

PROJECT INFORMATION / NOTES:

DESIGN VALUES/LOADS & CODES

WIND DESIGN SPEED: 110 MPH, UNLESS NOTED OTHERWISE

SOIL DESIGN STATEMENT:

FOOTING DESIGN IS BASED UPON 1000PSF SOIL BEARING PRESSURE PROVIDED BY CLEAN SAND, GRAVEL OR STONE. OTHER SOIL CONDITIONS i.e. CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL REQUIRE FOUNDATION MODIFICATIONS.

LIVE LOADS: 1st FLOOR: 40PSF, 2nd FLOOR: 40PSF, ROOF: AS DETERMINED BY SHAPE FACTORS APPLIED TO THE WIND FORCE GENERATED BY THE DESIGN WIND SPEED.

BUILDING CODE: 2004 FLORIDA BUILDING CODE

ELECTRICAL CODE: NATIONAL ELECTRICAL CODE - LATEST

LIFE SAFETY: NFPA-101 - LATEST

CONSTRUCTION DOCUMENTS

THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITIES, FOR THE ISSUANCE OF CONSTRUCTION PERMITS. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS AND VERIFY ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK OR FABRICATION OF ANY MATERIALS.

DO NOT SCALE OFF THESE PLANS

AMPLE DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS. SIMPLE ARITHMETIC MAY BE USED TO DETERMINE THE LOCATIONS OF THOSE ITEMS NOT DIMENSIONED.

CHANGES TO FINAL PLAN SETS

PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT CONSULTING WITH THE ARCHITECT. THE OWNER SHALL ASSUME ANY AND ALL LIABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE TO THE PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM SPECIFICATION ON THE PLANS.

INORGANIC ARSENICAL PRESSURE TREATED WOOD

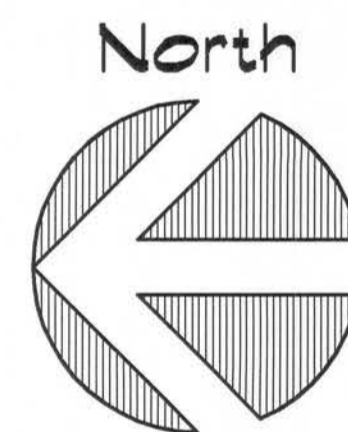
SOME FRAMING MATERIALS SPECIFIED FOR THE CONSTRUCTION OF YOUR PROJECT SUCH AS BILLS OR EXTERIOR FRAMING ARE PRESSURE TREATED. EACH PIECE IS CLEARLY MARKED FOR EASY IDENTIFICATION AND IS USUALLY GREENISH IN COLOR.

THIS WOOD HAS BEEN PRESERVED BY PRESSURE-TREATMENT WITH AN EPA REGISTERED PESTICIDE CONTAINING INORGANIC ARSENIC TO PROTECT IT FROM INSECT ATTACK AND DECAY. EXPOSURE TO TREATED WOOD MAY PRESENT CERTAIN HAZARDS, THEREFORE, PRECAUTIONS SHOULD BE TAKEN BOTH WHEN HANDLING THE TREATED WOOD AND IN DETERMINING WHERE TO USE OR DISPOSE OF THE TREATED WOOD.

FOR FURTHER INFORMATION ON THE USE OF AND DISPOSAL OF INORGANIC ARSENIC PRESSURE TREATED WOOD, PLEASE REFER TO THE EPA MATERIAL SAFETY SHEET DEALING WITH THIS PRODUCT.

PROJECT DRAWING LIST

S1	SITE PLAN
A1	GENERAL NOTES
A2	FLOOR PLAN & EXTERIOR ELEVATIONS
A3	FOUNDATION PLAN & DETAILS
A4	TYPICAL WALL SECTION & FRAMING DETAILS
A5	ROOF FRAMING PLAN & DETAILS



Site PLAN

SCALE: 1" = 150'

LEGAL DESCRIPTION:

PARCEL I.D. NO. 332-38-16-02431-201
 LOT #1 WEST PACES SUBDIVISION, SITUATED AT:
 1198 NORTHWEST SCENIC LAKE DRIVE
 LAKE CITY, FLORIDA
 COLUMBIA COUNTY, FLORIDA.



Renovation & Expansion to the Residence of:
Tyson & Kathleen Johnson
 1198 Northwest Scenic Lake Drive - Lake City, Florida

ADD
 ARCHITECTURAL DRAFTING & DESIGN, INC.
 Lake City, FL 32055 - 386.752.4670

GENERAL NOTES:

- THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FROM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT FOR THIS PROJECT.
- THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER. MATERIALS, EQUIPMENT, COMPONENTS AND WORKMANSHIP SHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAR WARRANTY PERIOD.
- AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD, FOR THE PURPOSE OF DETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRED. THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED BY THE OWNER.
- THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VARIOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATE OR FEDERAL.
- THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING OF THE PROJECT AND THE CONTRACTOR SHALL FILE "NOTICE TO OWNERS" AND PROVIDE "RELEASE OF LIEN" FOR ALL PAYMENT REQUESTS PRIOR TO DISBURSEMENT OF ANY FUNDS.
- ANY AND ALL DISPUTES ARISING FROM EVENTS ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT BETWEEN THE OWNER, CONTRACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CODE AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES. ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.
- ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABELS LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333" BATT INSULATION SHALL BE INCLUDED WHERE UNCONDITIONED AREA IS BEING SEPARATED FROM HEATED / COOLED AREA.
- INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GARAGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333", INCLUDING R-II BATT INSULATION.
- CEILING OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GUSB ON 1x3 WOOD FURRING AT 16" O.C., ATTACHED W/ 1/4" BUGLEHEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.

GENERAL H.V.A.C. NOTES:

- SUB-CONTRACTORS PROVIDING HVAC INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES 1a.
- HVAC SUB-CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT TO INSTALL A COMPLETE & OPERATING HVAC SYSTEM.
- HVAC SYSTEM SHALL BE AS DETAILED IN THE PLANS (IF INCLUDED), OR SHALL BE AS DIRECTED BY THE OWNER IN CONSULTATION WITH THE HVAC SUB-CONTRACTOR.
- HVAC SUB-CONTRACTOR SHALL FURNISH SHOP DUGS FOR DUCTWORK, CONDENSING UNIT & AIR HANDLER, EXHAUST FANS AND AIR DEVICES.
- IT IS THE HVAC SUB-CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH NFPA-96A AND ALL APPLICABLE CODES.
- FLEXIBLE DUCT SHALL BE FULLY ANNEALED, CORRUGATED ALUMINUM W/ 3/4 LB. DENSITY FIBERGLASS INSULATION AND SHALL BE UL LISTED. SHEET METAL DUCT SHALL BE LINED W/ 1" MATFACED FCT LINER & WRAPPED W/ 3/4 LB. FOIL FACED FIBERGLASS INSULATION. ALL FIBERGLASS DUCT SHALL BE FOIL FACED, R42/R6 DUCTBOARD.
- ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SHREA AND SMACNA STANDARDS.
- ALL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION FOR ALL AND CEILING APPLICATIONS AND STEEL CONSTRUCTION FOR FLOOR APPLICATIONS. ACCEPTABLE MANUFACTURERS SHALL BE TITAN METALWARE, MAILORHART, HART & COOLIE OR AS DIRECTED BY THE OWNER.
- IF REQUIRED BY THE OWNER, THE HVAC SUB-CONTRACTOR SHALL SUPPLY A TEST AND BALANCE REPORT IN ACCORDANCE WITH AIR BALANCE COUNCIL STANDARDS, SIGN AND SEALED BY A REGISTERED ENGINEER.
- HVAC SUB-CONTRACTOR SHALL SUPPLY ALL CONTRACTORS, FLAYS, AND THE ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ALL SWITCHES, DISCONNECTS & CONTROL WIRING. THERMOSTATS SHALL BE APPROVED BY THE EQUIPMENT MFG'R.
- ALL DUCT SIZES INDICATED IN THE PLANS (IF INCLUDED) ARE ET INSIDE DIMENSIONS.
- ALL EQUIPMENT SHALL BE FULLY WARRANTED FOR 1 YEAR AND THE COMPRESSOR(S) SHALL BE WARRANTED 5 YEARS FROM DATED FINAL ACCEPTANCE, BY THE OWNER.
- ALL WORK IN THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES SO AS TO AVOID CONFLICTS OR HINDERANCE TO COMPLETION OF THE JOB.
- CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX INSULATION.
- FILTERS SHALL BE DISPOSABLE TYPE AND HAVE INITIAL SHAPE WEIGHT ARRESTMENT OF 10% AND A CLEAN PRESSURE DROP @ 0.15. PROVIDE 2 SETS, ONE DURING CONSTRUCTION AND ONE FOR USE AT FINAL ACCEPTANCE.
- HVAC SUB-CONTRACTOR SHALL PROVIDE & INSTALL ALL NECESSARY OFFSETS, TRANSITIONS & BENDS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT NO ADDITIONAL COST TO THE OWNER.
- IT IS THE RESPONSIBILITY OF THE HVAC SUB-CONTRACTOR TO COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH THE ELECTRICIAN, LIGHTS AND ARCHITECTURAL ELEMENTS.

GENERAL MILLWORK NOTES:

- MILLWORK SUB-CONTRACTOR PROVIDING CASEWORK, MILLWORK OR THE LIKE FOR THIS PROJECT SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6 OF THE GENERAL NOTES, THIS SHEET.
- SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: FABRICATION AND DELIVERY OF MILLWORK SHOWN IN THE DRAWINGS, TO THE JOB SITE, INSTALLATION OF CABINET HINGES, CATCHES, DRAWER & TRAY GUIDES, ADJUSTABLE SHELF STANDARDS & SURFACE BOLTS.
- ALL APPLICABLE STANDARDS OF "AII QUALITY STANDARDS & GUIDE SPECIFICATIONS" APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE.
- AII "CUSTOM" GRADE EXCEPT AS OTHERWISE NOTED OR DIRECTED BY THE OWNER, SHALL BE THE BASE STANDARD OF QUALITY REQ'D FOR THIS WORK.
- MILLWORK SUB-CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER, THE FOLLOWING ITEMS, PRIOR TO FABRICATING ANY MATLS OR MILLWORK: COMPLETE SET OF SHOP DRAWINGS, SAMPLES OF WD. SPECIES RECEIVING TRANSPARENT FINISH, MFR'S LITERATURE FOR ALL SPECIALTY ITEMS NOT MFD BY THE ARCHITECTURAL WOODWORK FIRM AND HARDWARE SCHEDULE SHOWING HARDWARE USED AT EA. LOCATION & CONFORMANCE W/ THE DESIGN INTENT OF THE DRAWINGS OR DIRECTIVES ISSUED BY THE OWNER.
- PRODUCTS SHALL INCLUDE THE FOLLOWING: SOFTWOOD - SOLID STOCK PINE, C OR BETTER HARDWOOD - SPECIES AS SELECTED BY OWNER PLYWOOD, OPAQUE FINISH - FIR, GRADE A/B PLYWOOD TRANSPARENT FINISH - SPECIES AS SELECTED BY OWNER PARTICLE BOARD - HIGH DENSITY, W/ RESIN BINDER LAM. PLASTIC - MFG, COLORS, PATTERNS & TEXTURES AS SELECTED BY OWNER LAMINATING ADHESIVES - POLYVINYL ACETATE, UREA-FORMALDEHYDE, CASEIN
- ASSEMBLE WORK AT MILL & DELIVER TO JOB SITE READY TO INSTALL INsofar AS POSSIBLE.
- PROTECT MILLWORK FROM MOISTURE & DAMAGE WHILE IN TRANSIT TO THE JOB SITE, UNLOAD AND STORE IN A PLACE WHERE IT WILL BE PROTECTED FROM MOISTURE AND DAMAGE AND BE CONVENIENT FOR INSTALLATION.
- FABRICATE WORK IN ACCORDANCE WITH MEASUREMENTS TAKEN AT THE JOB SITE.
- INSTALL HARDWARE IN ACCORDANCE WITH MANUF'S DIRECTIONS, LEAVE OPERATING HARDWARE OPERATING SMOOTHLY & QUIETLY.
- DAMAGED SURFACES SHALL BE REPAIRED TO MATCH UNDAMAGED ADJACENT PORTION OF THE WORK.

GENERAL PLUMBING NOTES:

- SUB-CONTRACTORS PROVIDING PLUMBING MATERIALS AND INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
- ALL MATERIALS SHALL BE NEW.
- ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL.
- ALL EXCAVATION & BACKFILL AS REQUIRED FOR THIS PHASE OF THE CONSTRUCTION SHALL BE PART OF THE PLUMBING SUB-CONTRACTOR'S RESPONSIBILITIES.
- PLUMBING FLAT PLANS AND RISER DIAGRAMS (IF INCLUDED) ARE DIAGRAMATIC, DO NOT SCALE THE DRAWINGS FOR EXACT LOCATIONS OF THE PLUMBING FIXTURES.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF THE CONSTRUCTION.
- WATER PIPING SHALL BE TYPE L COPPER UP TO 1", & TYPE K FOR ALL LARGER SIZES. ALL UNDERGROUND PIPING SHALL BE TYPE K COPPER. AT THE OWNER'S OPTION SUPPLY PIPING MAY BE C.P.V.C., SCHEDULE 40 OR SCHEDULE 80.
- DO NOT USE LEAD BASED SOLDER FOR JOINING SUPPLY PIPING.
- SOIL, WASTE, VENT & RAINWATER PIPING SHALL BE CAST IRON NO-HUB 201-12 ABOVE GRADE WITH NEOPRENE GASKETS AND STAINLESS STEEL BANDS & BELL. & SPIGOT CAST IRON BELOW GRADE W/ LEAD & OAKUM JOINTS OR AT THE OWNERS OPTION, F.V.C., SCHEDULE 40, SEE NOTE 12.
- AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE THREADED STEEL PIPE, COPPER DRAIN, WASTE OR VENT PIPE AND FITTINGS, OR F.V.C. SEE NOTE 12, BELOW. INSULATE ALL CONDENSATE PIPING EXCEPT WHERE UNDERGROUND, AND ELECTRIC HEAT WRAP WHERE EXPOSED TO FREEZING CONDITIONS.
- F.V.C. SCHEDULE 40 PIPE AND FITTINGS MAY BE USED FOR SOIL, WASTE, VENT, RAINWATER OR CONDENSATE PIPING AS APPROPRIATE, WHERE APPROVED BY LOCAL BUILDING CODES & OFFICIALS. F.V.C. MAY NOT BE USED TO PENETRATE CHASES OR FIRE RATED WALLS / CEILING.
- ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND WHERE PROVIDED, MARKED ACCESS PANELS.
- FURNISH AND INSTALL APPROVED AIR CHAMBERS AT EACH PLUMBING FIXTURE AND APPROVED SHOCK ARRESTERS ON MAIN LINE OR RISERS.
- DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METALS IN PIPING AND EQUIPMENT CONNECTIONS.
- ISOLATE COPPER PIPING FROM HANGERS OR SUPPORTS W/ HAIR FELT INSULATOR PADS.
- PROVIDE 1/2" TRAP PRIMER LINE FOR ALL FLOOR DRAINS FROM NEAREST PLUMBING FIXTURE, DO NOT MANIFOLD.
- PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES.
- PROVIDE COMBINATION COVERPLATE / CLEANOUT PLUG FOR ALL WALL CLEANOUTS, FINISH AS DIRECTED BY THE OWNER.
- FIXTURES, HARDWARE, EQUIPMENT, COLORS AND FINISHES SHALL BE AS SELECTED BY THE OWNER.

ELECTRICAL NOTES: General

- DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. - CONFIRM WITH OWNER.
- INSTALL ALL ELECTRICAL WORK IN CONFORMANCE WITH THE NEC LATEST EDITION, AND ITS AMENDMENTS AS ADOPTED BY THE PERMIT ISSUING AUTHORITY AT THE TIME OF CONSTRUCTION.
- GROUNDING: GROUND ALL MAIN DISCONNECTS TO STANDARD GROUND ROD(S) AND TO COLD WATER SUPPLY AS PER ARTICLE 250 OF NEC-LATEST EDITION
- INSTALL ONLY COPPER WIRING ON THIS PROJECT. THIN, THIN 1/2 OR NM CABLE, UNLESS NOTED OTHERWISE. ALL CONDUCTORS #10 & SMALLER MAY BE SOLID. ALL CONDUCTORS #8 AND LARGER SHALL BE STRANDED TYPE.
- PROVIDE CONTINUITY OF NEUTRAL ON MULTI-BRANCH CIRCUITS BY SPLICING AND BRINGING OUT A TAP, ASSURING NO OPENINGS OF NEUTRAL IN REPLACEMENT OF A DEVICE.
- COLOR CODE MULTI-CIRCUIT WIRING AS FOLLOWS: NEUTRAL - WHITE, GROUND - GREEN, LINE - ALL OTHER COLORS.
- INSTALL ONLY HIGH POUWER FACTOR BALLASTS AT FLUORESCENT FIXTURES.
- INSTALL GFI BREAKERS OF DEVICES AT ALL BATHROOM, RESTROOM, KITCHEN, GARAGE AND EXTERIOR RECEPTACLES AND AS NOTED ON THE DRAWINGS.
- INSTALL ONLY THOSE ELECTRICAL DEVICES THAT BEAR A "UL" OR OTHER I RECOGNIZED TESTING LAB LABEL. ALL MATERIALS SHALL BE NEW.
- INSTALL NON-FUSED DISCONNECT SWITCHES AT ALL PLACES OF ELECTRICAL EQUIPMENT LOCATED WHERE SAID EQUIPMENT IS NOT VISIBLE FROM THE CIRCUIT BREAKER THAT PROTECTS IT. SIZE IN ACCORD WITH THE LOAD. ALL DISCONNECT SWITCHES SHALL BE 1/2" H.P. RATED, HEAVY DUTY, QUICK-MAKE - QUICK-BREAK TYPE - ENCLOSURES SHALL BE AS REQ'D FOR EXPOSURE.
- MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVERLOAD RELAYS IN EACH HOT LEG.
- ISOLATE DISSIMILAR CONDUIT AND TUBING METALS FROM SOIL, WATER AND GAS PIPING AND OTHER BUILDING MATERIALS WHERE DAMAGE BY FRICTION OR ELECTROLYSIS MAY OCCUR, EXCEPT WHERE ELECTRICAL GROUND IS PROVIDED.
- FURNISH AND INSTALL ALL ELECTRICAL DEVICES AND ITEMS REQUIRES FOR A COMPLETE OPERATING SYSTEM, PROVIDING THE FUNCTIONS AS DETAILED IN THE PLANS (AND SPECS).
- OUTLET BOXES SHALL BE PRESSD STEEL OR PLASTIC OR ALL DRY LOCATIONS. FOR WET LOCATIONS, CAST ALLOY WITH THREADED; HUB OUTLET BOXES SHALL BE INSTALLED.
- HOT CHECK ALL SYSTEMS WITH THE OWNER'S REPRESENTATIVE PRESENT TO VERIFY PROPER FUNCTION PRIOR TO CO.
- COORDINATE ALL WORK THROUGH GC TO AVOID CONFLICTS. COORDINATE WITH HVAC CONTRACTOR AND ELECTRONICS SYSTEMS CONTRACTORS SO THAT A COMPLETE, FUNCTIONING SYSTEM IS INSTALLED. IN EACH CASE, WITH NO EXTRA COST TO THE OWNER.
- EMERGENCY LIGHTING AND EXIT SIGNS, IF INDICATED ON THE PLANS, SHALL BE WIRED PER NEC 100-12F.
- ALL PANEL, SCHEDULES SHALL BE FULLY FILLED OUT AND SHALL BE TYPEWRITTEN. EA. CIRCUIT SHALL BE CLEARLY IDENTIFIED A TO WHAT IS INCLUDED ON SAID CIRCUIT.
- IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION.
- THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE POWER COMPANY & TELEPHONE COMPANY.
- FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR HVAC SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS. CONTROLS, ARE TO BE SUPPLIED BY THE HVAC CONTRACTOR, AND CONNECTED BY THE ELECTRICAL CONTRACTOR.
- ALL RACEWAYS BELOW GROUND SHALL BE A MINIMUM OD 3/4".
- ALL CIRCUIT BREAKERS, TWO AND THREE POLE, SHALL BE COMMON TRIP, NO TIE HANDLES OR TANDENS SHALL BE ACCEPTABLE.
- ALL FUSES, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE CURRENT RATED TYPE (CL) RATED 200,000 AIC.
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL COMPONENTS FOR ALL ELECTRICAL APPLICATIONS & DETERMINE THE CORRECTNESS OF SAME. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER PRIOR TO FABRICATING ANY MATERIALS, ORDERING COMPONENTS OR DOING ANY WORK.
- CIRCUITS ON PANEL SCHEDULE (AND PLANS) ARE TO DETERMINE LOAD DATA AND SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND I ROUTING OF CONDUITS AND WIRING TO SUIT JOB CONDITIONS, AND BALANCE THE JOB, THROUGHOUT.
- CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMPERAGE RATINGS PRIOR TO CONNECTION TO CIRCUITS.
- PANEL BOARDS SHALL BE CIRCUIT BREAKER TYPE. VERIFY NUMBER AND SIZE OF CIRCUITS.
- WHEN CONDUIT RUNS EXCEED 200 FEET, FULL BOXES SHALL BE INSTALLED; SO THAT NO FULL EXCEEDS THIS DISTANCE.
- ELECTRICAL EQUIPMENT AIC RATING AND FEEDER SIZE SHOWN ON THE PLANS ARE DESIGNED FOR MAX. AVAILABLE FAULT CURRENT AND MAX. ALLOWABLE VOLTAGE DROP, RESPECTIVELY.

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable Construction, Wood Trusses @ 24" O.C.
Walls: 2x4 Wood Studs @ 16" O.C. U.O.N.
Floor: 4" Thk. Concrete Slab w/ Fiberglass Concrete Additive
Foundation: Continuous Footer/60cm Wall

ROOF DECKING

Material: 1/2" CD Plywood or 7/16" O.S.B.
Sheet Size: 48"x96" Sheets Placed Vertical
Fasteners: Common Nails per schedule on sheet A5

SHEARWALLS

Material: 1/2" CD Plywood or 7/16" O.S.B.
Sheet Size: 48"x96" Sheets Placed Vertical
Fasteners: 8d Common Nails @ 6" O.C. Edges @ 12" O.C. Interior
Dragstrut: Double Top Plate (6" F.P.) w/ 6d Nails @ 12" O.C.
Wall Studs: 2x4 Hem Fir Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: Simpson H16 @ Ea. Truss End (Typ. U.O.N.)
Wall Tension: Wall Sheathing Nailing is Adequate - 8d @ 6" O.C. Top & Bot.
Anchor Bolts: 1/2" A307 BOLTS @ 6'4" O.C. - 1x1 Bolt 8" from corner
Corner Hold-down Device: (1) Simpson H122

FOOTINGS AND FOUNDATIONS

Footings: 20"x20" Cont. W/ 2-Bars Cont. @ 1-#3 Transverse @ 48" O.C.
Stemalls: 8" CMU w/1-#5 Vertical Dowel @ 48" O.C.

ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2004 EDITION.	
BASIC WIND SPEED:	110 MPH
WIND IMPORTANCE FACTOR (I):	1 + 10%
BUILDING CATEGORY:	CATEGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- 0.18
MFRS PER TABLE 1609.2A (FBC 2004)	ROOF: - 23.1 PSF
DESIGN WIND PRESSURES:	WALLS: + 26.6 PSF
	EAVES: - 32.3 PSF
COMPONENTS & CLADDING PER TABLES 1609.2B & 1609.2C (FBC 2004)	OPNGS: + 21.8 / - 29.1 PSF
DESIGN WIND PRESSURES:	EAVES: - 6.83 PSF
	ROOF: + 19.3 / - 25.5 PSF

PROJECT INFORMATION / NOTES:

DESIGN VALUES/LOADS & CODES

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SOIL DESIGN STATEMENT

FOOTING DESIGN IS BASED UPON 1000PSF SOIL BEARING PRESSURE PROVIDED BY CLEAN SAND, GRAVEL OR STONE. OTHER SOIL CONDITIONS (ie: CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL REQUIRE FOUNDATION MODIFICATIONS.

LIVE LOADS: 1st FLOOR: 40PSF, 2nd FLOOR: 40PSF, ROOF: AS DETERMINED BY SHAPE FACTORS APPLIED TO THE WIND FORCE GENERATED BY THE DESIGN WIND SPEED.

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ELECTRICAL CODE: NATIONAL ELECTRICAL CODE - LATEST
LIFE SAFETY: NFPA-101 - LATEST

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DO NOT SCALE OFF THESE PLANS

AMPLE DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS. SIMPLE ARITHMETIC MAY BE USED TO DETERMINE THE LOCATIONS OF THOSE ITEMS NOT DIMENSIONED.

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INORGANIC ARSENICAL PRESSURE TREATED WOOD

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THIS WOOD HAS BEEN PRESERVED BY PRESSURE-TREATMENT WITH AN EPA-REGISTERED PESTICIDE CONTAINING INORGANIC ARSENIC TO PROTECT IT FROM INSECT ATTACK AND DECAY. EXPOSURE TO TREATED WOOD MAY PRESENT CERTAIN HAZARDS, THEREFORE, PRECAUTIONS SHOULD BE TAKEN BOTH WHEN HANDLING THE TREATED WOOD AND IN DETERMINING WHERE TO USE OR DISPOSE OF THE TREATED WOOD.

FOR FURTHER INFORMATION ON THE USE OF AND DISPOSAL OF INORGANIC ARSENIC PRESSURE TREATED WOOD, PLEASE REFER TO THE EPA MATERIAL SAFETY SHEET DEALING WITH THIS PRODUCT.

HARDWARE RETIGHTENING REQUIREMENTS

ALL LAG SCREW AND BOLT CONNECTIONS ON COMPOUND BEAMS, POSTS, GIRDERS, TRUSS AND OTHER STRUCTURAL MEMBERS TO BE INSPECTED PERIODICALLY AND RETIGHTENED AS NECESSARY.

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF./MODEL	CAP.
TRUSS TO WALL:	SIMPSON H16	1470*
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT, W/ 2# - 16d NAILS	1785*
GIRDER TRUSS TO TOP PLATE:	SIMPSON MG17/FH-D5	3330*
HEADER TO KING STUD(S):	SIMPSON ST22	1310*

MISC. JOINTS	SIMPSON A34	315/240*
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PLATE TO STUD:	SIMPSON SP4	885*
STUD TO SILL:	SIMPSON SP4	885*

ANCHOR BOLTS:	1/2" A307 BOLTS @ 48" O.C.	
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HOLD-DOWN DEVICE:	SIMPSON HTT22 @ EA CORNER & OPENING	5250*
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ROOF DECKING

MATERIAL:	1/2" CD FLYD. OR 7/16" O.S.B.
FASTENERS:	SEE 'ROOF FRAMING PLAN'

SHEARWALLS (ALL EXTERIOR WALLS ARE SHEARWALLS)

MATERIAL:	1/2" CD FLYWD. OR 7/16" O.S.B.
FASTENERS:	8d @ 6" O.C. EDGES @ 12" O.C. INT.
DRAG STRUT:	DOUBLE 2X4 (6" F.P.) TOP PLATE w/ 16d @ 12" O.C.

WALL STUDS:	HEM FIR - 2X4 STUDS @ 16" O.C.
-------------	--------------------------------

WALL TENSION: WALL SHEATHING NAILS ARE ADEQUATE - 8d @ 6"

NOTE: ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

NOTE: REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

NOTE: ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL TO.

NOTE: "SEMCO" PRODUCT APPROVAL:
MIAMI/DADE COUNTY REPORT #36-021815

NOTE: "SIMPSON" PRODUCT APPROVALS:
MIAMI/DADE COUNTY REPORT #1-010105, #36-102611, #39-0623204
#8001NER-443, NER-393

STANDARD ABBREVIATIONS

@	AT	GALV.	GALVANIZED
#	NUMBER or POUND(S)	HORZ.	HORIZONTAL
=	EQUALS	INS.	INSULATION
Ø	DIAMETER	INT.	INTERIOR
W	WITH	LAV.	LAVATORY
W/O	WITHOUT	L.V.L.	LAMINATED VENEER LUMBER
±	CENTERLINE	MAX.	MAXIMUM
±	AND	MIN.	MINIMUM
+/- or ±	PLUS OR MINUS	MISC.	MISCELLANEOUS
1'	ONE FOOT	M.O.	MASONRY OPENING
1"	ONE INCH	No. or Nr.	NUMBER
1/4" or 1/4"	ONE QUARTER INCH	O.C.	ON CENTER
8d	8 PENNY	O/H	OVERHEAD
BM	BEAM	OHD	OVERHEAD DOOR
B.O.	BY OTHERS	FLYWD.	PLYWOOD
BOT.	BOTTOM	F.T.W.	PRESSURE TREATED
CLG.	CEILING	REINF.	REINFORCING (ED)
CO	CLEANOUT	REQ'D	REQUIRED
CONC.	CONCRETE	RM.	ROOM
COTG.	CLEANOUT TO GRADE	R.O.	ROUGH OPENING
DBL.	DOUBLE	SF	SQUARE FEET
DIM.	DIMENSION	S.G.D.	SLIDING GLASS DOOR
DN.	DOWN	SHT.	SHEET
ELEV.	ELEVATION	SRLH	SUWANNEE RIVER LOC HOMES
EXT.	EXTERIOR	TYP.	TYPICAL
F	FRENCH (DOORS)	VERT.	VERTICAL
FDN.	FOUNDATION	WC	WATERCLOSET (TOILET)

REVISION:

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N.F. Geiser, Architect

DRAWN:

DJR

Custom Designed Home Renovation for:
TYSON & KATHLEEN JOHNSON
COLUMBIA COUNTY, FLORIDA
GENERAL NOTES

ADD
ADVANCED DRAFTING & DESIGN, INC.
Largo City, FL 32655 - 386.752.6670

NE
NICHOLS
GEISLER
ARCHITECT
N.C.A.R.B. Certified
1758 NW Broward Ave.
Largo, FL 32655
386-752-6670

DATE:

12JUNE2007

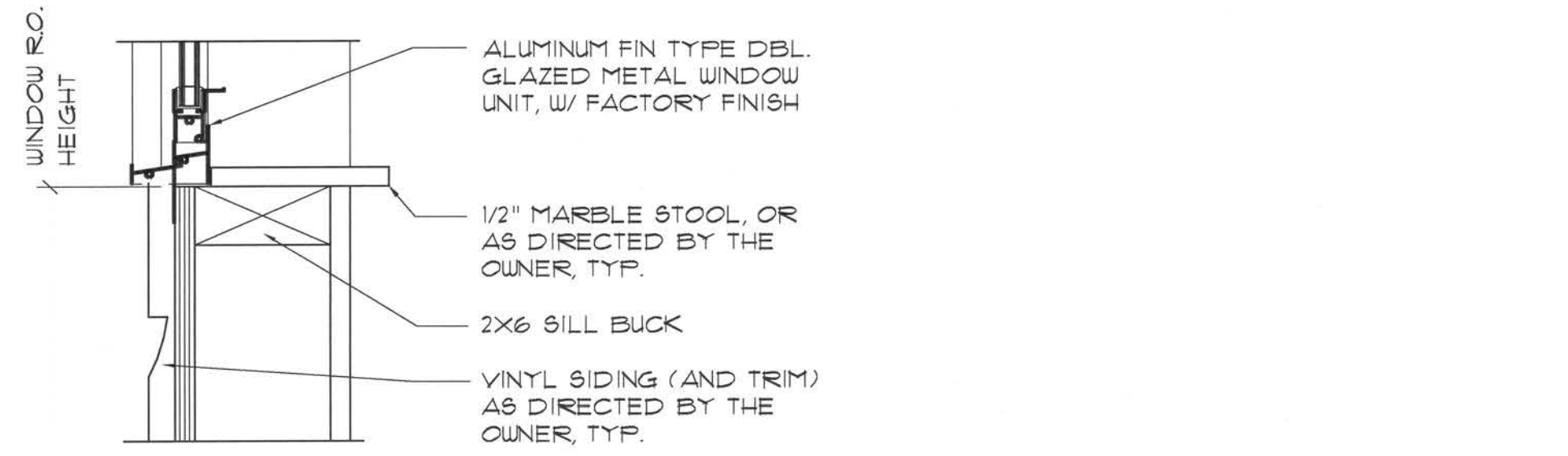
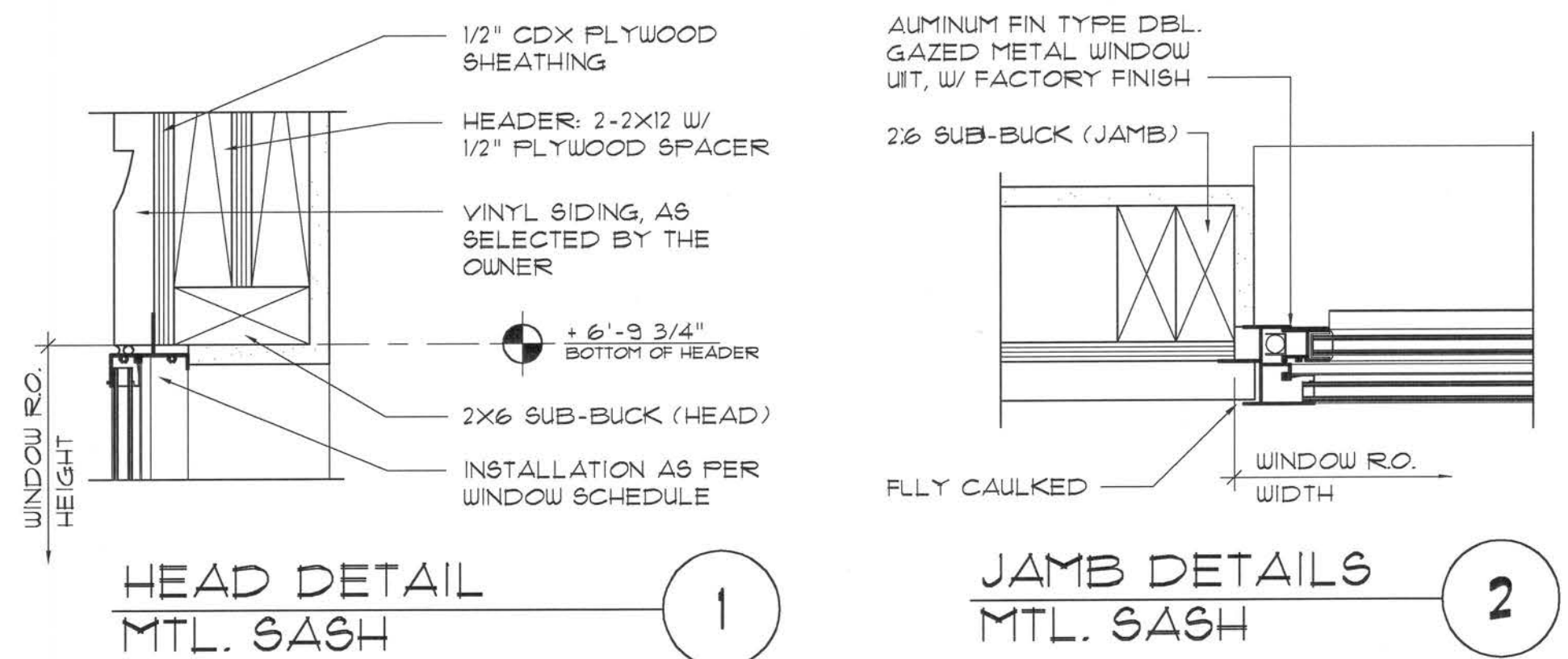
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1 OF 5

AR0007005



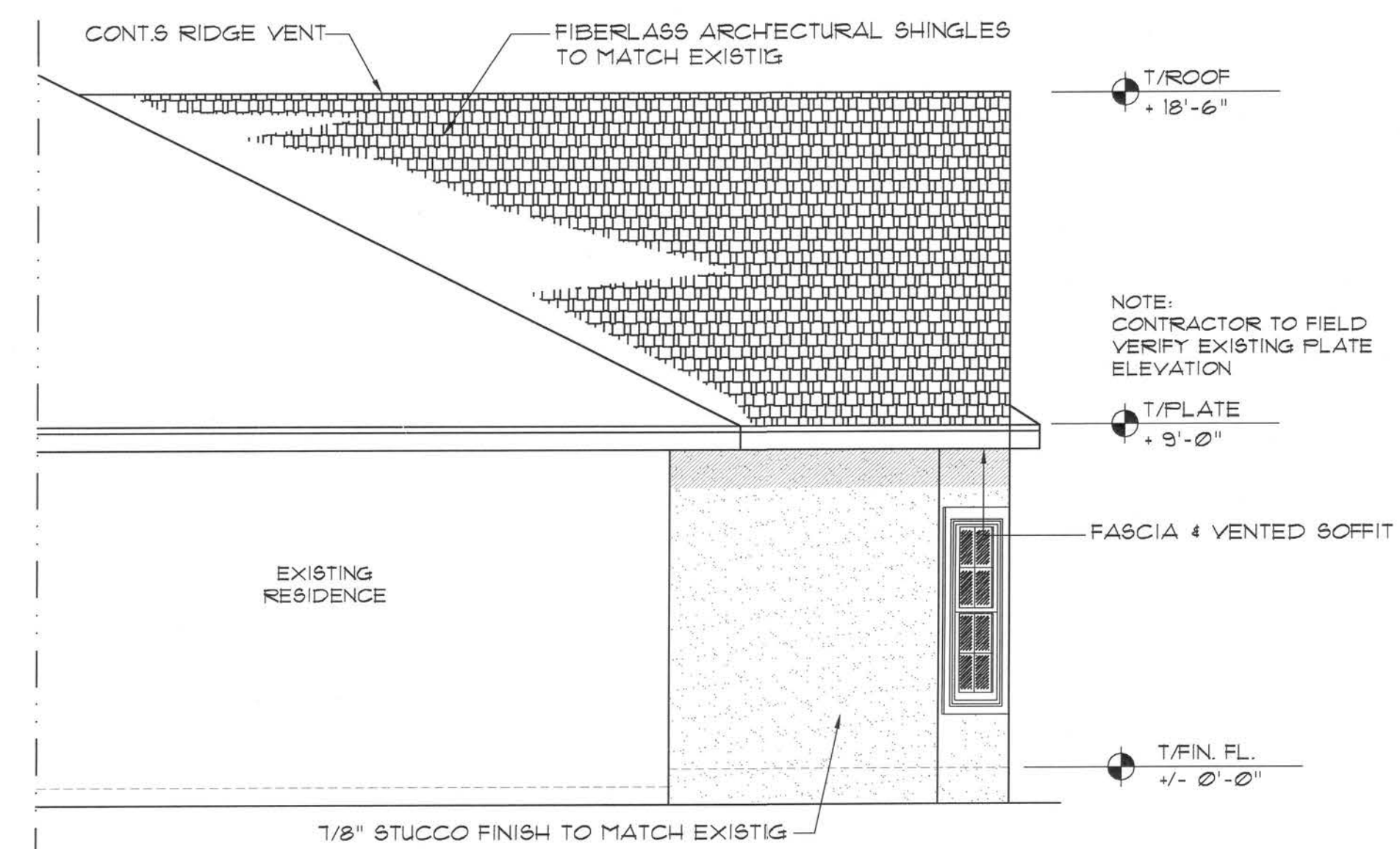
Typical Window DETAILS
SCALE: 3" = 1'-0"

MARK	DESCRIPTION	INSTALLATION	MODEL	NOTES
2050	SINGLE HUNG ALUM. SASH W/ INSUL. GLASS	1" ROOFING NAILS - 3 FR FLANGE, MAX. 18" O.C.	SERIES 650	-
3050	SINGLE HUNG ALUM. SASH W/ INSUL. GLASS	1" ROOFING NAILS - 3 FR FLANGE, MAX. 18" O.C.	SERIES 650	-
4050	FIXED ALUM. W/ INSUL. GLASS	1" ROOFING NAILS - 4 FR FLANGE, MAX. 18" O.C.	SERIES 650	-

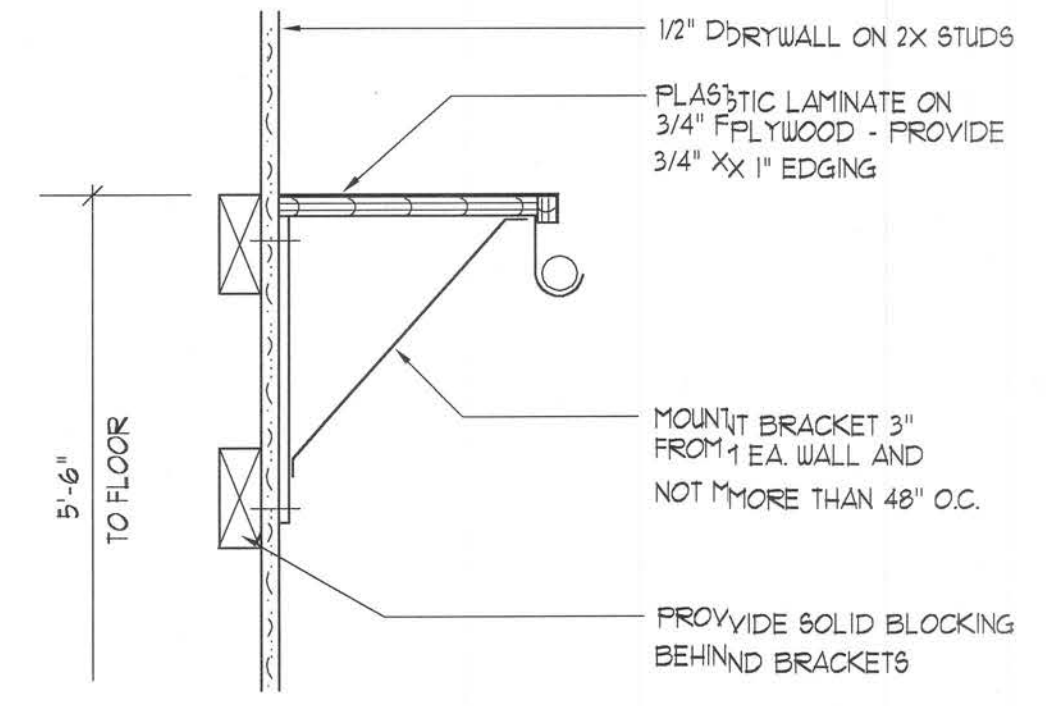
ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED AS MANUFACTURED BY "MI HOME PRODUCTS, INC."
- OTHER MANUFACTURERS' PRODUCTS SHALL BE CONSIDERED AS EQUAL IF THEIR WIND/IGNITION PERFORMANCE MEETS OR EXCEEDS THESE UNITS.
NOTE: VERIFY ROUGH OPENING WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.

FASTENER TYPE	FASTENER/FACING				TABLE 1609.14 (FBC) COMPONENT & CLADDING WIND LOADS BLDG MEAN HGT LESS THAN 30'0" EXPOSURE B	
	PANEL SPAN ≤ 2 FT	2 FT < PANEL SPAN < 4 FT	4 FT < PANEL SPAN < 6 FT	6 FT < PANEL SPAN < 8 FT	ZONE 4	ZONE 5
16 X 2 1/2" WOOD SCREW	16"	16"	12"	9"	25.9	-28.1
16 X 2 1/2" WOOD SCREW	16"	16"	16"	12"	24.1	-26.9
DOUBLE-HEADED NAILS	12"	6"	4"	3"	30.0	23.2 -29.4
					22.0	-24.2
					25.9	-34.1
					20.0	24.1 -32.4
					30.0	23.2 -28.3
					22.0	-26.9

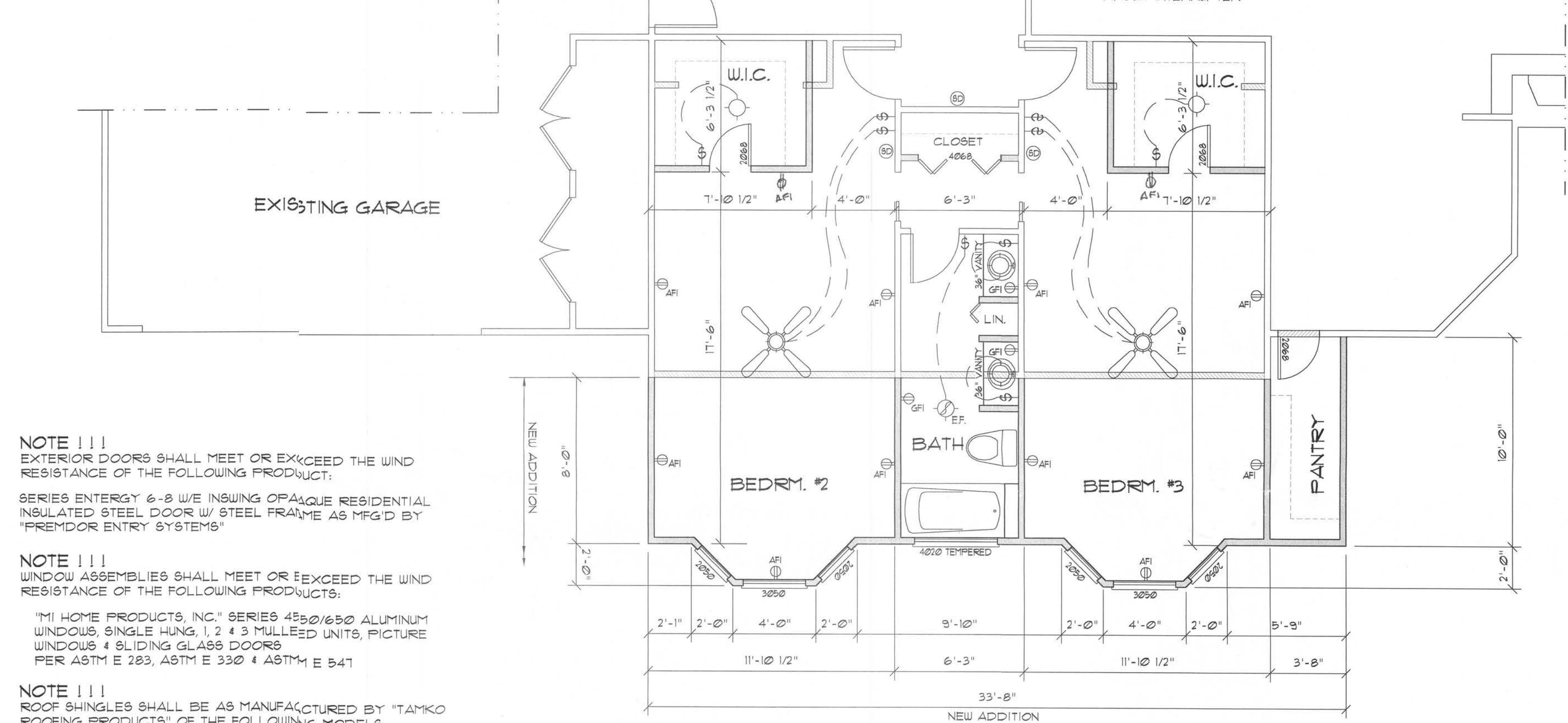
- NOTES:
- THIS TABLE IS BASED ON A MAXIMUM WIND SPEED OF 130 MPH AND MEAN ROOF HEIGHT OF 33' OR LESS.
 - FASTENERS SHALL BE INSTALLED AT OPPOSITE ENDS OF THE STRUCTURAL PANEL.
 - HERE SCREWS ARE ATTACHED TO MASONRY OR MASONRY/STUCCO, THEY SHALL BE ATTACHED UTILIZING VIBRATION-RESISTANT ANCHORS HAVING A MINIMUM WITHDRAWAL CAPACITY OF 430 LBS.
 - NAILS SHALL BE 10d COMMON 10d BOX DOUBLE-HEADED NAILS.



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



Closet Rod & Shelf Detail
SCALE: NONE

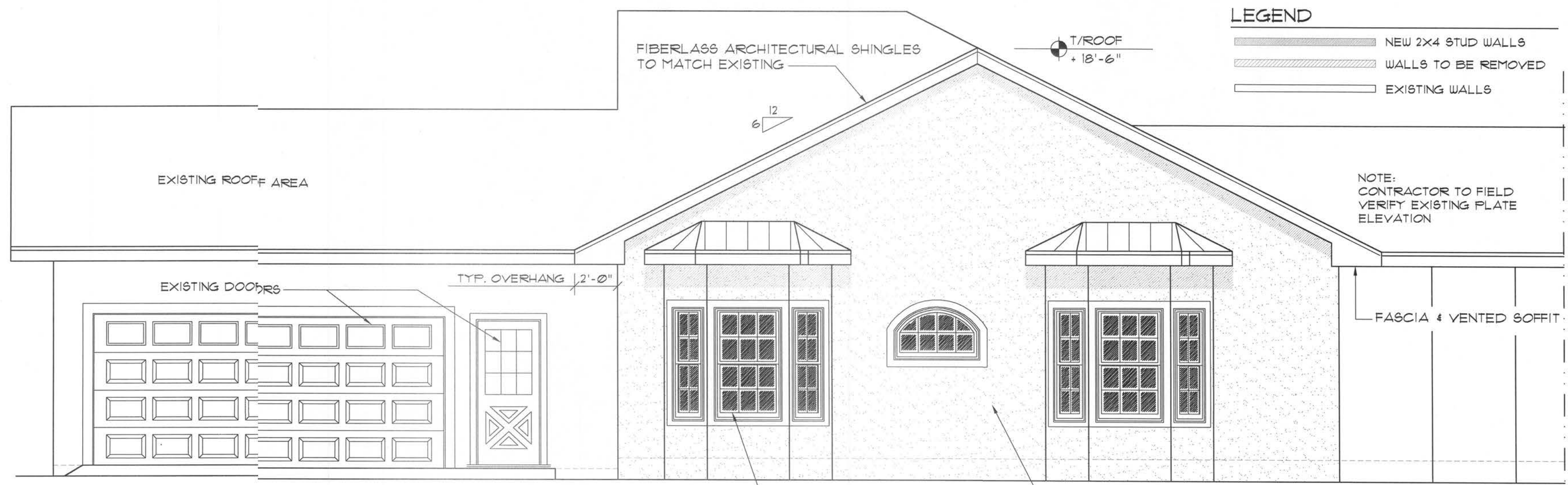


Floor PLAN
SCALE: 1/4" = 1'-0"

NOTE !!!
EXTERIOR DOORS SHALL MEET OR EXCEED THE WIND RESISTANCE OF THE FOLLOWING PRODUCT:
SERIES ENTERGY 6-8 W/ INSUL OPAQUE RESIDENTIAL INSULATED STEEL DOOR W/ STEEL FRAME AS MFG'D BY "PREMDOR ENTRY SYSTEMS"

NOTE !!!
WINDOW ASSEMBLIES SHALL MEET OR EXCEED THE WIND RESISTANCE OF THE FOLLOWING PRODUCTS:
"MI HOME PRODUCTS, INC." SERIES 4550/650 ALUMINUM WINDOWS, SINGLE HUNG, 1, 2 & 3 MULLED UNITS, PICTURE WINDOWS & SLIDING GLASS DOORS PER ASTM E 283, ASTM E 330 & ASTM E 541

NOTE !!!
ROOF SHINGLES SHALL BE AS MANUFACTURED BY "TAMKO ROOFING PRODUCTS" OF THE FOLLOWING MODELS:
GLASS-SEAL AR
ELITE GLASS-SEAL AR
HERITAGE 30 AR
HERITAGE 40 AR
HERITAGE 50 AR
THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3161 TYPE 1 MODIFIED TO 110 MPH WINDS & FBC TAB 100, USING 4 NAILS/SHINGLE



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

Design Data
300 SF. NEW EXPANSION INCLUDING BEDRMS, BATH & PANTRY
300 SF. TOTAL EXPANSION

LEGEND
NEW 2X4 STUD WALLS
WALLS TO BE REMOVED
EXISTING WALLS

REVISION:
DRAWN: DJR

Custom Designed Home Renovation for:
TYSON & KATHLEEN JOHNSON
COLUMBIA COUNTY, FLORIDA
FLOOR PLAN & ELEVATION

ADD
ARCHITECTURAL DRAFTING & DESIGN, INC.
Lake City, FL 32855 - 388-752-6670

NE
NICHOLAS
GLAZIER
CELESTINE
ARCHITECT
N.C.A.R.B. Certified

DATE: 12JUNE2007
COMM:
SHEET: **A.2**
2 OF 5

22 June 2007
AR0007005

30 YR. MILDEW RESISTANT FIBERGLASS SHINGLES INSTALLED PER MANUFACTURER'S RECOMMENDATIONS FOR 110 MPH WINDS.

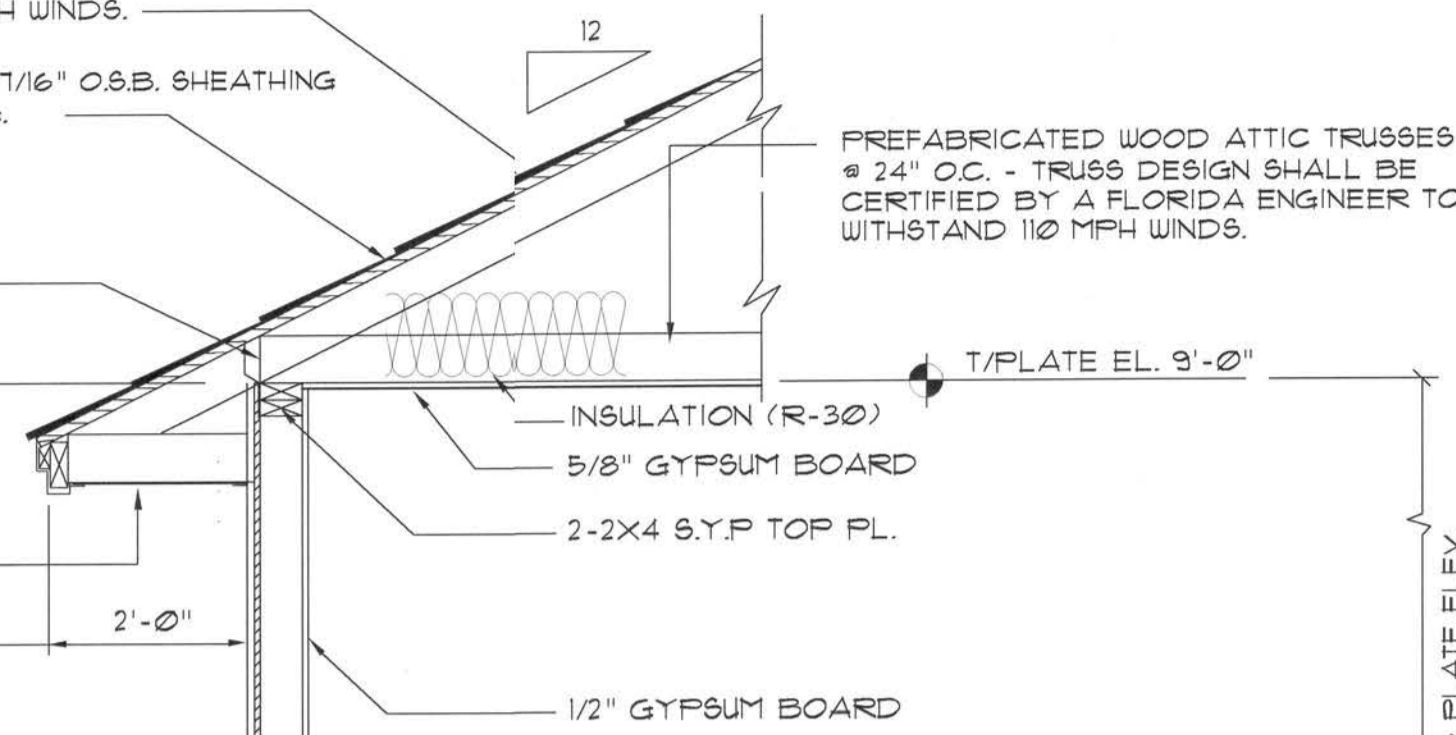
30" FELT OVER 15/32" PLYWOOD OR 1/16" O.S.B. SHEATHING SEE NAILING SCHEDULE, THIS DUG.

'SIMPSON H16' HURRICANE UPLIFT CONNECTOR SEE 'CONNECTOR SCHEDULE'

T/PLATE EL. 9'-0" FIELD VERIFY EXIST'G. PLATE ELEVATION

VINYL FASCIA PERFORATED SOFFIT TYP. OVERHANG

NOTE: PROVIDE 'TYVEK' WIND INFILTRATION BARRIER OVER EXTERIOR FLYWOOD SHEATHING.



PREFABRICATED WOOD ATTIC TRUSSES @ 24\"/>

INSULATION (R-30)

5/8\"/>

2-2X4 S.T.P. TOP PL.

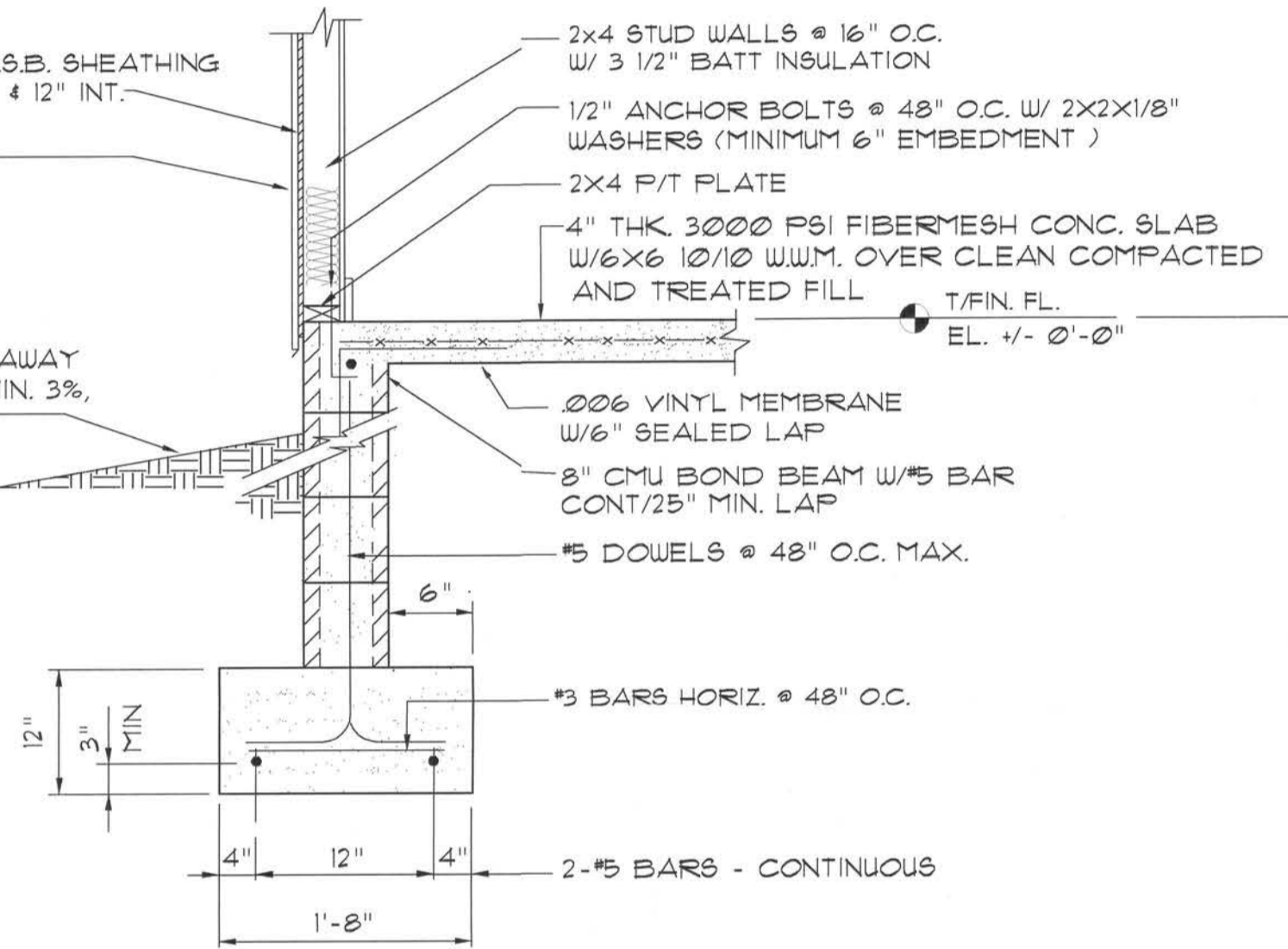
1/2\"/>

CONTRACTOR TO VERIFY EXISTING PLATE ELEV.

15/32\"/>

7/8\"/>

FINISH GRADE, SLOPE AWAY FROM FOUNDATION @ MIN. 3%, TYP. ALL AROUND



2x4 STUD WALLS @ 16\"/>

W/ 3 1/2\"/>

1/2\"/>

WASHERS (MINIMUM 6\"/>

2x4 P/T PLATE

4\"/>

THK. 3000 PSI FIBERMESH CONC. SLAB W/6x6 10/10 W.W.M. OVER CLEAN COMPACTED AND TREATED FILL

T/FIN. FL. EL. +/- 0'-0"

2x6 VINYL MEMBRANE W/6\"/>

8\"/>

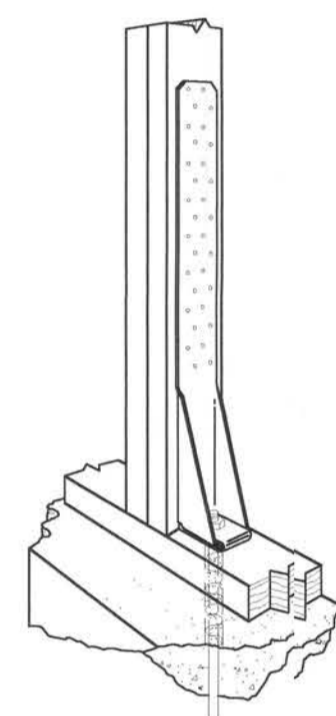
CMU BOND BEAM W/5 BAR CONT/25\"/>

5 DOWELS @ 48\"/>

3 BARS HORIZ. @ 48\"/>

2-#5 BARS - CONTINUOUS

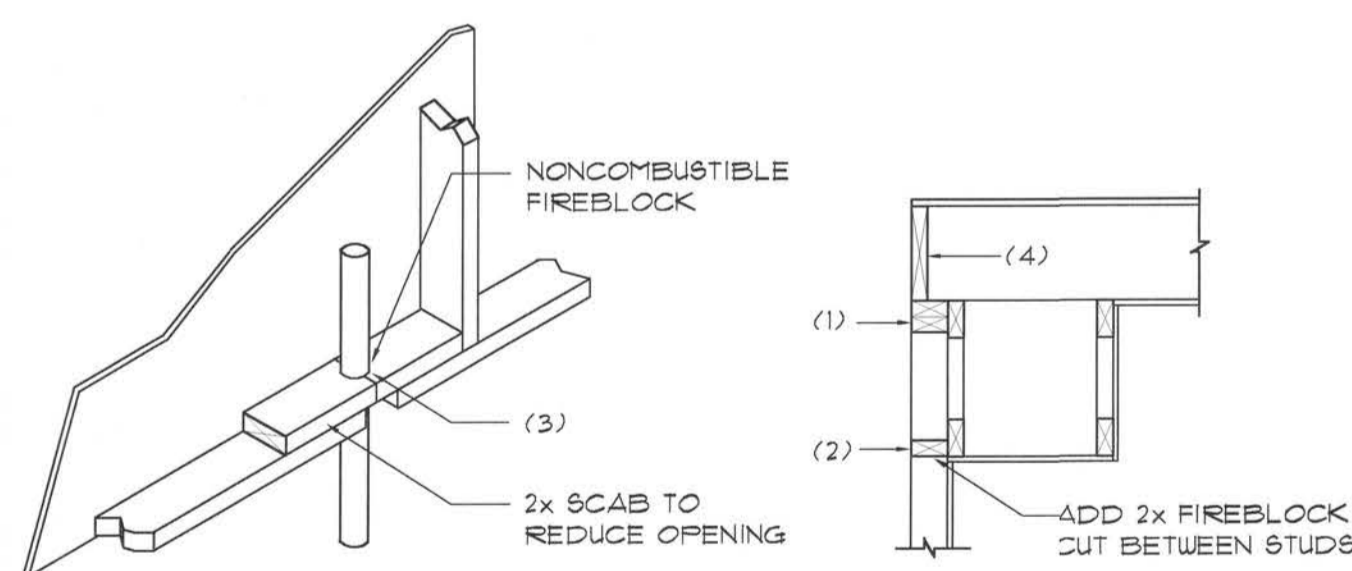
HEADER SPANS FOR EXTERIOR BEARING WALLS							
HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT)					
		20'	28'	36'			
ROOF, CEILING	2-2x4	3'-6"	1	3'-2"	1	2'-10"	1
	2-2x6	5'-5"	1	4'-8"	1	4'-2"	1
	2-2x8	6'-10"	1	5'-11"	2	5'-4"	1
	2-2x10	8'-5"	2	7'-3"	2	6'-6"	2
	2-2x12	9'-9"	2	8'-5"	2	7'-6"	2
	3-2x8	8'-4"	1	7'-5"	1	6'-8"	1
	3-2x10	10'-6"	1	9'-1"	2	8'-2"	1
	3-2x12	12'-2"	2	10'-7"	2	9'-5"	2
	4-2x8	9'-2"	1	8'-4"	1	9'-2"	1
	4-2x10	11'-8"	1	10'-6"	1	9'-5"	1
4-2x12	14'-1"	1	12'-2"	2	10'-11"	1	



Simpson HTT22 HOLD-DOWN DEVICE

Typical Wall Section A

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



PENETRATIONS

SOFFIT/DROPPED CLG.

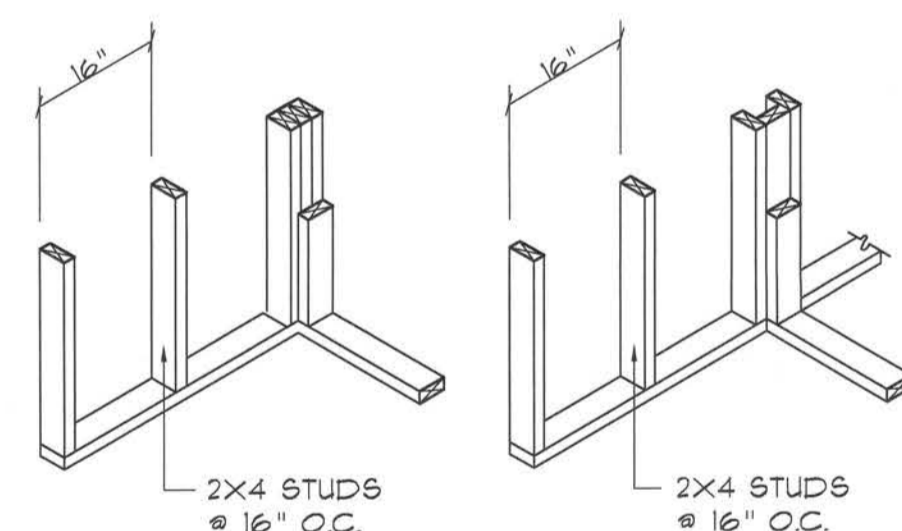
FIREBLOCKING NOTES:

FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, COVE CEILING, ETC.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYRO PANEL MULTIFLEX SEALAT"
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUDWALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

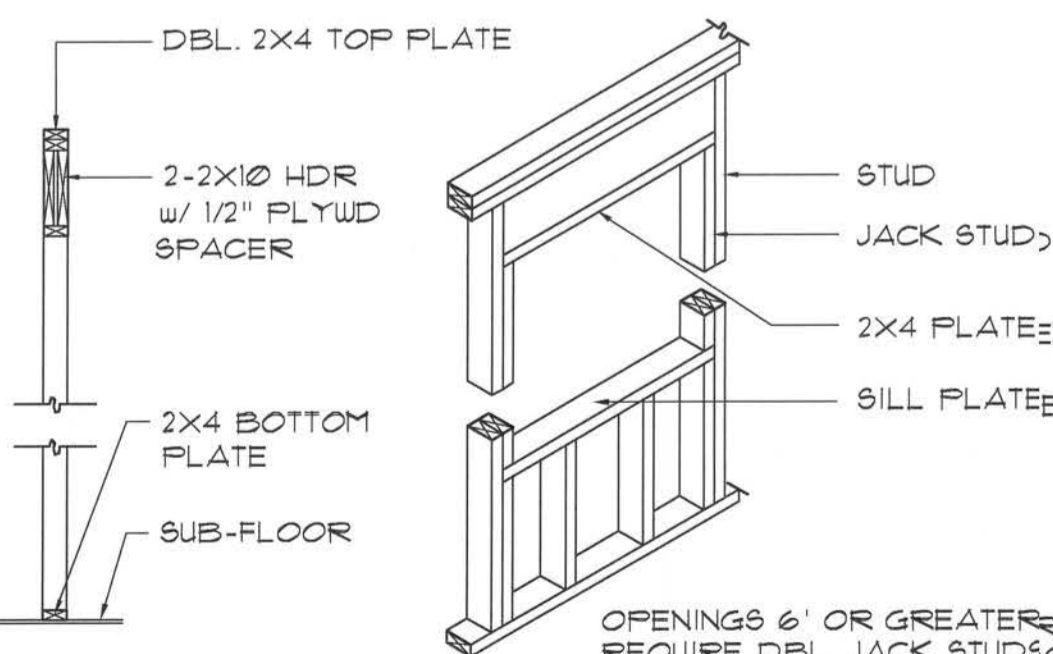
Fire Stopping DETAILS G

SCALE: NONE

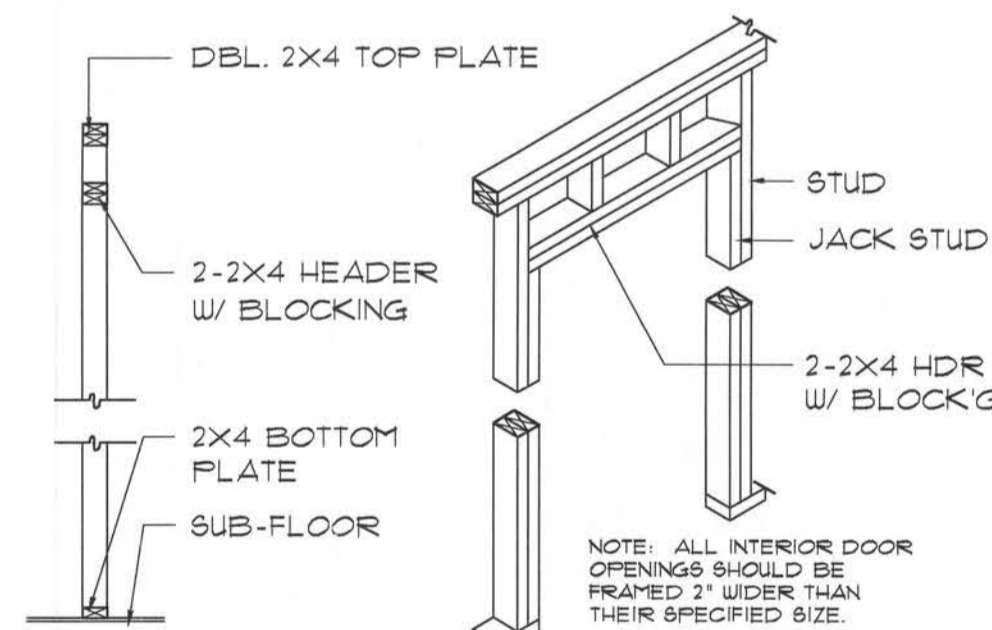


WALL CORNER

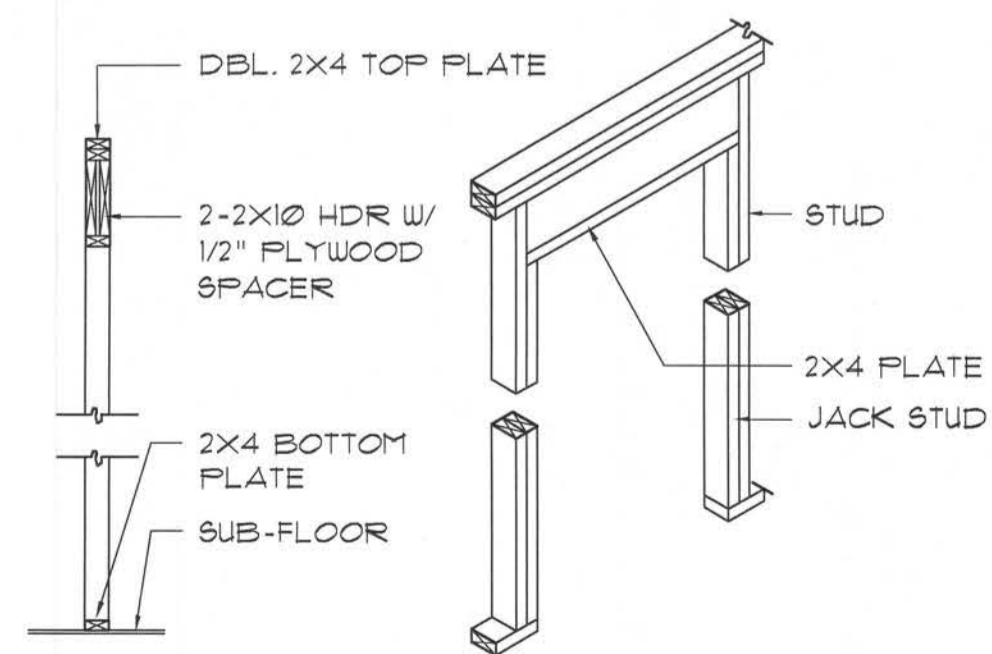
WALL INTERSECTION



TYPICAL WINDOW HEADER



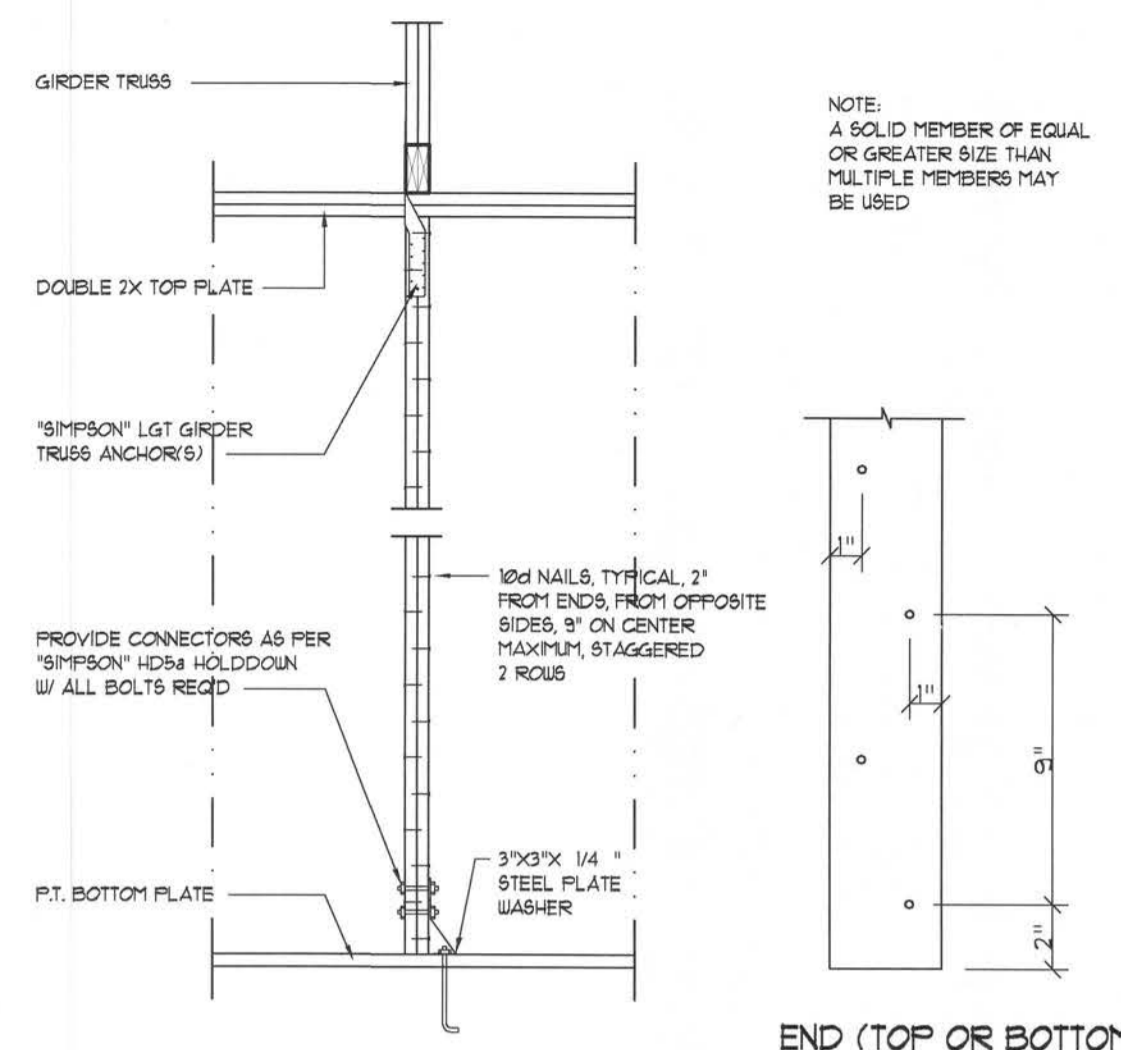
NON-BEARING WALL HEADER



BEARING WALL HEADER

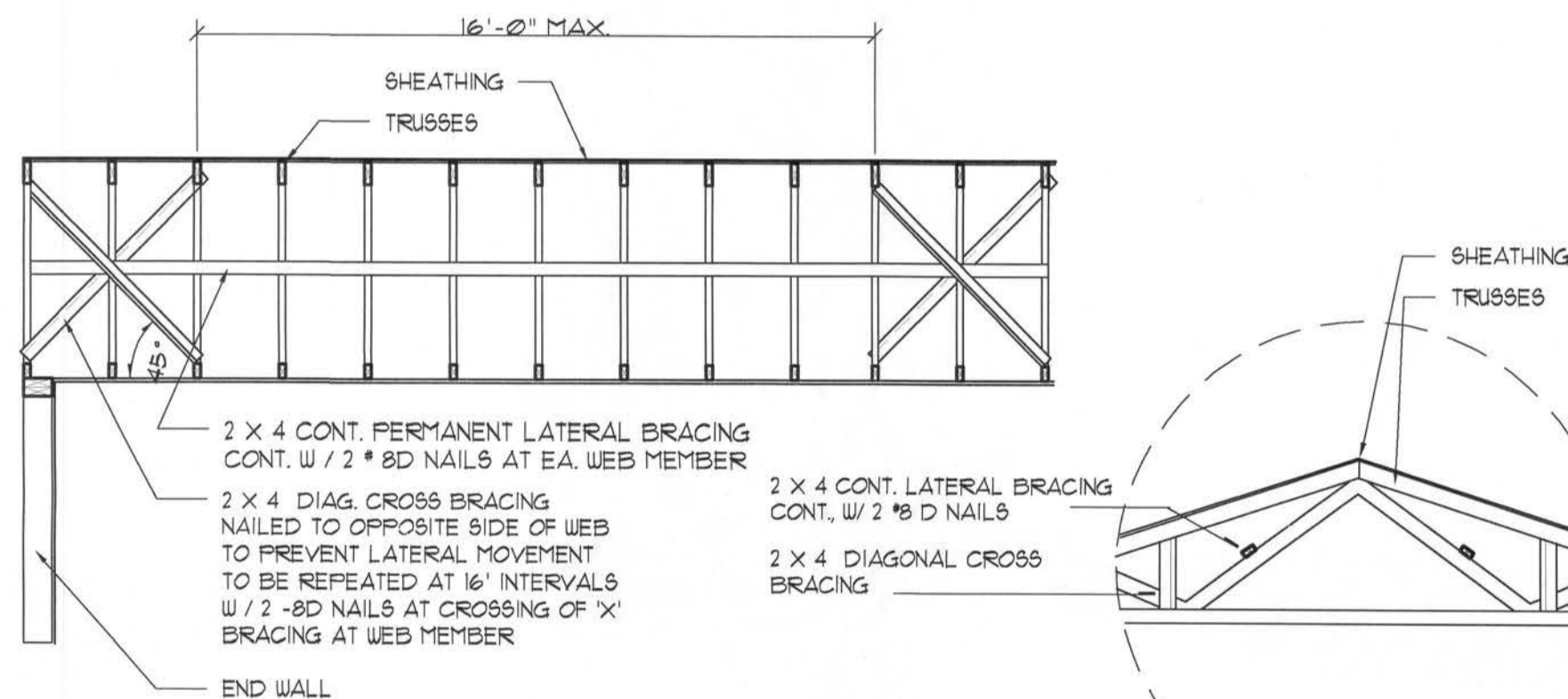
Wall Framing/Header DETAILS F

SCALE: NONE



Girder Truss Column DET. C

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



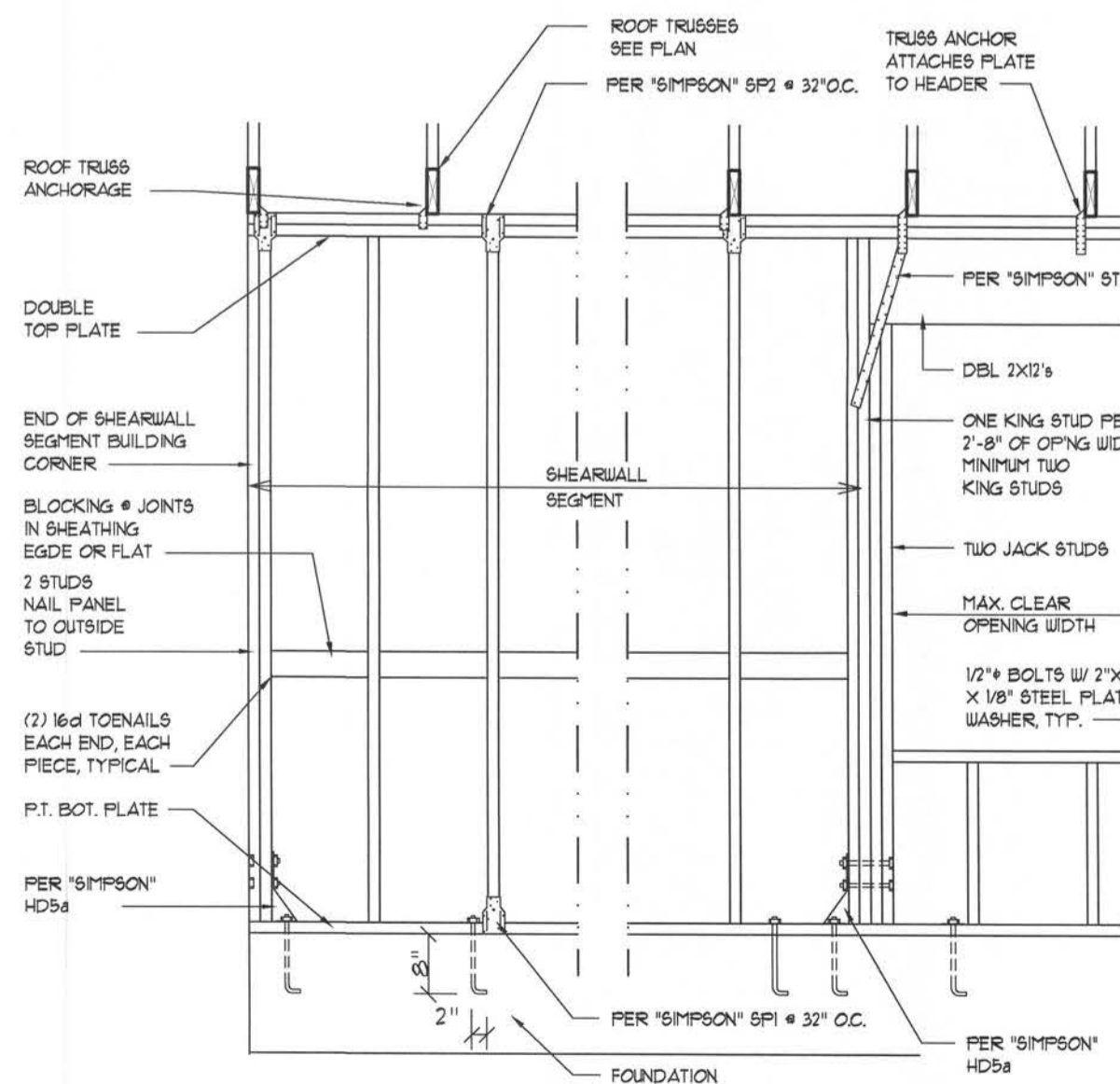
TYP. PERMANENT TRUSS BRACING DIA. D

NTS

NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

Truss Bracing DETAILS D

SCALE: AS NOTED



Shear Wall DETAILS E

SCALE: NONE

SHEARWALL NOTES:

- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-01 (SDS02 38943).
- THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/8" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
- ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
- NAIL BRACING SHALL BE 6" O.C. EDGES AND 17" O.C. IN THE FIELD.
- TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/8 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3 FOR 8'-0" WALLS (2'-3").

OPENING WIDTH	BILL PLATES	10d TOE NAILS EACH END
UP TO 4'-0"	(1) 2x4 OR (1) 2x6	1
E 6' TO 8'-0"	(3) 2x4 OR (1) 2x6	2
E 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3

REVISION:

Copyright 2005 N.J. Geisler, Architect

DRAWN: DJR

Custom Designed Home Renovation for:
TYSON & KATHLEEN JOHNSON
COLUMBIA COUNTY, FLORIDA
TYPICAL WALL SECTION & DET.

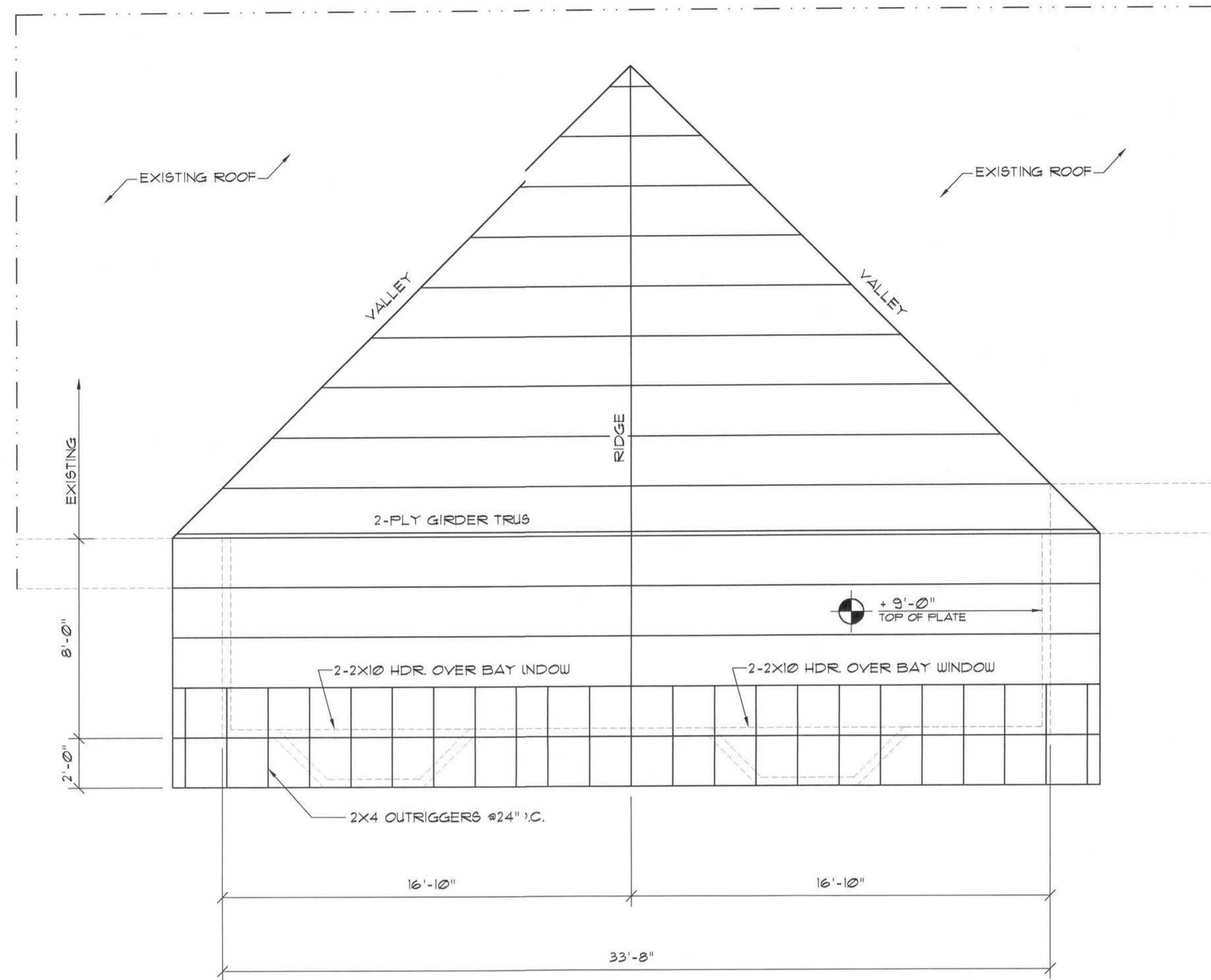
ADD
ADVANCED DRAFTING & DESIGN, INC.
Lake City, FL 32055 - 386.782.6670

NE
NICHOLAS PAUL GEISLER ARCHITECT
1506 NW 16th Ave., Lake City, FL 32055
N.C.A.R.B. Certified 386-755-9021

DATE: 12JUNE2007
COMM:

SHEET: A.4
4 OF 5





Roof Framing PLAN

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

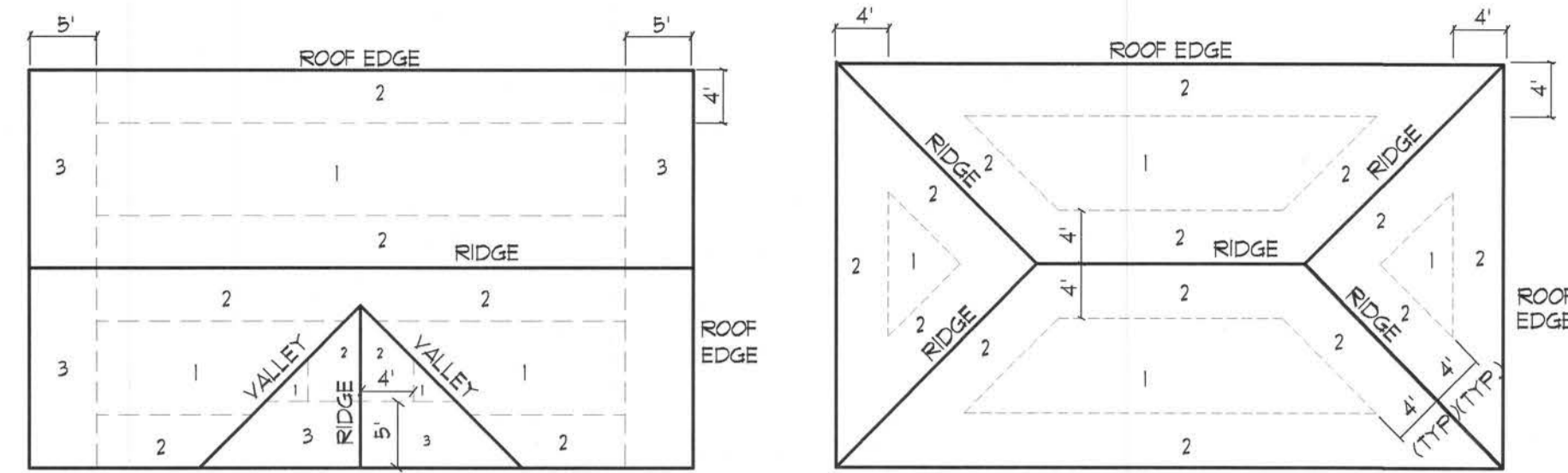
NOTE:
 CONSTRUCT EXTERIOR WALLS W/ 2 TOP PLAYS 4 1 SILL PLATE, 2X4 STUDS @ 16" O.C., 4 "SIMPSON" 92/6P1 STUD/PLATE CONNECTORS @ 32" O.C. - SHEATH WALL W/ 15/32" PLYWOOD OR 1/16" O.S.B., APPLIED W/ 8d COMMON NAILS @ 6" O.C. AT EDGES 4 12" O.C. AT INTERMEDIATE SUPPORTS

NOTE:
 SHEATH ROOF W/ 15/32" CDX PLYWOOD OR 1/16" O.S.B. W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING WITH 10d NAILS PER NAIL PATTERN DETAIL

NOTE:
 THE DESIGN WIND SPEED FOR THIS PROJECT IS 110 MPH PER FBC 1606 AND LOCAL JURISDICTION REQUIREMENTS

WOOD STRUCTURAL NOTES

- TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY 4 PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
- ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER 4 SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS 4 THE STANDARD SPECIFICATIONS 4 RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
- WOOD STUDS IN EXTERIOR WALLS 4 INTERIOR BEARING WALLS SHALL BE NOT LESS THAN N-2 HEM-FIR OR BETTER.
- CONNECTORS FOR WOOD FRAMING SHAL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.



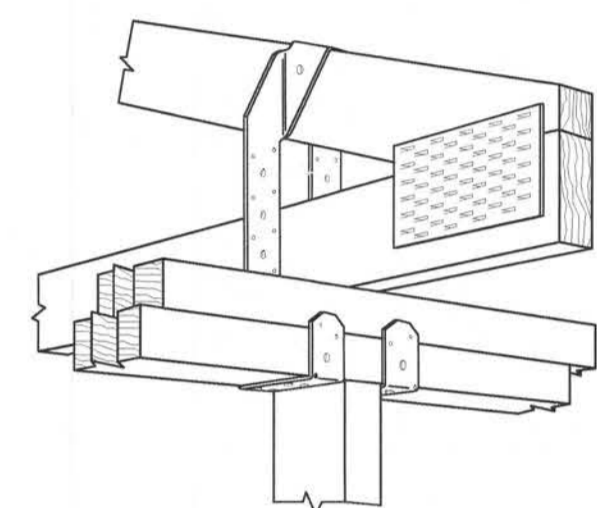
ROOF SHEATHING NAILING ZONES (GABLE ROOF)

ROOF SHEATHING NAILING ZONES (HIP ROOF)

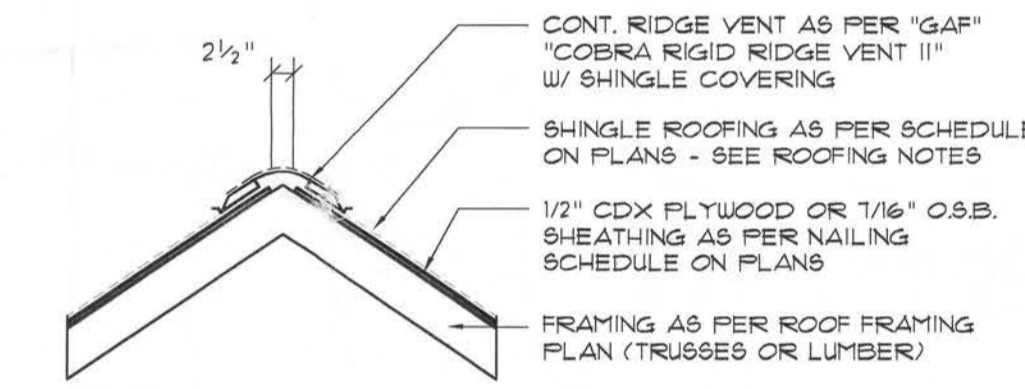
ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	15/32" CD PLYWOOD OR 1/16" O.S.B.	10d COMMON OR 10d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 12 in. o.c. FIELD
2			6 in. o.c. EDGE 12 in. o.c. FIELD
3			4 in. o.c. GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 12 in. o.c. FIELD

Roof Nail Pattern Detail

SCALE: NONE



Simpson H16 TRUSS TO TOP PLATE

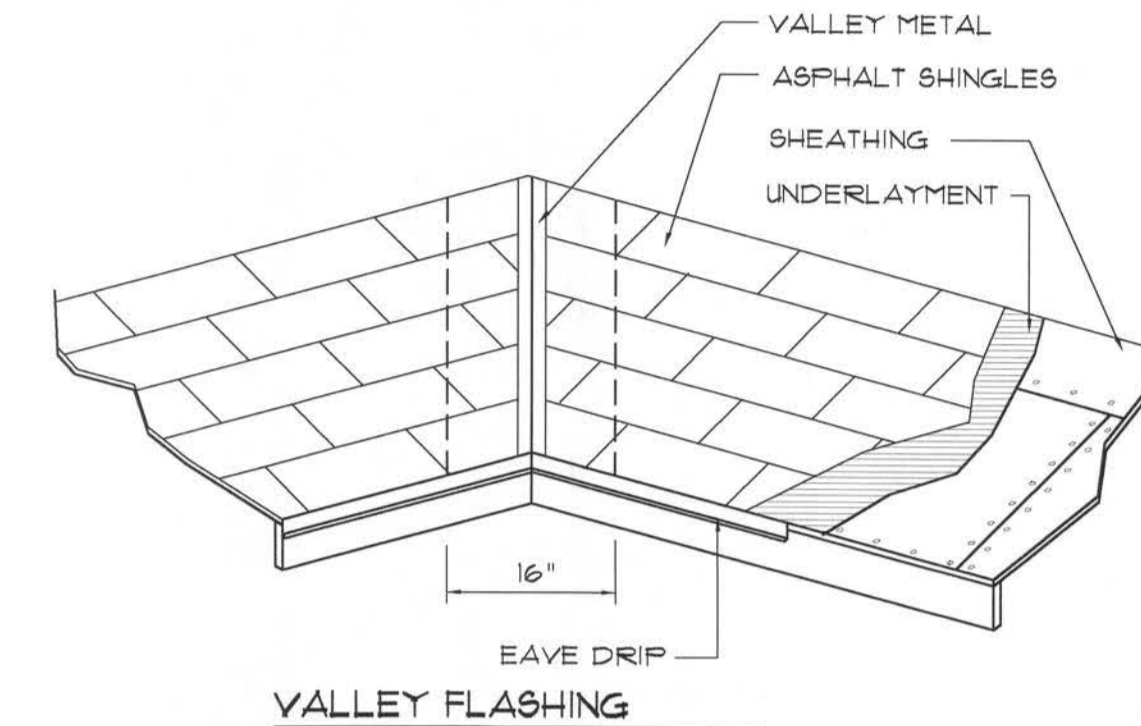


MIAMI/DADE PRODUCT APPROVAL REPORT: *38-0713.05

Ridge Vent DETAIL

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

AREA OF ATTIC	REQ'D LF. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ. IN.
1900 SF	24 LF	490 SQ. IN.
2200 SF	28 LF	570 SQ. IN.
2500 SF	32 LF	650 SQ. IN.
2800 SF	36 LF	730 SQ. IN.
3100 SF	40 LF	810 SQ. IN.
3600 SF	44 LF	900 SQ. IN.



VALLEY FLASHING

ROOFING METALS for FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS			
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (OZ)
COPPER			16
ALUMINUM	0.014		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0119	26 (ZINC COATED G30)	
ZINC ALLOY LEAD PAINTED TERNE	0.021		40

Roofing/Flashing DETS.

SCALE: NONE

SHOP DRG COORDINATION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE SUGGESTED STRAPS AND THAT THE TRUSS ENGINEERED SHOP DRAWING LOADS TAKE PRECEDENCE OVER THAT INDICATED IN THE CONSTRUCTION DOCUMENTS. THE UPLIFT LOADS INDICATED FOR EACH TRUSS IN THE ENGINEERED TRUSS SHOP DRAWINGS MAY BE MATCHED TO STANDARD PRODUCT UPLIFT RATINGS FOR COMPARABLE UPLIFT CONNECTORS, AND THAT THE PRODUCTS THAT PROVIDE EQUAL OR GREATER UPLIFT RESISTANCE FOR THE LISTED LOADS MAY BE USED IN LIEU OF THOSE INDICATED IN THE CONSTRUCTION DOCUMENTS OR AS APPROVED BY THE BUILDING OFFICIAL.

THE CONTRACTOR SHALL COORDINATE THE TRUSS TO TRUSS ANCHOR REQUIREMENTS WITH THE TRUSS ENGINEERING SHOP DRAWINGS. SOME OF THE TRUSS TO TRUSS CONNECTIONS WILL REQUIRE ANCHOR STRAPS IN ADDITION TO TYPICAL NAILING. ANCHOR DEVICES SHALL BE REQUIRED FOR ALL JOINTS WITH AN UPLIFT OR GRAVITY LOAD OF 100 LBS OR GREATER. TRUSSES BEARING ON INTERIOR PARTITIONS WHERE UPLIFT LOADS ARE PRESENT SHALL REQUIRE ANCHORS OF EQUAL OR GREATER LOAD CAPACITY THAN THAT INDICATED BY THE TRUSS SHOP DRAWINGS. THE UPLIFT ANCHOR SYSTEM SHALL BE CONTINUOUS TO THE FOUNDATION.

Connector Schedule

FRAMING ANCHORS

APPLICATION	MANUF./MODEL	CAP.
TRUSS TO WALL:	SIMPSON H16, W/ 6 - 10d NAILS	1470* 915*
HEADER TO KING STUD(S):	SIMPSON 5T22	1370*
PLATE TO STUD:	SIMPSON 5P2	1065*
STUD TO SILL:	SIMPSON 5P1	585*
MISC. JOINTS	SIMPSON A34	315*7.40*

ANCHOR BOLTS:	1/2" A307 BOLTS @ 48" O.C.	5250*
HOLD-DOWN DEVICE:	SIMPSON HTT22 @ EA. CORNER AND OPENING	

NOTE:
 ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

NOTE:
 "SEMCO" PRODUCT APPROVAL:
 MIAMI/DADE COUNTY REPORT *35-0818.15

NOTE:
 "SIMPSON" PRODUCT APPROVALS:
 MIAMI/DADE COUNTY REPORT *31-0107.05, *36-1126.11, *33-0623.04
 SBCCI NER-443, NER-333

ROOF DECKING

MATERIAL: 15/32" CD PLYWOOD OR 1/16" O.S.B.
 FASTENERS: SEE NAIL PATTERN DETAIL

SHEARWALLS

(ALL EXTERIOR WALLS ARE SHEARWALLS)
 MATERIAL: 15/32" CD PLYWOOD OR 1/16" O.S.B.
 FASTENERS: 8d @ 6" O.C. EDGES 4 12" O.C. INT.
 DRAG STRUT: DOUBLE TOP PLATE W/16d @ 12" O.C.
 WALL STUDS: SFRUCE HEM FIR - 2X4 STUDS @ 16" O.C.

WALL TENSION: WALL SHEATHING NAILS ARE ADEQUATE - 8d @ 6"

NOTE:
 ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

NOTE:
 REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

REVISION:
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DRAWN:
DJR

Custom Designed Home Renovation for:
TYSON & KATHLEEN JOHNSON
 COLUMBIA COUNTY, FLORIDA
ROOF FRAMING PLAN & DET.

ADD
 ADVANCED DRAFTING & DESIGN, INC.
 Lake City, FL 32805 - 386/752-6970

NE
 NICHOLAS K. GELSLER
 REGISTERED ARCHITECT
 N.C.A.R.B. Certified
 17258 NW 15th St., Suite 205
 3356 - 752 - 8021

DATE:	12JUN2007
COMM:	
SHEET:	A5 5 OF 5

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