

TYPICAL DESIGN WALL SECTION
NON - STRUCTURAL DATA
 SCALE: 3/4" = 1'-0"

ROOF VENT / ACCESS NOTES:

REQUIRED ATTIC ACCESS:
 BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30" OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" x 30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHEN LOCATED IN A WALL, THE OPENING SHALL BE A MIN. OF 22" WIDE x 30" HIGH. WHEN THE ACCESS IS LOCATED IN A CEILING, MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30" AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS.

REQUIRED ROOF VENTILATION:
 ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FROMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENING PROTECTED AGAINST THE ENTRANCE OF RAIN. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1 1/8" MIN. AND 1 1/4" MAX. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1 1/4" SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1 1/8" MIN. AND 1 1/4" MAX. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SEC. R802.1.8. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO OUTSIDE AIR.

MINIMUM ROOF VENT AREA:
 THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
 EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1000 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
 1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
 2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.



FRONT ELEVATION

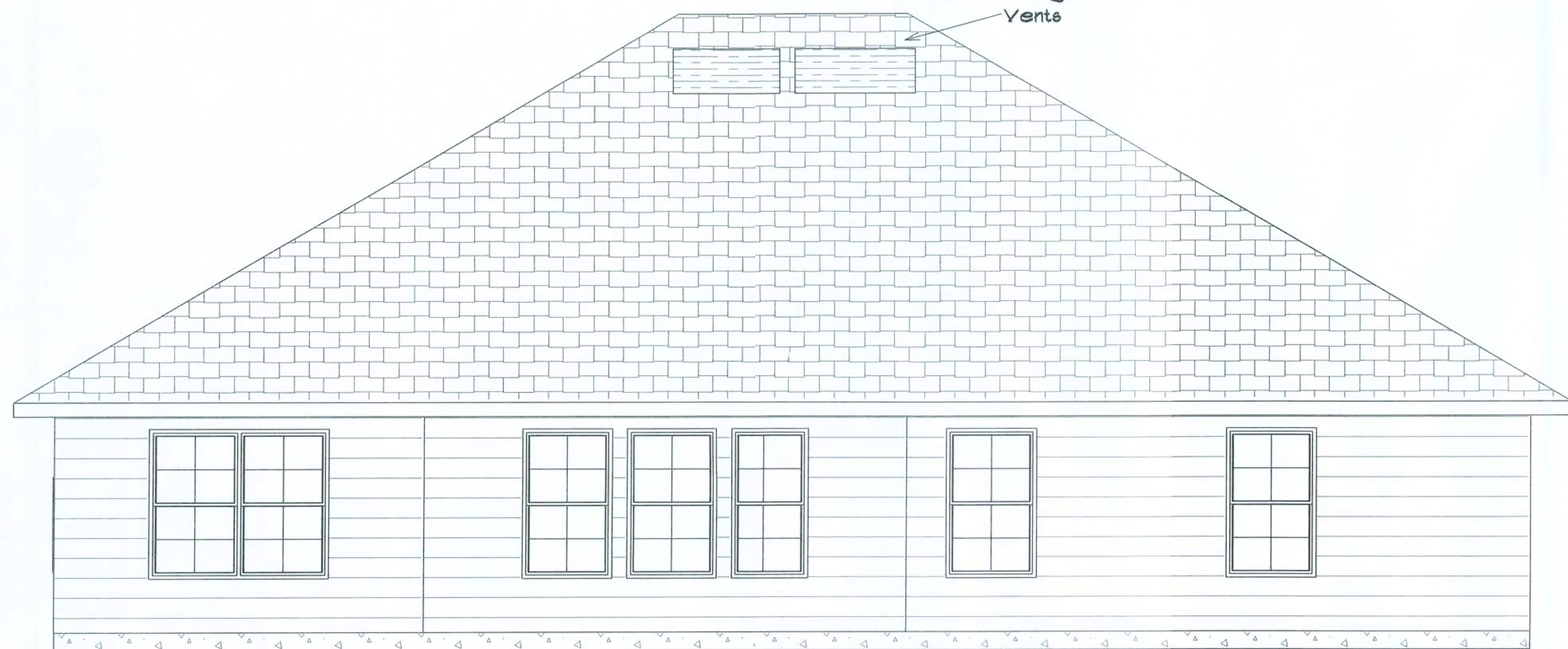
NOTE: 24" OVERHANG ON EAVES
 12" OVERHANG ON GABLE ENDS



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

REVISIONS

SOFTPLAN
 ARCHITECTURAL DESIGN SOFTWARE



1740 Model
 - Left -

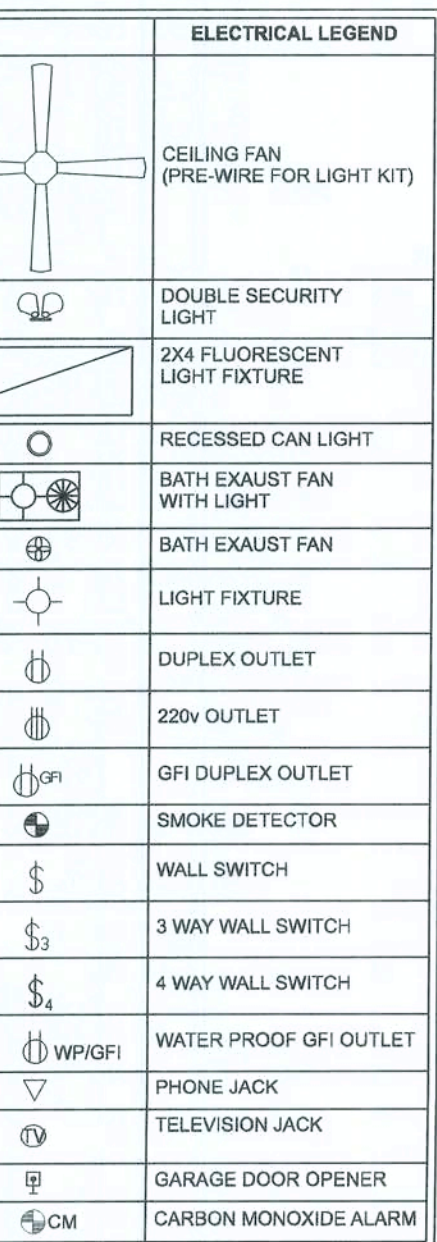
LOT 93 EMERALD COVE
 COLUMBIA COUNTY
 FLORIDA

PRINTED DATE:
 Friday, February 28, 2020

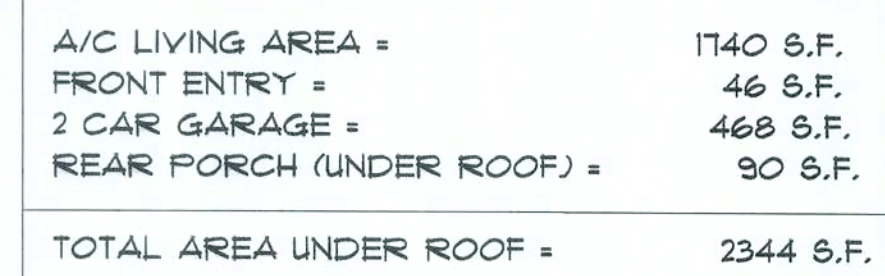
DRAWING NUMBER

#1

OF 2 SHEETS



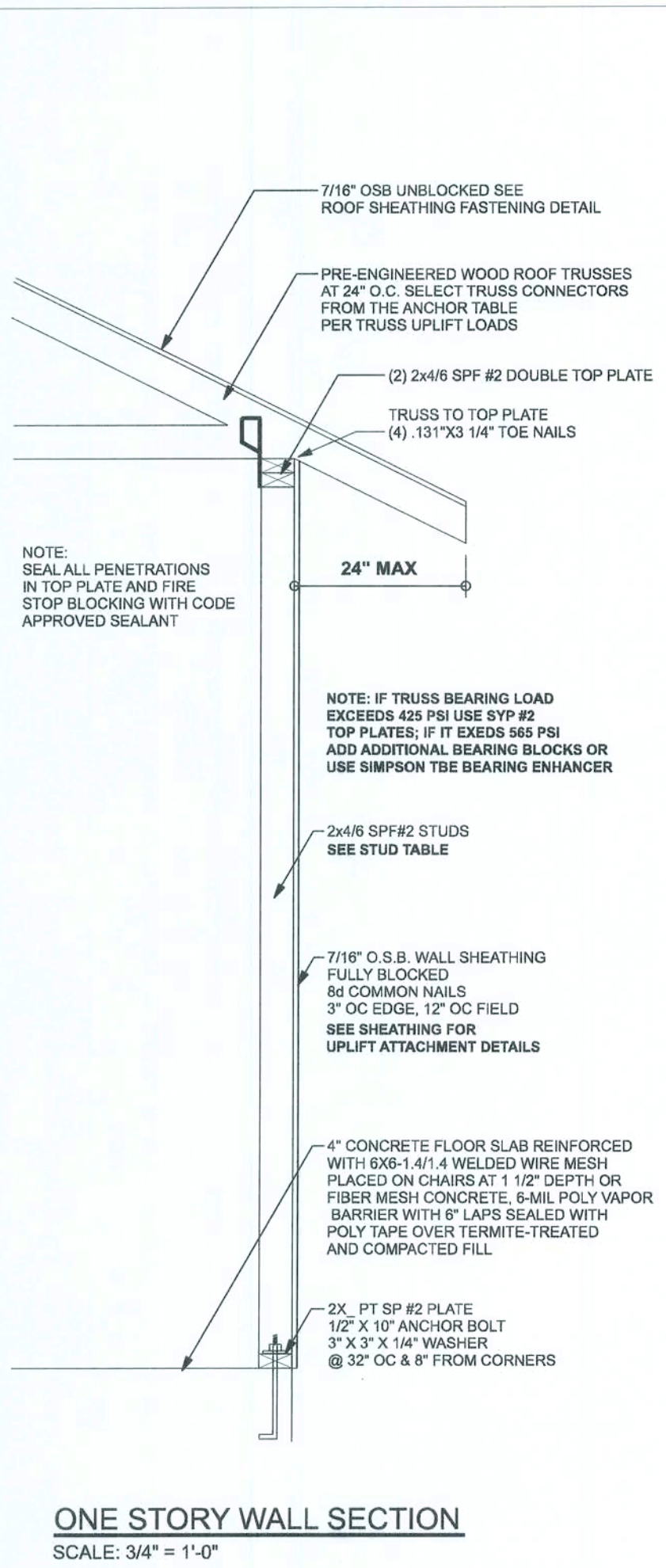
ELECTRICAL PLAN NOTES:	
E-1	WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.
E-2	CONSULT THE OWNER FOR THE NUMBER OF SEPARATE TELEPHONE LINES TO BE INSTALLED.
E-3	ALL INSTALLATIONS SHALL BE PER N.E.C. NATIONAL ELECTRIC CODE.
E-4	ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP. THE PHOTO EYE DETECTOR SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.
E-5	TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS. A IN ACCORDANCE WITH APPLICABLE SECTIONS OF NEC-LATEST EDITION.
E-6	ELECTRICAL CONTROL SHALL BE RESPONSIBLE FOR THE DESIGN AND SIZING OF ELECTRICAL EQUIPMENT. IT'S ENTRY OF SERVICE (UNDERGROUND OR OVERHEAD) TO BE DETERMINED BY POWER COMPANY.
E-7	ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SHALL BE INSTALLED IN THE FOLLOWING AREAS: KITCHENS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, BEDS, BEDROOMS, SUN ROOMS, PORCHES, PATIOS, TERRACES, ETC. ALL OUTLETS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-Fault CIRCUIT INTERRUPTER (AFCI) COMBINATION-TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
E-8	ALL OUTLETS TO BE LOCATED ABOVE BASE FLOOD ELEVATION.
E-9	A SERVICE DISCONNECT WITH OVER CURRENT PROTECTION SHALL BE INSTALLED OUTSIDE OF THE BUILDING, ON THE LOAD SIDE OF THE METER. THE PLACE ELECTRIC CONDUCTORS ENTER THE BUILDING.
E-10	SERVICE ENTRANCE CONDUCTORS MAY NOT BE LOCATED OUTSIDE OF THE BUILDING WITHOUT SUFFICIENT APPROVAL OF THE BUILDING OFFICIAL.
E-11	CARBON MONOXIDE ALARMS SHALL BE REQUIRED WITHIN 10' OF SLEEPING AREAS FOR SLEEPING BED ROOMS HAVING A FOSIL-FUEL-BURNING HEATER OR APPLANCE, A FIREPLACE, OR A HEATED GARAGE.
E-12	ALL OUTLETS LOCATED IN RESIDENTIAL TO BE TAMPER-RESISTANT PER NEC.
E-13	A MINIMUM OF 75% OF PERCENT INSTALLED CAMPS OR EQUIPMENT SHALL BE IN EFFICIENCY 2014 FBC EC, R404.1



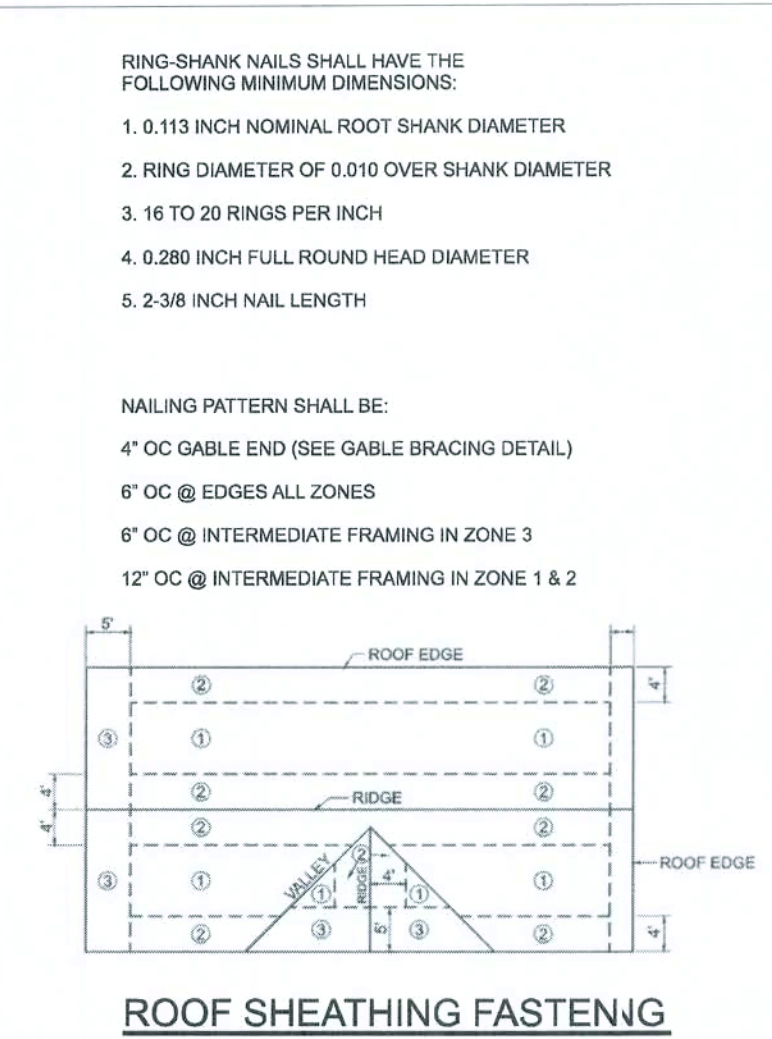
R302.5.1 Opening protection:

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors, equipped with a self-closing device.

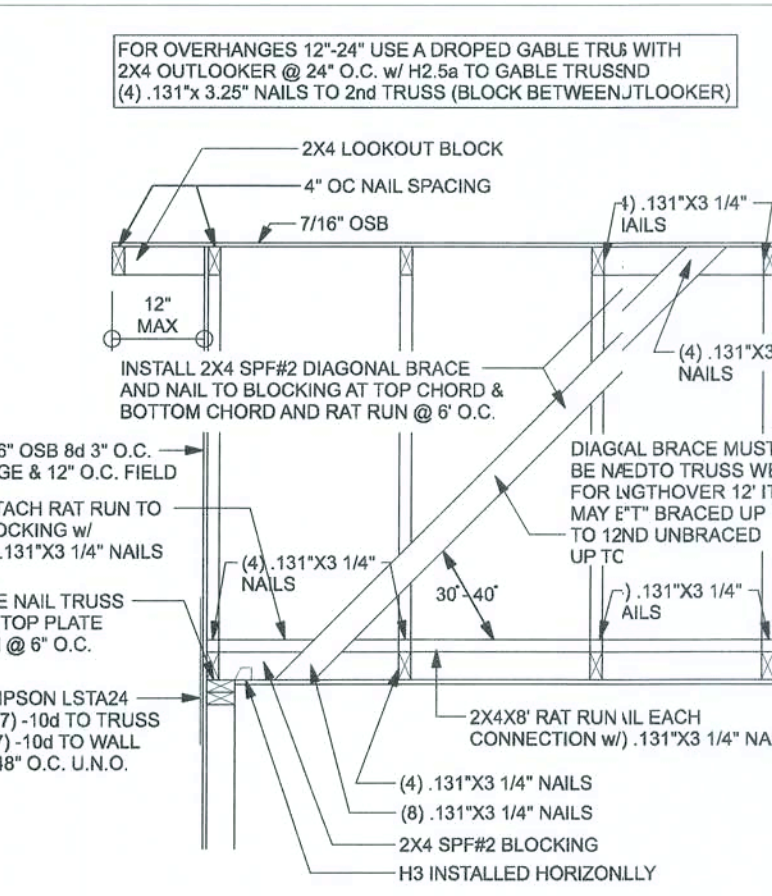
TABLE R302.6 DWELLING/GARAGE SEPARATION:	
SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area



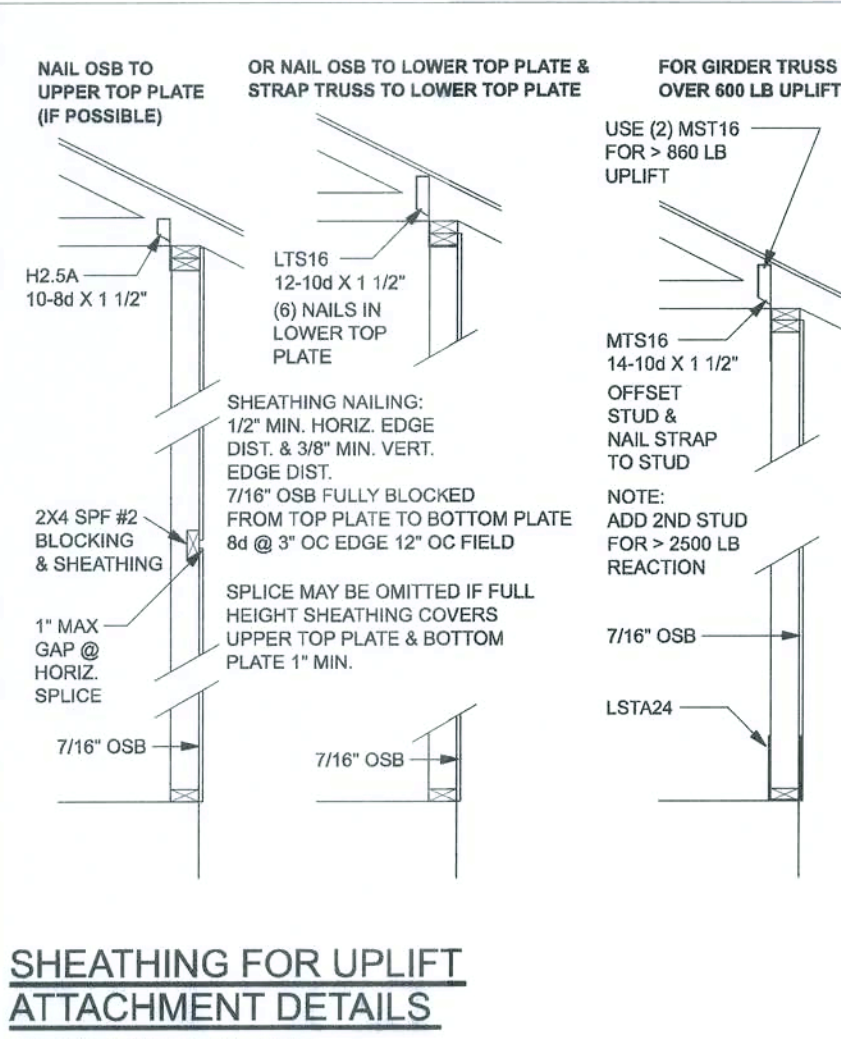
ONE STORY WALL SECTION
SCALE: 3/4" = 1'-0"



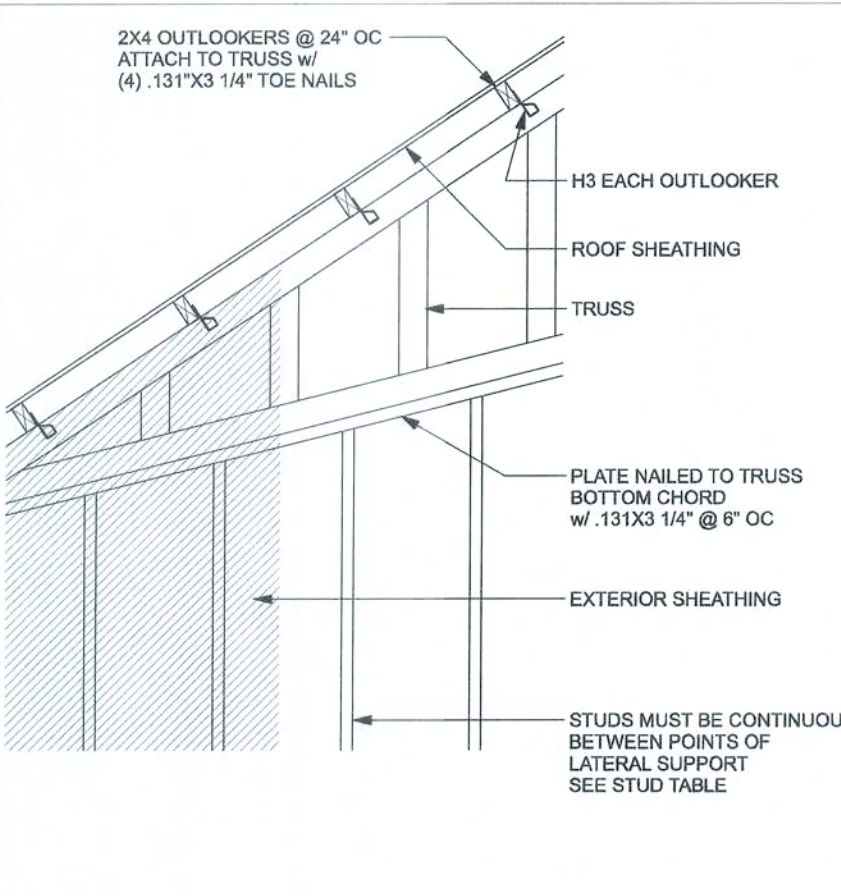
ROOF SHEATHING FASTENING



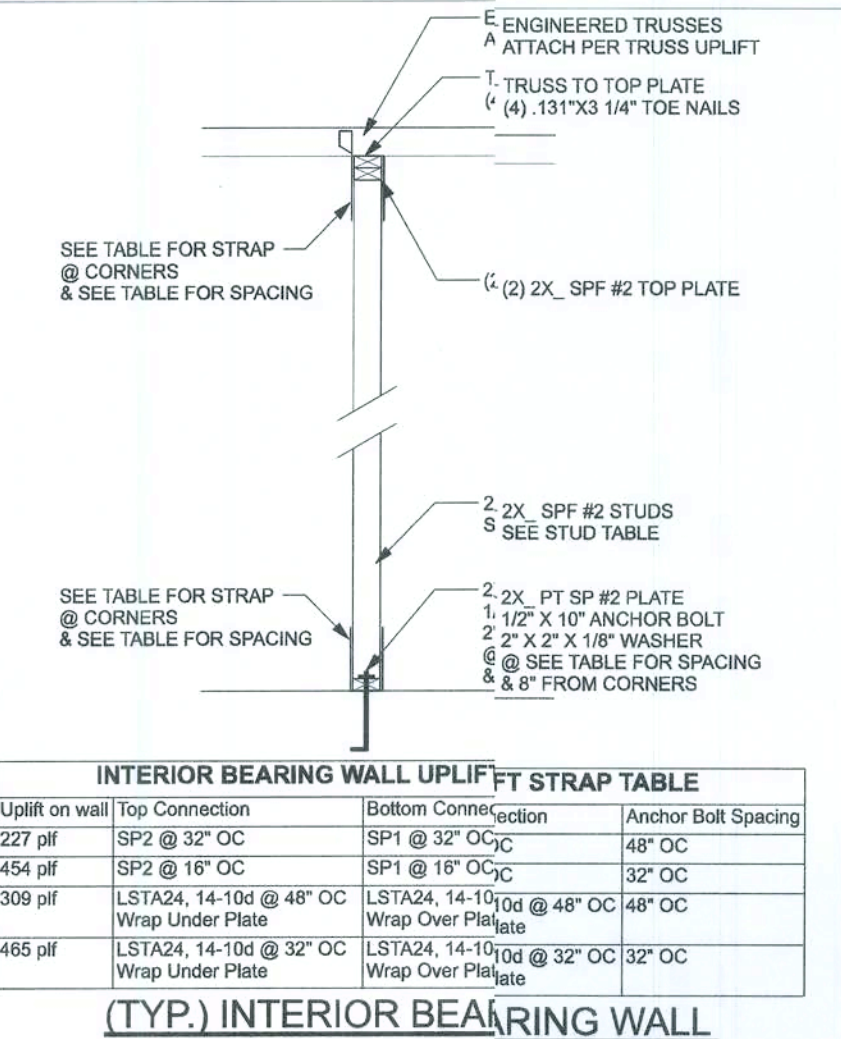
(TYP.) GABLE BRACING DETAIL
WOOD FRAME



SHEATHING FOR UPLIFT ATTACHMENT DETAILS
ONE STORY WOOD FRAME



(TYP.) GABLE WALL w/ VAULTED CEILING
WOOD FRAME



(TYP.) INTERIOR BEARING WALL
ONE STORY WOOD FRAME w/ STRAPS & ANCHORS

CONNECTOR TABLE			
Uplift SP	Uplift SPF	Truss Connector	To Plate / To Truss/Rafter
615	485	SDWC15600	-
415	290	H3	4-8d x 1 1/2"
575	485	H2.5A	5-8d x 1 1/2"
1340	1015	H10A	9-10d1 1/2"
720	620	LTS12-20	6-10d1 1/2"
1000	860	MTS12-30	7-10d1 1/2"
1450	1245	HTS20-30	12-10d1 1/2"
Uplift SP	Uplift SPF	Strap Ties	To One Member / To Other Member
1230	1235	LSTA21	6-10d
1640	1455	MSTA24	9-10d
1030	1030	CS20	7-10d
Uplift SP	Uplift SPF	Stud Plate Ties	To Stud / To Plate
585	535	SP1	6-10d
1065	805	SP2	6-10d
771	771	LSTA24	10-10d
1235	1235	LSTA24	14-10d
Uplift SP	Uplift SPF	Holdowns @ Stewall	To Stud / Post
1825	1800	DT12Z	8-SDS 1/4"x1 1/2"
4235	3640	HT14	18-16d2 1/2"
Uplift SP	Uplift SPF	Holdowns @ Mono	To Stud / Post
1825	1800	DT12Z	8-SDS 1/4"x1 1/2"
4235	3640	HT14	18-16d2 1/2"
Uplift SP	Uplift SPF	Post Bases @ Stewall	To Post
2200	2200	ABU44	5/8"x12" Drill & Epoxy
2300	2300	ABU66	12-16d
Uplift SP	Uplift SPF	Post Bases @ Mono	To Post
2200	2200	ABU44	12-16d
2300	2300	ABU66	12-16d

EXTERIOR WALL STUD TABLE FOR SPF #2 STUDS:

THIS STUD HEIGHT TABLE IS PER 2012 WFCM, TABLE 3.20B5, EXTERIOR LOAD BEARING & NON LOAD BEARING STUD LENGTHS FOR WALLS WITH OSB EXTERIOR AND 1/2" GYP INTERIOR RESISTING INTERIOR ZONE WINDLOADS, 130 MPH, EXPOSURE C, STUD DEFLECTION LIMIT H/240 (NOT OK FOR BRITTLE FINISH), STUD SPACINGS SHALL BE MULTIPLIED BY 0.8 FOR FRAMING LOCATED WITHIN 4 FEET OF CORNERS FOR END ZONE LOADING. (END ZONE EXAMPLE 16" O.C. x 0.8 = 12.8" O.C.)

(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

GRADE & SPECIES TABLE			
	SP #2	Fb	E
2x8	SP #2	925	1.4
2x10	SP #2	800	1.4
2x12	SP #2	750	1.4
GLB	24F-V3 SP	2600	1.9
LSL	TIMBERSTRAND	1700	1.7
LVL	MICROLAM	2950	2.0
PSL	PARALAM	2900	2.0

GENERAL NOTES:

TRUSSES: TRUSSES SHALL BE DESIGNED BY A FLORIDA LICENSED ENGINEER IN ACCORDANCE WITH THE FBCR. 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 TO VERIFY THE TRUSS DESIGNER FULLY SATISFIED ALL THE ABOVE REQUIREMENTS AND TO SELECT 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 2X6 RAFTERS WITH MIN. UPLIFT CONNECTION 415LB EACH END; 2X8 RAFTERS 700 LB EACH END. NOT TO EXCEED 3'.

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 SOIL TEST PROVES OTHERWISE)

CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS, F'c = 2500 PSI.

WELDED WIRE REINFORCED SLAB: 6" x 6" W1.4 x W1.4, FB = 80KSI, WELDED WIRE REINFORCEMENT FABRIC (W.W.M.) CONFORMING TO ASTM A195, LOCATED IN MIDDLE OF THE SLAB, SUPPORTED WITH APPROVED MATERIALS OR SUPPORTS AT SPACINGS NOT TO EXCEED 3'.

FIBER CONCRETE SLAB: CONCRETE SLABS ON GROUND CONTAINING SYNTHETIC FIBER REINFORCEMENT, FIBER LENGTH 1/2 INCH TO 2 INCHES, DOSAGE AMOUNTS FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD PER THE MANUFACTURER'S RECOMMENDATIONS. FIBERS TO COMPLY WITH ASTM C-1116. 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 12FT. DO NOT CUT W/M 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 A615, GRADE 40, DEFORMED BARS, FY = 40 KSI, ALL LAP SPICES 40" DB (20" FOR #5 BARS); UNCL. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 315-86, U.N.O.

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.

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 CONCRETE BEAM OR 15" IN GROUTED CMU.

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.

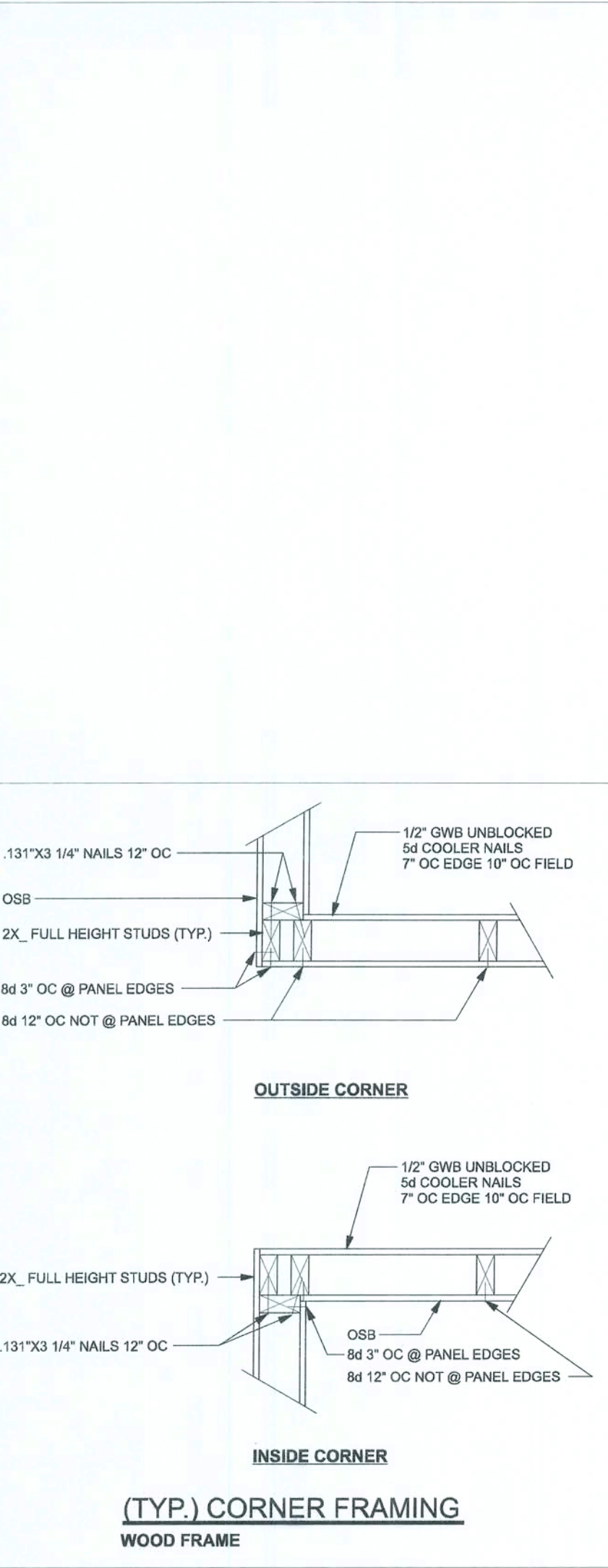
PROVIDE MATERIALS AND CONSTRUCTION TECHNIQUES, WHICH COMPLY WITH FBCR REQUIREMENTS FOR THE STATED WIND VELOCITY AND DESIGN PRESSURES.

PROVIDE A CONTINUOUS LOAD PATH FROM TRUSSES TO FOUNDATION. IF YOU BELIEVE THE PLAN OMT'S A CONTINUOUS LOAD PATH CONNECTION, CALL THE WIND LOAD ENGINEER IMMEDIATELY.

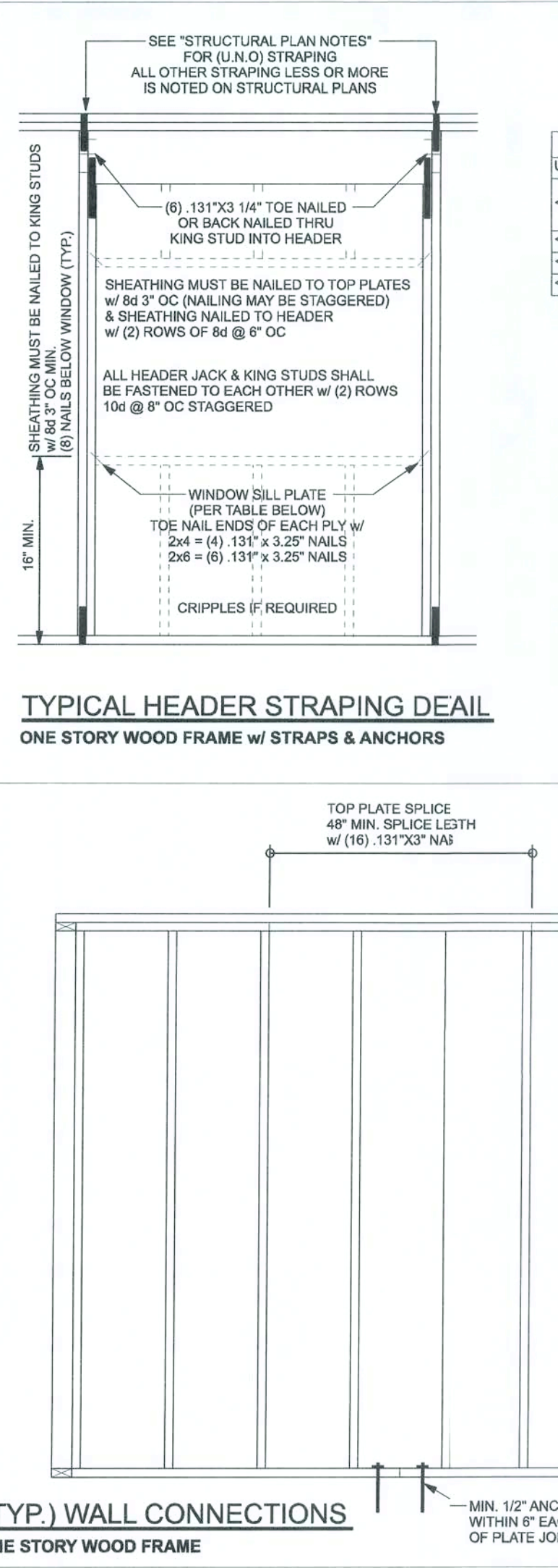
VERIFY THE TRUSS MANUFACTURER'S SEALED ENGINEERING INCLUDES TRUSS DESIGN, PLACEMENT PLANS, TEMPORARY AND PERMANENT BRACING DETAILS, TRUSS-TO-TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADS FOR ALL BEARING LOCATIONS.

ROOF SYSTEM DESIGN:

THE SEAL ON THESE PLANS FOR COMPLIANCE WITH FBCR, IS 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 FBCR 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 RESISTANT FOR ANY LATERAL BRACING. THE BUILDER SHOULD USE CARE CHECKING THE ROOF DESIGN BECAUSE THE WIND LOAD ENGINEER IS 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.



(TYP.) CORNER FRAMING
WOOD FRAME

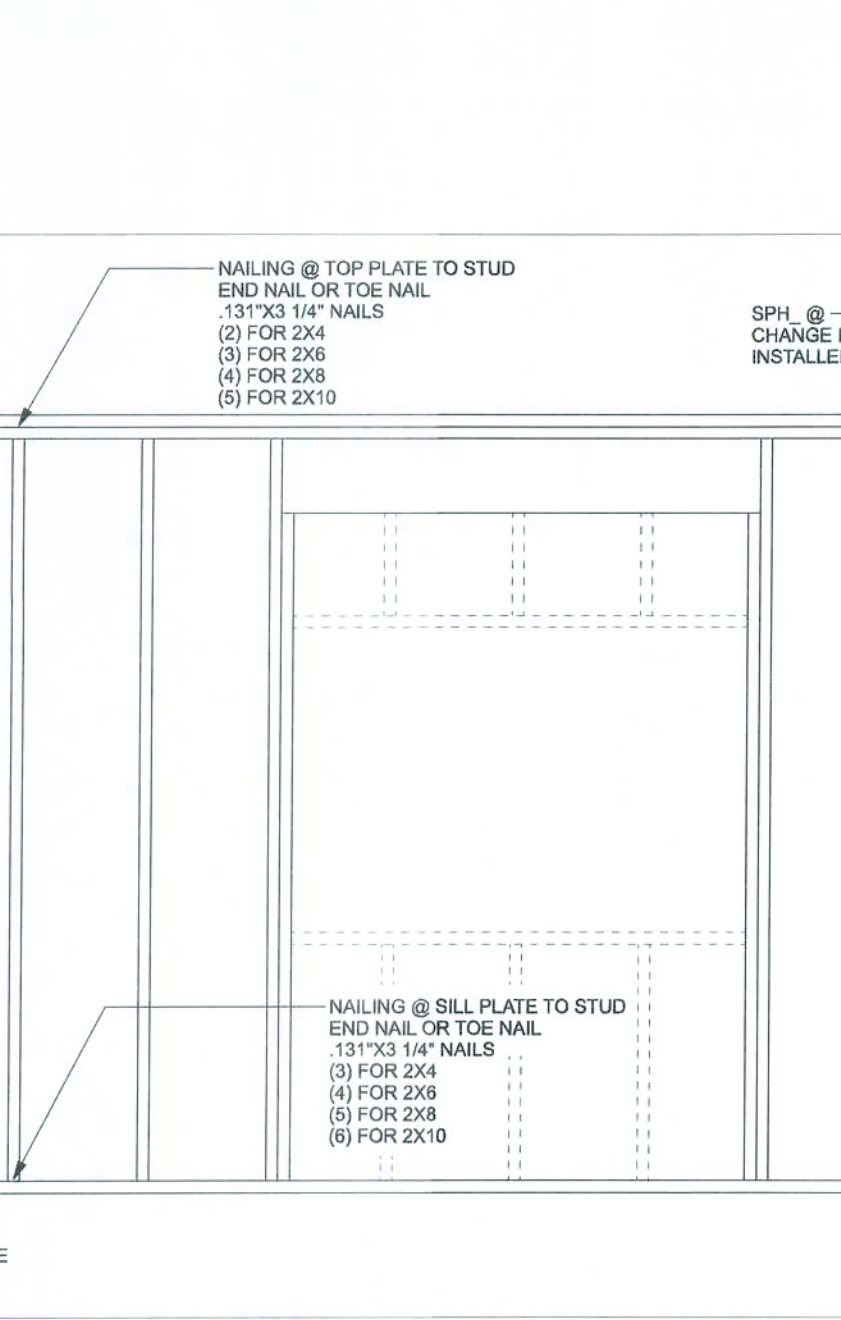


(TYP.) WALL CONNECTIONS
ONE STORY WOOD FRAME

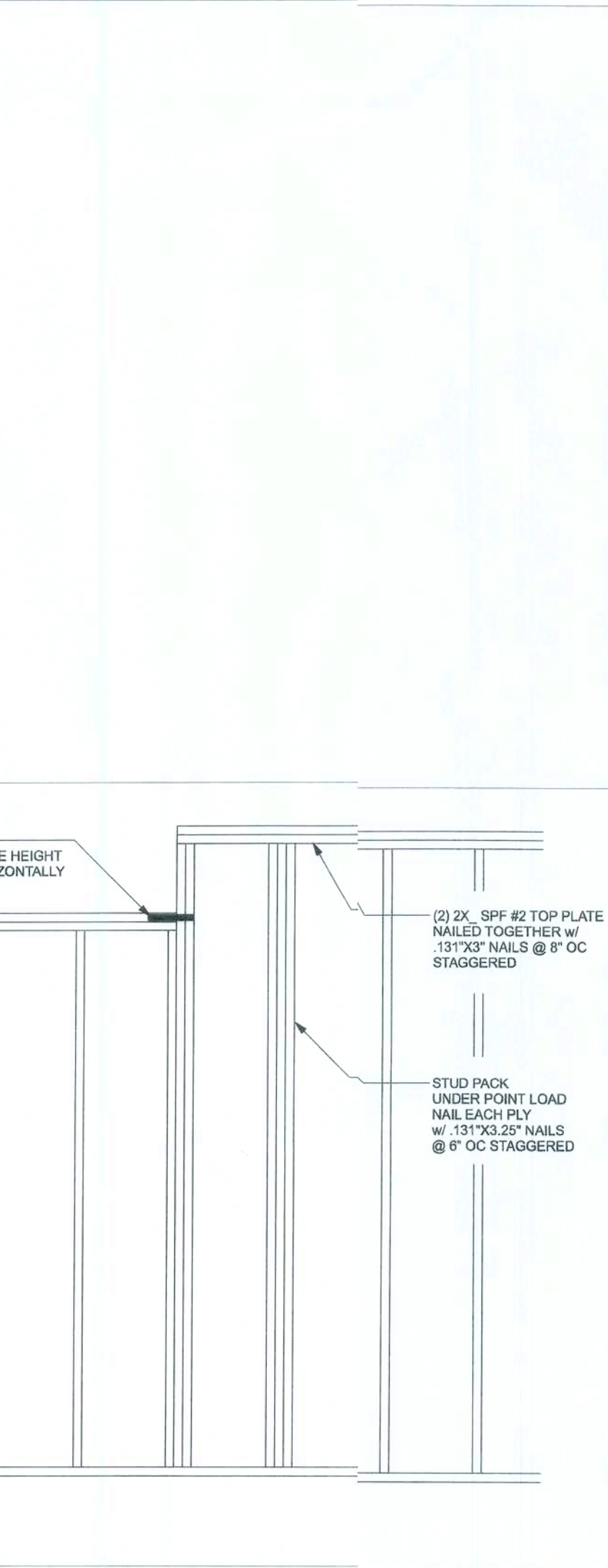
HEADER STRAP TABLE			
Uplift	Top Connection	Bottom Connection	
< 1235	LSTA24, 14-10d wrap over plate	LSTA24, 14-10d wrap under plate	
< 1455	MSTA24, 18-10d header to jacks	DT12Z	
< 1800	(2) MST24, 18-10d header to jacks	DT12Z	
< 2910	(2) MST24, 18-10d header to jacks	HTT4	

SILL PLATE SPANS FOR 10'-0" WALL HEIGHT			
DESIGN WIND SPEED	MAX. SPANS FOR SPF #2 (PER TABLE BELOW)	(1) 2x6	(2) 2x6
130 MPH EXP. C	5'-2"	7'-9"	7'-7"
			11'-3"

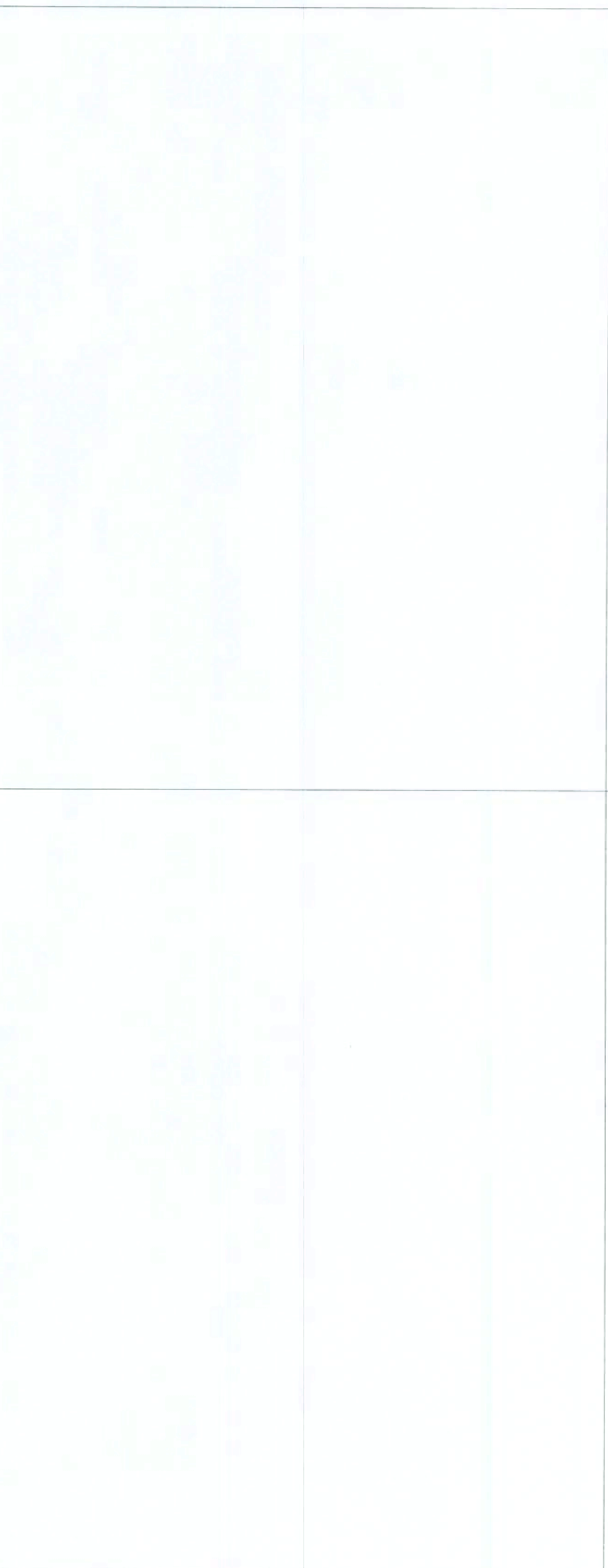
BASED ON WFCM TABLE 3.20B FOR OTHER WALL HEIGHTS (H) SILL SPAN SHALL BE DIVIDED BY (H/10)



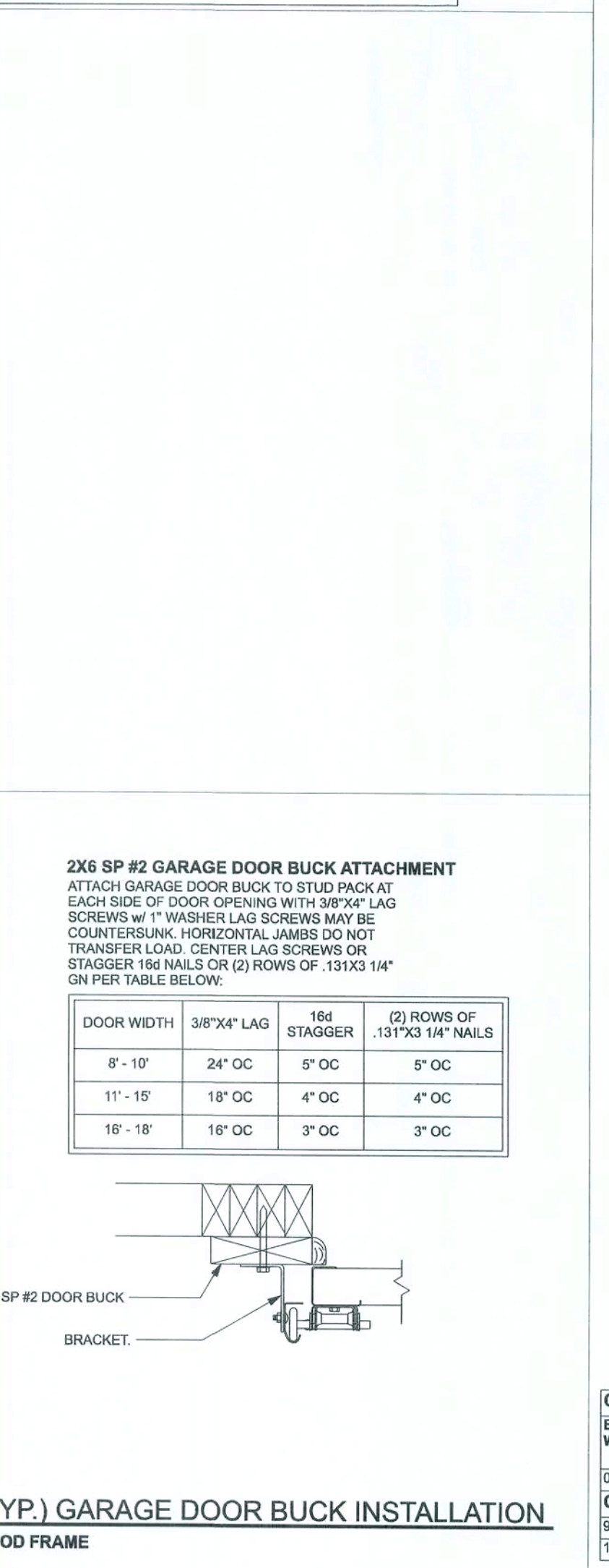
(TYP.) WALL CONNECTIONS
ONE STORY WOOD FRAME



(TYP.) WALL CONNECTIONS
ONE STORY WOOD FRAME



(TYP.) WALL CONNECTIONS
ONE STORY WOOD FRAME



(TYP.) WALL CONNECTIONS
ONE STORY WOOD FRAME

DESIGN CRITERIA & LOADS:

BUILDING CODE	81TH EDITION FLORIDA BUILDING CODE RESIDENTIAL (2017)
CODE FOR DESIGN LOADS	ASCE 7-10
WINDLOADS	
BASIC WIND SPEED (ASCE 7-10, 3S GUST)	130 MPH
WIND EXPOSURE (BUILDER MUST FIELD VERIFY)	C
TOPOGRAPHIC FACTOR (BUILDER MUST FIELD VERIFY)	1
RISK CATEGORY	II
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	0.18
ROOF ANGLE	7-45 DEGREES
MEAN ROOF HEIGHT	30 FT
C&C DESIGN PRESSURES	SEE TABLE
FLOOR LOADING	
ROOMS OTHER THAN SLEEPING ROOM	40 PSF LIVE LOAD
SLEEPING ROOMS	30 PSF LIVE LOAD
ROOF LOADING	
FLAT OR < 4:12	20 PSF LIVE LOAD
4:12 TO < 12:12	16 PSF LIVE LOAD
12:12 & GREATER	12 PSF LIVE LOAD
SOIL BEARING CAPACITY	1500 PSF
FLOOD ZONE	THIS BUILDING IS NOT IN THE FLOOD ZONE

COMPONENT & CLADDING DESIGN PRESSURES 130 MPH (EXP C) (Vult)			
EFFECTIVE WIND AREA (Ft2)	ZONE 4 INTERIOR	ZONE 5 END 4 FROM ALL OUTSIDE CORNER	
0' - 20'	+42.6	-46.2	+42.6 -57
GARAGE DOOR DESIGN PRESSURES 130 MPH (EXP C) (ASD)			
8x7 GARAGE DOOR	+22.6	-25.5	
16x7 GARAGE DOOR	+21.7	-24.1	

(TYP.) WALL CONNECTIONS
ONE STORY WOOD FRAME

Cornerstone Development

1740 spec - Left - Lot 83 Emerald Cove

PROJECT ADDRESS:
1740 spec - Left - Lot 83 Emerald Cove
Columbia County, FL

DIMENSIONS:
Stated dimensions approximate scaled dimensions. Refer a questions to Mark Disoway 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 the 8th Edition Florida Building Code Residential (2017) to the best of my knowledge.

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

MARK DISOWAY P.E. 53915

MARK DISOWAY P.E. 53915

Monday, March 23, 2020

Mark Disoway P.E.
163 SW Midtown Place
Suite 103
Lake City, Florida 32025
386/54.5419
disowaydesign@gmail.com

JOB NUMBER:
20261

S-1
OF 35 SHEETS

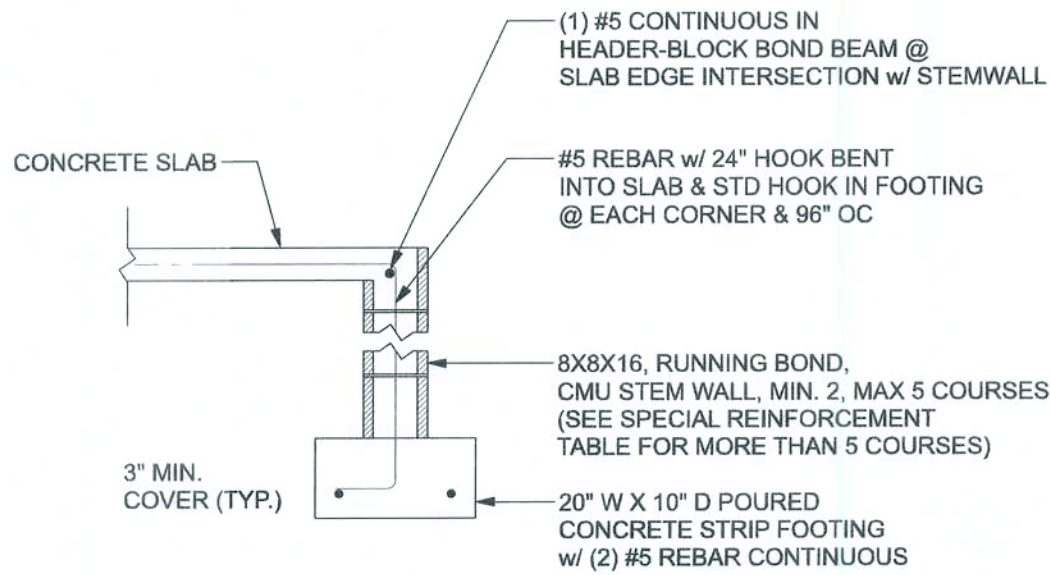
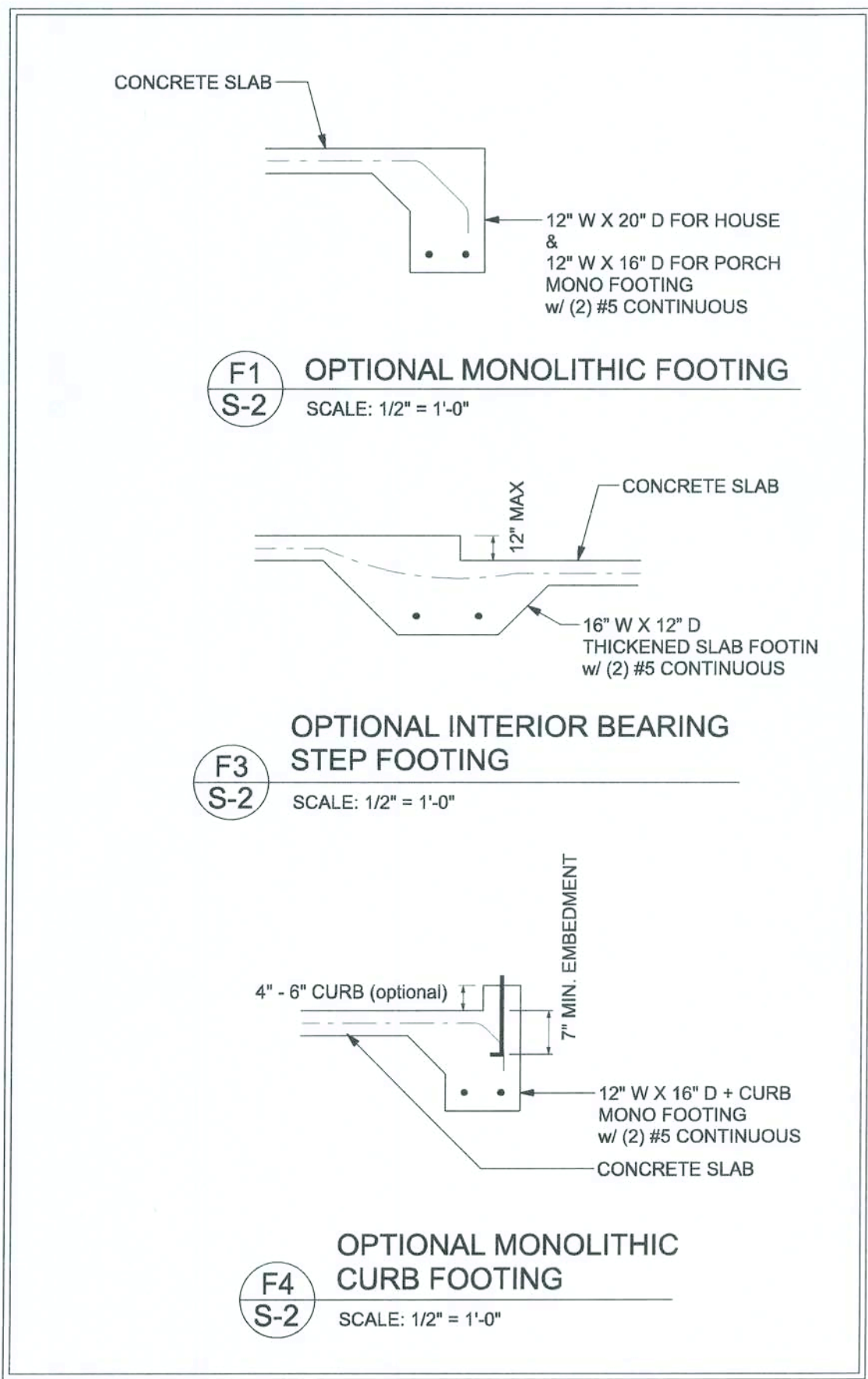
TALL STEM WALL TABLE:
The table assumes 60 ksi reinforcing bars with 6" hook in the footing and bent 24" into the reinforced slab at the top. The vertical steel is to be placed toward the tension side of the CMU wall (away from the soil pressure, within 2" of the exterior side of the wall). If the wall is over 8' high, add Duowall ladder reinforcement at 16"OC vertically or a horizontal bond beam with 1#5 continuous at mid height. For higher parts of the w/12" CMU may be used with reinforcement as shown in the table below.

STEM WALL HEIGHT (FEET)	UNBALANCED BACKFILL HEIGHT	VERTICAL REINFORCEMENT FOR 8" CMU STEM WALL (INCHES O.C.)			VERTICAL REINFORCEMENT R 12" CMU STEM WALL (INCHES O.C.)		
		#5	#7	#8	#	#7	#8
3.3	3.0	96	96	96	1	96	96
4.0	3.7	96	96	96	9	96	96
4.7	4.3	88	96	96	9	96	96
5.3	5.0	56	96	96	9	96	96
6.0	5.7	40	80	96	9	96	96
6.7	6.3	32	56	80	5	96	96
7.3	7.0	24	40	56	4	80	96
8.0	7.7	16	32	48	3	64	80
8.7	8.3	8	24	32	2	48	64
9.3	9.0	8	16	24	1	40	48

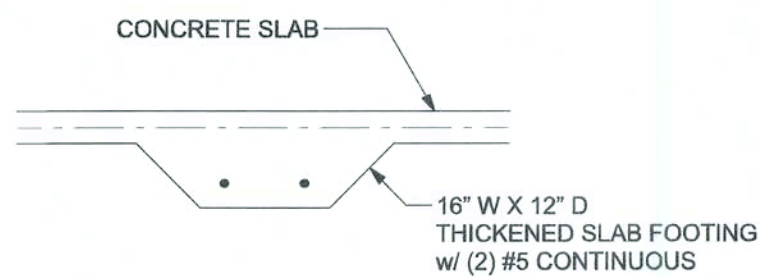
MASONRY NOTE:
MASONRY CONSTRUCTION AND MATERIALS FOR THIS PROJECT SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATION FOR MASONRY STRUCTURES" (ACI 530.1/MSCC 6/17MS 602 THE CONTRACTOR AND MASON MUST IMMEDIATELY BE PROCEEDING, NOTIFY THE ENGINEER OF ANY CONFLICT: BETWEEN ACI 530.1-02 AND THESE DESIGN DRAWINGS. ANY EXCEPTIONS TO ACI 530.1-02 MUST BE APPROVED BY THE ENGINEER IN WRITING.

	ACI 530.1-02 Section	Specific Requirements
1.4A	Compressive strength	8" block bearing walls Fm = 1500 p
2.1	Mortar	ASTM C 270, Type N, UNO
2.2	Grout	ASTM C 476, admixtures require approval
2.3	CMU standard	ASTM C 90-02, Normal weight, 160, medium surface finish, 8"x8"x16" ruling bond and 12"x12" or 16"x16" column block
2.3	Clay brick standard	ASTM C 216-02, Grade SW, Type B, 5.5"x2.75"x11.5"
2.4	Reinforcing bars, #3 - #11	ASTM A 615, Grade 60, Fy = 40 ksi, b splices min 40 bar dia. (25" for #5)
2.4F	Coating for corrosion protection	Anchors, sheet metal ties complete embedded in mortar or grout, ASTM A525, Class 950, 0.60 oz/lb or 30/6
2.4F	Coating for corrosion protection	Joint reinforcement in walls exposed moisture or wire ties, anchors, sheet metal ties not completely embedded in mortar or grout, ASTM A153, Class B2, 1.50 oz/lb or 30/6
3.3.E.2	Pipes, conduits, and accessories	Any not shown on the project drawings require engineering approval.
3.3.E.7	Movement joints	Contractor assumes responsibility type and location of movement joints if not detailed on project drawings.

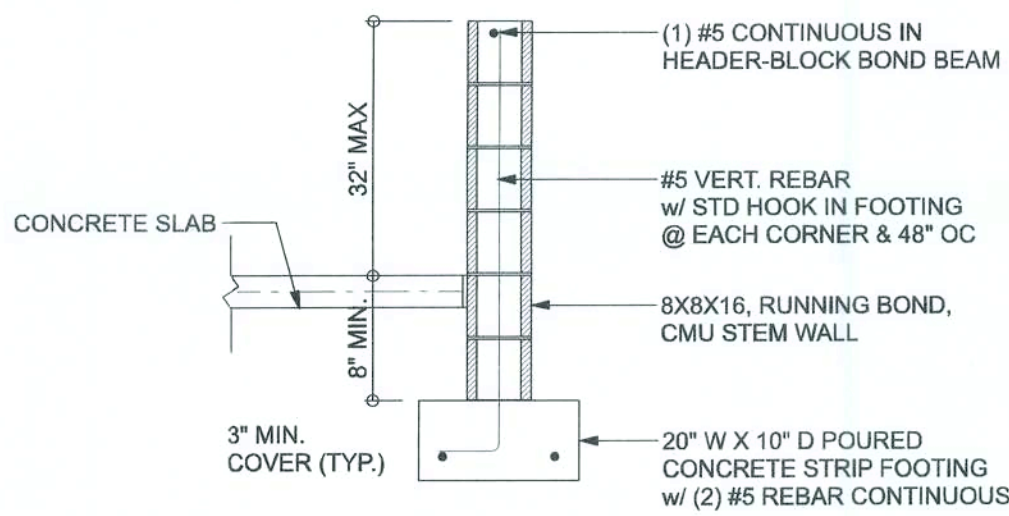
BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM 12" BELOW UNDISTURBED SOIL OR ENGINEERED FILL PER FBC 2017-RES. SECTION R403.1.4



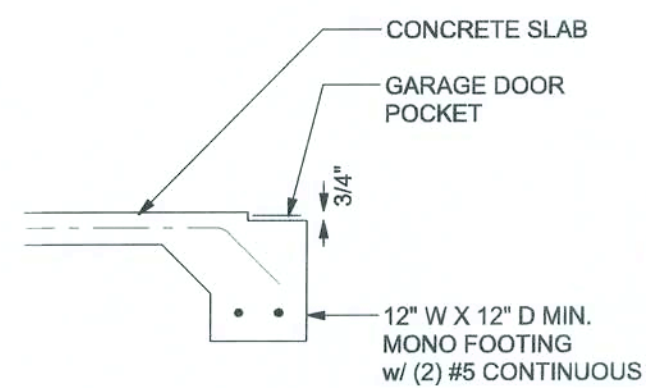
F1 S-2 STEM WALL FOOTING
SCALE: 1/2" = 1'-0"



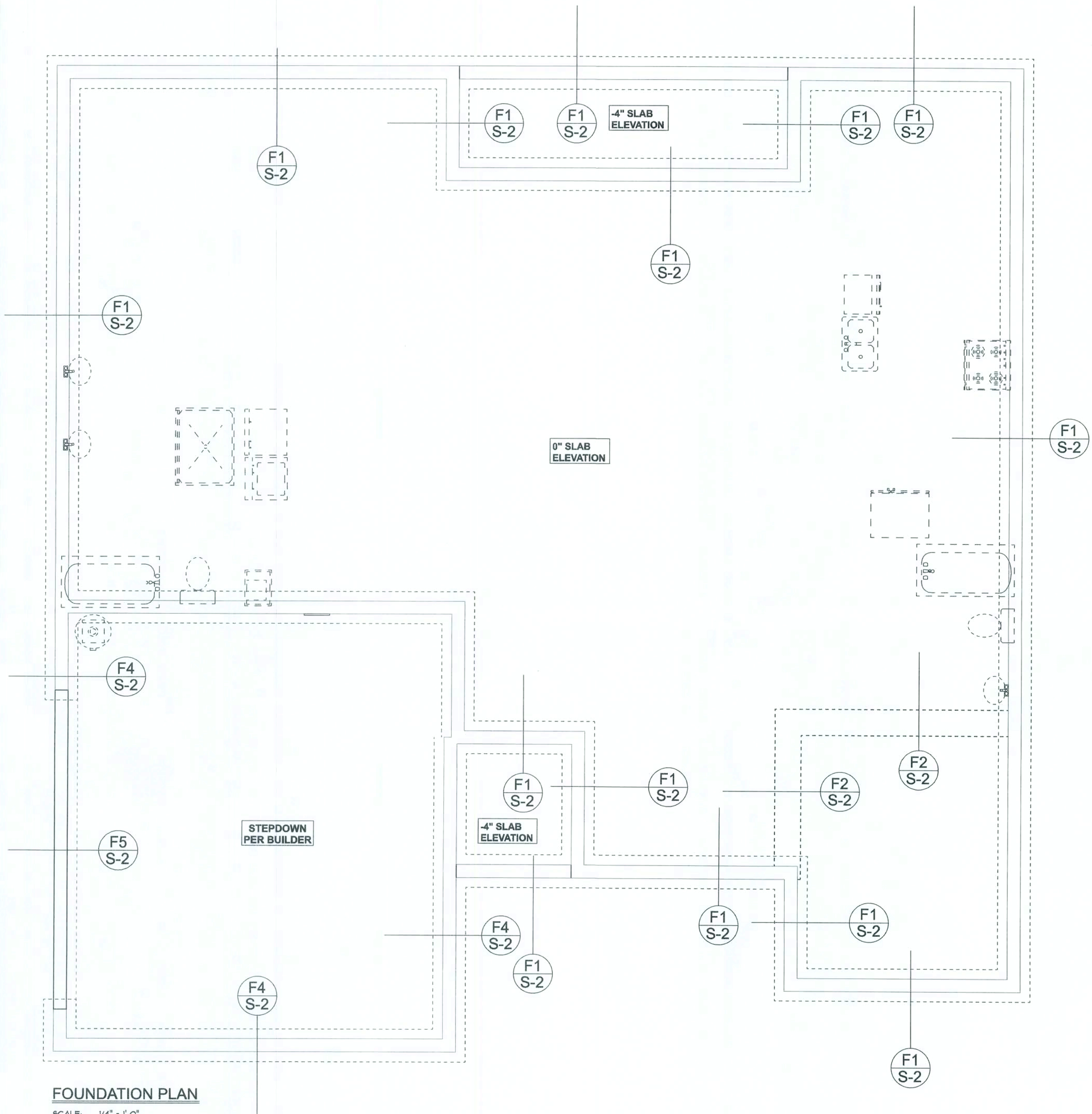
F2 S-2 INTERIOR BEARING FOOTING
SCALE: 1/2" = 1'-0"



F4 S-2 STEM WALL CURB FOOTING
SCALE: 1/2" = 1'-0"



F5 S-2 GARAGE DOOR POCKET FOOTING
SCALE: 1/2" = 1'-0"



FOUNDATION PLAN

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

HOSE BIBBS
PER BUILDER

FOUNDATION NOTES

- FN - 1 DIMENSIONS ON FOUNDATION & STRUCTURAL SHEETS ARE NOT EXACT. REFER TO ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS, RECESSES IN SLAB, STEP DOWNS, ETC. DISWAY DESIGN GROUP OR MARK DISWAY, P.E. IS NOT RESPONSIBLE FOR DIMENSION ERRORS ON THIS PLAN.
- CONTRACTOR SHALL VERIFY NEED FOR INTERIOR BEARING (BY THE SUPPLIER) BEFORE FINALIZING FOUNDATION PLAN
- FN - 2 THE SLAB SHALL BE: 4" CONCRETE SLAB REINFORCED w/ 6X6-14/1.4 WELDED WIRE MESH PLACED ON CHAIRS @ 12" DEPTH OR FIBER MESH CONCRETE, 6-MIL POLY VAPOR BARRIER w/ 6" LAPS SEALED w/ POLY TAPE OVER TERMITE-TREATED & COMPACTED FILL

Cornerstone Development

1740 spec - Left - Lot 93 Emerald Cove

PROJECT ADDRESS:
Lot 93 Emerald Cove
Columbia County, FL

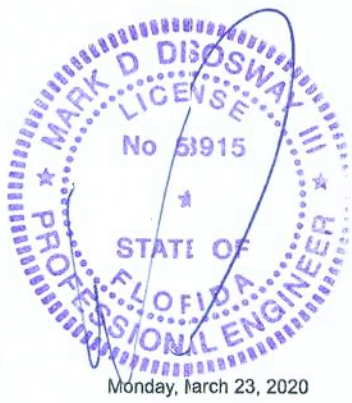
DIMENSIONS:
Stated dimensions supersede scaled dimensions. Refer all questions to Mark Dicosway, P.E. or resolution. Do not proceed without clarification.

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CERTIFICATION: I hereby certify that I have examined this plan, and that the applicable portions of the plan, relating to civil engineering comply with the 6th Edition Florida Building Code Residential (2017) to the best of my knowledge.

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

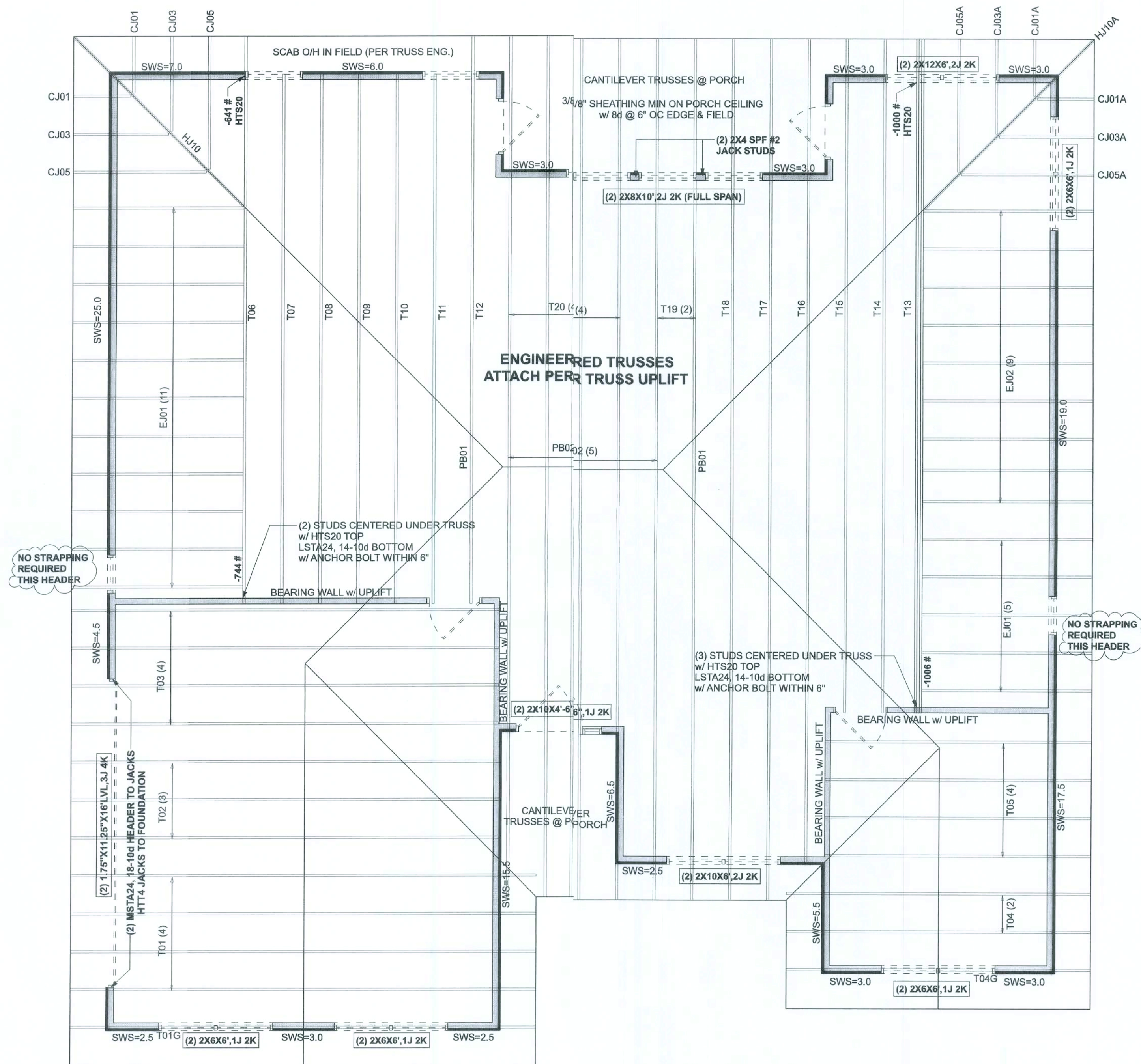
MARK DISWAY P.E. 53915



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163 SW Midtown Place
Suite 103
Lake City, Florida 32025
386.54.5419
diswaydesign@gmail.com

JOB NUMBER:
200261

S-2
OF 33 SHEETS

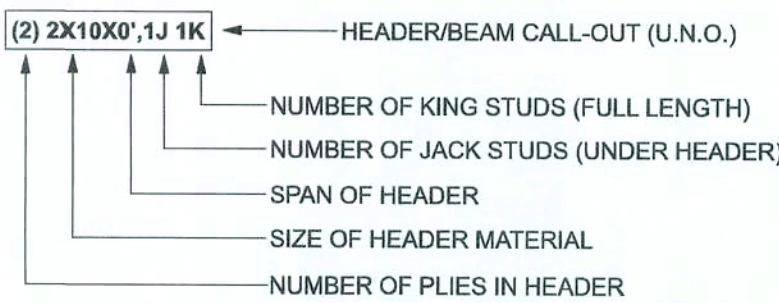


STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"

STRUCTURAL PLAN NOTES

- SN-1 ALL LOAD BEARING FRAME WALL & PORCH HEADERS SHALL BE A MINIMUM OF (2) 2X6 SP #2 (U.N.O.)
- SN-2 ALL LOAD BEARING FRAME WALL HEADERS SHALL HAVE (1) JACK STUD & (1) KING STUD EACH SIDE (U.N.O.)
- SN-3 ALL HEADERS w/ UPLIFT TO BE STRAPPED DOWN @ EACH SIDE WITH (1) LSTA24, 14-10d @ TOP & BOTTOM OF WALL WRAP UNDER BOTTOM PLATE & OVER TOP PLATE 1/2" X 10" ANCHOR BOLT w/ 3" X 3" X 1/4" WASHER MUST BE LOCATED WITHIN 6" OF KING STUD @ ALL DOOR LOCATIONS (U.N.O.)
- SN-4 USE ONE JACK STUD GIRDER SUPPORT PER 2500 LB LOAD
- SN-5 DIMENSIONS ON STRUCTURAL SHEETS ARE NOT EXACT. REFER TO ARCHITECTURAL FLOOR PLAN FOR ACTUAL DIMENSIONS
- SN-6 PERMANENT TRUSS BRACING IS TO BE INSTALLED AT LOCATIONS AS SHOWN ON THE SEALED TRUSS DRAWINGS. LATERAL BRACING IS TO BE RESTRAINED PER BCSI-03, BCSI-B1, BCSI-B2, & BCSI-B3. BCSI-B1, BCSI-B2, & BCSI-B3 ARE FURNISHED BY THE TRUSS SUPPLIER, WITH THE SEALED TRUSS PACKAGE

HEADER LEGEND



ACTUAL vs REQUIRED SHEARWALL		
	TRANSVERSE	LONGITUDINAL
ACTUAL	25344 LBF	20988 LBF
REQUIRED	14595 LBF	16051 LBF

CONNECTIONS, WALL, & HEADER DESIGN IS BASED ON REACTIONS & UPLIFTS FROM TRUSS ENGINEERING FURNISHED BY BUILDER. BUILDERS FIRST SOURCE JOB #2290164

Cornerstone Development

1740 spec - Left - Lot 93 Emerald Cove

PROJECT ADDRESS:
Lot 93 Emerald Cove
Columbia County, FL

DIMENSIONS:
Stated dimensions approximate scaled dimensions. Refer all questions to Mark Disoway, 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 the 6th Edition Florida Building Code Residential (2017) to the best of my knowledge.

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



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JOB NUMBER:
200261

S-3
OF 3 SHEETS