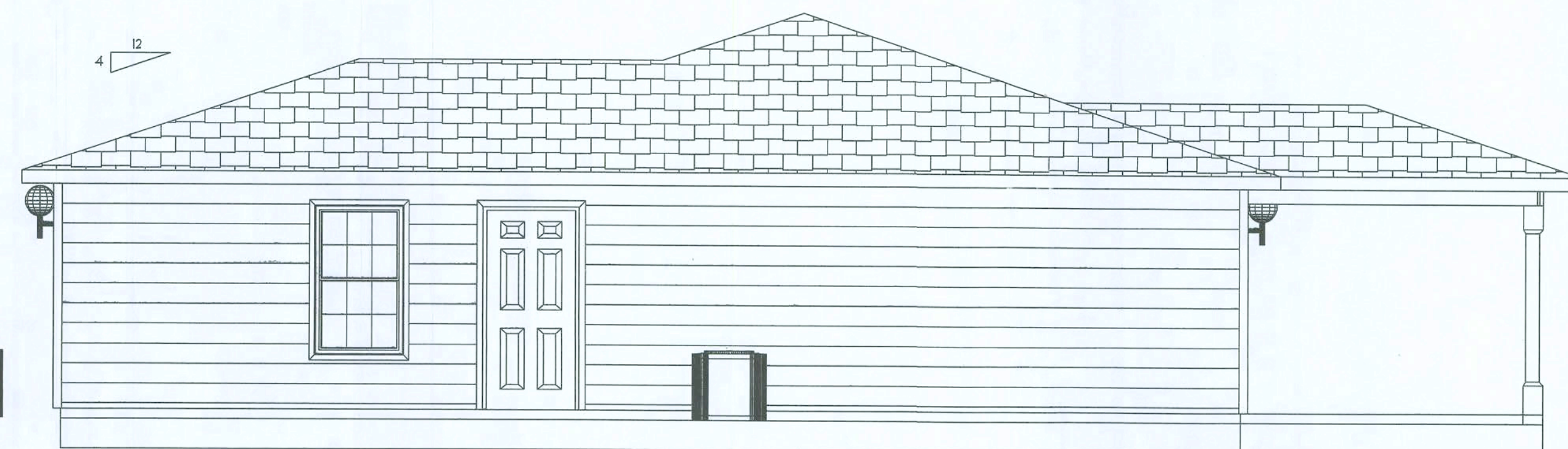
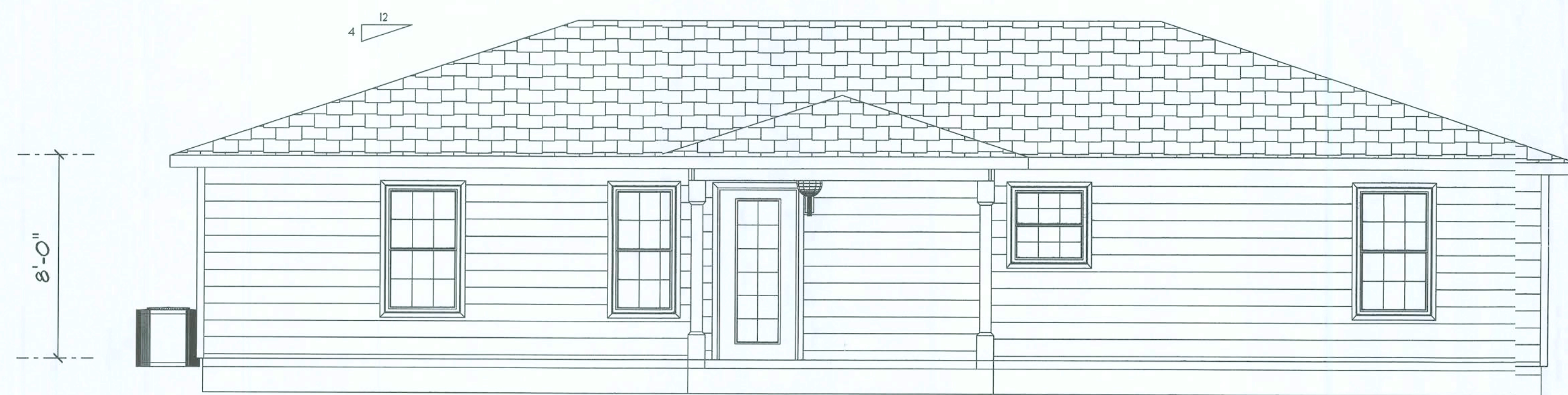




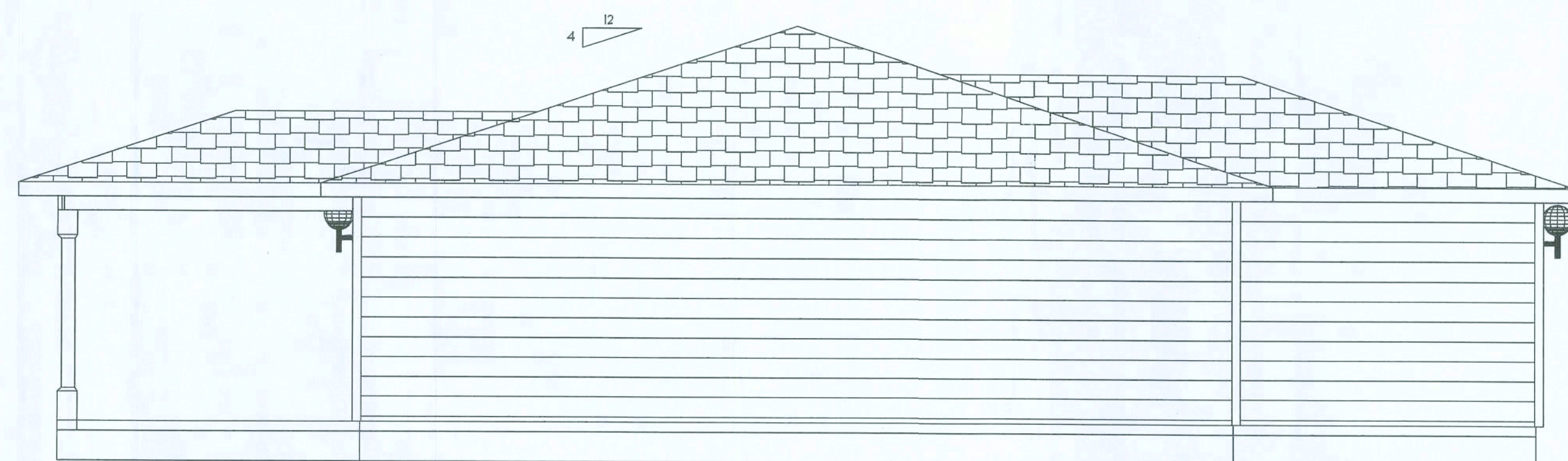
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

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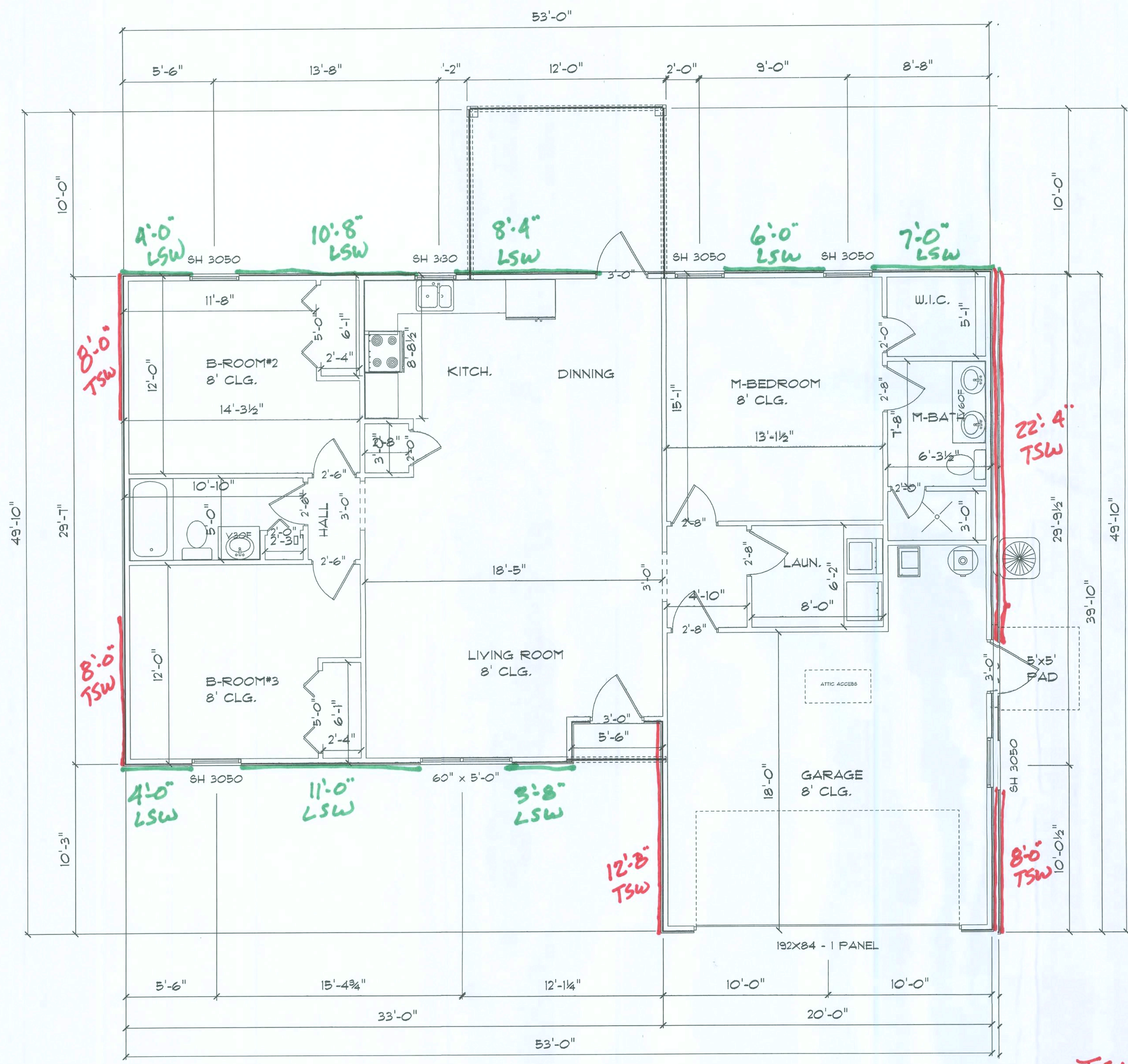
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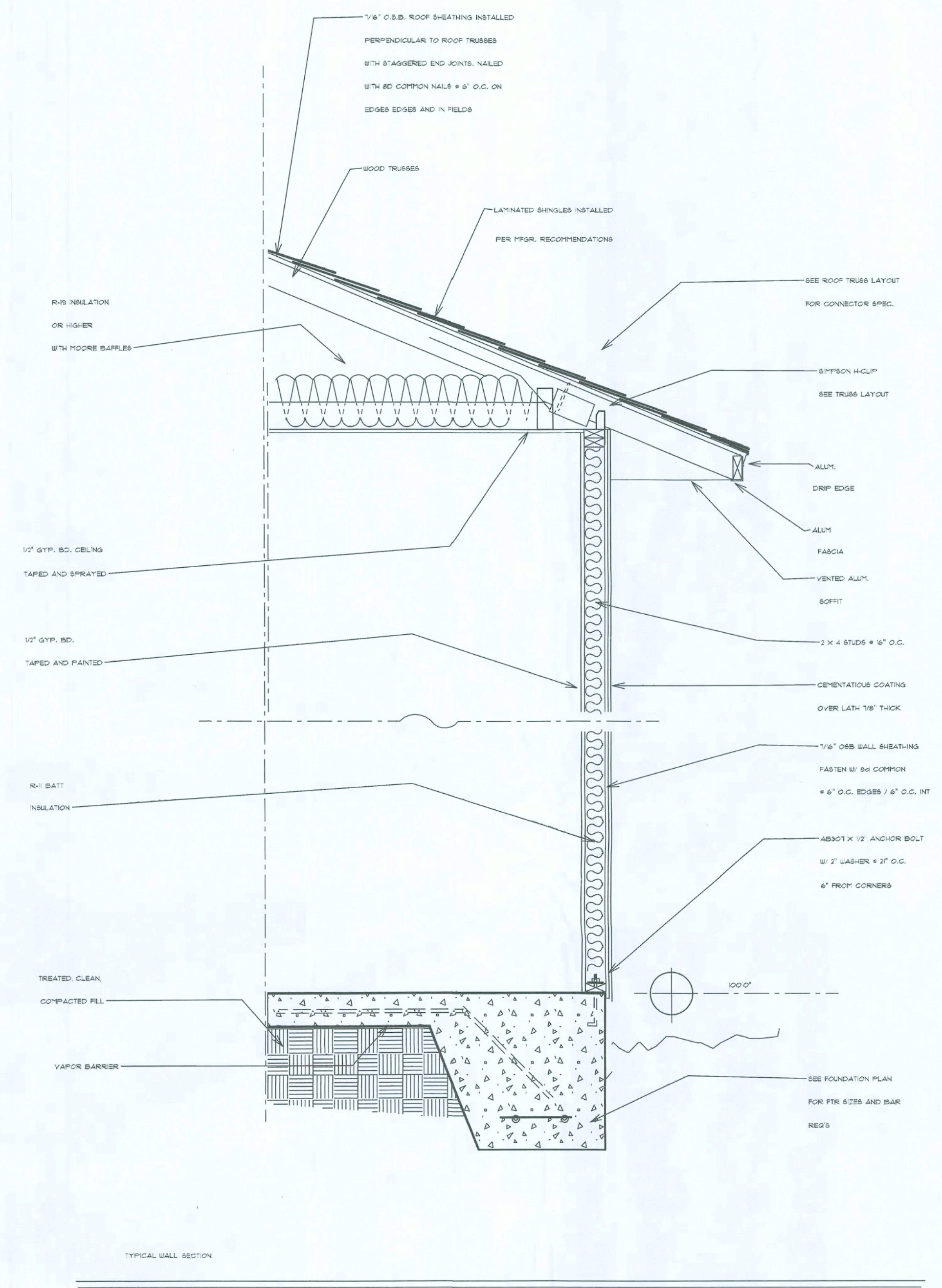
Sheet
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15.1



MAIN FLOOR PLAN

TSW = 59'-0"
LSW = 54'-8"



NAME	AREA
Heated Space	1385.4 sq ft.
Garage	402.2 sq ft.
Lanai	126.0 sq ft.
Entrance	13.6 sq ft.
Total Footprint	1915.9 sq ft.

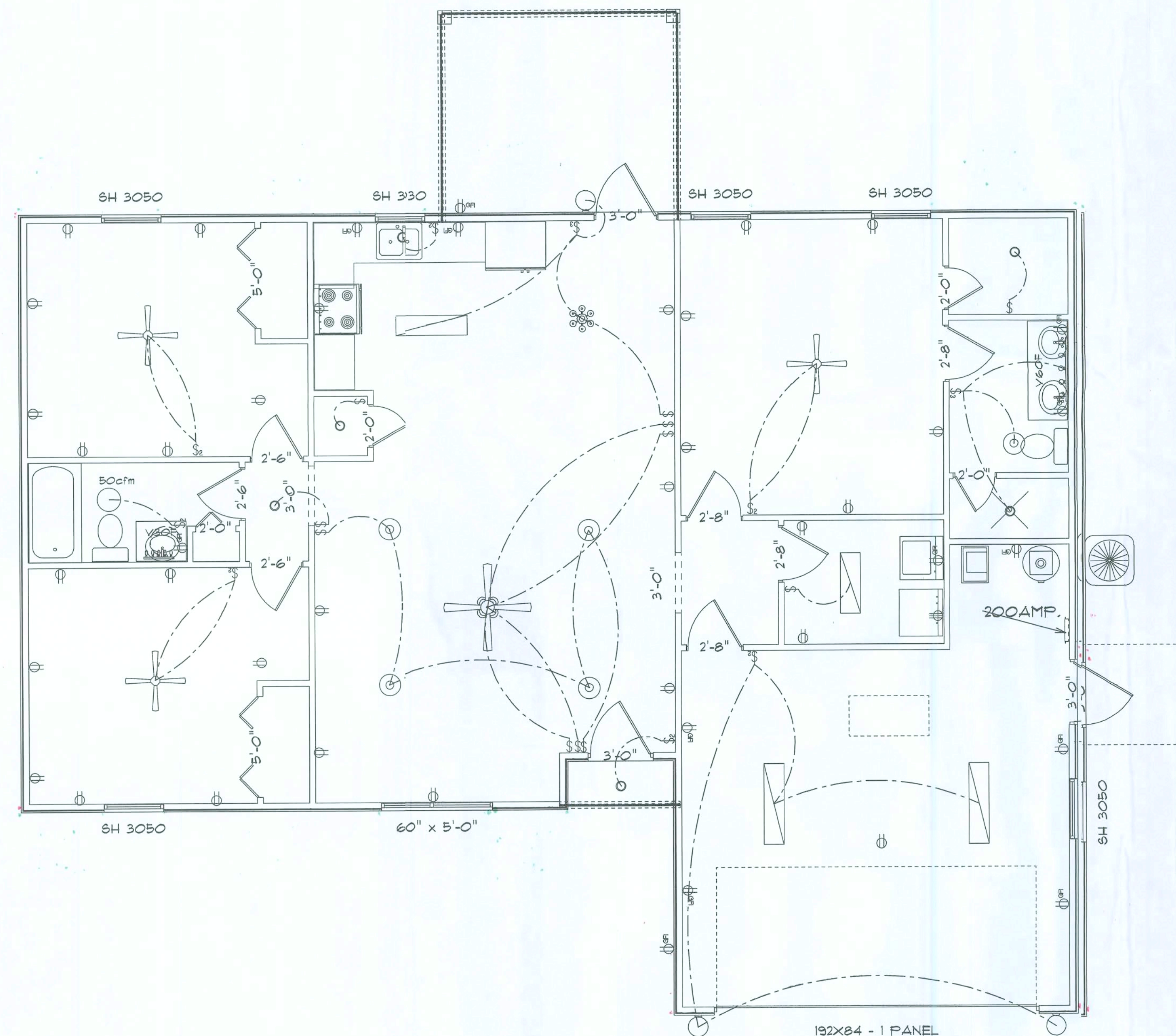
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Sheet
TWO



ELECTRICAL PLAN

ELECTRICAL	COUNT	SYMBOL
ceiling fan	3	
ceiling fan spotlights 1	1	
ceiling dish round	5	
ceiling light vent round	1	
exterior light 1	3	
chandelier	1	
fluorescent fixture	4	
can light	6	
vanity bar light	2	
electrical panel	1	
outlet	30	
outlet 220v	1	
outlet gfi	13	
switch	11	
switch 3 way	2	
switch double	7	

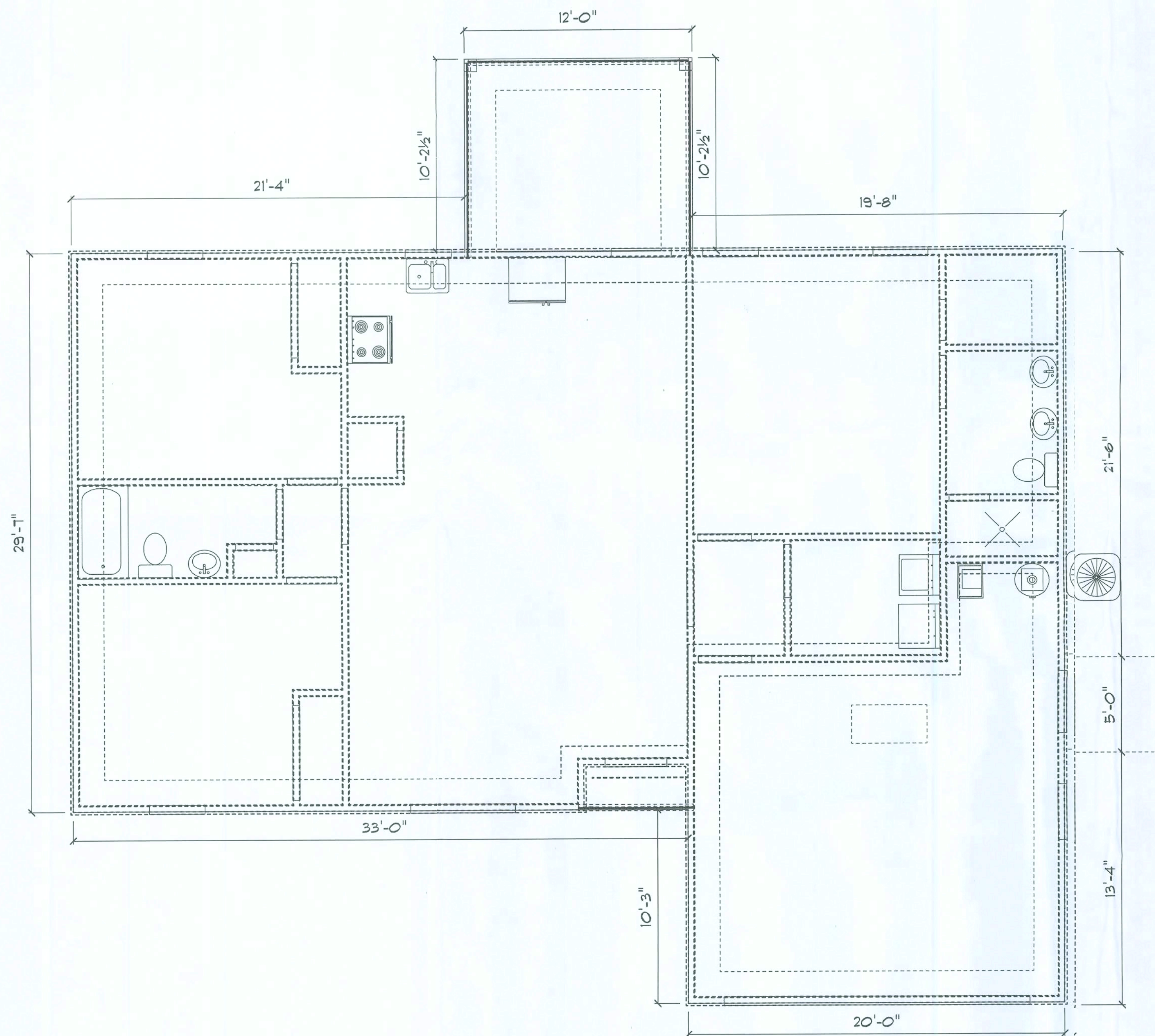
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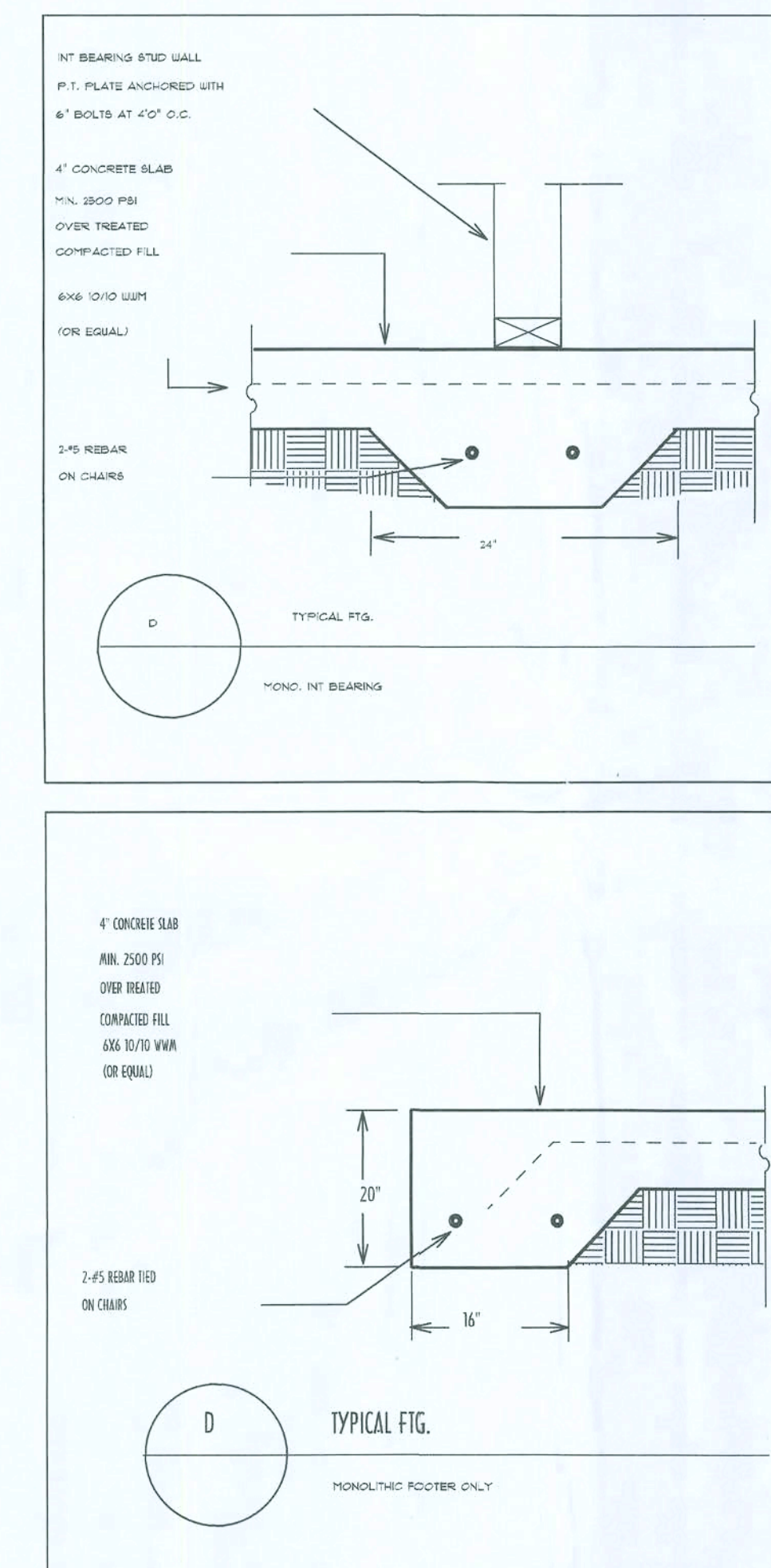
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FOUNDATION LAYOUT



NAME	AREA
Heated Space	1385.4 sq ft.
Garage	402.2 sq ft.
Lanai	126.0 sq ft.
Entrance	13.6 sq ft.
Total Footprint	1915.9 sq ft.

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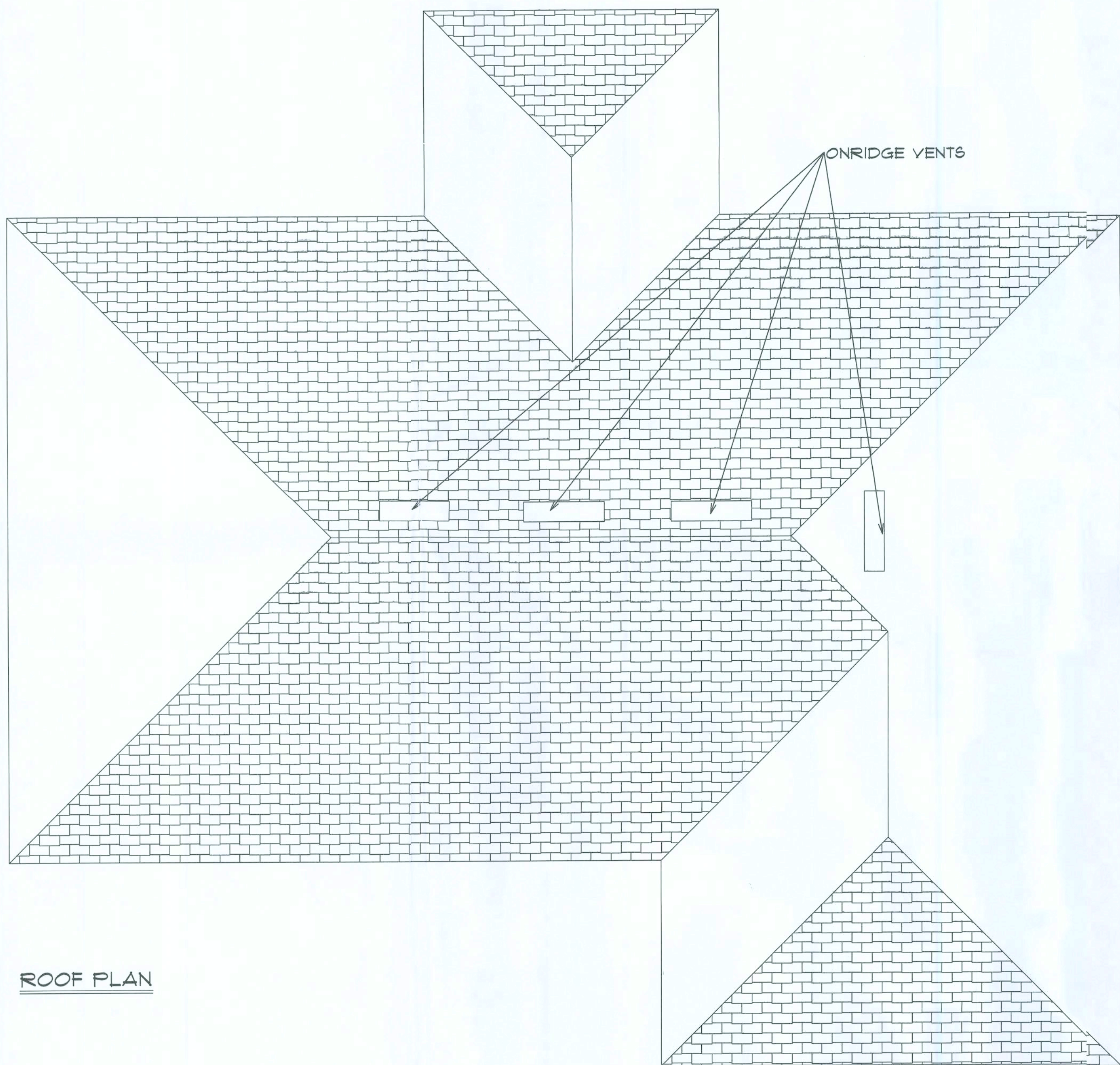
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Sheet
FOUR



ROOF PLAN

GENERAL PLAN NOTES

TRUSS FRAMING SYSTEMS

1. Trusses to be designed per TPI specifications.
2. All truss designs to indicate wind speed, height above ground, and uplift.
3. Maximum truss spacing to be 24'
4. Truss Engineering by "TRENCO"

ROOF SHEATHING

1. Roof sheathing: 7/16 O.S.B.
2. Sheathing Pattern: apply long dimension of sheathing laid perpendicular to trusses with staggered end joints.
3. 8d Ring Shank Nails 3" O.C. along sheet edges and 6" O.C. in sheet field.

FASTENERS

Nailing schedule for wall and roof:
ROOF: Within 4 feet of all eaves, gables, ridges and hips: nail 3" o.c. on edges and intermediate supports on each panel; all other areas shall be nailed 3" o.c. at the edge and 6" o.c. in the interior of the panel. Nail sheathing 3" o.c. into all gable end truss top chords.

SIDEWALL/GABLE ENDS SHEATHING:

Sidewalls and gable end walls shall be nailed 3" O.C. at the edges and 6" O.C. at intermediate supports. Full depth blocking shall be placed at all sheathing joints not occurring at plates.

WOOD FRAME PORCH BEAMS:

All Porch Beams shall be Double 2 x 12 Southern Yellow Pine #2 with solid continuous plywood spacer nail with 12d common nails at 8" O.C. staggered.

WIND LOAD DESIGN CRITERIA

WIND SPEED.....110mph
BUILDING CLASSIFICATION.....II
IMPORTANCE FACTOR.....1.0
EXPOSURE.....B
INTERNAL PRESSURE COEFFICIENTS.....+0.18/-0.18
ENCLOSURE CLASSIFICATION..ENCLOSED

COMPONENTS AND CLADDING DESIGN PRESSURES FOR WINDOWS AND DOORS

Opening Area (sf)	Interior Zone (psf)	Exterior zone (psf)
10 sf	25.9 / -28.1	25.9 / -34.7
20 sf	24.7 / -26.9	24.7 / -32.4
50 sf	23.2 / -25.4	23.2 / -29.3
100 sf	22.0 / -24.2	22.0 / -26.9

NAILS:

Nails used in all sheathing applications shall be 8d. common, ring or spiral shank, or hot dipped galvanized, hand or gun driven nails. Gun driven nails shall have head size equivalent to hand driven nails, otherwise spacing shall reduce from 12" to 10", 6" to 5", and 4" to 3" in those applications. The use of Paslode 2 1/4 X 0.099 coated screw nails does not require reduction of spacing.

CONSTRUCTION NOTES:

1. Verify all dimensions and truss information before construction.
2. Truss manufacturers shop drawings shall be reviewed by designer before fabrication.
3. Provide adequate truss bracing during and after erection, follow truss manufacturers recommendations, in accordance with HB91, bracing of wood trusses.
4. All the details and conditions now shown on the design drawings shall be part of the shop drawings.
5. All wood members exposed to weather or in contact concrete and/or masonry shall be pressure treated. UNO
6. Pre-engineered trusses shall be fabricated as per field dimensions, verified as needed.
7. Provide solid blocking at all hips and valleys and as bearing for intersection of conventional framing with roof decking below.
8. Valley framing shall be 2x6 #2SYP. Ridge beams shall be 2x8 #SYP.

FOUNDATION NOTES

1. Footing trenches and the area within the foundation walls shall be free of all deleterious material.
2. All reinforcing rods shall be Grade 40 (40,000) p.s.i. #5 deformed bars with a 25" min. lap and placed on support chairs @ 6" o.c.
3. All concrete for slabs, pads, and walkways shall be 2500 p.s.i. minimum at 28 days. Concrete for downpours and bond beams shall be 3000 p.s.i. (pea gravel mix).
4. Provide 6 mil vapor barrier under all concrete slabs with joints lapped 6" and taped.
5. Slab reinforcing shall be 6 X 6 #10/10 welded wire fabric (steel), edge lap 6" and tied if fiber is used steel wire not needed.
6. All fill dirt shall be clean sand, free of deleterious material and laid in 12" lifts. Each lift to be wetted and compacted prior to next lift.
7. All fill dirt within the foundation walls shall be termite treated and according to the standards of the National Pest Control Association with a minimum one year warranty.
8. Slope all exterior slabs and garage floor slab for proper drainage.
9. Concrete: 2000PSI minimum comprehensive strength at 28 days for footings, 2500 PSI for slabs on grade.

NOTICE:

It is important that the Client and Contractor examine the drawings and documentation in detail. It shall be the final responsibility of the Contractor to review and double check the plans for accuracy and compliance with regulatory agencies. It is customary and ordinary not to include details well within the knowledge of licensed Contractor. If necessary, further clarification of these plans should be achieved before signing the construction contract and obtaining a building permit, otherwise the Contractor assumes responsibility for the construction in question. Methods of construction shall be determined by the Contractor. The designer will not resume responsibility for any defaults in structure, this is design only. Engineering to be obtained by Contractor.

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Sheet
FIVE

