

GENERAL NOTES

- THE DESIGN OF THIS STRUCTURE HAS BEEN REVIEWED FOR COMPLIANCE WITH THE WINDLOAD PROVISIONS OF THE FLORIDA RESIDENTIAL BUILDING CODE, 2004 WITH 2005 & 2006 SUPPLEMENTS & ASCE 7-02, USING THE FOLLOWING CRITERIA:
 BASIC WIND SPEED = 110 MPH (3 SECOND GUST)
 IMPORTANCE FACTOR = 1.0 (BUILDING CATEGORY II)
 EXPOSURE CATEGORY = B (ALL DIRECTIONS)
 INTERNAL PRESSURE COEFFICIENT = ± 0.18
- COMPONENTS AND CLADDING WIND PRESSURES TO BE USED FOR DESIGN OF EXTERIOR COMPONENT AND CLADDING MATERIALS ARE AS FOLLOWS:

EFFECTIVE WIND AREA, WALLS, ROOFS	ALL DOORS AND WINDOWS IN EXTERIOR WALLS SHALL RESIST ±23.1 PSF MINIMUM (UNLESS OTHERWISE NOTED)
UP TO 10 S.F.	2.91 PSF 42.1 PSF
UP TO 20 S.F.	27.2 PSF 38.2 PSF
UP TO 50 S.F.	24.6 PSF 33.0 PSF
OVER 50 S.F.	22.6 PSF 29.1 PSF
- UNLESS OTHERWISE SPECIFIED, ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA RESIDENTIAL BUILDING CODE, 2004 (FBC).
- DESIGN LIVE LOADS USED IN THE ANALYSIS ARE AS FOLLOWS:
 ROOFS = 20 PSF
 FLOORS = 40 PSF
 GARAGE FLOOR = 50 PSF
 PORCHES, LOFTS, BALCONIES = 40 PSF

FRAMING NOTES

- ROOF AND WALL SHEATHING SHALL BE APA-RATED PANELS AND CONFORM TO REQUIREMENTS OF CHAPTERS 8 & 6, FBC RESIDENTIAL 2004. WOOD STRUCTURAL PANEL DIAPHRAGM NAIL SPACINGS ALONG PANEL EDGES SHALL BE 4" O.C. UNLESS NOTED OTHERWISE. INTERMEDIATE FASTENERS SHALL BE AT 8" O.C. UNLESS NOTED OTHERWISE. FASTENERS SHALL BE 8D COMMON OR GALVANIZED BOX NAILS UNLESS OTHERWISE NOTED. THICKNESS OF WOOD PANELS ARE NOTED ON THE PLANS. MINIMUM NOMINAL PANEL THICKNESS SHALL BE 7/16".
- WOOD STUDS AND GIRDER SUPPORT POSTS USED FOR BEARING WALL FRAMING OF LESS THAN 10' PLATE HEIGHT SHALL BE HEM-FIR, S-P-F, OR S-Y-P, STUD GRADE OR BETTER. WOOD STUDS AND GIRDER SUPPORT POSTS USED FOR BEARING WALL FRAMING WITH 10' PLATE HEIGHT AND HIGHER SHALL BE HEM-FIR, S-P-F, OR S-Y-P, CONSTRUCTION GRADE OR BETTER. WALL OPENINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 6, SECTION R602, FBC RESIDENTIAL 2004, UNLESS OTHERWISE NOTED ON THE PLANS.
- WOOD BEAMS, RAFTERS AND OTHER HORIZONTAL LOAD BEARING ELEMENTS SHALL BE S-Y-P #2 GRADE OR BETTER.
- FASTENING OF WOOD FRAMING SHALL CONFORM TO TABLE R602.3(1), FBC RESIDENTIAL 2004, UNLESS OTHERWISE NOTED.
- DESIGN OF PREFABRICATED WOOD TRUSSES IN FLOORS AND ROOFS IS DELEGATED TO THE TRUSS MANUFACTURER'S ENGINEER. THE TRUSS ENGINEER SHALL SUBMIT ENGINEERING DOCUMENTS FOR REVIEW FOR CONFORMANCE WITH THE DESIGN INTENT OF THE PROJECT.
- INSTALLATION OF PREFABRICATED WOOD TRUSSES SHALL FOLLOW THE RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE PUBLICATION HIB-91, AND THE MANUFACTURER'S INSTRUCTIONS. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL TEMPORARY AND PERMANENT TRUSS BRACING IN ADDITION TO ANY SUPPLEMENTAL BRACING SHOWN ON THE DRAWINGS.
- WOOD CONSTRUCTION CONNECTORS SHOWN ON THE PLANS REPRESENT THE DESIGNER'S INTENT TO FURNISH A COMPLETE LOAD PATH FROM ROOF TO FOUNDATION. OTHER BRANDS OR TYPES OF CONNECTORS THAT HAVE DOCUMENTED EQUIVALENT CAPACITY MAY BE SUBSTITUTED AT THE CONTRACTOR'S OPTION.

SQUARE FOOTAGE

LIVING = 2088 SF
 NON LIVING = 1760 SF
 TOTAL = 3848 SF

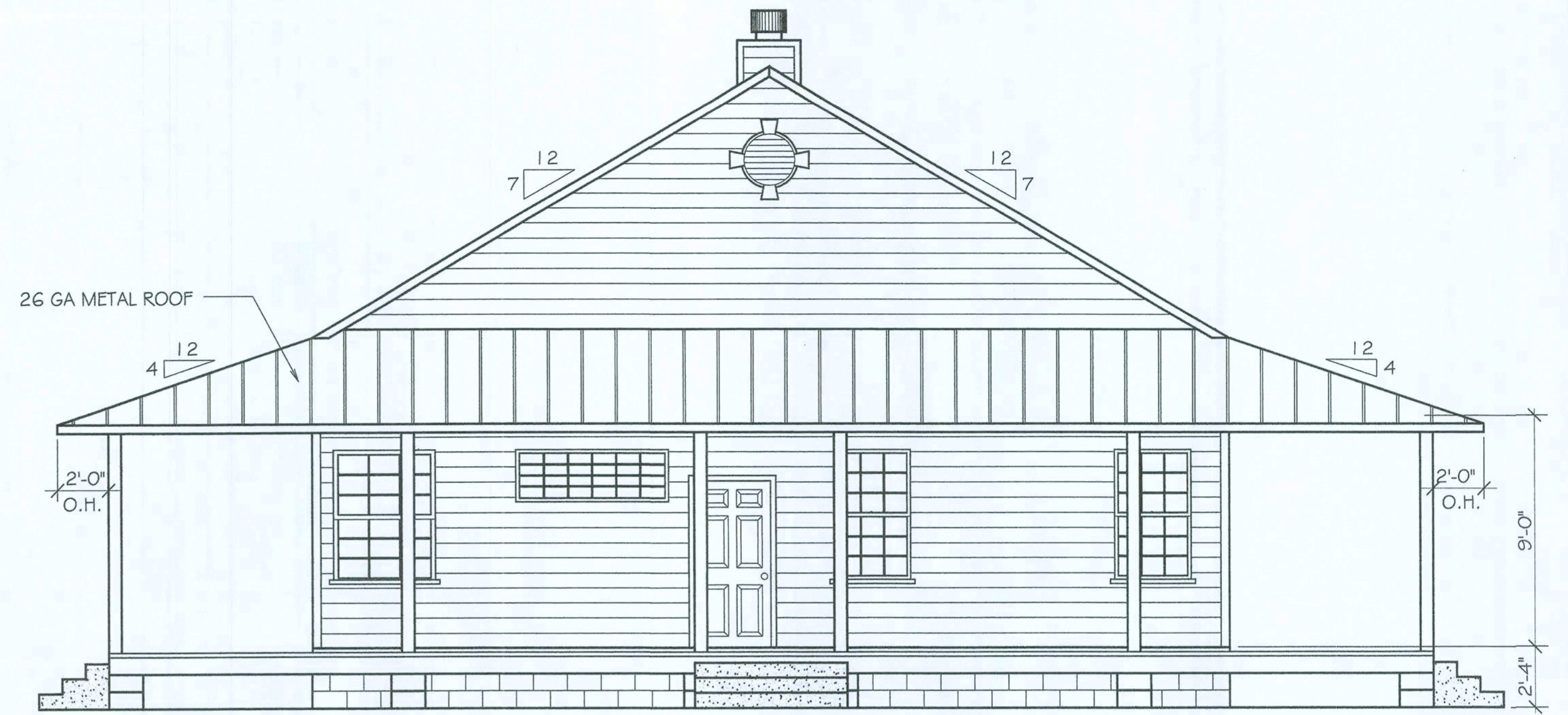
FLOOR PLAN
 SCALE: 1/4" = 1'-0"

PL - 40
 1/16 - 39
 SEE DETAILS

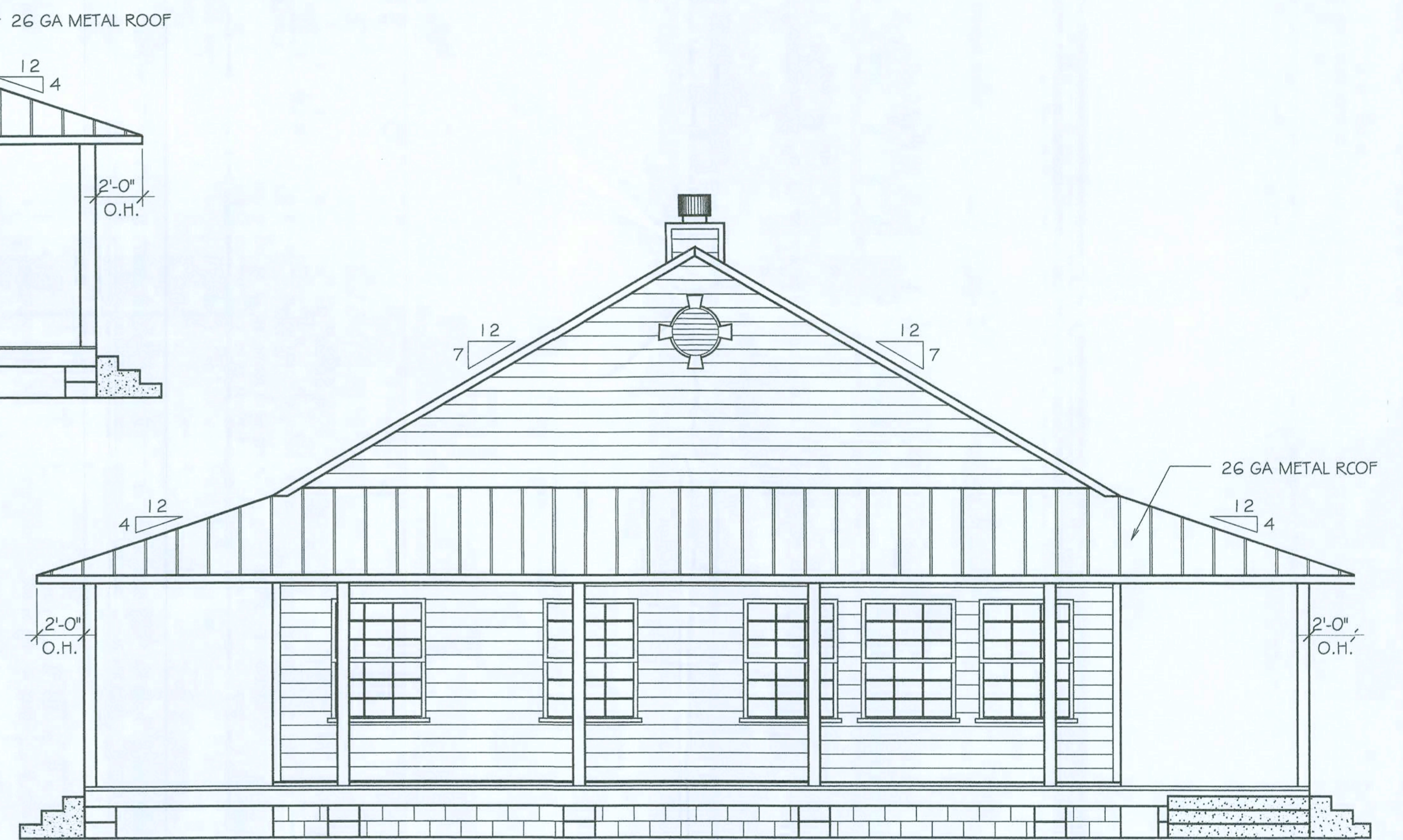
RESIDENCE FOR: Terence Munn & Susan Tanhauser			
SCALE: 1/4" = 1'-0"	744 SW Unity CT	DRAWN BY: D. HAAS	
DATE: 01-18-2008	Fort White, FL 32038	FILE NO. 0-12FJ	
FLOOR PLAN & NOTES			
Columbia County, Florida		DRAWING NUMBER: 1 OF 5	



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



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



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



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

RESIDENCE FOR:		
Terence Munn & Susan Tanhauser		
SCALE: 1/4" = 1'-0"	744 SW Unity CT	DRAWN BY: D. HAAS
DATE: 01-18-2008	Fort White, FL 32038	FILE NO: 0-12ELJ
FRONT, REAR, LEFT & RIGHT SIDE ELEVATIONS		
Columbia County, Florida	DRAWING NUMBER	2 OF 5

CONCRETE NOTES

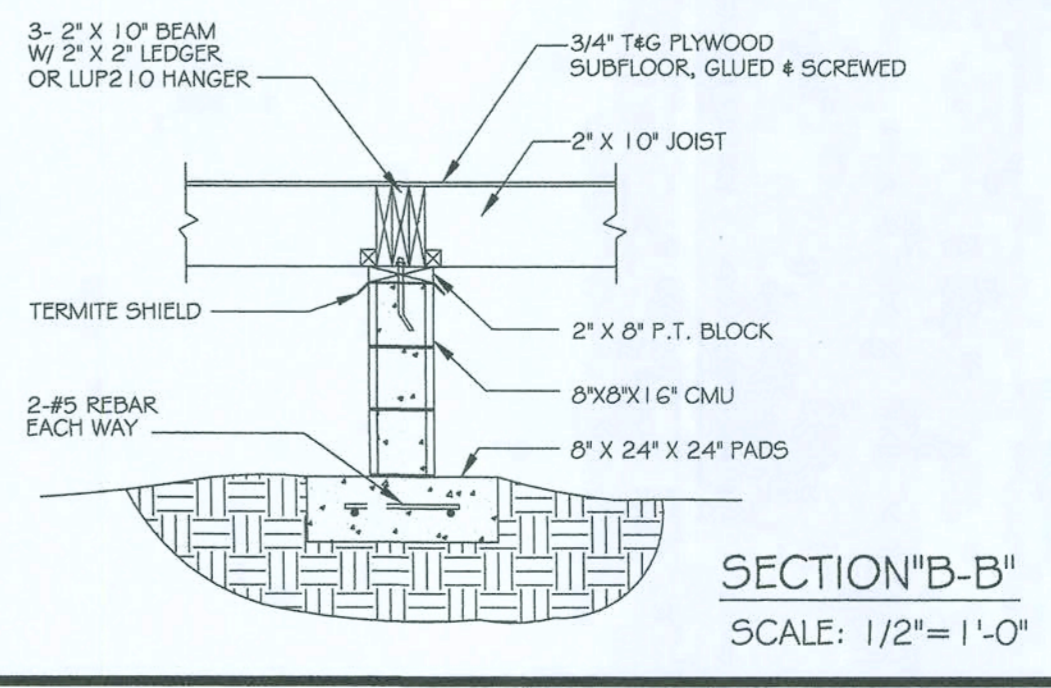
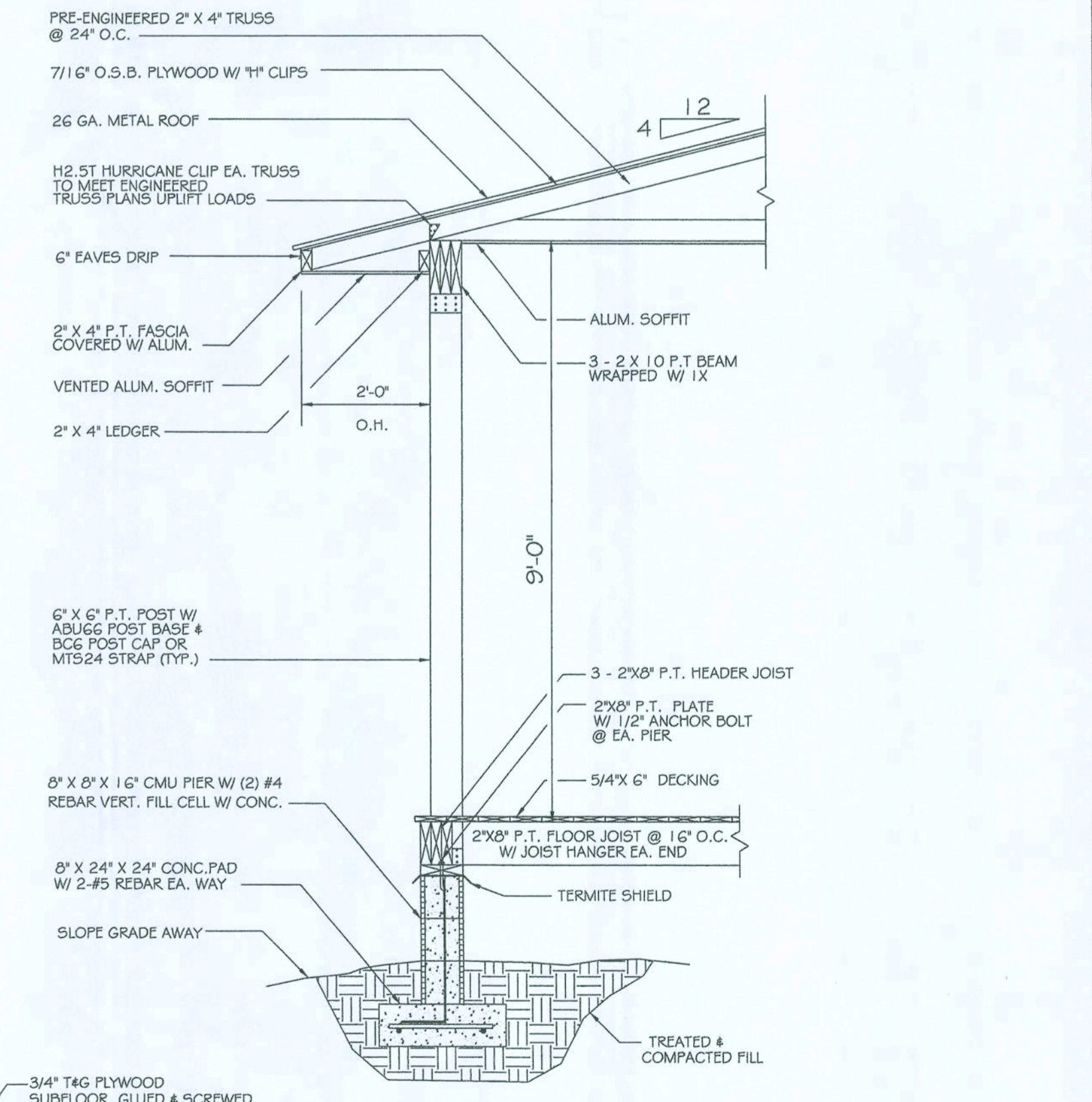
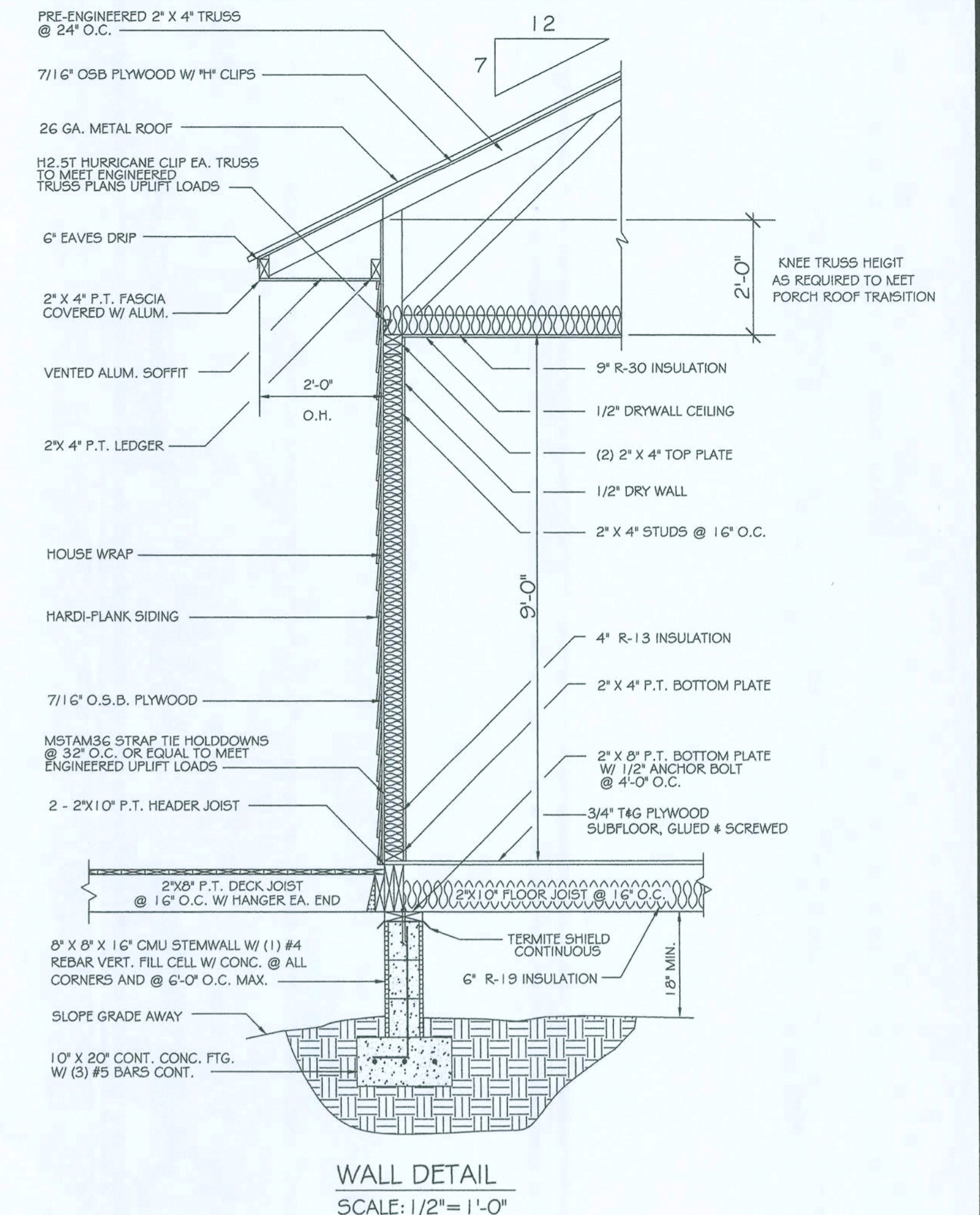
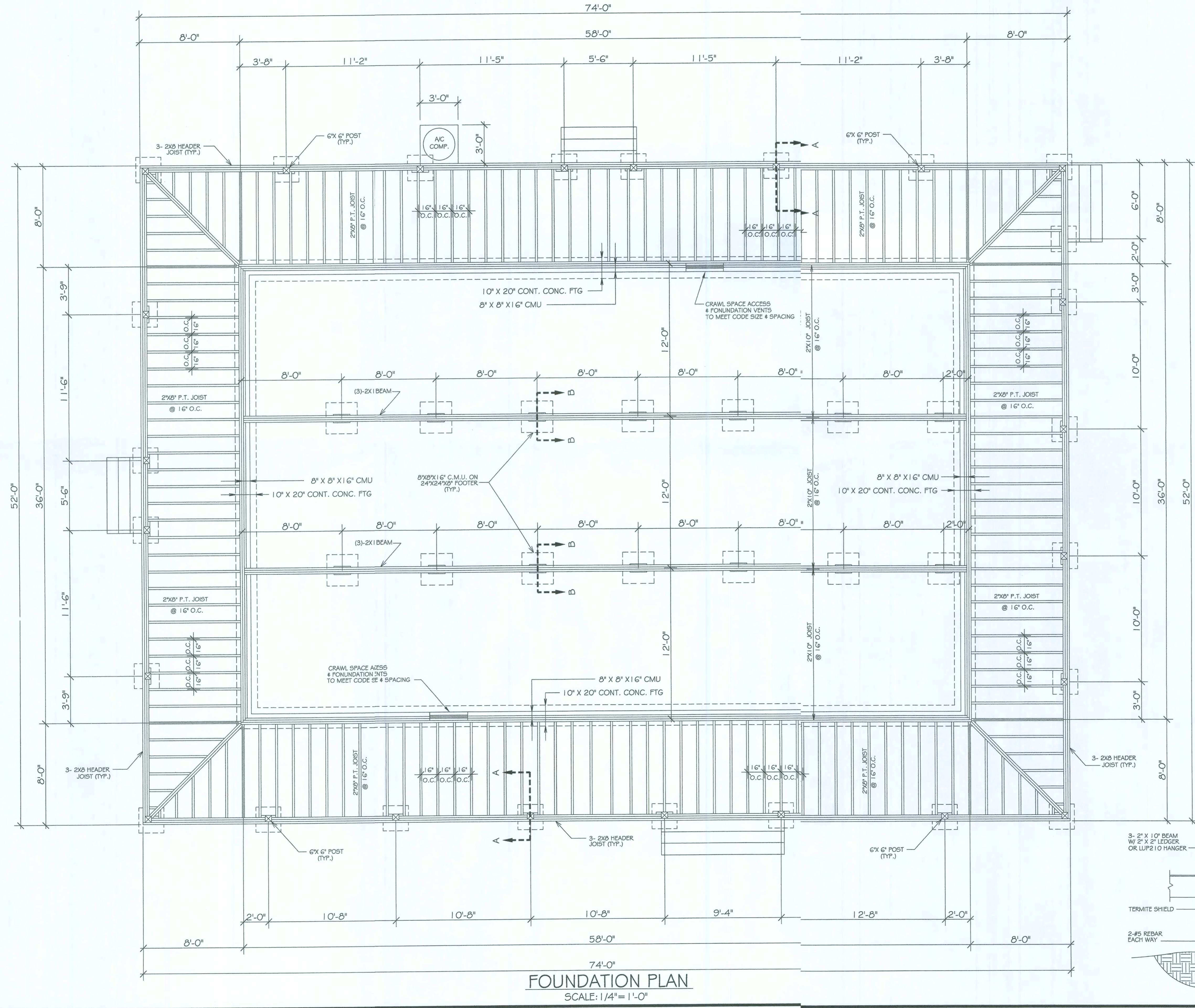
1. CONCRETE FOUNDATIONS SHALL IMPLY WITH THE REQUIREMENTS OF CHAPTER 4, FBC RESIDENTIAL 2004. WHERE SUBSURFACE GEOTECHNICAL INVESTIGATIONS ARE NOT PROVIDED TO THE ARCHITECT, FOUNDATIONS AND FOOTINGS ARE DESIGNED FOR THE FOLLOWING ASSUMED SOIL BEARING CONDITIONS: LOOSE GRANULAR MATERIAL WITH NO APPRECIABLE CLAY OR ORGANIC MATERIAL WITH A MINIMUM ALLOWABLE BEARING PRESSURE OF 2000 PSF. COMPACT FILL TO .95 MODIFIED PROCTOR.

2. MASONRY CONSTRUCTION SHALL CONFORM TO REQUIREMENTS OF CHAPTER 6, FBC. NET AREA COMPRESSIVE STRENGTH OF MASONRY IS 1500 PSI. TYPE M OR S MORTAR SHALL BE USED. ALL MASONRY SHALL BE LAID IN RUNNING BOND PATTERN.

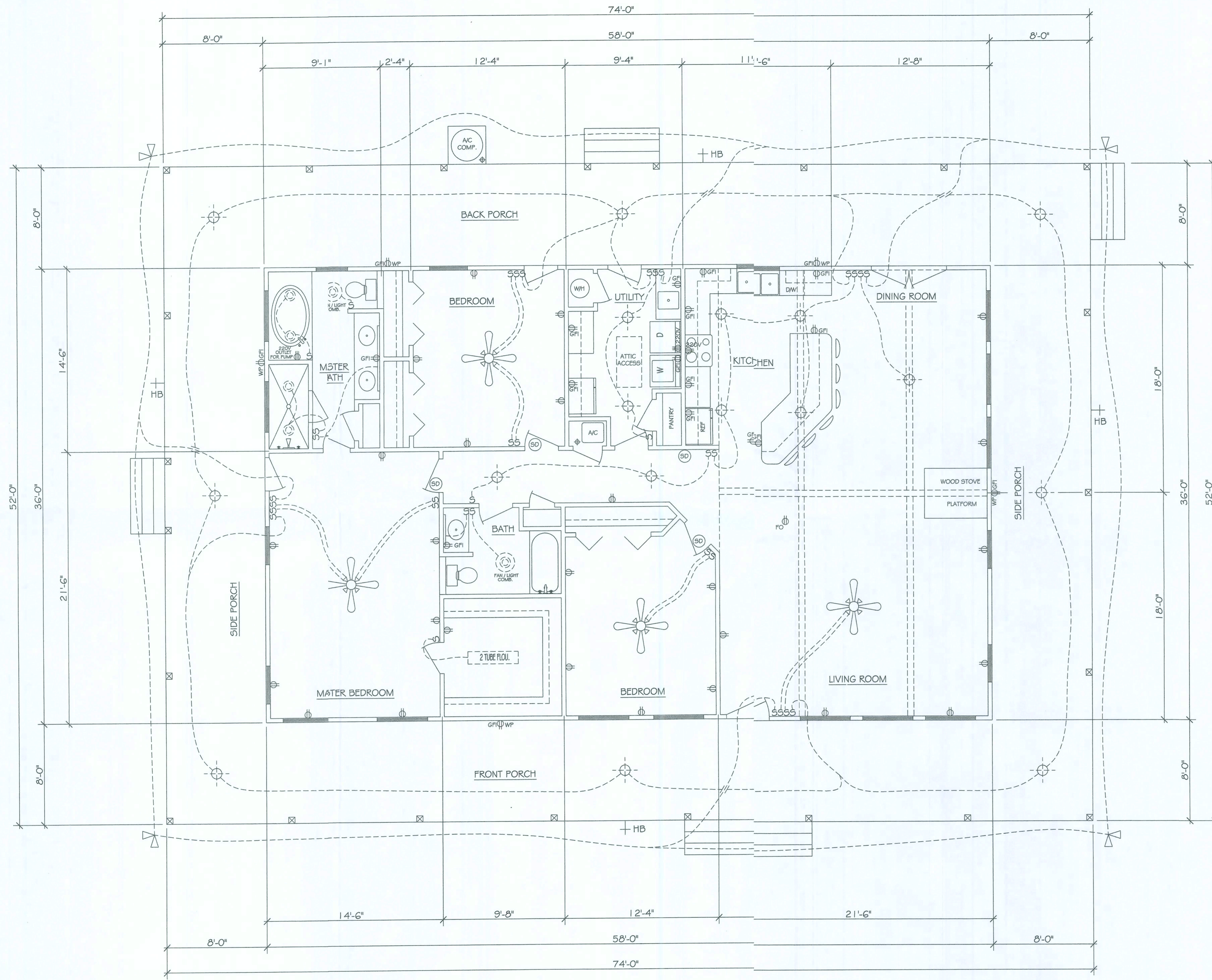
3. GROUT USED TO FILL CELLS, UNITS AND BOND BEAMS SHALL CONFORM TO REQUIREMENTS OF CHAPTER 6, FBC RESIDENTIAL 2004. REQUIRE MINIMUM COMPRESSIVE STRENGTH IS 2500 PSI AT 28 DAYS.

4. REINFORCING BARS SHALL BE GRADE 40 DEFORMED BILLET STEEL BARS AND COMPLY WITH ASTM A 615 REQUIREMENTS. JOINT REINFORCING IF USED, SHALL BE 9 GAGE, GALVANIZED STEEL CONFORMING TO ASTM A 185 REQUIREMENTS. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 REQUIREMENTS. WIRE FABRIC SHALL BE SUPPORTED AS REQUIRED IN CHAPTER 5, SECTION 5.05.6, FBC RESIDENTIAL 2004. SYNTHETIC FIBER REINFORCEMENT IS NOT PERMITTED AS A SUBSTITUTE FOR WIRE FABRIC UNLESS IT IS SHOWN ON THE DRAWINGS.


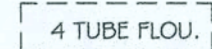










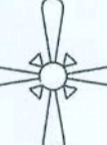
5. CONCRETE SHALL CONFORM TO REQUIREMENTS OF CHAPTER 6, FBC RESIDENTIAL 2004, AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.



RESIDENCE FOR:		
Terence Munn & Susan Tanhauser		
SCALE: AS NOTED	744 SW Unity CT	DRAWN BY: D. HAAS
DATE: 01-18-2008	Fort White, FL 32038	FILE NO: 0-12FDJ
FOUNDATION PLAN, WALL DETAILS & NOTES		
Columbia County, Florida	DRAWING NUMBER	3 OF 5



ELECTRICAL LEDGEND

-  EXTERIOR FLOOD LIGHTS
-  RECESSED 4' FLOU. FIXTURE
-  PHONE OUTLET
-  TV OUTLET
-  HOSE BIBB
-  INCANDESCENT LIGHT FIXTURE
-  RECESSED LIGHT FIXTURE
-  SMOKE DETECTOR
-  INTERIOR GFI DUPLEX OUTLET
-  INTERIOR DUPLEX OUTLET
-  INTERIOR 220V OUTLET
-  EXTERIOR GFI OUTLET
-  CEILING FAN W/ LIGHT KIT

ELECTRICAL NOTES:

1. WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.
2. INSTALLATION SHALL BE PER NATIONAL ELECTRIC CODE 2002 OR LATEST EDITION.
3. CONSULT THE OWNER FOR THE NUMBER OR SEPARATE TELEPHONE LINES TO BE INSTALLED.
4. ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALLED IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC- LATEST EDITION 2002.
5. TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNERS DIRECTIONS AND IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC- LATEST EDITION 2002.
6. ALL MATERIAL SHALL HAVE A UL LABEL OR LISTING.
7. ALL BEDROOM OUTLETS TO BE ON ARC- FAULT BREAKERS OR G.F.I. OUTLETS.

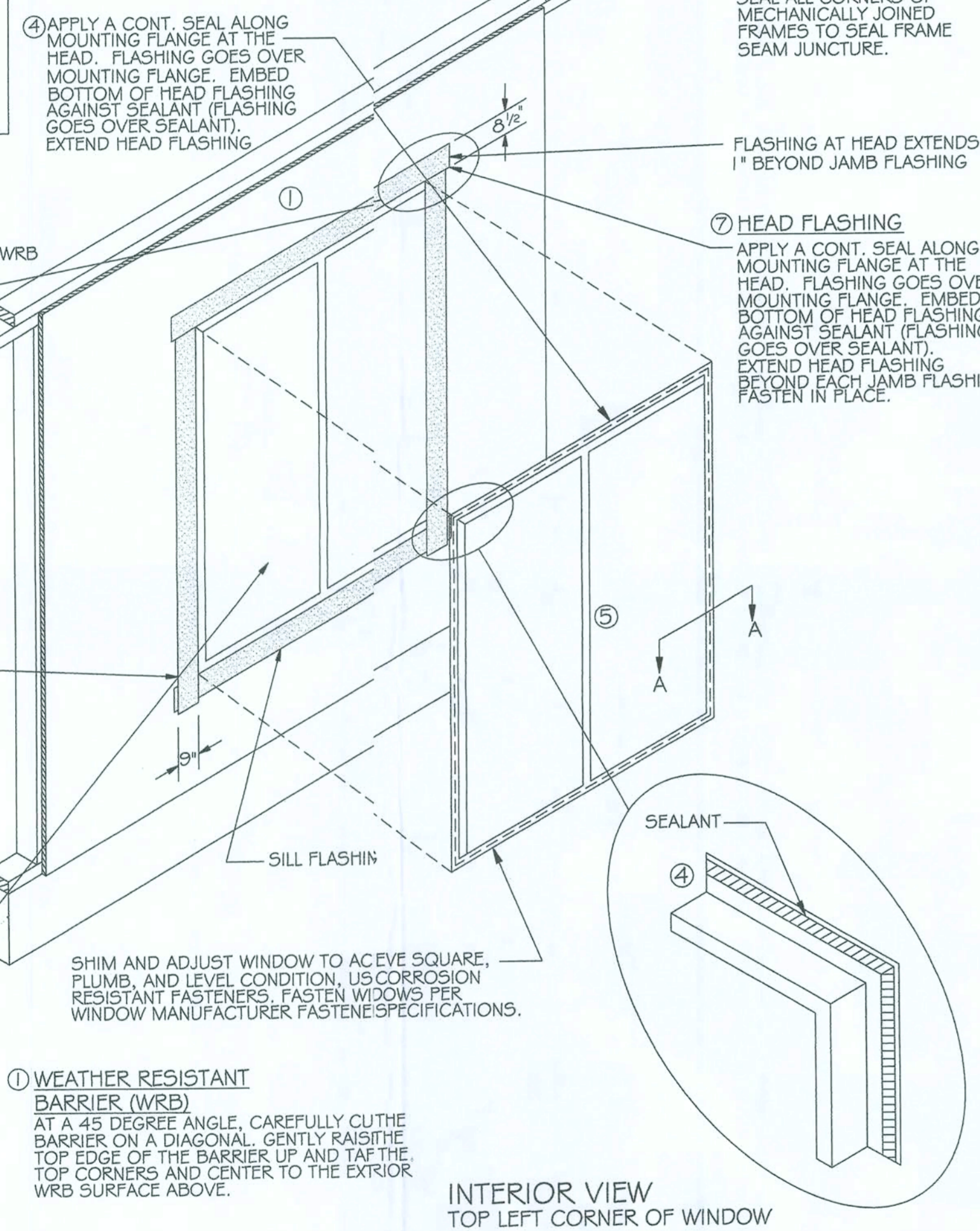
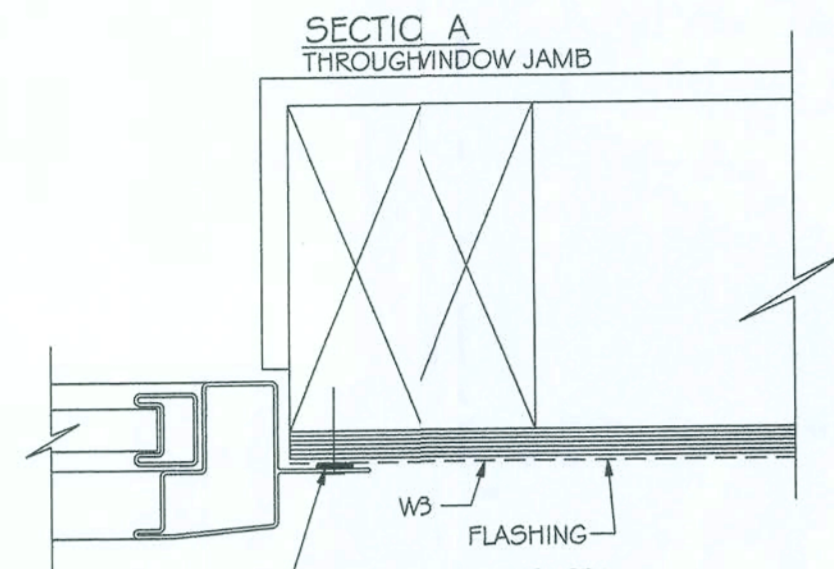
ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

RESIDENCE FOR: Terence Munn & Susan Tanhauser		
SCALE: 1/4" = 1'-0"	744 SW Unity CT	DRAWN BY: D. HAAS
DATE: 01-18-2008	Fort White, FL 32038	FILE NO: 01-12ECJ
ELECTRICAL PLAN & NOTES		
Columbia County, Florida		DRAWING NUMBER 4 OF 5

WINDOW INSTALLATION (METHOD B-1)

WEATHER RESISTIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION.
FLASHING APPLIED BEHIND THE MOUNTING FLANGE.

- STEPS**
- 1 IN WATER SHEDDING FASHION STARTING AT THE BASE OF THE WINDOW WORKING TOWARDS THE TOP. INSTALL THE WRB TO THE FACE OF THE SHEATHING.
 - 2 APPLY SILL FLASHING
 - 3 APPLY JAMB FLASHING
 - 4 APPLY BEAD OF SEALANT AROUND THE PERIMETER OF THE BACK SIDE (INTERIOR SURFACE) OF WINDOW MOUNTING FLANGE.
 - 5 IMMEDIATELY INSTALL WINDOWS USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
 - 6 APPLY BEAD OF SEALANT ACROSS THE FACE OF MOUNTING FLANGE AT HEAD
 - 7 APPLY HEAD FLASHING
 - 8 REMOVE PREVIOUSLY APPLIED TAPE ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.



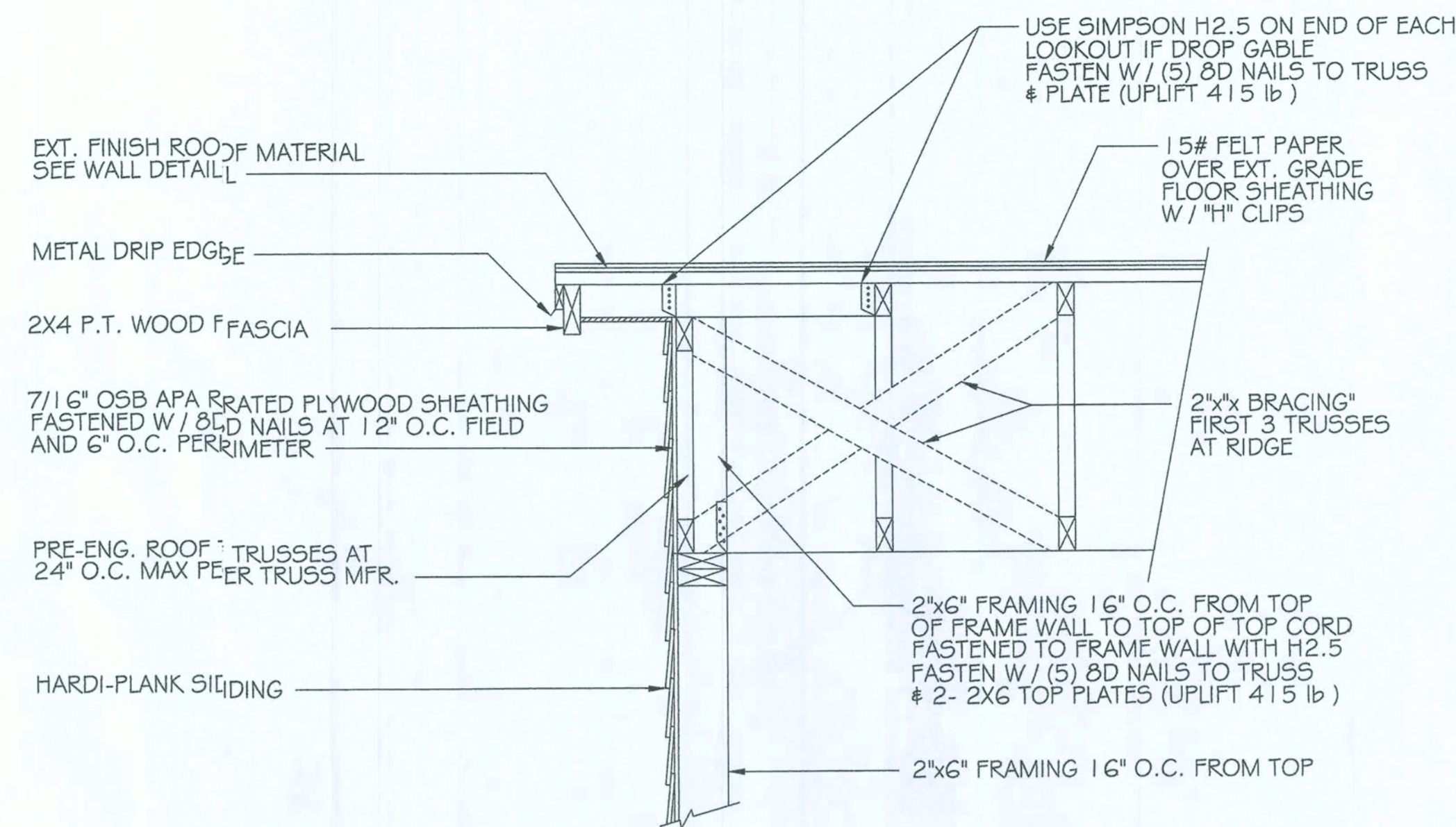
AFTER INSTALLATION
SEAL ALL CORNERS OF MECHANICALLY JOINED FRAMES TO SEAL FRAME SEAM JUNCTURE.

FLASHING AT HEAD EXTENDS 1" BEYOND JAMB FLASHING

7 HEAD FLASHING
APPLY A CONT. SEAL ALONG MOUNTING FLANGE AT THE HEAD. FLASHING GOES OVER MOUNTING FLANGE. EMBED BOTTOM OF HEAD FLASHING AGAINST SEALANT (FLASHING GOES OVER SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING FASTEN IN PLACE.

CODE REFERENCES

BUILDING CODE: _____ FLORIDA BUILDING CODE RESIDENTIAL 2004
MECHANICAL CODE: _____ FLORIDA MECH. & GAS CODE- 2004 RESIDENTIAL
ELECTRICAL CODE: _____ NATIONAL ELECTRICAL CODE 2005
PLUMBING CODE: _____ FLORIDA PLUMBING CODE-2004 RESIDENTIAL
HURRICANE RESISTANCE: _____ SCE 7-02



GABLE END WALL (TYP. EA. END)

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

DESIGN CRITERIA

CONSTRUCTION:	V-B
ALLOWABLE NO. OF FLOORS:	ONE (1)
WIND VELOCITY:	115 MPH
FLOOR LIVE LOAD:	40 P.S.F.
FLOOR DEAD LOAD:	10 P.S.F.
ROOF LIVE LOAD:	20 P.S.F.
ROOF DEAD LOAD:	6+4 P.S.F. (B.C.+T.C.)
OCCUPANCY TYPE:	R-3
EXPOSURE:	B
IMPORTANCE FACTOR:	1.0
INTERNAL PRESSURE COEFFICIENT:	+0.18
EXPOSURE:	B
COMPONENTS AND CLADDING PER FBC TABLE R301.2(2)	

FASTENER SCHEDULE

COMPONENT AND CLADDING DESIGN WIND LOADS (P.S.F.)

STRAP/CONNECTOR AND LOCATION	FASTENERS 10d X 1-1/2" NAILS	UPLIFT	MEAN ROOF HEIGHT (MRH) BASIC WIND SPEED	25 FEET 110 MPH			
				ZONES			
				INTERIOR ZONE		WITHIN 3' OF CORNERS AND BAY WINDOWS	
				POSITIVE	NEGATIVE	POSITIVE	NEGATIVE
SP4 @ 32" O.C. STUD PLATE	6	735					
H-2.5T @ EA. TRUSS/ AND FRAME WALL	10	545					
H-2.5T @ EA. GABLE END LOOK OUTS	10-8d	545	10	21.8	-23.6	21.8	-29.1
ABUGG @ EA. PORCH POST BASE	12-16d 2- 1/2 BOLTS	2300	20	20.8	-22.6	20.8	-27.2
BCG @ EA. PORCH POST CAP	6- 16d BEAM 6- 16d POST	1050	50	19.5	-21.3	19.5	-24.6
			100	18.5	-20.4	18.5	-22.6

ALL CONNECTORS MAY BE AS SHOWN OR SUBSTITUTED WITH EQUAL OR GREATER CONNECTORS

RESIDENCE FOR: Terence Munn & Susan Tanhauser		
SCALE: AS NOTED	744 SW Unity CT	DRAWN BY: D. HAAS
DATE: 01-18-2008	Fort White, FL 32038	FILE NO: C1-12MDJ
MISC. DETAILS & NOTES		
Columbia County, Florida		DRAWING NUMBER 5 OF 5