

Duckts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019-inch (0.48 mm)

sheet sisteel and shall have no openings into the garage.

equipped with either solid wood doors, or solid or honeycomb core steel doors not less than 13/8 inches (34.9 mm) thick, or doors in compliance with Section 715.3.3. Openings from a private garage directly into a solid or honeycomb core steel doors not less than 13/8 inches (34.9 mm) thick, or doors in compliance with Section 715.3.3. Openings from a private garage directly into a solid or honeycomb core steel doors not less than 13/8 inches (34.9 mm) thick, or doors in compliance with Section 715.3.3. Openings from a private garage directly into a solid or honeycomb core steel doors not less than 13/8 inches (34.9 mm) thick, or doors in compliance with Section 715.3.3. Openings from a private garage directly into a solid or honeycomb core steel doors not less than 13/8 inches (34.9 mm) thick, or doors in compliance with Section 715.3.3. Openings from a private garage directly into a solid or honeycomb core steel doors not less than 13/8 inches (34.9 mm) thick, or doors in compliance with Section 715.3.3. Openings from a private garage directly into a solid or honeycomb core steel doors not less than 13/8 inches (34.9 mm) thick, or doors in compliance with Section 715.3.3. Openings from a private garage directly into a solid or honeycomb core steel doors not less than 13/8 inches (34.9 mm) thick, or doors in compliance with Section 715.3.3.

Garage fire separations shall comply with the following:

room used for sleeping purposes shall not be permitted.

1. The private garage shall be separated from the dwelling unit and its attic area by means of a minimum ½-inch (12.7 mm) 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-inch Type X

gypsum board or equivalent. Door openings between a private garage and the dwelling unit shall be

AREA SUMMA	RY	
LIVING AREA	2106	S.F
GARAGE AREA	466	S.F
COVERED PORCH AREA	205	S.F
ENTRY PORCH AREA	85	S.F
TOTAL AREA	2862	S.F

SOFTPIAN

BEATT KUMYO

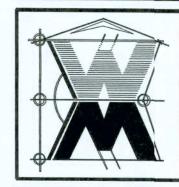
JEFI PROJECT ADI

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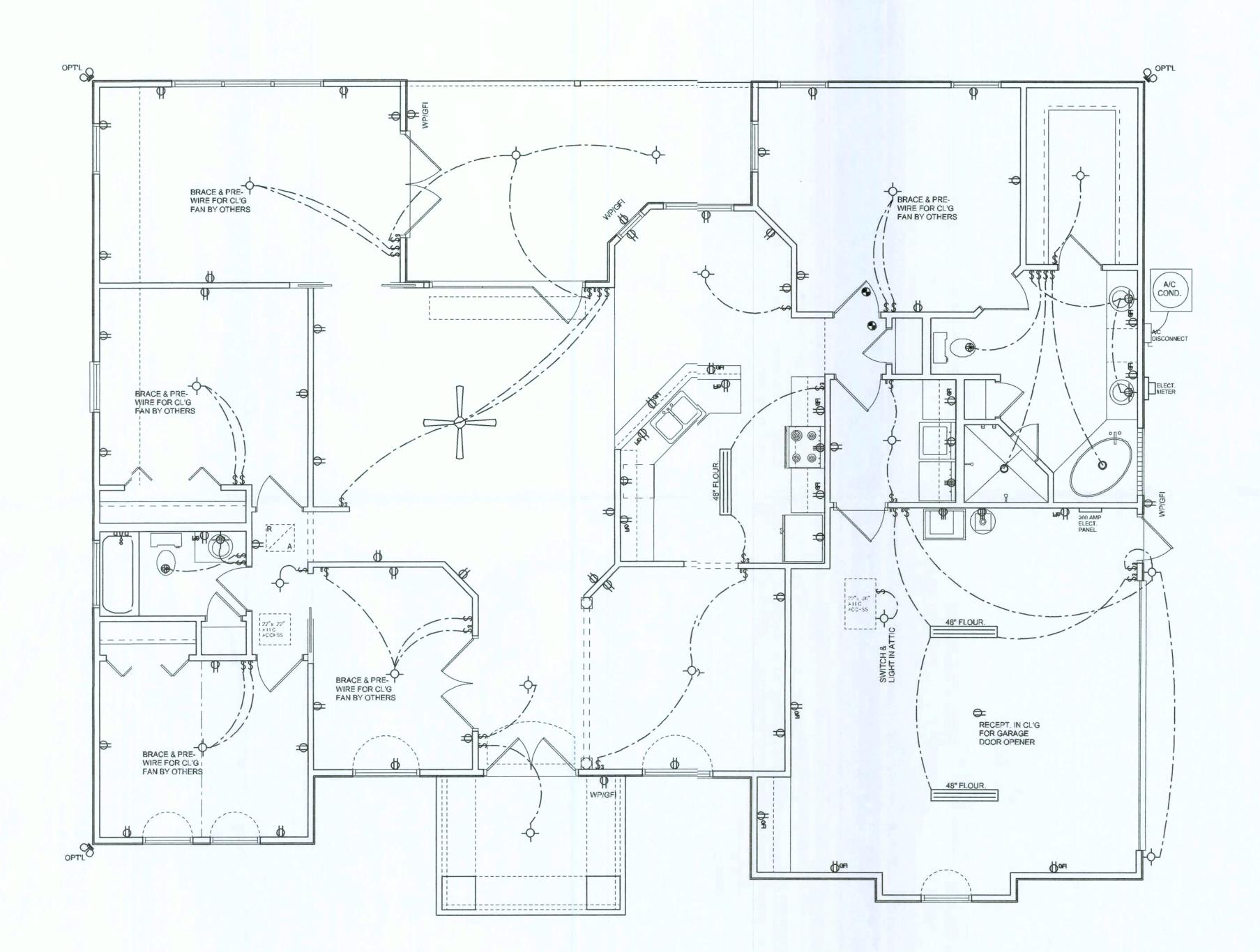
JOINT VENTURED WTH

OWILLIAM MYERS DESIGN P.O. BOX 1513 LAKE CITY, FL 32056 (386) 758-8406 will@willmyers.net



JOB NUMBER 051017

SHEET NUMBER OF 7 SHEETS

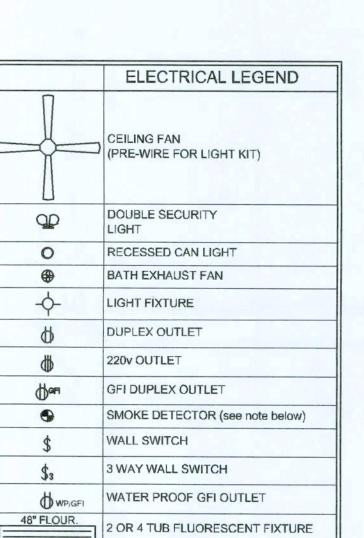


	ELECTRICAL LEGEND
	CEILING FAN (PRE-WIRE FOR LIGHT KIT)
QD.	DOUBLE SECURITY LIGHT
0	RECESSED CAN LIGHT
⊕	BATH EXHAUST FAN
	LIGHT FIXTURE
Ф	DUPLEX OUTLET
Ф	220v OUTLET
d) GFI	GFI DUPLEX OUTLET
•	SMOKE DETECTOR (see note below)
\$	WALL SWITCH
\$3	3 WAY WALL SWITCH
₩ P/GFI	WATER PROOF GFI OUTLET
48" FLOUR.	2 OR 4 TUB FLUORESCENT FIXTURE

NOTE: ALL BEDROOM RECEPTACLES SHALL BE AFCI (ARC FAULT CIRCUIT INTERRUPT)

ALL SMOKE DETECTORS SHALL HAVE BATTERY BACKUP POWER AND ALL WIRED TOGETHER SO IF ANY ONE UNIT IS ACTUATED THEY ALL ACTIVATE.

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



JOINT VENTURE) WITH

SOFTPIXN ARCHI IECTURAL DESIGN SQ-TVVARE

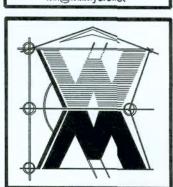
BEAT

KUMYO |

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A CUSTOM

OWILLIAM MYERS P.O. BOX 151; LAKE CITY, FL 32)56 (386) 758-8406 will@willmyers.ret

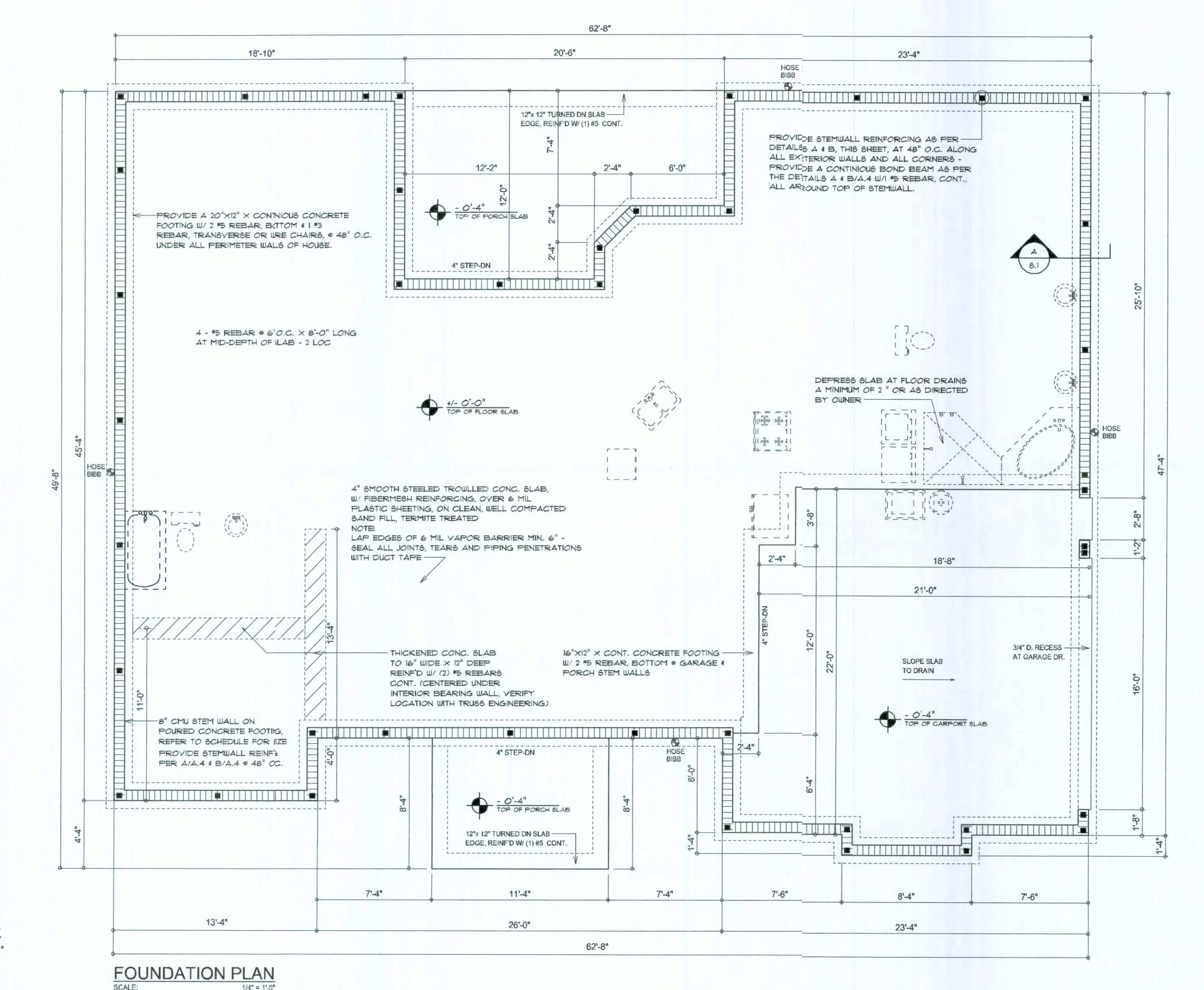


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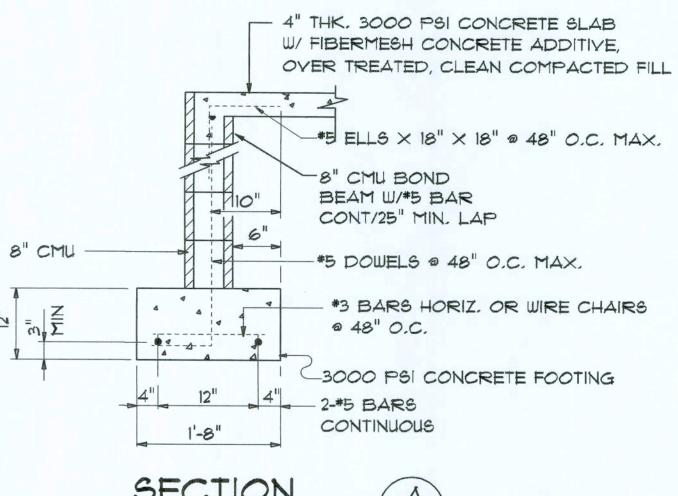
NOTE

PRIOR TO THE CONSTRUCTION OF THE FOUNDATION, THE CONTRACTOR SHALL COORDINATE ANY INTERIOR BEARING LOCATION CONDITIONS PER THE TRUSS ENGINEERED SHOP DRAWINGS WITH THE FOUNDATION PLAN. ANY INTERIOR BEARING LOCATIONS OR ANY POINT LOADS OF 4.0 K OR GREATER SHALL BE SUPPORTED VIA A MODIFIED FOUNDATION PLAN TAKING THESE LOADS INTO CONSIDERATION. THE CONTRACTOR SHALL MAKE THE ENGINEERED TRUSS SHOP DRAWINGS AVAILABLE TO THE ARCHITECT FOR THE PURPOSE OF RENDERING SUCH MODIFICATIONS PRIOR TO POURING ANY CONCRETE.



CONCRETE / MASONRY / METALS GENERAL NOTES:

- I. DESIGN SOIL BEARING PRESSURE: 1000 PSF.
- 2. EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS TESTS AS SPECIFIED SHALL BE PREFORMED 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 98% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
- 4. REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIRE-MENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
- 5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIRE-MENTS OF ASTM A185 - MIN. YELLD STRESS = 85 KSI.
- 6. CONCRETE SHALL BE STANDARD MIX F'C = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX F'C = 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-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH F'm = 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 I OR A325, A5 PER PLAN REQUIREMENTS.
- 10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.
- 11. 2X4 P/T WOOD SILL, CONT., ALL AROUND, W/ 5/8"~
 A.B. W/ 3" SQ. X 1/4" PLATE WASHERS WITHIN 6" FROM
 EACH CORNER, EA. WAY, & WITHIN 6" FROM ALL WALL
 OPENINGS / ENDS 1/2"~ A.B. W/ 2" SQ. WASHERS ALONG
 EACH RUN @ 48" O.C., MAX. ALL ANCHOR BOLTS SHALL
 HAVE A MINIMUM OF 8" EMBEDMENT INTO THE CONCRETE.



Becember 29, 2005

A CUSTOM RESIDENCE FOR:

JEFF & KUMYO BEATTY

PROJECT ADDRESS: LOT 65, CALLAWAY PHASE III, LAKE CITY, FLORIDA 32025

A S J L Lake City, FL 32055 Ted (389) 755-9021

NICHO GEISP ARCHIT

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JOB NUMBER 051017

SHEET NUMBER

S.1

OF 7 SHEETS

Jul C-Ag

NOTE! ALL EXTERIOR WALLS ARE 2X4 STUDS W/

NOTE:
THE DESIGN WIND SPEED FOR THIS
PROJECT IS 110 MPH PER 2004 FBC 1606
AND LOCAL JURISDICTION REQUIREMENTS

1/2" THICK CDX PLYWD. SHEATHING (4")

NOTE: ADDED F

ADDED FILL SHALL BE APPLIED IN 8" LIFTS -EA. LIFT SHALL BE CONPACTED 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 - CONT'R SHALL PROVIDE I COPY OF AS-BUILT DWGS TO OWNER AND I COPY TO THE PERMIT ISSUING AUTHORITY.

NOTE:

H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL H.Y.A.C. WORK, INCLUDING ALL DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH. & BALANCING REPORT - CONT'R SHALL PROVIDE I COPY OF AS-BUILT DWGS TO OWNER & I COPY TO THE PERMIT ISSUING AUTHORITY. SECTION SCALE: 3/4" = 1'-0 <u>A</u>

ROOF PLAN NOTES

SEE EXTERIOR ELEVATIONS FOR ROOF PITCH

ALL OVERHANG 18" UNLESS OTHERWISE NOTED

PROVIDE ATTIC VENTILATION IN AC-

CORDANCE WITH SCHEDULE ON SD.3 SEE EXTERIOR ELEVATIONS AND FLOOR

MOVE ALL YENTS AND OTHER ROOF PENETRATIONS TO REAR

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'-O" TALL SHALL HAVE CONTINUOUS BLOCKING TO LIMIT CAVITY HEIGHT TO 8'-O". PENETRATIONS THROUGH SUCH BLOCKING SHALL BE TREATED IN THE SAME MANNER

PLANS TO VERIFY PLATE AND HEEL HEIGHTS

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

THE DESIGN WIND SPEED FOR THIS PROJECT IS 110 MPH PER 2004 FBC 16(6 AND LOCAL JURISDICTION REQUIREMENTS SHOP DWG COORDINATION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE SUGGESTED STRAPS AND THAT THE TRUSS ENGINEERED SHOP DRAWING LOADS TAKE PRECEDENCE OVER THAT INDICATED IN THE CONSTRUCTION DOCUMENTS.

THE UPLIFT LOADS INDICATED FOR EACH TRUSS IN THE ENGINEERED TRUSS SHOP DRAWINGS MAY BE MATCHED TO STANDARD PRODUCT UPLIFT RATINGS FOR COMPARABLE UPLIFT CONNECTORS, AND THAT THE PRODUCTS THAT PROVIDE EQUAL OR GREATER UPLIFT RESISTANCE FOR THE LISTED LOADS MAY BE USED IN LIEU OF THOSE INDICATED IN THE CONSTRUCTION DOCUMENTS OR AS APPROVED BY THE BUILDING OFFICIAL.

THE CONTRACTOR SHALL COORDINATE THE TRUSS TO TRUSS ANCHOR REQUIREMENTS WITH THE TRUSS ENGINEERING SHOP DRAWINGS. SOME OF THE TRUSS TO TRUSS CONNECTIONS WILL REQUIRE ANCHOR STRAPS IN ADDITION TO TYPICAL NAILING, ANCHOR DEVICES SHALL BE REQUIRED FOR ALL JOINTS WITH AN UPLIFT OR GRAVITY LOAD OF 100 LBS OR GREATER.

2 - | B/4" X 9 1/4" 2.0E MICRO=LAM L.V.L.

WALL, ASSEMBLE W/ 16d NAILS @ 12" O.C.,

STAGGERED TOP & BOTTOM OF BEAM,

EACH SIDE

BEAM, EXTEND TOP PLY OF WALL PLATE FULL LENGTH, LAP MIN. 32" TO ADJOINING

TRUSSES BEARING ON INTERIOR PARTITIONS WHERE UPLIFT LOADS ARE PRESENT SHALL REQUIRE ANCHORS OF EQUAL OR GREATER LOAD CAPACITY THAN THAT INDICATED BY THE TRUSS SHOP DRAWINGS. THE UPLIFT ANCHOR SYSTEM SHALL BE CONTINUOUS TO THE FOUNDATION.

AS TOP PLATES, NOTED ABOVE 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 IT'S CONNECTIONS", LATEST Ed., ALONG -ANCHOR BEAM TO END/LINE POSTTS W/ THE "TRUSS PLATE INSTITUTE" SUGGESTED GUIDELINES FOR TEMPORARY AND W/ "SIMPSON" EPC44/PC44 PERMANENT BRACING, AND HANDLING OF TRUSSES, TRUSS SHOP DRAWINGS SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, DETS, 4 TRUSS TO TRUSS CONNECTIONS. 2. TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER. 3. FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIRMENTS 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 + 8'-0" -DEL 2XIO HEADER PER F/A.T MINMUM TYPICAL HEADER IT LE RIDGE VENT CONSTRUCT EXTERIOR WALLS W/ 2 TOP PLATES \$ 1 SILL -PLATE, 2X4 STUDS @ 16" O.C., # "SIMPSON" SP2/SP1 STUD/PLATE CONNECTORS @ 32" O.C. - SHEATH WALL W/ T/16" OSB, APPLIED W/ 8d COMMON NAILS ● 4" O.C. ALONG EDGES & 8" O.C. ALONG INTERMEDIATE SUPPORTS FASTEN TOP PLATE WITH 16d NAILS AT -12" O.C., TYPICAL T.O.

Roof Framing PLAN

SCALE: 14" = 1'-0"

ANCHOR ALL TRUSSES WITH "SEMCO"

HDPT2 STRAPS # 6 - 10" NAILS

2X4 SUB-FASCIA, TYPICAL @ ALL -TRUSS EAVES & GABLE ENDS

> ANCHOR GRDER TRUSS(ES) TO HEADER WITH 2 "SIMFSON" LGT(2, 3 OR 4), ANCHOR HEADER TO KING STUDS W/ 2 "SIMPSON ST22 EA, END - TYP., T.O.

ALL EXTERDR WALLS ARE 2X4 STUDS W/ 1/2" THICK OX PLYWD. SHEATHING (4")

REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET SD.4 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES

MINIMUM SIZE ALLOWABLE IS 2-2×10.

PROJECT COORDINATION REQUIREMENTS

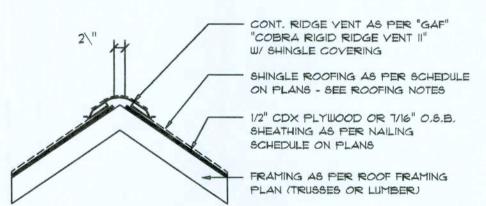
NOTICE

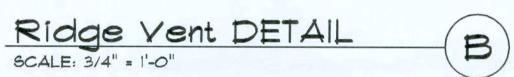
THESE PLANS ARE DRAWN FOR AVERAGE SITE CONDITIONS AND COMPLIANCE WITH APPLICABLE CODES IN LAKE CITY, FL 4AT THE TIME THEY ARE DRAWN. DUE TO VARYING STATE, LOCAL, AND NATIONAL CODES RULES AND REGULATIONS, N.P.GEISLER, ARCHITCT CANNOT WARRANT COMPLIANCE WITH ALL APPLICABLE STATE, LOCAL, ANID NATIONAL CODES IN YOUR AREA OR WITH YOUR PARTICULAR SITE CONDITIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE, AND FEDERAL). IF YOUR CITY OR STATE REQUIRES AN ENGINEER'S SEAL FOR THE SITE/CIVIL PORTIONS OF THE WORK, YOU WILL NEED TO HAVE THAT DOINE LOCALLY BY A QUALIFIED, LICENCED PROFESSIONAL ENGINEER.

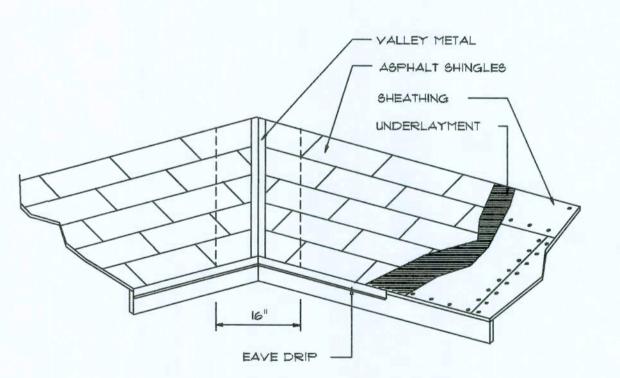
WOOD STRUCTURAL NOTES

- I. TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPON-SIBILITY 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 Nr.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 CON-NECTIONS.

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	820 SQ.IN.
3600 SF	44 LF	900 SQ.IN.







MIAMI/DADE PRODUCT APPROVAL REPORT: *98-0713.05

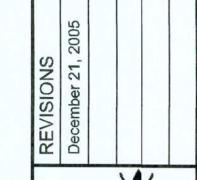
VALLEY FLASHING

	ETALS for FLAS		ING
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	er10.0	26 (ZINC COATED G90)	
ZING ALLOY LEAD PAINTED TERNE	0.021		40 20

Roofing/Flashing DETS.

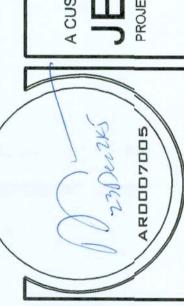
SCALE: NONE

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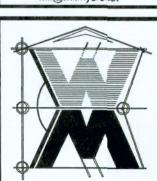
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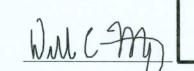
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JOB NUMBER 051017

SHEET NUMBER

OF 7 SHEETS



FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Hip Construction, Wood Trusses @ 24" (Walls: 2x4 Wood Stude @ 16" O.C.

Floor: 4" Thk. Concrete Slab W/ Fibermesh Concrete Additive Foundation: Continuous Footer/Stem Wall

ROOF DECKING

Material: 1/2" CD Plywood or 7/16" 0.6.B. Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing

Fasteners: 8d Common Nails per schedule onsheet A.7

SHEARWALLS

Material: 1/2" CD Plywood or 7/16" O.S.B. Sheet Size: 48"x96" Sheets Placed Vertical

Fasteners: 8d Common Nails 9 4" O.C. Edge \$ 8" O.C. Interior Dragstrut: Double Top Plate (6,Y.P.) W/16c Nails @ 12" O.C.

Wall Stude: 2x4 Hem Fir Stude @ 16" O.C.

Trues Anchors: SEMCO HDPT2 & Ea. Trues End (Typ. U.O.N.)

Wall Tension: Wall Sheathing Nailing is Adecate - 8d € 4" O.C. Top & Bot. Anchor Bolts: 1/2" A307 Bolts @ 48" O.C. - st Bolt 6" from corner

Corner Hold-down Device: (1) HD5a @ eac corner Porch Column Base Connector: Simpson AEI44/ABU66 @ each column Porch Column to Beam Connector: SimpsonEPC44/PC44 @ each column

FOOTINGS AND FOUNDATIONS

HURRICANE UPLIFT CONNECTORS

Footing: 20"x12" Cont. W/2-*5 Bare Cont. 4 1-*: Transverse @ 24" O.C. Stemwall: 8" C.M.U. W/I-#5 Vertical Dowel @ 48 O.C.

ALL WIND LOADS ARE IN ACCORDANCE FLORIDA BUILDING CODE, 20	and the common of the common o			
BASIC WIND SPEED:	IIO MPH			
WIND IMPORTANCE FACTOR (I):	1 = 1.00			
BUILDING CATAGORY:	CATAGORY II			
WIND EXPOSURE:	"B"			
INTERNAL PRESSURE COEFFICIENT:	+/- 0.18			
MWFRS PER TABLE 1609.2A (FBC 2004) DESIGN WIND PRESSURES:	ROOF: - 23.1 PSF WALLS: + 26.6 PSF EAVES: - 32.3 PSF			
COMPONENTS & CLADING PER TABLES 1606.2B & 1609.2C (FBC 2004) DESIGN WIND PRESSURES:	OP'NG6: + 2L8 / - 29.1 P6F EAVE6: - 68.3 P6F ROOF: + 19.9 / - 25.5 P6F			

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

- I. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROYIDER 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'-O" AWAY FROM BUILDING SIDE WALLS. FBC 1503.41
- 3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN I'-O" FROM BUILDING SIDE WALLS. FBC 1503.4.4
- 4. TO PROVIDE FOR INSPECTION FOR TERMITE IFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATIVE CEMENTIALS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATIONWALL. FBC 1403.1.6
- 5. INITIAL TREATMENT SHALL BE DONE AFTER AL 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 \$16.1.2
- T. BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANINT METAL OR PLASTIC FORMS, PERMANENT FORMS MUST BE OF A SIZEAND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THI INITIAL TREATMENT. FBC 1816.1.3
- 8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCUS BEFORE VAPOR RET-ARDER PLACEMENT, RETREATMENT IS REQUIRED FBC 1816.1.4

OR GRADE WITHIN 1'-O" OF THE STRUCTURE SIDEIALLS. FBC 1816.1.6

- 9. CONCRETE OVERPOUR AND MORTAR ALONGTHE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TRIATMENT. FBC 1816.1.5 IO. SOIL TREATMENT MUST BE APPLIED UNDER AL EXTERIOR CONCRETE
- II. AN EXTERIOR VERTICAL CHEMICAL BARRIER 1UST 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 PERCONSTRUCTION TREATMENT.
- 13, A CERTIFICATE OF COMPLIANCE MUST BE ISSED TO THE BUILDING DEPART-MENT BY * LICENSED PEST CONTROL COMPAN' 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 CONS-UMER SERVICES". FBC 1816.1.7
- 14. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN I'-O" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OF OTHER CELLULOSE CONTAINING MATERIAL FBC 2303.L3
- IS. NO WOOD, YEGETATION, STUMPS, CARDBOAR), TRASH, ETC., SHALL BE BURIED WITHIN 15'-O" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

FRAMING ANCHOR SCHEDULE

APPLICATION MANUF'R/MODEL CAP. TRUSS TO WALL: SEMCO HDPT2, W/ 6 - IOd NAILS GIRDER TRUSS TO POST/HEADER. SIMPSON LGT, W/ 28 - 16d NAILS 1785# HEADER TO KING STUD(S): SIMPSON ST22 1370# SIMPSON SP2 PLATE TO STUD: 1065# STUD TO SILL: SIMPSON SPI 585# PORCH BEAM TO POST: SIMPSON PC44/EPC44 1700# PORCH POST TO FND .: SIMPSON ABU44 2200# MISC. JOINTS SIMPSON A34 315#/240#

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

REFER TO THE INCLUDED STRUCTTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

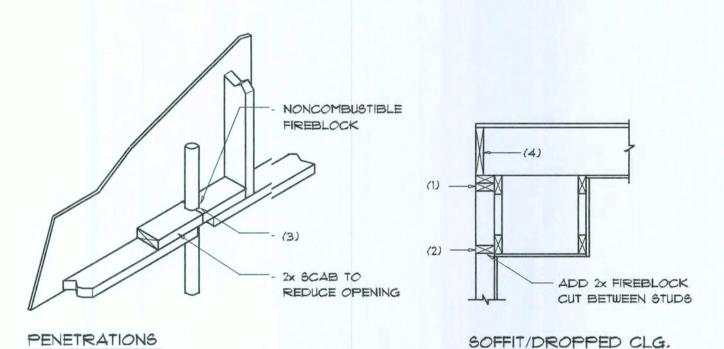
ALL UNLISTED JOINTS IN THE LOALD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORES, TYPICAL T.O.

"SEMCO" PRODUCT APPROVAL:

MIAMI/DADE COUNTY REPORT #935-0818.15

"SIMPSON" PRODUCT APPROVALLS:

MIAMI/DADE COUNTY REPORT *937-0107.05, *96-1126.11, *99-0623.04 SBCCI NER-443, NER-393



FIREBLOCKING NOTES:

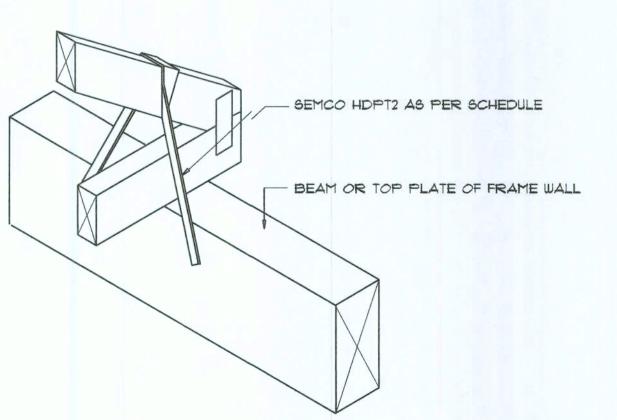
SCALE: NONE

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

- 1. IN CONCEALED SPACES OF STULD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
- 2. AT ALL INTERCONNECTIONS BETTWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SO)FFITS, DROP CEILINGS, COVE CEILINGS, ETC.
- 3. AT OPENINGS AROUND VENTS, FIDES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYROPANEL MULTIFLEX SEALANT"
- 4. AT ALL INTERCONNECTIONS BETTWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCETALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS ANID OVER THE SUPPORTS.

Fire Stopping DETAILS





SEMCO HDIPT2

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



General Roofing NOTES:

ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

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 4869, TYPE I.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:

SELF ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY W/ ASTM D 1970.

ASPHALT SHINGLES:

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

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.

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 107-95.

UNDERLAYMENT APPLICATION:

FOR ROOF SLOPES FORM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:

- I. 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/ MFGR'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 TI LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

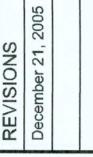
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED.

- I. 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 1507.3.9.2.
- 2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIES 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 I 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 1970.

ROOFSHINGLES 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 TAS 100, USING 4 NAILS/SHINGLE



SOFTPLAN

 \Box

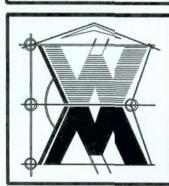
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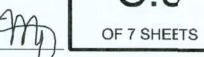
JOINT VENTURED WITH

©WILLIAM MYERS DE-SIGN P.O. BOX 158 LAKE CITY, FL 3:056 (386) 758-8406 will@willmyersnet

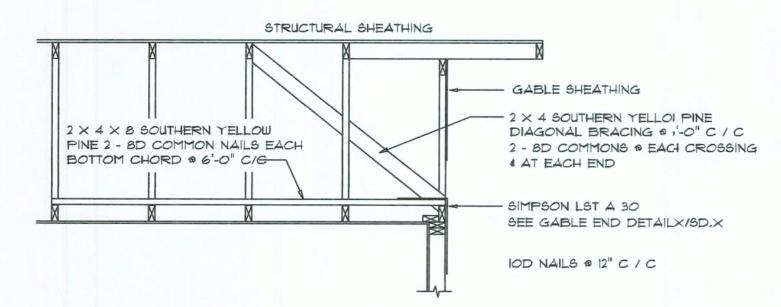


JOB NUMBER 051017

SHEET NUMBER



GABLE END GYPSUM DIAPHRAGM HOLDOWN CONNECTOR SCALE: NONE



END WALL BRACING FOR CEILING DIAPHRAGM

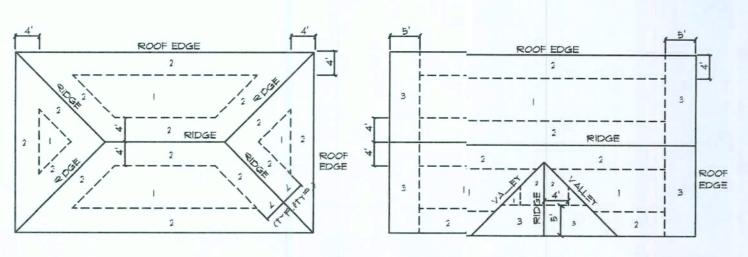
(ALTERNATIVE TO BALLOON FRAMING)

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

W/ 7-10d NAILS IN 2"X4" BLOCKING

AND TRUSS/PLATE

F	ROOF SHEAT	THING FASTE	NINGS
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1		8d COMMON OR	6 in. o.c. EDGE 12 'n. o.c. FIELD
2	7/16 ' 0.5.B. OR 15/32 CDX	8d HOT DIPPED GALVANIZED	6 in. o.c. EDGE 6 in. o.c. FIELD
3		BOX NAILÉ	4 In. o.c. ⊕ GABLE ENDWALL OR GABLE TRUSS 6 In. o.c. EDGE 6 In. o.c. FIELD



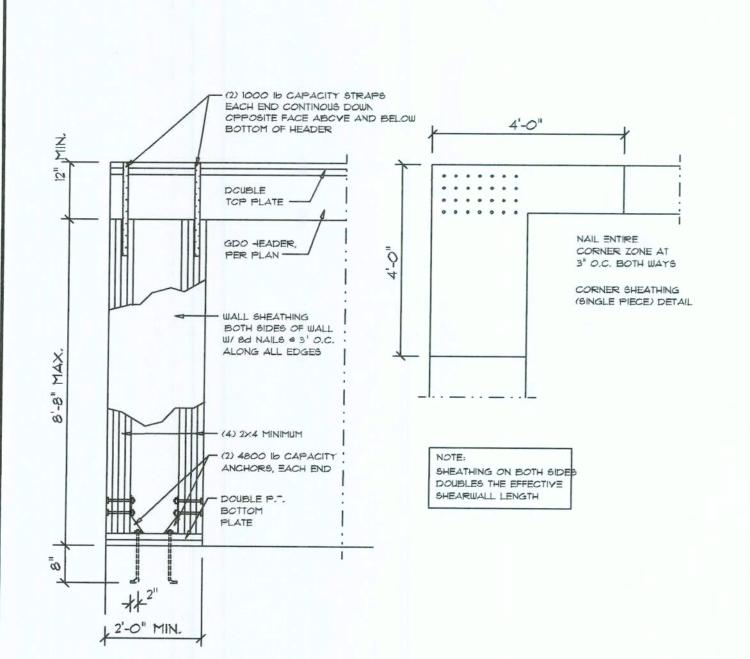
ROOF SHEATHING NAILING ZONES (HIP ROOF)

ROOF SHEATHING NAILING ZONES (GABLE ROOF)

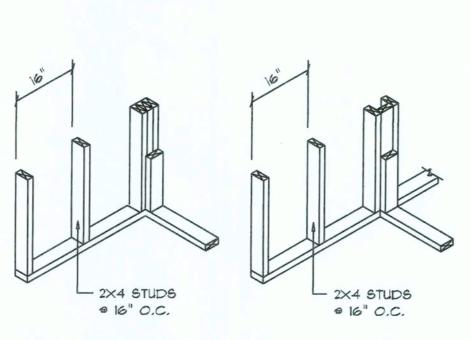
Roof Nail Pattern DET.

SCALE: NONE

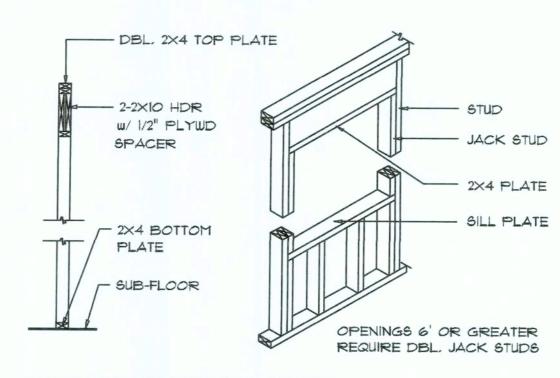
			E	UILDING	WIDTH (PFT)		
HEADERS	HEADER		20'		28'	3	36'
SUPPORTING:	SIZE	SPAN	* JACKS	SPAN	* JACKKS	SPAN	* JACKS
	2-2×4	3'-6"	1	3'-2"	11	2'-10"	1
	2-2×6	5'-5"	I	4'-8"	l _l	4'-2"	1
ROOF, CEILING	2-2×8	6'-10"	1	5'-11"	:2	5'-4"	1
	2-2×10	8'-5"	2	7'-3"	:2	6'-6"	2
	2-2×12	9'-9"	2	8'-5"	:2	T'-6"	2
	3-2×8	8'-4"	1	7'-5"	11	6'-8"	1
	3-2×10	10'-6"	I	9'-1"	:2	8'-2"	1
	3-2×12	12'-2"	2	10'-7"	12	9'-5"	2
	4-2×8	9'-2"	1	8'-4"	11	9'-2"	1



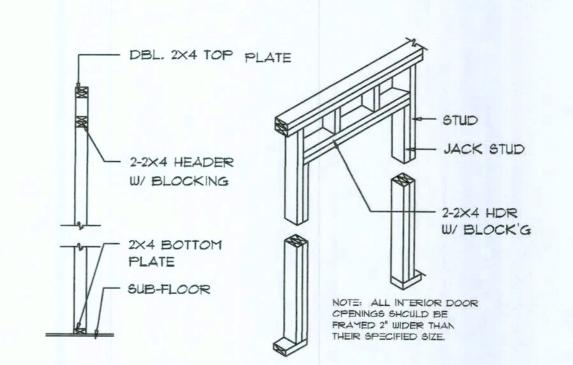




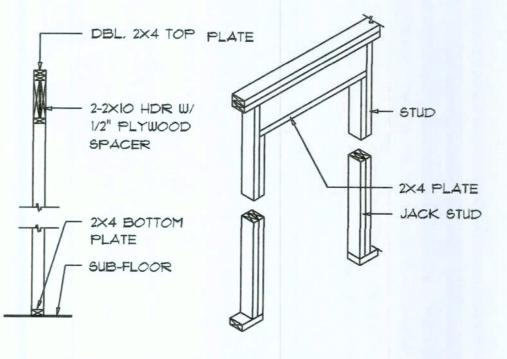
WALL CORNER WALL INTERSECTION



TYPICAL WINDOW HEADER



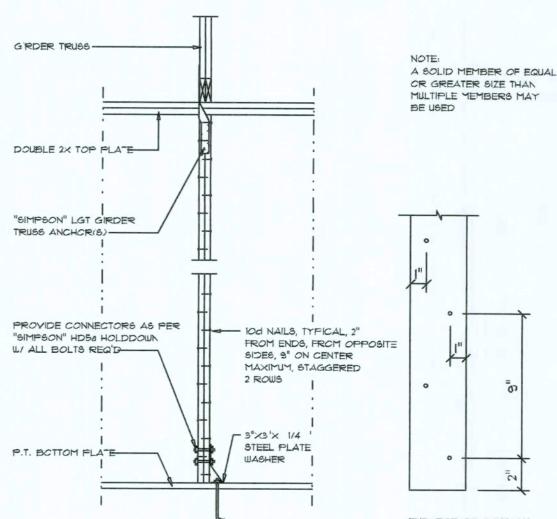
NON-BEARING WALL HEADER



BEARING WALL HEADER

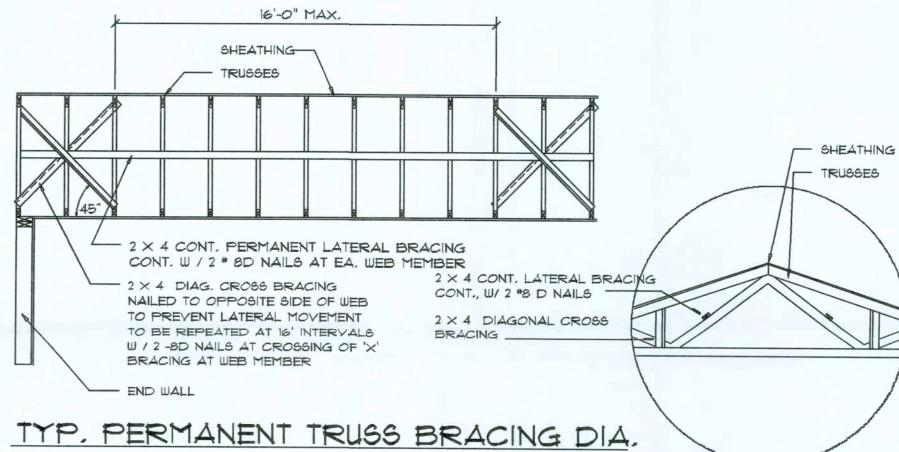






Girder Truss Column DET.

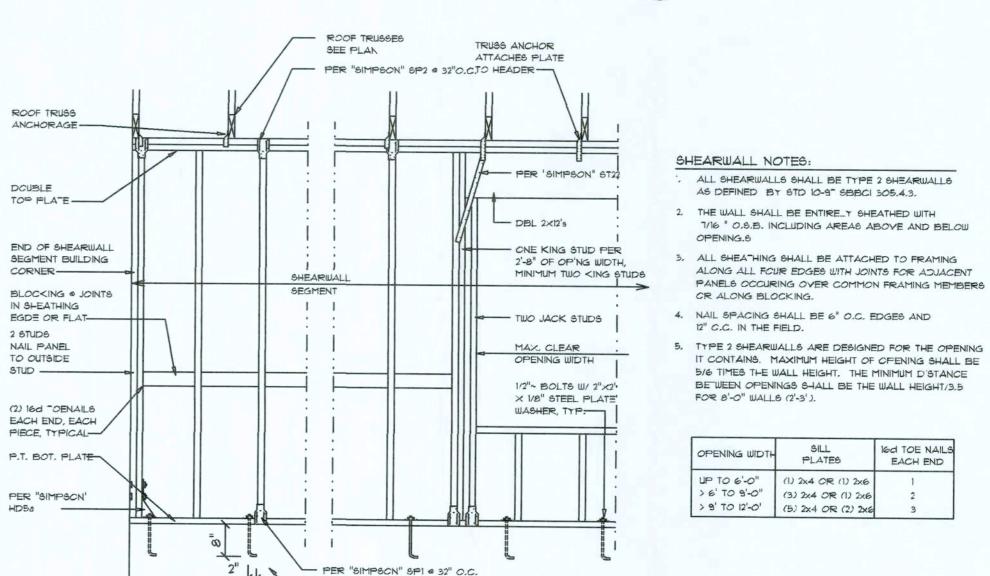
SCALE: 1/2" = 1'-0"



Truss Bracing DETAILS

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

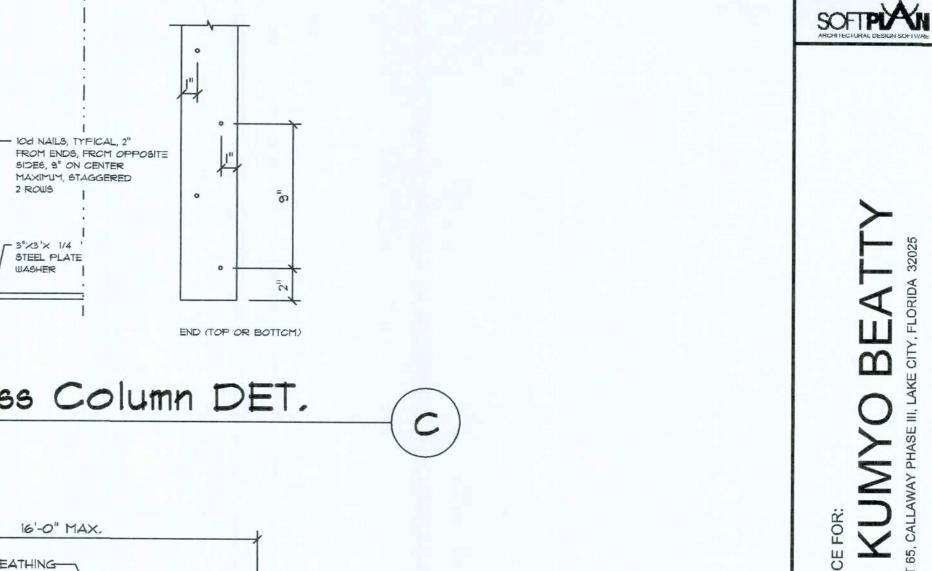
SCALE: AS NOTED



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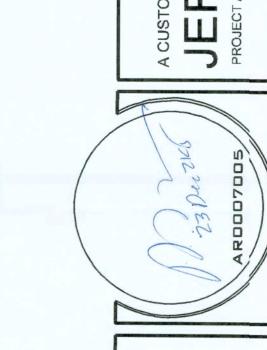
Shear Wall DETAILS

SCALE: NONE



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1900 20:33



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4. NAIL SPACING SHALL BE 6" O.C. EDGES AND 12" C.C. IN THE FIELD. 5. TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING

IT CONTAINS. MAXIMUM HEIGHT OF CPENING SHALL BE 5/6 TIMES THE WALL HEIGHT. THE MINIMUM D'STANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 FOR 8'-0" WALLS (2'-3').

OPENING 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

JOB NUMBER 051017

SHEET NUMBER **S.4**

OF 7 SHEETS