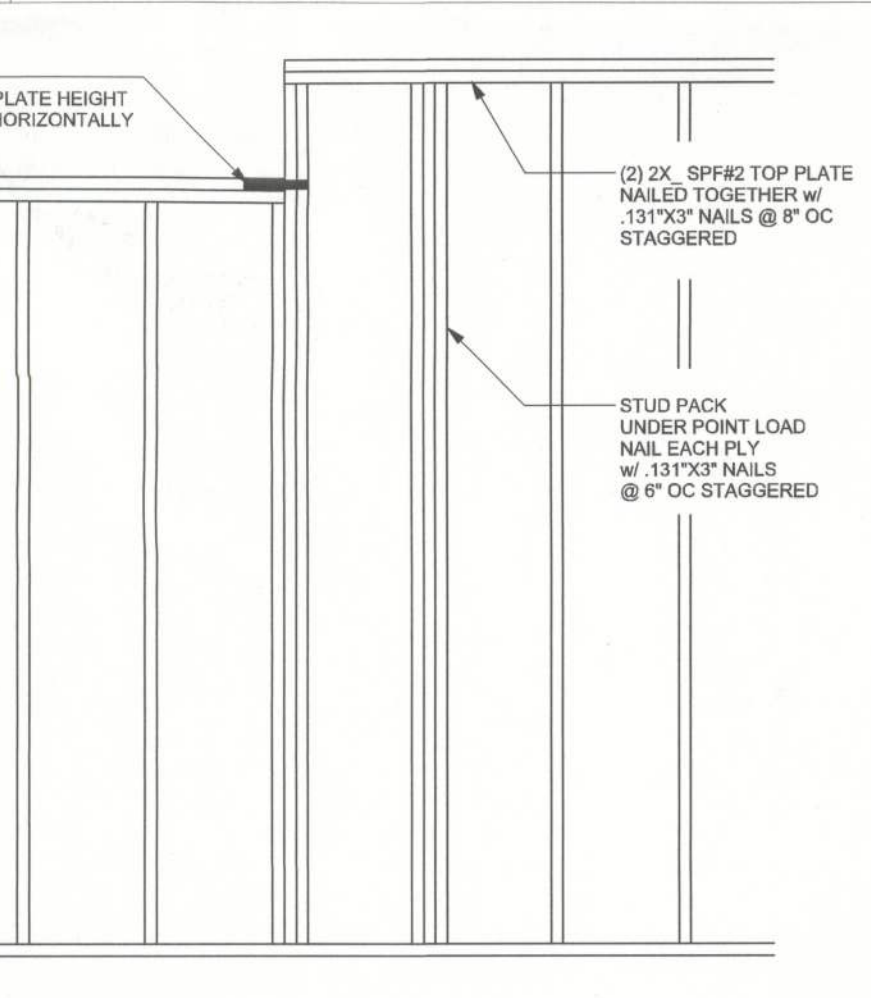
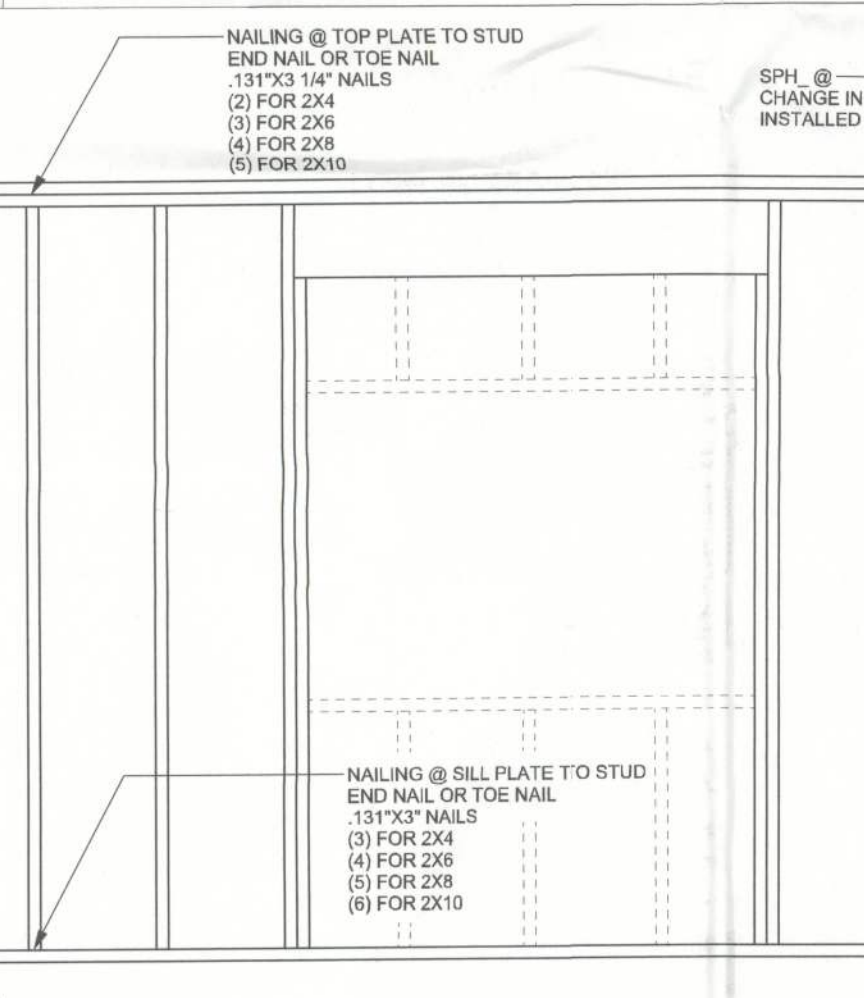
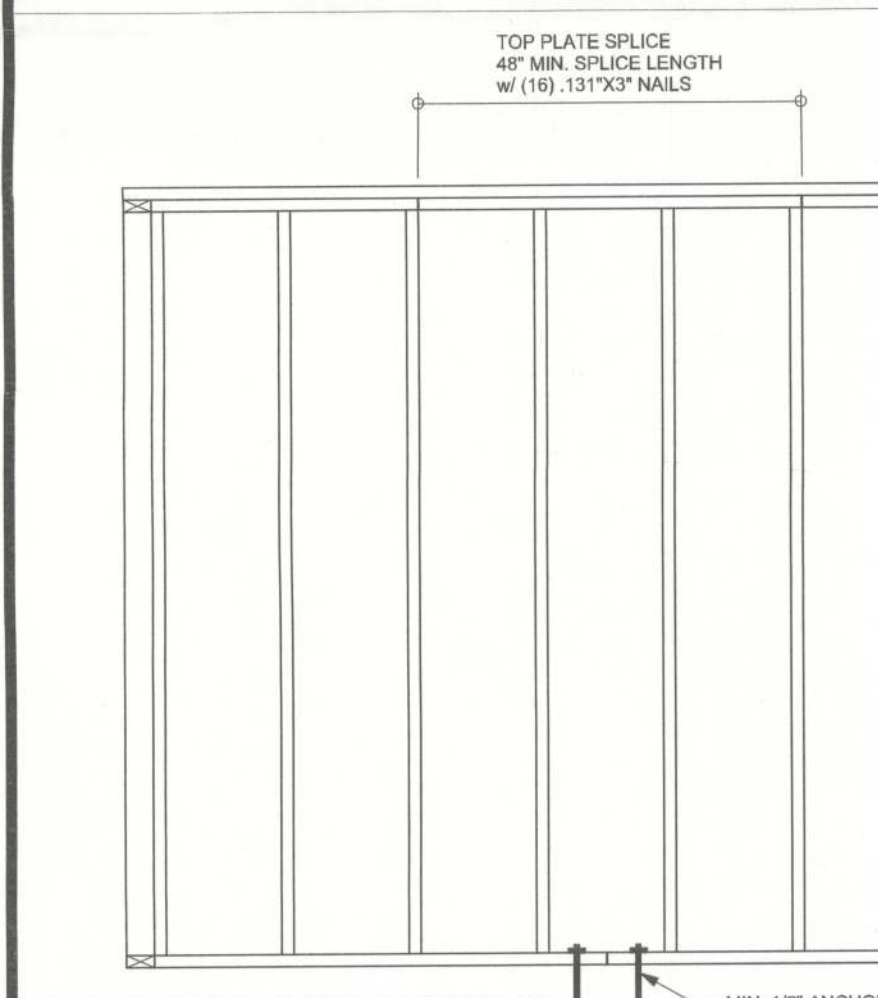
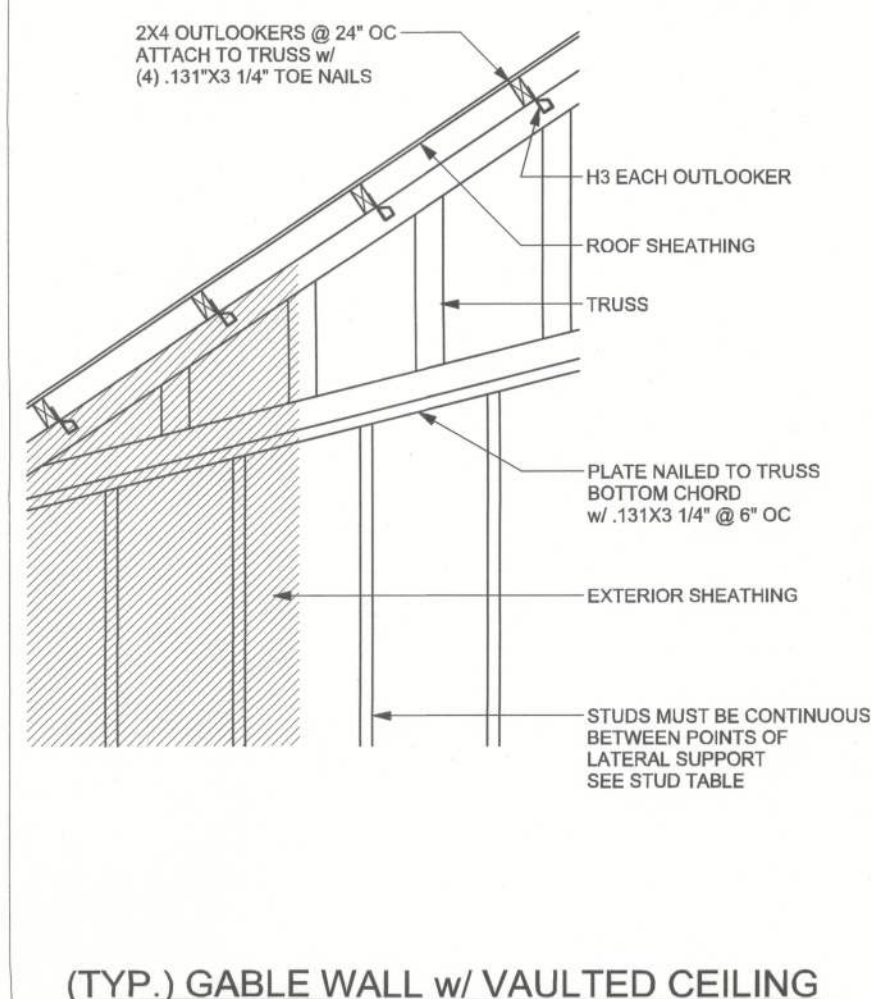
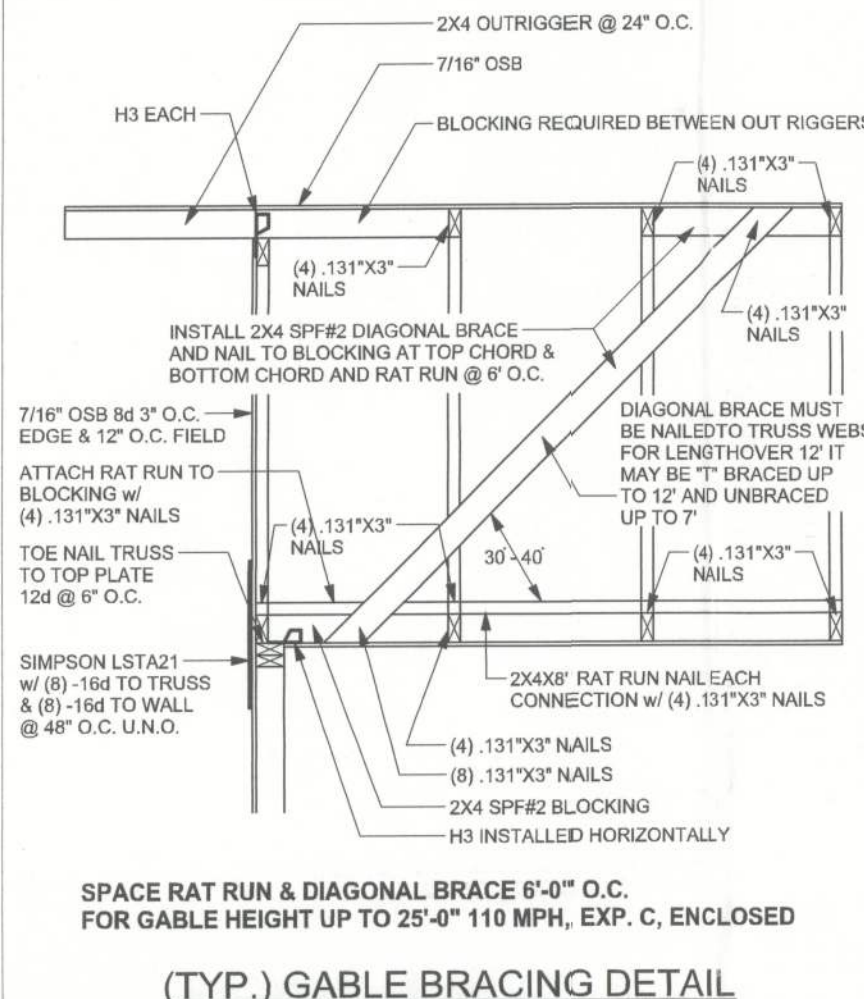
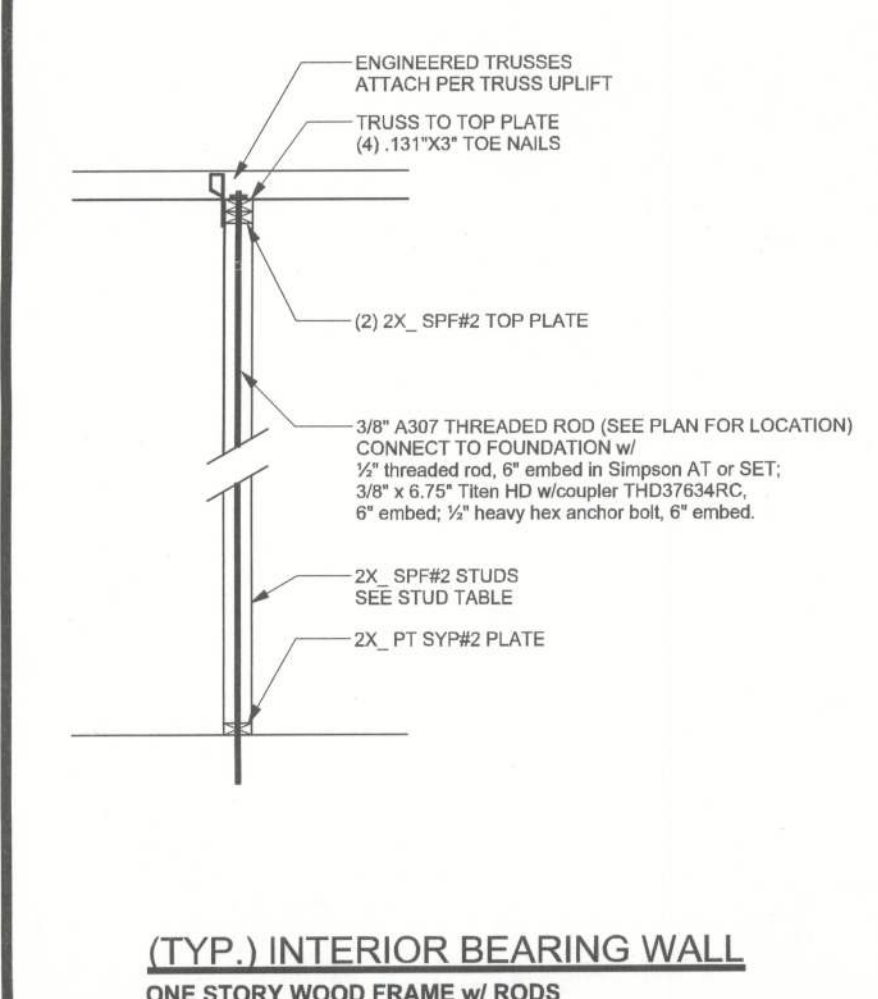


ANCHOR TABLE

OBTAIN UPLIFT REQUIREMENTS FROM TRUSS MANUFACTURERS ENGINEERING

TRUSS CONNECTOR	UPLIFT SYP	UPLIFT SPF	F1 SYP	F2 SYP	F1 SPF	F2 SPF	TO RAFTER/TRUSS	TO PLATES
H5	455	265	115	200	100	170	4-8d x 1 1/2"	4-8d x 1 1/2"
H3	415	290	125	160	105	140	4-8d x 1 1/2"	4-8d x 1 1/2"
H2.5	415	365	150	130	130	130	5-8d x 1 1/2"	5-8d x 1 1/2"
H2.5A	480	480	110	110	110	110	5-8d x 1 1/2"	5-8d x 1 1/2"
H6	950	820					8-8d	8-8d
H8	745	565					5-10d x 1 1/2"	5-10d x 1 1/2"
H14-1	1465	1050	515	265	480	245	12-8d x 1 1/2"	13-8d
H14-2	1465	1050	515	265	480	245	12-8d x 1 1/2"	15-8d
H10	990	850	585	525	565	450	8-8d x 1 1/2"	8-8d x 1 1/2"
H10-2	760	655	455	395	390	340	6-10d	6-10d
H16	1470	1265					2-10d x 1 1/2"	10-10d x 1 1/2"
H16-2	1470	1265					2-10d x 1 1/2"	10-10d x 1 1/2"
LT512-LT520	1000	620					6-10d x 1 1/2"	6-10d x 1 1/2"
MT512-MT530	1000	860					7-10d x 1 1/2"	7-10d x 1 1/2"
HT518-HT530	1450	1245					12-10d x 1 1/2"	12-10d x 1 1/2"
HEAVY GIRDER TIEDOWNS								
LG12	2050	1785	700	170	700	170	14-16d	14-16d
LG13-SDS2.5	3685	2655	795	410	795	410	12-SDS 1/4" x 2 1/2"	26-16dS
LG14-SDS3	4065	3860	2000	675	2000	675	12-SDS 1/4" x 3"	36-16dS
MG1	3965	3330					22-10d	5/8" ANCHOR
HGT-2	10980	6485					16-10d	2-5/8" ANCHOR
HGT-3	10530	9035					16-10d	2-5/8" ANCHOR
HGT-4	9250	9250					16-10d	2-5/8" ANCHOR
STUD STRAP CONNECTOR								
SSP DOUBLE TOP PLATE	435	435					3-10d	4-10d
SSP SINGLE SILL PLATE	455	420					1-10d	4-10d
DSP DOUBLE TOP PLATE	825	825					6-10d	8-10d
DSP SINGLE SILL PLATE	825	600					2-10d	8-10d
SP1	585	535					4-10d	6-10d
SP2	1065	605					6-10d	6-10d
SP4	885	760					6-10d x 1 1/2"	
SPH4	1240	1065					10-10d x 1 1/2"	
SP6	885	760					6-10d x 1 1/2"	
SPH6	1240	1065					10-10d x 1 1/2"	
LSTA18	1235	1110					14-10d	
LSTA21	1235	1235					16-10d	
CS20	1030	1030					14-10d	
CS16	1705	1705					22-10d	
STUD ANCHORS								
LT119	1350	1305					8-16d	1/2" ANCHOR
LT131	2310	2310					16-10d x 1 1/2"	5/8" ANCHOR
HD2A	2775	2570					2-5/8" BOLTS	5/8" ANCHOR
HTT16	4175	3685					18-16d	5/8" ANCHOR
HTT22	5260	5250					32-16d	5/8" ANCHOR
ABU44	2200	2200					12-16d	5/8" ANCHOR
ABU66	2300	2300					12-16d	5/8" ANCHOR
ABU88	2320	2320					18-16d	2-5/8" ANCHOR

(1) w/ INSTALLATION OF 4-16dS OPTIONAL NAIL HOLES
(2) FOR SYP GIRDER & SPF STUDS



ALTERNATE CONNECTION WHERE ROD CANNOT BE PLACED IN WALL

ONE STORY WOOD FRAME w/ RODS



(TYP.) INTERSECTING WALL FRAMING WOOD FRAME

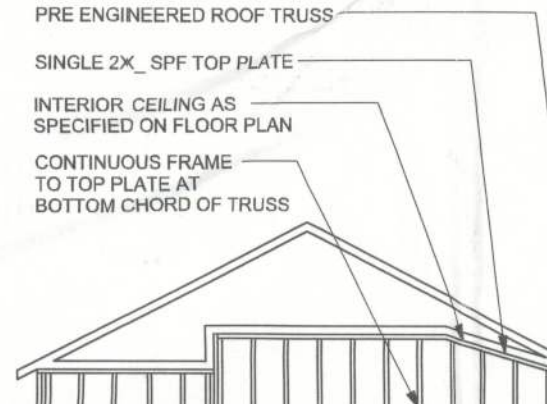
ONE STORY WOOD FRAME w/ RODS

ALLOWABLE UPLIFT: 1900 LB

GRADE & SPECIES TABLE

		Fb (psi)	E (10 ⁶ psi)
2x8	SYP #2	1200	1.6
2x10	SYP #2	1050	1.6
2x12	SYP #2	975	1.6
GLB	24F-V3 SP	2400	1.8
LSL	TIMBERSTRAND	1700	1.7
LVL	MICROLAM	2900	2.0
PSL	PARALAM	2900	2.0

ROOF SYSTEM DESIGN



CONTINUOUS FRAME TO CEILING DIAPHRAGM DETAIL WOOD FRAME



GENERAL NOTES:

TRUSSES: TRUSSES SHALL BE DESIGNED BY A FLORIDA LICENSED ENGINEER IN ACCORDANCE WITH THE 2010 FBC. 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 TO 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 IS TO FURNISH TRUSS ENGINEERING TO WIND LOAD ENGINEER FOR REVIEW OF TRUSS REACTIONS ON THE BUILDING STRUCTURE STRAP 2X6 RAFTERS WITH MIN UPLIFT CONNECTION AT SLAB EACH END. 2X6 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 1000 PSF BEARING CAPACITY UNLESS VISUAL OBSERVATION OR SOILS TEST PROVES OTHERWISE)

CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS, Fc = 3000 PSI. WELDED WIRE REINFORCED SLAB: 6" x 6" W1.4 x W1.4, FB = 85KSI, WELDED WIRE REINFORCEMENT FABRIC (W.W.M.) CONFORMING TO ASTM A186, 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 12 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 AC 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 2 FT. DO NOT CUT W/M 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 60, DEFORMED BARS, Fy = 80 KSI, ALL LAP SPACES 40" DB (25" FOR #5 BARS); UNO. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 315-96, U.N.O.

GLULAM BEAMS: GLB, 24F-V3SP, Fb = 2.4ksi, E = 1800ksi; UNO. SUPPLIER MAY SUPPLY AN ALTERNATE BEAM WITH EQUAL PROPERTIES OR MAY SUBMIT THEIR OWN SIZING CALC.

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 8d COMMON NAILS (131), 1" OC PANEL EDGES, 12" OC INTERMEDIATE MEMBERS, GABLE ENDS AND DIAPHRAGM BOUNDARY, 4" OC, UNO.

STRUCTURAL CONNECTORS: MANUFACTURERS AND PRODUCT NUMBER 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.

WASHERS: WASHERS USED WITH 1/2" BOLTS TO BE 2" x 2" x 9/64", WITH 5/8" BOLTS TO BE 3" x 3" x 9/64", WITH 3/4" BOLTS TO BE 3" x 3" x 9/64", WITH 7/8" BOLTS TO BE 3" x 3" x 5/16", UNO.

NAILS: ALL NAILS ARE COMMON NAILS UNLESS OTHERWISE SPECIFIED OR ACCEPTED BY FBC TEST REPORTS AS HAVING EQUAL STRUCTURAL VALUES.

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 2010 FBC 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.

DESIGN DATA

WIND LOADS PER 2010 FLORIDA BUILDING CODE RESIDENTIAL, SECTION R301.2.1
(ENCLOSED SIMPLE DIAPHRAGM BUILDINGS WITH FLAT, HIPPED, OR GABLE ROOFS; MEAN ROOF HEIGHT)
BUILDING IS NOT IN THE HIGH VELOCITY HURRICANE ZONE
BUILDING IS NOT IN THE WIND-BORNE DEBRIS REGION
1.) BASIC WIND SPEED = 130 MPH, (3 SEC GUST, 33 FT, EXP. C)
2.) WIND EXPOSURE = C, BUILDER MUST FIELD VERIFY
3.) TOPOGRAPHIC FACTOR = 1.0, BUILDER MUST FIELD VERIF
4.) RISK CATEGORY = II, (MRI = 700 YR)
5.) ROOF ANGLE = 7-45 DEGREES
6.) MEAN ROOF HEIGHT = <30 FT
7.) INTERNAL PRESSURE COEFFICIENT = N/A (ENCLOSED BUILDING)
8.) COMPONENTS AND CLADDING DESIGN WIND PRESSURES (TABLE R301.2(2))

Zone	Effective Wind Area (ft ²)	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100
1	39	-43																		
2	39	-68																		
3	39	-100																		
4	43	-46																		
5	43	-57																		
Garage Door																				
2010 FBCR, Table R301.2(4)																				
8x7 Garage Door	37	-42																		
16x7 Garage Door	36	-40																		

DESIGN LOADS	
FLOOR	40 PSF (ALL OTHER DWELLING ROOMS)
	30 PSF (SLEEPING ROOMS)
	30 PSF (ATTICS WITH STORAGE)
	10 PSF (ATTICS WITHOUT STORAGE, <3:12)
ROOF	20 PSF (FLAT OR <4:12)
	16 PSF (<4:12 TO <12:12)
	12 PSF (<12:12 AND GREATER)
STAIRS	40 PSF (ONE & TWO FAMILY DWELLINGS)
SOIL BEARING CAPACITY	1000PSF
NOT IN FLOOD ZONE (BUILDER TO VERIFY)	

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/1/2010

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

WINDLOAD ENGINEER: Mark Disoway
PE No.53815, POB 868, Lake City, FL 32056, 386-754-5419

DIMENSIONS:
Stated dimensions supercede scaled dimensions. Refer all questions to Mark Disoway, P.E. for resolution. Do not proceed without clarification.

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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 section R301.2.1, 2010 Florida Building Code Residential to the best of my knowledge.

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

Blake Construction
Spec House

ADDRESS:
Country Lake S/D
Columbia County, Florida

Mark Disoway P.E.
P.O. Box 868
Lake City, Florida 32056
Phone: (386) 754 - 5419
Fax: (386) 269 - 4871

PRINTED DATE:
March 19, 2013

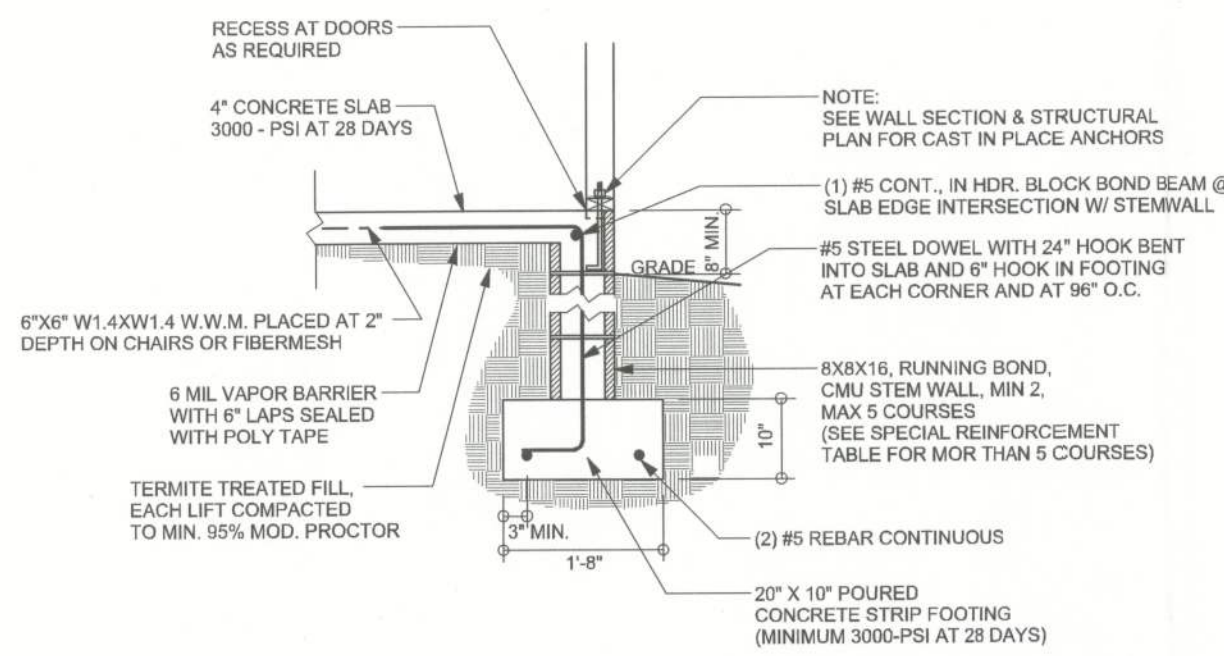
DRAWN BY: STRUCTURAL BY:
David Disoway

FINALS DATE:
19Mar13

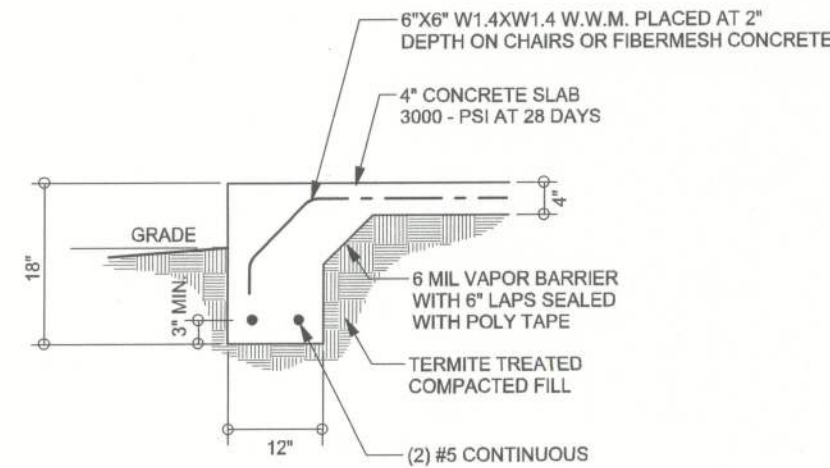
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1303001

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S-1

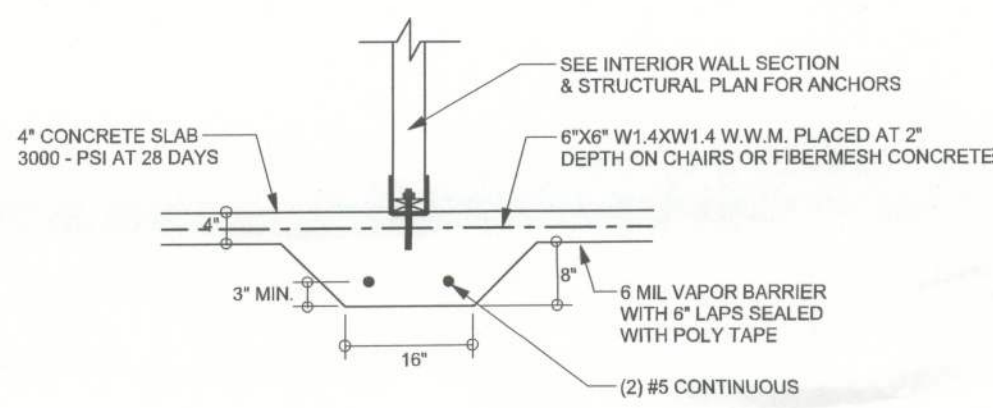
OF 3 SHEETS



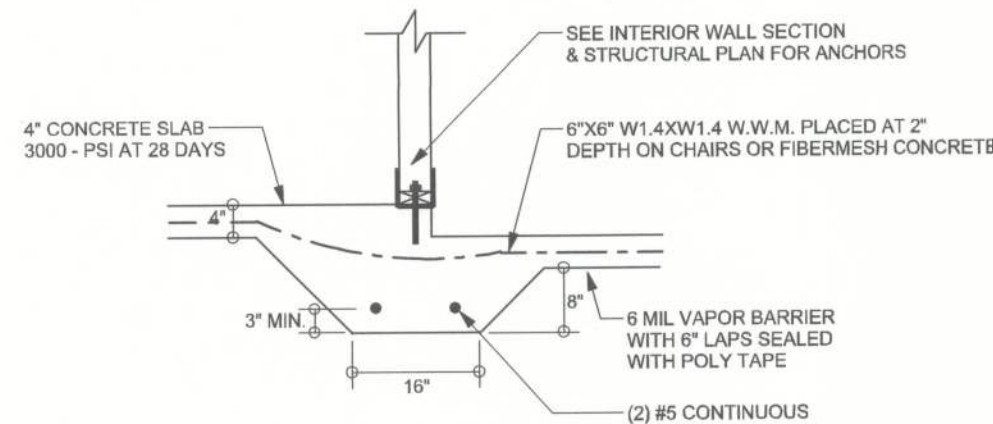
F1
S-2 **STEM WALL FOOTING**
SCALE: 1/2" = 1'-0"



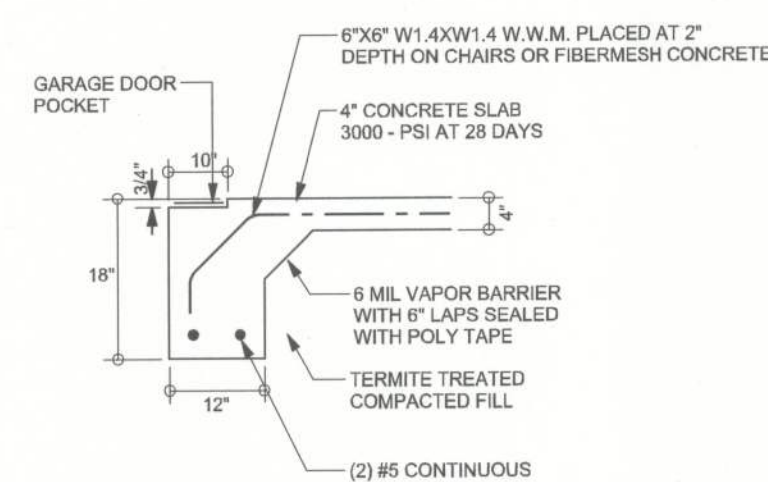
F2
S-2 **MONOLITHIC FOOTING**
SCALE: 1/2" = 1'-0"



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



F4
S-2 **INTERIOR BEARING STEP FOOTING**
SCALE: 1/2" = 1'-0"

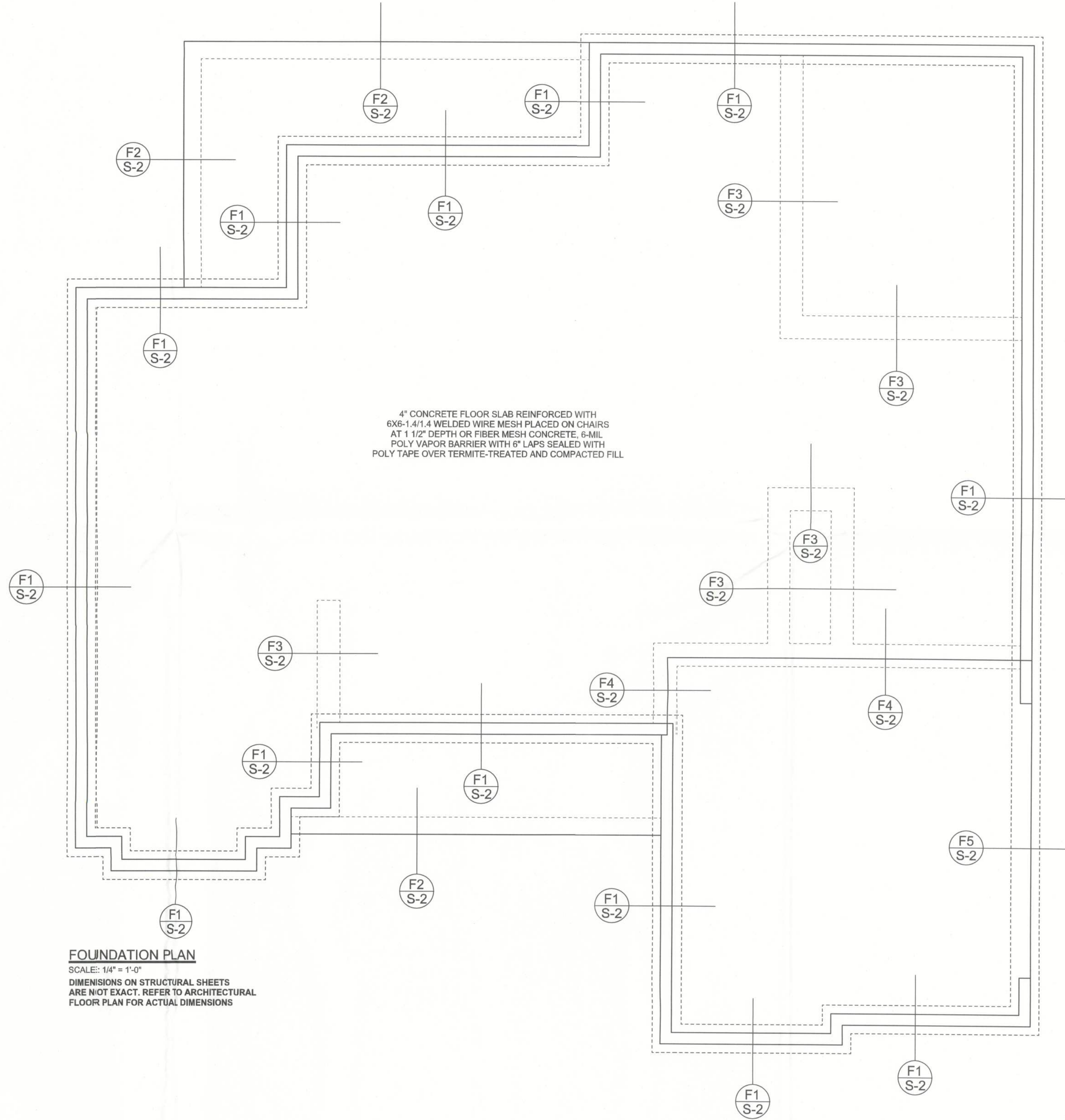


F5
S-2 **GARAGE DOOR FOOTING**
SCALE: 1/2" = 1'-0"

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 Duowall ladder reinforcement at 16"OC vertically or a horizontal bond beam with 16S 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)	UNBALANCED 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



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
DIMENSIONS ON STRUCTURAL SHEETS ARE NOT EXACT. REFER TO ARCHITECTURAL FLOOR PLAN FOR ACTUAL DIMENSIONS

REVISIONS

SOFTPLAN

ARCHITECTURAL DESIGN SOFTWARE

WINDLOAD ENGINEER: Mark Discosway, PE No.53915, POB 868, Lake City, FL 32056, 386-754-5419

DIMENSIONS:

Stated dimensions supersede scaled dimensions. Refer all questions to Mark Discosway, P.E. for resolution. Do not proceed without clarification.

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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 section R301.2.1, 2010 Florida Building Code Residential to the best of my knowledge.

LIMITATION:

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

MARK DISCOSWAY

PE 53915

STATE OF FLORIDA

PROFESSIONAL ENGINEER

March 19, 2013

Blake Construction

Spec House

ADDRESS:

Country Lake S/D

Columbia County, Florida

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PRINTED DATE:

March 19, 2013

DRAWN BY:

STRUCTURAL BY:

David Discosway

FINALS DATE:

19Mar13

JOB NUMBER:

1303001

DRAWING NUMBER

S-2

OF 3 SHEETS

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File

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Blake Construction Co
County Lakes At Woodborough
Lot # 14

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ALL FEDERAL, STATE, AND LOCAL
CODES, ORDINANCES, REGULATIONS
ETC. SHALL BE CONSIDERED AS PART
OF SPECIFICATIONS FOR THIS BUILDING
AND SHALL TAKE PRECEDENCE OVER
ANYTHING SHOWN, DESCRIBED, OR
IMPLIED WHERE SAME ARE AT VARIANCE

GENERAL NOTES

A. GENERAL:

1. AT THE TIME OF CREATION, PLANS CONFORM TO "CABO ONE AND TWO FAMILY DWELLING CODE," OR THE "INTERNATIONAL RESIDENTIAL CODE," HOWEVER MODIFICATIONS MAY BE NECESSARY TO COMPLY WITH LOCAL AND STATE CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
3. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
4. ALL WOOD USED IN CONSTRUCTION OF DECKS AND STEPS SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HARDWARE, ETC.) SHALL BE GALVANIZED.
5. CONTRACTOR SHALL INSTALL GROUND-FAULT AND ARC-FAULT CIRCUIT-INTERRUPTER OUTLETS AS PER CODE.
6. INSTALL ROOFING MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS FOR THE AREA AND CLIMATE, INCLUDING BUT NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING, AND FASTENING DEVICES.
7. HEARTH DIMENSIONS DETERMINED BY CODE.
8. INSTALL ALL EXTERIOR FINISH MATERIALS PER MANUFACTURER'S RECOMMENDATIONS (IE. CONTROL JOINTS, ATTACHMENT/ANCHORING DEVICES, FLASHING, SEALANTS, ETC.)

B. FRAMING:

1. ALLOWABLE STRESSES IN THE GRADING RULES OF THE SOUTHERN PINE INSPECTION BUREAU GRADE NUMBER TWO (2) KILN DRIED.
2. PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, ABOVE AND AROUND ALL OPENINGS NOT INDICATED ON DRAWINGS.
3. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS.
4. SHEATH ALL EXTERIOR WALLS WITH NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD).

C. VENTILATION:

- 1.
2. PROVIDE CONTINUOUS ROOF TO WALL VENTS AT ALL JUNCTURES OF SLOPE.

D. FOOTINGS:

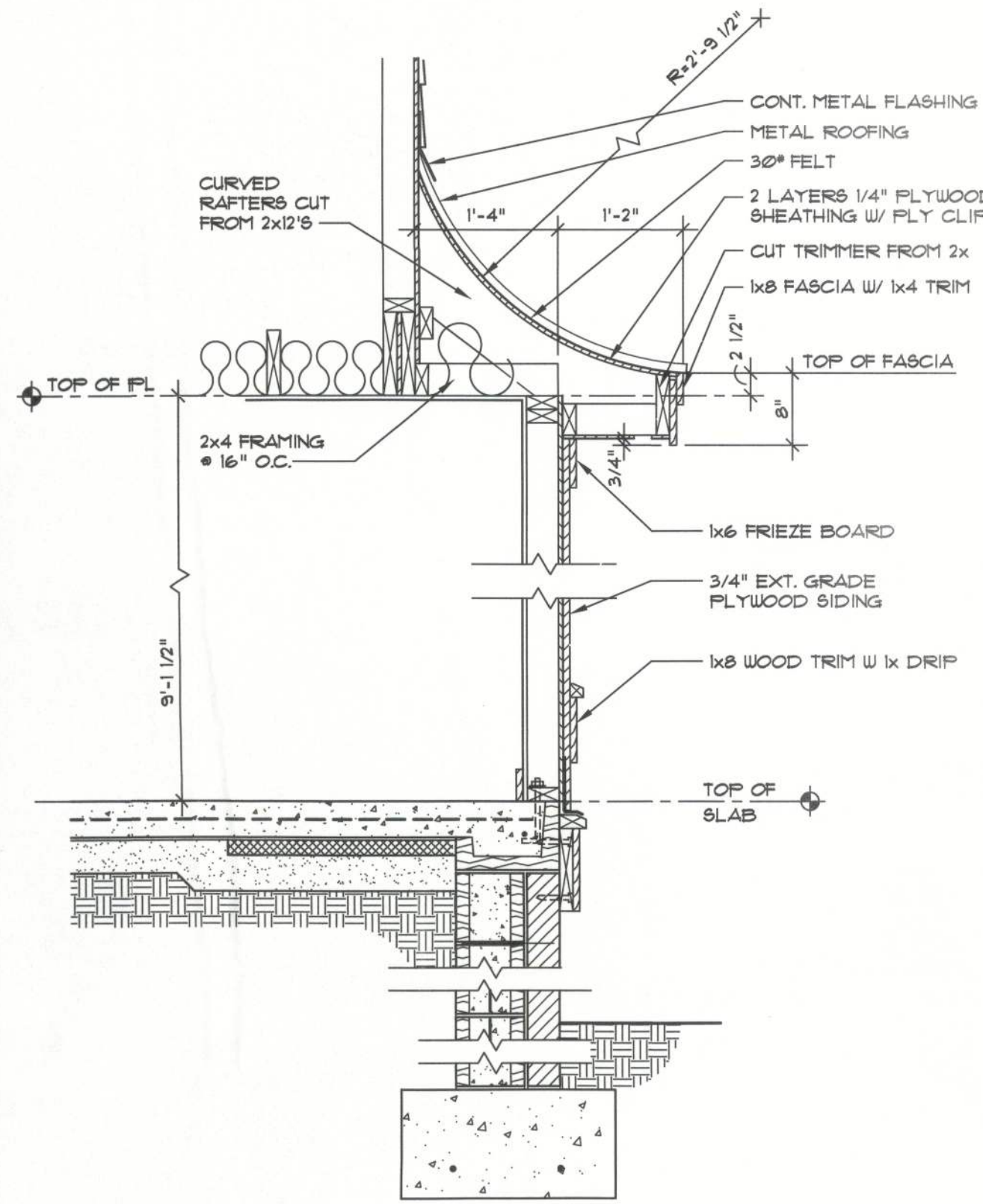
1. CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING:
A. 16" x 12" FOOTING FOR 8" OR 9" FOUNDATION WALL WITH (2) #4 REIN. RODS CONTINUOUS.
B. 24" x 12" FOOTING FOR 12" FOUNDATION WALL WITH (2) #4 REIN. RODS CONTINUOUS.
2. AT ELEVATED SLABS, PROVIDE #4 REIN. RODS TURNED UP VERTICALLY INTO THE FOUNDATION WALL AT 48" O.C. AND LIMIT UNBALANCED FILL TO 32" IN HEIGHT.

E. CHIMNEY CONSTRUCTION:

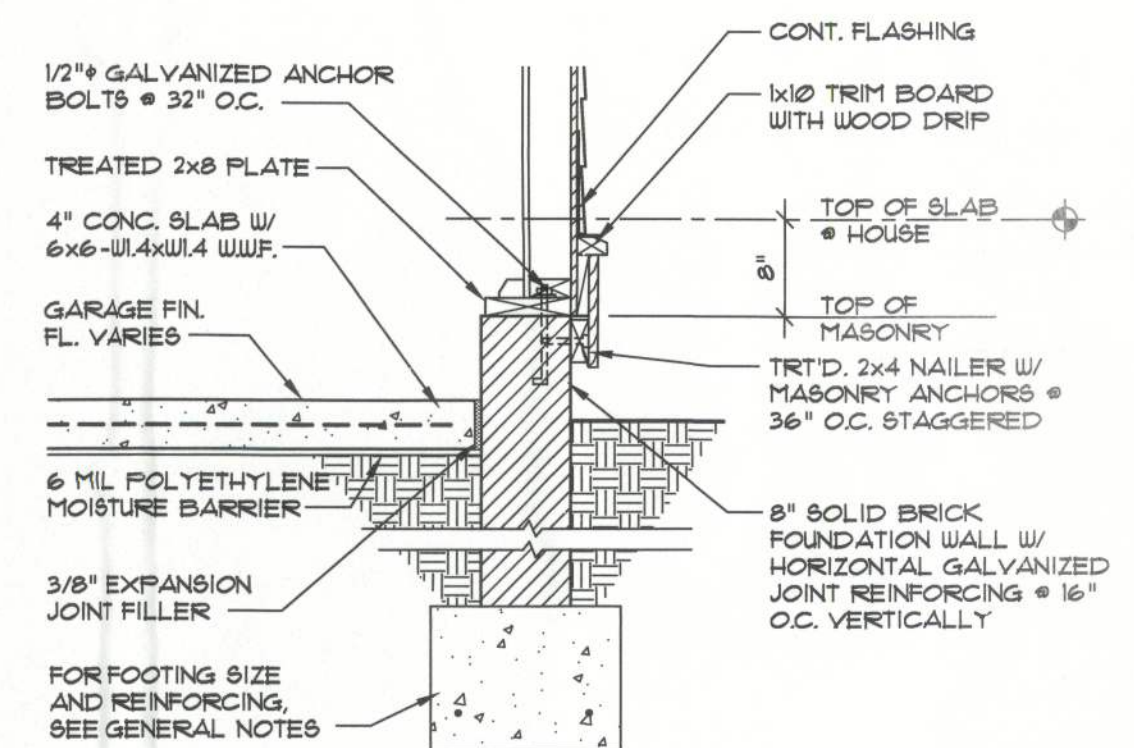
1. USE NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) SHEATHING.
2. SPLICE ONLY ONE CORNER STUD AT ANY SPLICE. STAGGER SPLICES AT LEAST 3'-0" AND USE (4) STUDS PER CORNER.
3. USE 10d NAILS @ 4" O.C. AROUND ALL PLYWOOD EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
4. PROVIDE BLOCKING BETWEEN STUDS AT 4'-0" INTERVALS.
5. CONTRACTOR TO VERIFY CHIMNEY FINISH MATERIAL WITH OWNER PRIOR TO CONSTRUCTION. IF BRICK MASONRY IS REQUIRED, CONTRACTOR TO MODIFY CONSTRUCTION OF FIREPLACE AND CHIMNEY AS REQUIRED.

SLAB FOUNDATION NOTES

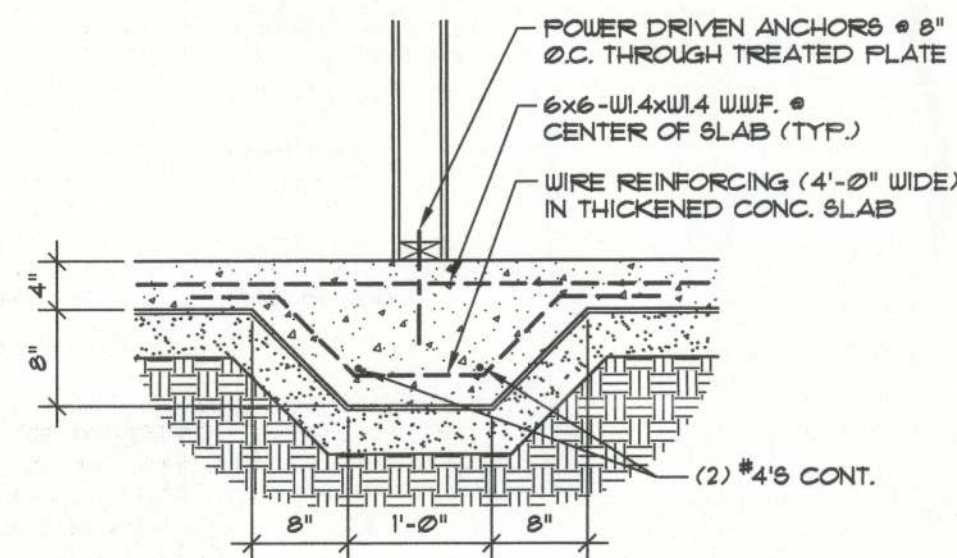
- F1. PROVIDE CONTROL JOINTS IN SLAB TO DIVIDE INTO AREAS OF 200 SQ. FT. OR LESS.
- F2. SET FORTH TOP OF SLAB BELOW HOUSE TOP OF SLAB. ACTUAL HEIGHT TO BE DETERMINED BY MASONRY COURSING.
- F3. SET GARAGE TOP OF SLAB BELOW HOUSE TOP OF SLAB. ACTUAL HEIGHT TO BE DETERMINED BY GRADE.



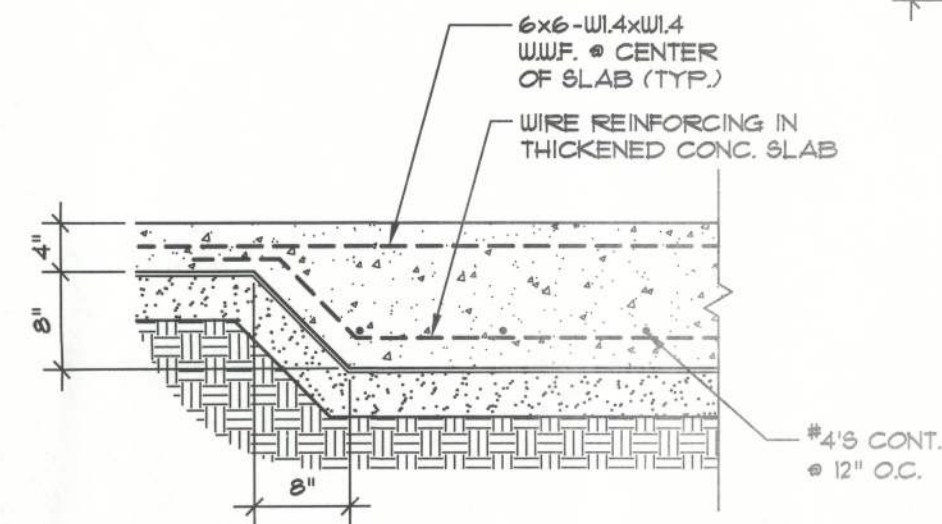
SECTION 2
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION
3/4" = 1'-0"



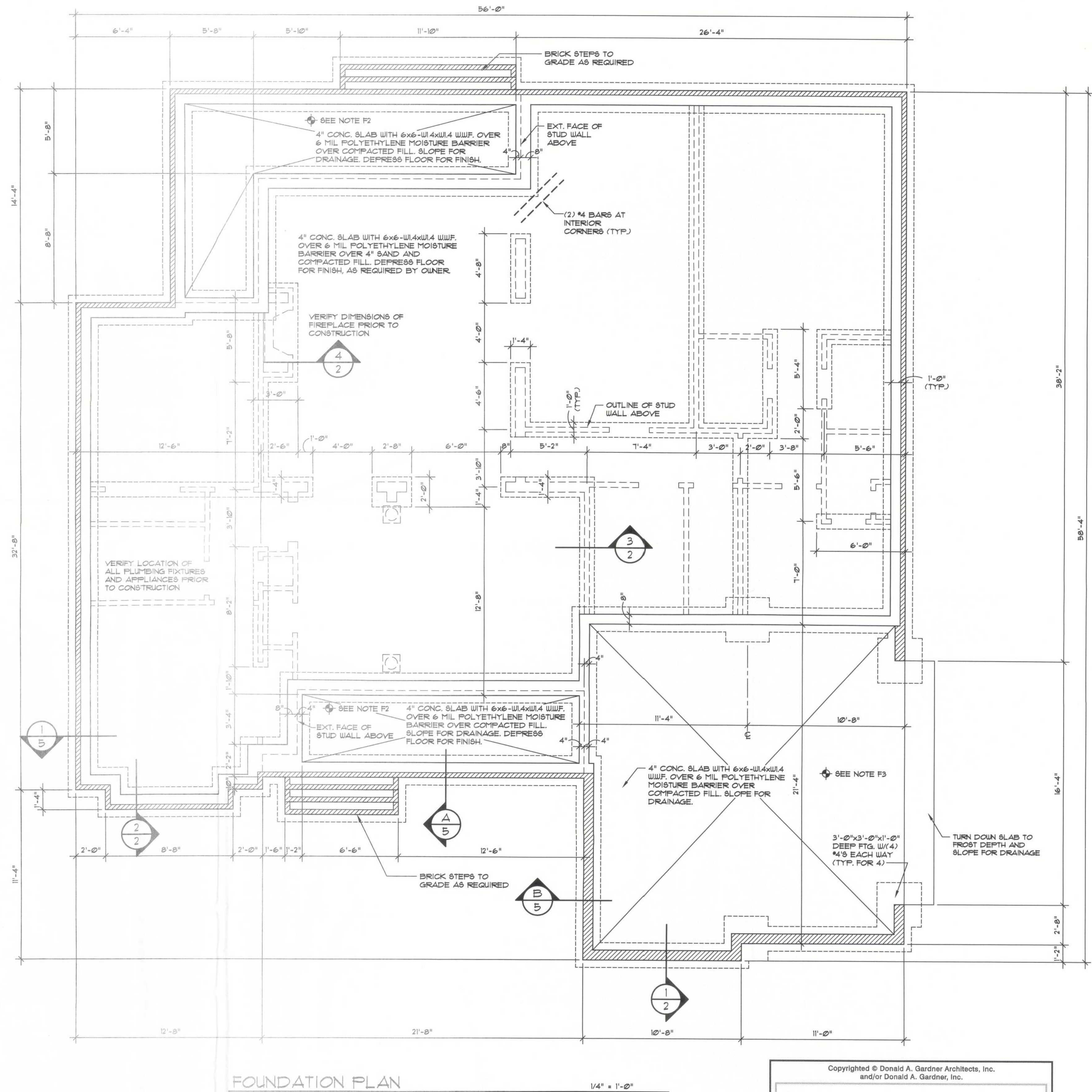
SECTION 1
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION
3/4" = 1'-0"



DETAIL 3
(DETAIL TO BE USED • INTERIOR LOAD BEARING WALL LOCATIONS)
3/4" = 1'-0"



DETAIL 4
(DETAIL TO BE USED • INTERIOR LOAD BEARING LOCATIONS)
3/4" = 1'-0"



FOUNDATION PLAN
1/4" = 1'-0"

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DESIGN NO.
992-B
SHEET OF
2
FOUNDATION PLAN

DOOR SCHEDULE

SYMBOL

MARK	SIZE	QUAN.	DESCRIPTION
1	3'-0" x 6'-8"	1	EXT. THREE QUARTER W/ 12" SIDELITES & ARCH HEAD TRANSOM *
2	(2) 2'-6" x 6'-8"	1	EXT. FULL GLASS W/ 12" TRANSOM
3	(2) 2'-0" x 6'-8"	2	EXT. FULL GLASS W/ 12" TRANSOM
4	2'-0" x 6'-8"	1	EXT. 1 HOUR FIRE-RATED
5	16'-0" x 7'-0"	1	GARAGE
6	2'-0" x 6'-8"	5	INT.
7	2'-4" x 6'-8"	3	INT.
8	2'-0" x 6'-8"	3	INT.
9	1'-6" x 6'-8"	2	INT. BIFOLD
10	(2) 2'-6" x 6'-8"	2	INT. BIFOLD

* SEE ELEVATION FOR TRANSOM.

WINDOW SCHEDULE

SYMBOL

MARK	SIZE	QUAN.	DESCRIPTION
A	(2) 2'-4" x 6'-2"	1	D.H.
B	(3) 2'-0" x 5'-2"	1	D.H. W/ ARCH HEAD TRANSOM *
C	2'-0" x 5'-2"	5	D.H.
D	(2) 2'-4" x 4'-2"	1	D.H.
E	2'-0" x 4'-2"	1	D.H.
F	2'-0" x 6'-2"	2	D.H.
G	2'-4" x 6'-2"	1	D.H. W/ HALF CIRCLE TRANSOM
H	3'-4" x 6'-2"	1	D.H.
J	(2) 2'-0" x 6'-2"	2	D.H.
K	2'-0" x 3'-6"	2	ARCH HEAD
L	2'-0" x 6'-2"	2	D.H.

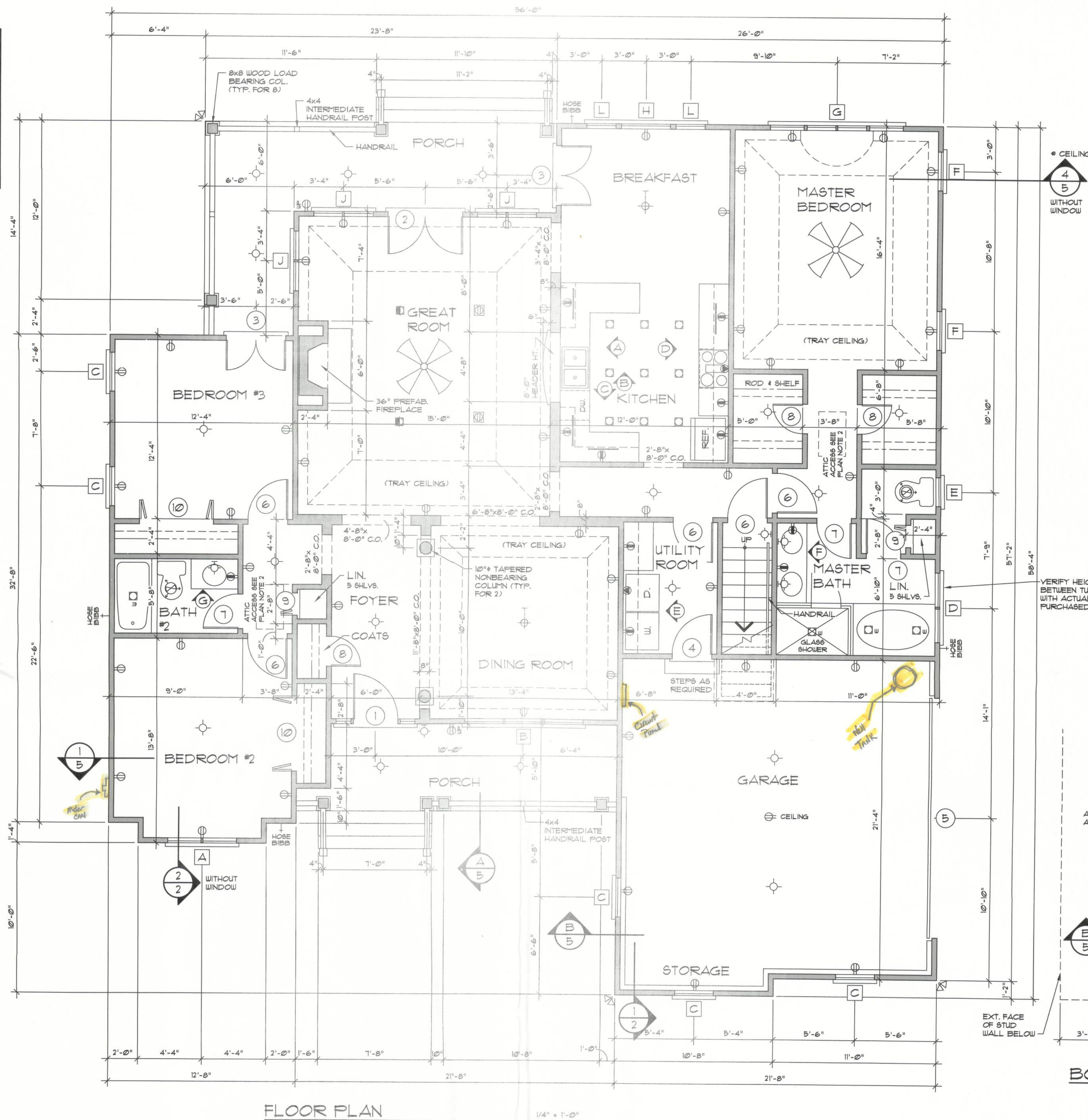
ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED.

VERIFY LOCAL CODE EGRESS WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.
WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
VERIFY WINDOW MODEL NUMBERS AND SIZES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION.

* SEE ELEVATION FOR TRANSOM.

ELECTRICAL LEGEND

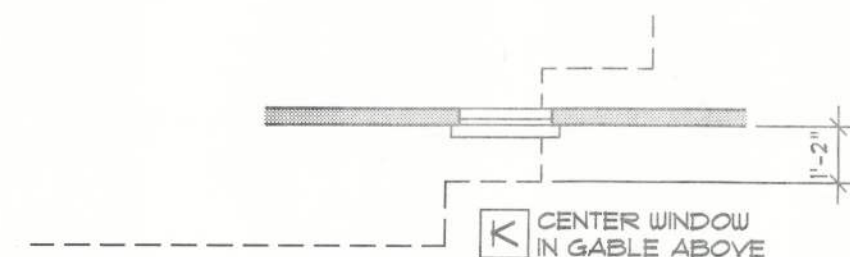
SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
	WEATHER PROOF DUPLEX OUTLET ABOVE COUNTER LOCATION
	FLUSH FLOOR DUPLEX OUTLET, OWNER VERIFY LOCATION
	220V VOLT OUTLET OR CONNECTION
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	SUSPENDED CEILING MOUNTED LIGHT FIXTURE
	RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
	RECESSED LIGHT FOR WET AREA
	UNDER CABINET FLUORESCENT LIGHT
	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
	CEILING MOUNTED PADDLE FAN w/ LIGHT
	CEILING MOUNTED FAN - EXHAUST
	CEILING MOUNTED FAN AND HEATER
	CEILING MOUNTED FAN, LIGHT, AND HEATER



FLOOR PLAN

1/4" = 1'-0"

TOTAL LIVING 1355 sq. ft.
GARAGE & STORAGE 473 sq. ft.
BONUS ROOM 329 sq. ft.

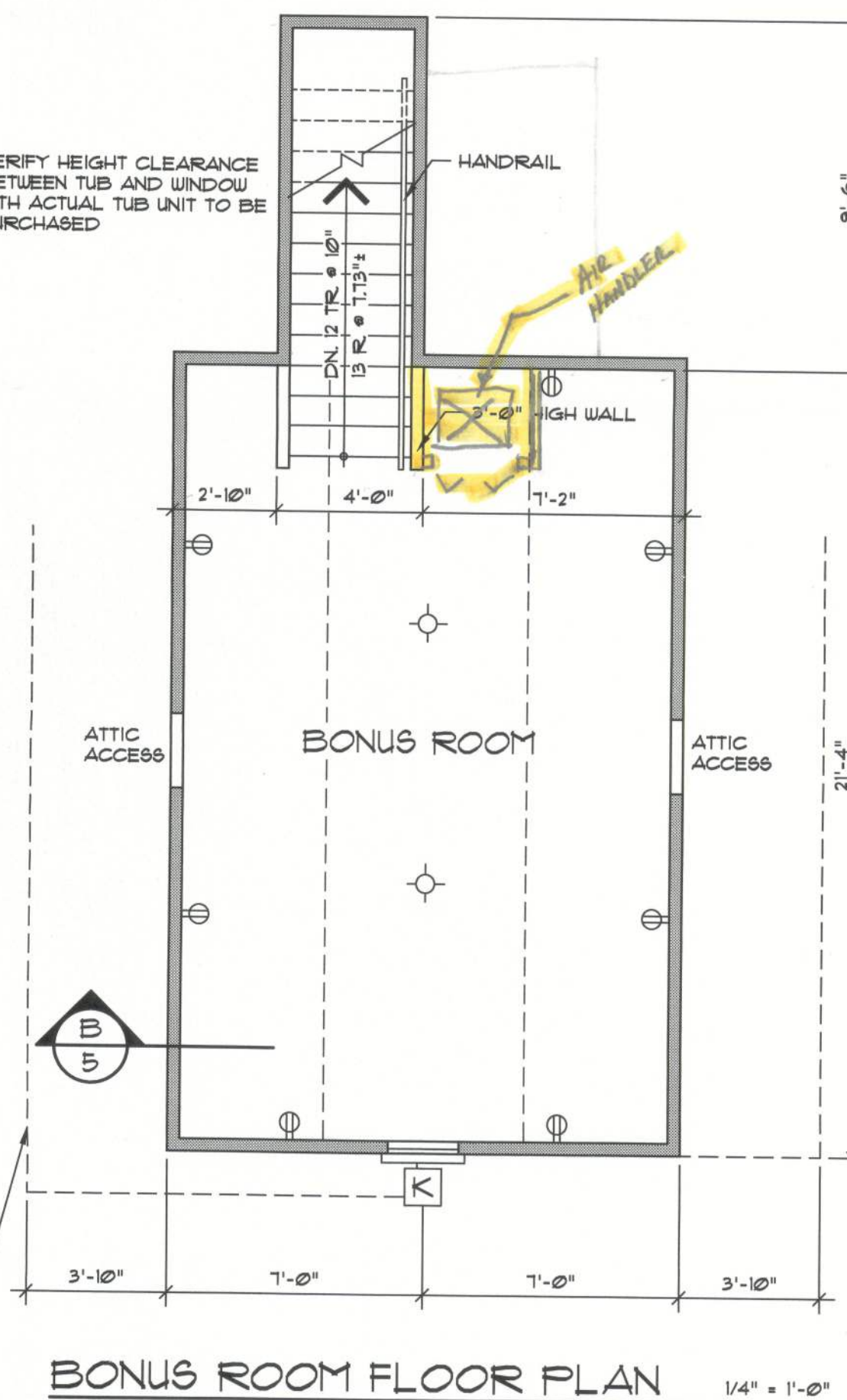


GABLE ABOVE

PLAN NOTES:

1. VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
2. REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION.
REVIEW SUB-CONTRACTORS LOCATIONS OF THE WATER HEATER AND HVAC UNITS WITH THE OWNER PRIOR TO CONSTRUCTION. VERIFY LOCAL BUILDING CODE REQUIREMENTS AND MANUFACTURER REQUIREMENTS FOR ATTIC OR GARAGE LOCATIONS.
HVAC EQUIPMENT IN THE ATTIC SPACE SHALL BE ACCESSIBLE BY AN OPENING LARGER THAN THE LARGEST PIECE OF EQUIPMENT (TO ALLOW REMOVAL OF THE EQUIPMENT) AND IN NO CASE LESS THAN 22"x36".
3. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. INSULATE AROUND ALL BATHS AND UTILITY ROOM.
5. TYPICAL WALL 2x4'S @ 16" O.C., UNLESS OTHERWISE DIMENSIONED.
6. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
7. PROVIDE DOORBELLS, TRANSFORMER, AND CHIME.

VERIFY HEIGHT CLEARANCE BETWEEN TUB AND WINDOW WITH ACTUAL TUB UNIT TO BE PURCHASED



BONUS ROOM FLOOR PLAN

1/4" = 1'-0"

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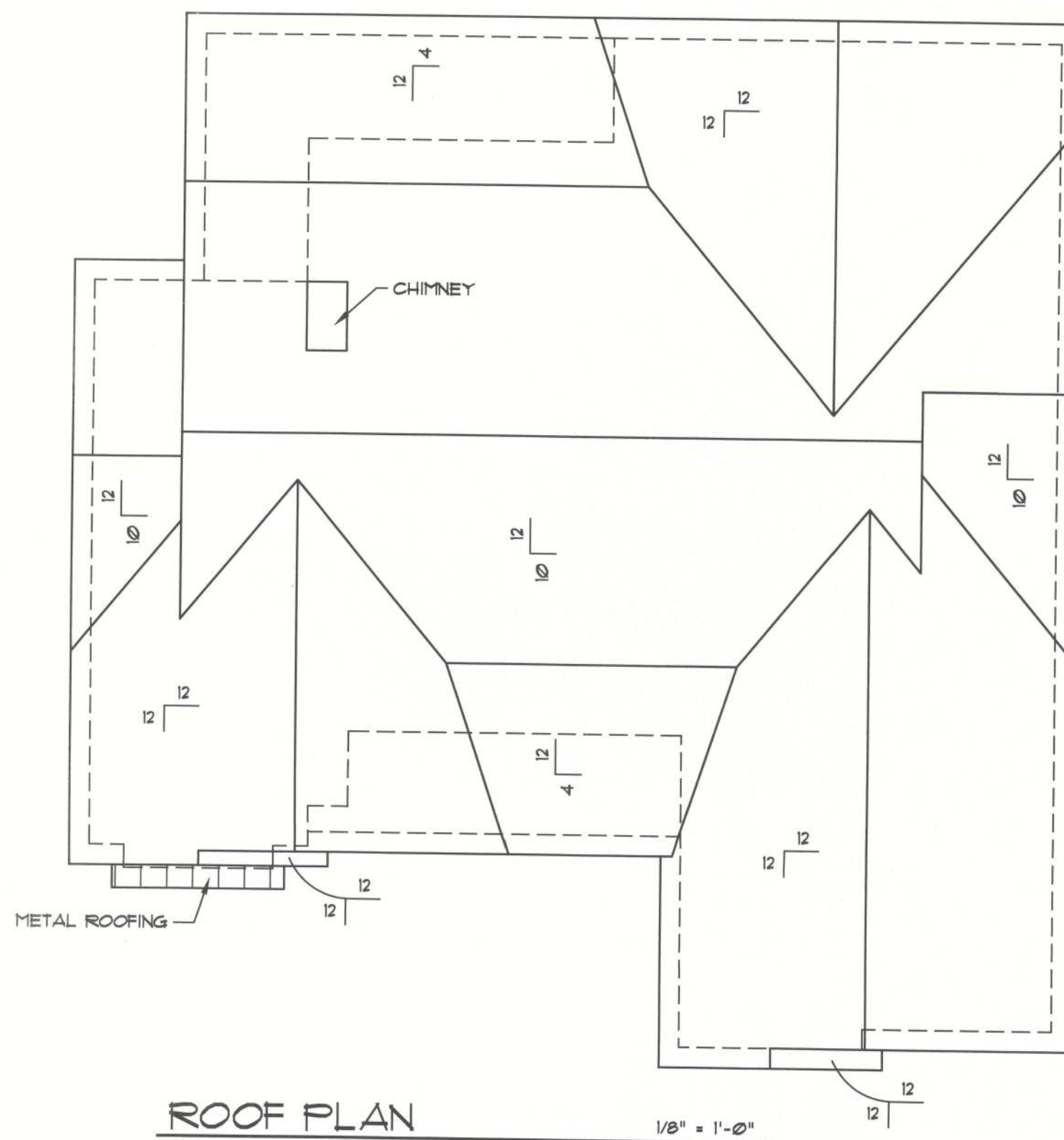
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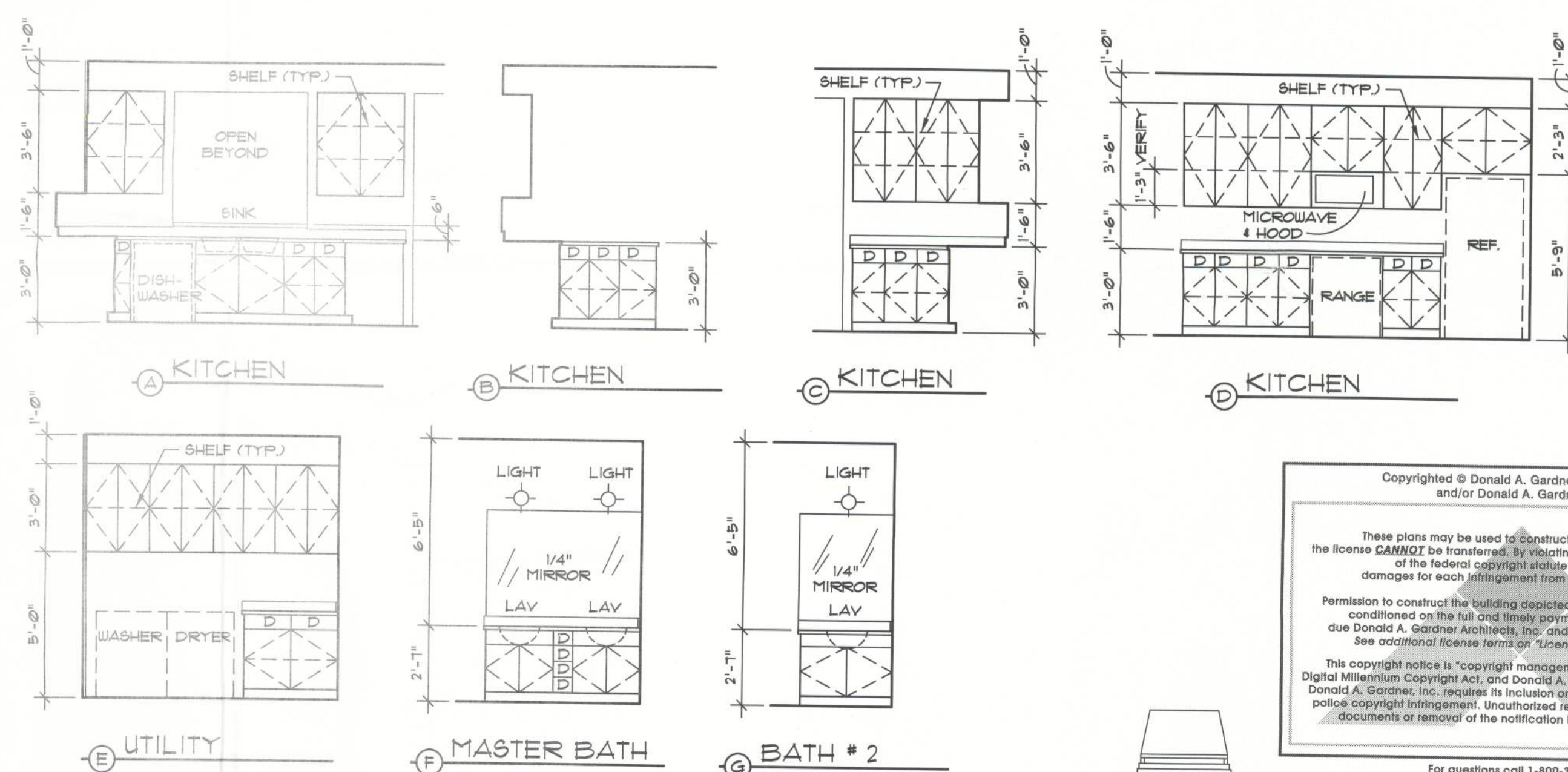
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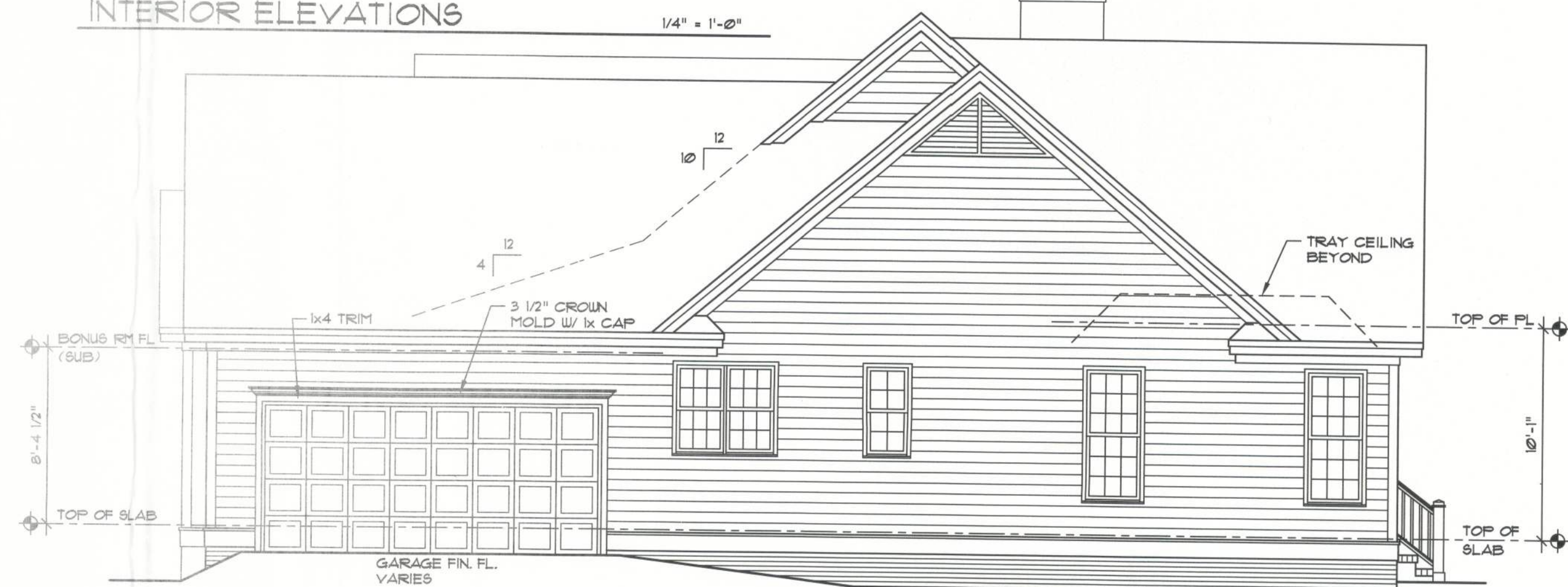
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ROOF PLAN

$$1/8" = 1'-0"$$


INTERIOR ELEVATIONS

 $\frac{1}{4}'' = 1'-0''$ 

RIGHT SIDE ELEVATION

$$3/16'' = 1'-0''$$

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DESIGN NO.
997-B

DESIGN NO.
992-B

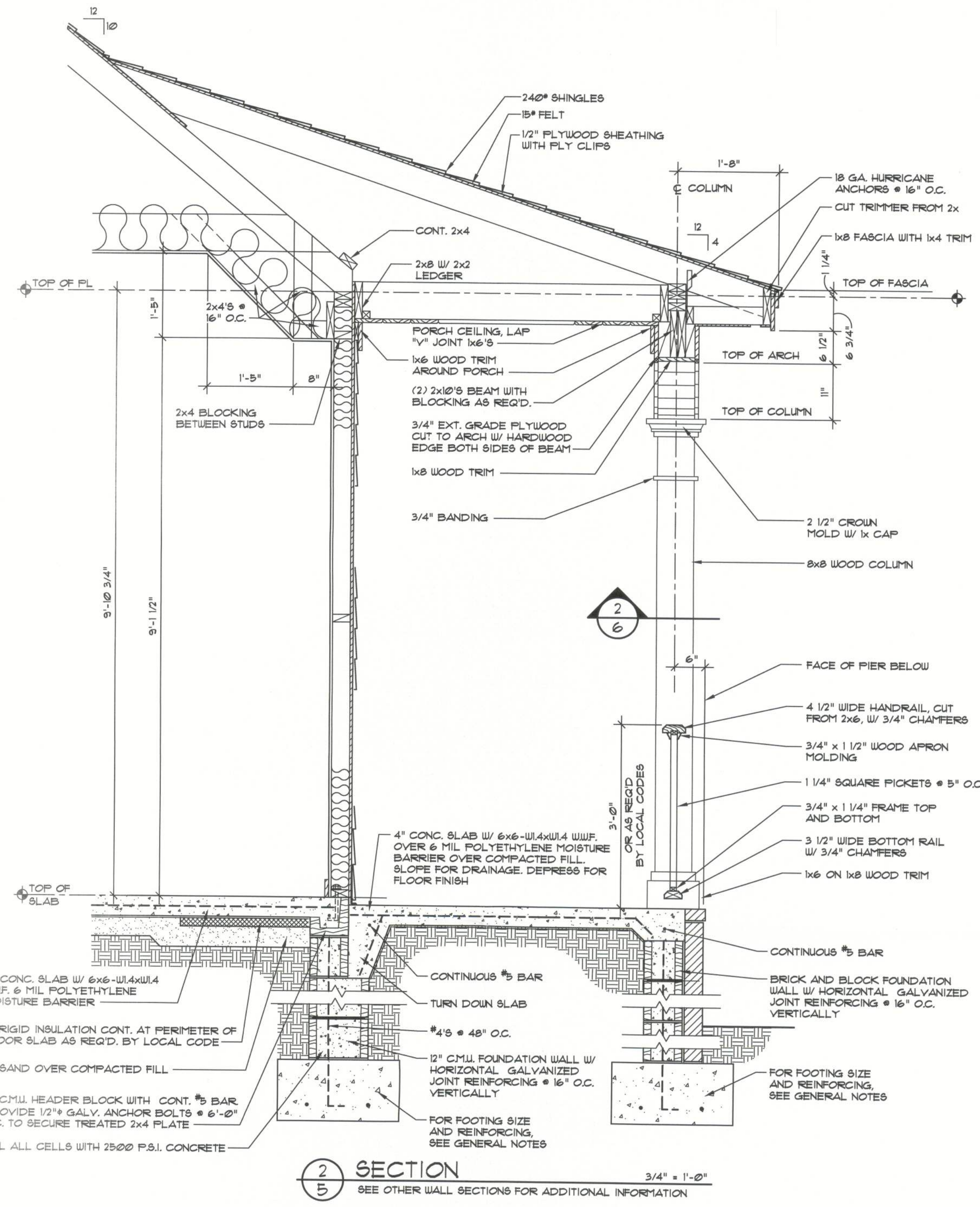
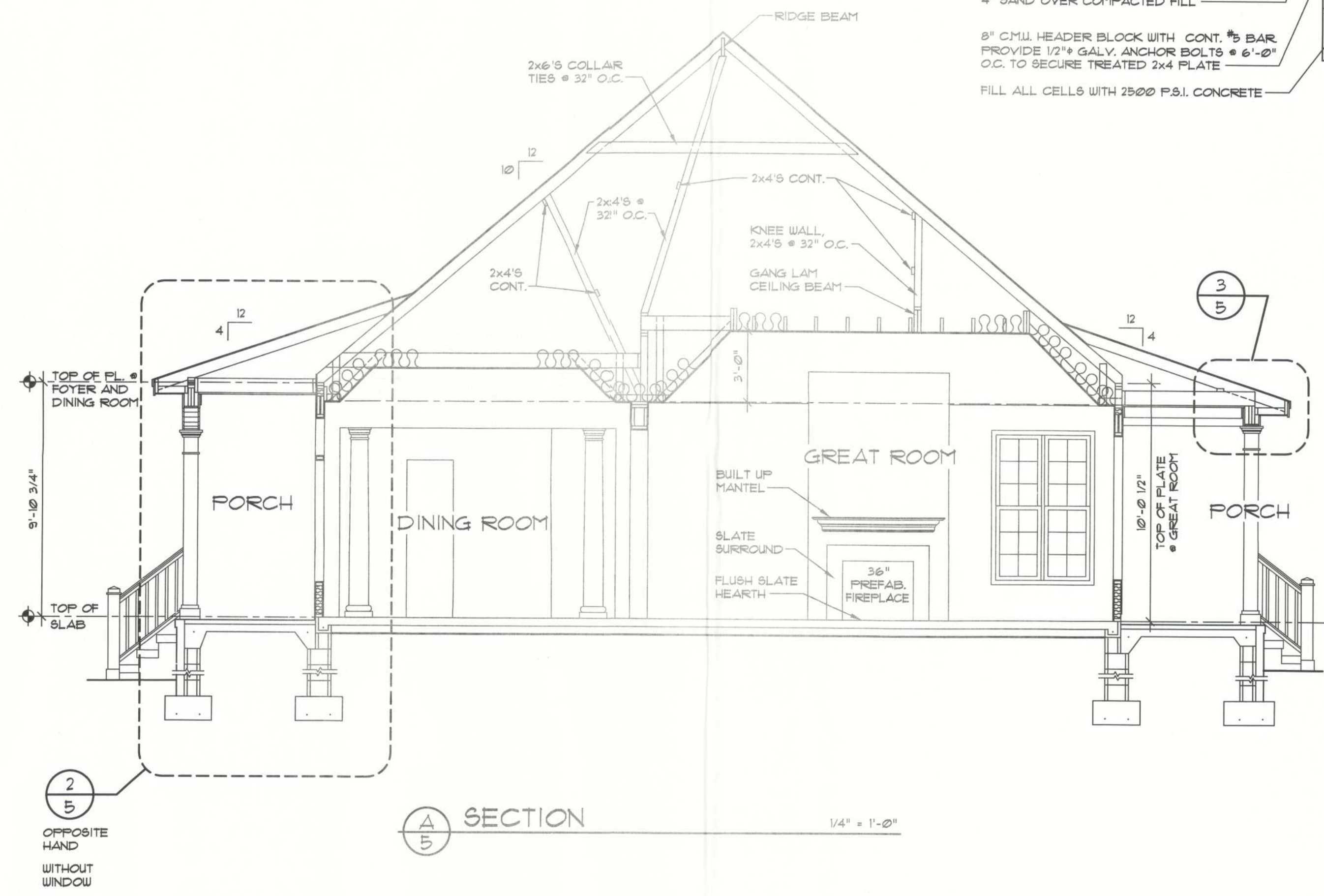
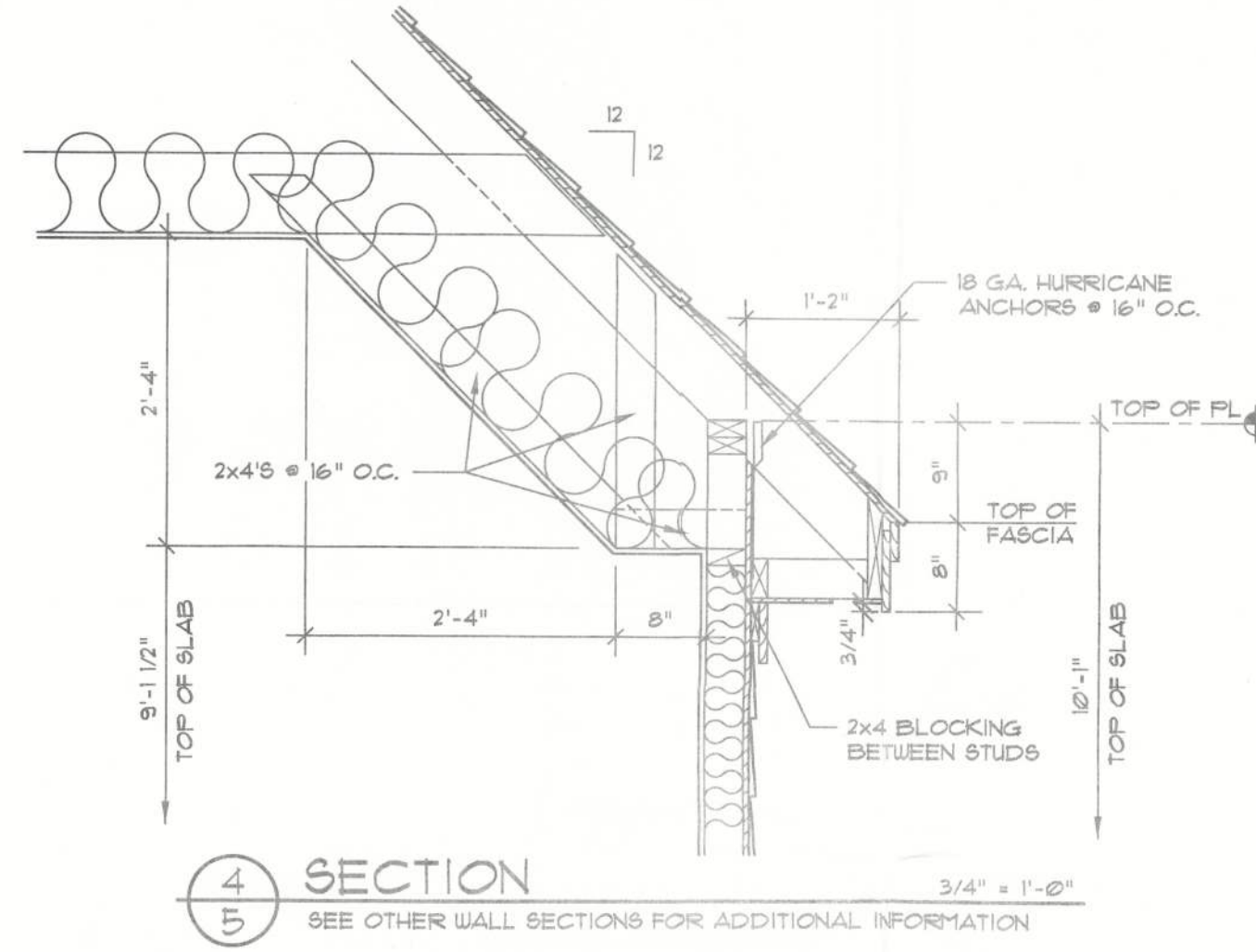
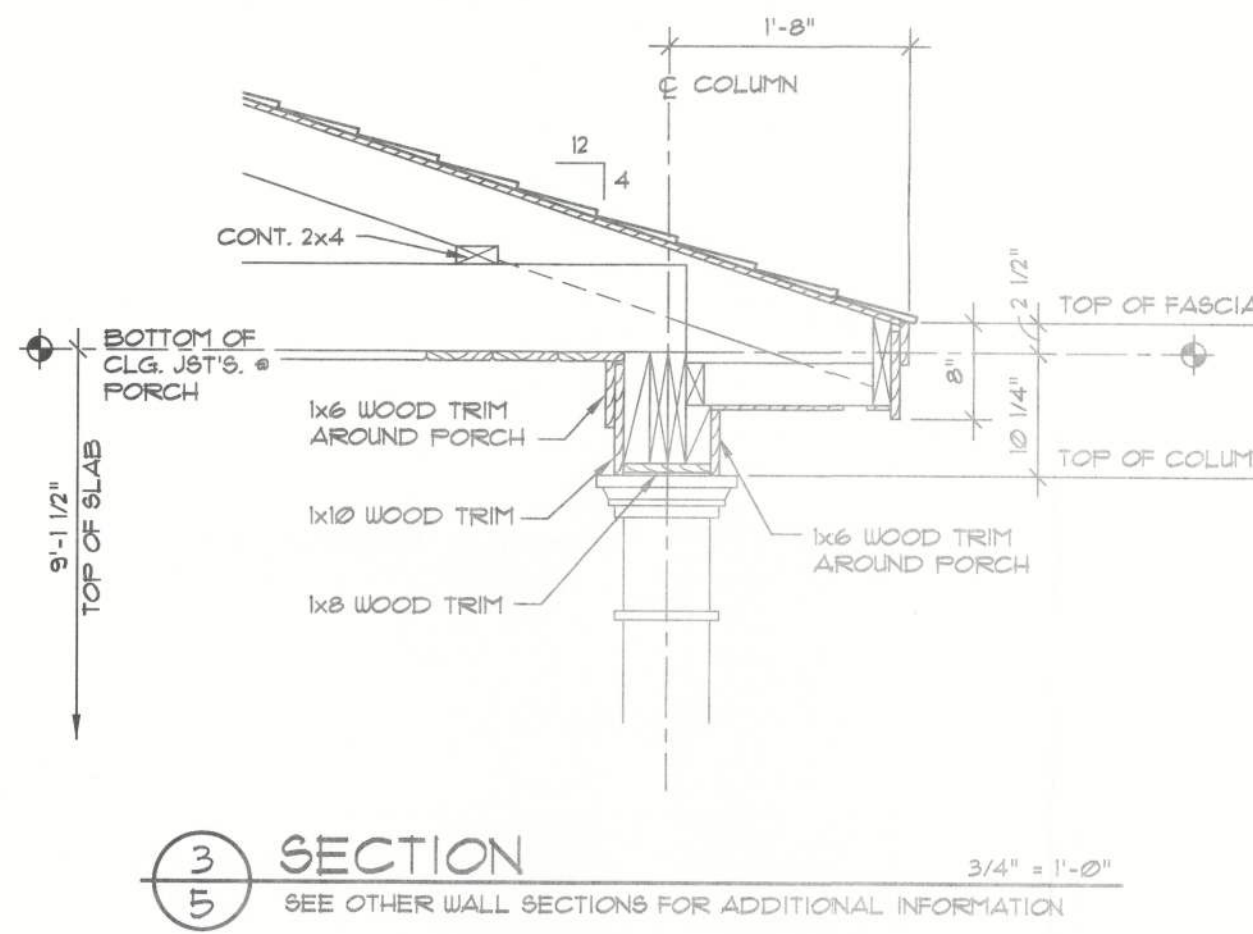
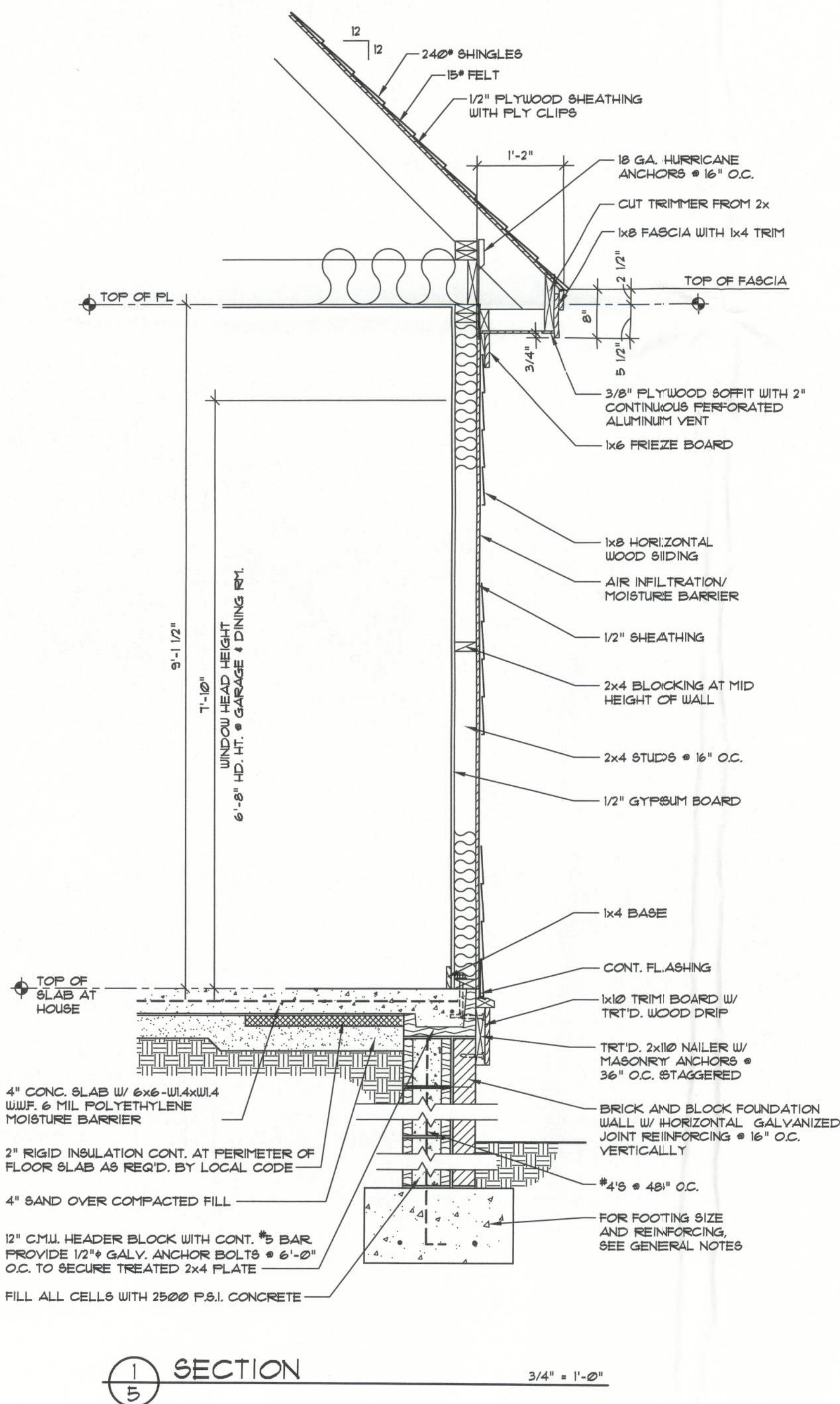
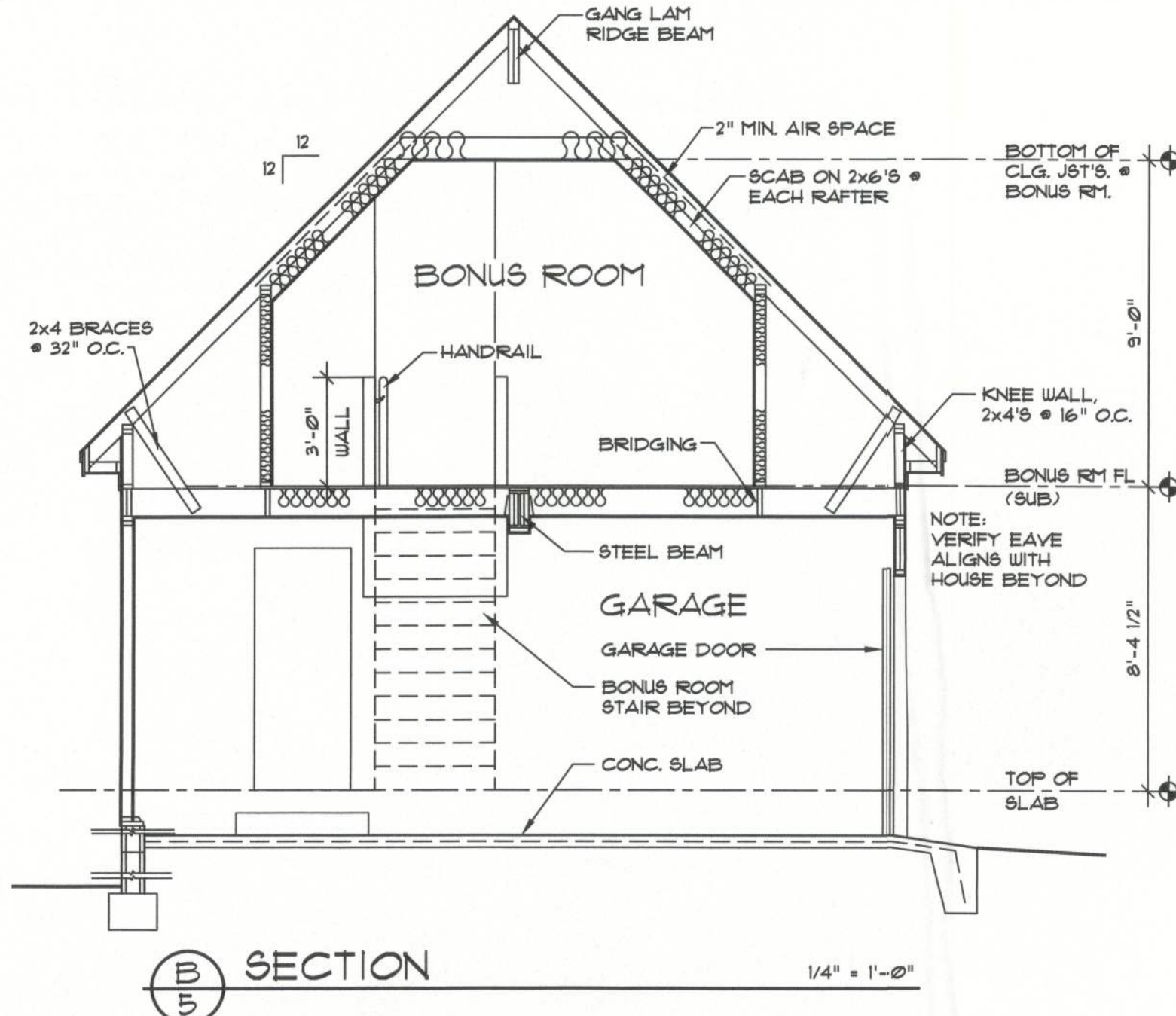
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ELEVATIONS

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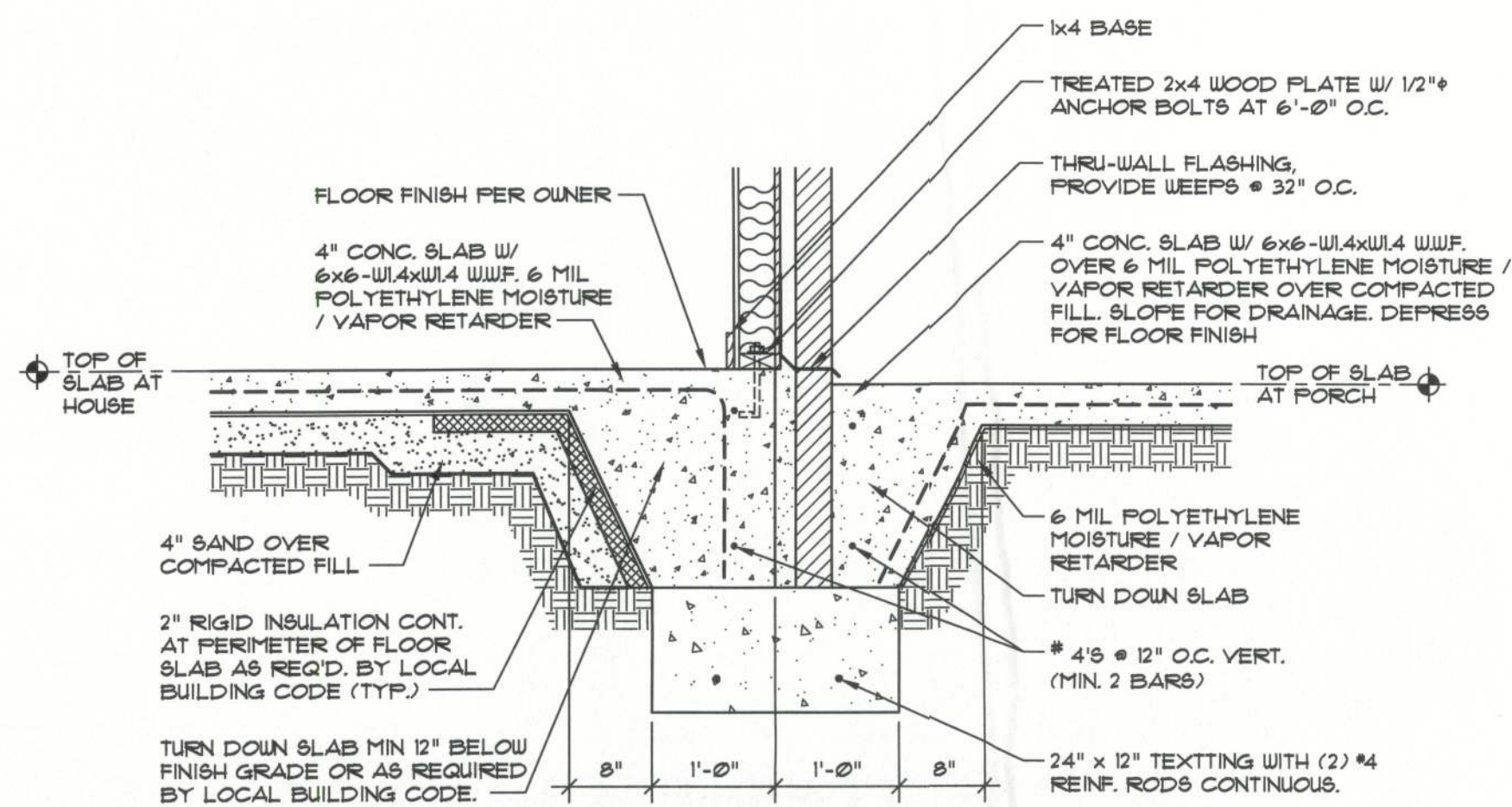
TURN DOWN @ HOUSE AND PATIO

TURN DOWN @ HOUSE

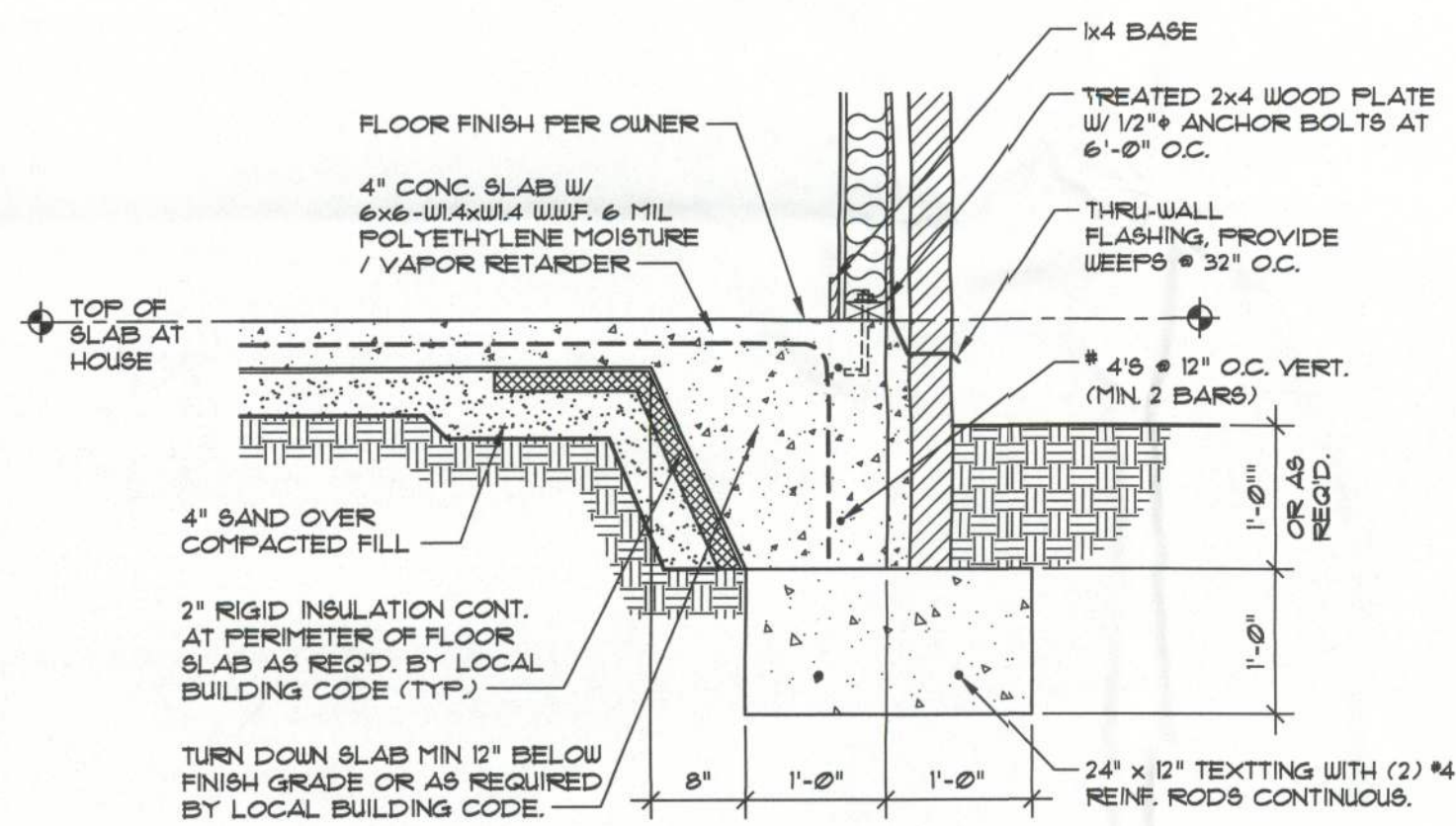
TURN DOWN @ HOUSE AND PORCH

ALTERNATE FOUNDATION DETAILS FOR TURN DOWN SLAB

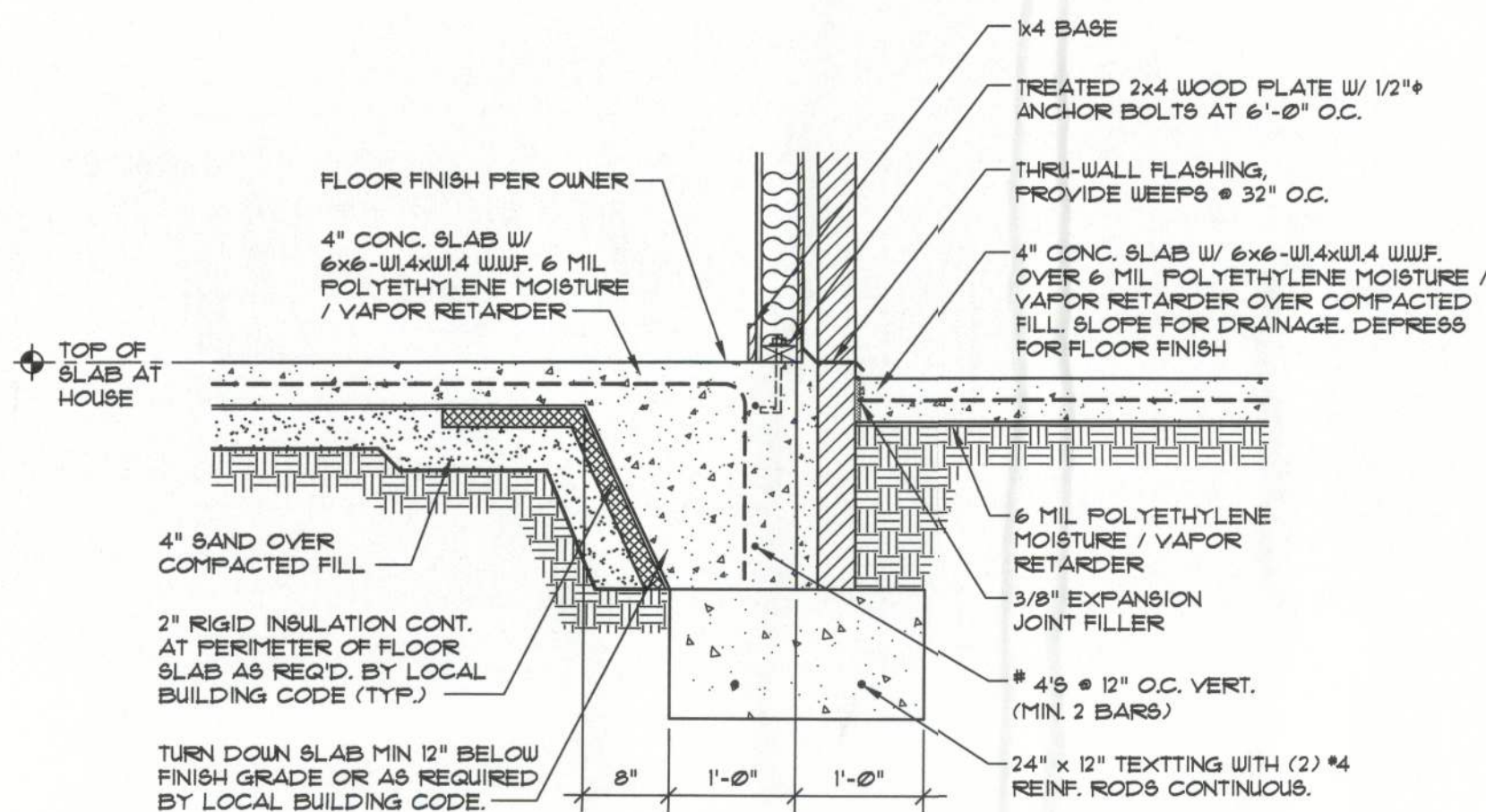
BRICK VENEER HOUSE



1 TURN DOWN SLAB @ PORCH 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

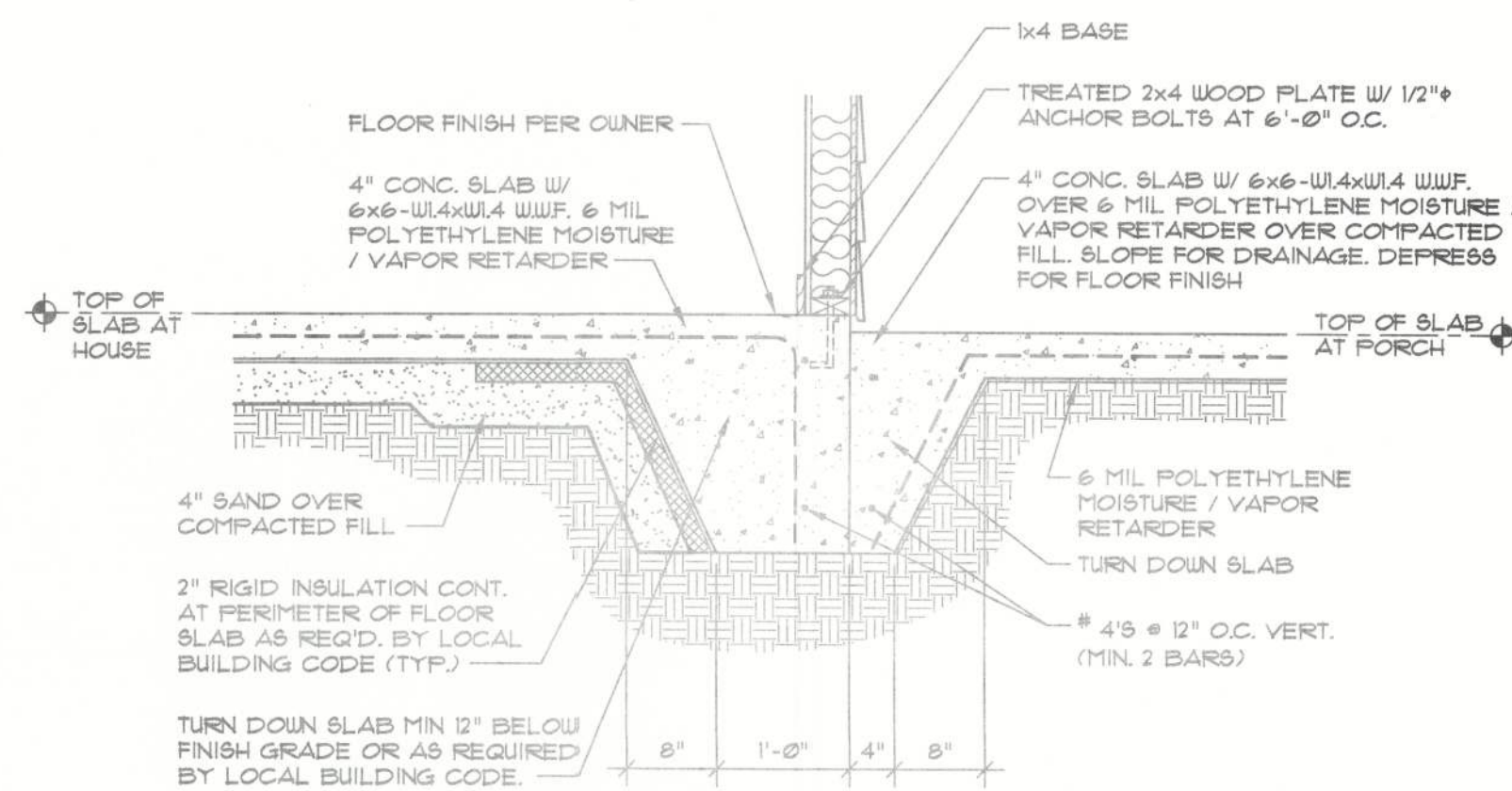


2 TURN DOWN SLAB @ HOUSE 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

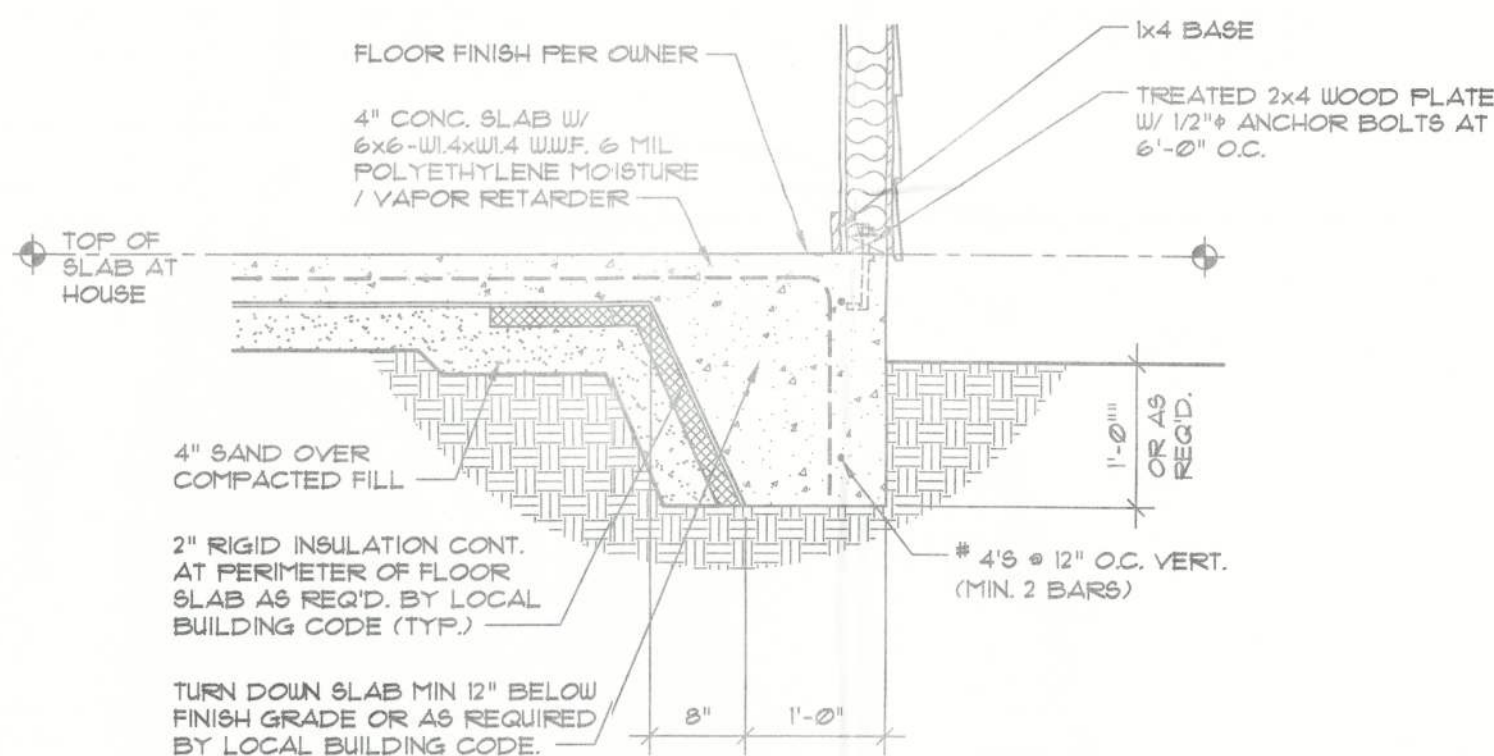


3 TURN DOWN SLAB @ PATIO 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

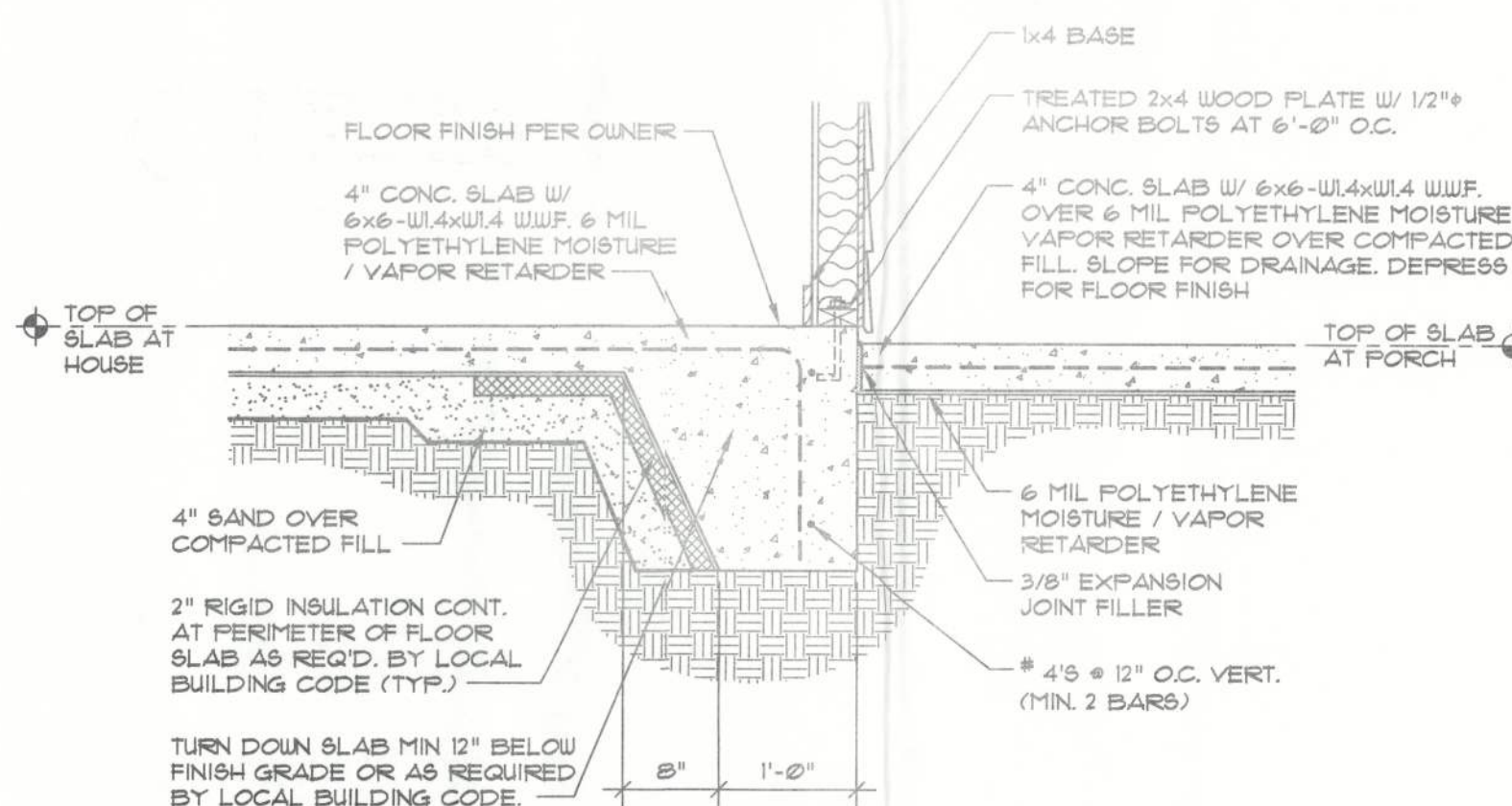
SIDING, STUCCO, OR STONE VENEER HOUSE



4 TURN DOWN SLAB @ PORCH 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

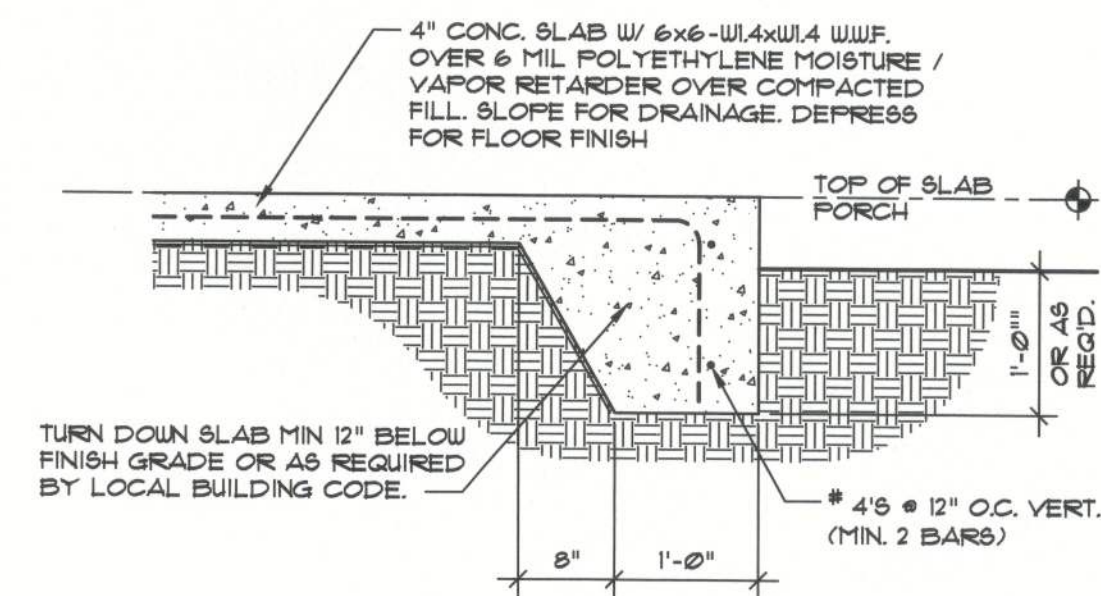


5 TURN DOWN SLAB @ HOUSE 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION



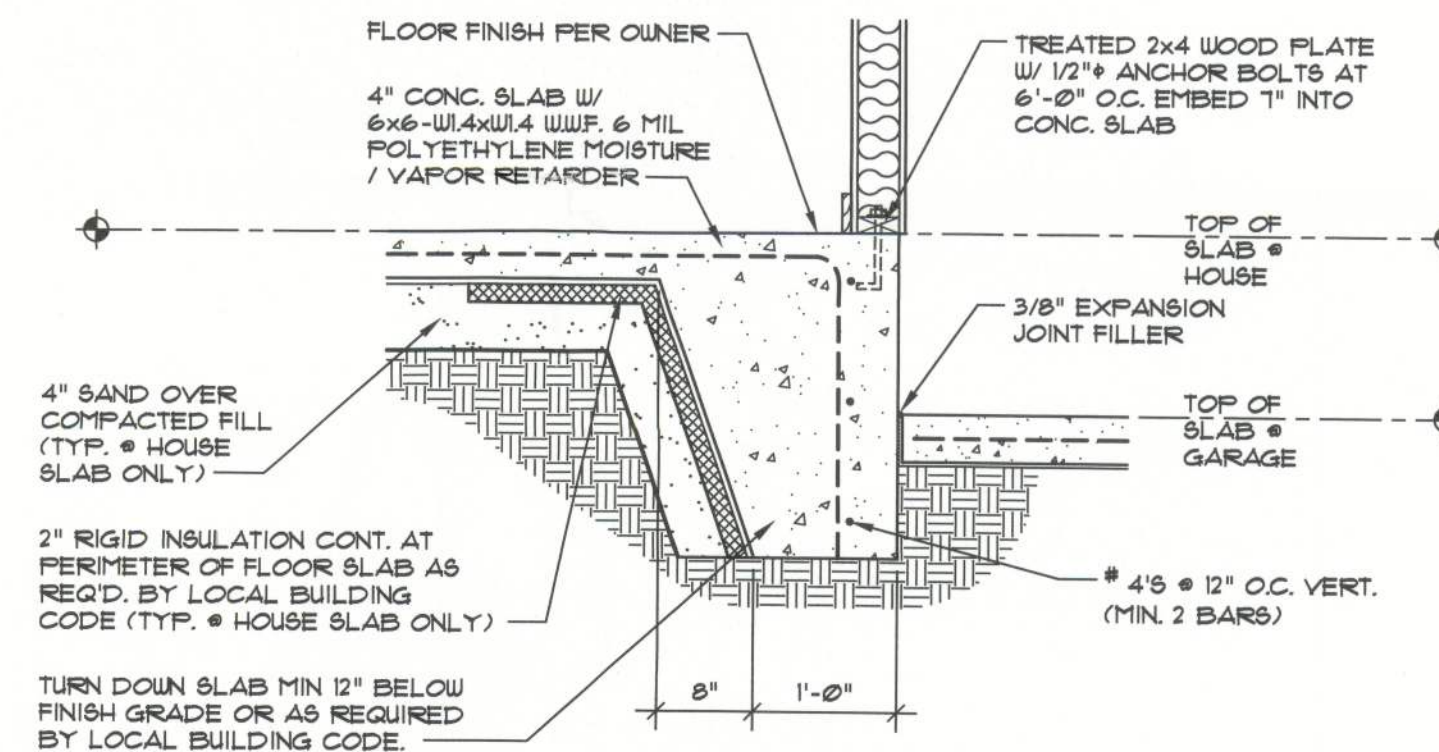
6 TURN DOWN SLAB @ PATIO 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

MISCELLANEOUS TURN DOWN SLAB DETAILS

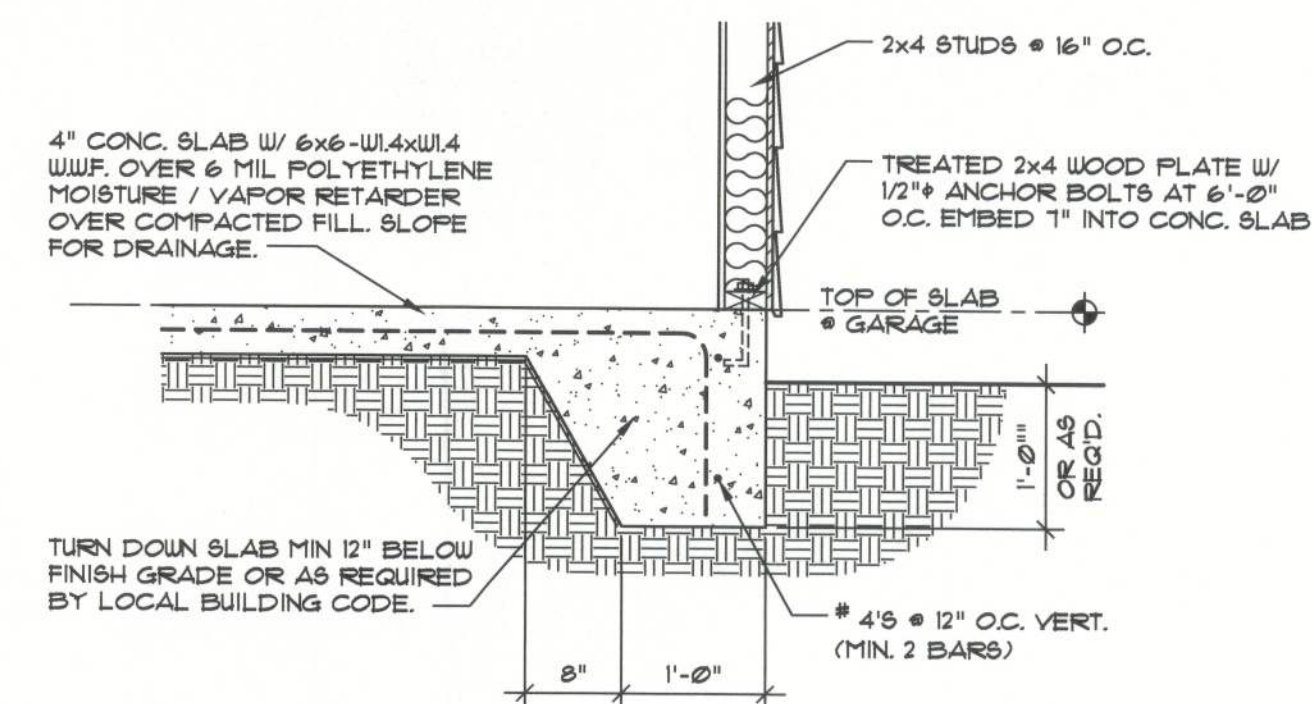


7 TURN DOWN SLAB @ PORCH 3/4" = 1'-0"
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8 DETAIL @ HOUSE AND GARAGE 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION



9 TURN DOWN SLAB @ GARAGE 3/4" = 1'-0"
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JYM
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