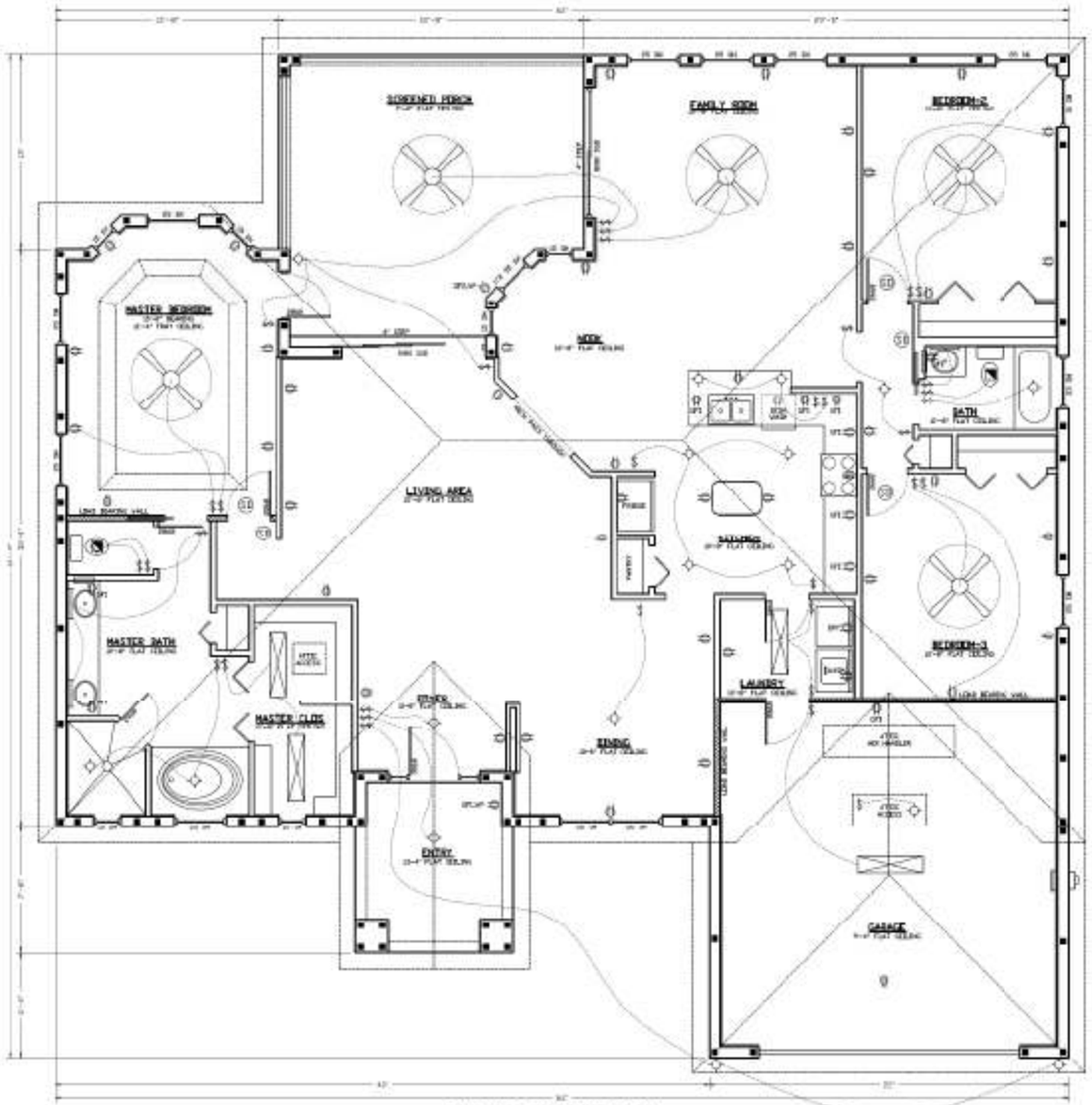
Note: Drawings Printed at Low Resolution to Show General Drawing Concepts and to Prevent Copying



EXISTING BUILDING PLAN

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

EXISTING BUILDING	
LIVING AREA	2,361 SF
SCREENED PORCH	301 SF
FRONT ENTRY	96 SF
GARAGE	472 SF
TOTAL BUILDING AREA	[illegible] SF

THE EXISTING BUILDING INFORMATION WAS OBTAINED FROM CITRUS HILLS CONSTRUCTION CO. DRAWINGS DATED 10/10/2004. DANIEL F. ARDITO, P.E. HAS NOT CONFIRMED WITH SIGNIFICANT CERTAINTY ANY OF THE INFORMATION SHOWN. DANIEL F. ARDITO, PE DID VISIT THE SITE AND CONFIRM THE GENERAL LAYOUT TO BE ACCURATE. IT IS THE RESPONSIBILITY OF THE BUILDER TO CONFIRM ALL DIMENSIONS AND LAYOUTS PRIOR TO CONSTRUCTION.

ELECTRICAL LEGEND	
	SINGLE POLE SWITCH 20A, 120/277V
	THREE WAY SWITCH 20A, 120/277V
	FOUR WAY SWITCH 20A, 120/277V
	120V OUTLET
	[illegible]
	DUPLEX RECEPTACLE W/WATERPROOF COVER
	220V OUTLET
	INCANDESCENT LIGHT FIXTURE
	FLUORESCENT STRIP FIXTURE
	FLORESCENT LIGHT W/JNT BOX
	SMOKE DETECTOR
	CEILING MOUNTED EXHAUST FAN
	CEILING FAN

GENERAL NOTES

A) ALL WORK WITHIN THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AS APPLICABLE:

FLORIDA BUILDING CODE-2014 5TH EDITION
FLORIDA MECHANICAL CODE-2014 5TH EDITION
FLORIDA PLUMBING CODE-2014 5TH EDITION
FLORIDA FUEL GAS CODE-2014 5TH EDITION
FLORIDA RESIDENTIAL CODE-2014 5TH EDITION
FLORIDA ACCESSIBILITY CODE-2012 5TH EDITION
FLORIDA ENERGY CONSERVATION CODE-2014 5TH EDITION
NATIONAL ELECTRIC CODE-LATEST EDITION
FLORIDA FIRE PREVENTION CODE-LATEST EDITION

B) THESE DRAWINGS HAVE BEEN PREPARED WITH THE ASSUMPTION THAT ALL SYSTEMS WILL BE INSTALLED BY A LICENSED PROFESSIONAL LICENSED BY THE STATE OF FLORIDA FOR THE TYPE OF INSTALLATION INDICATED.

C) ALL TRADES ARE RESPONSIBLE FOR THE PROPER INSTALLATION OF THEIR PARTICULAR TRADE IN ACCORDANCE WITH FLORIDA BUILDING CODE-2014. THESE PLANS REFLECT A GENERAL LAYOUT AND DESIGN OF BUILDING COMPONENTS AND MAY NOT SHOW ALL ITEMS

D) HVAC, PLUMBING, AND ELECTRICAL SYSTEMS MAY BE DESIGNED BY CONTRACTOR PER FLORIDA STATUTES CHAPTER 489(2)(a) UNDER THE FOLLOWING CONDITIONS (AS DEFINED FROM FLORIDA STATUTES) (SEE FLORIDA STATUTES FOR OTHER EXEMPTIONS/CONDITIONS)

F.S.-489.103(7)

"THE FOLLOWING PERSONS ARE NOT REQUIRED TO BE LICENSED UNDER THE PROVISIONS OF THIS CHAPTER AS A LICENSED ENGINEER:

(a) ANY ELECTRICAL, PLUMBING, AIR-CONDITIONING OR MECHANICAL CONTRACTOR UNDER CHAPTER 489 WHO IS PERFORMING ELECTRICAL OR MECHANICAL SYSTEMS RESPECTIVELY, WHEN ONE OR MORE DUTIES BY VIRTUE OF A LICENSE ISSUED UNDER CHAPTER 489, UNDER PART I OF CHAPTER 553, OR UNDER ANY SPECIAL ACT OR ORDINANCE WHEN WORKING ON ANY CONSTRUCTION PROJECT WHICH:
1) REQUIRES AN ELECTRICAL OR PLUMBING OR AIR-CONDITIONING AND REFRIGERATION SYSTEM WITH A VALUE OF $25,000 OR LESS; AND
2) (a) REQUIRES AN AGGREGATE SERVICE CAPACITY OF 600 AMPERES (240 VOLTS) OR LESS ON A RESIDENTIAL ELECTRICAL SYSTEM OR 200 AMPERES (240 VOLTS) OR LESS ON A COMMERCIAL OR INDUSTRIAL ELECTRICAL SYSTEM;
(b) REQUIRES A PLUMBING SYSTEM WITH FEWER THAN 250 FIXTURE UNITS; OR
(c) REQUIRES A HEATING, VENTILATION, AIR-CONDITIONING SYSTEM NOT TO EXCEED 15-TON-PER-SYSTEM CAPACITY, OR IF THE PROJECT DESIGNED IS INCIDENTAL TO OR OF FEWER PERSONS."

BUILDING PERMITS:

A) THE DESIGN AS CONTAINED IN THIS SET OF PLANS REQUIRES PROPER BUILDING PERMITS WILL BE APPLIED FOR AND OBTAINED AND THAT DRAWINGS WILL BE REVIEWED BY THE PROPER GOVERNMENT AGENCIES (SUCH AS: BUILDING DEPARTMENT, FIRE MARSHAL, PLANNING/ZONING DEPARTMENT, HEALTH DEPARTMENT, ETC.) PRIOR TO CONSTRUCTION.

B) ALL DRAWING CHANGES AND CODE INTERPRETATION DIFFERENCES FROM THE VARIOUS GOVERNMENT AGENCIES SHALL BE PRESENTED TO THE ENGINEER OF RECORD PRIOR TO ISSUING A PERMIT OR THE BEGINNING OF CONSTRUCTION.

C) ENGINEER MAY "NOT" BE ABLE TO APPROVE FINISHED NON-PERMITTED WORK (AND SOMETIMES PERMITTED WORK) DUE TO CODE INTERPRETATION DIFFERENCES, LACK OF PROPER INSPECTIONS OF WORK STEPS, AND CODE CHANGE DIFFERENCES THAT A STANDARD BUILDING PERMIT SHOULD CAUSE EVEN PLANS ON A PARTICULAR PROJECT.

SUBORDINATE DESIGN PROFESSIONALS:

A) ALL ITEMS NOT SPECIFICALLY DETAILED WITHIN THESE PLANS SHALL BE DESIGNED/CERTIFIED BY A FLORIDA LICENSED DESIGN PROFESSIONAL (i.e. ENGINEER OR ARCHITECT).

B) ALL SUBORDINATE DESIGN PROFESSIONALS SHALL RESPONSIBILITY FOR THE OVERALL SPECIFICATIONS AS PRESENTED ON THESE PLANS. NO CHANGE IN BUILDING CLASS, WIND SPEED, IMPORTANCE FACTOR, EXPOSURE, ETC. WILL BE ACCEPTED UNLESS SPECIFICALLY INDICATED.

C) COMMON SUBORDINATE DESIGN WORK "REQUIRED" FOR THIS TYPE OF PROJECT INCLUDES: [illegible] FRAMING, COMPONENTS & CLADDING.

D) ALL SUBORDINATE DESIGNS SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR "GENERAL" REVIEW OF COMPLIANCE WITH PROJECT DRAWINGS.

E) EACH DESIGN PROFESSIONAL IS RESPONSIBLE FOR THEIR PARTICULAR DESIGN.

CONSTRUCTION

A) USE PROPERLY DESIGNED BRACING, BRACING, REINFORCING, ETC. AS REQUIRED BY CONSTRUCTION. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE ERECTION [illegible] PARTS DURING ERECTION.

B) NO FIELD REVISIONS TO ANY STRUCTURAL COMPONENTS SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE ENGINEER. THIS INCLUDES BUT IS NOT LIMITED TO REVISIONS DUE TO MIS-LOCATION, MISFIT, OR ANY OTHER CONSTRUCTION DRAWING.

C) BRACE ALL WALLS DURING CONSTRUCTION TO PREVENT DAMAGE FROM WIND, WATER, EARTH PRESSURE AND CONSTRUCTION LOADS UNTIL ALL SUPPORTING ELEMENTS ARE IN PLACE AND OF SUFFICIENT STRENGTH.

D) NO OPENING SHALL BE PLACED IN ANY STRUCTURAL MEMBER (OTHER THAN AS INDICATED ON STRUCTURAL DRAWINGS) WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.

E) PROVIDE SLEEVE LAYOUTS FOR ALL PIPES AND ELECTRICAL PENETRATIONS THROUGH STRUCTURAL MEMBERS (ALL TRADES ARE INCLUDED). LAYOUTS ARE TO BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

F) STRUCTURAL DRAWINGS ARE TO BE COORDINATED AND USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS. SEE MECHANICAL DRAWINGS FOR EQUIPMENT PADS, BASES, SUPPORTS AND duct PENETRATIONS.

G) CONDENSER AIR CONDENSING UNITS, COMPRESSORS AND OTHER ROOF MOUNTED OR SUSPENDED EQUIPMENT ONLY ON ACCEPTED DESIGNED BY REPORT DESIGNATED FOR THAT PURPOSE. IF NO SUPPORT HAS BEEN DESIGNATED (OR IF SUCH SUPPORT NEEDED) NOTIFY THE ENGINEER PRIOR TO THE ERECTION OF EQUIPMENT AND PREFERABLY BEFORE STRUCTURAL ERECTION IS COMPLETE.

H) ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE-2014 5TH EDITION.

SHOP DRAWINGS

A) ONE COPY OF ALL ALL SHOP DRAWING SUBMITTALS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL. NO FABRICATION IS TO PROCEED WITHOUT APPROVED SHOP DRAWINGS.

B) SHOP DRAWINGS SHALL BE SUBMITTED SUCH THAT A MINIMUM OF 10 DAYS IS ALLOWED FOR REVIEW BY THE ENGINEER.

FOUNDATION

A) FOUNDATION DESIGN IS BASED ON THE USE OF FOOTINGS AT A MAXIMUM SOIL PRESSURE OF 1,500 POUNDS PER SQUARE FOOT. THE CONDITIONS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER FOR SUITABILITY. IF FIELD CONDITIONS DO NOT PROVIDE THIS MINIMUM VALUE, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.

B) UNDER BUSHES SILT, CLAY POCKETS OR OTHER UNSUITABLE BEARING CONDITIONS BE ENCOUNTERED DURING EXCAVATION, NOTIFY THE ENGINEER BEFORE CONTINUING WITH CONSTRUCTION.

C) THE CONTRACTOR MUST PROVIDE SURFACE DRAINAGE AND PUMPS TO PROTECT ALL EXCAVATION FROM FLOODING. FLOODING OF ANY EXCAVATION AFTER APPROVAL OF THE SUBGRADE WILL BE CAUSE FOR COMPLETE RE-PREPARATION AND RE-APPROVAL OF THE SUBGRADE.

D) THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY WATER FROM PENETRATING ANY FOOTING OR SLAB SUBGRADE BEFORE AND AFTER THE PLACING OF CONCRETE AND UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE.

E) [illegible] EMBEDED ON A CLEAN AND FIRM DRAINING GRANULAR FILL BENEATH THE FLOOR SLAB. THE GRANULAR FILL SHOULD HAVE A MIN. OF 90% OF THE MODIFIED PROCTOR DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557.

STRUCTURAL CONCRETE:

A) PROVIDE CONCRETE TO DEVELOP THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:

1.	FOOTINGS	3,000 PSI
2.	SLABS ON GRADE OR FILL	3,000 PSI
3.	GROUT (PLACE CELLS)	3,000 PSI *
4.	FILLED MASONRY BEAMS	3,000 PSI
5.	STRUCTURAL TIE COLUMNS (ON CMU WALLS)	3,000 PSI
6.	STRUCTURAL TIE BEAMS (ON CMU WALLS)	3,000 PSI
7.	STRUCTURAL COLUMNS AND BEAMS	3,000 PSI

* PEA GRAVEL MIX AT 9" to 12" slump

B) CONCRETE MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ACI-318-LE. (BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE) AND ACI-301 (LATEST EDITION SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS)

C) THE MINIMUM CONCRETE COVER SHALL BE IN ACCORDANCE WITH ACI-318-LE. SECTION 7.7.

D) BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC TIPPED. ALL ACCESSORIES SHALL BE GALVANIZED.

E) PROVIDE SPACERS, CHAIRS, BOLSTERS, ETC. AS REQUIRED AND NECESSARY TO ASSEMBLE, PLACE AND SUPPORT ALL REINFORCING IN PLACE. USE WIRE BAR TYPE SUPPORTS.

F) ALL CONCRETE SHALL CONTAIN AN APPROVED WATER REDUCING PLASTICIZING ADMIXTURE. ALL CONCRETE PERMANENTLY EXPOSED TO THE WEATHER SHALL CONTAIN AN APPROVED AIR-ENTRAINING ADMIXTURE. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE. NO WATER SHALL BE ADDED AT THE JOB SITE.

G) THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL FORMWORK, SHORING AND REMOVING. PROVIDE COMMERCIAL FORM COATING COMPOUNDS THAT WILL NOT BOND, STAIN, OR ADVERSELY AFFECT CONCRETE SURFACES.

H) ALL CONCRETE SHALL BE CONSOLIDATED IN PLACE USING INTERNAL VIBRATOR. DO NOT USE VIBRATORS TO TRANSPORT CONCRETE WITHIN FORMS.

I) NO SLUMP OVER 5" SHALL BE PERMITTED FOR STRUCTURAL CONCRETE.

PRECAST LINTELS:

A) ALL PRECAST CONCRETE LINTELS SHALL BE "CASTCRETE" OR EQUIVALENT. CONCRETE STRENGTH WITH THE REQUIRED REINFORCING AS SHOWN ON THE PLANS. THE LINTELS SHALL CONTINUOUS FROM THE FIRSTING THROUGH THE LINTEL AND INTO THE BOND BEAM ABOVE UNLESS NOTED OTHERWISE. THE MINIMUM BEARING AT EACH END SHALL BE 8".

REINFORCING STEEL:

A) ALL REINFORCING STEEL SHALL CONFORM TO STANDARDS OF ASTM A615 GRADE 40 UNLESS NOTED OTHERWISE.

B) ALL WELDED WIRE FABRIC SHALL CONFORM TO STANDARDS OF ASTM A185.

C) ALL REINFORCING DETAILS SHALL CONFORM TO MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES ACI-315. UNLESS DETAILED OTHERWISE ON THE DRAWINGS.

ROOF OPENINGS:

A) VERIFY THE SIZES, LOCATIONS AND CONDITIONS OF ROOF OPENINGS PRIOR TO FABRICATION AND ERECTION OF ROOF FRAMING MEMBERS.

EPOXY:

A) EPOXY FOR MOUNTING REINFORCING BARS INTO CONCRETE SHALL BE HILTI HIT OR EQUAL.

CONCRETE MASONRY:

A) ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-99/ASCE 5-99) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-99/ASCE 6-99).

B) COMPRESSIVE STRENGTH OF THE MASONRY SHALL EQUAL OR EXCEED f'm = 2000 PSI. DETERMINATION OF COMPRESSIVE STRENGTH SHALL BE BASED ON THE UNIT STRENGTH METHOD.

C) CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 TYPE I-II, NORMAL WEIGHT. THE COMPRESSIVE STRENGTH OF THE UNITS SHALL BE 2000 PSI MINIMUM ON THE NET AREA.

D) MORTAR SHALL CONFORM TO ASTM C270. TYPE S SHALL BE USED FOR ALL WORK IN CONTACT WITH THE GROUND. TYPE S SHALL BE USED FOR ALL EXTERIOR WALLS AND ALL INTERIOR LOAD BEARING WALLS.

E) FOR GROUTED MASONRY THE STRENGTH OF GROUT DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C1019 SHALL BE AT LEAST EQUAL TO f'm BUT NOT LESS THAN 3,000 PSI. THE SLUMP OF THE GROUT SHALL BE BETWEEN 8 AND 11 INCHES.

F) REINFORCING BARS SHALL CONFORM TO GRADE 40 UNLESS NOTED OTHERWISE.

G) HORIZONTAL JOINT REINFORCEMENT SHALL CONSIST OF WIRE WITH CROSS WIRES WELDED IN A CROSS TYPE CONFIGURATION. COATING FOR CORROSION PROTECTION SHALL CONFORM TO SECTION 2.4.5.1 OF ACI 530.1-99/ASCE 6-99.

H) WHERE VERTICAL CELLS ARE SHOWN REINFORCED AND FILLED, CONSTRUCT WITH CELLS ALIGNED AND ADJACENT WEB JOINTS MORTARED SOLID TO PREVENT THE STREAM OF GROUT BEYOND ORDERED CELLS.

I) DOVETAIL ANCHORS, WALL PLUGS, ACCESSORIES AND OTHER MISCELLANEOUS ITEMS SHALL BE INSTALLED AS THE MASONRY WORK PROGRESSES.

J) ALL STORAGE SHALL BE GROUTED SOLID FROM THE FOUNDATION TO THE FINISHED SLAB ON GRADE AND SHALL INCLUDE THE CONTINUATION TO THE FLOOR LEVEL.

K) STORE BLOCKS ON PALLETS AND COVER WITH TARPAULIN.

L) USE ALL MORTAR WITHIN 2 HOURS OF MIXING.

STUCCO

A) EXTERIOR STUCCO SHALL BE APPLIED IN (3)-COATS TO THE MASONRY SURFACES.

PAINTING:

A) PAINT ALL INTERIOR DRYWALL SURFACES WITH (2)-COATS FLAT LATEX EXCEPT FOR RESTROOMS.

B) PAINT ALL EXTERIOR STUCCO SURFACES WITH (2)-COATS FLAT LATEX EXCEPT FOR RESTROOMS. EXTERIOR GRADE.

C) ALL INTERIOR WOOD TRIM TO RECEIVE (2)-COAT PRIMER & (2)-COATS SEMI-GLOSS ENAMEL.

D) EXTERIOR STEEL DOORS TO RECEIVE (2)-COAT PRIMER & (2)-COATS OF EXTERIOR GRADE ENAMEL.

EXTERIOR DOORS:

A) ALL EXTERIOR DOORS SHALL HAVE BOTTOM SWEEPS & FULL VEATHER STRIPPING.

Daniel F. Ardito, P.E.
Florida Reg. 56844

REVISION:	DATE:
PRELIMINARY	10/2/15

DRAWN BY: DA
JOB NUMBER:

Daniel F. Ardito, P.E.
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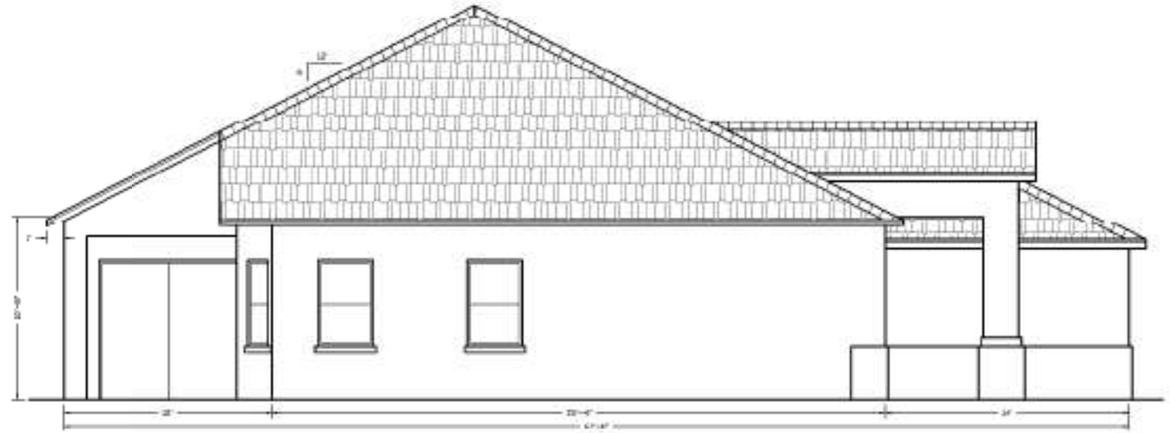
5644 S. PLACIDUS PT.
LECANTO, FL 34461
(352)-637-4103

SHEET TITLE: EXISTING FLOOR PLAN

JOB NAME: RESIDENCE RENOVATIONS
CITRUS COUNTY, FL

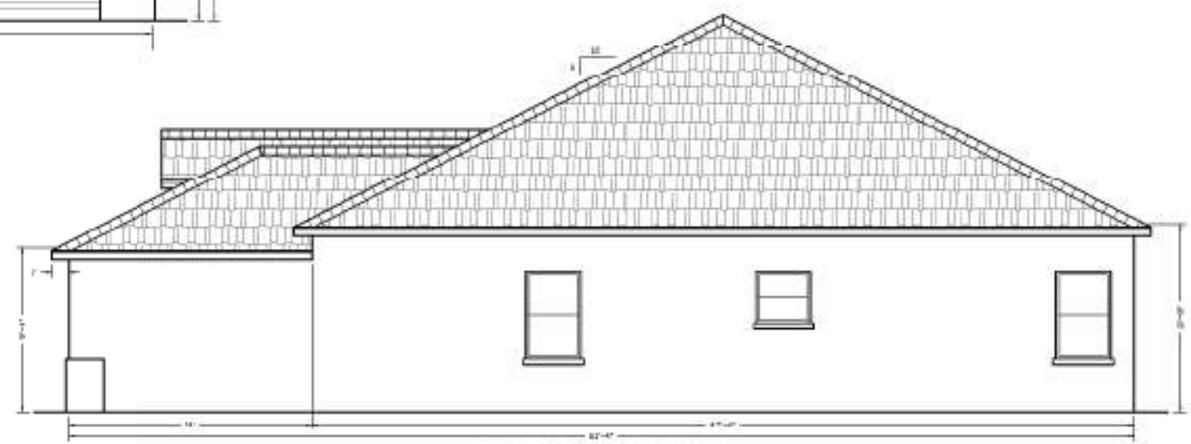
SHEET 1 OF 8

Drawings By: Daniel F. Ardito, PE http://www.DanielArditoPE.net



EXISTING LEFT ELEVATION

EXISTING FRONT ELEVATION



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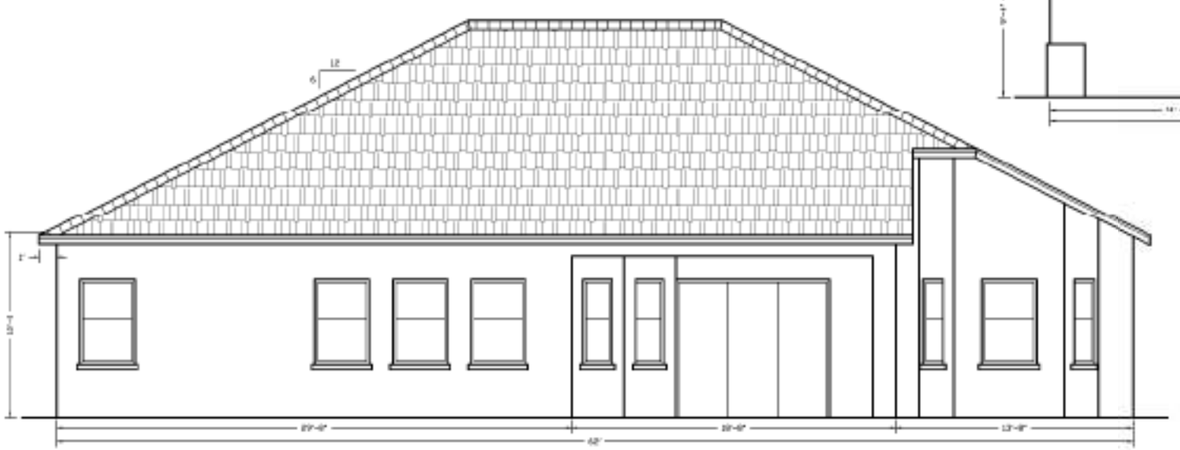

EXISTING BACK ELEVATION

Daniel F. Ardito, P.E.
Florida Reg. 56664

REVISION	DATE
DRAWN BY:	DA
JOB NUMBER:	

Daniel F. Ardito, P.E.
Professional Engineer
5644 S. PLACIDA PT.
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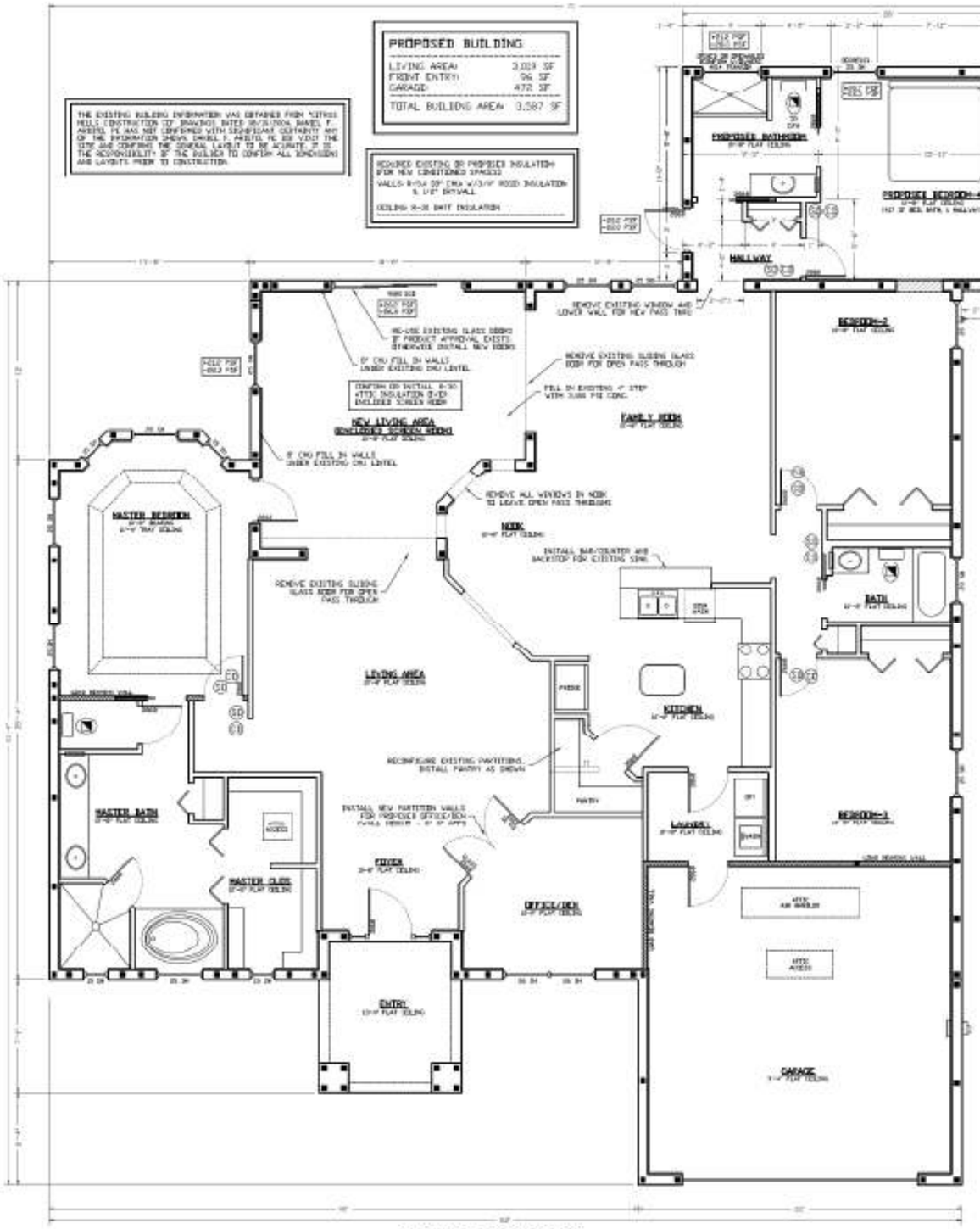
(352)-628-4183

SHEET TITLE: EXISTING ELEVATIONS

JOB NAME: RESIDENCE RENOVATIONS
CITRUS COUNTY, FL.

SHEET 2 OF 8



PROPOSED FLOOR PLAN

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

TAPCON SCREW ANCHORS
WINDOW AND DOOR BUCK STRIP ANCHORS

1) BUCK STRIPS ARE TO BE CONTINUOUS 1 PIECE MEMBERS ON THE TOP AND SIDES OF OPENINGS USING #2 SYP PRESSURE TREATED LUMBER.

2) WHEN BUCK THICKNESS IS LESS THAN 1.5" (NAILER/STRIPS ONLY) IN ACCORDANCE TO THE LONGEST OF THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS OF FASTENING THE FASTENER THROUGH THE WOOD BUCK TO CONCRETE OR MASONRY.

3) WHEN THE BUCK THICKNESS IS 1.5" OR GREATER, THE BUCK SHALL BE SECURED FASTENERS TO THE CONC. OR MASONRY AS LISTED BELOW AND WINDOW OR DOOR SHALL BE ATTACHED TO THE WOOD BUCK PER THE MANUFACTURERS SPECIFICATIONS.

4) ATTACH BUCKS TO MASONRY WITH 1/4" GASKET-WEATHER TAPCONS AT SPACING INDICATED BELOW BASED ON TOTAL SIZE OF MASONRY ROUGH OPENING.

5) INSTALL TAPCON SCREWS PER MANUFACTURER'S GUIDELINES. TEMPCON SCREWS TO SHAG - DO NOT OVER TEMPCON. MINIMUM EMBEDMENT OVER CMU OR CONCRETE 1-3/4".

6) ANCHOR SPACING IS FOR WINDOW OR DOOR BUCK STRIPS AT THE TOP AND SIDES OF OPENINGS. THE SILL OF DOORS AND WINDOWS ARE TO BE ATTACHED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. EQUALLY SPACE ALL ANCHORS.

7) MANUFACTURERS SPECIFICATIONS SUPERCEDE THESE TABLES AS INDICATED.

MAXIMUM OPENING HEIGHT	MAXIMUM OPENING WIDTH	TAPCON SCREW SPACING AT TOP AND SIDES
5'-0"	3'-0"	24" O.C.
7'-0"	4'-0"	18" O.C.
9'-0"	5'-0"	12" O.C.
9'-1"	12'-0"	12" O.C.

8) PROVIDE MINIMUM (2)-TAPCON SCREWS INTO EACH BUCK STRIP.

GARAGE DOOR BUCK FASTENING (IF BUCKS ARE USED)

1) WOOD BUCKS SHALL BE 2X6 PT MIN.

2) ATTACH THE WOOD BUCK TO THE CONC. OR MASONRY WITH 1/4" X 3" EMBEDMENT TAPCONS NEAR EACH GARAGE DOOR SUPPORT BRACKET.

3) INTERMEDIATE BUCK FASTENERS SHALL NOT EXCEED 24" O.C. AND SHALL BE (2)-1/4" X 3" EMBEDMENT TAPCONS.

NOTE:
BUILDER IS RESPONSIBLE FOR DETERMINING ROUGH OPENINGS FOR EXTERIOR WINDOWS AND DOORS BASED ON MANUFACTURERS DIMENSIONS. BUILDER IS ALSO RESPONSIBLE FOR ALLOWANCE FOR BUCKS, VERTICAL WALL STEEL, MAY BE RELOCATED OR NOT ORIGINALLY WITHIN CMU WALL + MINIMUM OF 4" FROM LOCATIONS AS INDICATED IN PLANS TO OBTAIN REQUIRED ROUGH OPENING DIMENSIONS ONLY.

ROOM FINISH SCHEDULE

ROOM NAME	WALLS	FLOOR	BASE	CEIL	NOTES
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
NEW BEDROOM	GB	CRP	VCT	GB	
NEW BATHROOM	GB	CT	CT	GB	NOTE: CT BATH/SHOWER/TUB AREAS ONLY
NEW HALLWAY	GB	CRP	VCT	GB	

GB = GYPSUM BOARD
MGP = MOISTURE RESISTANT GYPSUM BOARD
CT = CERAMIC TILE
ACT = ACOUSTICAL
CRP = CARPET
VCT = VINYL COMPOSITION TILE

VARIOUS PRODUCT APPROVALS

STRUCTURAL ITEM	FL PROD APPR NO
CONCRETE PRECAST LINTELS	FL[illegible]
FIBERON STEEL LINTELS	FL[illegible]
ALPINE TRUSS PLATES	FL[illegible]
MITEK TRUSS PLATES	FL[illegible]
MEMBRANE TRUSS PLATES	HGP [illegible]
ITW BUILDEX TAPCON	HGP [illegible]

STRUCTURAL ITEM	FL PROD APPROVAL NUMBER	EQUIVALENT	FL PROD APPROVAL NUMBER
SIMPSON H2.5	FL474.23	USP RT7	FL[illegible]
SIMPSON H2	FL474.26	USP RT3	FL[illegible]
SIMPSON HETA16	FL[illegible]	USP TA16	FL[illegible]

NOTES:
1) ALL CONNECTORS SHOWN ON PLANS HAVE BEEN CHOSEN BY DESIGN ENGINEER TO SUIT EACH CONNECTION. SOMETIMES THE CONNECTORS CHOSEN BY ENGINEER MAY BE OUT OF STOCK OR NOT AVAILABLE TO BUILDERS. CONNECTORS THAT HAVE HIGHER LOAD CARRYING CAPACITIES AS PUBLISHED IN USP BY SIMPSON CATALOGS AND HAVE THE SAME GEOMETRY AND HAVE VALID FLORIDA PRODUCT APPROVAL NUMBER MAY BE SUBSTITUTED FOR THOSE CHOSEN BY ENGINEER.

DESIGN CRITERIA

1. THIS ROOM ADDITION AND ALTERATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE-2014 (5TH EDITION).

2. THE FOLLOWING WIND/SEISMIC CRITERIA HAS BEEN USED:
WIND SPEED: Vult = 140 MPH (3-SEC. GUST)
Vasd = 114(0.1701) = 108.5 MPH (3-SEC. GUST)
EXPOSURE: B
STRUCTURE CLASS: II
IMPORTANCE FACT.: 1.0
[illegible]

COMPONENT & CLADDING DESIGN PRESSURES
(a = 75")

Area	Zone-4 Wind	Zone-4 DW	Zone-5 Wind	Zone-5 DW	Zone-4 Wind	Zone-4 DW	Zone-5 Wind	Zone-5 DW
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Area	Zone-4 Wall	Zone-4 DW	Zone-5 Wall	Zone-5 DW
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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SHEET TITLE: PROPOSED FLOOR PLAN

JOB NAME: RESIDENCE RENOVATIONS
CITRUS COUNTY, FL

SHEET 3 OF 8

Daniel F. Andrus, P.E.
Florida Reg. 56664

PROPOSED FRONT ELEVATION

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

PROPOSED BACK ELEVATION

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

LIST OF ABBREVIATIONS

AB	ANCHOR BOLT
ADJ	ADJUSTABLE
ADJACENT	ADJACENT
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANSI	AMERICAN NATIONAL STD INSTITUTE
AP	ACCESS PANEL
APA	APPLIED PLYWOOD ASSOCIATION
ASCE	AMERICAN SOCIETY CIVIL ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
AWPA	AMERICAN WOOD PRESERVERS ASSOCIATION
BLK	BLOCK
BMS	BEAMS
BOT	BOTTOM
BRG	BEARING PLATE AND BRACKET
BTU	BRITISH THERMAL UNIT
BTUH	BRITISH THERMAL UNIT PER HOUR
C	CELSIUS
CABINET	CABINET
CBMS	CONCRETE
CBMSP	CONCRETE BLOCK
CIP	CAST IN PLACE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COLUMN	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CTR	CENTER
DBL	DOUBLE
DEMO	DEMOLISH
DIA	DIAMETER
DIMENSION	DIMENSION
DN	DOWN
DOWNSPOUT	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
DWL	DOWEL
DWR	DRAWER
E	EAST
EA	EACH
EXPANSION JOINT	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EMBED	EMBEDMENT
EMBED	EMBEDMENT
EQUAL	EQUAL
EQUIPMENT	EQUIPMENT
EXP	EXPANSION
EXPANSION JOINT	EXPANSION JOINT
EXT	EXTERIOR
F	FAHRENHEIT
FAB	FABRICATION
FDN	FOUNDATION
FLA	FLORIDA BUILDING CODE
FLC	FLORIDA BUILDING CODE
FLR	FLOOR
FMC	FLORIDA MECHANICAL CODE
FOB	FOOT OR
FPC	FLORIDA PLUMBING CODE
FRAMING	FRAMING
FT	FOOT OR FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HDG	HOT DIP GALVANIZED
HDR	HEADER
HDWD	HARDWOOD
HGT	HEIGHT
HM	HOLLOW MANUFACTURER
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HTG	HEATING
IBC	INTERNATIONAL BUILDING CODE
INSULATION	INSULATION
INT	INTERIOR
JOINT	JOINT
JST	JOIST
JT	JOINT
K	KIP (1,000 POUNDS)
KSF	KIP PER SQUARE FOOT
KSI	KIP PER SQUARE INCH
L	ANGLE
LAV	LAVATORY
LAVATORY	LAVATORY
LB	POUND
LDC	LAND DEVELOPMENT CODE
LT	LIGHT
MAX	MAXIMUM
MECH	MECHANICAL
MFG	MANUFACTURE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
NAILS AND BOLTS	NAILS AND BOLTS
NEC	NATIONAL ELECTRIC CODE
NFPA	NATIONAL FIRE PROTECTION ASSOC
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OSB	ORIENTED STRAND BOARD
PE	PROFESSIONAL ENGINEER
PL	PLATE
PLUMB	PLUMBING
PNT	PAINT
POUNDS	POUNDS
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
REF	REFERENCE
REQ	REQUIRED
RO	ROUGH OPENING
SCHED	SCHEDULE
SF	SQUARE FOOT
SH	SHEET
SIM	SIMILAR
SIMPSON	SIMPSON STRONG TIE CONNECTOR
SP	SOUTHERN PINE
SPF	SPRUCE-PINE-FIR LUMBER
SPT	STANDARD PENETRATION TEST
SS	STAINLESS STEEL
STD	STANDARD
STR	STRUCTURE
STRUCTURAL	STRUCTURAL
SYP	SOUTHERN YELLOW PINE
TB	TECHNICAL BULLETIN
TC	TRUSS TO TRUSS
TEMPO	TEMPORARY
TPI	TRUSS PLATE INSTITUTE
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
UPR	UNIFORM PRESSURE RATING
USP	UNIVERSAL SIMPSON STRONG TIE CONNECTOR
VIF	VERIFY IN FIELD
VOLTS	VOLTS
W	WIDE OR WATTS
WC	WATER CLOSET (TOILET)
WD	WOOD
WP	WATER PROOFING
WPP	WATER PROOF PAPER
WWF	WELDED WIRE FABRIC
W/	WITH

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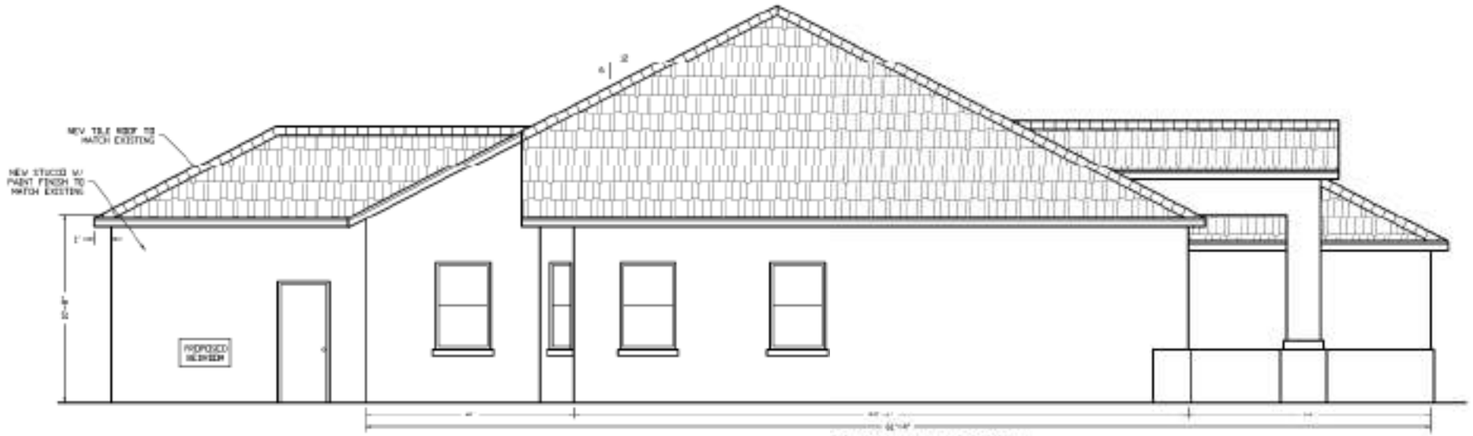
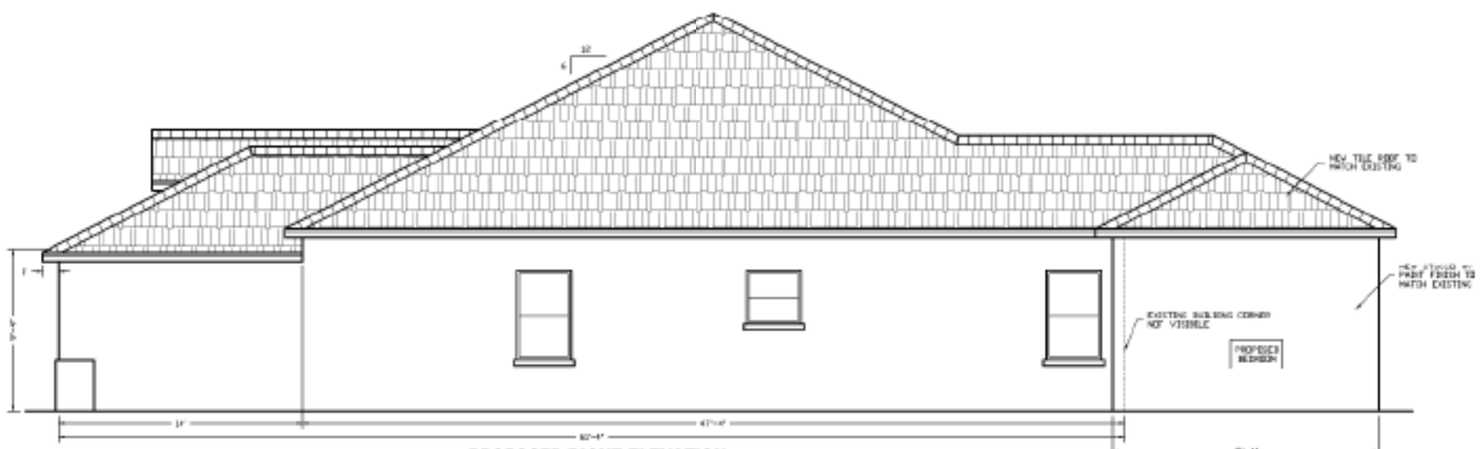
SHEET TITLE: **PROPOSED ELEVATIONS**

JOB NAME: **RESIDENCE RENOVATIONS**
CITRUS COUNTY, FL

SHEET 4 OF 8



PROPOSED LEFT ELEVATION



PROPOSED RIGHT ELEVATION

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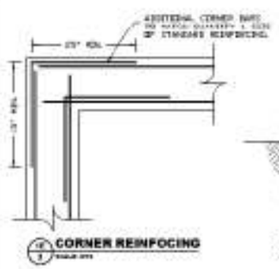
SHEET TITLE: **PROPOSED ELEVATIONS**

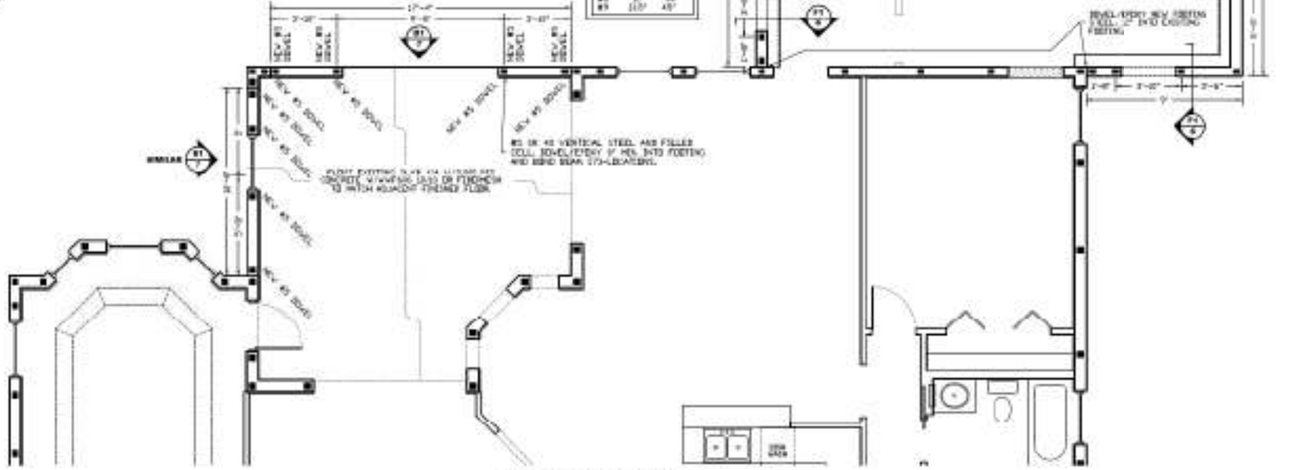
JOB NAME: **RESIDENCE RENOVATIONS**
CITRUS COUNTY, FL

SHEET 5 OF 8

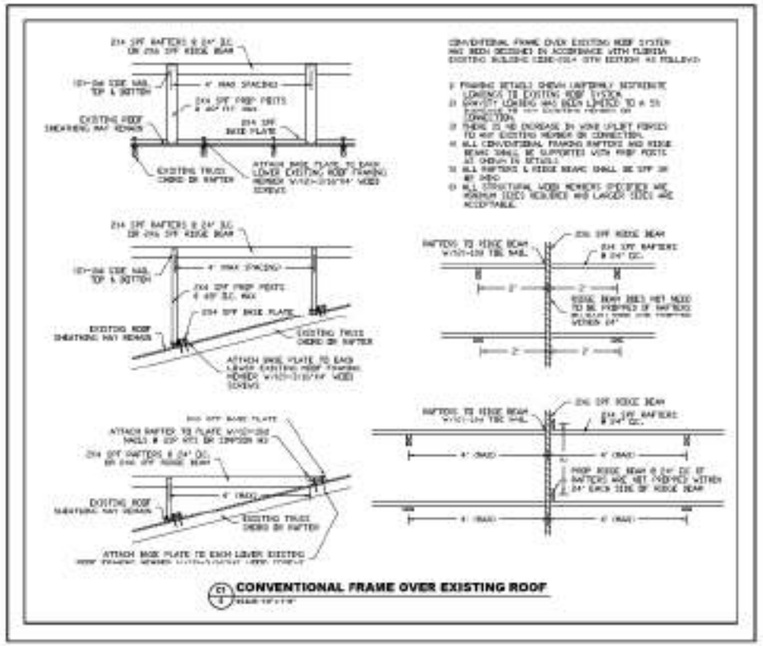


CORNER REINFOCING

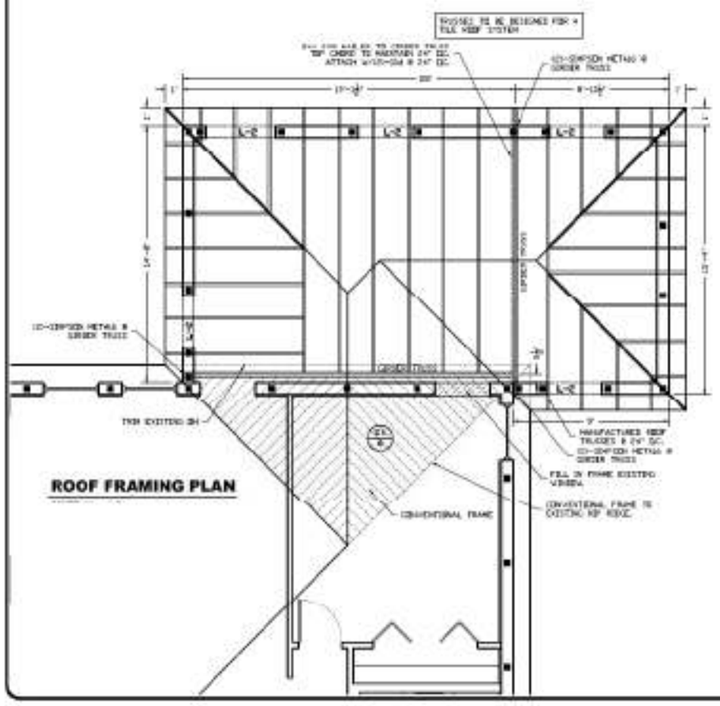
FOUNDATION DETAIL



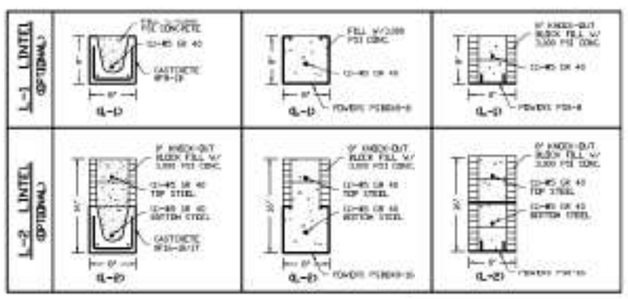
FOUNDATION PLAN

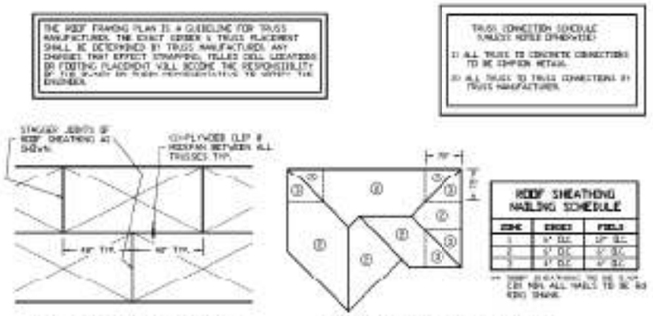


CONVENTIONAL FRAME OVER EXISTING ROOF



ROOF FRAMING PLAN

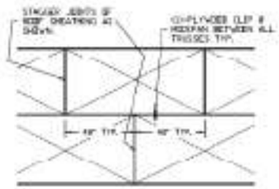




THE ROOF FRAMING PLAN IS A GUIDELINE FOR TRUSS MANUFACTURER. THE EXACT GIRDER & TRUSS PLACEMENT SHALL BE DETERMINED BY TRUSS MANUFACTURER. ANY CHANGES THAT EFFECT STRAPPING, FELLER COLL LOCATIONS OR FOOTING PLACEMENT WILL BECOME THE RESPONSIBILITY OF THE OWNER OR THEIR REPRESENTATIVE TO NOTIFY THE ENGINEER.

TRUSS CONNECTION SCHEDULE
(UNLESS NOTED OTHERWISE)

1) ALL TRUSS TO CONCRETE CONNECTIONS TO BE COMMON METALS.
2) ALL TRUSS TO TRUSS CONNECTIONS BY TRUSS MANUFACTURER.



ROOF SHEATHING PLACEMENT

ROOF PRESSURE ZONE DIAGRAM

ROOF SHEATHING NAILING SCHEDULE

ZONE	EDGE	FIELD
1	6" O.C.	12" O.C.
2	6" O.C.	6" O.C.
3	4" O.C.	6" O.C.

** EDGE SPACING TO BE 3" FOR ZONE 3
USE MIN. ALL NAILS TO BE 8d RING SHANK.

VOID TRUSS NOTES:

1) ALL MANUFACTURED ROOF & FLOOR TRUSS SYSTEMS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. SHOP DRAWINGS AND CALCULATIONS TO BE SIGNED AND SEALED BY THE ENGINEER.
2) ALL TRUSSES TO BE DESIGNED FOR APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE-2014. LOADING CRITERIA SHALL BE LISTED ELSEWHERE IN THESE PLANS.
3) SUBMIT SHOP DRAWINGS SHOWING ALL STRESSED MEMBERS, CONNECTIONS OF TRUSSES TO TEMPORARY AND PERMANENT BRACING. PROVIDE MINIMUM OF 2x4 BRACING OF ALL UNBRACED [illegible] REACTIONS, INCLUDING UPLIFT. INDICATE WIND VELOCITY, WEIGHT AND/OR SHAPE AND CONNECTIONS OF TRUSSES TO TRUSSES.
4) ALL BRACING SHOWN IN THESE PLANS ARE IN ADDITION TO BRACING DESIGNED BY TRUSS MANUFACTURER. IF TRUSS MANUFACTURER PROVIDES A SIMILAR BRACING SYSTEM TO THAT SHOWN, THE MORE STRINGENT SYSTEM SHALL BE INSTALLED.
5) ALL TRUSSES SHALL BE CONNECTED TO BUILDING STRUCTURE IN ACCORDANCE WITH SPECIFICATIONS WITHIN THESE PLANS. SPECIFICATIONS ARE USUALLY SHOWN ON THE ROOF FRAMING PLAN AND/OR ROOF TRUSS CONNECTOR SCHEDULE.
6) ROOF SHEATHING TO BE 5/8" CDX MIN. UNLESS NOTED OTHERWISE. NAILED ACCORDING TO ROOF SHEATHING NAILING SCHEDULE.
7) THE ROOF FRAMING PLAN IS PROVIDED AS A GUIDELINE FOR TRUSS MANUFACTURER. THE EXACT GIRDER & TRUSS PLACEMENT SHALL BE DETERMINED BY TRUSS MANUFACTURER. ANY CHANGES THAT EFFECT STRAPPING, FELLER COLL LOCATIONS OR FOOTING PLACEMENT WILL BECOME THE RESPONSIBILITY OF THE OWNER OR THEIR REPRESENTATIVE TO NOTIFY THE ENGINEER.

STEEL CONNECTOR NOTES:

1) ALL STEEL CONNECTORS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS UNLESS MODIFIED WITHIN THESE PLANS.
2) ANY ALTERNATIVE TO CONNECTION TECHNIQUES OF MANUFACTURER'S SPECIFICATIONS AS SHOWN WITHIN THESE PLANS MUST BE SUBMITTED WITH ALL SHOP DRAWINGS FOR APPROVAL OF ENGINEER.
3) ALL CONNECTORS SHOWN ON PLANS HAVE BEEN CHOSEN BY DESIGN ENGINEER TO SUIT EACH CONNECTION. SOMETIMES THE CONNECTORS CHOSEN BY ENGINEER MAY BE OUT OF STOCK OR NOT AVAILABLE TO BUILDER. CONNECTORS THAT HAVE MORE LOAD CARRYING ABILITIES AS PUBLISHED IN LIST OF COMMON CATALOGS AND ARE OF SIMILAR GEOMETRY AND HAVE VALID FLORIDA PRODUCT APPROVAL NUMBER MAY BE SUBSTITUTED FOR THOSE CHOSEN BY ENGINEER.

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Florida REG. 56684

REVISION	DATE
TYPE REVISION	

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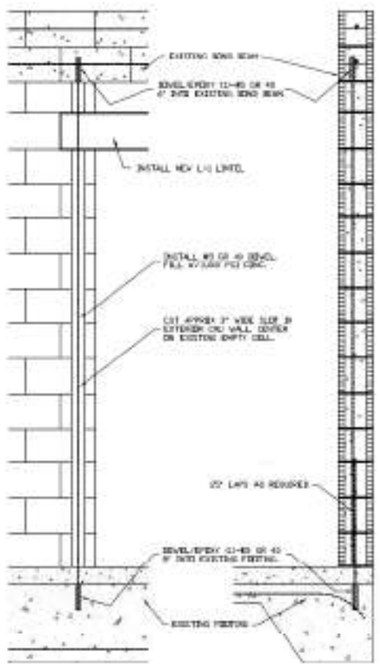
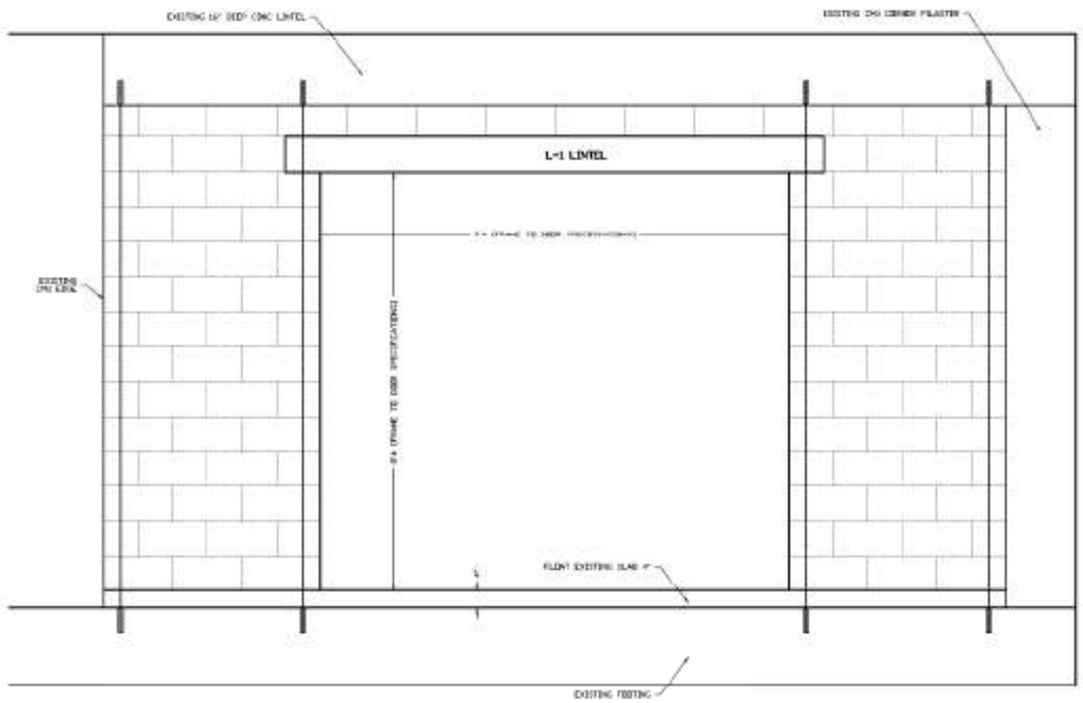
SHEET TITLE:
FOUNDATION/ROOF FRAMING PLANS

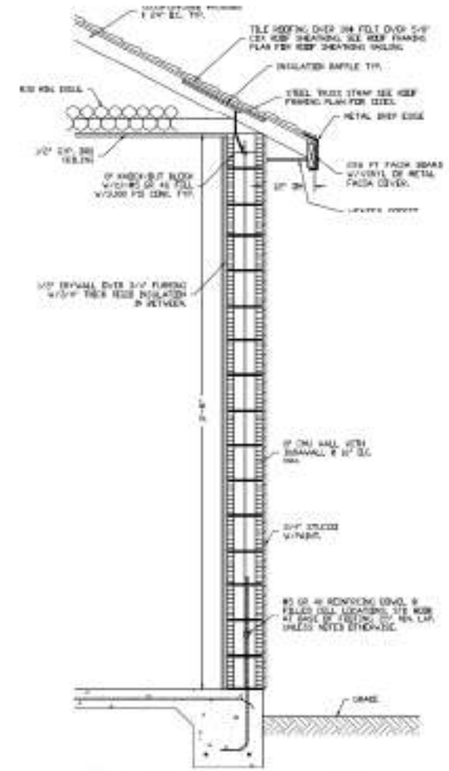
JOB NAME:
RESIDENCE RENOVATIONS
CITRUS COUNTY, FL

SHEET 6 OF 8





CMU FILL-IN WALL REINFORCING



NEW BEDROOM TYPICAL WALL SECTION

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SHEET TITLE: **DETAILS**

JOB NAME: **RESIDENCE RENOVATIONS**
CITRUS COUNTY, FL

SHEET 7 OF 8