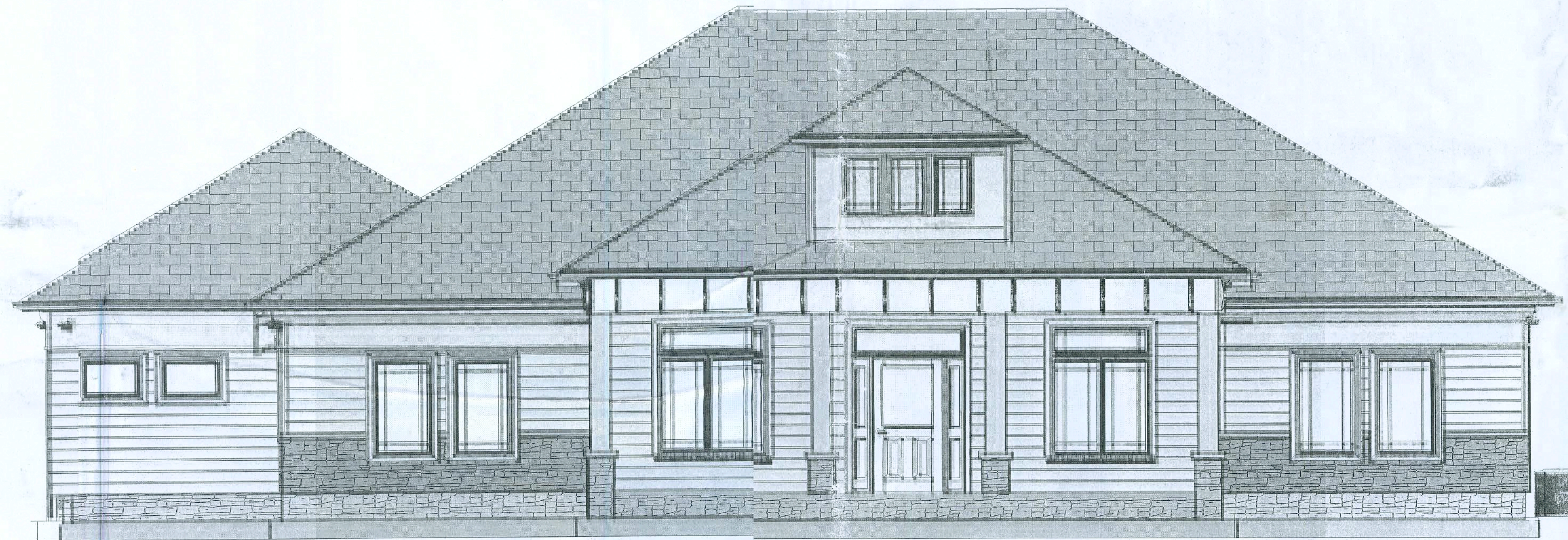




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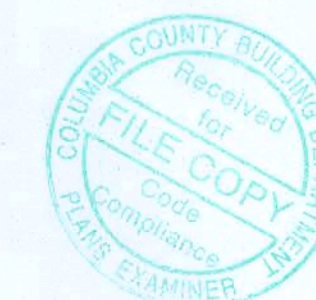
JANUARYSKYDESIGNS.COM
PO BOX 1076 + LIVE OAK, FL 32064
TEL: 386-209-4435



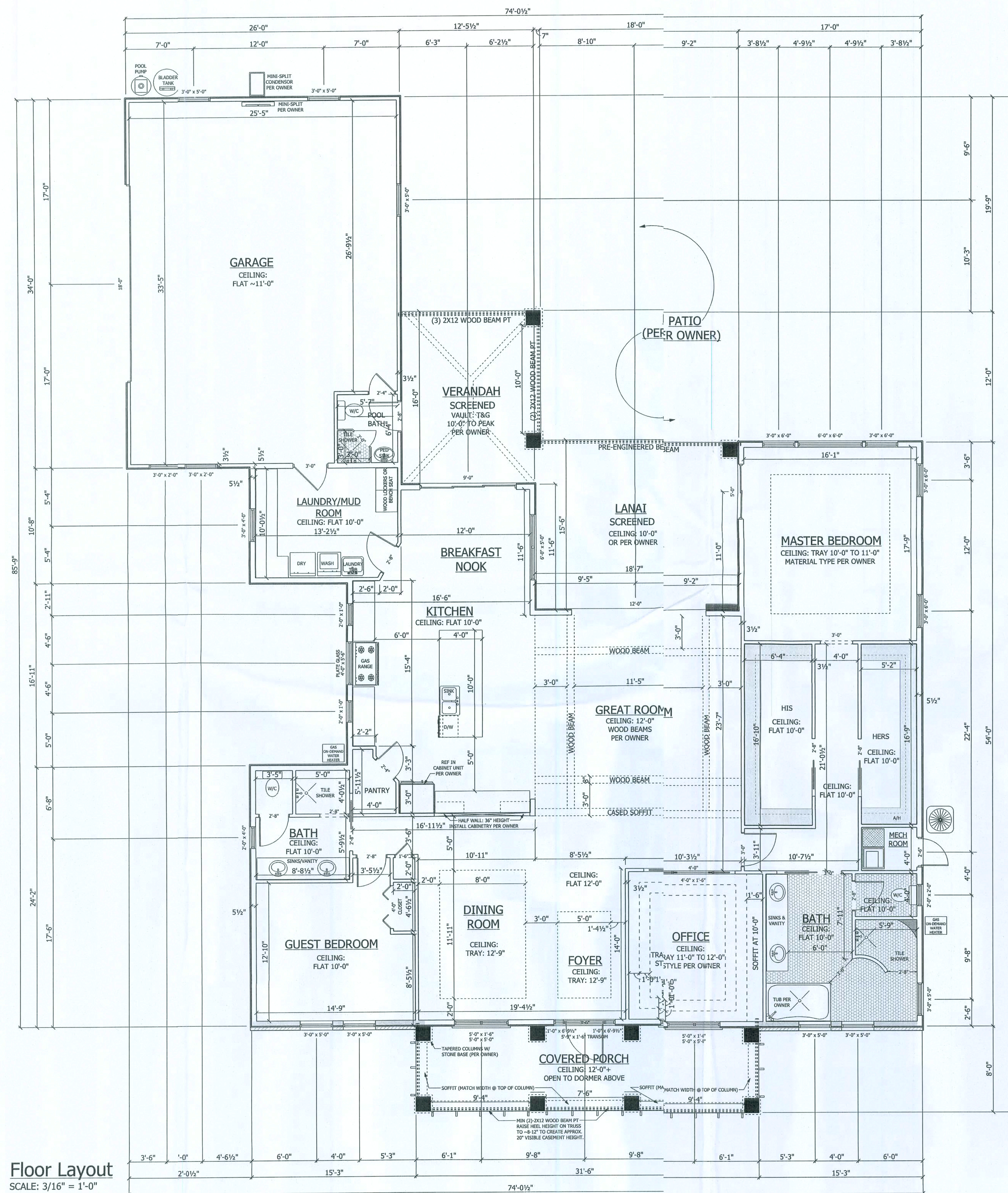
A PROJECT FOR TIM & KATHERINE FREEMAN

SHEET SCHEDULE

FLOOR PLAN	1
FOUNDATION PLAN	2
ELECTRICAL PLAN	3
ELEVATIONS	4
DETAILS	5
SITE PLAN	6



K&H Framing / Elixon Construction
(Glen Kern) (Jason Elixon)



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

AREA SCHEDULE

CONDITIONED AREA: 2,824 SF
GARAGE AREA: 882 SF
PORCH AREA: 744 SF

TOTAL PROJECT AREA: 4,450 SF

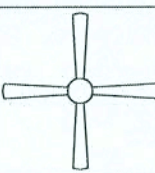
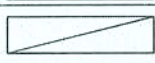
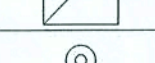
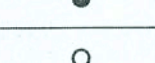
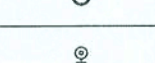
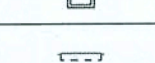
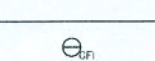
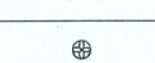
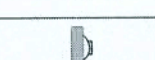
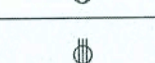
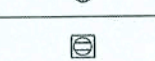
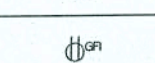
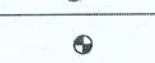
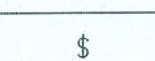
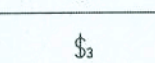
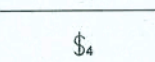
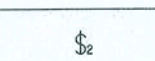
CONDITIONED CUBIC VOLUME: 28,260 CF

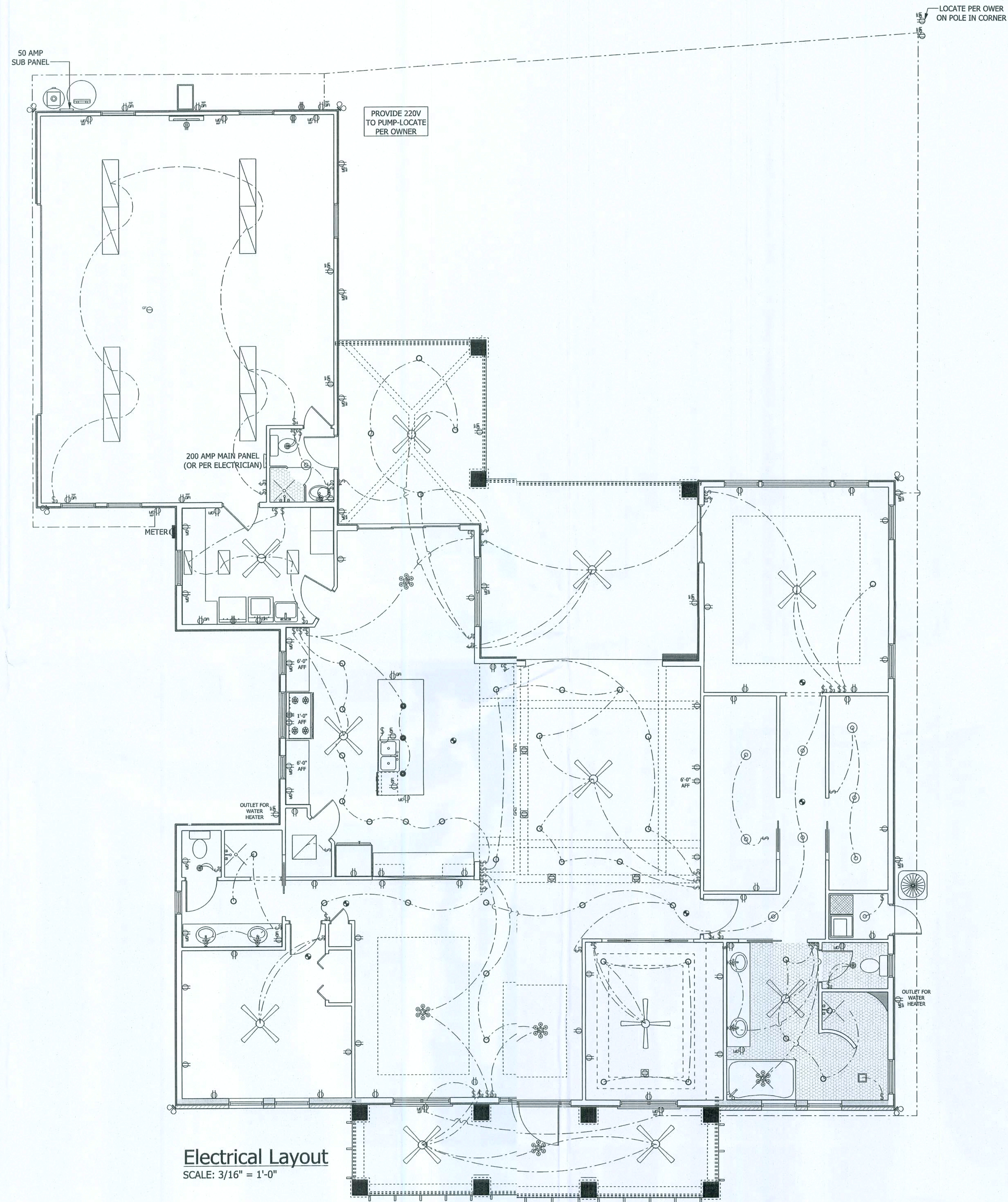
MECHANICAL VENTILATION MUST BE
PROVIDED FOR BLOWER DOOR TEST
REFLECTING 3 ACH OR LESS.

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januaryskydesigns@gmail.com

SECTION
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A
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NUMBERS
11

Tim & Katherine Freeman
Lake City
FL
PHONE: 954-24-3455
FAX:
tim.freeman@motorolsolutions.com
DRAWN BY:
SCALE: 3/16" = 1'-0"
DATE: Friday, April 20, 2018
PAGE:
1/6
Floor Layout

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan globe 1	11	
ceiling lamp large	8	
ceiling lamp small	3	
ceiling lamp square	1	
ceiling globe light	10	
chandelier	5	
double spotlight	6	
pendant light	3	
pot light	39	
wall sconce	5	
94077	1	
electrical panel	2	
ceiling receptacle GFI single	1	
fan	3	
meter	1	
outlet	44	
outlet 220v	5	
outlet floor	5	
outlet gfi	20	
outlet wp	27	
smoke detector	6	
switch	15	
switch 3 way	26	
switch 4 way	3	
switch double	12	



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 120V 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.

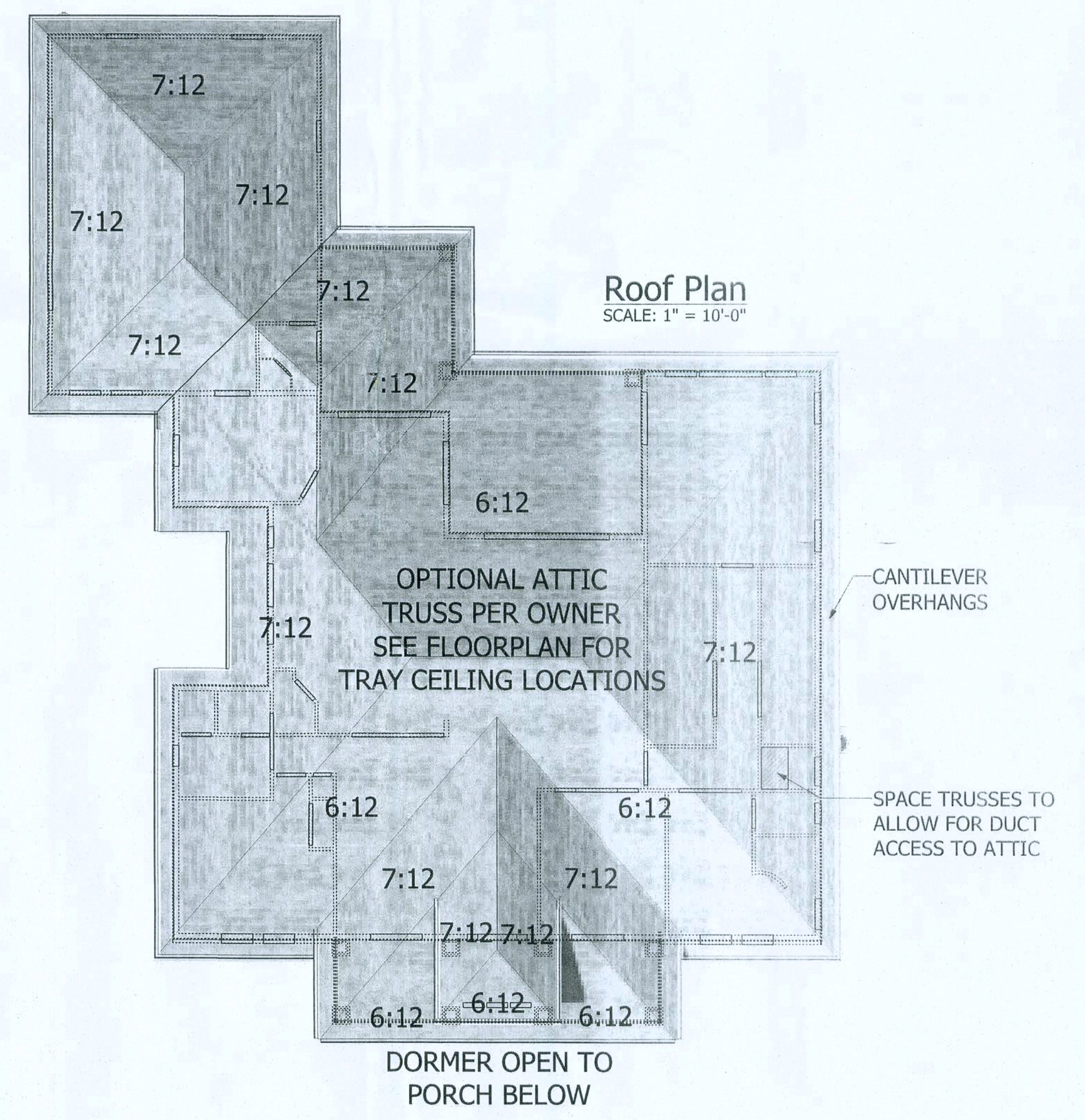
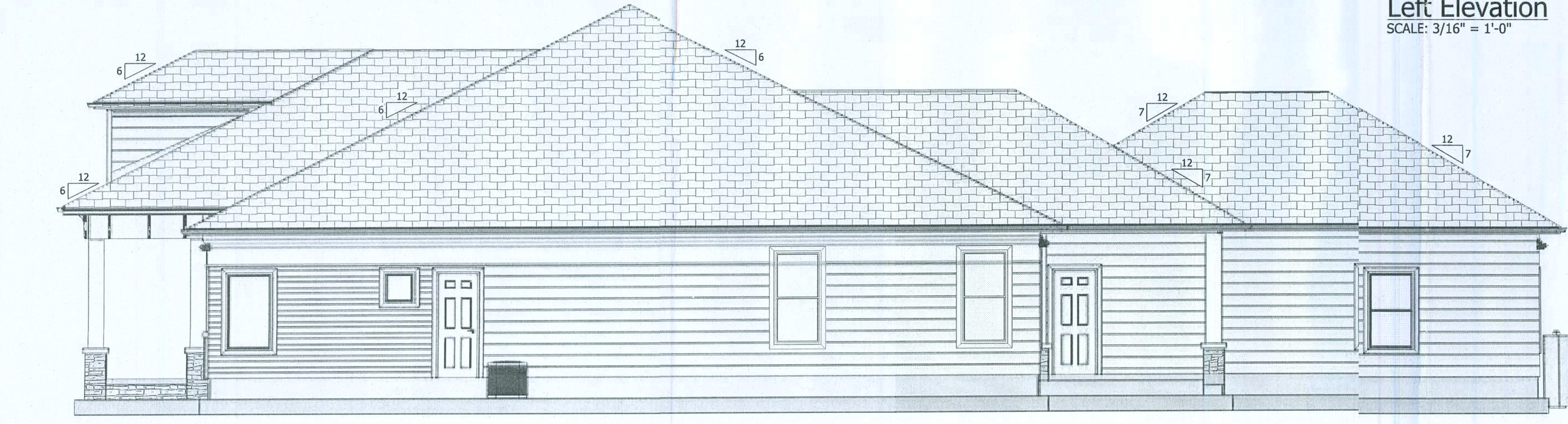
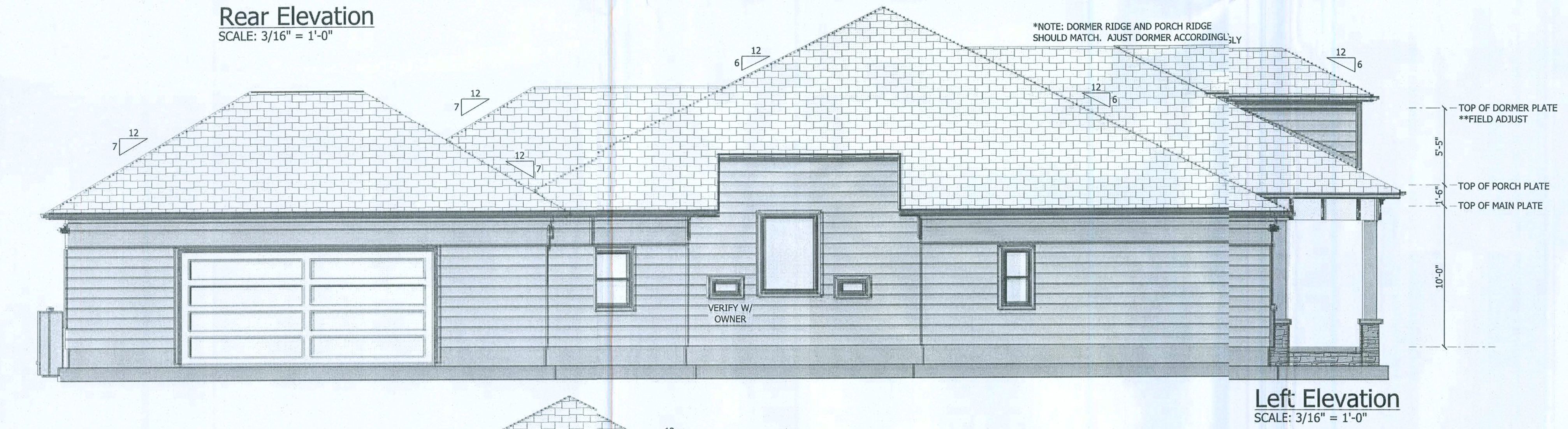
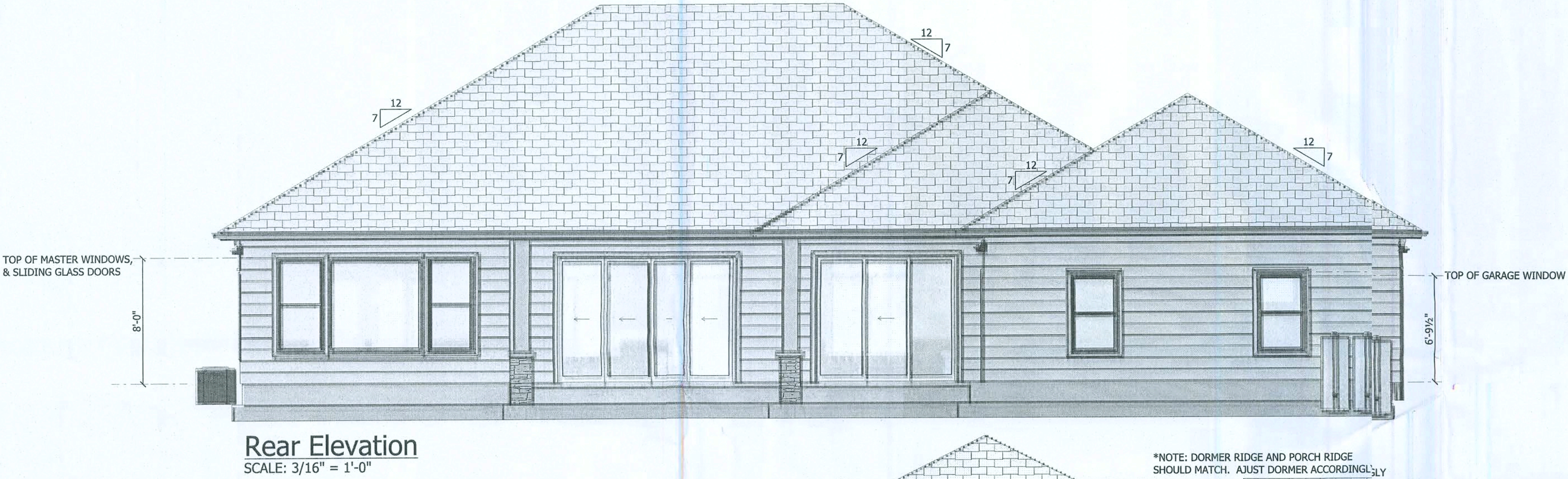
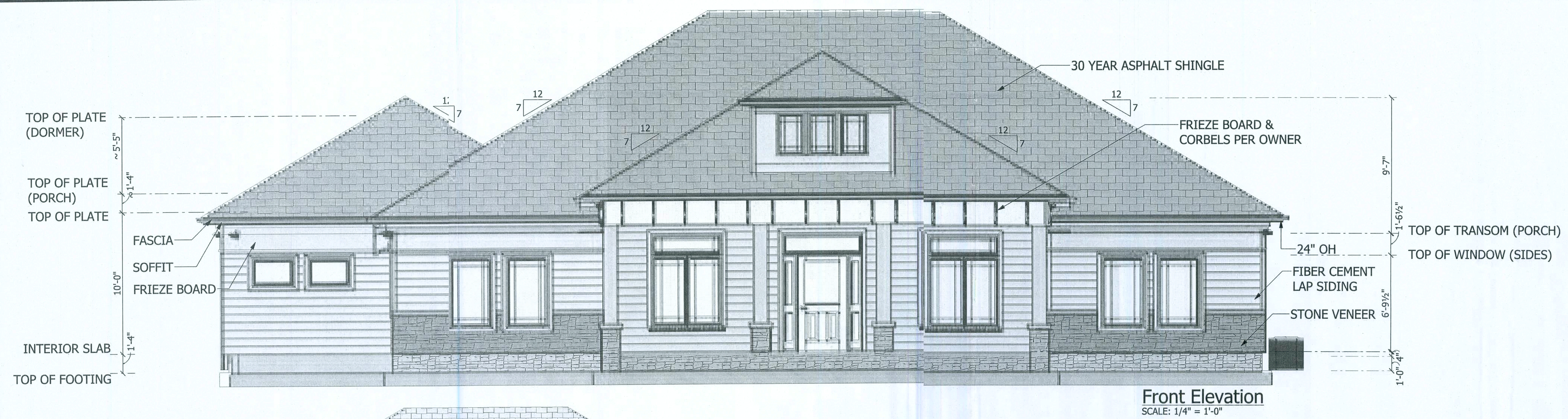
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Tim & Katherine Freerran
Lake City
FL
PHONE: 954-211-3455
FAX:
tim.freerran@motorolaolutions.com

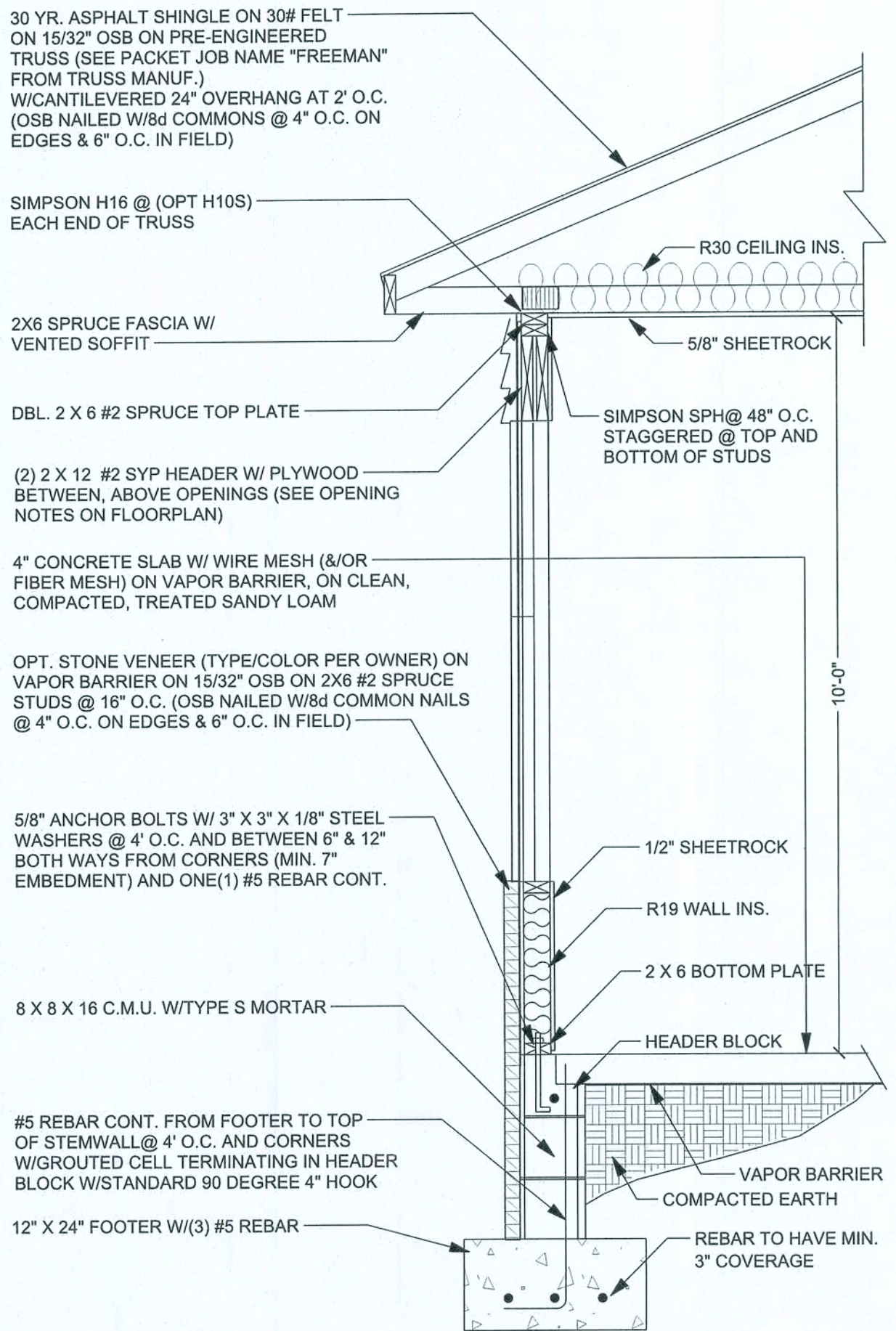
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SCALE: 3/16" = 1'-0"
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PAGE:
3/6
Electrical



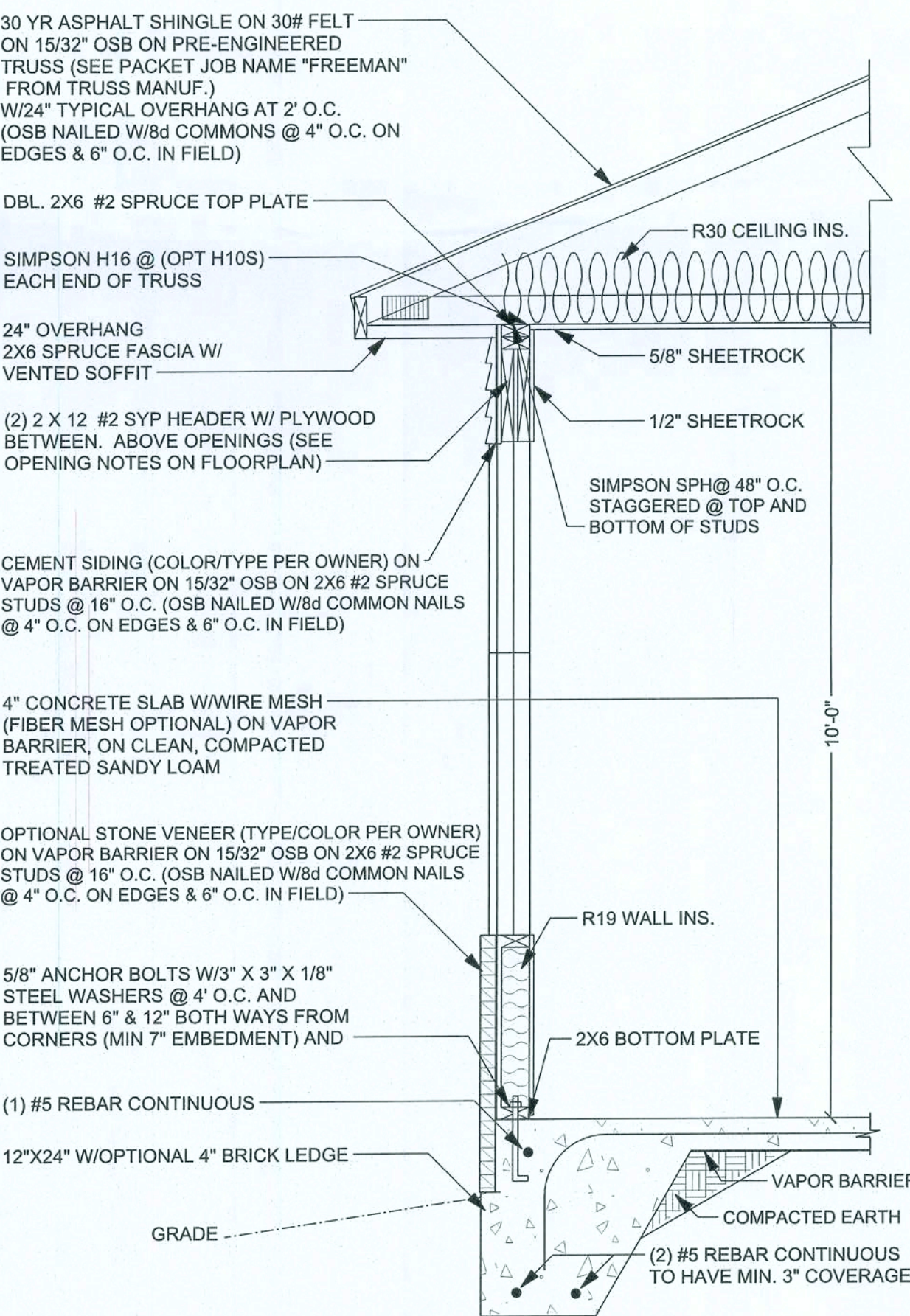
TYPICAL SECTION

SCALE: NTS

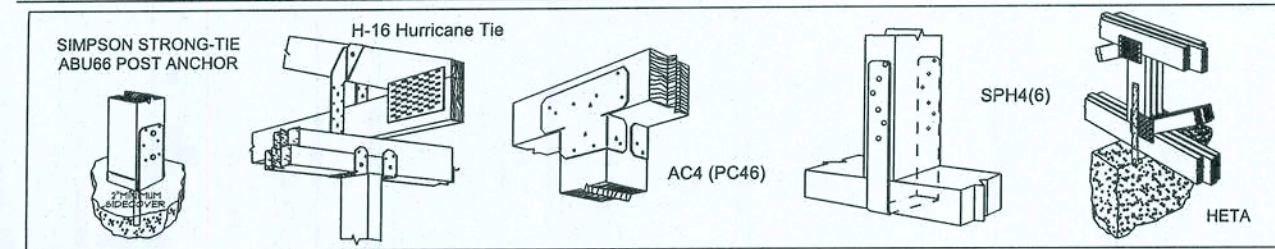


OPTIONAL TYPICAL SECTION

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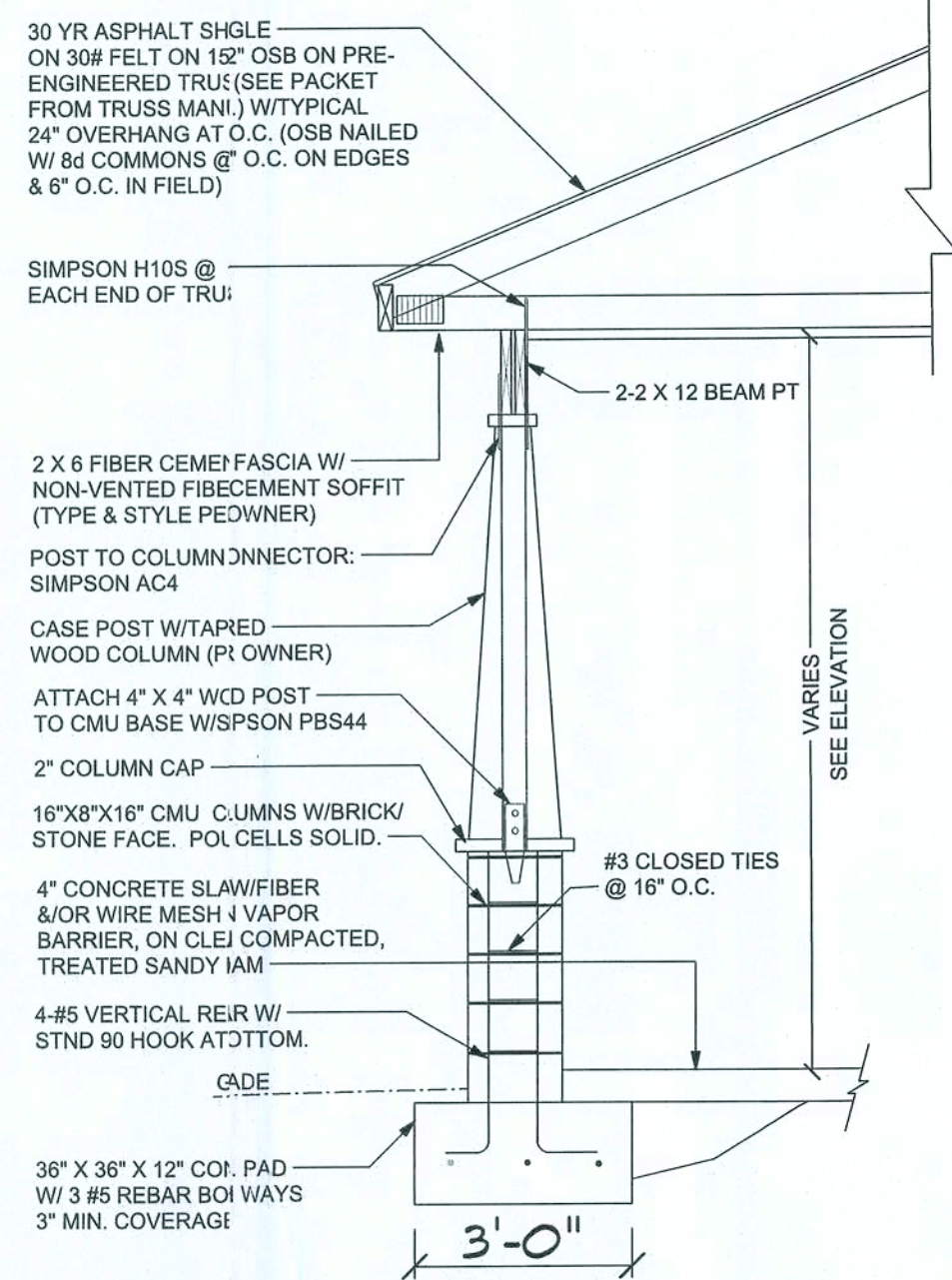


SIMPSON CONNECTOR DETAILS

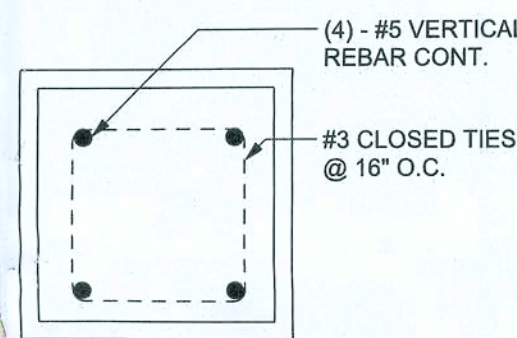


PORCH TYPICAL SECTION

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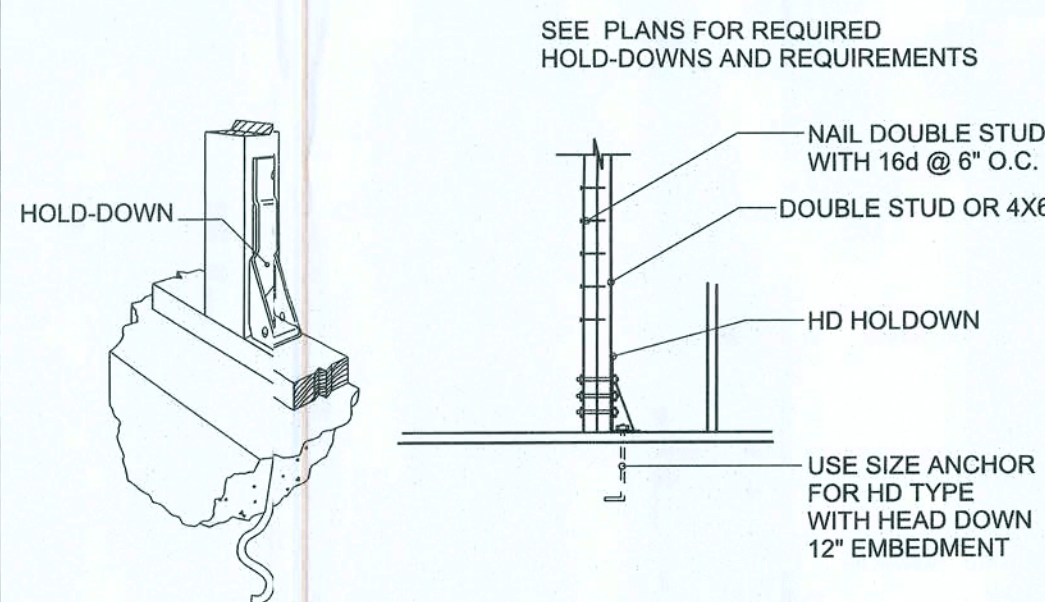


CMU COLUMN DETAIL



SHEARWALL HOLD DOWN DETAIL

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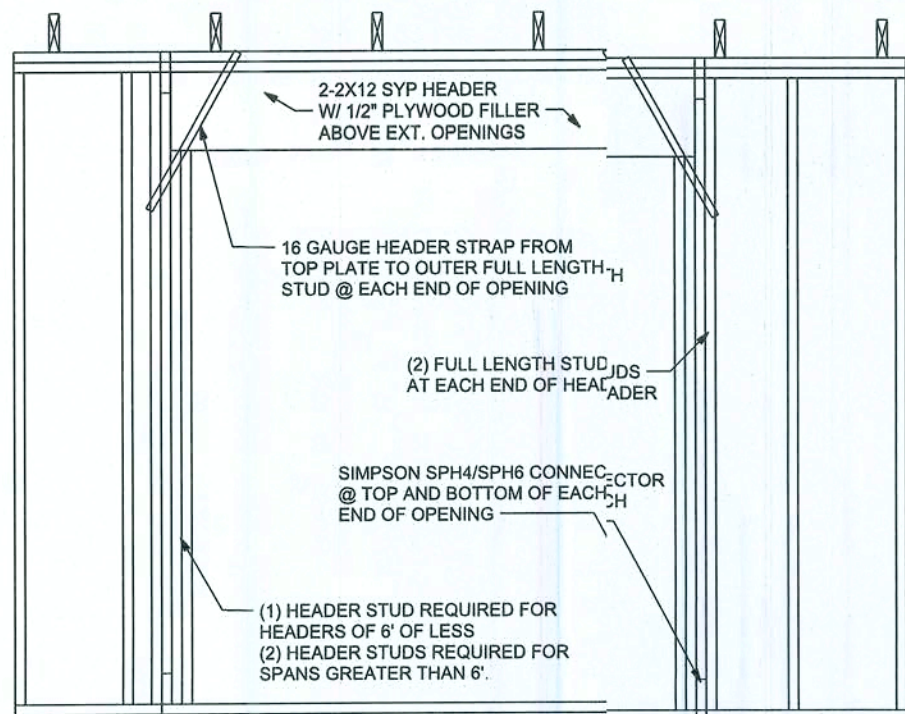


DESIGN OADS

1. LIVE LAD = 20 PSF
2. DEAD OAD = 10 PSF
3. WIND OADS
BASIC WIND SPEED = 120 MPH (3 SEC GUST)
IMPORTANCE (I) = 1.0
WIND EXPOSURE = "B"
INTERNAL PRESSURE = +/- 0.18

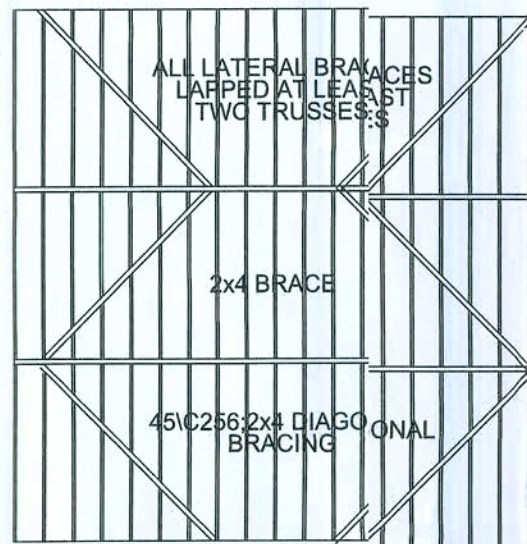
COMPONENT AND CLADDING WIND LOAD
*SEE WIND LOAD ANALYSIS PACK

TYPICAL FRAMING & UPLIFT CONNECTION FOR OPENINGS



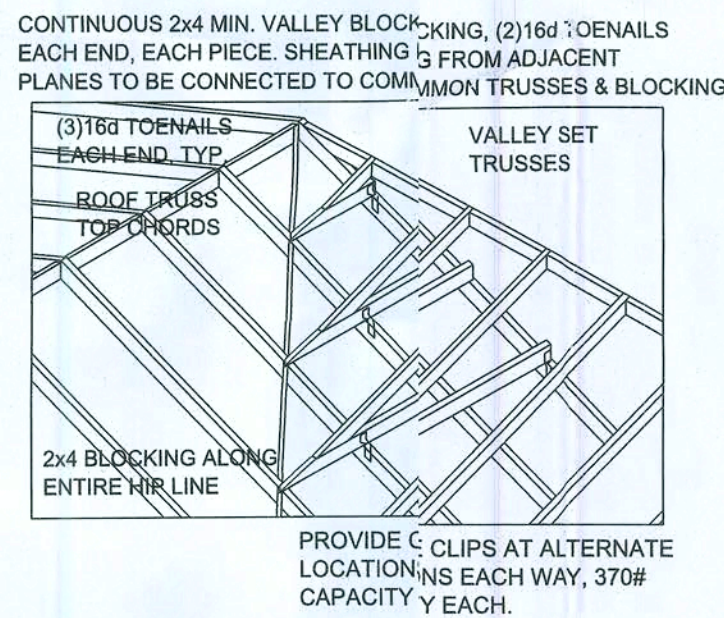
TRUSS BOTTOM CHORD BRACING DIAGRAM

SCALE: NTS



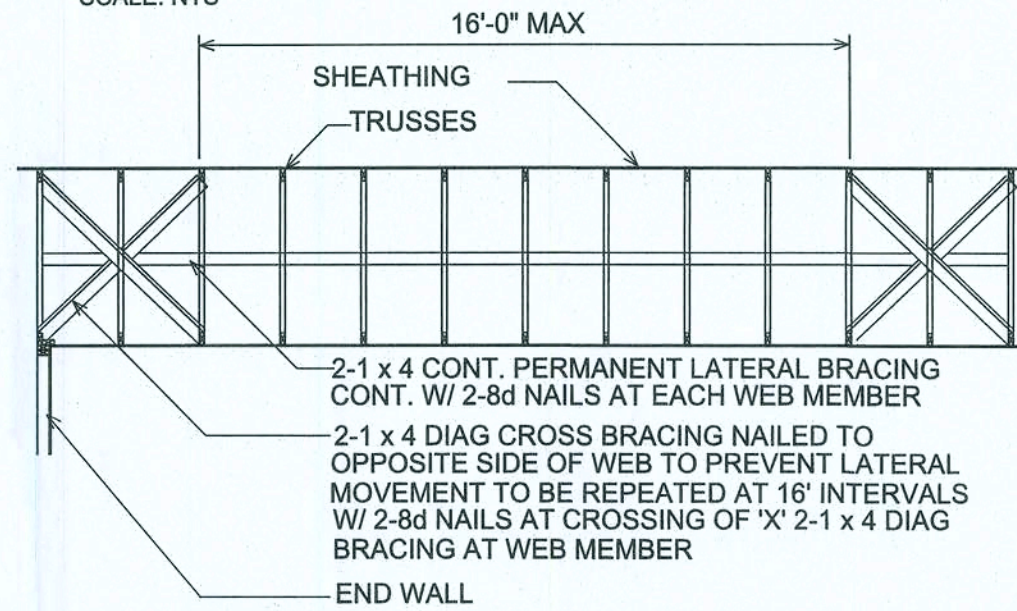
VALLEY FRAMING DETAIL

SCALE: NTS



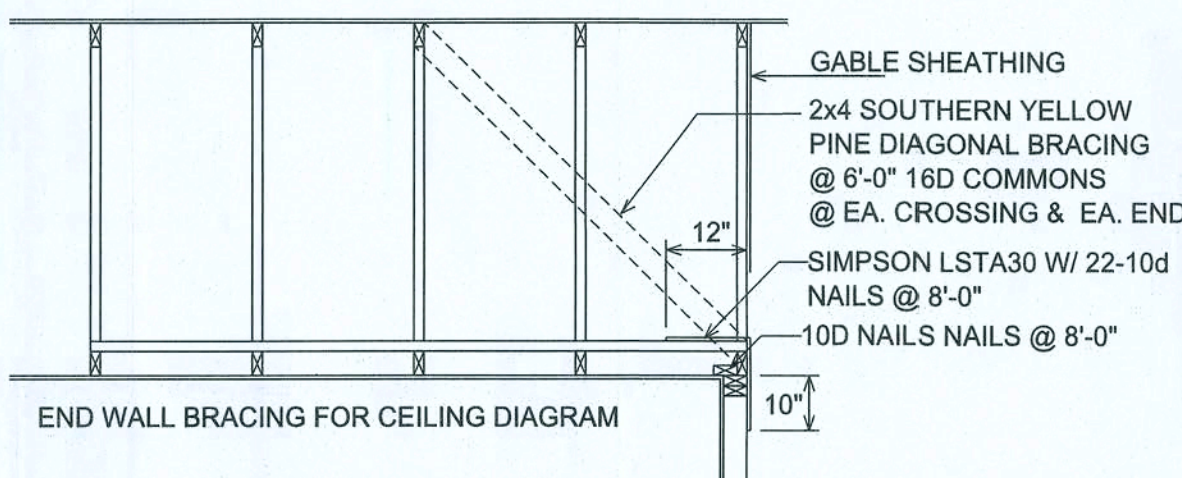
TYPICAL TRUSS BRACING DIAGRAM

SCALE: NTS



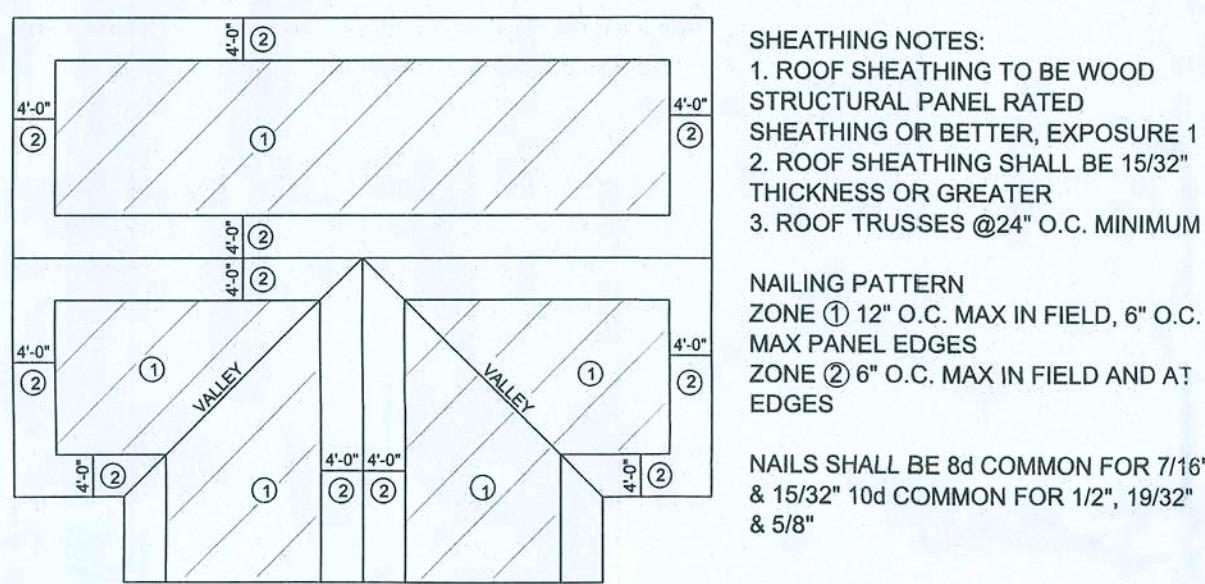
NOTE: ALL CONNECTIONS SHOULD BE MADE WITH A MINIMUM OF 2-16d NAILS

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



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"

GENERAL NOTES

SPECIFICATIONS

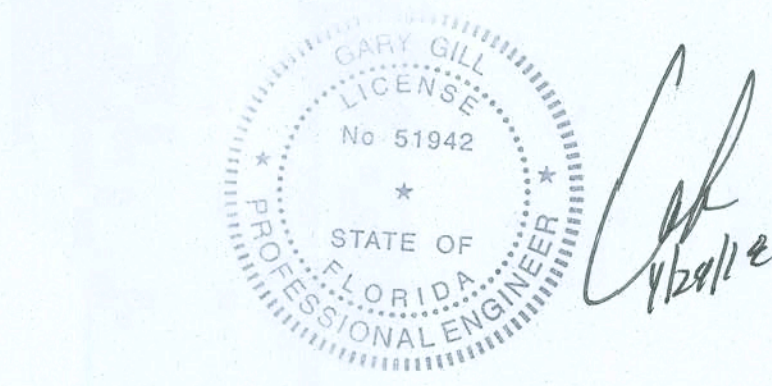
DESIGN, MATERIAL, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING STANDARDS, UNLESS OTHERWISE MODIFIED ON THE DRAWINGS:
ASCE 7 MINIMUM DESIGN LOAD FOR BUILDINGS & OTHER STRUCTURES.
ACI 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE STRUCTURES.
ACI 301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING STEEL.
ACI 530/ASCE 5/TMS 402 BUILDING CODE FOR MASONRY STRUCTURES.
2017 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 BE BRACED PER TRUSS PLATE INSTITUTE (TP) 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 RATING 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

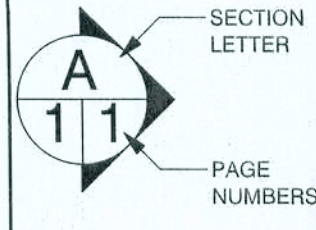
I HEREBY CERTIFY THAT THESE PLANS COMPLY WITH THE 2017 FBC FOR A 120MPH WIND LOAD (3-SEC INTERVAL).

GARY J. GILL, P.E. #51942
386-590-1242



Gill
Engineering Services, Inc.
GILL ENGINEERING SERVICES, INC.
AUTH # 30824
GARY J. GILL, P.E. #51942
426 SW COMMERCE DR 130-M
LAKE CITY, FL 32025 386-590-1242

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januaryskydesigns@gmail.com

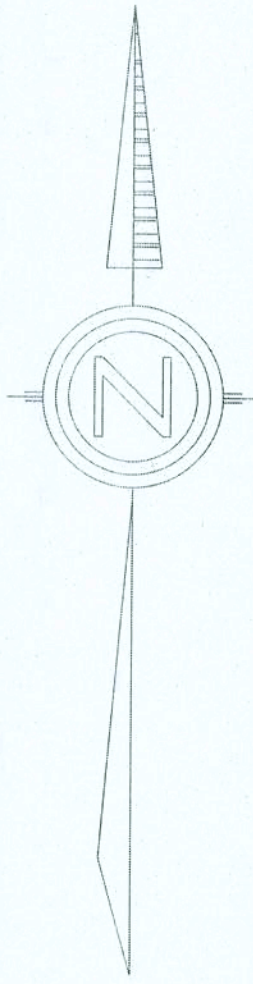


Tim & Katherine Freeman
Lake City FL
PHONE: 954-214-3455
FAX:
tim.freeman@motorcitysolutions.com
DRAWN BY:
SCALE: 3/8" = 1'-0"
DATE: NTS
PAGE 5/6
Details

N 88°46'24" E 1330.930'

N 00°49'19" W 425.529'

N 82°52'34" W 1340.760'



S 00°32'38" E 620.280'

WELL
LOCATION TB
PER OWNER

25' x 34'
PARKING PAD

SEPTIC



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januaryskydesigns@gmail.com



SECTION LETTER

PAGE NUMBER

Tim & Katherine Freeman

Lake City
FL
tim.freeman@motorolasolutions.com

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SCALE: 1" = 20'-0"
DATE: Friday, April 20, 2018

PAGE: 6/6

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