

KOON ADDITION PLANS COLUMBIA COUNTY, FL

Plan Sheet Index:

Sheet No.	Description
1	title/index sheet
2	floor plan (existing)
3	floor plan (proposed)
4	front and right elevations
5	rear and left elevations
6	foundation plan
7	wall typical & strapping requirements
8	special details
9	rear deck framing plan
10	roof plan
11	roof framing detail
12	electrical plan

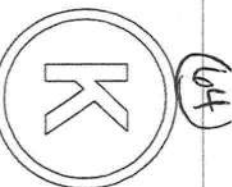


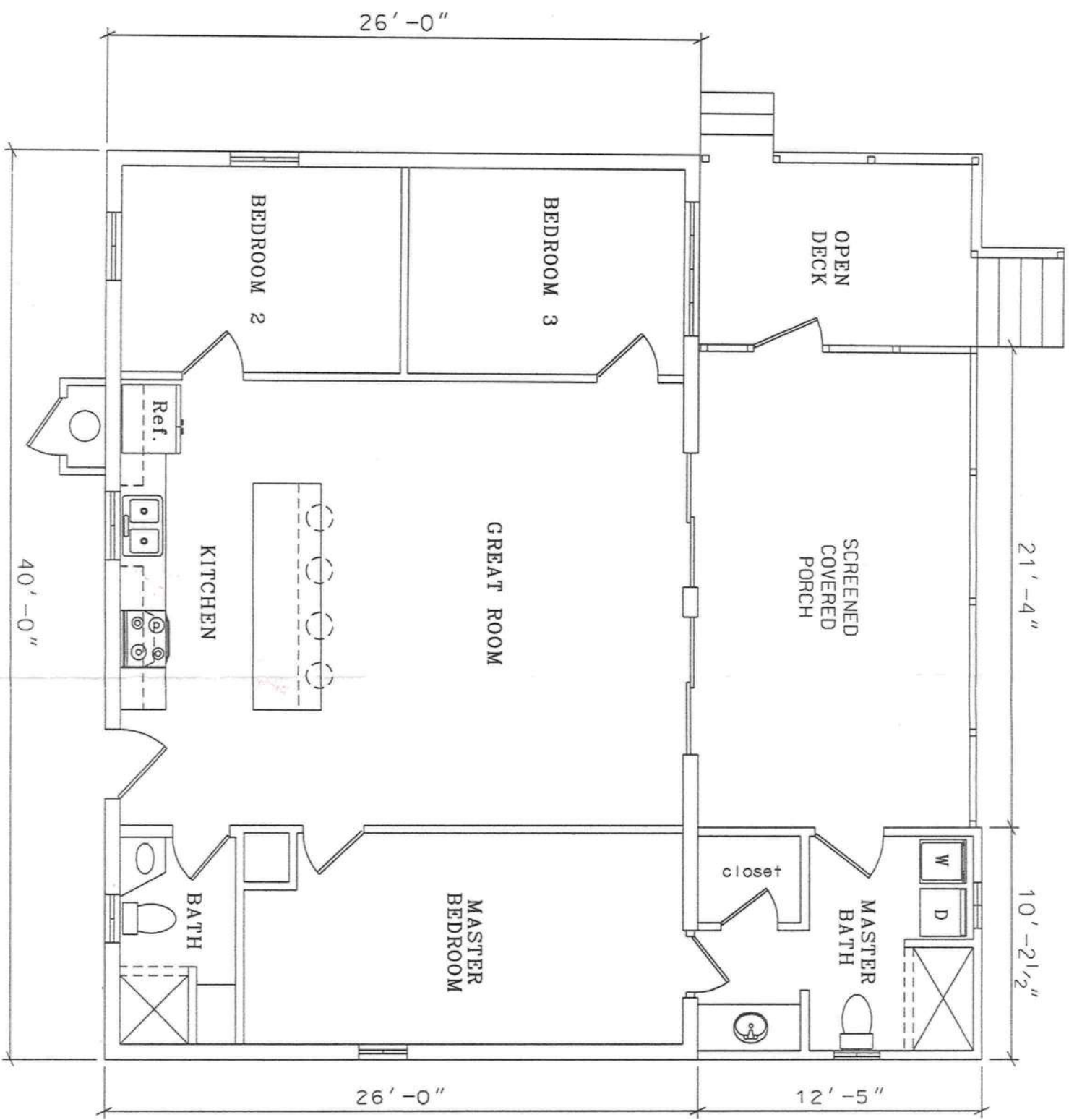
Marty J. Humphries
7-29-19

SHEET
1
OF
12

KOON ADDITION
COLUMBIA COUNTY, FLORIDA

PLANS PREPARED BY:
MARTY J. HUMPHRIES P.E. # 51976
7932 240TH ST., O'BRIEN, FL 32071





FLOOR PLAN
(existing)

Marty J. Humphries
7-29-19

KOON ADDITION
COLUMBIA COUNTY, FLORIDA

PLANS PREPARED BY:
MARTY J. HUMPHRIES P.E. # 51976
7932 240TH ST., O'BRIEN, FL 32071



Note: Plate height for Laundry, Front Porch and Rear wall of Media Room shall match existing home plate height. Plate height for Master Bath and Covered Rear Deck shall be adjusted to match bearing of roof rafters.

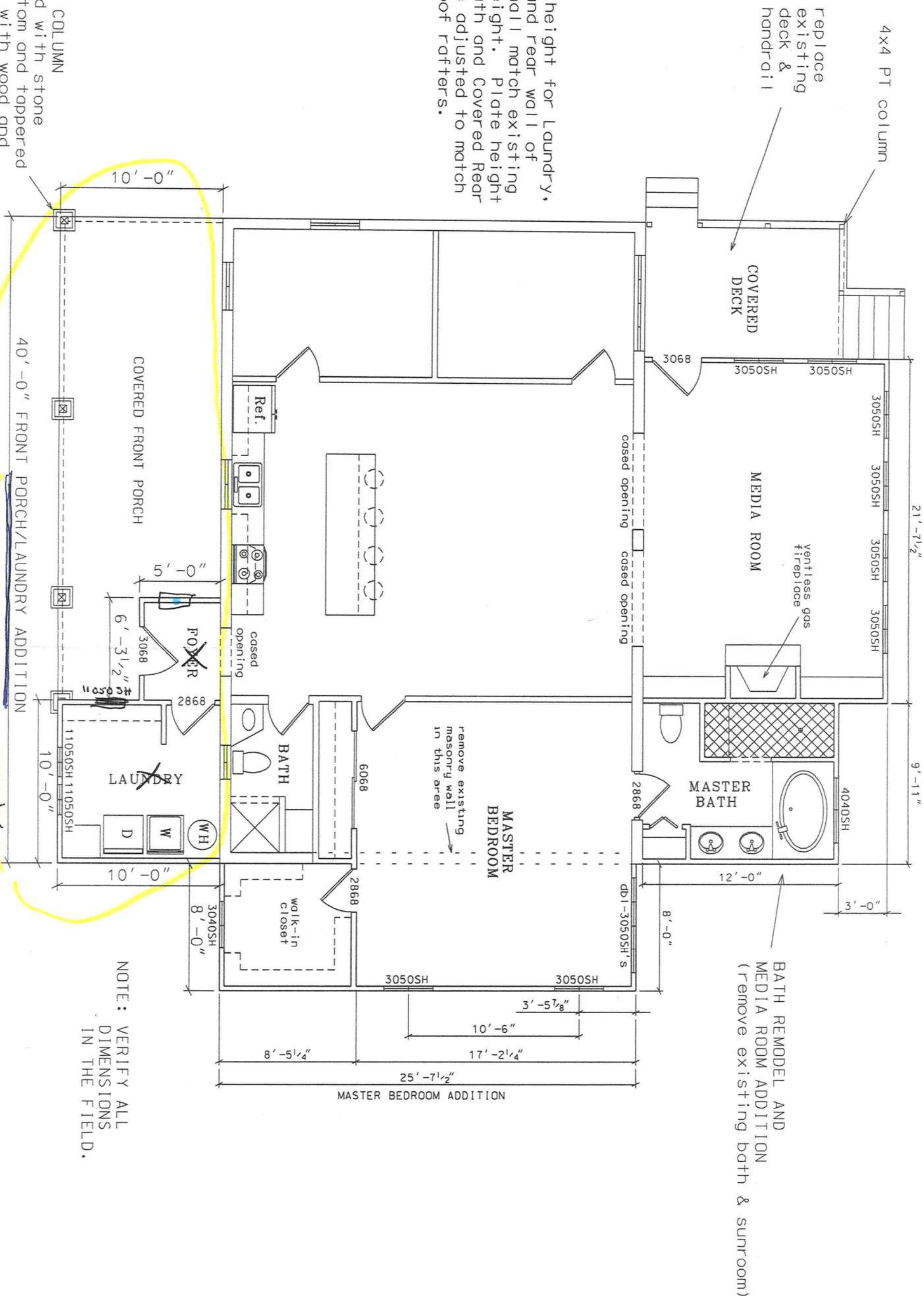
6X6 PT COLUMN
wrapped with stone
at bottom and tapered
at top with wood and
painted per owner
(see elevations)

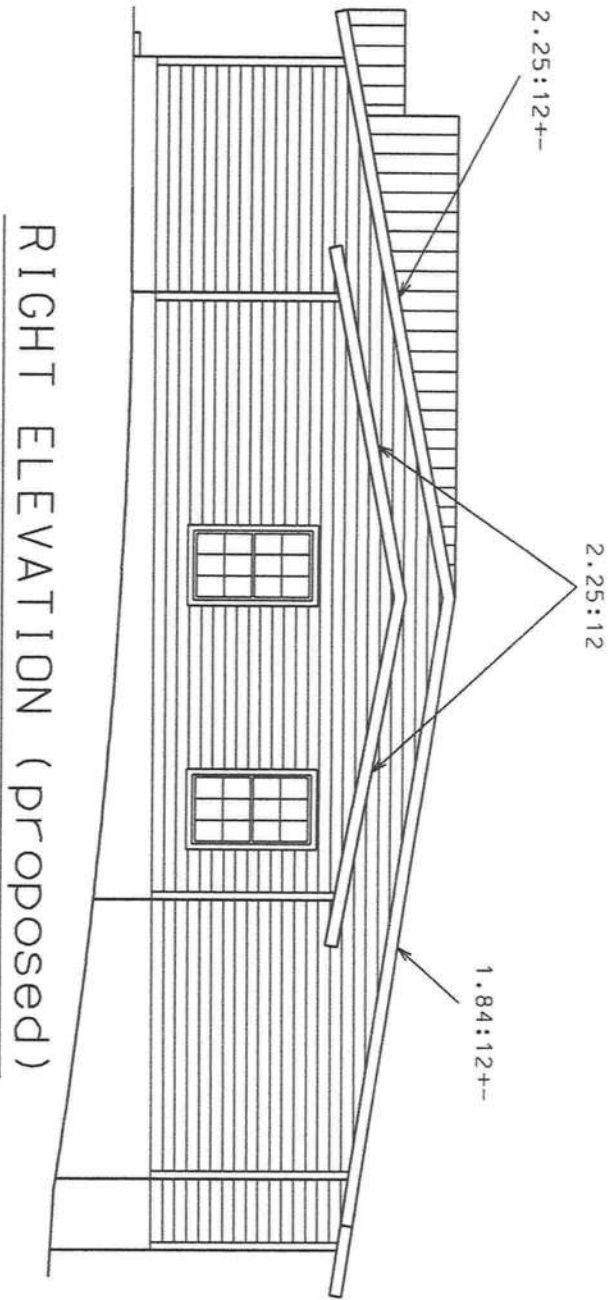
FLOOR PLAN (proposed)

CK

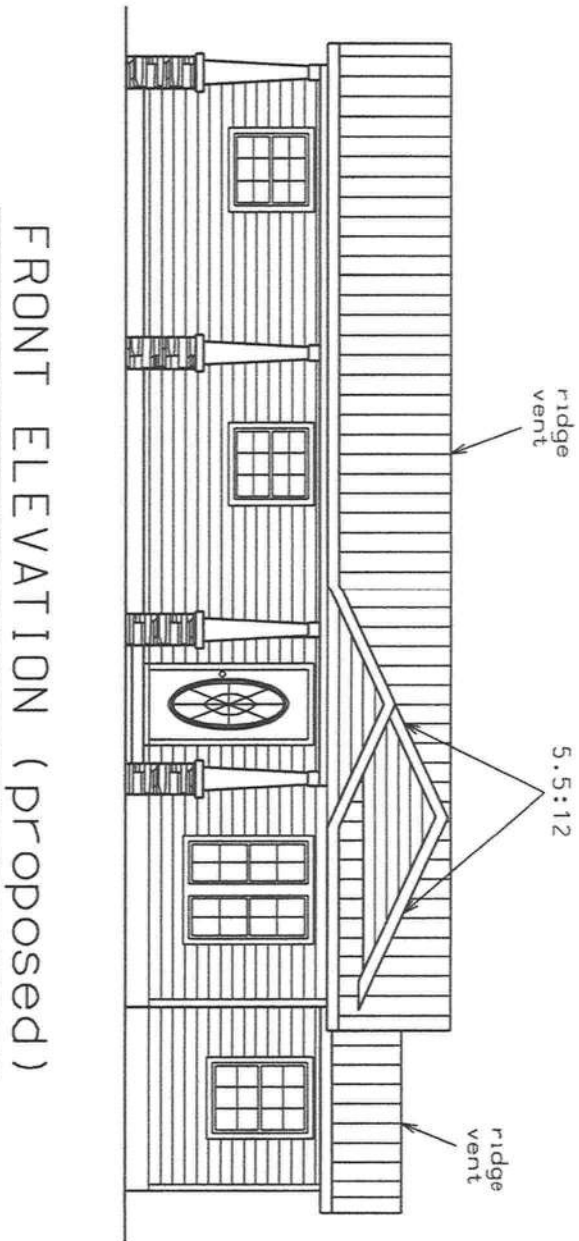
NOTE: VERIFY ALL
DIMENSIONS
IN THE FIELD.

Marty J. Humphries
7-29-19

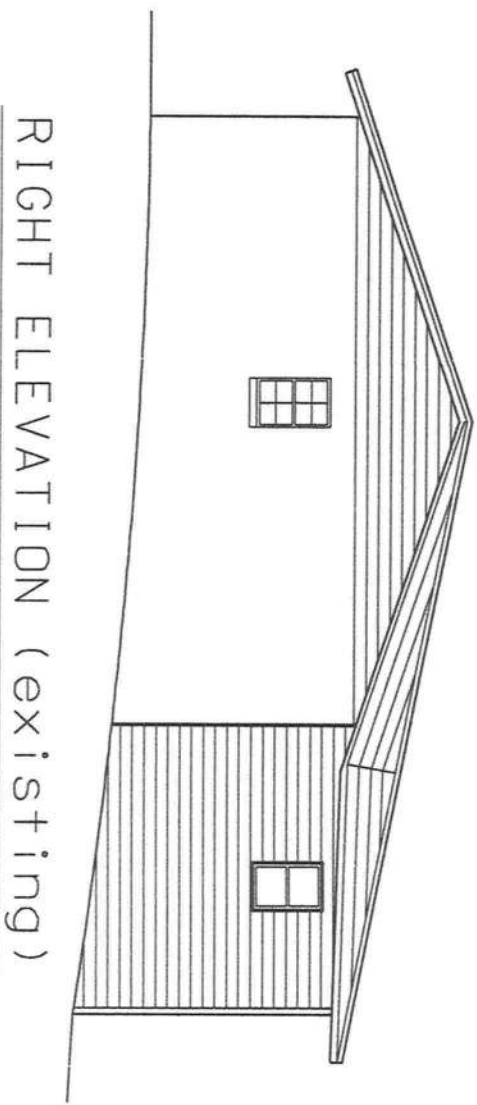




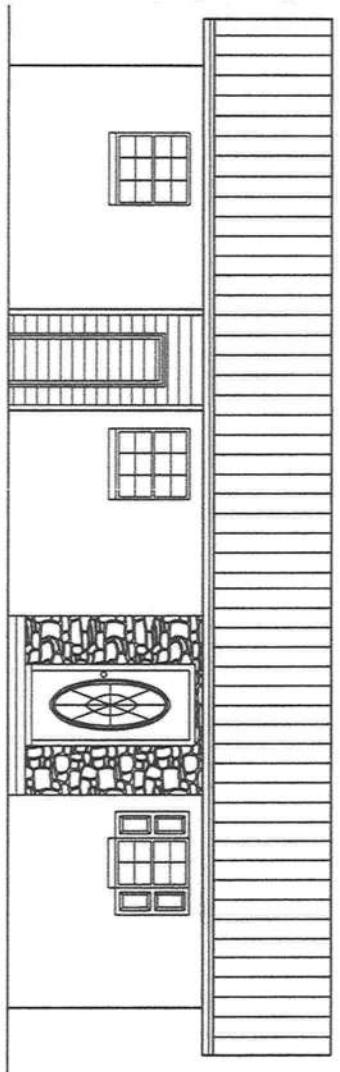
RIGHT ELEVATION (proposed)



FRONT ELEVATION (proposed)



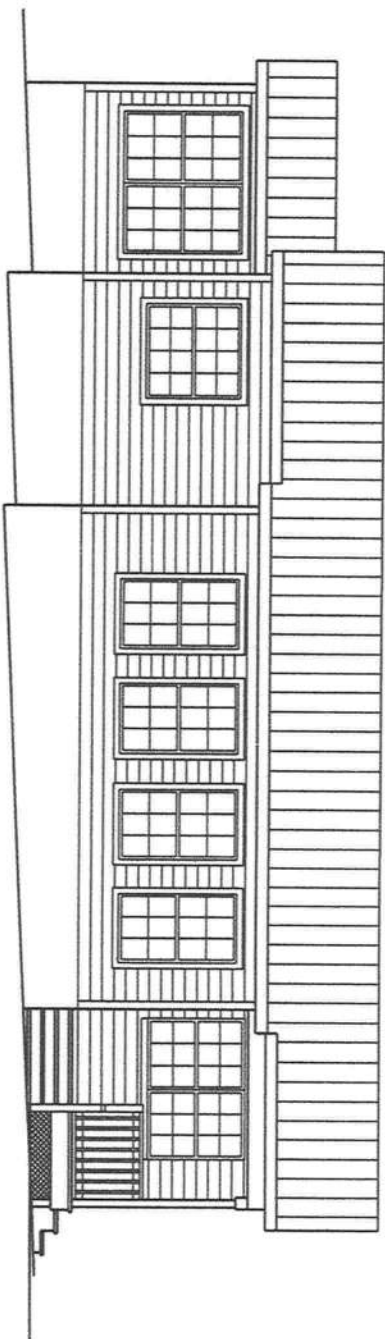
RIGHT ELEVATION (existing)



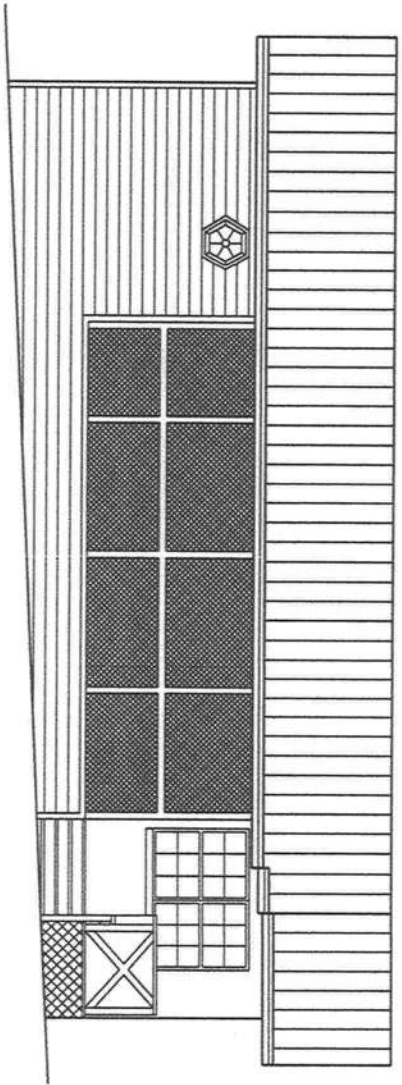
FRONT ELEVATION (existing)

MJH 522
7-29-19

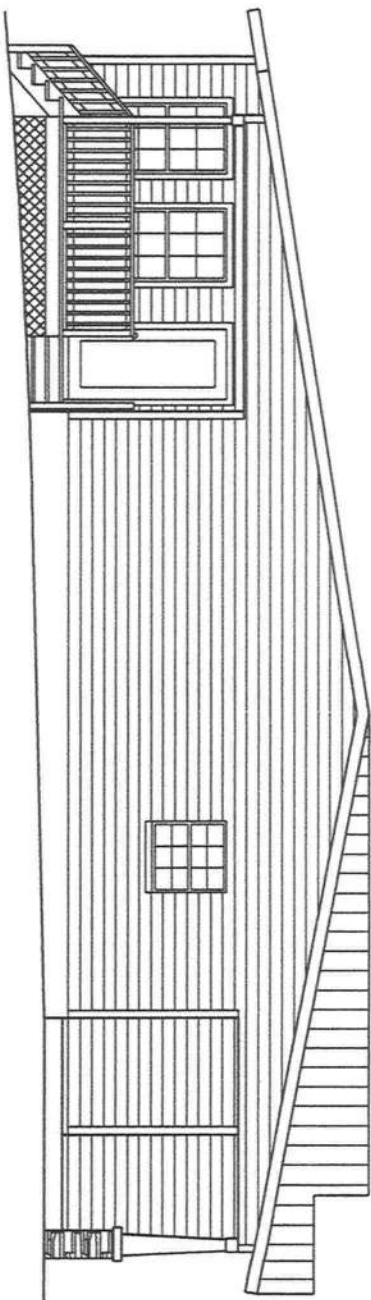




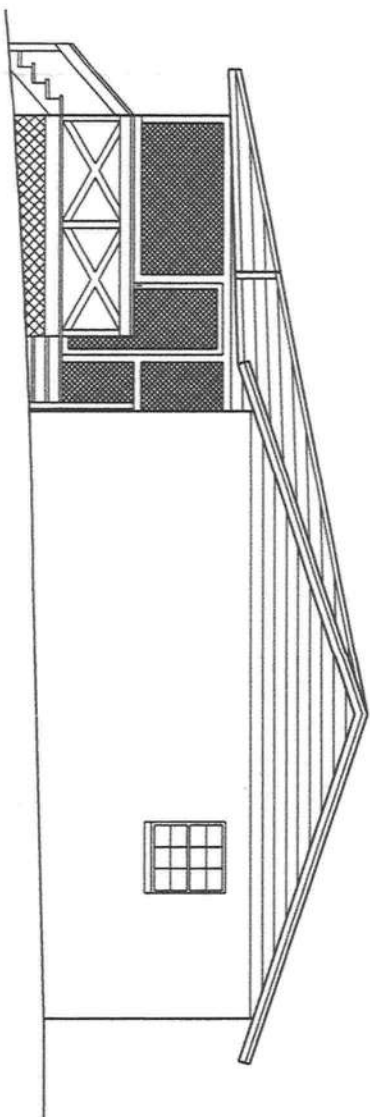
REAR ELEVATION (proposed)



REAR ELEVATION (existing)



LEFT ELEVATION (proposed)



LEFT ELEVATION (existing)

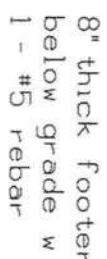
Marty J. Humphries
7-29-19

KOON ADDITION
COLUMBIA COUNTY, FLORIDA

PLANS PREPARED BY:
MARTY J. HUMPHRIES P.E. # 51976
7932 240TH ST., O'BRIEN, FL 32071



SHEET
5
OF
12



8" past depressed
are

slab with 2-#4
rebar continuous

7-29-19



STRAPPING AND ANCHOR REQUIREMENTS

(Designed In accordance with the 2017 FBC)

WINDLOAD DATA AND EXPOSURE:

Basic Wind Speed = 130 mph Vult.
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 = 2.25:12, 1.84:12, 5.5:12
Wall Height = 8'
Risk Category = II
Component and Cladding Pressures = Roof(Zone 1=10.5,-16.0, Zone 2=10.5,-29.0, Zone 3=10.5,-43.0), Wall(Zone 4=18.2,-19.0, Zone 5=18.2,-24.0)(units are psf)

TRUSS ANCHORS: (see Roof Framing Detail for additional Requirements)

At Truss to exterior wall locations:
install one Simpson Model H10A anchor for all trusses.

WALL STRAPPING:

At the top and bottom of the wall install one SP4 each side of each window or door. All other locations install one SP4 top and bottom of the wall 4' on center.

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.

ROOF SHEATHING:

Roof sheathing shall be 15/32" CDX plywood nailed with 8d ring-shank nails 6" on center

GABLE END SHEATHING:

Pony wall at gable ends shall be sheathed with 15/32" CDX plywood nailed with 8d nails 6" on center, covered with house wrap or felt and hardiplank lap siding.

GABLE END EAVE CONSTRUCTION:

Gable end eaves shall be 1' max and shall be ladder framed with #2 SYP 2x4 front and back with rungs 16" on center nailed with 2-12d nails each location and connected to double rafters with 2-#10x4" deck screws 16" on center

PORCH COLUMNS:

For Rear porch: Install Simpson model ACE4(Max)/ See Foundation Plan for footer/anchorage at base.

For Front Porch: At each column install Simpson model ABU66Z and notch column at top to receive porch header and install 2 - 5/8" galvanized carriage bolts. Either install 5/8"x10" anchor bolts cast in new concrete slab or install 5/8" steel all-thread embedded 5" into slab and epoxied with Simpson SET-XP epoxy

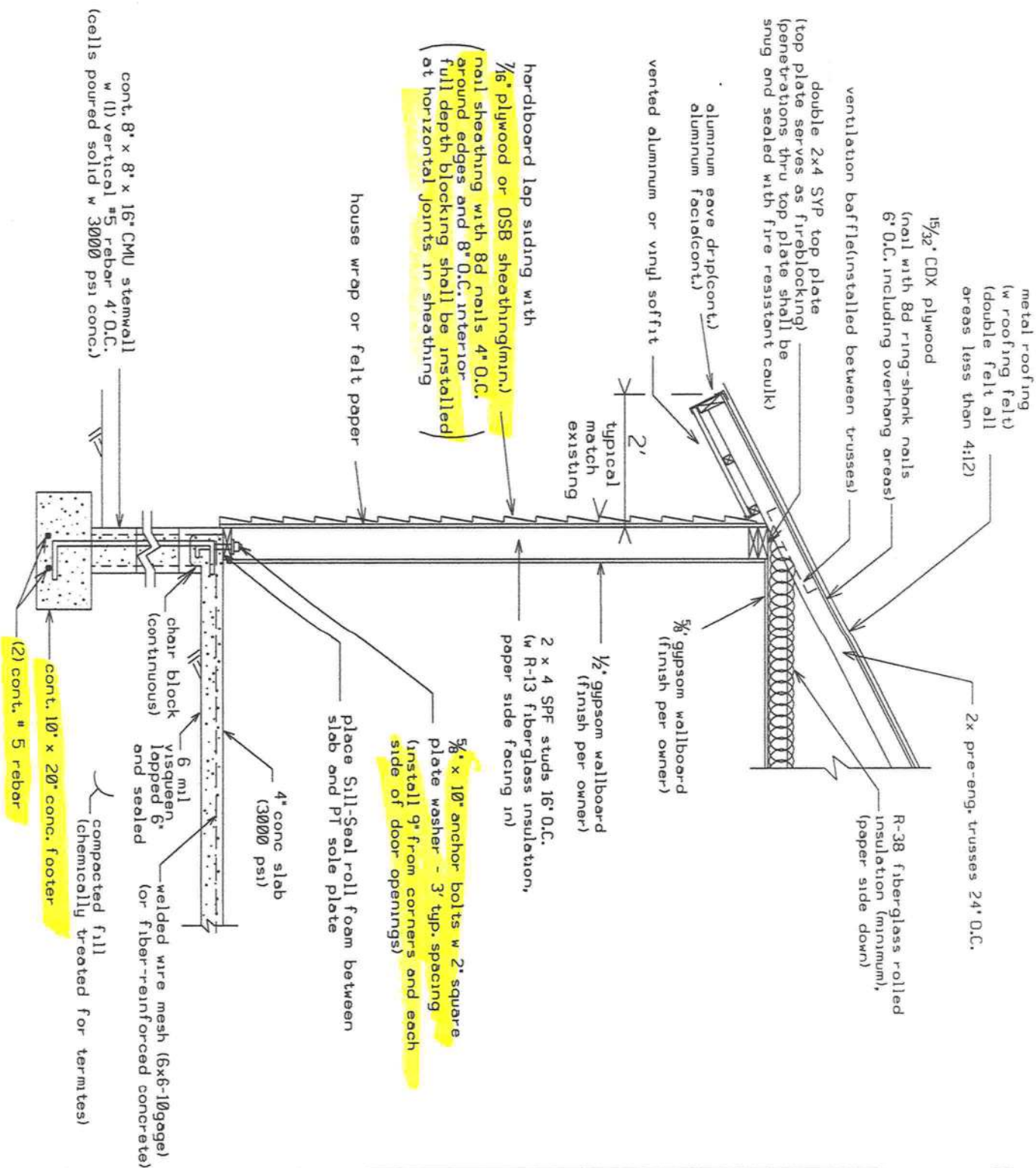
PORCH CEILINGS:

Install 1x4 SPF lathes 16" on center nailed to trusses with 2-8d nails or install 7/16" OSB sheathing nailed with 8d nails 6" on center and cover with solid aluminum or vinyl soffit material.

PORCH HEADER TO HOME CONNECTION:

For Porch Headers install Simpson HUC410 connecting headers to home.

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



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

HEADER SIZES/MATERIAL SHALL BE AS FOLLOWS:

WINDOW AND DOOR OPENINGS: 2 - #2 SYP 2X12'S w 1/2" plywood or OSB between nailed w 3-12d nails 10" O.C.

PORCH BEAMS SHALL BE: 2 - #2 SYP 2X10'S w 1/2" plywood or OSB between nailed w 3-12d nails 10" O.C.

NOTE: Detail "B" is similar with roof rafters instead of trusses see "Roof Framing Detail"

SYP = SOUTHERN YELLOW PINE

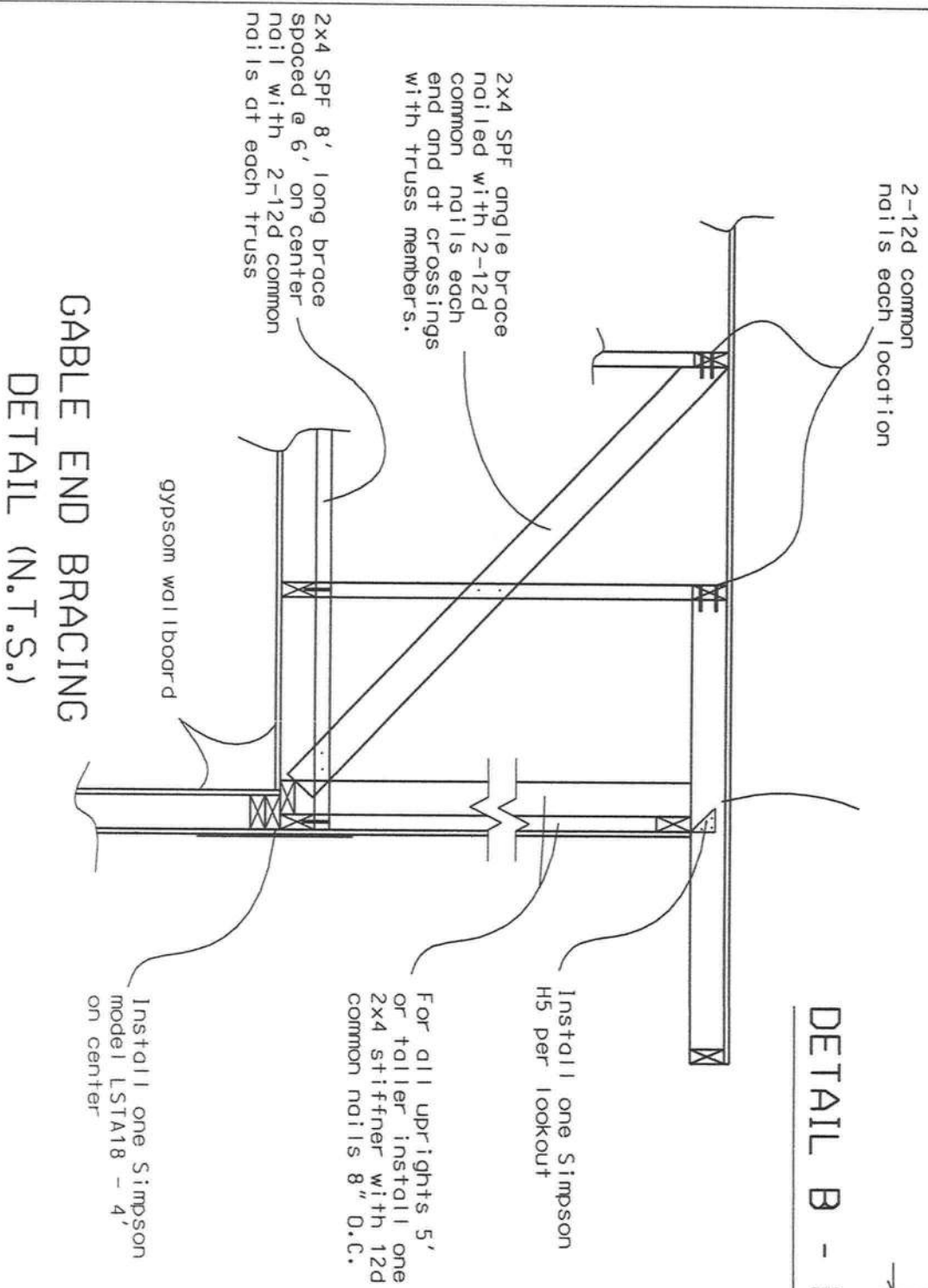
Marty J. Humphries
7-29-19

KOON ADDITION
COLUMBIA COUNTY, FLORIDA

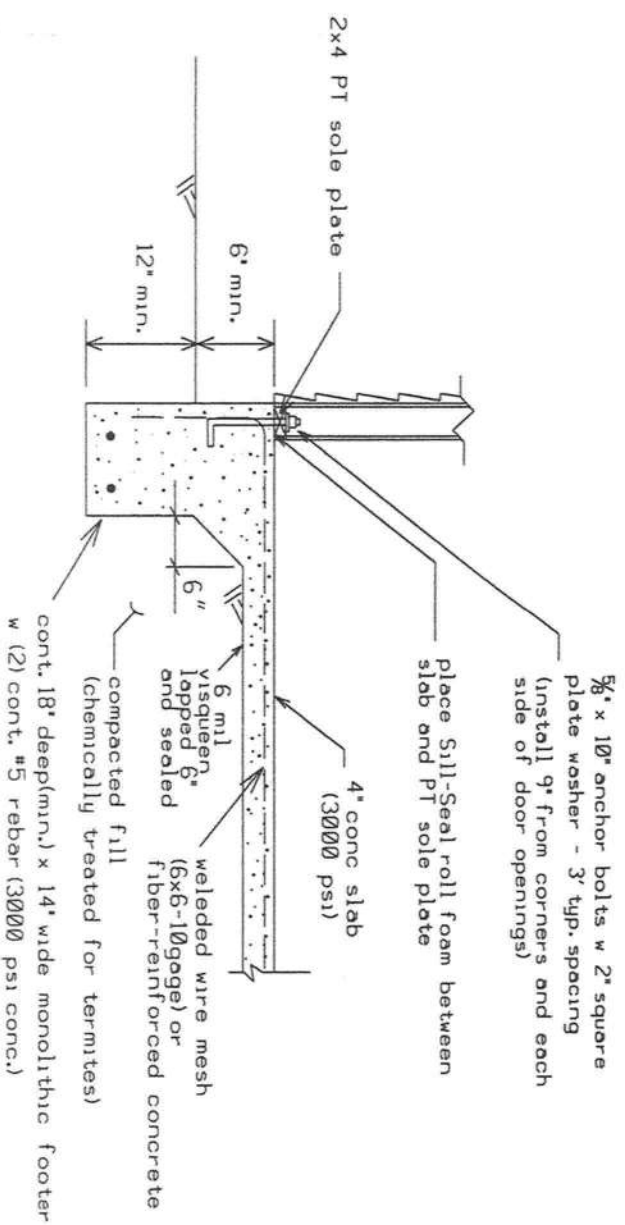
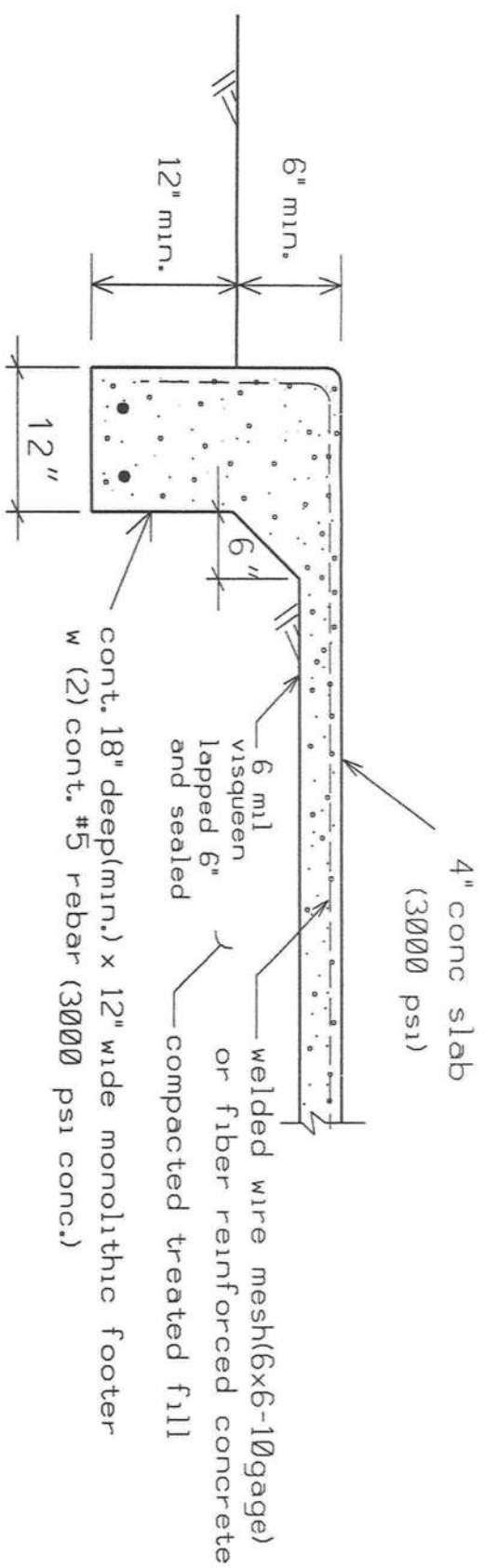
PLANS PREPARED BY:
MARTY J. HUMPHRIES P.E. # 51976
7932 240TH ST., O'BRIEN, FL 32071



SHEET
7
OF
12

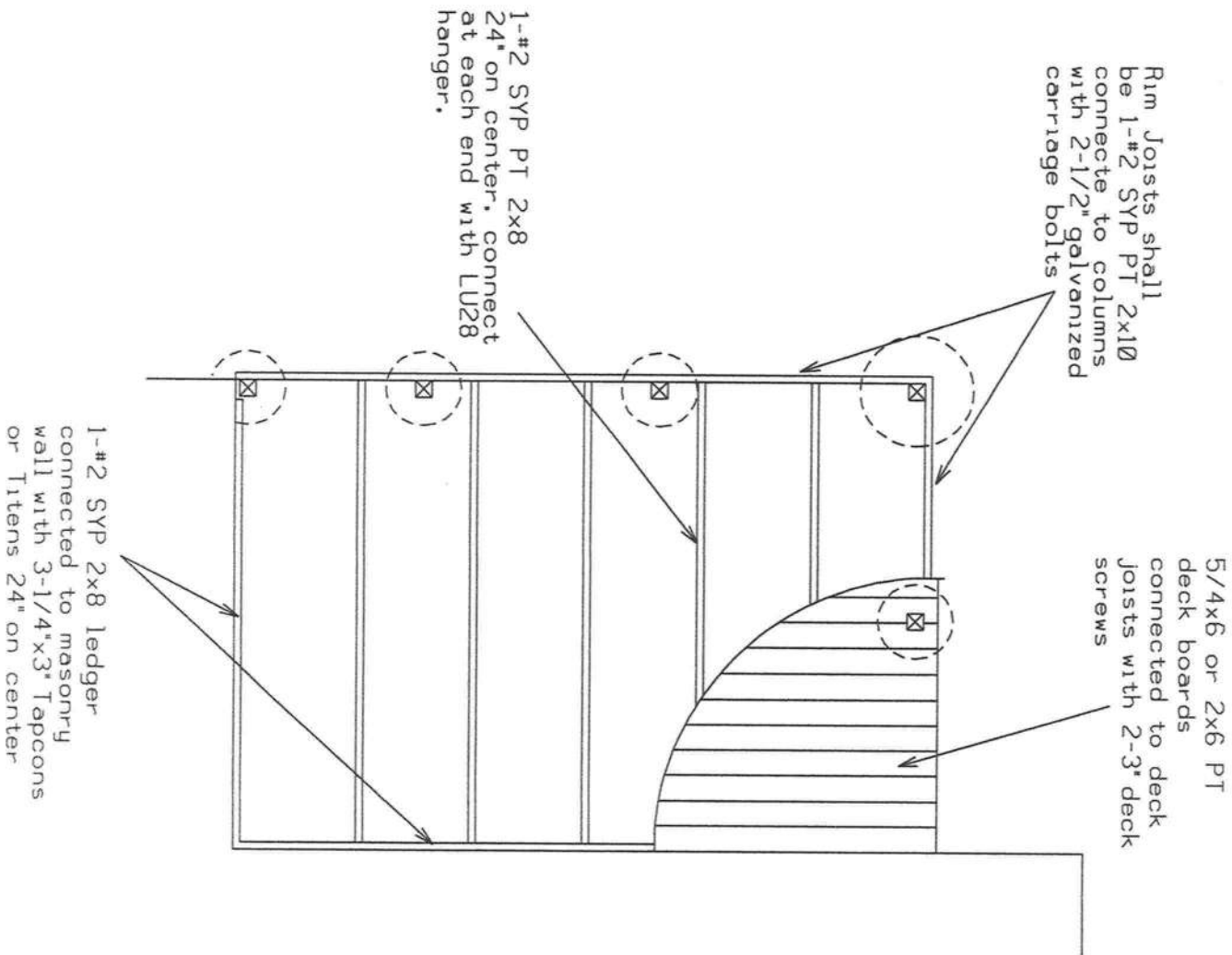


NOTE: Cable end trusses shall be dropped 3 1/2" for construction of lookouts & overhang.

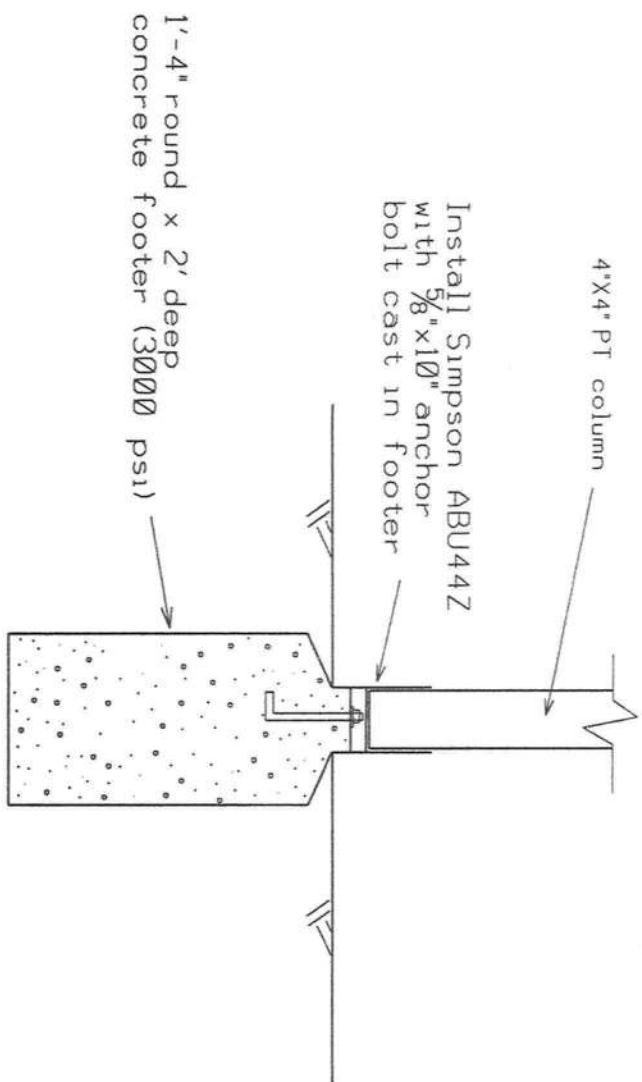


NOTE: All other requirements same as Detail A.

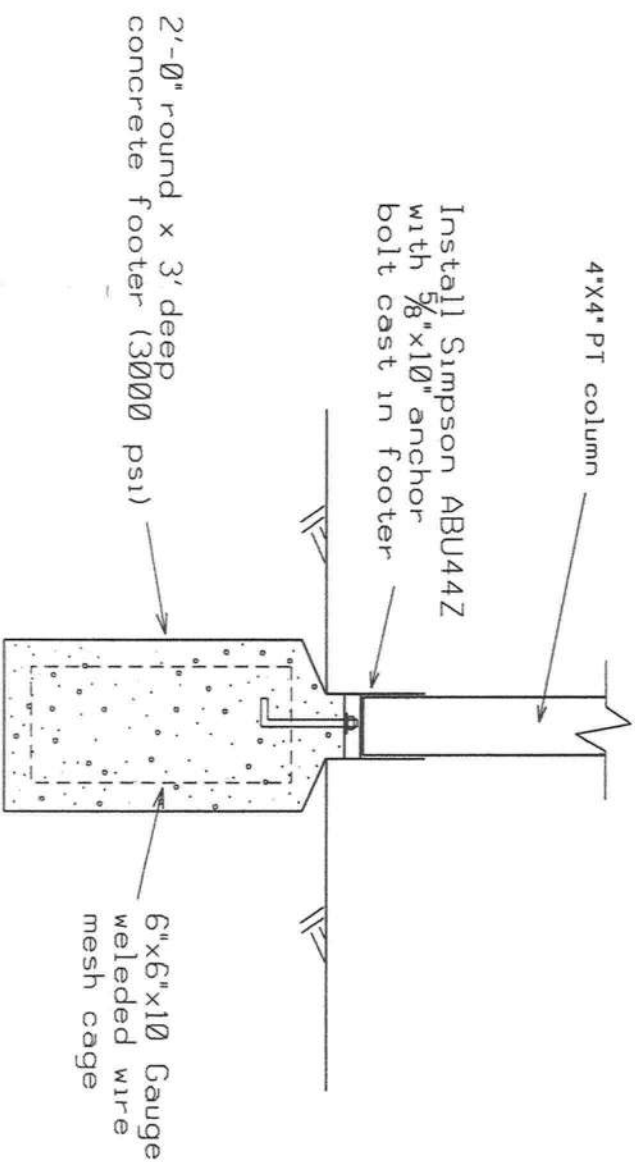




REAR DECK FRAMING PLAN (N.T.S.)



DECK SUPPORT FOOTER DETAIL (N.T.S.)



REAR PORCH COLUMN FOOTER DETAIL (N.T.S.)

MJS
7-29-19