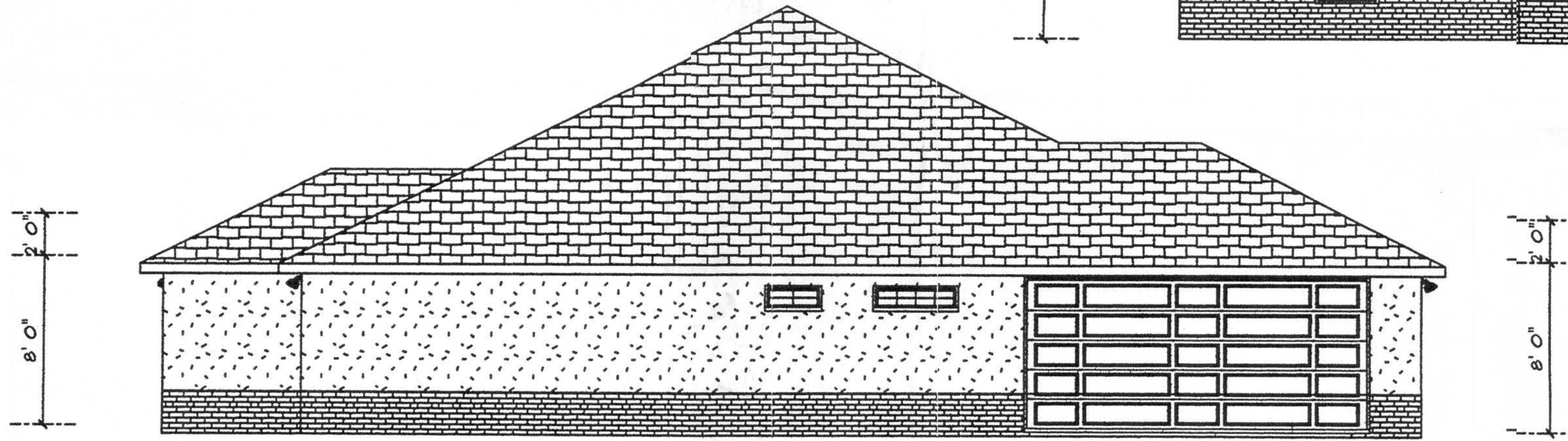




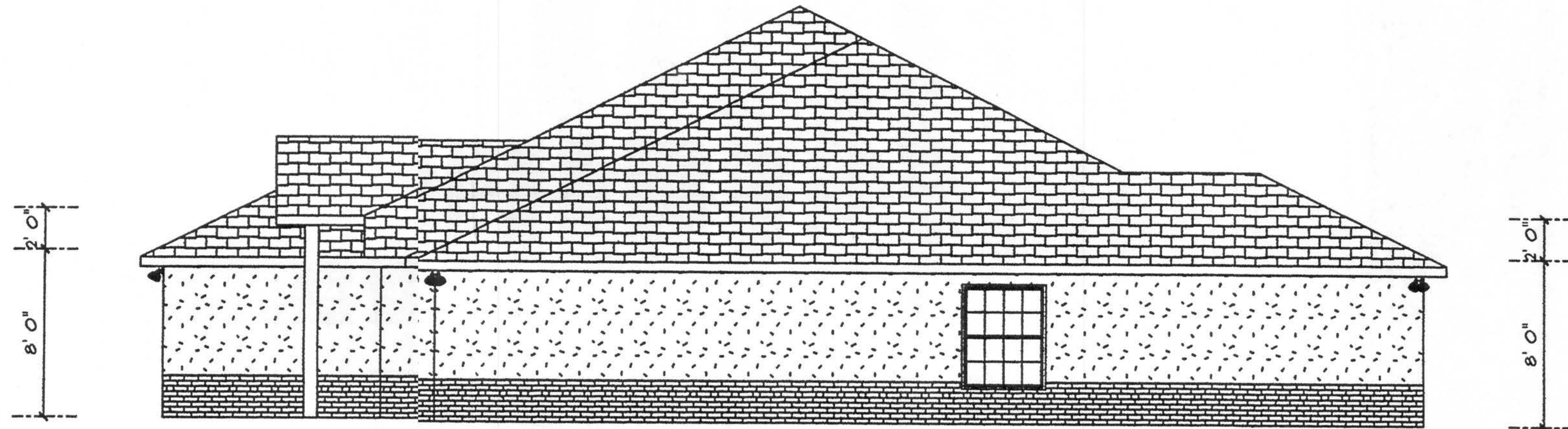
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

Mackenzie Model

SCALE 1/4" = 1'

DATE 11/7/2006

DRAWN BY Susan Holton

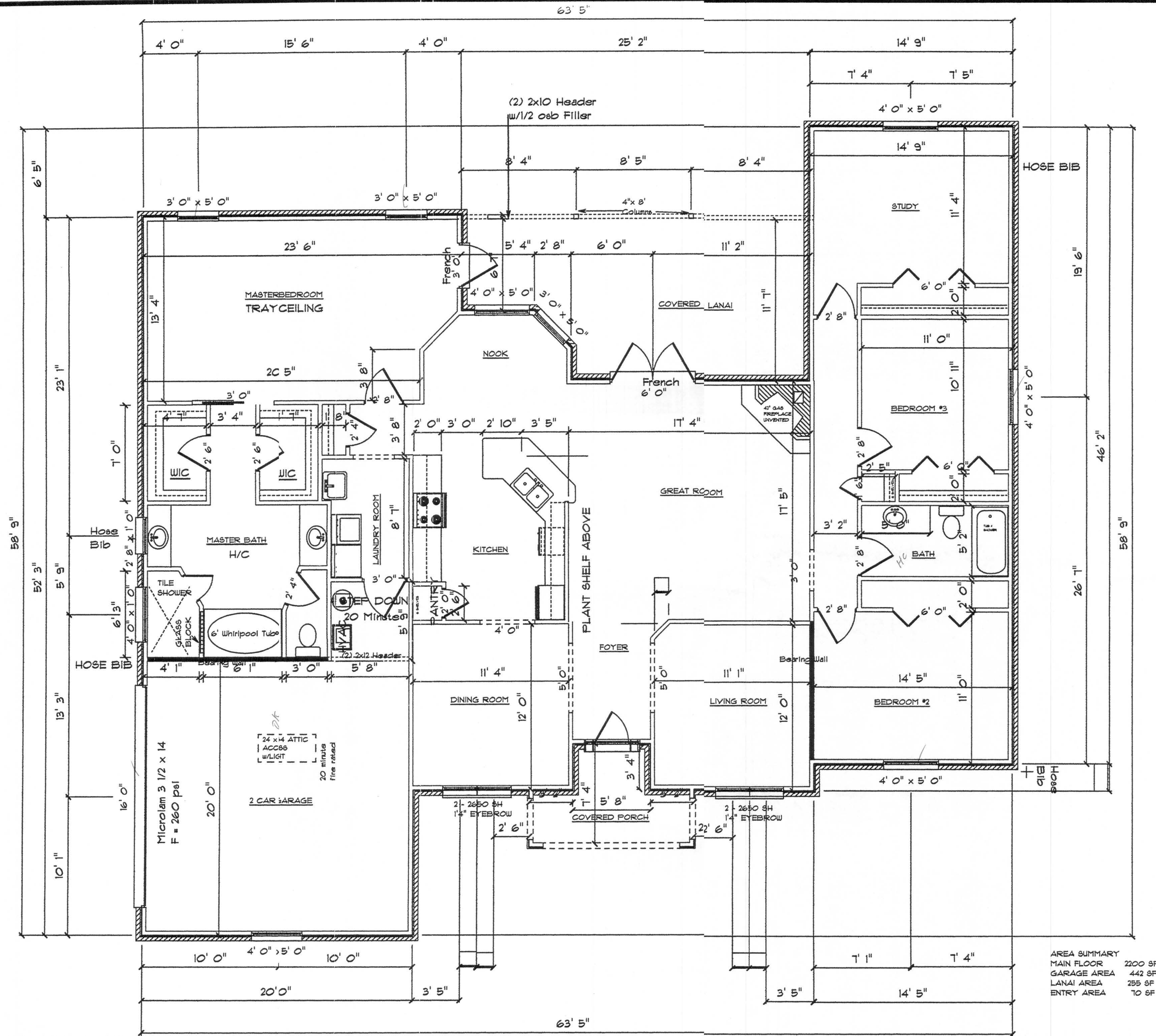
Drawn For: Gateway Developers
of Lake City, LLC

APPROVED GG

DRAWING# A-1

GTC Design Group
Gary Gill P.E.
PE# 51942 ACT# 9423

11/15/06



AREA SUMMARY

MAIN FLOOR	2200 SF
GARAGE AREA	442 SF
LANAI AREA	255 SF
ENTRY AREA	70 SF

Mackenzie Model

SCALE 1/4" = 1'

DATE 11/7/2006

GTC Design Group
Gary Gill P.E.
PE# 51942 ACT# 9423

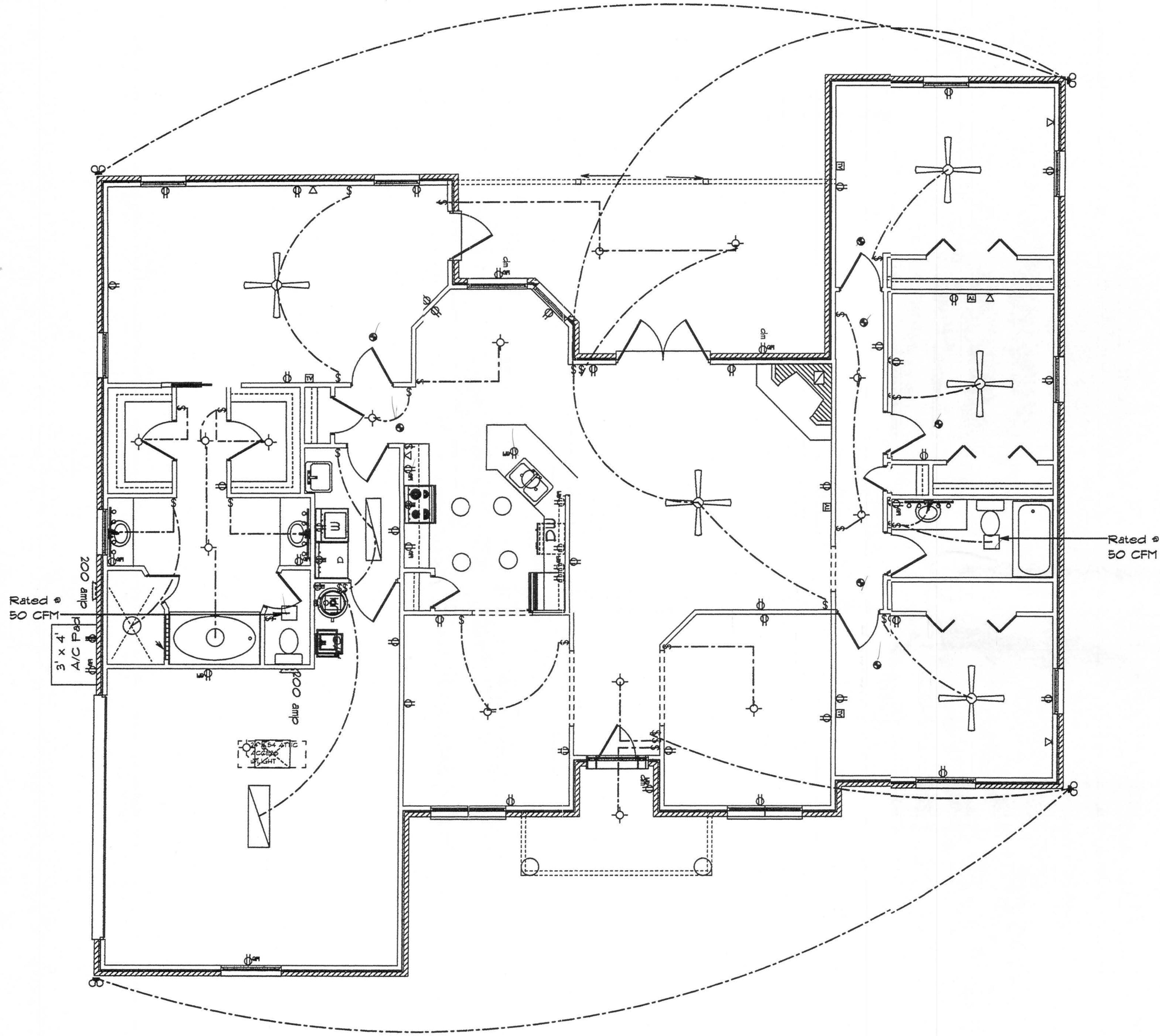
DRAWN BY Susan Holton

Drawn For: Gateway Developers
of Lake City, LLC

APPROVED GG

DRAWING# A-2

11/15/06



ELECTRICAL PLAN

ELECTRICAL	COUNT	SYMBOL
ceiling fan	5	
Recessed Light	7	
ceiling lamp large	1	
ceiling lamp small	1	
ceiling light vent square	2	
110 outlet-dishwasher	1	
110 outlet-refrig	1	
110 outlet-washer	1	
220 Outlet-Dryer	1	
220 outlet-WH	1	
220 outlet-air handler	1	
220 outlet-stove	1	
220V outlet-AC	1	
Light-Attic Access	1	
double spotlight	4	
vanity bar light	3	
electrical panel	1	
Light	3	
cable tv outlet	5	
light	11	
outlet	36	
outlet gfi	12	
smoke detector	7	
switch	29	
telephones	5	

Mackenzie Model

SCALE 1/4" = 1'

DRAWN BY Susan Holton

APPROVED GG

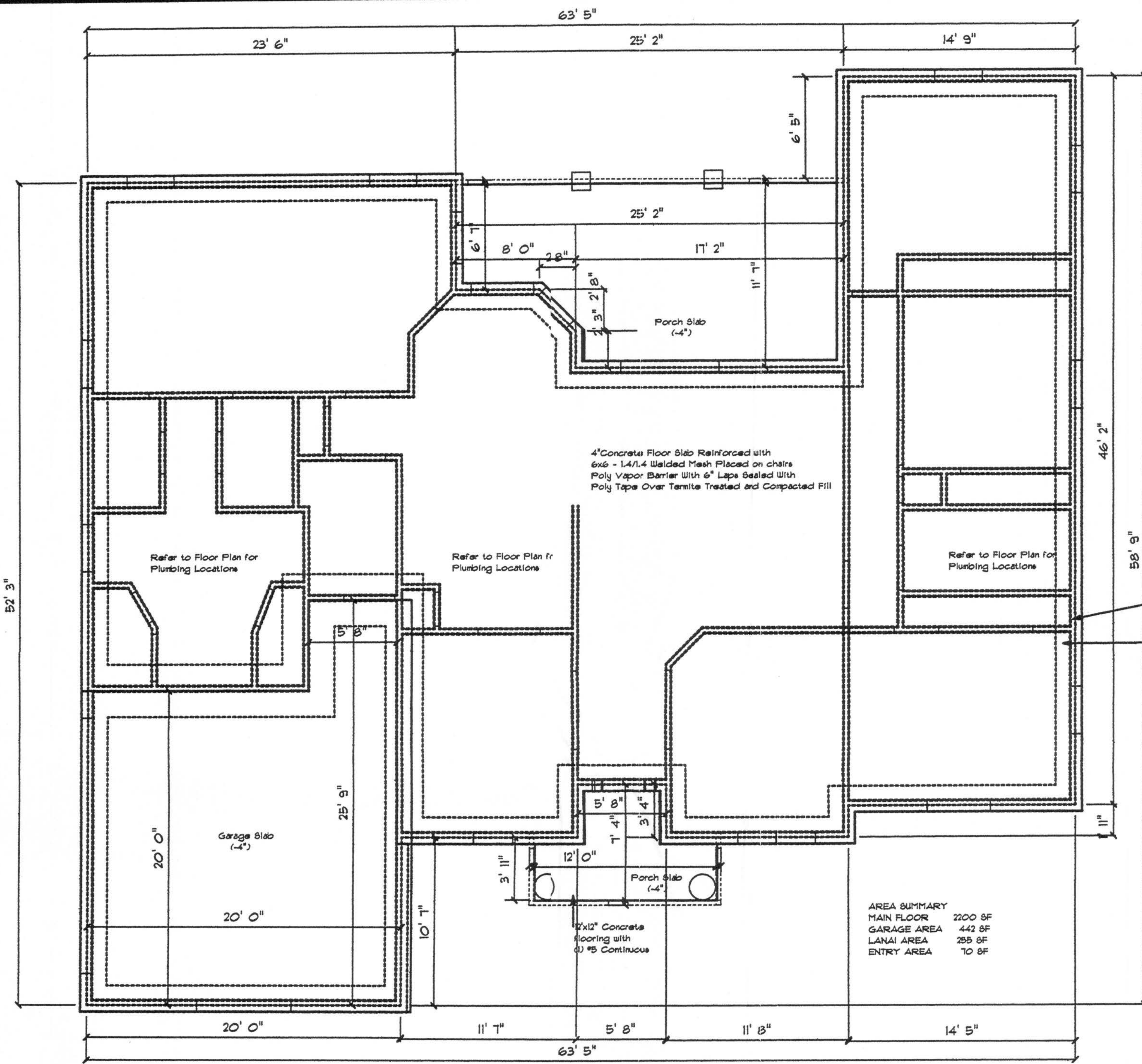
DATE 11/7/2006

Drawn For: Gateway Developers
of Lake City, LLC

DRAWING# A-3

GTC Design Group
Gary Gill P.E.
PE# 51942 ACT# 9423

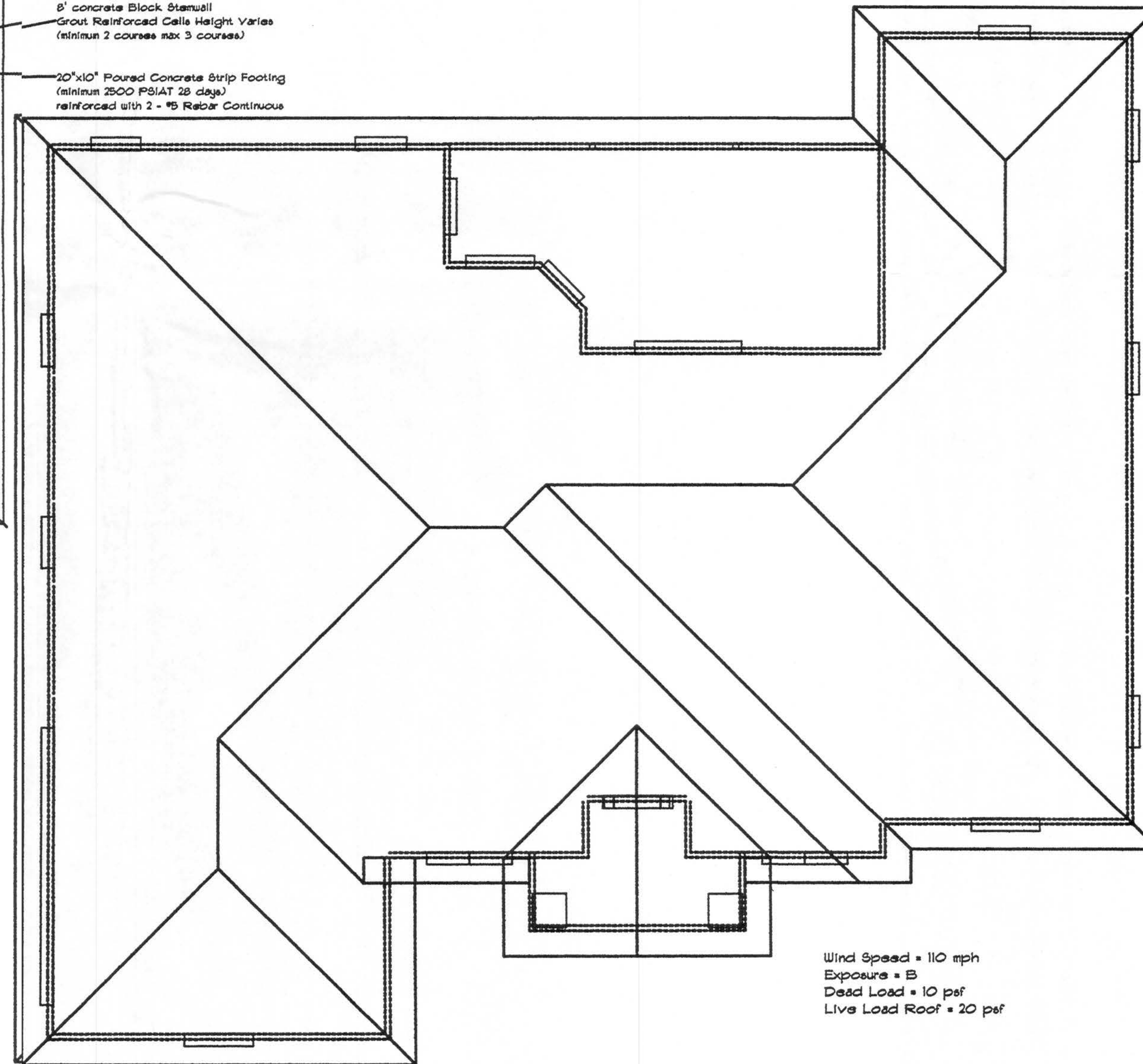
11/15/06



FOUNDATION PLAN

Wind Speed = 110 mph
 Exposure = B
 Dead Load = 10psf
 Live Load Roof = 20psf

AREA SUMMARY	
MAIN FLOOR	2200 SF
GARAGE AREA	442 SF
LANAI AREA	255 SF
ENTRY AREA	70 SF



ROOF PLAN

Wind Speed = 110 mph
 Exposure = B
 Dead Load = 10 psf
 Live Load Roof = 20 psf

Mackenzie Model

SCALE 1/4" = 1'

DRAWN BY Susan Holton

APPROVED **GG**

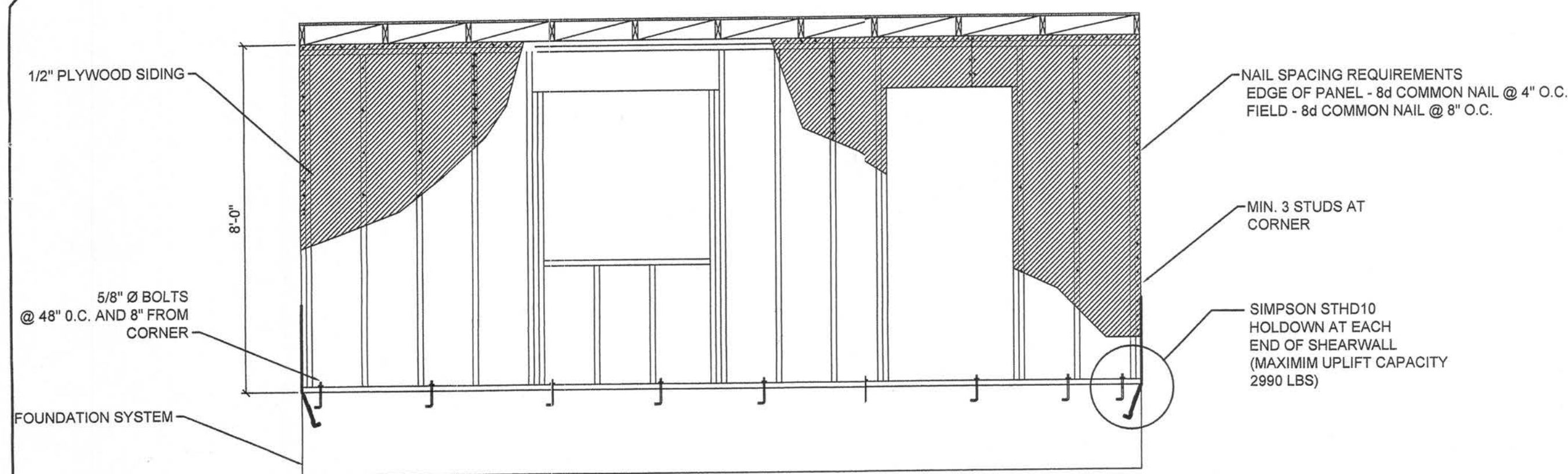
DATE 11/7/2006

Drawn For: Gateway Developers
 of Lake City, LLC

DRAWING# A-4

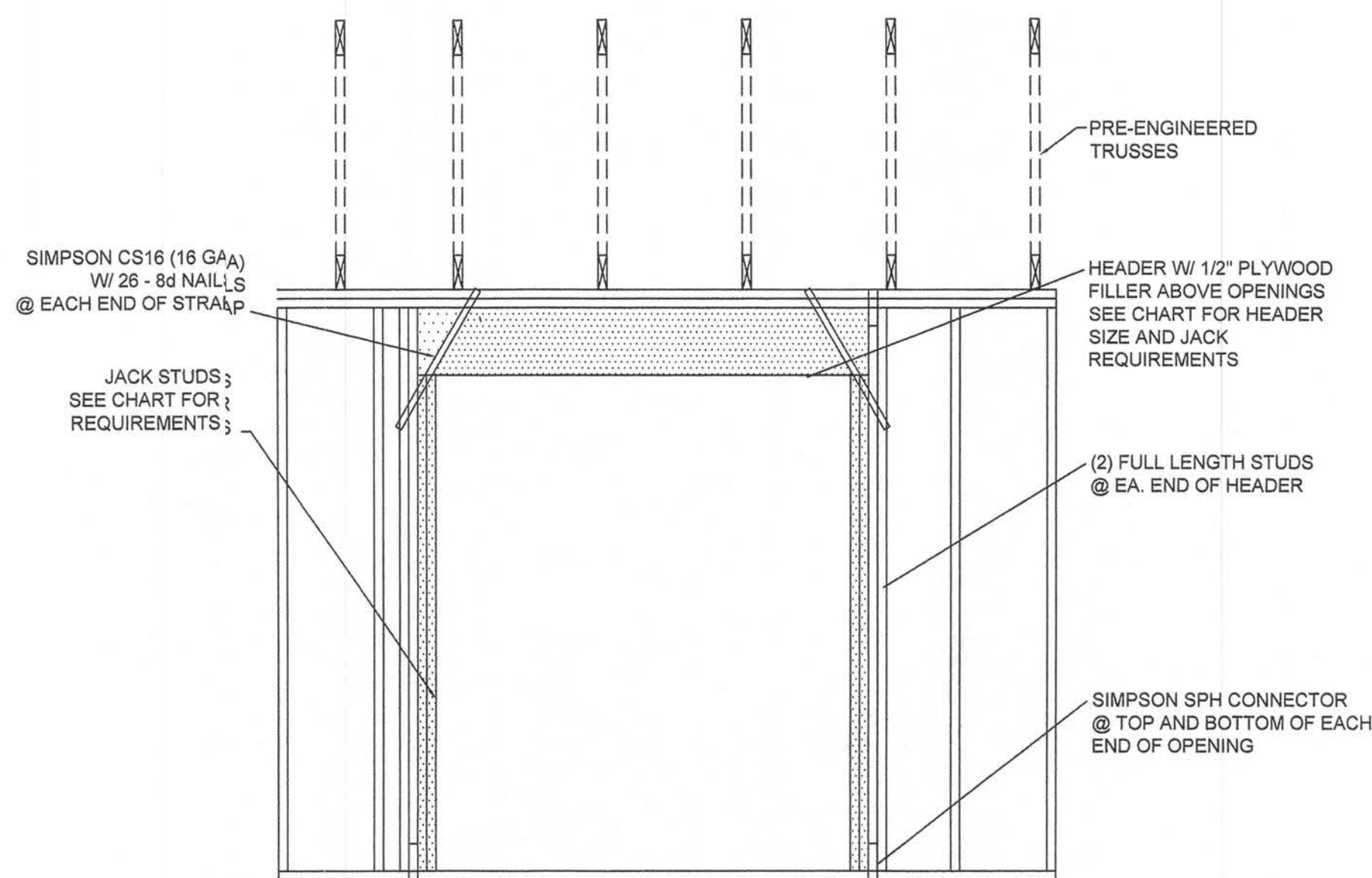
GTC Design Group
 Gary Gill P.E.
 PE# 51942 ACT# 9423

11/13/06



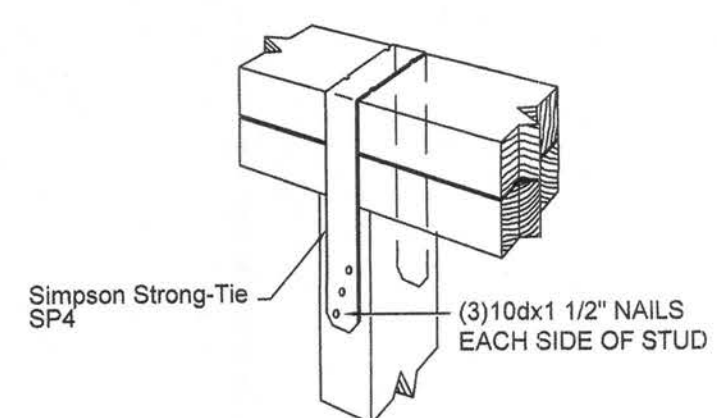
TYPICAL PERFORATED SHEARWALL

SCALE 3/8"=1'-0"

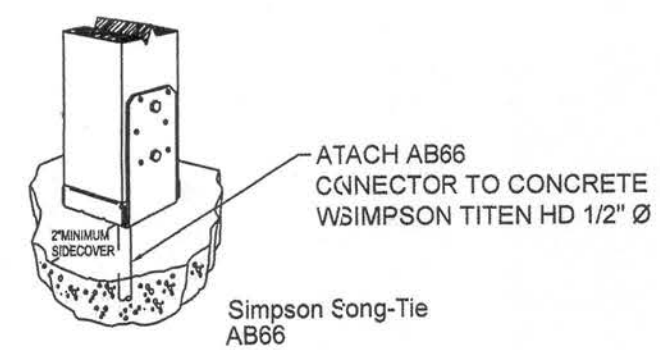


TYP. FRAMING & UPLIFT CONNECTIONS FOR OPENINGS

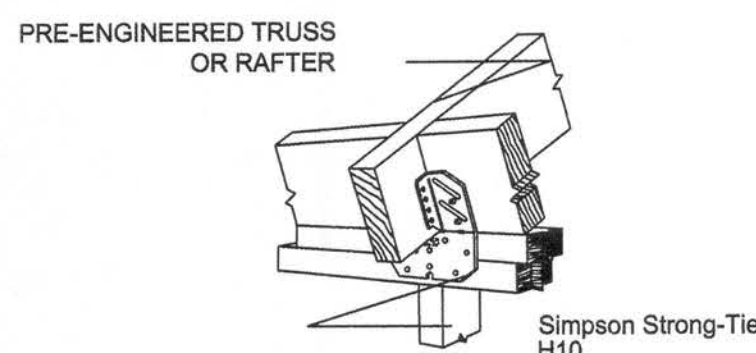
SUPPORTING:		BUILDING WIDTH (FT)					
		20'		28'		36'	
HEADER SIZE	SPAN	# JACKS	SPAN	# JACKS	SPAN	# JACKS	
2-2x4	3'-6"	1	3'-2"	1	2'-10"	1	
2-2x6	5'-5"	1	4'-8"	1	4'-2"	1	
2-2x8	6'-10"	1	5'-11"	2	5'-4"	1	
2-2x10	8'-5"	2	7'-3"	2	6'-6"	2	
2-2x12	9'-9"	2	8'-5"	2	7'-6"	2	
3-2x8	8'-4"	1	7'-5"	1	6'-8"	1	
3-2x10	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	



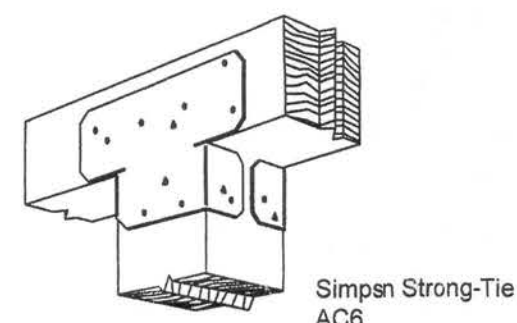
STUD TIES DETAILS
NTS



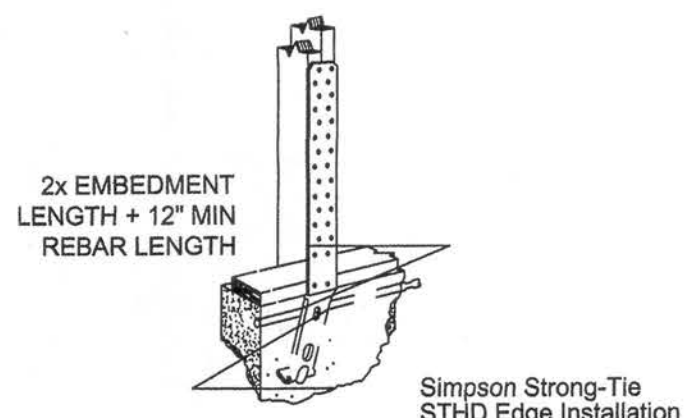
POST ANCHOR DETAIL
NTS



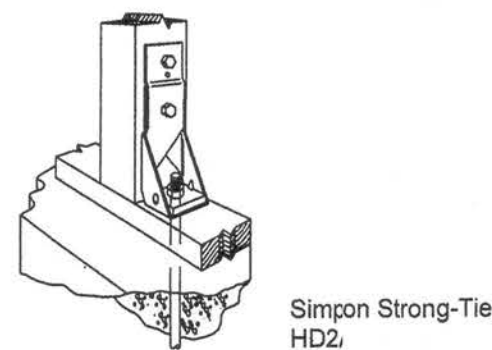
STUD TIES DETAILS
NTS



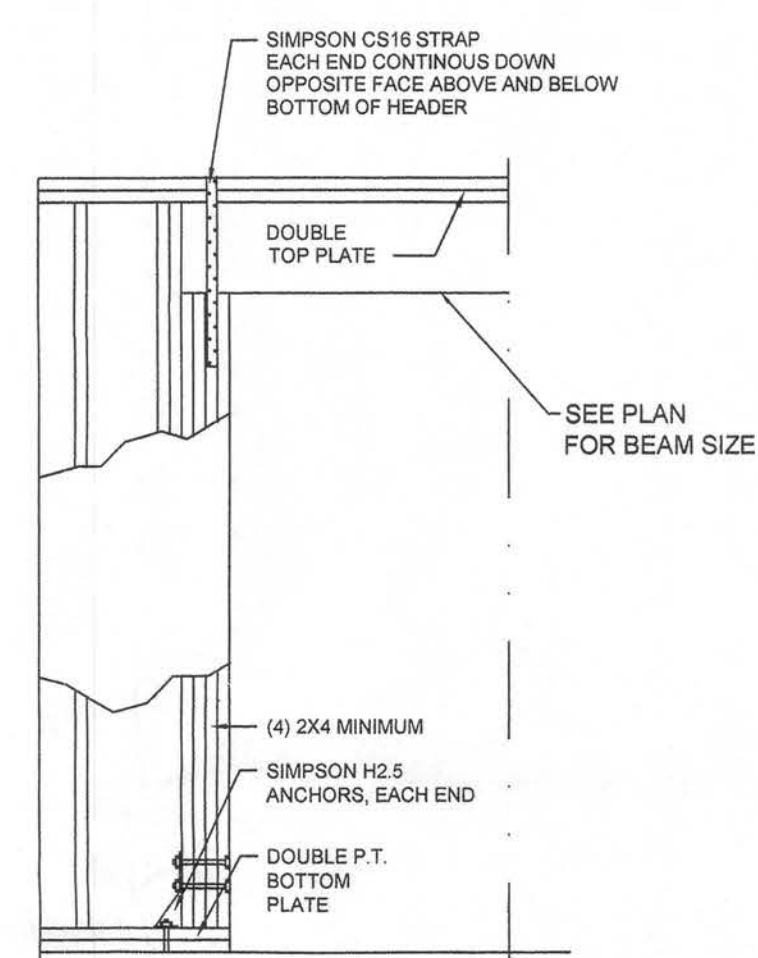
POST CAP DETAIL
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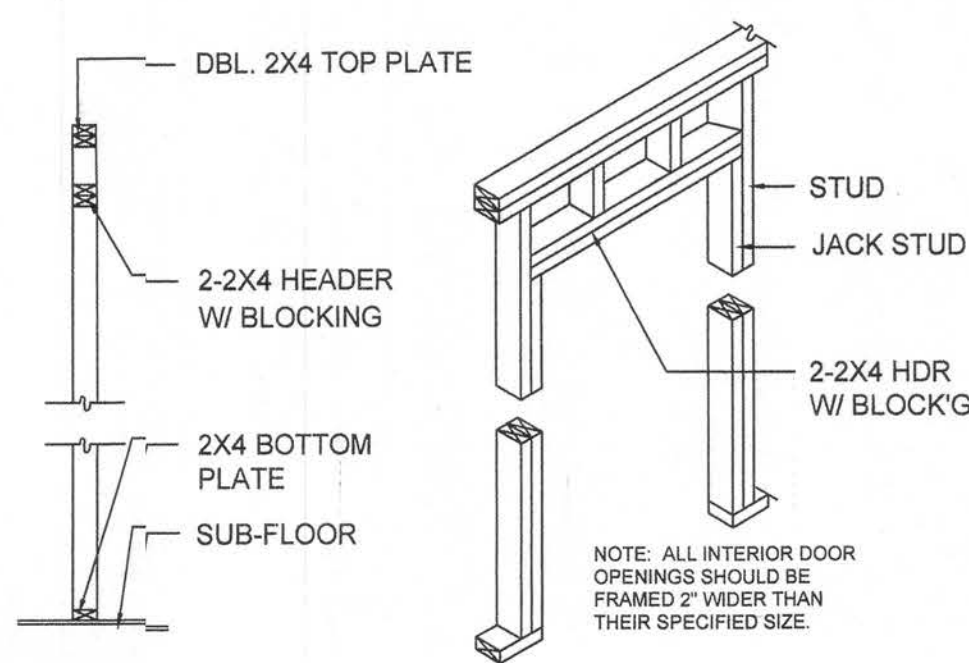
HOLDOWN DETAIL
NTS



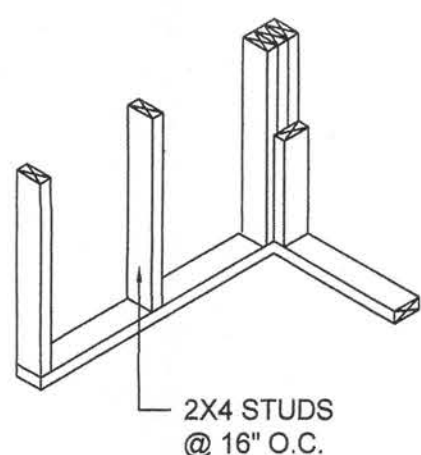
HOLDOWN DETAIL
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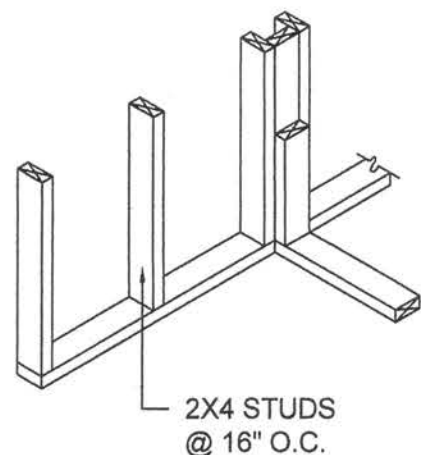
GARAGE HEADER DETAIL
NTS



NON-BEARING WALL HEADER

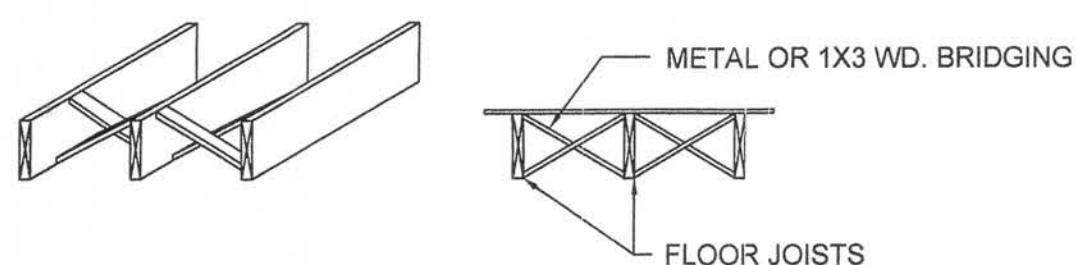


WALL CORNER

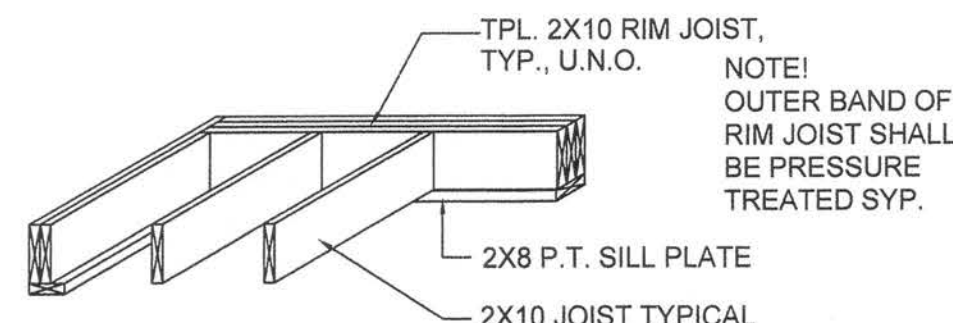


WALL INTERSECTION

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



FLOOR JOISTS



TYPICAL 1st FLOOR FRAMING

NOTE: SEE PLANS FOR SIZE & SPACING

NOTE: ALTERNATE BRIDGING MAY BE ACCOMPLISHED W/ SECTIONS OF FLOOR JOIST MATERIAL PLACED PERPENDICULAR TO JOISTS, STAGGERED ALONG THE LINE OF BRIDGING.

REVISION NOTES

REV #	DATE	ISSUED FOR CONSTRUCTION
1	12-08-05	

P.O. Box 187
130 West Howard Street
Live Oak FL 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
Auth. # 9461

GG
STRUCTURAL CIVIL ENGINEERS

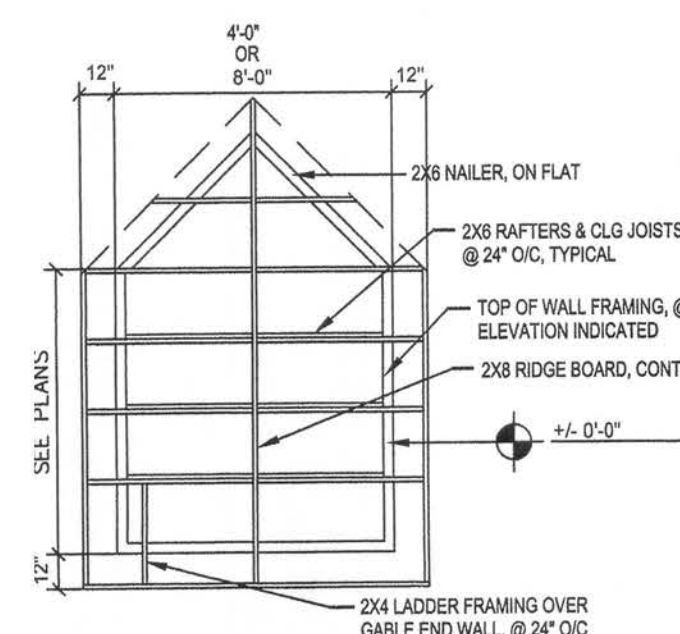
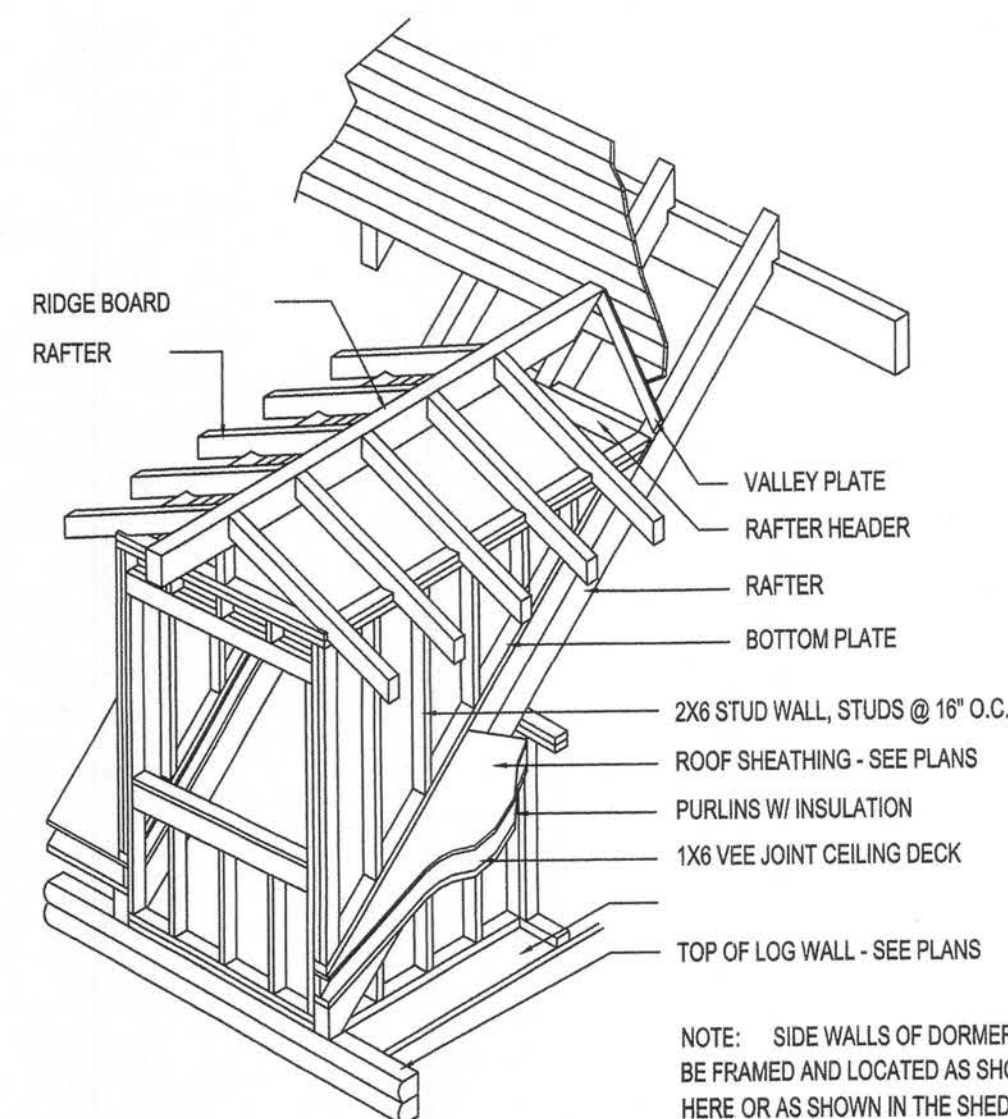
**MACKENZIE MODEL
GATEWAY DEVELOPMENT**

WALL AND FLOOR DETAILS

PROJECT NUMBER
D.F05-034
DRAWN BY
D. PRICE
CHECKED BY
GG
SHEET NUMBER

S-1

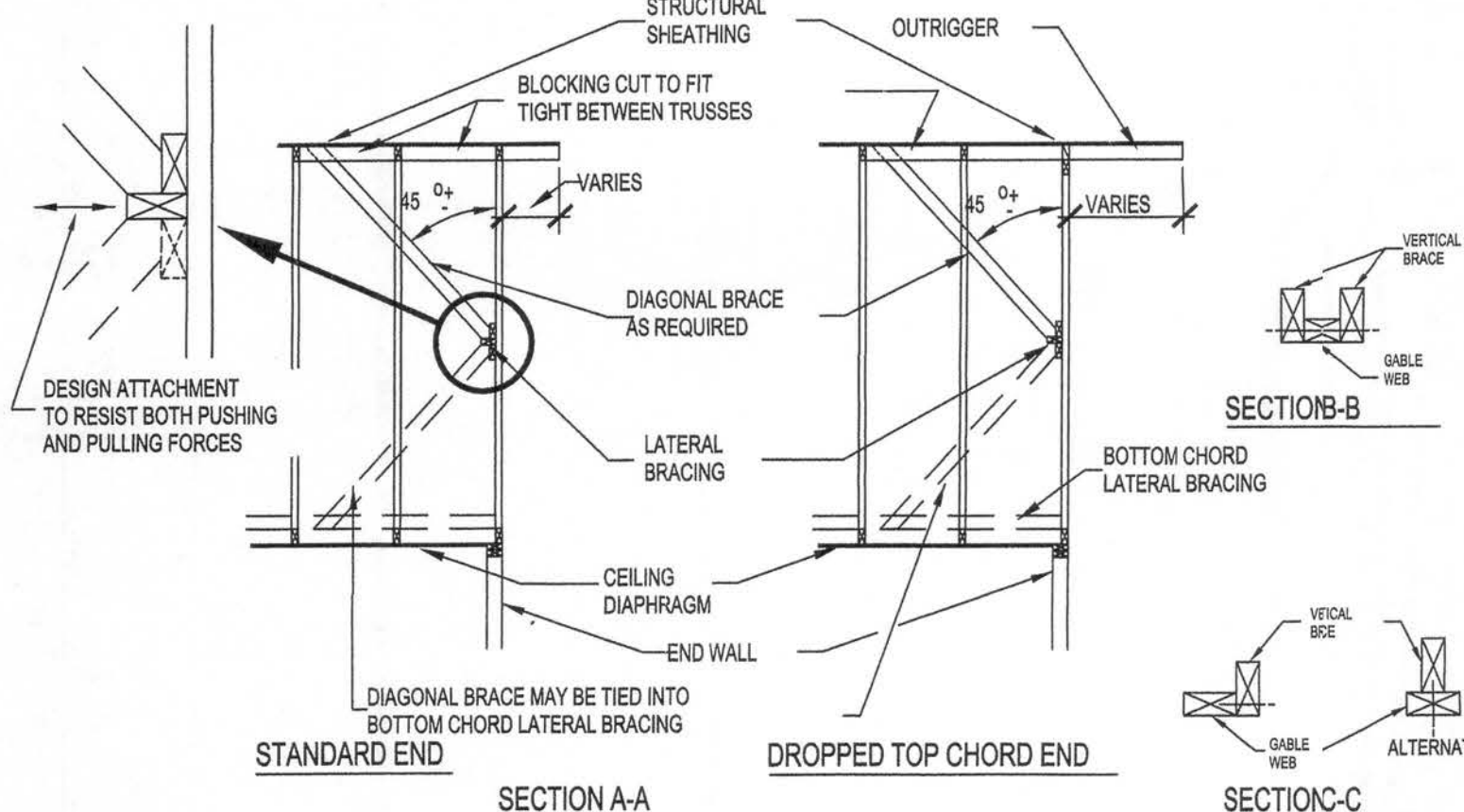
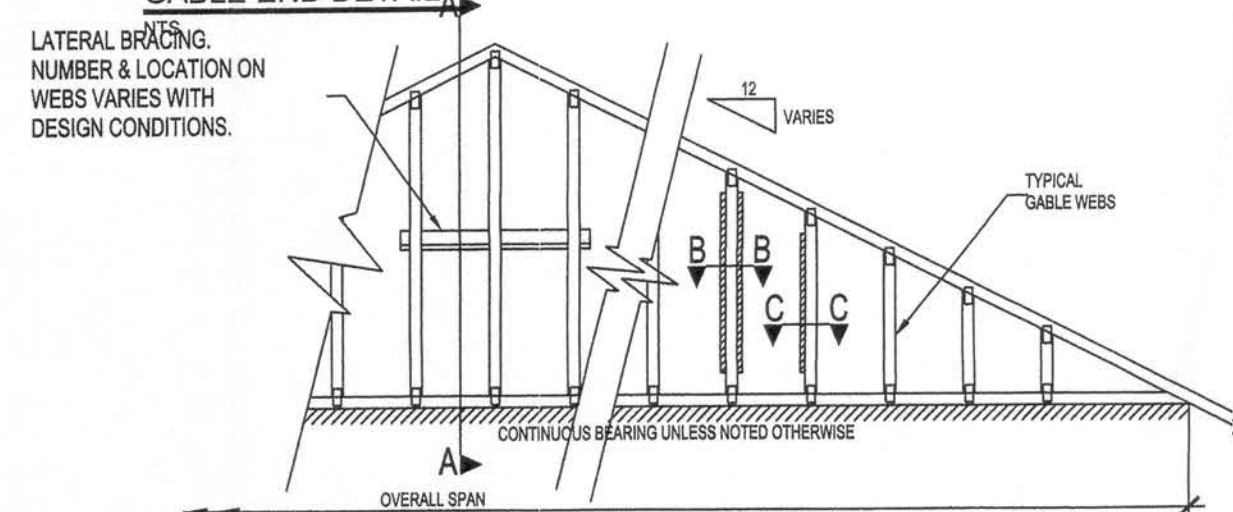
11/13/06



GABLE END FRAMING
NTS

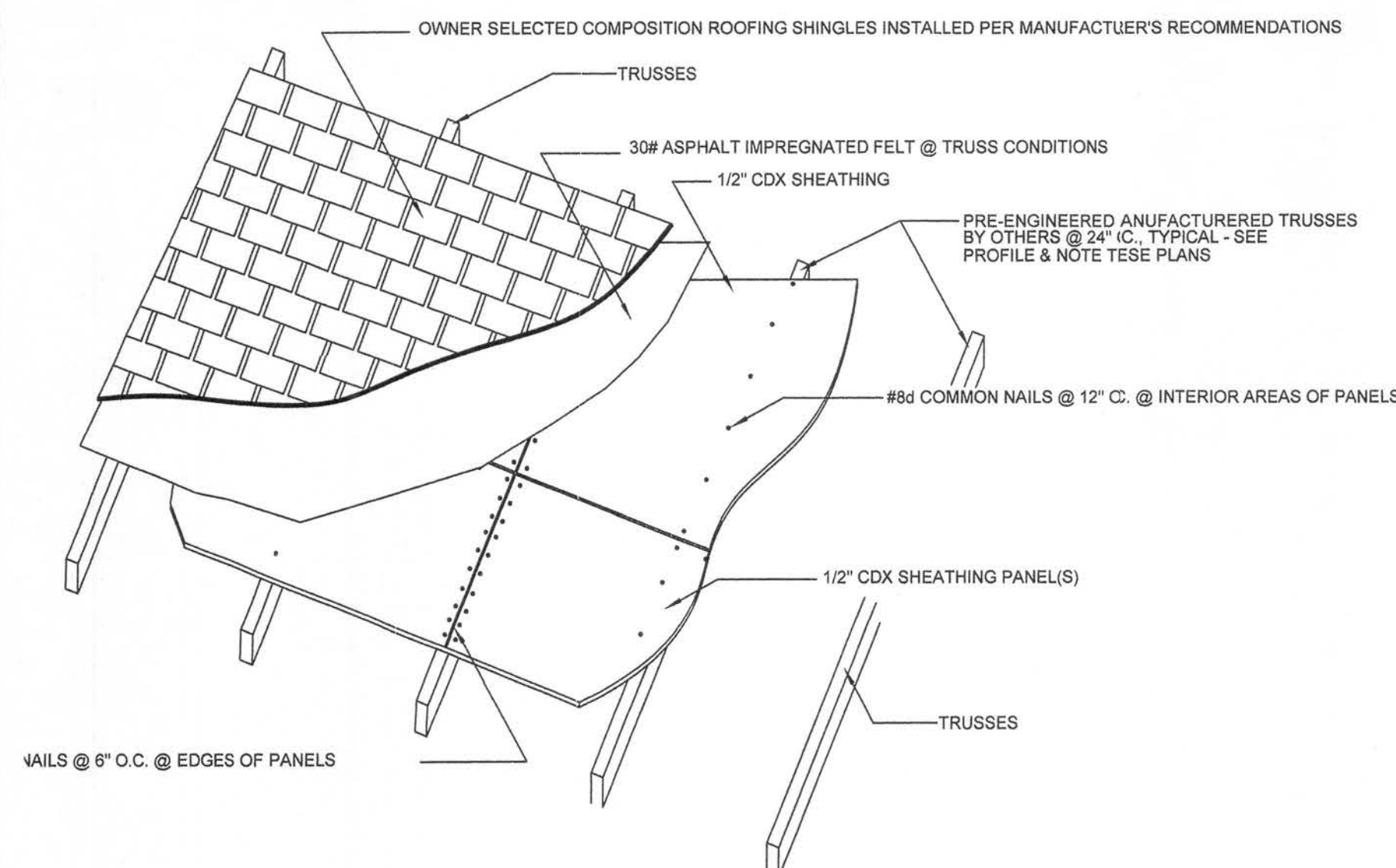
NOTE: SIDE WALLS OF DORMER MAY BE FRAMED AND LOCATED AS SHOWN HERE OR AS SHOWN IN THE SHED DORMER DETAIL - SEE PLANS

GABLE END DETAIL

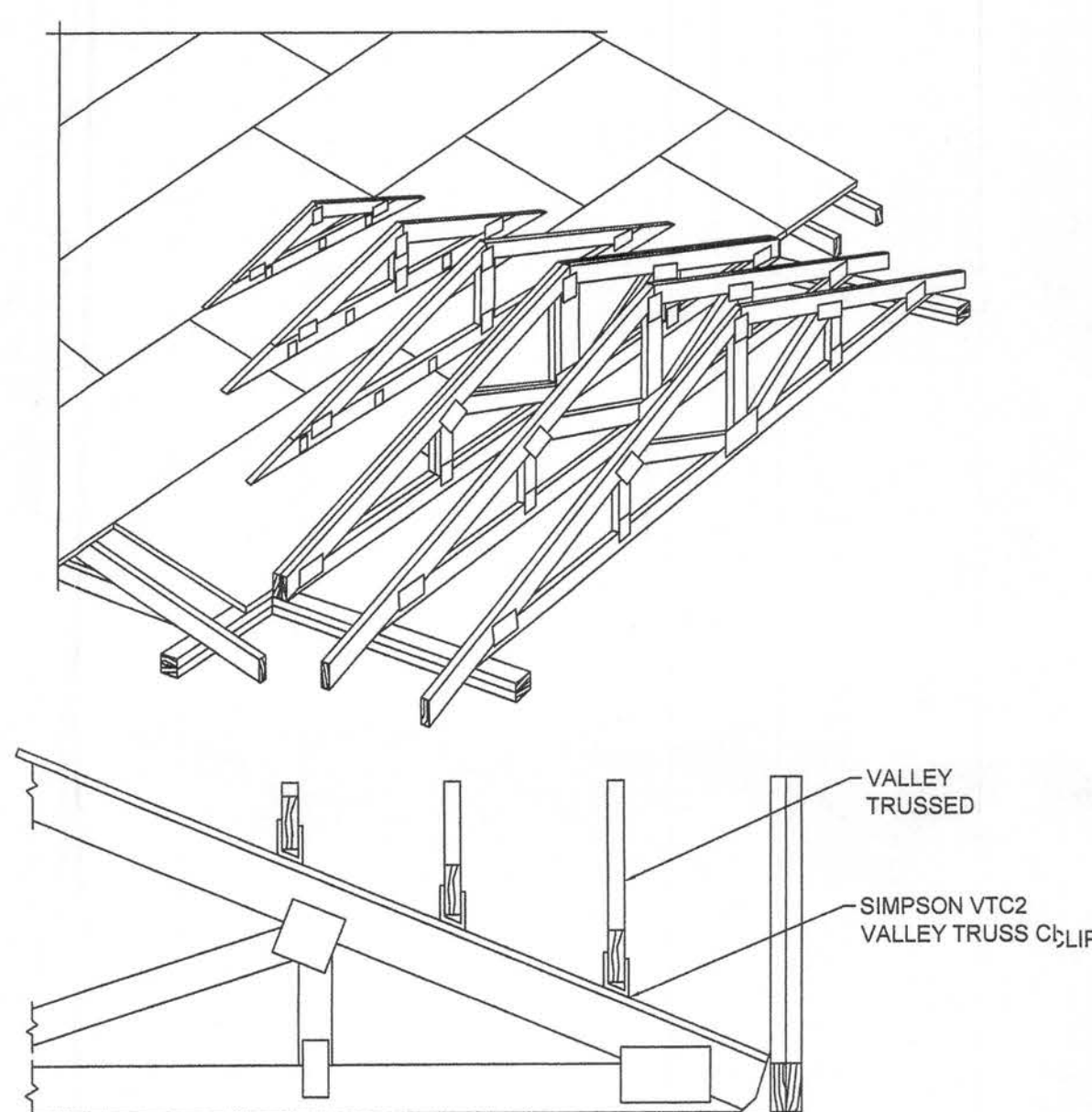


NOTES:

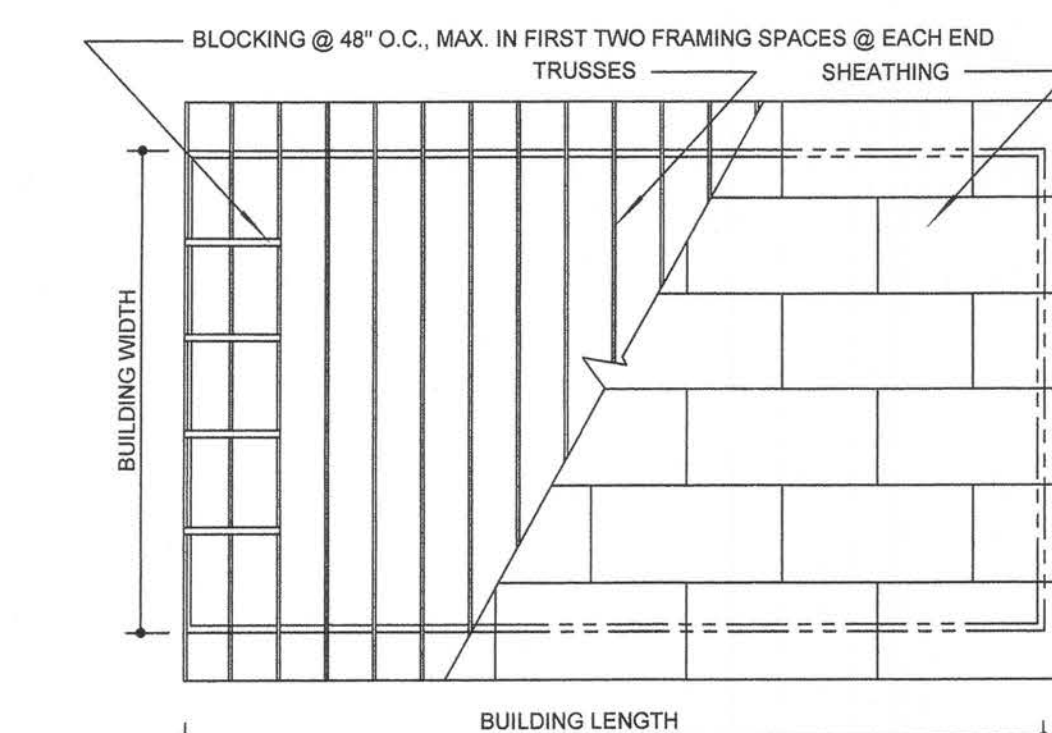
- 1) ACTUAL BRACING REQUIREMENTS WILL VARY DUE TO WIND LOAD, CODE CRITERIA, BUILDING HEIGHT, TRUSS SPAN, WEB LUMBER GRADE/SPECIES/ON CENTER SPACING AND OTHER VARIABLES. BRACING (AND ATTACHMENT) REQUIREMENTS SHOULD BE DESIGNED FOR EACH SPECIFIC JOB.
- 2) CONNECTION BETWEEN BOTTOM CHORD OF GABLE END TRUSS 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.



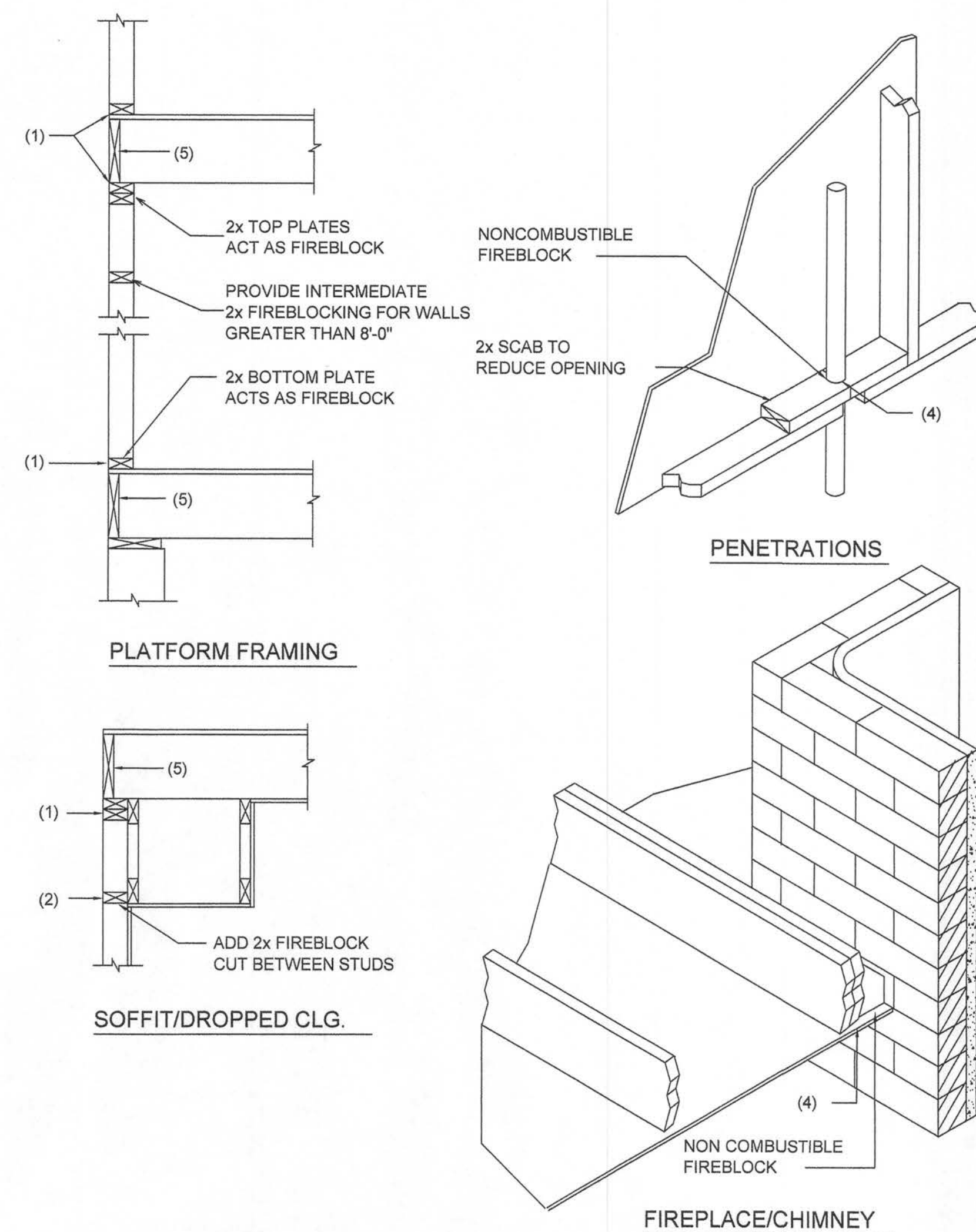
ROOFING & SHEATHING CONNECTIONS TO TRUSSES



VALLEY TRUSS DETAIL
NTS



ROOF SHEATHING LAYOUT AND ENDWALL ROOF BRACING



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

Fire Stopping DETAILS

SCALE: NONE

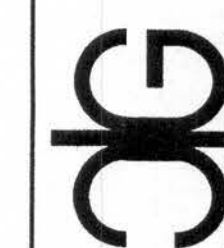
FIREBLOCKING NOTES:

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 "PYRO PANEL 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
1	12-05-06	ISSUED FOR CONSTRUCTION

P.O. Box 187
130 West Howard Street
Live Oak FL 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
STRUCTURAL/CIVIL ENGINEERS Gary Gill, PE
Auth. # 9461



MACKENZIE MODEL
GATEWAY DEVELOPMENT

ROOF DETAILS

PROJECT NUMBER	PF05-034
DRAWN BY	D. PRICE
CHECKED BY	GG
SHEET NUMBER	S-2

11/15/06

DESIGN CRITERIA

DESIGN PER 2004 FLORIDA BUILDING CODE, UNLESS OTHERWISE NOTED.

Table with 2 columns: Category (ROOFS AND CANOPIES, STAIRS, FLOORS, etc.) and Value (0 TO 200 SF, 100PSF, etc.).

Table with 2 columns: Category (BASIC WIND SPEED, MEAN ROOF HEIGHT, etc.) and Value (110 MPH, 21 FT, etc.).

THIS BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS REGION. IMPACT RESISTANT GLAZING IS NOT REQUIRED.

Table with 3 columns: Tributary Area, Interior Zone, and End Zone. Values include 10 sf, 25 sf, and various pressure values.

Table with 3 columns: Tributary Area, Interior Zone, and End Zone. Values include 10 sf, 25 sf, and various pressure values.

Table with 2 columns: Category (CONCRETE, SLAB ON GRADE, etc.) and Value (F'c= 4000 PSI, F'c= 3000 PSI, etc.).

ALL REINFORCING STEEL ASTM A615 GRADE 60

ALL WELDED WIRE FABRIC ASTM A185

Table with 2 columns: Category (CONCRETE MASONRY, COMPRESSIVE STRENGTH) and Value (F'm= 1500 PSI).

STRUCTURAL STEEL (DESIGN PER CURRENT EDITION AISC), UNLESS OTHERWISE NOTED MATERIALS SHALL BE AS FOLLOWS:

Table with 2 columns: Category (W-SHAPES, OTHER SHAPES & PLATES, etc.) and Value (ASTM 992, Fy=50 KSI, etc.).

SOIL BEARING (DESIGN MAXIMUM).....1000PSF

GENERAL NOTES

CONCRETE

Table with 2 columns: Category (FOOTINGS, PILE CAPS, etc.) and Value (3", 2", 2", etc.).

ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES IN CONFORMANCE WITH CRSI MANUAL OF STANDARD PRACTICE AND ACI 315 DURING THE PLACEMENT OF CONCRETE.

UNLESS OTHERWISE NOTED, SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE AS FOLLOWS: WELDED WIRE FABRIC.....WIRE SPACING PLUS 6" REINFORCING BARS.....40 BAR DIAMETERS

ALL HOOKS IN REINFORCING BARS SHALL BE AN ACI STANDARD HOOK, UNLESS OTHERWISE NOTED.

FOUNDATIONS

IF FOOTING EVALUATIONS SHOWN OCCUR IN A DISTURBED, UNSTABLE, OR UNSUITABLE SOIL, THE ENGINEER SHALL BE NOTIFIED.

STEPS IN WALL FOOTINGS SHALL NOT EXCEED A SLOPE OF (1) VERTICAL TO TWO (2) HORIZONTAL

PROVIDE A MINIMUM OF TWO #4 BARS IN TOP OF CONTINUOUS WALL FOOTINGS AT DOOR AND OTHER OPENINGS, 4'-0" LONGER THAN THE OPENING.

TRUSS FASTENER SCHEDULE

Table with 5 columns: LOCATION, UPLIFT, FASTENER (1), TRUSS, PLATE. Values include ROOF TRUSS, <415#, 1-H2.5, 5-8d, 5-8d.

NOTES: 1) ALL CONNECTORS LISTED ARE SIMPSON STRONG-TIE. UON. OTHER MANUFACTURERS MAY BE SUBSTITUTED. SCREW SIZE AND NUMBER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S CATALOG. ROOF TRUSS CLIPS SHALL BE SELECTED TO PROVIDE THE UPLIFT RESISTANCE SHOWN ON THE ROOF TRUSS SHOP DRAWINGS. 2) TRUSS ENGINEER MAY PROVIDE ALTERNATE CONNECTIONS.

SUPPLEMENTARY NOTES

PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. THE STRUCTURE SHOULD NOT BE CONSIDERED STABLE UNTIL ALL STRUCTURAL ELEMENTS HAVE BEEN CONSTRUCTED.

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR EMBEDS, OPENINGS, SLEEVES, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS.

ALL STRUCTURAL OPENINGS AROUND OR AFFECTED BY MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT SHALL BE VERIFIED WITH EQUIPMENT PURCHASED BEFORE PROCEEDING WITH STRUCTURAL WORK AFFECTED.

EMBEDMENT FOR EXPANSION BOLTS SHALL BE 3 1/2"Ø MINIMUM FOR 3/4" BOLTS IN CONCRETE, 5 1/2" IN GROUTED Masonry. HILTI KWIK BOLT II OR EQUAL.

EPOXY GROUT SHALL BE POWER FAST CARTRIDGE SYSTEM BY RAWL, HY150 CARTRIDGE SYSTEM BY HILTI; (HILTI RE500, IF HOLE IS CORED INSTEAD OF DRILLED) OR APPROVED EQUAL. UON. EMBEDMENT SHALL BE 12 BAR DIAMETERS MINIMUM. UON. HOLES SHALL BE 1/2" LARGER THAN REBAR SIZE, AND 3/4" LARGER THAN THREADED ROD SIZE. HOLE SHALL BE BRUSHED OUT WITH BOTTLE BRUSH AND THEN BLOWN OUT WITH AIR USING A COMPRESSOR WITH A FUNCTIONAL OIL TRAP. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS PRINTED INSTRUCTIONS.

ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN ENGINEER IN THE STATE OF THE PROJECT.

GENERAL CONTRACTOR MUST REVIEW AND APPROVE SHOP DRAWINGS PRIOR TO SUBMITTAL TO ARCHITECT / ENGINEER. SUBMITTALS WHICH DO NOT CONTAIN THE CONTRACTOR'S SHOP DRAWING STAMP OR HAVE BEEN MERELY "RUBBER STAMPED" SHALL BE RETURNED WITHOUT REVIEW.

CHANGES TO THE CONTRACT DOCUMENTS SHALL BE CLOUED ON SHOP DRAWINGS OR REQUESTED IN WRITING. THE CONTRACTOR IS LIABLE FOR ANY DEVIATIONS UNLESS REVIEWED AND ACKNOWLEDGED BY THE ENGINEER. SHOP DRAWING SUBMITTALS SHALL ONLY BE CHECKED FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS.

SPECIFICATIONS

CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (LATEST EDITION), EXCEPT AS MODIFIED BY REQUIREMENTS OF THE CONTRACT DOCUMENTS.

MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS", AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", AND AWS D1.1 "STRUCTURAL WELDING CODE", EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

A GEOTECHNICAL TESTING AND INSPECTION FIRM SHALL BE EMPLOYED TO PERFORM A SOIL SURVEY FOR SATISFACTORY AOIL MATERIALS, SAMPLING AND TESTING FOR QUALITY CONTROL AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOR THIS PROJECT. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED TO THE SATISFACTION OF THE GEOTECHNICAL TESTING FIRM.

PRODUCT APPROVAL SPECIFICATION TABLE

Table with 4 columns: CATEGORY / SUBCATEGORY, MANUFACTURER, PROJECT DESCRIPTION, APPROVAL NUMBERS. Rows include EXTERIOR DOORS, WINDOWS, ROOFING PRODUCTS, STRUCTURAL COMPONENTS, and TRUSS PLATES.

CONNECTION LISTING

Table with 4 columns: MANUFACTURER, MODEL #, FASTENER COUNT, ALLOWABLE LOAD. Rows list various Simpson Strong Tie products and their specifications.

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 POSTED 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 CEMENTIOUS 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 RET- ARDER 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 DEPART- MENT 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 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

REVISION NOTES
12-06-04 ISSUED FOR CONSTRUCTION

P. O. Box 18/
130 West Howard Street
Live Oak, FL 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
STRUCTURAL CIVIL ENGINEERS Gary Gill, P.E.
Auth. # 9461

MACKENZIE MODEL
GATEWAY DEVELOPMENT

GENERAL NOTES

PROJECT NUMBER
PF05-034
DRAIN BY
D. PRICE
CHECKED BY
GG
SHEET NUMBER

S-3