

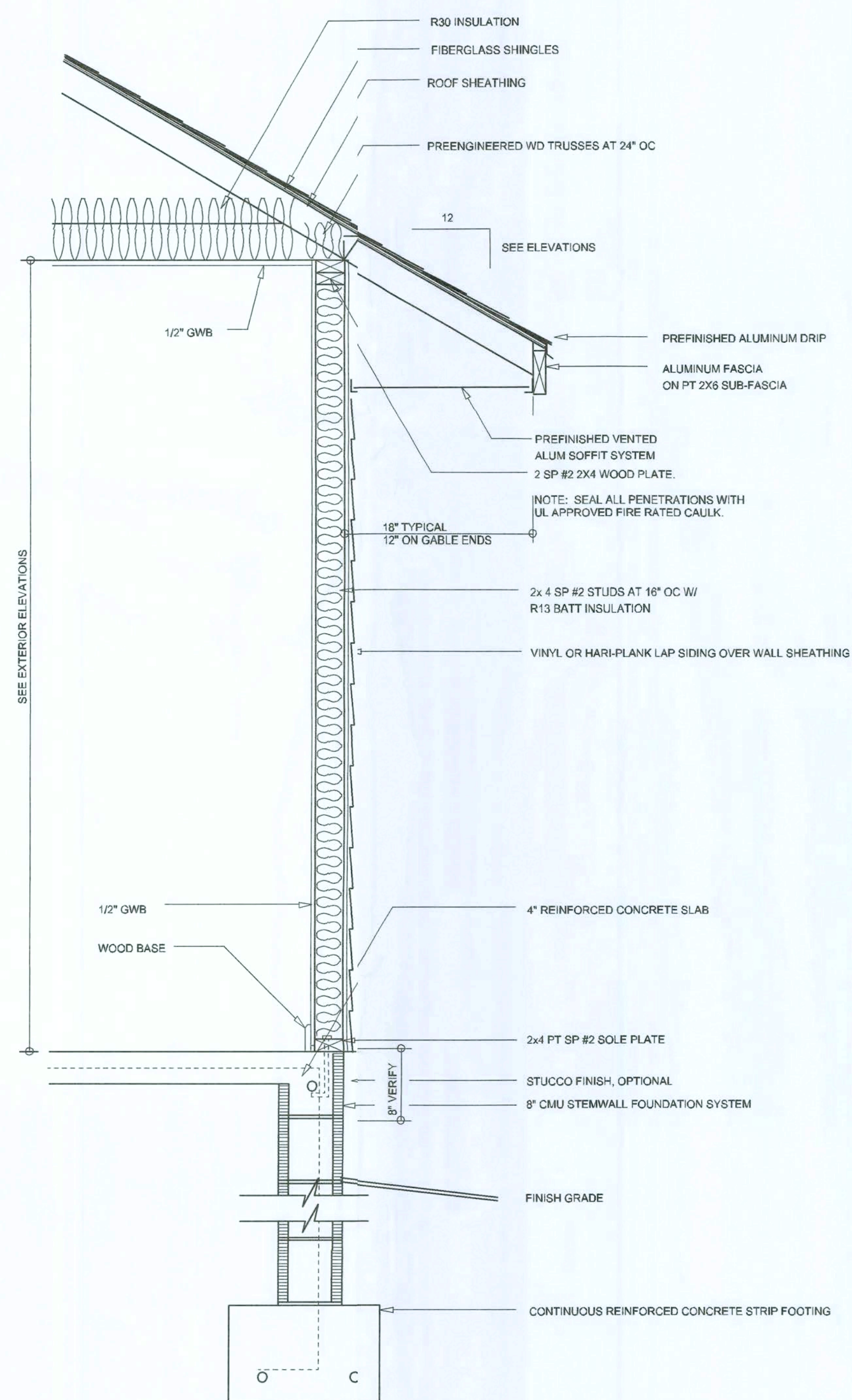
LEFT ELEVATION

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



RIGHT ELEVATION

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



TYPICAL WALL SECTION

SCALE: 1" = 1'-0"



REAR ELEVATION

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



FRONT ELEVATION

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

REVISIONS

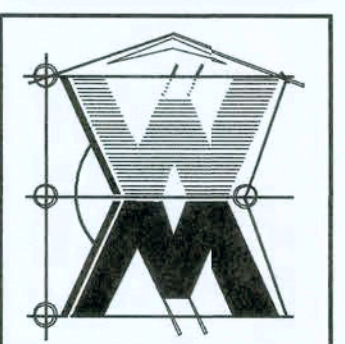
March 26, 2007

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

MODEL SPEC HOUSE FOR:

NATHAN PETERSON
CONSTRUCTION

PROJECT ADDRESS: LOT 2, BLOCK 'A' COLUMBIA ESTATES, COLUMBIA CITY, FLORIDA 32024

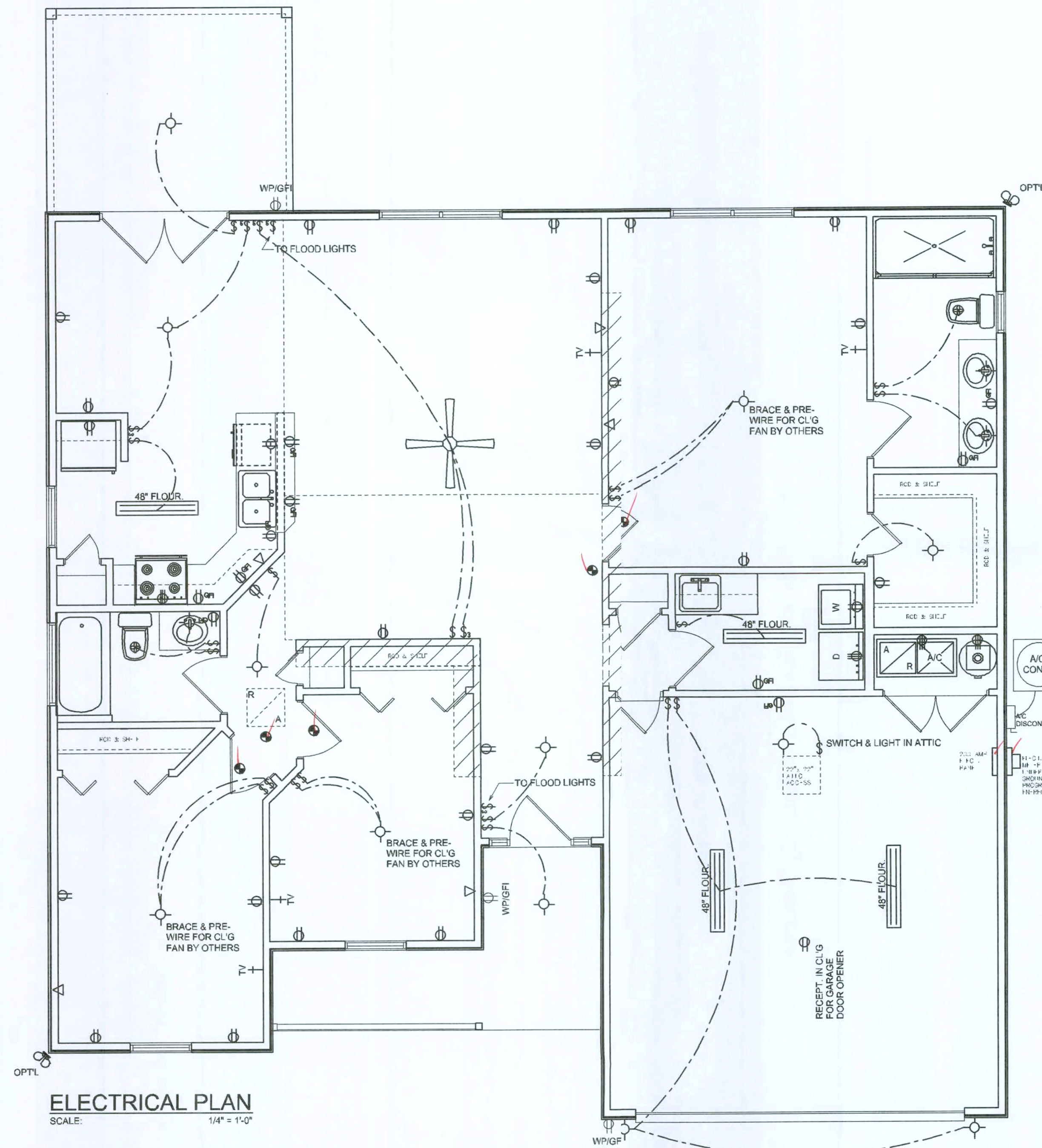
©WILLIAM MYERS
DESIGN
P.O. BOX 153
LAKE CITY, FL 32056
(386) 758-8406
will@willmyers.netJOB NUMBER
070304

SHEET NUMBER

A.1

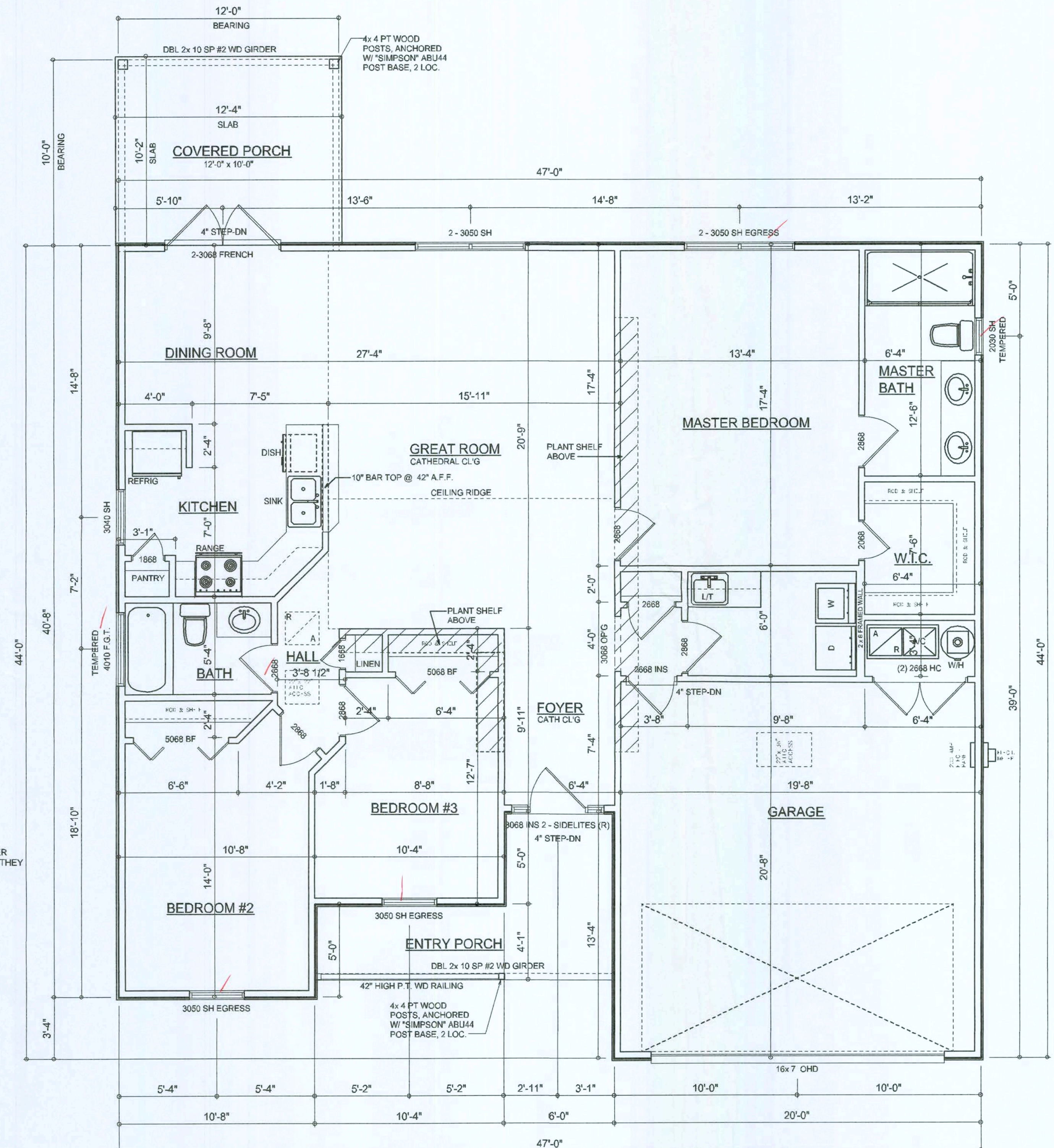
OF 2 SHEETS

Wm Myers



ELECTRICAL LEGEND	
	CEILING FAN (PRE-WIRE FOR LIGHT KIT)
	DOUBLE SECURITY LIGHT
	RECESSED CAN LIGHT
	BATH EXHAUST FAN
	LIGHT FIXTURE
	DUPLEX OUTLET
	220V OUTLET
	GFI DUPLEX OUTLET
	SMOKE DETECTOR (see notes below)
	WALL SWITCH
	3 WAY WALL SWITCH
	WATER PROOF GFI OUTLET
	2 OR 4 TUB FLUORESCENT FIXTURE

NOTE:
ALL BEDROOM RECEPTACLES SHALL BE AFCI (ARC FAULT CIRCUIT INTERRUPT)
ALL SMOKE DETECTORS SHALL HAVE BATTERY BACKUP POWER AND ALL WIRED TOGETHER SO IF ANY ONE UNIT IS ACTUATED THEY ALL ACTIVATE.



FLOOR PLAN
SCALE: 1/4" = 1'-0"
NOTE: ALL CEILING HEIGHTS SHALL BE 8'-0" UNLESS OTHERWISE NOTED

AREA SUMMARY

LIVING AREA	1448	S.F.
GARAGE AREA	423	S.F.
ENTRY PORCH AREA	92	S.F.
COVERED PORCH AREA	120	S.F.
TOTAL AREA	2083	S.F.

Garage fire separations shall comply with the following:

1. The private garage shall be separated from the dwelling unit and its attic area by means of a minimum 1/2-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors, or solid or honeycomb core steel doors not less than 13/8 inches (34.9 mm) thick, or doors in compliance with Section 715.3.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

22. Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019-inch (0.48 mm) sheet steel and shall have no openings into the garage.

33. A separation is not required between a Group R-3 and U carport provided the carport is entirely open on two or more sides and there are not enclosed areas above.

44. When installing an attic access and/or pull-down stair unit in the garage, devise shall have a minimum 20 min. fire rating.

REVISIONS

March 26, 2007	
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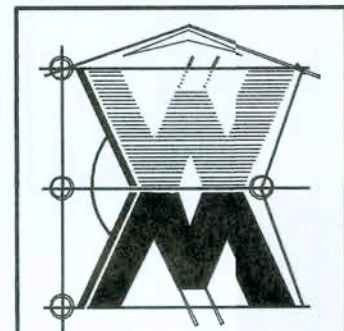


ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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

MODEL SPEC HOUSE FOR:
NATHAN PETERSON
CONSTRUCTION
PROJECT ADDRESS: LOT 2, BLOCK 'A' COLUMBIA ESTATES, COLUMBIA CITY, FLORIDA 32024

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P.O. BOX 1551
LAKE CITY, FL 33566
(386) 758-8106
will@willmyers.net



JOB NUMBER
070304

SHEET NUMBER

A.2
OF 2 SHEETS

William C. Myers

REVISIONS



ANCHOR TABLE

OBTAIN UPLIFT REQUIREMENTS FROM TRUSS MANUFACTURER'S ENGINEERING

UPLIFT LBS. SYP	UPLIFT LBS. SPF	TRUSS CONNECTOR*	TO PLATES	TO RAFTER/TRUSS	TO STUDS
< 420	< 245	H5A	3-8d	3-8d	
< 455	< 265	H5	4-8d	4-8d	
< 360	< 235	H4	4-8d	4-8d	
< 455	< 320	H3	4-8d	4-8d	
< 415	< 365	H2.5	5-8d	5-8d	
< 600	< 535	H2.5A	5-8d	5-8d	
< 950	< 820	H6	8-8d	8-8d	
< 745	< 565	H8	5-10d, 1 1/2"	5-10d, 1 1/2"	
< 1465	< 1050	H14-1	13-8d	12-8d, 1 1/2"	
< 1465	< 1050	H14-2	15-8d	12-8d, 1 1/2"	
< 990	< 850	H10-1	8-8d, 1 1/2"	8-8d, 1 1/2"	
< 760	< 655	H10-2	6-10d	6-10d	
< 1470	< 1265	H16-1	10-10d, 1 1/2"	2-10d, 1 1/2"	
< 1470	< 1265	H16-2	10-10d, 1 1/2"	2-10d, 1 1/2"	
< 1000	< 860	MTS24C	7-10d 1 1/2"	7-10d 1 1/2"	
< 1450	< 1245	HTS24	12-10d 1 1/2"	12-10d 1 1/2"	
< 2900	< 2490	2-HTS24			
< 2050	< 1785	LGT2	14-16d	14-16d	
HEAVY ORDER TIEDOWNS*					TO FOUNDATION
< 3965	< 3330	MGT		22-10d	1-5/8" THREADED ROD 12" EMBEDMENT
< 10980	< 6485	HGT-2		16-10d	2-5/8" THREADED ROD 12" EMBEDMENT
< 10030	< 9035	HGT-3		16-10d	2-5/8" THREADED ROD 12" EMBEDMENT
< 9250	< 9250	HGT-4		16-10d	2-5/8" THREADED ROD 12" EMBEDMENT
STUD STRAP CONNECTOR*					TO STUDS
< 435	< 435	SSP DOUBLE TOP PLATE	3-10d		4-10d
< 455	< 420	SSP SINGLE SILL PLATE	1-10d		4-10d
< 825	< 825	DSP DOUBLE TOP PLATE	8-10d		8-10d
< 825	< 600	DSP SINGLE SILL PLATE	2-10d		8-10d
< 885	< 760	SP4			6-10d, 1 1/2"
< 1240	< 1065	SPH4			10-10d, 1 1/2"
< 885	< 760	SP6			6-10d, 1 1/2"
< 1240	< 1065	SPH6			10-10d, 1 1/2"
< 1235	< 1165	LSTA18	14-10d		
< 1235	< 1235	LSTA21	16-10d		
< 1030	< 1030	CS20	18-8d		
< 1705	< 1705	CS16	28-8d		
STUD ANCHORS*					TO FOUNDATION
< 1350	< 1305	LTT19		8-16d	1/2" AB
< 2310	< 2310	LTT31	18-10d, 1 1/2"		1/2" AB
< 2775	< 2570	HDA2	2-5/8" BOLTS		5/8" AB
< 4175	< 3695	HTT16	18-16d		5/8" AB
< 1400	< 1400	PAHD42	16-16d		
< 3335	< 3335	HPAHD22	16-16d		
< 2200	< 2200	ABU44	12-16d		1/2" AB
< 2300	< 2300	ABU66	12-16d		1/2" AB
< 2320	< 2320	ABU88	18-16d		2-5/8" AB

GENERAL NOTES:

TRUSSES: TRUSSES SHALL BE DESIGNED BY A FLORIDA LICENSED ENGINEER IN ACCORDANCE WITH THE FBOR 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 418L8 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, $F_c = 3000$ PSI.

WELDED WIRE REINFORCED SLAB: 8" x 8" W14 x W14, F8 = 85KSI, WELDED WIRE REINFORCEMENT FABRIC (W.W.M.) CONFORMING TO ASTM A185; 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 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 W.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, $F_y = 60$ KSI, ALL LAP SPLICES 40" DB (25" FOR #6 BARS); UNO. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 315-96, U.N.O.

GULIAM BEAMS: GULIAM BEAM, GLB, 24F-V3SP, $F_b = 2.4ksi$, $E = 1800ksi$, UNO. SUPPLIER MAY SUPPLY AN ALTERNATE BEAM WITH EQUAL PROPERTIES OR MAY SUBMIT THEIR OWN SIZING CALCULATIONS. ROOF SHEATHING: ALL ROOFS ARE HORIZONTAL DIAPHRAGMS. 7/16" O.S.B. SHEATHING, UNLOCKED, APPLIED PERPENDICULAR TO FRAMING, OVER A MINIMUM OF 3 FRAMING MEMBERS, WITH PANEL EDGES STAGGERED, FASTENED WITH 8d COMMON NAILS (131), 6"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 THE FOLLOWING:

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 19" 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 5" 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 FBOR 2004 REQUIREMENTS FOR THE STATED WIND VELOCITY AND DESIGN PRESSURES.

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

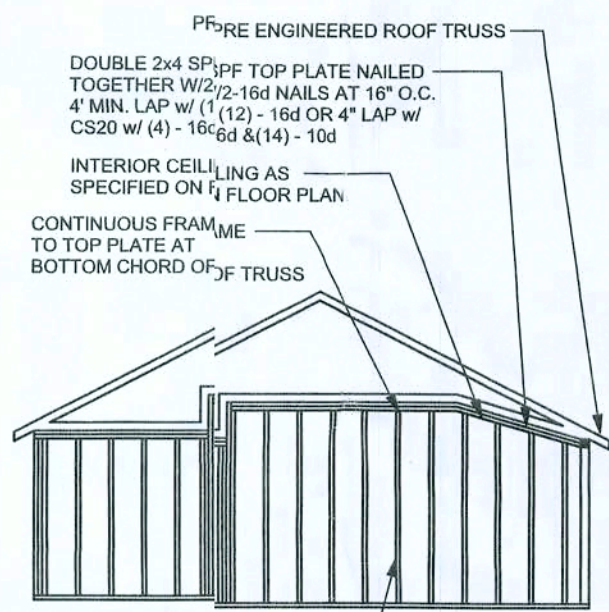
VERIFY THE TRUSS MANUFACTURER'S SEALED ENGINEERING INCLUDES TRUSS DESIGN, PLACEMENT PLANS, TEMPORARY AND PERMANENT BRACING DETAILS, TRUSS-TO-TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADS FOR ALL BEARING LOCATIONS.

ROOF SYSTEM DESIGN

THE SEAL ON THESE PLANS FOR COMPLIANCE WITH FBOR 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.

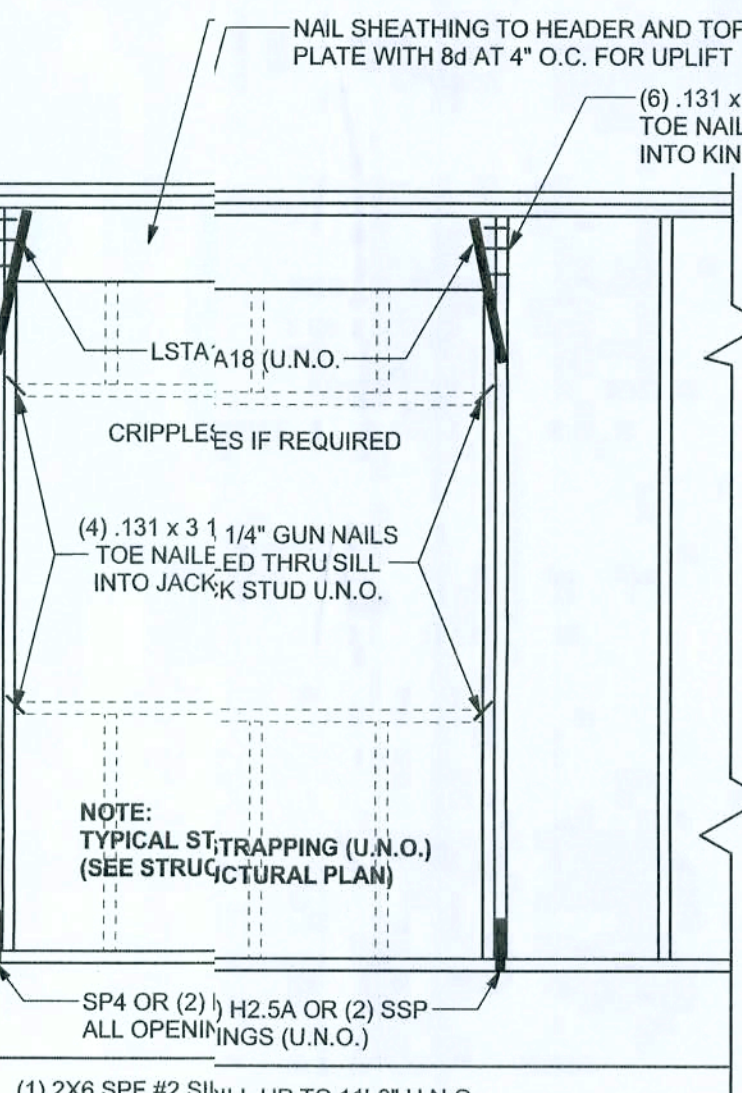
GRADE & SPECIES TABLE

		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	1600	1.9
PSL	PARALAM	2900	2.0



CONTINUOUS FRAME TO CEILING DIAPHRAGM DETAIL

SCALE: N.T.S.

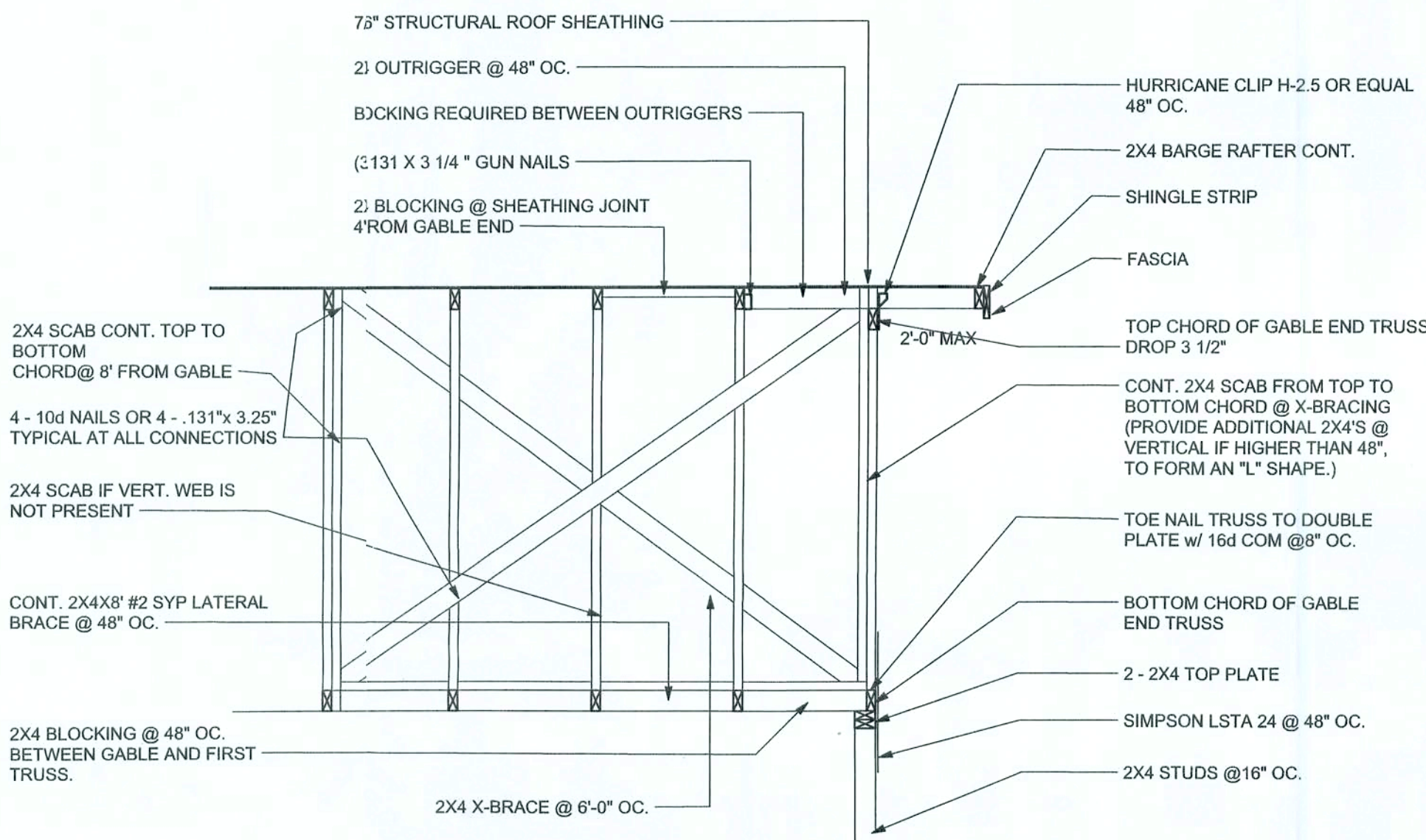


TYPICAL HEADER STRAPPING DETAIL

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

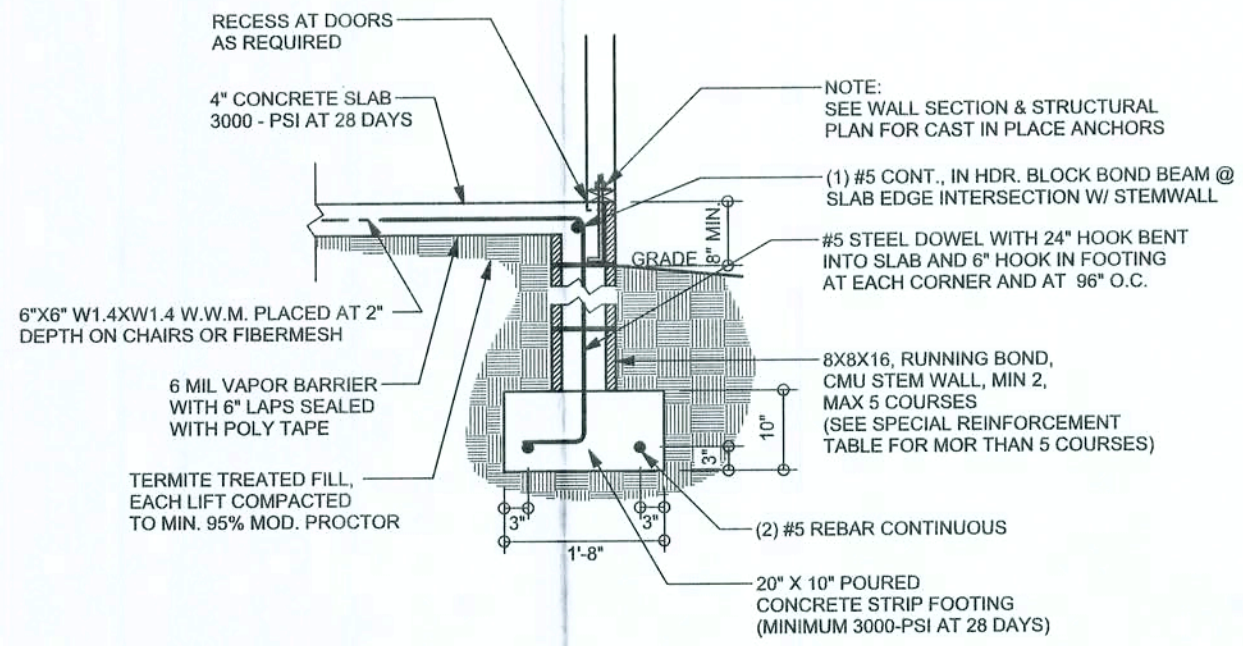
TYPICAL GABLE END (X-BRACING)

ALL MEMBERS SHALL BE SYP

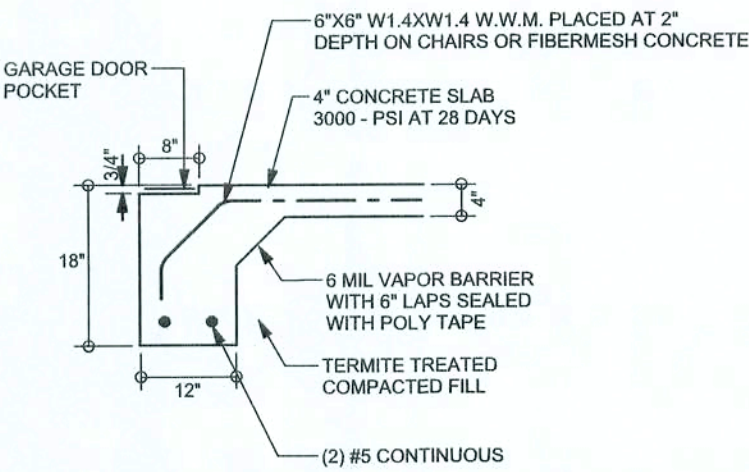


REVISIONS	

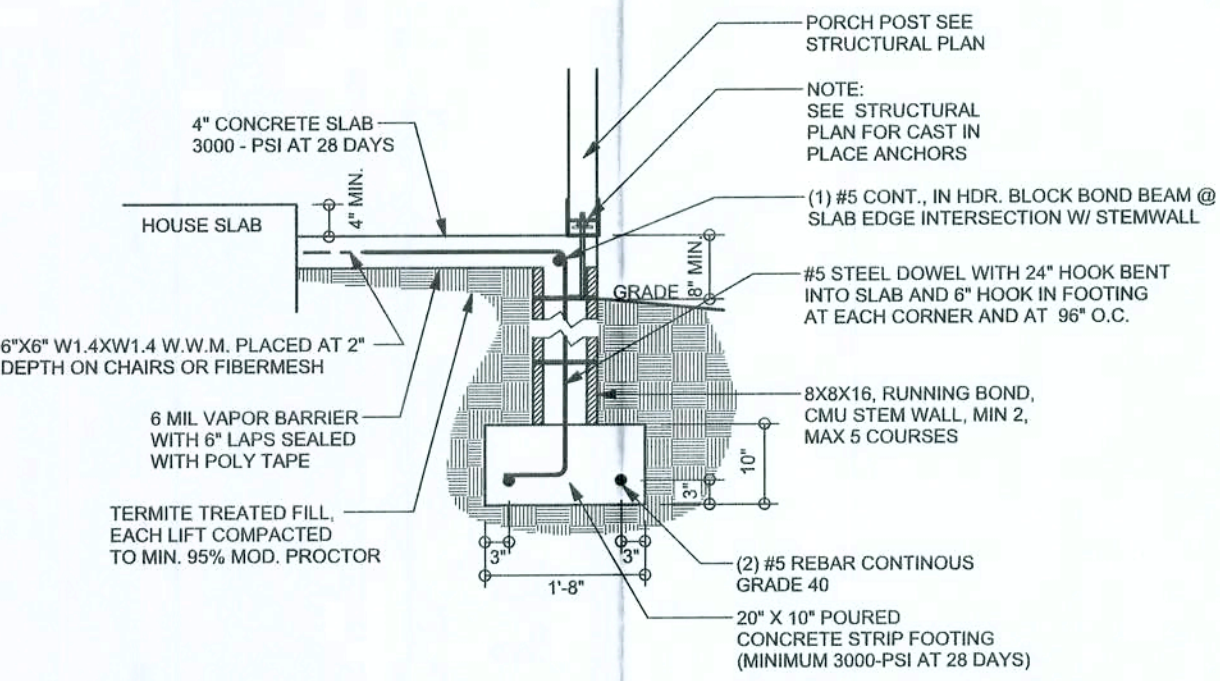
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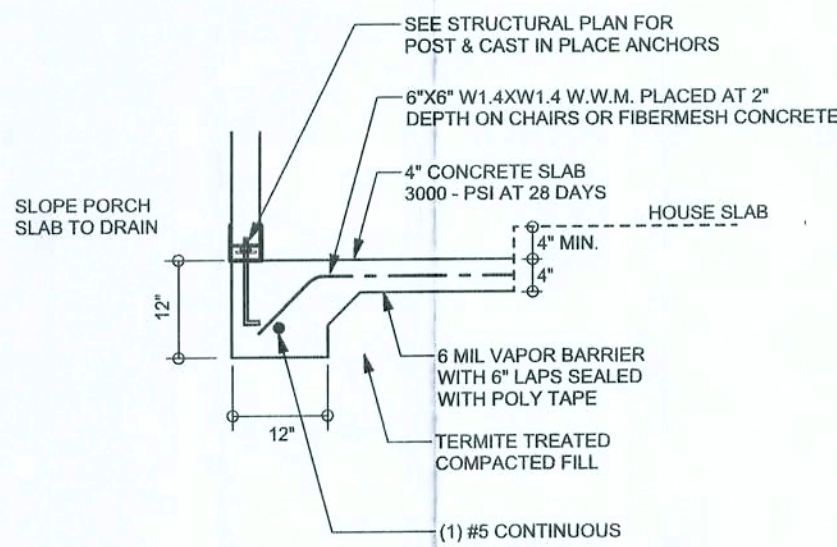
F9 S-2 STEM WALL FOOTING
SCALE: 1/2" = 1'-0"



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



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

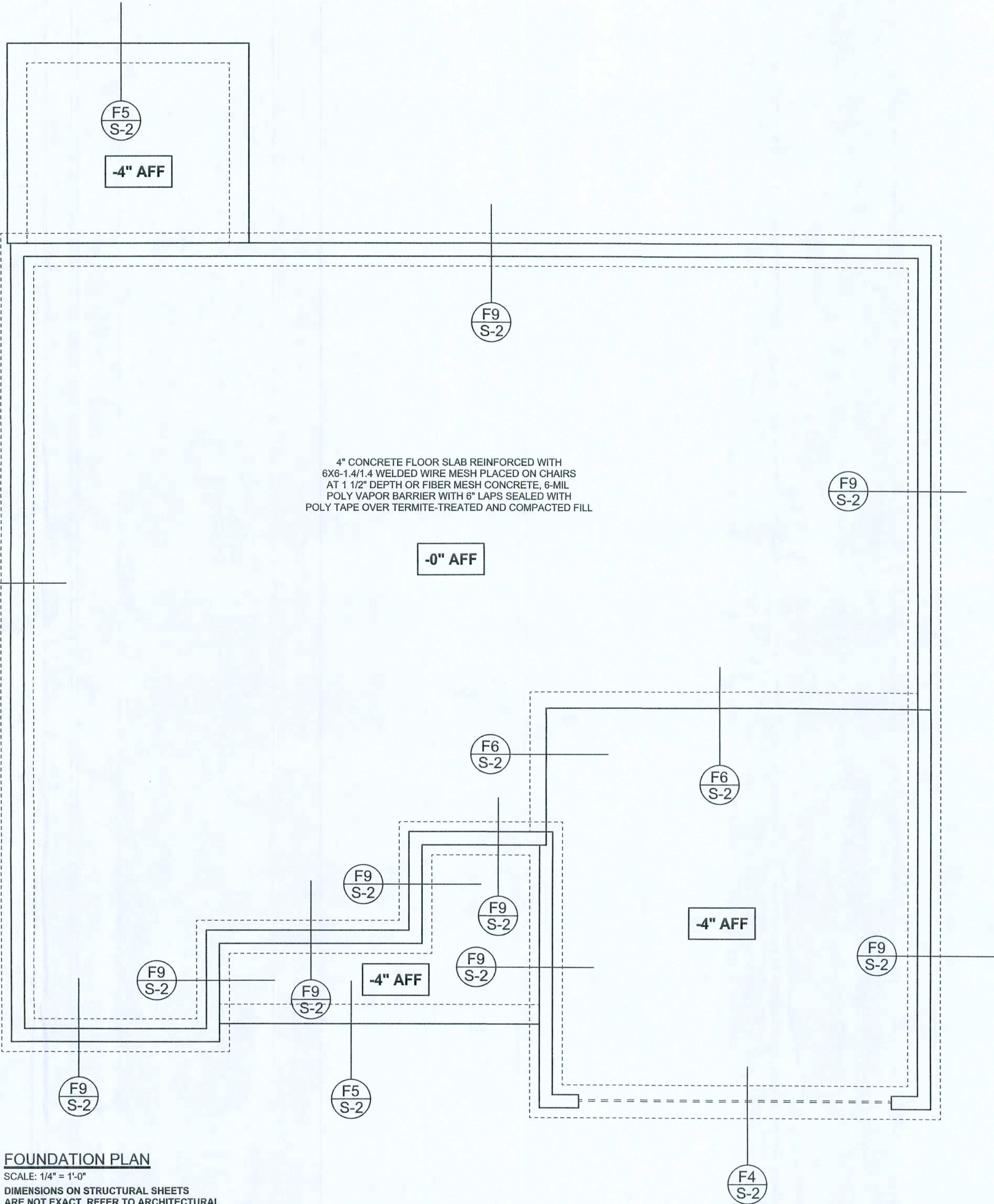


F5 S-2 PORCH FOOTING
SCALE: 1/2" = 1'-0"

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 Durowall ladder reinforcement at 16" O.C. 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

WINDLOAD ENGINEER Mark Disoway,
PE No. 55915, PDR 968/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 verification.

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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 K301.2.1, Florida building code residential 2004, to the best of my knowledge.

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

MARK DISOWAY
P.E. 5615
Mark Disoway
24 MAR 07
SEL

Peterson Construction

Spec House
Lot 2 Block A
Columbia Estates S/D

ADDRESS:
Lot 2 Block A Columbia Estates 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 23 2007

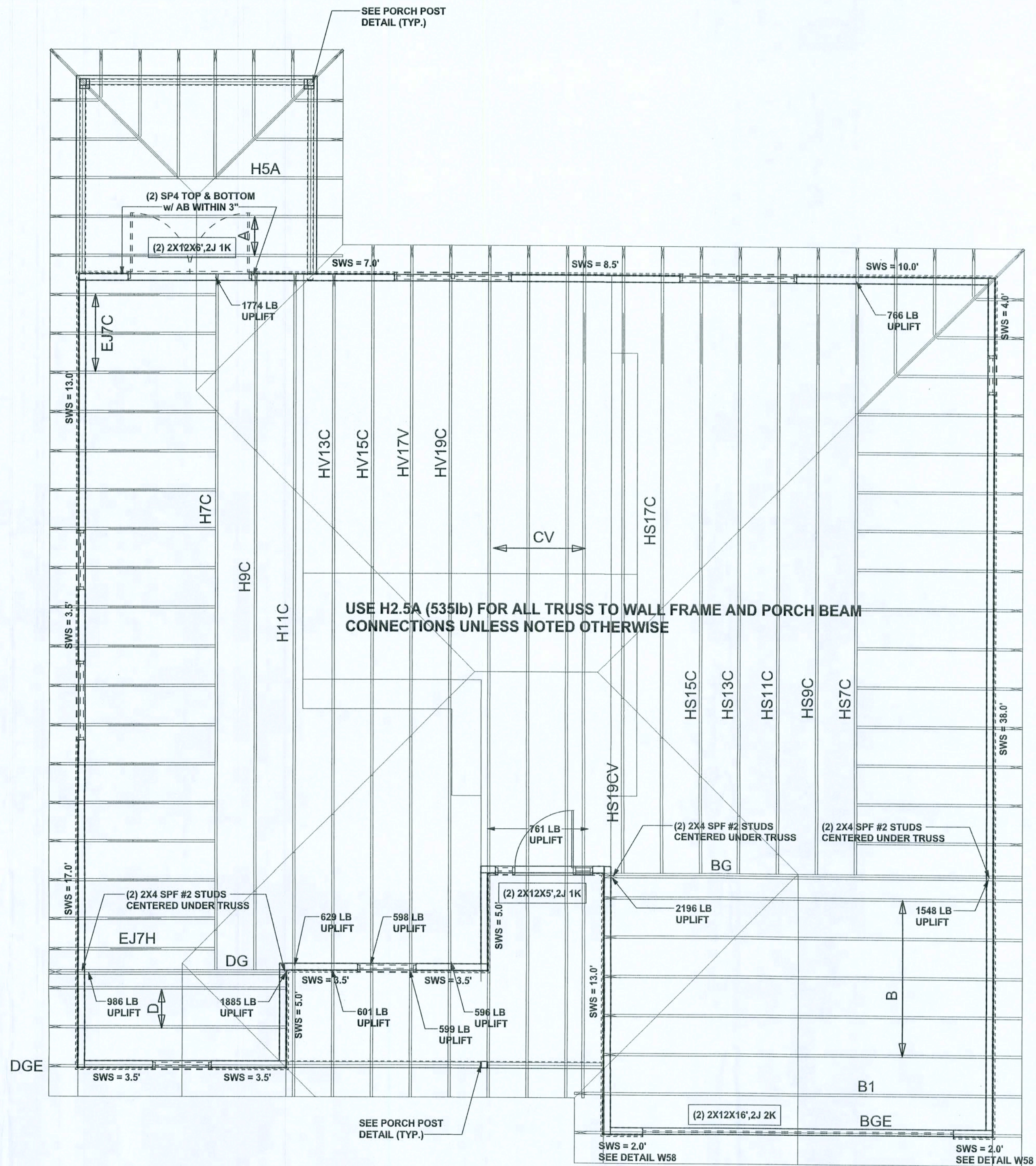
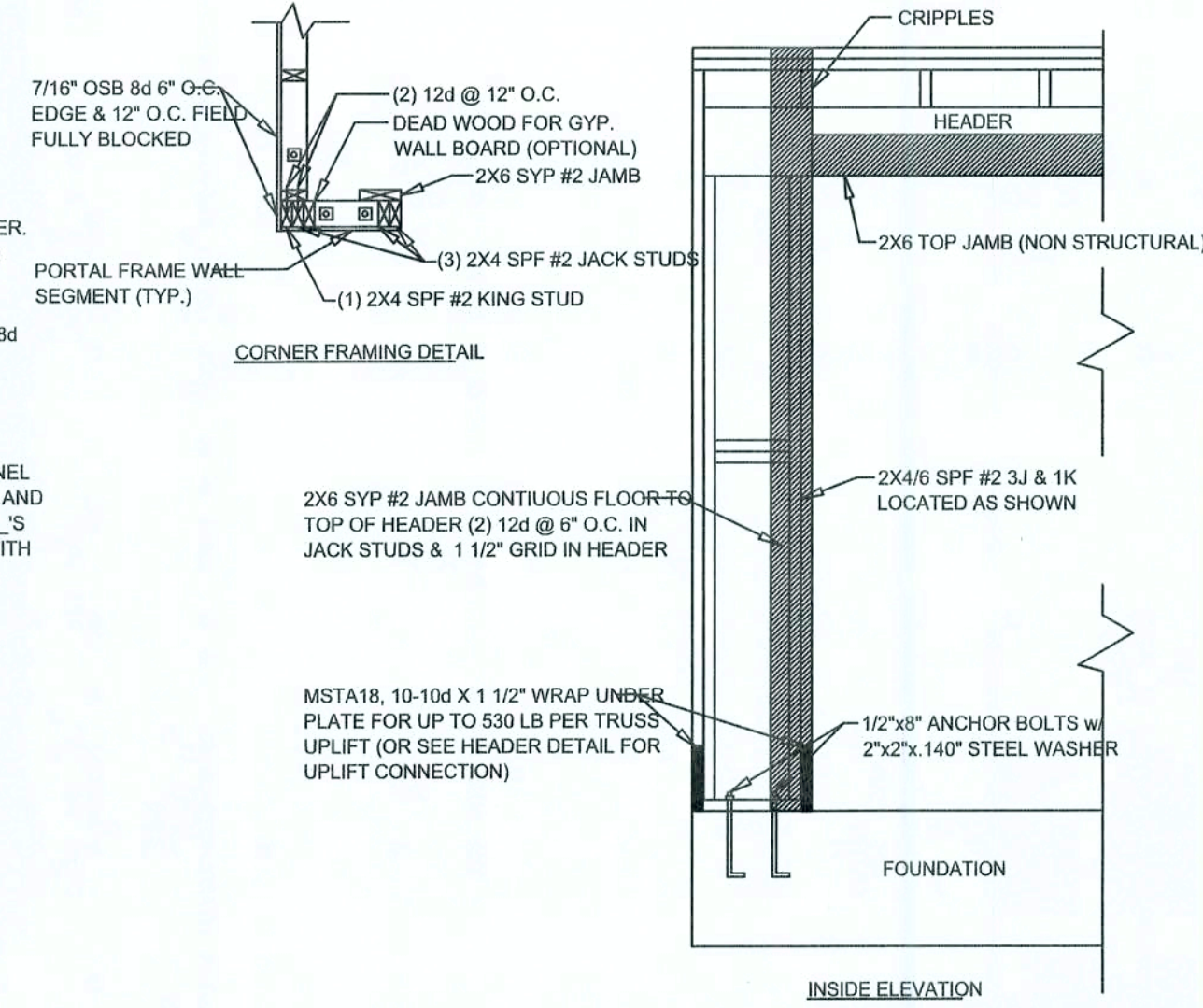
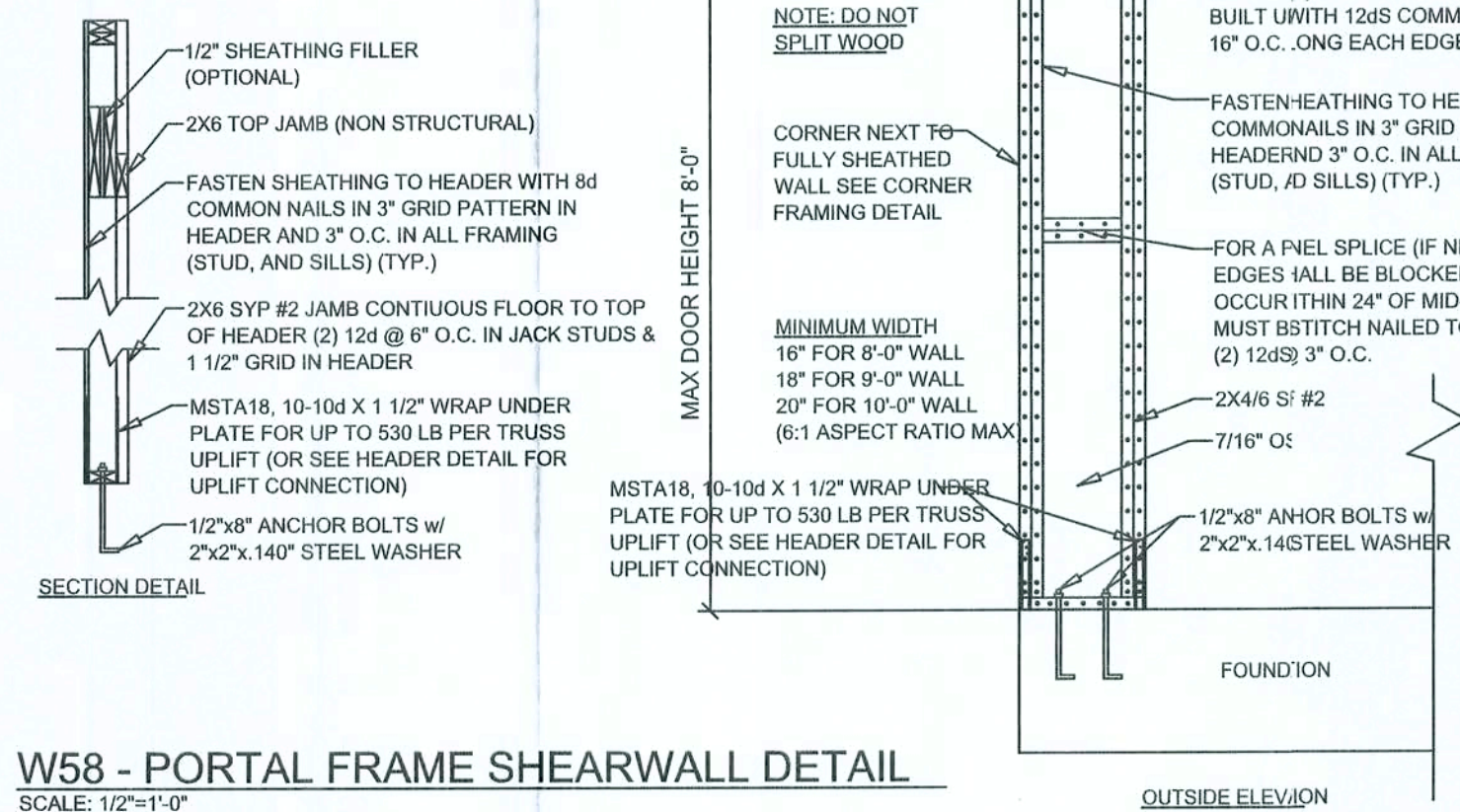
DRAWN BY: David Disoway CHECKED BY:

FINALS DATE:
23 / Mar / 07

JOB NUMBER:
703221

DRAWING NUMBER
S2
OF 3 SHEETS

NOTE:
THIS PORTAL FRAME IS DESIGNED FOR NARROW WALL SEGMENTS w/ 6:1 ASPECT
RATIO MAX SUCH AS BESIDE FRONT LOAD GARAGE DOORS.



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) 2X12 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 BCS1-03, BCS1-B1, BCS1-B2, & BCS1-B3. BCS1-B1, BCS1-B2, & BCS1-B3 ARE FURNISHED BY THE TRUSS SUPPLIER, WITH THE SEALED TRUSS PACKAGE

WALL LEGEND

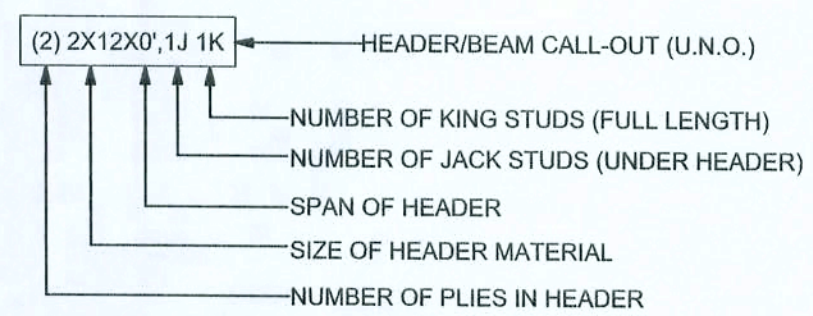
SWS = 0.0'	1ST FLOOR EXTERIOR WALL
SWS = 0.0'	2ND FLOOR EXTERIOR WALL
IBW	1ST FLOOR INTERIOR BEARING WALL
IBW	2ND FLOOR INTERIOR BEARING WALL

TOTAL SHEAR WALL SEGMENTS

SWS = 0.0' INDICATES SHEAR WALL SEGMENTS

	REQUIRED	ACTUAL
TRANSVERSE	29.5'	98.5'
LONGITUDINAL	26.3'	43.5'

HEADER LEGEND



CONNECTIONS, WALL, & HEADER DESIGN IS BASED ON REACTIONS & UPLIFTS FROM TRUSS ENGINEERING FURNISHED BY BUILDER. ANDERSON TRUSS JOB #7-067

REVISIONS

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

WINDLOAD ENGINEER Mark Disoway,
P.E. No. 55915, PCB 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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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 F502.2.1, Florida building
code residential 2004, to the best of my
knowledge.

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

MARK DISOWAY
P.E. 5915

Mark Disoway
24 MAR 07
SEA

Peterson Construction

Spec House
Lot 2 Block A
Columbia Estates S/D

ADDRESS:
Lot 2 Block A Columbia Estates S/D
Columbia County, Florida

Mark Disoway P.E.
P.O. Box 868
Lake City, Florida 32056
Phone: (386) 754 - 5419
Fax: (386) 759 - 4871

PRINTED DATE:
March 23, 2007

DRAWN BY: David Disoway
CHECKED BY:

FINALS DATE:
23 / Mar / 07

JOB NUMBER:
703221

DRAWING NUMBER
S3

OF 3 SHEETS