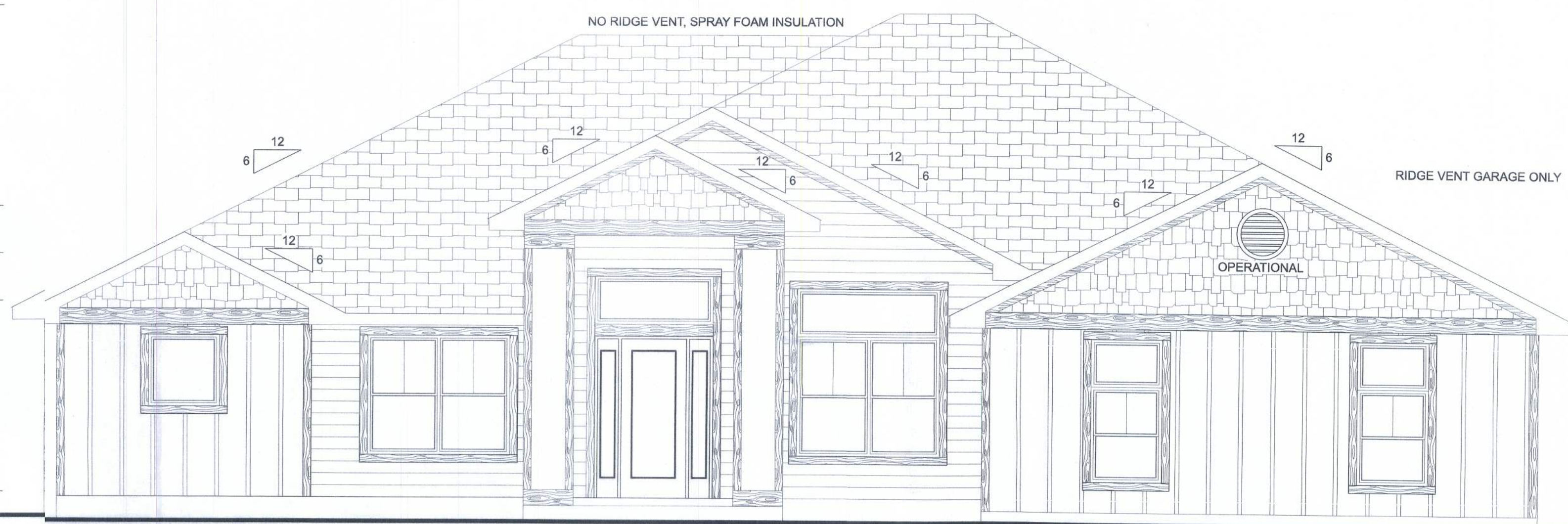
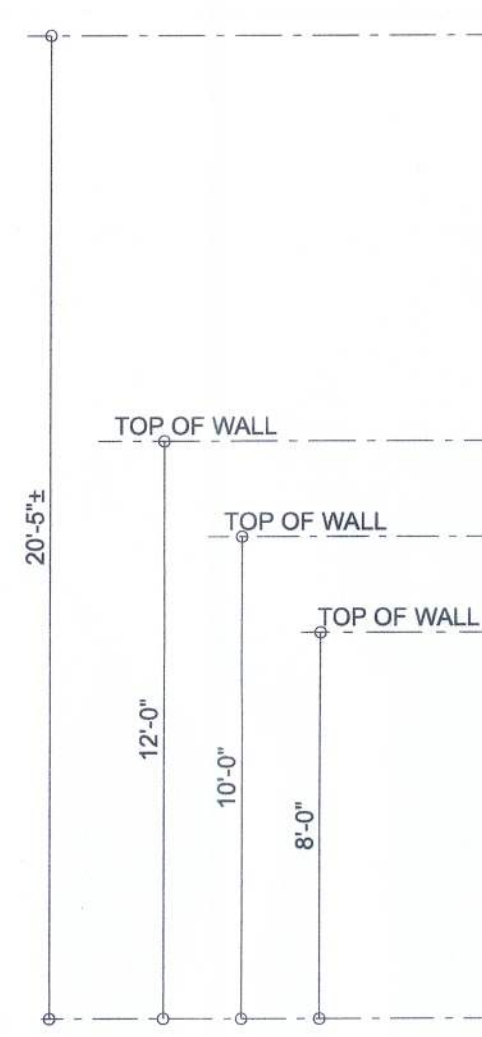
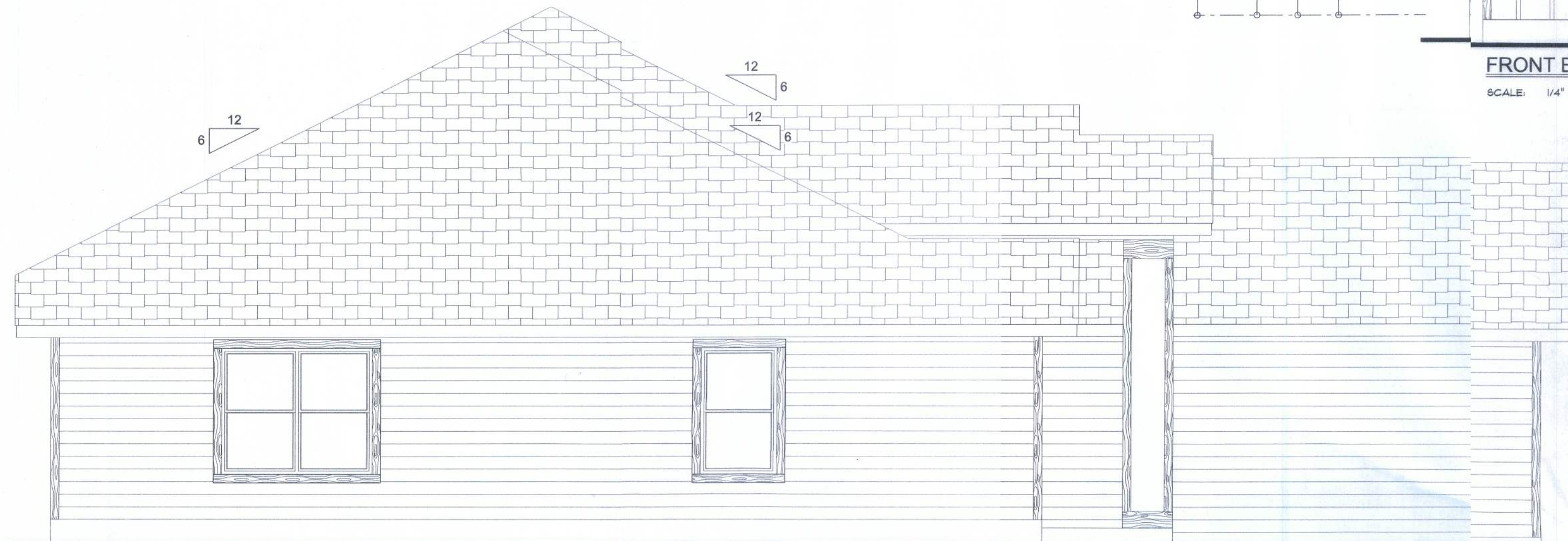


REVISIONS	

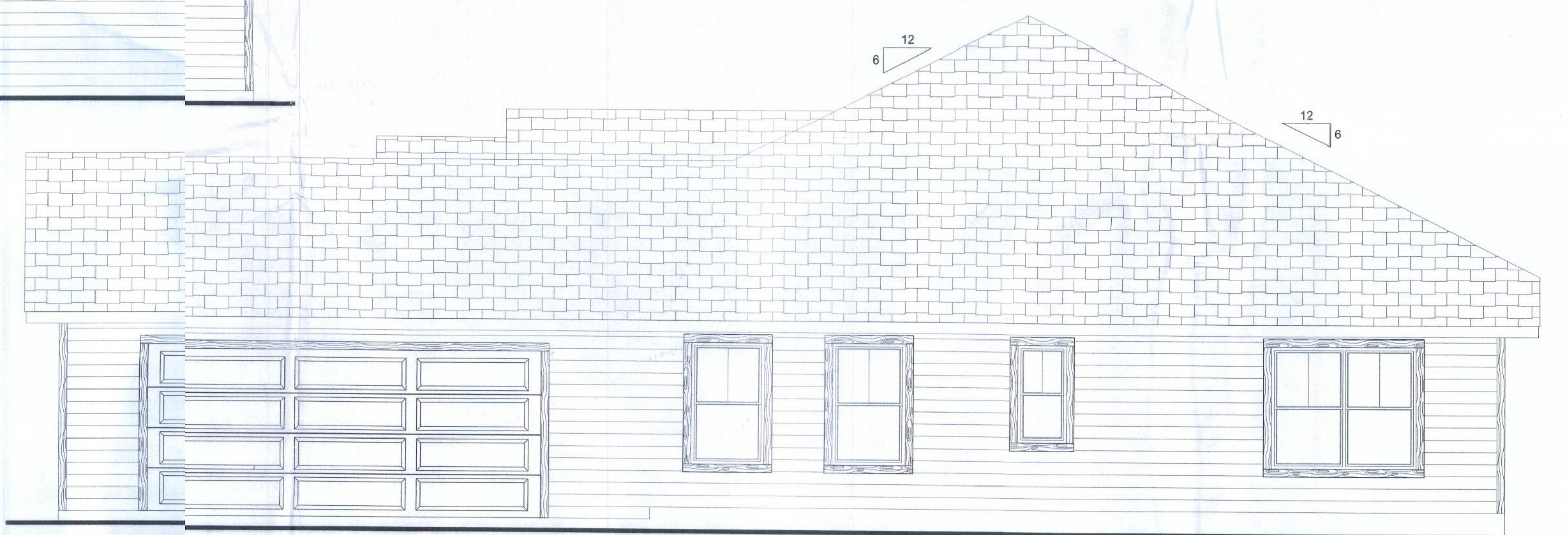
SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE



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



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



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



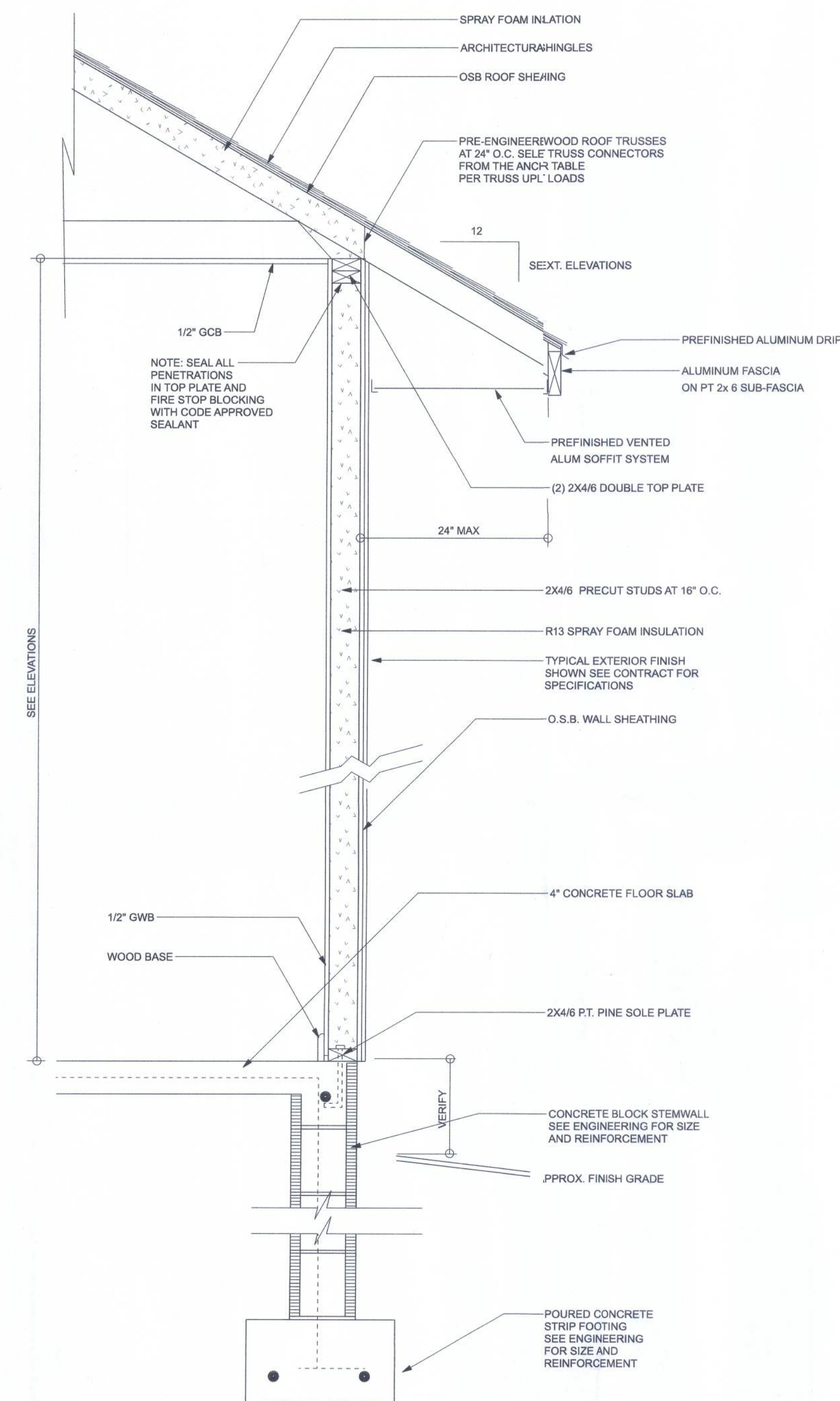
ERKINGER HOME BUILDERS, INC.
Jorge & Nydia FLORES
ADDRESS:
3335W Meadowwood Glen
Lake City, Florida 32024
Columbia County
Lc 12 Meadow Wood S/D
PRINTED DATE:
Monday, April 26, 2021
DRAWN BY: Matthew A. Erkinger
CHECKED BY: Evan Beamsley
DESIGNED BY:
Matthew A. Erkinger

DRAWING NUMBER
#1
OF 3 SHEETS

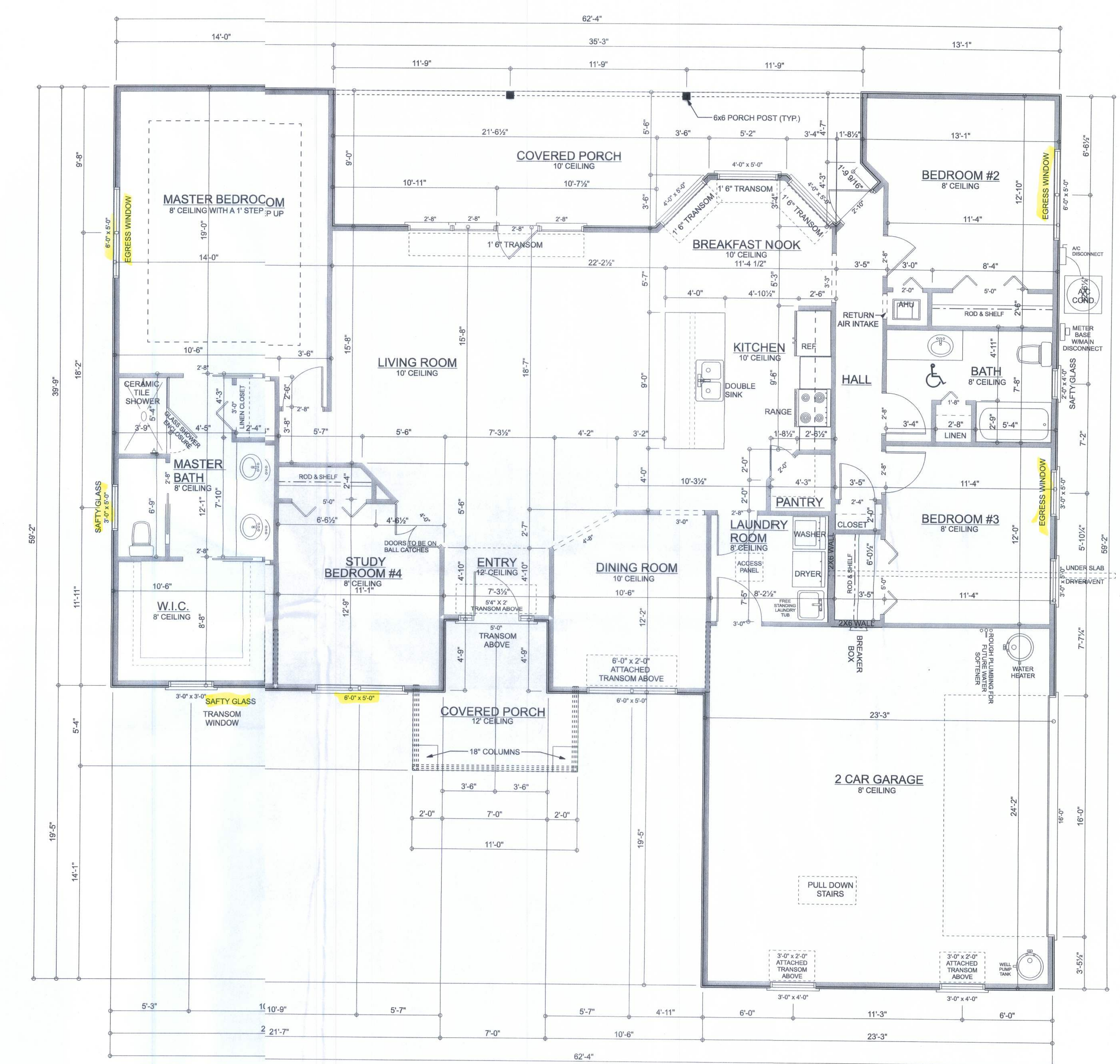
#41943

REVISIONS		

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE



TYPICAL DESIGN WALL SECTION
NON - STRUCTURAL DATA
SCALE: 1\"/>

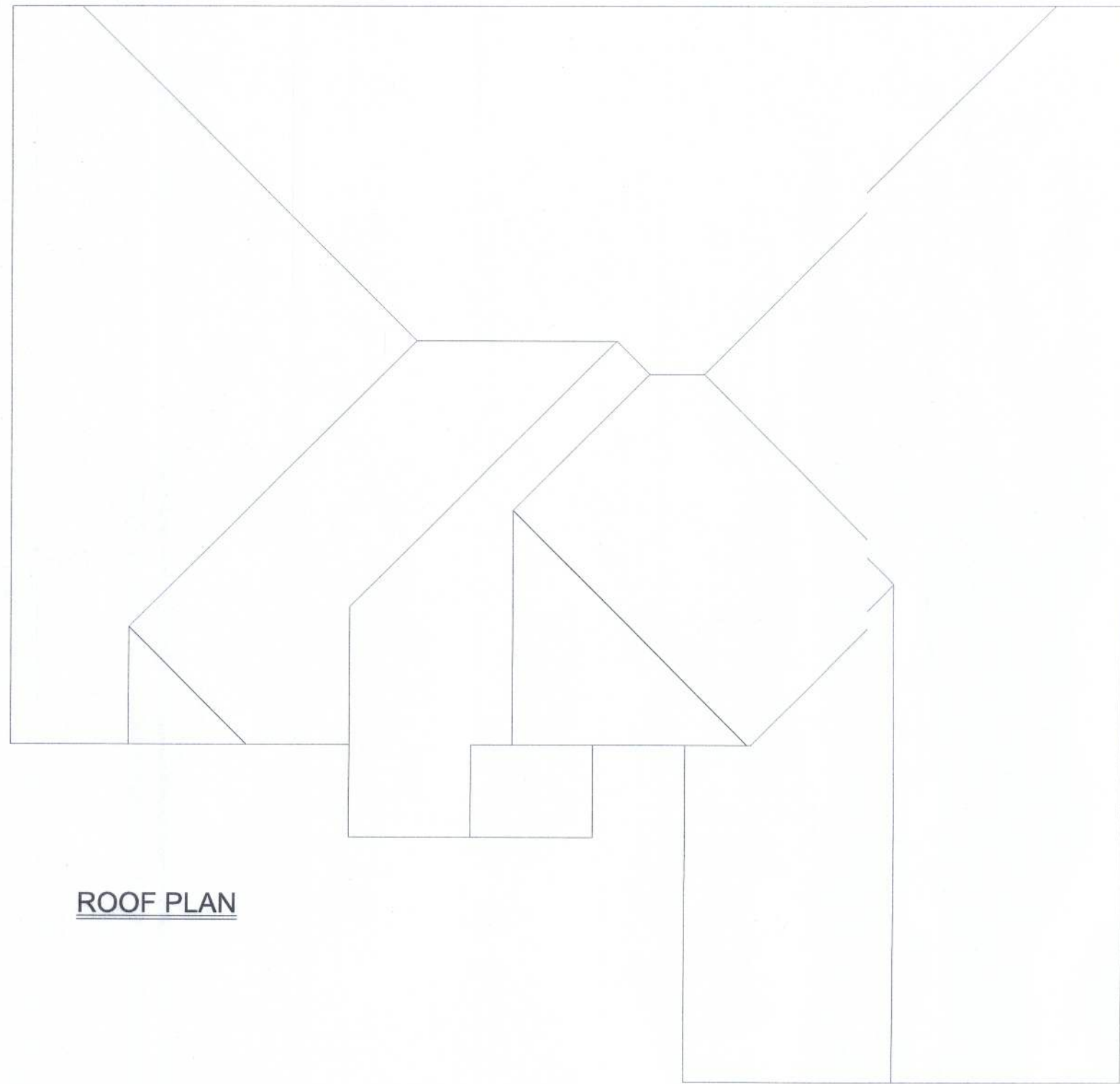


FLOOR PLAN
SCALE: 1/4\"/>

AREA SUMMARY		
LIVING AREA	2,195	S. F.
GARAGE AREA	571	S. F.
PORCH AREA	376	S. F.
TOTAL AREA	3,142	S. F.

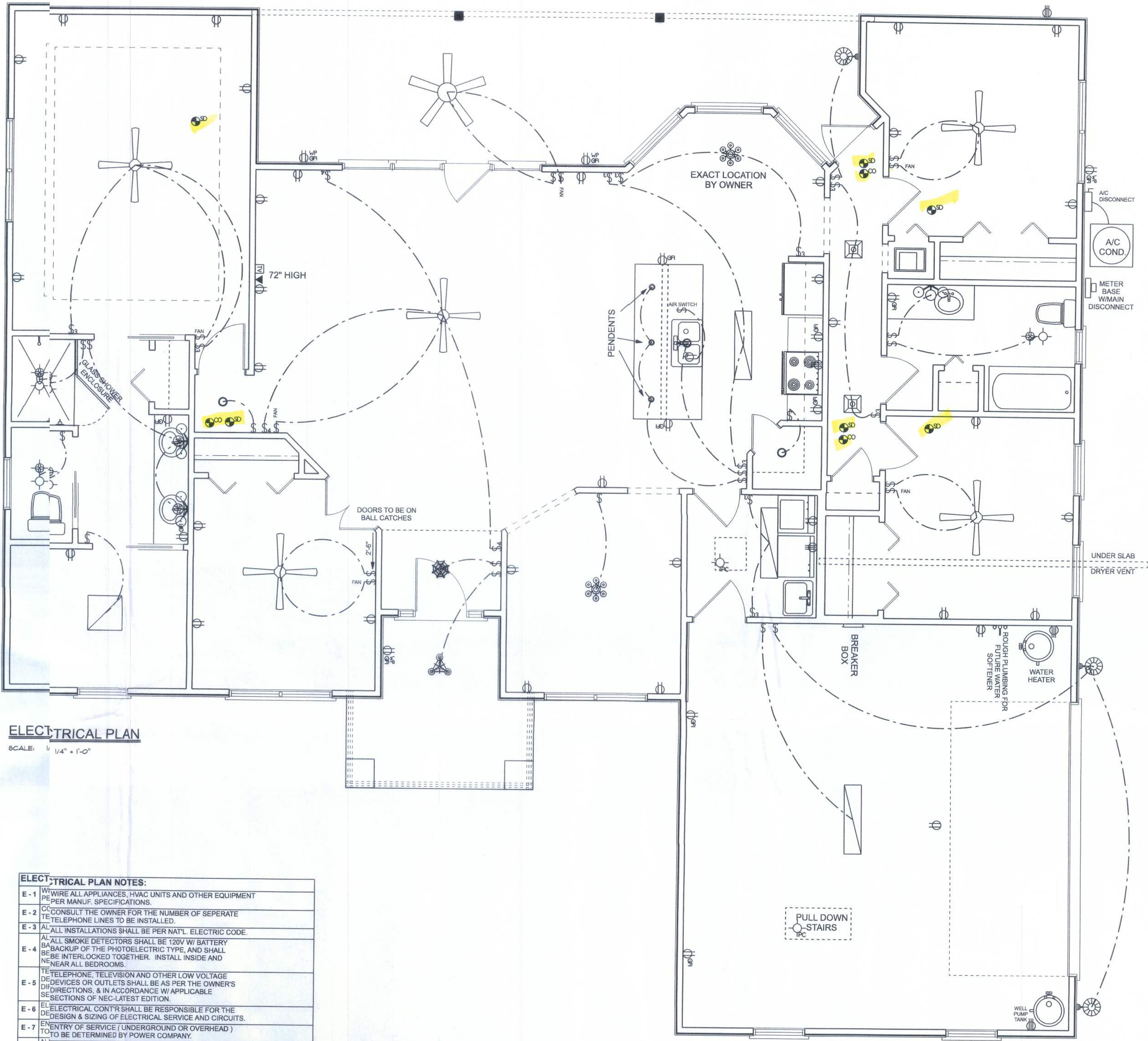
ERKINGER HOME BUILDERS, INC.
Jorg & Nydia FLORES
ADDRESS:
336 SW Meadowwood Glen
Lake City, Florida 32024
Columbia County
Lot 12 Meadow Wood S/D
PRINTED DATE:
Monday, April 26, 2021
DRAWN BY: Matthew A. Eringer
CHECKED BY: Evan Beamsley
DESIGNED BY:
Matthew A. Eringer

DRAWING NUMBER
#2
OF 3 SHEETS



ROOF PLAN

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
AC Disconnect	
com - data TV	
fan - Bath fan light	
fan - ceiling fan	
light - can light	
light - fluorescent 1 x 4	
light - fluorescent 2 x 2	
outlet	
outlet - 220v	
outlet - WP	
outlet - gfi	
switch	
switch - 3 way	
ceiling fan 5 bladed 04	
ceiling shade square	
chandelier 01	
chandelier 02	
chandelier 04	
pendant globe	
electrical panel	
cable tv outlet	
pull chain light	
switch 4 way	
wall mounted 01 3 lights	
wall mounted 12 1 light	
detector - CO	
detector - smoke	



ELECTRICAL PLAN

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

ELECTRICAL PLAN NOTES:	
E-1	WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.
E-2	CONSULT THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED.
E-3	ALL INSTALLATIONS SHALL BE PER NATH. ELECTRIC CODE.
E-4	ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.
E-5	TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.
E-6	ELECTRICAL CONTRS SHALL BE RESPONSIBLE FOR THE DESIGN & SIZING OF ELECTRICAL SERVICE AND CIRCUITS.
E-7	ENTRY OF SERVICE (UNDERGROUND OR OVERHEAD) TO BE DETERMINED BY POWER COMPANY.
E-8	ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
E-9	ALL OUTLETS TO BE LOCATED ABOVE BASE FLOOD ELEVATION.
E-10	A SERVICE DISCONNECT WITH OVER CURRENT PROTECTION SHALL BE INSTALLED OUTSIDE OF THE BUILDING, ON THE LOAD SIDE OF THE METER, AT THE PLACE ELECTRIC CONDUCTORS ENTER THE BUILDING. SERVICE ENTRANCE CONDUCTORS MAY NOT BE LOCATED INSIDE OF THE BUILDING WITHOUT SPECIAL APPROVAL OF THE BUILDING OFFICIAL.
E-11	CARBON MONOXIDE ALARMS SHALL BE REQUIRED WITHIN 10' OF ALL ROOMS FOR SLEEPING PURPOSES IN BUILDINGS HAVING A FOSIL FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE.
E-12	ALL OUTLETS LOCATED IN RESIDENTIAL AREAS TO BE TAMPER-RESISTANT PER NEC.
E-13	A MINIMUM OF 75% OF PERMANENTLY INSTALLED LAMPS OR LIGHTING FIXTURES SHALL BE HIGH EFFICACY FBC EFC SEC. R404.1

REVISIONS	

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

ERKINGER HOME BUILDERS, INC.
Jorge & Nydia FLORES
ADDRESS:
336 SW Meadowwood Glen
Lake City, Florida 32024
Columbia County
Lot 2 Meadow Wood S/D
PRINTED DATE:
Monday, April 26, 2021
DRAWN BY: Matthew A. Erkinger
CHECKED BY: Evan Beamsley
DESIGNED BY: Matthew A. Erkinger

DRAWING NUMBER
#3
OF 3 SHEETS

(a) NAIL OSB TO UPPER TOP PLATE (IF POSSIBLE)

H2-5A
10-60 X 1 1/2"

2X4 SPF 62
BLOCKING & SHEATHING

1" MAX
GAP @
HORIZ.
SPLICE

7/16" OSB

(b) NAIL OSB TO LOWER TOP PLATE & STRAP TRUSS TO LOWER TOP PLATE

LTS16R
12-100 X 1 1/2"

(6) NAILS IN
LOWER TOP
PLATE

SHEATHING NAILING:
1/2" MIN. HORIZ. EDGE
DIST. & 3/8" MIN. VERT.
EDGE DIST.

7/16" OSB FULLY BLOCKED
FROM TOP PLATE TO BOTTOM PLATE
64 @ 30" OC EDGE 12" OC FIELD

SPLICE MAY BE OMITTED IF FULL
HEIGHT SHEATHING COVERS
UPPER TOP PLATE & BOTTOM
PLATE 1" MIN.

7/16" OSB

(c) FOR GIRDER TRUSS OVER 600 LB UPLIFT

USE (2) MST16
FOR > 600 LB
UPLIFT

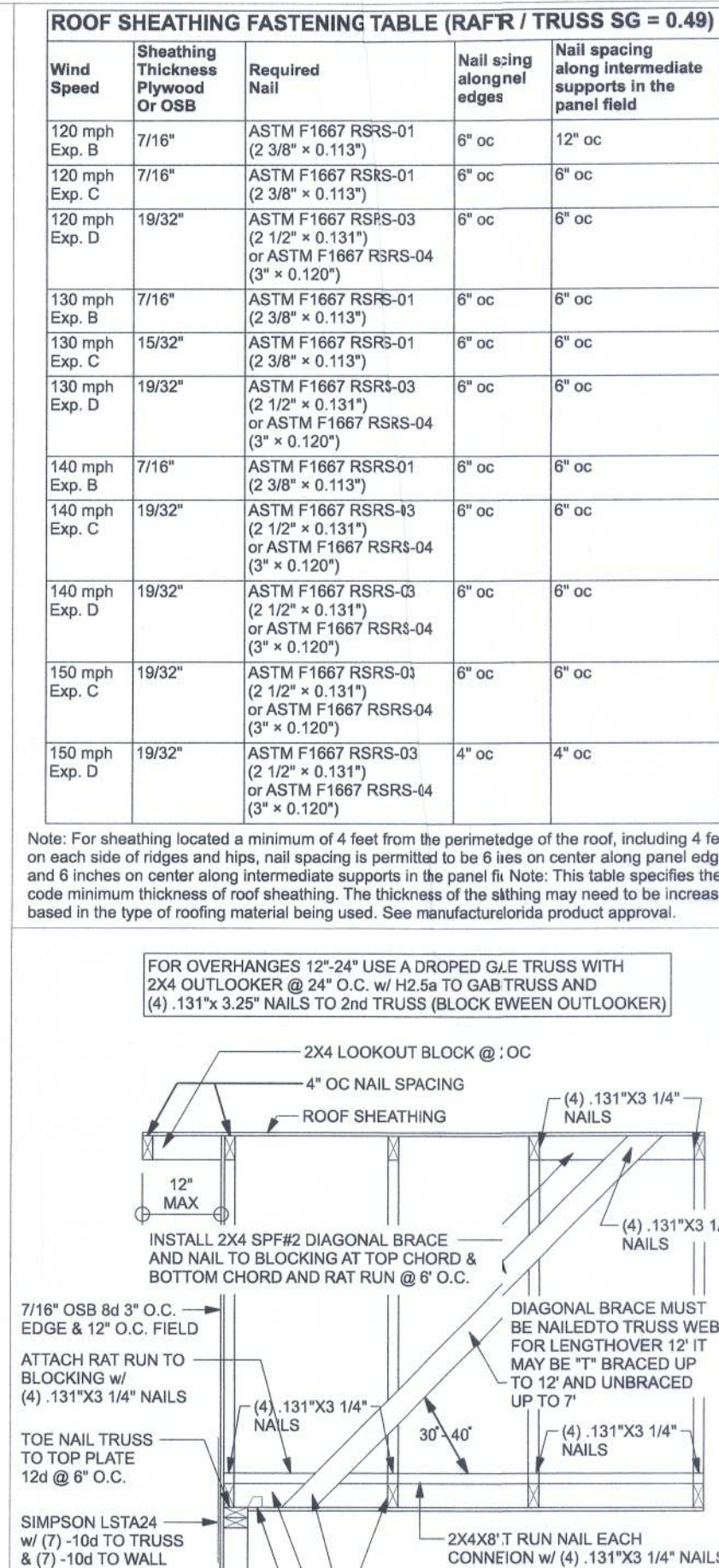
MTS16
14-100 X 1 1/2"

OFFSET
STUD &
NAIL STRAP
TO STUD

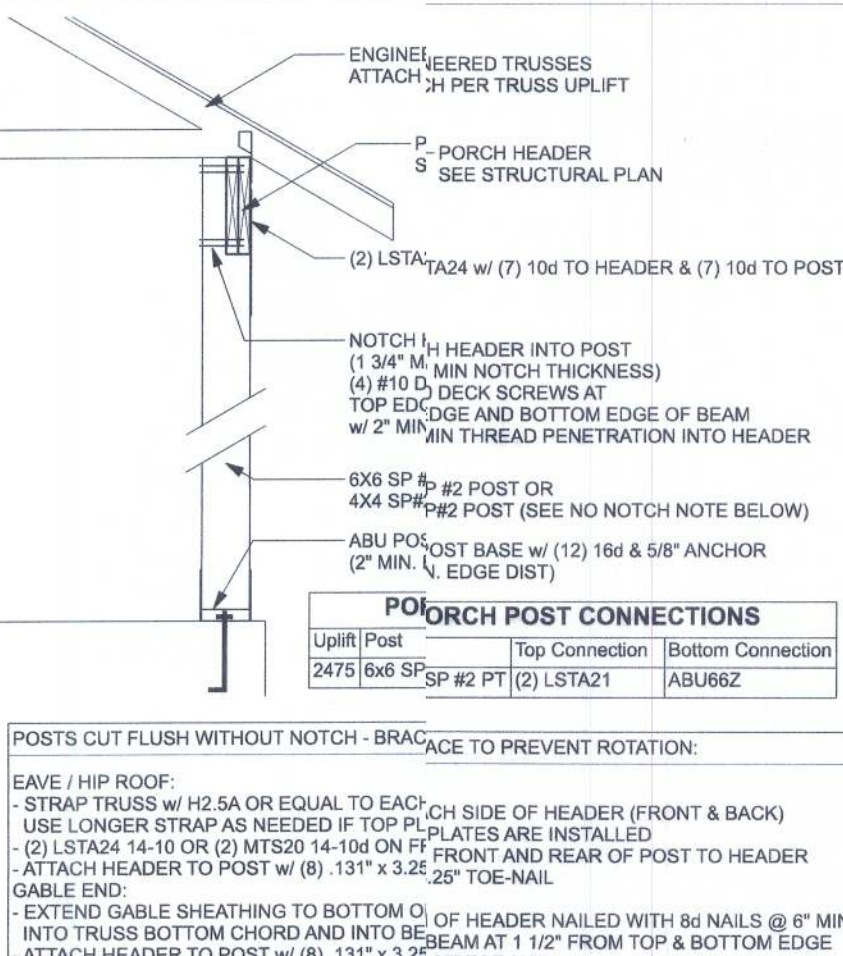
NOTE:
ADD 2ND STUD
FOR > 2500 LB
REACTION

7/16" OSB

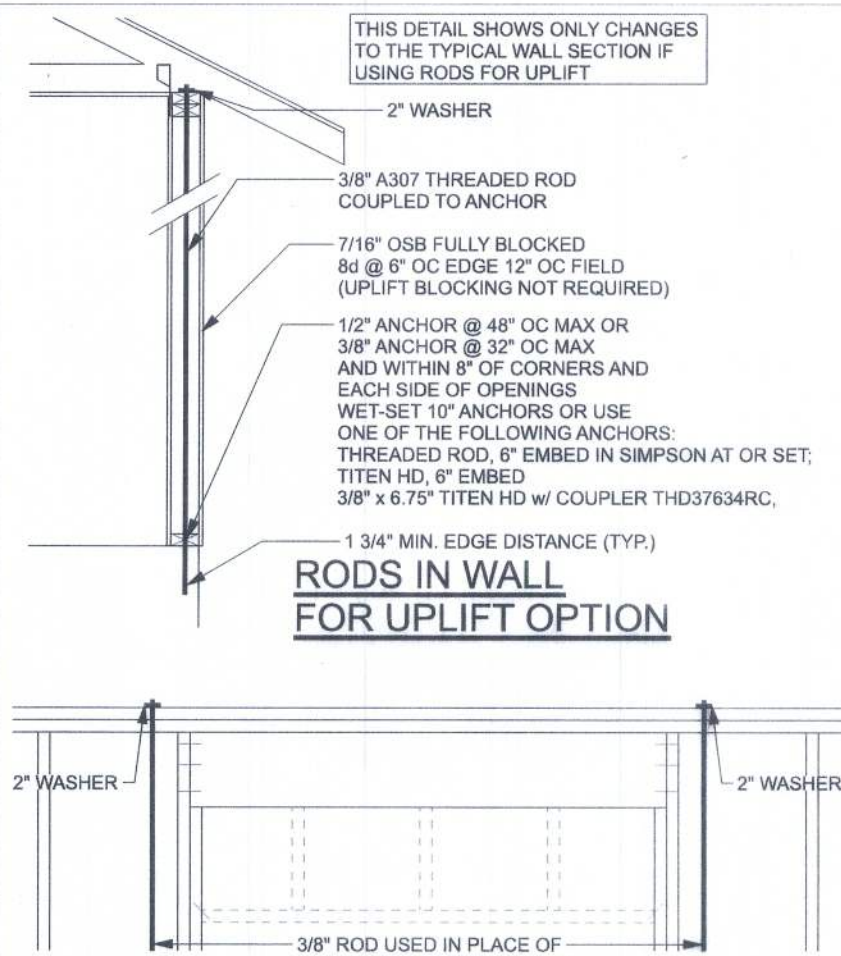
LSTA24



(TYP.) PORCH POST
ONE STORY WOOD



3/8" ROD USED IN PLACE OF
OPENING UPLIFT STRAPPING
(SEE PLAN FOR LOCATION)



EXTERIOR WALL STUD TABLE FOR SPF #2 STUDS:

UNBLOCKED, APPLIED PERPENDICULAR TO FRAMING, OVER A MINIMUM OF 3 FRAMING MEMBERS, WITH PANEL EDGES STAGGERED.

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 SPECIFICATIONS. MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE FOLLOWED TO ACHIEVE RATED LOADS.

ANCHOR BOLTS: 3-30T ANCHOR BOLTS WITH MINIMUM EMBEDMENT AS SPECIFIED IN REQUIREMENTS BUT NOT 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 ENGINEERS SCOPE OF WORK.

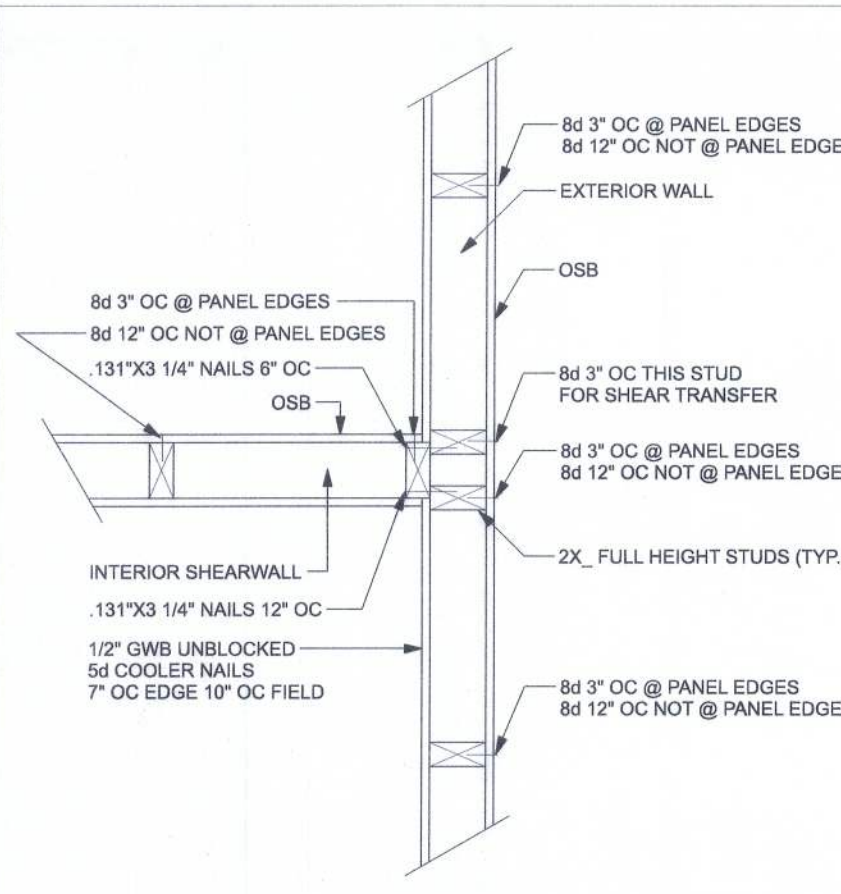
CONFIRM SITE CONDITIONS: WIND SPEED, DIRECTION, BEARING CAPACITY, GRADE AND BACKFILL HEIGHT, WIND SPEED AND DEBRIS ZONE, AND FLOOD ZONE.

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

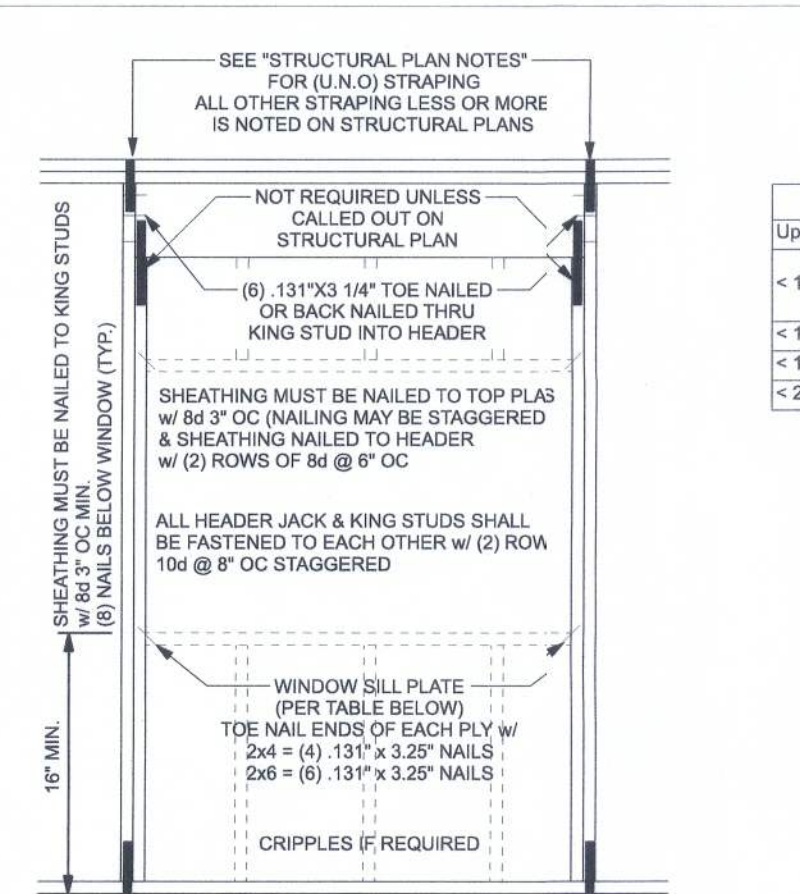
PROVIDE A CONTINUOUS LOAD PATH FROM TRUSSES TO FOUNDATION, IF YOU BELIEVE THE PLAN MAKES A CONTINUOUS LOAD PATH CONNECTION, CALL THE WIND LOAD ENGINEER FOR VERIFICATION.

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

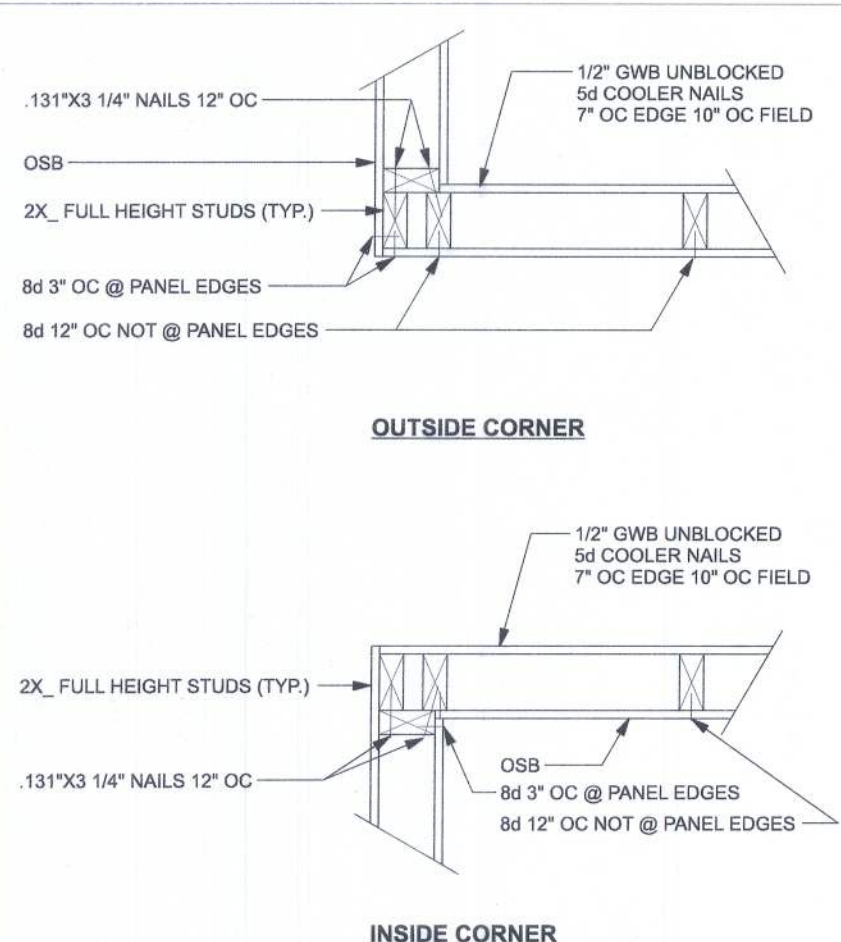
(TYP.) GABLE BRACING DETAIL
WOOD FRAME



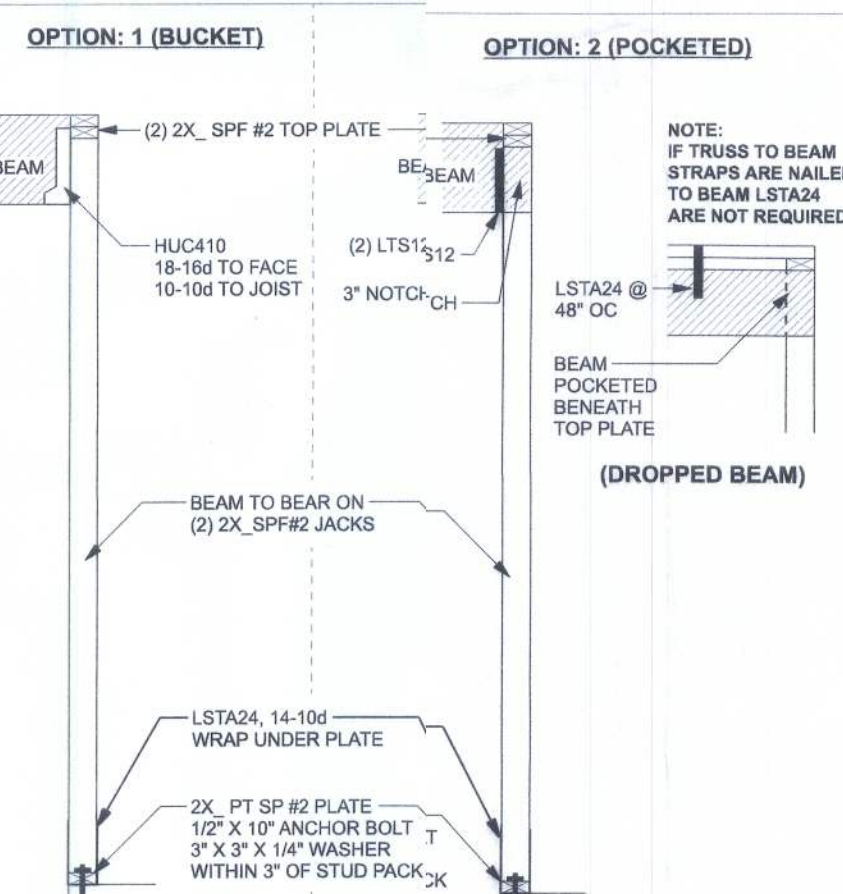
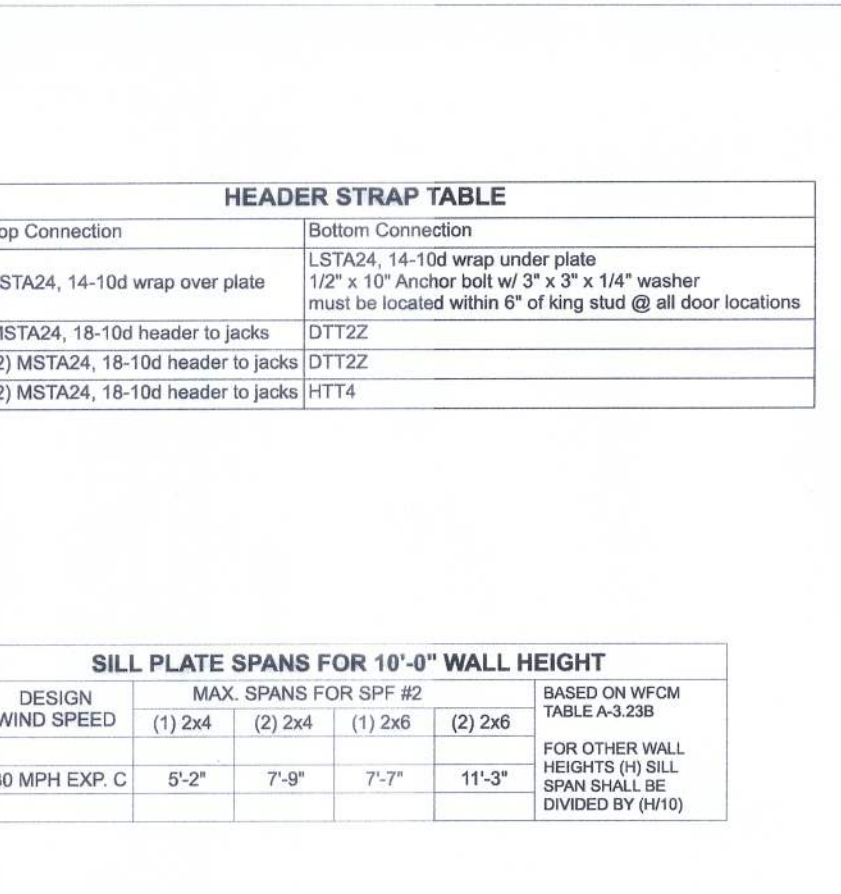
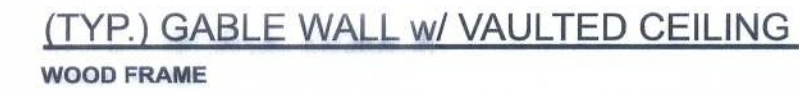
(TYP.) INTERSECTING WALL FRAMING
WOOD FRAME



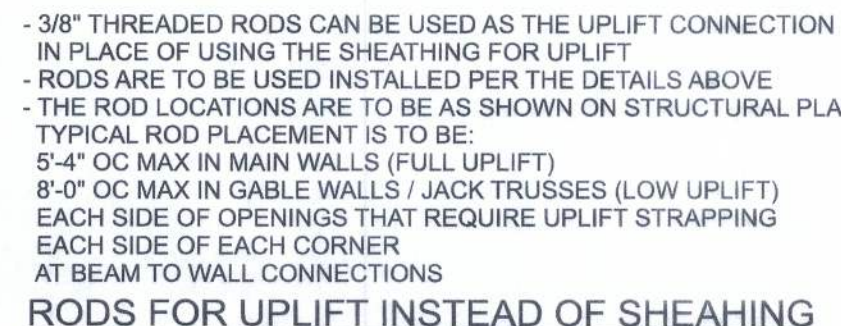
TYPICAL HEADER STRAPIN DETAIL
ONE STORY WOOD FRAME w/ STRAPS & ANIORS



(TYP.) CORNER FRAMING
WOOD FRAME



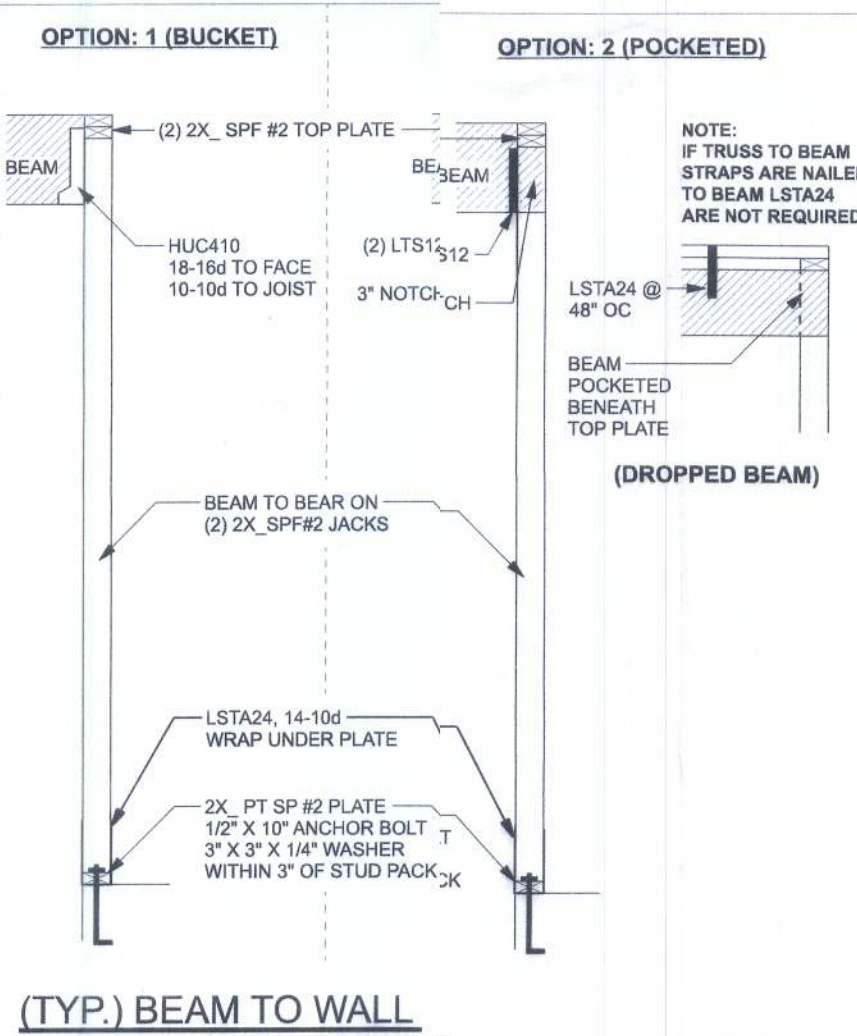
(TYP.) BEAM TO WALL



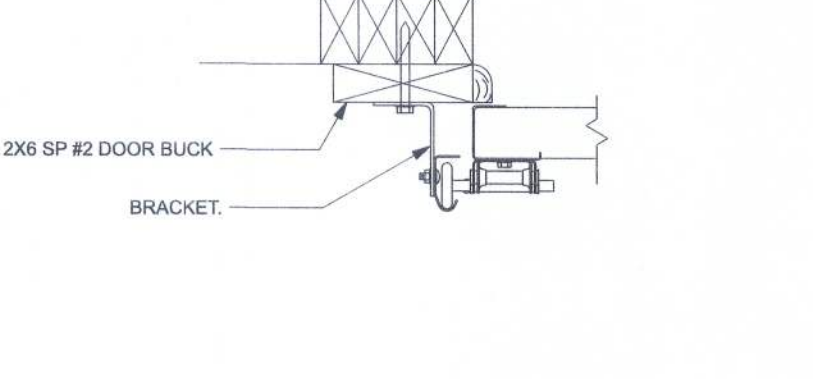
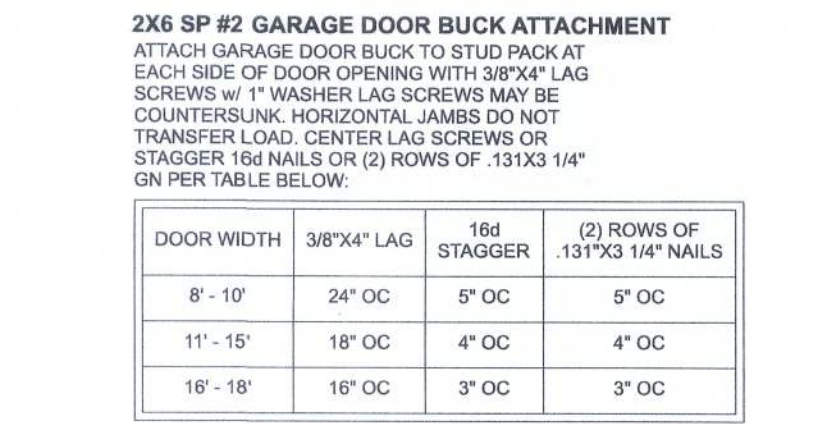
GRADE & SPECIES TABLE			
		Fb	E
2x8	SP #2	925	1.4
2x10	SP #2	800	1.4
2x12	SP #2	750	1.4
GLB	24F-V3 SP	2600	1.9
LSL	TIMBERSTRAND	1700	1.7
LVL	MICROLAM	2950	2.0
PSL	PARALAM	2900	2.0

ROOF SYSTEM DESIGN:
THE SEAL ON THESE PLANS FOR COMPLIANCE WITH FBCR, BASED ON SEASON WINDS, AND BEARING LOCATIONS IN TRUSS ENGINEERING SUBMITTED TO THE WIND LOAD ENGINEER. IT IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER TO OBTAIN THE COMPLETE ROOF SYSTEM DESIGN AND CHECK ALL DETAILS OF THE MANUFACTURER AND HAVE IT SIGNED, AND SEALED BY A DESIGN PROFESSIONAL. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR ALL LOADS AND ANY SPECIAL LOADS. THE BUILDER IS RESPONSIBLE TO REVIEW EACH INDIVIDUAL TRUSS MEMBER AND THE TRUSS ROOF SYSTEM FOR ANY DEFECTS OR DISCREPANCIES. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR OBTAINING ALL BRACING. THE BUILDER SHOULD USE CARE CHECKING THE ROOF DESIGN BECAUSE THE WIND LOAD ENGINEER IS SPECIFICALLY NOT RESPONSIBLE FOR THE TRUSS DESIGN. THE TRUSS MANUFACTURER AND THE TRUSS DESIGNER ALSO DENIES RESPONSIBILITY FOR THE LAYOUT PER NOTES ON THEIR SEALED

HEADER STRAP TABLE	
Uplift	Top Connection
< 1235	LSTA24, 14-10d wrap over plate
< 1455	MSTA24, 18-10d header to jacks
< 1800	(2) MSTA24, 18-10d header to jacks
< 2910	(2) MSTA24, 18-10d header to jacks
Bottom Connection	
LSTA24, 14-10d wrap under plate	
1/2" x 10" Anchor bolt w/ 3" x 3" x 1/4" washer	
must be located within 6" of king stud @ all door locations	
DTT22	
DTT22	
HTT4	



WOOD FRAME w/ STRAPS & ANCHORS	ALLOWABLE UPLIFT
1235 LB	



(TYP.) GARAGE DOOR BUCK INSTALLATION

DESIGN CRITERIA & LOADS:	
BUILDING CODE	7TH EDITION FLORIDA BUILDING CODE RESIDENTIAL (2020)
CODE FOR DESIGN LOADS	ASCE 7-16
WIND LOADS	
BASIC WIND SPEED (ASCE 7-16, 35 GUST)	130 MPH
WIND EXPOSURE (BUILDER MUST FIELD VERIFY)	C
TOPOGRAPHIC FACTOR (BUILDER MUST FIELD VERIFY)	I
RISK CATEGORY	II
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	0.18
ROOF ANGLE	14.5 DEGREES
MEAN ROOF HEIGHT	30 FT
C&C DESIGN PRESSURES	SEE TABLE
FLOOR LOADING	
ROOMS OTHER THAN SLEEPING ROOM	40 PSF LIVE LOAD
SLEEPING ROOMS	30 PSF LIVE LOAD
ROOF LOADING	
FLAT OR < 4:12	20 PSF LIVE LOAD
4:12 TO < 12:12	18 PSF LIVE LOAD
12:12 & GREATER	12 PSF LIVE LOAD
SOIL BEARING CAPACITY	1500 PSF
FLOOD ZONE	THIS BUILDING IS NOT IN THE FLOOD ZONE

COMPONENT & CLADING DESIGN PRESSURES 130 MPH (EXP C)			
EFFECTIVE WIND AREA (FT ²)	ZONE 4 INTERIOR	ZONE 5 END 4' FROM ALL OUTSIDE CORNER	
0 - 20	+25.6(Vasd) -27.8(Vasd)	+25.6(Vasd)	-34.2(Vasd)
0 - 20	+42.6(Vult) -46.2(Vult)	+42.6(Vult)	-57(Vult)
GARAGE DOOR DESIGN PRESSURES 130 MPH (EXP C)			
9x7 GARAGE DOOR	+22.6(Vasd)	-25.5(Vasd)	
16x7 GARAGE DOOR	+21.7(Vasd)	-24.1(Vasd)	

**ERKINGER
CONSTRUCTION GROUP**

**Jorge & Nydia
Flores**

PROJECT ADDRESS:
336 SW Meadowood Glen
Lake City, Florida 32024
Columbia County
Lot 12 Meadow Wood S/D

DIMENSIONS:
 Stated dimensions supersede scaled dimension. Refer all questions to Mark Discey, P.E. for resolution. Do not proceed without the author's permission.

COPYRIGHTS AND PROPERTY RIGHTS:
 Mark Discey, P.E. hereby expressly reserves its common law copyrights and property right in these instruments of service. This document is not to be produced, altered or copied in any form or manner without first the express written permission and consent of Mark Discey.

CERTIFICATION: I hereby certify that I have examined this plan, and that the applicable portions of the plan, relating to engineering comply with the 7th Edition Florida Building Code - Residential (2020) to the best of my knowledge.

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

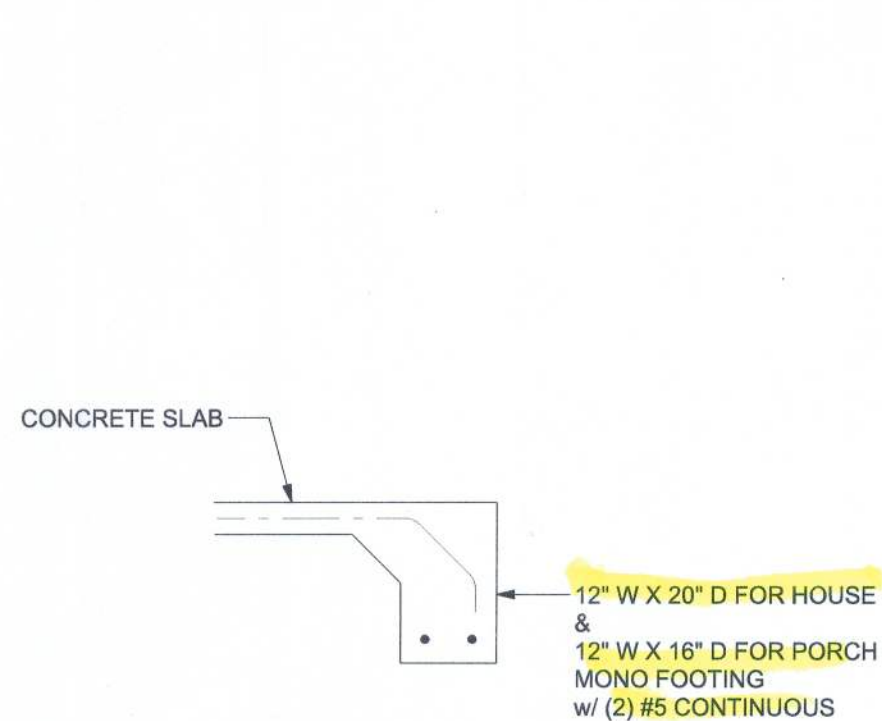
MARK DISOSWAY P.E. 53915



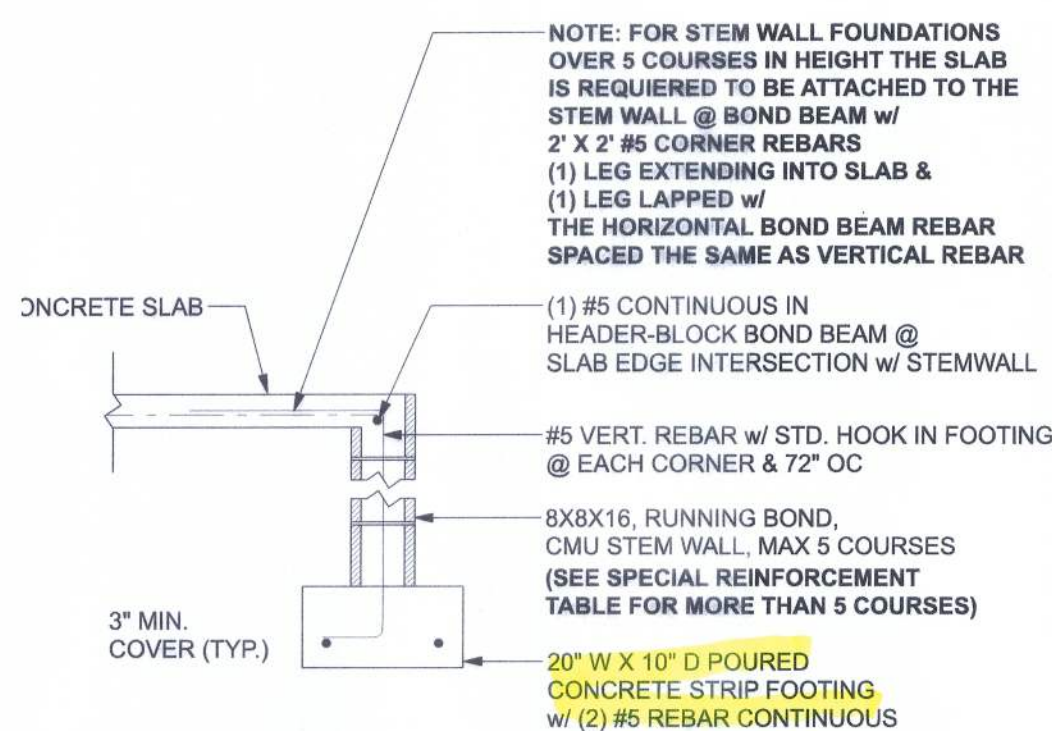
Monday, April 26, 2021

Mark Disosway P.E.
161 SW Midtown Place
Suite 103
Lake City, Florida 32025
386.754.5419
disoswaydesign@gmail.com

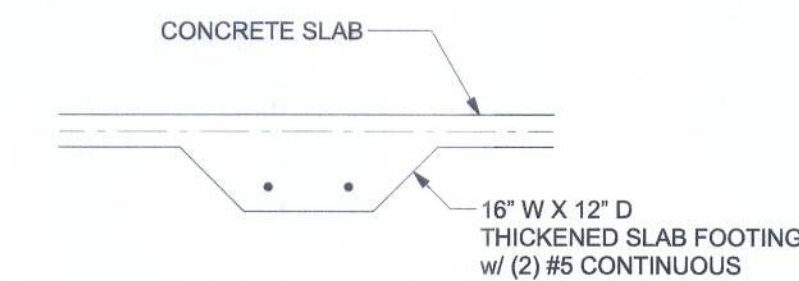
JOB NUMBER: 210608
S-1 OF 3 SHEETS



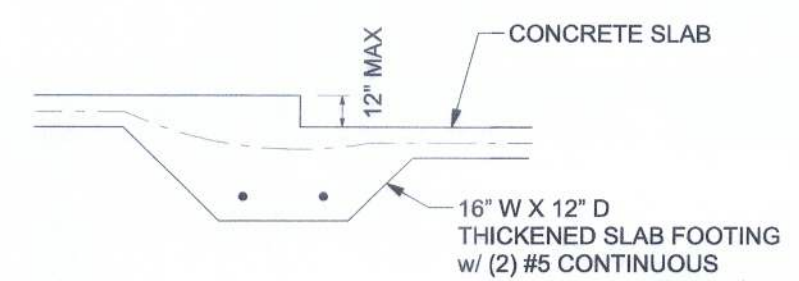
F1 S-2 **OPTIONAL MONOLITHIC FOOTING**
SCALE: 1/2" = 1'-0"



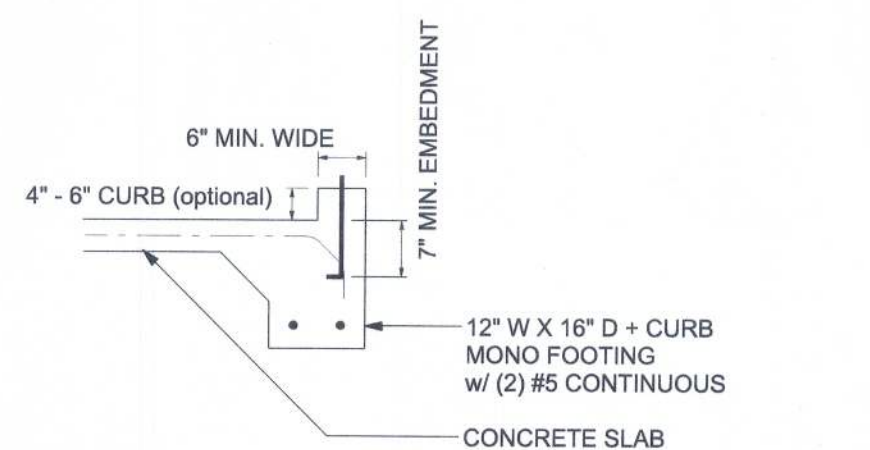
F1 S-2 **STEM WALL FOOTING**
SCALE: 1/2" = 1'-0"



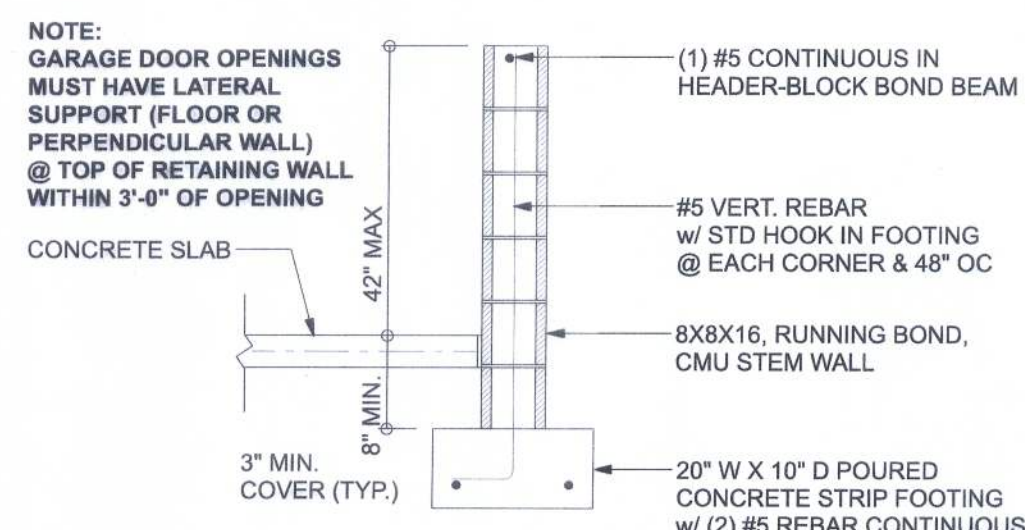
F2 S-2 **INTERIOR BEARING FOOTING**
SCALE: 1/2" = 1'-0"



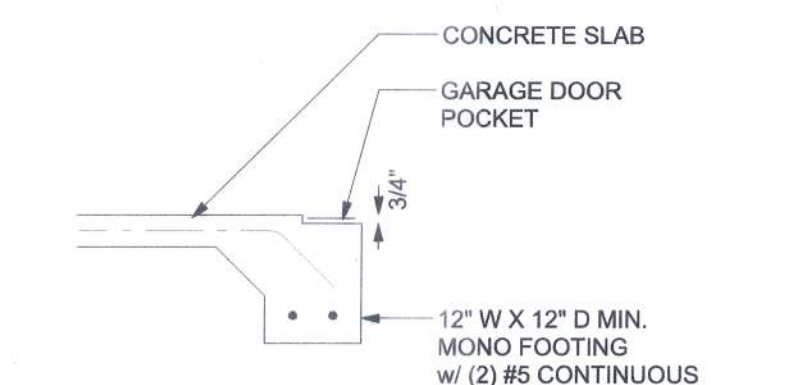
F3 S-2 **INTERIOR BEARING STEP FOOTING**
SCALE: 1/2" = 1'-0"



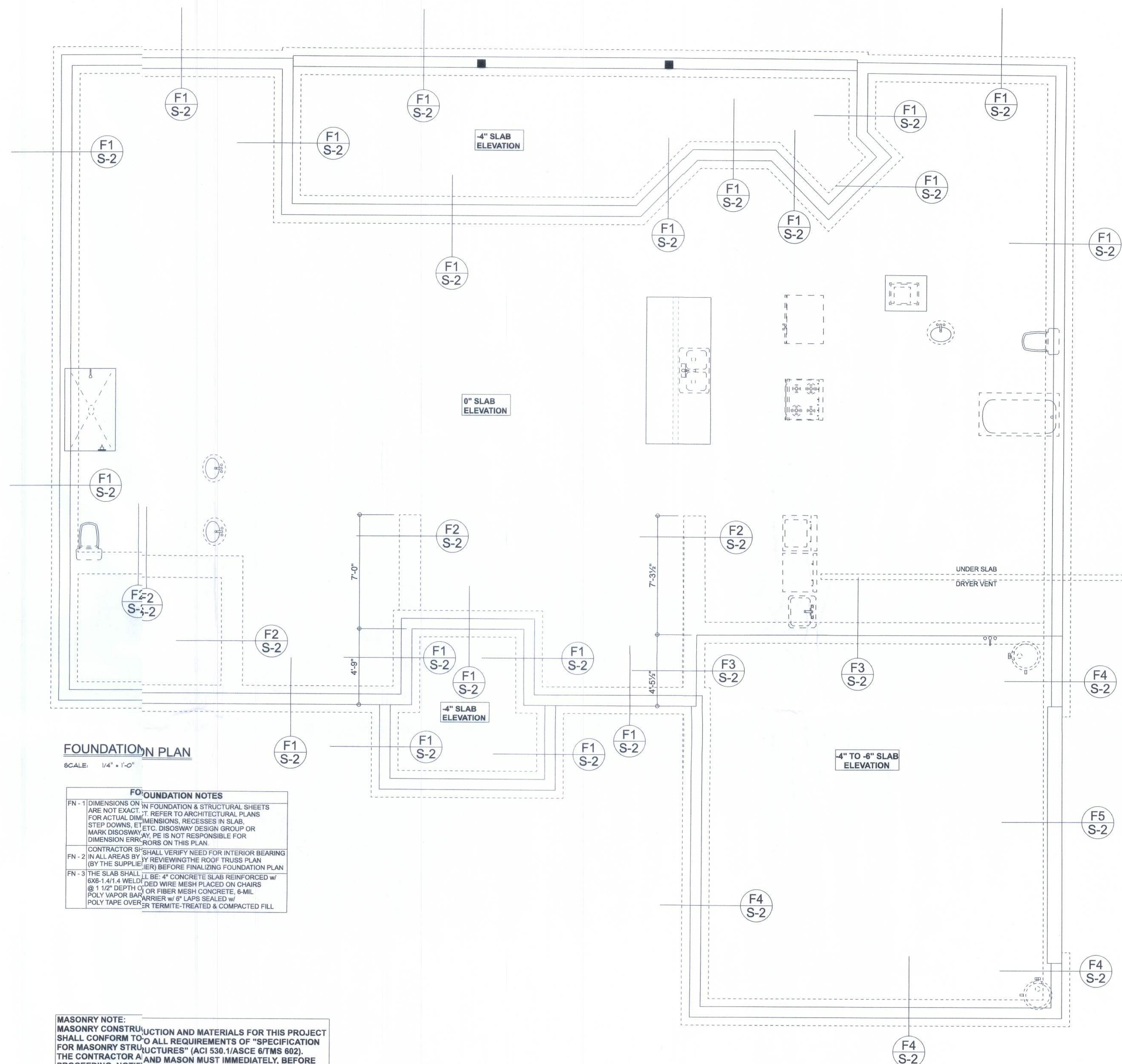
F4 S-2 **OPTIONAL MONOLITHIC CURB FOOTING**
SCALE: 1/2" = 1'-0"



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



F5 S-2 **GARAGE DOOR POCKET 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 WALLS BY REVIEWING THE ROOF TRUSS PLAN (BY THE SUPPLIER) BEFORE FINALIZING FOUNDATION PLAN.
 - FN-3 THE SLAB SHALL BE 4" CONCRETE SLAB REINFORCED W/ 8x8-1/4" I & WELDED WIRE MESH PLACED ON CHAIRS @ 12" DEPTH OR POLYMER FIBER MESH CONCRETE, 6-MIL POLY VAPOR BARRIER W/ 6" LAPS SEALED W/ POLY TAPE OVER JOINTS. TERMITES TREATED & COMPACTED FILL.

MASONRY NOTE:
MASONRY CONSTRUCTION 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 EXCEPTIONS 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 F'm = 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 brick standard	ASTM C 216-02, Grade SW, Type FBS, 5.5"x2.75"x11.5"
2.4 Reinforcing bars, #3 - #11	ASTM A63, Grade 40, F _y = 40 ksi, Lap splices min 40 bar dia. (25" for #8)
2.4F Coating for corrosion protection	Anchors, sheet metal ties completely embedded in mortar or grout, ASTM A525, Class 360, 0.60 oz/lb or 364SS
2.4F Coating for corrosion protection	Joint reinforcement in walls exposed to moisture or wet soils, anchors, sheet metal ties not completely embedded in mortar or grout, ASTM A153, Class B2, 1.50 oz/lb or 304SS
3.3.E.2 Pipes, 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.

TALL STEM WALL TABLE:
The table assumes 40 ksi for #5 rebar and 60 ksi for #7 & #8 rebar 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 146 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

BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 12" BELOW UNDISTURBED SOIL OR ENGINEERED FILL.

ERKINGER
CONSTRUCTION GROUP

Jorge & Nydia
Flores

PROJECT ADDRESS:
3300 W. Midtown Place
Suite 103
Lake City, Florida 32024
Columbia County
Lot 12 Meadow Wood S/D

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

COPYRIGHTS AND PROPERTY RIGHTS:
Mark Disosway, P.E. hereby expressly reserves its common law copyrights and property right in these instruments of service. This document is not to be reproduced, altered or copied in any form or manner without first the express written permission and consent of Mark Disosway.

CERTIFICATION: I hereby certify that I have examined this plan, and that the applicable portions of this plan, relating to wind engineering comply with the 7th Edition Florida Building Code Residential (2020) to the best of my knowledge.

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

MAK DISOSWAY P.E. 53915



Mak Disosway P.E.
163 W Midtown Place
Suite 103
Lake City, Florida 32025
86.754.5419
disoswaydesign@gmail.com

JCB NUMBER:
210608

S-2
OF 3 SHEETS

