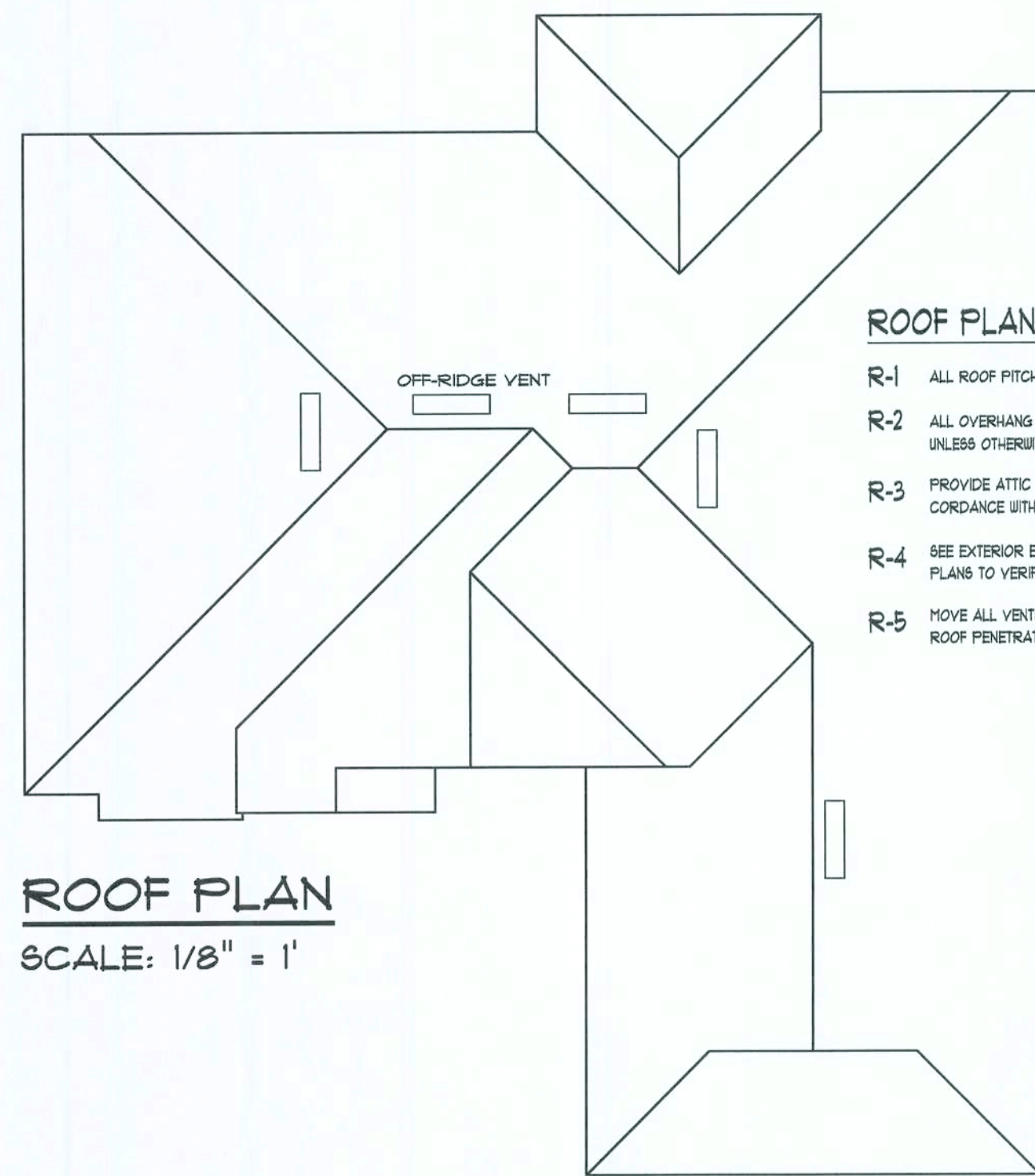






ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

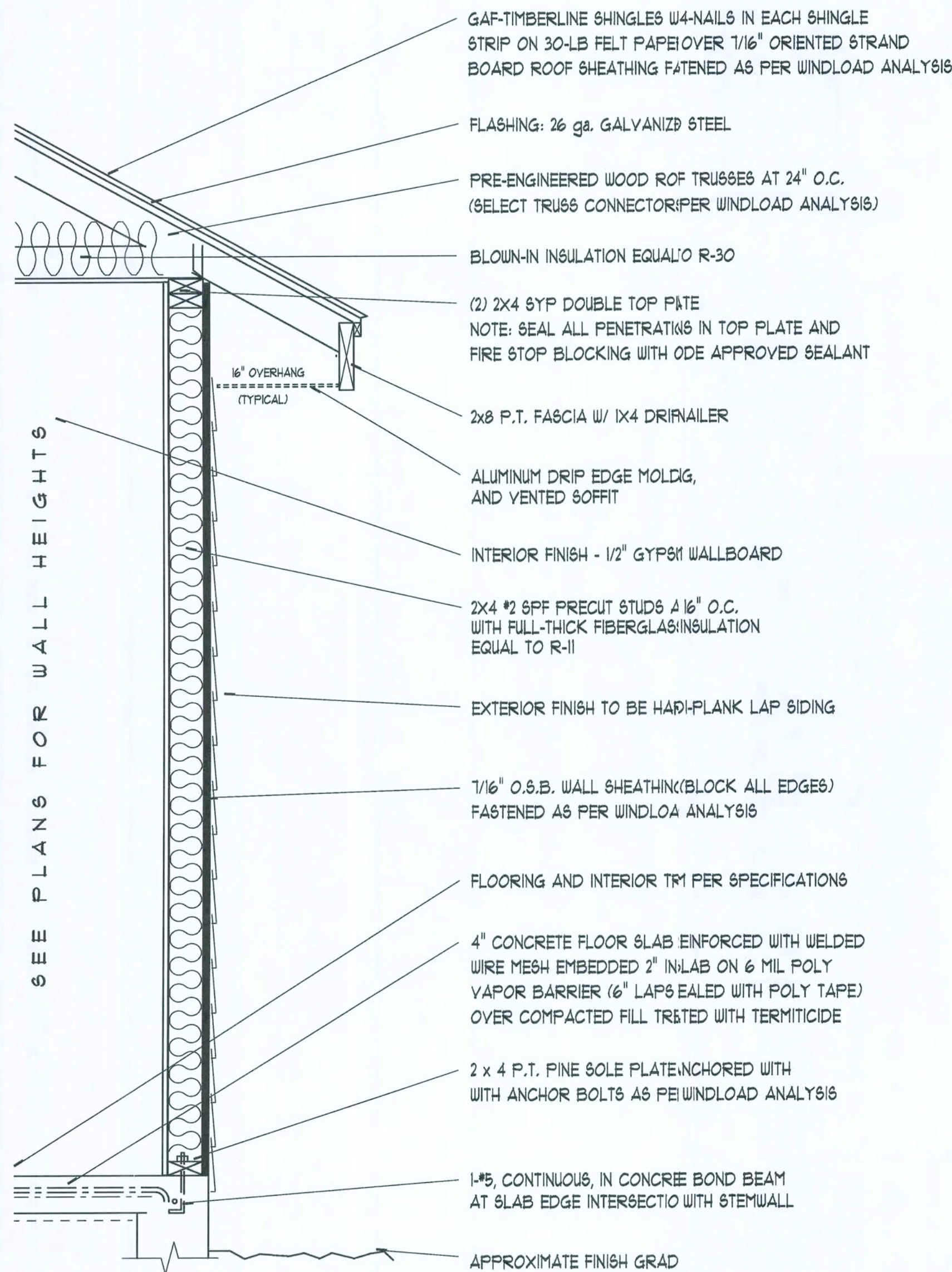


#### ROOF PLAN NOTES

- R-1 ALL ROOF PITCH 2 UNLESS OTHERWISE NOTED
- R-2 ALL OVERHANG 1 AND 12" AT GABLES UNLESS OTHERWISE NOTED
- R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH ICE REQUIREMENTS
- R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HILL HEIGHTS
- R-5 MOVE ALL VENTING OTHER ROOF PENETRATIONS TO REAR

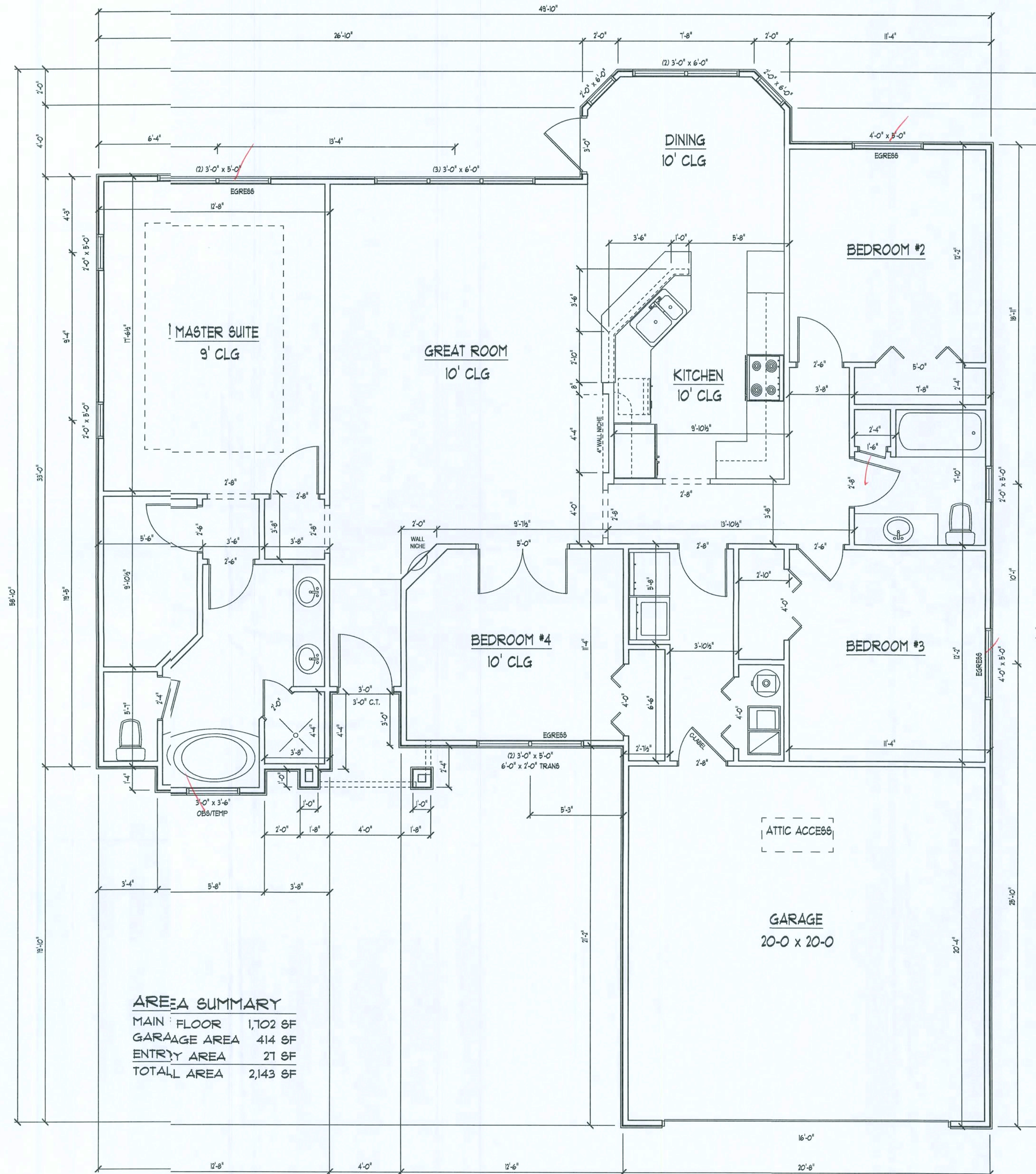
#### ROOF PLAN

SCALE: 1/8" = 1'



#### TYPICAL WALL SECTION

SCALE: 1" = 1'0"



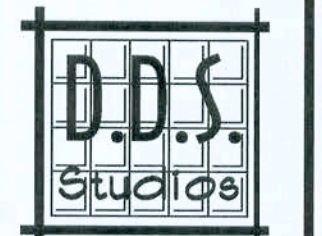
#### AREA SUMMARY

MAIN FLOOR	1,102 SF
GARAGE AREA	414 SF
ENTRY AREA	21 SF
TOTAL AREA	2,143 SF

#### FLOOR PLAN

SCALE: 1/4" = 1'

April 06, 2007



D.D.S. STUDIOS  
P.O. Box 213  
Lake City FL, 32054  
(904) 754-0181

A SPEC HOME BY COMPASS BUILDERS INC.

THE BREANNA

ROLLING MEADOWS, LOT 1  
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FLOOR PLAN

ROOF PLAN

TYPICAL WALL SECTION

SHEET NUMBER  
2 of 3

All work shall comply with the standard building code, and all applicable local codes and ordinances.  
Contractor shall verify all dimensions prior to commencing construction.

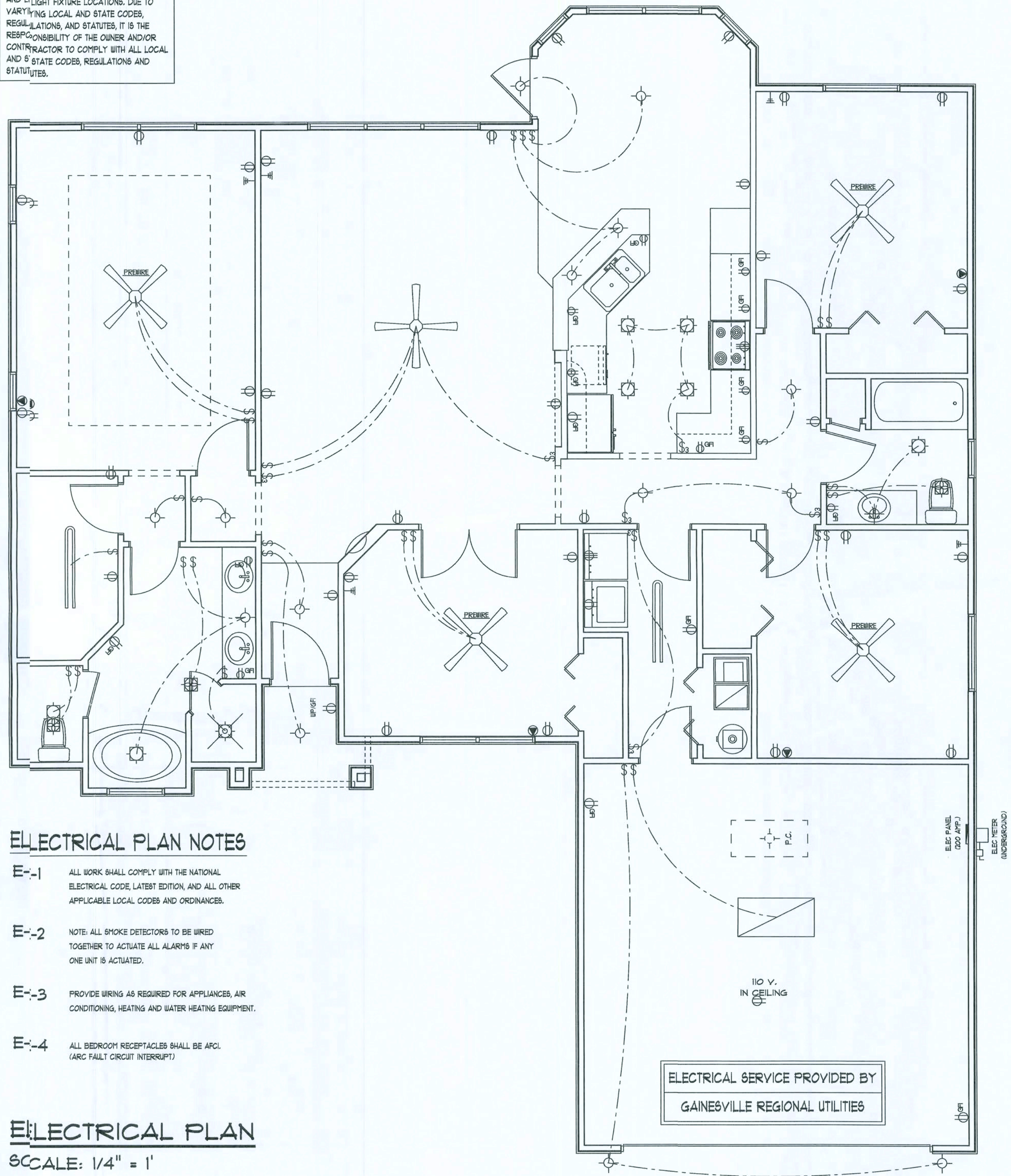
PROJECT NUMBER  
010708

Daniel Shaheen



ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

NOTE:  
THIS ELECTRICAL PLAN IS A SCHEMATIC  
WITH SUGGESTED SWITCH, RECEPTACLE,  
AND LIGHT FIXTURE LOCATIONS. DUE TO  
VARYING LOCAL AND STATE CODES,  
REGULATIONS, AND STATUTES, IT IS THE  
RESPONSIBILITY OF THE OWNER AND/OR  
CONTRACTOR TO COMPLY WITH ALL LOCAL  
AND STATE CODES, REGULATIONS AND  
STATUTES.



#### ELECTRICAL PLAN NOTES

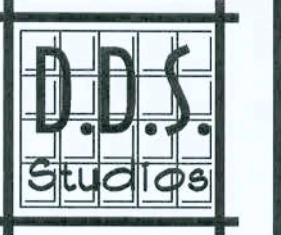
- E-1 ALL WORK SHALL COMPLY WITH THE NATIONAL  
ELECTRICAL CODE, LATEST EDITION, AND ALL OTHER  
APPLICABLE LOCAL CODES AND ORDINANCES.
- E-2 NOTE: ALL SMOKE DETECTORS TO BE WIRED  
TOGETHER TO ACTIVATE ALL ALARMS IF ANY  
ONE UNIT IS ACTIVATED.
- E-3 PROVIDE WIRING AS REQUIRED FOR APPLIANCES, AIR  
CONDITIONING, HEATING AND WATER HEATING EQUIPMENT.
- E-4 ALL BEDROOM RECEPTACLES SHALL BE AFCI.  
(ARC FAULT CIRCUIT INTERRUPT)

#### ELECTRICAL PLAN

SCALE: 1/4" = 1'

*Daniel Shaheen*  
Daniel Shaheen

April 06, 2007



D.D.S. STUDIOS  
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ELECTRICAL PLAN

SHEET NUMBER  
3 of 3

All work shall comply with  
the standard building code,  
and all applicable local  
codes and ordinances.  
Contractor shall verify all  
dimensions prior to  
commencing construction.

PROJECT NUMBER  
010708



## REVISIONS

**SOFTPLAN**  
ARCHITECTURAL DESIGN SOFTWARE

## GENERAL NOTES:

**TRUSSES:** TRUSSES SHALL BE DESIGNED BY A FLORIDA LICENSED ENGINEER IN ACCORDANCE WITH THE FBCR 2004. 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 415LB 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 1000 PSF BEARING CAPACITY UNLESS VISUAL OBSERVATION OR SOILS TEST PROVES OTHERWISE)

**CONCRETE:** MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS,  $F_c = 3000$  PSI.

**WELDED WIRE REINFORCED SLAB:** 6" x 6" W14 x W14, FB = 85KSI, WELDED WIRE REINFORCEMENT FABRIC (W.W.M.) CONFORMING TO ASTM A188, 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 12FT. DO NOT CUT WWW 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,  $F_y = 60$  KSI, ALL LAP SPLICES 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:** GLULAM BEAM, GLB, 24F-V3SP,  $F_b = 2.4$  ksi,  $E = 1800$  ksi; UNO. SUPPLIER MAY SUPPLY AN ALTERNATE BEAM WITH EQUAL PROPERTIES OR MAY SUBMIT THEIR OWN SIZING CALCULATIONS. 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 #6 COMMON NAILS @ 12" O.C. PANEL EDGES, 12" O.C. INTERMEDIATE MEMBERS, GABLE ENDS AND DIAPHRAGM BOUNDARY, 4" O.C. UNO.

**STRUCTURAL CONNECTORS:** MANUFACTURERS AND PRODUCT NUMBER FOR CONNECTORS, ANCHORS, AND REINFORCEMENT ARE LISTED FOR EXAMPLE NOT EXHAUSTIVE. 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 THE 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 FBCR 2004 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.

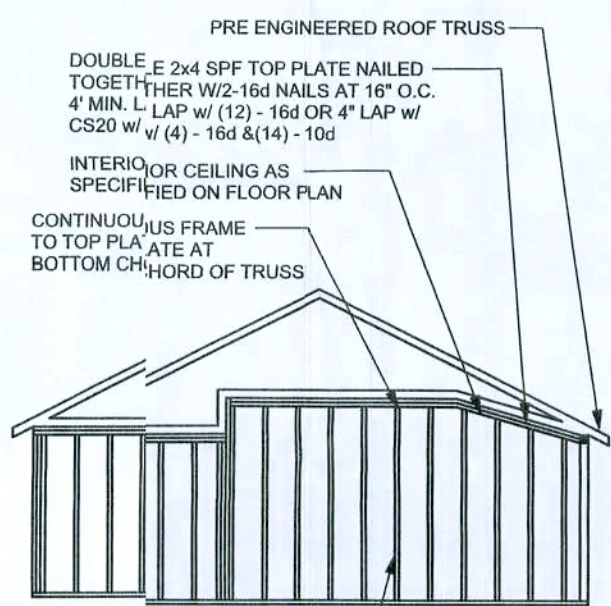
VERIFY THE TRUSS MANUFACTURER'S SEALED ENGINEERING INCLUDES TRUSS DESIGN, PLACEMENT PLANS, TEMPORARY AND PERMANENT BRACING DETAILS, TRUSS-TO-TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADS FOR ALL BEARING LOCATIONS.

## ROOF SYSTEM DESIGN

THE SEAL ON THESE PLANS FOR COMPLIANCE WITH FBCR 2004, SECTION R301.2.1 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 FBC 2001 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.

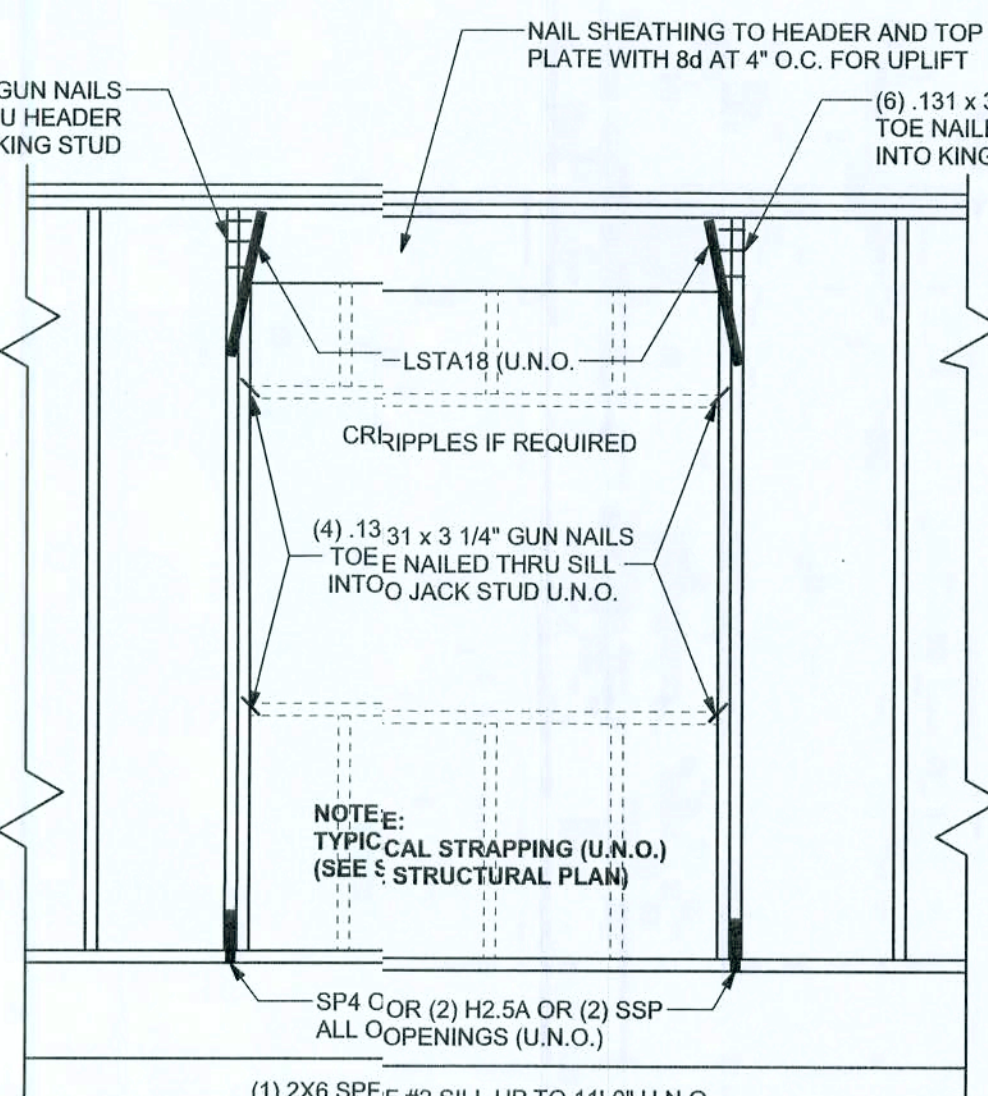
## GRADE &amp; SPECIES TABLE

		Fb (psi)	E (10 <sup>6</sup> 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	1600	1.9
PSL	PARALAM	2900	2.0



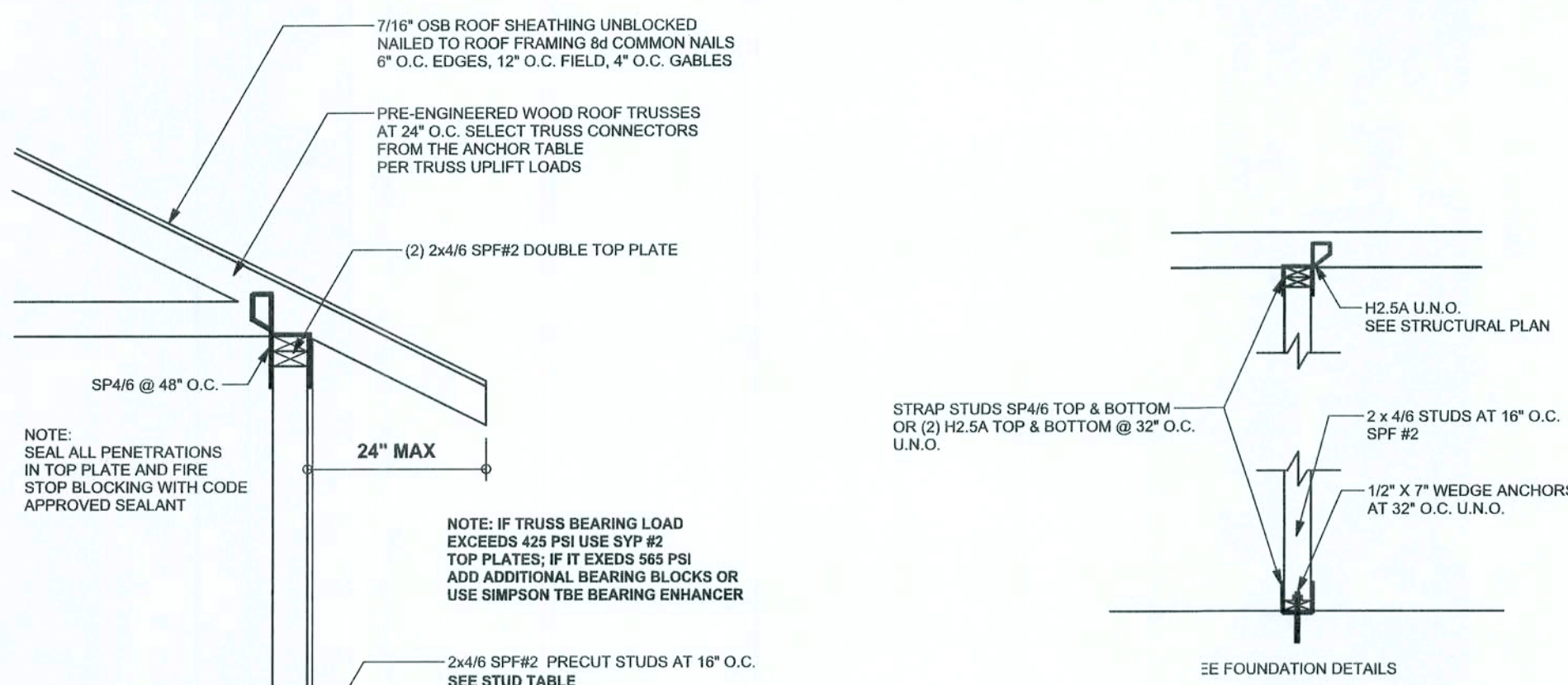
## CONTINUOUS FRAME TO CEILING DIAPHRAGM DETAIL

SCALE: 1/2" = 1'-0"



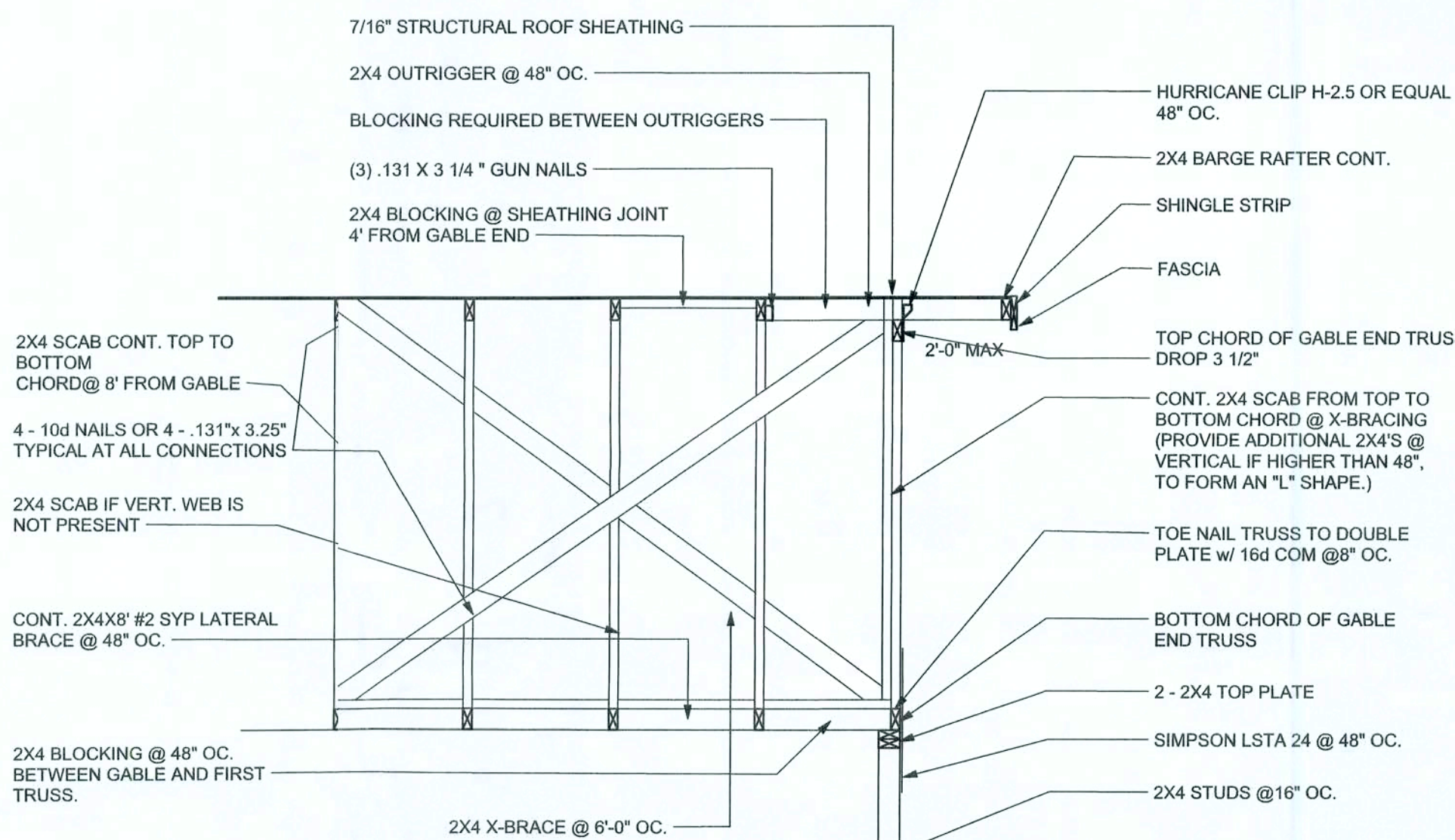
## TYPICAL HEADER STRAPPING DETAIL

SCALE: 1/2" = 1'-0"



## INTERIOR BEARING WALL

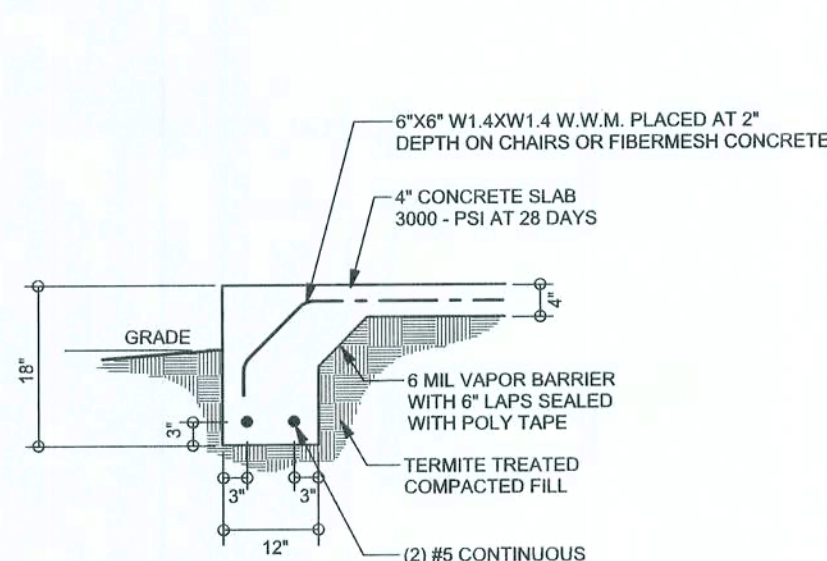
SCALE: 1/2" = 1'-0"



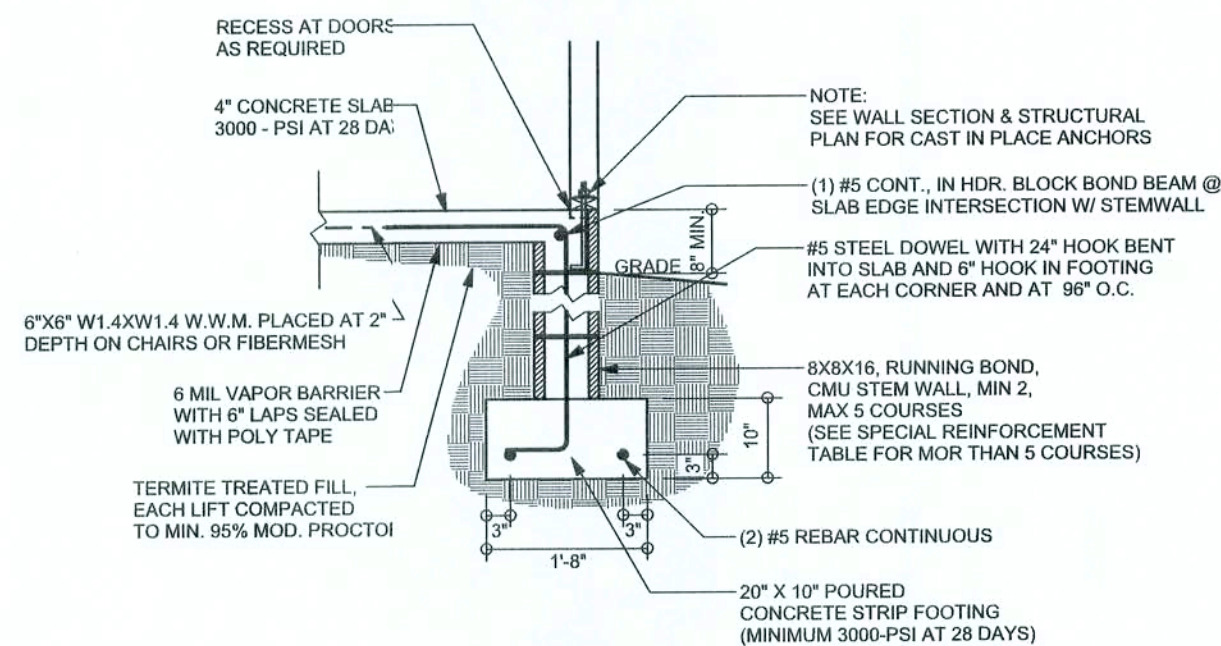


REVISIONS	

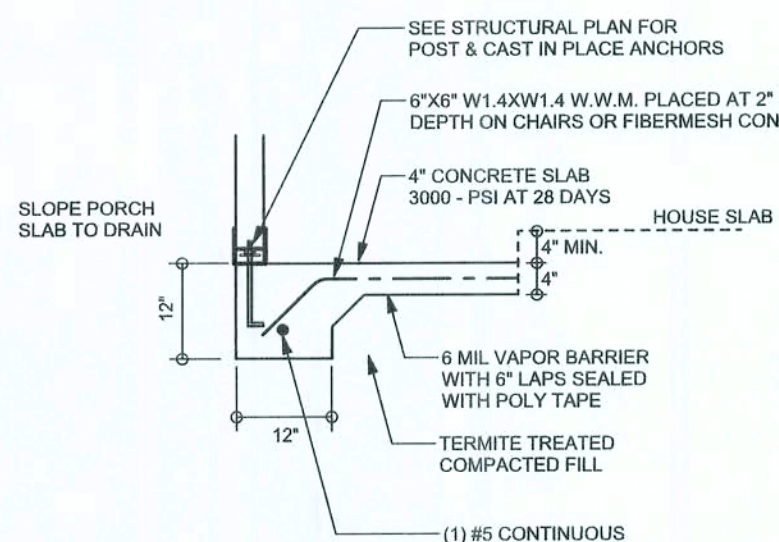
SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE



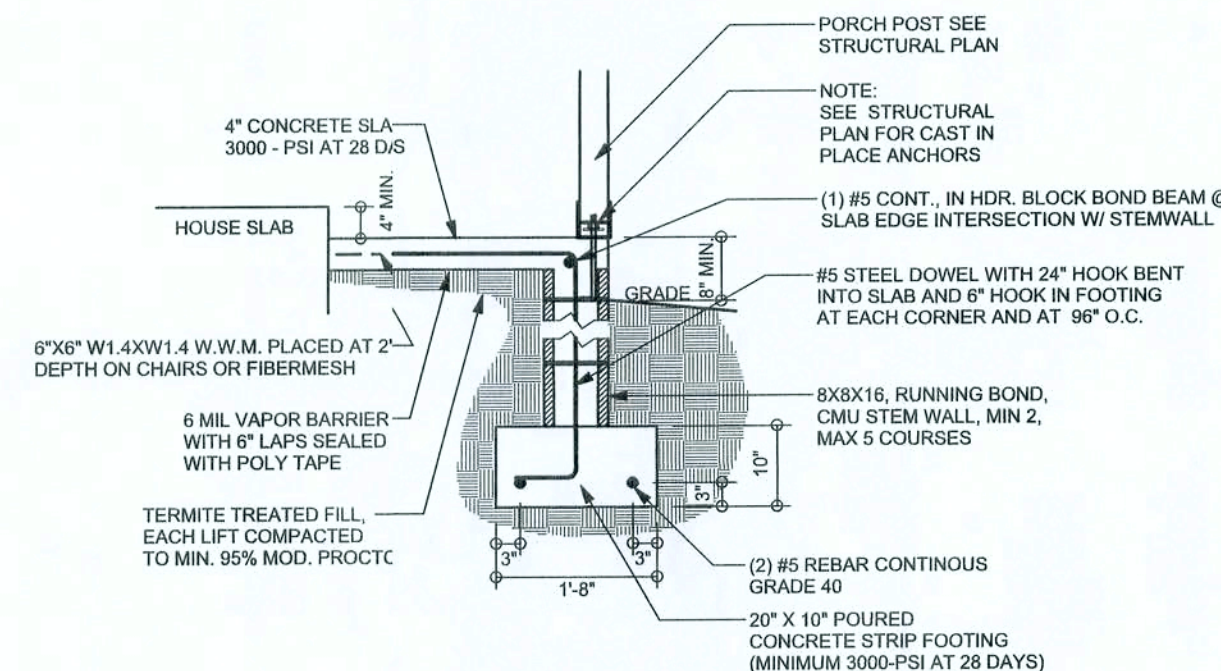
**F1**  
**S-2** MONOLITHIC FOOTING  
SCALE: 1/2" = 1'-0"



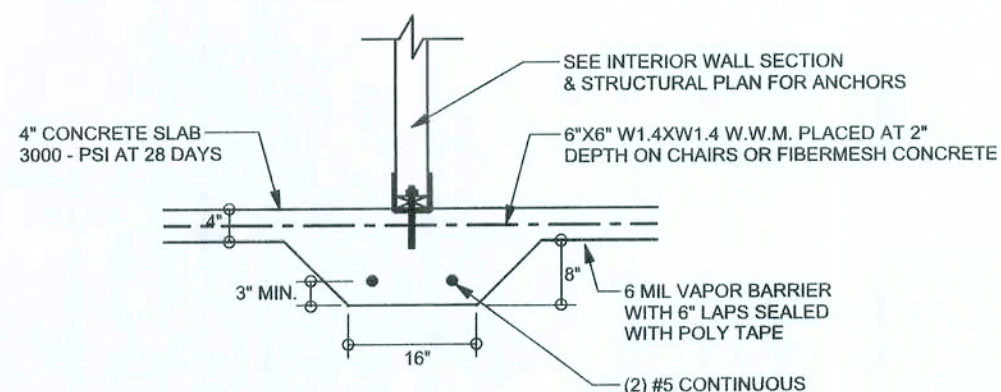
**F9**  
**S-2** STEM WALL FOOTING  
SCALE: 1/2" = 1'-0"



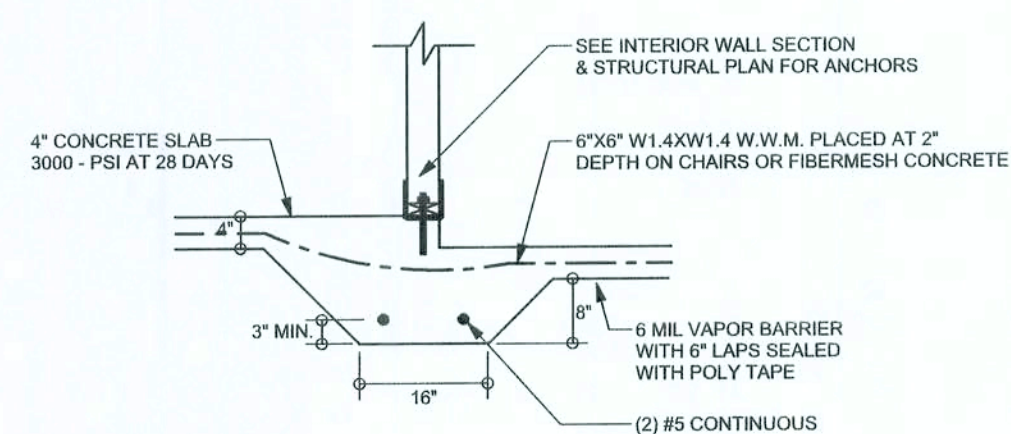
**F5**  
**S-2** PORCH FOOTING  
SCALE: 1/2" = 1'-0"



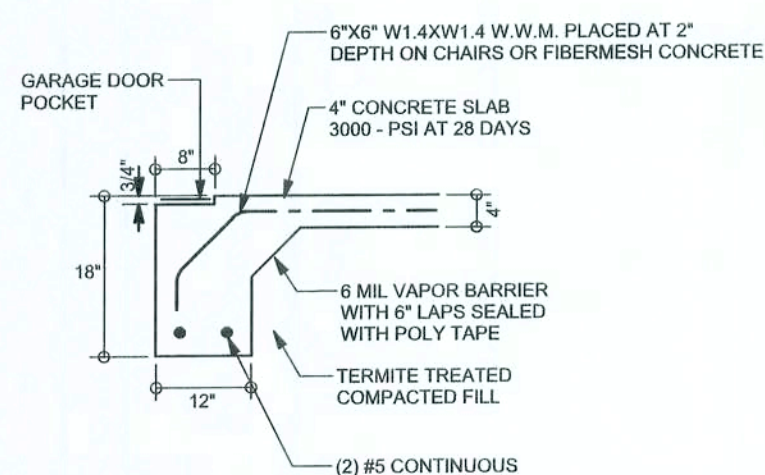
**F12**  
**S-2** STEM WALL PORCH FOOTING  
SCALE: 1/2" = 1'-0"



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



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

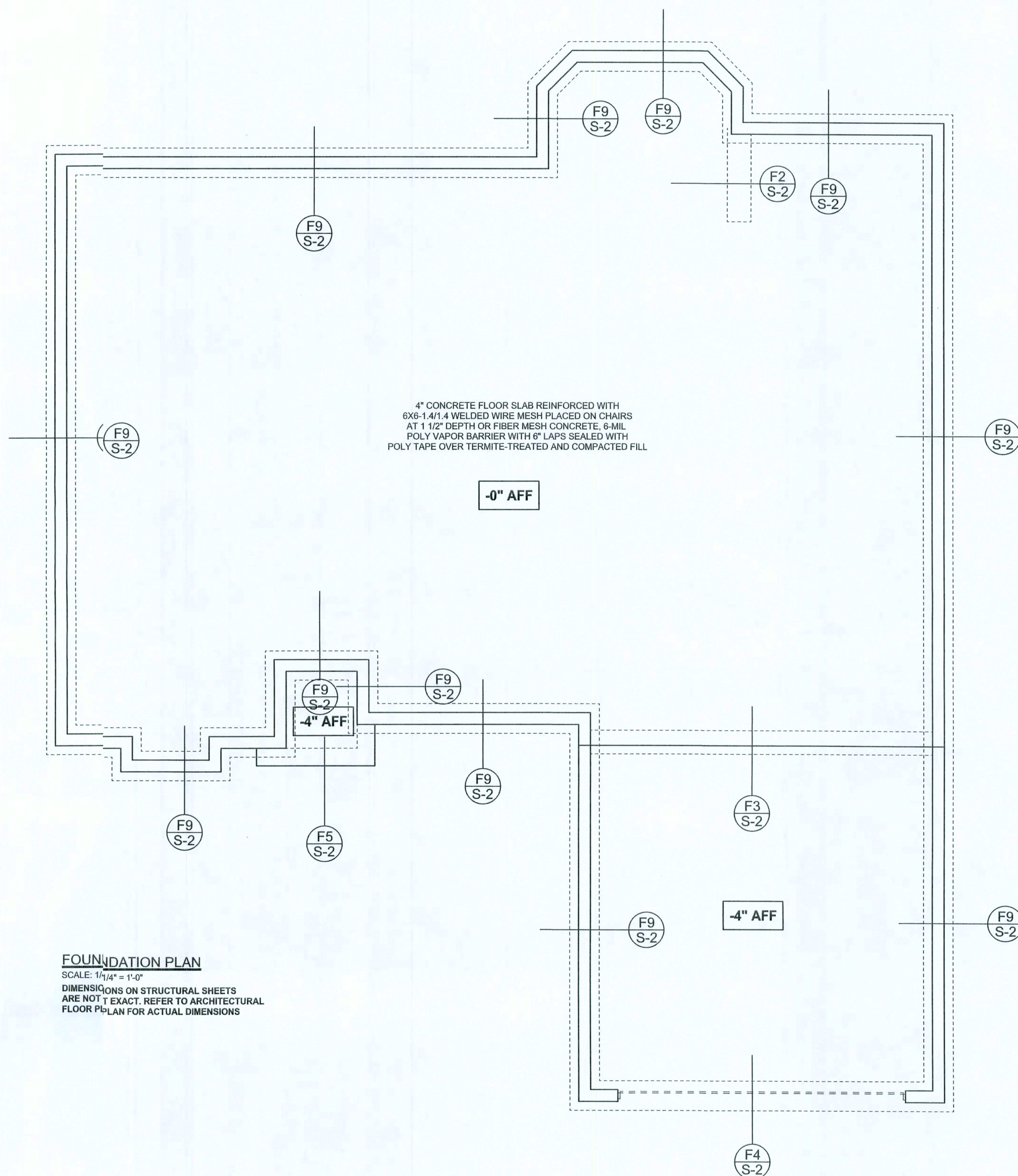


**F4**  
**S-2** GARAGE DOOR FOOTING  
SCALE: 1/2" = 1'-0"

#### TALL STEM WALL TABLE

The table assesses 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 and Duowall ladder reinforcement at 16" O.C. vertically or a horizontal bond beam with "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 UNBALANCED HEIGHT (FEET)	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 1/4" = 1'-0"  
DIMENSIONS ON STRUCTURAL SHEETS ARE NOT EXACT. REFER TO ARCHITECTURAL FLOOR PLAN FOR ACTUAL DIMENSIONS

WINDLOAD ENGINEER: Mark Disosway, P.E. No. 53916, P.O. Box 868, 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 the applicable portions of the plan, relating to wind engineering comply with section R301.2, Florida building code residential 2004, to the best of my knowledge.

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

MARK DISOSWAY  
P.E. 53916

#### Compass Builders

Spec House  
Lot 7  
Rolling Meadows S/D

ADDRESS:  
Lot 7 Rolling Meadows S/D  
Columbia County, Florida

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

PRINTED DATE:  
April 16, 2007

DRAWN BY: David Disosway

CHECKED BY:

FINALS DATE:  
16 / Apr / 07

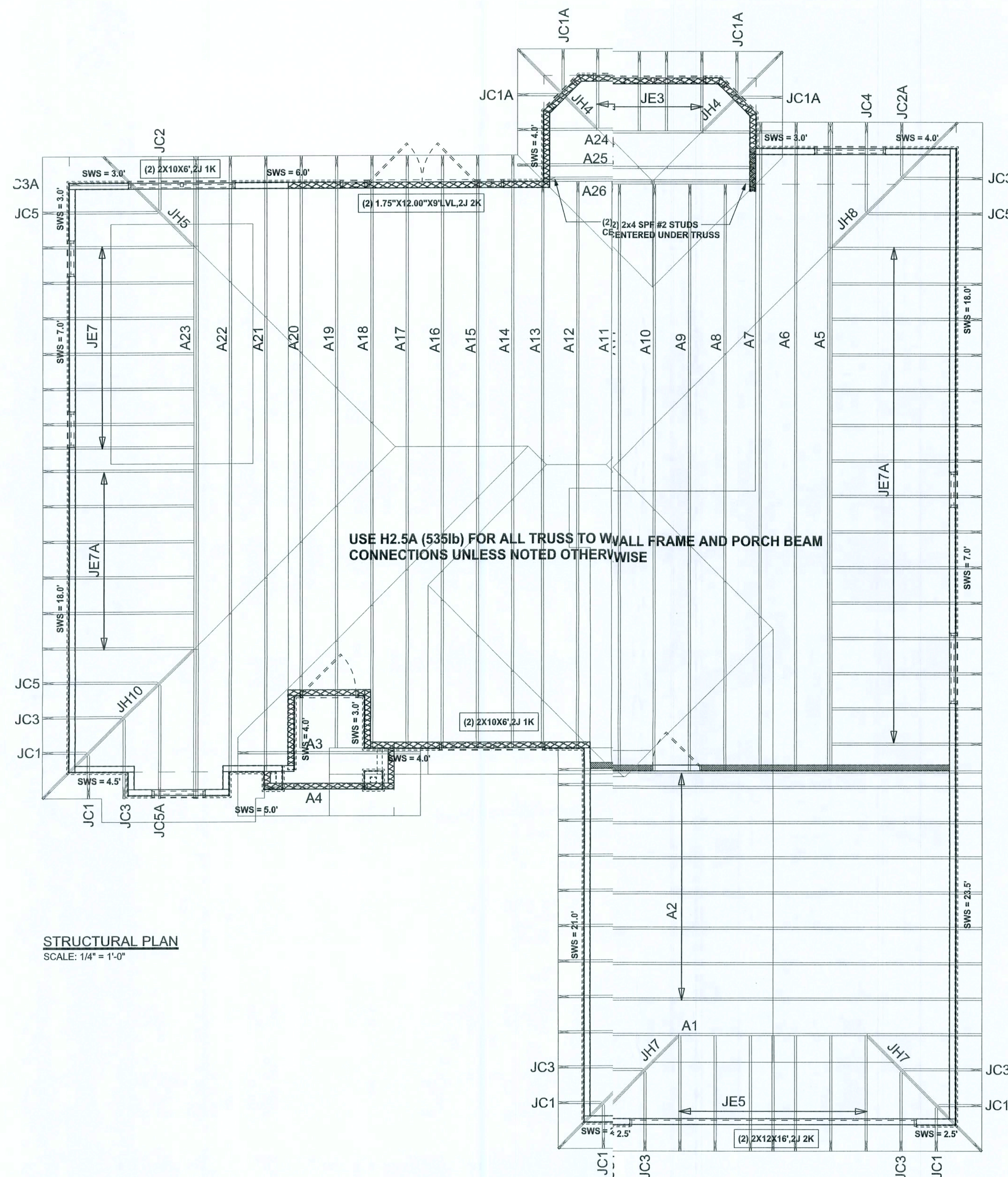
JOB NUMBER:  
704131  
DRAWING NUMBER

**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 BCSH-03. BCSH-B1, BCSH-B2, & BCSH-B3. BCSH-B1, BCSH-B2, & BCSH-B3 ARE FURNISHED BY THE TRUSS SUPPLIER, WITH THE SEALED TRUSS PACKAGE

## WALL LEGEND

SWS = 0.0'	1ST FLOOR EXTERIOR WALL
SWS = 0.0'	2ND FLOOR EXTERIOR WALL
IBW	1ST FLOOR INTERIOR BEARING WALLS SEE DETAILS ON SHEET S-1
IBW	2ND FLOOR INTERIOR BEARING WALLS SEE DETAILS ON SHEET S-1

## HEADER LEGEND

(2) 2X10X0', 1J 1K	HEADER/BEAM CALL-OUT (U.N.O.)
NUMBER OF KING STUDS (FULL LENGTH)	
NUMBER OF JACK STUDS (UNDER HEADER)	
SPAN OF HEADER	
SIZE OF HEADER MATERIAL	
NUMBER OF PLIES IN HEADER	

## TOTAL SHEAR WALL SEGMENTS

	REQUIRED	ACTUAL
TRANSVERSE	35.4'	87.5'
LONGITUDINAL	29.6'	34.5'

CONNECTIONS, WALL, & HEADER DESIGN IS BASED ON REACTIONS & UPLIFTS FROM TRUSS ENGINEERING FURNISHED BY BUILDER. W. B. HOWLAND TRUSS JOB #4494

WINDLOAD ENGINEER: Mark Disoway, P.E. No. 53915, P.O. Box 888, Lake City, FL 32056, 386-754-6419

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 6301.21, Florida building code residential 2004, to the best of my knowledge.

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

MARK DISOWAY  
P.E. 53915

16 APR 2007  
SEAL

## Compass Builders

Spec House  
Lot 1  
Rolling Meadows S/D

ADDRESS:  
Lot 7 Rolling Meadows S/D  
Columbia County, Florida

Mark Disoway P.E.  
P.O. Box 888  
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PRINTED DATE:  
April 16, 2007

DRAWN BY: David Disoway

CHECKED BY:

FINALS DATE:  
16 / Apr / 07

JOB NUMBER:  
704111

DRAWING NUMBER

S-1

OF 3 SHEETS