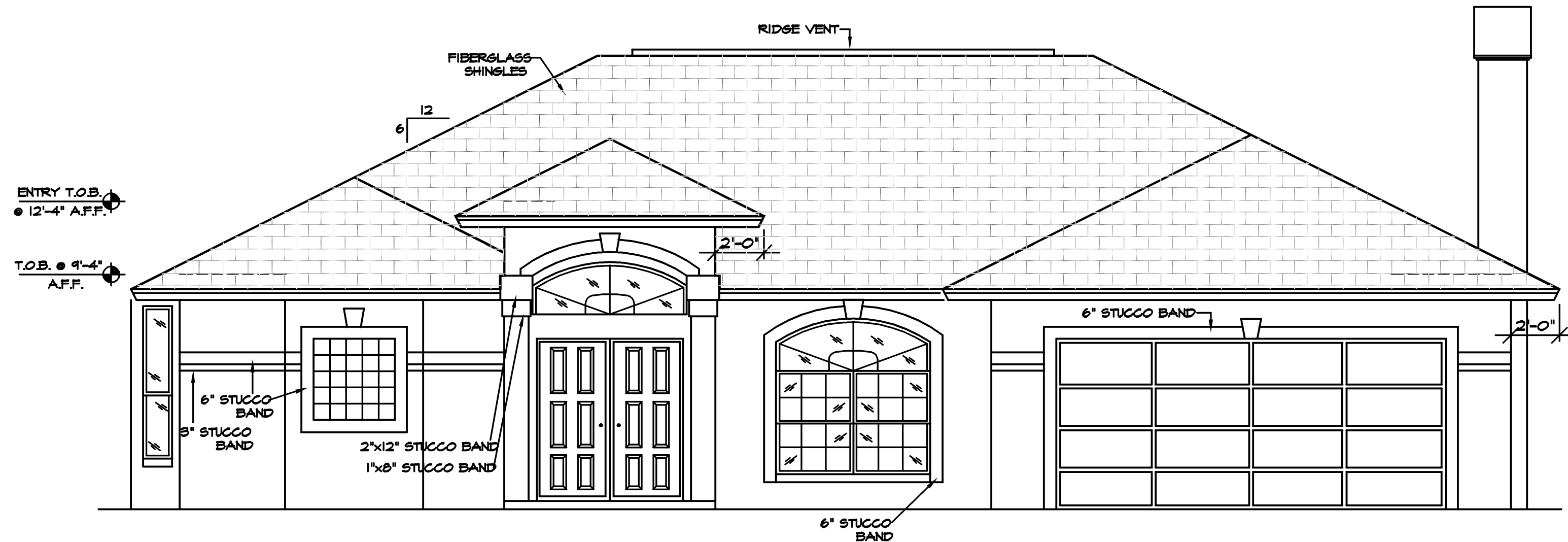
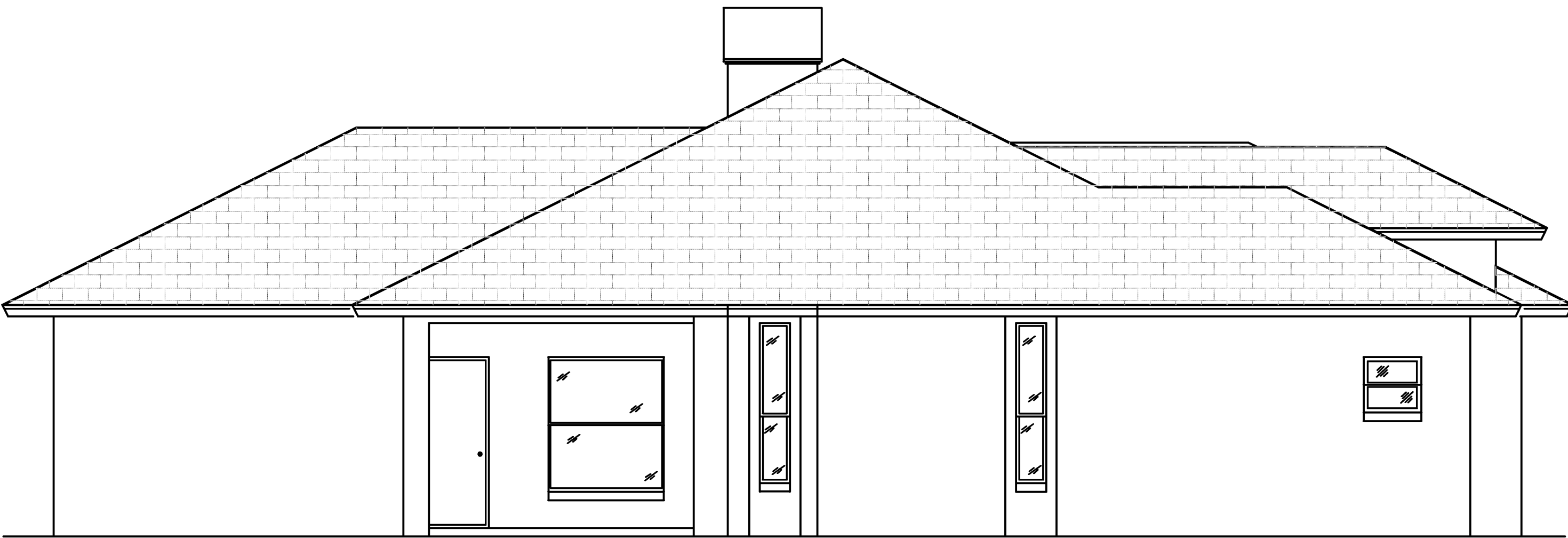
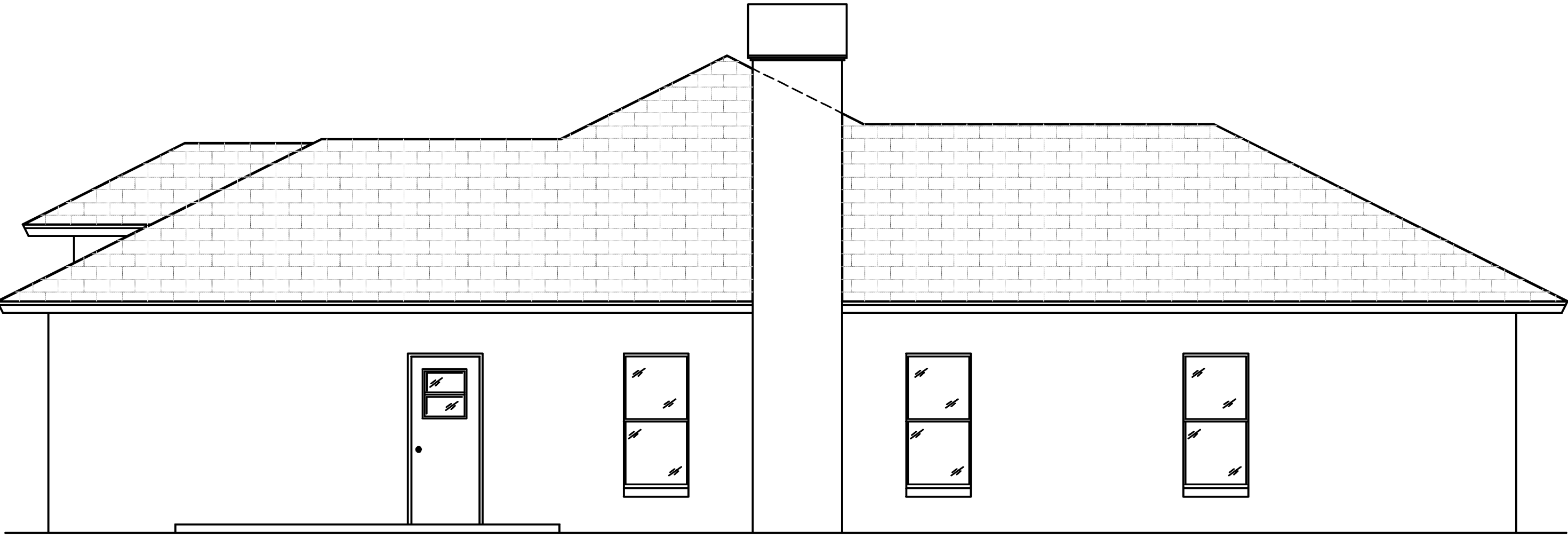




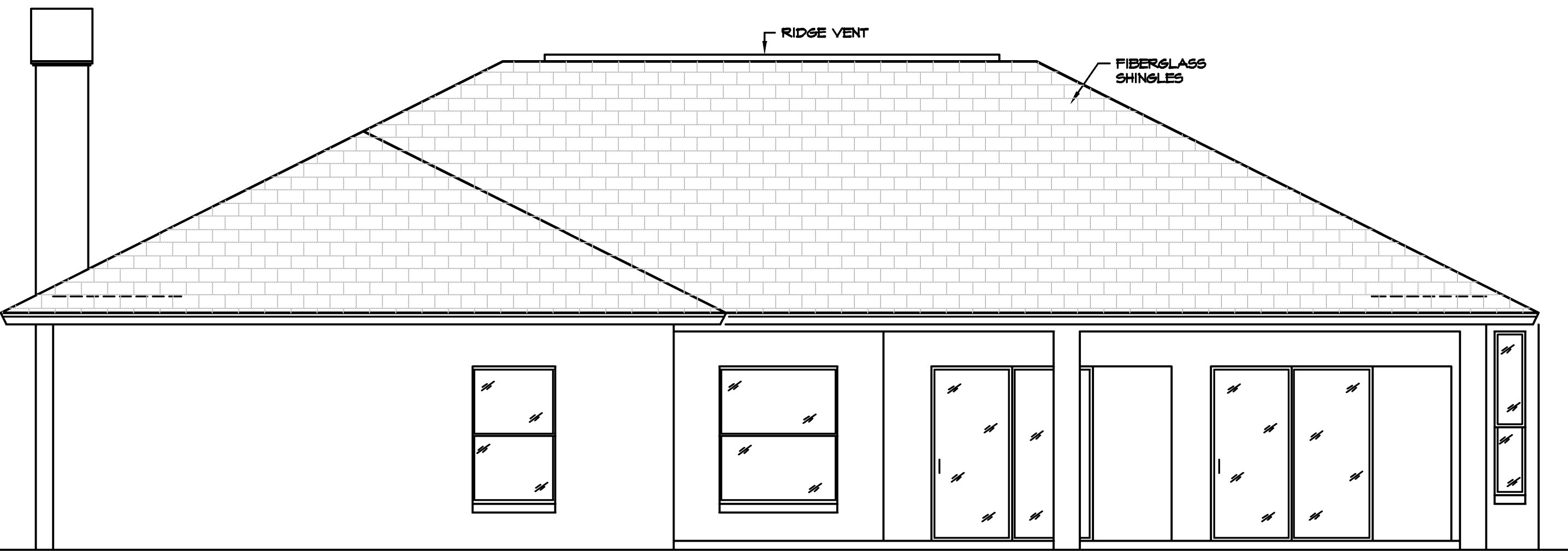
FRONT ELEVATION 1/4" = 1'-0"



LEFT SIDE ELEVATION 1/4" = 1'-0"



RIGHT SIDE ELEVATION 1/4" = 1'-0"



REAR ELEVATION 1/4" = 1'-0"

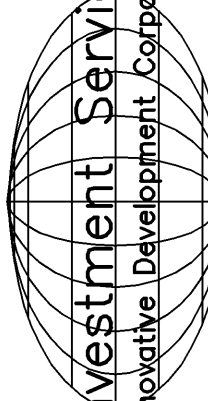
DESIGN PARAMETERS:	
APPLICABLE CODES: BUILDING CODES = FLORIDA BUILDING CODE, RESIDENTIAL 2004 AND FLORIDA BUILDING CODE, BUILDING 2004 MECHANICAL CODE = FLORIDA BUILDING CODE, MECHANICAL 2004 PLUMBING CODE = FLORIDA BUILDING CODE, PLUMBING 2004 ELECTRICAL CODE = 2002 NEC FIRE CODE = NFPA 101 LIFE SAFETY CODE = NFPA 101 ACCESSIBILITY CODE = FLORIDA BUILDING CODE, BUILDING 2004 ENERGY CODE = FLORIDA BUILDING CODE, BUILDING 2004	BUILDING CONSTRUCTION TYPE: ☐ TYPE I ☒ TYPE IV ☐ TYPE II ☐ TYPE V ☐ TYPE III
METHOD OF DESIGN: DESIGNED PURSUANT TO 2004 FLORIDA BUILDING CODES AND SECTION 1609	EXPOSURE CATEGORY: ☐ A ☐ C ☒ B ☐ D
BASIC WIND SPEED: ☐ 130 MPH (3-SECOND GUST) = 110 MPH (FASTEST MILE) ☒ 120 MPH (3-SECOND GUST) = 100 MPH (FASTEST MILE)	WINDBORNE DEBRIS REGION: ☒ NO ☐ YES
IMPORTANCE FACTOR: ☐ 0.71 (BUILDING CATEGORY I) ☐ 1.15 (BUILDING CATEGORY III) ☒ 1.00 (BUILDING CATEGORY II) ☐ 1.15 (BUILDING CATEGORY IV)	INTERNAL PRESSURE COEFFICIENTS: ☐ 0.00 (OPEN) ☒ +0.18, -0.18 (ENCLOSED) ☐ +0.55, -0.55, (PARTIALLY ENCLOSED)
BUILDING OCCUPANCY CLASSIFICATION: ☐ GROUP A - ASSEMBLY ☐ GROUP H - HAZARDOUS ☐ GROUP B - BUSINESS ☐ GROUP I - INSTITUTIONAL ☐ GROUP D - DAY CARE CENTER ☐ GROUP M - MERCANTILE ☐ GROUP E - EDUCATIONAL ☒ GROUP R - RESIDENTIAL ☐ GROUP F - FACTORY INDUSTRIAL ☐ GROUP S - STORAGE	COMPONENTS AND CLADDING PRESSURES: ZONE 1: +10.5 / -21.5 ZONE 2: +10.5 / -24.7 ZONE 3: +11.9 / -29.3 ZONE 4: +22.0 / -24.2 ZONE 5: +22.0 / -26.9

Construction

Engineering

Real Estate

Surveying



Land Investment Services, Inc.
An Innovative Development Corporation

2040 Clarke Avenue
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Phone: (941) 693-9244
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MODEL

COLE

J.R. ROST ASSOCIATES

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PH: 239-572-1111, Fax: 239-514-0189

Drawn: J.R.R.

G.C./G.A. B.C.

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

Design: J.R.R.

File: LR561

DATE NOVEMBER 3, 2005

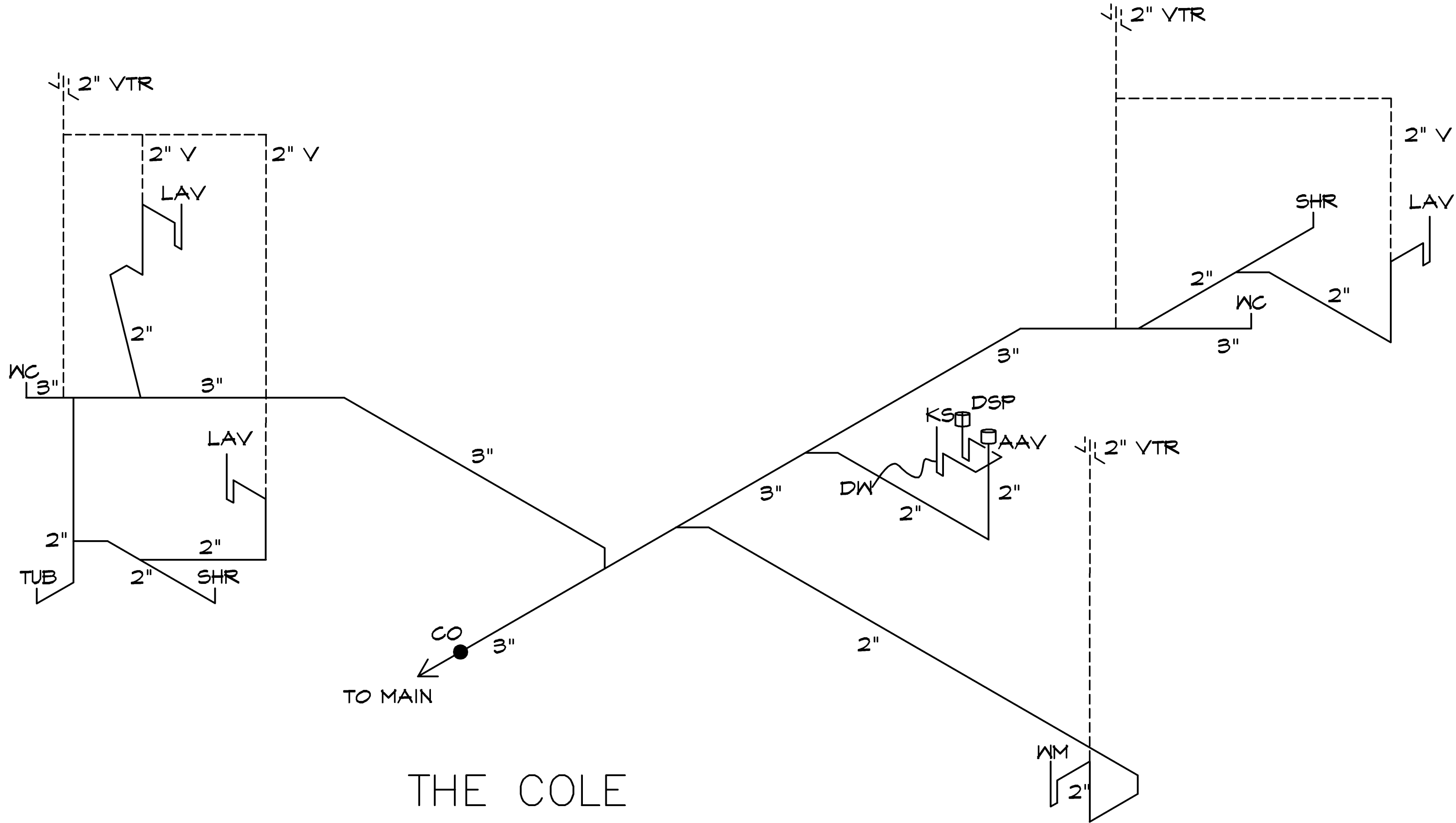
APPROVED

ROBERT W. CASE

FLORIDA P.E. #44643

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1 of 9



THE COLE
SANITARY WASTE RISER
SCALE: N.T.S.

Construction Engineering Real Estate Surveying

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IF ANY ERRORS OR OMISSIONS EXIST IN THESE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR THE SAME. THE CONTRACTOR SHALL PRIOR TO CONSTRUCTION NOTIFY LAND INVESTMENT SERVICES, INC. OF ANY ERRORS OR OMISSIONS. LAND INVESTMENT SERVICES, INC. SHALL BE RESPONSIBLE FOR THE RESULTS AND COSTS OF RECTIFYING THE SAME.

LAND INVESTMENT SERVICES, INC. AND J.R. ROST AND ASSOCIATES, INC. ARE NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT. LAND INVESTMENT SERVICES, INC. AND J.R. ROST AND ASSOCIATES, INC. SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT. LAND INVESTMENT SERVICES, INC. AND J.R. ROST AND ASSOCIATES, INC. SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT.

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Drawn: J.R.R.	Design: J.R.R.
G.C./G.A. B.C.	File: LIT 5161
Scale: 1/4" = 1'-0"	

SPEC HOUSE

FIRST CLASS BUILDERS

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Ph. 239-572-1111, Fax: 239-514-0956

MODEL
COLE

Date
NOVEMBER 3, 2005

APPROVED

ROBERT W. CASE
FLORIDA P.E. #44643
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NOTE:
PROVIDE 2"x4" BLOCKING AT 4'-0" O.C. AT THE BOTTOM CHORD OF ALL TRUSSES IN LANAI AND ENTRY (AREAS EXPOSED TO WIND). CEILING SHEATHING IN THESE AREAS TO BE 5/8" EXTERIOR GRADE DRYWALL OR 1/2" EXTERIOR GRADE PLYWOOD.

OPENING FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35MM) THICK, OR 20-MINUTE FIRE-RATED DOORS. PER FEC 2004 SEC. R304.1.

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH (15.9 MM) TYPE "X" GYPSUM BOARD OR EQUIVALENT, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH (12.7MM) GYPSUM BOARD OR EQUIVALENT. PER FEC 2004 SECTION R304.2

PER SEC. R302.1 OF THE 2004 FLORIDA RESIDENTIAL BUILDING CODE, EXTERIOR WALLS SEPARATED BY LESS THAN 6 FT., SHALL HAVE NOT LESS THAN 1 HR. FIRE RESISTIVE RATING WITH EXPOSURE ON BOTH SIDES.

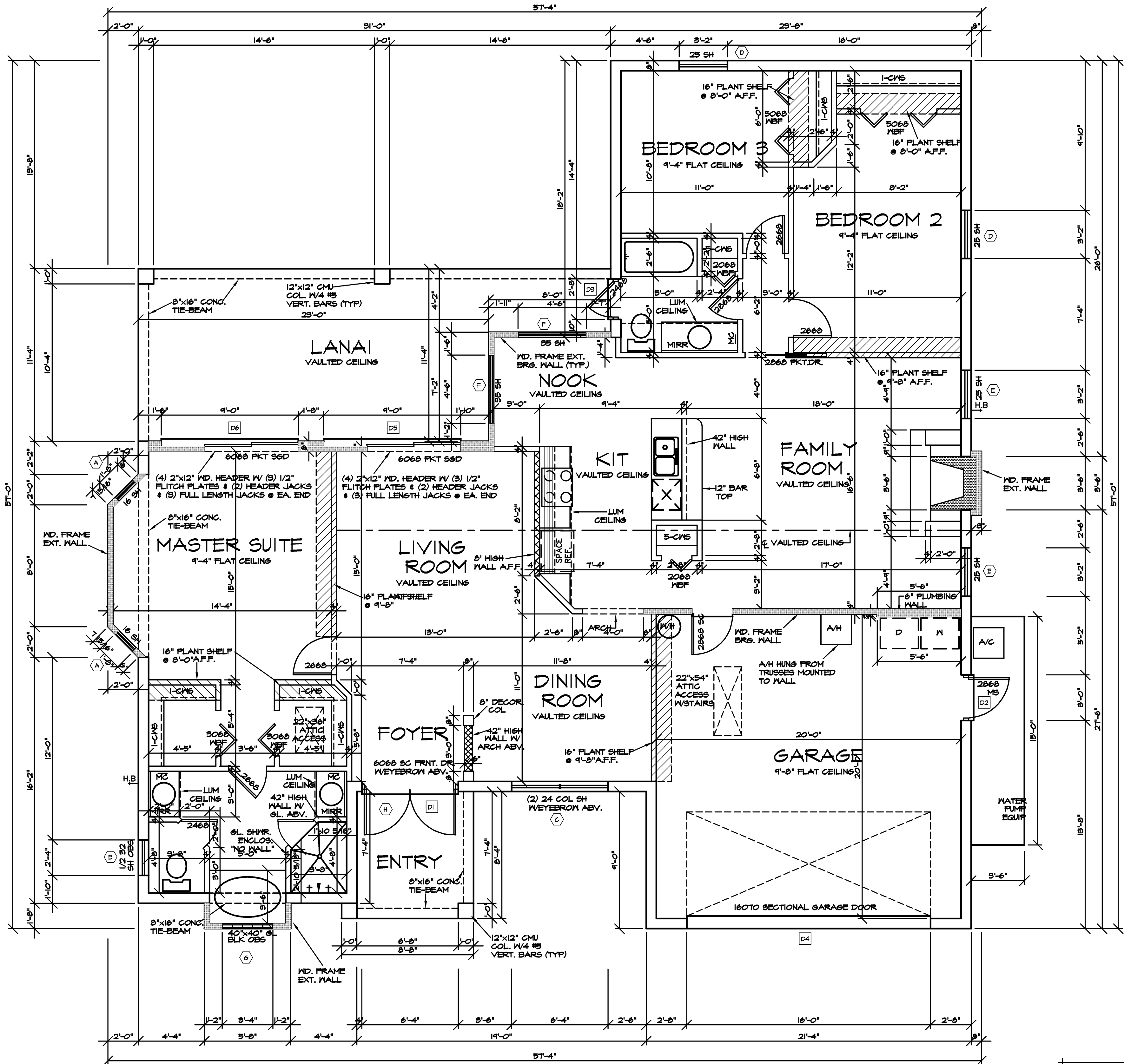
PER TABLE R102.3.5 (FOOTNOTE D) ON CEILING APPLICATIONS TO RECEIVE A WATER-BASED TEXTURE MATERIAL, EITHER HAND OR SPRAY APPLIED, THE GYPSUM BOARD SHALL BE APPLIED PERPENDICULAR TO FRAMING. THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE 5/8 INCH FOR 24-INCH ON CENTER FRAMING OR 1/2-INCH SAG-RESISTANT GYPSUM CEILING BOARD.

THESE PLANS ARE NOT TO BE UTILIZED IN ANY AREA IDENTIFIED AS BEING IN A FEMA FLOOD ZONE.

WINDOW SCHEDULE												
120 MPH (3-SECOND GUST) = 100 FASTEST MILE ENCLOSED STRUCTURE, NON-WINDBORNE DEBRIS REGION												
KEY	SIZE	TYPE	OPENING SIZE	MANUFACTURER	MODEL OR SERIES	ZONE	ACTUAL APPLIED WIND PRESSURES	MANUF. MAX. DESIGN PRESSURES	INSTALLATION NOTES (LIST BELOW)	BUCK DETAIL	LEE COUNTY PRODUCT APPROVAL MASTER NUMBERS (WHERE APPLICABLE)	
(A)	16	SH	20'x16'	NU-AIR	400	4	27	-27	44	-44	SEE 1/6	RESMSTRO0550
(B)	1/2 32	SH	27'x26'	NU-AIR	400	4	27	-27	44	-44	2	SEE 1/6 RESMSTRO0550
(C)	(2) 24	EYEBROW	SH	75'x15'	NU-AIR	400	4	25	-26	44	-44	SEE 1/6 RESMSTRO0550
(D)	25	SH	31'x63'	NU-AIR	400	4	27	-27	44	-44	1	SEE 1/6 RESMSTRO0550
(E)	25	SH	31'x63'	NU-AIR	400	4	27	-27	44	-44	1	SEE 1/6 RESMSTRO0550
(F)	35	SH	54'x63'	NU-AIR	400	4	27	-27	44	-44	1	SEE 1/6 RESMSTRO0550
(G)	6L BLK	6L	40'x40'	NU-AIR	400	4	27	-27	44	-44	2	SEE 1/6 RESMSTRO0550
(H)	EYEBROW	EYE BROW	12'x24'	NU-AIR	400	4	27	-27	44	-44	2	SEE 1/6 RESMSTRO0550

DOOR SCHEDULE												
KEY	SIZE	TYPE	OPENING SIZE	MANUFACTURER	MODEL OR SERIES	ZONE	ACTUAL APPLIED WIND PRESSURES	MANUF. MAX. DESIGN PRESSURES	INSTALLATION NOTES (LIST BELOW)	BUCK DETAIL	LEE COUNTY PRODUCT APPROVAL MASTER NUMBERS (WHERE APPLICABLE)	
(D1)	(2) 3068	SWING	6'0" x 6'8"	THERMA-TRU STEEL	OUTSWING	4	25	-26	45	-45	4	SEE 2/6 RESMSTRO0485
(D2)	2668	SWING	28' x 6'8"	THERMA-TRU STEEL	OUTSWING	4	27	-27	45	-45	SEE 2/6	RESMSTRO0485
(D3)	2468	SWING	24' x 6'8"	THERMA-TRU STEEL	OUTSWING	4	27	-27	45	-45	2	SEE 2/6 RESMSTRO0485
(D4)	16070	G.D.	16'0" x 7'0"	RAYNORTH	O.H. DOOR	4	23	-24	42	-45	3	SEE 3/6 RESMSTRO0574
(D5)	6068	S.S.D.	6'0" x 6'8"	NU-AIR	200	4	25	-26	44	-44	2	SEE 2/6 RESMSTRO0550
(D6)	6068	S.S.D.	6'0" x 6'8"	NU-AIR	200	5	25	-24	44	-44	2	SEE 2/6 RESMSTRO0550

ROOF COVERING MATERIAL		
TYPE	MANUFACTURER	APPROVED MODEL, STYLE, OR DESIGNATION
SHINGLES	CERTAINTED	ASPHALT SHINGLES
CODE COMPLIANCE: 1. ASPHALT SHINGLES SHALL BE IN COMPLIANCE W/ FEC 2004, SEC. 1507.2, & R405.2 2. CLAY AND CONCRETE TILES SHALL BE IN COMPLIANCE W/ FEC 2004, SEC. 1507.3 & R405.3 3. METAL ROOFING SHALL BE IN COMPLIANCE W/ FEC 2004, SEC. 1507.4 & R405.4		
INSTALLATION NOTES: 1. MEANS OF EGRESS 2. TEMPERED WINDOW 3. O.H. GARAGE DOOR 4. EGRESS PER FEC 1008.1.3.6, 1025.4, & R310.4		LEGEND: DX = DOOR DESIGNATION SLX = SKYLITE DESIGNATION WX = WINDOW DESIGNATION SIZE DESIGNATIONS: W = WIDTH H = HEIGHT



SQUARE FOOTAGE	
LIVING AREA	1806
GARAGE AREA	436
ENTRY AREA	53
LANAI AREA	244
TOTAL AREA	2539

ABBREVIATIONS	
3068	3'0" x 6'8" DOOR SIZE
AFF	ABOVE FINISH FLOOR
AWN	AWNING
CL	CLEAR GLASS
CWS	COATED WIRE SHELF
FD	FRENCH DOOR
FO	FRAME OPENING
GL	GLIDER
HDR	HEADER
OBS	OBSCURE GLASS
WFD	WOOD BI-FOLD DOOR
SBD	SLIDING GLASS DOOR

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IF ANY ERRORS OR OMISSIONS EXIST IN THESE DRAWINGS OR ANY PART THEREOF, THE DESIGNER SHALL BE RESPONSIBLE FOR CORRECTING THEM. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE CONSTRUCTION OF THE PROJECT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE CONSTRUCTION OF THE PROJECT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE CONSTRUCTION OF THE PROJECT.

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MODEL
COLE

FIRST CLASS BUILDERS
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PH. 239-572-1111, Fax. 239-574-0939

Drawn: J.R.R.
G.C./O.A. B.C.
Scale: 1/4" = 1'-0"

Design: J.R.R.
File: LR 561

SPEC HOUSE
FLOOR PLAN

Date: NOVEMBER 3, 2005
APPROVED

ROBERT W. CASE
FLORIDA P.E. #44643
VALID ONLY WITH EMBOSSED SEAL

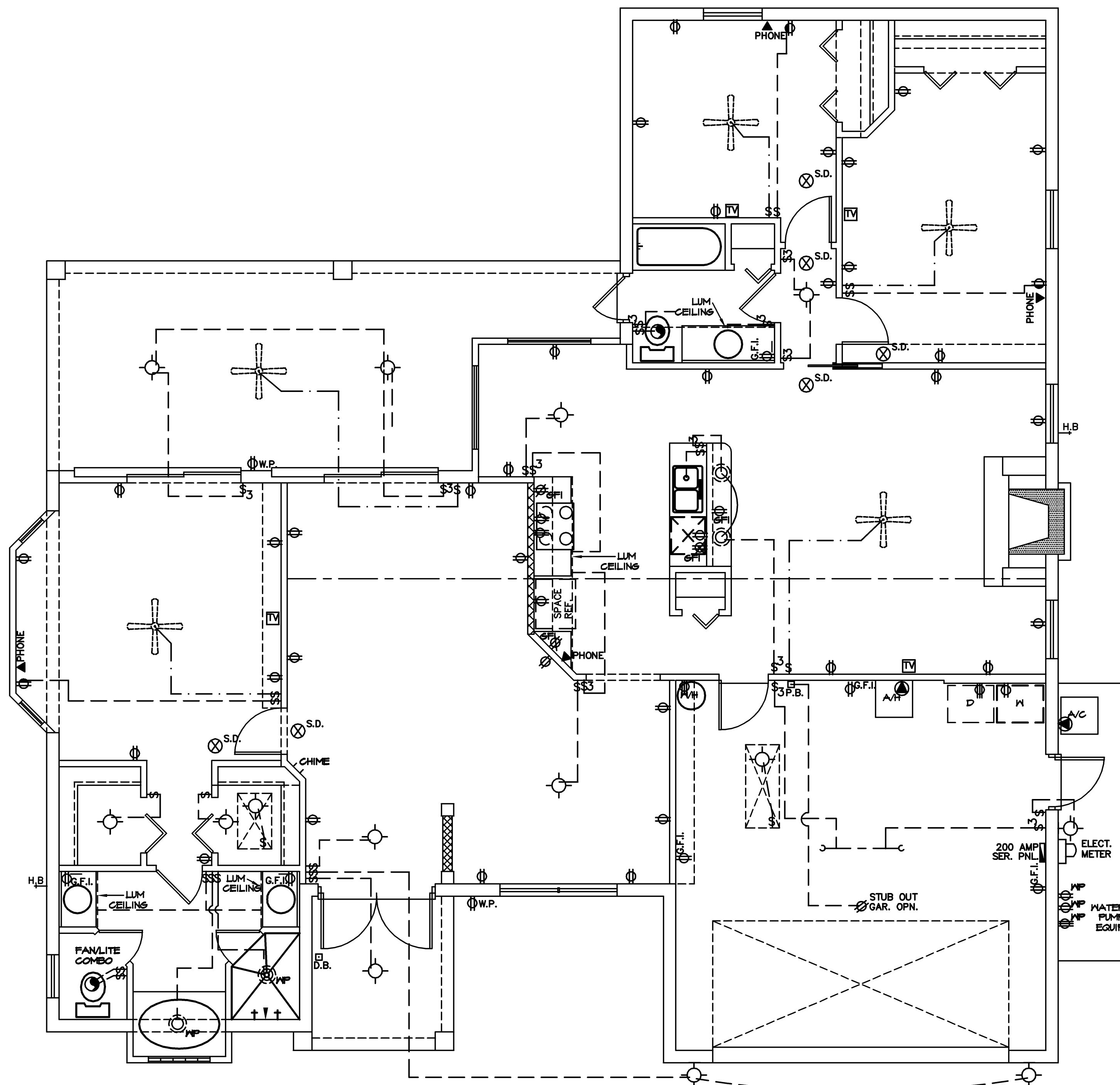
3 of 9

AIR-HANDLING UNITS SHALL BE ALLOWED IN ATTICS
IF THE FOLLOWING CONDITIONS ARE MET:

1. THE SERVICE PANEL OF THE EQUIPMENT IS LOCATED WITHIN 6 FEET (1829 MM) OF AN ATTIC ACCESS.
2. A DEVICE IS INSTALLED TO ALERT THE OWNER OR SHUT THE UNIT DOWN WHEN THE CONDENSATION DRAIN IS NOT WORKING PROPERLY.
3. THE ATTIC ACCESS OPENING IS OF SUFFICIENT SIZE TO REPLACE THE AIR HANDLER.
4. A NOTICE IS POSTED ON THE ELECTRIC SERVICE PANEL INDICATING TO THE HOMEOWNER THAT THE AIR HANDLER IS LOCATED IN THE ATTIC. SAID NOTICE SHALL BE IN ALL CAPITALS, IN 16 POINT TYPE, WITH THE TITLE AND FIRST PARAGRAPH IN BOLD:

A PART OF YOUR AIR CONDITIONING SYSTEM, THE AIR HANDLER, IS LOCATED IN THE ATTIC. FOR PROPER, EFFICIENT AND ECONOMIC OPERATION OF THE AIR CONDITIONING SYSTEM, YOU MUST ENSURE THAT REGULAR MAINTENANCE IS PERFORMED. YOUR AIR CONDITIONING SYSTEM IS EQUIPPED WITH ONE OR BOTH OF THE FOLLOWING:

- 1) A DEVICE THAT WILL ALERT YOU WHEN THE CONDENSATION DRAIN IS NOT WORKING PROPERLY OR
- 2) A DEVICE THAT WILL SHUT THE SYSTEM DOWN WHEN THE CONDENSATION DRAIN IS NOT WORKING. TO LIMIT POTENTIAL DAMAGE TO YOUR HOME AND TO AVOID DISRUPTION OF SERVICE, IT IS RECOMMENDED THAT YOU ENSURE PROPER WORKING ORDER OF THESE DEVICES BEFORE EACH SEASON OF PEAK OPERATION."



SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	110 VOLT OUTLET
 G.F.I.	110 VOLT GROUND FAULT INTERRUPTER
	110 VOLT SPLIT WIRE OUTLET
	220 VOLT OUTLET
 G.F.I.	110 VOLT GROUND FAULT INTERRUPTER @ 42" OFF FINISH FLOOR
 W.P.	110 VOLT WEATHER PROOF OUTLET
	SPECIAL PURPOSE OUTLET
	FLUORESCENT STRIP LIGHTING FIXTURE
	SURFACE MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	RECESSED MOUNTED FIXTURE
	JUNCTION BOX
 S.D.	SMOKE DETECTOR
	TELEVISION OUTLET
	TELEPHONE JACK
	PUSH BUTTON DOOR CHIME
	DUEL HEAD FLOODLIGHT
	EXHAUST FAN
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	CEILING FAN PREMIRE ONLY
	CEILING FAN PREMIRE AND INSTALLED (FAN FURNISHED BY OWNER)

NOTE: ALL BEDROOMS WITH BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER

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IF ANY ERRORS OR OMISSIONS EXIST IN THESE DRAWINGS OR SPECIFICATIONS THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR CORRECTING THEM. THE ARCHITECT HAS NO LIABILITY TO CONSTRUCTION FIRM AND INVESTMENT SERVICES INC. OR JK ROOST ASSOCIATES IN WRITING OF SAID DRAWINGS OR SPECIFICATIONS NOR FOR THE RESULTS AND ACTIONS OF RECEIVING THE SAME.

LAND INVESTMENT SERVICES INC. AND JK ROOST ASSOCIATES DOES NOT ASSUME ANY RESPONSIBILITY FOR THE DESIGN OF BUILDINGS OR STRUCTURES. THE CONTRACTOR AND SUB-CONTRACTORS SHALL STRICTLY ADHERE TO ALL APPLICABLE BUILDING CODES AND REGULATIONS BY LOCAL BUILDING DEPARTMENTS.

THE MAXIMUM LIABILITY TO LAND INVESTMENT SERVICES INC., JK ROOST ASSOCIATES, AND INVESTMENT SERVICES INC. AND JK ROOST ASSOCIATES, FOR THESE PLANS,

J.R. ROST ASSOCIATES
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Drawn: J.R.R.	Design: J.R.R.
G.C./G.A. B.C.	File: JR561

Scale: $1/4" = 1'-0"$

SPEC HOUSE ELECTRICAL PLAN

Date **NOVEMBER 3, 2005**
APPROVED

ROBERT W. CASE
FLORIDA P.E. #44643
VALID ONLY WITH EMBOSSED SEAL

THE "BARRY 1801" MODEL

FOOTINGS, WALLS, & TIE BEAMS

- Concrete masonry units shall be hollow or solid unit masonry in accordance with ASTM C 90 or C 145 and shall have minimum net area compressive strength of 1900 psi.
- Mortar shall be either Type M or S in accordance with ASTM C 270.
- Grout shall have a maximum coarse aggregate size of 3/8 inch placed at a 8 to 11 inch slump and have minimum specified compressive strength of 2000 psi at 28 days when tested in accordance with ASTM C 1019, or shall be in accordance with ASTM C 476.
- Concrete shall have a minimum specified compressive strength of 2500 psi at 28 days.
- Reinforcing steel shall be minimum Grade 40 and identified in accordance with ASTM A 615, A 616, A 617, or A 706.
- Joint reinforcement, anchors, ties, and wire fabric shall conform to the following standards:
ASTM A 82 for joint reinforcement and wire anchors and ties.
ASTM A 36 for plate, headed and bent bar anchors.
ASTM A 366 for sheet metal anchors and ties.
- Metal accessories for use in exterior wall construction and not directly exposed to the weather shall be galvanized in accordance with ASTM A 153, Class B-2. Metal accessories for use in interior wall construction shall be mill galvanized in accordance with ASTM A 641, Class 1.
- All mortar joints for hollow unit masonry shall extend the full width of face shells.
- Mortar joints for solid masonry shall be full head and bed joints. Bed joints shall be 3/8 inch (1/8 inch) thick. Head joints shall be 3/8 inch (+ 3/8 inch or - 1/4 inch) thick.
- The bed joint of the starting course placed over footings shall be permitted to vary in thickness from a minimum of 1/4 inch to a maximum of 3/4 inch.
- Masonry walls shall be running bond or stack bond construction.
- When masonry units are laid in stack bond or running bond, a 9-gage (minimum) horizontal joint reinforcement, in addition to required vertical reinforcement, shall be placed in bed joints at not more than 16 inches on center.
- Longitudinal wires of joint reinforcement shall be fully embedded in mortar or grout with minimum cover of 5/8 inch when exposed to earth or weather and 1/2 inch when not exposed to earth or weather.
- Reinforcing steel shall be No. 5 bars.
- Splices shall be lap splices.
- Noncontact lap splices may be used provided reinforcing bars are not spaced farther apart than 5 inches.
- Splice lengths shall be minimum of 25 inches.
- Reinforcement may be bent in the shop or in the field provided:
All reinforcement shall be bent cold, and
The diameter of the bend, measured on the inside of the bar, is not less than six bar diameters, and
Reinforcement partially embedded in concrete shall not be field bent, except where bending is necessary to align dowel bars with a vertical cell, bars partially embedded in concrete shall be permitted to be bent at slope of not more than 1 inch of horizontal displacement to 6 inches of vertical bar length.
- For foundations minimum concrete cover over reinforcing bars shall be 3 inches.
- Footings for stemwall foundations shall be a minimum of 10" thick by 16" wide, with two (2) #5 reinforcing bars.
- Footing for monolithic slab on grade foundations shall be a minimum of 16" thick by 16" wide, with two (2) #5 reinforcing bars.
- In narrow footing where insufficient width is available to accommodate a standard 90 degree hook and provide the required concrete cover, the hook shall be rotated in the horizontal direction until the required concrete cover is achieved.
- For cast-in-place tie beams the minimum concrete cover for reinforcing shall be 1 1/2 inches.
- Reinforcement bars embedded in grouted masonry cells shall have a minimum clear distance of 1/2 inch between reinforcing bars and any face of a cell.
- Reinforcing bars used in masonry walls shall have a masonry cover (including grout) or not less than 2 inches.
- Cleanout openings shall be provided for cells containing spliced reinforcement when the grout pour exceeds 5 feet in height.
- Where cleanout openings are required, an opening shall be provided in the bottom course of the masonry cell to be filled.
- Cleanout openings shall have minimum area of 12 square inches and a minimum opening dimension of 3 inches.
- Masonry protrusions extending 1/2 inch or more into cells or cavities to be grouted shall be removed for grout pours over 5 ft.
- Spaces to be grouted shall be free of mortar droppings, debris, loose aggregates, and any material deleterious to masonry grout.
- A soil or waste pipe of a building drain passing under a footing or through a foundation wall shall be provided with a relieving arch, or there shall be built into the masonry wall an iron pipe sleeve two pipe sizes greater than the pipe passing through.
- The top and bottom of all footings shall be level. The bottom of all footings, except monolithic slab-on-grade interior footings, shall be a minimum of 12" below finished ground line.
- The outer bar of foundation steel shall be continuous around corners using corner bars or by bending the bar in accordance with notes herein, in both cases, the minimum bar lap shall be 25 inches.
- Foundation stemwalls shall be 8 inches thick, and shall have same vertical reinforcing as the wall above.
- Footing dowels bars shall be provided for all required vertical wall reinforcement in the following location:
At all corners,
At each side of each opening,
At all other required vertical wall reinforcement
At all hip girder bearing points.
- Footing dowel bars at each location shall be same size and quantity as the vertical wall reinforcement above.
- All footing dowel bars shall have a standard 90 degree hook and shall be embedded a min. of 6" into footings.
- Concrete slab-on-grade shall be cast in place and shall be 4 inches thick minimum. Concrete shall have a minimum specified compressive strength of not less than 2500 psi at 28 days.
- The minimum thickness of exterior masonry walls shall be 8 inches.
- A reinforced tie beam shall be provided at the top of each exterior wall.
- Tie beams shall be 8"x 16" high cast-in-place concrete.
- Tie beam reinforcement shall be four No. 5 bars except where noted.
- Reinforcement shall be located in the top and bottom of 16 inch bond beams.
- Reinforcement shall be continuous around corners. See structural details.
- Where more than one bar is required, only one of the bars must be continuous around corners.
- For vertical reinforcement one No. 5 bar in a grouted cell shall be provided in each corner, including interior corners and corners created by changes in wall direction by offsetting of walls such as at projected bays and inset porches.
- For vertical reinforcement one No. 5 bar shall be provided on each side of openings.
- In addition to vertical reinforcement required at corners, at openings, and at hip girder bearing points, vertical reinforcement consisting of one No. 5 bar shall be provided every 6 feet on center maximum.
- All vertical wall reinforcement shall be terminated in the bond beam at the roof level with a standard hook. The hook may be formed by bending the vertical wall reinforcement in

accordance with notes herein or by lap splicing to a standard hook. The hook shall extend to the upper most horizontal reinforcement of the tie beam and shall be embedded a minimum of 6 inches into the bond beam., see standard details.

- Continuous tie beams acting as Intels shall be 16 inches high have top and bottom reinforcement continuous over the wall and opening. The amount of reinforcement shall be as follows; unless additional reinforcement is required due to large bearing loads (i.e. hip girder bearing points).
- Tie beams shall have top and bottom reinforcement continuous over openings.
- Tie Beams which have additional reinforcement over openings which is in addition to that required over the wall shall extend past the opening a minimum of 24".
 - Openings up to 6'-0" shall have four (4) #5 bars.
 - Openings from 6'-1" to 8'-0" shall have five (5) bars. Two (2) top and three (3) bottom.
 - Openings from 8'-1" to 12'-0" shall have six (6) bars. Two (2) top and four (4) bottom.
 - Openings from 12'-1" to 16'-0" shall have seven (7) #5 bars. Two (2) top and five (5) bottom, with #3 stirrups at 8" o.c., or Two (2) #5 top and four (4) #7 bottom, with stirrups at 8" o.c.
- Stemwall foundation height shall not exceed 3'-0" from finished grade to top of masonry.
- Columns shall be constructed of standard masonry units.
- Maximum column height (to the top of the bond beam) shall be 10 ft.
- Columns shall contain a minimum of four vertical bars, one in each corner.
 - Vertical column reinforcement shall be four No. 3 bars for 8x8 inch columns and four No. 5 bars for all other column sizes.
 - Clearance from the vertical bar to the masonry faceshell shall be 1/2 inch. Minmum cover for cast in place columns shall be 1 1/2 inches over the column ties.
- Connection of columns to the foundation below and to the bond beam at the top shall be as follows:
 - 8x8 inch column: one No. 5 standard 90 degree hook into the support at the bottom and into the bond beam at the top.
 - 8x16 inch column: two No. 5 standard 90 degree hooks (one in each cell) both at the bottom and at the top.
 - 12x12 inch column and 16x16 inch column:
Bottom: Four No. 5 standard 90 degree hooks (one at each vertical bar) extending from the foundation and spliced with the vertical column reinforcement;
Top: For corner columns, three No. 5 standard 90 degree hooks into the bond beam, minimum, each spliced to a vertical column bar. For column located other than at a corner, two No. 5 standard 90 degree hook into the bond beam shall be spliced to separate vertical column bars.
- Lateral ties of a minimum 1/4 inch diameter shall be used to enclose vertical column reinforcement as follows:
 - Maximum vertical spacing of lateral ties shall be 12".
 - Lateral ties may be placed in mortar joints (provided they are no larger than 1/4 inch diameter).
 - The bottom lateral ties shall be located vertical not more than 1/2 a lateral tie spacing above the top of the footing.
 - The top lateral tie shall not be more than 1/2 a lateral tie spacing below the lowest horizontal reinforcement in the beam above.
- A stemwall floating slab foundation shall not be permitted under the unenclosed walls of a building.
- All concrete is to mixed, transported, and placed in accordance with the latest ACI Specifications and Recommendations.
- Foundations have been designed for an allowable soil bearing pressure of 2000 PSF, and the existing soil being a granular material should poor soil conditions be found it is the contractor's responsibility to notify the engineer prior to commencing.
- Provide granular fill, clay materials are unacceptable. Existing soil under footing and slabs shall be clean and compacted to 95% of AASHTO T-99, per FBC Sec. R4404.4.3.1.
- Fill shall be placed and compacted in one foot lifts.
- A concrete slab-on-grade used in conjunction with exterior stemwall foundations shall have 6x6 No. 10 welded wire fabric at mid -height or synthetic fiber reinforcement in the slab and the slab shall be keyed into or tied to the foundation.
- A double layer of welded wire fabric shall be provided around the perimeter of the concrete slab a distance of 3 ft. from the edge.
- Welded wire fabric shall confirm to ASTM A-185 and free of oil and rust. It shall be installed in lengths as long as possible and lapped a minimum of six inches.
- Provide (1) #5 electrical conduit to foundation steel.
- A 6 mil minimum polyethylene dampproofing vapor barrier shall be provided, per FBC R320.1.4. and R506.2.3.
- Fill shall be termite treated and a "Certificate for Termite Treatment" is required on the permit board pursuant to FBC Sec. 105.10 and FBC R320.1.
- All footings shall be a minimum of 12" below finished grade.
- The top of slab shall be a minimum of 6" above finished grade for wood frame construction.
- The top of slab shall be a minimum of 4" above finished grade for masonry veneer and a minimum of 6" elsewhere.

WOOD FRAMED COMMON/ INTERIOR BEARING WALLS

- Structural lumber (headers, columns, wall studs), to be Southern Pine No. 2 KD15 with a Fb=1,300 PSI, E=1,600,000 PSI, and Fv=95 PSI.
- All wood construction shall comply with the latest NFPA and AITC Specifications and Recommendations.
- The minimum no. of header studs supporting each end of a header beam shall be 2.
- The minimum no. of full-length wall studs at each end of a header beam shall be 2 for openings of 6 feet or less, and 3 for all other openings.
- Studs shall be placed with the wide face perpendicular to the wall.
- Uplift connectors shall be provided at the top and bottom of cripple studs, of header studs, and at least one wall stud at each side of opening.
- Studs shall be doubled at each end of each wall segment.
- Joints shall be lap-spliced within the center third of a wall length. The minimum lap shall be 4 feet. Lap splices shall be connected with 14 16d common nails.
- All wood bearing headers shall, at a minimum, be (2) 2"x 12" with a 1/2" fitch plate.

ROOF SYSTEMS

- Trusses shall be designed in accordance with the TPI Design Specification for Metal Plate Connected Wood Trusses.
- Parallel chord wood trusses shall be in accordance with TPI Design Specification for Metal Plate Connected Parallel Chord Wood trusses.
- Metal plate connected wood trusses shall be spaced no more than 24 inches on center and designed for live loads and wind loads for an enclosed building based on Section 1609 of the 2004 Edition of the Florida Building Code.
- Girder trusses shall be designed to function also as drag struts. Truss design submittals and erection instructions shall show both uplift and lateral connection load requirements at ends of girder truss.
- Top chords of trusses shall be of Group II species lumber.
- Roof sheathing shall be 15/32-inch Exposure 1 C-D sheathing grade plywood (wood structural panels), or equivalent.
- The sheathing shall be installed in accordance with the structural details. Long dimension shall be perpendicular to framing and end joints shall be staggered.
- Sheathing shall be fastened to roof framing with 8d common or 8d hot dipped galvanized box nails at 6 inches o.c. at edges and 6 inches o.c. at intermediate framing except 8d ring-shank nails shall be used for the outside 5 feet along the entire perimeter of roof (pursuant to the Florida Building Code).
- Anchor each truss/rafter at each end with rated connectors capable of resisting the uplift and

horizontal loads specified. Refer to structural details and windload connector schedule.

- The connector shall be embedded in or attached to the bond beam in accordance with the manufacturer's specifications.
- The connector shall be fastened to the truss in accordance with the manufacturer's specifications. See windload connectors schedule.
- The wood truss shall be separated from cast-in-place bond beams with an approved moisture barrier.

ASPHALT SHINGLE ROOF COVERING

- Roof coverings shall be applied in accordance with the applicable provisions of FBC Sec. 1507 and the manufacturer's installation instructions.
- The installation of asphalt shingles shall comply with the provisions of fbc Sec. 1507.3.
- Asphalt shingles shall be solidly sheathed decks.
- Asphalt shingles shall be used only on roof slopes of 2:12 or greater. For roof slopes from 2:12 up to 4:12, double underlayment application is required in accordance with 1507.3.8.
- Unless otherwise noted, required underlayment shall conform with ASTM D 226, type I, or ASTM D 4869, type I.
- Self-adhering polymer modified bitumen sheet shall comply with ASTM 1970.
- 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 gage shank with a minimum 3/8 inch diameter head, of a length to penetrate through the roofing materials and a minimum of 3/4 inch into the roof sheathing. Where the roof sheathing is less than 3/4 inch 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.
- For roof slopes from 2:12 up to 4:12, underlayment shall be a minimum of two layers applied as follows:
 - Starting at the eave, a 19-inch strip of underlayment shall be applied parallel with the eave and fastened sufficiently to stay in place.
 - 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 slopes 4:12 or greater, underlayment shall be a minimum of one layer of underlayment felt 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.

FASTENERS & CONNECTORS

- Approved connectors, anchors and other fastening devices not included in the Florida Building Code shall be installed in accordance with the manufacturer's recommendations.
- Where fasteners are not otherwise specified fasteners shall be provided in accordance with Table 2304.9.1 of the 2004 Edition of the Florida Building Code. Nails, screws, or bolts shall be able to resist the forces in this Code.
- Unless otherwise stated, sizes given for nails are common wire nails. For example, 8d = 2 1/2 inches long x 0.131-inch diameter. See Table 12.3B, columns 2, 3, and 4, in the National Design Specifications for Wood Construction. Metal plates, connectors, screws, bolts and nails exposed directly to the weather or subject to salt corrosion in coastal areas, as determined by the Building Official, shall be stainless steel, or hot dipped galvanized after the fastener or connector is fabricated to form a zinc coating not less than 1 oz per sq ft, or hot dipped galvanized with a minimum coating of 1.8 oz per sq ft of steel meeting the requirements of ASTM A 90 Triple Spot Test.

STUCCO

Application of stucco (portland cement plaster) shall be in accordance with ASTM C 926, application of portland cement based plaster, pursuant to FBC Sec. R703.6.

GENERAL

- Land Investment Services, Inc. have not been retained to provide, nor are they responsible for, the field supervision, inspection, or construction administration of this project.
- This building/structure has been designed in accordance with the 2004 Edition of the Florida Building Codes, and Section 1609 for design pressures generated by a three second gust design design wind velocity of 120 mph, (100 mph fastest mile wind velocity). Structural calculations; including gravity loads, as necessary to confirm compliance with the 2004 Edition of the Florida Building Code, have been performed.
- The owner, his agent, or general contractor is responsible for field supervision, construction administration, review and approval of all shop drawings, verification on-site of all dimensions and elevations, and strict compliance with these construction documents as approved by Lee County, drawn by Creative Design, and designed and reviewed by Land Investment Services, Inc.
- These plans are intended to be mastered. The repetitive use of these plans for permitting is approved.
- Contractor shall notify the owner in writing prior to construction of any discrepancy between plans and on-site dimensions and elevations.
- All windows, doors, and other such systems, components and cladding shall be designed in accordance with Section 1609 of the 2004 Edition of the Florida Building Code for design pressures generated by a three second gust design wind velocity of 120 mph, (100 mph fastest mile wind velocity), see "Design Parameters" for specific pressures.

NOTE:

TRUSS CONNECTOR SCHEDULE IS BASED ON TRUSS LAYOUT BY CAUSEWAY LUMBER COMPANY, DATED 8/23/05.

TRUSS CONNECTOR SCHEDULE BASED ON TRUSS LAYOUT		
LABEL	TRUSS L.R.	WINDLOAD CONNECTORS
A	T2	HTA20
A	T5	HTA20
C	T5	PA23
B	T6	HTA20
A	T10	HTA20
A	T14	(2) HC10
VC	T24	PA23
VD	T24	PA23

TYPICAL WINDLOAD CONNECTORS & FASTENING SCHEDULE			
	MANUFACTURER		FASTENERS
	USP	SIMPSON	
①	N/A	HETA22	WOOD TO WOOD UPLIFT CONN. ASSY. (4) 3/4" MB
②	TA22	N/A	TRUSS/RAFTER ANCHOR 10-10gx1-1/2"
③	TP4X	SPH4	TOP/BOTTOM PLATE ANCHORS 10-10d
④	HC10	H10	HURRICANE CLIP 9-10d - 9-10d
⑤	RT22T	HTS24	TRUSS/RAFTER TIES 18-16d
⑥	TDX5	HDS4	ANCHOR BOWM (2)5/8"MB - (1)5/8"AB
⑦	RT22	HTS24	TRUSS/RAFTER TIES 18-16d
⑧	SH46	N/A	MAS. UPLIFT CONNECTOR (2)3/4"MB - (4)1/2"AB
⑨	HTA20	HETA20	TRUSS ANCHOR, HIGH UPLIFT 16-10dx1-1/2"
⑩	PA23	PA23	PURLIN ANCHOR 18-16d
⑪			

Surveying
Real Estate
Engineering
Construction

Land Investment Services, Inc.
An Innovative Development Corporation

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facsimile: (841) 693-9823
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Ft. Myers, Fla. 33905

IF ANY ERRORS OR OMISSIONS EXIST IN THESE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THEM PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AS-BUILT DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION LOGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PHOTOGRAPHS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TEST RESULTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIAL SUBMITTALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LABOR SUBMITTALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUIPMENT SUBMITTALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL IMPACT STATEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HISTORIC PRESERVATION STUDIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CULTURAL RESOURCE SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ARCHAELOGICAL EXCAVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PALEONTOLOGICAL EXCAVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BOTANICAL SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ZOOLOGICAL SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GEOLOGICAL SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HYDROLOGICAL SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CLIMATOLOGICAL SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY METEOROLOGICAL SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ASTRONOMICAL SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COSMOLOGICAL SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PHYSICAL SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CHEMICAL SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BIOLOGICAL SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MEDICAL SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHICAL SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOCIAL SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ECONOMIC SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY POLITICAL SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RELIGIOUS SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CULTURAL SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HISTORICAL SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PREHISTORICAL SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROHISTORICAL SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FUTURE SURVEYS.

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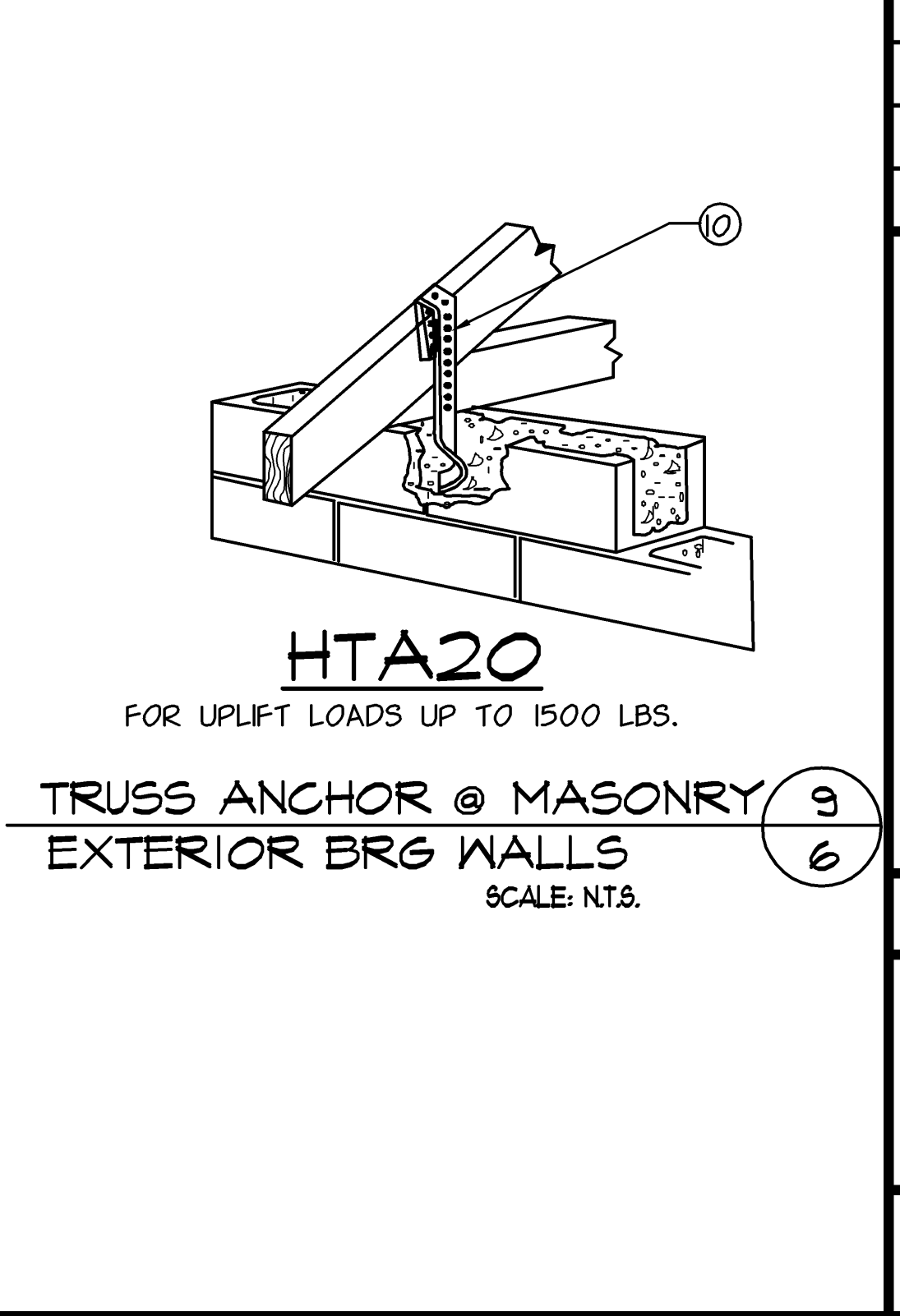
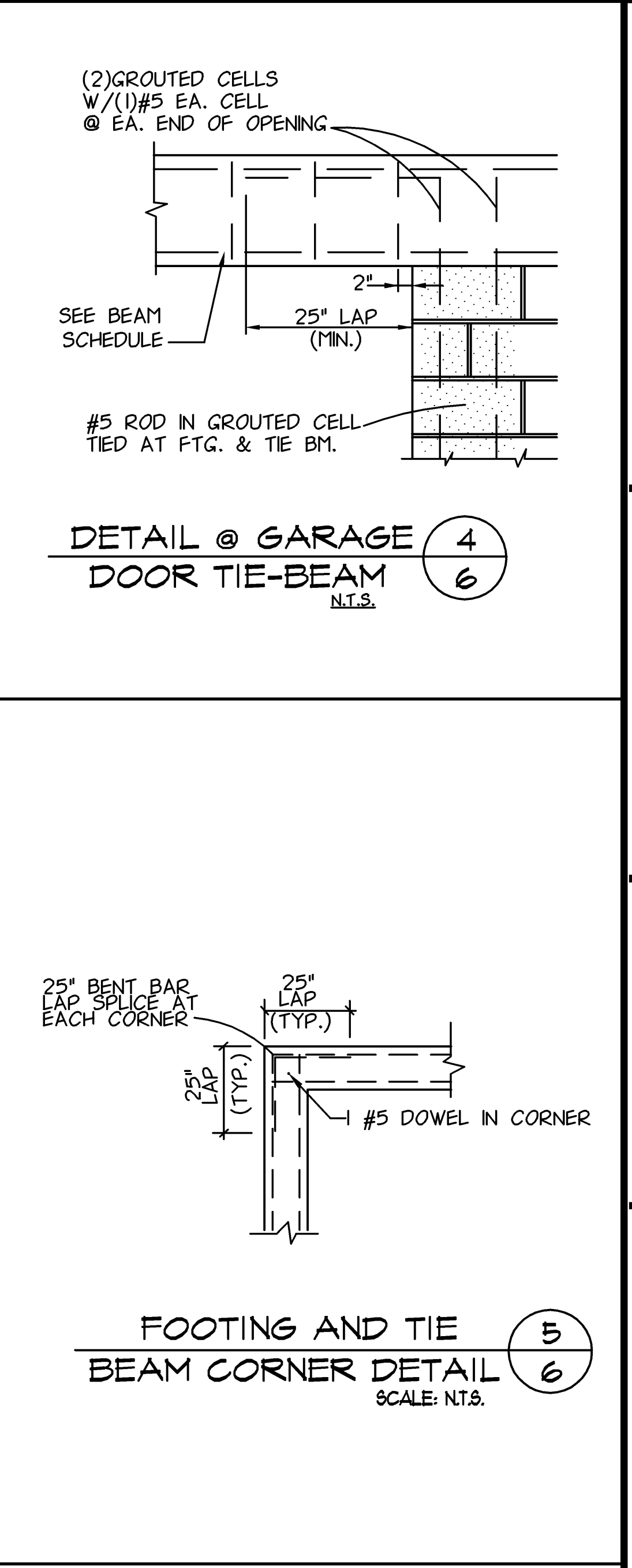
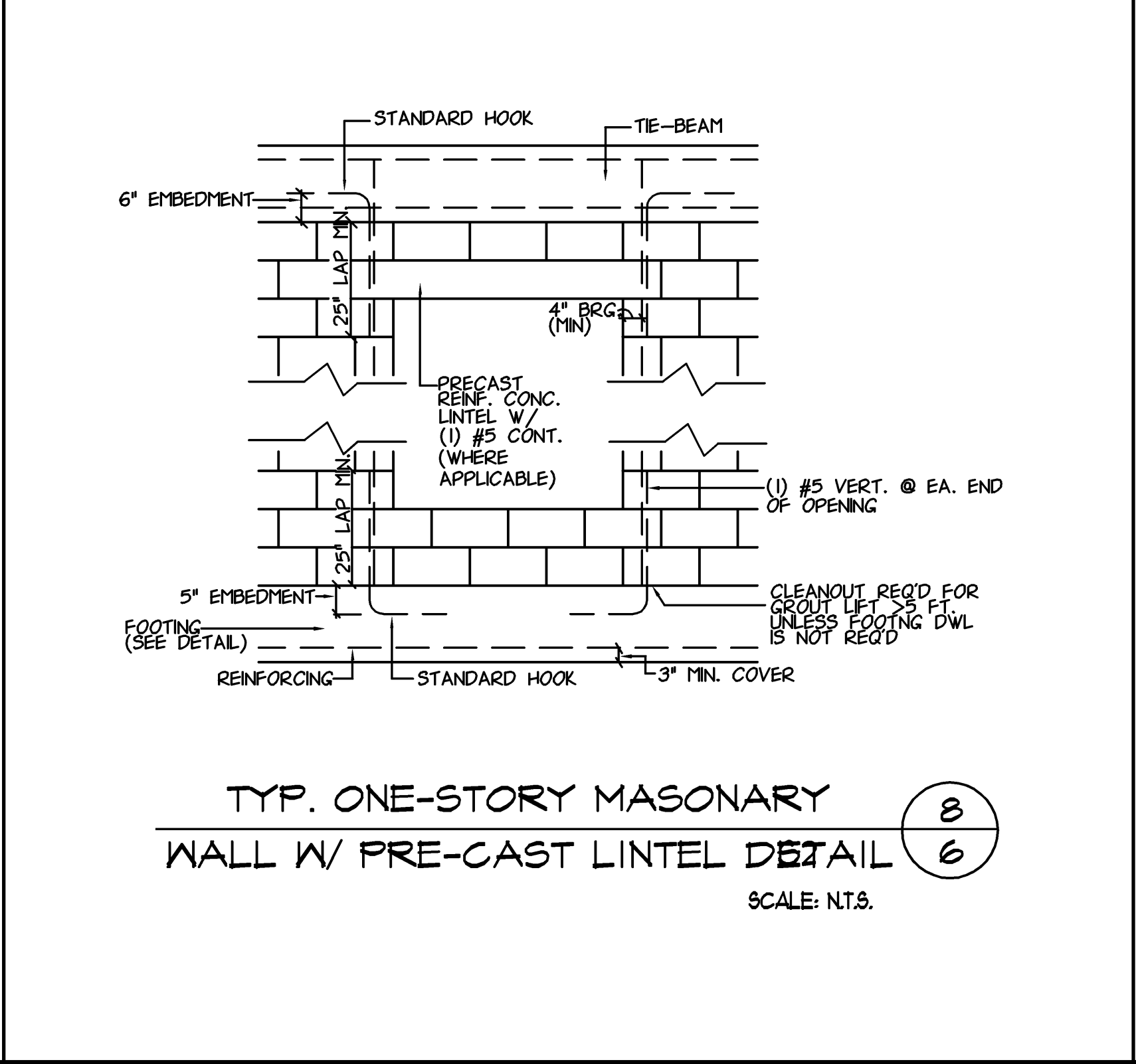
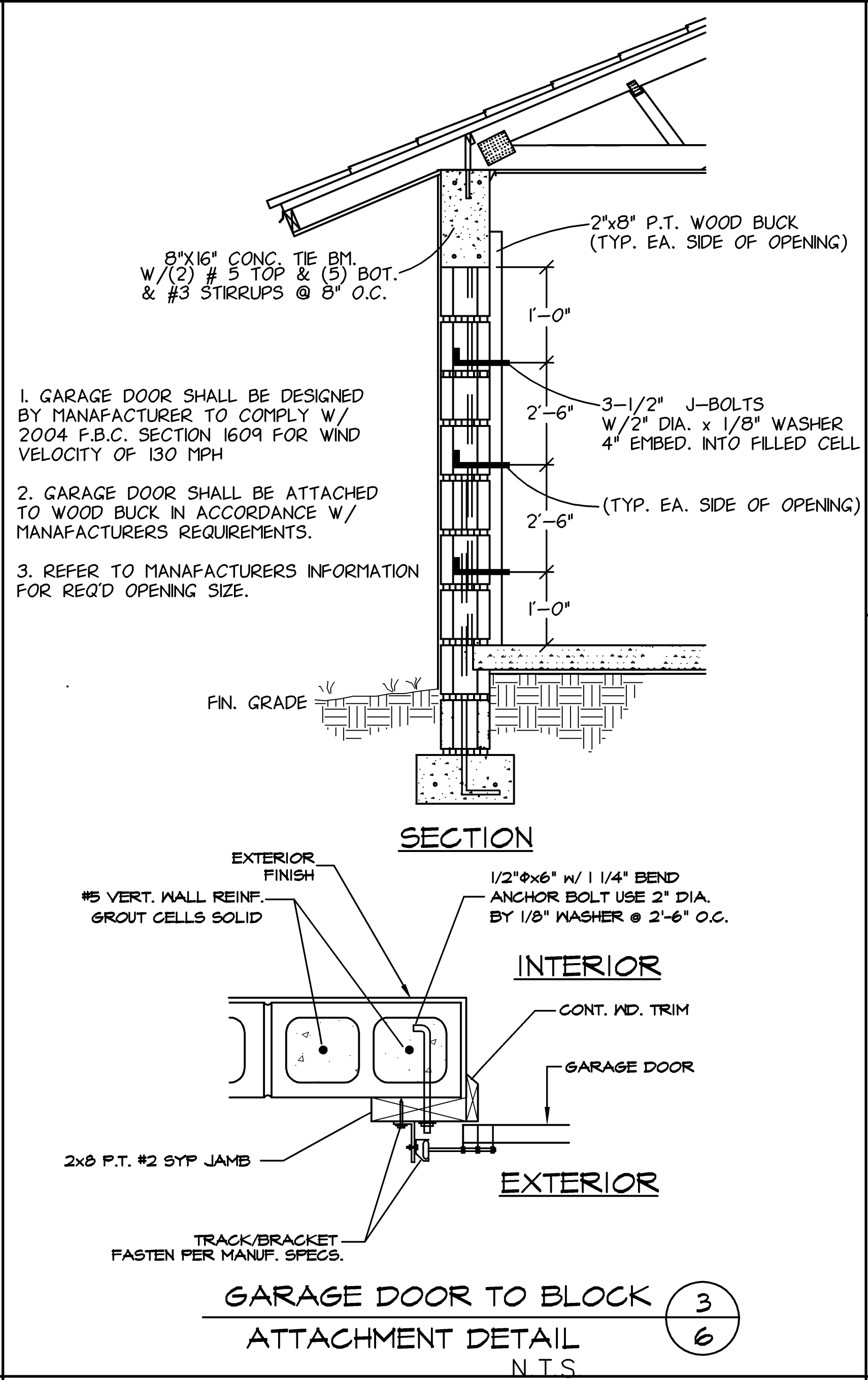
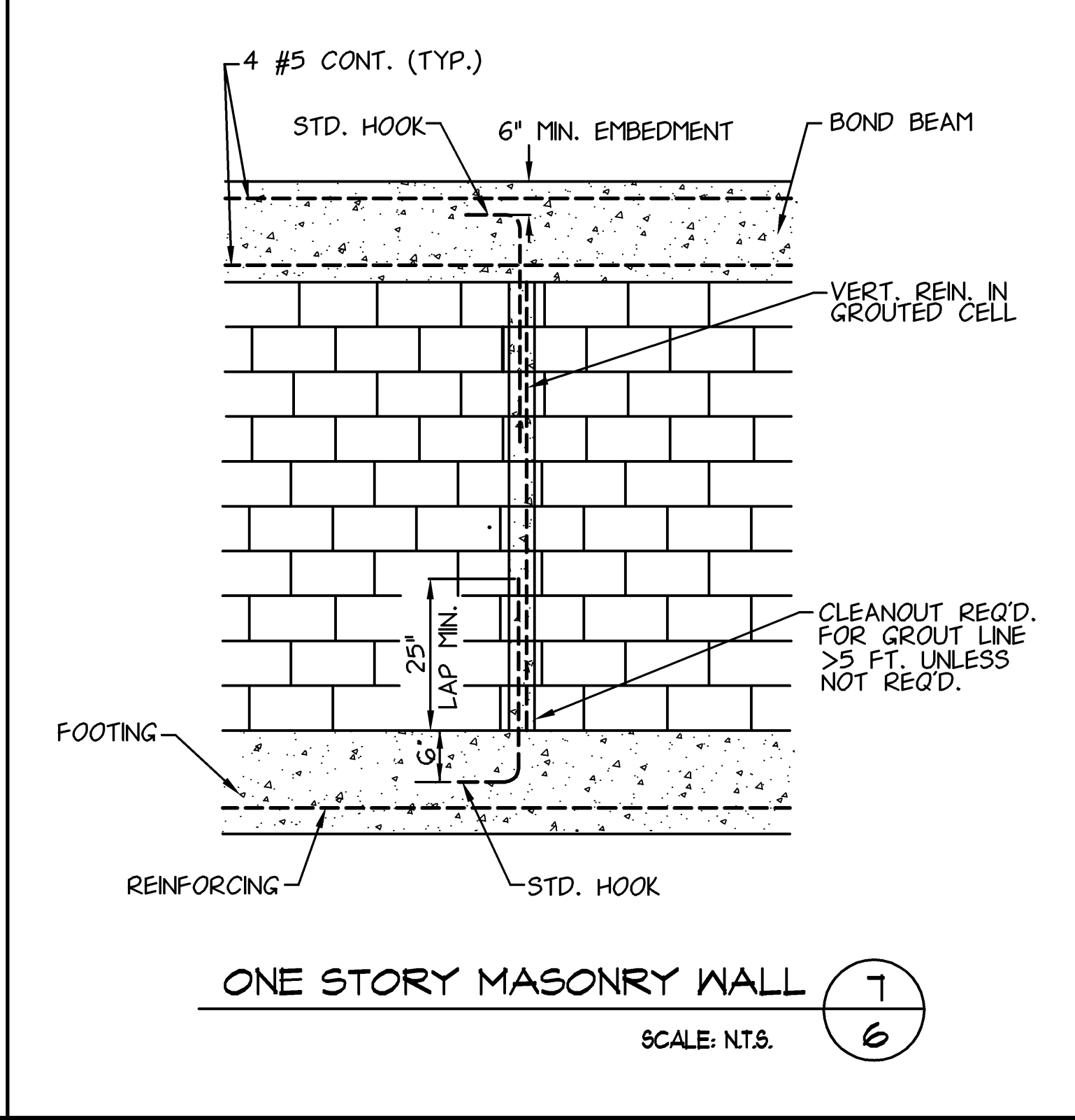
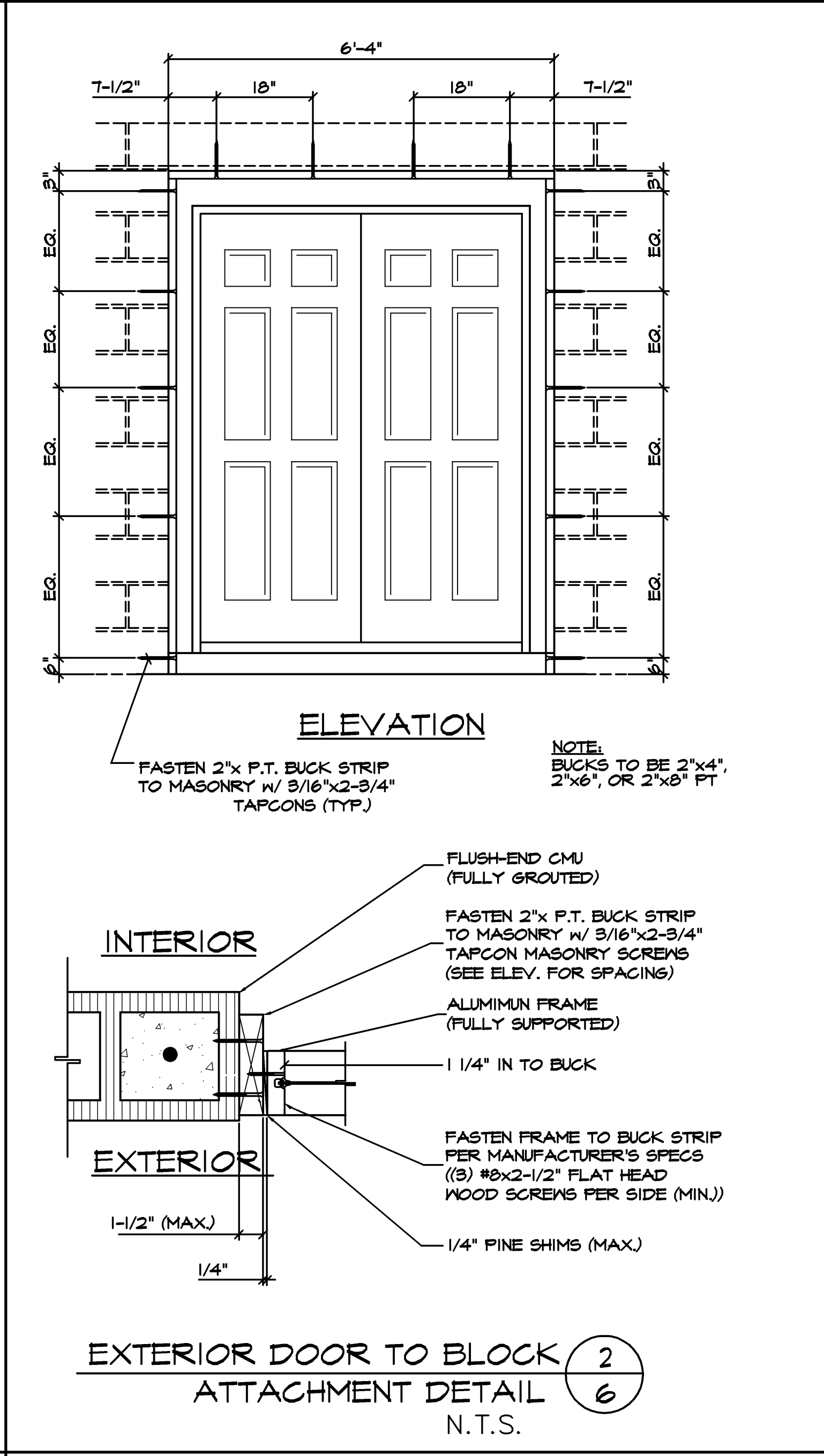
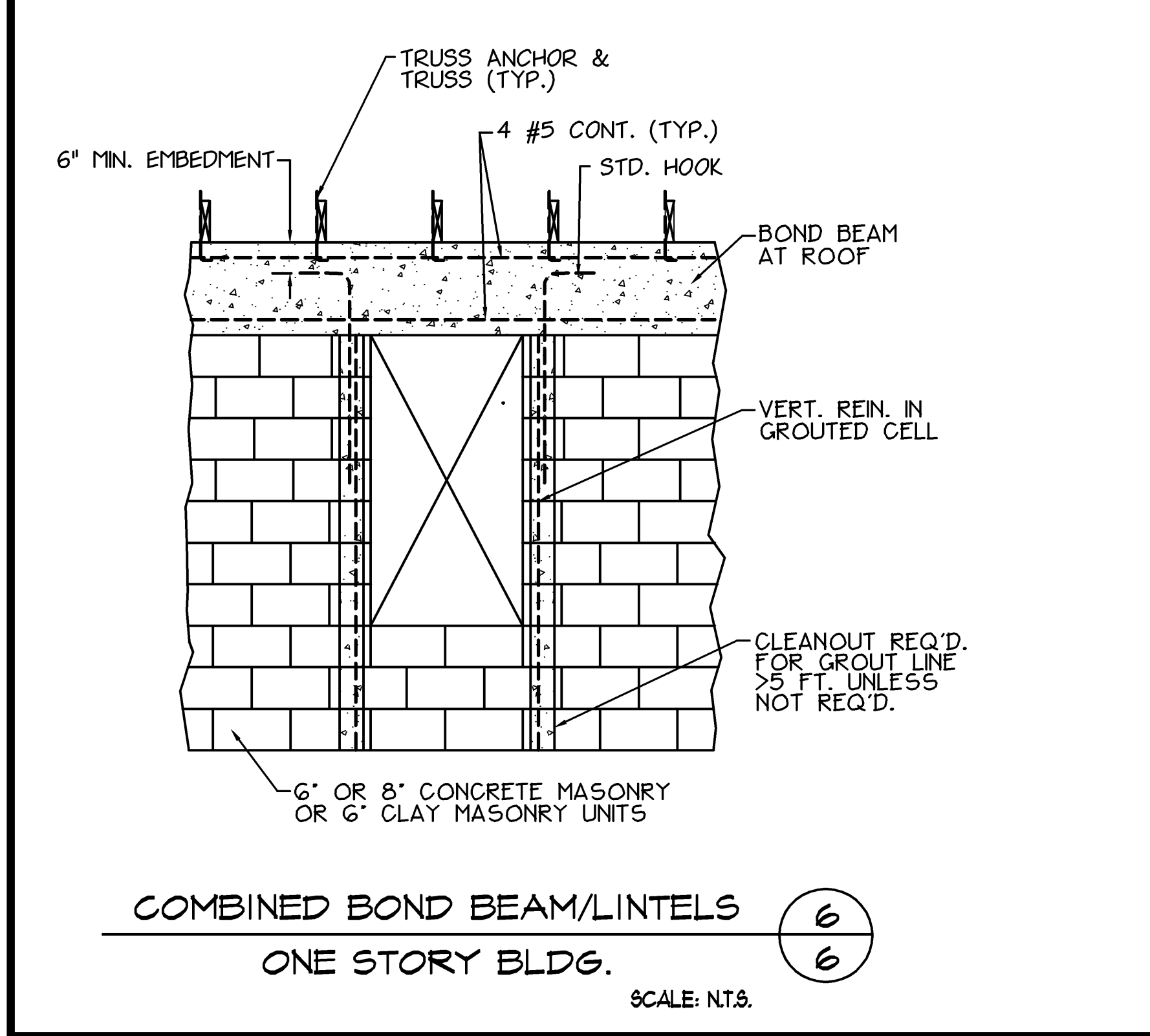
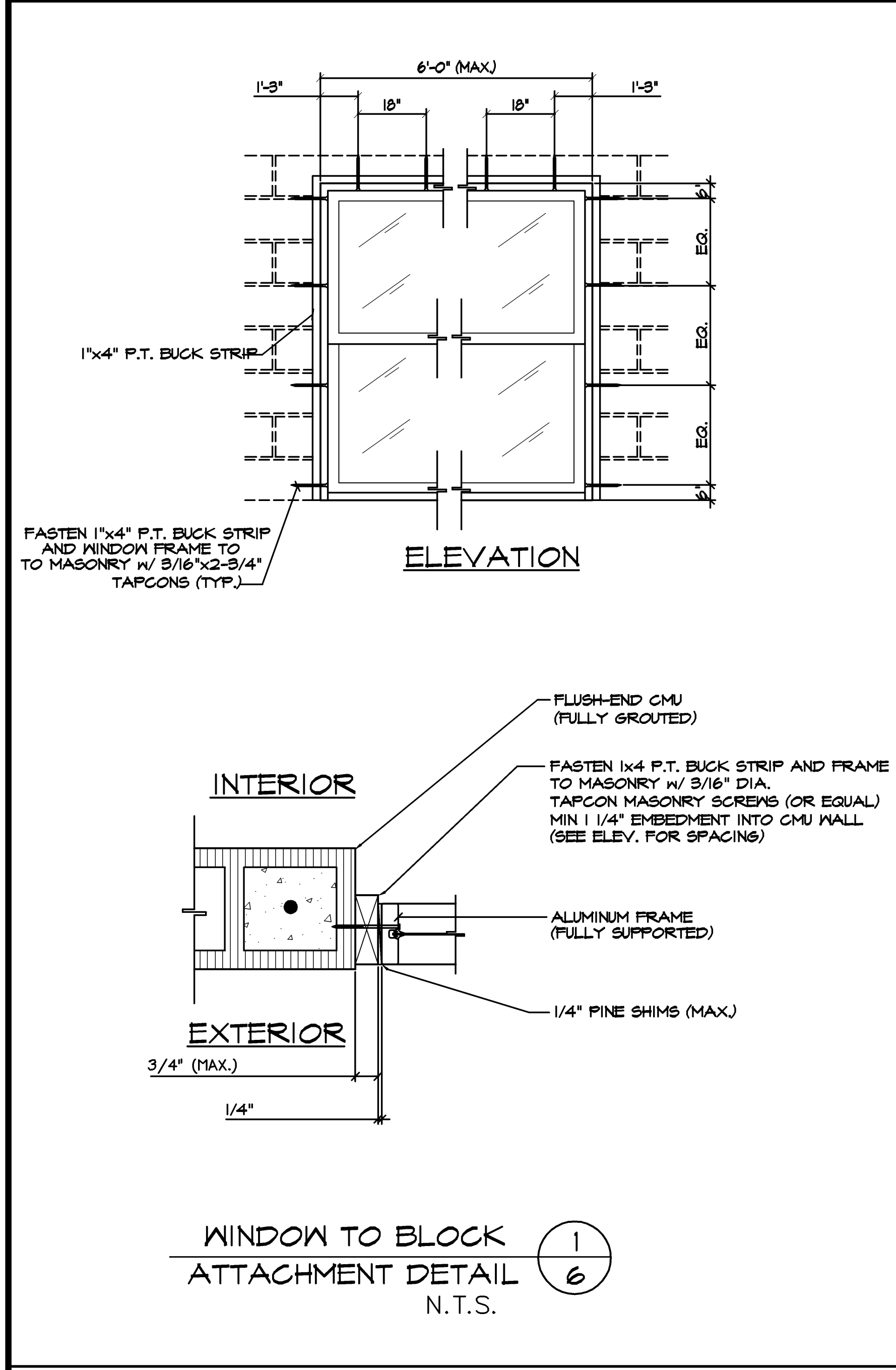
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Date: NOVEMBER 3, 2005

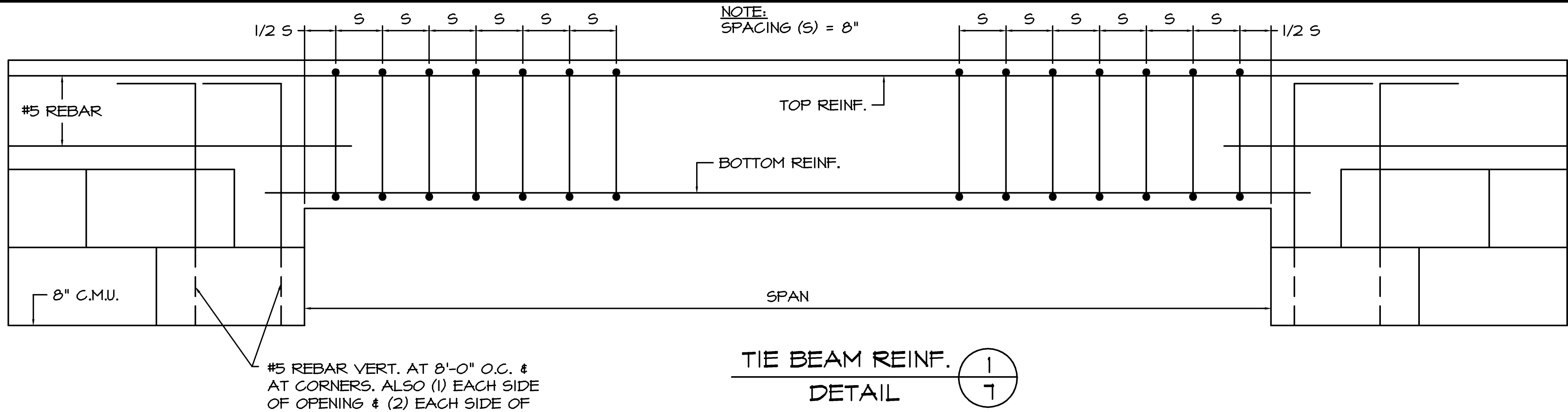
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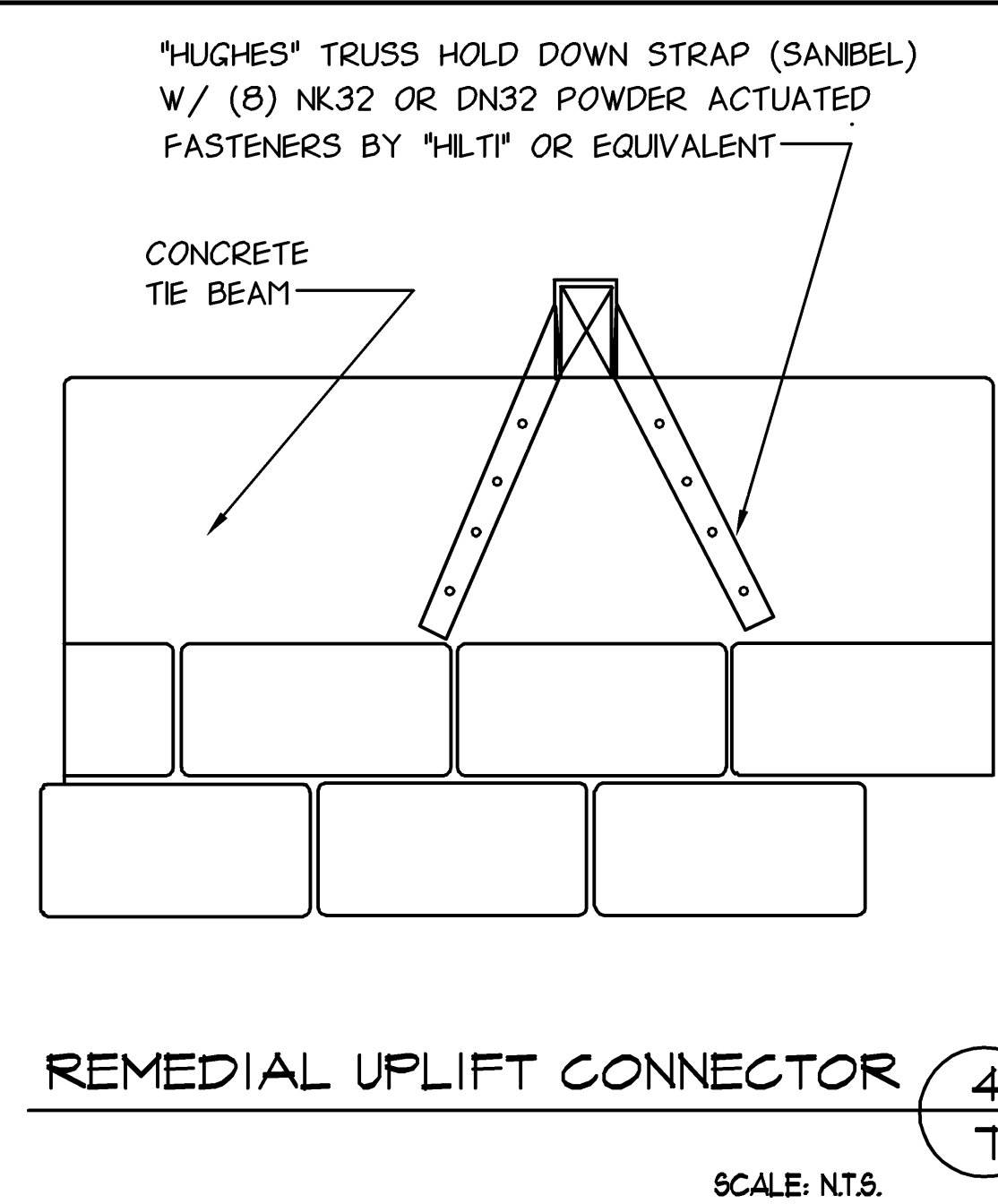
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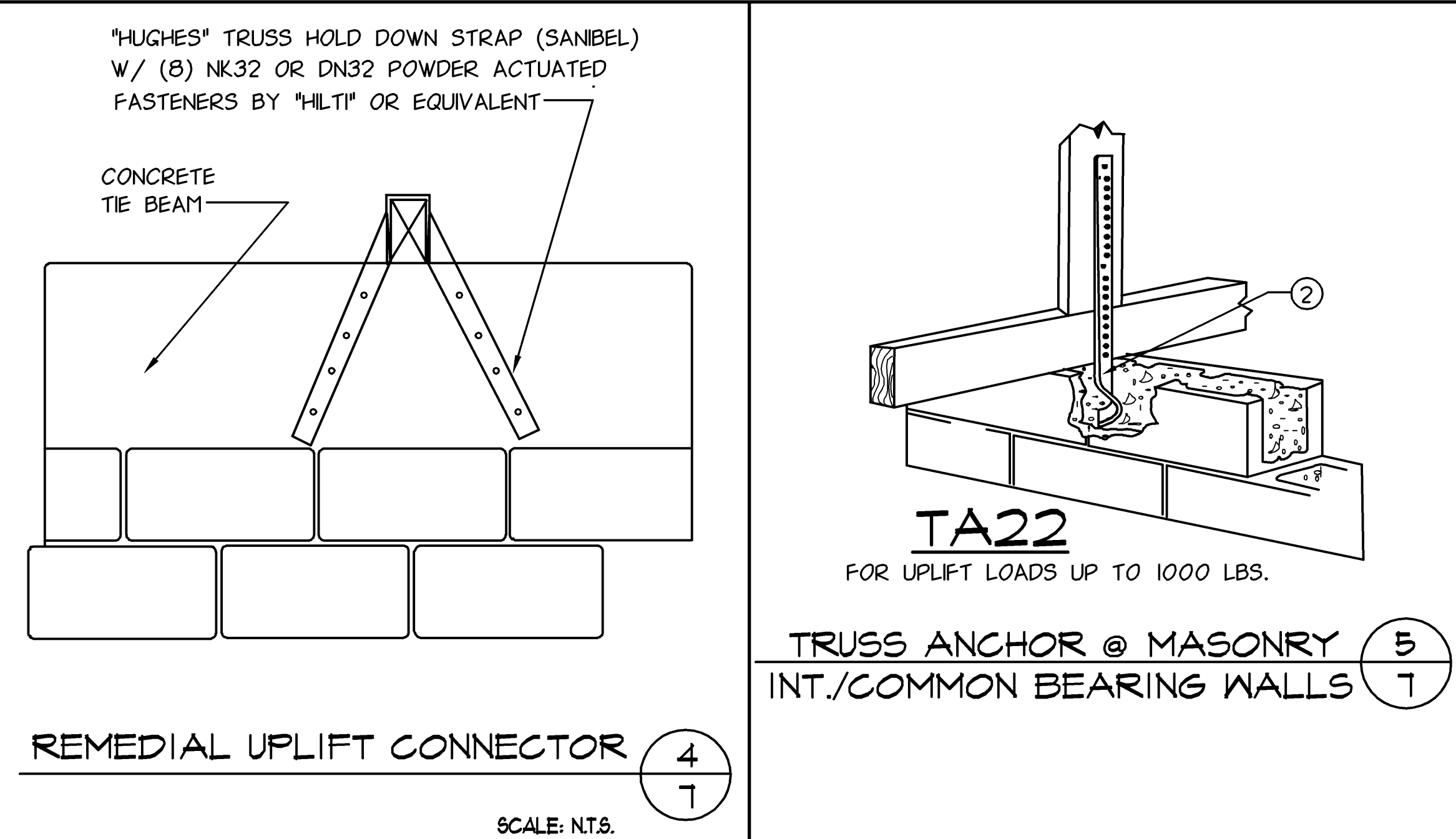
Construction	Engineering	Real Estate	Surveying
Land Investment Services, Inc. An Innovative Development Corporation			
2040 Clarke Avenue Ft. Myers, Fla. 33905 Phone: (941) 693-9244 Facsimile: (941) 693-9828			
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Date: NOVEMBER 3, 2005			
APPROVED			
ROBERT W. CASE FLORIDA P.E. #44643 VALID ONLY WITH EMBOSSED SEAL			
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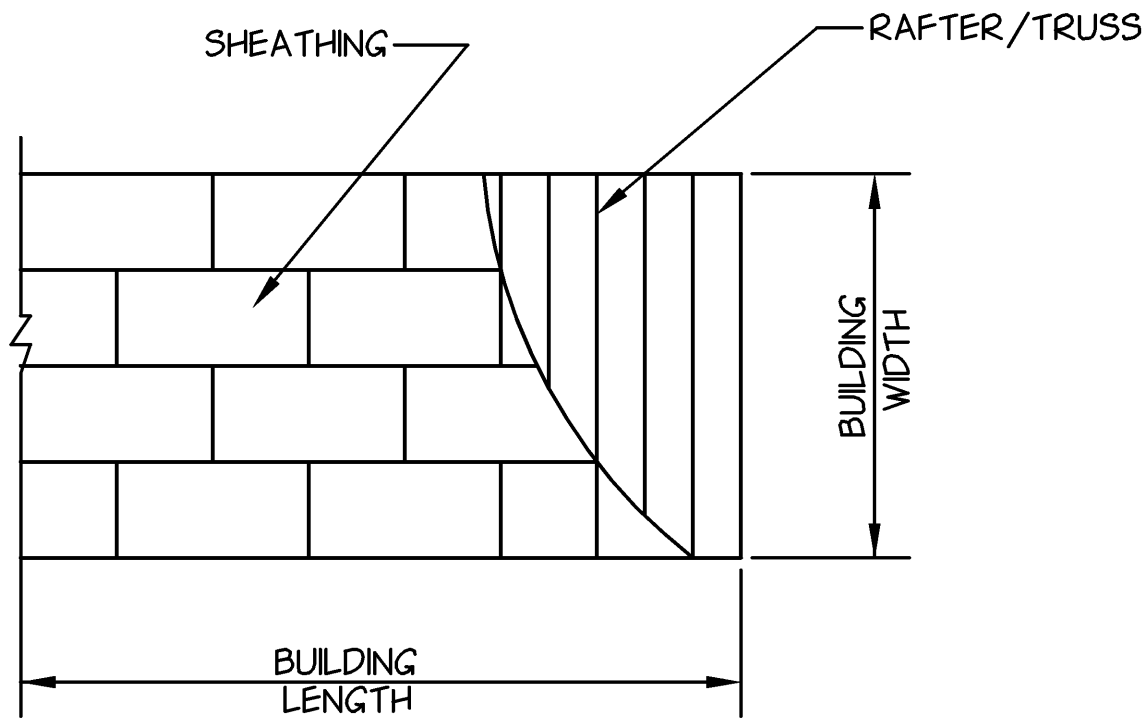
TIE BEAM REINF. DETAIL



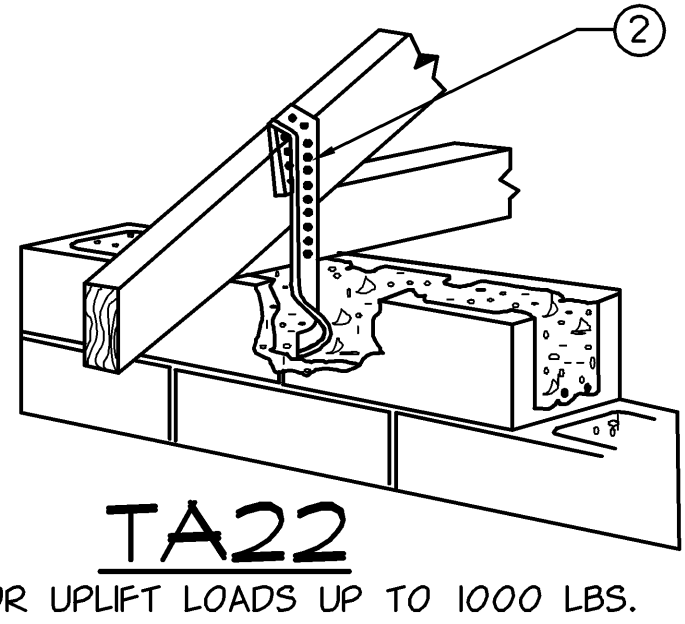
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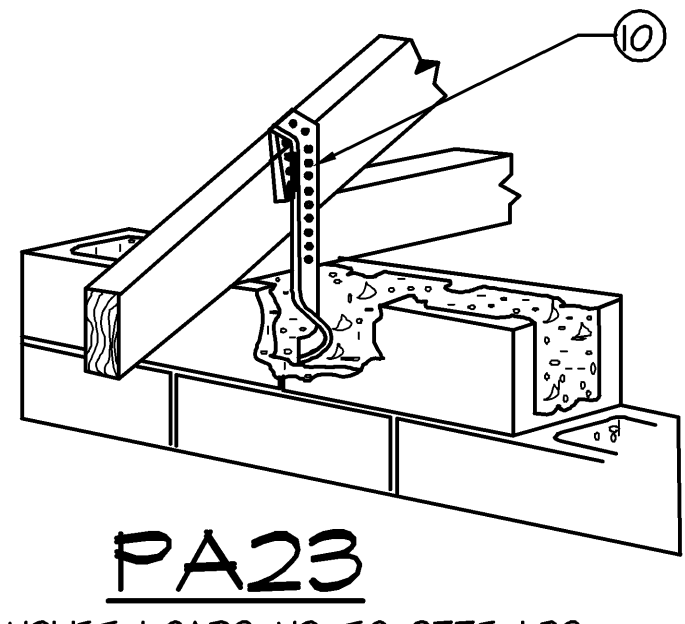
TRUSS ANCHOR @ MASONRY INT./COMMON BEARING WALLS



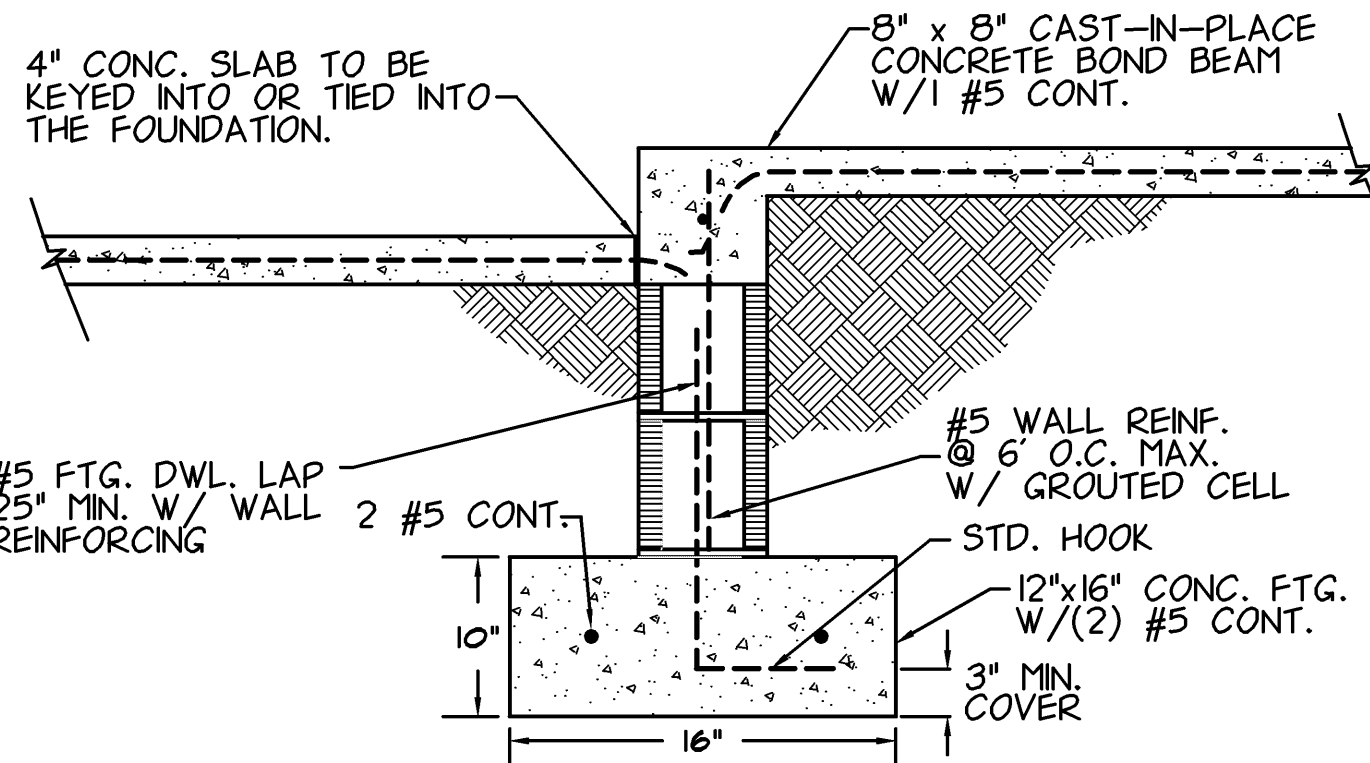
ROOF SHEATHING LAYOUT FOR HIP ROOFS



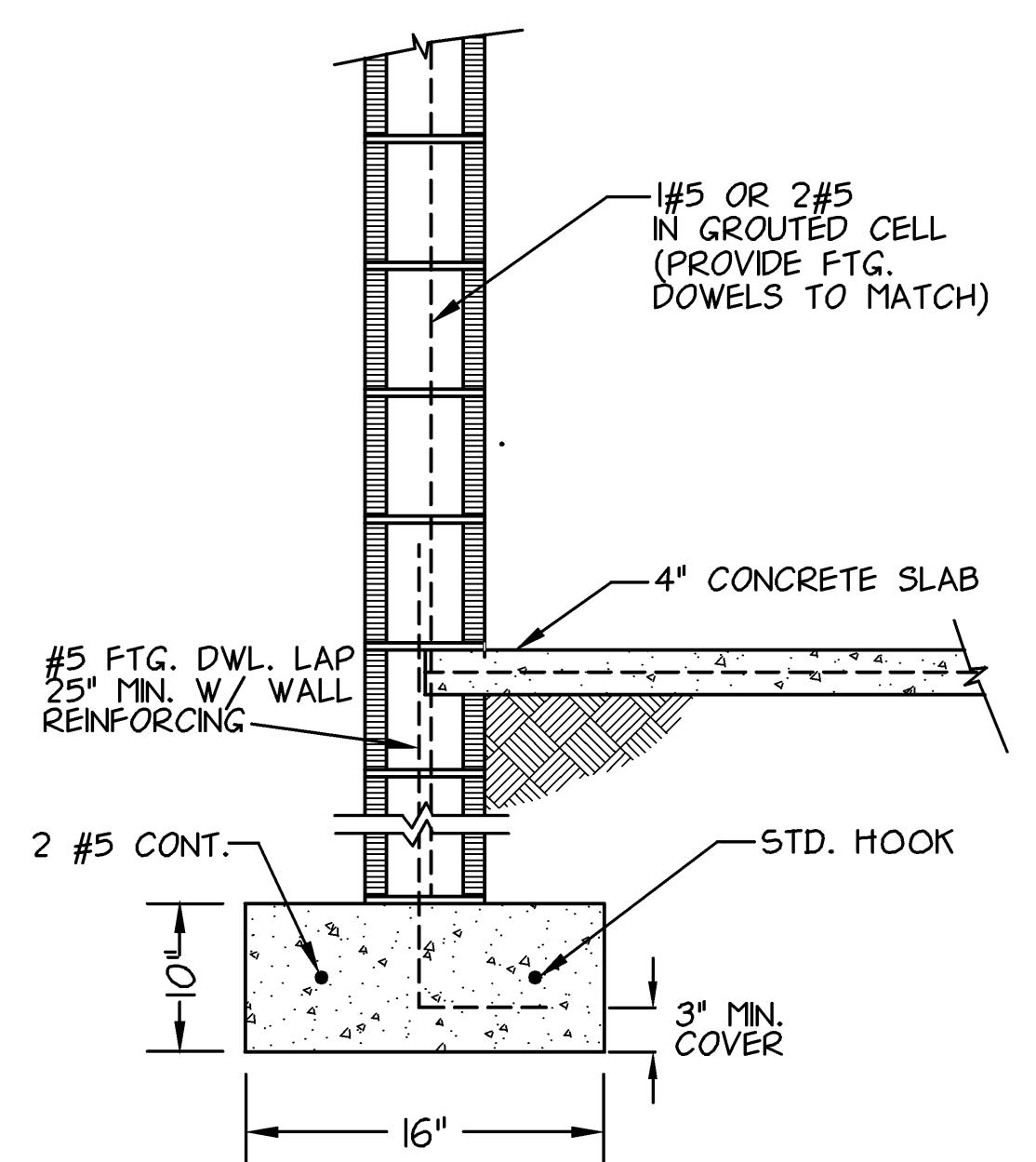
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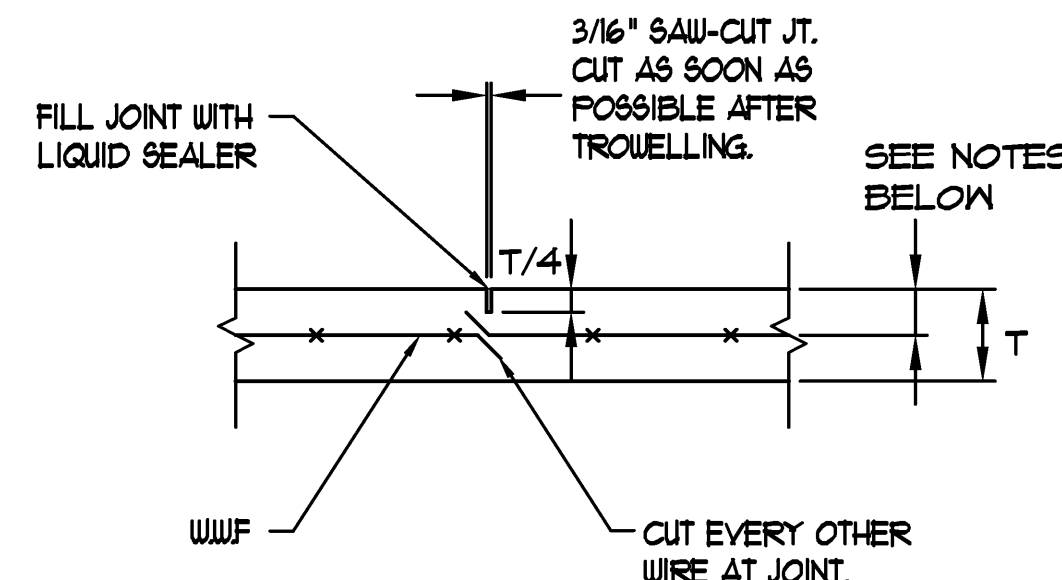
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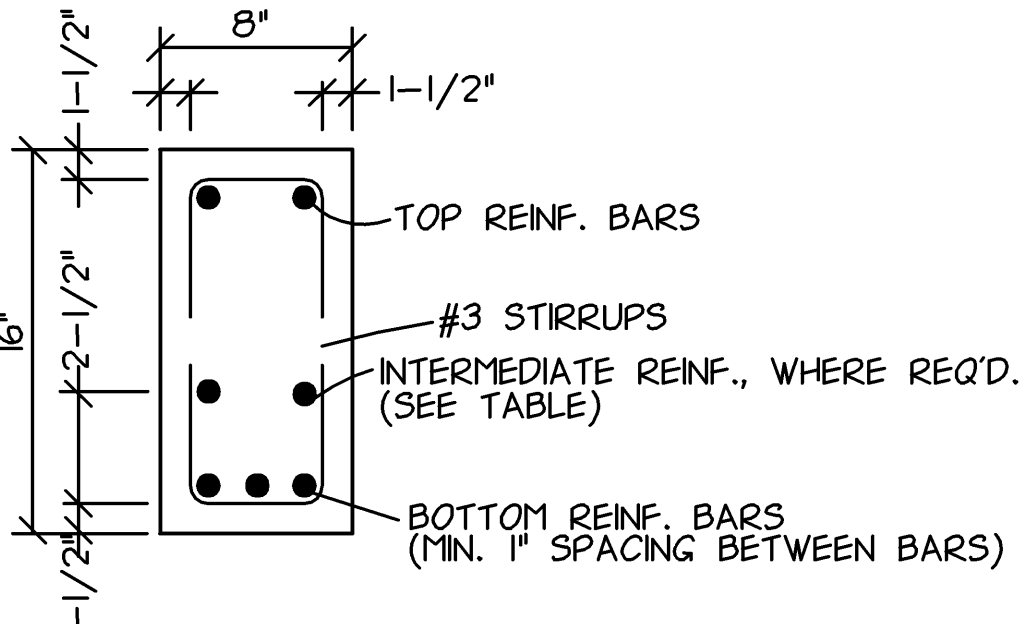
MASONRY STEMWALL AT ENTRY & LANAI COMMON WALL



CONCRETE STEMWALL FTG. FOR CMU EXTERNAL WALLS

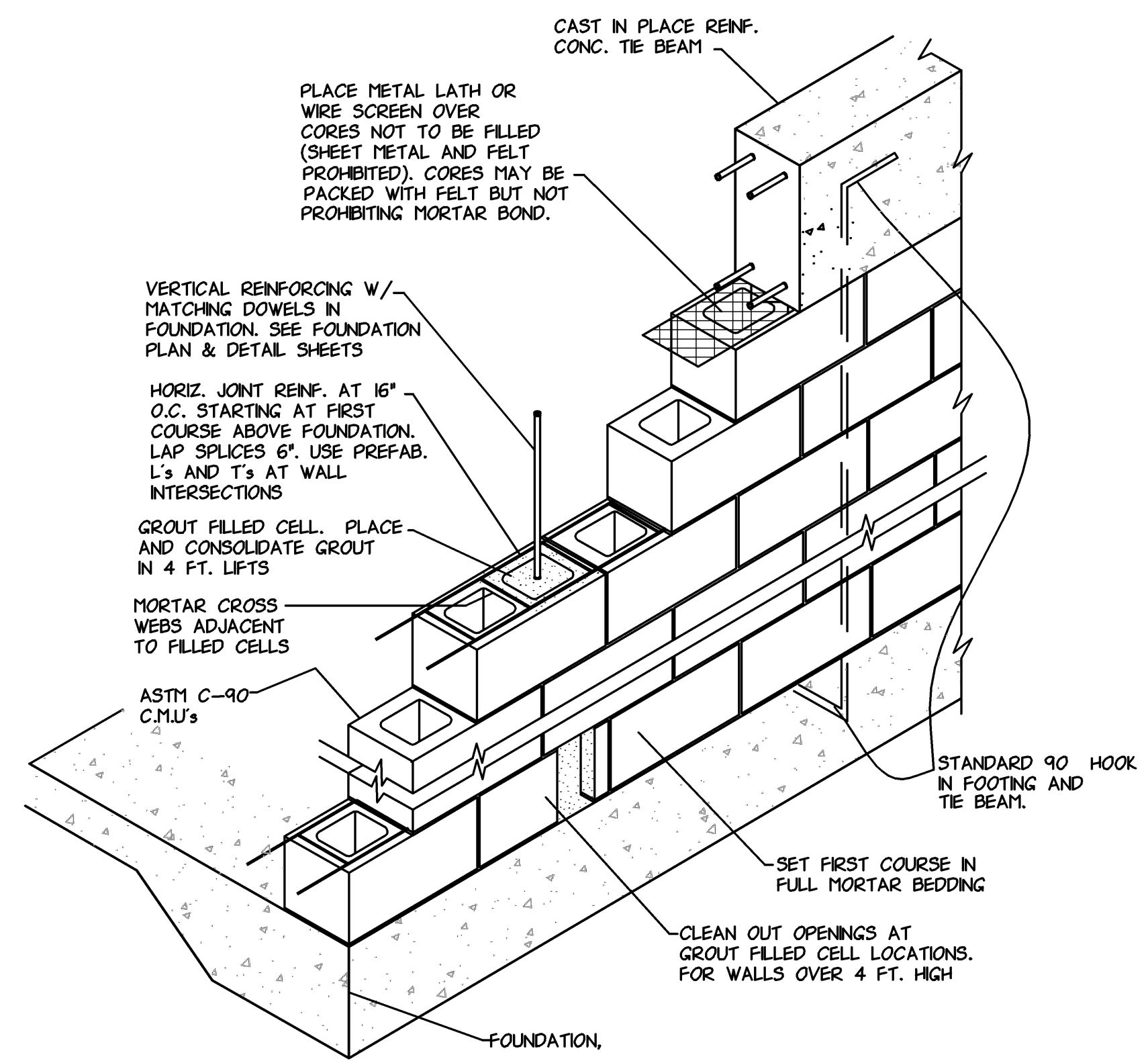


TYP. CONCRETE SLAB CONTROL JOINT



CONC. BEAM SCHEDULE					
OPENING	SIZE	TOP REINF.	INTERMEDIATE REINF.	BOTTOM REINF.	STIRRUPS
NONE	8"x 16"	(2)#5	NOT REQ'D	(2)#5	NOT REQ'D
0'-6"	8"x 16"	(2)#5	NOT REQ'D	(2)#5	NOT REQ'D
6'-1" TO 8'-0"	8"x 16"	(2)#5	NOT REQ'D	(3)#5	NOT REQ'D
8'-1" TO 12'-0"	8"x 16"	(2)#5	(2) #5	(2)#5	NOT REQ'D
12'-1" TO 16'-0"	8"x 16"	(2)#5	(2)#5	(3)#5	#3 @ 8" O.C.
OR	8"x 16"	(2)#5	(2)#7	(2)#7	#3 @ 8" O.C.
ALL	8"x 12"	(2)#5	NOT REQ'D	(2)#5	NOT REQ'D

TYP. CONC. TIE-BEAM DETAIL



TYPICAL CMU WALL CONSTRUCTION

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LAND INVESTMENT SERVICES, INC. AND J.R. ROST AND ASSOCIATES, INC. ARE NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION PROVIDED HEREIN. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE RESULTS AND COSTS OF RECTIFYING THE SAME.

THE ARCHITECT'S LIABILITY TO LAND INVESTMENT SERVICES, INC. AND J.R. ROST AND ASSOCIATES, INC. SHALL NOT EXCEED THE AMOUNT OF THE FEE PAID TO THE ARCHITECT FOR THESE PLANS AND ASSOCIATES FOR THESE PLANS.

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G.C./G.A. B.C.
Scale: N.T.S.

Design: J.R.R.
File: J.R.561

SPEC HOUSE

DETAIL SHEET

DATE: NOVEMBER 3, 2005

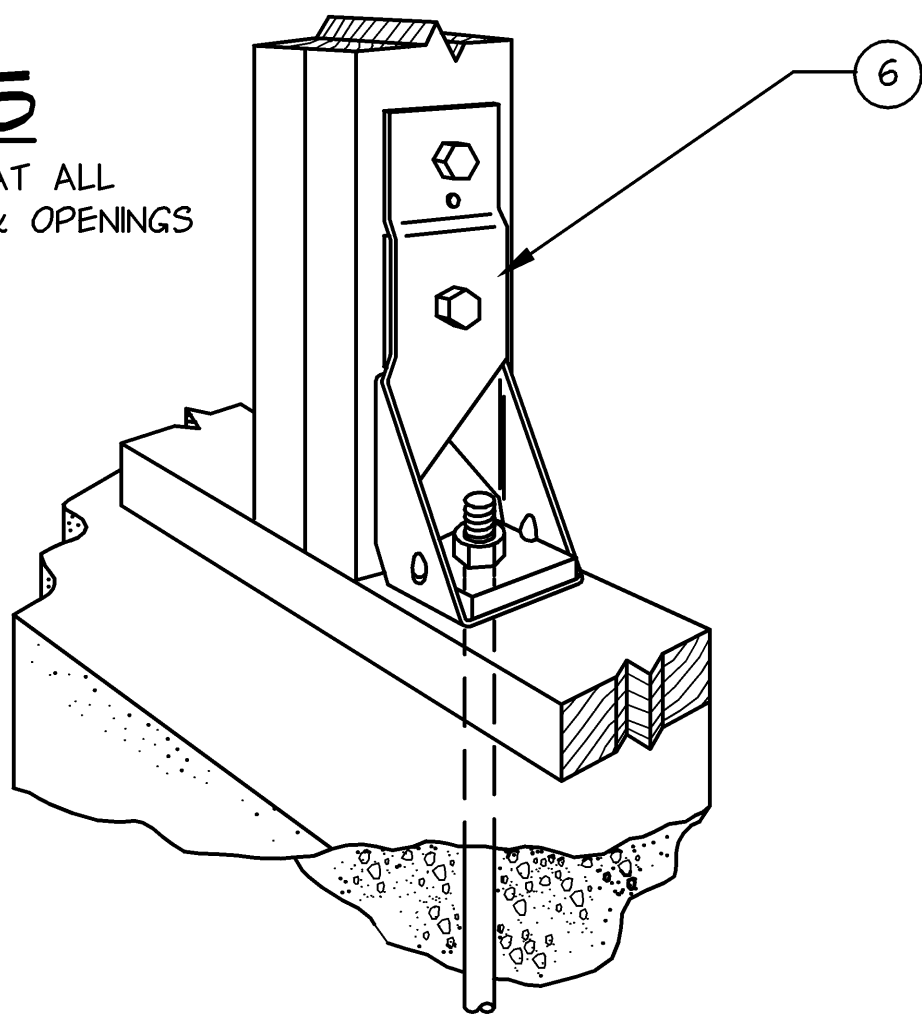
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FLORIDA P.E. #44843
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7 of 9

TDX5

FOR USE AT ALL
CORNERS & OPENINGS



ANCHOR DOWN

N.T.S.

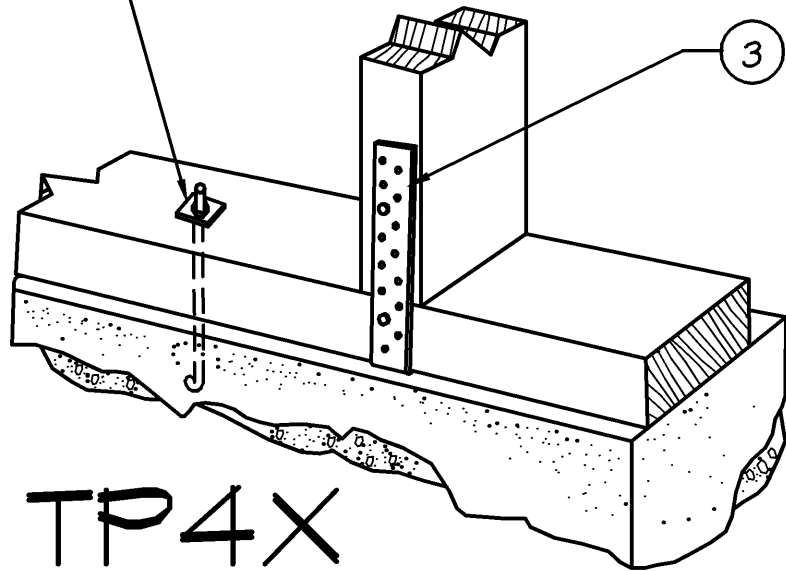
1
8

TYP. HEADER & CONNECTIONS FOR DOOR
OPENINGS @ INT./COMMON BEARING WALLS

N.T.S.

2
8

1/2" STD. ANCHOR BOLT & NUT
W/ 2X2X1/8" WASHER @ 18"
O.C. MAXIMUM



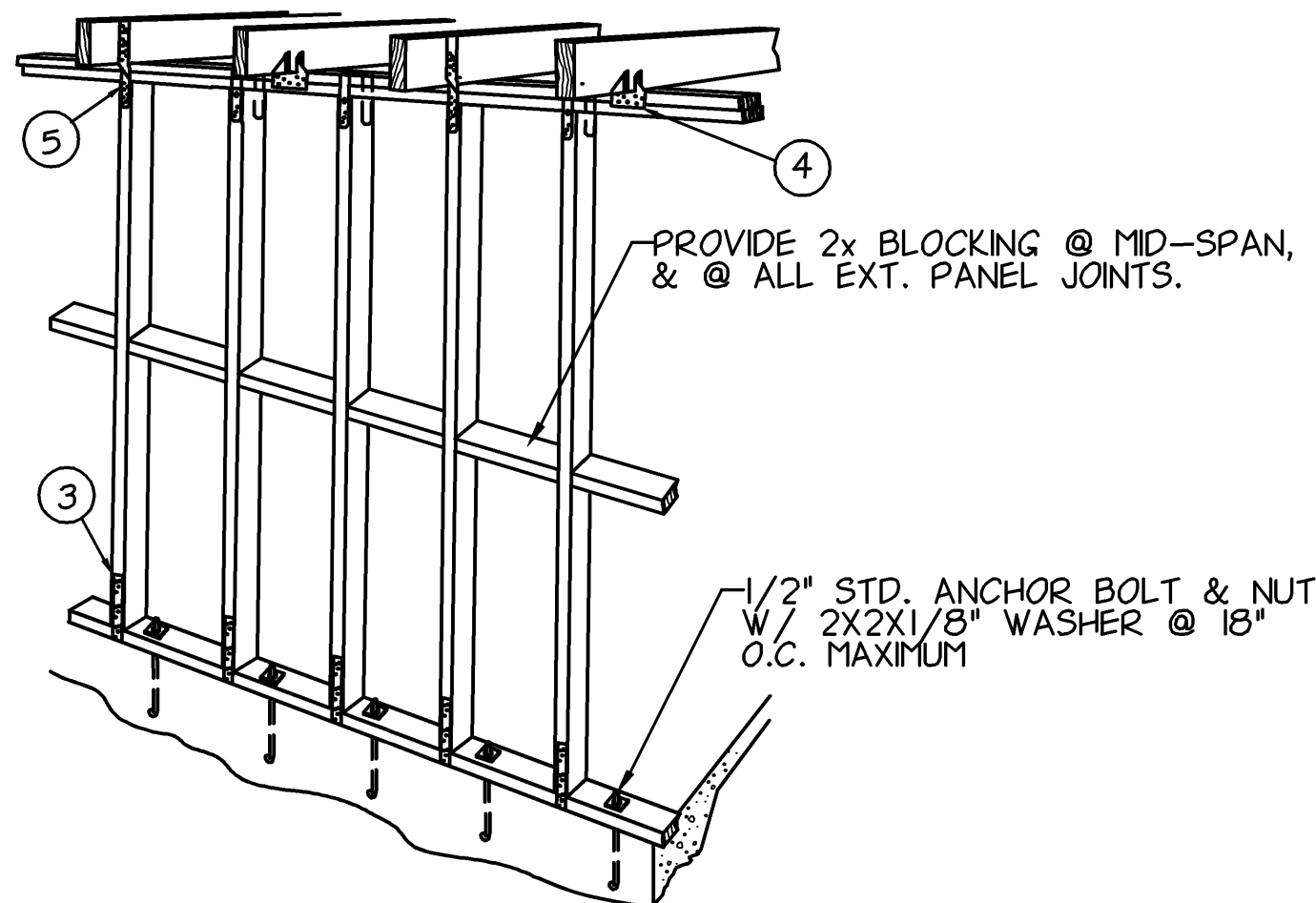
TP4X

FOR ALL WOOD FRAMED BEARING WALLS

TOP PLATE ANCHORS
FOR USE AT BOTTOM PLATE

N.T.S.

4
8



TYP. WD. FRAMED COMMON/INT.
BRG. WALL CONNECTIONS

N.T.S.

5
8

TP4X

FOR USE AT ALL WOOD
FRAMED BEARING WALLS

TOP PLATE ANCHOR

N.T.S.

6
8

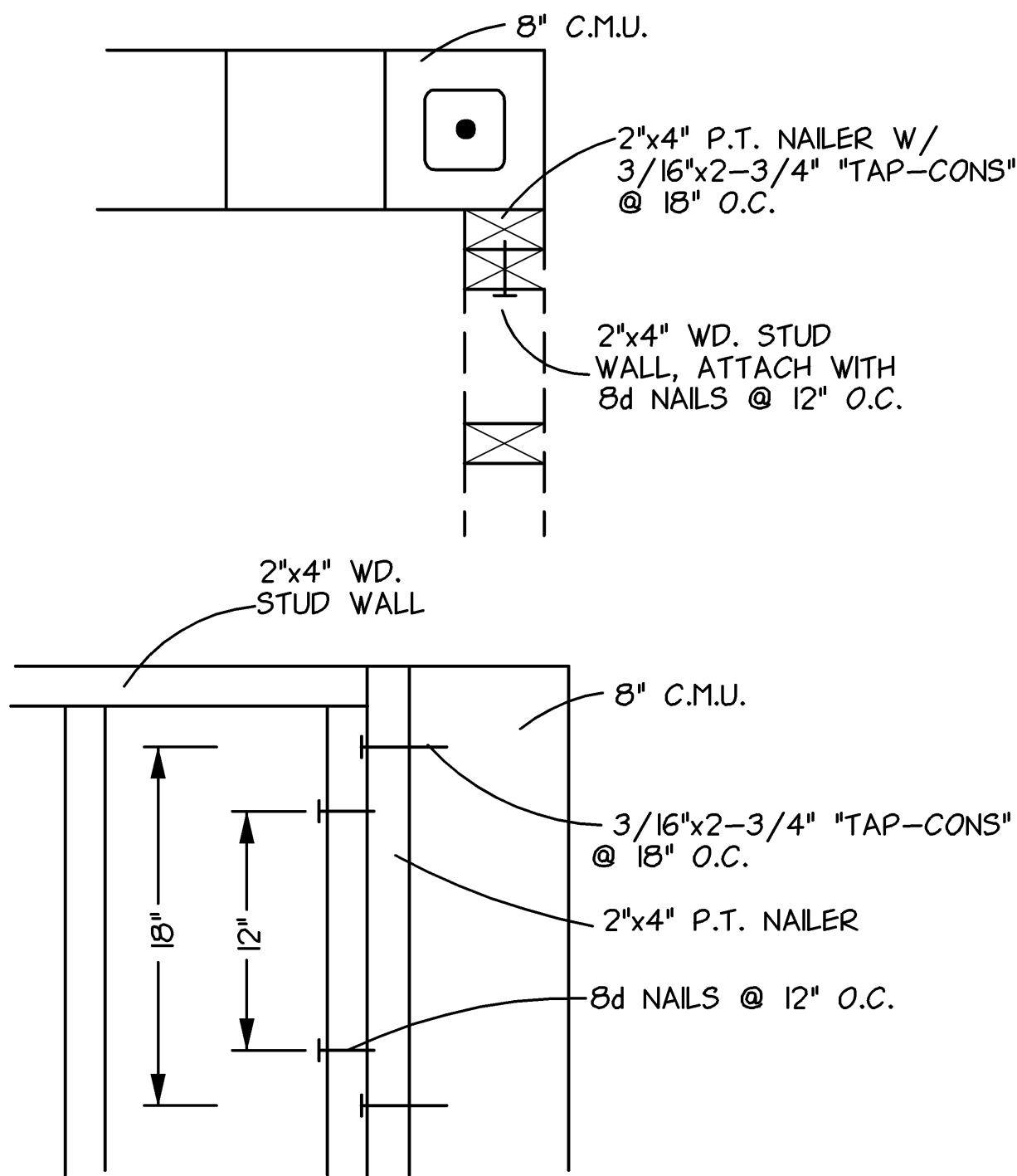
HC10

FOR UPLIFT LOADS UP TO 1105 LBS.

HURRICANE CLIP @
INT./COMMON BEARING WALL

N.T.S.

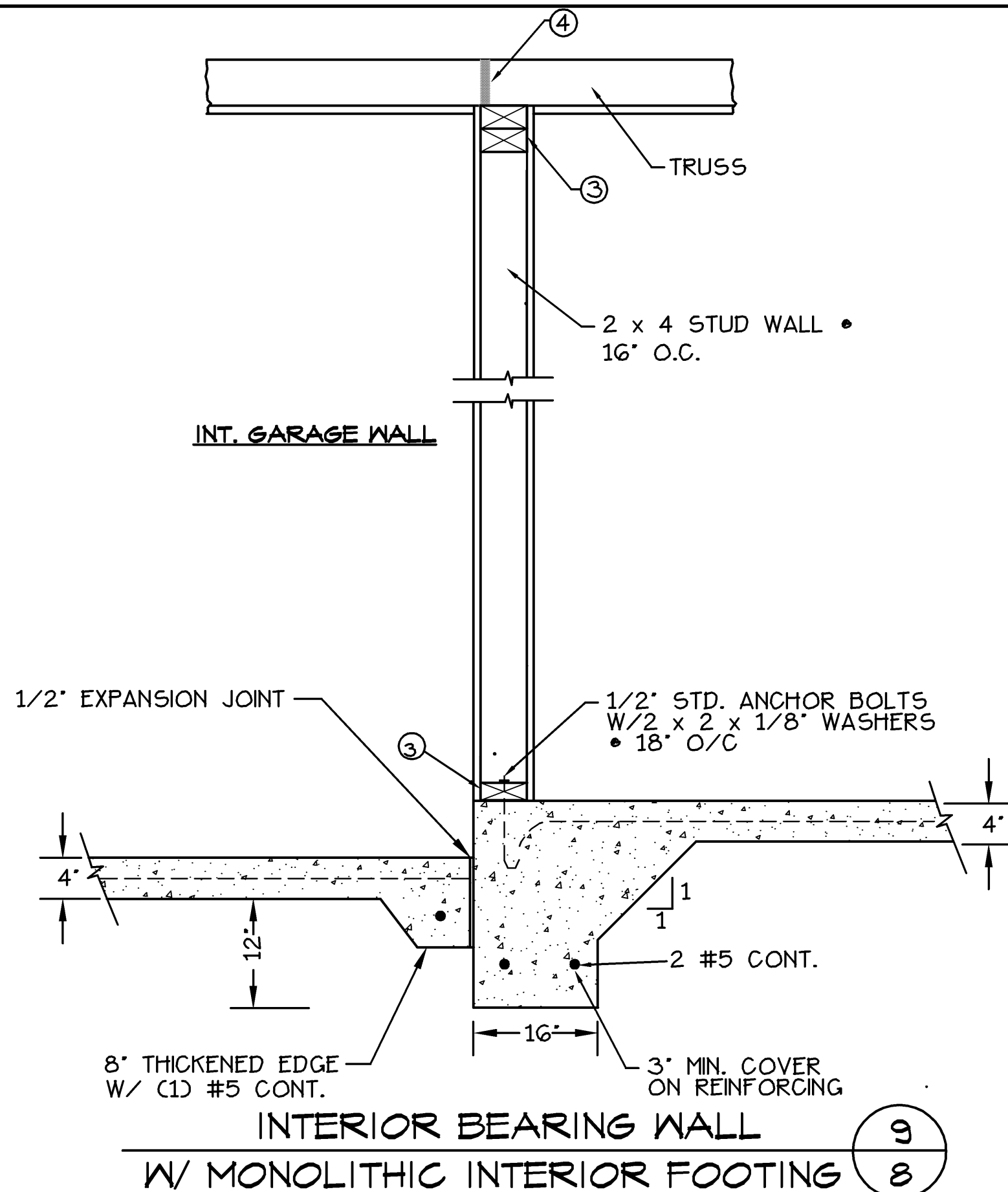
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8



MASONRY / FRAME WALL
CONNECTION

N.T.S.

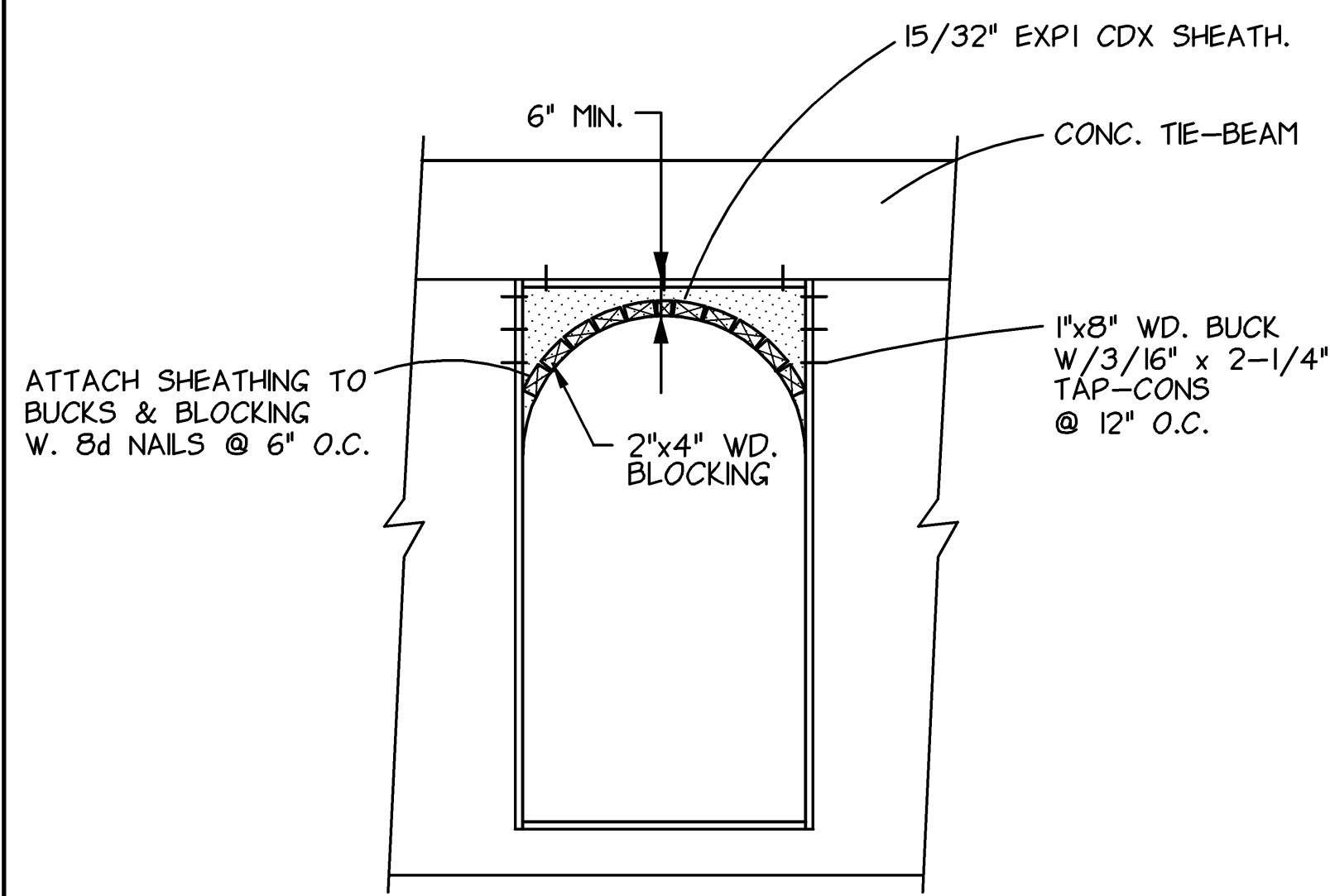
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8



INTERIOR BEARING WALL
W/ MONOLITHIC INTERIOR FOOTING

N.T.S.

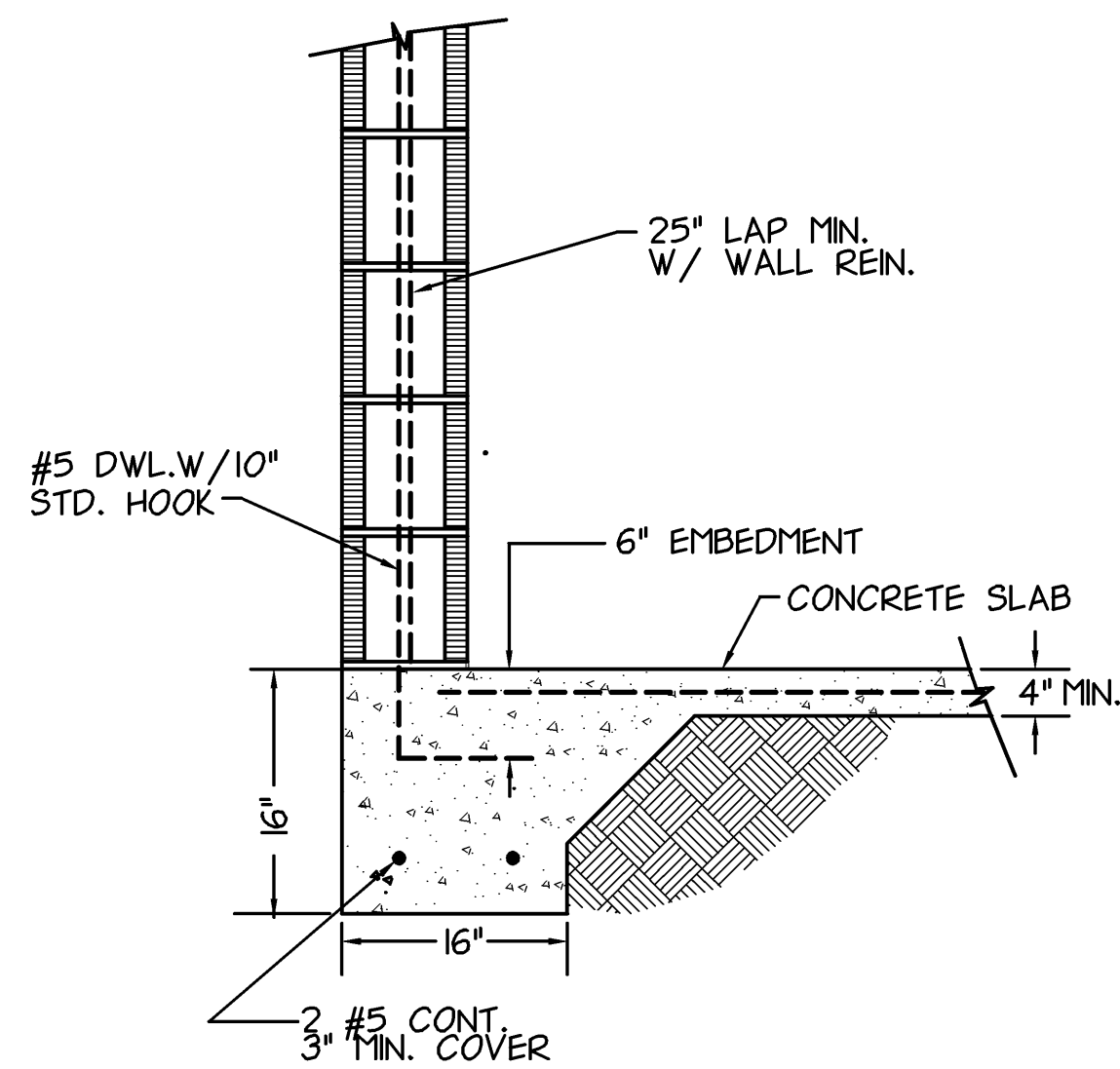
9
8



ARCH DETAIL (UNDER
CONC. TIE BM.)

N.T.S.

10
8



OPTIONAL EXT. MONO.
CONC. FOOTING DETAIL

N.T.S.

11
8

Construction Engineering Real Estate Surveying

Land Investment Services, Inc.
An Innovative Development Corporation

2040 Clarke Avenue
Ft. Myers, Fla. 33905
Phone: (941) 693-9244
Facsimile: (941) 693-9828

IF ANY PROPOSAL OR SPECIFICATION SUBMITTED IN THESE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR THE RESULTS AND COSTS OF RECTIFYING THE SAME. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR THE RESULTS AND COSTS OF RECTIFYING THE SAME. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR THE RESULTS AND COSTS OF RECTIFYING THE SAME.

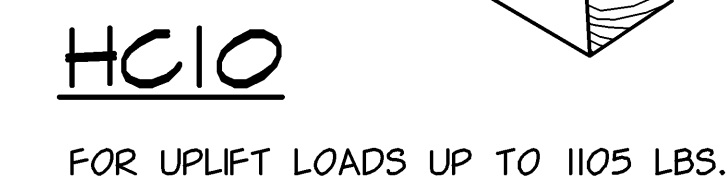
J.R. ROST ASSOCIATES
5508 8TH ST W. SUITE #4
LEHIGH ACRES FLORIDA 33971
PHONE (239) 388-5000 • FAX (239) 388-6100

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COLE
FIRST CLASS BUILDERS
2220 J & C Blvd. #3
Naples, Florida 34109
Ph: 239-572-1111, Fax: 239-514-0939

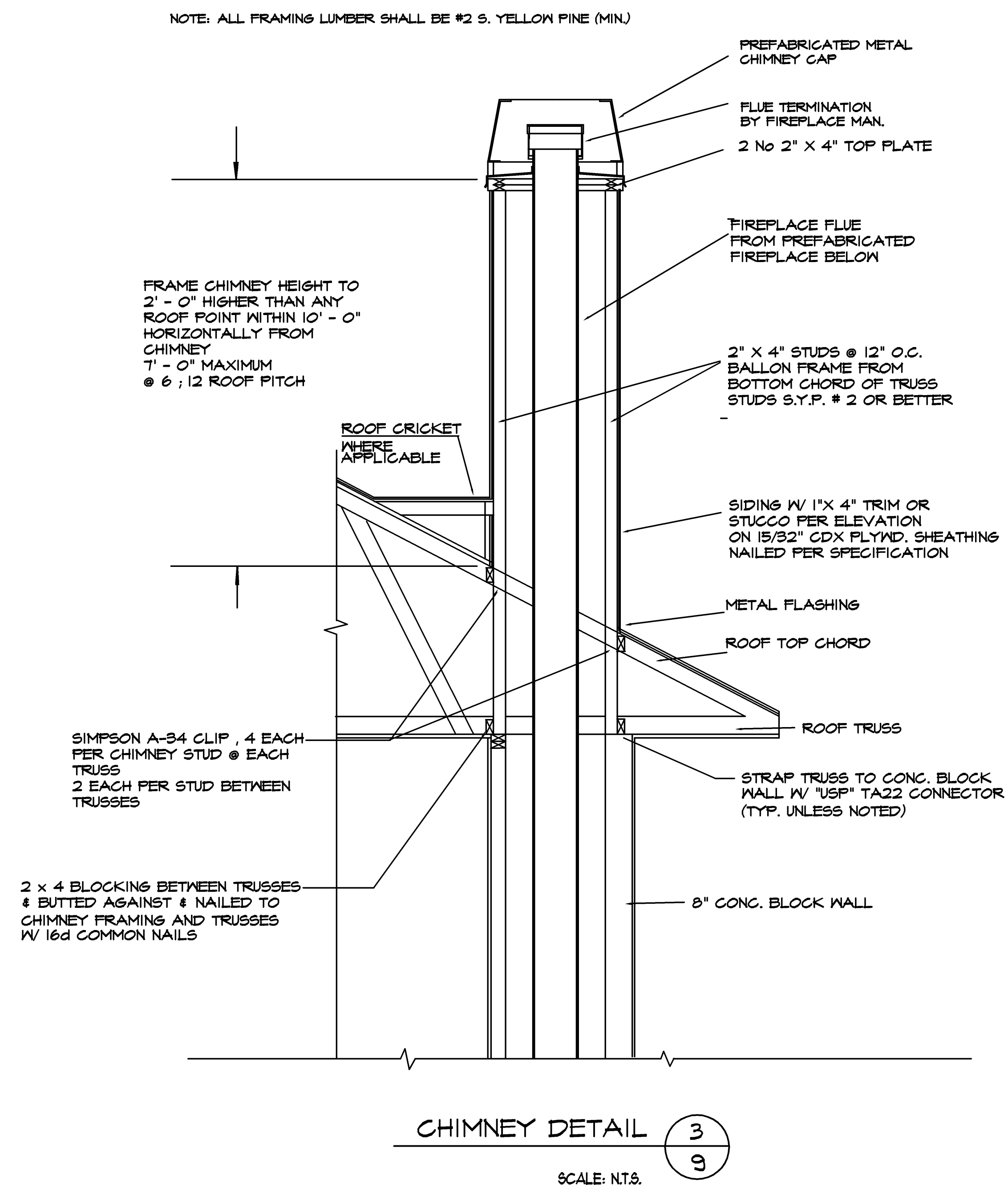
Drawn: J.R.R.
G.C./G.A. B.C.
Scale: N.T.S.
Date: NOVEMBER 3, 2005

SPEC HOUSE
DETAIL SHEET

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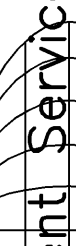
HURRICANE CLIP @ EXT. BEARING WALL



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I.R. ROST ASSOCIATES
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Drawn: J.R.R.	Design: J.R.R.
Q.C./Q.A. B.C.	File: JR561
Scale: N.T.S.	

SPEC HOUSE
 DETAIL SHEET

Date **NOVEMBER 3, 2005**

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FLORIDA P.E. #44643
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of of