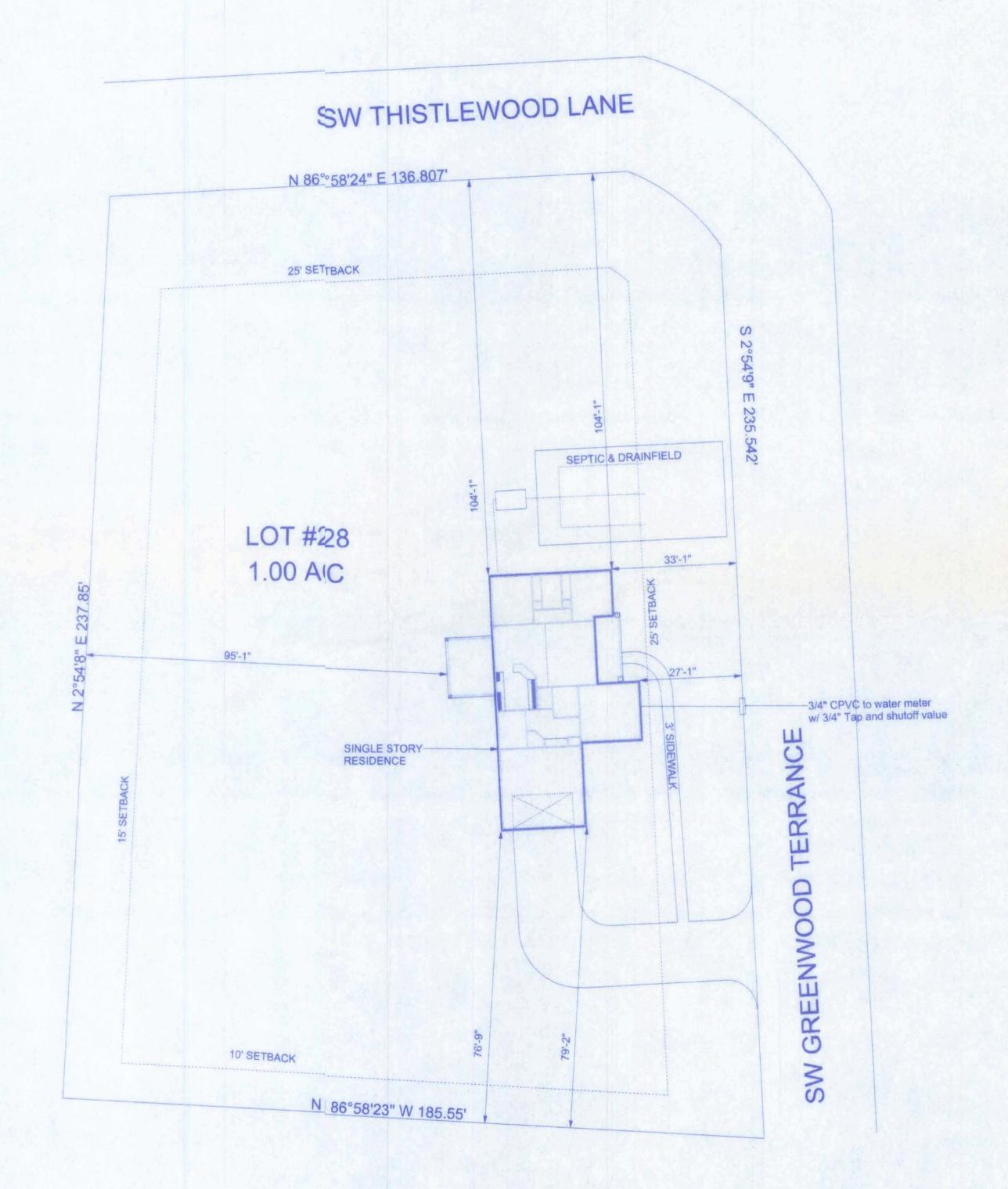
THORNWOOD SUBDIVISION LOT 28 (1.00 AC); FT. WHITE, FL



Freema Design Group

THORNWOOD SUDIVISION LOT#28

DATE DRAWN BY W.H.F.

SHEET SP-1

PROJECT NO.

SITE PLAN: SCALE: 1" = 20'-0"

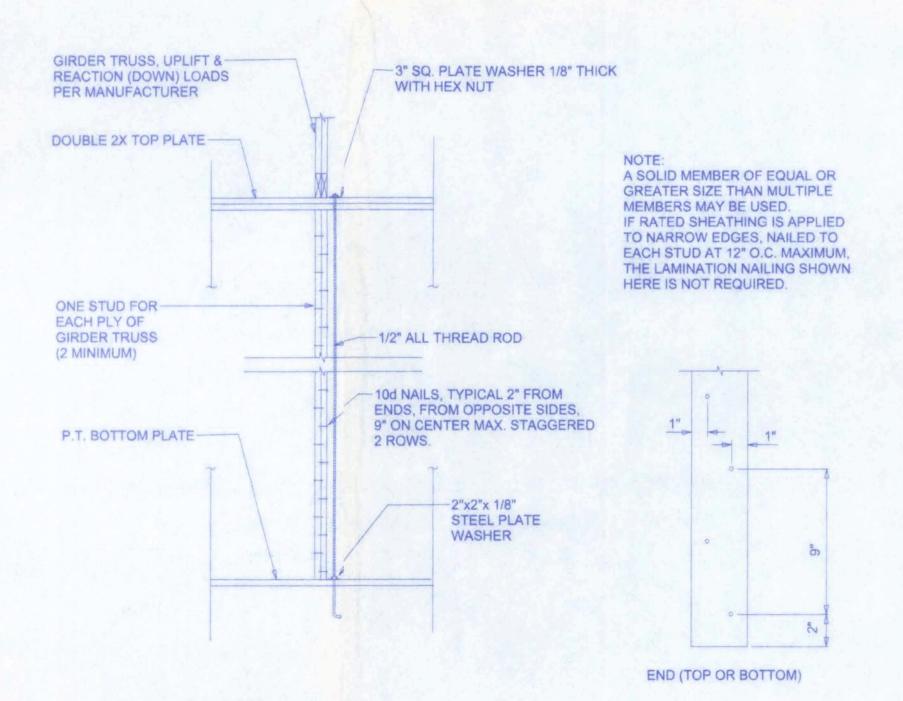


0i.R054

-ROOF TRUSSES, SEE PLAN ROOF TRUSS ANCHORAGE--3" SQ. PLATE WASHER 1/8" THICK WITH HEX NUT DOUBLE TOP PLATE HEADER END OF SHEARWALL ---SEGMENT OF BUILDING CORNER SHEARWALL SEGMENT 2x #2 SPF STUDS -@ 16" O.C. JACK STUDS 2 STUDS NAIL PANEL MAX. CLEAR OPENING WIDTH TO OUTSIDE 1/2" THREADED ROD @ END OF SHEARWALL 6" TO 12" FROM END 6" MAX. P.T. BOTTOM PLATE -ANCHORAGE TO FOUNDATION

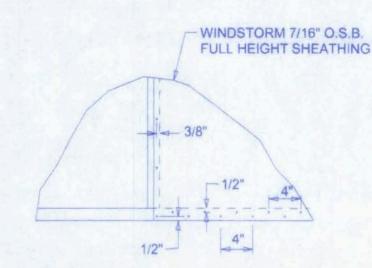
@ EACH END OF OPENING FOUNDATION-- 1/2" x 10" ANCHOR BOLT @ 48" O.C. WITH 2" x 2" x 1/8" STEEL WASHER

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



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

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



1 DOUBLE NAIL EDGE SPACING TOP AND BOTTOM PLATE UPLIFT CAPACITY = 474 plf (TABLE 305S1 SSTD10-99)

SHEARWALL NOTES:

- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS
 AS DEFINED BY STD 10-999 305.4.3.
 THE WALL SHALL BE ENTTIRELY SHEATHED WITH
 7/16" O.S.B. INCLUDING AGREAS ABOVE AND BELOW
- OPENINGS.

 3. ALL SHEATHING SHALL BJE ATTACHED TO FRAMING ALONG ALL FOUR EDGESS WITH JOINTS FOR ADJACENT PANELS OCCURING OVER COMMON FRAMING MEMBERS
- OR ALONG BLOCKING.

 4. NAIL SPACING SHALL BE: 6" O.C. EDGES AND
- 12" O.C. IN THE FIELD.

 5. TYPE 2 SHEARWALLS ARRE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM I 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'-33").

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

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE
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

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

609, FLORIDA BUILDING	CODE, 2004 ED	HON.	
BASIC WIND SPEED	110 MPH		
IMPORTANCE FACTOR	1.0		
BUILDING CATEGORY	2		
EXPOSURE	В		
INTERNAL PRESSURE	+/- 0.18		
COEFFICIENT			
COMPONENT AND CLADDING PRESSURE	WALLS	+21.8/-29.1 PSF	
	ROOF	+12.5/-29.1 PSF	
OLADDING FREGORIE	OVERHANGS	-71.6 PSF	
TYPE OF STRUCTURE	ENCLOSED		
ROOF DEAD LOAD	10 PSF		
ROOF LIVE LOAD	20 PSF		
FLOOR DEAD LOAD	20 PSF		
FLOOR LIVE LOAD		40 PSF	
	the state of the s		

EACH VERTICAL DRYER VENT RISER SHALL BE PROVIDED WITH A CLEANOUT. DRYER EXHAUSTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPED WITH A BACHDRAFT DAMPER WITHOUT SCREENS.

BATHROOM EXHAUST SHALL BE DIRECTED TO OUTSIDE OF BUILDING EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS. AIR EXHAUST OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLS IF TERMINATING OUT DOORS.

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

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.

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:

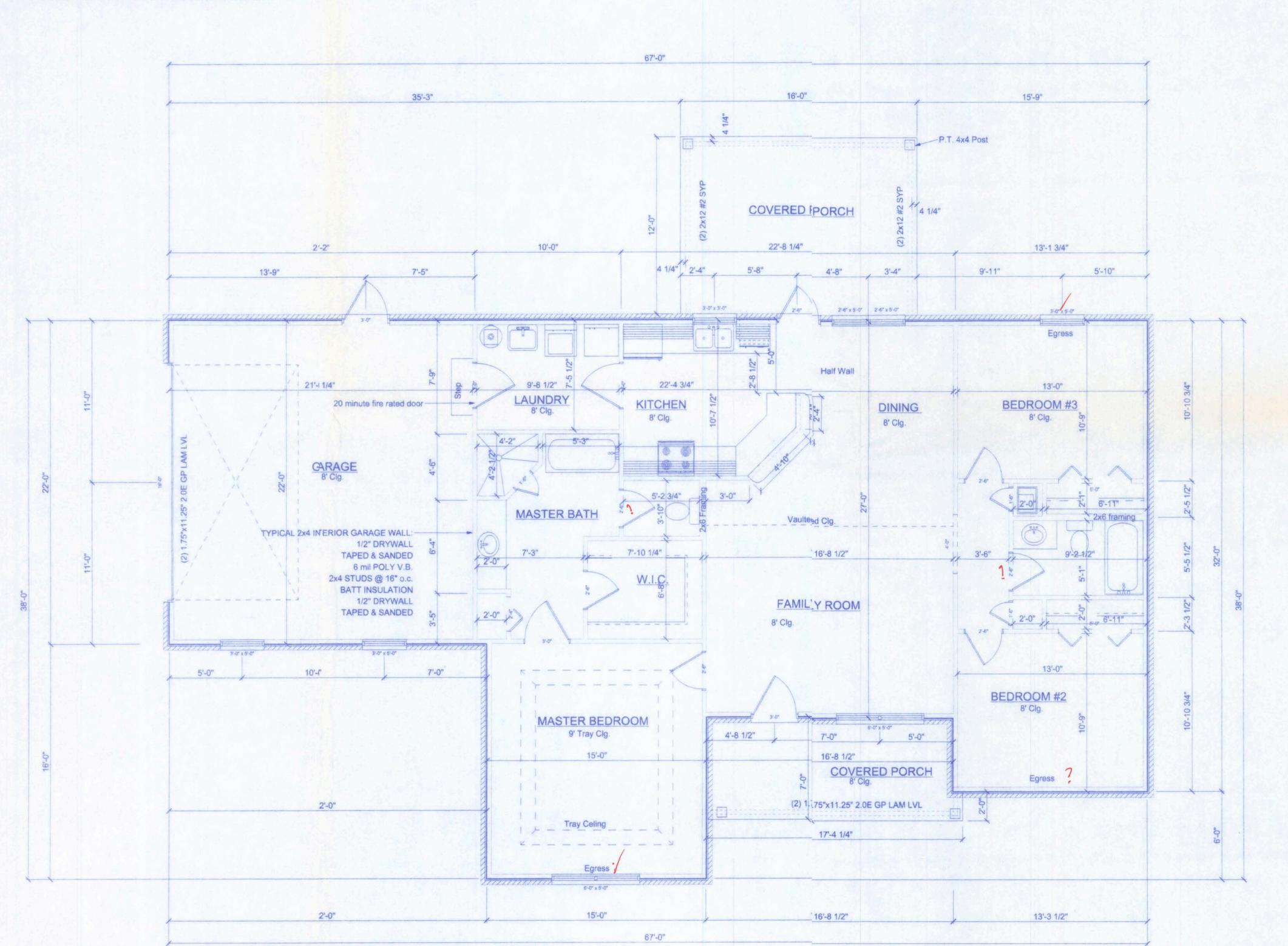
EVERY BEDROOM SHALL HAVVE NOT LESS THAN ONE OUTSIDE WINDOW FOR EMERGENCY RESCUE THAT COMPLIES WITH THE FOLLOWING: 1. SUCH WINDOWS SHALL BEE OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 244 INCHES IN HEIGHT, AND 5.7 SQFT IN AREA. 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 NOTE 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 DEPPTH 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 ARREA HAVING ACCESS TO A PUBLIC WAY.

HVAC UNITS SHALL BE MOUNTED TO CONCRETE PAD w/ #14 SCREWS w/ GASKETED WASHERS. (3) PER SIDE

NOTE: CEILING HEIGHT IN BATHROOMS SHALL BE NOT LESS THAN 7'-0".



PRODUCT CODE	SIZE	COUNT
36x80 colonial	3'-0"	2
30x80 country	2'-6"	1
192x84 garage door	16'-0"	1
2468 BF	2'-4"	1
5068-2 BF	5'-0"	1
5068-2 BF	5'-0"	1
1668	1'-6"	3
2668	2'-6"	5
2668	2'-6"	1
3068	3'-0"	2
3068	3'-0"	1
72x30 casement	6'-0" x 2'-0"	1
(2) SH 3050	6'-0" x 5'-0"	2
SH 2650	2'-6" x 5'-0"	2
SH 3030	3'-0" x 3'-0"	1
SH 3050	3'-0" x 5'-0"	4

OTE:						
LL WII	ND LOA	ADS AR	E IN AC	CORDAN	ICE WITH	SECTION
609, F	LORIDA	A BUILD	ING CO	DE, 2004	EDITION	٧.

BASIC WIND SPEED		110 MPH
IMPORTANCE FACTOR		1.0
BUILDING CATEGORY		2
EXPOSURE	FLATERY	В
INTERNAL PRESSURE COEFFICIENT		+/- 0.18
	WALLS	+21.8/-29.1 PS
CLADDING PRESSURE	ROOF	+12.5/-29.1 PS
	OVERHANGS	-71.6 PSF
TYPE OF STRUCTURE		ENCLOSED
ROOF DEAD LOAD		10 psf
ROOF LIVE LOAD		20 psf
FLOOR DEAD LOAD		20 psf
FLOOR LIVE LOAD	Par Start	40 psf

AREA SUMMARY

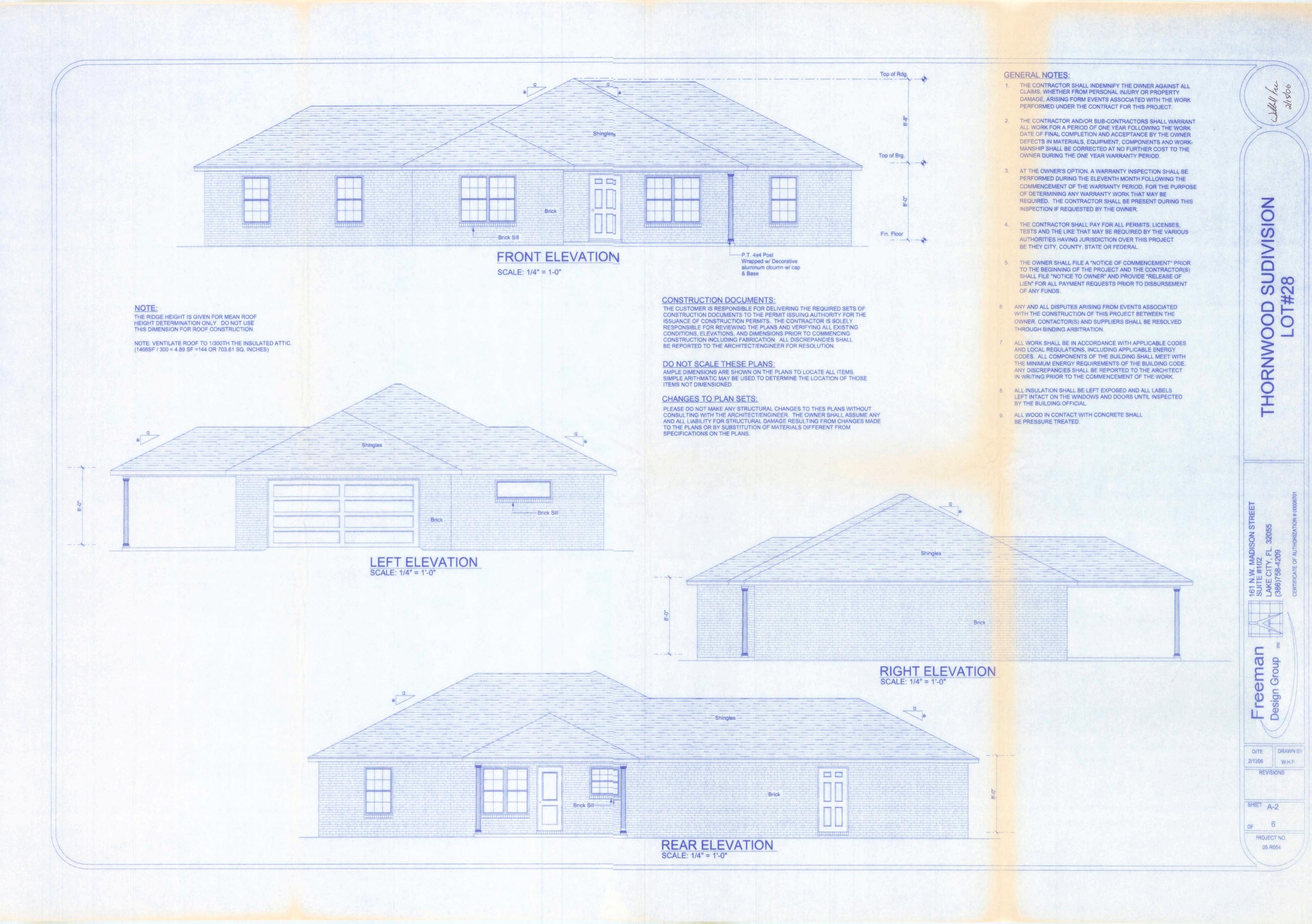
LIVING CONDITION:	1473 S.I
GARAGE:	458 S.I
FRONT PORCH:	122 S.I
BACK PORCH:	192 S.
TOTAL:	2245 S.I

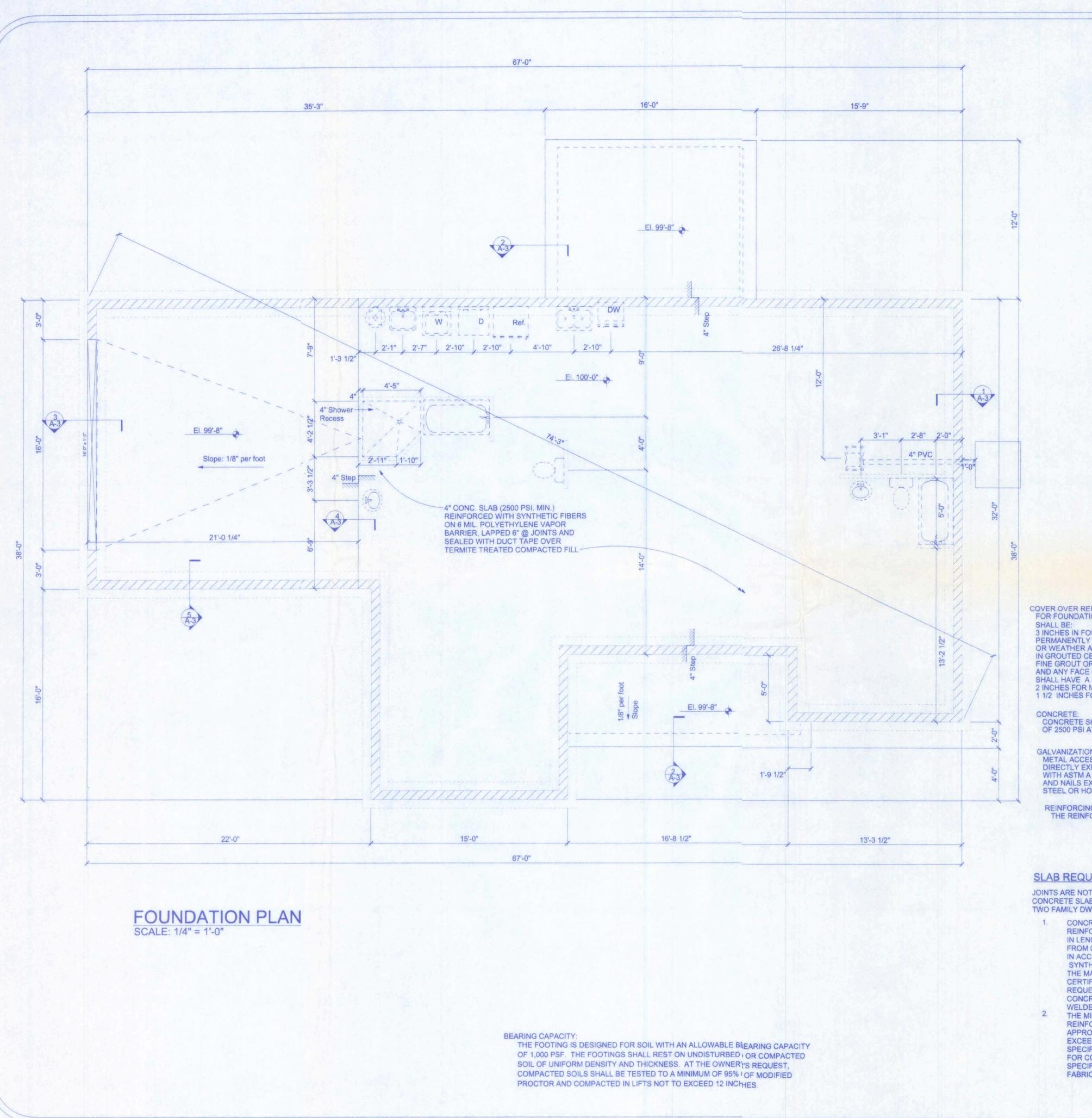
Freeman Design Group inc

DATE DRAWN BY 2/13/06 W.H.F. REVISIONS

SHEEF A-1

OF 6 PROJECT NO. 05.R054





4" CONC. SLAB-4" CONC. SLAB-8" CMU REINF. W/ **VERTICAL #5 DOWELS** @ CORNERS AND 8'-0" O.C. --4" CHAMFER 10" x 20" CONC. FTG. — W/ 2-#5's CONT. TIED ON CHAIRS, 12" MIN. BELOW GRADE STEMWALL SECTION MONOLITHIC FOOTING A-3 INT. BEARING STUD WALL P.T. 2x PLATE ANCHORED-WITH 8" BOLTS @ 48" O.C. 8"x16" MONO FTG-W/ 2-#5's FRONT OF STEMWALL 3/4" RECESS SEE PLAN 4" CONC. SLAB-DRIVEWAY-OUTLINE OF STEMWALL 2-#5's CONT. ON CHAIRS-FOOTING FOOTING STEP FTG. SECTION

FOUNDATION NOTES

COVER OVER REINFORCING STEEL FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFROCING 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 1/2 INCHES ELSEWHERE. REINFORCING BARS EMBEDDED 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 MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN 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 SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

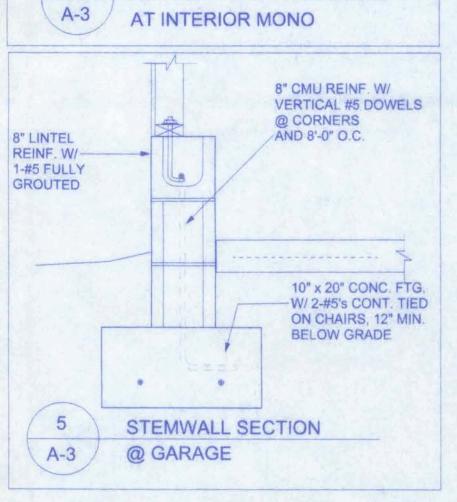
GALVANIZATION: METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

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

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, 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.



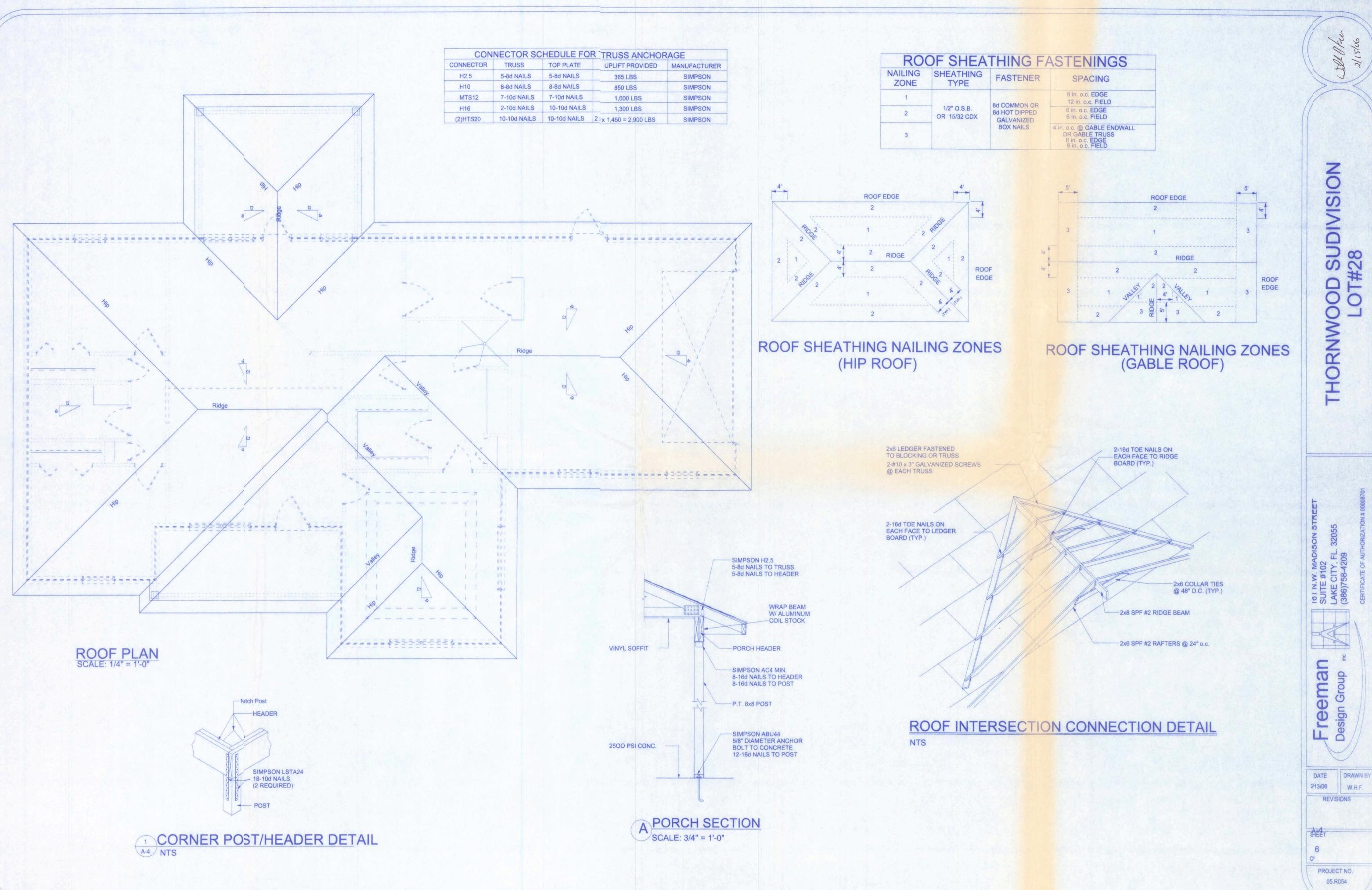
THORNWOOD SUDIVISION
LOT#28

Freeman
Design Group DATE DRAWN BY 2/13/06 W.H.F.

REVISIONS

PROJECT NO.

05.R054



THORNWOOD SUDIVISION
LOT#28

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PROJECT NO. 05.R054



DA'E DRAWN BY
2/13/\(\text{16}\)
REVISIONS

OF 6

05.R054

COVERED PORCH 20'-7 1/2" SW 220V Dryer 220V W/H-Egress BEDROOM #3 8' Clg. 200 amp service panel -8' Clg. Range 8' Clg. CLG. RECEPT. FOR GARAGE DOOR OPENER Vaulted Clg. W.I.C. **FAMILY ROOM** 8' Clg. Meter can w/ underground service w/ disconnect Switch BEDROOM #2 COVERED PORCH 8' Clg.

> 4'-6" SW

4'-6"

ELECTRICAL	SYMBOL
ceiling fan spotlights 1	
chandelier	306
pot light	0
hvac motor	9
nonfused disconnect	Z
light/fan	•
light	φ-
outlet	Ф
outlet 220v	•
outlet gfi	⊕ gp
switch	\$
switch 3 way	\$3

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.

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.

reeman sign Group inc

DATE DRAWN BY
2/13/04 W.H.F.

SHEET A-6

OF 6
PROJECT NO.

05.R054

ARCHITECTURAL SHINGLES INSTALLED
PER MFGR. RECOMMENDATIONS OVER #15 FELT
1/2" O.S.B. SHEATHING INSTALLED
PERPENDICULAR TO ROOF TRUSSES
WITH STAGGERED END JOINTS. NAILED
WITH 8d COMMON NAILS @ 6" O.C. ON
EDGES AND 12" O.C. IN FIELDS
OVER ENG. WOOD TRUSSES @ 24" O.C.
SEE CONNECTOR SCHEDULE
FOR TRUSS ANCHORAGE

2x6 SUBFASCIA
ALUM DRIP EDGE
ALUM FASCIA
ALUM VENTED SOFFIT

COMMON BRICK
W/ GALV WALL TIES
7/16" OSB WALL SHEATHING
FASTEN W/ 8d COMMON
@ 6" O.C. EDGES / 12" O.C. INT TO
NO. 15 FELT
2 x 4 #2 SPF GRADE OR BTR. STUDS

1/2" ALL THREAD ROD

@ 16" O.C.
PROVIDE WEEP HOLES @ 48" O.C.

P.T. PLATE ANCHORED WITH

1/2" ALL THREAD ROD

W/ 2" WASHER @

6" FROM CORNERS

AND 48" O.C.

NOTE:

8" CMU STEMWALL REINF. WITH

#5 DOWELLS IN FULLLY GROUTED

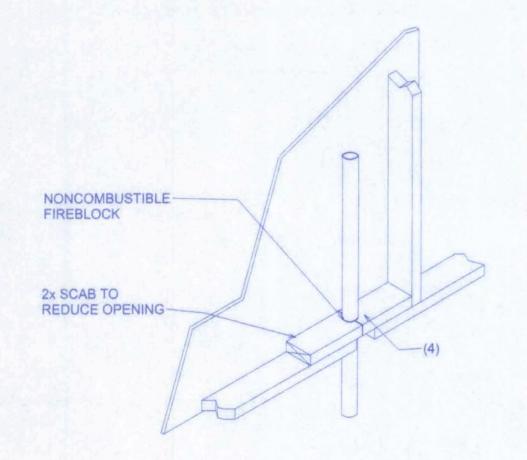
CELLS @ CORNERS AND 8'-0" O.C.

20" x 10" FOOTING REINF. WITH 2-#5's

CONT.

12" MIN DISTANCE BELOW GRADE

TYPICAL WALL SECTION



PENETRATIONS

3/4" = 1'-0"

R-30 BATT OR

BLOWN INSULATION-

1/2" GYP. BD. CEILING TAPED AND SPRAYED

1/2" GYP. BD.

R-13 BATT

4" CONC. SLAB (2500 PSI. MIN.)

ON 6 MIL. POLYETHYLENE VAPOR

SEALED WITH DUCT TAPE OVER

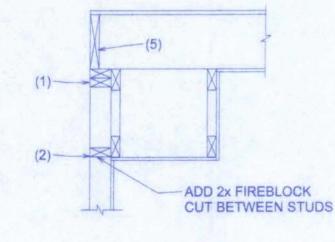
BARRIER, LAPPED 6" @ JOINTS AND

TERMITE TREATED COMPACTED FILL-

REINFORCED WITH SYNTHETIC FIBERS

INSULATION

TAPED AND PAINTED



SOFFIT/DROPPED CLG.

FIREBLOCKING NOTES:

porch beam

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

simpson HUC412

double 2x or solid

stud bearing wall

4x post

B BEAM/WALL CONNECTION

IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.

AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL.

2. AT ALL INTERCONNECTIONS BETWEEN, CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, [DROP CEILINGS, COVE CEILINGS, ETC.

 IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT

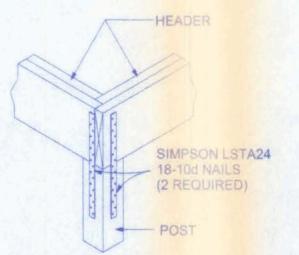
CEILING AND FLOOR LEVELS WITH PYROPANEL MULTIFLEX SEALANT

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 Finishes	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 NASiO	Ammoniacal Copper Zinc Arsenate (ACZA)	Other Pressure Treated Woods
Standard (G90)	x	X	X					
ZMAX (G185)	X	X	x	X	×	X		
Post Hot-Dip Galvanized (HDG)	Х	X	×	X	×	X	X	x
SST300 Stainless Steel)	Х	X	X	×	×	×	×	×



CORNER POST/HEADER DETAIL