

REVISIONS

SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE

**REQUIRED ROOF VENTILATION:**  
AS PER FLORIDA BUILDING CODE 2309.7

**RIDGE VENT**  
MIN. 50% TOTAL VENT AREA  
LOCATED IN THE UPPER PORTION OF ATTIC (MIN. 3" ABOVE EAVE)  
3415 S.F. / 300 x 50% = 6 S.F. RIDGE VENT AREA REQUIRED  
54 FEET OF RIDGE VENT REQUIRED

**SOFFIT VENT**  
3415 S.F. / 300 x 50% = 6 S.F. SOFFIT VENT AREA REQUIRED  
200 FEET OF SOFFIT VENT REQUIRED

BUILDER MUST VERIFY THE FOLLOWING MINIMUM NET FREE VENT AREAS:

1. RIDGE VENTS = 16 IN2/FT (11 FT2/FT)
2. OFF-RIDGE VENTS = .70 FT2 PER 4' UNIT
3. SOFFIT VENTS = 4.3 IN2/FT (.03 FT2/FT)

WINDLOAD ENGINEER: Mark Disoway,  
P.E. No.53915, POB 868, Lake City, FL  
32056, 386-754-5419

**DIMENSIONS:**  
Stated dimensions supercede scaled  
dimensions. Refer all questions to  
Mark Disoway, P.E. for resolution.  
Do not proceed without clarification.

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permission and consent of Mark Disoway.

**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 P301.2.1, Florida building  
code residential 2004, to the best of my  
knowledge.

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

MARK DISOWAY  
P.E. 53915

*Mark Disoway*  
12/20/06  
SEAL

**BEN MARTIN**

**BENJAMIN MODEL  
SPEC HOUSE**

ADDRESS:

FL

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PRINTED DATE:  
November 30, 2006

DRAWN BY: Ben Sparks  
STRUCTURAL BY: Ben Sparks

FINALS DATE:  
13 / Nov / 06

**JOB NUMBER:**  
611103

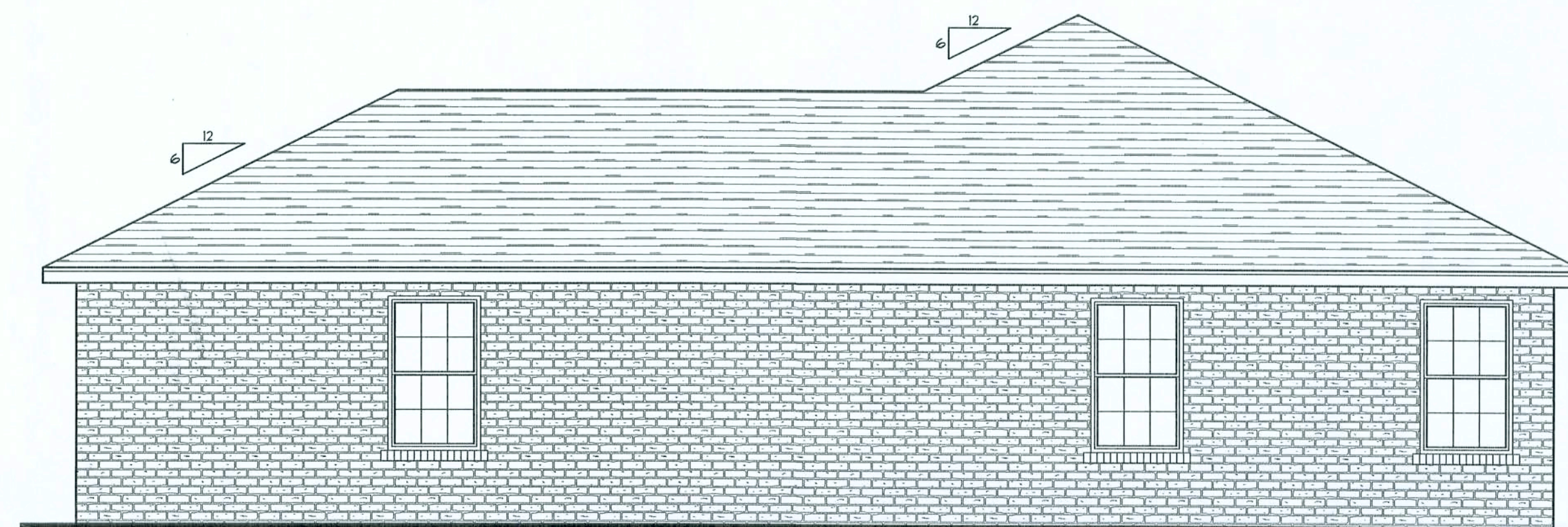
**DRAWING NUMBER**

**A-1**  
OF 5 SHEETS



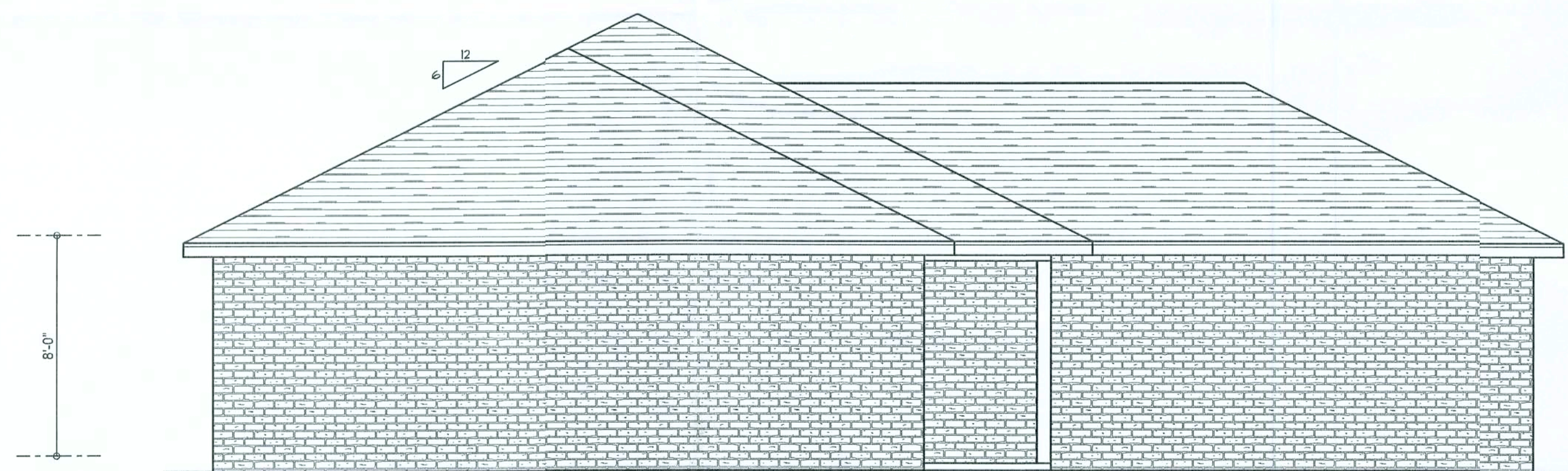
**FRONT ELEVATION**

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



**RIGHT ELEVATION**

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



**LEFT ELEVATION**

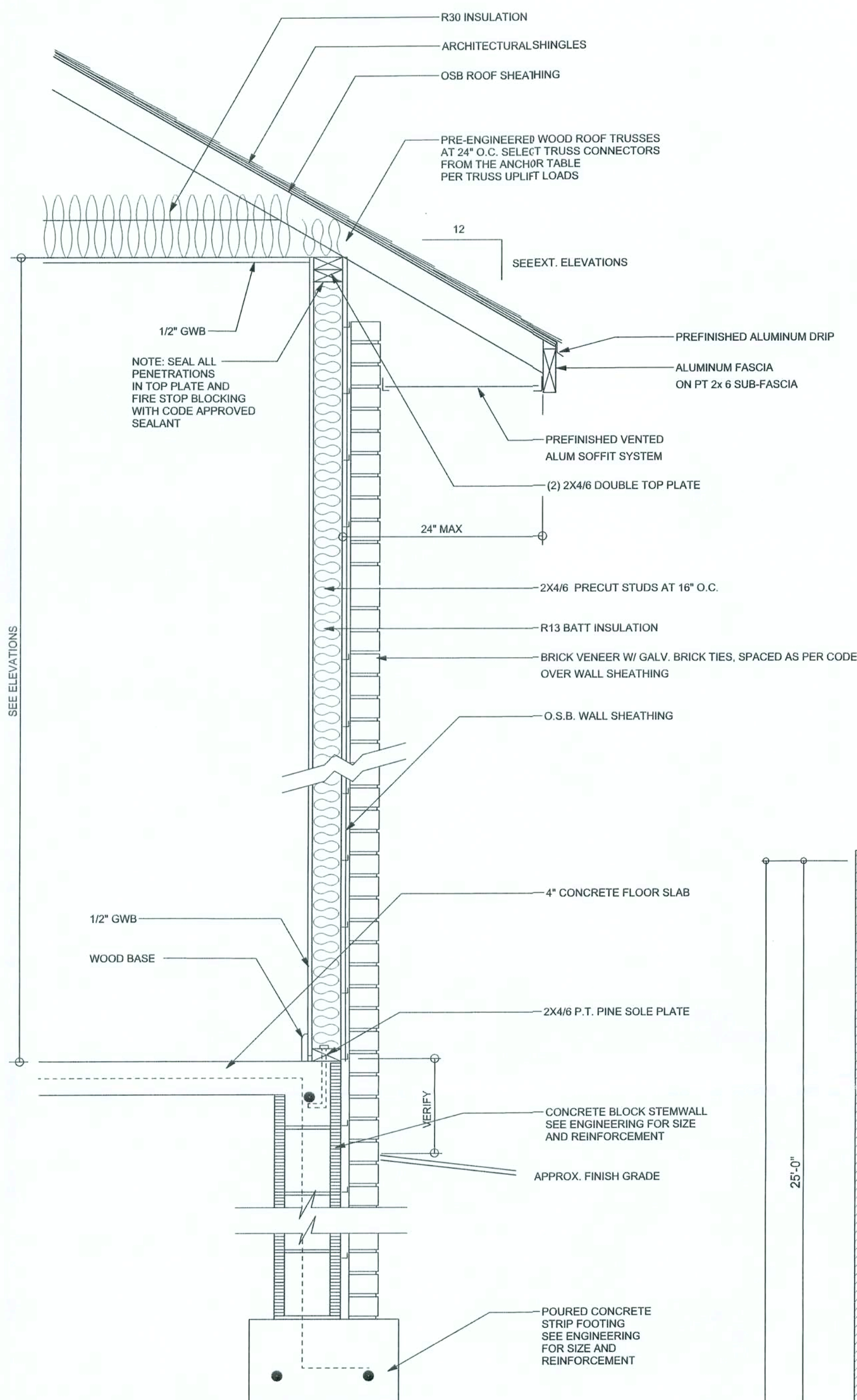
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**

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





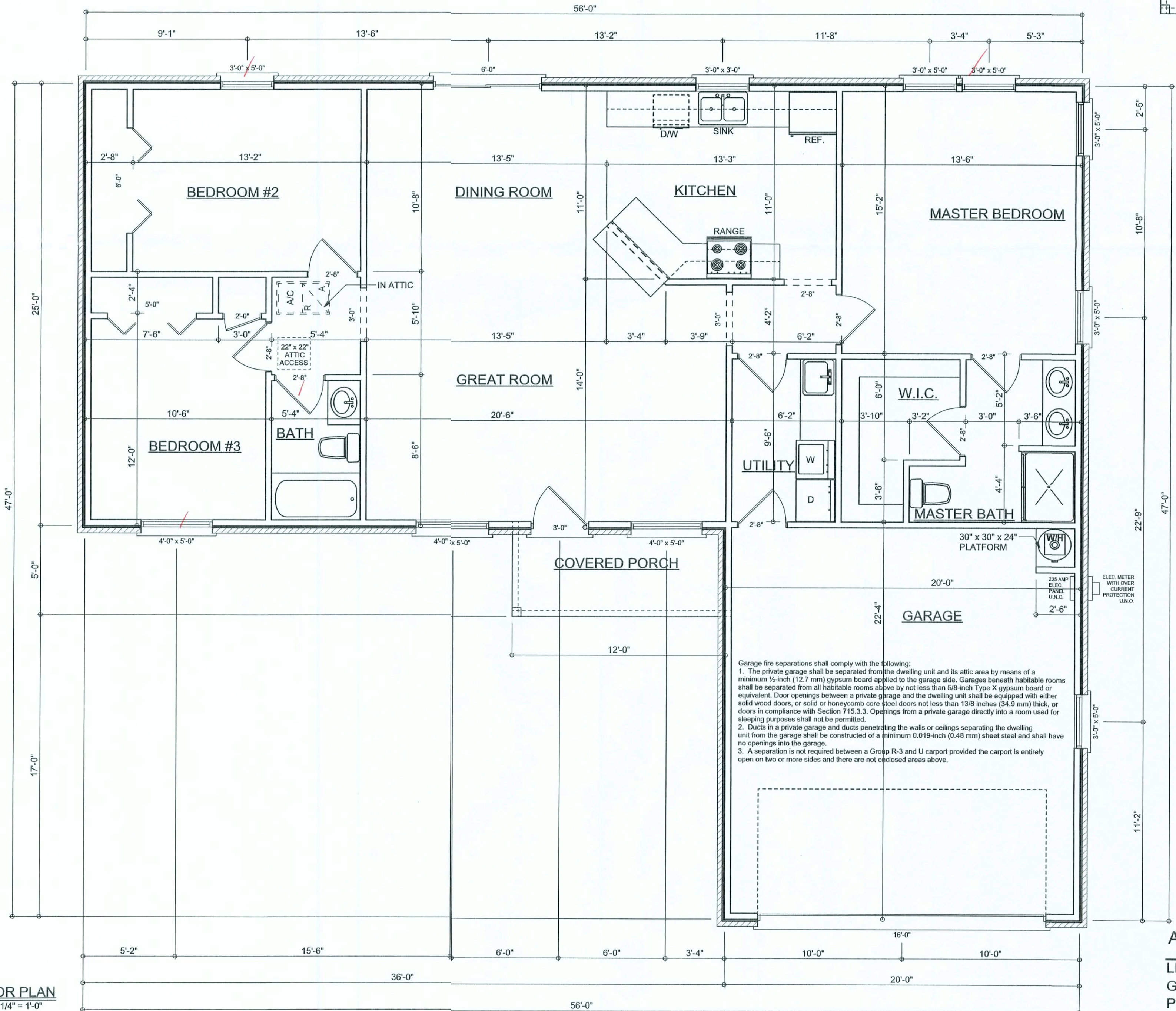
TYPICAL DESIGN WALL SECTION  
NON - STRUCTURAL DATA  
SCALE: 1" = 1'-0"

ELECTRICAL PLAN NOTES

- E -1 WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.
- E -2 CONSULT THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED.
- E -3 ALL INSTALLATIONS SHALL BE PER NAT'L. ELECTRIC CODE.
- E -4 ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND 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, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.
- E -6 ELECTRICAL CONTR SHALL BE RESPONSIBLE FOR THE DESIGN & SIZING OF ELECTRICAL SERVICE AND CIRCUITS.
- E -7 ENTRY OF SERVICE ( UNDERGROUND OR OVERHEAD ) TO BE DETERMINED BY POWER COMPANY.
- E -8 ALL BEDROOM RECEPTACLES SHALL BE AFCI (ARC FAULT CIRCUIT INTERRUPT)
- E -9 ALL OUTLETS TO BE LOCATED ABOVE BASE FLOOD ELEVATION
- E -10 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.

ELECTRICAL LEGEND	
	CEILING FAN (PRE-WIRE FOR LIGHT KIT)
	DOUBLE SECURITY LIGHT
	2X4 FLUORESCENT LIGHT FIXTURE
	RECESSED CAN LIGHT
	BATH EXHAUST FAN WITH LIGHT
	BATH EXHAUST FAN
	LIGHT FIXTURE
	DUPLEX OUTLET
	220v OUTLET
	GFI DUPLEX OUTLET
	SMOKE DETECTOR
	WALL SWITCH
	3 WAY WALL SWITCH
	4 WAY WALL SWITCH
	WATER PROOF GFI OUTLET
	PHONE JACK
	TELEVISION JACK
	GARAGE DOOR OPENER
	WALL HEATER

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



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

NOTE: ALL CEILINGS TO BE 8' UNLESS NOTED OTHERWISE

AREA SUMMARY

LIVING AREA	1400	S. F.
GARAGE AREA	440	S. F.
PORCH AREA	60	S. F.
TOTAL AREA	3415	S. F.

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32056, 386-754-5419

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

MARK DISCOWAY  
P.E. 53915

*Mark Discoway*  
05/06/06  
SEAL

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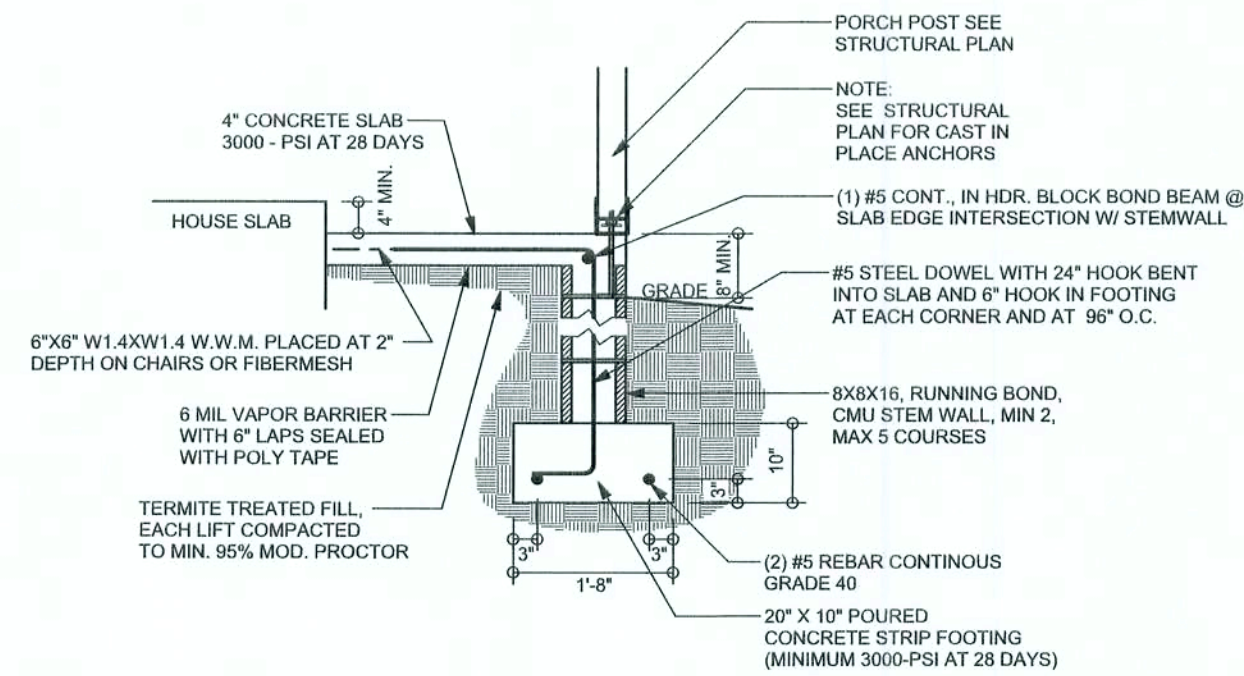
A-2

OF 5 SHEETS





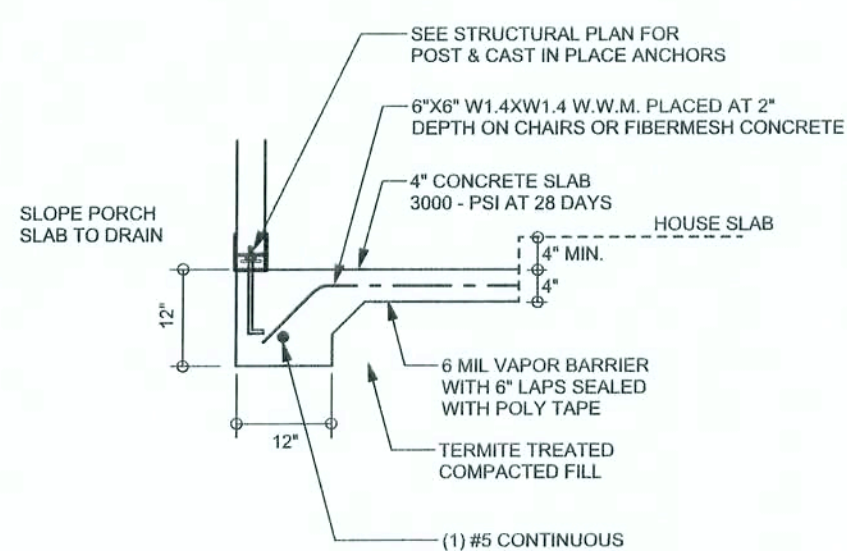




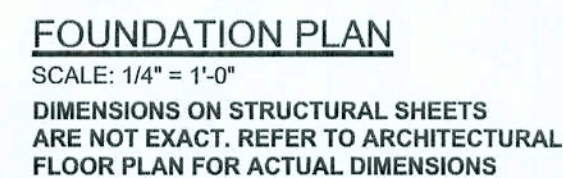
**F12** ALT. STEM WALL PORCH FOOTING  
**S-2** SCALE: 1/2" = 1'-0"



STEM WALL HEIGHT (FEET)	UNBALANCED BACKFILL HEIGHT	VERTICAL REINFORCEMENT FOR 3' 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



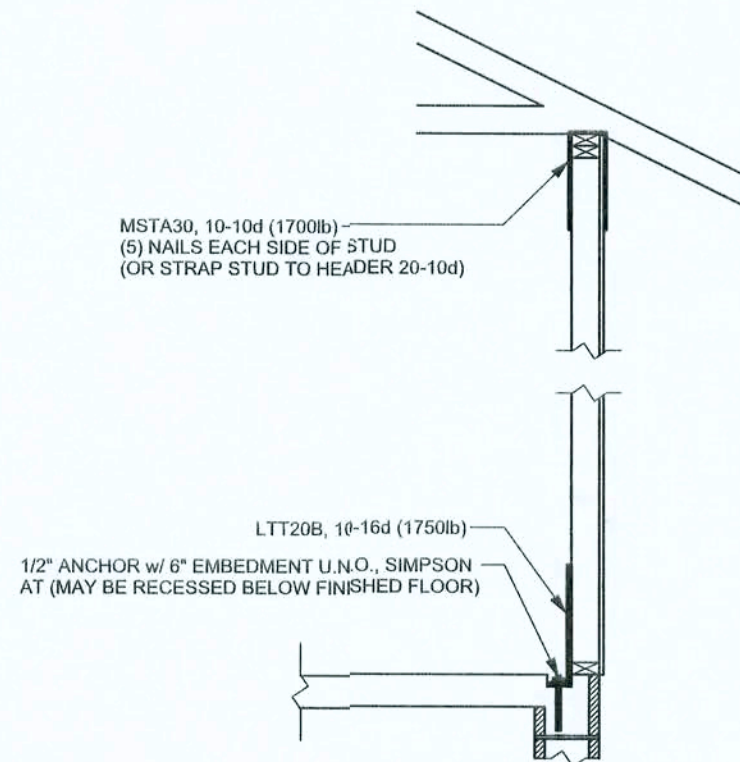
**F5** PORCH FOOTING  
**S-2** SCALE: 1/2" = 1'-0"



OF 5 SHEET



REVISIONS	



ALTERNATE WALL TIE CONNECTION WHERE  
THREADED ROD CANNOT BE PLACED IN WALL.  
SCALE: 1/2" = 1'-0"

STRUCTURAL PLAN NOTES

- SN-1 ALL LOAD BEARING FRAME WALL & PORCH HEADERS SHALL BE A MINIMUM OF (2) 2X12 SYP#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 DIMENSIONS ON STRUCTURAL SHEETS ARE NOT EXACT. REFER TO ARCHITECTURAL FLOOR PLAN FOR ACTUAL DIMENSIONS
- SN-4 PERMANENT TRUSS BRACING IS TO BE INSTALLED AT LOCATIONS AS SHOWN ON THE SEALED TRUSS DRAWINGS. LATERAL BRACING IS TO BE RESTRAINED PER BCSI-403. BCSI-B1, BCSI-B2, & BCSI-B3. BCSI-B1, BCSI-B2, & BCSI-B3 ARE FURNISHED BY THE TRUSS SUPPLIER, WITH THE SEALED TRUSS PACKAGE

WALL LEGEND

	1ST FLOOR EXTERIOR WALL
	2ND FLOOR EXTERIOR
	1ST FLOOR INTERIOR BEARING WALLS SEE DETAILS ON SHEET S-1
	2ND FLOOR INTERIOR BEARING WALLS SEE DETAILS ON SHEET S-1

THREADED ROD LEGEND

- INDICATES LOCATION OF:  
1ST FLOOR 1/2" A307 ALL THREADED ROD
- INDICATES LOCATION OF:  
2ND FLOOR 1/2" A307 ALL THREADED ROD

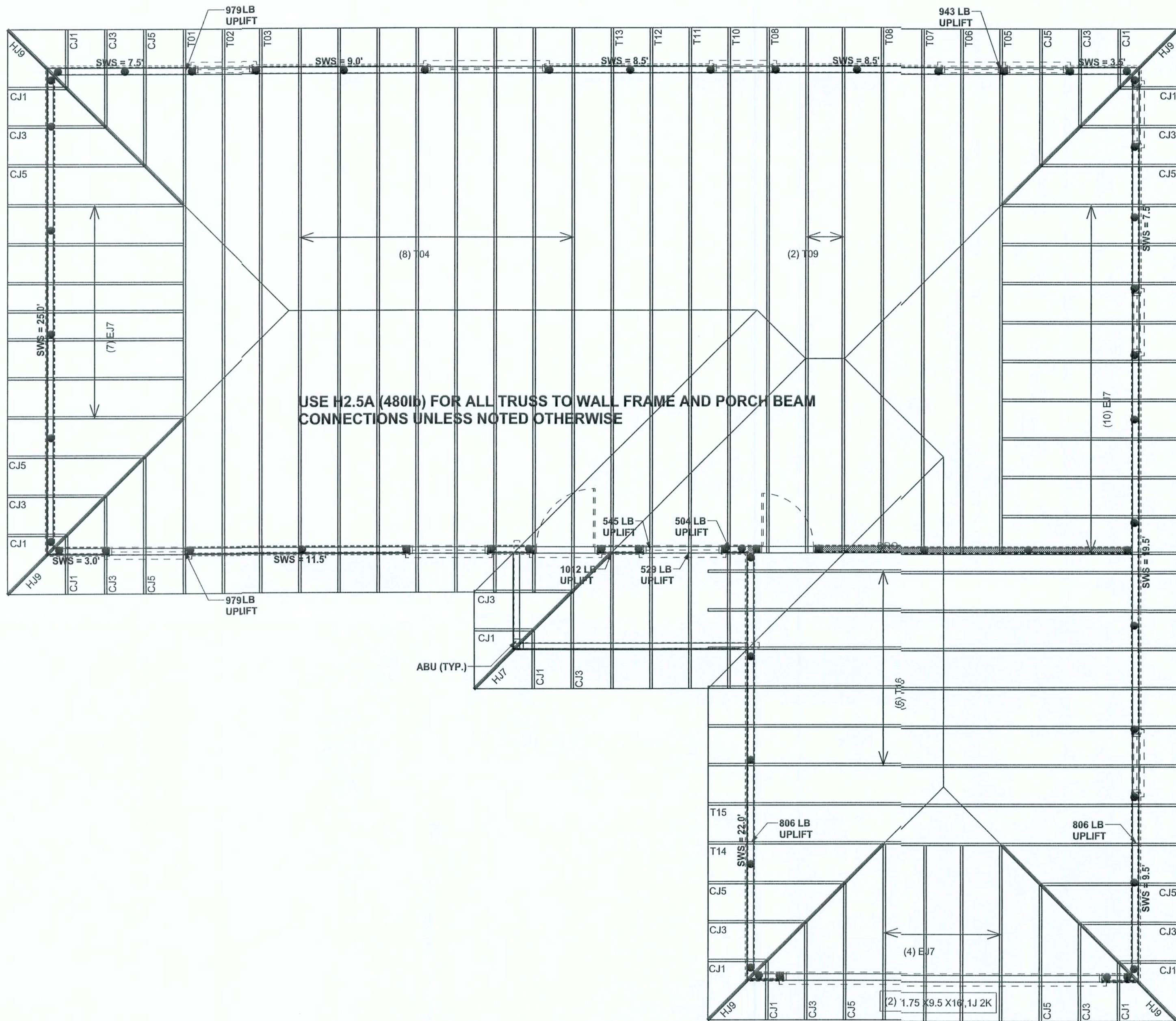
HEADER LEGEND

- (2) 2X12X0', 1J 1K — HEADER/BEAM CALL-OUT (U.N.O.)
- NUMBER OF KING STUDS (FULL LENGTH)
- NUMBER OF JACK STUDS (UNDER HEADER)
- SPAN OF HEADER
- SIZE OF HEADER MATERIAL
- NUMBER OF PLYS IN HEADER

TOTAL SHEAR WALL SEGMENTS

SWS = 0.0' INDICATES SHEAR WALL SEGMENTS

	REQUIRED	ACTUAL
TRANSVERSE	31.5'	83.5'
LONGITUDINAL	16.5.1'	51.5'



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

CONNECTIONS, WALL, & HEADER DESIGN IS BASED  
ON REACTIONS & UPLIFTS FROM TRUSS ENGINEERING  
FURNISHED BY BUILDER. BUILDERS FIRST SOURCE  
JOB #L218303

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