

DESCRIPTION

MAY-FAIR SUBDIVISION UNIT 3 LOT 23 (0.51 AC) COLUMBIA COUNTY, FL

75' BUFFER

N.87°28'53"E. 1327.56'
265.04'

15' SETBACK

LOT 23
0.51 AC

11/4" WELL WITH 4" CASING
1 1/2 HP SUBMERSIBLE PUMP
8 GALLON BLADDER TANK
2.5 GPM DRAWDOWN

N.21°51'47"W.
68'-9"

10' SETBACK

37'-6"

SINGLE STORY
RESIDENCE

3' SIDEWALK

25' SETBACK

10' SETBACK

SEPTIC & DRAINFIELD

S.44°45'28"W.
212.07'

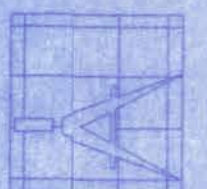
SITE PLAN
SCALE: 1" = 10'-0"



MAY-FAIR LOT 23

305 EAST DUVAL STREET
SUITE #3
LAKE CITY, FL 32055
(386)758-4209

CERTIFICATE OF AUTHORIZATION # 00008701



Freeman
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DATE
07/19/06

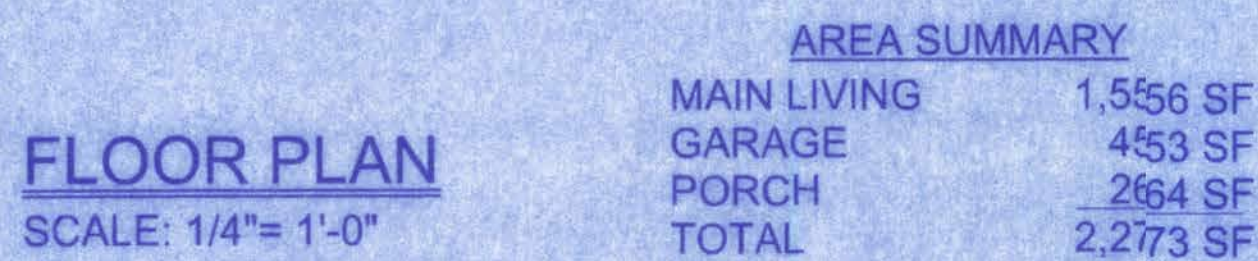
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REVISIONS

SHEET SP-1

OF 1

PROJECT NO.
05.R042



NOTE:
ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION
1609, FLORIDA BUILDING CODE, 2004 EDITION.

NOTE:
EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY
AN APPROVED INDEPENDENT TESTING LABORATORY, AND BEAR
AN AAMA OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE
MANUFACTURER, PERFORMANCE CHARACTERISTICS AND
APPROVED PRODUCT EVALUATION ENTITY TO INDICATE COMPLIANCE
WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION:

ANSI/AAMA/NWWDA 101/IS2 2/97

THE CONSTRUCTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E 330, STANDARD TEST METHODS FOR STRUCTURAL PERFORMANCE OF EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS BY UNIFORM STATIC AIR PRESSURE.

EMERGENCY EGRESS:

EVERY BEDROOM SHALL HAVE NOT LESS THAN ONE OUTSIDE WINDOW FOR EMERGENCY RESCUE THAT COMPLIES WITH THE FOLLOWING:

1. SUCH WINDOWS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQFT IN AREA.
2. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR, AND ANY LATCHING DEVICE SHALL BE CAPABLE OF BEING OPERATED FROM NOT MORE THAN 54 INCHES ABOVE THE FINISHED FLOOR.
3. THE CLEAR OPENING SHALL ALLOW A RECTANGULAR SOLID, WITH A WIDTH AND HEIGHT THAT PROVIDES NOT LESS THAN THE REQUIRED 5.7 SQFT OPENING AND A DEPTH NOT LESS THAN 20 INCHES, TO PASS FULLY THROUGH THE OPENING.
4. SUCH WINDOWS SHALL BE ACCESSIBLE BY THE FIRE DEPARTMENT AND SHALL OPEN INTO AN AREA HAVING ACCESS TO A PUBLIC WAY.

NOTE:
THE MINIMUM NATURAL VENTILATION AREA REQUIRED FOR
GARAGES SHALL BE 4 PERCENT OF THE FLOOR AREA BEING
VENTILATED. THE MINIMUM MECHANICAL VENTILATION
FOR GARAGES SHALL BE 100 CFM PER CAR.

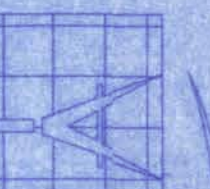
NOTE:
DUCTS THAT EXHAUST CLOTHES DRYERS SHALL NOT PENETRATE OR
BE LOCATED WITHIN ANY FIREBLOCKING OR FIRE RATED WALL OR
CEILING ASSEMBLY.

NOTE:
CONDENSATE WASTE AND DRAIN LINE SIZE SHALL
BE NOT LESS THAN 3/4" INTERNAL DIAMETER AND
SHALL NOT DECREASE IN SIZE FROM THE DRAIN PAN
CONNECTION TO THE PLACE OF CONDENSATE DISPOSAL.

NOTE:
CONDENSATE DRAIN FOR ROOFTOP UNIT
SHALL DISCHARGE TO A GUTTER, ROOF
DRAIN, OR OTHER APPROVED LOCATION.

THE SUWANNEE MODEL
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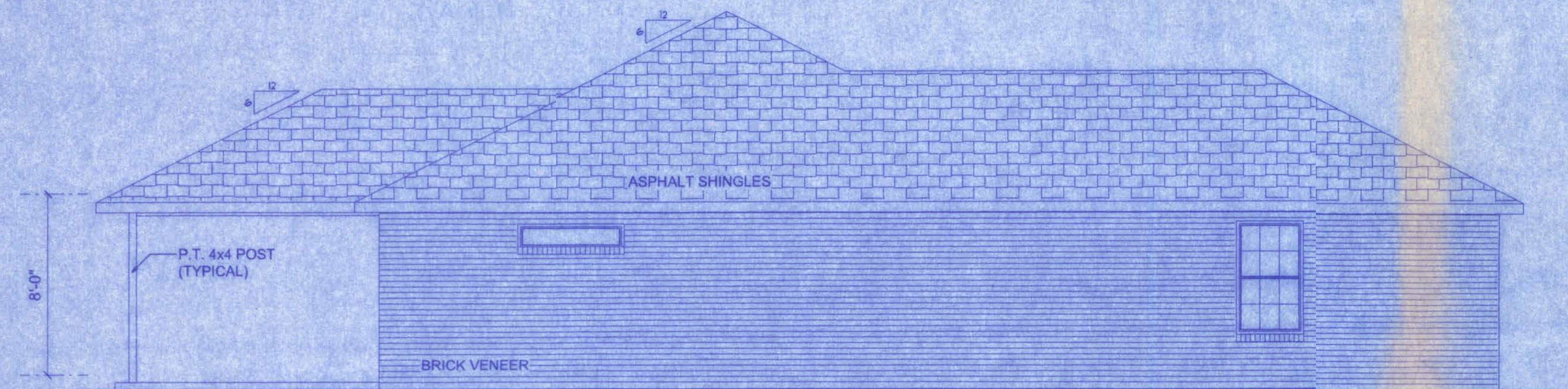
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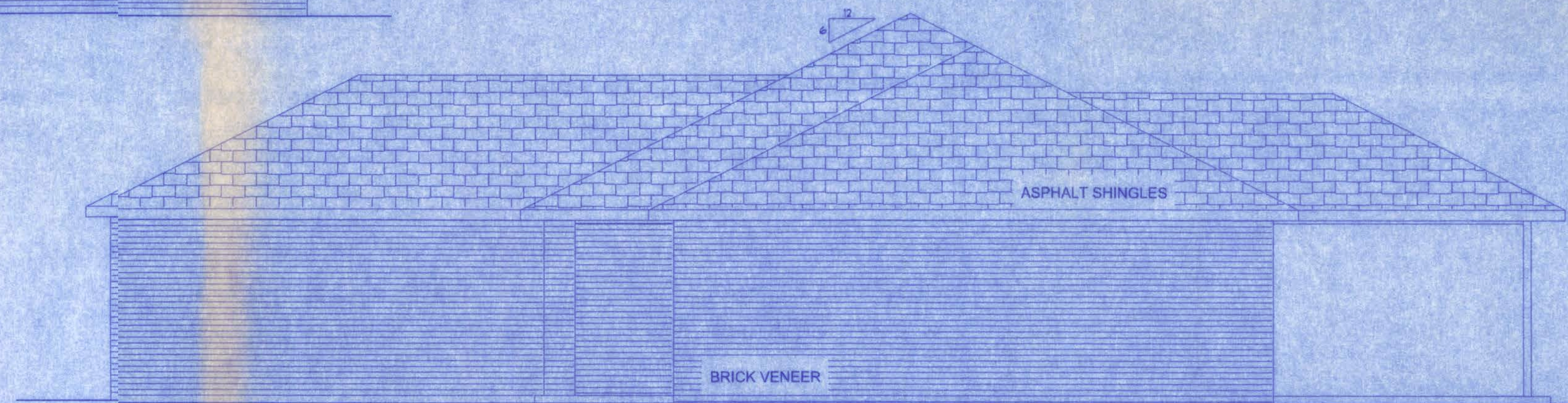
FRONT ELEVATION

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



LEFT ELEVATION

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



RIGHT ELEVATION

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



REAR ELEVATION

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

GENERAL NOTES:

1. 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.
2. THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE WORK 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABELS LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
9. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

CONSTRUCTION DOCUMENTS:

THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITY FOR THE ISSUANCE OF CONSTRUCTION PERMITS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR REVIEWING THE PLANS AND VERIFYING ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION INCLUDING FABRICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION.

DO NOT SCALE THESE PLANS:

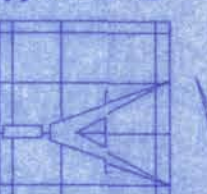
AMPLE DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS. SIMPLE ARITHMETIC MAY BE USED TO DETERMINE THE LOCATION OF THOSE ITEMS NOT DIMENSIONED.

CHANGES TO PLAN SETS:

PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT CONSULTING WITH THE ARCHITECT/ENGINEER. 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 SPECIFICATIONS ON THE PLANS.

**THE SUWANNEE MODEL
MAYFAIR LOT 23**

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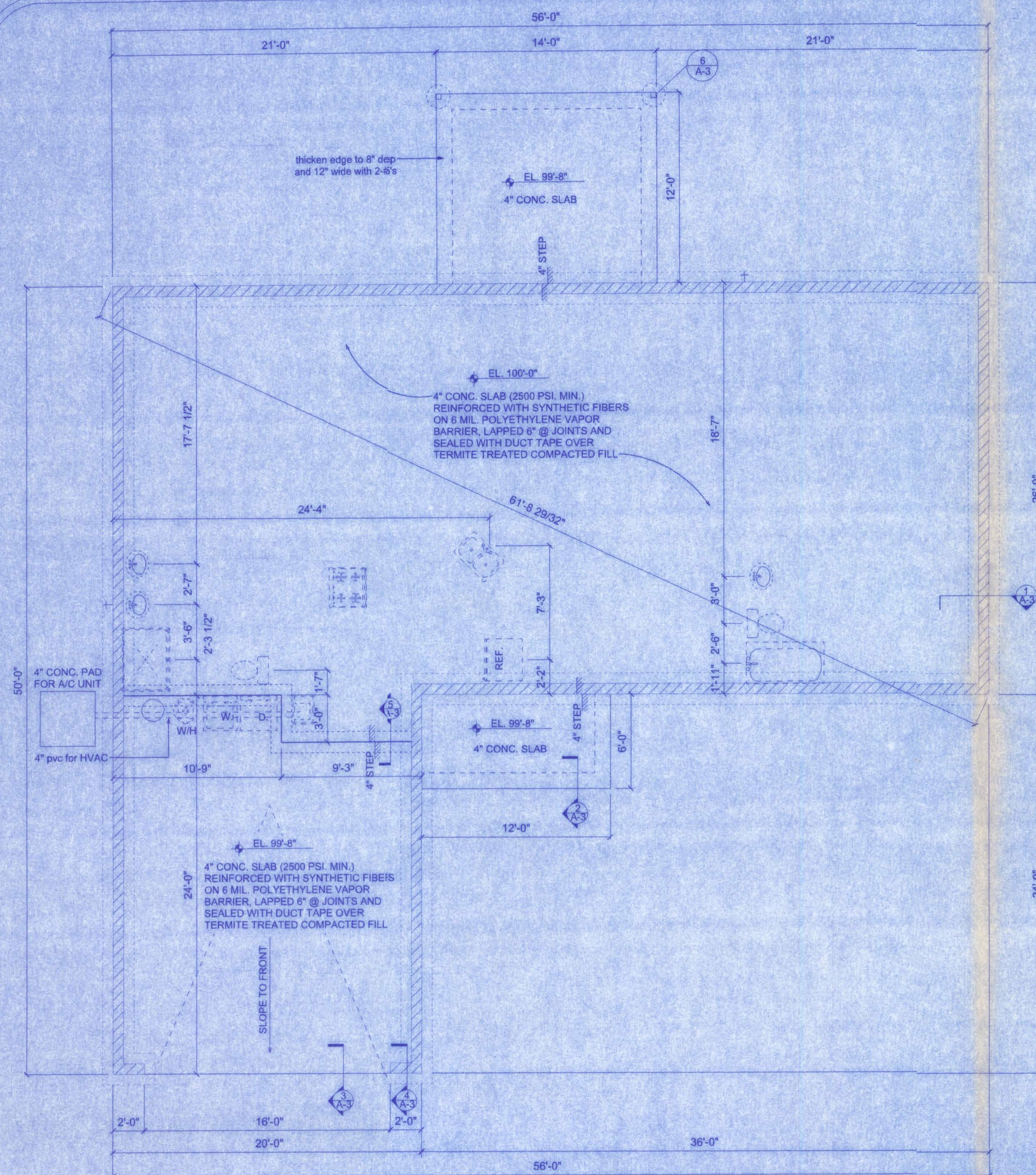
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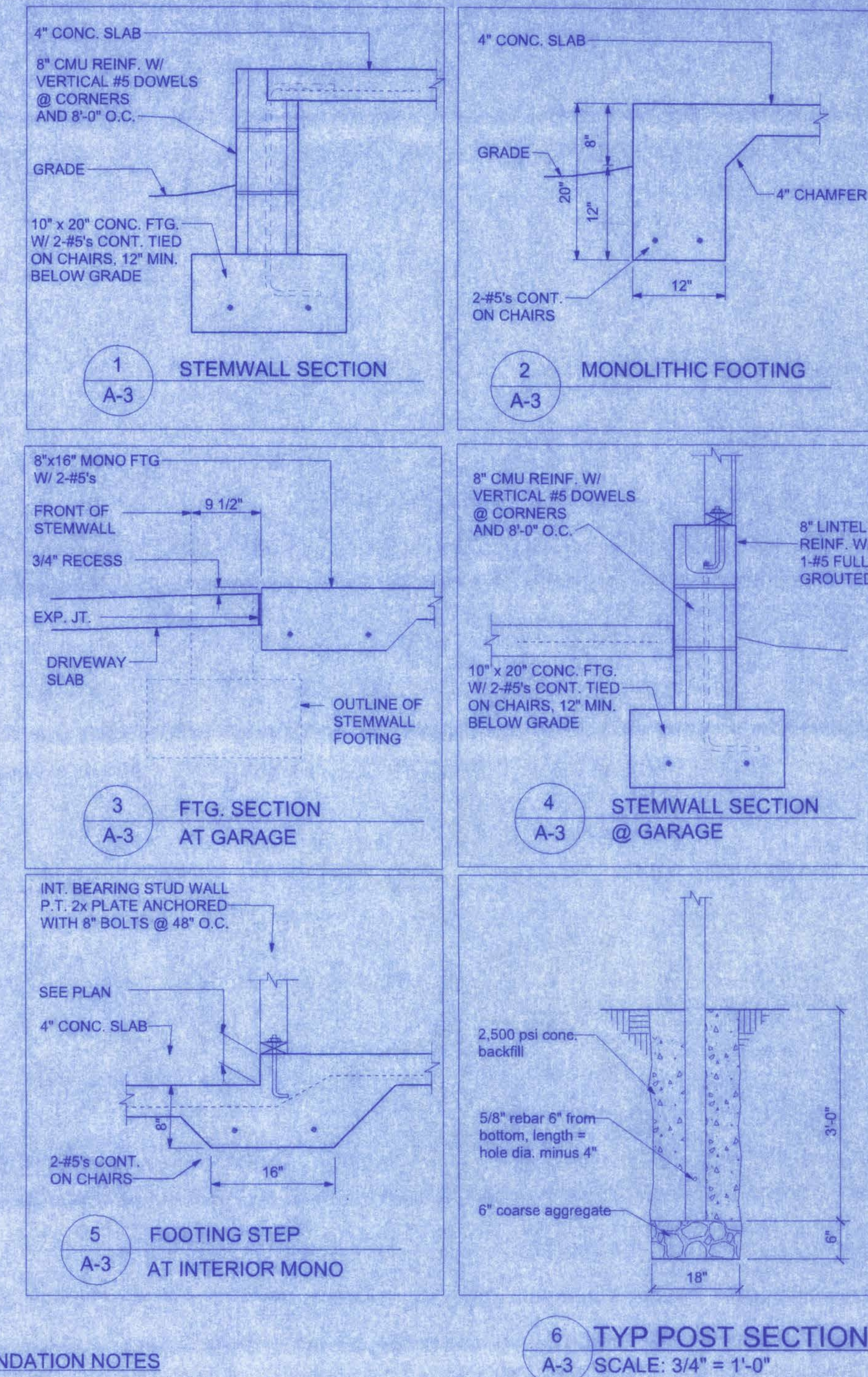
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CERTIFICATE OF AUTHORIZATION # 00007071

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



COVER OVER REINFORCING STEEL
FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS
SHALL BE:
3 INCHES IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND
PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH
OR WEATHER AND 1/2 INCHES (ONE HALF INCH) BETWEEN REINFORCING BARS
IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4 INCH FOR
FINE GROUT OR 1/2 INCH FOR COARSE GROUT BETWEEN REINFORCING BARS
AND ANY FACE OF A CELL. REINFORCING BARS USED IN MASONRY WALLS
SHALL HAVE A MINIMUM COVER (ONE HALF INCH) BETWEEN REINFORCING
BARS AND ANY FACE OF A CELL. REINFORCING BARS USED IN MASONRY
UNITS SHALL HAVE A MINIMUM COVER OF 1/2 INCHES FOR MASONRY UNITS
WITH FACE EXPOSED TO EARTH OR WEATHER, 1 1/2 INCHES FOR MASONRY
UNITS NOT EXPOSED TO EARTH OR WEATHER.

CONCRETE:
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH
OF 2500 PSI AT 28 DAYS.

GALVANIZATION:
METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

REINFORCING STEEL:
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40.

BEARING CAPACITY:
THE FOOTING IS DESIGNED FOR SOIL WITH AN ALLOWABLE BEARING CAPACITY OF 1,000 PSF. THE FOOTINGS SHALL REST ON UNDISTURBED OR COMPACTED SOIL OF UNIFORM DENSITY AND THICKNESS. AT THE OWNER'S REQUEST, COMPACTED SOILS SHALL BE TESTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR AND COMPACTED IN LIFTS NOT TO EXCEED 12 INCHES.

SLAB REQUIREMENTS

JOINTS ARE NOT REQUIRED IN UNREINFORCED PLAIN CONCRETE SLABS ON GROUND OR IN SLABS FOR ONE AND TWO FAMILY DWELLINGS COMPLYING WITH ONE OF THE FOLLOWING:

1. CONCRETE SLABS ON GROUND CONTAINING SYNTHETIC FIBER REINFORCEMENT. FIBER LENGTHS SHALL BE 1/2 INCH TO 2 INCHES IN LENGTH. DOSAGE AMOUNTS SHALL BE FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SYNTHETIC FIBERS SHALL COMPLY WITH ASTM C 1116. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY THE BUILDING OFFICIAL. OR,
2. CONCRETE SLABS ON GROUND CONTAINING 6x6 W1.4 x W1.4 WELDED WIRE REINFORCEMENT FABRIC LOCATED IN THE MIDDLE TO THE UPPER 1/3 OF THE SLAB. WELDED WIRE REINFORCEMENT FABRIC SHALL BE SUPPORTED WITH APPROVED MATERIAL OR SUPPORTS AT SPACING NOT TO EXCEED 3 FT OR IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION. WELDED PLAIN WIRE REINFORCEMENT FABRIC FOR CONCRETE SHALL CONFORM TO ASTM A 185. STANDARD SPECIFICATION FOR STEEL WELDED WIRE REINFORCEMENT FABRIC, PLAIN, FOR CONCRETE REINFORCEMENT.

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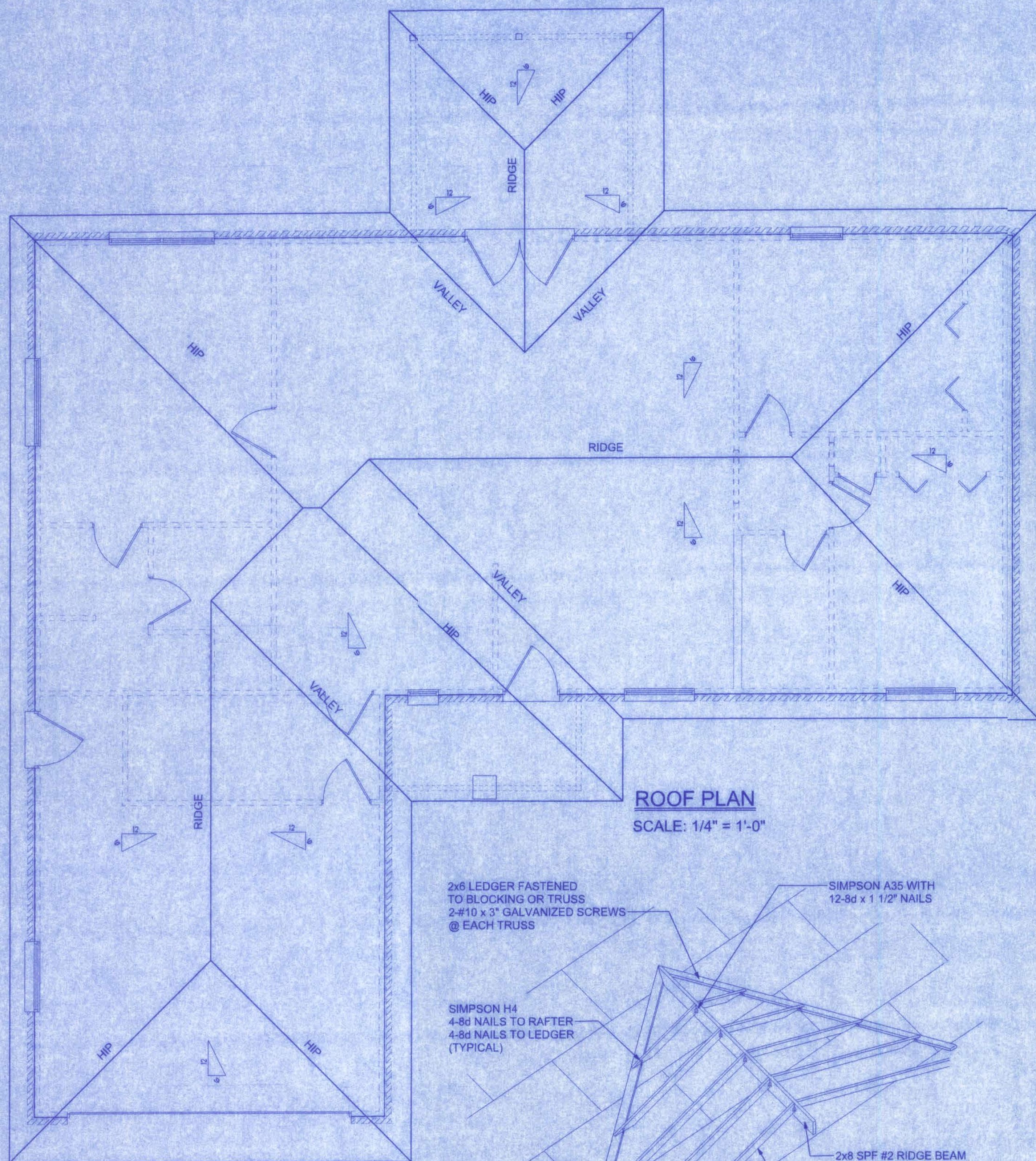
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THE SUWANNEE MODEL
MAYFAIR LOT 23

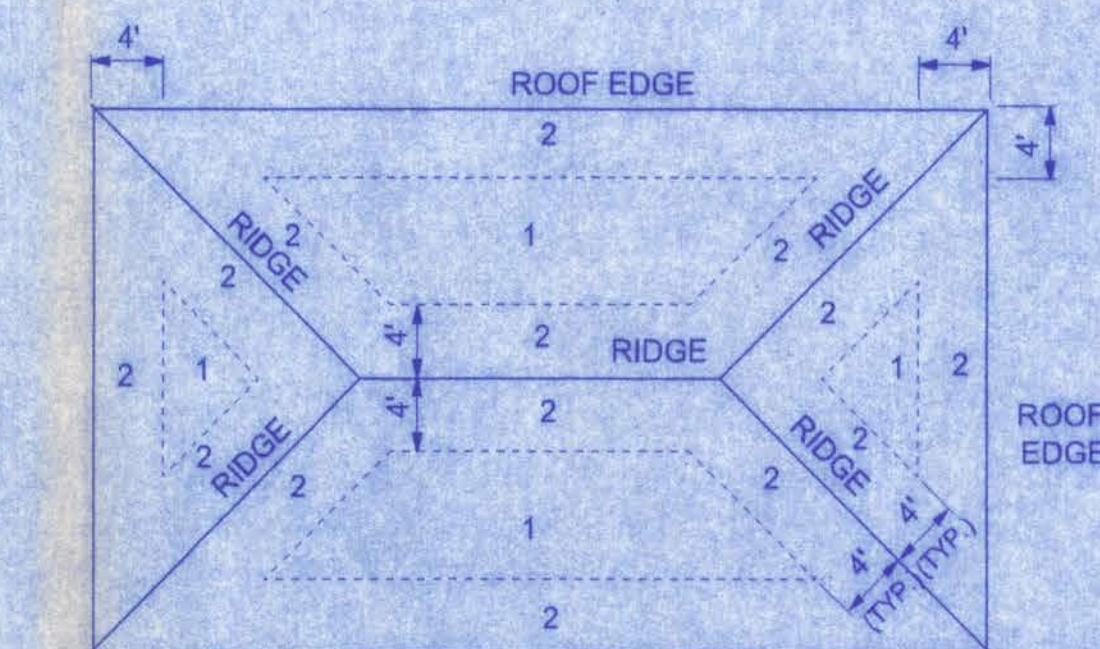
W. St. H. Free
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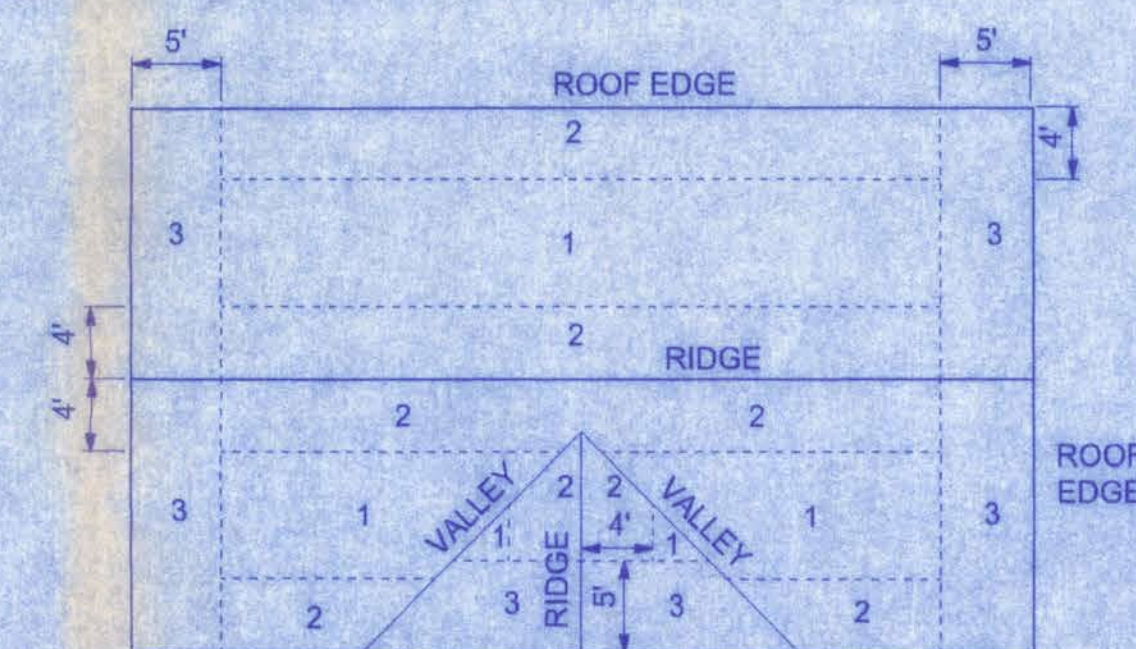
ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF INTERSECTION CONNECTION DETAIL
NTS

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	1/2" O.S.B. OR 15/32 CDX	8d COMMON OR 8d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 12 in. o.c. FIELD
2			6 in. o.c. EDGE 6 in. o.c. FIELD
3			4 in. o.c. @ GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD

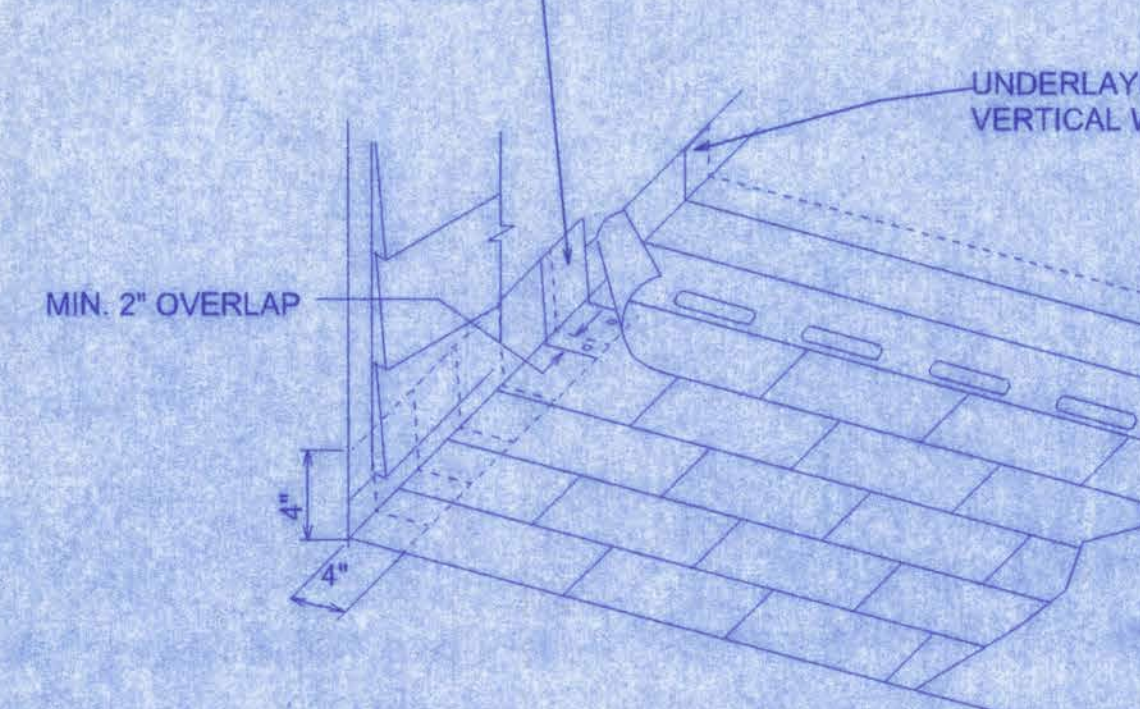


ROOF SHEATHING NAILING ZONES
(HIP ROOF)



ROOF SHEATHING NAILING ZONES
(GABLE ROOF)

FLASHING PLACED UPSLOPE FROM
EXPOSED EDGE OF SHINGLE
EXTENDING 4 INCHES OVER
UNDERLYING SHINGLE AND
4 INCHES UP VERTICAL WALL



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, DOUBLE UNDERLAYMENT
IS REQUIRED.

UNDERLAYMENT:
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM WITH ASTM D 226,
TYPE 1, OR ASTM D 4889, TYPE 1.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:
SELF ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY WITH ASTM D 1970.

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 ROOF 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 PA 107-95.

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

1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED
PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.
2. 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.

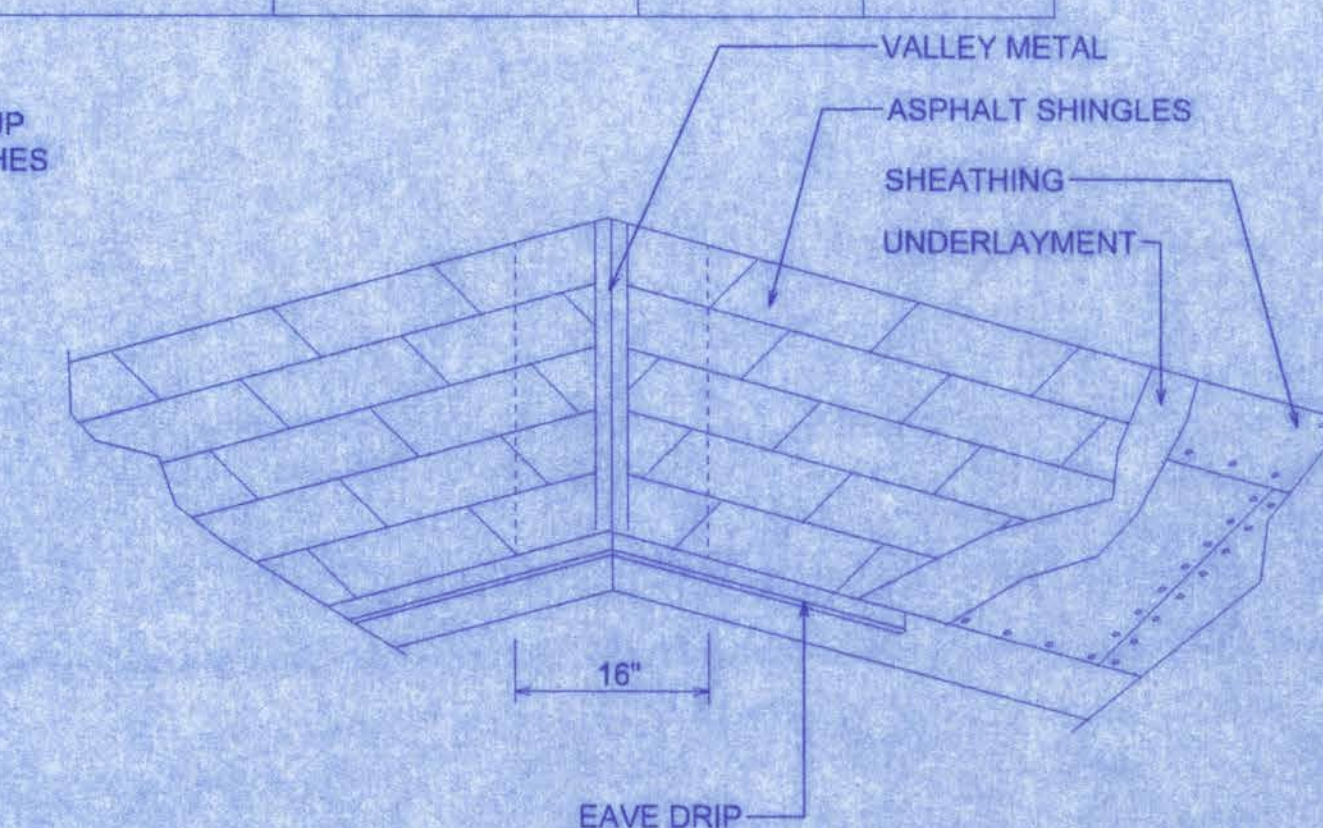
FOR ROOF SLOPED 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF ONE
LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:
STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION
PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY
IN PLACE.

BASE AND CAP FLASHINGS:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'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 77 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 WITH MANUFACTURER'S INSTALLATION
INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING
TYPES SHALL BE PERMITTED.

1. FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16 INCHES
WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN TABLE 1507.3.9.2.
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.
3. FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
 1. BOTH TYPES 1 AND 2 ABOVE, COMBINED.
 2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
 3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1970.

MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (LB)
COPPER			1
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0179	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.027		2 1/2 20



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DATE 7/19/06 DRAWN BY W.H.F.

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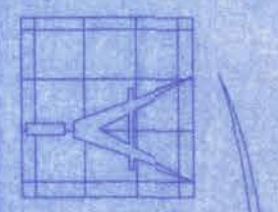
PROJECT NO. 05.R042

CERTIFICATE OF AUTHORIZATION # 00000701

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THE SUWANNEE MODEL
MAYFAIR LOT 23

305 EAST DUVAL STREET
SUITE #3
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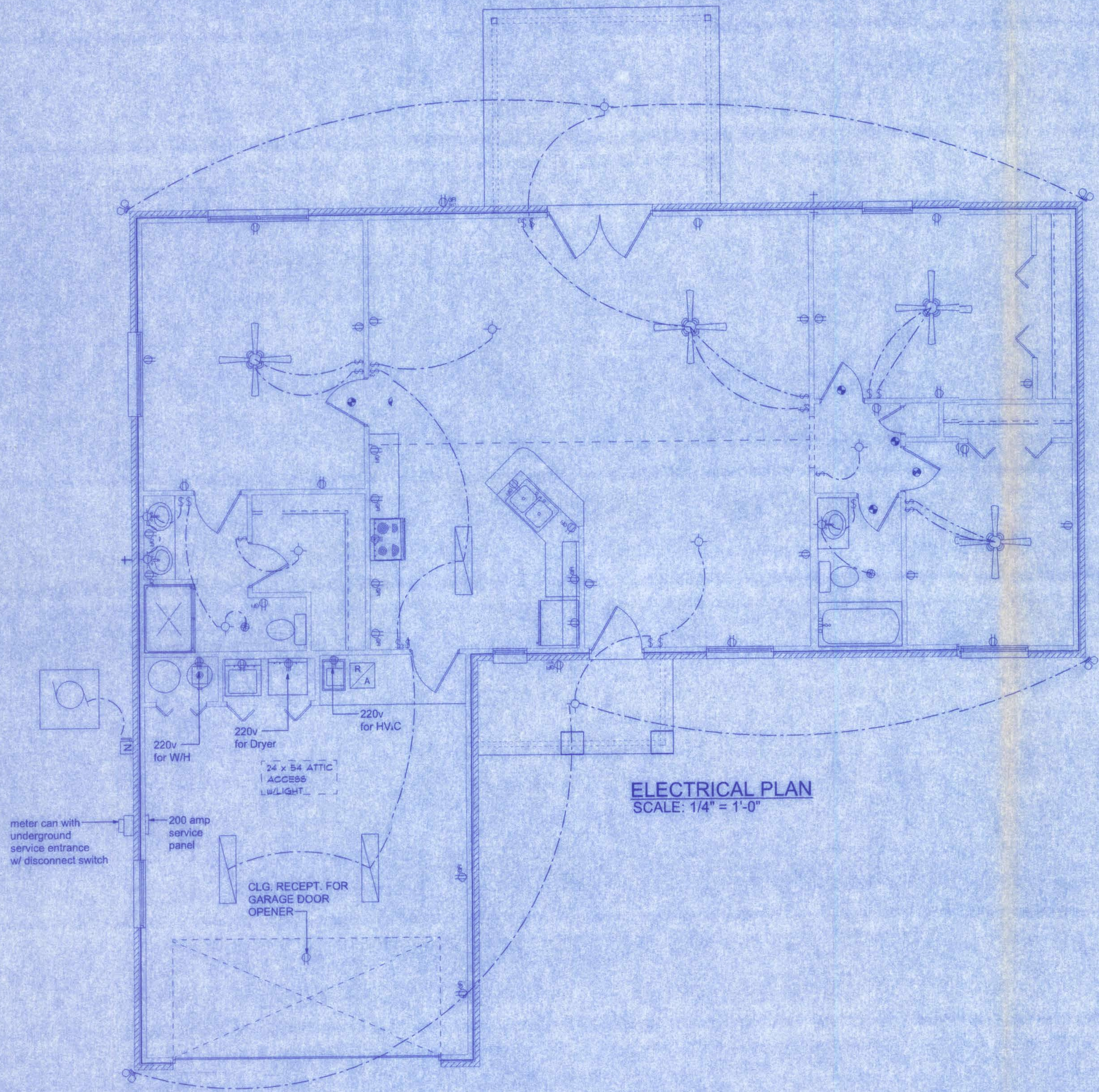
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PROJECT NO. 05 8042

CERTIFICATE OF AUTHORIZATION # 00008701



ELECTRICAL	SYMBOL
ceiling fan spotlights 1	
fluorescent fixture	
electric motor	
electrical panel	
meter can	
non-fused disconnect	
50 cfm exhaust fan	
light	
outlet	
outlet 220v	
outlet gfi	
smoke detector	
switch	
switch 3 way	
weather proof gfi	

ELECTRICAL PLAN NOTES

WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.

CONSULT THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED.

INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

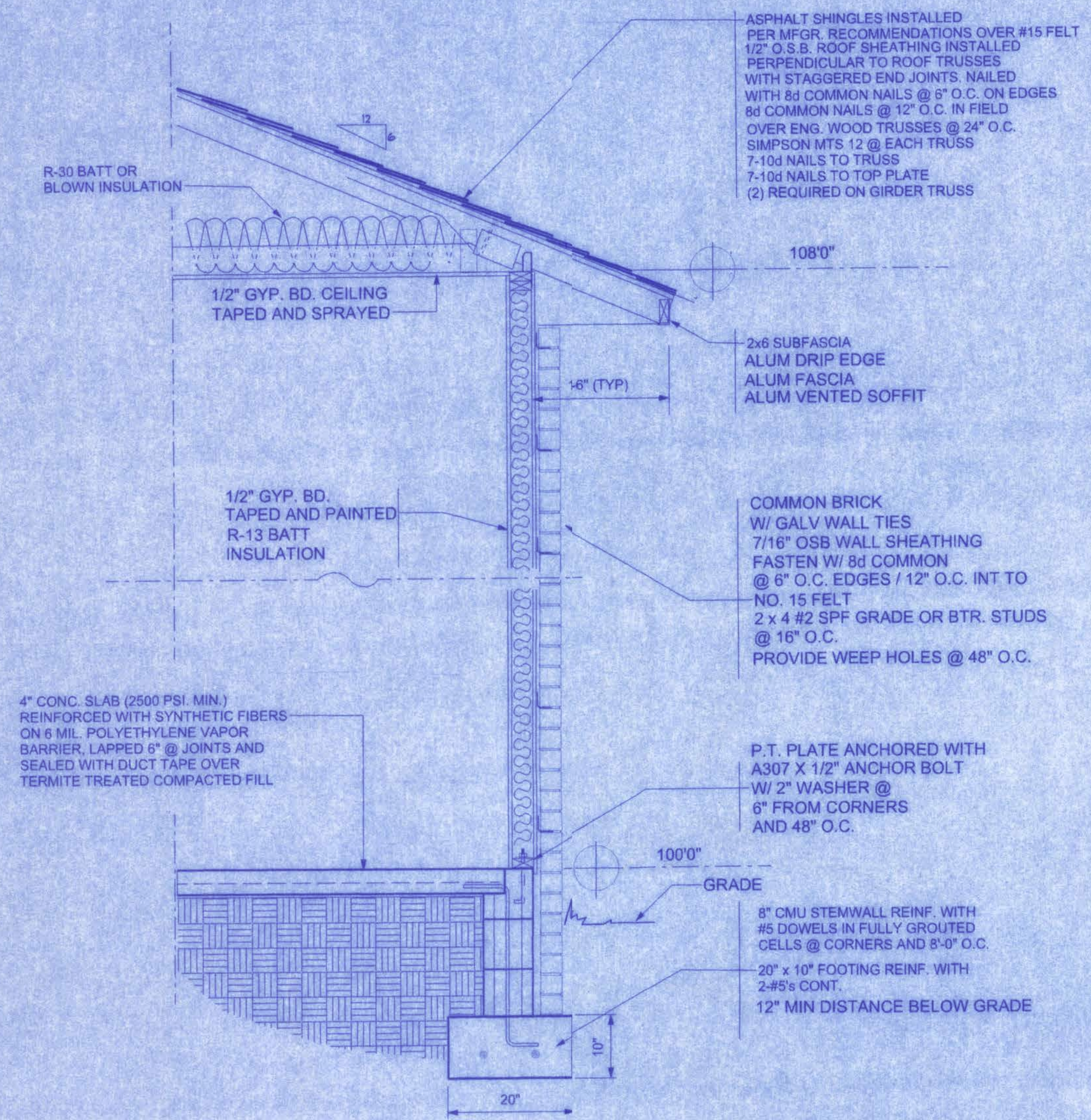
ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.

TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.

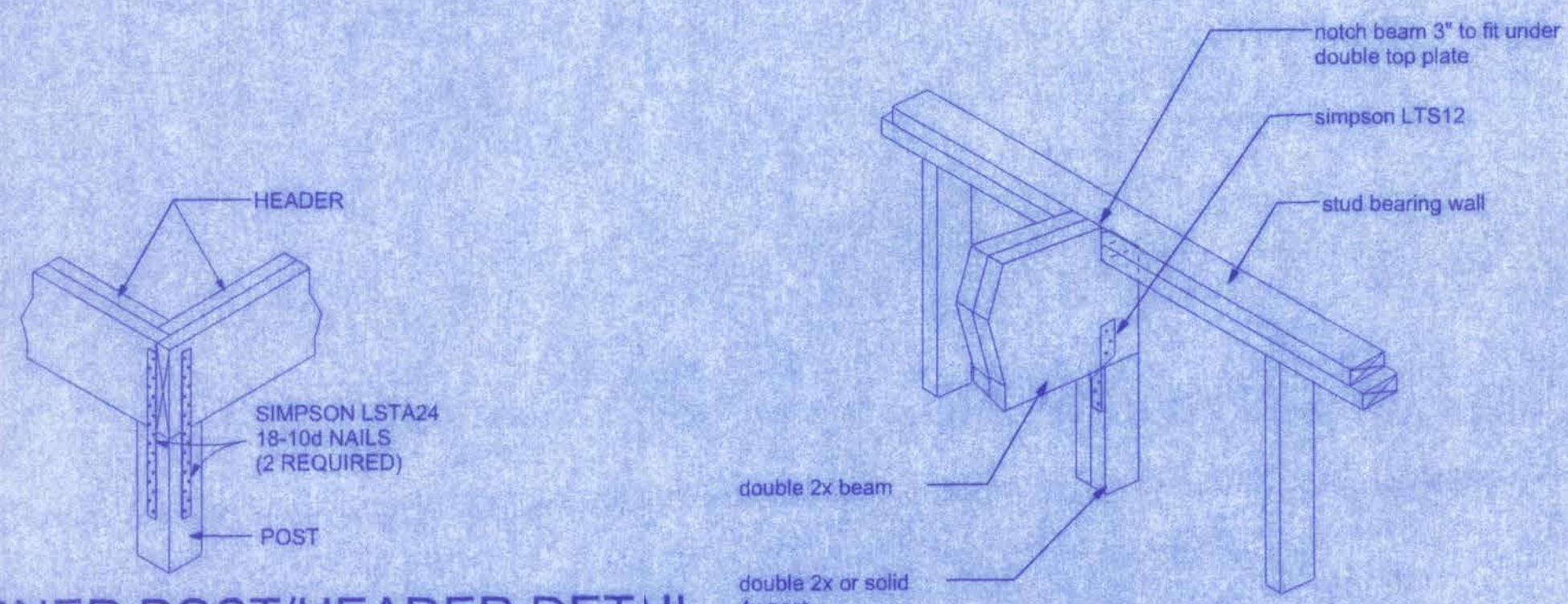
ELECTRICAL CONT'R SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT Nr., DESCRIPTION & BRKR. SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS. CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

NOTE:

ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 AND 20 AMP OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

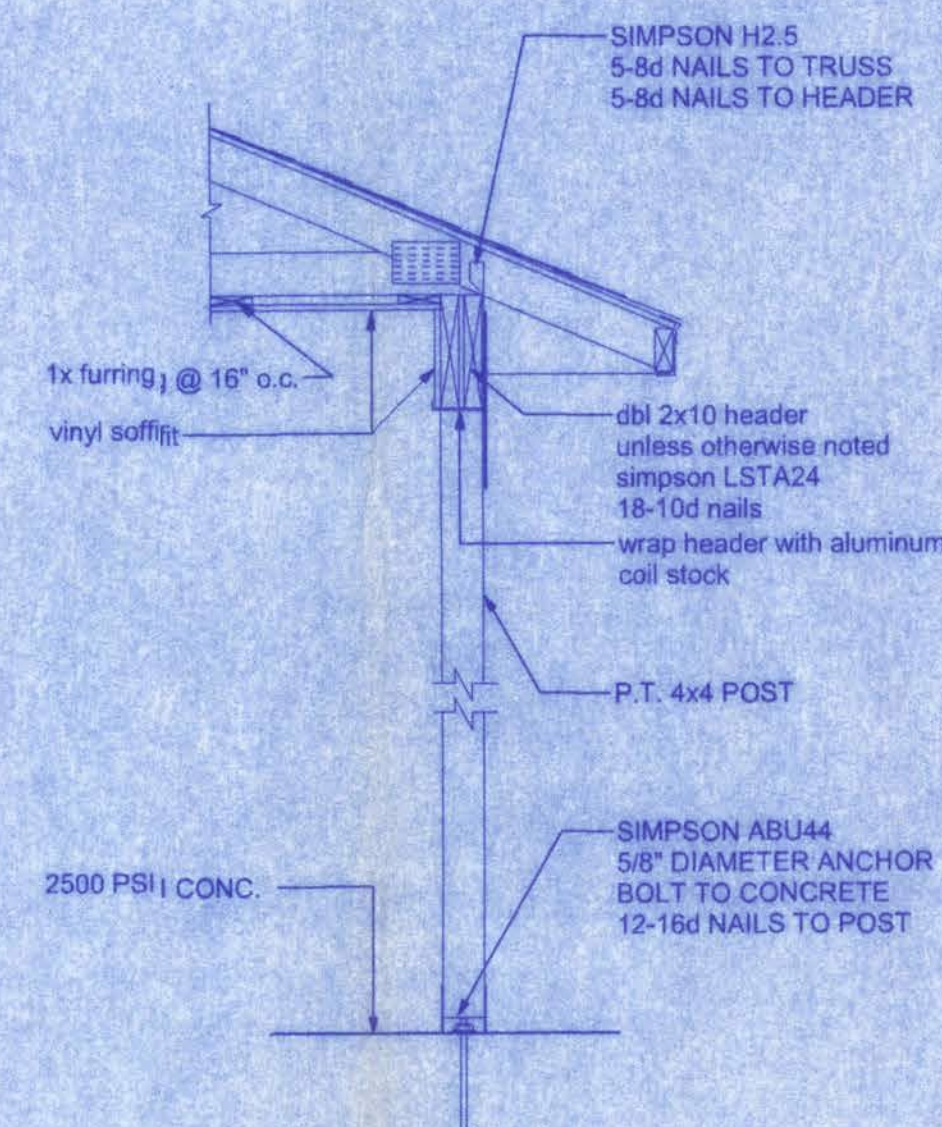


TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

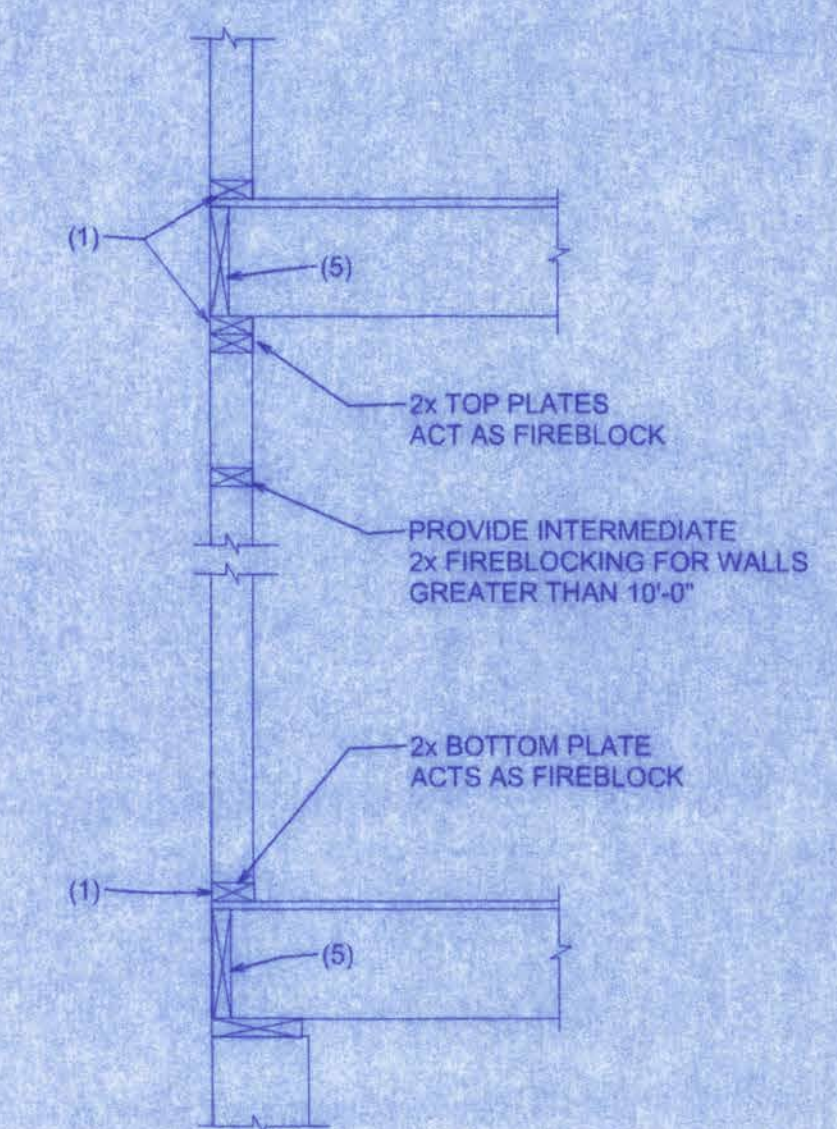


CORNER POST/HEADER DETAIL
NTS

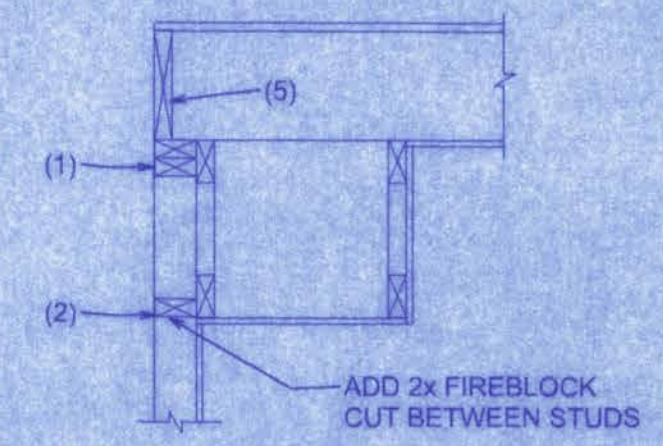
BEAM/WALL CONNECTION
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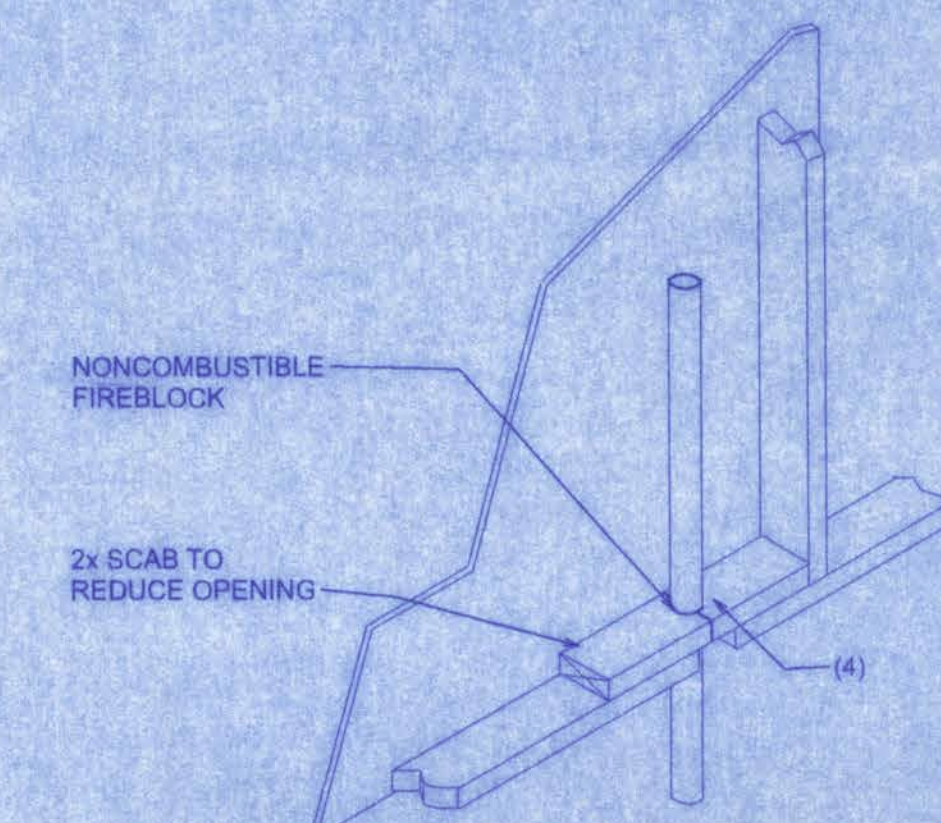
A PORCH SECTION
SCALE: 3/4" = 1'-0"



PLATFORM FRAMING



SOFFIT/DROPPED CLG.



PENETRATIONS

FIREBLOCKING NOTES:

- FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH PYRO PANEL MULTIFLEX SEALANT
5. 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.

STEEL COATING RECOMMENDATIONS IN PRESSURE TREATED WOOD:

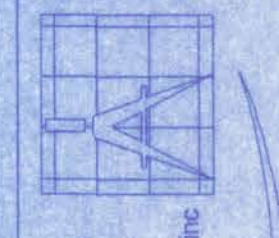
- Thicker galvanizing generally extends service life of a product. The treated wood industry recommends use of Stainless Steel and hot-dip galvanized connectors and fasteners with treated wood.
- Due to the uncertainties, which are out of the specifiers control, in regard to the chemicals used in pressure treated wood, Simpson recommends the use of stainless steel fasteners, anchors and connectors with treated wood when possible. At a minimum, customers should use ZMAX (G185 HDG per ASTM A653), Batch/Post Hot-Dip Galvanized (per ASTM A123 for connectors and ASTM A153 for fasteners), or mechanically galvanized fasteners (per ASTM B695, Class 55 or greater), product with the newer alternative treated woods.
- G60 galvanized products should not be used with treated woods.
- G90 galvanized connectors can be used with Sodium Borate (DOT - Disodium Octaborate Tetrahydrate) treated woods. Sodium Borate Treated woods are not suitable for applications where moisture exposure is likely. They are suitable for mudsill applications when transported, stored, and installed appropriately.
- When using stainless steel or hot-dip galvanized connectors, the connectors and fasteners should be made of the same material.

Simpson Strong-Tie Product Finish	Untreated Wood	Chromated Copper Arsenate (CCA-C)	DOT Sodium Borate (SBX)	Alkaline Copper Quat ACQ-C and ACQ-D (Carbonate)	Copper Azole (CBA-A and CA-B)	SBX (DOT) with NAS/O ₂	Ammoniacal Copper Zinc Arsenate (ACZA)	Other Pressure Treated Woods
Standard (G90)	X	X	X					
ZMAX (G185)	X	X	X	X	X	X		
Post Hot-Dip Galvanized (HDG)	X	X	X	X	X	X	X	X
SST300 (Stainless Steel)	X	X	X	X	X	X	X	X

7/19/06

THE SUWANNEE MODEL
MAYFAIR LOT 23

305 EAST DUVAL STREET
SUITE #3
LAKE CITY, FL 32055
(386)758-4209



Freeman
Design Group

DATE: 7/19/06
DRAWN BY: W.H.F.

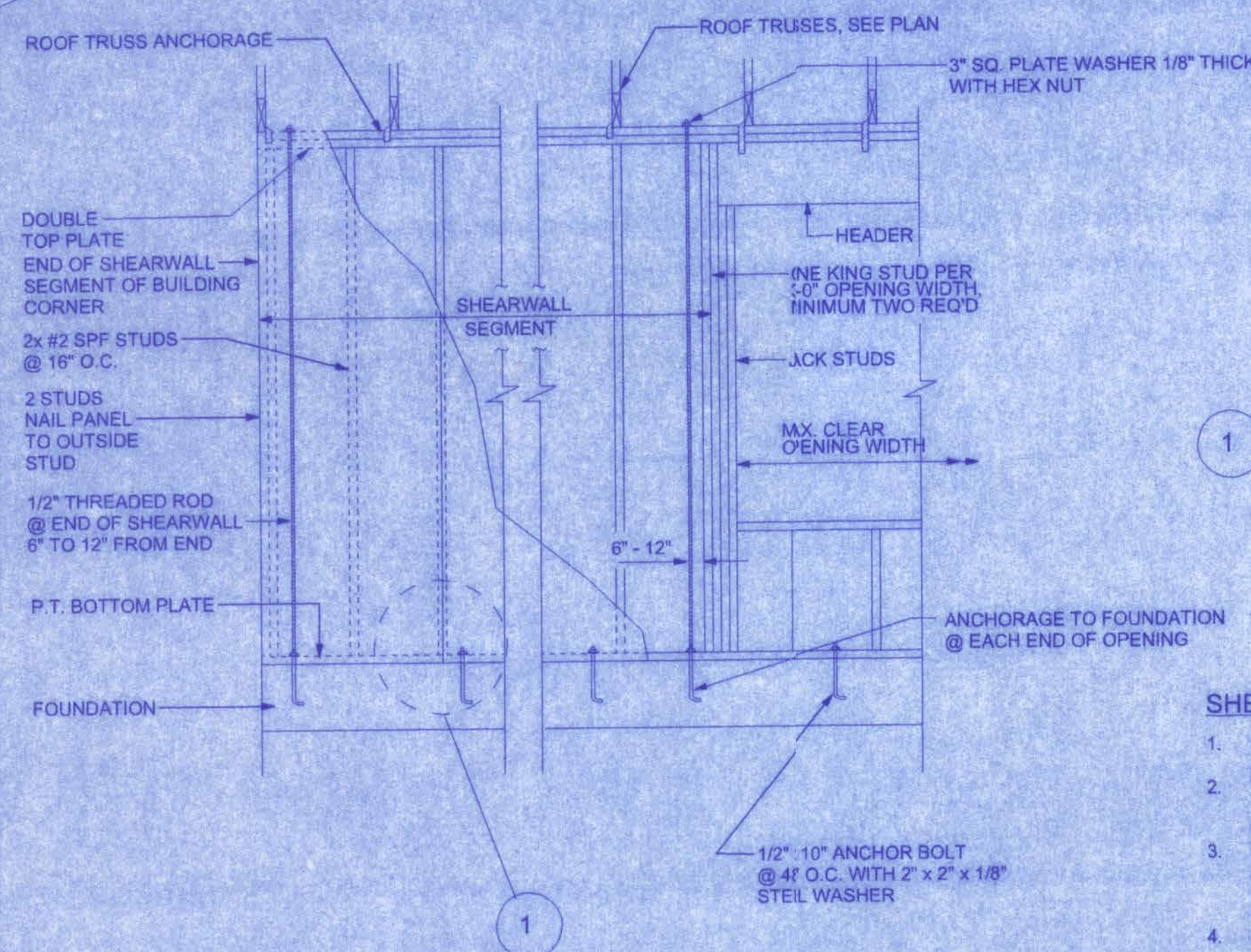
REVISIONS

SHEET: A-6

OF: 6

PROJECT NO. 05 R042

CERTIFICATE OF AUTHORIZATION # 00009701



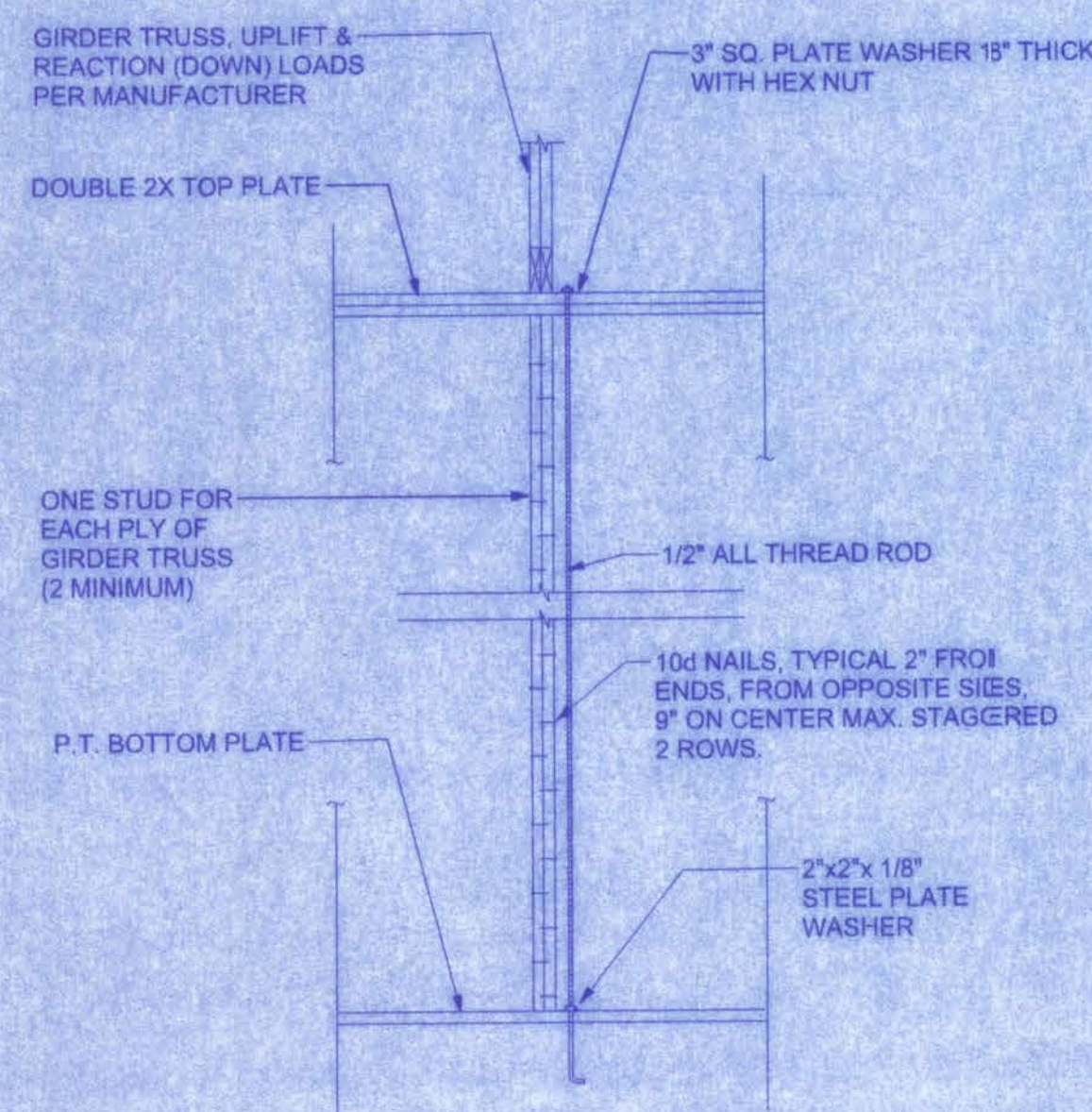
SHEARWALL DETAILS
SCALE: 1/2" = 1'-0"

1 DOUBLE NAIL EDGE SPACING
TOP AND BOTTOM PLATE
UPLIFT CAPACITY = 474 plf
(TABLE 305S1 SST10-99)

SHEARWALL NOTES:

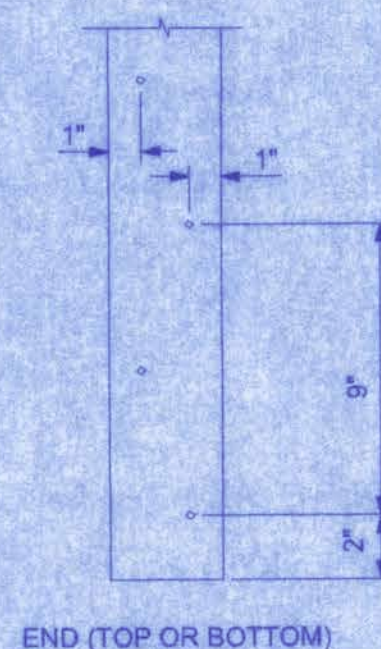
- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-99 305.4.3.
- THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
- ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
- NAIL SPACING SHALL BE 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 5/6 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 IE. 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



GIRDER COLUMN DETAIL
SCALE: 1/2" = 1'-0"

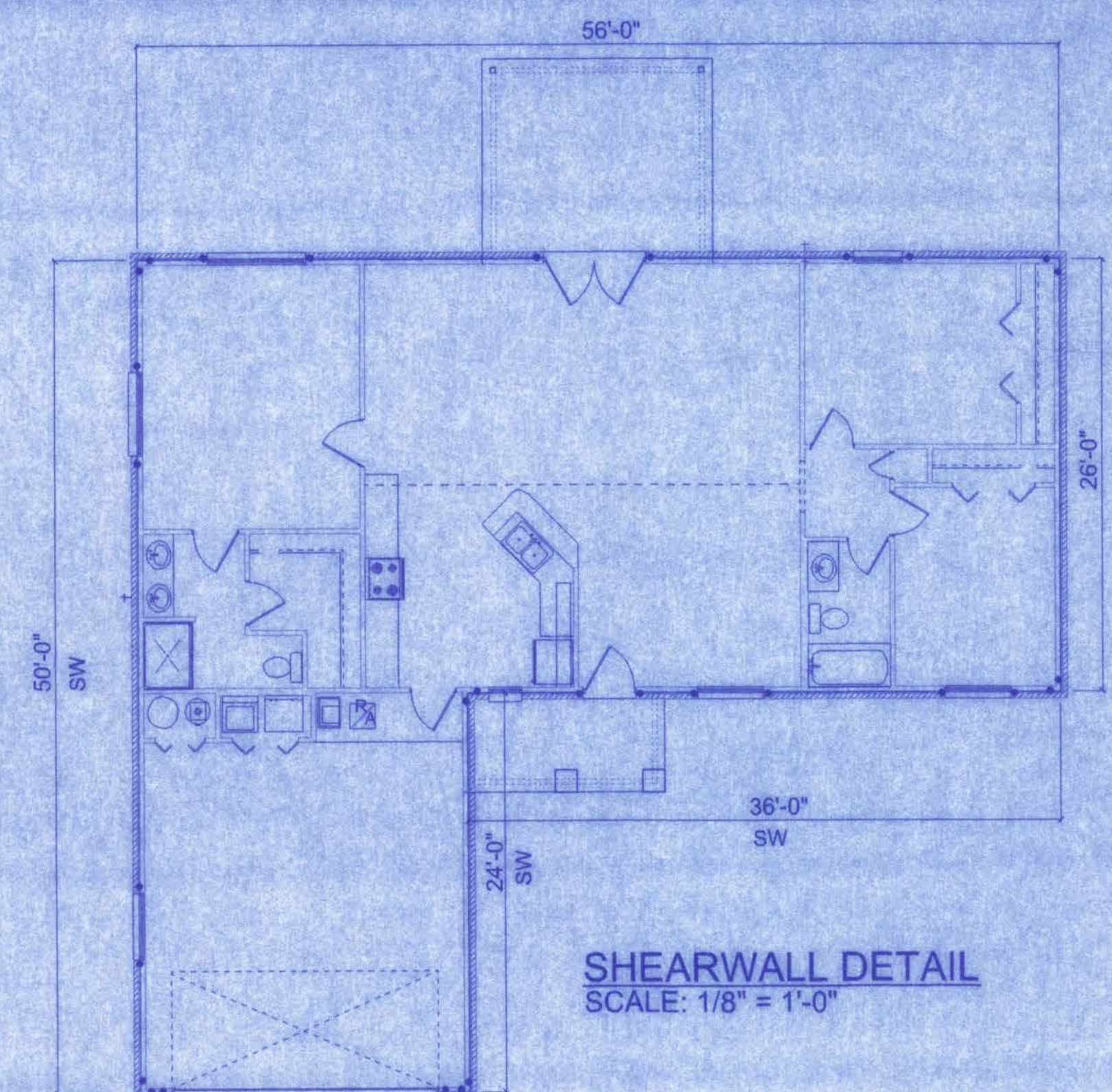
NOTE:
A SOLID MEMBER OF EQUAL OR GREATER SIZE THAN MULTIPLE MEMBERS MAY BE USED.
IF RATED SHEATHING IS APPLIED TO NARROW EDGES, NAILED TO EACH STUD AT 12" O.C. MAXIMUM, THE LAMINATION NAILING SHOWN HERE IS NOT REQUIRED.



ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
rafters having slopes greater than 2/12 with no finished ceiling attached to rafters	L/180
interior walls and partitions	H/180
floors and plastered ceilings	L/360
all other structural members	L/240
exterior walls with plaster or stucco finish	H/360
exterior walls - wind loads with brittle finishes	L/240
exterior walls - wind loads with flexible finishes	L/120

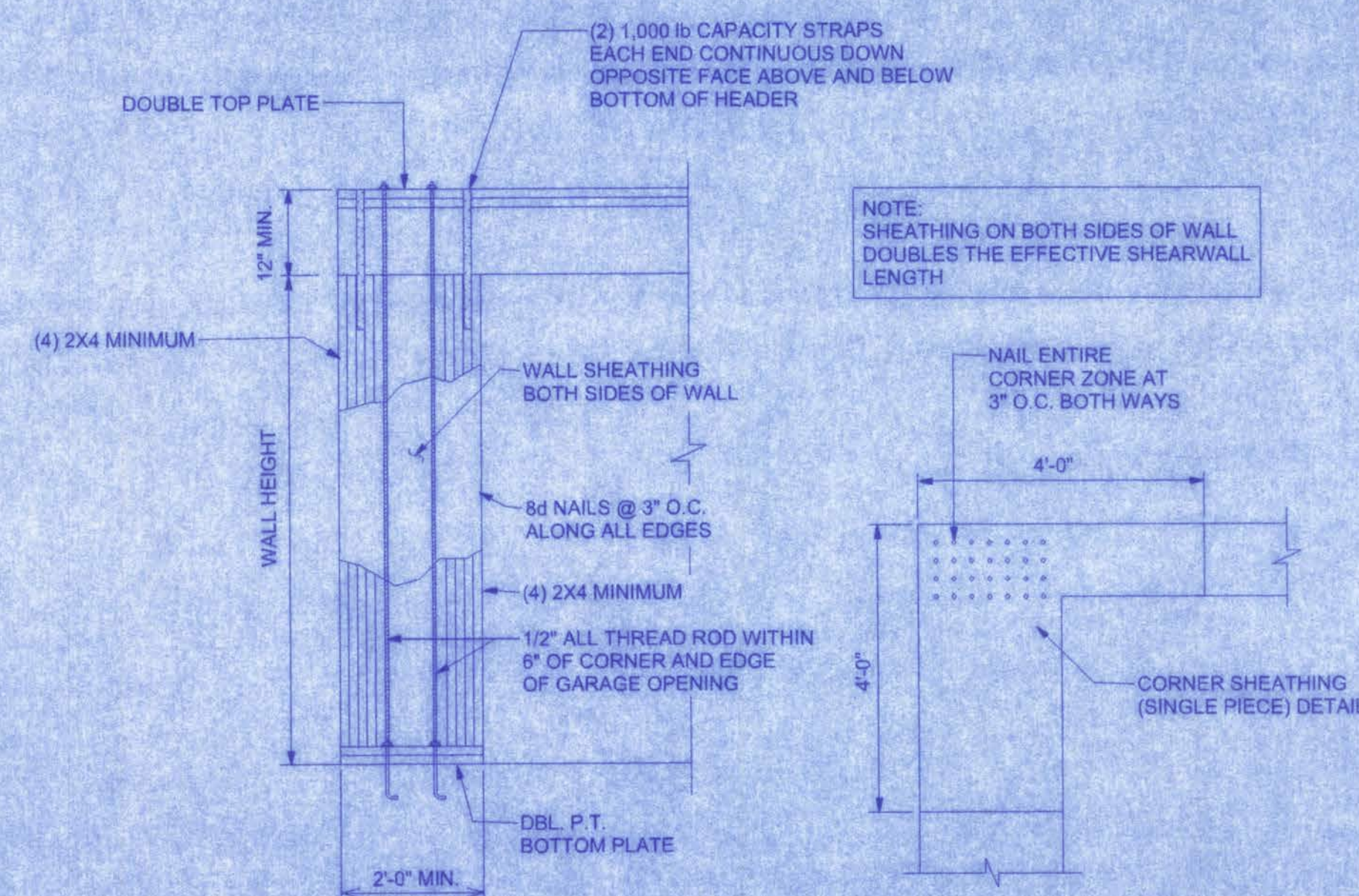
OPENING CONNECTION REQUIREMENTS				
CLEAR OPENING WIDTH	HEADER SIZE #2 GRADE OR BETTER	END BEARING	CONNECTOR AT EACH END OF OPENING	ANCHORAGE TO FOUNDATION @ EACH END OF OPENING
0' - 3'	(2) 2x8	1.5"	N/A	N/A
>3' - 6'	(2) 2x10	3"	2" ALL THREAD ROD	1/2" ALL THREAD ROD
>6' - 9'	(2) 2x12	3"	2" ALL THREAD ROD	1/2" ALL THREAD ROD
>9' - 12'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	2" ALL THREAD ROD	1/2" ALL THREAD ROD
>12' - 15'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	2" ALL THREAD ROD	1/2" ALL THREAD ROD
>15' - 18'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	4.5"	2" ALL THREAD ROD	1/2" ALL THREAD ROD



SHEARWALL DETAIL
SCALE: 1/8" = 1'-0"

NOTE:
see garage endwall details, this sheet

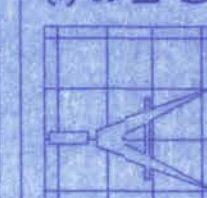
*ALL THREADS



GARAGE ENDWALL DETAILS
SCALE: 1/2" = 1'-0"

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DRAWN BY: W.H.F.

REVISIONS

SHEET S-1

OF 1

PROJECT NO. 05.R042

CERTIFICATE OF AUTHORIZATION # 00006701