

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

Daniel Shaheen
Daniel Shaheen

December 02, 2008

D.D.S.
Studios

ARCHITECTURAL

DESIGN

P.O. Box 273
LAKE CITY FL 32016
(386) 754-0181

CONSTRUCTION
DOCUMENTS BY:



ENGINEERED BY:

A CUSTOM HOME DESIGNED FOR:

DAN & GAIL NICKELSON

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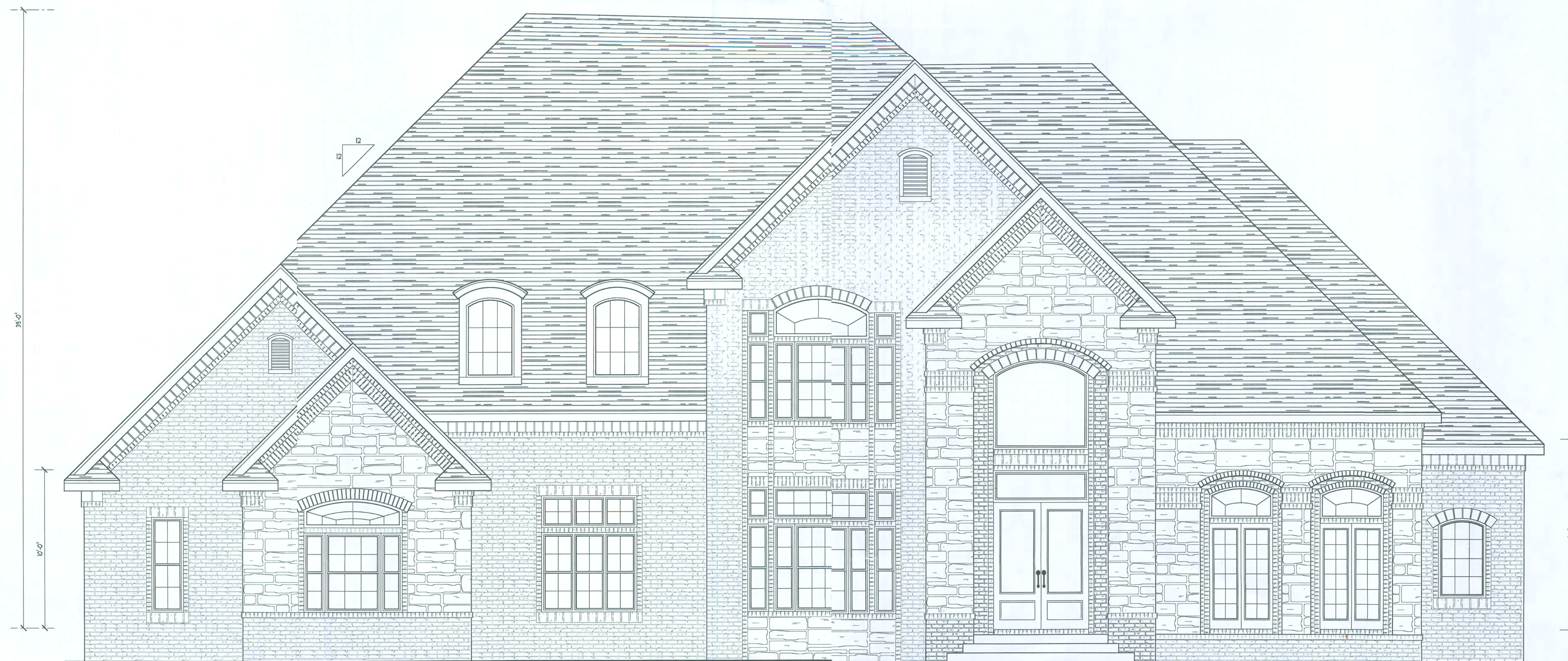
EXTERIOR ELEVATIONS

SHEET NUMBER

1 of 5

All work shall comply with
the standard building code,
and all applicable local
codes and ordinances.

Contractor shall verify all
dimensions prior to
commencing construction.



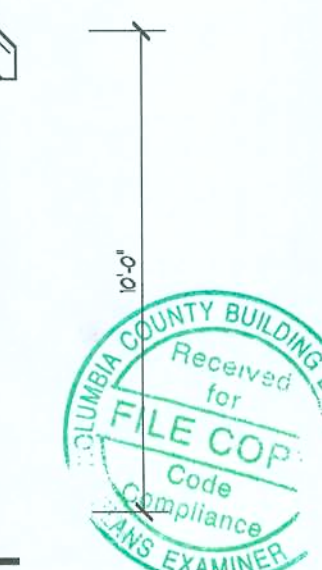
FRONT ELEVATION

SCALE: 1/4" = 1'



REAR ELEVATION

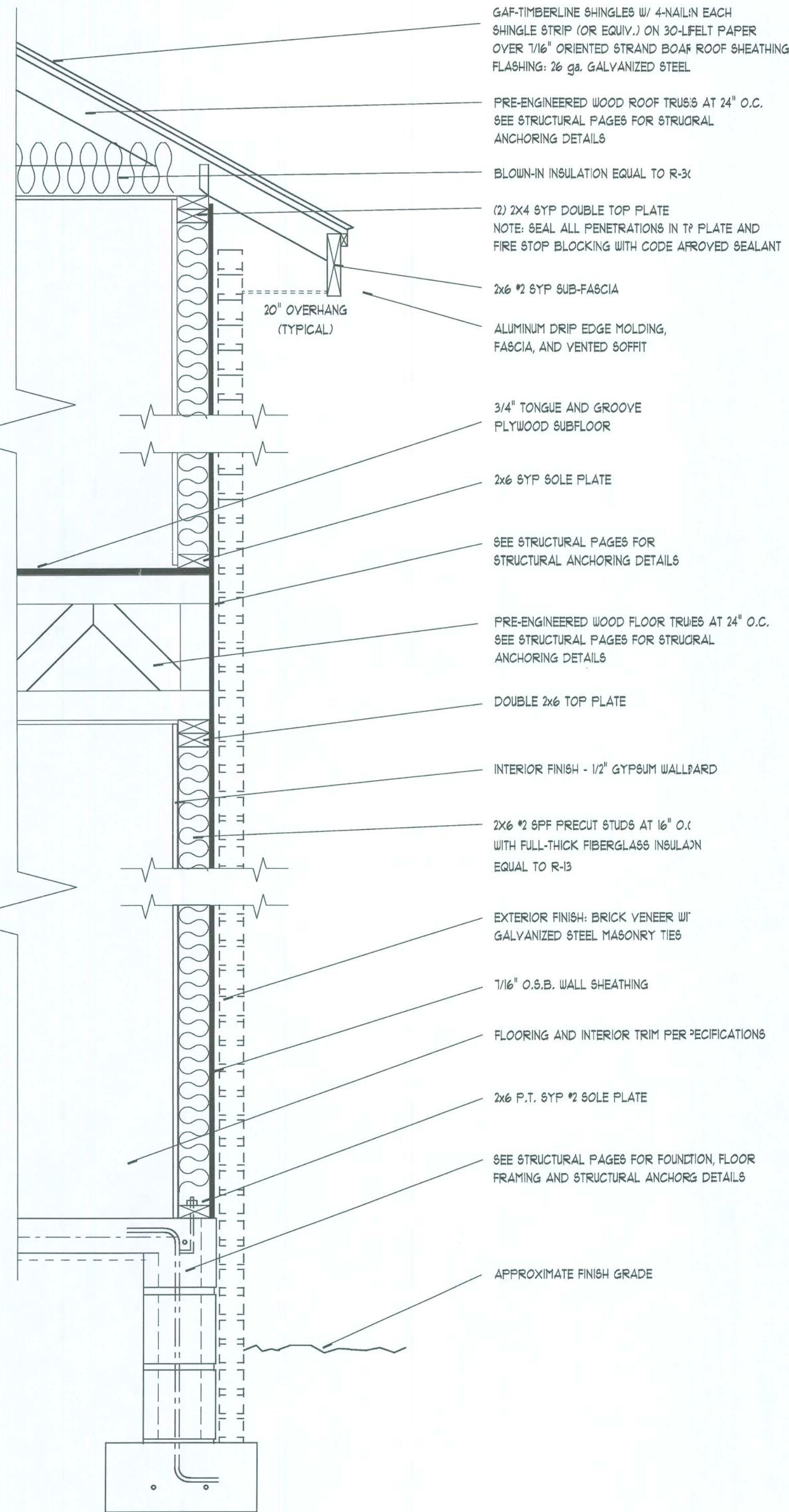
SCALE: 1/4" = 1'



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

TWO-STORY TYPICAL WALL SECTION

SCALE: 1" = 1'
REFER TO STRUCTURAL PAGE FOR
STRUCTURAL SPECIFICATIONS



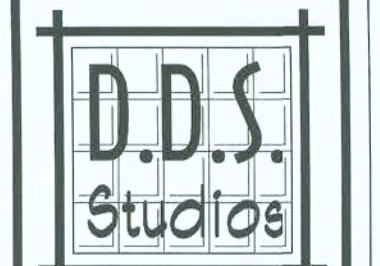
LEFT ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION SCALE: 1/4" = 1'

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**EXTERIOR ELEVATIONS
TYPICAL WALL SECTION**

SHEET NUMBER
2 of 5

All work shall comply with
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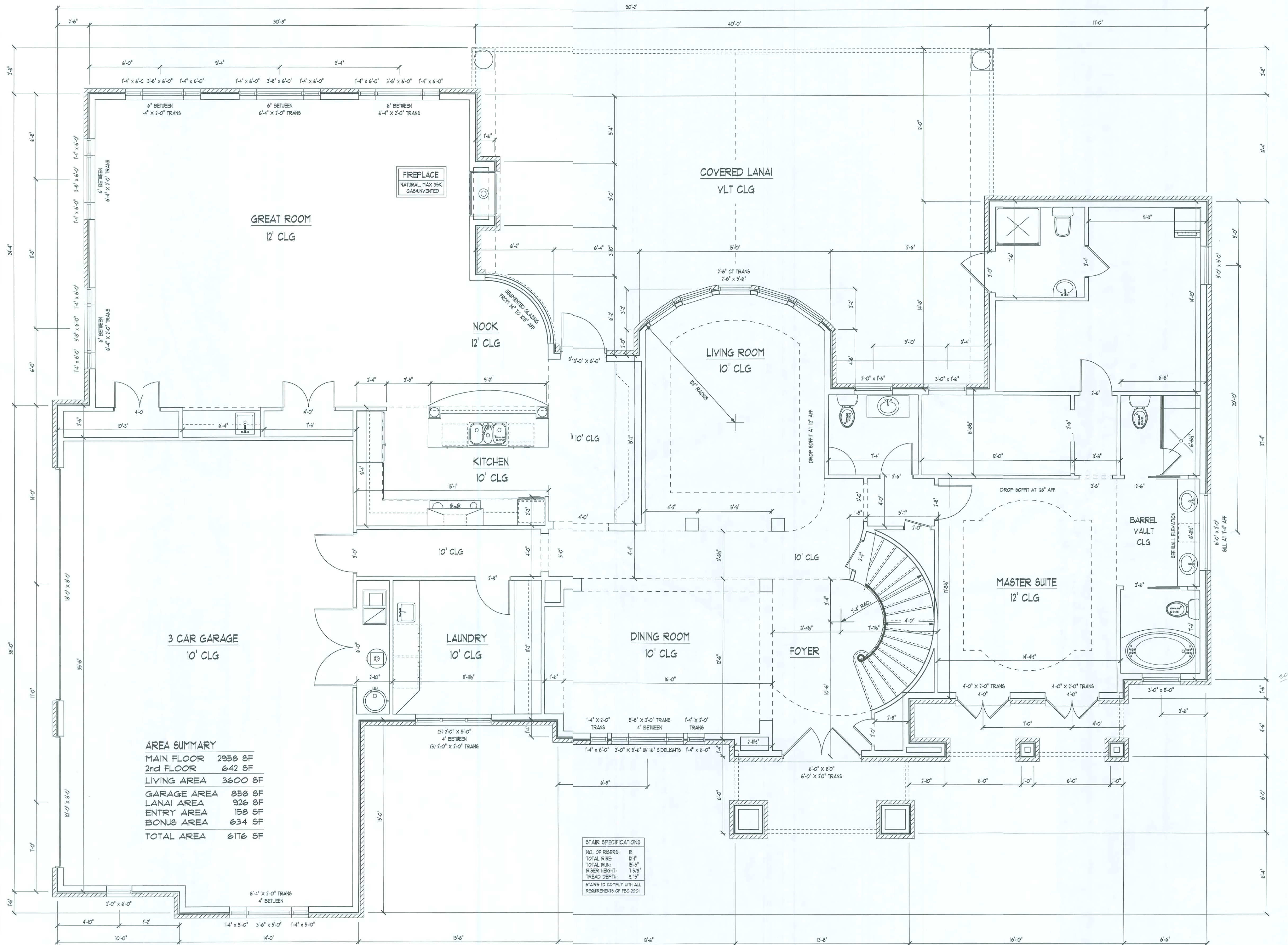
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FIRST FLOOR PLAN

SHEET NUMBER
3 of 5

All work shall comply with
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Contractor shall verify all
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FLOOR PLAN

SCALE: 1/4" = 1'

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

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2nd FLOOR PLAN ROOF PLAN

2nd FLOOR ELECTRICAL PLAN

SHEET NUMBER
4 of 5

All work shall comply with the standard building code and all applicable local codes and ordinances.

Contractor shall verify all

ROOF PLAN NOTES:

- R-1 ALL ROOF PITCH 12/12
- R-2 ALL OVERHANG 20"
- R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH CODE REQUIREMENTS
- R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HEEL HEIGHT
- R-5 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

ROOF PLAN

SCALE: 1/4" = 1'

GUARDRAILS SHALL FORM
A VERTICAL PROTECTIVE
BARRIER NOT LESS THAN
36 INCHES HIGH.
FBC 1026.5.1

- A 6 INCH SPHERE SHALL NOT PASS THROUGH THE TRIANGULAR OPENING FORMED BY A TREAD, RISER AND BOTTOM OF GUARDRAIL.
- GUARDRAIL SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A 4-INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES.

TYPICAL GUARDRAIL

SCALE: 1/2" =

BONUS ROOM

NOTE: ACTUAL SIZE OF BONUS SPA

LOFT GUESTROOM
10' CLG

BEDROOM #2
10' CLG

SEE TYPICAL GUARDRAIL DETAILS

24" DROP SCOTCH

$$6 \cdot 10^3 \times 8 \cdot 10^3$$

2nd FLOOR PLAN

SCALE: $1/4'' =$



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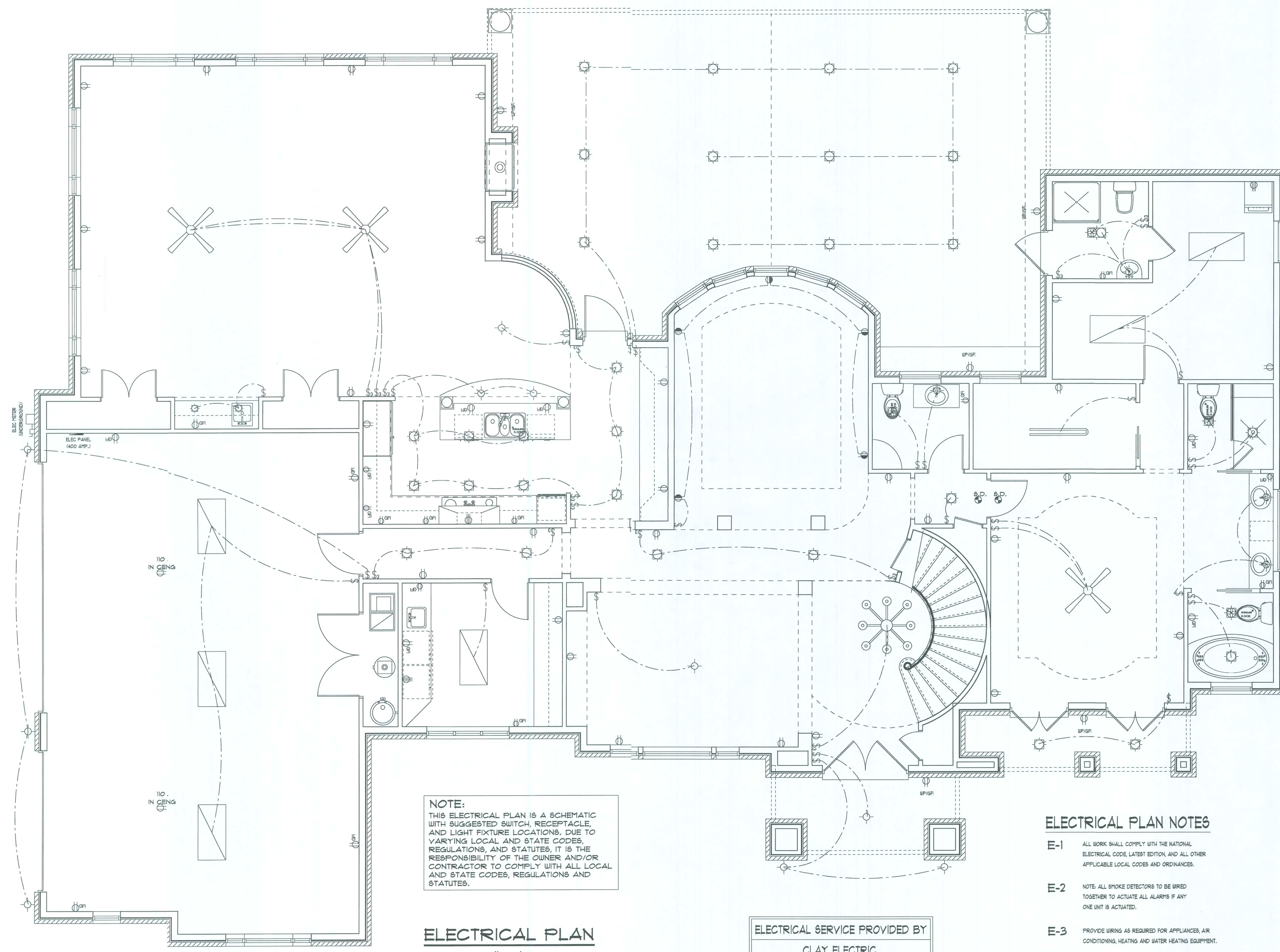
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ELECTRICAL PLAN

SHEET NUMBER
5 of 5

All work shall comply with
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dimensions prior to
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NOTE:
THIS ELECTRICAL PLAN IS A SCHEMATIC
WITH SUGGESTED SWITCH, RECEPTACLE,
AND LIGHT FIXTURE LOCATIONS. DUE TO
VARYING LOCAL AND STATE CODES,
REGULATIONS, AND STATUTES, IT IS THE
RESPONSIBILITY OF THE OWNER AND/OR
CONTRACTOR TO COMPLY WITH ALL LOCAL
AND STATE CODES, REGULATIONS AND
STATUTES.

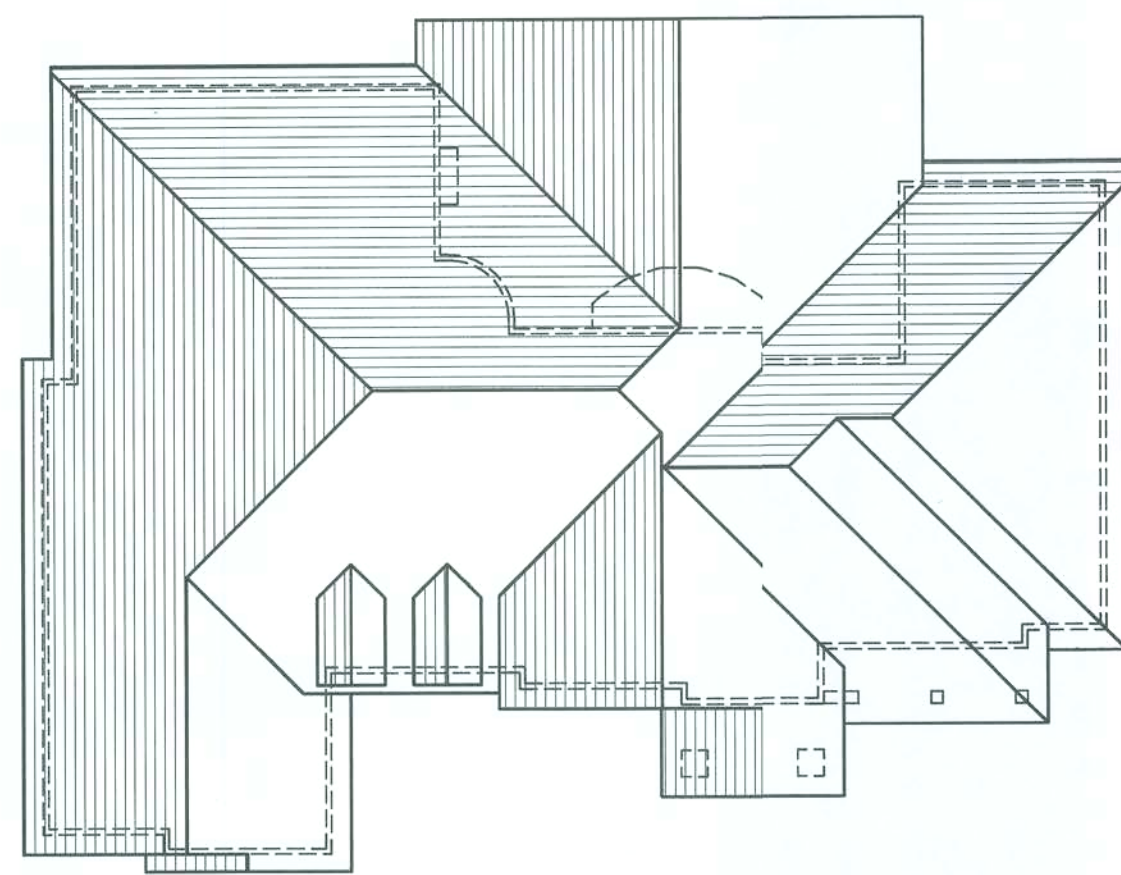
ELECTRICAL PLAN
SCALE: 1/4" = 1'

ELECTRICAL SERVICE PROVIDED BY
CLAY ELECTRIC

ELECTRICAL PLAN NOTES

- E-1 ALL WORK SHALL COMPLY WITH THE NATIONAL
ELECTRICAL CODE LATEST EDITION AND ALL OTHER
APPLICABLE LOCAL CODES AND ORDINANCES.
- E-2 NOTE: ALL SMOKE DETECTORS TO BE WIRED
TOGETHER TO ACTIVATE ALL ALARMS IF ANY
ONE UNIT IS ACTIVATED.
- E-3 PROVIDE WIRING AS REQUIRED FOR APPLIANCES, AIR
CONDITIONING, HEATING AND WATER HEATING EQUIPMENT.
- E-4 ALL BEDROOM RECEPTACLES SHALL BE AFCI.
(ARC FAULT CIRCUIT INTERRUPT)

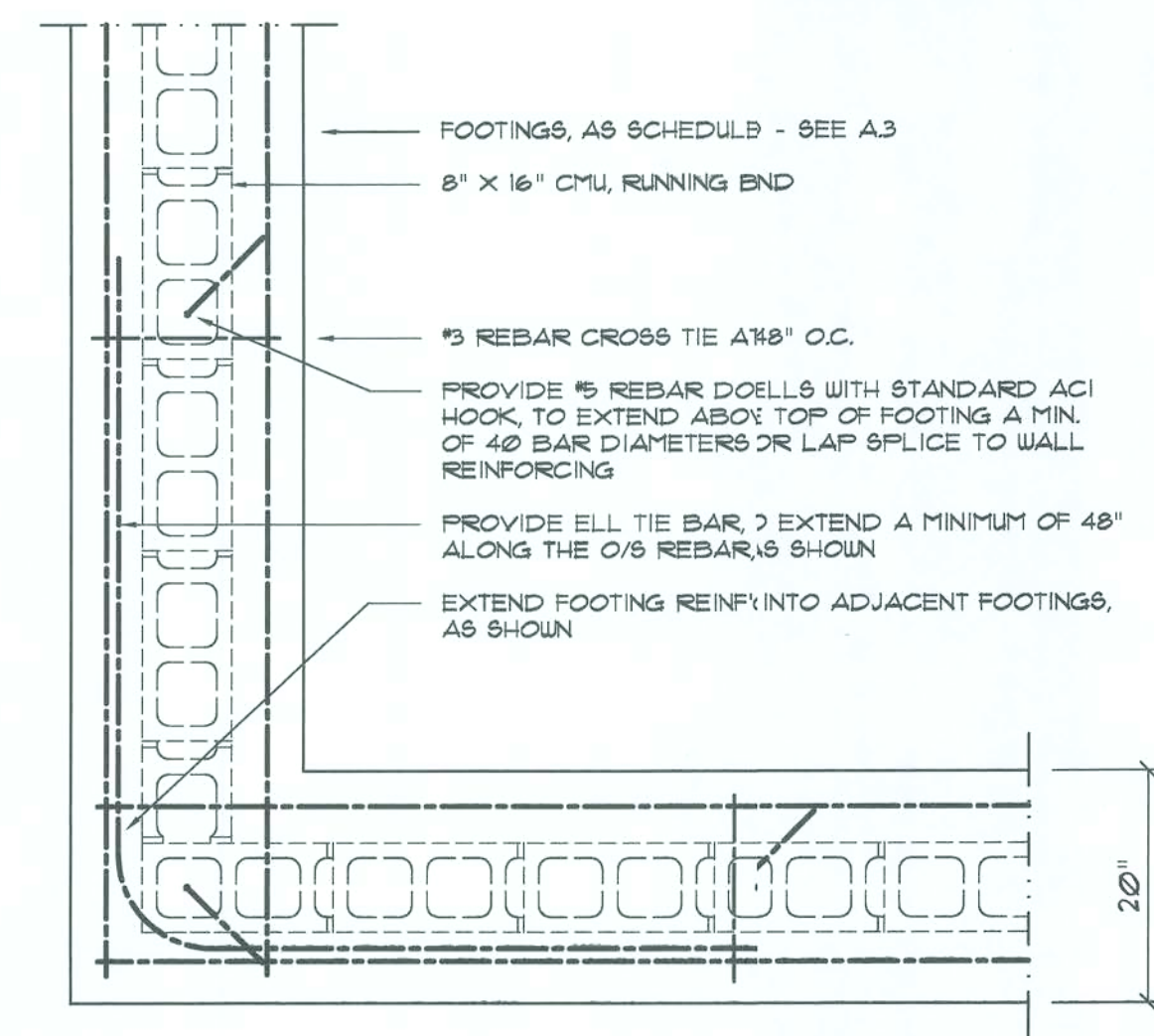
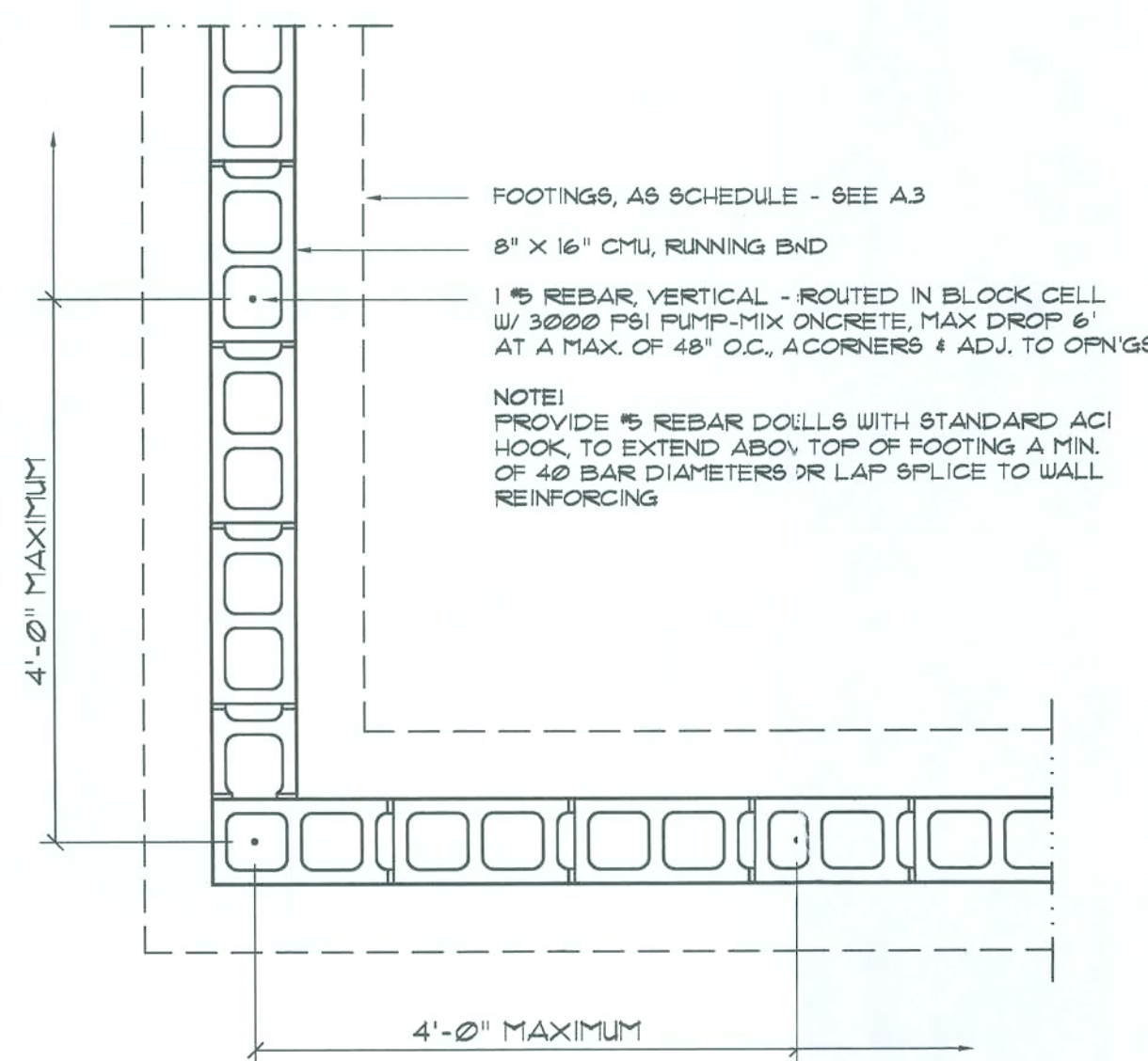
Daniel Shaheen
Daniel Shaheen



Roof Plan PLAN

SCALE: 1/16" = 1'-0"

D



Wall/Fnd Reinf'g DETAIL

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

C

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Hip Construction, Wood Trusses @ 24" O
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 1/16" OSB.
Sheet Size: 48"x36" Sheets Perpendicular to Roof Framing
Fasteners: 8d Common Nails per schedule on sheet A.1

SHEARWALLS

Material: 1/2" CD Plywood or 1/16" OSB.
Sheet Size: 48"x36" Sheets Placed Vertical
Fasteners: 8d Common Nails @ 4" O.C. Edges & 8" O.C. Interior
Dragstrut: Double Top Plate (S.T.P.) w/ 16d Nails @ 12" O.C.
Wall Studs: 2x4 Hem Fir Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: SEMCO HDPT2 @ Ea. Truss End (Typ. UCN)
Wall Tension: Wall Sheathing Nailing is Adequate - 8d @ 4" O.C. Top & Bot.
Anchor Bolts: 1/2" A307 Bolts @ 48" O.C. - 1st Bolt 6" from corner
Corner Hold-down Device: (1) HD5a @ each corner
Porch Column Base Connector: Simpson ABU44/ABU66 @ each column
Porch Column to Beam Connector: Simpson EPC44/PC44 @ each column

FOOTINGS AND FOUNDATIONS

Footing: 20"x12" Cont. W/ 2-#5 Bars Cont. @ 1-#3 Transverse @ 24" O.C.
Stemwall: 8" CMU w/ 1-#5 Vertical Dowel @ 48" O.C.

ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609.2,
FLORIDA BUILDING CODE, 2004 EDITION.

BASIC WIND SPEED:	110 MPH
WIND IMPORTANCE FACTOR (I):	I = 1.00
BUILDING CATEGORY:	CATEGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- 0.18
MUFRS PER TABLE 1609.2A (FBC 2004)	ROOF: - 23.1 PSF WALLS: + 26.6 PSF EAVES: - 32.3 PSF
DESIGN WIND PRESSURES:	OPNS: + 21.8 / - 23.1 PSF EAVES: - 68.3 PSF ROOF: + 19.3 / - 25.5 PSF
COMPONENTS & CLADDING PER TABLES 1609.2B & 1609.2C (FBC 2004)	
DESIGN WIND PRESSURES:	

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 1604.2.6
- CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1603.4.4
- IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1603.4.4
- TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 1/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1603.1.6
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1616.11
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1616.12
- 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 1616.13
- MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1616.14
- CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1616.15
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1616.16
- 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 1616.16
- ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1616.11
- 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 1616.11
- 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 2303.13
- 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	MANUFACTURER	CAP.
TRUSS TO WALL:	SEMCO HDPT2, W/ 6 - 10d NAILS	360°
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT, W/ 28 - 16d NAILS	170°
HEADER TO KING STUD(S):	SIMPSON ST22	1370°
PLATE TO STUD:	SIMPSON SF2	1065°
STUD TO GILL:	SIMPSON SP1	585°
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:

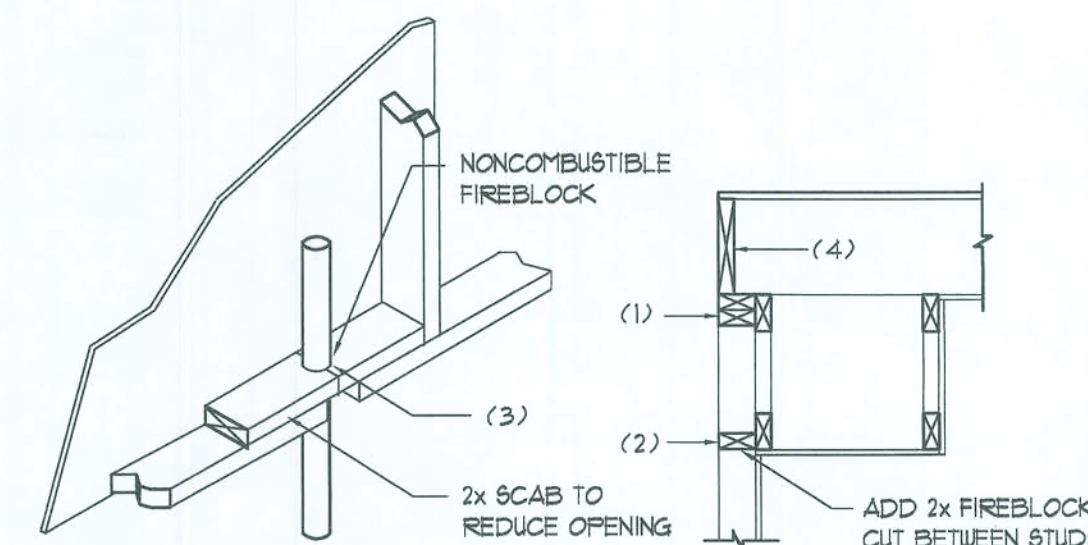
ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

NOTE:

"SEMCO" PRODUCT APPROVAL:
MIAMI/DADE COUNTY REPORT #95-0018.15

NOTE:

"SIMPSON" PRODUCT APPROVALS:
MIAMI/DADE COUNTY REPORT #91-01071.05, #96-1126.11, #99-0623.04
SBCCI NER-443, NER-293



PENETRATIONS

SOFFIT/DROPPED CLG.

FIREBLOCKING NOTES:

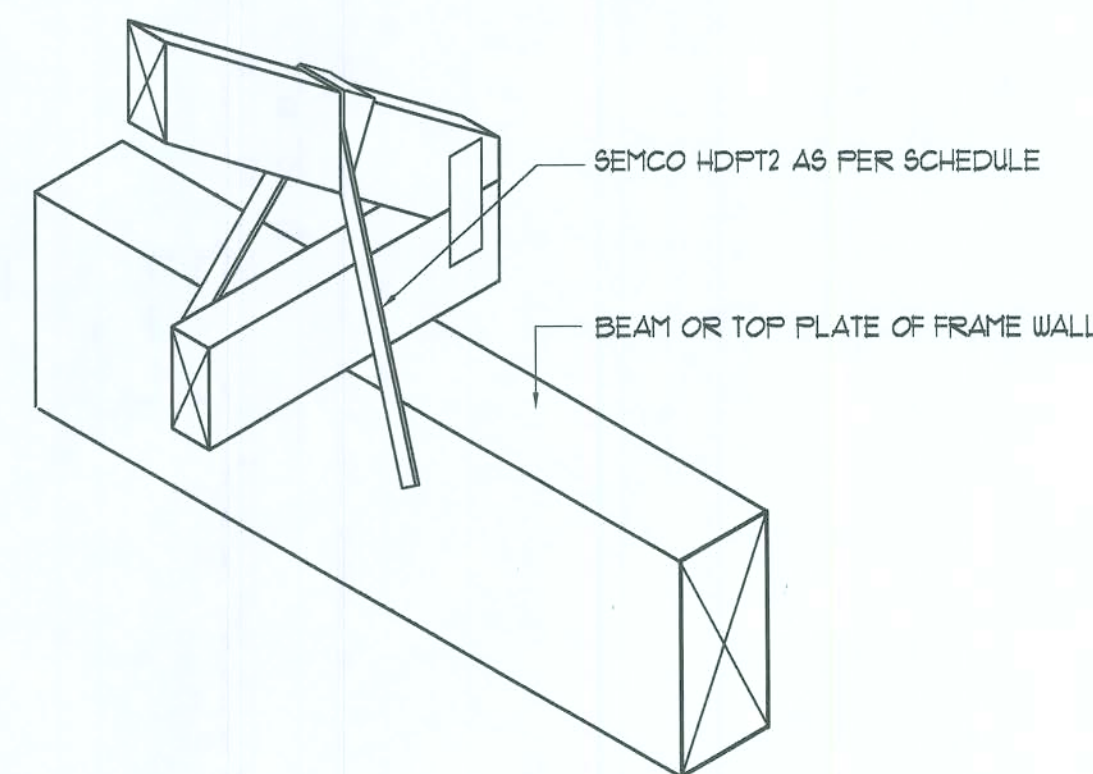
FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- 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 SEALANT"
- 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

A



SEMCO HDPT2

SCALE: 1/2" = 1'-0" TRUSS TO WOOD BEAM

B

General Roofing NOTES:

DECK REQUIREMENTS:

ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

SLOPE:

ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12 OR GREATER. FOR ROOF SLOPES FROM 2:12 TO 4:12, DBL. UNDERLAYMENT IS REQUIRED.

UNDERLAYMENT:

UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226, TYPE I, OR ASTM D 4869, TYPE I.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:

SELF ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY W/ ASTM D 1910.

ASPHALT SHINGLES:

ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR ASTM D 3462.

FASTENERS:

FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE SHANK WITH A MINIMUM 3/8 INCH DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MINIMUM 3/4" INTO THE ROOF SHEATHING. WHERE THE SHEATHING IS LESS THAN 3/4" THICK, THE NAILS SHALL PENETRATE THROUGH THE SHEATHING.

ATTACHMENT:

ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE ROOFS LOCATED IN BASIC WIND SPEED OF 110 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED. UNLESS OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH ASTM D 3161 OR M-DC FA 1071-95.

UNDERLAYMENT APPLICATION:

FOR ROOF SLOPES FROM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:

- STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.
- STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

FOR ROOF SLOPED 4:12 AND GREATER UNDERLAYMENT SHALL BE A MINIMUM OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:
STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

BASE AND CAP FLASHINGS:

BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MFG'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 11 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

VALLEYS:

VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:

- FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN FBC TABLE 1603.3.2.
- FOR OPEN VALLEYS, VALLEY LINING OF TWO PLYS OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.
- FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
 - BOTH TYPES 1 AND 2 ABOVE, COMBINED.
 - ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
 - SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1910.

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 I MODIFIED TO 110 MPH WINDS & FBC TAB 100, USING 4 NAILS/SINGLE

18 AUG 2006



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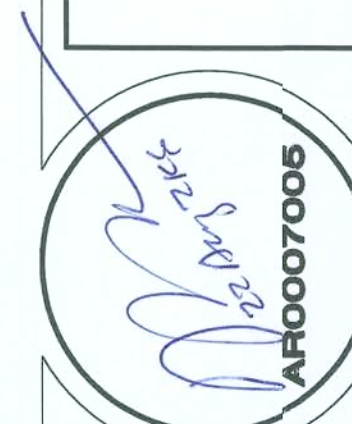
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ALTERATION and ADDITION for:

DAN NICKELSON

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REVISIONS



DRAWN BY:

ms

CHECKED:



SHEET NUMBER

SD.1 of 3

All work shall comply with the Florida Building Code and all applicable local codes and ordinances.

Contractor shall verify all dimensions prior to commencing construction.

PROJECT NUMBER

2K639

Daniel Shaheen
Daniel Shaheen

18 AUG 2006



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REVISIONS:



DRAWN BY: **MS**
CHECKED:

NICHOLAS GEISLER ARCHITECT
1755 NW Brown Rd.
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386/755-9021
N.C.A.R.B. Certified

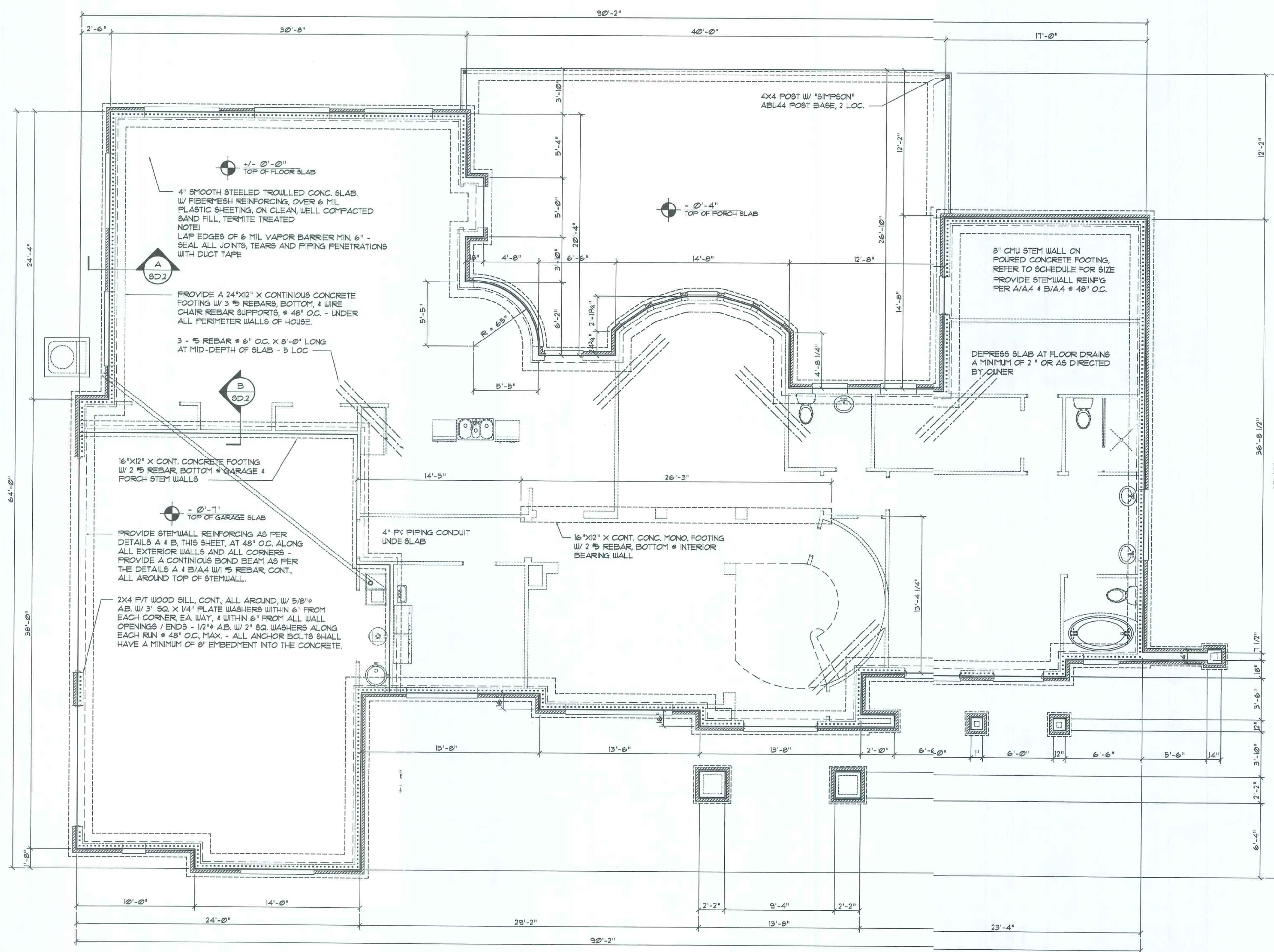
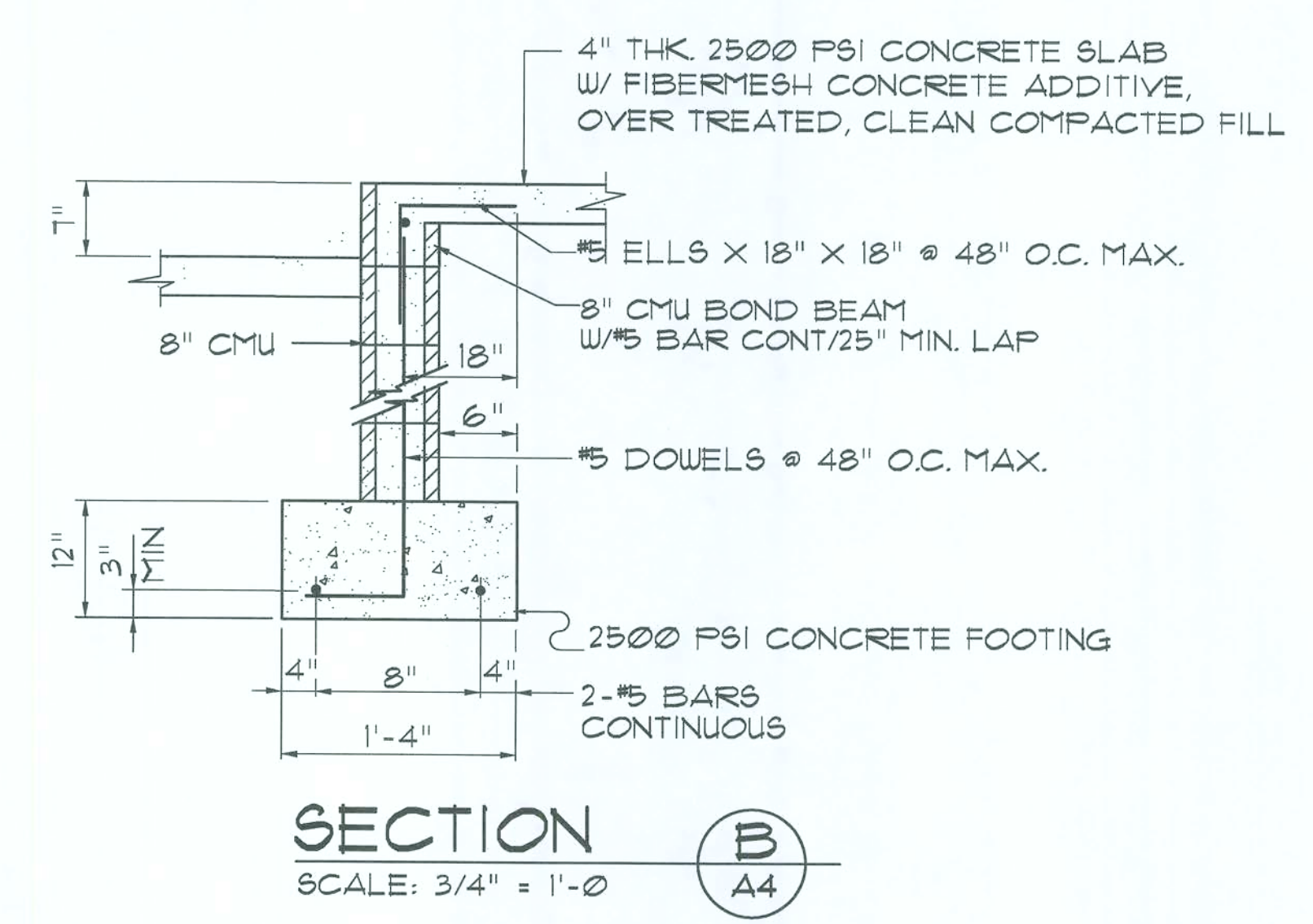
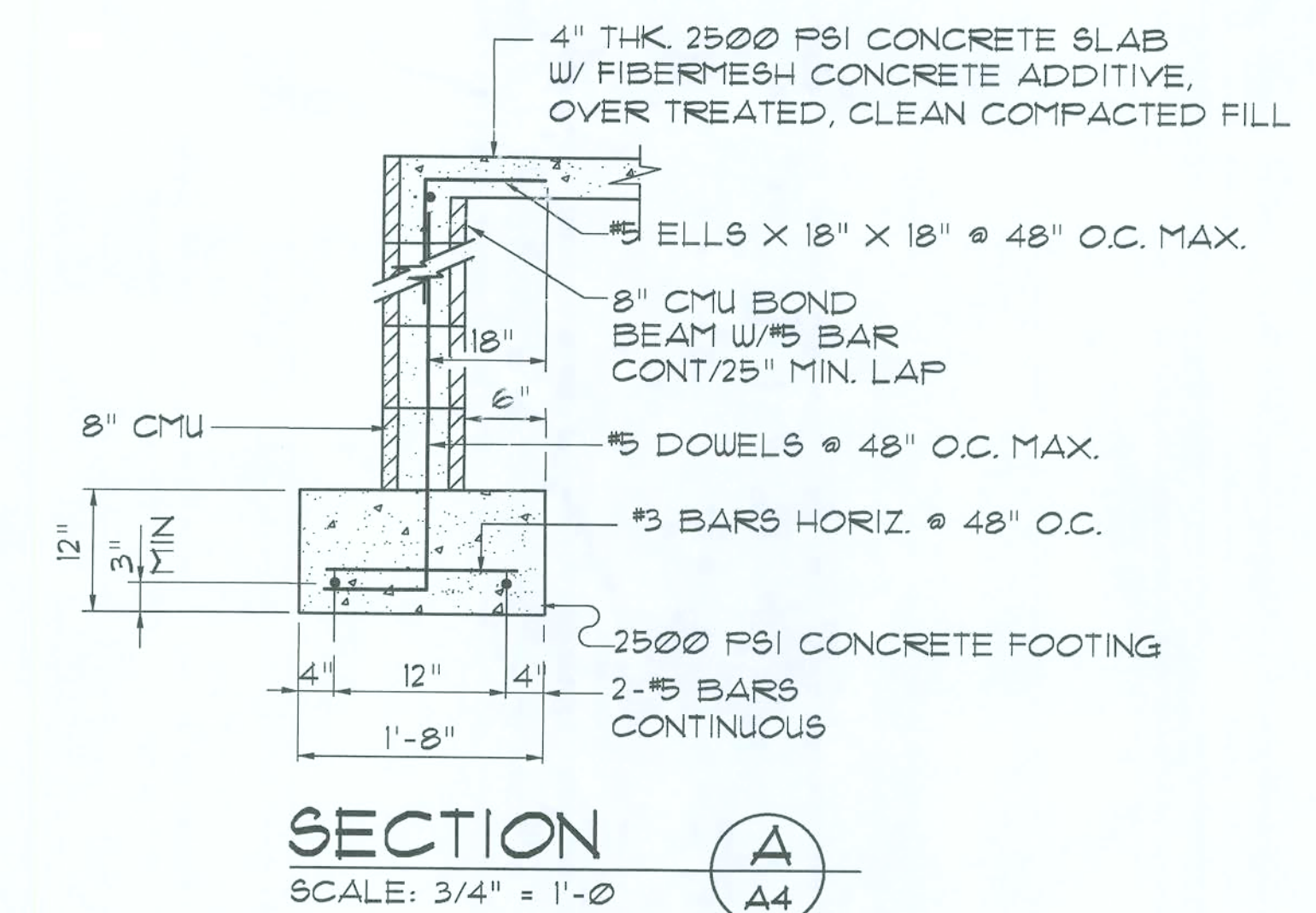
SHEET NUMBER
SD.2 of 5

All work shall comply with the Florida Building Code and all applicable local codes and ordinances.
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PROJECT NUMBER
2K633

CONCRETE / MASONRY / METALS GENERAL NOTES:

- DESIGN SOIL BEARING PRESSURE: 1000 PSF.
- EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
- CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COMPACTION SHALL BE NOT LESS THAN 98% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
- REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
- WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YIELD STRESS = 85 KSI.
- CONCRETE SHALL BE STANDARD MIX F_c = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX F_c = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT, MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
- CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - F_m = 1500 PSI.
- MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH, BOLTS SHALL BE ASTM A307 / GRADE 1 OR A325, AS PER PLAN REQUIREMENTS.
- WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.



Foundation PLAN

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

--- SHEAR WALL SEGMENTS, SEE E/SD.3

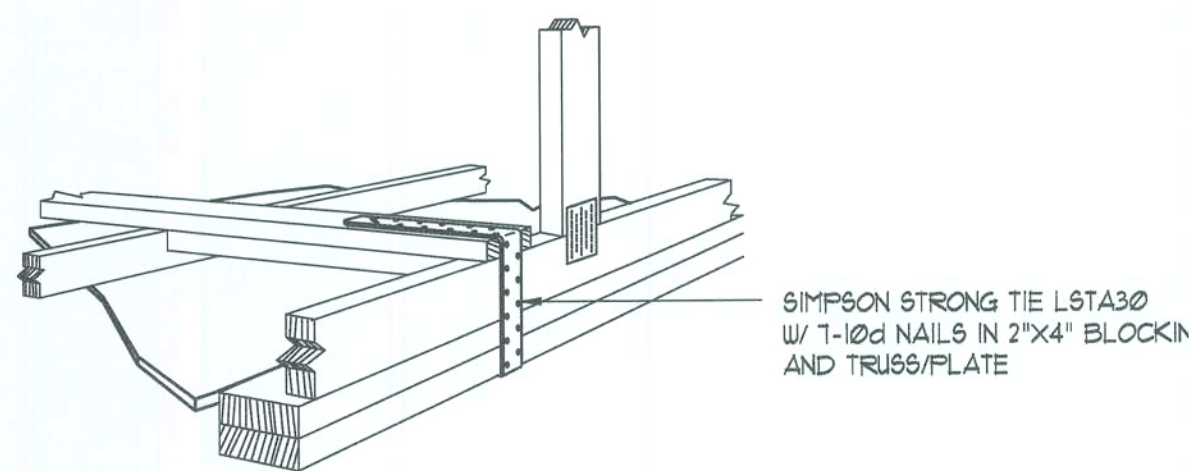
NOTE:
ALL EXTERIOR WALLS ARE 2X4 STUDS W/
1/2" THICK CDX PLTYD. SHEATHING (4")

NOTE:
THE DESIGN WIND SPEED FOR THIS
PROJECT IS 110 MPH PER 2004 FBC 1603
AND LOCAL JURISDICTION REQUIREMENTS

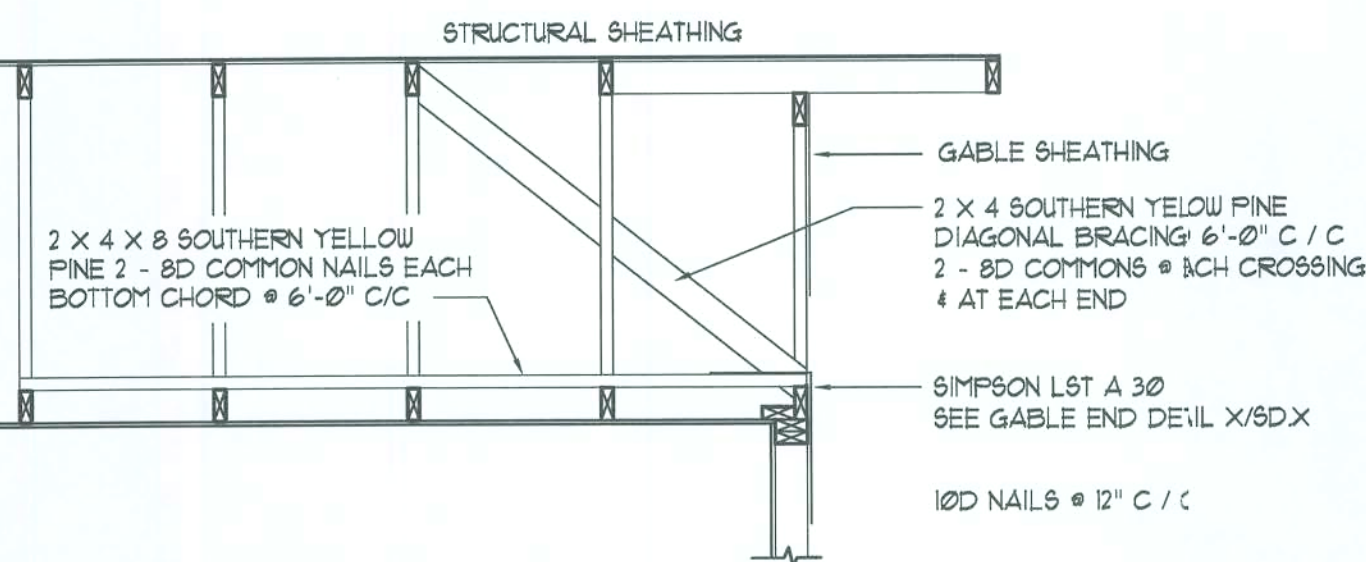
NOTE:
ADDED FILL SHALL BE APPLIED IN 8" LIFTS -
EACH LIFT SHALL BE COMPACTED TO 98% DRY
COMPACTION PER THE "MODIFIED PROCTOR"
METHOD.

NOTE:
PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP
DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL
PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONTR
SHALL PROVIDE 1 COPY OF AS-BUILT DUGS TO OWNER AND
1 COPY TO THE PERMIT ISSUING AUTHORITY.

NOTE:
H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP
DRAWINGS INDICATING ALL H.V.A.C. WORK, INCLUDING ALL
DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH. & BALANCING
REPORT - CONTR SHALL PROVIDE 1 COPY OF AS-BUILT DUGS
TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

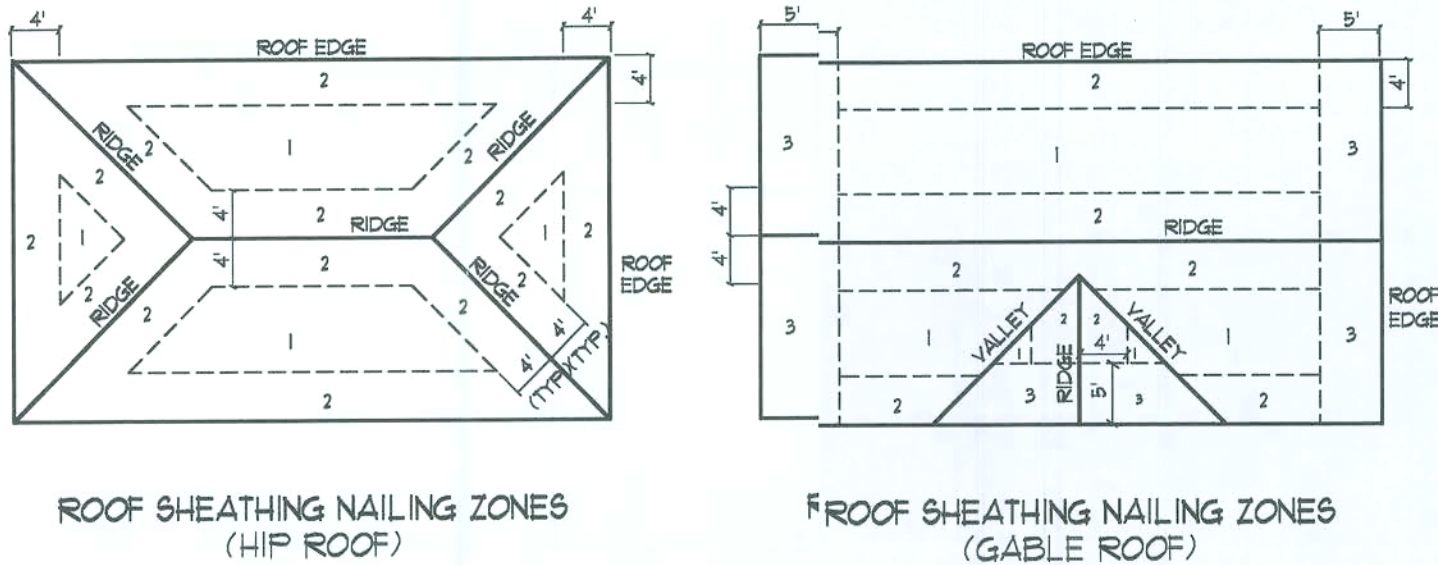


GABLE END GYPSUM DIAPHRAGM HOLDDOWN CONNECTOR
SCALE: NONE



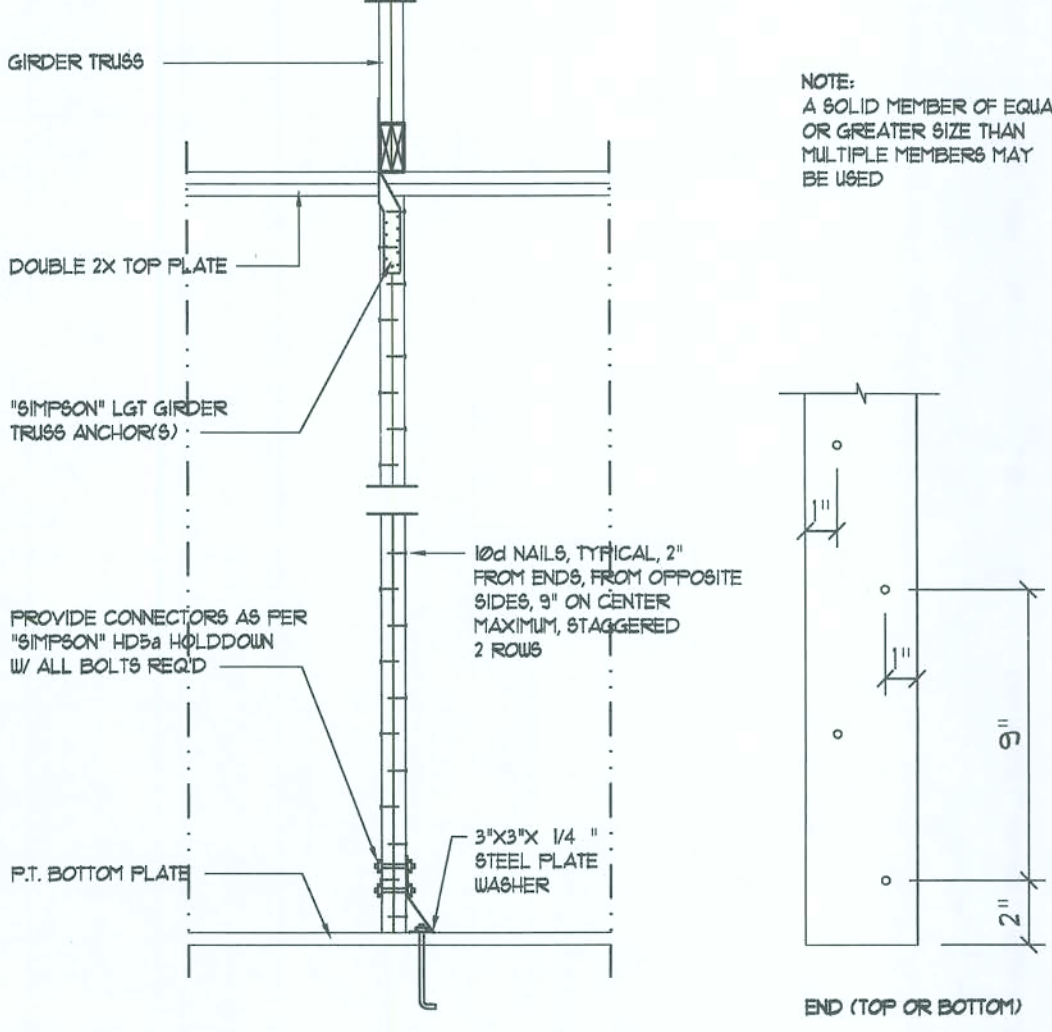
END WALL BRACING FOR CEILING DIAPHRAGM
NTS (ALTERNATIVE TO BALLOON FRAMING)
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	1/4" O.S.B. OR 5/8" CDX	8d COMMON OR 8d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE
2			12 in. o.c. FIELD
3			6 in. o.c. EDGE
			4 in. o.c. GABLE END WALL OR GABLE TRUSS
			6 in. o.c. EDGE
			6 in. o.c. FIELD

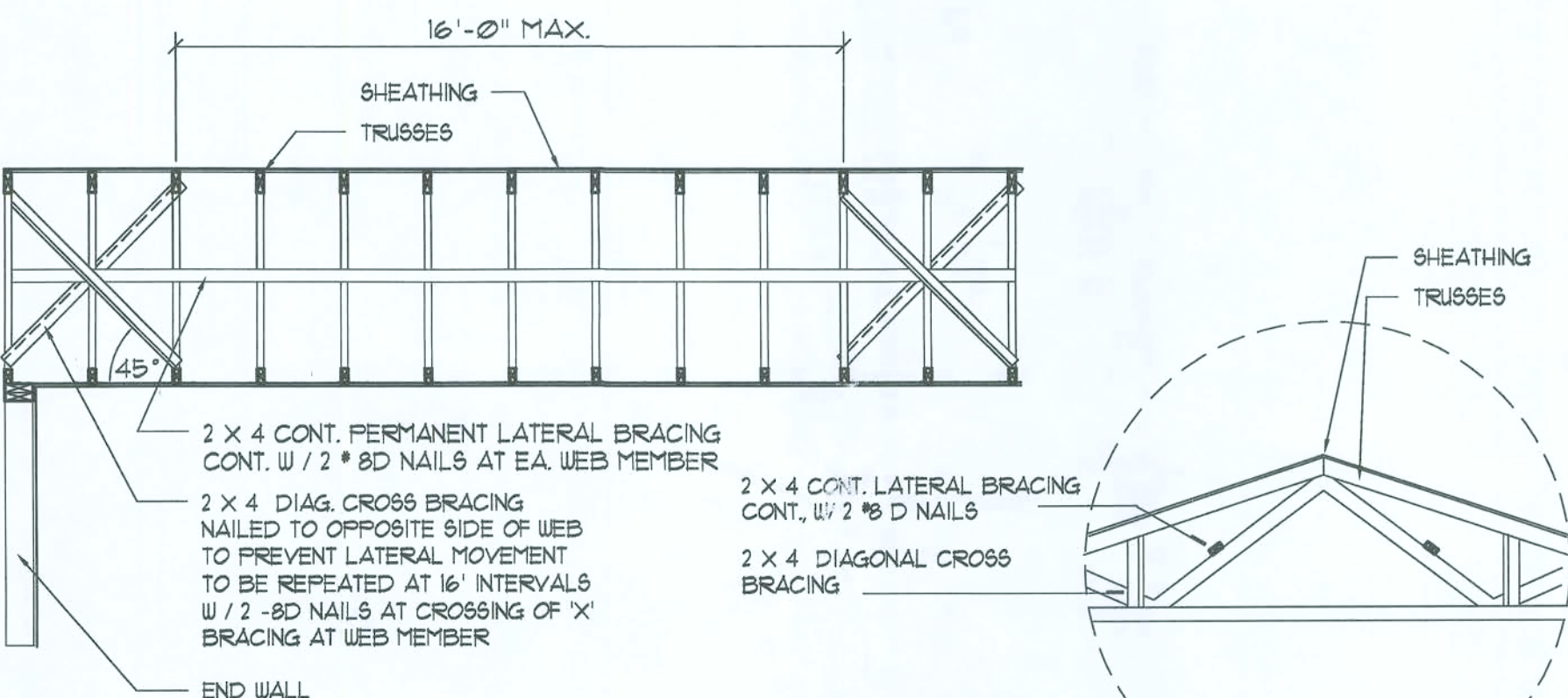


Roof Nail Pattern DET.
SCALE: NONE

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

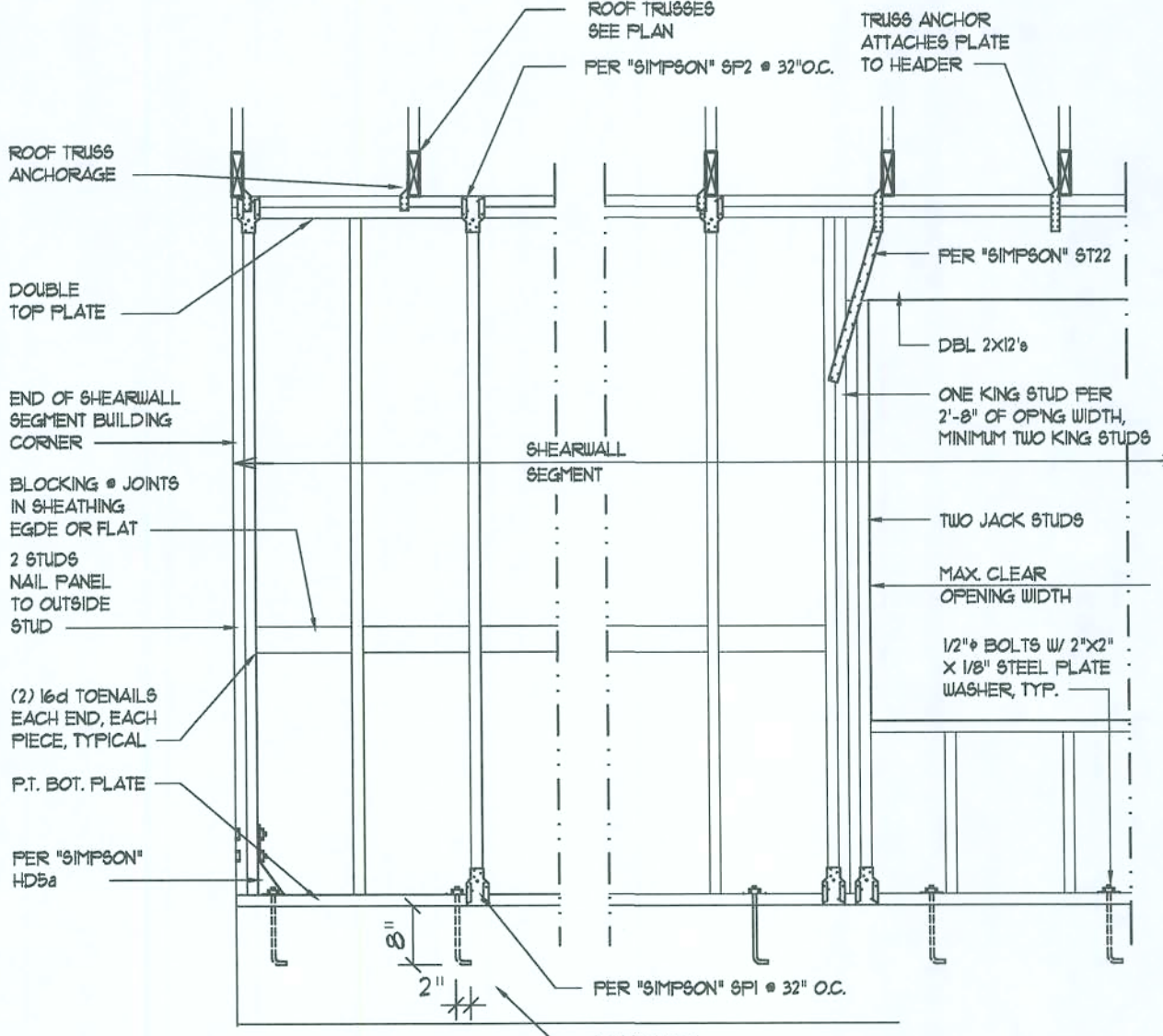


Girder Truss Column DET.
SCALE: 1/2" = 1'-0"



TYP. PERMANENT TRUSS BRACING DIA.
NTS
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

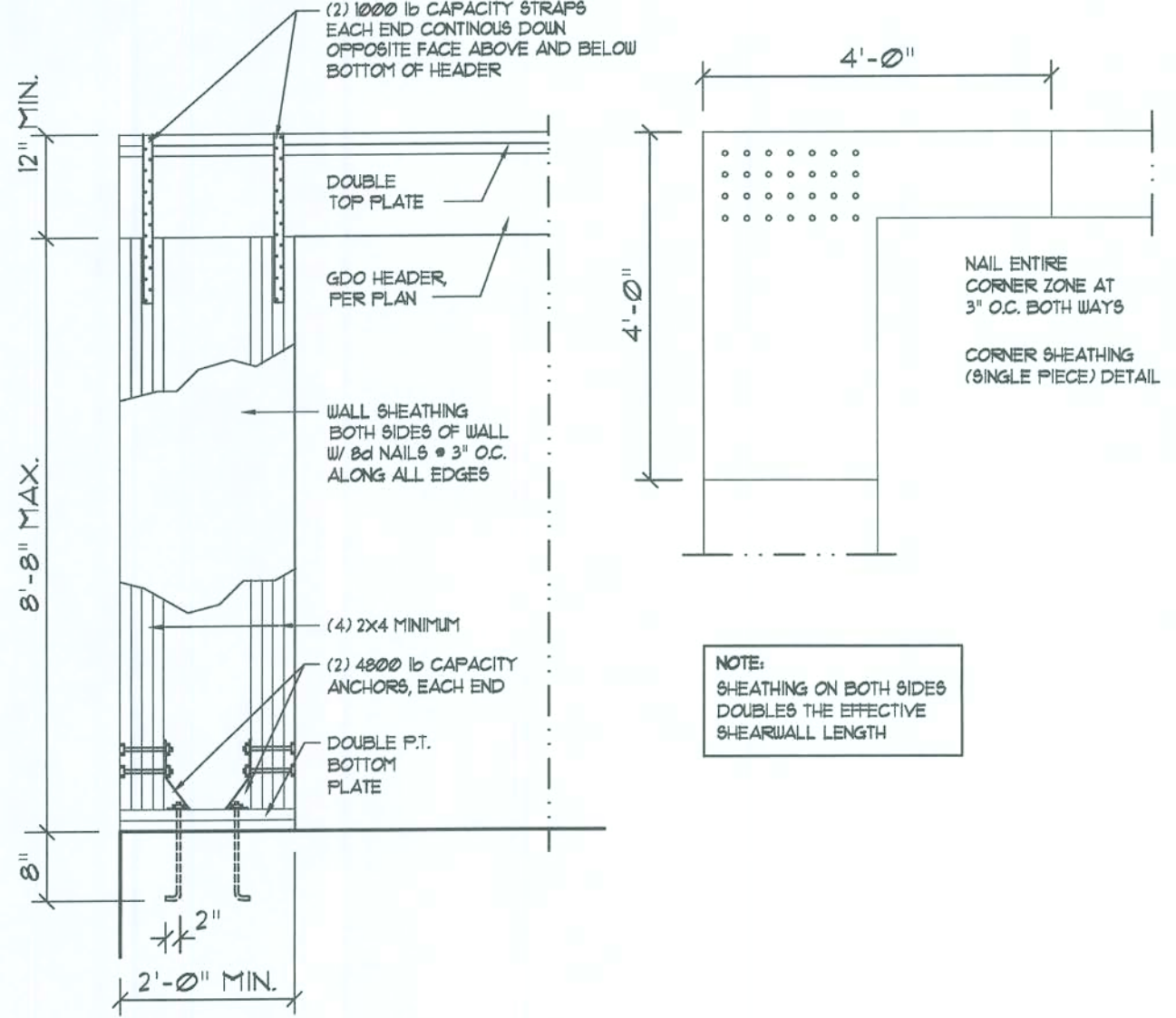
Truss Bracing DETAILS
SCALE: AS NOTED



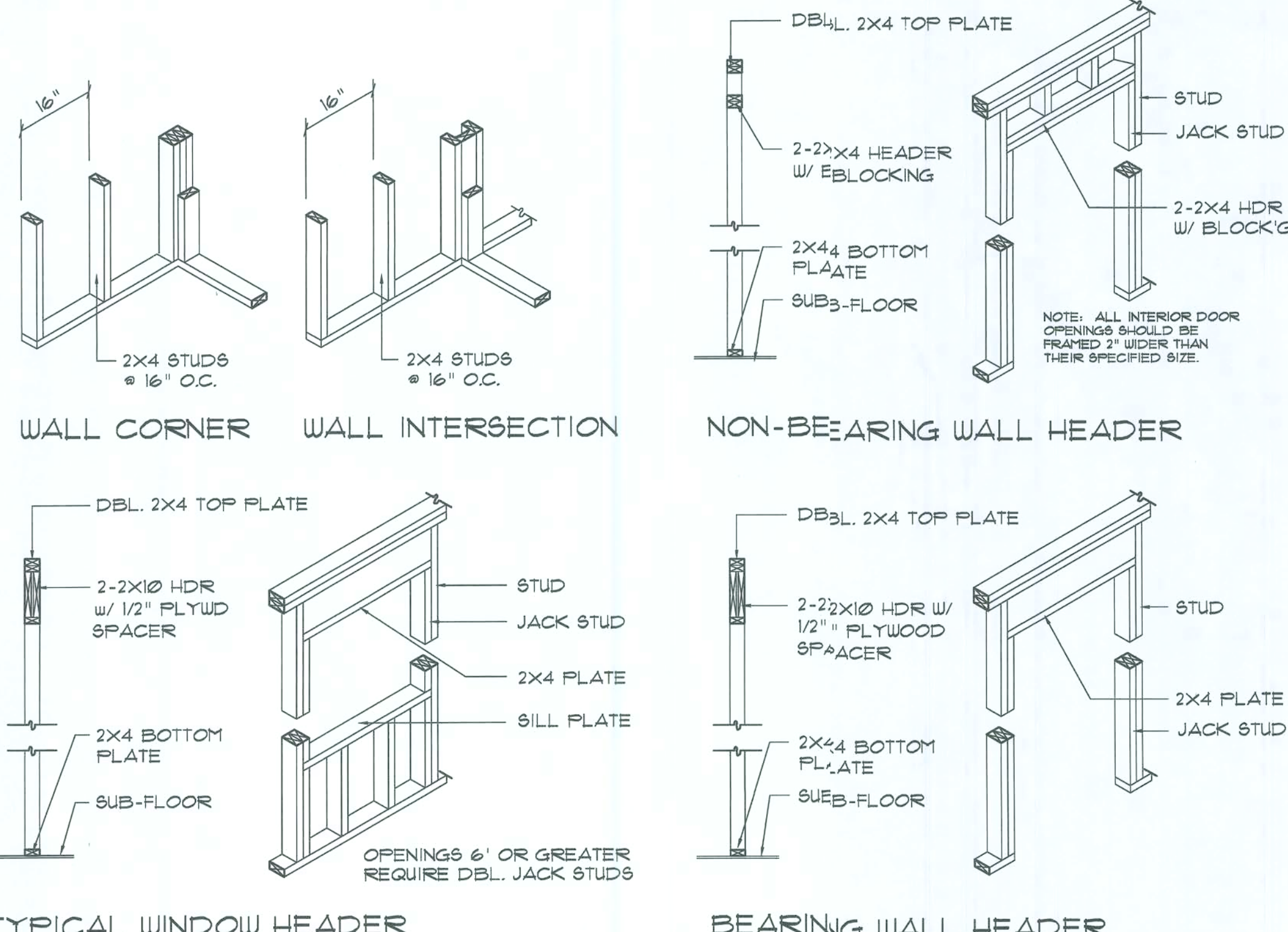
SHEARWALL NOTES:

- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-91 SBC 305.4.3.
- THE WALL SHALL BE ENTIRELY SHEATHED WITH 1/4" 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 6" O.C. EDGES AND 12" 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/3.5 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'-0" TO 8'-0"	(3) 2x4 OR (1) 2x6	2
8'-0" TO 12'-0"	(5) 2x4 OR (2) 2x6	3



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



Wall Framing/Header DETAILS
SCALE: NONE

Daniel Shaheen
Daniel Shaheen

18 AUG 2006

D.D.S. STUDIOS
P.O. Box 213
Lake City, FL 32056
(386) 754-0811

ALTERATION and ADDITION for:
DAN NICKELSON
COPYRIGHT: 2005 D.D.S. STUDIOS

REVISIONS:

22 Aug 2006
AR0007005

DRAWN BY:
mp8
CHECKED:

NICHOLAS GEISLER ARCHITECT
N.C.A.R.B. Certified
1755 NW Brown Rd
Lake City, FL 32055
386/755-9021

SHEET NUMBER
SD.3 of 5

All work shall comply with the Florida Building Code, and all applicable local codes and ordinances. Contractor shall verify all dimensions prior to commencing construction.

PROJECT NUMBER
2K633

Daniel Shaheen
Daniel Shaheen

18 AUG 2006

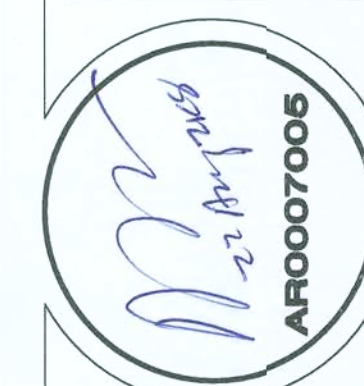


DDS STUDIOS
P.O. Box 213
Lake City, FL 32056
(386) 754-201

ALTERATION and ADDITION for:
DAN NICKELSON

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REVISIONS:



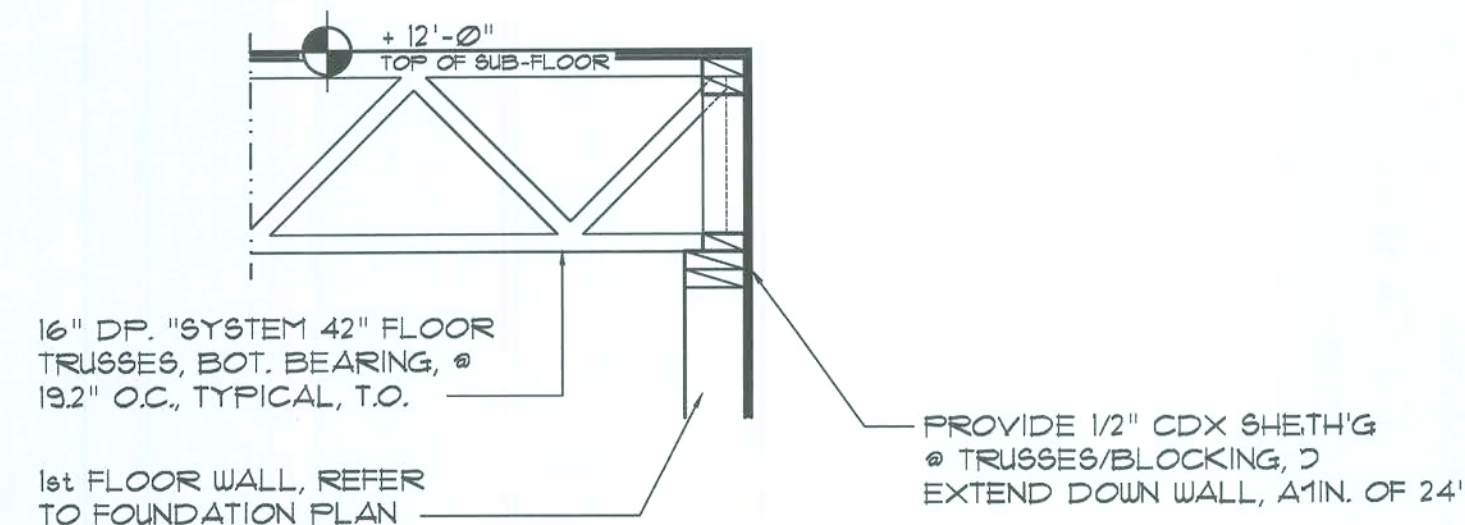
DRAWN BY:
ms
CHECKED:

**NICHOLAS
GEISLER
ARCHITECT**
N.C.A.R.B. Certified
1758 NW Brown Rd.
Lake City, FL 32055
386/755-9021

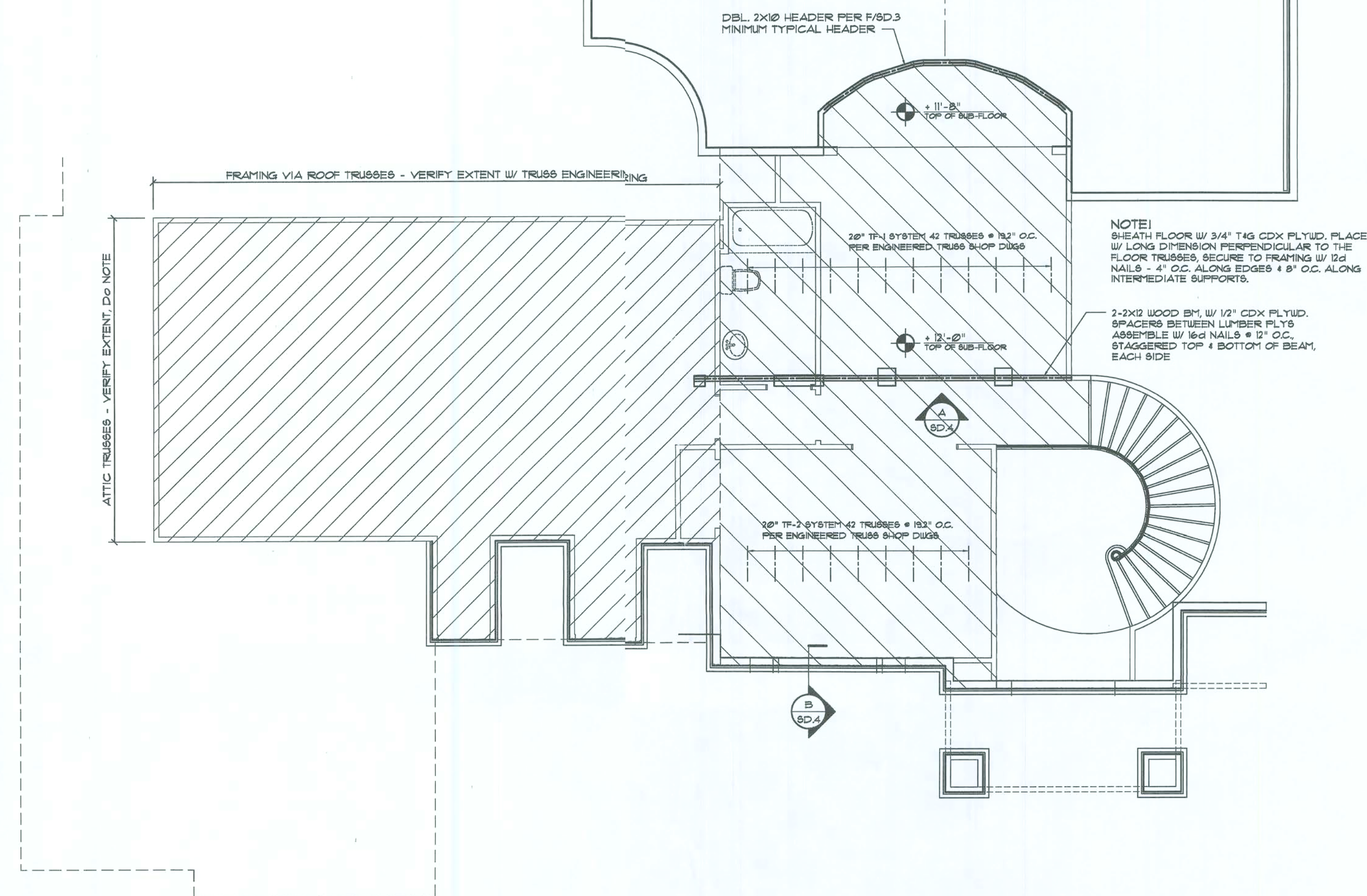
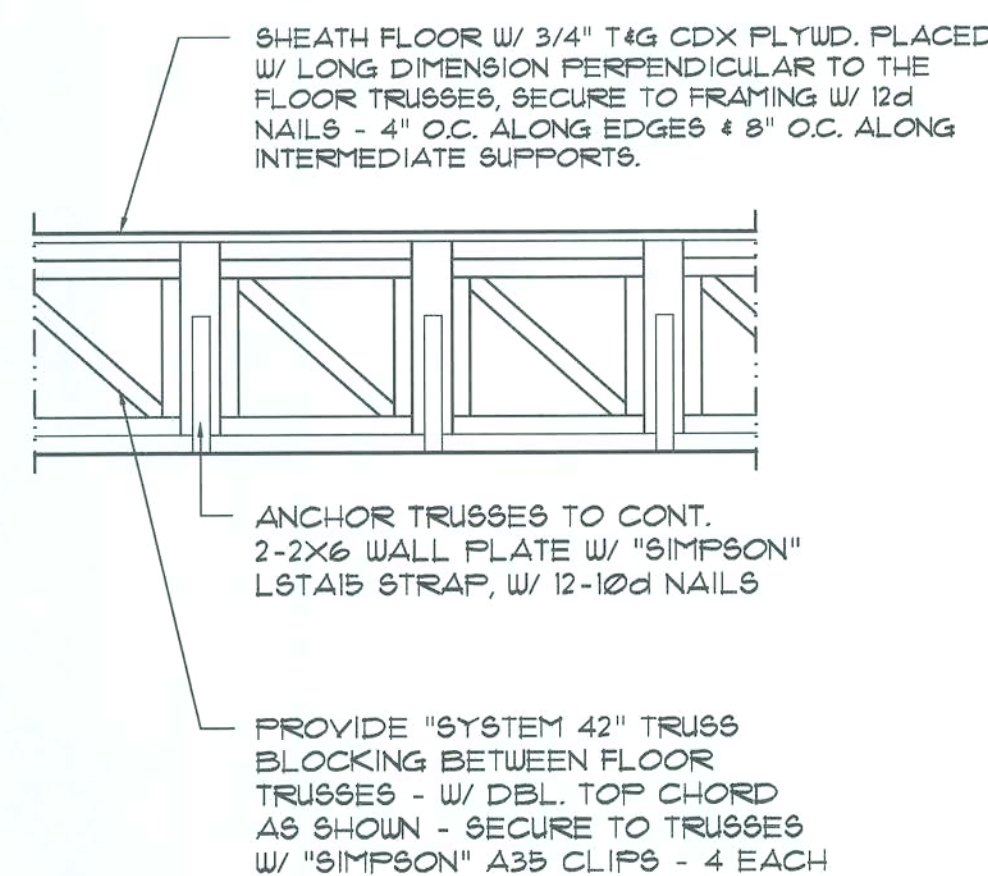
SHEET NUMBER
SD.4 of 5

All work shall comply with the Florida Building Code and all applicable local codes and ordinances.
Contractor shall verify all dimensions prior to commencing construction.

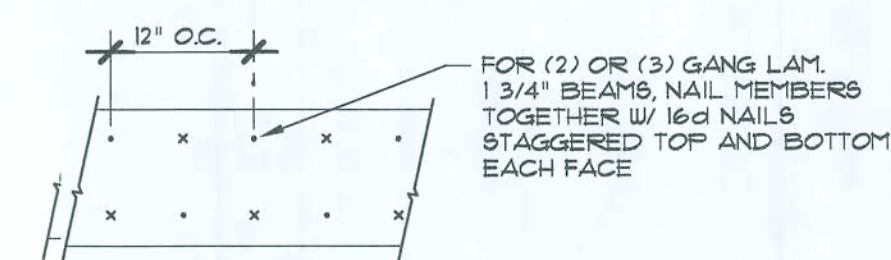
PROJECT NUMBER
2K633



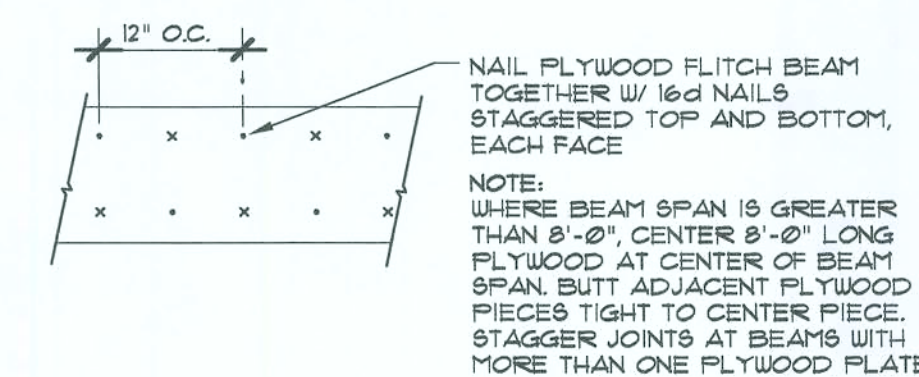
Truss Blocking DETAIL
SCALE: 3/4" = 1'-0"



2nd Floor Framing PLAN
SCALE: 1/4" = 1'-0"



MULTIPLE GANG LAM. DETAIL
NOT TO SCALE



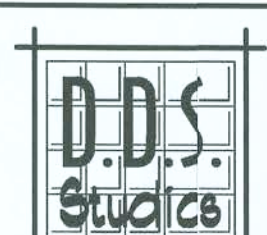
PLYWOOD FLITCH BEAM DETAIL
NOT TO SCALE

I.B.U. Beam DETAIL
SCALE: NONE



Daniel Shaheen
Daniel Shaheen

18 AUG 2006



D.D.S. Studios

P.O. Box 273
Lake City, FL 32056
(386) 754-018

ALTERATION and ADDITION for:

DAN NICKELSON

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REVISIONS



DRAWN BY:

MS

CHECKED:



SHEET NUMBER

SD.5 of 5

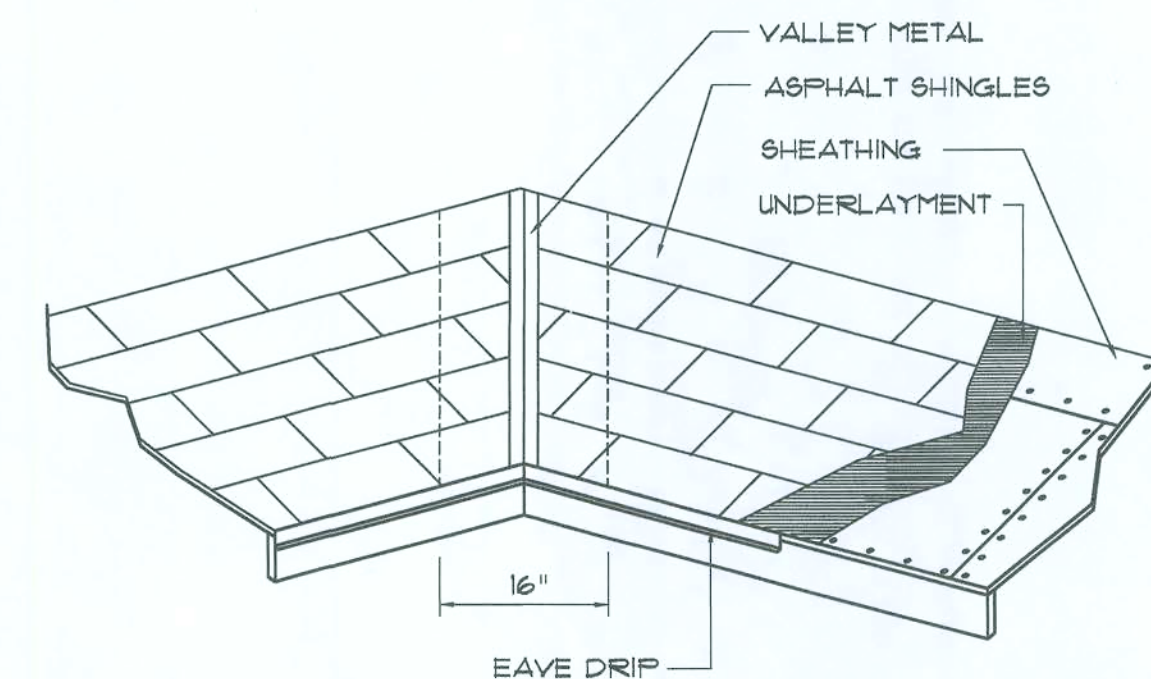
All work shall comply with the Florida Building Code and all applicable local codes and ordinances.
Contractor shall verify all dimensions prior to commencing construction.

PROJECT NUMBER

2K639

WOOD STRUCTURAL NOTES

1. 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".
2. 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 CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
3. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN N-2 HEM-FIR OR BETTER.
4. 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.



VALLEY FLASHING

ROOFING METALS for FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS

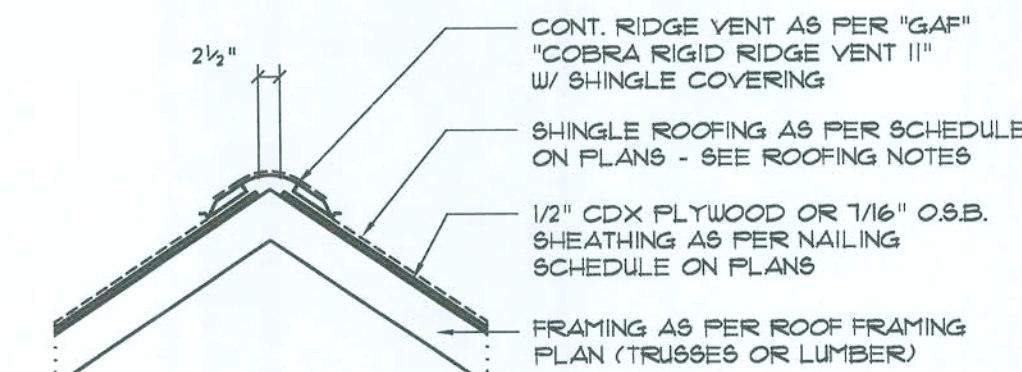
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (OZ)
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0119	28 (ZINC COATED G90)	
ZINC ALLOY	0.021		40
LEAD			20
PAINTED TERNE			

Roofing/Flashing DETS.

SCALE: NONE

C

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	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.

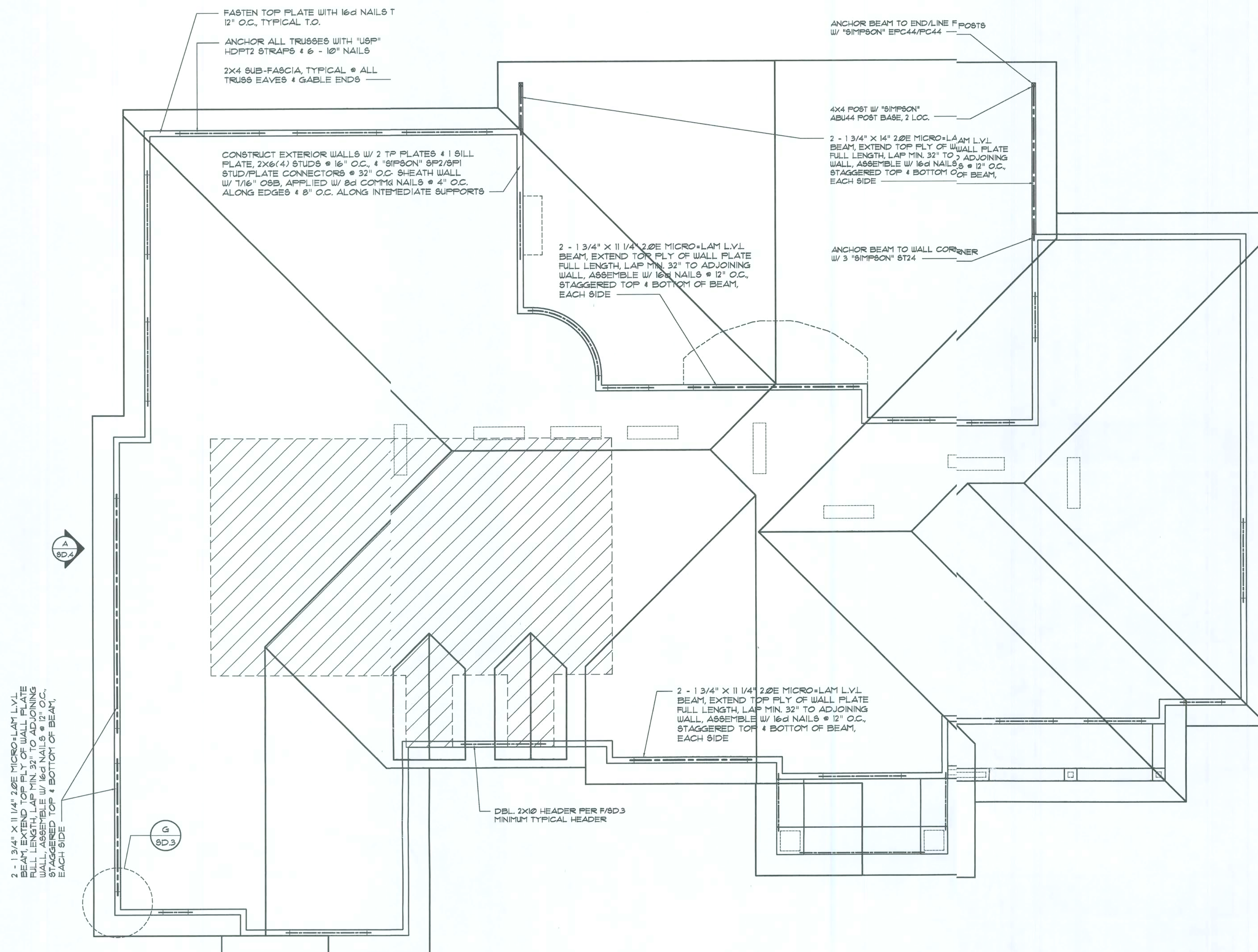


MIAMI/DADE PRODUCT APPROVAL REPORT: #38-0713.05

Ridge Vent DETAIL

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

B



Roof Framing PLAN

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

NOTE!
ANCHOR GIRDER TRUSSES TO HEADER WITH 2 "SIMPSON" LGT(2, 3 OR 4). ANCHOR HEADER TO KING STUDS W/ 2 "SIMPSON" ST22 E.A. END - TYP. T.O.

NOTE!
REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET SD.3 FOR ALL MINIMUM IZE HEADERS AND ALTERNATES MINIMUM IZE ALLOWABLE IS 2-2X10.

NOTE!
ALL EXTERIOR WALLS ARE 2X4 STUDS W/ 1/2" THICK CDX PLYWD. SHEATHING (4")

ROOF PLAN NOTES

- R-1 ALL ROOF PITCH 12/12
- R-2 ALL OVERHANGS 20" 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

GENERAL TRUSS NOTES:

1. 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 E.D., 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.
2. TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
3. 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.

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.3

NOTE!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 110 MPH PER 2004 FBC 1609 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