



Custom Residential Plan for:

S & S Construction, L.L.C.

Reconstruction of Fire Damaged house in Azalea Park,
Columbia County, Florida

Drawing Index

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ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2004 EDITION.	
BASIC WIND SPEED:	110 MPH
WIND IMPORTANCE FACTOR (I):	I = 1.00
BUILDING CATAGORY:	CATAGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- 0.18
MUFRS PER TABLE 1609.2A (FBC 2004) DESIGN WIND PRESSURES:	ROOF: - 23.1 PSF WALLS: + 26.6 PSF EAVES: - 32.3 PSF
COMPONENTS & CLADDING PER TABLES 1609.2B & 1609.2C (FBC 2004) DESIGN WIND PRESSURES:	OPNGS: + 21.8 / - 29.1 PSF EAVES: - 60.3 PSF ROOF: + 19.9 / - 25.5 PSF

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CUSTOM RESIDENTIAL PLAN for:
S & S CONSTRUCTION, L.L.C.
COLUMBIA COUNTY, FLORIDA
COVER SHEET

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Lafayette, GA 30505
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DATE:

30 NOV 2007

CONTRACT:

2K168

SHEET:

C&I

1 of 1

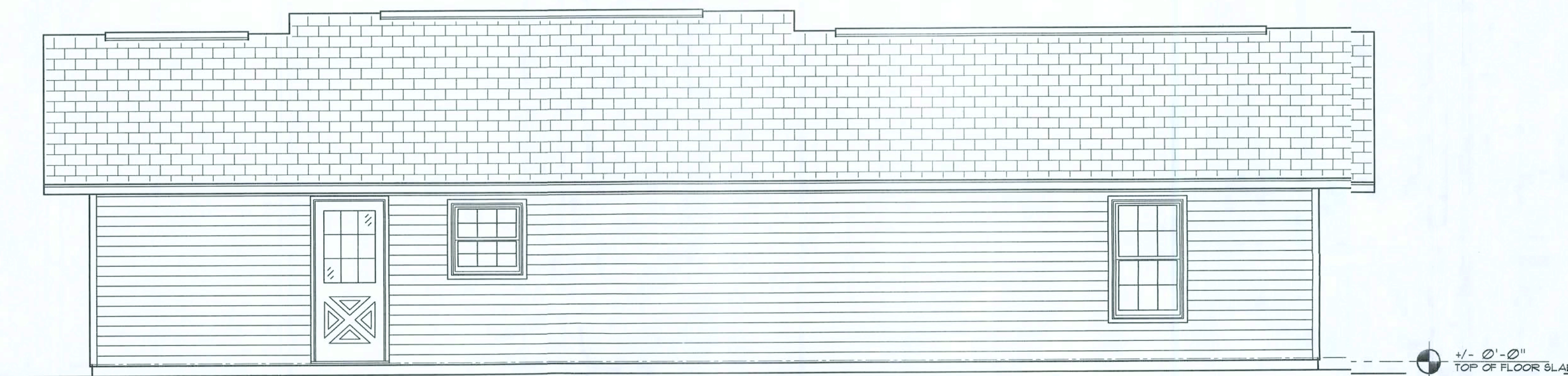
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Front ELEVATION

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



Rear ELEVATION

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



Left Side ELEVATION

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



Right Side ELEVATION

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

EXTERIOR FINISH MATERIALS:

- 1 CONT. RIDGE VENT TO MATCH ROOFING
- 2 FINISH ROOFING AS SELECTED BY OWNER
- 3 MTL. FLASHING ON 1X6 CYPRESS FASCIA
- 4 PORCH POST - SEE PLANS FOR SIZE
- 5 STEEL ENTRY DOOR, STYLE AS SELECTED BY THE OWNER - PAINTED FINISH
- 6 HARDIE BOARD SIDING - COLOR, STYLE & PATTERN AS SELECTED BY THE OWNER
- 7 CONCRETE PORCH DECK, W/ WOOD FLOAT FINISH & TOOLED EDGES
- 8 SINGLE HUNG ALUMINUM WINDOWS W/ DBL. GLAZING, AS SELECTED BY OWNER
- 9 VINYL SHUTTERS AS SELECTED BY THE OWNER

NOTE !!!

EXTERIOR DOORS SHALL MEET OR EXCEED THE WIND RESISTANCE OF THE FOLLOWING PRODUCT:

SERIES ENTERGY 6-8 W/E INSULING OPAQUE RESIDENTIAL INSULATED STEEL DOOR W/ STEEL FRAME AS MFG'D BY "PREMDOR ENTRY SYSTEMS"

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 1 MODIFIED TO 110 MPH WINDS & FBC TAS 100, USING 4 NAIL/SHINGLE

NOTE !!!

WINDOW ASSEMBLIES SHALL MEET OR EXCEED THE WIND RESISTANCE OF THE FOLLOWING PRODUCTS:

"MI HOME PRODUCTS, INC." SERIES 450/650 ALUMINUM WINDOWS, SINGLE HUNG, 1, 2 & 3 MULLED UNITS, PICTURE WINDOWS & SLIDING GLASS DOORS
PER ASTM E 283, ASTM E 330 & ASTM E 541

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CUSTOM RESIDENTIAL PLAN for:
S & S CONSTRUCTION, L.L.C.
COLUMBIA COUNTY, FLORIDA
ELEVATIONS & DETAILS

NG
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1758 NW Brown Rd.
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DATE:

30 NOV 2007

COMM:

2K768

SHEET:

A.1

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WINDOW SCHEDULE			
MARK	DESCRIPTION	INSTALLATION	MODEL
3030	SINGLE HUNG ALUM. SASH W/ INSUL. GLASS	1" RCFNG NAILS - 3 PER FLANGE, MAX. 18" O.C.	SERIES 650 -
3050	SINGLE HUNG ALUM. SASH W/ INSUL. GLASS	1" RCFNG NAILS - 3 PER FLANGE, MAX. 18" O.C.	SERIES 650 -
4050	SINGLE HUNG ALUM. SASH W/ INSUL. GLASS	1" RCFNG NAILS - 4 PER FLANGE, MAX. 18" O.C.	SERIES 650 -

ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED AS MANUFACTURED BY "MI HOME PRODUCTS, INC." - OTHER MANUFACTURERS/PRODUCTS SHALL BE CONSIDERED AS EQUAL IF THEIR WIND DESIGN PERFORMANCE MEETS OR EXCEEDS THESE UNITS

NOTE: VERIFY ROUGH OPENING WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.

NOTE !!!

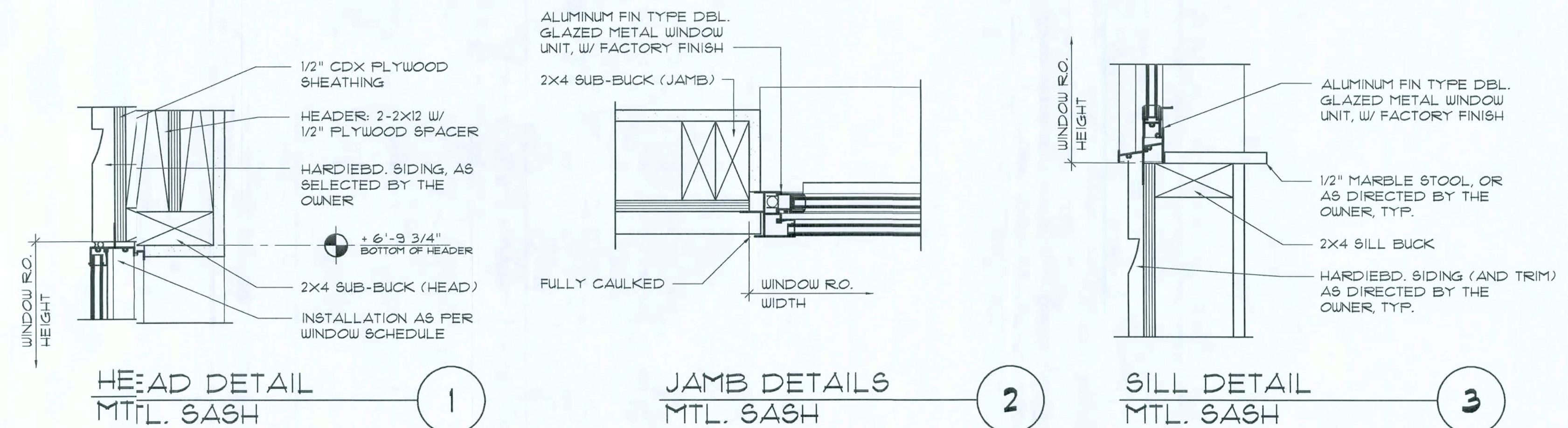
EXTERIOR DOORS SHALL MEET OR EXCEED THE WIND RESISTANCE OF THE FOLLOWING PRODUCT:

SERIES ENTERGY 6-8 W/E INSULING OPAQUE RESIDENTIAL INSULATED STEEL DOOR W/ STEEL FRAME AS MFG'D BY "PREMDOR ENTRY SYSTEMS"

NOTE !!!

WINDOW ASSEMBLIES SHALL MEET OR EXCEED THE WIND RESISTANCE OF THE FOLLOWING PRODUCTS:

"MI HOME PRODUCTS, INC." SERIES 450/650 ALUMINUM WINDOWS, SINGLE HUNG, 1, 2 & 3 MULLED UNITS, PICTURE WINDOWS & SLIDING GLASS DOORS
PER ASTM E 283, ASTM E 330 & ASTM E 541

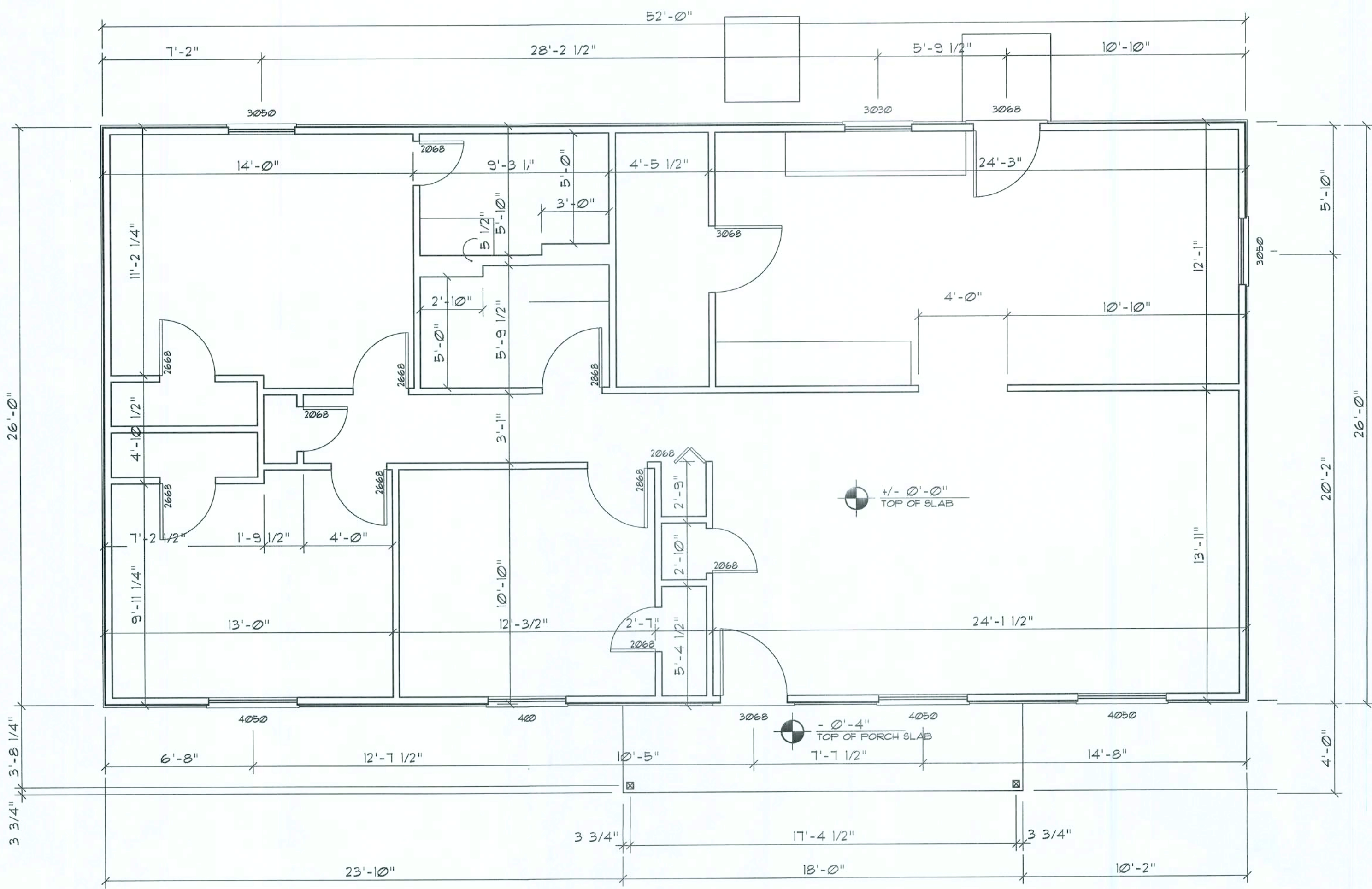


Typ. Window DET'S

SCALE: 3" = 1'-0"

A

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Dimension PLAN

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

NOTE!
ALL INTERIOR PARTITION WALLS ARE
3/2" THICK, UNLESS NOTED OTHERWISE.

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

NOTE!
CABINETS, COUNTERS, SHELVES AND THE LIKE, SHOWN ON
THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH
THE STANDARDS OF QUALITY AS OUTLINED IN THE NOTE
TITLED "GENERAL MILLWORK NOTES", AND SHALL INCLUDE
SUCH FEATURES, HARDWARE AND FINISHES AS DIRECTED BY
THE OWNER. THE PLAN VIEWS INDICATED ARE FOR GENERAL
LOCATION AND EXTENT OF THE WORK - UNLESS DETAILED
CABINET PLANS ARE INCLUDED WITH THIS PLAN'S PACKAGE
ALL OTHER PHYSICAL CHARACTERISTICS SHALL BE AS
DIRECTED BY THE OWNER.

NOTE!
PROVIDE 2X6 BACKING AT ALL OVERHEAD CABINET
LOCATIONS, FLUSH WITH FACE OF FRAMING - TOP OF
BACKING TO BE 1'-0" AFF.

AREA CALCULATION

GROSS LIVING AREA:	1352.0 SF
COVERED PORCH AREA:	12.0 SF
TOTAL AREA:	1424.0 SF

ELECTRICAL PLAN NOTES

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

CONSULT THE OWNER FOR THE NUMBER OF SEPARATE
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 CONTR 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 N^o, 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.

ALL RECEPTALS IN ALL BEDROOMS SHALL BE ARC FAULT
INTERRUPTER TYPE (AFI).

ALL RECEPTALS IN KITCHEN AND BATHS SHALL BE GROUND
FAULT INTERRUPTER TYPE (GFI).

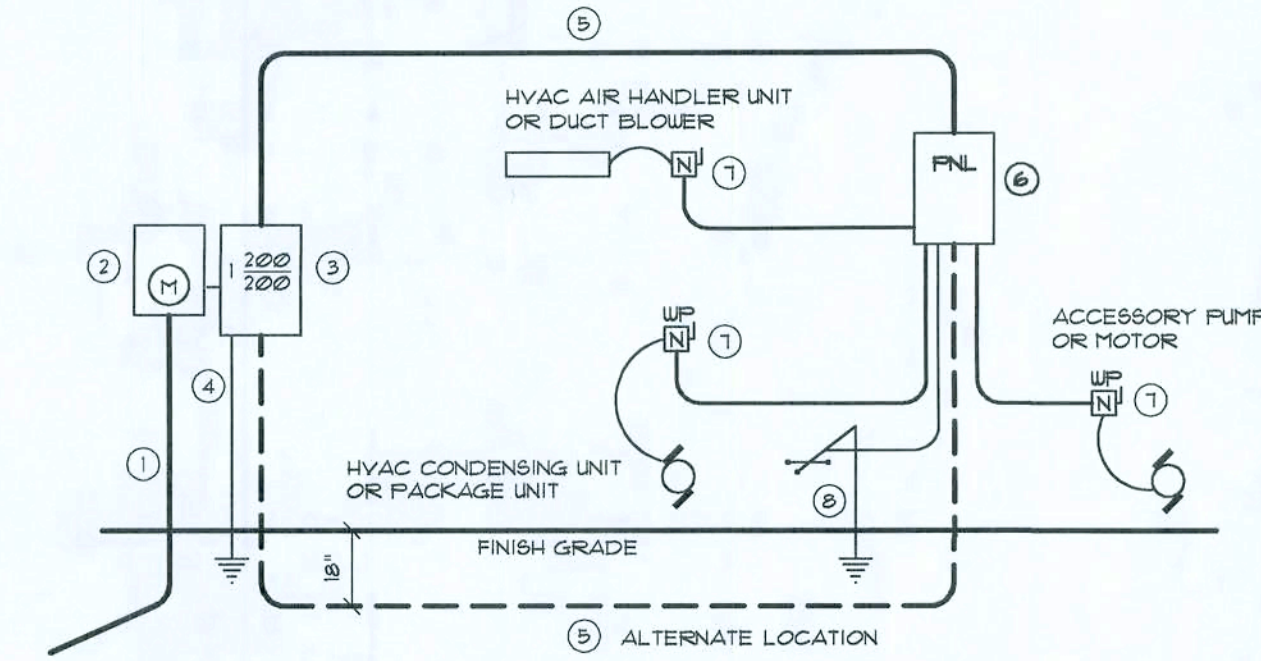
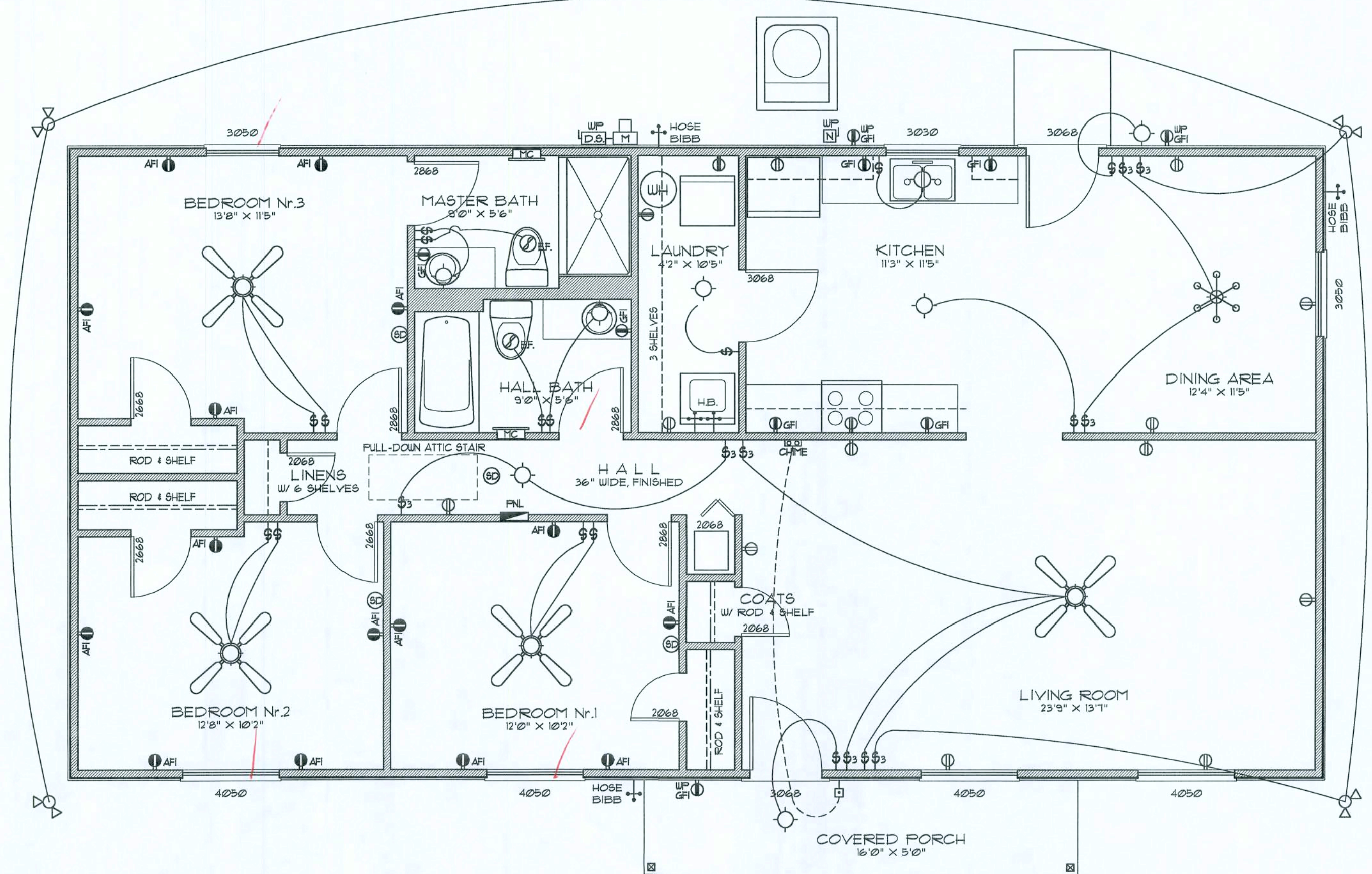
ALL EXTERIOR RECEPTALS SHALL BE WEATHERPROOF
GROUND FAULT INTERRUPTER TYPE (WFGFI).

Electricial SYMBOLS

- SPST 1/2 WALL SWITCH
- DPDT 1/2 WALL SWITCH (3-WAY)
- DUPLEX WALL RECEPTACLE
- DUPLEX WALL RECEPT. BELOW COUNTER
- 240V V. OUTLET
- GND F. FAULT INTERRUPTER DUPLEX RECEPT.
- WEATHER PROOF GFI DUPLEX RECEPT.
- DUPLEX WALL RECEPTACLE, 1/2 SWITCHED
- MOTOR
- ELECTRICAL PANEL
- EXHAUST FAN
- DEB. L. LAMP INC. FLOOD LIGHT
- CELLING FAN, W/ INC. LIGHT FIXTURE
- INC. LIGHT FIXTURE
- SMOKE DETECTOR, 120V
- 4 TUB BE FLU. FRESHWATER SURFACE FIXTURE
- CHIMNEY
- MOMENTARY PUSHBUTTON SWITCH, LIGHTED
- SWITCH FIXTURE WIRING
- CONTROL WIRE - LOW VOLTAGE
- NON-FUSED DISC. SWITCH
- TELEPHONE
- TELEVISION OUTLET
- HVAC THERMOSTAT, 60° AFF

Floor PLAN

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



- Service/Feeder Entrance Conductors: 2 1/2" rigid conduit, min. 18" deep, w/ continuous Ground Bonding Conductor. Service/Entrance Conductors shall not be spliced except that bolted connections at the Meter, Disconnecting Devices and Panel shall be allowed.
- Meter Enclosure, weatherproof, UL Listed.
- Main Disconnect Switch: fused or Main BRKR, weatherproof, UL Listed.
- Service entrance Ground: 3/8" x 1/4" iron/steel rod x 8'-0" long and/or concrete encased foundation steel rebar x 20'-0" long. Grounding Conductor shall be bonded to each piece of Service/Entrance Equipment, and shall be sized per Item 5, below.
- 200 AMPERE SERVICE: 3-1/2" USE-Cu, 1-1/4" Cu-GND, 2 1/2" Conduit.
- House Panel (P.N.L.) UL Listed, sized per schedule.
- Equipment Disconnect Switch: non-fused, in weatherproof enclosure, size according to Panel Schedule loads.
- Provide Ground Bond Wire to metal piping, size in accordance with the Service Ground Conductor.

NOTE!
THE MINIMUM AIC RATING FOR PANEL BOARDS, BRKRS
AND DISCONNECT SWITCHES SHALL BE 22,000 AIC.

ELECTRICAL RISER DIAGRAM: 200A

SCALE: NONE

ELECTRICAL COMPUTATIONS

General Lighting/Receptacles @ 3w/sf
1352.0 sf x 3w = 4056.0w
Washer Circuit 1500.0w
Dishwasher Circuit 1500.0w
Sm. Appliance Circuits (3 @ 1500w) 4500.0w

Sub-Total 11556.0w
1st 3KW @ 100% 3000.0w
Bal. of KW @ 35% 2994.0w

Fixed Appliances:
Refrigerator 1200.0w
Clg. Fans (4 @ 250w) 1000.0w
Water Well Pump 1200.0w
EWH 4500.0w
Spares (8 @ 400w) 3200.0w

Sub-Total 11100.0w
Load @ 75% D.F. 8325.0w

100% Demand Factor Loads:
Dryer 5000.0w
Range 8000.0w
HVAC System (80kw Strip Heat) 8000.0w

Total Demand Load: 35319.6w

SERVICE SIZE: 35319.6w / 240v = 147.15 Amperes
USE: 3 1/2" THW w/ 1 #4 Cu GND / 2 1/2" C.

PANEL SCHEDULE

PANEL "L": 200A - MLO - 120/240V - 1φ - 4 WIRE
40 SLOT - FLUSH MOUNT

Cir. N ^o	Location	Trip Poles	Wire Size	Load
1-8	Lighting/Recept.	15A/1P	14NM	4056W
9	Dishwasher	"	"	1500W
10-12	Sm. Kit. Appliances	20A/1P	12NM	4500W
13-14	Ceiling Fans	15A/1P	14NM	1200W
15,17	EWH	30A/2P	10NM	3000W
16	Refrigerator	15A/1P	14NM	1200W
18	Spares	"	"	4000W
19,21	Range	50A/2P	6NM	8000W
20,22	Water Well	20A/2P	12NM	1200W
23,25	Dryer	30A/2P	10NM	5000W
24,26	HVAC AHU	40A/2P	8NM	(7400W)
27,29	HVAC AHU	45A/2P	8NM	8000W
30-36	Spares	"	"	1800W
37-40	Spares	"	"	0W

TOTAL CONNECTED LOAD: 40856W

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CUSTOM RESIDENTIAL PLAN for:
S & S CONSTRUCTION, L.L.C.
COLUMBIA COUNTY, FLORIDA
FLOOR PLAN - ELECTRICAL - DIMENSIONS

**NICHOLAS
GESLER
ARCHITECT**
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Gainesville, FL 32609-7251
352-725-6021
N.C.A.R.B. Certified

DATE:
30 NOV 2007

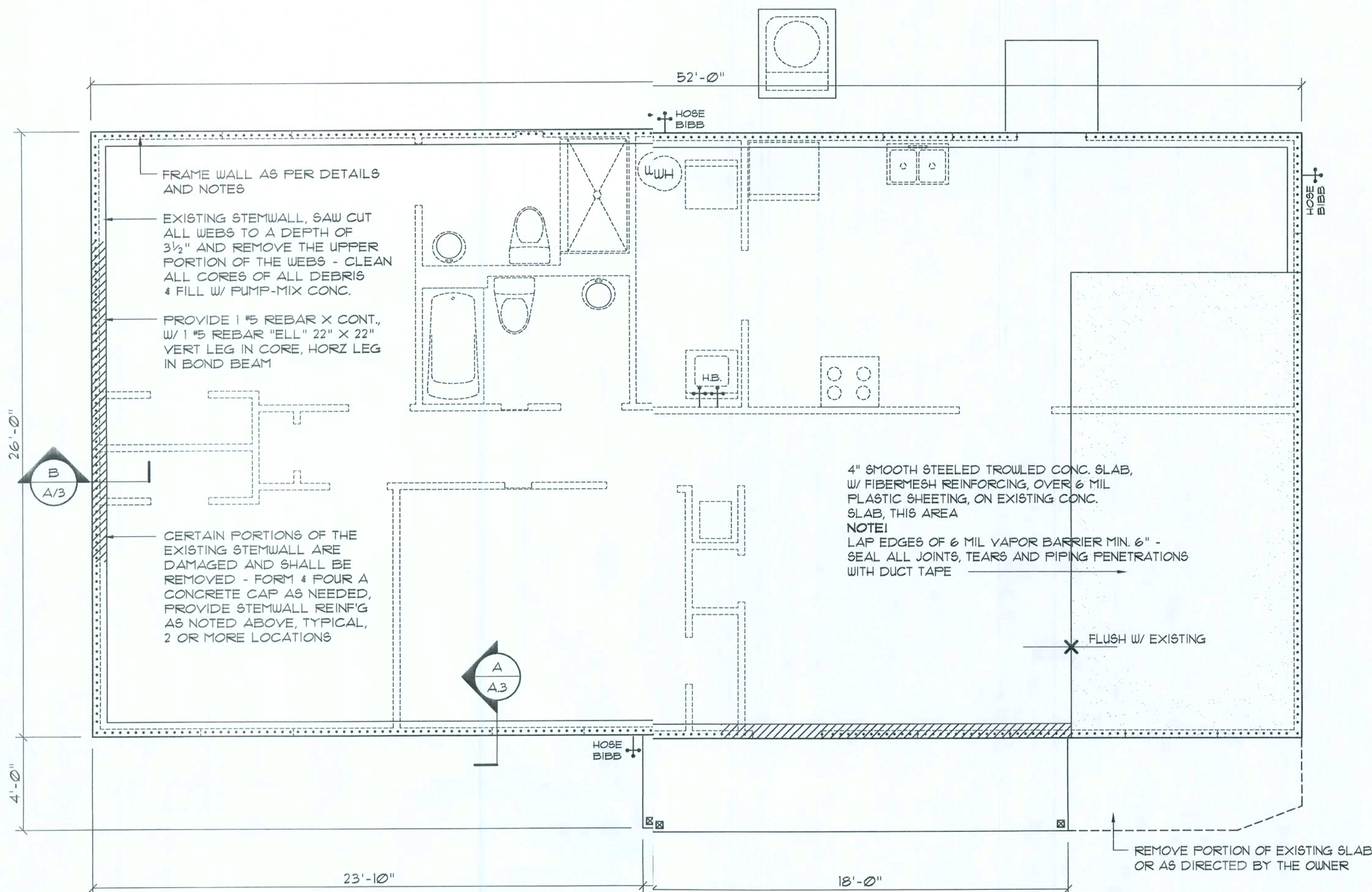
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SHEET:

A.2

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Foundation PLAN

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

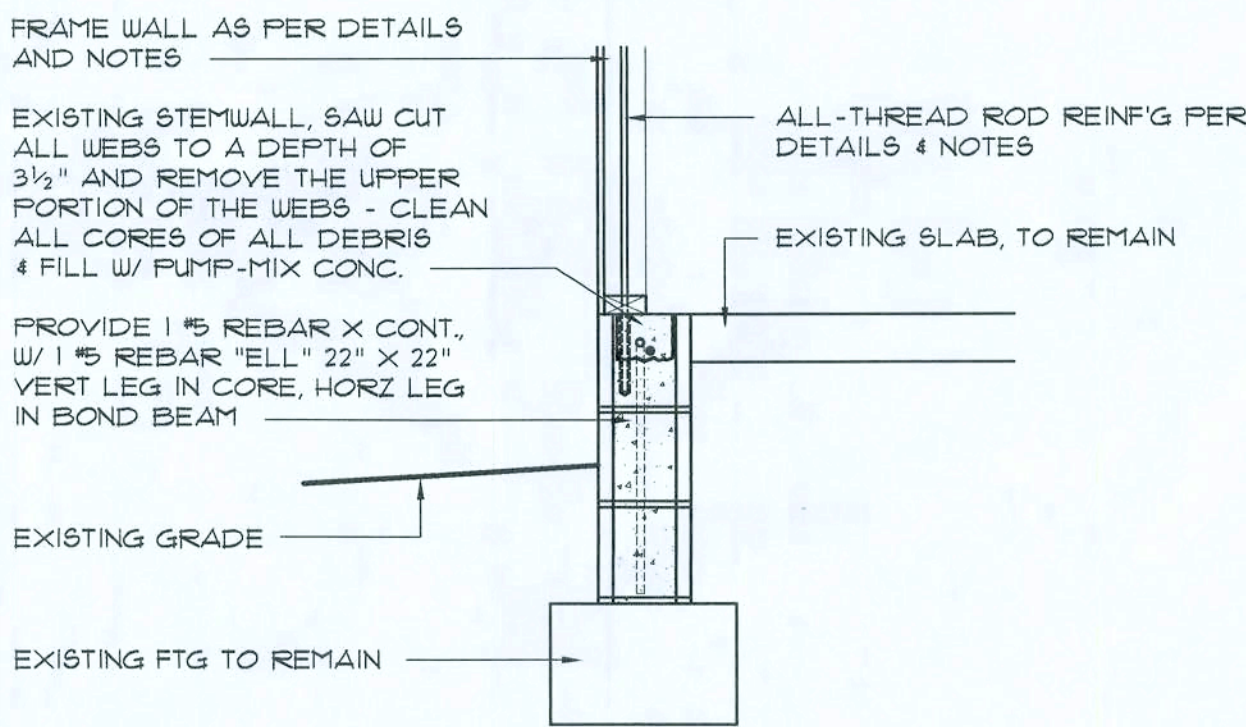
..... SHEAR WALL SEGMENTS, SEE A-6
(ALL EXT. WALLS, LESS DOOR OPENINGS)

NOTE!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 110 MPH PER FBC 1606 AND LOCAL JURISDICTION REQUIREMENTS

NOTE!
ADDED FILL SHALL BE APPLIED IN 8" LIFTS - EA. LIFT SHALL BE COMPACTED TO 95% DRY COMPACTION PER THE "MODIFIED PROCTOR" METHOD.

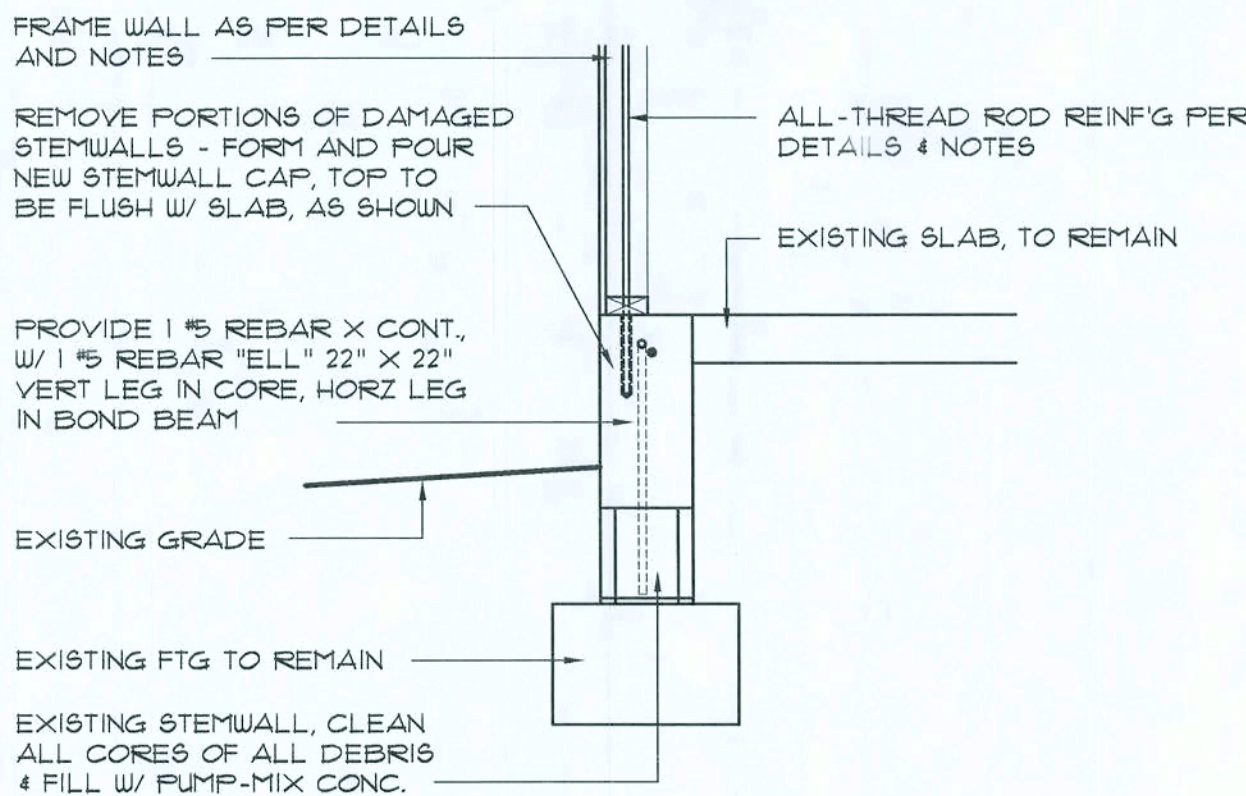
NOTE!
PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONT'R SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER AND 1 COPY TO THE PERMIT ISSUING AUTHORITY.

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 - CONT'R SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.



Stemwall DETAIL

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



Stemwall DETAIL

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

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable Construction, Wood Trusses @ 24" O
Walls: 2x4 Wood Studs @ 16" O.C.
Floor: 4" Thk. Concrete Slab W/ Fibermesh Concrete Additive
Foundation: EXISTING Continuous Footer/Stem Wall

ROOF DECKING

Material: 1/2" CD Plywood or 1/16" O.S.B.
Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing
Fasteners: 8d Common Nails per schedule on sheet A-5

SHEARWALLS

Material: 1/16" O.S.B. "WindSTORM" Sheathing
Sheet Size: 48"x96" Sheets Placed Vertical
Fasteners: 8d Common Nails @ 4" O.C. Edges & 8" O.C. Interior
Dragstrut: Double Top Plate (S.Y.P.) W/16d Nails @ 8" O.C.
Wall Studs: 2x4 Hem Fir Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: Simpson H25a @ Ea. Truss End (Typ. U.O.N.)
Wall Tension: 1/2" All-Thread Rod @ Max. 64" O.C. - See Details
Anchor Bolts: 1/2" A307 Bolts @ 48" O.C.
Corner Hold-down Device: All-Thread Rod System
Porch Column Base Connector: Simpson ABU44 @ each column
Porch Column to Beam Connector: Simpson EPC44 @ each column

FOOTINGS AND FOUNDATIONS

Footings: Existing
Stemwall: Existing 8" CMU W/1-5 Vertical Dowel added @ 12" O.C.

ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1606, FLORIDA BUILDING CODE, 2001 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 1606.2A (FBC 2001) DESIGN WIND PRESSURES:	ROOF: - 23.1 PSF WALLS: + 26.6 PSF EAVES: - 32.3 PSF
COMPONENTS & CLADDING PER TABLES 1606.2B & 1606.2C (FBC 2001) DESIGN WIND PRESSURES:	OPINGS: + 21.8 / - 23.1 PSF EAVES: + 68.3 PSF ROOF: + 19.9 / - 25.5 PSF

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 PREPARED 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.

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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.

NOTE!

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

NOTE!

THE DESIGN WIND SPEED FOR THIS PROJECT IS 110 MPH PER FBC 1606 AND LOCAL JURISDICTION REQUIREMENTS.

NOTE!

REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET A.5 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES. MINIMUM SIZE ALLOWABLE IS 2-2X10.

NOTE!

PROVIDE STEEL LINTELS AT ALL WINDOW/DOOR HEADS TO CARRY BRICK, ABOVE: L 4 X 3 X 1/4" FOR SPANS UP TO 8'-0" AND L 4 X 3 X 3/8" FOR SPANS UP TO 12'-0". LENGTH = SPAN + 8".

ROOF PLAN NOTES

R-1 ALL ROOF PITCH 6/12

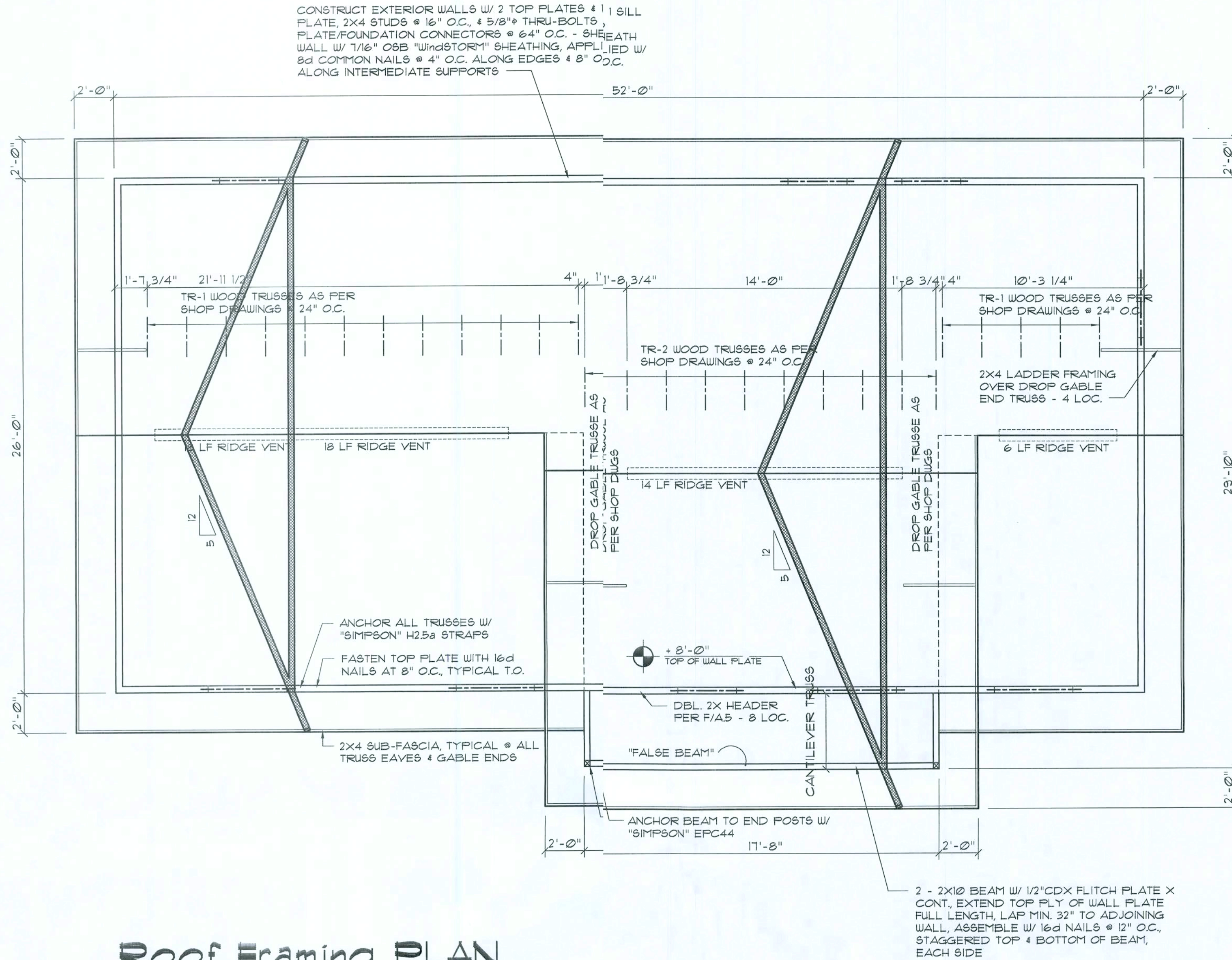
R-2 ALL OVERHANG 24" UNLESS OTHERWISE NOTED

R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE ON A.4

R-4 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

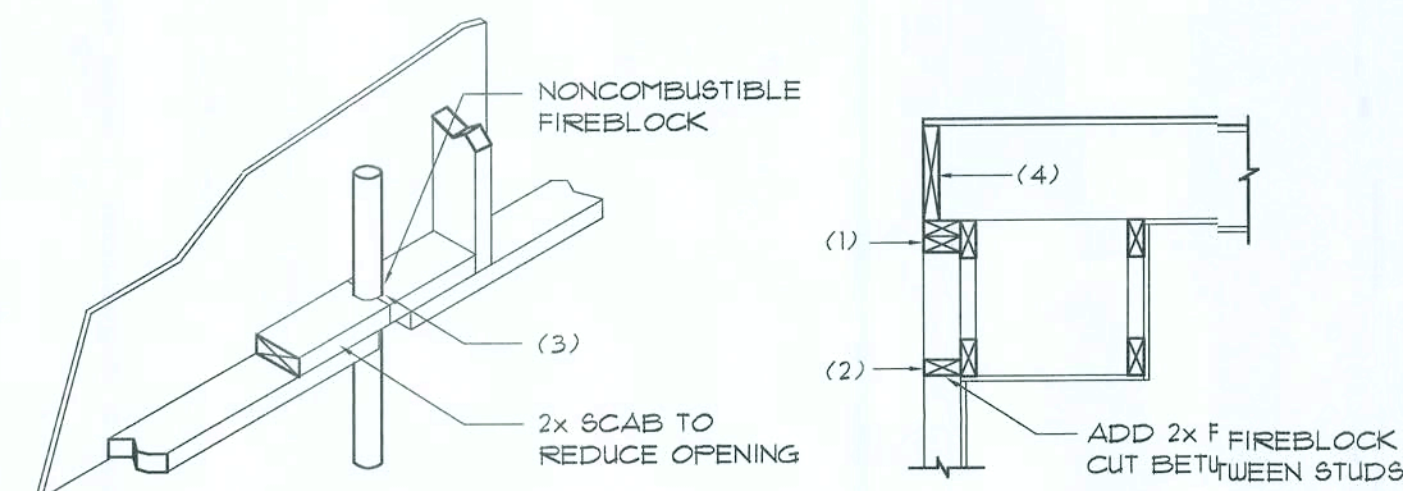
GENERAL TRUSS NOTES:

- 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, DETAILS, & TRUSS TO TRUSS CONNECTIONS.
- TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGN ENGINEER.
- FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENT TO THE ANCHOR REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEER'S 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 Framing PLAN

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



PENETRATIONS

FIREBLOCKING NOTES:

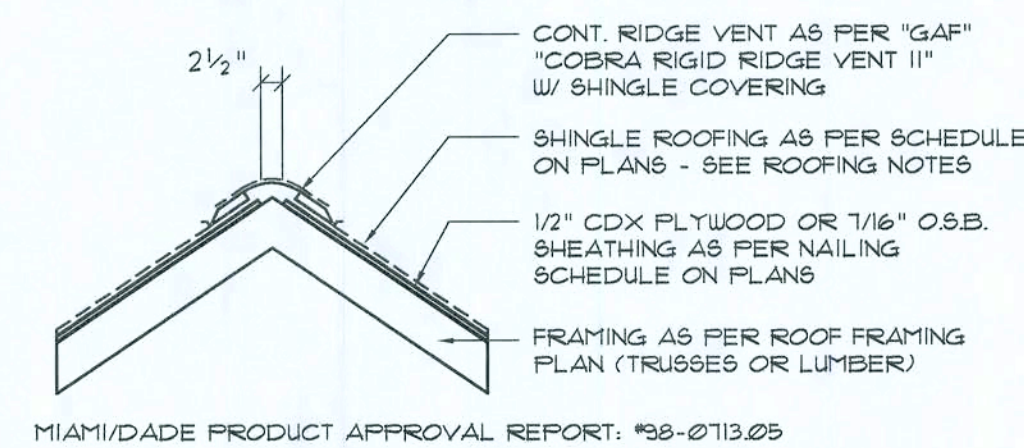
FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- 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 CEILINGS, COVE CEILINGS, 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



Ridge Vent DETAIL

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

B

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUFACTURER/MODEL	CAP.
TRUSS TO WALL:	SIMPSON H2.5a	535*
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT, W/ 28 - 16d NAILS	1785*
HEADER TO KING STUD(S):	SIMPSON ST22	1310*
PLATE TO FOUNDATION:	THREADED ROD	4800*
PORCH BEAM TO POST:	SIMPSON PC44/EPC44	1700*
PORCH POST TO FND.:	SIMPSON ABU44	2300*
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:

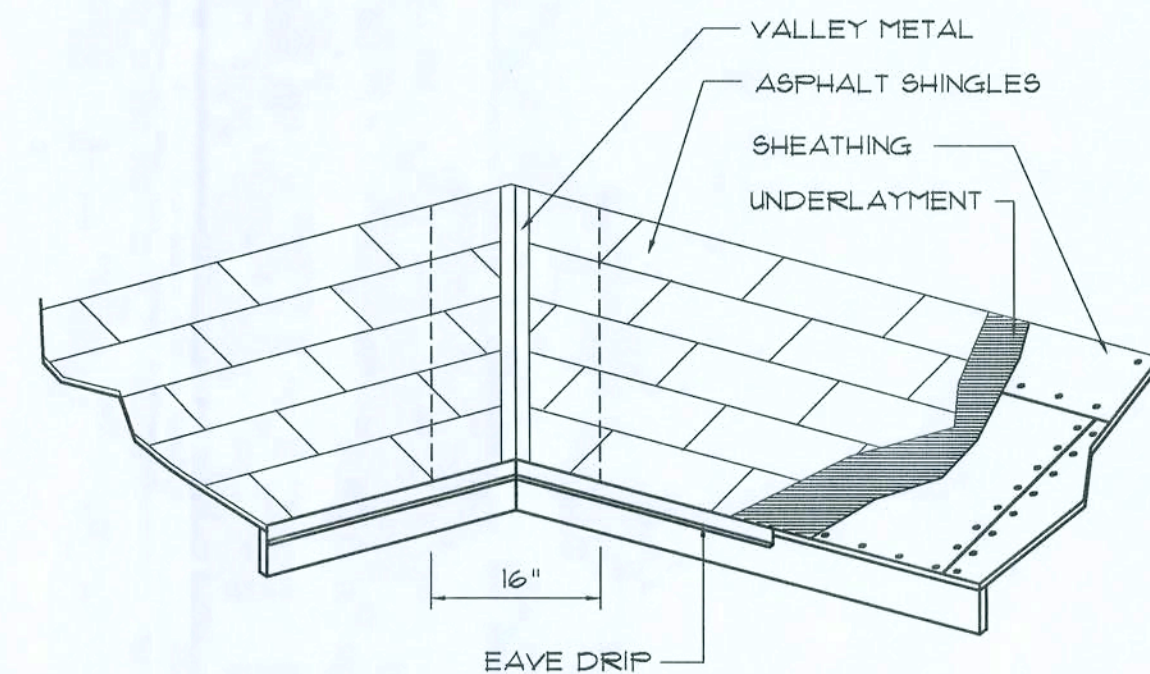
"SEMCO" PRODUCT APPROVAL: MIAMI/DADE COUNTY REPORT #35-0818.15

NOTE:

"SIMPSON" PRODUCT APPROVALS: MIAMI/DADE COUNTY REPORT #31-0107.05, #36-1126.11, #35-0623.04 SECCI NER-443, NER-393

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.



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	0.0175	26 (ZINC COATED G90)	
ZINC ALLOY	0.021		40
LEAD			20
PAINTED TERNE			

Roofing/Flashing DETS.

SCALE: NONE

C

REVISION:

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DRAWN:

178

CUSTOM RESIDENTIAL PLAN for:
S & S CONSTRUCTION, L.L.C.
COLUMBIA COUNTY, FLORIDA
ROOF FRAMING PLAN & DETAILS

NICHOLAS GEISLER ARCHITECT
N.C.A.R.B. Certified
1758 NW Brown Rd.
Gainesville, FL 32609
352-380-6021

DATE:

30 NOV 2007

COMM:

2K768

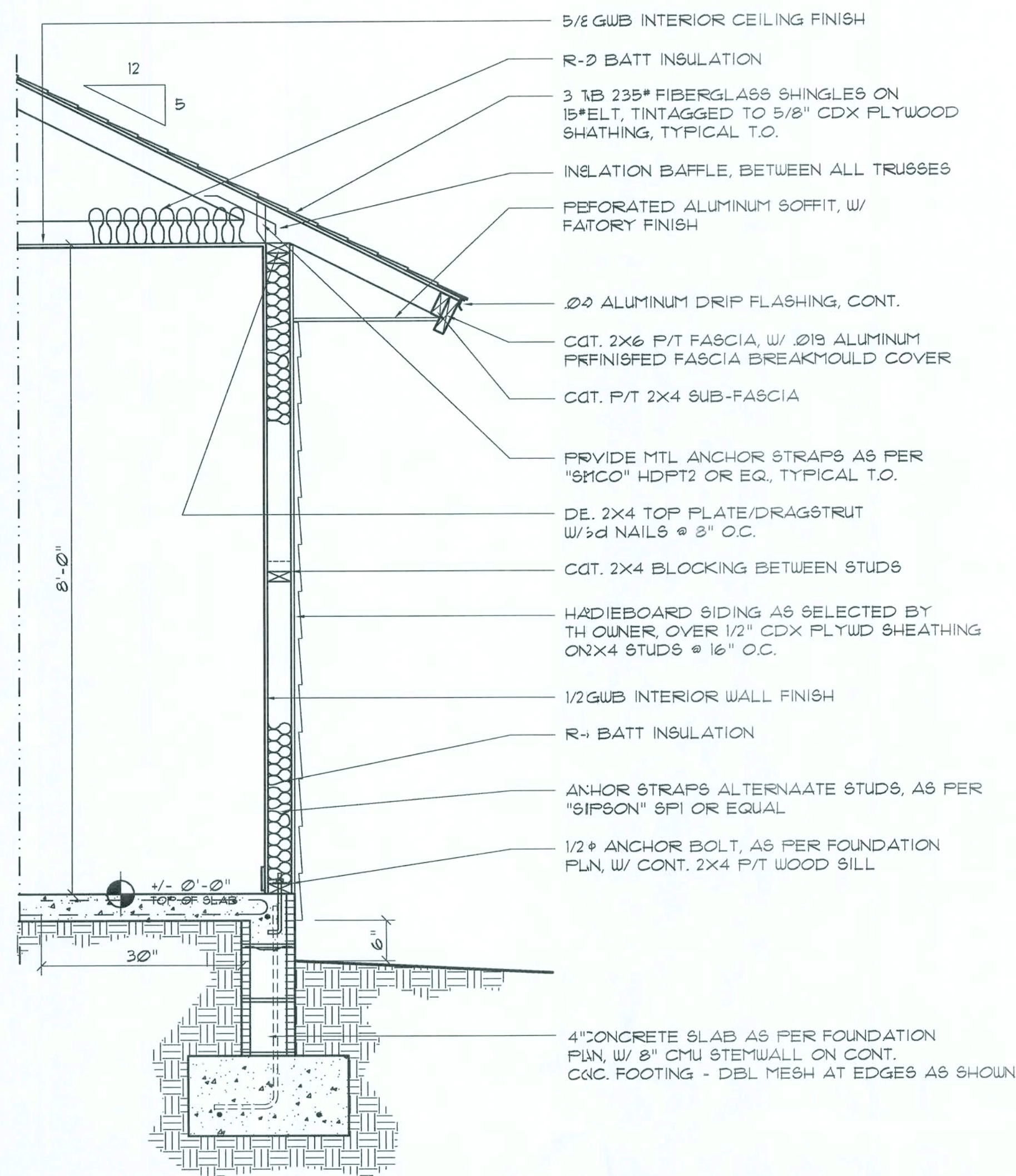
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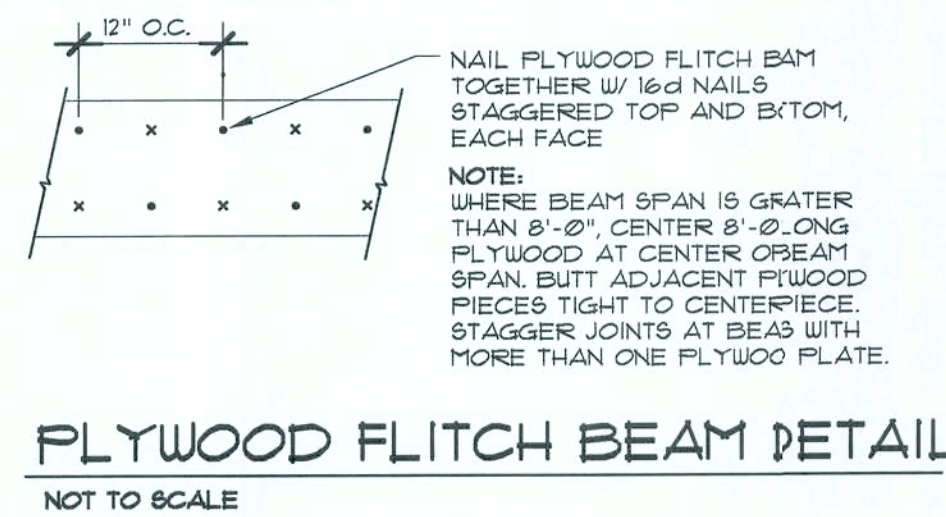
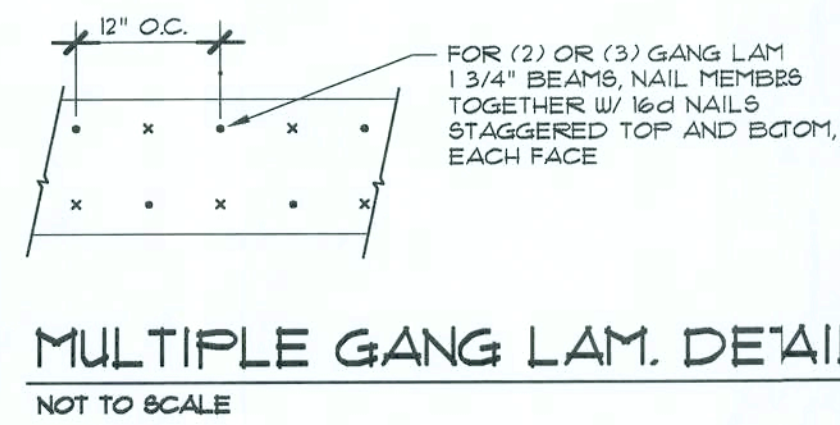
4 OF 8

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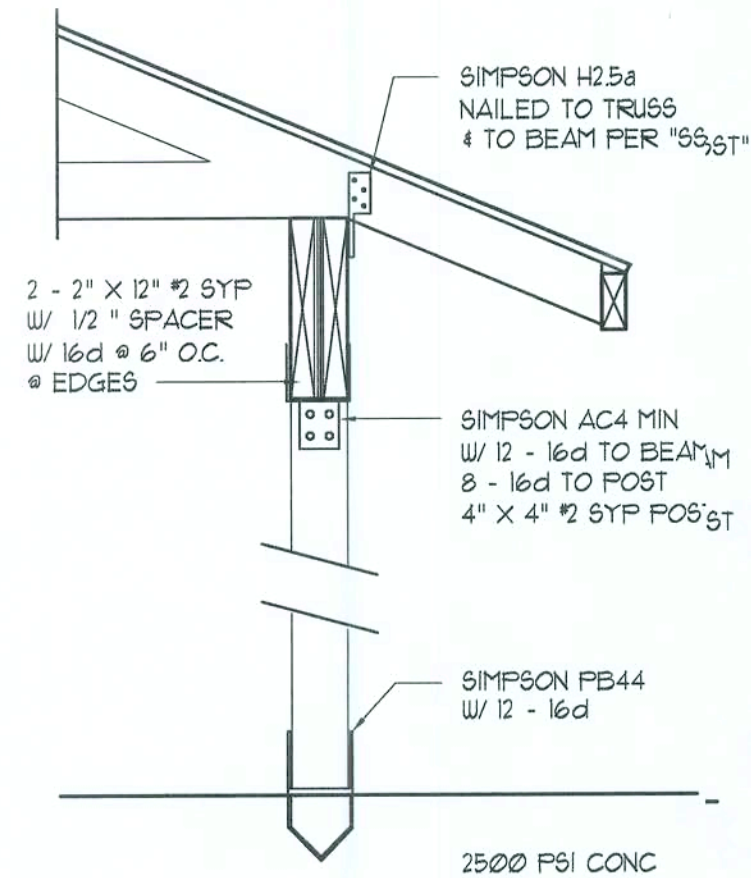
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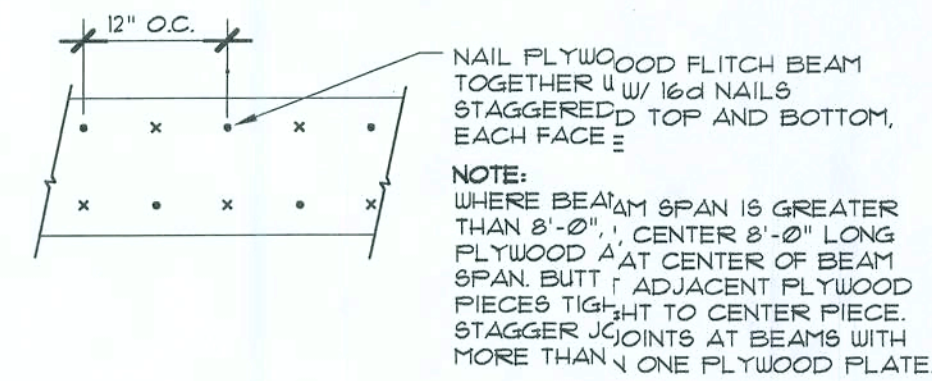
Typical Wall SECTION
SCALE: 3/4" = 1'-0"



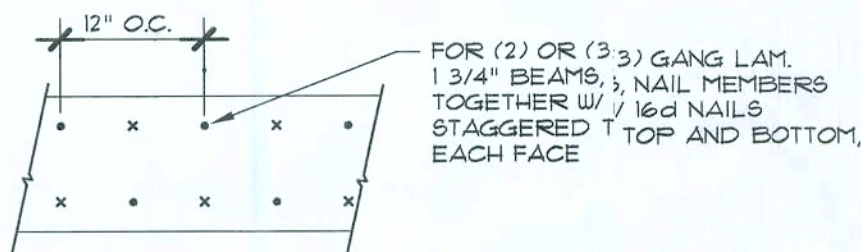
Beam DETAILS
SCALE: NONE



SEE PLANS FOR ANCHOR VARIATIONS
Post/Beam DETAIL
SCALE: 1" = 1'-0"



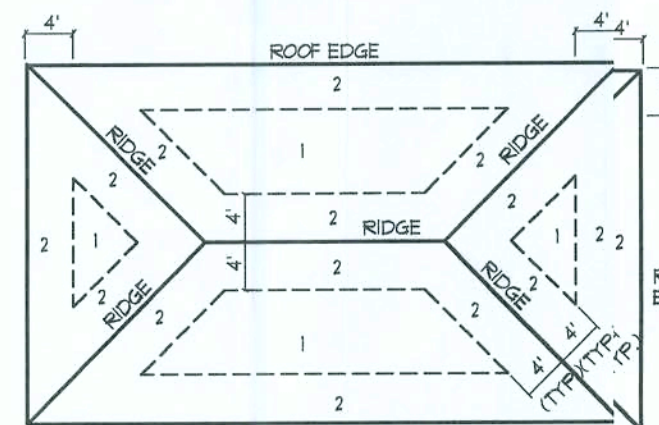
PLYWOOD FLITCH BEAM DETAIL
NOT TO SCALE



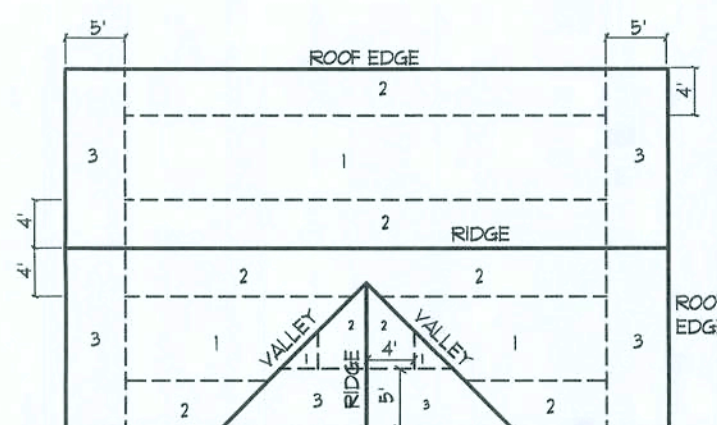
MULTIPLE GANG LAM. DETAIL
NOT TO SCALE

B/U Beam DETAILS
SCALE: NONE

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\" n. o.c. EDGE 12\" n. o.c. FIELD
2			6\" n. o.c. EDGE 6\" n. o.c. FIELD
3			4\" n. o.c. * GABLE ENDWALL OR GABLE TRUSS 6\" n. o.c. EDGE 6\" n. o.c. FIELD

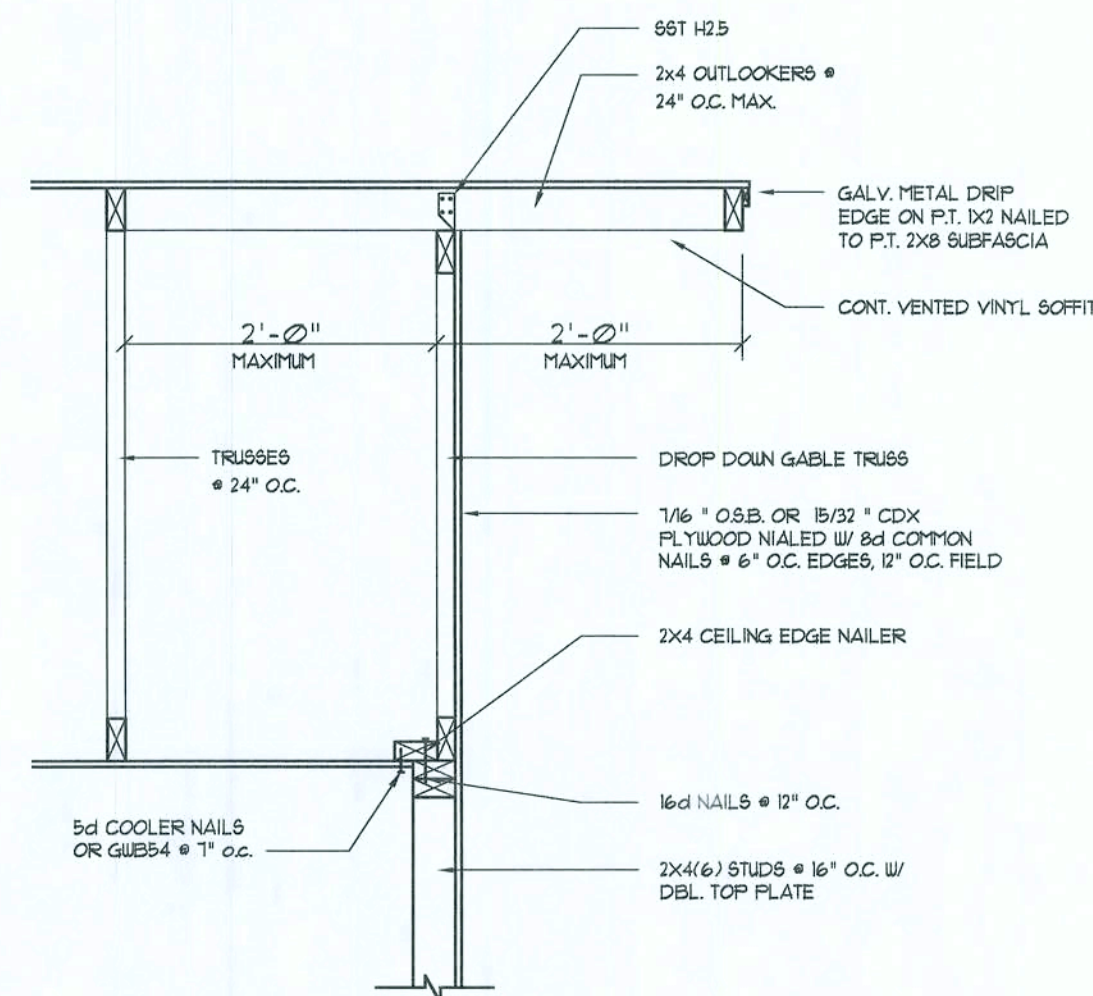


ROOF SHEATHING NAILING ZONES
(HIP ROOF)

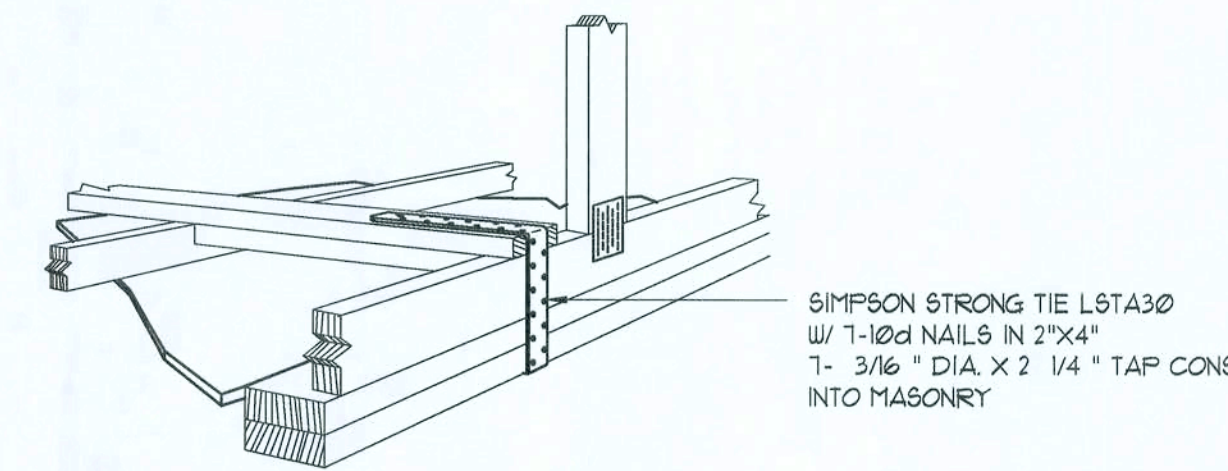


ROOF SHEATHING NAILING ZONES
(GABLE ROOF)

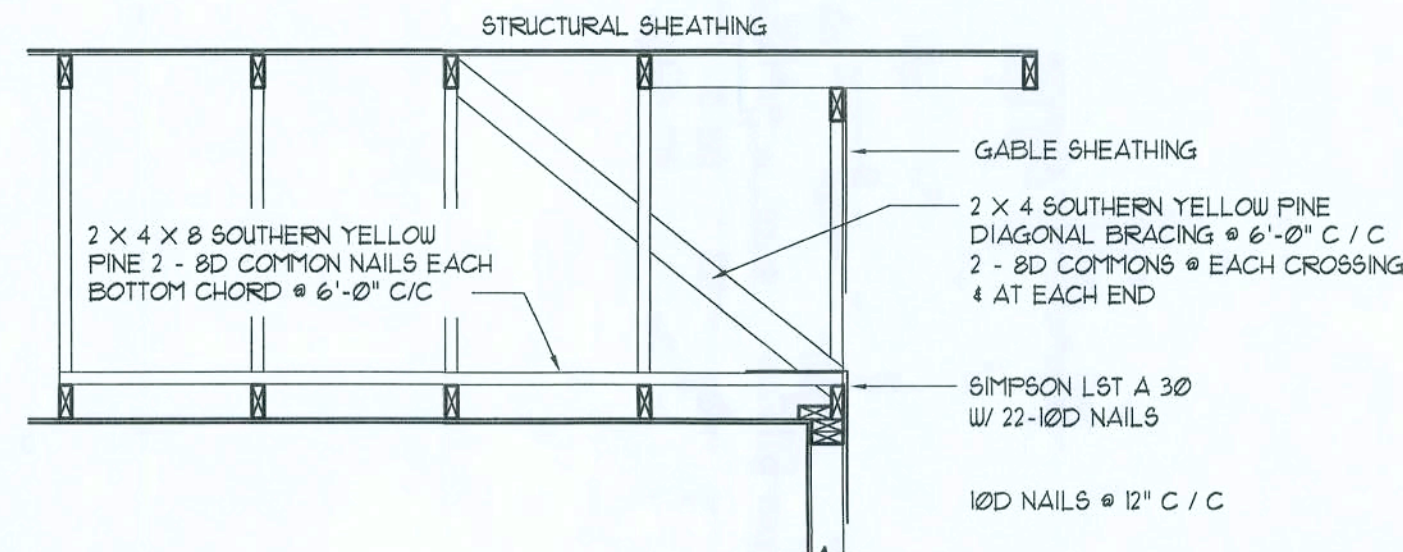
Roof Nail Pattern DET.
SCALE: NONE



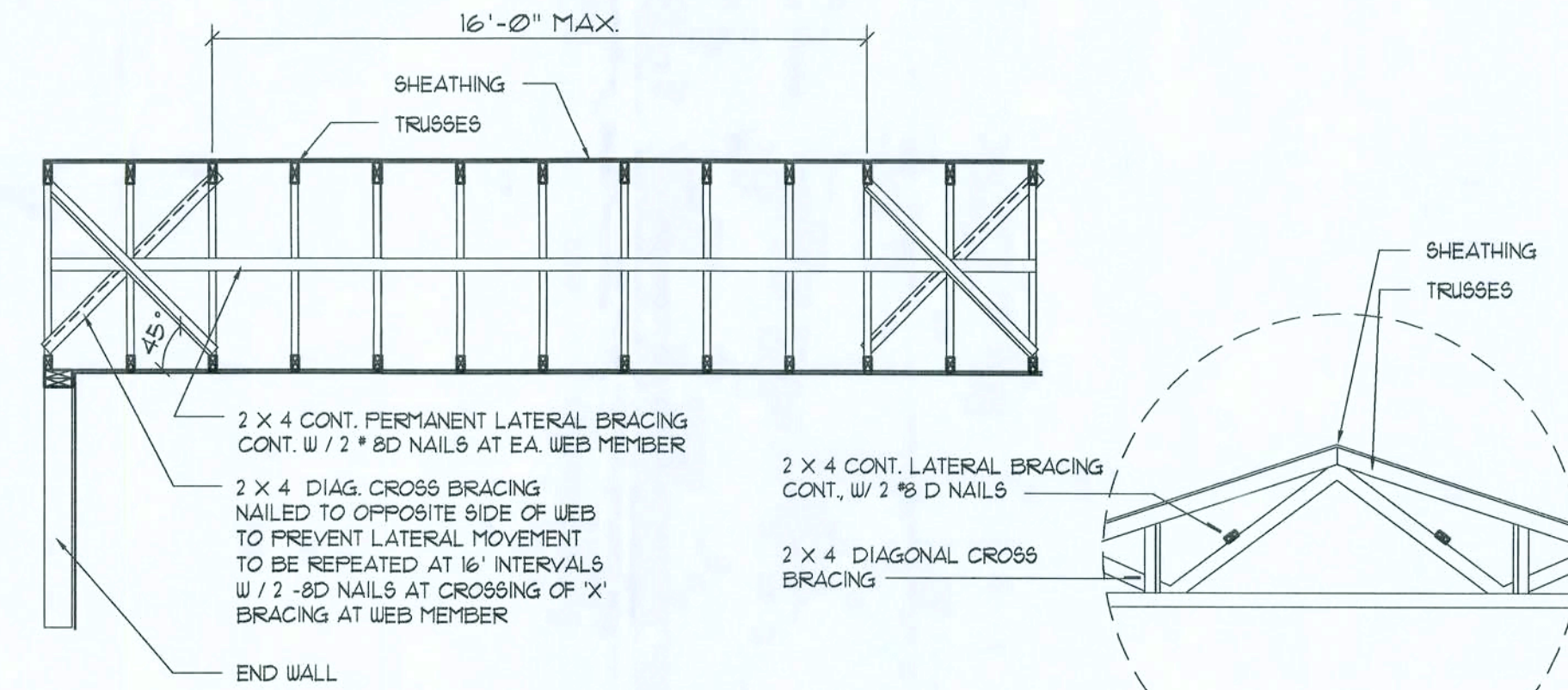
Gable End DETAILS
SCALE: NONE



GABLE END GYPSUM DIAPHRAGM HOLDOWN CONNECTOR
SCALE: NONE



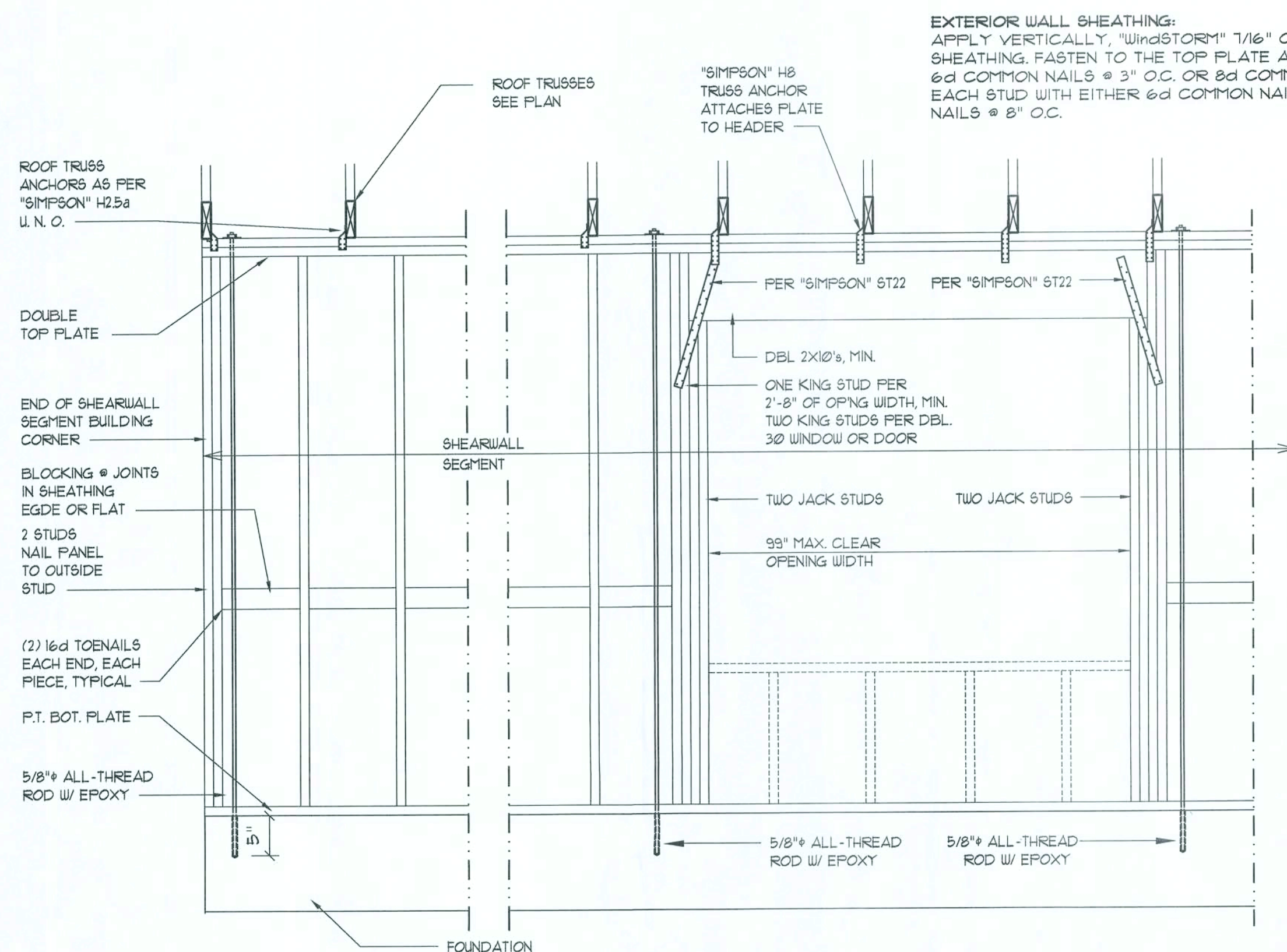
END WALL BRACING FOR CEILING DIAPHRAGM
NTS
(ALTERNATIVE TO BALLOON FRAMING)
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE



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

Truss Bracing DETAILS
SCALE: AS NOTED

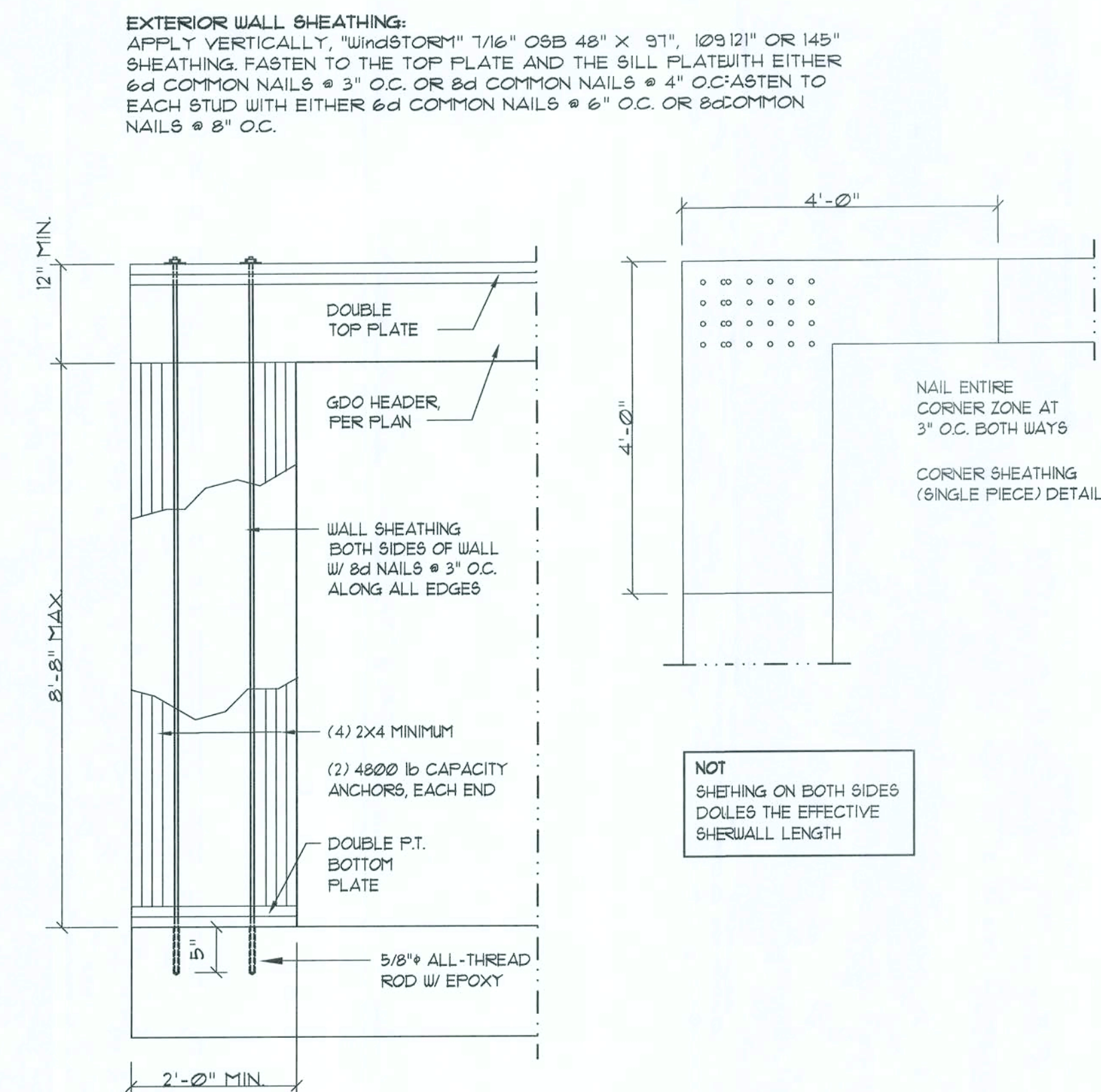
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All-Thread Shear Wall DETAILS

SCALE: NONE

C



Garage End Wall DETAILS

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

E

SHEARWALL NOTES:

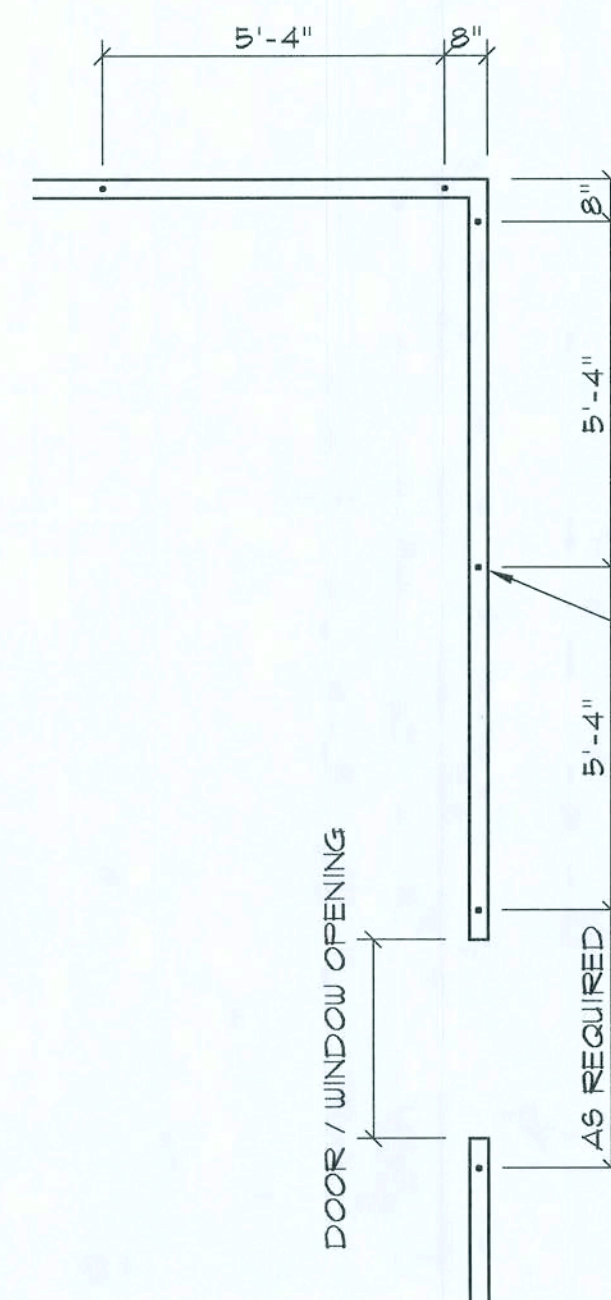
- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-91 88BCCI 305.4.3.
- THE WALL SHALL BE ENTIRELY SHEATHED WITH 1/16" OSB INCLUDING AREA ABOVE AND BELOW OPENINGS.
- ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING 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 5/6 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/35 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
IE 6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2
IE 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3

All-Thread Wall Tie-Down PLAN

SCALE: NONE

D

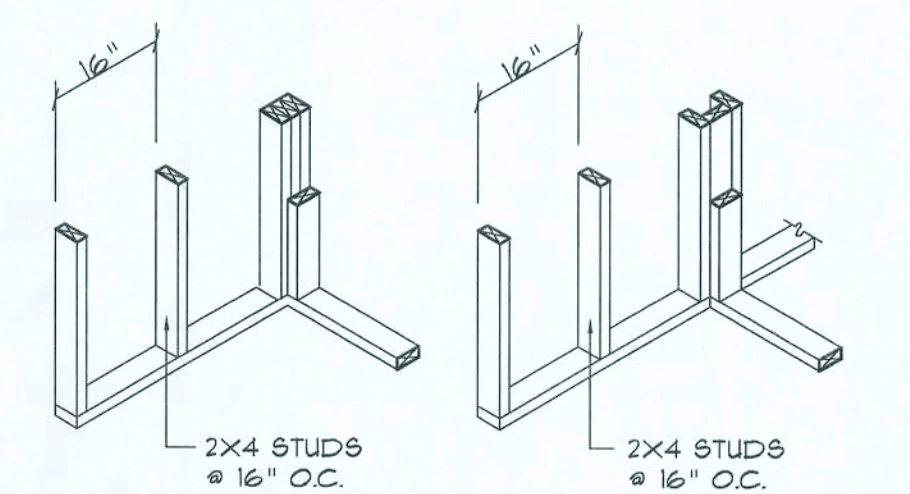


PROVIDE 5/8" A-307 ALL-THREAD ROD WITH 5" EMBEDMENT IN SLAB, EXTENDING TO THE TOP PLATE, WITH 2" X 2" X 1/8" SQ. WASHERS FOR ALL LOADS UP TO 15K OR 3" X 3" X 1/8" WASHERS FOR LOADS UP TO 3.75K. PLACE RODS PER DIAGRAM: WITHIN 8" OF CORNERS, ALONG SIDE OF WALL OPENINGS AND AT 64" O.C. MAXIMUM ALONG ALL WALL RUNS.

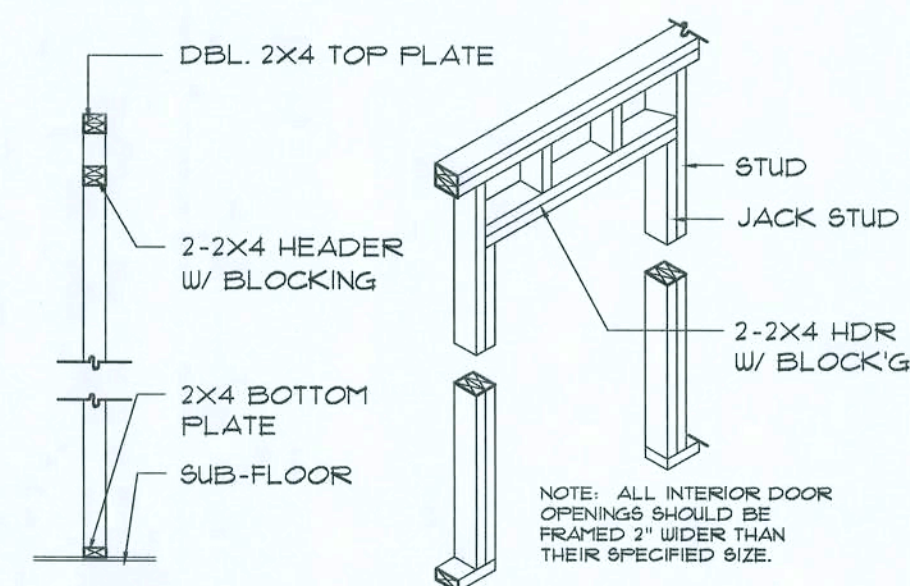
PLACE ALL-THREAD ROD IN CURED CONCRETE SLAB, IN DRILLED 3/4" X 5" HOLES, CLEARED OF ALL CHIPS AND DUST. SET WITH "SIMPSON" 2-PART EPOXY "SET".

CONSTRUCTION NOTES

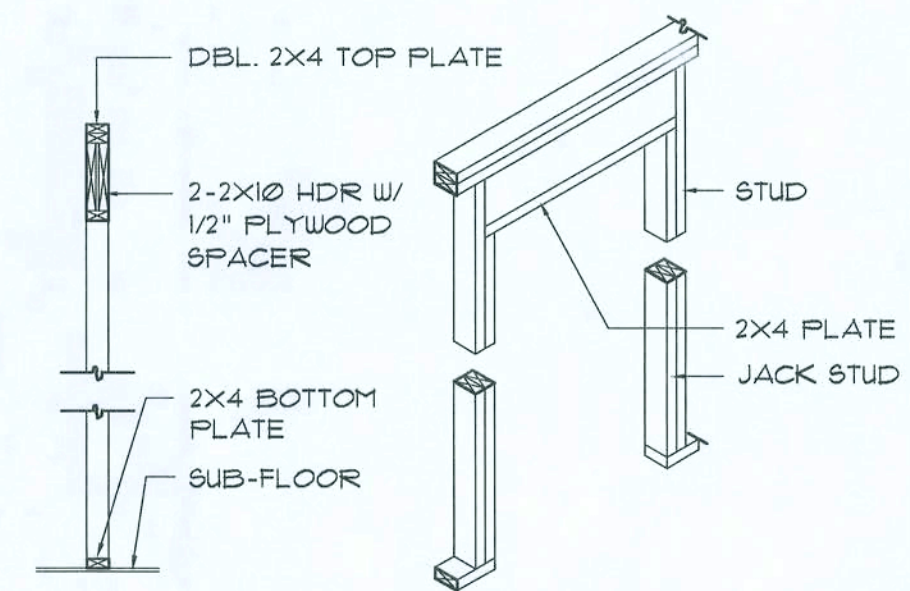
- FIELD VERIFY ALL DIMENSIONS AND MATERIALS. ALL OUTSIDE DIMENSIONS ARE TO FACE OF STEELWALL.
- ALL NAILING CONSTRUCTION MATERIALS SHALL BE AS PER 2004 FBC - SEE SD!
- PROVIDE EXTERIOR COMBUSTION AIR TO GAS FIRED H.V.A.C. EQUIPMENT, WOOD BURNING STOVES, AND FIREPLACES.
- VENT CLOTHES DRYER, BATH, AND 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 1 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.
- IF GAS-BURNING APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR GARAGES.
- DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY.



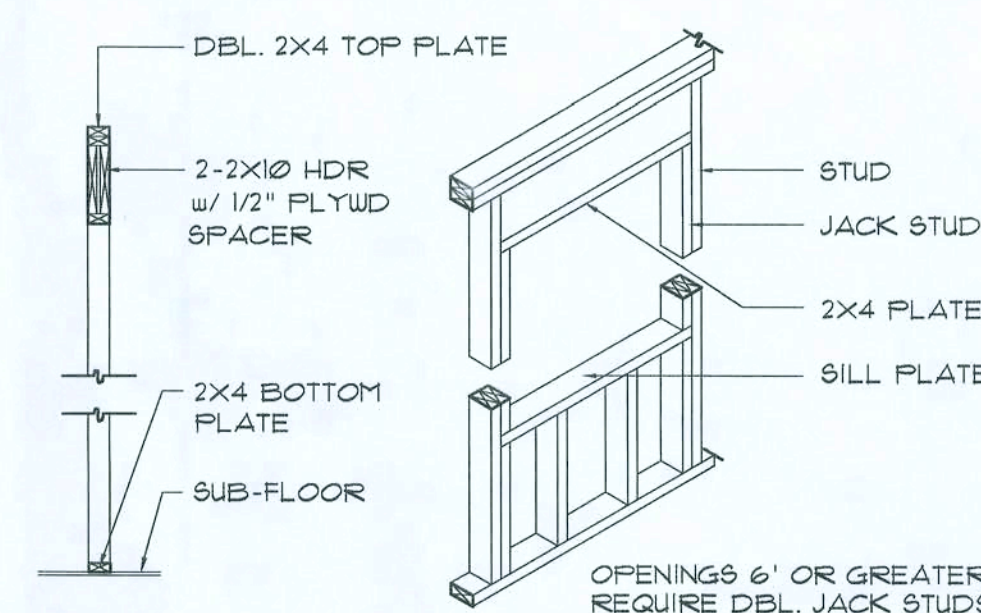
WALL CORNER WALL INTERSECTION



NON-BEARING WALL HEADER



BEARING WALL HEADER



TYPICAL WINDOW HEADER

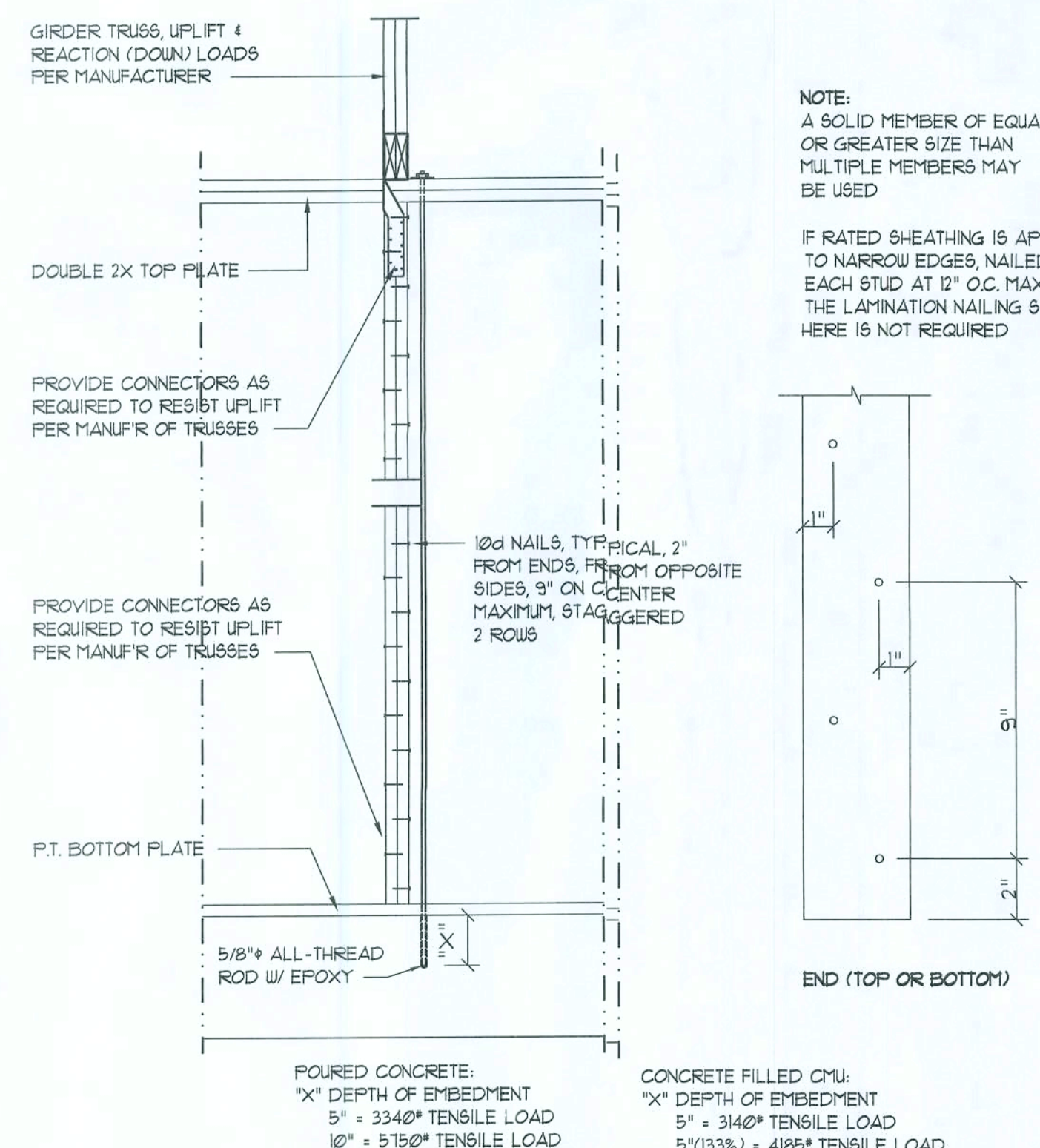
Framing DETAILS

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

G

HEADER SPANS FOR EXTERIOR BEARING WALLS

HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT)			
		20'		28'	
		SPAN	* JACKS	SPAN	* JACKS
ROOF, CEILING	2-2x4	3'-6"	1	3'-2"	1
	2-2x6	5'-5"	1	4'-8"	1
	2-2x8	6'-10"	1	5'-11"	1
	2-2x10	8'-5"	2	7'-3"	2
	2-2x12	9'-9"	2	8'-5"	2
	3-2x8	8'-4"	1	7'-5"	1
	3-2x10	10'-6"	1	9'-1"	2
	3-2x12	12'-2"	2	10'-7"	2
	4-2x8	9'-2"	1	8'-4"	1
	4-2x10	11'-8"	1	10'-6"	1
	4-2x12	14'-1"	1	12'-2"	2



Girder Truss Column DET.

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

F

REVISION:

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DRAWN:

mpg

CUSTOM RESIDENTIAL PLAN for:
S & S CONSTRUCTION, L.L.C.
COLUMBIA COUNTY, FLORIDA
FRAMING DETAILS

NICHOLAS PAUL GEISLER ARCHITECT
1758 NW Brown Rd.
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386-753-6021

DATE:

30 NOV 2007

COMM:

2K768

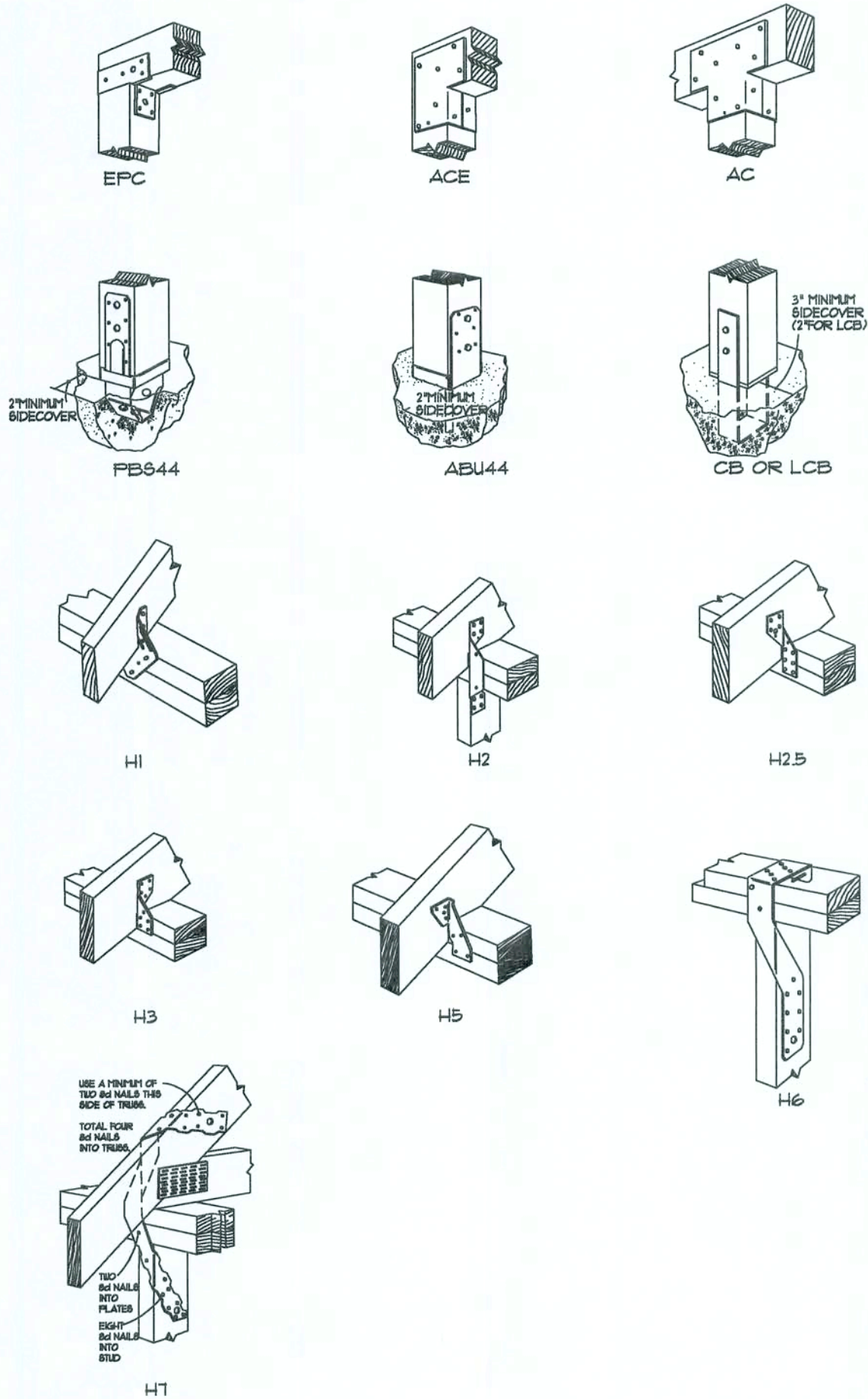
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6 of 8

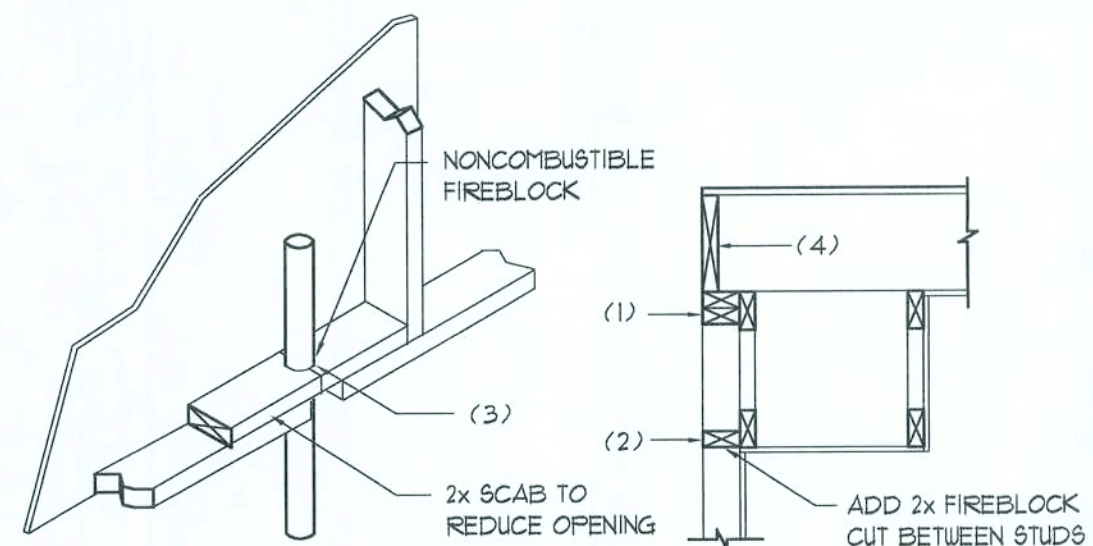
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Typical "Simpson" Connectors

SCALE: NONE



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 CEILINGS, COVE CEILINGS, ETC.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYROFANEL 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

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 MATTER 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 BE THEY 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 OWNERS" 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 W/ 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 PRESSURE 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" GIBD ON 1X3 WOOD FURRING AT 16" O.C. ATTACHED W/ 1/4" SINGLEHEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.

STANDARD ABBREVIATIONS

@	AT	GALV.	GALVANIZED
#	NUMBER OF POUNDS	HORZ.	HORIZONTAL
=	EQUALS	INS.	INSULATION
Ø	DIAMETER	INT.	INTERIOR
W	WITH	LAV.	LAVATORY
WO	WITHOUT	LVL.	LAMINATED VENEER LUMBER
CL	CENTERLINE	MAX.	MAXIMUM
±	AND	MIN.	MINIMUM
+ or -	PLUS OR MINUS	MISC.	MISCELLANEOUS
1'	ONE FOOT	M.O.	MASONRY OPENING
1"	ONE INCH	No. or N.	NUMBER
1/4" or 1/4"	ONE QUARTER INCH	O.C.	ON CENTER
8d	8 PENNY	O/H	OVERHEAD
BM	BEAM	OHD	OVERHEAD DOOR
B.O.	BY OTHERS	PLYWD.	PLYWOOD
BOT.	BOTTOM	P/T	PRESSURE TREATED
CLG.	CEILING	REINF.	REINFORCING (ED)
CO	CLEANOUT	REQ'D	REQUIRED
CONC.	CONCRETE	RM	ROOM
COTG	CLEANOUT TO GRADE	R.O.	ROUGH OPENING
DBL	DOUBLE	SF	SQUARE FEET
DM	DIMENSION	SGD	SLIDING GLASS DOOR
DN.	DOWN	SHT.	SHEET
ELEV.	ELEVATION	SKLH	SUNSHANE RIVER LOG HOMES
EXT.	EXTERIOR	TPP.	TYPICAL
F	FRENCH (DOORS)	VERT.	VERTICAL
FDN.	FOUNDATION	WC	WATERCLOSET (TOILET)

PROJECT INFORMATION / NOTES:

DESIGN VALUES/LOADS & CODES

WIND DESIGN SPEED: 120 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 16: 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 BILLS OR EXTERIOR FRAMING ARE PRESSURE TREATED. EACH PIECE IS CLEARLY MARKED FOR EASY IDENTIFICATION AND IS USUALLY GREENISH IN COLOR.

THIS WOOD HAS BEEN PRESERVED BY PRESSURE-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.

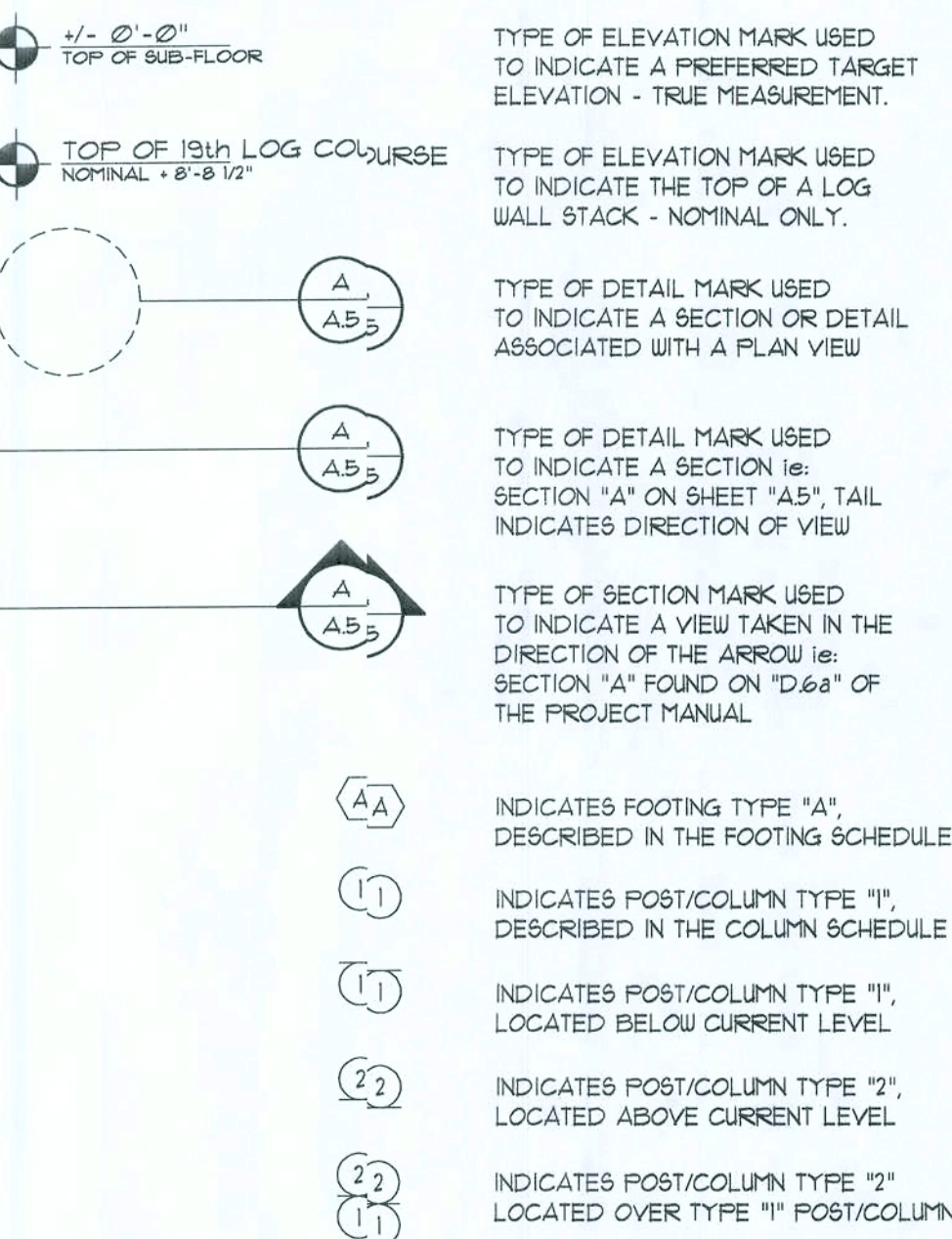
FOR FURTHER INFORMATION ON THE USE OF AND DISPOSAL OF INORGANIC ARSENIC PRESSURE TREATED WOOD, PLEASE REFER TO THE EPA MATERIAL SAFETY SHEET DEALING WITH THIS PRODUCT.

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.

SYMBOLS

THESE SYMBOLS ARE MOST OFTEN ENCOUNTERED IN THE FOLLOWING DRAWINGS: ELEVATIONS, DIMENSION PLANS, SECTIONS & STRUCTURAL PLANS



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/ Fiberglass Concrete Additive
Foundation: Continuous Footing/Beam Wall

ROOF DECKING

Material: 1/2" CD Plywood or 1/4" OSB.
Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing
Fasteners: 8d Common Nails per schedule on sheet A6

SHEATHINGS

Material: 1/4" OSB, "WINDSTORM": 48" x 96", 120", 121" OR 145"
Sheet Size: 48"x96" (120", 121" OR 145") Sheets Placed Vertical
Fasteners: 8d Common Nails @ 4" O.C. Edges & 8" O.C. Interior
Dragstrut: Double Top Plate (5.7.P.) W/ 16d Nails @ 12" O.C.
Wall Studs: 2x4 SPF Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: Simpson H25a @ 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
Forch Column Base Connector: Simpson ABU44/ABU66 @ each column
Forch Column to Beam Connector: Simpson EPC44/PC44 @ each column

FOOTINGS AND FOUNDATIONS

Footing: 16"x16" Cont. W/ 2-5 Bars Cont. 4 Wire Chairs @ 48" O.C.
monolithic with slab

ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1603,
FLORIDA BUILDING CODE, 2004 EDITION.

BASIC WIND SPEED:	110 MPH
WIND IMPORTANCE FACTOR (I):	1 = 1.00
BUILDING CATEGORY:	CATEGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	± .018
MUFS PER TABLE 1609.2A (FBC 2004)	ROOF: - .231 PSF WALLS: - .266 PSF EAVES: - .323 PSF
COMPONENTS & CLADDING PER TABLE 1609.2B & 1609.2C (FBC 2004)	OPINGS: + .218 / - .291 PSF EAVES: - .683 PSF DESIGN WIND PRESSURES: ROOF: + .193 / - .255 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 104.2.8
- 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 CEMENTIOUS 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 1016.11
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1016.12
- 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 1016.13
- MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1016.14
- CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1016.15
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1016.16
- 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 1016.16
- ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1016.17
- A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY * 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 1016.17
- 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 2303.14

FRAMING ANCHOR SCHEDULE

AFFLIGATION	MANUF/MODEL	CAP.
TRUSS TO WALL:	SIMPSON H25a	535*
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT, W/ 28 - 16d NAILS	1185*
HEADER TO KING STUD(S):	SIMPSON ST22	1370*
PLATE TO FOUNDATION:	5/8" THRU-BOLT	3340*
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 #35-0818.15

NOTE:

"SIMPSON" PRODUCT APPROVALS:
MIAMI/DADE COUNTY REPORT #31-0101.05, #36-1126.11, #33-0623.04
SECCI NER-443, NER-393

GENERAL NAILING SCHEDULE:

NUMBER OF NAILS FOR CONNECTING WOOD MEMBERS:	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	16" O.C.
FACE NAILED	16d	2
TOP OR SOLE PLATE TO STUD	16d	2
END NAILED	16d	2
STUD TO SOLE PLATE, TOE NAILED	16d	2 OR 2 16d
DOUBLE STUDS, FACE NAILED	16d	24" O.C.
DOUBLE TOP PLATES, FACE NAILED	16d	16" O.C.
FACE NAILED	16d	2
1 x 6 SHEATHING TO EACH POINT OF BEARING, FACE NAILED	16d	2
BUILT-UP CORNER STUDS, FACE NAILED	16d	2
BUILT-UP GIRDERS & BEAMS	16d	2
3/4" PLYWOOD SUBFLOORING	8d	30" O.C. @ TOP & BOTTOM & STAGGERED - 2 @ EA. END & SPLICES
OSB SHEATHING, 1/4" THICK	8d	10" O.C. @ EDGES & INTERMEDIATE
1/8" FIBERBOARD SHEATHING	6d	6" 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.

REVISION

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N.P. Gesler, Architect

DRAWN:

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CUSTOM RESIDENTIAL PLAN for:
S & S CONSTRUCTION, L.L.C.
COLUMBIA COUNTY, FLORIDA
STRUCTURAL DETAILS

NICHOLAS PAUL
GESLER
ARCHITECT
N.C.A.R.B. Certified

DATE:

30 NOV 2007

COMD:

2K768

SHEET:

A.7

1 OF 8

AR0007005

AS - BUILT DRAWING REQUIREMENTS:

- A. ELECTRICAL "AS-BUILT" DRAWINGS
ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP DUGS INDICATING ALL ELECTRICAL WORK INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDNS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT N., 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 DUGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.
- B. HVAC "AS-BUILT" DRAWINGS
HVAC CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL HVAC WORK INCLUDING ALL DUCTWORK LOC, SIZES, LINES, EQUIPMENT SCH. & BALANCING REPORT - CONTR SHALL PROVIDE 1 COPY OF AS-BLT. DUGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.
- C. PLUMBING "AS-BUILT" DRAWINGS
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.

GENRAL MILLWORK NOTES:

1. MILLWORK SUB-CONTRACTOR PROVIDING CASEWORK, MILLWORK OR IE LIKE FOR THIS PROJECT SHALL BE SUBJECT TO THE PROVISIONS & NOTES 1 THRU 6 OF THE GENERAL NOTES, THIS SHEET.
2. SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: FABRICATION AND DELIVERY OF MILLWORK, SHOWN IN THE DRAWINGS, ? THE JOB SITE, INSTALLATION OF CABINET HINGES, CATCHES, RAUWER & TRAY GUIDES, ADJUSTABLE SHELF STANDARDS & SURFACE DLTS.
3. ALL APPLICABLE STANDARDS OF "AWI QUALITY STANDARDS & GUIDE SPECIFICATIONS" APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE.
4. IF "CUSTOM" GRADE EXCEPT AS OTHERWISE NOTED OR DIRECTED BY THE OWNER, SHALL BE THE BASE STANDARD OF QUALITY REQ'D RR THIS WORK.
5. MILLWORK SUB-CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER, THE FOLLOWING ITEMS, PRIOR TO FABRICATING ANY MAT'L'S R MILLWORK: COMPLETE SET OF SHOP DRAWINGS, SAMPLES OF WD. SPECIES RECEIVING TRANSPARENT FINISH, MFR'S LITERATURE FOR ALL SPECIALTY ITEMS NOT MFD. BY THE ARCHITECTURAL WOODWORK RM AND HARDWARE SCHEDULE, SHOWING HARDWARE USED AT EA. LOCATION & CONFORMANCE W/ THE DESIGN INTENT OF THE DRAWINGS R DIRECTIVES ISSUED BY THE OWNER.
6. PRODUCTS SHALL INCLUDE THE FOLLOWING:
SOFTWOOD - SOLID STOCK PINE, C OR BETTER
HARDWOOD - SPECIES AS SELECTED BY OWNER
PLYWOOD, OPAQUE FINISH - FIR GRADE A/B
PLYWOOD, TRANSPARENT FINISH - SPECIES AS SELECTED BY OWNER
PARTICLE BOARD - HIGH DENSITY, W/ RESIN BINDER
LAM. PLASTIC - MFG, COLORS, PATTERNS & TEXTURES AS SELECTED BY OWNER
LAMINATING ADHESIVES - POLYVINYL ACETATE, UREA-FORMALDEHYDE, CABEIN
7. ASSEMBLE WORK AT MILL & DELIVER TO JOB SITE READY TO INSTALL SO FAR AS POSSIBLE.
8. PROTECT MILLWORK FROM MOISTURE & DAMAGE WHILE IN TRANSIT TO IE JOB SITE. UNLOAD AND STORE IN A PLACE WHERE IT WILL BE PROTECTED FROM MOISTURE AND DAMAGE AND BE CONVENIENT FOR STALLATION.
9. LUBRICATE WORK IN ACCORDANCE WITH MEASUREMENTS TAKEN AT IE JOB SITE.
10. STALL HARDWARE IN ACCORDANCE WITH MANUF'R'S DIRECTIONS. EAVE OPERATING HARDWARE OPERATING SMOOTHLY & QUIETLY.
11. DAMAGED SURFACES SHALL BE REPAIRED TO MATCH UNDAMAGED ADJACENT PORTION OF THE WORK.

GENERAL H.V.A.C. NOTES:

1. SUB-CONTRACTORS PROVIDING HVAC INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES/D/1a.
2. HVAC SUB-CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT TO INSTALL A COMPLETE & OPERATING HVAC SYSTEM.
3. HVAC SYSTEM SHALL BE AS DETAILED IN THE PLANS (IF INCLUDED). R SHALL BE AS DIRECTED BY THE OWNER IN CONSULTATION WITH THE HVAC SUB-CONTRACTOR.
4. HVAC SUB-CONTRACTOR SHALL FURNISH SHOP DUGS FOR DUCTWORK, CONDENSING UNIT & AIR HANDLER, EXHAUST FANS AND AIR DEVICES.
5. IS THE HVAC SUB-CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH FPA-30A AND ALL APPLICABLE CODES.
6. FLEXIBLE DUCT SHALL BE FULLY ANNEALED, CORRUGATED ALUM-UM W/ 1 3/4 LB. DENSITY FIBERGLASS INSULATION AND SHALL BE UL LISTED. SHEET METAL DUCT SHALL BE LINED W/ 1" MATFACED DUCT NEK & WRAPPED W/ 1 3/4 LB. FOILFACED FIBERGLASS INSULATION. LL FIBERGLASS DUCT SHALL BE FOILFACED, R4.2/R6.0 DUCTBOARD.
7. LL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHREA 55 SMACNA STANDARDS.
8. LL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION FOR WALL ND CEILING APPLICATIONS AND STEEL CONSTRUCTION IN FLOOR PPLICATIONS. ACCEPTABLE MANUFACTURER'S SHALL BE TITUS, ETALAIRE, NAILORHART, HART & COOLIE OR AS DIRECTED BY THE OWNER.
9. REQUIRED BY THE OWNER, THE HVAC SUB-CONTRACTOR SHALL JPPLY A TEST AND BALANCE REPORT IN ACCORDANCE WITH AIR ALANCE COUNCIL STANDARDS, SIGN AND SEALED BY A REGISTERED ENGINEER.
10. HVAC SUB-CONTRACTOR SHALL SUPPLY ALL CONTRACTORS, RELAYS, ND THERMOSTATS. THE ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ALL SWITCHES, DISCONNECTS & CONTROL WIRING. THERMOSTATS SHALL BE APPROVED BY THE EQUIPMENT MFG'R.
11. LL DUCT SIZES INDICATED IN THE PLANS (IF INCLUDED) ARE NET SIZE DIMENSIONS.
12. LL EQUIPMENT SHALL BE FULLY WARRANTED FOR 1 YEAR AND THE COMPRESSOR(S) SHALL BE WARRANTED 5 YEARS FROM DATE OF FINAL CEPTANCE, BY THE OWNER.
13. LL WORK IN THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES SO AS TO AVOID CONFLICTS OR HINDERANCE TO COMPLETION F THE JOB.
14. CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 1/2" THICK RIMAFLEX INSULATION.
15. LTERS SHALL BE DISPOSABLE TYPE AND HAVE INITIAL SHARE EIGHT ARRESTANCE OF 10% AND A CLEAN PRESSURE DROP OF 0.15. PROVIDE 2 SETS, ONE DURING CONSTRUCTION AND ONE FOR USE AT NAL ACCEPTANCE.
16. HVAC SUB-CONTRACTOR SHALL PROVIDE & INSTALL ALL NECESSARY FFBETS, TRANSITIONS & BENDS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT NO ADDITIONAL COST TO THE OWNER.
17. IS THE RESPONSIBILITY OF THE HVAC SUB-CONTRACTOR TO CO-ORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS I THE FIELD WITH THE ELECTRICIAN, LIGHTS AND ARCHITECTURAL EMENTS.
18. COORDINATE W/ THE ELECTRICIAN, PARTICULARLY ELECTRICAL NOTE V. 23, TO ASSURE SUITABLE SIZES OF BREAKERS, SWITCHES AND RING.

GENERAL PLUMBING I NOTES:

1. SUB-CONTRACTORS PROVIDING PLUMBING MATERIALS AND INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
3. ALL MATERIALS SHALL BE NEW.
4. ALL WORK SHALL BE PREFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL.
5. ALL EXCAVATION & BACKFILL AS REQUIRED FOR THIS PHASE OF THE CONSTRUCTION SHALL BE PART OF THE PLUMBING SUB-CONTRACTOR'S RESPONSIBILITIES.
6. PLUMBING FLAT PLANS AND RISER DIAGRAMS (IF INCLUDED) ARE DIAGRAMATIC. DO NOT SCALE THE DRAWINGS FOR EXACT LOCATIONS OF THE PLUMBING FIXTURES.
7. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF THE CONSTRUCTION.
8. WATER PIPING SHALL BE TYPE L COPPER UP TO 1", & TYPE K FOR ALL LARGER SIZES. ALL UNDERGROUND PIPING SHALL BE TYPE K COPPER. AT THE OWNERS OPTION SURROUND PIPING MAY BE C.P.V.C. SCHEDULE 40 OR SCHEDULE 80.
9. DO NOT USE LEAD BASED SOLDER FOR JOINING SUPPLY PIPING.
10. SOIL, WASTE, VENT & RAINWATER PIPING SHALL BE CAST IRON NO-HUB 30"-12" ABOVE GRADE WITH NEOPRENE GASKETS AND STAINLESS STEEL BANDS & BELL & SPIGOT CAST IRON BELOW GRADE W/ LEAD & OAKUM JOINTS OR AT THE OWNER'S OPTION, P.V.C., SCHEDULE 40, SEE NOTE 12.
11. AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE THREADED STEEL PIPE, COPPER DRAIN, WASTE OR VENT PIPE AND FITTINGS, OR P.V.C., SEE NOTE 12, BELOW. INSULATE ALL CONDENSATE PIPING EXCEPT WHERE UNDERGROUND, AND ELECTRIC HEAT WRAP WHERE EXPOSED TO FREEZING CONDITIONS.
12. P.V.C. SCHEDULE 40 PIPE & FITTINGS MAY BE USED FOR SOIL, WASTE, VENT, RAINWATER OR CONDENSATE PIPING AS APPROPRIATE, WHERE APPROVED BY LOCAL BUILDING CODES & OFFICIALS. P.V.C. MAY NOT BE USED TO PENETRATE CECHAGES OR FIRE RATED WALLS / CEILINGS.
13. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND WHERE PROVIDED, MARKED ACCESS PANELS.
14. FURNISH AND INSTALL APPROVED AIR CHAMBERS AT EACH PLUMBING FIXTURE AND APPROVED SHOCK ARRESTERS ON MAIN LINE OR RISERS.
15. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METALS IN PIPING AND EQUIPMENT CONNECTIONS.
16. ISOLATE COPPER PIPING FROM HANGERS OR SUPPORTS W/ HAIR FELT INSULATOR PADS.
17. PROVIDE 1/2" TRAP PRIMER LINE FOR ALL FLOOR DRAINS FROM NEAREST PLUMBING FIXTURE, DO NOT MANIFOLD.
18. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES.
19. PROVIDE COMBINATION COVERPLATE / CLEANOUT PLUG FOR ALL WALL CLEANOUTS, FINISH AS DIRECTED BY THE OWNER.
20. FIXTURES, HARDWARE, EQUIPMENT, COLORS AND FINISHES SHALL BE AS SELECTED BY THE OWNER.

GENERAL WELL & SEPTIC NOTES:

1. SUB-CONTRACTORS PROVIDING WATER WELLS AND/OR SEPTIC TANKS AND DRAINFIELDS SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, THIS SHEET
2. LOCATION OF POTABLE WATER WELLS SHALL BE DETERMINED BY THE OWNER IN CONSULTATION WITH THE WELL DRILLING CONTRACTOR. WELLS SHALL NOT BE LOCATED CLOSER THAN 15'-0" TO ANY PROPOSED OR EXISTING SEPTIC TANK OR DRAINFIELD, EITHER ON SUBJECT PROPERTY OR ADJACENT/ADJOINING PROPERTY.
3. POTABLE WATER WELLS SHALL BE A MINIMUM 4" WITH BLACK IRON CABINGS TO A DEPTH OF 80'-0". PUMPS SHALL BE OF THE SUBMERSIBLE TYPE, THREE WIRE SYSTEM, MINIMUM HORSEPOWER SHALL BE 1/2 H/P OR AS DIRECTED BY THE OWNER. MOTOR STARTER SHALL BE ENCLOSED IN A WEATHERPROOF HOUSING, MOUNTED ON A P/T 4X4 POST AT THE WELL HEAD.
4. WELL HEAD SHALL PROJECT 12" ABOVE GRADE.
5. ALL REQUIRED COMPONENTS FOR A COMPLETE OPERATING SYSTEM SHALL BE PROVIDED, INCLUDING ANTI-FREEZE BLEEDER FITTING, CHECKVALVE, AIR BLEEDERS, SHUTOFF VALVE, HOSE BIBB, PRESSURE REGULATOR/CONTRACTOR, UNIONS AND PRESSURE GAUGE.
6. PRESSURE TANK SHALL BE GALVANIZED 82 GALLON CAPACITY, UNLESS DIRECTED OTHERWISE BY THE OWNER.
7. SEPTIC TANK LOCATION & DRAINFIELD INVERT SHALL BE DETERMINED BY THE LOCAL HEALTH DEPARTMENT, IN CONSULTATION W/ THE OWNER.
8. SEPTIC TANKS SHALL BE OF A SIZE & CONSTRUCTION AS DETERMINED BY THE LOCAL HEALTH DEPARTMENT. TANK MAT'L SHALL BE POURED CONCRETE OR FIBERGLASS AS ALLOWED BY THE SEPTIC TANK PERMIT.
9. SEPTIC DRAINFIELDS SHALL BE CONSTRUCTED TO THE STANDARDS OF THE LOCAL HEALTH DEPARTMENT. DRAINFIELD PIPING SHALL BE CLAY TILE OR P.V.C. OR POLY AS ALLOWED BY THE SEPTIC TANK PERMIT. DRAINFIELD BEDS SHALL BE 3/4" WASHED ROCK, INSTALLED THICKNESS SHALL BE AS PER SEPTIC TANK PERMIT.
10. SAND FILTER BEDS, MOUND SYSTEMS, DOSING TANKS, GREASE TRAPS, DISTRIBUTION BOXES, GRINDER PUMPS, SUMP PUMPS AND OTHER SUCH RELATED ITEMS (IF REQUIRED OR REQUESTED) SHALL BE AS PER THE DESIGN STANDARDS OF THE LOCAL HEALTH DEPARTMENT.

ELECTRICAL NOTES : General

1. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER.
2. INSTALL ALL ELECTRICAL WORK IN CONFORMANCE WITH THE NEC 1991 EDITION, AND ITS AMENDMENTS AS ADOPTED BY THE PERMIT ISSUING AUTHORITY AT THE TIME OF CONSTRUCTION.
3. GROUNDING: GROUND ALL MAIN DISCONNECTS TO STANDARD GROUND ROD(S) AND TO COLD WATER SUPPLY AS PER ARTICLE 250 OF NEC-1994.
4. INSTALL ONLY COPPER WIRING ON THIS PROJECT: THW, TW, THHN, THHN OR NM CABLE, UNLESS NOTED OTHERWISE. ALL CONDUCTORS #10 & SMALLER MAY BE SOLID. ALL CONDUCTORS #8 AND LARGER SHALL BE STRANDED TYPE.
5. PROVIDE CONTINUITY OF NEUTRAL ON MULTI-BRANCH CIRCUITS BY SPLICING AND BRINGING OUT A TAP, ASSURING NO OPENINGS OF NEUTRAL IN REPLACEMENT OF A DEVICE.
6. COLOR CODE MULTI-CIRCUIT WIRING AS FOLLOWS: NEUTRAL - WHITE, GROUND - GREEN, LINE - ALL OTHER COLORS.
7. INSTALL ONLY HIGH POWER FACTOR BALLASTS AT FLUORESCENT FIXTURES.
8. INSTALL GFI BREAKERS OF DEVICES AT ALL BATHROOM, RESTROOM, KITCHEN GARAGE AND EXTERIOR RECEPTACLES AND AS NOTED ON THE DRAWINGS.
9. INSTALL ONLY THOSE ELECTRICAL DEVICES THAT BEAR A "UL" OR OTHER RECOGNIZED TESTING LAB LABEL. ALL MATERIALS SHALL BE NEW.
10. INSTALL NON-FUSED DISCONNECT SWITCHES AT ALL PIECES OF ELECTRICAL EQUIPMENT LOCATED WHERE SAID EQUIPMENT IS NOT VISIBLE FROM THE CIRCUIT BREAKER THAT PROTECTS IT: SIZE IN ACCORD WITH THE LOAD. ALL DISCONNECT SWITCHES SHALL BE HP RATED, HEAVY DUTY, QUICK-MAKE - QUICK-BREAK TYPE - ENCLOSURES SHALL BE AS REQ'D FOR EXPOSURE.
11. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVERLOAD RELAYS IN EACH HOT LEG.
12. ISOLATE DISSIMILAR CONDUIT AND TUBING METALS FROM SOIL, WATER AND GAS PIPING AND OTHER BUILDING MATERIALS WHERE DAMAGE BY FRICTION OR ELECTROLYSIS MAY OCCUR, EXCEPT WHERE ELECTRICAL GROUND IS PROVIDED.
13. FURNISH AND INSTALL ALL ELECTRICAL DEVICES AND ITEMS REQUIRED FOR A COMPLETE, OPERATING SYSTEM, PROVIDING THE FUNCTIONS AS DETAILED IN THE PLANS (AND SPEC).
14. OUTLET BOXES SHALL BE PRESSD STEEL OR PLASTIC OR ALL DRY LOCATIONS. FOR WET LOCATIONS, CAST ALLOY WITH THREADED HUB OUTLET BOXES SHALL BE INSTALLED.
15. HOT CHECK ALL SYSTEMS WITH THE OWNER'S REPRESENTATIVE PRESENT TO VERIFY PROPER FUNCTION PRIOR TO C.O.
16. COORDINATE ALL WORK THROUGH GC TO AVOID CONFLICTS. COORDINATE WITH HVAC CONTRACTOR AND ELECTRONICS SYSTEMS CONTRACTORS SO THAT A COMPLETE, FUNCTIONING SYSTEM IS INSTALLED, IN EACH CASE, WITH NO EXTRA COST TO THE OWNER.
17. EMERGENCY LIGHTING AND EXIT SIGNS, IF INDICATED ON THE PLANS, SHALL BE WIRED PER NEC 100-112.
18. ALL PANEL SCHEDULES SHALL BE FULLY FILLED OUT AND SHALL BE TYPEWRITTEN. EA. CIRCUIT SHALL BE CLEARLY IDENTIFIED & TO WHAT IS INCLUDED ON SAID CIRCUIT.
19. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION.
20. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE POWER COMPANY & TELEPHONE COMPANY.
21. FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR HVAC SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS. CONTROLS ARE TO BE SUPPLIED BY THE HVAC CONTRACTOR, AND CONNECTED BY THE ELECTRICAL CONTRACTOR.
22. ALL RACEWAYS BELOW GROUND SHALL BE A MINIMUM OD 3/4".
23. ALL CIRCUIT BREAKERS, TWO AND THREE POLE, SHALL BE COMMON TRIP. NO TIE HANDLES OR TANDEMS SHALL BE ACCEPTABLE.
24. ALL FUSES, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE CURRENT LIMITED TYPE (CL) RATED 200,000 AIC.
25. ELECTRICAL CONTRACTOR SHALL VERIFY ALL COMPONENTS FOR ALL ELECTRICAL APPLICATIONS & DETERMINE THE CORRECTNESS OF SAME. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER PRIOR TO FABRICATING ANY MATERIALS, ORDERING COMPONENTS OR DOING ANY WORK.
26. CIRCUITS ON PANEL SCHEDULE (AND PLANS) ARE TO DETERMINE LOAD DATA AND SIZE THE CONTRACTOR SHALL PROVIDE CIRCUITS AND ROUTING OF CONDUITS AND WIRING TO SUIT JOB CONDITIONS, AND BALANCE THE JOB, THROUGHOUT.
27. CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMPERAGE RATING PRIOR TO CONNECTION TO CIRCUITS.
28. PANEL BOARDS SHALL BE CIRCUIT BREAKER TYPE. VERIFY NUMBER AND SIZES OF CIRCUITS.
29. WHEN CONDUIT RUNS EXCEED 200 FEET, FULL BOXES SHALL BE INSTALLED SO THAT NO TAP EXCEEDS THIS DISTANCE.
30. ELECTRICAL EQUIPMENT AIC RATING AND FEEDER SIZE SHOWN ON THE PLANS ARE DESIGNED FOR MAX. AVAILABLE FAULT CURRENT AND MAX. ALLOWABLE VOLTAGE DROP, RESPECTIVELY.

PROJECT INFORMATION / NOTES:

DESIGN VALUES/LOADS & CODES
WIND DESIGN SPEED: 110 MPH, UNLESS NOTED OTHERWISE

SOIL DESIGN STATEMENT:
FOOTING DESIGN IS BASED UPON 1000 PSF SOIL BEARING PRESSURE PROVIDED BY CLEAN SAND, GRAVEL OR STONE. OTHER SOIL CONDITIONS IS: CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL REQUIRE FOUNDATION MODIFICATIONS.

LIVE LOADS: 1st FLOOR, 40 PSF, 2nd FLOOR, 30 PSF, ROOF, AS DETERMINED BY SHAPE FACTORS APPLIED TO THE WIND FORCE GENERATED BY THE DESIGN WIND SPEED.

BUILDING CODE: 2004 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 PROJECT SUCH AS BILLS OR EXTERIOR FRAMING ARE PRESSURE TREATED. EACH PIECE IS CLEARLY MARKED FOR EASY IDENTIFICATION AND IS USUALLY GREENISH IN COLOR.

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 BILLS OR EXTERIOR FRAMING ARE PRESSURE TREATED. EACH PIECE IS CLEARLY MARKED FOR EASY IDENTIFICATION AND IS USUALLY GREENISH IN COLOR.

THIS WOOD HAS BEEN PRESERVED BY PRESSURE-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 ARSENIC PRESSURE TREATED WOOD, PLEASE REFER TO THE EPA MATERIAL SAFETY SHEET DEALING WITH THIS PRODUCT.

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 PA 101-95.

UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FROM 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 W/ MFR'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 71 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.
1. 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 1507.3.2.
2. OPEN VALLEYS: VALLEY LINING OF TWO PLIES 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. CLOSED VALLEYS: VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
1. BOTH TYPES 1 AND 2 ABOVE, COMBINED.
2. ONE PLY OF SMOOTH ROLL SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE & COMPLYING WITH ASTM D 1910.

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REVISION:

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N.P. Geslary, Architect

DRAWN:

1758 NW Brown Rd
Lake City, FL 32005
386-735-9021

DATE:
30 NOV 2007

COMM:

SHEET:
A.8
8 of 8

#A0007005

CUSTOM RESIDENTIAL PLAN for:
S & S CONSTRUCTION, L.L.C.
COLUMBIA COUNTY, FLORIDA
GENERAL NOTES

To: Mr Milton Smith
From: Doug Crawford
Florida Pest Control
Re: Termite Treatment

1. Trench down to the top of the footer or dig a 6" deep by 2"-6" wide trench and rod through the trench every 8" treating down to the top of the footer. Cover trench and treat backfill.
2. Drill all abutting slabs, aprons and porches every 8"-10" and perform injection treatment. Plug and patch holes.
3. Clean up area and post "Notice of Treatment" sticker in electrical panel.

Customer: Goodbread
Bldg App # 0801-83



CORPORATE HEADQUARTERS:

P.O. BOX 5369
348 N.W. 16TH AVENUE
LAKE CITY, FL 32827-5369
(352) 376-2661
(352) 376-2791

SCIENTIFIC PEST CONTROL DIRECTED BY GRADUATE ENTOMOLOGISTS

Complete Pest Control Service
Member Florida & National Pest Control Associations

Reply: 536 SE Baya Dr
Lake City, FL 32025-6098
Phone (386) 752-1703 Fax (386) 752-0171

Fax Transmittal

Attention: Mr Milton Smith

Company: _____

Fax Number: 386-719-7145

From: Doug Crawford

Regarding: Termite Treatment

Pages 1 2 3 4 5 6 7 8 9 other _____ (includes cover letter)

BRANCHES: