

Fown Homes A Custom Garage for: Lake City, Florida

ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION R30! FLORIDA BUILDING CODE, 2004 EDITION	ACE WITH SECTION R301.
BASIC WND SPEED.	140 MPH
WIND IMPORTANCE FACTOR (1):	1 2 1.00
BUILDING CATAGORY:	CATAGORY II
WIND EXPOSURE:	ָּטַ
INTERNAL PRESSURE COEFFICIENT:	V- Ø.IB
MAN WND FORCE RESISTANCE DESIGN WND PRESSURES:	ROOF: - 313 PSF WALLS: + 311 PSF EAVES: + 523 PSF
COMPONENTS & CLADING PER TABLES 3012(2) (FBC 2004) DESIGN WND PRESSURES:	OPNG5: • 353/- 472 PSF EAVE5: - 1106 PSF ROOF: • 323/- 412 PSF

REVISION

DO NOT SCALE OFF THESE PLANS
AFFILE DIFENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS
SIMPLE ARTHMETIC HAY BE USED TO DETERMINE THE LOCATIONS OF
THOSE ITEMS NOT DIFENSIONED.

DESIGN VALUES/LOADS & CODES
WIND DESIGN SPEED. 140 MPH, INLESS NOTED OTHERWISE

DOIL DESIGN STATETENT. FOOTING DESIGN IS BASED LIPPA, I 2000FE SOIL BLARING PRESSURE PROVIDED BY CLEW SAND, GRAVEL OF STOKE THER SOIL CONDITIONS IN LAY HIGH LEYEL OF ORGANICS OR OTHER NOTERNABLE SOIL CONDITIONS SHALL BE RESOLVED PROR TO CONSTRUCTION.

LUA LOADS, IN FLOOR, 40PSF, 2nd FLOOR, 40PSF, ROOK, 45 DETERMINED BY SHAPE PACIORS APPLIED TO THE WIND FORCE GENERATED BY THE DESIGN WIND SPEED.

BULDING CODE: FLORIDA BUILDING CODE 2004

ELECTRICAL CODE: NATIONAL ELECTRICAL CODE - 2004

LITE SAFETY: NEPA-101 - LATEST

CONSTRUCTION DOCUMENTS

THE OWNER 16 RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF

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CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITIES FOR THE

ISSUINGE OF CONSTRUCTION PERMITS THE CONTRACTOR SHALL REVIEW THE

CONSTRUCTION DOCUMENTS MO YERRIY ALL DIFFUSIONS. ANY

DISCREPANCIES SHALL BE REPORTED TO THE DESIGNAL PROFESSIONAL PROFE

TO THE CONTRICTED OF ANY WORK OR FABRICATION OF ANY MATERIALS.

THESE PLANS ARE DESIGNED BASED ON THESE LUMBER GRADING SPECIFICATIONS.

MANUFACTURED LUMBER: SHALL BE 24F-V4 GLULAM BEAMS OR 1.9E L.V.L.

UNDOWDOOR HEADERS: SYP 7 NTERIOR WALLS: SPF STUD GRADE





Gary J. Gill, PE 51942 P.O. Box 187 130 West Howard St. Live Oak FL, 32064 Phone: (386) 362-3678 Fax: (386) 362-6133 Auth.# 9461

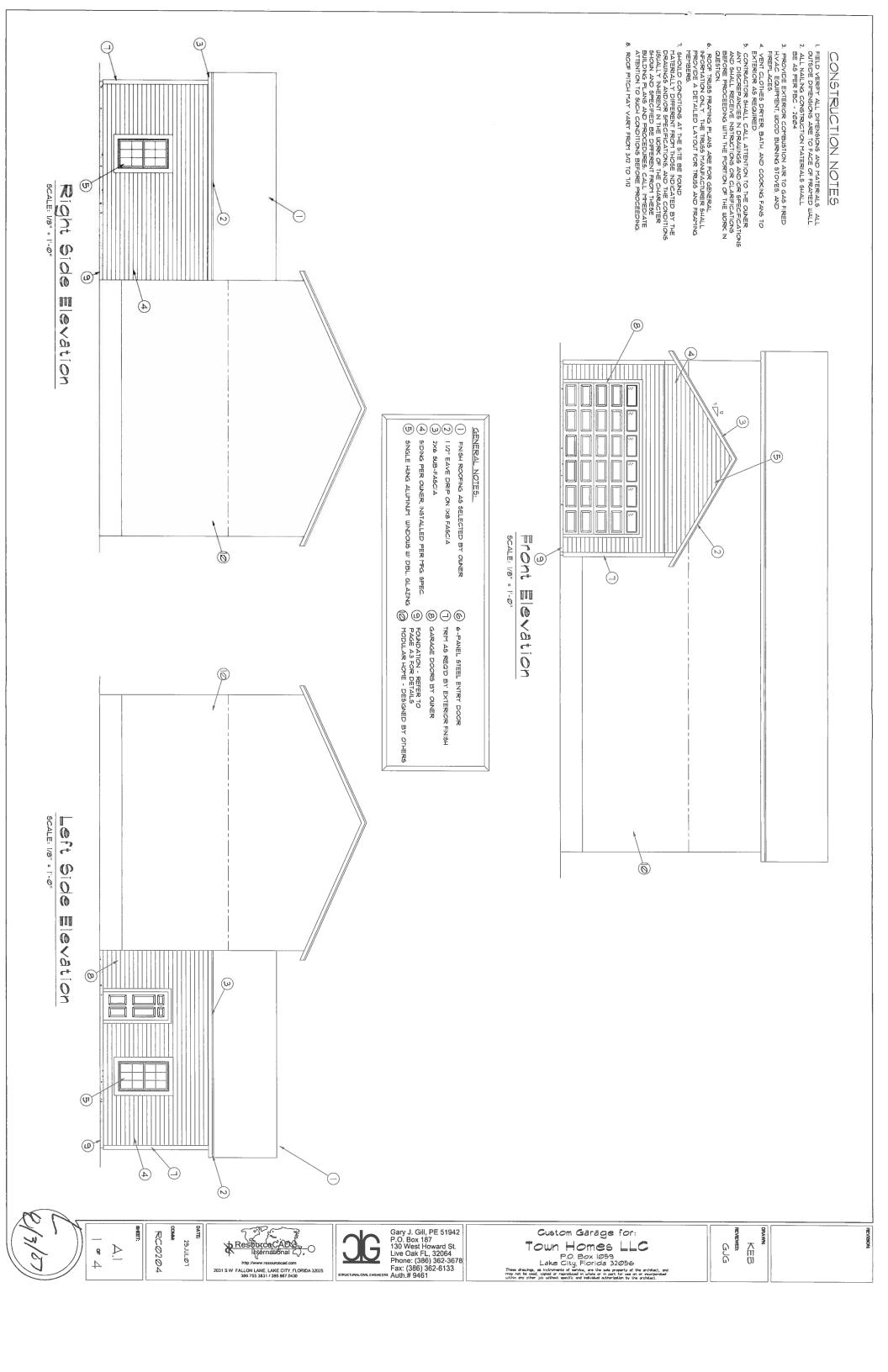
Custom Garage for: Town Homes LLC
P.O. Box 1059
Lake City, Florida 32056
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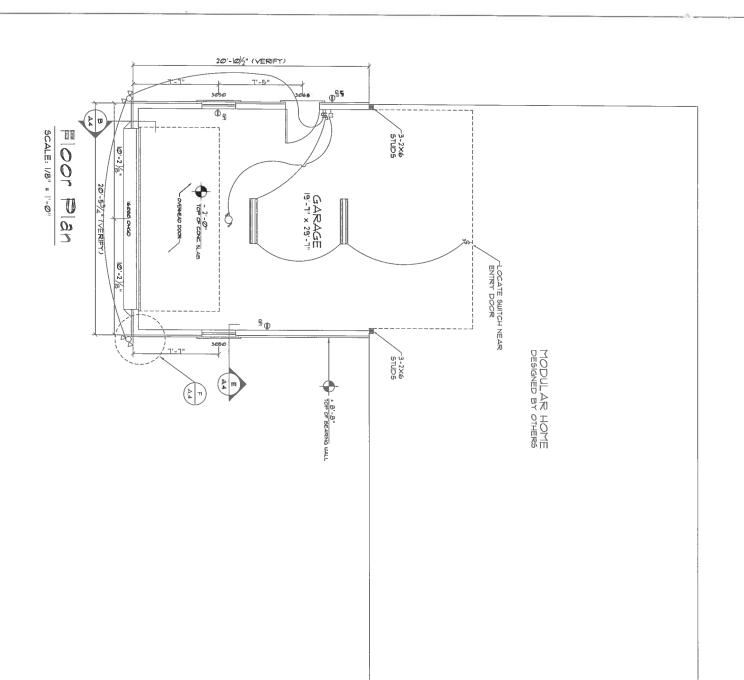
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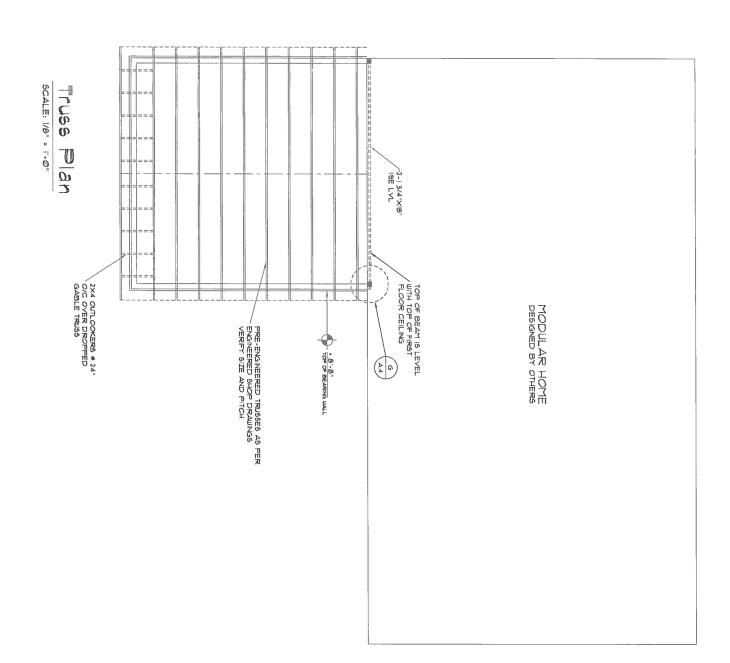
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Lake City, Florida 32056
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REVIEWED: GJG Ω Π

NOTE:

AND SHALL BE CAPABLE OF RESISTING THE DESIGN UND LOADING INDICATED BY OWER AND SHALL BE CAPABLE OF RESISTING THE DESIGN UND LOADING INDICATED

NOTE:

ALL UNDOUG 1 DOORS ARE NSULATED AND WEATHERSTRIPPED AS TRANSACTURED BY "BETTERBILT" - OTHER HANFACTUREDS SHALL BE CONSIDERED AS EQUAL NOTE, VERIFY ROUGH OPENING REQUIREMENTS PRIOR TO CONSTRUCTION.

IØ, SOIL TREATHENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1-0" OF THE STRUCTURE SIDEWALLS.

II. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND RRIGATION, MY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETIREATED.

CONSTRUCTION TREATMENT.

8. MINIMIM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILLITION IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED 9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERMITTER MUST BE REMOVED BEFORE EXTERIOR SOIL

1. BOXED AREAS IN CONCRETE FLOOR FOR SUBSECUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH FERMANENT METAL OF PLASTIC FORMS, PERMANENT FORMS FUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL

5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE.

IL DISTURBED AFTER THE INITIAL TIMENT SHALL BE RETREATED OR FORMED.

DEPTION: PAINT AND DECORATIVE
MENTIOUS FINISH LESS THAN 5/8" THICK
LERED DIRECTLY TO THE FOUNDATION

3. IRRIGATION/SPRINKLER SYSTEMS
NOLLUDING ALL RISERS AND SPRAY HEADS
SHALL NOT BE INSTALLED WITHIN 1-0" FROM
BUILDING SIDE WALLS.
1. TO PROVIDE FOR INSPECTION FOR TERMIT

PROVIDE FOR INSPECTION FOR TERMITE ATION, BETWEEN WALL COVERINGS AND EARTH GRADE SHALL NOT BE LESS

I, 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.

SOIL CHEMICAL BARRIER METHOD: TERMITE PROTECTION NOTES:

B. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEFARTMENT 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."

19. NO WOOD, VEGETATION, STUMPS,
CARDBOARD, TRASH, ETC. SHALL BE BURIED
WITHIN 19-0" OF ANY BUILDING OR
PROPOSED BUILDING.

A AFTER ALL WORK IS COMPLETED LOOSE WOOD AND FILL MUST BE REPONCED ROOM HIJBN N.-0. OF THE BUILDING. HIJBN NCLUDES ALL GRADE STAKES TUB TRAPENDES FORTS SHORING OR OTHER.

4 ALL AYCHOR STRAPS, POST BASES, AYCHOR BOLTS AND ALL OTHER ASSOCIATED HETAL CONNECTORS SEQUIPED TO BE PLACED PROR TO POURNA CONCETT, BY THE PLANS AND/OR PERMIT ISSUMS AUTHORITY, SHALL BE PROVIDED BY THE CONTRACTOR 3. ALL CONCRETE SHALL BE 2500 PSI.

5, TOP OF FOOTING TO BE BELOW LOCAL FROST LINE 6, ALL REINFORCEMENT TO BE MIN. 40 DEFORMED BARS LAPPED A MIN. OF 30 BAR DIA.

FOOTING SCHEDULE

(A) 24" X IO" X CONT, FOOTING, U/3 % REBAR, BOTTOM, CONT, 4 | 44 REBAR & 48" OC., TRANSVERSE

24" 50. X 12" THK PAD FOOTING, W/

(1)

3 -2x4 BUILT UP POST
2 3-2x6 BUILT UP POST
3 4-2x6 BUILT UP POST PIER / POST SCHEDULE 28" 5Q. X 16" THK PAD FOOTING, W/

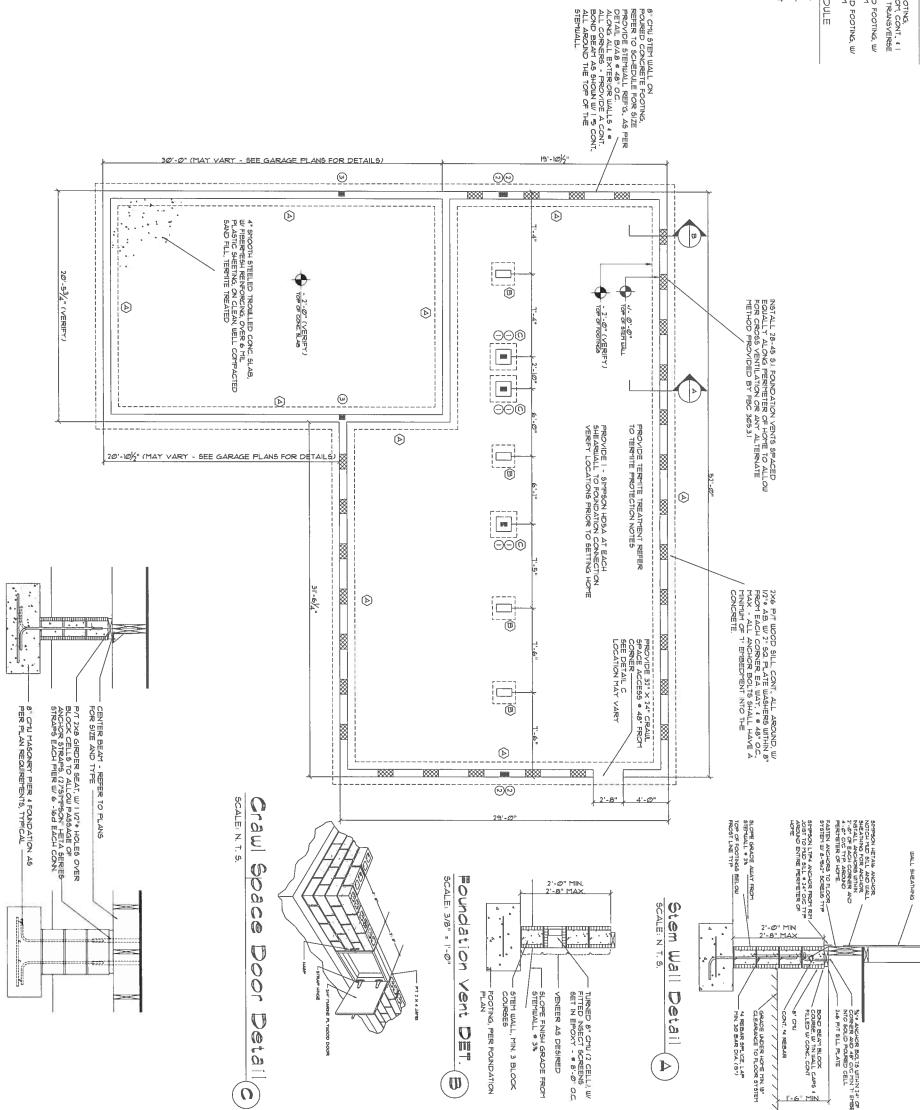
NSTALL 28-45 51 FOUNDATION VENTS SPACED EQUALLY ALCONG PERVETTER OF HOME TO ALLOW FOR CROSS VENTILATION OR MAY ALTERNATE METHOD PROVIDED BY FBC 3053.1 ▩ 8 ▩ 8 8 **(b)** ▩ 8 2X6 P/T WOOD SILL, CONT, ALL AROND, W. 12** 6.B, W. 2** 5.G, PLATE WASHERS WITHIN 8** FROM BACK CORNER EA. WAY, 1.6** 4.8** 0.C., MAX - ALL ANCHOR BOLTS SHALL HAYE A. MINITHM OF 1" EMBEDMENT INTO THE CONCRETE. 8 8 8 SOPESON HETAIS ANCHOR NOTCH TAID SILL AND MALL SHEATHING FOR ANCHORS HASTALL ANCHORS WITHIN 2:-0" OF EACH CORNER AND 4:-0" O/C TIP, LABOURD PERCITETIER OF HOTE. STEMMALL • 3%

TOP OF FOOTINGS BELOW

FROST LINE TYP STIESON LIF4 ANCHOR FROM RIT / JOIST TO MAD SILL & 24 O/C TYP ARCAND ENTIRE PERMETER OF HOME FASTEN ANCHORS TO FLOOR ---Stem SCALE: N T. S. *ω* ⊆ Detail BOND BEAM BLOCK COURSE, W TN WALL CAPS FILLED W CONC, CONT %** ANCHOR BOLTS WITHIN 24" OF EACH CORNER AND 48" O/C MIN 1" ENBEDHENT NITO SOLID POURED CELL 2x6 P/T SILL PLATE CLEARANCE TO FLOOR STRIEM IN 30 BAR DIA. (15") ONT. 14 REBAR

E CO

VIII VIII



Tier / SCALE: 3/8" = 1'-0" Girder SECTION SECTION & RIGHT ANGLE TO GIRDER





SECTION PARALLEL

TO GIRDER





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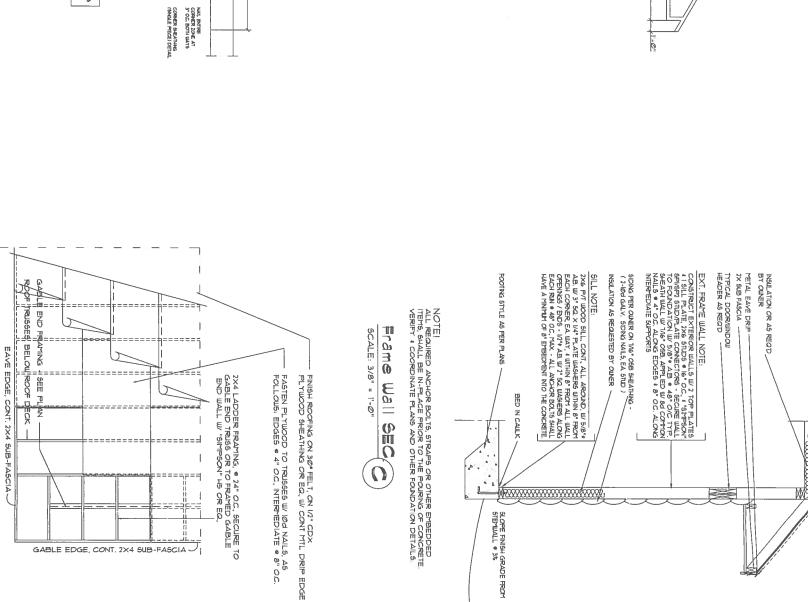
Custom Garage for: TOWN Feel OMES in the C P.O. Box 1059 Lake City, Florida 32056 haven, as instrumed all series, see the sale preparty of the cribitat, and be used, opied or reproduced in whole or in port for use on or incorporated other jibs united specific and inflation and in the other produced.

,- Ø. 12" MIN. CONSTRUCT EXTERIOR WALLS W 2 TOP PLATES
1 I SILL PLATE, 736 STUDS 6 16" O.C., 4 "SIPPSCA"
5PUSPS STUDPLATE CONSECTORS - SECURE WALL
10 POUNDATION AS NOTED ON SHEET A4 SEE ALSO
DETAIL CA4, SHEATH WALL W 716" OSB, APPLIED
W 84 CONTON NAILS 6 4" O.C. ALONG EDGES 4 8"
O.C. ALONG INTERVIEDIATE SUPPORTS EXT. FRAME WALL NOTE: 2X6 P7 WOOD SILL, CONT., ALL AROUD, W 5/8" AB. W 3" 5Q. X 1/4" PLATE WASHERS WITHIN 8" FROM EACH CORNER, EA WAY, 4 WITHIN 8" FROM ALL WALL OPENINGS / ENDS - 1/2" AB. W 2" 5Q. WASHERS ALONG EACH RAIN 6.4" OC. MAX. - ALL ANCHOR BOLTS SHALL HAVE A MINIMUM OF 8" EMBEDMENT INTO THE CONCRETE. SILL NOTE: 0000 SCALE: 1/8" = 1'-0" BOTTON PLATE ANCHORS, EACH BUD SHIPSON HOSA TIP GDO HEADER HALL BREATHING
BOTH SIDES OF MALL
BUTH SIDES OF MALL
BUTH SIDES OF MALL
BUTH SIDES - (7) 1000 Ib CAPACITY STRAPS
EACH BID CONTINUE DOWN
OPPOSITE FACE ABOVE AND BELOW
BOTTON OF HEADER DOTATE -20'-53/4" (VERIFY) NOTE:

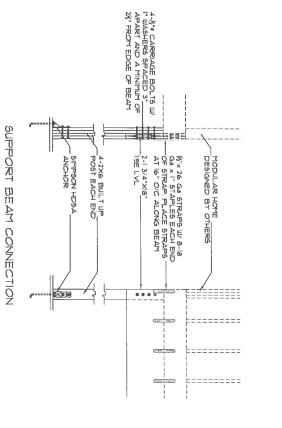
SHEATHAG ON BOTH SIDES

DOUBLES THE BRECTINE

SHEARMALL LENGTH NAIL BYTHEE CORNER ZONE AT 3" OC. BOTH WATS CORNER SHEATHING (SINGLE PIECE) DETAIL



SLOPE FINISH GRADE FROM STEMMALL # 3%



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Resource CADO

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GABLE EDGE, CONT. 2X4 SUB-FASCIA

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

Uoor Wall

W

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

NOOT Deck DETAIL

Framing DETAIL

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

2'-0" MIN



WALL CORNER

MALL

2X6 STUDS

Traming

O III

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

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Lake City, Florida 32056
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BEARING WALL HEADER

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TOP & BOTTOM

Framing DETAIL

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

HDR PER PLAN

DBL. 2X TOP PLATE

6 - 16d NAILS STUD - TO HEADER TYP EACH END

- 2X6 BOTTOM PLATE

- 2X PLATE - JACK STUD

SUB-FLOOR

SIMPSON HE OR EQUAL

1/2" PLYWOOD SHEATHING OR EQUAL.

FINISH ROOFING -

TRUSSES PER PLAN