

Area	
Heated	1508
Porch	408
Garage	440
Total	2356

Scale 1/4" = 1'



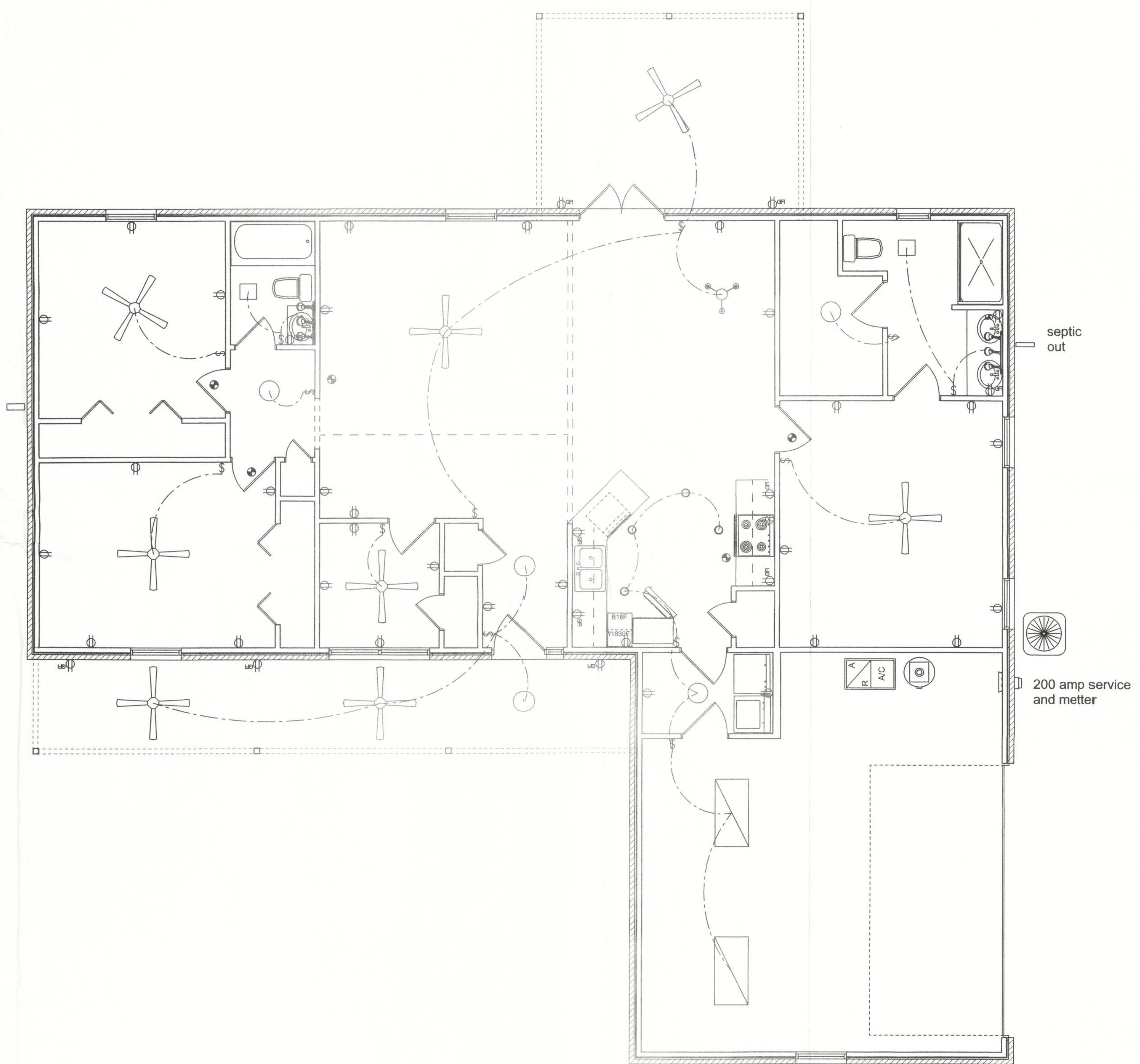
Drafted By:
John Thomas Jr.

Thomas Construction of Lake City Inc.
547 SW Dyal Ave.
Lakke City FL 32024

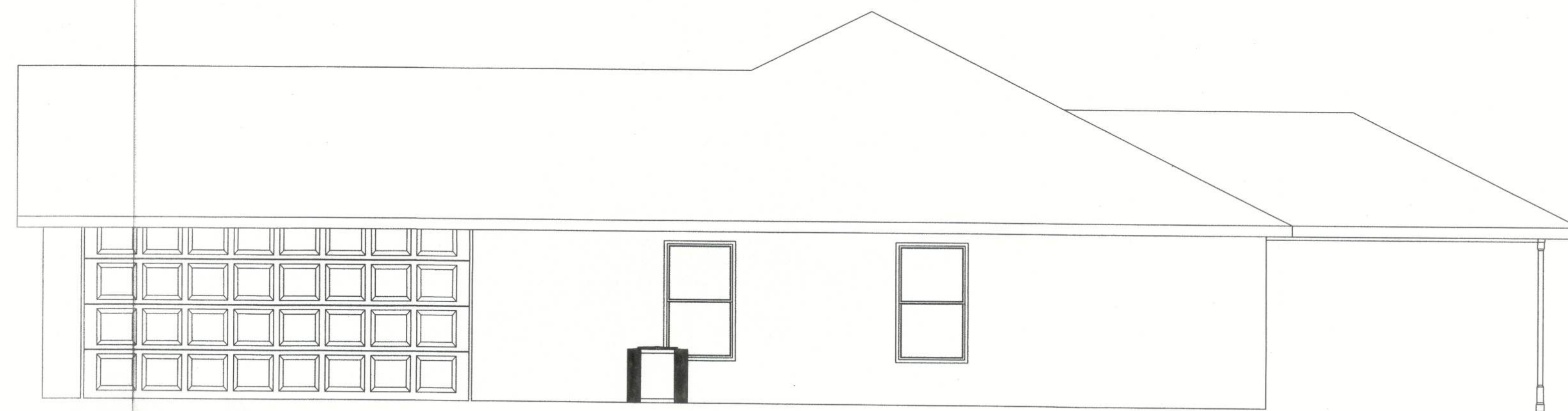
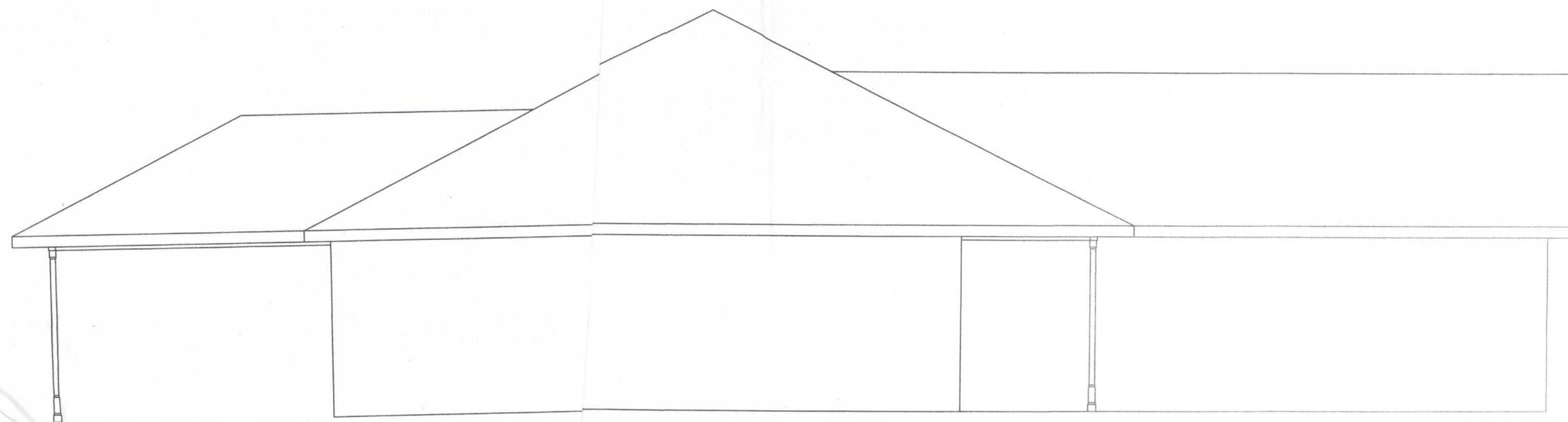
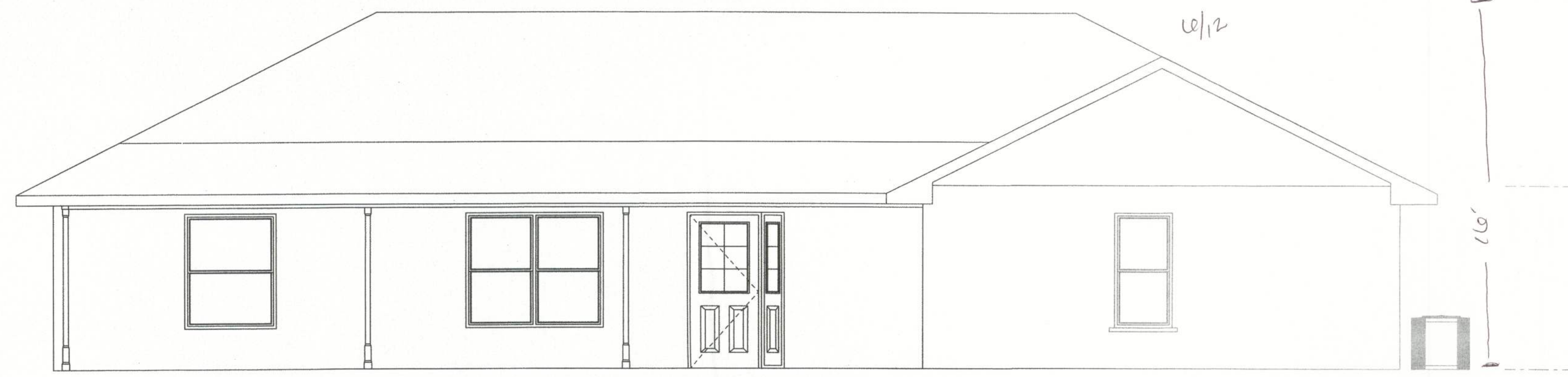
Bill and Bonnie Gootee
Custom house
Columbia County, Florida

Floor Plan

Sheet Number
2



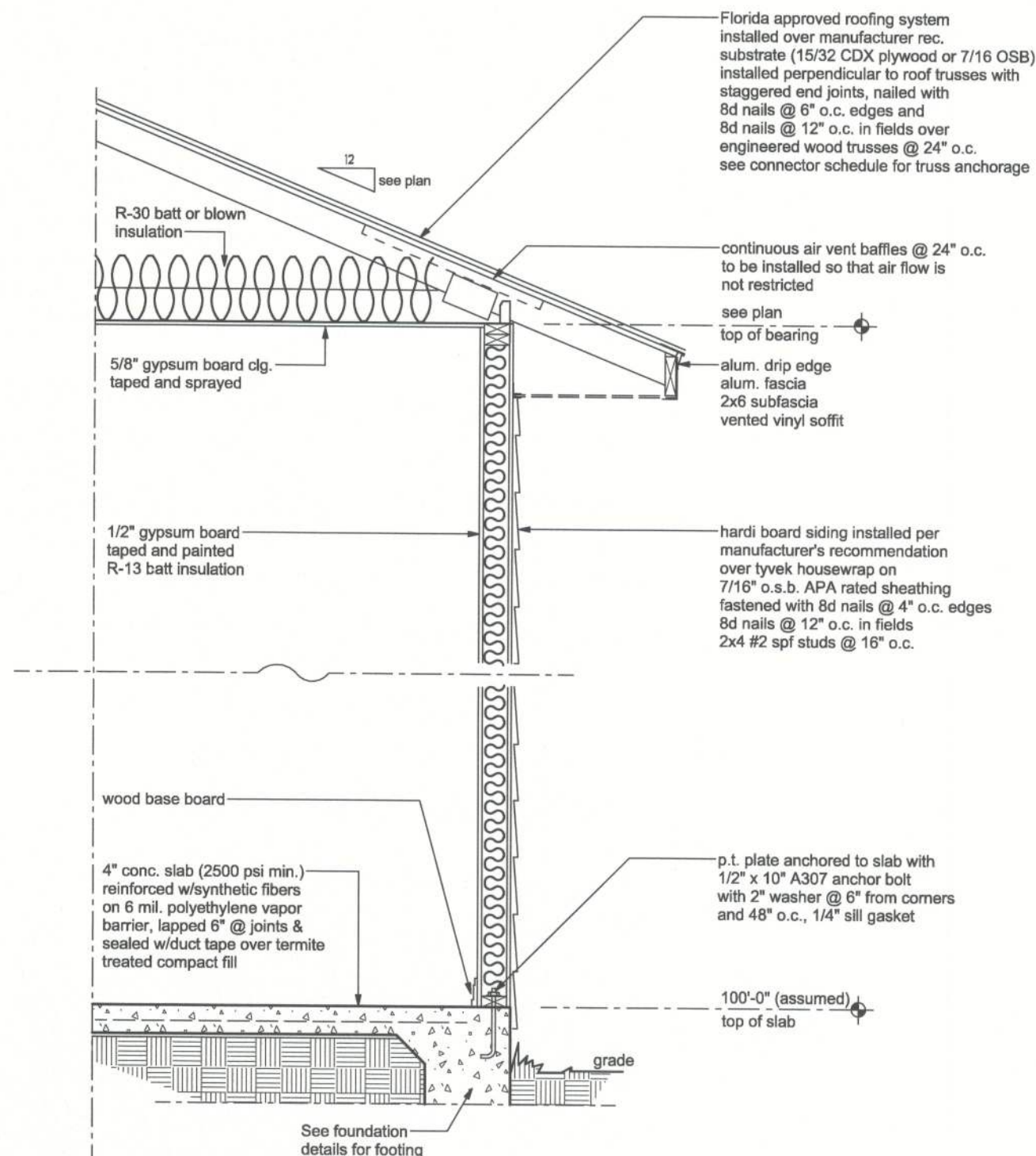
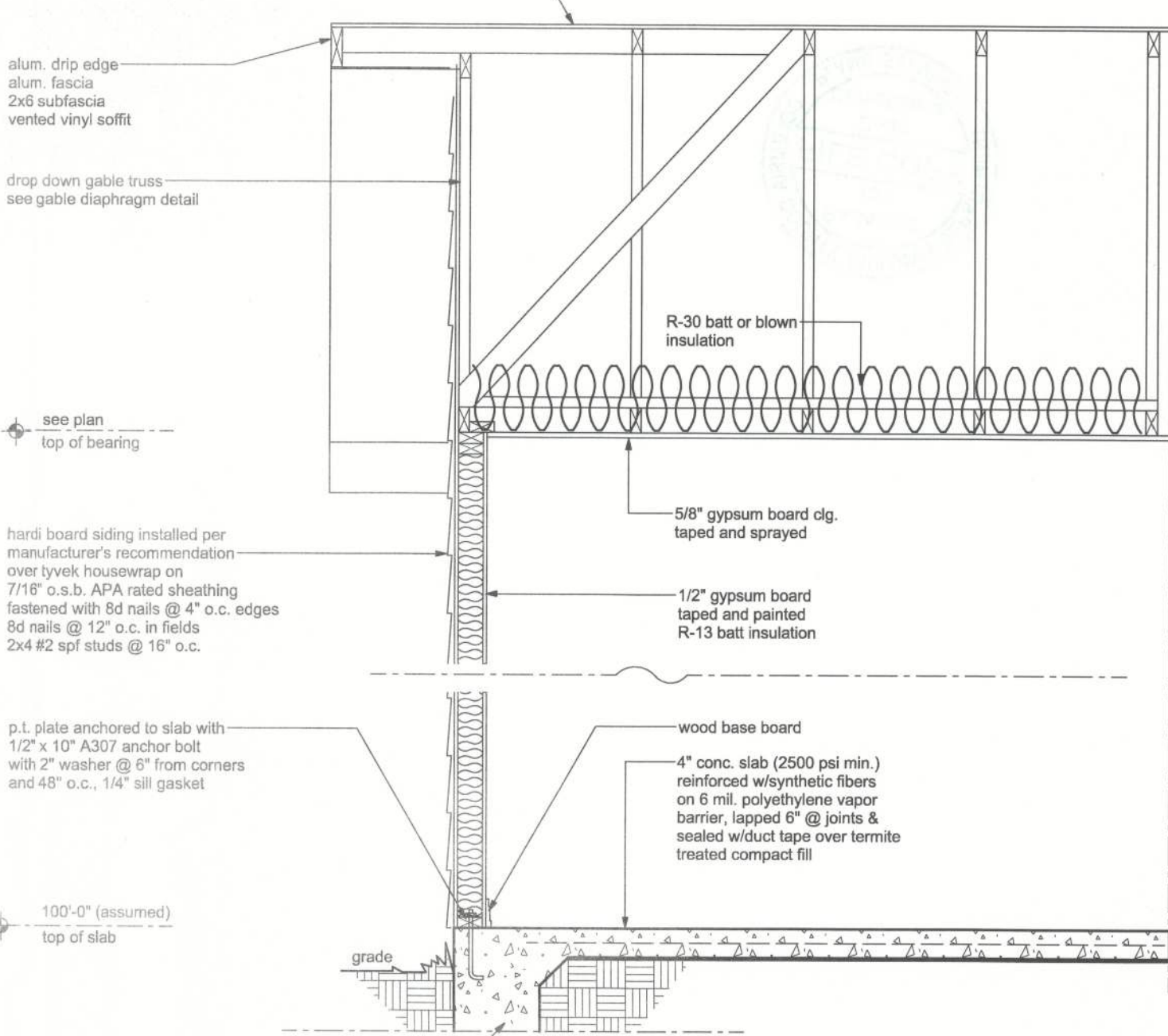
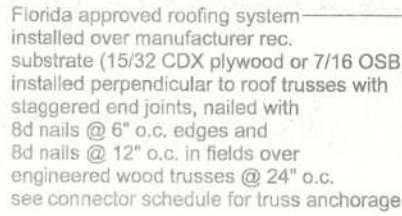
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CES PROJECT NO.:
2013-020

SHEET:
S-1

Florida approved roofing system—
installed over manufacturer rec.
substrate (15/32 CDX plywood or 7/16 OSB)
installed perpendicular to roof trusses with
staggered end joints, nailed with
8d nails @ 6" o.c. edges and
8d nails @ 12" o.c. in fields over
engineered wood trusses @ 24" o.c.
see connector schedule for truss anchorage



TYPICAL WALL SECTION

SOIL BEARING VALUE: ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 1,500 PSF
SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS
IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY
THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO
FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN.



NOTE: VENTILATION SHALL BE PROVIDED TO FURNISH CROSS VENTILATION OF EACH SEPARATE ATTIC SPACE WITH WEATHER PROTECTED VENTS. ALL VENTS SHALL BE SCREENED TO PROTECT THE INTERIOR FROM INTRUSION OF BIRDS. THE RATIO OF TOTAL NET FREE VENTILATION AREA TO THE AREA OF CEILING SHALL NOT BE LESS THAN 1/150.

THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VARIOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATE OR FEDERAL.

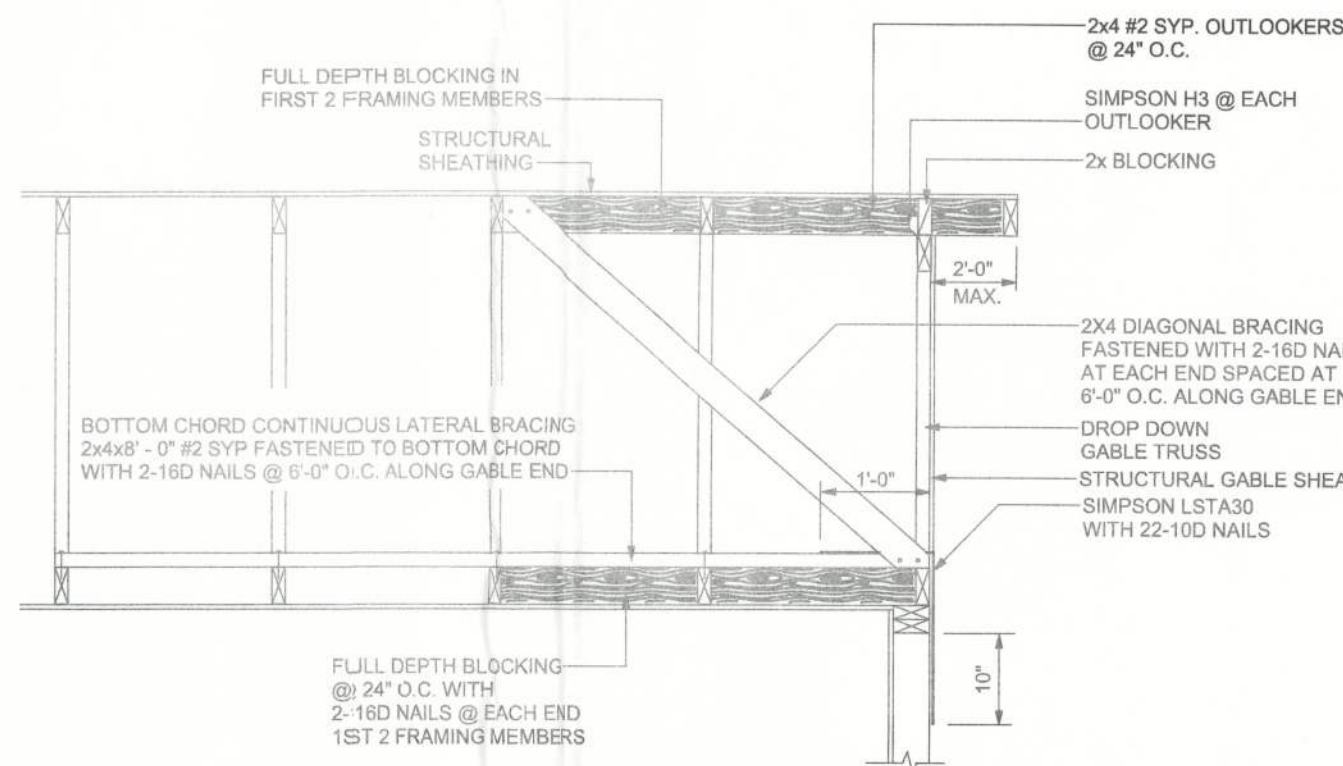
9. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

5. THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING OF THE PROJECT AND THE CONTRACTOR(S) SHALL FILE "NOTICE TO OWNERS" AND PROVIDE "RELEASE OF LIEN" ALL PAYMENT REQUESTS PRIOR TO DISBURSEMENT OF ANY FUNDS.
6. ANY AND ALL DISPUTES ARISING FROM EVENTS ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT BETWEEN THE OWNER, CONTRACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.
7. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CODE AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES. ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.
8. ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABELS SHALL BE LEFT ON THE ROOFING DECKS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
9. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

CHANGES TO PLAN SETS:

PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT CONSULTING WITH THE ARCHITECT/ENGINEER. THE OWNER SHALL ASSUME ALL LIABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES TO THE PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM SPECIFICATIONS ON THE PLANS.

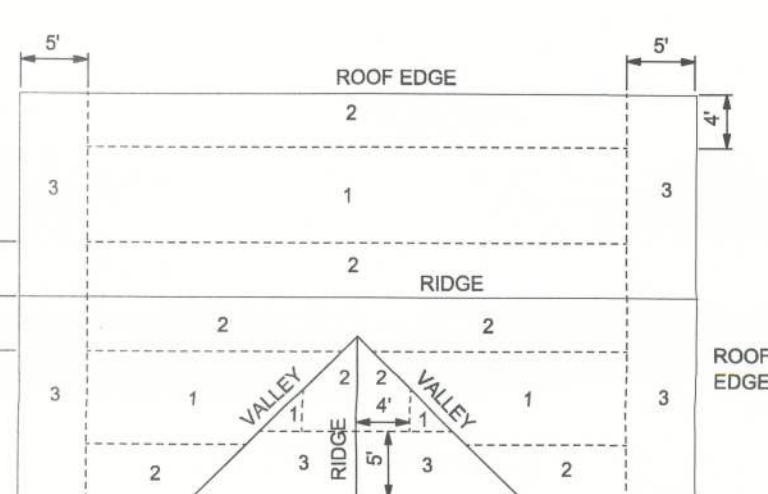
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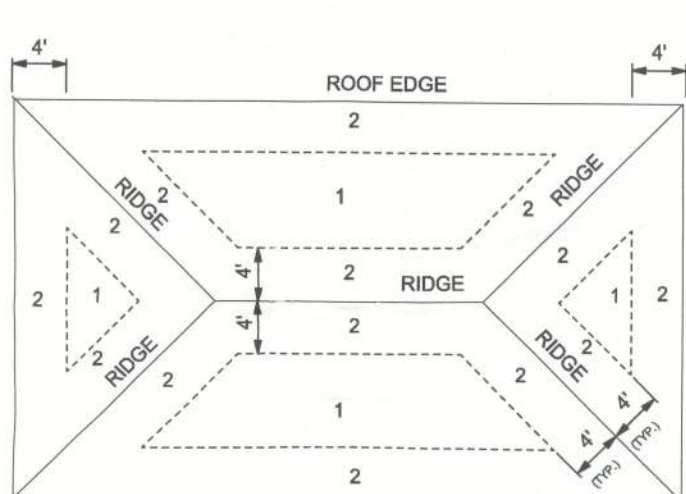
END WALL BRACING FOR CEILING DIAPHRAGM

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

TYPICAL WALL SECTION



ROOF SHEATHING NAILING ZONES (GABLE)



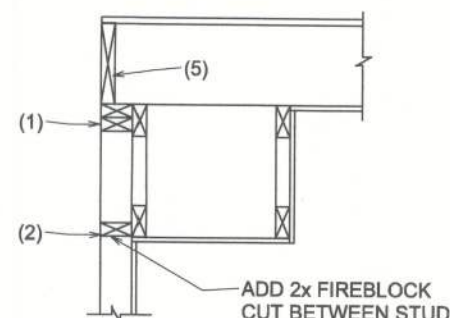
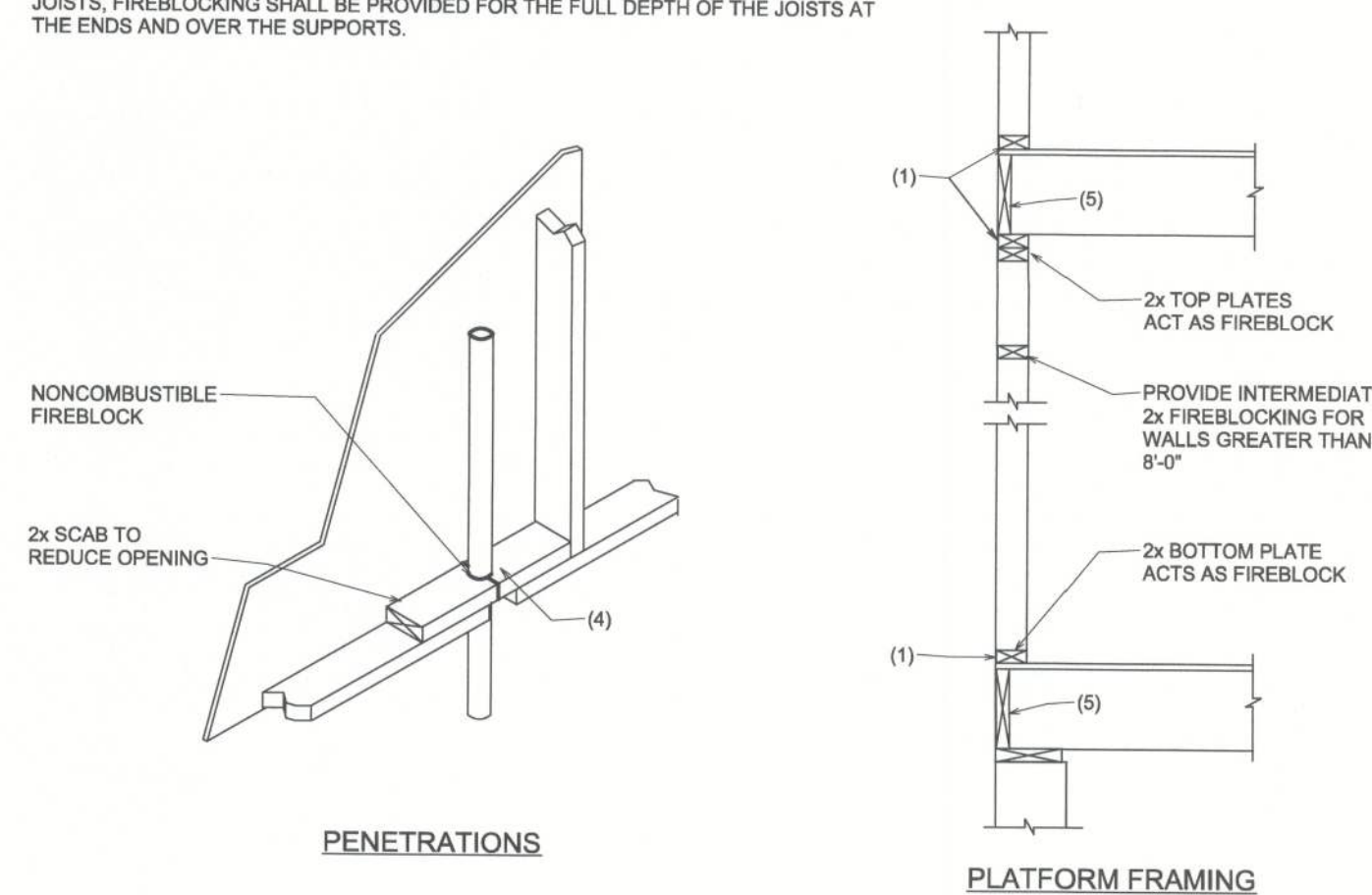
ROOF SHEATHING NAILING ZONES (HIP)

ROOF SHEATHING FASTENERS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	7/16" OSB & 15/32" CDX	8D GALV. RING SHANK NAILS	6" O.C. EDGE 12" O.C. FIELD
2			6" O.C. EDGE 8" O.C. FIELD
3			4" O.C. @ GABLES 6" O.C. EDGE 8" O.C. FIELD

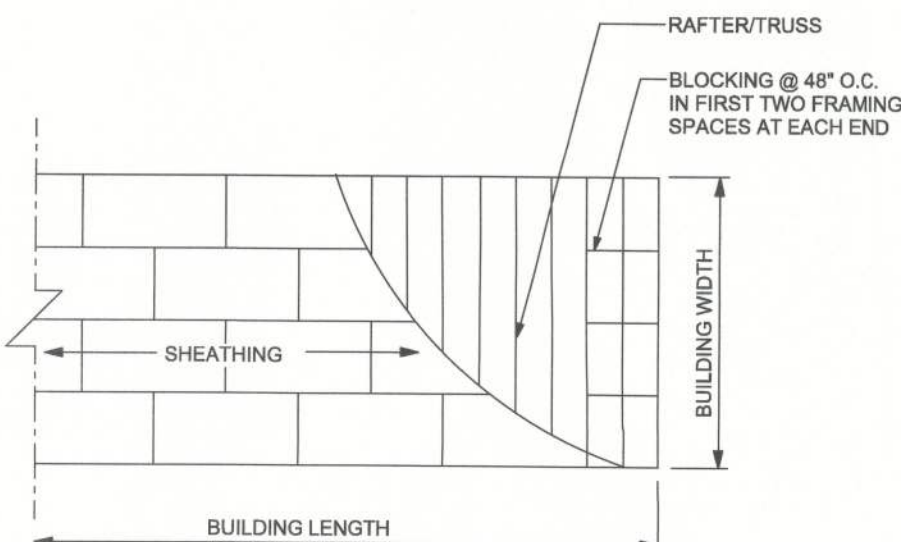
ROOF SHEATHING FASTENING

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 THE RUN.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH PYROPLAN MULTIFLEX SEALANT
5. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF JOISTS OR TRUSSES. FIRE RACKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

SOFFIT/DROPPED CLG

ROOF SHEATHING LAYOUT AND ENDWALL ROOF BRACING



CES

Crews Engineering Services, LLC

**CERTIFICATE OF AUTHORIZATION
NO. 28022**

**P.O. BOX 970
LAKE CITY, FL 32056
PHONE: 386.754.4085**

Brett A. Crews, P.E. 65592

DRAWN BY:
TM
APPROVED BY:
BC

BILL AND BONNIE GOOTIE CUSTOM HOME

SECTIONS AND FRAMING DETAILS

CES PROJECT NO.
2013-020

SHEET:
S-2