



FRONT ELEVATION
SCALE: 1/4" = 1'

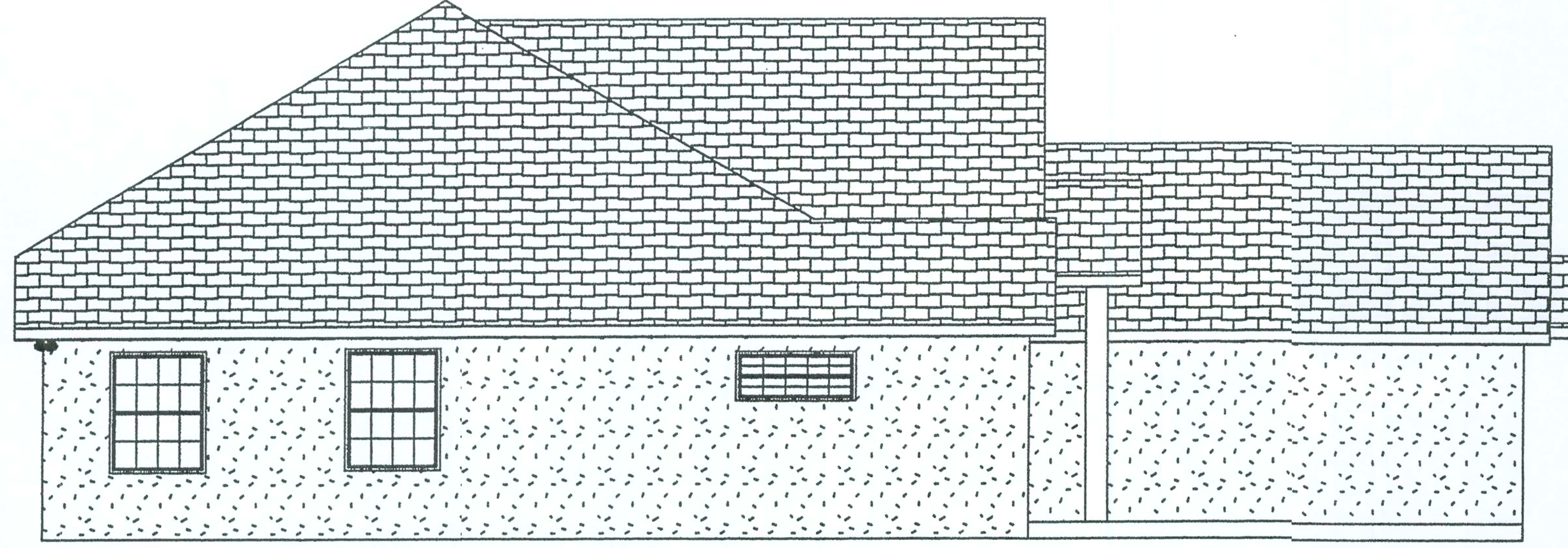


REAR ELEVATION
SCALE: 1/4" = 1'

EMERALD COVE MODEL Designed for Lot 47 + 86 Emerald Cove S/D	SCALE 1/4" = 1'	DATE 3/27/2006	GTC DESIGN GROUP
	DRAWN BY S. Holton	Drawn for: GATEWAY DEVELOPERS OF LAKE CITY, LLC	GARY GILL P.E.
	APPROVED GG	DRAWING# A-1	PE#51942 AUT#9423

GG
11/15/06

8'-0"
2'-0"



LEFT ELEVATION

8'-0"
2'-0"

8'-0"
2'-0"



RIGHT ELEVATION

8'-0"
2'-0"

EMERALD COVE MODEL
Designed for Lot 44
Emerald Cove S/D

SCALE 1/4" = 1'
DRAWN BY S. Holton
APPROVED G.G.

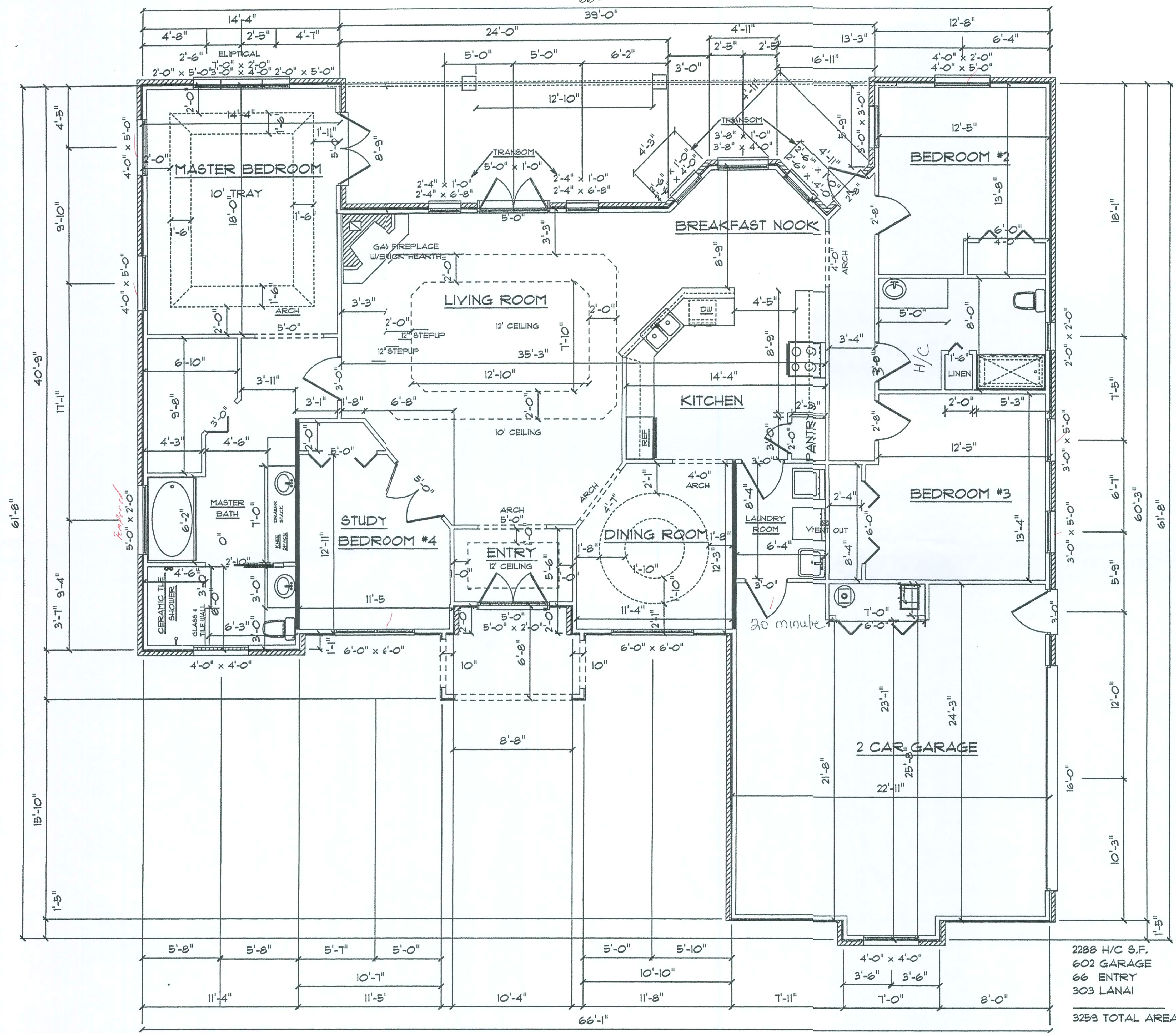
DATE 3/27/2006

Drawn for: GATEWAY DEVELOPERS
OF LAKE CITY, LLC

DRAWING# A-2

GTC DESIGN
GROUP
GARY GILL P.E.
PE#51942
AUT#9423

4/13/06

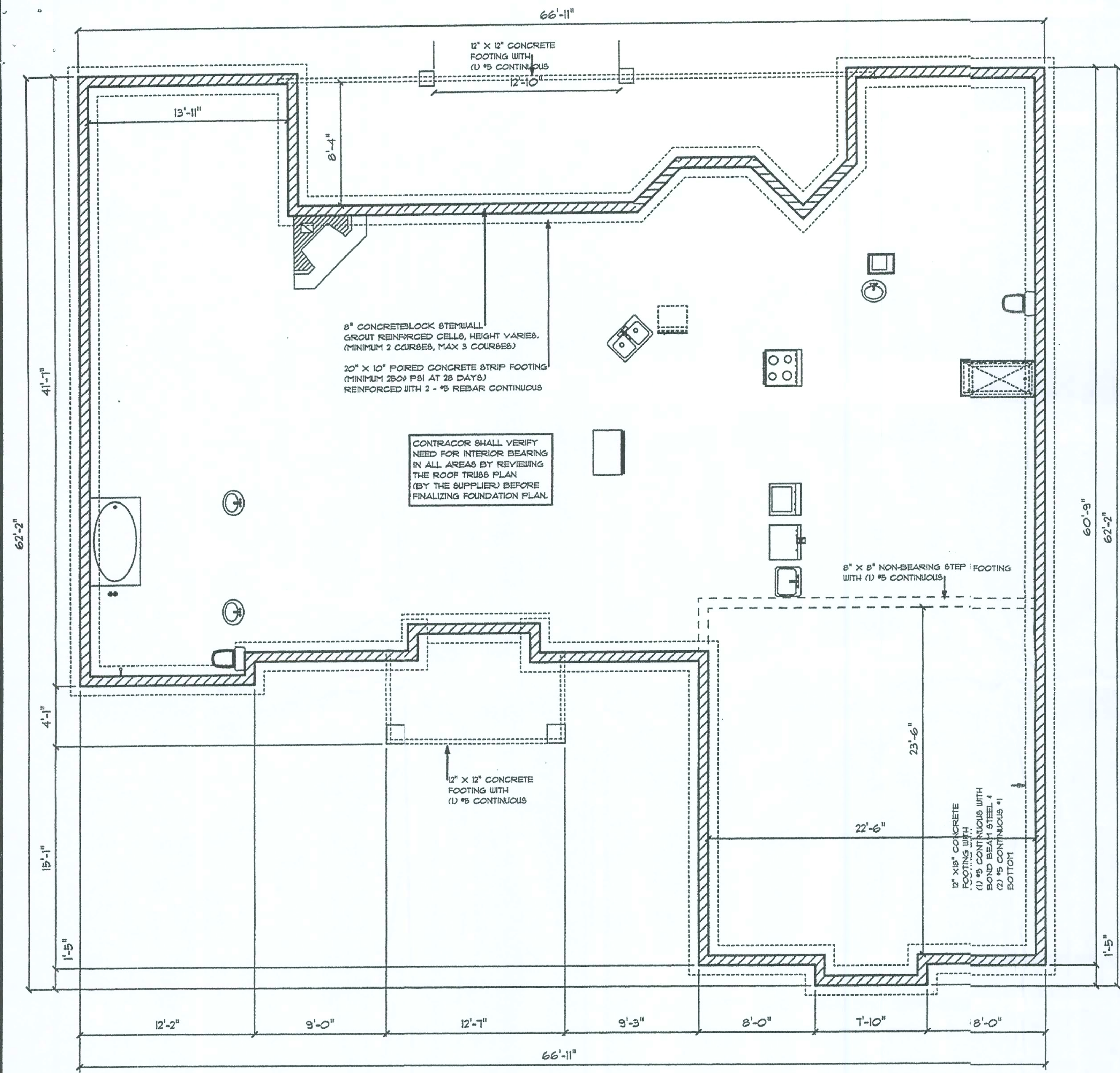


2288 H/C S.F.
602 GARAGE
66 ENTRY
303 LANAI
3259 TOTAL AREA

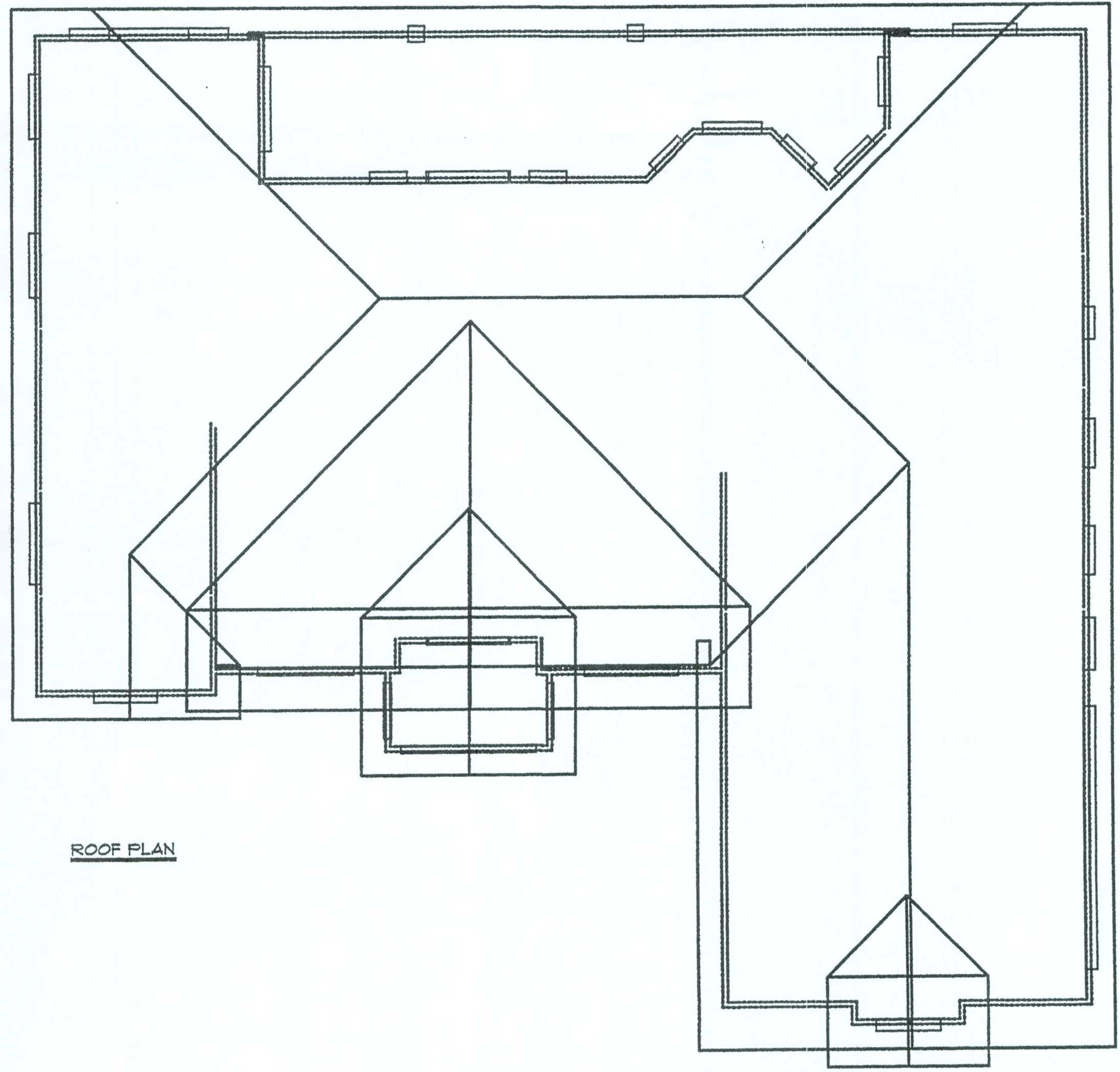
EMERALD COVE MODEL

EMERALD COVE MODEL Designed for Lot 44 Emerald Cove S/D	SCALE 1/4" = 1'	DATE 3/27/2006	GTC Design Group Gary Gill P.E. PE#51942 AUT#9423
	DRAWN BY S. Holton	Drawn For: Gateway Developers of Lake City, LLC	
	APPROVED GG	DRAWING# A-3	

11/15/06



FOUNDATION PLAN



ROOF PLAN

EMERALD COVE MODEL
Designed for Lot 44
Emerald Cove S/D

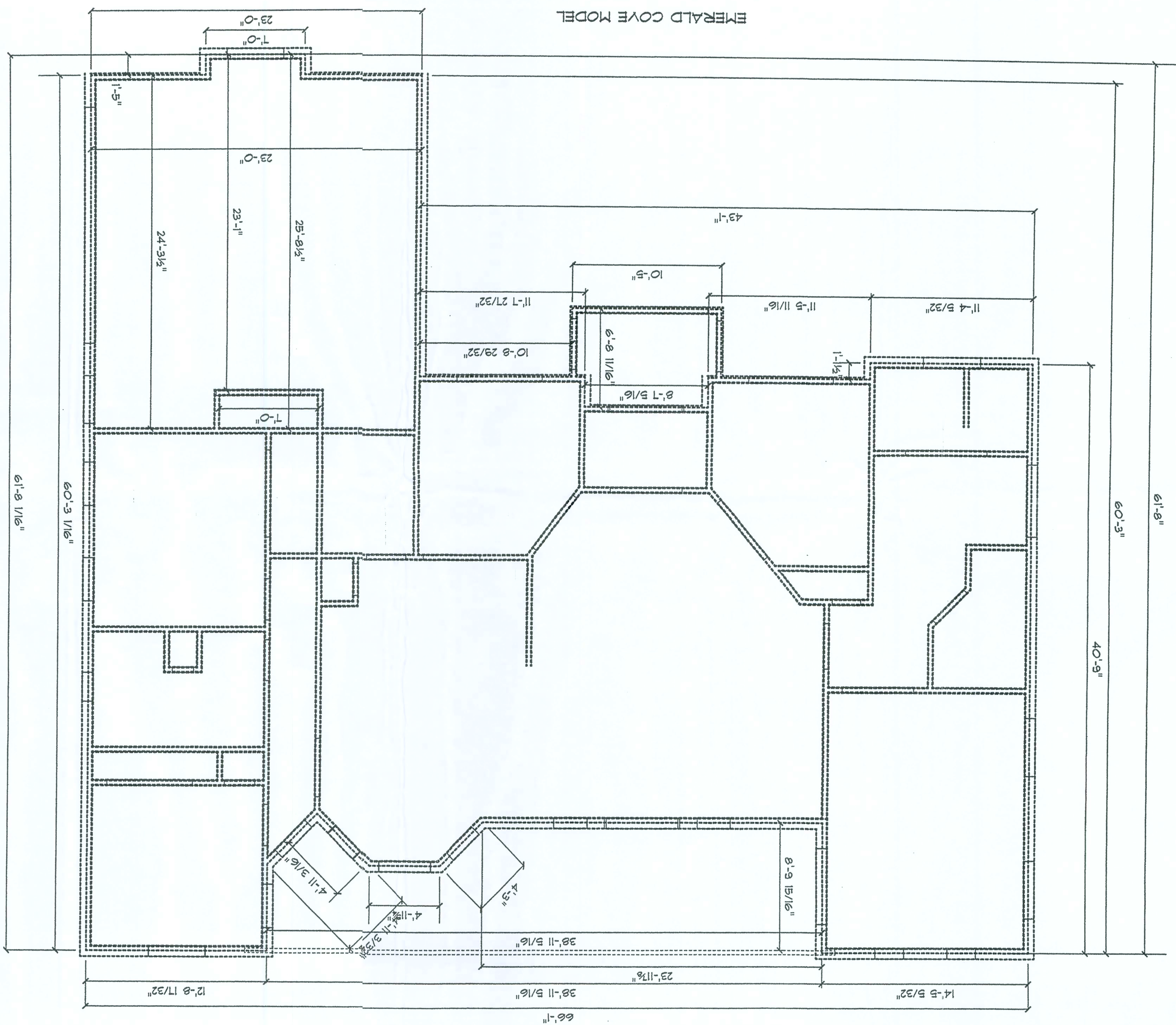
SCALE 1/4" = 1'
DRAWN BY S. Holton
APPROVED GG

DATE 3/27/2006
Drawn for: GATEWAY DEVELOPERS
OF LAKE CITY, LLC
DRAWING# A-5

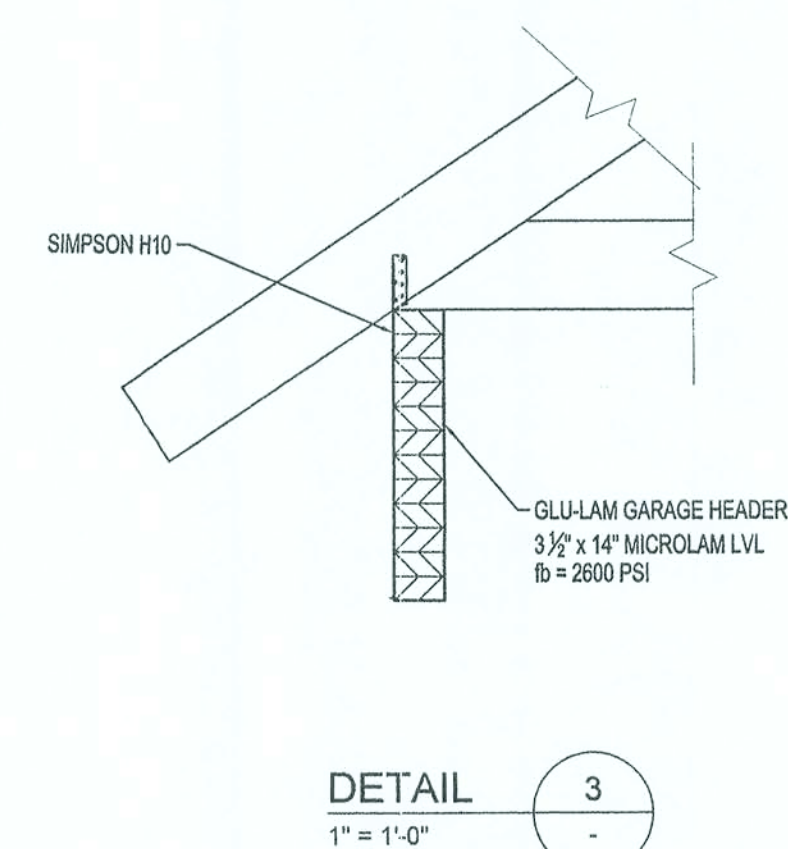
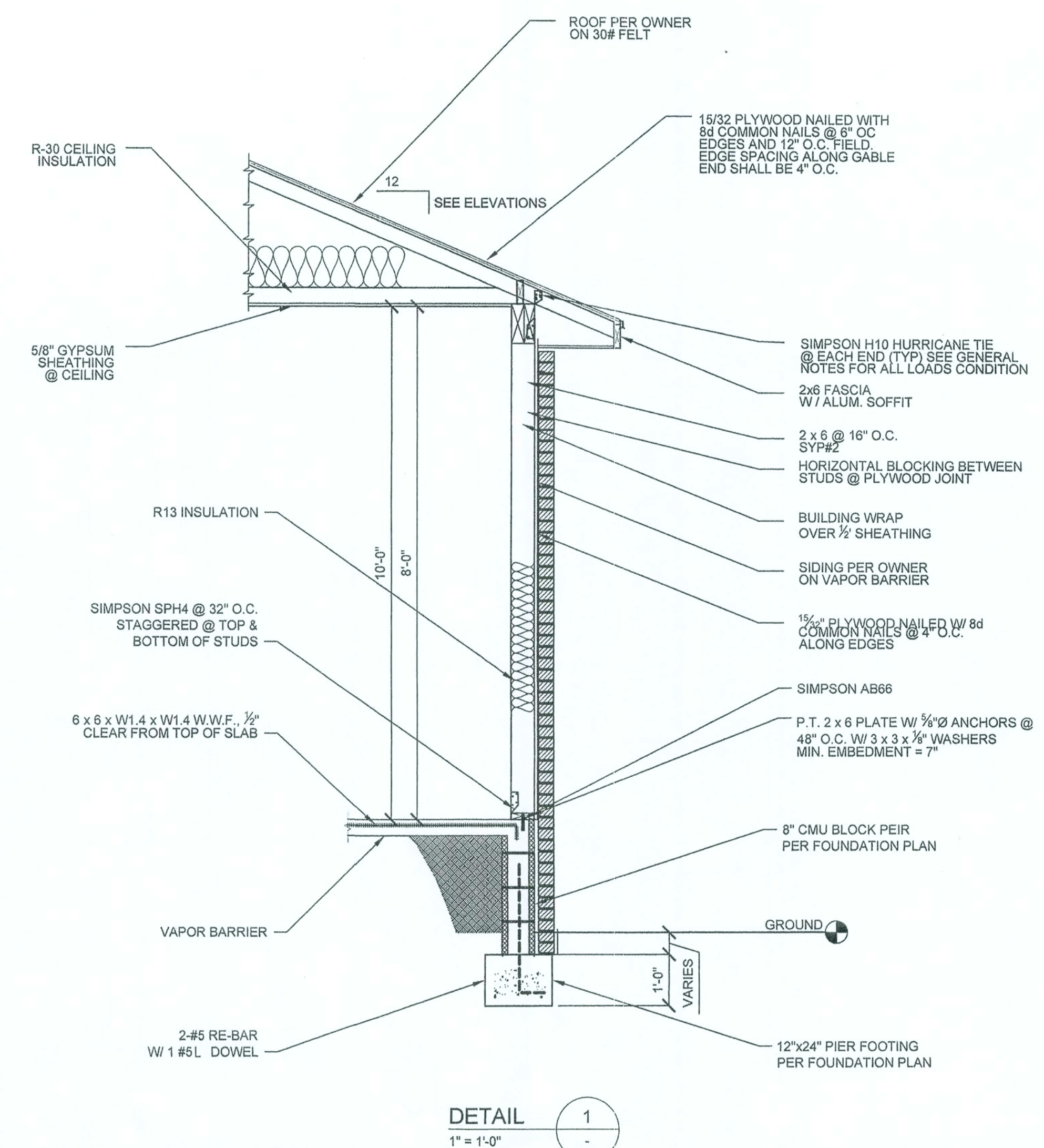
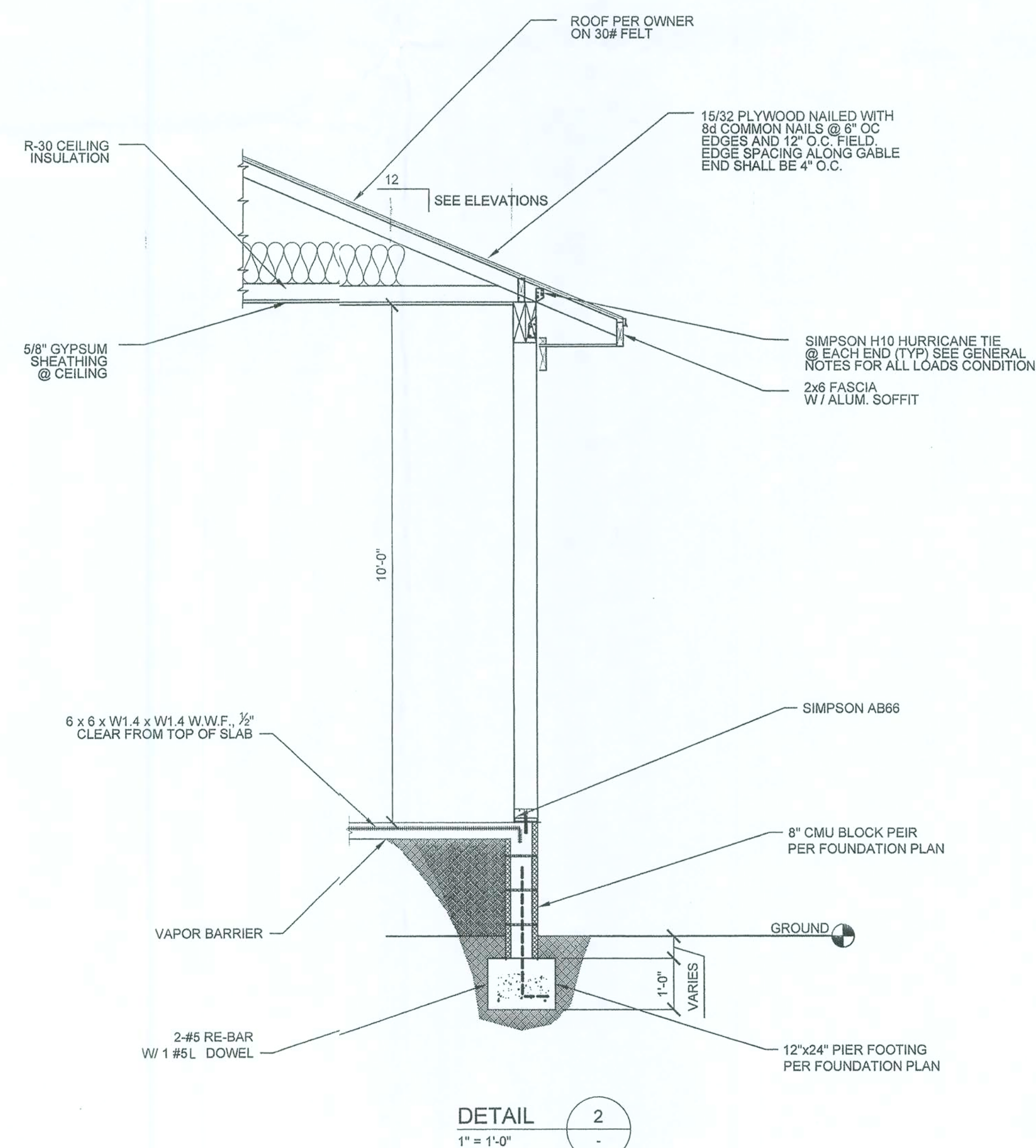
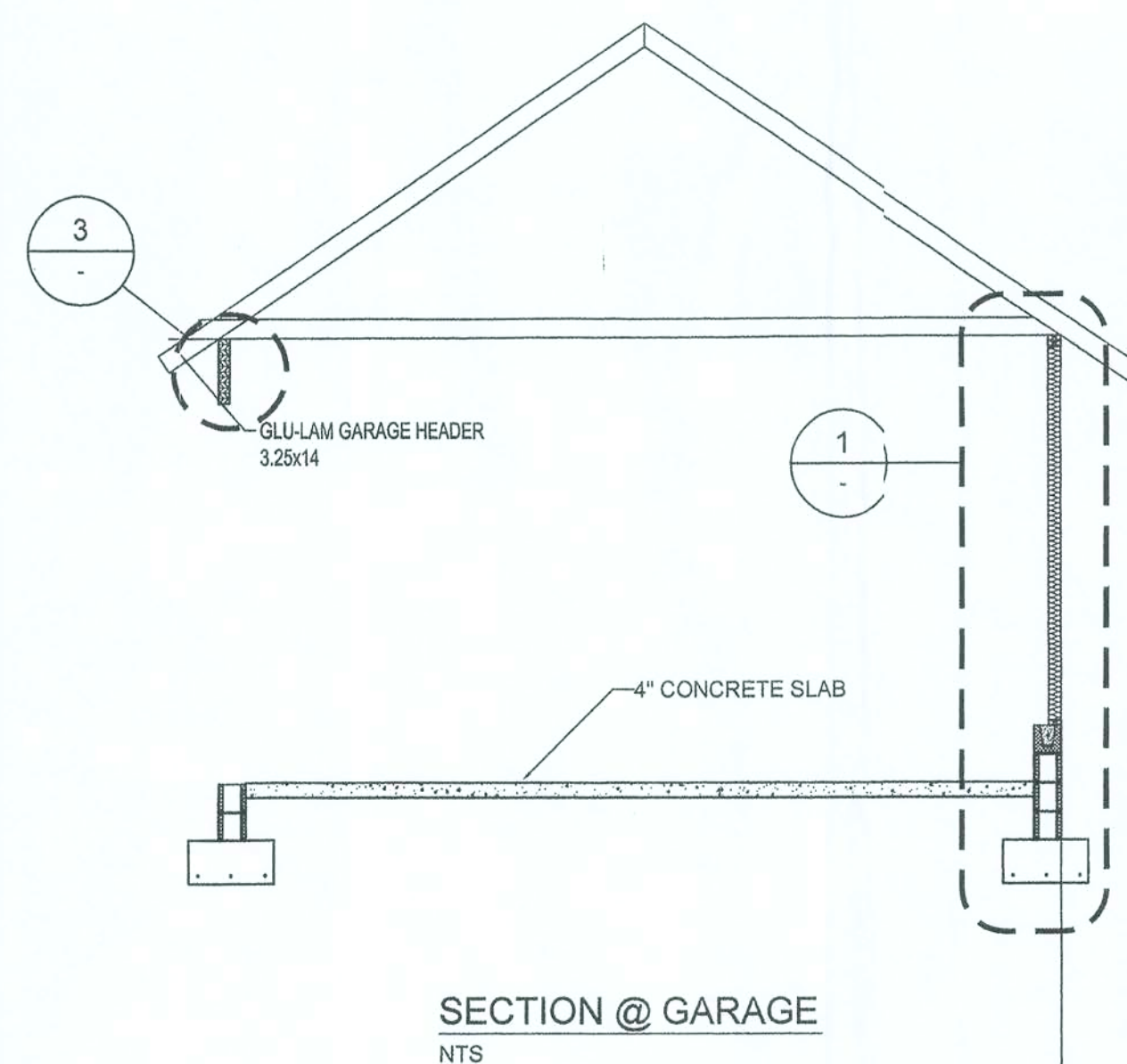
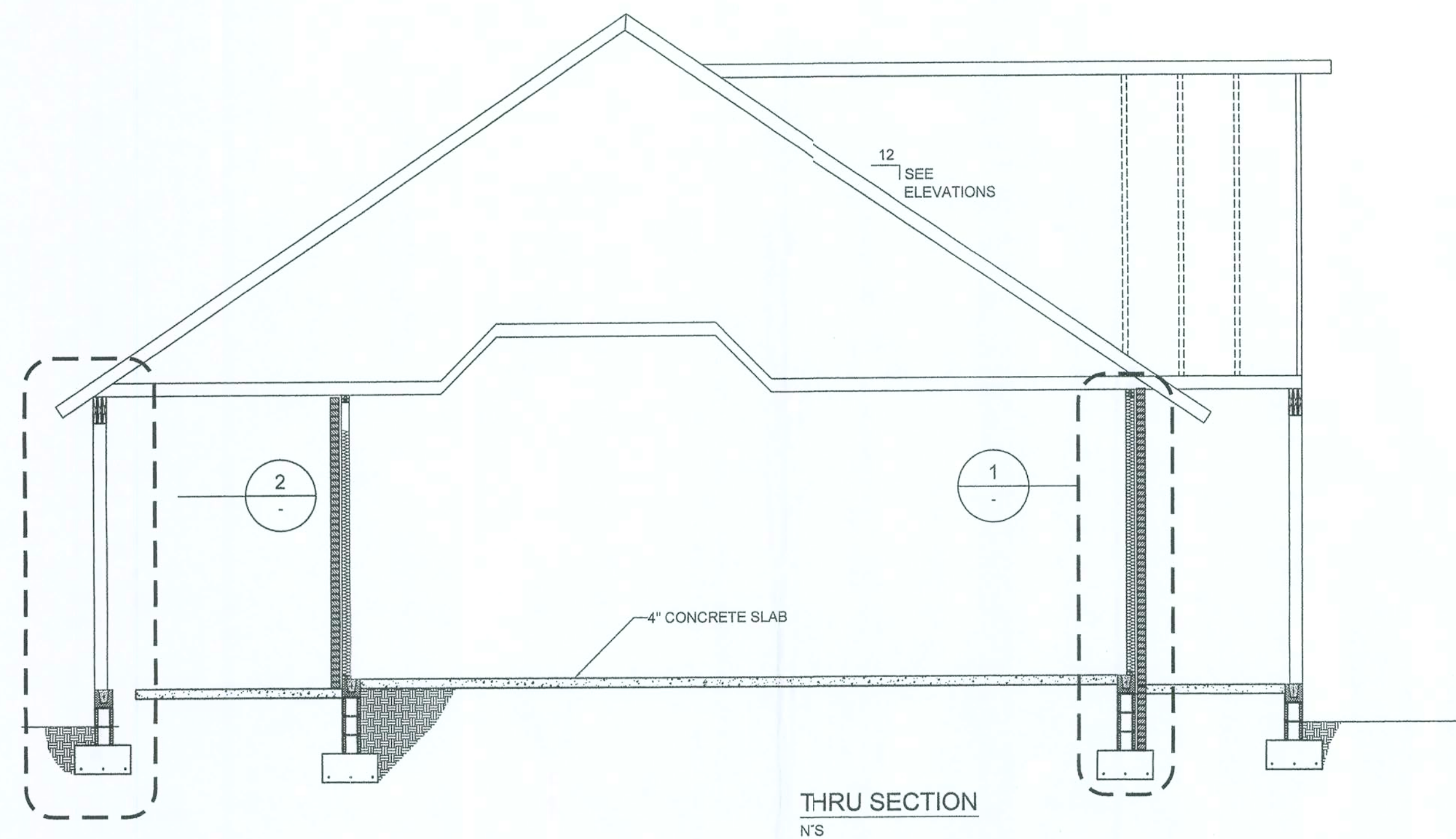
GTC DESIGN
GROUP
GARY GILL P.E.
PE#51942
AUT#9423

11/15/06

W
10/3/04



Emerald Cove Plan for Lot 44		SCALE		DATE	
		DRAWN BY			
		APPROVED		DRAWING#	



PROJECT NUMBER		PF05-396	
DRAWN BY		D. PRICE	
CHECKED BY		GC	
SHEET NUMBER		A-1	

WALL SECTIONS AND DETAILS

GATEWAY DEVELOPMENT, LLC
EMERALD COVE

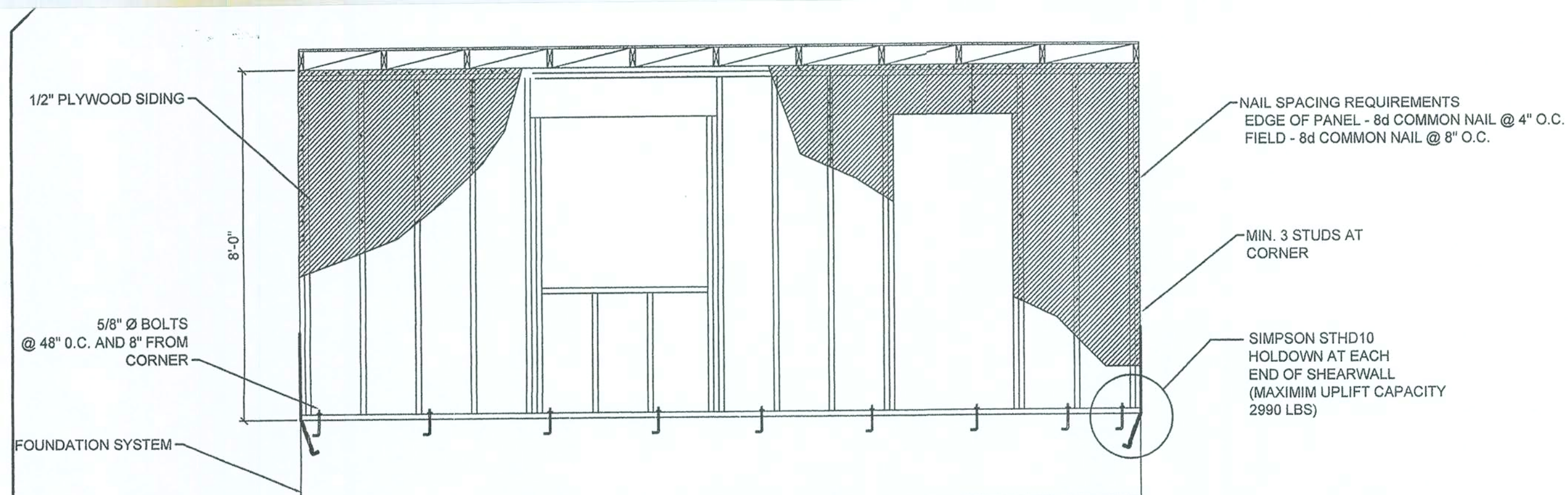


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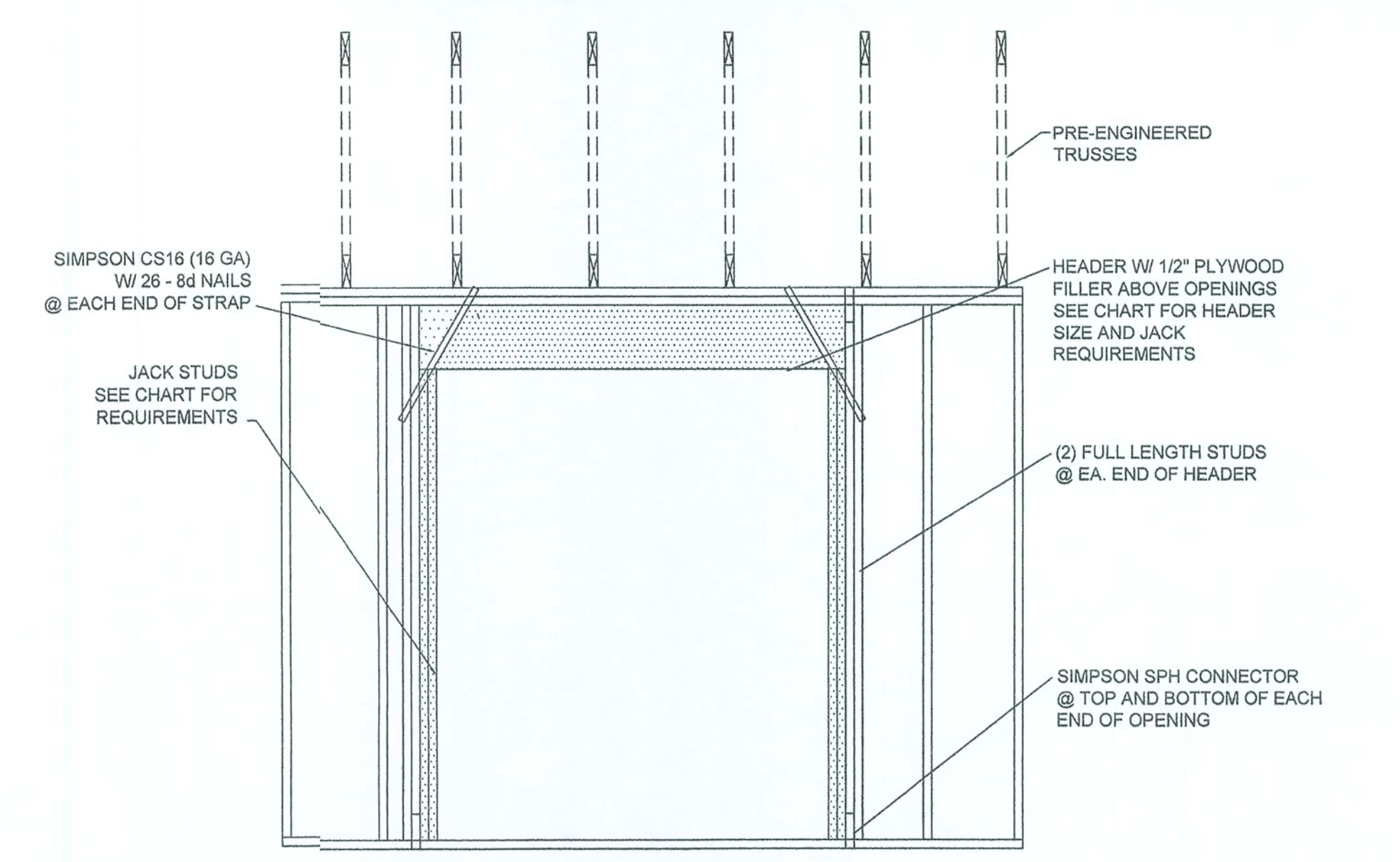
STRUCTURALCIVIL ENGINEERS

Gary Gill, PE
 Auth. # 9461

REV #	DATE	REVISION NOTES
-	05-18-06	ISSUED FOR CONSTRUCTION

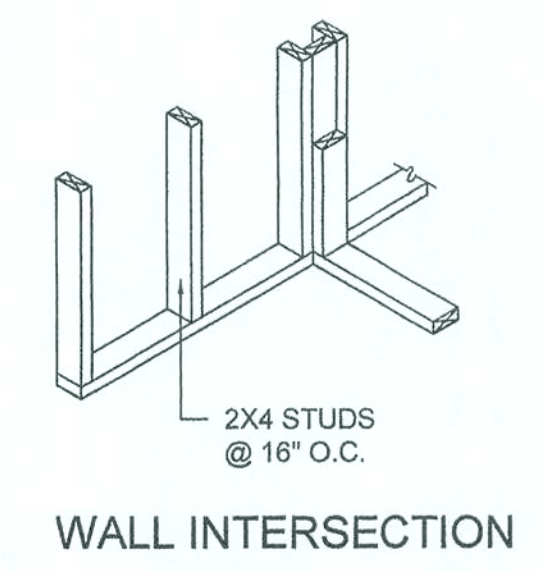
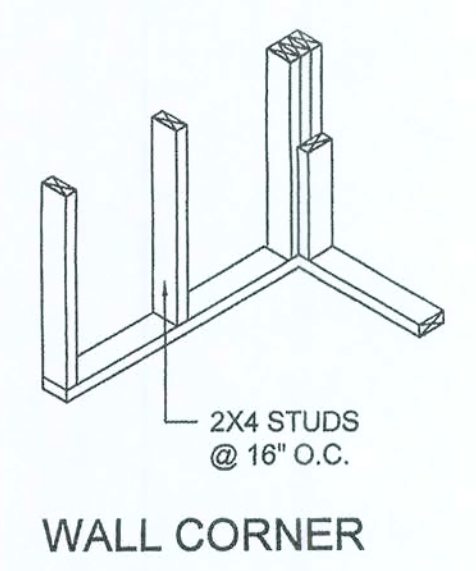
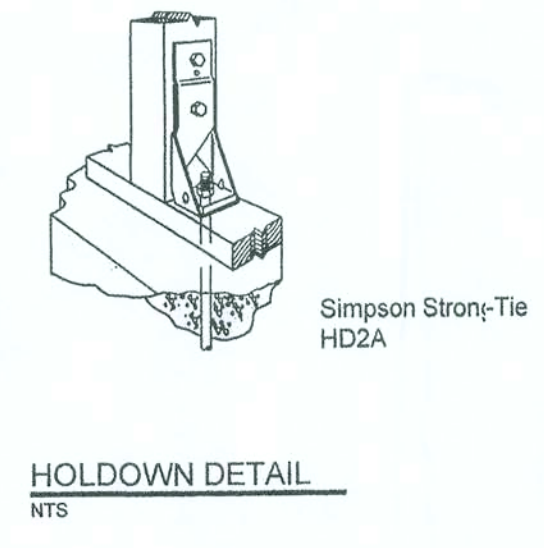
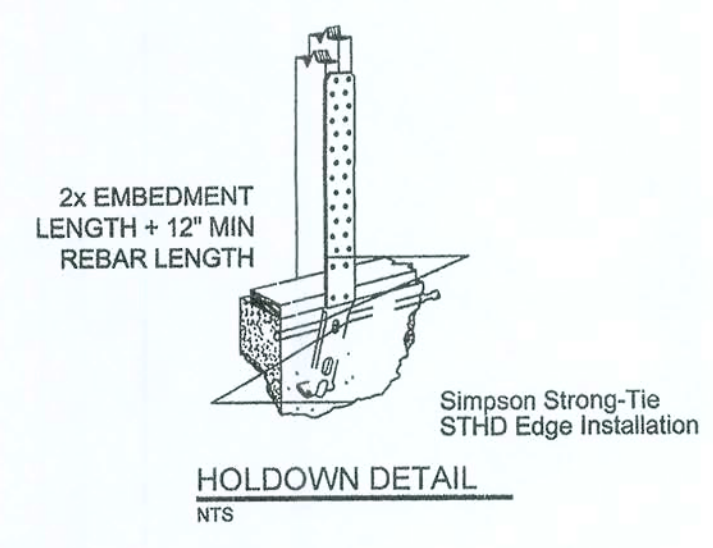
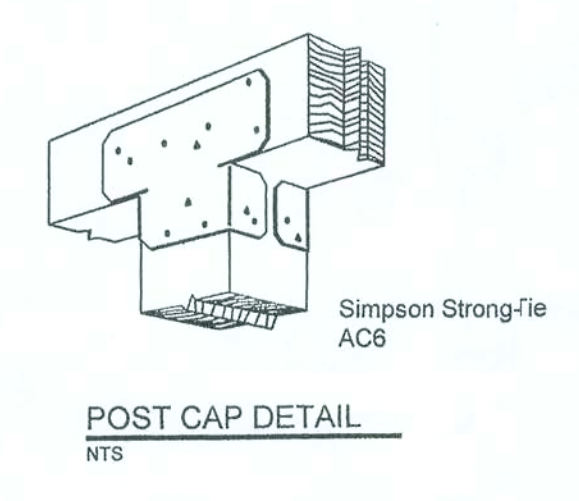
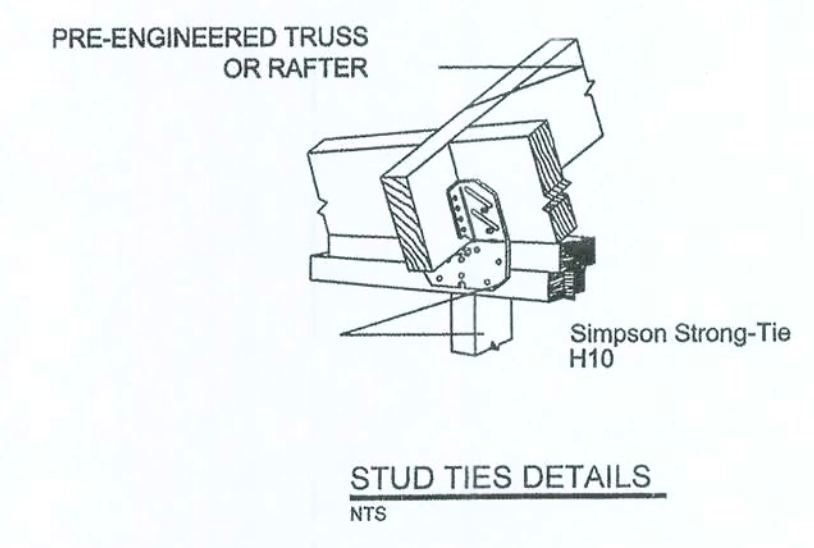
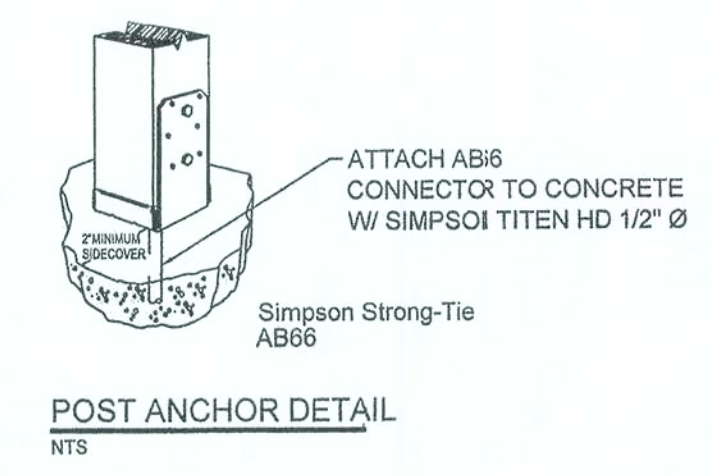
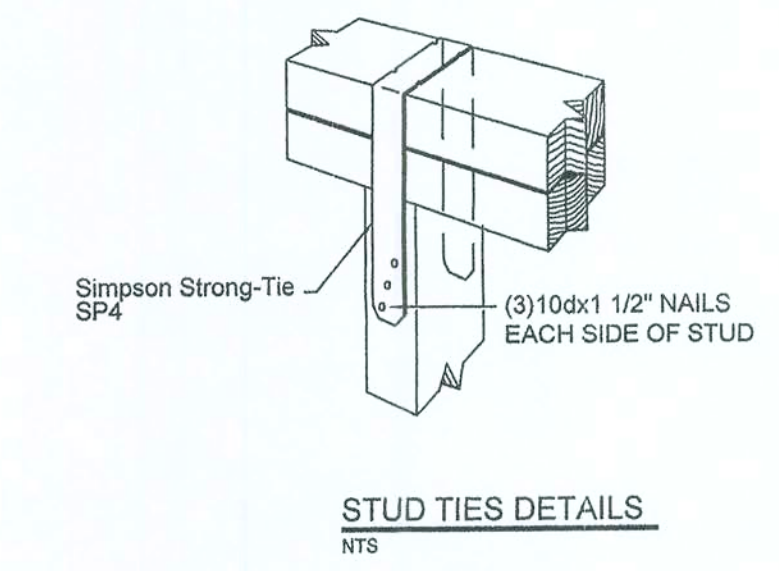


TYPICAL PERFORATED SHEARWALL
SCALE 3/8"=1'-0"

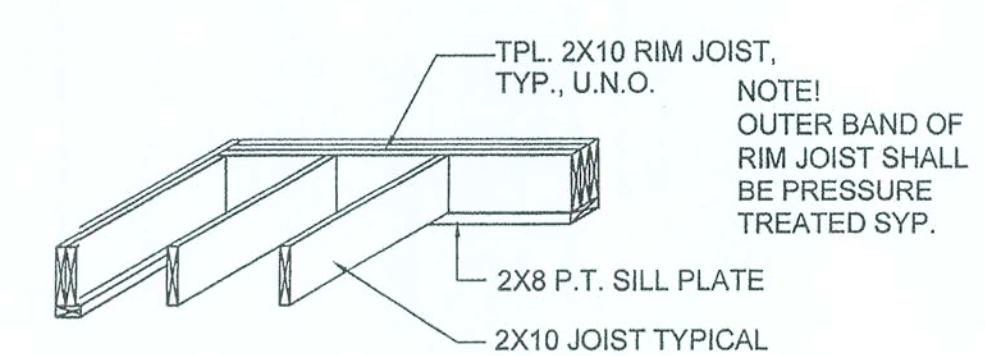
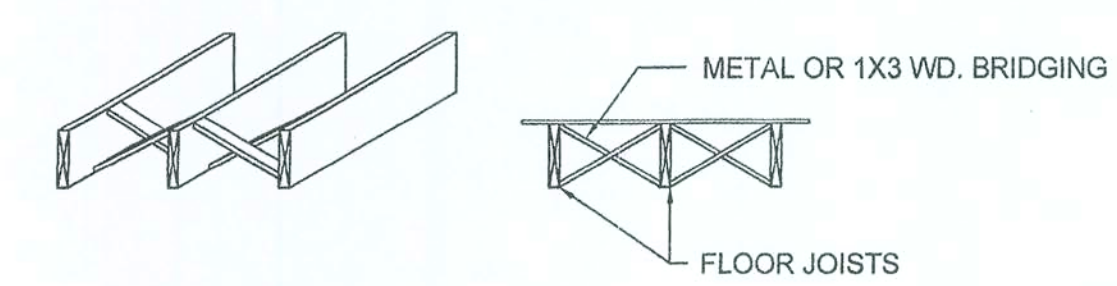


TYP. FRAMING & UPLIFT CONNECTIONS FOR OPENINGS

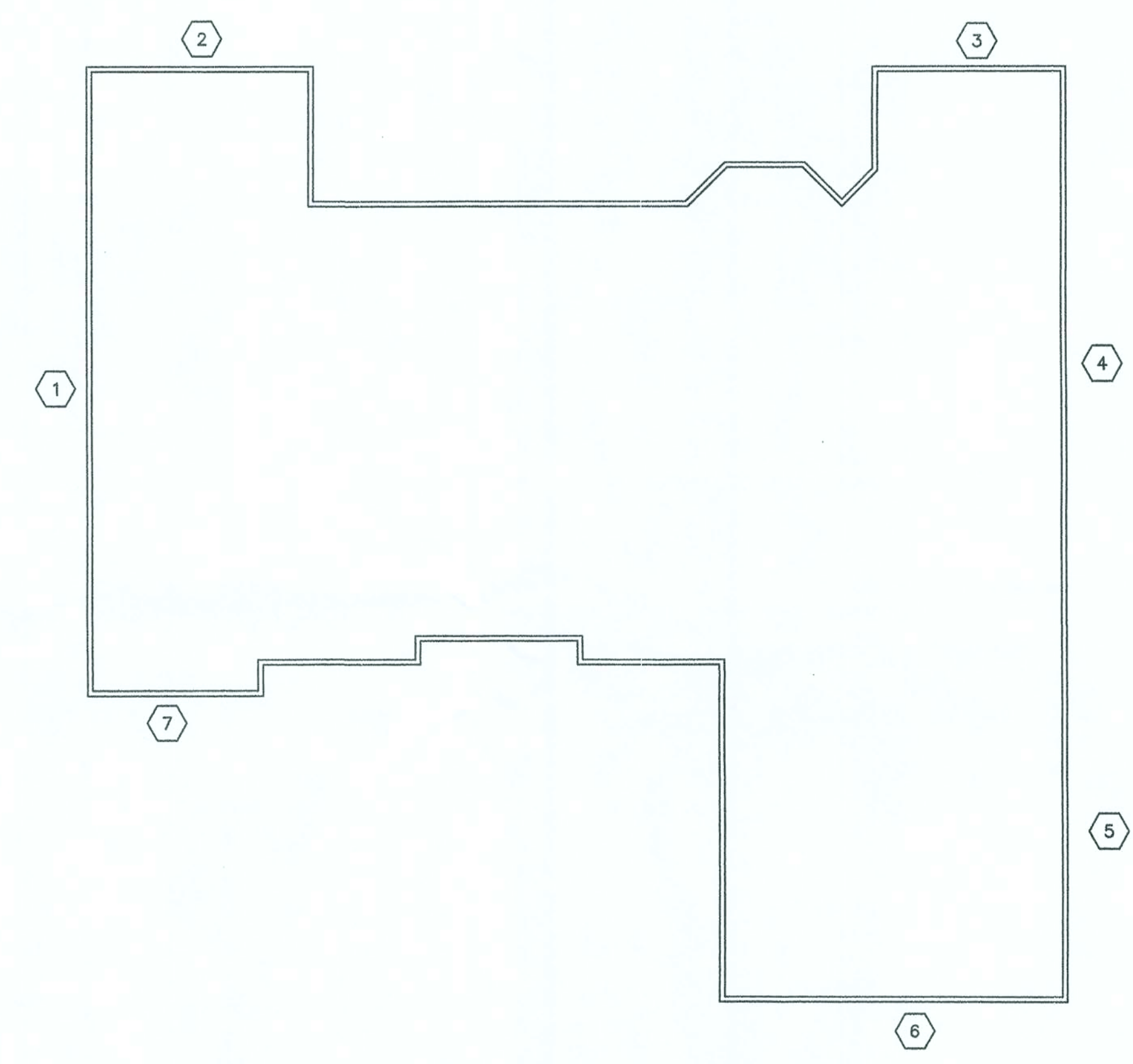
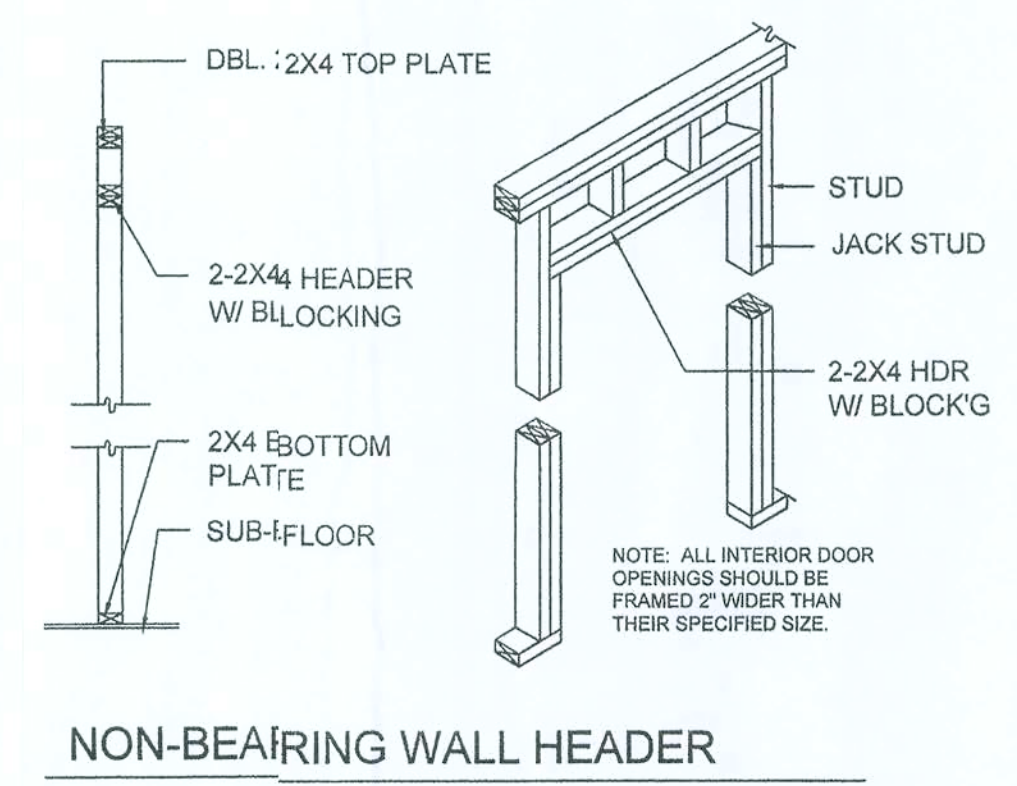
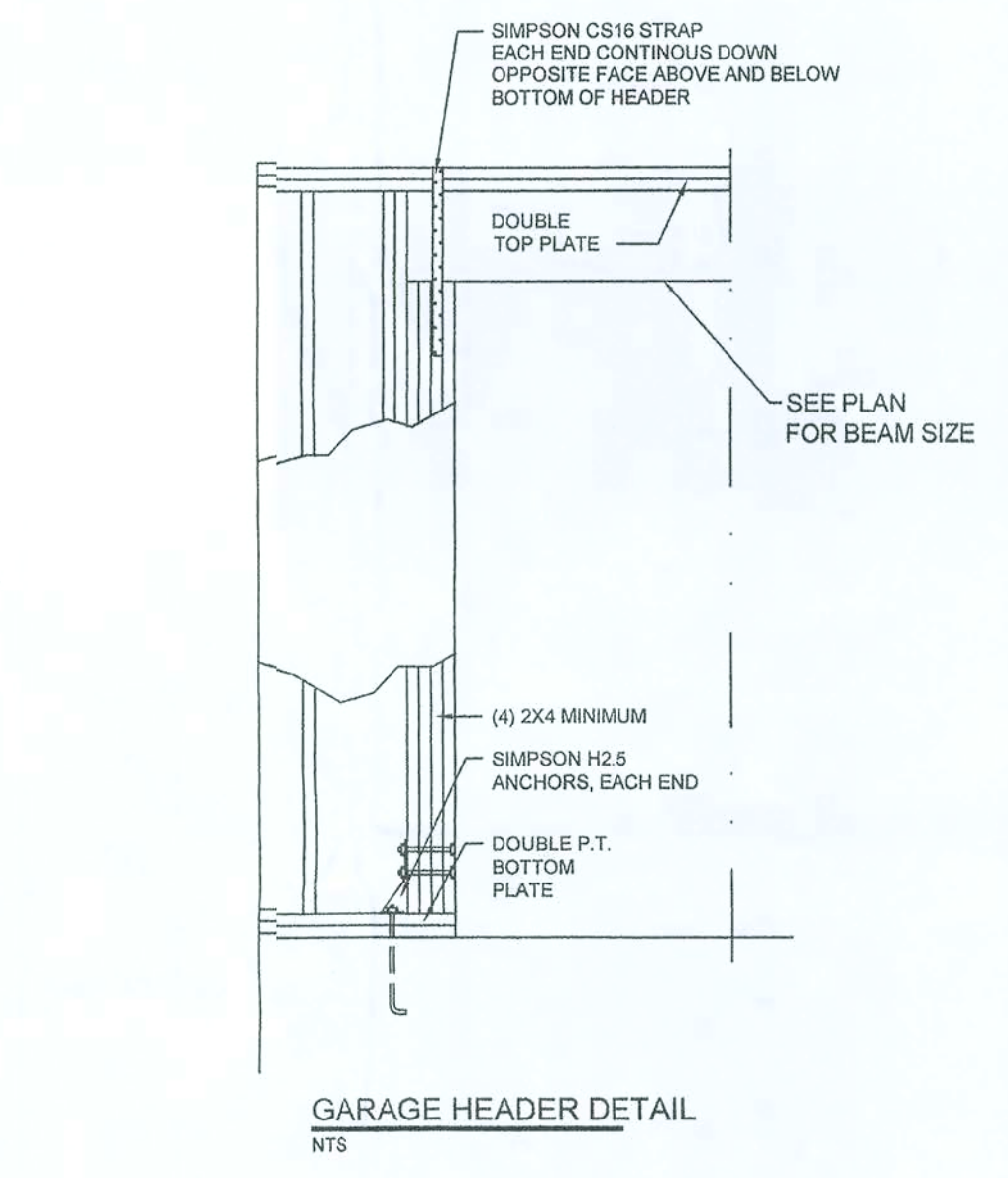
HEADER SPANS FOR EXTERIOR BEARING WALLS							
SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT)					
		20'		28'		36'	
		SPAN	# JACKS	SPAN	# JACKS	SPAN	# JACKS
ROOF, CEILING	2-2x4	3'-6"	1	3'-2"	1	2'-10"	1
	2-2x6	5'-5"	1	4'-8"	1	4'-2"	1
	2-2x8	6'-10"	1	5'-11"	2	5'-4"	1
	2-2x10	8'-5"	2	7'-3"	2	6'-6"	2
	2-2x12	9'-9"	2	8'-5"	2	7'-6"	2
	3-2x8	8'-4"	1	7'-5"	1	6'-8"	1
	3-2x10	10'-6"	1	9'-1"	2	8'-2"	1
	3-2x12	12'-2"	2	10'-7"	2	9'-5"	2
	4-2x8	9'-2"	1	8'-4"	1	9'-2"	1
	4-2x10	11'-8"	1	10'-6"	1	9'-5"	1
	4-2x12	14'-1"	1	12'-2"	2	10'-11"	1



NAIL BRIDGING STRIPS AT TOP, BUT NOT AT BOTTOM. INSTALL SUB-FLOOR THEN SECURELY NAIL BRIDGING IN PLACE AFTER FRAMING IS COMPLETE.



TYPICAL 1st FLOOR FRAMING
NOTE: SEE PLANS FOR SIZE & SPACING



SHEAR WALL FINISH SCHEDULE						
(X)	WALL MATERIAL	NAILING SIZE AND SPACING	STUD SIZE	ANCHOR BOLTS	HOLDOWNS	NOTES
1	15/32" PLYWOOD STRUCT -1	EDGE :8d @ 4" O.C.	2 X 4	3/8" Ø @ 4' O.C.	SIMPSON -STHD10	-
2	15/32" PLYWOOD STRUCT -1	EDGE :8d @ 4" O.C.	2 X 4	3/8" Ø @ 4' O.C.	SIMPSON -STHD10	-
3	15/32" PLYWOOD STRUCT -1	EDGE :8d @ 4" O.C.	2 X 4	3/8" Ø @ 4' O.C.	SIMPSON -STHD10	-
4	15/32" PLYWOOD STRUCT -1	EDGE :8d @ 4" O.C.	2 X 4	3/8" Ø @ 4' O.C.	SIMPSON -STHD10	-
5	15/32" PLYWOOD STRUCT -1	EDGE :8d @ 4" O.C.	2 X 4	3/8" Ø @ 4' O.C.	SIMPSON -STHD10	SEE GARAGE HEADER DETAILS FOR SPECIAL HOLDOWNS
6	15/32" PLYWOOD STRUCT -1	EDGE :8d @ 4" O.C.	2 X 4	3/8" Ø @ 4' O.C.	SIMPSON -STHD10	-
7	15/32" PLYWOOD STRUCT -1	EDGE :8d @ 4" O.C.	2 X 4	3/8" Ø @ 4' O.C.	SIMPSON -STHD10	-

REVISION NOTES

FOR PERMITTING

REV #

DATE

0

7/7/05

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GG

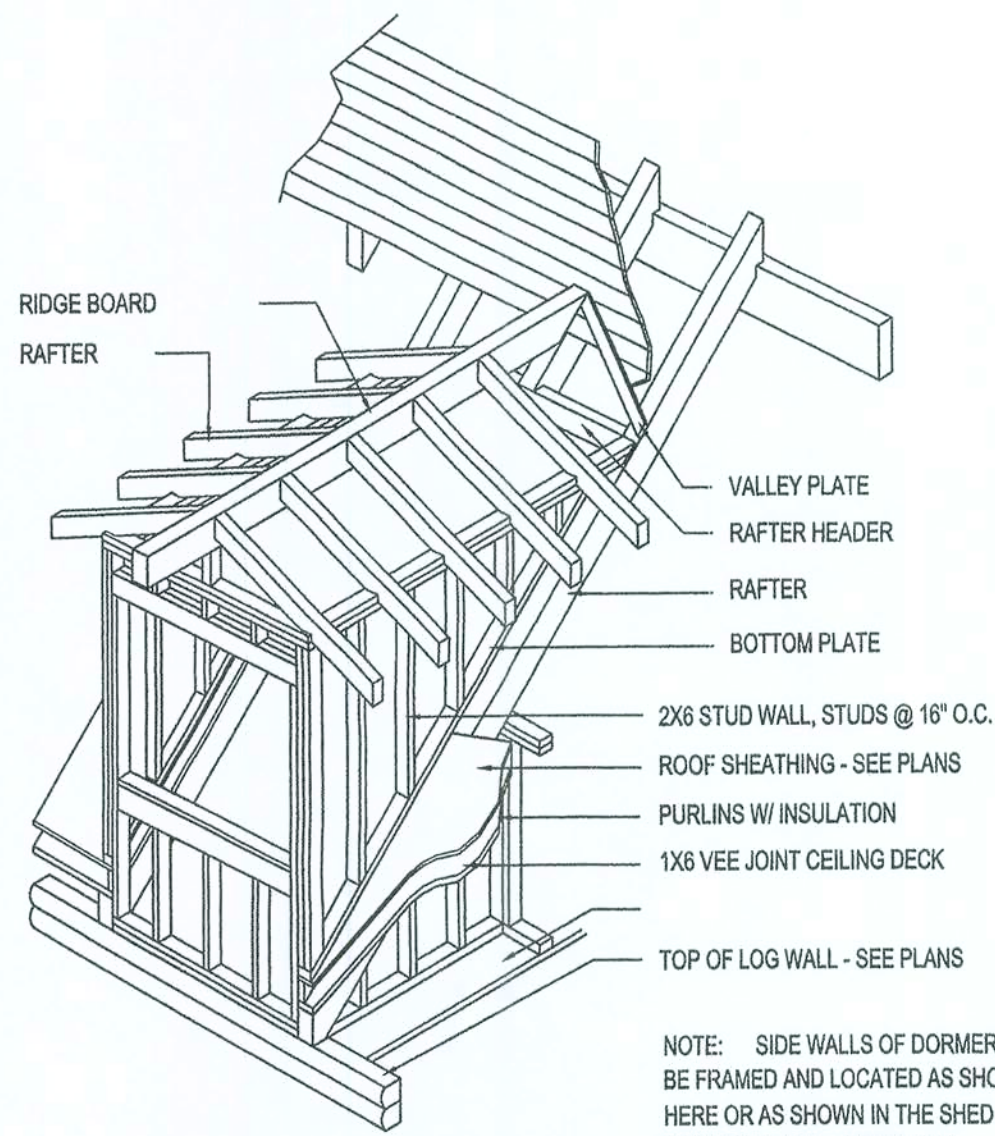
STRUCTURAL CIVIL ENGINEERS

GATEWAY DEVELOPMENT, LLC

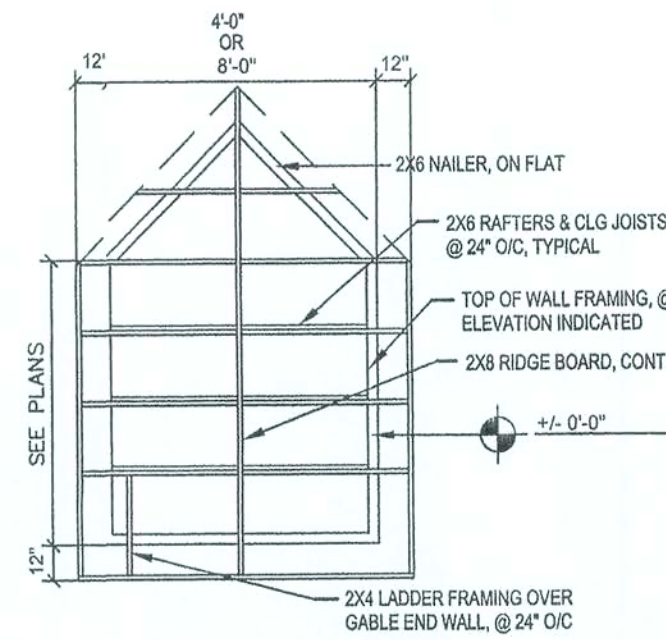
EMERALD COVE

WALL AND FLOOR DETAILS

S-1

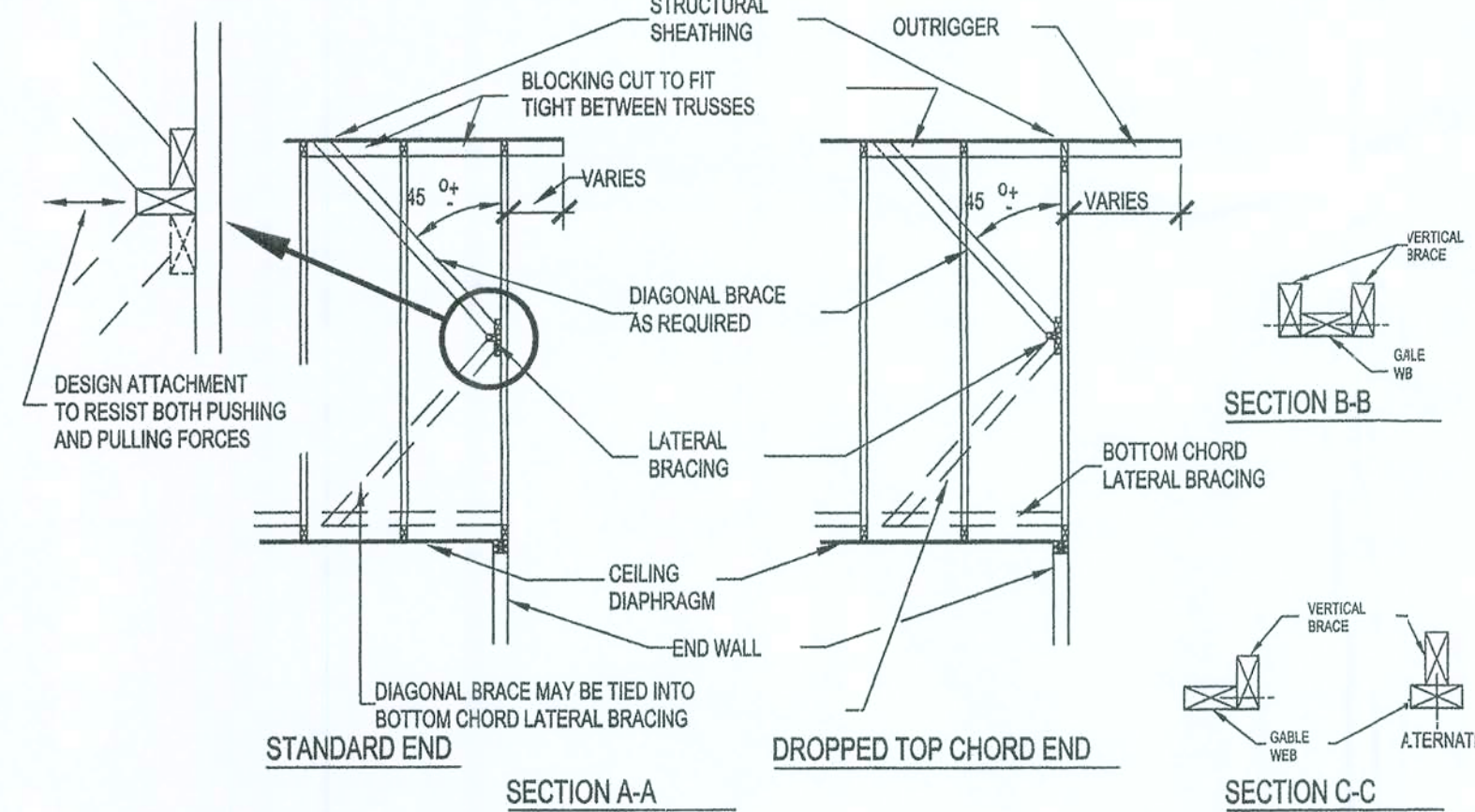
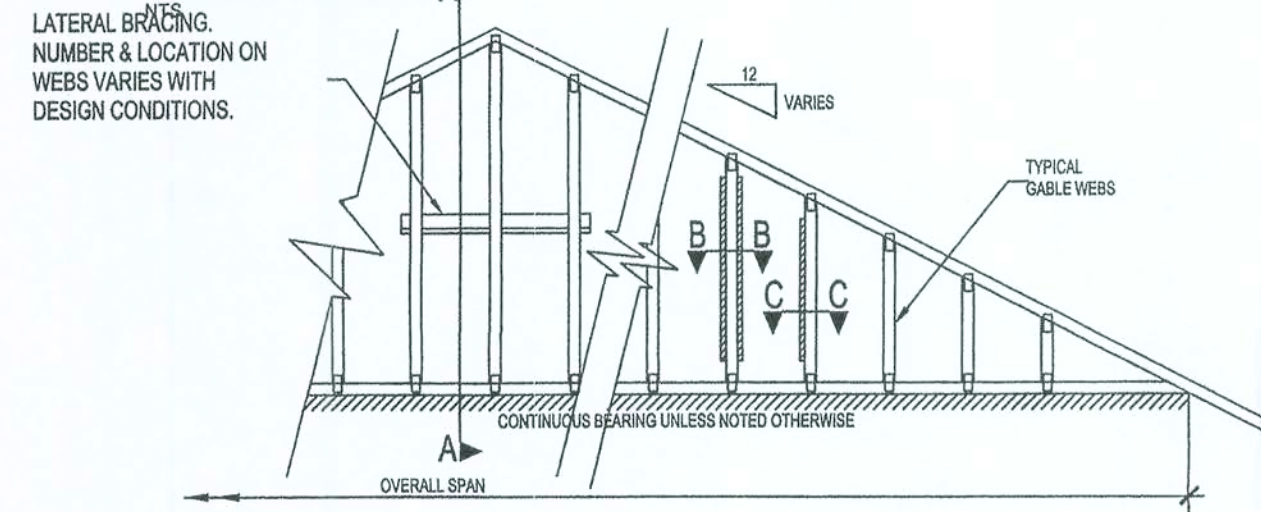


NOTE: SIDE WALLS OF DORMER MAY BE FRAMED AND LOCATED AS SHOWN HERE OR AS SHOWN IN THE SHED DORMER DETAIL - SEE PLANS



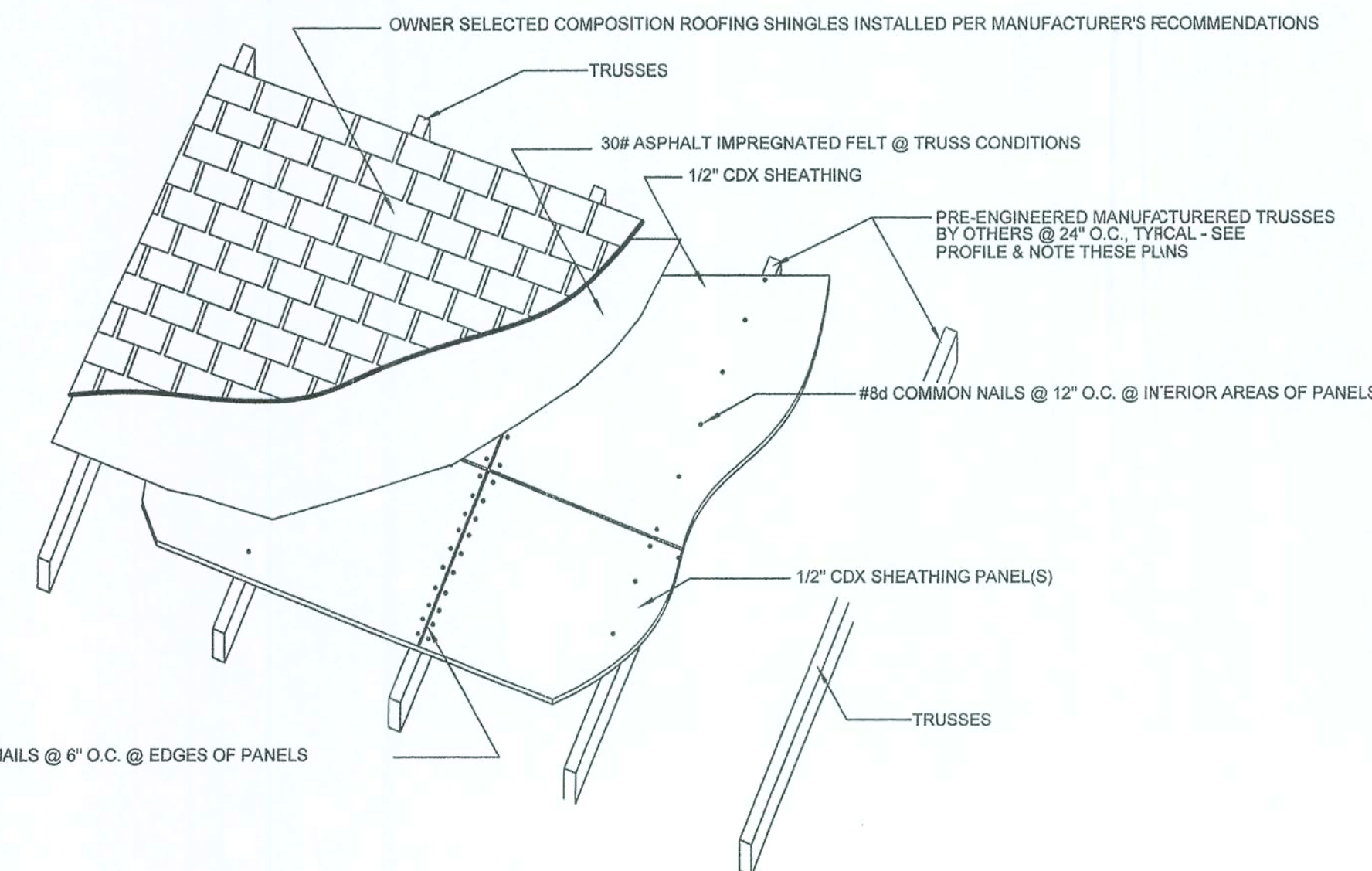
GABLE END FRAMING
NTS

GABLE END DETAIL

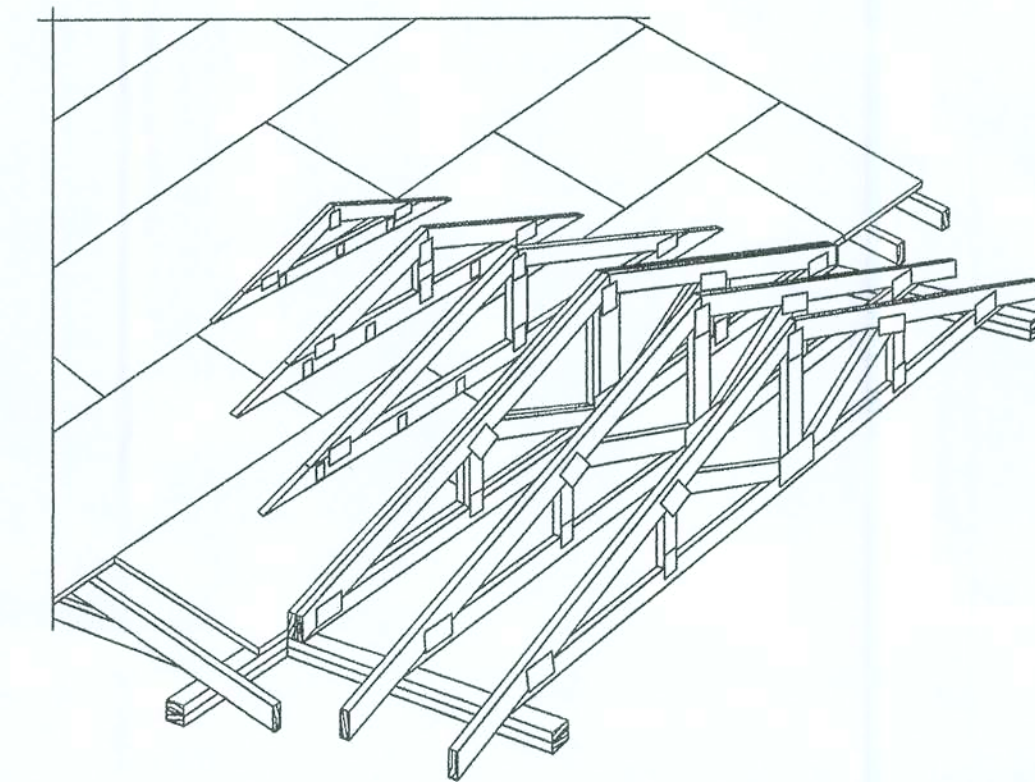


NOTES:

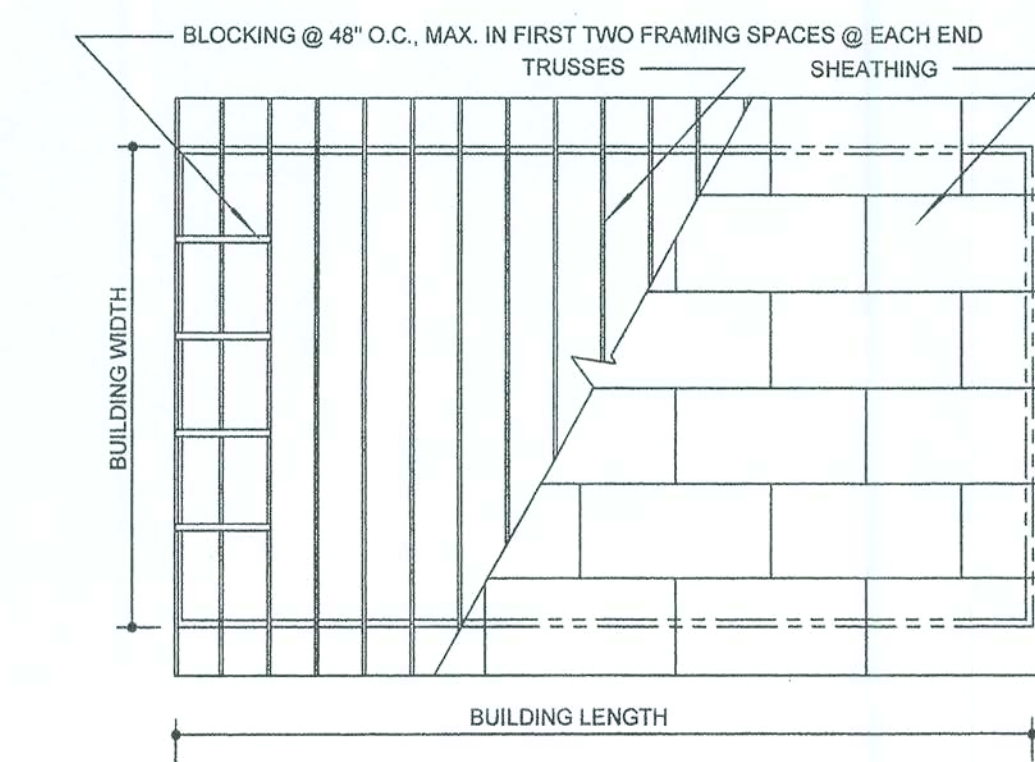
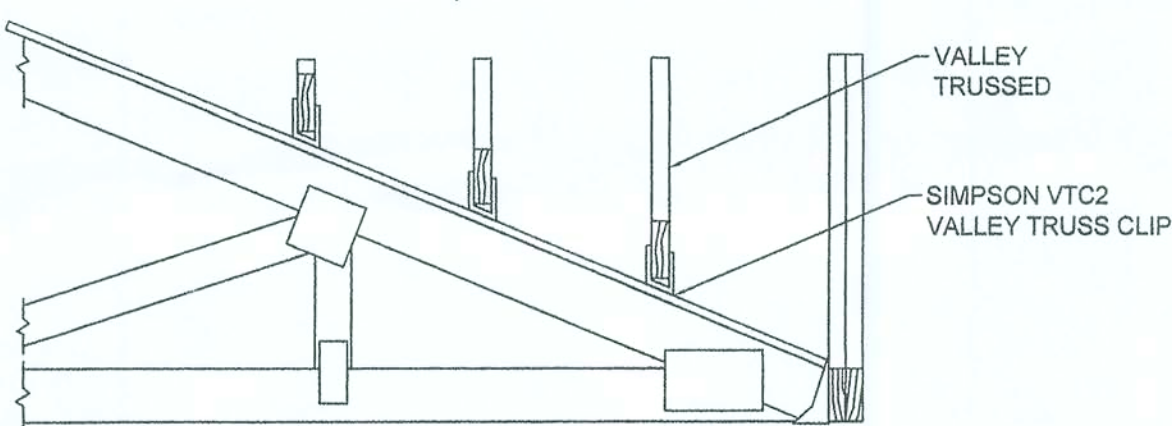
- 1) ACTUAL BRACING REQUIREMENTS WILL VARY DUE TO WIND LOAD, CODE CRITERIA, BUILDING HEIGHT, TRUSS SPAN, WEB LUMBER GRADE/SPECIES/ON CENTER SPACING AND OTHER VARIABLES. BRACING (AND ATTACHMENT) REQUIREMENTS SHOULD BE DESIGNED FOR EACH SPECIFIC JOB.
- 2) CONNECTION BETWEEN BOTTOM CHORD OF GABLE END TRUSS AND WALL, AS WELL AS THE DESIGN AND SPECIFICATION OF TEMPORARY AND PERMANENT BRACING OF THE ROOF SYSTEM IS THE RESPONSIBILITY OF THE BUILDING DESIGNER.



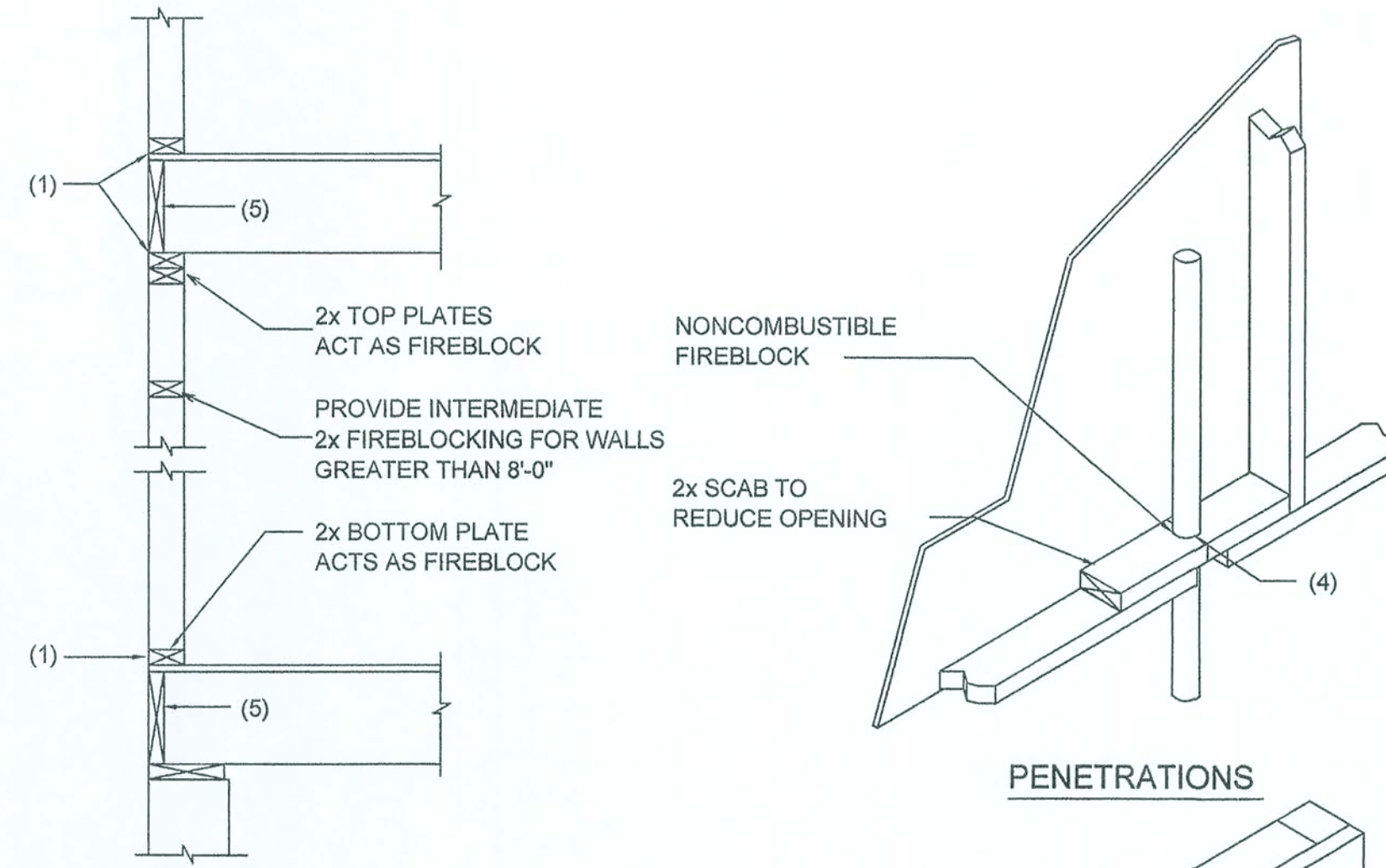
ROOFING & SHEATHING CONNECTIONS TO TRUSSES



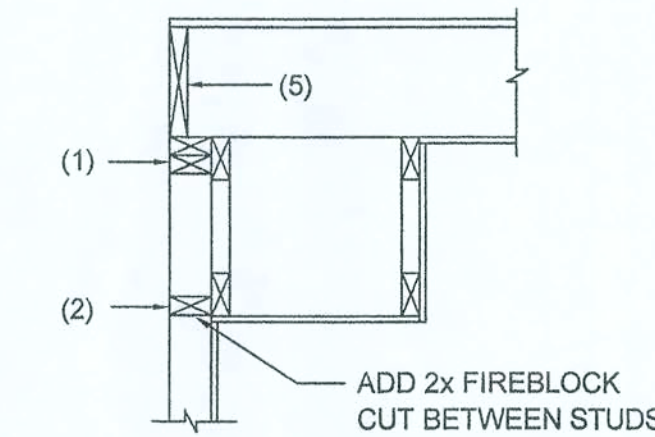
VALLEY TRUSS DETAIL
NTS



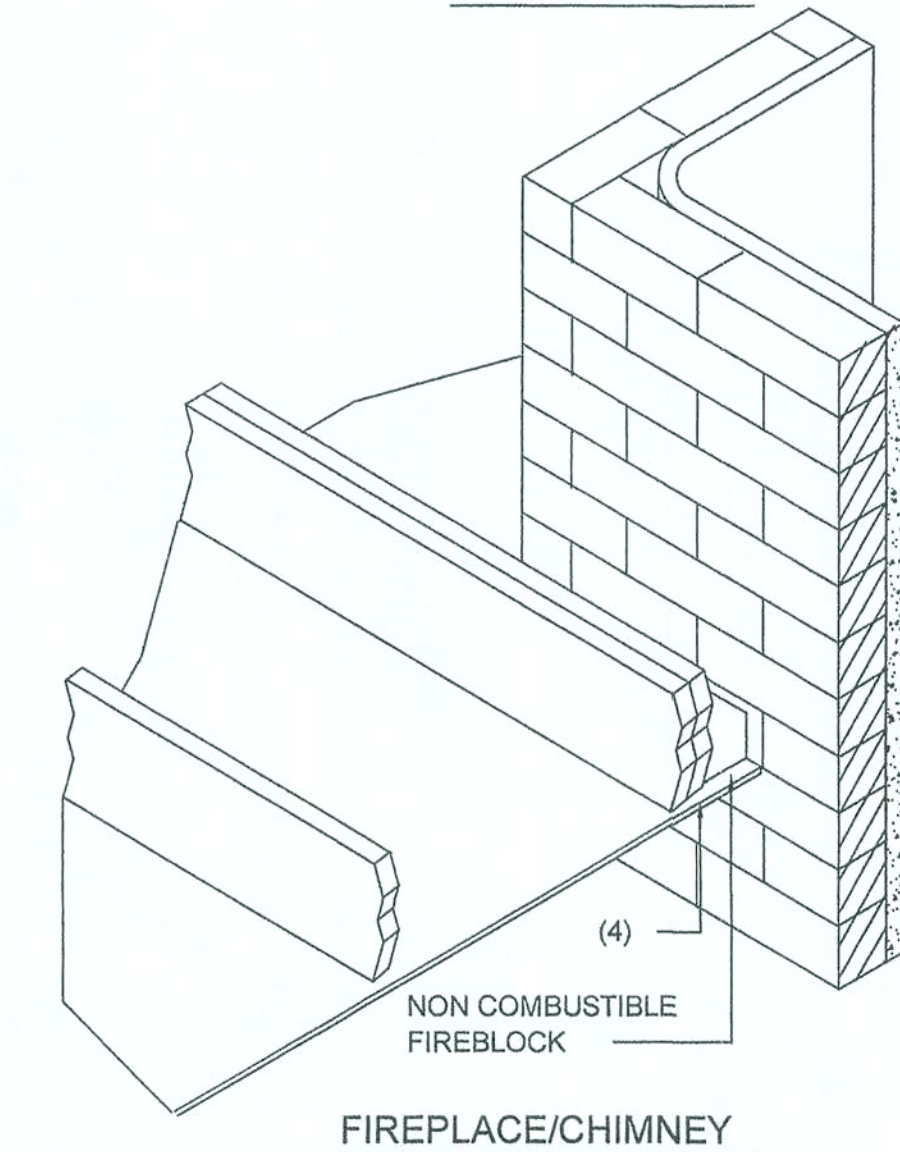
ROOF SHEATHING LAYOUT AND ENDWALL ROOF BRACING



PLATFORM FRAMING



SOFFIT/DROPPED CLG.



FIREPLACE/CHIMNEY

NOTE:
SHEATHING ON FIRE RATED ASSEMBLIES SHALL BE 2 LAYERS OF 5/8" GWB TYPE "X" OR FIRECODE "C"

Fire Stopping DETAILS

SCALE: NONE

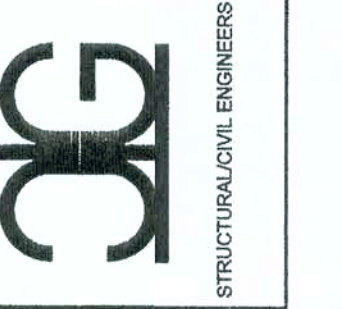
FIREBLOCKING NOTES:

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. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYROPANEL MULTIFLEX SEALANT"
4. 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.

REV #	DATE	REVISION NOTES
0	7/7/05	FOR PERMITTING

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GATEWAY DEVELOPMENT, LLC
EMERALD COVE

ROOF DETAILS

PROJECT NUMBER	----
DRAWN BY	GC
CHECKED BY	----
SHEET NUMBER	----

S-2

Cap
11/5/05

