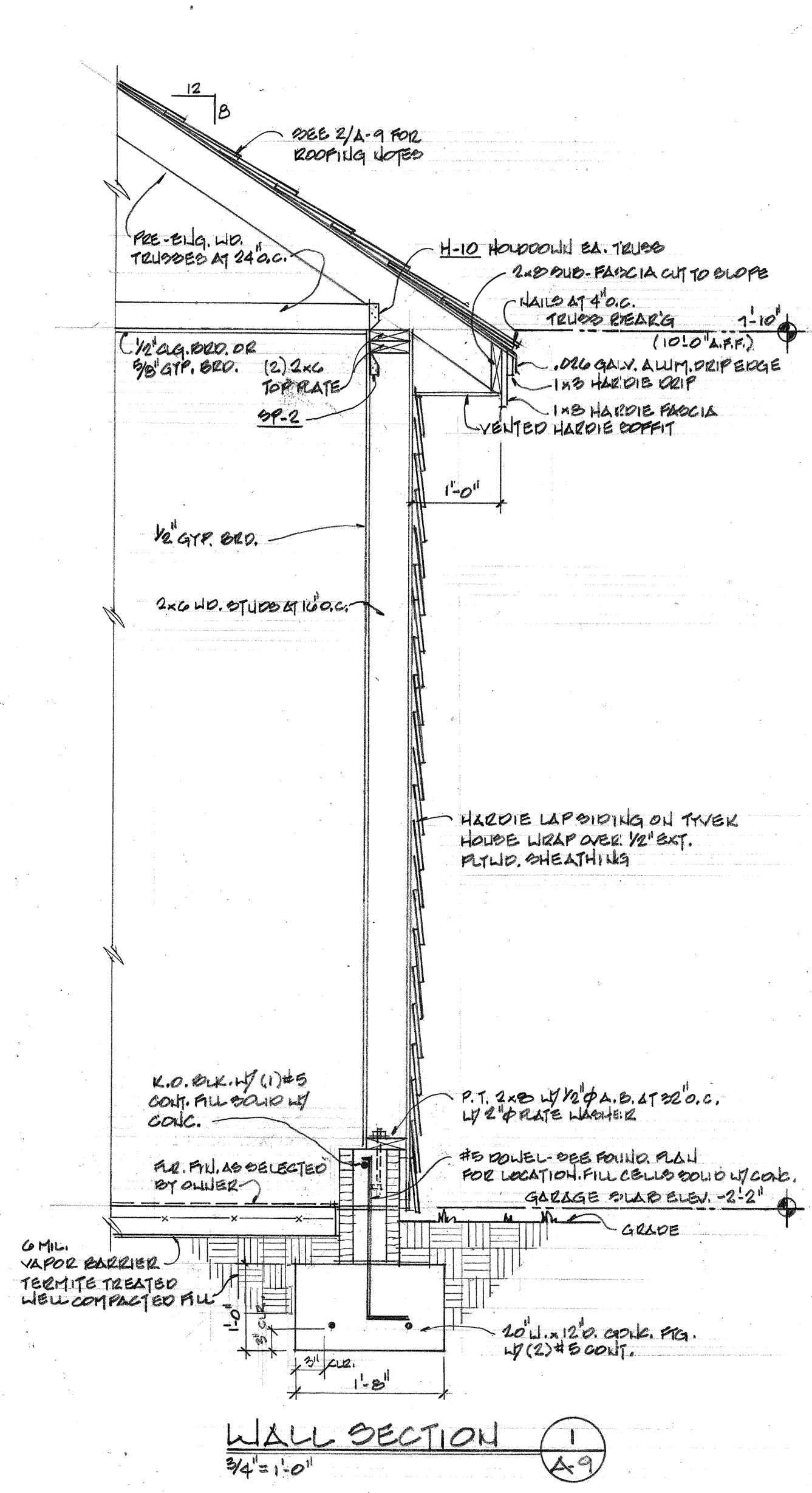
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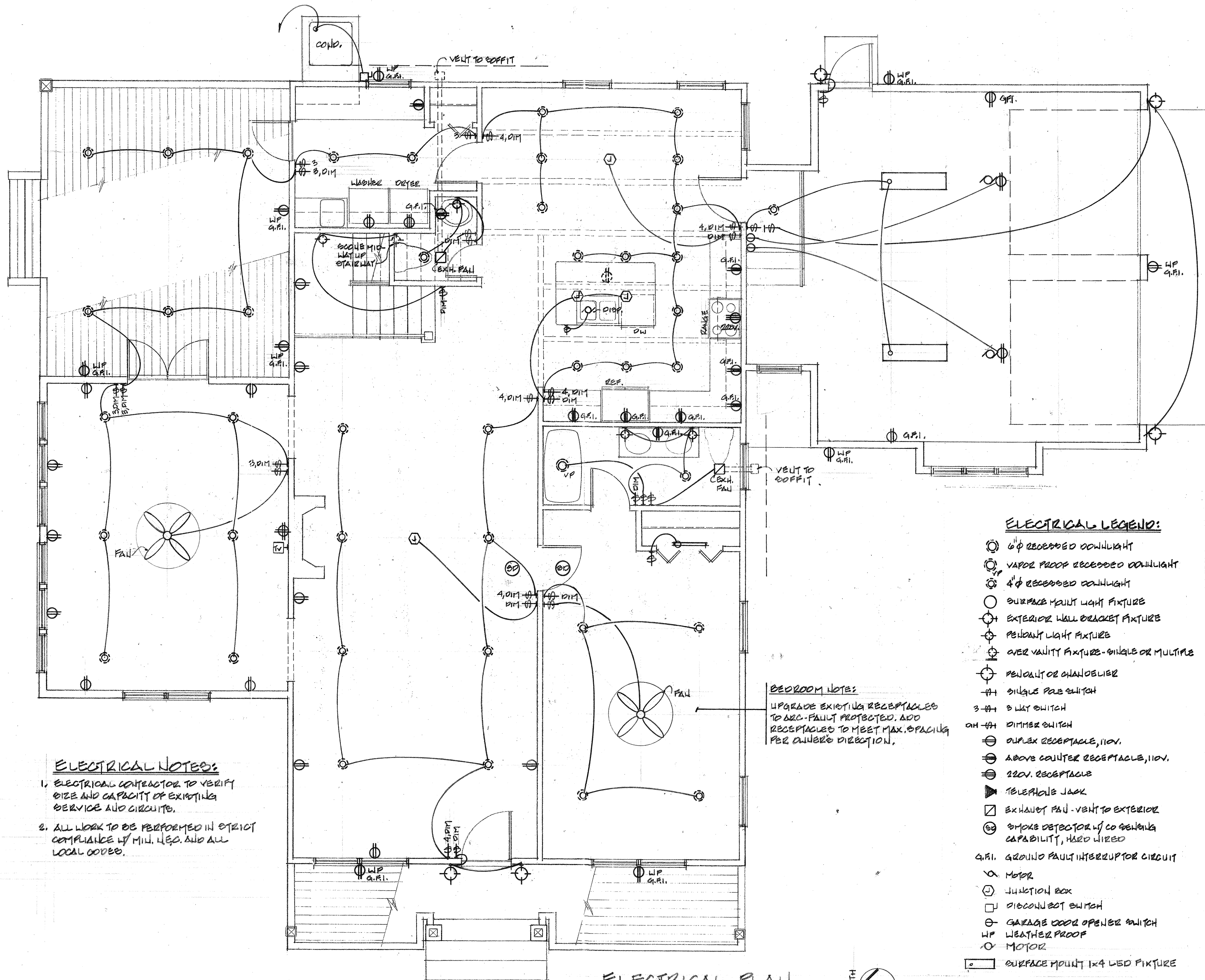
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ADDITION TO AND REMODELING OF
THE IRWIN RESIDENCE
 1440 ORANGE AVE.,
 BELLEAIR, FL



JOB No. 2012057
DRAWN BY: BPU
CHECKED BY: BPU
DATE 10/22/12
SHEET No. A-9
OF 10





ELECTRICAL NOTES:

1. ELECTRICAL CONTRACTOR TO VERIFY SIZE AND CAPACITY OF EXISTING SERVICE AND CIRCUITS.
2. ALL WORK TO BE PERFORMED IN STRICT COMPLIANCE W/ MIN. U.S.C. AND ALL LOCAL CODES.

BEDROOM NOTES:

UPGRADE EXISTING RECEPTACLES TO GFCI-FAULT PROTECTED. ADD RECEPTACLES TO MEET MAX. SPACING PER OWNER'S DIRECTION.

ELECTRICAL LEGEND:

- 6" RECESSED DOWNLIGHT
- VAPOR PROOF RECESSED DOWNLIGHT
- 4" RECESSED DOWNLIGHT
- SURFACE MOUNT LIGHT FIXTURE
- EXTERIOR WALL BRACKET FIXTURE
- PENDANT LIGHT FIXTURE
- OVER VANTITY FIXTURE - SINGLE OR MULTIPLE
- PENDANT OR CHANDELIER
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH
- DUPLEX RECEPTACLE, 110V.
- ABOVE COUNTER RECEPTACLE, 110V.
- 220V. RECEPTACLE
- TELEPHONE JACK
- EXHAUST FAN - VENT TO EXTERIOR
- SMOKE DETECTOR W/ CO SENSING CAPABILITY, HARD WIRED
- G.F.I. GROUND FAULT INTERRUPTOR CIRCUIT
- MOTOR
- JUNCTION BOX
- DISCONNECT SWITCH
- GARAGE DOOR OPENER SWITCH
- WP WEATHER PROOF
- MOTOR
- SURFACE MOUNT 1x4 LED FIXTURE

ELECTRICAL PLAN

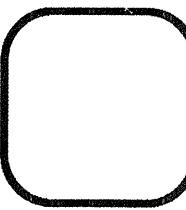
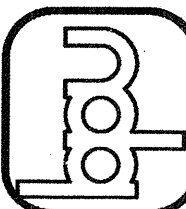
1/4" = 1'-0"



REVISIONS	DATE

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ADDITION TO SUBMITTAL OF
THE IRWIN RESIDENCE
 1400 ORANGE AVE.
 BELLEVILLE, IL



JOB No.	101051
DRAWN BY:	LD
CHECKED BY:	MP
DATE:	10/22/10
SHEET No.	1-1
OF 1	