INTERIOR RENOVATION/ADDITION AT

53 PALM SQUARE

GENERAL NOTES:

1. CONSTRUCTION SHALL FOLLOW "F.B.C. 8TH EDITION 2023" AS ADOPTED BY THE COUNTY AND AS APPLICABLE TO THE AREA IN WHICH THE BUILDING IS TO BE CONSTRUCTED WITH ALL APPLICABLE AMENDMENTS.
2. BUILDER SHOULD COORDINATE ALL THE WORK OF ALL THE TRADES.
3. BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL VERIFY ALL DIMENSIONS, CONDITIONS AT JOB SITE, PLANS, SPECIFICATIONS, ETC. PRIOR TO STARTING ANY WORK AND WITHIN SEVEN (7) CALENDAR DAYS OF BUILDER'S RECEIPT OF THESE PLANS SHALL NOTIFY THE AMES INTERNATIONAL ARCHITECTURE (IN WRITING ONLY) OF ANY AND ALL DISCREPANCIES (WHETHER DISCREPANCIES ARE ERRORS OF COMMISSION OR OMISSION OR NOT). OTHERWISE THE AMES INTERNATIONAL ARCHITECTURE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERRORS, AND THE BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS AND CORRECT ERRORS AT THEIR OWN EXPENSE.
4. TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE, CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN IT'S ENTIRELY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
5. SITE WORK: FILL UNDER ALL SLABS SHALL BE CLEAN SAND AND SHALL BE COMPACTED TO A MINIMUM OF 95% AND A MAXIMUM DENSITY AS PER ASTM D-1557, CONTRACTOR SHALL VERIFY UNDER COMPACTION. ALLOWABLE SOIL BEARING PRESSURE 2500 P.S.F. MIN. SEE GEOTECHNICAL ENGINEER RECOMENDATIONS.
6. WOOD: ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR-LARCH NO.2 OR BETTER. ALL LUMBER IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED. SHOP DRAWINGS AND DESIGN CALCULATIONS FOR ROOF TRUSSES BEARING THE SIGNATURE AND SEAL OF A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
7. DOORS AND WINDOWS: WINDOWS INDICATED WITH (E) MUST BE MANUFACTURED TO CONFORM WITH THE BUILDING CODE WITH RESPECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS. ALL SLIDING GLASS DOORS SHALL BE TEMPERED. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS COMPLIANCE WITH FLORIDA STATE MODEL CODE SECTION 502.4. WINDOW AND DOOR MANUFACTURERS SHALL ALSO COORDINATE WITH BUILDER FIELD VERIFY ALL OPENING SIZES PRIOR TO FABRICATION.
8. THE AMES INTERNATIONAL ARCHITECTURE RESERVES, MAINTAINS AND RETAINS IT'S COMMON LAW COPYRIGHT RIGHTS AND ANY OTHER RIGHTS (EXPRESSED AND/IMPLIED) IN THESE PLANS, DESIGNS, IDEAS, SPECIFICATIONS, ETC. THESE PLANS, IDEAS, DESIGNS, ETC. ARE NOT TO BE REPRODUCED, COPIED, DUPLICATED, ETC. IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE AMES INTERNATIONAL ARCHITECTURE NOR ARE THEY TO BE LOANED OR ASSIGNED TO ANY PERSONS, FIRMS, ASSOCIATIONS, CORPORATIONS, ETC. WITHOUT FIRST OBTAINING A WRITTEN PERMISSION FROM THE AMES INTERNATIONAL ARCHITECTURE, IN EACH AND EVERY INSTANCE.
9. ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR BY THE OWNER TO THE AMES INTERNATIONAL ARCHITECTURE ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE BY THE AMES INTERNATIONAL ARCHITECTURE (IN WRITING ONLY) WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE THE AMES INTERNATIONAL ARCHITECTURE FROM ANY AND ALL RESPONSIBILITY, CLAIMS AGAINST THE AMES INTERNATIONAL ARCHITECTURE FOR CULPABILITY, ETC. FROM THE DATE SHOWN ON THE PLANS ORIGIN UNTIL THE END OF TIME.
10. BUILDER SHALL PROVIDE INSULATION AS PER ENERGY CALCULATIONS AND/OR PLAN SPECIFICATIONS.
11. ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED WITH MANUFACTURERS RECOMMEND AND SPECIFICATIONS.
12. APPROVED MANUF. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY DETAILS AND SPECIFICATIONS FOUND IN THESE PLANS. DEVIATIONS FROM THESE PLANS, SPECIFICATIONS AND NOTES MUST CONFORM TO LOCAL BUILDING CODE REQUIREMENTS. AND MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION
13. NO ONE SHALL ASSUME ANY DIMENSION BY DIRECTLY SCALING CONSTRUCTION DOCUMENTS OR ANY REPRODUCTIONS AND SAME. IF ANY ADDITIONAL DIMENSIONS ARE REQUIRED BY CONTRACTOR AND/OR RESIDENT, CONTACT THE AMES INTERNATIONAL ARCHITECTURE FOR VERIFICATION. OTHERWISE, THE AMES INTERNATIONAL ARCHITECTURE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERROR NOR WILL THEY CORRECT ANY ERROR AT THEIR EXPENSE.
14. ALL WINDOWS USED AS EMERGENCY EGRESS OPENING TO COMPLY WITH "F.B.C. 8TH EDITION 2023".
15. ALL SHOWER ENCLOSURES AND DOORS TO HAVE TEMPERED GLASS.
16. ALL SLIDING GLASS DOORS TO HAVE TEMPERED GLASS.
17. GLAZING CONTRACTOR SHALL INSTALL ALL GLASS IN ACCORDANCE WITH "F.B.C 8TH EDITION 2023".
18. ALL EXTERIOR FIXED GLASS (EXCEPT AT WINDOWS) AND ALL INTERIOR FIXED GLASS SHALL HAVE TEMPERED GLASS.
19. ALL SHOWERS MUST BE EQUIPPED WITH ANTI-SCALE FAUCETS

INDEX OF DRAWINGS

PERMIT DRAWINGS

53 PALM SQUARE
DELRAY BEACH
FLORIDA, 33483

REVISIONS	BY
7/25/2023 SUBMITTED FOR HPB	A.G.
REVIEW	

Shane Ames - Architect

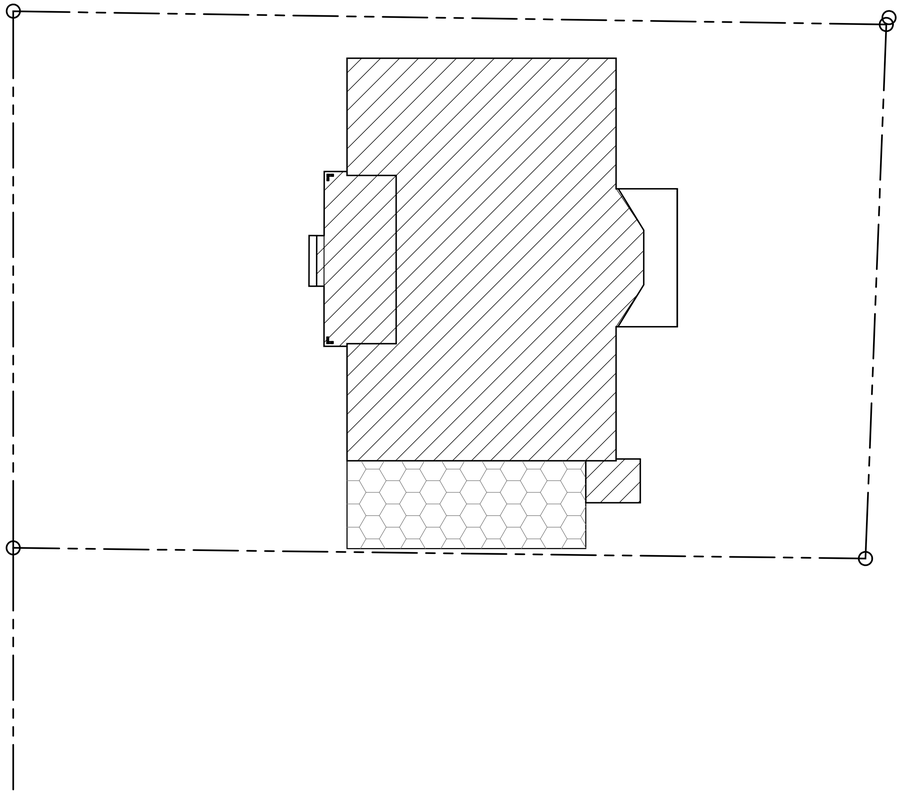
Ames
INTERNATIONAL
ARCHITECTURE

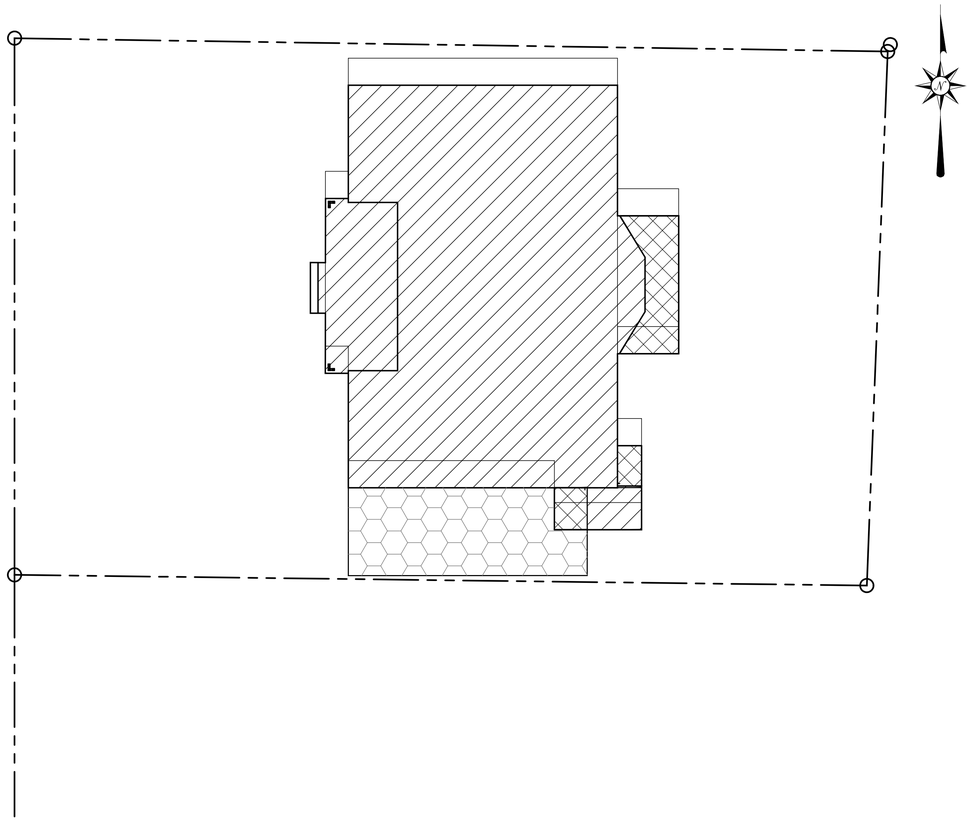
ADDRESS: HISTORIC DEL-IDA PARK, PROFESSIONAL DISTRICT, 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444. PHONE: (561)274 6444. FAX: (561)274-6449.

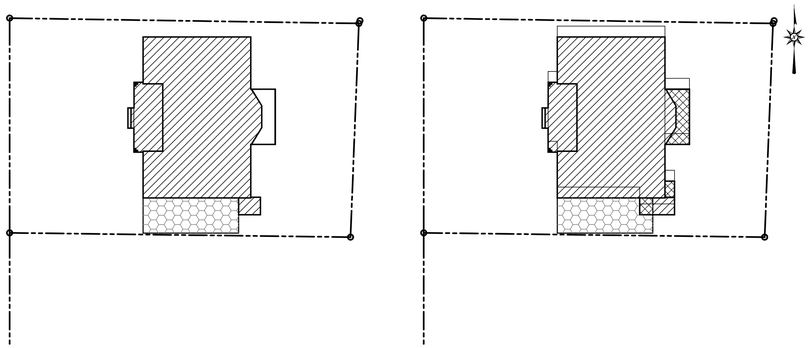
DRAWN: A.G.
CHECKED:
DATE: 3/19/2023
SCALE: AS NOTES
JOB NO.: 22_5233
SHEET: **A01**
OF XX SHEETS

COVER SHEET

Lic# :AA0002307 ARCH.R.# :AR0012001







SITE PLAN 1"=20'

1940 BUILT-EXISTING STRUCTURE -1,463 SQFT.

2023 PROPOSED ADDITION- 99 SQFT
(ALREADY APPROVED)

AWNING GARAGE

PERMIT DRAWINGS

53 PALM SQUARE
DELRAY BEACH
FLORIDA, 33483

REVISIONS	BY
1 7/25/2023 SUBMITED FOR HPB REVIEW	A.G.
1 1/13/2025 WINDOW SIZE CHANGE	A.G.
1 1/13/2025 FRONT DOOR	A.G.

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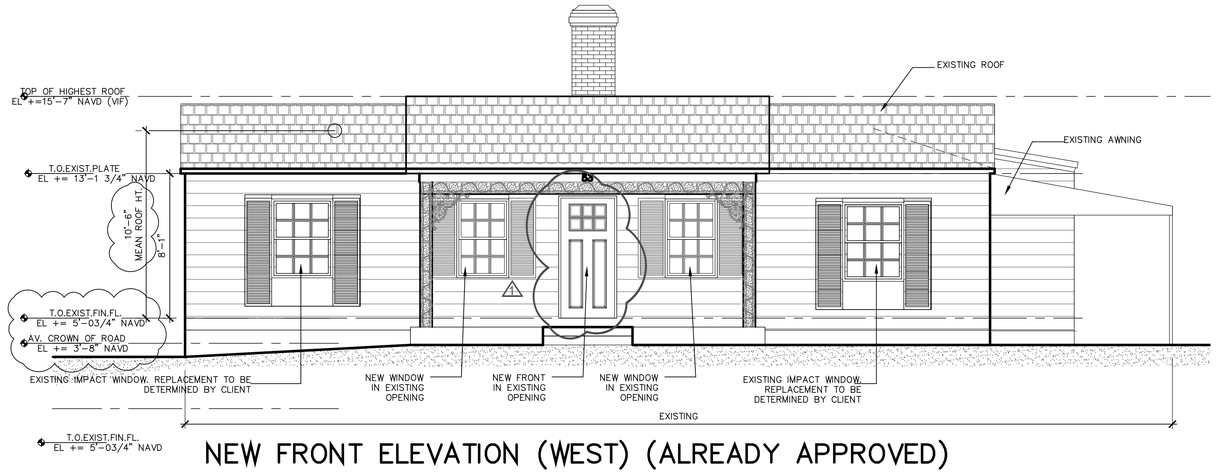
COMPOSITE OVERLAY

DRAWN A.G.
CHECKED
DATE 3/19/2023
SCALE 1/8"=1'-0"
JOB NO. 22_5233
SHEET A03.1
OF XX SHEETS



NEW FRONT ELEVATION (WEST) (ALREADY APPROVED)

EXISTING FRONT ELEVATION (WEST)

PERMIT DRAWINGS

53 PALM SQUARE
DELRAY BEACH
FLORIDA, 33483

REVISIONS	BY
1 7/25/2023 SUBMITTED FOR HPB REVIEW	A.G.
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1 1/13/2025 FRONT DOOR	A.G.

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BUILDING ELEVATIONS

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SCALE: 1" = 1'-0"
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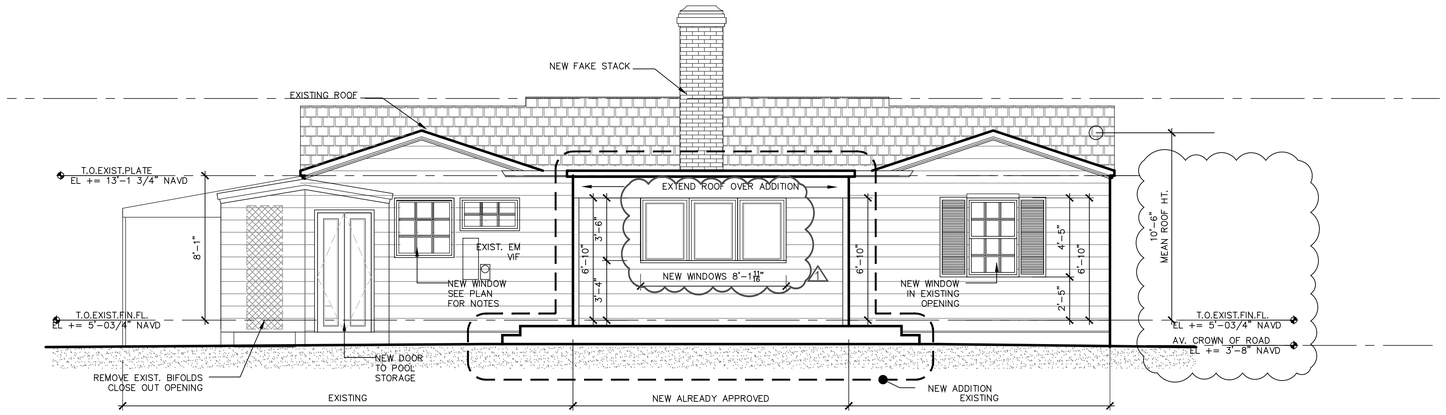
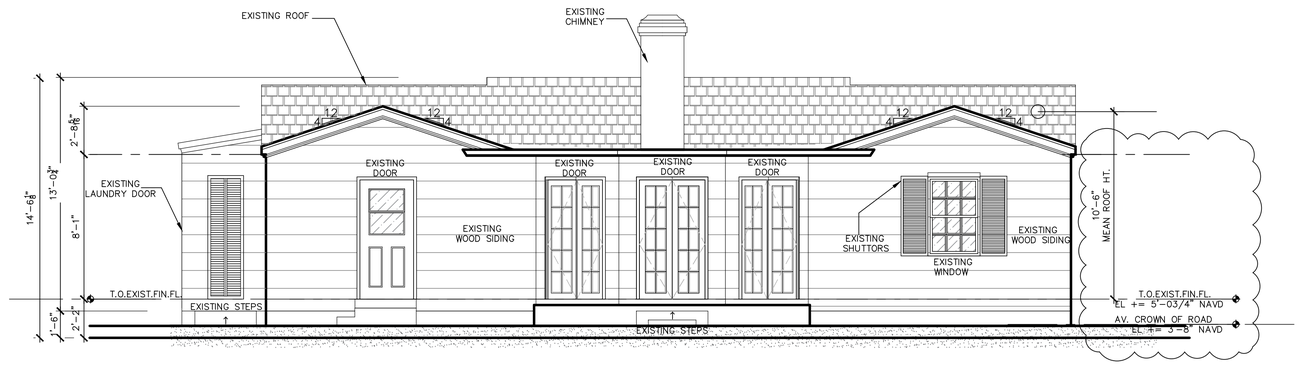


NEW REAR ELEVATION (EAST) (ALREADY APPROVED)



EXISTING REAR ELEVATION (EAST)

BUILDING ELEVATIONS

PERMIT DRAWINGS

53 PALM SQUARE
DELRAY BEACH
FLORIDA, 33483

REVISIONS	BY
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1/13/2025 FRONT DOOR	A.G.

Stone Ames — Architect

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OF XX SHEETS

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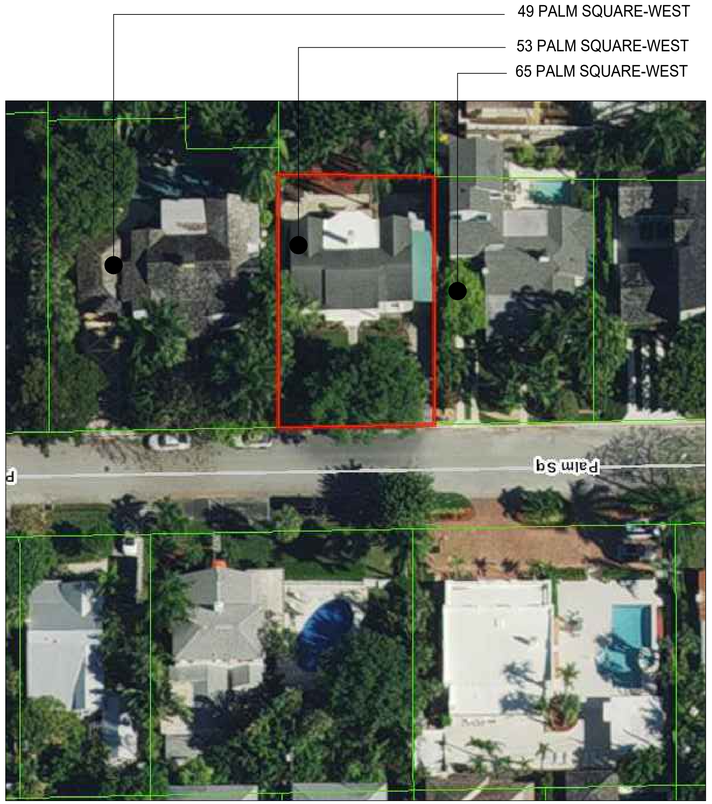

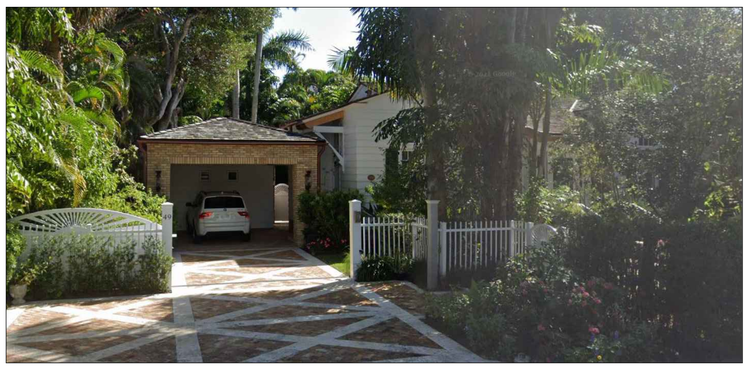

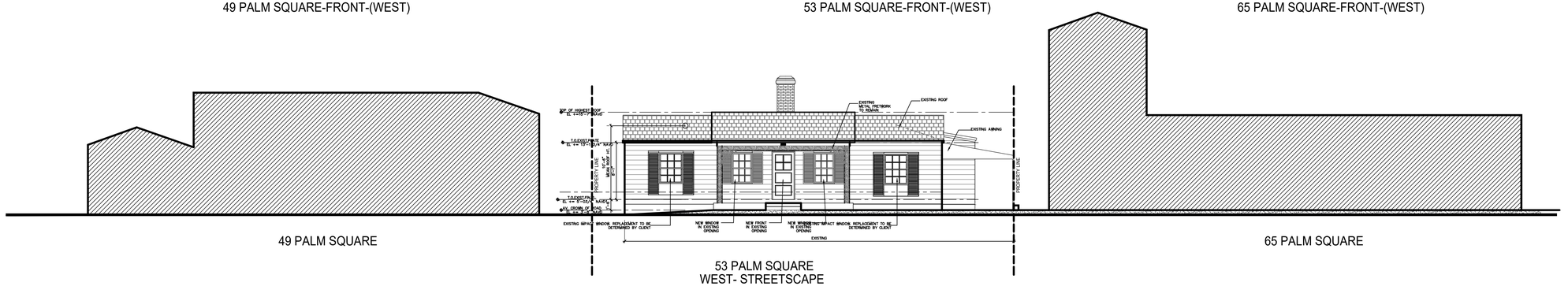

AERIAL PHOTO: 53 PALM SQUARE, DELRAY BEACH FL. 33483

49 PALM SQUARE-FRONT-(WEST)

53 PALM SQUARE-FRONT-(WEST)

65 PALM SQUARE-FRONT-(WEST)

49 PALM SQUARE

53 PALM SQUARE
WEST- STREETSCAPE

65 PALM SQUARE

PERMIT DRAWINGS

53 PALM SQUARE
DELRAY BEACH
FLORIDA, 33483

REVISIONS	BY
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PROPOSED STREET SCAPE

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1/8"= 1'-0"
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22_5233
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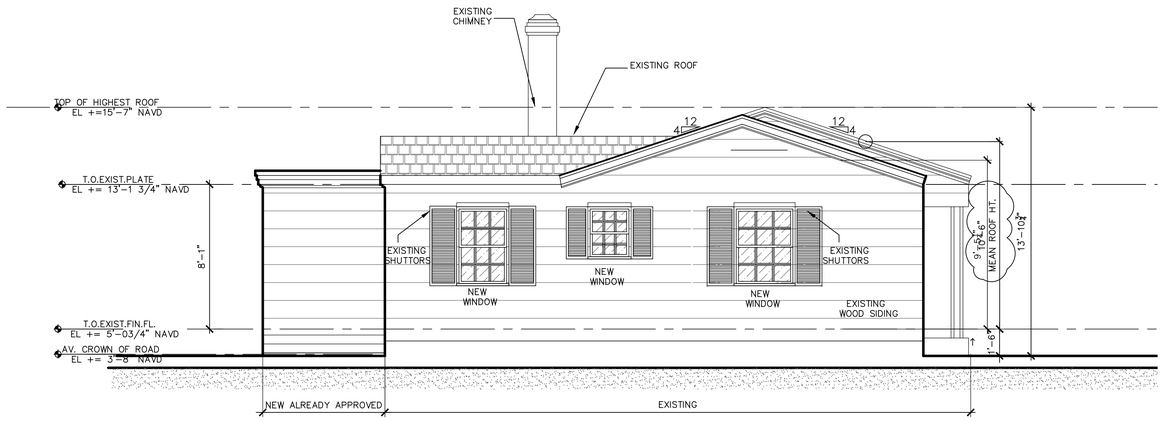
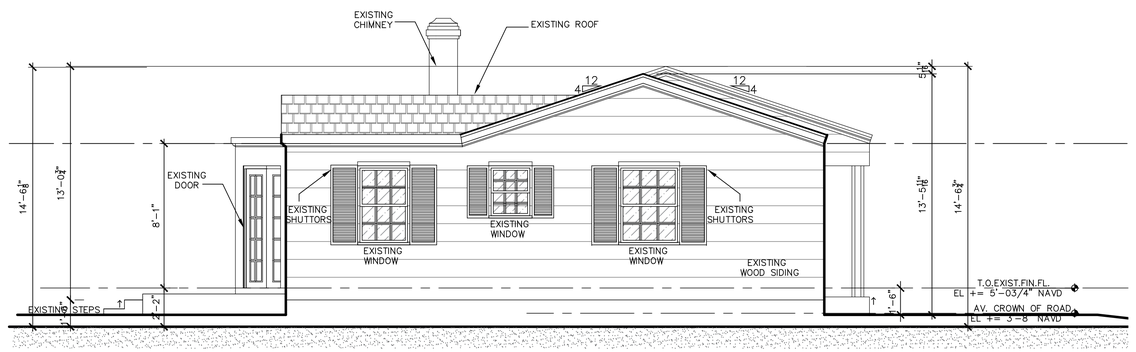


NEW LEFT ELEVATION (NORTH) (ALREADY APPROVED)



EXISTING LEFT ELEVATION (NORTH)

PERMIT DRAWINGS

53 PALM SQUARE
DELRAY BEACH
FLORIDA, 33483

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SCALE: 1" = 1'-0"
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SHEET: A08.0
OF XX SHEETS

BUILDING ELEVATIONS

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Lic# AA0002267 ARCH R.# AR0012001

FRONT- WEST ELEVATION

LEFT -NORTH ELEVATION

REAR-EAST ELEVATION

RIGHT-SOUTH ELEVATION

PERMIT DRAWINGS

53 PALM SQUARE
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1 1/13/2025 FRONT DOOR	A.G.

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EXISTING HOUSE PHOTOS

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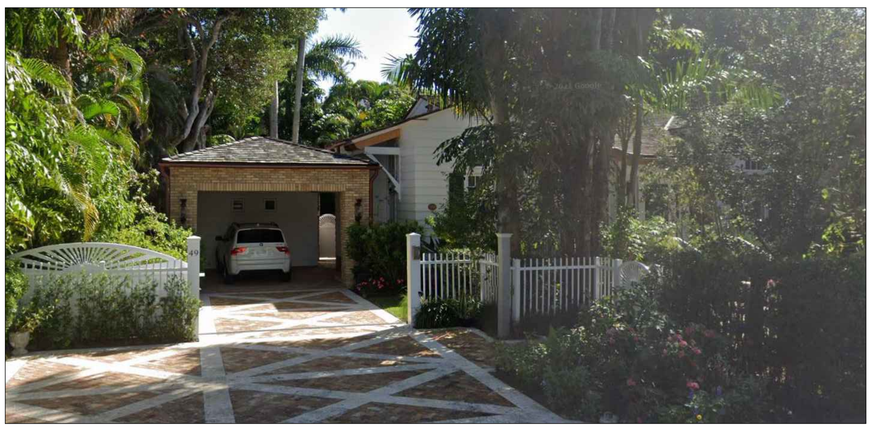
60 PALM SQUARE- FRONT (EAST)

50 PALM SQUARE FRONT-(EAST)

42 PALM SQUARE-FRONT-(EAST)



49 PALM SQUARE-FRONT-(WEST)

53 PALM SQUARE-FRONT-(WEST)

65 PALM SQUARE-FRONT-(WEST)

ADJACENT HOMES

PERMIT DRAWINGS

53 PALM SQUARE
DELRAY BEACH
FLORIDA, 33483

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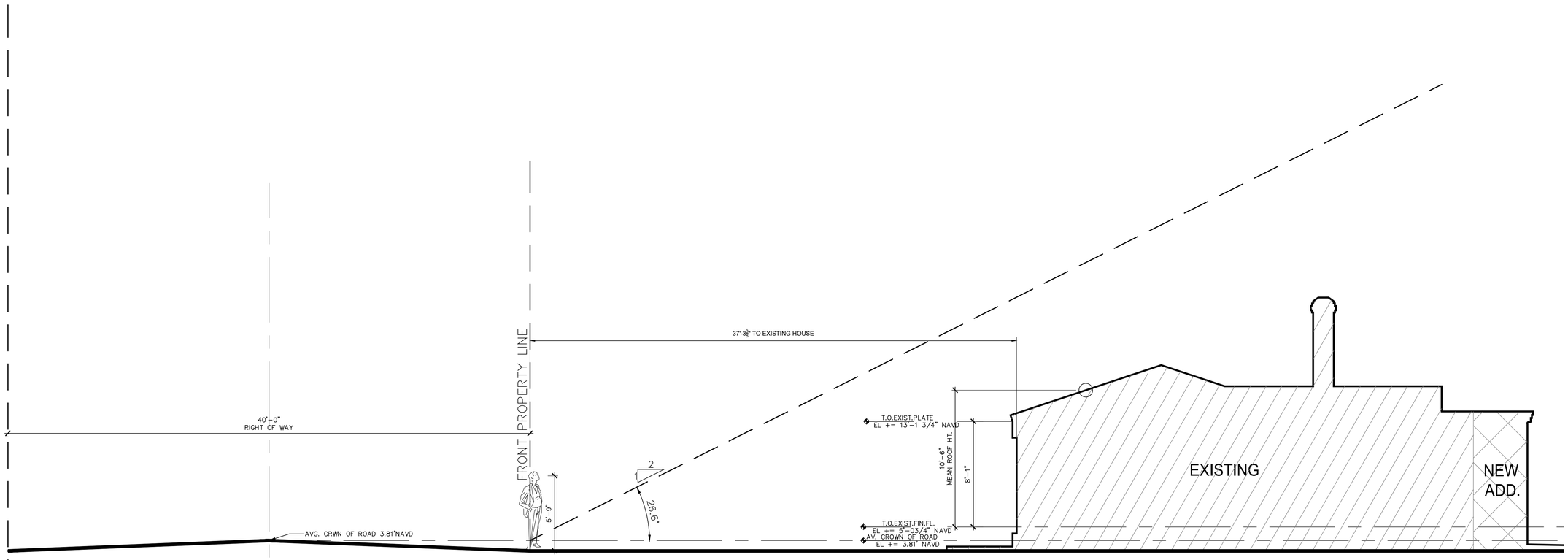

SITE ELEVATION

PERMIT DRAWINGS

53 PALM SQUARE
DELRAY BEACH
FLORIDA, 33483

REVISIONS	BY
1 7/25/2023 SUBMITED FOR HPB REVIEW	A.G.
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SITE ELEVATIONS

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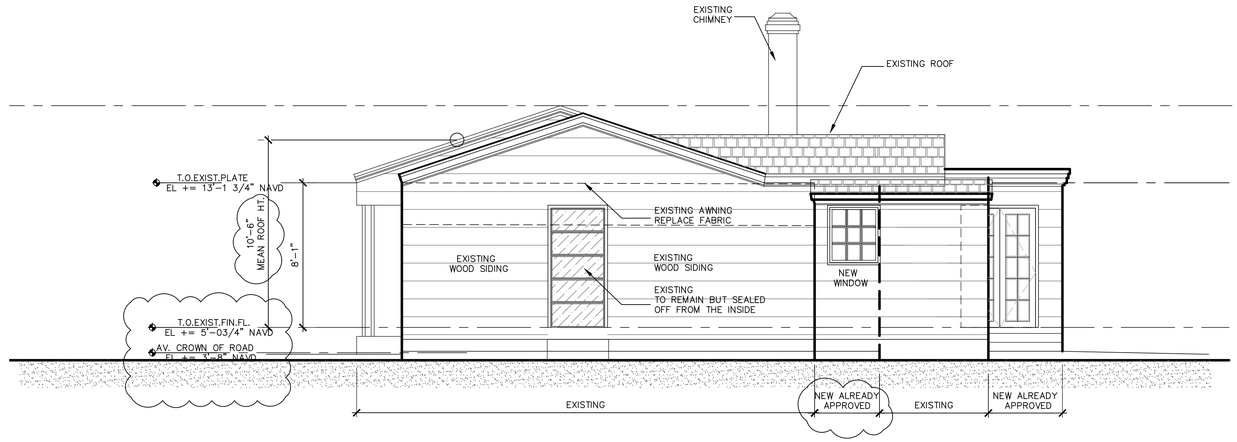
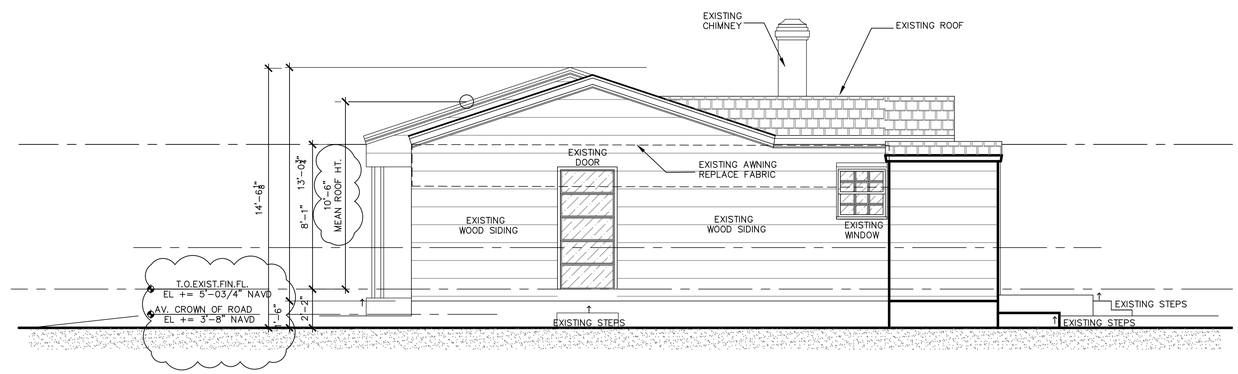
Lic# AA0002267 ARCH R.# AR0012001



RIGHT ELEVATION (SOUTH) (ALREADY APPROVED)



EXISTING RIGHT ELEVATION (SOUTH)

PERMIT DRAWINGS

53 PALM SQUARE
DELRAY BEACH
FLORIDA, 33483

REVISIONS	BY
1 7/25/2023 SUBMITED FOR HPB REVIEW	A.G.
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Shane Ames – Architect

Ames
INTERNATIONAL ARCHITECTURE

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BUILDING ELEVATIONS

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CHECKED
DATE 3/19/2023
SCALE 1" = 1'-0"
JOB NO. 22_5233
SHEET A08
OF XX SHEETS

DIMENSION NOTES:

1) REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONAL INFORMATION. NOTIFY OUR OFFICE FOR ANY DISCREPANCIES PRIOR TO START CONSTRUCTION.

2) COORDINATE AND VERIFY ALL OPENING DIMENSIONS WITH ARCHITECTURAL DRAW

SLABS ON GRADE SHALL BE 4" THICK, UNLESS OTHERWISE NOTED ON THE PLANS, REINFORCED WITH 6"x6"-10/10 WELDED WIRE FABRIC PLACED @ MID DEPTH W/MESH UP CHAIR ON 6 MIL VISQEEN OVER TERMITE TREATED SOILS. FILL MATERIAL UNDER SLAB SHALL BE CLEAN SAND AND/OR ROCK AND SHALL BE COMPACTED TO A MINIMUM OF 95% DENSITY.

IN LIFTS NOT TO EXCEED 12" IN DEPTH. SLABS ON GRADE SHALL BEAR ON SOIL HAVING A MINIMUM SOIL BEARING CAPACITY OF 2,500 P.S.F. WALLS. COLUMNS AND BEAMS PENETRATING SLABS ON FILL. SHALL BE ISOLATED BY PRE-MOLDED JOINT FILLER 1/2" THICK, UNLESS OTHERWISE NOTED ON PLANS.

G.C. TO COORDINATE WIDTH AND DEPTH OF NEW M.O. STEPS TO RECEIVE MEW TRACKS AND T.H. AND WATERPROOF ACCORDINGLY.

G.C. TO COORDINATE ALL FOUNDATION WITHIN 6'-0" OF POOL TO BE MIN 8" BELOW POOL SLAB. ADVICE ENGINEER OF ANY CONFLICT AND/OR DISCREPANCIES.

NOTE"A":

TIE NEW SLAB TO EXIST. MONO FTG. W/#4 DOWEL X 36" L. @ 24" O.C. DRILL MIN. OF 6" IN TO EXIST. FTG. & EPOXY DOWELS & LAP TO THE NEW

NOTE"B":

TIE NEW COL. TO EXIST. COL. W/ #5 DOWELS 16" L. @ 24" O.C. DRILL MIN. 6" INTO EXIST. E.C./CONC. COL. & EPOXY DOWELS.

NOTE"C":

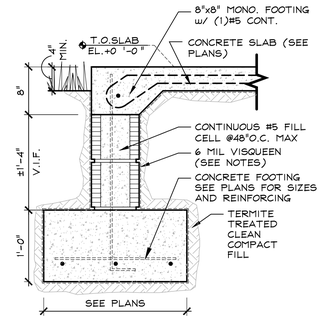
TIE NEW FTG. TO EXIST. W/2#5 DOWELS X36" LONG DRILL MIN. OF 6" INTO EXIST. FTG. EPOXY DOWELS & LAP TO THE NEW FTG. STL.

ALL COLUMNS SHOWN TO BE MINIMUM (1A) OR (2A) UNLESS NOTED OTHERWISE. G.C. TO COORDINATE COLUMNS PER PLANS @ 48" O.C. MAXIMUM. REFER TO ARCHITECTURAL DIMENSIONS & WINDOW SPECS FOR FINAL M.O.

FOOTING SCHEDULE

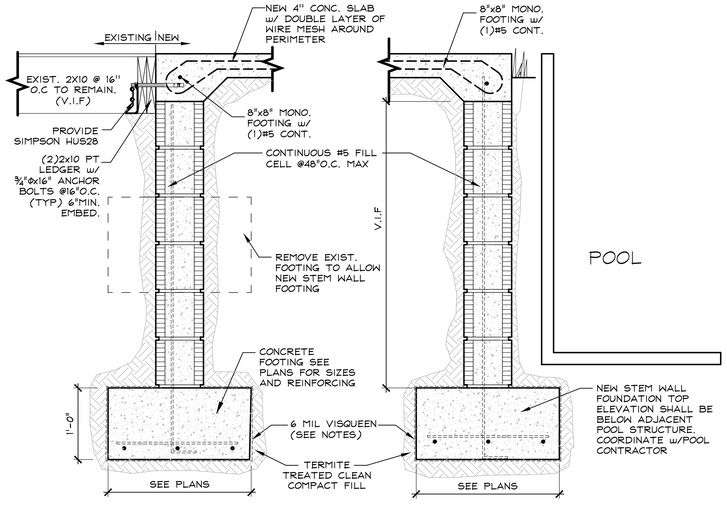
f'c'=5,000 PSI

MARK	SIZE (WXD)	TYPE	REINFORCING	REMARKS
F1	24"X12"	STEM-WALL	3 #5 @ BOT. & 1 #5 @ TOP CONT.	#5 TRANS @12" O.C STEM WALL
F2	36"X36"X16"	PAD	#5@8" O.C. E.W.B.	SEE DETAIL 4/S1
TE	8"X8"	T.EDGE	1#5 CONT.	THICKENED EDGE
EX	EXISTING FOUNDATION (V.I.F)			



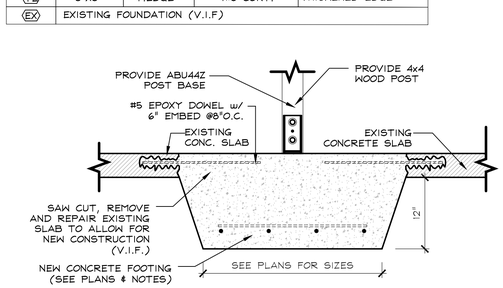
1/S1 STEM WALL SECTION DETAIL

SCALE 1" = 1'-0"



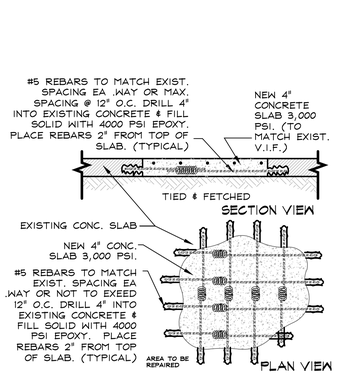
2/S1 SECTION DETAIL

SCALE 1" = 1'-0"



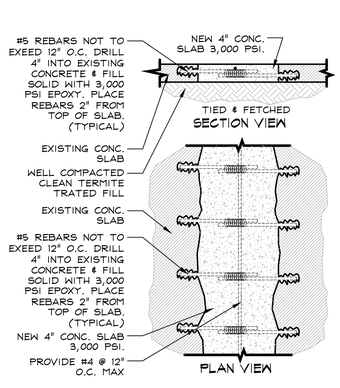
4/S1 NEW FOOTING AT WOOD POST DETAIL

SCALE 1" = 1'-0"



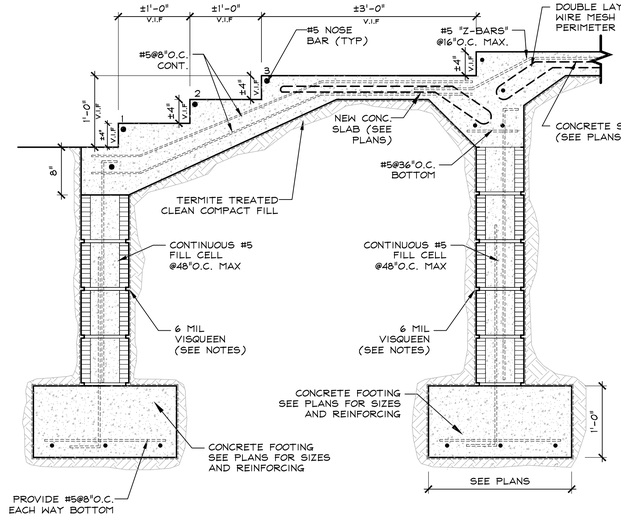
5/S1 SLAB REPAIR DETAIL

SCALE NTS



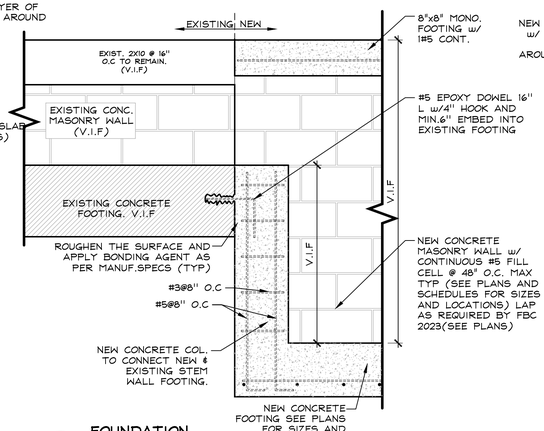
6/S1 TRENCH REPAIR DETAIL

SCALE NTS



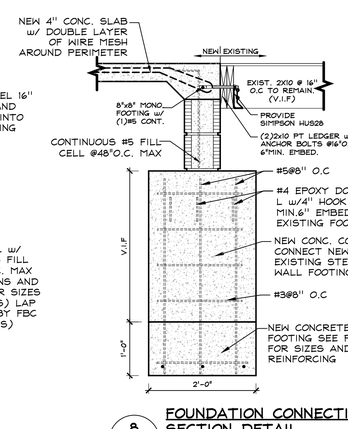
3/S1 SECTION DETAIL

SCALE 1" = 1'-0"



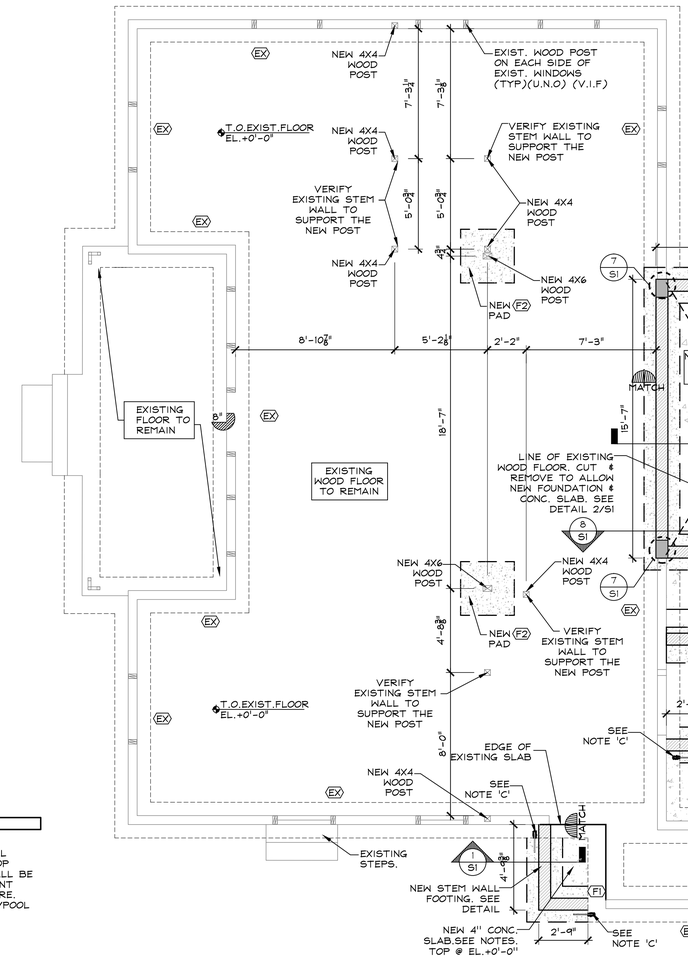
7/S1 FOUNDATION CONNECTION DETAIL

SCALE 3/4" = 1'-0"



8/S1 FOUNDATION CONNECTION SECTION DETAIL

SCALE 3/4" = 1'-0"



POOL

Foundation Plan & 1st Floor Column Plan

Scale: ¼"=1'-0"

04-09-2024

TUMAY CONSULTING ENGINEERS INC.

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(HISTORIC PRESERVATION)

REVISIONS

Shane Ames – Architect

Ames INTERNATIONAL ARCHITECTURE

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DRAWN	A.G.
CHECKED	
DATE	3/19/2023
SCALE	
JOB NO.	22_5233
SHEET	S-1
OF	XX SHEETS

List AA0002307 ARCH.R.# AR0012001

DIMENSION NOTES:

1) REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONAL INFORMATION. NOTIFY OUR OFFICE FOR ANY DISCREPANCIES PRIOR TO START CONSTRUCTION.

2) COORDINATE AND VERIFY ALL OPENING DIMENSIONS WITH ARCHITECTURAL DRAW

NOTE: REFER TO OTHER ARCHITECTURALS FOR ADDITIONAL DIMENSIONAL INFORMATION.

DOOR AND WINDOW ROUGH OPENINGS REQUIRE VERIFICATION BY THE CONTRACTOR PRIOR TO BUILDING. ARCHITECT/ENGINEER WILL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND WINDOW / DOOR SUPPLIER DATA

LATERAL LOADS ON TRUSS ANCHORS

THE LATERAL LOAD PARALLEL OR PERPENDICULAR TO THE WALL FOR THE ANCHOR DESIGN SHALL BE 180 PLF ALONG THE BEAM, UNLESS SPECIFICALLY NOTED AROUND THE PLAN.
L-: LATERAL LOAD IN (LBS). UNMARKED TRUSSES OVER MASONRY WALL SHALL BE ANCHORED WITH "A" ANCHOR WITH A MAX. DESIGN UPLIFT = 580 LBS.

ROOF SHEATHING NOTE:

(ALL ROOF IS DESIGNED FOR ZONE 2)

1. ROOF SHEATHING SHALL BE 5/8" EXPOSURE 1 C-D SHEATHING GRADE PLYWOOD (WOOD STRUCTURAL PANELS) INSTALLED WITH LONG DIMENSION PERPENDICULAR TO ROOF TRUSSES AND WITH END JOINTS STAGGERED. SHEATHING SHALL BE FASTENED WITH 10d COMMON NAILS SPACED AS FOLLOWED: 6" O/C AT EDGES AND INTERMEDIATE FRAMING, 4" O/C AT BOUNDARIES
2. DIAPHRAGM BOUNDARIES ROOF SHEATHING SHALL BE ATTACHED TO A MIN. 2x NOMINAL MEMBER (#2 SOUTHERN PINE OR DOUGLAS FIR) WITH ITS DEPTH EQUAL TO OR ONE SIZE GREATER THAN THE INTERSECTING TOP CHORD. THIS STRUCTURAL SUB-FASCIA SHALL BE FASTENED W/2-16d NAILS AT EACH TRUSS.

ROOF LOADS

ROOF FRAMING SYSTEM WAS DESIGN FOR THE FOLLOWING LOADS:
DEAD LOAD = DL = 25 P.S.F. — UPLIFT = -44.0 P.S.F.
LIVE LOAD = LL = 30 P.S.F. — LESS = +10.0 P.S.F.
NET UPLIFT = -34.0 P.S.F.

ANCHOR SCHEDULE

PRODUCT APPROVAL	MARK	STRAP IDENTIF.	QTY	FASTENERS	UPLIFT (LBS)	F1 (LBS.)	F2 (LBS.)	APPLICATION
FL. 11473	A	SIMPSON HETAL20	1	(14) 10dx1-1/2" MIN (5) 10dx1-1/2" TO TRUSS SEAT	1,810	415	1100	WOOD TO CONC.
FL. 11473	B	SIMPSON FGTR	1	(18) SDS ¼"X3" (2) ½"X5 TITEN HD	5,000	1860	1715	WOOD TO CONC.
FL. 10866	C	SIMPSON FGTR	2	(36) SDS ¼"X3" (4) ½"X5 TITEN HD	9,400	—	—	WOOD TO CONC.
FL. 10866	D	SIMPSON HGT-2 / SIMPSON HGT-3	1	(16) 10dx1-1/2" TO GIRDER (2) ¾" DIA. EPOXY ANCHOR W/12" EMBED	10,980 / 10,530	—	—	WOOD TO CONC.
FL. 12708	E	SIMPSON HD5B	1	(1) ⅝" DIA. ANCHOR BOLT TO CONC (2) ¾" BOLTS TO GIRDER TRUSS	4,505	—	—	WOOD TO CONC.
FL. 12708	F	SIMPSON HD7B	1	(1) ⅞" DIA. ANCHOR BOLT TO CONC (3) ¾" BOLTS TO GIRDER TRUSS	6,645	—	—	WOOD TO CONC.
FL. 11473	G	SIMPSON HGAM10KTA	1	(4) ¼"X2¾" TITEN TO CONC (4) SDS ¼"X1½" TO TRUSS	850	1005	1105	WOOD TO CONC.
FL. 11473	H	SIMPSON HTSM20	1	10-10d x 1-1/2 (4) ¼"X2 ¼" TITEN HD	1,020	235	90	WOOD TO CONC
FL. 11470	I	SIMPSON HGA10	1	(4) SDS ¼"X1½" TO TRUSS (4) SDS ¼"X1½" TO PLATE	605	500	720	WOOD TO WOOD
FL. 11478	J	SIMPSON H10A	1	9-10d x 1-1/2 9-10d x 1-1/2	1,140	590	285	WOOD TO WOOD
FL. 10456	K	SIMPSON HTS20	1	20-10d x 1-1/2	1,450	—	—	WOOD TO WOOD
FL. 11470	L	SIMPSON LGT3	1	(12) SDS ¼"X2 ½" (4) ⅜"X5 TITEN HD	3,285	—	—	WOOD TO CONC
FL. 11470	M	SIMPSON MGT		(22)-10d GIRDER (1)-5/8" DIA ANCHOR BOLT	3,965	—	—	WOOD TO CONC.
DADE COUNTY 03-0219.02	N	USP USC	1	(8)-16d GIRDER (4)-¾" DIA ANCHOR BOLTS	10,400	—	—	WOOD TO CONC.

NOTES:
1) STRAP NAILED TO MEMBER WITH MINIMUM NAIL PENETRATION= 1 1/2".
2) ACTUAL UPLIFT, (THE CALCULATED UPLIFT IS LESS THAN OR EQUAL TO THIS AMOUNT, LBS). UPLIFT SHOWN IS BASED ON THE WORST CASE LOAD COMBINATION BETWEEN UPLIFT AND LATERAL LOAD, EITHER PERPENDICULAR OR PARALLEL TO THE RIDGE LINE, WHEN CONSIDERING THE UNITY EQUATION, WHERE APPLICABLE, AS REQUIRED BY MFRS.

LEDGER:
2-2x10 P.T. W/3/4"φ WEDGE ANCHOR BOLTS W/6" MIN EMB. TYP. @ 16" O.C. PROVIDE SIMPSON HTS20 FOR FLOOR TRUSS CONNECTION.

NAILER:
2x6 P.T. W/1/4"φ TAPCONS 2 1/4" @ 12" O.C.

FOR ALL TRUSS FACE, SOFFITS AND CEILING SHEATHING USE 5/8" CDX PLYWOOD RATED FOR EXTERIOR EXPOSURE NAILED TO TRUSSES W/10d NAILS @ 4" O.C. (TYPICAL U.N.O.)

TRUSS NOTES:
- TRUSS TO TRUSS CONNECTIONS BY TRUSS COMPANY. PROVIDE TRUSS SHOP DRAWINGS FOR A/E REVIEW AND APPROVAL.
- G.C. TO PROVIDE ADEQUATE SHORING AS PER F.B.C. 2023 (8TH EDITION).
- TYPICAL CONNECTION FOR ALL KING JACKS IS 'K' FOR WOOD FRAME WALLS AND 'A' FOR MASONRY WALLS Up=900#.
- FLAT ROOFS TO HAVE SLOPED TRUSSES. MINIMUM SLOPE OF ¼" PER FOOT. REFER TO ARCHITECTURAL DRAWINGS FOR FINAL SLOPE DESIGN.

CONTRACTOR AND TRUSS ENGINEER TO VERIFY WITH ARCHITECT ALL GIRDER DIMENSIONS AND FINAL ROOF SLOPES

PROVIDE MINIMUM 6" EMBEDMENT TO THE CONCRETE FOR ALL ANCHOR BOLTS & WEDGE ANCHORS (TYPICAL U.N.O.)

REFER TO HEADER DETAILS. USE APPLICABLE DETAILS. ADVICE ENGINEER OF ANY CONFLICT AND OR DISCREPANCIES

WOOD BEAM SCHEDULE

MARK	SIZE (INCHES)	TOP OF HEADER	REMARKS
W1-1	(4)1.75X14	+9⁸	MICROLAM LVL 2.0 E. W/16d NAILS @ 4" O.C. T&B STAGGERED E.S. W/½"φ THRU BOLTS @24" O.C
W1-2	(3)2X12 PT	+9'	UPTURNED HEADER GLUED & NAILED W/16d @ 4" O.C. STAGGERED
W1-3	(3)2X8 PT	+6⁶/+8'	W/ ¾" PLYWOOD IN BETWEEN GLUED & NAILED W/16d @ 4" O.C. & 2X6 DOUBLE TOP. PLATE CONTINUOUS.
W1-4	(3)1.75X14	+9⁸	MICROLAM LVL 2.0 E. W/16d NAILS @ 4" O.C. T&B STAGGERED E.S. W/½"φ THRU BOLTS @24" O.C

LOADING THIS LEVEL

ROOF (55 PSF) PER FBC2319.17.2.1.3

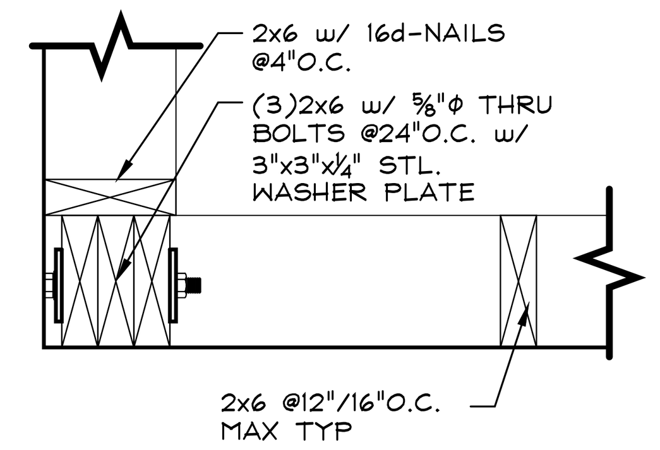
DEAD (25 PSF)
LIVE (30 PSF)
PANEL POINT 200 LBS LIVE

ROOF LOAD DISTRIBUTION TO CHORDS:

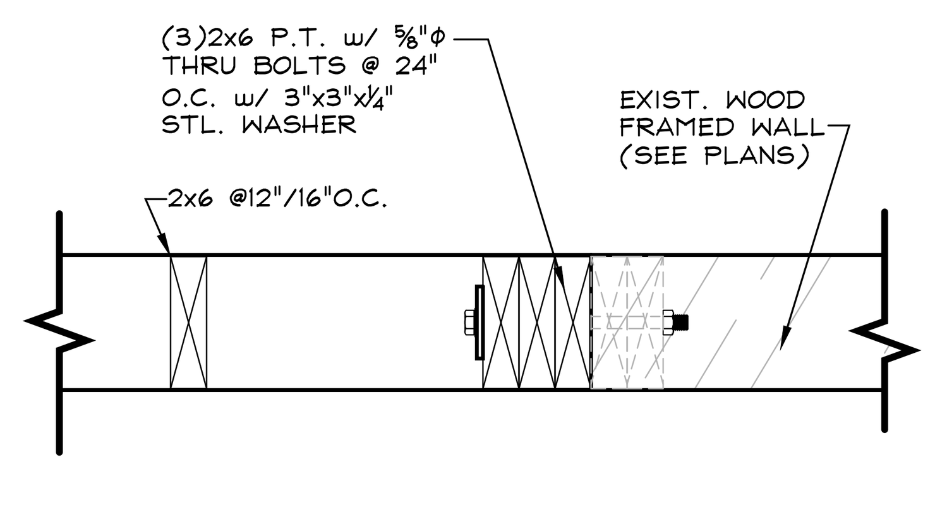
DEAD (25 PSF): TOP CHORD=15 PSF, BOTTOM CHORD=10 PSF
LIVE (30 PSF): TOP CHORD=30 PSF, BOTTOM CHORD=PANEL POINT LOAD

NOTE:
-ONLY 10 PSF ALLOWED TO BE USED AS DEAD UPLIFT COUNTERWEIGHT
-ALL ATTIC AREAS WHERE LIGHT UNINHABITABLE STORAGE IS LOCATED MUST BE DESIGNED FOR AN ADDITIONAL CONCURRENT 20 PSF LIVE LOAD.

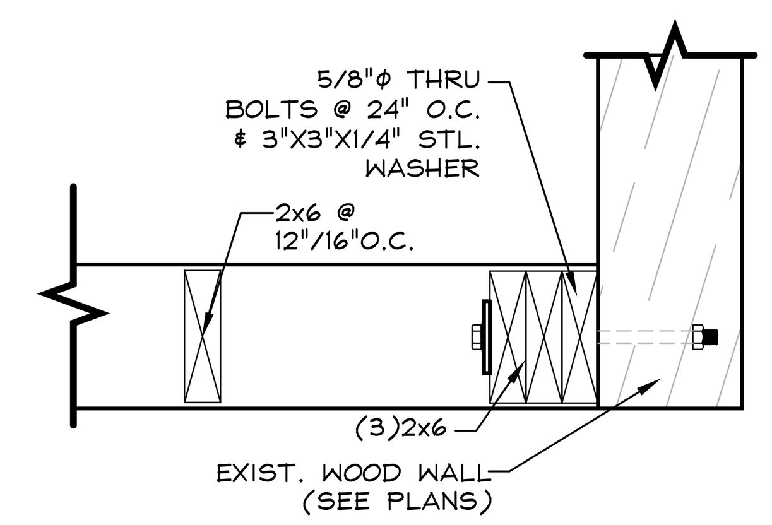
PROVIDE MINIMUM 6" EMBEDMENT TO THE CONCRETE FOR ALL ANCHOR BOLTS & WEDGE ANCHORS (TYPICAL U.N.O.)



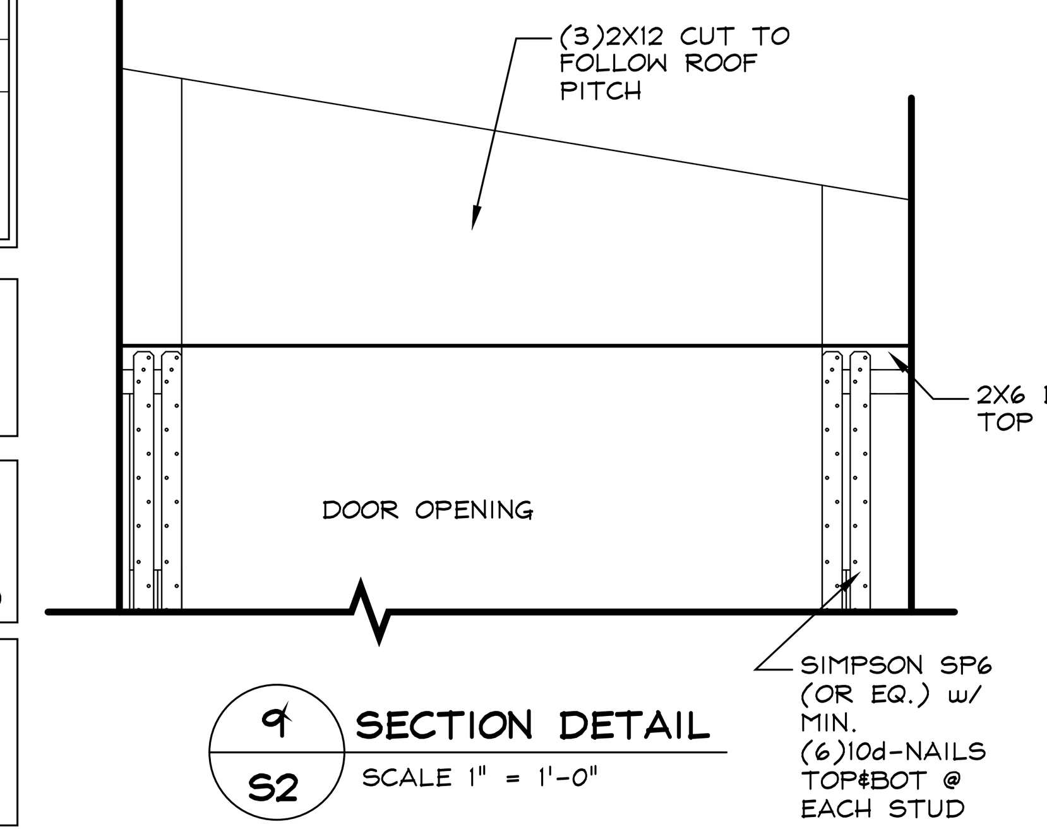
1/S2 TYP CORNER DETAIL — SCALE 1-1/2" = 1'-0"



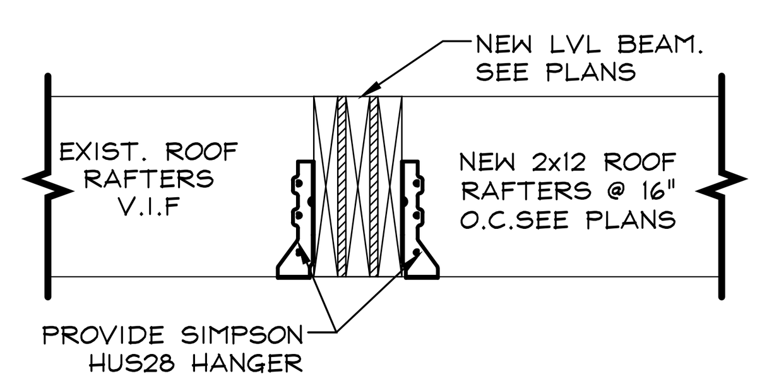
3/S2 TYP CONNECTION-DETAIL — SCALE 1-1/2" = 1'-0"



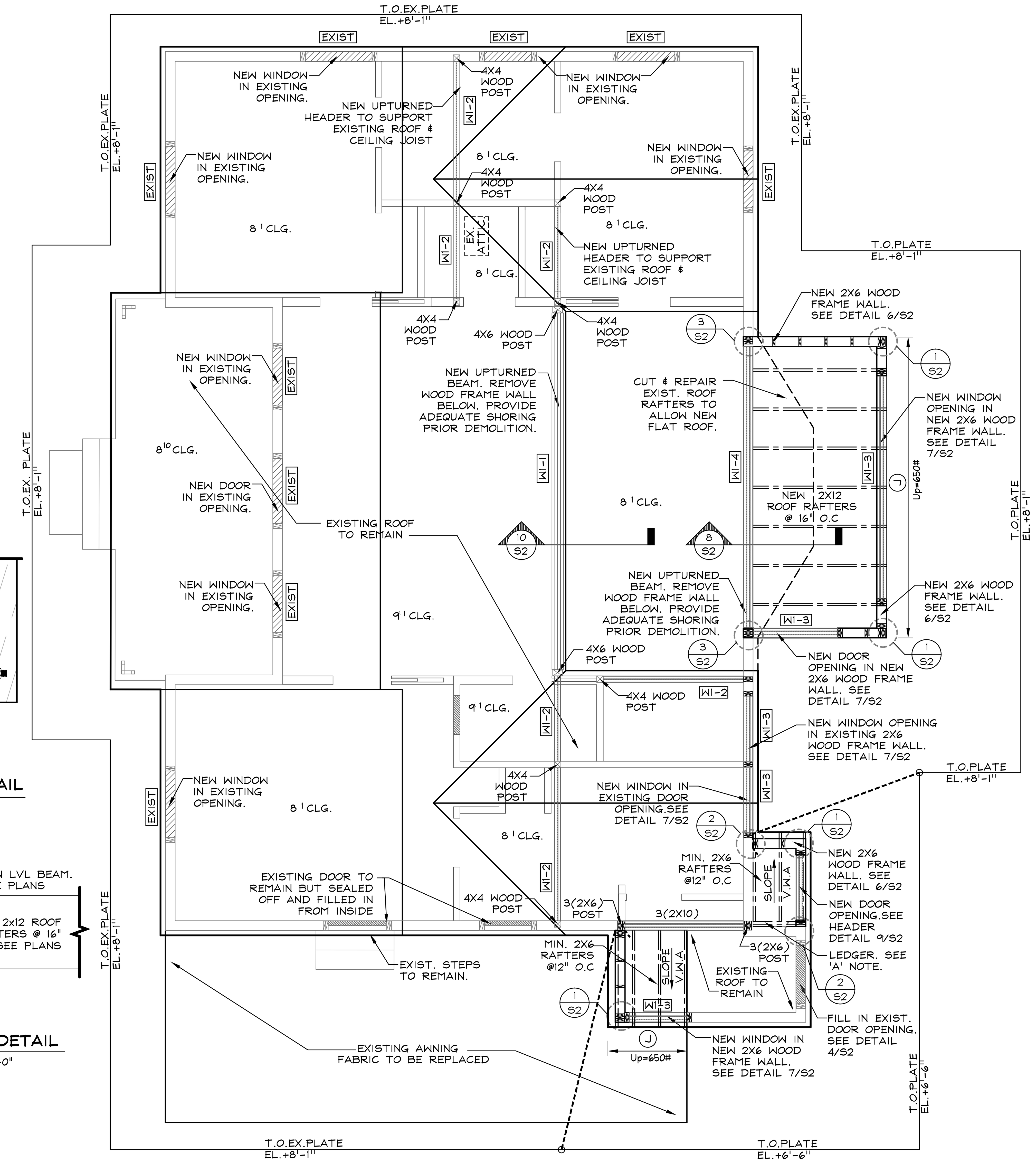
2/S2 TYP CONNECTION-DETAIL — SCALE 1-1/2" = 1'-0"

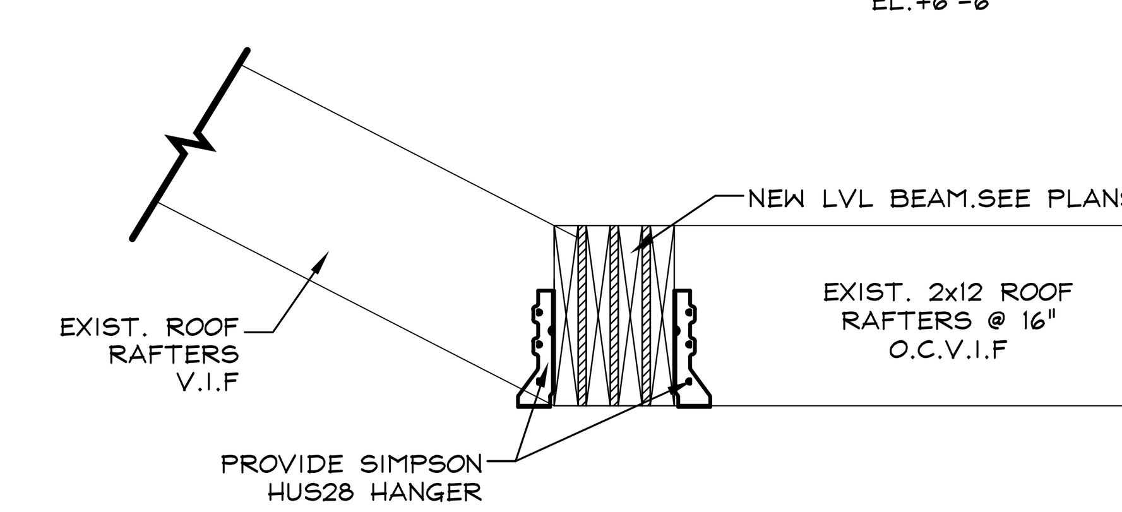


9/S2 SECTION DETAIL — SCALE 1" = 1'-0"

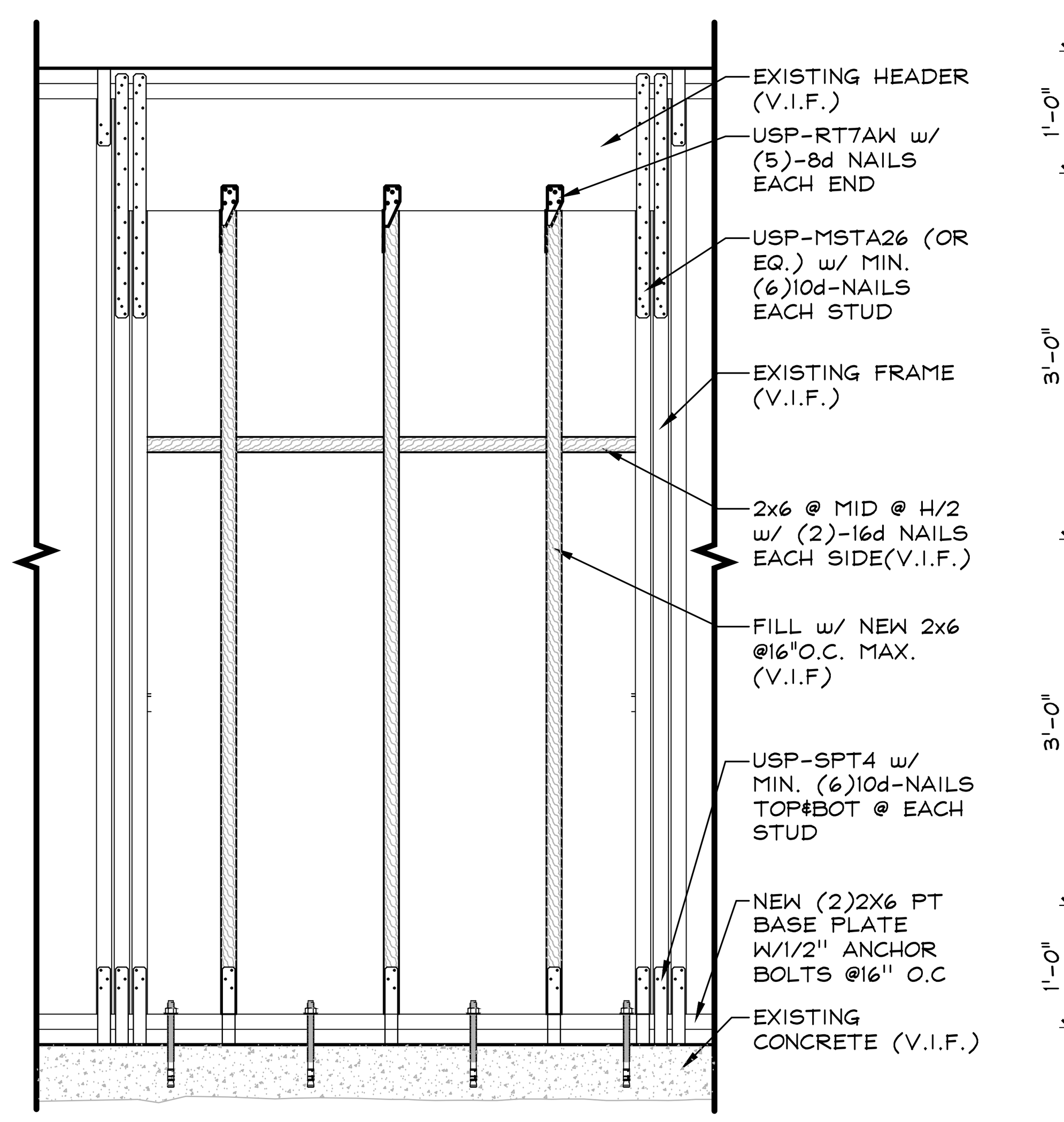


8/S2 SECTION DETAIL — SCALE 1" = 1'-0"

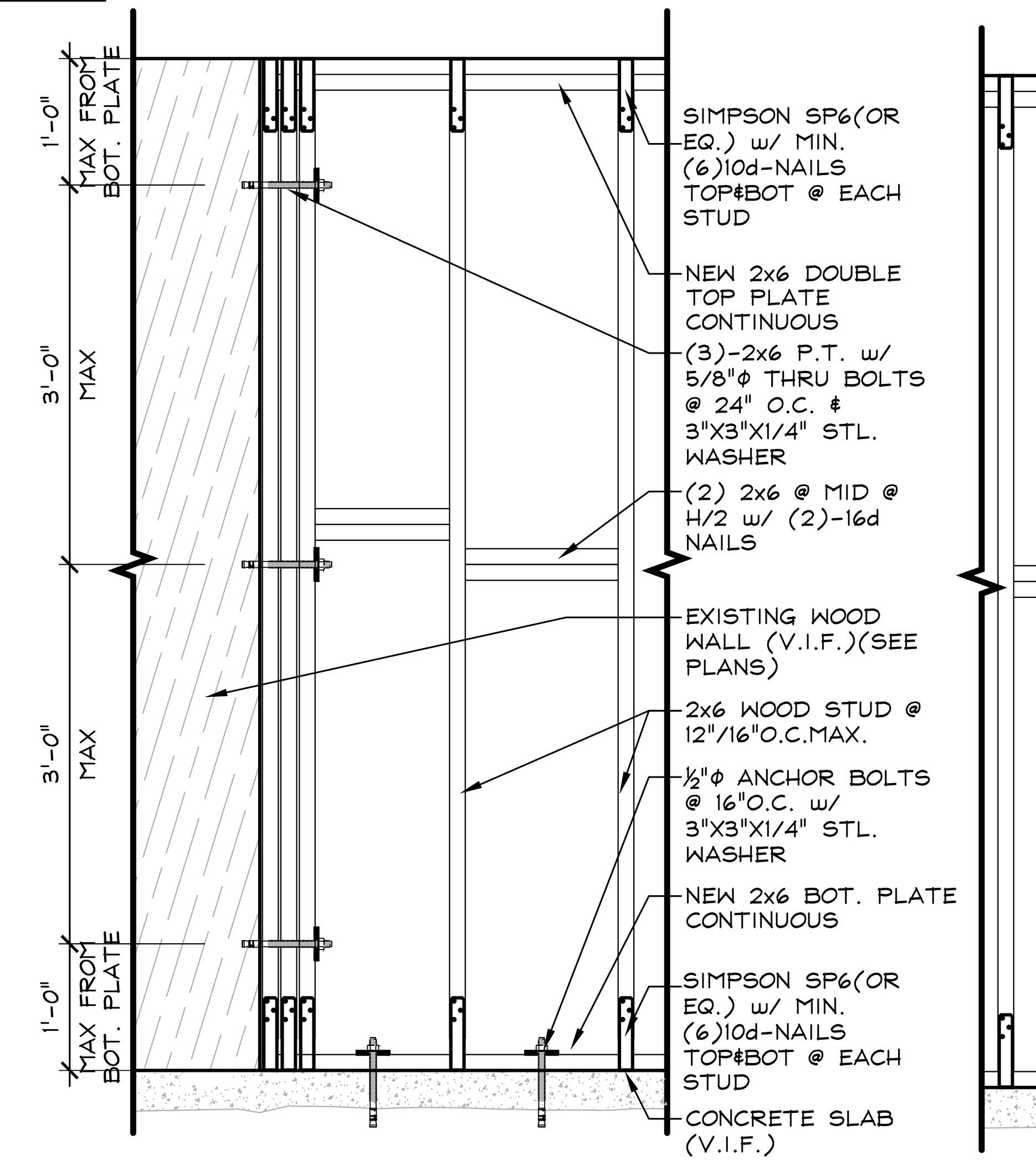




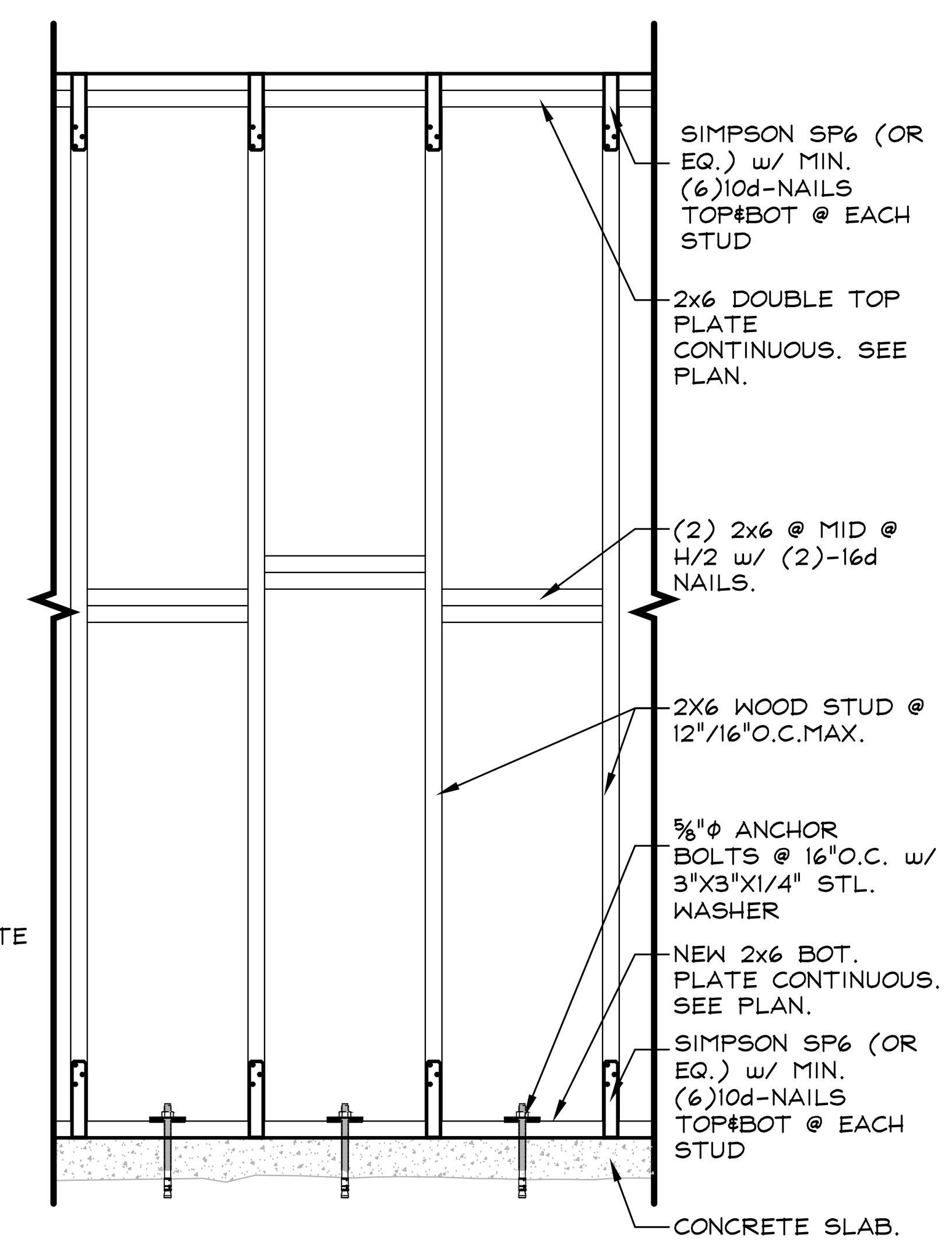
10/S2 SECTION DETAIL — SCALE 1" = 1'-0"



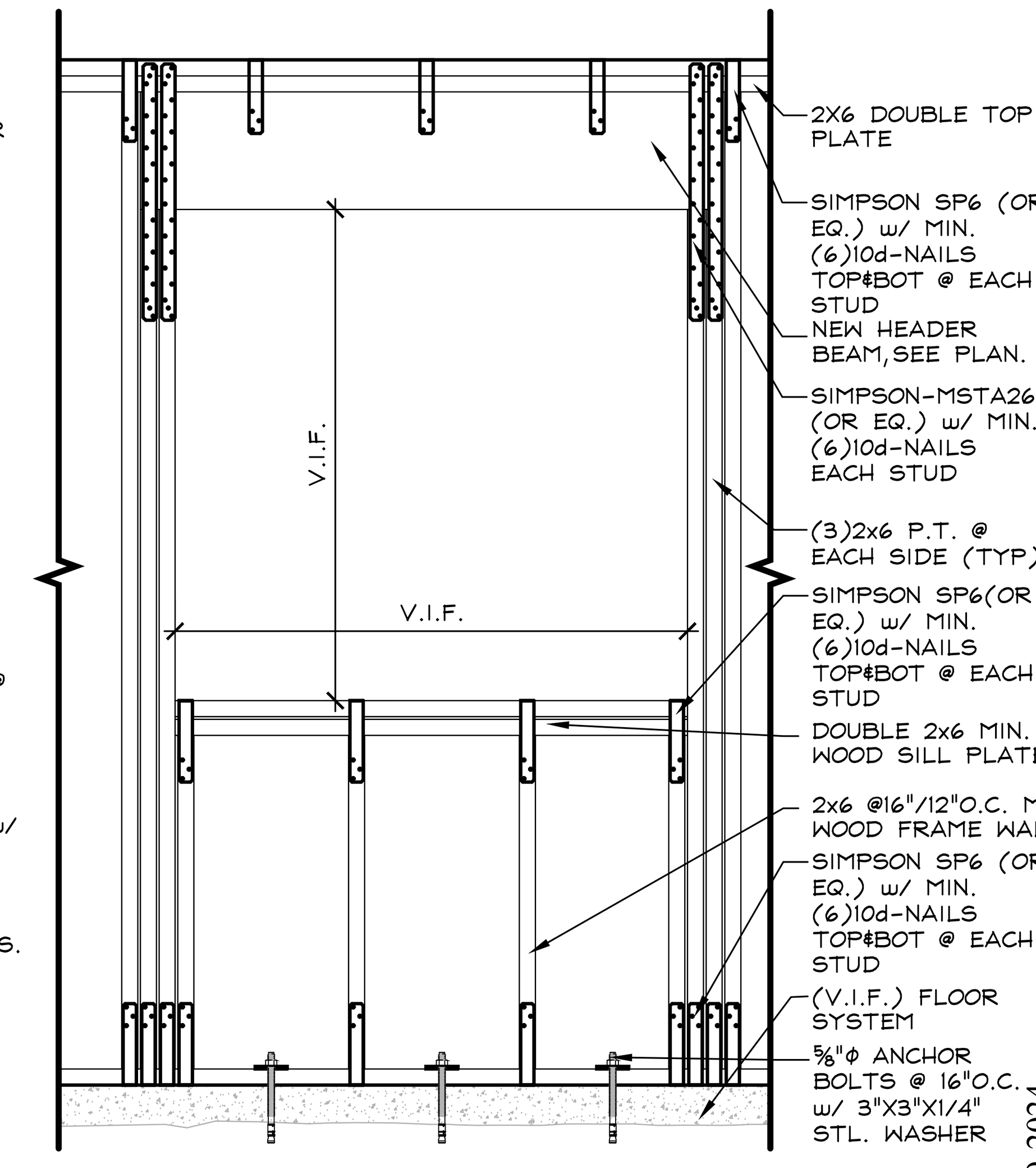
4/S2 TYP WOOD FILL IN DETAIL FOR EXIST. OPENING DETAIL — SCALE 3/4" = 1'-0"



5/S2 TYP 2x6 BEARING WALL STARTER POST DETAIL — SCALE 3/4" = 1'-0"



6/S2 2x6 TYP BEARING WALL DETAIL — SCALE 3/4" = 1'-0"



7/S2 TYP 2X6 WOOD FRAME WINDOW/DOOR OPENING DETAIL — SCALE 3/4" = 1'-0"

Roof Framing Plan

Scale: ¼"=1'-0"

04-09-2024

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REVISIONS

REVISIONS	

Shane Ames – Architect
Ames INTERNATIONAL ARCHITECTURE
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Lic# : AA0002307 ARCH.R.# : AR0012001

DRAWN: A.G.
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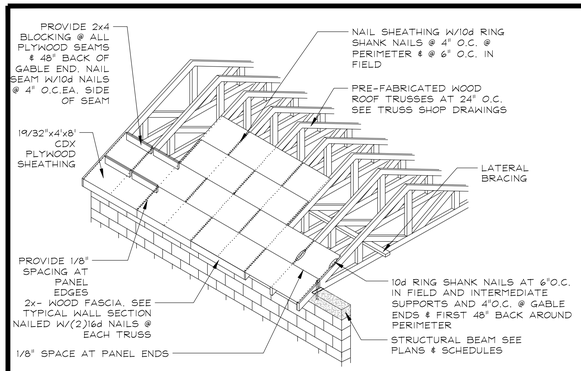
DATE: 3/19/2023
SCALE:
JOB NO.: 22_5233
SHEET: S-2
OF XX SHEETS



TYPICAL ROOF SHEATHING DETAIL

N.T.S.

NOTES:
1. INSTALL PLYWOOD PANELS AS SHOWN ON DETAIL BELOW:

BLOCKING (IF REQ'D)

1 (DIRECTION OF WD. TRUSSES OR FRAMING)

DIAPHRAGM BOUNDARY

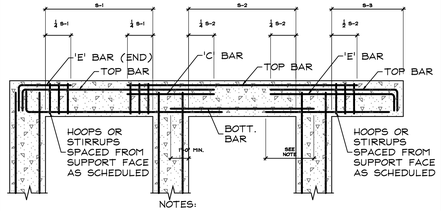
2. SPACE NAILS @ 10" O.C. ALONG INTERMEDIATE FRAMING MEMBERS FOR FLOORS AND 6" FOR ROOFS.
3. ZONES ARE AS SHOWN:

ROOF WIND DIAGRAM		
ROOF ZONES	ROOF WIND PRESSURES +	−
ZONE 1	38.1 PSF	65 PSF
ZONE 2	38.1 PSF	90 PSF
ZONE 3	38.1 PSF	121 PSF

CORNER DISTANCE, A = 0.1*W FEET
PRESSURES AS PER ALLOWABLE STRESS DESIGN

PLYWOOD ROOF
SHEAR DIAPHRAGM SCHEDULE
ACCORDING TO THE 2023 F.B.C. 8TH EDITION

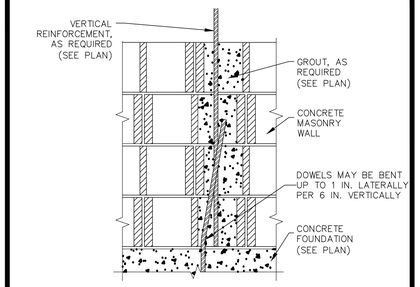
	PANEL GRADE	FRAMING/ TRUSS SPCG.	MINIMUM PANEL THICKNESS	NAIL SPACING @ DIAPH. BOUNDRIES	NAIL SPACING @ OTHER PANEL EDGES	NAIL SIZE	REMARKS
ROOF	APA RATED SHEATHING EXP. 1 OR EQUAL	2'-0" MAX.	5/8" NOM.	4" @ ZONE 2&3	4" @ ZONE 3	10 d RING SHANK	UNBLOCKED DIAPHRAGM U.N.O.
					4" @ ZONE 2		
				6" @ ZONE 1	6" @ ZONE 1		



1- 'M' DENOTES MIDDLE STRIP 'C' DENOTES CENTER STRIP
2- 'L' DENOTES LONGER OF TWO ADJACENT CLEAR SPANS L1 OR L2
3- FLOOR SLAB STEEL PARALELL TO LONGER SPAN SHALL HAVE ¾" MIN. CONC. COVERAGE UNLESS OTHERWISE SHOWN
4- 25% OF ALL COL. REINF. SHALL BE PLACED WITHIN A WIDTH "A+T" AND "B+T" WHERE "A" AND "B" ARE COLUMN DIMENSIONS "T" IS THE SLAB THICKNESS
5- BOTTOM BARS CONTINUOUS OVER SEVERAL SPANS MAY BE USED PROVIDED THAT THE NON-CONTINUOUS END IS EXTENDED OVER THE SUPPORTS AS SHOWN IN THE BAR DIAGRAM

BAR BENDING DIAGRAM FOR CONCRETE

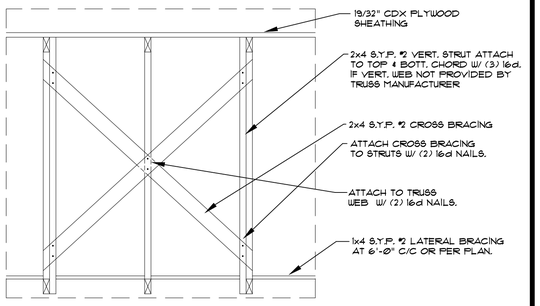
N.T.S.



IMPROPERLY LOCATED FOUNDATION DOWELS MAY BE BENT TO ALIGN WITH VERTICAL MASONRY CORES. CONCRETE COLUMN DOWEL BARS THAT ARE OUT OF POSITION ARE PERMITTED TO BE BENT 1 INCH LATERALLY FOR EACH 6 INCHES OF BAR PROTRUDING FROM THE FOUNDATION

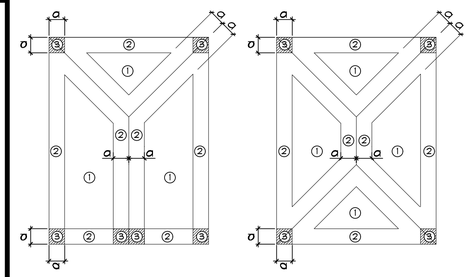
TYPICAL FOUNDATION DOWEL ALIGNMENT

N.T.S



TYPICAL INTERIOR TRUSS CROSS-BRACING

N.T.S.



APPLICABLE CODE:
FBC 2023 8TH EDITION

DESIGN DATA:

WIND LOADS=	AS PER ASCE 7-16
ULTIMATE WIND SPEED=	170 MPH (3 SEC. GUST)
NOMINAL WIND SPEED=	132 MPH
BUILDING CATEGORY=	II
WIND EXPOSURE=	C
IMPORTANCE FACTOR=	1.0
INT. PRESSURE COEFFICIENT=	+/-0.18

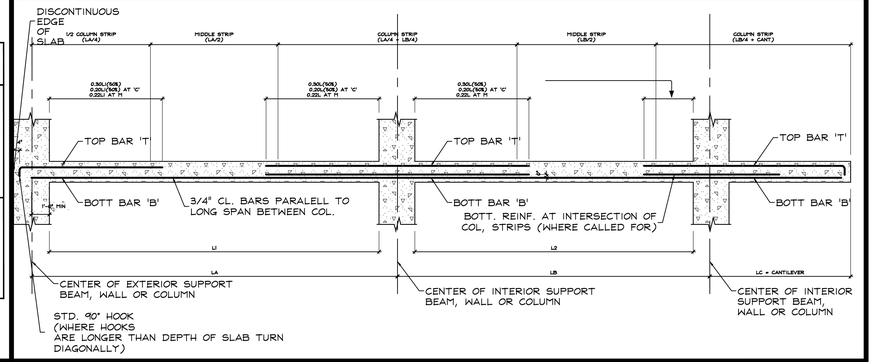
DESIGN LOAD:

ROOF LIVE LOAD=	30 PSF
TOP CHORD DEAD LOAD=	15 PSF
BOTT. CHORD DEAD LOAD=	10 PSF
ROOF DEAD LOAD USED FOR UPLIFT CALC.=	10 PSF

a = 6'-0"

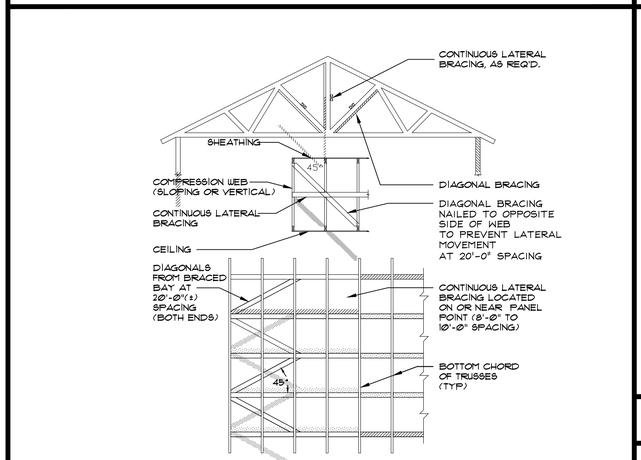
ROOF DIAPHRAGM DETAIL

N.T.S.



TYPICAL BAR DIAGRAM FLATS

N.T.S.



ERECT AND BRACE WOOD TRUSSES IN ACCORDANCE WITH THE "TRUSS PLATE INSTITUTE" BRACING WOOD TRUSSES; COMMENTARY AND RECOMMENDATIONS, BWT-76, BRACING IN THE PLAN OF THE WEB MEMBERS :

a. THE TRUSS FABRICATOR IS TO PROVIDE AND LOCATE CONTINUOUS LATERAL BRACING FOR EACH TRUSS WEB MEMBER, AS REQUIRED.
b. RESTRAIN LATERAL BRACING WITH CONTINUOUS DIAGONAL BRACING (MIN. 2" THICK NOMINAL LUMBER).
c. A MINIMUM OF TWO ROWS OF DIAGONAL BRACING IS REQUIRED, ONE AT EACH VERTICAL WEB MEMBER CLOSEST TO BEARING LOCATIONS.

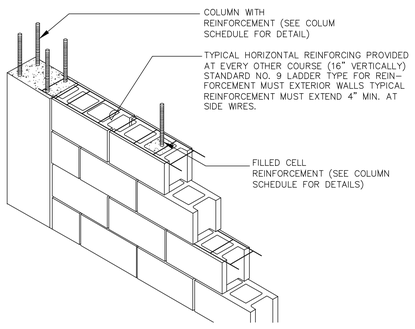
BRACE THE BOTTOM CHORDS WITH CONTINUOUS LATERAL BRACING SPACED AT 6 FEET, NAILED TO THE TOP OF THE BOTTOM CHORD. ATTACH DIAGONALS AT 45° TO THE LATERAL BRACES (EACH END). IF BUILDING EXCEEDS 60 FEET IN LENGTH, ATTACH DIAGONAL BRACING AT 20'-0" SPACING.

TOP CHORD BRACING :

a. IF PLYWOOD DECKING IS APPLIED DIRECTLY TO TOP CHORD, PROPERLY LAPPED AND NAILED TO DEVELOP DIAPHRAGM ACTION, BRACING IS NOT REQUIRED.
b. IF PURLINS ARE USED, DIAGONAL TOP CHORD BRACING IS REQUIRED AT EACH END. IF BUILDING EXCEEDS 60 FEET IN LENGTH, ATTACH DIAGONAL BRACING AT 20'-0" SPACING.

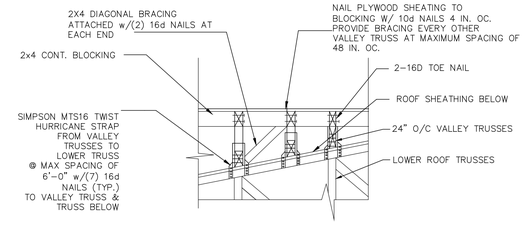
TYPICAL INTERIOR TRUSS BRACING

N.T.S.



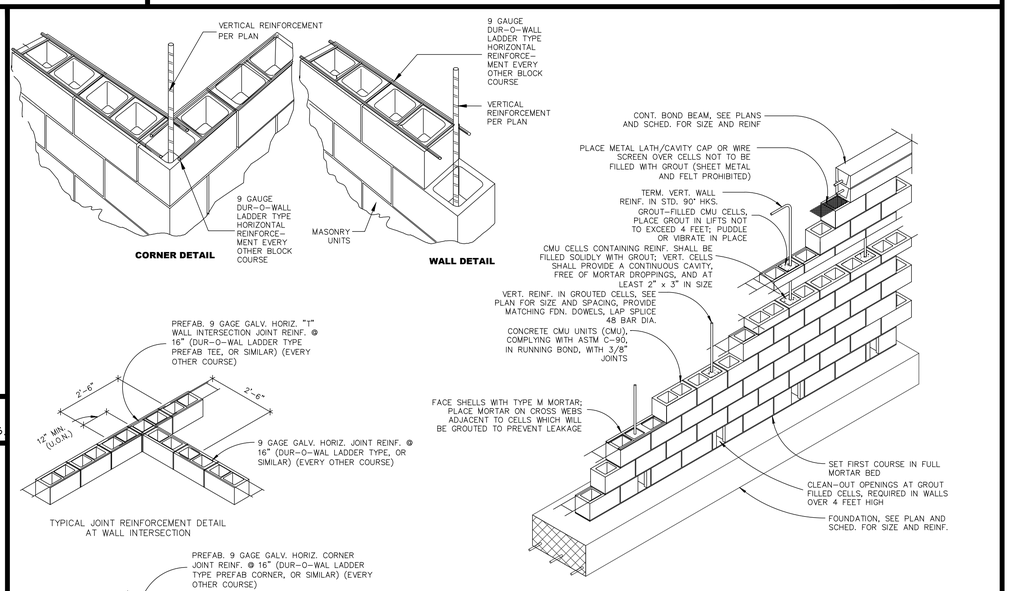
HORIZONTAL REINFORCEMENT DETAIL @ COLUMN

N.T.S.



TYPICAL VALLEY TRUSS DETAIL

N.T.S.



TYPICAL REINFORCED CMU WALL CONSTRUCTION

N.T.S.

04-09-2024

TUMAY CONSULTING ENGINEERS INC.
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3900 NW 2ND AVE., SUITE 708
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DELRAY BEACH
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REVISIONS	

(HISTORIC PRESERVATION)

Shane Ames – Architect

Ames INTERNATIONAL ARCHITECTURE

DRAWN A.G.
CHECKED
DATE 3/19/2023
SCALE
JOB NO. 22_5233
SHEET S-3
OF XX SHEETS

ADDRESS: HISTORIC DELI-IDA PARK, PROFESSIONAL DISTRICT, 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444 PHONE: (561)274 6444, FAX: (561)274 6449.

Lic# AA0002307 ARCH.# - AR0012001

STRUCTURAL GENERAL NOTES:

A THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WITH CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FIELD CONDITIONS WHICH MAY NOT BE IN ACCORDANCE WITH THE DESIGN CONDITIONS AND CRITERIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOB SITE CONSTRUCTION SAFETY. REFER TO ARCHITECTURAL PLANS FOR FINISHED FLOOR ELEVATIONS, SLOPES, STEPS AND RECESS. REFER TO THE MECHANICAL AND MECHANICAL SLEEVES AND OPENINGS. THE ARCHITECT & ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURE OR THE SAFETY PRECAUTIONS INCIDENT THERETO.

B STRUCTURAL DRAWINGS SHALL BE COORDINATED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SITE DRAWINGS. CONSULT ARCHITECTURAL DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

C ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYP. AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE DIFFERENT DETAIL IS SHOWN.

D ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. DO NOT SCALE THE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE EFFECTED PART OF THE WORK.

E THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS WORK INCLUDES THE ADDITION OF NECESSARY SHORING, SHEATHING, TEMPORARY BRACING, GUYS. OR TIE DOWNS.

F THE CONTRACTOR SHALL SUPPLY THE MINIMUM REQUIRED FOUNDATION AND SITE PREPARATION REQUIREMENTS AND 'SLAB ON GRADE' THICKNESS TO HANDLE CONSTRUCTION LOADS

CODES

F.B.C. 2023 8TH EDITION

ROOF LOADS:

TOP CHORD LIVE LOAD	=	30 PSF
TOP CHORD DEAD LOAD	=	15 PSF
BOTTOM CHORD LIVE LOAD	=	0 PSF
BOTTOM CHORD DEAD LOAD	=	10 PSF
TOTAL ROOF LOADS	=	55 PSF
ROOF DEAD LOAD USED FOR UPLIFT CALC.	=	10 PSF

WIND LOADS:

A CHAPTER 6 OF ASCE 7-16
B HIGH VELOCITY HURRICANE ZONE
C ENCLOSED BUILDING
D WIND SPEED - 3 SEC. GUEST, 170 MPH ULTIMATE, 132 NOMINAL
E EXPOSURE: CATEGORY 'C'
F IMPORTANCE FACTOR = 1.0
G COMPONENT & CLADDING: H 30'-0"
INTERNAL PRESSURE COEFFICIENT = +/-0.18
H PRESSURES AS PER ALLOWABLE STRESS DESIGN
I ALL DOORS, WINDOWS SKYLIGHTS, ARE IMPACT RESISTANCE RATED
J ROOF DEAD LOADS FOR DETERMINING UPLIFT REACTION = 10 PSF
K DESIGNED BEARING CAPACITY OF SOIL AS PER GEOTECHNICAL REPORT

DESIGN LIVE LOAD:

APARTMENT / RESIDENTIAL:	40 P.S.F.
STAIRS, CORRIDORS:	100 P.S.F.
BALCONIES:	60 P.S.F.
ATTICS WITH STORAGE:	30 P.S.F.
BATH TUB AREAS:	60 P.S.F.

CONCRETE:

A CONCRETE DESIGN PER ACI.318.14

B

FOUNDATIONS:	3,000 P.S.I
SLAB ON GRADE:	3,000 P.S.I.
COLUMNS:	3,000 P.S.I.
BEAMS:	3,000 P.S.I.
GRADE BEAMS:	4,000 P.S.I.
STRUCTURAL SLABS:	4,000 P.S.I.

C ALL CONCRETE WORK SHALL CONFORM TO "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (A.C.I.-301). REINFORCED CONCRETE SHALL BE DESIGNED PER ACI-318-14.

D CONCRETE CLEAR COVER:

FOUNDATIONS:	3"
BEAMS:	1.50" TO STIRRUPS
COLUMNS:	1.50"
SLABS NOT EXPOSED TO THE WEATHER:	0.75"
SLABS EXPOSED TO THE WEATHER:	1.50"

E CONTRACTOR SHALL SUBMIT PROPOSED MIX DESIGNS, WITH HISTORICAL STRENGTH DATA FOR EACH SEPARATE MIX PRIOR TO CONCRETE PLACEMENT FOR REVIEW OF A/E, CONCRETE SLUMP SHALL NOT EXCEED 5" +/- 1" PRIOR TO THE ADDITION OF PLASTICIZER

F CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ACI-301 AND ASTM C-94 FOR MEASURING, MIXING, TRANSPORTING, ECT. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED. THE MAXIMUM TIME ALLOWED FROM WHEN WATER IS ADDED INTO THE MIX UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED 90 MINUTES. IF FOR ANY REASON THERE IS A DELAY SUCH THAT THE BATCH IS HELD FOR LONGER THAN 90 MINUTES, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LABORATORY TO NOTIFY THE OWNERS REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE

STRUCTURAL STEEL NOTES:

AISC/ASD 13Tth EDITION AISC 325-05, ASTM STANDARDS AISC-503-08.

A THE MATERIAL FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL COMPLY WITH THE SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS LATEST EDITION BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. STRUCTURE AT STEEL SHALL BE ASTM A-36, fy = 36 ksi FOR ANGLES, PLATES AND W-SHAPES. STRUCTURAL TUBING SHALL BE ASTM A-500, GRADE 'B', fy = 46 ksi. STRUCTURAL PIPE SHALL BE ASTM A-53, GRADE 'B', TYPE 'E' OR 'S', fy = 35 ksi. TUBE AND PIPE COLUMNS SHALL BE CONCRETE FILLED IN THE SHOP, ALL STRUCTURAL STEEL SHALL HAVE ONE SHOP COAT OF RUST INHIBITIVE PAINT (TWO COATS FOR EXPOSED TO WEATHER). ANCHOR BOLTS AT ANCHOR BASES SHALL BE ASTM A-307-N BOLTS WITH DOUBLE NUT LEVELING. ALL OTHER BOLTS SHALL BE A-325-N BOLTS WITH WASHERS UNDER THE TURNED ELEMENT. BOLTS SHALL BE TIGHTENED IN ACCORDANCE WITH THE (TURN OF THE NUT) METHOD.

B STEEL WORK SHALL CONFORM TO THE AISC/ASD "SPECIFICATIONS" FOR THE DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS, LATEST EDITION.

C STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE B STRUCTURAL STEEL WIDE FLANGE SHAPES SHALL BE ASTM GRADE A-572 Fy=50 KSI. ALL OTHER STEEL SHAPES SHALL BE ASTM DOMESTICALLY PROVIDED.

D BRACE AND MAINTAIN ALL STEEL IN ALIGNMENT UNTIL OTHER PARTS OF CONSTRUCTION NECESSARY FOR PERMANENT SUPPORT ARE COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TEMPORARY SHORING AS REQUIRED FOR THE STABILITY OF THE STEEL FRAME UNTIL ALL STRUCTURAL ELEMENTS HAVE BEEN COMPLETED AND BUILDING IS ENCLOSED.

E ANCHOR BOLTS SHALL BE ASTM A36 (U.N.O.) THREADED EACH END WITH NUT AT BOTTOM TACK WELDED SECURE. PLATE WASHER AT BOTTOM NUT SHALL NOT BE REQUIRED. CONFORM TO CHART BELOW FOR EMBED.

BOLT TYPE. MATERIAL	MINIMUM EM-BEDDED LENGTH	MINIMUM EMBEDDED EDGE DISTANCE
A307, A36	12d	5d> 4 in.
A325, A449	17d	7d> 4 in.

REINFORCING STEEL NOTES:

A REBAR SHALL BE ASTM A-615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF THE ACI STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL SUBMIT REBAR SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. HORIZONTAL AND VERTICAL BARS SHALL LAP 6 X BAR #, UNLESS OTHERWISE NOTED UNSCHEDULED FIELD LAPS ARE SUBJECT TO ENGINEER'S REVIEW.

B PROVIDE 36"x36" CORNER BARS LAPPED AND TIED TO EACH BEAM REBAR, TYPICAL AT ALL CORNERS. THESE CORNER BARS SHALL BE THE SAME SIZE AS LONGITUDINAL BEAM BARS. SEE DETAIL FOR ADDITIONAL INFORMATION

C WELDED WIRE MESH SHALL BE ASTM A-185, GRADE S5, FREE FROM OIL, SCALE AND RUST, AND SHALL BE PLACED IN ACCORDANCE WITH ACI TYPICAL DETAILS. MINIMUM LAP SHALL BE ONE SPACE PLUS 2"

FOUNDATION NOTES

A THE OWNER SHALL RETAIN THE SERVICES OF AN INDEPENDENT GEOTECHNICAL ENGINEER TO VERIFY SUCCESSFUL COMPLETION OF SITE PREPARATION EFFORTS LOCATIONS FAILING TO MEET THE GEOTECHNICAL ENGINEERS REQUIREMENTS SHALL BE RE-COMPACTED AND RETESTED AT THE CONTRACTOR'S EXPENSE, AND AS DIRECTED BY THE ENGINEER. WRITTEN CERTIFICATION THAT THE MINIMUM DESIGN BEARING CAPACITY, AND THAT THE COMPACTION REQUIREMENTS HAVE BEEN MET SHALL BE MADE BY THE GEOTECHNICAL ENGINEER.

B ALL FOOTINGS SHALL BEAR ON NATURAL SOIL PREPARED AS IN NOTE F BELOW.

C SOIL PREPARATION AND COMPACTION SHALL BE DONE AS FOLLOWS:
SOIL TEST SHALL DETERMINE HOW GROUND PREPARATION IS TO BE DONE. IF SOIL TEST WARRANTS EXTREME MEASURES DISREGARD A THROUGH G, USE SOIL TEST REPORT RECOMMENDATIONS BY GEOTECHNICAL ENGINEER:
A. STRIP ON FOOT OF EXISTING SOIL THREE (5) FEET PAST EXTERIOR BUILDING LINES, ALL DETERIOUS MATERIALS MUST BE COMPLETELY REMOVED.
B. COMPACT BOTTOM OF EXCAVATION WITH MEDIUM DUTY VIBRATOR ROLLER.
C. CHECK DENSITY OF 95% OF MODIFIED PROCTOR HAS BEEN REACHED FOR A DEPTH OF TWO (2) FEET BELOW COMPACT SURFACE BEFORE ADDING FILL.
D. AFTER EXISTING GROUND HAS REACHED MINIMUM DENSITY OF 95%, FILL SHALL BE PLACED IN SIX (6) INCH LIFTS AND COMPACTED TO ACHIEVE APPROVED DENSITY BEFORE NEXT LIFT IS ADDED.
E. FILL SHALL BE A-3 SAND FREE FROM DELETERIOUS MATERIAL AND WELL GRADED.
F. VERIFICATION OF TEST FOR MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D-1557, AASHO-180 SHALL BE FILED WITH BUILDING OFFICIAL.

D GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL CONCRETE FOOTINGS/PADS, LOAD BEARING WALLS, STEEL/ CONCRETE/ WOOD COLUMNS, WOOD HEADERS, CONCRETE BEAMS/ TIE BEAMS AND HEIGHT ELEVATIONS OF EACH WITH TRUSS MANUFACTURERS SHOP DRAWINGS BEFORE THE POURING OF CONCRETE FOOTINGS/PADS AND SLAB.

E COORDINATE A/C AND ELECTRICAL PLANS FOR REQUIRED OPENING IN SLAB.

F HELICAL PILES SHALL HAVE 12 TON COMPRESSION CAPACITY AND 6 TON TENSION CAPACITY AS PER SUBSOIL INVESTIGATION REPORT PREPARED BY FEDERAL ENGINEERING & TESTING, INC DATED DECEMBER 17TH, 2019.

SLABS ON GRADE NOTES:

A SLABS ON GRADE SHALL BE 4" THICK, UNLESS OTHERWISE NOTED ON THE PLANS, REINFORCED WITH 6"x6"-10/10 WELDED WIRE FABRIC PLACED @ MID DEPTH W/MESH UP CHAIR ON 6 MIL VISQUEEN OVER TERMITE TREATED SOILS. FILL MATERIAL UNDER SLAB SHALL BE CLEAN SAND AND/OR ROCK AND SHALL BE COMPACTED TO A MINIMUM OF 95% DENSITY, IN LIFTS NOT TO EXCEED 12" IN DEPTH. SLABS ON GRADE SHALL BEAR ON SOIL HAVING A MINIMUM SOIL BEARING CAPACITY OF 2,500 P.S.F. WALLS. COLUMNS AND BEAMS PENETRATING SLABS ON FILL. SHALL BE ISOLATED BY PRE-MOLDED JOINT FILLER 1/2" THICK, UNLESS OTHERWISE NOTED ON PLANS.

MASONRY NOTES:

A THE UNIT MASONRY AND REINFORCING IS DESIGNED IN ACCORDANCE WITH AIC 530/530.1-13, TMS 402-05, ACI 530-13, ASCE5-05 BUILDING CODE REQUIREMENTS. ALL THE MASONRY UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS TMS602-05, ACI 530.1-13, ASCE6-08.

B CONCRETE BLOCKS SHALL CONFORM TO ASTM C-90 (f'm=2000 PSI)

C TYPE 'S' MORTAR SHALL BE USED EXCLUSIVELY ON THIS PROJECT. MORTAR SHALL BE PROPORTIONED AND MIXED AS OUTLINED UNDER ASTM C-270. HORIZONTAL AND VERTICAL MORTAR JOINTS SHALL BE ⅜"" THICK UNLESS OTHERWISE NOTED. REMOVE MORTAR PROTRUSIONS THAT EXTEND INTO CELLS THAT ARE TO BE FILLED. ALLOW MIN. 72 HOURS FOR MORTAR TO CURE PRIOR TO GROUTING CELLS

D BLOCK SHALL NOT BE MOISTENED BEFORE GROUTING.

E ALL MASONRY CROSS WEBS SHALL BE FULLY BEDDED IN MORTAR AROUND CELLS TO BE GROUTED.

F THE MINIMUM CONTINUOUS UNOBSTRUCTED CELL AREA IN CELL TO RECEIVE GROUT MUST BE NOT LESS THAN 2"x3". MORTAR FINS MUST BE REMOVED AS BLOCK PLACEMENT PROCEEDS. MORTAR DROPPINGS MUST BE KEPT OUT OF CELLS WHICH ARE TO BE GROUTED.

G HORIZONTAL MORTAR JOINTS SHALL BE REINFORCED WITH STANDARD 9 GAUGE LADDER TYPE DUR-O-WALL (ASTM CLASS B-2, HOT DIPPED GALVANIZED) AT ALTERNATE COURSES (16" ON CENTER) UNLESS OTHERWISE NOTED. JOINT REINFORCEMENT SHALL BE CONTINUOUS AND SHALL LAP A MINIMUM OF 8".

H WHERE SHOWN, CORES OF BLOCK MASONRY SHALL BE FILLED WITH GROUT WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS; GROUT SLUMP SHALL BE AS INDICATED IN THE PROJECT SPECIFICATIONS.

I GROUT FOR FILLED CELLS SHALL BE POURED OR PUMPED IN LIFTS NOT TO EXCEED EIGHT (8) FEET IN HEIGHT, AND SHALL BE CONSOLIDATED AT TIME OF POURING BY RODDING OR VIBRATING f'c=3,000 PSI W/C=0.50 SUMP=8" WITH PLASTICIZERS.

J PROVIDE KNOCKOUT CMU AT BASE OF EACH FILLED CELL TO ALLOW VISUAL VERIFICATION OF COMPLETE GROUT PENETRATION.

K VERTICAL REINFORCING MUST HAVE A MINIMUM CLEARANCE OF 1/2" TO INSIDE FACE. VERTICAL BAR LAP = 48 x BAR DIAMETER. VERTICAL REINFORCEMENT IN WALLS SHALL BE SECURED AND LATERALLY SUPPORTED AGAINST DISPLACEMENT AT INTERVALS NOT EXCEEDING 192 x BAR DIAMETER NOR 10 FT.

L GROUT PLACEMENT STOPPED FOR (1) HOUR OR MORE SHOULD BE STOPPED (1 1/2") BELOW THE TOP OF THE MASONRY UNIT TO PROVIDE A KEY FOR SUBSEQUENT GROUTING.

M SEE FOUNDATION PLANS FOR ALL VERTICAL REINFORCING. ALL VERTICAL REINFORCING TO EXTEND INTO UPPER MOST BEAM OR PARAPET TOP BLOCK.

N TEMPORARY BRACING AND SHORING OF WALLS TO PROVIDE STABILITY DURING CONSTRUCTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

O MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A CERTIFIED STRUCTURAL MASONRY CONTRACTOR. THE SUPERVISION OF THE MASONRY PORTION OF THE PROJECT SHALL BE A CERTIFIED STRUCTURAL MASONRY CONTRACTOR OR A CERTIFIED STRUCTURAL MASON AS RECOGNIZED BY THE FLORIDA CONCRETE AND PRODUCTS ASSOCIATION (FC&PA). THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE MASONRY CONTRACTOR SHALL SUBMIT CREDENTIALS FROM THE (FC&PA) TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BIDDING

P MINIMUM CONTROL JOINT SPACING FOR CONCRETE MASONRY UNITS.

SPACING FOR CONTROL JOINTS	
EXPRESSED AS RATIO OF PANEL LENGTH TO HEIGHT L/H	3
WITH PANEL LENGTH L NOT TO EXCEED	50'

Q PROVIDE FILLED PRECAST U-LINTELS AT ALL OPENINGS WHERE CONCRETE BEAMS ARE NOT SHOWN OR NOTED.

SLAB OPENING:

A WHERE OPENINGS THROUGH CONCRETE SLABS ARE REQUIRED, OPENING SHALL BE MADE BY BLOCKING OUT PRIOR TO PLACING OF THE CONCRETE. LOCATION OF ALL OPENINGS SHALL BE COORDINATED WITH PLUMBING, ELECTRICAL AND MECHANICAL PLANS. AN AMOUNT OF STEEL EQUIVALENT TO THAT INTERRUPTED BY THE OPENING SHALL BE ADDED ON THE SIDES OF THE OPENING.

CONCRETE WATERPROOFING:

A CONCRETE SLABS EXPOSED TO THE ELEMENTS AND/OR ADJACENT TO AN A/C AREA SHALL HAVE A WATER TO CEMENT RATIO OF 0.45 TO 0.50 WITH AN f'c OF 5000 P.S.I.

B CONCRETE SLABS EXPOSED TO THE ELEMENTS AND/OR ADJACENT TO AN A/C AREA SHALL BE TREATED WITH WATERPROOFING AGENT 'RHEONMIX 235' OR AN APPROVED EQUAL.

C ALL BALCONIES AND CONCRETE SLABS EXPOSED TO ELEMENTS SHALL RECEIVE FLEXIBLE CEMENTITIOUS COATING 'MASTER SEAL 550' OR AN APPROVED EQUAL PRIOR TO INSTALLATION OF FINISH SURFACE.

FORM WORK AND SHORING:

FORM WORK, SHORING AND BRACING FOR ALL CONCRETE BEAMS, SLABS, COLUMNS WALLS, AND FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ACI-347, "RECOMMEND PRACTICE FOR CONCRETE FORM WORK"

WATERPROOFING BY GENERAL CONTRACTOR:

PROVIDE WATERPROOFING FOR HYDROSTATIC THRUST WHICH INCLUDES DRAINS TO RELEASE HYDROSTATIC THRUST ON ALL EXTERIOR WALLS BELOW GROUND ELEVATION AND SUBMIT SHOP DRAWINGS METHOD OF APPLICATION AND SPECIFICATIONS FOR APPROVAL BY A/E. SEE ADDITIONAL WATERPROOFING NOTES.

TIE BEAM REINFORCING NOTES

A TIE COLUMN REINFORCING BAR SPLICES SHALL BE LAPPED 30" MINIMUM.

B VERTICAL REINFORCING BARS SHALL BE PLACED IN CONCRETE FILLED CELLS AND SHALL EXTEND INTO THE FOOTINGS AND INTO THE BEAM. ALL SUCH BARS SHALL BE CONTINUOUS FROM FOOTING TO TIE BEAM, AND SHALL TERMINATE AT EACH END WITH A STANDARD ACI HOOK.

C SPLICES IN TIE BEAM REINFORCING STEEL ON STRAIGHT RUNS SHALL BE PROVIDED BY LAPPING MINIMUM 30".

D SPLICES IN TIE BEAM REINFORCING STEEL AROUND CORNERS SHALL BE PROVIDED BY BENDING TWO BARS, ONE OUTSIDE TOP AND ONE OUTSIDE BOTTOM AROUND CORNER 30" MINIMUM, OR BY ADDING TWO #5 BARS, ONE OUTSIDE TOP AND ONE OUTSIDE BOTTOM WHICH EXTENDS 30" EACH WAY FROM CORNER.

E TIE BEAMS SHALL HAVE (4) # 3 TIES AT 12 INCHES O.C. AT CORNERS AND AT EACH BEND AND AT 36 INCHES O.C. ELSEWHERE, PER FBC

SHOP DRAWING NOTES:

A SHOP DRAWINGS SHALL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS ECT.. ENGINEER TO REVIEW

B ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR, PRIOR TO THE SUBMITTAL TO THE ARCHITECT / ENGINEER. DRAWING SUBMITTED WITHOUT REVIEW SHALL BE RETURNED UNCHECKED. TRACT DOCUMENTS ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE ENGINEER. IN ALL INSTANCES THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS CHECKED. UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER.

DIMENSIONS & COORDINATION

A DIMENSIONAL INFORMATION, PRICING, ALL DETAILS AND CONSTRUCTION SHALL BE BASED ON THE ENTIRE SET OF CONTRACT DOCUMENTS. COORDINATE THE REQUIREMENTS OF ALL PROFESSIONALS. USE INFORMATION FROM APPROVED SHOP DRAWINGS TO SUPPLEMENT CONTRACT DOCUMENTS WHERE NECESSARY. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING. IF A CONFLICT EXISTS, THE MORE STRINGENT GOVERNS.

B THE CONTRACTOR MUST USE STRUCTURAL DRAWINGS IN CONJUNCTION WITH ARCHITECTURAL, CIVIL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS TO COORDINATE LOCATION OF DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGLETS, BOLT SETTINGS, SLEEVES DIMENSIONS, ETC. (DRAWINGS NOT BE SCALED) DISCREPANCIES BETWEEN INFORMATION PRESENTED WITHIN PROJECT SPECIFICATIONS AND WITHIN STRUCTURAL NOTES ON PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE CONTRACTOR PRIOR TO PRESENTING HIS OR HER BID. IF SUCH A DISCREPANCY IS DISCOVERED SUBSEQUENT TO BIDDING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE OPTION SUBSEQUENTLY SELECTED BY THE ENGINEER AT NO ADDITIONAL COST. CONTRACTORS SHALL BE RESPONSIBLE FOR FINAL VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, CLEARANCES, ETC. OF THE FRAMING SHOWN ON THE STRUCTURAL DRAWINGS AGAINST INFORMATION PROVIDED BY MANUFACTURERS OF SELECTED MECHANICAL EQUIPMENT PRIOR TO PRECEDING WITH ANY RELATED PORTION OF WORK. ITEMS REQUIRING SUCH REVIEW SHALL INCLUDE ELEVATORS (ELEVATOR PITS, BEAMS ABOVE ELEVATOR DOORS, ETC.) ESCALATORS, DUCTS, COOLING TOWERS, ETC.

B CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY REMEDIAL WORK AND FOR ITS IMPACT ON THE WORK SCHEDULE RESULTING FROM FAILURE TO PROVIDE EARLY NOTIFICATION OF SUCH CONFLICTS TO THE DESIGN TEAM. POTENTIAL CONFLICTS, ERRORS OR OMISSIONS PRESENT WITHIN THE DRAWINGS (WHETHER WITHIN STRUCTURAL DRAWINGS OR BETWEEN STRUCTURAL, ARCHITECTURAL AND M.E.P. DRAWINGS) SHALL BE IDENTIFIED BY THE CONTRACTOR DURING HIS/HER EARLY REVIEW OF THE PROJECT DOCUMENTS. SUCH CONFLICTS, ERRORS OR OMISSIONS SHALL BE COMMUNICATED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF WORK. IN THE EVENT OF FAILURE TO PROVIDE SUCH A NOTICE AND SUFFICIENT TIME FOR A RESPONSE, THE CONTRACTOR SHALL BECAME RESPONSIBLE FOR COST OF ALL WORK OR REMEDIAL WORK RESULTING FROM SUCH CONFLICTS, ERRORS OR OMISSION, AS WELL AS FOR ITS IMPACT ON THE PROJECT SCHEDULE. (CONTRACTOR AGREES THAT HE WILL HOLD OWNER, ARCHITECT, ENGINEER AND/OR ANY OF THEIR EMPLOYEES OR AGENTS. HARMLESS FROM ANY AND ALL DAMAGE AND CLAIMS WHICH MAY ARISE BY A REASON OF ANY NEGLIGENCE ON THE PART OF THE CONTRACTOR, OR ANY OF HIS SUBCONTRACTORS, OR ANY MATERIAL AND EQUIPMENT SUPPLIES, AND/OR ANY OF THEIR EMPLOYEES OR AGENTS, IN THE PERFORMANCE OF THIS CONTRACT. IN CASE ANY ACTION IS BROUGHT AGAINST THE OWNER, OR ARCHITECT OR ENGINEER OR ANY OF THEIR EMPLOYEES OR AGENTS, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DEFENSE THEREOF, TO THE FULL SATISFACTION OF LATTER PARTY.

C WHERE CRITICAL DIMENSIONS CANNOT BE DETERMINED FROM THE PLANS, OR WHERE NEW WORK ADJOINS EXISTING CONSTRUCTION, OR WHERE ONE MATERIAL ADJOINS A PREVIOUSLY PLACED MATERIAL WITH A MORE RESTRICTIVE TOLERANCE THAN IN-PLACE MATERIAL, CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AS REQUIRED TO COMPLETE SHOP DRAWINGS AND INSTALLATION. REPORT ANY DISCREPANCIES EXCEEDING 3% BETWEEN FIELD MEASUREMENT DIMENSIONS AND SCALED DRAWING DIMENSIONS TO ARCHITECT BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS: USE DIMENSIONS.

D WHERE A LINE OF STRUCTURE, OPENING LOCATION, OR DIMENSION IS CRITICAL AND BASED ON REQUIREMENTS OF ANOTHER TRADE OR SUBCONTRACTOR, THAT SUBCONTRACTOR SHALL SUBMIT A SHOP DRAWING WITH THE REQUIRED DIMENSIONAL INFORMATION UPON WHICH THE CONTRACTOR SHALL BASE THE LAYOUT AND CONSTRUCTION. THIS PROCEDURE IS MANDATORY FOR CURTAIN WALL SYSTEMS, ARCHITECTURAL PRECAST SYSTEMS, AND ALL MECHANICAL AND ELECTRICAL OPENINGS.

E THE ENGINEER WILL CLOUD OR OTHERWISE INDICATE REVISIONS TO THESE DOCUMENTS ONLY AFTER THEY HAVE BEEN ISSUED FOR CONSTRUCTION OR FINAL PRICING. CHANGES PRIOR TO THAT DATE WILL NOT BE CLOUDED. CHANGES AND/OR REVISIONS AFTER THE CONSTRUCTION OR FINAL PRICING ISSUE WILL BE CLOUDED IN AN ATTEMPT TO BRING TO THE CONTRACTOR'S ATTENTION ANY MAJOR ITEMS. HOWEVER, IT SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE PRICING AND CONSTRUCTION OF ALL REQUIREMENTS OF THESE DOCUMENTS. INCLUDING REVISIONS (FLAGGED OR UN-FLAGGED) WITH ALL OF HIS SUPPLIERS AND SUBCONTRACTORS. REVISIONS ARE IDENTIFIED BY A REVISION NUMBER WITHIN A TRIANGLE. ALL REVISIONS ISSUED ON A SINGLE DATE WILL BE IDENTIFIED BY THE SAME NUMBER.

F CONSTRUCTION TO COMPLY WITH REQUIREMENTS OF THE GOVERNING BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.

G DETAILS LABELED AS "TYPICAL DETAILS" ON DRAWINGS AND DETAIL SHEETS. APPLY TO ALL SITUATIONS THAT ARE SIMILAR OR SAME AS THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED AT EACH LOCATION ON PLAN DRAWINGS. QUESTIONS REGARDING APPLICABILITY OF DETAILS SHALL BE RESOLVED BY THE ARCHITECT OR ENGINEER.

H CONSTRUCTION DOCUMENTS MUST GET APPROVAL FROM PERMITTING AGENCIES. THUS IT IS UNDERSTOOD THIS SET OF STRUCTURAL DRAWINGS IS NOT ON FINAL FORM UNTIL IT BEARS THE BUILDING DEPARTMENT PLANS REVIEW PROCESS STAMP AND SIGNATURE OF APPROVAL.

EXTERIOR CEILING INSTALLATION

MIN. 5/8" STUCCO (2 COATS) ON HIGH RIB LATH SECURED TO BOTTOM OF TRUSSES. THE RIB LATH NAILING SPECS SHALL BE MADE IN ACCORDANCE W/ ASTM C 1063-03. NAILS SHALL BE SPACED AT EACH RIB & EXTEND INTO THE WOOD MEMBER 1 3/4". NAILS SHALL BE LONG ENOUGH TO PROVIDE THE REQUIRED EMBEDMENT &, WHEN BENT OVER, LAP (3) METAL STRANDS.

PRESSURE TREATED WOOD NOTE:

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR SEPARATED WITH (2) LAYERS OF 30 LB. BUILDING PAPER. THE USE OFF CCA PRESSURE TREATED LUMBER IS PROHIBITED. FOR INTERIOR APPLICATIONS (NOT EXPOSED TO WEATHER) PROVIDE SODIUM BORATE (SBX) TREATED LUMBER. FOR EXTERIOR USE PROVIDE COPPER AZOLE (CA) OR AKALINE COPPER QUATERNARY (ACQ) LUMBER. FASTENERS AND CONNECTORS ACCEPTABLE FOR USE WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED. HOT DIPPED GALVANIZED CONNECTORS SHALL MEET ASTM A653, CLASS G185 STANDARDS. HOT DIPPED GALVANIZED FASTENERS SHALL MEET ASTM A153 STANDARDS. FASTENERS USED TOGETHER SHALL BE SAME TYPE (E.G. HOT DIPPED NAILS WITH HOT DIPPED JOIST HANGERS). TYPE 304 AND 316 STAINLESS STEEL PRODUCTS ARE REQUIRED FOR MAXIMUM CORROSION RESISTANCE.

WELDING

AWS D1.1 CODE.

A WELDS SHALL HAVE ONE COAT OF RUST INHIBITIVE PAINT. ALL WELDING SHALL BE DONE BY A CERTIFIED WELDER. ALL WELDS SHALL BE INSPECTED AND CERTIFIED BY THE ERECTOR.

B ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF "THE STANDARD CODE FOR WELDING IN BUILDING CONSTRUCTION" OF THE AMERICAN WELDING SOCIETY. WELDING ELECTRODES SHALL BE E70XX-LOW HYDROGEN FOR SHIELD AND METAL ARC WELDING.

C GROUT FOR COLUMN BASE PLATES AND PRESET BEARING PLATES SHALL BE NON-SHRINK GROUT BY "EMBECO" OR APPROVED EQUAL. (5,000 PSI MINIMUM)

D PROVIDE STANDARD AISC CONNECTIONS AT ALL BEAM TO COLUMN BEAM TO WALL CONDITIONS TO SAFETY SUPPORT 2/3 OF THE SAFE LOAD CARRY CAPACITY FOR THE GIVEN SPAN. UNLESS NOTED OTHERWISE ON DRAWINGS.

E SUBMIT SHOP DRAWINGS INDICATING ALL SHOP AND ERECTION DETAILS INCLUDING PROFILES, SIZES, SPACING AND LOCATIONS OF STRUCTURAL MEMBERS, CONNECTION ATTACHMENTS, FASTENERS, LOADS AND TOLERANCES.

PREFABRICATED WOOD TRUSS

A BUILDER SHALL VERIFY ALL BEAM HEIGHTS (SHOWN ON BEAM SCHEDULE) AND SHALL COORDINATE WITH TRUSS MANUFACTURER AND ANY OTHER RELATED TRADES AND SHALL NOTIFY THE A/E (IN WRITING ONLY) OF ANY DISCREPANCIES. OTHERWISE THE A/E WILL ACCEPT NO RESPONSIBILITY FOR AND DISCREPANCIES.

B BUILDER'S TRUSS MANUFACTURER SHALL PROVIDE THREE COMPLETE SETS OF FULLY ENGINEERED SHOP DRAWINGS (SIGNED AND SEALED BY TRUSS COMPANY'S FLA. REGISTERED PROFESSIONAL ENGINEER) TO THE AMES DESIGN INTERNATIONAL FOR APPROVAL.

C BUILDER SHALL PROVIDE AND BE RESPONSIBLE FOR PROPER AND ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL RELATED COMPONENTS FOR THE DURATION OF THE PROJECT AS PER T.P.I. BRACING WOOD, TRUSSES: COMMENTARY AND RECOMMENDATIONS: TRUSS MANUFACTURER SHALL PROVIDE ADEQUATE PERMANENT BRACING FOR AIR HANDLER UNITS IN ATTIC AREA COORDINATE SAME WITH H.V.A.C. SUBCONTRACTOR. TRUSS MANUFACTURER SHALL ALSO PROVIDE PERMANENT ADEQUATE BRACING FOR CHANDELIERS AND COORDINATE WITH THE OWNER, AND/OR BUILDER AND ELECTRICAL CONTRACTOR.

D ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR DESIGN OF TRUSSES AS INDICATED ON TRUSS MANUFACTURER AS TO FEASIBILITY OF LAYOUT.

E ALL GIRDER TRUSSES BEARING ON MASONRY OR CONCRETE WALL SHALL HAVE MIN. BEARING AS PER TRUSS ENGINEERING & SECURED TO WALL BELOW AS PER TRUSS ANCHORAGE SCHEDULE

F REVIEW OF THE SHOP DRAWINGS BY THE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY FOR SEEING THAT THE WORK IS COMPLETE,ACCURATE AND IN CONFORMITY WITH THE STRUCTURAL DRAWINGS.

G INSTALL ALL NECESSARY TEMPORARY BRACING REQUIRED TO HOLD TRUSSES PLUMB UNTIL PERMANENT BRACING IS INSTALLED. INSTALL PERMANENT BRACING AND RELATED COMPONENTS PRIOR TO APPLICATION OF LOADS TO TRUSSES.

H DO NOT CUT OR REMOVE CHORDS OR OTHER TRUSS MEMBERS. DO NOT NOTCH OR DRILL MEMBERS UNLESS SUCH NOTCHING OR DRILLING IS PROVIDED IN THE DESIGN OF THE TRUSS ENGINEERING DRAWINGS.

TIMBER - SOUTHERN PINE SELECT STRUCTURAL NO. 2

A BENDING Fb = 1200 PSI SINGLE MEMBER, 1400 PSI REPETITIVE MEMBERS. HORIZONTAL SHEAR Fy = 90 PSI COMPRESSION PERPENDICULAR TO GRAIN = 405 PSI MODULUS OF ELASTICITY E = 1,700,000 PSI WET CONDITIONS OF SERVICE (SURFACED DRY, 19% MAX M.C.)

ROOF SHEATHING NOTES:

A 19/32" OR GREATER A.P.A. EXTERIOR EXPOSURE 1, C-D SHEATHING GRADE PLYWOOD SHEATHING, INSTALLED CONT. MIN. OVER 3 ROOF TRUSSES (2 SPANS) AND PERPENDICULAR TO ROOF FRAMING TRUSSES WITH PANEL END JOINTS STAGGERED. SHEATHING SHALL BE NAILED TO ROOF TRUSSES W/8d COMMON NAILS X2½" LONG SPACING @ 6" O.C. @ PANEL EDGES AND INTERMEDIATE SUPPORTS.

B GABLE ENDS: NAILED TO ROOF TRUSSES W/8d COMMON NAILS X2½" LONG SPACED @ 4" O.C. @ PANEL EDGES AND INTERMEDIATE SUPPORTS FOR CONT. 6'-0" WIDE STRIP. ADD 2x4 BLOCKING FOR 2-SPACING OF TRUSSES & NAILED AT EACH END W/2-16d NAILS @ PLYWOOD JOINTS. NAIL THE PLYWOOD TO THE BLOCKING W/8d NAILS @ 4" O.C.- SEE DETAIL INFORMATION SHEET

C PERMANENT BRACING: 2x4 CONT. BOTTOM CHORD HORIZONTAL LATERAL BRACING @ 8'-0" O.C. TO EACH TRUSS W/2-16d NAILS STIFFENED MIN.(3) TRUSSES W/DIAGONAL 2x4 CROSS-BRACING NOT TO EXCEED @ 20'-0" O/C W.(3) 16d NAILS @ EACH CONTACT POINT IN ENCLOSED AREAS. LATERAL BRACES @ 2'-0" O.C. FOR OPEN AREAS, W/1x4 CONT.

SECOND FLOOR SHEATHING NOTES:

A ¾" OR GREATER T&G STRUCTURAL C-D GRADE PLYWOOD SHEATHING INSTALLED CONT. MIN. 2 SPANS & PERPENDICULAR TO FLOOR TRUSSES W/PANEL END JOINTS STAGGERED. SHEATHING SHALL BE FASTENED TO FLOOR TRUSSES W/ 10d COMMON NAILS (0.481"' x 3" LONG W/ 0.312"' FULL ROUND HEAD), SPACED @ 6" O.C. @ PANEL EDGES AND INTERMEDIATE SUPPORTS.

B PERMANENT BRACING: 2x6 CONT. HORIZONTAL STRONG BACK LATERAL BRACING @ PANEL POINT OF FLOOR TRUSSES, NOT TO EXCEED 10'-0" & NAILED TO EACH TRUSS W/ 3-16d NAILS @ EA. INTERSECTION.

C EXT. BEARING WALL SHEATHING NOTES: (2x6 OR 2x8 STUDS @ 16" O.C.) 19/32" OR GREATER APA EXTERIOR EXPOSURE C-D GRADE PLYWOOD SHEATHING INSTALLED CONT. MIN. 2 SPANS W/PANEL END JOINTS STAGGERED. PANEL SHEATHING SHALL BE PROVIDED WITH MIN 2x6 EDGEWISE BLOCKING AND ALL HORZ. PANEL JOINTS, FASTENED WITH A MIN. OF 2-16d COMMON NAILS. SHEATHING SHALL BE NAILED TO 2x STUDS @ 16" O.C. W/8d COMMON NAILS (0.131" x 2½" LONG W/0.281" FULL ROUND HEAD) SPACED 6" O.C. @ PANEL EDGES AND INTERMEDIATE SUPPORT AND AT CORNERS FOR 4'-0" WIDE ON EA. END AND @ CORNER STUDS @ 4" O.C.

04-09-2024

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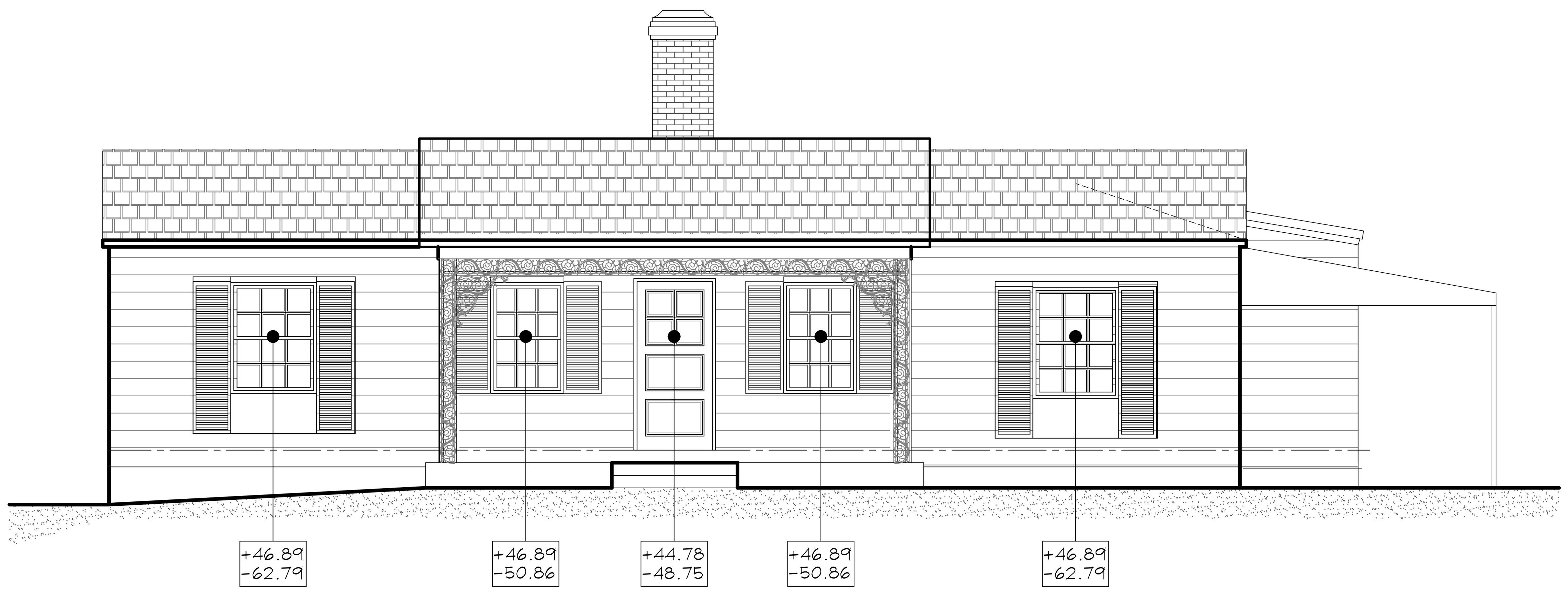
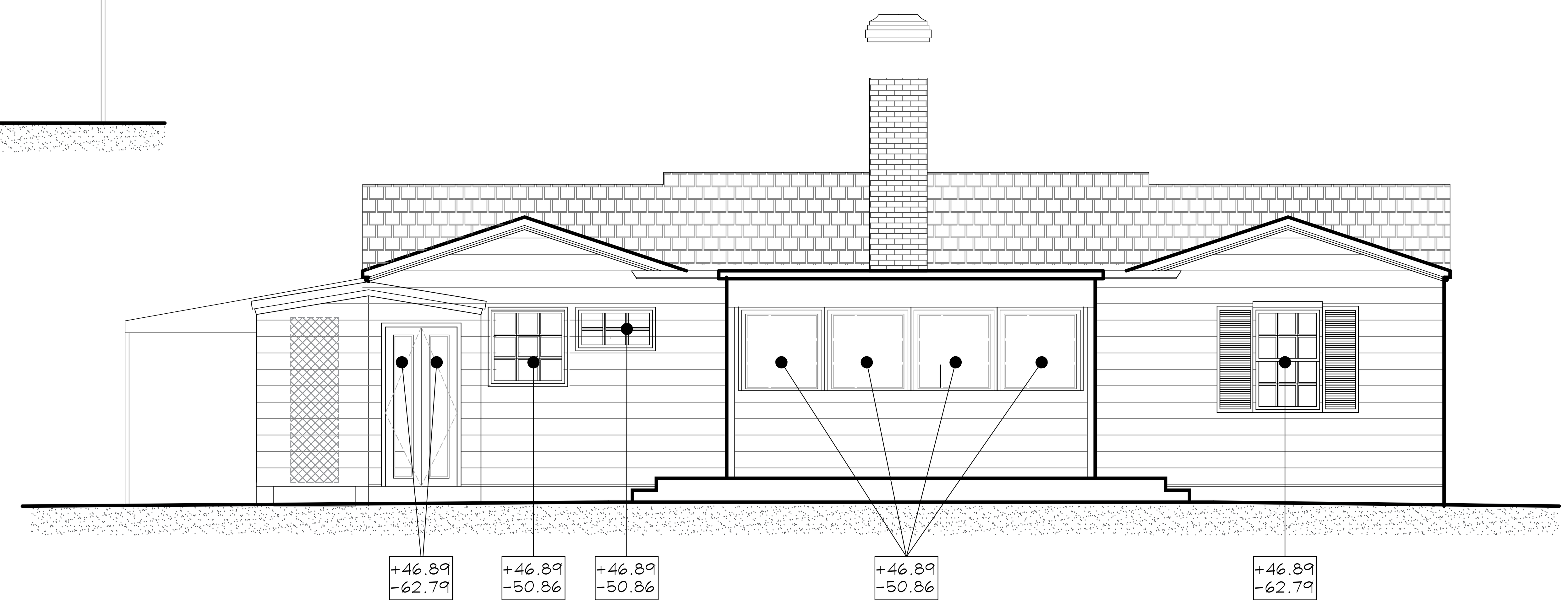
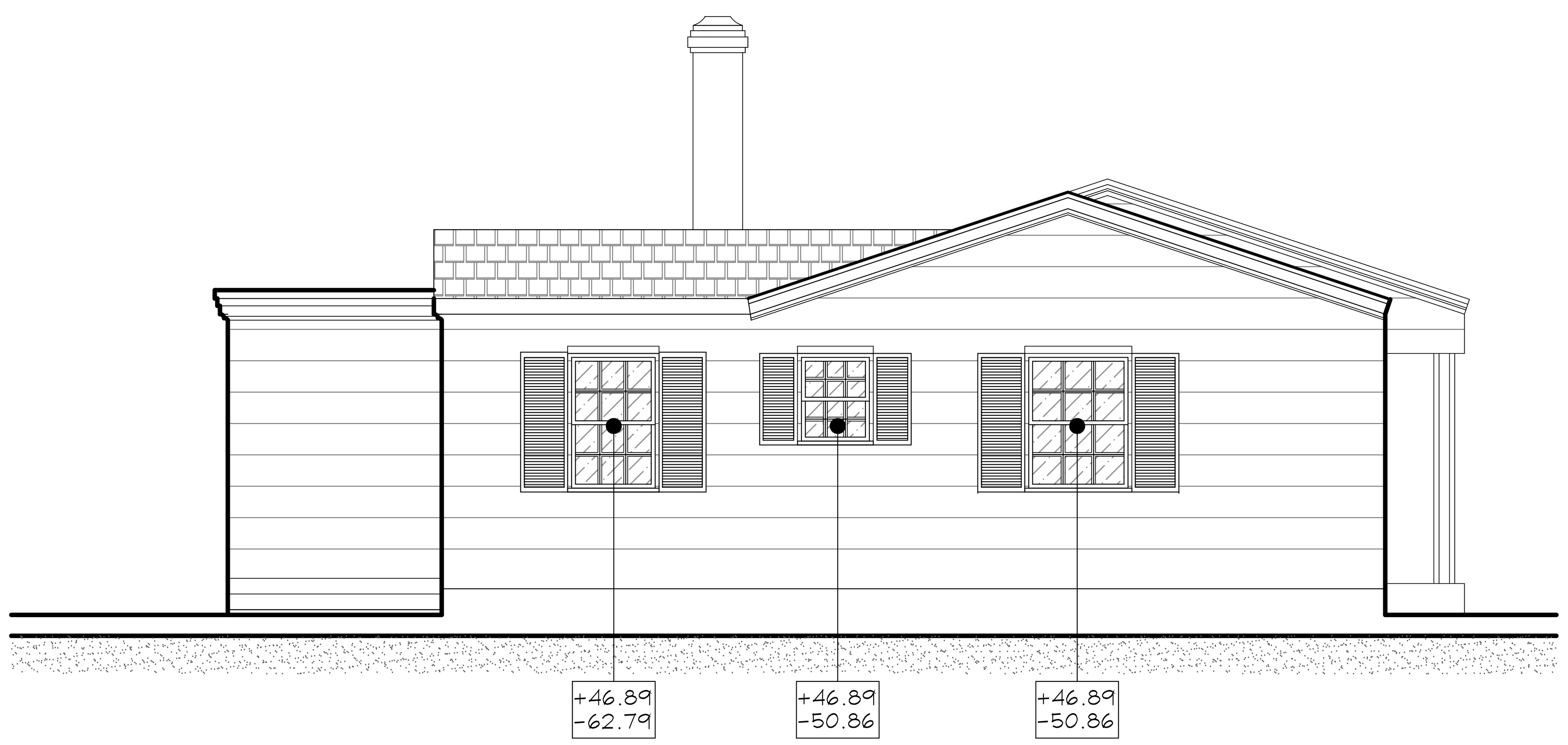


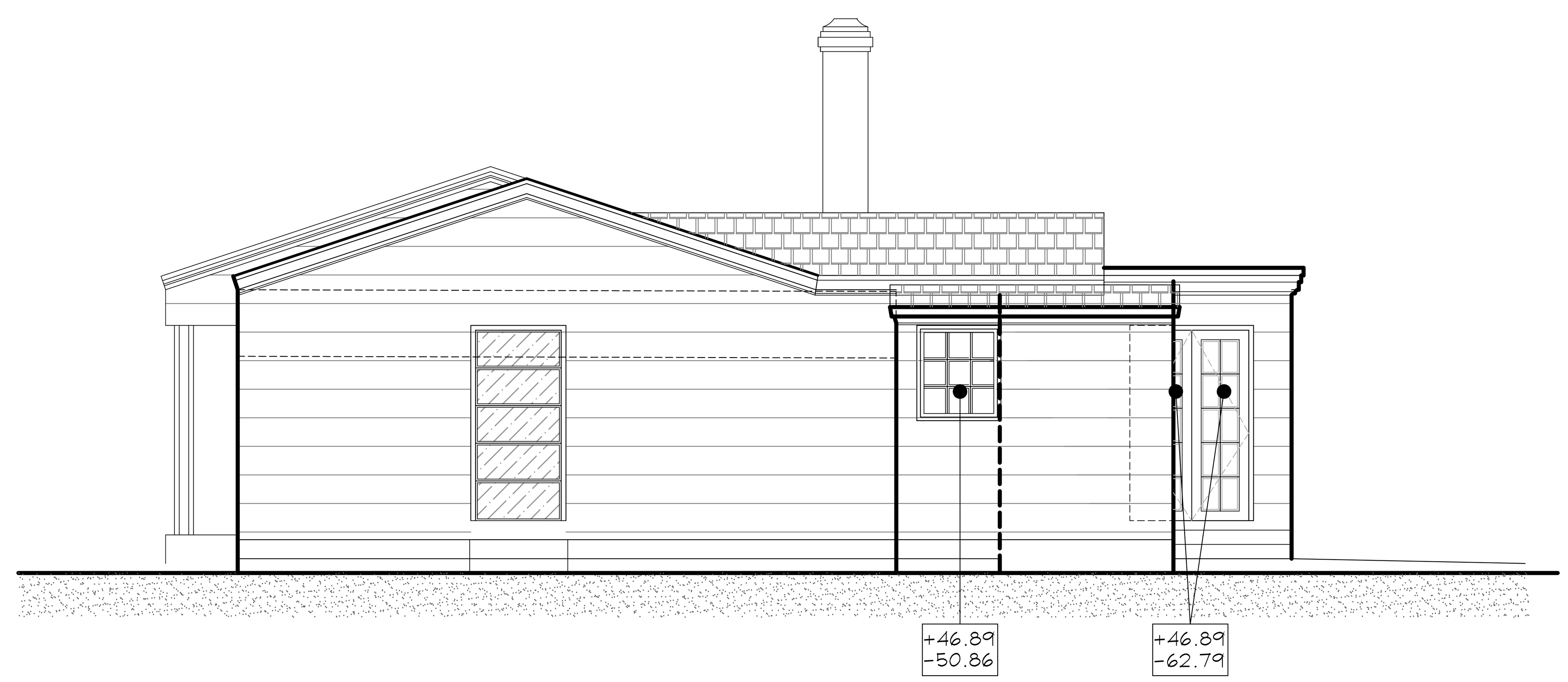
NEW FRONT ELEVATION (WEST)



NEW REAR ELEVATION (EAST)



NEW LEFT ELEVATION (NORTH)



NEW RIGHT ELEVATION (SOUTH)

WINDOW PRESSURES

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

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