



LEFT ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'



FRONT ELEVATION
SCALE: 1/4" = 1'

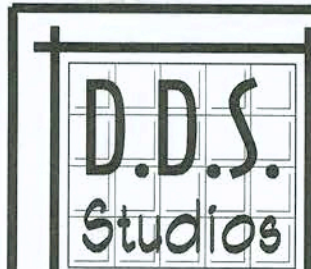


REAR ELEVATION
SCALE: 1/4" = 1'

ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

FILE COPY

September 18, 2007



ARCHITECTURAL
DESIGN
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EXTERIOR ELEVATIONS

SHEET NUMBER
1 of 3

All work shall comply with the standard building code, and all applicable local codes and ordinances.
Contractor shall verify all dimensions prior to commencing construction.

No detail for porch 10-10-07
This plan needs for roof or floor plan

Gary Thompson # 9965 & 9965F

GUARDRAILS SHALL FORM A VERTICAL PROTECTIVE BARRIER NOT LESS THAN 36 INCHES HIGH.

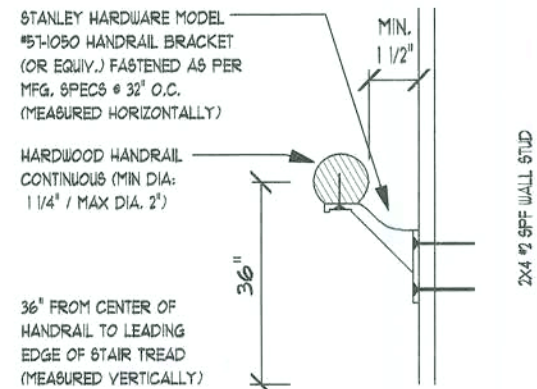
GUARDRAIL SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LB (90 N) APPLIED AT ANY POINT AND IN ANY DIRECTION AT THE TOP OF THE GUARDRAIL, AND APPLIED ON A 80 FT AREA (0.093 M²) AT ANY POINT IN THE SYSTEM.

GUARDRAIL SYSTEMS LOCATED OTHER THAN WITHIN DWELLING UNITS SHALL BE DESIGNED AND CONSTRUCTED FOR A LOAD OF 50 PLF (730 N/M) APPLIED HORIZONTALLY AT THE REQUIRED GUARDRAIL HEIGHT AND A SIMULTANEOUS LOAD OF 100 PLF (1459 N/M) APPLIED VERTICALLY DOWNWARD AT THE TOP OF THE GUARDRAIL.

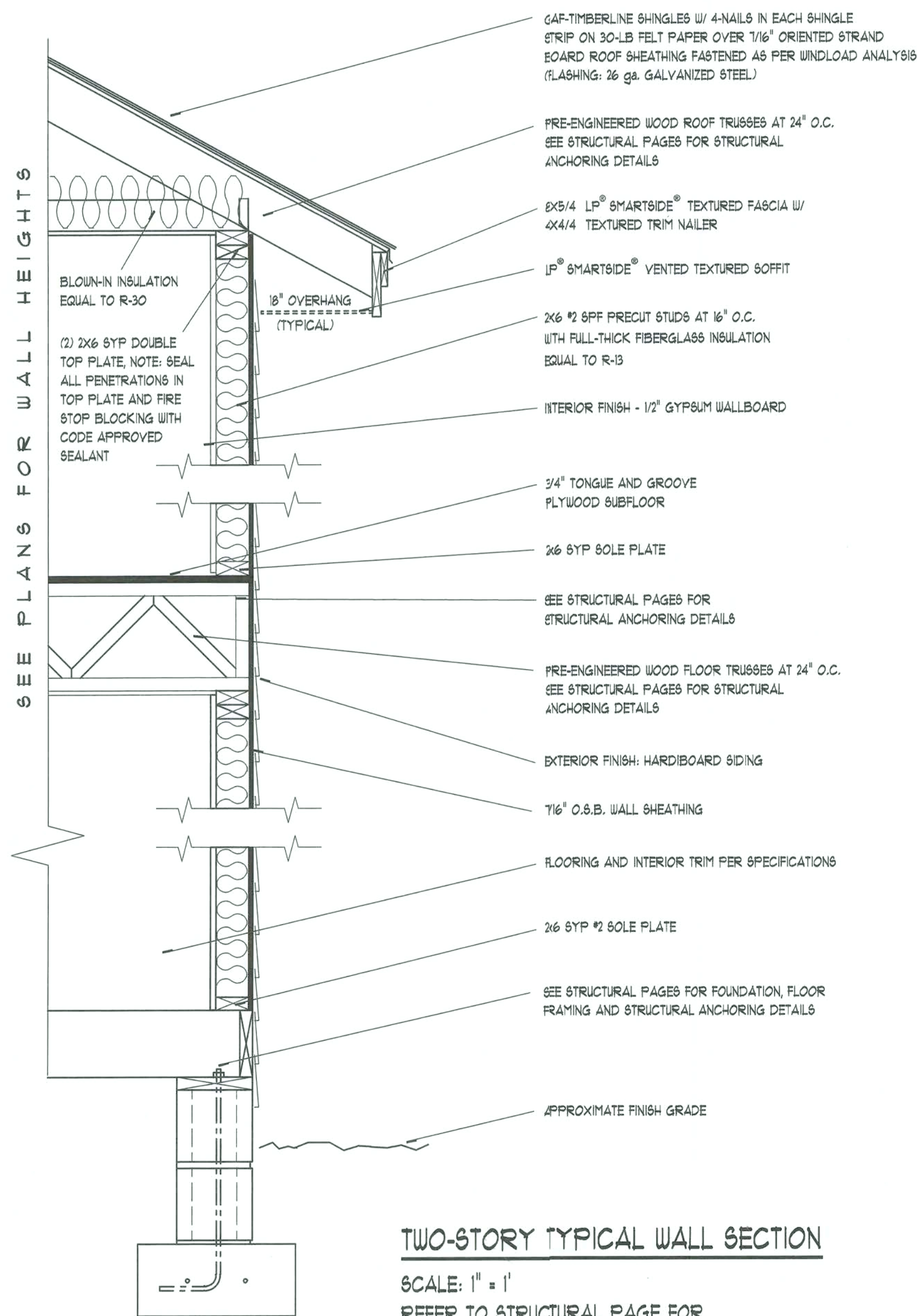
A 6 INCH SPHERE SHALL NOT PASS THROUGH THE TRIANGULAR OPENING FORMED BY A TREAD, Riser AND BOTTOM OF GUARDRAIL.

GUARDRAIL SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A 4-INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES.

TYPICAL GUARDRAIL
SCALE: 1/2" = 1'

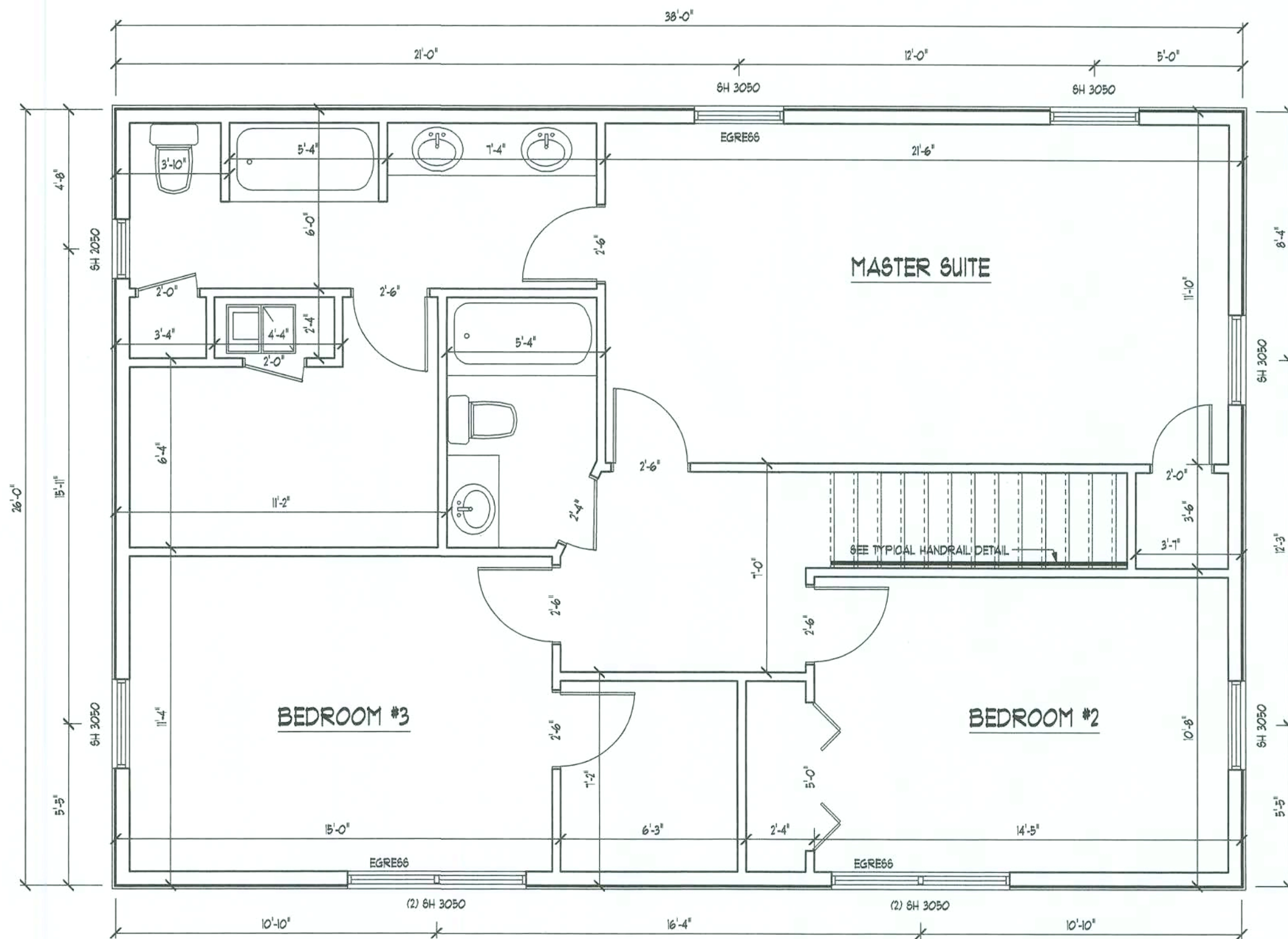


HANDRAIL DETAIL
SCALE: 2" = 1'

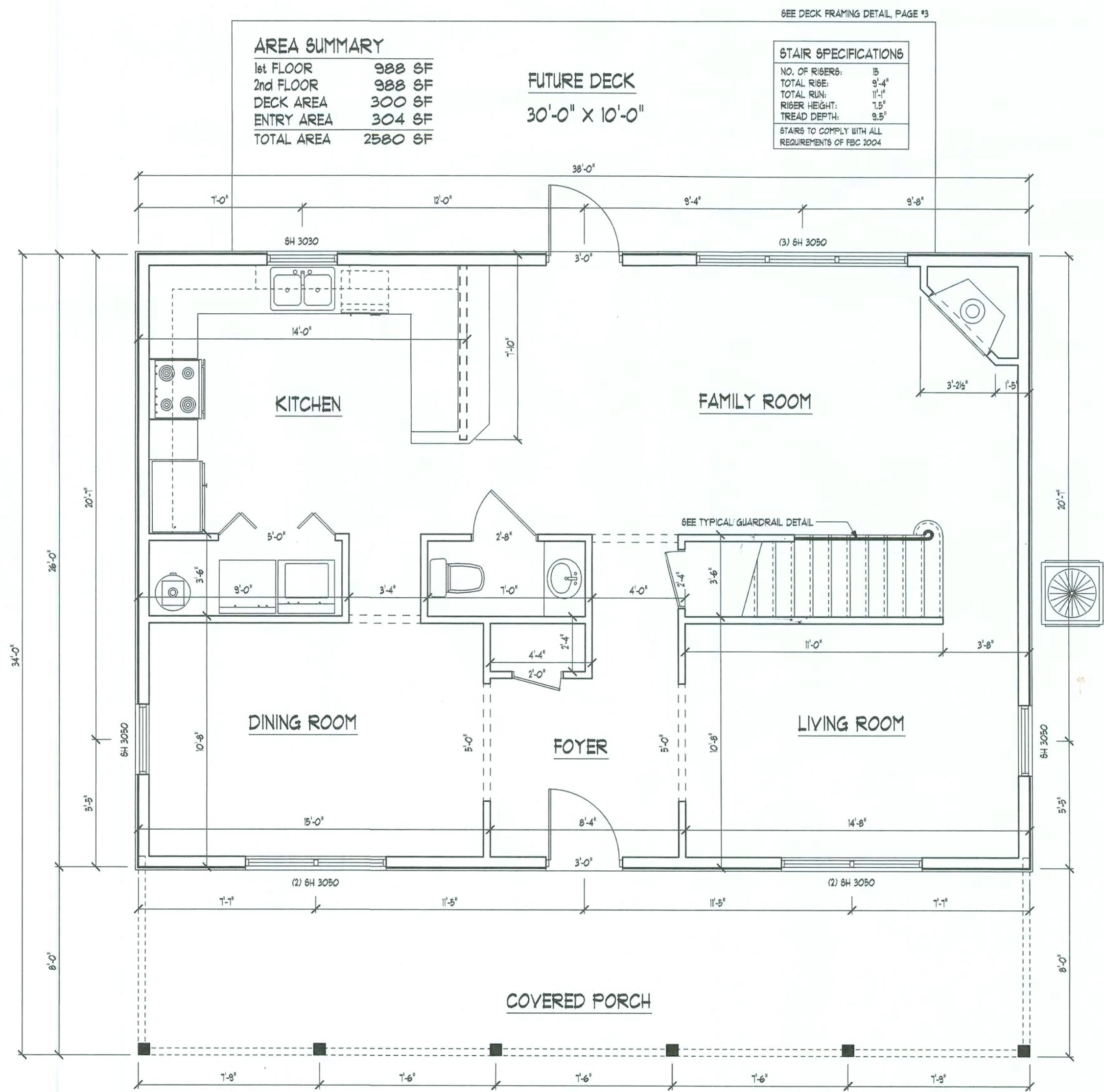


TWO-STORY TYPICAL WALL SECTION
SCALE: 1" = 1'
REFER TO STRUCTURAL PAGE FOR
STRUCTURAL SPECIFICATIONS

ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS



2nd FLOOR PLAN
SCALE: 1/4" = 1'



FLOOR PLAN
SCALE: 1/4" = 1'

• ALL CEILING 8', UNLESS OTHERWISE INDICATED •

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FLOOR PLAN

SHEET NUMBER
2 of 3

All work shall comply with the standard building code, and all applicable local codes and ordinances.
Contractor shall verify all dimensions prior to commencing construction.

ROOF PLAN NOTES

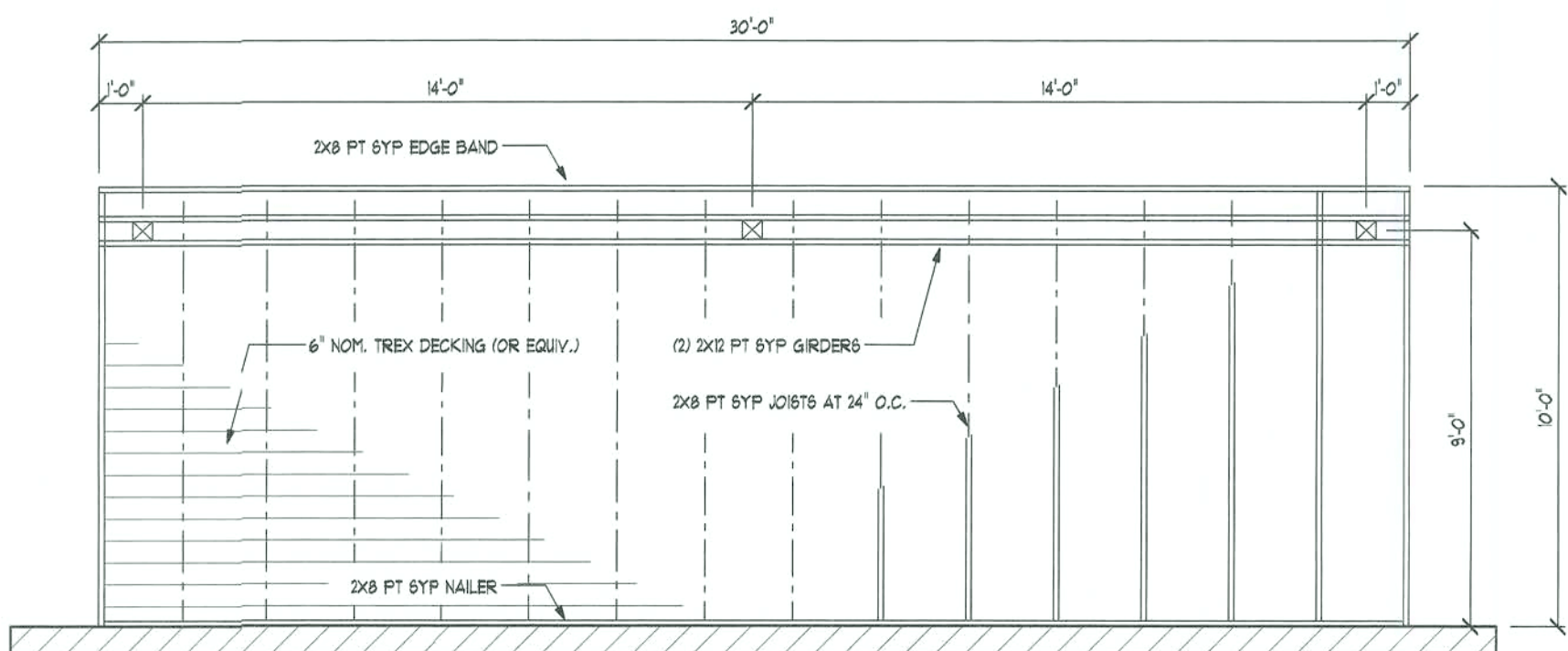
- R-1 ALL ROOF PITCH 5/12 UNLESS OTHERWISE NOTED
R-2 ALL OVERHANGS 18" AND 12" AT GABLES UNLESS OTHERWISE NOTED
R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH CODE REQUIREMENTS
R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HEEB HEIGHTS
R-5 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

VENTED RIDGE



ROOF PLAN

SCALE: 1/8" = 1'



DECK FRAMING

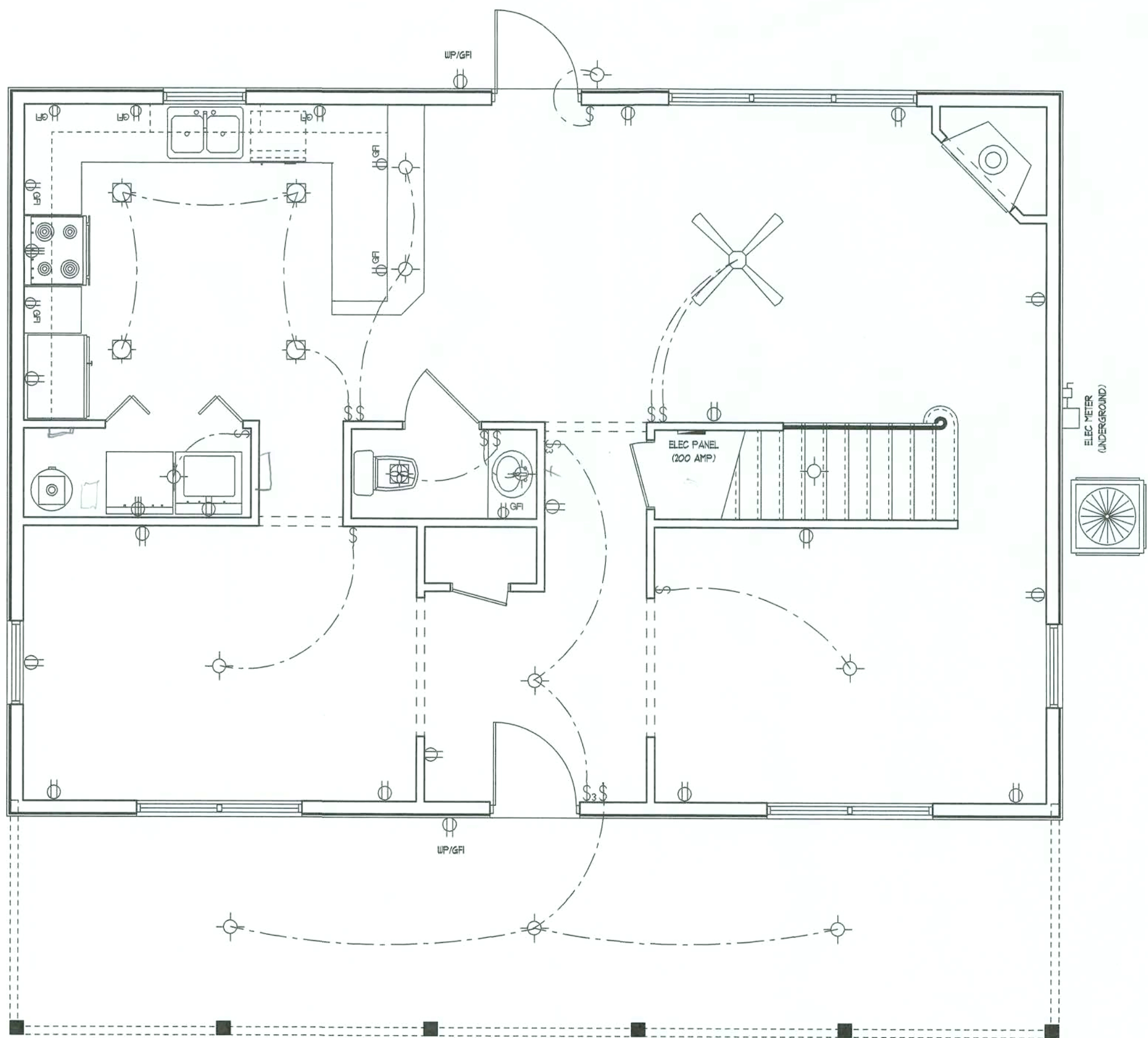
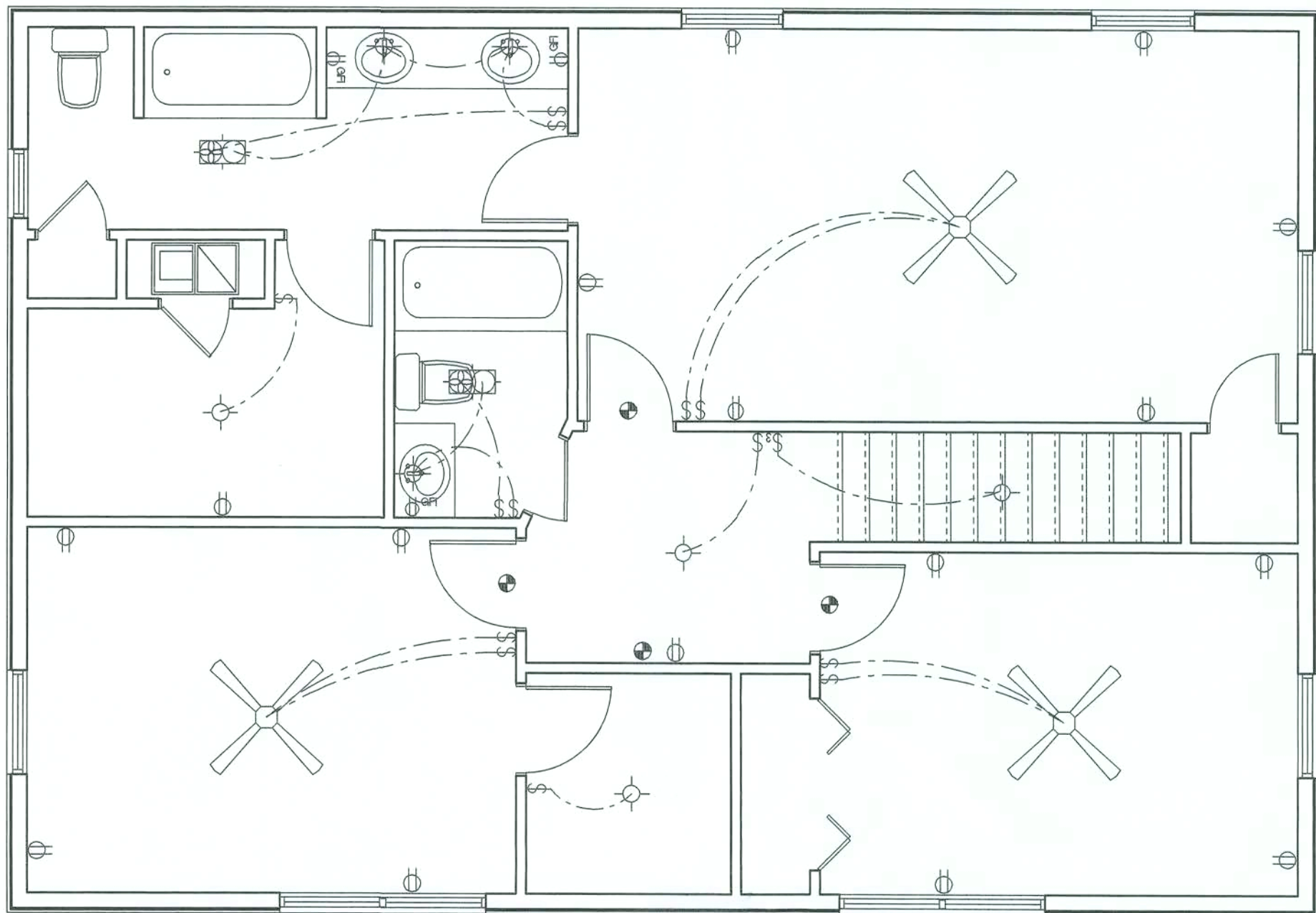
SCALE: 1/4" = 1'

ELECTRICAL PLAN NOTES

- E-1 ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION, AND ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES.
E-2 NOTE: ALL SMOKE DETECTORS TO BE WIRE TOGETHER TO ACTIVATE ALL ALARMS IF ANY ONE UNIT IS ACTIVATED.
E-3 PROVIDE WIRING AS REQUIRED FOR APPLIANCES, AIR CONDITIONING, HEATING AND WATER HEATING EQUIPMENT.
E-4 ALL BEDROOM RECEPTACLES SHALL BE AFCI (ARC FAULT CIRCUIT INTERRUPT)

NOTE:
THIS ELECTRICAL PLAN IS A SCHEMATIC WITH SUGGESTED SWITCH, RECEPTACLE, AND LIGHT FIXTURE LOCATIONS. DUE TO VARYING LOCAL AND STATE CODES, REGULATIONS, AND STATUTES, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO COMPLY WITH ALL LOCAL AND STATE CODES, REGULATIONS AND STATUTES.

ELECTRICAL SERVICE PROVIDED BY



ELECTRICAL PLAN

SCALE: 1/4" = 1'

September 18, 2007

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ELECTRICAL PLAN
ROOF PLAN

SHEET NUMBER
3 of 3

All work shall comply with the standard building code, and all applicable local codes and ordinances.
Contractor shall verify all dimensions prior to commencing construction.

WOOD STRUCTURAL NOTES:

1. TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDE LINES OF THE "TRUSS PLATE INSTITUTE".
2. ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
3. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN N-2 HEM-FIR OR BETTER.
4. CONNECTORS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.

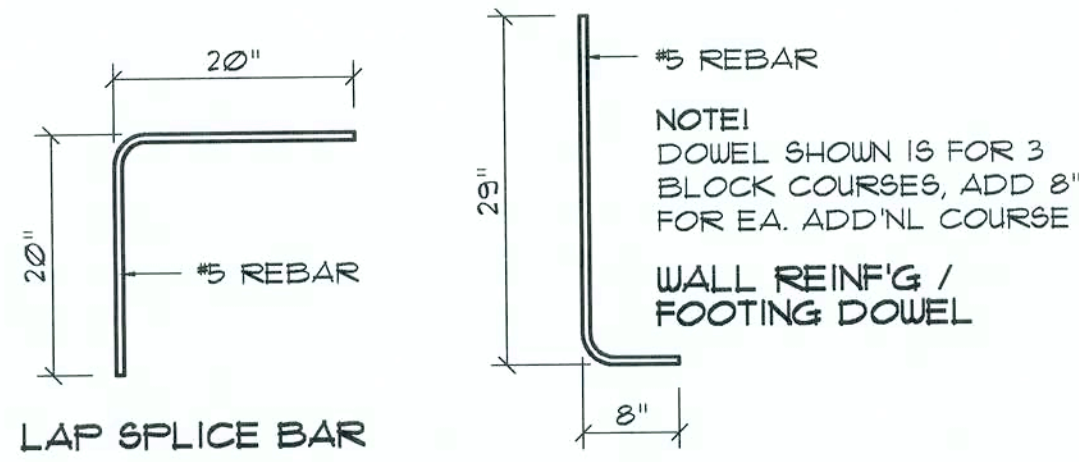
CONCRETE / MASONRY / METALS GENERAL NOTES:

1. DESIGN SOIL BEARING PRESSURE: 1000 PSF.
2. EXPANSIVE SOILS: PIPE CLAY AND/OR MUCK, IF ENCOUNTERED, PROVIDE AUGMENTATION PER A SOILS ENGINEER'S SPECIFICATIONS. ALL AUG. SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
3. CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COMPACTION SHALL BE NOT LESS THAN 95% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 2500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
4. REINFORCING STEEL SHALL BE GRADE 40 AND MEET THE REQUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YIELD STRESS = 85 KSI.
6. CONCRETE SHALL BE STANDARD MIX FC = 2500 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX FC = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT, MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
7. CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-30 REQUIREMENTS WITH MEDIUM SURFACE FINISH - Fm = 1500 PSI.
8. MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
9. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH, BOLTS SHALL BE ASTM A307 / GRADE 1 OR A325, AS PER PLAN REQUIREMENTS.
10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

GENERAL NAILING SCHEDULE:

CONNECTION	COMMON NAILS	Nr. / SPACING
BRIDGING TO JOIST, TOE NAIL	16d	2 EA. END
2" SUBFLOOR TO JOIST, BLIND & FACE NAILING	16d	2
SOLE PLATE TO JOIST OR BLOCKING	FACE NAILED	
FACE NAILED	16d	16" O.C.
TOP OR SOLE PLATE TO STUD		
END NAILED	16d	2
6"UD TO SOLE PLATE, TOE NAILED	8d	3 OR 2 16d
DOUBLE STUDS, FACE NAILED	16d	24" O.C.
DOUBLE TOP PLATES, FACE NAILED	16d	16" O.C.
TOP PLATES - LAPS & INTERSECTIONS		
FACE NAILED	16d	2
1 X 6 SHEATHING TO EACH POINT OF BEARING, FACE NAILED	8d	2
BUILT-UP CORNER STUDS, FACE NAILED	16d	30" O.C.
BUILT-UP GIRDERS & BEAMS	20d	32" O.C. @ TOP & BOTTOM & STAGGERED - 2" @ EA. END & 4" @ SPLICES
3/4" PLYWOOD SUBFLOORING	8d	6" O.C. @ EDGES 10" O.C. @ INTERMEDIATE
OSB SHEATHING, 1/4" THICK	8d	6" O.C. @ EDGES 10" O.C. @ INTERMEDIATE
1/8" FIBERBOARD SHEATHING	6d	3" O.C. @ EDGES 6" O.C. @ INTERMEDIATE

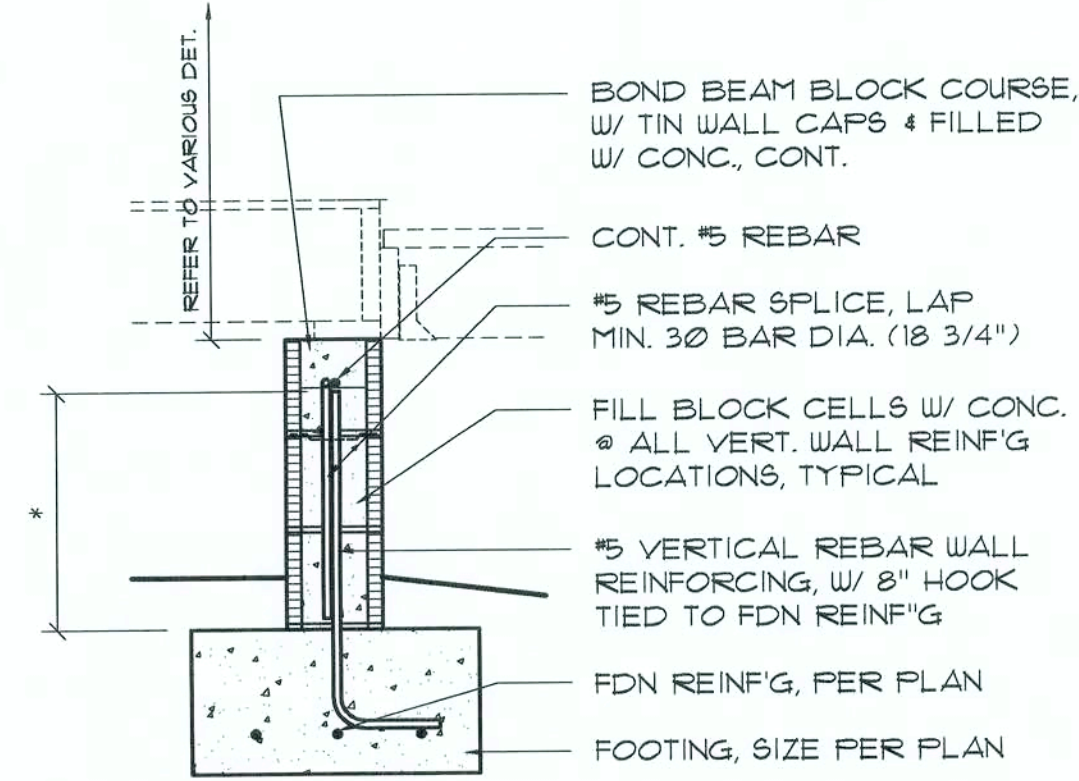
- A. NAILS, BOLTS AND OTHER METAL CONNECTORS WHICH ARE USED IN LOCATIONS EXPOSED TO THE WEATHER SHALL BE GALVANIZED OR OTHERWISE CORROSION RESISTANT.
- B. IN GENERAL, NAILS SHALL PENETRATE THE SECOND MEMBER A DISTANCE EQUAL TO THE THICKNESS OF THE MEMBER BEING NAILED THERETO, OR GREATER.
- C. THERE SHALL BE NOT LESS THAN 2 NAILS PER CONNECTION.
- D. GLUING SHALL NOT BE CONSIDERED AN ACCEPTABLE CONNECTOR IN LIEU OF THOSE SPECIFIED HEREIN.
- E. FORMED METAL CONNECTORS, AS PER THE SCHEDULE HEREIN, SHALL HAVE THE NUMBER OF NAILS INSTALLED AS REQUIRED BY THE MANUFACTURER OR AS DIRECTED BY THE PLANS.
- F. NAILS PROJECTING BEYOND THE LAST WOOD MEMBER SHALL BE CLINCHED, WHEREVER POSSIBLE.
- G. NOTES IN THE "PLANS" PACKAGE OF THE CONSTRUCTION DOCUMENTS SUPERSEDE SIZES & SPACINGS OF NAILS CONTAINED HEREIN.



Rebar DETAILS

SCALE: 3/4" = 1'-0"

C.2



* DIMENSION VARIES W/ HEIGHT OF STEM WALL, AS REQUIRED BY SITE CONDITIONS.

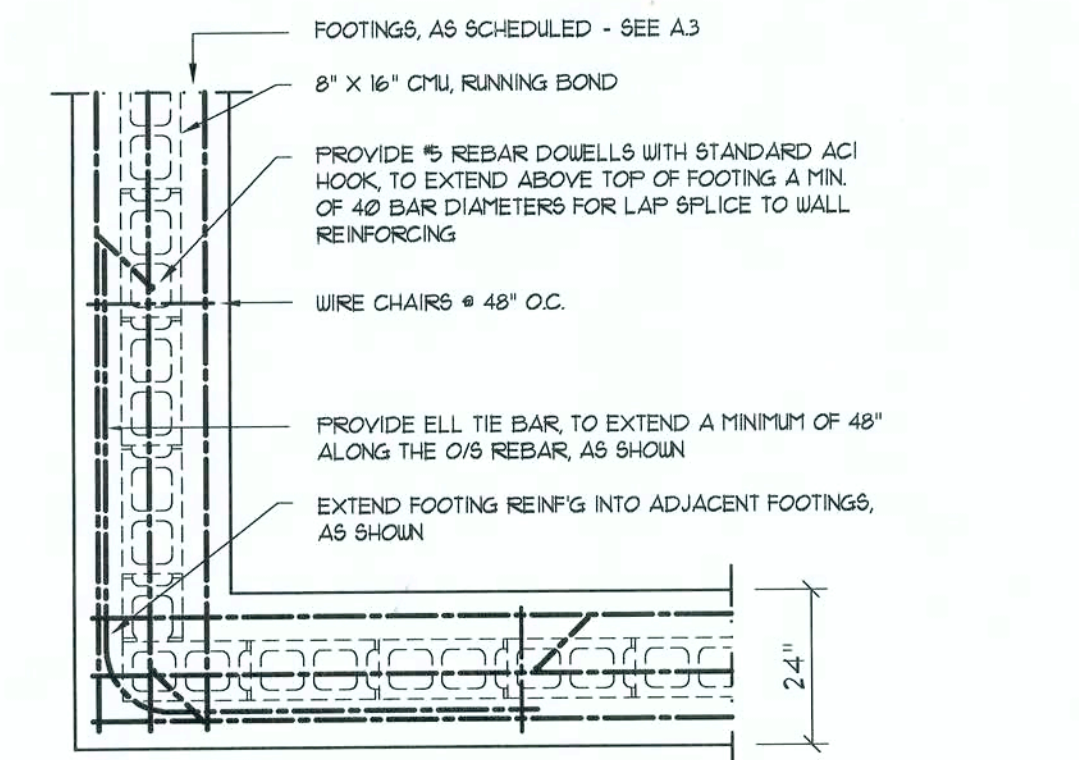
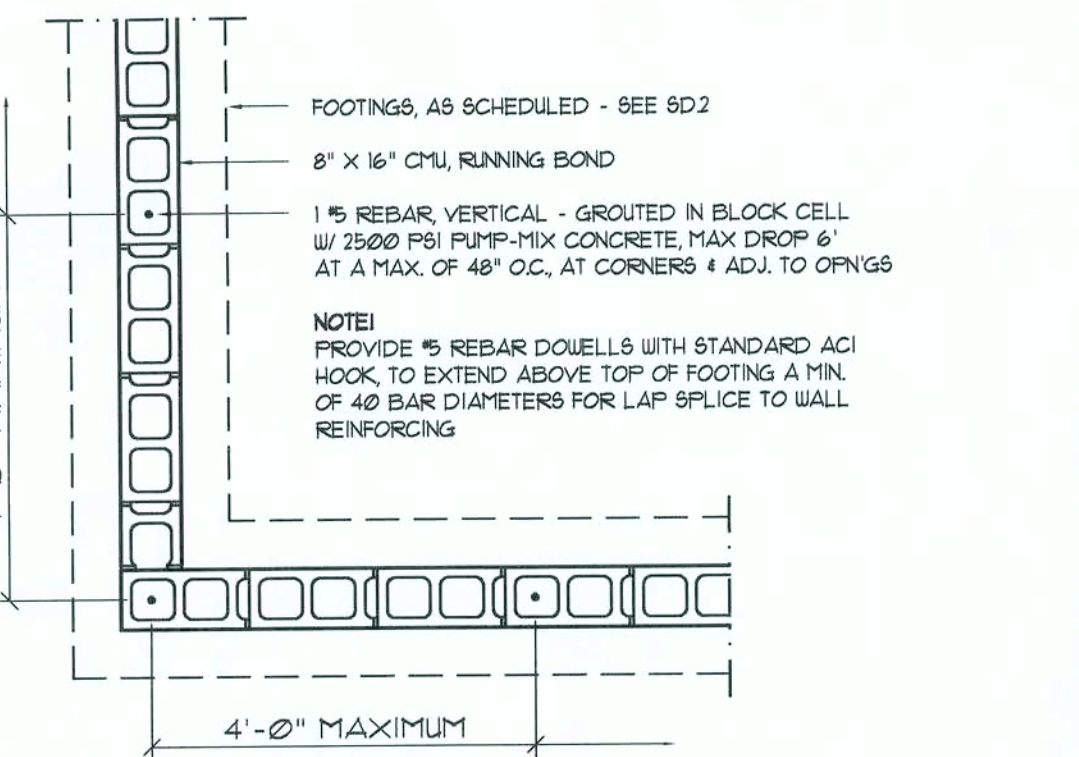
NOTE:
FOR STEM WALLS OVER 6 BLOCK COURSES HIGH, REFER TO BASEMENT WALL REINFG DETAIL FOR 3 PART WALL REINFG (FDN. HOOK, WALL REINFG & LAP SPLICE).

NOTE:
ALL REQUIRED ANCHOR BOLTS, STRAPS OR OTHER EMBEDDED ITEMS, SHALL BE IN-PLACE PRIOR TO THE POURING OF CONCRETE. VERIFY & COORDINATE PLANS AND OTHER FOUNDATION DETAILS.

Stem Wall REINFG

SCALE: 3/4" = 1'-0"

C.1



Wall/Fnd Reinf'g DET.

SCALE: 1/2" = 1'-0"

D

FLORIDA BUILDING CODE
Compliance Summary

TYPE OF CONSTRUCTION
Roof: Gable Construction, Wood Trusses @ 24" O
Walls: 2x6 Wood Studs @ 16" O.C.
Floor: 2x12 S.T.P. Joists @ 16" O.C.
Foundation: Continuous Footer/Stem Wall

ROOF DECKING
Material: 1/2" CD Plywood or 1/16" O.S.B.
Sheet Size: 48"x36" Sheets Perpendicular to Roof Framing
Fasteners: 8d Common Nails per schedule on sheet A.1

SHEAR WALLS
Material: 1/2" CD Plywood or 1/16" O.S.B.
Sheet Size: 48"x36" Sheets Placed Vertical
Fasteners: 8d Common Nails @ 4" O.C. Edges & 8" O.C. Interior
Dragstrut: Double Top Plate (S.T.P.) W/16d Nails @ 8" O.C.
Wall Studs: 2x6 Hem Fir Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS
Truss Anchors: Simpson H25A @ Ea. Truss End (Typ. U.O.N.)
Wall Ties: Wall Sheathing Nailing is Adequate @ 8d @ 4" O.C. Top & Bot.
Anchor Bolts: 1/2" A307 Bolts @ 48" O.C. - 1st Bolt 6" from corner
Corner Hold-down Device: (1) HD5a @ each corner
Porch Column Base Connector: Simpson ABU44/ABU66 @ each column
Porch Column to Beam Connector: Simpson EPC44/PC44 @ each column

FOOTINGS AND FOUNDATIONS
Footing: 24"x12" Cont. W/3-#5 Bars Cont. & 1-#5 Transverse @ 48" O.C.
Stem Wall: 8" C.M.U. W/1-#5 Vertical Dowel @ 48" O.C.

ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2004 EDITION.	
BASIC WIND SPEED:	110 MPH
WIND IMPORTANCE FACTOR (I):	1 = 1.00
BUILDING CATEGORY:	CATEGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- .018
WINDS PER TABLE 1609.2A (FBC 2004)	
DESIGN WIND PRESSURES:	ROOF: - .231 PSF WALLS: + .266 PSF EAVES: - .323 PSF
COMPONENTS & CLADDING PER TABLES 1609.2B & 1609.2C (FBC 2004)	
DESIGN WIND PRESSURES:	OPNGS: + .218 / - .291 PSF EAVES: - .683 PSF ROOF: + .193 / - .255 PSF

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF./MODEL	CAP.
TRUSS TO WALL:	SEMCO HDPT2, W/ 6 - 10d NAILS	3600*
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT, W/ 20 - 16d NAILS	1105*
HEADER TO KING STUD(S):	SIMPSON 672Z	1310*
PLATE TO STUD:	SIMPSON 6P2	1065*
STUD TO GILL:	SIMPSON 6P1	585*
PORCH BEAM TO POST:	SIMPSON PC44/EPC44	1100*
PORCH POST TO FND:	SIMPSON ABU44	2200*
MISC. JOINTS	SIMPSON A34	315/1240*

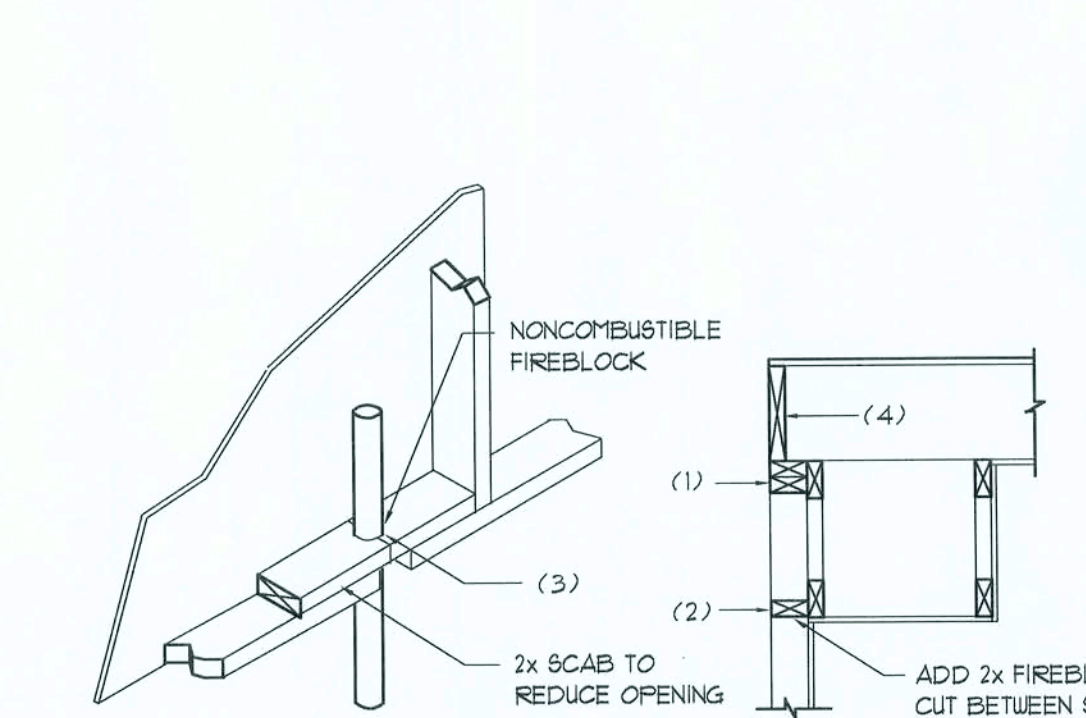
NOTE:
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

NOTE:
REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

NOTE:
ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

NOTE:
SEMCO® PRODUCT APPROVAL:
MIAMI/DADE COUNTY REPORT #35-08185

NOTE:
SIMPSON® PRODUCT APPROVALS:
MIAMI/DADE COUNTY REPORT #31-010705, #36-110611, #39-062304
SECCI NER-443, NER-393



PENETRATIONS

FIREBLOCKING NOTES:

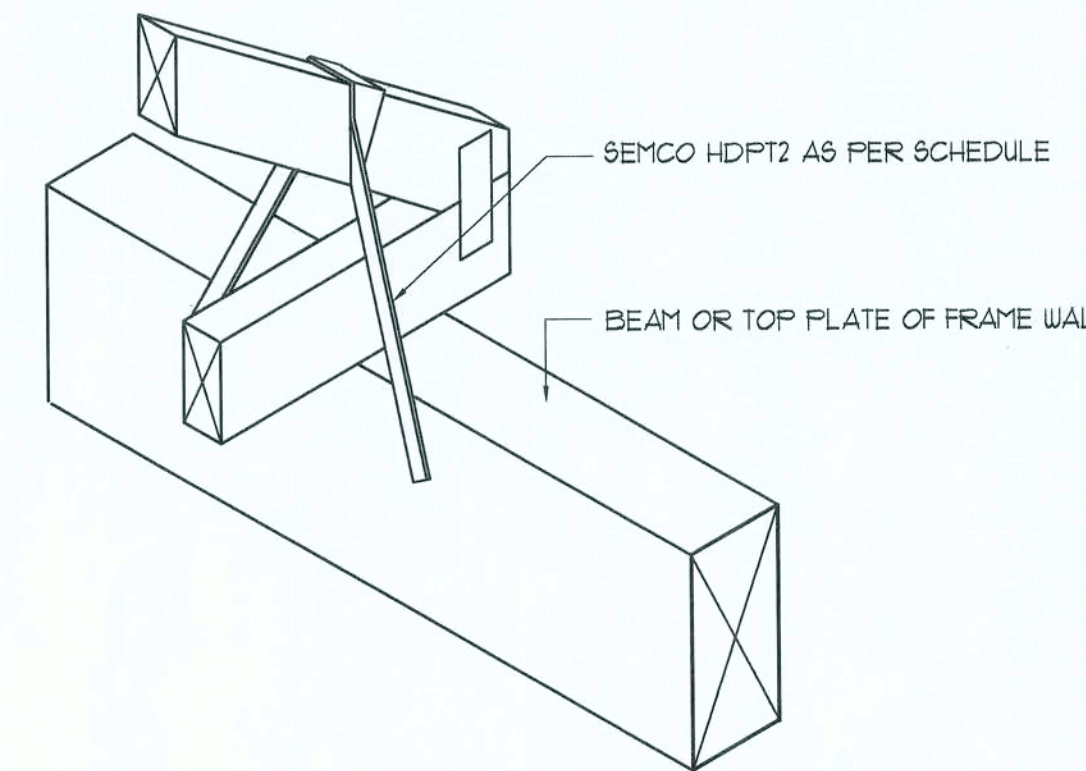
FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

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 CEILING, COVE CEILING, 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.

Fire Stopping DETAILS

SCALE: NONE

A



SEMCO HDPT2

SCALE: 1/2" = 1'-0" TRUSS TO WOOD BEAM

B

General Roofing NOTES:

DECK REQUIREMENTS:
ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

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

UNDERLAYMENT:
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226, TYPE I, OR ASTM D 4863, TYPE I.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:
SELF ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY W/ ASTM D 1910.

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

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

ATTACHMENT:
ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF 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. UNLESS OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH ASTM D 3161 OR M-DC PA 101-95.

UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FROM 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 SUFFICIENTLY TO STAY IN PLACE.

2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

FOR ROOF SLOPED 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:
STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

BASE AND CAP FLASHINGS:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MFG'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 11 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

VALLEYS:
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:
1. FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN FBC TABLE 1507.3.2.
2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLYS OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.
3. FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
1. BOTH TYPES 1 AND 2 ABOVE, COMBINED.
2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1910.

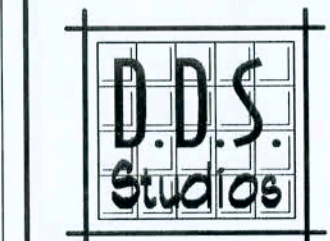
NOTE !!!
ROOF SHINGLES SHALL BE AS MANUFACTURED BY "TAMKO ROOFING PRODUCTS" OF THE FOLLOWING MODELS:

GLASS-SEAL AR
ELITE GLASS-SEAL AR
HERITAGE 30 AR
HERITAGE 40 AR
HERITAGE 50 AR

THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3161 TYPE I MODIFIED TO 110 MPH WINDS & FBC TA9 1010, USING 4 NAILS/SHINGLE

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Daniel Shaheen

14 SEP 2007

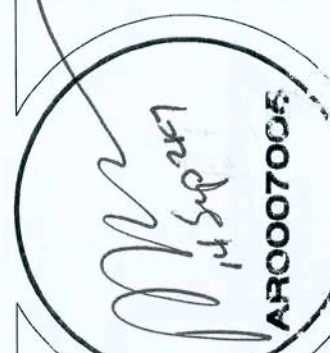


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REVISIONS:



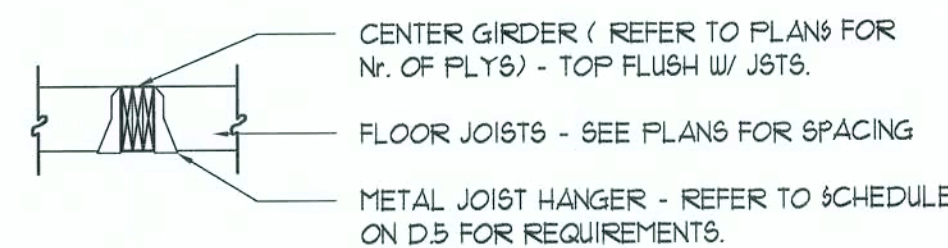
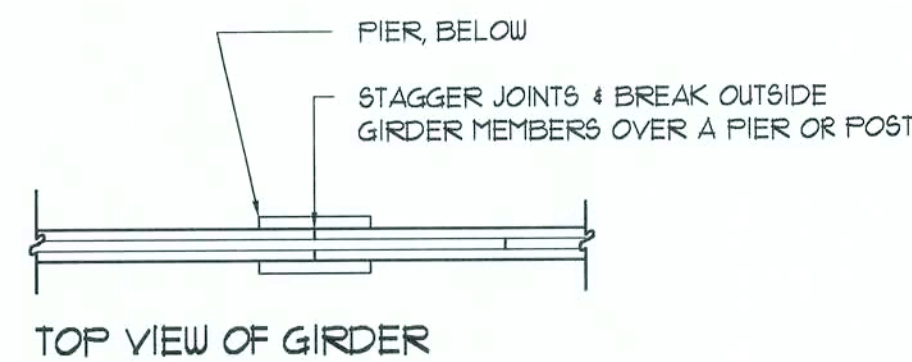
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178
CHECKED:

178B NW Brown Rd
386/7251-8021
NICHOLAS
GESLER
ARCHITECT
N.C.A.R.B. Certified

SHEET NUMBER
SD.1 of 4

All work shall comply with the Florida Building Code and all applicable local codes and ordinances.
Contractor shall verify all dimensions prior to commencing construction.

PROJECT NUMBER
2K755



FLUSH GIRDER

FOOTING SCHEDULE

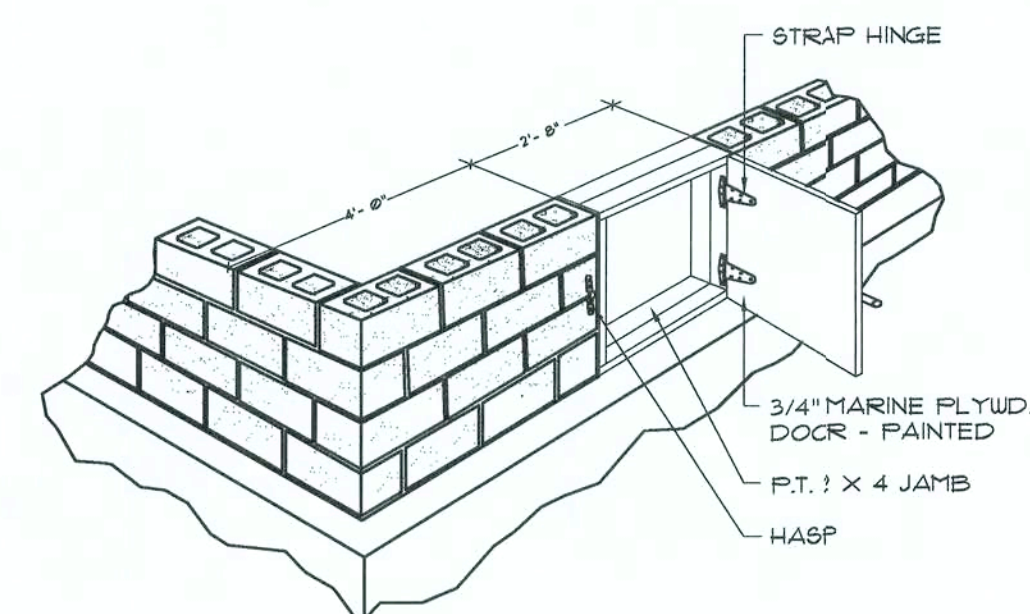
- (A) 24" X 12" X CONT. FOOTING, W/ 3 #5 REBAR, BOTTOM, CONT., 4 #5 REBAR @ 48" O.C., TRANSVERSE
- (B) 24" SQ. X 12" THK. PAD FOOTING, W/ 3 #5 EA. WAY, BOTTOM
- (C) 16" X 12" X CONT. FOOTING, W/ 2 #5 REBAR, BOTTOM, CONT., 4 #5 REBAR @ 48" O.C., TRANSVERSE

PIER / POST SCHEDULE

- (1) 8" X 16" CONC. FILLED CONC. BLOCK W/ 2 #5 VERT. REBAR HOOKED TO FTG USE "O" BLOCK, FOR POST ANCHOR PLACEMENT
- (2) 6X6 CYPRESS OR P/T POST

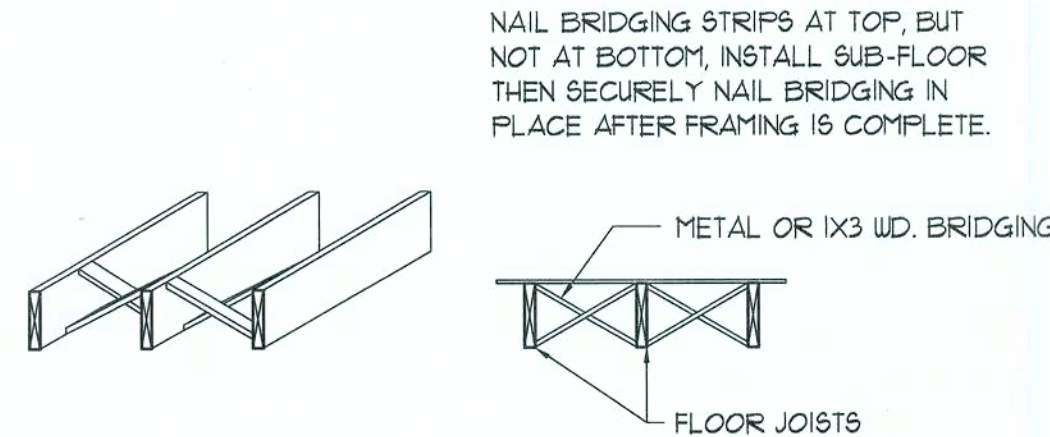
NOTE:

1. FOUNDATION SHOWN IS FOR CLEAN SAND OR ROCK FILL ONLY. OTHER CONDITIONS SHOULD BE DESIGNED BY A LICENSED ENGINEER.
2. ASSUMED SOIL BEARING CAPACITY 1000 PSF.
3. ALL CONCRETE SHALL BE 2500 PSI.
4. PROVIDE ACCESS AND VENTS AS PER CODE.
5. FLOOR SYSTEM IS RATED USING #2 GYP.
6. DOUBLE FLOOR JOIST UNDER ALL PARALLEL PARTITION WALLS.
7. ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.
8. MASONRY PIERS OVER 32" TALL SHALL BE 12X16 WIDE.
9. PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS.
10. ALL ANCHOR STRAPS, POST BASES, ANCHOR BOLTS AND ALL OTHER ASSOCIATED METAL CONNECTORS REQUIRED TO BE PLACED PRIOR TO POURING CONCRETE, BY THE PLANS AND/OR PERMIT ISSUING AUTHORITY, SHALL BE PROVIDED BY THE CONTRACTOR.
11. ALL OTHER FRAMING CONNECTORS AND THE ASSOCIATED THRU-BOLTS AND/OR LAG SCREWS, REQUIRED BY THE PLANS AND/OR PERMIT ISSUING AUTHORITY, SHALL BE PROVIDED BY THE CONTRACTOR.



Crawl Space DETAIL

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

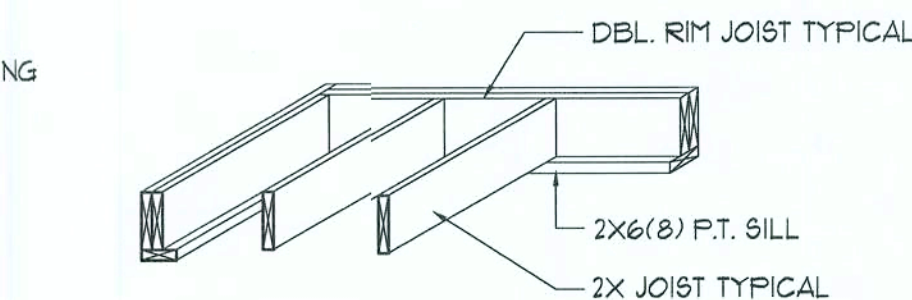


TYPICAL CROSS BRIDGING

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

CONSTRUCT EXTERIOR WALLS W/ 2 TOP PLATES & 1 SILL PLATE, 2X6 STUDS @ 16" O.C., & "SIMPSON" SP2/SP1 STUD/PLATE CONNECTORS @ 32" O.C. - SHEATH WALL W/ 1/2" OSB, APPLIED W/ 8d COMMON NAILS @ 4" O.C. ALONG EDGES & 8" O.C. ALONG INTERMEDIATE SUPPORTS

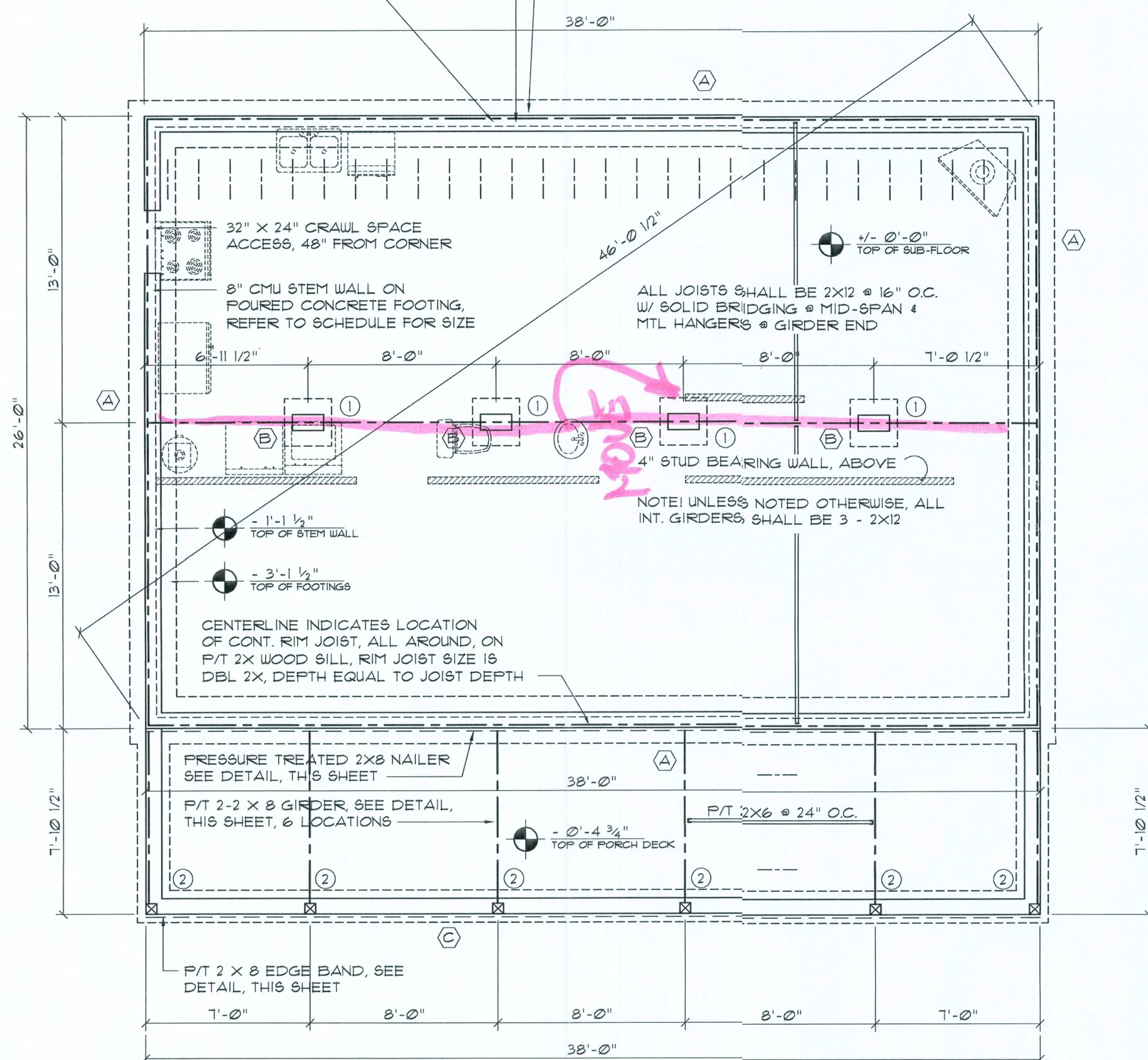
2X6 P/T WOOD SILL, CONT. ALL AROUND, W/ ANCHORS AS PER DETAIL F/SD.4



TYPICAL 1st FLOOR FRAMING

NOTE: SEE PLANS FOR SIZE & SPACING

PROVIDE STEMWALL REINFORCING AS PER DETAILS C1 & C2/SD.1, AT 48" O.C. ALONG ALL EXTERIOR WALLS AND ALL CORNERS - PROVIDE A CONTINUOUS BOND BEAM AS PER THE DETAIL SC.1 & C2/SD.1 W/ #5 REBAR, CONT. ALL AROUND TOP OF STEMWALL.



Foundation PLAN

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

..... SHEAR WALL SEGMENTS, SEE F/SD.4

NOTE!

ALL EXTERIOR WALLS ARE 2X6 STUDS W/ 1/2" THICK CDX FLYWD. SHEATHING (6")

NOTE!

THE DESIGN WIND SPEED FOR THIS PROJECT IS 110 MPH PER 2004 FBC 1603 AND LOCAL JURISDICTION REQUIREMENTS

NOTE!

ADDED FILL SHALL BE APPLIED IN 8" LIFTS - EA. LIFT SHALL BE COMPACTED TO 95% DRY COMPACTION PER THE "MODIFIED PROCTOR" METHOD.

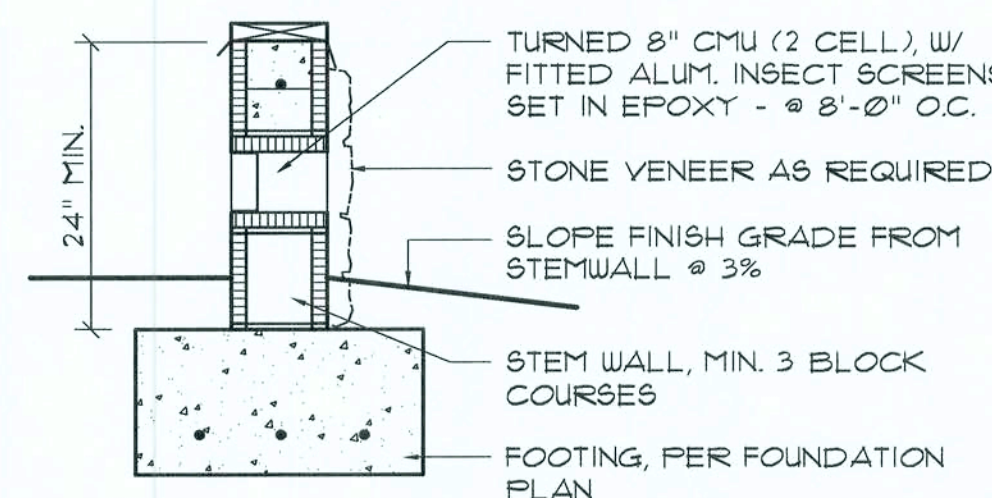
NOTE! PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONTR' SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER AND 1 COPY TO THE PERMIT ISSUING AUTHORITY.

NOTE!

H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL H.V.A.C. WORK, INCLUDING ALL DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH. & BALANCING REPORT - CONTR' SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

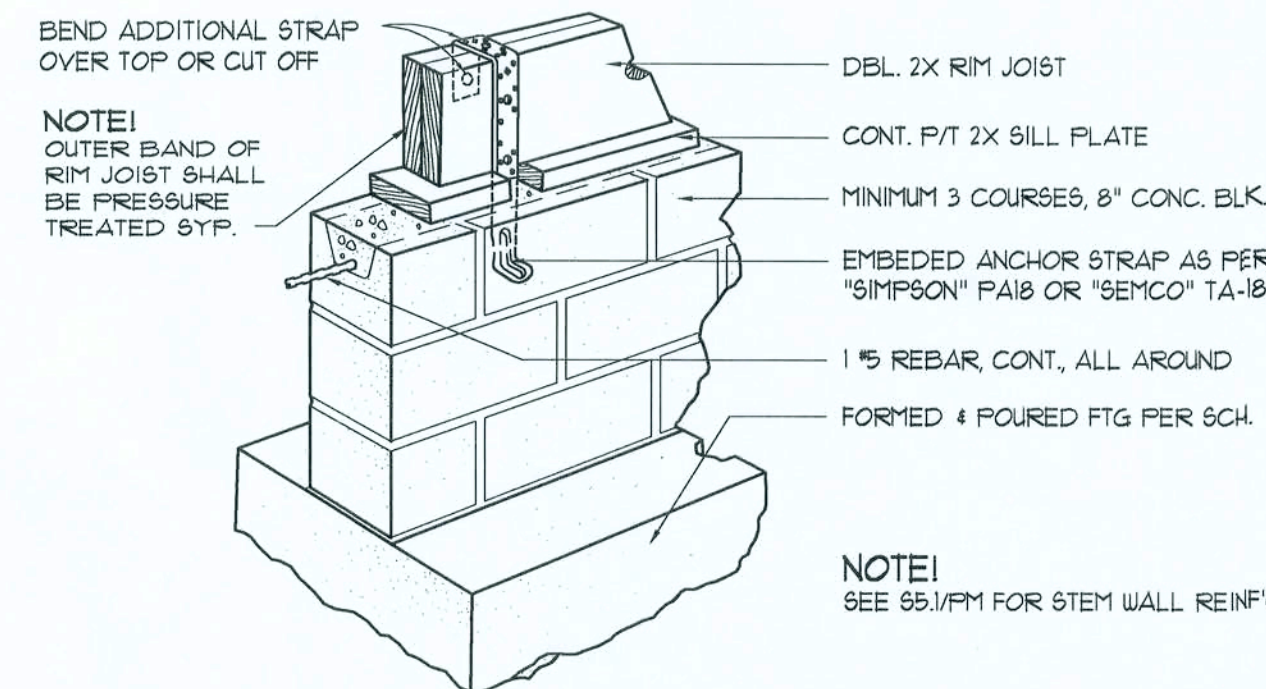
NOTE!!! PROVIDE 1 SQ. IN. VENTILATION PER EACH SQ. FT. OF CRAWL SPACE AREA, SPACED EQUALLY AROUND PERIMETER : 988 SF = 988 SQIN REQ'D 988 SQIN/55 SQIN/VB = 18 VENT BLOCKS REQ'D

NOTE!!! ALLOWABLE FREE VENTILATION AREA PER VENT BLOCK = 55 SQ. INCHES



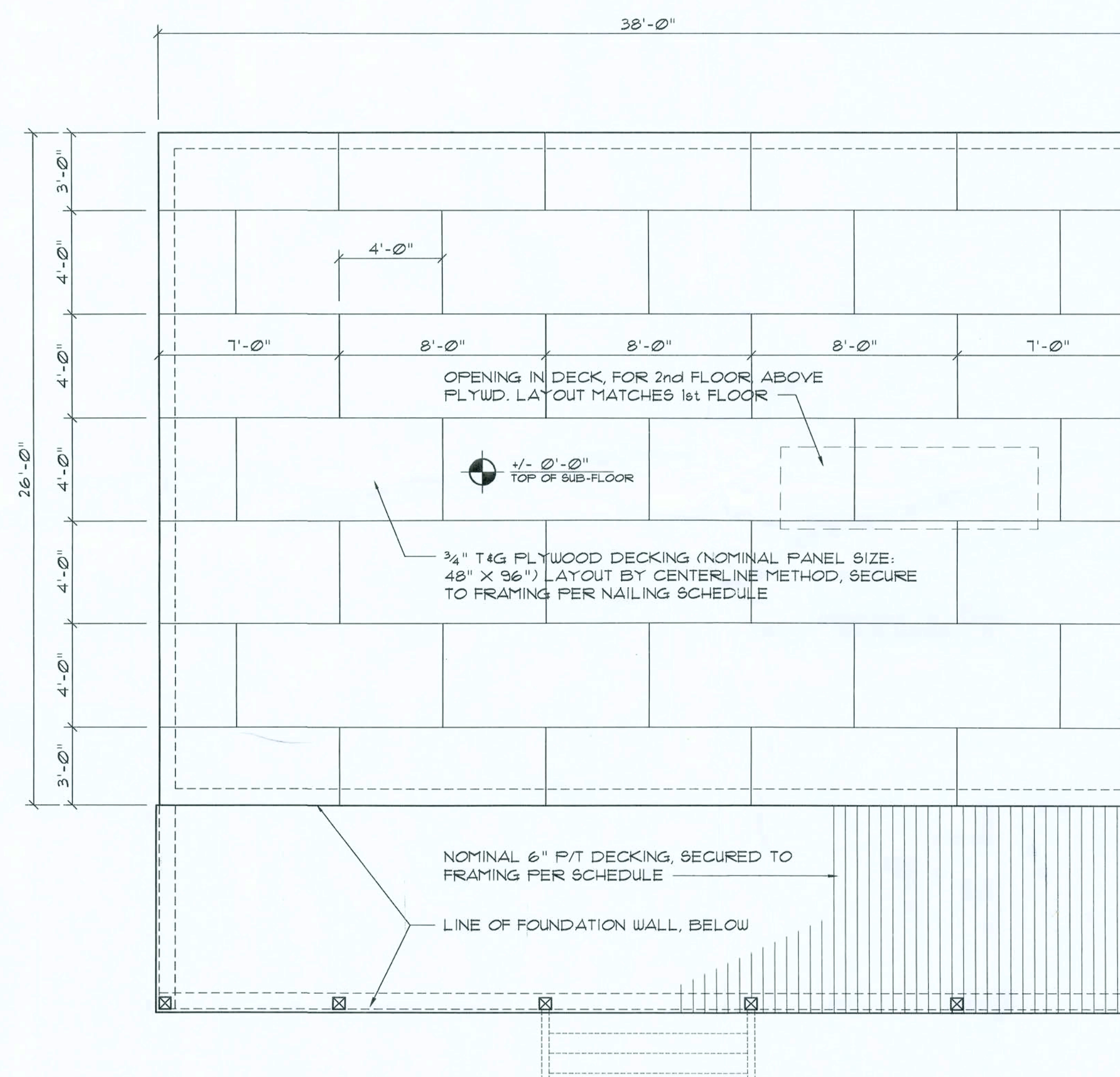
Foundation Vent DET.

SCALE: 3/4" = 1' - 0"



Anchor Strap DETAIL

SCALE: 3/4" = 1' - 0"

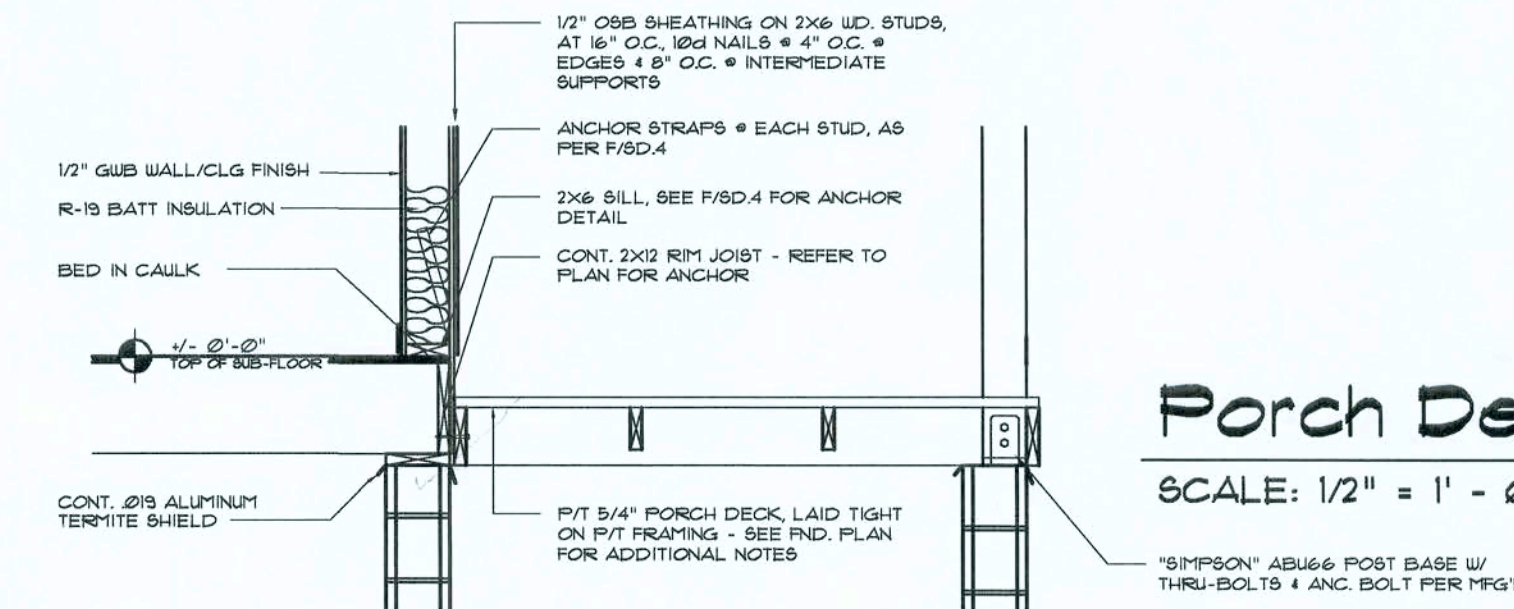


Deck PLAN

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

NOTE!

DO NOT LAYOUT FLOOR DECKING BY BEGINNING AT ONE EDGE AND PROGRESSING TO THE OTHER !!!



Porch Deck DET.

SCALE: 1/2" = 1' - 0"

Daniel Shaneen

14 SEP 2007

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P.O. Box 273
Lake City FL 32056
(386) 754-0181

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GAINERY RESIDENCE

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Lake City, FL 32055
386/753-9021

SHEET NUMBER
SD.2 of 4

All work shall comply with the Florida Building Code and all applicable local codes and ordinances.
Contractor shall verify all dimensions prior to commencing construction.

PROJECT NUMBER
2KT55

14 SEP 2007



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m8
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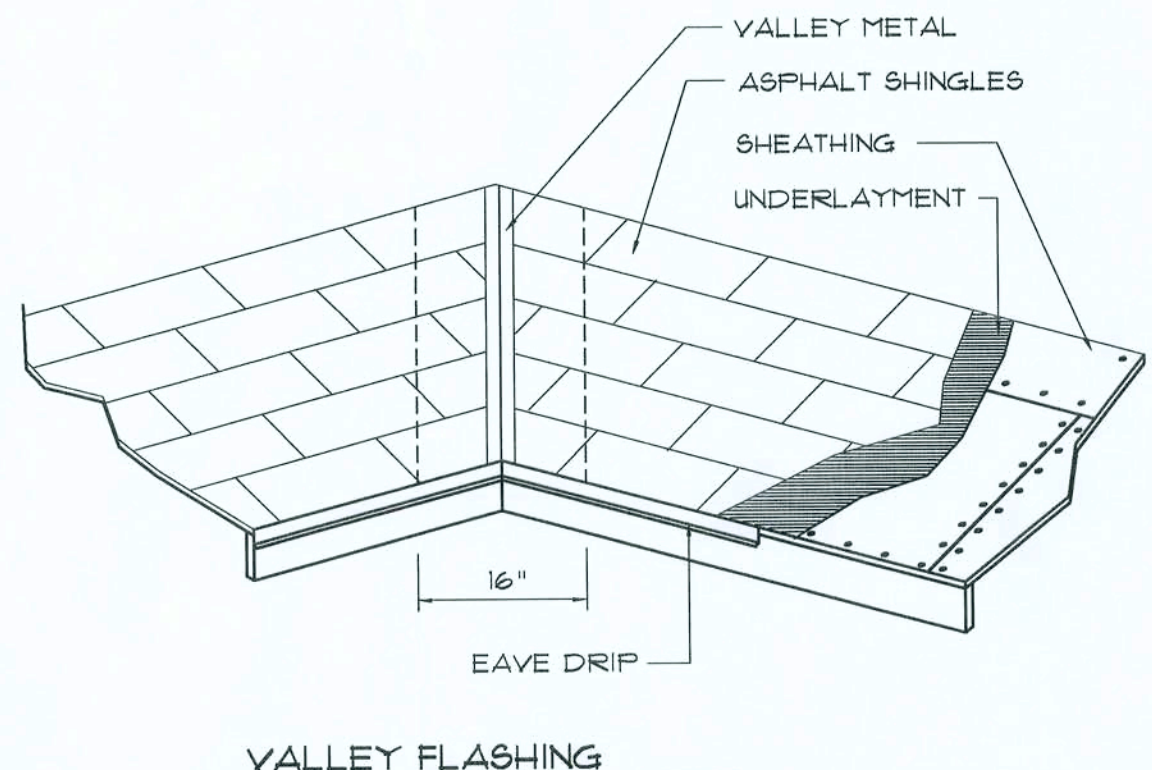
NICHOLAS PAUL GEISLER
ARCHITECT
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Coral Gables, FL 33134
(305) 442-8021

SHEET NUMBER
SD.3 of 4

All work shall comply with the Florida Building Code and all applicable local codes and ordinances.
Contractor shall verify all dimensions prior to commencing construction.

PROJECT NUMBER
2K755

Daniel Shaheen
Daniel Shaheen

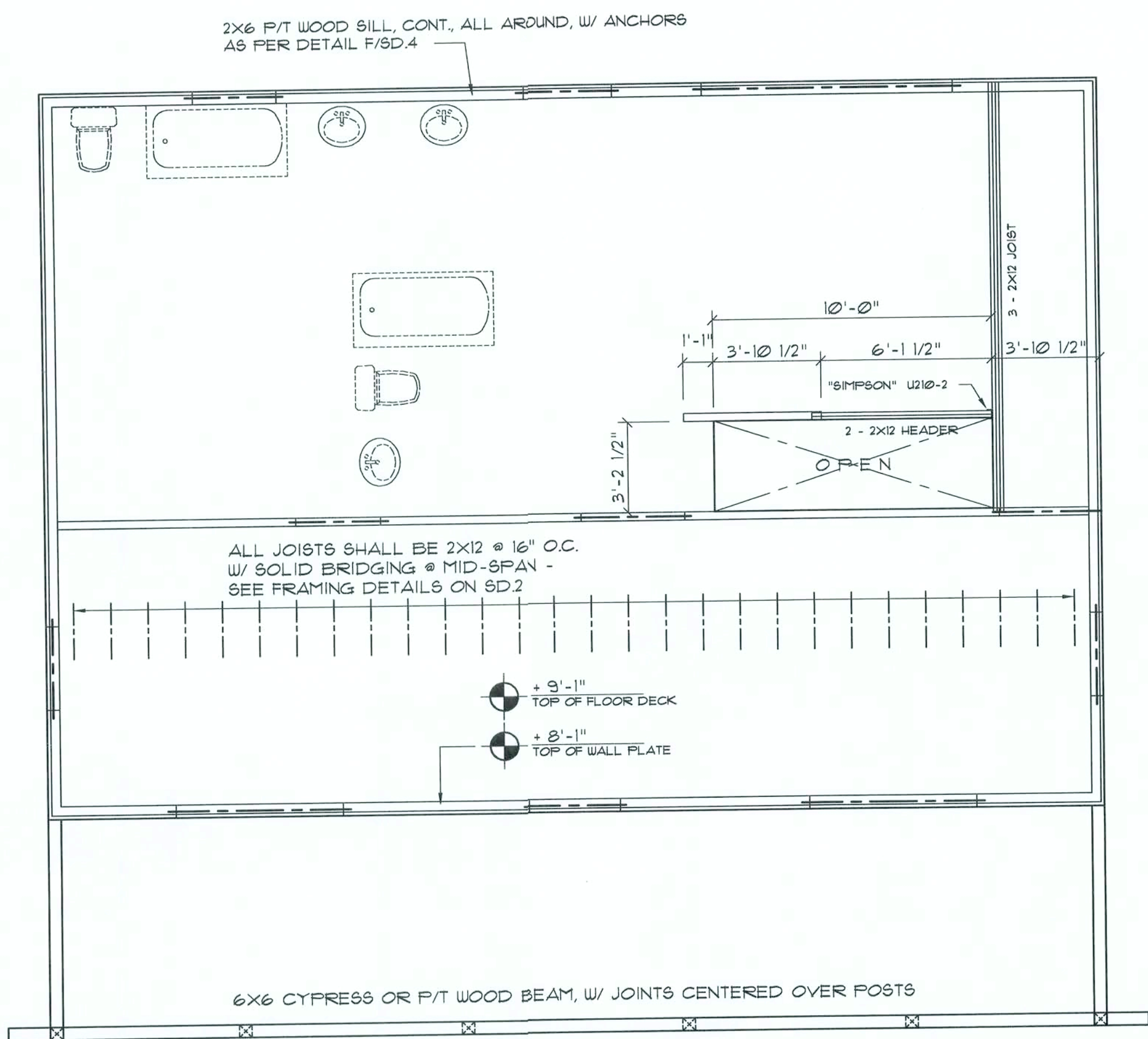


ROOFING METALS for FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS			
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (OZ)
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0175	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.021		40 20

Roofing/Flashing DETS.

SCALE: NONE

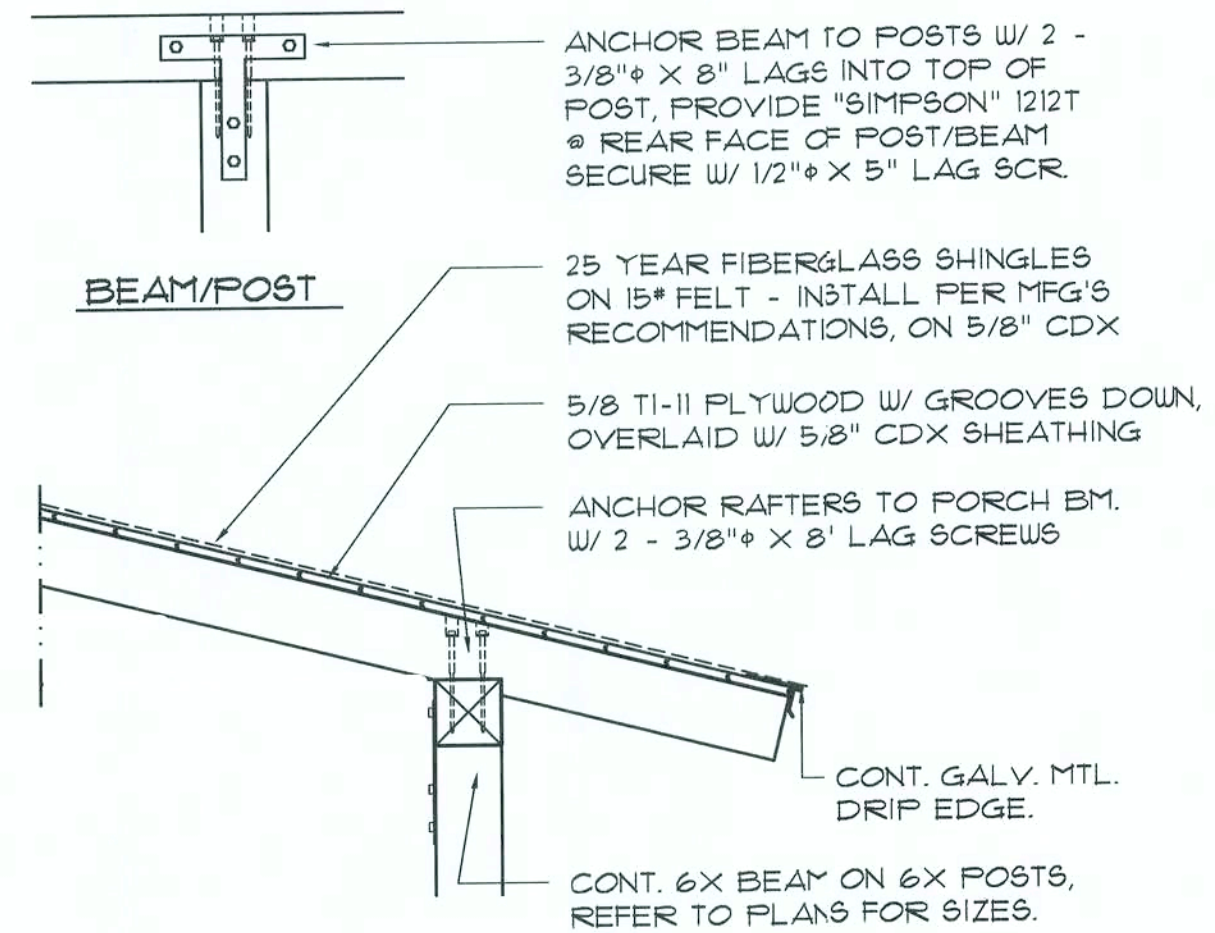
D



2nd Floor Framing PLAN

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

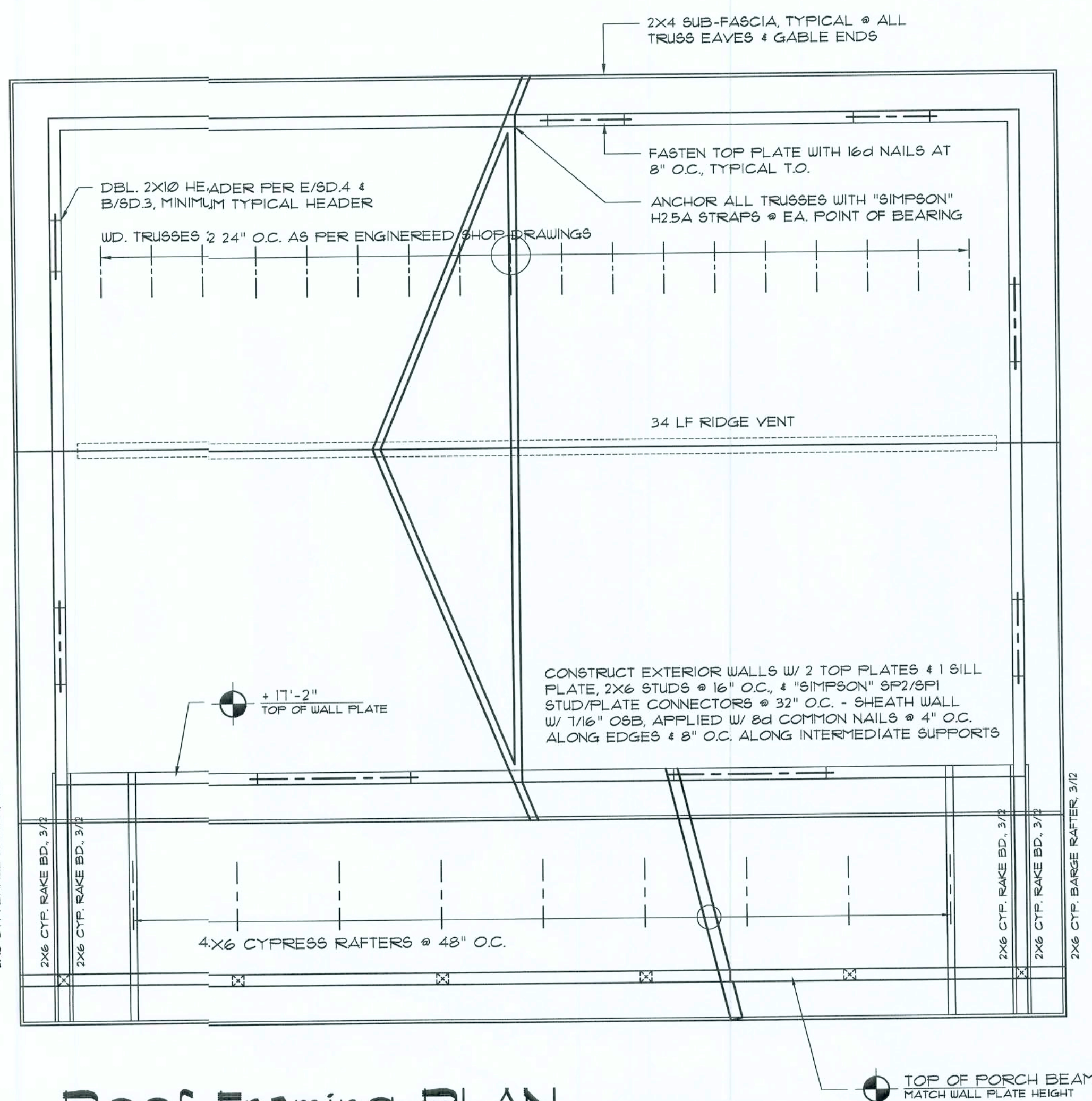
NOTE!
ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING, INCLUDING WIRING, PLUMBING OR OTHER SUCH PENETRATIONS. WALLS OVER 8'-0" TALL SHALL HAVE CONTINUOUS BLOCKING TO LIMIT CAVITY HEIGHT TO 8'-0". PENETRATIONS THROUGH SUCH BLOCKING SHALL BE TREATED IN THE SAME MANNER AS TOP PLATES, NOTED ABOVE



Rafter DET. PORCH EAVE

SCALE: 3/4" = 1'-0"

A



Roof Framing PLAN

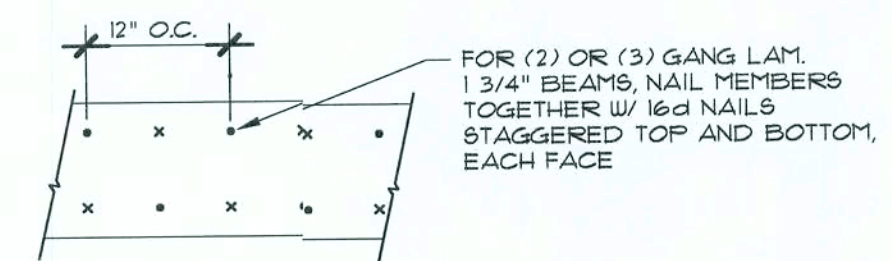
SCALE: 1/4" = 1'-0"

NOTE!
ANCHOR GIRDER TRUSSES TO HEADER WITH 2 "SIMPSON" L2T(2, 3 OR 4). ANCHOR HEADER TO KING STUDS W/ 2 "SIMPSON" ST22 EA. END - TYP. T.O.

NOTE!
ALL EXTERIOR WALLS ARE 2X4 STUDS W/ 1/2" THICK CDX PLYWOOD SHEATHING (4")

GENERAL TRUSS NOTES:

- TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCTS ASSOCIATION" MANUAL FOR "STRESS RATED LUMBER AND ITS CONNECTIONS", LATEST Ed., ALONG W/ THE "TRUSS PLATE INSTITUTE" SUGGESTED GUIDELINES FOR TEMPORARY AND PERMANENT BRACING, AND HANDLING OF TRUSSES. TRUSS SHOP DRAWINGS SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, DETS, & TRUSS TO TRUSS CONNECTIONS.
- TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
- FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND WIND UPLIFT REQUIREMENTS OF TRUSSES OR GIRDERS. THE CONTRACTOR SHALL MAKE AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE PURPOSE OF REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE. ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.



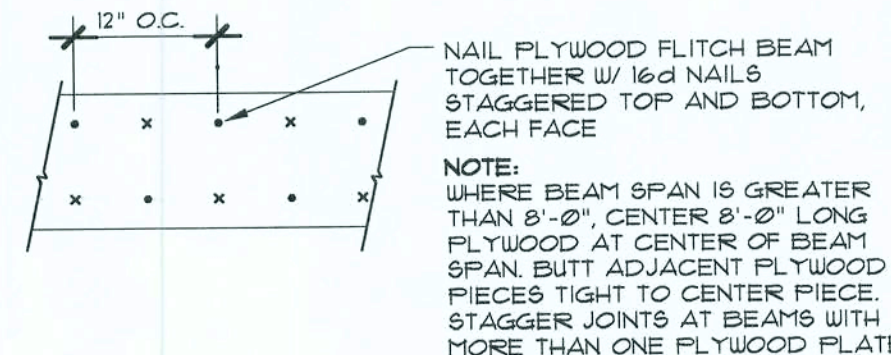
MULTIPLE GANG LAM. DETAIL

NOT TO SCALE

B. U. Beam DETAIL

SCALE: 3/4" = 1'-0"

B



PLYWOOD FLITCH BEAM DETAIL

NOT TO SCALE

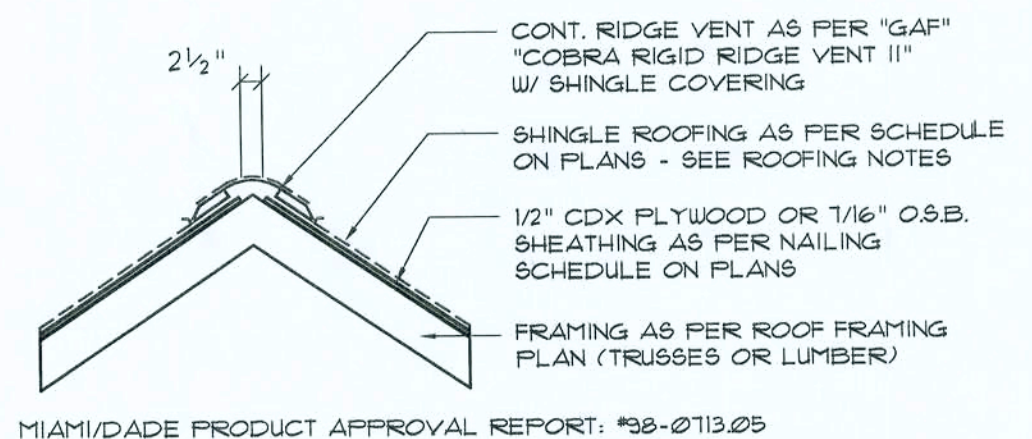
ROOF PLAN NOTES

- R-1 MAIN ROOF PITCH 5/12 / PORCH 3/12
- R-2 ALL OVERHANG 18" UNLESS OTHERWISE NOTED
- R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE ON SD.3
- R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE & HEEL HEIGHTS
- R-5 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

NOTE!
SHEATH ROOF W/ 1/2" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING W/ 8d NAILS - AS PER DETAIL ON SHEET SD.4

NOTE!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 110 MPH PER 2004 FBC 1603 AND LOCAL JURISDICTION REQUIREMENTS

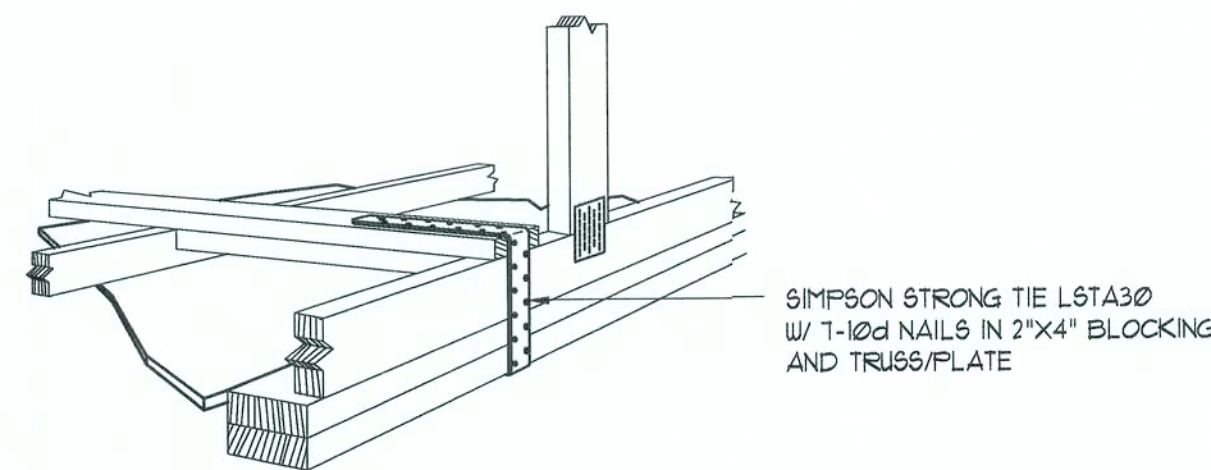
AREA OF ATTIC	REQ'D L.F. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ.IN.
1900 SF	24 LF	490 SQ.IN.
2200 SF	28 LF	570 SQ.IN.
2500 SF	32 LF	650 SQ.IN.
2800 SF	36 LF	730 SQ.IN.
3100 SF	40 LF	810 SQ.IN.
3400 SF	44 LF	890 SQ.IN.



Ridge Vent DETAIL

SCALE: 3/4" = 1'-0"

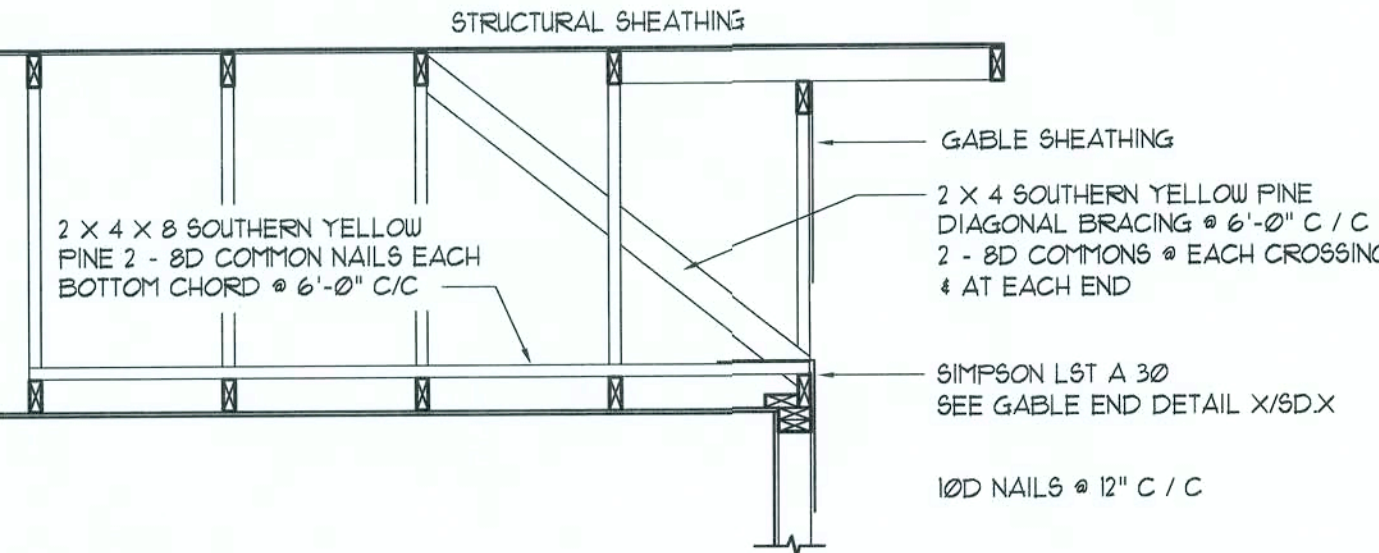
C



GABLE END GYPSUM DIAPHRAGM
HOLDOWN CONNECTOR

SCALE: NONE

A.1



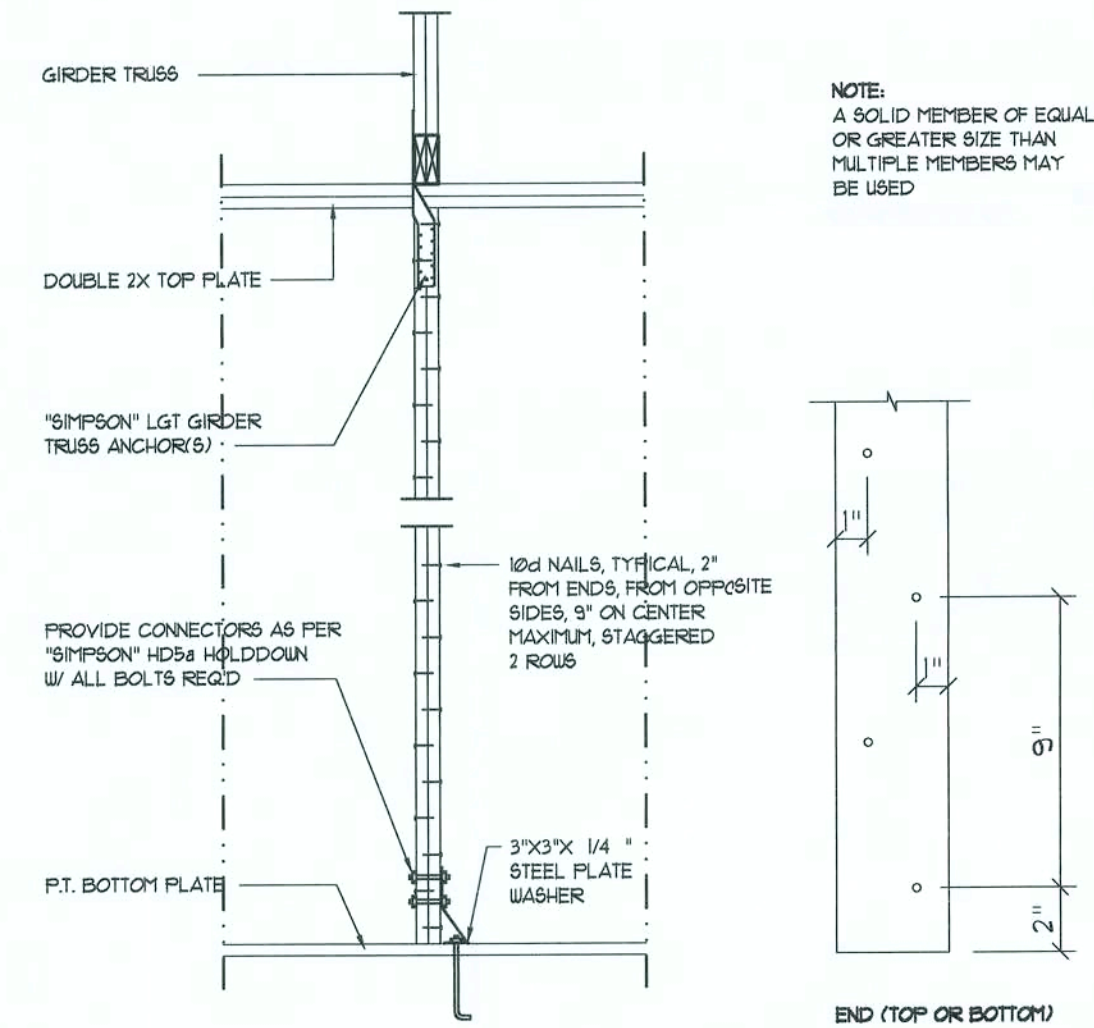
END WALL BRACING FOR
CEILING DIAPHRAGM

NTS

(ALTERNATIVE TO BALLOON FRAMING)

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

A

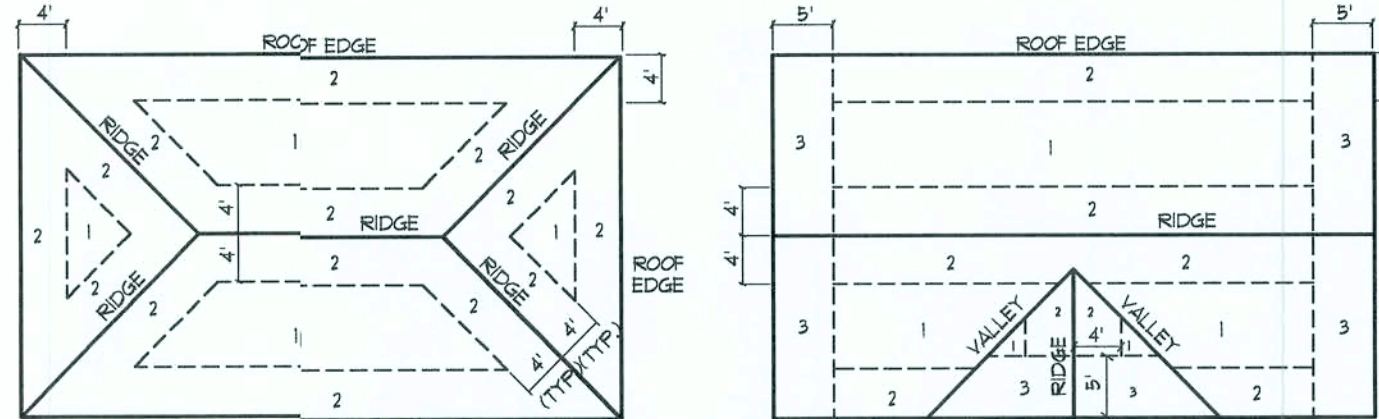


Girdler Truss Column DET.

SCALE: 1/2" = 1'-0"

D

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	1/8" O.S.B. OR 1/2" CDX	8d COMMON OR 8d HOT DIPPTED GALVANIZED BOX NAILS	6" H.O.C. EDGE 12" H.O.C. FIELD
2			6" H.O.C. EDGE 6" H.O.C. FIELD
3			4" H.O.C. GABLE ENDWALL OR GABLE TRUSS 6" H.O.C. EDGE 6" H.O.C. FIELD



ROOF SHEATHING NAILING ZONES
(HIP ROOF)

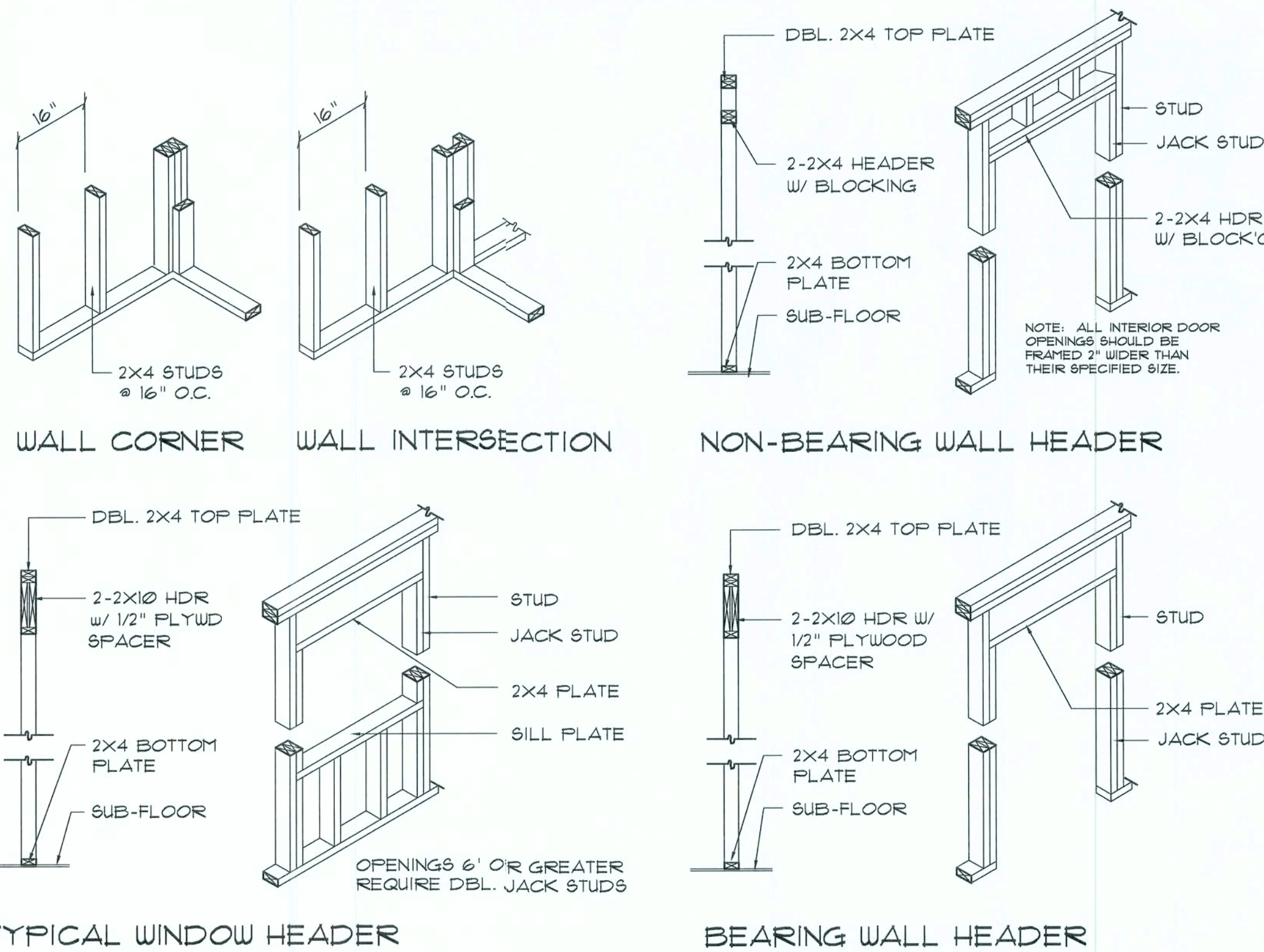
ROOF SHEATHING NAILING ZONES
(GABLE ROOF)

Roof Nail Pattern DET.

SCALE: NONE

B

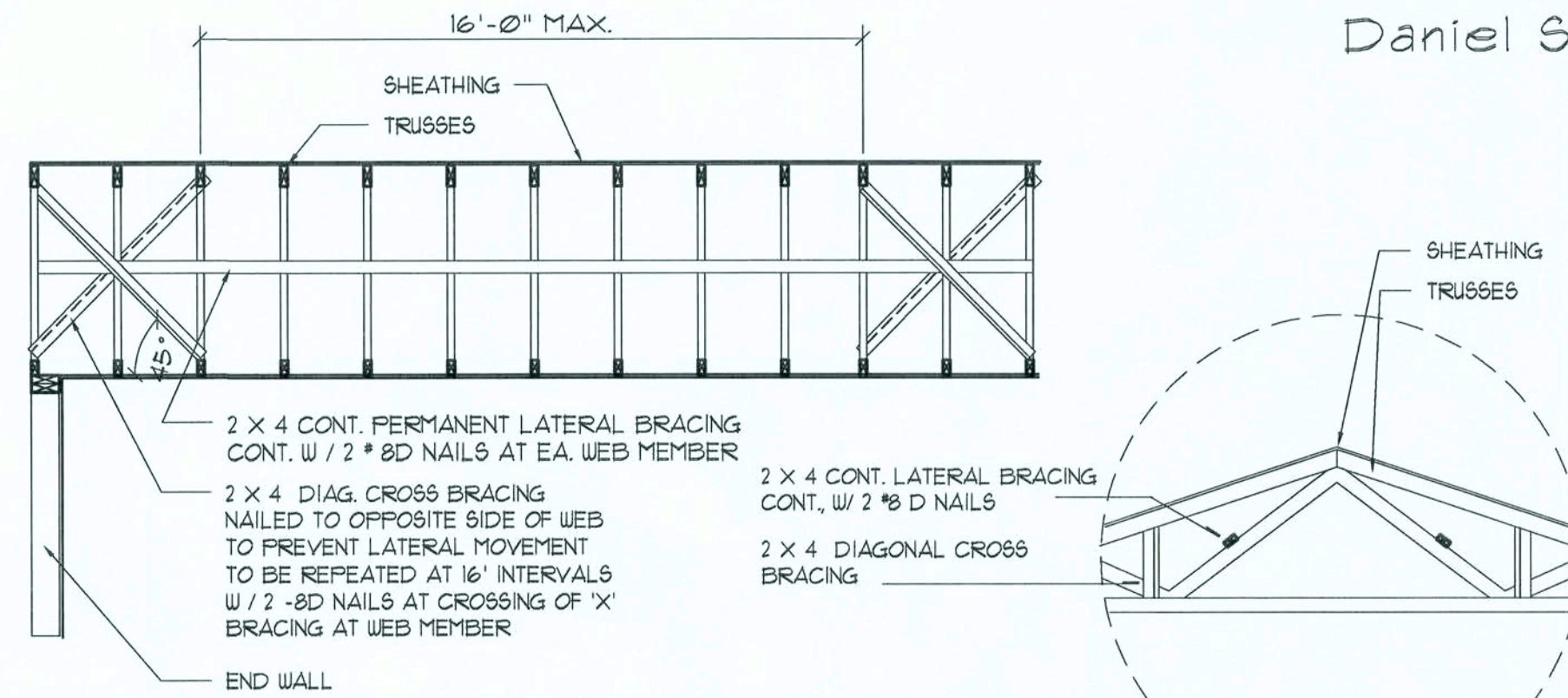
HEADER SPANS FOR EXTERIOR BEARING WALLS								
HEADERS SUPPORTING:		HEADER SIZE	BUILDING WIDTH (FT)					
			20'		28'		36'	
			SPAN	* JACKS	SPAN	* JACKS	SPAN	* JACKS
ROOF, CEILING		2-2x4	3'-6"	1	3'-2"	1	2'-10"	1
		2-2x6	5'-5"	1	4'-8"	1	4'-2"	1
		2-2x8	6'-10"	1	5'-11"	2	5'-4"	1
		2-2x10	8'-5"	2	7'-3"	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	



Wall Framing/Header DETAILS

SCALE: NONE

E



TYP. PERMANENT TRUSS BRACING DIA.

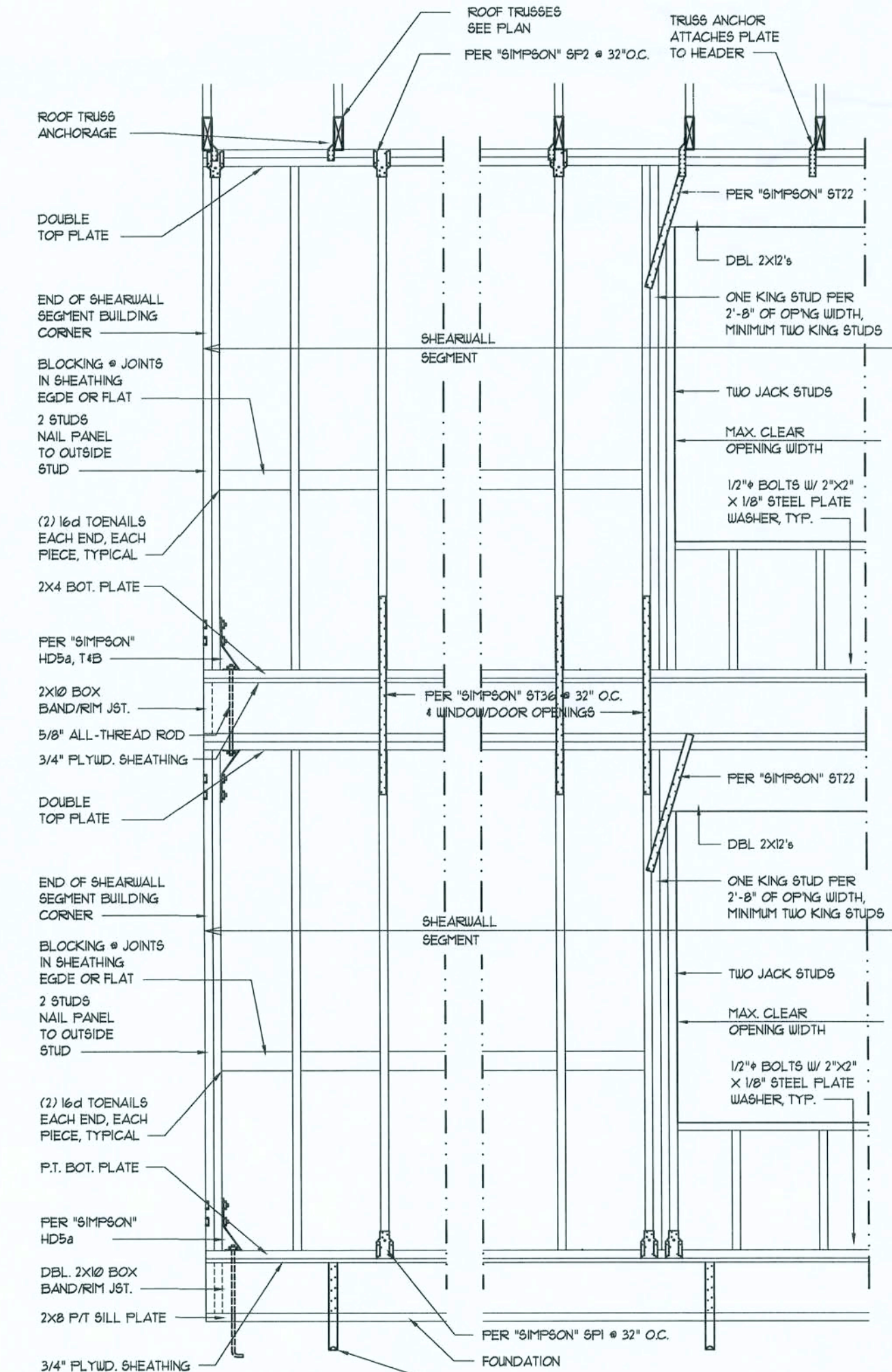
NTS

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

Truss Bracing DETAILS

SCALE: AS NOTED

C



SHEARWALL NOTES:

- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-51 SBC 305.4.3.
- THE WALL SHALL BE ENTIRELY SHEATHED WITH 1/8" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
- ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER CORNER FRAMING MEMBERS OR ALONG BLOCKING.
- NAIL SPACING SHALL BE 6" O.C. EDGES AND 12" O.C. IN THE FIELD.
- 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 HEIGHTS FOR 8'-0" WALLS (7'-3").

OPENING WIDTH	BILL PLATES	1/2" TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
6'-0" TO 8'-0"	(3) 2x4 OR (1) 2x6	2
8'-0" TO 12'-0"	(5) 2x4 OR (2) 2x6	3

Shear Wall DETAILS

SCALE: NONE

F

Daniel Shaheen
Daniel Shaheen

14 SEP 2007

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GANEY RESIDENCE

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(386) 755-5621

SHEET NUMBER
SD.4 of 4

All work shall comply with the Florida Building Code and all applicable local codes and ordinances.
Contractor shall verify all dimensions prior to commencing construction.

PROJECT NUMBER
2K155