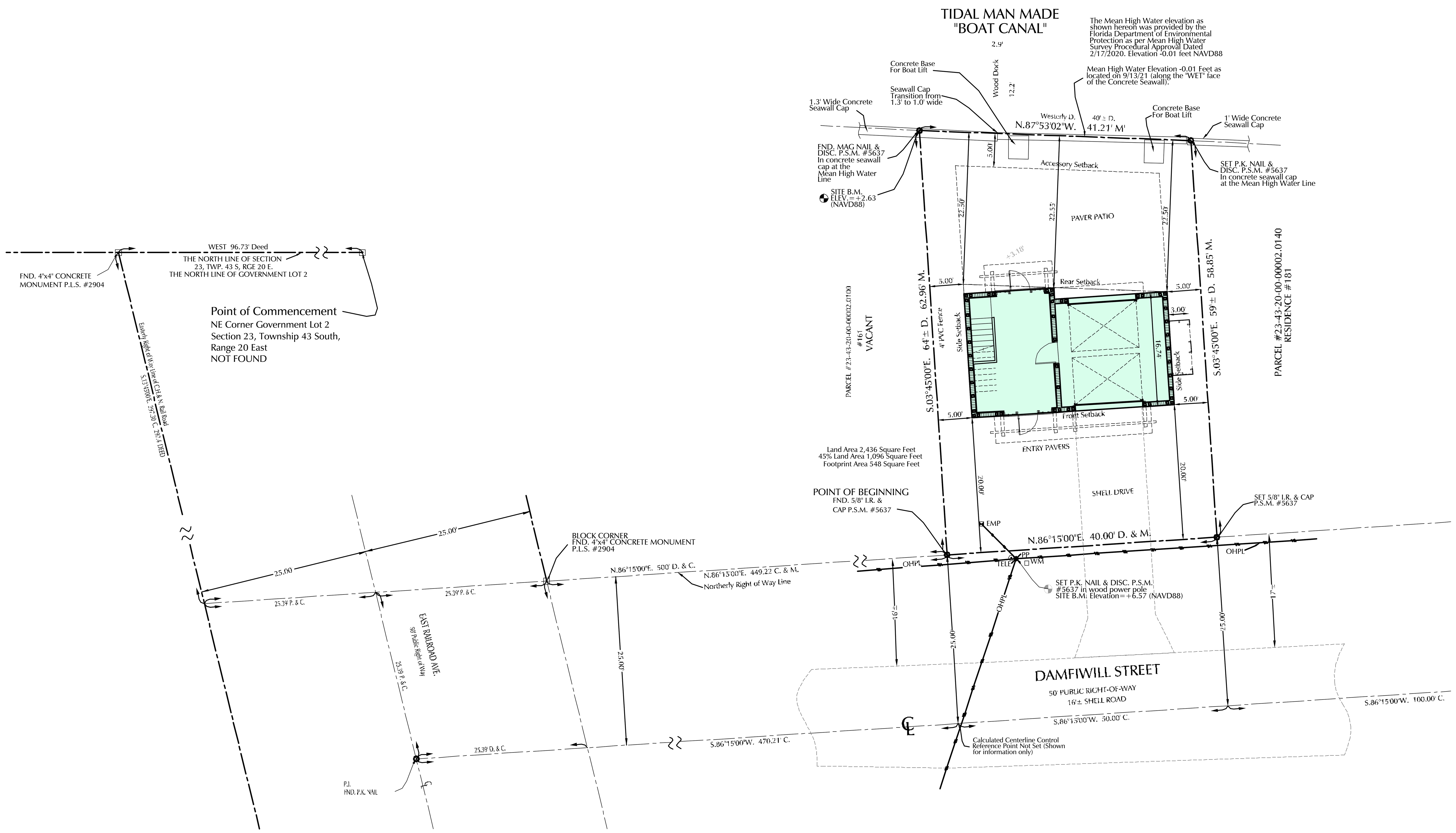
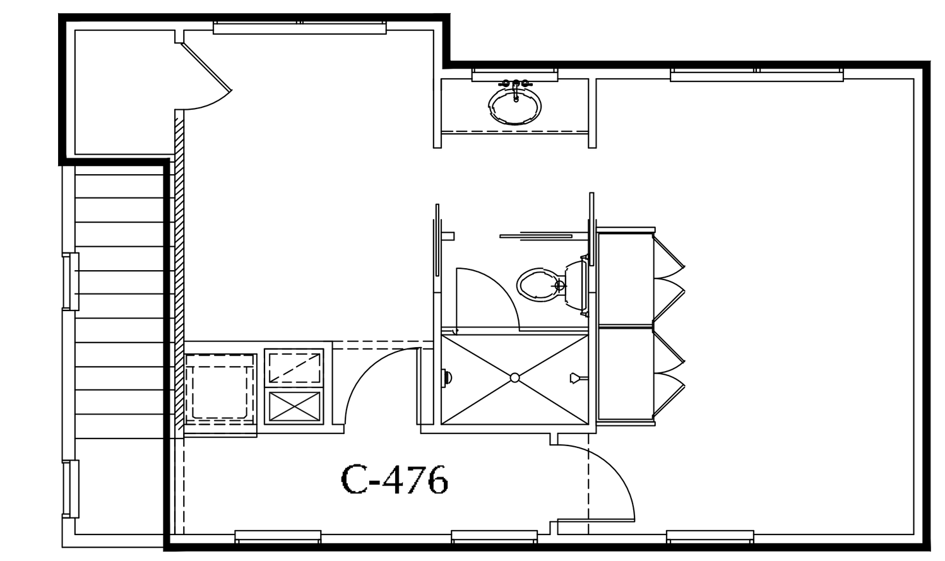
INDEX OF DRAWINGS

IMPERVIOUS AREA TABULATION	
A LOT AREA	2436 S.F.
B BUILDING FOOTPRINT	524 S.F.
IMPERVIOUS RATIO	21%

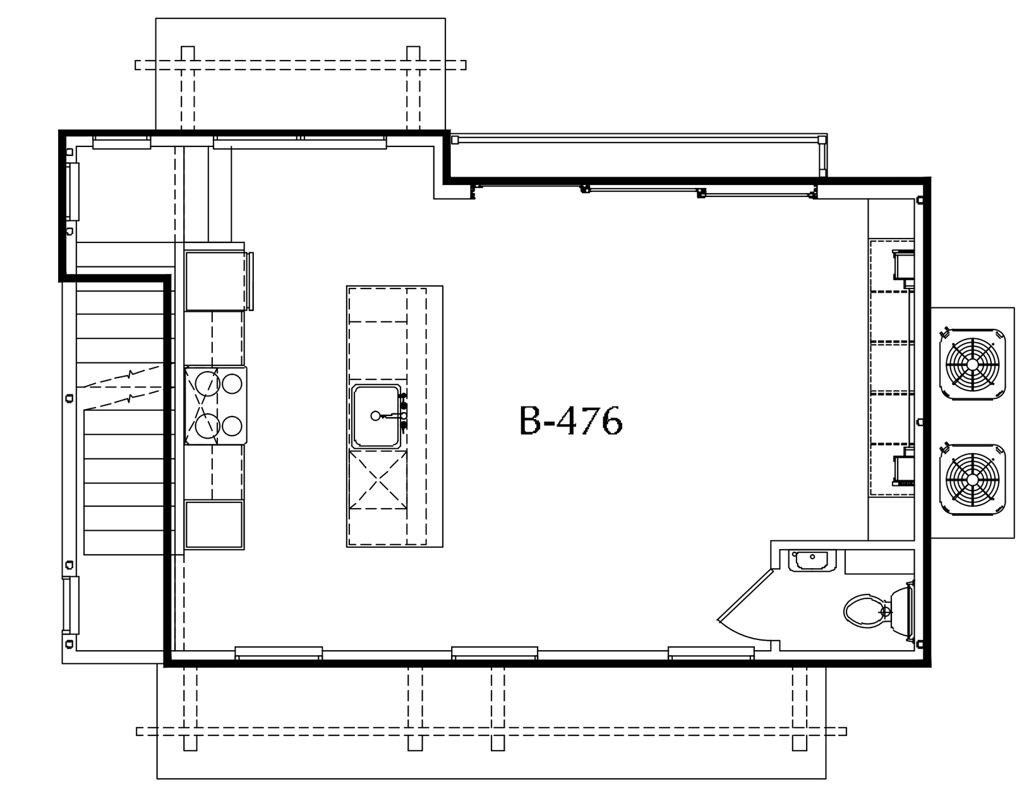


Site Plan

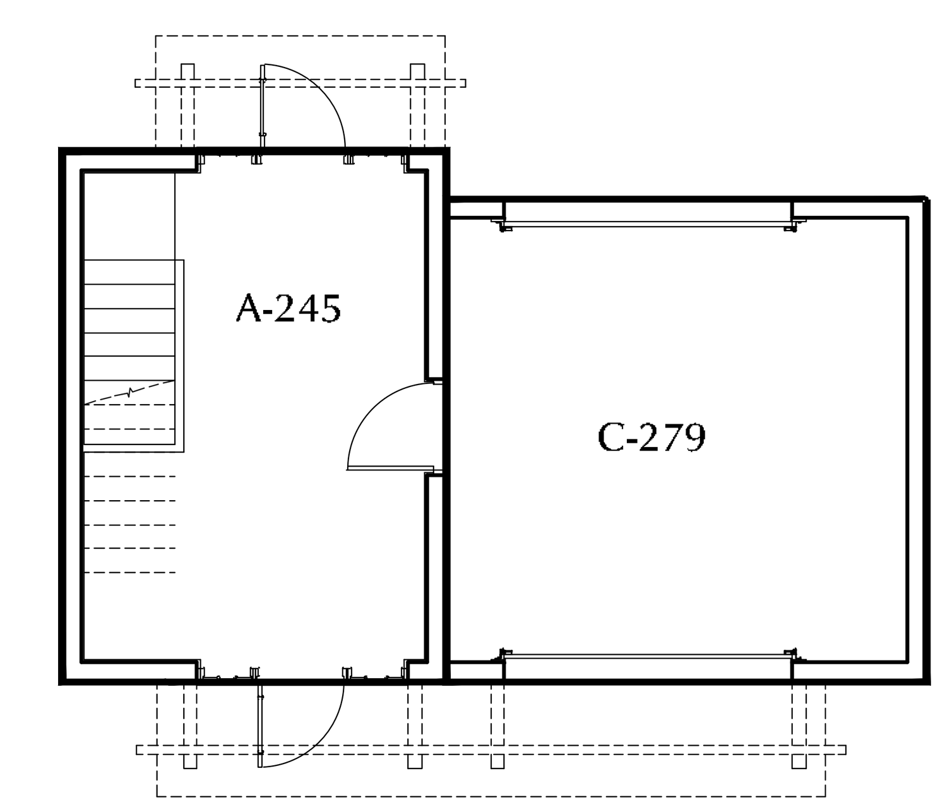
SCALE: 1" = 10'-0"



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

PROPOSED BUILDING AREA TABULATION	
A LOW FOYER	245 S.F.
B LIVING AREA	476 S.F.
C LIVING AREA	476 S.F.
TOTAL LIVING AREA TABULATION	1197 S.F.
D GARAGE	279 S.F.
TOTAL BUILDING TABULATION	1476 S.F.

Flood Zone

Flood Zone "AE" 10.0 Min. El. Req. Community #125124 Panel #0182 Suffix: "f" Map#12071c0182f Firm Date 8/28/08

Legal Description

A Tract Or Parcel Of Land Situated In The State Of Florida, County Of Lee, Lying In Section 23, Township 43 South, Range 20 East, Being The Parcel As Described In Official Records Book 1318, Page 1650 And A Part Of The Parcel As Described In Official Records Book 3818, Page 4480, Lee County Public Records, And Being Further Bounded And Described As Follows:

Commencing At The Northeast Corner Of Government Lot 2, Of Said Section 23; Thence West, Along The North Line Of Said Government Lot, For 96.73 Feet To The Easterly Right Of Way Line Of The C.h.&n. Railroad; Thence S.13°45'00"e., Along Said Easterly Right Of Way Line, For 297.40 Feet To The Northerly Right Of Way Line Of Damfiwill Street (50.00 Feet Wide); Thence N.86°15'00"e Along Said Northerly Right Of Way Line, For 500.00 Feet To The Point Of Beginning; Thence Continue N.86°15'00"e., Along Said Right Of Way Line, For 40.00 Feet; Thence N.03°45'00"w., For 59 Feet, More Or Less To The Approximate Mean High Water Line Of A Canal; Thence Westerly Along Said Approximate Mean High Water Line For 40 Feet, More Or Less, To An Intersection With A Line Bearing N.03°45'00"w., From The Point Of Beginning; Thence S.03°45'00"e., For 64 Feet, More Or Less, To The Point Of Beginning.

Compliance Statement

These Plans Are Sealed In Compliance With The 2020 7th Edition Of The Florida Building Codes, (section 1609, For Design Pressures Generated By A Design Wind Velocity Of 170 MPH - Exposure "D") - Building Risk Category II, And In Compliance With The Lee County Land Development Code, Chapter 14, Article II, And Article IV Flood Hazard Reduction. Windows And Doors Comply With 170 MPH Wind Speed Design Pressures (Vult) - 132 MPH (Vasd). Structural Calculations For Gravity Loads Were Performed For This Structure. The Lee County Land Development Code, Chapter 14, Article II, Division 2, And Article IV Flood Hazard Reduction.

This building has been designed with an Importance Factor of 1, Exposure "D" existing is fully enclosed with an internally pressure coefficient of 0.18 while the Lanai will remain partially enclosed.

Thomas W. Hinkle - Registered Architect - Florida Certificate (no. 13687)

Comm: 2022
Drawn: T.W.H.
Checked:
Date: 1/31/2022

Revisions

Date	Description
7/21/22	PROGRESS SET
8/31/22	PROGRESS SET
9/7/22	PROGRESS SET
9/26/22	PROGRESS SET
11/17/22	PERMIT SET

A Single Family Residence
Tilly Residence
171 Damfiwill
Boca Grande
BOCA GRANDE, FLORIDA

HAI Architect
AR 013687
AA 0002596
CONSULTING ARCHITECT:
HINKLE ARCHITECTURE INC. AIA
5703 ROSE GARDEN RD. CAPE CORAL, FL. 33914
CORPORATE REGISTRATION
PH:(239) 542-7686

SHEET
A-1

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9/7/22	PROGRESS SET
9/26/22	PROGRESS SET
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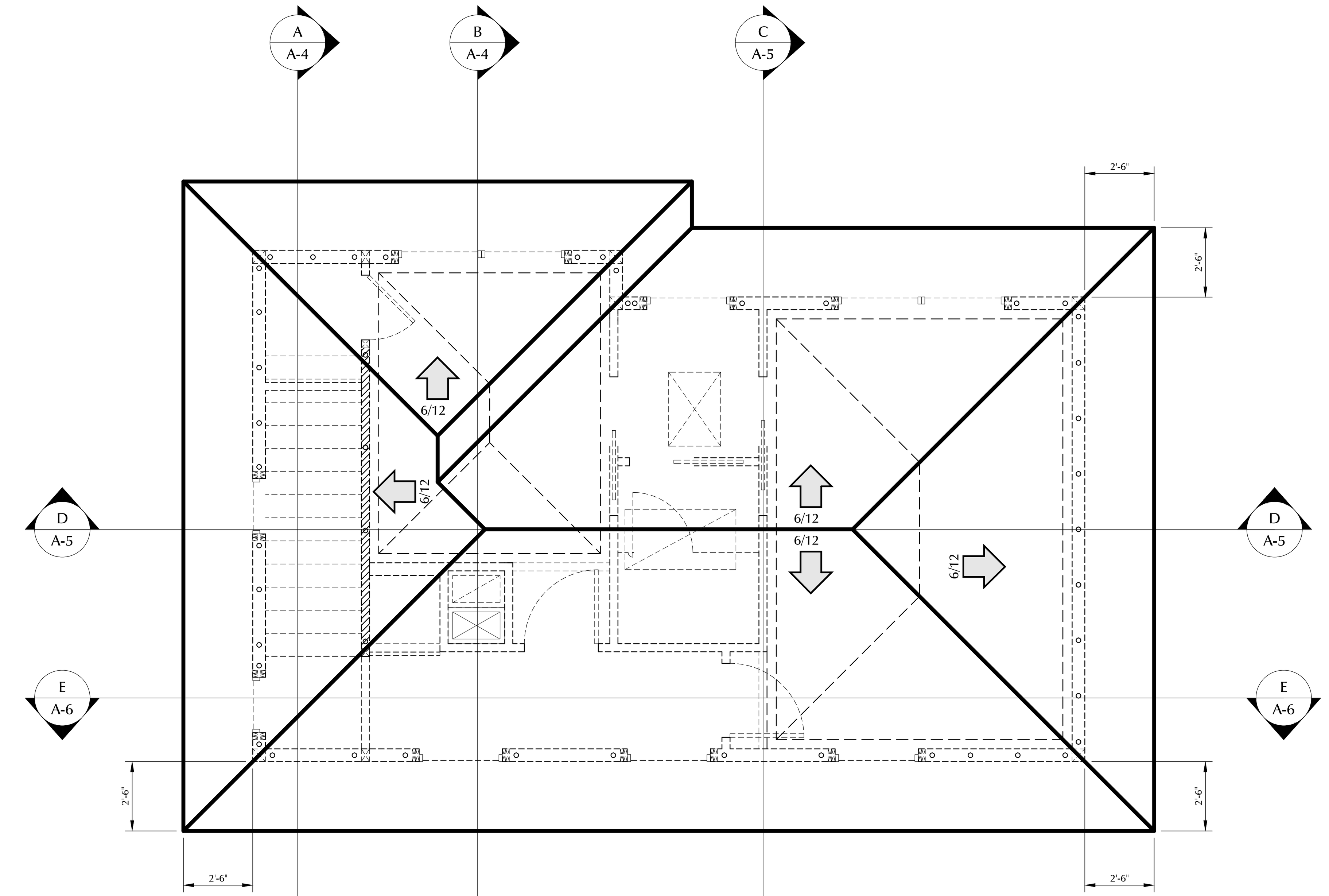
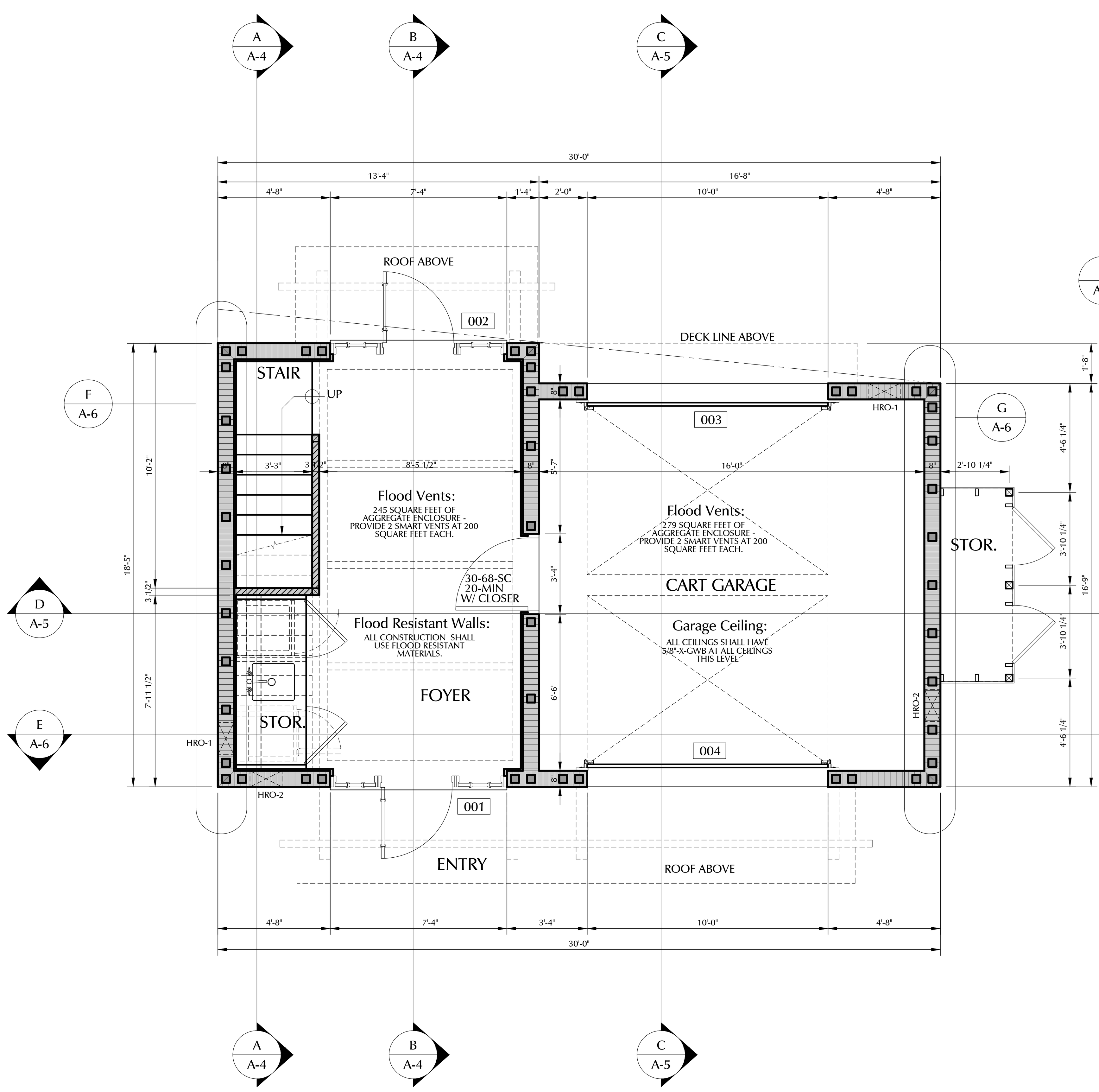


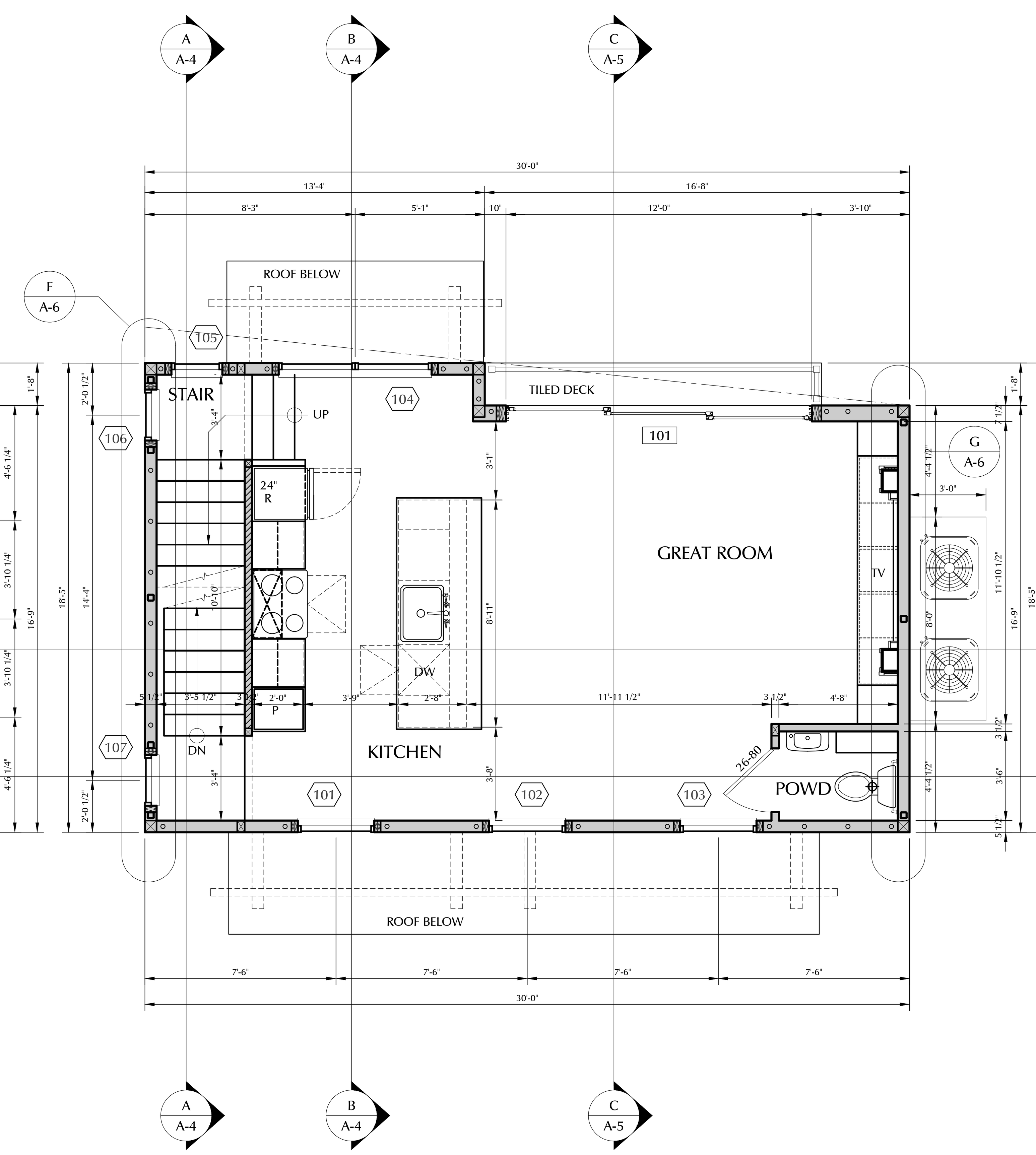
Roof Plan

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



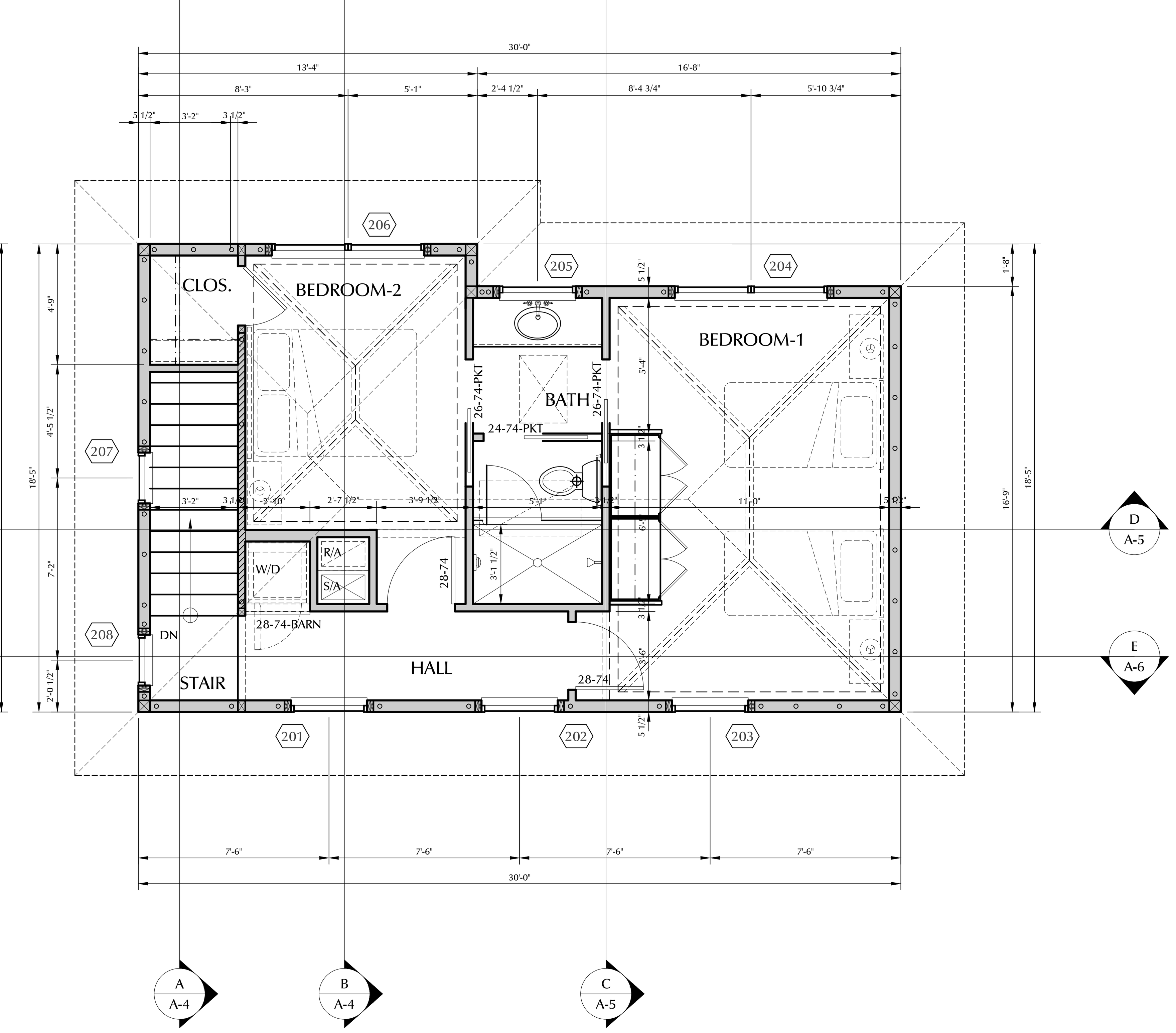
Ground Floor Plan

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



1st Floor Plan

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



2nd Floor Plan

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

A Single Family Residence

Tilly Residence

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Boca Grande

BOCA GRANDE, FLORIDA

HA Architect AR 013687 AA 0002596

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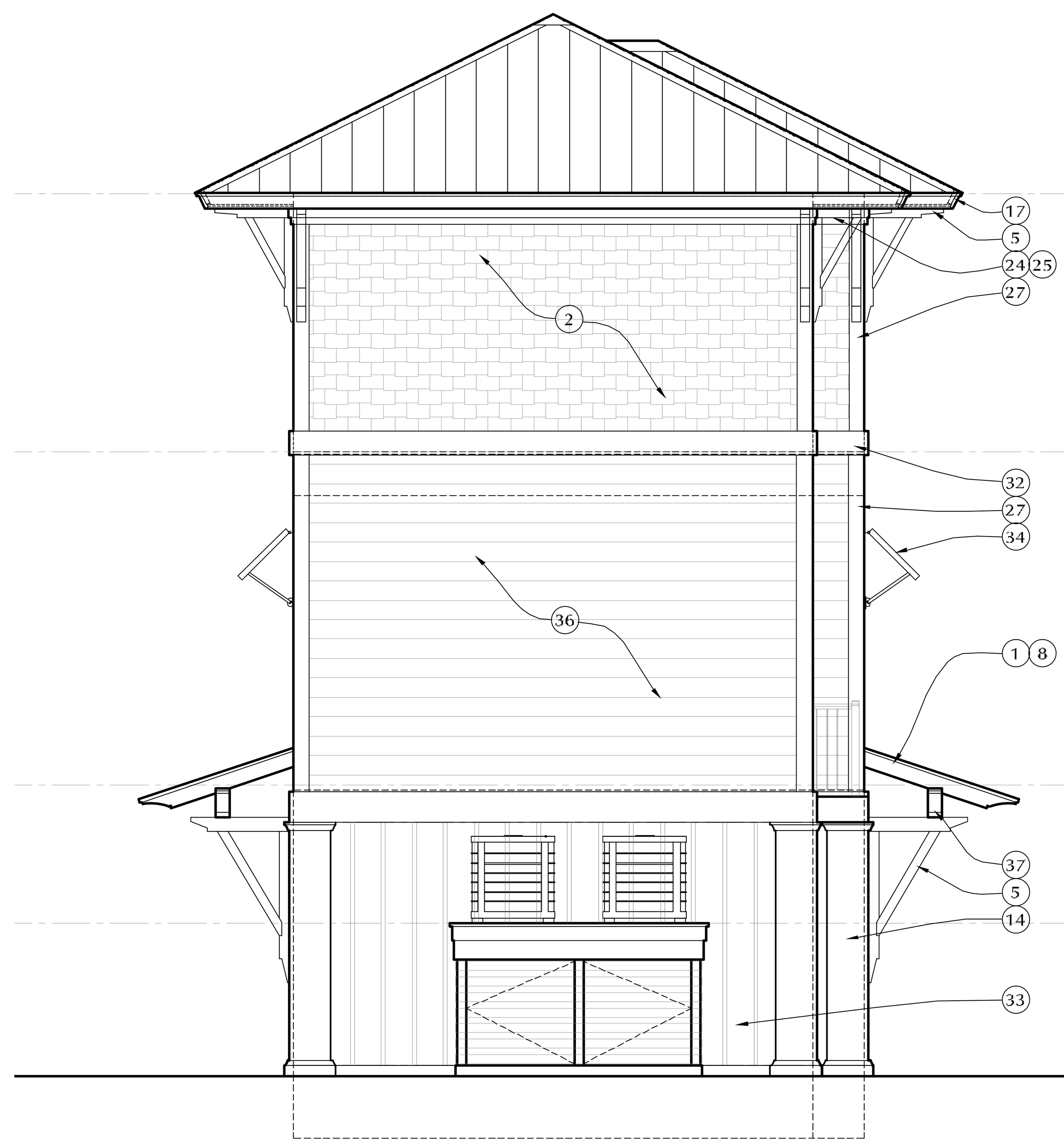
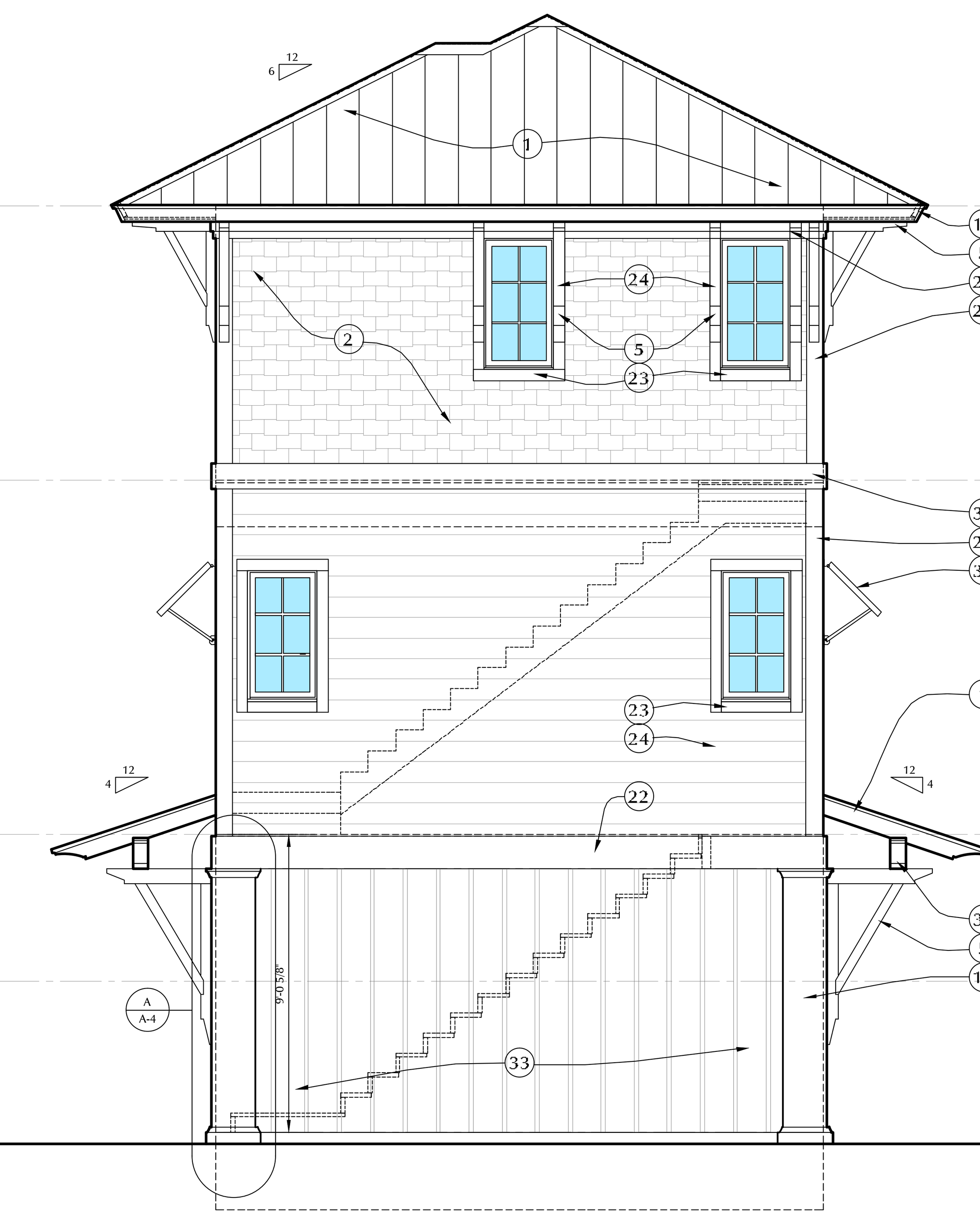
9/26/22	PROGRESS SET
11/17/22	PERMIT SET



East Elevation

SCALE: 1/4" – 1'-0"



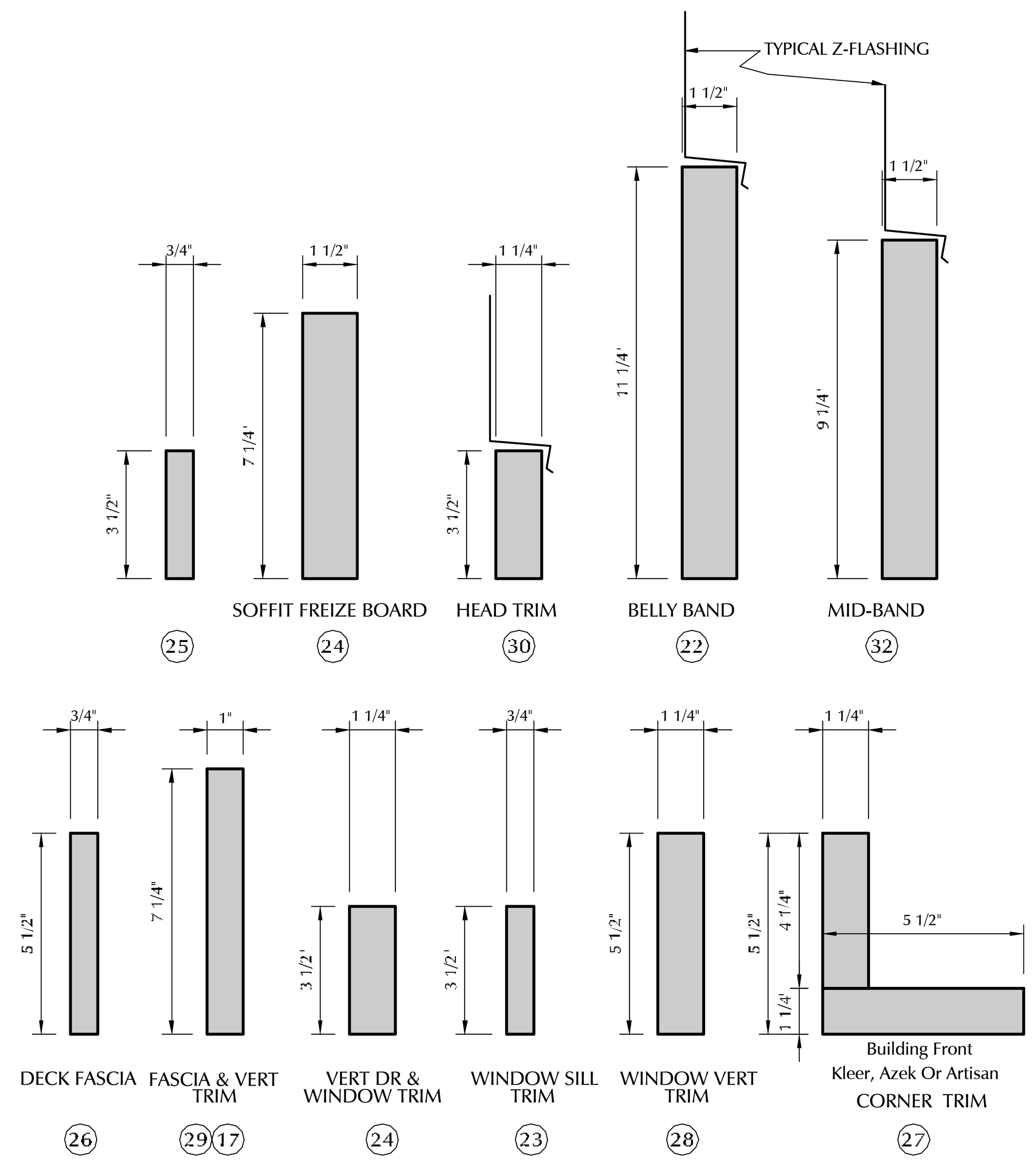
West Elevation

SCALE: 1/4" – 1'-0"

TILLY RESIDENCE ELEVATION KEYNOTES

No.	Keynote	No.	Keynote
1	24 gauge Standing Seam galvalume Prefinished Metal Roof - Color By Owner Basis Of Design Is White.	20	Condenser Platform
2	Hardiplank Shingle Siding - Type By Owner	21	Line Of Roof & Wall Flashing
3	Roof Bearing Line.	22	2 X 12 Azek Belly Band w/ Z-Flash
4	Finished Floor Line.	23	1 X 4 Azek Sill Trim
5	Painted KDAT Brackets	24	2x8 Azek Soffit Frieze
6	Bottom Of Floor Frame	25	1 X 4 Azek Soffit Trim-2
7	Line Of Flood Zone	26	1 x 6 Azek Fascia
8	Shed Roof Per Roof Plan.	27	2x6 Azek Corner Trim
9	Ground Floor Slab Beyond.	28	5/4 X 6 Azek Vertical Window Trim
10	Garage Door Per Plan	29	5/4 X 8 Azek Vertical Window Trim
11	New 36" High Alumn Railing Rail Inserts Per Owner - With Powder Coated Finish - See Detail	30	2 X 4 Azek Head Trim - Z-Flash Top
12	Condenser Platform	31	2x8 Azek Soffit Frieze Trim From Top Of Window To Soffit - Adjust As Required
13	Smooth Hardipanel with PVC Trim	32	2x10 Azek Mid Band Board w/ Z-Flash Top
14	Decorative Finished Column - See Detail	33	Smooth Stucco Finish Over Felt Backed Wire Lath With 1x2 Stucco Battens At 12" Oc
15	8x16 Hydrostatic Relief Opening By Smart Vent With 200 S.f. Of Hydrostatic Relief Potential.	34	Aluminum Bahama Shutter
16	5/4x4 Azek Door Trim - head trim with Z-flashing	35	2-1/2" Thick Stucco Base Band
17	2x6 Square Cut Fascia With 5/4 x 8 req'd Azek Finished Fascia And Drip Edge. See Overhang Details.	36	8-1/4" Smooth Hardiplank Siding - 8" Exposure
18	Fixed Under Transom	37	6x12 KDAT Scrolled Shed Roof Header
19	1x4 Azek Crab Trap Lattice	38	
		39	
		40	

MAX BUILDING HEIGHT



North Elevation

SCALE: 1/4" – 1'-0"

South Elevation

SCALE: 1/4" – 1'-0"

A Single Family Residence

Tilly Residence

171 Damfiwill

Boca Grande

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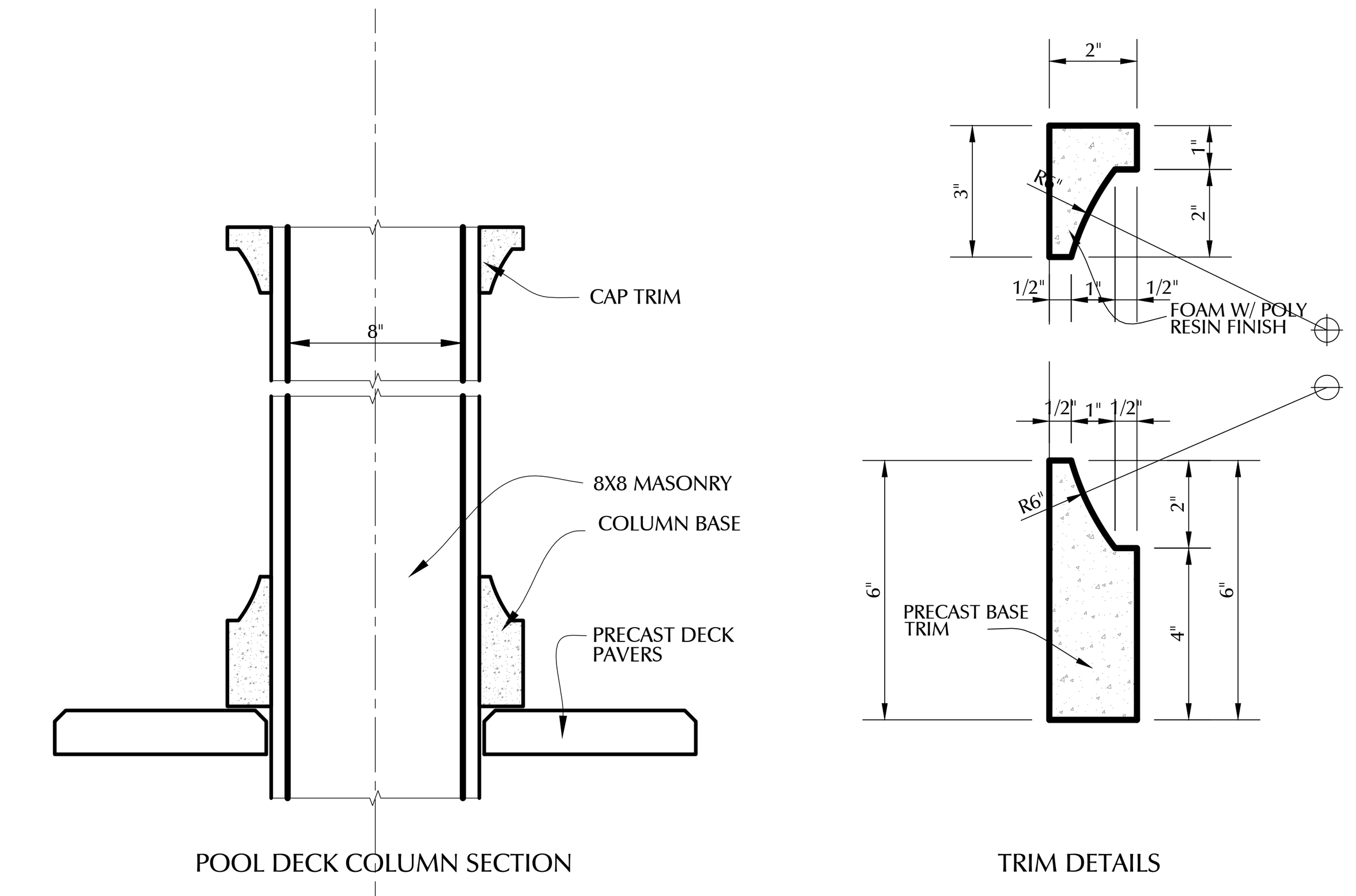
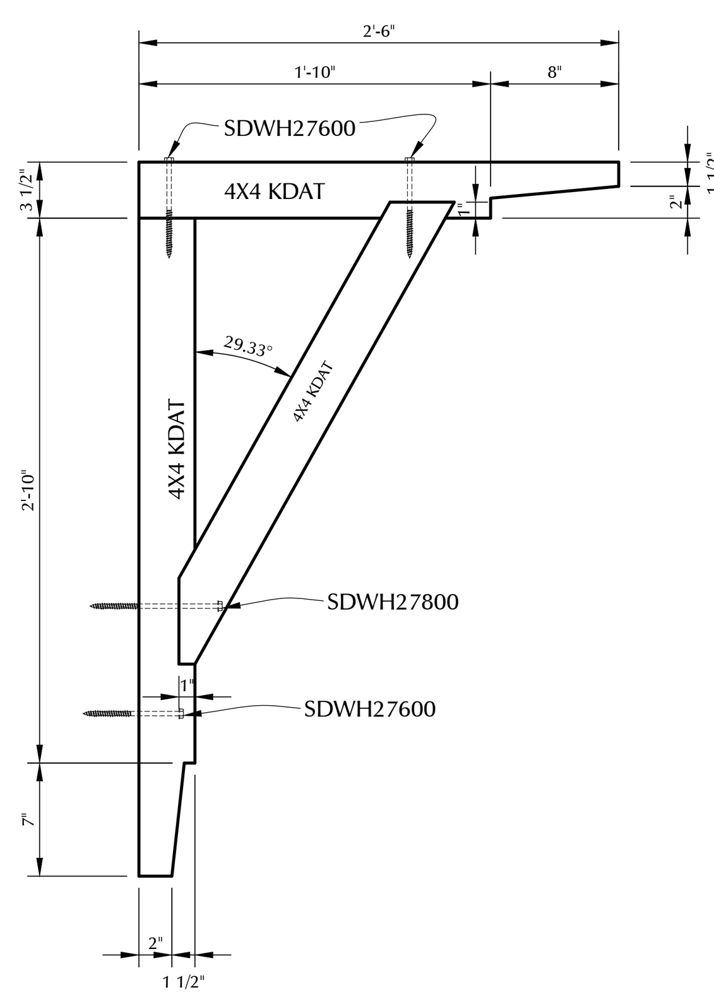
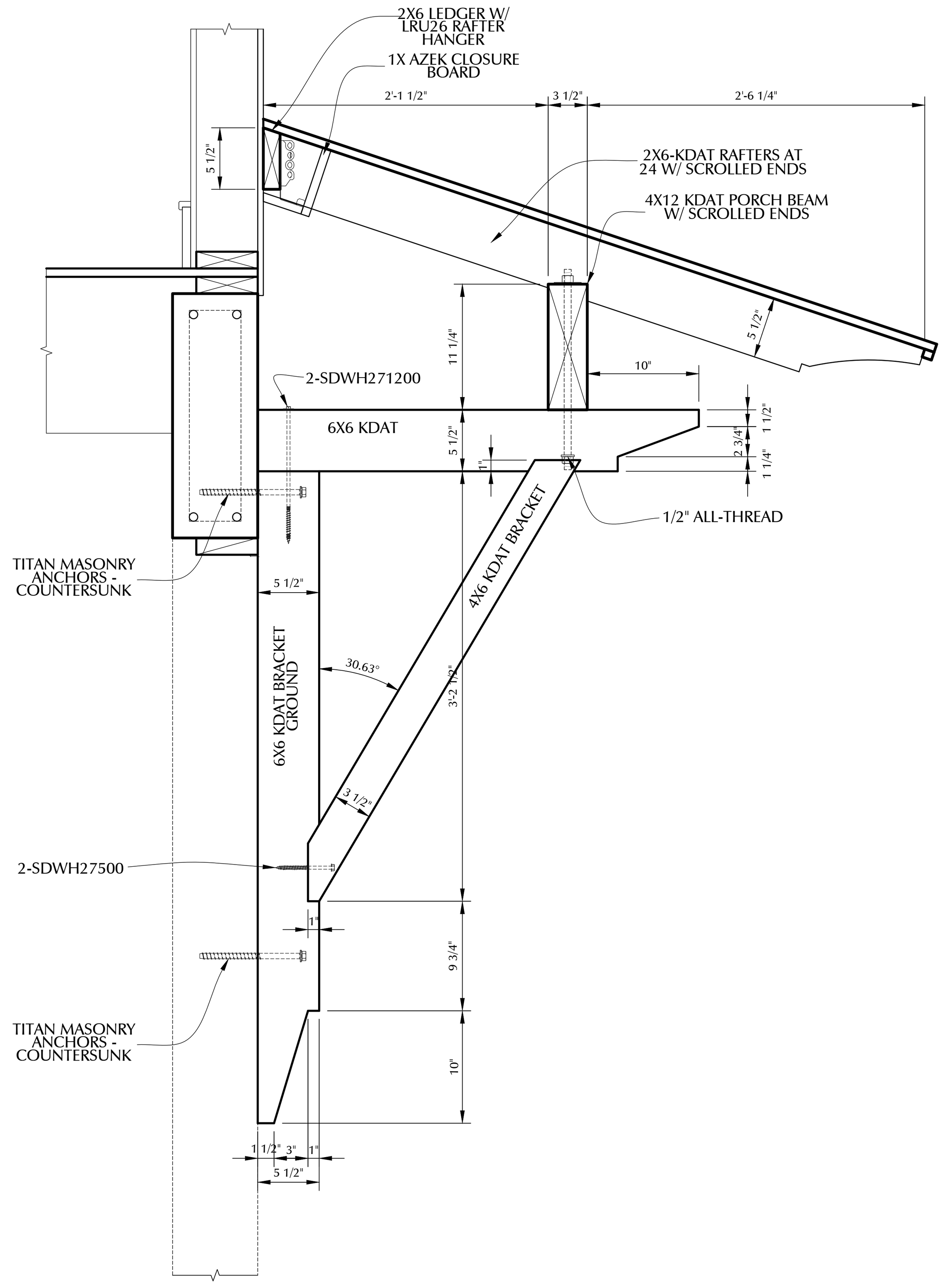


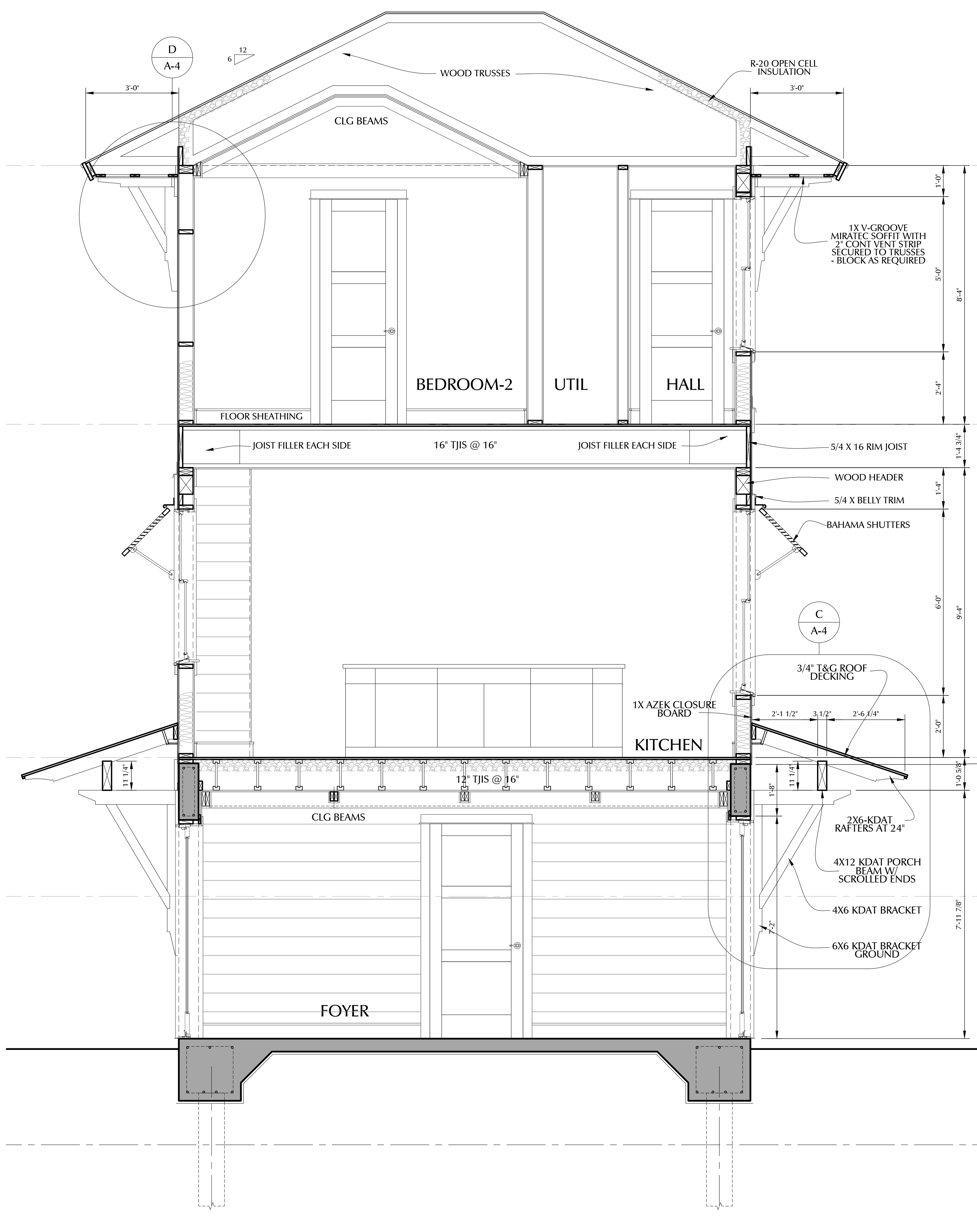
A - Column Trim Detail
SCALE: 1-1/2" = 1'-0"



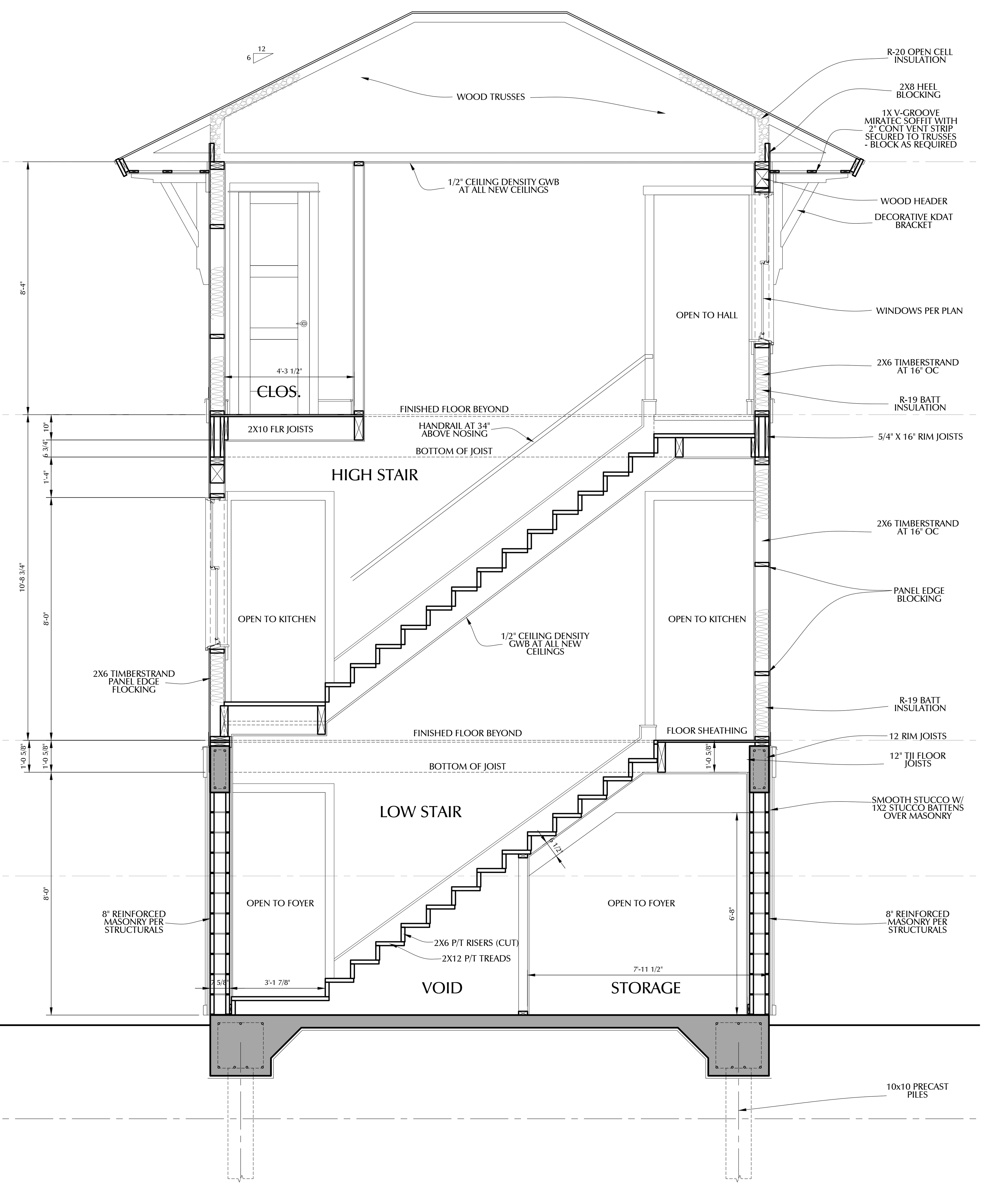
D - Bracket Detail
SCALE: 1" = 1'-0"



C - Bracket Detail
SCALE: 1" = 1'-0"



B - Building Section
SCALE: 3/8" = 1'-0"



A - Building Section
SCALE: 3/8" = 1'-0"

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BOCA GRANDE, FLORIDA

HA Architect

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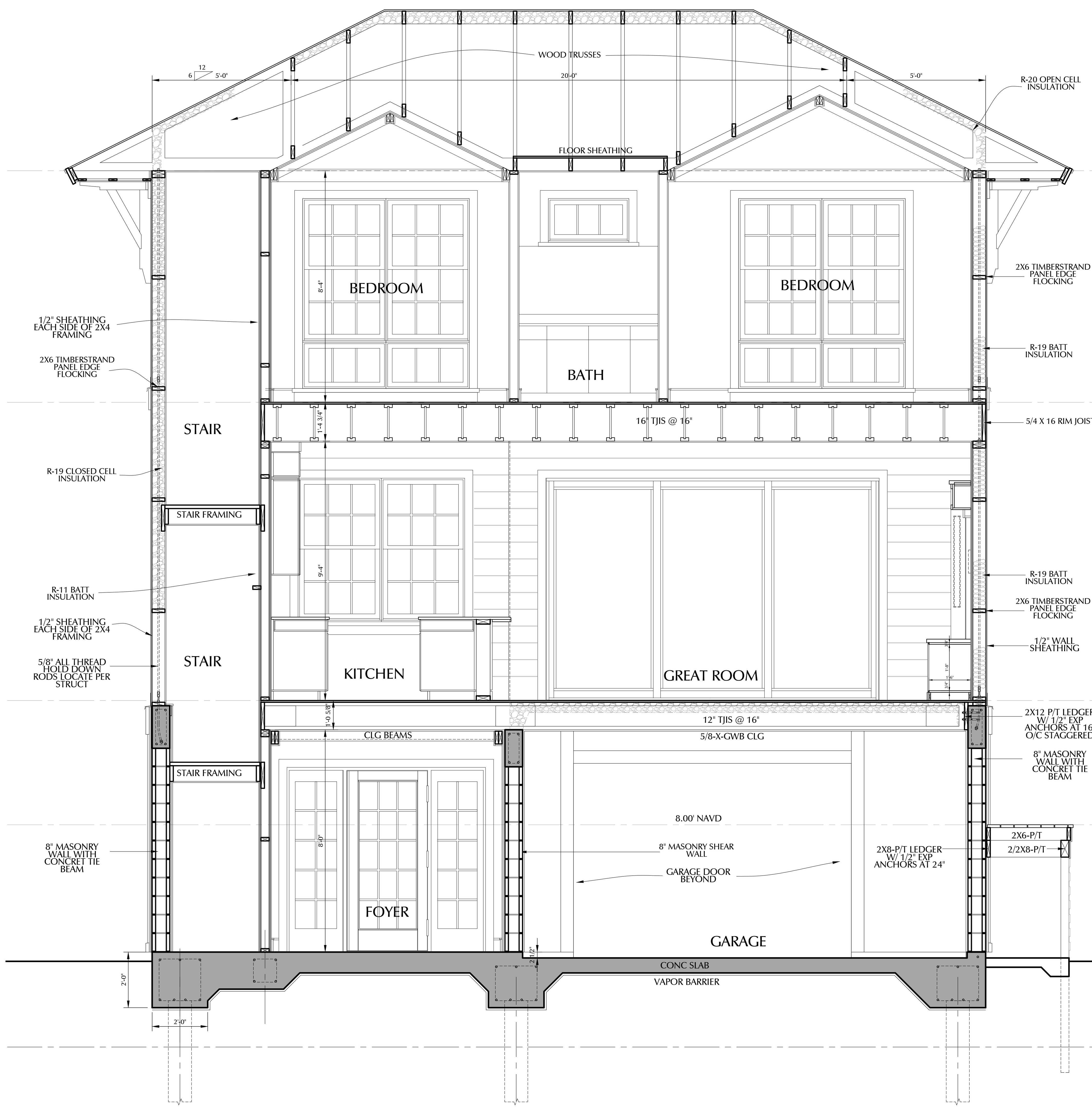
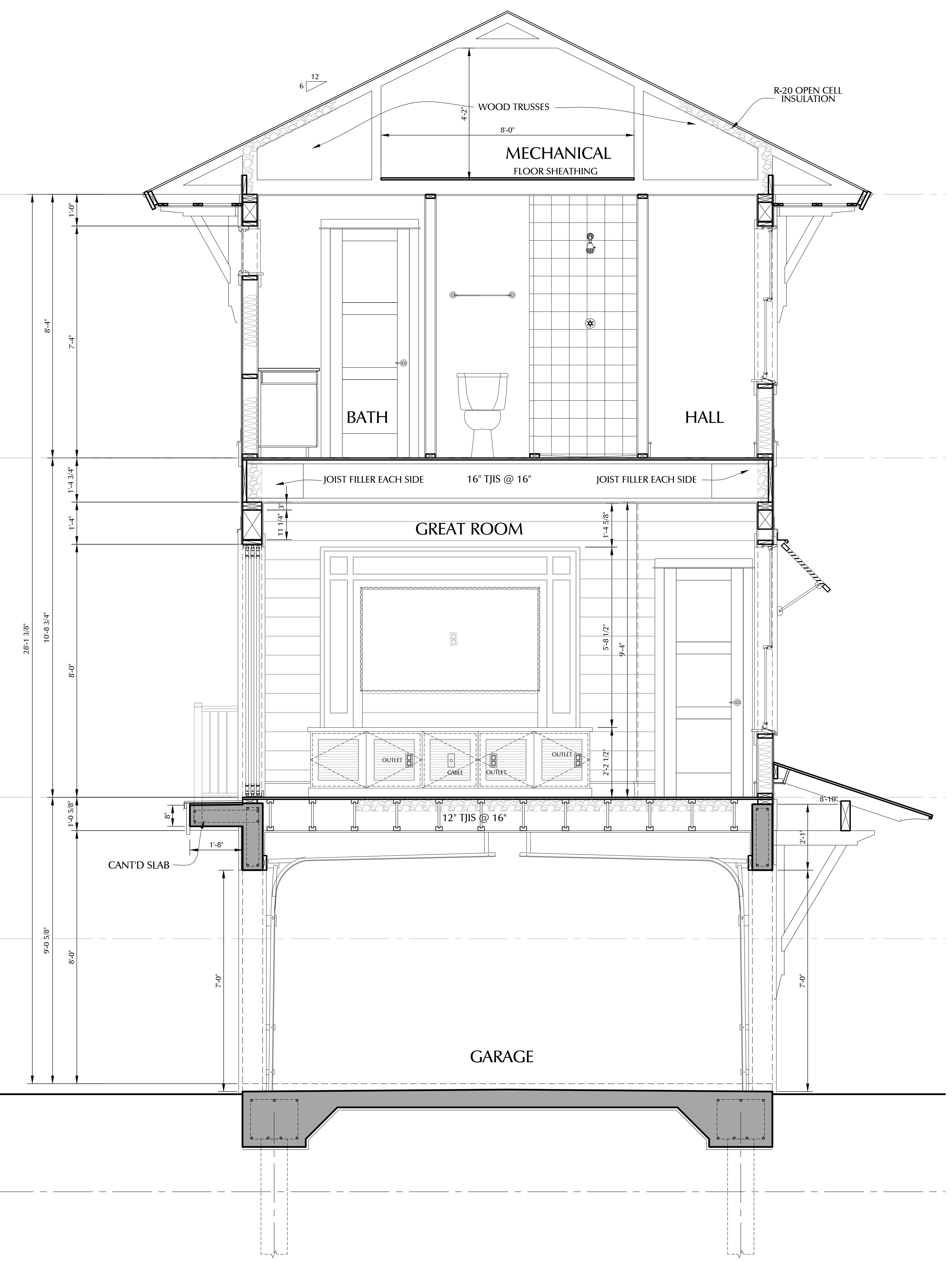


D - Building Section
SCALE: 3/8" = 1'-0"



C - Building Section
SCALE: 3/8" = 1'-0"

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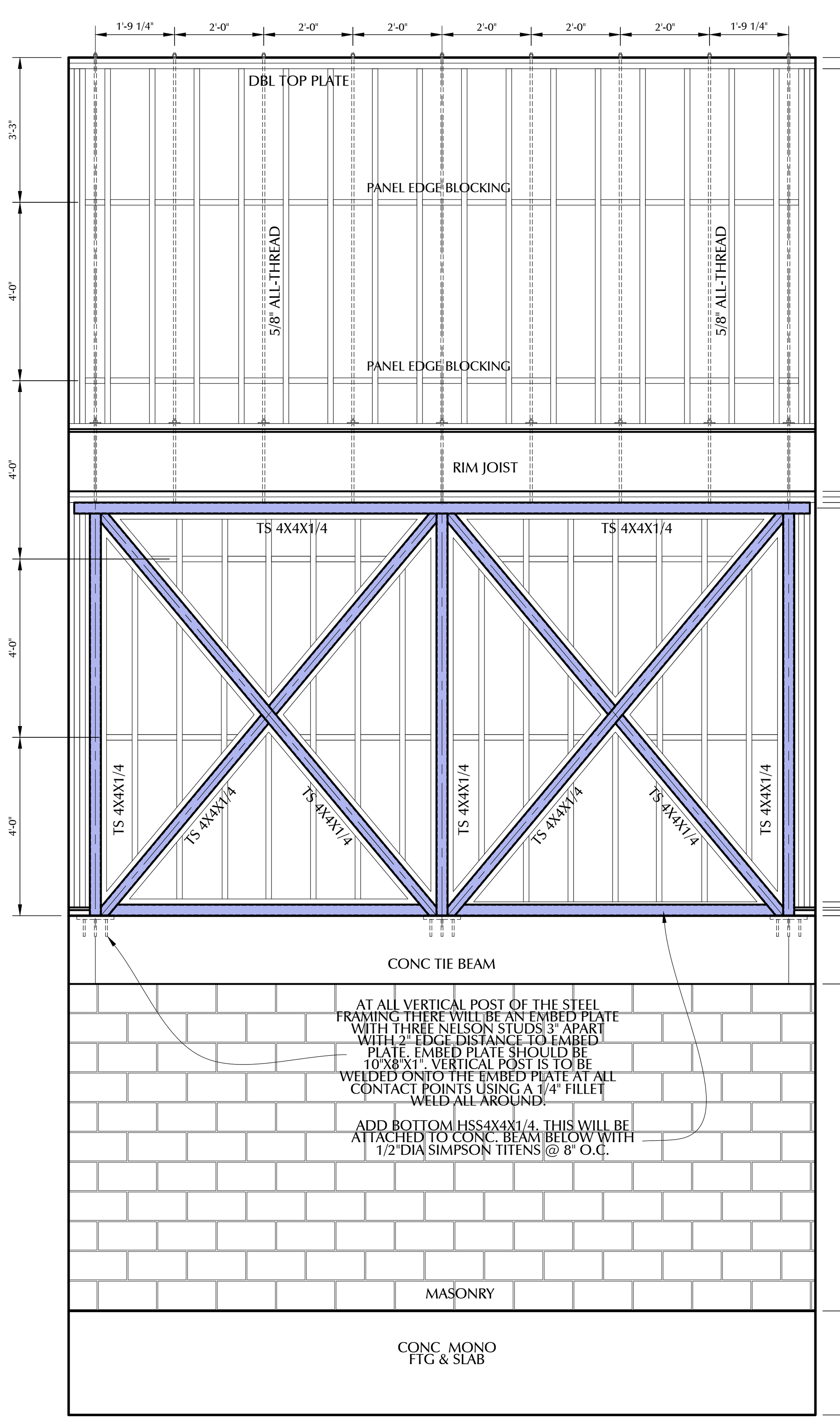
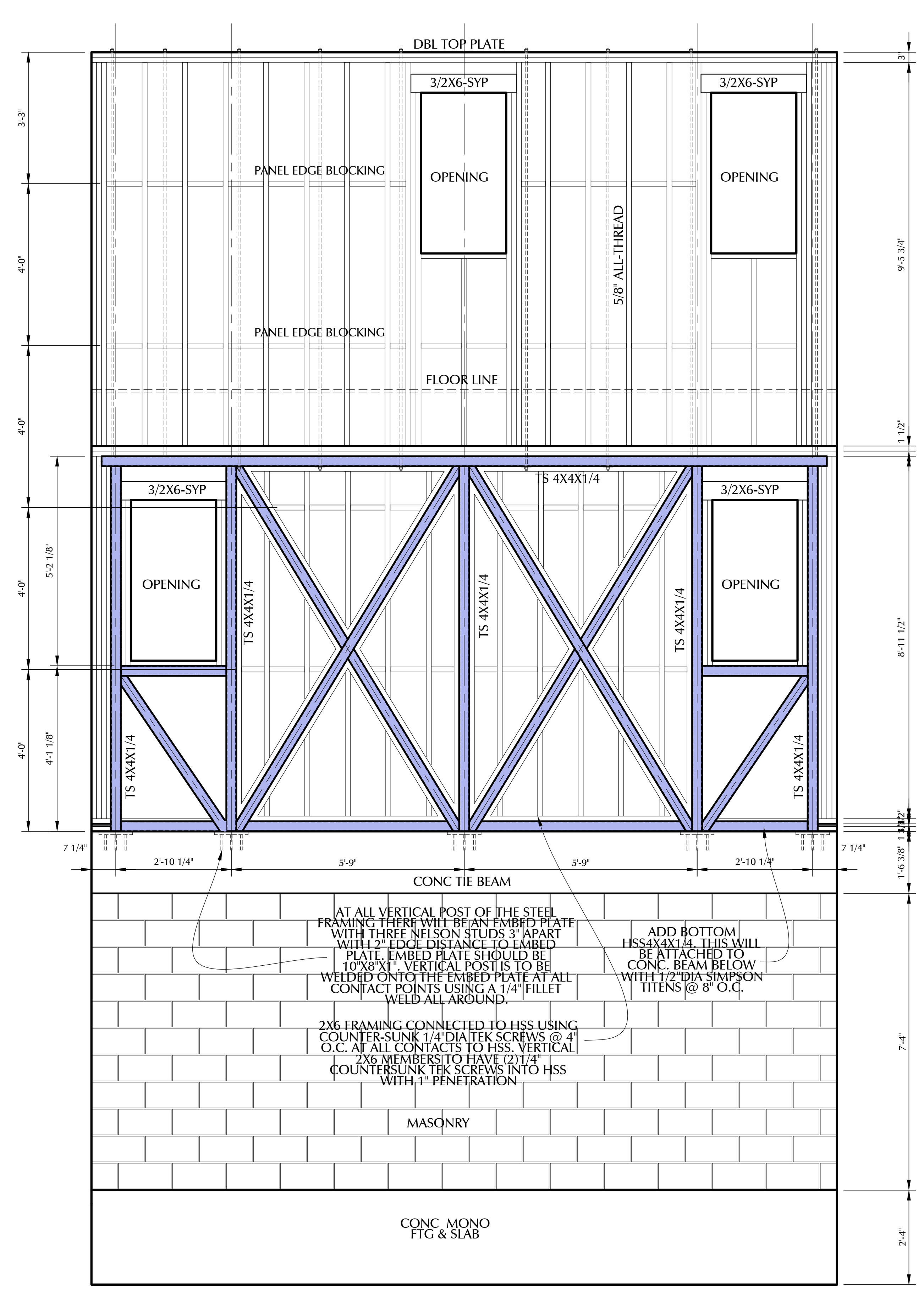


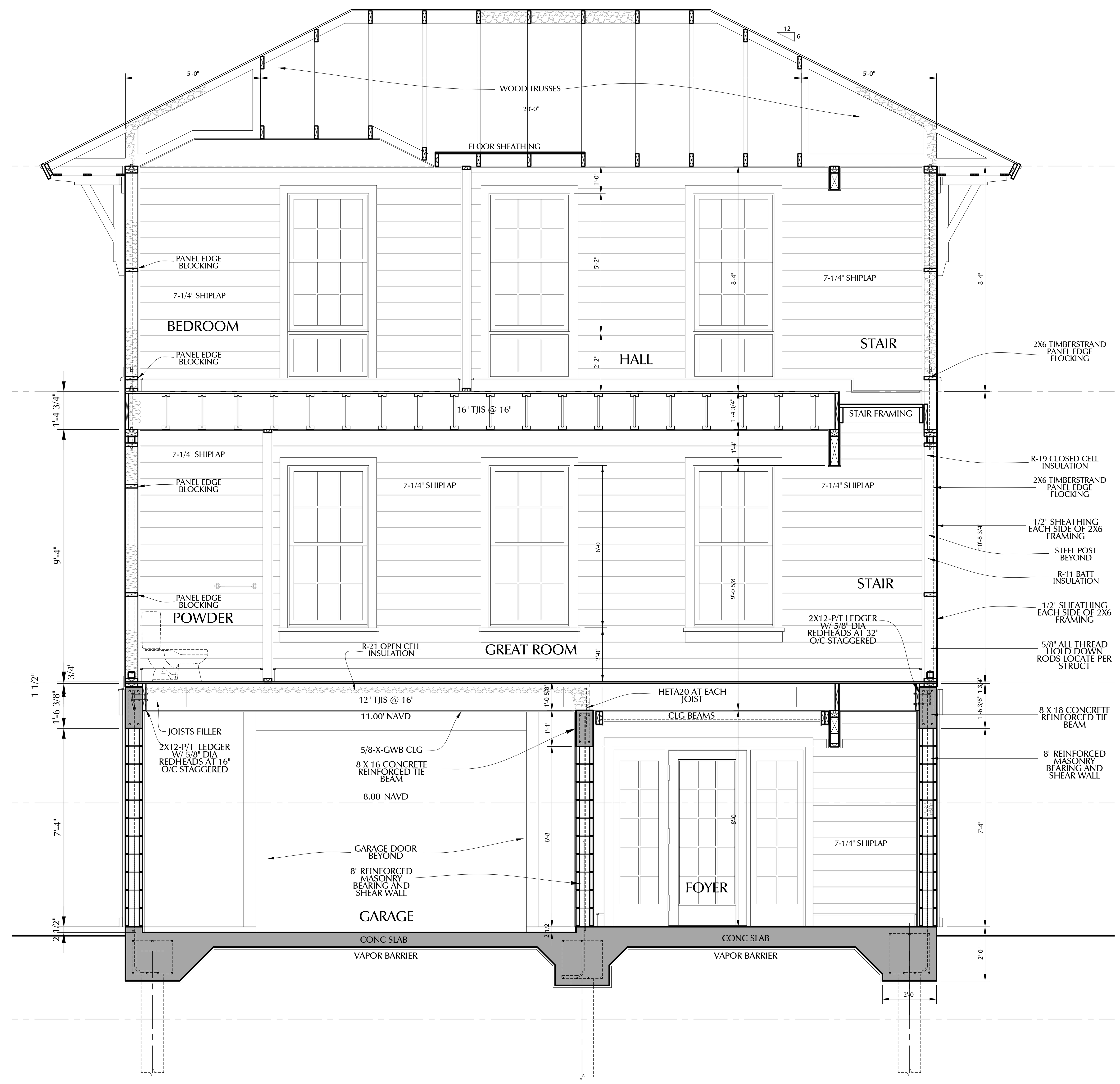
G - Structural Elevation

SCALE: 3/8" = 1'-0"



F - Structural Elevation

SCALE: 3/8" = 1'-0"



E - Building Section

SCALE: 3/8" = 1'-0"

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Revisions	
Date	Description
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9/26/22	PROGRESS SET
11/17/22	PERMIT SET

A Single Family Residence

Tilly Residence

171 Damfiwill

Boca Grande

BOCA GRANDE, FLORIDA

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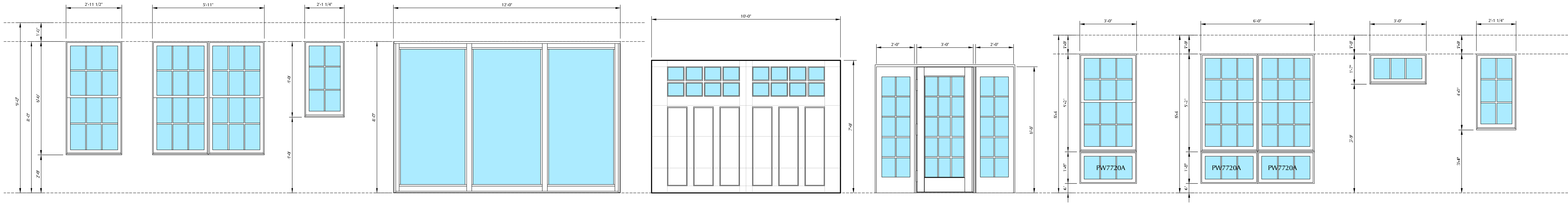


Series	Manufacturer	Unit Size	Design Pressure	FL-Number	Marks
WINGUARD	PGT	26-S/H	+45, -55	FL-239.4	101, 102, 103
WINGUARD	PGT	2-26-S/H	+45, -55	FL-239.4	104
PW7720A	PGT Winguard	Fixed	+50, -55	FL-243.8	105, 106, 107
SGD770	PGT Winguard	12'0 X 8'0	+50, -55	FL-33106.1	101
Series 73	Clopay	10'0 X 7'0	+23, -28	FL-15279.37	003, 004
A-SERIES	Andersen	FWOD3068	+44, -55	FL-14285.2	001, 002
WINGUARD	PGT	25-S/H	+45, -55	FL-239.4	201, 202, 203
WINGUARD	PGT	2-25-S/H	+45, -55	FL-239.4	206, 204
PW7720A	PGT Winguard	Fixed	+50, -55	FL-243.8	205
PW7720A	PGT Winguard	Fixed	+50, -55	FL-243.8	207, 208

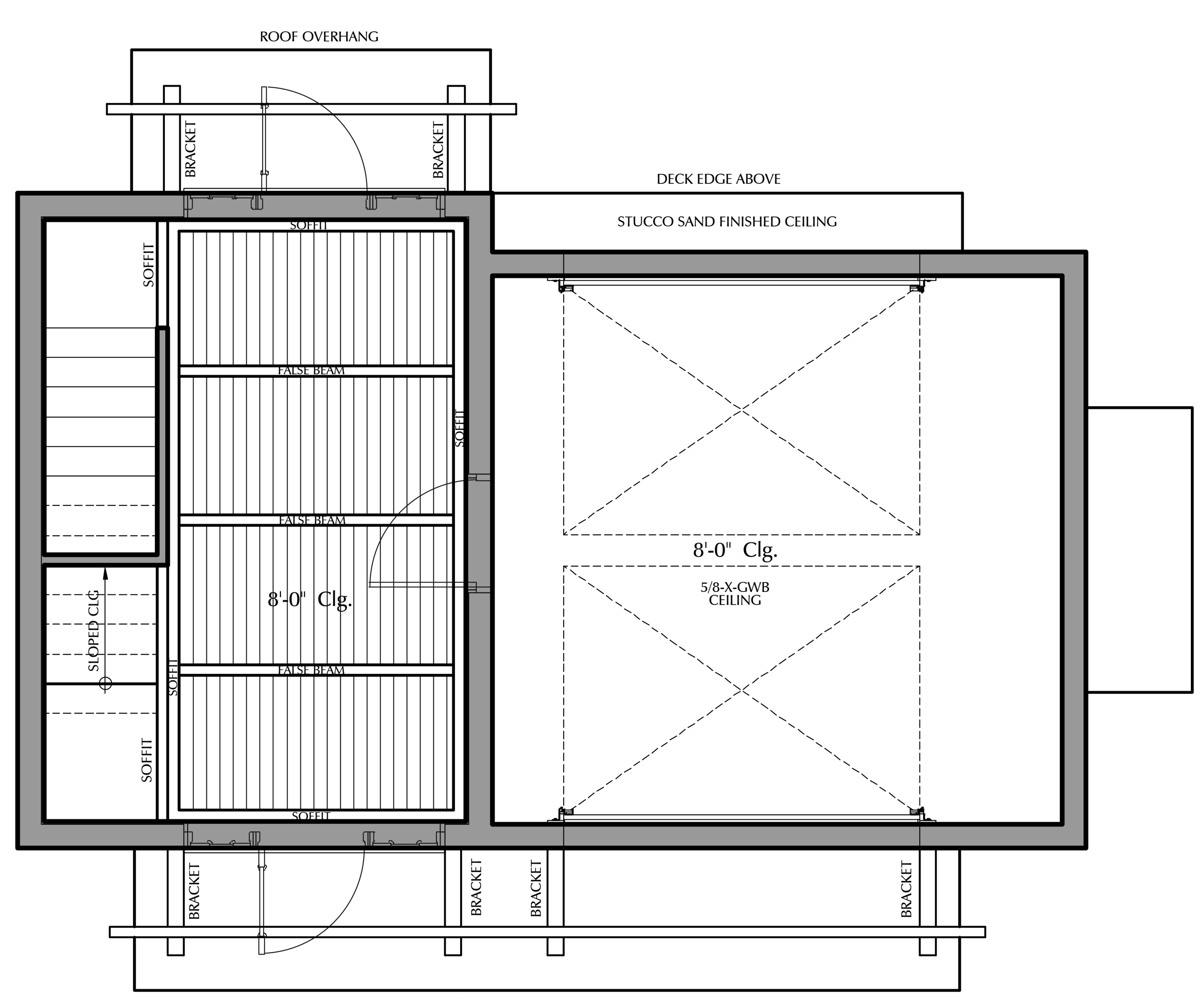
Window & Exterior Door Pressure Requirements Chart Based On 170 Mph Wind Speed (Vult) 132 mph (Vasd) - Exposure "D" - Category II - Mean Roof Height 24' - Roof Angle: 10-30 Deg - End Zone.

R703.4 Flashing

Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTM C1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved corrosionresistant flashings shall be installed at the following locations:

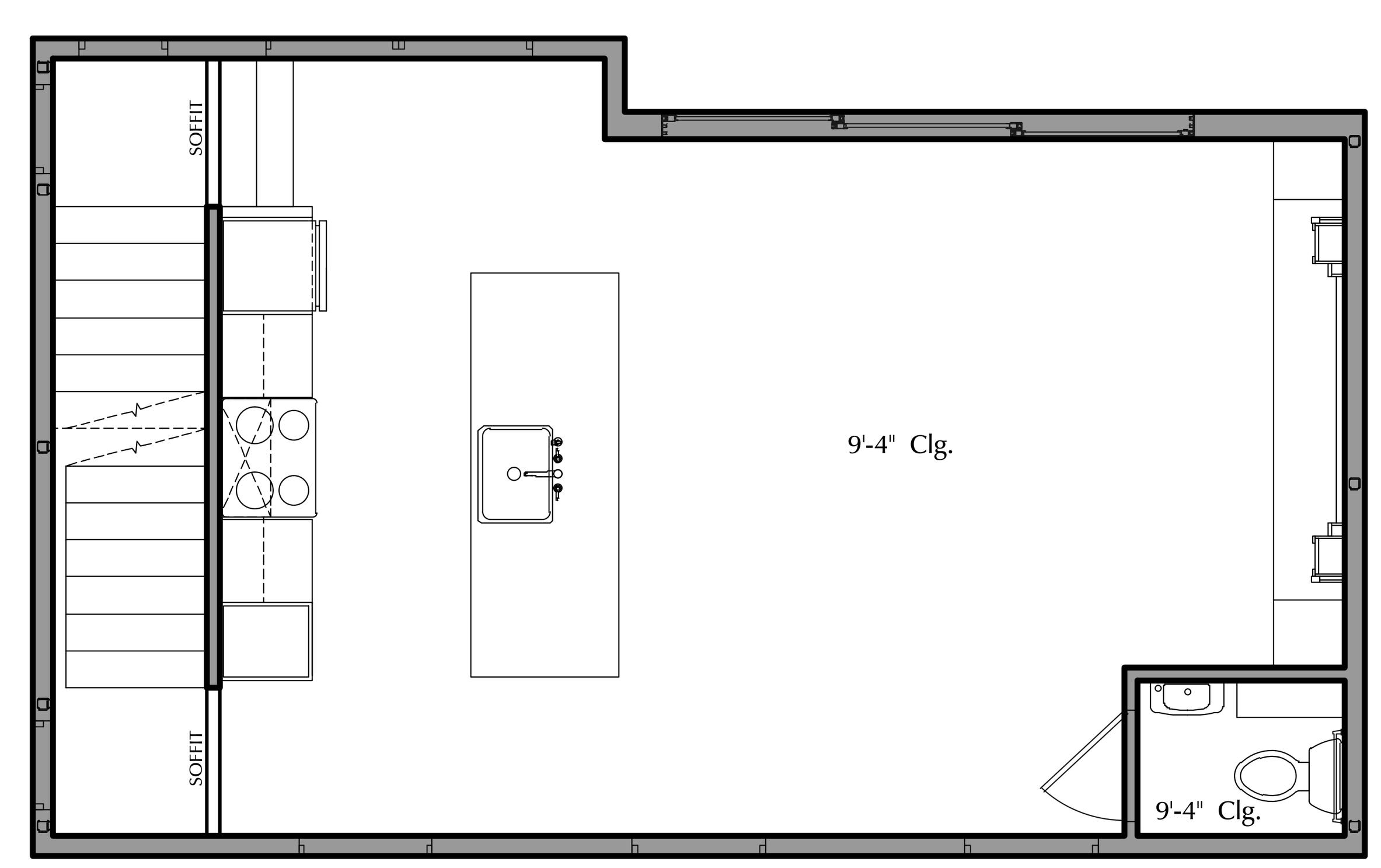
Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1. The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the waterresistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides.



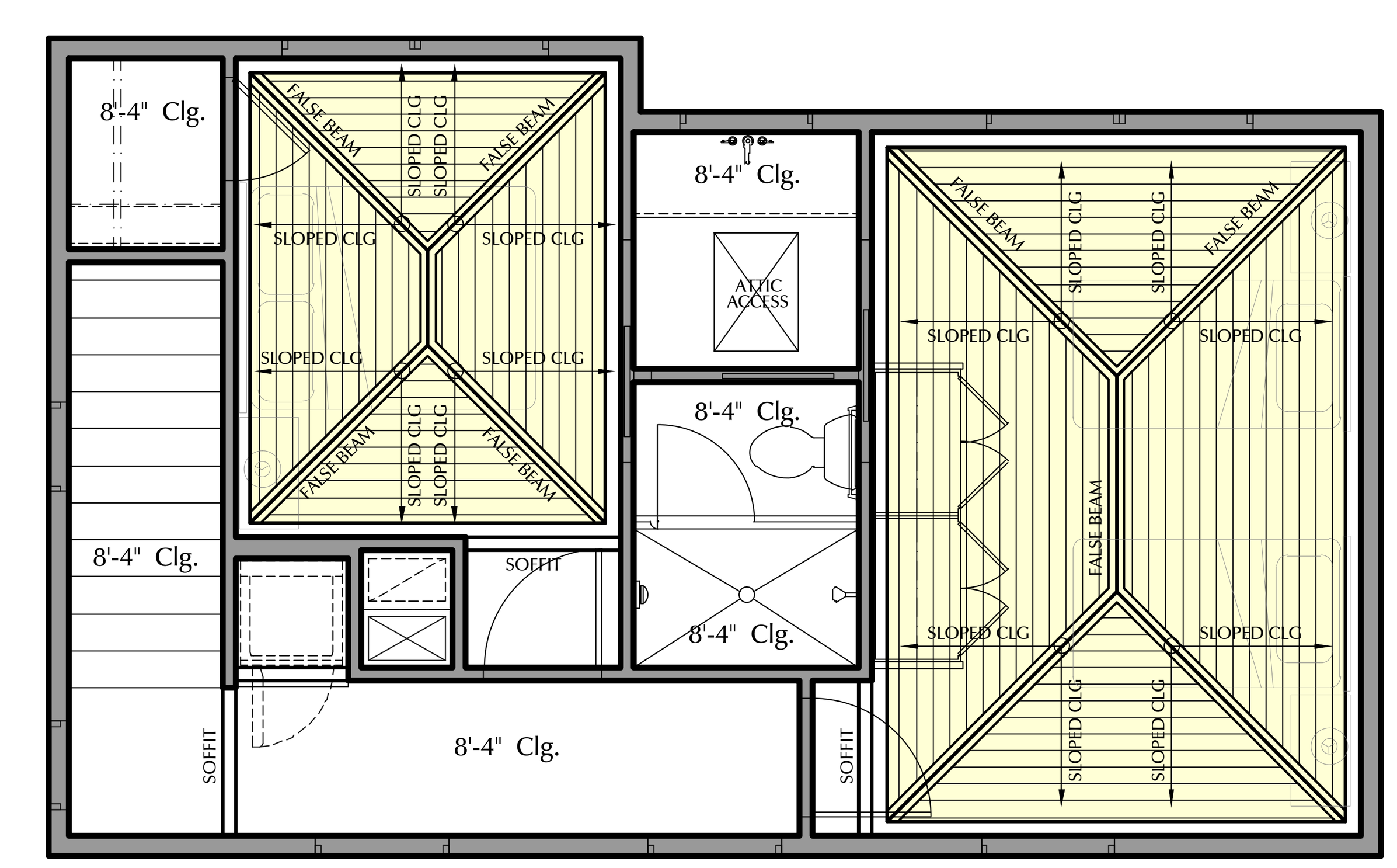
Ground Floor Ceiling Plan

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



First Floor Ceiling Plan

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



Second Floor Ceiling Plan

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

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A Single Family Residence
Tilly Residence
171 Damfiwil
Boca Grande
BOCA GRANDE, FLORIDA

CONSULTING ARCHITECT:
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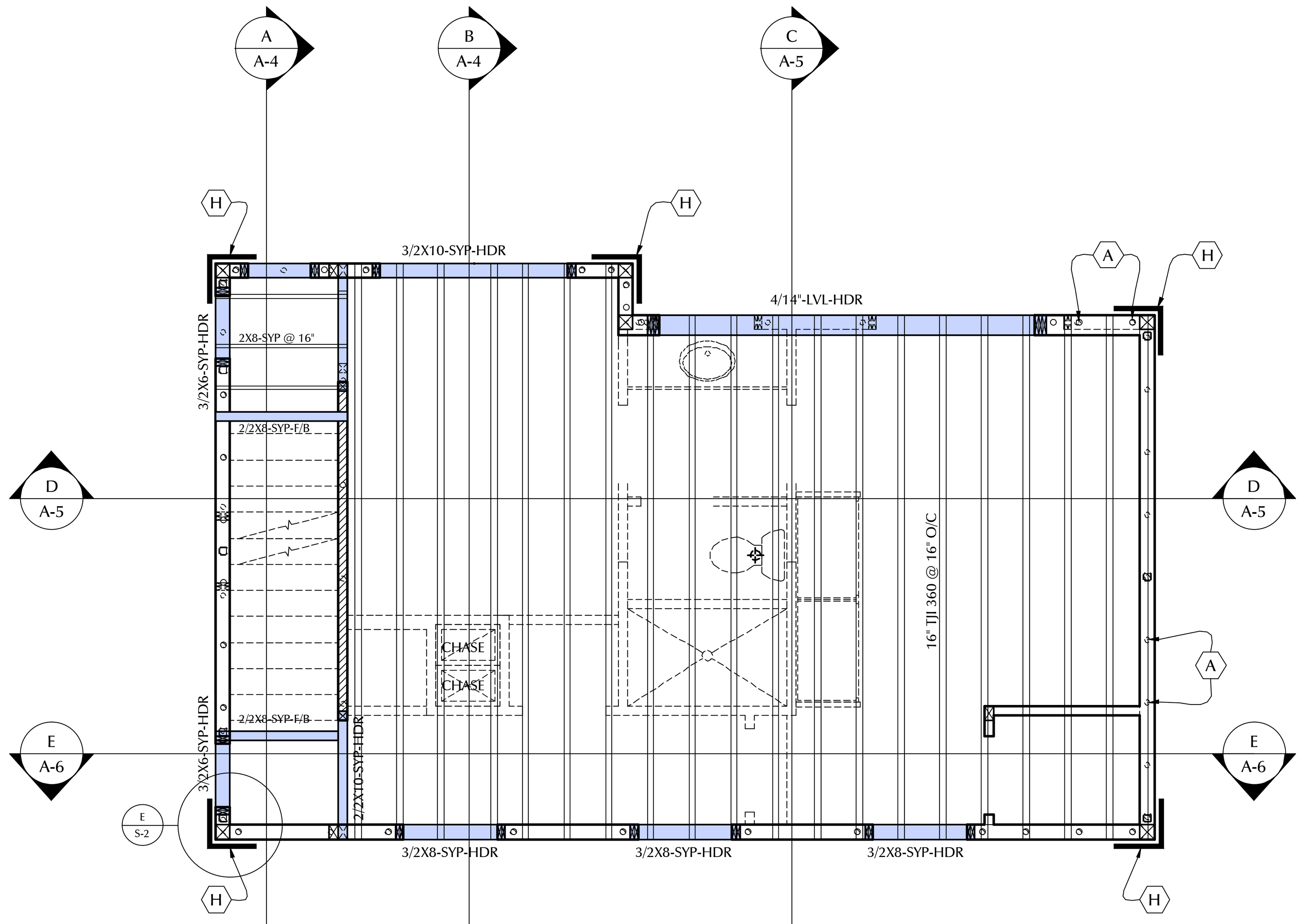
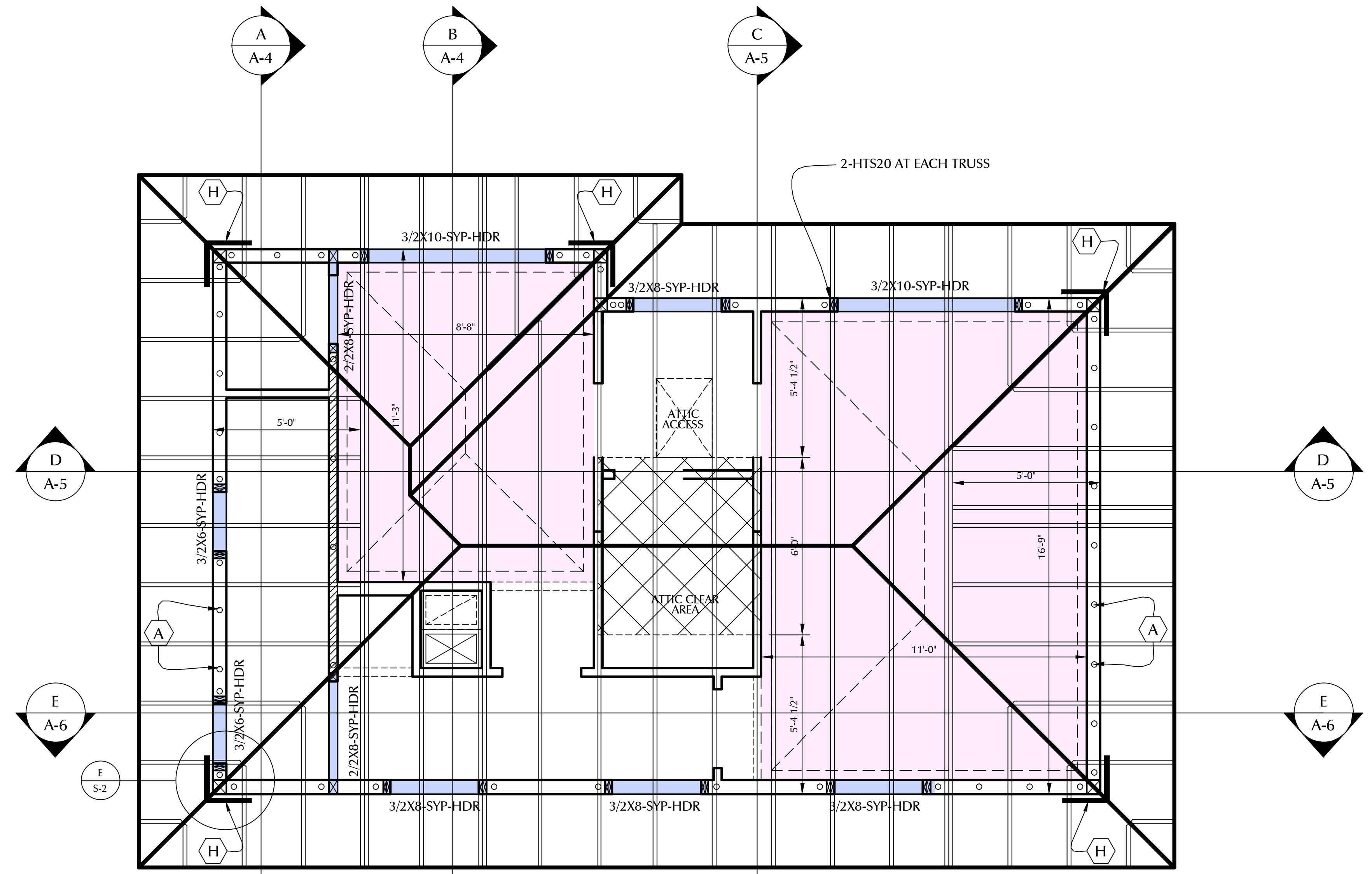
A-7



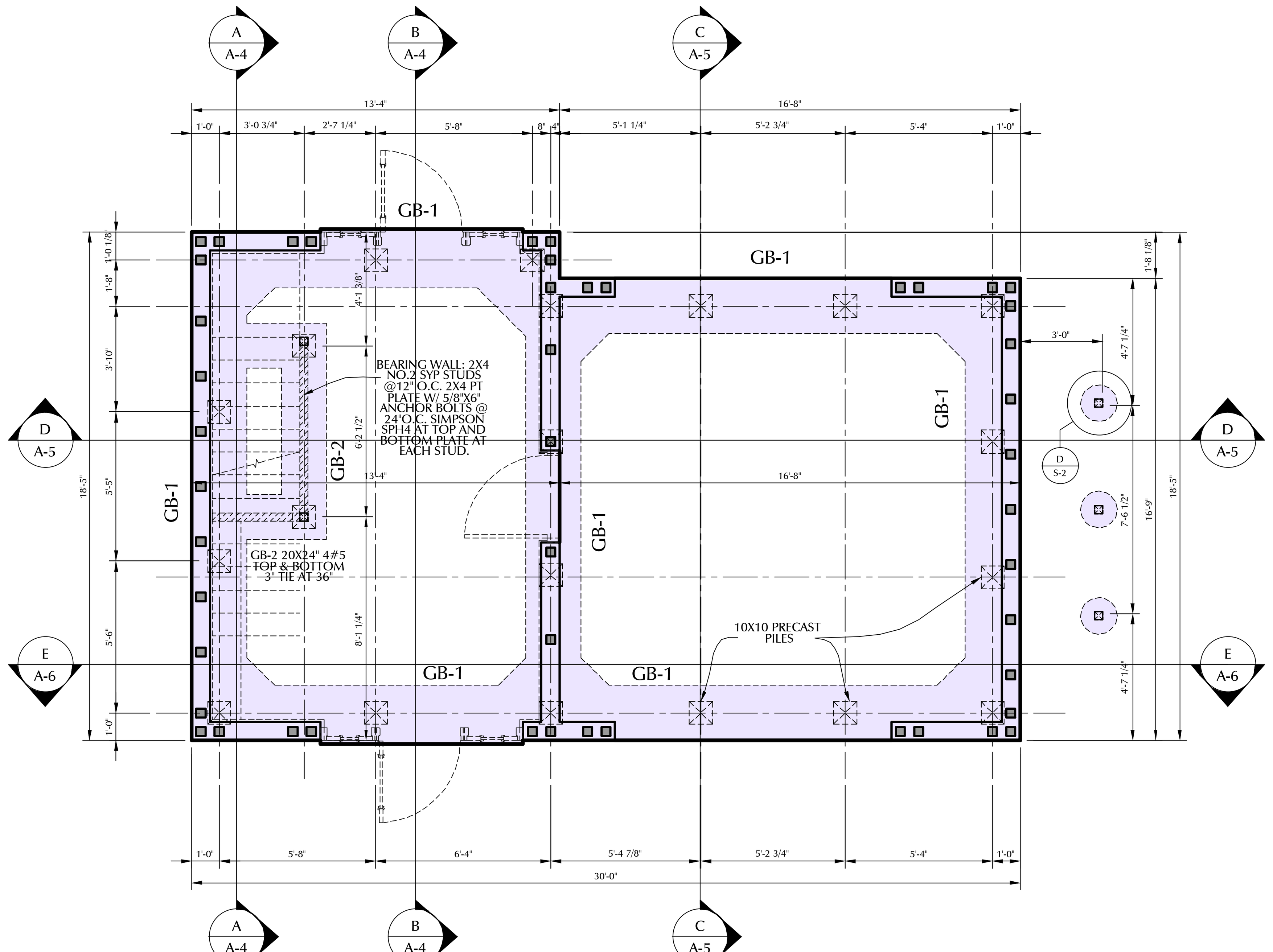
Second Floor Framing Plan

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



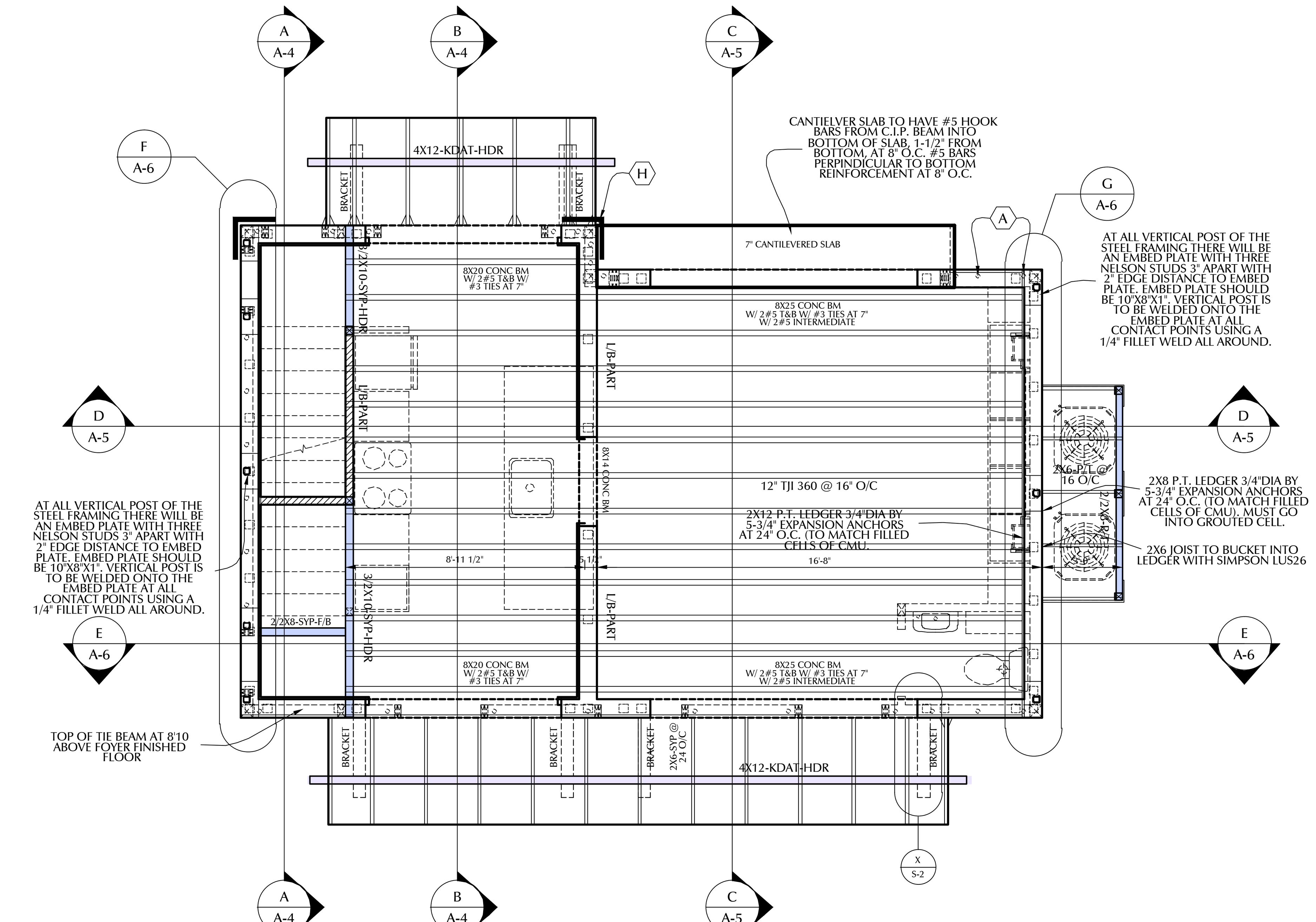
Roof Framing Plan

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



Foundation Plan

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



First Floor Framing Plan

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

Tie Down Schedule

Note: All Tie Down In This Schedule To Be "Simpson" U.N.O.

Mark	Description
A	5/8" Threaded Rod Through Top Plates With 3" X 3" X 1/4" Steel Plate Washer With Nut At Top Of Top Plates. Extend Rod From Top Plates Thru. To New And/or Existing Porch Beam with HTT16 With Standard Washer And Nut At Top Of All Sole Plates. Connect Bottom Of All Rods To Slabs W/ Simpson Base Anchor Bolt Or Epoxy Set 5/8" Dia Bolt At All Locations Where 5/8" Rods Fall Over Specified Glulams Drill Down Thru. Glulam & Use Plate Washer & Nut On Bott. (all Plate Washers & Nuts Exposed To Weather To Be H.d. Galv. Or Stainless Steel) At Locations Where Rods Terminate Before Getting To Stringer Provide Plate Washer And Nut At Bottom Of Floor Beam & Tie Each End Of Floor Beam Down W/ Specified Tiedown. Locate Rods Ea. Side Of Doors & Window Openings & At Ea. Outside Corner & At 4'-0" O/c U.n.o. See Detail
B	(1)-ST6224: Post To Header (2500 LBS)
C	(2)-ST6224: Post To Header / Floor Beam To Post (5000 LBS)
D	(4)-HTS20: High Capacity Twist Straps (5000 LBS)
E	(1)-HTS20:High Capacity Twist Straps (1400 LBS)
F	(2)-HTS20: High Capacity Twist Straps (2600 LBS)
G	(2)-H2.5A CLIPS (1000 LBS)
H	MSTA36: At Top Plate And At 48" O/c Set Horizontal At Wall Panel Blocking
J	HUS210, HUSC210 / HUS210-2, HUSC210-2 / HUS210-3, HUSC210-3 HANGER: OR HUR/L210 SKEWED HANGER FOR 2x10 & 2x12
K	HUS410 HANGER AT JOIST TO BEAM.
L	HGUS5.50-12 HANGER.
M	HGUS412 HANGER: (R-9600 lbs - U-5045 lbs)
N	HUS28 / HUS28-2 / HUS28-3 HANGER / UR/L28 SKEWED HANGER FOR 2X8
O	(1)-HTT5: Secure To Truss And To 5/8" Dia All-thread Continuous To Floor Beam or Stringer. (4700 LBS)
P	(2)-HTT5: Secure To Truss And To 5/8" Dia All-thread Continuous To Floor Beam or Stringer. (9300 LBS)
Q	(1)-HD19: Secure To Truss And To 1-1/4" Dia All-thread Continuous To Floor Beam or Stringer. (19,000 LBS)
R	(1)-HD12: Secure To Truss And To 1-1/8" Dia All-thread Continuous To Floor Beam or Stringer. (12,000 LBS)
S	(1)-HD9B: Secure To Truss And To 7/8" Dia Bolts Continuous To Floor Beam or Stringer. (10,035 LBS)
T	CCQ88SDS2.5: 90 Deg Post To Beam Or Beam To Truss Connector (7145 Lbs)

This Design & Engineering Is Based On The Truss Placement Plan Uplift Loads - The Contractor Shall Verify These Loads Per Tpi Engineering.

Substitute Connectors May Be Used In Lieu Of Specified To Meet &/or Exceed Loads Indicated On Tpi Sheets. Substitutions Must Comply W/ Manfacturer's Installation Instructions.

The truss manufacturer's layout appears to be in substantial compliance with the submitted plans. All reactions and uplifts have been coordinated with the aforementioned documents.

Truss Manufacturer: Kimall Lumber Supply
Roof Truss Job Number: KJ#220684

Comm: 2022
Drawn: T.W.H.
Checked:
Date: 1/31/2022

Revisions

Date	Description
7/21/22	PROGRESS SET
8/31/22	PROGRESS SET
9/7/22	PROGRESS SET
9/26/22	PROGRESS SET
11/17/22	PERMIT SET

A Single Family Residence

Tilly Residence

171 Damfiwil

Boca Grande

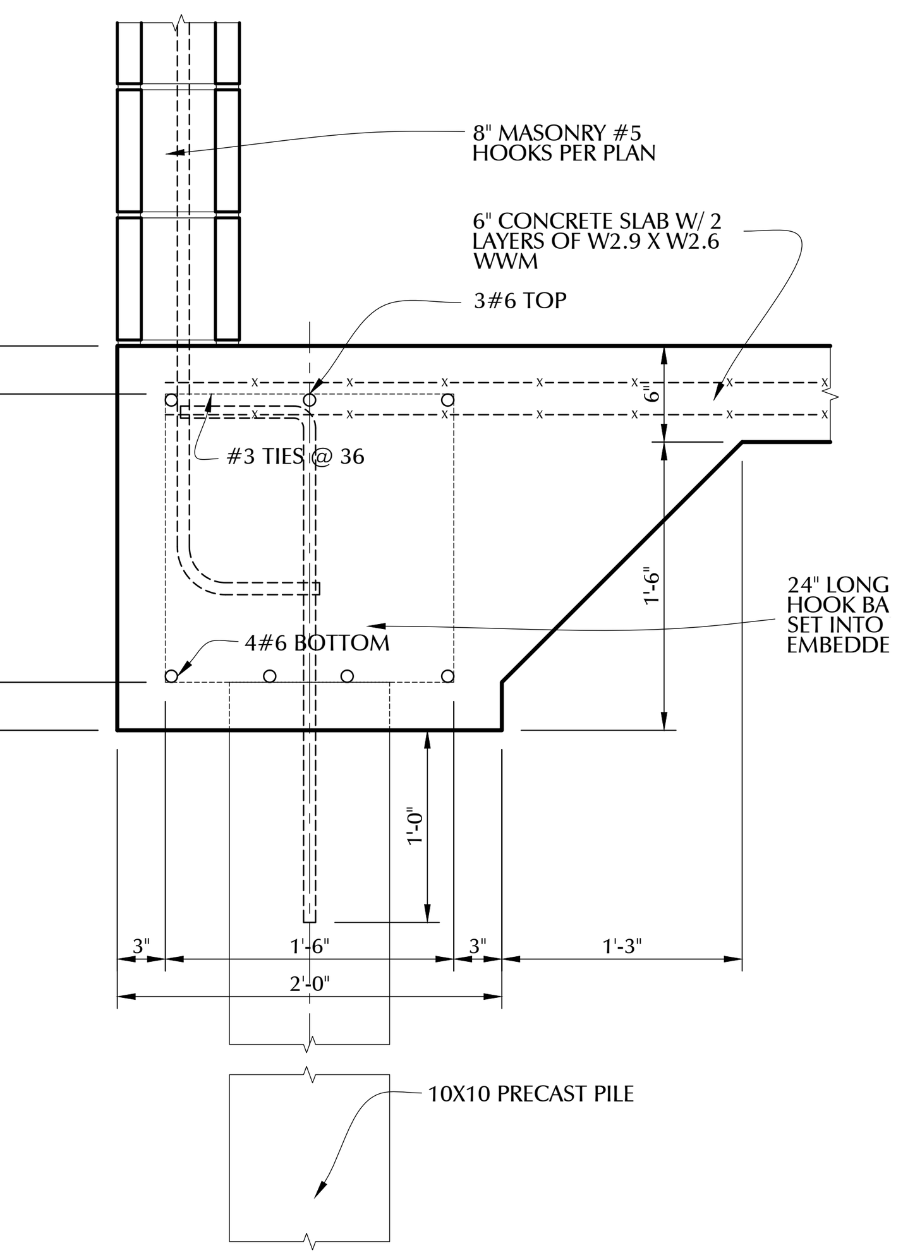
BOCA GRANDE, FLORIDA

HINKLE ARCHITECTURE INC.

CONSULTING ARCHITECT:

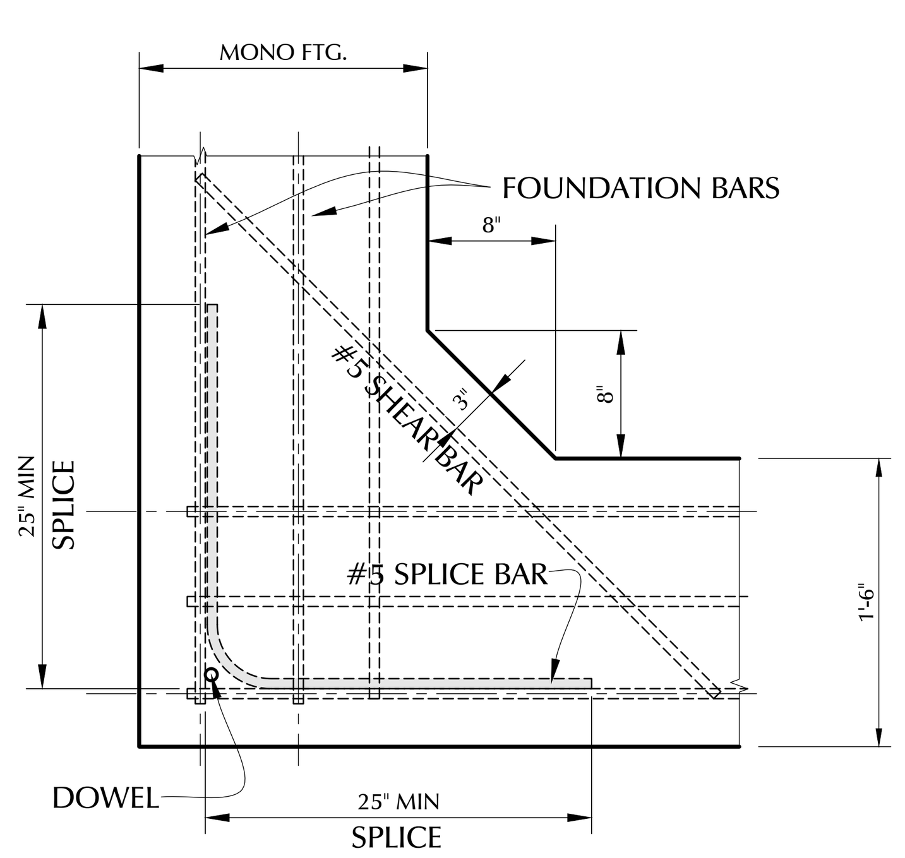
SHEET

S-1



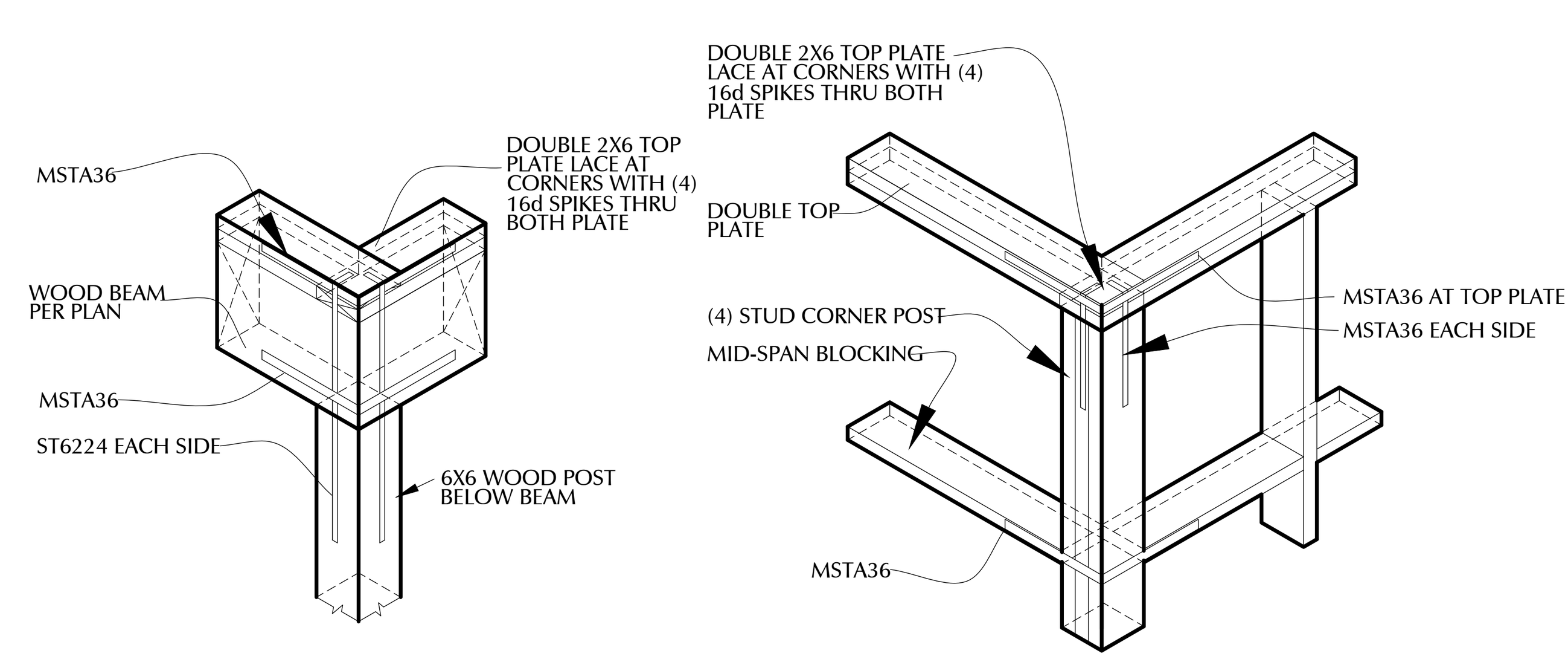
Typ Grade Bm. Det.

SCALE: 1" = 1'-0"



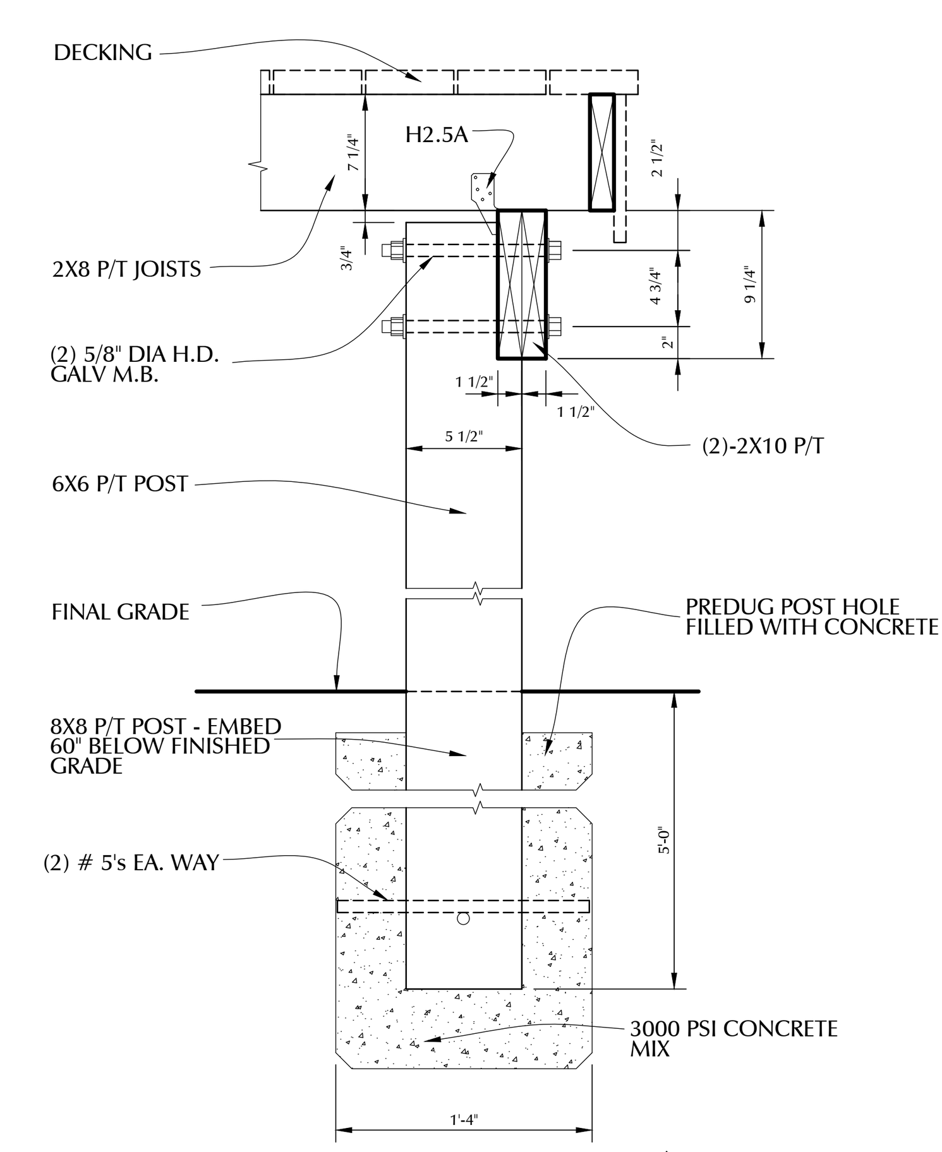
Corner Grade Bm. Det.

SCALE: 1" = 1'-0"



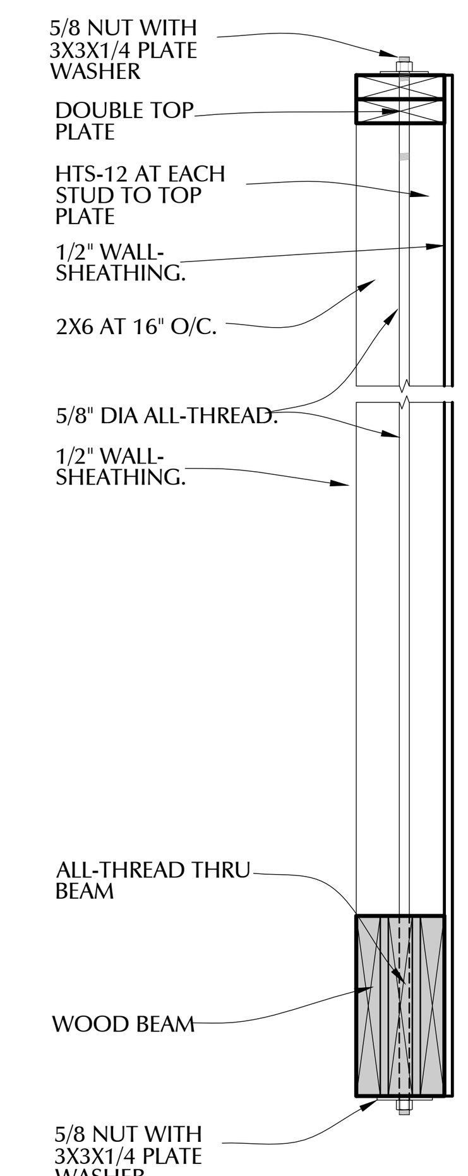
Corner Strap Detail

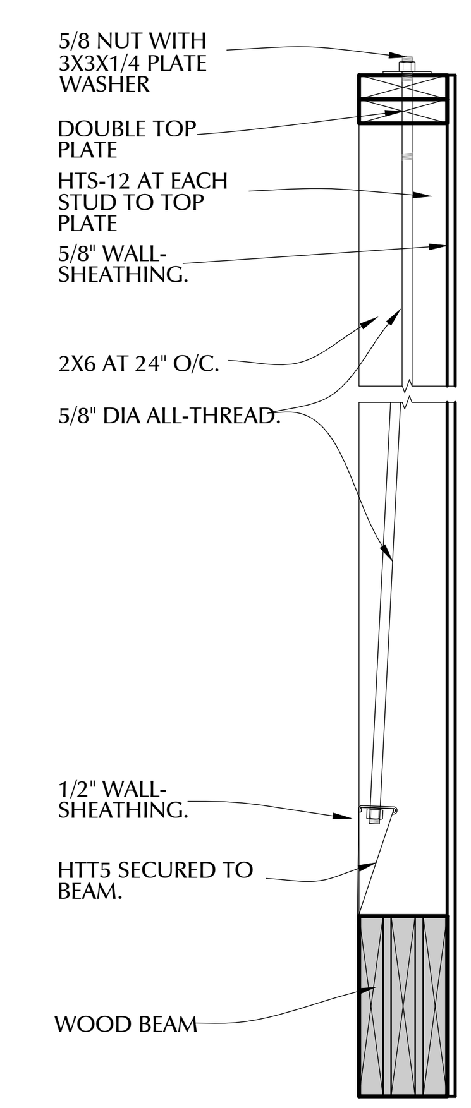
SCALE: 1" = 1'-0"

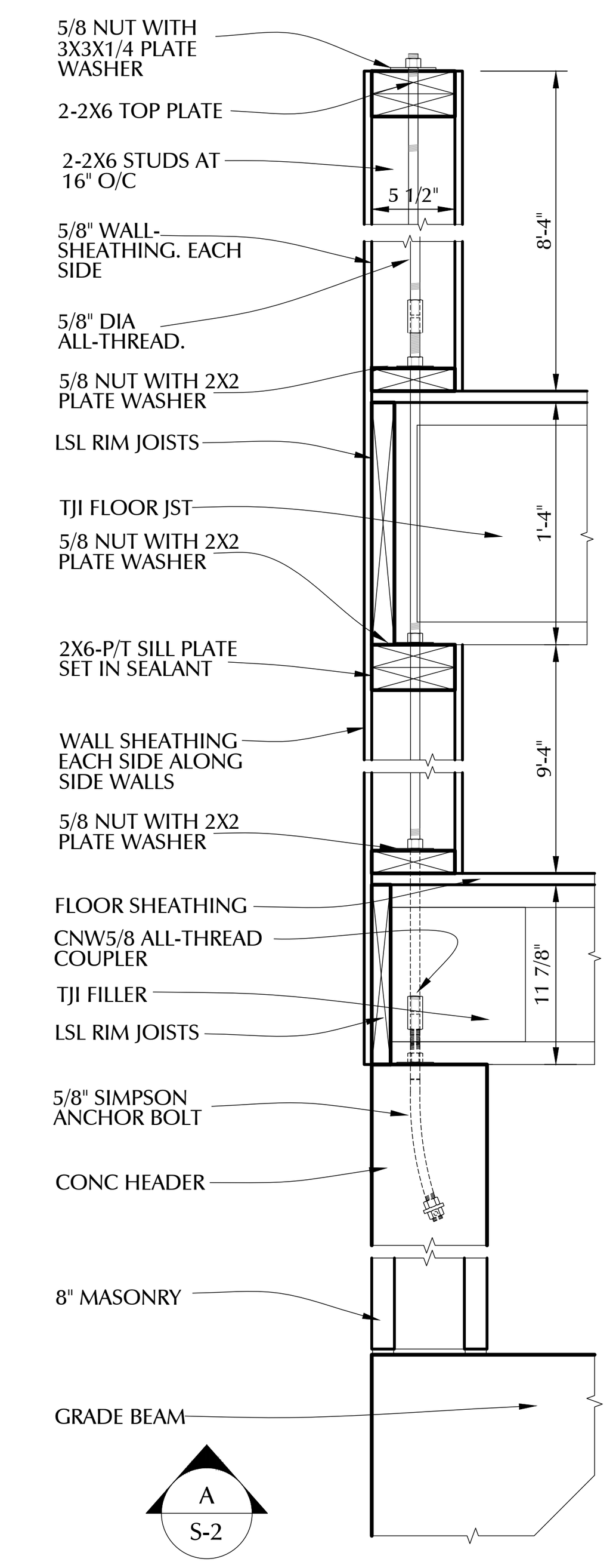


A/C Pad Detail

SCALE: 1" = 1'-0"







All-Thread Details

SCALE: 1" = 1'-0"

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Boca Grande

BOCA GRANDE, FLORIDA

HA AIA Architect
AR 013687
AA 0002596

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CORPORATE REGISTRATION
PH:(239) 542-7686

SHEET

S-2

Foundation Notes:

Pile Spec's

1. All Pilings Shall Be 10" X 10" Precast By Required Length For Tonnage Specified.
2. All Perimeter Bearing Wall Pilings Shall Be Driven To A Depth To Obtain A Friction Bearing Capacity Of (17 Tons Each) & (5 tons Tension)
3. All Intermediate Slab Pilings Shall Be Driven To A Depth To Obtain A Friction Bearing Capacity Of (6.5 Tons Each)
4. Refer To Universal Soils Engineering Report For Pile Length And Installation Requirements
5. Contractor Shall Provide Vibration Monitoring During Installation
6. Piling Subcontractor Shall Produce Pile Installation Log Indicating The Following:

   A. Total Blow Count

   B. Blow Count At Last 12" Inches

   C. Blow Count / Bearing Tonnage Conversion Table

   D. Hammer Spec's

   E. Pile Locations That May Deviate From Drawings

Shearwall Specification Schedule

Location		Description
Int. Shear Walls		All Interior Walls Indicated On The Plan As "shear Walls" Shall Receive On (1) Side 17/32" Th. Ext. Rated Plywd. W/ 32/16 Span Rating - Install All Sheathing Perpen- Dicular To Supports - Provide 2 X 4" Blkg. Between Studs W/ 3-1/2" Face Set Vertical At All Panel Edges - Secure W/ 8d Nails At 4" O/c All Panel Edges And 8d Nails At 6" O/c Along All Intermediate Supports - All Sheathing To Be A. P. A. Rated
End Studs		At Ea. Shearwall Ends And Ea. Side Of Door Openings Provide (3) Studs To Match Wall Width
End Stud Connection	(ext. Wall Interface)	Where Shearwall End Studs Interface W/ Exterior Wall Framing Provide Typ. "A" Tiedown Connection Each Side Of Shearwall, (end Studs And Plywood Facing To Extend Fully Into Exterior Wall) Or Provide (1) "htt-16" Tension Tie Securing End Studs To Inverted "htt-16" Tension Tie Connected To Floor Beam Below - Use 5/8" Dia. Threaded Rod To Connect Tension Ties Together. Secure Tension Tie Straps To End Studs / Floor Beam W/ (18) 16d Galv. Nails (at All Locations Where The Inverted "htt-16" Can Be Installed Directly To Stringer / Piling Bypass Floor Beam. - At All Other Locations Secure Floor Beam Ends With Equal Strapping / Ties).
End Stud Connection	(int. Wall Interface)	Where Shearwall End Studs Interface W/ Interior Wall Framing And Ea. Side Of Door Openings Provide "HTT-16" Tension Tie Securing End Studs To Inverted "htt-16" Tension Tie Connected To Floor Beam Below - Use 5/8" Dia. Threaded Rod To Connect Tension Ties Together. Secure Tension Tie Straps To Studs / Floor Beam W/ (18) 16d Galv. Nails (at All Locations Where The Inverted "htt-16" Can Be Installed Directly To Stringer / Piling Bypass Floor Beam. - At All Other Locations Secure Floor Beam Ends With Equal Strapping / Ties).
Sole Pl. Fasteners	(prep. Locations)	Where Shearwalls Are Perpendicular To Typ. Joisting Direction Provide Matching Depth (bridging) Blocking Panels - (at Floor Trusses Install Web Stiffeners Ea. Side At Ea. End - Provide Plywd. Nailers To Web Back Face To Rec. Hanger Nailing - Secure Blocking Panels To Main Joisting W/ Approved Hangers Secure Sole Plate To "i" Joist Blk. Panels W/ 16d Box Nails At 6" O/c) Secure Sole Plates To Blocking Panels (bridging) W/ 16d Nails At 8" O/c.
Top Plate Fasteners	(ceilg. Jst. Locations)	Where Top Plate Of First Framing Level Shearwalls Are Parallel W/ Typ. Ceiling Joist Framing Direction, And Rafters / Trusses Are Parallel To Shearwall, Extend Shearwall To Bottom Of Roof Plywood Secure Through Roof Plywood Into Top Plate W/ (2) Rows 10d Nails At 8" O/c. - If Rafters / Trusses Are Perpendicular To Shearwall, Provide Double Joists Above - Secure Top Plate To Ceilg. Joists W/ 16d Toenails At 6" O/c Each Side.
Top Plate Fasteners	(floor Jst. Locations)	Where Top Plate Of First Framing Level Shearwalls Are Parallel W/ Typ. Second Framing Level Joist Framing Direction, Provide Double Flr. Joists Above (u.n.o.) Or (extend Shearwall To Bottom Of 2nd. Plywood And Secure W/ (2) Rows 10d Nails At 8" O/c) - Secure Top Plates To Flr. Joists W/ 16d Toenails At 6" O/c Each Side

Typical Connectors

Condition	Connector
Floor Beam to Stringer :	(2)HTS-20 Twist Strap
Joist to Stringers	HTS-12 Twist Strap
(2)2x8 Floor Beam to Floor Beam:	HU48 Hanger
Exterior wall/door/window jamb posts to floor beam:	(1) CS-16 w/ 12" End Length
(2)2x8 Skewed floor Beam to Floor Beam:	THASR/218-2 Skewed Hanger
Deck Joists to Rim Joists:	HU28 Hanger - Stainless Steel
Trusses or Rafters to Headers/Double Top Plate:	(2)-HTS-20 Twist Strap

Gluelam Spec's

1. GUIDELINES FOR INSTALLATION

   The American Institute Of Timber Construction. AITC 108-93

2. PROPERTIES

Species:	Douglas Fir - Larch
Bending (Fb):	2400 psi
Fv:	240 psi
Modulus of Elasticity (E):	1,800,00 psi
Deflection:	1/360
Lamination Thickness:	1-1/2"
Floor Load Factor:	0.80

3. PROTECTION

   Factory-applied protection for glued laminated timber structural members include end sealers, surface sealers, and wrapping. These materials offer a degree of protection, but they do not necessarily preclude damage resulting from negligence and other factors beyond the control of the laminator during shipment, handling, storage and placement.

   The protection specified should be commensurate with the end use and final finish of the member. It may also vary with the method of shipment and with exposure to climatic and other conditions before construction is completed.

   These recommendations are for the guidance of the designer to ensure that the product will have protection consistent with the intended use of the member at appropriate cost. The designer should specify the desired protection to establish a clear understanding between the buyer and the seller. These recommendations contain alternatives from which the specifier must make selections to suit the particular job.

   End sealers retard moisture transmission and minimize end checking. Their use is recommended when end checking is of primary consideration due to aesthetic requirements.

Concrete & Steel Spec's

1. FOUNDATION

   The foundation has been designed assuming a safe bearing capacity of 2500 psf. The contractor is to confirm the validity of this assumption through subsurface soil investigation and other testing by a certified geotechnical engineer and report the results to the architect/engineer.

   All foundation ans slab concrete shall be 2500 psi

2. CONCRETE

   All concrete work shall conform to specifications for all Structural concrete for buildings (ace-301).

   CONCRETE CLEAR COVER:

Foundations:	3"
Beams:	1-1/2" TO STIRRUP
Column:	1-1/2" TO TIES
Slabs not exposed to the weather:	3/4"
Slabs exposed to the weather:	1-1/2"

3. REINFORCING STEEL

   All reinforcing steel bars shall conform to astm 615 specifications and supplementary requirements s1, for deformed billet steel with 40,000 psi minimum yield strength. Provide dowels in foundations to match reinforcing above.
   Mininumum hook length shall be - 10".
   Mininumum splice length - 48 bar diameters or
   30" Whichever is greater..

4. SLAB REINFORCEMENT:

   1. 2 Layers Of W2.9 X W2.9 6x6 Welded Wire Mesh In 6" Thick Slab

5. VAPOR BARRIER

   6 mil vapor barrier polyethylene with joints lapped a minimum of six (6) inches - all joints shall be taped with approved manf.

Structural Framing Notes

A. Dimensional Lumber Spec's - (SYP)

1. All Structural Members, Studs, Plates, Sole Plates Shall Be #2 Southern Yellow Pine With E = 1,500,000 Psi, Fb=1200 Psi And Fv = 90 Psi. All Multiple Ply Members Shall Be Securely Fastened With 16d Spikes Or Equivalent Gun Nails, Grade #2.
2. All 6x6 P.t. Above Ground Posts For Exterior Use To Be #2 Southern Yellow Pine With Retention Of 0.25 Lbs/cu Ft.
3. Lace All Double Top Plates At Corners With (4) 16d Nails
4. Splice Double Top Plates With Minimum 48" Lap With (2) 16d Nails At 12" O/c At Splice.
5. Provide (3) Rows Of 16d Nails At 12" O/c Staggered At All Dimensional Lumber Beams Using 2x10's And 2x12's.
6. Provide (2) Rows Of 16d Nails At 12" O/c Staggered At All Dimensional Lumber Beams Using 2x6's And 2x8's.
7. All Headers 6'0" Or Longer To Have (2) Jacks Under Each End And All Headers 9'0" Or Longer To Have Min (2) Jacks And (2) Studs Each End. Unless Noted Otherwise On The Plan.
8. Timberstrand May Be Substituted For Southern Yellow Pine (SYP).

B. Metal Straps Spec's

1. All Connectors Shall Have All Nail Holes Filled With Appropriate Size Nails Per Simpson's Spec's.
2. All Flat Straps Or Twist Straps Shall Be Applied With Equal Lengths Of Strap To Header Or Beam And Column, Etc., Where (2) Straps Are Indicated, Apply One (1) At Each Side Of Connection, Fill All Holes With Specified Nail Count.
3. The Contractor Shall Remove And Replace Any Unsuitalbe Fastener As Deemed So By The Architect Without Dispute. All Metal Bolts Shall Be Hot Dipped Galvanized. All Specified Hangers To Be Manufactured By 'simpson'. Fill All Holes With Maximum (d) Spikes As Specified In Catalog C-2008.
4. In The Event The Contractor Encounters A Condition That Requires A Galvanized Metal Hanger That Is Not Specified, Confer With Archtect For Specification Of Said Hanger.
5. Install All Straps Per Manf. Requirements With Distance Of Strap Being Equal From Point Of Connection I.e. A St6224 Is 24" Long - Provide 12" Of Strap Length Above And Below Connection (i.e) Beam To Post Interface)

C. ***Laminated Veneer Lumber Spec's (LVL)***

1. All Material Specified As Lvl Shall Be Manufactured By "a Weyerhaeuser Business" And Shall Be Installed And Fastened Together Per Mfg's Spec's Fb=2600 Psi, Fv=285 Psi And E=1,900,000 Psi. Or Contractor May Use Psl Per Same Manufacturer With Fb=2900 Psi, Fv-=290 Psi & E-2,000,000 Psi.
2. All Structural Lvl Material Shall Be 1-3/4" Thick By As Required Depth As Indicated.
3. Multiple Beam Members Exceeding Three (3) Shall Be Bolted Together As Required Per Manufacturer's Spec's
4. Hangers For Lvl Shall Be Specifically Designed For Lvl Use By Simpson.

Truss Joist Spec's (TJI's)

1. See Plans For Joist Depth And Series Number.
2. Contractor To Have Supplier Provide Shop Drawing Layouts For Review And Comment. The Documentation Shall Take Into Account Special Conditions Such As Intermediate Concentrated Load, Cantilevers, Web Stiffener Requirements And Squash Block Locations.
3. Provide Waterproof Membrane Between Concrete Beam And Joist Bearing And Rim Joist. I.e. 30 Lb Felt.
4. Provide Fillers At Bearing End For Embed Strap Connection.
5. Add Joist Blocking Between Joists At Sliding Glass Doors.
6. Cooridinate Joist Layout With All-thread Placement.
7. All Blocking, Hangers, Rim Boards, And Rim Joists At The End Supports Of The Tji® Joists Must Be Completely Installed And Properly Nailed Per Manufacturers Recommendation.
8. Lateral Strength, Like A Braced End Wall Or An Existing Deck, Must Be Established At The Ends Of The Bay. This Can Also Be Accomplished By A Temporary Or Permanent Deck (sheathing) Fastened To The First 4 Feet Of Joists At The End Of The Bay.
9. Safety Bracing Of 1x4 (minimum) Must Be Nailed To A Braced End Wall Or Sheathed Area (as In Note 2) And To Each Joist. Without This Bracing, Buckling Sideways Or Rollover Is Highly Probable Under Light Construction Loads—such As A Worker Or One Layer Of Un-nailed Sheathing.
10. Sheathing Must Be Completely Attached To Each Tji® Joist Before Additional Loads Can Be Placed On The System.
11. Ends Of Cantilevers Require Safety Bracing On Both The Top And Bottom Flanges.

    The Flanges Must Remain Straight Within A Tolerance Of ½" From True Alignment.

Sheathing Specs

A. ***SHEATHING SPEC'S (P/W)***

1. All ***subflooring sheathing*** shall be 3/4" tongue and groove (t/g) exterior grade laid perpendicular to supports, glued and (10d galv nails) at 4" o/c along edges and at 8" along intermediate supports. Screws of similar length may be substituted.
2. All ***waterproof deck sheathing*** shall be 3/4" C.D. Exterior (tongue and groove) and glued and (8d ring-shanked) per subfloor spec's block all edges and plywood seams.
3. All ***wall sheathing*** shall be 5/8" C.D. Apa rated glued & nailed along top plates . . . Plywood to be installed perpendicular to supports with all edges fully blocked with joints staggered 4'-0" . . . Secure with exterior glue and 8d galvanized (ring shanked) nails at 4" o/c along panel edges 6" o/c along intermediate supports.
4. All ***roof sheathing*** shall be 23/32"-5-ply-C.D. Apa rated glued & nailed along roof planed edges . . . Plywood to be installed perpendicular to supports with all edges hips, ridges, valleys, roof slope trasitions) fully blocked (minimum 2x material). . . Secure with exterior glue (first course of sheathing from fascia) and 8d galvanized (ring shanked) nails at 3" o/c along panel edges 3" o/c along intermediate supports.

   If roof slope is less than 2/12 - sheathing thickness shall be minimum 3/4" - all blocking and edge nailing shall comply with roof sheathing above.

Stair Framing Spec's

1. Below Flood Elevation: All Stair Stringers Shall Be No-1 SYP P/T at Ground Level (below flood plane) Material And Shall Be Continuous From Low Beam To High Beam. Maximum Spacing Shall Be 16" O/c.
2. Above Flood Elevation: All Stair Stringers Shall Be No-1 SYP Material And Shall Be Continuous From Low Beam To High Beam. Maximum Spacing Shall Be 16" O/c.
3. Below Flood Plane: Stair Risers 1x P/T And Treads Shall Be 2x P/T.
4. Above Flood Plane: Stair Risers 1x poplar And Treads Shall Be 2x SYP.
5. All Connectors Shall Be Simpson With A Stainless Steel Finish.

Diaphragm Nailing Schedule

Location	Description
Roof	The Roof Sheathing Diaphragm Shall Be 23/32" Th. 5-ply Ext. Rated Plywd. W/ 32/16 Span Rating - Install All Sheathing Perpendicular To Supports - Secure To Ea. Framing Member W/ 8d Nails At 3" O/c Panel Edges And 8d Nails At 3" O/ C Along Intermediate Supports - Sheathing To Be A. P. A. Rated
Wall	The Wall Sheathing Diaphragm Shall Be 15/32" Th. Ext. Rated Plywd. W/ 32/16 Span Rating - Install All Sheathing Perpendicular To Supports - Provide 2 X 4" Blkg. Between Studs W/ 3-1/2" Face Set Vertical At All Panel Edges - Secure W/ 8d Nails At 3" O/c All Panel Edges And 8d Nails At 12" O/c Along All Intermediate Supports - All Nailing Shall Be Placed In (2) Rows
Floor	The Floor Sheathing Diaphragm Shall Be 23/32" Th. "t & G" Ext. Rated Plywd. W/ 48/24 Span Rating - Provide Construction Adhesive Along All Supports - Install All Sheathing Perpendicular To Supports - For Dimensional Lumber Jsts. Secure W/ 10d Ring Shank Nails At 6" O/c Along Panel Edges And 10d Ring Shank Nails At 12" O/c Along All Intermediate Supports - For Composite Wd. "I" Jsts. Secure W/ 8d Ring Shank Nails At 6" O/c Along Panel Edges And 8d Ring Shank Nails At 8" O/c Along All Intermediate Supports - All Sheathing To Be A. P. A. Rated

Engineered Truss Notes

1. Shop Drawings

   A. Shop Drawings: Manufacturer Shall Submit Four (4) Sets In Blueline Indicating The Following - Species, Sizes, Stress Grades Of Lumber To Be Used, Pitch, Span, Camber Configuration And Spacing For Each Type Of Truss Required, Type, Size, Material, Finish, Design Value, And Location Of Metal Connectorplates, Provisions For Work Of Other Trades (e.g. Ductwork), Provisions For Concentrated Loads, Provisions For Headers; Locations Of Lift Points When Critical, And Bearing, Anchorage Details And Areas "open To Wind", Reactions Greater The 5000lb And Uplifts Greater Tham 1000lbs.

   B. Design Sheets Shall Be Prepared By, Signed, And Sealed By A Professional Structural Engineer Licensed To Practice In The State Of Florida.

   C. The Architect's And Or Structural Engineers' Framing Plans Are Schematic In Nature. Any Variance In Design Or Layout From Architect's Design May Be Submitted, But If Approved By The Architect, Such Approval Is Based Upon The Certifying Engineer's Assurance That His Proposed Variance Meets Or Exceeds The Structural And Aesthetic Requirements Of The Project, And Effects Economies In Structure, Fabrication And Construction Time. Any Subsequent Field Problems Arising From Such Variance Shall Be Resolved By The Fabricator.

   D. Any Deviations In The Submittals From The Architectural Drawings Shall Be Noted In Each Instance. These Deviations Shall Be The Contractor's Responsibility If Such Deviations Are Fabricated And Installed.

   E. All Work Shall Be Coordinated Through The Owner & Contractor. Subcontractor Shall Verify Requirements.

2. Design Criteria

   A. Roof Trusses Shall Be Designed For The Following

Minimum Loads:	GRAVITY:	WIND:
Top Chord Live Load:	20 PSF	5 PSF
Top Chord Dead Load:	20 PSF	
Bottom Chord Dead Load:	10 PSF	5 PSF
Total Load:	50 PSF	10 PSF
Duration Factor:	1.25	

   Bottom Chord L.l. In Attic Storage Areas: 20 PSF
   Wind: (Marco Island) 170 Mph 2020 FBC-RESIDENTIAL

Design Guideline:	FBC-2020
Exposure:	"D"
Building Category:	"II"
Enclosure:	"Fully Enclosed"

   B. Floor Trusses Shall Be Designed For The Following

Minimum Loads:	GRAVITY:	WIND:
Live Load:	40 PSF	5 PSF
Dead Load:	10 PSF	
Bottom Chord Dead Load:	5 PSF	
Total Load:	65 PSF	
Duration Factor:	1.00	

   B. Available Deadload To Resist Uplift.

   C. Submittal Engineer Shall Provide All Tie Down Requirements Related To Truss To Bearing Plates. Specifications Shall Be Made Part Of Package For Review By The Architect

   D. Truss Manufacturer Shall Specify All Truss To Truss Hangers

   E. Truss Manufacturer Shall Indicate All Beams By Builder. These Beams And Locations Shall Be Coordinated On The Truss Placement Plan.

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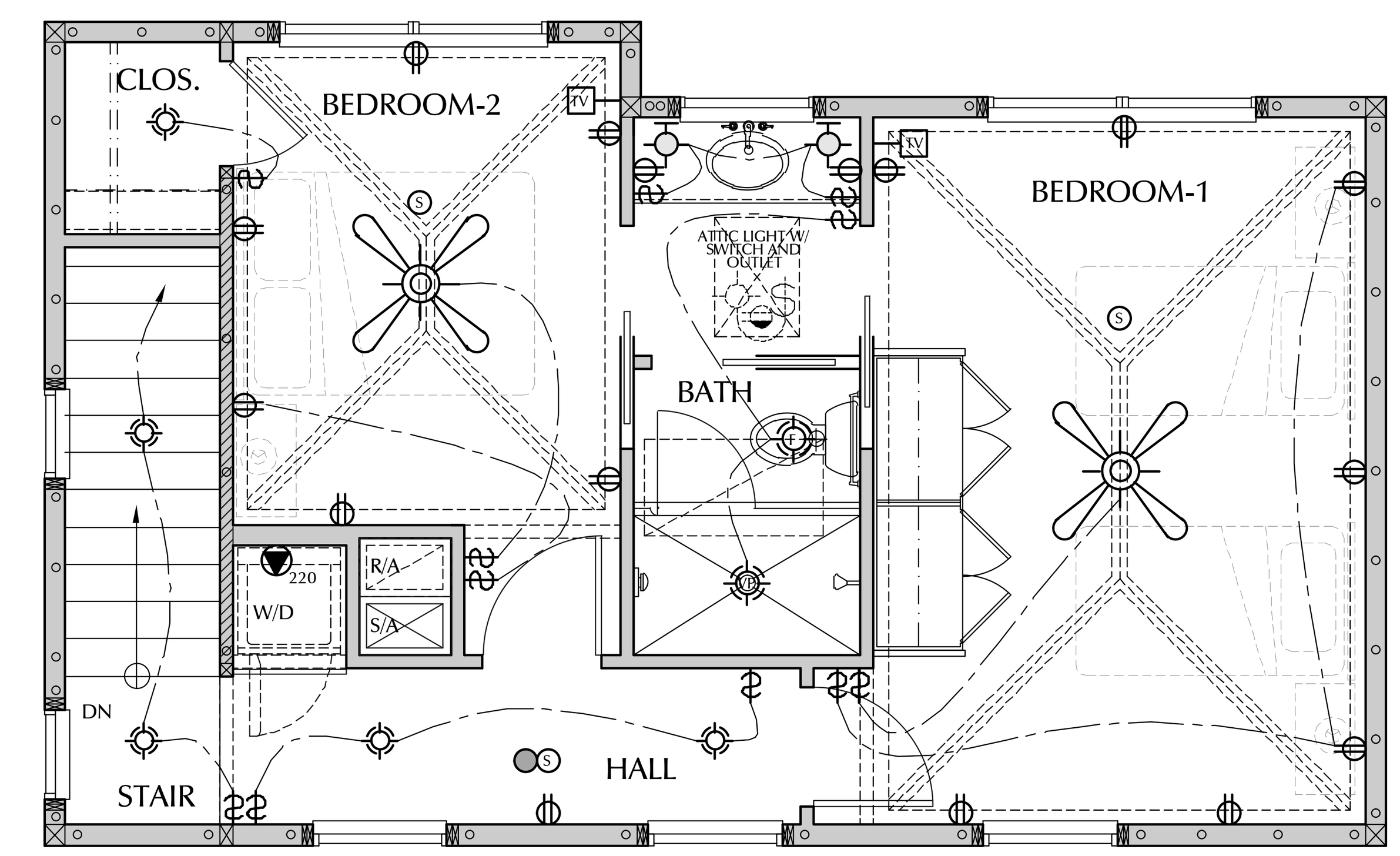


Proposed Second Level Electrical Plan

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

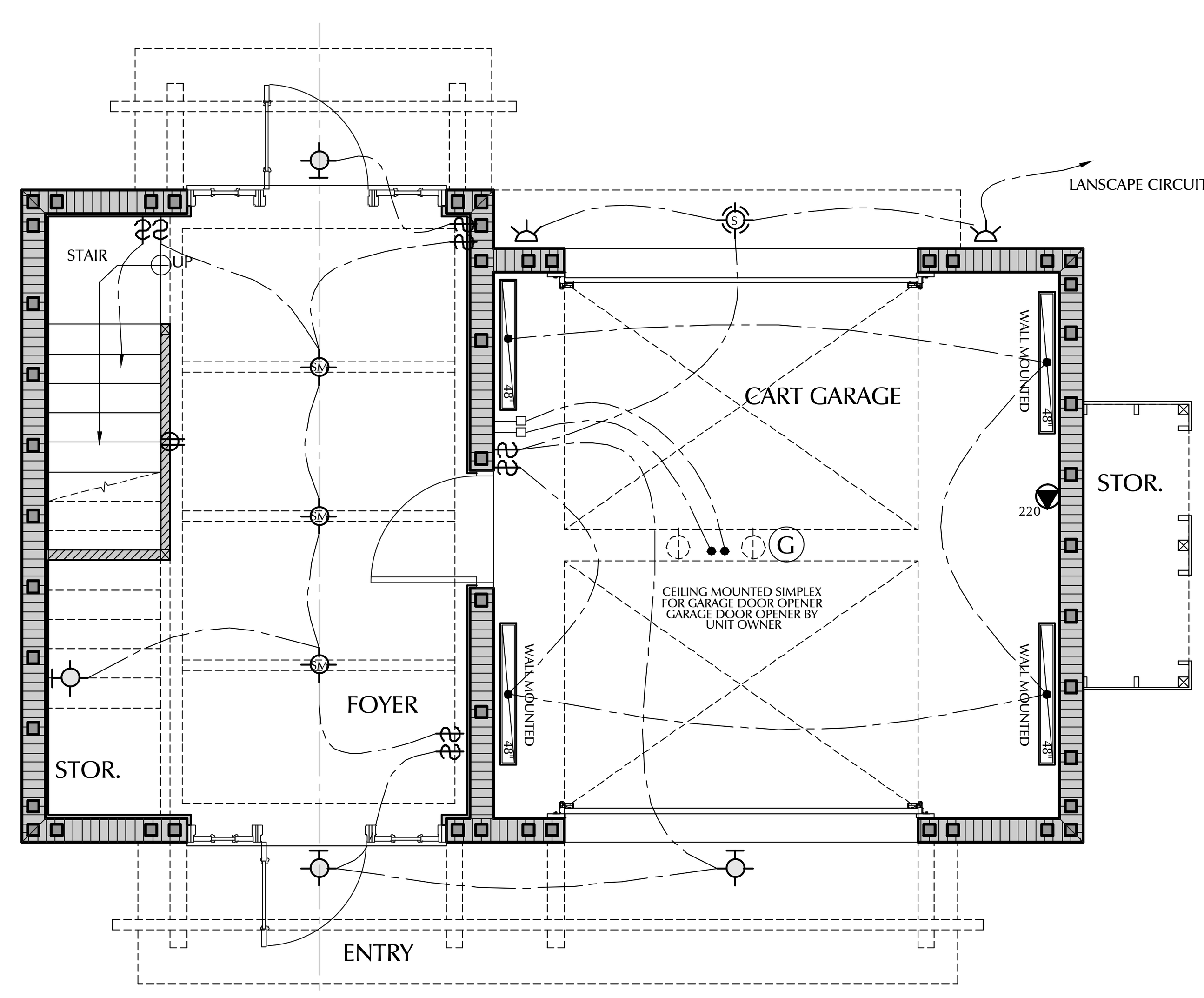
Electrical Legend

- DUPLEX RECEPTACLE
- HIDDEN DUPLEX RECEPTACLE
- SIMPLEX RECEPTACLE
- GFI/WP GROUND FAULT INTERRUPTER & WATERPROOF
- USB 110V RECEPTACLE W/ USB OUTLETS
- SPECIAL OUTLET - 220V
- SWITCH
- 4 WAY SWITCH
- 3 WAY SWITCH
- D DIMMER SWITCH
- AIR SWITCH
- SURFACE MOUNT
- PENDANT FIXTURE JUNCTION BOX
- JUNCTION BOX - REINFORCED
- RECESSED LIGHT
- RECESSED CAN LIGHT / BATH FAN COMBO NU-TONE 744 NT
- UNDER COUNTER LIGHT
- HOUSE PANEL - 200 AMP MINIMUM
- FLOOD LIGHTS
- TELEVISION OUTLET-(RG-6 COAXIAL) HOMERUN TO SERVICE ENTRANCE
- PH PHONE OUTLET - (CAT-5)
- BATHROOM EXHAUST FAN
- BATHROOM EXHAUST FAN & LIGHT
- PB 4-WIRE PUSH BUTTON
- DB DOOR BELL NUTONE PB-24LAB
- Chime DOORBELL CHIMES
- CEILING FAN OUTLET ONLY - WIRE FOR LIGHT KIT.
- FLOOR OUTLET - OPT ONLY
- MINI RECESSED CAN
- SMOKE DETECTOR CLG. MOUNT
- CARBON MONOXIDE DETECTOR/ALARM CLG. MOUNT / SMOKE DETECTOR
- INTERIOR / EXTERIOR WALL SCONCE
- 48" STANDARD LED STRIP FIXTURE SEE PLAN FOR LENGTH
- HOLLYWOOD STRIP LIGHT INSTALL GLASS SIDE DOWN INSTALL AT 87" AFF TO CENTERLINE
- WALL MOUNTED FIXTURE
- DISCONNECT
- SOFFIT MOUNTED CAN
- VAPOR PROOF RECESSED CAN
- GAS OUTLET
- SPRINKLER TIME - PROVIDE W/P OUTLET

1. Bedroom Note:
   All Bedroom Receptical Circuits Shall Be Arc Fault Protected Per Nec 210-12B.
2. Living Area Note:
   All Living Area Recepticals Circuits Shall Be Arc Fault Protected Per Nec 210-12b.
3. Outlet Note:
   All Wall Outlets Shall Be Tamper Proof and all waterproof outlets shall be WR type.
4. Smoke Detector Note:
   Locate All Smoke Detectors No Closer Than 3'-0" To Any Return Air Grille Or Air Transfer Grille Over Doors. All Smoke Detectors Shall Be Interconnect And Have Battery Backup.
5. Carbon Monoxide Alarm:
   Carbon Monoxide Alarm. A Device For The Purpose Of Detecting Carbon Monoxide, That Produces A Distinct Audible Alarm, And Is Listed Or Labeled With The Appropriate Standard, Either Ansi/ul 2034 - 96, Standard For Single And Multiple Station Co Alarms, Incorporated Herein By Reference, Or Ul 2075 - 04, Gas And Vapor Detector Sensor, Incorporated Herein By Reference, In Accordance With Its Application. Shall Be Located Within 10' Of Any Sleeping Area.

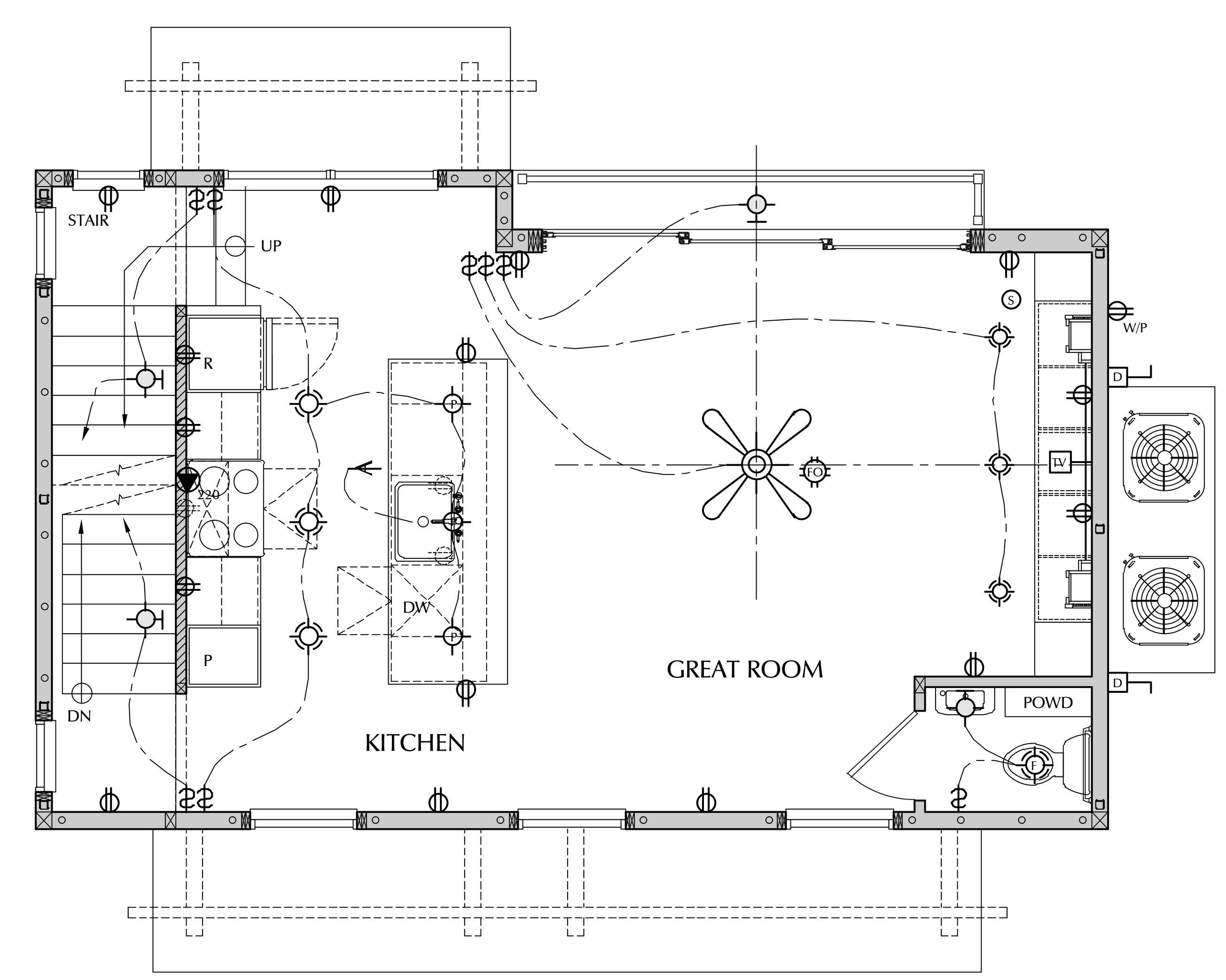
Electrical Keynotes

- (A) Security Outlet At 96" Aff
- (B) Hollywood Lites At 82" AFF- Center Over Cabinet Or Lav. Field Verify per bathroom.
- (C) Keyless Attic Light With switched light.
- (D) Prewired Outlet For Disposal Switch In Cabinet.
- (E) Prewire For Range W/ Hood .
- (F) Simplex Prewire For Dishwasher
- (G) Ceiling Outlet- Garage Door Opener
- (H) Prewire For Jetted Tub.
- (J) Appliance Prewire.
- (K) Irrigation Clock Prewire - Separate Circuit
- (L) Floor Outlet To Be Located By Builder
- (M) Under Counter Lighting
- (N) Pot Shelf Outlet
- (O) 4" Soffit Mounted Mini-recessed Can - Coordinate With Soffit Trim Where Applicable
- (P) Disposal Air Switch



Proposed Ground Level Electrical Plan

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



Proposed First Level Electrical Plan

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

CONSULTING ARCHITECT:
HINKLE ARCHITECTURE INC.

SHEET

E-1

Of X Sheets