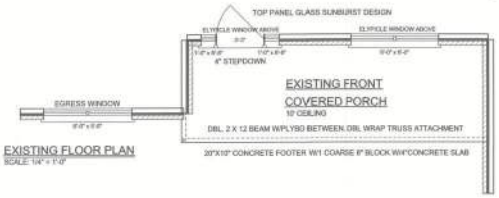
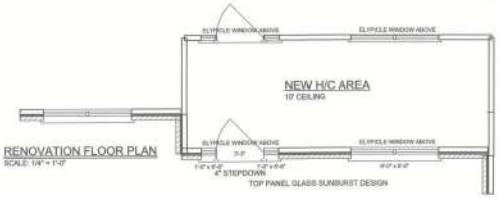



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

## AREA SUMMARY

| | | |
|---|---|---|
| LIVING AREA | 2080 | S.F. |
| GARAGE AREA | 521 | S.F. |
| PORCH AREA | 293 | S.F. |
| TOTAL AREA | 2894 | S.F. |

2 CAR GARAGE
8'4" CEILING




RENOVATION FLOOR PLAN
SCALE: 1/4" = 1'-0"

## NEW: AREA SUMMARY

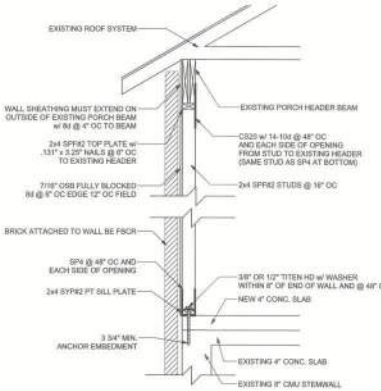
| | | |
|---|---|---|
| LIVING AREA | 2,232 | S.F. |
| GARAGE AREA | 521 | S.F. |
| PORCH AREA | 141 | S.F. |
| TOTAL AREA | 2,894 | S.F. |

2 CAR GARAGE
8'4" CEILING

## SCOPE OF WORK:

REMOVE BRICK AND CLEAN (REUSE CLEANED BRICK ON NEW ROOM EXTERIOR FACE)
LEAVE EXISTING WINDOWS AND DOOR AS IS.
POUR 4" CONCRETE OVER EXISTING SLAB TO BRING FLOOR LEVEL UP TO EXISTING H/C AREA LEVEL
FRAME 2X4 EXTERIOR WALL UNDER EXISTING 2X12 BEAM, COVER W/OSB, INSTALL NEW WINDOWS AND DOOR, INSULATE WALL AND CEILING.
COVER ENTIRE ROOM WALLS W/ 1/2" DRYWALL, FINISH ALL DRYWALL AND CEILING, TRIM, AND PAINT, INSTALL FLOOR COVERING OF OWNERS CHOICE
FINISH EXTERIOR W/EXISTING BRICK.
HVAC- INSTALL ONE DUCT FROM EXISTING SYSTEM
ELECTRIC- INSTALL TWO RECEPTACLES, EXTERIOR LIGHTING, SWITCHES TO NEW EXT. LIGHTING AND EXISTING CEILING LIGHT. MOVE EXISTING DOOR BELL SWITCH TO NEW FRONT DOOR.

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




STRUCTURAL DETAIL FOR INCLOSING PORCH
SCALE: 3/4" = 1'-0"

## EXTERIOR WALL STUD TABLE FOR SPF #2 STUDS

| | |
|---|---|
| (1) 2x4 @ 16" OC | TO 10'-1" STUD HEIGHT |
| (1) 2x4 @ 12" OC | TO 11'-2" STUD HEIGHT |
| (1) 2x6 @ 16" OC | TO 15'-7" STUD HEIGHT |
| (1) 2x6 @ 12" OC | TO 17'-3" STUD HEIGHT |

THIS STUD HEIGHT TABLE IS PER 2012 NFDH, TABLE 3.20BH, EXTERIOR LOAD BEARING & NON LOAD BEARING STUD LENGTHS FOR WALLS WITH OSB EXTERIOR AND 1/2" DRY INTERIOR. RESISTING INTERIOR ZONE WIND LOADS, 130 MPH, EXPOSURE C, STUD DEFLECTION L/360 (MIDT HEAD) (NOT OK FOR SOME BRITTLE FINISH!!) STUD SPACINGS SHALL BE MULTIPLIED BY 0.6 FOR FRAMING LOCATED WITHIN 4 FEET OF CORNERS FOR END ZONE LOADING. (END ZONE EXAMPLE: 16" O.C. x 0.6 = 12.8" O.C.)

## GRADE & SPECIES TABLE

| | | Fb (psi) | E ($10^6$ psi) |
|---|---|---|---|
| 2x8 | SYP #2 | 1200 | 1.8 |
| 2x10 | SYP #2 | 1050 | 1.8 |
| 2x12 | SYP #2 | 975 | 1.8 |
| GLB | 24F-V3 SP | 2400 | 1.8 |
| LSL | TIMBERSTRAND | 1700 | 1.7 |
| LVL | MICROLAM | 2900 | 2.0 |
| PSL | PARALAM | 2900 | 2.0 |

## ANCHOR TABLE

OBTAIN UPLIFT REQUIREMENTS FROM TRUSS MANUFACTURER'S ENGINEERING

| TRUSS CONNECTOR | UPLIFT SYP | UPLIFT SPF | F1 SYP | F2 SYP | F1 SPF | F2 SPF | TO RAFTER/TRUSS | TO PLATES | |
|---|---|---|---|---|---|---|---|---|---|
| H5 | 405 | 290 | 115 | 230 | 165 | 170 | 4-8d x 1 1/2" | 4-8d x 1 1/2" | |
| H8 | 415 | 290 | 125 | 160 | 155 | 145 | 4-8d x 1 1/2" | 4-8d x 1 1/2" | |
| H2.5 | 415 | 340 | 150 | 150 | 150 | 150 | 5-8d x 1 1/2" | 5-8d x 1 1/2" | |
| H2.5A | 460 | 460 | 110 | 110 | 110 | 110 | 5-8d x 1 1/2" | 5-8d x 1 1/2" | |
| H6 | 600 | 620 | | | | | 6-8d | 6-8d | |
| H10 | 740 | 560 | | | | | 6-10d x 1 1/2" | 5-10d x 1 1/2" | |
| H10-1 | 1460 | 1060 | 510 | 265 | 480 | 245 | 12-8d x 1 1/2" | 13-8d | |
| H10-2 | 1460 | 1060 | 510 | 265 | 480 | 245 | 12-8d x 1 1/2" | 13-8d | |
| H10 | 960 | 800 | 385 | 620 | 345 | 480 | 8-8d x 1 1/2" | 9-8d x 1 1/2" | |
| H10-2 | 760 | 800 | 450 | 365 | 390 | 340 | 6-10d | 8-10d | |
| H10 | 1470 | 1060 | | | | | 3-10d x 1 1/2" | 10-10d x 1 1/2" | |
| H10-2 | 1470 | 1060 | | | | | 3-10d x 1 1/2" | 10-10d x 1 1/2" | |
| LTS12—LTS20 | 1090 | 820 | | | | | 8-10d x 1 1/2" | 8-10d x 1 1/2" | |
| MTS12—MTS20 | 1090 | 850 | | | | | 7-10d x 1 1/2" | 7-10d x 1 1/2" | |
| HTS16—HTS20 | 1455 | 1245 | | | | | 10-10d x 1 1/2" | 12-10d x 1 1/2" | |
| HEAVY GIRDER TIEDOWNS | | | | | | | | | TO FOUNDATION |
| LGT2 | 2300 | 1700 | 700 | 170 | 700 | 170 | 14-16d | 14-16d | |
| LGT3-RDSE3 | 2885 | 2800 | 700 | 410 | 700 | 410 | 13-8d(0.148" x 2 1/2" | 26-16d(0 | |
| LGT4-RDSE4 | 4360 | 3800 | 2000 | 870 | 2000 | 870 | 12-8d(0.148" x 3" | 36-16d(0 | |
| MGT | 5365 | 3310 | | | | | 22-16d | | 5/8" ANCHOR |
| HGT-2 | 10860 | 6400 | | | | | 16-16d | | 2-5/8" ANCHOR |
| HGT-3 | 10835 | 9535 | | | | | 16-16d | | 2-5/8" ANCHOR |
| HGT-4 | 8260 | 6200 | | | | | 16-16d | | 2-5/8" ANCHOR |
| STUD STRAP CONNECTOR | | | | | | | | | TO STUDS |
| DSP DOUBLE TOP PLATE | 430 | 435 | | | | | | 3-16d | 6-16d |
| SSP SINGLE SILL PLATE | 435 | 420 | | | | | | 1-16d | 4-16d |
| DSP DOUBLE TOP PLATE | 825 | 825 | | | | | | 6-16d | 6-16d |
| DSP SINGLE SILL PLATE | 825 | 680 | | | | | | 2-16d | 6-16d |
| SP1 | 545 | 530 | | | | | | 4-16d | 6-16d |
| SP2 | 1060 | 985 | | | | | | 8-16d | 6-16d |
| SP4 | 845 | 790 | | | | | | | 6-10d x 1 1/2" |
| SP4A | 1240 | 1060 | | | | | | | 10-10d x 1 1/2" |
| SP8 | 845 | 790 | | | | | | | 6-10d x 1 1/2" |
| SP8A | 1240 | 1060 | | | | | | | 10-10d x 1 1/2" |
| LSTA18 | 1335 | 1110 | | | | | | | 14-10d |
| LSTA21 | 1335 | 1335 | | | | | | | 14-10d |
| CS20 | 1030 | 1030 | | | | | | | 14-10d |
| CS16 | 1705 | 1705 | | | | | | | 23-10d |
| STUD ANCHORS | | | | | | | | TO STUDS | TO FOUNDATION |
| LTT19 | 1355 | 1355 | | | | | | 8-16d | 1/2" ANCHOR |
| LTT20 | 2310 | 2310 | | | | | | 10-10d x 1 1/2" | 5/8" ANCHOR |
| HGA | 2775 | 2570 | | | | | | 2-5/8" BOLTS | 5/8" ANCHOR |
| HTT16 | 4175 | 3895 | | | | | | 18-16d | 5/8" ANCHOR |
| HTT22 | 5260 | 5260 | | | | | | 22-16d | 5/8" ANCHOR |
| ABU44 | 2335 | 2295 | | | | | | 12-16d | 5/8" ANCHOR |
| ABU66 | 2355 | 2305 | | | | | | 12-16d | 5/8" ANCHOR |
| ABU99 | 2325 | 2325 | | | | | | 15-16d | 2-5/8" ANCHOR |

(1) w/ INSTALLATION OF 4-16d/S OPTIONAL NAIL HOLES
(2) FOR SYP GIRDER & SPF STUDS

## GENERAL NOTES:

TRUSSES: TRUSSES SHALL BE DESIGNED BY A FLORIDA LICENSED ENGINEER IN ACCORDANCE WITH THE 2010 FBC/R. TRUSS ENGINEERING SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, TEMPORARY AND PERMANENT BRACING DETAILS, TRUSS-TO-TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADS FOR ALL BEARING LOCATIONS. TRUSS ENGINEERING IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER AND SHALL BE SIGNED & SEALED BY THE MANUFACTURER'S DESIGN ENGINEER. IT IS THE BUILDER'S RESPONSIBILITY VERIFY THE TRUSS DESIGNER FULLY SATISFIES ALL THE ABOVE REQUIREMENTS AND TO REJECT UPLIFT CONNECTIONS BASED ON TRUSS ENGINEERING UPLIFT AND PROVIDE FOOTINGS FOR INTERIOR BEARING WALLS. BUILDER IS TO FURNISH TRUSS ENGINEERING TO WIND LOAD ENGINEER FOR REVIEW OF TRUSS REACTIONS ON THE BUILDING STRUCTURE. STRAP 250 RAFTERS WITH MIN UPLIFT CONNECTION 415 LB EACH END. 250 RAFTERS 700 LB EACH END.

SITE PREPARATION: SITE ANALYSIS AND PREPARATION IS NOT PART OF THIS PLAN.

FOUNDATION: CONFIRM THAT THE FOUNDATION DESIGN & SITE CONDITIONS MEET GRAVITY LOAD REQUIREMENTS (ASSUME 1500 PSF BEARING CAPACITY UNLESS VISUAL OBSERVATION OR SOILS TEST PROVES OTHERWISE.

CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS, F'c = 3000 PSI.

WELDED WIRE REINFORCED SLAB: 6" x 6" W1.4 x W1.4, FR.=.00015, WELDED WIRE REINFORCEMENT FABRIC (W.W.M.) CONFORMING TO ASTM A185; LOCATED IN MIDDLE OF THE SLAB; SUPPORTED WITH APPROVED MATERIALS OR SUPPORTS AT SPACINGS NOT TO EXCEED 2'.

FIBER CONTRETE SLAB: CONCRETE SLABS ON GROUND CONTAINING SYNTHETIC FIBERS TO 1.5 POUNDS PER CUBIC YARD. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS. FIBERS TO COMPLY WITH ASTM C 116. SUPPLIER TO PROVIDE ASTM C 1116 CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY BUILDING OFFICIAL.

CONTROL JOINTS: WHERE SPECIFIED, SAWN CONTROL JOINTS IN SLAB-ON-GRADE SHALL BE CUT IN ACCORDANCE WITH ACI 302. JOINTS SHALL BE CUT WITHIN 12 HOURS OF SLAB PLACEMENT. THE LENGTH / WIDTH RATIOS OF SLAB AREAS SHALL NOT EXCEED 1.5 AND TYPICAL SPACING OF CUTS TO BE 10FT. DO NOT CUT WWM OR REINFORCING STEEL. (RECOMMENDED LOCATION OF CONTROL JOINTS IS SUBJECT TO OWNER AND CONTRACTOR'S APPROVAL. THE CONTROL JOINTS ARE NOT INTENDED TO PREVENT CRACKS BUT RATHER TO ENCOURAGE THE SLAB TO CRACK ON A GIVEN LINE.)

REBAR: ASTM A 615, GRADE 60, DEFORMED BARS, FY = 60 KSI. ALL LAP SPLICES 40 " DIA (20" FOR #5 BARS), UNO. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IAW ACCORDANCE WITH ACI 315-96, U.N.O.

GLULAM BEAMS: GLB, 24F-V3SP, Fb = 2.4ksi, E = 1800ksi, UNO. SUPPLIER MAY SUPPLY AN ALTERNATE BEAM WITH EQUAL PROPERTIES OR MAY SUBMIT THEIR OWN SIZING CALCS.

ROOF SHEATHING: ALL ROOFS ARE HORIZONTAL DIAPHRAGMS. 7/16" OSB SHEATHING UNBLOCKED, APPLIED PERPENDICULAR TO FRAMING, OVER A MINIMUM OF 3 FRAMING MEMBERS, WITH PANEL EDGES STAGGERED, FASTENED WITH 8d COMMON NAILS (.131), PDC PANEL EDGES, CPNC INTERMEDIATE MEMBERS, GABLE ENDS AND DIAPHRAGM BOUNDARY, PDC, UNO.

STRUCTURAL CONNECTORS: MANUFACTURERS AND PRODUCT NUMBER FOR CONNECTORS, ANCHORS, AND REINFORCEMENT ARE LISTED FOR EXAMPLE NOT ENDORSEMENT. AN EQUIVALENT DEVICE OF THE SAME OR OTHER MANUFACTURER CAN BE SUBSTITUTED FOR ANY DEVICES LISTED IN THE EXAMPLE TABLES AS LONG AS IT MEETS THE REQUIRED LOAD CAPACITIES. MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE FOLLOWED TO ACHIEVE RATED LOADS.

ANCHOR BOLTS: A-307 ANCHOR BOLTS WITH MINIMUM EMBEDMENT AS SPECIFIED IN DRAWINGS BUT NO LESS THAN 7" IN CONCRETE OR REINFORCED MINIMUM 15 MM OR 15" IN GROUTED CMU.

WASHERS: WASHERS USED WITH 1/2" BOLTS TO BE 2" x 2" x 5/16", WITH 5/8" BOLTS TO BE 3" x 3" x 3/16", WITH 3/4" BOLTS TO BE 3" x 3" x 3/16", WITH 7/8" BOLTS TO BE 3" x 3" x 5/16", UNO.

NAILS: ALL NAILS ARE COMMON NAILS UNLESS OTHERWISE SPECIFIED OR ACCEPTED BY PNC TEST REPORTS AS HAVING EQUAL STRUCTURAL VALUES.

## BUILDER'S RESPONSIBILITY

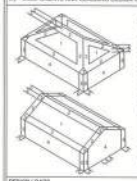
| THE BUILDER AND OWNER ARE RESPONSIBLE FOR THE FOLLOWING, WHICH ARE SPECIFICALLY NOT PART OF THE WIND LOAD ENGINEER'S SCOPE OF WORK: |
|---|
| CONFIRM SITE CONDITIONS, FOUNDATION BEARING CAPACITY, GRADE AND BACKFILL HEIGHT, WIND SPEED AND DEBRIS ZONE, AND FLOOD ZONE |
| PROVIDE MATERIALS AND CONSTRUCTION TECHNIQUES, WHICH COMPLY WITH 2010 FBC/R REQUIREMENTS FOR THE STATED WIND VELOCITY AND DESIGN PRESSURES |
| PROVIDE A CONTINUOUS LOAD PATH FROM TRUSSES TO FOUNDATION. IF YOU BELIEVE THE PLAN OMITS A CONTINUOUS LOAD PATH CONNECTION, CALL THE WIND LOAD ENGINEER IMMEDIATELY |
| VERIFY THE TRUSS MANUFACTURER'S SEALED ENGINEERING INCLUDES TRUSS DESIGN, PLACEMENT PLANS, TEMPORARY AND PERMANENT BRACING DETAILS, TRUSS-TO-TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADS FOR ALL BEARING LOCATIONS |

## ROOF SYSTEM DESIGN

THE SEAL ON THESE PLANS FOR COMPLIANCE WITH 2010 FBC/R, SECTION R301.2.1.1B BASED ON REACTIONS, UPLIFTS, AND BEARING LOCATIONS IN TRUSS ENGINEERING SUBMITTED TO THE WIND LOAD ENGINEER. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK ALL DETAILS OF THE COMPLETE ROOF SYSTEM DESIGN SUBMITTED BY THE TRUSS MANUFACTURER AND HAVE IT SIGNED, AND SEALED BY A DESIGN PROFESSIONAL FOR CORRECT APPLICATION OF 2010 FBC/R REQUIRED LOADS AND ANY SPECIAL LOADS. THE BUILDER IS RESPONSIBLE TO REVIEW EACH INDIVIDUAL TRUSS MEMBER AND THE TRUSS ROOF SYSTEM AS A WHOLE AND TO PROVIDE RESTRAINT FOR ANY LATERAL BRACING. THE BUILDER SHOULD USE CARE CHECKING THE ROOF DESIGN BECAUSE THE WIND LOAD ENGINEER IS NOT SPECIFICALLY NOT RESPONSIBLE FOR THE TRUSS LAYOUT WHICH WAS CREATED BY THE TRUSS MANUFACTURER AND THE TRUSS DESIGNER ALSO DENIES RESPONSIBILITY FOR THE LAYOUT PER NOTES ON THEIR SEALED TRUSS SHEETS.

## DESIGN DATA

| WIND LOADS PER 2010 FLORIDA BUILDING CODE RESIDENTIAL, SECTION R301.2.1 |
|---|
| (ENCLOSED GABLE DIAPHRAGM BUILDINGS WITH FLAT, HIPPED, OR GABLE ROOFS: MEAN ROOF HEIGHT |
| BUILDING IS NOT IN THE HIGH VELOCITY HURRICANE ZONE |
| BUILDING IS NOT IN THE WIND-BORNE DEBRIS REGION |
| 1.) BASIC WIND SPEED = 130 MPH, (3 SEC GUST, 33 FT, EXP. C) |
| 2.) WIND EXPOSURE = C, BUILDER MUST FIELD VERIFY |
| 3.) TOPOGRAPHIC FACTOR = 1.0, BUILDER MUST FIELD VERIF |
| 4.) RISK CATEGORY = II, (MRI = 700 YR) |
| 5.) ROOF ANGLE = 7-45 DEGREES |
| 6.) MEAN ROOF HEIGHT = <30 FT |
| 7.) INTERNAL PRESSURE COEFFICIENT = N/A (ENCLOSED BUILDING) |
| 8.) COMPONENTS AND CLADDING DESIGN WIND PRESSURES (TABLE R301.2(2) |



| Zone | Effective Wind Area (ft2) | | |
|---|---|---|---|
| | 10 | | |
| 1 | 36 | -43 | |
| 2 | 36 | -68 | |
| 3 | 36 | -103 | |
| 4 | 43 | -46 | |
| 5 | 43 | -57 | |

| | | |
|---|---|---|
| Garage Door 2010 FBC/R, Table R301.2(4) | | |
| 8x7 Garage Door | 37 | -42 |
| 16x7 Garage Door | 36 | -40 |

| DESIGN LOADS |
|---|
| FLOOR 40 PSF (ALL OTHER DWELLING ROOMS) |
| 30 PSF (SLEEPING ROOMS) |
| 20 PSF (ATTICS WITH STORAGE) |
| 10 PSF (ATTICS WITHOUT STORAGE, <3:12) |
| ROOF 20 PSF (FLAT OR >4:12) |
| 18 PSF (4:12 TO <12:12) |
| 12 PSF (12:12 AND GREATER) |
| STAIRS 40 PSF (ONE & TWO FAMILY DWELLINGS) |
| SOIL BEARING CAPACITY 1500PSF |
| NOT IN FLOOD ZONE (BUILDER TO VERIFY) |

| REVISIONS | |
|---|---|
| | |
| | |
| | |

SOFTPLAN

WIND LOAD ENGINEER: Mark Disosway, PE No.53915, POB 868, Lake City, FL 32056, 386-754-5419

DIMENSIONS: Stated dimensions supersede scaled dimensions. Refer all questions to Mark Disosway, 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 R301.2.1, 2010 Florida Building Code Residential to the best of my knowledge.

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

MARK DISOSWAY
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 53915

Erkinger Construction Group

Nancy Wheaton Addition

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PRINTED DATE: February 28, 2013

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FINALS DATE: 2013-02-28

JOB NUMBER: 1302068

DRAWING NUMBER

S-1

OF 1 SHEET