

General Structural Notes:

The Contractor is responsible for the coordination including verification of dimensions, elevations, and field conditions, any discrepancies shall be brought to the attention of the Engineer prior to construction.

Certified truss shop drawings shall be submitted to the Contractor for review and approval prior to submittal for permit.

These drawings have been designed to meet the requirements of Chapter 6 of ASCE 7 and Chapter 16 of the Florida Building Code for wind requirements of the location of this project. Design specifications are listed on this cover sheet under "Code Compliance Summary".

All details and sections shown on the drawings are intended to be typical, and shall be constructed to apply to any similar situation elsewhere on the project, except where a different detail is shown.

All concrete shall have a minimum specified compressive strength of 3000 P.S.I. at 28 days for slab and footings. Provide 3000 P.S.I. at 28 days for tie beams and concrete filled block cells.

Grout shall have a minimum compressive strength of 3000 P.S.I. at 28 days in accordance with ASTM C1019 or ASTM C476.

All masonry openings to be precast, unless noted otherwise.

Concrete masonry unit shall be in accordance with ASTM C30 or C145 with minimum net area compressive strength of 1900 P.S.I.

Mortar shall be Type M or S in accordance with ASTM C270.

All reinforcing steel shall be new billet steel minimum grade 30 and identified in accordance with ASTM A615, A616, A617, or A706, free from oil, scale and rust, unless noted otherwise.

Concrete cast against the earth shall have a minimum clear cover of 3" over reinforcing steel.

Reinforcement bar splices: #5 bar at 25" minimum.

Structural steel shall conform to ASTM A36, except tubular steel columns, which are to be constructed to 46 KSI yield strength, all bolts shall be A307 bolts, unless otherwise noted. Welds shall be performed with an E70XX electrode.

All exterior and interior bearing walls to be No. 3 grade KD southern yellow pine or No. 2 grade spruce-pine-fir, unless noted otherwise.

All wood structural members shall be controlled stress grade lumber having a fiber stress of at least 1200 P.S.I. (Fb).

All "microlam" LVL members shall have a minimum allowable bending stress of 2,600 P.S.I. and an allowable shear stress of 225 P.S.I.

All supporting foundations and pilings shall be prepared and installed as per soil density tests and bearing capacity shall be verified to provide a minimum allowable soil bearing capacity of 2,000 P.S.I. prior to pouring foundations or driving pilings.

Fill for floor slabs shall be placed in 12" layers and rolled and compacted to minimum field density of 95% as described in ASTM 1557D. All fill shall be clean sand, free of organic or other deleterious material.

All sections of C.M.U. greater than 4" - 0" in length and unbroken by openings act as shear wall segments and individually provide bracing for adjacent wall forces and may be assumed to transfer thru bond moments to interior segments.

Stairways shall be equipped with handrails located not less than 34" nor more than 38" above the leading edge of a tread.

Stairways shall have handrails on one side.

Handrails shall have either a circular cross section with a diameter of 1 1/4" to 2" or noncircular cross section with a perimeter dimension of at least 4" but not more than 6 1/4" and largest cross section dimension not exceeding 2 1/4". Edges shall have a minimum radius of 1/8".

Gripping surfaces shall be continuous, without interruption by newel posts or other obstructions.

Handrails shall extend at least 12" horizontally beyond the top riser of a flight.

Guardrails shall form a vertical protective barrier not less than 42" high.

Open guardrails shall have intermediate rails or ornamental pattern such that a 4" diameter sphere cannot pass through any opening up to a height of 34". A bottom rail or curb shall be provided that will reject the passage of 2" diameter sphere.

Stairs shall have a minimum headroom clearance of 6'-8" measured vertically from a line connecting the edge of the nosings. Such headroom shall be continuous above the stairs to the point where the line intersects the landing below, one tread depth beyond the bottom riser. This minimum shall be maintained the full width of the stairs and landings.

The sum of two risers and a tread, exclusive of projection of nosing, shall not be less than 24", nor more than 25". The height of risers shall not exceed 7 3/4" and treads, exclusive of nosing, shall be not less than 9". Every tread less than 10" wide shall have a nosing, or effective projection, of approximately 1 inch over the level immediately below that tread.

"Code Compliance Summary"

APPLICABLE CODES:
FLORIDA BUILDING CODE 2001 EDITION W/ 2002 REVISIONS ASCE 7-98

BASIC WIND SPEED.....110 MPH

WIND IMPORTANCE FACTOR.....1.00

WIND EXPOSURE = EXPOSURE "B"

BUILDING CATEGORY.....II

INTERNAL PRESSURE COEFFICIENT.....+0.18, -0.18

COMPONENTS & CLADDING PRESSURE
WALLS: (INCLUDES WINDOWS AND DOORS)

ZONE 4	0-10 SF.....+29.2, -31.7	0-10 SF.....+28.2, -39.1	ZONE 5
	10.1-20 SF.....+28.0, -30.4	10.1-20 SF.....+28.0, -36.6	
	20.1-50 SF.....+25.5, -29.2	20.1-50 SF.....+25.5, -32.9	
	50.1-100 SF.....+24.3, -26.7	50.1-100 SF.....+24.3, -30.4	

ROOF:	ZONE 1	0-10 SF.....+16.8, -26.7	0-10 SF.....+16.8, -56.4	ZONE 2
		10.1-20 SF.....+15.6, -25.5	10.1-20 SF.....+15.6, -51.5	
		20.1-50 SF.....+13.1, -24.7	20.1-50 SF.....+13.1, -44.1	
		50.1-100 SF.....+11.9, -24.3	50.1-100 SF.....+11.9, -39.1	

ZONE 3

0-10 SF.....+16.8, -56.4
10.1-20 SF.....+15.6, -51.5
20.1-50 SF.....+13.1, -44.1
50.1-100 SF.....+11.9, -39.1

BUILDING DATA:

HEIGHT OF BUILDING: 23' - 9"

Code Compliance Notes:

Nails used in all sheathing applications shall be 8d, common, ring shank, or hot dipped galvanized, hand or gun driven. For gun driven nails, the minimum shank shall be .099 diameter x 2 1/4" long with 15/64" diameter head, full round.

Window and door buck attachments shall be installed per manufacturer's anchoring requirements. Certifications shall be provided by the respective manufacturer reflecting designs w/ minimum wind pressures set by engineer.

Asphalt shingles shall have self-seal strips and conform to ASTM D225 or D3482. Fasten with galvanized roofing nails 1 1/4" long with minimum of four (4) per strip shingle. Attachment of asphalt shingle shall conform with ASTM D3181 or M-DC RA 107-99 for the applicable.

Shingle underlayment shall conform with ASTM D226, Type 1.

Flashing shall be Galvanized G-90, 26 Gauge.

General Notes:

For architectural reference, elevations shown hereafter are based elevation 0' - 0" at building first floor finished floor slab.

All trades shall be responsible to read all details and specifications and plans. If any conflict exist, that trade shall notify the Contractor of the same prior to construction.

Field Repair Notes:

Missed lintel straps for masonry construction may be substituted with (1) Simpson MTS16 strap w/ (4) 3/16 Dia. x 1 3/4" long tapcons (staggered) to bond beam block and (7) 10d x 1 1/2 galvanized nails to truss. Maximum uplift value 1000 lbs - consult with Engineer if required uplift value is greater.

Missed "J" bolts for wood load bearing wall may be substituted with 1/2" dia. x 6" long "Redhead" or "Hill" stud expansion anchor bolts following all manufacturer's installation procedures.

Missed down rods may be substituted with #5 rebar set in 3/4" dia. x 6" deep hole filled with Simpson epoxy-ls system following all manufacturer's procedures.

May substitute hurricane strap from the Structural Engineer's specified manufacturer with strap of greater hold down value or greater uplift value (meeting shearing value of original specified strap) in field with out verification, provided that all manufacturer's installation instructions are followed.

Plumbing Notes:

Water heater T&P relief valve to be full size to exterior.

Water heater at floor level to be in pan with drain to exterior (with thermal expansion device).

Shower fixture shall have temperature control valves.

All hose bibs shall have backflow devices.

Main plumbing vent shall be 3" diameter minimum.

Mechanical Notes:

Dryer vent shall not exceed 25' - 0".

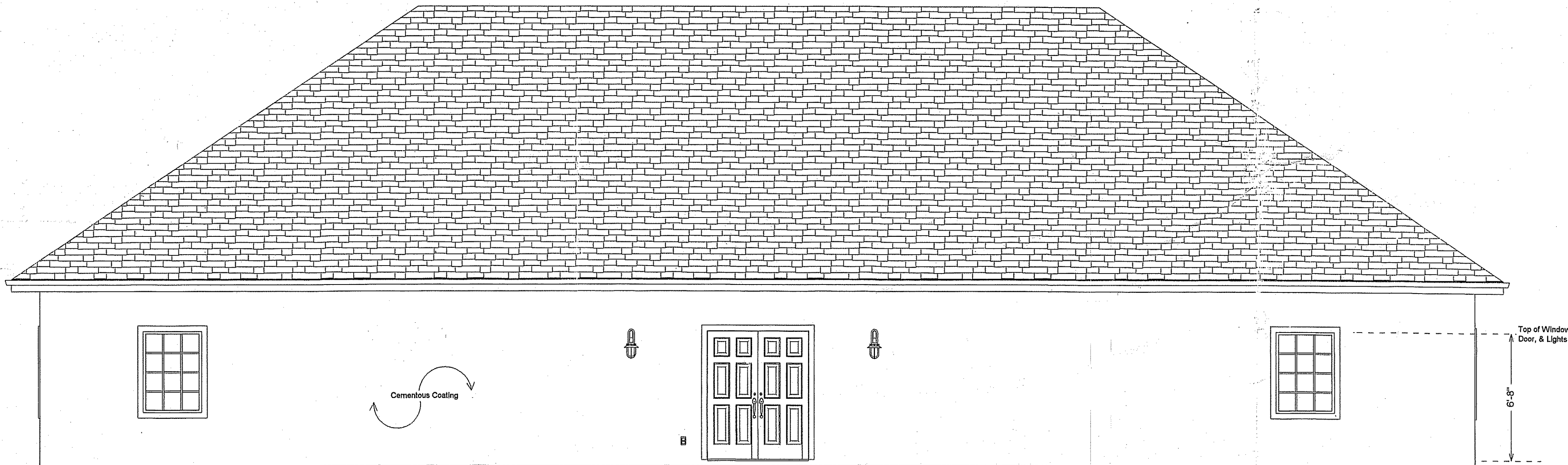
All air returns must have fire stats.

A/C units must have a minimum of 4" clearance on all sides.



Front Elevation

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



Rear Elevation

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

CLIENTS NAME:
Kensington Homes, Inc.

Kensington Homes, Inc.
3375 Highway 98 South
Bldg. A
Lakeland, FL 33803

PHONE: (863) 669-1322

DRAWN BY:
RLHJ

PAGE #

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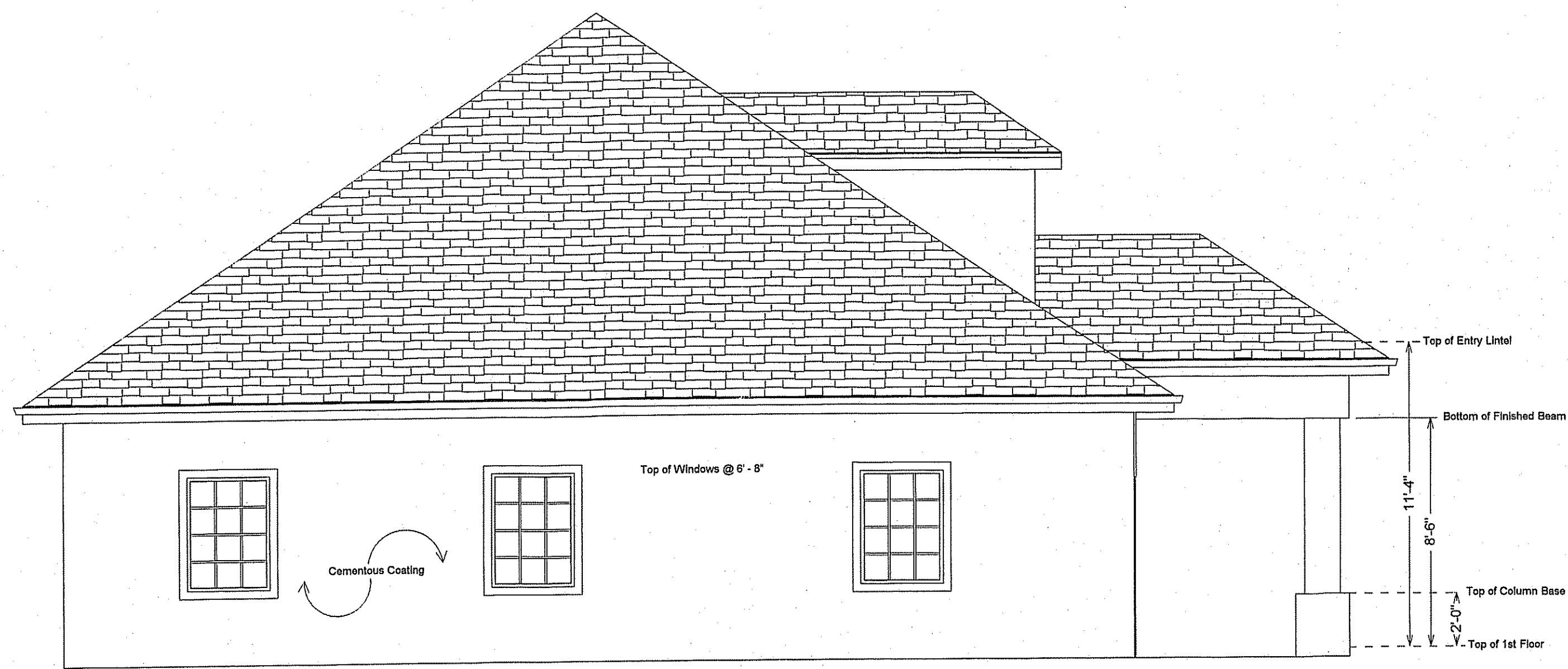
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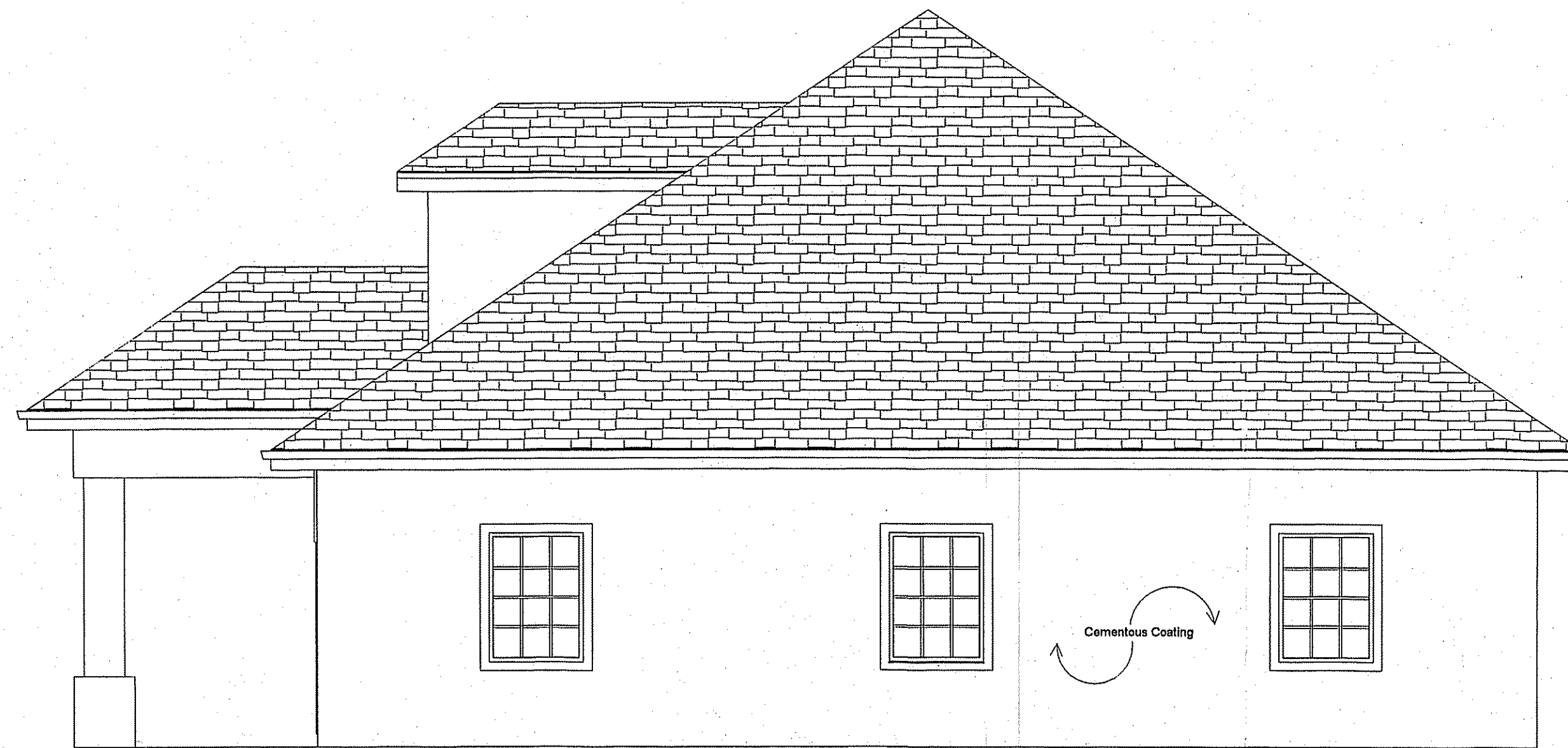
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DATE REVISED:
July 13, 2005

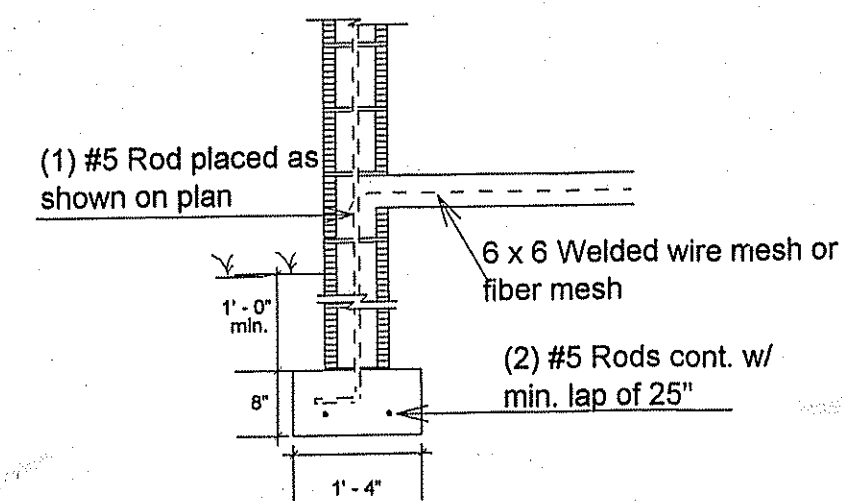
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July 10, 2005



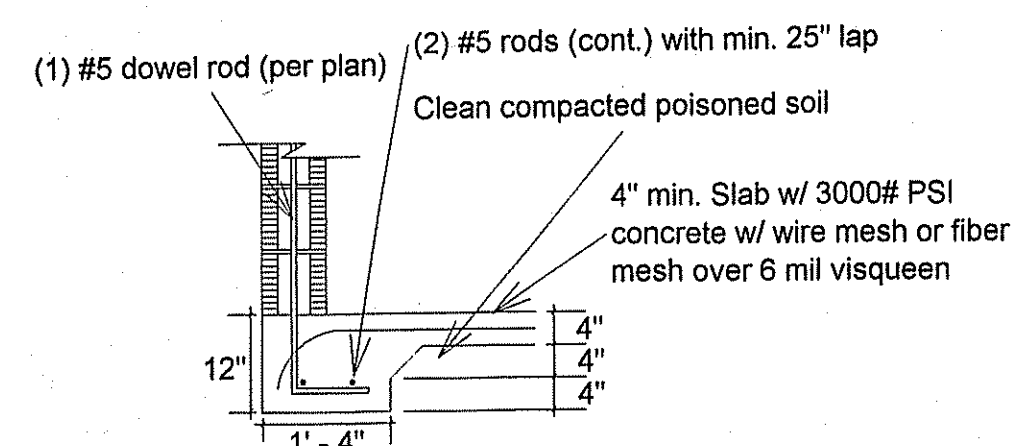
Left Elevation
SCALE: 1/4" = 1' - 0"



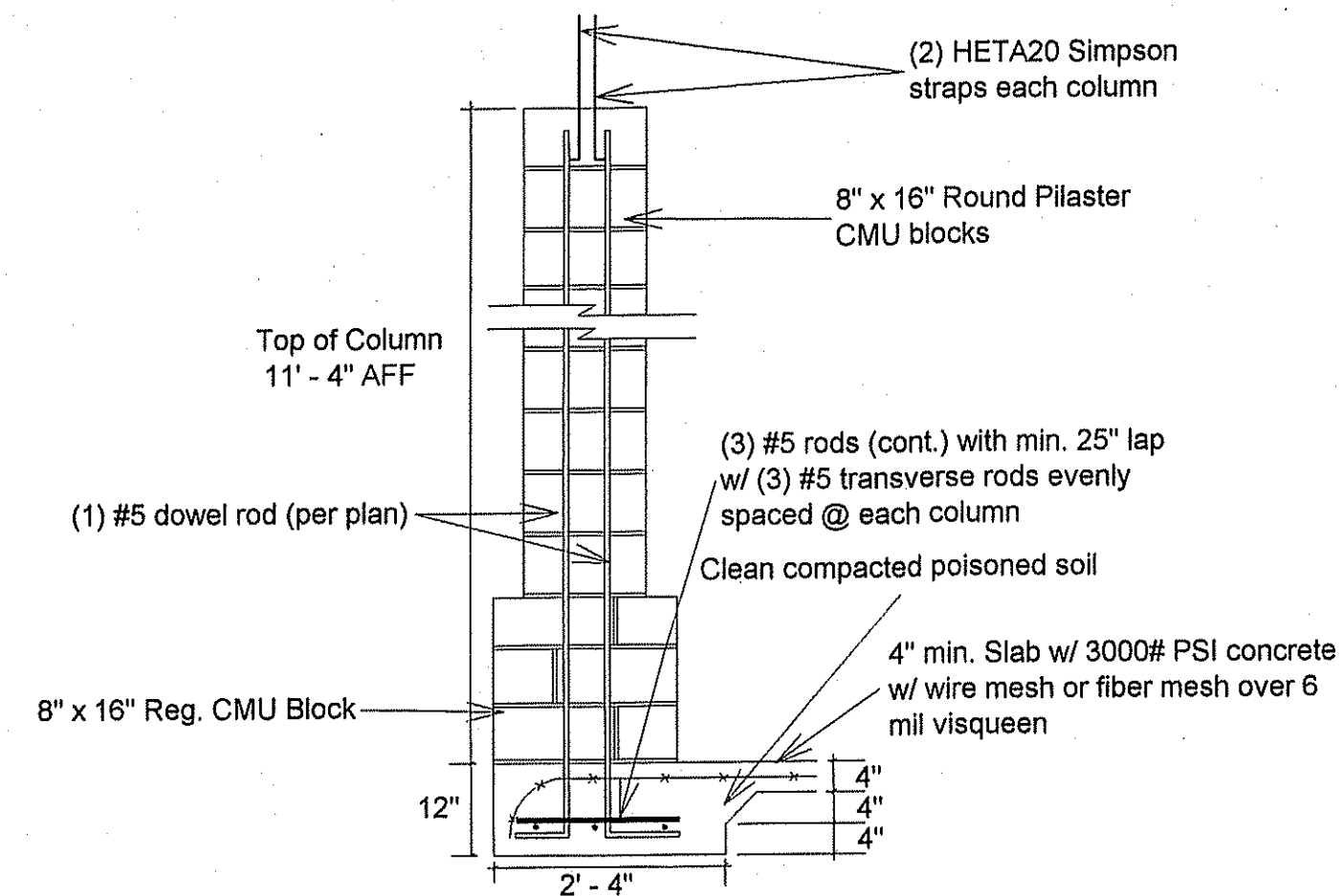
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SCALE: 1/4" = 1' - 0"



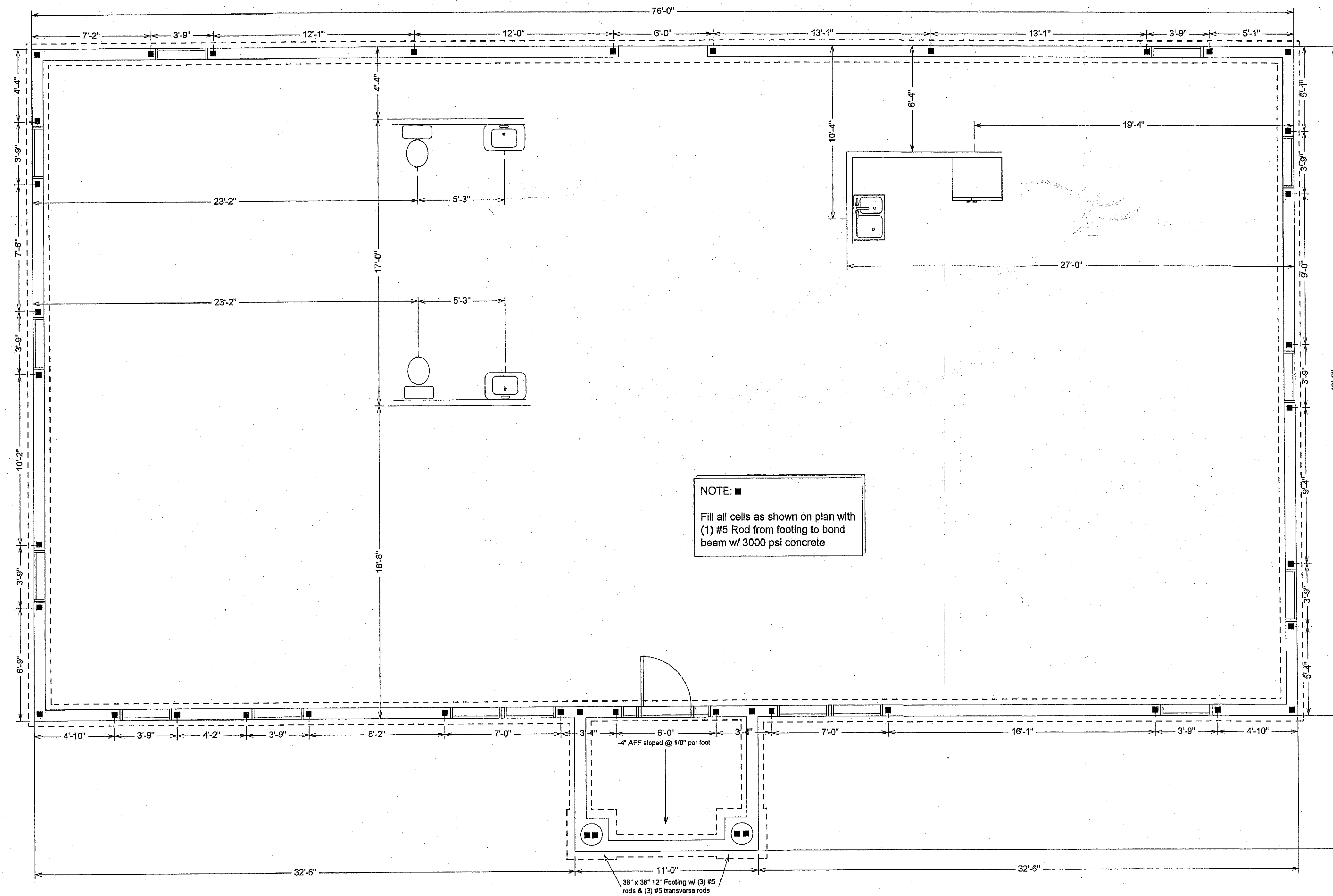
Footer Detail
SCALE: 1/2" = 1' - 0"



Monolithic Footer (Optional)
SCALE: 1/2" = 1' - 0"



Monolithic Footer @ Columns
SCALE: 1/2" = 1' - 0"



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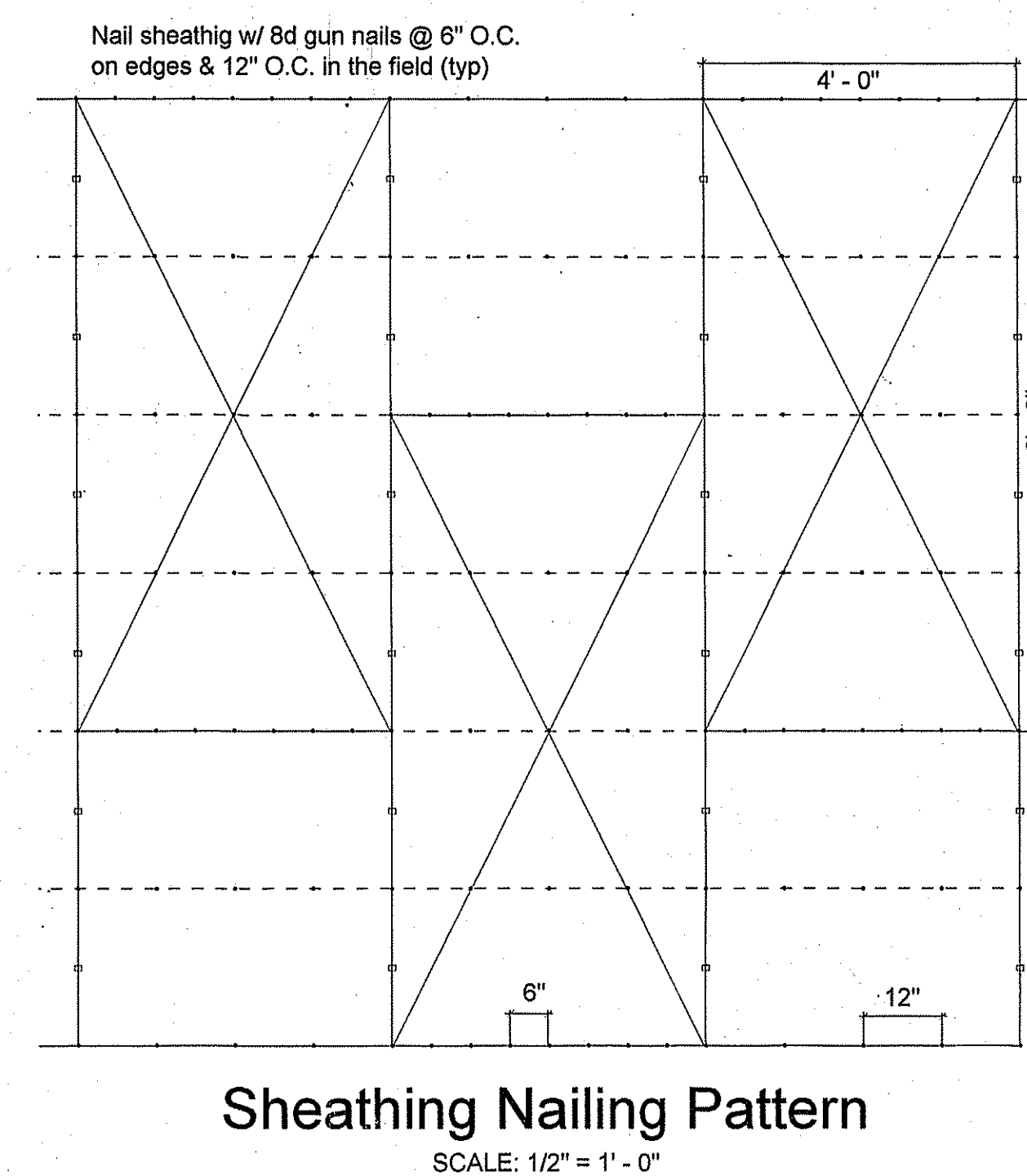
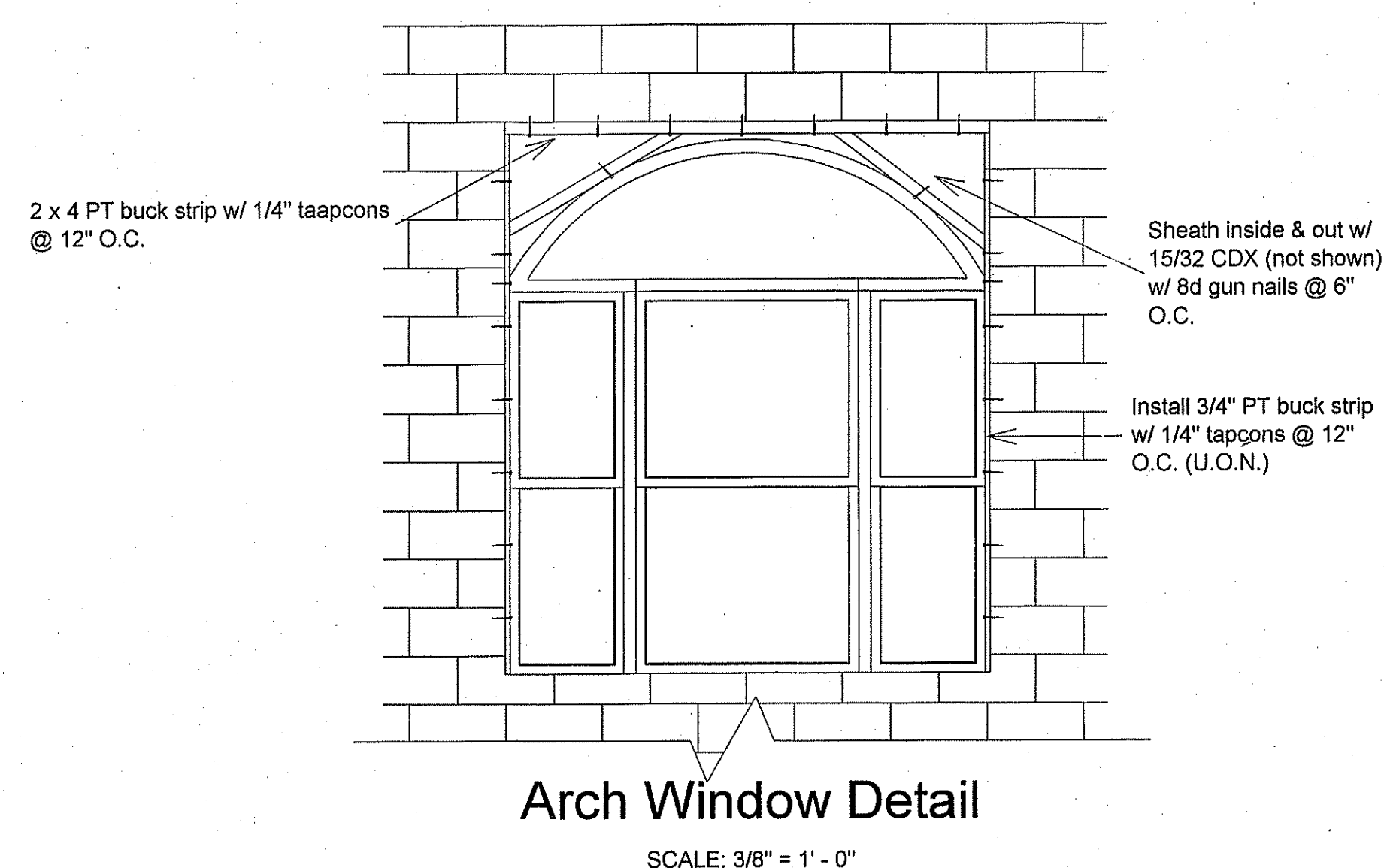
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LIVING AREA	3040 SQ FT
ENTRY	88 SQ FT
TOTAL	3128 SQ FT



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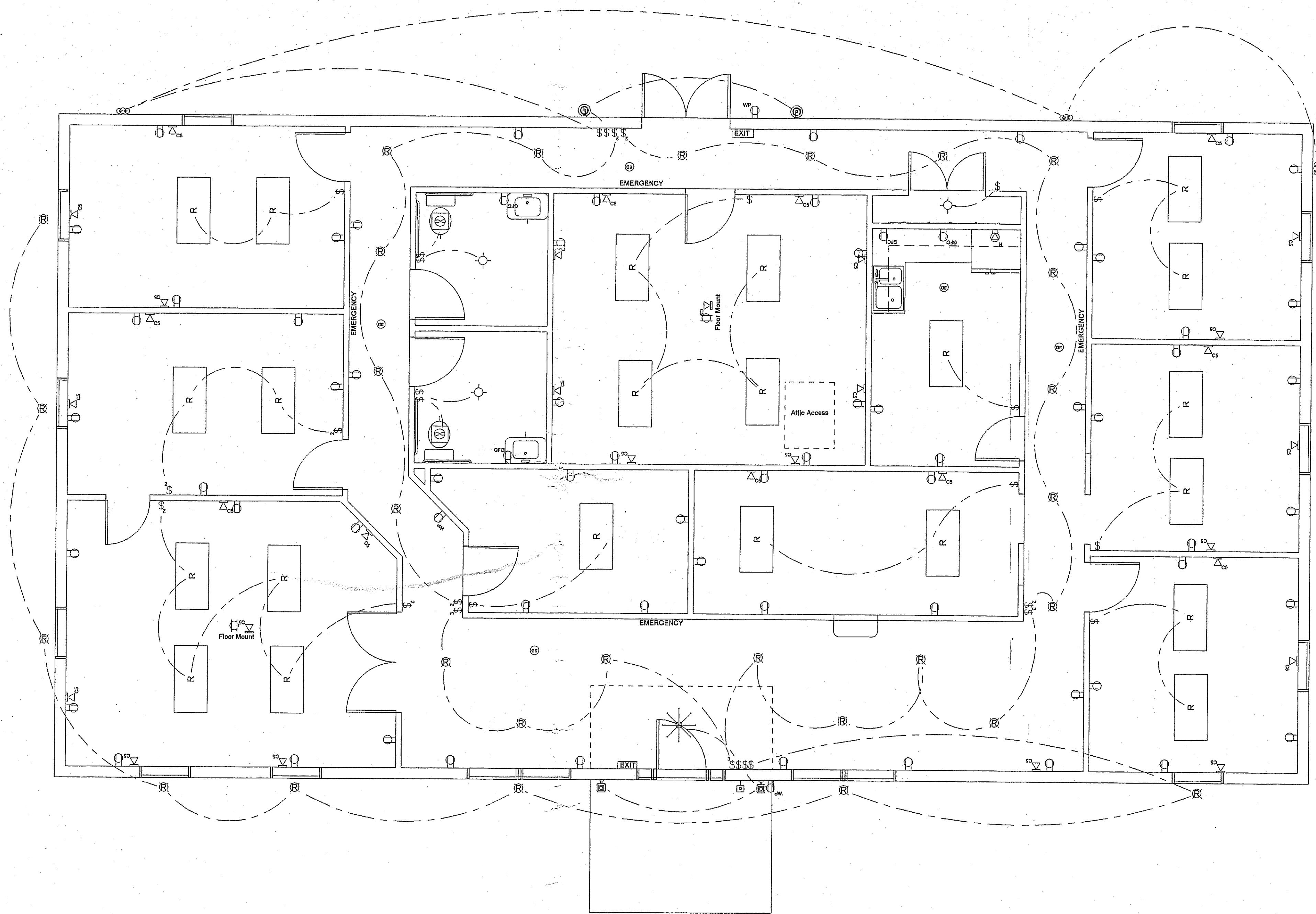
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