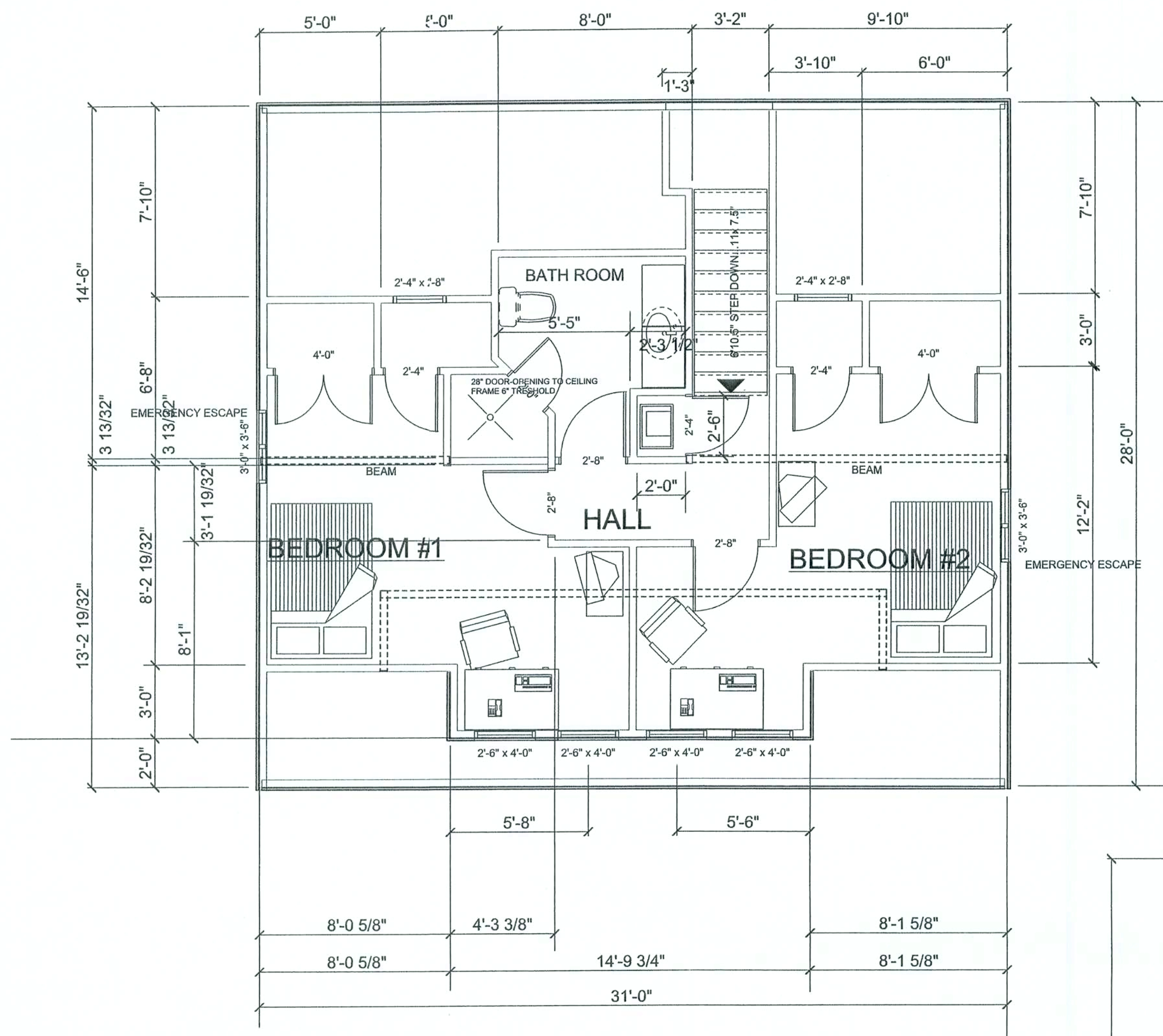


1002 2022 COA



SECOND FLOOR PLAN

797 SQFT

### STAIR DATA

- RUNN  
5 x 7.5" = 3'1.5" STAIR RISE  
10" TREADS  
.....7.5" x 2 + 10" = 25"
  - RUNN  
11 x 7.5" = 6'10.5" STAIR RISE  
10" TREADS  
.....7.5" x 2 + 10" = 25"
- PROVIDE 1" NOSING IF  
TREADS ARE LESS THAN 10"

## WINDOW & DOOR SCHEDULE

- ENTRANCE DOOR 30/68, IN STEEL
- GARAGE DOOR 7' x 9', W/SQUARE TOPLITES... CLOPAY, MODEL #75
- WINDOWS INSULATED, COLONIAL, WHITE BETTER BUILD SERIES 740 A

A. FIRST FLOOR: 4 x 30/56

1 x 40/40 TEMP, OBSCURE

1 x 30/40 TEMP

1 x 16/36 TEMP

2 x 26/30

B. SECOND FLOOR: 4 x 26/40

2 x 30/36 CASEMENT EMERGENCY ESCAPE MIN = 5.75' OPENING  
H = 24", W = 20"

4. PATIO FRENCH DOOR, STEEL, PBDDIO RH INSWING 30/68, COLONIAL WHITE

NOTE:  
ALL EXTERIOR WINDOWS AND GLASS DOORS ARE REQUIRED TO BE TESTED IN ACCORDANCE WITH "ANSI/AMMA/NWDA 101/IS2 STANDARD" AND BEAR AN "AMMA OR WDMA" LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT TESTING ENTITY. FBC 1707.4.2.1

NOTE:  
ALL EXTERIOR WINDOWS AND DOORS SHALL BE ANCHORED PER PUBLISHED AND ATTACHED MANUFACTURER'S RECOMMENDATIONS AND DETAILS TO ACHIEVE THE DESIGNED PRESSURE SPECIFIED. FBC 1707.4.4.1

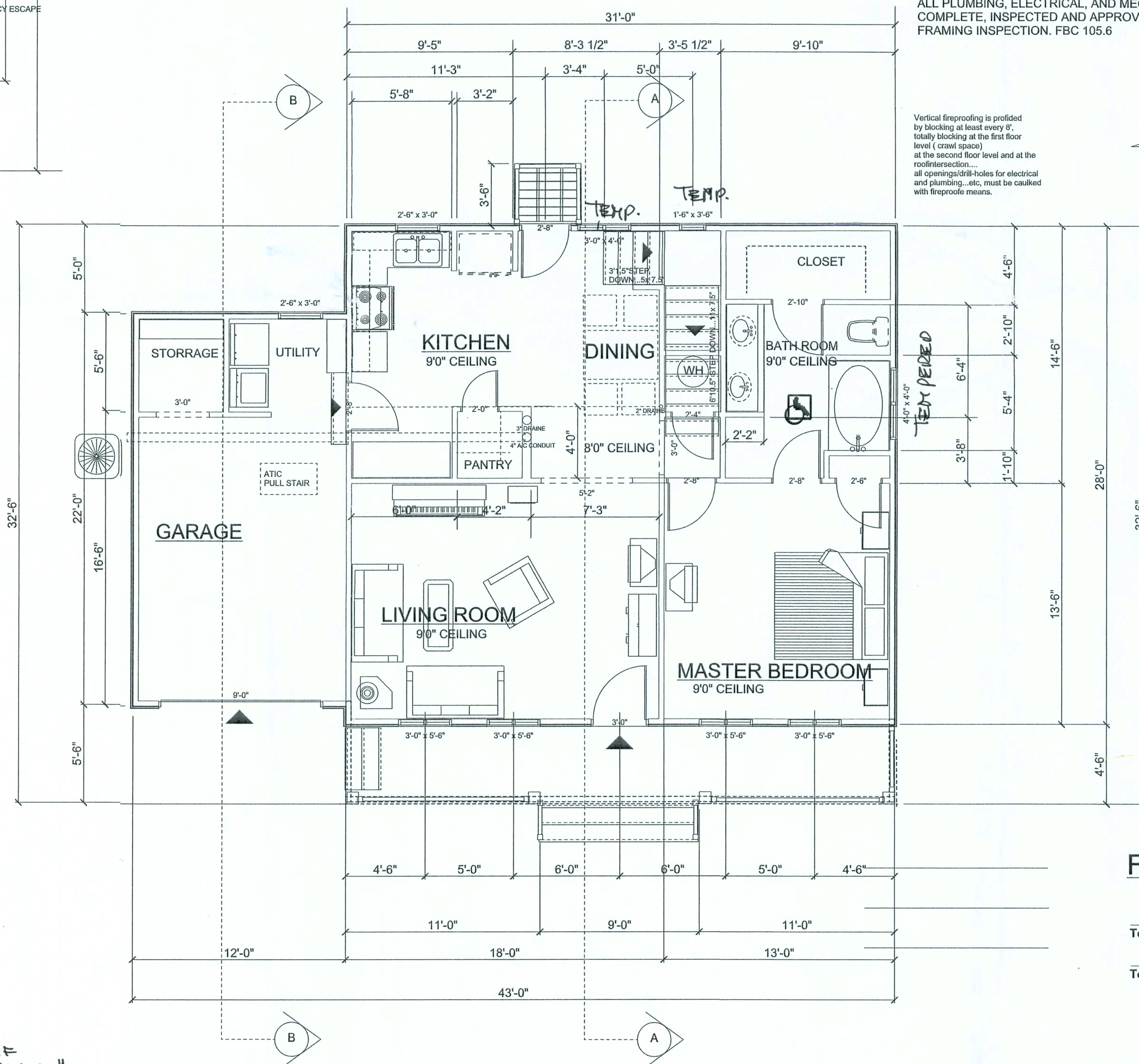
NOTE:  
ALL EXTERIOR WINDOWS AND GLASS DOORS WHERE BUCK THICKNESS IS LESS THAN 1 1/2 INCHES, SHALL BE ANCHORED THROUGH THE JAMB INTO THE STRUCTURAL SUBSTRATE. FBC 1707.4.4.2  
SEE ALSO PUBLISHED AND ATTACHED MANUFACTURER'S RECOMMENDATIONS AND DETAILS.

NOTE:  
ALL EXTERIOR WINDOWS AND GLASS DOORS WHERE BUCK THICKNESS IS 1 1/2 INCHES OR GREATER, THE BUCK MUST BE ATTACHED IN A MANNER TO TRANSFER THE LOAD DIRECTLY TO THE STRUCTURE.  
WINDOWS AND DOORS SHALL BE ANCHORED THROUGH THE JAMB INTO THE WOOD BUCK. FBC 1707.4.4.2  
SEE ALSO PUBLISHED AND ATTACHED MANUFACTURER'S RECOMMENDATIONS AND DETAILS.

NOTE:  
MULLIONS AND ADJACENT DOOR ASSEMBLIES ARE REQUIRED TO BE TESTED OR ENGINEERED TO TRANSFER 1.5 TIMES THE DESIGNED LOADS TO THE ROUGH OPENING SUBSTRATE. FBC 1707.4.5.1-1707.4.5.4  
SEE ALSO PUBLISHED AND ATTACHED MANUFACTURER'S RECOMMENDATIONS AND DETAILS.

NOTE:  
ALL PLUMBING, ELECTRICAL, AND MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED AND APPROVED BEFORE REQUESTING THE FRAMING INSPECTION. FBC 105.6

Vertical fireproofing is provided by blocking at least every 8', totally blocking at the first floor level (crawl space) at the second floor level and at the roof intersection... all openings/drill-holes for electrical and plumbing...etc, must be caulked with fireproof means.



FIRST FLOOR PLAN

528.3 sqft under AC  
868.0 sqft 2. Floor  
Total 1396.3 sqft under AC  
269.8 sqft Garage  
131.7 sqft Porches  
Total 1797.8 sqft

### REVISIONS

NO.	DESCRIPTION	DATE

SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE

WINDOW ENGINEER:  
Mark Disoway,  
PE No. 53915, FCB 999, Lake City,  
FL 32056, 386-754-5419

CERTIFICATION: These plans and "Window Engineering", Sheet S-1, attached, comply with Florida Building Code 2001, Section 1606 wind loads, to the best of my knowledge.

LIMITATION: This design is valid for one building at specified location. In case of conflict, structural requirements, scope of work, and builder responsibilities on sheet S-1 control.

DIMENSIONS:  
Stated dimensions supersede scaled dimensions. Refer all questions to Wolf Schrom G.C. for resolution. Do not proceed without clarification.

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### NOTE:

For Structural Information and Requirements, see Structural Sheets by Mark Disoway PE

### OWNER:

VERONICA BAIRD  
ADDRESS:  
PO BOX 656  
LIVE OAK, FL 32064

WOLF SCHROM  
GC: 47190

### SPEC HOUSE HOLLY BROOK

ADDRESS:  
... DEANNA TERR  
LAKE CITY, FLORIDA  
COLUMBIA COUNTY

### LOT # 4

### FLOOR PLAN

PRINTED DATE: January 23, 2006

DESIGNED & DRAWN BY:  
WOLF SCHROM  
PO BOX 656  
LIVE OAK, FL 32064  
TEL/FAX: 386-364-4793  
CELL: 813-786-0730

FINALS DATE:  
DEC/05

### HOUSE TYPE: COTTAGE

DRAWING NUMBER  
1  
OF 5 SHEETS



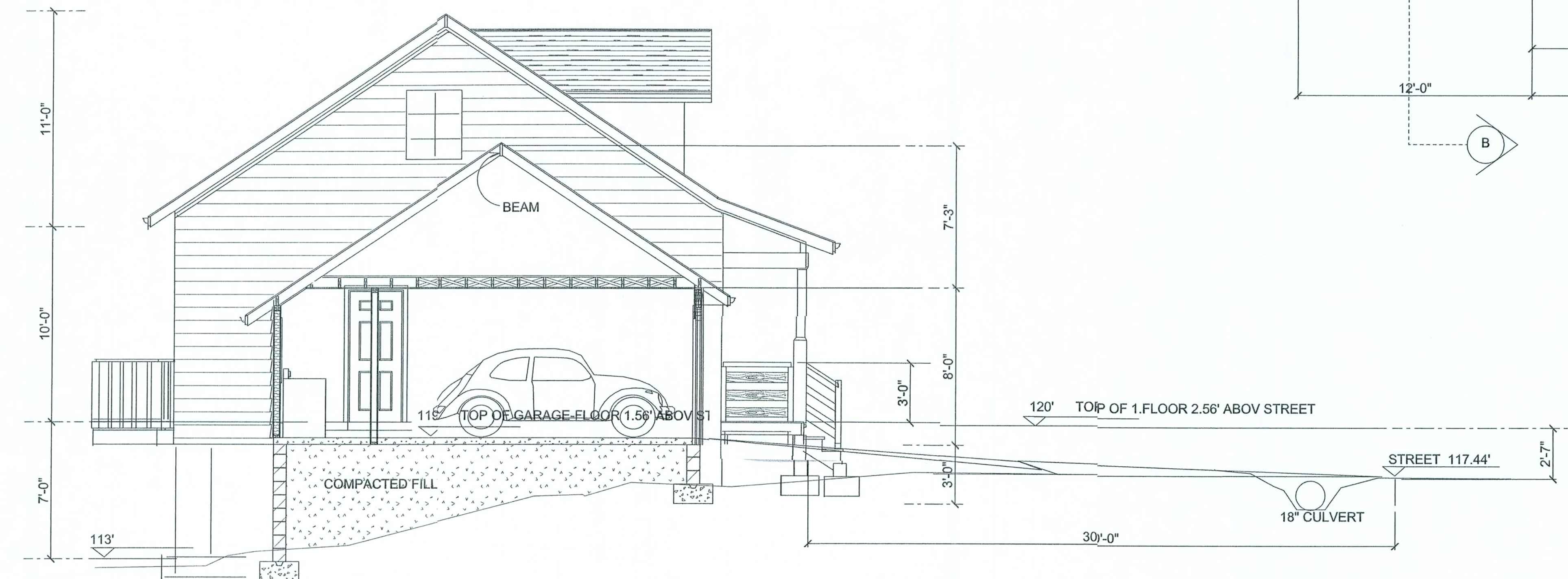
Architectural cross-section drawing of a two-story house. The drawing includes the following details and dimensions:

- Roof:** Asphalt shingles, Hard board, House wrap, 7/8" OSB, 2/4 Spruce framing, R13 insulation, 1/2" drywall.
- Exterior Dimensions:**
  - Overall height: 29'-0 5/8"
  - Left side height segments: 11'-3", 11'-5/8", 9'-0", 7'-10"
  - Right side height segments: 7'-4", 2'-9", 11'-5/8", 9'-0", 1'-3 3/8", 3'-0", 3'-4"
- Interior Dimensions:**
  - Left side interior height segments: 5'-6", 7'-0"
  - Right side interior height segments: 4'-1", 7'-4"
- Structural Elements:**
  - Beam at the ridge.
  - 12'-0" Knee-wall on the left.
  - 1'-0" Knee-wall on the right.
  - Top of 2nd floor.
  - Top of 1st floor 2.56' above street.
  - Crawl space below the first floor.
  - Undisturbed grade line.
- Insulation and Materials:**
  - R13 insulation in the attic.
  - R19 PU-foam floor insulation w/ vapor barrier in the crawl space.
- Other Features:**
  - Stairs leading up from the first floor.
  - Windows on the second floor.
  - Exterior stairs on the right side.

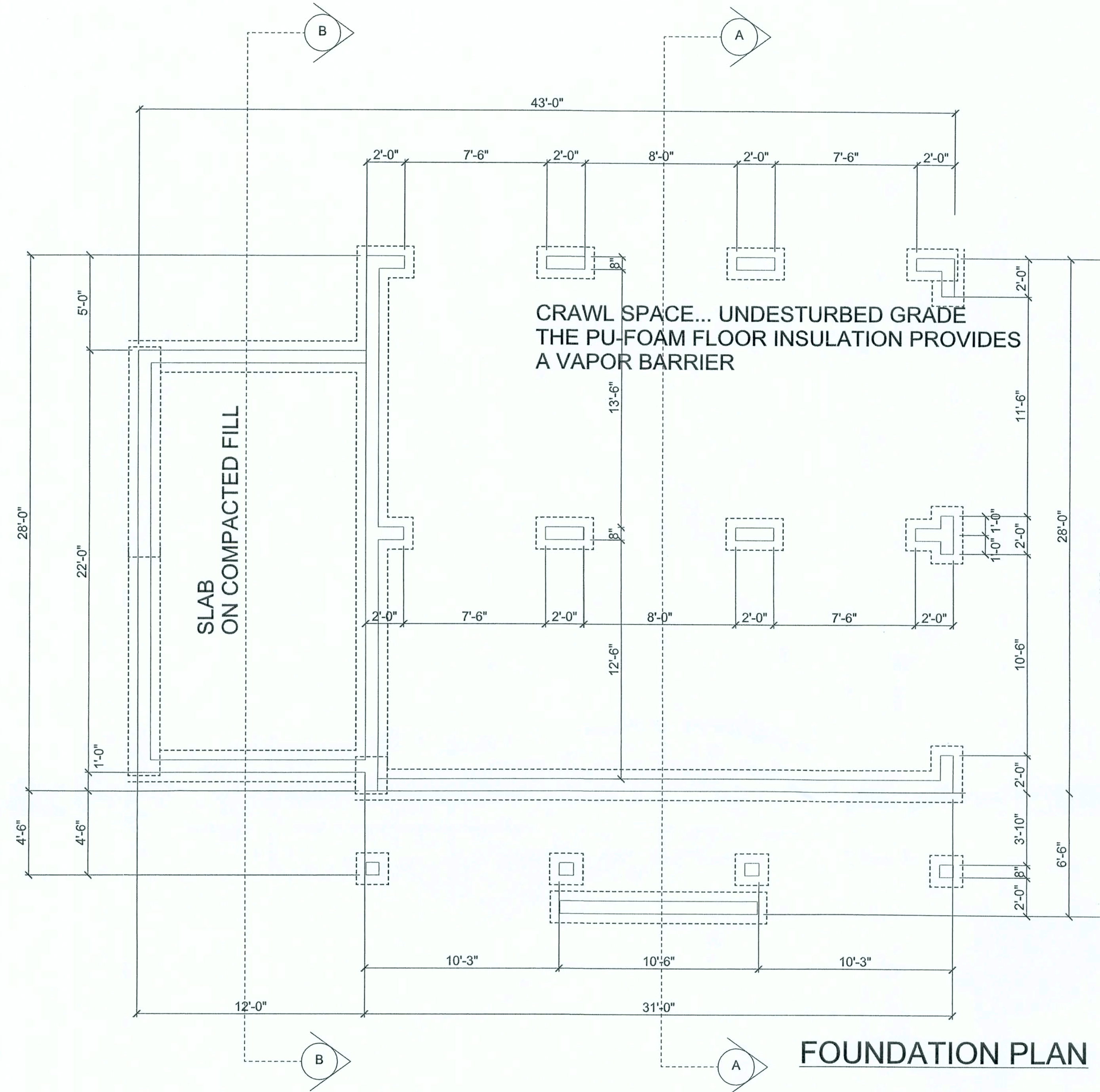
Vertical fireproofing is provided by blocking at least every 8',

CROSS SECTION A-A

roofintersection....  
all openings/drill-holes for electric  
and plumbing...etc, must be caulked  
with fireproof means.



CROSS SECTION B-B



 FOUNDATION PLAN

NOTE:  
A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON SITE FOR THE BUILDING INSPECTOR'S USE, OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND A STRING STRETCHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS.

NOTE:  
A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER  
AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL  
BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR  
ELECTRIC PANEL. FBC 104.2.6

NOTE:  
CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-10"  
AWAY FROM BUILDING SIDE WALLS, FBC 1503.4.4

NOTE:  
IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS  
SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDEWALLS. FBC

NOTE:  
TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL  
COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6 INCHES.  
EXCEPTION: PAINT OR DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK  
ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6

NOTE:  
INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS  
COMPLETE. FBC 1816.1.1

NOTE:  
SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREAED  
INCLUDING SPACES BOXED OR FORMED. FBC.1816.1.2.

NOTE:  
BOXED AREAS IN CONCRETE FLOORS FOR SUSEQUENT INSTALLATION OF TRAPS ETC. SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1816.1.3.

NOTE:  
MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST  
RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER  
PLACEMENT RETARDMENT IS REQUIRED. FBC 1816.1.4.

NOTE:  
CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER  
MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1816.1.5.

NOTE:  
SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR  
GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6

NOTE:  
AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER  
CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. AN  
SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED SHALL BE  
RETREATED. FBC 1816.1.6

NOTE:  
ALL BUILDINGS ARE REQUIRED TO HAVE PRECONSTRUCTION TREATMENT. FB

NOTE:  
A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING  
DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A  
CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF

COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1816.1.7

NOTE:  
AFTER ALL WORK IS COMPLETE, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.1.3

NOTE:  
NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC. SHALL BE  
BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

REVISIONS	

**SOFTPLAN**  
ARCHITECTURAL DESIGN SOFTWARE

WINDLOAD ENGINEER:  
Mark Disosway,  
PE No.53915, POB 868, Lake City,  
FL 33009, 335.754.3117

**CERTIFICATION:** These plans and "Windload Engineering", Sheet S-1, attached, comply with Florida Building Code 2001, Section 1606 wind loads, to the best of my knowledge.

**LIMITATION:** This design is valid for one building at specified location. In case of conflict, structural requirements, scope of work, and builder responsibilities on sheet S-1 control.

**DIMENSIONS:**  
Stated dimensions supercede scaled dimensions. Refer all questions to Wolf Schrom G.C. for resolution. Do not proceed without clarification.

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and consent of Wolf Schrom G.C.

**NOTE:**  
For Structural Informations  
and Requirements,  
see Structural Sheets  
by Mark Disosway PE

OWNER:

VERONICA BAIRD  
ADDRESS:  
PO BOX 656  
LIVE OAK, FL 32064

WOLF SCHROM  
GC: 47190

SPEC HOUSE  
HOLLY BROOK

ADDRESS:  
... DEANNA TERR  
LAKE CITY, FLORIDA  
COLUMBIA COUNTY

LOT # 4

## FOUNDATION PLAN & CROSS SECTIONS

PRINTED DATE: January 23, 2011

DESIGNED & DRAWN BY:  
**WOLF SCHROM**  
PO BOX 656  
LIVE OAK, FL 32064  
TEL/FAX: 386-364-4793  
CELL: 813-786-0730

FINALES DATE: DEC/ 05	
--------------------------	--

HOUSE TYPE:  
**COTTAGE**

DRAWING NUMBER  
**2**

OF 5 SHEETS



# REVISIONS

SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE

WINDLOAD ENGINEER:  
Mark Disoway,  
PE No.53915, POB 888, Lake City,  
FL 32066, 386-754-5419

CERTIFICATION: These plans and  
"Windload Engineering", Sheet S-1,  
attached, comply with Florida Building  
Code 2001, Section 1606 wind loads,  
to the best of my  
knowledge.

LIMITATION: This design is valid for  
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## NOTE:

For Structural Informations  
and Requirements,  
see Structural Sheets  
by Mark Disoway PE

## OWNER:

VERONICA BAIRD

ADDRESS:  
PO BOX 656  
LIVE OAK, FL 32064

WOLF SCHROM  
GC: 47190

## SPEC HOUSE HOLLY BROOK

ADDRESS:  
... DEANNA TERR  
LAKE CITY, FLORIDA  
COLUMBIA COUNTY

## LOT # 4

## ELEVATIONS

PRINTED DATE: January 23, 2006

DESIGNED & DRAWN BY:  
WOLF SCHROM  
PO BOX 656  
LIVE OAK, FL 32064  
TEL/FAX: 386-354-4783  
CELL: 813-786-0730

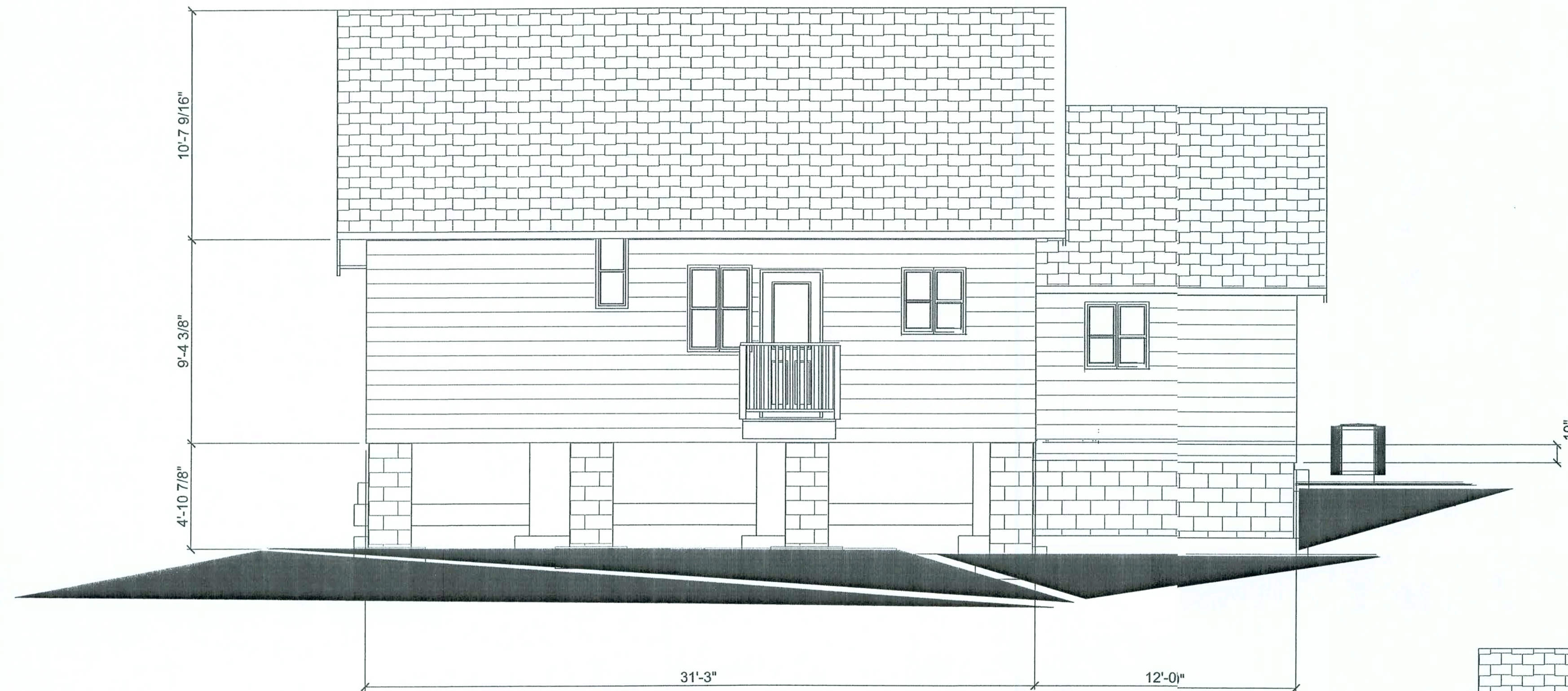
FINALES DATE:  
DEC/ 05

HOUSE TYPE:  
COTTAGE

DRAWING NUMBER

3

OF 5 SHEETS



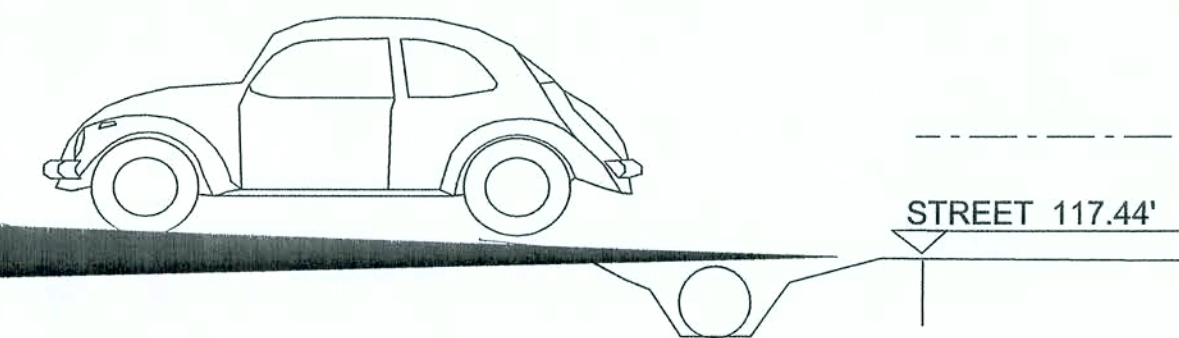
BACK ELEVATION



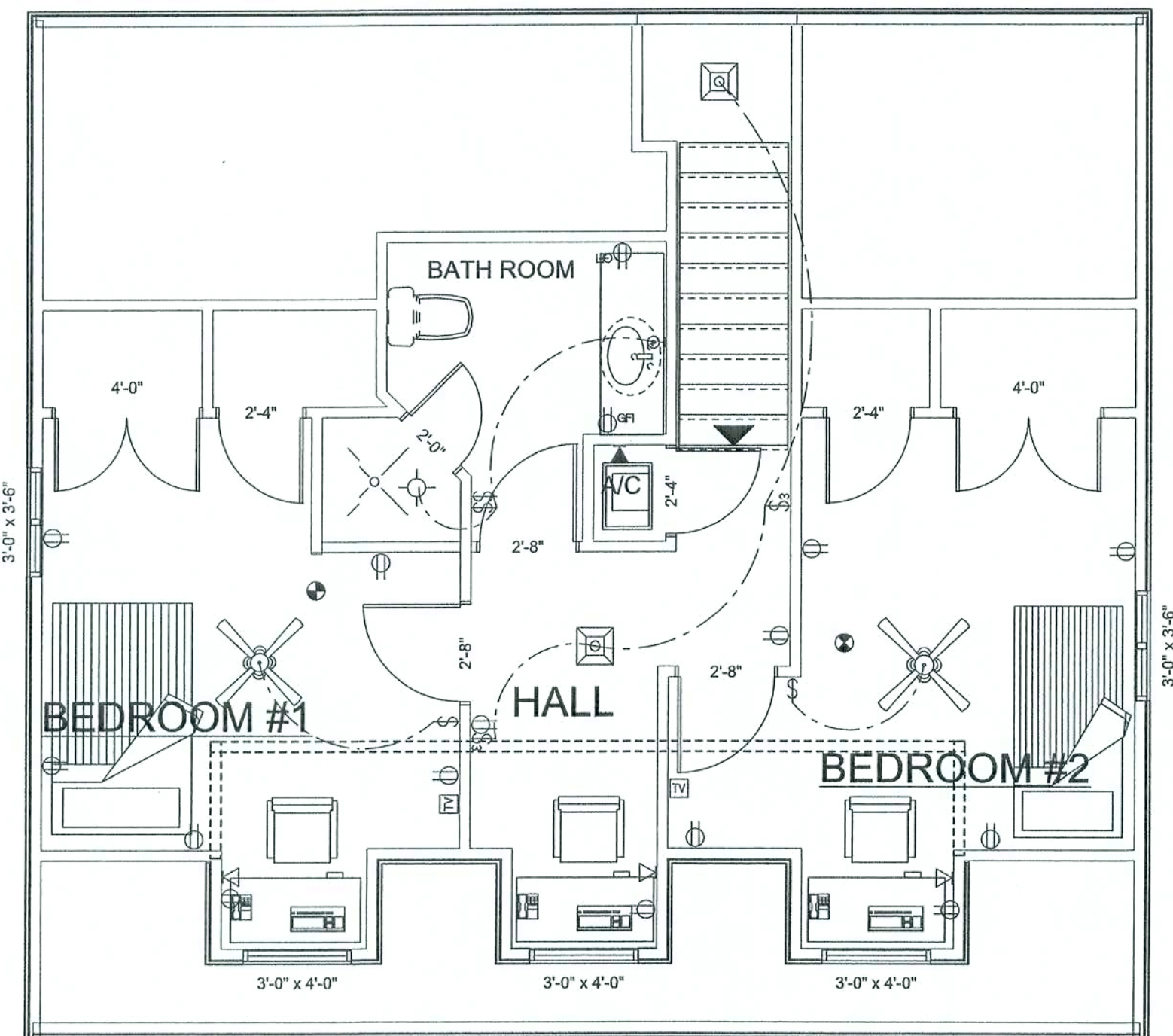
FRONT ELEVATION



LEFT ELEVATION

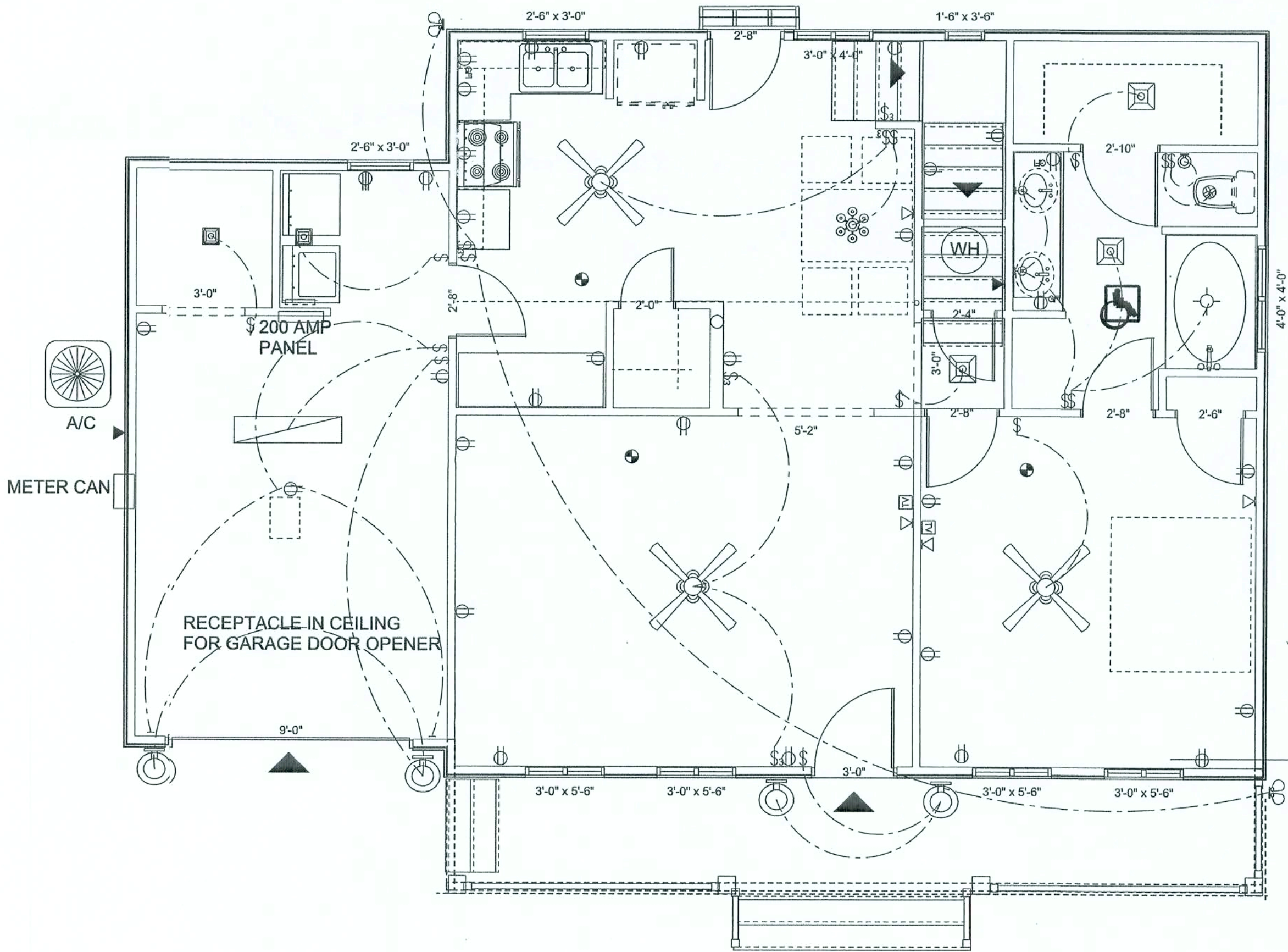






# SECOND FLOOR PLAN

797 SQFT



# FIRST FLOOR PLAN

528.3 sqft under AC  
868.0 sqft 2. Floor  
Total 1396.3 sqft under AC  
269.8 sqft Garage  
131.7 sqft Porches  
Total 1797.8 sqft

## ELECTRICAL INFO

ALL SMOKE DEDECTORS MUST BE HOT-WIRED  
AND WITH BATTERY BACKUP

ALL WETROOMS HAVE GFCI-PROTECTION

ALL SLEEPING ROOMS WILL BE ON A.F.C.I.  
ARCE FAULT CIRCUIT INTERRUPTER

ALL BATHROOMS HAVE EXHAUST FANS  
INSTALLED IN CEILING, VENT OVER ROOF  
OR SOFIT  
ALL BATHROOMS AND STAIR WAYS ARE  
HANDICAPPED ACCESSABLE

POWER SUPPLY BY CLAY ELECTRIC COOP

BATH ROOMS SHALL HAVE

ELECTRICAL	COUNT	SYMBOL
ceiling fan spotlights 1	3	
ceiling fan spotlights 2	2	
ceiling lamp small	1	
ceiling shade square	5	
chandelier	1	
double spotlight	2	
wall mount 1	5	
wall mount 2	2	
wall sconce	3	
electrical panel	1	
telephone jack	2	
LAN connection	3	
cable tv outlet	4	
fan	1	
light	2	
outlet	43	
outlet 220v	1	
outlet gfi	5	
smoke detector	5	
switch	18	
switch 3 way	7	
telephone	7	

## REVISIONS

SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE

## OWNER:

VERONICA BAIRD  
ADDRESS:  
PO BOX 656  
LIVE OAK, FL 32064

WOLF SCHROM  
GC: 47190

## SPEC HOUSE HOLLY BROOK

ADDRESS:  
DEANNA TERR  
LAKE CITY, FLORIDA  
COLUMBIA COUNTY

## LOT # 4

## ELECTRIC PLAN

PRINTED DATE: January 23, 2006

DESIGNED & DRAWN BY:  
WOLF SCHROM  
PO BOX 656  
LIVE OAK, FL 32064  
TEL/FAX: 386-364-4793  
CELL: 813-786-0730

FINALES DATE:  
DEC/05

HOUSE TYPE:  
COTTAGE

DRAWING NUMBER  
4  
OF 5 SHEETS







REVISIONS

SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE

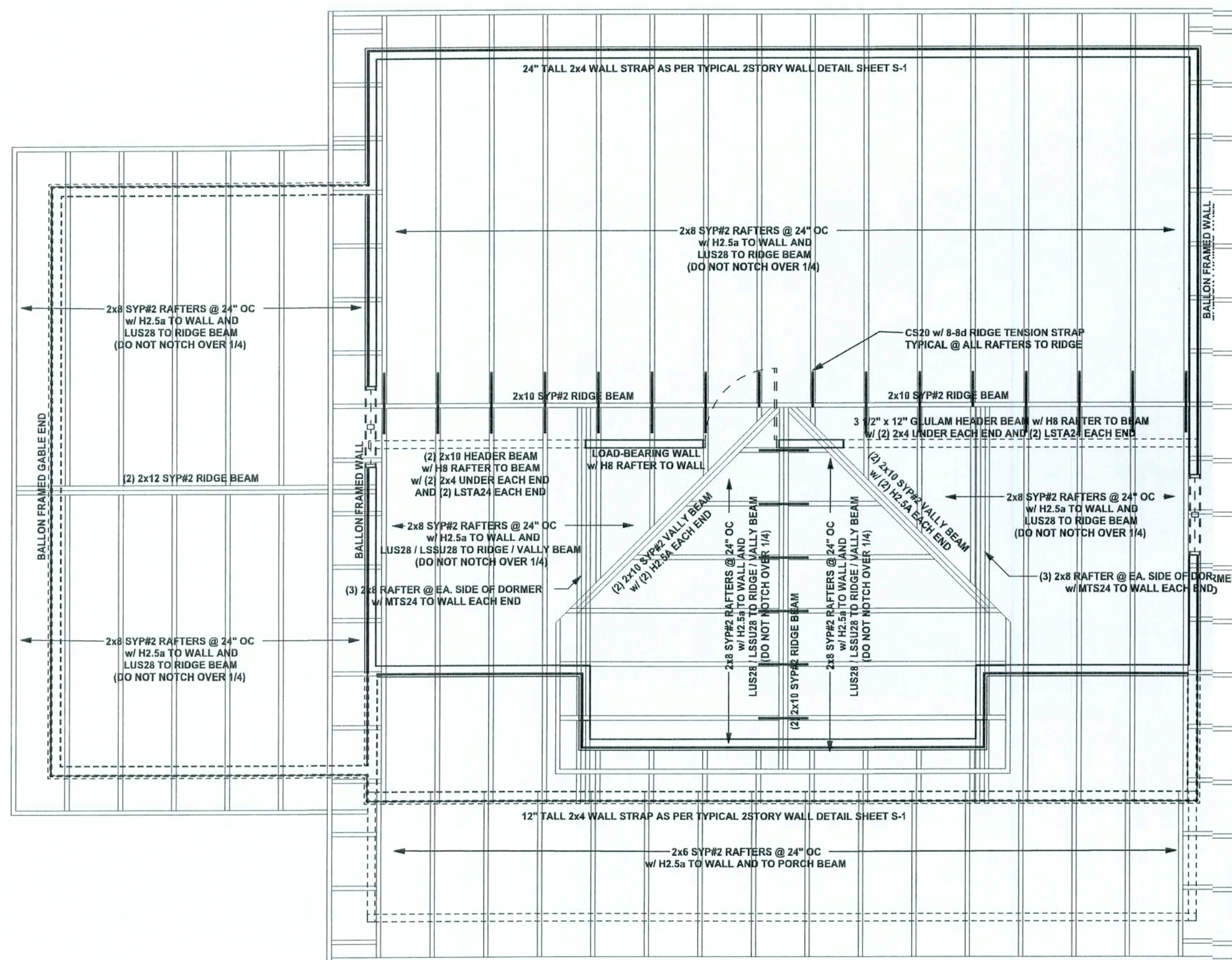
STRUCTURAL PLAN NOTES

- SN-1 ALL LOAD BEARING FRAME WALL & PORCH HEADERS SHALL BE A MINIMUM OF (2) 2X12 SYP#2 U.N.G.)
- SN-2 ALL LOAD BEARING FRAME WALL HEADERS SHALL HAVE (1) JACK STUD & (1) KING STUD EACH SIDE (U.N.G.)
- SN-3 DIMENSIONS ON STRUCTURAL SHEETS ARE NOT EXACT. REFER TO ARCHITECTURAL FLOOR PLAN FOR ACTUAL DIMENSIONS
- SN-4 ALL DECKS AND NON-COVERED PORCHES ARE TO BE FRAMED BY BUILDER WITH SYP#2 PT LUMBER
- SN-5 USE ONLY MANUFACTURE RECOMMEND FASTENERS FOR CONTACT WITH P.T. LUMBER
- SN-6 PROVIDE SOLID BLOCKING BENEATH ALL POSTS
- SN-7 PROVIDE BLOCKING AT MID SPAN FOR ALL JOISTS 8'-0" LONG OR LONGER
- SN-8 PROVIDE DOUBLE JOISTS OR PERPENDICULAR BLOCKING @ 24" OC BENEATH ALL STUD WALLS RUNNING PARALLEL TO FLOOR JOISTS
- SN-9 PROVIDE BLOCKING @ 48" OC IN 2 FLOOR JOIST BAY AT ALL ENDWALLS
- SN-10 CRAWL SPACE HEIGHT TO BE A MIN. OF 18" FROM BOTTOM OF FLOOR JOISTS TO TOP OF FINSH GRADE

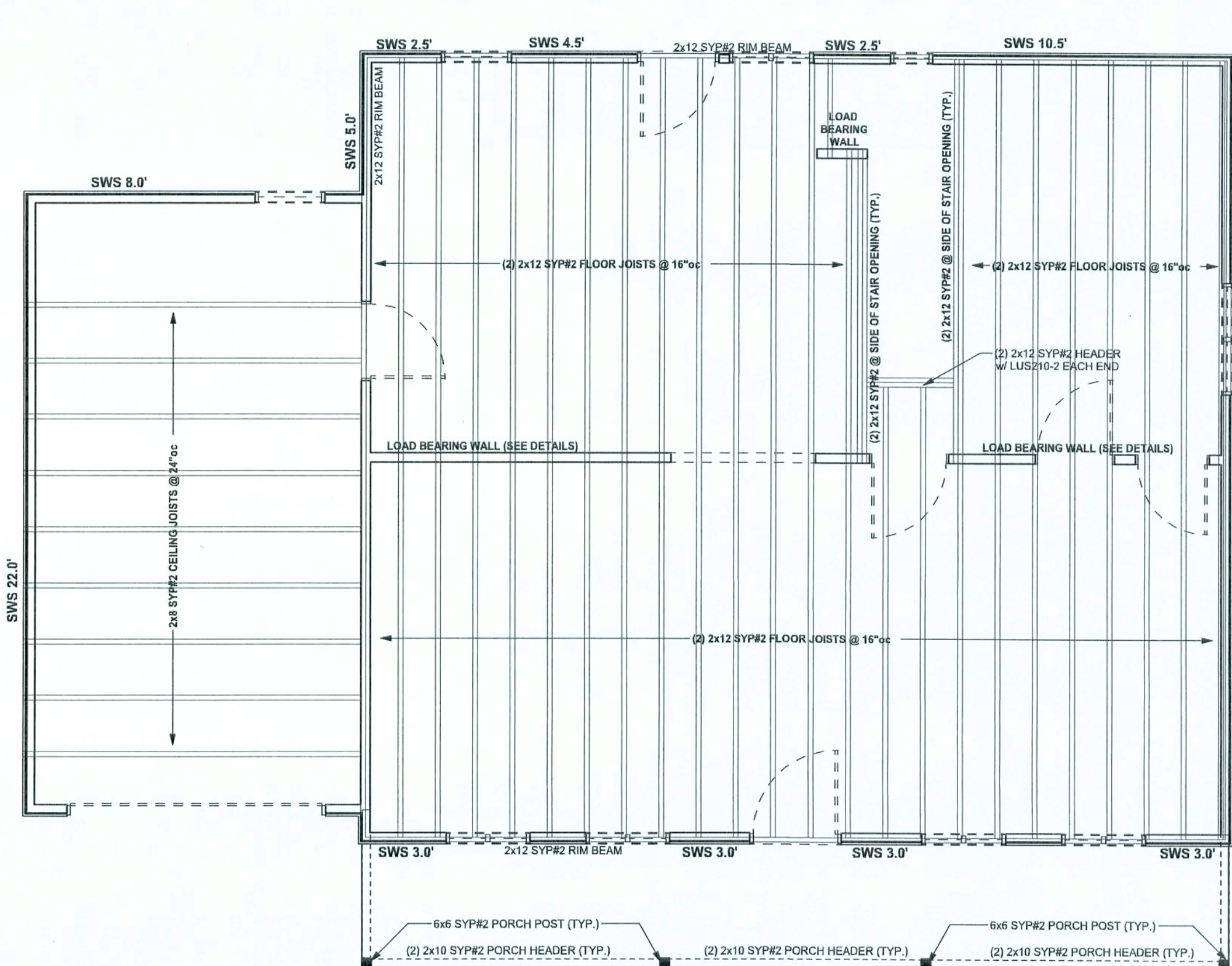
TOTAL SHEAR WALL SEGMENTS

SWS = 0.0' INDICATES SHEAR WALL SEGMENTS

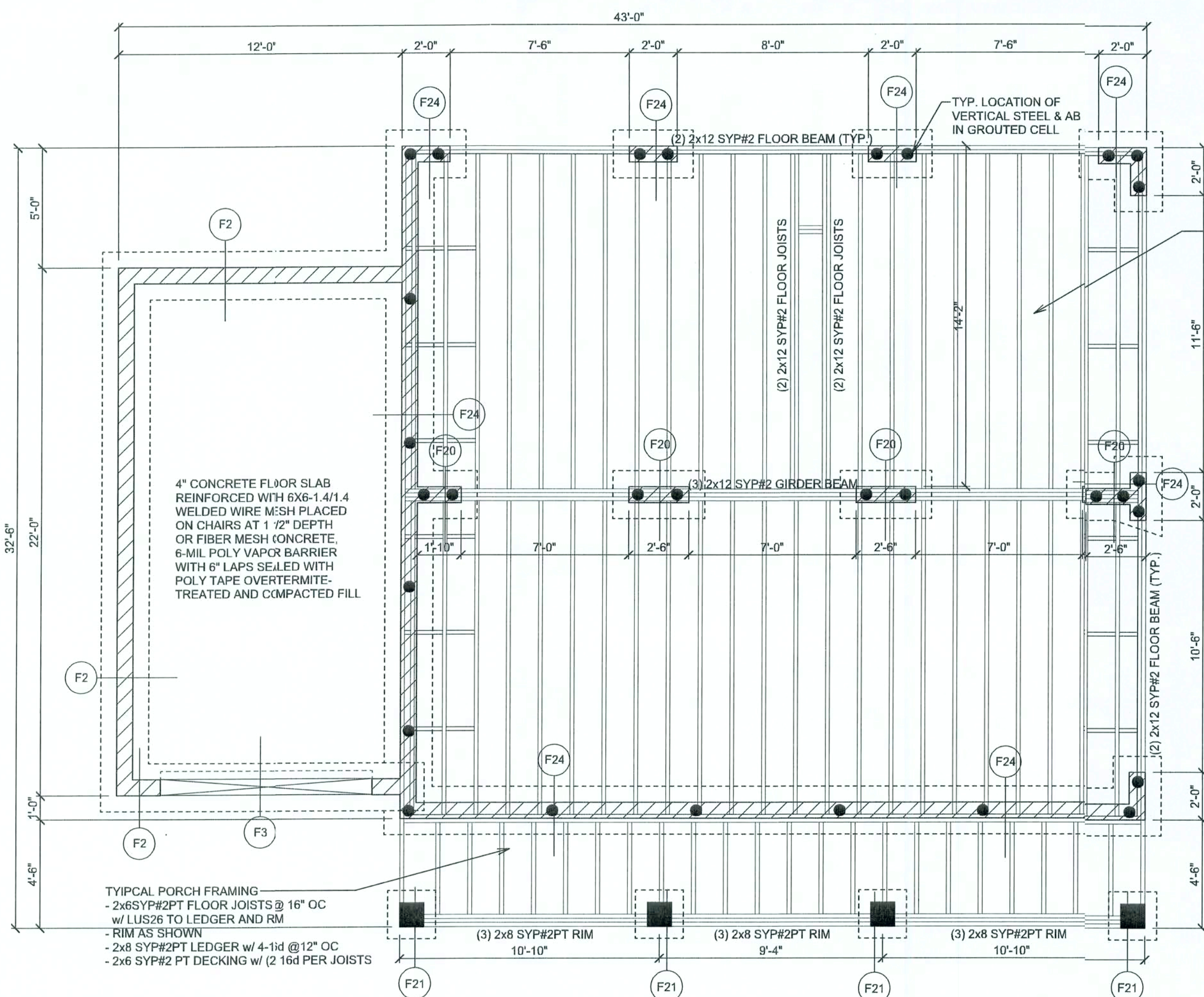
	REQUIRED	ACTUAL
TRANSVERSE	15.6'	51.0'
LONGITUDINAL	16.6'	40.0'



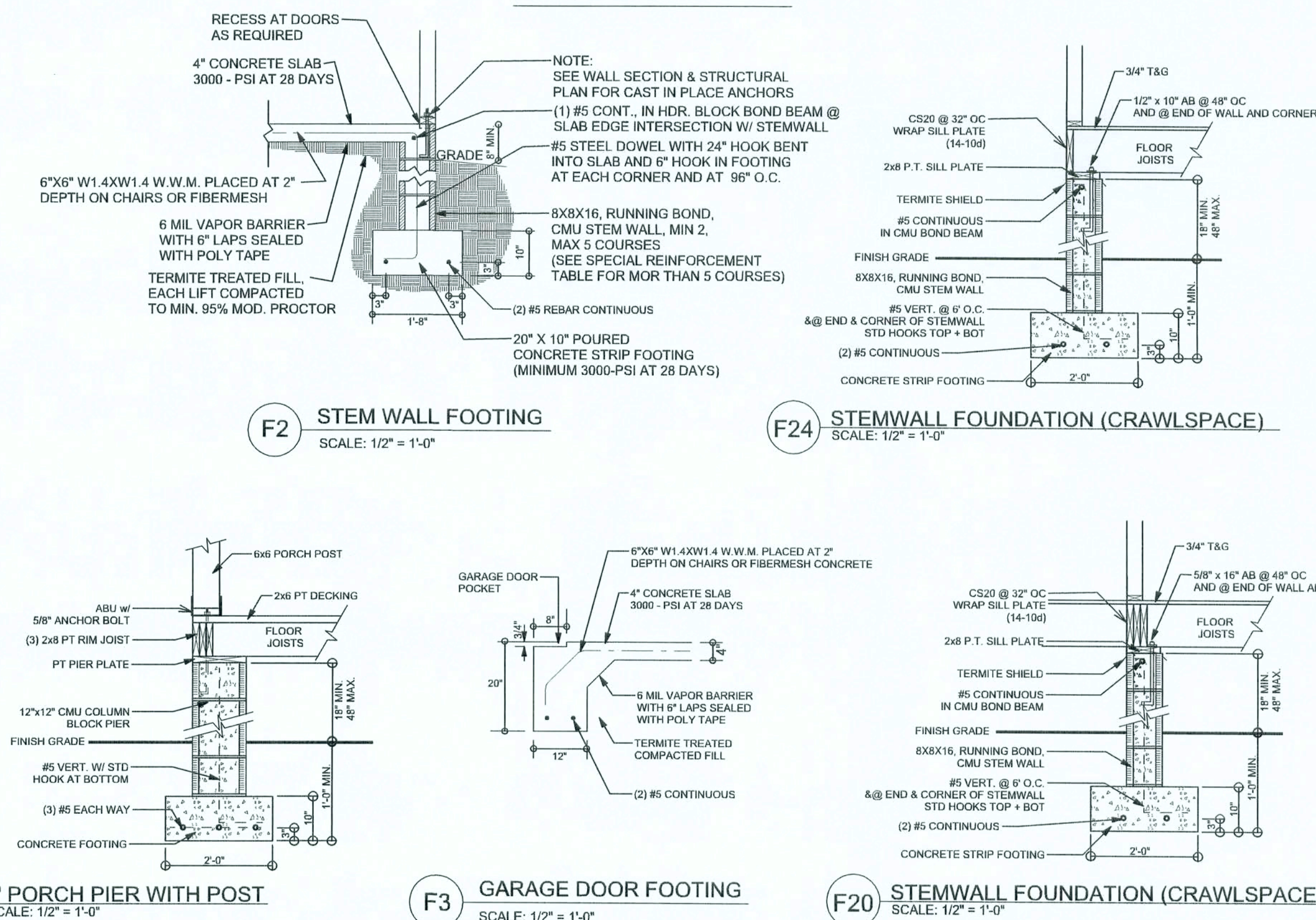
2nd FLOOR STRUCTURAL LAYOUT / ROOF FRAMING  
SCALE: 1/4" = 1'-0"



1st FLOOR STRUCTURAL LAYOUT / CEILING-FLOOR FRAMING  
SCALE: 1/4" = 1'-0"



FOUNDATION / FLOOR FRAMING  
SCALE: 1/4" = 1'-0"



F21 1' PORCH PIER WITH POST  
SCALE: 1/2" = 1'-0"

F3 GARAGE DOOR FOOTING  
SCALE: 1/2" = 1'-0"

F20 STEM WALL FOUNDATION (CRAWLSPACE)  
SCALE: 1/2" = 1'-0"

WINDLOAD ENGINEER: Mark Disoway,  
P.E. No. 23915, P.O. Box 888, 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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permission and consent of Mark Disoway.

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 FDOT 2.1, Florida Building  
Code 2014. Restricted to the best  
of my knowledge.

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

MARK DISOWAY  
P.E. 33915  
*Mark Disoway*  
18 Jan 06  
SEAL

SPEC HOUSE  
HOLLY BROOK  
LOT #4

ADDRESS:  
528 Deanna Terr.  
Lake City, Florida

Mark Disoway P.E.  
P.O. Box 888  
Lake City, Florida 32056  
Phone: (386) 754 - 5419  
Fax: (386) 269 - 4871

PRINTED DATE:  
January 18, 2006

DRAWN BY: CHECKED BY:

FINALS DATE:  
18 / Jan / 06

JOB NUMBER:  
512295

DRAWING NUMBER

S-2

OF 2 SHEETS