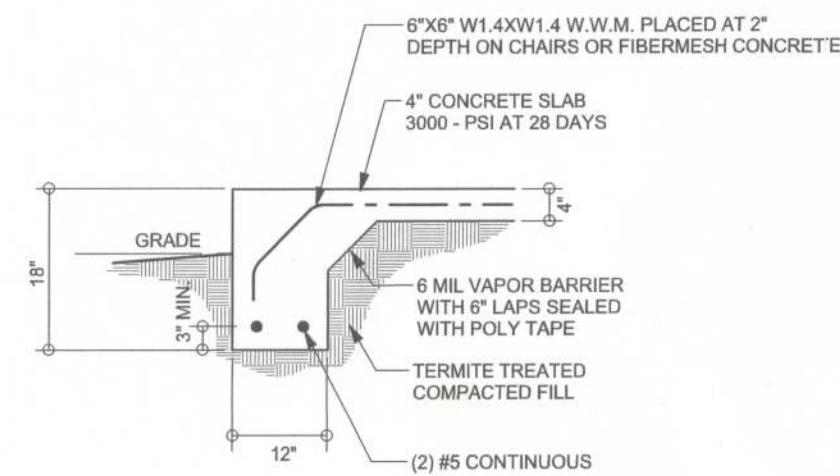
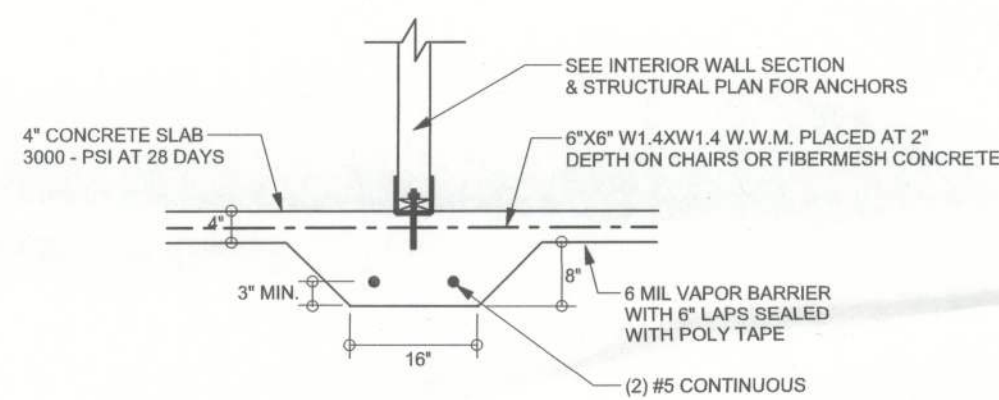


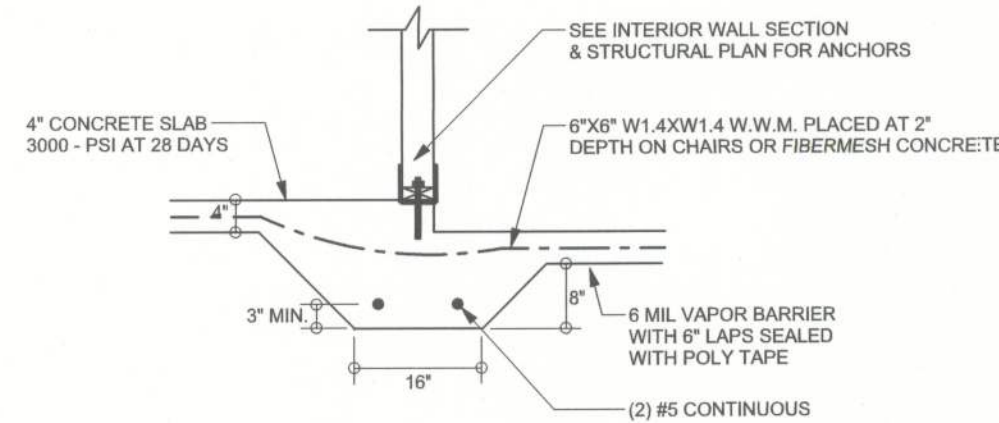
F1 S-2 STEM WALL FOOTING
SCALE: 1/2" = 1'-0"



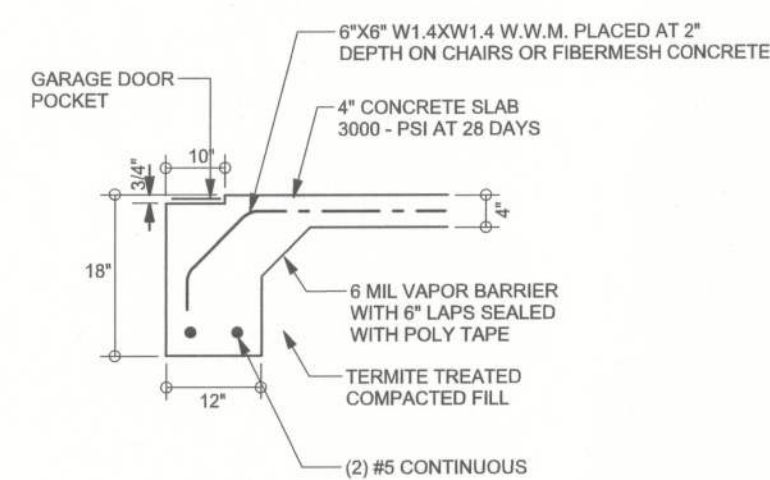
F2 S-2 MONOLITHIC FOOTING
SCALE: 1/2" = 1'-0"



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



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

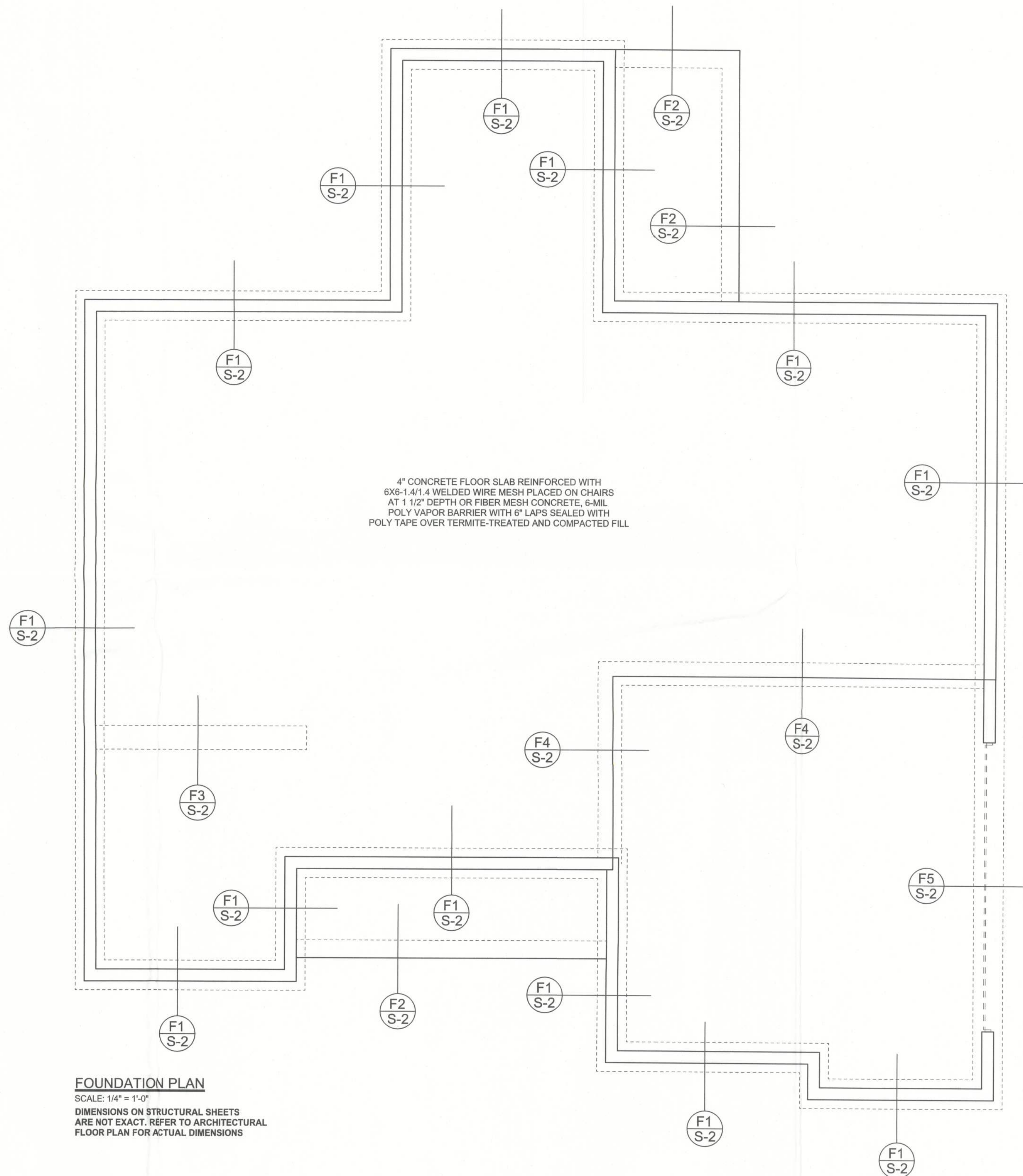


F5 S-2 GARAGE DOOR FOOTING
SCALE: 1/2" = 1'-0"

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 Diagonal ladder reinforcement at 16"OC vertically or a horizontal bond beam with 1#5 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 Disoway,
PE No. 53915, P.O. Box 868, Lake City, FL
32056, 386-754-5419

DIMENSIONS:
Stated dimensions supersede 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.



Bryan Zecher

Randy Wyatt
Residence

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Fax: (386) 269 - 4871

PRINTED DATE:
January 28, 2013

DRAWN BY: STRUCTURAL BY:
David Disoway

FINALS DATE:
12Dec12

JOB NUMBER:
1212004

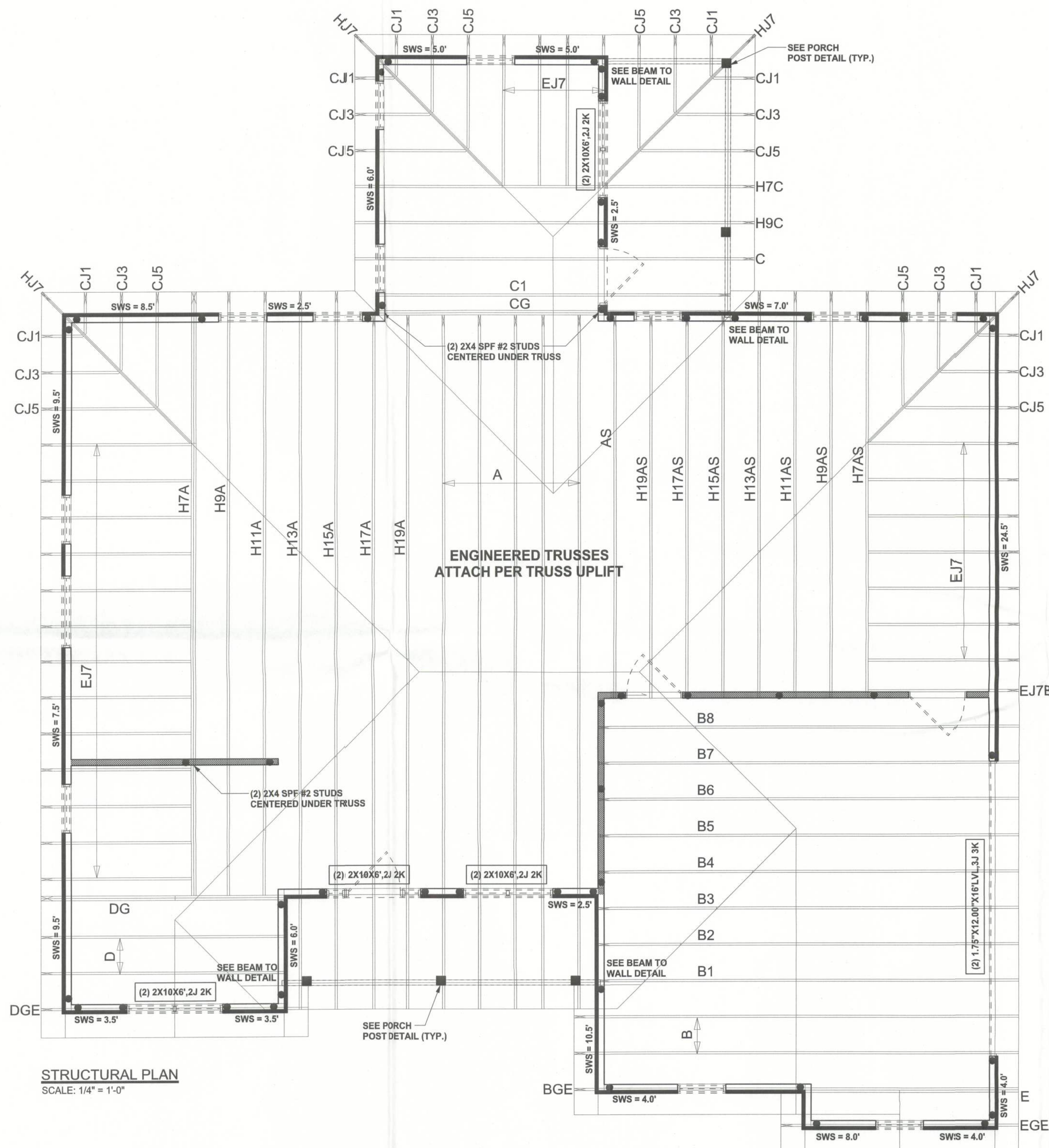
DRAWING NUMBER

S-2

OF 3 SHEETS

REVISIONS

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE



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

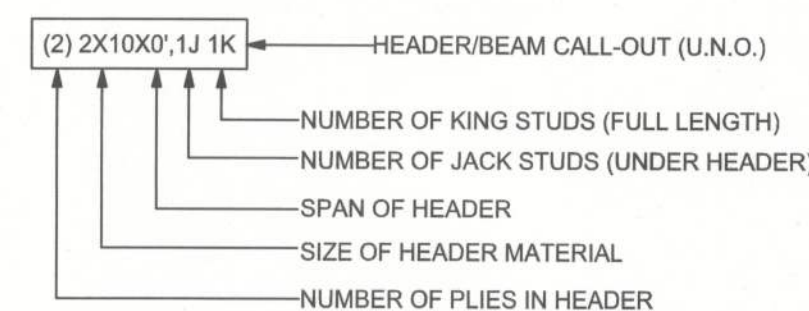
STRUCTURAL PLAN NOTES

- SN-1 ALL LOAD BEARING FRAME WALL & PORCH HEADERS SHALL BE A MINIMUM OF (2) 2X10 SYP#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. REFER 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 BCSI-03. BCSI-B1, BCSI-B2, & BCSI-B3. BCSI-B1, BCSI-B2, & BCSI-B3 ARE FURNISHED BY THE TRUSS SUPPLIER, WITH THE SEALED TRUSS PACKAGE

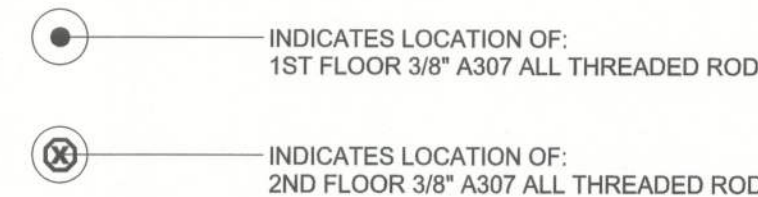
WALL LEGEND

	EXTERIOR WALL
	INTERIOR NON-LOAD BEARING WALL
	INTERIOR LOAD BEARING WALL w/ NO UPLIFT
	INTERIOR LOAD BEARING WALL w/ UPLIFT

HEADER LEGEND

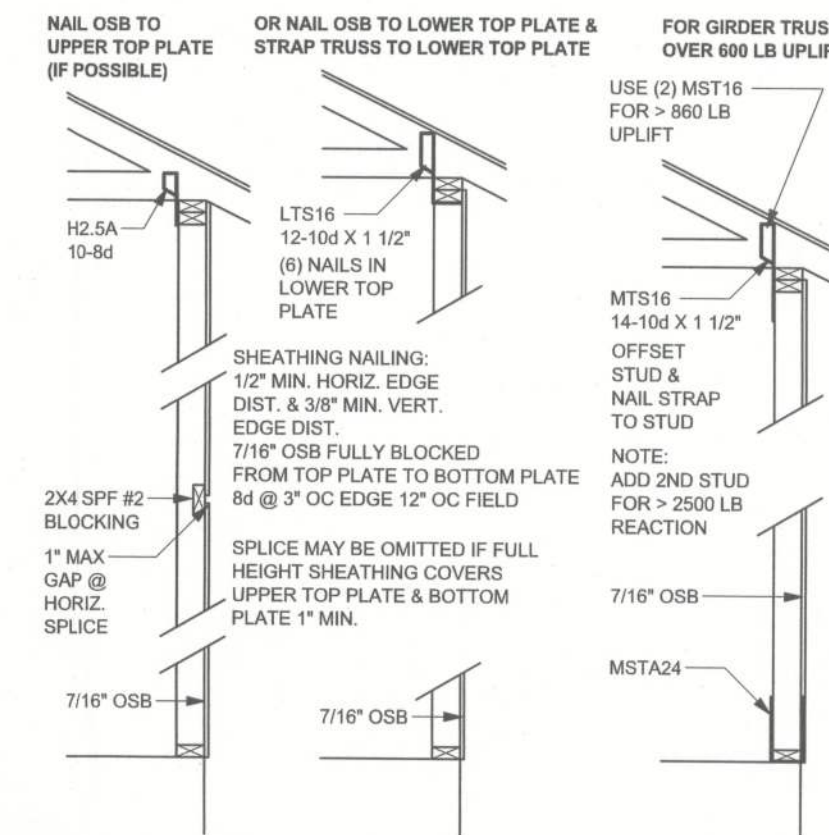


THREADED ROD LEGEND



TOTAL SHEAR WALL SEGMENTS

	REQUIRED	ACTUAL
TRANSVERSE	42.5'	82.5'
LONGITUDINAL	38.0'	53.5'



SHEATHING NAILING FOR UPLIFT
ONE STORY WOOD FRAME

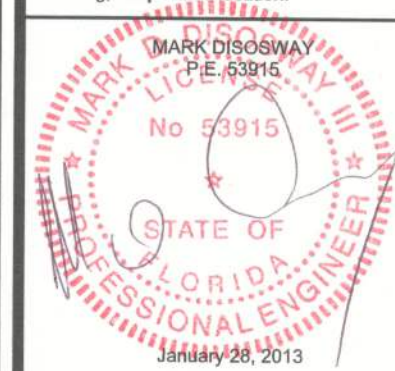
WINDLOAD ENGINEER: Mark Disosway,
PE No. 53915, POB 866, Lake City, FL
32056, 386-754-5419

DIMENSIONS:
Stated dimensions supersede scaled dimensions. Refer all questions to Mark Disosway, 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.



Bryan Zecher

Randy Wyatt
Residence

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PRINTED DATE:
January 28, 2013

DRAWN BY: STRUCTURAL BY:
David Disosway

FINAL'S DATE:
12Dec12

JOB NUMBER:
1212004

DRAWING NUMBER

S-3

OF 3 SHEETS

CONNECTIONS, WALL, & HEADER DESIGN IS BASED
ON REACTIONS & UPLIFTS FROM TRUSS ENGINEERING
FURNISHED BY BUILDER, ANDERSON TRUSS JOB #12-381



Structural
Plans
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HOUSE PLAN GALLERY, INC.

6659 HWY. 98 WEST, HATTIESBURG MS, 39402
PHONE: (601) 264-4403 || FAX: (601) 264-4483

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DATE:
05/19/05

DRAWN BY:
J.A.B.

CHECKED BY:
G.L.M.

PLAN NUMBER
HPG-
1600M

WYATT
MODIFICATIONS

SHEET NUMBER

1

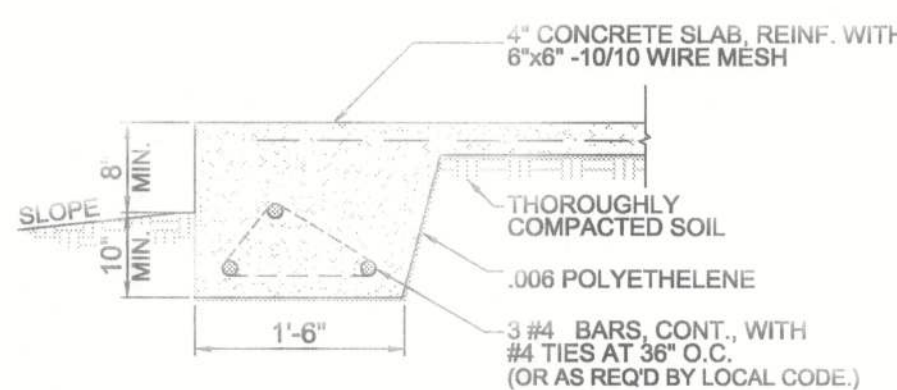
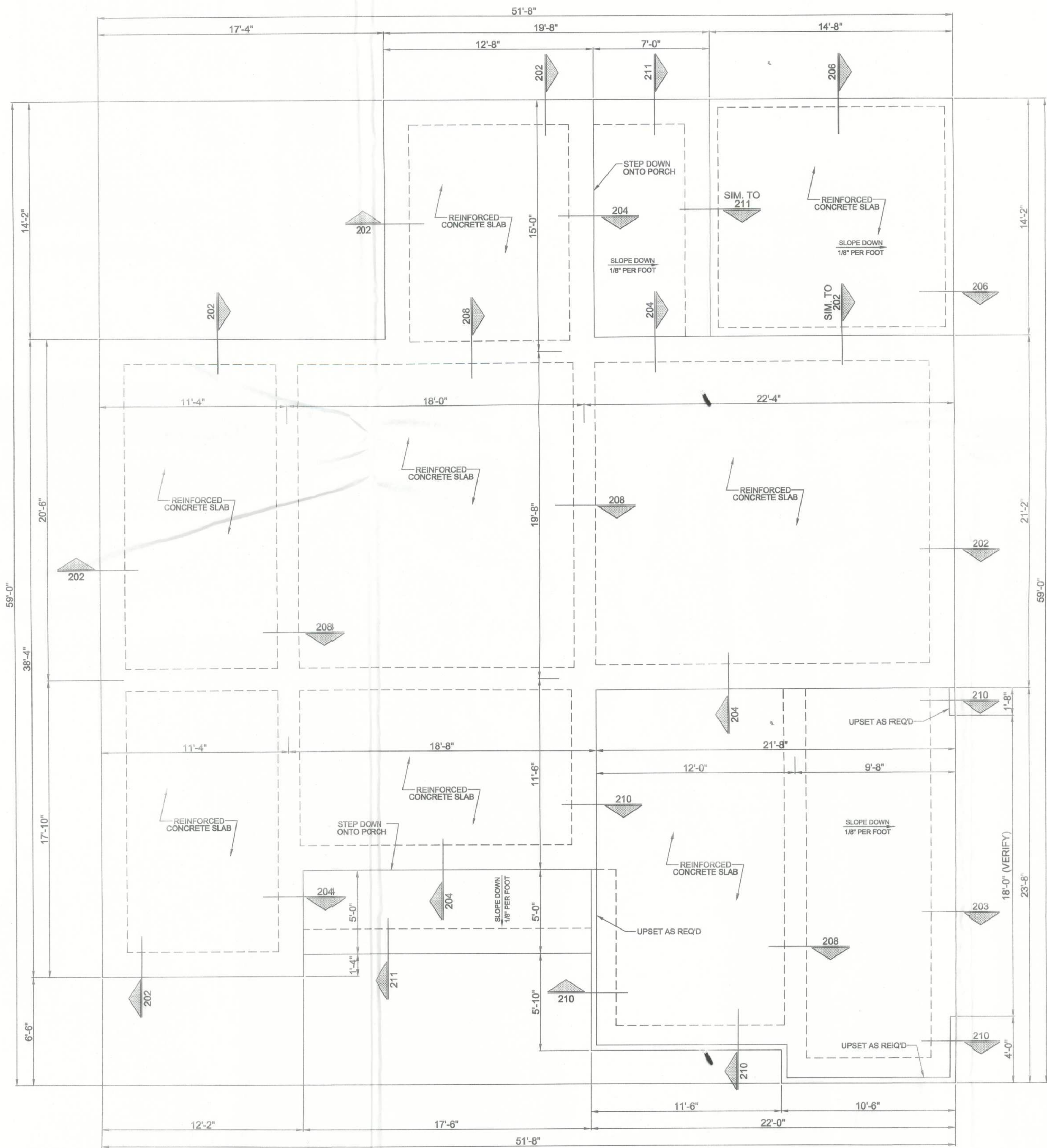


SLAB FOUNDATION

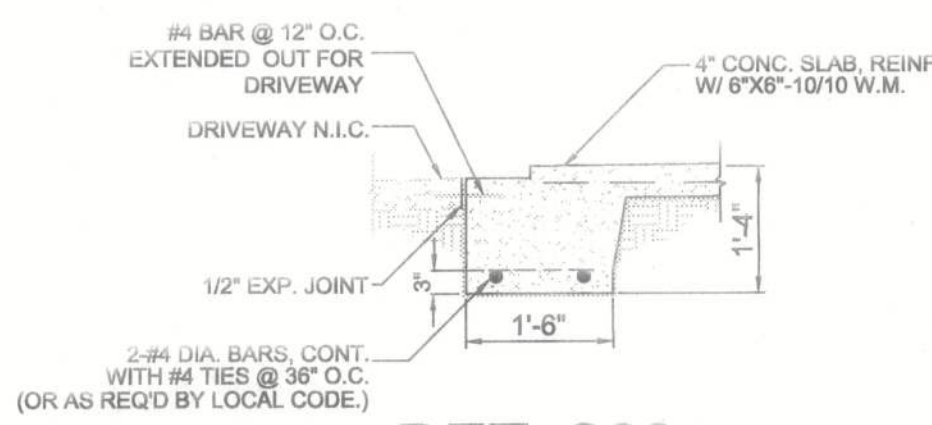
SCALE 1/4" = 1'-0"

SLAB FOUNDATION NOTES:

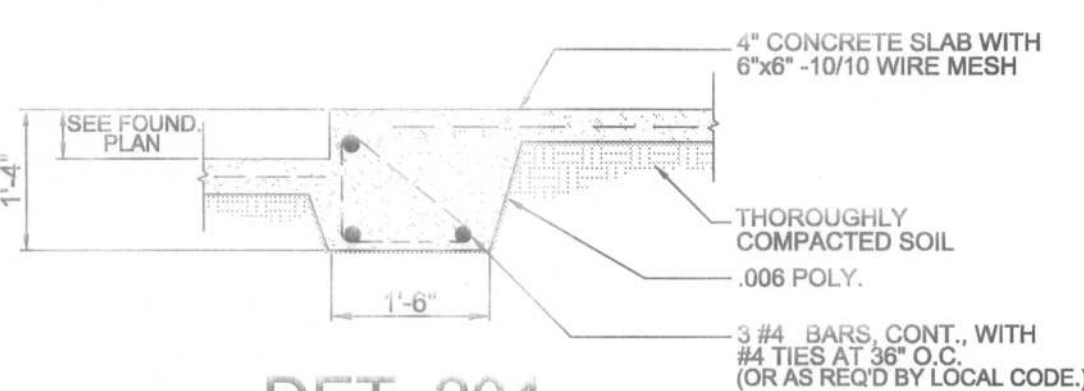
- 1. OWNER SHALL HAVE ALL FOOTING SIZES VERIFIED BY A LICENSED STRUCTURAL ENGINEER, BASED ON SOILS ANALYSIS AT SITE, PRIOR TO CONSTRUCTION.
- 2. FOUNDATION SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
- 3. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS WITH FOUNDATION PLAN AND MAKE NECESSARY ADJUSTMENTS AT SITE.
- 4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER DRAINAGE AT SITE.
- 6. ALL FOUNDATION DETAILS SHOWN ARE TYPICAL. SOME VARIATIONS MAY OCCUR. CONTRACTOR TO MAKE ADJUSTMENT AS REQUIRED AT SITE.
- 7. BUILDER TO COMPLY WITH ALL APPLICABLE CODES AT SITE.
- 8. ALL CONCRETE SLABS TO BE 4" THICK (3000 psi MIN.), REINFORCED W/ 6"x6" - 10/10 W.M.
- 9. CONTRACTOR TO PROPERLY SLOPE PORCHES & GARAGE AWAY FROM RESIDENCE FOR PROPER & DRAINAGE.



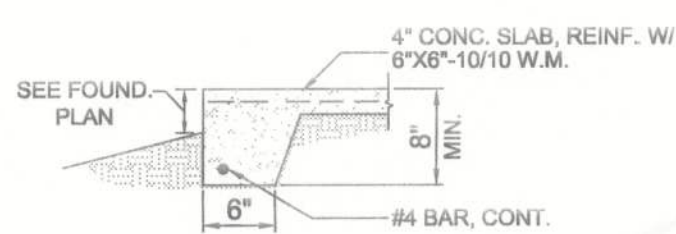
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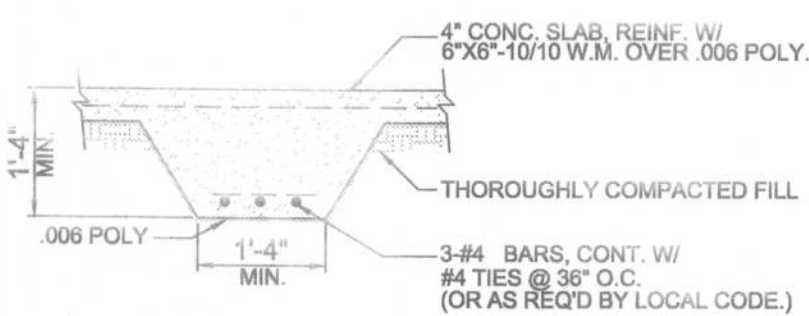
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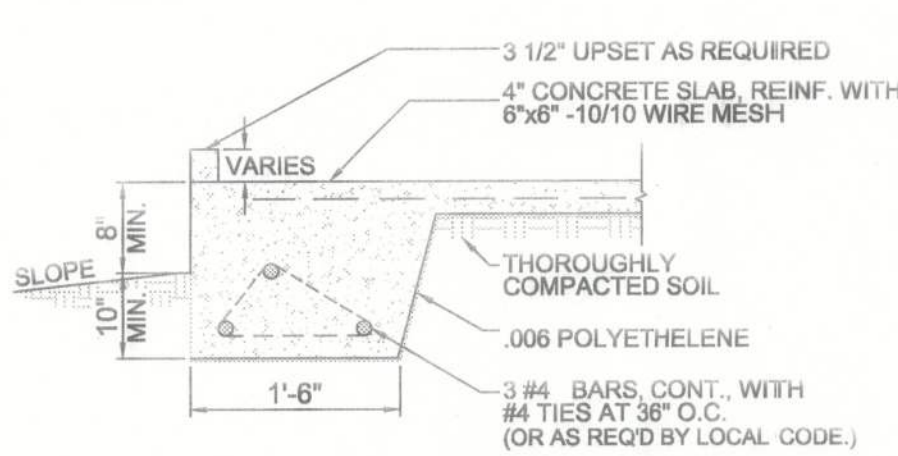
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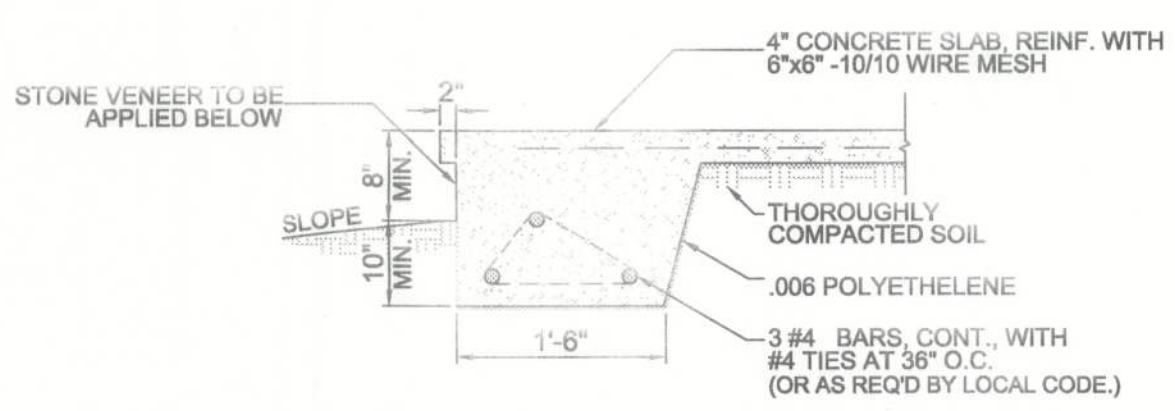
DET. 206



DET. 208



DET. 210



DET. 211

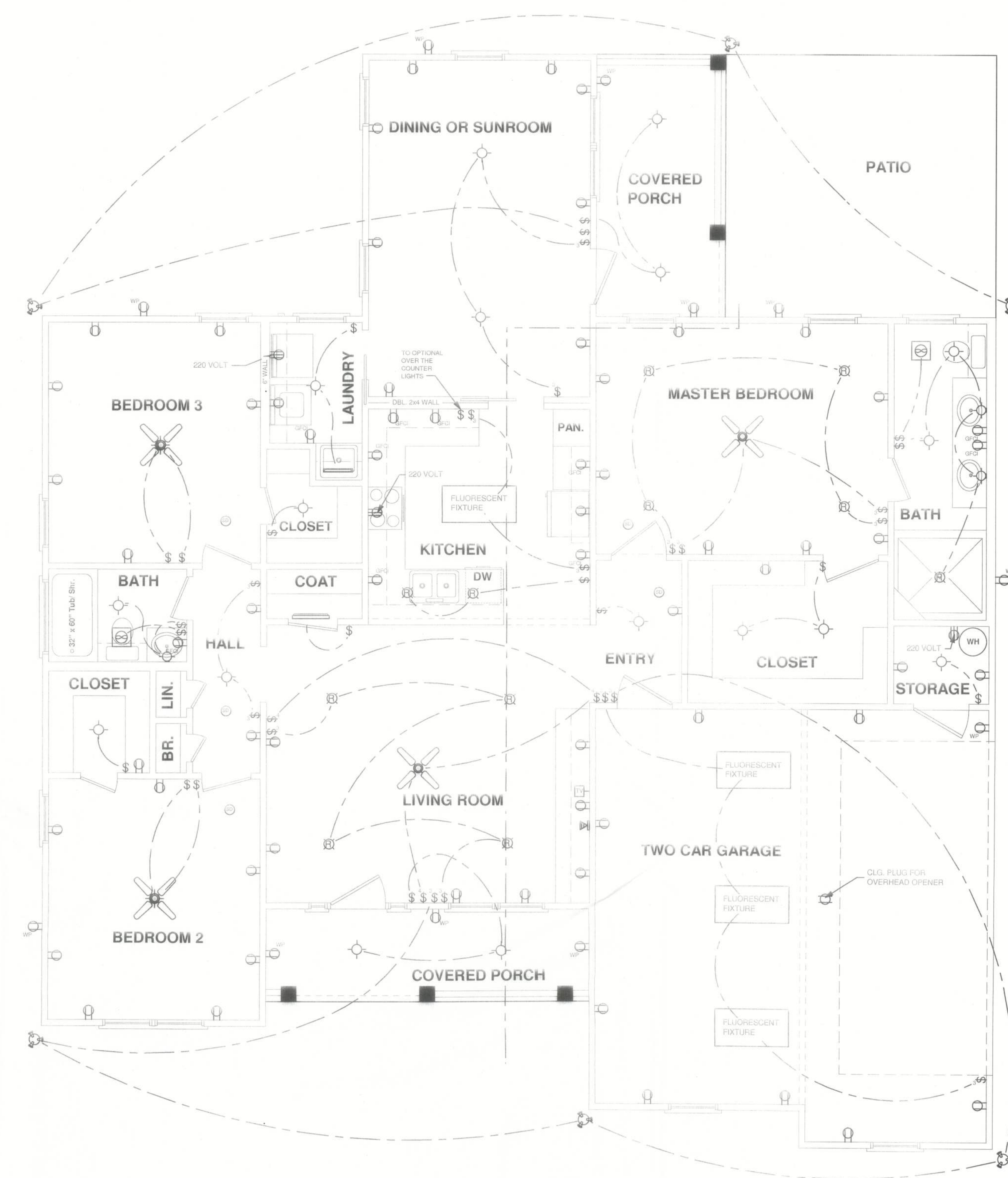
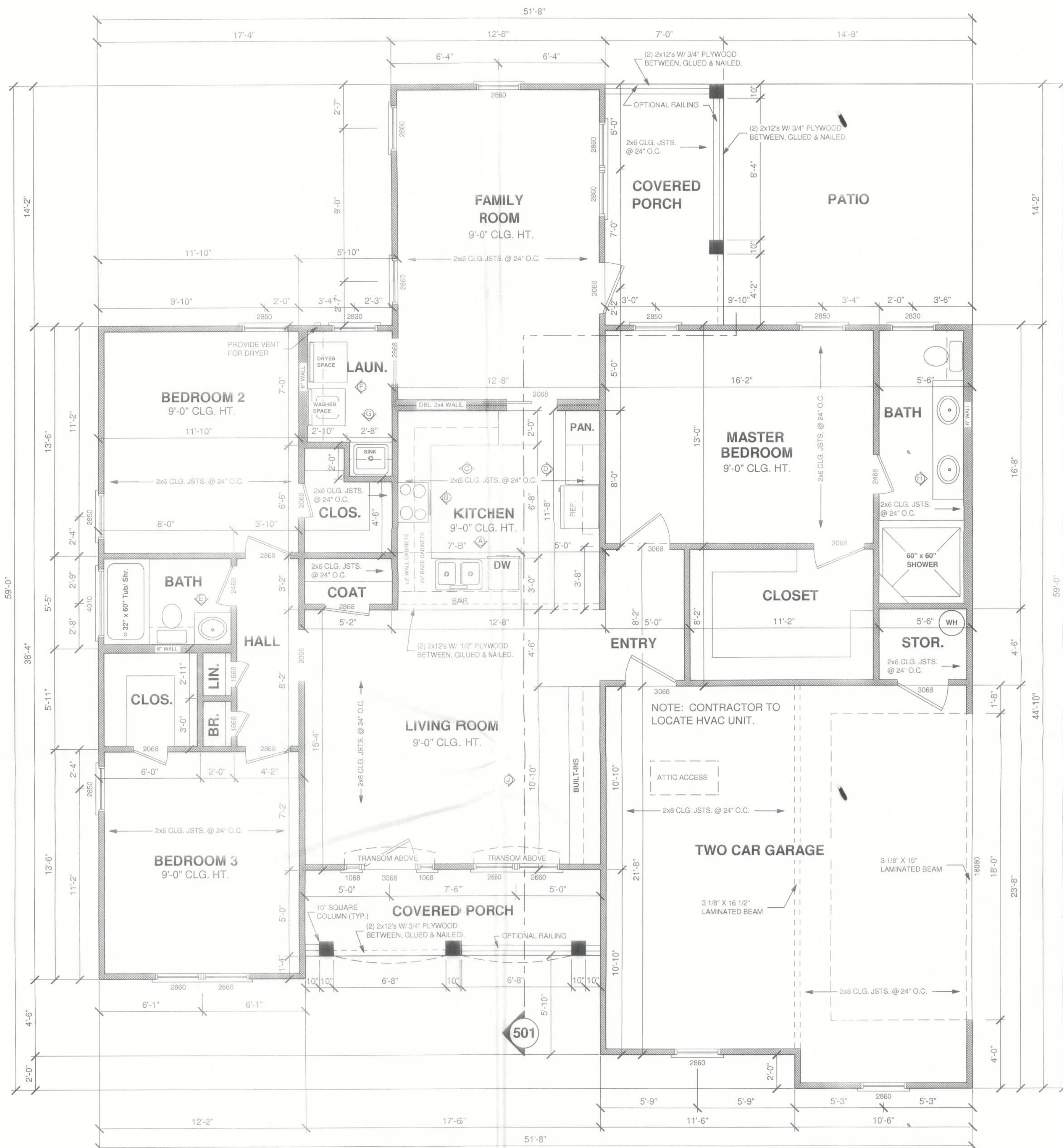
HOUSE PLAN GALLERY, INC.

DATE: 05/19/05
DRAWN BY: J.A.B.
CHECKED BY: G.L.M.
PLAN NUMBER HPG-1600M
WYATT MODIFICATIONS
SHEET NUMBER

2
PROFESSIONAL MEMBER: A B D

6659 HWY. 98 WEST, HATTIESBURG MS, 39402
PHONE: (601) 264-4403 || FAX: (601) 264-4483

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ELECTRICAL SYMBOLS LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	110 VOLT OUTLET		FOUR WAY SWITCH
	GROUND FAULT PROTECTED OUTLET		DIMMER SWITCH
	WEATHERPROOF OUTLET		DOOR ACTIVATED SWITCH
	220 VOLT RECEPTACLE		CAT5 NETWORKING JACK
	FLOOR OUTLET		TELEPHONE OUTLET
	CEILING HUNG FIXTURE		TELEVISION OUTLET
	WALL HUNG FIXTURE		DOORBELL BUTTON
	OVERHANG MOUNTED FLOODLIGHTS		THERMOSTAT
	OVERHANG MOUNTED FLOODLIGHTS		CEILING EXHAUST FAN
	RECESSED CEILING FIXTURE		CEILING FAN W/ LIGHT
	FLUORESCENT LIGHT		TRACK LIGHTING
	LIGHT BAR		WALL SCONCE
	SMOKE DETECTOR		
	SWITCH		
	THREE WAY SWITCH		

NOTES
ELECTRICAL CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS & MAKE ANY NECESSARY ADJUSTMENTS.
SMALLEST WIRE SIZE TO BE 12-2.
ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE & ANY OTHER APPLICABLE REGULATIONS OR CODES.
ALL SMOKE DETECTORS TO BE HARD WIRED TOGETHER WITH BATTERY BACKUP.
CONTRACTOR TO PREWIRE FOR LANDSCAPE LIGHTING AROUND PERIMETER OF RESIDENCE. VERIFY W/ OWNER.
CONTRACTOR TO PREWIRE FOR SURROUND SOUND & SECURITY.
OWNER TO SPECIFY LOCATION OF AUDIO / VIDEO HOOKUPS.

HOUSE PLAN GALLERY, INC.

6659 HWY. 98 WEST, HATTIESBURG MS, 39402
 PHONE: (601) 264-5028 FAX: (601) 264-4483
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DRAWN BY: J.A.B.

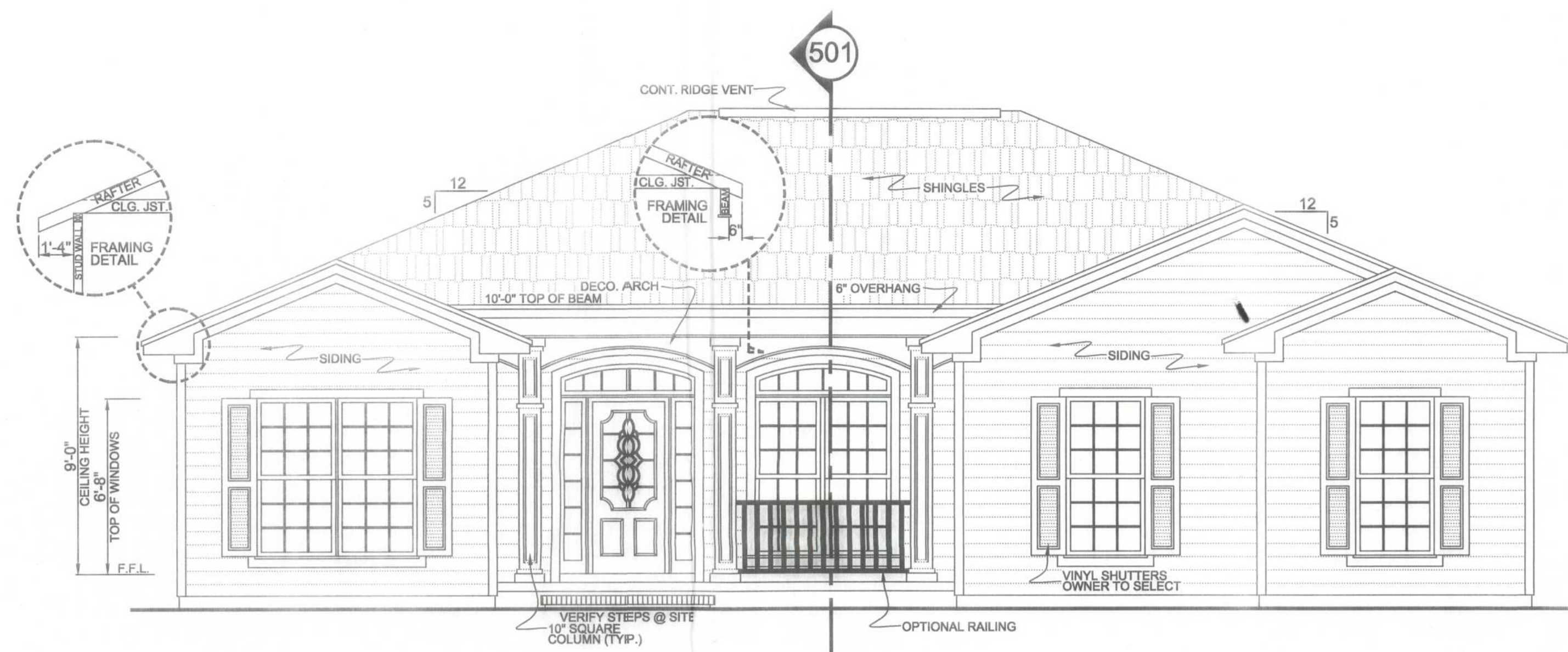
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PLAN NUMBER HPG-1600M

WYATT MODIFICATIONS

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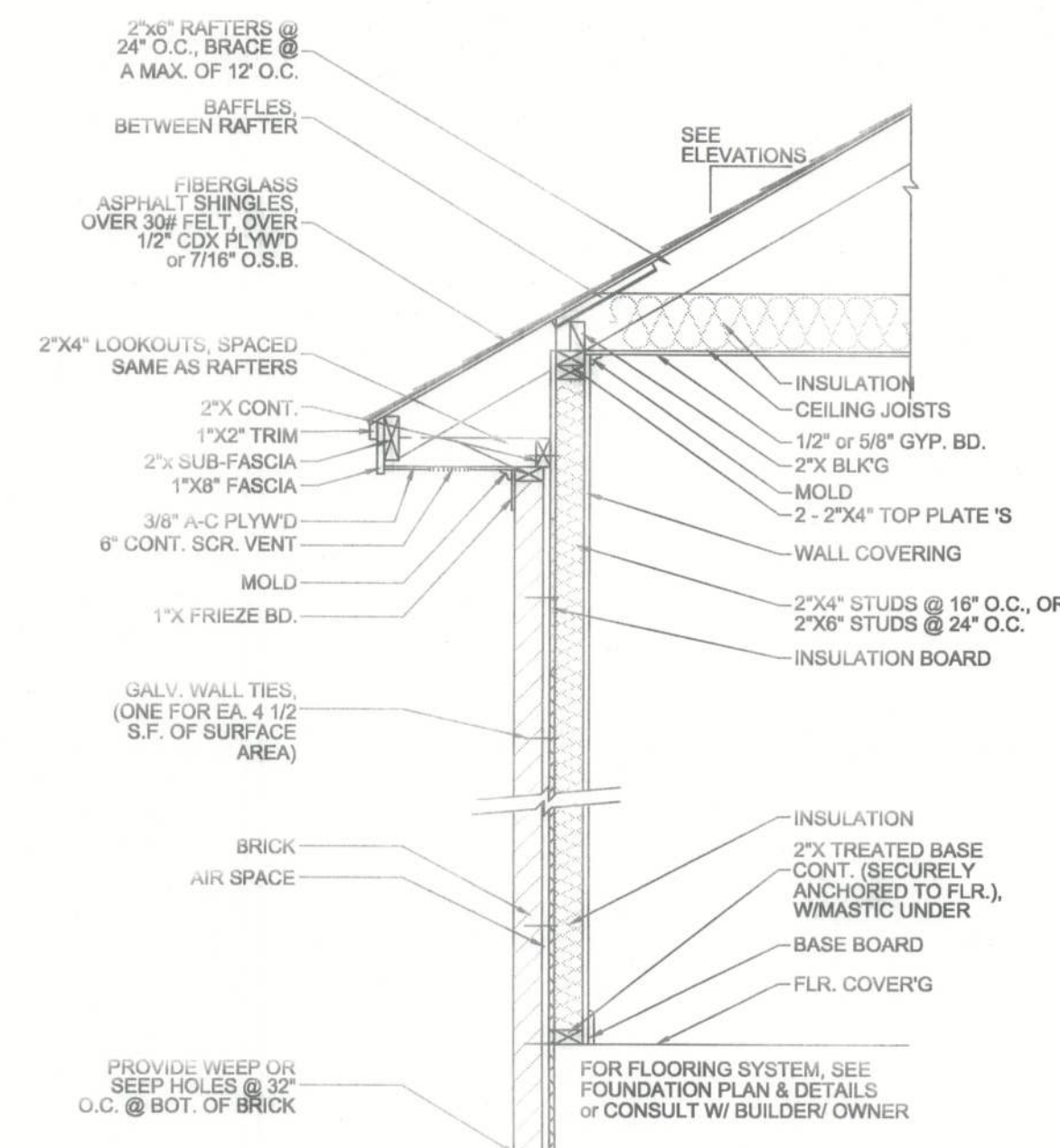
PROFESSIONAL MEMBER:



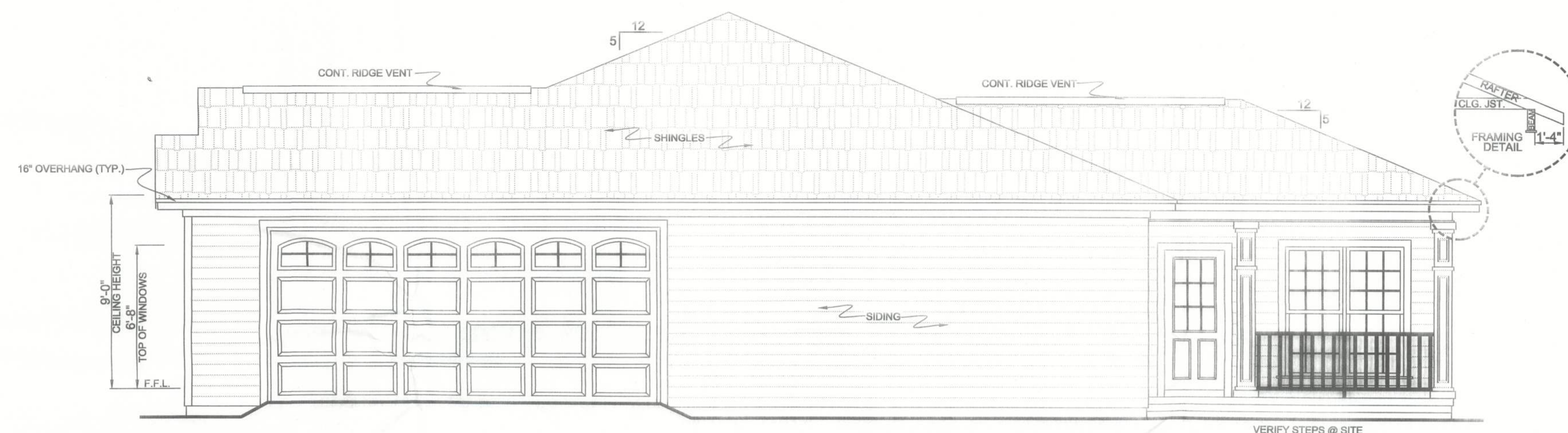
FRONT ELEVATION
SCALE $\frac{1}{4}'' = 1'-0''$

ELEVATION NOTES:

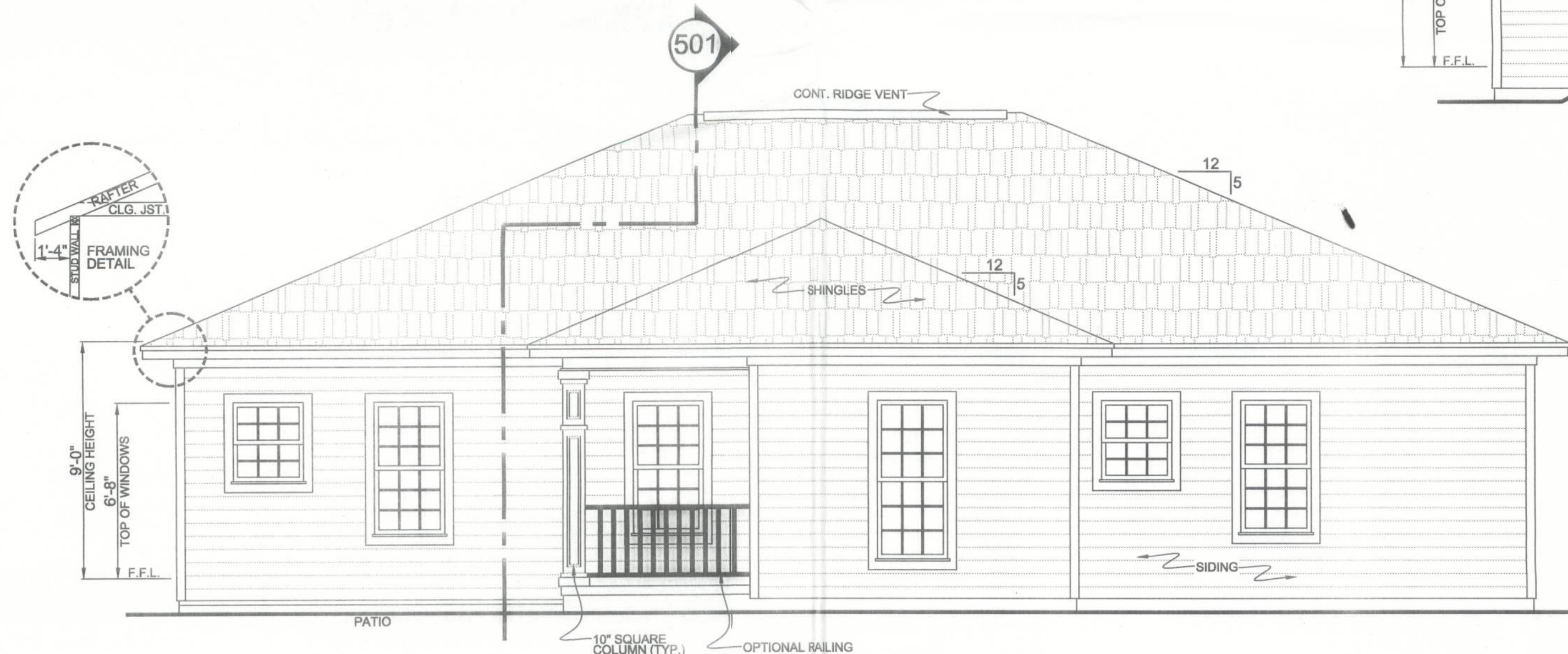
1. OWNER TO SELECT ALL DOOR & WINDOW STYLES.
2. VERIFY ALL STEPS REQUIRED @ SITE.
3. ALL GROUND LINES ARE APPROX.
4. VERIFY ALL EXTERIOR MATERIALS W/ OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL FRAMING SECTION FOR FRAMING STYLE.
6. THOROUGHLY FLASH ALL ROOF INTERSECTIONS.



TYP. EXTERIOR WALL SECTION



RIGHT ELEVATION
SCALE $\frac{1}{4}'' = 1'-0''$



REAR ELEVATION
SCALE $\frac{1}{4}'' = 1'-0''$



LEFT ELEVATION
SCALE $\frac{1}{4}'' = 1'-0''$

HOUSE PLAN GALLERY, INC.

6659 HWY. 98 WEST, HATTIESBURG MS, 39402
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DATE:
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DRAWN BY:
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CHECKED BY:
G.L.M.

PLAN NUMBER
HPG-
1600M

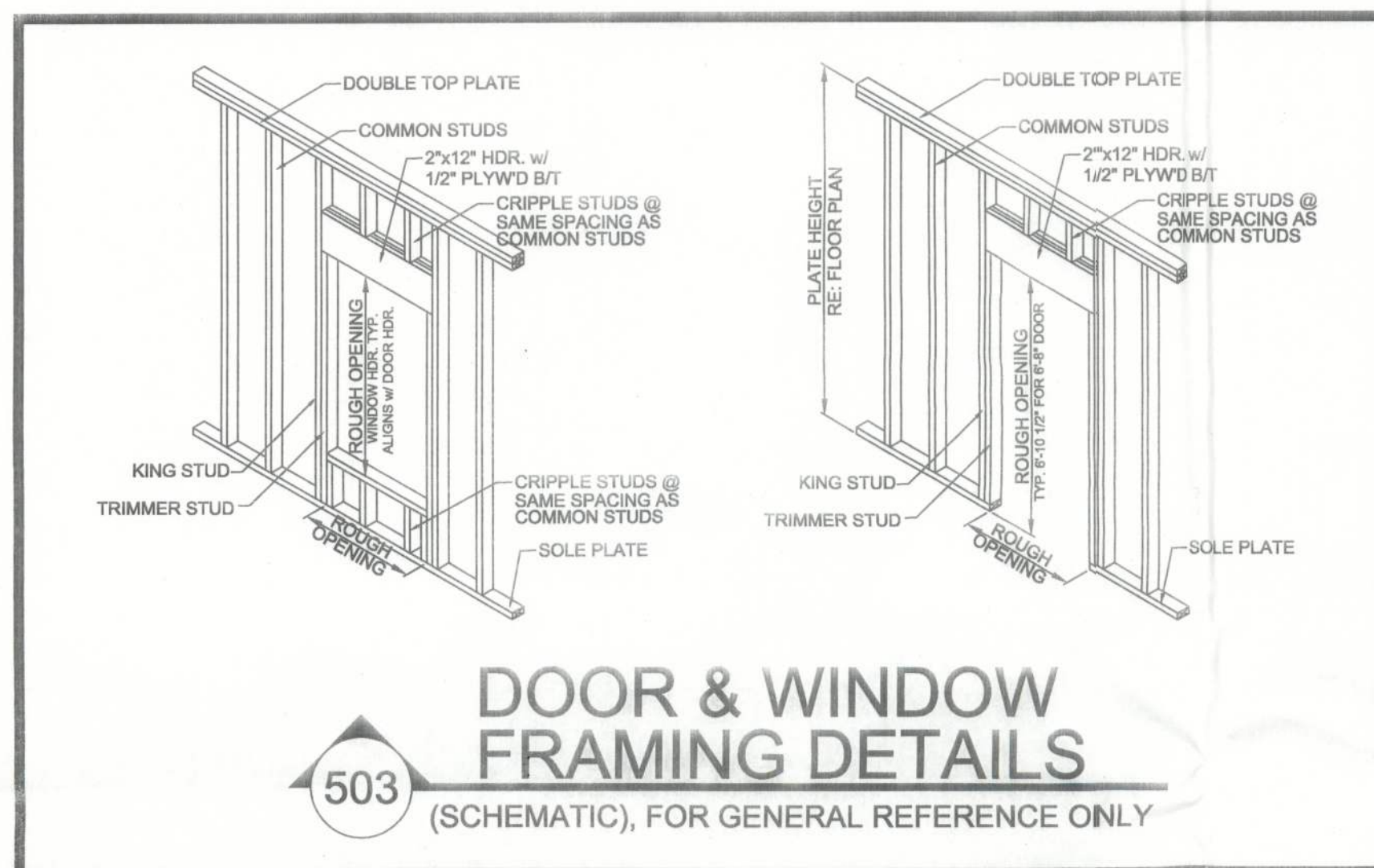
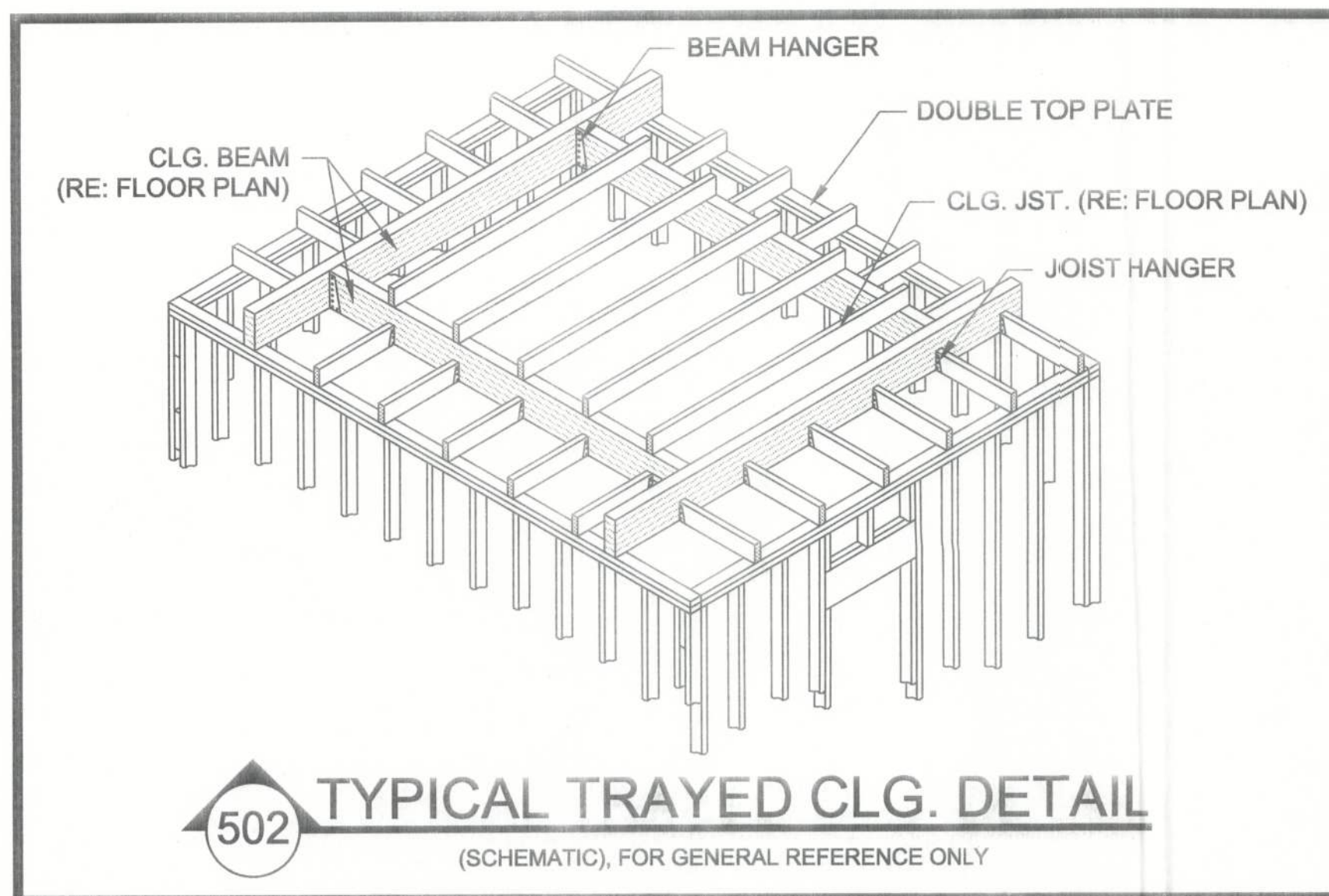
WYATT
MODIFICATIONS

SHEET NUMBER

4

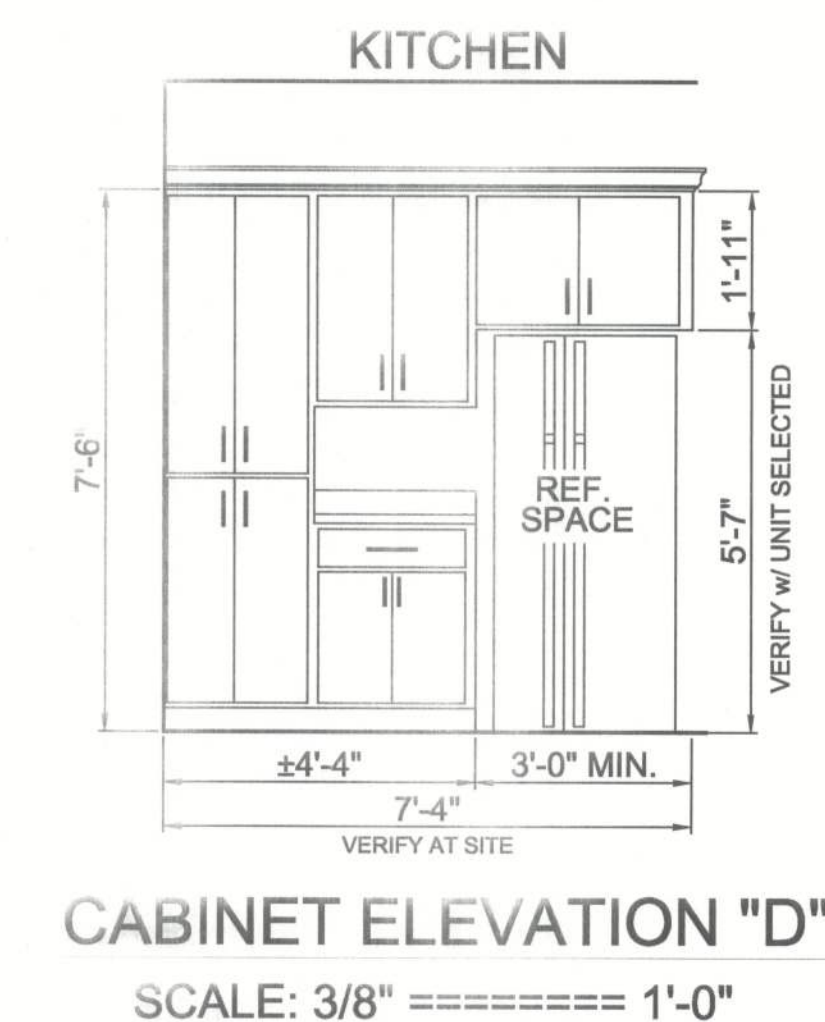
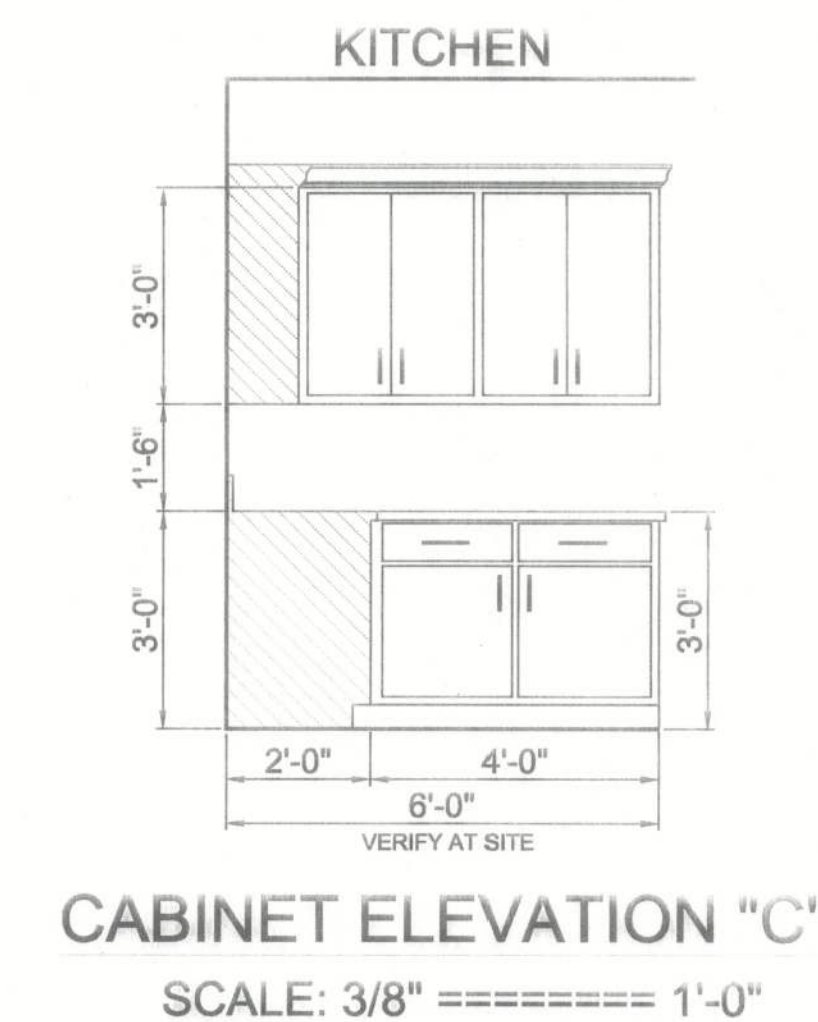
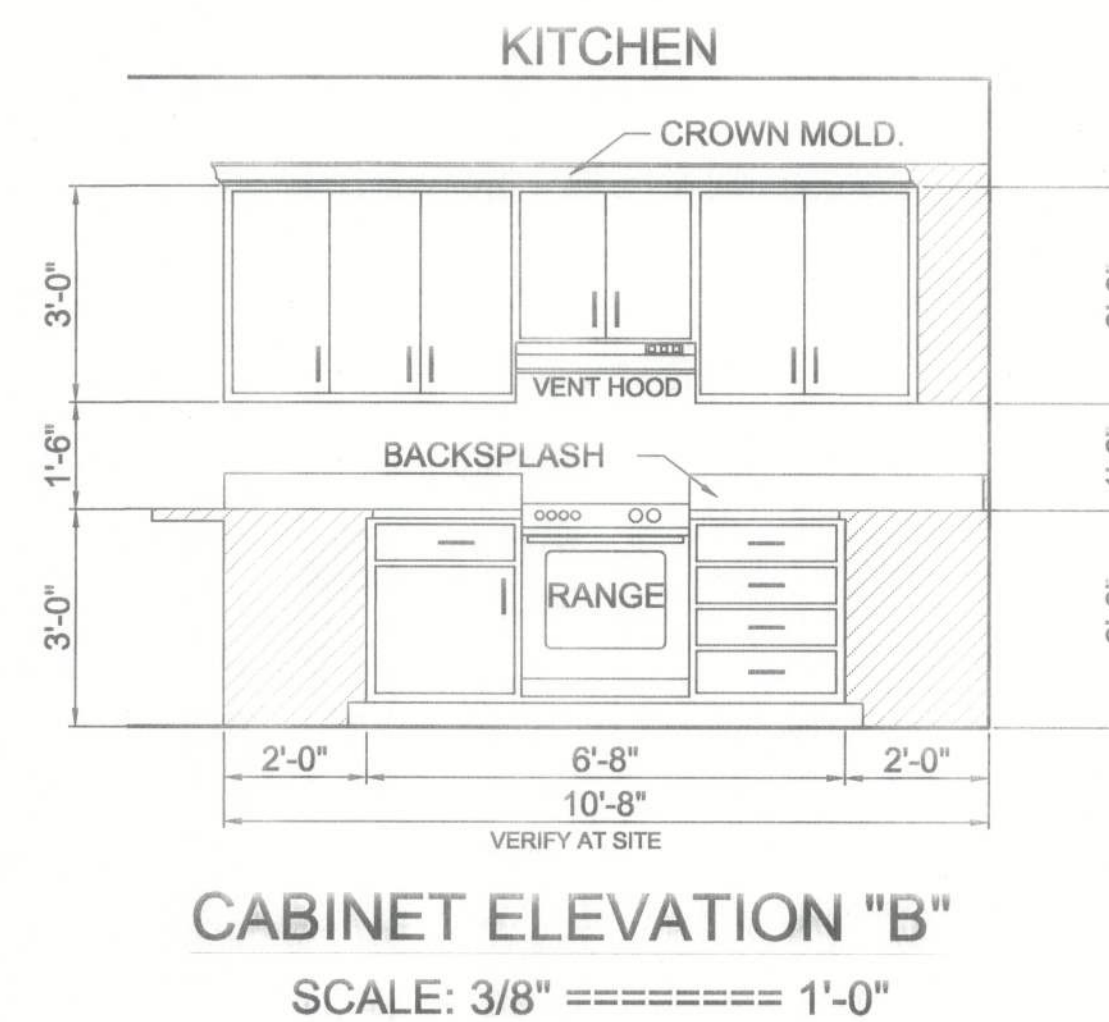
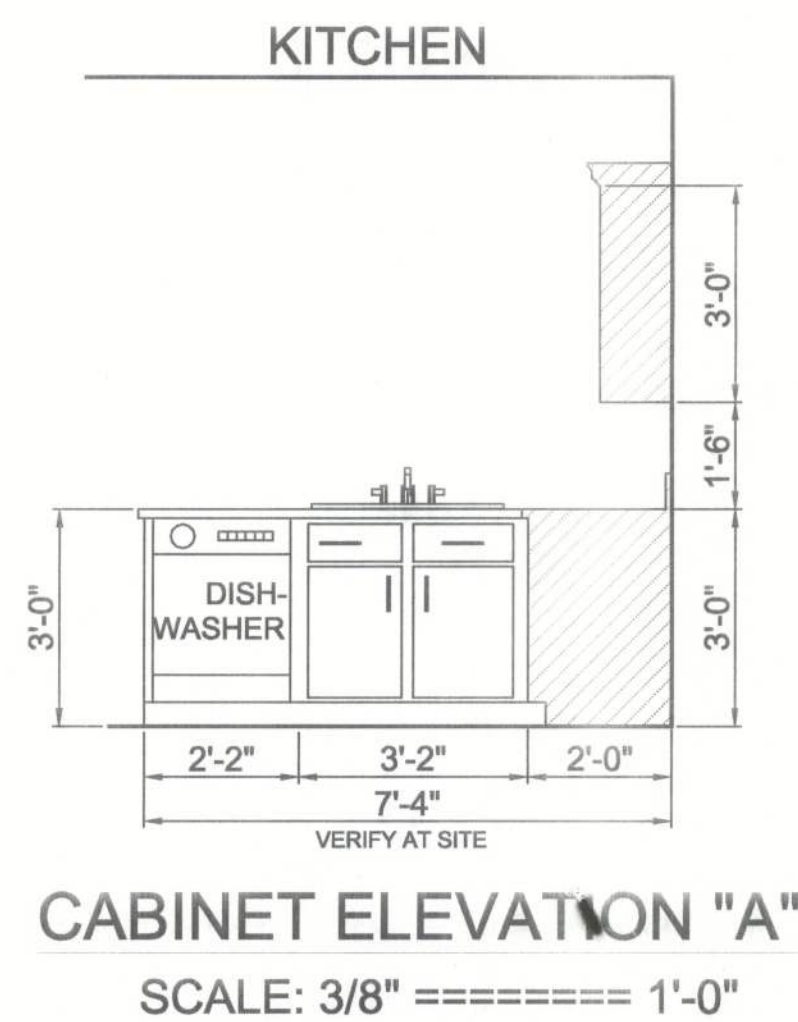
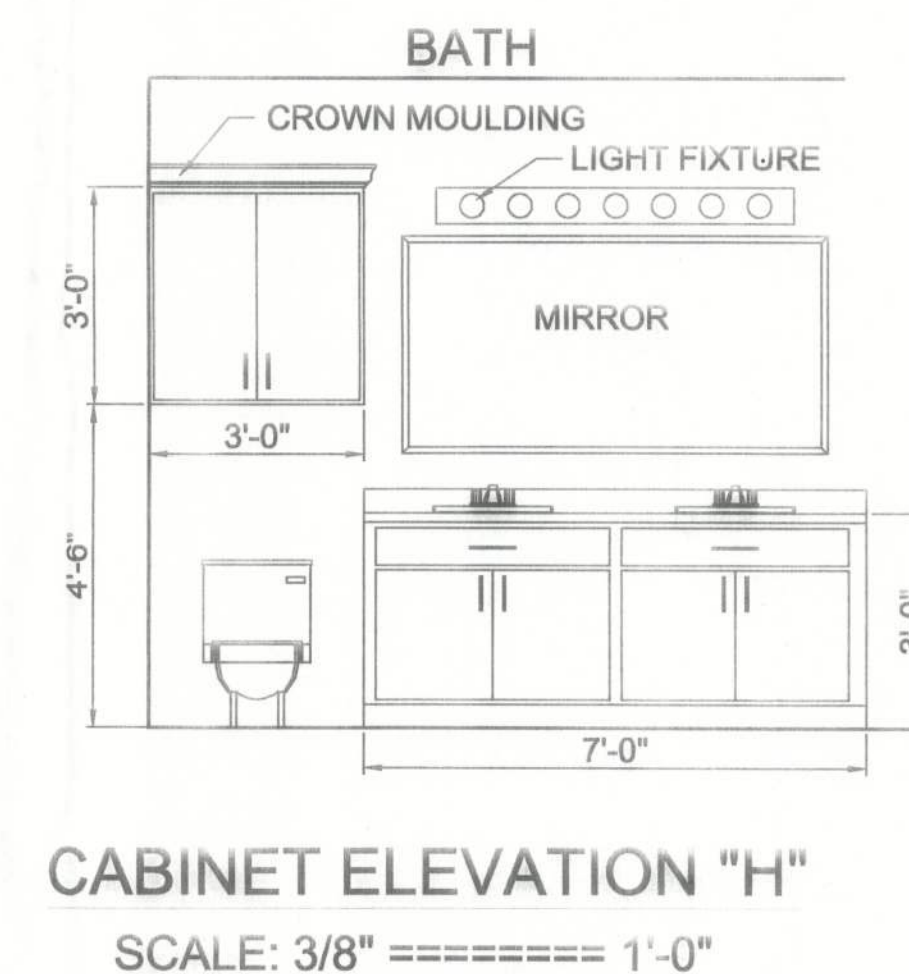
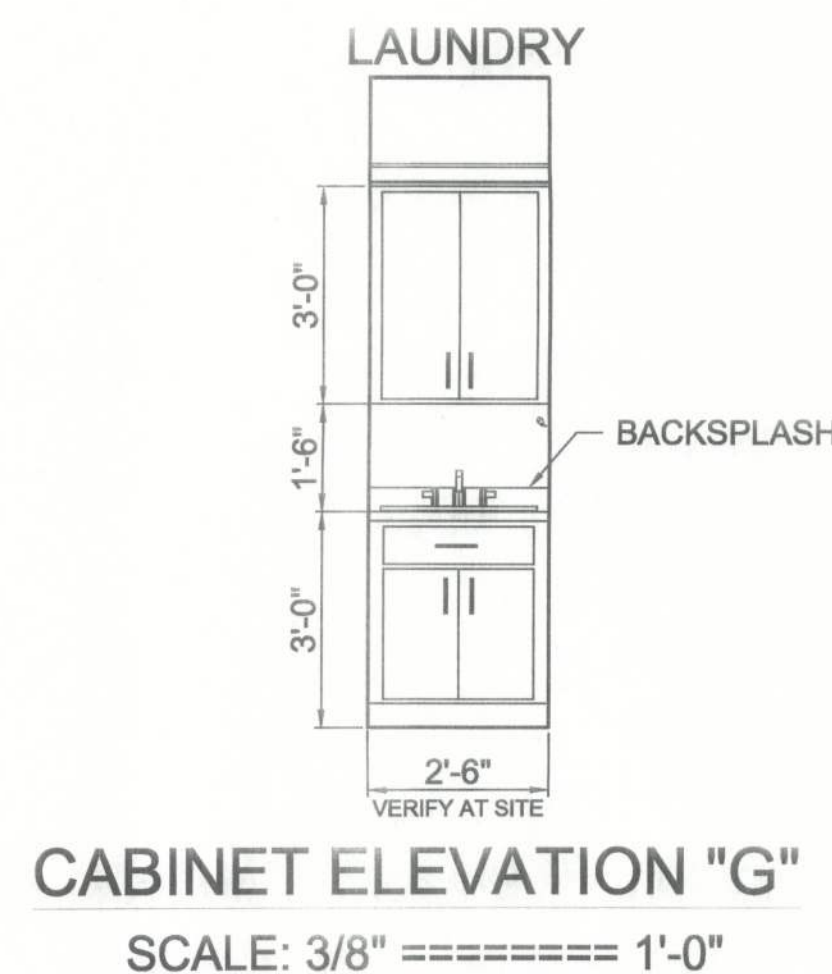
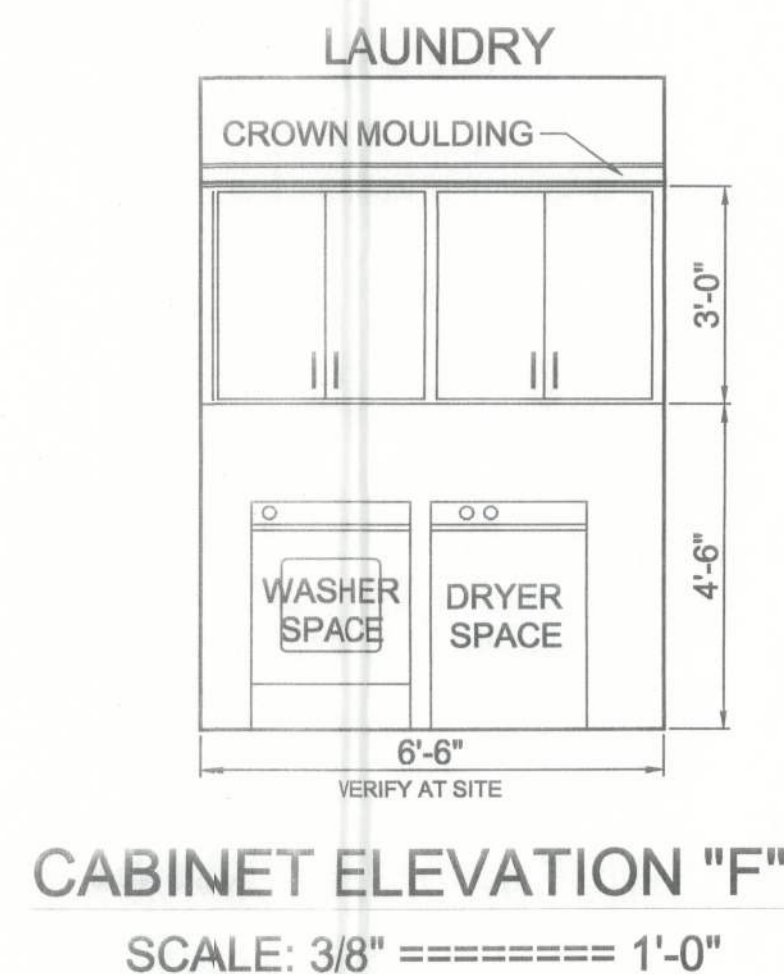
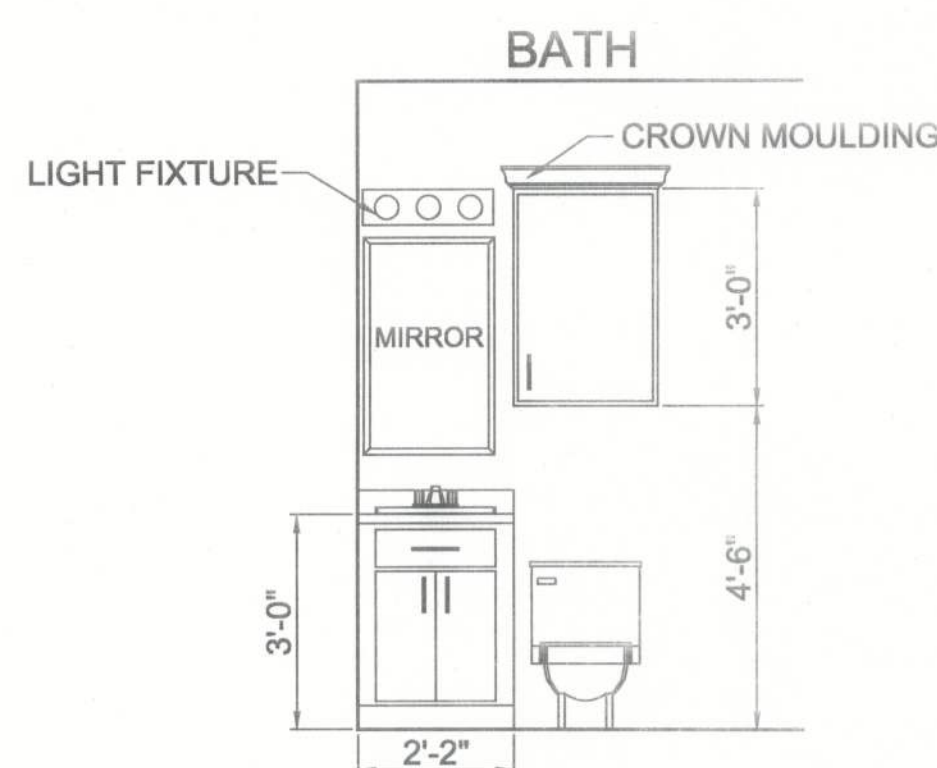
PROFESSIONAL
MEMBER:





CROSS SECTION NOTES:

1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, AT SITE.
2. ALL OVERHANGS TO BE 1'-4" FROM OUTSIDE FACE OF STUDWALL UNLESS OTHERWISE NOTED.
3. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS ARE TO BE CUT FROM 2" X 10", No.2 S.Y.P.
4. ALL RAFTERS SHOWN ARE TO BE CUT FROM 2" X 6", No.2 S.Y.P. OR GREATER.
5. CONTRACTOR TO PROVIDE ALL WIND BRACING NECESSARY TO MEET ALL APPLICABLE CODES AT SITE.
6. ALL ROOF/WALL INTERSECTIONS & VALLEYS TO BE THOROUGHLY FLASHED w/22 GA., G.I., 24" WIDE MINIMUM.
7. ALL CEILING JOISTS SIZED TO MEET "SOUTHERN PINE COUNCIL" 2003 EDITION. ALL CEILING JOISTS ARE SIZED TO: 20 PSF (LIVE LOAD), 10 PSF (DEAD LOAD), WITH L/240 DEFLECTION.
8. ALL CEILING JOISTS ARE 2"x6" SHOWN AT 24" O.C. UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO PROVIDE 2"x BLOCKING BETWEEN ALL CEILING JOISTS.
10. ALL BEAM SIZES TO BE VERIFIED WITH A LICENSED STRUCTURAL ENGINEER.
11. ALL SITE BUILT BEAMS TO HAVE 3/4" PLYWOOD BETWEEN EACH 2"x, GLUED AND NAILED.
12. CONTRACTOR TO VERIFY ALL LUMBER SIZES AND SPACING TO MEET ALL LOCAL AND NATIONAL CODES APPLICABLE @ SITE.

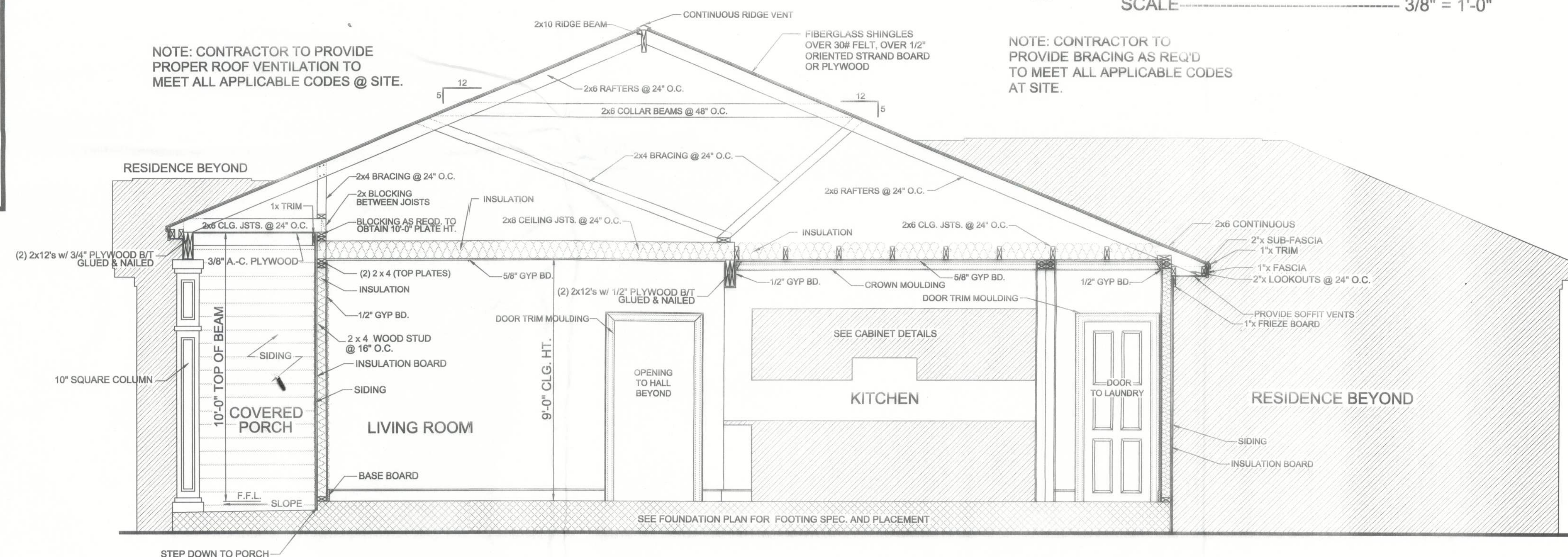


CABINET NOTES:

1. ALL CABINET DIMENSIONS TO BE VERIFIED ON SITE BY GENERAL CONTRACTOR, PRIOR TO ORDERING OR BUILDING OF CABINETS.
2. ALL CABINET FINISHES AND HARDWARE TO BE SELECTED BY OWNER.

501 CROSS SECTION (SCHEMATIC), FOR GENERAL REFERENCE ONLY SCALE: 3/8" = 1'-0"

NOTE: CONTRACTOR TO PROVIDE BRACING AS REQ'D TO MEET ALL APPLICABLE CODES AT SITE.



DATE:
XX

DRAWN BY:
J.A.B.

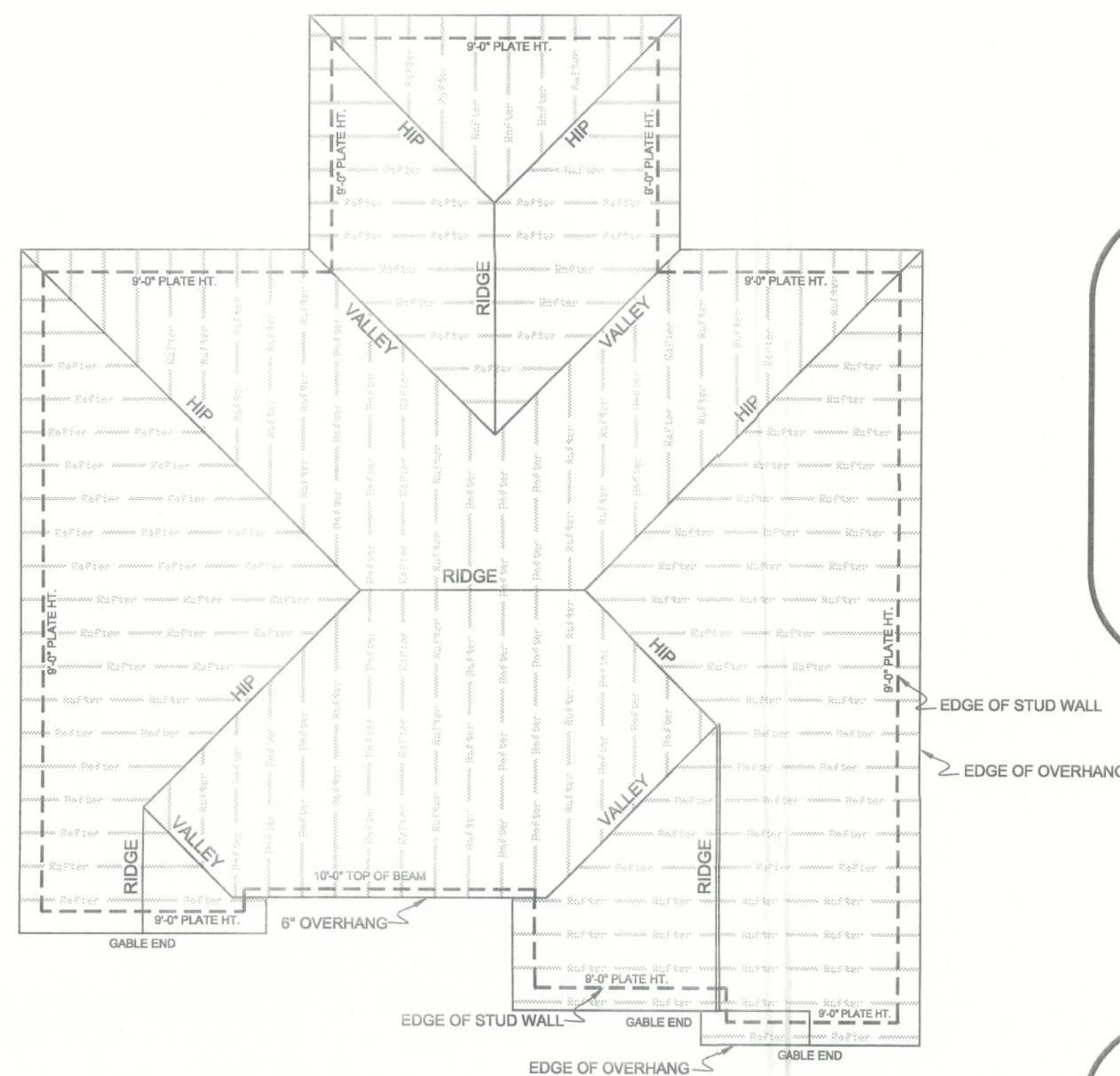
CHECKED BY:
G.L.M.

PLAN NUMBER
HPG-
1600M

WYATT
MODIFICATIONS
CROSS SECTION

SHEET NUMBER

5



ROOF FRAMING PLAN
SCALE: 1/8" ===== 1'-0"

ROOF FRAMING NOTES:

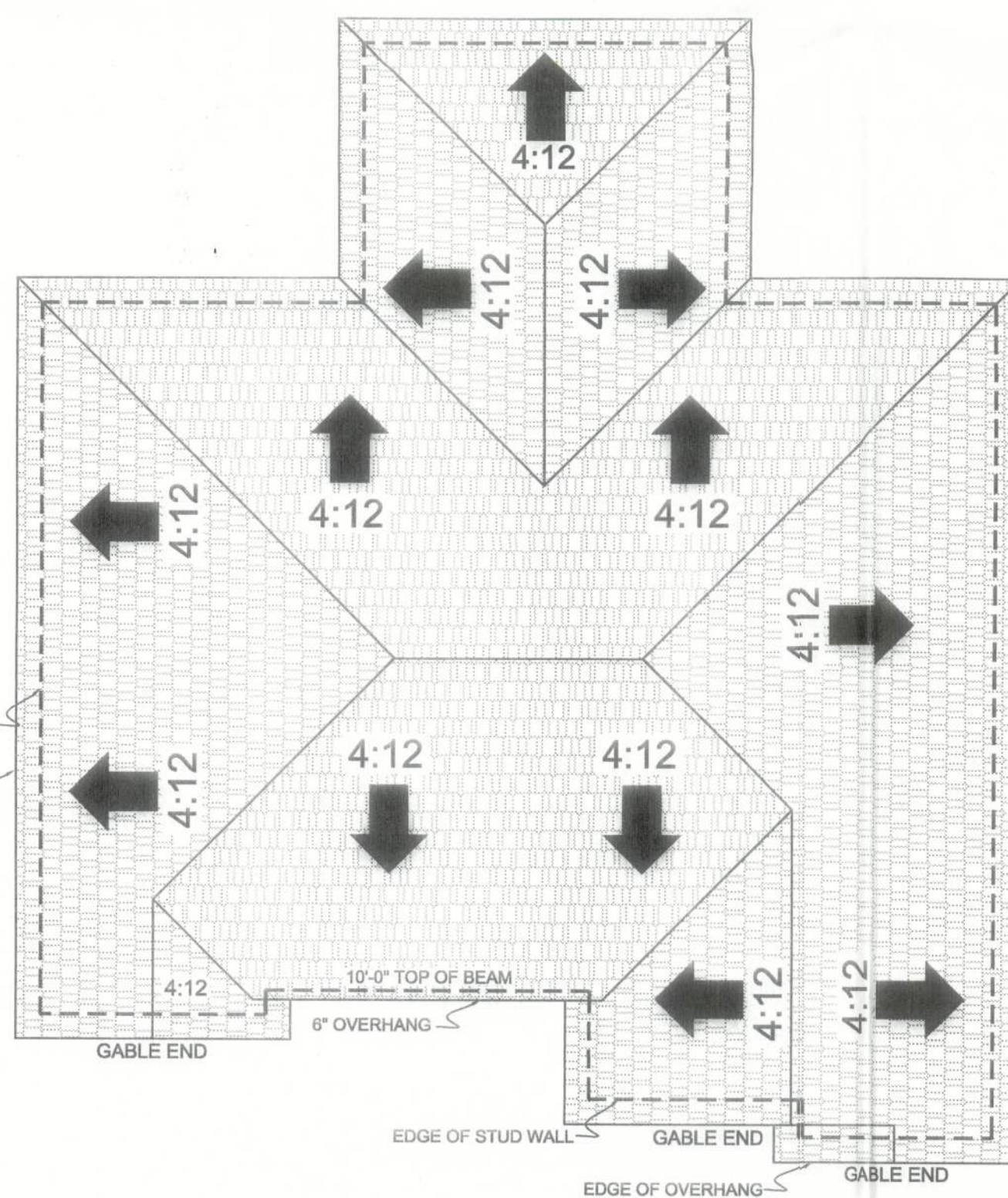
1. ALL OVERHANGS TO BE 1'-4" FROM OUTSIDE FACE OF STUDWALL, UNLESS OTHERWISE NOTED.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS ARE TO BE CUT FROM 2" X 10", No.2 S.Y.P..
3. ALL RAFTERS SHOWN ARE TO BE CUT FROM 2" X 6", No.2 S.Y.P..
4. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, AT SITE.
5. ALL ROOF/WALL INTERSECTIONS & VALLEYS TO BE THOROUGHLY FLASHED w/22 GA., G.I., 24" WIDE MINIMUM.

CEILING FRAMING NOTES:

1. CONTRACTOR TO PROVIDE 2"x BLOCKING BETWEEN ALL CEILING JOISTS.
2. ALL LUMBER TO BE #2 S.Y.P. OR GREATER.
3. CONTRACTOR TO VERIFY ALL LUMBER SIZES AND SPACING TO MEET ALL LOCAL AND NATIONAL CODES APPLICABLE @ SITE.
4. ALL CEILING JOISTS SIZED TO MEET "SOUTHERN PINE COUNCIL" 2003 EDITION. ALL CEILING JOISTS ARE SIZED TO: 20 PSF (LIVE LOAD), 10 PSF (DEAD LOAD), WITH L/240 DEFLECTION.
5. ALL SITE BUILT BEAMS TO HAVE 3/4" PLYWOOD BETWEEN EACH 2"x, GLUED AND NAILED UNLESS OTHERWISE NOTED.
6. ALL CEILING JOISTS ARE 2"x6" SHOWN AT 24" O.C. UNLESS OTHERWISE NOTED.
7. ALL BEAM SIZES AND LOCATIONS TO BE VERIFIED BY A LICENSED STRUCTURAL ENGINEER.

ROOF DRAINAGE NOTES:

1. ALL ROOF PITCHES TO BE VERIFIED WITH EXTERIOR ELEVATIONS.
2. PROVIDE ALL FLASHING NECESSARY FOR WATERPROOFING.
3. ALL OVERHANGS ARE TO BE 1'-4" FROM FACE OF STUD UNLESS OTHERWISE NOTED.



ROOF DRAINAGE PLAN
SCALE: 1/8" ===== 1'-0"

NOTE: SPAN TABLES ARE PROVIDED FOR USE IF STICK FRAMING IS DESIRED BY OWNER/ BUILDER.

FLOOR JOIST SPANS FOR SOUTHERN PINE SPECIES
(RESIDENTIAL LIVING AREAS, LIVE LOAD = 40psf, L₂>360)
DEAD LOAD = 10psf

SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM FLOOR JOIST SPANS) (FT. - IN.)
2 x 6	12.0	10-9
	16.0	9-9
	19.2	9-2
2 x 8	12.0	14-2
	16.0	12-10
	19.2	12-1
2 x 10	12.0	18-0
	16.0	16-1
	19.2	14-8
2 x 12	12.0	21-9
	16.0	18-10
	19.2	17-2

NOTES:
For additional species, grades, and notes, refer to the International Residential Code. The above tables are based on the 2003 edition, table R502.3.1(2).

NOTE: SPAN TABLES ARE PROVIDED FOR USE IF STICK FRAMING IS DESIRED BY OWNER/ BUILDER.

CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES
(UNINHABITABLE ATTICS WITHOUT STORAGE, LIVE LOAD = 10psf, L₂>240)
DEAD LOAD = 5psf

IF HABITABLE ATTIC SPACE OF STORAGE IS DESIRED, REFER TO THE INTERNATIONAL RESIDENTIAL CODE, SPAN TABLES.

SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM CEILING JOIST SPANS) (FT. - IN.)
2 x 4	12.0	12-6
	16.0	11-3
	19.2	10-7
2 x 6	12.0	19-6
	16.0	17-6
	19.2	16-6
2 x 8	12.0	25-8
	16.0	23-4
	19.2	21-11
2 x 10	12.0	30-0
	16.0	26-0
	19.2	23-11

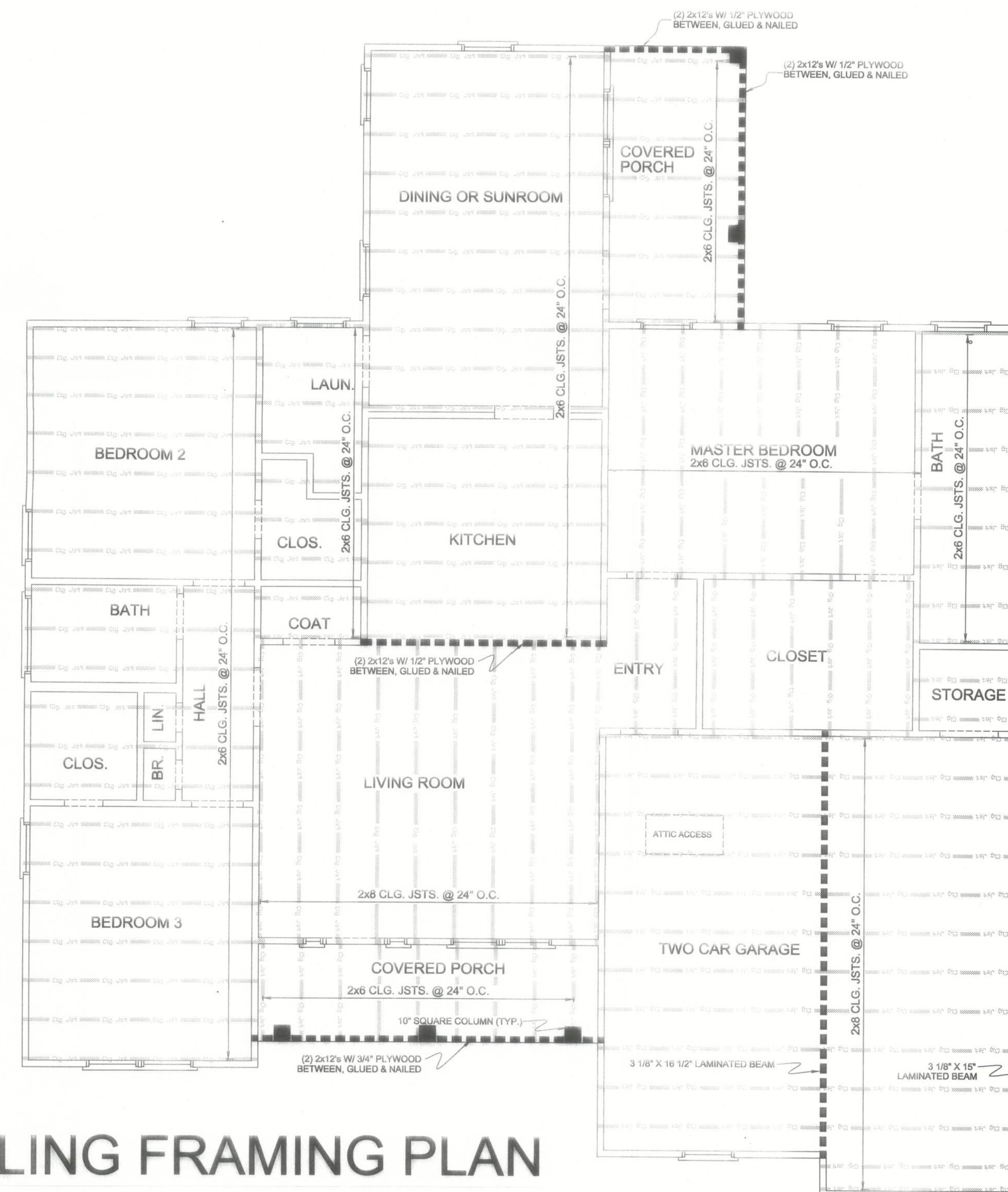
NOTES:
For additional species, grades, and notes, refer to the International Residential Code. The above tables are based on the 2003 edition, table R802.4(1).

NOTE: SPAN TABLES ARE PROVIDED FOR USE IF STICK FRAMING IS DESIRED BY OWNER/ BUILDER.

RAFTER SPANS FOR SOUTHERN PINE SPECIES
(GROUND SNOW LOAD=30psf, CEILING ATTACHED TO RAFTERS, L₂>240)
DEAD LOAD = 10psf

SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT. - IN.)
2 x 4	12.0	8-7
	16.0	7-10
	19.2	7-4
2 x 6	12.0	13-6
	16.0	12-3
	19.2	11-5
2 x 8	12.0	19-2
	16.0	17-10
	19.2	16-2
2 x 10	12.0	23-3
	16.0	19-3
	19.2	17-7
2 x 12	12.0	27-7
	16.0	22-7
	19.2	20-7

NOTES:
For additional species, grades, and notes, refer to the International Residential Code. The above tables are based on the 2003 edition, table R802.5.1(6).



CEILING FRAMING PLAN
SCALE: 1/4" ===== 1'-0"

HOUSE PLAN GALLERY, INC.

6659 HWY. 98 WEST, HATTIESBURG MS, 39402
PHONE: (601) 264-4403 \ FAX: (601) 264-4483

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DATE:
05/19/05

DRAWN BY:
J.A.B.

CHECKED BY:
G.L.M.

PLAN NUMBER
HPG-
1600M

WYATT
MODIFICATIONS

SHEET NUMBER

6

