REAR ELEVATION

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

FRONT ELEVATON

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

REVISIONS
October 25, 2006

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

A CUSTOM RESIDENCE FOR:

WILLIAM & JEAN DANNECKER

PROJECT ADDRESS: 355 SW Avalon Drive Lake City, Florida 32024

Chestatee Plans

Nicholas Paul Geisler
ARDD07005

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

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Lake City, FL 32055
(386) 755-9021

JOINT VENTURED WITH

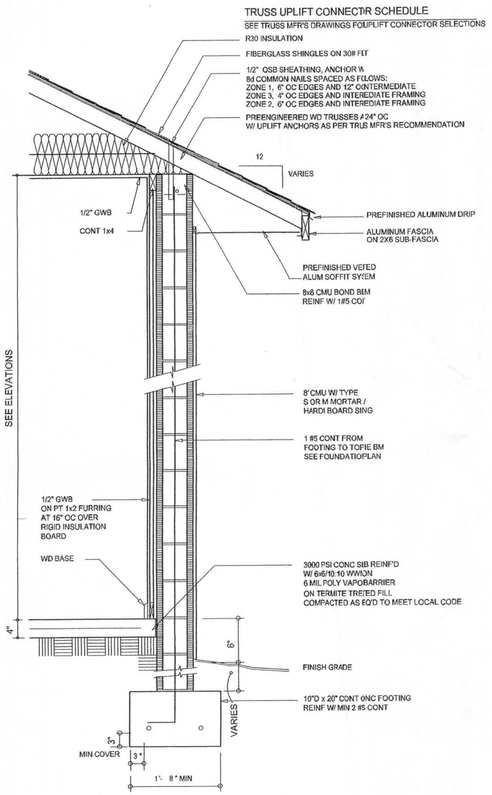
©WILLIAM MYERS DESIGN
P.O. BOX 1513
LAKE CITY, FL 32056
(386) 758-8406
will@willmyers.net

JOB NUMBER
061009

SHEET NUMBER
A.1
OF 8 SHEETS

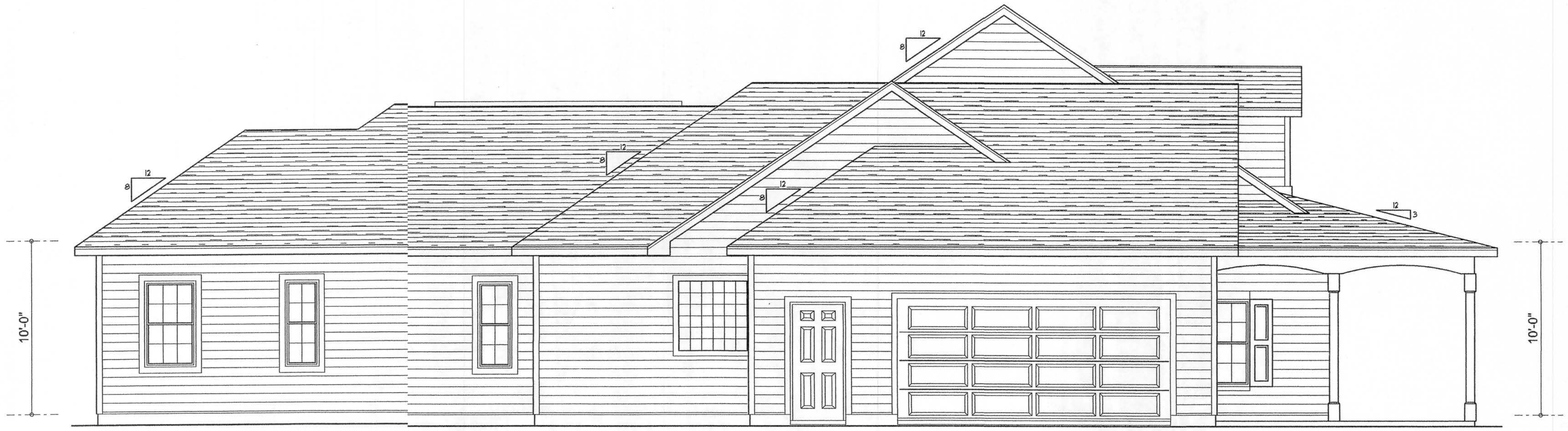
TRUSS UPLIFT CONNECTOR SCHEDULE

SEE TRUSS MFR'S DRAWINGS FOUPLIFT CONNECTOR SELECTIONS



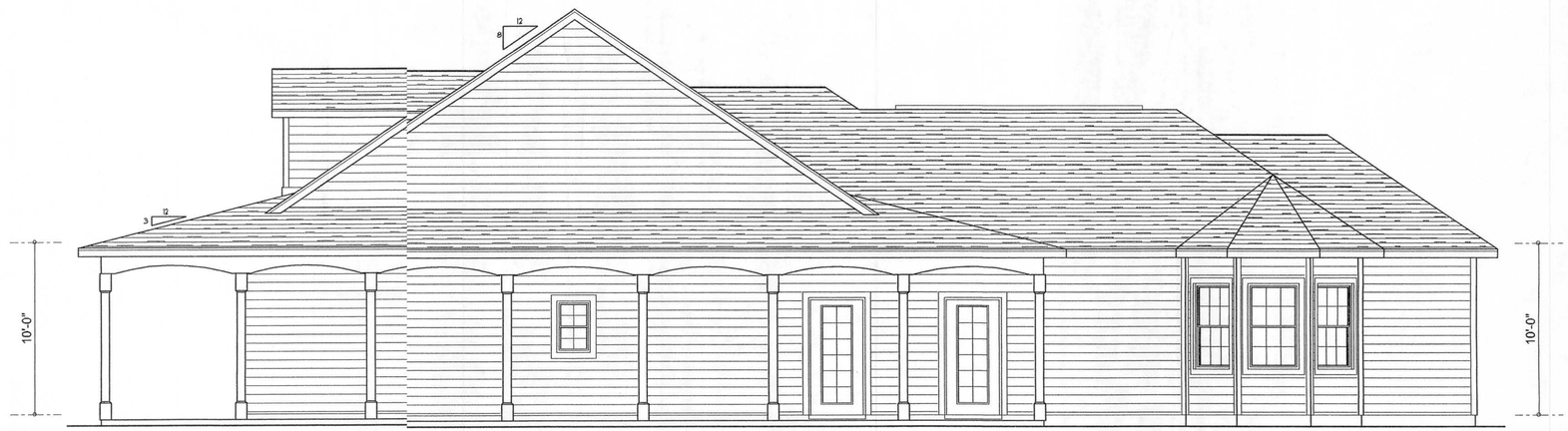
WALL SECTION

3/4" = 1'0"



LEFT ELEVATION

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



RIGHT ELEVATION

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

REVISIONS
October 25, 2006

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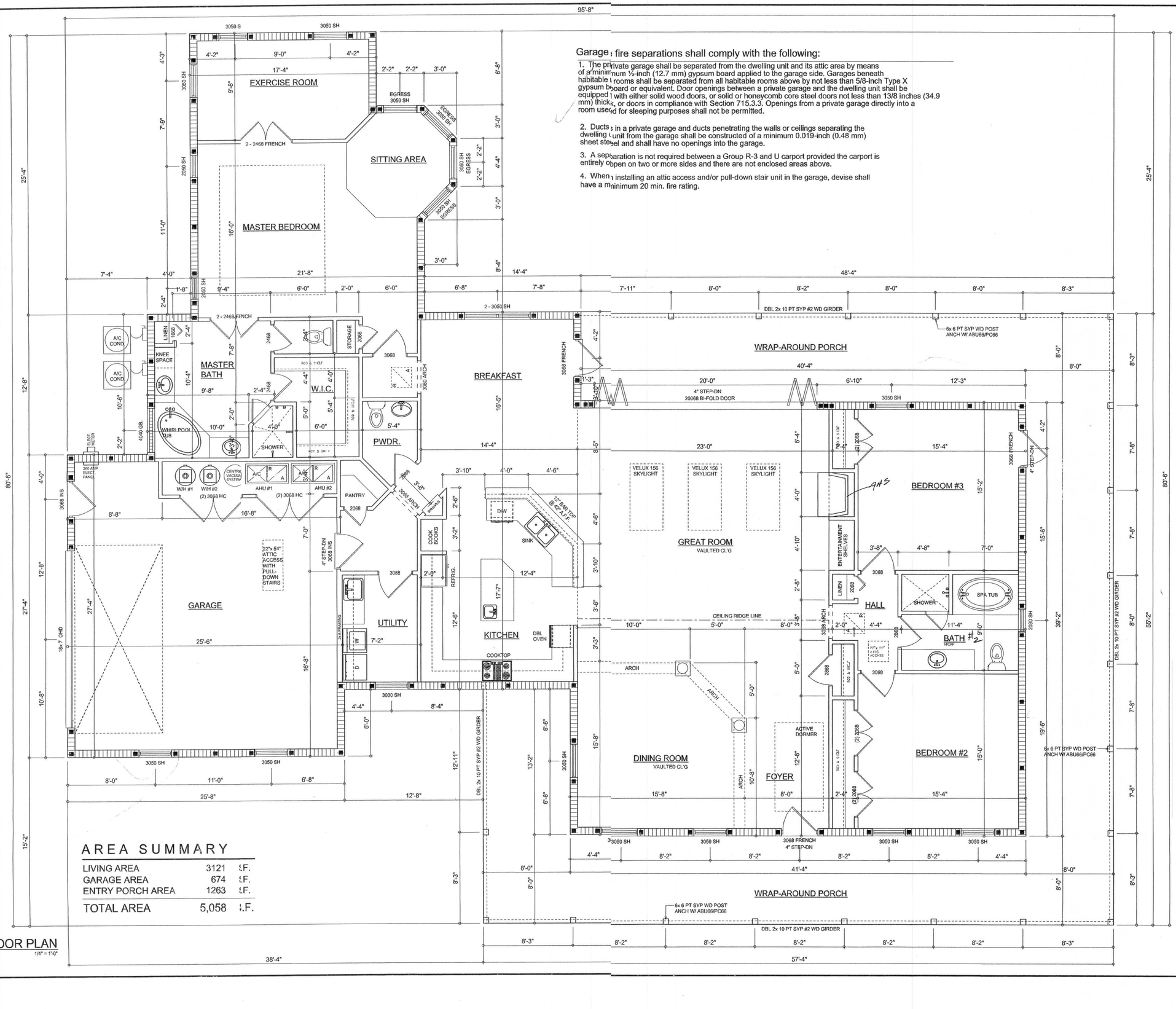

Garage fire separations shall comply with the following:

1. The private garage shall be separated from the dwelling unit and its attic area by means of a minimum ½-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors, or solid or honeycomb core steel doors not less than 13/8 inches (34.9 mm) thick, or doors in compliance with Section 715.3.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

2. Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019-inch (0.48 mm) sheet steel and shall have no openings into the garage.

3. A separation is not required between a Group R-3 and U carport provided the carport is entirely open on two or more sides and there are not enclosed areas above.

4. When installing an attic access and/or pull-down stair unit in the garage, devise shall have a minimum 20 min. fire rating.

Window - FL9 outside
Block + Trim

AREA SUMMARY

LIVING AREA	3121	S.F.
GARAGE AREA	674	S.F.
ENTRY PORCH AREA	1263	S.F.
TOTAL AREA	5,058	S.F.

FLOOR PLAN

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

REVISIONS
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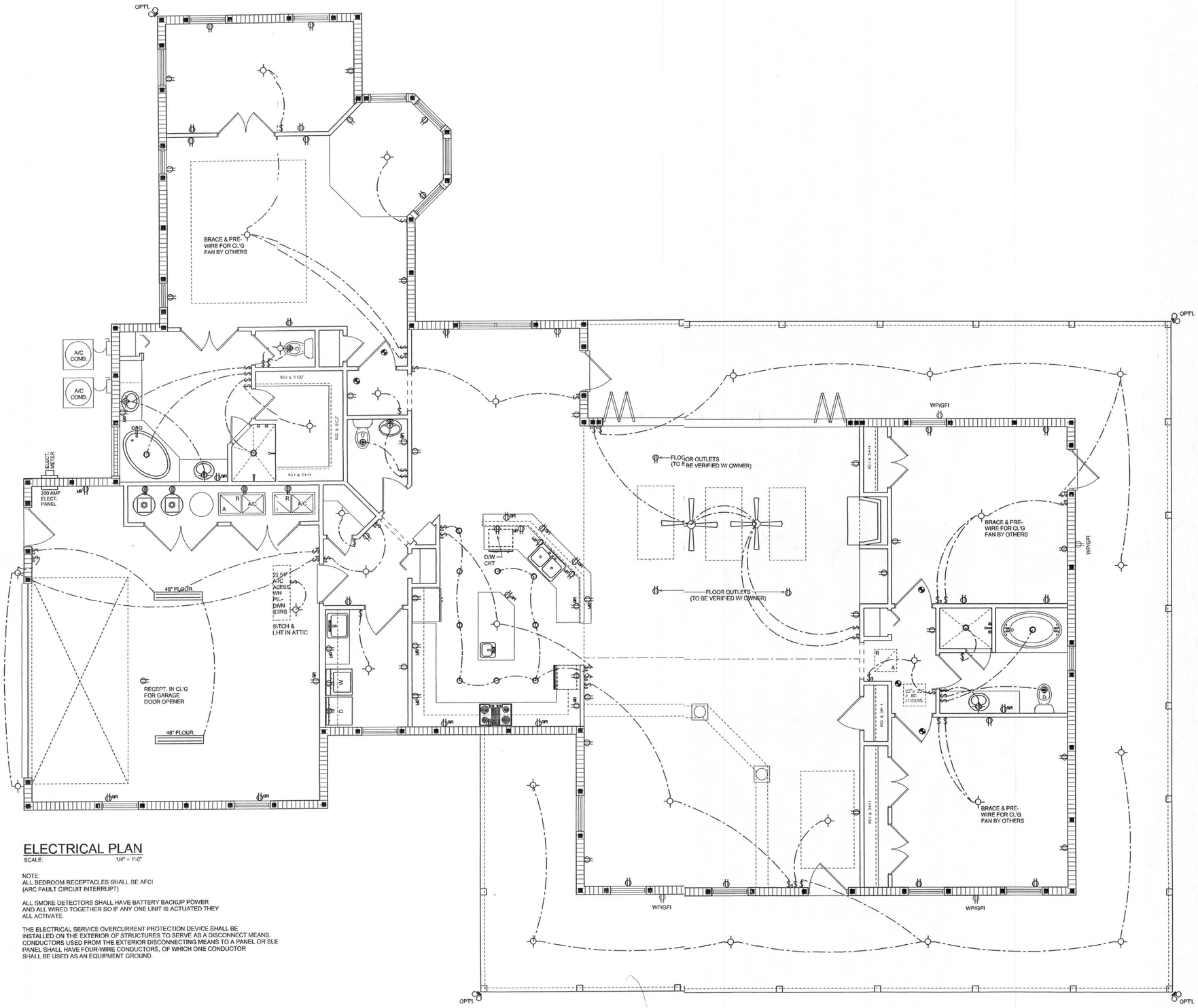

ELECTRICAL PLAN

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

NOTE:
ALL BEDROOM RECEPTACLES SHALL BE AFCI
(ARC FAULT CIRCUIT INTERRUPT)

ALL SMOKE DETECTORS SHALL HAVE BATTERY BACKUP POWER AND ALL WIRED TOGETHER SO IF ANY ONE UNIT IS ACTUATED THEY ALL ACTIVATE.

THE ELECTRICAL SERVICE OVERCURRENT PROTECTION DEVICE SHALL BE INSTALLED ON THE EXTERIOR OF STRUCTURES TO SERVE AS A DISCONNECT MEANS. CONDUCTORS USED FROM THE EXTERIOR DISCONNECTING MEANS TO A PANEL OR SUE PANEL SHALL HAVE FOUR-WIRE CONDUCTORS, OF WHICH ONE CONDUCTOR SHALL BE USED AS AN EQUIPMENT GROUND.

ELECTRICAL LEGEND	
	CEILING FAN (PRE-WIRE FOR LIGHT KIT)
	DOUBLE SECURITY LIGHT
	RECESSED CAN LIGHT
	BATH EXHAUST FAN
	LIGHT FIXTURE
	DUPLEX OUTLET
	220v OUTLET
GFI	GFI DUPLEX OUTLET
TV	TELEVISION JACK
PH	TELEPHONE JACK
	SMOKE DETECTOR (see note below)
$	WALL SWITCH
$3	3 WAY WALL SWITCH
WP/GFI	WATER PROOF GFI OUTLET
48" FLOOR	2 OR 4 TUB FLUORESCENT FIXTURE

REVISIONS
October 25, 2006

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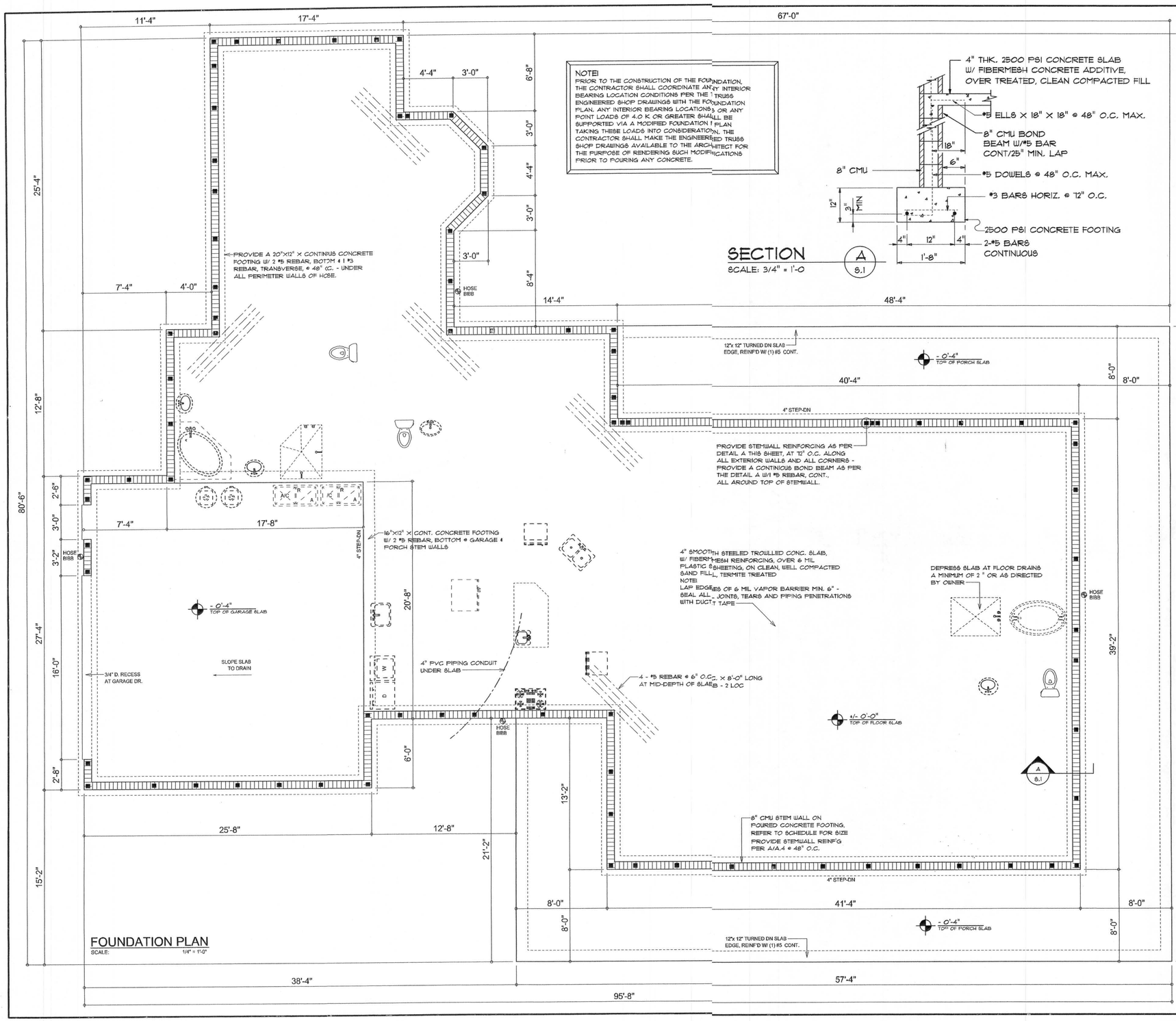

NOTE!
PRIOR TO THE CONSTRUCTION OF THE FOUNDATION, THE CONTRACTOR SHALL COORDINATE ANY INTERIOR BEARING LOCATION CONDITIONS PER THE TRUSS ENGINEERED SHOP DRAWINGS WITH THE FOUNDATION PLAN. ANY INTERIOR BEARING LOCATIONS OR ANY POINT LOADS OF 4.0 K OR GREATER SHALL BE SUPPORTED VIA A MODIFIED FOUNDATION PLAN TAKING THESE LOADS INTO CONSIDERATION. THE CONTRACTOR SHALL MAKE THE ENGINEERED TRUSS SHOP DRAWINGS AVAILABLE TO THE ARCHITECT FOR THE PURPOSE OF RENDERING SUCH MODIFICATIONS PRIOR TO POURING ANY CONCRETE.

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

A / S.1

CONCRETE / MASONRY / METALS GENERAL NOTES:

1. DESIGN SOIL BEARING PRESSURE: 1500 PSF.
2. 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 PREFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
3. 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.
4. REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YEILD STRESS = 85 KSI.
6. 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.
7. CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - F'm = 1500 PSI.
8. MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
9. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH, BOLTS SHALL BE ASTM A307 / GRADE 1 OR A325, AS PER PLAN REQUIREMENTS.
10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.
11. 2x4 P/T WOOD SILL CONT., ALL AROUND, W/ 5/8"-A.B. W/ 3" SQ. x 1/4" PLATE WASHERS WITHIN 6" FROM EACH CORNER, EA. WAY, 4 WITHIN 6" FROM ALL WALL OPENINGS / ENDS - 1/2"- A.B. W/ 3" SQ. WASHERS ALONG EACH RUN @ 48" O.C., MAX. - ALL ANCHOR BOLTS SHALL HAVE A MINIMUM OF 8" EMBEDMENT INTO THE CONCRETE.

NOTE:
THE DESIGN WIND SPEED FOR THIS PROJECT IS 110 MPH PER 2004 FBC 1609 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 - CONTR 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 - CONTR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

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

REVISIONS:
October 25, 2006

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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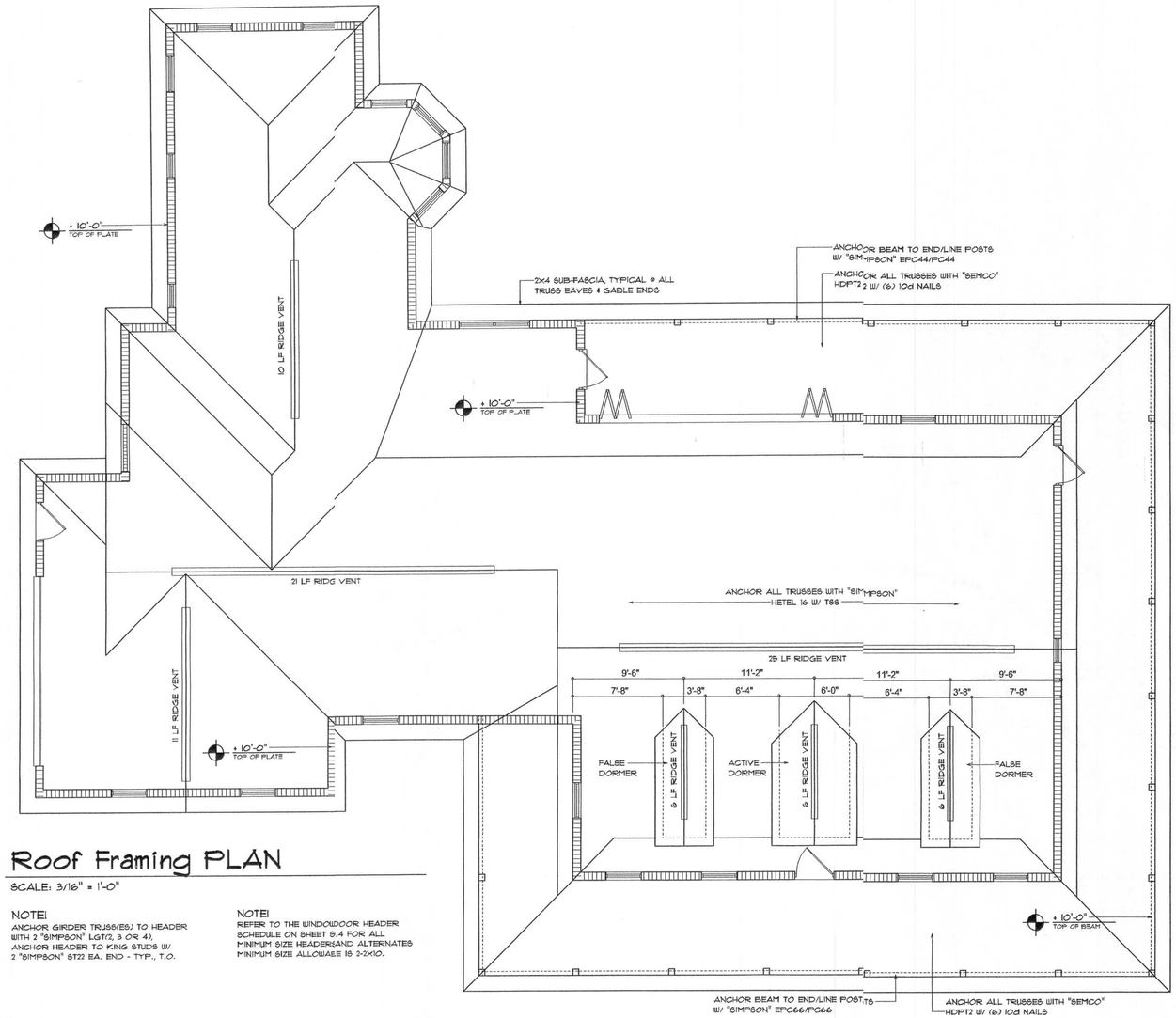


Roof Framing PLAN

SCALE: 3/16" = 1'-0"

NOTE!
ANCHOR GIRDER TRUSS(ES) TO HEADER WITH 2 "SIMPSON" LGT2, 3 OR 4). ANCHOR HEADER TO KING STUDS W/ 2 "SIMPSON" ST22 EA. END - TYP., T.O.

NOTE!
REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET S.4 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES MINIMUM SIZE ALLOWABLE IS 2-2X10.

PROJECT COORDINATION REQUIREMENTS

NOTICE!
THESE PLANS ARE DRAWN FOR AVERAGE SITE CONDITIONS AND COMPLIANCE WITH APPLICABLE CODES IN LAKE CITY, FL AT THE TIME THEY ARE DRAWN. DUE TO VARYING STATE, LOCAL AND NATIONAL CODES RULES AND REGULATIONS, N.P.GEISLER, ARCHITCT CANNOT WARRANT COMPLIANCE WITH ALL APPLICABLE STATE, LOCAL, AND NATIONAL CODES IN YOUR AREA OR WITH YOUR PARTICULAR TE CONDITIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER TO SEE THAT THE STRUTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE, AND FEDERAL). IF YOUR CITY OR STATE REQUIRES AN ENGINEER'S SEAL FOR THE SITE/CIVIL PORTIONS OF THE WRK, YOU WILL NEED TO HAVE THAT DONE LOCALLY BY A QUALIFIED, LICENCED PROFESSIONAL ENGINER.

SHOP DWG COORDINATION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE SUGGESTED STRAPS AND THAT THE TRUSS ENGINEERED SHOP DRAWING LOADS TAKE PRECEDENCE OVER THAT INDICATED IN THE CONSTRUCTION DOCUMENTS.
THE UPLIFT LOADS INDICATED FOR EACH TRUSS IN THE ENGINEERED TRUSS SHOP DRAWINGS MAY BE MATCHED TO STANDARD PRODUCT UPLIFT RATINGS FOR COMPARABLE UPLIFT CONNECTORS, AND THAT THE PRODUCTS THAT PROVIDE EQUAL OR GREATER UPLIFT RESISTANCE FOR THE LISTED LOADS MAY BE USED IN LIEU OF THOSE INDICATED IN THE CONSTRUCTION DOCUMENTS OR AS APPROVED BY THE BUILDING OFFICIAL.

THE CONTRACTOR SHALL COORDINATE THE TRUSS TO TRUSS ANCHOR REQUIREMENTS WITH THE TRUSS ENGINEERING SHOP DRAWINGS. SOME OF THE TRUSS TO TRUSS CONNECTIONS WILL REQUIRE ANCHOR STRAPS IN ADDITION TO TYPICAL NAILING. ANCHOR DEVICES SHALL BE REQUIRED FOR ALL JOINTS WITH AN UPLIFT OR GRAVITY LOAD OF 100 LBS OR GREATER.

TRUSSES BEARING ON INTERIOR PARTITIONS WHERE UPLIFT LOADS ARE PRESENT SHALL REQUIRE ANCHORS OF EQUAL OR GREATER LOAD CAPACITY THAN THAT INDICATED BY THE TRUSS SHOP DRAWINGS. THE UPLIFT ANCHOR SYSTEM SHALL BE CONTINUOUS TO THE FOUNDATION.

GENERAL TRUSS NOTES:

1. TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCTS ASSOCIATION" MANUAL FOR "STRESS RATED LUMBER AND IT'S 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, DETS, & TRUSS TO TRUSS CONNECTIONS.
2. TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
3. FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIRMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND WIND , UPLIFT REQUIREMENTS OF TRUSSES OR GIRDERS. THE CONTRACTOR SHALL MAKE AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE PURPOSE OF REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE. ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

ROOF PLAN NOTES

R-1 SEE EXTERIOR ELEVATIONS
R-2 ALL OVERHANG 18" (12" OVERHANG ON GABLE ENDS)
R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE ON SD.3
R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HEEL HEIGHTS
R-5 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

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

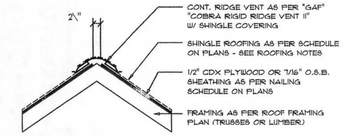
NOTE!
SHEATH ROOF W/ 1/2" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING W/ 8d NAILS - AS PER DETAIL ON SHEET SD.4

NOTE!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 110 MPH PER FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

WOOD STRUCTURAL NOTES

1. TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
2. ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
3. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN Nr.2 HEM-FIR OR BETTER.
4. CONNECTORS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.

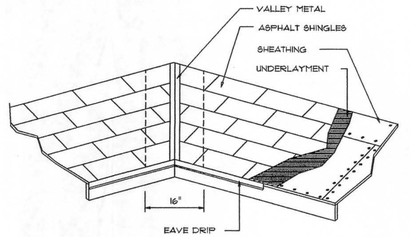
AREA OF ATTIC	REQ'D L.F. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ.IN.
1900 SF	24 LF	490 SQ.IN.
2200 SF	28 LF	570 SQ.IN.
2500 SF	32 LF	650 SQ.IN.
2800 SF	36 LF	730 SQ.IN.
3100 SF	40 LF	820 SQ.IN.
3600 SF	44 LF	900 SQ.IN.



MIAMI/DADE PRODUCT APPROVAL REPORT: #98-0713.05

Ridge Vent DETAIL (B)

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



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	0.0179	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.027		40 20

Roofing/Flashing DETS. (A)

SCALE: NONE

REVISIONS
October 25, 2006

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3D ARCHITECTURAL DESIGN SOFTWARE

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OF 8 SHEETS

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Hip Construction, Woodtruses @ 24" O
Walls: 8" CMU W/ (1) #5 VERTICAL @ 48" O.C. MAX
Floor: 4" Thk. Concrete Slab & Fibermesh Concrete Additive
Foundation: Continuous Foots/Stem Wall

ROOF DECKING

Material: 1/2" CD Plywood or 7/16" O.S.B.
Sheet Size: 48"x96" Sheets perpendicular to Roof Framing
Fasteners: 8d Common Nails pr schedule on sheet S.4

SHEARWALLS

Material: 8" CMU W/ (1) #5 VERTICAL @ 48" O.C. MAX

HURRICANE UPLIFT CONNECTORS

Truss Anchors (CMU WALLS): SIMPSON HETEL 16 W/ T88
Truss Anchors (FRAME): SEMCO HDPT2 @ Ea. Truss End (Typ. U.O.N.)

FOOTINGS AND FOUNDATIONS

Footing: 20"x12" Cont. W/2-#5 brs Cont. & 1-#3 Transverse @ 24" O.C.
Stemwall: 8" C.M.U. W/1-#5 Vertical Dowel @ 48" O.C.

ALL WIND LOADS ARE INACCORDANCE WITH SECTION 1609, FLORIDA BUILING CODE, 2004 EDITION.	
BASIC WIND SPEED:	110 MPH
WIND IMPORTANCE FACTOR(I):	I = 1.00
BUILDING CATAGORY:	CATAGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFIENT:	+/- 0.18
MWFRS PER TABLE 1606.2A-FBC 2001) DESIGN WIND PRESSURES.	ROOF: - 23.1 PSF WALLS: + 26.6 PSF EAVES: - 32.3 PSF
COMPONENTS & CLADING PR TABLES 1609.2B & 1609.2C (FBC 200) DESIGN WIND PRESSURES.	OPNGS: + 21.8 / - 29.1 PSF EAVES: - 68.3 PSF ROOF: + 19.9 / - 25.5 PSF

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AN TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL E POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 104.2.6
2. CONDENSATE AND ROOF DOWSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALL. FBC 1503.4.4
3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4
4. TO PROVIDE FOR INSPECTION OR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6".
EXCEPTION: PAINT AND DECORAIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO TH FOUNDATION WALL. FBC 1403.1.6
5. INITIAL TREATMENT SHALL BE ONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1811.1
6. SOIL DISTURBED AFTER THE INIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FARMED. FBC 1816.1.2
7. BOXED AREAS IN CONCRETE FOOR 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 OIL AFTER THE INITIAL TREATMENT. FBC 1816.1.3
8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1816.1.4
9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1816.1.5
10. SOIL TREATMENT MUST BE APLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STUCTURE SIDEWALLS. FBC 1816.1.6
11. AN EXTERIOR VERTICAL CHEMIAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCIDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE ERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 1816.1.6
12. ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1816.1.7
13. A CERTIFICATE OF COMPLIANC MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTOL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THECERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THTREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORID DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1816.1.7
14. AFTER ALL WORK IS COMPLETD, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF HE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORM SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.1.3
15. NO WOOD, VEGETATION, STUMP, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUFR/MODEL	CAP.
TRUSS TO BEAM:	SEMCO HDPT2, W/ 6 - 10d NAILS	360#
MISC. JOINTS	SIMPSON A34	315#/240#
TRUSS TO WALL:	"SIMPSON" HETEL 16 W/ T88	1410#
PORCH BEAM TO POST:	"SIMPSON" EPC44/PC44	1700#
PORCH POST TO FND.:	"SIMPSON" ABU44 POST BASE, 2 LOC.	2200#
CARPORT BEAM TO POST:	"SIMPSON" EPC66/PC66	1700#
CARPORT POST TO FND.:	"SIMPSON" ABU66 POST BASE, 2 LOC.	2300#

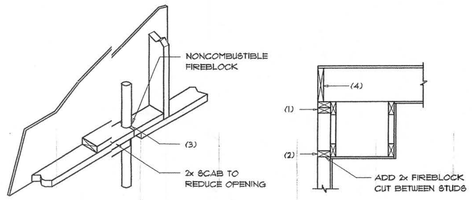
NOTE:
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

NOTE:
REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

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

NOTE:
"SEMCO" PRODUCT APPROVAL:
MIAMI/DADE COUNTY REPORT #95-0818.15

NOTE:
"SIMPSON" PRODUCT APPROVALS:
MIAMI/DADE COUNTY REPORT #97-0107.05, #96-1126.11, #99-0623.04
SBCCI NER-443, NER-393



PENETRATIONS

SOFFIT/DROPPED CLG.

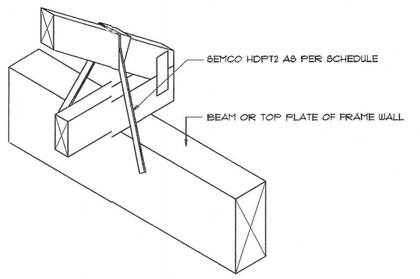
FIREBLOCKING NOTES:

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.

Fire Stopping DETAILS — A

SCALE: NONE



SEMCO HDPT2 — B

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

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 1970.

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

FASTENERS:
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE SHANK WITH A MINIMUM 3/8 INCH DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MINIMUM 3/4" INTO THE ROOF SHEATHING. WHERE 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 107-99.

UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FORM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:
1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.
2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

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

BASE AND CAP FLASHINGS:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MFGR'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

VALLEYS:
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED.
1. FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN FBC TABLE 1807.3.9.2.
2. FOR 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. FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
   1. BOTH TYPES I AND 2 ABOVE, COMBINED.
   2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
   3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1970.

NOTE ! ! !
ROOFSHINGLES SHALL BE AS MANUFACTURED BY "TAMKO ROOFING PRODUCTS" OF THE FOLLOWING MODELS:

GLASS-SEAL AR
ELITE GLASS-SEAL AR
HERITAGE 30 AR
HERITAGE 40 AR
HERITAGE 50 AR

THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3161 TYPE I MODIFIED TO 110 MPH WINDS # FBC TAS 100, USING 4 NAILS/SHINGLE

REVISIONS
October 25, 2006

SOFTDESIGN VISION TEXTURAL DESIGN SOFTWARE

A CUSTOM RESIDENCE FOR:
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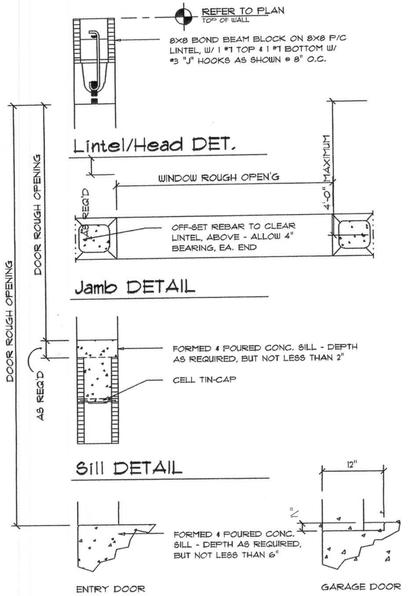
JOB NUMBER
061009

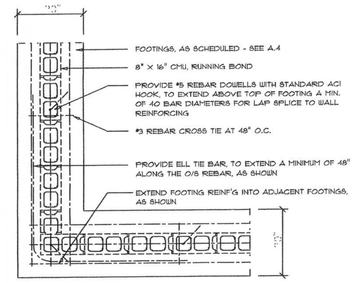
SHEET NUMBER
S.3
OF 8 SHEETS

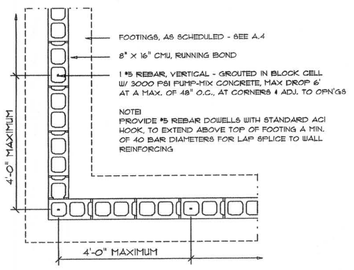


Masonry Opn'g DET's

SCALE: 1" = 1'-0"

B

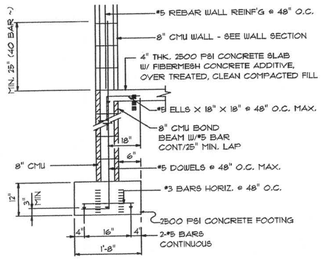




Wall/Foundation Reinf'g DETAIL

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

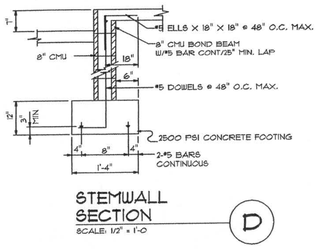
A



STEMWALL SECTION

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

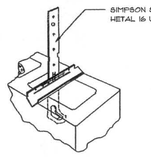
C



STEMWALL SECTION

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

D



Truss Anchor DETAIL

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

E

CONCRETE / MASONRY / METALS GENERAL NOTES:

1. DESIGN SOIL BEARING PRESSURE: 1500 PSF.
2. EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
3. 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 500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
4. REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YEILD STRESS = 65 KSI.
6. 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.
7. CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - F'm = 1500 PSI.
8. MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
9. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH, BOLTS SHALL BE ASTM A307 / GRADE I OR A325, AS PER PLAN REQUIREMENTS.
10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

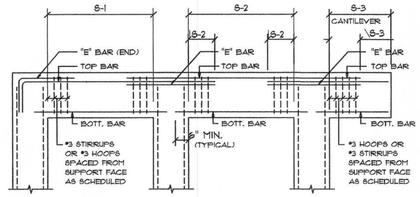
TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSITIONED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 104.2.6
2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4
3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4
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 CEMENTICIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6
5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1816.1.1
6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1816.1.2
7. 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 1816.1.3
8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1816.1.4
9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1816.1.5
10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6
11. 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 1816.1.6
12. ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1816.1.7
13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1816.1.7
14. 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 2303.1.3
15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

WOOD STRUCTURAL NOTES

1. TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
2. ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
3. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN Nr.2 HEM-FIR OR BETTER.
4. CONNECTORS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.



BOTTOM BARS - TOP BARS - "E" BARS

BENDING DIA.: CAST-IN-PLACE CONCRETE BEAMS & SLABS

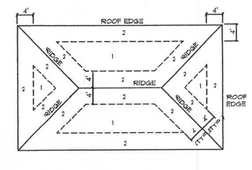
SCALE: NONE

F

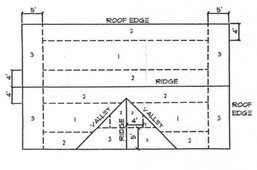
GENERAL BEAM SCHEDULE NOTE:

1. SCHEDULED HOOPS OR STIRRUPS SHALL BE PLACED AT EACH END OF BEAM UNLESS NOTED OTHERWISE. STIRRUPS SHALL BE TYPE S-5 & HOOPS SHALLBE TYPE T-2 TYPICAL CRSI BAR BENDS UNLESS NOTED OTHERWISE.
2. BUNDLE ALL STRUCTURAL BEAM TOP BARS IN PAIRS OVER SUPPORTS WITH TOP BARS FROM ADJACENT BEAMS.
3. ALL CONCRETE BEAMS OTHER THAN THOSE WITH THE PREFIX TB SHALL BE POURED PRIOR TO PLACING OF BLOCK BELOW.
4. ALL TIE BEAM REINFORCING SHALL BE CONTINUOUS THROUGH TIE BEAMS ONLY. ALL SPLICES SHALL BE A MINIMUM OF 30 BAR DIAMETERS.
5. ALL TIE BEAM TOP REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJACENT STRUCTURAL BEAM AS PER BENDING DIAGRAM.
6. DROP BOTTOM OF TIE BEAMS AS REQUIRED AT WINDOW AND DOOR HEADS (28" MAXIMUM) AND ADD 2 #5 BOTTOM IF DROP EXCEEDS 8".
7. TIE BEAM SCHEDULED DEPTHS ARE MINIMUM AND MAY BE INCREASED (8" MAXIMUM) TO FIT BLOCK WORK.
8. ALL ADDED LONGITUDINAL BEAM REINFORCING SHALL EXTEND A MINIMUM OF 6" INTO SUPPORT UNLESS NOTED OTHERWISE.
9. MARK "C" IN REINFORCING COLUMN BETWEEN TWO BEAMS INDICATES THAT REINFORCING SHALL BE CONTINUOUS THROUGH THESE TWO BEAMS.

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	7/16 " O.S.B. OR 15/32 CDX	8d COMMON OR 8d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 12 "in. o.c. FIELD
2			6 in. o.c. EDGE 6 in. o.c. FIELD
3			4 in. o.c. @ GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD



ROOF SHEATHING NAILING ZONES (HIP ROOF)

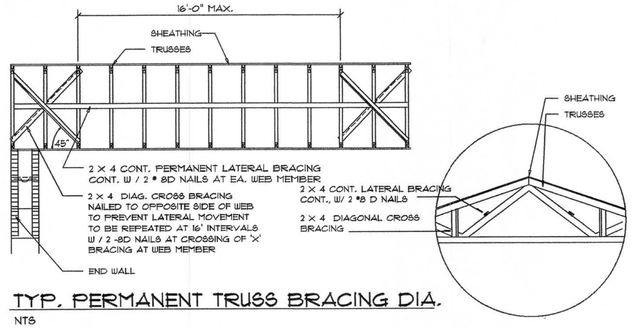


ROOF SHEATHING NAILING ZONES (GABLE ROOF)

Roof Nail Pattern DET.

SCALE: NONE

B



TYP. PERMANENT TRUSS BRACING DIA.

NTS

NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

Truss Bracing DETAILS

SCALE: AS NOTED

D

REVISIONS:
October 25, 2006

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

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JOB NUMBER
061009

SHEET NUMBER
S.4
OF 8 SHEETS