

TEELE RESIDENCE
AND GARAGE PLANS
COLUMBIA COUNTY, FL

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10-22-07

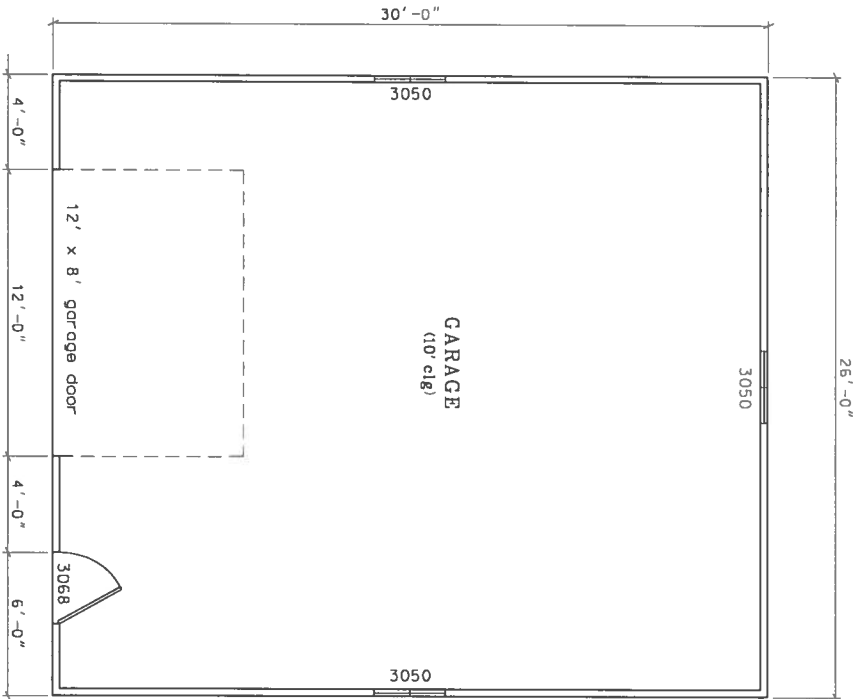
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TEELE RESIDENCE/GARAGE
COLUMBIA COUNTY, FLORIDA

PLANS PREPARED BY:
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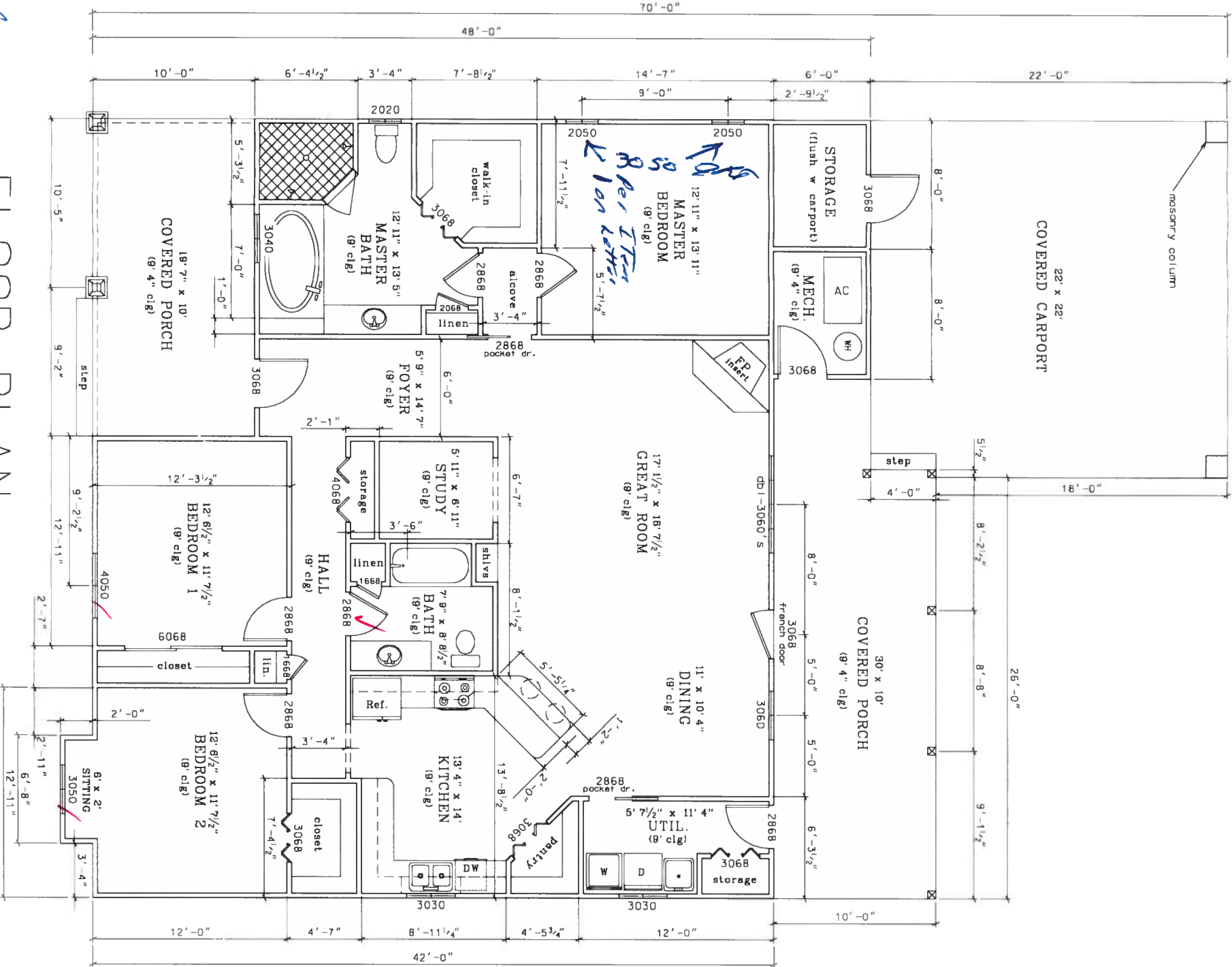
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FLOOR PLAN

0 4' 8'
Scale

GARAGE - 780 sq. ft.



FLOOR PLAN

0 4' 8'
Scale

LIVING AREA - 1844 sq. ft.
MECH./STORAGE - 108 sq. ft.
CARPORT - 482 sq. ft.
PORCHES - 481 sq. ft.

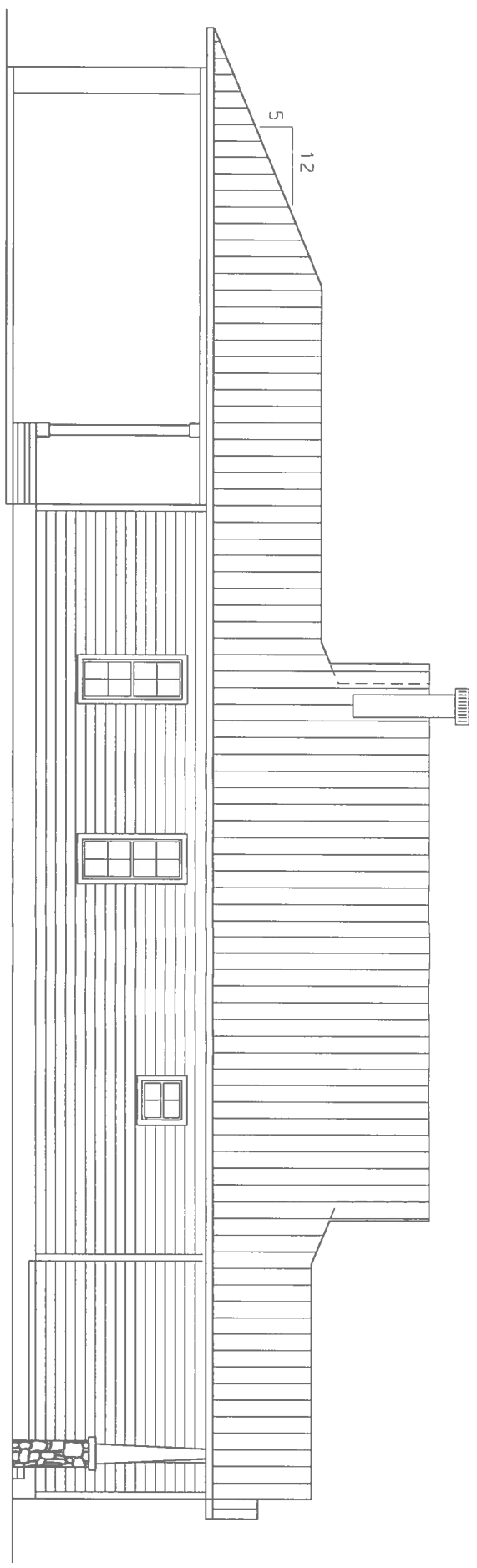
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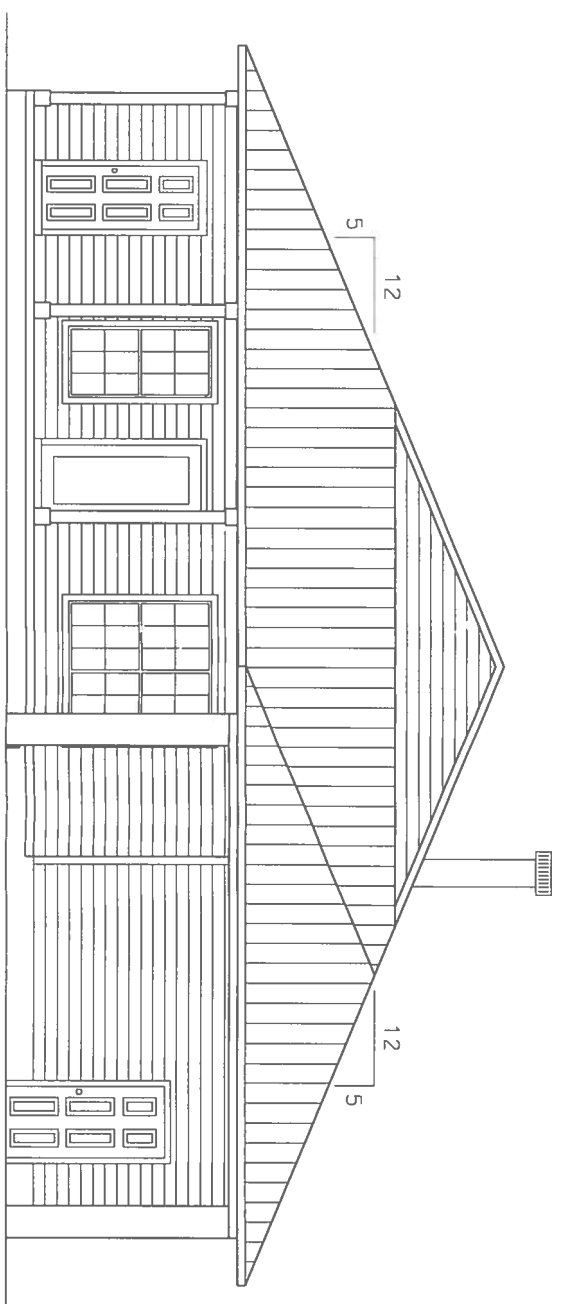
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LEFT ELEVATION

0 4' 8'
scale



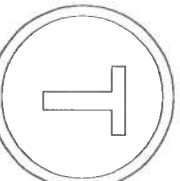
REAR ELEVATION

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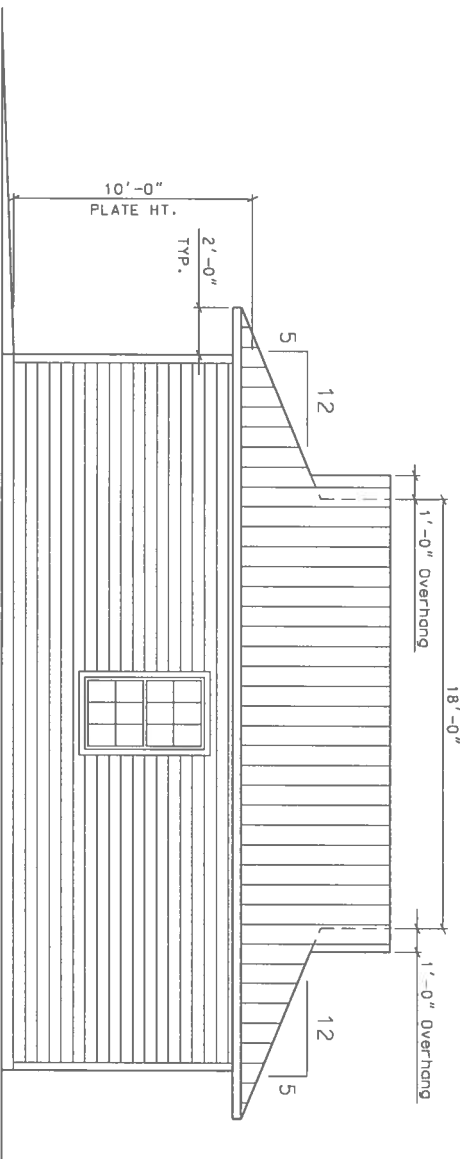
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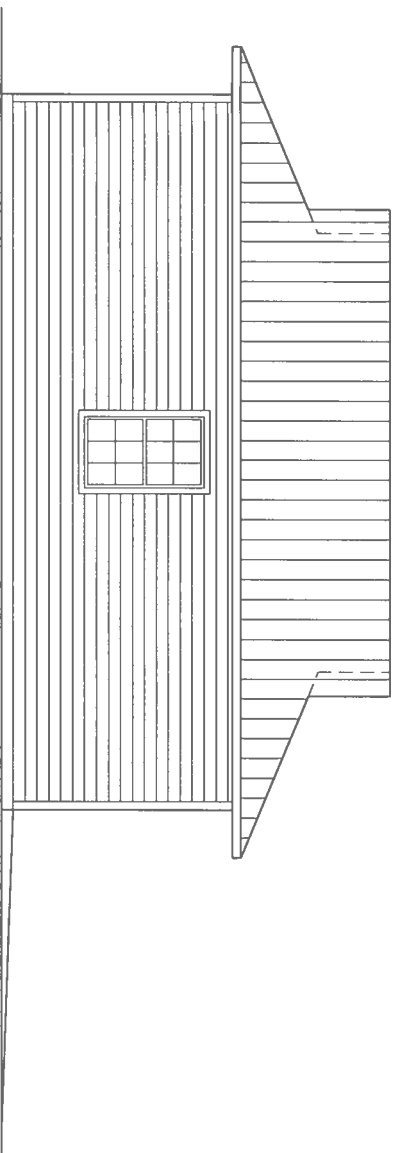
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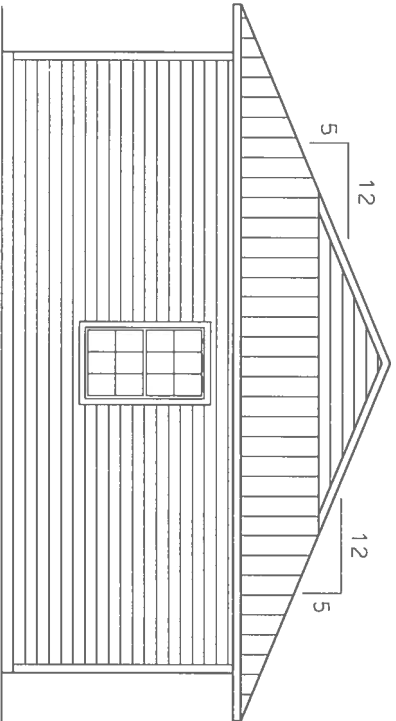
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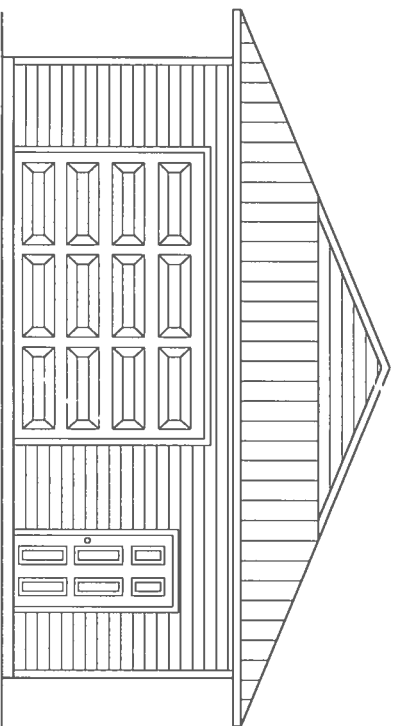
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION

0 4' 8'
scale

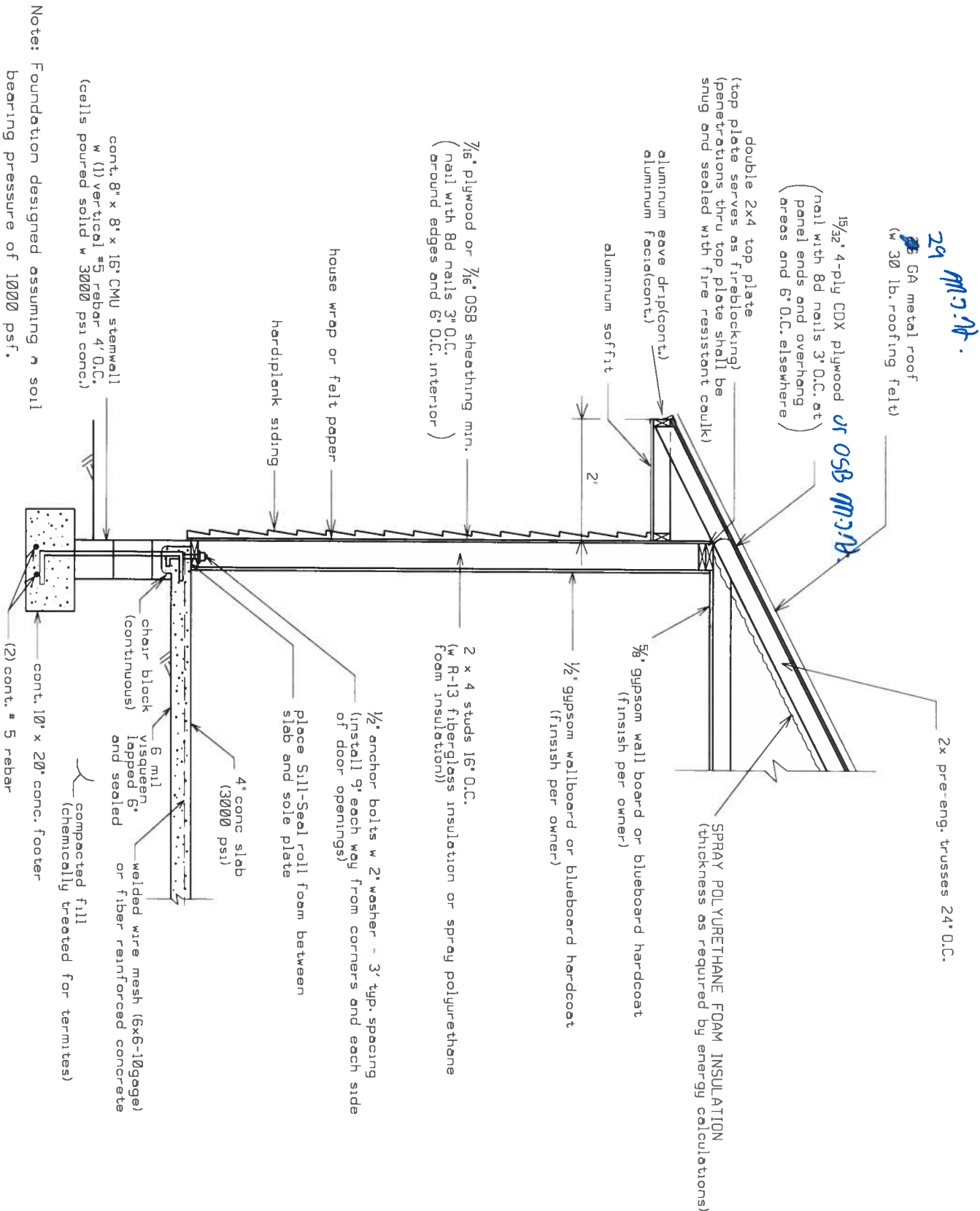
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DETAIL A - WALL TYPICAL (N.T.S.)

HEADER SIZES/MATERIAL SHALL BE AS FOLLOWS:

WINDOW AND DOOR OPENINGS: 2 - #2 SYP 2X10's, with 1/2" plywood or OSB between
 PORCH BEAMS SHALL BE: 2 - #2 SYP 2X10'S with 1/2" plywood or OSB between.
 CARPORT BEAM: (SEE REQUIREMENTS TO THE RIGHT)

STRAPPING AND ANCHOR REQUIREMENTS

(Designed in accordance with the 2004 FBC and amendments):

WINDLOAD DATA AND EXPOSURE:

Basic Wind Speed = 110 mph
 Importance Factor = 1.0
 Exposure Category = B
 Residential Occupancy = Group R3
 Mean Roof Height = 16'
 Height and Exposure Adjustment Coefficient = 1.0
 Roof Cross Slope = 5:12(See Elevations)
 Wall Height = 9'
 Analysis Method = FBC 1609.6 - Simplified Provisions for Low Rise Buildings
 (see tables 1609.6A, 1609.6B, 1609.6C and 1609.6E for wind pressure values)

TRUSS ANCHORS:

At Truss to Exterior Wall and Porch Beam Locations: install one Simpson model H10 anchor for all trusses.

WALL STRAP TIES:

At top and bottom of wall install one Simpson model SP4 at each side of each door and window 4' or less in width. At top and bottom of wall for windows and doors larger than 4' in width install two Simpson model SP4's each side of opening. All other wall locations install one SP4 top and bottom of the wall 4' on center

Where Carport beams frame into walls install 1 - 1' x 5/8" anchor bolt with Simpson CNW5/8 coupler and 1/8" all-thread to top of beam with 3" plate and 2" washer with nut.

At gable ends install one Simpson model H5 anchor where lookouts connect to end gable truss.

SHEATHING:

Wall sheathing shall be installed with long dimension vertical on exterior walls and full-depth blocking shall be required at horizontal joints in sheathing.

PORCH COLUMNS:

Install Simpson model ABU66 and Simpson model ACMMax (ACE6Max may be used for end columns)

BEAM FOR CARPORT:

Beam for Carport shall be a 5.25" x 16" deep LVL beam Fb = 2650 (Louisiana Pacific GangLam Fb=2650 or equivalent capacity beam)

MASONRY COLUMNS FOR CARPORT:

Masonry pier/footer shall be 36" x 36" x 18" deep with 5-#5 rebar each way (mat), with 4-#5 vertical rebar with ACI hooks in footer (3000 psi concrete). Piers shall be 16" x 16" column blocks with 4-#5 rebar poured solid with 3000 psi concrete. Install 1 - Simpson model SSB24(5/8" diameter) and 1 - Simpson model HD3A with 2 - 1/4" bolts each column to beam connection.

Equivalent capacity anchors may be substituted, installed in accordance with the manufacturers requirements.

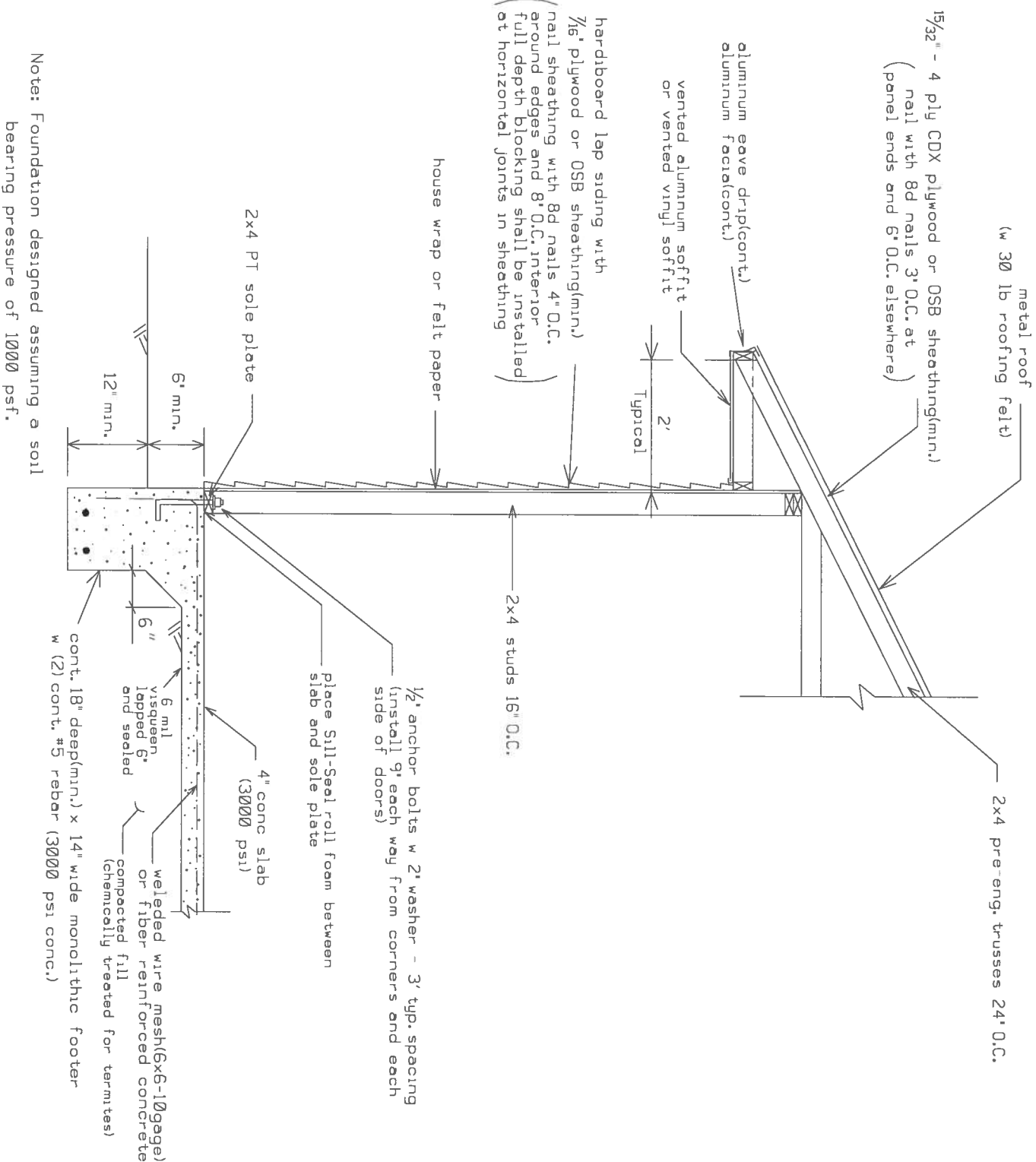
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 10-22-07



Notes: Foundation designed assuming a soil bearing pressure of 1000 psf.

DETAIL B - WALL DETAIL(TYP.) N.T.S.

HEADER SIZES/MATERIAL SHALL BE AS FOLLOWS:

WINDOW AND DOOR OPENINGS: 2-#2 SYP 2X10's with 1/2" plywood between, minimum)

GARAGE DOOR OPENING: 2-#2 syp 2X12's with 1/2" plywood or OSB between, minimum)

STRAPPING AND ANCHOR REQUIREMENTS (Designed in accordance with 2004 FBC and amendments)

WINDLOAD DATA AND EXPOSURE:

Basic Wind Speed = 110 mph
Importance Factor = 1.0
Exposure Category = B
Residential Occupancy = Group R3
Mean Roof Height = 13' 6"
Height and Exposure Adjustment Coefficient = 1.0
Roof Cross Slope = 5:12
Wall Height = 10'
Analysis Method = FBC 1609.6 - Simplified Provisions for Low Rise Buildings (see tables 1609.6A, 1609.6B, 1609.6C and 1606.2E for wind pressure values)

TRUSS ANCHORS:

At Truss to Exterior Wall Plate Locations install one Simpson model H10 anchor.

WALL STRAP TIES:

At top and bottom of walls install one Simpson model SP4 at each side of each door or window. At the 12' garage door location install two Simpson model SPH4's each side top and bottom of the wall. At other wall locations install one SP4 at the top and bottom of the wall 4' on center.

Equivalent capacity anchors may be substituted, installed in accordance with the manufacturers requirements.

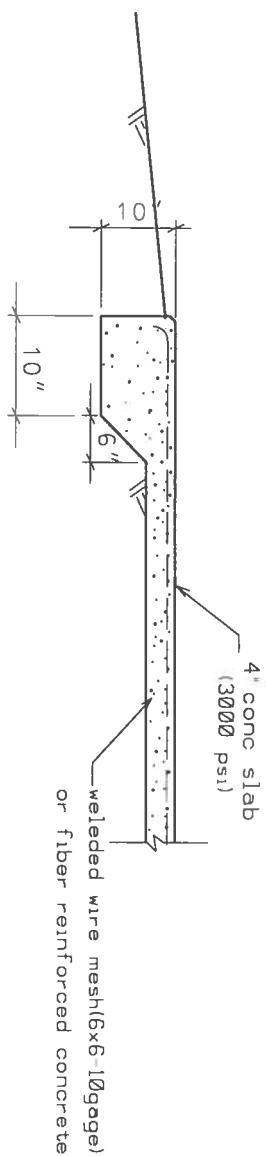
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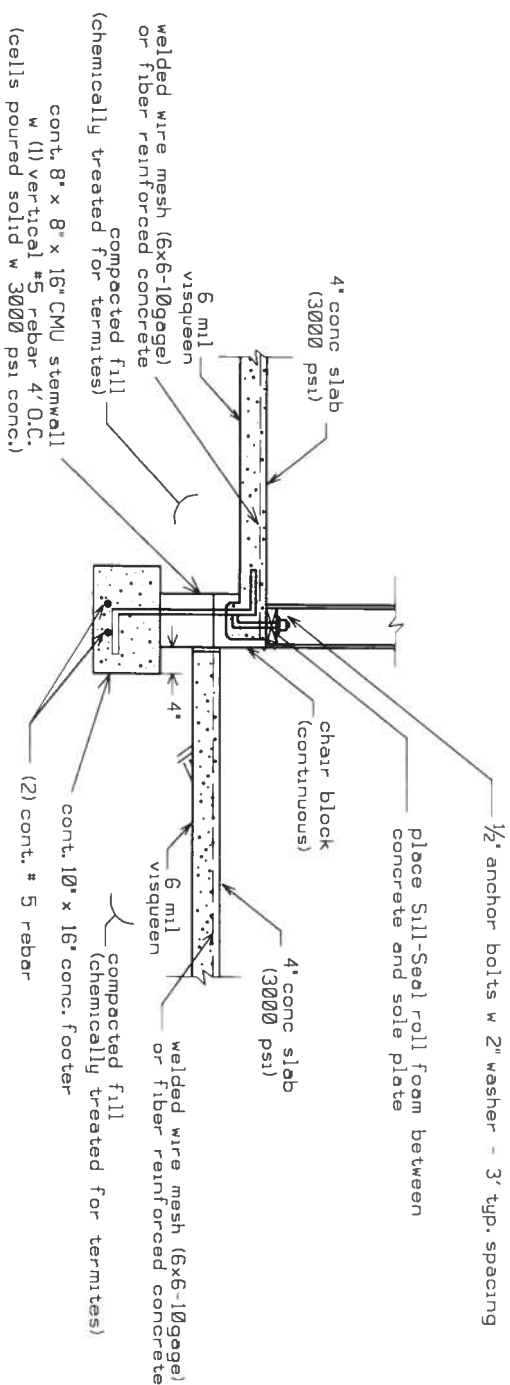
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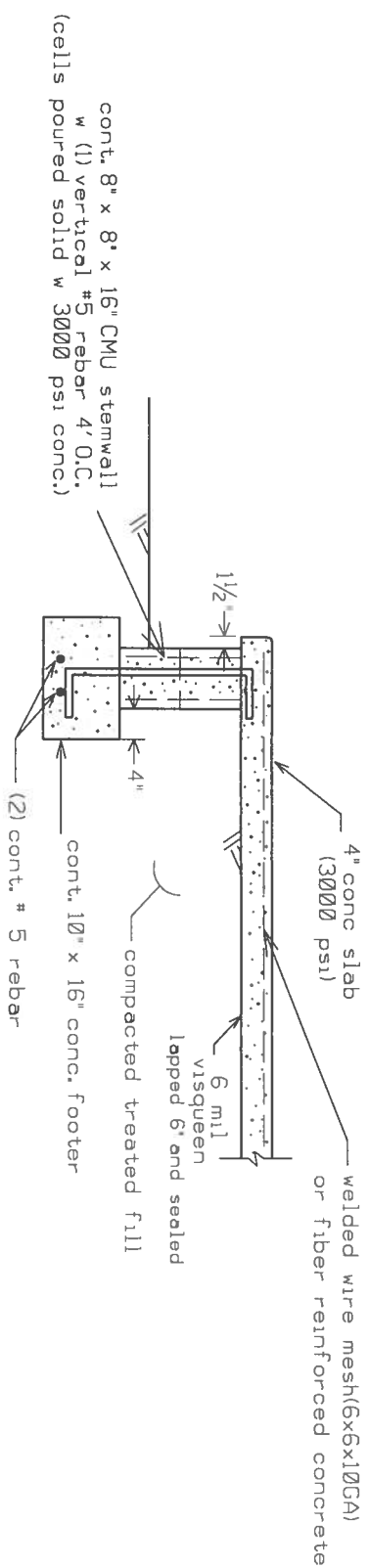
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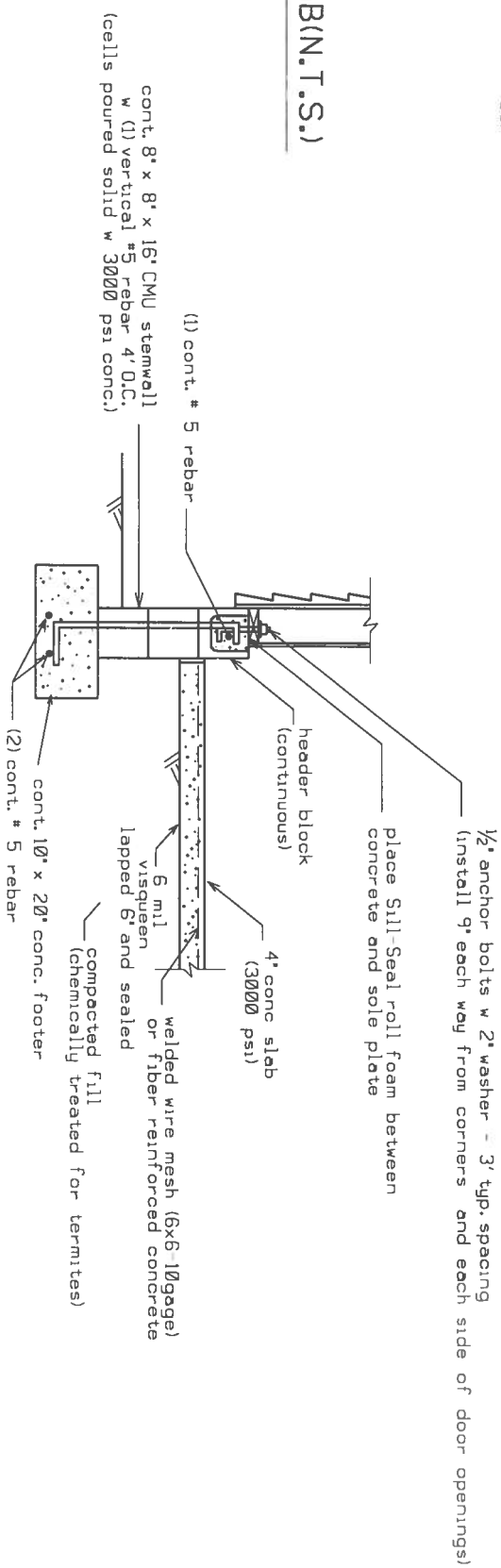
DETAIL "E"
CARPORT PAD EDGE THICKENING DETAIL(N.T.S.)



DETAIL "D"
INTERIOR GARAGE STEMWALL WITH FLOATING SLAB(N.T.S.)

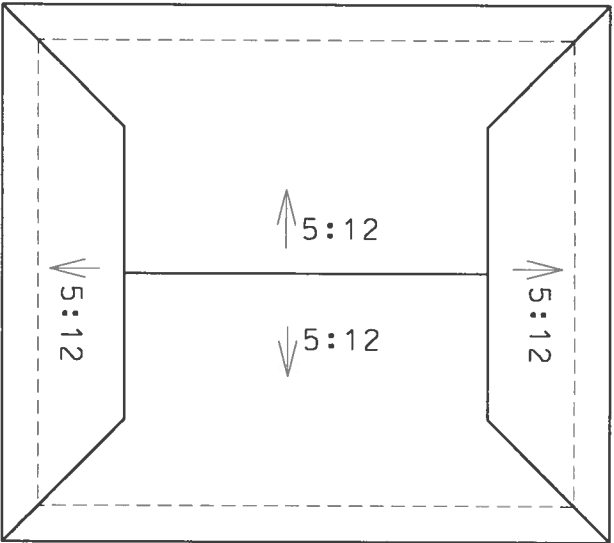


DETAIL C
PORCH FOUNDATION (N.T.S.)



DETAIL "F"
CARPORT STORAGE AREA STEMWALL WITH FLOATING SLAB(N.T.S.)

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10-22-07



GARAGE ROOF PLAN N.T.S.

WINDOWS	
SIZE	QUANTITY
2020	1
2050	2
3030	2
3040	1
3050	4
3060	1
dbl - 3060's	1
4050	1

EXTERIOR DOORS	
SIZE	QUANTITY
2868	1
3068	3
3068 entry dr. w glass	1
3068 french dr.	1
12080 garage dr	1

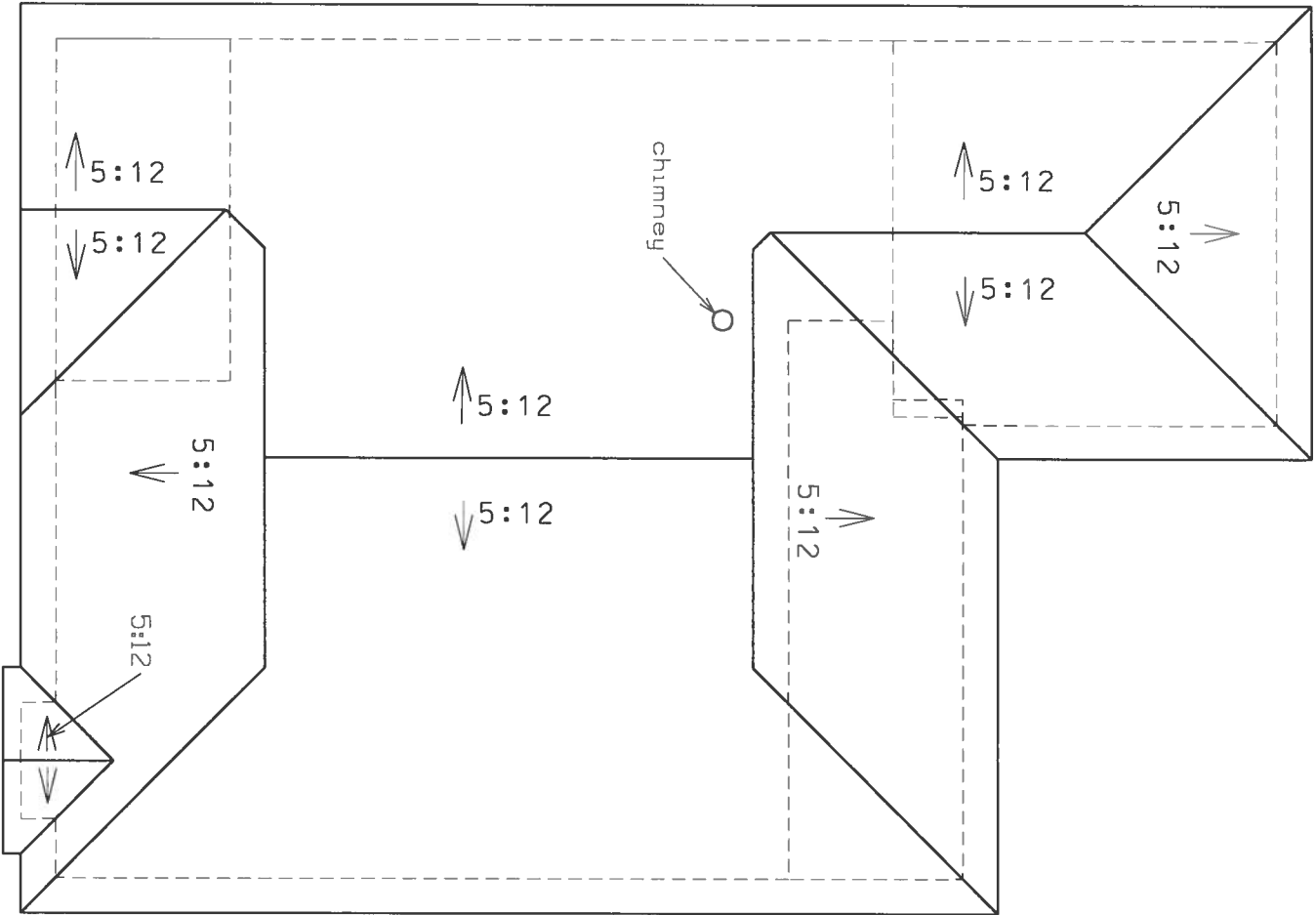
INTERIOR DOORS	
SIZE	QUANTITY
1668	2
2068	1
2868	5
2868 pocket dr.	2
3068 - 4 panel	3
4068 - 4 panel	1
6068 slider	1
glass shower dr.	1
attic access dr.	2

WINDOW AND DOOR SIZES

Rough-in dimensions vary per model/make of window/door. Verify actual rough-in dimensions prior to framing opening.

Note: All windows are single hung windows with the exception of the bathroom windows which may be fixed as directed by the owner.

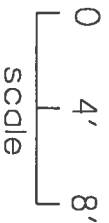
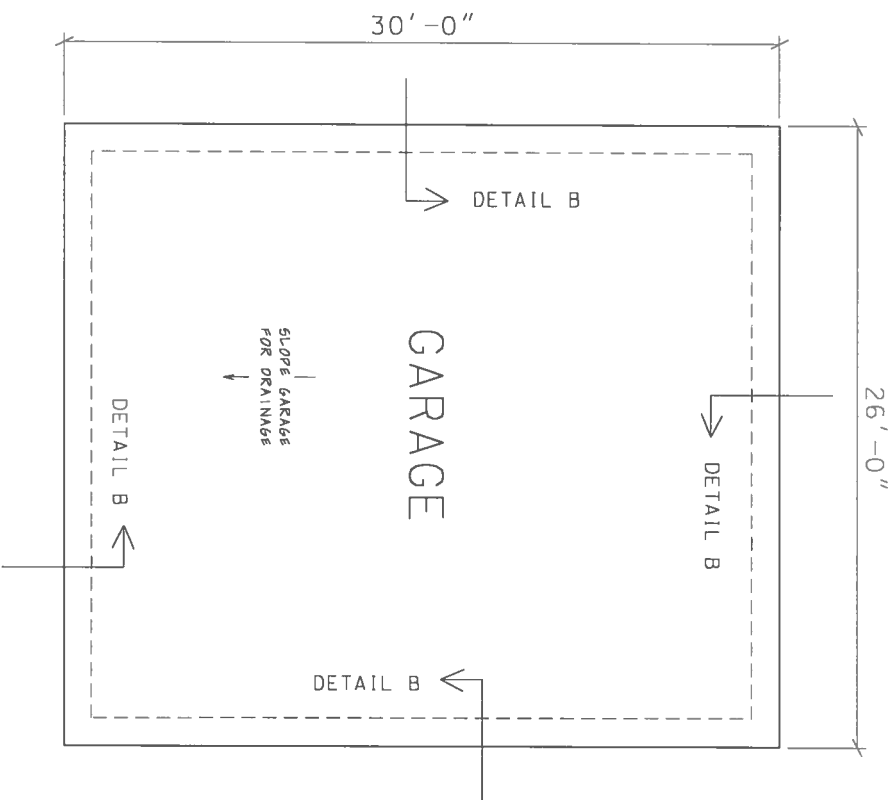
Note: One attic access door shall be placed in the home and one in the garage, as located by the owner.



HOME ROOF PLAN N.T.S.

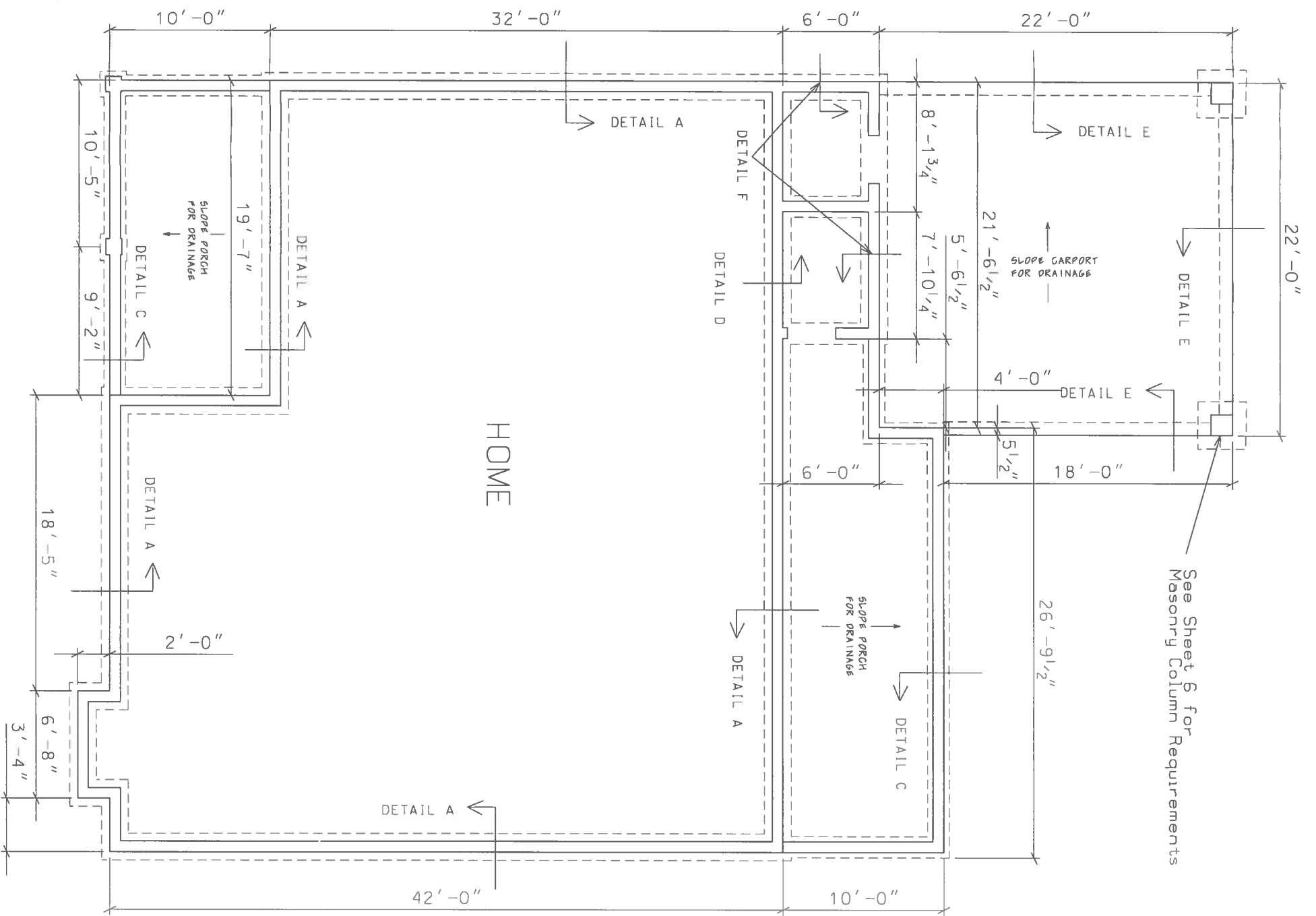
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FOUNDATION PLANS

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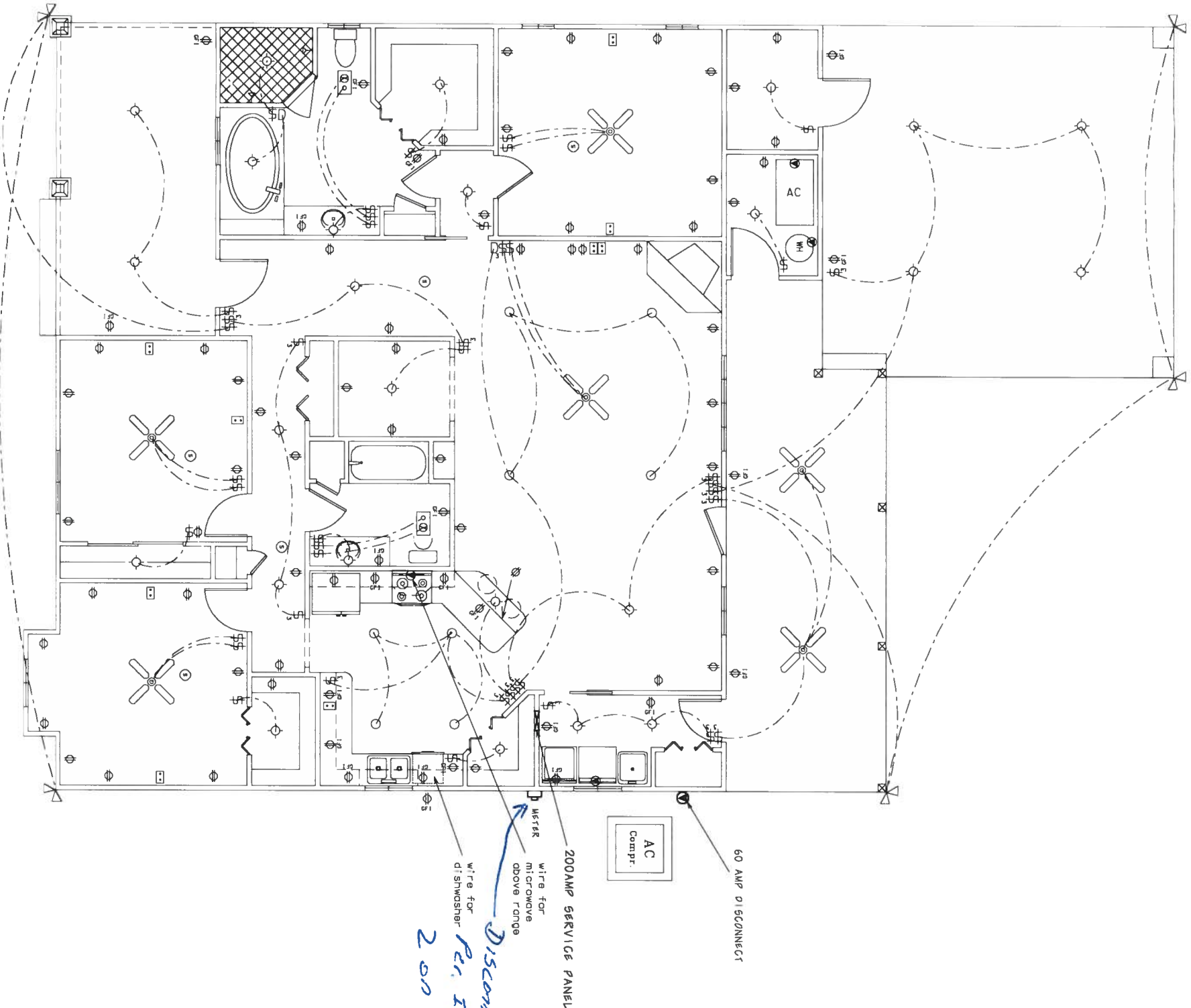
ELECTRICAL LEGEND

- ⊗ - CEILING FAN w LIGHTS
- - LIGHT FIXTURE
- - RECESSED CAN LIGHT FIXTURE
- ⊙ - WALL-MOUNTED LIGHT FIXTURE
- \$ - SINGLE POLE SWITCH
- \$₃ - THREE-WAY SWITCH
- D - DIMMER SWITCH
- D₃ - THREE-WAY DIMMER SWITCH
- ⊕ - RECEPT.
- ⊕ - GFI RECEPT OR PART OF A GFI CIRCUIT.
- ▽ - SECURITY LIGHT
- ⊠ - EXHAUST WITH LIGHT
- ⦿ - 220 V.
- ⊕ - SMOKE DETECTOR (AC/DC and interconnected)
- ⊠ - COAX & TELEPHONE

NOTES:

- 1.) ALL EXTERIOR RECEPTACLES SHALL BE WEATHERPROOF.
- 2.) ALL BEDROOM RECPPTS SHALL BE PART OF AN AFCI CIRCUIT. EACH BEDROOM SHALL BE ON AN INDIVIDUAL AFC CIRCUIT.

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ELECTRICAL PLAN

0 4' 8'
scale

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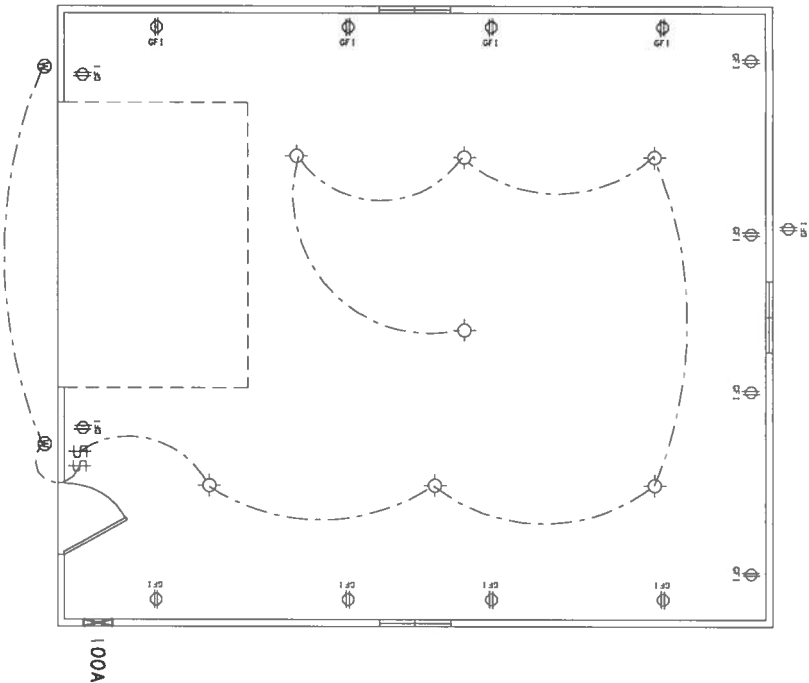
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ELECTRICAL LEGEND

- ⊙ - LIGHT FIXTURE
- ⊗ - WALL-MOUNTED LIGHT FIXTURE
- \$ - SINGLE POLE SWITCH
- ⊕_{GFI} - GFI RECEPT OR PART OF A GFI CIRCUIT.

NOTES:

1.) ALL EXTERIOR RECEPTACLES SHALL BE WEATHERPROOF.



GARAGE ELECTRICAL PLAN

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10-22-07

0 4' 8'
scale

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