

BLAKLEY RESIDENCE PLANS COLUMBIA COUNTY, FL

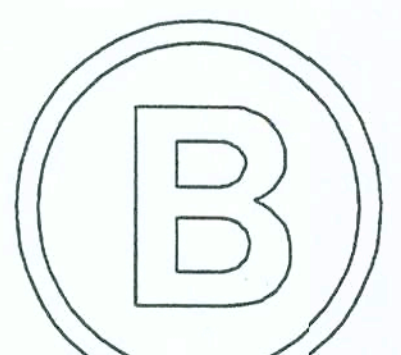
Plan Sheet Index:

Sheet No.	Description
1	title/index sheet
2	floor plan
3	front and right elevations
4	rear and left elevations
5	wall typical/strapping and anchor requirements
6	special details
7	roof plan & window and door sizes
8	foundation plan
9	electrical plan

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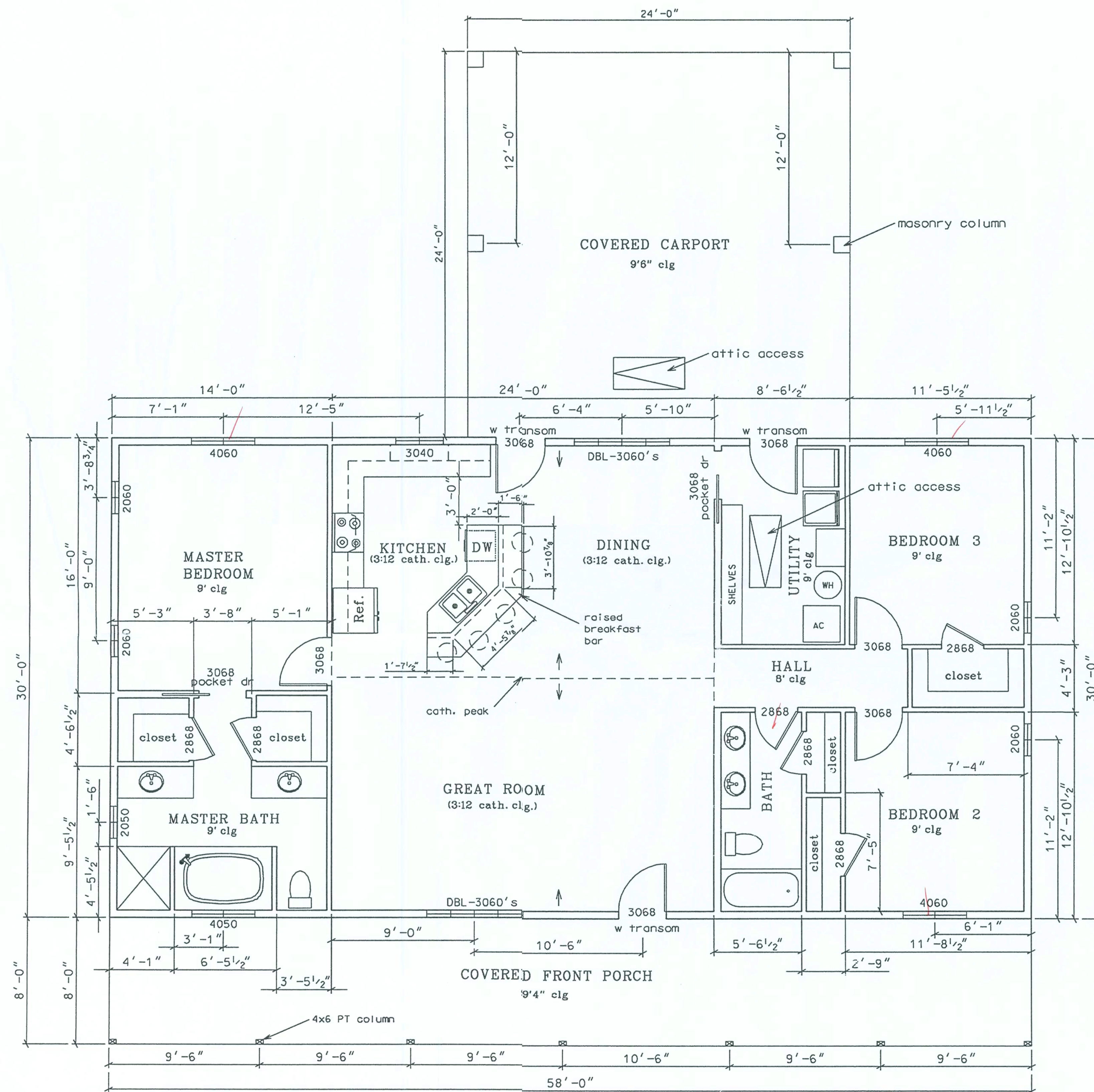
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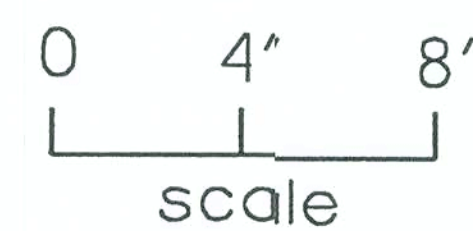
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SHEET
1
OF
9



FLOOR PLAN



LIVING AREA - 1740 sq. ft.
FRONT PORCH - 464 sq. ft.
CARPORT - 576 sq. ft.

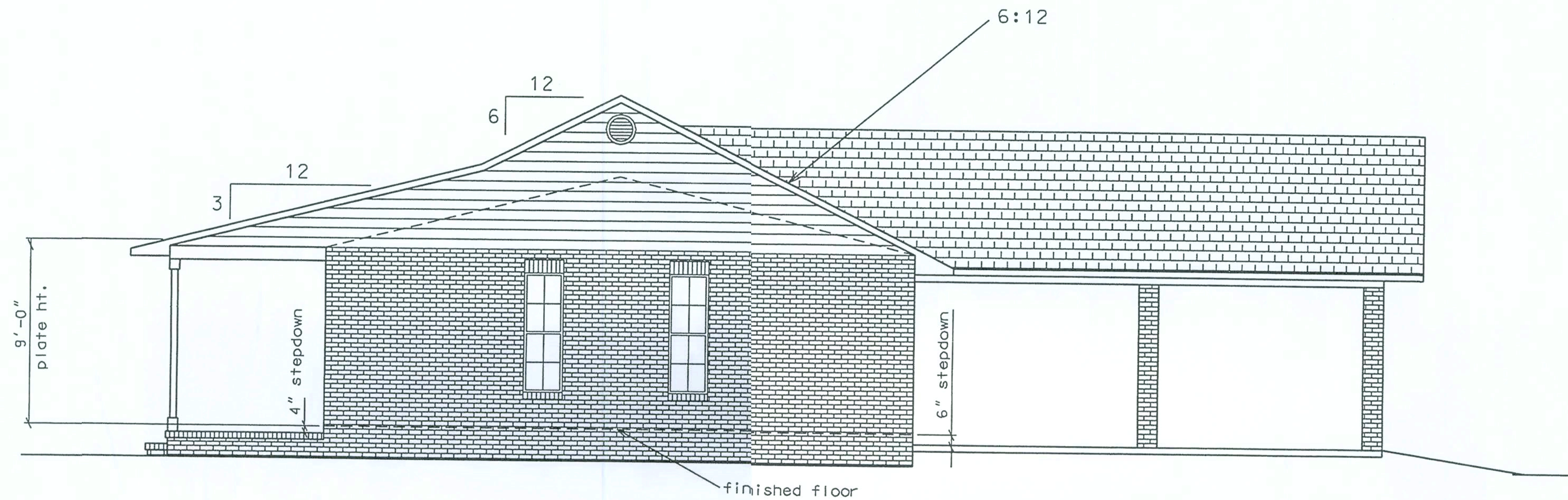
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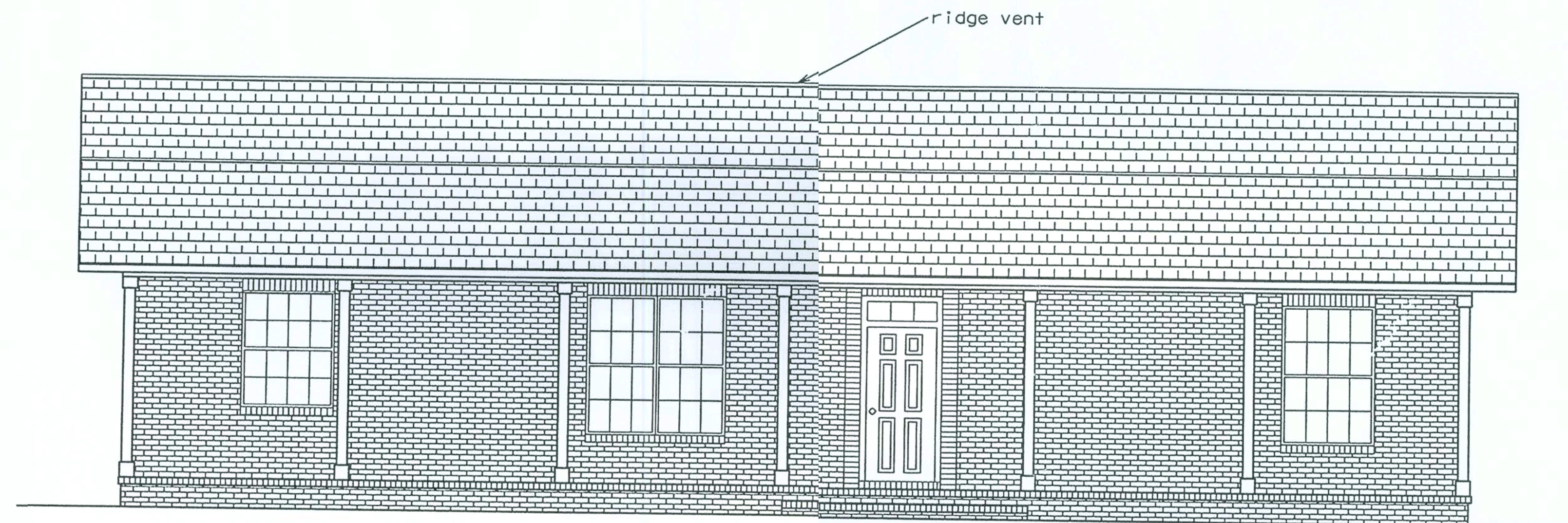
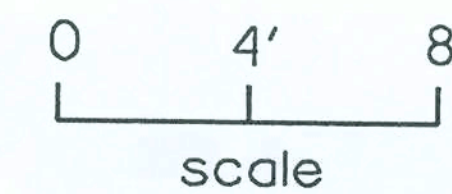
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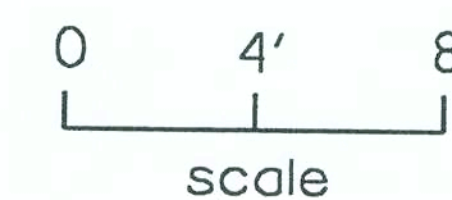
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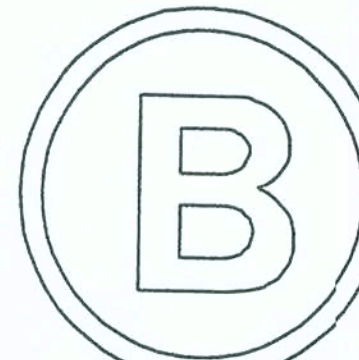
RIGHT ELEVATION



FRONT ELEVATION



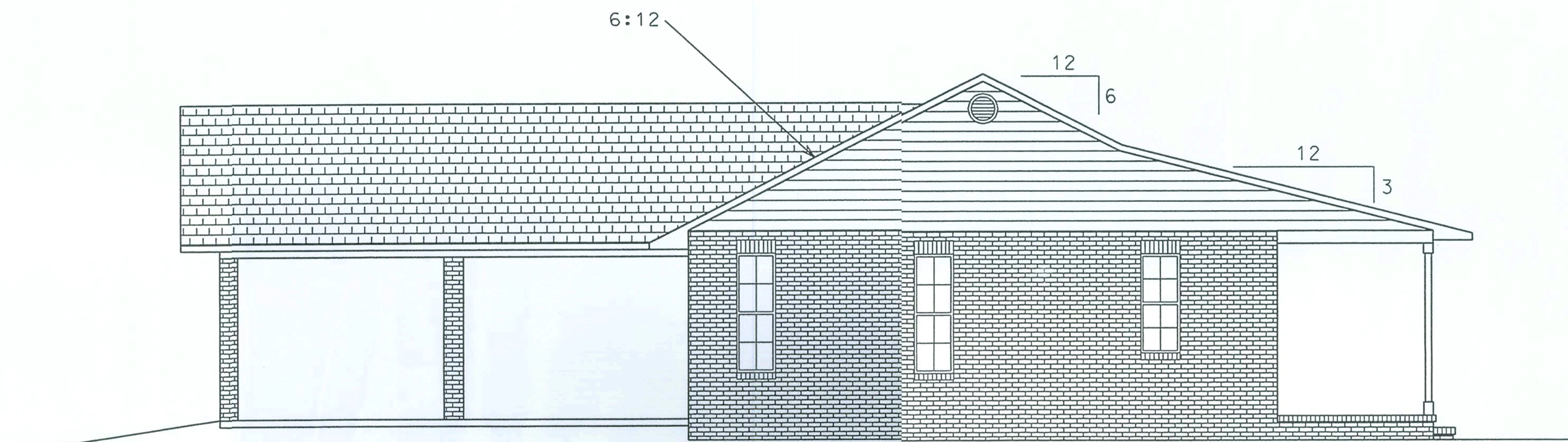
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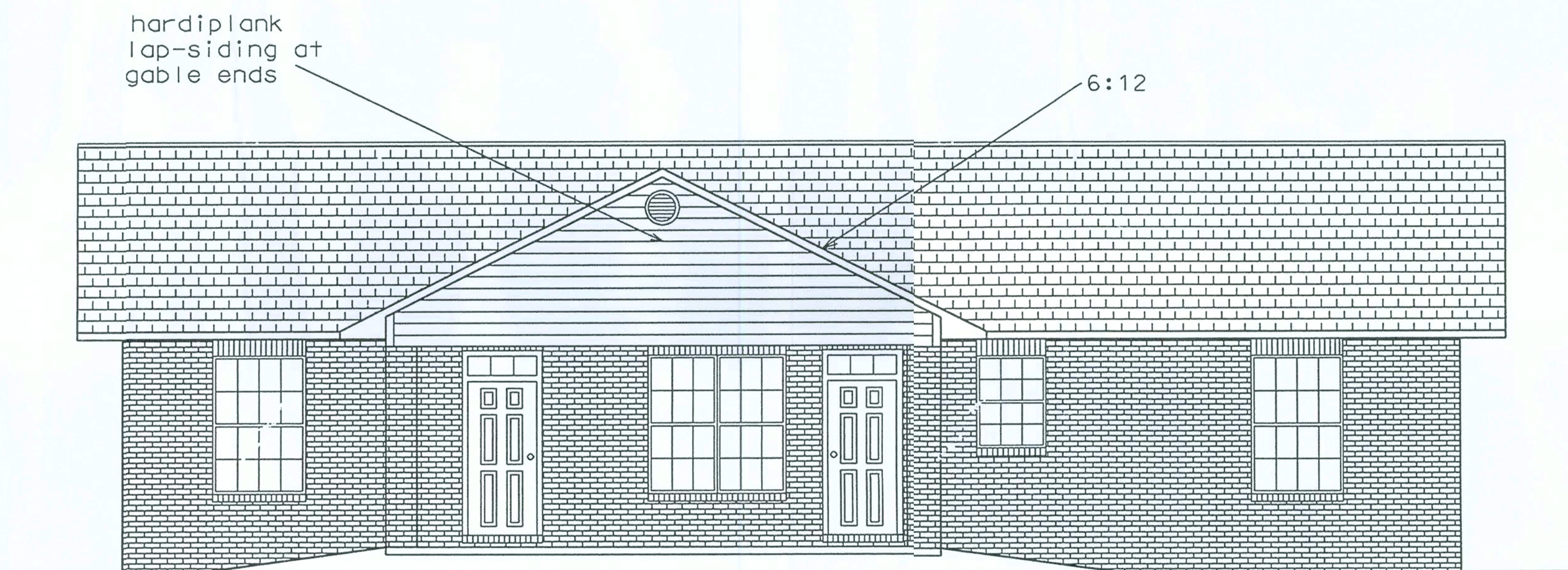
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SHEET
3
OF
9



LEFT ELEVATION

0 4' 8'
scale



REAR ELEVATION

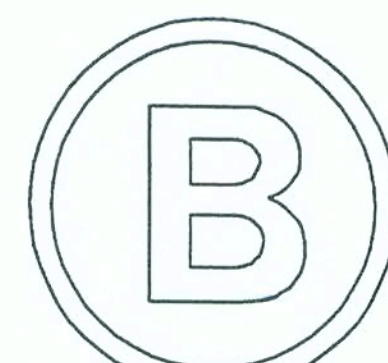
0 4' 8'
scale

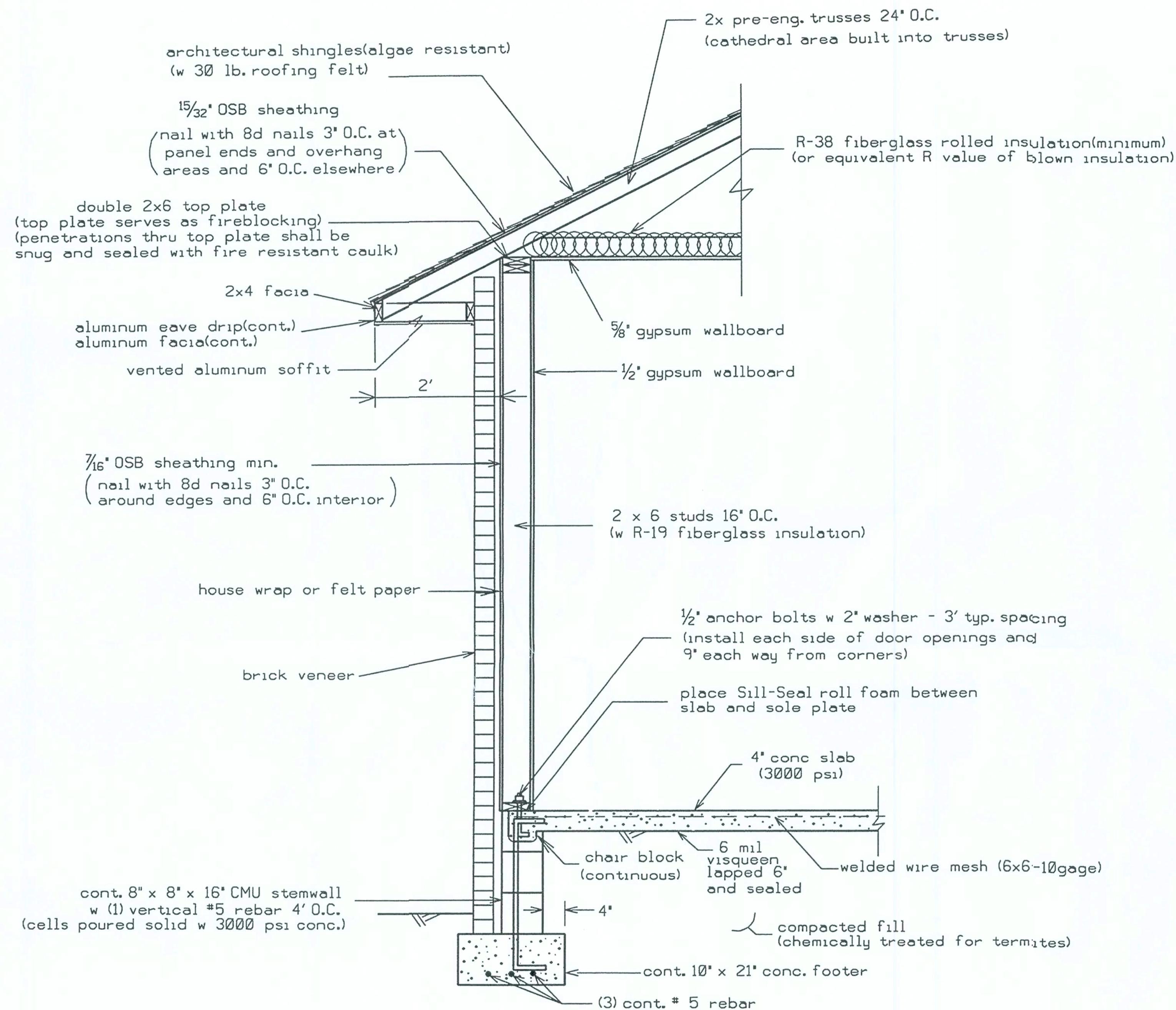
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SHEET
4
OF
9





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

HEADER SIZES/MATERIAL SHALL BE AS FOLLOWS:

WINDOW AND DOOR OPENINGS: 2 - #2 SYP 2X10's w spacer

FRONT PORCH BEAMS SHALL BE: 2 - #2 SYP 2X10'S with 1/2" plywood/OSB between.

CARPORT BEAMS SHALL BE: 3 - #2 SYP 2X12'S

STRAPPING AND ANCHOR REQUIREMENTS

(Designed In accordance with the 2004 FBC and ammendments):

WINDLOAD DATA AND EXPOSURE:

Basic Wind Speed = 110 mph

Importance Factor = 1.0

Exposure Category = B

Residential Occupancy = Group R3

Mean Roof Height = 15'

Height and Exposure Adjustment Coefficient = 1.0

Roof Cross Slope = 3:12 & 6:12 (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, Porch Beam & Garage Beam locations install one Simpson model H10 anchor for all trusses.

WALL STRAP TIES:

At top and bottom of wall install one Simpson model SP6 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 SP6's each side of opening. All other wall locations install one SP6 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 CNW coupler and 5/8" all-thread to top of beam with 3" plate and 2" washer with nut.

GABLE ENDS:

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

At left and right end gables install one Simpson LSTA18 - 4' on center connecting gable end truss to wall framing.

BRACING: At each gable end install one 2x4 SPF 8' stud spaced 6' on center horizontal along top of bottom chord of trusses, nail with 2-12d nails at each truss including end truss. In addition, install a 2x4 brace extending from this stud at the gable end truss 45 degrees to truss at roof sheathing, nail with 2-12d nails where it crosses truss members and at ends. Gable end truss shall be built to receive sheathing with vertical members 2' on center. Vertical members of gable end truss greater than 5' in height shall be stiffened with one 2x4 SPF nailed with 12d nails 8" on center to back of vertical member.

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 ABU46 and Simpson model AC6Max at each column (ACE6Max may be used for end columns)

CARPORT COLUMNS:

See Foundation Plan for anchor requirements.

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

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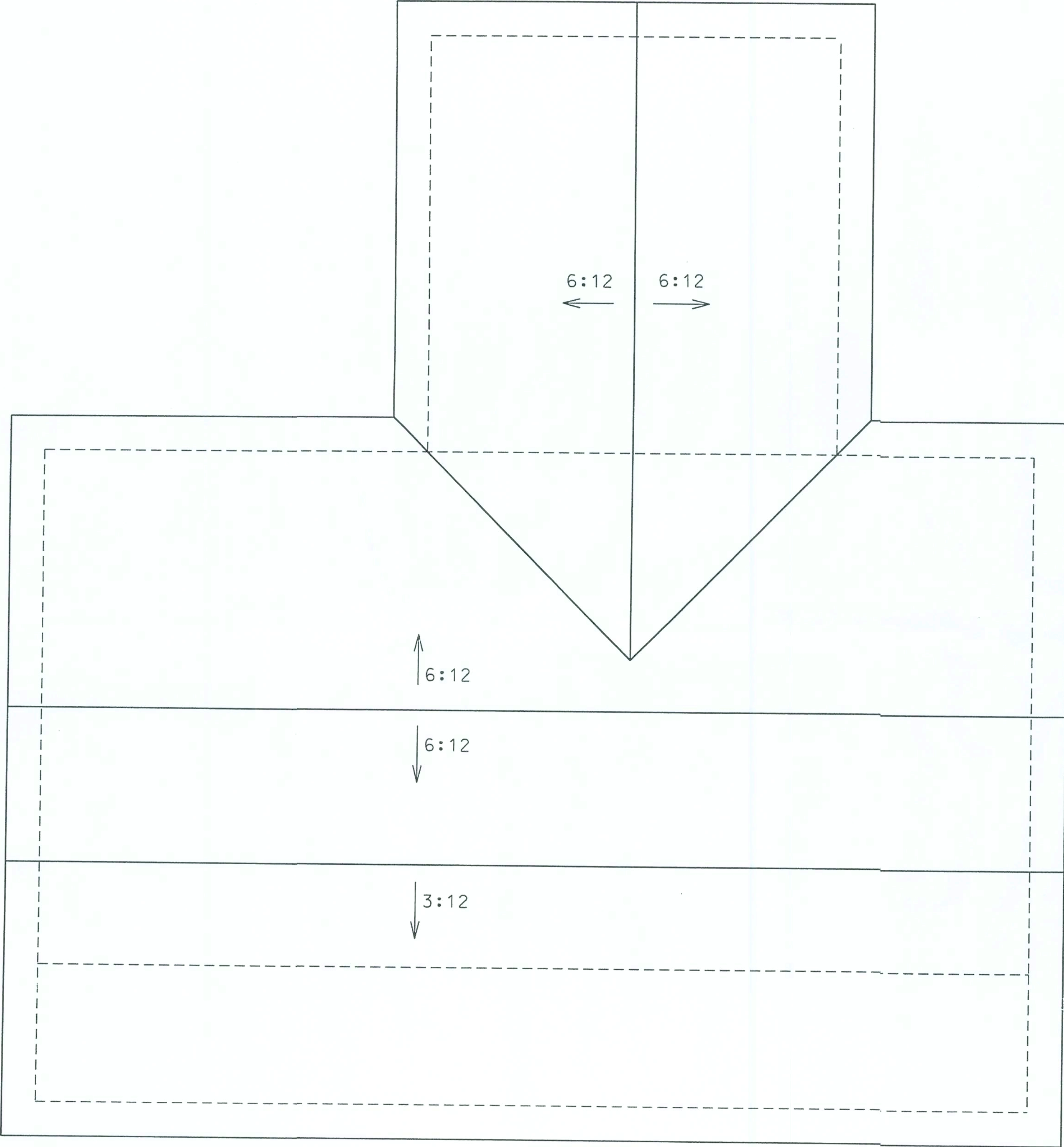
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SHEET

5
OF
9



ROOF PLAN

WINDOWS	
SIZE/CONFIGURATION	QUANTITY
2050	1
2060	4
3040	1
dbl-3060's	2
4050	1
4060	3

EXTERIOR DOORS	
SIZE	QUANTITY
3068 w transom	3

INTERIOR DOORS	
SIZE	QUANTITY
2868	6
3068	3
3068 pocket door	2
attic access dr w ladder	2

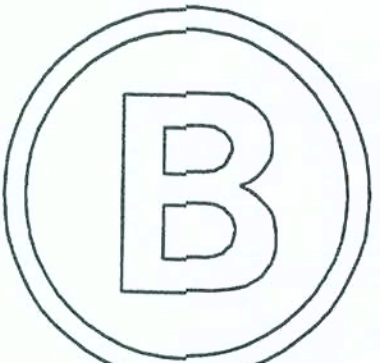
WINDOW AND DOOR SIZES

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

Windows shall be Vinyl, Double-paned, Low E glass, Argon filled, single hung windows.

Interior doors shall be Masonite doors. All doors for bedrooms, baths & utility room shall be solid core doors.

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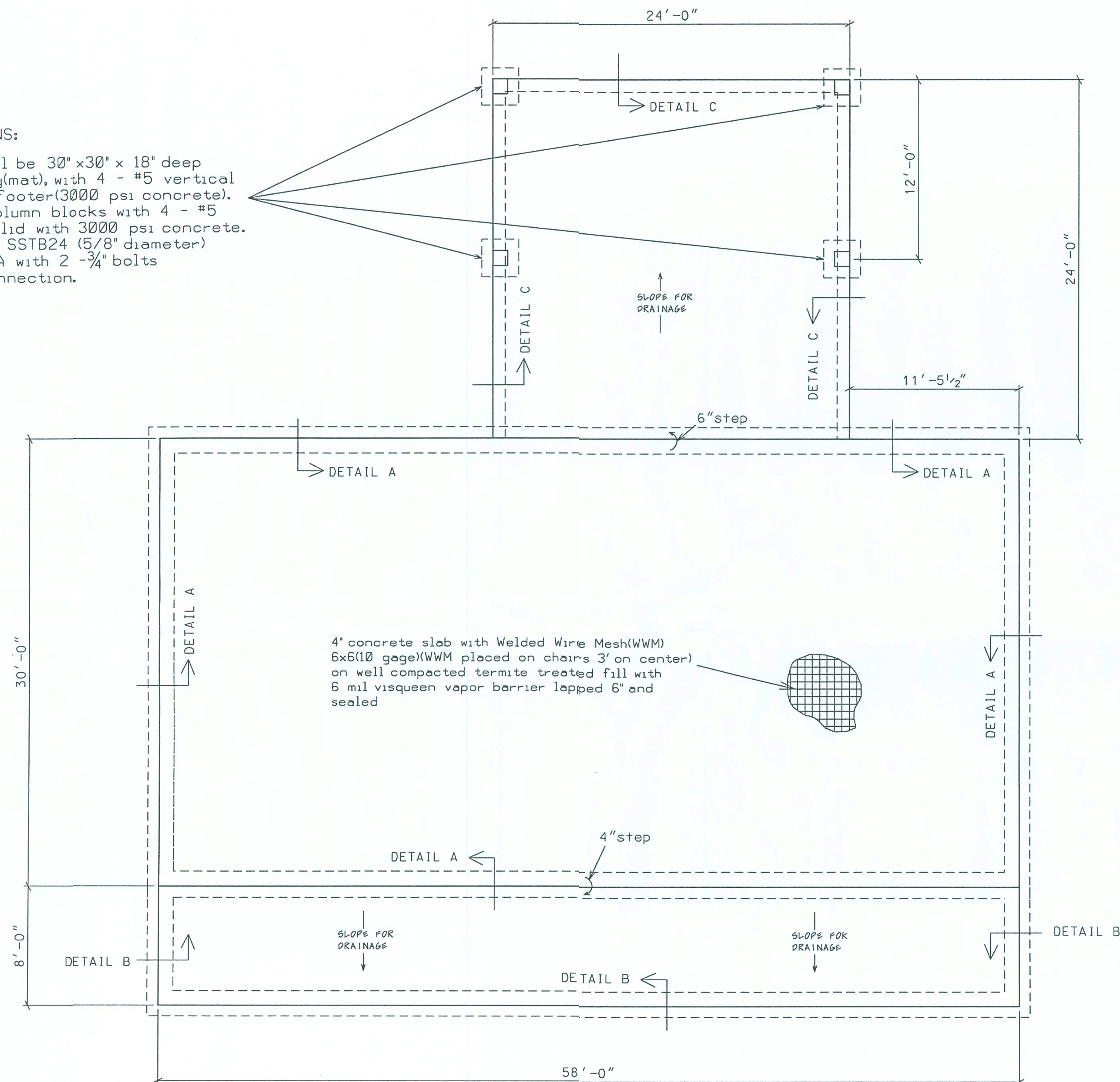
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SHEET
7
OF
9

MASONRY CARPORT COLUMNS:

Masonry pier footer shall be 30"x30" 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 12" x 12" column blocks with 4 - #5 vertical rebar poured solid with 3000 psi concrete. Install 1 - Simpson model SSTB24 (5/8" diameter) and 1 Simpson model HD5A with 2 - 3/4" bolts each column to beam connection.



FOUNDATION PLAN

8' 4' 0'
scale

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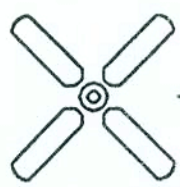
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SHEET
8
OF
9

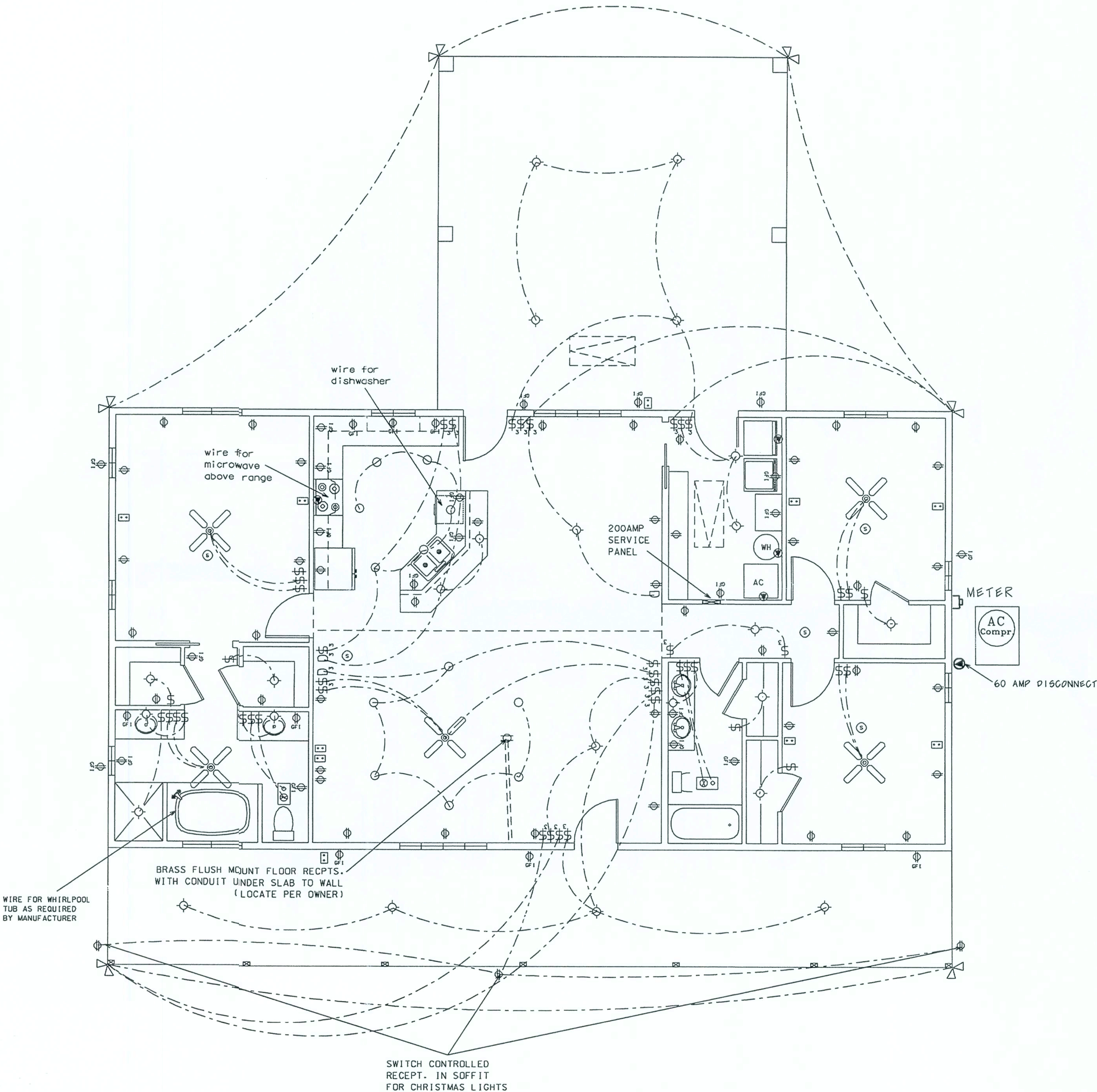
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ELECTRICAL LEGEND

-  - CEILING FAN w LIGHTS
-  - LIGHT FIXTURE
-  - RECESSED CAN LIGHT FIXTURE
-  - SINGLE POLE SWITCH
-  - THREE-WAY SWITCH
-  - DIMMER SWITCH
-  - 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)
-  - TELEPHONE AND RG6 COAX

NOTES:

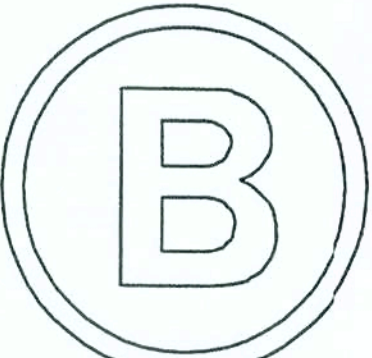
- 1.) ALL EXTERIOR RECEPTACLES SHALL BE WEATHERPROOF.
- 2.) ALL BEDROOM RECPTS SHALL BE PART OF AN AFCI CIRCUIT. EACH BEDROOM SHALL BE ON AN INDIVIDUAL AFC CIRCUIT.
- 3.) PLACE 3 LIGHTS IN CARPORT ATTIC AREA WITH SWITCH.
- 4.) PLACE 6 LIGHTS IN ATTIC AREA WITH SWITCH.



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ELECTRICAL PLAN

0 4' 8'
scale



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9
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9