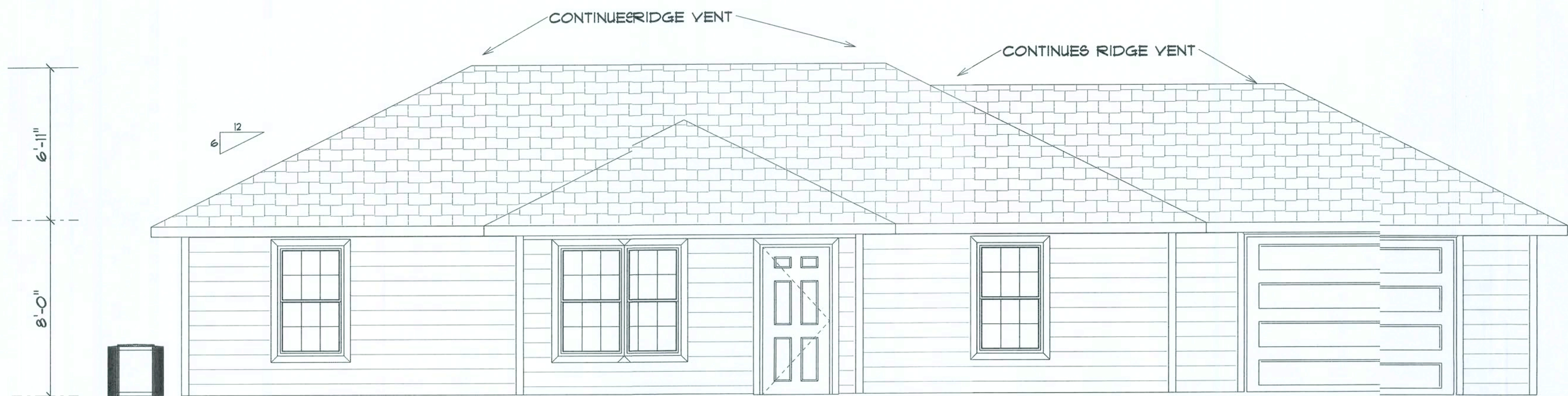
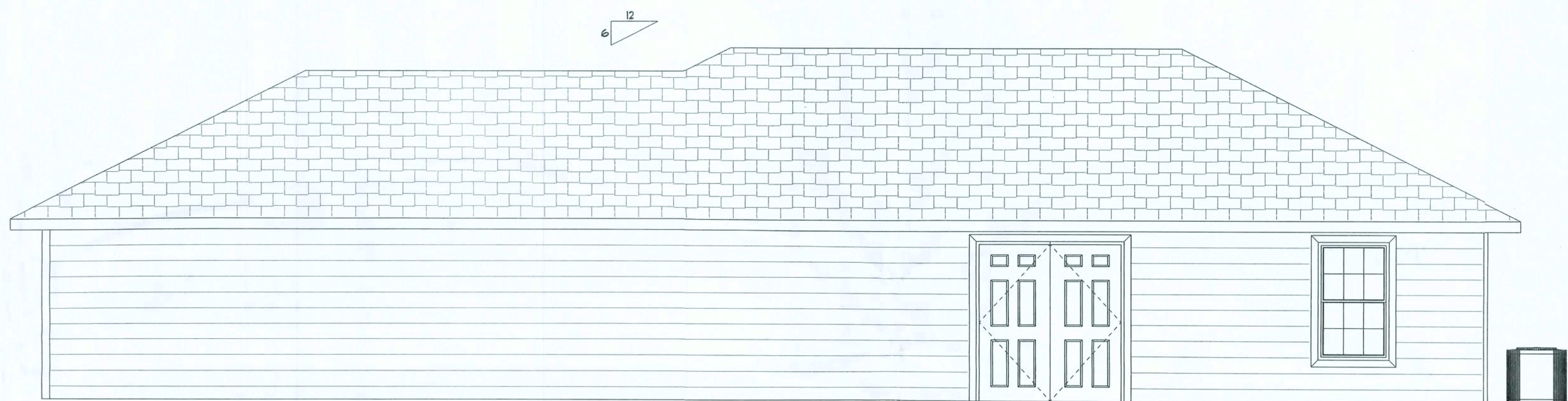


REVISIONS	
1ST DRAWING 01-7-08	JFB

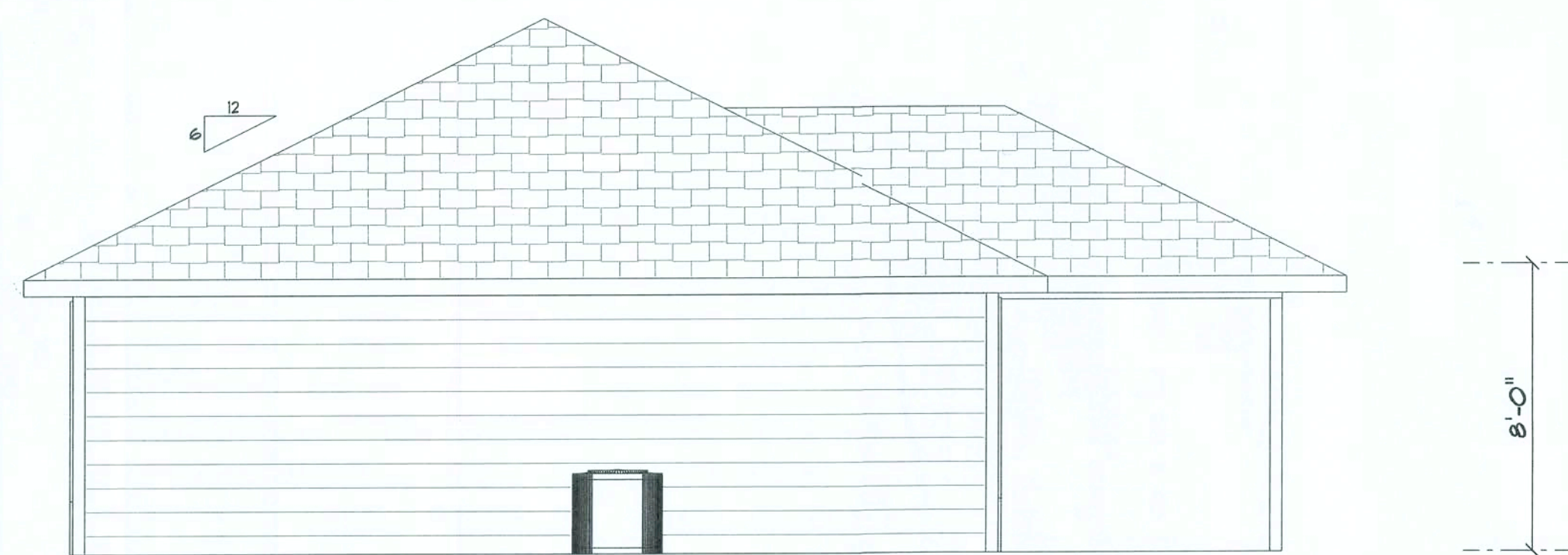
SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE



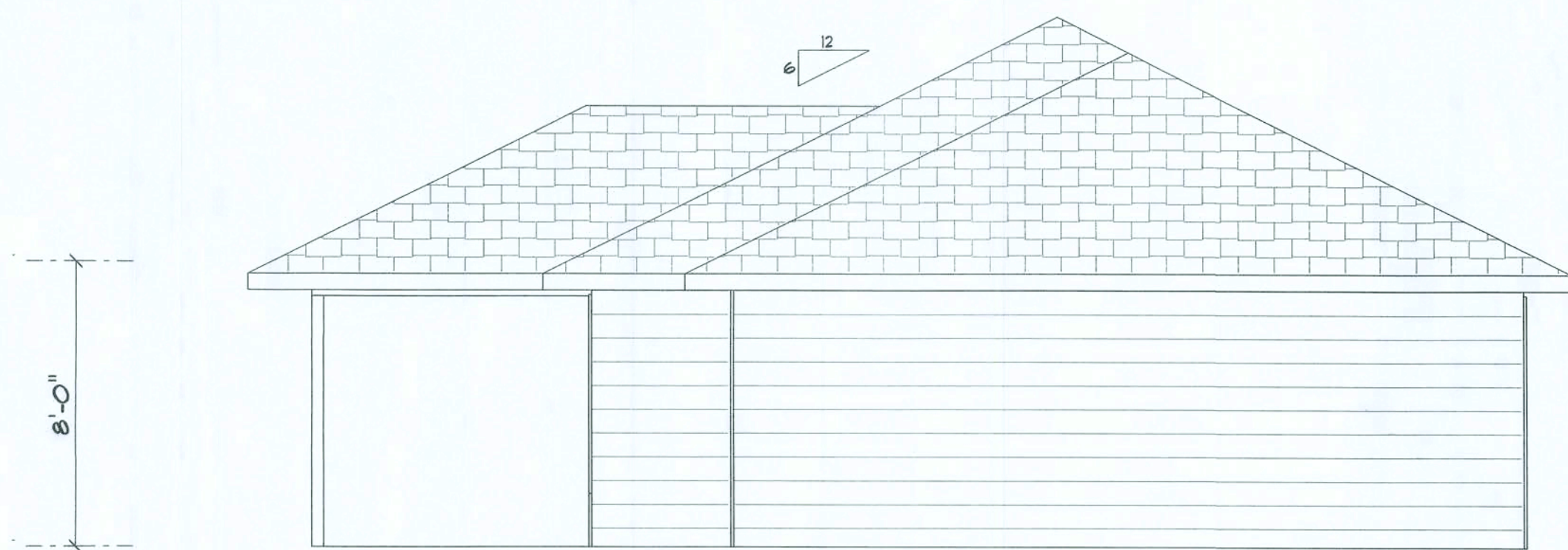
1ST FLOOR PLAN



REAR ELEVATION



LEFT ELEVATION

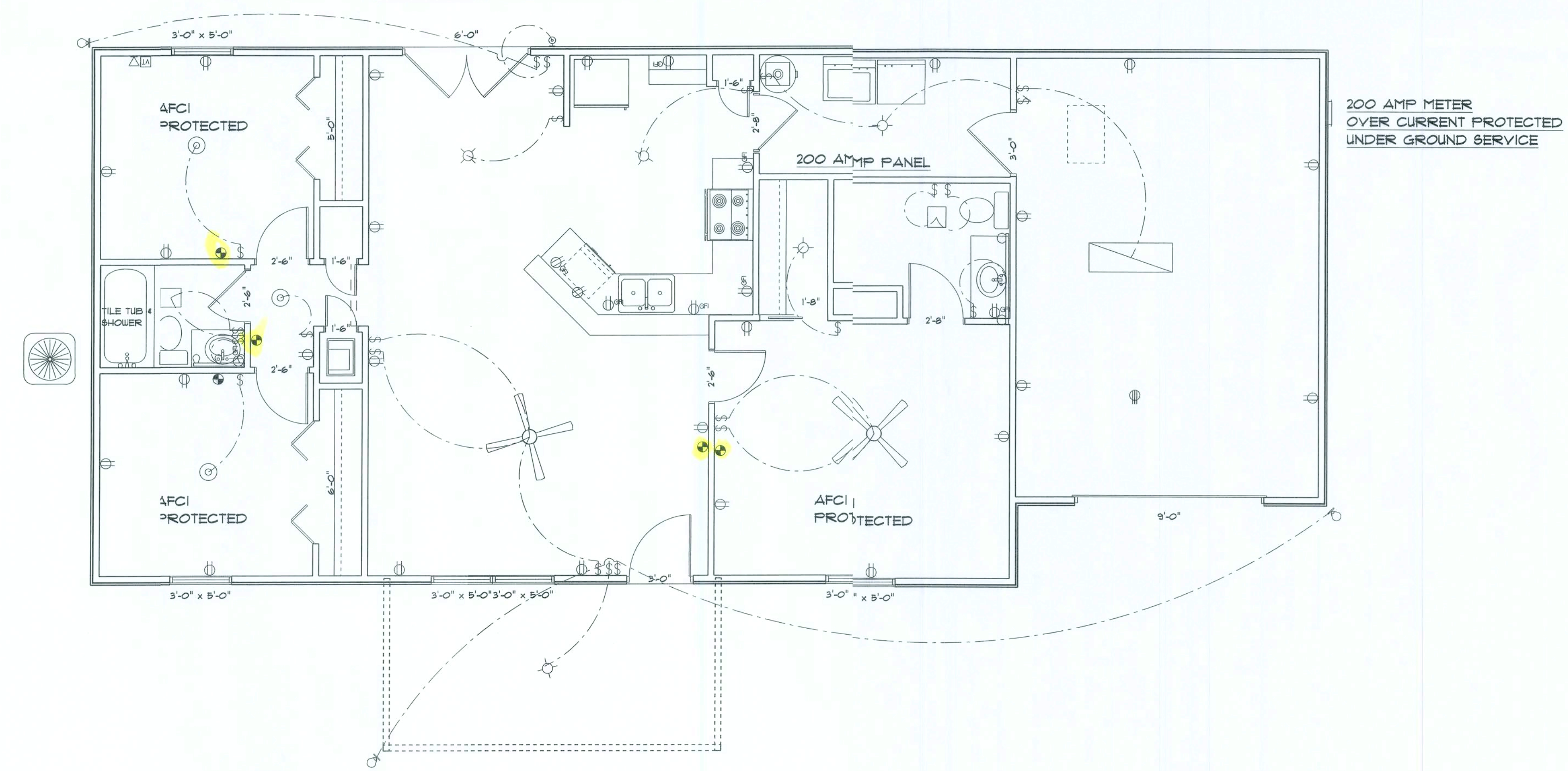
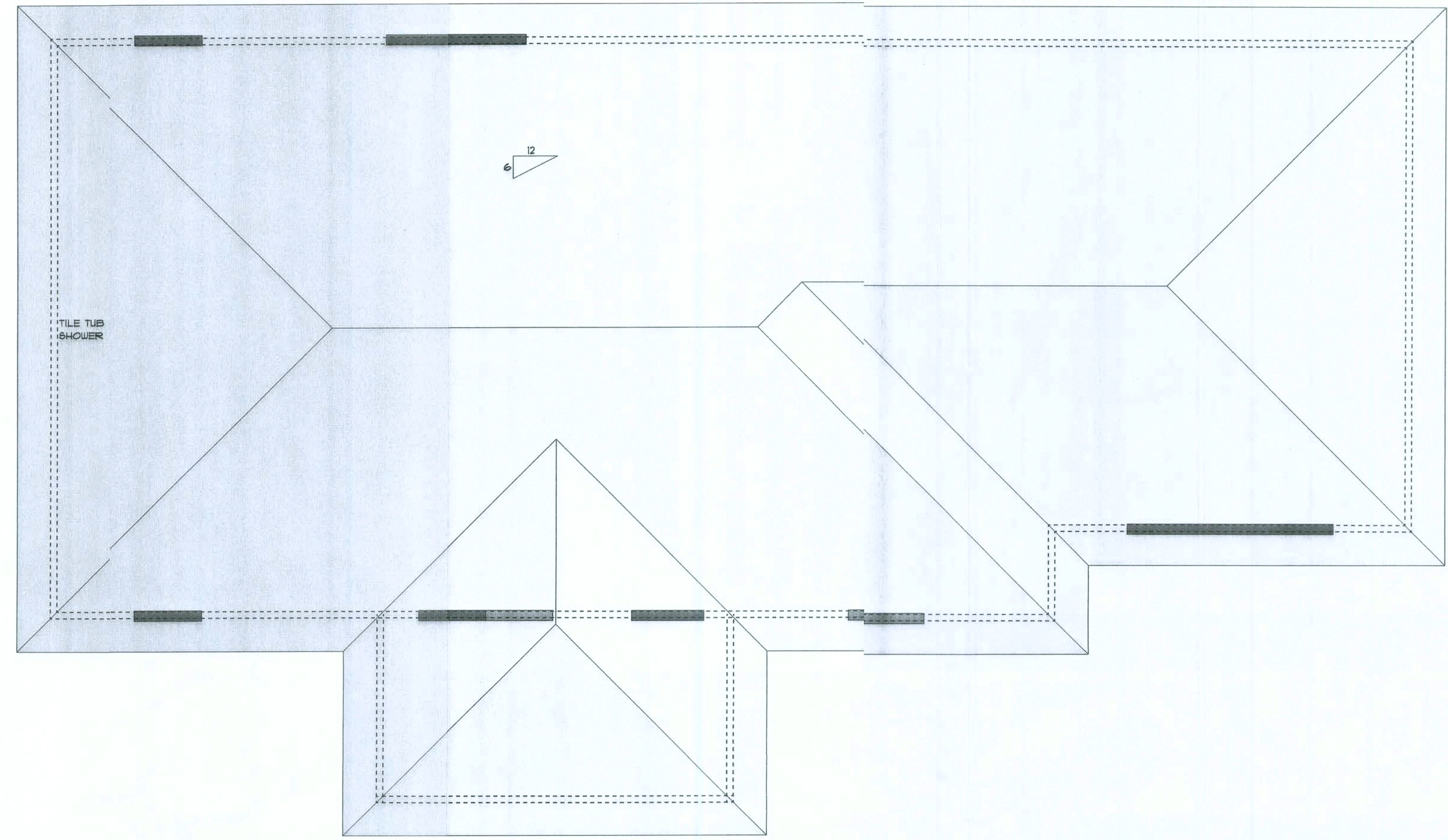


RIGHT ELEVATION



HOMETOWN HOMES	
Spec House	
161 NW Sparr Lane	
ADDRESS: 161 NW Sparr Lane Lake City, Florida 32055	
ARC DRAWN BY: JFB	
PRINTED DATE: Monday, July 6, 2020	
DRAWING NUMBER	
A2 ELEV. 2 OF 3 SHEETS	

REVISIONS		
1ST DRAWING	01-17-08	JFB

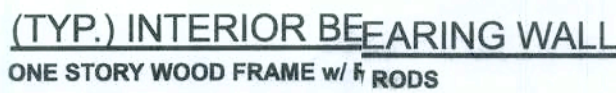
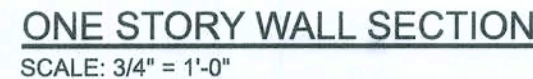


ELECTRICAL	SYMBOL
ceiling fan globe 1	
ceiling lamp large	
ceiling light vent square	
ceiling globe light	
single spotlight	
track light	
wall sconce	
cable tv outlet	
light	
outlet	
outlet 220v	
outlet gfi	
smoke detector	
switch	
telephone	

HOMETOWN HOMES
 Spec House
 16 NW Sparr Lane
 ADDRESS:
 161 NW Sparr Lane
 Lake City, Florida 32055
 ARCH. DRAWN BY:
 JFB

PRINTED DATE:
 Monday, July 6, 2020

DRAWING NUMBER
 A3 ELEC.
 3 OF 3 SHEETS



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 LOAD. (END ZONE EXAMPLE 16" O.C. x 0.8 = 12.8" O.C.)

GRADE & SPECIES TABLE			
		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



COMPONENT & CLADDING DESIGN PRESSURES 130 MPH (EXP C) (Vult)			
EFFECTIVE WIND AREA (FT ²)	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)			
9x7 GARAGE DOOR	+22.6	-25.5	
16x7 GARAGE DOOR	+21.7	-24.1	

GENERAL NOTES:

TRUSSES: TRUSSES SHALL BE DESIGNED BY A FLORIDA LICENSED ENGINEER IN ACCORDANCE WITH THE FBCR. TRUSS ENGINEERING SHALL INCLUDE TRUSS DESIGN, LAYOUT, CONNECTIONS, TEMPORARY AND PERMANENT BRACING DETAILS, TRUSS-TO-TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADS FOR UPLIFT AND REACTION. THE TRUSS ENGINEER IS THE RESPONSIBILITY FOR THE TRUSS MANUFACTURER AND SHALL BE SIGNED BY THE TRUSS 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. THE TRUSS ENGINEER SHALL PROVIDE UPLIFT AND REACTION LOADS FOR REVIEW OF TRUSS REACTIONS ON THE BUILDING STRUCTURE. STRAP 2X6 RAFTERS WITH MIN. UPLIFT CONNECTION 41LSL EACH END; 2X8 RAFTERS 70 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, $F'_c = 2500$ PSI

WELDED WIRE REINFORCED SLAB: 6" x 6" W1.4 x W1.4, FB = 85KSI, WELDED WIRE REINFORCEMENT FABRIC (W.W.M.) CONFORMING TO ASTM A185; LOCATED IN MIDDLE OF THE SLAB; SUPPORTED WITH APPROVED MATERIALS OR SUPPORTS AT SPACING 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 1 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. CONTROL 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 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 40, DEFORMED BARS, $F_y = 40$ KSI. ALL LAP SPLICES 40 (25" FOR #5 BARS); UNO. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 315-96, 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 BOND 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 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 FBQR, IS BASED ON REACTIONS, UPLIFTS, AND BEARING LOCATIONS IN TRUSS ENGINEERING SUBMITTED TO THE WELD LOAD ENGINEER. IT IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER TO OBTAIN A COMPLETE ROOF SYSTEM DESIGN SUBMITTED TO THE TRUSS MANUFACTURER AND HAVE IT SIGNED, AND SEALED BY A DESIGN PROFESSIONAL FOR CORRECT APPLICATION OF FBQR REQUIRED FOR THE TRUSS MANUFACTURER TO BE RESPONSIBLE FOR REVIEW EACH INDIVIDUAL TRUSS MEMBER AND THE TRUSS ROOF SYSTEM AS A WHOLE AND TO PROVIDE RESTRAINT FOR ANY LATER BRACING. THE BUILDER SHOULD USE CARE CHECKING THE ROOF SYSTEM DESIGN FOR COMPLIANCE WITH FBQR. THE TRUSS MANUFACTURER IS 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 SEAL.

Hometown Homes
Spec House - 161 NW Sparr Lane

PROJECT ADDRESS:
161 NW Sparr Lane
Lake City, Florida 32055

DIMENSIONS:
Stated dimensions supercede scales 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 this plan, relating to wind engineering, comply with its 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 DIPPOLUAK RE, JR.

A circular purple ink seal for a Professional Engineer in the State of Florida. The outer ring contains the text "MARK D. SWAY III" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside the ring, the word "LICENSE" is at the top, "No 53915" is in the center, and "STATE OF FLORIDA" is at the bottom. A small five-pointed star is located between "No 53915" and "STATE OF FLORIDA". A blue ink signature, "Mark D. Sway", is written across the seal.

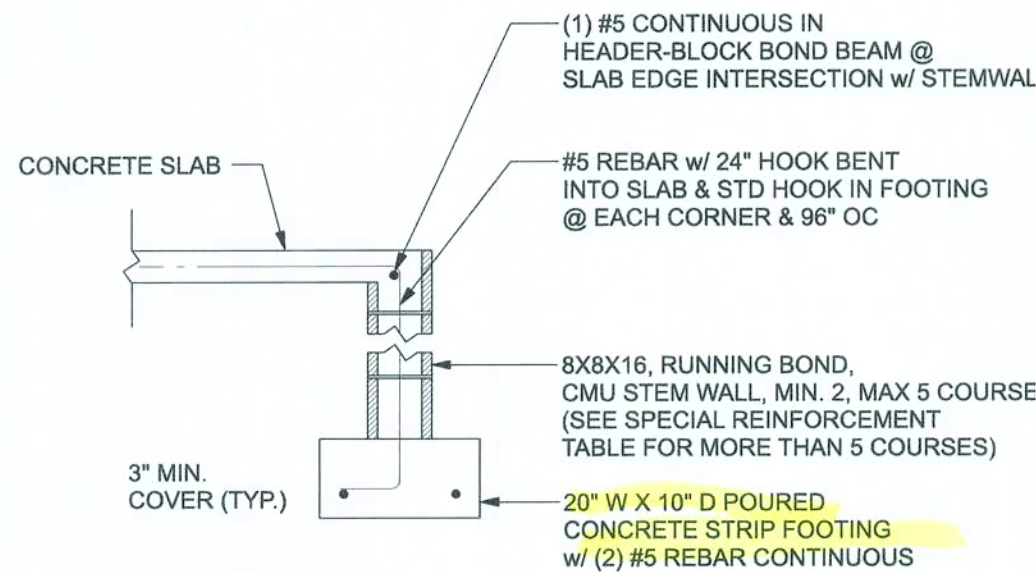
Monday, July 6, 2020

Mark Disosway P.E.
163 SW Midtown Place
Suite 103
Lake City, Florida 32025
186.754.5419
disoswaydesign@gmail.com

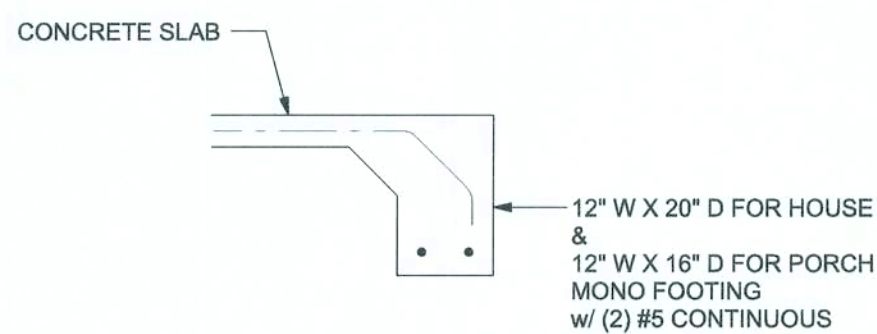
JOB NUMBER:
170796

S-1

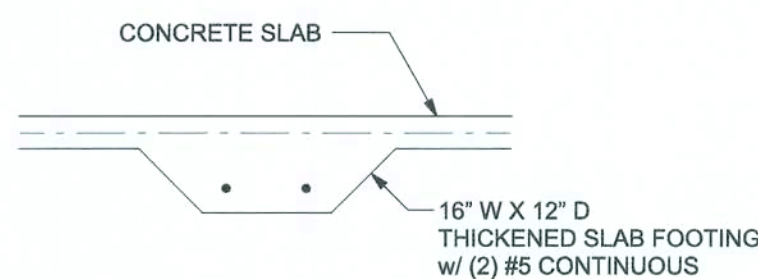
OF 3 SHEETS



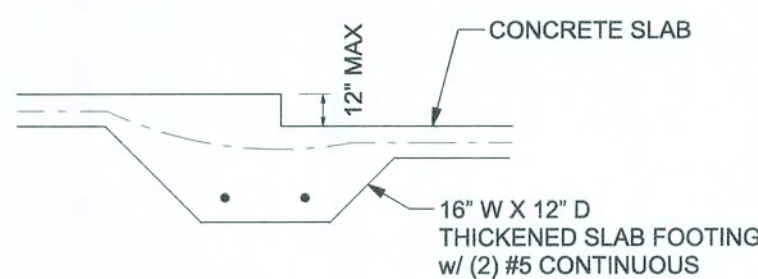
F1 S-2 OPTIONAL STEM WALL FOOTING
SCALE: 1/2" = 1'-0"



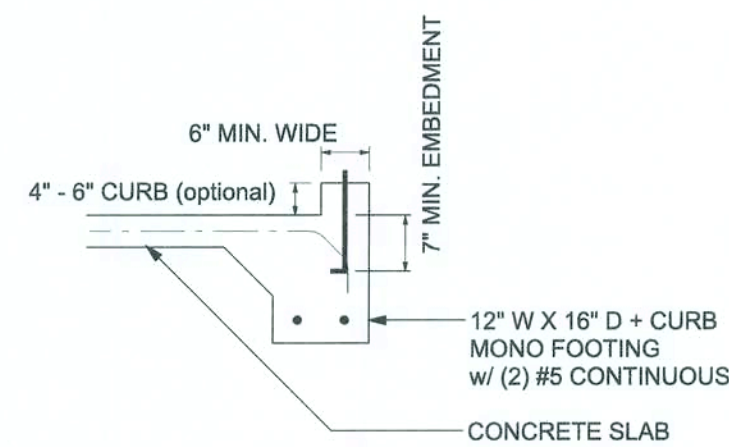
F1 S-2 MONOLITHIC FOOTING
SCALE: 1/2" = 1'-0"



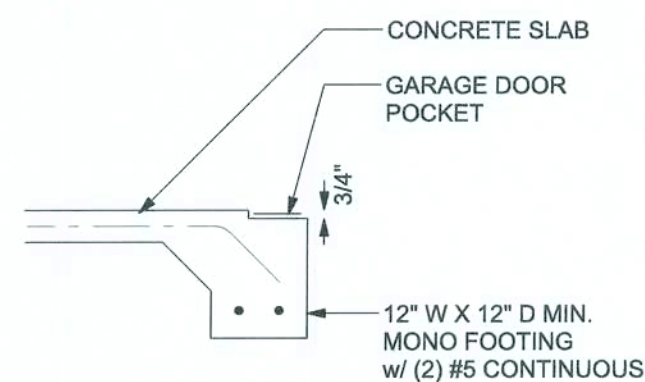
F2 S-2 INTERIOR BEARING FOOTING
SCALE: 1/2" = 1'-0"



F3 S-2 INTERIOR BEARING STEP FOOTING
SCALE: 1/2" = 1'-0"



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



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

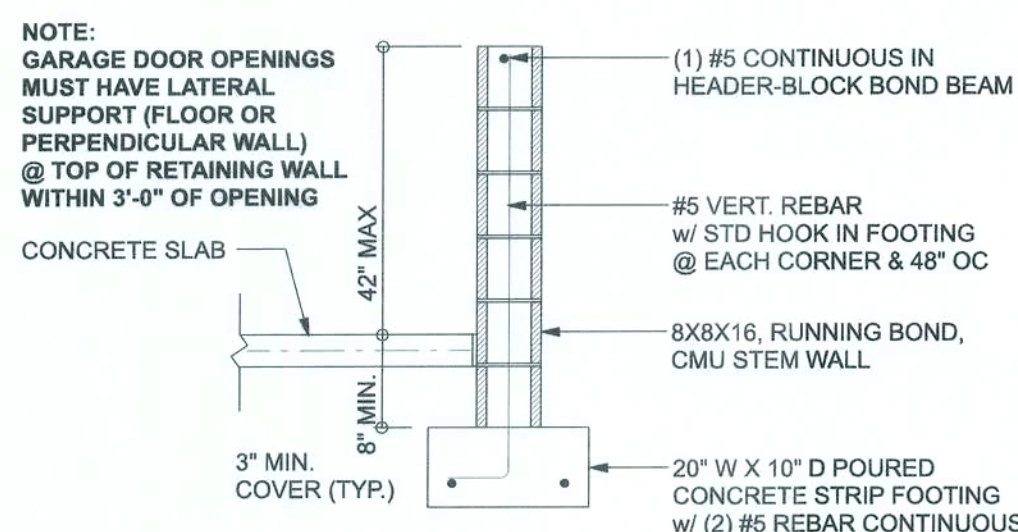
TALL STEM WALL TABLE:
The table assumes 60 ksi reinforcing bars with 6" hook in the footing and bent 24" into the reinforced slab at the top. The vertical steel is to be placed toward the tension side of the CMU wall (away from the soil pressure, within 2" of the exterior side of the wall). If the wall 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 wall 12" CMU may be used with reinforcement as shown in the table below.

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

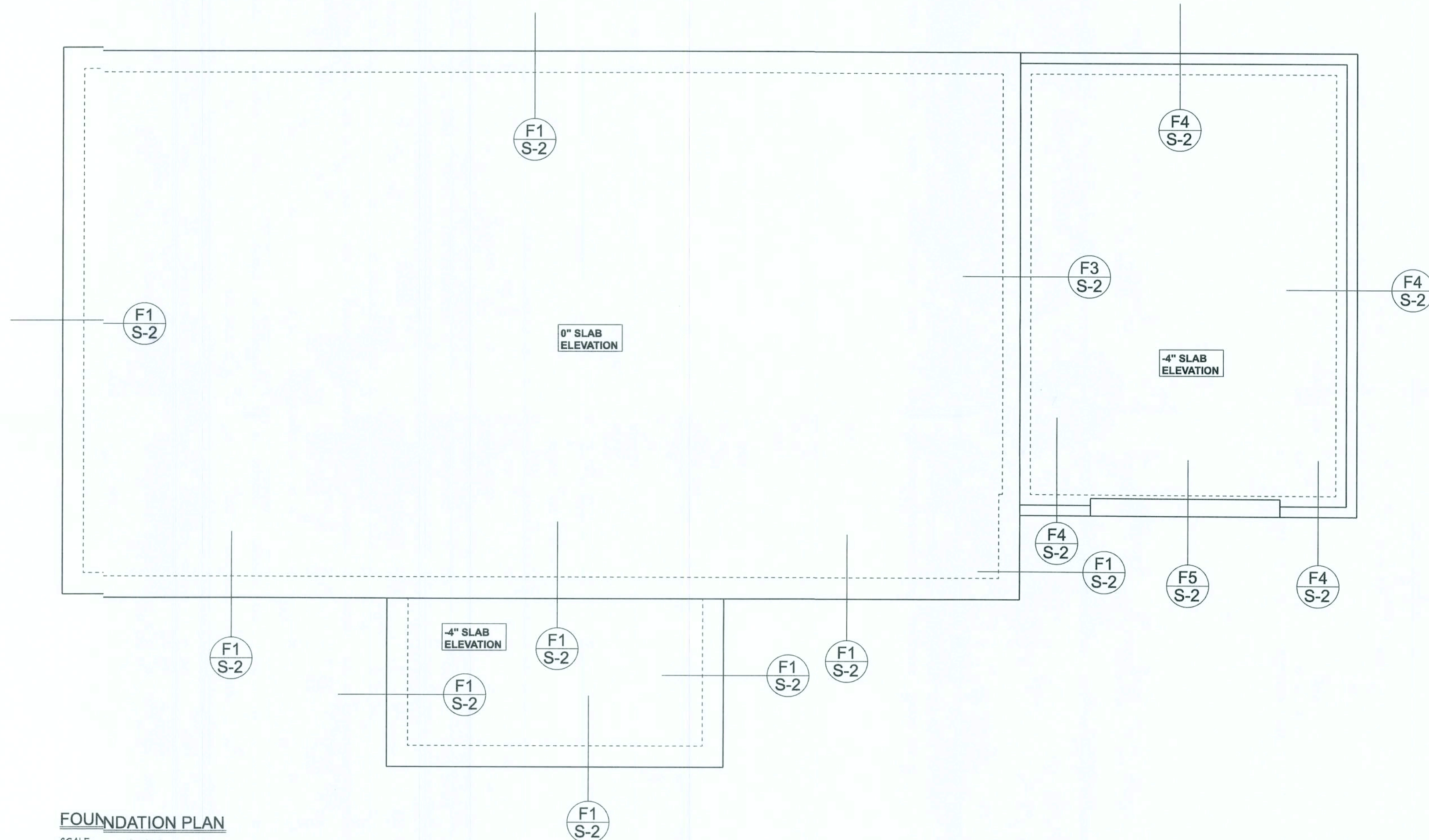
MASONRY NOTE:
MASONRY CONSTRUCTION AND MATERIALS FOR THIS PROJECT SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATION FOR MASONRY STRUCTURES" (ACI 530.1/ASCE 6/TMS 602). THE CONTRACTOR AND MASON MUST IMMEDIATELY, BEFORE PROCEEDING, NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN ACI 530.1-02 AND THESE DESIGN 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 F'm = 1500 psi
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, Hollow, medium surface finish, 8"x8"x16" running bond and 12"x12" or 16"x16" column block
2.3 Clay brick standard	ASTM C 216-02, Grade SW, Type FBS, 5.5"x2.75"x11.5"
2.4 Reinforcing bars, #3 - #11	ASTM A615, Grade 60, Fy = 40 ksi, Lap splices min 40 bar dia. (25" for #5)
2.4F Coating for corrosion protection	Anchors, sheet metal ties completely embedded in mortar or grout, ASTM A525, Class G60, 0.60 oz/ft2 or 304SS
2.4F Coating for corrosion protection	Joint reinforcement in walls exposed to moisture or wire ties, anchors, sheet metal ties not completely embedded in mortar or grout, ASTM A153, Class B2, 1.50 oz/ft2 or 304SS
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 for type and location of movement joints if not detailed on project drawings.

BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 12" BELOW UNDISTURBED SOIL OR ENGINEERED FILL PER FBC 2014-RES. SECTION R403.1.4



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



FOUNDATION PLAN

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

FOUNDATION NOTES

- ALL DIMENSIONS ON FOUNDATION & STRUCTURAL SHEETS ARE NOT EXACT. REFER TO ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS. RECESSES IN SLAB, STEP DOWNS, ETC. DISOSWAY DESIGN GROUP OR MARK DISOSWAY, P.E. IS NOT RESPONSIBLE FOR DIMENSION ERRORS ON THIS PLAN.
- CONTRACTOR SHALL VERIFY NEED FOR INTERIOR BEARING WALLS BY REVIEWING THE ROOF TRUSS PLAN (BY THE SUPPLIER) BEFORE FINALIZING FOUNDATION PLAN.
- THE SLAB SHALL BE: 4" CONCRETE SLAB REINFORCED w/ #5 @ 14" I-14" A WELDED WIRE MESH PLACED ON CHAIRS @ 3" 1 1/2" DEPTH OR FIBER MESH CONCRETE, 8-MIL POLY VAPOR BARRIER w/ 6" LAPS SEALED w/ POLY TAPE OVER TERMITES-TREATED & COMPACTED FILL

HomeTown Homes

Spec House - 161 NW Spart Lane

PROJECT ADDRESS:
161 NW Spart Lane
Lake City, Florida 32055

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 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 DISOSWAY P.E. 53915



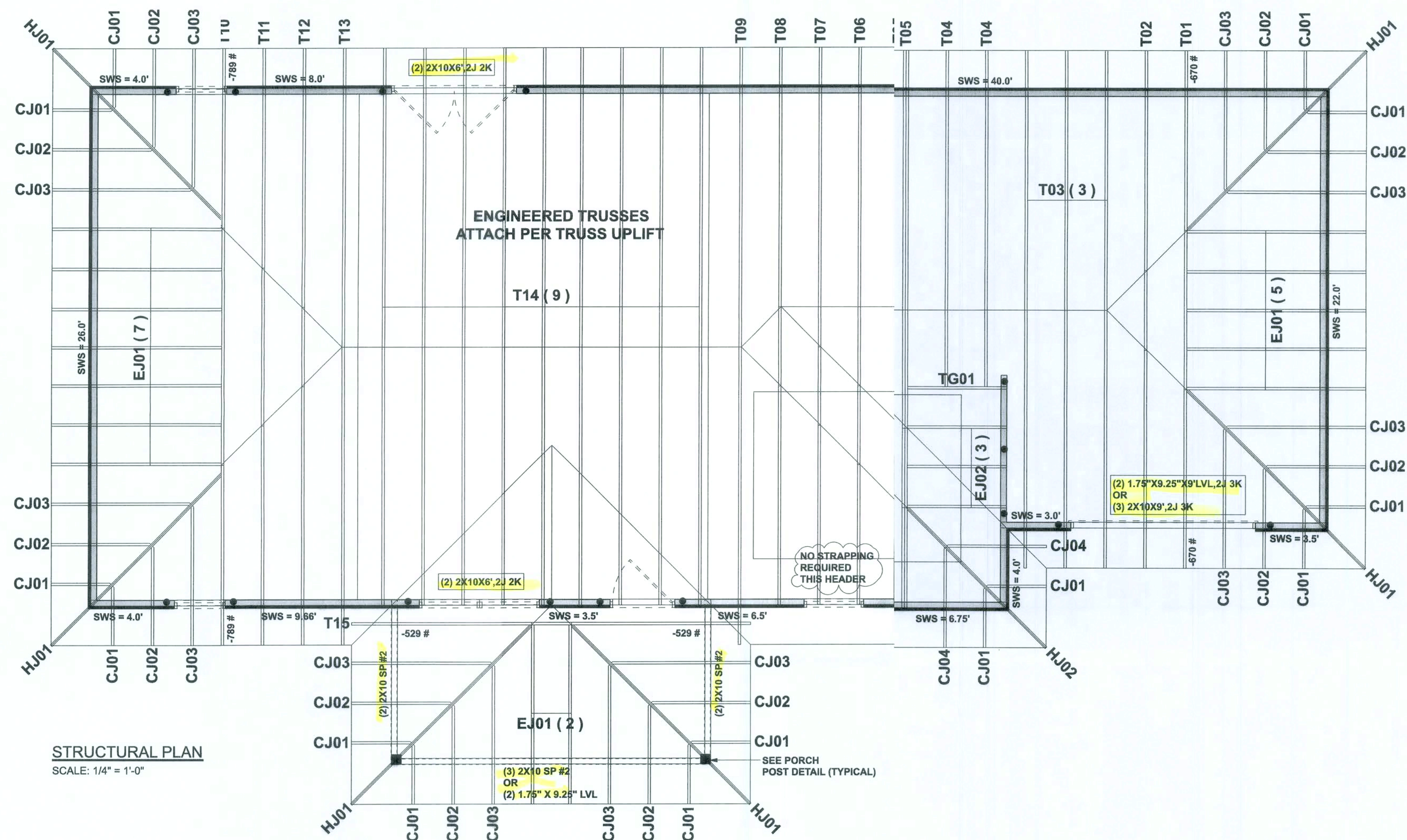
Mark Disosway P.E.
163 SW Midtown Place
Suite 103
Lake City, Florida 32025
386.754.5419
disoswaydesign@gmail.com

JOB NUMBER:

170796

S-2

OF 3 SHEETS

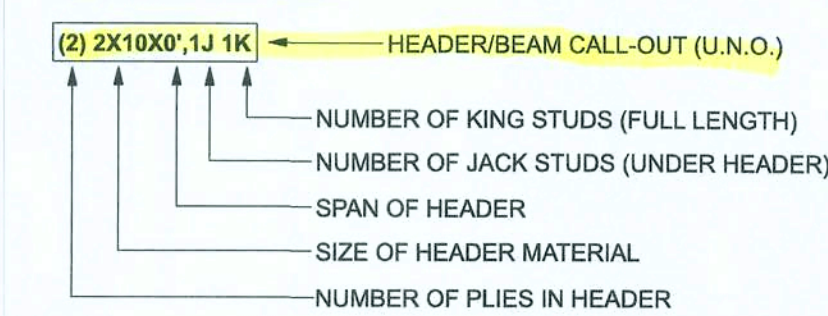


STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"

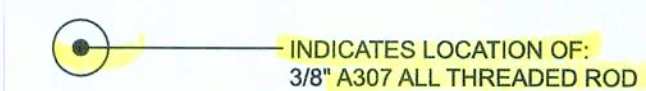
STRUCTURAL PLAN NOTES

- SN-1 ALL LOAD BEARING FRAME WALL & PORCH HEADERS SHALL BE A MINIMUM OF (2) 2X10 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



THREADED ROD LEGEND



ACTUAL vs REQUIRED SHEARWALL

	TRANSVERSE	LONGITUDINAL
ACTUAL	12480 LBF	21338 LBF
REQUIRED	10858 LBF	5456 LBF

Hometown Homes

Spec House - 161 NW Sparr Lane

PROJECT ADDRESS:
161 NW Sparr Lane
Lake City, Florida 32055

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

MARK DISOSWAY P.E. 53915



Mark Disosway P.E.
163 SW Widdtown Place
Suite 103
Lake City, Florida 32025
386.754.5419
disoswaydesign@gmail.com

JOB NUMBER:
170796

S-3
OF 3 SHEETS

CONNECTIONS, WALL, & HEADER DESIGN IS BASED ON REACTIONS & UPLIFTS FROM TRUSS ENGINEERING FURNISHED BY BUILDER. BUILDERS FIRST SOURCE JOB #1112325