



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



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



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



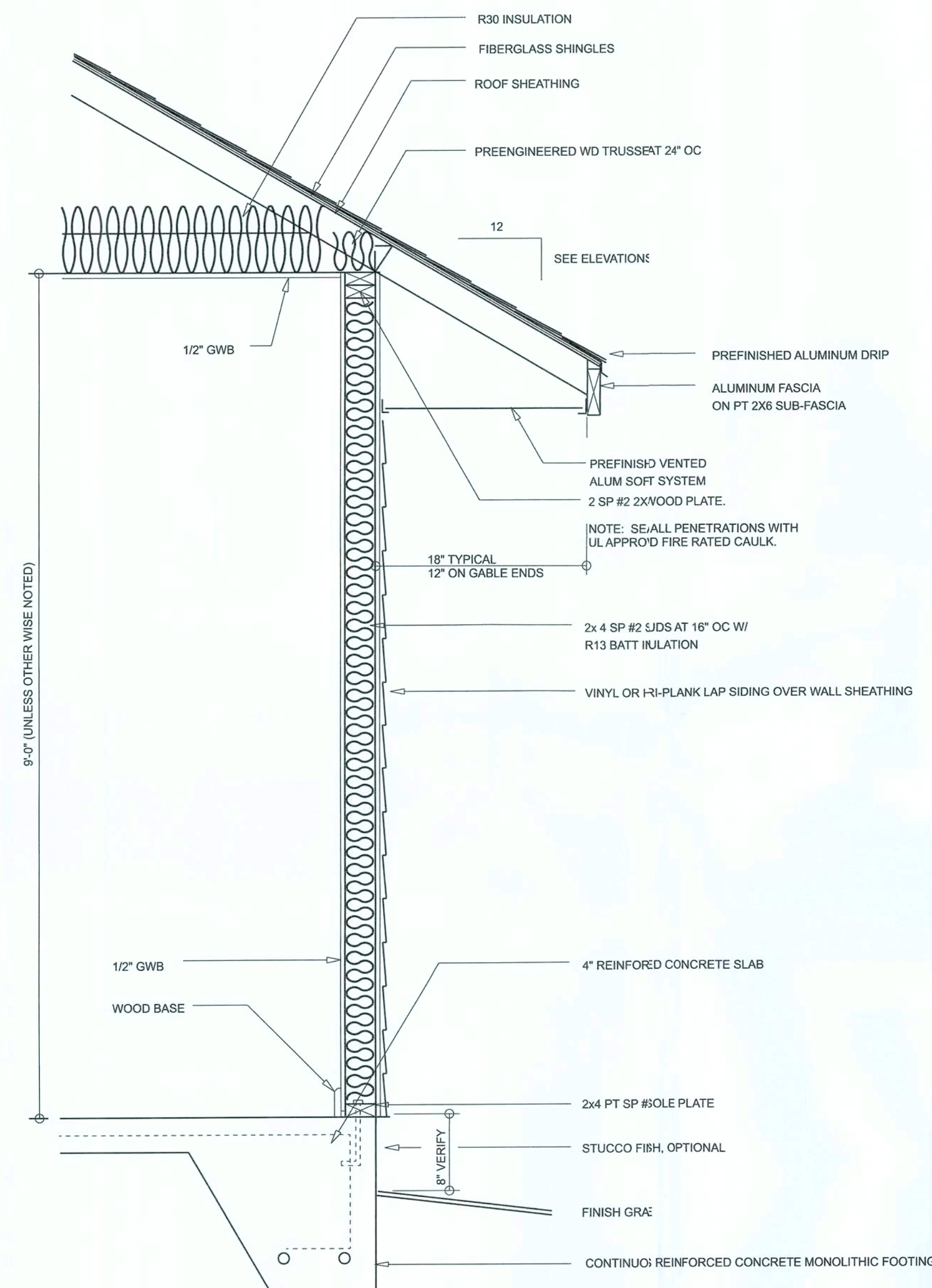
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS SCHEDULE	
Jan 31st, 2019	ORIGINAL DRAWINGS

THE CAROLINA IV MODEL FOR:
AARON SIMQUE HOMES, INC
LOT 19, T11E P11E00VED, LAKE CITY, FL 32024

RIDGEPOINT DESIGN, INC
496 SW RING CT. LAKE CITY, FLORIDA 32025
P: 386-288-1186
E: RIDGEPOINTDESIGN@GMAIL.COM

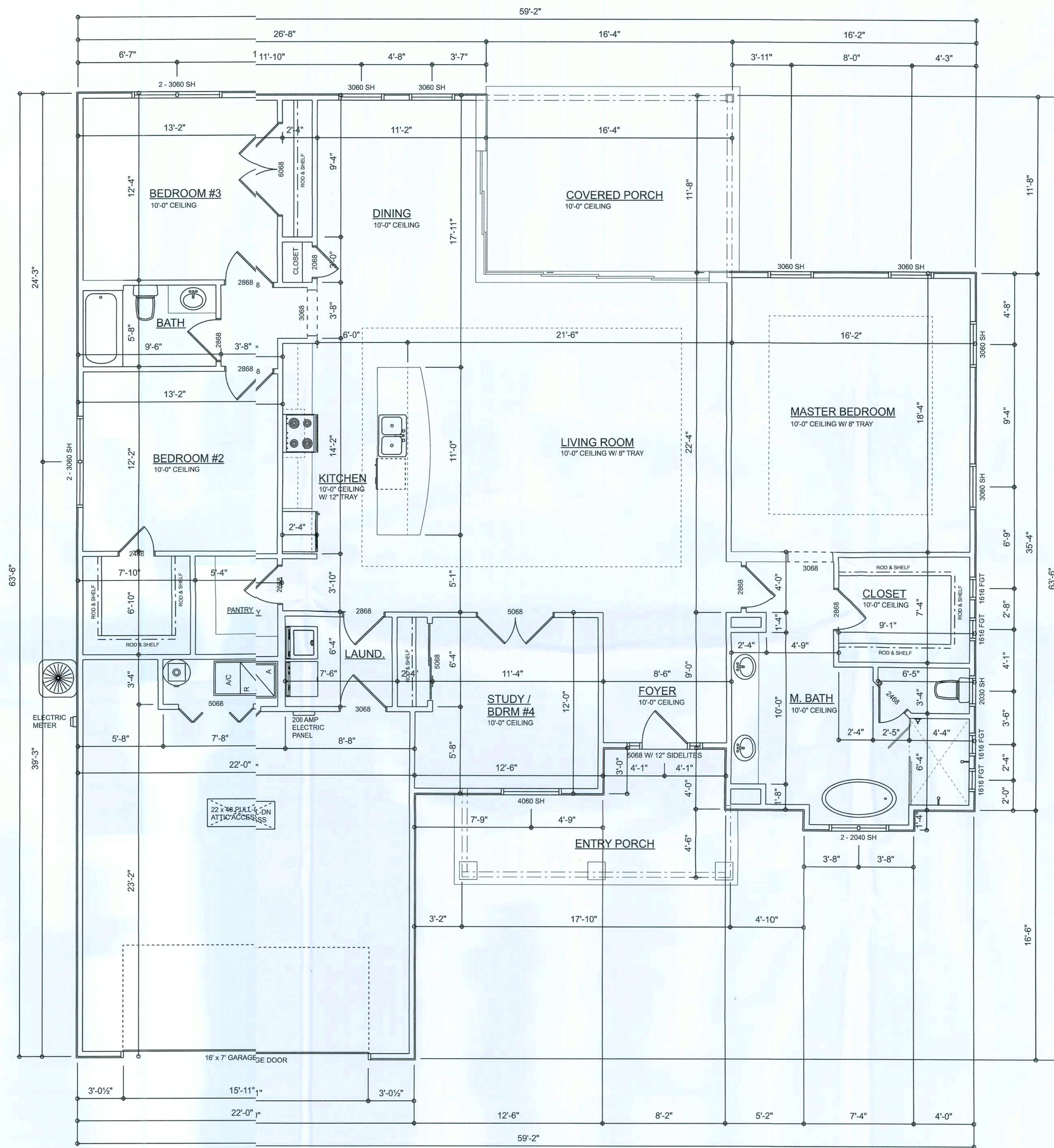
SHEET NUMBER
A.1
OF 3 SHEETS



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

AREA SUMMARY

HEATED & COOLED	2175	S.F.
ENTRY PORCH	122	S.F.
REAR COVERED PORCH	191	S.F.
GARAGE	354	S.F.
TOTAL LIVING	3,42	S.F.



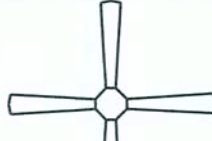
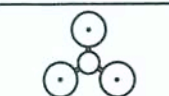
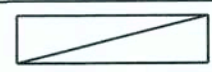
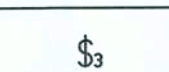
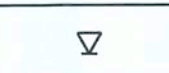
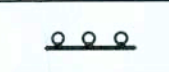
DIMENSIONED FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS SCHEDULE	ORIGINAL DRAWINGS
Jan 31st, 2019	

THE CAROLINA IV MODEL FOR:
AARON SIMQUE HOMES, INC
LOT 19, THE PRESERVES, LAKE CITY, FL 32024

**RIDGEPOINT
DESIGN, INC**
406 SAW BING CT LAKE CITY, FL 32024
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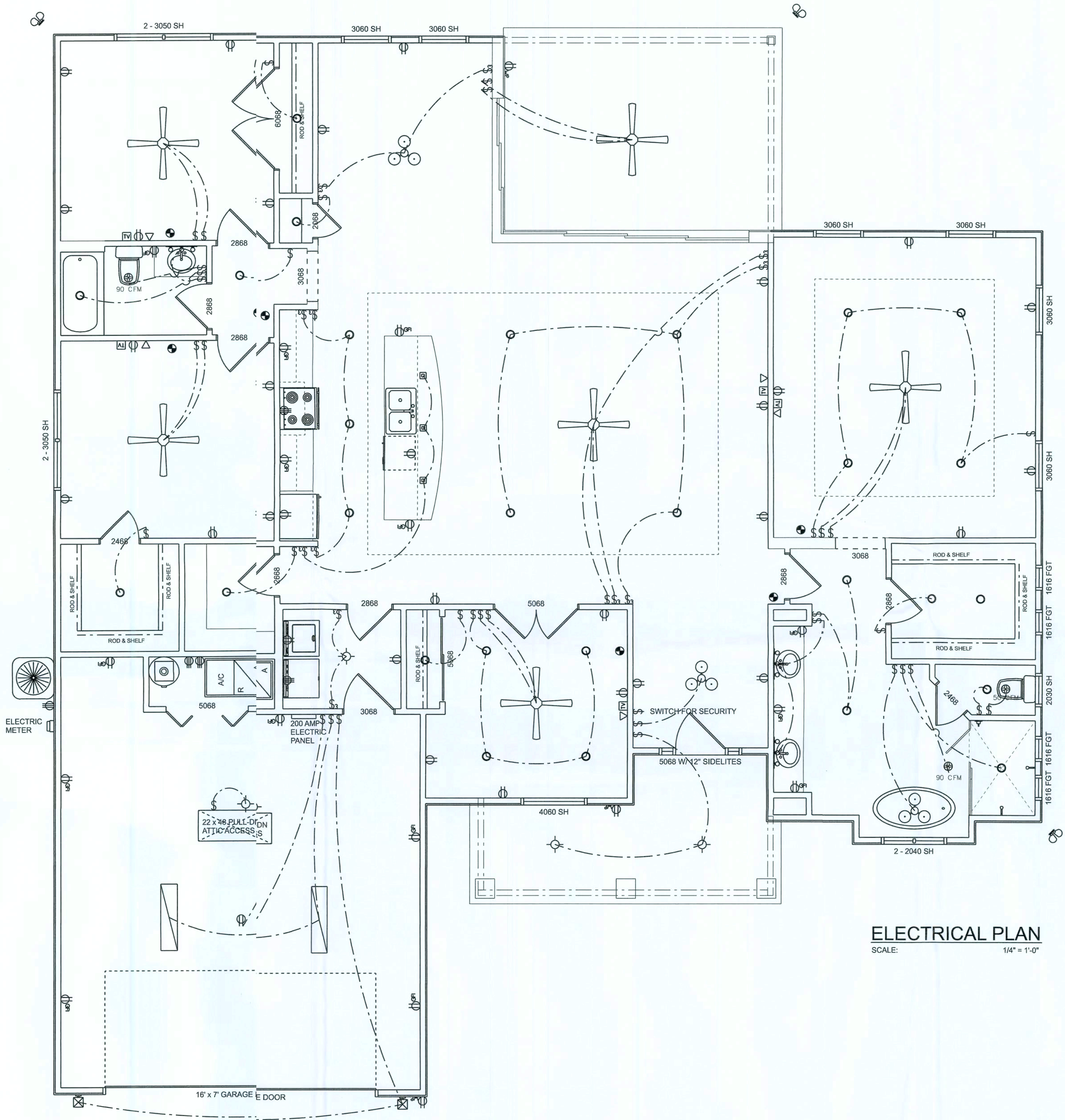
SHEET NUMBER
A.2
OF 3 SHEETS

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 4 bladed 01	6	
ceiling light 08	3	
fluorescent light 1 x 4	2	
pendant cube	3	
pot light	28	
exterior light 02	2	
spotlight double	3	
electrical meter	1	
cable tv outlet	5	
fan 50 CFM	1	
fan 90 CFM	2	
light	4	
outlet	32	
outlet 220v	5	
outlet gfi	14	
outlet wp	3	
smoke detector	6	
switch	38	
switch 3 way	12	
telephone	5	
vanity bar light 02	3	

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

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

NOTE1
UFER grounding required per N.E.C.
Arc fault breakers required per N.E.C.
GFCI breakers required per N.E.C.
Tamper resistant receptacles required per N.E.C.



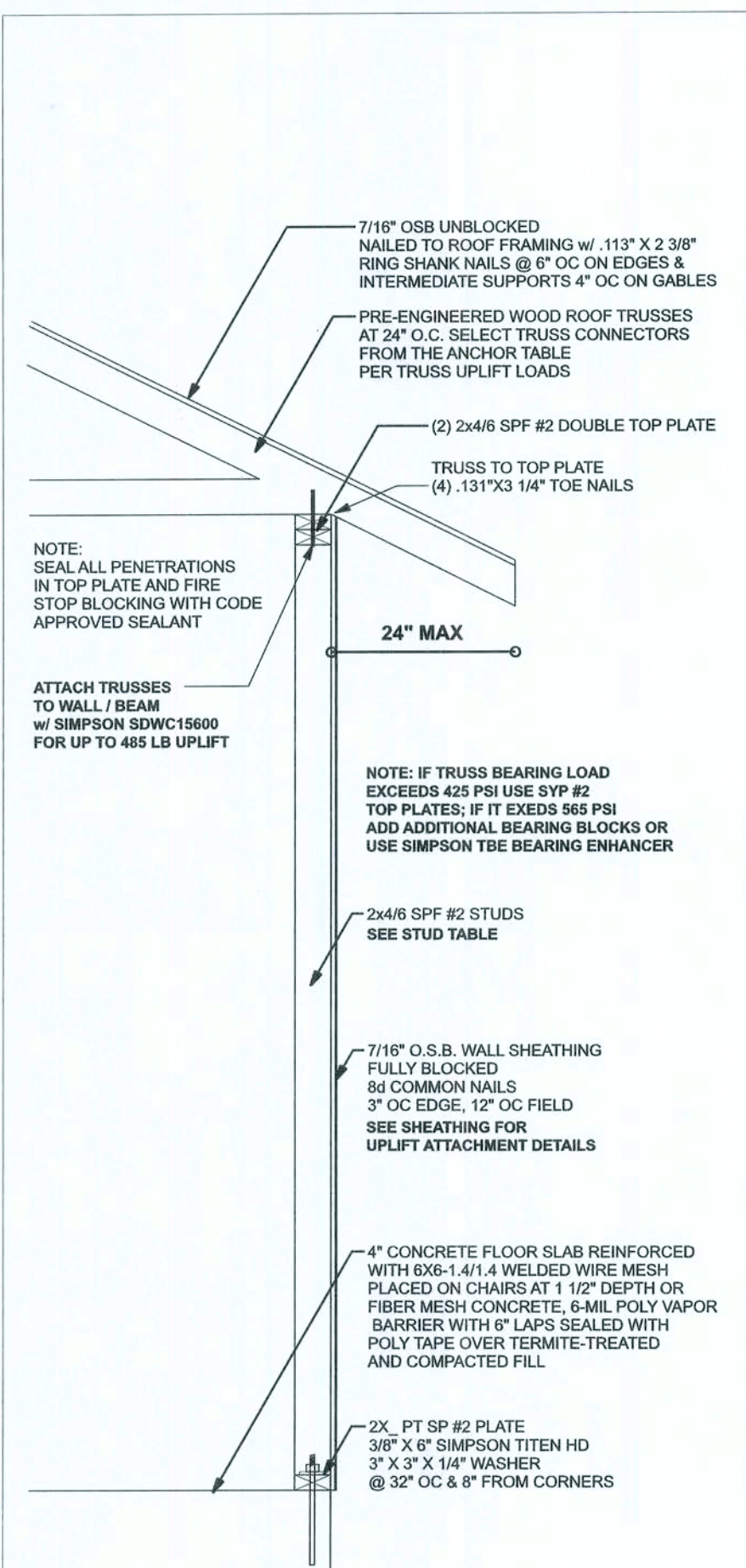
ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

REVISIONS SCHEDULE	
Jan 31st, 2019	ORIGINAL DRAWINGS

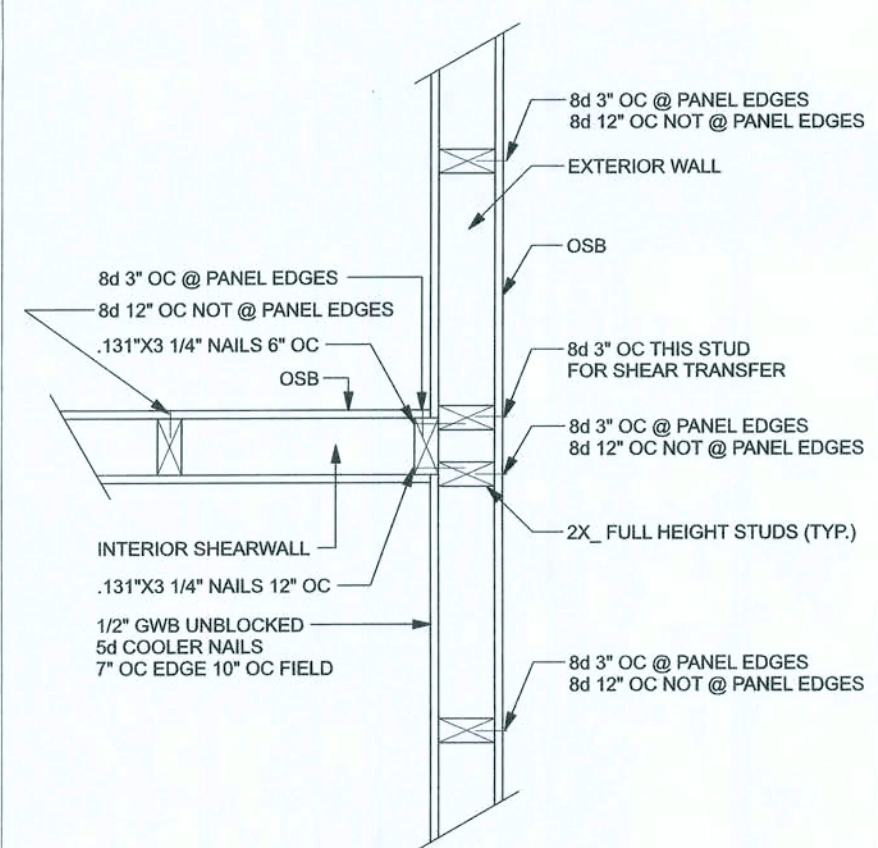
THE CAROLINA IV MODEL FOR:
AARON SIMQUE HOMES, INC.
LOT 19, THE PRESERVES, LAKE CITY, FL 32024

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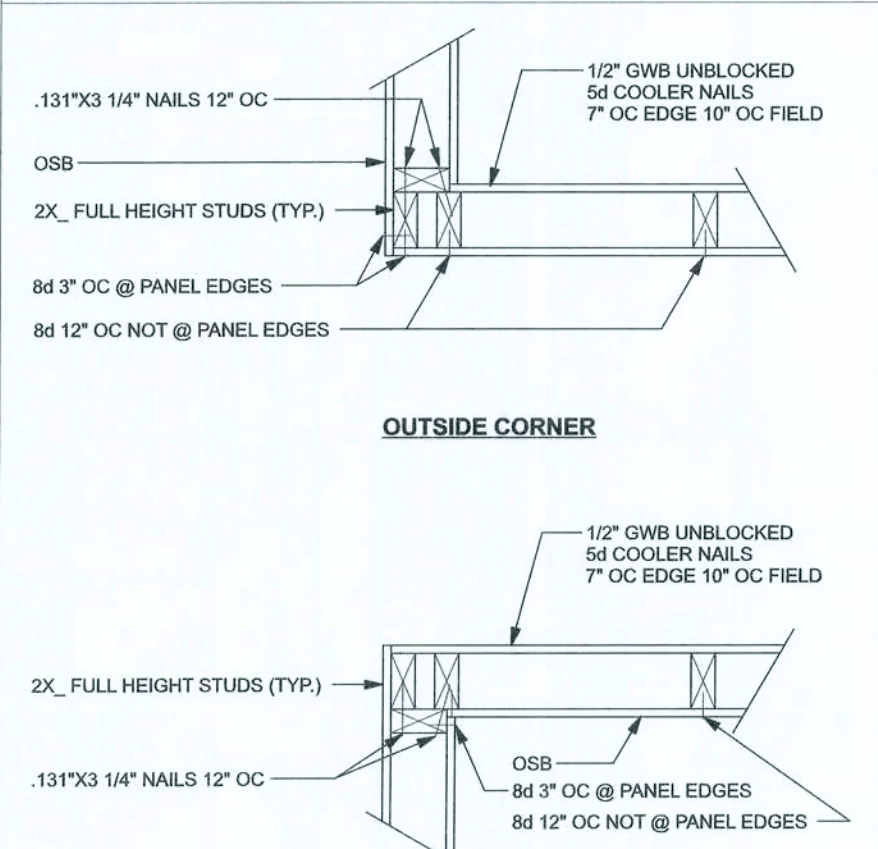
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OF 3 SHEETS



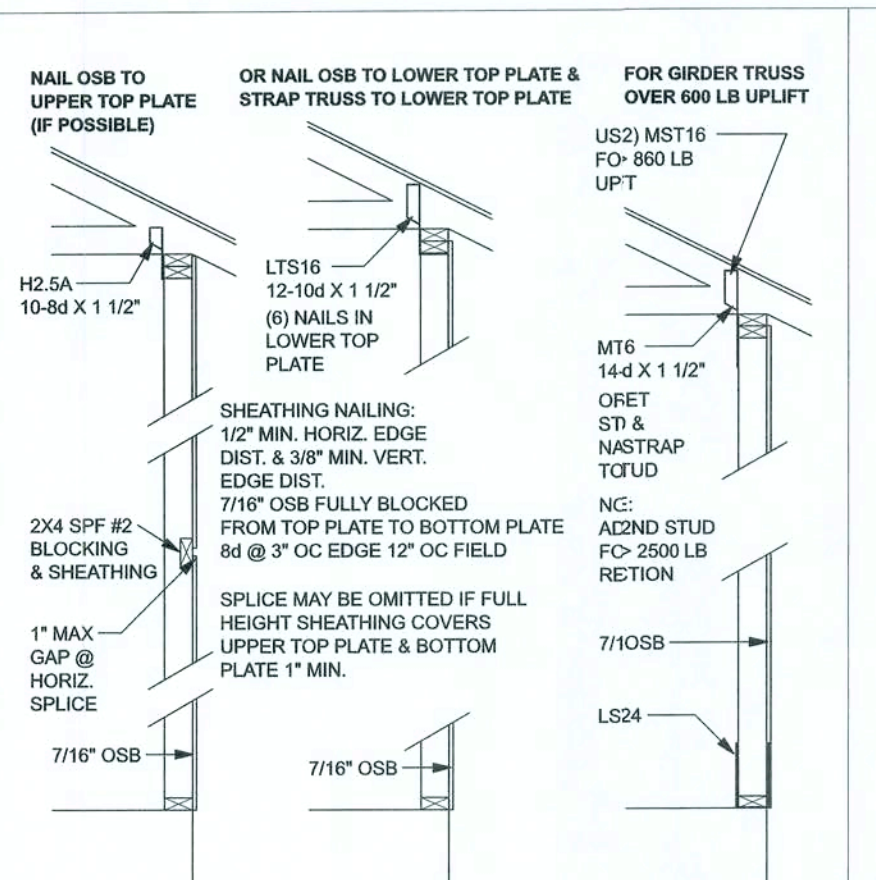
ONE STORY WALL SECTION
SCALE: 3/4" = 1'-0"



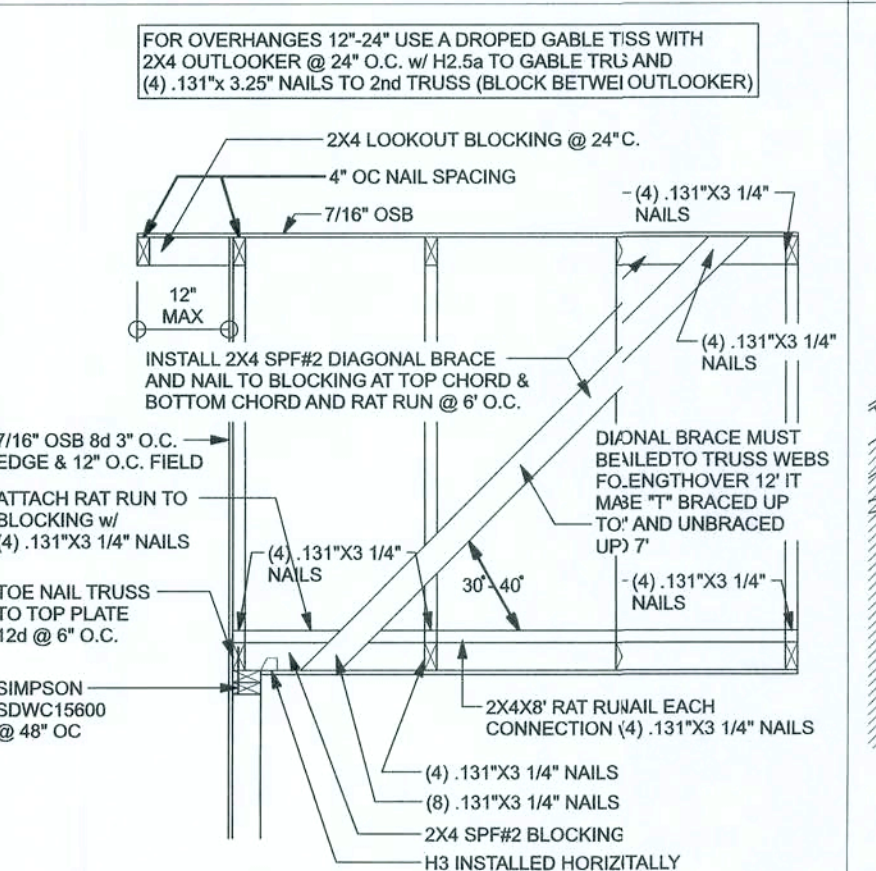
(TYP.) INTERSECTING WALL FRAMING
WOOD FRAME



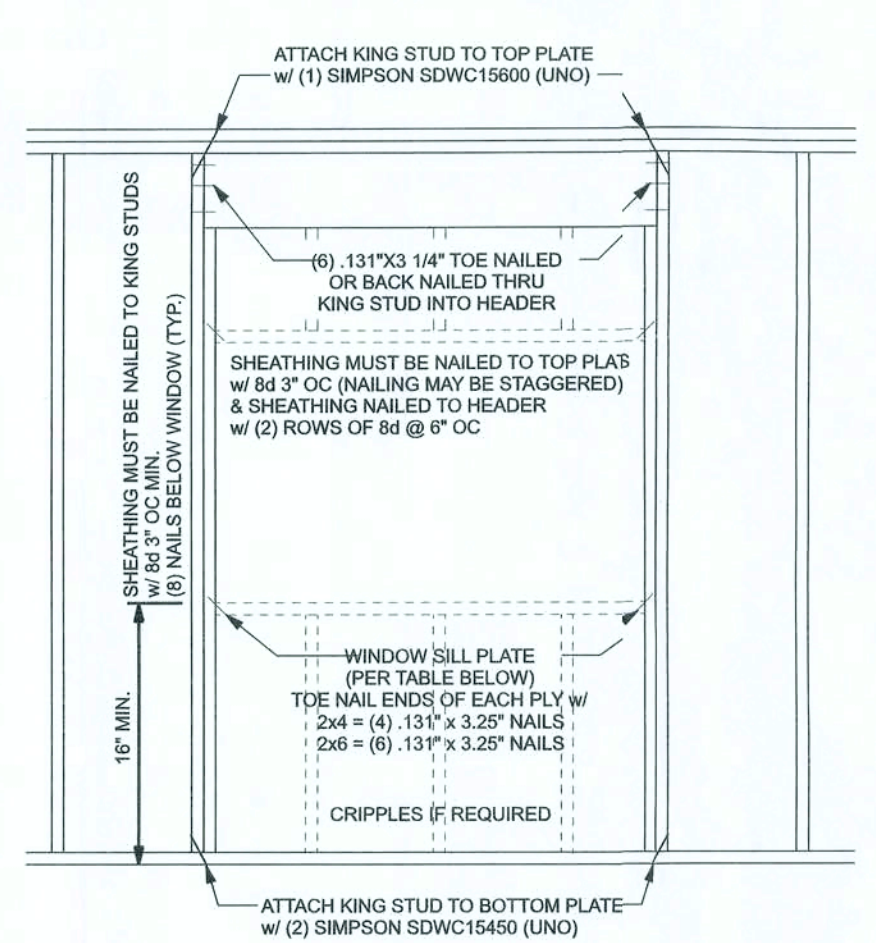
(TYP.) CORNER FRAMING
WOOD FRAME



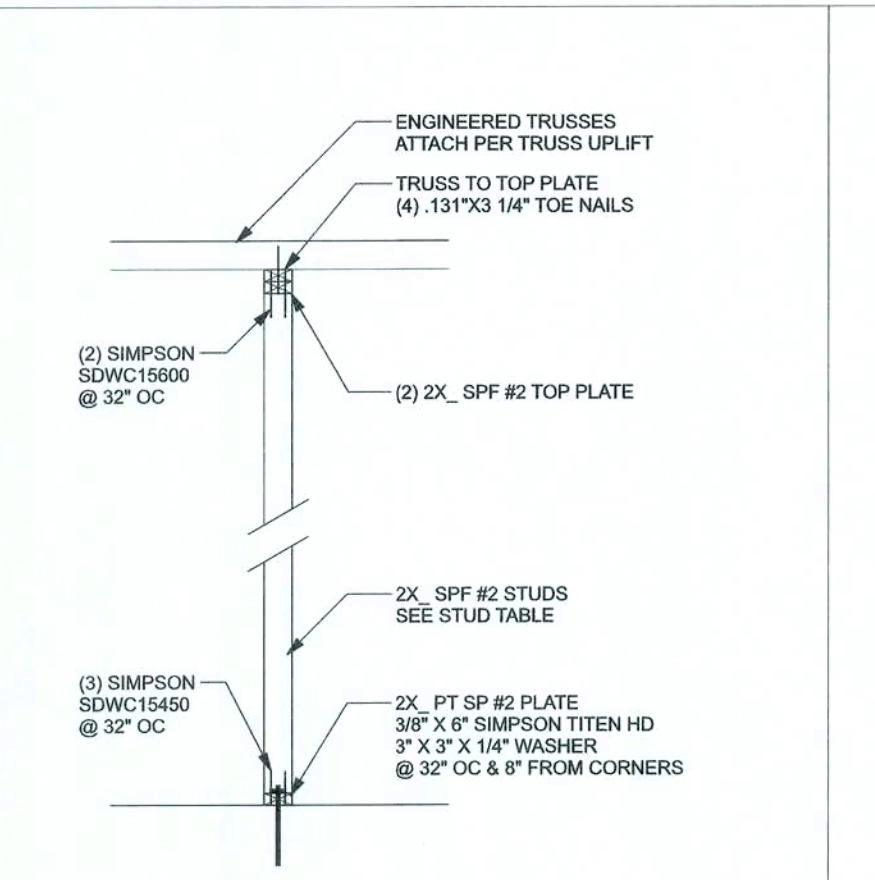
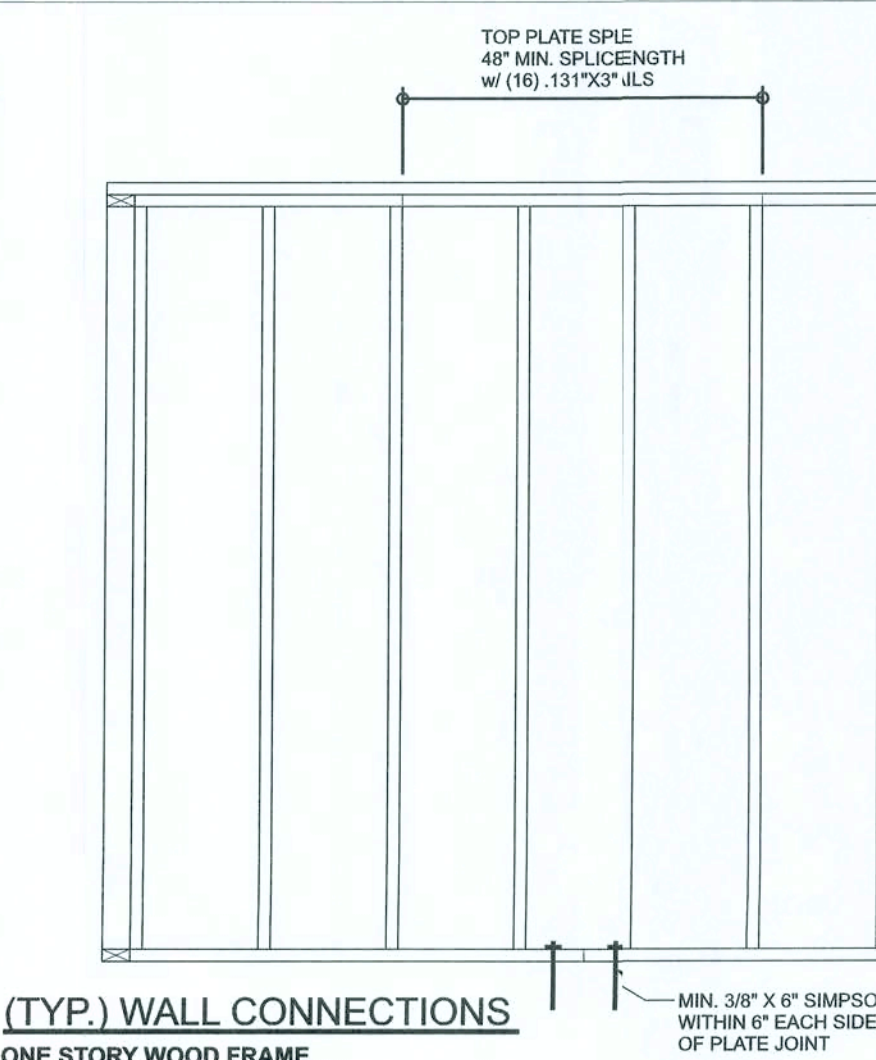
SHEATHING FOR UPLIFT ATTACHMENT DETAILS
ONE STORY WOOD FRAME



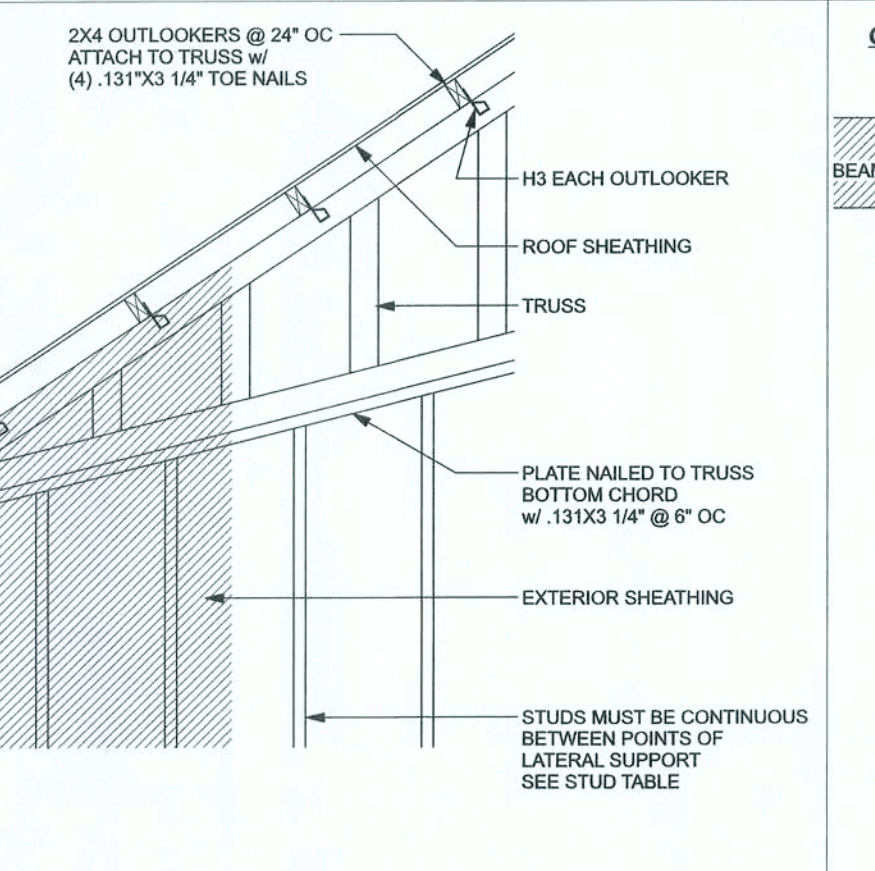
(TYP.) GABLE BRACING DETAIL
WOOD FRAME



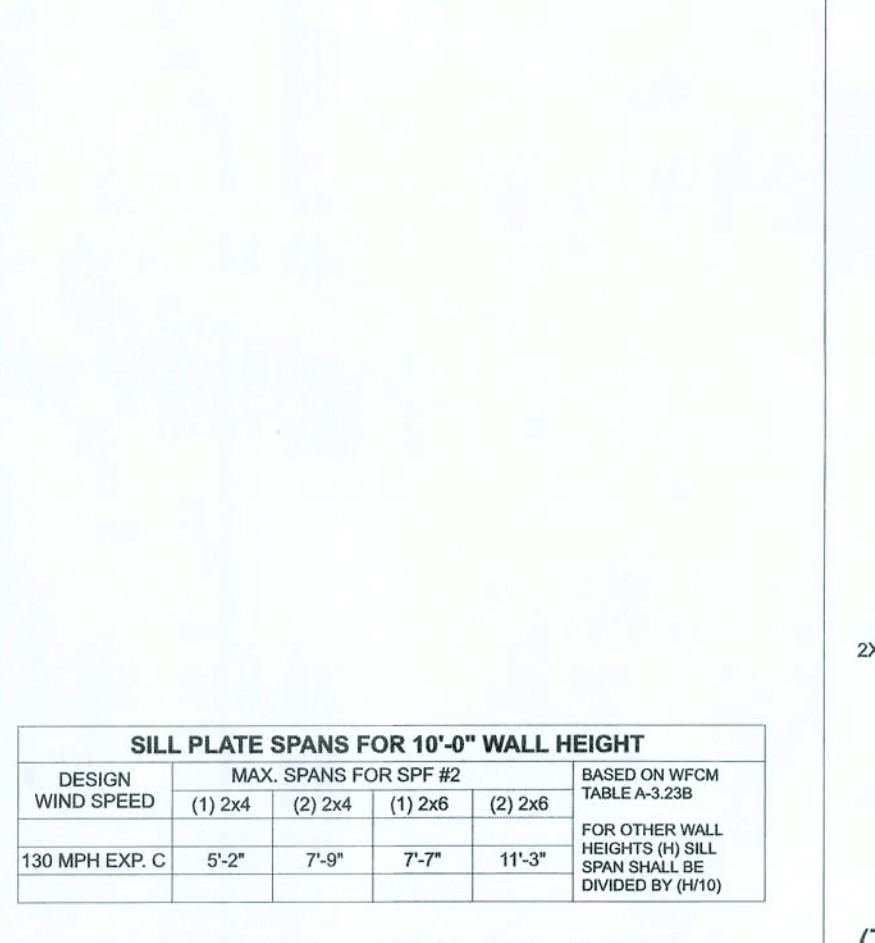
(TYP.) WALL CONNECTIONS
ONE STORY WOOD FRAME



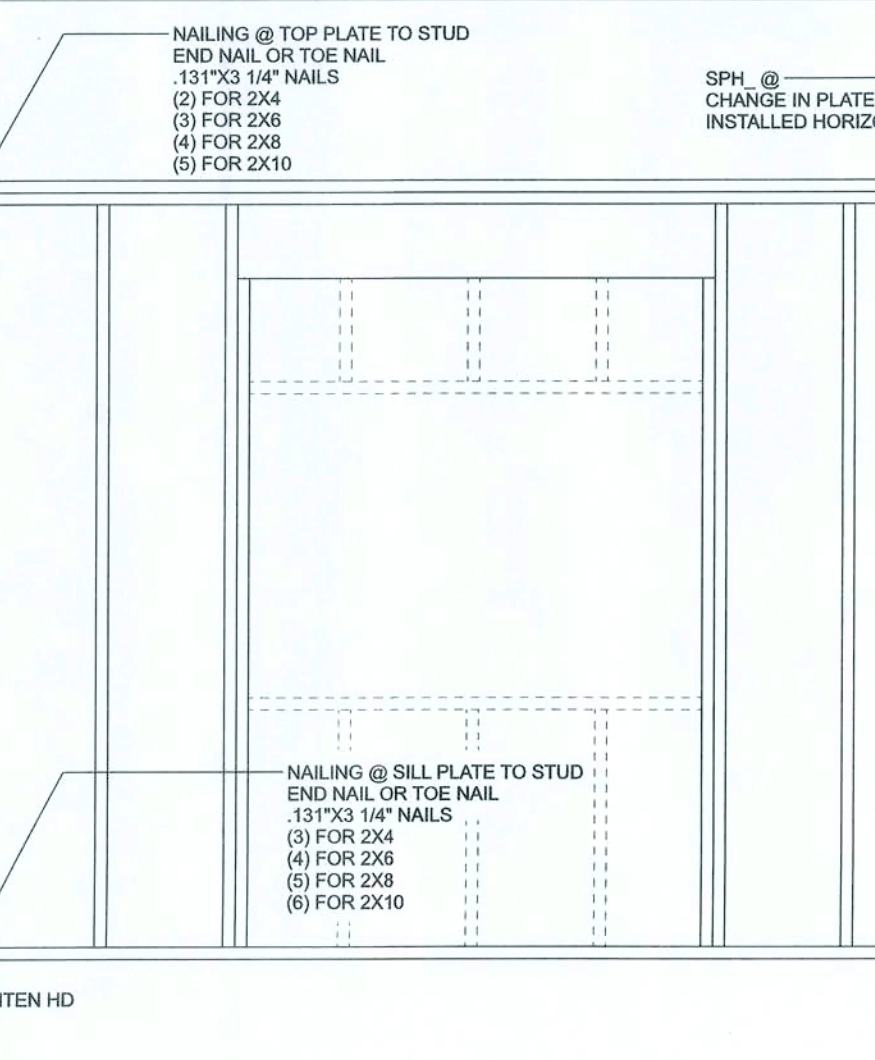
(TYP.) INTERIOR BEARING WALL
ONE STORY WOOD FRAME w/ STRAPS & ANCHORS



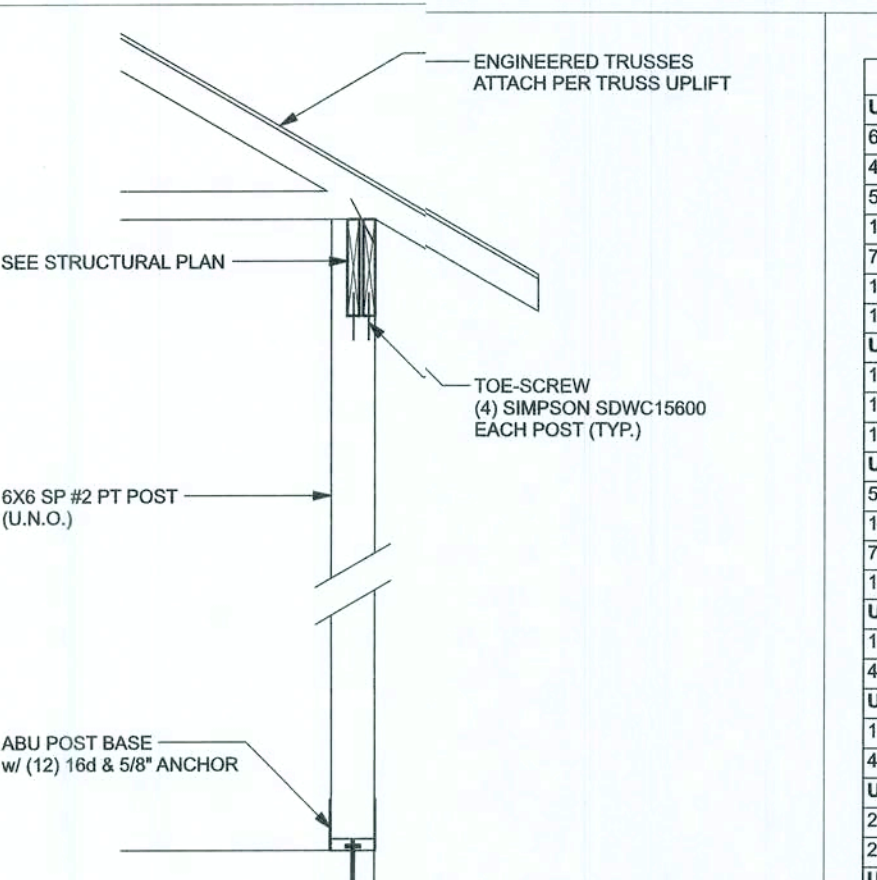
(TYP.) GABLE WALL w/ VAULTED CEILING
WOOD FRAME



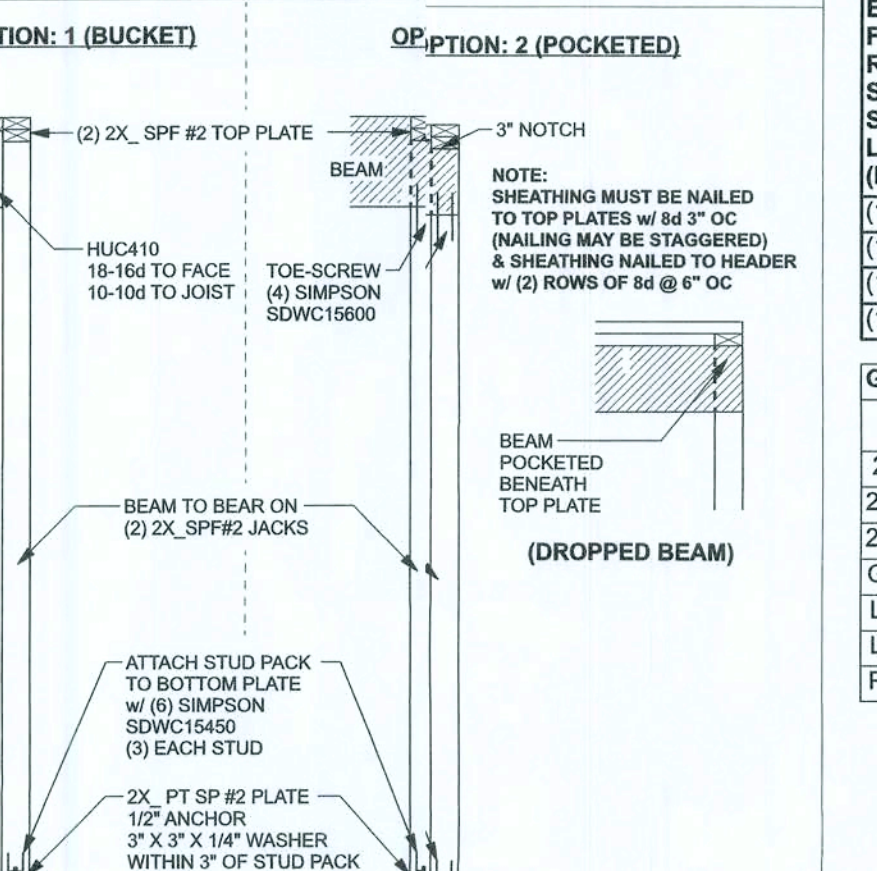
(TYP.) BEAM TO WALL
WOOD FRAME w/ STRAPS & ANCHORS



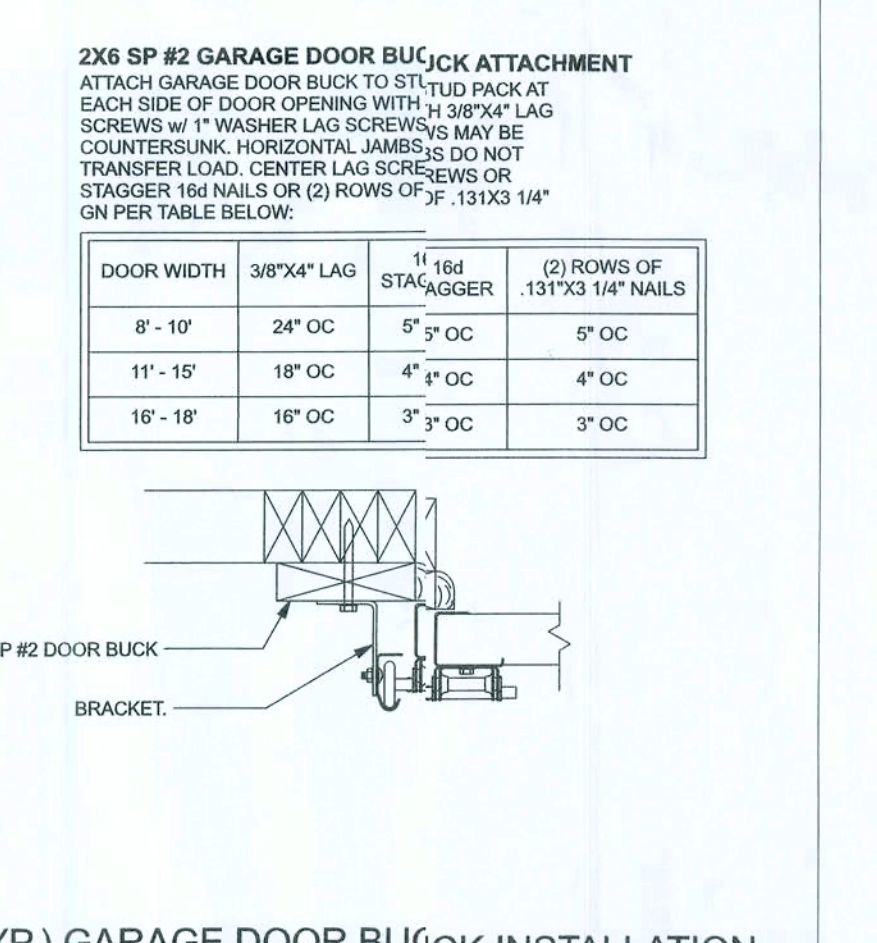
(TYP.) GARAGE DOOR BUCK INSTALLATION
WOOD FRAME



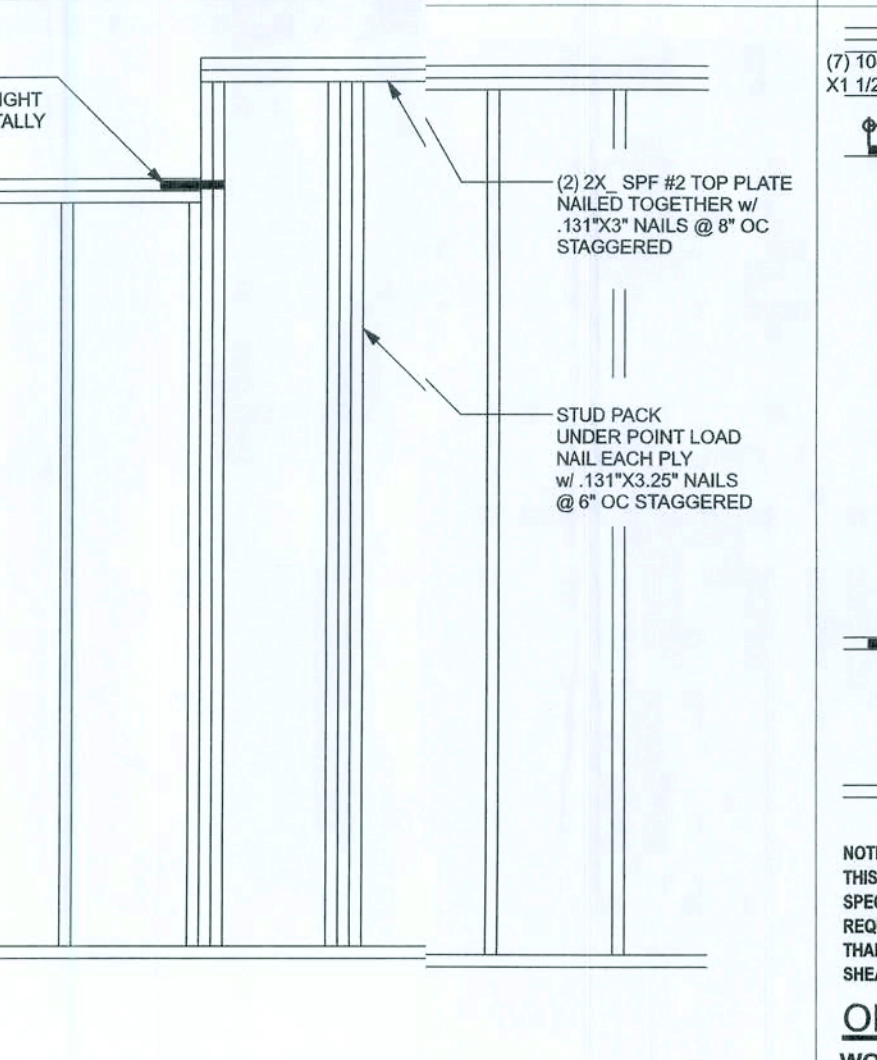
(TYP.) PORCH POST
ONE STORY WOOD



(TYP.) BEAM TO WALL
WOOD FRAME w/ STRAPS & ANCHORS



(TYP.) GARAGE DOOR BUCK INSTALLATION
WOOD FRAME



(TYP.) WALL CONNECTIONS
ONE STORY WOOD FRAME

CONNECTOR TABLE					
Uplift SP	Uplift SPF	Truss Connector	To Plate	To Truss/Rafter	
615	485	SDWC15600	-	-	
415	250	H2	4-8dX1 1/2"	4-8dX1 1/2"	
575	465	H2.5A	5-8dX1 1/2"	5-8dX1 1/2"	
1340	1015	H10A	9-10d1 1/2"	9-10d1 1/2"	
720	620	LTS12-20	6-10d1 1/2"	6-10d1 1/2"	
1000	860	MTS12-30	7-10d1 1/2"	7-10d1 1/2"	
1250	1245	HTS20-30	12-10d1 1/2"	12-10d1 1/2"	
Uplift SP	Uplift SPF	Strap Ties	To One Member	To Other Member	
1235	1235	LSTA21	8-10d	8-10d	
1640	1455	MSTA24	9-10d	9-10d	
1030	1030	CS20	7-10d	7-10d	
Uplift SP	Uplift SPF	Stud Plate Ties	To Stud	To Plate	
565	535	SP1	6-10d	4-10d	
1065	605	SP2	6-10d	6-10d	
771	771	LSTA24	10-10d	wrap under or over plate	
1235	1235	LSTA24	14-10d	wrap under or over plate	
Uplift SP	Uplift SPF	Holdowns @ Stewall	To Stud / Post	Anchor	
1625	1600	DTT22	8-SDS 1/4"x1 1/2"	1/2"x12" Titen HD	
Uplift SP	Uplift SPF	Holdowns @ Mono	To Stud / Post	Anchor	
1825	1800	DTT22	8-SDS 1/4"x1 1/2"	1/2"x6" Titen HD	
4235	3640	HTT4	18-16dX2 1/2"	1/2"x12" Titen HD	
Uplift SP	Uplift SPF	Post Bases @ Stewall	To Post	Anchor	
2200	2200	ABU44	12-16d	5/8"x12" Drill & Epoxy	
2300	2300	ABU66	12-16d	5/8"x12" Drill & Epoxy	
Uplift SP	Uplift SPF	Post Bases @ Mono	To Post	Anchor	
2200	2200	ABU44	12-16d	5/8"x7" Drill & Epoxy	
2300	2300	ABU66	12-16d	5/8"x7" Drill & Epoxy	

EXTERIOR WALL STUD TABLE FOR SPF #2 STUDS:

THIS STUD HEIGHT TABLE IS PER 2012 WFCM, TABLE 3.20B5, EXTERIOR LOAD BEARING & NON LOAD BEARING STUD LENGTHS FOR WALLS WITH OSB EXTERIOR AND 1/2" GYP INTERIOR RESISTING INTERIOR ZONE WINDLOADS, 130 MPH, EXPOSURE C, STUD DEFLECTION LIMIT H/240 (NOT OK FOR BRITTLE FINISH), STUD SPACINGS SHALL BE MULTIPLIED BY 0.8 FOR FRAMING LOCATED WITHIN 4 FEET OF CORNERS FOR END ZONE LOADING. (END ZONE EXAMPLE 16" O.C. x 0.8 = 12.8" O.C.)

STUD HEIGHT	STUD SPACING
1) 2x4 @ 16" OC	TO 10'-1" STUD HEIGHT
1) 2x4 @ 12" OC	TO 11'-2" STUD HEIGHT
1) 2x6 @ 16" OC	TO 15'-7" STUD HEIGHT
1) 2x6 @ 12" OC	TO 17'-3" STUD HEIGHT

GRADE & SPECIES TABLE			
2x8	SP #2	Fb	E
2x10	SP #2	925	1.4
2x12	SP #2	800	1.4
GLB	24F-V3 SP	2600	1.9
LSL	TIMBERSTRAND	1700	1.7
LVL	MICROLAM	2950	2.0
PSL	PARALAM	2900	2.0

ROOF SYSTEM DESIGN:

THE SEAL ON THESE PLANS FOR COMPLIANCE WITH FBRC IS BASED ON REACTIONS, UPLIFTS, AND BEARING LOCATIONS IN TRUSS ENGINEERING SUBMITTED TO THE WIND LOAD ENGINEER. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK ALL DETAILS OF THE COMPLETE ROOF SYSTEM DESIGN SUBMITTED BY THE TRUSS MANUFACTURER AND HAVE IT SIGNED, AND SEALED BY A DESIGN PROFESSIONAL FOR CORRECT APPLICATION OF FBRC REQUIRED LOADS AND ANY SPECIAL LOADS. THE BUILDER IS RESPONSIBLE TO REVIEW EACH INDIVIDUAL TRUSS MEMBER AND THE TRUSS ROOF SYSTEM AS A WHOLE AND TO PROVIDE RESTRAINT FOR ANY LATERAL BRACING. THE BUILDER SHOULD USE CARE CHECKING THE ROOF DESIGN BECAUSE THE WIND LOAD ENGINEER IS SPECIFICALLY NOT RESPONSIBLE FOR THE TRUSS LAYOUT WHICH WAS CREATED BY THE TRUSS MANUFACTURER AND THE TRUSS DESIGNER ALSO DENIES RESPONSIBILITY FOR THE LAYOUT PER NOTES ON THEIR SEALED TRUSS SHEETS.

GENERAL NOTES:

TRUSSES: TRUSSES SHALL BE DESIGNED BY A FLORIDA LICENSED ENGINEER IN ACCORDANCE WITH THE FBRC. TRUSS ENGINEERING SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, TEMPORARY AND PERMANENT BRACING DETAILS, TRUSS-TO-TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADS FOR ALL BEARING LOCATIONS. TRUSS ENGINEERING IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER AND SHALL BE SIGNED & SEALED BY THE MANUFACTURER'S DESIGN ENGINEER. IT IS THE BUILDER'S RESPONSIBILITY VERIFY THE TRUSS DESIGNER FULLY SATISFIED ALL THE ABOVE REQUIREMENTS AND TO SELECT UPLIFT CONNECTIONS BASED ON TRUSS ENGINEERING UPLIFT AND PROVIDE FOOTINGS FOR INTERIOR BEARING WALLS. BUILDER TO FURNISH TRUSS ENGINEERING TO WIND LOAD ENGINEER FOR REVIEW OF TRUSS REACTIONS ON THE BUILDING STRUCTURE. STRAP 2X6 RAFTERS WITH MIN. UPLIFT CONNECTION #15LB EACH END; 2X8 RAFTERS 700 LB EACH END.

SITE PREPARATION: SITE ANALYSIS AND PREPARATION IS NOT PART OF THIS PLAN

FOUNDATION: CONFIRM THAT THE FOUNDATION DESIGN & SITE CONDITIONS MEET GRAVITY LOAD REQUIREMENTS (ASSUME 1500 PSF BEARING CAPACITY UNLESS VISUAL OBSERVATION OR SOILS TEST PROVES OTHERWISE).

CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS, P_c = 2500 PSI.

WELDED WIRE REINFORCED SLAB: 8" x 6" W1 4 x W1 4 FB = 8XSL WELDED WIRE REINFORCEMENT FABRIC (W.W.M.) CONFORMING TO ASTM A185; LOCATED IN MIDDLE OF THE SLAB; SUPPORTED WITH APPROVED MATERIALS OR SUPPORTS AT SPACINGS NOT TO EXCEED 3'.

FIBER CONCRETE SLAB: CONCRETE SLABS ON GROUND CONTAINING SYNTHETIC FIBER REINFORCEMENT FIBER LENGTH 1/2 INCH TO 2 INCHES. DOSAGE AMOUNTS FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD PER THE MANUFACTURER'S RECOMMENDATIONS. FIBERS TO COMPLY WITH ASTM C 1116. SUPPLIER TO PROVIDE ASTM C 1116 CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY BUILDING OFFICIAL.

CONTROL JOINTS: WHERE SPECIFIED, SAWN CONTROL JOINTS IN SLAB-ON-GRADE SHALL BE CUT IN ACCORDANCE WITH ACI 302. JOINTS SHALL BE CUT WITHIN 12 HOURS OF SLAB PLACEMENT. THE LENGTH / WIDTH RATIOS OF SLAB AREAS SHALL NOT EXCEED 1.5 AND TYPICAL SPACING OF CUTS TO BE 12 FT. DO NOT CUT WMM OR REINFORCING STEEL. (RECOMMENDED LOCATION OF CONTROL JOINTS IS SUBJECT TO OWNER AND CONTRACTOR'S APPROVAL. THE CONTROL JOINTS ARE NOT INTENDED TO PREVENT CRACKS BUT RATHER TO ENCOURAGE THE SLAB TO CRACK ON A GIVEN LINE.)

REBAR: ASTM A 615, GRADE 40, DEFORMED BARS, F_y = 40 KSI, ALL LAP SPICES 40" DB (2' FOR REBARS); UNO. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 315-86, U.N.O.

ROOF SHEATHING: ALL ROOFS ARE HORIZONTAL DIAPHRAGMS; 7/16" OSB SHEATHING, UNBLOCKED, APPLIED PERPENDICULAR TO FRAMING, OVER A MINIMUM OF 3 FRAMING MEMBERS, WITH PANEL EDGES STAGGERED, FASTENED WITH 11" x 2 3/8" RING SHANK NAILS @ 6" OC ON EDGES & INTERMEDIATE SUPPORTS 4" OC ON GABLES.

STRUCTURAL CONNECTORS: MANUFACTURERS AND PRODUCT NUMBERS FOR CONNECTORS, ANCHORS, AND REINFORCEMENT ARE LISTED FOR EXAMPLE NOT ENDORSEMENT. AN EQUIVALENT DEVICE OF THE SAME OR OTHER MANUFACTURER CAN BE SUBSTITUTED FOR ANY DEVICES LISTED IN THE EXAMPLE TABLES AS LONG AS IT MEETS THE REQUIRED LOAD CAPACITIES. MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE FOLLOWED TO ACHIEVE RATED LOADS.

ANCHOR BOLTS: A-307 ANCHOR BOLTS WITH MINIMUM EMBEDMENT AS SPECIFIED IN DRAWINGS BUT NO LESS THAN 7" IN CONCRETE OR REINFORCED BOND BEAM OR 15" IN GROUTED CMU.

BUILDER'S RESPONSIBILITY:

THE BUILDER AND OWNER ARE RESPONSIBLE FOR THE FOLLOWING, WHICH ARE SPECIFICALLY NOT PART OF THE WIND LOAD ENGINEER'S SCOPE OF WORK.

CONFIRM SITE CONDITIONS: FOUNDATION BEARING CAPACITY, GRADE AND BACKFILL HEIGHT, WIND SPEED AND DEBRIS ZONE, AND FLOOD ZONE.

PROVIDE MATERIALS AND CONSTRUCTION TECHNIQUES, WHICH COMPLY WITH FBRC REQUIREMENTS FOR THE STATED WIND VELOCITY AND DESIGN PRESSURES.

PROVIDE A CONTINUOUS LOAD PATH FROM TRUSSES TO FOUNDATION. IF YOU BELIEVE THE PLAN OMTS A CONTINUOUS LOAD PATH CONNECTION, CALL THE WIND LOAD ENGINEER IMMEDIATELY.

VERIFY THE TRUSS MANUFACTURER'S SEALED ENGINEERING INCLUDES TRUSS DESIGN, PLACEMENT PLANS, TEMPORARY AND PERMANENT BRACING DETAILS, TRUSS-TO-TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADS FOR ALL BEARING LOCATIONS.

Aaron Sinque Homes

PROJECT ADDRESS:
Lot 19 The Preserve
Columbia County, FL

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CERTIFICATION: I hereby certify that I have examined this plan, and that the applicable portions of the plan, relating to wind engineering comply with the 6th Edition Florida Building Code Residential (2017) to the best of my knowledge.

LIMITATION: This design is valid for one building, at specific location.

MARK DISOSWAY P.E. 53815

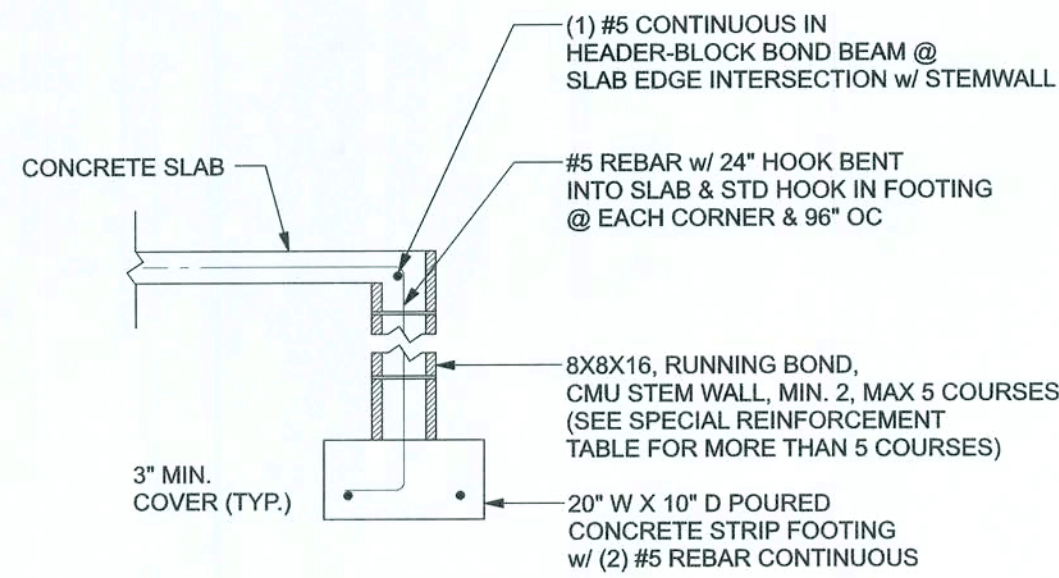
MARK O. DISOSWAY
P.E. 53815
FLORIDA
RESIDENTIAL
BUILDING CODE

Wednesday, February 13, 2019

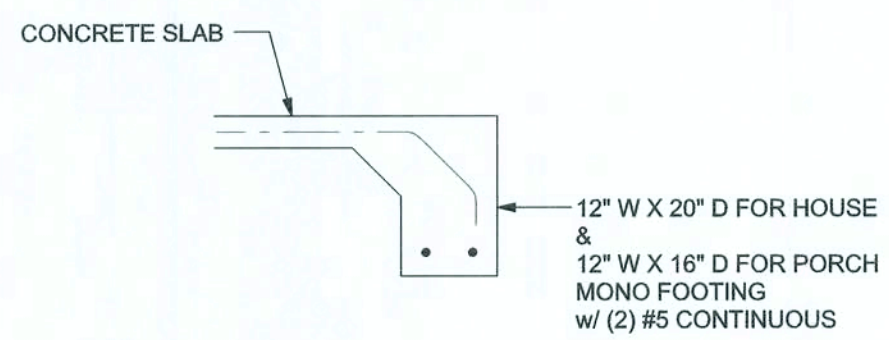
Mark Disosway P.E.
163 SWMidtown Place
Suite 103
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disoswaydesign@gmail.com

JOB NUMBER:
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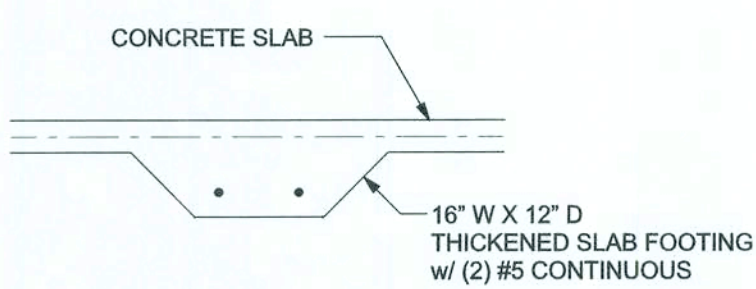
S-1
OF 3 SHEETS



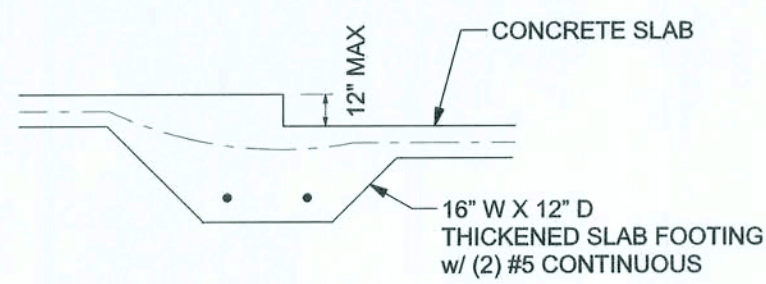
F1 S-2 OPTIONAL STEM WALL FOOTING
SCALE: 1/2" = 1'-0"



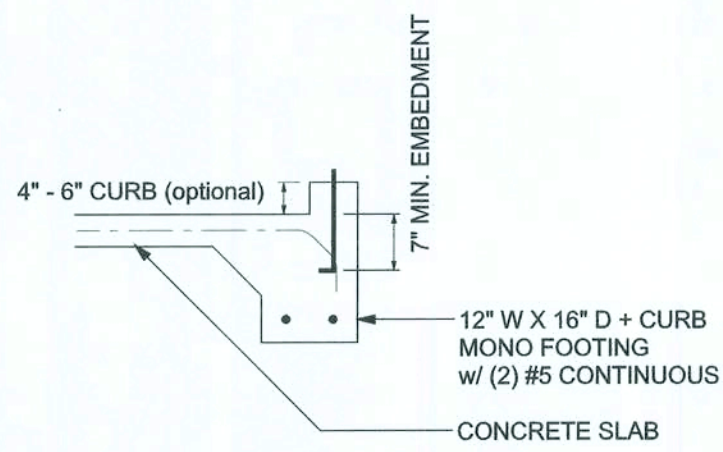
F1 S-2 MONOLITHIC FOOTING
SCALE: 1/2" = 1'-0"



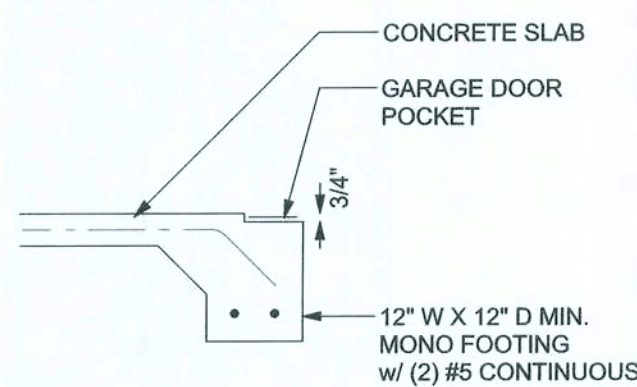
F2 S-2 INTERIOR BEARING FOOTING
SCALE: 1/2" = 1'-0"



F3 S-2 INTERIOR BEARING STEP FOOTING
SCALE: 1/2" = 1'-0"



F4 S-2 MONOLITHIC CURB FOOTING
SCALE: 1/2" = 1'-0"



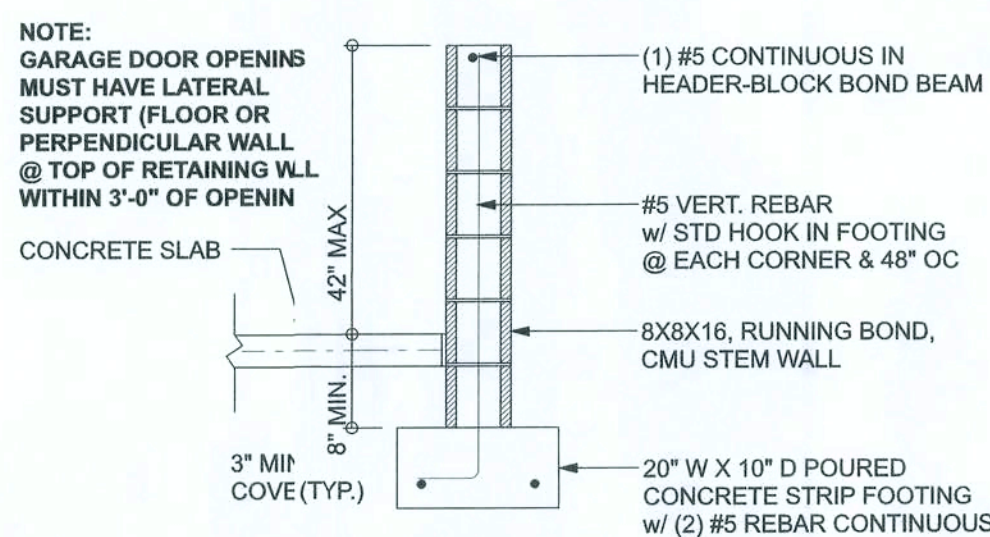
F5 S-2 GARAGE DOOR POCKET FOOTING
SCALE: 1/2" = 1'-0"

TALL STEM WALL TABLE:
The table assumes 60 ksi reinforcing bars with 6" hook in the footing and bent 24" into the reinforced slab at the top. The vertical steel is to be placed toward the tension side of the CMU wall (away from the soil pressure, within 2" of the exterior side of the wall). If the wall is over 8' high add Durowall ladder reinforcement at 16" OC vertically or a horizontal bond beam with 1" continuous at mid height. For higher parts of the wall 12" CMU may be used with reinforcement as shown in the table below.

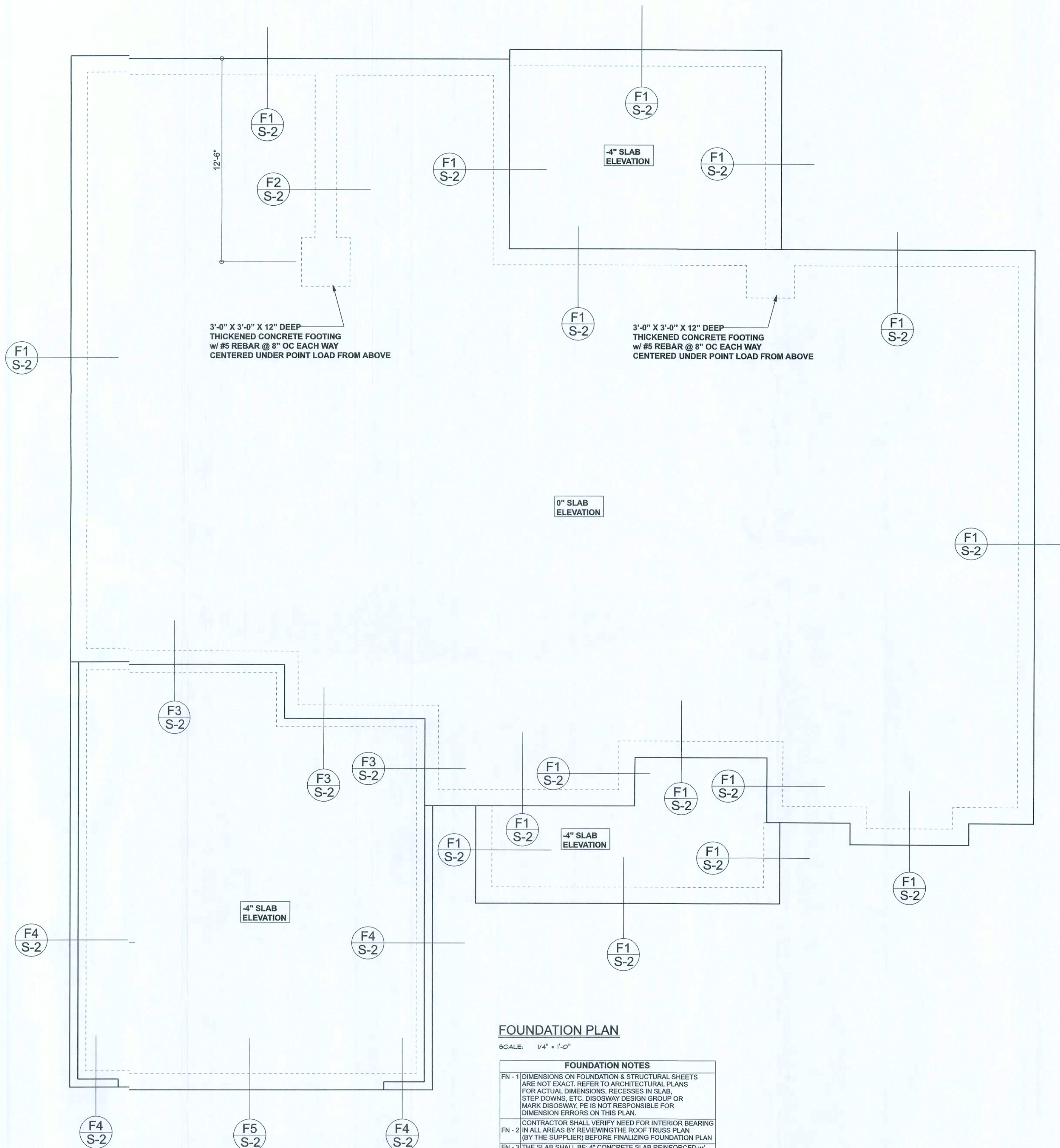
STEM WALL HEIGHT (FEET)	BALANCED BACKFILL HEIGHT	VERTICAL REINFORCEMENT FOR 8" CMU STEM WALL (INCHES O.C.)			VERTICAL REINFORCEMENT FOR 12" CMU STEM WALL (INCHES O.C.)		
		#5	#7	#8	#5	#7	#8
3.3	3.0	96	96	96	96	96	96
4.0	3.7	96	96	96	96	96	96
4.7	4.3	88	96	96	96	96	96
5.3	5.0	56	96	96	96	96	96
6.0	5.7	40	80	96	80	96	96
6.7	6.3	32	56	80	56	96	96
7.3	7.0	24	40	56	40	80	96
8.0	7.7	16	32	48	32	64	80
8.7	8.3	8	24	32	24	48	64
9.3	9.0	8	16	24	16	40	48

MASONRY DTE:
MASONRY ONSTRUCTION AND MATERIALS FOR THIS PROJECT SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATION FOR MASONRY STRUCTURES" (ACI 530.1/ASCE 6/TMS 602). THE CONTRACTOR AND MASON MUST IMMEDIATELY, BEFORE PROCEEDING, NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN ACI 530.1-02 AND THESE DESIGN DRAWINGS. ANY EXCEPIONS TO ACI 530.1-02 MUST BE APPROVED BY THE ENGINEER IN WRITING.

ACI 530.1-02 Section	Specific Requirements
1.4A Compressive strength	8" block bearing walls Fm = 1500 psi
2.1 Mortar	ASTM C 270, Type N, UNO
2.2 Grout	ASTM C 476, admixtures require approval
2.3 CMU standard	ASTM C 90-02, Normal weight, Hollow, medium surface finish, 8"x8"x16" running bond and 12"x12" or 16"x16" column block
2.3 Clay block standard	ASTM C 216-02, Grade SW, Type FBS, 5.9"x2.75"x11.5"
2.4 Reinforcing bars, #3 - #11	ASTM A615, Grade 40, Fy = 40 ksi, Lap splices min 40 bar dia. (25" for #5)
2.4F Coatl for corrosion protection	Anchors, sheet metal ties completely embedded in mortar or grout, ASTM A525, Class G60, 0.60 oz/lb2 or 304SS
2.4F Coatl for corrosion protection	Joint reinforcement in walls exposed to moisture or wire ties, anchors, sheet metal ties not completely embedded in mortar or grout, ASTM A153, Class B2, 1.50 oz/lb2 or 304SS
3.3.E.2 Pipe conduits, and accessories	Any not shown on the project drawings require engineering approval.
3.3.E.7 Movement joints	Contractor assumes responsibility for type and location of movement joints if not detailed on project drawings.



F4 S-2 OFIONAL STEM WALL CURB FOOTING
SCALE: 1/2" = 1'-0"



FOUNDATION PLAN

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

FOUNDATION NOTES	
FN - 1	DIMENSIONS ON FOUNDATION & STRUCTURAL SHEETS ARE NOT EXACT. REFER TO ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS, RECESSES IN SLAB, STEP DOWNS, ETC. DISOSWAY DESIGN GROUP OR MARK DISOSWAY, P.E. IS NOT RESPONSIBLE FOR DIMENSION ERRORS ON THIS PLAN.
FN - 2	CONTRACTOR SHALL VERIFY NEED FOR INTERIOR BEARING (BY THE SUPPLIER) BEFORE FINALIZING FOUNDATION PLAN.
FN - 3	THE SLAB SHALL BE 4" CONCRETE SLAB REINFORCED W/ 6X6-1/4" WELDED WIRE MESH PLACED ON CHAIRS @ 1' 1/2" DEPTH OR FIBER MESH CONCRETE, 6-MIL POLY VAPOR BARRIER W/ 6" LAPS SEALED W/ POLY TAPE OVER TERMITES-TREATED & COMPACTED FILL.

Aaron Simque Homes

Carolina IV - L - Lot 19 The Preserve

PROJECT ADDRESS:
Lot 19 The Preserve
Columbia County, FL

DIMENSIONS:
Stated dimension supercede scaled dimensions. Refeall questions to Mark Disosway, P.E. for resolution. Do not proceed without clarification.

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CERTIFICATION: hereby certify that I have examined this plan, and that the applicable portions of the plan, relating to wind engineering comply with the 6th Edition Florida Building Code Residential (2017) to the best of my knowledge.

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

MARK DISOSWAY P.E. 53915

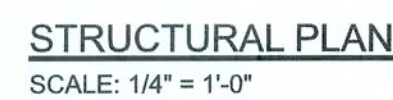


Wednesday, February 13, 2019

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JOB NUMBER:
190157

S-2
Of 3 SHEETS



190157
S-3
OF 3 SHEETS