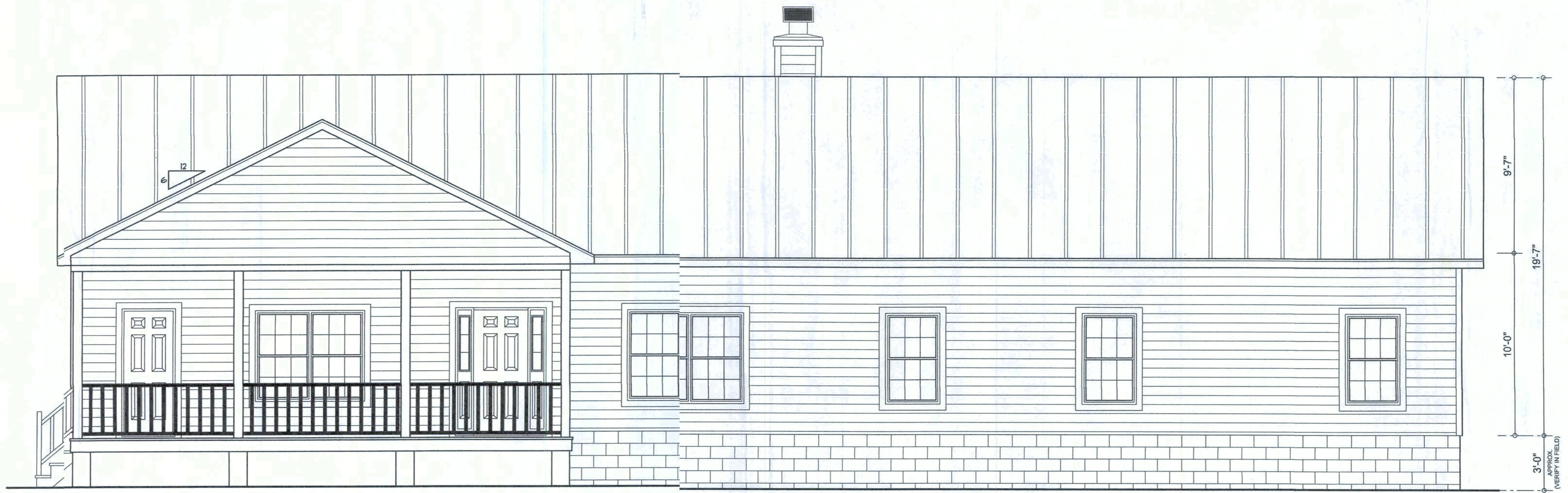




REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

REVISIONS
July 22, 2020

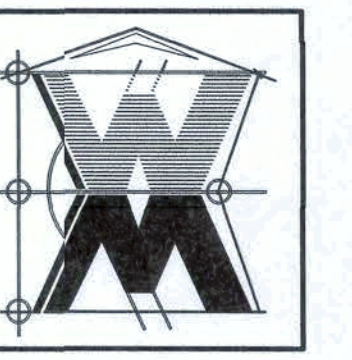


EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

TYPICAL WALL SECTION
SCALE: 1" = 1'-0"

A CUSTOM RESIDENCE FOR:
STUART & JOAN POTTS
PROJECT ADDRESS: 176 NW CAMBRIDGE HILL WAY, LAKE CITY, FLORIDA 32055

WILLIAM MYERS
DESIGN INC.
P.O. BOX 1613
LAKE CITY, FL 32056
(386) 758-8406
williammyers.net



JCB NUMBER
J90604

SHEET NUMBER
A.1
OF 4 SHEETS

William Myers



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



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

NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

REVISIONS
July 23, 2009

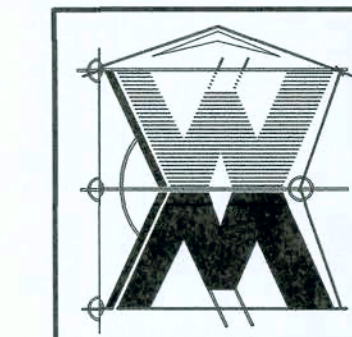


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION
SCALE: 1" = 1'-0"

A CUSTOM RESIDENCE FOR:
STUART & JOAN POTTS
PROJECT ADDRESS: 176 NW CAMBRIDGE HILL WAY, LAKE CITY, FLORIDA 32055

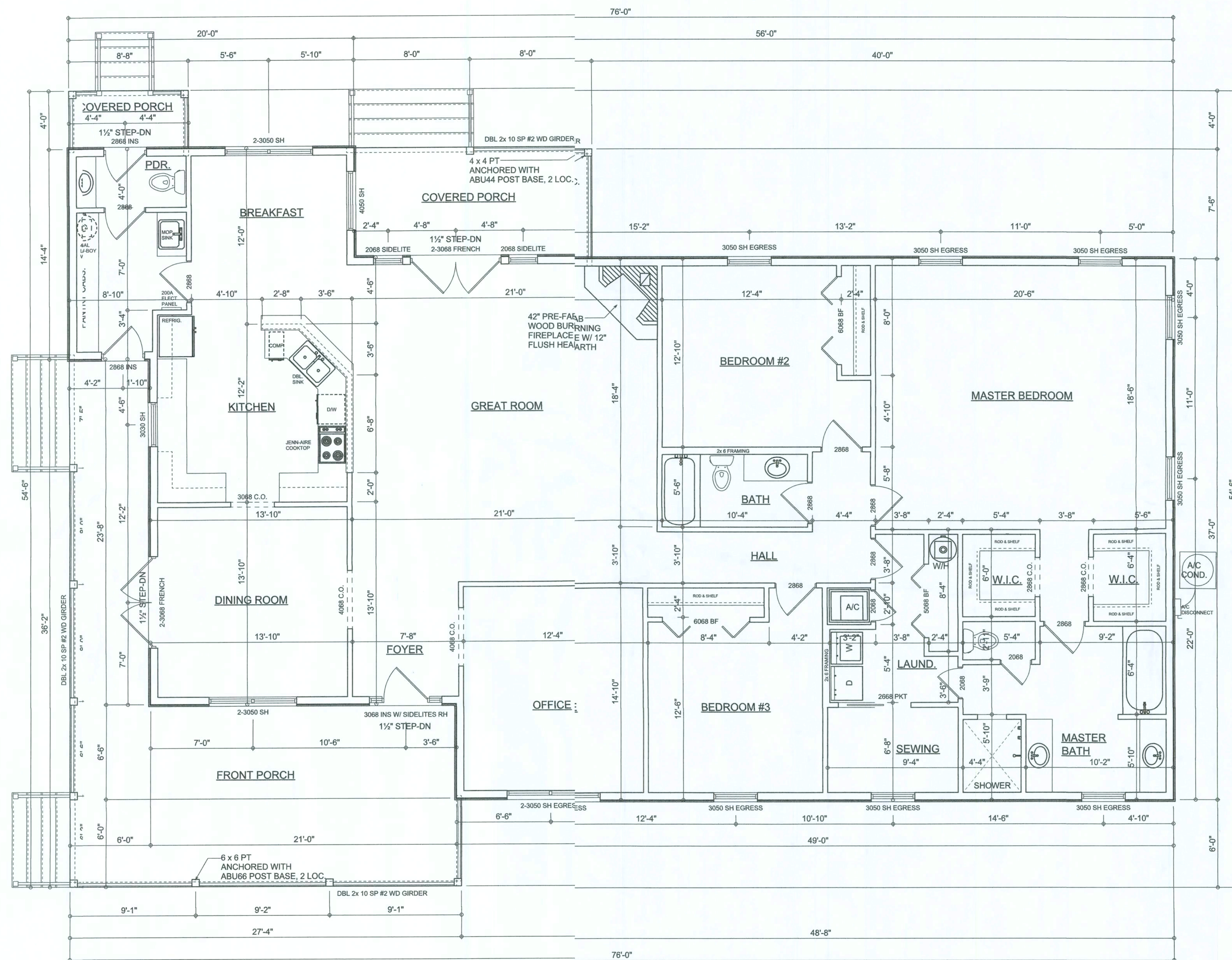
©WILLIAM MYERS
DESIGN INC.
P.O. BOX 1513
LAKE CITY, FL 32056
(386) 758-8406
will@willmyers.net



JOB NUMBER
090604

SHEET NUMBER
A.2
OF 4 SHEETS

William Myers



FLOOR PLAN

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

NOT ALL CEILINGS SHALL BE 10'-0" UNLESS OTHERWISE NOTED

NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

AREA SUMMARY

LIVING AREA	2645	S.F.
COVERED PORCH AREA	150	S.F.
ENTRY PORCH AREA	482	S.F.
TOTAL AREA	3,277	S.F.

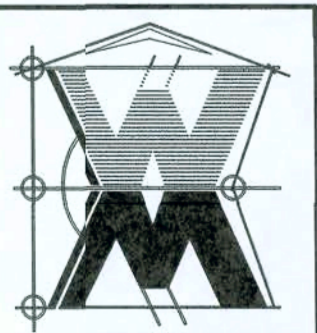
REVISIONS
July 23, 2009



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

A CUSTOM RESIDENCE FOR:
STUART & JOAN POTTS
PROJECT ADDRESS: 176 NW CAMBRIDGE HILL WAY, LAKE CITY, FLORIDA 32055

© WILLIAM MYERS DESIGN INC.
10 BOX 1513
LAKE CITY, FL 32056
(385) 758-8406
w@williamyers.net



JOB NUMBER
090604

SHEET NUMBER
A.3
OF 4 SHEETS

William Myers

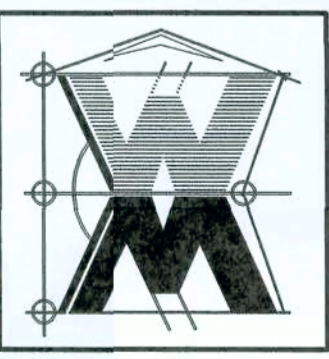
REVISIONS
July 17, 2009

SOTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

A CUSTOM RESIDENCE FOR:
STUART & JOAN POTTS
PROJECT ADDRESS: 176 NW CAMBRIDGE HILL WAY, LAKE CITY, FLORIDA 32065

©WILLIAM MYERS
DESIGN INC.
P.O. BOX 1513
LAKE CITY, FL 32056
(386) 758-8406
will@willmyers.net



JOENUMBER
090604

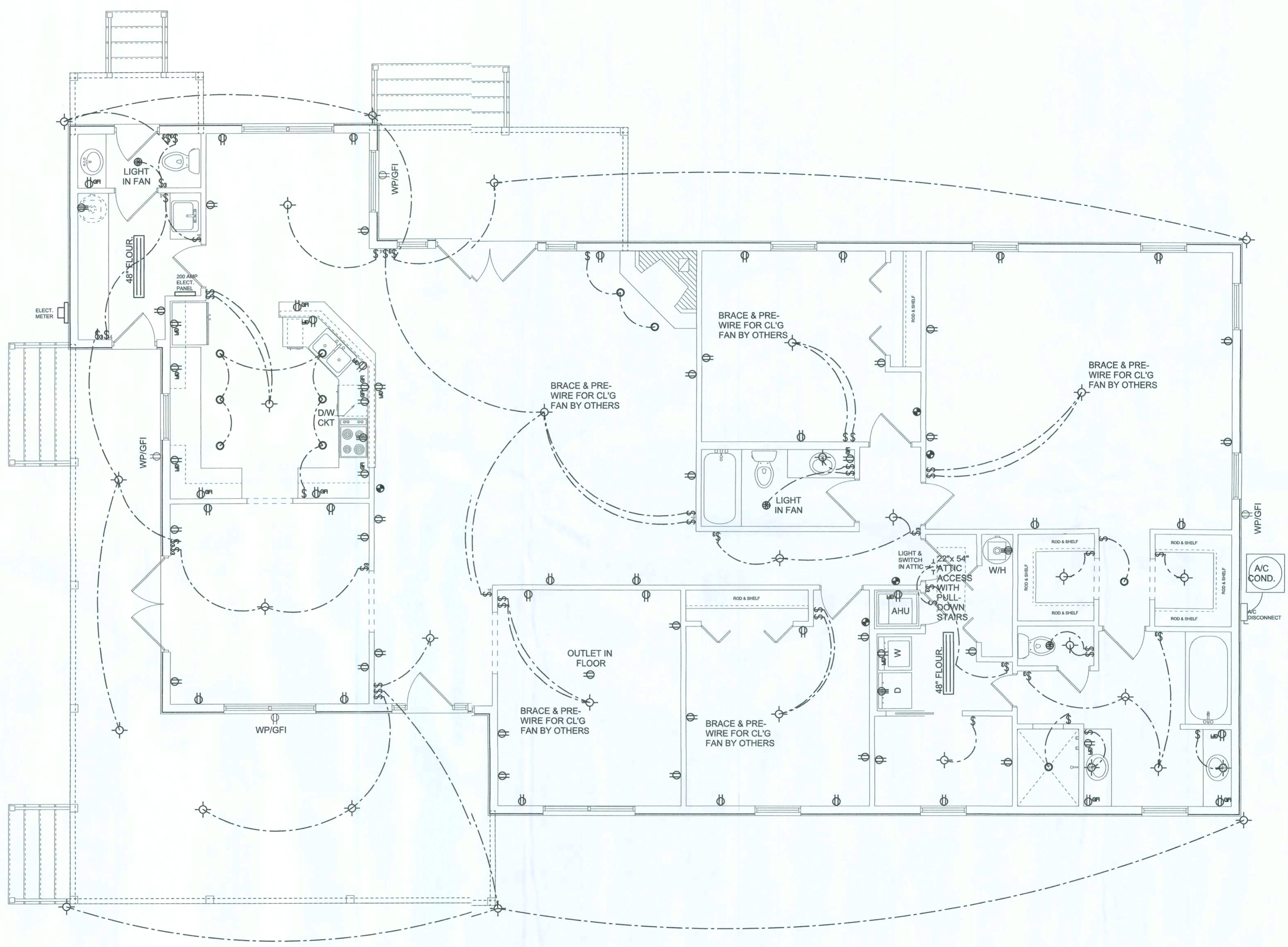
SHEET NUMBER
A.4
OF 4 SHEETS

ELECTRICAL LEGEND	
	CEILING FAN (PRE-WIRE FOR LIGHT KIT)
	DOUBLE SECURITY LIGHT
	RECESSED CAN LIGHT
	BATH EXHAUST FAN
	LIGHT FIXTURE
	DUPLEX OUTLET
	220V OUTLET
	GFI DUPLEX OUTLET
	TELEVISION JACK
	TELEPHONE JACK
	SMOKE DETECTOR (see note below)
	WALL SWITCH
	3 WAY WALL SWITCH
	WATER PROOF GFI OUTLET
	2 OR 4 TUB FLUORESCENT FIXTURE

NOTE:
ALL BEDROOM RECEPTACLES SHALL BE AFCI (ARC FAULT CIRCUIT INTERRUPT)

ALL SMOKE DETECTORS SHALL HAVE BATTERY BACKUP POWER AND ALL WIRED TOGETHER SO IF ANY ONE UNIT IS ACTUATED THEY ALL ACTIVATE.

THE ELECTRICAL SERVICE OVERCURRENT PROTECTION DEVICE SHALL BE INSTALLED ON THE EXTERIOR OF STRUCTURES TO SERVE AS A DISCONNECT MEANS. CONDUCTORS USED FROM THE EXTERIOR DISCONNECTING MEANS TO A PANEL OR SUB PANEL SHALL HAVE FOUR-WIRE CONDUCTORS, OF WHICH ONE CONDUCTOR SHALL BE USED AS AN EQUIPMENT GROUND.



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

NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

William Myers

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.

Roof Framing PLAN

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

NOTE!
ANCHOR GIRDER TRUSS(ES) TO HEADER WITH 2 "SIMPSON" LST2, 3 OR 4), ANCHOR HEADER TO KING STUDS W/ 2 "SIMPSON" ST2 EA. END - TYP., T.O.

NOTE!
REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET SD.4 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES MINIMUM SIZE ALLOWABLE IS 2-2X10.

GENERAL TRUSS NOTES:

- TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCTS ASSOCIATION" MANUAL FOR "STRESS RATED LUMBER AND ITS CONNECTIONS", LATEST Ed., ALONG W/ THE "TRUSS PLATE INSTITUTE" SUGGESTED GUIDELINES FOR TEMPORARY AND PERMANENT BRACING, AND HANDLING OF TRUSSES. TRUSS SHOP DRAWINGS SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, DETS, & TRUSS TO TRUSS CONNECTIONS.
- TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
- FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND WIND UPLIFT REQUIREMENTS OF TRUSSES OR GIRDERS. THE CONTRACTOR SHALL MAKE AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE PURPOSE OF REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE. ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

ROOF PLAN NOTES

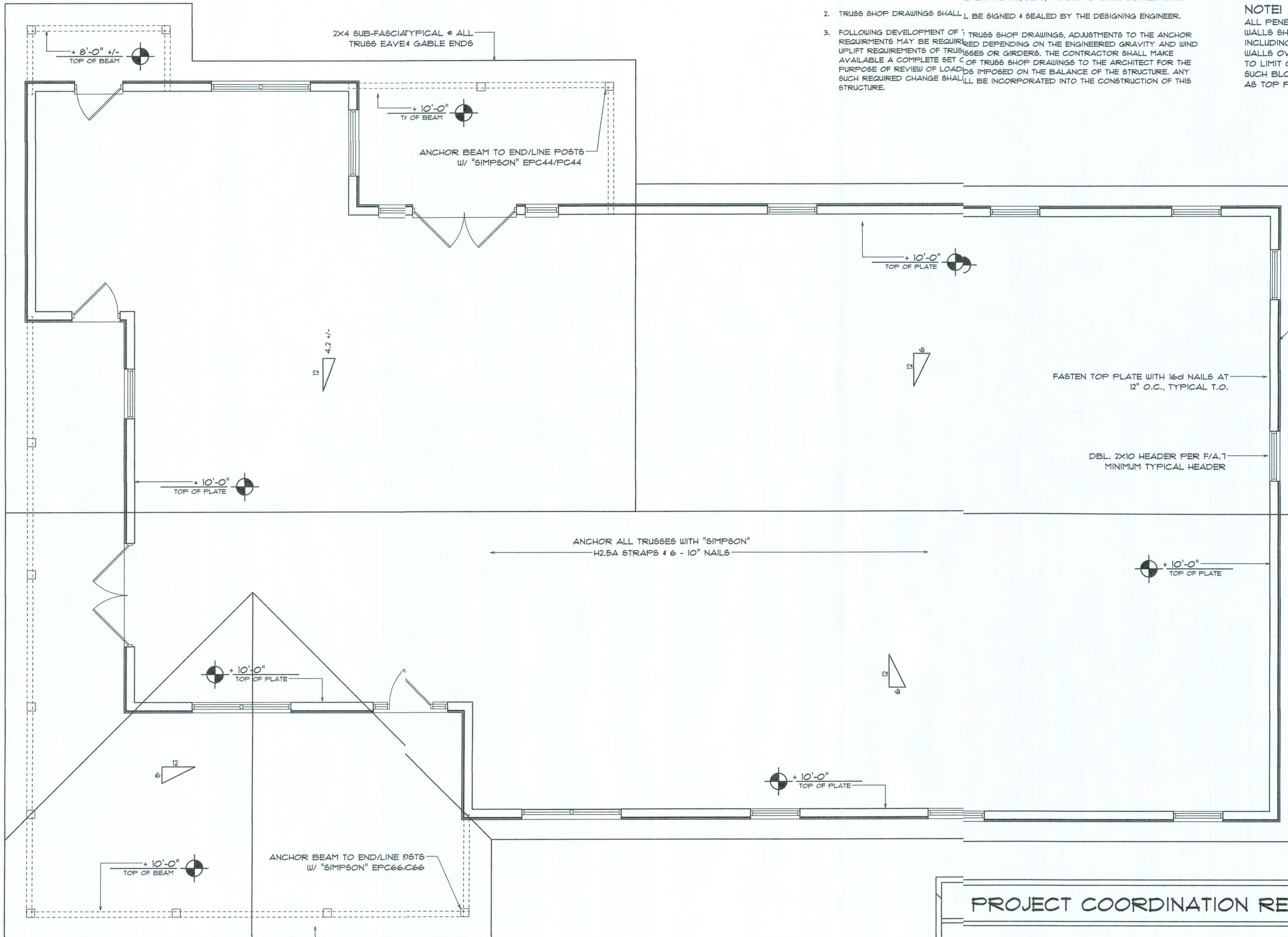
- R-1 SEE EXTERIOR ELEVATIONS FOR ROOF PITCH
- R-2 ALL OVERHANG 18" UNLESS OTHERWISE NOTED
- R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE ON SD.3
- R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HEEL HEIGHTS
- R-5 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

NOTE!
SHEATH ROOF W/ 1/2" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING W/ 8d NAILS - AS PER DETAIL ON SHEET SD.4

NOTE!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 110 MPH PER 2001 FBC 1603 AND LOCAL JURISDICTION REQUIREMENTS

NOTE!
ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING, INCLUDING WIRING, PLUMBING OR OTHER SUCH PENETRATIONS. WALLS OVER 8'-0" TALL SHALL HAVE CONTINUOUS BLOCKING TO LIMIT CAVITY HEIGHT TO 8'-0". PENETRATIONS THROUGH SUCH BLOCKING SHALL BE TREATED IN THE SAME MANNER AS TOP PLATES, NOTED ABOVE

SHOP DWG 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.

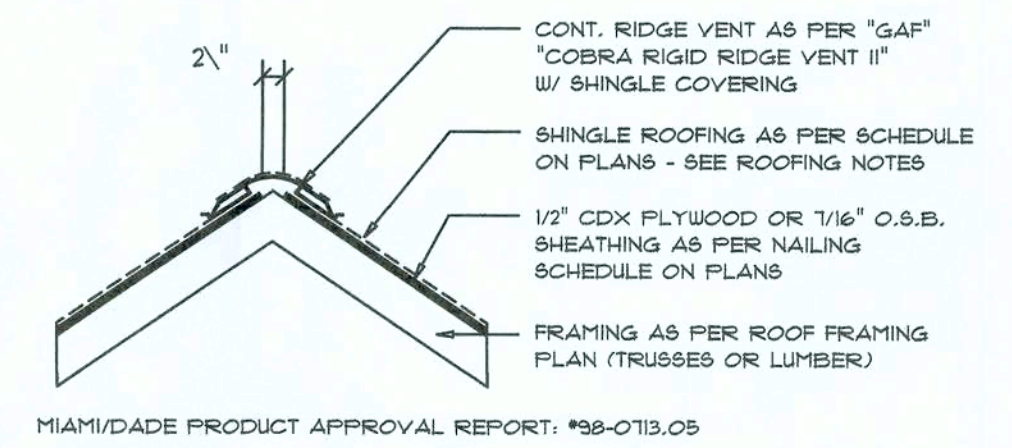


ROOF PLAN
SCALE: 1/4" = 1'-0"

WOOD STRUCTURAL NOTES

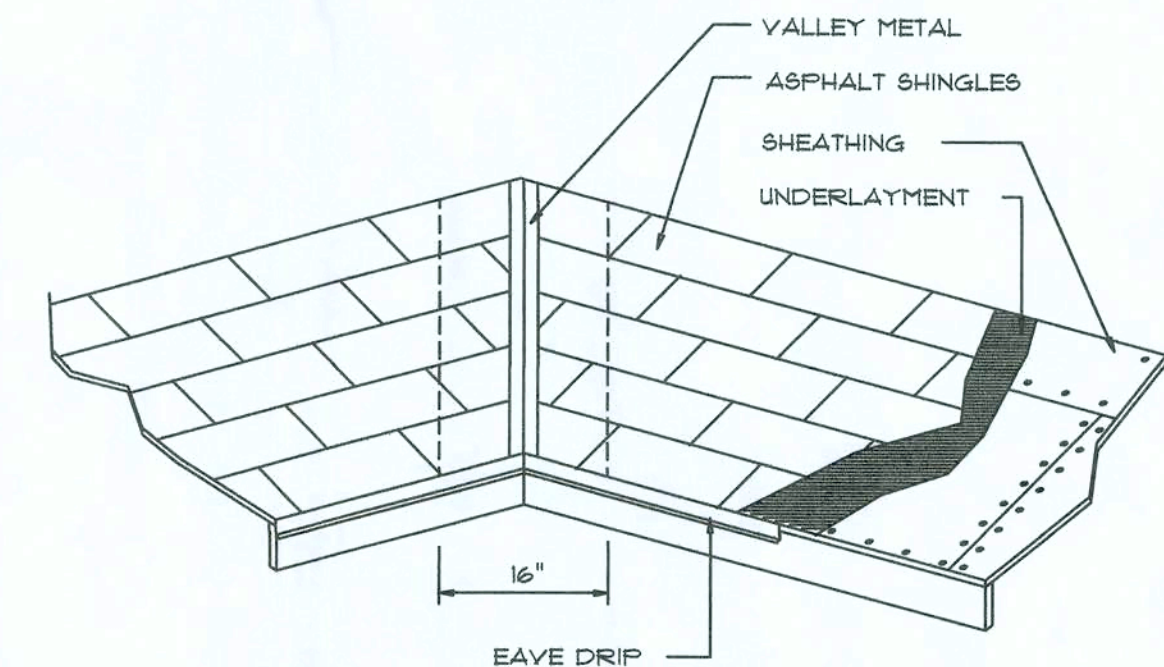
- TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
- ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
- WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN No.2 HEM-FIR OR BETTER.
- CONNECTORS FOR WOOD FRAMING SHALL 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.

AREA OF ATTIC	REQ'D LF. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ.IN.
1800 SF	24 LF	490 SQ.IN.
2200 SF	38 LF	570 SQ.IN.
2600 SF	32 LF	650 SQ.IN.
2800 SF	36 LF	730 SQ.IN.
3100 SF	40 LF	820 SQ.IN.
3600 SF	44 LF	900 SQ.IN.



MIAMI/DADE PRODUCT APPROVAL REPORT: #98-0713.05

Ridge Vent DETAIL
SCALE: 3/4" = 1'-0"



VALLEY FLASHING

ROOFING METALS FOR FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS			
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (OZ.)
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0178	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.021		40

Roofing/Flashing DETS.
SCALE: NONE

PROJECT COORDINATION REQUIREMENTS

THESE PLANS ARE DRAWN FOR AVERAGE SITE CONDITIONS AND COMPLIANCE WITH APPLICABLE CODES IN LAKE CITY, FL AT THE TIME THEY ARE DRAWN. DUE TO VARYING STATE, LOCAL, AND NATIONAL CODES, RULES AND REGULATIONS, N.P.GEISLER, ARCHITCT CANNOT WARRANT COMPLIANCE WITH ALL APPLICABLE STATE, LOCAL, AND NATIONAL CODES IN YOUR AREA OR WITH YOUR PARTICULAR SITE CONDITIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE, AND FEDERAL). IF YOUR CITY OR STATE REQUIRES AN ENGINEER'S SEAL FOR THE SITE/CIVIL PORTIONS OF THE WORK, YOU WILL NEED TO HAVE THAT DONE LOCALLY BY A QUALIFIED, LICENCED PROFESSIONAL ENGINEER.

NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

REVISIONS
July 17, 2008

SOTPLAN
ARCHITECTURAL DESIGN & PLANNING

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

A CUSTOM RESIDENCE FOR:
STUART AND JOAN POTTS
PROJECT ADDRESS: 176 NW CAMBRIDGE HILL WAY, LAKE CITY, FLORIDA

Stuart Potts
AR00007005

NPGEISLER
NICHOLAS P. GEISLER
ARCHITECT
N.C.A.R.B. Certified

JOE NUMBER
090604

SHEET NUMBER
S.2
OF 6 SHEETS

REVISIONS
July 17, 2009



MISC. DETAILS
SCALE: 1/4" = 1'-0"

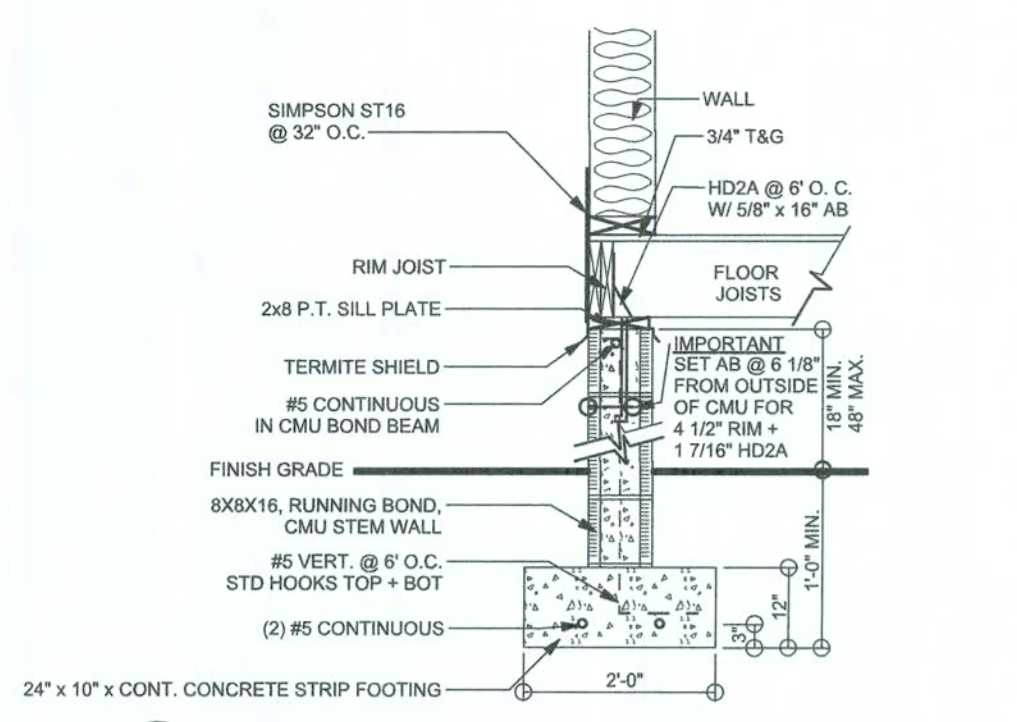
A CUSTOM RESIDENCE FOR:
STUART AND JOAN POTTS
PROJECT ADDRESS: 776 NW CAMBRIDGE HILL WAY, LAKE CITY, FLORIDA



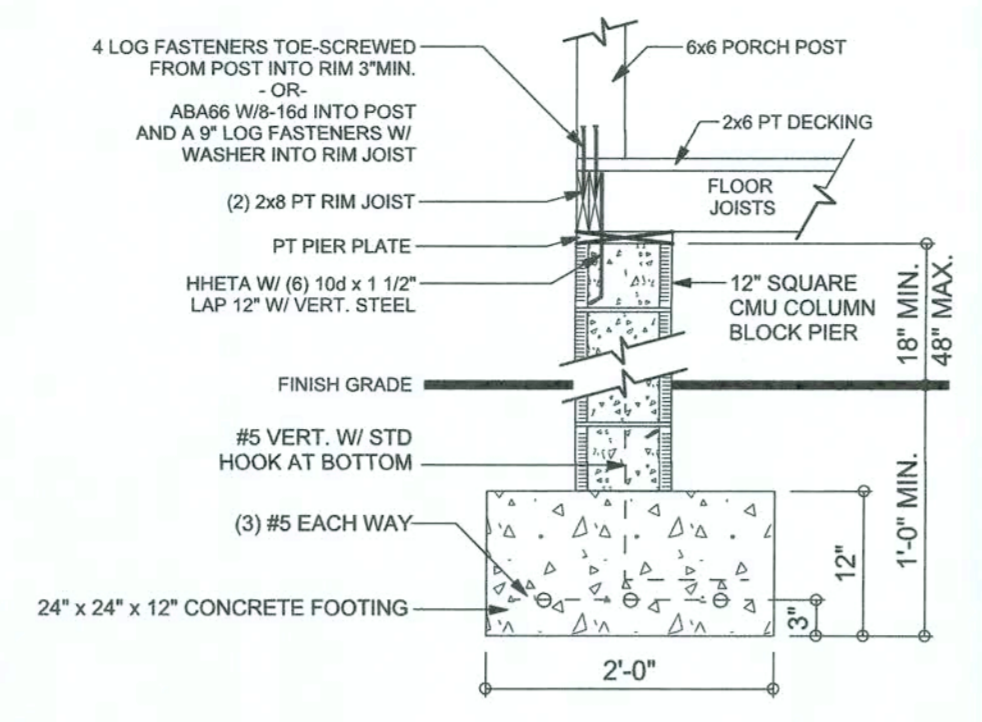
NICHOLAS PAUL GEISLER
ARCHITECT
N.C.A.A.B. Certified
7758 NW Brown Rd
Lake City, FL 32055
(386) 755-9021

JOB NUMBER
09604

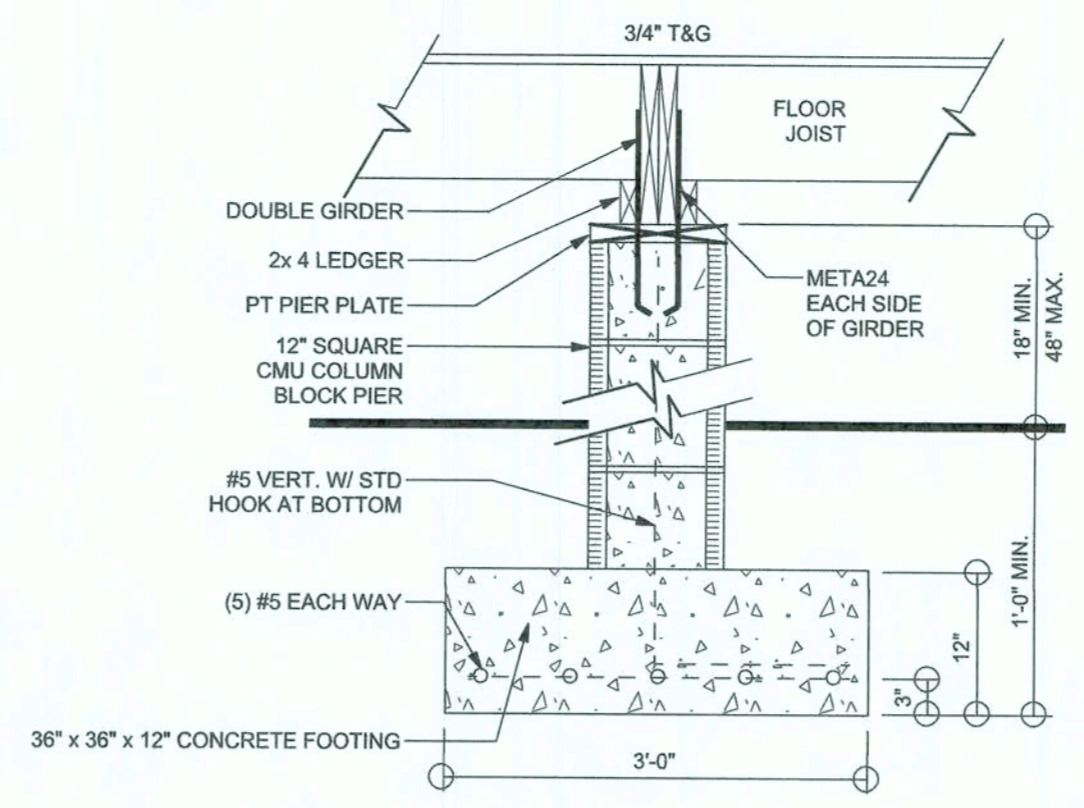
SHEET NUMBER
S.3
OF 6 SHEETS



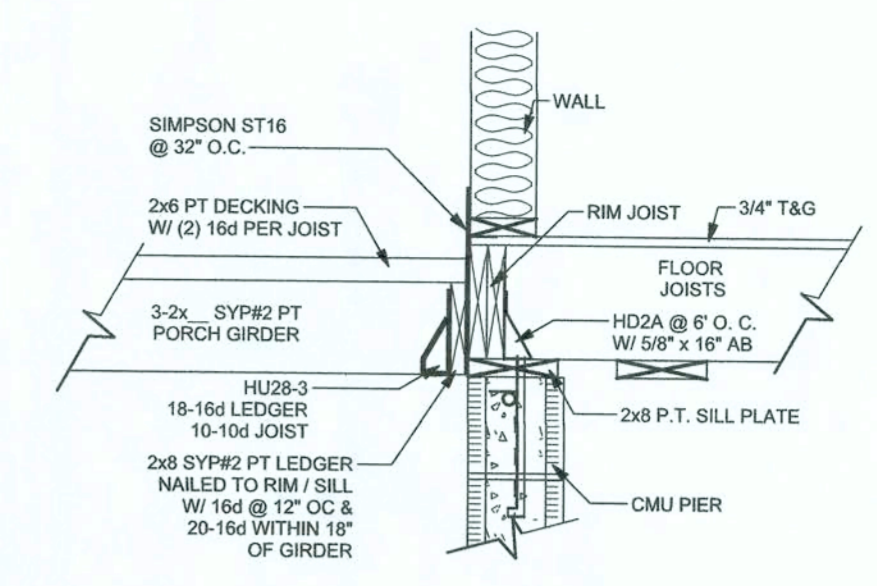
F20 STEMWALL FOUNDATION (CRAWLSPACE)
SCALE: 1/2" = 1'-0"



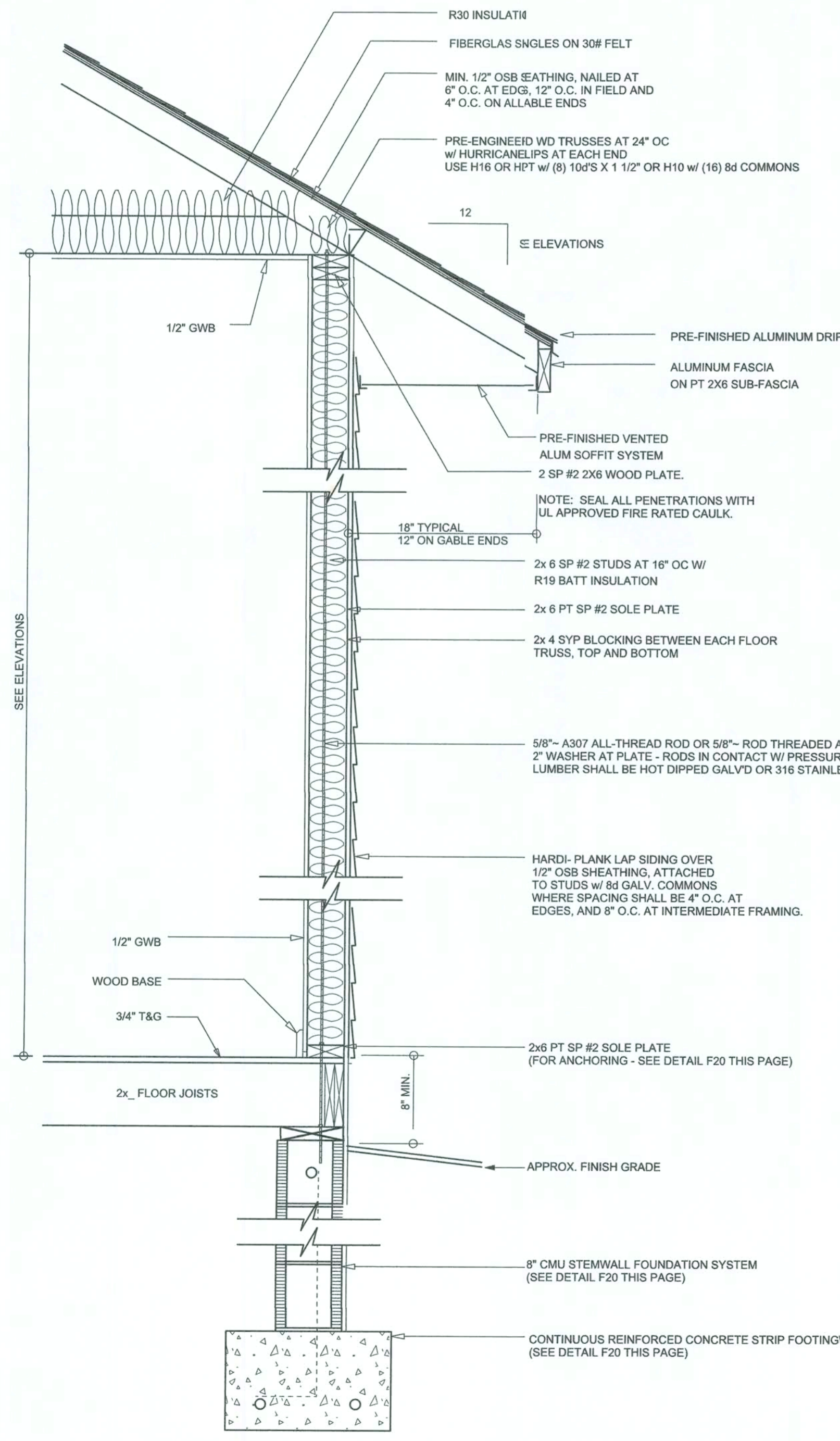
F21 1' PORCH PIER WITH UPLIFT
SCALE: 1/2" = 1'-0"



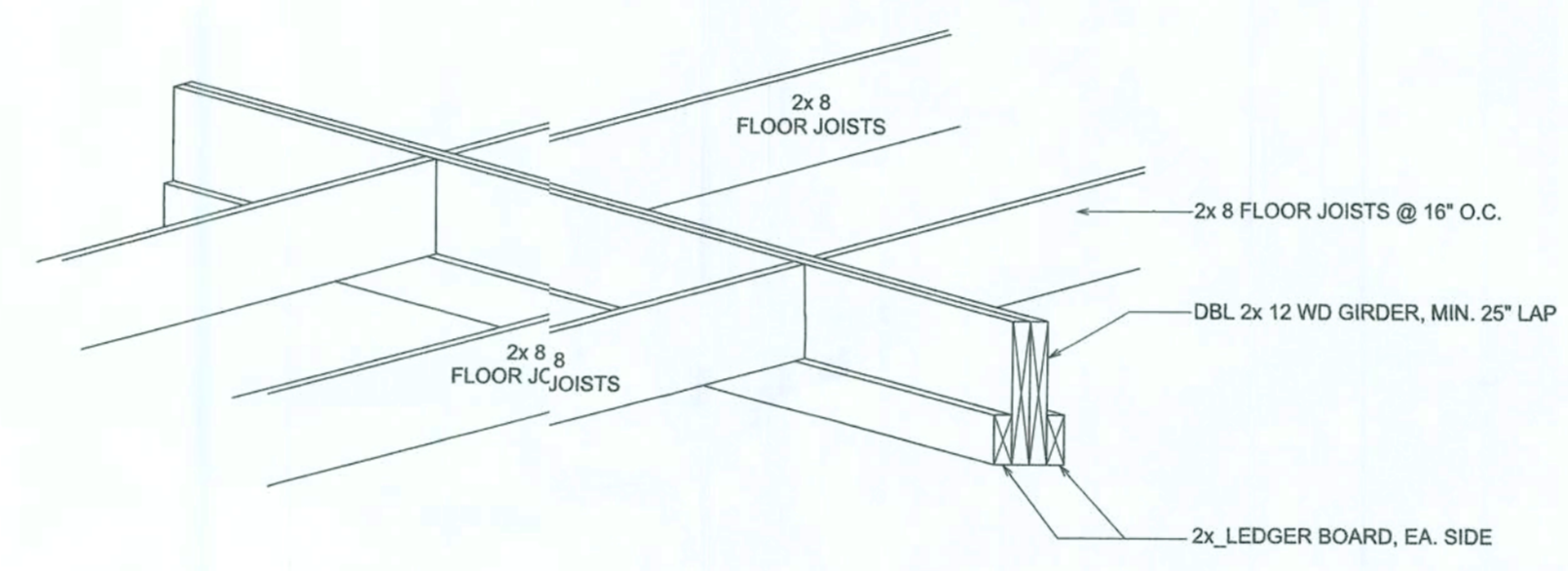
F22 1' PIER DETAIL
SCALE: 1/2" = 1'-0"



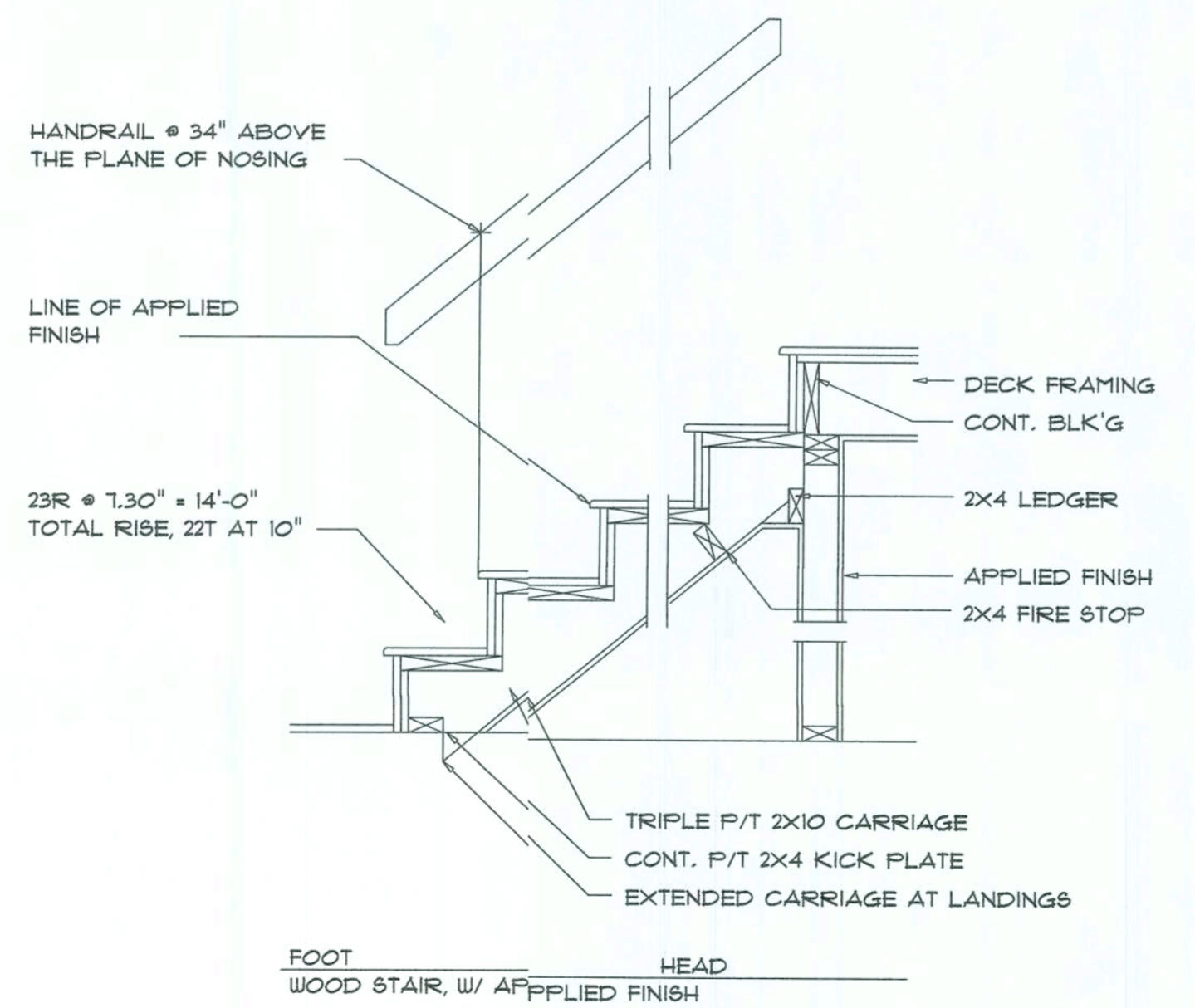
F24 TYP. PORCH FLOOR SYSTEM TO HOUSE CONNECTION DETAIL
SCALE: N.T.S.



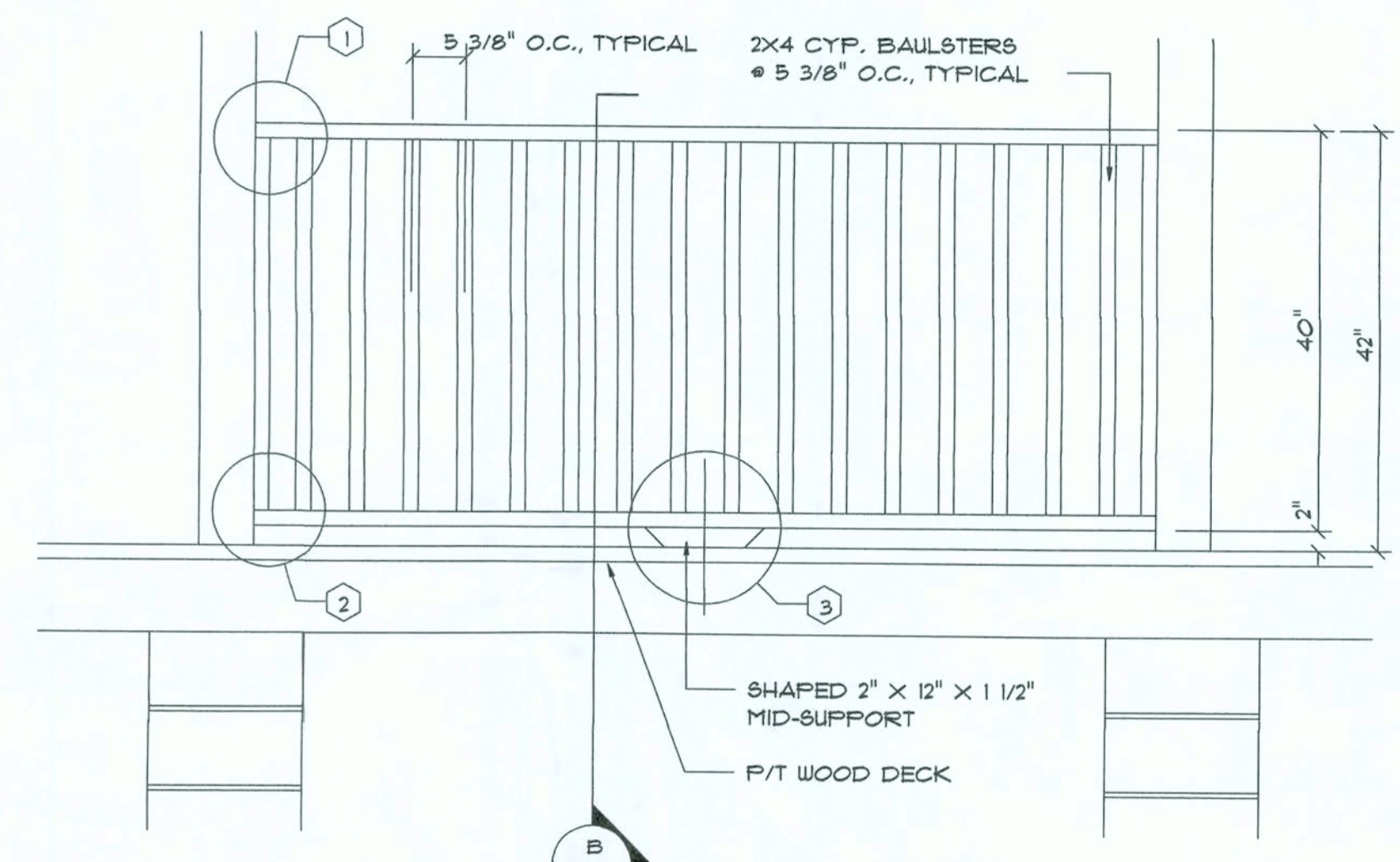
TYPICAL WALL SECTION
SCALE: N.T.S.



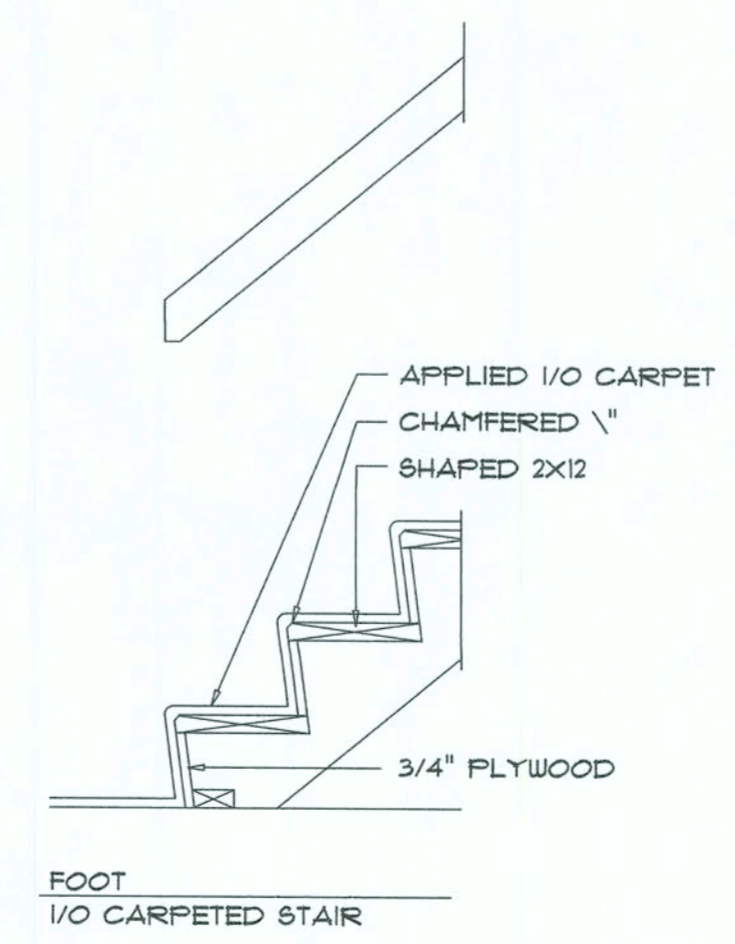
F25 CENTER GIRDER & JOIST W/ LEDGER DETAIL
SCALE: N.T.S.



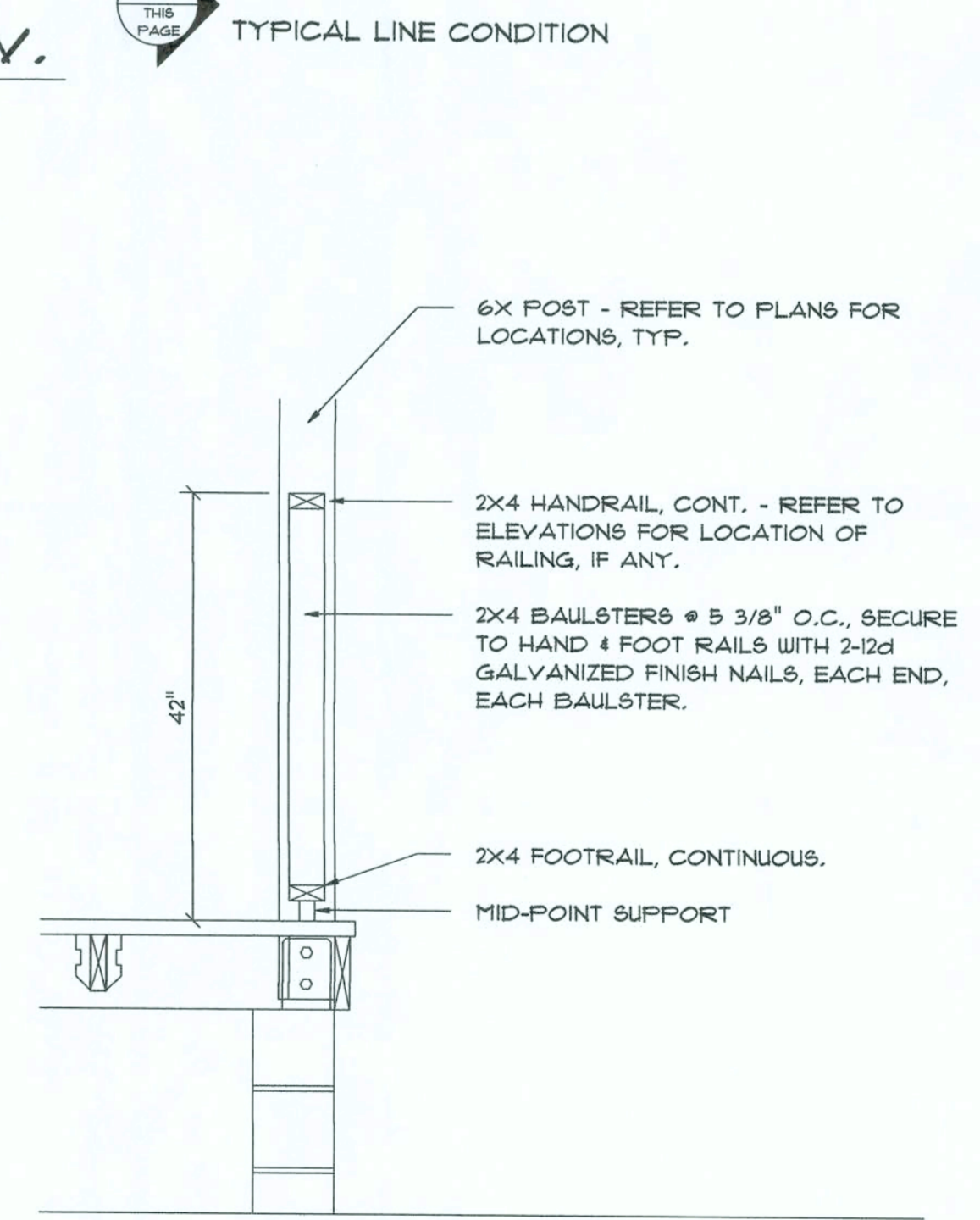
TYPICAL STAIR DETAILS
SCALE: N.T.S.



Exterior Railing ELEV.
SCALE: 3/4" = 1'-0"



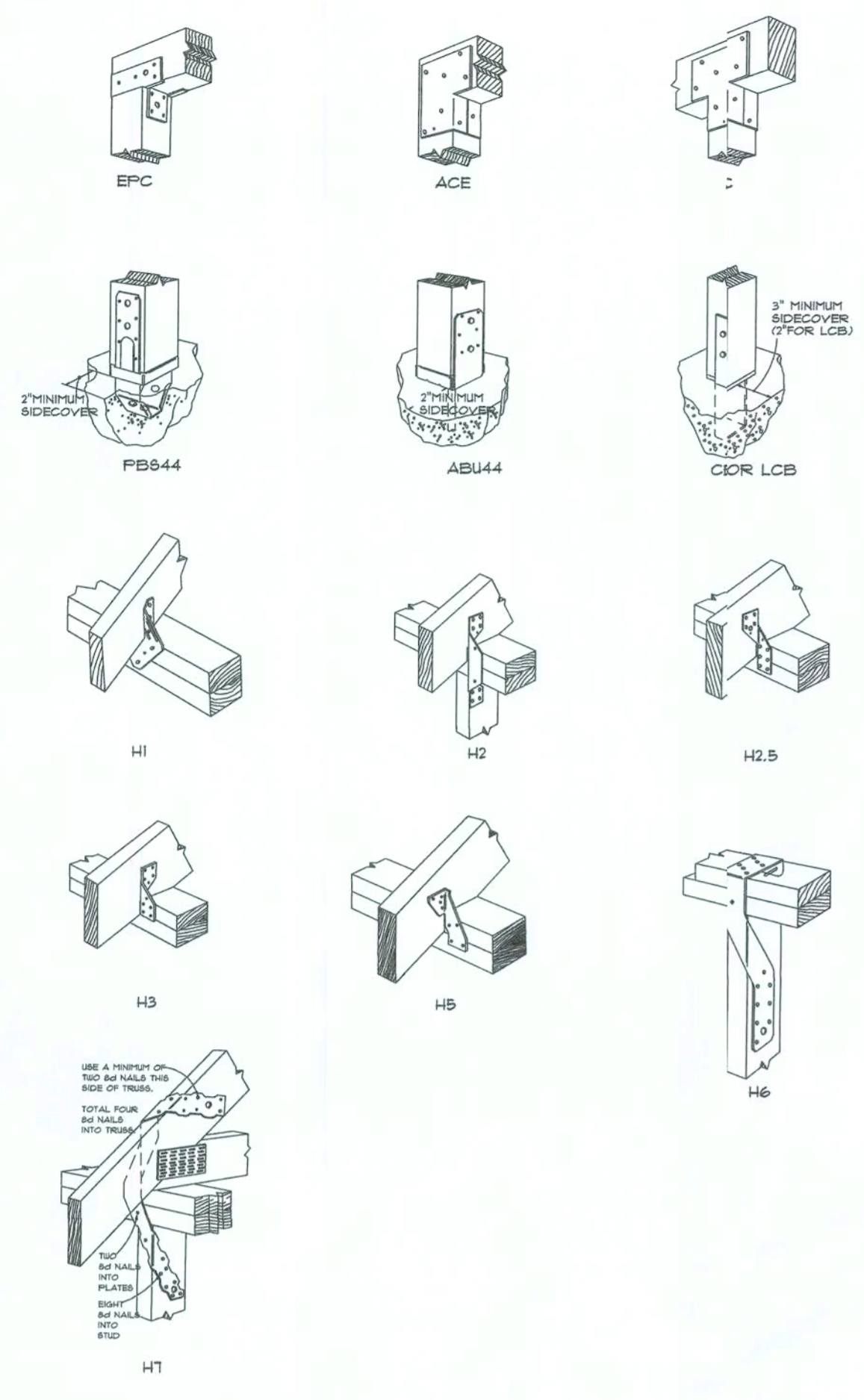
FOOT 1/0 CARPETED STAIR



Exterior Railing SEC.
SCALE: 3/4" = 1'-0"

NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

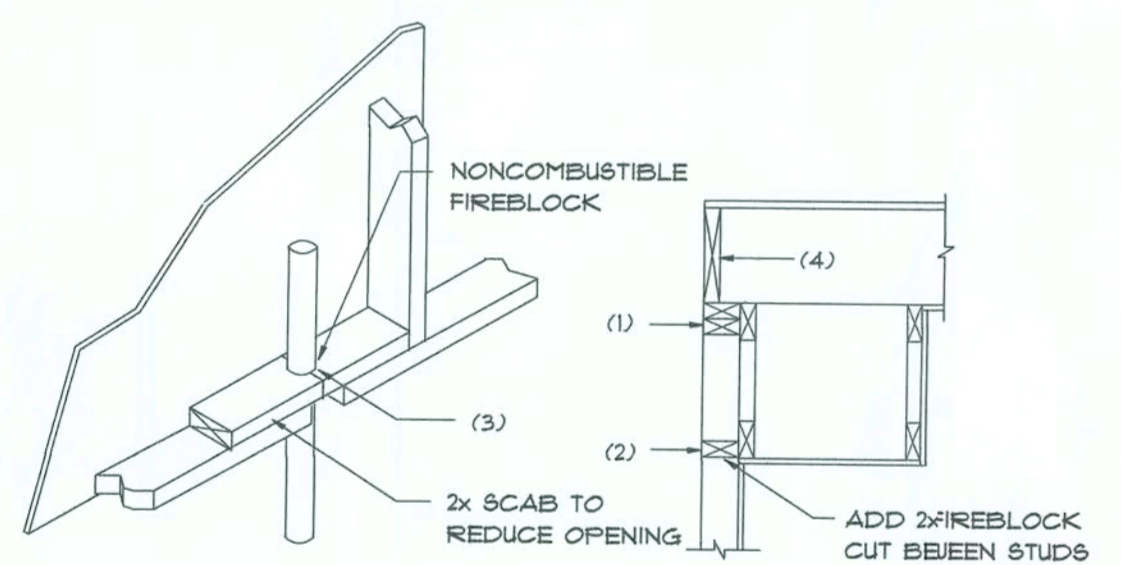
These drawings, as instruments of service, are the sole property of the architect, and may not be used, copied or reproduced in whole or in part for use on or incorporated within any other job without specific and non-transferable authorization by the architect.



Typical "Simpson" CONNECTORS

SCALE: NONE

A



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 AN/HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEINGS, ETC.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "FYTROPANEL MULTIFLEX SEALIT"
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL 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

SCALE: NONE

B

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. DEFECTS IN 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 IN THEIR CITY, COUNTY, STATE OR FEDERAL.
- THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING OF THE PROJECT AND THE CONTRACTOR(S) SHALL FILE "NOTICE TO OWNER" 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 CODES 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 PRESURE 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" GIBB ON 1X3 WOOD FURRING AT 16" O.C., ATTACHED W/ 1/4" GIBBLEHEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.

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: 2001 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 GILLS OR EXTERIOR FRAMING ARE PRESURE TREATED. EACH PIECE IS CLEARLY MARKED FOR EASY IDENTIFICATION AND IS USUALLY GREENISH IN COLOR.

THIS WOOD HAS BEEN PRESERVED BY PRESURE-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 ARSENICAL 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, TIMBER TRUSSES AND OTHER STRUCTURAL MEMBERS TO BE INSPECTED PERIODICALLY AND RETIGHTENED AS NECESSARY.

FLORIDA BUILDING CODE	
Compliance Summary	
TYPE OF CONSTRUCTION	
Roof: Hip Construction, Wood Trusses @ 24" O.C. Walls: 2x4 Wood Studs @ 16" O.C. Floor: 4" Thk. Concrete Slab w/ Fibermesh Concrete Additive Foundation: Continuous Footer/Stem Wall	
ROOF DECKING	
Material: 1/2" CD Plywood or 1/4" O.S.B. Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing Fasteners: 8d Common Nails per schedule on sheet SD.2	
SHEAR WALLS	
Material: 1/4" O.S.B. "Windstorm", 48" x 96", 12" OR 145" Sheet Size: 48"x96" (109", 121" OR 145") Sheets Placed Vertical Fasteners: 8d Common Nails @ 4" O.C. Edges & 8" O.C. Interior Dragstrut: Double Top Plate (S.Y.F.) w/ 16d Nails @ 12" O.C. Wall Studs: 2x4 9FF Studs @ 16" O.C.	
HURRICANE UPLIFT CONNECTORS	
Truss Anchors: Simpson H2.5a @ Ea. Truss End (Typ. U.O.N.) Wall Tension: Wall Sheathing Nailing is Adequate - 8d @ 4" O.C. Top & Bot. Anchor Bolts: 1/2" A307 THRU-BOLTS @ 64" O.C. - 1st Bolt 8" from corner Corner Hold-down Device (1) Anchor THRU-BOLT Porch Column Base Connect: Simpson ABU44/ABU66 @ each column Porch Column to Beam Connect: Simpson EPC44/PC44 @ each column	
FOOTINGS AND FOUNDATIONS	
Footings: 20"x12" Cont. W/ #4 Bars Cont. 4 #3 Transverse @ 24" O.C. Stemwall: 8" C.M.U. W/ #4 Vertical Dowel @ 48" O.C.	
ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2001 EDITION.	
BASIC WIND SPEED:	110 MPH
WIND IMPORTANCE FACTOR (I):	1 = 1.00
BUILDING CATEGORY:	CATEGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- 0.18
MUFRS PER TABLE 1609.2A (FBC 2001) DESIGN WIND PRESSURES:	ROOF: - 23.1 PSF WALLS: + 26.6 PSF EAVES: - 32.3 PSF
COMPONENTS & CLADDING PER TABLES 1609.2B & 1609.2C (FBC 2001) DESIGN WIND PRESSURES:	OP'NGS: + 21.8 / - 29.1 PSF EAVES: - 68.3 PSF ROOF: + 19.9 / - 25.5 PSF

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 10.4.2.6
- CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4
- IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4
- TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATIVE CEMENTICIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1916.1.1
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1916.1.2
- BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1916.1.3
- MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1916.1.4
- CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1916.1.5
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1916.1.6
- AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 1916.1.6
- ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1916.1.7
- A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1916.1.7
- AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.1.3
- NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUFR/MODEL	CAP.
TRUSS TO WALL:	SIMPSON H2.5a	535*
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT, W/ 28 - 16d NAILS	185*
HEADER TO KING STUD(S):	SIMPSON ST22	137*
PLATE TO FOUNDATION:	5/8" THRU-BOLT	334*
PORCH BEAM TO POST:	SIMPSON PC44/EPC44	1700*
PORCH POST TO FND.:	SIMPSON ABU44	2200*
MISC. JOINTS	SIMPSON A34	315*/240*

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 T.O.
NOTE:
"SEMCO" PRODUCT APPROVAL:
MIAMI/DADE COUNTY REPORT #95-0818.15
NOTE:
"SIMPSON" PRODUCT APPROVALS:
MIAMI/DADE COUNTY REPORT #97-0107.05, #96-1126.11, #99-0623.04
SECCI NER-443, NER-393

GENERAL NAILING SCHEDULE:

CONNECTION	COMMON NAILS	Nr. / SPACING
BRIDGING TO JOIST, TOE NAIL	16d	2 EA, END
2' SUBFLOOR TO JOIST		
BLIND & FACE NAILING	16d	2
SOLE PLATE TO JOIST OR BLOCKING	16d	2
FACE NAILED		
TOP OR SOLE PLATE TO STUD	16d	16" O.C.
END NAILED		
STUD TO SOLE PLATE, TOE NAILED	16d	2
WALLS:	8d	3 OR 2 16d
DOUBLE STUDS, FACE NAILED	16d	24" O.C.
DOUBLE TOP PLATES, FACE NAILED	16d	16" O.C.
TOP PLATES - LAPS & INTERSECTIONS		
FACE NAILED		
1 X 6 SHEATHING TO EACH POINT OF BEARING, FACE NAILED	8d	2
BUILT-UP CORNER STUDS, FACE NAILED	16d	30" O.C.
NAILED		
BUILT-UP GIRDERS & BEAMS	20d	32" O.C. @ TOP & BOTTOM & STAGGERED - 2 @ EA, END & SPLICES
3/4" PLYWOOD SUBFLOORING	8d	10" O.C. @ EDGES & INTERMEDIATE
OSB SHEATHING, 1/4" THICK	8d	6" O.C. @ EDGES & INTERMEDIATE
1/8" FIBERBOARD SHEATHING	6d	3" O.C. @ EDGES & INTERMEDIATE

- NAILS, BOLTS AND OTHER METAL CONNECTORS WHICH ARE USED IN LOCATIONS EXPOSED TO THE WEATHER SHALL BE GALVANIZED OR OTHERWISE CORROSION RESISTANT.
- IN GENERAL, NAILS SHALL PENETRATE THE SECOND MEMBER A DISTANCE EQUAL TO THE THICKNESS OF THE MEMBER BEING NAILED THERETO, OR GREATER.
- THERE SHALL BE NOT LESS THAN 2 NAILS PER CONNECTION.
- GLUING SHALL NOT BE CONSIDERED AN ACCEPTABLE CONNECTOR IN LIEU OF THOSE SPECIFIED HEREIN.
- FORMED METAL CONNECTORS, AS PER THE SCHEDULE HEREIN, SHALL HAVE THE NUMBER OF NAILS INSTALLED AS REQUIRED BY THE MANUFACTURER, OR AS DIRECTED BY THE PLANS.
- NAILS PROJECTING BEYOND THE LAST WOOD MEMBER SHALL BE CLINCHED, WHEREVER POSSIBLE.
- NOTES IN THE "PLANS" PACKAGE OF THE CONSTRUCTION DOCUMENTS SUPERSEDE SIZES & SPACINGS OF NAILS CONTAINED HEREIN.

REVISIONS
July 17, 2009



A CUSTOM RESIDENCE FOR:
STUART AND JOAN POITTS
PROJECT ADDRESS: 176 NW CAMBRIDGE HILL WAY, LAKE CITY, FLORIDA

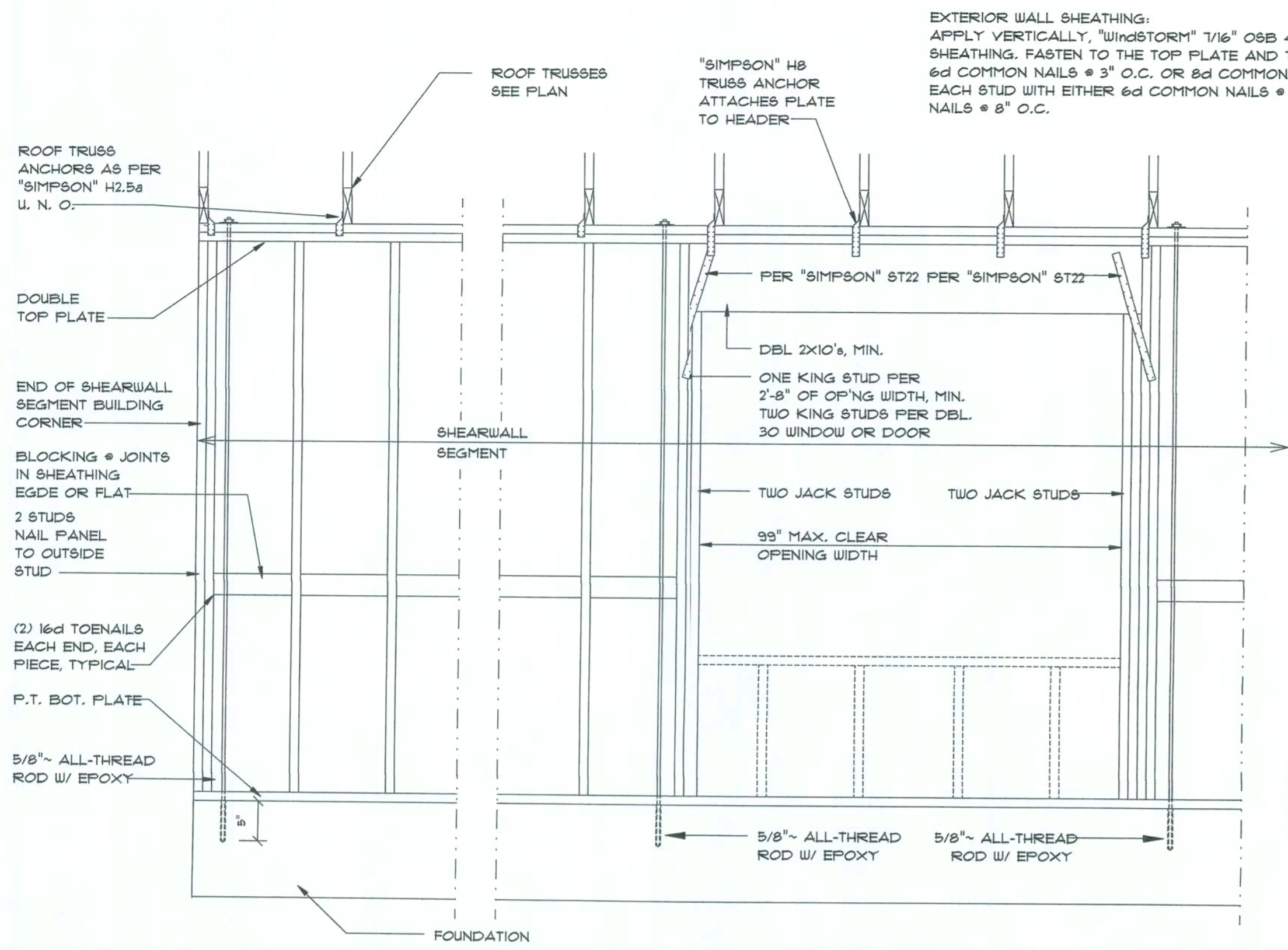


1756 NW Brown Rd.
Lake City, FL 32065
(386) 755-9021

JOB NUMBER
09064

SHEET NUMBER
S.4
OF 6 SHEETS

NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

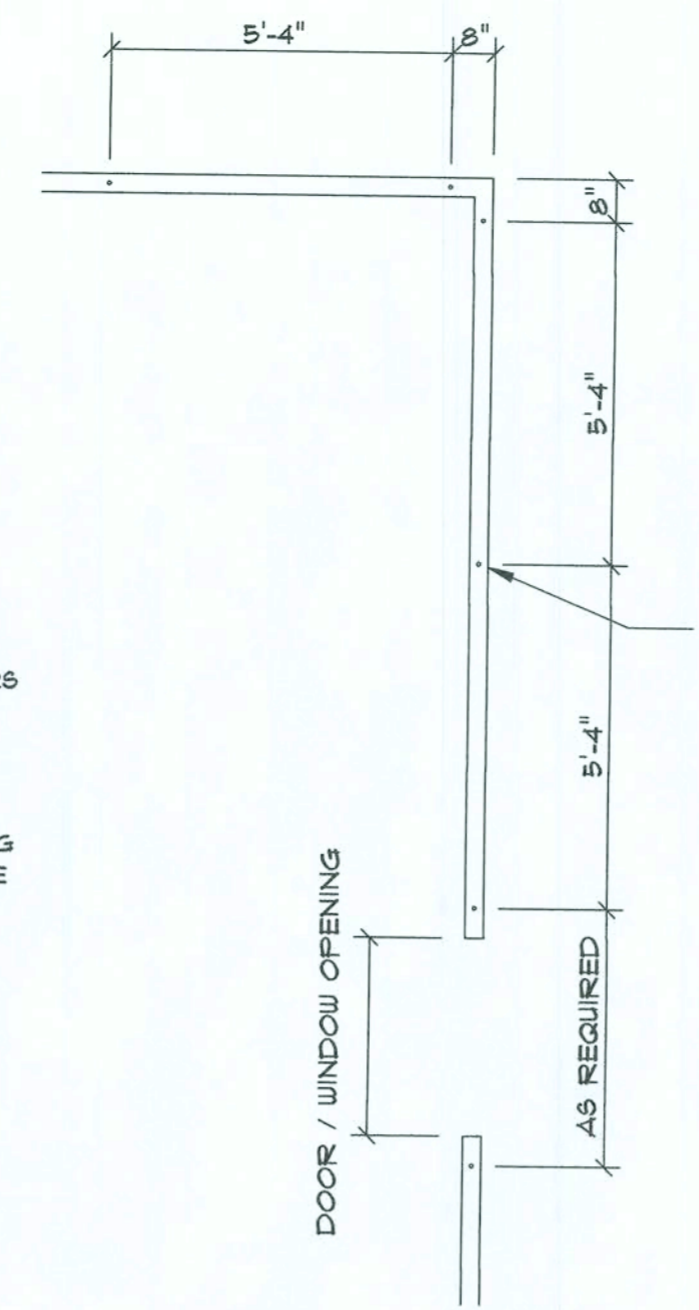


All-Thread Shear Wall DETAILS
SCALE: NONE

- SHEARWALL NOTES:**
- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-91 SBCCI 1305.4.3.
 - THE WALL SHALL BE ENTIRELY SHEATHED WITH 1/16" 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 OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
 - NAIL SPACING SHALL BE 4" O.C. EDGES AND 8" O.C. IN THE FIELD.
 - TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 3/8 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 FOR 8'-0" WALLS (2-3').

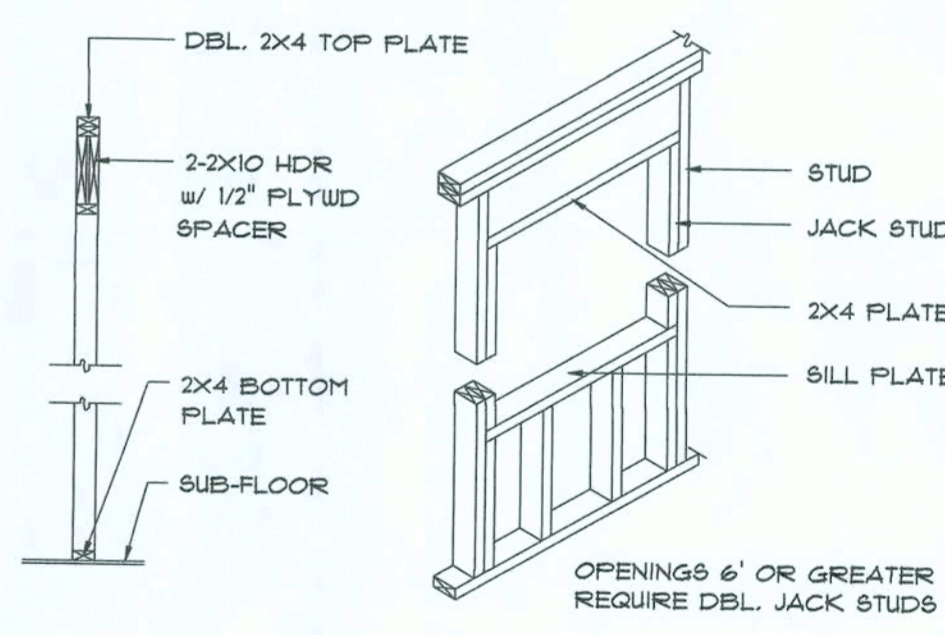
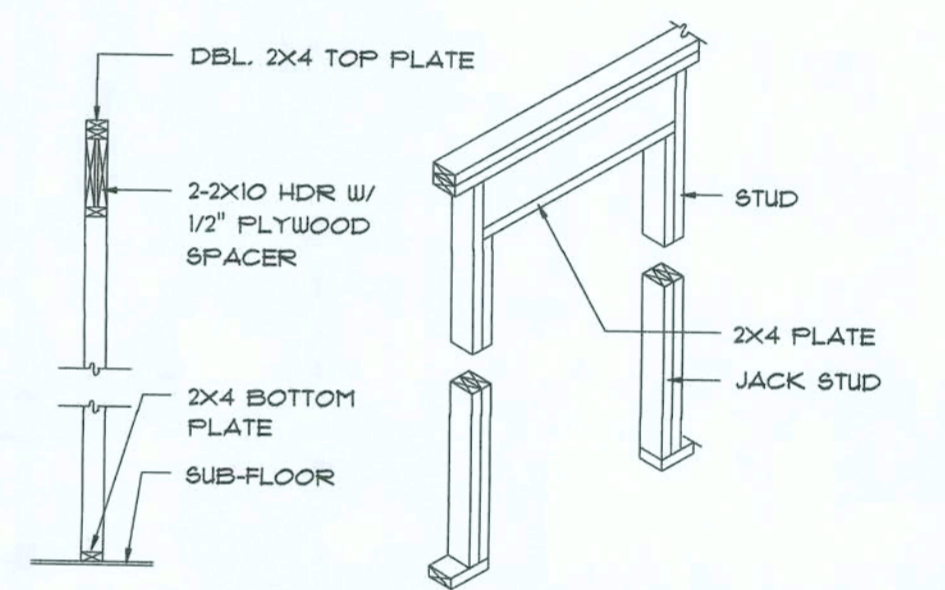
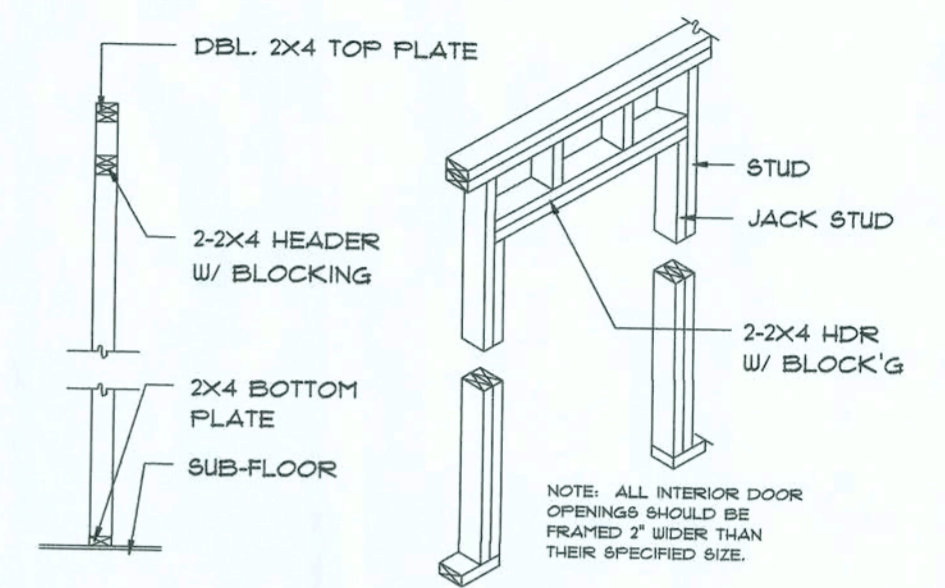
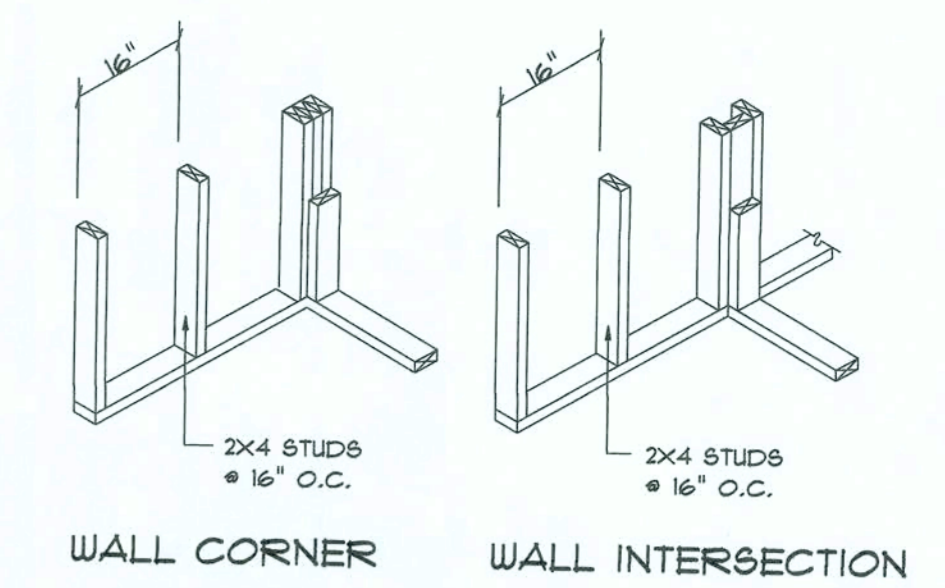
OPENING WIDTH	SILL PLATES	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
> 6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2
> 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3

All-Thread Wall Tie-Down PLAN
SCALE: NONE

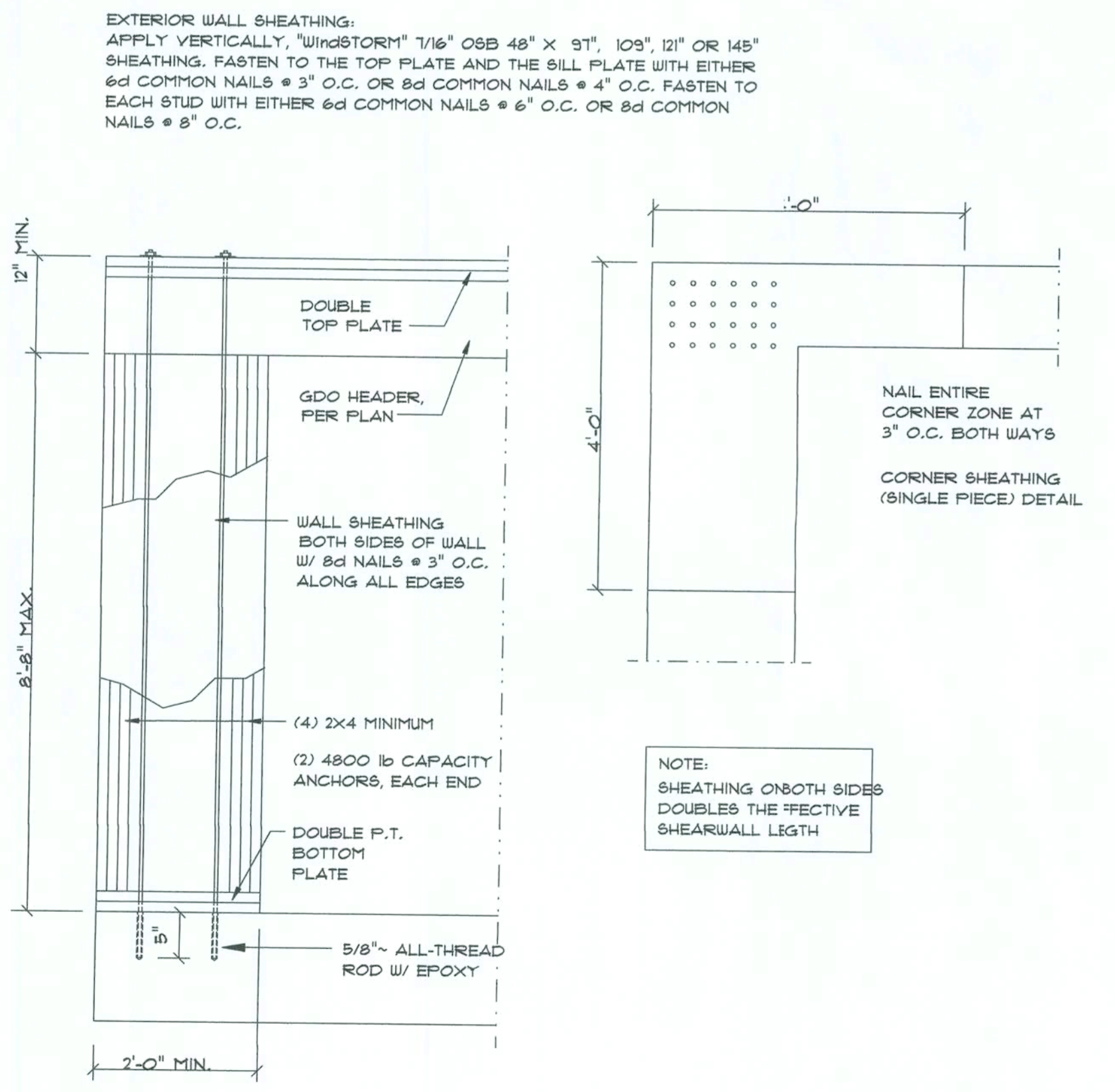


PROVIDE 5/8"-A-307 ALL-THREAD ROD WITH 5' EMBEDMENT IN SLAB, EXTENDING TO THE TOP PLATE, WITH 2" X 2" X 1/8" EQ. WASHERS FOR ALL LOADS UP TO 15K OR 3" X 3" X 1/8" WASHERS FOR LOADS UP TO 3.15K. PLACE RODS PER DIAGRAM, WITHIN 8" OF CORNERS, ALONG SIDE OF WALL OPENINGS AND AT 64" O.C., MAXIMUM ALONG ALL WALL RUNS.

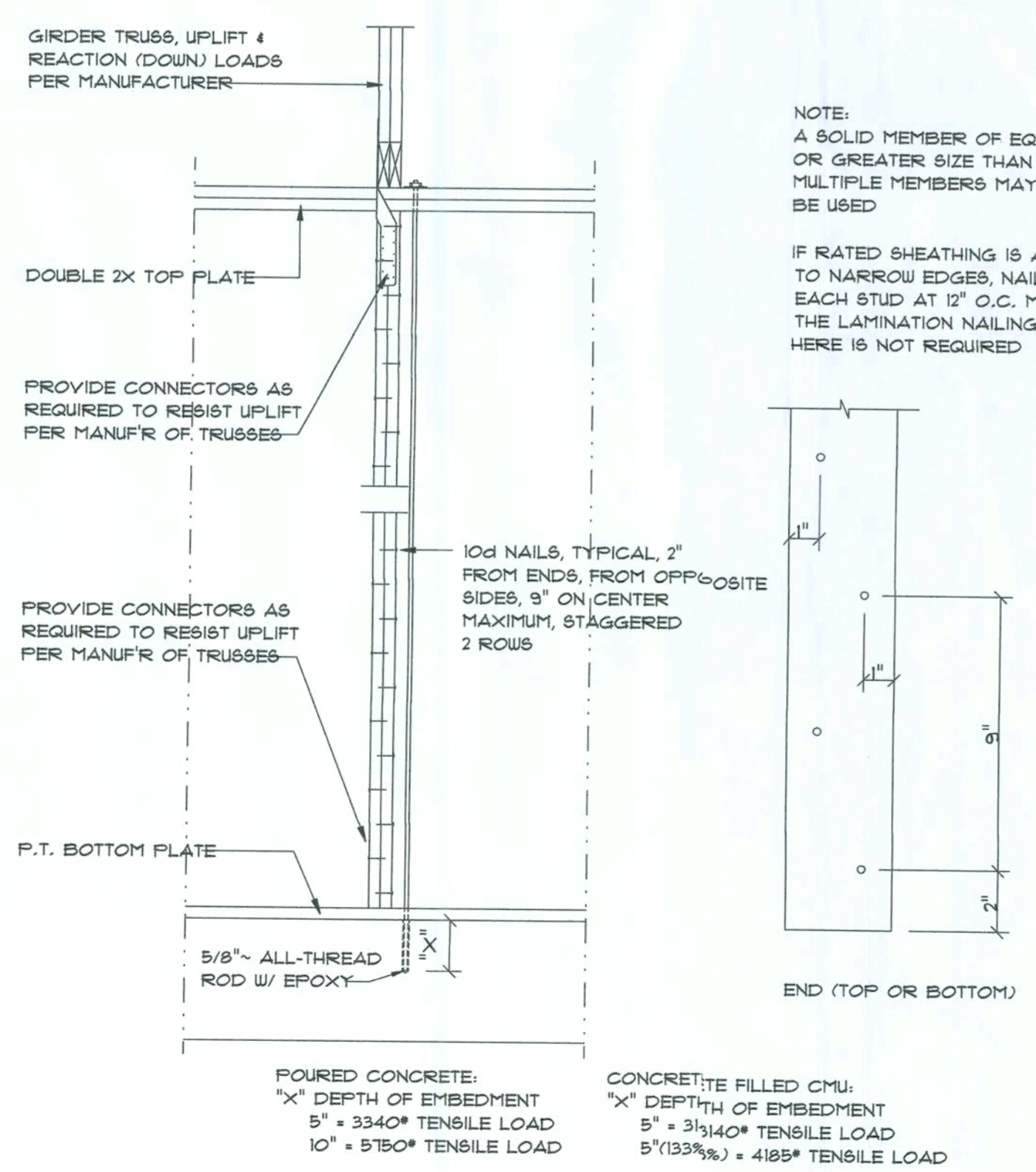
PLACE ALL-THREAD ROD IN CURED CONCRETE SLAB, IN DRILLED 3/4" X 5" HOLES, CLEARED OF ALL CHIPS AND DUST. SET WITH 'SIMPSON' 2-PART EPOXY SET.



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



Garage End Wall DETAILS
SCALE: 1/2" = 1'-0"



Girder Truss Column DET.
SCALE: 1/2" = 1'-0"

CONSTRUCTION NOTES

- FIELD VERIFY ALL DIMENSIONS AND MATERIALS. ALL OUTSIDE DIMENSIONS ARE TO FACE OF STEELWALL.
- ALL NAILING CONSTRUCTION MATERIALS SHALL BE AS PER 2004 FBC - SEE 60.1
- PROVIDE EXTERIOR COMBUSTION AIR TO GAS FIRED H.V.A.C. EQUIPMENT, WOOD BURNING STOVES, AND FIREPLACES.
- VENT CLOTHES DRYER, BATH, AND COOKING FANS TO EXTERIOR AS REQUIRED.
- CONTRACTOR SHALL CALL ATTENTION TO THE DESIGNER, ANY DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS AND SHALL RECEIVE INSTRUCTIONS OR CLARIFICATIONS BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN QUESTION.
- ROOF & FLOOR TRUSS FRAMING PLANS ARE FOR GENERAL INFORMATION ONLY. THE TRUSS MANUFACTURER SHALL PROVIDE A DETAILED LAYOUT FOR TRUSS AND FRAMING MEMBERS.
- SHOULD CONDITIONS AT THE SITE BE FOUND MATERIALLY DIFFERENT FROM THOSE INDICATED BY THE DRAWINGS AND/OR SPECIFICATIONS, AND THE CONDITIONS USUALLY INHERENT IN THE WORK OF THE CHARACTER SHOWN AND SPECIFIED BE DIFFERENT FROM THE DESIGNER'S RECOMMENDED BUILDING PROCEDURES, CALL IMMEDIATE ATTENTION TO SUCH CONDITIONS BEFORE PROCEEDING.
- LP GAS-BURNING APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR CRAWLSPACES.
- DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY.

NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

REVISIONS

July 17, 2009	
---------------	--

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

A CUSTOM RESIDENCE FOR:
STUART AND JOAN POTTS
PROJECT ADDRESS: 176 NW CAMBRIDGE HILL WAY, LAKE CITY, FLORIDA

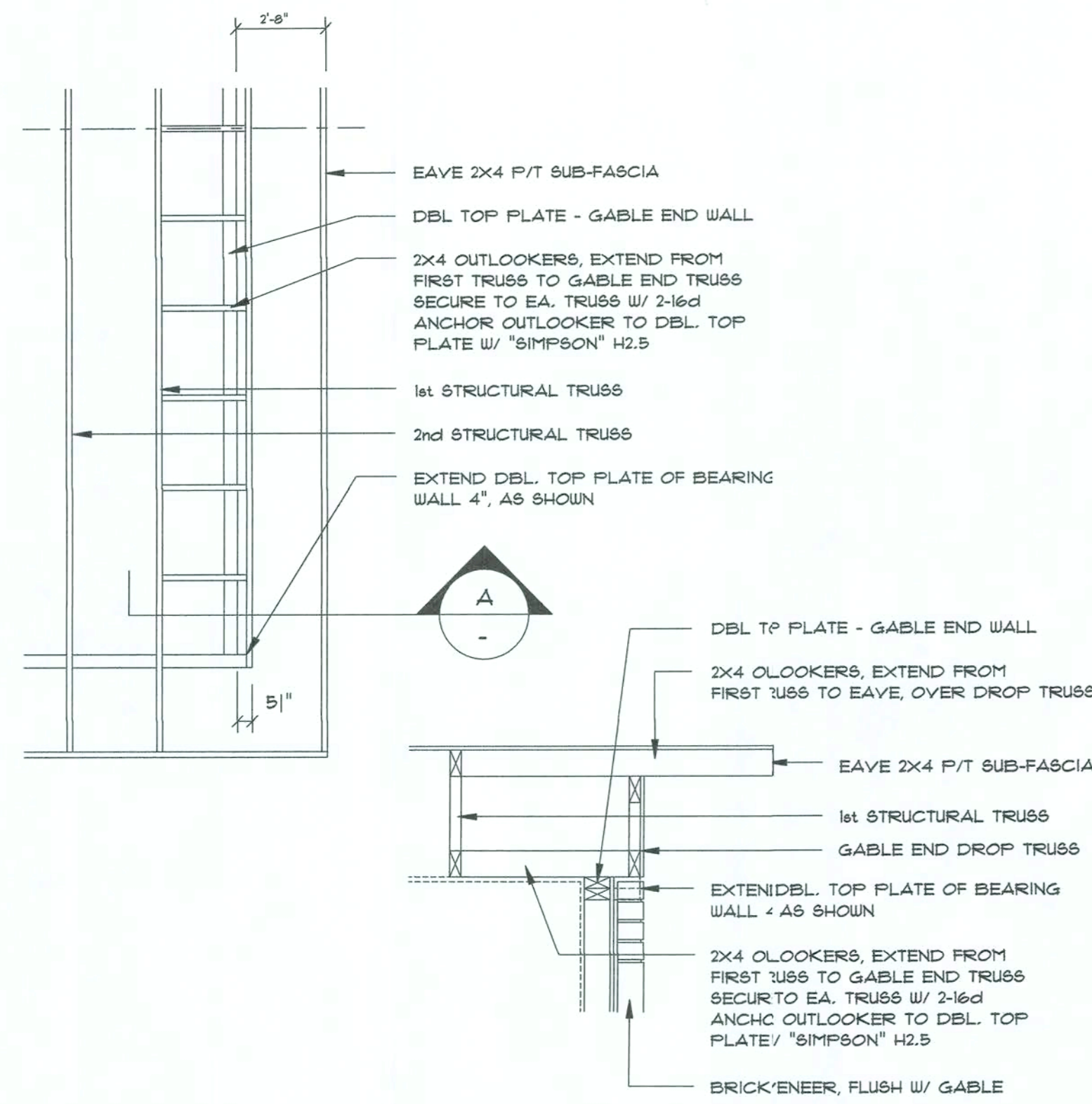
Dr. Study
AR0007005

NE
NICHOLAS
FRANZ
REGISTERED
ARCHITECT
N.C.A.R.B. Certified

JOB NUMBER
090604

SHEET NUMBER
S.5
OF 6 SHEETS

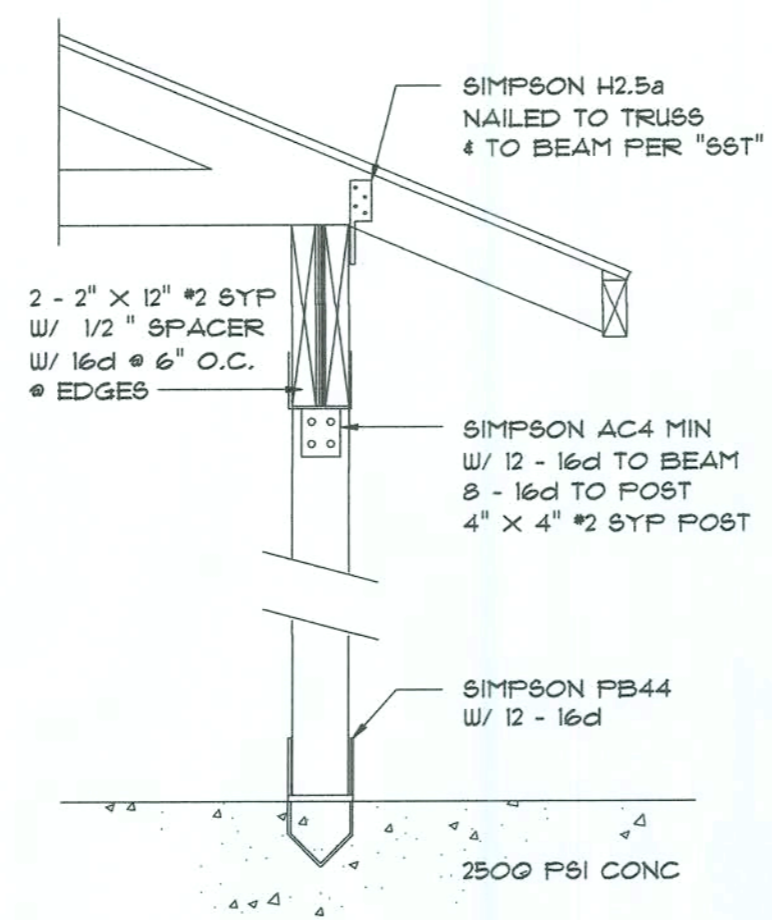
All drawings are the property of the architect, and may not be used, copied or reproduced in whole or in part for use on or incorporated into any other job without specific and individual authorization by the architect.



Gable End Wall Extension DETAIL

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

H

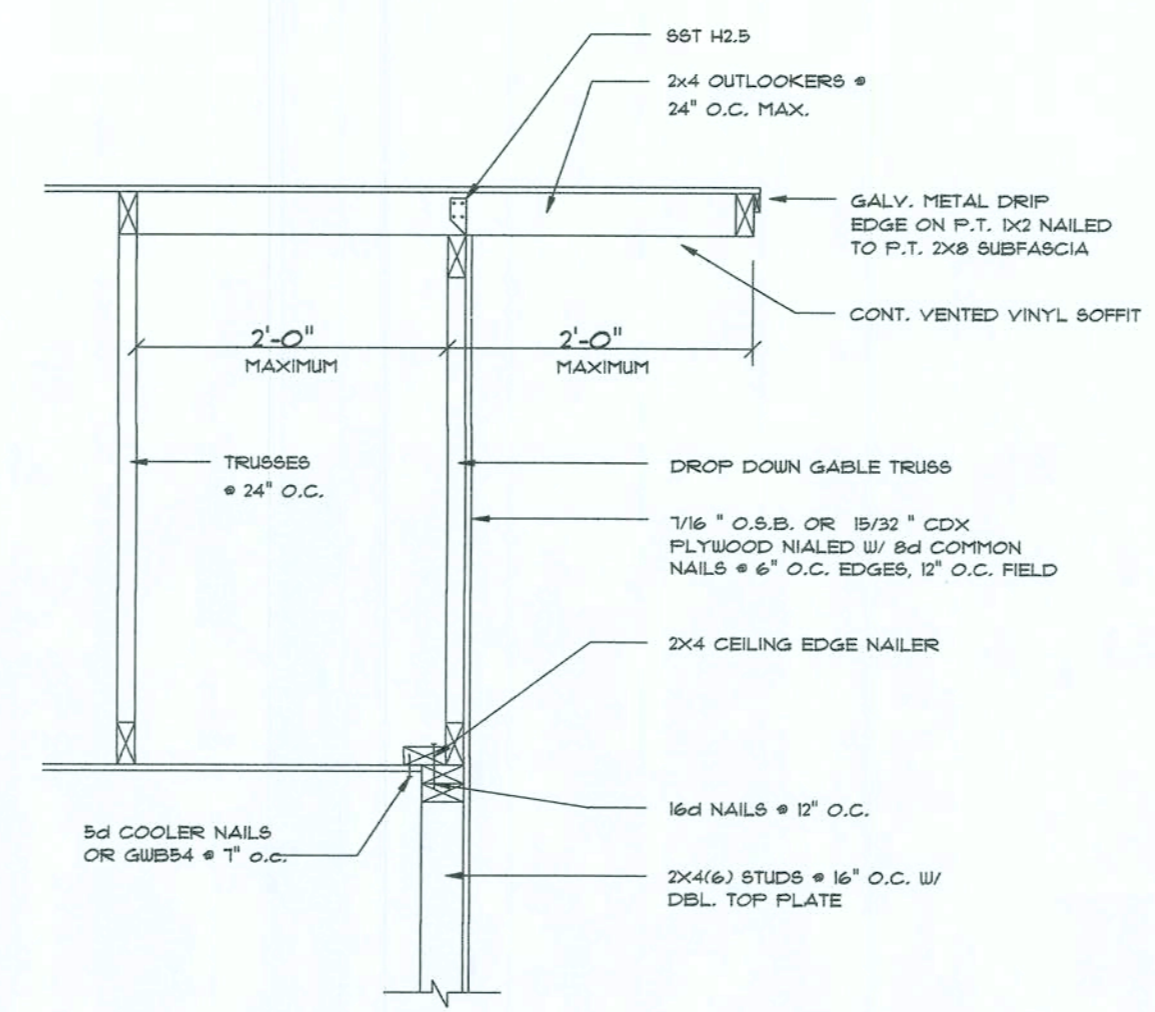


SEE PLANS FOR ANCHOR VARIATIONS

Post/Beam DETAIL

SCALE: 1" = 1'-0"

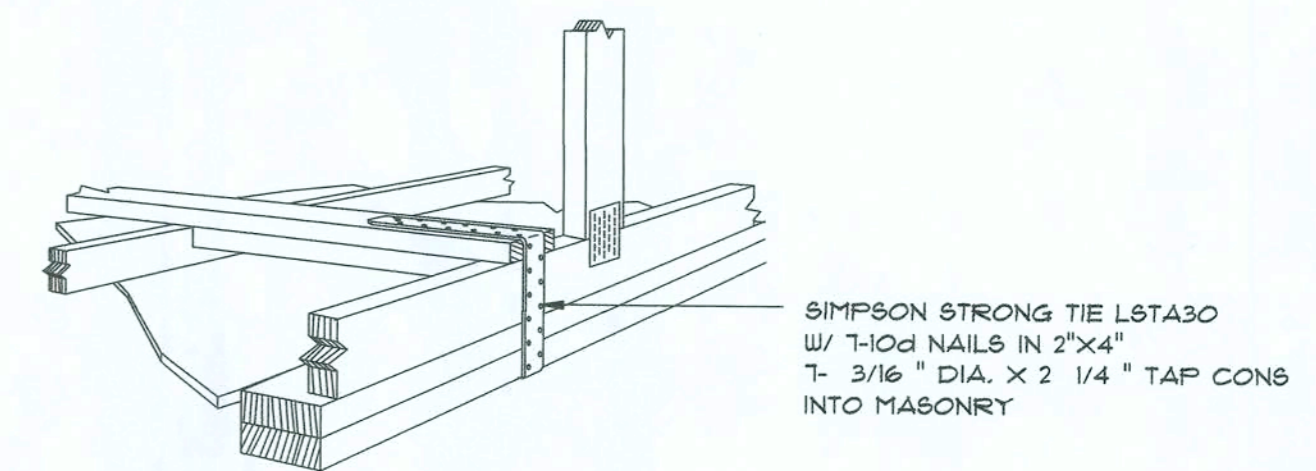
I



Gable End DETAILS

SCALE: NONE

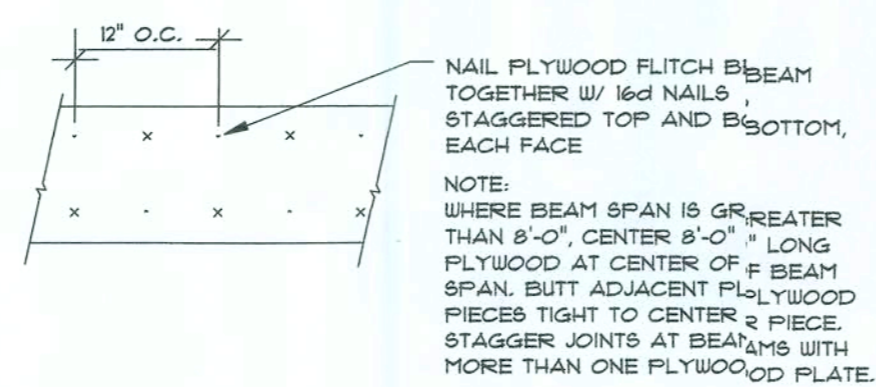
J



GABLE END GYPSUM DIAPHRAGM HOLDOWN CONNECTOR

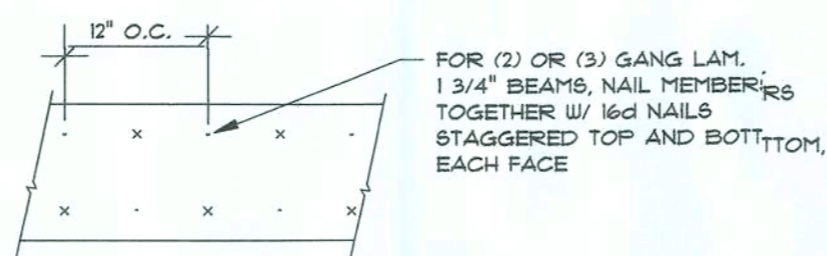
SCALE: NONE

K



PLYWOOD FITCH BEAM DETAIL

NOT TO SCALE



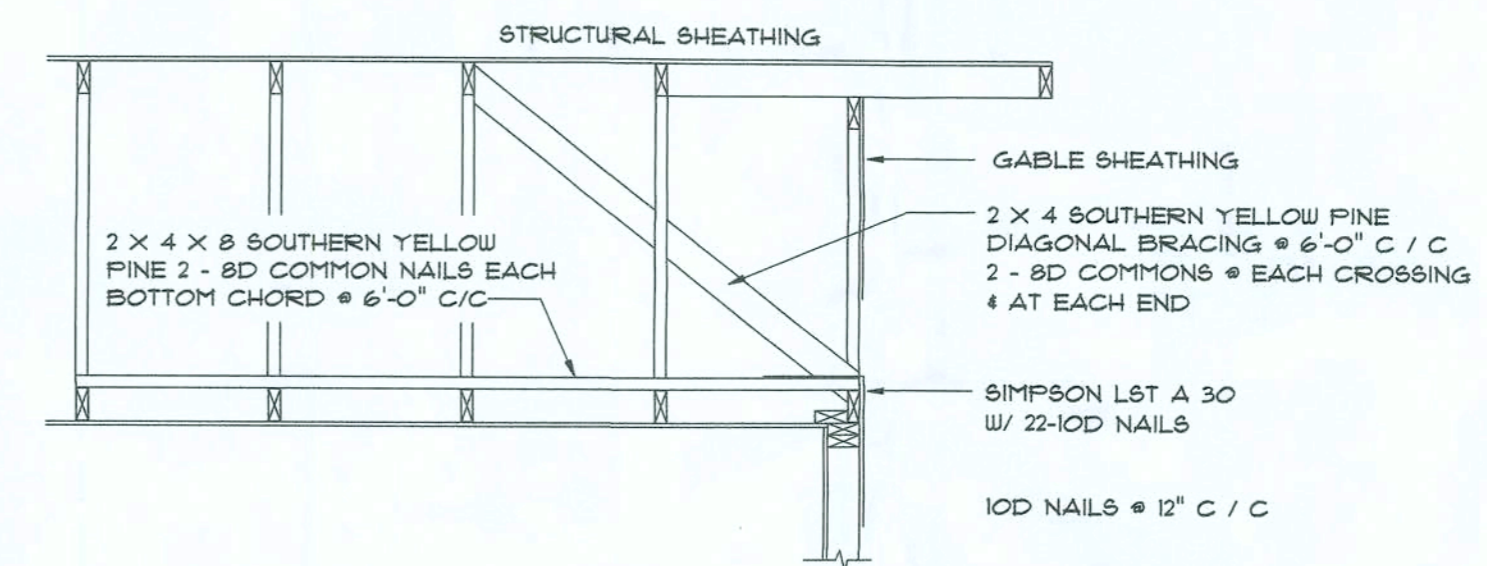
MULTIPLE GANG LAM. DETAIL

NOT TO SCALE

B/U Beam DETAILS

SCALE: NONE

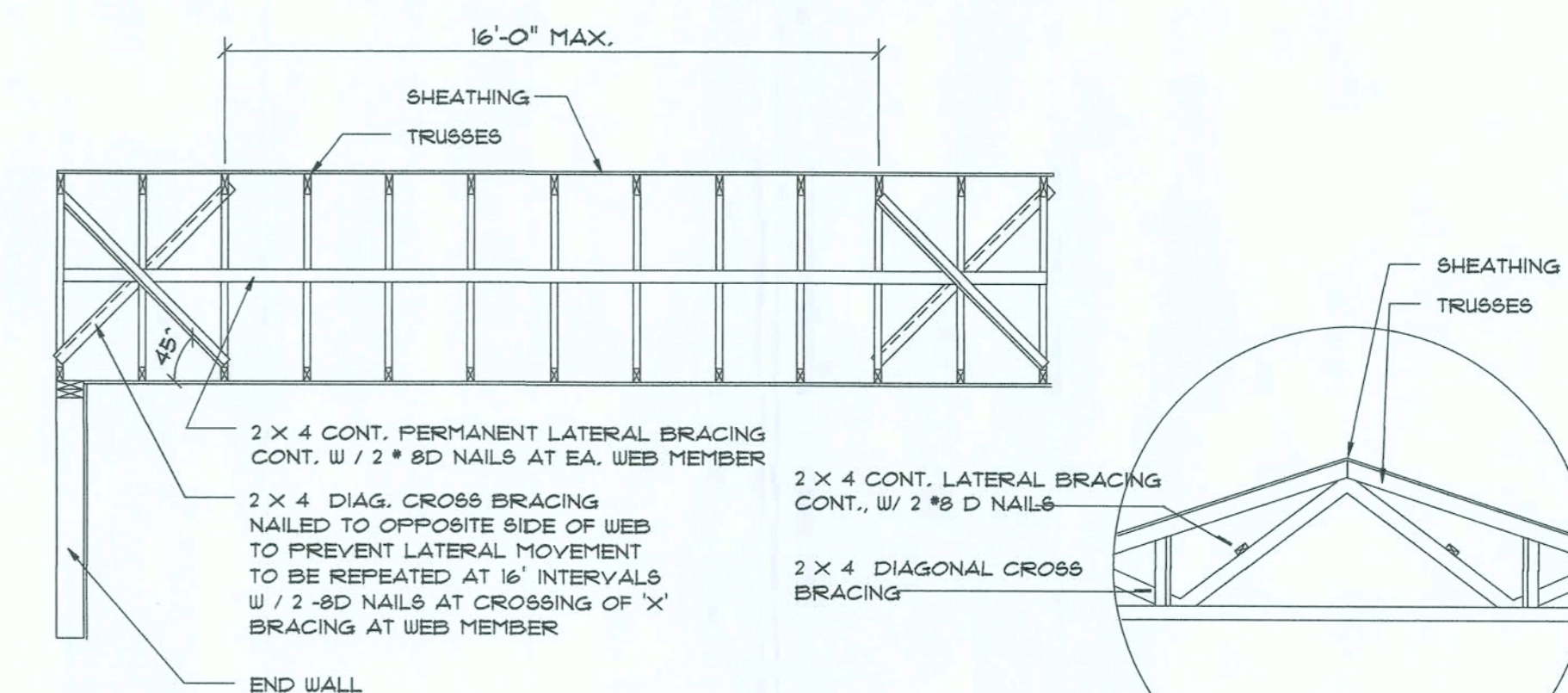
M



END WALL BRACING FOR CEILING DIAPHRAGM

NTS (ALTERNATIVE TO BALLOON FRAMING)

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



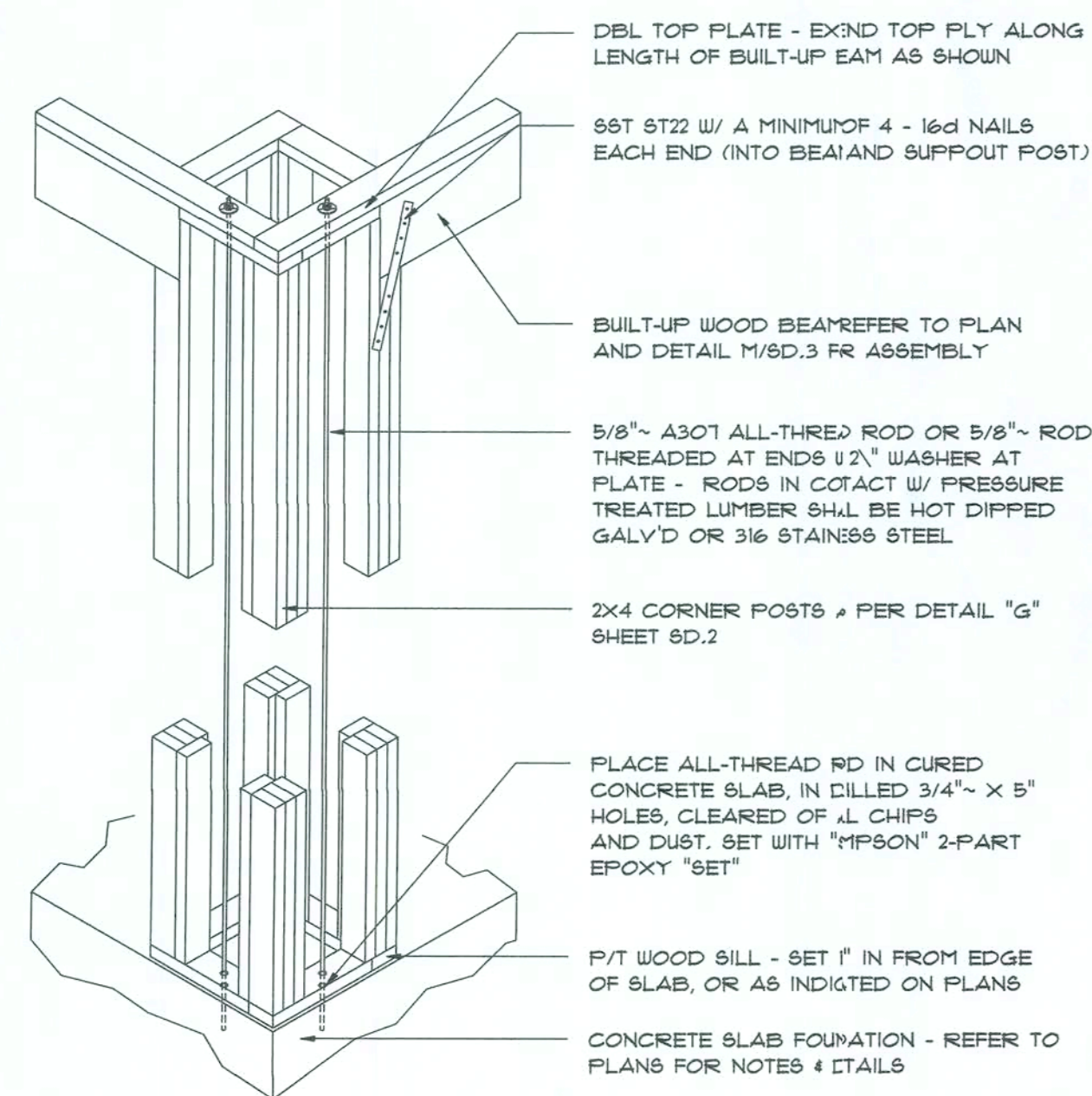
TYP. PERMANENT TRUSS BRACING DIA.

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

Truss Bracing DETAILS

SCALE: AS NOTED

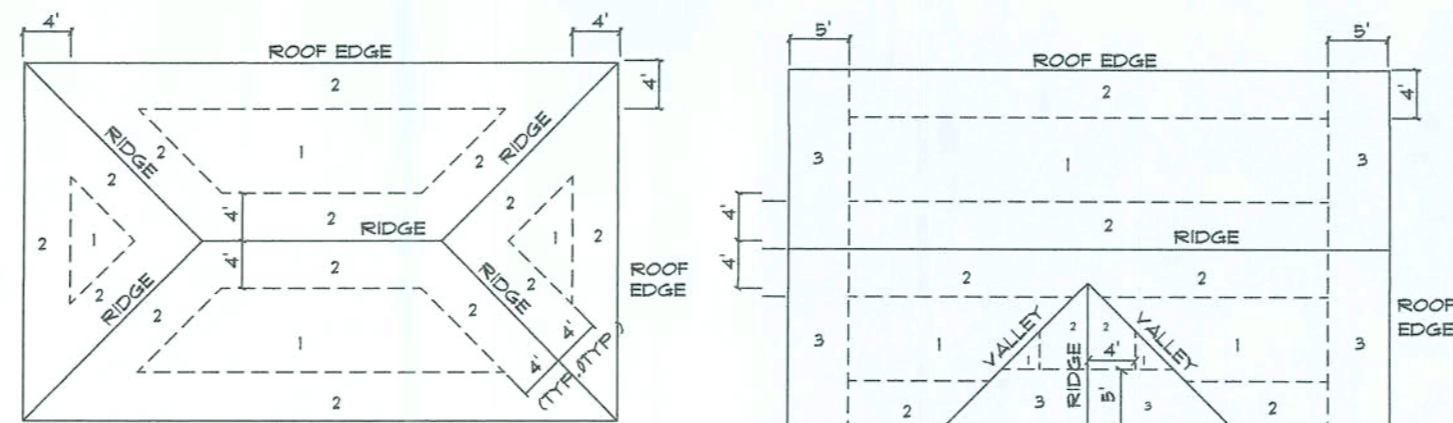
O



Built-Up Column Thru-Bolt DETAIL

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

L



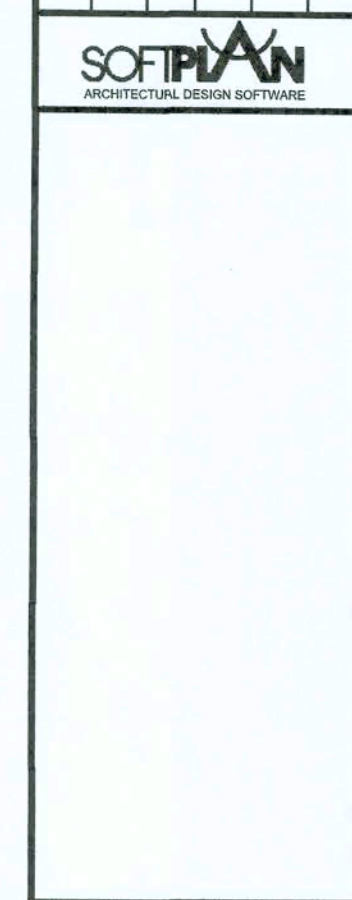
Roof Nail Pattern DET.

SCALE: NONE

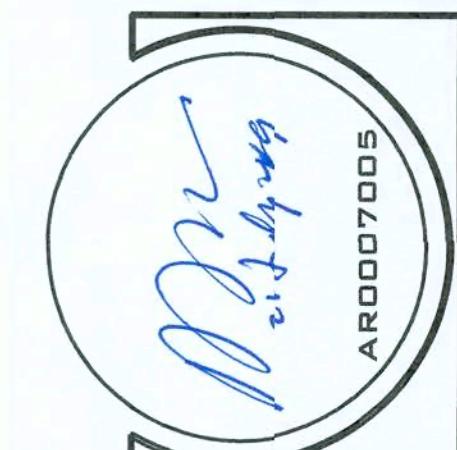
N

NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

REVISIONS	JULY 17, 2009
-----------	---------------



A CUSTOM RESIDENCE FOR:
STUART AND JOAN POTTS
 PROJECT ADDRESS: 176 NW CAMBRIDGE HILL WAY, LAKE CITY, FLORIDA



NICHOLAS
 KACAL
 BEISLER
 ARCHITECT
 N.C.A.R.B. Certified
 1758 NW Brown Rd
 Lake City, FL 32055
 (386) 755-9021

JOB NUMBER
09)604

SHEET NUMBER
S.6
OF 63 SHEETS

