

REVISIONS	

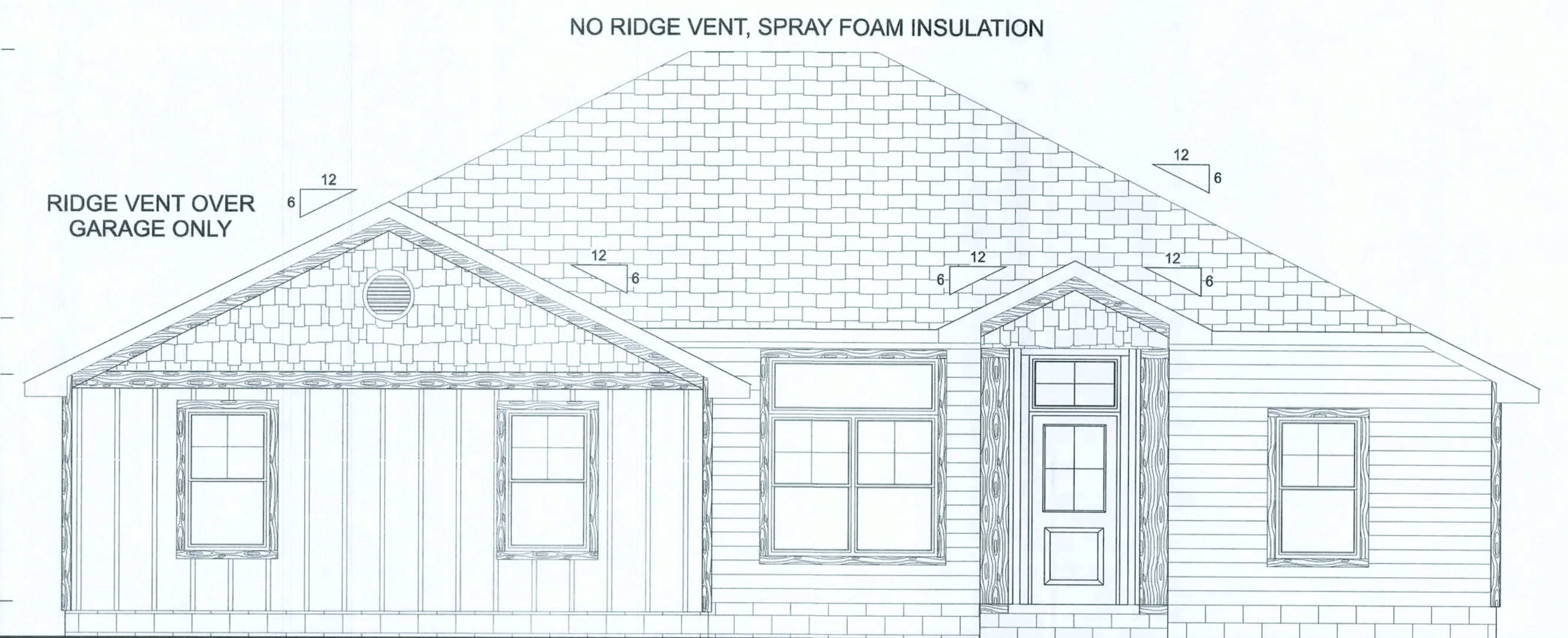
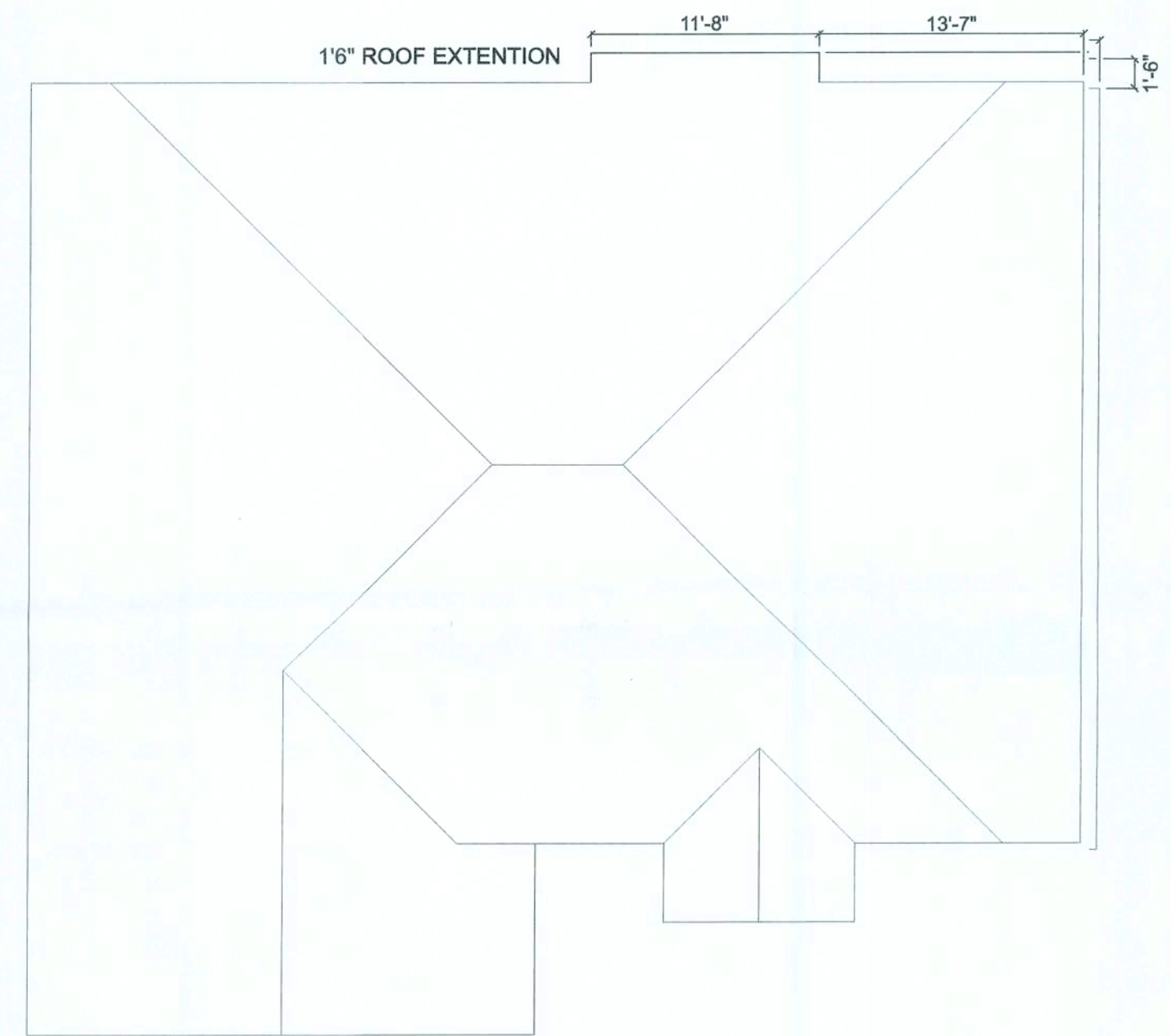
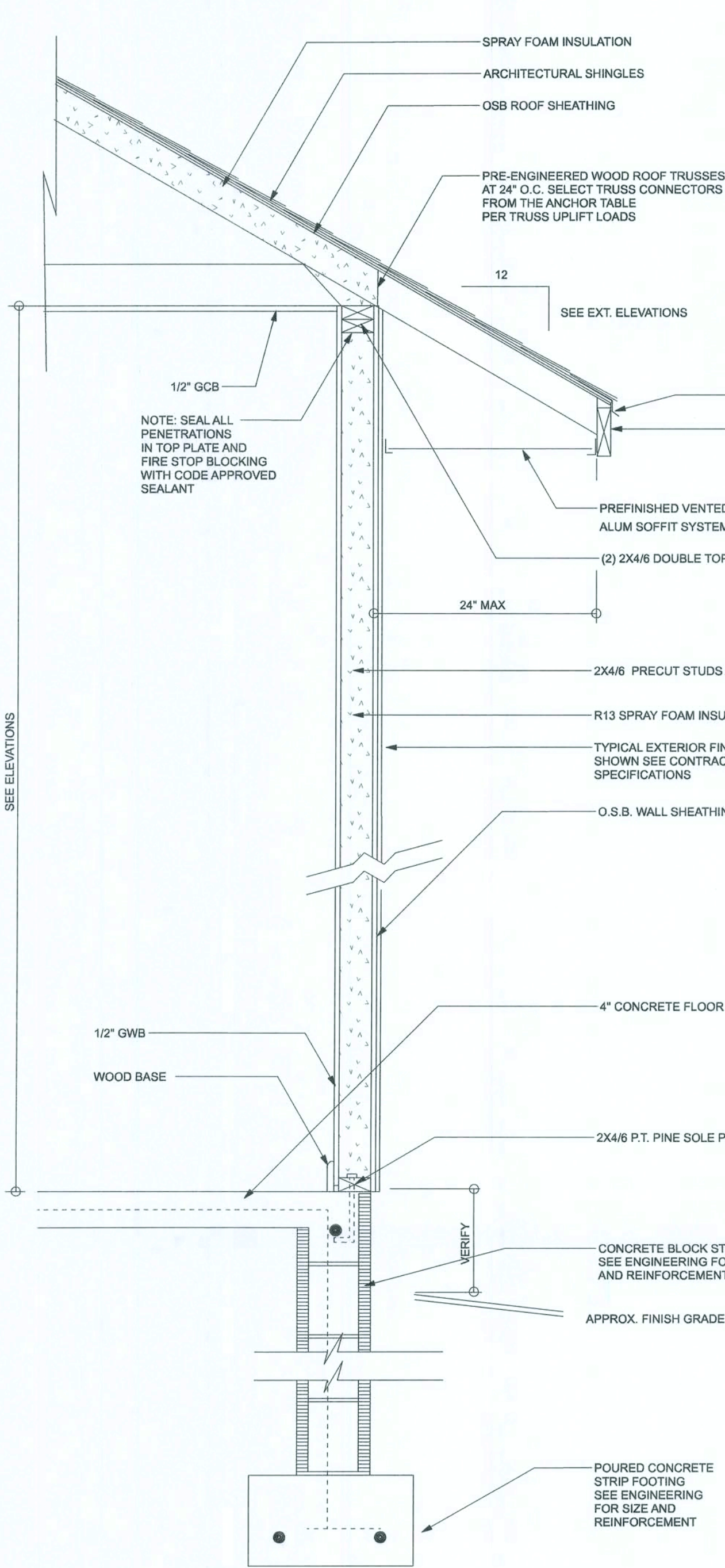
SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

ROOFLAN NOTES:

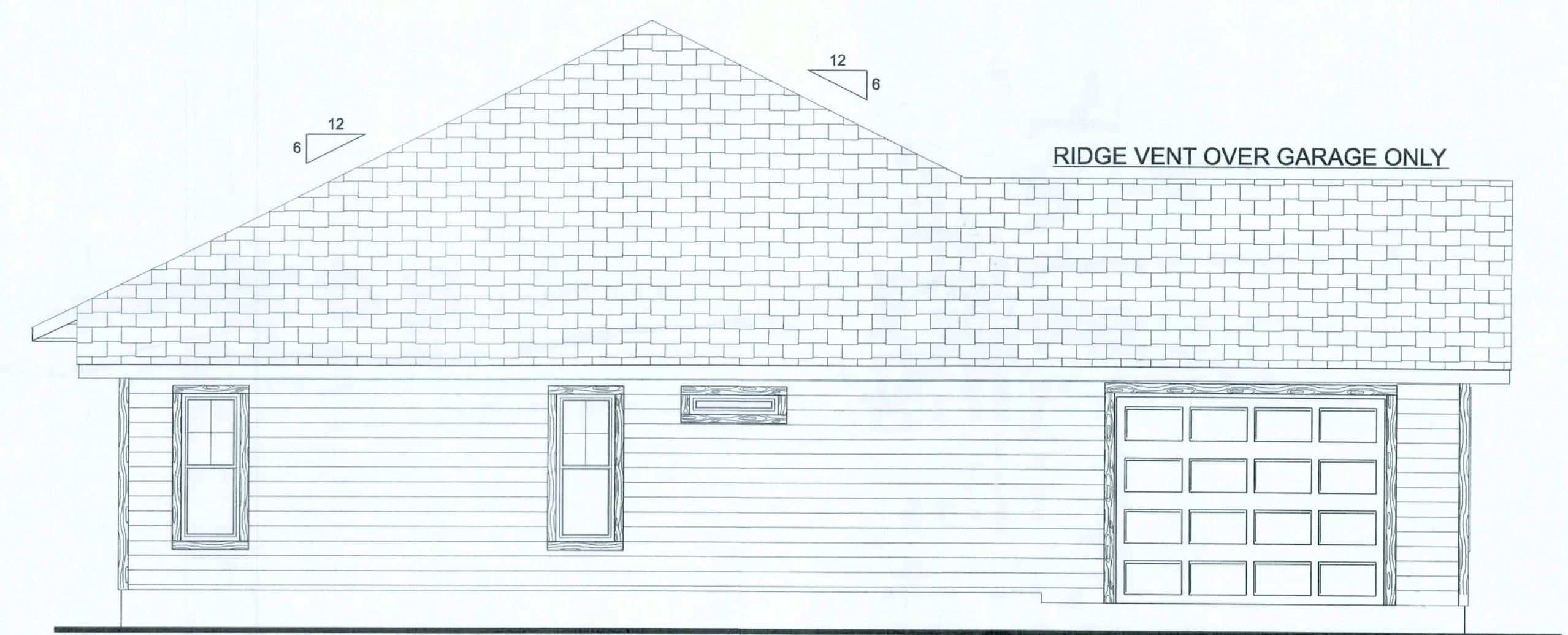
REQUIRE ATTIC ACCESS:
BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET HAVE A VERTICAL HEIGHT OF 30" OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBER TO THE UNDERSIDE OF THE ROOF 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 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.
SEE SECTION M1005.1.3 FROM ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS

REQUIRE ROOF VENTILATION:
ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FROM WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE ROOF VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENING PROTECTED AGAINST THE ENTRANCE OF RAIN. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16" MIN. AND 1/4" MAX. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4" SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16" MIN. AND 1/4" MAX. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SEC. R802.1.8. REQUIRE VENTILATION OPENINGS SHALL OPEN DIRECTLY TO OUTSIDE AIR

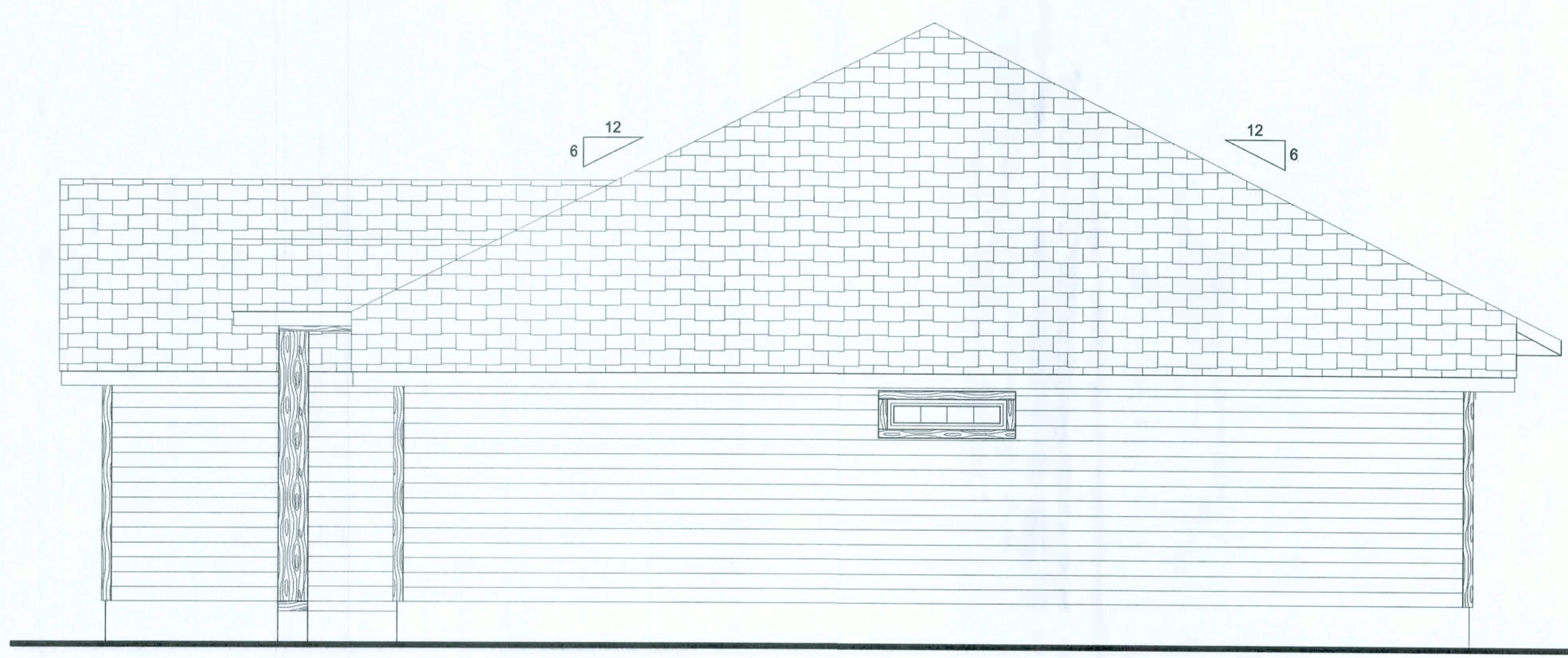
MINIMUM ROOF VENT AREA:
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
EXCEPT: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR 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 LOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
NO ROOFING REQUIRED SEALED ATTICS (AREA WITH SPRAY FOAM)



FRONT ELEVATION



LEFT ELEVATION



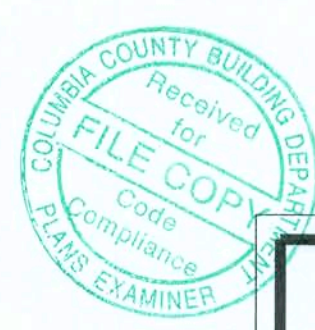
RIGHT ELEVATION

TYPICAL DESIGN WALL SECTION
NON - STRUCTURAL DATA

SCALE: 1" = 1'-0"



REAR ELEVATION



Erkner Construction Group
Jamela Jackson Residence
 ADDRESS:
 Parcel ID# 08-75-17-09944-003
 1155 Scrubtown Road
 Fort White, FL 32038
 Columbia County

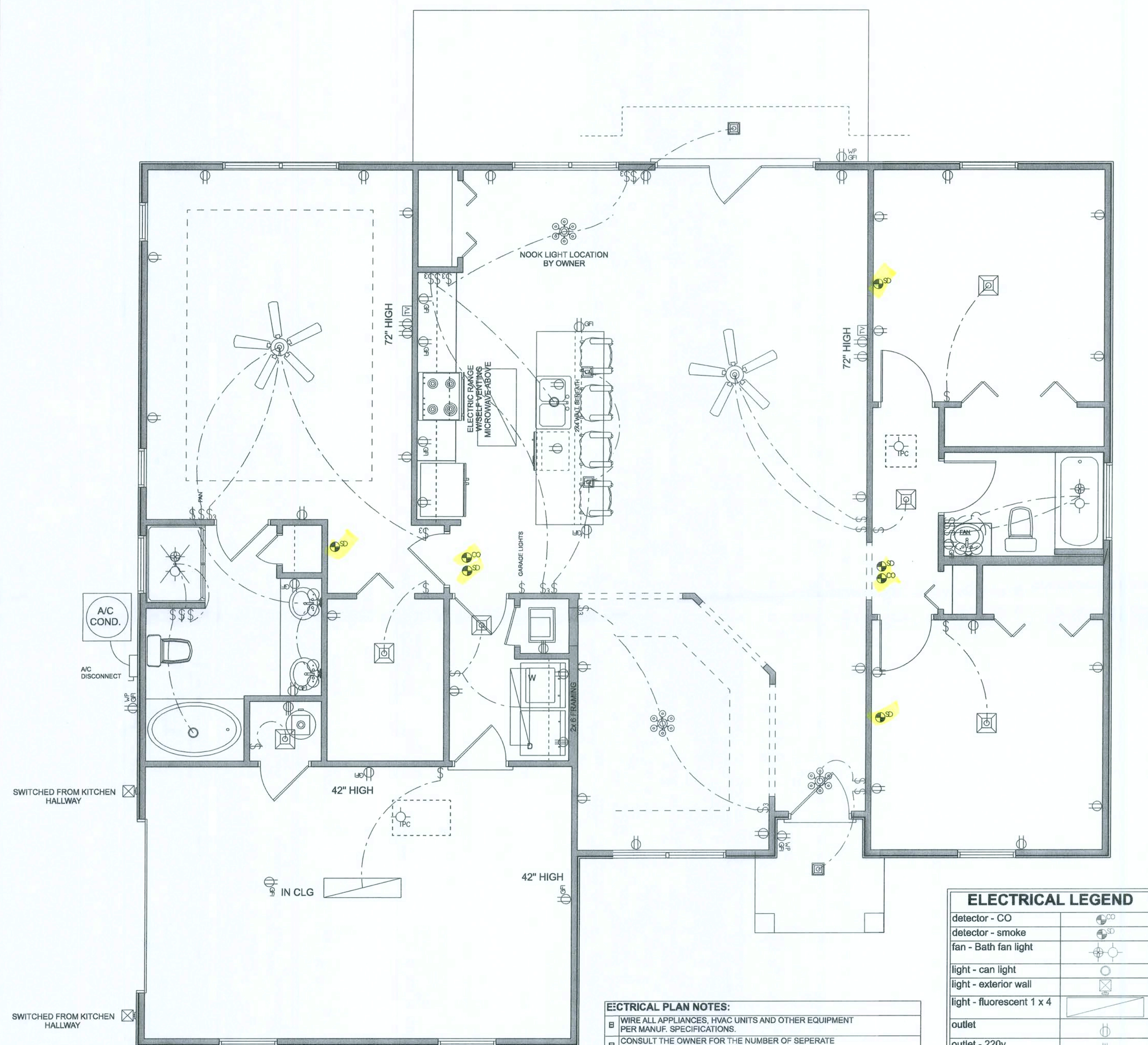
PRINTED DATE:
 Thursday, March 19, 2020

DRAWN BY:
 Matthew A. Erkner Sr.

DRAWING NUMBER
#1
 OF 2 SHEETS

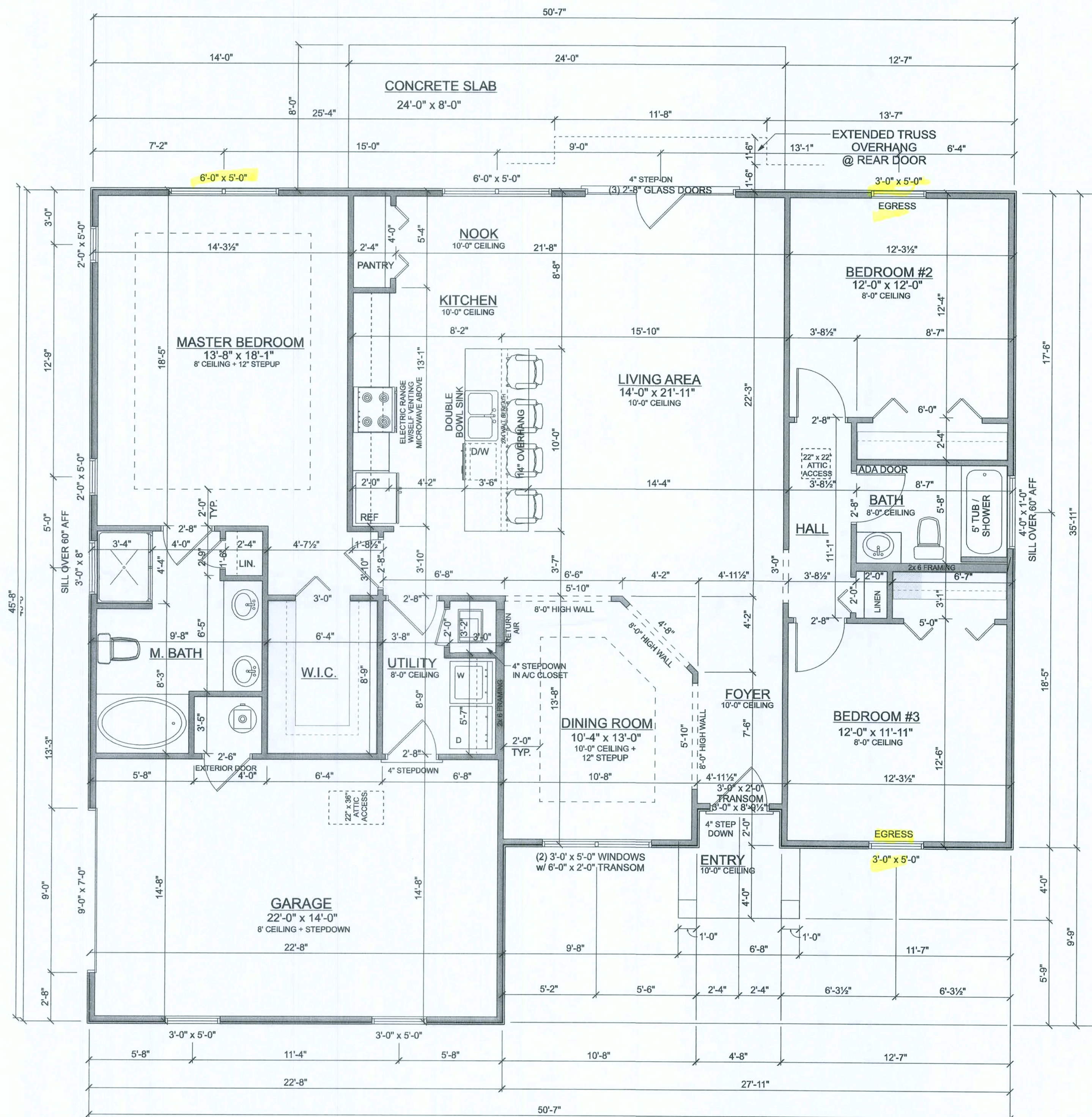
REVISIONS	

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE



- ELECTRICAL PLAN NOTES:**
- WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.
 - CONSULT THE OWNER FOR THE NUMBER OF SEPARATE TELEPHONE LINES TO BE INSTALLED.
 - ALL INSTALLATIONS SHALL BE PER NAT'L. ELECTRIC CODE.
 - ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.
 - TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNERS DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.
 - ELECTRICAL CONTR SHALL BE RESPONSIBLE FOR THE DESIGN & SIZING OF ELECTRICAL SERVICE AND CIRCUITS.
 - ENTRY OF SERVICE (UNDERGROUND OR OVERHEAD) TO BE DETERMINED BY POWER COMPANY.
 - ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
 - ALL OUTLETS TO BE LOCATED ABOVE BASE FLOOD ELEVATION.
 - A SERVICE DISCONNECT WITH OVER CURRENT PROTECTION SHALL BE INSTALLED OUTSIDE OF THE BUILDING, ON THE LOAD SIDE OF THE METER, AT THE PLACE ELECTRIC CONDUCTORS ENTER THE BUILDING.
 - SERVICE ENTRANCE CONDUCTORS MAY NOT BE LOCATED INSIDE OF THE OF THE BUILDING WITHOUT SPECIAL APPROVAL OF THE BUILDING OFFICIAL.
 - CARBON MONOXIDE ALARMS SHALL BE REQUIRED WITHIN 10' OF ALL ROOMS FOR SLEEPING PURPOSES IN BUILDINGS HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR ATTACHED GARAGE.
 - ALL OUTLETS LOCATED IN RESIDENTIAL TO BE TAMPER-RESISTANT PER NEC.
 - A MINIMUM OF 75% OF PERMANENTLY INSTALLED LAMPS OR LIGHTING FIXTURES SHALL BE HIGH EFFICACY 2014 IBC SEC. R404.1

ELECTRICAL LEGEND	
detector - CO	
detector - smoke	
fan - Bath fan light	
light - can light	
light - exterior wall	
light - fluorescent 1 x 4	
outlet	
outlet - 220v	
outlet - WP	
outlet - gfi	
switch	
switch - 3 way	
ceiling fan 5 bladed 03	
ceiling shade square	
chandelier 01	
fluorescent light 2 x 4	
pendant large	
exterior light 08	
cable tv outlet	
pull chain light	
wall mounted 01 2 lights	



MAIN FLOOR PLAN

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

ROOM DIMENSIONS ARE ROUNDED WIDTH x DEPTH INSIDE FRAMING

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 attic	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

AREA SUMMARY

LIVING AREA	1,724	S. F.
GARAGE AREA	329	S. F.
PORCH AREA	32	S. F.
TOTAL AREA	2,085	S. F.

Erkinge Construction
Group

Pamela Jackson
Residence

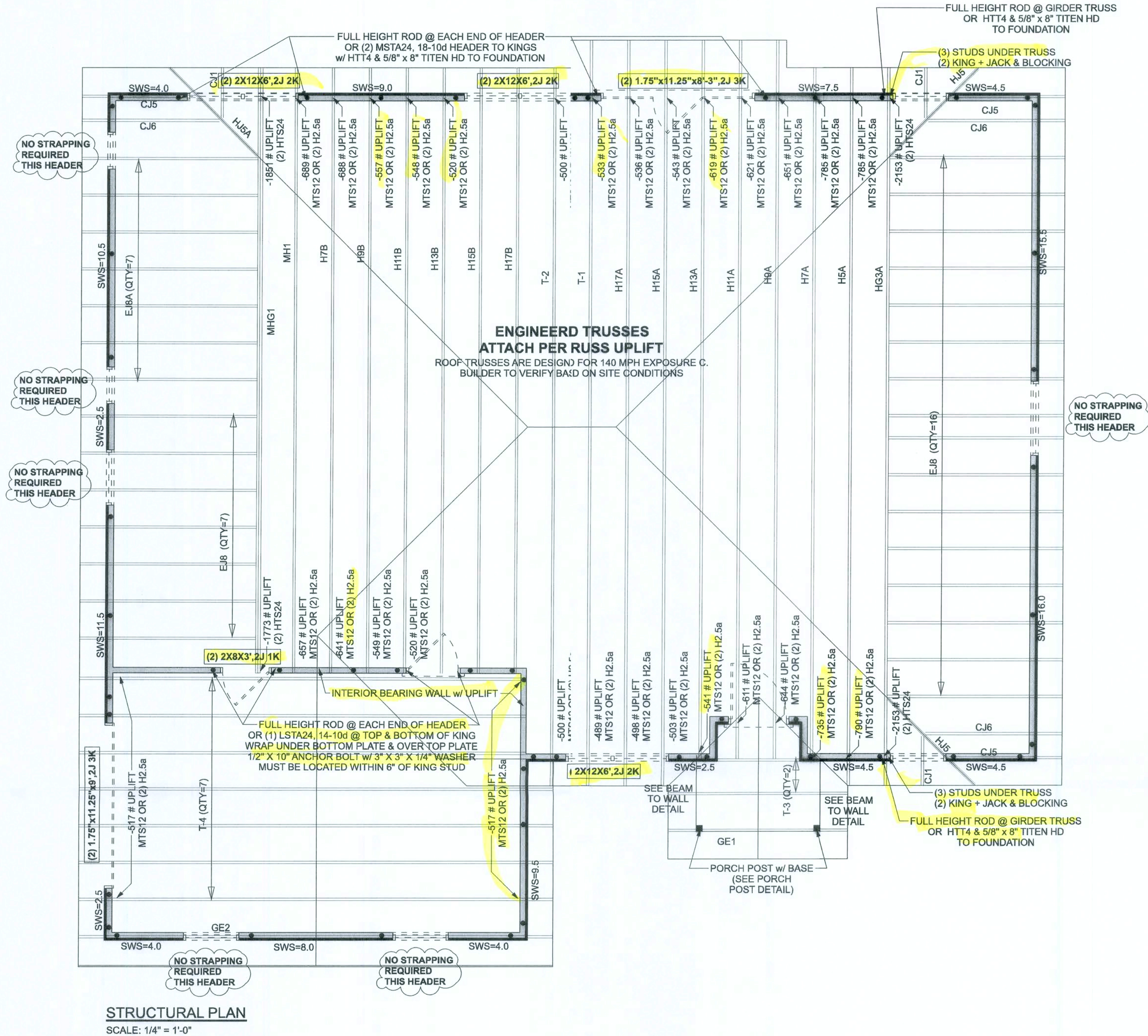
ADDRESS:
Parcel ID# 18-75-17-09944-003
1155 Scrubtown Road
Fort White, FL 32038
Colombia County

PRINTED DATE:
Thursday March 19, 2020

DRAWN BY:
Matthew A. Erkinge Sr.

DRAWING NUMBER
#2

OF 2 SHEETS



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 8" OF KING STUD @ ALL DOOR LOCATIONS (U.N.O.) (OR SEE ROD HOLD DOWN OPTIONS)
- 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 BC51-103 BC51-B1, BC51-B2, & BC51-B3. BC51-B1, BC51-B2, & BC51-B3 ARE FURNISHED BY THE TRUSS SUPPLIER, WITH THE SEALED TRUSS PACKAGE

ACTUAL vs REQUIRED SHEARWALL

	TRANSVERSE	LONGITUDINAL
ACTUAL	26926 LBF	20790 LBF
REQUIRED	13057 LBF	15463 LBF

CONNECTIONS, WALL, & HEADER DESIGN IS BASED ON REACTIONS & UPLIFTS FROM TRUSS ENGINEERING FURNISHED BY BUILDER. SEMINOLE TRUSSES, INC JOB # B51038a

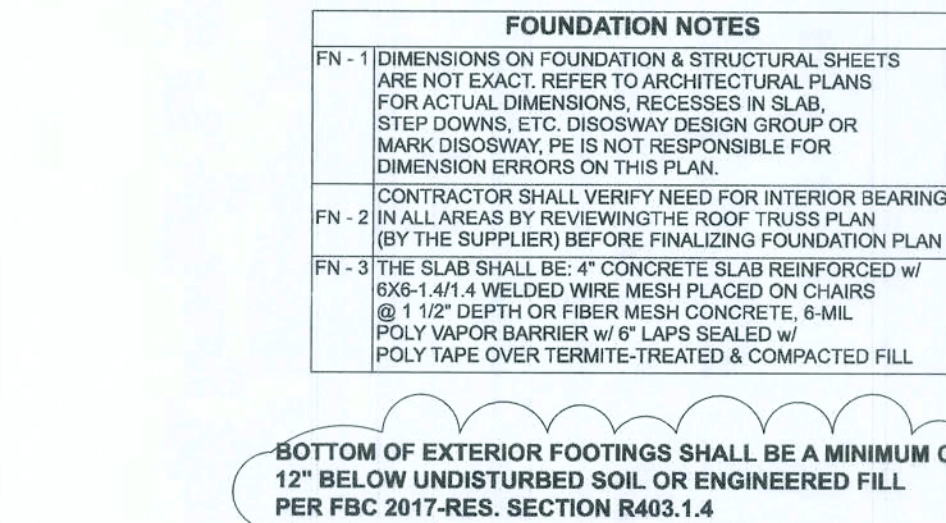
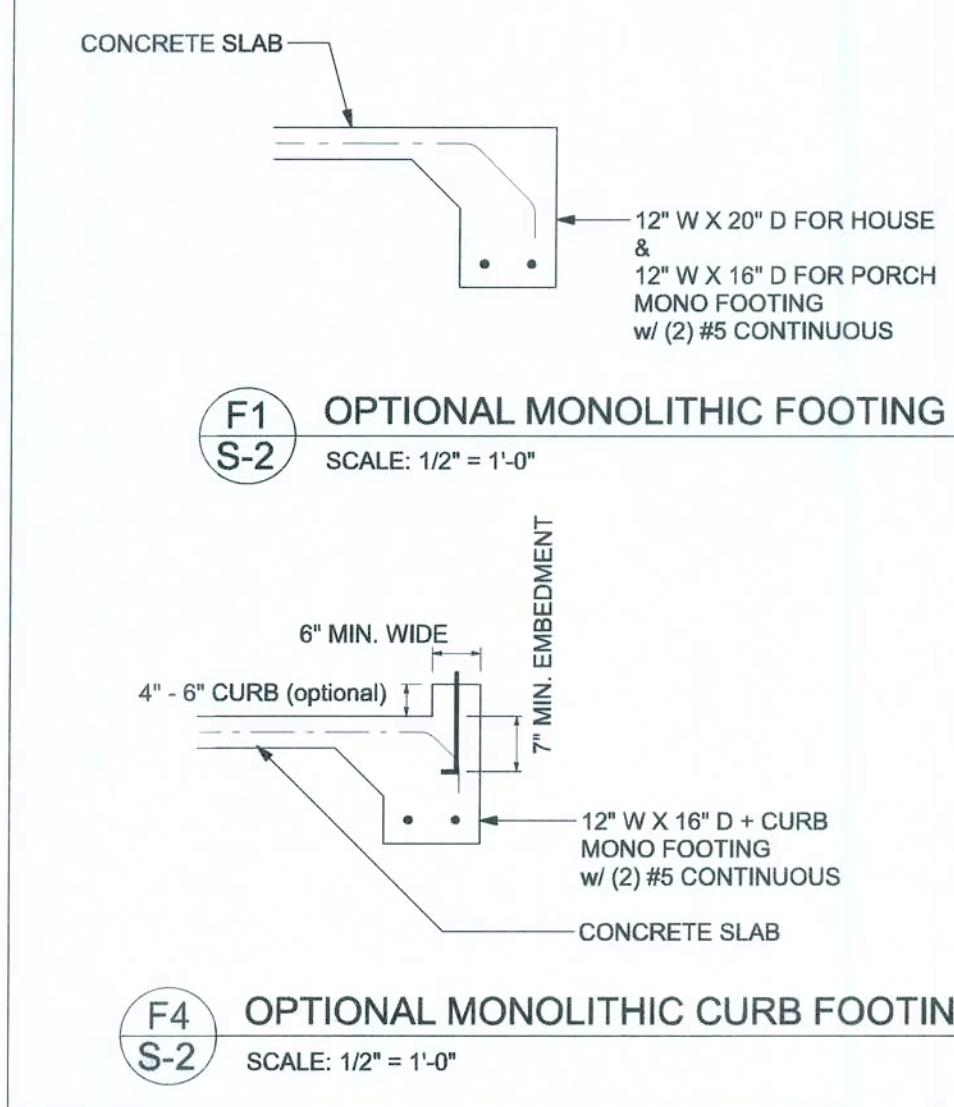
• = OPTIONAL ROD PLACEMENT
SEE ROD STRAPPING OPTION DETAIL ON S-1

HEADER LEGEND

- (2) 2X10X0', 1J 1K
- NUMBER KING STUDS (FULL LENGTH)
- NUMBER JACK STUDS (UNDER HEADER)
- SPAN OF HEADER
- SIZE OF HEADER MATERIAL
- NUMBER CRIES IN HEADER

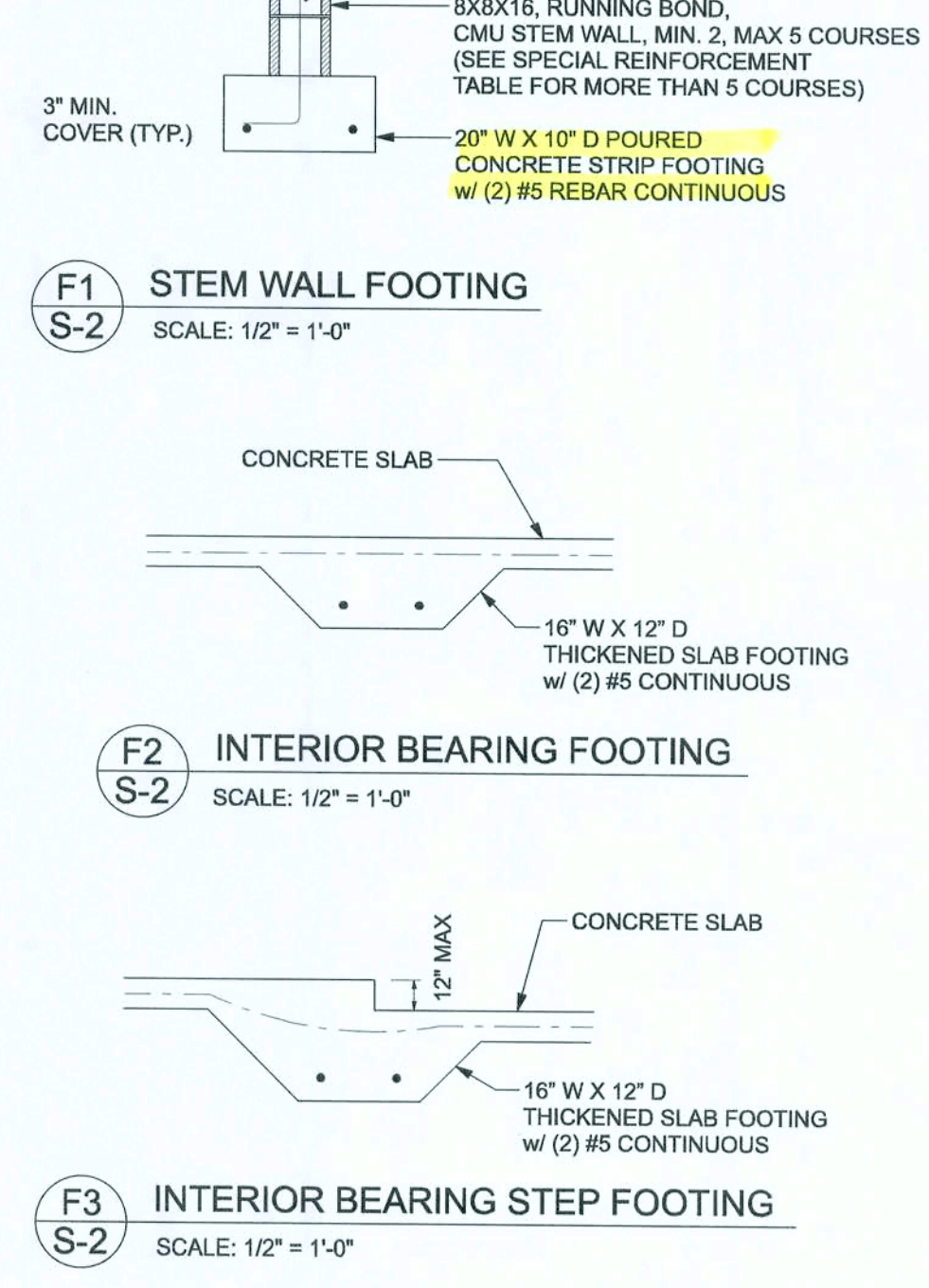
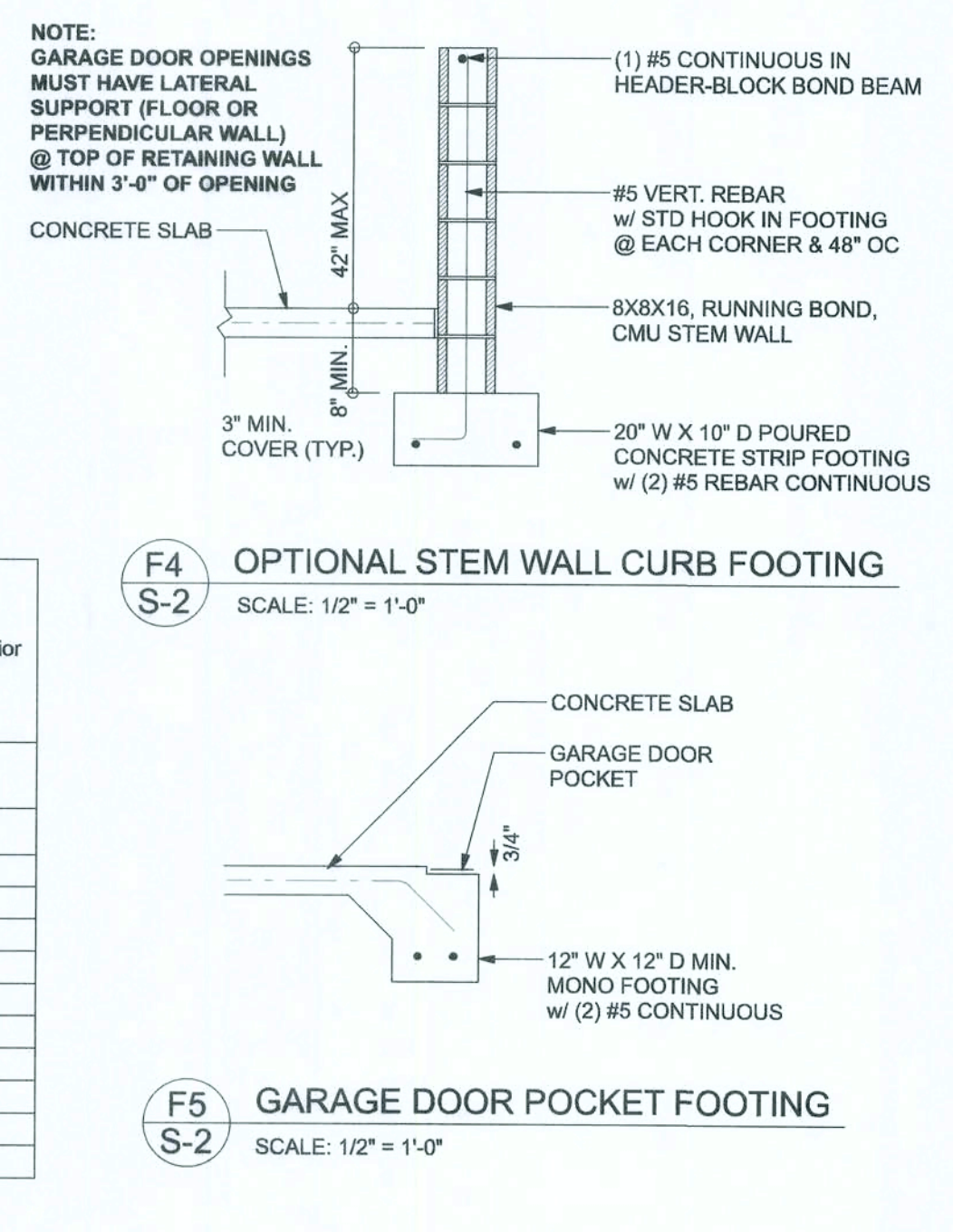
MASONRY NOTE:
MASONRY CONSTRUCTION ANIMATERIALS FOR THIS PROJECT SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATION FOR MASONRY STRUCTURES" CI 530.1/ASCE 6/TMS 602. THE CONTRACTOR AND MASOMUST IMMEDIATELY, BEFORE PROCEEDING, NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN ACI 530.1-02 AND THE DESIGN DRAWINGS. ANY EXCEPTIONS TO ACI 530.12 MUST BE APPROVED BY THE ENGINEER IN WRITING.

ACI 530.1-02 Section	Specific Requirements
1.4A Compressive strength	1" block bearing walls Fm = 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 lock
2.3 Clay brick standard	ASTM C 216-02, Grade SW, Type FBS, 6"x2"x11 1/2"
2.4 Reinforcing bars, #3 - #11	ASTM 615, Grade 40, Fy = 40 ksi, Lap splices min 40 bar dia. (25" for #6)
2.4F Coating for corrosion protection	anchors, sheet metal ties completely imbedded in mortar or grout, ASTM A305, Class B2, 1.50 oz/sq. ft. r 304SS
2.4F Coating for corrosion protection	on reinforcement in walls exposed to moisture or wire ties, anchors, sheet metal ties not completely embedded in mortar or grout, ASTM A305, Class B2, 1.50 oz/sq. ft. r 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.



TALL STEM WALL TABLE:
The table assumes 40 ksi for #5 rebar and 60 ksi for #7 & #8 rebar 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 Durwall ladder reinforcement at 16" OC vertically or a horizontal bond beam with 145 continuous at mid height. For higher parts of the wall 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 FOR 12" CMU STEM WALL (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	56	96	96	96	96	96
6.0	5.7	40	80	96	80	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



ERKINGER CONSTRUCTION GROUP
Pamela Jackson
Residence
PROJECT ADDRESS:
1155 Southdown Road
Fort White, FL 32038
Columbia County

Mark Disoway P.E.
163 SW Mithun Place
Suite 103
Lake City, Florida 32025
386.774.5419
disowaydesign@gmail.com

JOB NUMBER:
S-2
OF 2 SHEETS