

Lou Pontigo and Associates, Inc.

420 Osceola Avenue
Jax. Beach Florida 32250
Ph. 242-0908 Fax. 241-9557
FL. CA # 8344 SC. CA# 3579

CONTACT US WITH YOUR COMMENTS
COMMENTS @ LP-A.COM



REVISIONS DATE

REVISIONS	DATE

FIELD ALTERATION

CONTRACTOR SHALL CONTACT LOU PONTIGO & ASSOCIATES PRIOR TO MAKING ANY STRUCTURAL FIELD MODIFICATIONS WHICH MAY VARY FROM THE INTENT OF THE ORIGINAL CONSTRUCTION DOCUMENTS. ANY FIELD ALTERATIONS MADE PRIOR TO BEING APPROVED BY LOU PONTIGO & ASSOCIATES MAY RESULT IN ADDITIONAL ENGINEERING OR INSPECTION FEES.

DREAM BUILDER
2701 OCEAN DR SOUTH
JACKSONVILLE BEACH, FL

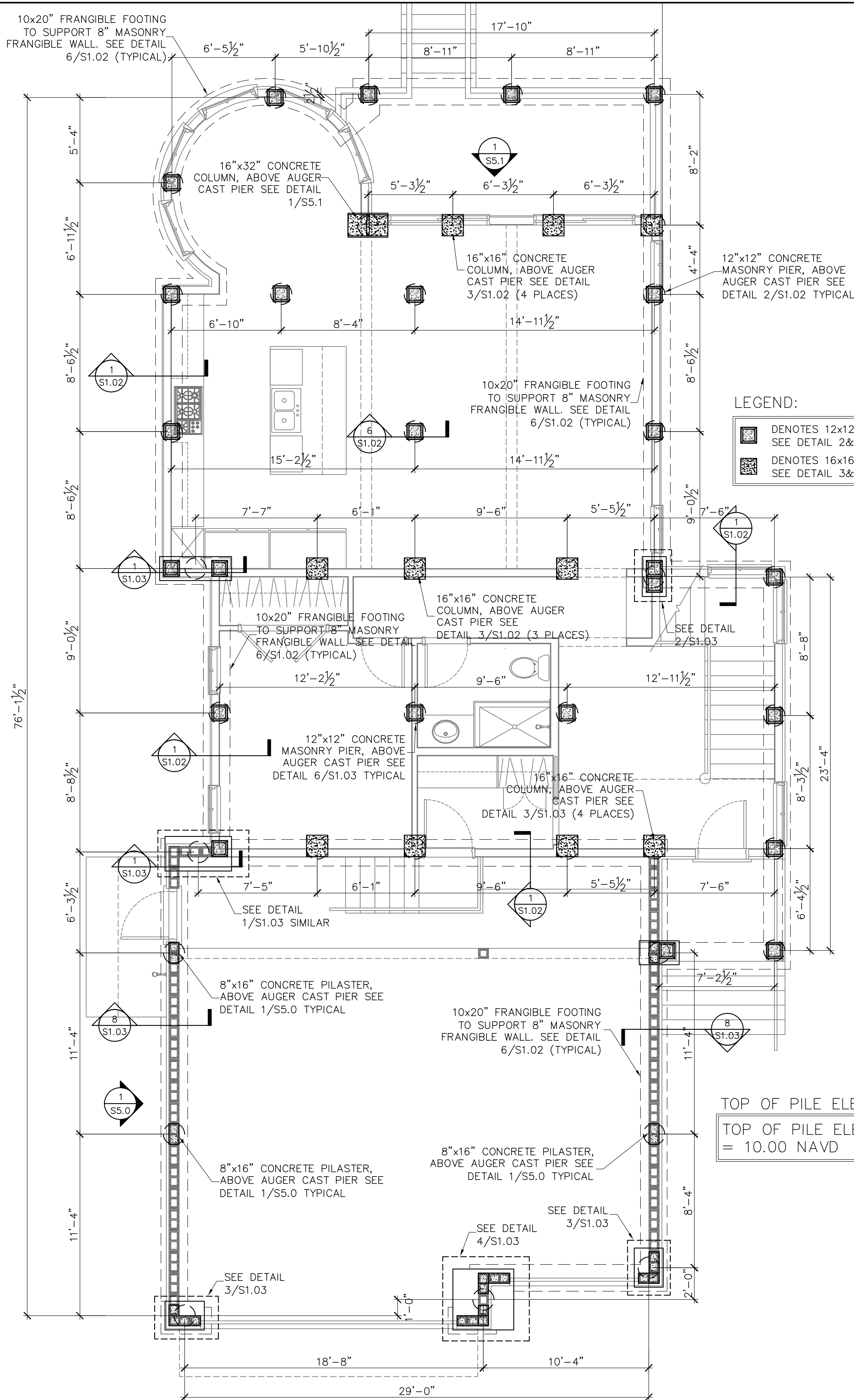
PILE
FOUNDATION
PLAN

DO NOT SCALE DIMENSIONS FROM THESE DRAWINGS. IF A DIMENSION IS UNCLEAR REFER TO THE ARCHITECTURAL DRAWINGS OR CONTACT THE E.O.R.

PLAN NAME	KANE RESIDENCE
DESIGN/DRAWN/CHECKED	CS / CS / LAP
DATE	01-11-2013
CONTROL NO.	KANE
TRUSS I.D.	425247
LPA NO.	DRBD-12-00299
SHEET	S1.0

SHEET 2 OF 15

PERMIT SET - 01/11/2013



LEGEND:

- 12x12 MASONRY PIER SEE DETAIL 2&5/S1.02
- 16x16 CONCRETE PIER SEE DETAIL 3&6/S1.02

TOP OF PILE ELEVATION:
TOP OF PILE ELEVATION = 10.00 NAVD

PILE FOUNDATION PLAN

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

NOTES:

- T.O.P. = TOP OF PILE ELEVATION (NAVD)
- A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTOR'S USE PRIOR TO FRAMING INSPECTION.

FEMA & DEP RELATED DESIGN CRITERIA

DEP CERTIFICATION

THESE PLANS ARE IN CONFORMANCE WITH STANDARDS ESTABLISHED IN SECTION 62B-33.007 FAC

FEMA RELATED DESIGN CRITERIA

FEMA (BFE) - FEMA VE 13 (NGVD) + 1FT SJC = 14 (NGVD) = +12.9 NAVD
DEP MONUMENT NUMBER - R074
100 YR. STORM ELEVATION - +16.1 NAVD (FROM SITE SPECIFIC INVESTIGATION)
100 YR. STORM DESIGN GRADE ELEVATION - +4.4 NAVD (FROM MONUMENT)
BOTTOM OF PILING - -12.0 NAVD
BOTTOM OF LOWEST HORIZONTAL STRUCTURAL ELEVATION - +16.1 NAVD

VE CONSTRUCTION CERTIFICATION STATEMENTS

AT THE FEW LOCATIONS WHERE THE PILE SPACING HAS BEEN REDUCED TO LESS THAN 8:1 RATIO (PER FBC 3109.4), THE PILES HAVE BEEN DESIGNED TO RESIST THE ADDITIONAL LOADS FROM FLOOD WATERS AND TRAPPED DEBRIS.

FOUNDATION AND STRUCTURE IS ANCHORED TO RESIST FLOTATION, COLLAPSE AND LATERAL MOVEMENT DUE TO THE COMBINED EFFECTS OF WIND AND WATER LOADS ACTING SIMULTANEOUSLY ON THE BUILDING COMPONENTS THAT RECEIVE SUCH LOADING. BREAKAWAY ELEMENTS COMPLY WITH THE INTENT OF TECHNICAL BULLETIN 5 'FREE OF OBSTRUCTION REQUIREMENTS'.

AUGER CAST PILE FOUNDATION

1. FOUNDATION IS SUPPORTED BY 16" DIAMETER AUGER CAST PILES WITH A GROUT STRENGTH OF 5000 PSI AND IS ASSUMED TO HAVE A CAPACITY OF 40 TONS IN COMPRESSION, 10 TONS IN TENSION AND 4 KIPS IN SHEAR.

2. ALL AUGURED PILE REINFORCEMENT SHALL HAVE A MINIMUM CONCRETE COVER OF 2" TO THE #3 TIES.

3. AUGURED PILE PLACEMENT TOLERANCE: PLUS OR MINUS 2 INCHES.

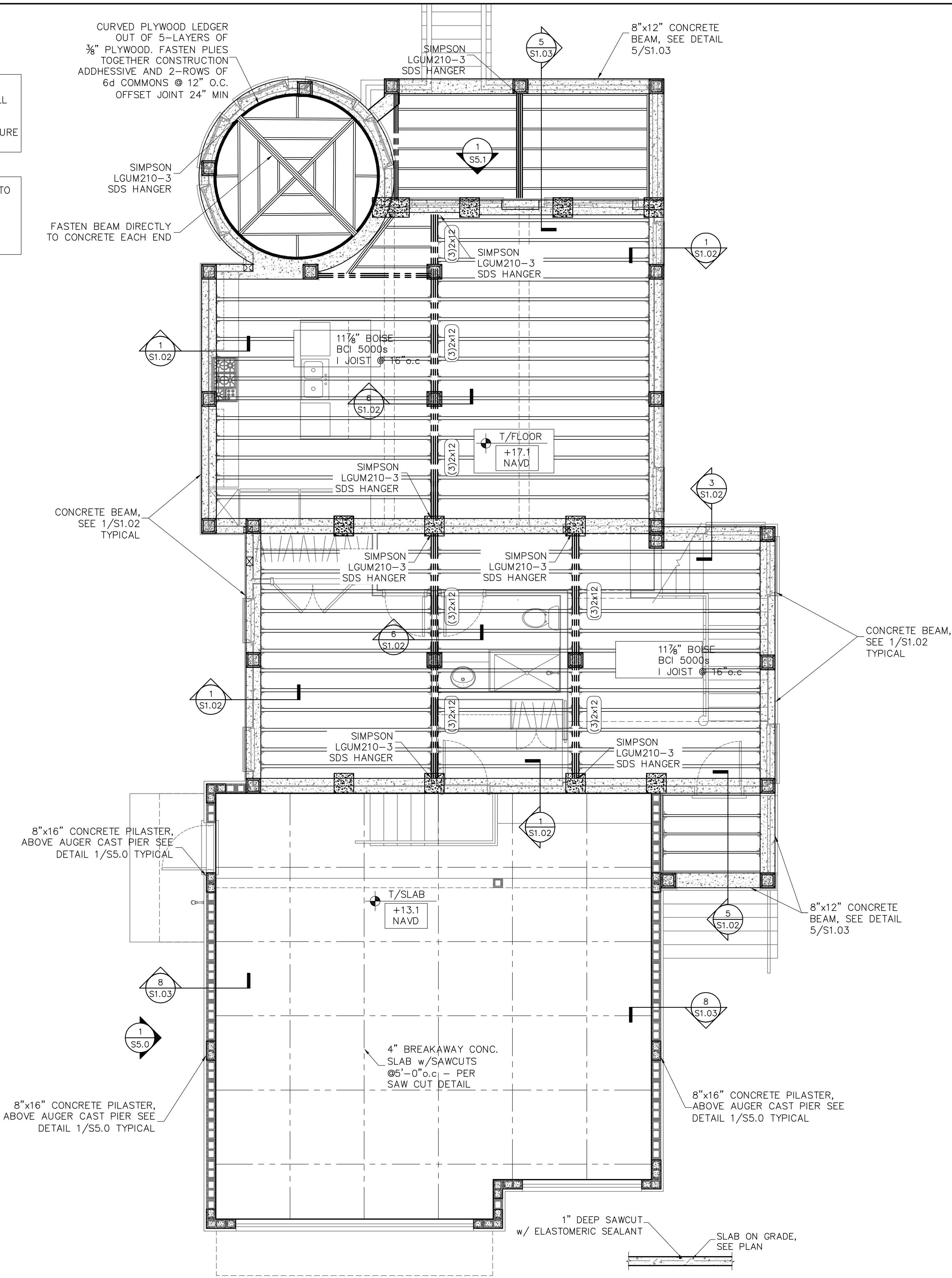
4. THE CONTRACTOR SHALL ENGAGE THE SERVICE OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR AN APPROVED TESTING AGENCY TO SUPERVISE AND CERTIFY THAT THE PILE INSTALLATION COMPLIES WITH THE DESIGN REQUIREMENTS. RECORDS OF THE REINFORCING FOR EACH PILE; EACH INDIVIDUAL PILE DEPTH AND QUANTITY OF CONCRETE GROUT VOLUME INSTALLED FOR EACH PILE; TOTAL NUMBER OF INSTALLED PILES; TOTAL LENGTH OF INSTALLED PILES; TOTAL CALCULATED CONCRETE GROUT VOLUME FOR ALL OF THE PILES; ACTUAL TOTAL CONCRETE GROUT VOLUME INSTALLED FOR ALL OF THE PILES; AND DEVIATION OF EACH PILE FROM THE SPECIFIED LOCATION SHALL BE KEPT AND SUBMITTED TO THE ENGINEER OF RECORD UPON COMPLETION OF THE AUGURED PILE WORK.

GALVANIZED METAL HANGERS & STRAPS

1. ALL METAL STRAPS AND HANGERS SHALL BE GALVANIZED G185 (1.85 oz/FT²) OR BETTER. SIMPSON PRODUCTS SHALL BE Zmax GALVINZED.
2. HANGER AND STRAPS INTALLED OVER ACQ OR ACZE PRESSURE TREATED LUMBER SHALL BE STAINLESS STEEL.

WOOD FASTENERS (NAILS, SCEWS, BOLTS, ETC.)

1. ALL WOOD FASTENERS SHALL BE HOT DIPPED GALVANIZED TO MEET THE SPECIFICATIONS OF ASTM153 OR BETTER.
2. FASTENERS INTALLED INTO ACQ OR ACZE PRESSURE TREATED LUMBER SHALL BE STAINLESS STEEL.

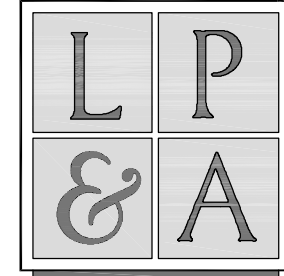


OFF GRADE FRAMING PLAN

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

NOTES:
1) PROVIDE SAWCUTS TO CREATE APPROXIMATE 5' X 5' MAX. SQ.
2) SAWCUT CONC. SLAB WITHIN 4 TO 12 HOURS OF CONC. PLACEMENT.

SAW CUT DETAIL



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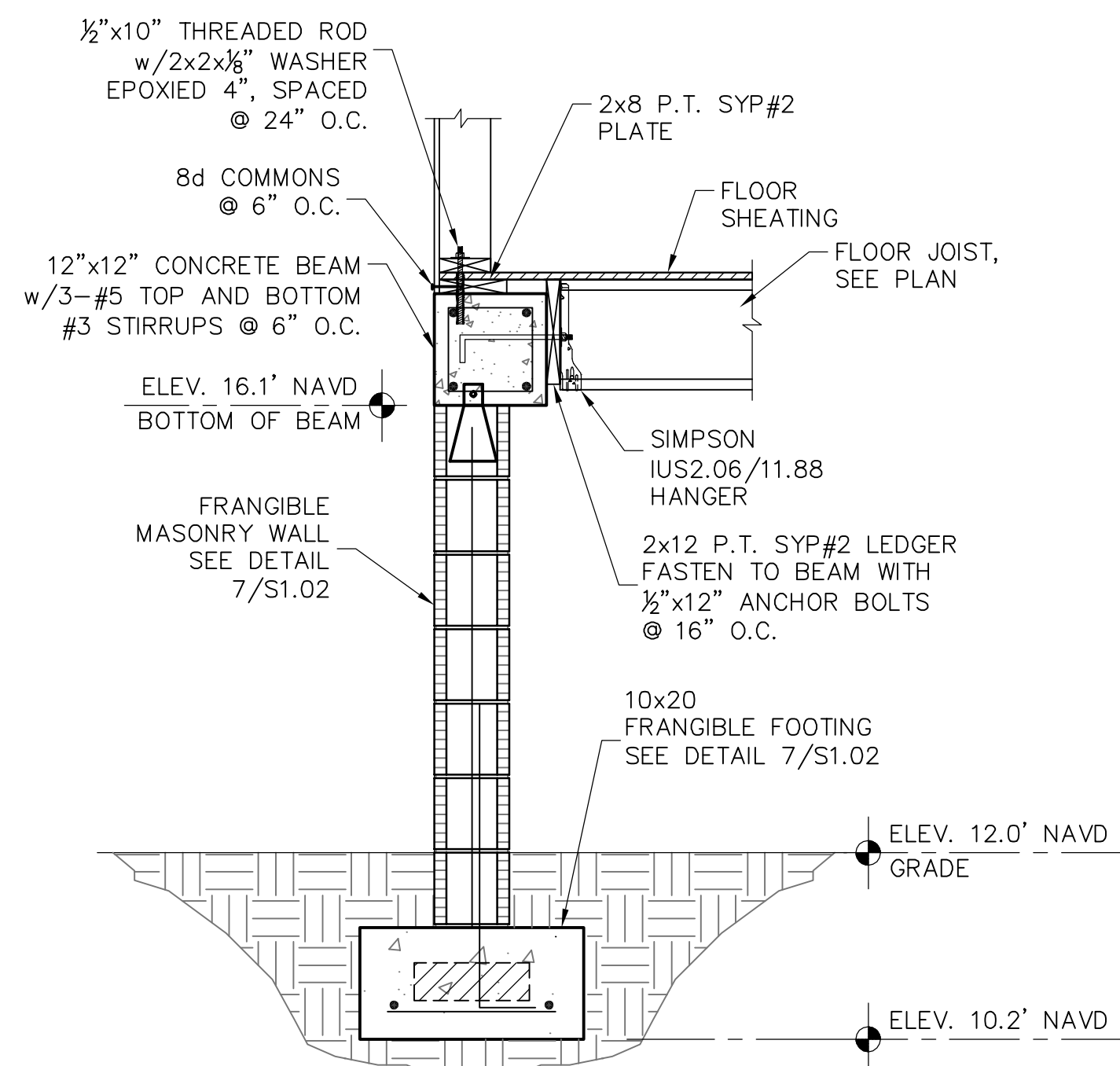
OFF-GRADE
FRAMING
PLAN

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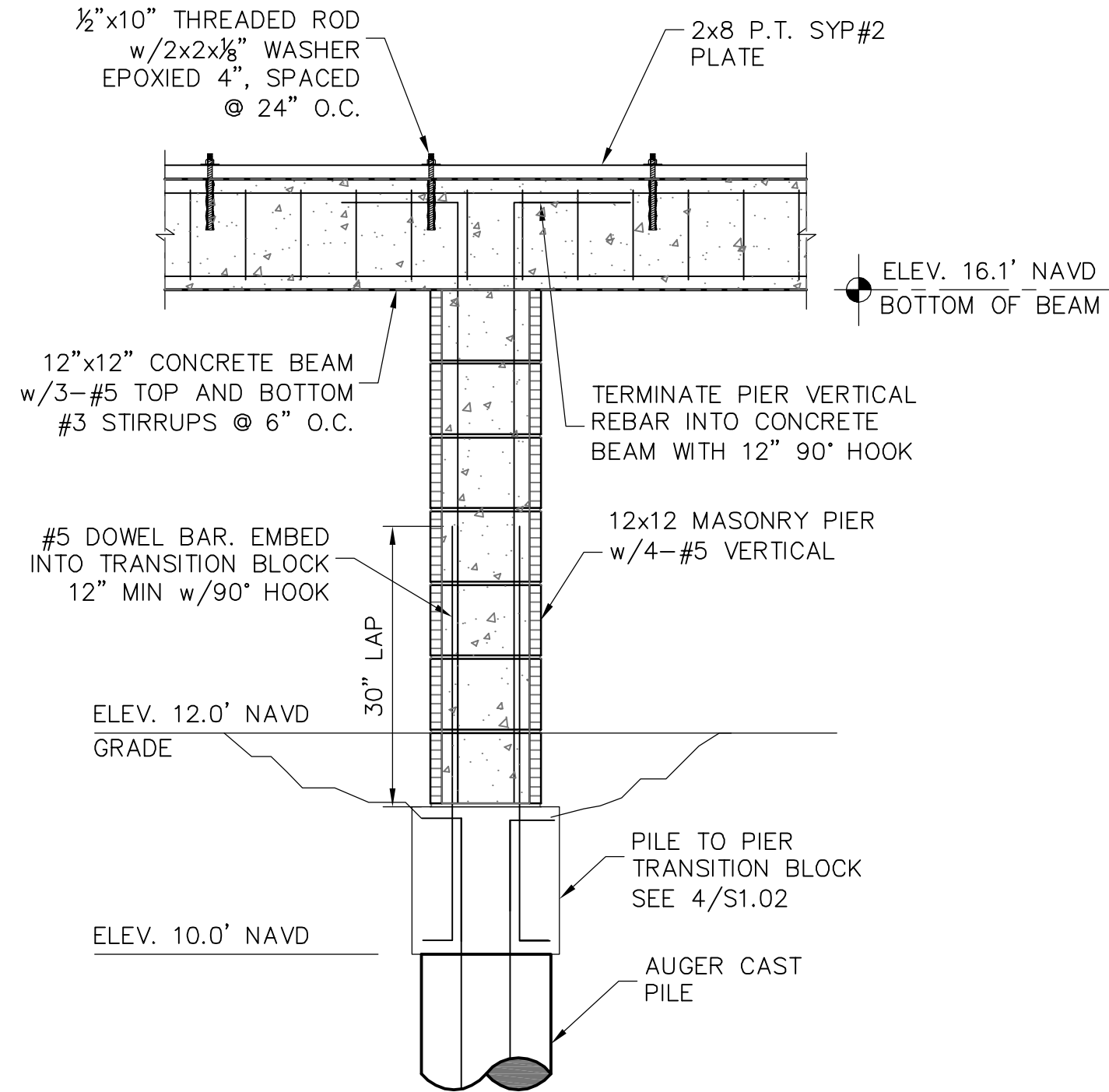
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S1.01
SHEET 3 OF 15

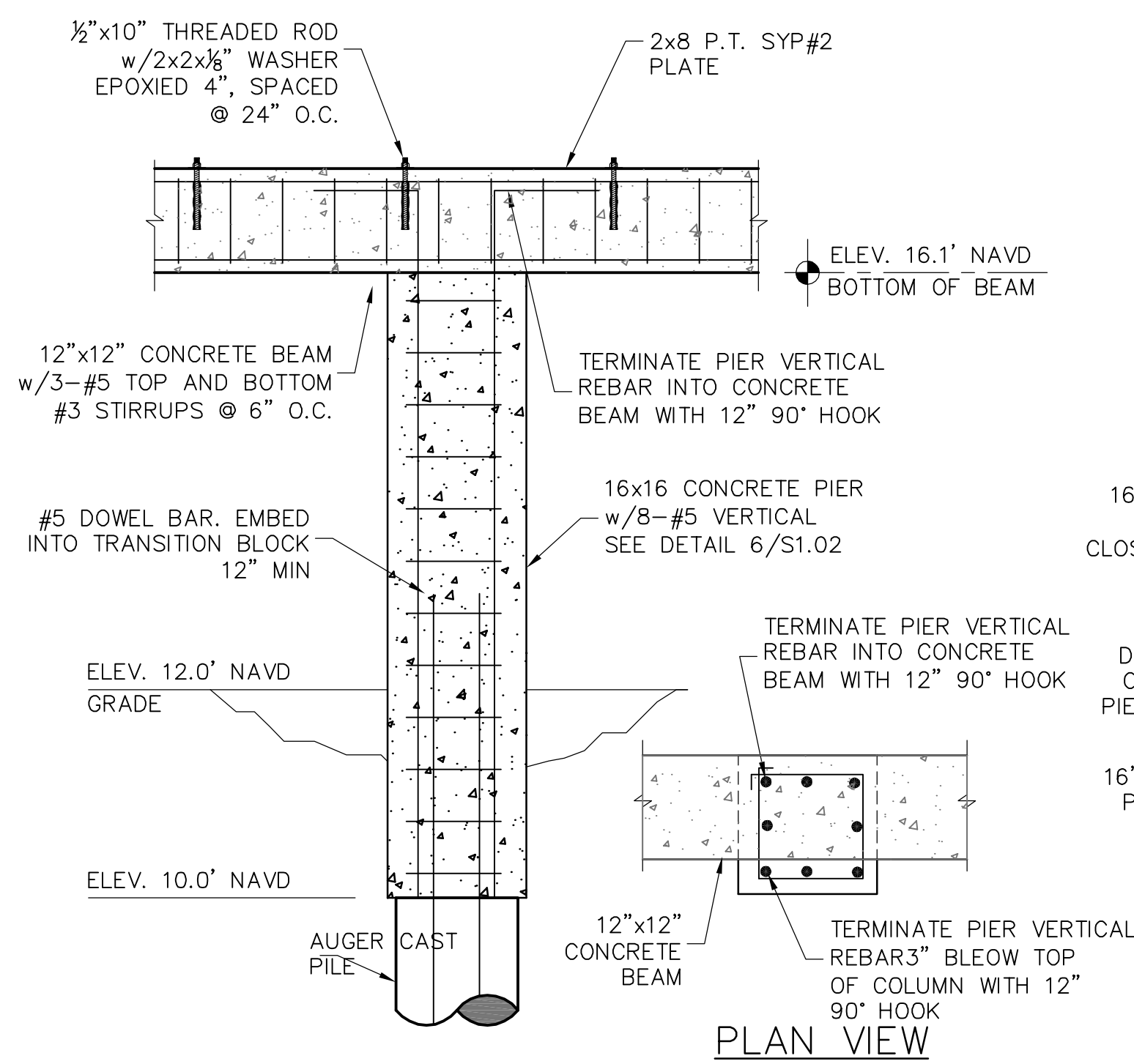
PERMIT SET - 01/11/2013



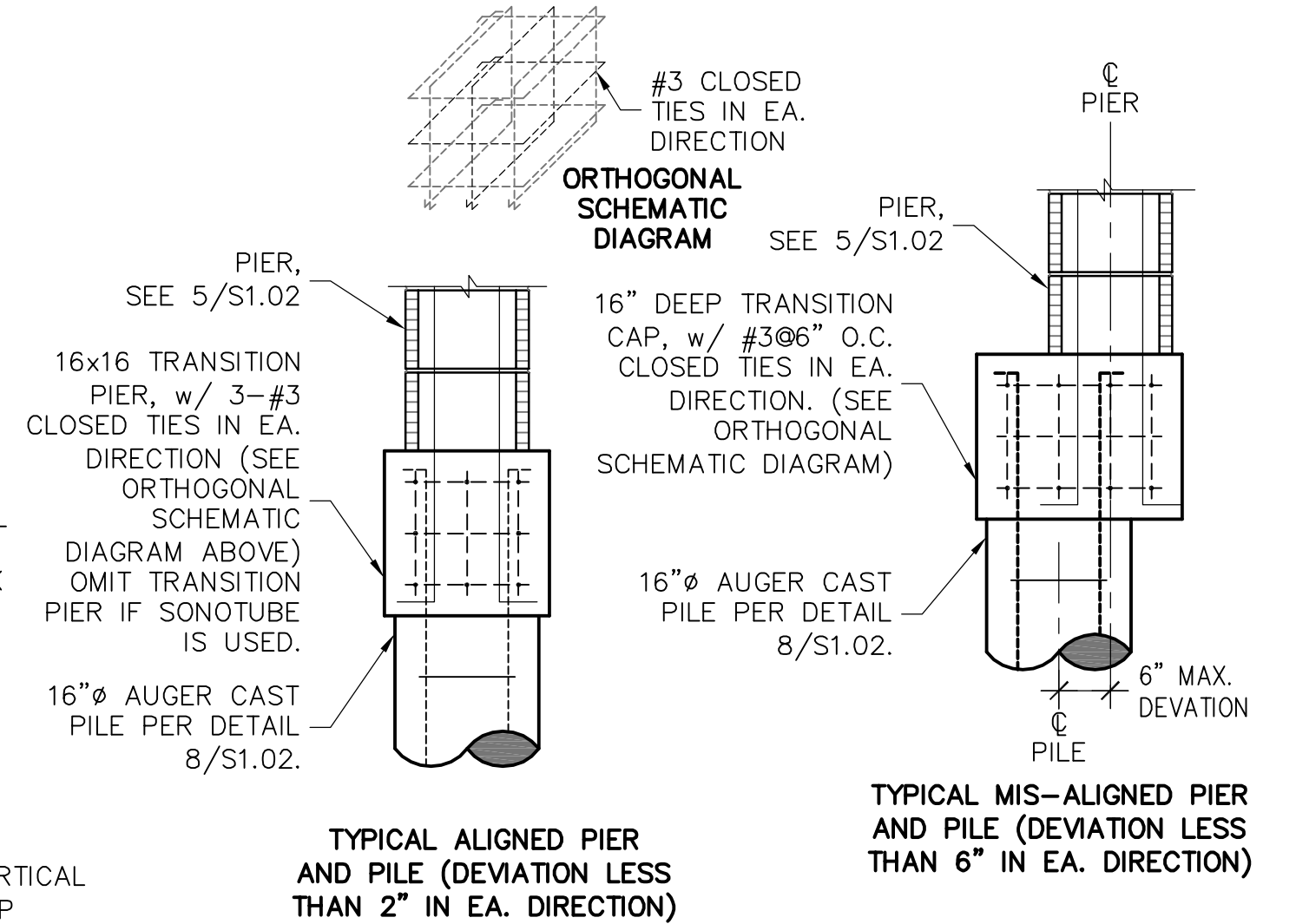
1 TYPICAL FLOOR SECTION
S1.02 SCALE: 3/4" = 1'-0"



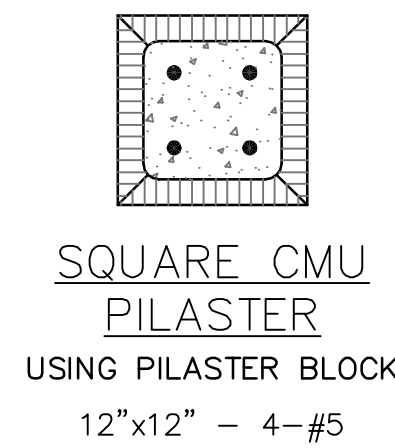
2 PILE TO PIER TRANSITION DETAILS
S1.02 SCALE: 3/4" = 1'-0"



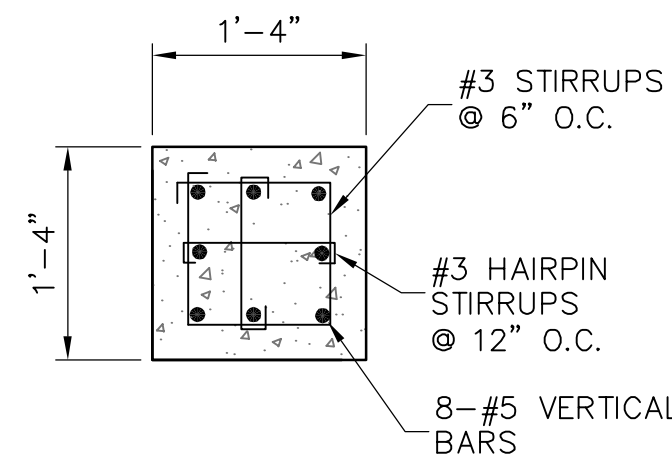
3 PILE TO PIER TRANSITION DETAILS
S1.02 SCALE: 3/4" = 1'-0"



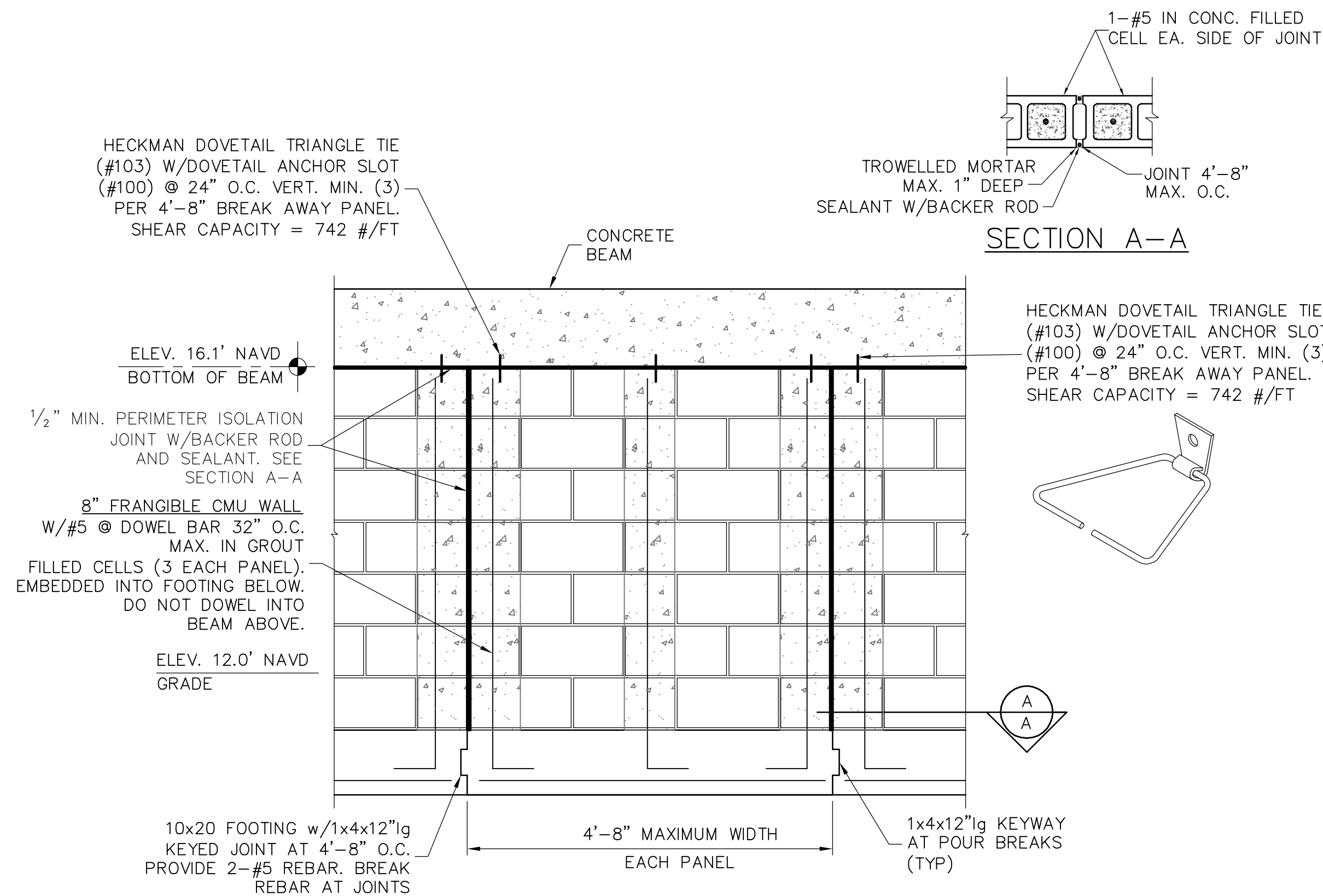
4 PILE TO PIER TRANSITION ALTERNATES
S1.02 SCALE: 3/4" = 1'-0"



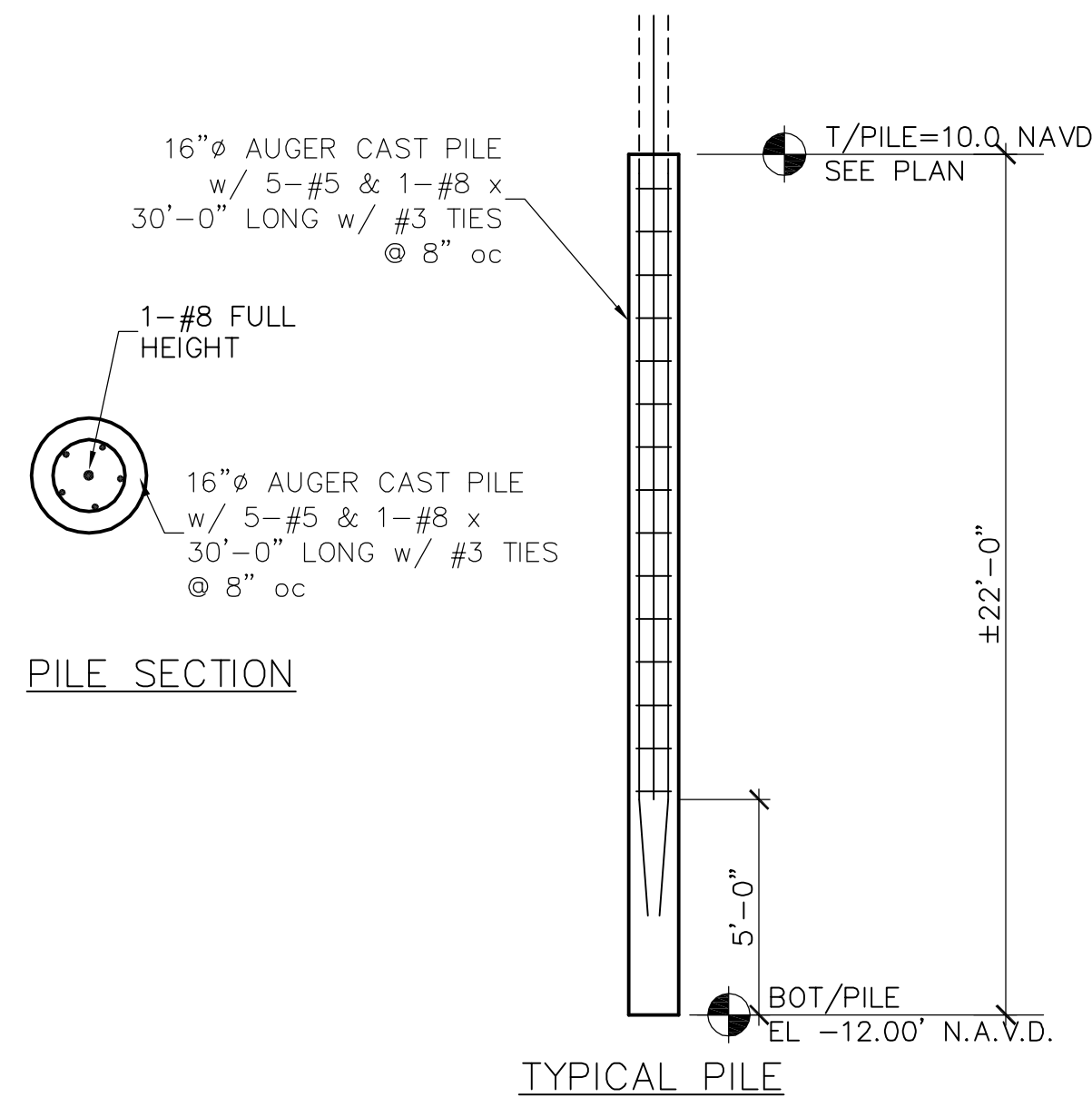
5 TYPICAL 12X12 MASONRY PIER
S1.02



5 TYPICAL CONCRETE COLUMN
S1.02



7 TYPICAL FRANGIBLE UNDER-SLAB WALL ELEVATION
S1.02 SCALE: 3/4" = 1'-0"



8 ELEVATION
S1.02 SCALE: 1/4" = 1'-0"

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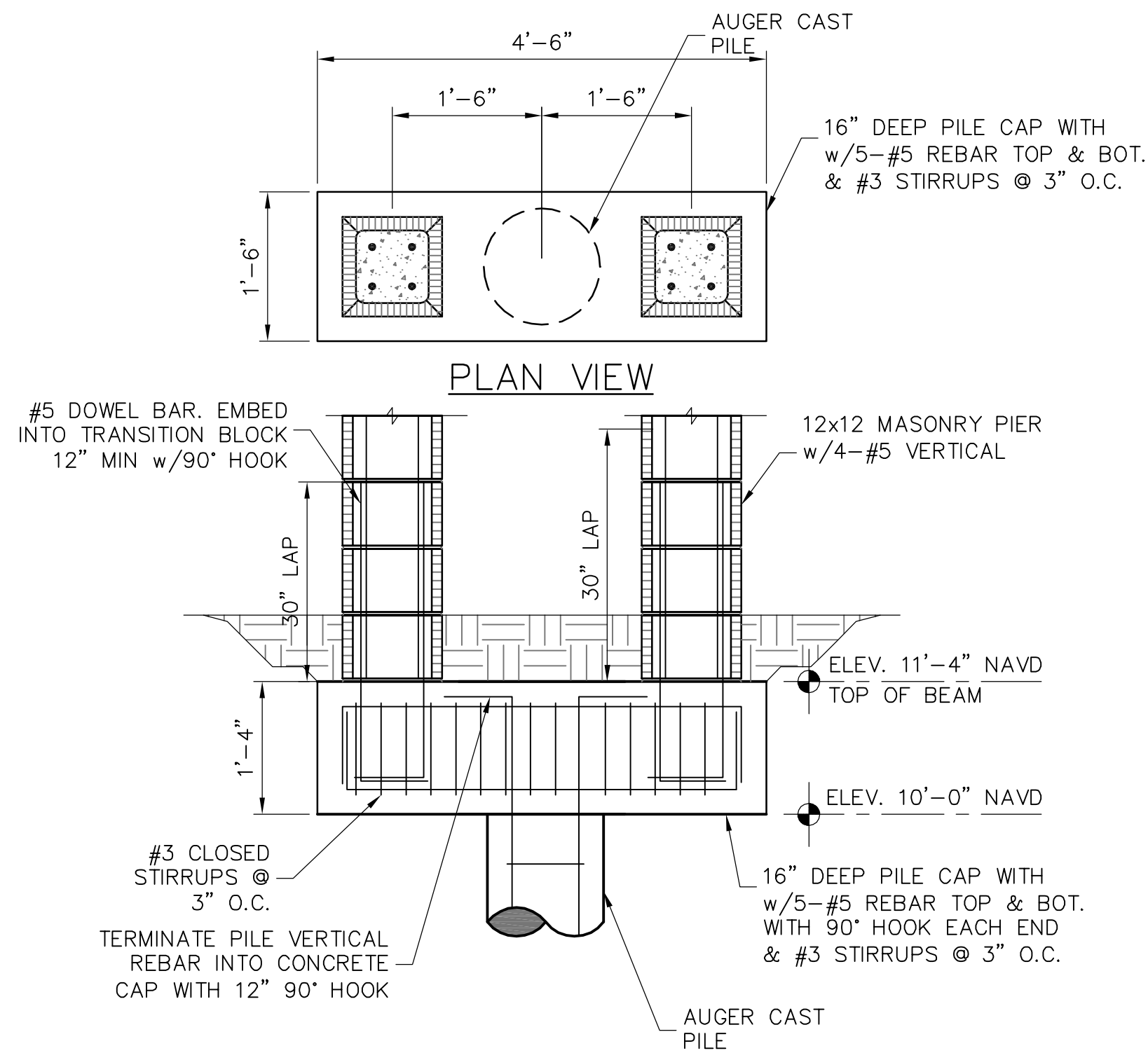
PILE & PIER DETAILS

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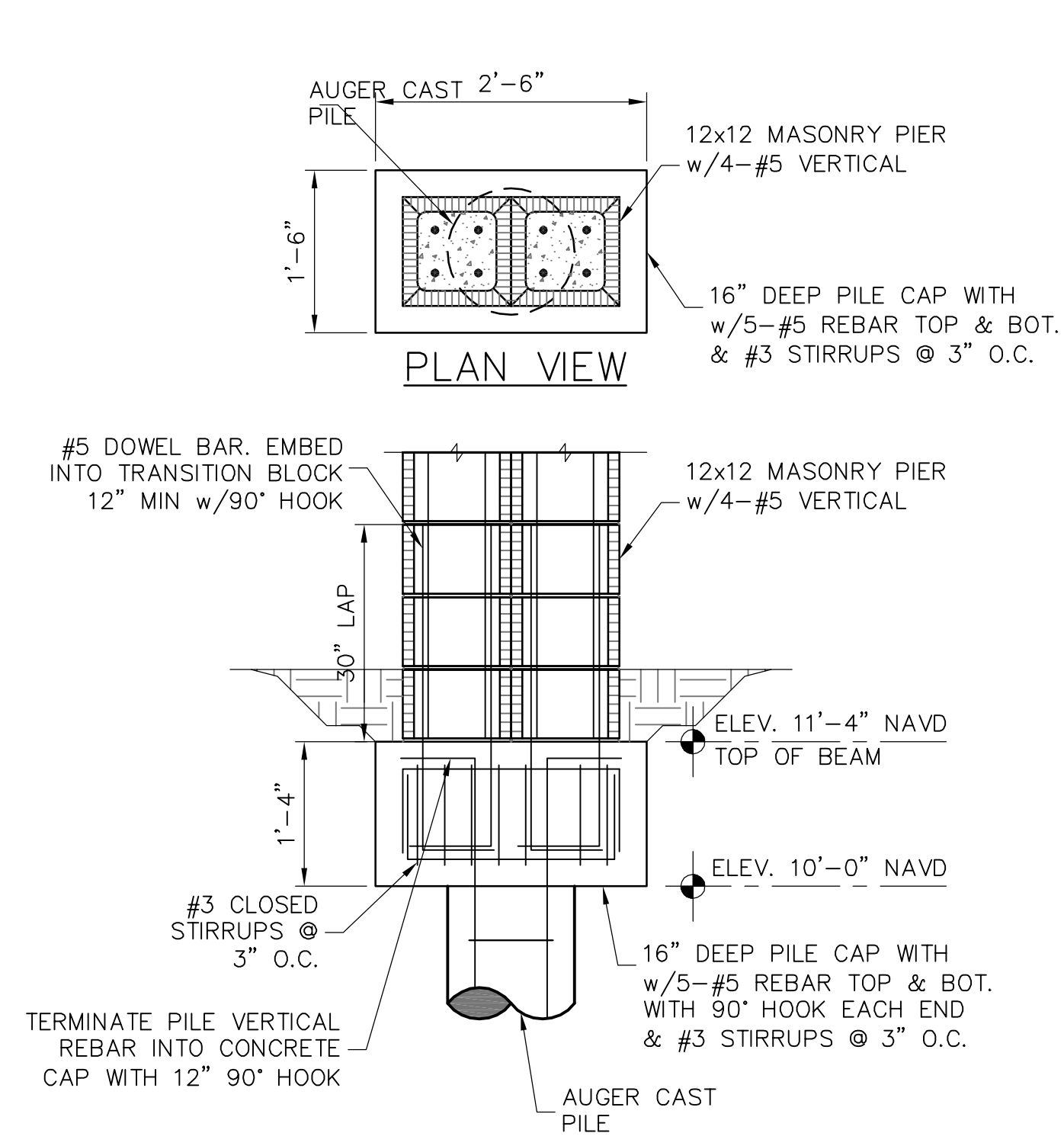
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SHEET 4 OF 12

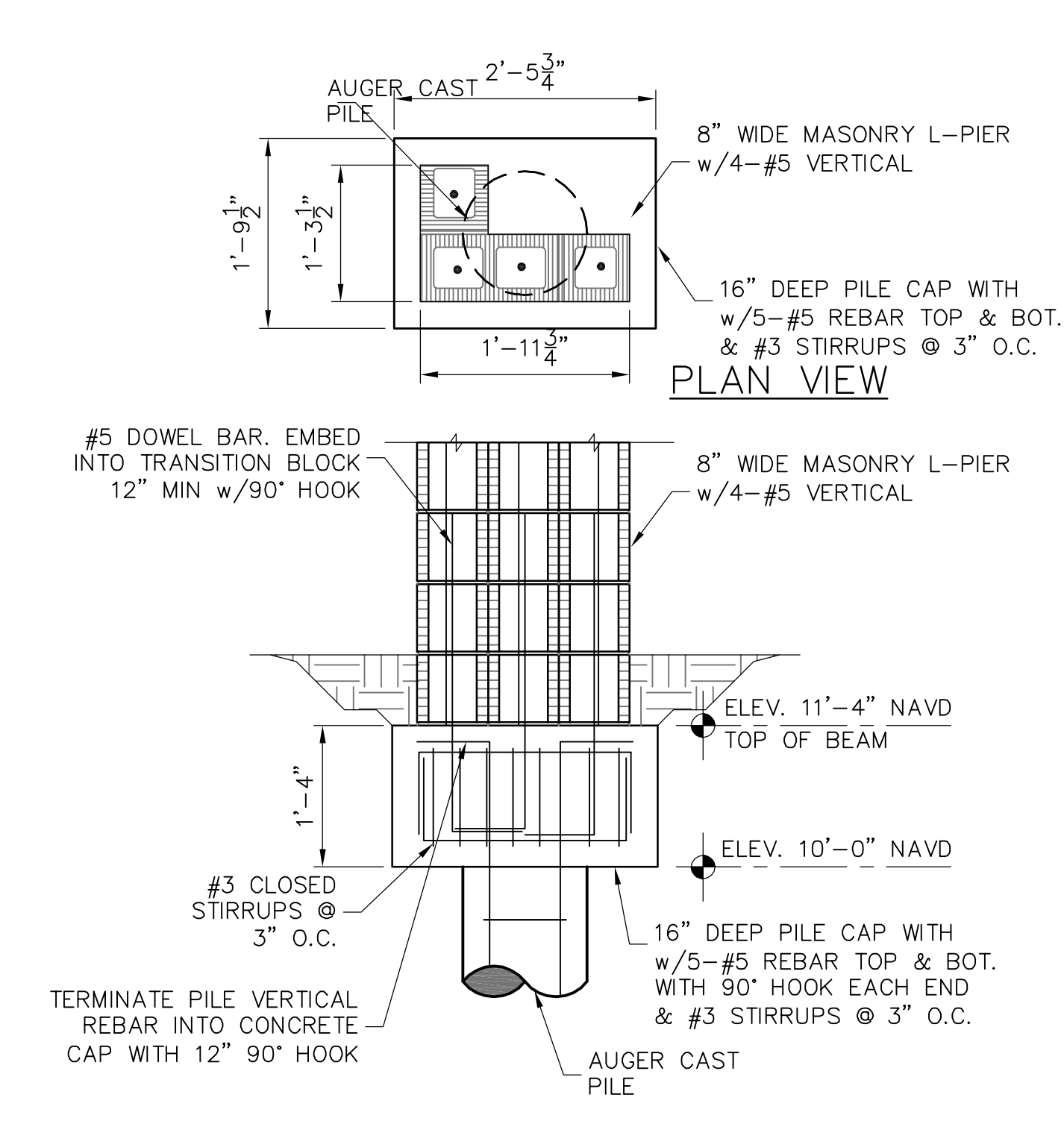
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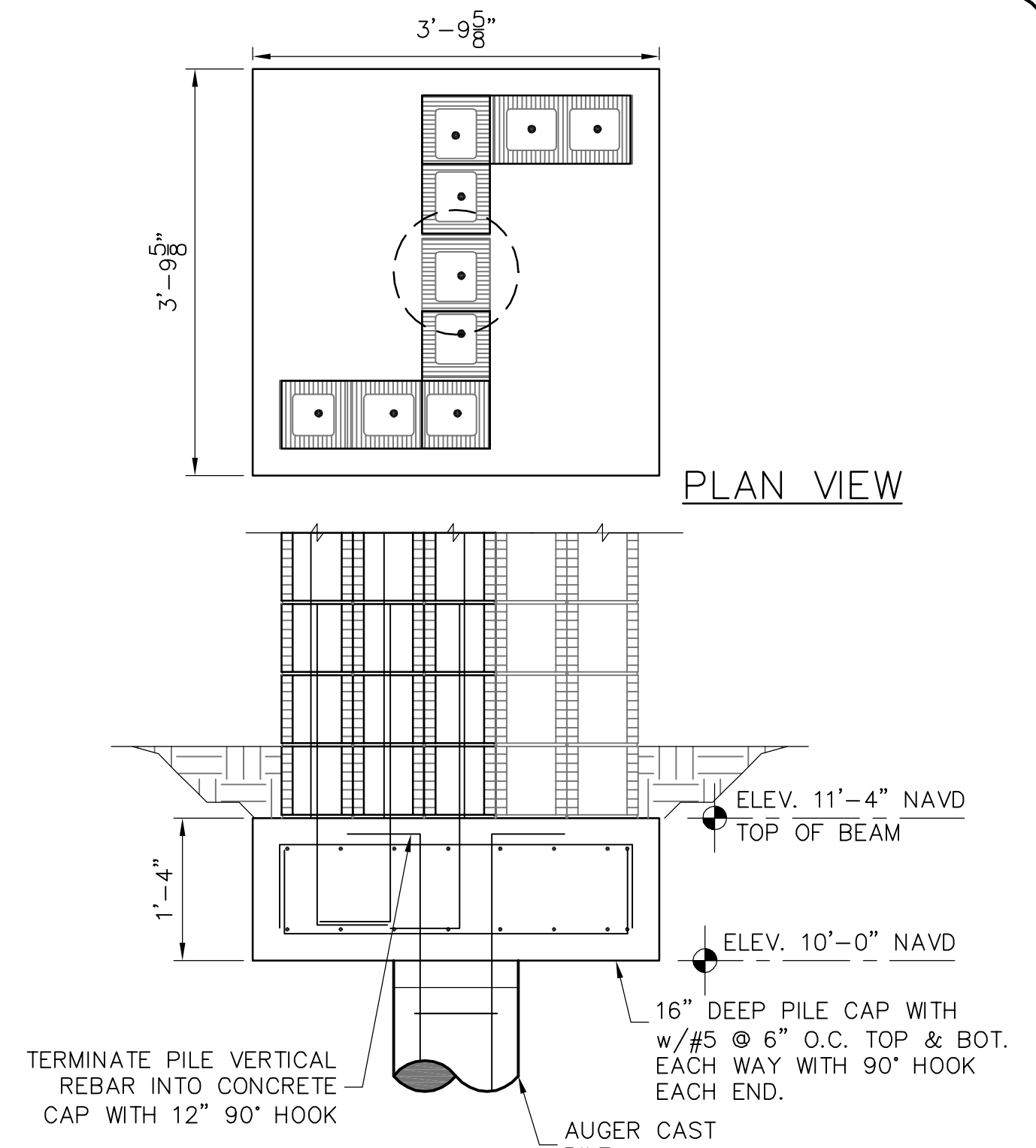
1 PILE CAP DETAIL
S1.03 SCALE: 3/4" = 1'-0"



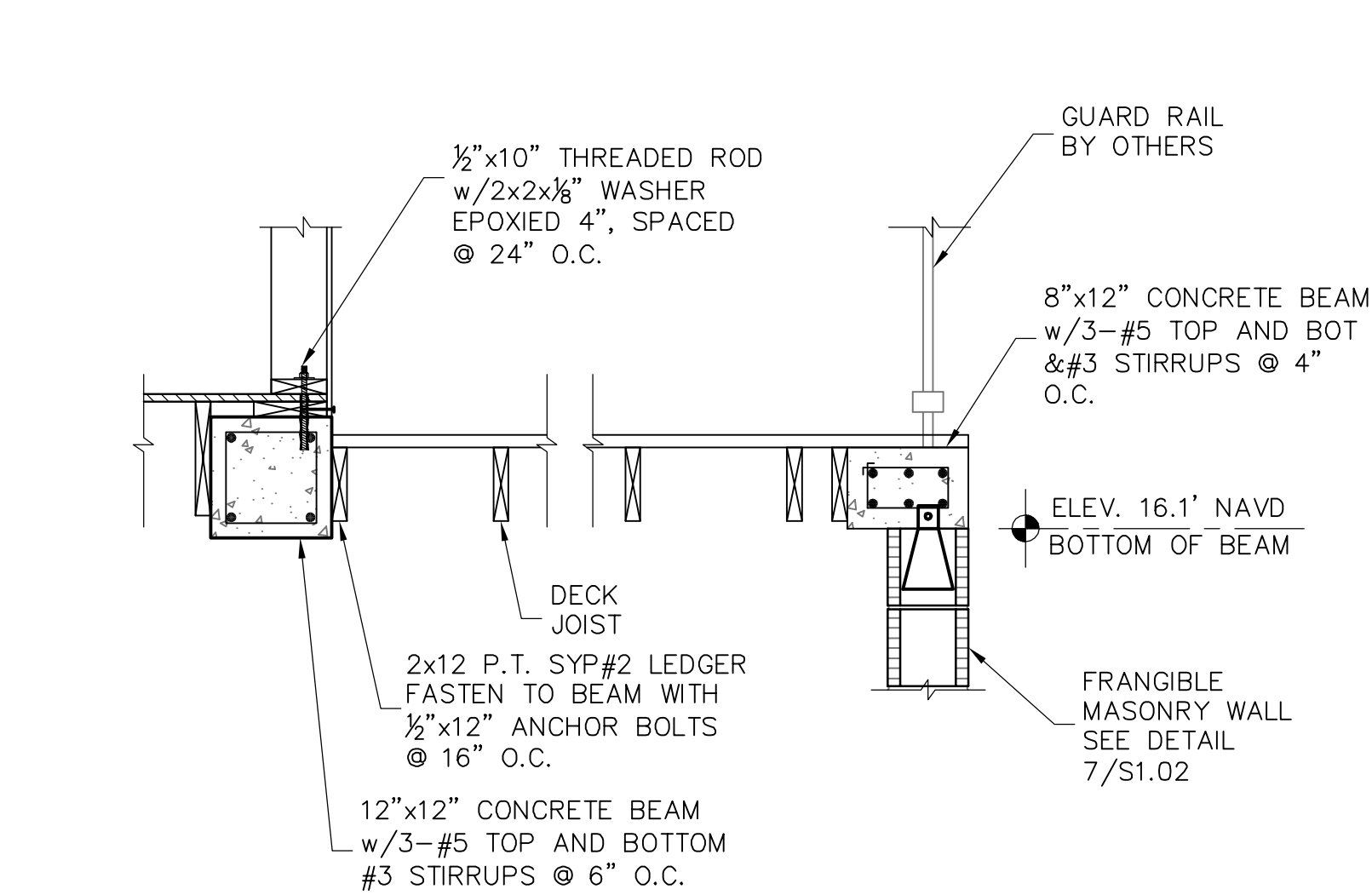
2 PILE CAP DETAIL
S1.03 SCALE: 3/4" = 1'-0"



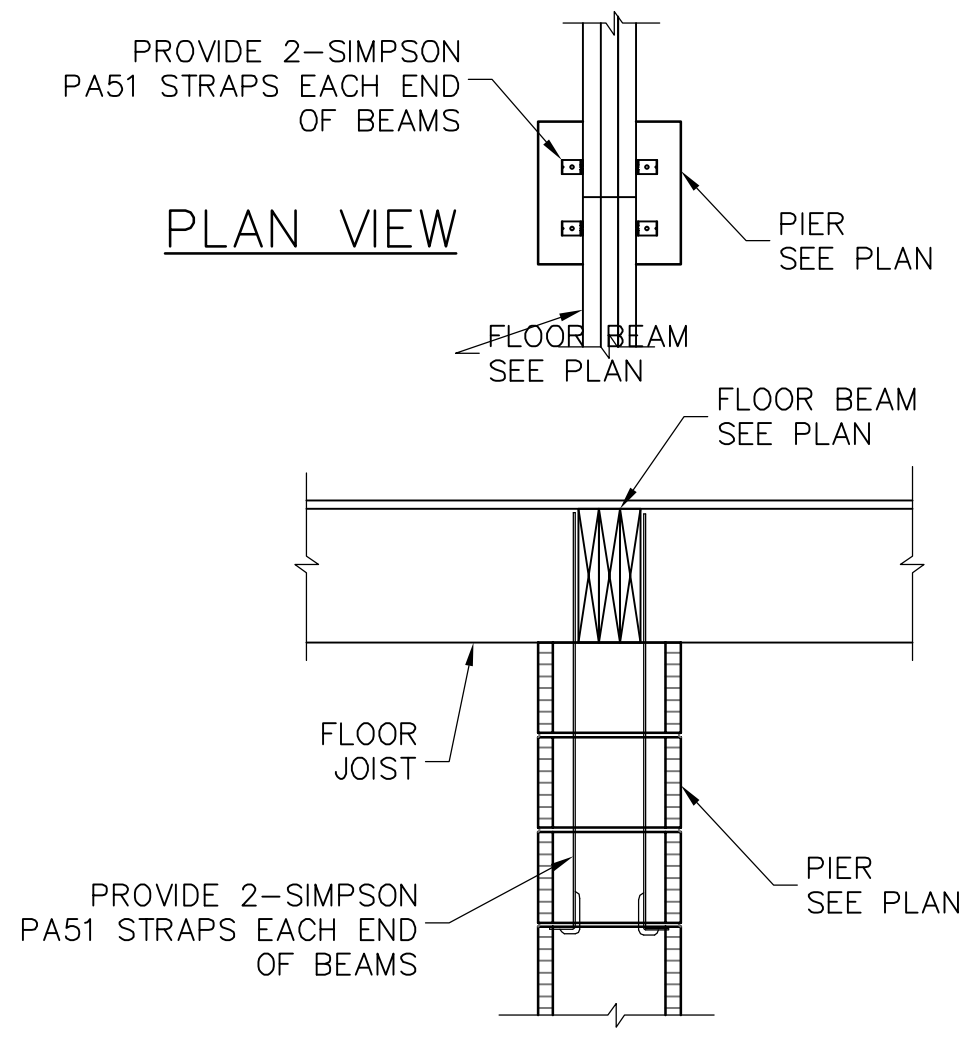
3 PILE CAP DETAIL
S1.03 SCALE: 3/4" = 1'-0"



4 PILE CAP DETAIL
S1.03 SCALE: 3/4" = 1'-0"



5 GRADE BEAM TRANSITION DETAIL
S1.03 SCALE: 3/4" = 1'-0"



6 GRADE BEAM TRANSITION DETAIL
S1.03 SCALE: 3/4" = 1'-0"

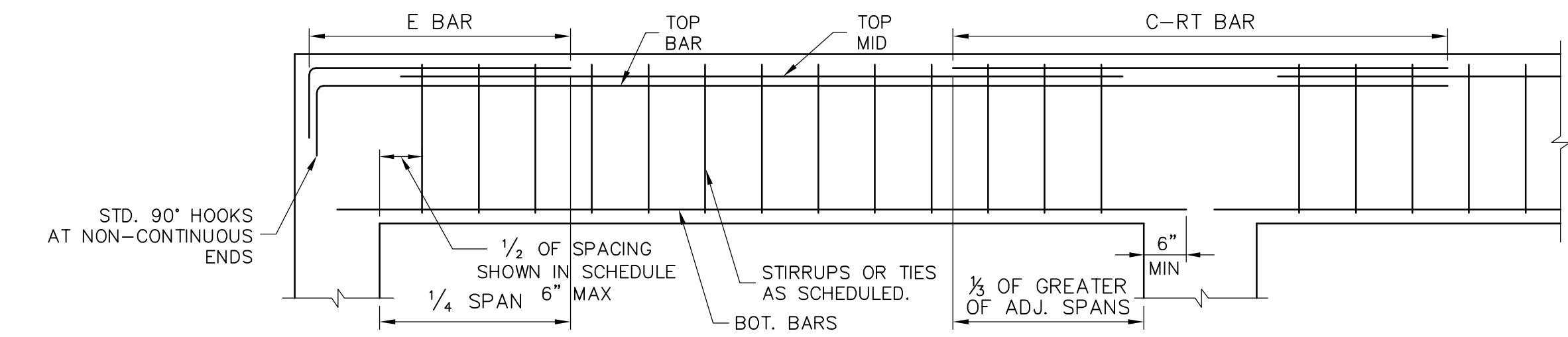


CLEAR COVER SCHEDULE

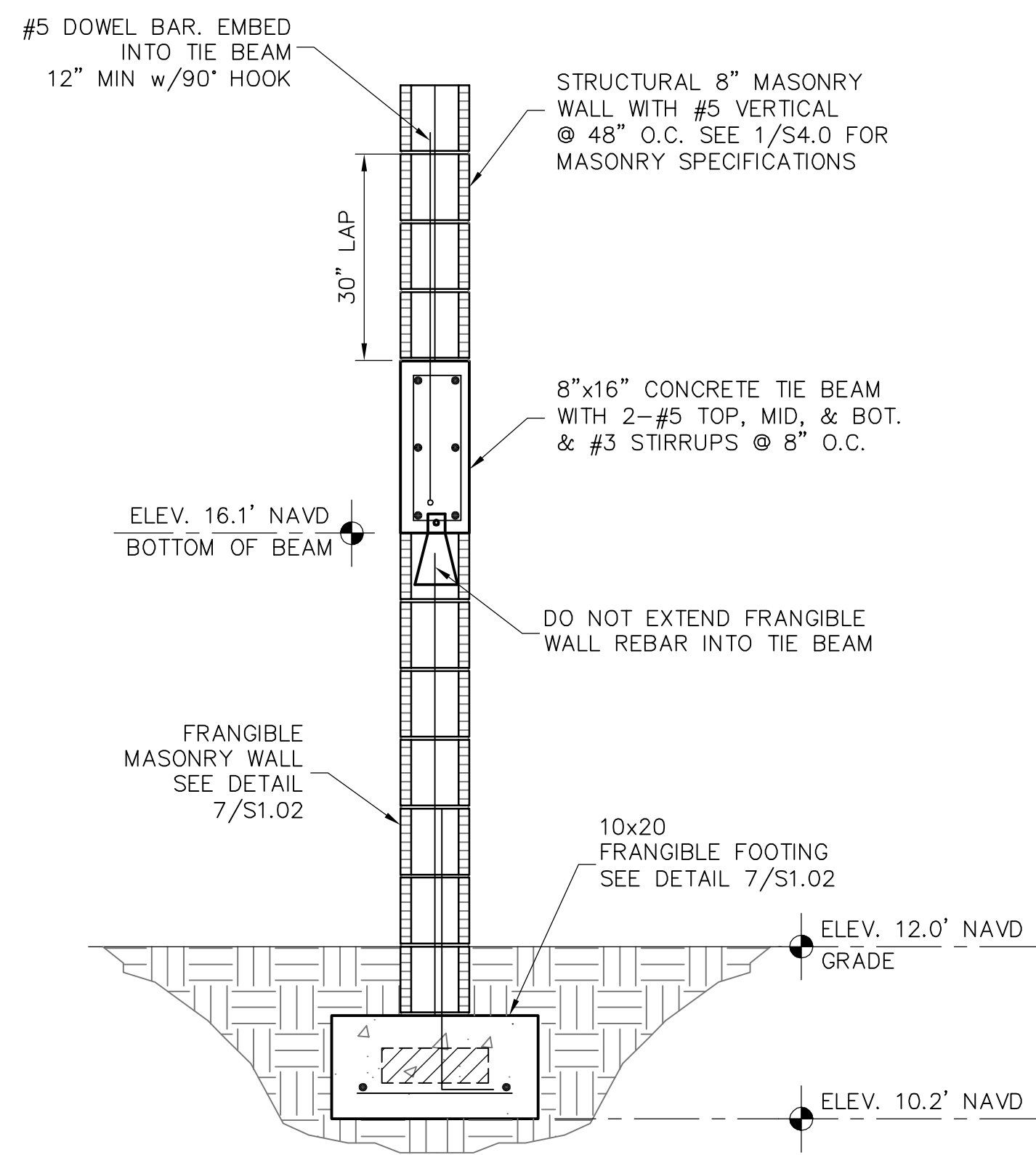
	OTHER BAR	BOT BAR
ELEVATED BEAMS	1 1/2"	1 1/2"
ELEVATED SLABS	1"	3/4"
GRADE BEAMS	2"	3"
SLABS ON FILL	2"	3"

* CLEAR COVER TO TIES (IF PRESENT)
* BALCONY REINF. COVER 1" MINIMUM.

- BEAM NOTES
- TOP BARS MARKED CONTINUOUS SHALL BE SPLICED AT BEAM MIDSPAN. (24 BAR DIAMETERS)
 - BOT BARS MARKED CONTINUOUS SHALL BE SPLICED OVER COLUMN. (24 BAR DIAMETERS)
 - PROVIDE 30 BAR DIAMETER SPLICES.
 - WHERE BEAM TERMINATES INTO SLAB, OMIT END TOP BAR HOOK AND EXTEND INTO SLAB 40 BAR DIAMETERS.
 - VERTICAL SPACING OF BARS IS EXAGGERATED FOR CLARITY, BARS ARE ACTUALLY TIED TOGETHER ALONG BEAM SPAN.
 - AT ALL UPTURNED BEAMS (i.e. T/B/EAM IS HIGHER THAN T/SLAB) BOTTOM & TOP STEEL SHALL BE HOOKED AT DISCONTINUOUS SPANS



7 CONCRETE BEAM REBAR BENDING DIAGRAM
S1.03 SCALE: 3/4" = 1'-0"



8 TYPICALLY FLOOR SECTION
S1.03 SCALE: 3/4" = 1'-0"

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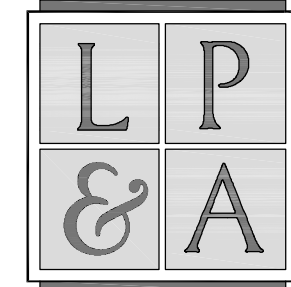
PILE CAP
& CONCRETE
BEAM
DETAILS

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LPA NO.	DRBD-12-00299
SHEET	S1.03

SHEET 5 OF 15

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DREAM BUILDER
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JACKSONVILLE BEACH, FL

FIRST LEVEL
WALL
FRAMING
PLAN

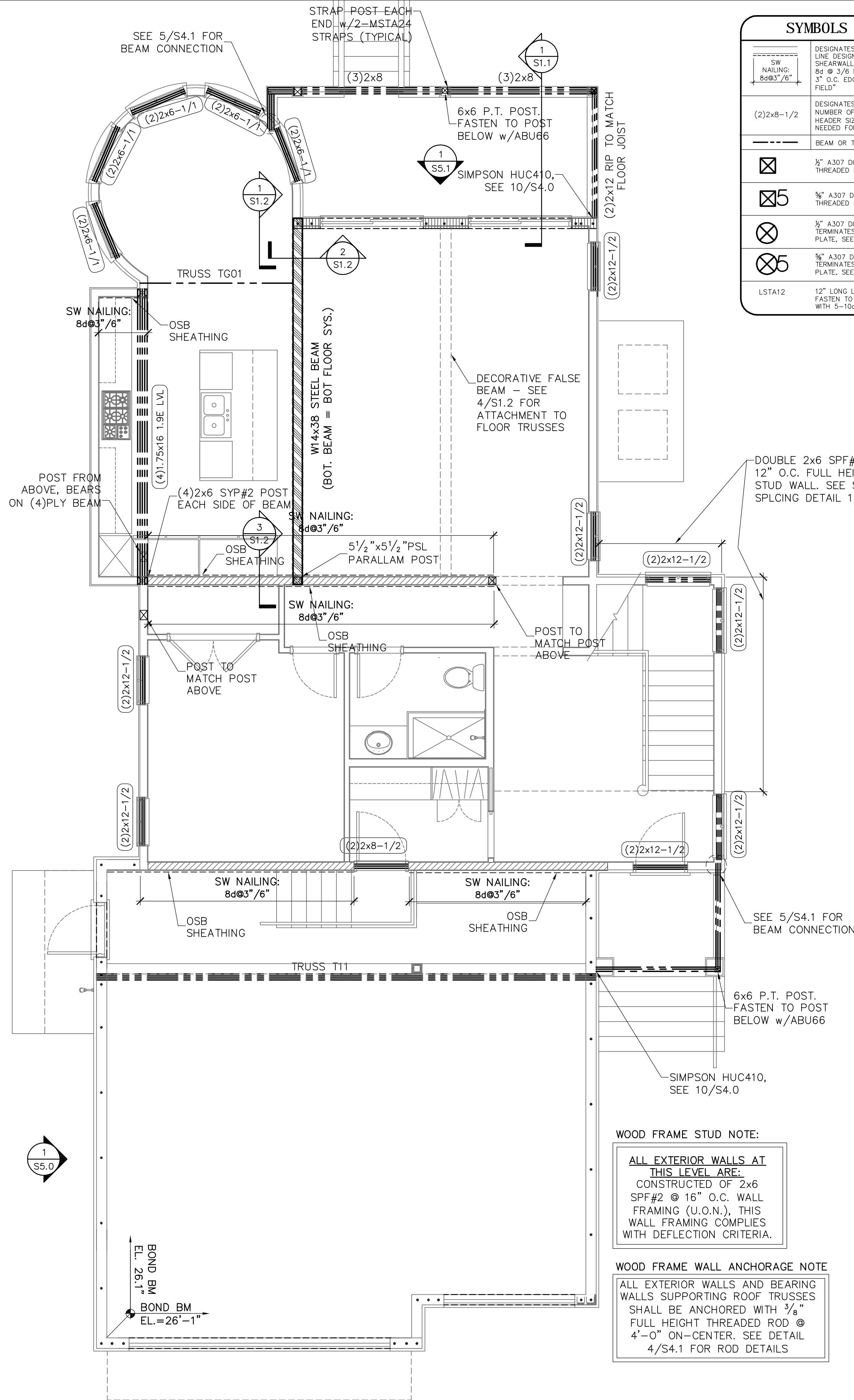
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S11
SHEET 6 OF 15

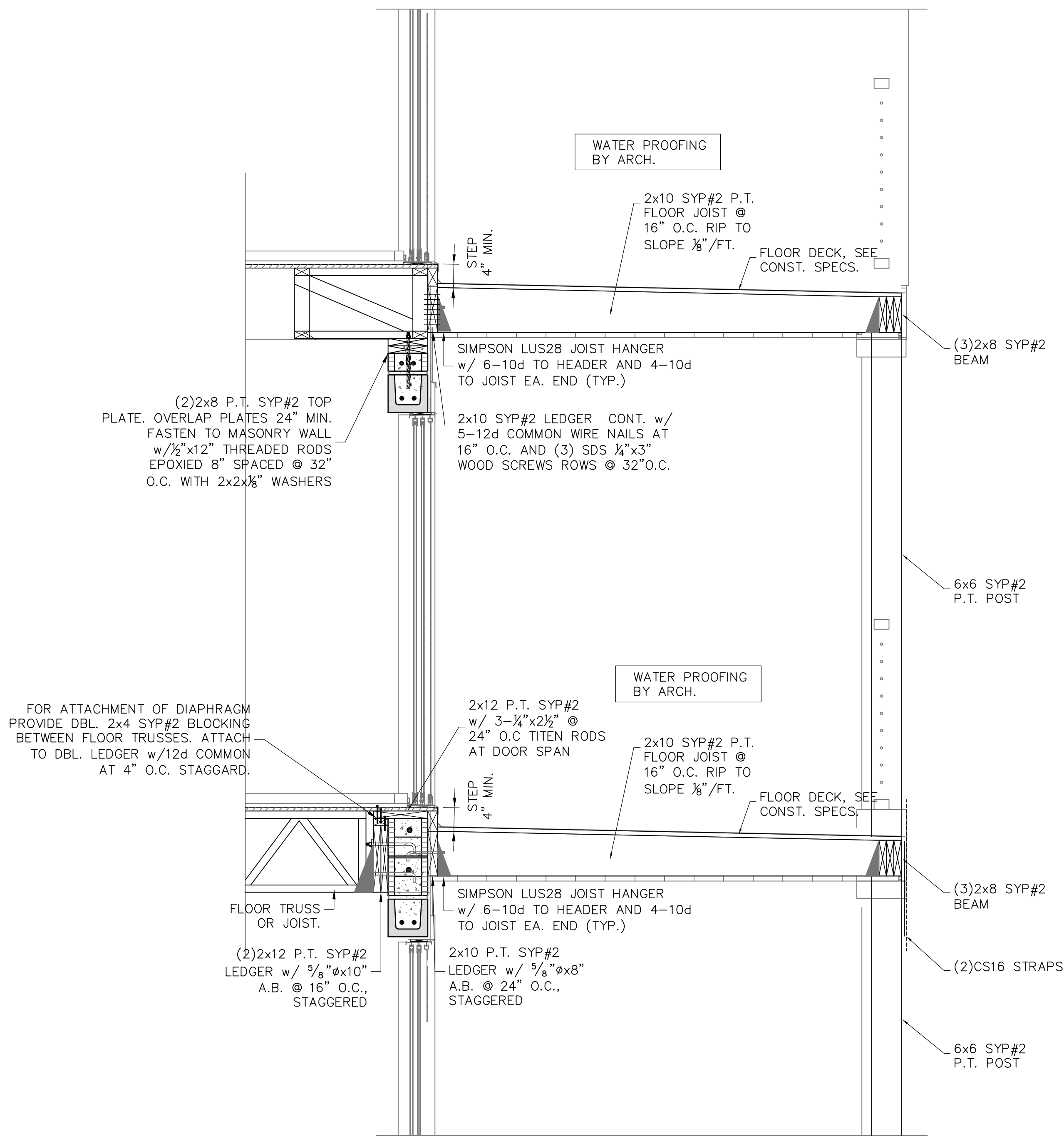
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SYMBOLS LEGEND	
	DESIGNATES SHEARWALL. THE HIDDEN LINE DESIGNATES SIDE OF WALL. THE SHEARWALL SHEATHING TO BE APPLIED. 8d @ 3/6" DESIGNATES 8d COMMONS @ 3" O.C. EDGE & 6" O.C. "IN THE FIELD"
	DESIGNATES THE HEADER SIZE AND NUMBER OF PLYS DESIGNATES NUMBER, HEADER SIZE & JACK/KING STUDS NEEDED FOR SUPPORT HEADER.
	BEAM OR TRUSS, SEE PLAN
	5/8" A307 DIAMETER FULL HEIGHT THREADED ROD, SEE DETAIL 4/S4.1
	5/8" A307 DIAMETER FULL HEIGHT THREADED ROD, SEE DETAIL 4/S4.1
	5/8" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR TOP PLATE, SEE DETAIL 4/S4.1
	5/8" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR TOP PLATE, SEE DETAIL 4/S4.1
	12" LONG LIGHT GAUGE STRAP FASTEN TO TOP PLATE AND STUD WITH 5-10d COMMONS



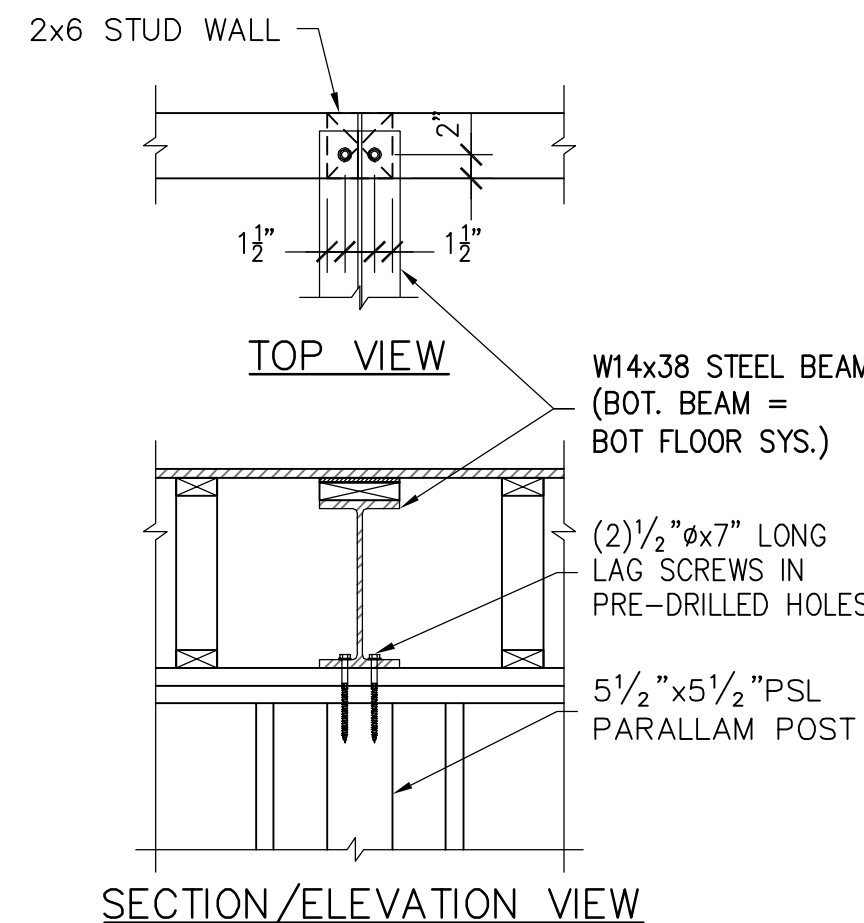
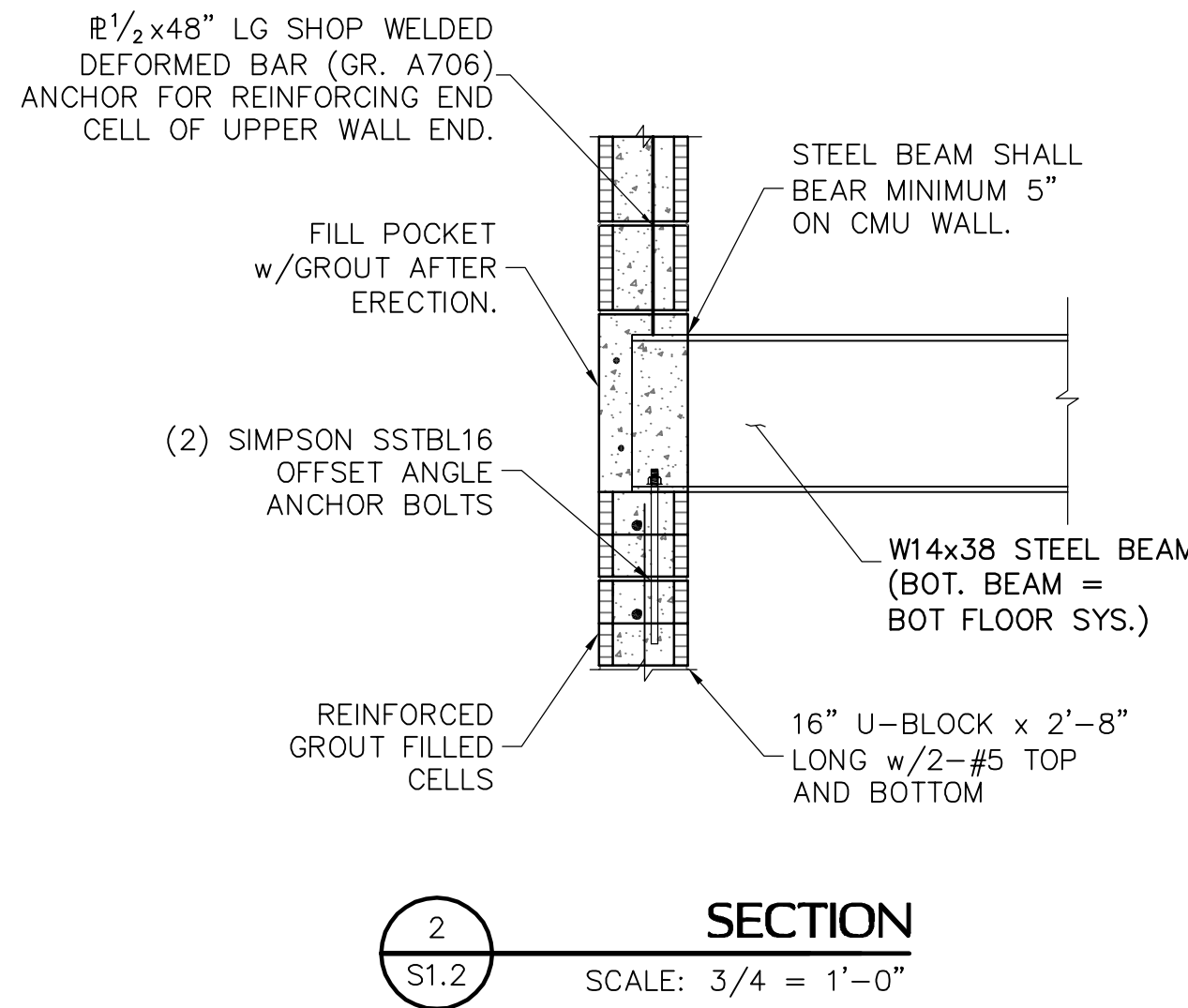
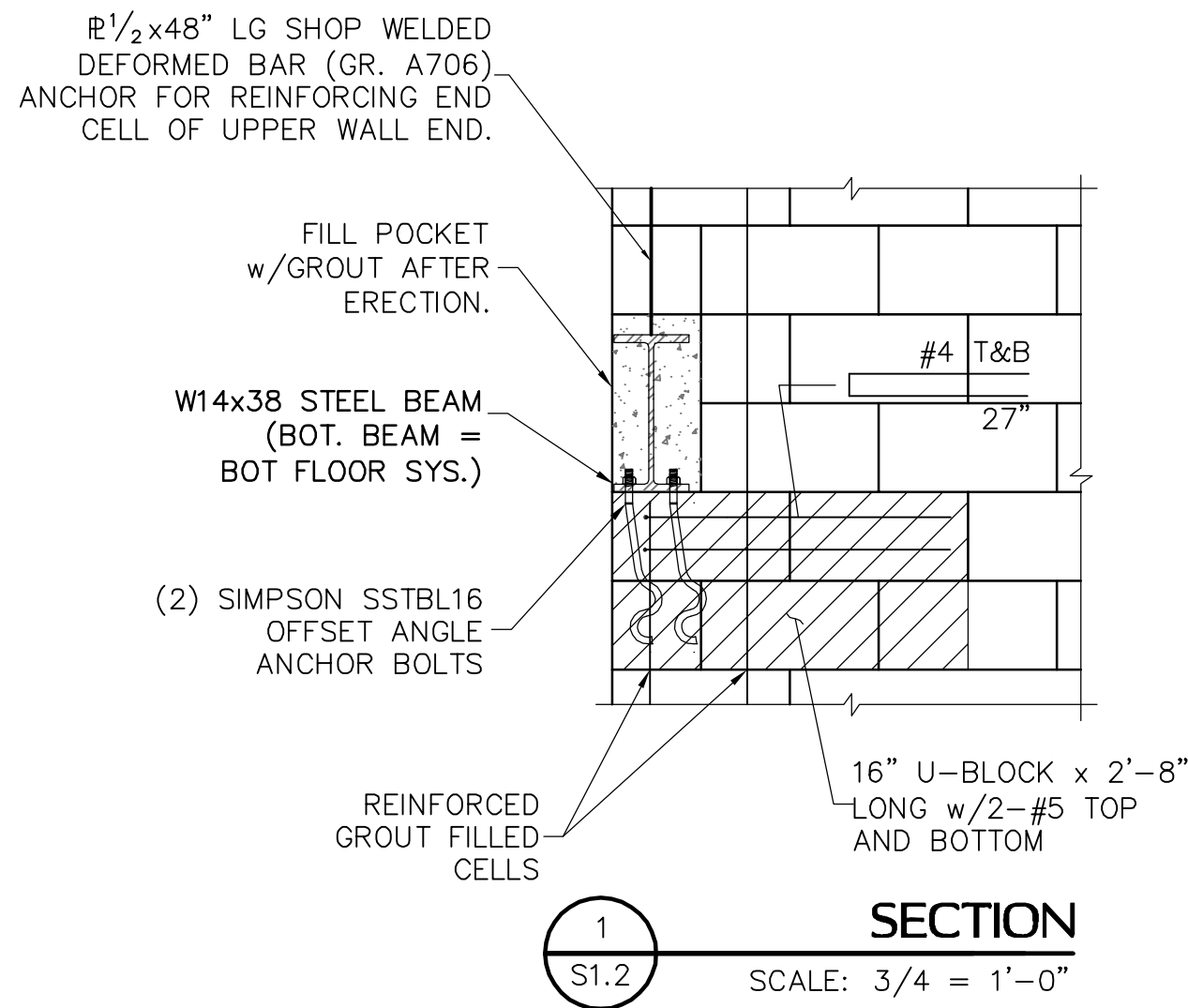
FIRST LEVEL WALL FRAMING PLAN

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

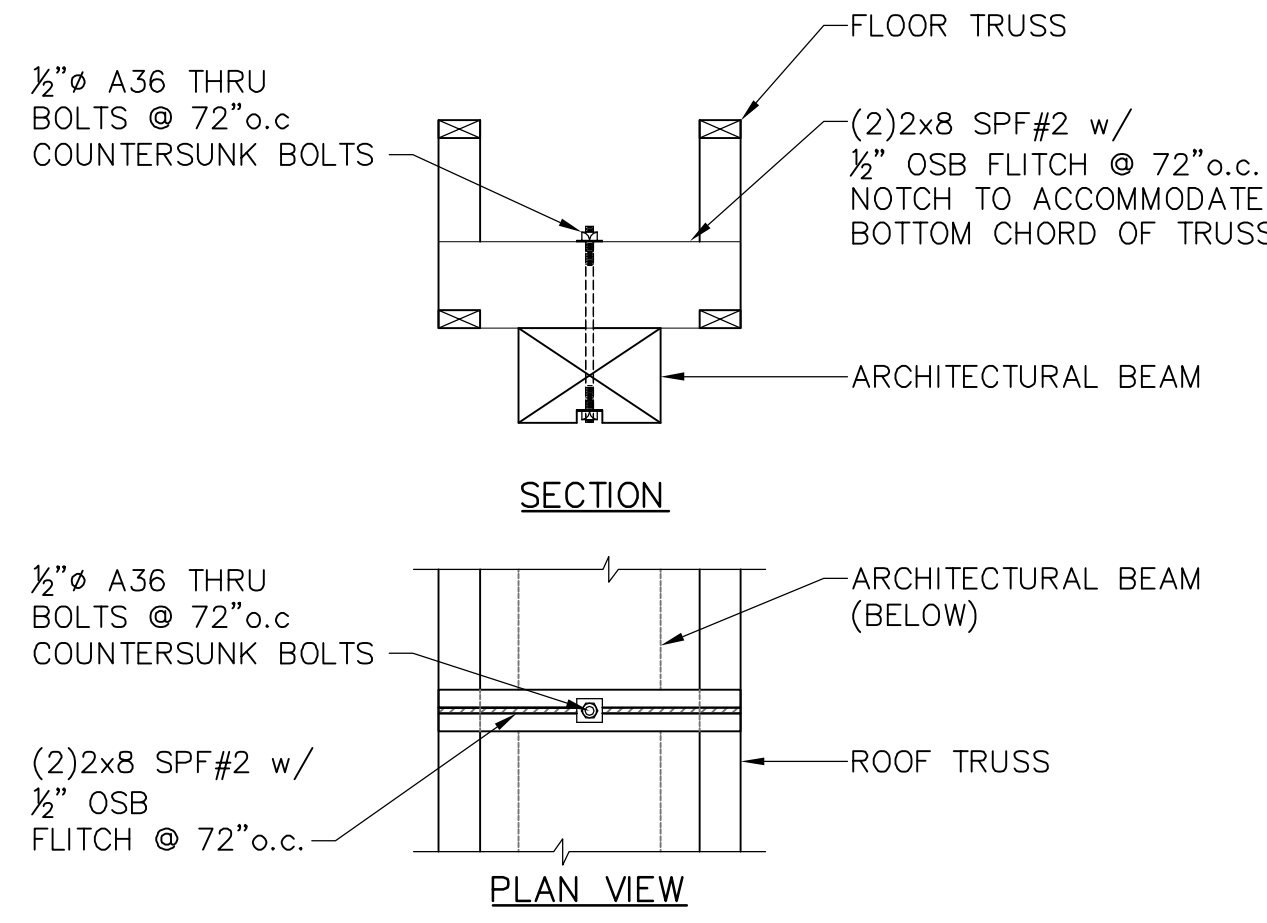


TYPICAL PORCH SECTION

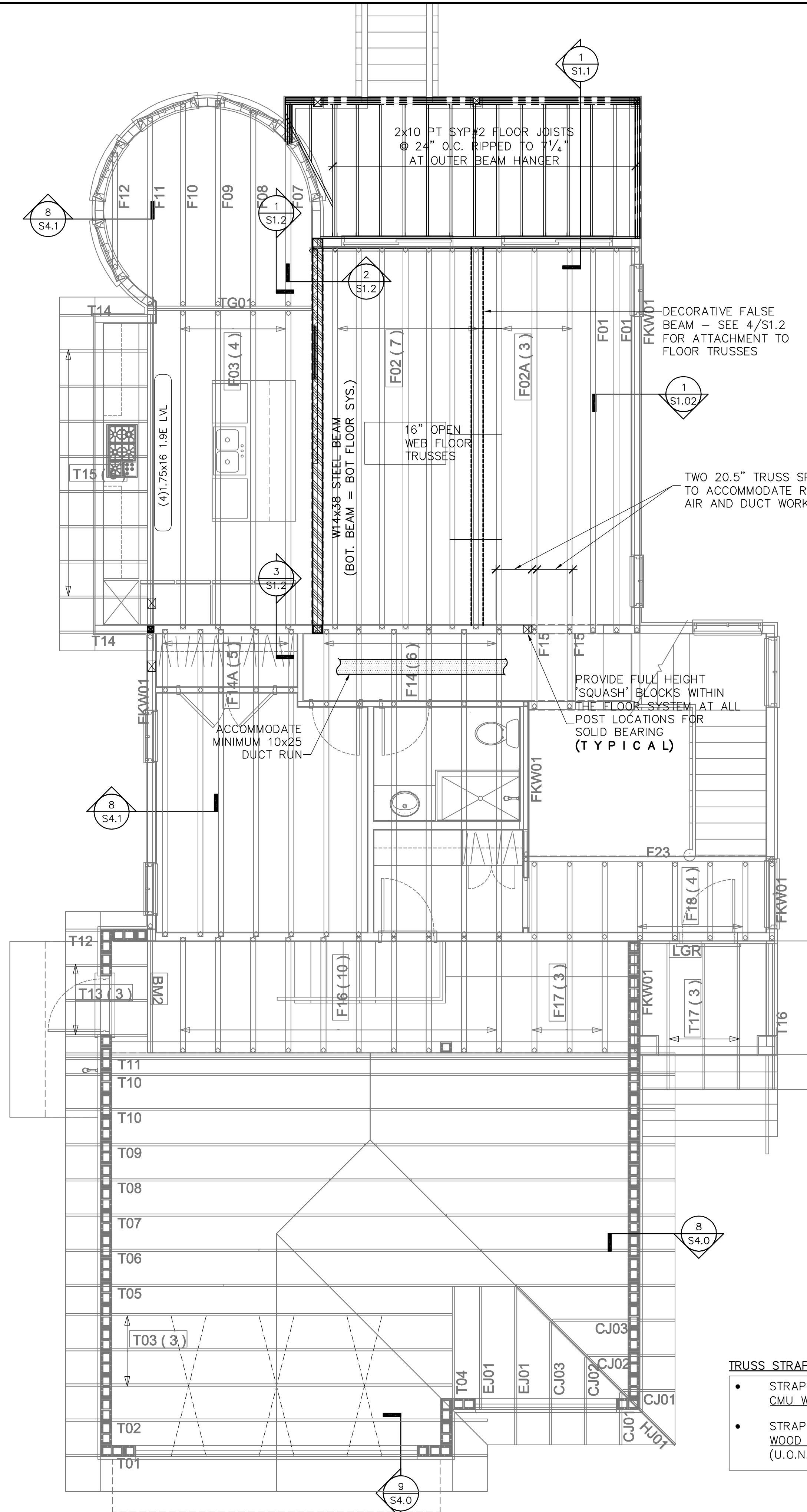
SCALE: 3/4" = 1'-0"



3 STEEL BEAM BEARING DETAIL
S1.2 SCALE: 3/4" = 1'-0"



4 DECORATIVE BEAM CONNECTION
S1.2 SCALE: 3/4" = 1'-0"



FIRST LEVEL FLOOR & ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

- TRUSS STRAPPING NOTES:
- STRAP ALL ROOF TRUSSES TO CMU WALL w/1-H2.5T (U.O.N.)
 - STRAP ALL ROOF TRUSSES TO WOOD FRAMING w/1-H2.5T (U.O.N.)

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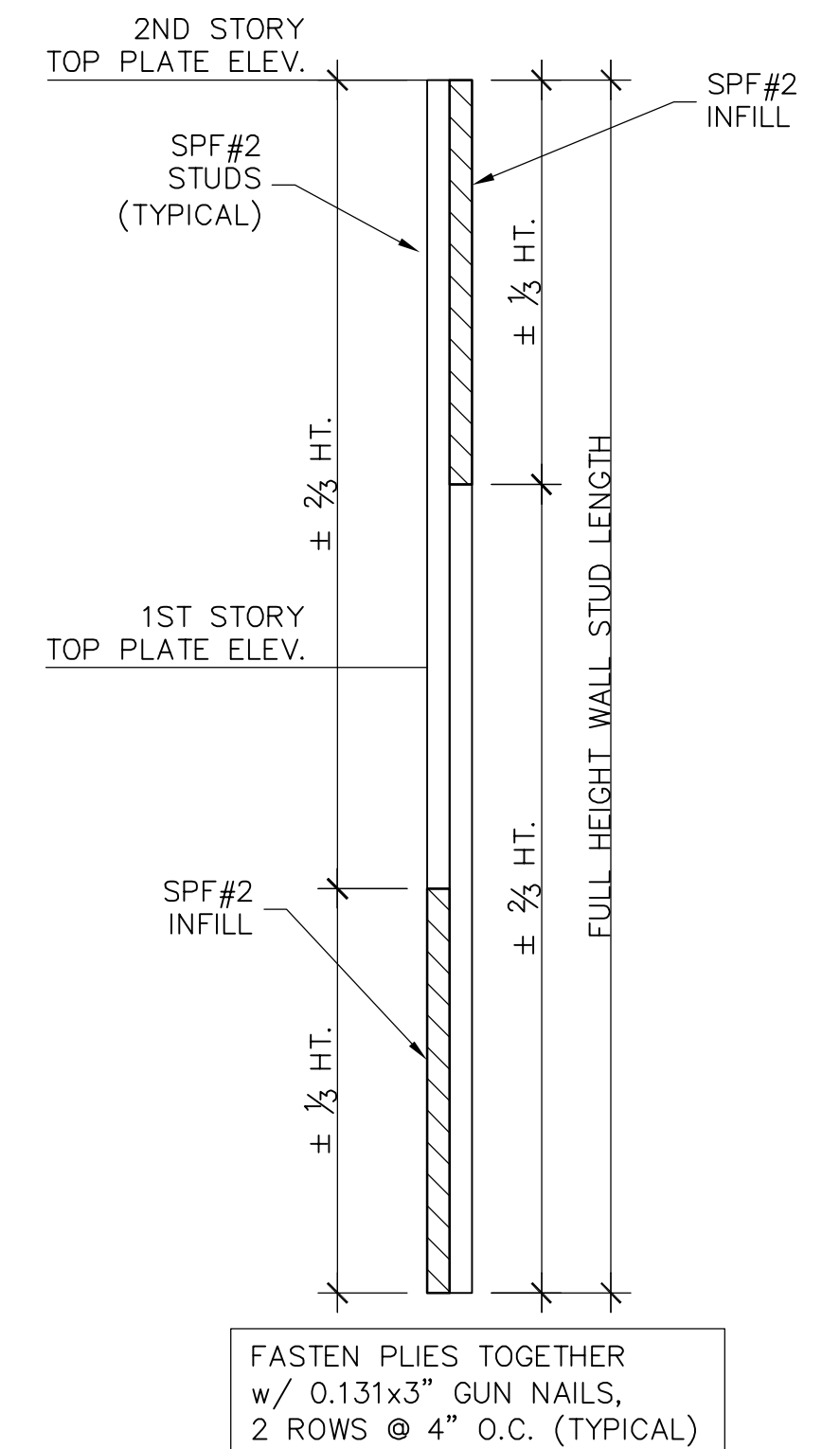
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FIRST LEVEL
FLOOR &
ROOF
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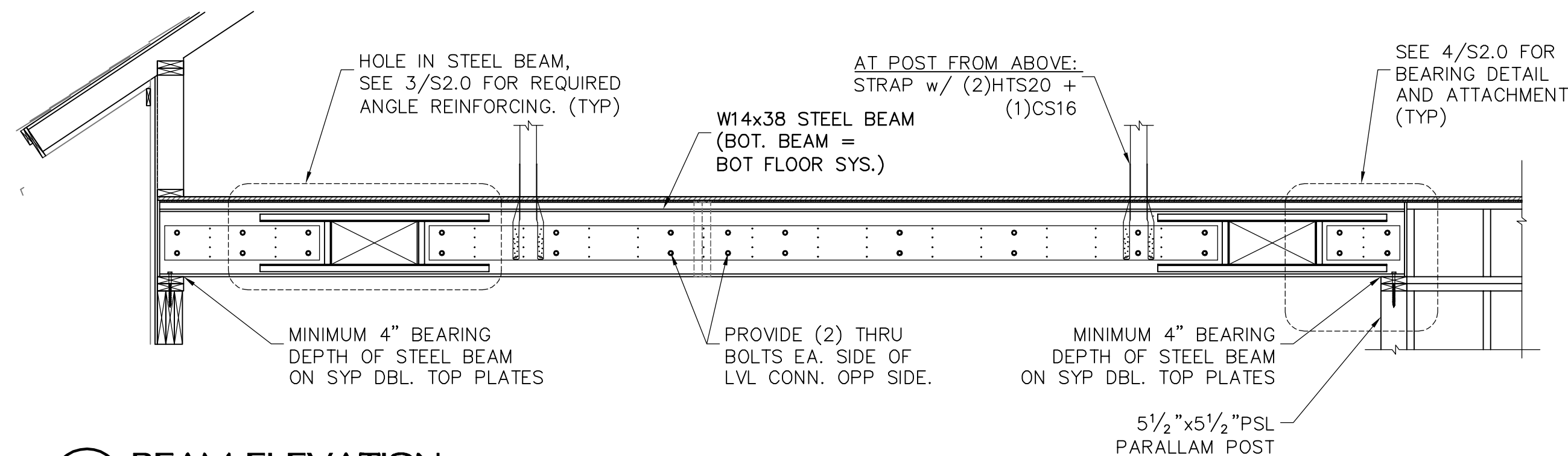
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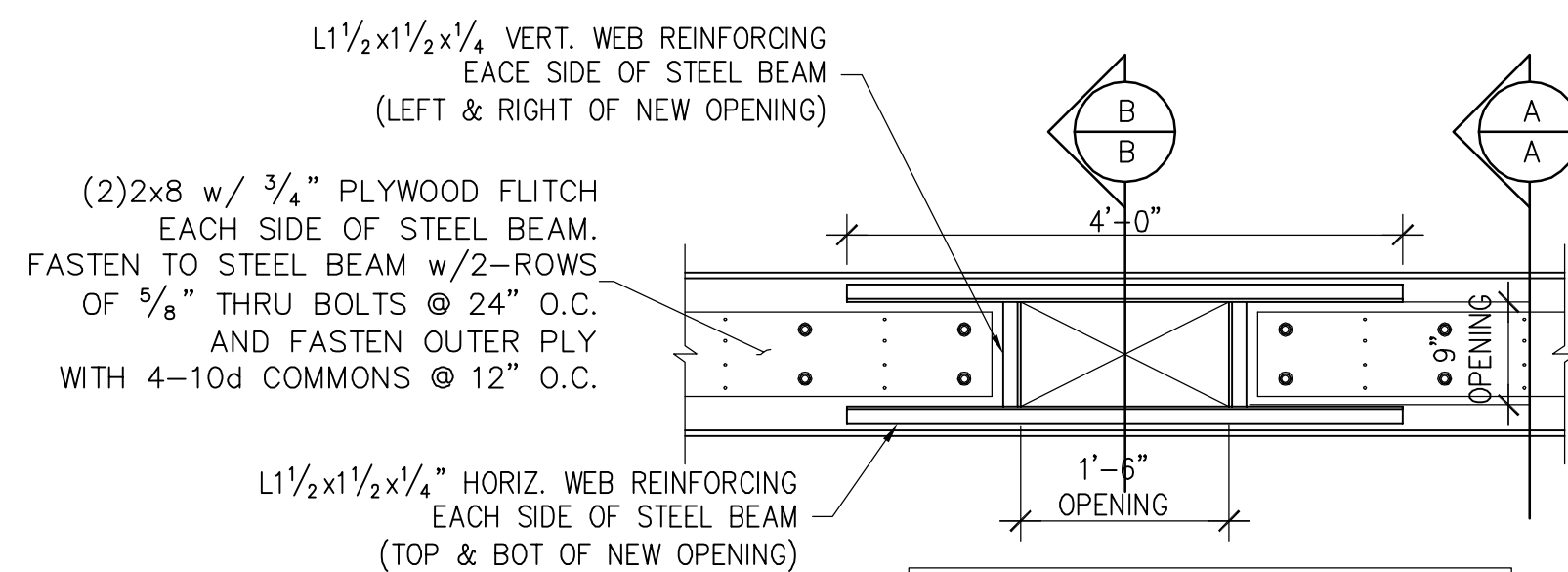
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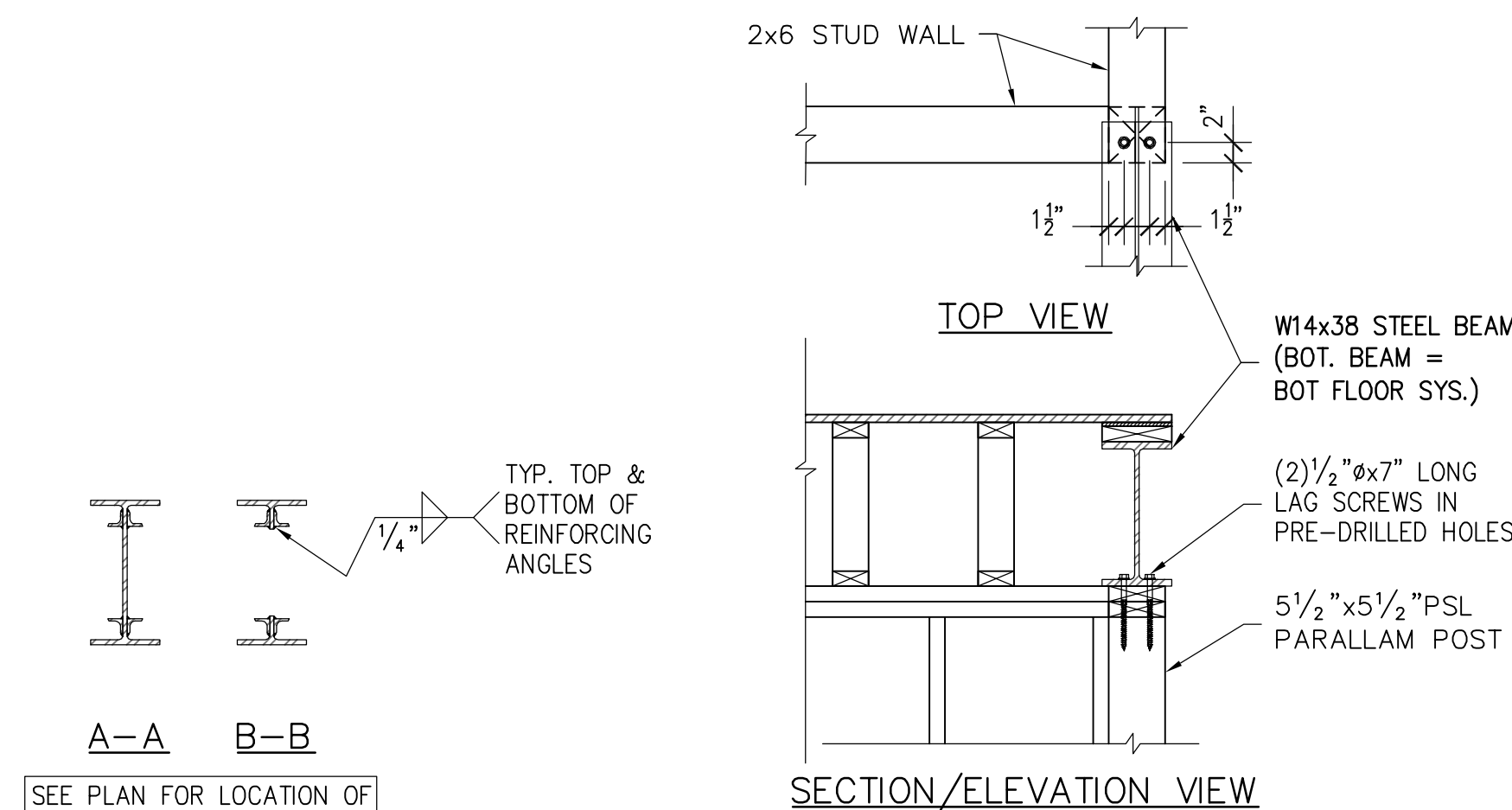
1 STUD SPLICE DETAIL
SCALE: 3/4" = 1'-0"



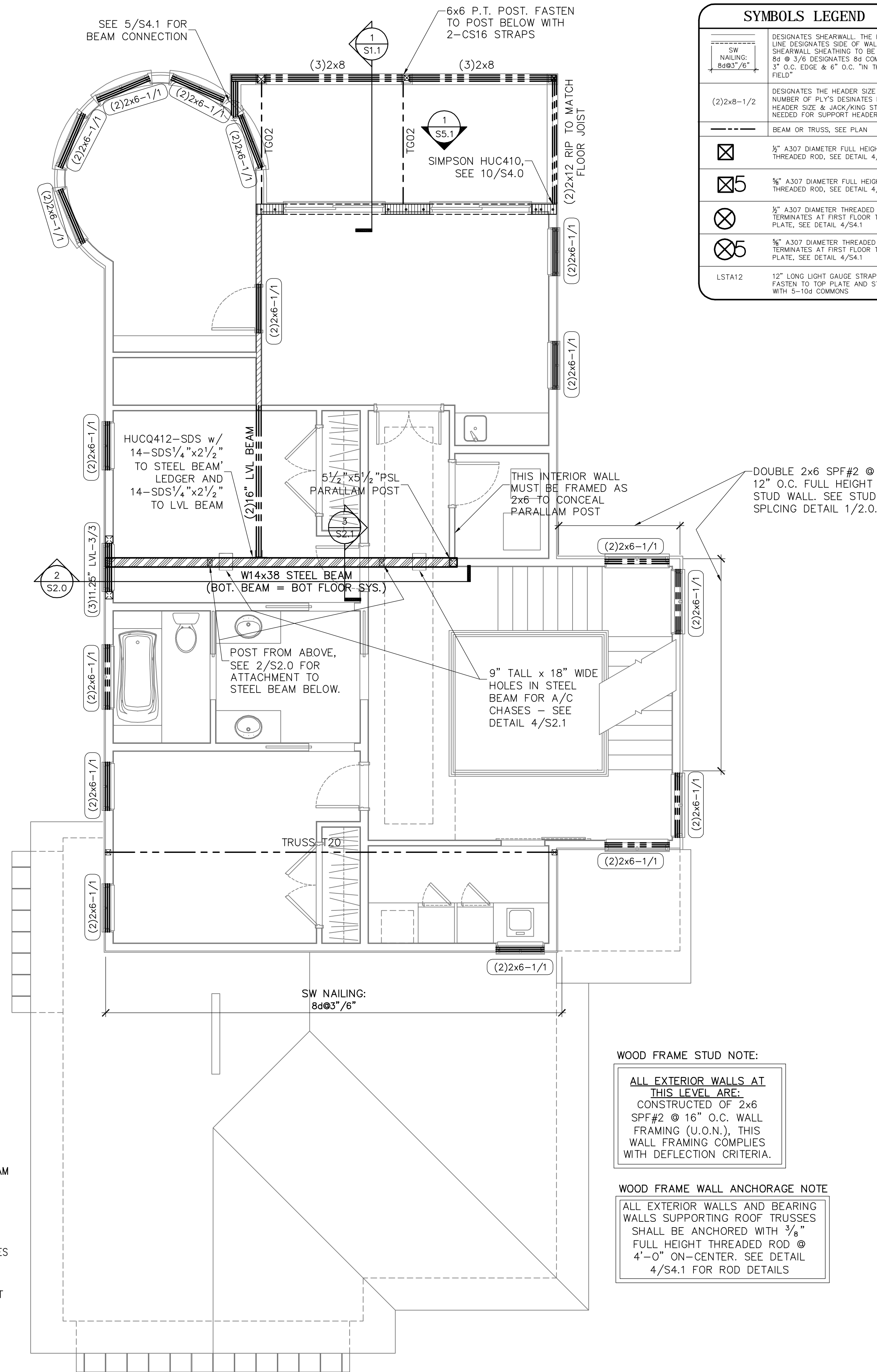
2 BEAM ELEVATION
SCALE: 1/2" = 1'-0"



3 ANGLE REINFORCING AT HOLE IN STEEL BEAM
SCALE: 3/4" = 1'-0"



4 STEEL BEAM BEARING DETAIL
SCALE: 3/4" = 1'-0"



SECOND LEVEL WALL FRAMING PLAN
SCALE: 1/4" = 1'-0"

SYMBOLS LEGEND	
	DESIGNATES SHEARWALL. THE HIDDEN LINE DESIGNATES SIDE OF WALL. THE SHEARWALL SHEATHING TO BE APPLIED. 8d @ 3/16\"/>
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	12" LONG LIGHT GAUGE STRAP FASTEN TO TOP PLATE AND STUD WITH 5-10d COMMONS

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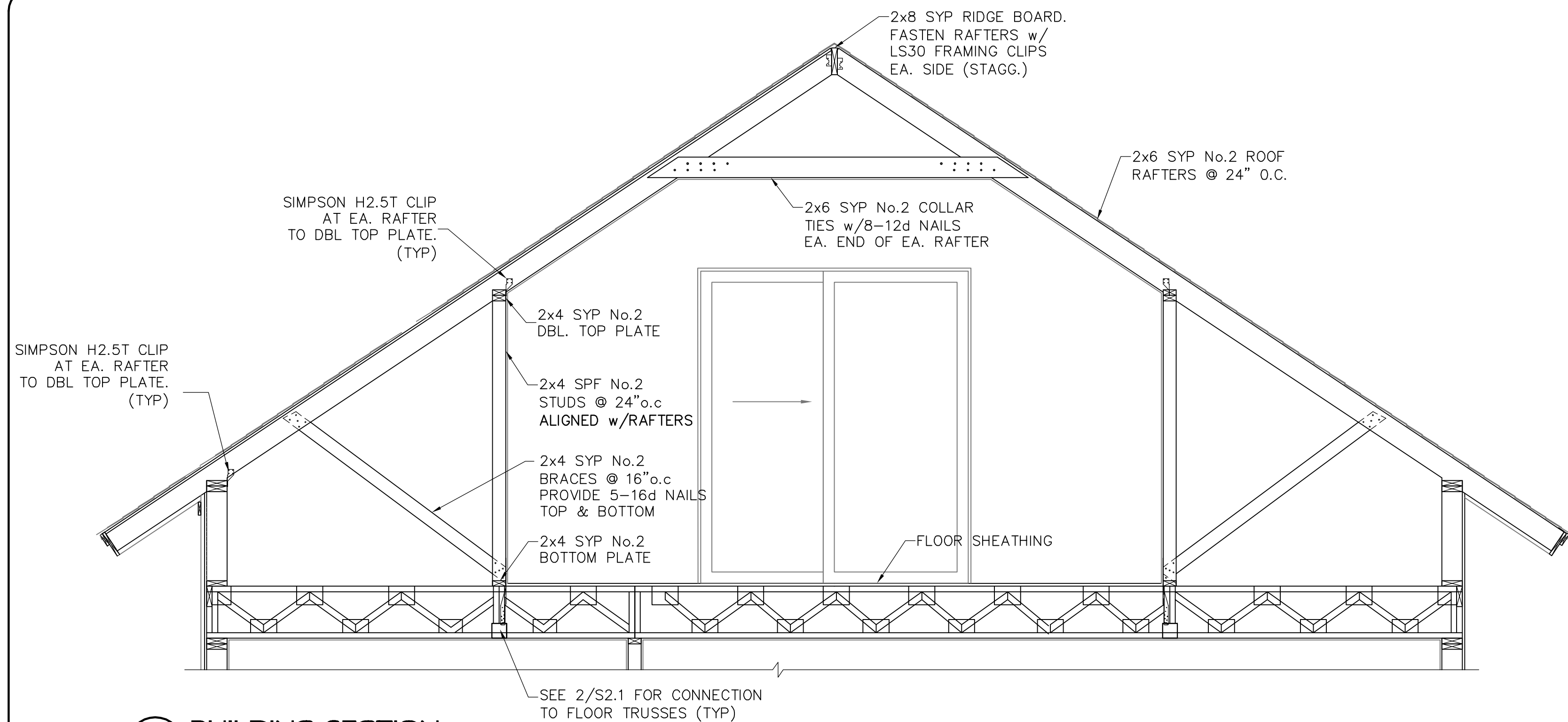
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JACKSONVILLE BEACH, FL

SECOND LEVEL WALL FRAMING PLAN

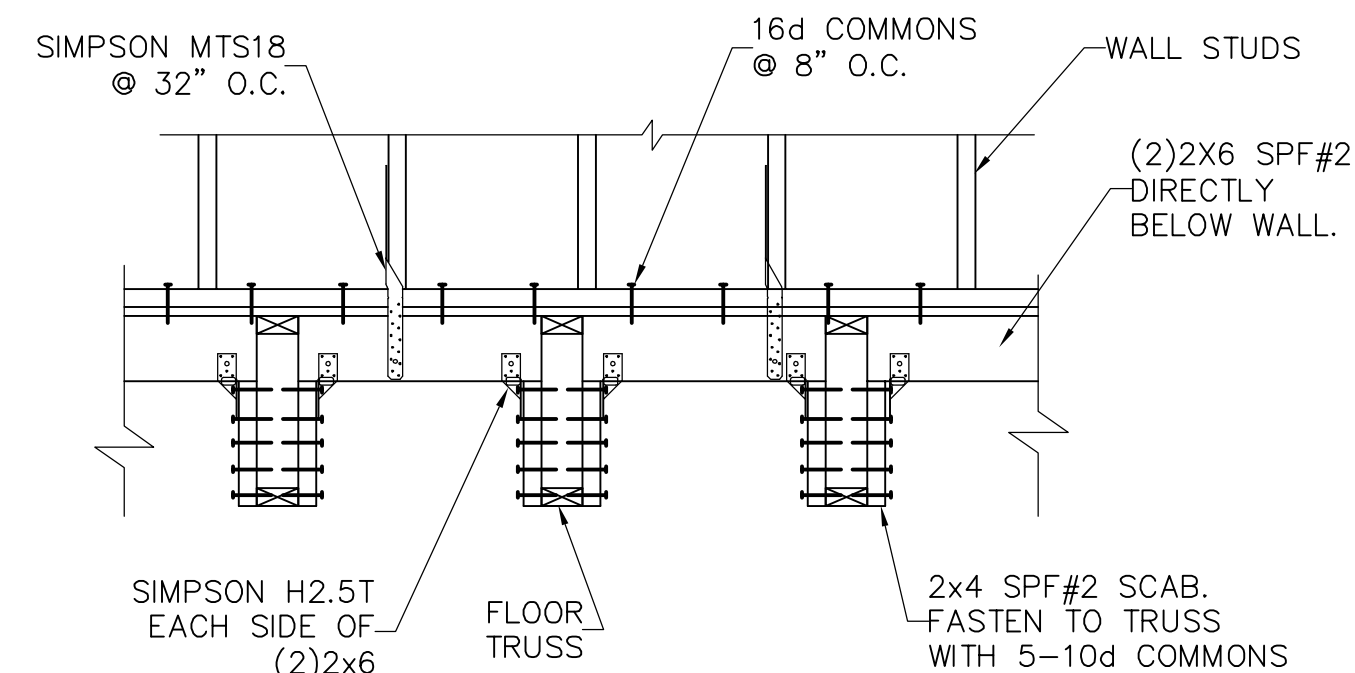
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CONTROL NO.
KANE
TRUSS I.D.
425247
LPA NO.
DRBD-12-00299
SHEET
S2.0
SHEET 8 OF 15

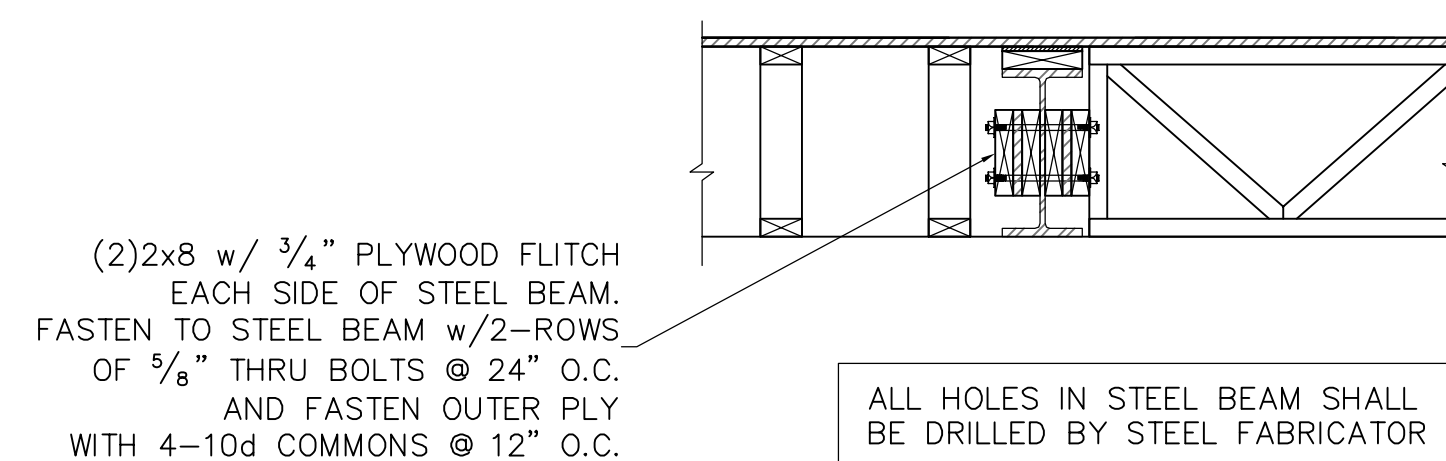
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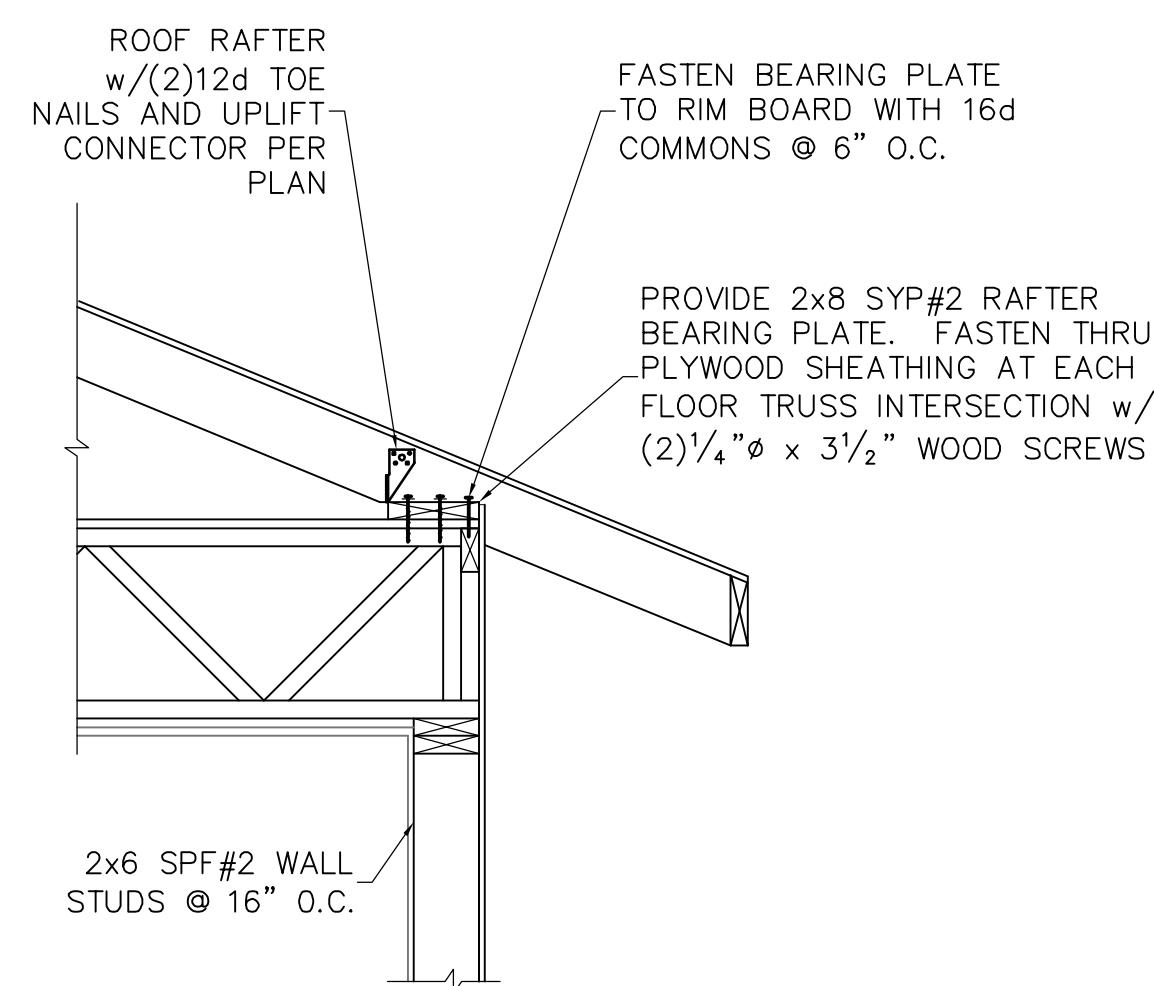
1 BUILDING SECTION
SCALE: 1/2" = 1'-0"



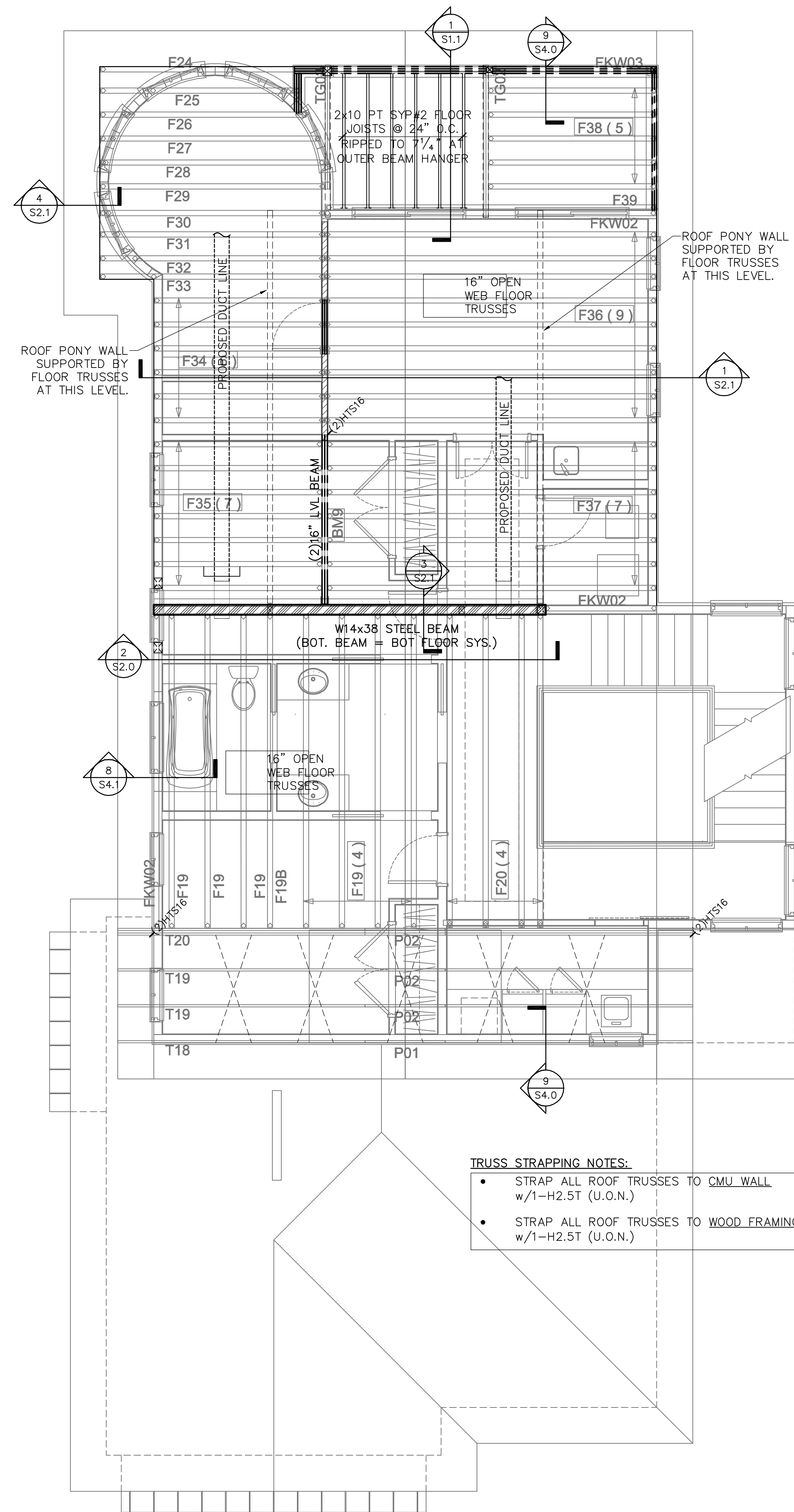
2 CONV. STRAPPING BETWEEN TRUSSES
SCALE: 3/4" = 1'-0"



3 STEEL BEAM / FLOOR TRUSS DETAIL
SCALE: 3/4" = 1'-0"



4 RAFTER / LEDGER TO FLOOR TRUSS
SCALE: 3/4" = 1'-0"



- TRUSS STRAPPING NOTES:**
- STRAP ALL ROOF TRUSSES TO CMU WALL w/1-H2.5T (U.O.N.)
 - STRAP ALL ROOF TRUSSES TO WOOD FRAMING w/1-H2.5T (U.O.N.)

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

REVISIONS	DATE

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SECOND LEVEL FLOOR FRAMING PLAN

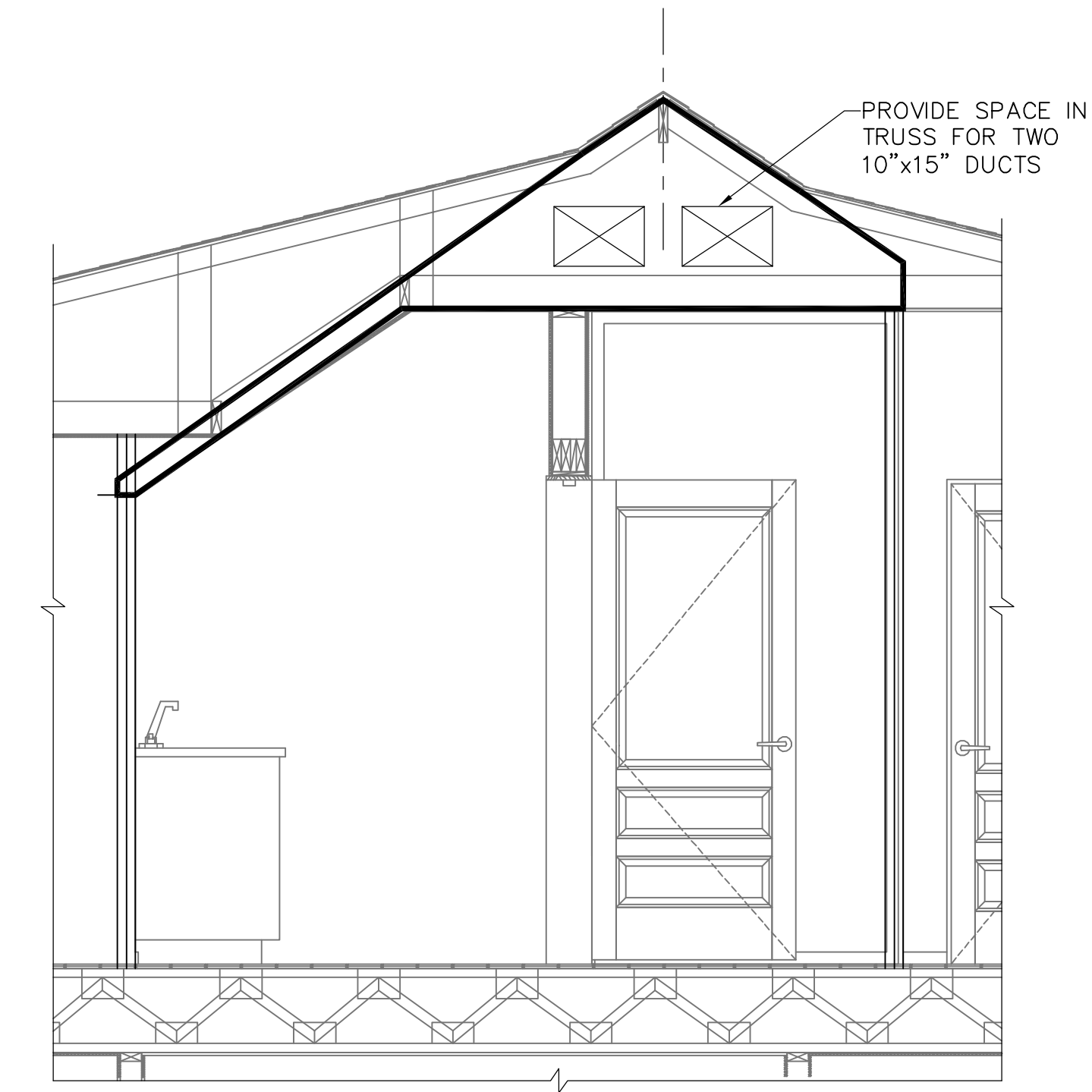
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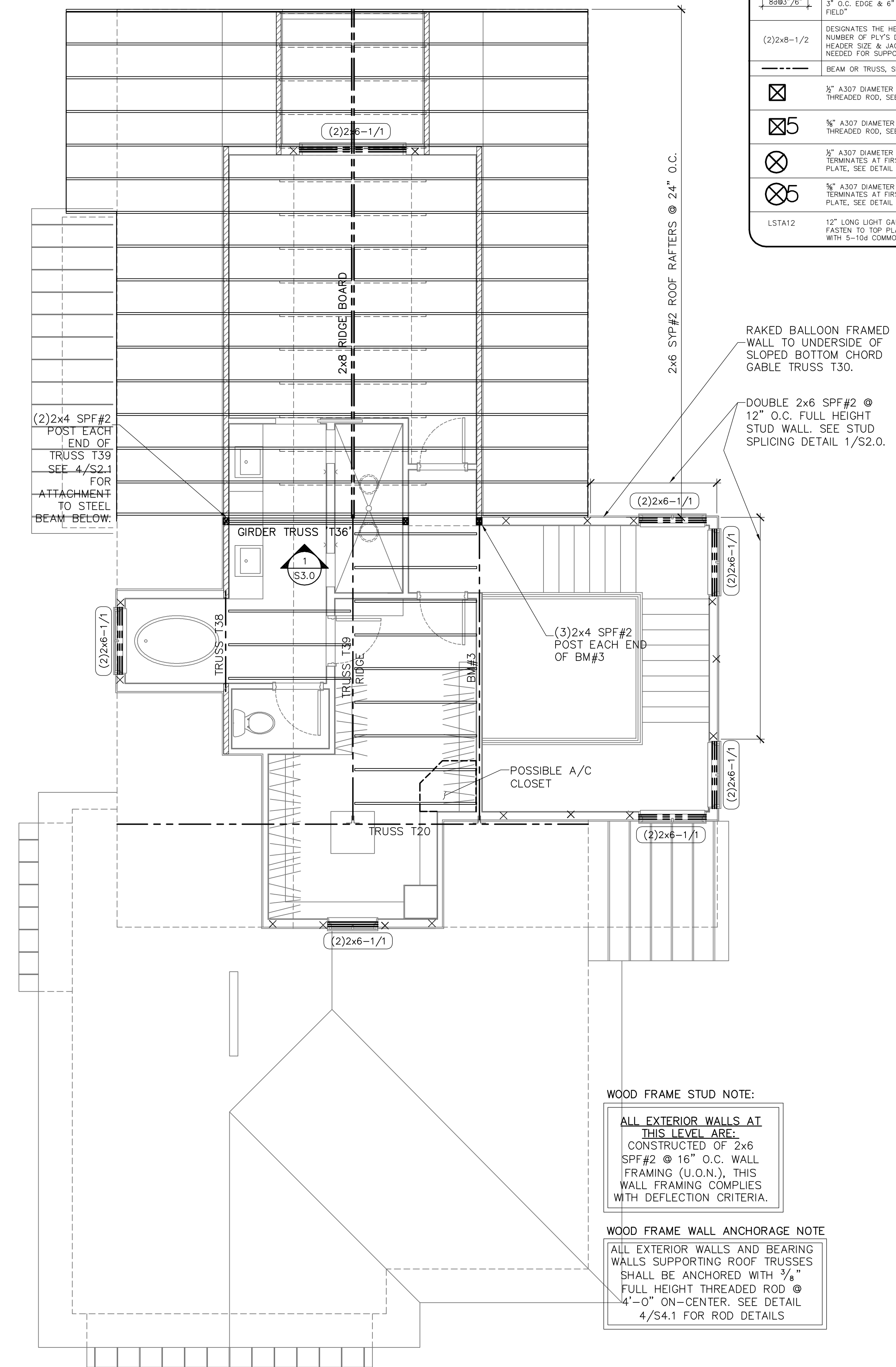
S2.1
SHEET 9 OF 15

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1 SCHEMATIC SECTION OF GIRDER TRUSS "T39"
S3.0 SCALE: 1/2" = 1'-0"



SYMBOLS LEGEND	
	DESIGNATES SHEARWALL. THE HIDDEN LINE DESIGNATES SIDE OF WALL. THE SHEARWALL SHEATHING TO BE APPLIED. 8d @ 3' O.C. DESIGNATES 8d COMMONS @ 3' O.C. EDGE & 6' O.C. IN THE FIELD
	DESIGNATES THE HEADER SIZE AND NUMBER OF PLYS. DESIGNATES NUMBER, HEADER SIZE & JACK/KING STUDS NEEDED FOR SUPPORT HEADER.
	BEAM OR TRUSS, SEE PLAN
	1/2" A307 DIAMETER FULL HEIGHT THREADED ROD, SEE DETAIL 4/S4.1
	5/8" A307 DIAMETER FULL HEIGHT THREADED ROD, SEE DETAIL 4/S4.1
	1/2" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR TOP PLATE, SEE DETAIL 4/S4.1
	5/8" A307 DIAMETER THREADED ROD TERMINATES AT FIRST FLOOR TOP PLATE, SEE DETAIL 4/S4.1
	12" LONG LIGHT GAUGE STRAP FASTEN TO TOP PLATE AND STUD WITH 5-10d COMMONS

WOOD FRAME STUD NOTE:
ALL EXTERIOR WALLS AT THIS LEVEL ARE:
CONSTRUCTED OF 2x6 SPF#2 @ 16" O.C. WALL FRAMING (U.O.N.). THIS WALL FRAMING COMPLIES WITH DEFLECTION CRITERIA.

WOOD FRAME WALL ANCHORAGE NOTE
ALL EXTERIOR WALLS AND BEARING WALLS SUPPORTING ROOF TRUSSES SHALL BE ANCHORED WITH 3/8" FULL HEIGHT THREADED ROD @ 4'-0" ON-CENTER. SEE DETAIL 4/S4.1 FOR ROD DETAILS

THIRD LEVEL WALL FRAMING PLAN
SCALE: 1/4" = 1'-0"

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Lou Pontigo and Associates, Inc.

420 Osceola Avenue
Jax. Beach Florida 32250
Ph. 242-0908 Fax. 241-9557
FL. CA # 8344 SC. CA# 3579

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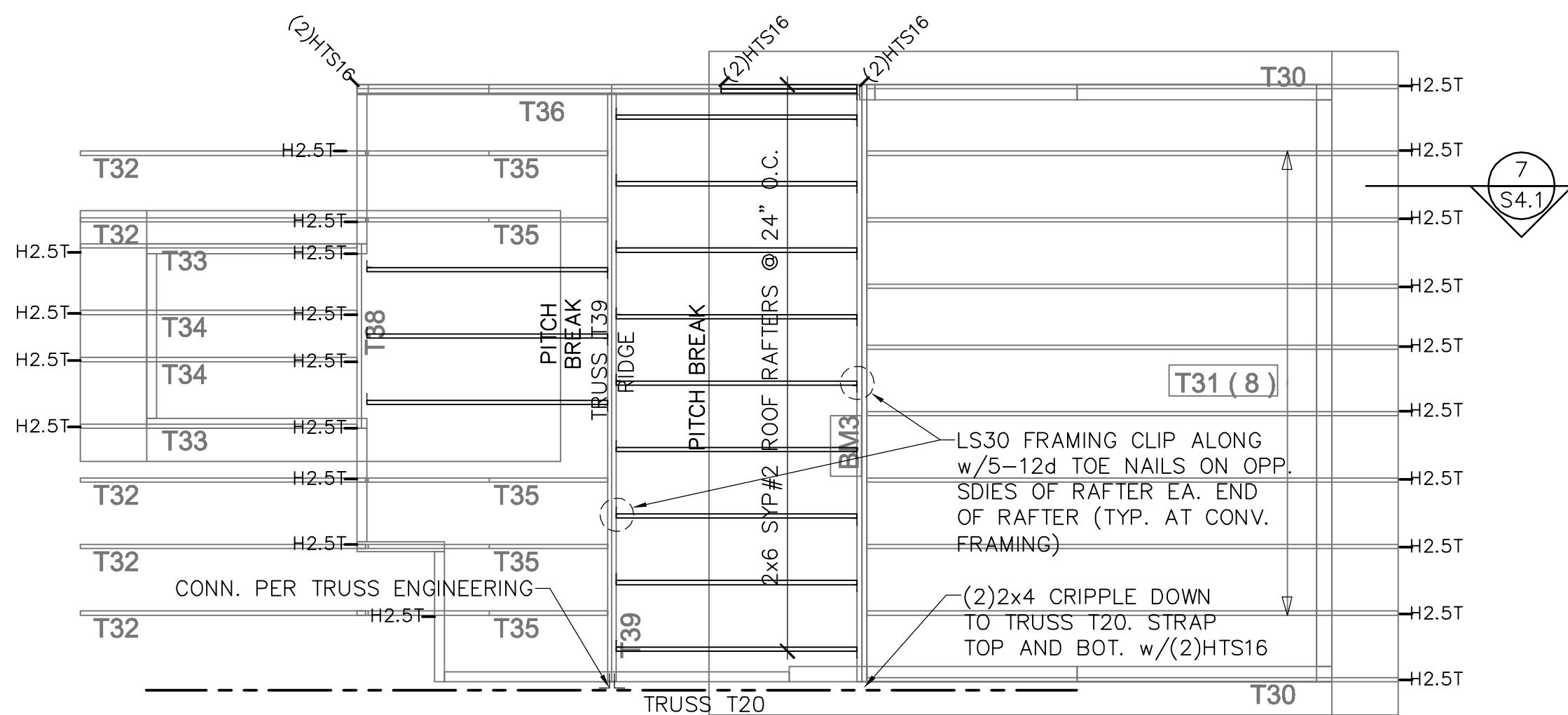
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THIRD LEVEL
WALL
FRAMING
PLAN

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THIRD LEVEL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

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JACKSONVILLE BEACH, FL

THIRD LEVEL
ROOF
FRAMING
PLAN

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SHEET	11 OF 15



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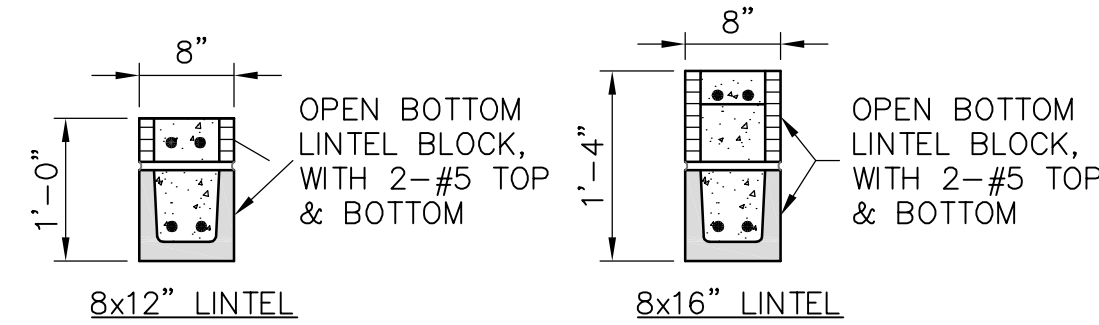
MASONRY DETAILS

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LPA NO.
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S4.0
SHEET 12 OF 15

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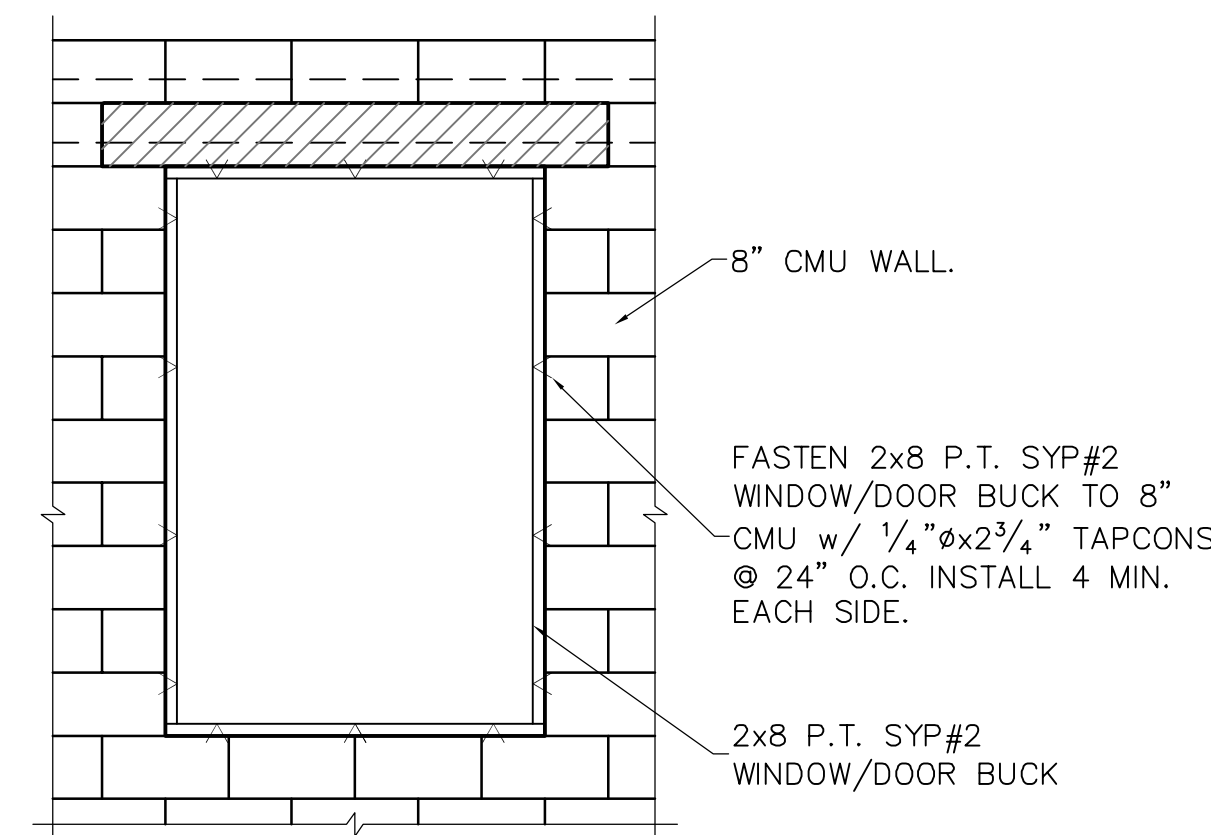
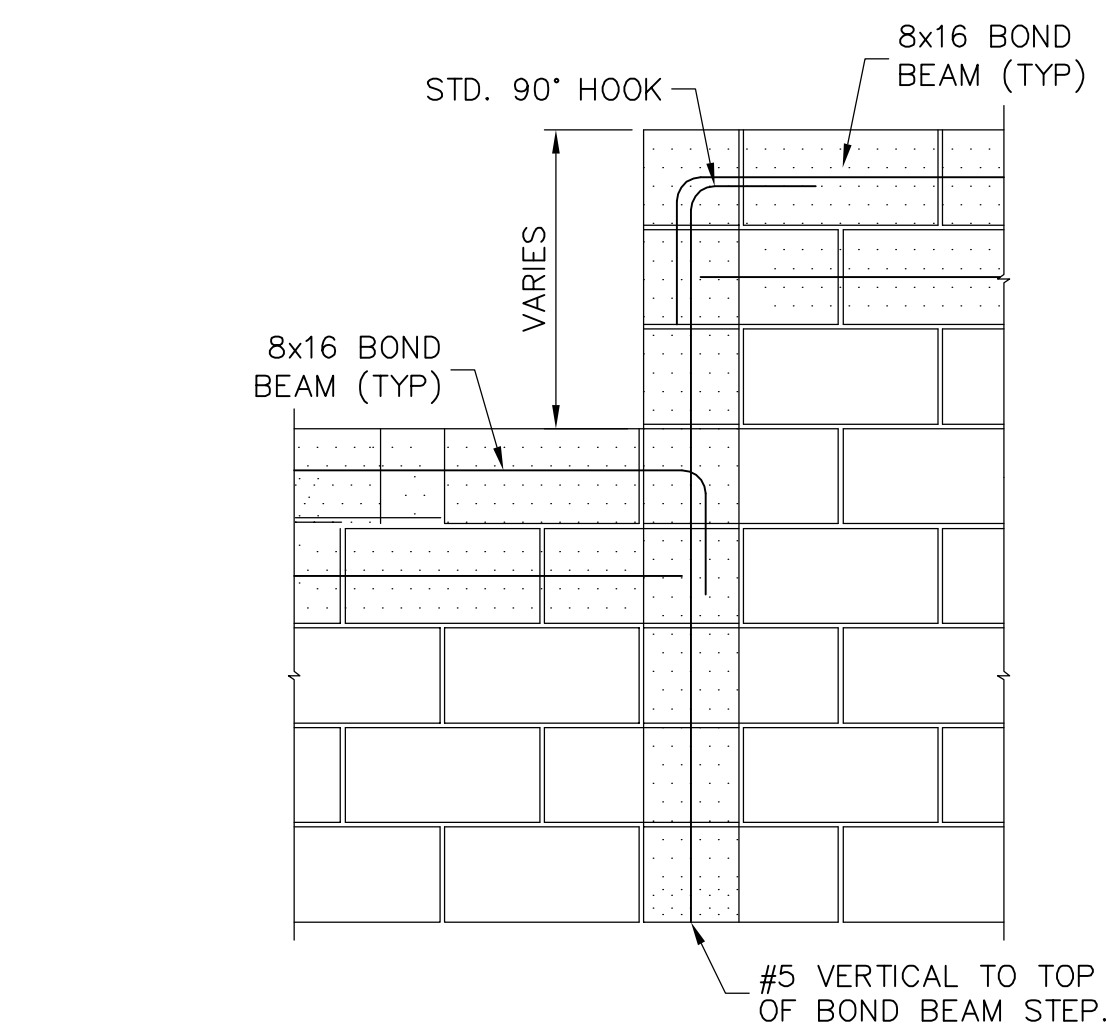


- NOTES:
- 1) USE THESE LINTEL DETAILS U.O.N. ON PLANS.
 - 2) FOR OPENING LOCATIONS, SEE ARCH. PLANS.
 - 3) PROVIDE 8" BEARING EACH SIDE OF OPENING.
 - 4) GROUT LINTEL SOLID.
 - 5) BOTTOM SHALL BE A PRECAST "U" LINTEL.

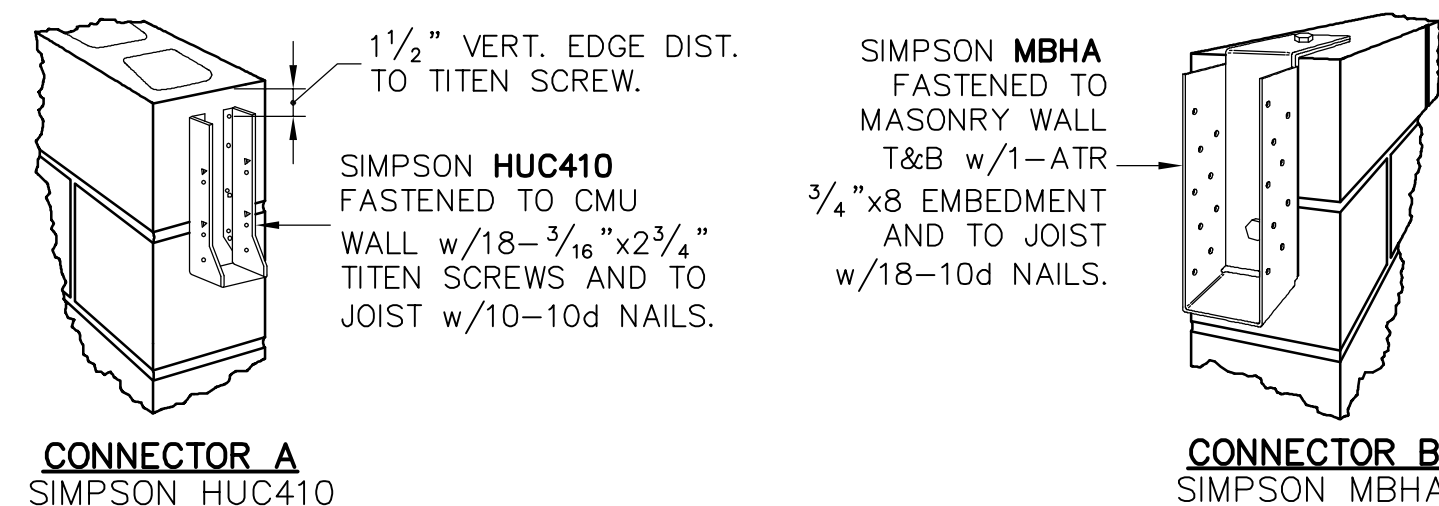
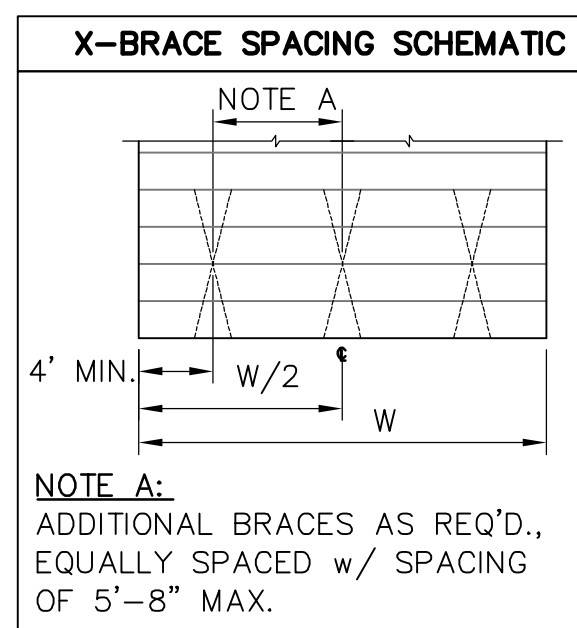
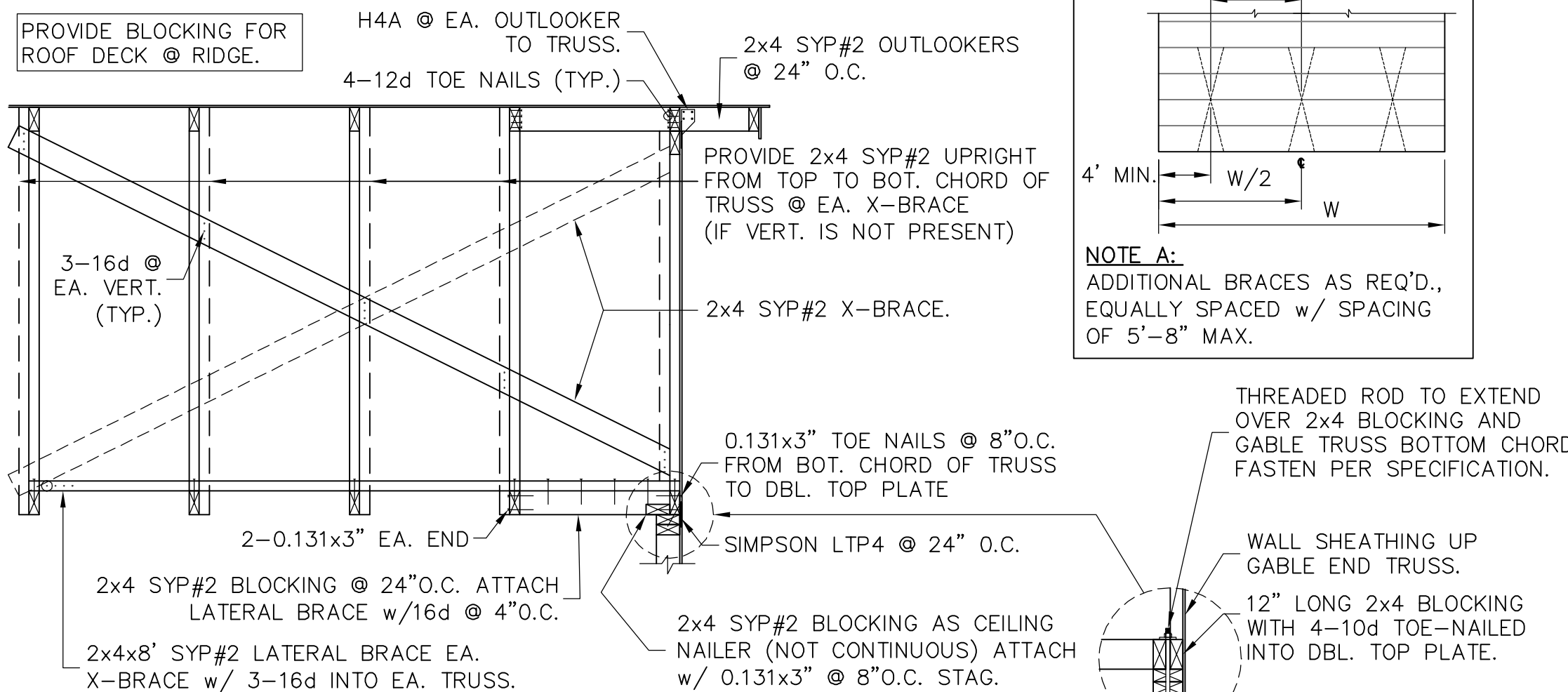
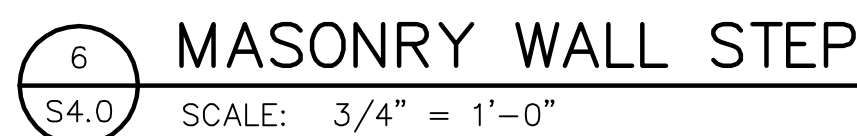


- LOW HT. GROUTING NOTES:**
1. USE 5'-0" GROUT POUR HEIGHT FOR BAR SIZES #3 THRU #5.
 2. USE 5'-0" GROUT POUR HEIGHT FOR BAR SIZES #7 AND ABOVE.
 3. SEE SPECIFICATIONS AND STRUCTURAL NOTES FOR GROUT TYPE AND GROUTED CELL SIZE.

- HIGH LT. GROUTING NOTES:**
1. MAXIMUM GROUT POUR HEIGHT SHALL BE 12'-0".
 2. IF HIGH LIFT GROUTING IS USED, REINF. SHALL BE FULL HEIGHT AND A CLEANOUT HOLE IS REQ'D AT CELLS WITH REBAR.
 3. GROUT SHALL BE PLACED IN 5' LIFTS TO PREVENT BLOWOUTS.
 4. SEE SPECIFICATIONS AND STRUCTURAL NOTES FOR GROUT TYPE AND GROUTED CELL SIZE.

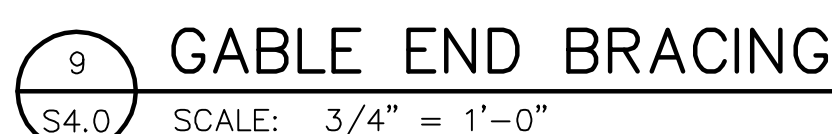


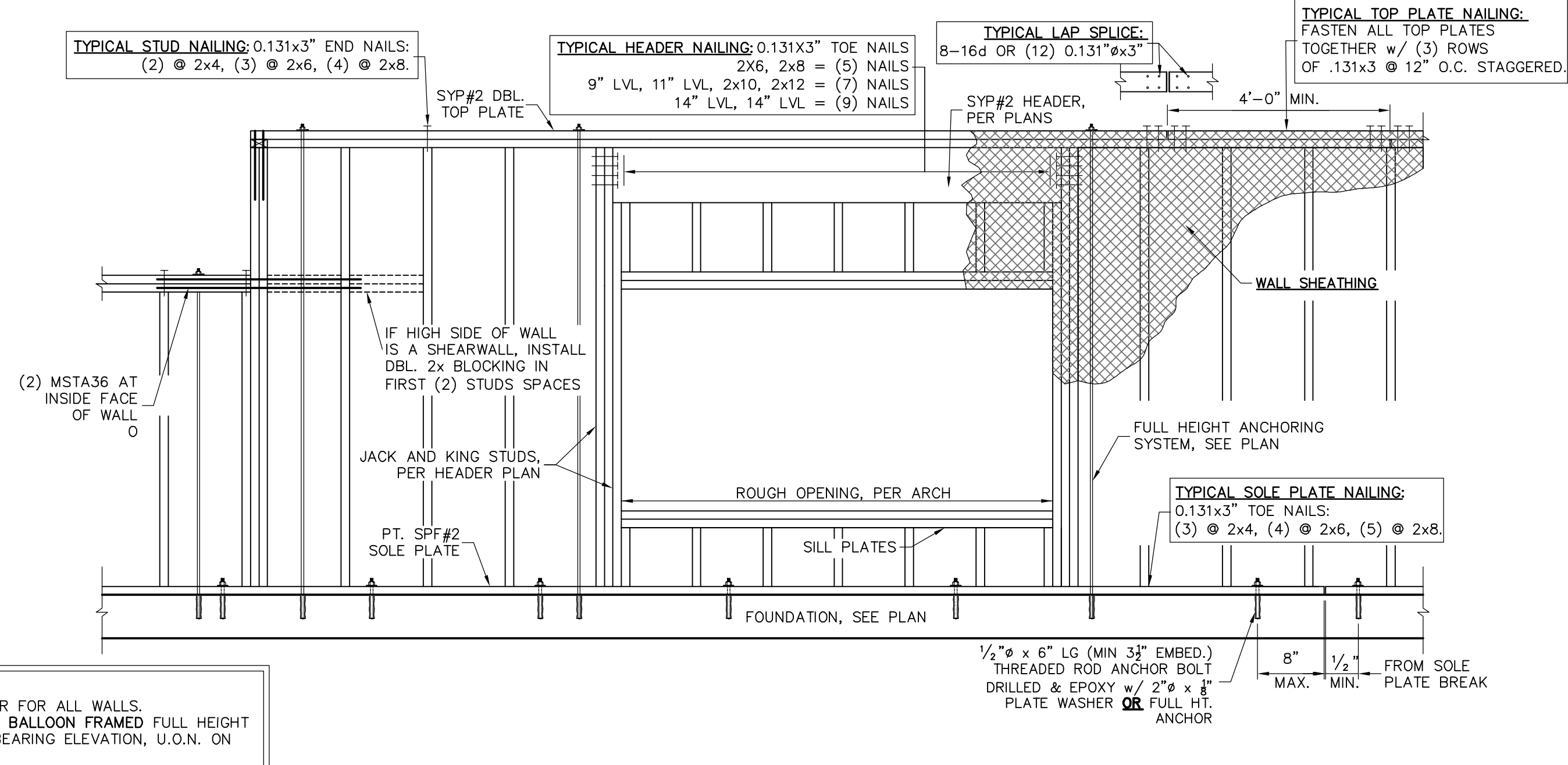
MASONRY DOOR/WINDOW BUCK DETAIL



- CONNECTOR NOTES:
1. CONNECTORS TO BE ATTACHED TO FULLY GROUTED CMU WALL.
 2. ATR IS ALL THREADED ROD.
 3. MBHA SHALL BE INSTALLED w/ATR USING SIMPSON SET EPOXY-TIE 6/4" MIN. EMBEDMENT REQUIRED. ATR TO BE 3/4" x 8" LONG, GRADE A307 OR BETTER.
 4. SKEWED CONNECTOR OPTION IS AVAILABLE FOR BOTH HUC410 AND MBHA. INSTALLATION IS SIMILAR TO DETAILS ABOVE.

MASONRY HANGERS DETAIL

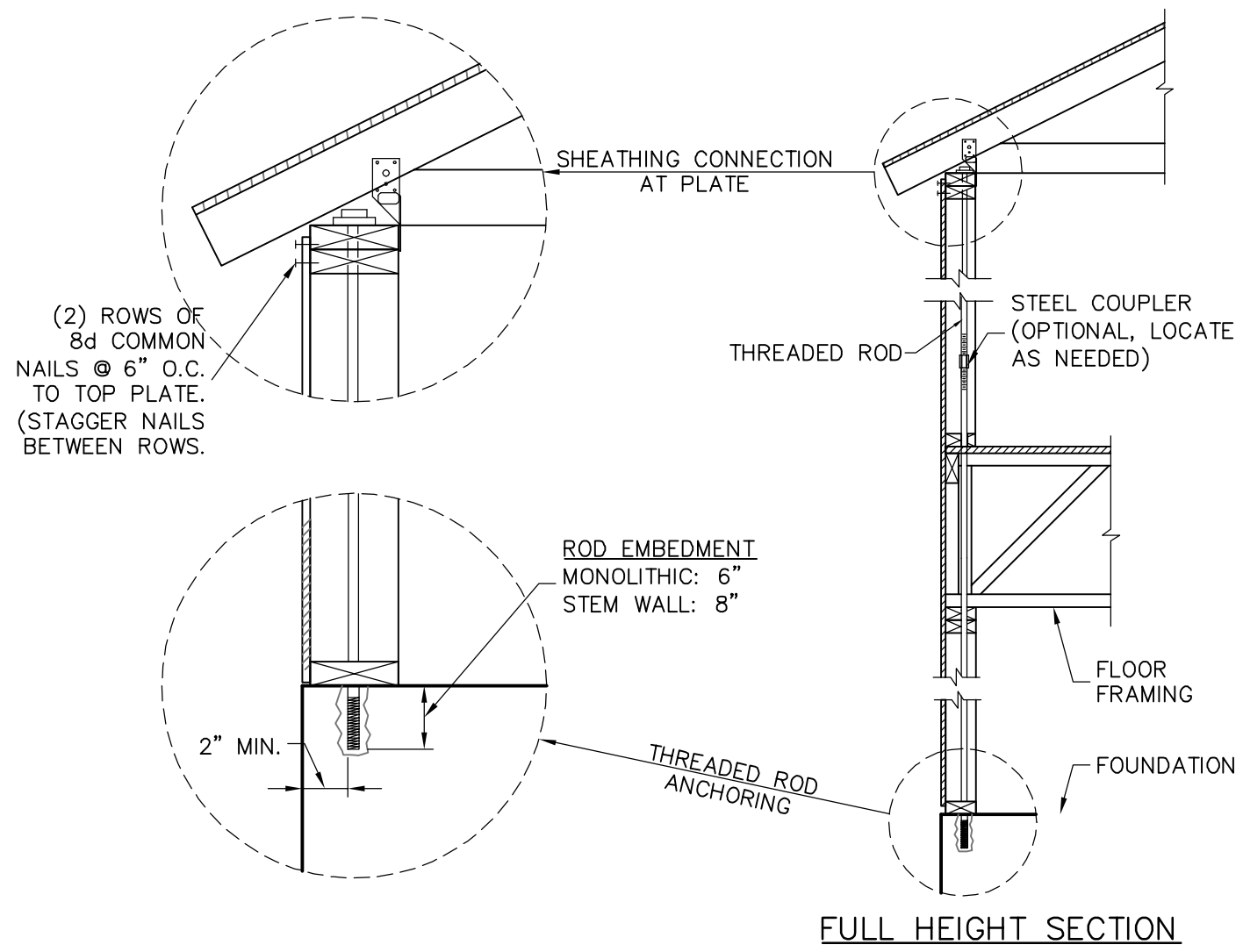




1 TYPICAL INTERIOR WALL FRAMING
S4.1

2 BUILT-UP MEMBER FASTENING
S4.1 SCALE: 3/4" = 1'-0"

3 SHEATHING NAILING DETAIL
S6.1 SCALE: 3/4" = 1'-0"



THE THREADED ROD ANCHORING SYSTEM SHALL CONSIST OF 3/8" A307 THREADED RODS, ORIENTED VERTICALLY AND ATTACHED TO THE FOUNDATION AND TO THE UPPERMOST PLATE. COUPLERS MAY BE USED IN CASES WHERE ONE CONTINUOUS ROD IS UNFEASIBLE. RODS ARE TO BE INSTALLED AS INDICATED ON PLAN WITH A MAXIMUM SPACING OF 6'-8". PROVIDE A 2"x2"x1/8" WASHER FOR 3/8" RODS AND 3"x3"x 1/4" WASHER FOR 1/2" RODS. FASTEN WITH A NUT AND ALLOW AT LEAST 3 THREADS TO EXTEND ABOVE TIGHTENED NUT. (TYPICAL)

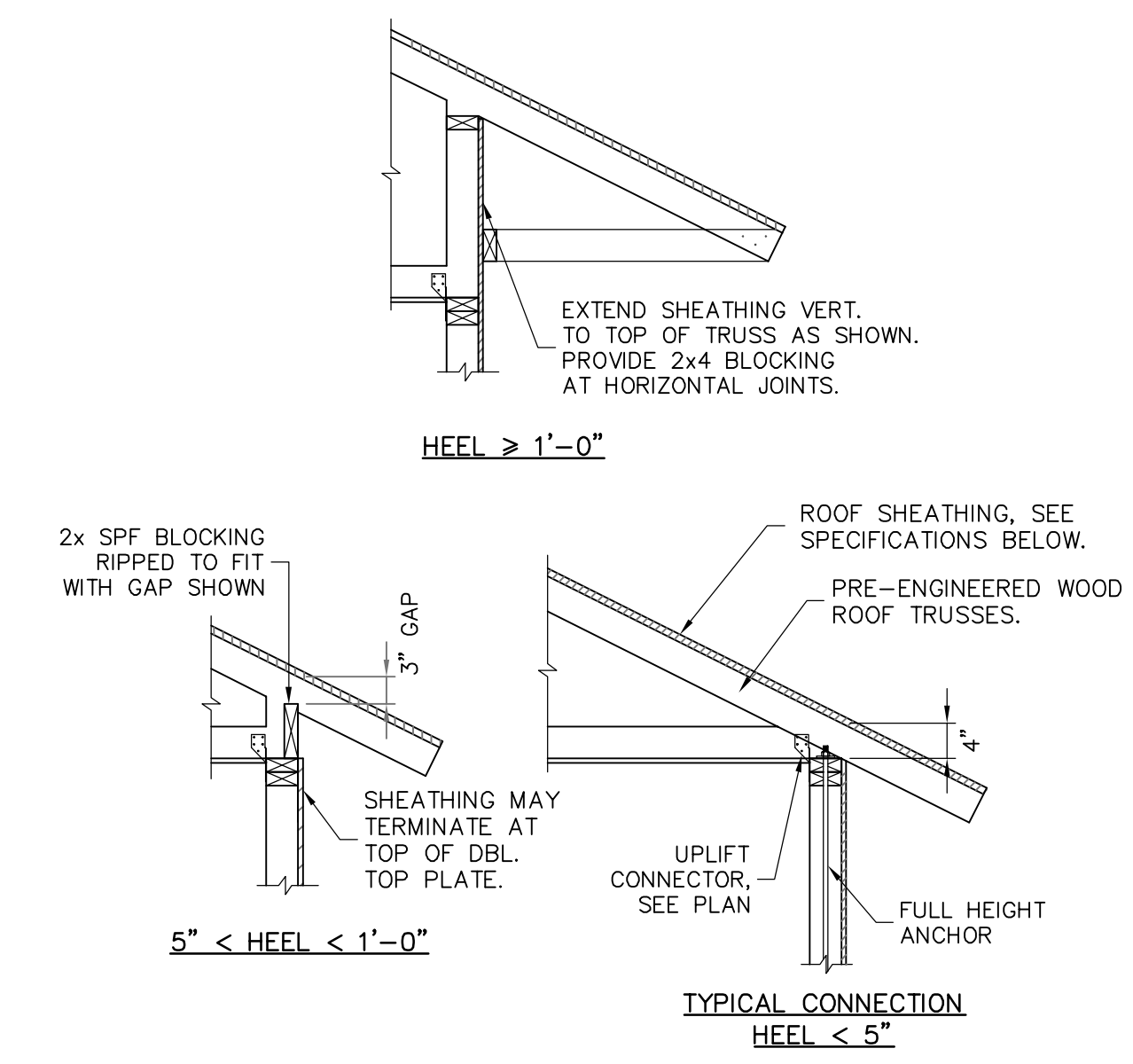
AT ALL PLATE PENETRATIONS, PROVIDE A HOLE IN THE PLATE 1/4" LARGER THAN THE DIAMETER OF THE THREADED ROD USED. THE ROD SHALL BE INSTALLED APPROXIMATELY CENTERED WITHIN HOLE. RODS MAY BE SLANTED FROM TRUE VERTICAL BY A MAXIMUM OF 2 INCHES IN 10 FEET TO AVOID CONFLICTS WITH FLOOR AND WALL FRAMING. THE NUT ABOVE THE UPPERMOST PLATE SHALL BE SECURED OVER THE WASHER TO A SNUG-TIGHT CONDITION PLUS ONE-HALF TURN OF A STANDARD WRENCH (APPROXIMATELY 30 ft.-lbs. OF TORQUE). DUE TO SHRINKAGE AND COMPRESSION OF BUILDING, CONTRACTOR SHALL RE-TIGHTEN NUT TO 30 ft.-lbs. OF TORQUE AFTER ALL TRADES ARE COMPLETE AND PRIOR TO INSULATION. FURTHER IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE ROD NUTS MAINTAIN THIS TIGHTENING AFTER DRYWALL IS INSTALLED AND THE BUILDING IS READY FOR OCCUPANCY.

EPOXY ANCHORING: ALL THREADED RODS SHALL BE DRILLED AND EPOXY ANCHORED. PROVIDE A MINIMUM EDGE DISTANCE (MEASURE FROM CENTERLINE OF ROD TO EDGE OF SLAB) OF 2" FOR 2x4 FRAMING AND 3" FOR 2x6 FRAMING. PROVIDE 6" OF EMBEDMENT FOR MONOLITHIC CONCRETE AND 8" EMBEDMENT FOR STEMWALL, CMU, AND ICF INSTALLATIONS.

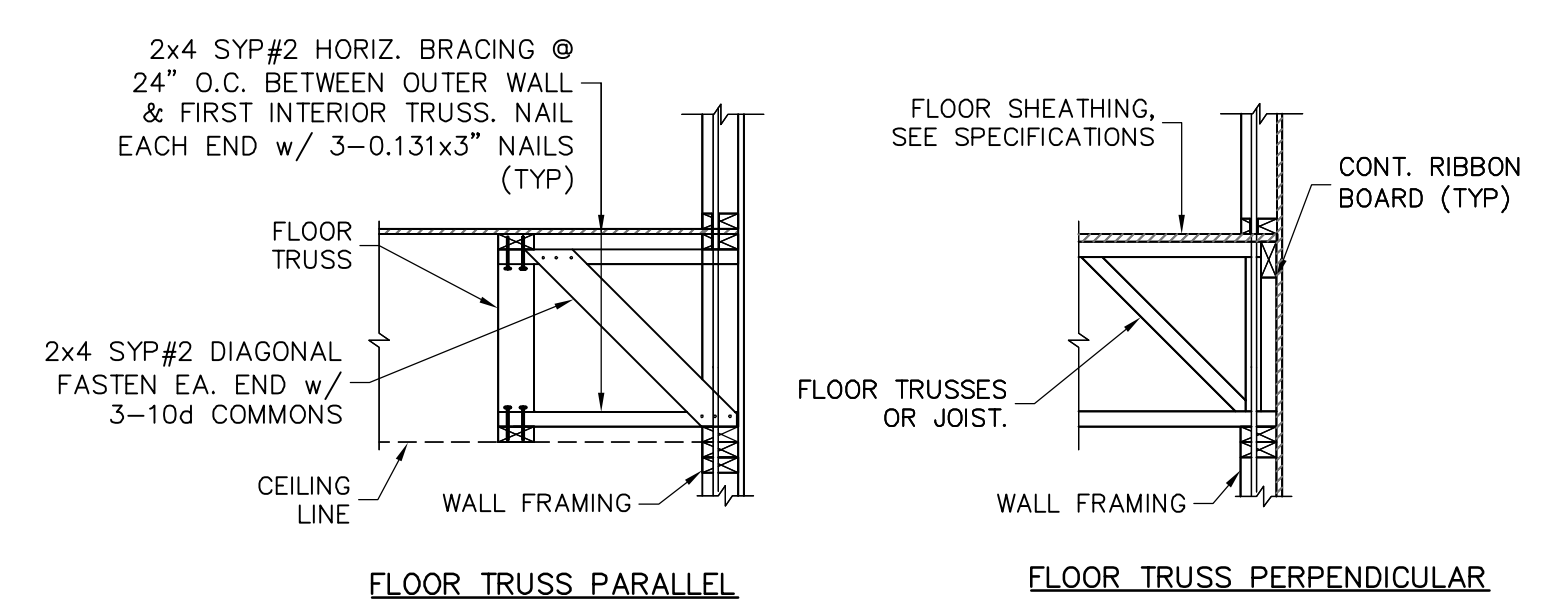
FULL HEIGHT ANCHOR INSTALLATION CHART						
FULL HT. ANCHOR	TOP PLATE HOLE	SILL PLATE HOLE	CONCRETE HOLE	WASHER SPEC.	EMBEDMENT DEPTH	EDGE DISTANCE
3/8" ROD	3/8" Ø	1/2" Ø	1/2" Ø	2x2x1/8"	4" 8"	2" 3"
1/2" ROD	3/4" Ø	3/4" Ø	3/4" Ø	3x3x1/4"	6" 12"	2" 3"
5/8" ROD	1" Ø	3/4" Ø	3/4" Ø	3x3x1/4"	6" 12"	2" 3"
MONO STEM MONO STEM						

4 FULL HEIGHT THREADED ROD ANCHORING SYSTEM
S4.1

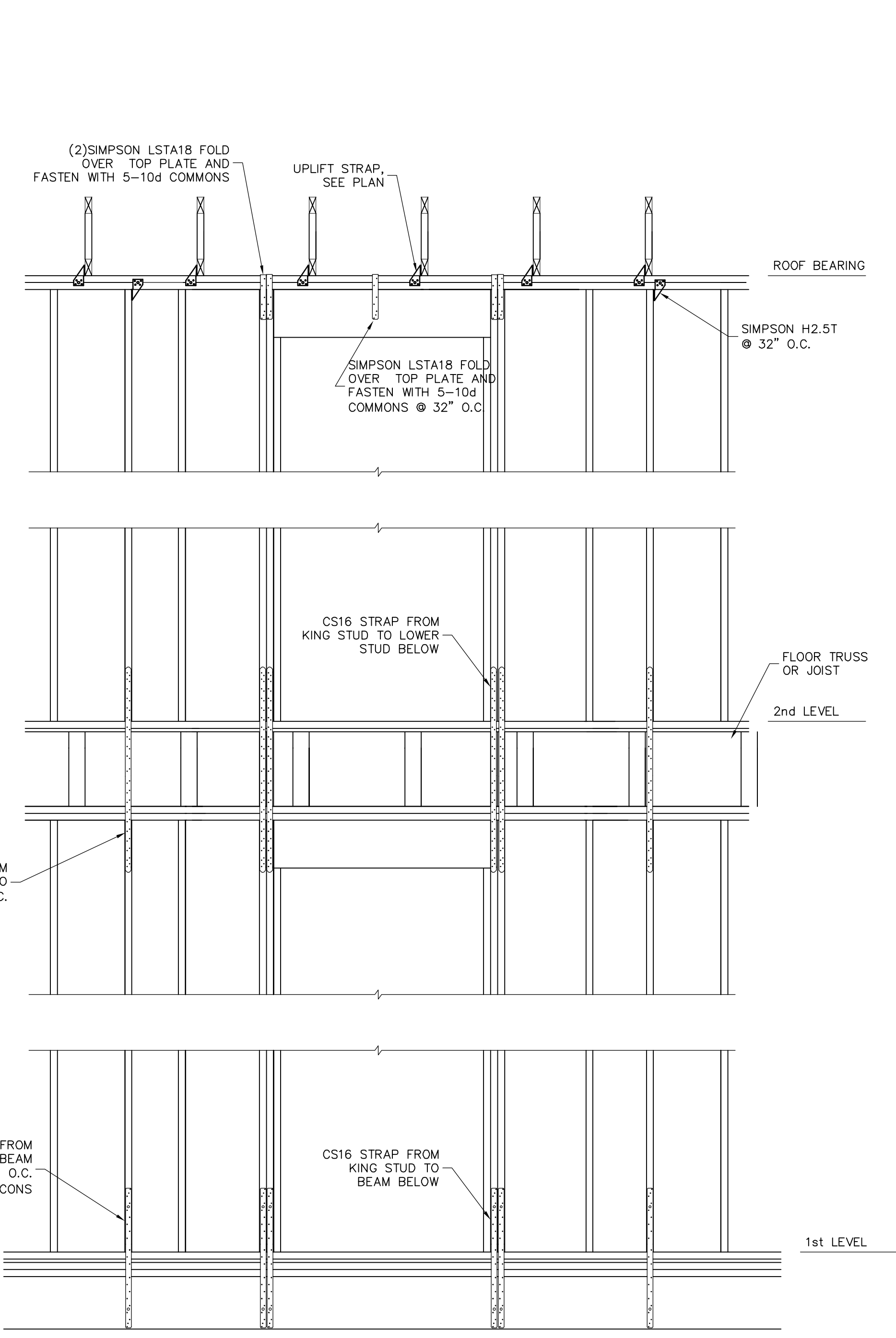
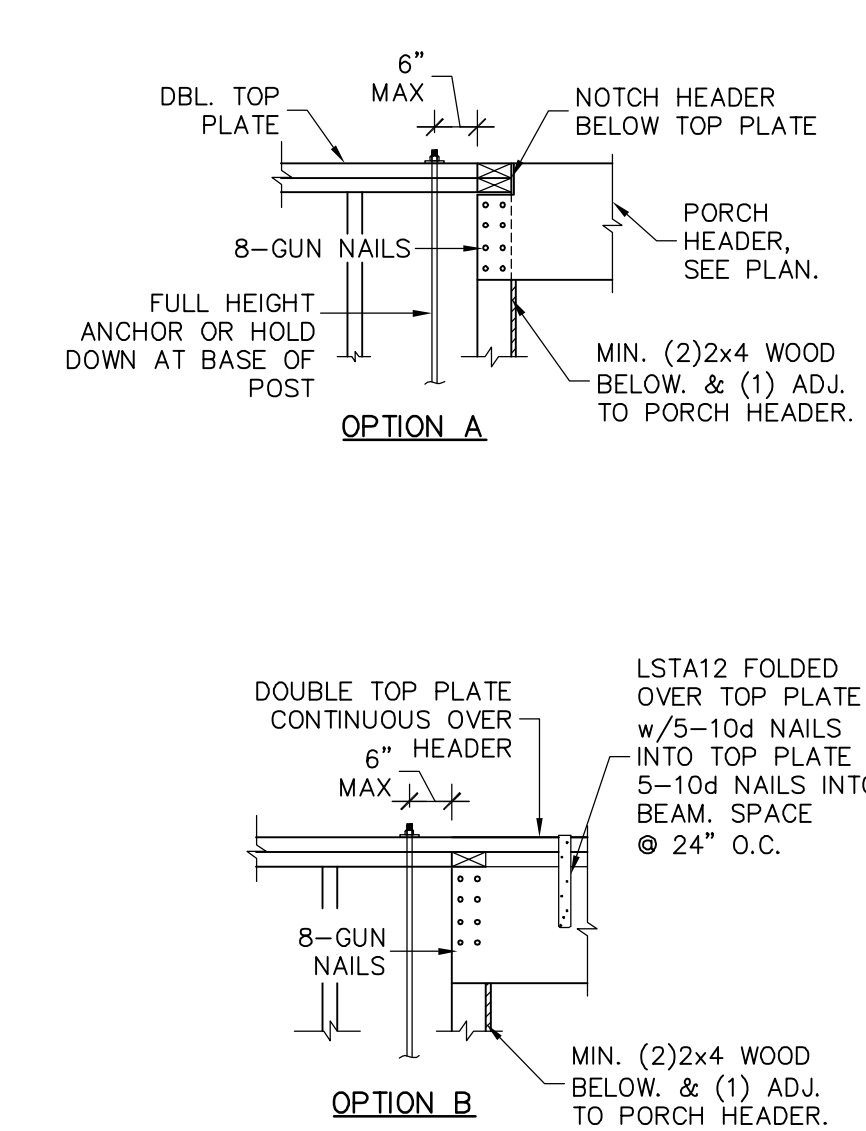
5 TYPICAL PORCH BEAM CONNECTION
S4.1 SCALE: 3/4" = 1'-0"



6 ROOF TRUSS CONNECTION
S4.1



8 FLOOR TRUSS AT WALL FRAMING
S4.1



9 CONVENTIONAL STRAPPING DETAIL
S4.1

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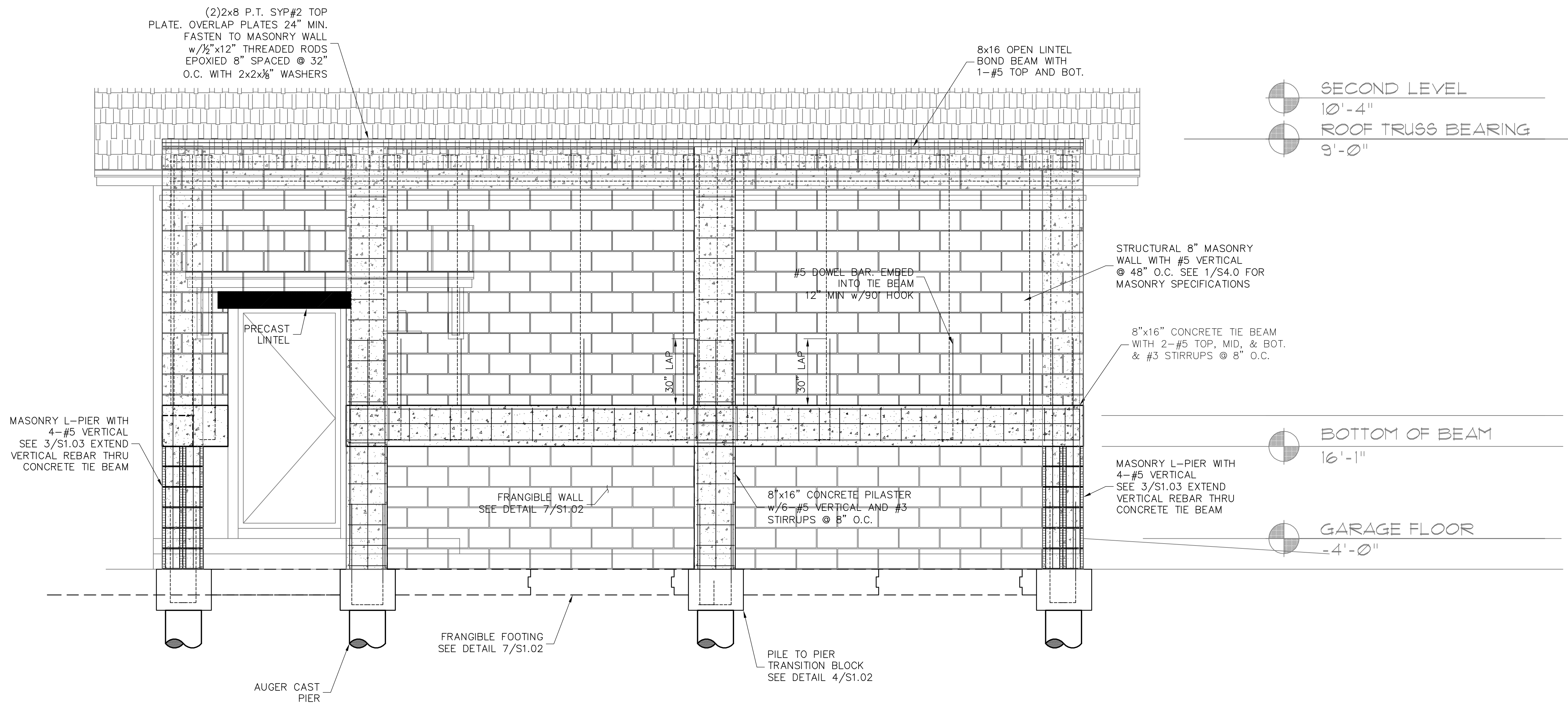
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FRAMING & TIE-DOWN DETAILS

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1 GARAGE WALL ELEVATION
S5.0

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**SCHEMATIC
ELEVATION**

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S5.1

REAR WALL ELEVATION

THIRD LEVEL

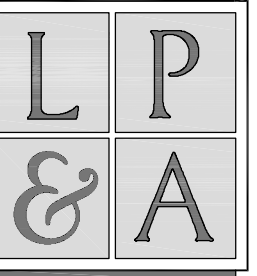
SECOND LEVEL CEILING

SECOND LEVEL

ROOF TRUSS BEARING

TOP OF BEAM
(17.1" NAVD)

FINISH GRADE
12.0' (+/-) NAVD



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