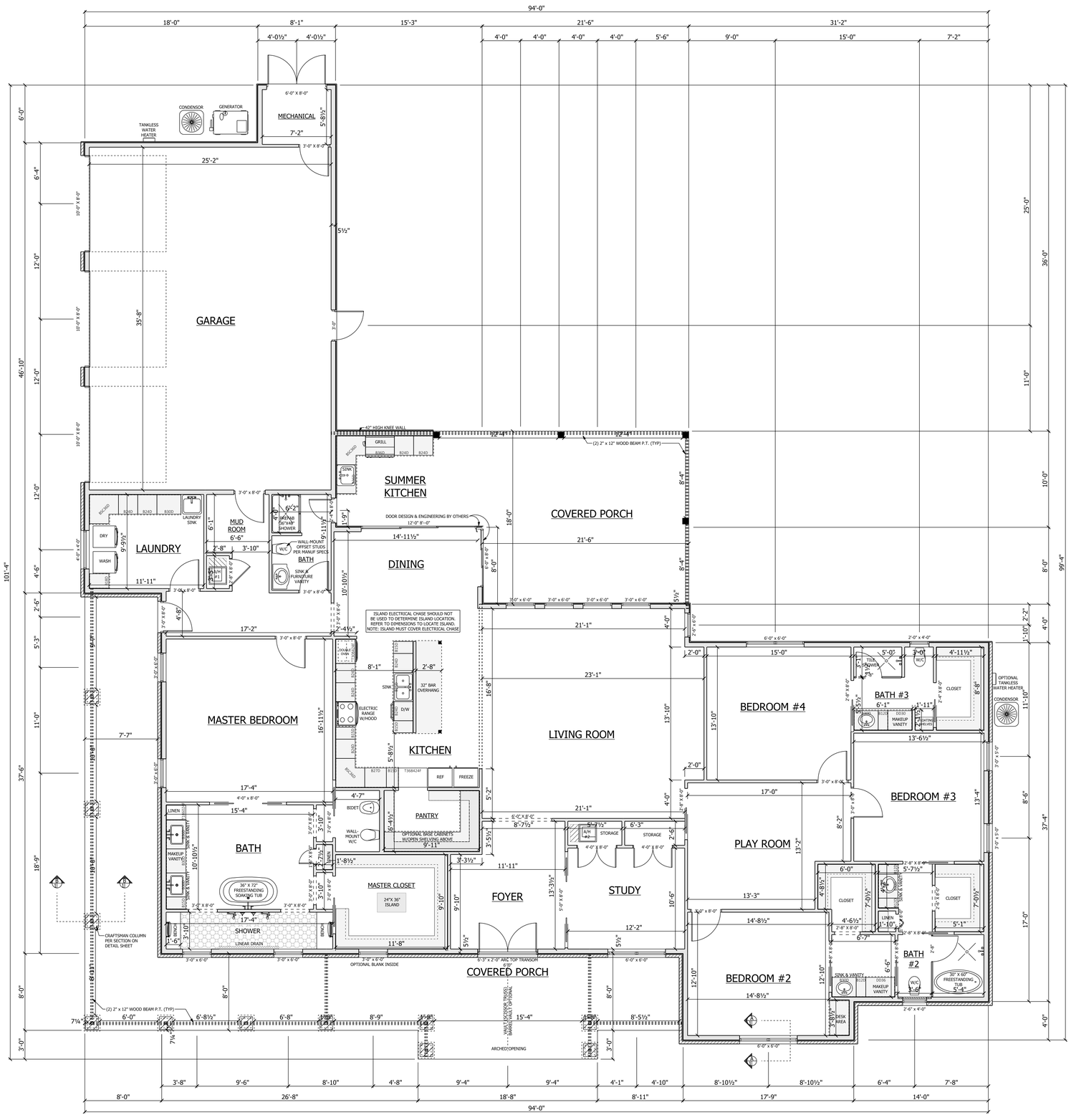
# JANUARY SKY DESIGNS

*JANUARYSKYDESIGNS.COM*
*PO BOX 1076 + LIVE OAK, FL 32064*
*TEL: 386-209-4435*

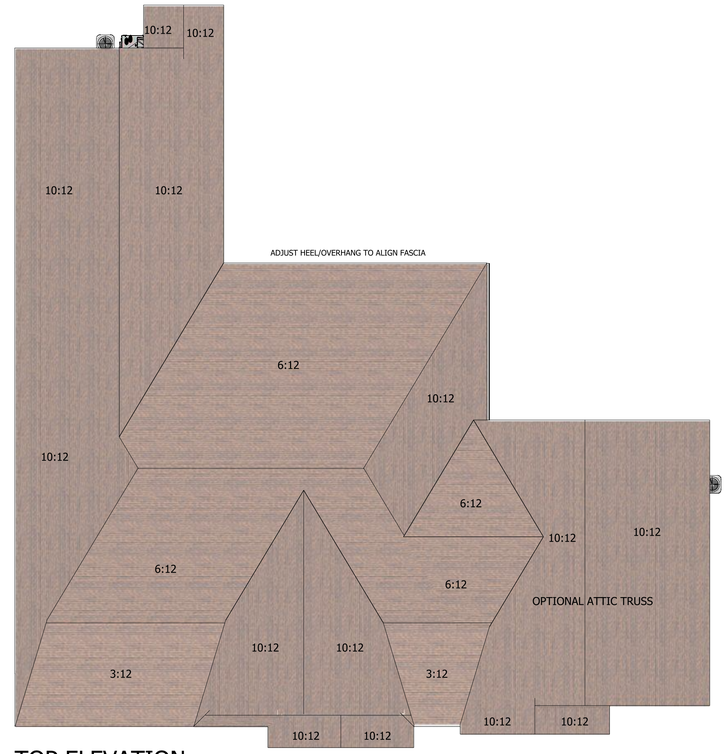

# A RESIDENCE FOR:
# RICHARD & ALICIA ECHEVERRI

| DRAWING SCHEDULE | |
|---|---|
| First Floor Layout | 1 |
| Foundation Layout | 2 |
| Electrical Layout | 3 |
| Elevations | 4 |
| Elevations2 | 5 |
| Details | 6 |

NOTE: ENGINEERING SCOPE IS LIMITED
TO WIND LOAD CALCULATIONS &
STRUCTURAL ELEMENTS AND COMPONENTS.




## Floor Layout
SCALE: 3/16" = 1'-0"




## TOP ELEVATION
SCALE: 1" = 10'-0"

| | |
|---|---|
| CONDITIONED AREA: | 3,654 SF |
| GARAGE AREA: | 991 SF |
| COVERED PORCH AREA: | 1,362 SF |
| TOTAL PROJECT AREA: | 6,007 SF |

CUBIC VOLUME OF CONDITIONED SPACE: 36,540 FT³

MECHANICAL VENTILATION IS REQUIRED IF BLOWER DOOR TEST MEASURES LESS THAN 3 ACH.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SECTION LETTER: A
PAGE NUMBERS: 1 / 1

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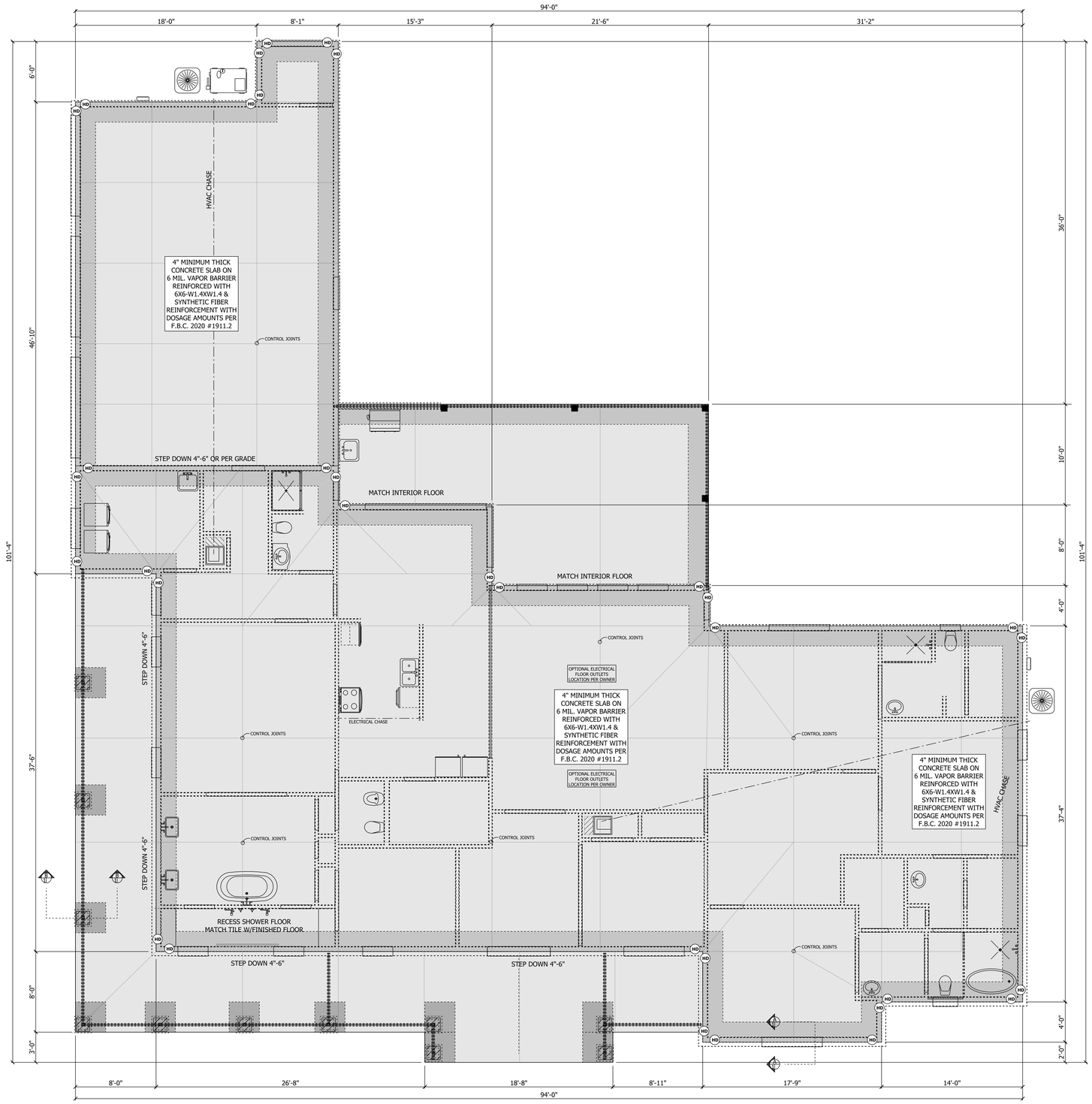
SCALE: As Noted
DATE: Friday, April 09, 2021

PAGE: 1/6
First Floor Layout




**NOTE: REFER TO PRE-ENGINEERED TRUSS DOCUMENTS FOR ADDITIONAL REQUIRED INTERIOR FOOTINGS**

FOUNDATION NOTES

(1) HD = SIMPSON STRONG-TIE HD3B HD3B (SLAB) OR STHD (WOOD FLOOR SYSTEM)
(2) CONTRACTOR SHALL VERIFY ALL FOUNDATION DIMENSIONS PRIOR TO CONSTRUCTION. IF A DIMENSION CONFLICT OCCURS BETWEEN THE FLOOR PLAN AND FOUNDATION PLAN, THE FLOOR PLAN SHALL CONTROL.
(3) ADDED FILL SHALL BE APPLIED IN 8" LIFTS. EACH LIFT SHALL BE COMPACTED TO 95% DRY COMPACTION PER THE "MODIFIED PROCTOR" METHOD.
(4) CONTROL JOINTS CUT 1/2" WIDE X 1/4 OF DEPTH. 10' EACH WAY MAX SPACING.
(5) EMBED WIRE MESH IN SLAB 1/2 OF DEPTH.

| SHEARWALL SCHEDULE | | | |
|---|---|---|---|
| SHEATHING TYPE & SIZE | NAILING PATTERN | HOLDOWN REQUIREMENTS | ANCHOR BOLT SPACING |
| 1/2" PLYWOOD SHEATHING | 8d NAILS @ 4" O.C. EDGES 8" O.C. FIELD | HD3B W/ 5/8" A.B. @ EACH END OF SHEAR | 5/8" @ 48" O.C. |

## Foundation Layout

SCALE: 3/16" = 1'-0"

GARY GILL LICENSE No 51942 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Gary Gill
Date: 2024.01.23 16:06:10 -05'00'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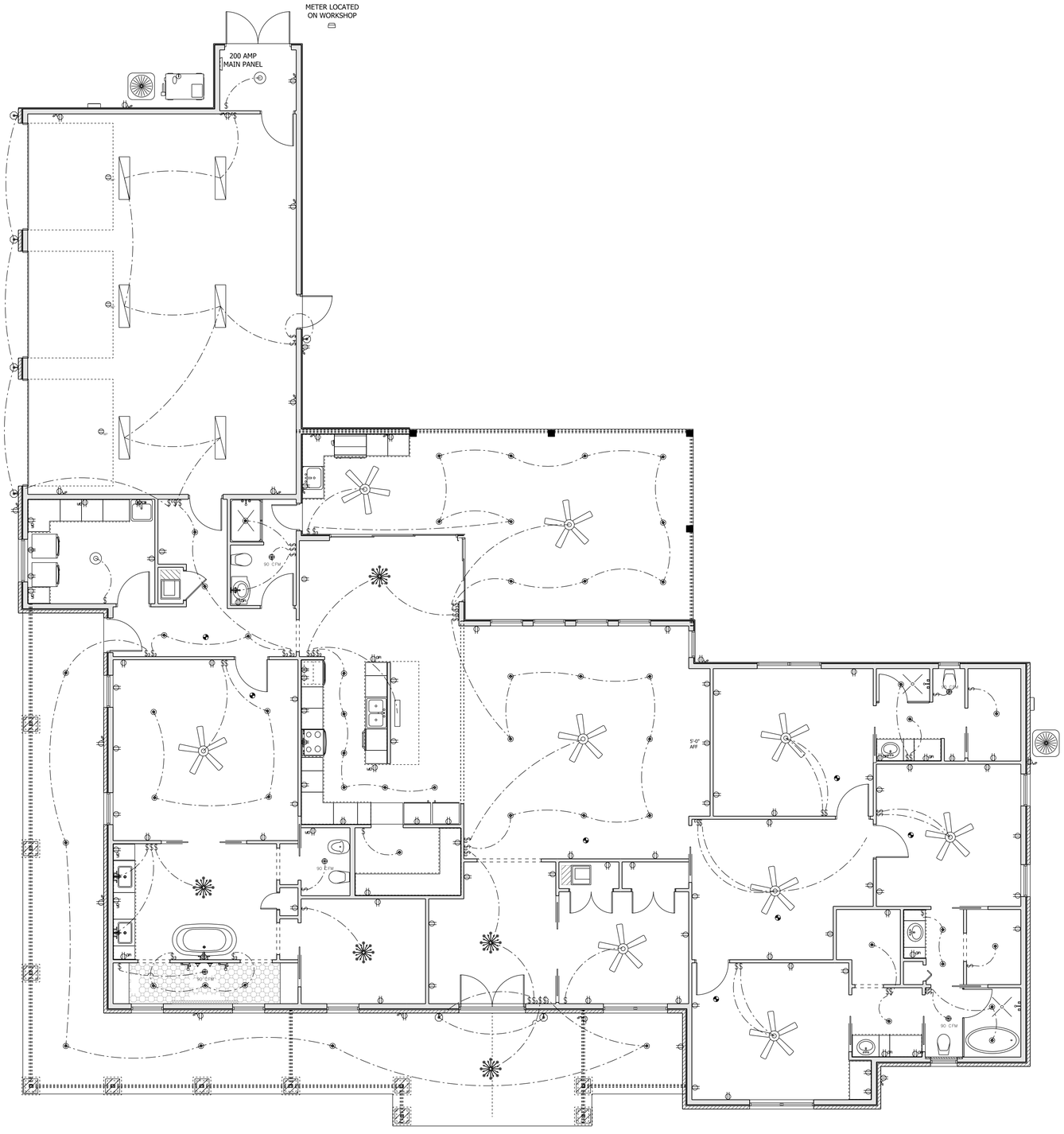


## Electrical Layout

SCALE: 3/16" = 1'-0"

| ELECTRICAL LEGEND | | |
|---|---|---|
| **ELECTRICAL** | **COUNT** | **SYMBOL** |
| ceiling fan-light 5 bladed 01 | 9 | |
| ceiling classic | 5 | |
| ceiling receptacle WP duplex | 3 | |
| fan 90 CFM | 5 | 90 CFM |
| outlet | 72 | |
| outlet 220v | 3 | |
| outlet gfi | 15 | |
| outlet wp | 21 | |
| smoke detector | 7 | |
| switch | 39 | |
| switch 3 way | 21 | |
| switch 4 way | 1 | |
| Dionysius 4 Light Kitchen Island Pendant | 1 | |
| ceiling light | 2 | |
| electrical panel | 1 | |
| fluorescent light 1 x 4 | 6 | |
| led surface mount 6in | 53 | |
| outdoor carriage light | 7 | |
| wall mounted 03 1 light | 3 | |

ELECTRICAL NOTES

(1) WIRE ALL APPLIANCES, HVAC, UNITS AND OTHER EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.
(2) CONSULT OWNER FOR THE NUMBER OF SEPARATE TELEPHONE LINES TO BE INSTALLED.
(3) INSTALLATION SHALL BE PER NATIONAL ELECTRICAL CODE.
(4) ALL SMOKE DETECTORS SHALL BE 12OV WITH BATTERY BACKUP OF THE PHOTOELECTRIC TYPE AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.
(5) TELEPHONE, TELEVISION, AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE INSTALLED PER OWNER'S DIRECTION AND IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
(6) ELECTRICAL CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELECTRICAL PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE WITH ALL CIRCUITS IDENTIFIED WITH CIRCUIT NUMBER, DESCRIPTION, AND BREAKER SERVICE ENT. AND ALL UNDERGROUND WIRE LOCATIONS/ROUTING DEPTH. RISER DIAGRAM SHALL INCLUDE WIRE SIZES/TYPE AND EQUIPMENT TYPE WITH RATINGS LOADS. CONTRACTOR SHALL PROVIDE 1 COPY OF "AS-BUILT" DRAWINGS TO OWNER AND 1 COPY TO PERMITTING AUTHORITY.
(7) ALL BEDROOM RECEPTACLES SHALL BE ON AFCI PROTECTED CIRCUITS.
(8) ALL BATHROOM RECEPTACLES SHALL BE GFCI.
(9) BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN-ROOMS, REC ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN APPROVED ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION METHOD.

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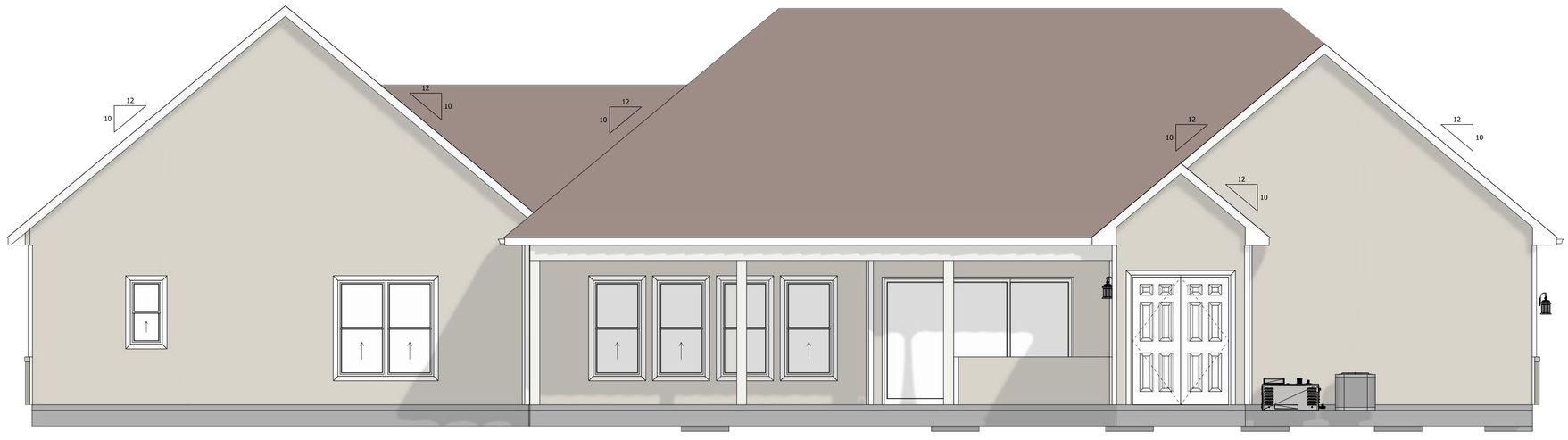
PAGE: 3/6
Electrical Layout


## FRONT ELEVATION

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




## REAR ELEVATION

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

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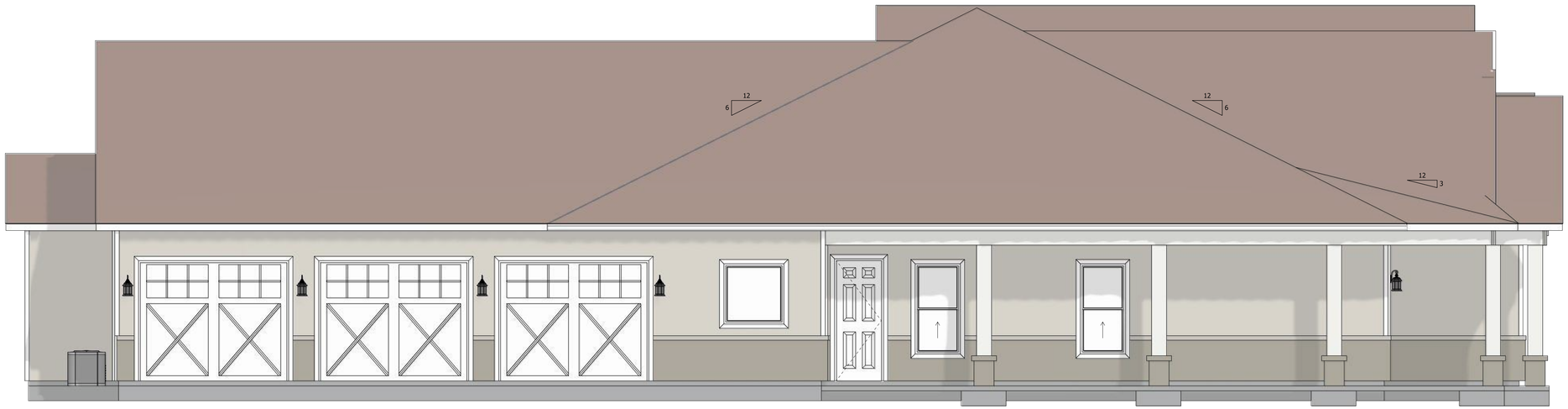
Elevations




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


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

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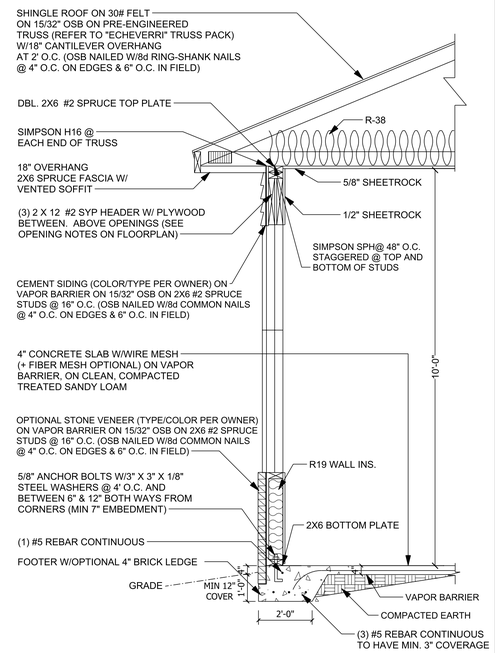
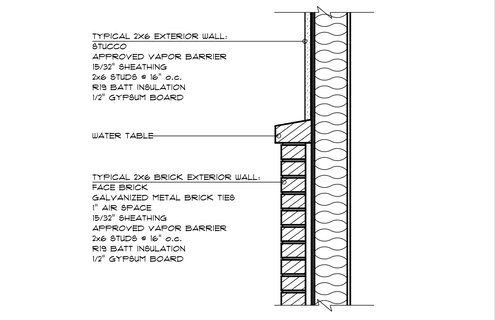
Elevations2

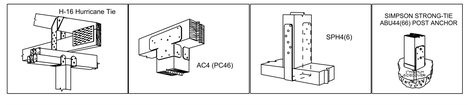



A 1 5 TYPICAL SECTION
SCALE: NTS



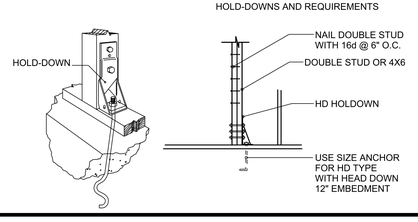

2X6/BRICK/STUCCO

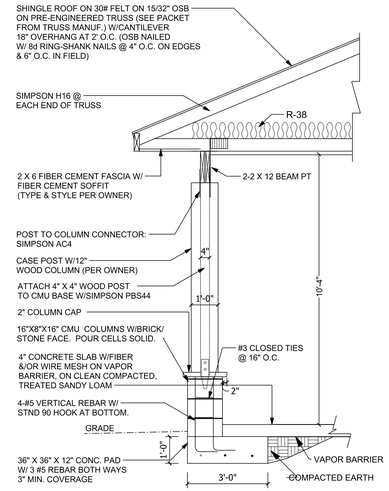
## SIMPSON CONNECTORS




## SHEARWALL HOLD DOWN DETAIL

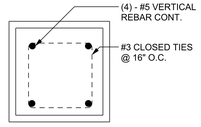
SCALE: NTS

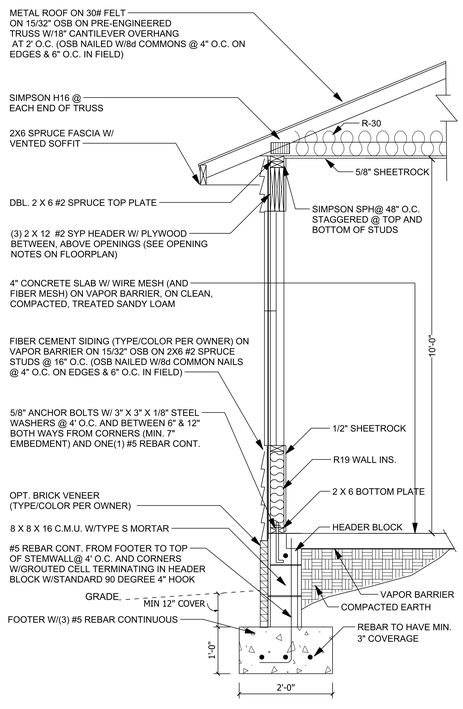



B 1 5 PORCH TYPICAL SECTION
SCALE: NTS

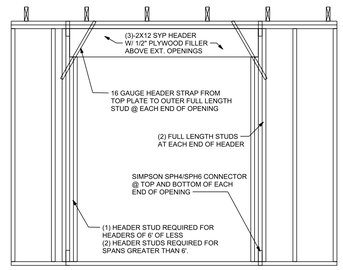
## CMU COLUMN DETAIL1



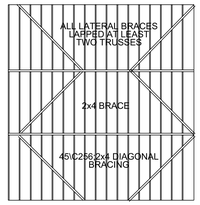

- OPTIONAL TYPICAL SECTION
SCALE: NTS

## TYPICAL FRAMING & UPLIFT CONNECTION FOR OPENINGS




## TRUSS BOTTOM CHORD BRACING DIAGRAM

SCALE: NTS

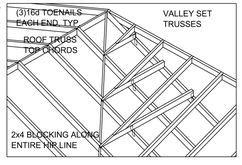


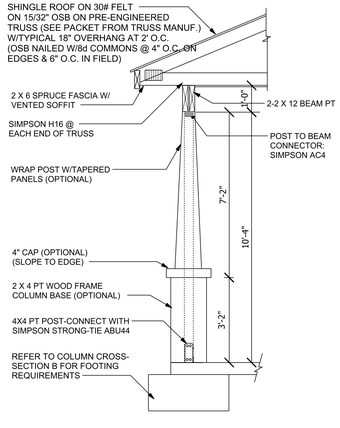

## VALLEY FRAMING DETAIL

SCALE: NTS

CONTINUOUS 2x4 MIN. VALLEY BLOCKING, (2)16d TOENAILS EACH END, EACH PIECE. THIS SHEATHING FROM ADJACENT PLANES TO BE CONNECTED TO COMMON TRUSSES AND BLOCKING

PROVIDE CLIPS AT ALTERNATE LOCATIONS EACH WAY, 370 POUND CAPACITY EACH.

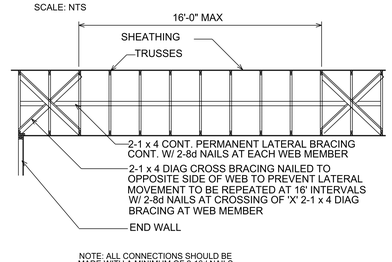



- OPTIONAL PORCH TYPICAL SECTION
SCALE: NTS

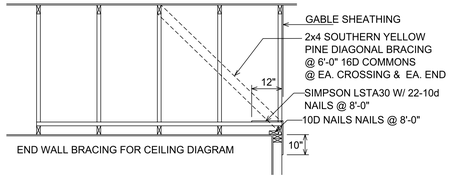
## TYPICAL TRUSS BRACING DIAGRAM

SCALE: NTS




NOTE: ALL CONNECTIONS SHOULD BE MADE WITH A MINIMUM OF 2-16d NAILS

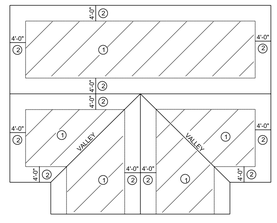
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE.




END WALL BRACING FOR CEILING DIAGRAM

## ROOF SHEATHING DIAGRAM

SCALE: NTS




SHEATHING NOTES:
1. ROOF SHEATHING TO BE WOOD STRUCTURAL PANEL RATED SHEATHING OR BETTER, EXPOSURE 1
2. ROOF SHEATHING SHALL BE 15/32" THICKNESS OR GREATER
3. ROOF TRUSSES @24" O.C. MINIMUM

NAILING PATTERN
ZONE ① 12" O.C. MAX IN FIELD, 6" O.C. MAX PANEL EDGES
ZONE ② 6" O.C. MAX IN FIELD AND AT EDGES

NAILS SHALL BE 8d COMMON FOR 7/16" & 15/32" 10d COMMON FOR 1/2", 19/32" & 5/8"

## SIMPSON CONNECTOR TABLE

| TYPE | UPLIFT CAPACITY (LBS) | LATERAL CAPACITY (LBS) | LOCATION |
|---|---|---|---|
| AC4/AC6 | 1,430 | 715 PAR/- | POST TO BEAM |
| H16 | 1,470 | -/- | TRUSS TO BEAM/PLATE |
| HETA20 | 1,890 | 750 PAR/335 PERP | GABLE END CONNECTION |
| ABU44Z/ABU66Z | 2,200 | -/- | POST TO BEAM |
| SPH4/SPH6 | 1,240 | -/- | PLATE TO STUD |

DESIGN LOADS

1. LIVE LOAD = 20 PSF
2. DEAD LOAD = 10 PSF
3. WIND LOADS
   BASIC WIND SPEED = 130 MPH (3 SEC GUST)
   IMPORTANCE (I) = 1.0
   WIND EXPOSURE = "B"
   INTERNAL PRESSURE = +/- 0.18
4. CLADDING & COMPONENTS
   ZONE 1 21.3/-34.15 PSF
   ZONE 2 21.5/-59.45 PSF
   ZONE 3 21.5/-69.75 PSF
   ZONE 4 37.32/-40.48 PSF
   ZONE 5 37.32/49.96 PSF

I HEREBY CERTIFY THAT THESE PLANS COMPLY WITH THE 2020 FB[illegible] LOAD (3-SEC INTERVAL).

GARY GILL LICENSE No 51942 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Gary Gill
Date: 2024.01.23 16:07:26 -05'00'

GARY J. GILL, [illegible]
386-590-1242

## GENERAL NOTES

### SPECIFICATIONS

DESIGN, MATERIAL, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING STANDARDS, UNLESS OTHERWISE MODIFIED ON THE DRAWINGS:
ASCE 7 MINIMUM DESIGN LOAD FOR BUILDINGS & OTHER STRUCTURES.
ACI 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE STRUCTURES.
ACI 301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING STEEL.
ACI 530/ASCE 5/TMS 402 BUILDING CODE FOR MASONRY STRUCTURES.
2020 FLORIDA BUILDING CODE

### BUILDING MATERIAL

1. ROOF
-ROOF SHEATHING SHALL BE 15/32 APA RATED SHEATHING NAILED W/ 8d RING-SHANK NAILS SPACED 6" MAXIMUM AT SUPPORTED EDGES. SPACE NAILS MAXIMUM 12" ALONG INTERMEDIATE FRAMING MEMBERS. FASTENERS SHALL BE LOCATED 3/8" FROM PANEL EDGES. MINIMUM NAIL PENETRATION SHALL BE 1 3/8" TYP.
-NAIL SPACING SHALL BE 4" O.C. WITH 8d RING-SHANK NAILS ALONG ROOFING MEMBER OVER GABLE END TRUSS.
- PER APA, STRUCTURAL DIAPHRAGM CAPACITY = 240 plf (NOT INCLUDING 40% INCREASE PER FBC 2313.2.4.
2. TRUSSES
- TRUSSES SHALL BE PRE-ENGINEERED ACCORDING TO DESIGN LOAD.
- TRUSSES SHALL SHALL BE BRACED PER TRUSS PLATE INSTITUTE (TPI) HIB-91. SEE DRAWING S-2 FOR DETAILS.
3. INTERIOR FINISHES
- ALL GYPSUM BOARD SHALL HAVE A MINIMUM THICKNESS OF 5/8" FOR CEILING AND 1/2" FOR WALL.
- GYPSUM BOARD ON WALL SHALL BE ATTACHED WITH 1 3/8" DRYWALL NAILS @ 8" O.C.
- GYPSUM BOARD ON CEILING (FIRE RATED) SHALL BE ATTACHED 1 3/8" DRYWALL NAILS @ 7" O.C.
4. MASONRY WALLS
-ASSUMED MAXIMUM COMPRESSIVE STRENGTH = 1500 psi ( GROUTED HOLLOW CONCRETE UNITS - GRADE N)
-VERTICAL REINFORCING IN WALLS SHALL BE #5 RE-BAR SPACED 48" OC (TYP).
-HORIZONTAL REINFORCING IN WALLS SHALL BE LADDER TYPE JOINT REINFORCING 9 GAUGE WIRE -
-THE REINFORCING SHALL BE A MINIMUM GRADE 40.
-PROVIDE CLEANOUTS IN THE BOTTOM COURSE OF MASONRY FOR EACH GROUT POUR, WHEN THE GROUT POUR EXCEEDS 5 FT. CONSTRUCT CLEANOUTS ADJACENT TO EACH VERTICAL BAR.
5. CONCRETE FOOTINGS AND SLABS
-CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSF IN 28 DAYS.
-REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 40. WELDED WIRE MESH SHALL CONFORM TO ASTM A185.
-PROVIDE A MINIMUM COVER OF 3" FOR REINFORCING STEEL WHEN THE CONCRETE IS PLACED DIRECTLY AGAINST THE GROUND. CONCRETE EXPOSED TO EARTH OR WEATHER SHALL HAVE A MINIMUM COVER OF 1 1/2" INCHES.
-WELDED WIRE FABRIC SHALL HAVE A MINIMUM YIELD STRENGTH OF 65,000 psi.
-MINIMUM WWF FOR SLAB ON GRADE SHALL BE 6x6-W1.4x1.4
-A VAPOR RETARDER CONSISTING OF 6 MIL MINIMUM POLYETHYLENE WITH JOINTS LAPPED 6 INCHES AND SEALED WITH 2" APPROVED TAPE OR MASTIC, OR OTHER APPROVED MATERIALS HAVING A MAXIMUM PERM RATIING OF 0.5
6. SOIL PREPARATION AND PROPERTIES
-AREA UNDER FOOTINGS, FOUNDATIONS, AND CONCRETE SLABS SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATTERS SHALL BE REMOVED TO THEIR CONSTRUCTION.
-FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL
- ALLOWABLE BEARING PRESSURE = 1500 psf
7. WINDOWS
-ONE WINDOW PER BEDROOM SHALL BE AN ESCAPE & RESCUE WINDOW THAT MEETS EGRESS REQUIREMENTS

### SCOPE

ALL MECHANICAL/HVAC SYSTEMS, COMPONENTS, AND DEVICES TO BE DESIGNED BY A CERTIFIED MECHANICAL CONTRACTOR. ALL INFORMATION ON MECHANICAL PLANS ARE CONCEPTUAL ONLY AND NOT INTENDED TO SERVE AS DESIGN DOCUMENTS. DESIGN OF ALL MECHANICAL SYSTEMS, COMPONENTS AND DEVICES ARE OUTSIDE OF ENGINEERING SCOPE OF WORK.
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