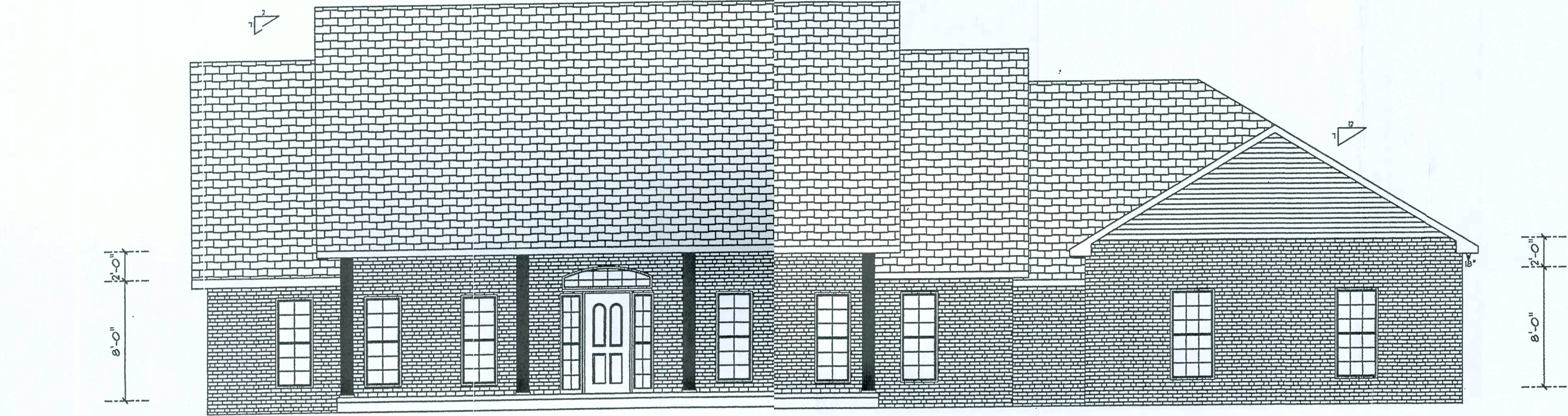
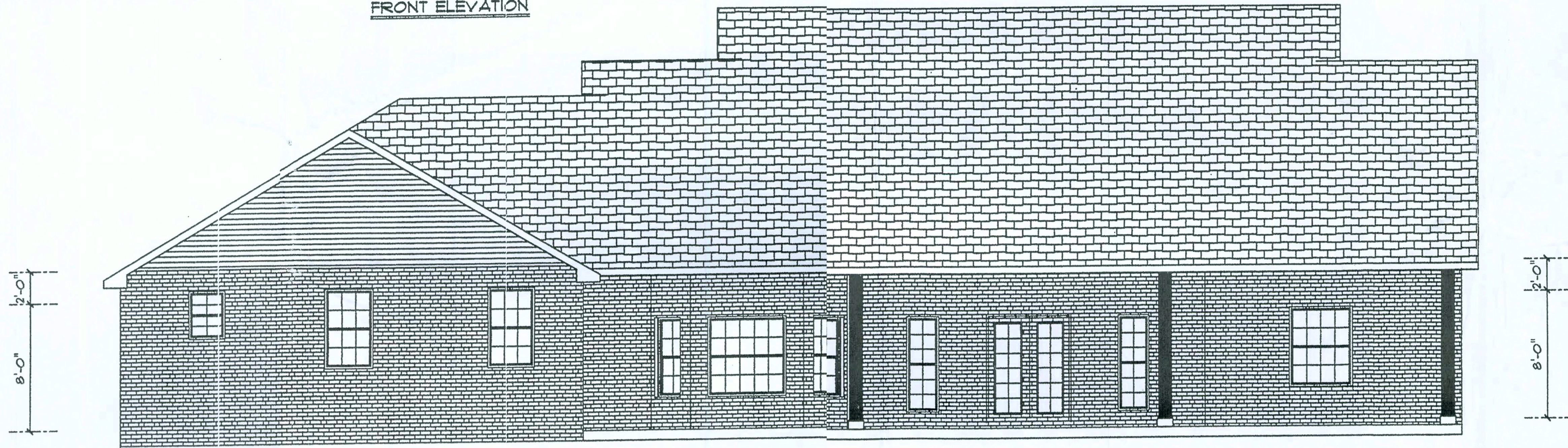
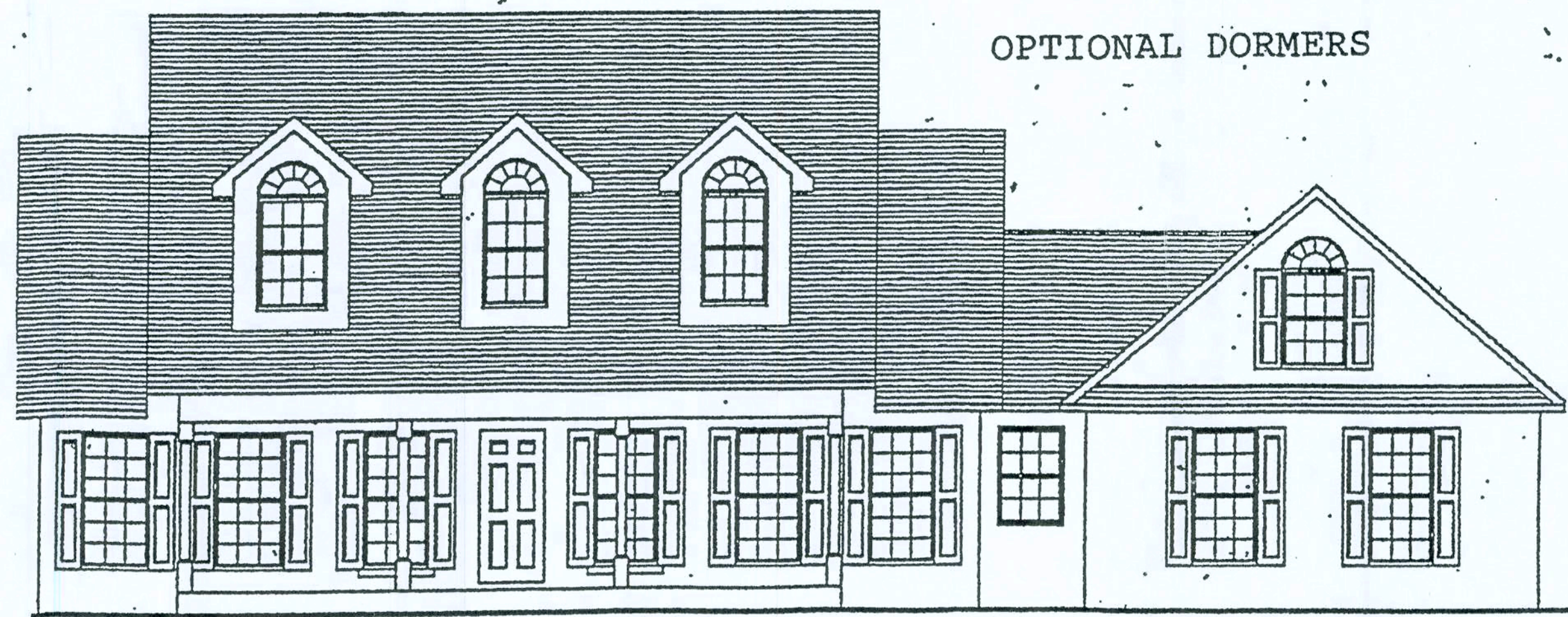




FRONT ELEVATION



REAR ELEVATION



OPTIONAL DORMERS

GTC DESIGN GROUP
GARY GILL, P.E.
P.E.#51942 AUT#9423

DATE APRIL 27, 2006

DRAWN FOR
HOLTON/EAGLE

DRAWING# A-1

SCALE 1/4" = 1'

DRAWN BY S. Holton

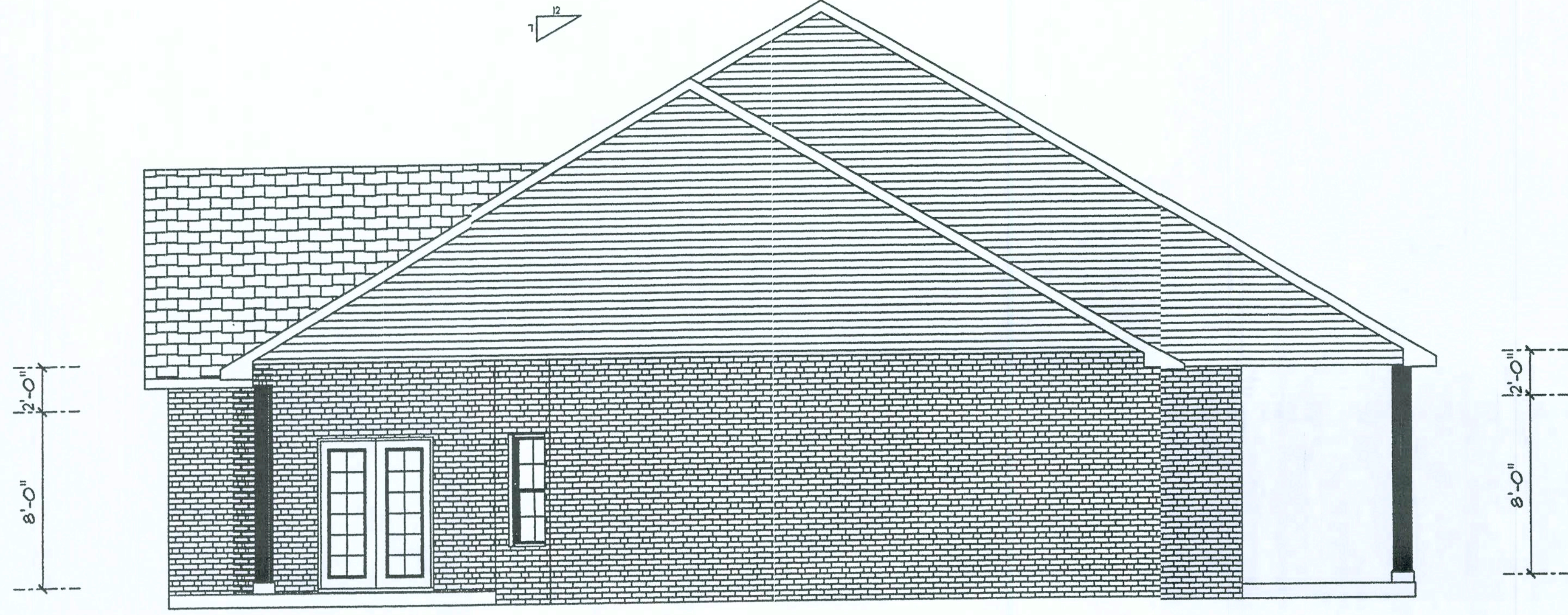
APPROVED BY GG

THE SYDNEY MODEL
This plan designed for
Lot 87 EMERALD COVE
Lot 45

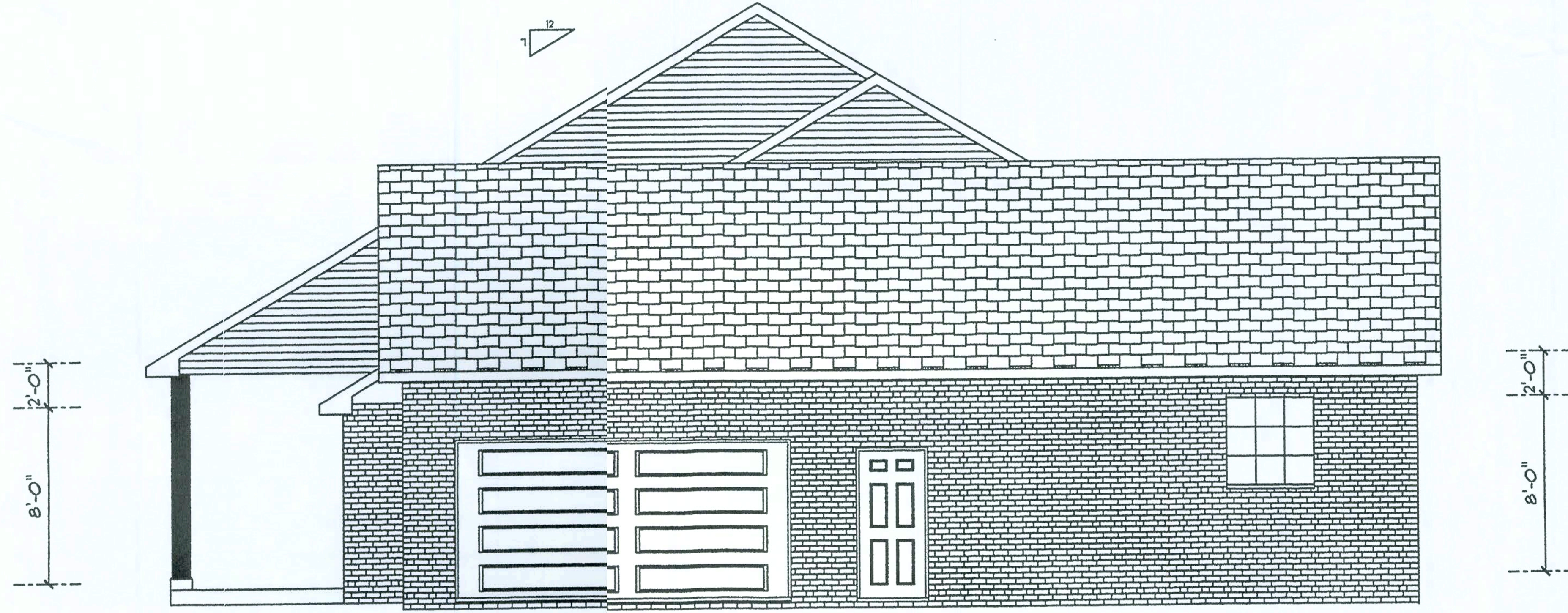


6/2/06
7/28/06

OFFICE COPY



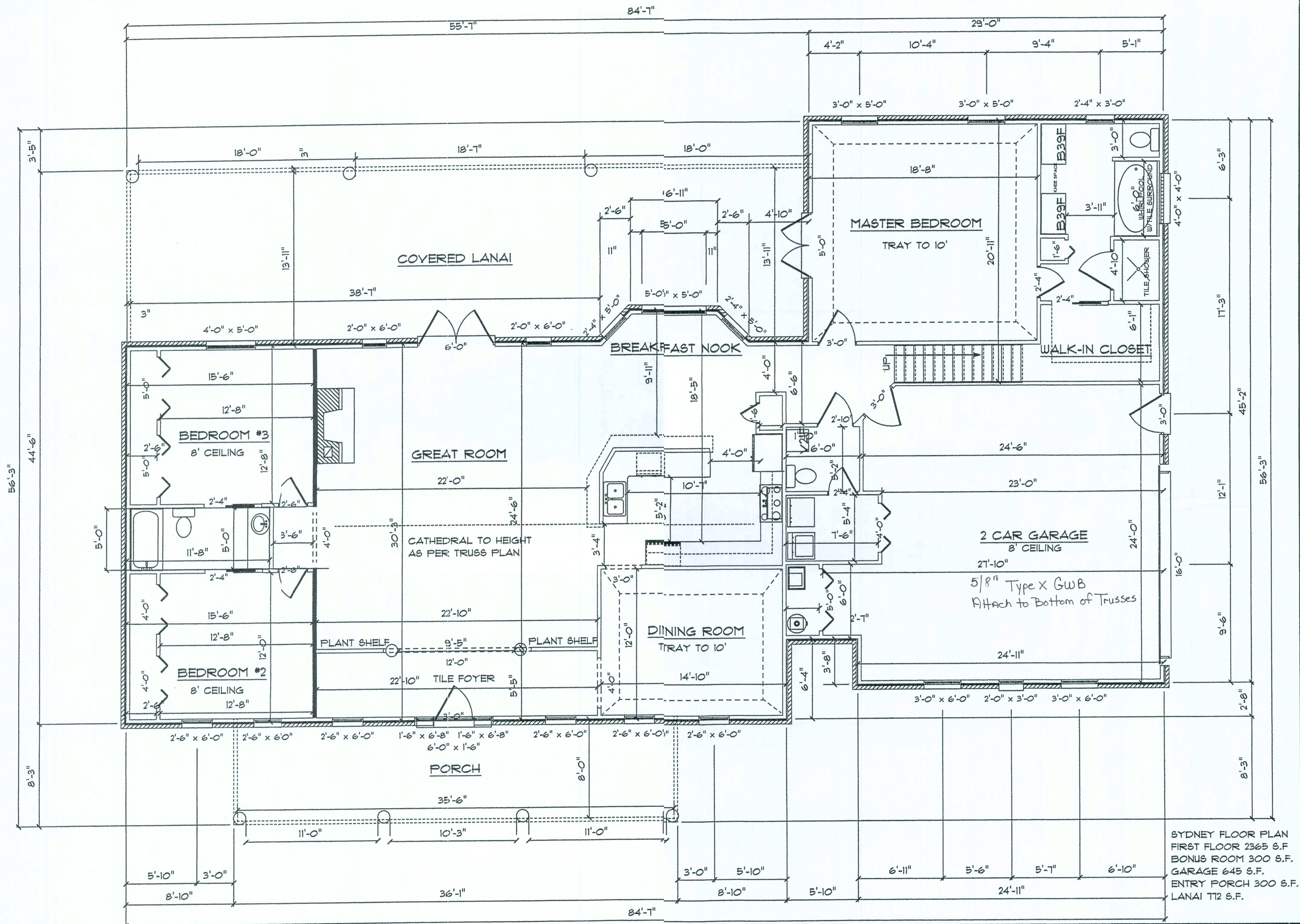
LEFT ELEVATION



RIGHT ELEVATION

THE SYDNEY MODEL This Plan Designed for Lot 87 EMERALD COVE Lot 45	SCALE 1/4" = 1'	DATE APRIL 27, 2006	GTC DESIGN GROUP
	DRAWN BY S. Holton	DRAWN FOR HOLTON/EAGLE	GARY GILL, P.E.
	APPROVED BY GG	DRAWING# A-2	P.E.#51942 AUT#9423

[Signature]
1/28/06



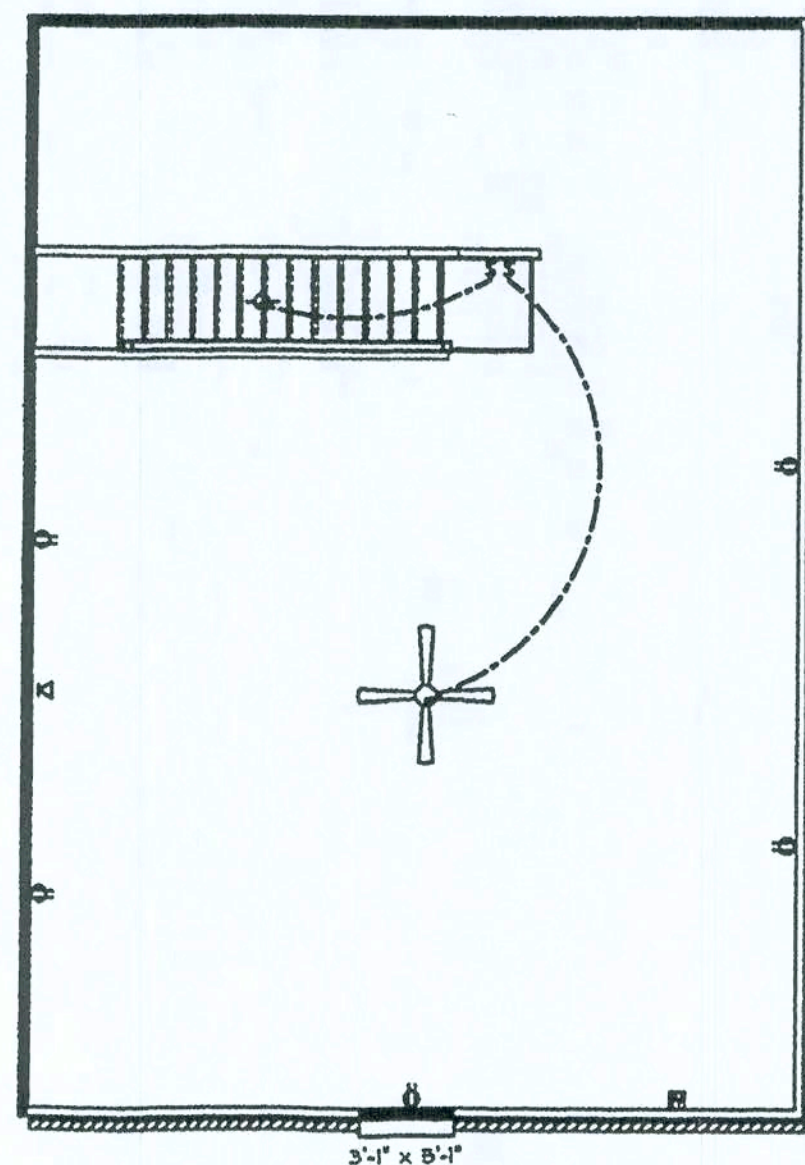
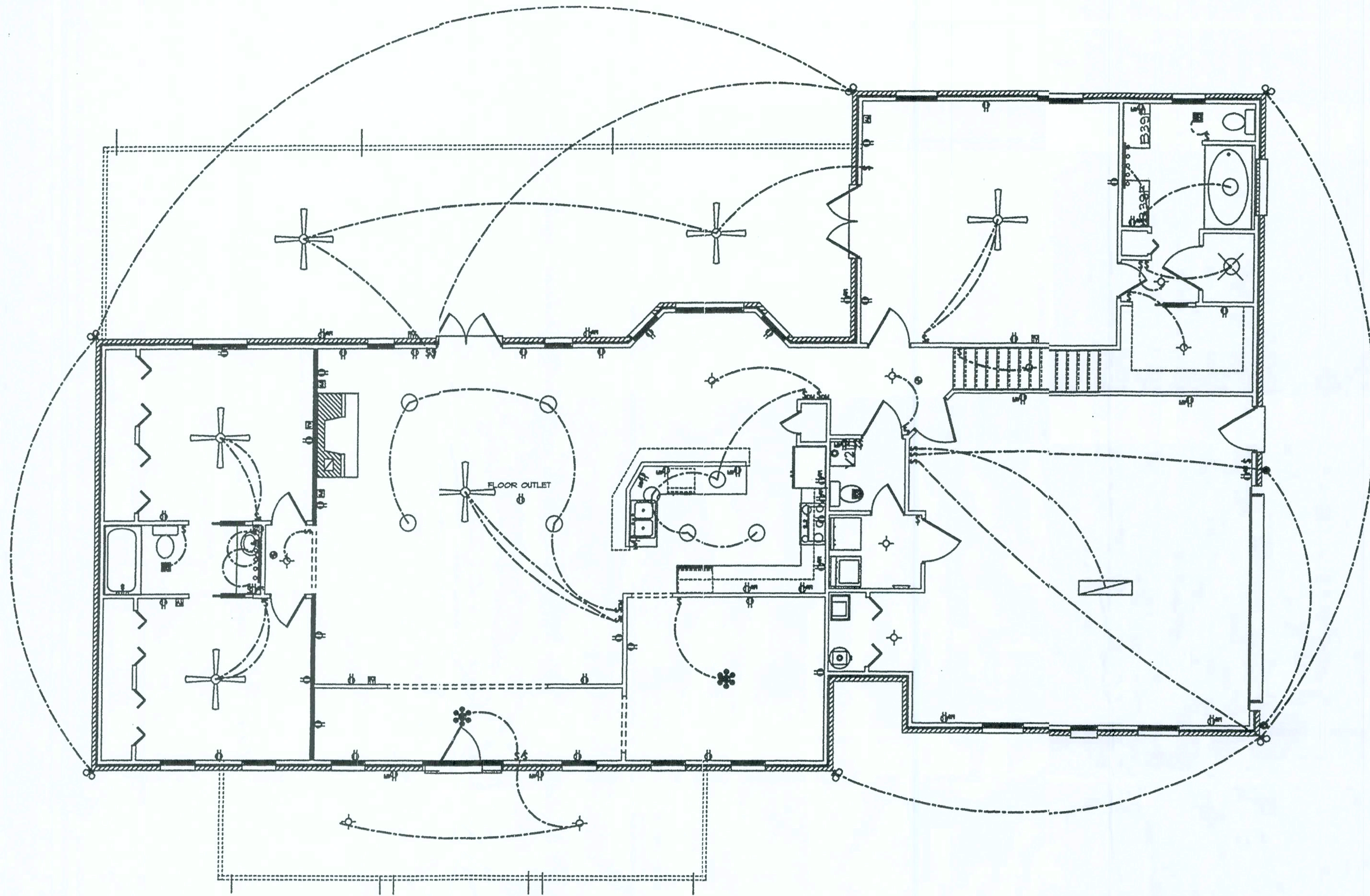
THE SYDNEY MODEL
 This plan designed for
 Lot 87 EMERALD COVE
 Lot 45

SCALE 1/4" = 1'
 DRAWN BY S. Holton
 APPROVED BY GG

DATE APRIL 27, 2006
 DRAWN FOR
 HOLTON/EAGLE
 DRAWING# A-3

GTC DESIGN GROUP
 GARY GILL, P.E.
 P.E.#51942 AUT#9423

1/28/06



ELECTRICAL	COUNT	SYMBOL
ceiling fan	1	
cable tv outlet	1	
light	1	
outlet	5	
switch	2	
telephone	1	

ELECTRICAL	COUNT	SYMBOL
ceiling fan	6	
recessed ceiling lamp	10	
chandelier	2	
double spotlight	6	
fluorescent fixture	1	
vanity bar light	2	
wall mount 1	3	
fan/light	3	
electrical panel	1	
cable tv outlet	8	
dimmer switch	3	
light	10	
outlet	33	
outlet gfi	24	
smoke detector	2	
switch	25	
switch double	4	

Arc Fault Circuits (AFCI)
Required in all Bedrooms

THE SYDNEY MODEL
This plan designed for
Lot 87 EMERALD COVE
Lot 45

SCALE 1/4" = 1'

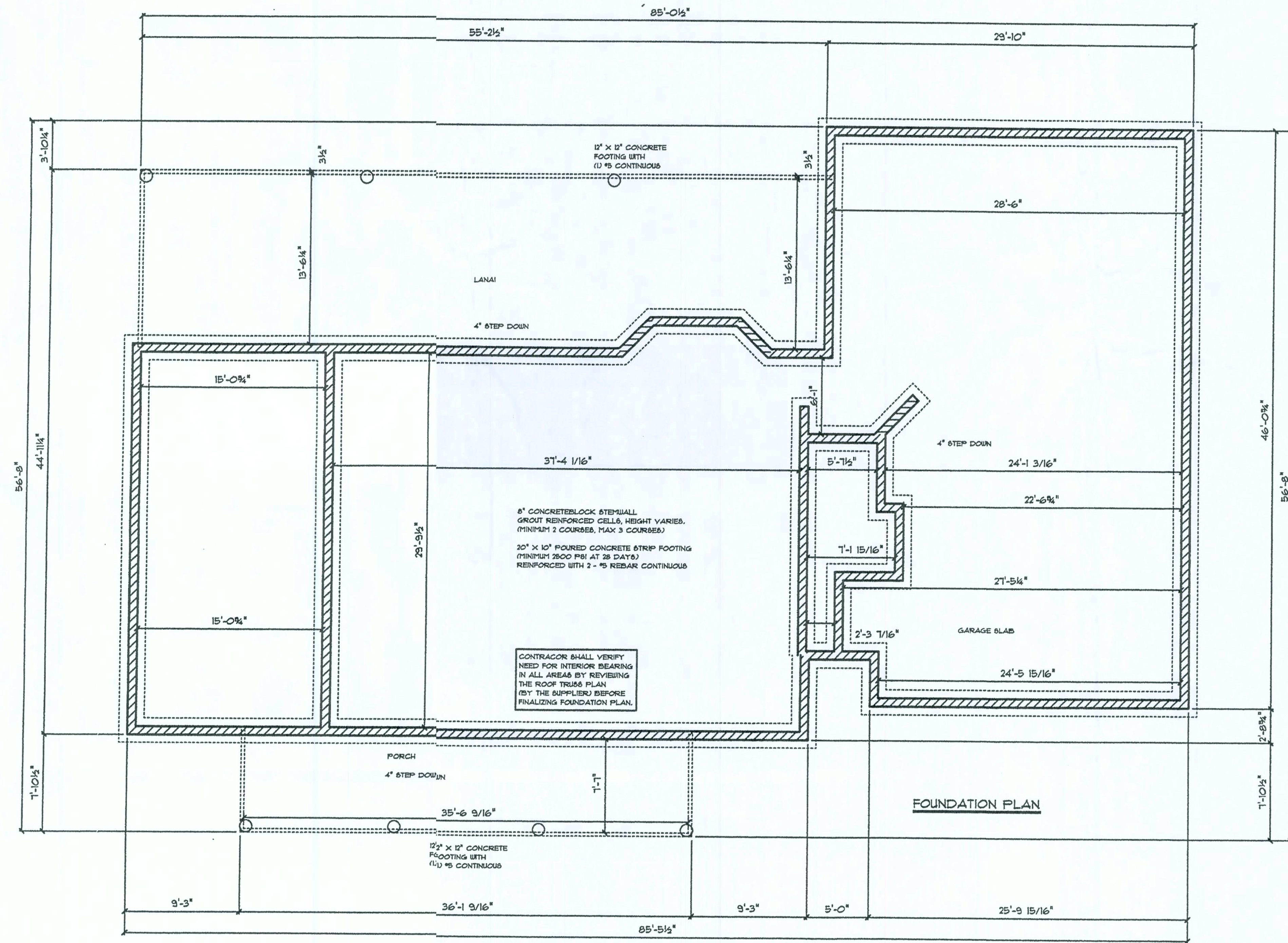
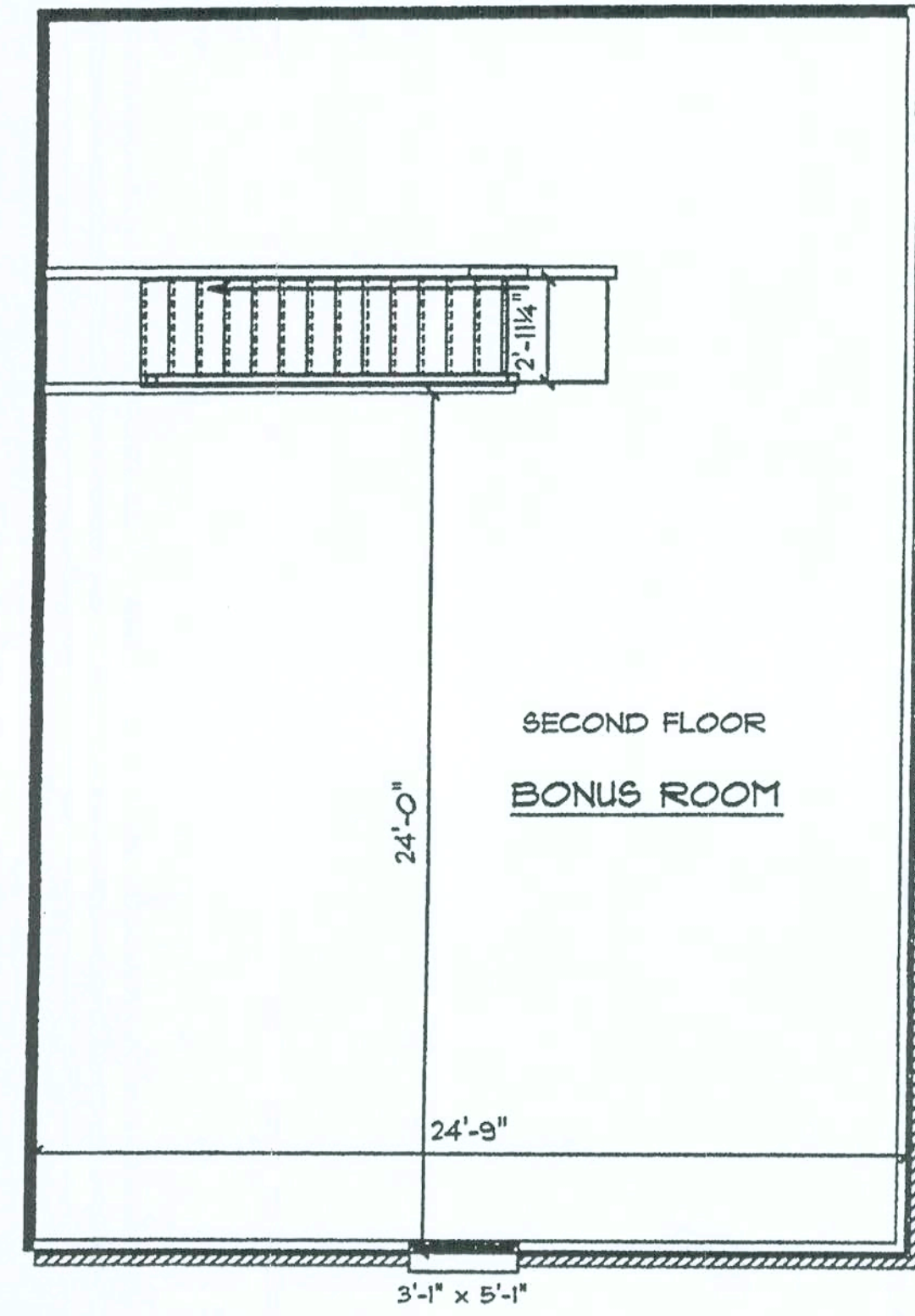
DRAWN BY S. Holton
APPROVED BY GG

DATE APRIL 27, 2006

DRAWN FOR
HOLTON/EAGLE
DRAWING# A-4

GTC DESIGN GROUP
GARY GILL, P.E.
P.E.#51942 AUT#9423

6/28/06



THE SYDNEY MODEL
This plan designed for
Lot 87 EMERALD COVE
Lot 45

SCALE 1/4" = 1'

DRAWN BY S. Holton

APPROVED BY GG

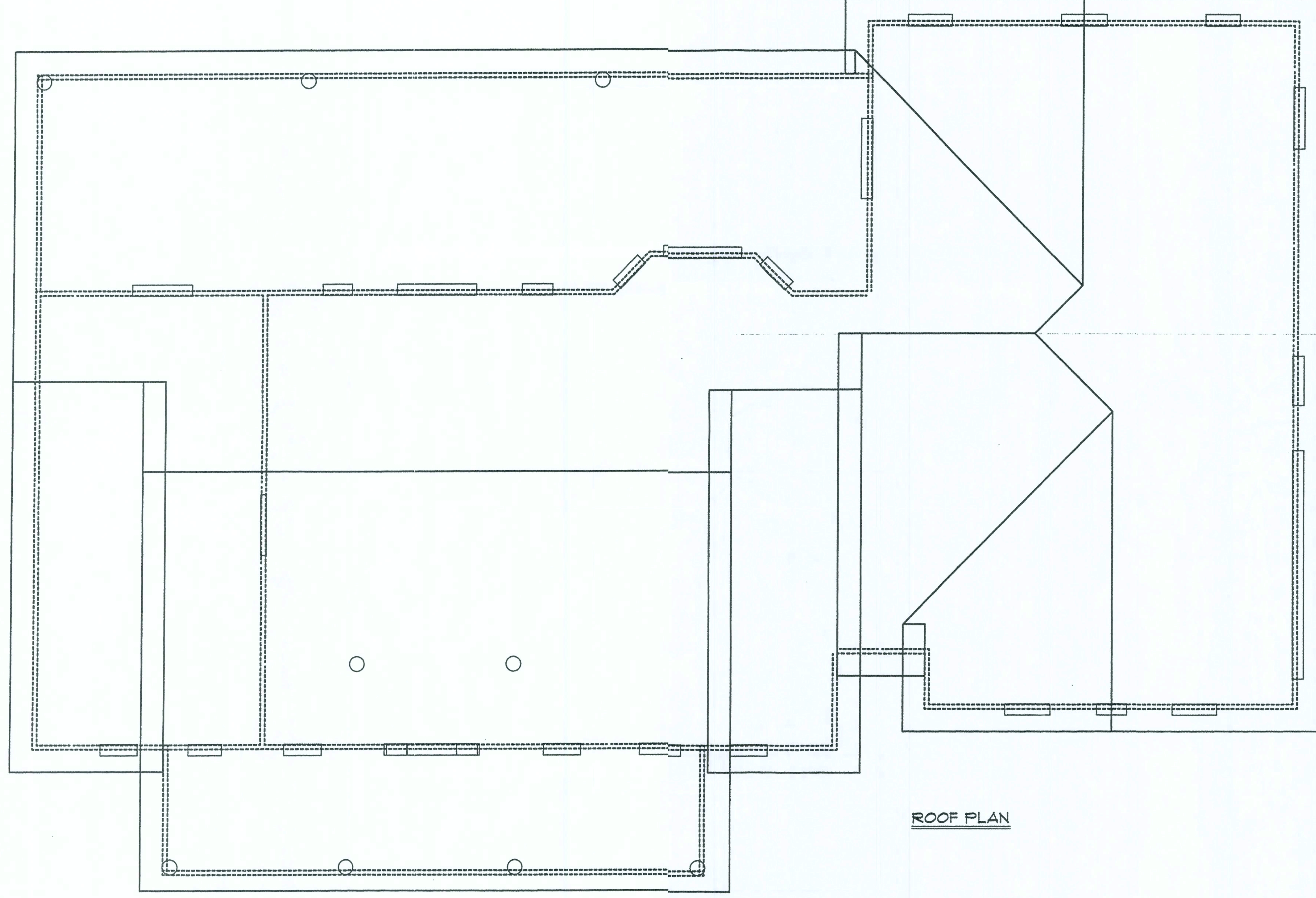
DATE APRIL 27, 2006

DRAWN FOR
HOLTON/EAGLE

DRAWING# A-5

GTC DESIGN GROUP
GARY GILL, P.E.
P.E.#51942 AUT#9423

6/23/06



ROOF PLAN

THE SYDNEY MODEL
This Plan Designed for
Lot 87 EMERALD COVE
Lot 45

SCALE 1/4" = 1'

DRAWN BY S. Holton

APPROVED BY GG

DATE APRIL 27, 2006

DRAWN FOR
HOLTON/EAGLE

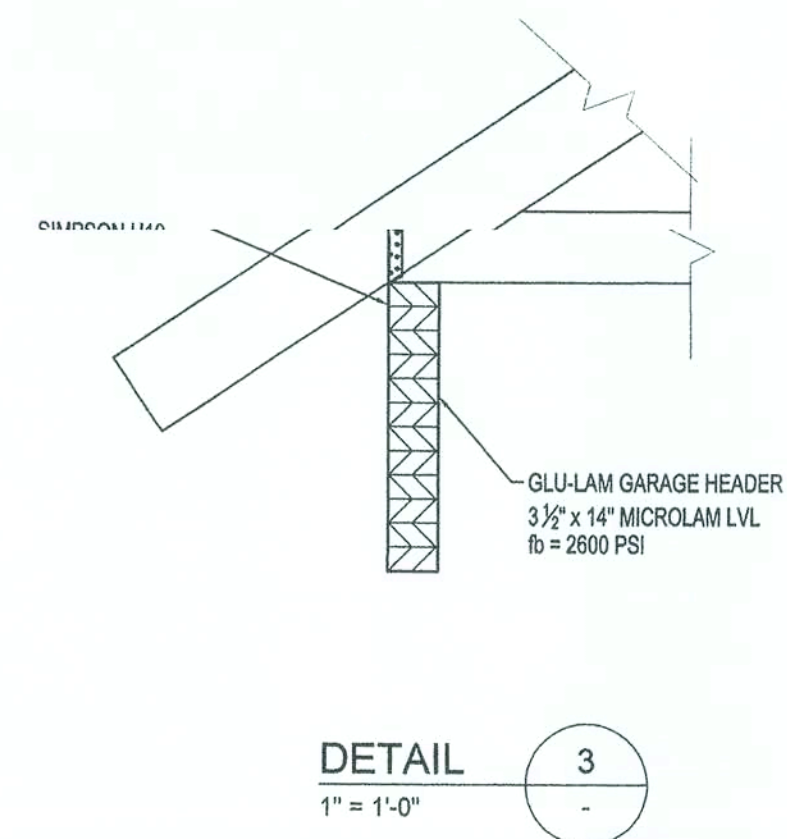
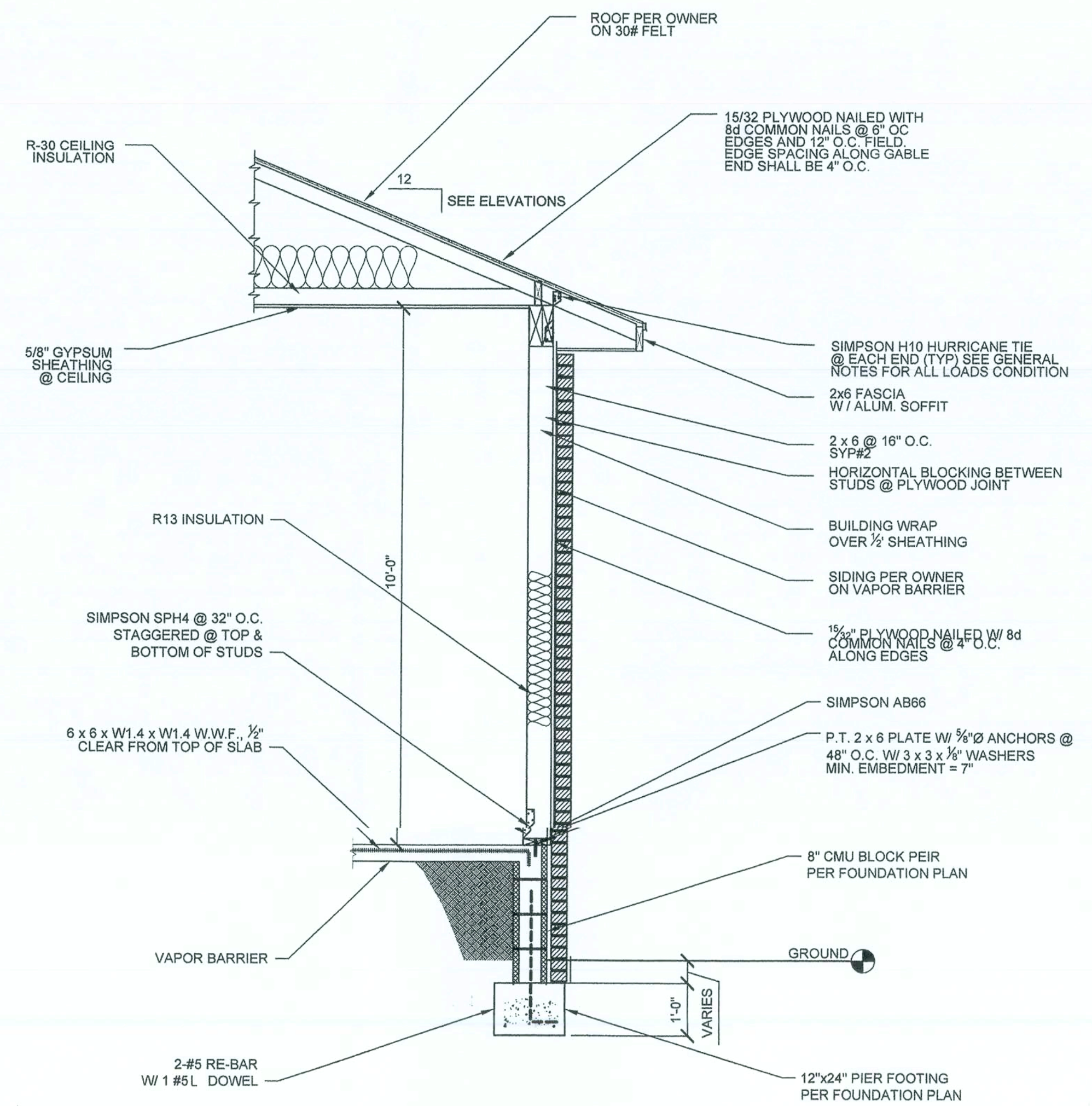
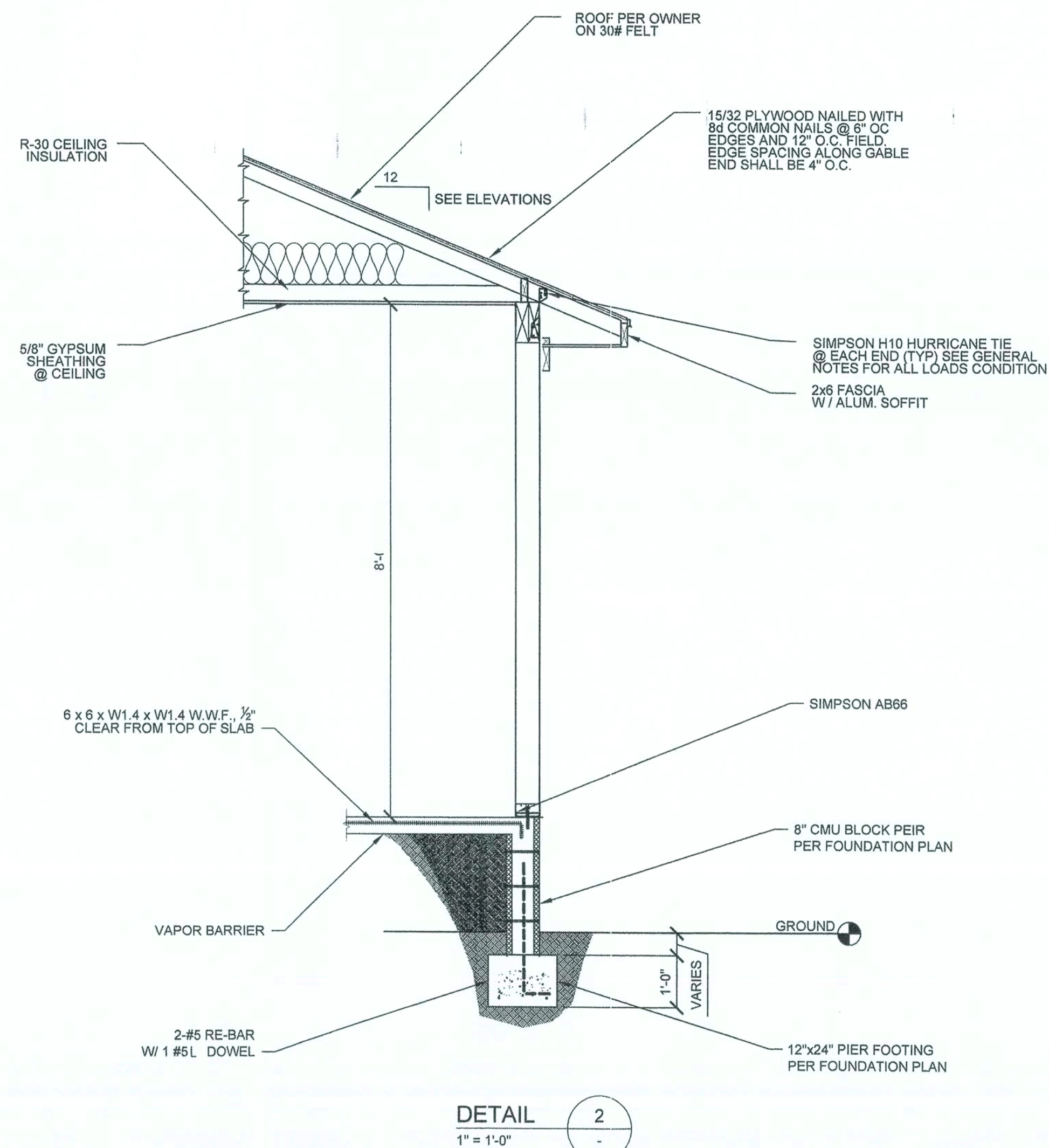
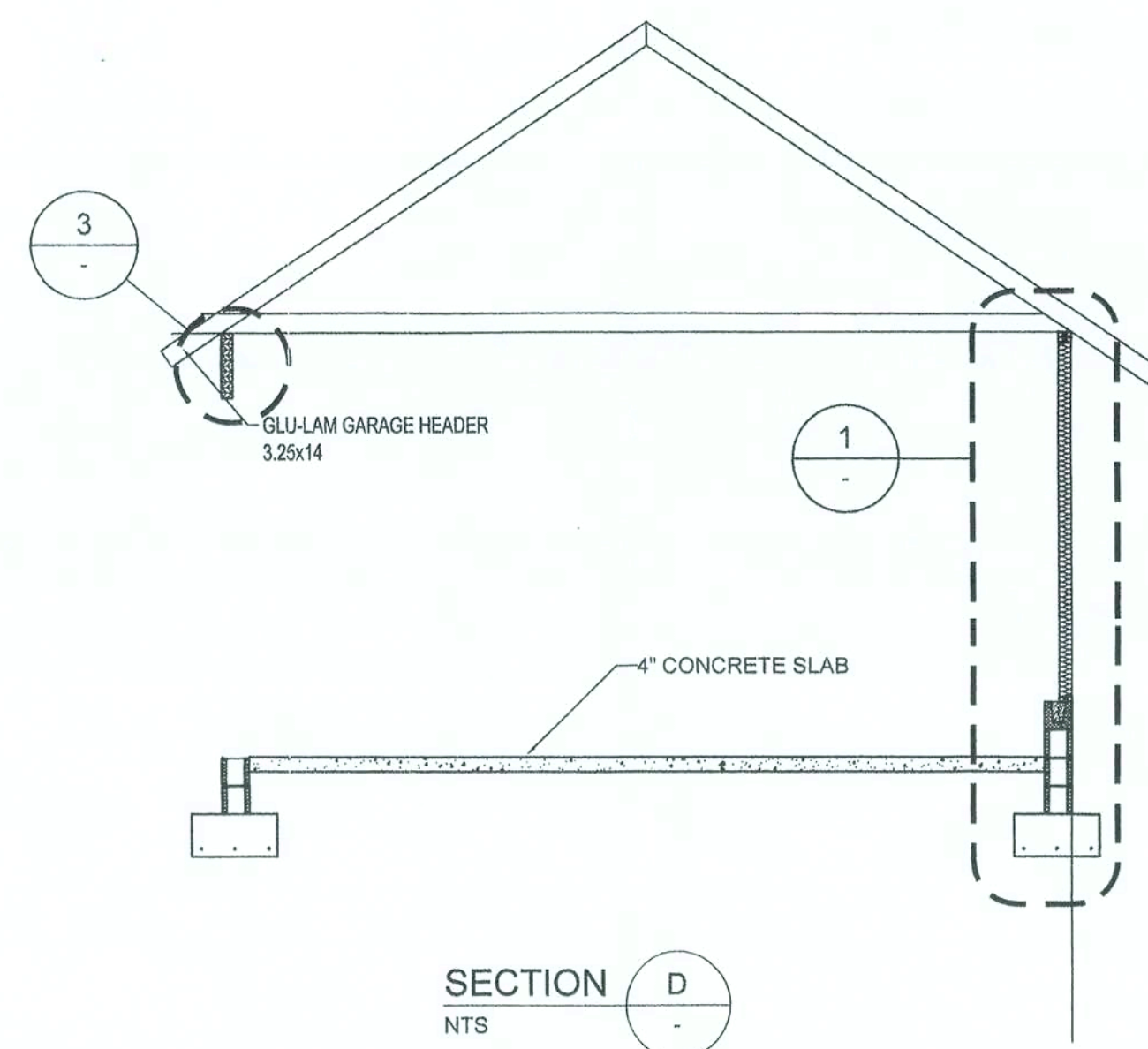
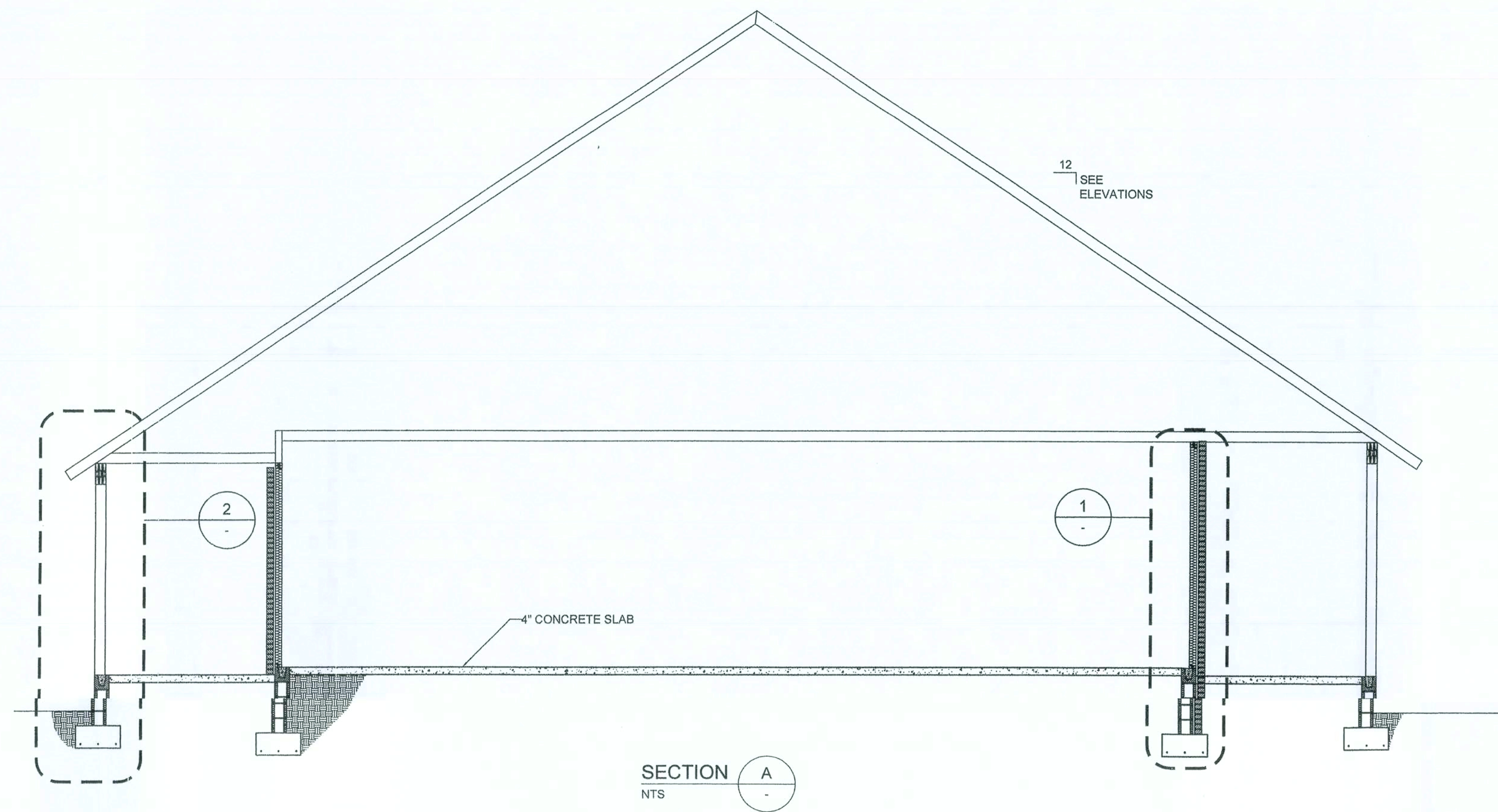
DRAWING# A-6

GTC DESIGN GROUP

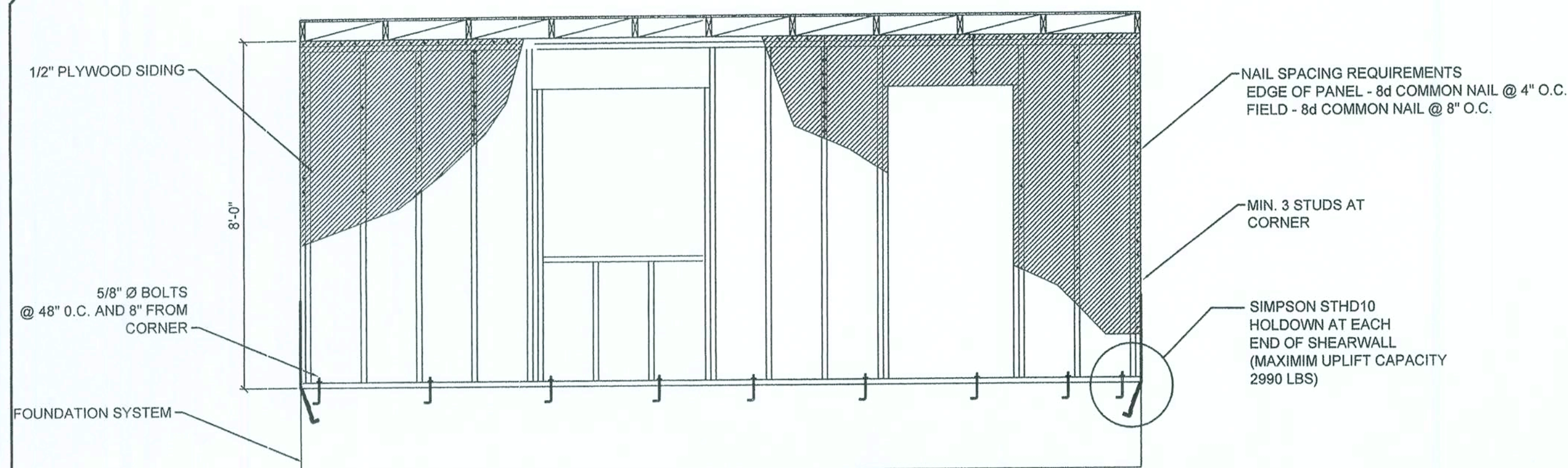
GARY GILL, P.E.

P.E.#51942 AUT#9423

6/22/06

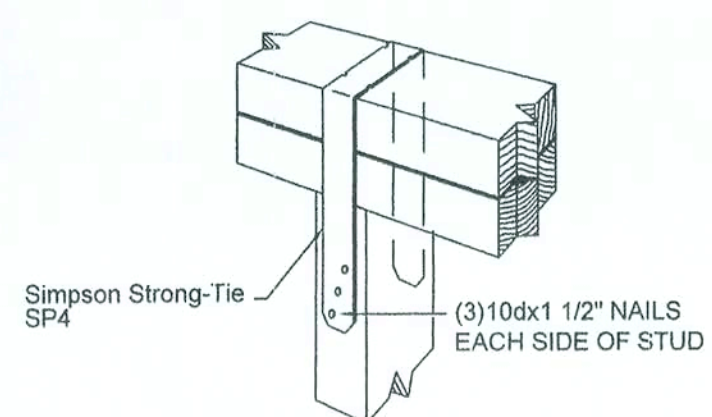


REVISION NOTES		DATE	REV #
ISSUED FOR CONSTRUCTION		05-18-05	1
P.O. Box 187 130 West Howard Street Live Oak FL 32064 Phone: (386) 362-3678 Fax: (386) 362-6133 Auth. # 9461			
SYDNEY MODEL GATEWAY DEVELOPMENT, LLC			
WALL SECTIONS AND DETAILS			
PROJECT NUMBER PF05-096			
DRAWN BY D. PRICE			
CHECKED BY GG			
SHEET NUMBER A-1			

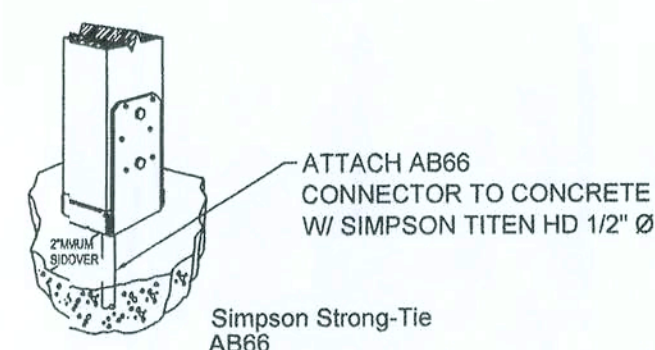


TYPICAL PERFORATED SHEARWALL

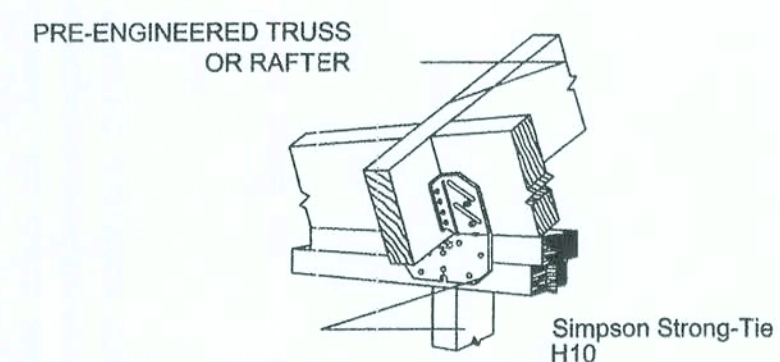
SCALE 3/8"=1'-0"



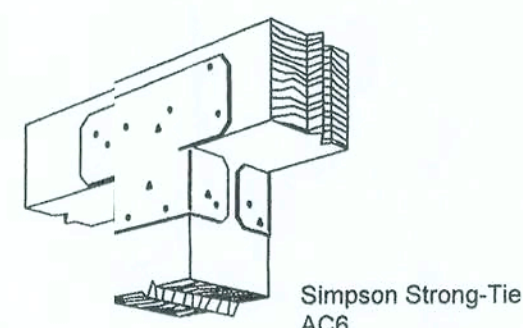
STUD TIES DETAILS
NTS



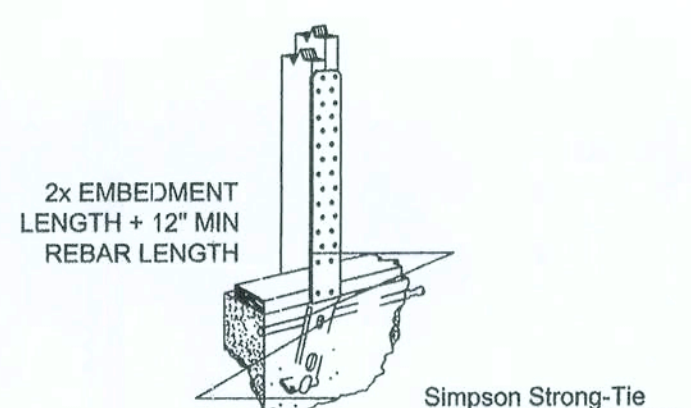
POST ANCHOR DETAIL
NTS



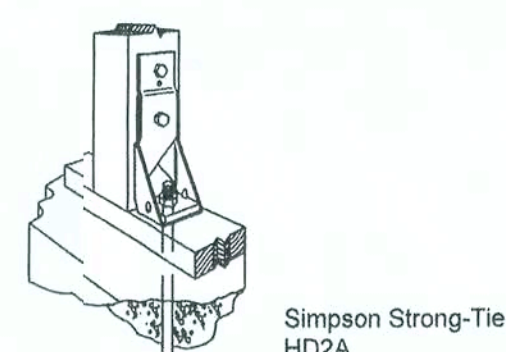
STUD TIES DETAILS
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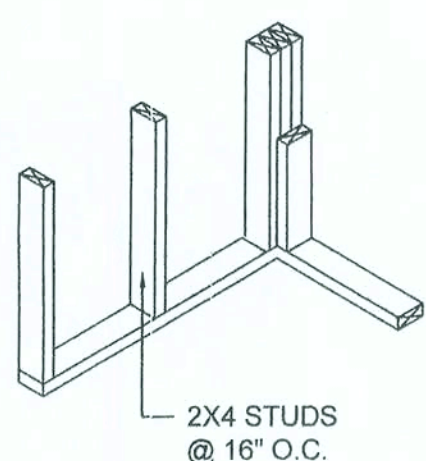
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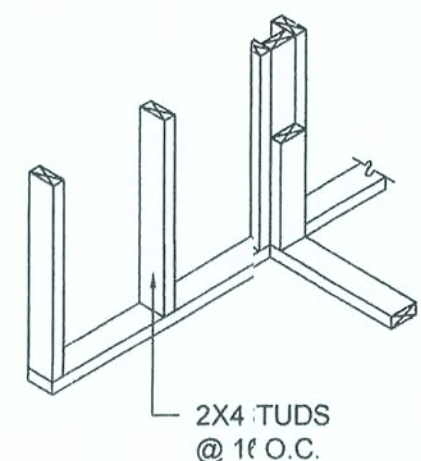
HOLDOWN DETAIL
NTS



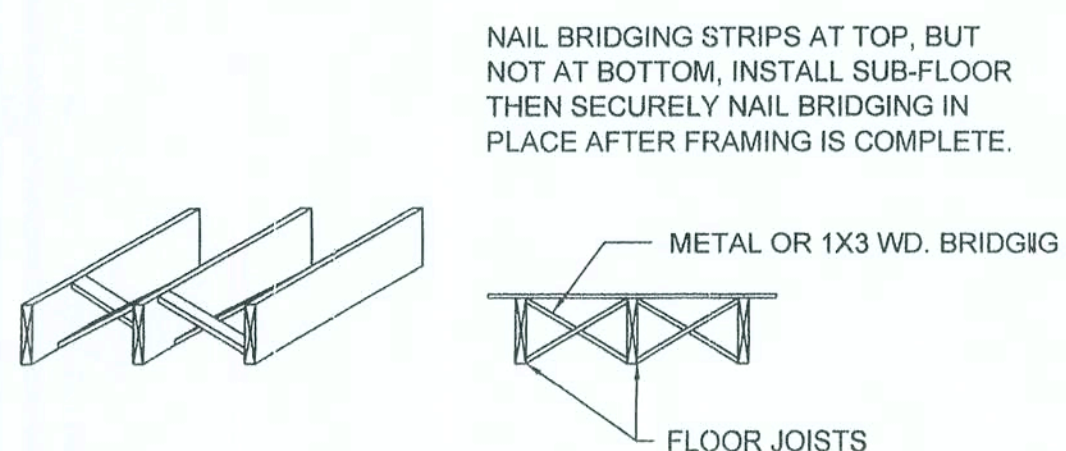
HOLDOWN DETAIL
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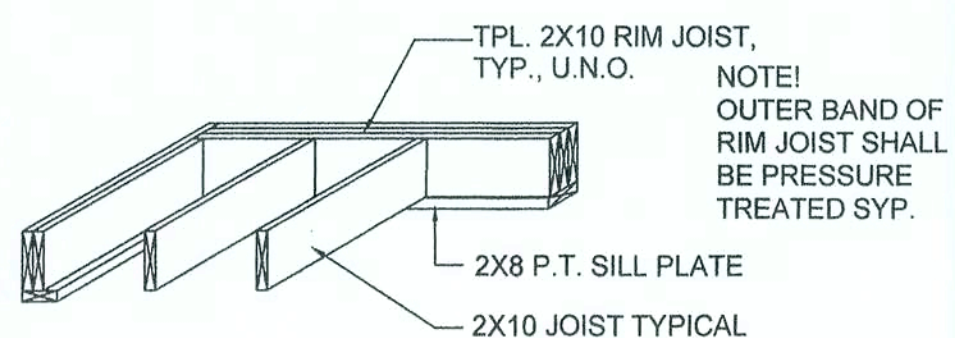
WALL CORNER



WALL INTERSECTION

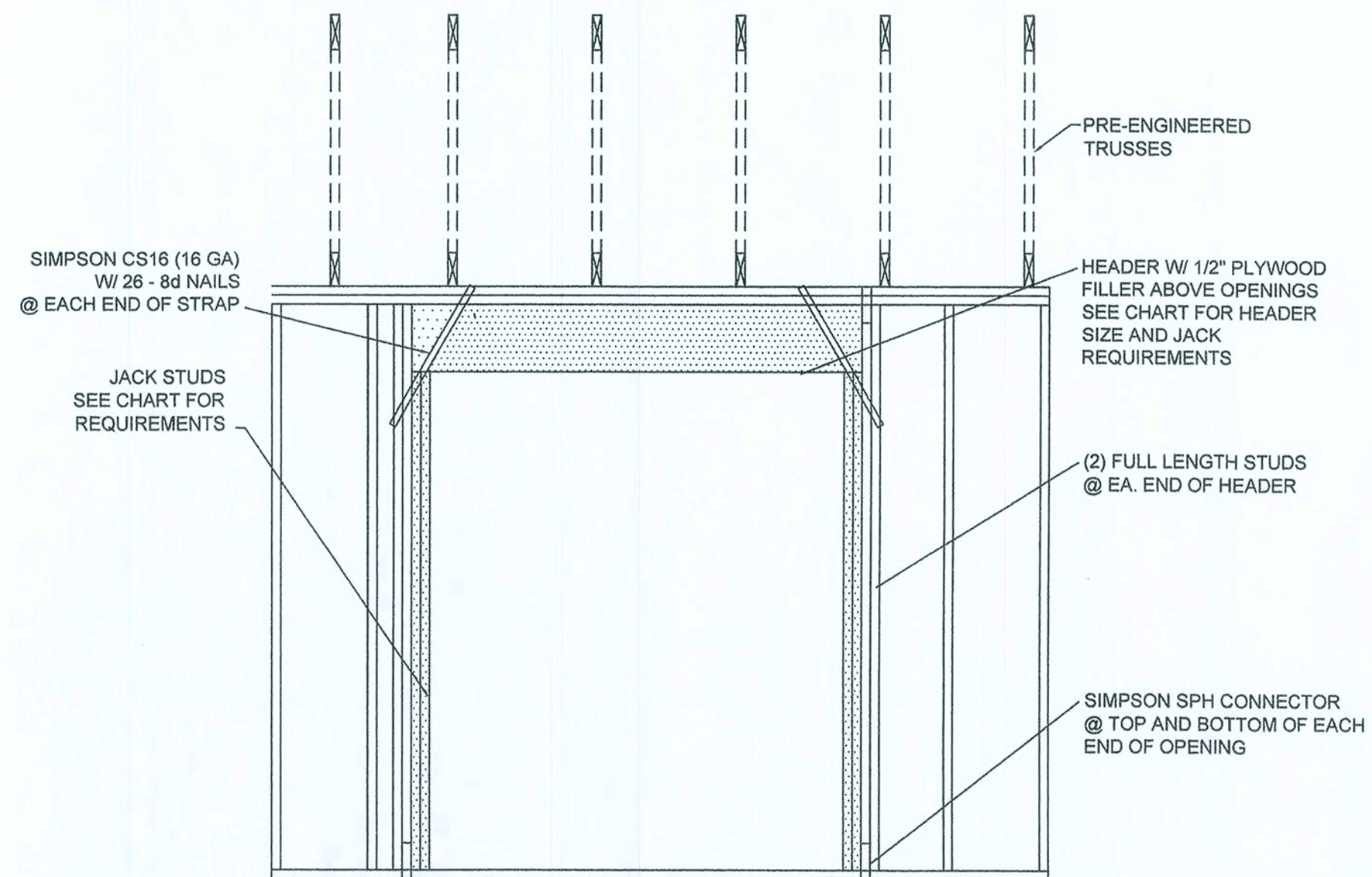


NOTE: ALTERNATE BRIDGING MAY BE ACCOMPLISHED W/ SECTIONS OF FLOOR JOIST MATERIAL PLACED PERPENDICULAR TO JOISTS, STAGGERED ALONG THE LINE OF BRIDGING.

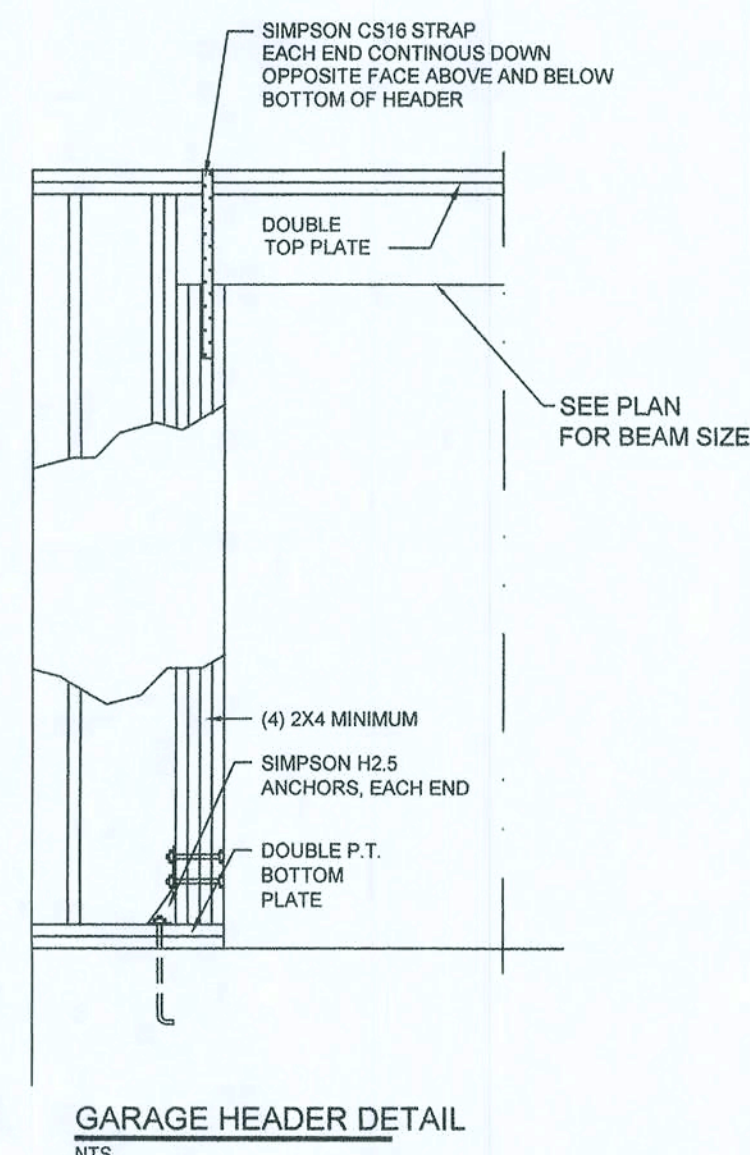


TYPICAL 1st FLOOR FRAMING

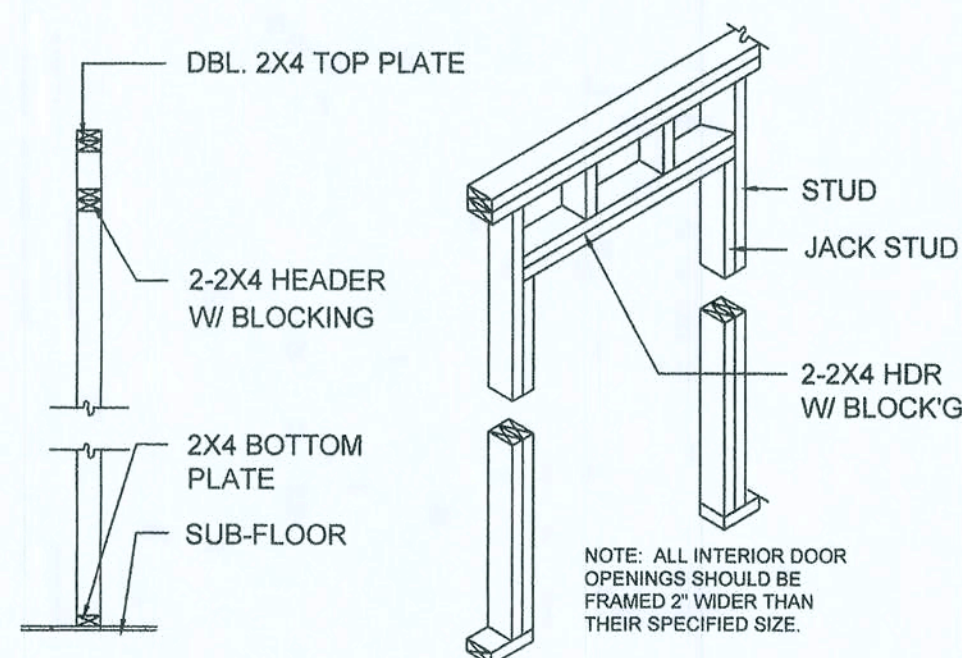
NOTE: SEE PLANS FOR SIZE & SPACING



TYP. FRAMING & UPLIFT CONNECTIONS FOR OPENINGS



GARAGE HEADER DETAIL
NTS



NON-BEARING WALL HEADER

HEADER SPANS FOR EXTERIOR BEARING WALLS							
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

REVISION NOTES

REV #	DATE	ISSUED FOR CONSTRUCTION
1	12-06-08	

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

STRUCTURAL CIVIL ENGINEERS

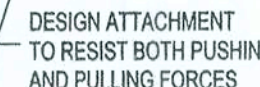
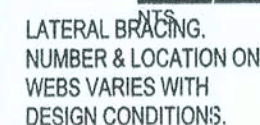
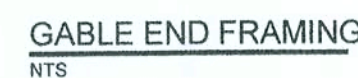
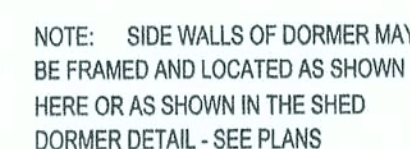
**SYDNEY MODEL
GATEWAY DEVELOPMENT, LLC**

WALL AND FLOOR DETAILS

PROJECT NUMBER
PF05-034
DRAWN BY
D. PRICE
CHECKED BY
GG
SHEET NUMBER

S-1

6/2/10

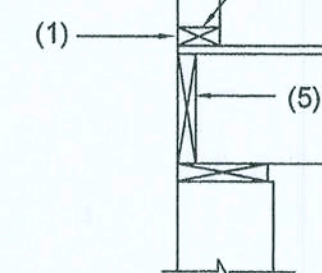


NOTES:

- 1) ACTUAL BRACING REQUIREMENTS WILL VARY DUE TO WIND LOAD, CODE CRITERIA/BUILDING HEIGHT, TRUSS SPAN, WEL LUMBER GRADE/SPECIES/ON CENTER SPACING AND OTHER VARIABLES. BRACING (AND ATTACHMENT) REQUIREMENTS SHOULD BE DESIGNED FOR EACH SPECIFIC JOB.
- 2) CONNECTION BETWEEN BOTTOM CHORD OF GABLE END TRUSS AND WALL, AS WELL AS THE DESIGN AND SPECIFICATION OF TEMPORARY AND PERMANENT BRACING OF THE ROOF SYSTEM IS THE RESPONSIBILITY OF THE BUILDING DESIGNER.



ROOFING & SHEATHING CONNECTIONS TO TRUSSES



PLATFORM FRAMING



SOFFIT/DROPPED CLG.



NOTE:

SHEATHING ON FIRE RATED ASSEMBLIES SHALL BE 2 LAYERS OF 5/8" GWB TYPE "X" OR FIRECODE "C"

Fire Stopping DETAILS

SCALE: NONE

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. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYROPLAN 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.



SYDNEY MODEL
GATEWAY DEVELOPMENT, LLC

ROOF DETAILS

PROJECT NUMBER	PF05-034
DRAWN BY	D. PRICE
CHECKED BY	GG
SHEET NUMBER	

S-2

7/28/10

DESIGN CRITERIA

DESIGN PER 2004 FLORIDA BUILDING CODE, UNLESS OTHERWISE NOTED.

Table with 2 columns: Item, Value. Rows include LIVE LOADS (ROOFS AND CANOPIES, STAIRS, FLOORS, CORRIDORS, LOBBIES, BALCONIES, PARTITION LOAD), WIND LOADS (BASIC WIND SPEED, MEAN ROOF HEIGHT, WIND IMPORTANCE FACTOR, WIND EXPOSURE, ENCLOSURE CLASSIFICATION, INTERNAL PRESSURE COEFFICIENT, DIRECTIONALITY FACTOR, SHAPE FACTORS).

THIS BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS REGION. IMPACT RESISTANT GLAZING IS NOT REQUIRED.

Table with 3 columns: TRIBUTARY AREA, INTERIOR ZONE, END ZONE. Rows include WALLS & WALL OPENINGS (AREA, 10 sf, 25 sf) and ROOFS & ROOF OPENINGS (AREA, 10 sf, 25 sf).

Table with 2 columns: Item, Value. Rows include CONCRETE (DESIGN PER CURRENT EDITION ACI 318) (SLAB ON GRADE, FOOTINGS, ALL OTHER CONCRETE).

ALL REINFORCING STEEL ASTM A615 GRADE 60

ALL WELDED WIRE FABRIC ASTM A185

Table with 2 columns: Item, Value. Rows include CONCRETE MASONRY (DESIGN PER CURRENT EDITION ACI 530) (COMPRESSIVE STRENGTH, FM= 1500 PSI).

Table with 2 columns: Item, Value. Rows include STRUCTURAL STEEL (DESIGN PER CURRENT EDITION AISC), BE AS FOLLOWS: (W-SHAPES, OTHER SHAPES & PLATES, HSS SQUARE & RECTANGULAR SHAPES, HSS ROUND SHAPES, STEEL PIPES, WELDING ELECTRODES, HIGH-STRENGTH BOLTS, ANCHOR RODS, WELDED STUDS, DEFORMED BARS, PAINT & PROTECTION).

Table with 2 columns: Item, Value. Rows include SOIL BEARING (DESIGN MAXIMUM).

GENERAL NOTES

CONCRETE

UNLESS OTHERWISE NOTED ON THE DRAWINGS, MINIMUM COVER FOR REINFORCING SHALL BE AS FOLLOWS:

Table with 2 columns: Item, Value. Rows include FOOTINGS, PILE CAPS, GRADE BEAMS, COLUMNS AND PEDESTALS (OVER VERTICAL REINF), SLABS AND WALLS (EXPOSED TO EARTH, LIQUID OR WEATHER), SLABS AND WALLS (NOT EXPOSED TO EARTH, LIQUID OR WEATHER), CANOPY SLABS, BEAMS (OVER MAIN REINFORCING), SLABS ON GRADE.

ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES IN CONFORMANCE WITH CRSI MANUAL OF STANDARD PRACTICE AND ACI 315 DURING THE PLACEMENT OF CONCRETE.

Table with 2 columns: Item, Value. Rows include UNLESS OTHERWISE NOTED, SPLICES IN REINFORCING, WHERE PERMITTED, SHALL BE AS FOLLOWS: (WELDED WIRE FABRIC, REINFORCING BARS).

ALL HOOKS IN REINFORCING BARS SHALL BE AN ACI STANDARD HOOK, UNLESS OTHERWISE NTED.

FOUNDATIONS

IF FOOTING EVALUATIONS SHOWN OCCUR IN A DISTURBED, UNSTABLE, OR UNSUITABLE SOIL, HE ENGINEER SHALL BE NOTIFIED.

STEPS IN WALL FOOTINGS SHALL NOT EXCEED A SLOPE OF (1) VERTICAL TO TWO (2) HORIZONTAL

PROVIDE A MINIMUM OF TWO #4 BARS IN TOP OF CONTINUOUS WALL FOOTINGS AT DOOR AND OTHER OPENINGS, 4'-0" LONGER THAN THE OPENING.

TRUSS FASTENER SCHEDULE

Table with 5 columns: LOCATION, UPLIFT, FASTENER (1), TRUSS, PLATE. Rows include ROOF TRUSS with various fastener and uplift specifications.

NOTES: 1) ALL CONNECTORS LISTED ARE SIMPSON STRONG-TIE, UON. OTHER MANUFACTURERS MAY BE SUBSTITUTED. SCREW SIZE AND NUMBER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S CATALOG. ROOF TRUSS CLIPS SHALL BE SELECTED TO PROVIDE THE UPLIFT RESISTANCE SHOWN ON THE ROOF TRUSS SHOP DRAWINGS. 2) TRUSS ENGINEER MAY PROVIDE ALTERNATE CONNECTIONS.

SUPPLEMENTARY NOTES

PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. THE STRUCTURE SHOULD NOT BE CONSIDERED STABLE UNTIL ALL STRUCTURAL ELEMENTS HAVE BEEN CONSTRUCTED.

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR EMBEDS, OPENINGS, SLEEVES, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS.

ALL STRUCTURAL OPENINGS AROUND OR AFFECTED BY MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT SHALL BE VERIFIED WITH EQUIPMENT PURCHASED BEFORE PROCEEDING WITH STRUCTURAL WORK AFFECTED.

EMBEDMENT FOR EXPANSION BOLTS SHALL BE 3 1/2"Ø MINIMUM FOR 3/4" BOLTS IN CONCRETE, 5 1/2" IN GROUTED MASONRY. HILTI KWIK BOLT II OR EQUAL.

EPOXY GROUT SHALL BE POWER FAST CARTRIDGE SYSTEM BY RAWL, HY150 CARTRIDGE SYSTEM BY HILTI (HILTI RES600, IF HOLE IS CORED INSTEAD OF DRILLED) OR APPROVED EQUAL, UON. EMBEDMENT SHALL BE 12 BAR DIAMETERS MINIMUM, UON. HOLES SHALL BE 1/2" LARGER THAN REBAR SIZE, AND 1/2" LARGER THAN THREADED ROD SIZE. HOLE SHALL BE BRUSHED OUT WITH BOTTLE BRUSH AND THEN BLOWN OUT WITH AIR USING A COMPRESSOR WITH A FUNCTIONAL OIL TRAP. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS PRINTED INSTRUCTIONS.

ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN ENGINEER IN THE STATE OF THE PROJECT.

GENERAL CONTRACTOR MUST REVIEW AND APPROVE SHOP DRAWINGS PRIOR TO SUBMITTAL TO ARCHITECT / ENGINEER. SUBMITTALS WHICH DO NOT CONTAIN THE CONTRACTOR'S SHOP DRAWING STAMP OR HAVE BEEN MERELY "RUBBER STAMPED" SHALL BE RETURNED WITHOUT REVIEW.

CHANGES TO THE CONTRACT DOCUMENTS SHALL BE CLOUDED ON SHOP DRAWINGS OR REQUESTED IN WRITING. THE CONTRACTOR IS LIABLE FOR ANY DEVIATIONS UNLESS REVIEWED AND ACKNOWLEDGED BY THE ENGINEER. SHOP DRAWING SUBMITTALS SHALL ONLY BE CHECKED FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS.

SPECIFICATIONS

CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301. "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (LATEST EDITION), EXCEPT AS MODIFIED BY REQUIREMENTS OF THE CONTRACT DOCUMENTS.

MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS", AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", AND AWS D1.1 "STRUCTURAL WELDING CODE", EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

A GEOTECHNICAL TESTING AND INSPECTION FIRM SHALL BE EMPLOYED TO PERFORM A SOIL SURVEY FOR SATISFACTORY SOIL MATERIALS, SAMPLING AND TESTING FOR QUALITY CONTROL AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOR THIS PROJECT. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED TO THE SATISFACTION OF THE GEOTECHNICAL TESTING FIRM.

PRODUCT APPROVAL SPECIFICATION TABLE

Table with 4 columns: CATEGORY / SUBCATEGORY, MANUFACTURER, PROJECT DESCRIPTION, APPROVAL NUMBERS. Rows include EXTERIOR DOORS, WINDOWS, ROOFING PRODUCTS, STRUCTURAL COMPONENTS, WOOD CONNECTORS, TRUSS PLATES.

CONNECTION LISTING

Table with 4 columns: MANUFACTURER, MODEL #, FASTENER COUNT, ALLOWABLE LOAD. Rows include SIMPSON STRONG TIE CO. with various fastener counts and allowable loads.

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

- 1. 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. FBC 104.2.6
- 2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4
- 3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4
- 4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6
- 5. INITIAL TREATMENT SHALL BE DONE AFTER ALL 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 1816.1.2
- 7. BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1816.1.3
- 8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1816.1.4

- 9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1816.1.5
- 10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6
- 11. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST 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 PER-CONSTRUCTION TREATMENT. FBC 1816.1.7
- 13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A 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. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1816.1.7
- 14. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.1.3
- 15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

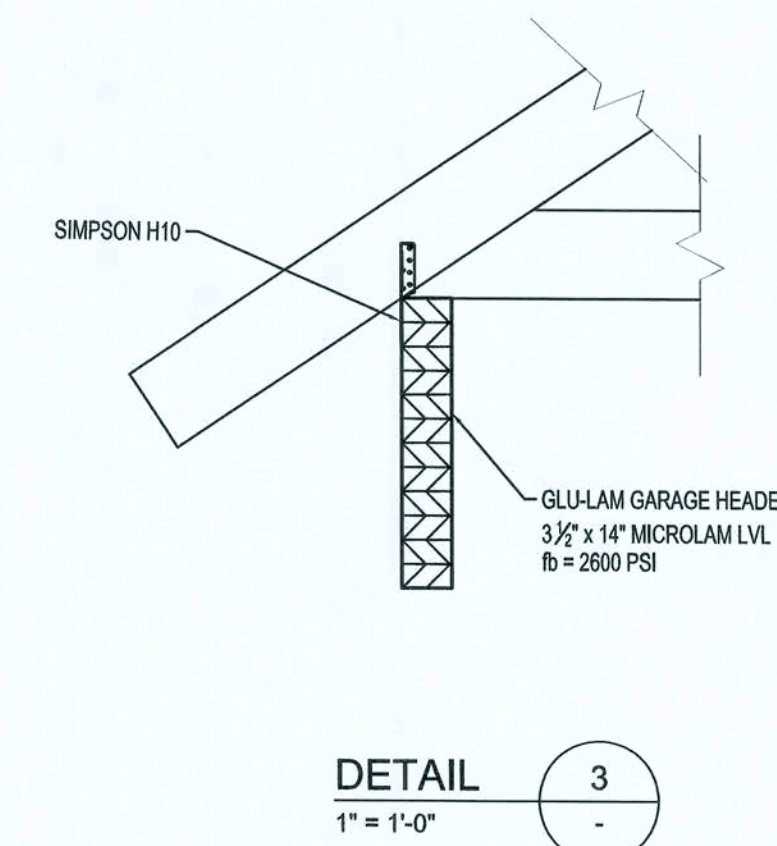
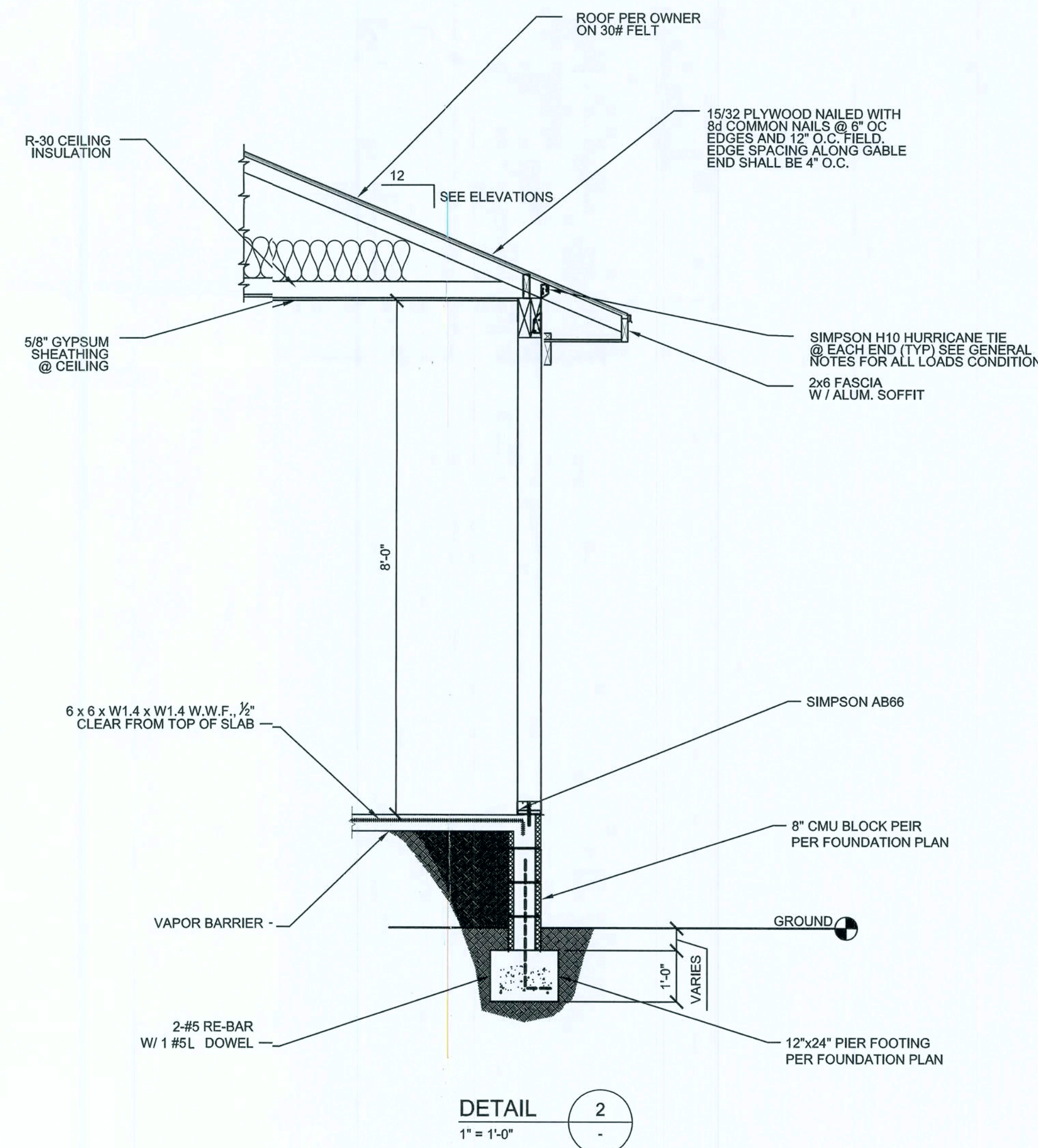
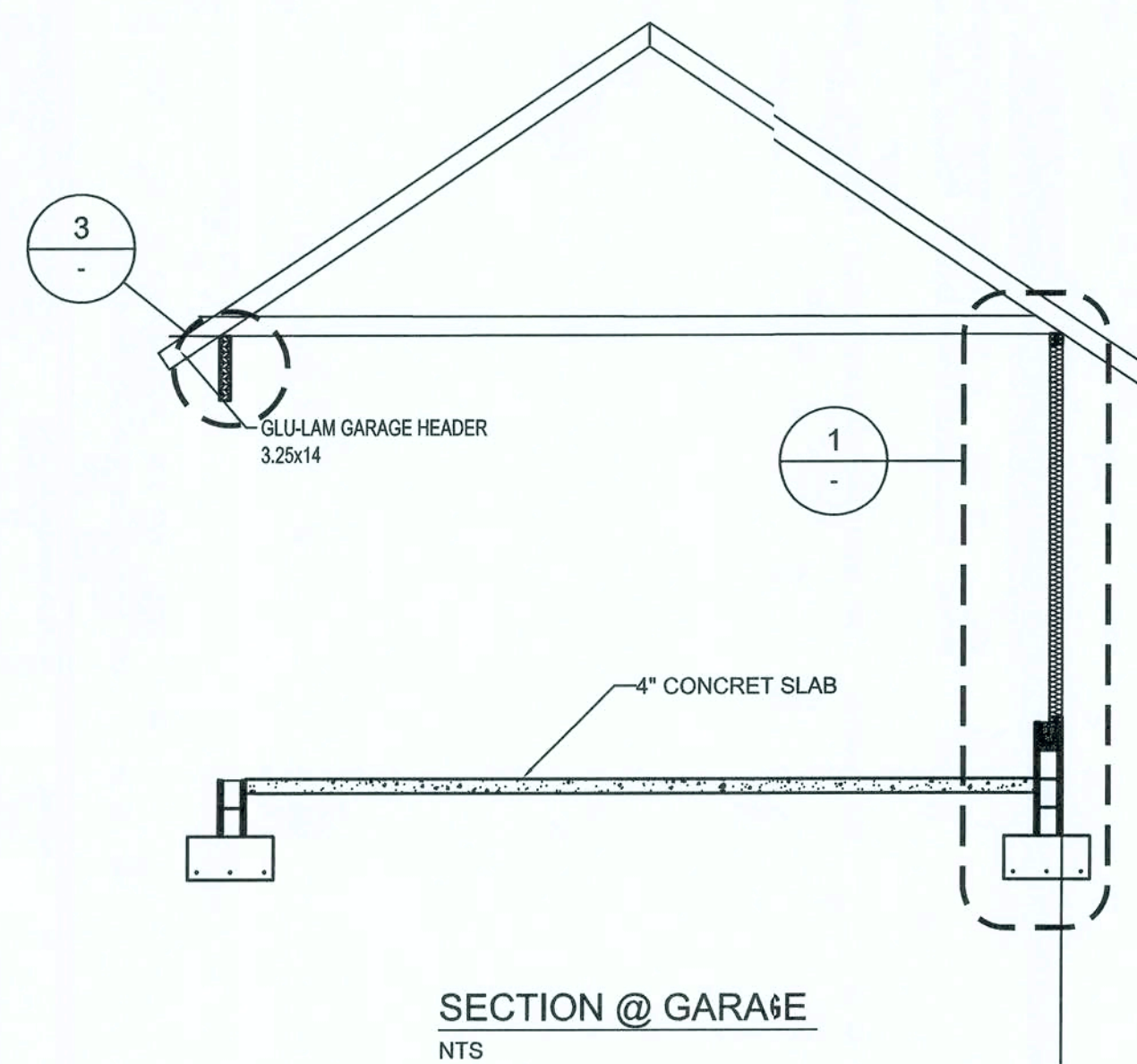
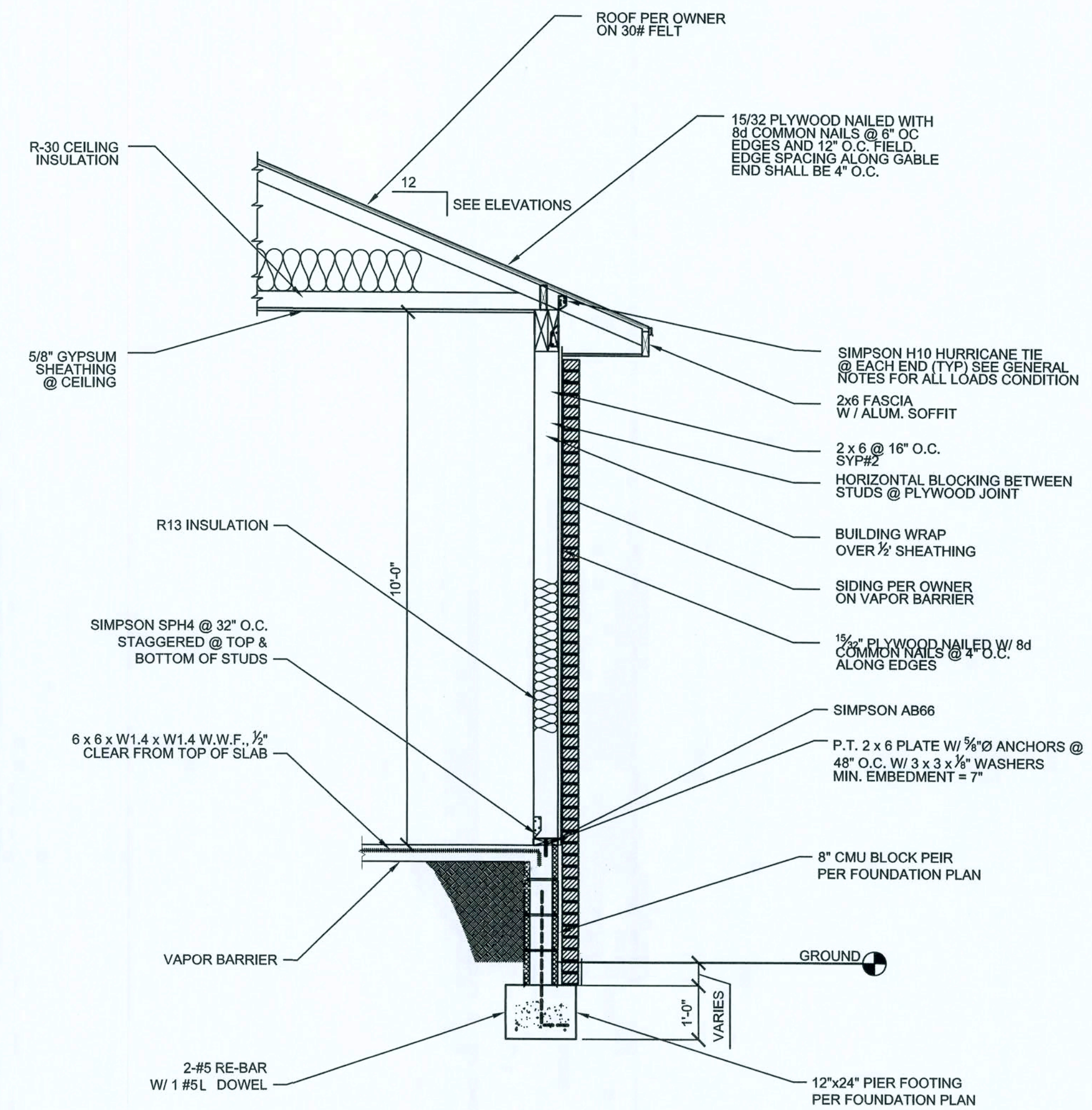
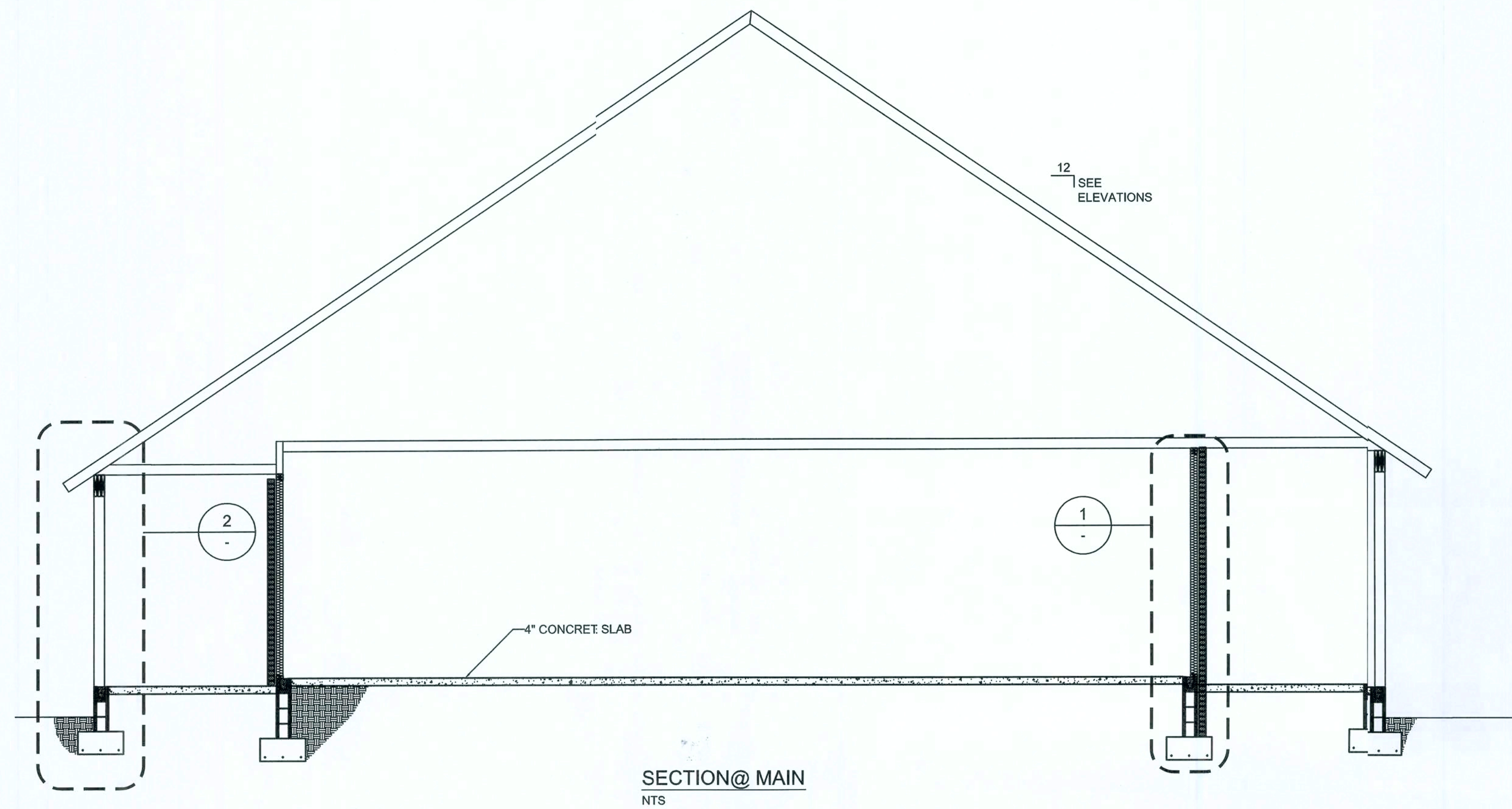


SYDNEY MODEL GATEWAY DEVELOPMENT, LLC

GENERAL NOTES

Table with 2 columns: PROJECT NUMBER, DRAWN BY, CHECKED BY, SHEET NUMBER. Rows include PF05-034, D. PRICE, GG, S-3.

Handwritten signature and date 7/28/08



REV #	DATE	REVISION NOTES
1	08-18-13	ISSUED FOR CONSTRUCTION
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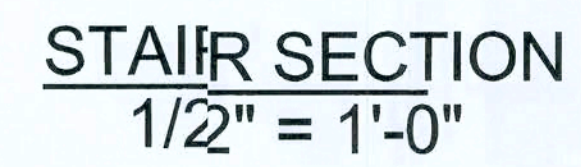
P.O. BOX 187
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Auth: # 9461

SYDNEY MODEL
GATEWAY DEVELOPMENT, LLC

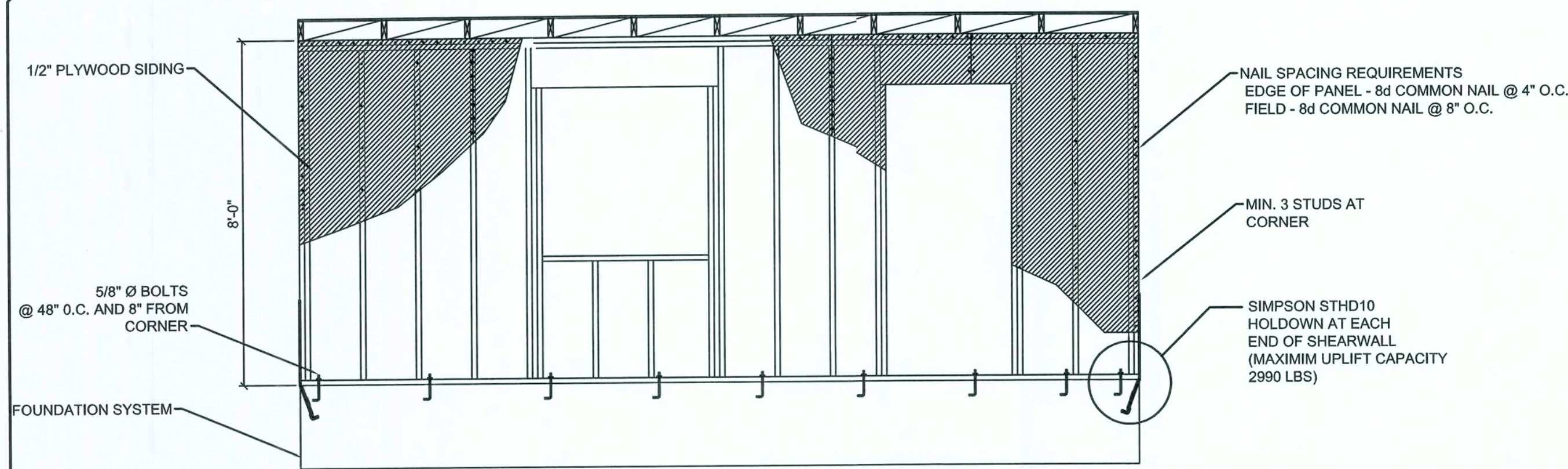
WALL SECTIONS AND DETAILS

PROJECT NUMBER
PF05-096
DRAWN BY
D. PRICE
CHECKED BY
GG
SHEET NUMBER
A-1

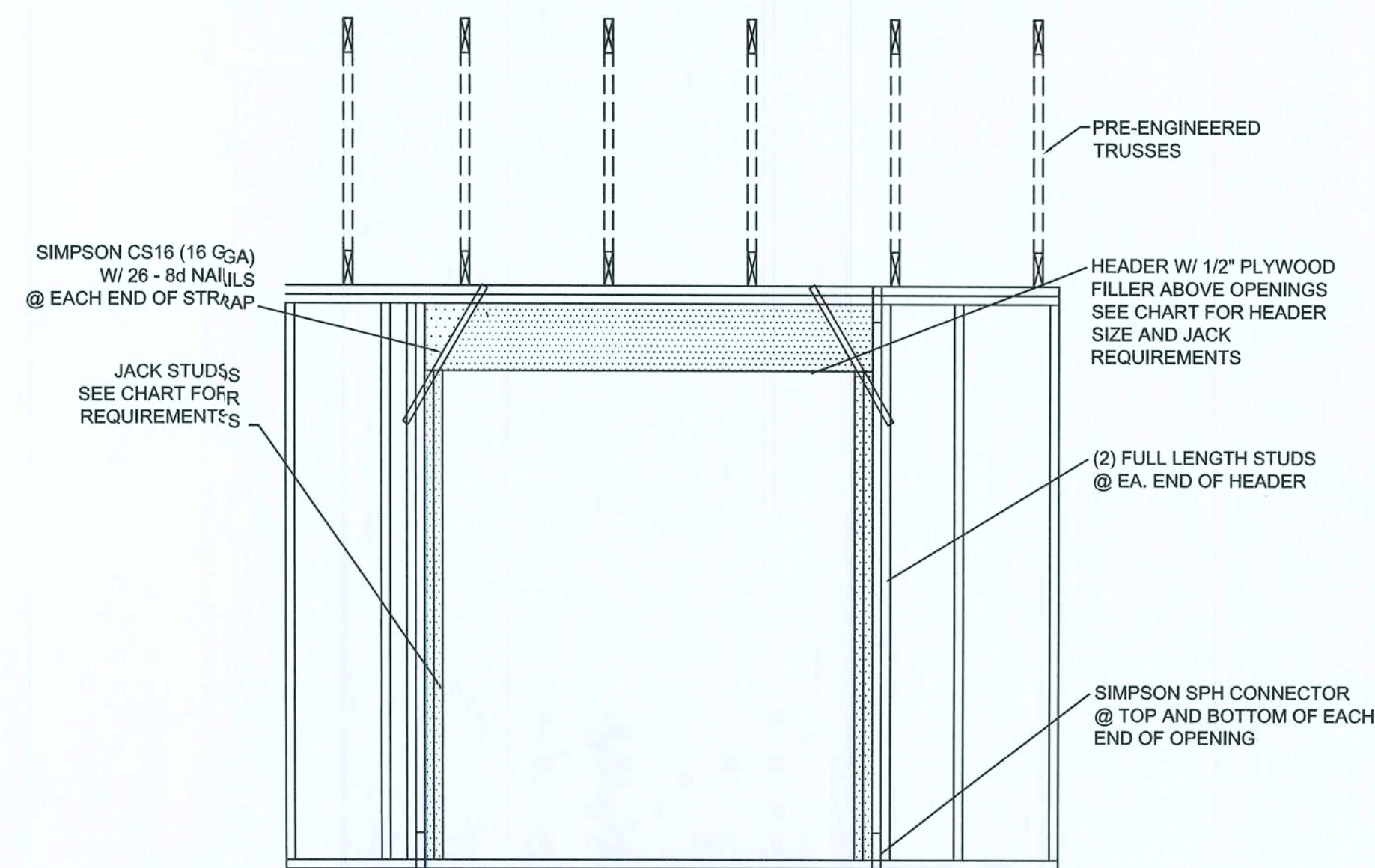
GG
12/19/13



6/10/9/06

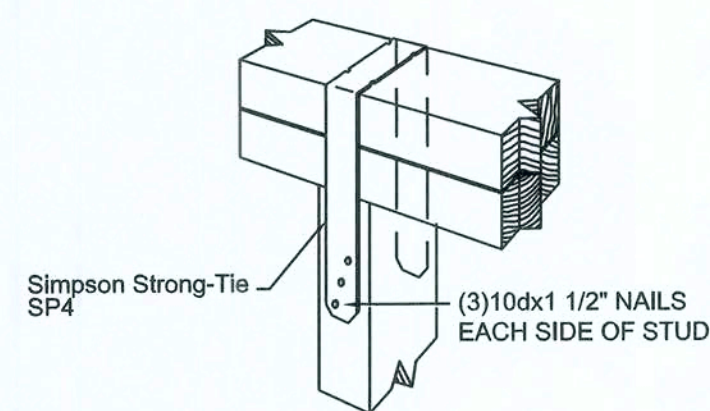


TYPICAL PERFORATED SHEARWALL
SCALE 3/8"=1'-0"

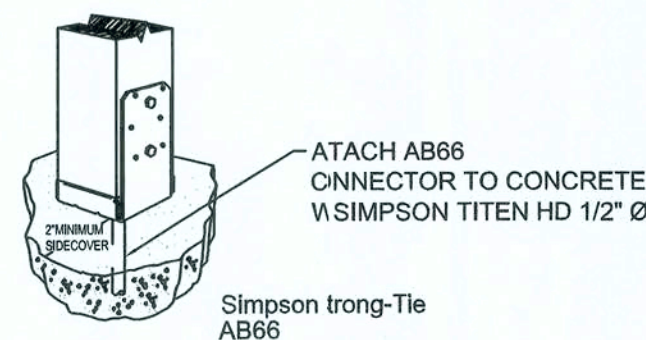


TYP. FRAMING & UPLIFT CONNECTIONS FOR OPENINGS

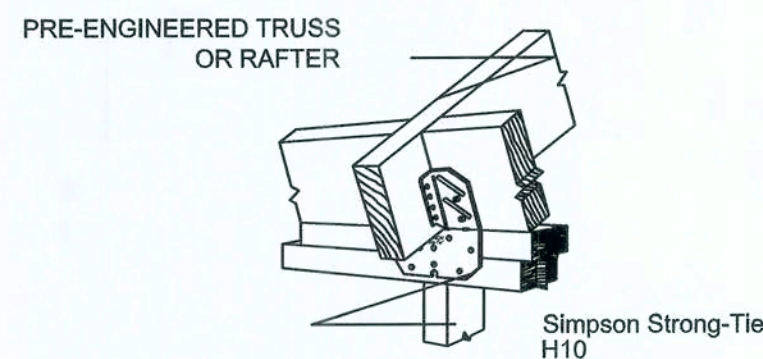
HEADER SPANS FOR EXTERIOR BEARING WALLS								
SUPPORTING:		HEADER SIZE	BUILDING WIDTH (FT)					
			20'		28'		36'	
			SPAN	# JACKS	SPAN	# JACKS	SPAN	# JACKS
ROOF, CEILING	2-2x4	3'-6"	1	3'-2"	1	2'-10"	1	
	2-2x6	5'-5"	1	4'-8"	1	4'-2"	1	
	2-2x8	6'-10"	1	5'-11"	2	5'-4"	1	
	2-2x10	8'-5"	2	7'-3"	2	6'-6"	2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



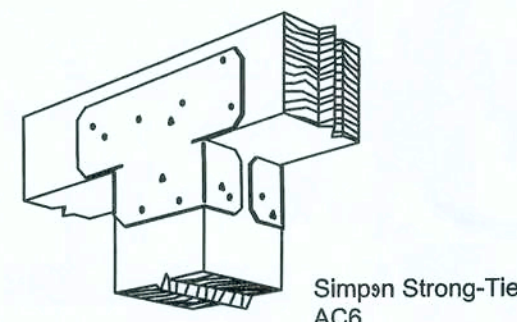
STUD TIES DETAILS
NTS



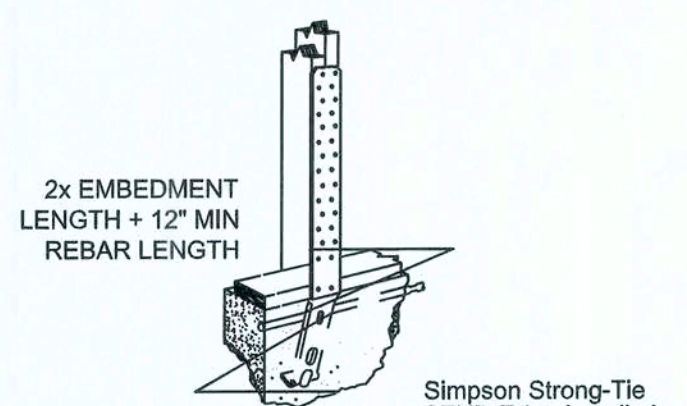
POST ANCHOR DETAIL
NTS



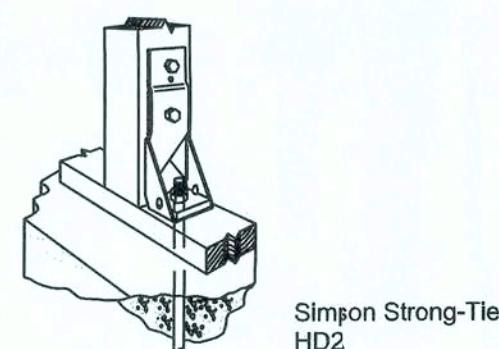
STUD TIES DETAILS
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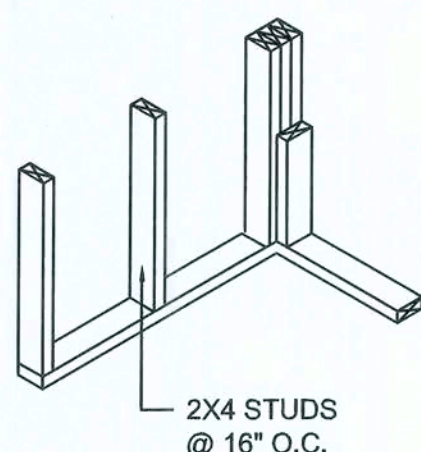
POST CAP DETAIL
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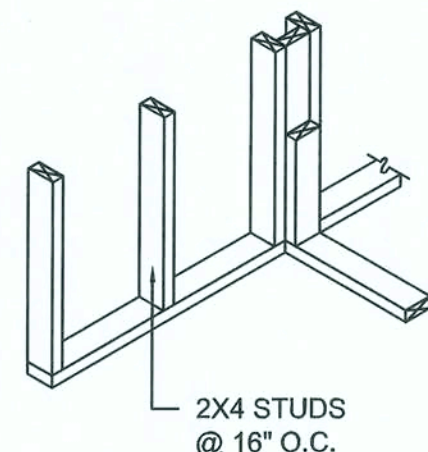
HOLDOWN DETAIL
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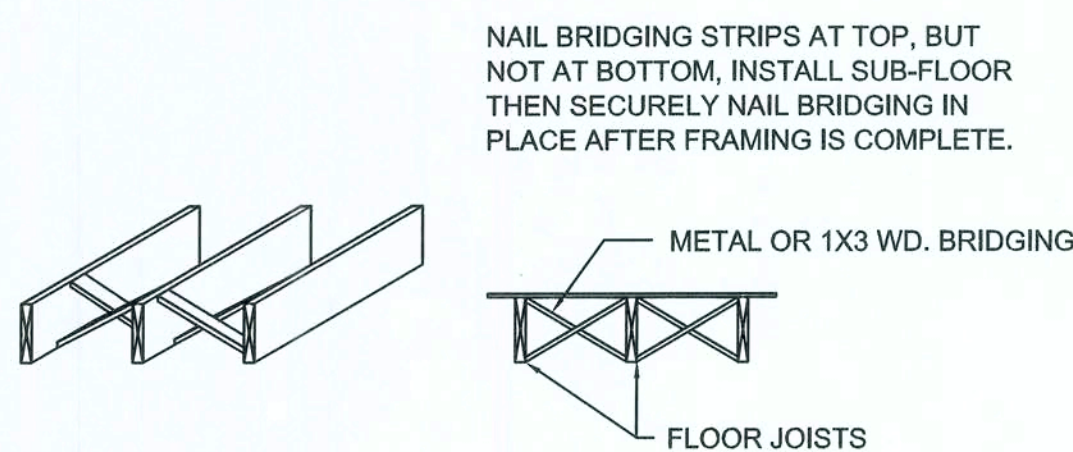
HOLDOWN DETAIL
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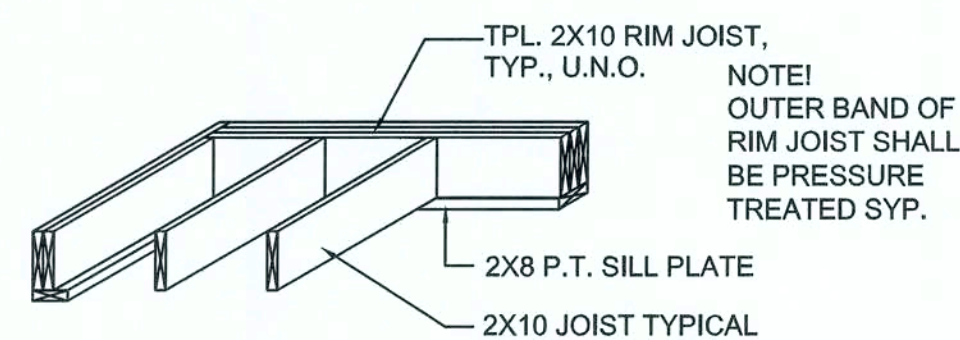
WALL CORNER



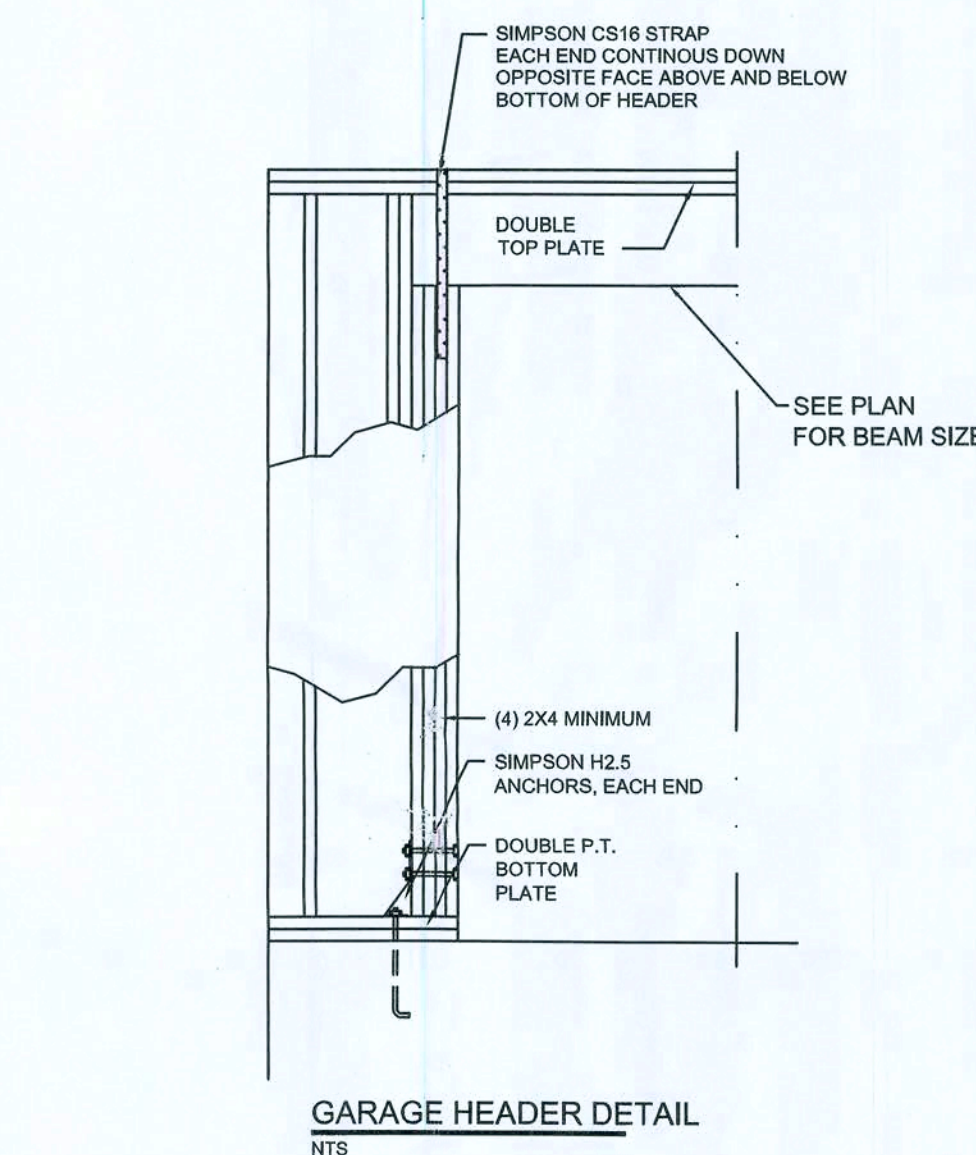
WALL INTERSECTION



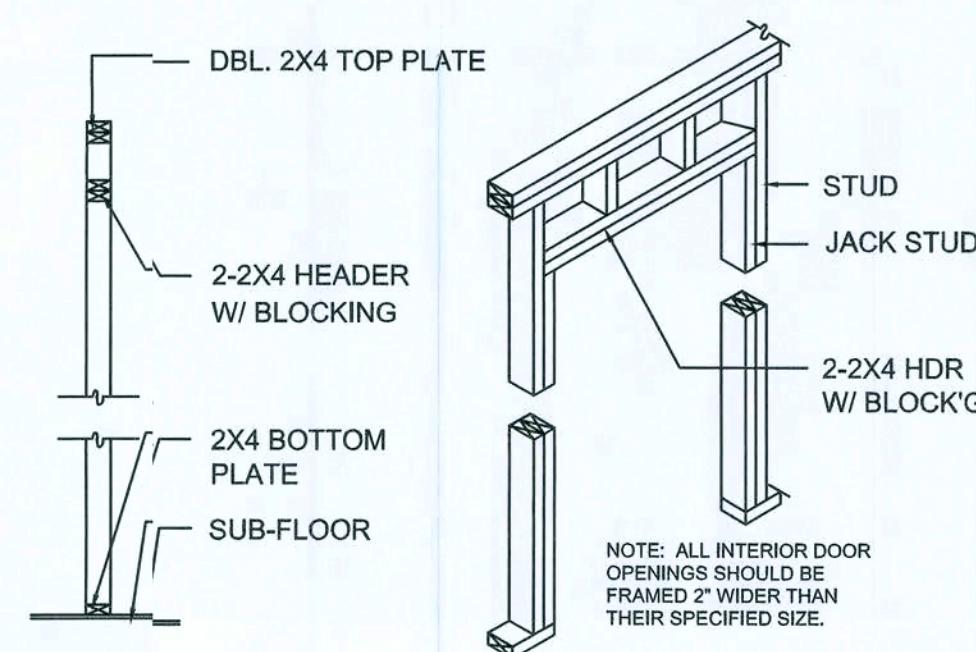
NOTE: ALTERNATE BRIDGING MAY BE ACCOMPLISHED W/ SECTIONS OF FLOOR JOIST MATERIAL PLACED PERPENDICULAR TO JOISTS, STAGGERED ALONG THE LINE OF BRIDGING.



TYPICAL 1st FLOOR FRAMING
NOTE: SEE PLANS FOR SIZE & SPACING



GARAGE HEADER DETAIL
NTS



NON-BEARING WALL HEADER

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130 West Howard Street
Live Oak, FL 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
GARY GILL
Structural Engineer
Auth. # 9461



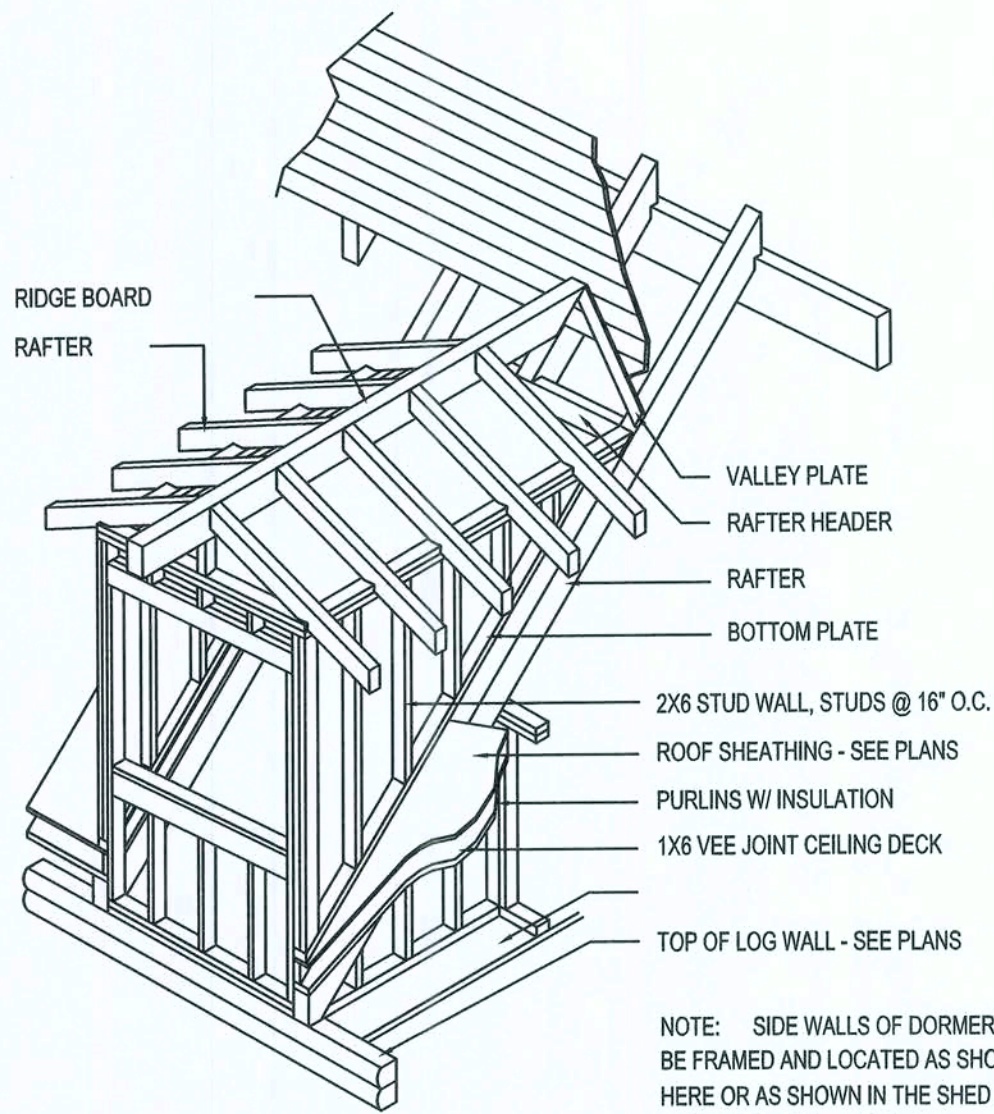
**SYDNEY MODEL
GATEWAY DEVELOPMENT, LLC**

WALL AND FLOOR DETAILS

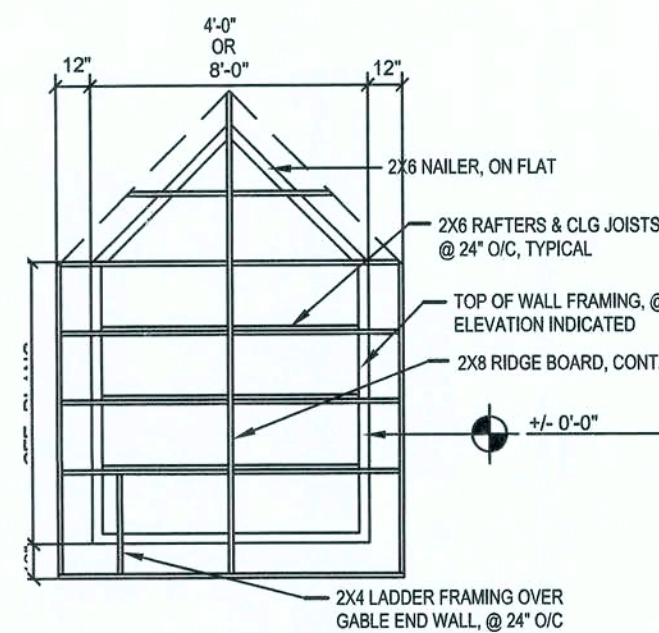
PROJECT NUMBER
2F05-034
DRAWN BY
D. PRICE
CHECKED BY
GG
SHEET NUMBER

S-1

GG
10/19/06

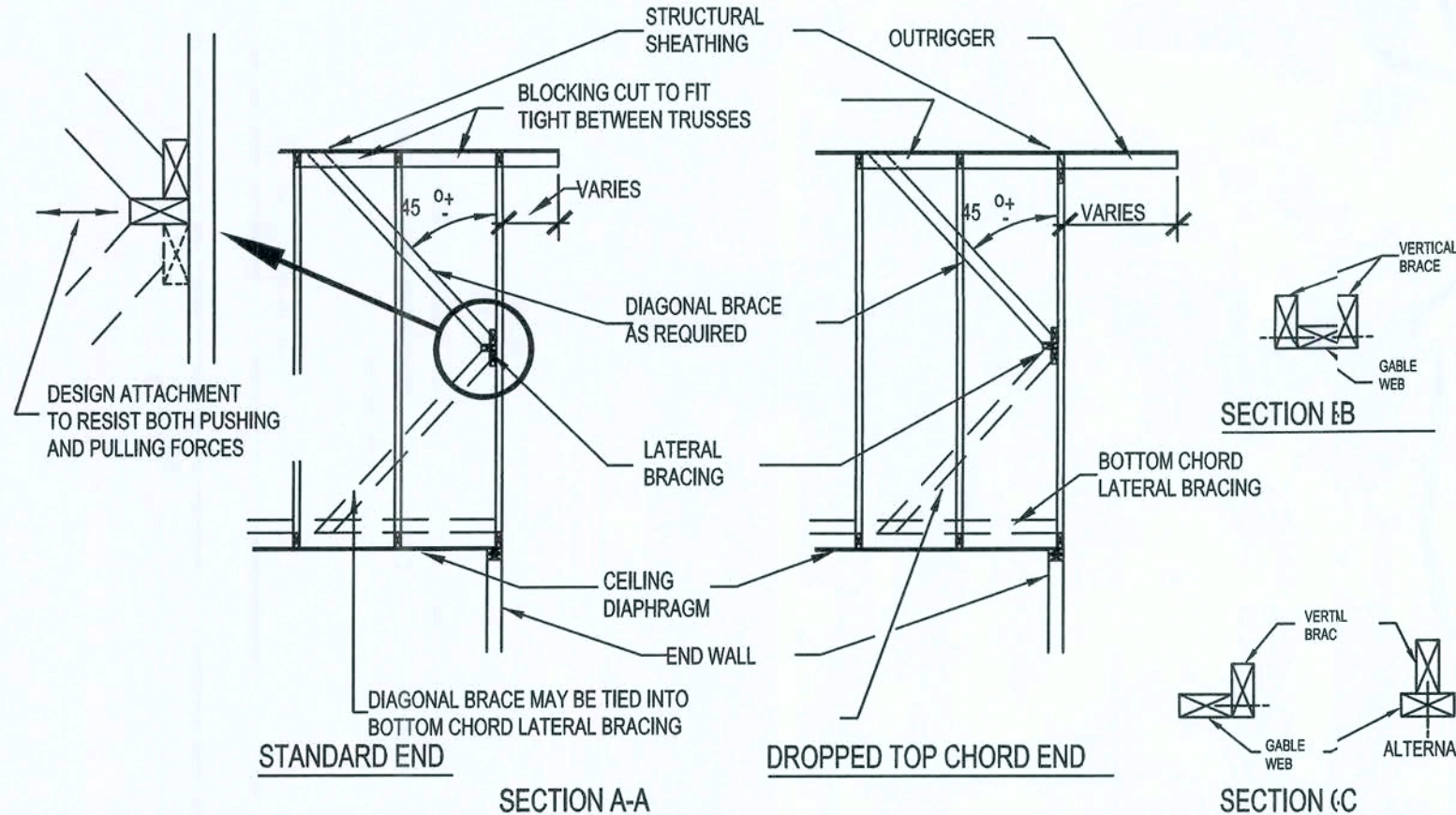
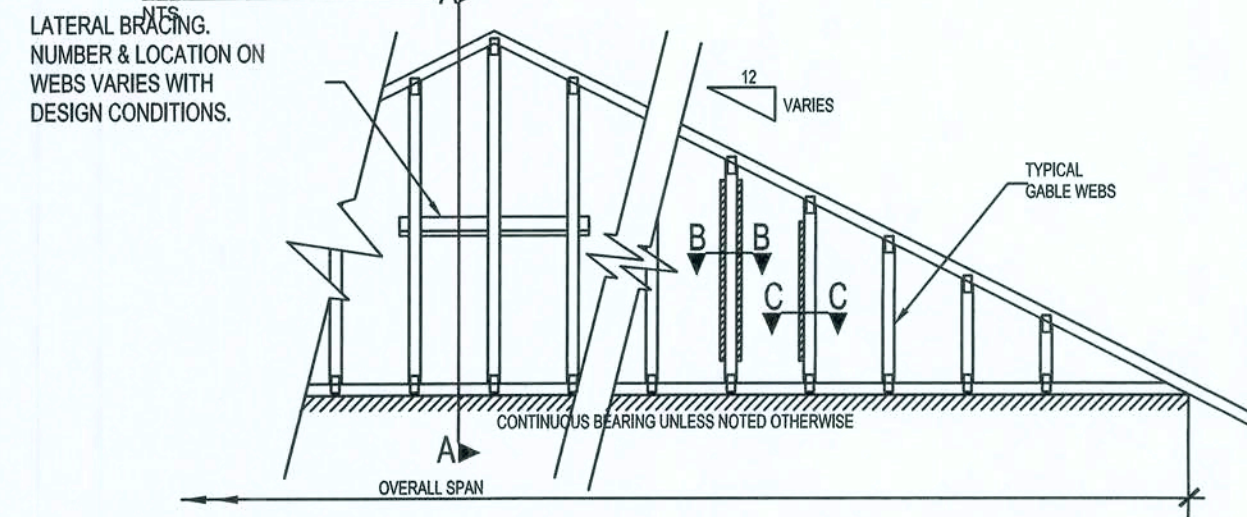


NOTE: SIDE WALLS OF DORMER MAY BE FRAMED AND LOCATED AS SHOWN HERE OR AS SHOWN IN THE SHED DORMER DETAIL - SEE PLANS



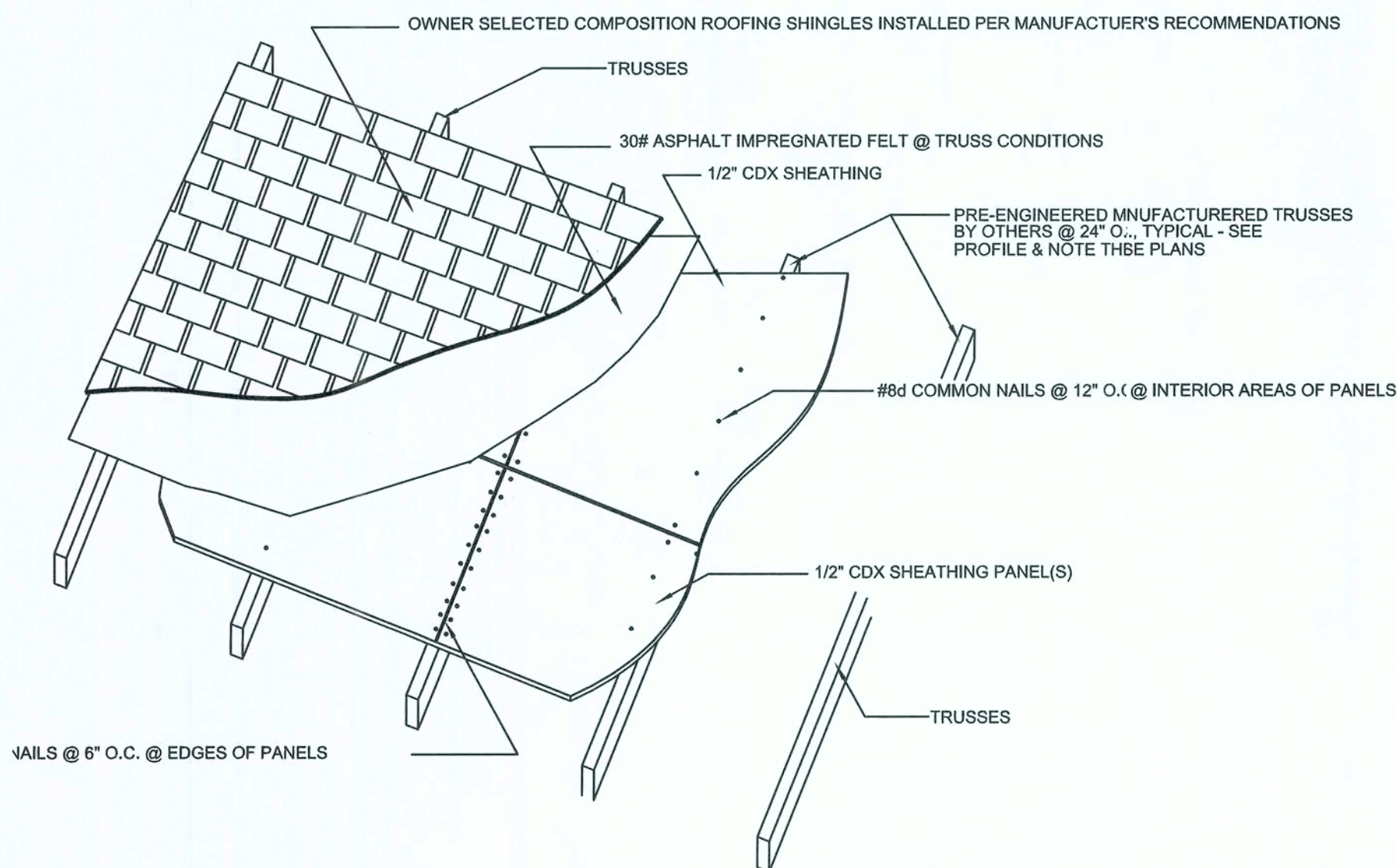
GABLE END FRAMING
NTS

GABLE END DETAIL

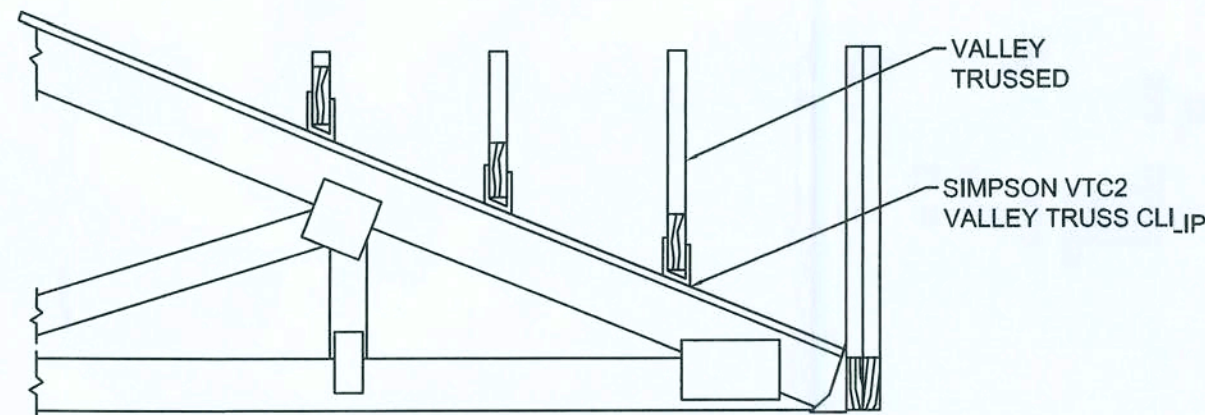
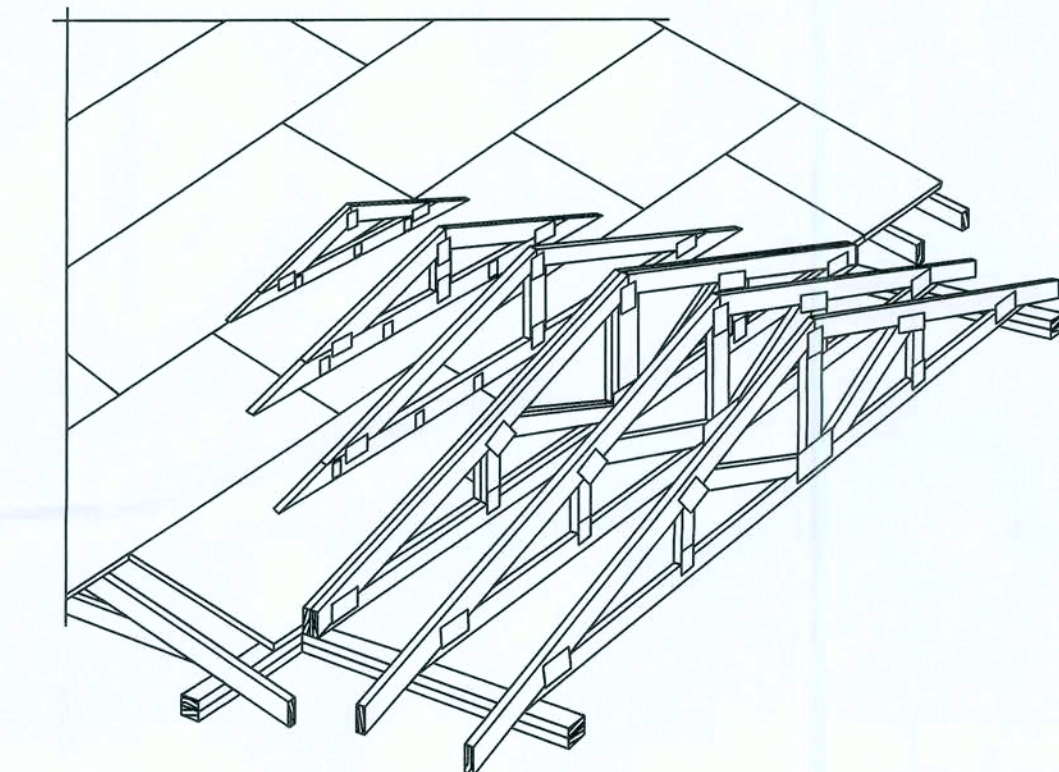


NOTES:

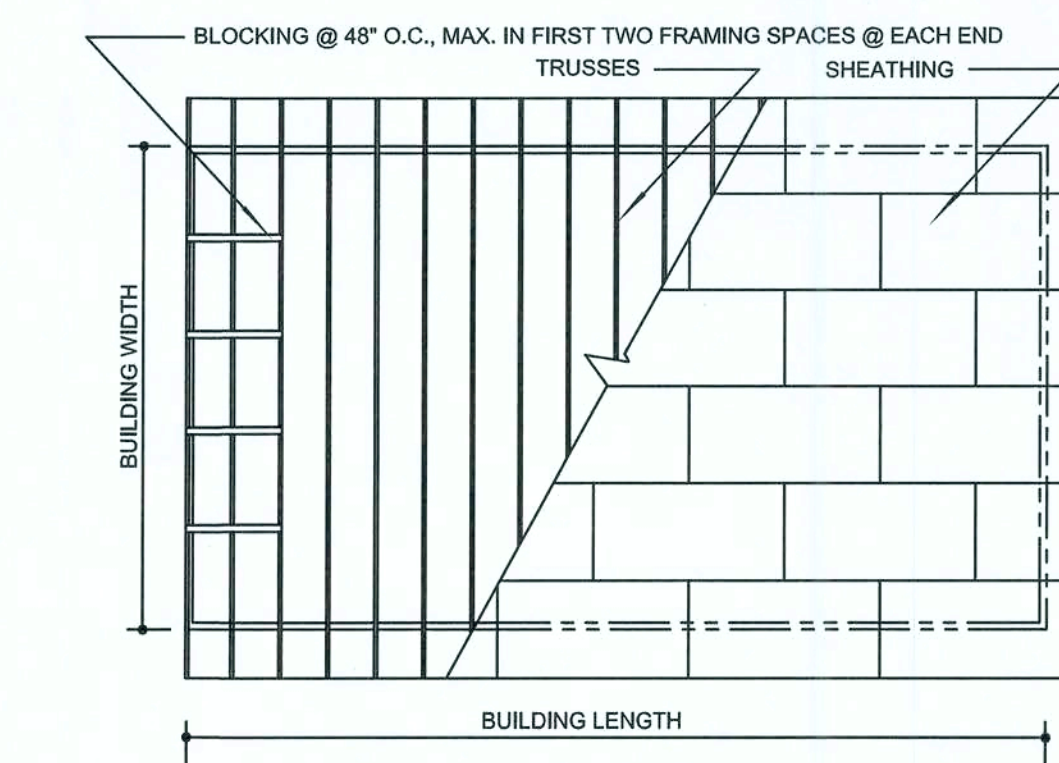
- 1) ACTUAL BRACING REQUIREMENTS WILL VARY DUE TO WIND LOAD, CODE CRITERIA, BUILDING HEIGHT, TRUSS SPAN, WEB LUMBER GRADE/SPECIES/ON CENTER SPACING AND OTHER VARIABLES. BRACING (AND ATTACHMENT) REQUIREMENTS SHOULD BE DESIGNED FOR EACH SPECIFIC JOB.
- 2) CONNECTION BETWEEN BOTTOM CHORD OF GABLE END TRUSS AND WALL, AS WELL AS THE DESIGN AND SPECIFICATION OF TEMPORARY AND PERMANENT BRACING OF THE ROOF SYSTEM IS THE RESPONSIBILITY OF THE BUILDING DESIGNER.



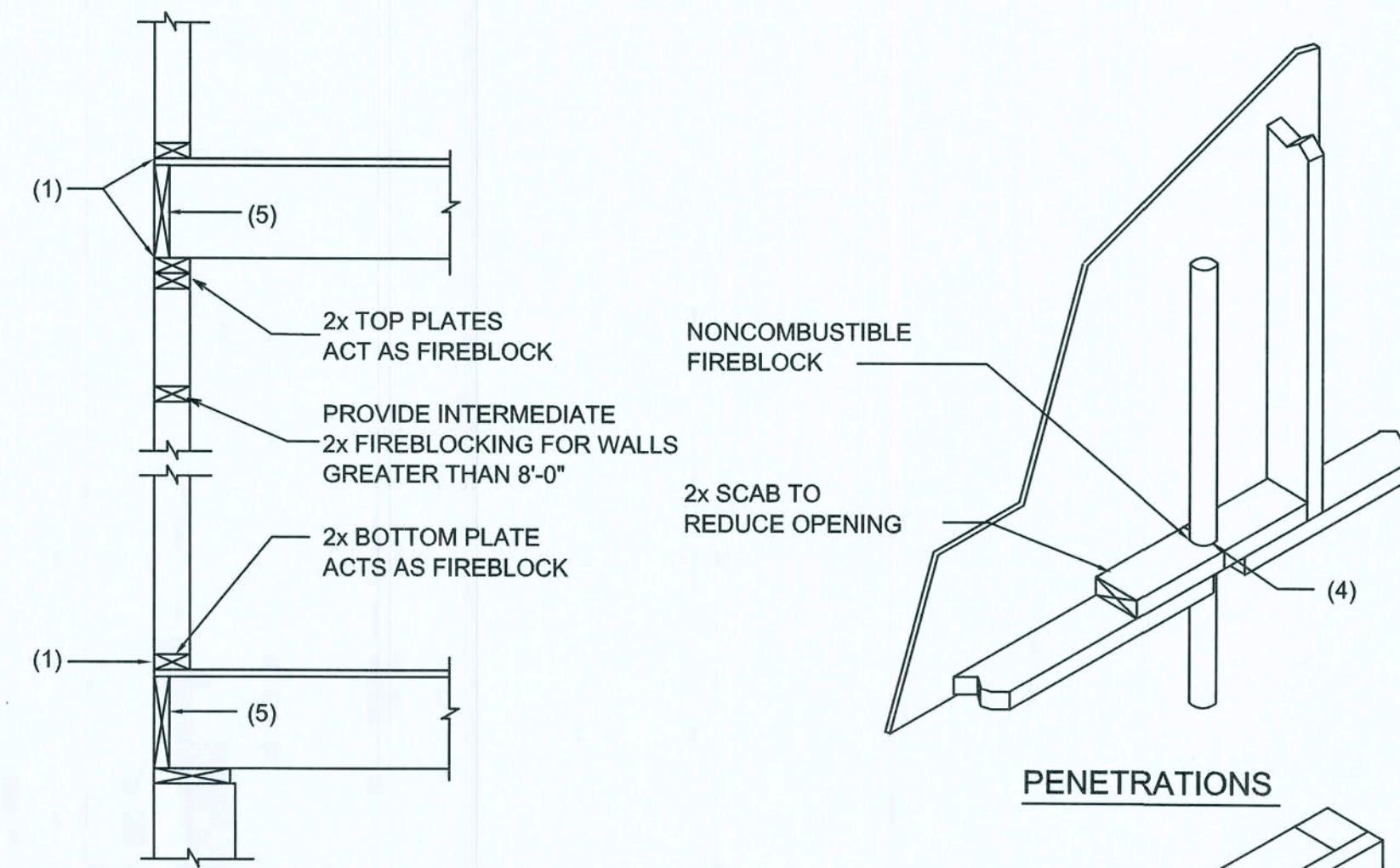
ROOFING & SHEATHING CONNECTIONS TO TRUSSES



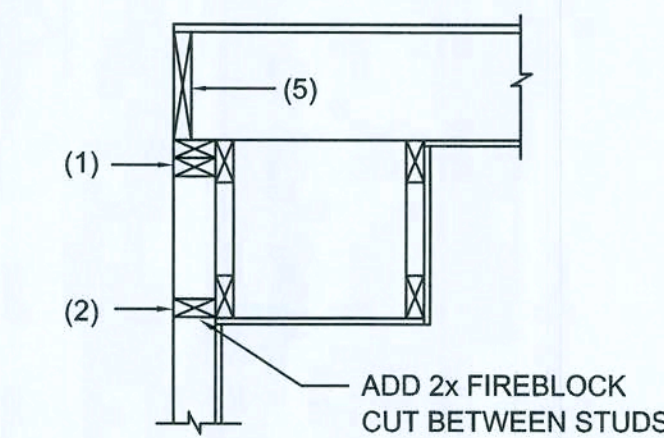
VALLEY TRUSS DETAIL
NTS



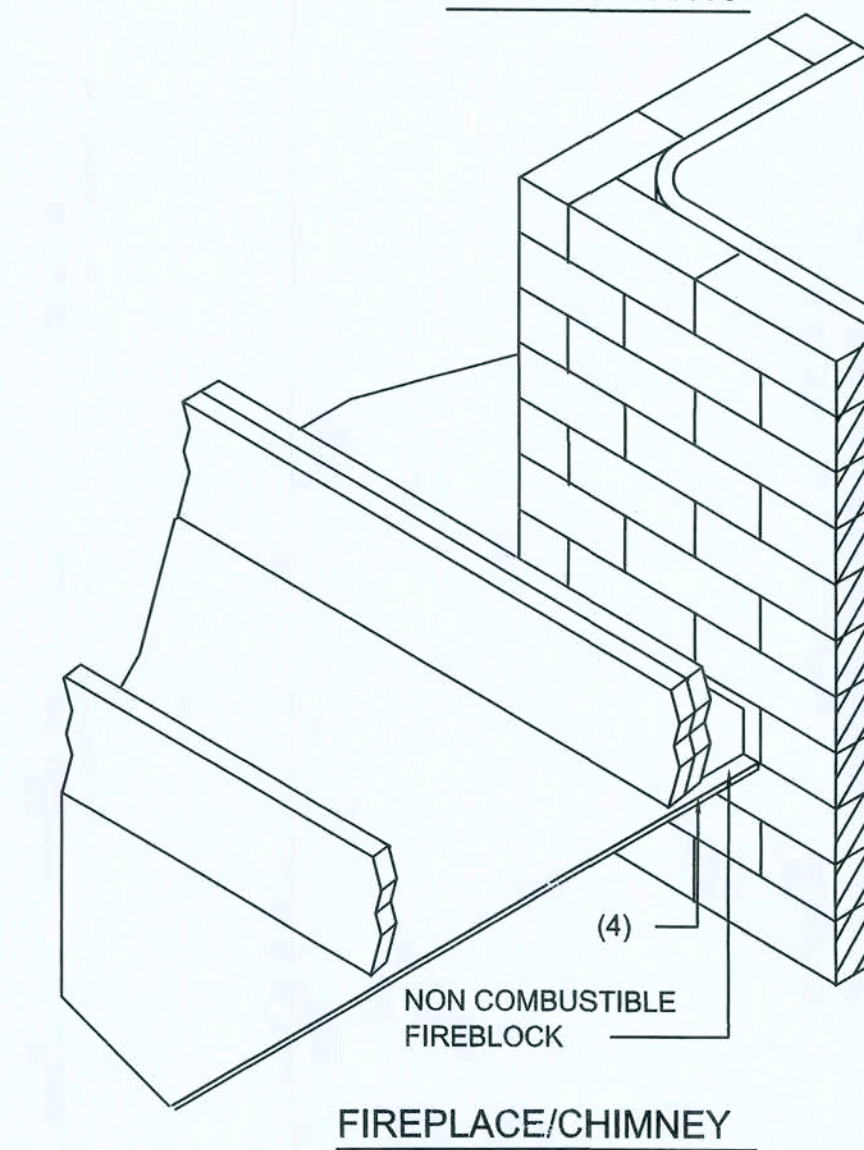
ROOF SHEATHING LAYOUT AND ENDWALL ROOF BRACING



PLATFORM FRAMING



SOFFIT/DROPPED CLG.



FIREPLACE/CHIMNEY

NOTE:
SHEATHING ON FIRE RATED ASSEMBLIES SHALL BE 2 LAYERS OF 5/8" GWB TYPE "X" OR FIRECODE "C"

Fire Stopping DETAILS

SCALE: NONE

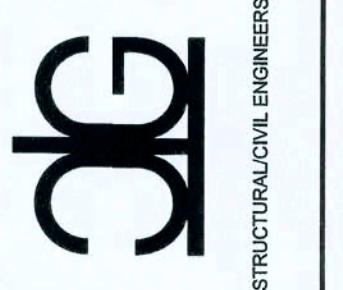
FIREBLOCKING NOTES:

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. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYROPANEL 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.

REV #	DATE	REVISION NOTES
1	12-06-08	ISSUED FOR CONSTRUCTION

P.O. Box 187
1301 West Howard Street
Live Oak FL 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
Auth: # 9461



SYDNEY MODEL
GATEWAY DEVELOPMENT, LLC

ROOF DETAILS

PROJECT NUMBER	P-05-034
DRAWN BY	C. PRICE
CHECKED BY	GG
SHEET NUMBER	S-2

10/9/06

DESIGN CRITERIA

DESIGN PER 2004 FLORIDA BUILDING CODE, UNLESS OTHERWISE NOTED.

Table with 2 columns: Item, Value. Rows include: LIVE LOADS, ROOFS AND CANOPIES (0 TO 200 SF, 201 TO 600 SF, OVER 600 SF), STAIRS, FLOORS, CORRIDORS, LOBBIES, BALCONIES, PARTITION LOAD (DEAD LOAD).

Table with 2 columns: Item, Value. Rows include: WIND LOADS, BASIC WIND SPEED, MEAN ROOF HEIGHT, WIND IMPORTANCE FACTOR, WIND EXPOSURE, ENCLOSURE CLASSIFICATION, INTERNAL PRESSURE COEFFICIENT, DIRECTIONALITY FACTOR, SHAPE FACTORS.

THIS BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS REGION. IMPACT RESISTANT GLAZING IS NOT REQUIRED.

Table with 4 columns: Tributary Area, Design Wind Pressures for Components & Cladding, Walls & Wall Openings, End Zone. Rows include: 10 sf, 25 sf, (LINEARLY INTERPOLATE BETWEEN STATED VALUES).

Table with 2 columns: Item, Value. Rows include: CONCRETE (DESIGN PER CURRENT EDITION ACI 318), SLAB ON GRADE, FOOTINGS, ALL OTHER CONCRETE.

ALL REINFORCING STEEL ASTM A615 GRADE 60

ALL WELDED WIRE FABRIC ASTM A185

Table with 2 columns: Item, Value. Rows include: CONCRETE MASONRY (DESIGN PER CURRENT EDITION ACI 530), COMPRESSIVE STRENGTH, F'M= 1500 PSI.

Table with 2 columns: Item, Value. Rows include: STRUCTURAL STEEL (DESIGN PER CURRENT EDITION AISC), W-SHAPES, OTHER SHAPES & PLATES, HSS SQUARE & RECTANGULAR SHAPES, HSS ROUND SHAPES, STEEL PIPES, WELDING ELECTRODES, HIGH-STRENGTH BOLTS, ANCHOR RODS, WELDED STUDS, DEFORMED BARS, PAINT & PROTECTION, SOIL BEARING.

GENERAL NOTES

CONCRETE

Table with 2 columns: Item, Value. Rows include: UNLESS OTHERWISE NOTED ON THE DRAWINGS, MINIMUM COVER FOR REINFORCING SHALL BE AS FOLLOWS, FOOTINGS, PILE CAPS, GRADE BEAMS, COLUMNS AND PEDESTALS, SLABS AND WALLS, CANOPY SLABS, BEAMS (OVER MAIN REINFORCING), SLABS ON GRADE.

ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES IN CONFORMANCE WITH CRSI MANUAL OF STANDARD PRACTICE AND ACI 315 DURING THE PLACEMENT OF CONCRETE.

Table with 2 columns: Item, Value. Rows include: UNLESS OTHERWISE NOTED, SPLICES IN REINFORCING, WELDED WIRE FABRIC, REINFORCING BARS.

ALL HOOKS IN REINFORCING BARS SHALL BE AN ACI STANDARD HOOK, UNLESS OTHERWISE NTED.

FOUNDATIONS

IF FOOTING EVALUATIONS SHOWN OCCUR IN A DISTURBED, UNSTABLE, OR UNSUITABLE SOIL, THE ENGINEER SHALL BE NOTIFIED.

STEPS IN WALL FOOTINGS SHALL NOT EXCEED A SLOPE OF (1) VERTICAL TO TWO (2) HORIZONTAL

PROVIDE A MINIMUM OF TWO #4 BARS IN TOP OF CONTINUOUS WALL FOOTINGS AT DOOR AND OTHER OPENINGS, 4'-0" LONGER THAN THE OPENING.

TRUSS FASTENER SCHEDULE

Table with 5 columns: Location, Uplift, Fastener (1), Truss, Plate. Rows include: ROOF TRUSS, <415#, <905#, <1200#, <1470.

NOTES: 1) ALL CONNECTORS LISTED ARE SIMPSON STRONG-TIE, UON. OTHER MANUFACTURERS MAY BE SUBSTITUTED. SCREW SIZE AND NUMBER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S CATALOG. ROOF TRUSS CLIPS SHALL BE SELECTED TO PROVIDE THE UPLIFT RESISTANCE SHOWN ON THE ROOF TRUSS SHOP DRAWINGS. 2) TRUSS ENGINEER MAY PROVIDE ALTERNATE CONNECTIONS.

SUPPLEMENTARY NOTES

PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. THE STRUCTURE SHOULD NOT BE CONSIDERED STABLE UNTIL ALL STRUCTURAL ELEMENTS HAVE BEEN CONSTRUCTED.

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR EMBEDS, OPENINGS, SLEEVES, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS.

ALL STRUCTURAL OPENINGS AROUND OR AFFECTED BY MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT SHALL BE VERIFIED WITH EQUIPMENT PURCHASED BEFORE PROCEEDING WITH STRUCTURAL WORK AFFECTED.

EMBEDMENT FOR EXPANSION BOLTS SHALL BE 3 1/2" MINIMUM FOR 3/4" BOLTS IN CONCRETE, 5 1/2" IN GROUTED MASONRY, HILTI KWIK BOLT II OR EQUAL.

EPOXY GROUT SHALL BE POWER FAST CARTRIDGE SYSTEM BY RAWL, HY150 CARTRIDGE SYSTEM BY HILTI (HILTI RES500, IF HOLE IS CORED INSTEAD OF DRILLED) OR APPROVED EQUAL. UON EMBEDMENT SHALL BE 12 BAR DIAMETERS MINIMUM, UON. HOLES SHALL BE 1/4" LARGER THAN REBAR SIZE, AND 1/2" LARGER THAN THREADED ROD SIZE. HOLE SHALL BE BRUSHED OUT WITH BOTTLE BRUSH AND THEN BLOWN OUT WITH AIR USING A COMPRESSOR WITH A FUNCTIONAL OIL TRAP. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS PRINTED INSTRUCTIONS.

ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN ENGINEER IN THE STATE OF THE PROJECT.

GENERAL CONTRACTOR MUST REVIEW AND APPROVE SHOP DRAWINGS PRIOR TO SUBMITTAL TO ARCHITECT / ENGINEER. SUBMITTALS WHICH DO NOT CONTAIN THE CONTRACTOR'S SHOP DRAWING STAMP OR HAVE BEEN MERELY "RUBBER STAMPED" SHALL BE RETURNED WITHOUT REVIEW.

CHANGES TO THE CONTRACT DOCUMENTS SHALL BE CLOUDED ON SHOP DRAWINGS OR REQUESTED IN WRITING. THE CONTRACTOR IS LIABLE FOR ANY DEVIATIONS UNLESS REVIEWED AND ACKNOWLEDGED BY THE ENGINEER. SHOP DRAWING SUBMITTALS SHALL ONLY BE CHECKED FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS.

SPECIFICATIONS

CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (LATEST EDITION), EXCEPT AS MODIFIED BY REQUIREMENTS OF THE CONTRACT DOCUMENTS.

MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS", AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", AND AWS D1.1 "STRUCTURAL WELDING CODE", EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

A GEOTECHNICAL TESTING AND INSPECTION FIRM SHALL BE EMPLOYED TO PERFORM A SOIL SURVEY FOR SATISFACTORY AOIL MATERIALS, SAMPLING AND TESTING FOR QUALITY CONTROL AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOR THIS PROJECT. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED TO THE SATISFACTION OF THE GEOTECHNICAL TESTING FIRM.

PRODUCT APPROVAL SPECIFICATION TABLE

Table with 4 columns: Category / Subcategory, Manufacturer, Project Description, Approval Numbers. Rows include: EXTERIOR DOORS, SWINGING, ROLL UP, WINDOWS, SINGLE HUNG, ROOFING PRODUCTS, ASPHALT SHINGLES, UDERLAYMENTS, STRUCTURAL COMPONENTS, WOOD CONNECTORS, TRUSS PLATES.

CONNECTION LISTING

Table with 4 columns: Manufacturer, Model #, Fastener Count, Allowable Load. Rows include: SIMPSON STRONG TIE CO., CS16, (26) 8d, 1705, SPH6, (10) 10d x 1 1/2, 1240, MTS-C40, (52) 16d SINKERS, 4335, H10, (8) 8d x 1 1/2, 905, MSTCM40, (14) 16d SINKERS, 2335, LSSU410, FACE=(18) 16d JOIST=(12) 10D x 1 1/2, 1150, H6, (8) 8d, 915, CC46, BEAM=(4) 3/8" POST=(2) 3/8", 2330, LSTA36, (24) 10d, 1640, IUT14, (14) 10d x 1 1/2, 245, AB66, N/A, 5335, U26, HEADER=(6) 10d & (6) 16d JOIST=(4) 10d x 1 1/2, 415, ITT14, (6) 10d, 1215, U210, HEADER=(12) 16d JOIST=(6) 10d x 1 1/2, 720.

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

1. 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. FBC 104.2.6

2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4

3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4

4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6

5. INITIAL TREATMENT SHALL BE DONE AFTER ALL 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 1816.1.2

7. BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1816.1.3

8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1816.1.4

9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1816.1.5

10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6

11. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST 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 PER-CONSTRUCTION TREATMENT. FBC 1816.1.7

13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A 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. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1816.1.7

14. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.1.3

15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

SYDNEY MODEL GATEWAY DEVELOPMENT, LLC

GENERAL NOTES

Table with 2 columns: Project Number, Drawn By, Checked By, Sheet Number. Rows include: PF05-034, D. PRICE, GG, S-3.