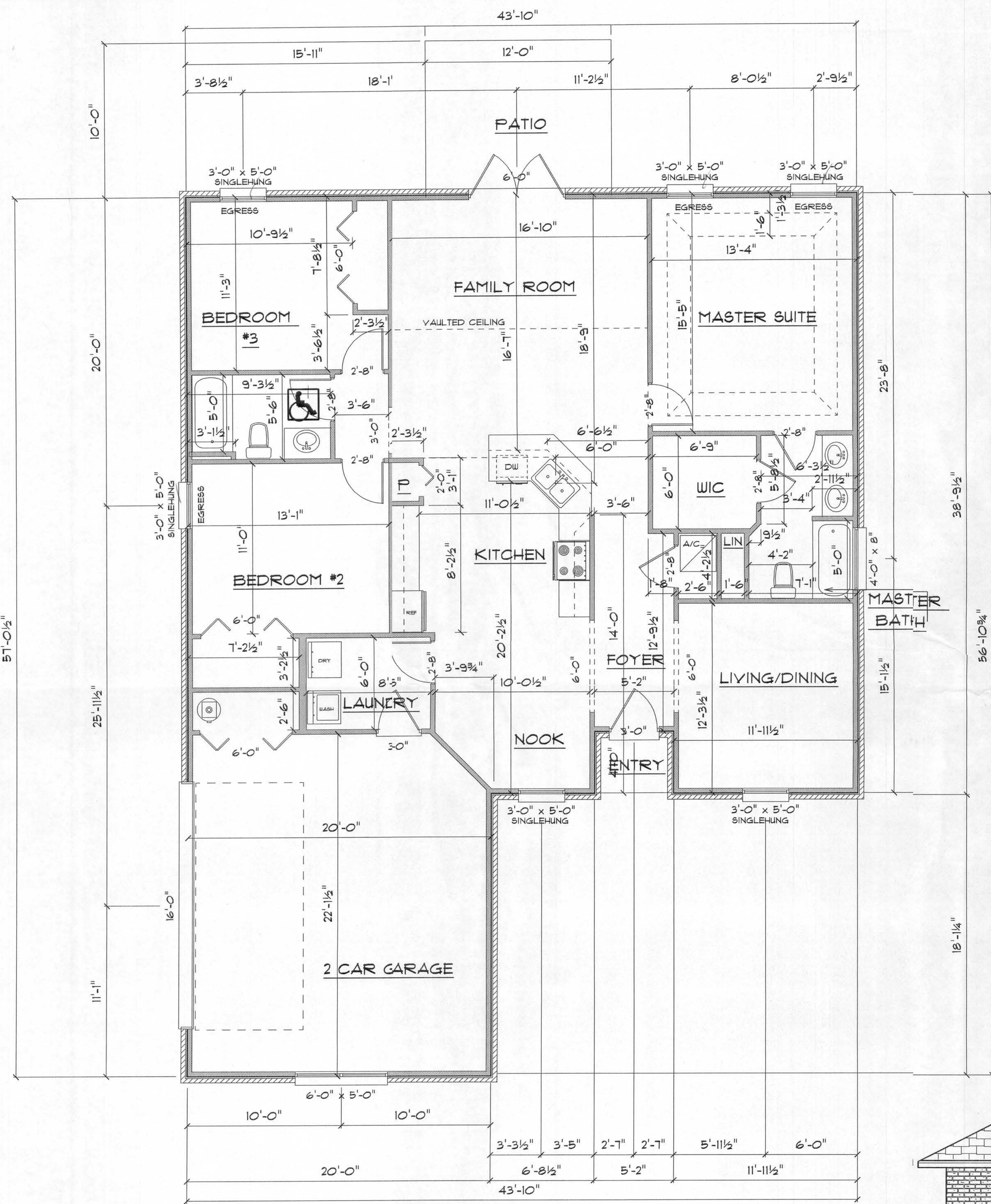


REVISIONS	

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE



*** FLOOR PLAN ***

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

A/C LIVING AREA	= 1608 S.F.
ENTRANCE	= 19 S.F.
GARAGE	= 468 S.F.
TOTAL S.F.	= 2095 S.F.



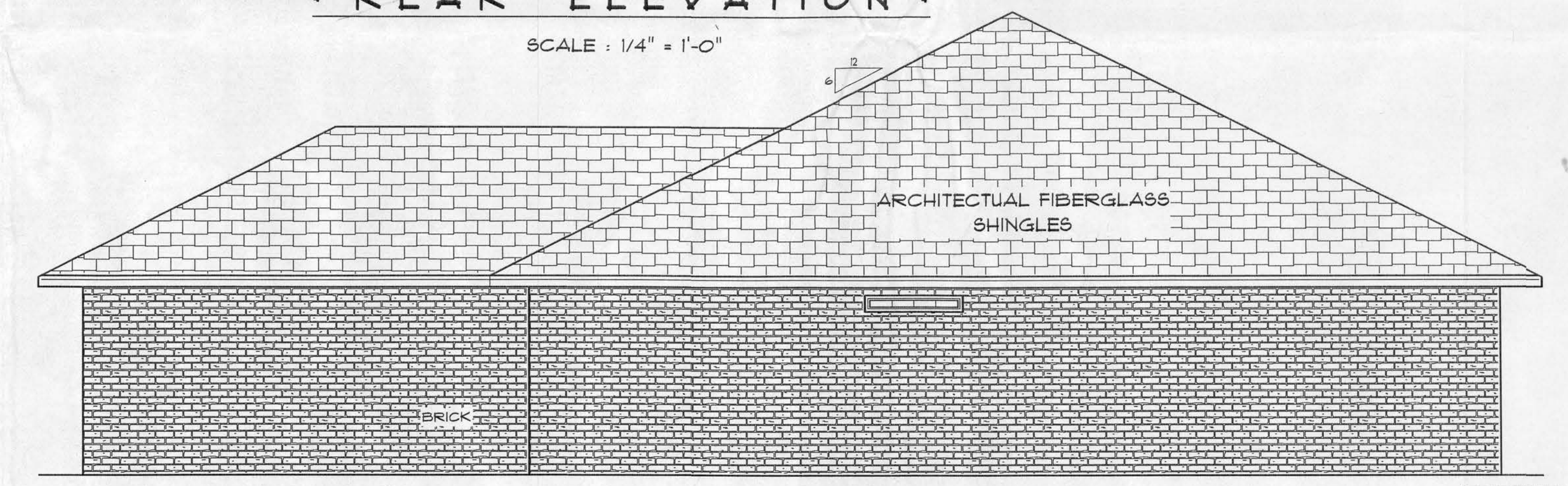
*** FRONT ELEVATION ***

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



*** REAR ELEVATION ***

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



*** RIGHT SIDE ELEVATION ***

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



*** LEFT SIDE ELEVATION ***

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

"THE JANE"
LOT 65
EC

LAKE CITY
FLORIDA

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PRINTED DATE:
June 05, 2006

DRAWN BY: Teena M. Ruffo

CHECKED BY:

DESIGNED BY:
Teena M. Ruffo

FINALS DATE:
NOV. 2005

JOB NUMBER:

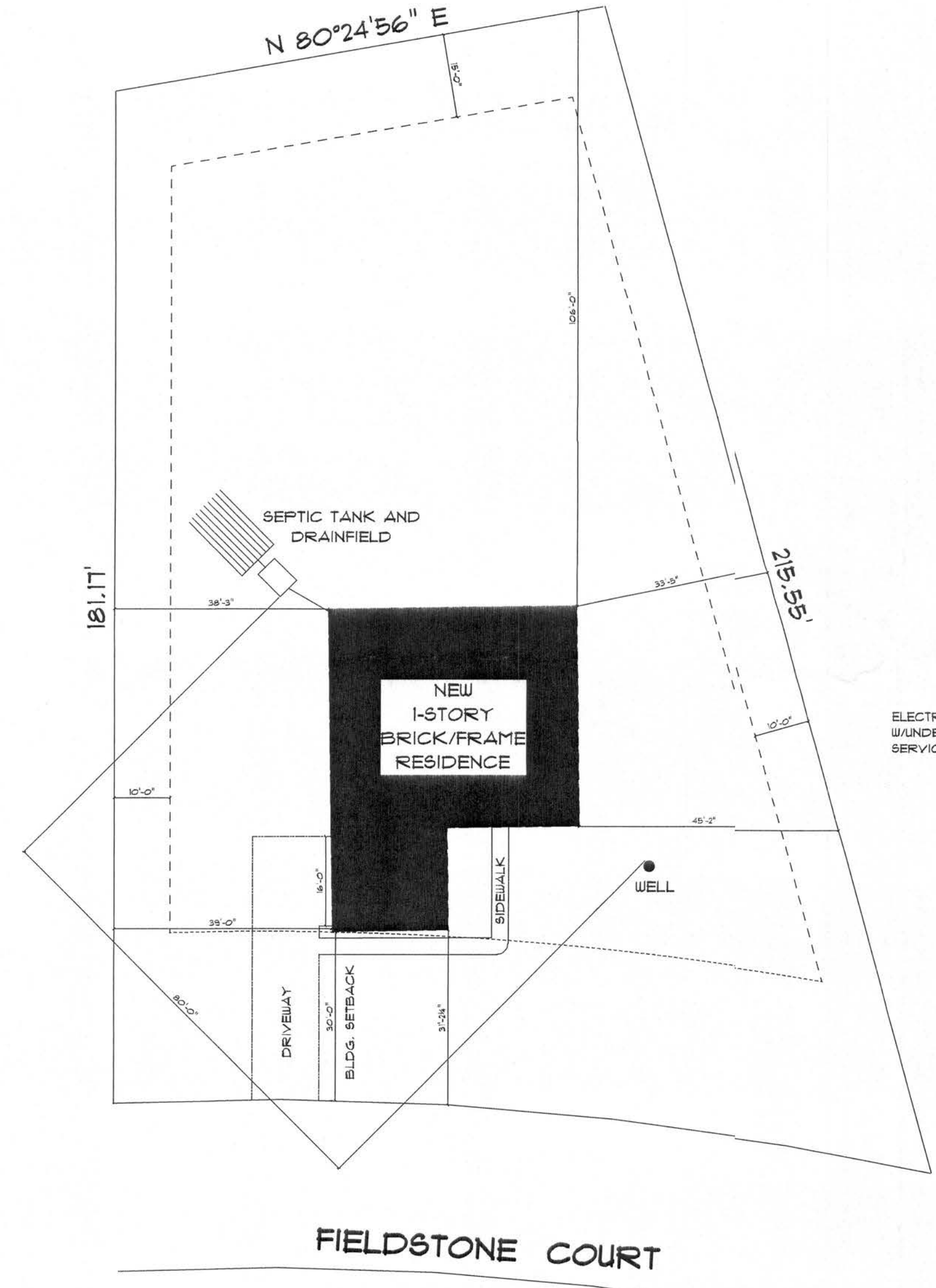
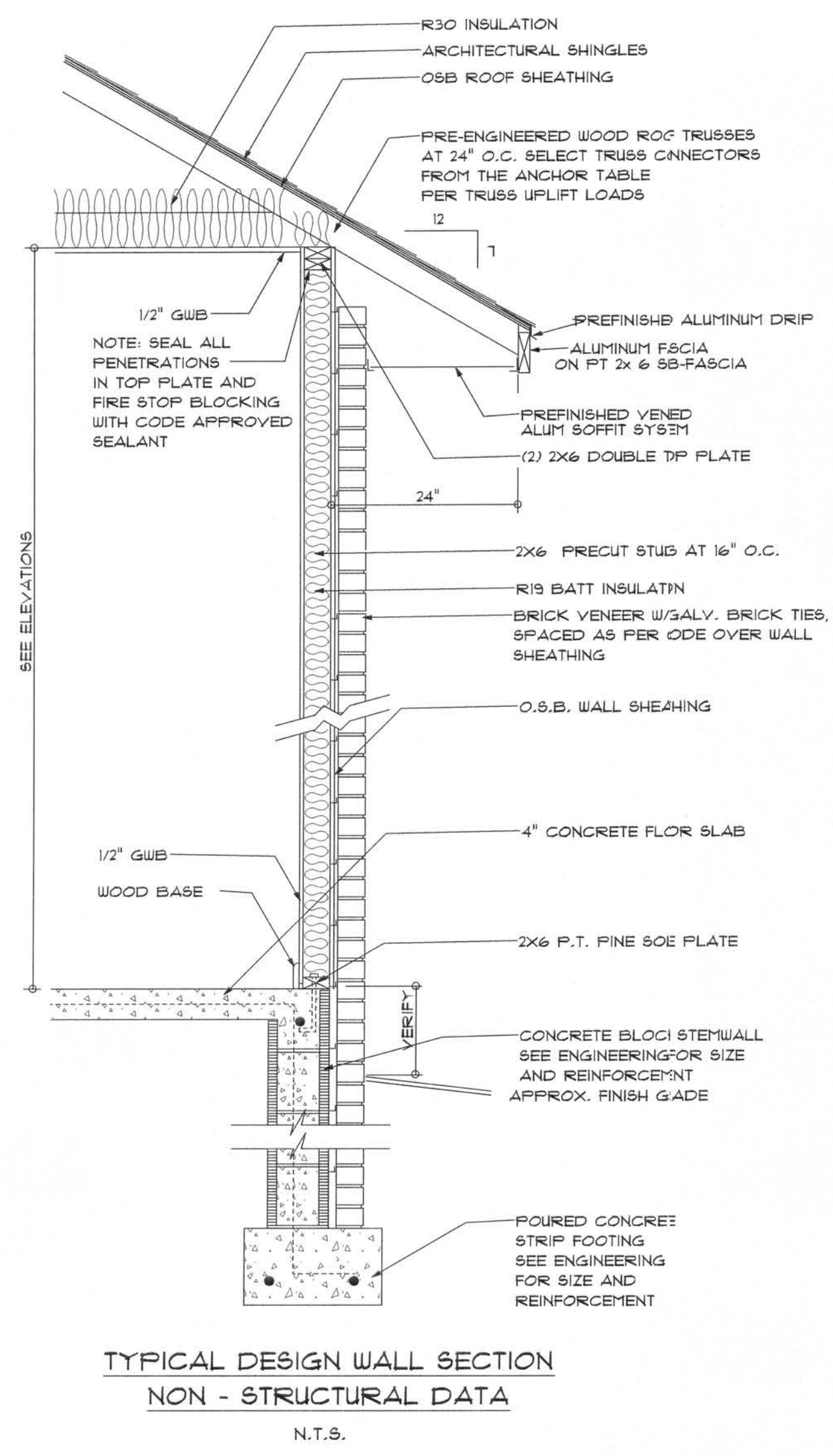
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OF 2 SHEETS

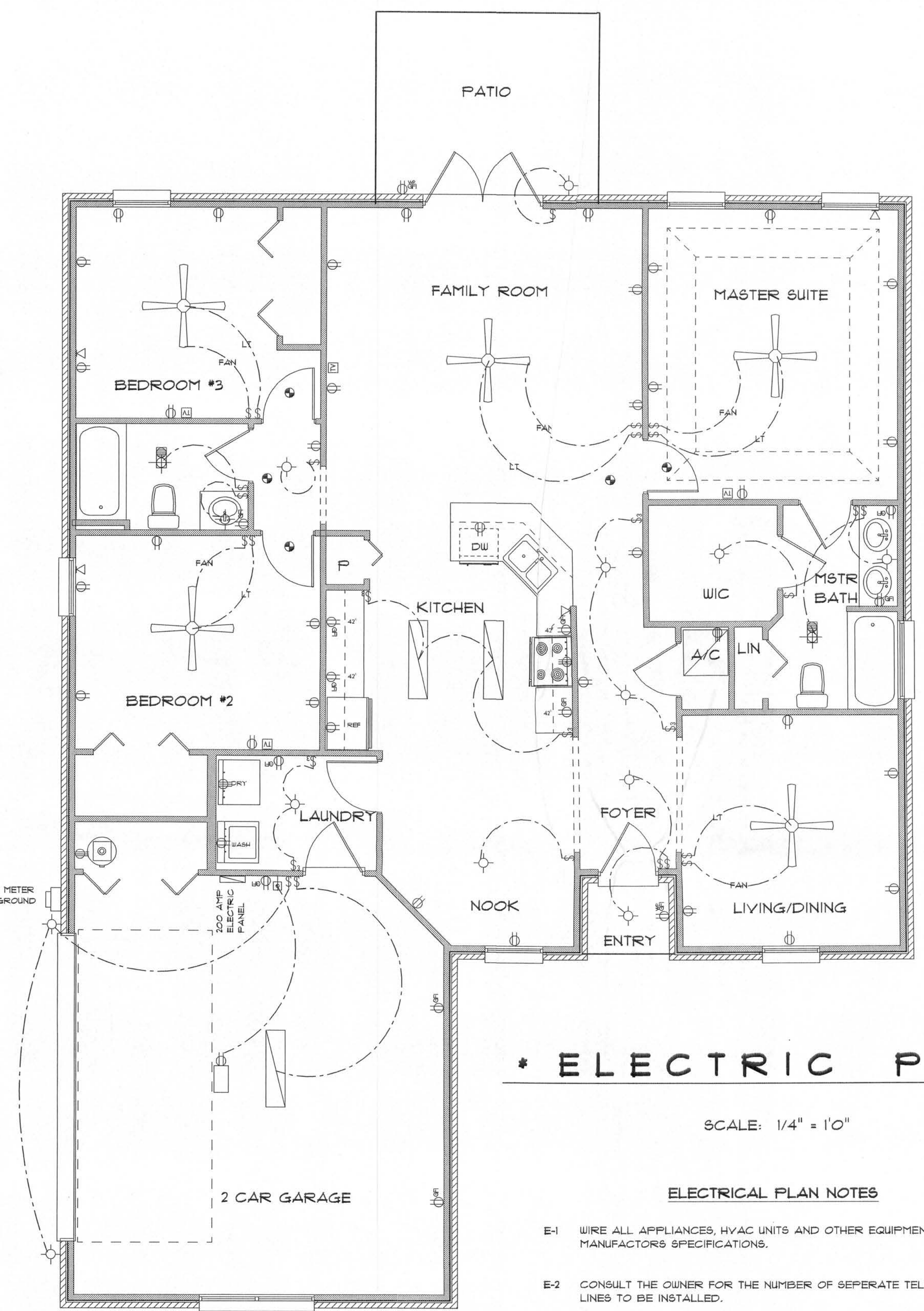
REVISIONS	

SCFTPLAN
ARCHITECTURAL DESIGN & DRAWING

LOT #65 of EMERALD COVE



* SITE PLAN * SCALE : 1" = 20'-0"



ELECTRICAL	COUNT	SYMBOL
fluorescent fixture	3	⬡
200 amp service panel	1	⬢
automatic garage dr opener	1	⬢
cable tv outlet	4	⬢
ceiling fan	5	⬢
electric meter	1	⬢
garage dr opener	1	⬢
gfi waterproof outlet	2	⬢
light	13	⬢
outlet	36	⬢
outlet 220v	4	⬢
outlet gfi	11	⬢
smoke detector	5	⬢
switch	22	⬢
switch 3 way	6	⬢
telephones	4	⬢
vent light combo	2	⬢

* ELECTRIC PLAN *

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

ELECTRICAL PLAN NOTES

- E-1 WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUFACTURERS SPECIFICATIONS.
- E-2 CONSULT THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED.
- E-4 ALL INSTALLATIONS SHALL BE PER NATIONAL ELECTRIC CODE.
- E-3 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 OWNERS DIRECTION AND IN ACCORDANCE WITH APPLICABLE SECTIONS OF NATIONAL ELCT. CODE LATEST EDITION.
- E-6 ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND SIZING OF ELECTRICAL SERVICE AND CIRCUITS.
- E-7 ENTRY OF SERVICE UNDERGROUND OR OVERHEAD) IS TO BE DETERMINED BY THE POWER COMPANY.
- E-8 ALL BEDROOM RECEPTALS ARE TO BE AFCI (ARC FAULT CIRCUIT INTERRUPT).

"THE JANE"
LOT 65
EC

LAKE CITY
FLORIDA

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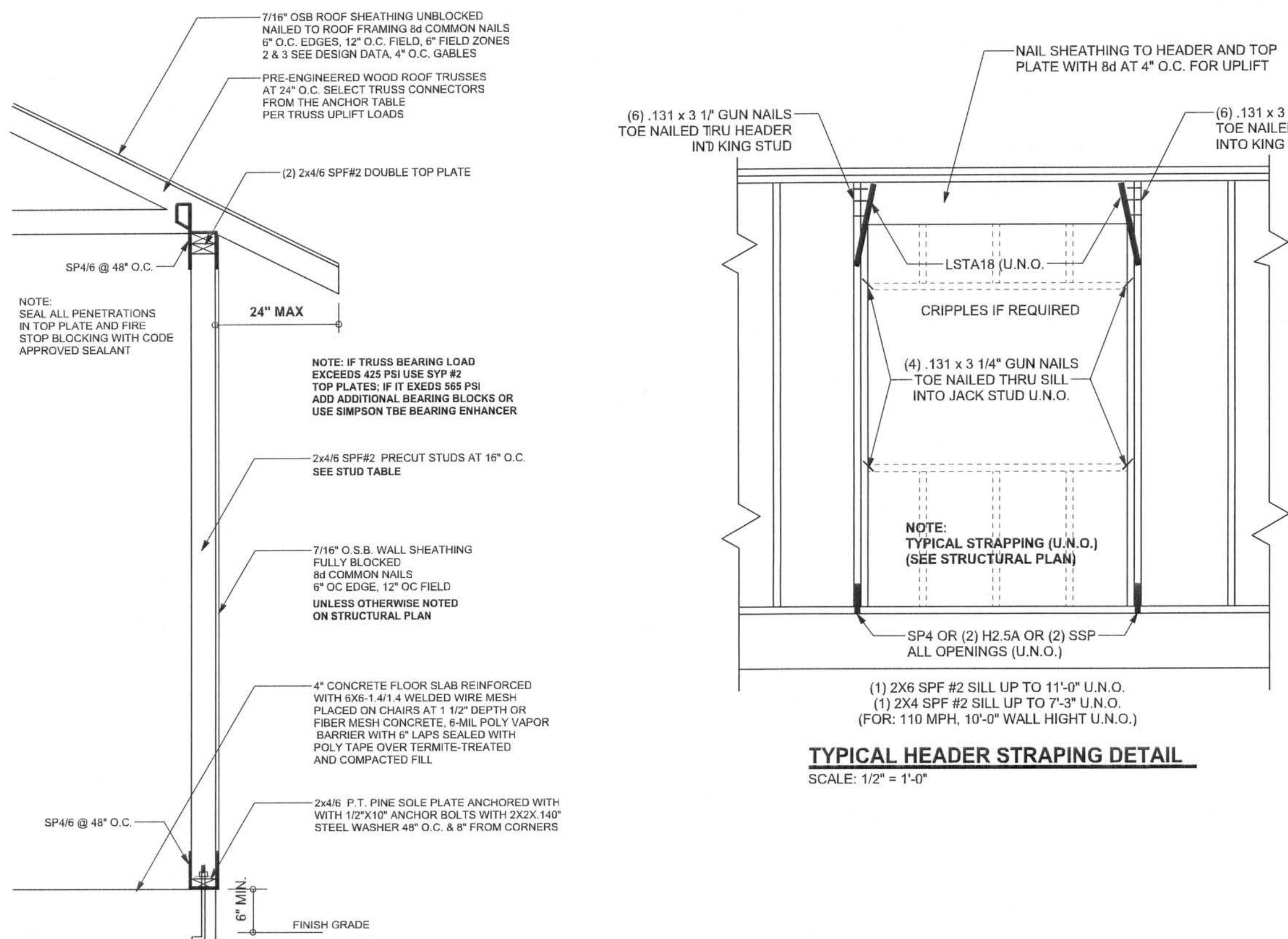
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A-2

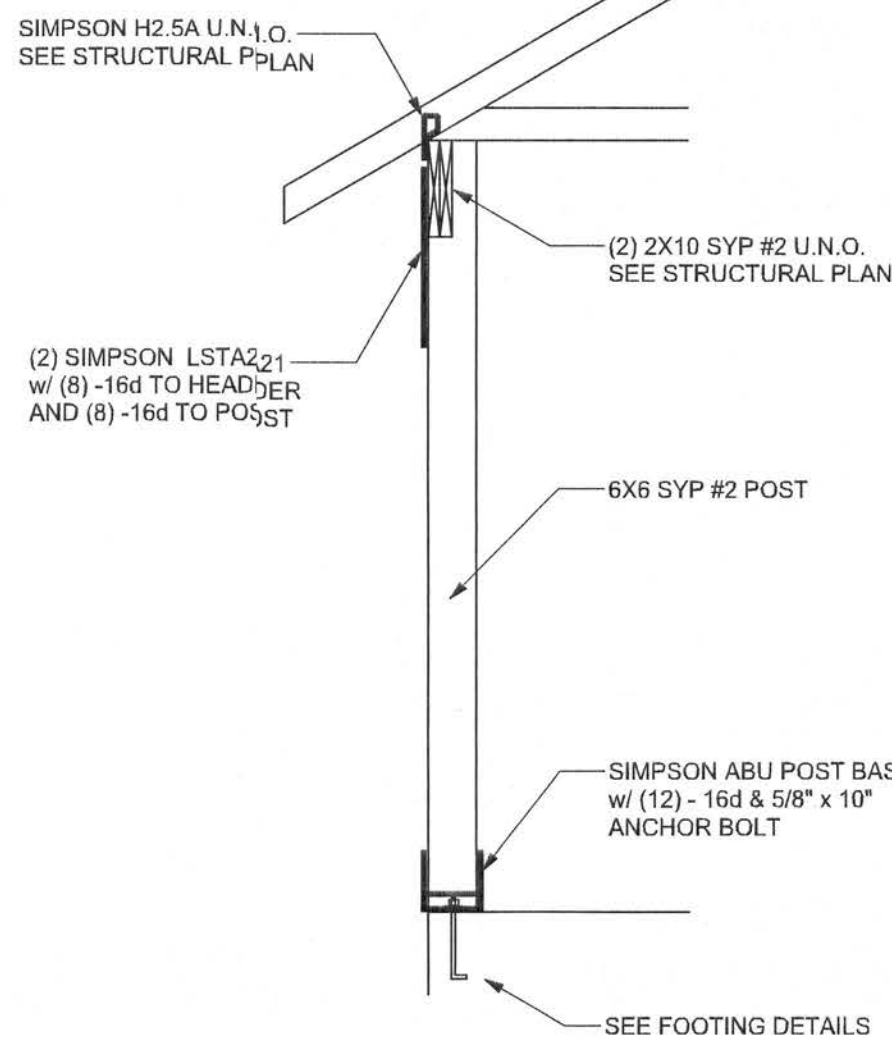
OF 2 SHEETS

REVISIONS

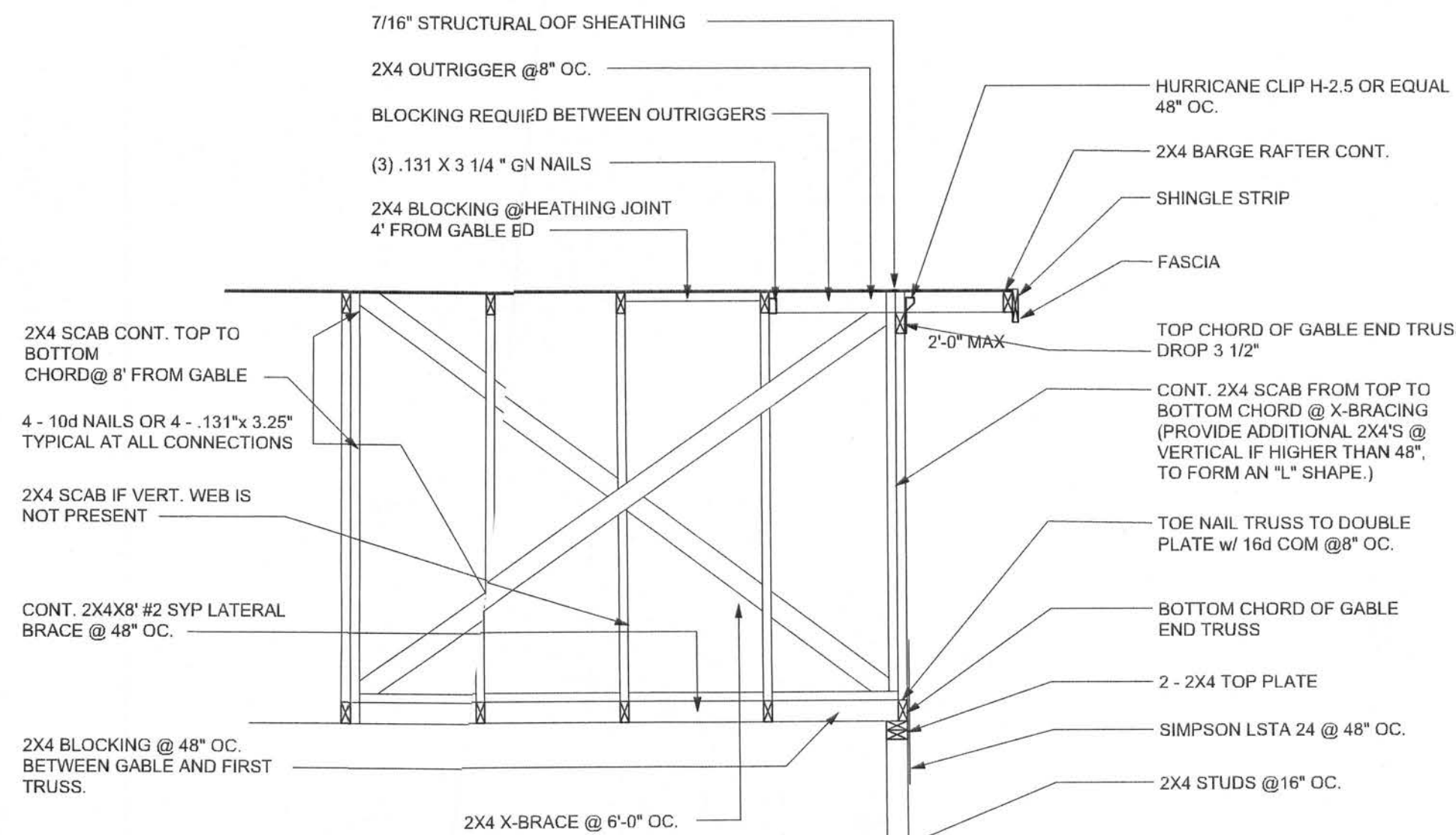
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TYPICAL HEADER STRAPPING DETAIL
SCALE: 1/2" = 1'-0"



TYPICAL PORCH POST DETAIL
SCALE: 1/2" = 1'-0"



TYPICAL GABLE END (X-BRACING)

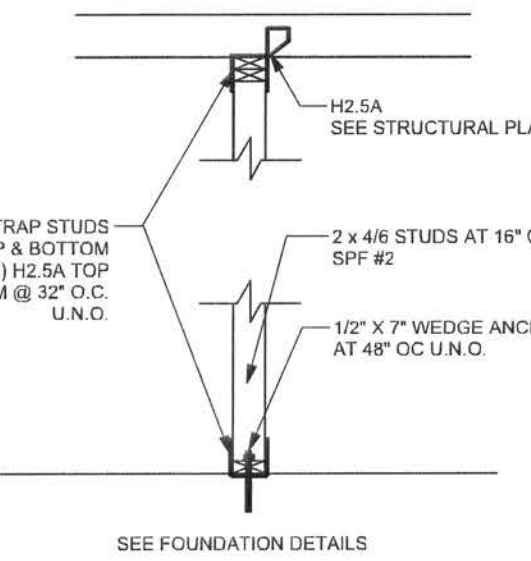
ALL MEMBERS SHALL BE SYP

GRADE & SPECIES TABLE

		Fb (psi)	E (10 ⁶ psi)
2x8	SYP #2	1200	1.6
2x10	SYP #2	1050	1.6
2x12	SYP #2	975	1.6
GLB	24F-V3 SP	2400	1.8
LSL	TIMBERSTRAND	1700	1.7
LVL	MICROLAM	2900	2.0
PSL	PARALAM	2900	2.0

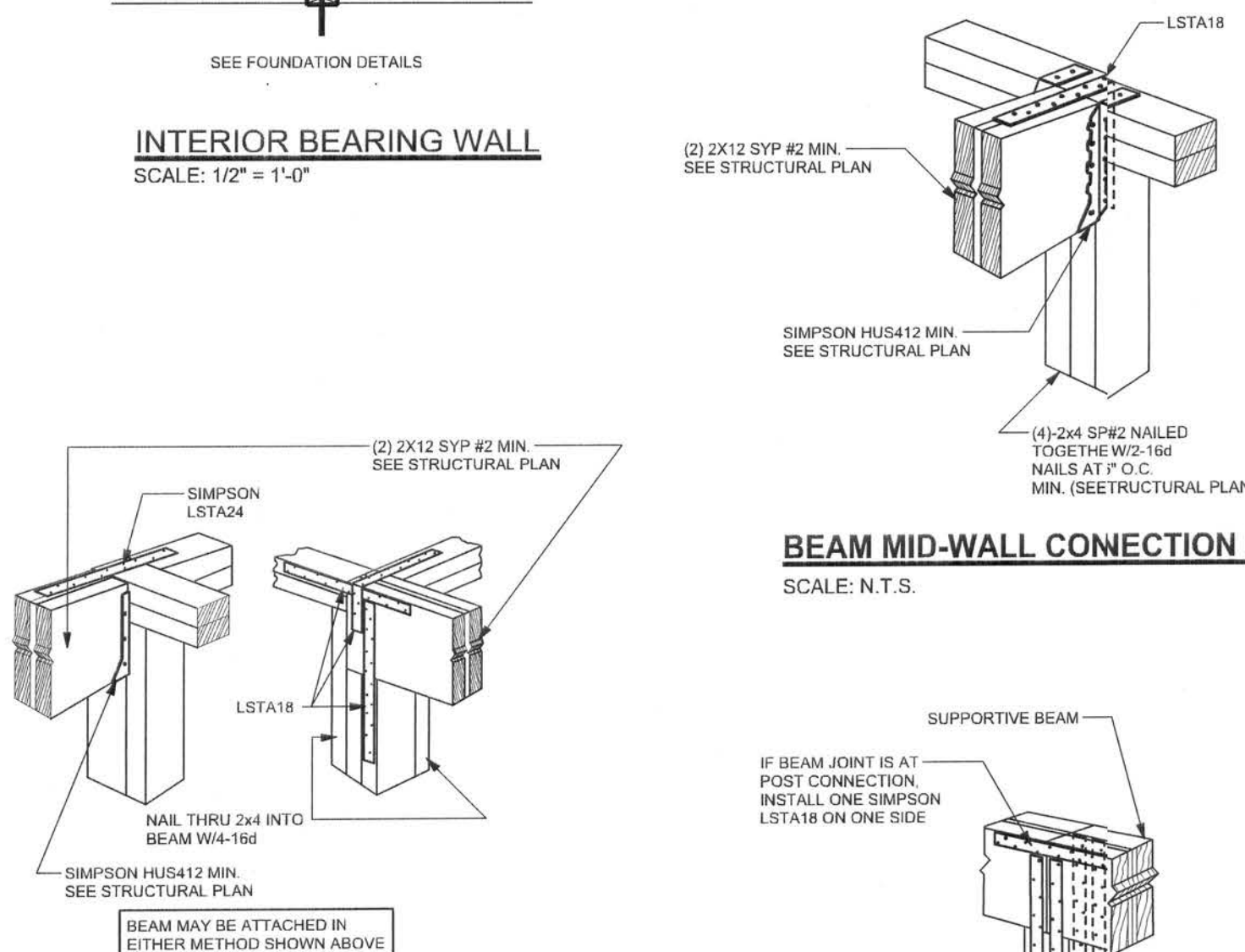
ONE STORY WALL SECTION

SCALE: 3/4" = 1'-0"



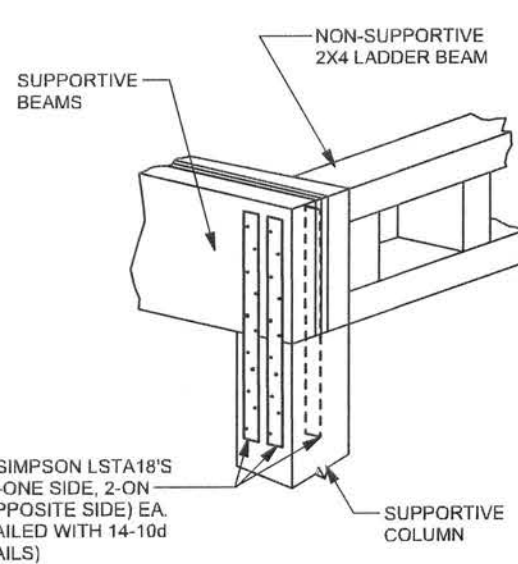
INTERIOR BEARING WALL

SCALE: 1/2" = 1'-0"



BEAM MID-WALL CONNECTION DETAIL

SCALE: N.T.S.



SUPPORTIVE POST TO BEAM DETAIL FOR SINGLE BEAM

SCALE: N.T.S.

ANCHOR TABLE

OBTAIN UPLIFT REQUIREMENTS FROM TRUSS MANUFACTURER'S ENGINEERING

UPLIFT LBS. SYP	UPLIFT LBS. SPF	TRUSS CONNECTOR	TO PLATES	TO RAFTER/TRUSS	TO STUDS
< 420	< 245	H5A	3-8d	3-8d	
< 455	< 265	H5	4-8d	4-8d	
< 360	< 235	H4	4-8d	4-8d	
< 455	< 320	H3	4-8d	4-8d	
< 415	< 365	H2.5	5-8d	5-8d	
< 600	< 535	H2.5A	5-8d	5-8d	
< 950	< 820	H8	8-8d	8-8d	
< 745	< 565	H8	5-10d, 1 1/2"	5-10d, 1 1/2"	
< 1465	< 1050	H14-1	13-8d, 12-8d, 1 1/2"		
< 1465	< 1050	H14-2	15-8d, 12-8d, 1 1/2"		
< 990	< 850	H10-1	8-8d, 1 1/2"	8-8d, 1 1/2"	
< 760	< 655	H10-2	6-10d	6-10d	
< 1470	< 1265	H16-1	10-10d, 1 1/2"	2-10d, 1 1/2"	
< 1470	< 1265	H16-2	10-10d, 1 1/2"	2-10d, 1 1/2"	
< 1000	< 860	MTS24C	7-10d 1 1/2"	7-10d 1 1/2"	
< 1450	< 1245	HTS24	12-10d 1 1/2"	12-10d 1 1/2"	
< 2900	< 2490	2 - HTS24			
< 2050	< 1785	LG12	14-16d	14-16d	
HEAVY GIRDER TIEDOWN'S					
< 3965	< 3330	MG1		22-10d	1-5/8" THREADED ROD 12" EMBEDMENT
< 10980	< 6485	HGT-2		16-10d	2-5/8" THREADED ROD 12" EMBEDMENT
< 10530	< 9035	HGT-3		16-10d	2-5/8" THREADED ROD 12" EMBEDMENT
< 9250	< 9250	HGT-4		16-10d	2-5/8" THREADED ROD 12" EMBEDMENT
STUD STRAP CONNECTION					
< 435	< 435	SSP DOUBLE TOP PLATE	3-10d		4-10d
< 455	< 420	SSP SINGLE SILL PLATE	1-10d		4-10d
< 825	< 825	DSP DOUBLE TOP PLATE	6-10d		8-10d
< 825	< 600	DSP SINGLE SILL PLATE	2-10d		8-10d
< 885	< 760	SP4		6-10d, 1 1/2"	
< 1240	< 1065	SPH4		10-10d, 1 1/2"	
< 885	< 760	SP6		6-10d, 1 1/2"	
< 1240	< 1065	SPH6		10-10d, 1 1/2"	
< 1235	< 1165	LSTA18	14-10d		
< 1235	< 1235	LSTA21	16-10d		
< 1030	< 1030	CS20	18-8d		
< 1705	< 1705	CS16	28-8d		
STUD ANCHORS					
< 1350	< 1305	LT119	8-16d		1/2" AB
< 2310	< 2310	LT191	18-10d, 1 1/2"		1/2" AB
< 2775	< 2570	HD2A	2-5/8" BOLTS		5/8" AB
< 4175	< 3695	HT116	18 - 16d		5/8" AB
< 1400	< 1400	PAHD42	16-16d		
< 3335	< 3335	HPAHD22	16-16d		
< 2200	< 2200	ABU44	12-16d		1/2" AB
< 2300	< 2300	ABU66	12-16d		1/2" AB
< 2320	< 2320	ABU88	18 - 16d		2-5/8" AB

GENERAL NOTES:

TRUSSES: TRUSSES SHALL BE DESIGNED BY A FLORIDA LICENSED ENGINEER IN ACCORDANCE WITH THE FBCR 2004. 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 TO FURNISH TRUSS ENGINEERING TO WIND LOAD ENGINEER FOR REVIEW OF TRUSS REACTIONS ON THE BUILDING STRUCTURE. STRAP 2X8 RAFTERS WITH MIN UPLIFT CONNECTION 415LB EACH END; 2X8 RAFTERS 700 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 100 PSF BEARING CAPACITY UNLESS VISUAL OBSERVATION OR SOILS TEST PROVES OTHERWISE)

CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS, $F_c = 3000$ PSI.

WELDED WIRE REINFORCED SLAB: 8" x 8" W1.4 x W1.4, F_y = 80KSI, WELDED WIRE REINFORCEMENT FABRIC (W.W.R.F.) CONFORMING TO ASTM A185, 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 12 FT. DO NOT CUT W/WW 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 60, DEFORMED BARS, F_y = 60 KSI, ALL LAP SPICES 48" DB (30" FOR #5 BARS); UNO. ALL REINFORCEMENT SHALL BE DETAILLED AND PLACED IN ACCORDANCE WITH ACI 318-99, U.N.O.

ROOF SHEATHING: ALL ROOFS ARE HORIZONTAL DIAPHRAGMS. 7/16" OSB SHEATHING, UNBLOCKED, APPLIED PERPENDICULAR TO FRAMING, OVER A MINIMUM OF 12 FRAMING MEMBERS, WITH PANEL EDGES STAGGERED, FASTENED WITH 8d COMMON NAILS (13d), 6"OC PANEL EDGES, 12"OC INTERMEDIATE MEMBERS, GABLE ENDS AND DIAPHRAGM BOUNDARY, 4"OC UNO.

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 CAPACITY. 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.

WASHERS: WASHERS USED WITH 1/2" BOLTS TO BE 2" x 2" x 9/64"; WITH 5/8" BOLTS TO BE 3" x 3" x 9/64"; WITH 3/4" BOLTS TO BE 2" x 3" x 9/64"; WITH 7/8" BOLTS TO BE 2" x 3" x 9/16"; UNO.

NAILS: ALL NAILS ARE COMMON NAILS UNLESS OTHERWISE SPECIFIED OR ACCEPTED BY FBC TEST REPORTS AS HAVING EQUAL STRUCTURAL VALUES.

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. THE 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 2004 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 RESTRAINT 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.

ROOF SYSTEM DESIGN

THE SEAL ON THESE PLANS FOR COMPLIANCE WITH FBCR 2004, SECTION R302.1.2 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 2004 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 RESTRAINT 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.

EXTERIOR WALL STUD TABLE FOR SPF #2 STUDS

(1) 2x4 @ 16" OC	TO 11'-9" STUD HEIGHT
(1) 2x4 @ 12" OC	TO 13'-0" STUD HEIGHT
(1) 2x6 @ 16" OC	TO 18'-10" STUD HEIGHT
(1) 2x6 @ 12" OC	TO 20'-0" STUD HEIGHT

THIS STUD HEIGHT TABLE IS PER WFCM 2001, TABLE 3.2.0B. EXTERIOR LOAD BEARING & NON LOAD BEARING STUD LENGTHS RESISTING INTERIOR ZONE WINDLOADS 110 MPH EXPOSURE B. STUD SPACINGS SHALL BE MULTIPLIED BY 0.85 FOR FRAMING LOCATED WITHIN 4 FEET OF CORNERS FOR END ZONE LOADING. EXAMPLE 16" OC x 0.85 = 13.6" OC.

DESIGN DATA

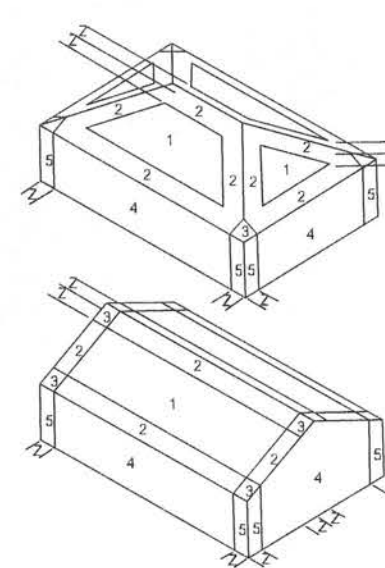
WIND LOADS PER FLORIDA BUILDING CODE 2004 RESIDENTIAL, SECTION R301.2.1

(ENCLOSED SIMPLE DIAPHRAGM BUILDINGS WITH FLAT, HIPPED, OR GABLE ROOFS; MEAN ROOF HEIGHT NOT EXCEEDING LEAST HORIZONTAL DIMENSION OR 60 FT; NOT ON UPPER HALF OF HILL OR ESCARPMENT GULF IN EXP. B, 30 FT IN EXP. C AND >10% SLOPE AND UNOBSTRUCTED UPWIND FOR 50x HEIGHT OR 1 MILE WHICHEVER IS LESS.)

BUILDING IS NOT IN THE HIGH VELOCITY HURRICANE ZONE

BUILDING IS NOT IN THE WIND-BORNE DEBRIS REGION

- BASIC WIND SPEED = 110 MPH
- WIND EXPOSURE = B
- WIND IMPORTANCE FACTOR = 1.0
- BUILDING CATEGORY = II
- ROOF ANGLE = 10-45 DEGREES
- MEAN ROOF HEIGHT = <30 FT
- INTERNAL PRESSURE COEFFICIENT = N/A (ENCLOSED BUILDING)
- COMPONENTS AND CLADDING DESIGN WIND PRESSURES (TABLE R301.2(2))



Zone	Effective Wind Area (ft ²)	10	100
1	19.9	21.8	18.1
2	19.9	25.5	18.1
2 Other		-40.6	-40.6
3	19.9	25.5	18.1
3 Other		-68.3	-42.4
4	21.8	-23.6	18.5
5	21.8	-29.1	18.5
Doors & Windows Worst Case (Zone 5, 10 ft ²)		21.8	-29.1
8x7 Garage Door		19.5	-22.9
16x7 Garage Door		18.5	-21.0

DESIGN LOADS	
FLOOR	40 PSF (ALL OTHER DWELLING ROOMS)
	30 PSF (SLEEPING ROOMS)
	30 PSF (ATTICS WITH STORAGE)
	10 PSF (ATTICS WITHOUT STORAGE, <3:12)
ROOF	20 PSF (FLAT OR <4:12)
	16 PSF (4:12 TO <12:12)
	12 PSF (12:12 AND GREATER)
STAIRS	40 PSF (ONE & TWO FAMILY DWELLINGS)
	SOIL BEARING CAPACITY 1000PSF
	NOT IN FLOOD ZONE (BUILDER TO VERIFY)

WINDLOAD ENGINEER: Mark Disosway, P.E. No. 55915, P.O. Box 868, Lake City, FL 32093, 386-754-5419

DIMENSIONS: Stated dimensions supersede scaled dimensions. Refer all questions to MarkDisosway, 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 section R301.2.1, Florida building code, effective January 1, 2004, to the best of my knowledge.

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

MARK DISOSWAY, P.E.

SEAL

Cmerstone Development
Zecher Bryan

The Jane Model

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June 05, 2006

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EVAN BEAMSBLEY

FNALS DATE:
June 4, 2006

JOB NUMBER:
605112

DRAWING NUMBER

S-1

OF 2 SHEETS

