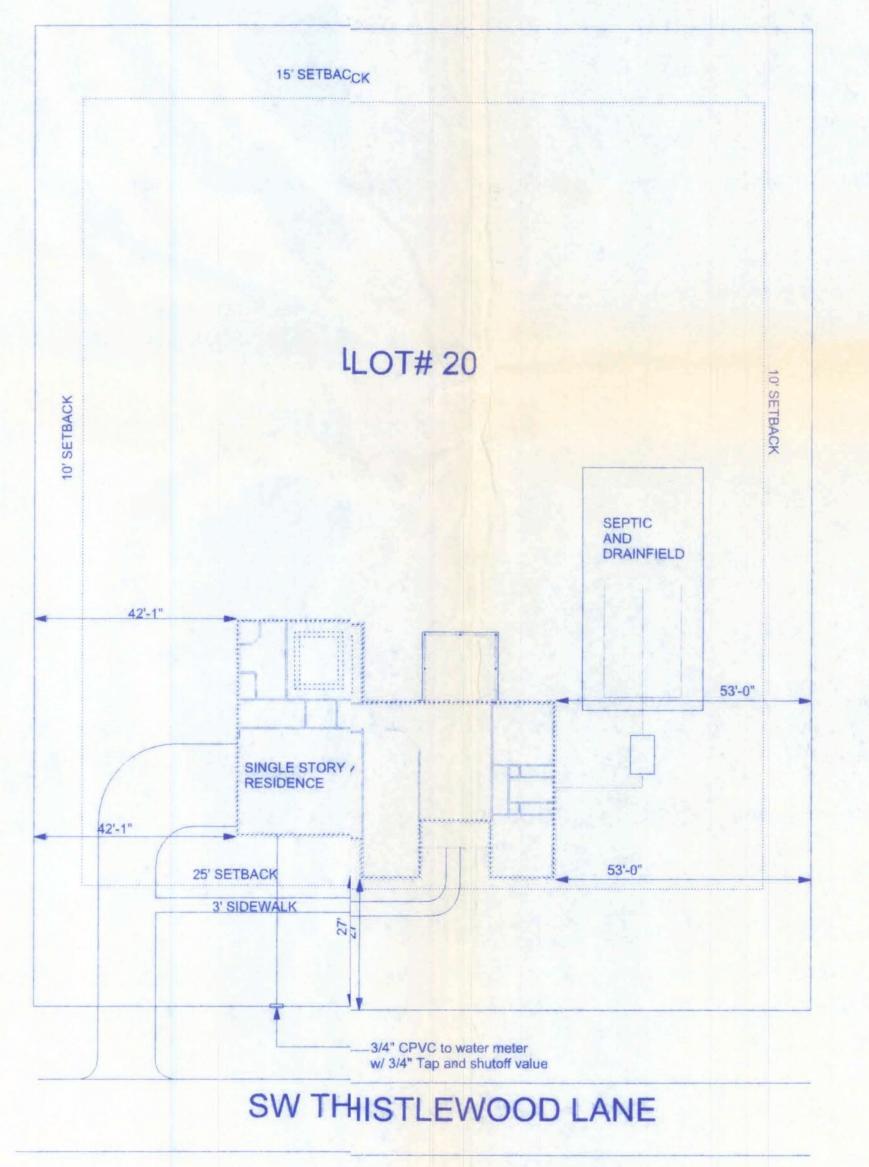
DESCRIPTION
THORNWOOD SUBDIVISION LOT 20 (1.02 AC); FT. WHITE, FL



SCALE: 11" = 1'-0"

WENT STON

THORNWOOD SUBDIVISION
LOT #20

Freeman

Source #102

LAKE CITY, FL. 32055

LAKE CITY, FL. 32055

(386)758-4209

CERTIFICATE OF AUTHORIZATION # 00008701

SHEET SP-1

OF 1

FROJECT NO.

DATE DRAWN BY 12/ 7/05 W.H.F.

REVISIONS

DOUBLE NAIL EDGE SPACING TOP AND BOTTOM PLATE

UPLIFT CAPACITY = 474 plf (TABLE 305S1 SSTD10-99)

 One all-thread rod at each corner. One all-thread rod at each end of shearwalls.

3. One all-thread rod at each end of opening headers greater than 3'-0"

4. Check sub-sheathing to top plate connection for horizontal transfer capability.

If necessary, add all-thread rods to girders individually to exclude the from average uplift plf.
 Check sole plate to slab connection, additional anchors may be required for lateral and shear

ALLOWABLE VALUES				
Connection Type	Allowable Value			
Foundation / S.Y.P. Top Plate	3840 lbs.			
Foundation / Spruce-Pine-Fir Top Plate	3840 lbs.			
Lintel or Bond Beam / S.Y.P. Top Plate	3840 lbs.			

Lintel or Bond Beam / Spruce-Pine-Fir Top Plate 3840 lbs.

Placement at slab level:

When presetting the all-thread rod at a building corner, the rod should be placed 8 to 12 inches away from the corner so it does not set under the corner framing members. When a all-thread rod is specified at a building corner, it may be placed on either side of the corner. Header ends

When presetting the all-thread rod at a header end, the rod should be placed 8 to 12 inches away from the header end so it does not fall under the stud pack framing members.

Top Connections Top connections made at corners and header ends shall be made within 2 inches of the framing pack. A nut and 3X3 washer shall be applied to the top plates and tightened securely.

Intermediate Coupler Connections

When using the rod coupler, care should be taken to ensure full and equal thread engagement. This is easily achieved by threading the coupler all the way onto the rod, then standing the two rods end to end, then threading the coupler back over the rod joint so each rod is halfway into the coupler.

In the case of an all thread rod misplacement, the rod may be epoxied into the concrete.

Sole plate to slab connection:

The slab level sole plate shall be connected to the slab with the connectors specified and at the spacing specified within the design documents. All-thread rods shall be placed as per the design specifications. All-thread rods with a nut and washer at the sole plate will qualify as a sole plate connection but may require other anchors intermediate of the all-thread rod locations to qualify the specified spacing requirements.

System Tightening:

On multiple story applications, the all-thread rod system shall be rechecked for proper tension just before the walls are veneered. This will allow the all-thread rod system to compensate for the buildings dead load compression.

SEARWALL NOTES:

1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS

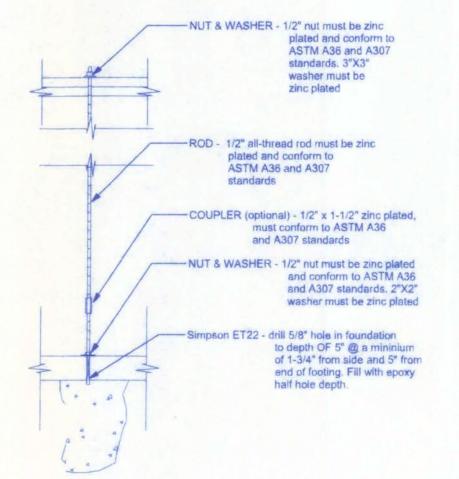
AS DEFINED BY STD 10-99 305.4.3. 2. THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW

3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURING OVER COMMON FRAMING MEMBER OR ALONG BLOCKING.

4. NAIL SPACING SHALL BE 6" O.C. EDGES AND 12" O.C. IN THE FIELD.

5. 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/3.5 ie. FOR 8'-0" WALLS - (2'-3").

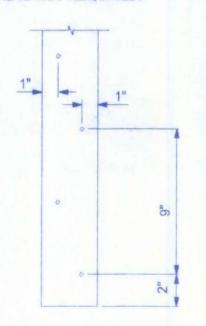
PENING WIDTH	SILL PLATES	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
> 6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2
> 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3



A SOLID MEMBER OF EQUAL OR GREATER SIZE THAN MULTIPLE MEMBERS MAY BE USED. IF RATED SHEATHING IS APPLIED TO NARROW EDGES, NAILED TO EACH STUD AT 12" O.C. MAXIMUM, THE LAMINATION NAILING SHOWN HERE IS NOT REQUIRED.

porch beam -

double 2x or solid



GIRDER COLUMN DETAIL SCALE: 1/2" = 1'-0"

END (TOP OR BOTTOM)

OPENING CONNECTION REQUIREMENTS HEADER SIZE CONNECTOR AT ANCHORAGE TO

OPENING #2 GRADE OR BETTER		END BEARING	EACH END OF OPENING	FOUNDATION @ EACH END OF OPENING	
0' - 3'	(2) 2x8	1.5"	N/A	N/A	
>3' - 6'	(2) 2x10	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD	
>6' - 9'	(2) 2x12	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD	
>9' - 12'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD	
>12' - 15'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD	
>15' - 18'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	4.5"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD	

ALLOWABLE

DEFLECTION

L/180

H/180

L/360

L/240

H/360

L/240

L/120

-simpson HUC412

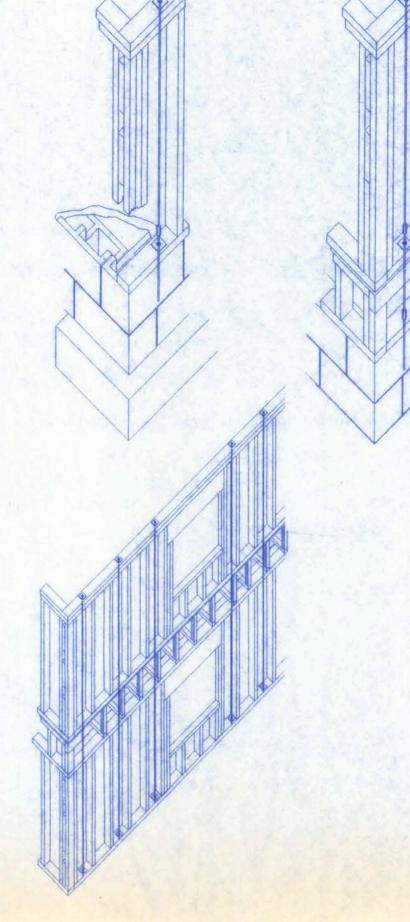
-1/2" ATR 6" - 12" OF PORCH BEAM

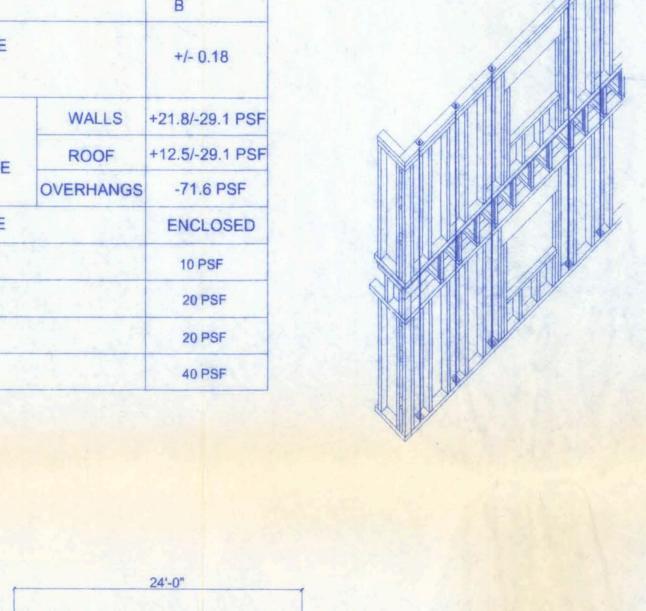
STRUCTURAL MEMMBER

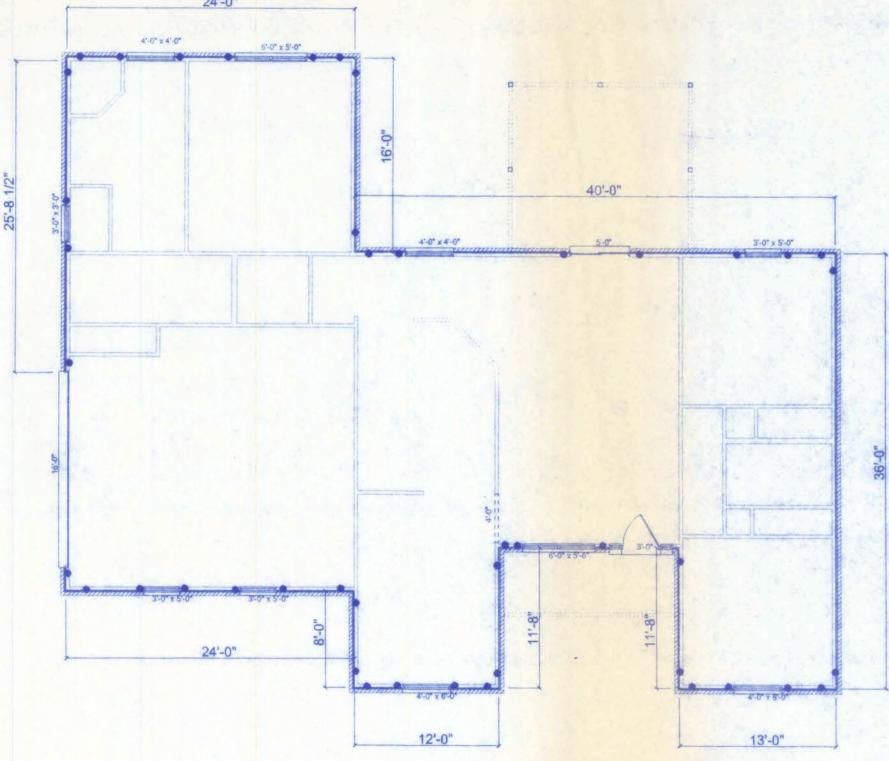
ALL THREAD @ PORCH BEAM

ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION ALLOWABLE DEFLECTION (OF STRUCTURAL MEMBERS 1609, FLORIDA BUILDING CODE, 2004 EDITION.

009, FLORIDA BUILDING	CODE, 2004 ED	HON.
BASIC WIND SPEED	110 MPH	
IMPORTANCE FACTOR	1.0	
BUILDING CATEGORY	2	
EXPOSURE	В	
INTERNAL PRESSURE	+/- 0.18	
COMPONENT AND	WALLS	+21.8/-29.1 PSF
	ROOF	+12.5/-29.1 PSF
OCADDINO I REGOVILE	OVERHANGS	-71.6 PSF
TYPE OF STRUCTURE		ENCLOSED
ROOF DEAD LOAD	10 PSF	
ROOF LIVE LOAD	20 PSF	
FLOOR DEAD LOAD	20 PSF	
FLOOR LIVE LOAD		40 PSF







ALL THREAD LOCATION FOR WINDSTORM SHEATHING

SHEARWALL DETAIL
SCALE: 1/8" = 1'-0"

SUBDIVISION #20 THORNWOOD

Freeman
Design Group DATE IRAWN BY

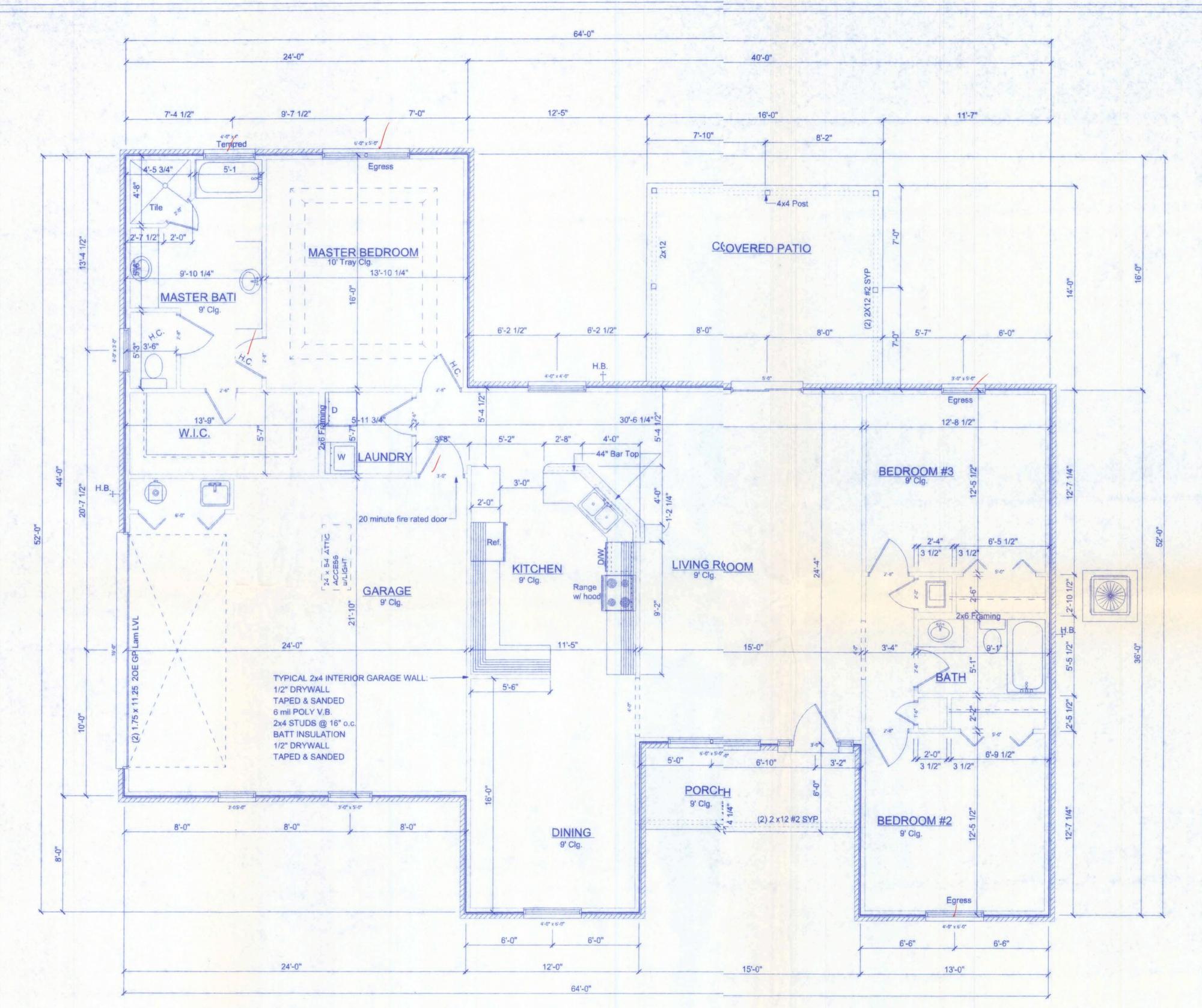
W.H.F. REVISIONS SHEET S-1

> PROJECT IO. 07.R011

Freeman
Design Group

W.H.F. REVISIONS

PROJECT NO. 01.R010



FLOOR PLAN SCALE1/4" = 1'-0"

AREA SUMMARY

LIVING CONDITION: 1788 S.F. GARAGE: 528 S.F. FRONT PORCH: 90 S.F. BACK PORCH: 224 S.F. TOTAL: 2630 S.F.

APPLIANCES LOCATED IN PRIVATE GARAGES SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 6 FEET ABOVE THE FLOOR EXCEPT WHERE THE APPLIANCE IS PROTECTED FROM MOTOR VEHICLE IMPACT. EQUIPMENT AND APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18" ABOVE THE FLOOR.

EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND BEAR AN AAMA OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION:

ANSI/AAMA/NWWDA 101/IS2 2/97

THE CONSTRUCTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E 330, STANDARD TEST METHODS FOR STRUCTURAL PERFORMANCE OF EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS BY UNIFORM STATIC AIR PRESSURE.

BATHROOM EXHAUST SHALL BE DIRECTED TO OUTSIDE OF BUILDING. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS. AIR EXHAUST OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLS IF TERMINATING OUT DOORS.

CONDENSATE WASTE AND DRAIN LINE SIZE SHALL BE NOT LESS THAN 3/4" INTERNAL DIAMETER AND SHALL NOT DECREASE IN SIZE FROM THE DRAIN PAN CONNECTION TO THE PLACE OF CONDENSATE DISPOSAL.

EACH VERTICAL DRYER VENT RISER SHALL BE PROVIDED WITH A CLEANOUT. DRYER EXHAUSTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPED WITH A BACHDRAFT DAMPER WITHOUT SCREENS.

HVAC UNITS SHALL BE MOUNTED TO CONCRETE PAD w/ #14 SCREWS w/ GASKETED WASHERS, (3) PER SIDE

DUCT PENETRATION:

ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel or other approved material and shall have no openings into the garage.

OPENING PROTECTION:

openings from a private garage directly into a room used for sleeping purposes shall not be permitted. other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb steel doors not less than 1 3/8" thick, or a 20-minute fire rated doors.

SEPARATION REQUIRED:

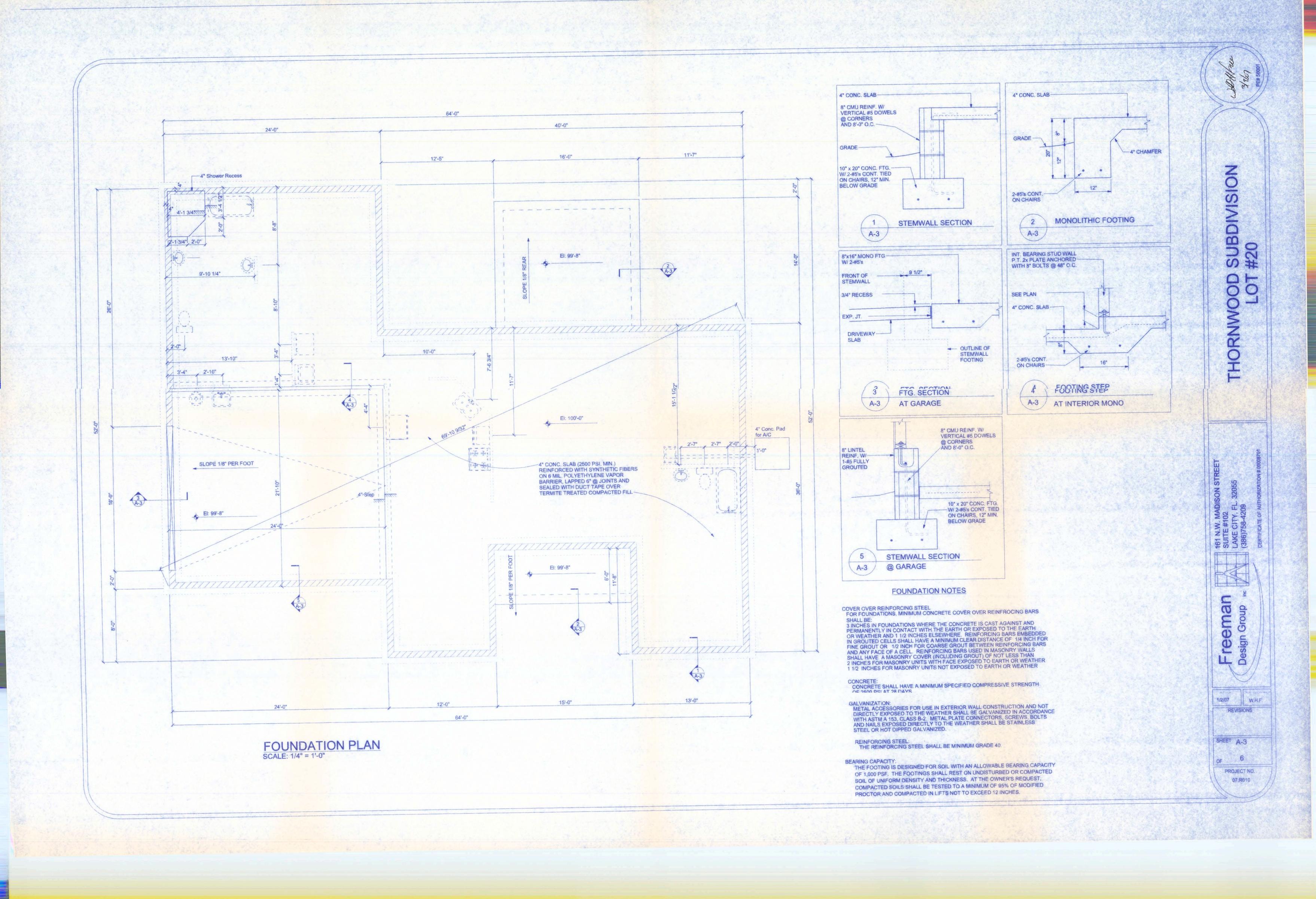
12x80 country 1

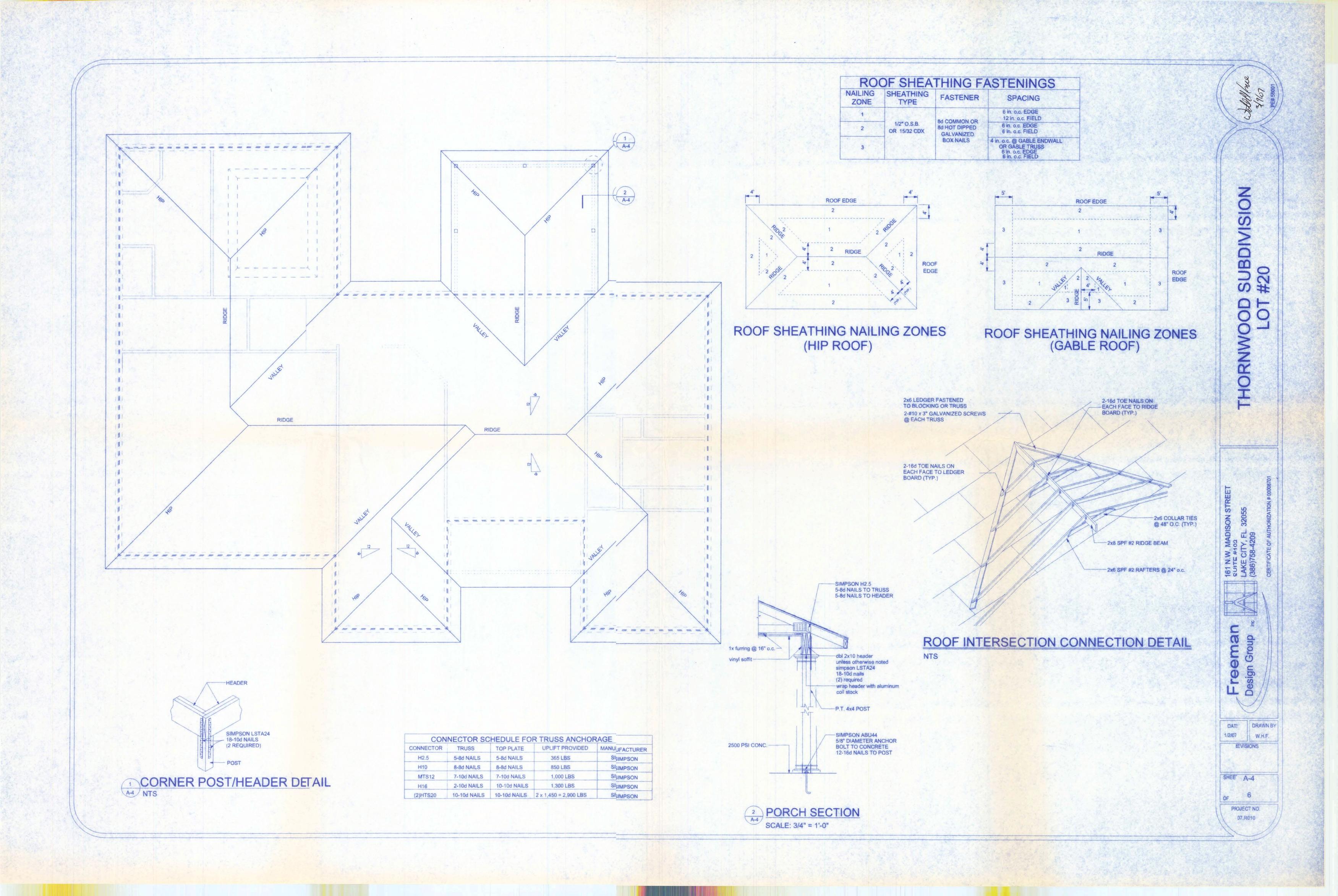
gypsum board applied to the garage side. garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type X gypsum board or equivalent, where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2" gypsum board or equivalent.

PRODUCT CODE	SIZE	COUNT	
36x80 colonial w/ 12x80 side light	3'-0"	1	
60x80 sliding french 2	5'-0"	1	
16' x 7' Amaar steel garage door	16'-0"	1	
5068-2 BF	5'-0"	1	
5068-2 BF	5'-0"	1	
6068-2 BF	6'-0"	1	
1668	1'-6"	1	
2068	2'-0"	2	
2668	2'-6"	3	
2868	2'-8"	3	
2868	2'-8"	2	
3068	3'-0"	1	
(2) SH 3050	6'-0" x 5'-0"	2	
SH 3030	3'-0" x 3'-0"	1	
SH 3050	3'-0" x 5'-0"	3	
SH 4040	4'-0" x 4'-0"	2	
SH 4060	4'-0" x 6'-0"	2	
10.00	41.00 01.0 4100	Harry To	

1'-0" x 6'-9 1/2" 2







12/0 W.H.I

ROJECT NO.

07.R010

SHEIT A-5

ceiling fan globe 1 24 x 54 ATTIC | ACCESS / W/LIGHT \$ Light-Attic Access double spotlight 90 fluorescent fixture 0 electrical panel 1--3 hvac motor meter can nonfused disconnect cable tv outlet -0outlet outlet 220v outlet gfi Dan. smoke detector switch switch 3 way telephone weather proof GFI Dan dan

ELECTRICAL

SYMBOL

NOTE

ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE,
15 AND 20 AMP OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS
SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER
LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

ELECTRICAL PLAN NOTES

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

CONSULT THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED.

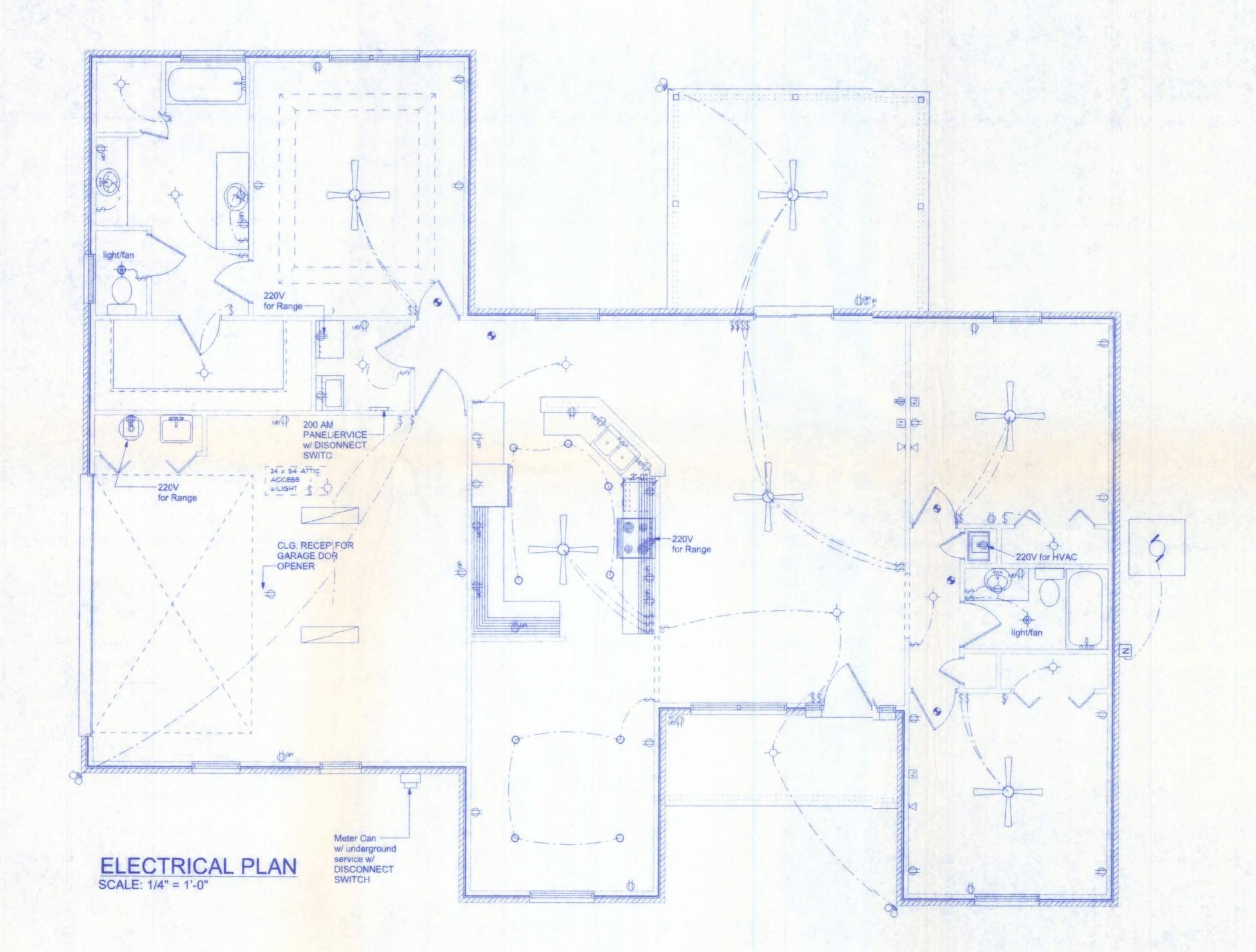
INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

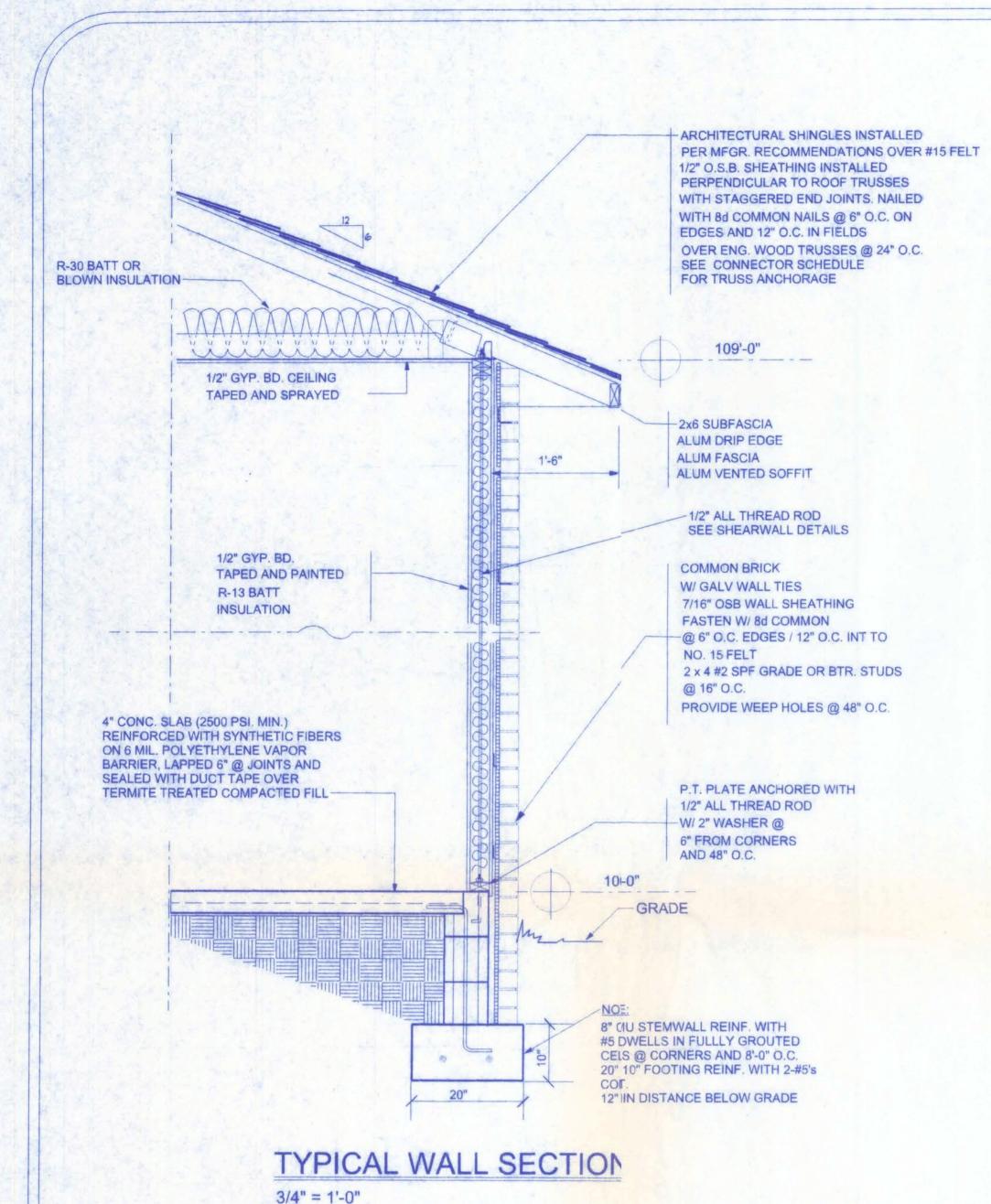
ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.

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 CONT'R 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 Nr., 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.





ASPHALT SHINGLES SHALL BE FASTENED TO SOLICIDLY SHEATHED DECKS.

ASPHALT SHINGLES SHALL BE USED ONLY ON ROOOF SLOPES OF 2:12 OR GREATER. FOR ROOF SLOPES FROM 2:12 TO 4:1:12, DOUBLE UNDERLAYMENT IS REQUIRED.

UNLESS OTHERWISE NOTED, UNDERLAYMENT SHAALL CONFORM WITH ASTM D 226, TYPE 1, OR ASTM D 4869, TYPE 1.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET: SELF ADHERING POLYMER MODIFIED BITUMEN SHAALL COMPLY WITH ASTM D 1970.

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

FASTENERS:

FASTENERS FOR ASPHALT SHINGLES SHALL BE GAALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 1 12 GAUGE SHANK WITH A MINIMUM 3/8 INCH DIAMETER HEAD, OF A LENGTH TO PENETIFRATE THROUGH THE ROOFING MATERIAL AND A MINIMUM 3/4" INTO THE ROOF SHEATHING. WHERE ROOF SHEATHING IS LESS THAN 3/4" THICK, THE NAILS SHALL PENETPRATE THROUGH THE SHEATHING.

ASPHALT SHINGLES SHALL BE SECURED TO THE RQOOF 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. UNLESSS OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH AST;TM D 3161 OR M-DC PA 107-95.

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 SUFFFICIENTLY TO STAY IN PLACE.

2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS (OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 193 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

FOR ROOF SLOPED 4:12 AND GREATER, UNDERLAY MENT SHALL BE A MINIMUM OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLL(OWS: STARTING AT THE EAVE, UNDERLAYMENT SHALL BBE APPLIED SHINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FRASTENED SUFFICIENTLY TO STAY

BASE AND CAP FLASHINGS: BASE AND CAP FLASHINGS.

BASE AND CAP FLASHING SHALL BE INSTALLED IN AACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LBS PER 100 SQUARE F FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINNAL THICKNESS OF 0.019 INCH.

VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED.

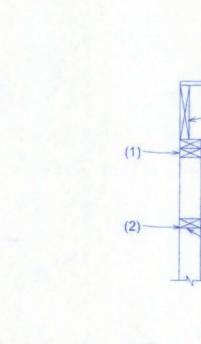
1. FOR OPEN VALLEYS LINED WITH METAL, THE VAALLEY LINING SHALL BE AT LEAST 16 INCHES WIDE AND OF ANY OF THE CORROSION RESISTANNT METALS IN TABLE 1507.3.9.2. 2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLILIES OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALLL BE 18 INCHES AND THE TOP LAYER

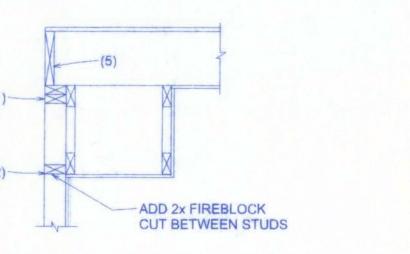
A MINIMUM OF 36 INCHES WIDE. 3. FOR CLOSED VALLEYS VALLEY LINING SHALL BEE ONE OF THE FOLLOWING: 1. BOTH TYPES 1 AND 2 ABOVE, COMBINED.

2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST; T 36 INCHES WIDE AND COMPLYING WITH

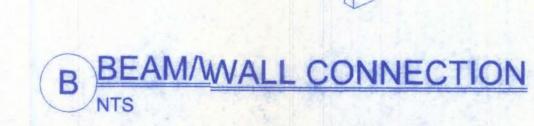
3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHIES WIDE AND COMPLYING WITH ASTM D 1970.

MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT	
COPPER			1	
ALUMINUM	0.024			
STAINLESS STEEL		28		
GALVANIZED STEEL	0.0179	26 (ZINC COATED G90)	E 1/4- 10	
ZINC ALLOY LEAD PAINTED TERNE	0.027		2 1/2 20	





SOFFIT/DROPPED CLG.

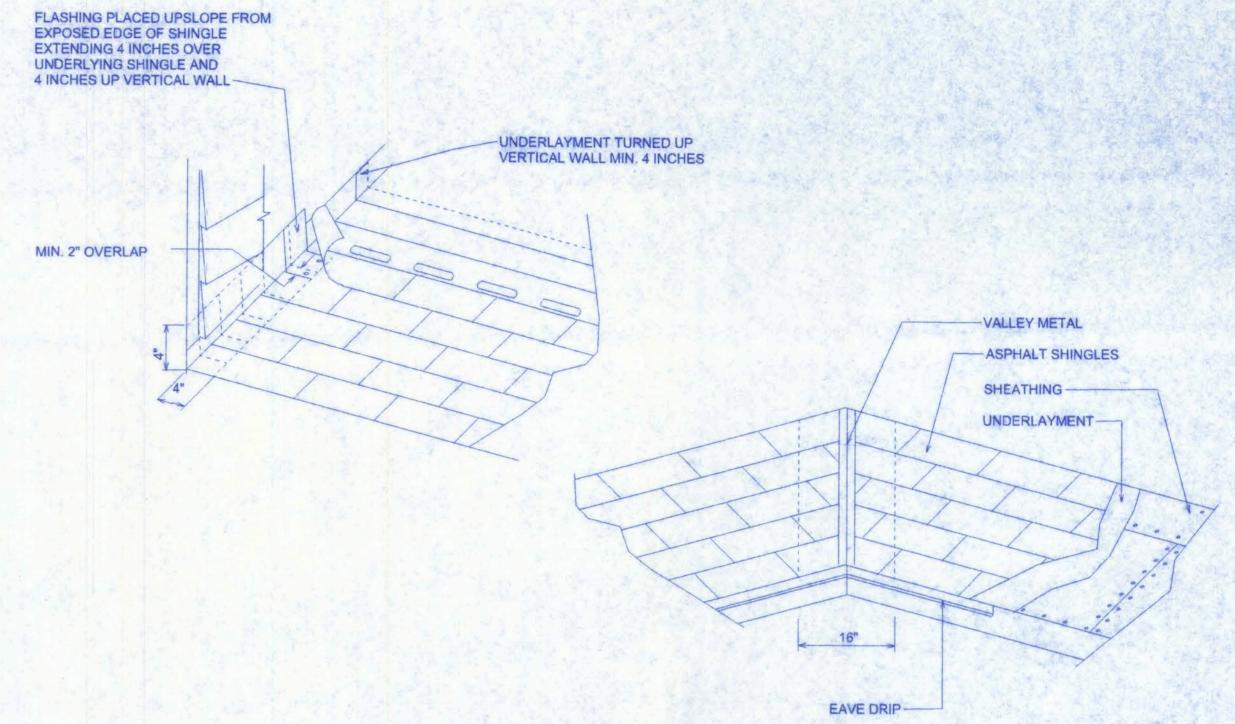


simpson HUC412

double 2x or solid

-stud bearing wall

4x post



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. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF
- 4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH PYROPANEL MULTIFLEX SEALANT
- 5. 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.

STEEL COATING RECOMMENDATIONS IN PRESSURE TREATED WOOD:

- Thicker galvanizing generally extends service life of a product. The treated wood industry recommends use of Stainless Steel and hot-dip galvanized connectors and fasteners with treated wood.
- Due to the uncertainties, which are out of the specifiers control, in regard to the chemicals used in pressure treated wood, Simpson recommends the use of stainless steel fasteners, anchors and connectors with treated wood when possible. At a minimum, customers should use ZMAX (G185 HDG per ASTM A653), Batch/Post Hot-Dip Galvanized (per ASTM A123 for connectors and ASTM A153 for fasteners), or mechanically galvanized fasteners (per ASTM B695, Class 55 or greater), product with the newer alternative treated woods.
- G60 galvanized products should not be used with treated woods.
- G90 galvanized connectors can be used with Sodium Borate (DOT Disodium Octaborate Tetrahydrate) treated woods. Sodium Borate Treated woods are not suitable for applications where moisture exposure is likely. They are suitable for mudsill applications when transported, stored, and installed appropriately.
- When using stainless steel or hot-dip galvanized connectors, the connectors and fasteners should be made of the same material.

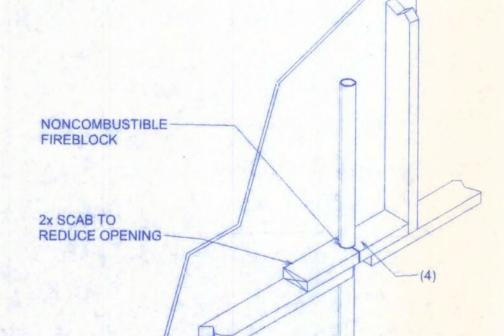
Simpson Strong-Tie Product Finishes	Untreated Wood	Chromated Copper Arsenate (CCA-C)	DOT Sodium Borate (SBX)	Alkaline Copper Quat ACQ-C and ACQ-D (Carbonate)	Copper Azole (CBA-A and CA-B)	SBX (DOT) with NASiO	Ammoniacal Copper Zinc Arsenate (ACZA)	Other Pressure Treated Woods
Standard (G90)	X	X	x					
ZMAX (G185)	X	X	x	×	x	x		
Post Hot-Dip Galvanized (HDG)	x	X	x	X	x	X	x	X
SST300 (Stainless Steel)	x	X	x	×	x	x	X	x

SUB #20

1/2/07 W.H.F. REVISONS

07.R)10

PROJECT NO.



PENETRATIONS



porch beam