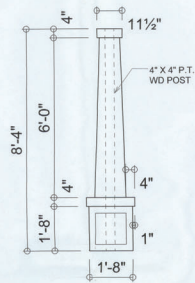




**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



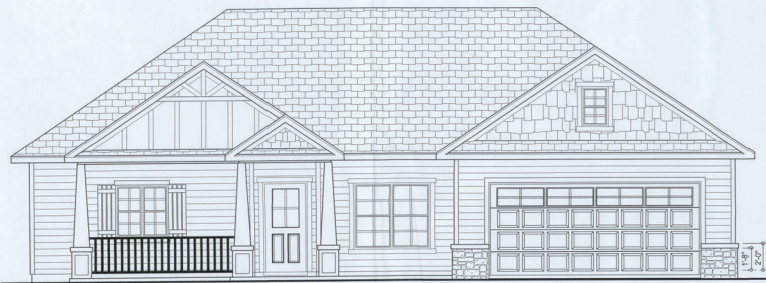
**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**CRAFTSMAN COLUMN DETAIL**  
SCALE: 1" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**ALTERNATE ELEVATION 'B'**  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

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

REVISIONS	
1	JULY 26, 2014
2	JANUARY 7, 2015

**SOFTPLAN**

**EXTERIOR ELEVATIONS**  
SCALE: 1/4" = 1'-0"

**DETAILS**  
SCALE: AS NOTED

**MODEL 1618**  
LOT \_\_, COTTAGE GROVE, LAKE CITY, FLORIDA  
**INNOVATIVE HOME BUILDERS**  
OF NORTH FLORIDA, INC.

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LAKE CITY, FL 32025  
(386) 758-6406  
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20150109

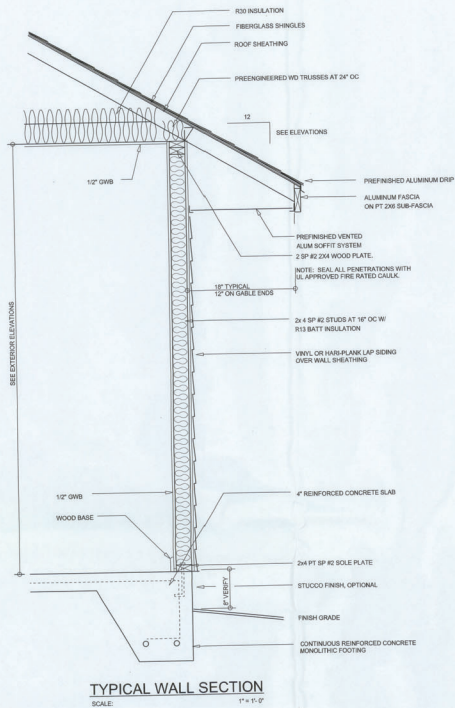
SHEET NUMBER

**A.1**  
OF 3 SHEETS

*Wm C. [Signature]*



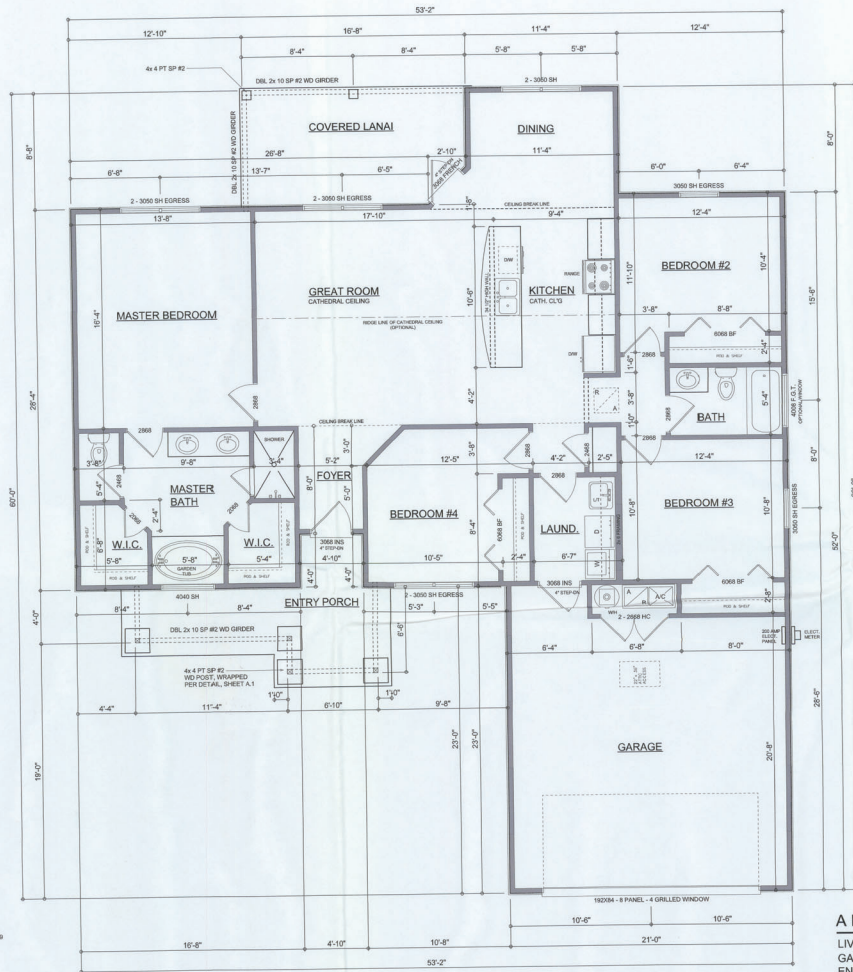
32824



TYPICAL WALL SECTION  
SCALE: 1" = 1'-0"

Garage fire separations shall comply with the following:

1. The private garage shall be separated from the dwelling unit and the attic area by means of a minimum 1/2 inch (12.7 mm) gypsum board applied to the garage side. Gaps between combustible covers shall be separated from all habitable rooms above by not less than 2x4 inch Type X gypsum board or equivalent. Door openings between private garage and the dwelling unit shall be equipped with either self-closing doors, or self-closing doors that close not less than 150 inches (3.9 m) thick, or doors in compliance with Section 716.3.3. Openings from a private garage directly into a room used for sleeping purposes shall be prohibited.
2. Details in a private garage and doors penetrating the walls or ceiling separating the dwelling unit from the garage shall be constructed of a minimum 5/16 inch (7.6 mm) sheet steel and shall have no openings into the garage.
3. A separation is not required between Group B3 and C1 except provided the compartment is entirely open on two or more sides and there are no overhead areas above.



FLOOR PLAN  
SCALE: 1/8" = 1'-0"

GENERAL NOTES:  
ALL CEILING HEIGHTS SHALL BE 9'-0" UNLESS OTHERWISE NOTED.  
ALL WINDOW HEAD HEIGHTS SHALL BE 6'-4" APT.

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

AREA SUMMARY

LIVING AREA	1,618 S.F.
GARAGE AREA	461 S.F.
ENTRY PORCH AREA	106 S.F.
COVERED PORCH AREA	140 S.F.
<b>TOTAL AREA</b>	<b>2,325 S.F.</b>

REVISIONS

1	JULY 29, 2014	
2	JANUARY 12, 2015	



DIMENSIONED FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
TYPICAL WALL SECTION  
SCALE: 1" = 1'-0"

**MODEL 1618**  
LOT 1, COTTAGE GROVE LANE CITY, FLORIDA  
**INNOVATIVE HOME BUILDERS**  
OF NORTH FLORIDA, INC.

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wdesign@wm.com



JOB NUMBER  
20150109

SHEET NUMBER  
**A.2**  
OF 3 SHEETS

*Wm C. [Signature]*

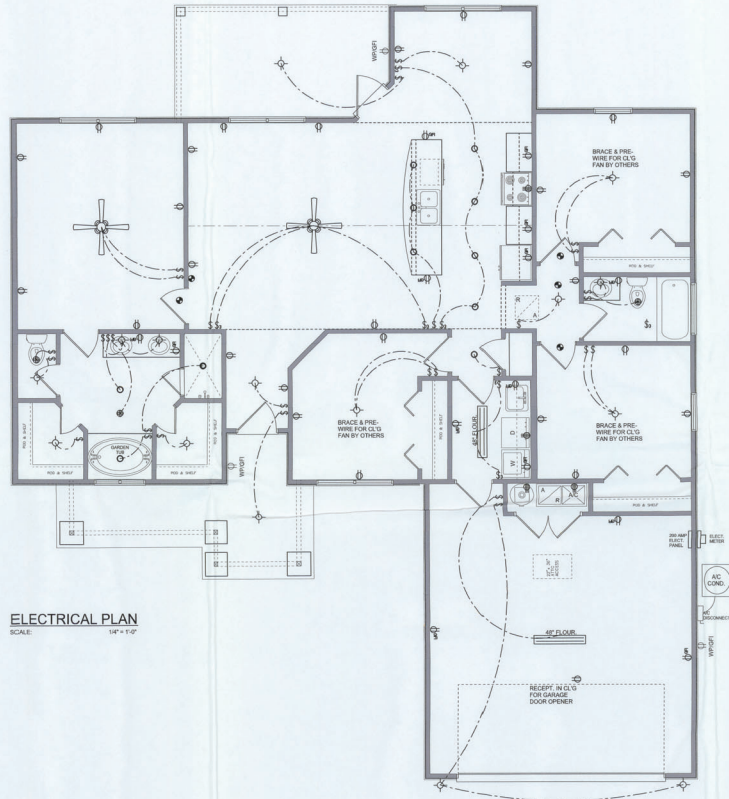
ELECTRICAL LEGEND	
	CEILING FAN (PRE-WIRE FOR LIGHT KIT)
	DOUBLE SECURITY LIGHT
	RECESSED CAN LIGHT
	BATH EXHAUST FAN
	LIGHT FIXTURE
	DUPLEX OUTLET (AFIC & TAMPER RESISTANT)
	220V OUTLET
	GFI DUPLEX OUTLET (PER NEC 406.8)
	TELEVISION JACK
	TELEPHONE JACK
	SMOKE / CARBON MONOXIDE DETECTOR (see note below)
	WALL SWITCH
	3-WAY WALL SWITCH
	WATER PROOF GFI OUTLET
	2 OR 4 TUB FLUORESCENT FIXTURE

NOTE:  
ALL INTERIOR RECEPTACLES SHALL BE AFCI (ARC FAULT CIRCUIT INTERRUPT) PER NEC 110.12 & TAMPER RESISTANT PER NEC 408.11

ALL SMOKE DETECTORS BE A COMBO SMOKE & CARBON MONOXIDE DETECTOR AND SHALL HAVE BATTERY BACKUP POWER AND ALL WIRED TOGETHER SO IF ANY ONE UNIT IS ACTUATED THEY ALL ACTIVATE.

THE ELECTRICAL SERVICE OVERCURRENT PROTECTION DEVICE SHALL BE INSTALLED ON THE EXTERIOR OF STRUCTURES TO SERVE AS A DISCONNECT MEANS. CONDUCTORS USED FROM THE EXTERIOR DISCONNECTING MEANS TO A PANEL OR SUB PANEL SHALL HAVE FOUR-WIRE CONDUCTORS, OF WHICH ONE CONDUCTOR SHALL BE USED AS AN EQUIPMENT GROUND.

IT IS THE LICENSED ELECTRICAL CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL WORK PERFORMED AND EQUIPMENT INSTALLED MEETS OR EXCEEDS THE 2008 NATIONAL ELECTRIC CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.



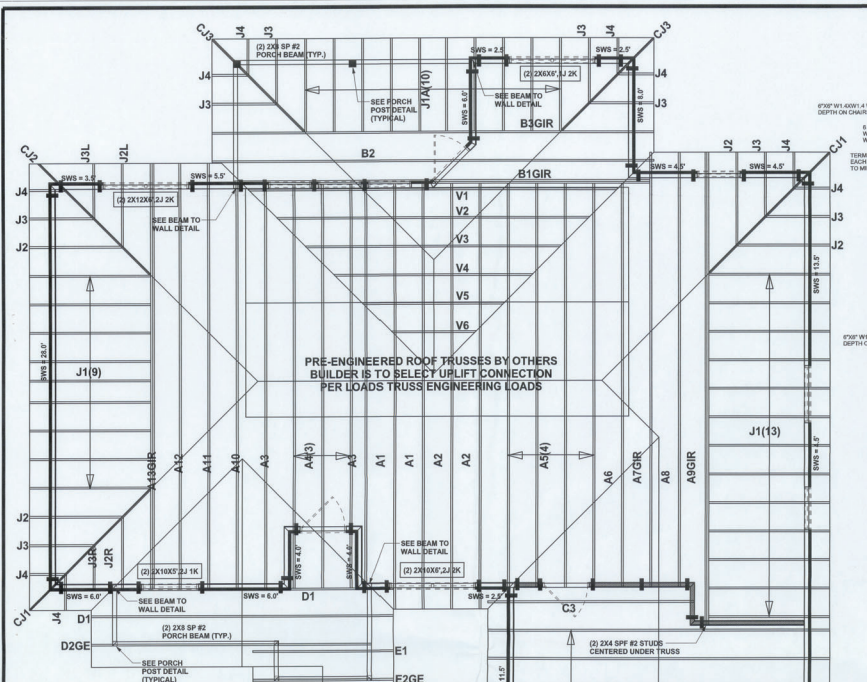
**ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

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

*Wall C-999*

REVISIONS July 29, 2014 January 12, 2015
<b>ELECTRICAL PLAN</b> SCALE: 1/4" = 1'-0"
<b>MODEL 1618</b> LOT 1 COTTAGE GROVE LAKE CITY, FLORIDA <b>INNOVATIVE HOME BUILDERS</b> OF NORTH FLORIDA, INC.
© WM DESIGN & ASSOCIATES, INC. 401 BY CONNORWAY DR. STE 100 LAKE CITY, FL 32055 (386) 758-8406 www.wmdesign.com
JOB NUMBER 20150109
SHEET NUMBER <b>A.3</b> OF 3 SHEETS





**STRUCTURAL PLAN**  
SCALE: 1/4" = 1'-0"

**STRUCTURAL PLAN NOTES**

- SN-1 ALL LOAD BEARING FRAME WALL & PORCH HEADERS SHALL BE A MINIMUM OF (2) 2X6 SP #2 (U.N.O.)
- SN-2 ALL LOAD BEARING FRAME WALL HEADERS SHALL HAVE (1) JACK STUD & (1) KING STUD EACH SIDE (U.N.O.)
- SN-3 DIMENSIONS ON STRUCTURAL SHEETS ARE NOT EXACT. REFERS TO ARCHITECTURAL FLOOR PLAN FOR ACTUAL DIMENSIONS
- SN-4 PERMANENT TRUSS BRACING IS TO BE INSTALLED AT LOCATIONS AS SHOWN ON THE SEALED TRUSS DRAWINGS. LATERAL BRACING IS TO BE RESTRAINED PER BC31-08, BC31-01, BC31-02, & BC31-03. BC31-04, BC31-05, & BC31-06 ARE FURNISHED BY THE TRUSS SUPPLIER, WITH THE SEALED TRUSS PACKAGE.

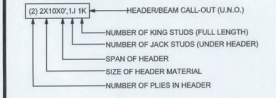
**TOTAL SHEAR WALL SEGMENTS**

INDICATES SHEAR WALL SEGMENTS

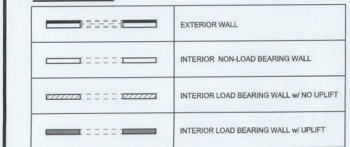
	REQUIRED	ACTUAL
TRANSVERSE	38.0'	115.0'
LONGITUDINAL	32.8'	42.8'

■ = REQUIRED LOCATION OF LISTA OR EPH @ TOP & BOTTOM

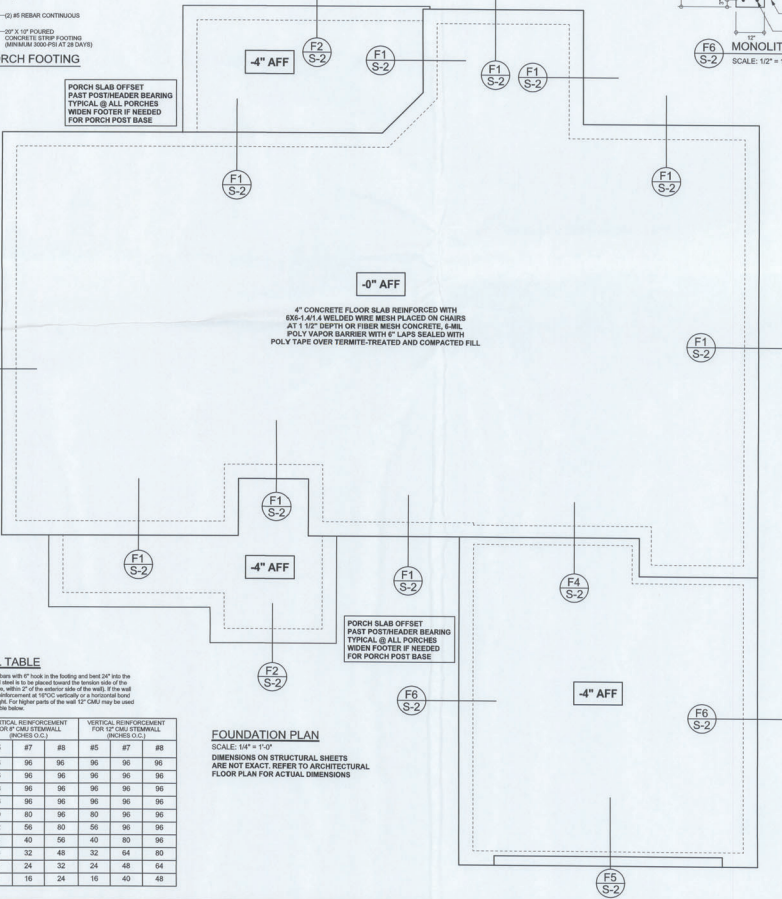
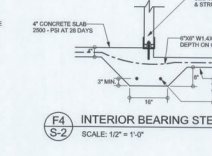
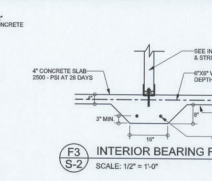
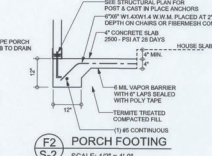
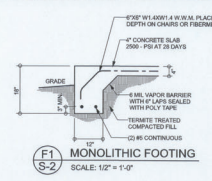
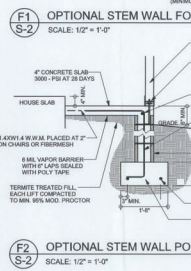
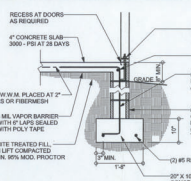
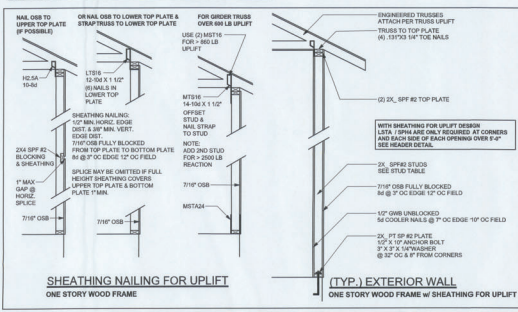
**HEADER LEGEND**



**WALL LEGEND**



**SHEATHING FOR UPLIFT ATTACHMENT DETAILS**



**TALL STEM WALL TABLE**

The table provides data for tall stem walls, including stem height, vertical reinforcement, and other specifications.

STEM WALL HEIGHT (FEET)	MINIMUM VERTICAL REINFORCEMENT (NO. OF BARS)	MAXIMUM VERTICAL REINFORCEMENT (NO. OF BARS)
3.3	3.0	96
4.0	3.7	96
4.7	4.3	96
5.3	5.0	96
6.0	5.7	96
6.7	6.3	96
7.3	7.0	96
8.0	7.7	96
8.7	8.3	96
9.3	9.0	96

**REVISIONS**


**MARK DISCOVERY**  
P.E. 5803

WHEN AN ENGINEER Mark Discovery, P.E. (FL 32018, PSB 368, Lake City, FL 32005, 386-254-6119)

**DIMENSIONS:**  
Unless otherwise specified, all dimensions shall be in feet and inches. All dimensions shall be to the center of the member unless otherwise specified. This document is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission and consent of Mark Discovery.

**CONTRACTOR'S OBLIGATION:** Mark Discovery, P.E. hereby certifies that the design of the project is in accordance with the applicable laws, rules, and regulations of the State of Florida, and that the design is the original work of the engineer. The engineer is not responsible for the construction of the project or for any errors or omissions in the design or construction of the project.

**LIMITATION:** This design is valid for one building, or specified location.

**Innovative Home Builders**

1618 - 11 (CG)  
Lot 11 Right

ADDRESS:  
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Columbia County, FL

Mark Discovery P.E.  
Suite 103  
Lake City, Florida 32025  
Phone: (386) 754 - 5419  
Fax: (386) 269 - 4871

PRINTED DATE:  
Monday, February 18, 2015

DRAWN BY: STRUCTURAL BY

DATE: 10/6/15

**JOB NUMBER:**  
140334

DRAWING NUMBER  
**S-2**

OF 2 SHEETS