

REVISIONS

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

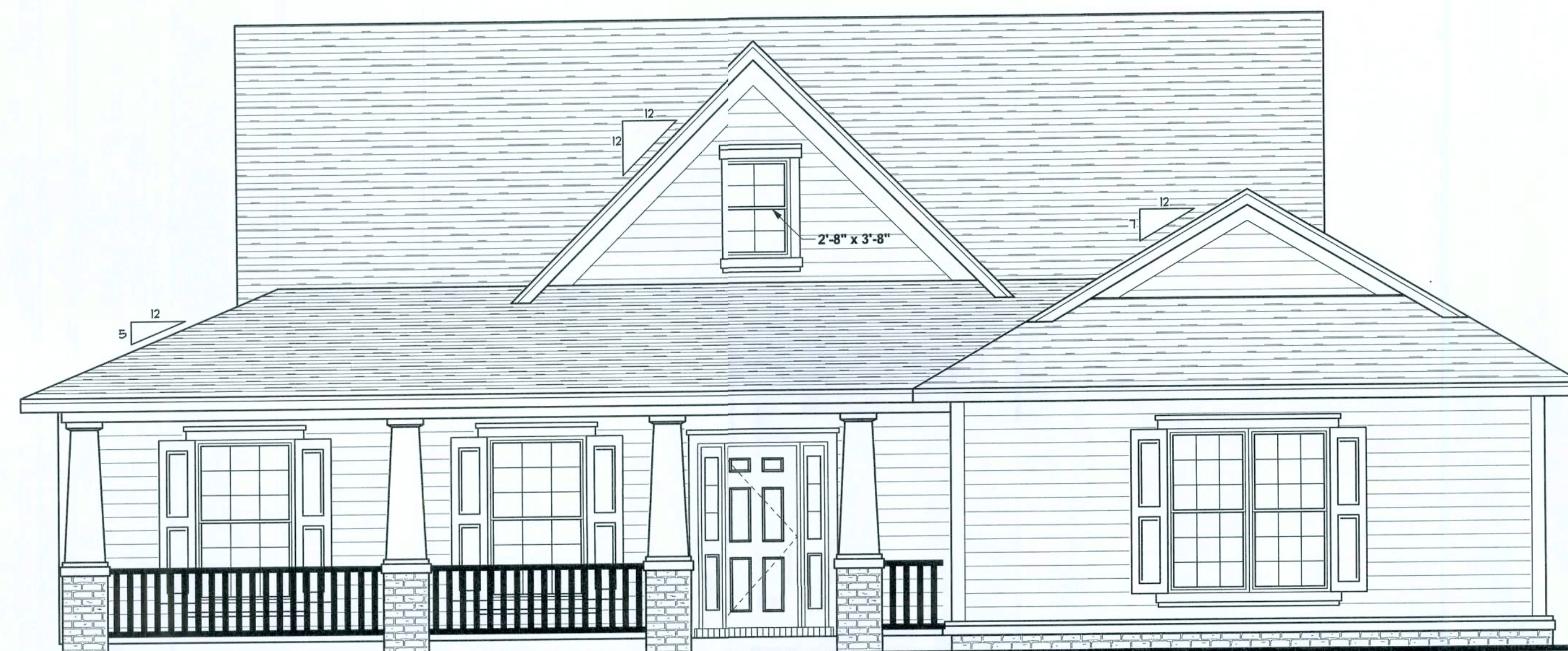
REQUIRED ROOF VENTILATION:
AS PER FLORIDA BUILDING CODE 2309.7

RIDGE VENT
MIN. 50% TOTAL VENT AREA
LOCATED IN THE UPPER PORTION OF ATTIC (MIN. 3" ABOVE EAVE)
2814 S.F. / 300 x 50% = 4.7 S.F. RIDGE VENT AREA REQUIRED
43 FEET OF RIDGE VENT or (7) OFF-RIDGE VENTS REQUIRED

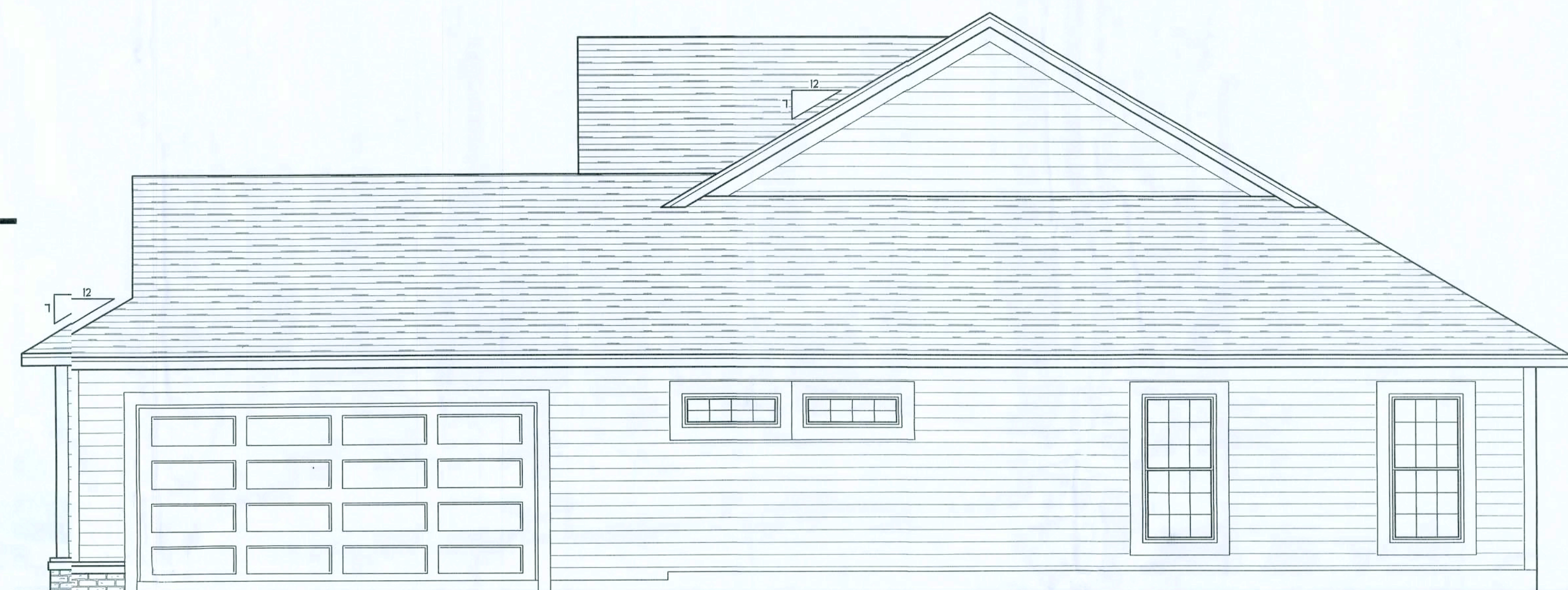
SOFFIT VENT
2814 S.F. / 300 x 50% = 4.7 S.F. SOFFIT VENT AREA REQUIRED
157 FEET OF SOFFIT VENT REQUIRED

BUILDER MUST VERIFY THE FOLLOWING MINIMUM NET FREE VENT AREAS:

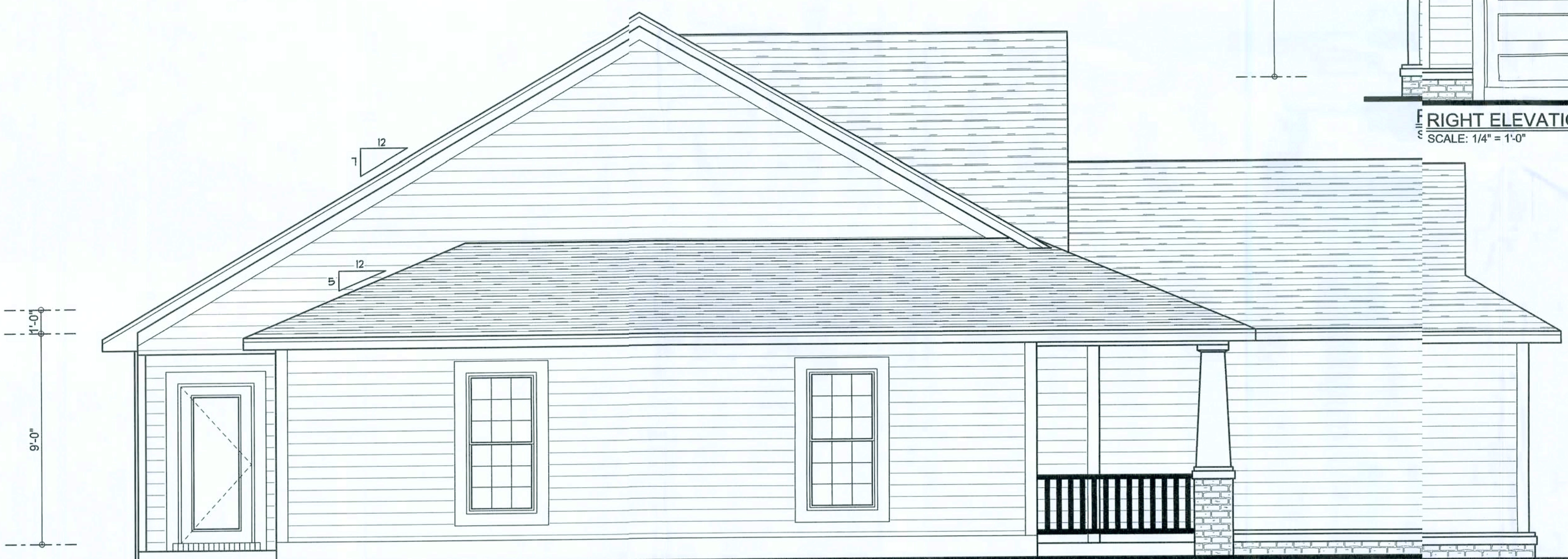
1. RIDGE VENTS = 16 IN2/FT (.11 FT2/FT)
2. OFF-RIDGE VENTS = .70 FT2 PER 4' UNIT
3. SOFFIT VENTS = 4.3 IN2/FT (.03 FT2/FT)



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



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



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



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

WINDLOAD ENGINEER: Mark Disosway,
P.E. No. 53915, P.O. Box 868, Lake City, FL
32056, 386-754-549

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

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CERTIFICATION: 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, Florida Building
Code 2004 Residential to the best
of my knowledge.

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

MARK DISOSWAY
P.E. 53915

Mark Disosway
2008.03.28
SEAL

**BEN MARTIN
LANIIV MODEL
SPEC HOUSE**

ADDRESS:
Lot 9 Windgate S/D
Columbia Co, FL

Mark Disosway P.E.
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Lake City, Florida 32056
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Fax: (386) 269 - 4871

PRINTED DATE:
Mar 28, 2008

DRAWN BY Evan Beamery **CHECKED BY:**

FINALS DATE:
27 / Mar / 08

JOB NUMBER:
803102

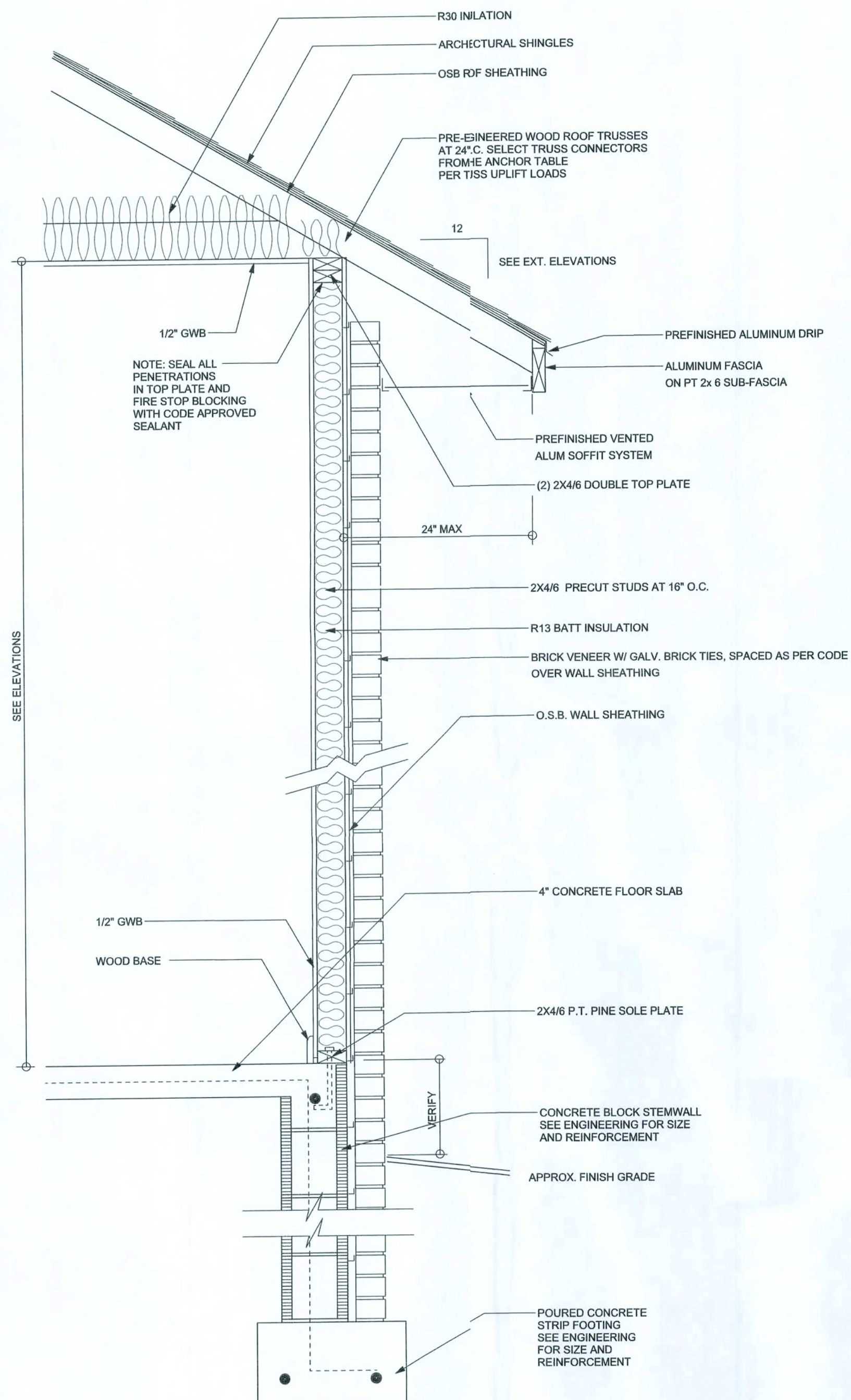
DRAWING NUMBER

1

OF 6 SHEETS

REVISIONS

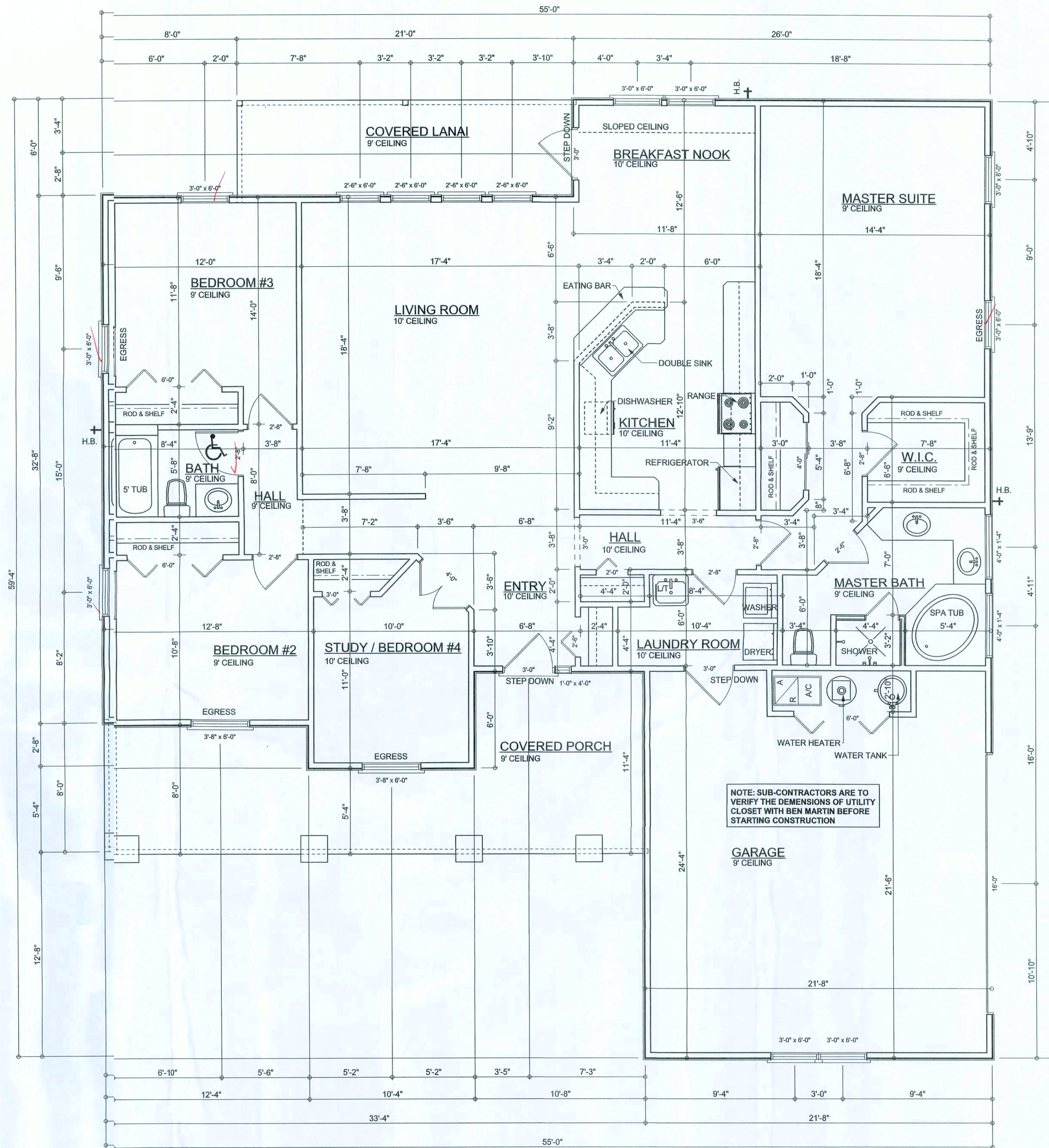
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ARCHITECTURAL SOFTWARE



TYPICAL DESIGN WALL SECTION

NON - STRUCTURAL DATA

SCALE: 1" = 1'-0"



FLOOR PLAN

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

AREA SUMMARY

LIVING AREA	1890	S. F.
GARAGE AREA	531	S. F.
REAR PORCH AREA	123	S. F.
FRONT PORCH AREA	270	S. F.
TOTAL AREA	2814	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 5/8-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 1 3/8 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.
2. 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.
3. 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.

WINDLOAD ENGINEER: Mark Discoway,
PE No. 53915, P.O. Box 86, Lake City, FL
32056, 386-754-5419
DIMENSIONS: Stated dimensions supersede scaled dimensions. Refer all questions to Mark Discoway, P.E. or 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 RS12.2, Florida Building Code 2004 Residential the best of my knowledge.
LIMITATION: This design is valid for one building, at specified location.

MARK DISCOWAY
P.E. 53915

28 MAR 08
REAL

BEN MARTIN
LANI IV MODEL
SPEC HOUSE

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PRINTED DATE:
March 18, 2008

DRAWN BY: Evan Beamsley
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FINALS DATE:
27 / Mar / 08

JOB NUMBER:
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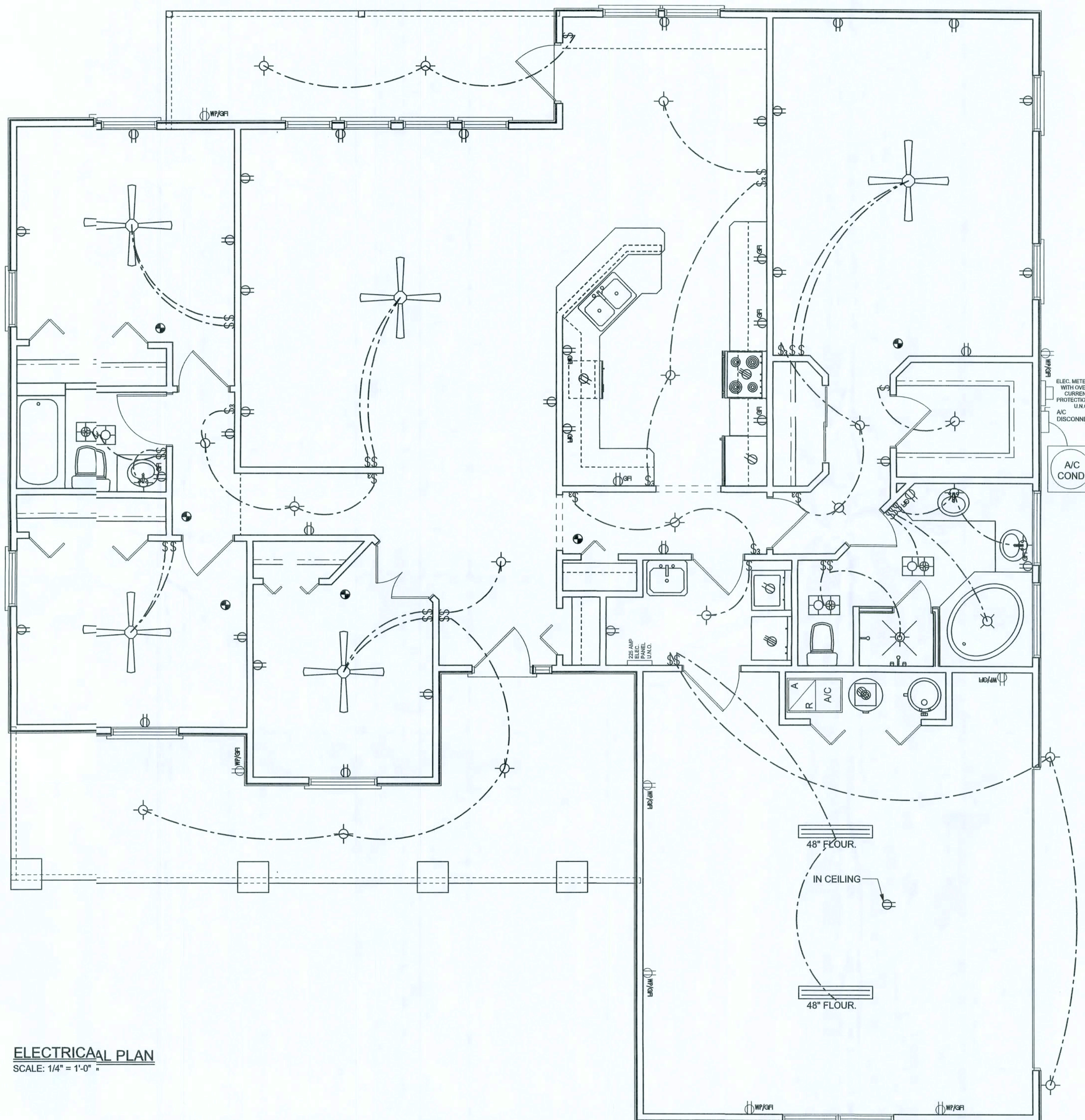
2

OF SHEETS

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 NAT'L. 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 CONTR 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 BEDROOM RECEPTACLES SHALL BE AFCI (ARC FAULT CIRCUIT INTERRUPT)
- 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 OF THE BUILDING WITHOUT SPECIAL APPROVAL OF THE BUILDING OFFICIAL

ELECTRICAL LEGEND	
	CEILING FAN (PRE-WIRE FOR LIGHT KIT)
	DOUBLE SECURITY LIGHT
	2X4 FLUORESCENT LIGHT FIXTURE
	RECESSED CAN LIGHT
	BATH EXHAUST FAN WITH LIGHT
	BATH EXHAUST FAN
	LIGHT FIXTURE
	DUPLEX OUTLET
	220v OUTLET
	GFI DUPLEX OUTLET
	SMOKE DETECTOR
	WALL SWITCH
	3 WAY WALL SWITCH
	4 WAY WALL SWITCH
	WATER PROOF GFI OUTLET
	PHONE JACK
	TELEVISION JACK
	GARAGE DOOR OPENER
	WALL HEATER



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

WINDLOAD ENGINEER: Mark Disoway,
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32056, 386-754-541

DIMENSIONS:
Stated dimensions are per code scaled
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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 901.2.1, Florida Building
Code 2004 Residential to the best
of my knowledge.

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

MARK DISOWAY
P.E. 53915

Mark Disoway
28 MAR 08
SEAL

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March 28, 2008

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Evan Beamley

CHECKED BY:

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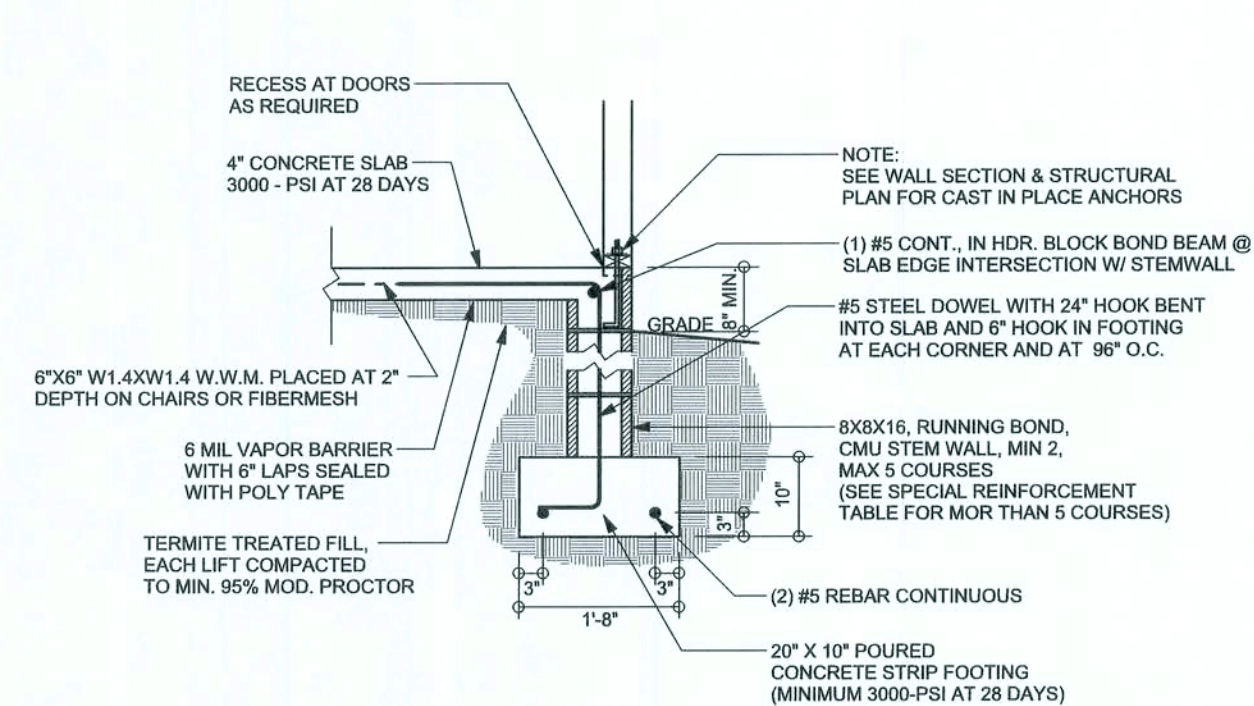
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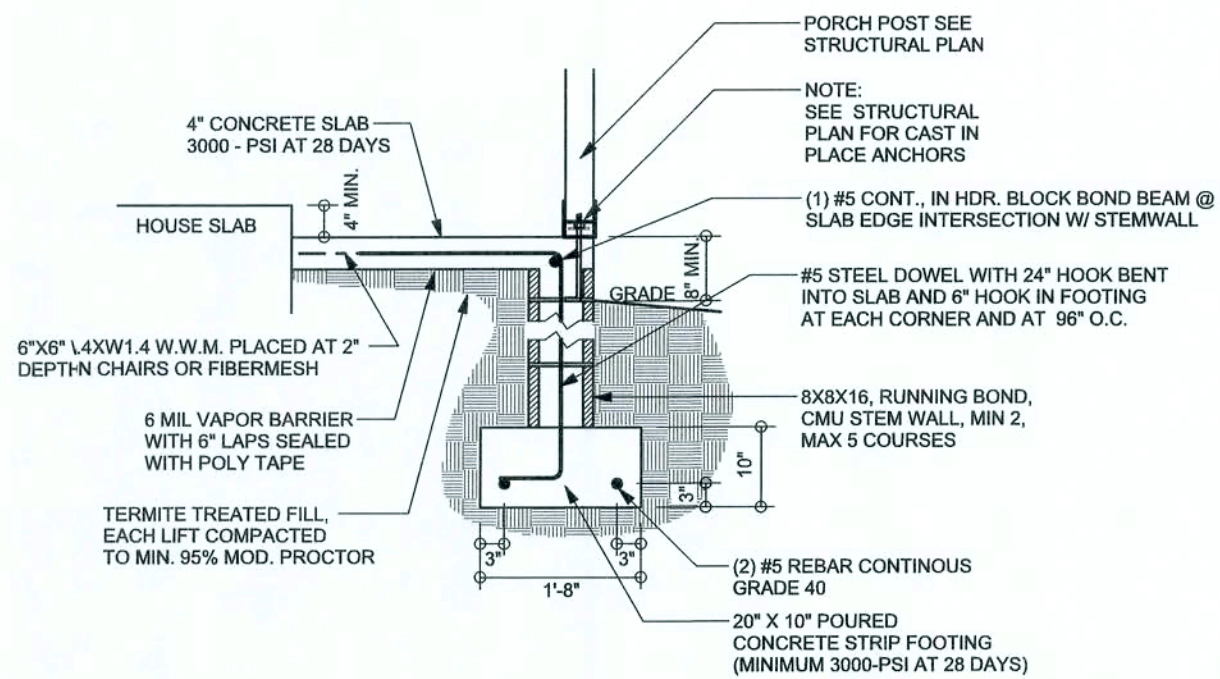
OF 1 SHEETS

REVISIONS

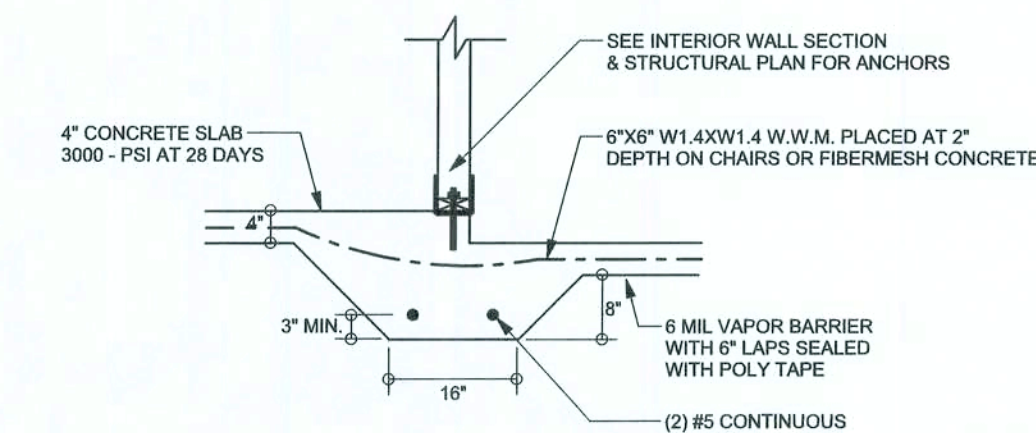
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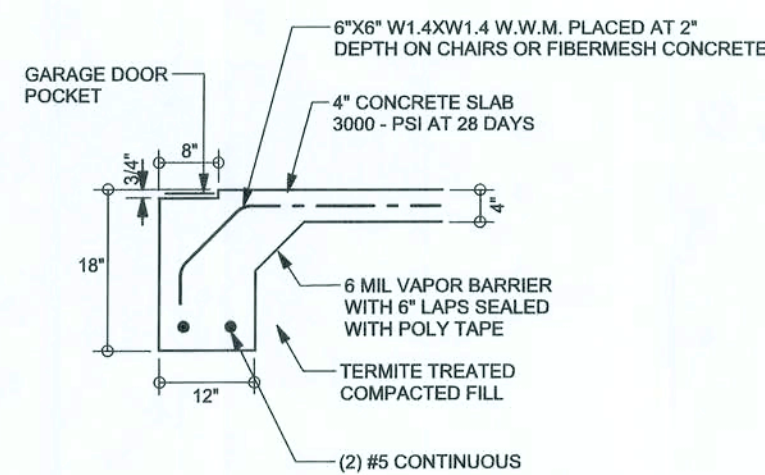
F9 S-2 STEM WALL FOOTING
SCALE: 1/2" = 1'-0"



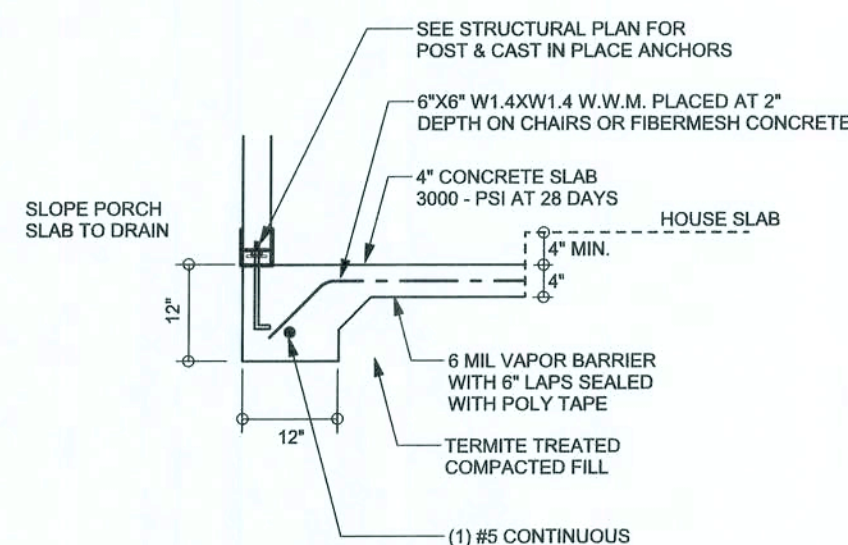
F12 S-2 ALT. STEM WALL PORCH FOOTING
SCALE: 1/2" = 1'-0"



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



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

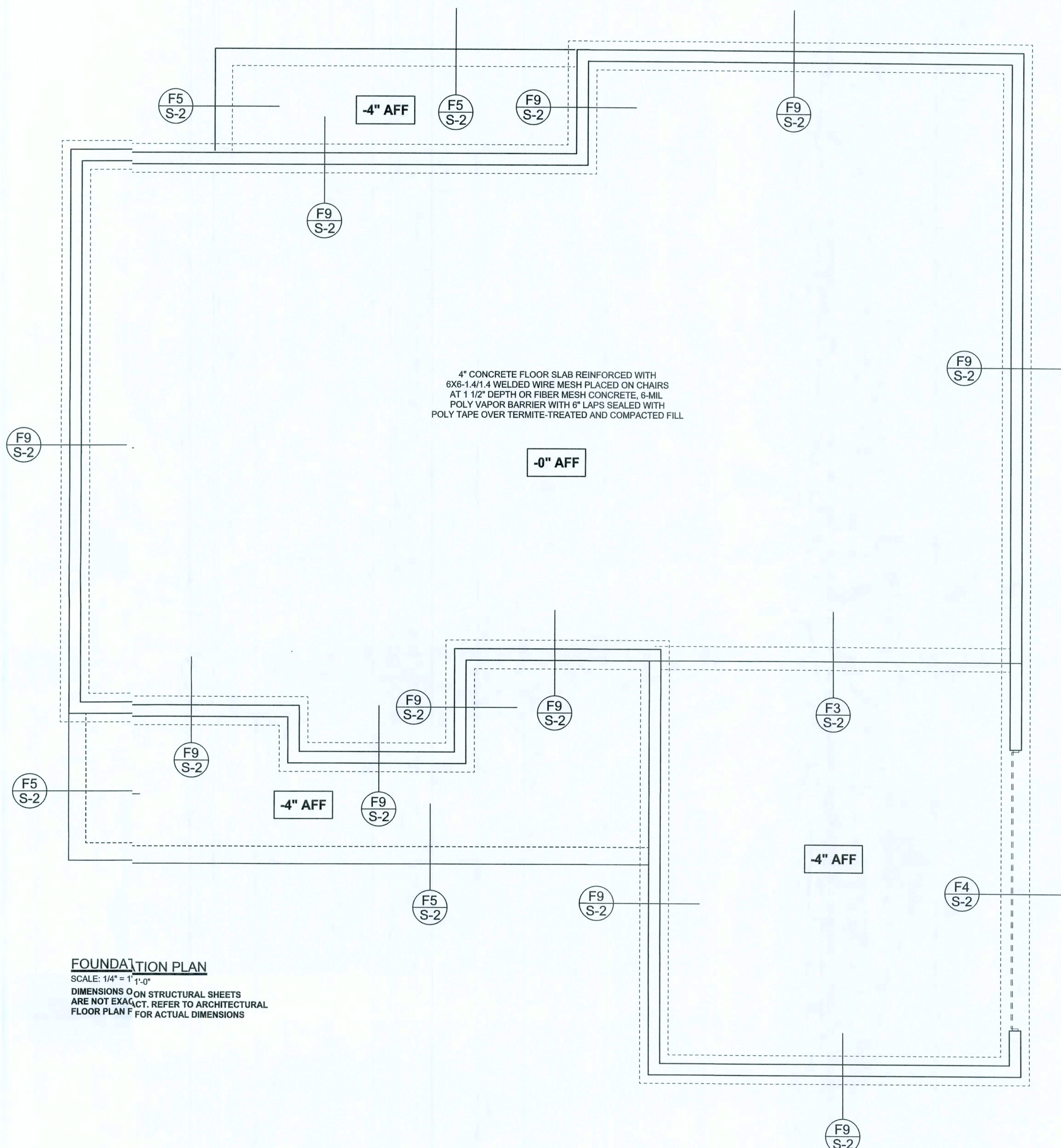


F5 S-2 PORCH FOOTING
SCALE: 1/2" = 1'-0"

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 F FOR ACTUAL DIMENSIONS

WINDLOAD ENGINEER: Mark Disoway, P.E. No. 53915, P.O.B. 86, Lake City, FL 32056, 386-754-5411

DIMENSIONS: Stated dimensions are approximate scaled dimensions. Refer 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 1301.2.1, Florida Building Code 2004, and I am a duly licensed Professional Engineer in the State of Florida.

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

MARK DISOWAY
P.E. 53915

2844208

REAL

**BEN MARTIN
LANI I/ MODEL
SPECHOUSE**

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PRINTED DATE:
March 3, 2008

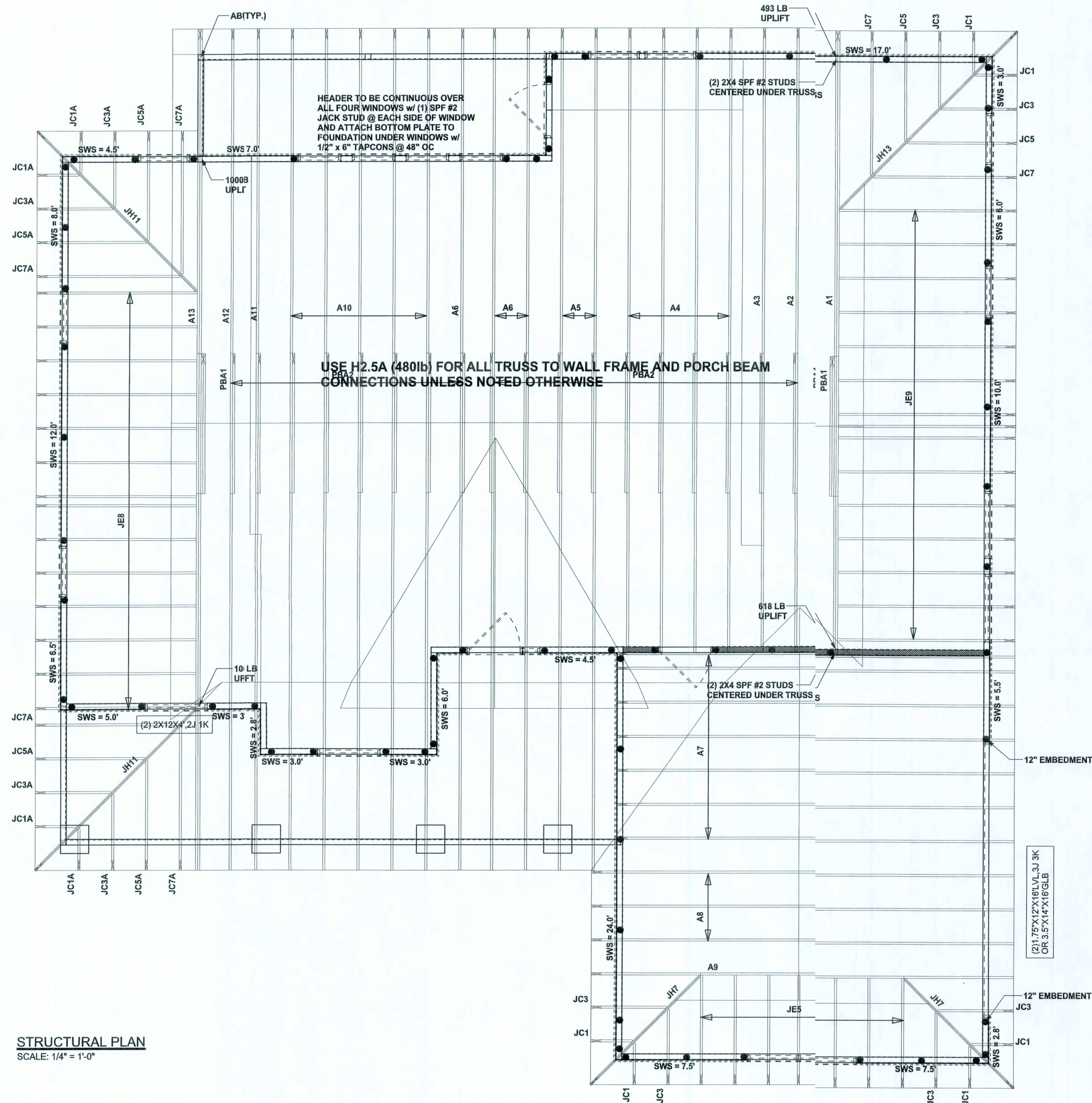
DRAWN BY: Evan Swamy
CHECKED BY:

FINALS DATE:
27 / Mar / 08

JOB NUMBER:
83102
DRAWING NUMBER

S-2

OF 6 SHEETS



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 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

	1ST FLOOR EXTERIOR WALL
	2ND FLOOR EXTERIOR
	1ST FLOOR INTERIOR BEARING WALLS SEE DETAILS ON SHEET S-1
	2ND FLOOR INTERIOR BEARING WALLS SEE DETAILS ON SHEET S-1

THREADED ROD LEGEND

-
-

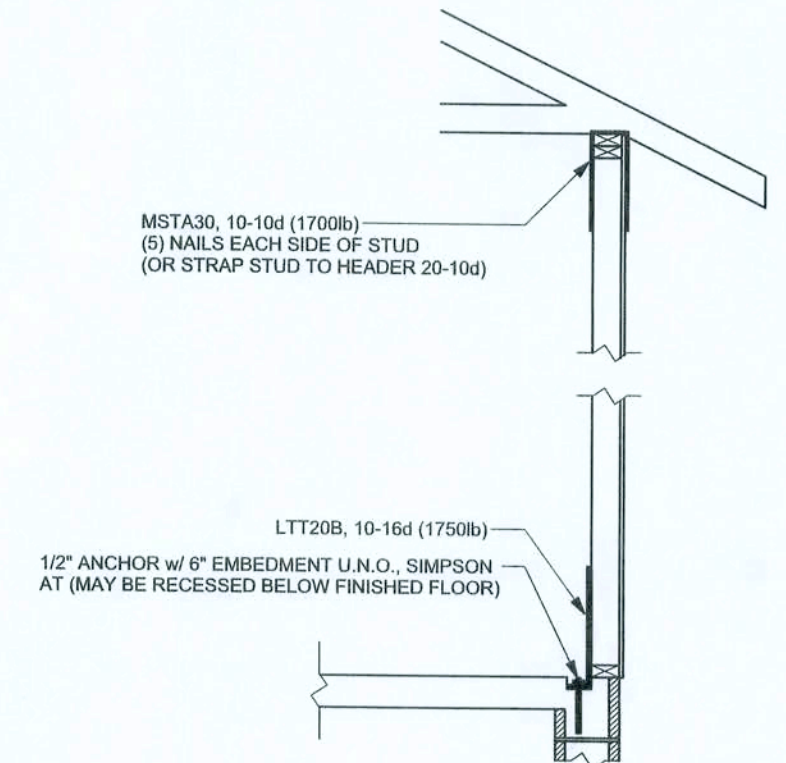
HEADER LEGEND

-
-
-
-
-
-

TOTAL SHEAR WALL SEGMENTS

SWS = 0.0' INDICATES SHEAR WALL SEGMENTS

	REQUIRED	ACTUAL
TRANSVERSE	36.8'	86.6'
LONGITUDINAL	24.0'	62.5'



ALTERNATE WALL TIE CONNECTION WHERE
THREADED ROD CANNOT BE PLACED IN WALL
SCALE: 1/2" = 1'-0"

WINDLOAD ENGINEER: Mark Discosway,
PE No. 53915, POB 868, Lake City, FL
32056, 386-754-5419

DIMENSIONS:
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comply with section F3012.1, Florida Building
Code 2004 Residential to the best
of my knowledge.

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

MARK DISCOWAY
P.E. 5315

28 MAR 2008

SEAL

BEN MARTIN
LANI IV MODEL
SPEC HOUSE

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PRINTED DATE:
March 28, 2008

DRAWN BY: Evan Beamaley
CHECKED BY:

FINALS DATE:
27 / Mar / 08

JOB NUMBER:
803102

DRAWING NUMBER

S-3

OF 6 SHEETS

CONNECTIONS, WALL, & HEADER DESIGN IS BASED
ON REACTIONS & UPLIFTS FROM TRUSS ENGINEERING
FURNISHED BY BUILDER: W.B. HOWLAND
JOB #5303