DATE 02/25/2015

Columbia County Building Permit

This Permit Must Be Prominently Posted on Premises During Construction

PERMIT
000032732

APPLICANT KEVIN KEEN PHONE 386.590.0760

ADDRESS 537 SW WINDSOR DRIVE LAKE CITY FL 32024

OWNER KEVIN & LESLEY KEEN PHONE 386.590.0760

ADDRESS 537 SW WINDSOR DRIVE LAKE CITY FL 32024

CONTRACTOR KEVIN & LESLEY KEEN PHONE 386.590.0760

LOCATION OF PROPERTY 90W, TL ON WINDSOR DRIVE, 3RD ON LEFT.

TYPE DEVELOPMENT DETACHED GARAGE/UTIL ESTIMATED COST OF CONSTRUCTION 105000.00

HEATED FLOOR AREA 2100.00 TOTAL AREA 2100.00 HEIGHT 26.00 STORIES 1

FOUNDATION CONC WALLS FRAMED ROOF PITCH 10/12 FLOOR CONC

LAND USE & ZONING PRRD MAX. HEIGHT

Minimum Set Back Requirments: STREET-FRONT 30.00 REAR 25.00 SIDE 25.00

NO. EX.D.U. 1 FLOOD ZONE X DEVELOPMENT PERMIT NO.

PARCEL ID 30-3S-16-02411-111 SUBDIVISION HILLS OF WINDSOR

LOT 11 BLOCK PHASE UNIT TOTAL ACRES 3.00

		OWNERS	
Culvert Permit No.	Culvert Waiver	Contractor's License Number	Applicant/Owner/Contractor
PRIVATE	15-0095-E	BLK	TC	N
Driveway Connection	Septic Tank Number	LU & Zoning checked by	Approved for Issuance	New Resident

COMMENTS:

Check # or Cash 1001

FOR BUILDING & ZONING DEPARTMENT ONLY

Temporary Power ____ date/app. by Foundation ____ date/app. by Monolithic (footer/Slab) ____ date/app. by

Under slab rough-in plumbing ____ date/app. by Slab ____ date/app. by Sheathing/Nailing ____ date/app. by

Framing ____ date/app. by Insulation ____ date/app. by

Rough-in plumbing above slab and below wood floor ____ date/app. by Electrical rough-in ____ date/app. by

Heat & Air Duct ____ date/app. by Peri. beam (Lintel) ____ date/app. by Pool ____ date/app. by

Permanent power ____ date/app. by C.O. Final ____ date/app. by Culvert ____ date/app. by

Pump pole ____ date/app. by Utility Pole ____ date/app. by M/H tie downs, blocking, electricity and plumbing ____ date/app. by

Reconnection ____ date/app. by RV ____ date/app. by Re-roof ____ date/app. by

BUILDING PERMIT FEE $ 525.00 CERTIFICATION FEE $ 10.50 SURCHARGE FEE $ 10.50

MISC. FEES $ 0.00 ZONING CERT. FEE $ 50.00 FIRE FEE $ 0.00 WASTE FEE $

FLOOD DEVELOPMENT FEE $ FLOOD ZONE FEE $ 25.00 CULVERT FEE $ **TOTAL FEE** 621.00

INSPECTORS OFFICE CLERKS OFFICE

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE: ALL OTHER APPLICABLE STATE OR FEDERAL PERMITS SHALL BE OBTAINED BEFORE COMMENCEMENT OF THIS PERMITTED DEVELOPMENT.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE, OR IF THE WORK AUTHORIZED BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AFTER THE TIME THE WORK IS COMMENCED. A VALID PERMIT RECIEVES AN APPROVED INSPECTION EVERY 180 DAYS. WORK SHALL BE CONSIDERED NOT SUSPENDED, ABANDONED OR INVALID WHEN THE PERMIT HAS RECIEVED AN APPROVED INSPECTION WITHIN 180 DAYS OT THE PREVIOUS INSPECTION.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

DATE 03/04/2016

Columbia County Building Permit

This Permit Must Be Prominently Posted on Premises During Construction

PERMIT
000033809

APPLICANT KEVIN KEEN PHONE 386.590.0760

ADDRESS 537 SW WINDSOR DRIVE LAKE CITY FL 32024

OWNER KEVIN & LESLEY KEEN PHONE 386.590.0760

ADDRESS 537 SW WINDSOR DRIVE LAKE CITY FL 32024

CONTRACTOR KEVIN & LESLEY KEEN PHONE 386.590.0760

LOCATION OF PROPERTY 90W, TL ON WINDSOR DRIVE, 3RD ON LEFT.

TYPE DEVELOPMENT COMPLETE GARAGE ESTIMATED COST OF CONSTRUCTION 0.00

HEATED FLOOR AREA _____ TOTAL AREA _____ HEIGHT ____ STORIES ____

FOUNDATION _____ WALLS _____ ROOF PITCH _____ FLOOR _____

LAND USE & ZONING PRRD MAX. HEIGHT _____

Minimum Set Back Requirments: STREET-FRONT _____ REAR _____ SIDE _____

NO. EX.D.U. 1 FLOOD ZONE X DEVELOPMENT PERMIT NO. _____

PARCEL ID 30-3S-16-02411-111 SUBDIVISION HILLS OF WINDSOR

LOT 11 BLOCK ____ PHASE ____ UNIT ____ TOTAL ACRES 3.00

		OWNER		
Culvert Permit No.	Culvert Waiver	Contractor's License Number		Applicant/Owner/Contractor
EXISTING	15-095-E	TC	LH	N
Driveway Connection	Septic Tank Number	LU & Zoning checked by	Approved for Issuance	New Resident

Time/STUP No.

COMMENTS: NOC ON FILE

COMPLETION PERMIT FOR EXPIRED PERMIT 32732, ONLY 1 INSPECTION LEFT

Check # or Cash 2182

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power _____ date/app. by | Foundation _____ date/app. by | Monolithic _____ date/app. by

Under slab rough-in plumbing _____ date/app. by | Slab _____ date/app. by | Sheathing/Nailing _____ date/app. by

Framing _____ date/app. by | Insulation _____ date/app. by

Rough-in plumbing above slab and below wood floor _____ date/app. by | Electrical rough-in _____ date/app. by

Heat & Air Duct _____ date/app. by | Peri. beam (Lintel) _____ date/app. by | Pool _____ date/app. by

Permanent power _____ date/app. by | C.O. Final _____ date/app. by | Culvert _____ date/app. by

Pump pole _____ date/app. by | Utility Pole _____ date/app. by | M/H tie downs, blocking, electricity and plumbing _____ date/app. by

Reconnection _____ date/app. by | RV _____ date/app. by | Re-roof _____ date/app. by

RECEIVED MAR 04 2016 BY

BUILDING PERMIT FEE $ 0.00 CERTIFICATION FEE $ 0.00 SURCHARGE FEE $ 0.00

MISC. FEES $ 131.25 ZONING CERT. FEE $ ____ FIRE FEE $ 0.00 WASTE FEE $ ____

FLOOD DEVELOPMENT FEE $ ____ FLOOD ZONE FEE $ ____ CULVERT FEE $ ____ **TOTAL FEE** 131.25

INSPECTORS OFFICE _____ CLERKS OFFICE _____

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

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The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

* JW spoke w/ Robin 2.25.15

Columbia County Building Permit Application

For Office Use Only Application # 1502-04 Date Received 2/2/15 By LH Permit # 32732

Zoning Official BLK Date 09 FEB. 2015 Flood Zone X Land Use A-3 Zoning PRRD F-30 S-25 R-25

FEMA Map # N/A Elevation N/A MFE N/A River N/A Plans Examiner T.C. Date 2-6-15

Comments

☐ NOC ☐ EH ☐ Deed or PA ☑ Site Plan ☑ State Road Info ☑ Well letter ☑ 911 Sheet ☐ Parent Parcel #

☐ Dev Permit # ☐ In Floodway ☑ Letter of Auth. from Contractor ☑ Owner Disclosure.

IMPACT FEES: EMS Fire Corr ☑ Sub VF Form ☑ Vynil Siding ☑ Framing.

Road/Code School = TOTAL (Suspended) ☐ Ellisville Water ☑ App Fee Paid ☑ Need Siding Sq. Ft.

Septic Permit No. 15-0095-E Fax

Name Authorized Person Signing Permit Kevin Keen Phone 386-590-0760

Address 537 SW WINDSOR DRIVE, LAKE CITY, FL 32024

Owners Name KEVIN & LESLEY KEEN Phone 386.590.0760

911 Address 537 SW WINDSOR DRIVE, LAKE CITY, FL 32024

Contractors Name Kevin Keen Phone 386-590-0760

Address 537 SW Windsor Dr., Lake City, FL 32024

Fee Simple Owner Name & Address N/A

Bonding Co. Name & Address N/A

Architect/Engineer Name & Address Keen Engineering, Live Oak, FL 32060

Mortgage Lenders Name & Address N/A

Circle the correct power company – (FL Power & Light) – Clay Elec. – Suwannee Valley Elec. – Progress Energy

Property ID Number 30-3S-16-02411-111 Estimated Cost of Construction $120,000

Subdivision Name HILLS OF WINDSOR Lot 11 Block Unit Phase

Driving Directions FROM HWY 90 WEST & MAIN STREET LAKE CITY, GO WEST HWY 90 FOR APPROXIMATELY 9 MILES. TURN LEFT ONTO SW WINDSOR COURT, PROCEED THROUGH GATED ENTRY, KEEP LEFT. JOB SITE ON LEFT IN CUL-DE-SAC.

Number of Existing Dwellings on Property 1

Construction of Detached Garage Total Acreage 3 Lot Size

Do you need a - Culvert Permit or Culvert Waiver or (Have an Existing Drive) Total Building Height 26

Actual Distance of Structure from Property Lines - Front 90' Side 55' Side 100' Rear 125'

Number of Stories 1 Heated Floor Area Total Floor Area 2100 Roof Pitch 10/12

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction. **CODE:** Florida Building Code 2010 and the 2008 National Electrical Code.

Bryan Zecher turned this in for the owner. I fowarded the needed info on to Robin - JW sent JW spoke w/ Robin 2.25.15

TIME LIMITATIONS OF APPLICATION : An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

TIME LIMITATIONS OF PERMITS: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment: According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full.
This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

NOTICE OF RESPONSIBILITY TO BUILDING PERMITEE: ***YOU ARE HEREBY NOTIFIED*** as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNERS CERTIFICATION: I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

NOTICE TO OWNER: There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. You must verify if your property is encumbered by any restrictions or face possible litigation and or fines.

(Owners Must Sign All Applications Before Permit Issuance.)

X _____

Owners Signature ****OWNER BUILDERS MUST PERSONALLY APPEAR AND SIGN THE BUILDING PERMIT.**

CONTRACTORS AFFIDAVIT: By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

_____ **Contractor's License Number**_____

Contractor's Signature (Permitee) **Columbia County**
Competency Card Number_____

Affirmed under penalty of perjury to by the Contractor and subscribed before me this ____ day of _____ 20___.

Personally known_____ or Produced Identification_____

_____ **SEAL:**

State of Florida Notary Signature (For the Contractor)

32732

NOTICE OF COMMENCEMENT

Clerk's Office Stamp

Inst:201512004525 Date:3/11/2015 Time:1:52 PM
DC,P.DeWitt Cason,Columbia County Page 1 of 1 B:1290 P:2432

Tax Parcel Identification Number:

30-3S-16-02411-111

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this **NOTICE OF COMMENCEMENT**.

1. Description of property *(legal description)*: LOT 11 HILLS OF WINDSOR S/D
   a) Street *(job)* Address: 537 SW WINDSOR DR., LAKE CITY, FL 32024
2. General description of improvements: CONSTRUCTION OF DETACHED GARAGE

3. Owner Information
   a) Name and address: KEVIN & LESLEY KEEN
   b) Name and address of fee simple titleholder (if other than owner) _____
   c) Interest in property _____
4. Contractor Information
   a) Name and address: BRYAN ZECHER, P.O. BOX 815, LAKE CITY, FL 32056
   b) Telephone No.: 386-752-8653 Fax No. (Opt.) 386-758-8920
5. Surety Information
   a) Name and address: _____
   b) Amount of Bond: _____
   c) Telephone No.: _____ Fax No. (Opt.) _____
6. Lender
   a) Name and address: _____
   b) Phone No. _____
7. Identity of person within the State of Florida designated by owner upon whom notices or other documents may be served:
   a) Name and address: _____
   b) Telephone No.: _____ Fax No. (Opt.) _____

8. In addition to himself, owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(l)(b), Florida Statutes:
   a) Name and address: _____
   b) Telephone No.: _____ Fax No. (Opt.) _____

9. Expiration date of Notice of Commencement **(the expiration date is one year from the date of recording unless a different date is specified)**: _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY; A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
COUNTY OF COLUMBIA

10. _____
Signature of Owner or Owner's Authorized Office/Director/Partner/Manager

KEVIN KEEN
Printed Name

The foregoing instrument was acknowledged before me , a Florida Notary, this 2nd day of February, 20 15, by:

BRYAN ZECHER as PRESIDENT **(type of authority, e.g. officer, trustee, attorney fact) for** KEVIN KEEN **(name of party on behalf of whom instrument was executed).**

Personally Known ✓ OR Produced Identification _____ Type _____

Notary Signature J. Quin W. Nichols Notary Stamp or Seal:

ROBIN W. NICHOLS
MY COMMISSION EXPIRES
January 2, 2017
#EE 862297
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

---AND---

11. Verification pursuant to Section 92.525, Florida Statutes. Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

COLUMBIA COUNTY BUILDING DEPARTMENT
135 NE Hernando Ave., Suite B-21
Lake City, FL 32055
Office: 386-758-1008 Fax: 386-758-2160

OWNER BUILDER DISCLOSURE STATEMENT

I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.

I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.

I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed and bonded in Florida and to list his or her license numbers on permits and contracts.

I understand that I may build or improve a one-family or two-family residence or farm outbuilding. I may also build or improve a commercial building if the costs do not exceed $75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease. If a building or residence that I have built or substantially improved myself is sold or leased with in 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.

I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.

I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.

I understand that it is frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.

I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at 850-487-1395 or Internet website address http://www.myflorida.com/dbpr/pro/cilb/index.html for more information about licensed contractors.

I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address:

537 S/W Windsor Dr Lake City FL 32024.

I agree to notify Columbia County Building Department immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure. Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual of firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

I understand that if I hire subcontractors they must be licensed for that type of work in Columbia County, ex: framing, stucco, masonry, and state registered builders. Registered Contractors must have a minimum of $300,000.00 in General Liability insurance coverage and the proper workers' compensation. Specialty Contractors must have a minimum of $100,000.00 in General Liability insurance coverage and the proper workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to Columbia County Building Department.

TYPE OF CONSTRUCTION

( ) Single Family Dwelling ( ) Two-Family Residence ( ) Farm Outbuilding

( ) Addition, Alteration, Modification or other Improvement

( ) Commercial, Cost of Construction_____ Construction of_____

(X) Other Detached Garage

I Kevin Kleen, have been advised of the above disclosure statement for exemption from contractor licensing as an owner/builder. I agree to comply with all requirements provided for in Florida Statutes allowing this exception for the construction permitted by Columbia County Building Permit.

_____ 2-2-2015

Owner Builder Signature Date

NOTARY OF OWNER BUILDER SIGNATURE

The above signer is personally known to me or produced identification _____

Notary Signature _____ Date 2-2-2015

ROBIN N. NICHOLS
MY COMMISSION EXPIRES
January 2, 2017
(Seal)
#EE 862297
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

FOR BUILDING DEPARTMENT USE ONLY

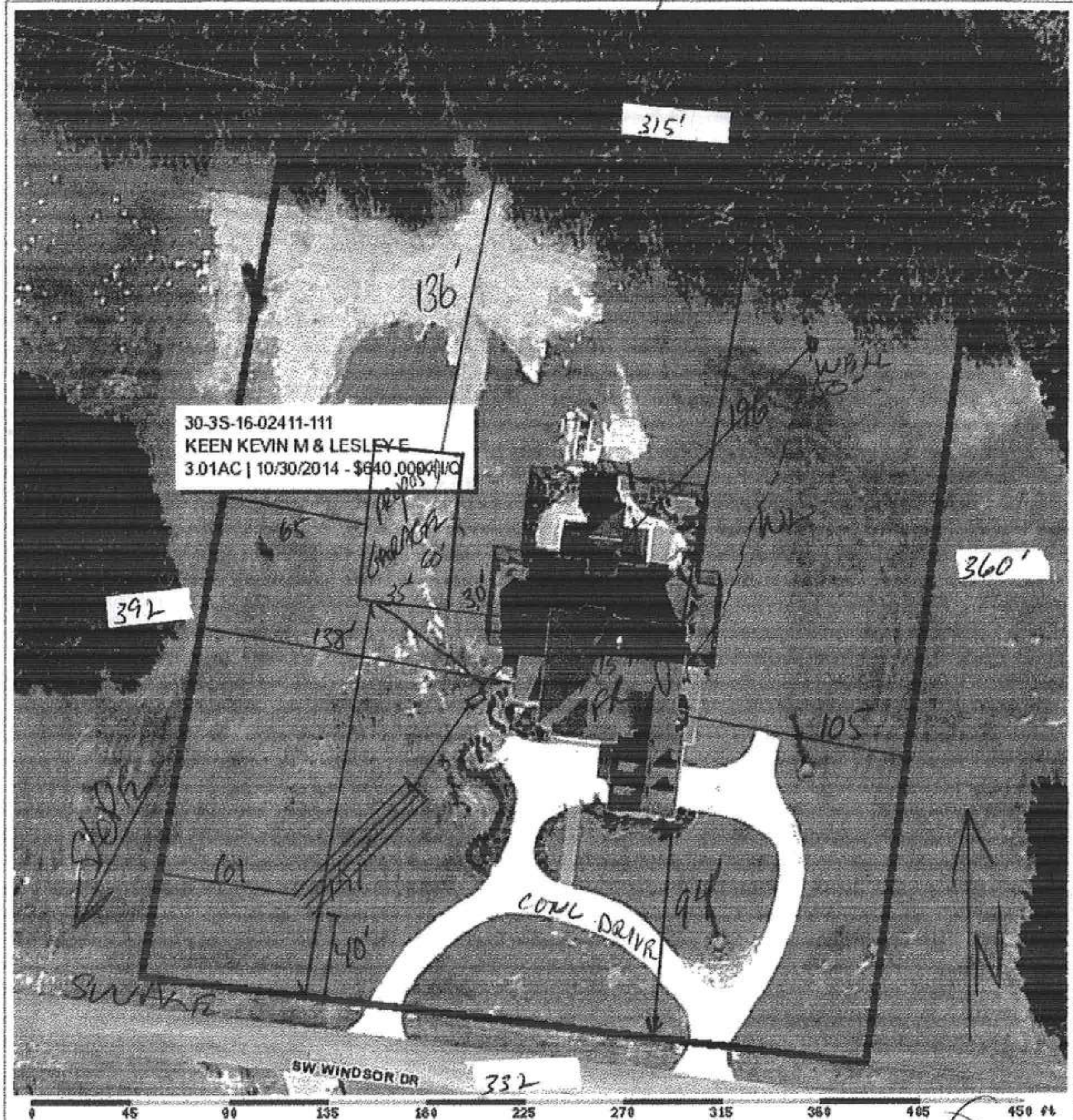
I hereby certify that the above listed owner builder has been given notice of the restriction stated above.

Building Official/Representative _____

Revised: 7-23-09
DISCLOSURE STATEMENT 09
Documents: B&Z Forms

FEB 18 2015

15-0095-E



Columbia County Property Appraiser

J. Doyle Crews - Lake City, Florida 32055 | 386-758-1083

PARCEL: 30-3S-16-02411-111 - SINGLE FAM (000100)

LOT 11 HILLS OF WINDSOR S/D. QCD 1034-2099, WD 1034-2105, WD 1283-2590,

Name:	KEEN KEVIN M & LESLEY E	**2014 Certified Values**	
Site:	537 SW WINDSOR DR	Land	$47,520.00
Mail:	537 SW WINDSOR DR LAKE CITY, FL 32024	Bldg	$424,684.00
		Assd	$495,936.00
Sales Info	10/30/2014 $640,000.00 I/Q	Exmpt	$50,000.00
	1/4/2005 $75,000.00 V/Q	Taxbl	Cnty: $445,936 Other: $445,936 | Schl: $470,936

NOTES:

STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION F0R ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permit Application Number 15-0995E

KEEN

PART II - SITEPLAN

Scale: 1 inch = 40 feet.

SEE ATTACHED

Notes: _____

Site Plan submitted by: Rocky D Fry MASTER CONTRACTOR

Plan Approved Y Not Approved ____ Date 2/24/15

By _____ Columbia County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
APPLICATION FOR CONSTRUCTION PERMIT

PERMIT NO. 15-0095E
DATE PAID: 2/19/15
FEE PAID: 60.00
RECEIPT #: 1174088

APPLICATION FOR:
[ ] New System [X] Existing System [ ] Holding Tank [ ] Innovative
[ ] Repair [ ] Abandonment [ ] Temporary [ ] _____

APPLICANT: Kevin Keen

AGENT: ROCKY FORD, A & B CONSTRUCTION TELEPHONE: 386-497-2311

MAILING ADDRESS: 546 SW Dortch Street, FT. WHITE, FL, 32038

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

PROPERTY INFORMATION

LOT: 11 BLOCK: na SUB: Hills of Windsor S/D PLATTED: _____

PROPERTY ID #: 30-3S-16-02411-111 ZONING: _____ I/M OR EQUIVALENT: [Y /(N)]

PROPERTY SIZE: 3.01 ACRES WATER SUPPLY: [X] PRIVATE PUBLIC [ ]<=2000GPD [ ]>2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? [Y /(N)] DISTANCE TO SEWER: ____ FT

PROPERTY ADDRESS: 537 SW Windsor Drive, Lake City, FL, 32024

DIRECTIONS TO PROPERTY: 90 West, TL on Windsor Dr, Stay left on Windsor Dr, Follow to address on left

BUILDING INFORMATION [X] RESIDENTIAL [ ] COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
1	SF Residential	4	8132	6032 EXISTING, ADDING SEPERATE 2100 SQ FOOT GARAGE WITH BATHROOM
2				
3				

[N] Floor/Equipment Drains [N] Other (Specify) _____

SIGNATURE: Rocky D Ford DATE: 2/18/2015

DH 4015, 08/09 (Obsoletes previous editions which may not be used)
Incorporated 64E-6.001, FAC

Prepared by:
Michael Harrell
Abstract Trust Title, LLC
PO Box 7175
Lake City, FL 32055

Inst:201412017015 Date:11/3/2014 Time:12:09 PM
Doc Stamp-Deed:4480.00
DC,P.DeWitt Cason,Columbia County Page 1 of 1 B:1283 P:2590

ATS# 4-6410

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 30 day of October, 2014, Harold Alan Williams and his wife, Penny Tankersley Williams, hereinafter called the grantor, to Kevin M. Keen and his wife, Lesley E. Keen whose post office address is: 537 SW Windsor Dr., Lake City, FL 32024 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida, viz: Parcel ID# R02411-111

Lot 11, HILLS OF WINDSOR, a subdivision according to the plat thereof as recorded in PRRD Book 1, Page 1, of the Public Records of Columbia County, Florida.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: Stephanie D. Copeland
Printed Name:

Witness:
Printed Name:

Harold Alan Williams

Penny Tankersley Williams

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 30 day of October, 2014 by Harold Alan Williams and his wife, Penny Tankersley Williams personally known to me or, if not personally known to me, who produced DL for identification and who did not take an oath.

Notary Public

(Notary Seal)

MICHAEL H. HARRELL
MY COMMISSION # FF005231
EXPIRES: April 08, 2017

Columbia County Property Appraiser

CAMA updated: 12/5/2014

2014 Tax Year

Tax Collector | Tax Estimato | Property Card | Parcel List Generator | Interactive GIS Map | Print

Parcel: 30-3S-16-02411-111

<< Next Lower Parcel | Next Higher Parcel >>

Owner & Property Info

Search Result: 1 of 1

Owner's Name	KEEN KEVIN M & LESLEY E		
Mailing Address	537 SW WINDSOR DR LAKE CITY, FL 32024		
Site Address	537 SW WINDSOR DR		
Use Desc. (code)	SINGLE FAM (000100)		
Tax District	3 (County)	**Neighborhood**	30316
Land Area	3.010 ACRES	**Market Area**	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 11 HILLS OF WINDSOR S/D. QCD 1034-2099, WD 1034-2105, WD 1283-2590,			

Property & Assessment Values

2014 Certified Values		
Mkt Land Value	cnt: (0)	$47,520.00
Ag Land Value	cnt: (1)	$0.00
Building Value	cnt: (1)	$424,684.00
XFOB Value	cnt: (3)	$23,732.00
Total Appraised Value		$495,936.00
Just Value		$495,936.00
Class Value		$0.00
Assessed Value		$495,936.00
Exempt Value	(code: HX H3)	$50,000.00
Total Taxable Value		Cnty: $445,936 Other: $445,936 | Schl: $470,936

2015 Working Values		(...Hide Values)
Mkt Land Value	cnt: (0)	$47,520.00
Ag Land Value	cnt: (1)	$0.00
Building Value	cnt: (1)	$420,213.00
XFOB Value	cnt: (3)	$39,702.00
Total Appraised Value		$507,435.00
Just Value		$507,435.00
Class Value		$0.00
Assessed Value		$507,435.00
Exempt Value		$0.00
Total Taxable Value		Cnty: $507,435 Other: $507,435 | Schl: $507,435

NOTE: 2015 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

Sales History

Show Similar Sales within 1/2 mile

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
10/30/2014	1283/2590	WD	I	Q	01	$640,000.00
1/4/2005	1034/2105	WD	V	Q		$75,000.00
12/30/2004	1034/2099	QC	V	U	01	$100.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	SINGLE FAM (000100)	2008	COMMON BRK (19)	6032	6962	$420,213.00
	Note: All S.F. calculations are based on exterior building dimensions.					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0166	CONC,PAVMT	2008	$18,342.00	0006114.000	0 x 0 x 0	(000.00)
0280	POOL R/CON	2011	$16,896.00	0000640.000	16 x 40 x 0	(000.00)
0169	FENCE/WOOD	2011	$4,464.00	0000288.000	0 x 0 x 0	(000.00)

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000100	SFR (MKT)	1 LT - (0000003.010AC)	1.00/1.00/1.00/1.00	$47,520.00	$47,520.00

Columbia County Property Appraiser CAMA updated: 12/5/2014

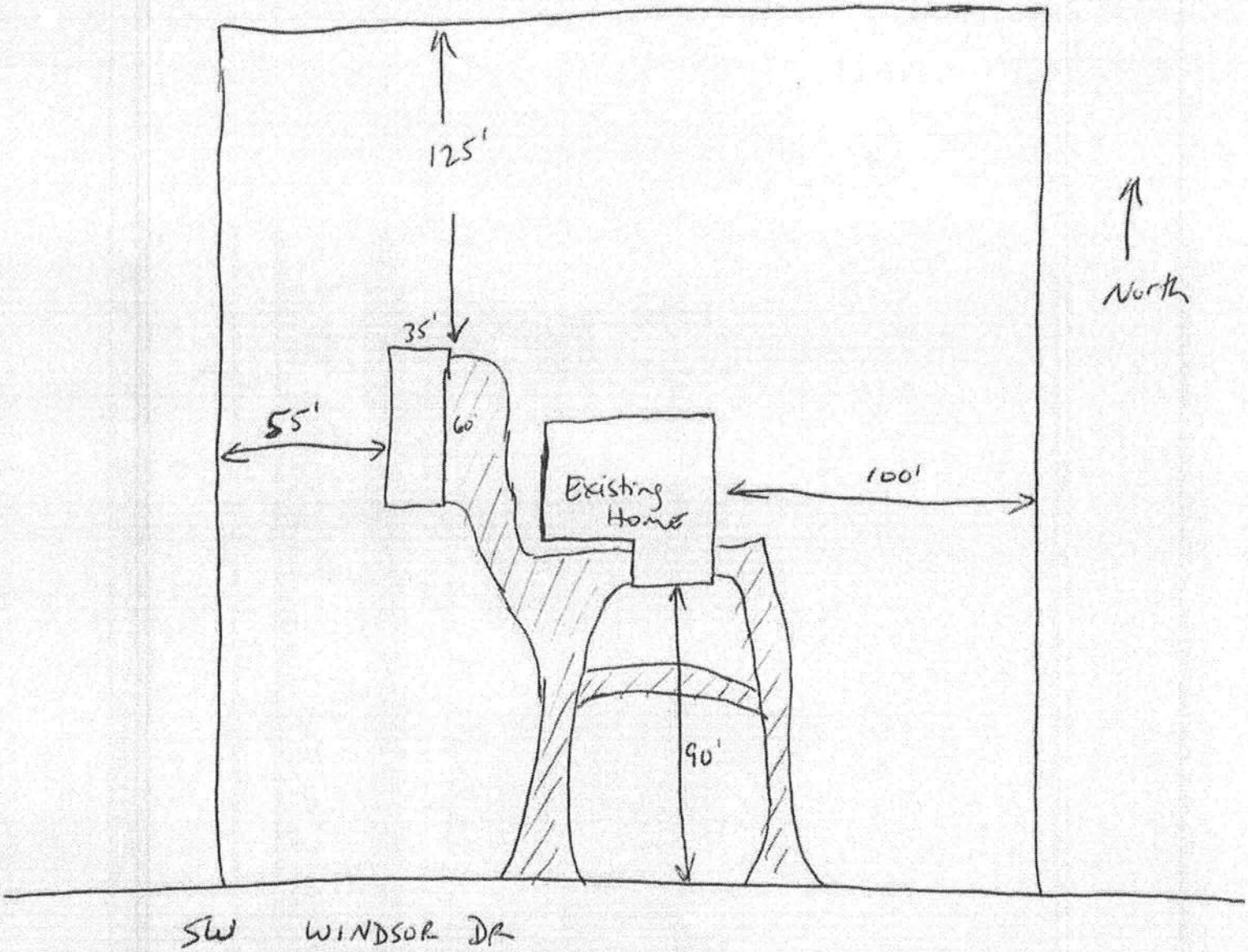
1 of 1

DISCLAIMER

This information was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

Proposed site plan:

Property ID 30-35-16-02411-111



COLUMBIA COUNTY 9-1-1 ADDRESSING

P. O. Box 1787, Lake City, FL 32056-1787
PHONE: (386) 758-1125 * FAX: (386) 758-1365 * Email: ron_croft@columbiacountyfla.com

Addressing Maintenance

To maintain the Countywide Addressing Policy you must make application for a 9-1-1 Address at the time you apply for a building permit. The established standards for assigning and posting numbers to all principal buildings, dwellings, businesses and industries are contained in Columbia County Ordinance 2001-9. The addressing system is to enable Emergency Service Agencies to locate you in an emergency, and to assist the United States Postal Service and the public in the timely and efficient provision of services to residents and businesses of Columbia County.

DATE REQUESTED: 1/20/2015 **DATE ISSUED:** 1/22/2015

ENHANCED 9-1-1 ADDRESS:

537 SW WINDSOR DR

LAKE CITY FL 32024

PROPERTY APPRAISER PARCEL NUMBER:

30-3S-16-02411-111

Remarks:

VERIFICATION OF EXISTING ADDRESS FOR ADDITIONAL CONSTRUCTION OF OUT BUILDING ON PARCEL.

Address Issued By: SIGNED:/ RONAL N. CROFT

Columbia County 9-1-1 Addressing / GIS Department

NOTICE: THIS ADDRESS WAS ISSUED BASED ON LOCATION INFORMATION RECEIVED FROM THE REQUESTER. SHOULD, AT A LATER DATE, THE LOCATION INFORMATION BE FOUND TO BE IN ERROR, THIS ADDRESS IS SUBJECT TO CHANGE.

3078

Bryan Zecher
CONSTRUCTION

Kevin & Lesley Keen

537 SW Windsor Drive

Lake City, FL 32024

Driving Directions:

From Hwy 90 West in Lake City take Hwy 90 west for approximately 9 miles. Turn left onto SW Windsor Court. Proceed through gated entrance and keep left on SW Windsor Court. 537 SW Windsor is on the left in the cul-de-sac.

Permit #

Septic #

Driveway #

CORIAL HOMES

SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER 00032732 CONTRACTOR KEVIN KERN PHONE 386-590-076

THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT

In Columbia County one permit will cover all trades doing work at the permitted site. It is REQUIRED that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-6, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County.

Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.

✓ **ELECTRICAL** 351	Print Name Harold Sapp / Ace Electric Inc N.FL License #: EC13006007	Signature Harold Sapp Phone #: 386-362-4058
MECHANICAL/ A/C _____	Print Name License #:	Signature Phone #:
PLUMBING/ GAS	Print Name License #:	Signature Phone #:
ROOFING	Print Name License #:	Signature Phone #:
SHEET METAL	Print Name License #:	Signature Phone #:
FIRE SYSTEM/ SPRINKLER	Print Name License#:	Signature Phone #:
SOLAR	Print Name License #:	Signature Phone #:

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON			
CONCRETE FINISHER			
FRAMING			
INSULATION			
STUCCO			
DRYWALL			
PLASTER			
CABINET INSTALLER			
PAINTING			
ACOUSTICAL CEILING			
GLASS			
CERAMIC TILE			
FLOOR COVERING			
ALUM/VINYL SIDING			
GARAGE DOOR			
METAL BLDG ERECTOR			

RECEIVED 5.12.15

F. S. 440.103 Building permits; identification of minimum premium policy.--Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

COLUMBIA COUNTY BUILDING DEPARTMENT
RESIDENTIAL CHECK LIST

MINIMUM PLAN REQUIREMENTS: FLORIDA BUILDING CODE RESIDENTIAL 2010 EFFECTIVE 15 MARCH 2012 AND THE NATIONAL ELECTRICAL 2008 EFFECTIVE 1 OCTOBER 2009

ALL REQUIREMENTS ARE SUBJECT TO CHANGE

ALL BUILDING PLANS MUST INDICATE COMPLIANCE WITH THE CURRENT 2010 FLORIDA BUILDING CODES RESIDENTIAL, EFFECTIVE 15 MARCH 2012. NATIONAL ELECTRICAL CODE 2008 EFFECTIVE 1 OCTOBER 2009. ALL PLANS OR DRAWINGS SHALL PROVIDE CALCULATIONS AND DETAILS THAT HAVE THE SEAL AND SIGNATURE OF A CERTIFIED ARCHITECT OR ENGINEER REGISTERED IN THE STATE OF FLORIDA, OR ALTERNATE METHODOLOGIES, APPROVED BY THE STATE OF FLORIDA BUILDING COMMISSION FOR ONE-AND-TWO FAMILY DWELLINGS.

FOR DESIGN PURPOSES THE FOLLOWING BASIC WIND SPEEDS ARE PER FLORIDA BUILDING CODE FIGURE 1609-A THROUGH 1609-C ULTIMATE DESIGN WIND SPEEDS FOR RISK CATEGORY AND BUILDINGS AND OTHER STRUCTURES

	GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL			Items to Include- Each Box shall be Circled as Applicable		
				Yes	No	N/A
1	Two (2) complete sets of plans containing the following:			✓		
2	All drawings must be clear, concise, drawn to scale, details that are not used shall be marked void			✓		
3	Condition space (Sq. Ft.)		Total (Sq. Ft.) under roof 2100	IIIIIII	IIIIIII	IIII

Designers name and signature shall be on all documents and a licensed architect or engineer, signature and official embossed seal shall be affixed to the plans and documents as per the FLORIDA BUILDING CODES RESIDENTIAL R101.2.1

Site Plan information including:

4	Dimensions of lot or parcel of land	✓		
5	Dimensions of all building set backs	✓		
6	Location of all other structures (include square footage of structures) on parcel, existing or proposed well and septic tank and all utility easements.	✓		
7	Provide a full legal description of property.	✓		

Wind-load Engineering Summary, calculations and any details are required.

	GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Items to Include- Each Box shall be Circled as Applicable		
8	**Plans or specifications must show compliance with FBCR Chapter 3**	IIIIII	IIIII	IIIIII
		YES	NO	N/A
9	Basic wind speed (3-second gust), miles per hour	✓		
10	(Wind exposure – if more than one wind exposure is used, the wind exposure and applicable wind direction shall be indicated)	✓		
11	Wind importance factor and nature of occupancy	✓		
12	The applicable internal pressure coefficient, Components and Cladding	✓		
13	The design wind pressure in terms of psf (kN/m²), to be used for the design of exterior component, cladding materials not specifally designed by the registered design professional.			

Elevations Drawing including:

14	All side views of the structure	✓		
15	Roof pitch	✓		
16	Overhang dimensions and detail with attic ventilation	✓		
17	Location, size and height above roof of chimneys	✓		
18	Location and size of skylights with Florida Product Approval	✓		
18	Number of stories	✓		
20A	Building height from the established grade to the roofs highest peak	✓		

Floor Plan including:

20	Dimensioned area plan showing rooms, attached garage, breeze ways, covered porches, deck, balconies	✓		
21	Raised floor surfaces located more than 30 inches above the floor or grade	✓		
22	All exterior and interior shear walls indicated	✓		
23	Shear wall opening shown (Windows, Doors and Garage doors)	✓		
24	Show compliance with Section FBCR 310 Emergency escape and rescue opening shown in each bedroom (net clear opening shown) and Show compliance with Section FBC 1405.13.2 where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches shall be fixed or have openings through which a 4-inch-diameter sphere cannot pass.	✓		
25	Safety glazing of glass where needed	✓		
26	Fireplaces types (gas appliance) (vented or non-vented) or wood burning with Hearth (see chapter 10 and chapter 24 of FBCR)	✓		
27	Show stairs with dimensions (width, tread and riser and total run) details of guardrails, Handrails	✓		
28	Identify accessibility of bathroom (see FBCR SECTION 320)			

All materials placed within opening or onto/into exterior walls, soffits or roofs shall have Florida product approval number and mfg. installation information submitted with the plans (see Florida product approval form)

GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Items to Include- Each Box shall be Circled as Applicable

FBCR 403: Foundation Plans

		YES	NO	N/A
29	Location of all load-bearing walls footings indicated as standard, monolithic, dimensions, size and type of reinforcing.	✓		
30	All posts and/or column footing including size and reinforcing	✓		
31	Any special support required by soil analysis such as piling.	✓		
32	Assumed load-bearing valve of soil 1500 Pound Per Square Foot	✓		
33	Location of horizontal and vertical steel, for foundation or walls (include # size and type) **For** structures with foundation which establish new electrical utility companies service connection a Concrete Encased Electrode will be required within the foundation to serve as an grounding electrode system. Per the National Electrical Code article 250.52.3	✓		

FBCR 506: CONCRETE SLAB ON GRADE

✓

34	Show Vapor retarder (6mil. Polyethylene with joints lapped 6 inches and sealed)	✓		
35	Show control joints, synthetic fiber reinforcement or welded fire fabric reinforcement and Supports	✓		

FBCR 318: PROTECTION AGAINST TERMITES

36	Indicate on the foundation plan if soil treatment is used for subterranean termite prevention or Submit other approved termite protection methods. **Protection shall be provided by registered termiticides**	✓		

FBCR 606: Masonry Walls and Stem walls (load bearing & shear Walls)

37	Show all materials making up walls, wall height, and Block size, mortar type			✓
38	Show all Lintel sizes, type, spans and tie-beam sizes and spacing of reinforcement			✓

Metal frame shear wall and roof systems shall be designed, signed and sealed by Florida Prof. Engineer or Architect

Floor Framing System: First and/or second story

39	Floor truss package shall including layout and details, signed and sealed by Florida Registered Professional Engineer			✓
40	Show conventional floor joist type, size, span, spacing and attachment to load bearing walls, stem walls and/or priers			✓
41	Girder type, size and spacing to load bearing walls, stem wall and/or priers			✓
42	Attachment of joist to girder			✓
43	Wind load requirements where applicable			✓
44	Show required under-floor crawl space			
45	Show required amount of ventilation opening for under-floor spaces			✓
46	Show required covering of ventilation opening			
47	Show the required access opening to access to under-floor spaces			✓
48	Show the sub-floor structural panel sheathing type, thickness and fastener schedule on the edges & inter of the areas structural panel sheathing			✓

49	Show Draftstopping, Fire caulking and Fire blocking			✓
50	Show fireproofing requirements for garages attached to living spaces, per FBCR section 302.6			✓
51	Provide live and dead load rating of floor framing systems (psf).			✓

FBCR CHAPTER 6 WOOD WALL FRAMING CONSTRUCTION

	GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Items to Include- Each Box shall be Circled as Applicable		
		YES	NO	N/A
52	Stud type, grade, size, wall height and oc spacing for all load bearing or shear walls	✓		
53	Fastener schedule for structural members per table IRC 602.3 are to be shown	✓		
54	Show Wood structural panel's sheathing attachment to studs, joist, trusses, rafters and structural members, showing fastener schedule attachment on the edges & intermediate of the areas structural panel sheathing	✓		
55	Show all required connectors with a max uplift rating and required number of connectors and oc spacing for continuous connection of structural walls to foundation and roof trusses or rafter systems	✓		
56	Show sizes, type, span lengths and required number of support jack studs, king studs for shear wall opening and girder or header per IRC Table 502.5 (1)	✓		
57	Indicate where pressure treated wood will be placed			
58	Show all wall structural panel sheathing, grade, thickness and show fastener schedule for structural panel sheathing edges & intermediate areas	✓		
59	A detail showing gable truss bracing, wall balloon framing details or/ and wall hinge bracing detail	✓		

FBCR :ROOF SYSTEMS:

60	Truss design drawing shall meet section FBCR 802.1.6.1 Wood trusses	✓		
61	Include a layout and truss details, signed and sealed by Florida Professional Engineer	✓		
62	Show types of connector's assemblies' and resistance uplift rating for all trusses and rafters	✓		
63	Show gable ends with rake beams showing reinforcement or gable truss and wall bracing details	✓		
64	Provide dead load rating of trusses	✓		

FBCR 802:Conventional Roof Framing Layout

65	Rafter and ridge beams sizes, span, species and spacing			✓
66	Connectors to wall assemblies' include assemblies' resistance to uplift rating			✓
67	Valley framing and support details			✓
68	Provide dead load rating of rafter system			✓

FBCR 803 ROOF SHEATHING

69	Include all materials which will make up the roof decking, identification of structural panel sheathing, grade, thickness	✓		
70	Show fastener Size and schedule for structural panel sheathing on the edges & intermediate areas	✓		

ROOF ASSEMBLIES FRC Chapter 9

71	Include all materials which will make up the roof assembles covering	✓		
72	Submit Florida Product Approval numbers for each component of the roof assembles covering	✓		

FBCR Chapter 11 Energy Efficiency Code for residential building

Residential construction shall comply with this code by using the following compliance methods in the FBCR chapter11 Residential buildings compliance methods. **Two of the required forms are to be submitted**, *N1100.1.1.1 As an alternative to the computerized Compliance Method A, the Alternate Residential Point System Method hand calculation, Alternate Form 600A, may be used. All requirements specific to this calculation are located in Sub appendix C to Appendix G. Buildings complying by this alternative shall meet all mandatory requirements of this chapter. Computerized versions of the Alternate Residential Point System Method shall not be acceptable for code compliance.*

	GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Items to Include- Each Box shall be Circled as Applicable		
		YES	**NO**	**N/A**
73	Show the insulation R value for the following areas of the structure			✓
74	Attic space			✓
75	Exterior wall cavity			✓
76	Crawl space			

HVAC information

77	Submit two copies of a Manual J sizing equipment or equivalent computation study			✓
78	Exhaust fans shown in bathrooms **Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous required**			✓
79	Show clothes dryer route and total run of exhaust duct			✓

Plumbing Fixture layout shown

80	All fixtures waste water lines shall be shown on the foundation plan			✓
81	Show the location of water heater			✓

Private Potable Water

82	Pump motor horse power			✓
83	Reservoir pressure tank gallon capacity Existing			✓
84	Rating of cycle stop valve if used			✓

Electrical layout shown including

85	Show Switches, receptacles outlets, lighting fixtures and Ceiling fans	✓		
86	Show all 120-volt, single phase, 15- and 20-ampere branch circuits outlets required to be protected by **Ground-Fault Circuit Interrupter (GFCI) Article 210.8 A**	✓		
87	Show the location of smoke detectors & Carbon monoxide detectors	✓		
88	Show service panel, sub-panel, location(s) and total ampere ratings	✓		
89	On the electrical plans identify the electrical service overcurrent protection device for the main electrical service. This device shall be installed on the exterior of structures to serve as a disconnecting means for the utility company electrical service. Conductors used from the exterior disconnecting means to a panel or sub panel shall have four-wire conductors, of which one conductor shall be used as an equipment ground. Indicate if the utility company service entrance cable will be of the overhead or underground type. **For structures** with foundation which establish new electrical utility companies service connection a Concrete Encased Electrode will be required within the foundation to serve as an Grounding electrode system. Per the National Electrical Code article 250.52.3	✓		

90	Appliances and HVAC equipment and disconnects			
91	Show 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, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed **Combination arc-fault circuit interrupter,** Protection device.			

Disclosure Statement for Owner Builders *If you as the applicant will be acting as an owner/builder under section 489.103(7) of the Florida Statutes, submit the required owner builder disclosure statement form.*

Notice Of Commencement

A notice of commencement form **recorded** in the Columbia County Clerk Office is required to be filed with the building department Before Any Inspections can be preformed.

GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Items to Include- Each Box shall be Circled as Applicable

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH BUILDING PLANS

		YES	NO	N/A
92	**Building Permit Application** A current On-Line Building Permit Application www.ccpermit.com is to be completed, by following the Checklist all supporting documents must be submitted. There is a **$15.00** application fee.			
93	**Parcel Number** The parcel number (Tax ID number) from the Property Appraisers Office (386) 758-1083 is required. A copy of property deed is also requested. www.columbiacountyfla.com			
94	**Environmental Health Permit or Sewer Tap Approval** A copy of a approved Columbia County Environmental Health (386) 758-1058			
95	**City of Lake City** A permit showing an approved waste water sewer tap 386-752-2031			
96	**Toilet facilities shall be provided for all construction sites**			
97	**Town of Fort White** (386) 497-2321 If the parcel in the application for building permit is within the Corporate city limits of Fort White, an approval land use development letter issued by the Town of Fort is required to be submitted with the application for a building permit.			
98	**Flood Information:** All projects within the Floodway of the Suwannee or Santa Fe Rivers shall require permitting through the Suwannee River Water Management District, before submitting a application to this office. Any project located within a flood zone where the base flood elevation (100 year flood) has been established shall meet the requirements of Section 8.5.2 of the Columbia County Land Development Regulations. Any project located within a flood zone where the base flood elevation has not been established (Zone A) shall meet the requirements of Section 8.5.3 of the Columbia County Land Development Regulations			
99	**CERTIFIED FINISHED FLOOR ELEVATIONS** will be required on any project where the approved FIRM Flood Maps show the property is in a AE, Floodway, and AH flood zones. Additionally One Foot Rise letters are required for AE and AH zones. In the Floodway Flood zones a Zero Rise letter is required.			
100	A Flood development permit is also required for AE, Floodway & AH. Development permit cost is **$50.00**			
101	**Driveway Connection:** If the property does not have an existing access to a public road, then an application for a culvert permit (**$25.00**) must be made. County Public Works Dept. determines the size and length of every culvert before instillation and completes a final inspection before permanent power is granted. If the applicant feels that a culvert is not needed, they may apply for a culvert waiver (**$50.00**) Separate Check when issued. If the project is to be located on an F.D.O.T. maintained road, then an F.D.O.T. access permit is required.			
102	**911 Address:** An application for a 911address must be applied for and **received** through the Columbia County Emergency Management Office of 911 Addressing Department (386) 758-1125 Ext. 3			

Bryan Zecher Construction
Lake City, Florida

PRODUCT APPROVAL SPECIFICATION SHEET

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components listed below if they will be utilized on the construction project for which you are applying for a building permit. We recommend you contact your local product supplier should you not know the product approval number for any of the applicable listed products.

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
1. EXTERIOR DOORS			
A. SWINGING	Thermo-Tru	exterior hinged doors	FL 5891-R3
B. SLIDING	PGT	sliding glass doors	FL 251-R15
C. SECTIONAL		garage doors	FL 5678-R2
D. ROLL UP			
E. AUTOMATIC			
F. OTHER			
2. WINDOWS			
A. SINGLE HUNG	PGT	window	FL 239-R19
B. HORIZONTAL SLIDER	PGT	window	FL 242-R16
C. CASEMENT			
D. DOUBLE HUNG			
E. FIXED	PGT	window	FL 243-R14
F. AWNING			
G. PASS THROUGH			
H. PROJECTED			
I. MULLION			
J. WIND BREAKER			
K. DUAL ACTION			
L. OTHER			
3. PANEL WALL			
A. SIDING	certainteed	cement fibered siding	FL 1573-R2
B. SOFFITS	Kaycon	aluminum soffit/fascia	FL 12198-R1
C. EIFS	STO	stucco finish	FL 15026-R1
D. STOREFRONTS			
E. CURTAIN WALLS			
F. WALL LOUVER			
G. GLASS BLOCK			
H. MEMBRANE			
I. GREENHOUSE			
J. OTHER			
4. ROOFING PRODUCTS			
A. ASPHALT SHINGLES	certainteed	Arch shingles 30yr	FL 5444-R3
B. UNDERLAYMENTS	GAF	Tar paper	FL 4911-R3
C. ROOFING FASTENERS	OMG	roofing nails	FL699-R3
D. NON-STRUCTURAL METAL ROOFING			
E. WOOD SHINGLES AND SHAKES			
F. ROOFING TILES			
G. ROOFING INSULATION			
H. WATERPROOFING			
I. BUILT UP ROOFING ROOF SYSTEMS			
J. MODIFIED BITUMEN			
K. SINGLE PLY ROOF SYSTEMS			

L. ROOFING SLATE			
M. CEMENTS-ADHESIVES COATINGS			

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
N. LIQUID APPLIED ROOF SYSTEMS			
O. ROOF TILE ADHESIVE			
P. SPRAY APPLIED POLYURETHANE ROOF			
Q. OTHER			
5. SHUTTERS			
A. ACCORDION			
B. BAHAMA			
C. STORM PANELS			
D. COLONIAL			
E. ROLL-UP			
F. EQUIPMENT			
G. OTHERS			
6. SKYLIGHTS			
A. SKYLIGHT			
B. OTHER			
7. STRUCTURAL COMPONENTS			
A. WOOD CONNECTORS/ ANCHORS	USPC	anchors	FL5631-R1
B. TRUSS PLATES			
C. ENGINEERED LUMBER			
D. RAILING			
E. COOLERS-FREEZERS			
F. CONCRETE ADMIXTURES			
G. MATERIAL			
H. INSULATION FORMS			
I. PLASTICS			
J. DECK-ROOF			
K. WALL			
L. SHEDS			
M. OTHER			
8. NEW EXTERIOR ENVELOPE PRODUCTS			
A.			
B.			

The products listed below did not demonstrate product approval at plan review. I understand that at the time of inspection of these products, the following information must be available to the inspector on the jobsite; 1) copy of the product approval, 2) the performance characteristics which the product was tested and certified to comply with, 3) copy of the applicable manufacturers installation requirements. Further, I understand these products may have to be removed if approval cannot be demonstrated during inspection.

CONTRACTOR'S SIGNATURE
LAKE CITY, FLORIDA

BRYAN ZECHER
PRINT NAME

#32732

Alpine, an ITW Company

2400 Lake Orange Drive suite 150 Orlando FL 32837
Florida Engineering Certificate of Authorization Number: 0 278
Florida Certificate of Product Approval # FL1999
 Document ID:1VFD487-Z0306063826

Truss Fabricator:	**Anderson Truss Company**
Job Identification:	**15-019E--BRYAN ZECHER /Keen Detached Garage Bonu -- 537 SW Windsor Drive Lake Ci (537 SW Wind**
Truss Count:	**5**
Model Code:	**Florida Building Code 2014 or 2010**
Truss Criteria:	**FBC2010Res/TPI-2007(STD)**
Engineering Software:	**Alpine Software,Version 14.03.**
Structural Engineer of Record:	**The identity of the structural EOR did not exist as of**
Address:	**the seal date per section 61G15-31.003(5a) of the FAC**
Minimum Design Loads:	**Roof - 37.0 PSF @ 1.25 Duration**
	Floor - N/A
	Wind - 120 MPH ASCE 7-10 -Closed

04/06/2015

Notes:

1. **Determination as to the suitability of these truss components for the structure is the responsibility of the building designer/engineer of record, as defined in ANSI/TPI 1**
2. **The drawing date shown on this index sheet must match the date shown on the individual truss component drawing.**
3. **As shown on attached drawings; the drawing number is preceded by: HCUSR9114**

Walter P. Finn
-Truss Design Engineer-

2400 Lake Orange Dr, Suite 150
Orlando FL, 32837

Details: BRCLBSUB-12030EC1-GBLLETIN-GABRST10-PB16010-

#	Ref	Description	Drawing#	Date
1	36163--A	41'1" Common	15093002	04/03/15
2	36164-A1	41'1" Common	15096001	04/06/15
3	36165--ADG	41'1" Gable	15093004	04/03/15
4	36166--PB	17'1" Common	15093001	04/03/15
5	36167--PB1	17'1" Gable	15093003	04/03/15

THIS DWG PREPARED FROM COMPUTER INPUT (LOADS & DIMENSIONS) SUBMITTED BY TRUSS MFR.

(15-019E--BRYAN ZECHER /Keen Detached Garage Bonu -- 537 SW Windsor Drive Lake Ci - A 41'1" Common)

Value Set: 13B (Effective 6/1/2013)

Top chord 2x4 SP #1
Bot chord 2x4 SP #1 :B3 2x4 SP 2850f-2.3E:
:B6 2x4 SP M-30:
Webs 2x4 SP #3 :W6, W7, W9, W21, W24 2x4 SP #2:

Lumber value set "13B" uses design values approved 1/30/2013 by ALSC

(a) Continuous lateral restraint equally spaced on member.

Bottom chord checked for 10.00 psf non-concurrent live load.

BC attic room floor loading: LL = 40.00 psf; DL = 10.00 psf; from 11-2-5 to 29-10-11.

120 mph wind, 18.00 ft mean hgt, ASCE 7-10, CLOSED bldg, Located anywhere in roof, RISK CAT II, EXP B, wind TC DL=3.5 psf, wind BC DL=5.0 psf. GCpi(+/-)=0.18

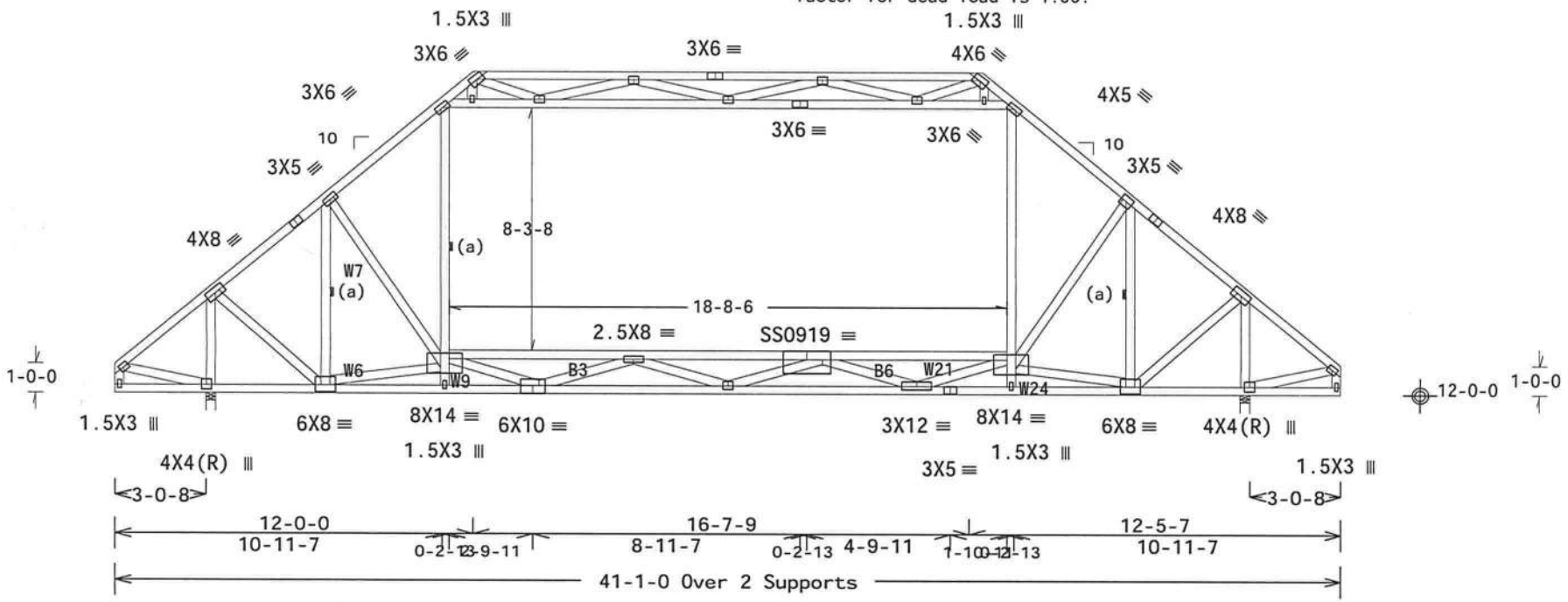
Wind loads and reactions based on MWFRS with additional C&C member design.

Left and right cantilevers are exposed to wind

In lieu of structural panels use purlins to brace all flat TC @ 24" OC.

Collar-tie braced with continuous lateral bracing at 24" OC. or rigid ceiling.

Deflection meets L/240 live and L/180 total load. Creep increase factor for dead load is 1.50.



Note: All Plates Are 3X4 Except As Shown.

Design Crit: FBC2010Res/TPI-2007(STD)

PLT TYP. 18 Gauge HS,Wave FT/RT=10%(0%)/0(0) 14.03.01.0123.00 QTY:27 FL/-/5/-/-/R/- Scale =.1875"/Ft.

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AN ITW COMPANY

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Orlando, FL 32837
FL COA #0 278

WARNING! READ AND FOLLOW ALL NOTES ON THIS DRAWING!
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Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and WTCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7 or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions.

Alpine, a division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation & bracing of trusses.

A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see this job's general notes page and these web sites:
ALPINE: www.alpineitw.com; TPI: www.tpinst.org; WTCA: www.sbcindustry.com; ICC: www.iccsafe.org

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04/06/2015

TC LL	20.0 PSF	REF	R9114- 36163
TC DL	7.0 PSF	DATE	04/03/15
BC DL	10.0 PSF	DRW	HCUSR9114 15093002
BC LL	0.0 PSF	HC-ENG	GA/WHK
TOT.LD.	37.0 PSF	SEQN-	406624
DUR.FAC.	1.25	FROM	JMW
SPACING	24.0"	JREF-	1VFD487_Z03

THIS DWG PREPARED FROM COMPUTER INPUT (LOADS & DIMENSIONS) SUBMITTED BY TRUSS MFR.

(15-019E--BRYAN ZECHER /Keen Detached Garage Bonu -- 537 SW Windsor Drive Lake Ci - A1 41'1" Common Girder)

Value Set: 13B (Effective 6/1/2013)

Top chord 2x4 SP #1
Bot chord 2x4 SP 2850f-2.3E :B3 2x4 SP M-30:
:B6, B7 2x4 SP #1:
Webs 2x4 SP #3 :W4, W29, W30 2x4 SP #2:
:W6, W8, W25, W26 2x4 SP #1: :W9, W23 2x4 SP 2850f-2.3E:

Lumber value set "13B" uses design values approved 1/30/2013 by ALSC

Special loads
------(Lumber Dur.Fac.=1.00 / Plate Dur.Fac.=1.00)
TC- From 36 plf at 0.00 to 36 plf at 5.96
TC- From 36 plf at 5.96 to 36 plf at 12.00
TC- From 36 plf at 12.00 to 36 plf at 20.11
TC- From 36 plf at 20.11 to 36 plf at 28.63
TC- From 36 plf at 28.63 to 36 plf at 34.96
TC- From 36 plf at 34.96 to 36 plf at 41.08
PLT- From 200 plf at 11.19 to 200 plf at 29.89 (CEILING)
BC- From 40 plf at 0.00 to 40 plf at 3.04
BC- From 240 plf at 3.04 to 240 plf at 38.04
BC- From 40 plf at 38.04 to 40 plf at 41.08
BC- 331.67 lb Conc. Load at 11.19,29.89

Collar-tie braced with continuous lateral bracing at 24" OC.

MWFRS loads based on trusses located at least 9.00 ft. from roof edge.

2 COMPLETE TRUSSES REQUIRED

Nail Schedule:0.131"x3", min. nails
Top Chord: 1 Row @ 9.00" o.c.
Bot Chord: 1 Row @ 9.25" o.c.
Webs : 1 Row @ 4" o.c.
Use equal spacing between rows and stagger nails in each row to avoid splitting.

(I) - plates so marked were sized using 0% Fabrication Tolerance, 0 degrees Rotational Tolerance, and/or zero Positioning Tolerance.

120 mph wind, 18.00 ft mean hgt, ASCE 7-10, CLOSED bldg, not located within 17.00 ft from roof edge, RISK CAT II, EXP B, wind TC DL=3.5 psf, wind BC DL=5.0 psf. GCpi(+/-)=0.18

Wind loads and reactions based on MWFRS with additional C&C member design.

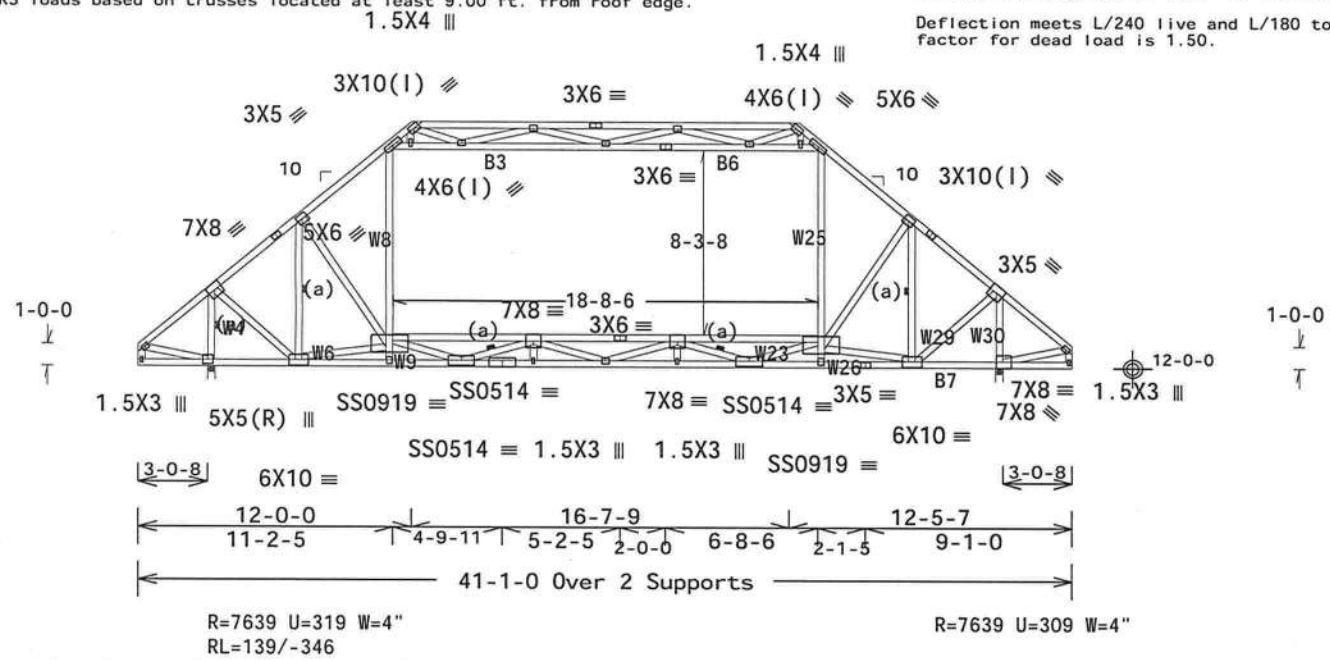
Left and right cantilevers are exposed to wind

(a) Continuous lateral restraint, equally spaced on member.

In lieu of structural panels use purlins to brace TC @ 24" OC.

Trusses to be spaced at 48.0" OC maximum.

Deflection meets L/240 live and L/180 total load. Creep increase factor for dead load is 1.50.



Note: All Plates Are 3X4 Except As Shown.

Design Crit: FBC2010Res/TPI-2007(STD)

PLT TYP. 18 Gauge HS,Wave FT/RT=10%(0%)/0(0) 14.03.01 [illegible]3.00 QTY:2 FL/-/5/-/-/R/- Scale =.125"/Ft.

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Orlando, FL 32837
FL COA #0 278

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04/06/2015

TC LL	20.0 PSF	REF	R9114- 36164
TC DL	7.0 PSF	DATE	04/06/15
BC DL	10.0 PSF	DRW	HCUSR9114 15096001
BC LL	0.0 PSF	HC-ENG	KD/WPF
TOT.LD.	37.0 PSF	SEQN-	407014
DUR.FAC.	1.25	FROM	JMW
SPACING	48.0"	JREF-	1VFD487_Z03

THIS DWG PREPARED FROM COMPUTER INPUT (LOADS & DIMENSIONS) SUBMITTED BY TRUSS MFR.

(15-019E--BRYAN ZECHER /Keen Detached Garage Bonu -- 537 SW Windsor Drive Lake Ci - ADG 41'1" Gable)

Value Set: 13B (Effective 6/1/2013)

Top chord 2x4 SP #1
Bot chord 2x4 SP #1
Webs 2x4 SP #3

Lumber value set "13B" uses design values approved 1/30/2013 by ALSC

Truss designed to support 2-0-0 top chord outlookers and 10.00 PSF cladding load one face, and 24.0" span on opposite face. Top chord must not be cut or notched.

(a) Continuous lateral restraint equally spaced on member.

Bottom chord checked for 10.00 psf non-concurrent live load.

120 mph wind, 17.66 ft mean hgt, ASCE 7-10, CLOSED bldg, Located anywhere in roof, RISK CAT II, EXP B, wind TC DL=3.5 psf, wind BC DL=5.0 psf. GCpi(+/-)=0.18

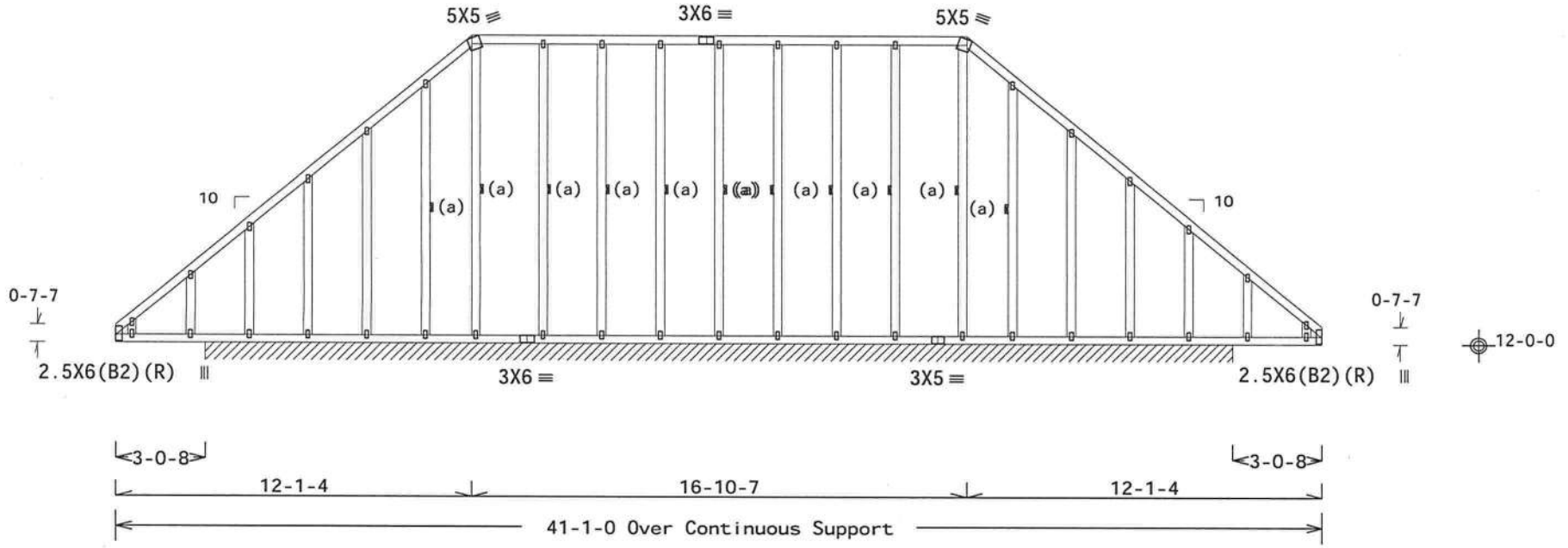
Wind loads and reactions based on MWFRS with additional C&C member design.

Left and right cantilevers are exposed to wind

See DWGS A12030ENC101014, GBLLETIN1014, & GABRST101014 for gable wind bracing requirements.

In lieu of structural panels use purlins to brace all flat TC @ 24" OC.

Deflection meets L/240 live and L/180 total load. Creep increase factor for dead load is 1.50.



R=253 PLF U=13 PLF W=35-0-0
RL=11/-11 PLF

Note: All Plates Are 1.5X3 Except As Shown.

Design Crit: FBC2010Res/TPI-2007(STD)

PLT TYP. Wave FT/RT=10%(0%)/0(0) 14.03.01 ER:3.00 QTY:2 FL/-/5/-/-/R/- Scale =.1875"/Ft.

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Orlando, FL 32837
FL COA #0 278

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04/06/2015

TC LL	20.0 PSF	REF	R9114- 36165
TC DL	7.0 PSF	DATE	04/03/15
BC DL	10.0 PSF	DRW	HCUSR9114 15093004
BC LL	0.0 PSF	HC-ENG	GA/WHK
TOT.LD.	37.0 PSF	SEQN-	406651
DUR.FAC.	1.25	FROM	JMW
SPACING	24.0"	JREF-	1VFD487_Z03

THIS DWG PREPARED FROM COMPUTER INPUT (LOADS & DIMENSIONS) SUBMITTED BY TRUSS MFR.

(15-019E--BRYAN ZECHER /Keen Detached Garage Bonu -- 537 SW Windsor Drive Lake Ci - PB 17'1" Common)

Value Set: 13B (Effective 6/1/2013)

Top chord 2x4 SP #1
Bot chord 2x4 SP #1
Webs 2x4 SP #3

Lumber value set "13B" uses design values approved 1/30/2013 by ALSC

Bottom chord checked for 10.00 psf non-concurrent live load.

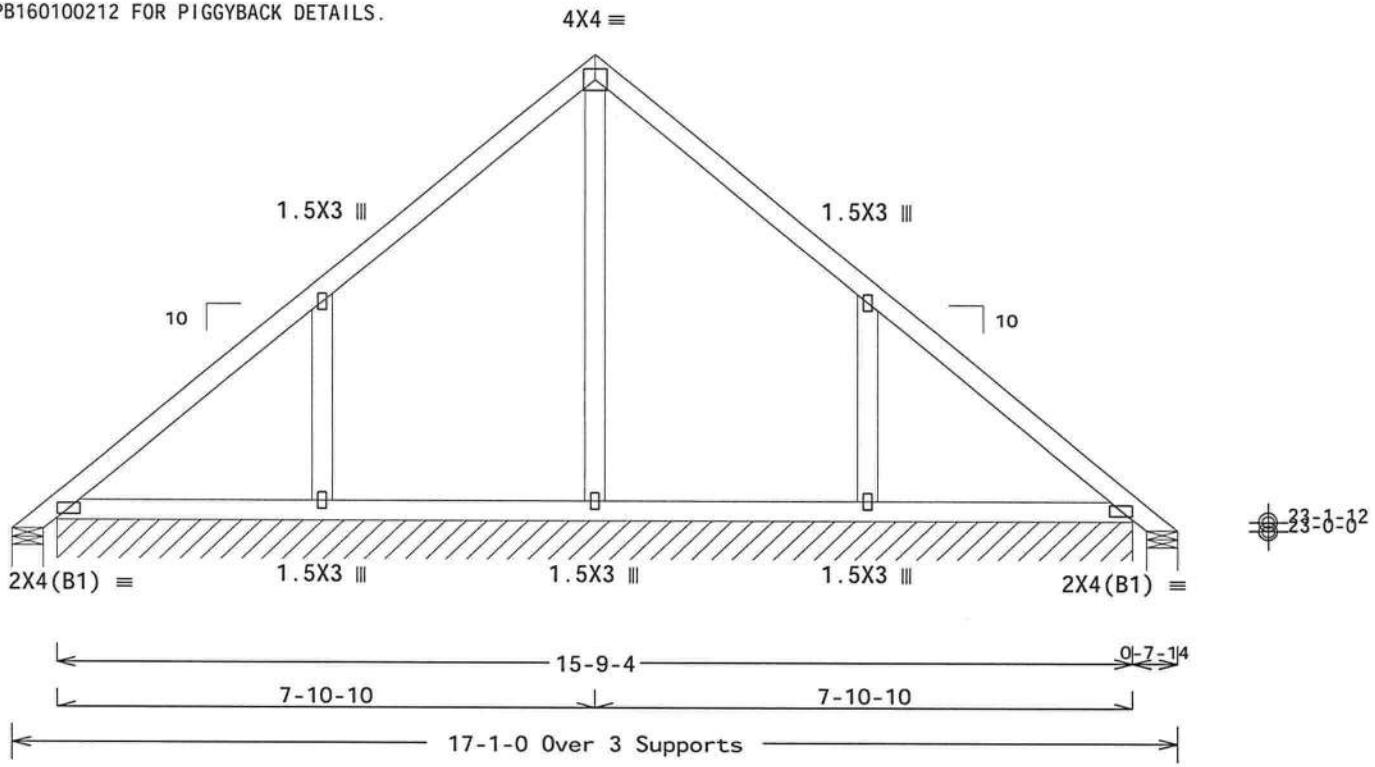
Deflection meets L/240 live and L/180 total load. Creep increase factor for dead load is 1.50.

Refer to DWG PB160100212 FOR PIGGYBACK DETAILS.

120 mph wind, 26.56 ft mean hgt, ASCE 7-10, CLOSED bldg, Located anywhere in roof, RISK CAT II, EXP B, wind TC DL=3.5 psf, wind BC DL=5.0 psf. GCpi(+/-)=0.18

Wind loads and reactions based on MWFRS with additional C&C member design.

Truss passed check for 20 psf additional bottom chord live load in areas with 42"-high x 24"-wide clearance.



R=19 Rw=103 U=113 W=5.467" (1.5" min.)
RL=180 103 PLF U=16 PLF W=15-9-4

R=19 Rw=35 U=28 W=5.467" (1.5" min.)

Design Crit: FBC2010Res/TPI-2007(STD)

PLT TYP. Wave FT/RT=10%(0%)/0(0) 14.03.01 QTY:29 FL/-/5/-/-/R/- Scale =.375"/Ft.

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FL COA #0278

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04/06/2015

TC LL	20.0 PSF	REF	R9114- 36166
TC DL	7.0 PSF	DATE	04/03/15
BC DL	10.0 PSF	DRW	HCUSR9114 15093001
BC LL	0.0 PSF	HC-ENG	GA/WHK
TOT.LD.	37.0 PSF	SEQN-	406652
DUR.FAC.	1.25	FROM	JMW
SPACING	24.0"	JREF-	1VFD487_Z03

THIS DWG PREPARED FROM COMPUTER INPUT (LOADS & DIMENSIONS) SUBMITTED BY TRUSS MFR.

(15-019E--BRYAN ZECHER /Keen Detached Garage Bonu -- 537 SW Windsor Drive Lake Ci - PB1 17'1" Gable)

Value Set: 13B (Effective 6/1/2013)

Top chord 2x4 SP #1
Bot chord 2x4 SP #1
Webs 2x4 SP #3

Lumber value set "13B" uses design values approved 1/30/2013 by ALSC

See DWGS A12030ENC101014, GBLLETIN1014, & GABRST101014 for gable wind bracing requirements.

Bottom chord checked for 10.00 psf non-concurrent live load.

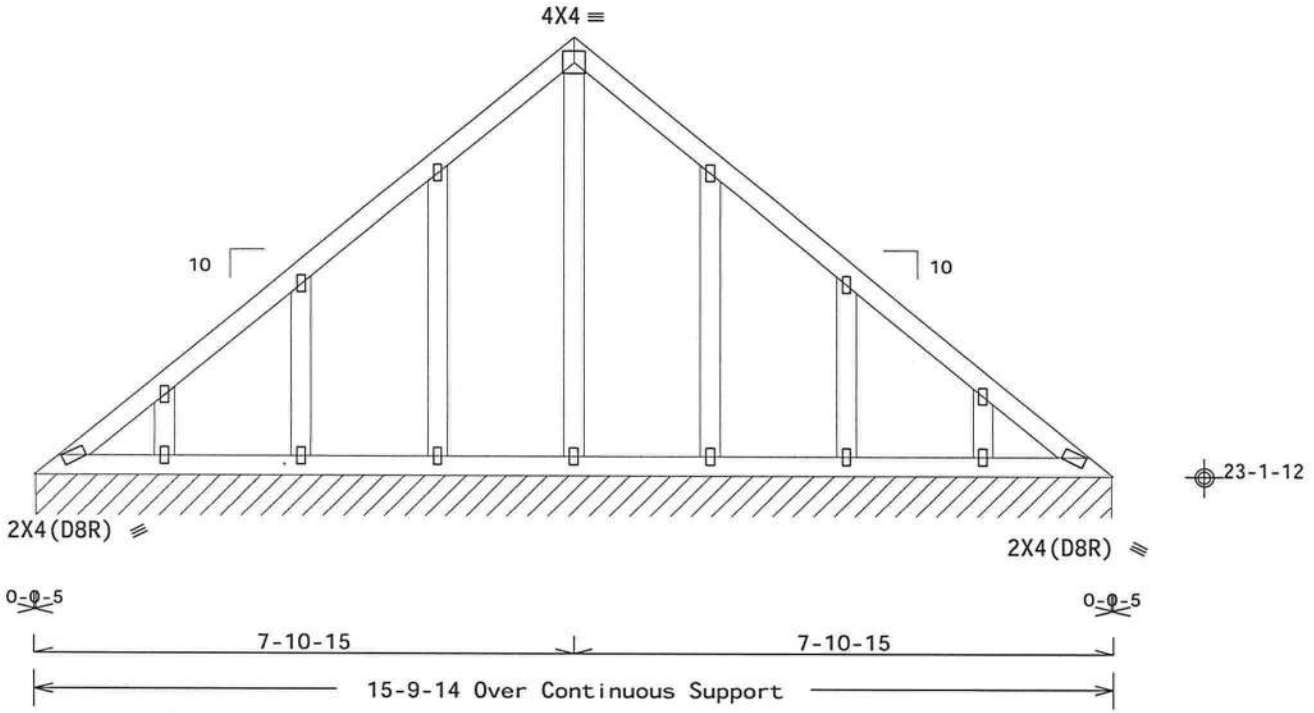
Refer to DWG PB160100212 FOR PIGGYBACK DETAILS.

120 mph wind, 26.59 ft mean hgt, ASCE 7-10, CLOSED bldg, Located anywhere in roof, RISK CAT II, EXP B, wind TC DL=3.5 psf, wind BC DL=5.0 psf. GCpi(+/-)=0.18

Wind loads and reactions based on MWFRS with additional C&C member design.

Truss designed to support 2-0-0 top chord outlookers and 10.00 PSF cladding load one face, and 24.0" span on opposite face. Top chord must not be cut or notched.

Deflection meets L/240 live and L/180 total load. Creep increase factor for dead load is 1.50.



R=171 PLF U=26 PLF W=15-9-4
RL=15/-15 PLF

Note: All Plates Are 1.5X3 Except As Shown.

Design Crit: FBC2010Res/TPI-2007(STD)

PLT TYP. Wave FT/RT=10%(0%)/0(0) 14.03.01 QTY:2 FL/-/5/-/-/R/- Scale =.375"/Ft.

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FL COA #0278

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04/06/2015

TC LL	20.0 PSF	REF	R9114- 36167
TC DL	7.0 PSF	DATE	04/03/15
BC DL	10.0 PSF	DRW	HCUSR9114 15093003
BC LL	0.0 PSF	HC-ENG	GA/WHK
TOT.LD.	37.0 PSF	SEQN-	406653
DUR.FAC.	1.25	FROM	JMW
SPACING	24.0"	JREF-	1VFD487_Z03

CLR Reinforcing Member Substitution

This detail is to be used when a Continuous Lateral Restraint (CLR) is specified on a truss design but an alternative web reinforcement method is desired.

Notes:

This detail is only applicable for changing the specified CLR shown on single ply sealed designs to T-reinforcement or L-reinforecement or scab reinforcement.

Alternative reinforcement specified in chart below may be conservative. For minimum alternative reinforcement, re-run design with appropriate reinforcement type.

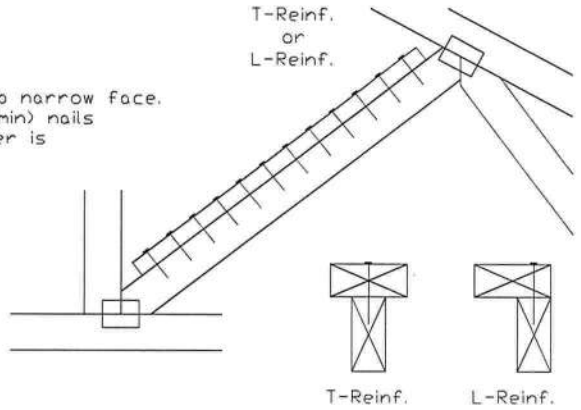
Web Member Size	Specified CLR Restraint	Alternative Reinforecement T- or L- Reinf.	Scab Reinf.
2x3 or 2x4	1 row	2x4	1-2x4
2x3 or 2x4	2 rows	2x6	2-2x4
2x6	1 row	2x4	1-2x6
2x6	2 rows	2x6	2-2x4(*)
2x8	1 row	2x6	1-2x8
2x8	2 rows	2x6	2-2x6(*)

T-reinforcement, L-reinforcement, or scab reinforcement to be same species and grade or better than web member unless specified otherwise on Engineer's sealed design.

(*) Center scab on wide face of web. Apply (1) scab to each face of web.

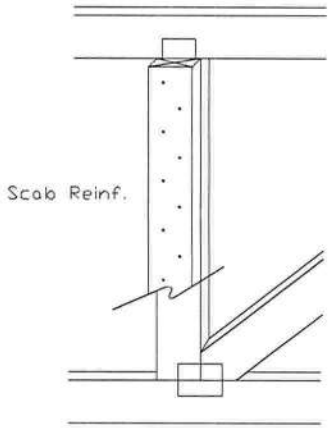
T-Reinforcement or L-Reinforcement:

Apply to either side of web narrow face. Attach with 10d (0.128"x3.0",min) nails at 6" o.c. Reinforcing member is a minimum 80% of web member length.



Scab Reinforcement:

Apply scab(s) to wide face of web. No more than (1) scab per face. Attach with 10d (0.128"x3.0",min) nails at 6" o.c. Reinforcing member is a minimum 80% of web member length.



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13389 Lakefront Drive
Earth City, MO 63045

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LICENSE
No. 22839
STATE OF FLORIDA
PROFESSIONAL ENGINEER

TC LL	PSF	REF CLR Subst.
TC DL	PSF	DATE 10/01/14
BC DL	PSF	DRWG BRCLBSUB1014
BC LL	PSF	
TOT. LD.	PSF	
DUR. FAC.		
SPACING		

04/06/2015

Gable Stud Reinforcement Detail

ASCE 7-10: 120 mph Wind Speed, 30' Mean Height, Enclosed, Exposure C, Kzt = 1.00

Or: 100 Mph Wind Speed, 30' Mean Height, Partially Enclosed, Exposure C, Kzt = 1.00

Or: 100 mph Wind Speed, 30' Mean Height, Enclosed, Exposure D, Kzt = 1.00

Max Gable Vertical Length

2x4 Gable Vertical Spacing	Species	Brace Grade	No Braces	(1) 1x4 "L" Brace *		(1) 2x4 "L" Brace *		(2) 2x4 "L" Brace **		(1) 2x6 "L" Brace *		(2) 2x6 "L" Brace **	
				Group A	Group B	Group A	Group B	Group A	Group B	Group A	Group B	Group A	Group B
24" o.c.	SPF HF	#1 / #2	4' 7"	7' 10"	8' 1"	9' 3"	9' 7"	11' 0"	11' 5"	14' 0"	14' 0"	14' 0"	14' 0"
		#3	4' 4"	7' 2"	7' 8"	9' 1"	9' 5"	10' 10"	11' 4"	14' 0"	14' 0"	14' 0"	14' 0"
		Stud	4' 4"	7' 2"	7' 7"	9' 1"	9' 5"	10' 10"	11' 4"	14' 0"	14' 0"	14' 0"	14' 0"
		Standard	4' 4"	6' 2"	6' 7"	8' 2"	8' 9"	10' 10"	11' 4"	12' 10"	13' 9"	14' 0"	14' 0"
	SP DFL	#1	4' 10"	7' 11"	8' 2"	9' 4"	9' 8"	11' 1"	11' 6"	14' 0"	14' 0"	14' 0"	14' 0"
		#2	4' 7"	7' 10"	8' 1"	9' 3"	9' 7"	11' 0"	11' 5"	14' 0"	14' 0"	14' 0"	14' 0"
		#3	4' 6"	6' 6"	6' 11"	8' 7"	9' 2"	10' 11"	11' 4"	13' 6"	14' 0"	14' 0"	14' 0"
		Stud	4' 6"	6' 6"	6' 11"	8' 7"	9' 2"	10' 11"	11' 4"	13' 6"	14' 0"	14' 0"	14' 0"
		Standard	4' 4"	5' 9"	6' 1"	7' 7"	8' 2"	10' 4"	11' 1"	11' 11"	12' 10"	14' 0"	14' 0"
16" o.c.	SPF HF	#1 / #2	5' 3"	8' 11"	9' 3"	10' 7"	11' 0"	12' 7"	13' 1"	14' 0"	14' 0"	14' 0"	14' 0"
		#3	5' 0"	8' 10"	9' 3"	10' 5"	10' 10"	12' 5"	12' 11"	14' 0"	14' 0"	14' 0"	14' 0"
		Stud	5' 0"	8' 9"	9' 2"	10' 5"	10' 10"	12' 5"	12' 11"	14' 0"	14' 0"	14' 0"	14' 0"
		Standard	5' 0"	7' 6"	8' 0"	10' 1"	10' 9"	12' 5"	12' 11"	14' 0"	14' 0"	14' 0"	14' 0"
	SP DFL	#1	5' 6"	9' 1"	9' 5"	10' 8"	11' 1"	12' 8"	13' 2"	14' 0"	14' 0"	14' 0"	14' 0"
		#2	5' 3"	8' 11"	9' 3"	10' 7"	11' 0"	12' 7"	13' 1"	14' 0"	14' 0"	14' 0"	14' 0"
		#3	5' 1"	7' 11"	8' 5"	10' 6"	10' 11"	12' 6"	13' 0"	14' 0"	14' 0"	14' 0"	14' 0"
		Stud	5' 0"	7' 11"	8' 5"	10' 6"	10' 11"	12' 6"	13' 0"	14' 0"	14' 0"	14' 0"	14' 0"
		Standard	5' 0"	7' 0"	7' 5"	9' 4"	10' 0"	12' 5"	12' 11"	14' 0"	14' 0"	14' 0"	14' 0"
12" o.c.	SPF HF	#1 / #2	5' 9"	9' 10"	10' 2"	11' 7"	12' 1"	12' 7"	14' 0"	14' 0"	14' 0"	14' 0"	14' 0"
		#3	5' 6"	9' 8"	10' 1"	11' 6"	11' 11"	13' 8"	14' 0"	14' 0"	14' 0"	14' 0"	14' 0"
		Stud	5' 6"	9' 8"	10' 1"	11' 6"	11' 11"	13' 8"	14' 0"	14' 0"	14' 0"	14' 0"	14' 0"
		Standard	5' 6"	8' 8"	9' 3"	11' 6"	11' 11"	13' 8"	14' 0"	14' 0"	14' 0"	14' 0"	14' 0"
	SP DFL	#1	6' 0"	10' 0"	10' 4"	11' 9"	12' 2"	14' 0"	14' 0"	14' 0"	14' 0"	14' 0"	14' 0"
		#2	5' 9"	9' 10"	10' 2"	11' 7"	12' 1"	13' 10"	14' 0"	14' 0"	14' 0"	14' 0"	14' 0"
		#3	5' 8"	9' 2"	9' 9"	11' 6"	12' 0"	13' 9"	14' 0"	14' 0"	14' 0"	14' 0"	14' 0"
		Stud	5' 8"	9' 2"	9' 9"	11' 6"	12' 0"	13' 9"	14' 0"	14' 0"	14' 0"	14' 0"	14' 0"
		Standard	5' 6"	8' 1"	8' 7"	10' 9"	11' 6"	13' 8"	14' 0"	14' 0"	14' 0"	14' 0"	14' 0"

Bracing Group Species and Grades:

Group A:

Spruce-Pine-Fir	
#1 / #2	Standard
#3	Stud

Hem-Fir	
#2	Stud
#3	Standard

Douglas Fir-Larch
#3
Stud
Standard

Southern Pine***
#3
Stud
Standard

Group B:

Hem-Fir
#1 & Btr
#1

Douglas Fir-Larch
#1
#2

Southern Pine***
#1
#2

1x4 Braces shall be SRB (Stress-Rated Board).

***For 1x4 So. Pine use only Industrial 55 or Industrial 45 Stress-Rated Boards. Group B values may be used with these grades.

Gable Truss Detail Notes:

Wind Load deflection criterion is L/240.

Provide uplift connections for 70 plf over continuous bearing (5 psf TC Dead Load).

Gable end supports load from 4' 0" outlookers with 2' 0" overhang, or 12" plywood overhang.

Attach "L" braces with 10d (0.128"x3.0" min) nails.

* For (1) "L" brace: space nails at 2" o.c. in 18" end zones and 4" o.c. between zones.

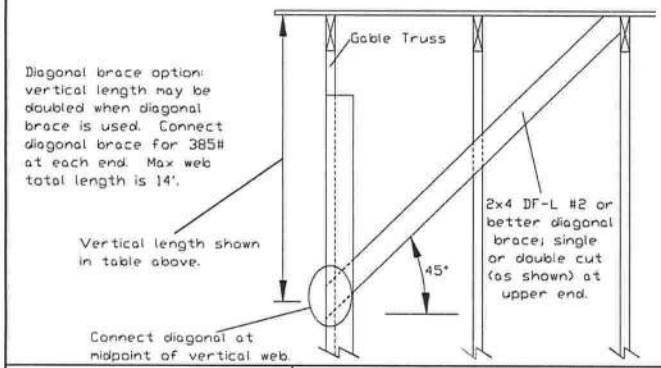
** For (2) "L" braces: space nails at 3" o.c. in 18" end zones and 6" o.c. between zones.

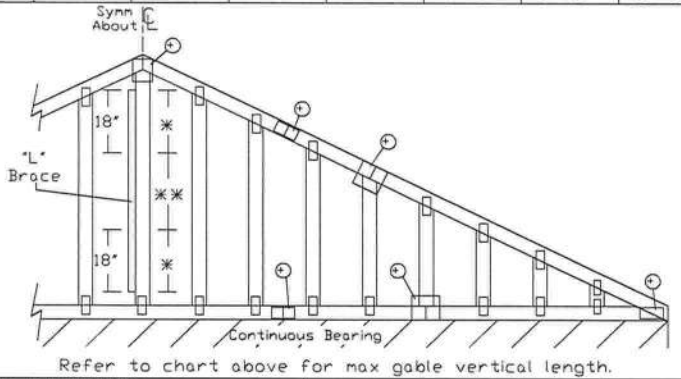
"L" bracing must be a minimum of 80% of web member length.

Gable Vertical Plate Sizes	
Vertical Length	No Splice
Less than 4' 0"	1X4 or 2X3
Greater than 4' 0", but less than 11' 6"	2X4
Greater than 11' 6"	3X4

+ Refer to common truss design for peak, splice, and heel plates.

Refer to the Building Designer for conditions not addressed by this detail.





Refer to chart above for max gable vertical length.

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13389 Lakefront Drive
Earth City, MO 63045

WALTER P. FINN LICENSE No. 22839 STATE OF FLORIDA PROFESSIONAL ENGINEER

MAX. TOT. LD. 60 PSF

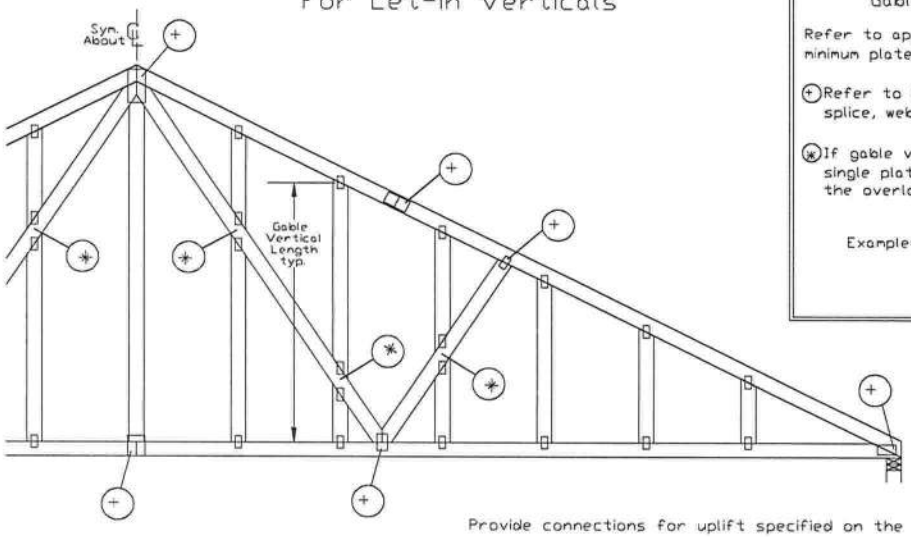
MAX. SPACING 24.0"

REF ASCE7-10-GAB12030

DATE 10/01/14

DRWG A12030ENC101014

Gable Detail
For Let-in Verticals



Gable Truss Plate Sizes

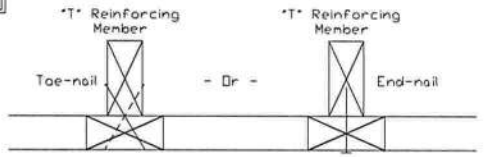
Refer to appropriate Alpine gable detail for minimum plate sizes for vertical studs.

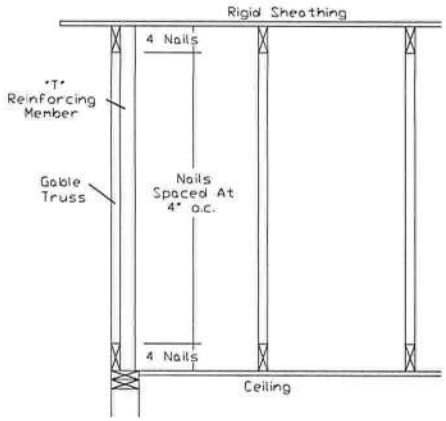
(+) Refer to Engineered truss design for peak, splice, web, and heel plates.

(*) If gable vertical plates overlap, use a single plate that covers the total area of the overlapped plates to span the web.

Example: 2X4 / 2X4 — 2X8

"T" Reinforcement Attachment Detail





Provide connections for uplift specified on the engineered truss design.

Attach each "T" reinforcing member with

End Driven Nails:
10d Common (0.148"x 3",min) Nails at 4" o.c. plus
(4) nails in the top and bottom chords.

Toenailed Nails:
10d Common (0.148"x3",min) Toenails at 4" o.c. plus
(4) toenails in the top and bottom chords.

This detail to be used with the appropriate Alpine gable detail for ASCE wind load.

ASCE 7-05 Gable Detail Drawings
A13015051014, A12015051014, A11015051014, A10015051014, A14015051014, A13030051014, A12030051014, A11030051014, A10030051014, A14030051014

ASCE 7-10 Gable Detail Drawings
A11515ENC101014, A12015ENC101014, A14015ENC101014, A16015ENC101014, A18015ENC101014, A20015ENC101014, A20015END101014, A20015PED101014, A11530ENC101014, A12030ENC101014, A14030ENC101014, A16030ENC101014, A18030ENC101014, A20030ENC101014, A20030END101014, A20030PED101014

See appropriate Alpine gable detail for maximum unreinforced gable vertical length.

To convert from "L" to "T" reinforcing members, multiply "T" increase by length (based on appropriate Alpine gable detail).

Maximum allowable "T" reinforced gable vertical length is 14' from top to bottom chord.

"T" reinforcing member material must match size, specie, and grade of the "L" reinforcing member.

Web Length Increase w/ "T" Brace

"T" Reinf. Mbr. Size	"T" Increase
2x4	30 %
2x6	20 %

Example:
ASCE 7-10 Wind Speed = 120 mph
Mean Roof Height = 30 ft, Kzt = 1.00
Gable Vertical = 24"o.c. SP #3
"T" Reinforcing Member Size = 2x4
"T" Brace Increase (From Above) = 30% = 1.30
(1) 2x4 "L" Brace Length = 8' 7"
Maximum "T" Reinforced Gable Vertical Length
1.30 x 8' 7" = 11' 2"

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WARNING READ AND FOLLOW ALL NOTES ON THIS DRAWING!
IMPORTANT FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS.

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Alpine, a division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation & bracing of trusses.

A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see this job's general notes page and these web sites:
ALPINE: www.alpineitw.com; TPI: www.tpinst.org; SBCA: www.sbcindustry.org; ICC: www.iccsafe.org

WALTER P. FINN LICENSE No. 22839 STATE OF FLORIDA PROFESSIONAL ENGINEER

MAX. TOT. LD.	60 PSF
DUR. FAC.	ANY
MAX. SPACING	24.0"

REF	LET-IN VERT
DATE	10/01/14
DRWG	GBLLETIN1014

04/06/2015

ASCE 7-10: 120 mph, 30' Mean Height, Closed, Exposure C
Common Residential Gable End Wind Bracing Requirements - Stiffeners

120 mph, 30ft. Mean Hgt, ASCE 7-10, Enclosed, Exp C, or
100 mph, 30ft. Mean Hgt, ASCE 7-10, Enclosed, Exp D, or
100 mph, 30ft. Mean Hgt, ASCE 7-10, Part. Enclosed, Exp C,
Kzt = 1.00, Wind TC DL=5.0 psf, Wind BC DL=5.0 psf.

Lateral chord bracing requirements
Top: Continuous roof sheathing
Bot: Continuous ceiling diaphragm

See Engineer's sealed design referencing this detail for lumber, plates, and other information not shown on this detail.

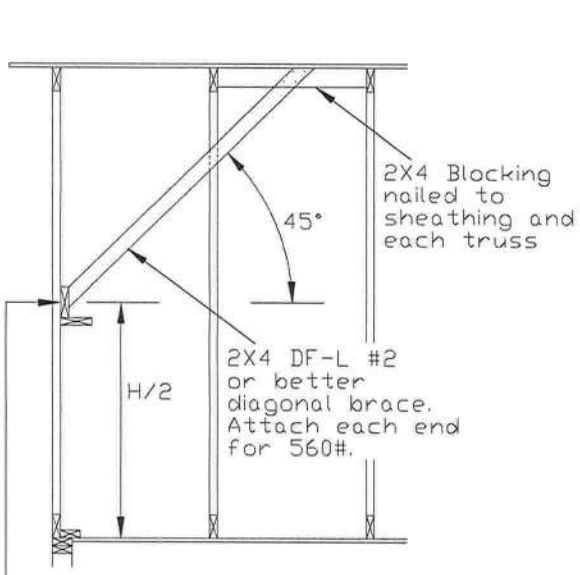
Nails: 10d box or gun (0.128"x3",min) nails.

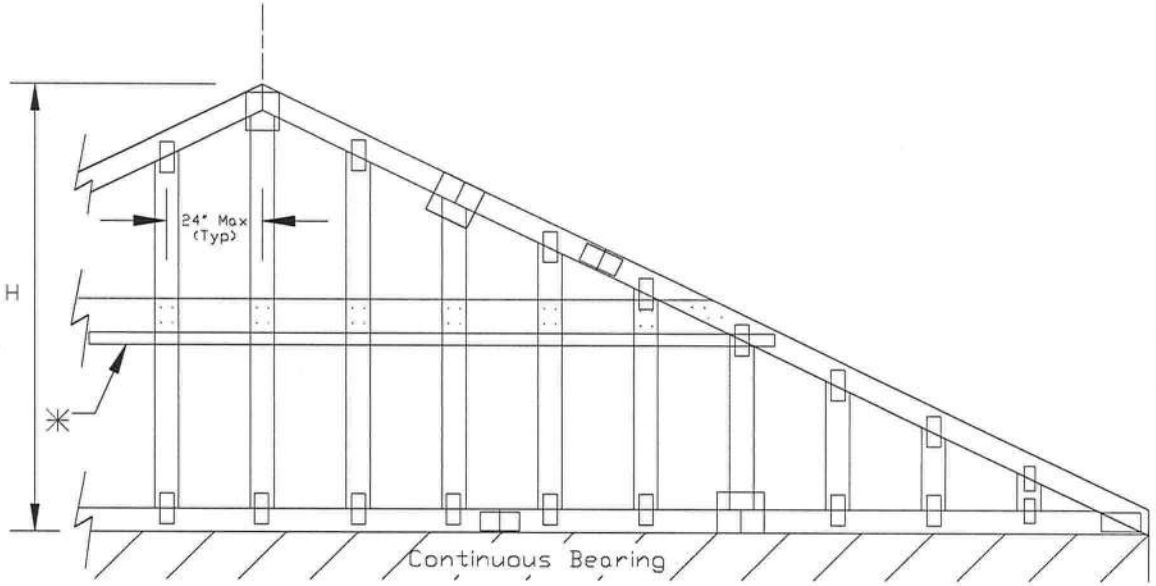
H Less than 4'6" - no stud bracing required

H Greater than 4'6" to 7'6" in length
provide a 2x6 stiffback at mid-height and brace stiffback to roof diaphragm every 6'0" (see detail below or refer to DRWG A12030ENC101014).

H Greater than 7'6" to 12'0" max:
provide a 2x6 stiffback at mid-height and brace to roof diaphragm every 4'0" (see detail below or refer to DRWG A12030ENC101014).

✳ Optional 2x L-reinforcement attached to stiffback with 10d box or gun (0.128" x 3", min.) nails @ 6" o.c.





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WALTER P. FINN
LICENSE
No. 22839
STATE OF FLORIDA
PROFESSIONAL ENGINEER

MAX. TOT. LD. 60 PSF

MAX. SPACING

REF	GE WHALER
DATE	10/01/14
DRWG	GABRST101014

04/06/2015

Piggyback Detail - ASCE 7-10: 160 mph, 30' Mean Height, Enclosed, Exposure C, Kzt=1.00

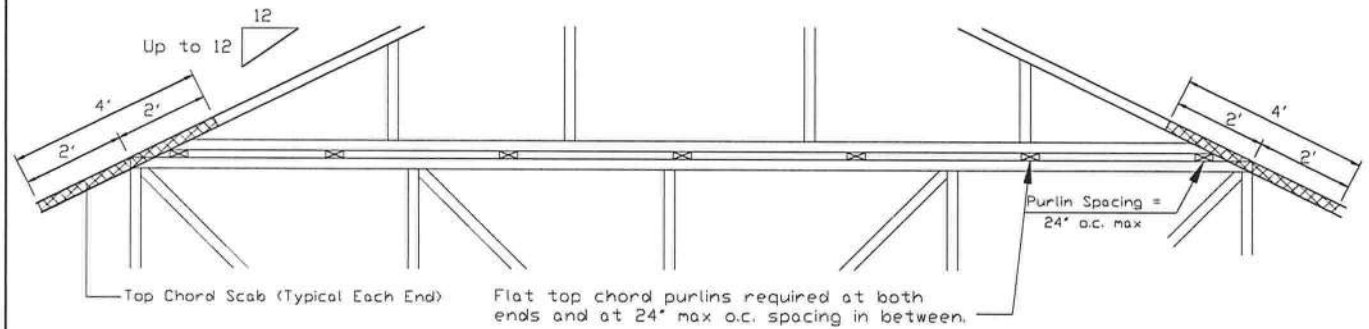
160 mph Wind, 30.00 ft Mean Hgt, ASCE 7-10, Enclosed Bldg. located anywhere in roof, Exp C, Wind DL= 5.0 psf (min), Kzt=1.0.
Or 140 mph wind, 30.00 ft Mean Hgt, ASCE 7-10, Enclosed Bldg. located anywhere in roof, Exp D, wind DL= 5.0 psf (min), Kzt=1.0.

Note: Top chords of trusses supporting piggyback cap trusses must be adequately braced by sheathing or purlins. The building Engineer of Record shall provide diagonal bracing or any other suitable anchorage to permanently restrain purlins, and lateral bracing for out of plane loads over gable ends.

Maximum truss spacing is 24" o.c. detail is not applicable if cap supports additional loads such as cupola, steeple, chimney or drag strut loads.

** Refer to Engineer's sealed truss design drawing for piggyback and base truss specifications.

Detail A : Purlin Spacing = 24" o.c. or less



Piggyback cap truss slant nailed to all top chord purlin bracing with (2) 16d box nails (0.135"x3.5") and secure top chord with 2x4 #3 grade scab (1 side only at each end) attached with 2 rows of 10d box nails (0.128"x3") at 4" o.c.

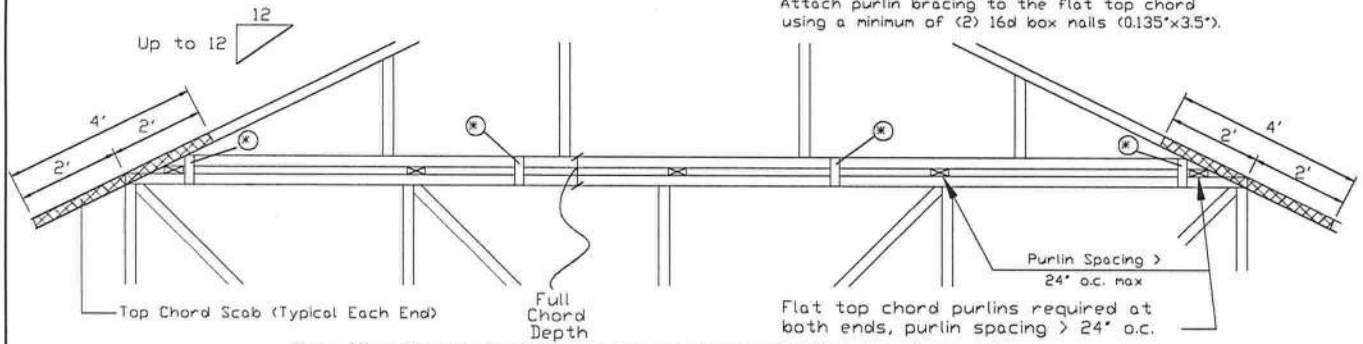
Attach purlin bracing to the flat top chord using (2) 16d box nails (0.135"x3.5").

The top chord #3 grade 2x4 scab may be replaced with either of the following: (1) 3X8 Trulox plate attached with (8) 0.120"x1.375" nails, (4) into cap TC & (4) into base truss TC or (1) 28PB wave piggyback plate plated to the piggyback truss TC and attached to the base truss TC with (4) 0.120"x1.375" nails. Note: Nailing thru holes of wave plate is acceptable.

Detail B : Purlin Spacing > 24" o.c.

Piggyback cap truss slant nailed to all top chord purlin bracing with (2) 16d box nails (0.135"x3.5") and secure top chord with 2x4 #3 grade scab (1 side only at each end) attached with 2 rows of 10d box nails (0.128"x3") at 4" o.c.

Attach purlin bracing to the flat top chord using a minimum of (2) 16d box nails (0.135"x3.5").



Note: If purlins or sheathing are not specified on the flat top of the base truss, purlins must be installed at 24" o.c. max. and use Detail A.

* In addition, provide connection with one of the following methods:

Trulox
Use 3X8 Trulox plates for 2x4 chord member, and 3X10 Trulox plates for 2x6 and larger chord members. Attach to each face @ 8' o.c. with (4) 0.120"x1.375" nails into cap bottom chord and (4) in base truss top chord. Trulox plates may be staggered 4' o.c. front to back faces.

APA Rated Gusset
8"x8"x7/16" (min) APA rated sheathing gussets (each face). Attach @ 8' o.c. with (8) 6d common (0.113"x2") nails per gusset, (4) in cap bottom chord and (4) in base truss top chord. Gussets may be staggered 4' o.c. front to back faces.

2x4 Vertical Scabs
2x4 SPF #2, full chord depth scabs (each face). Attach @ 8' o.c. with (6) 10d box nails (0.128"x3") per scab, (3) in cap bottom chord and (3) in base truss top chord. Scabs may be staggered 4' o.c. front to back faces.

28PB Wave Piggyback Plate
One 28PB wave piggyback plate to each face @ 8' o.c. Attach teeth to piggyback at time of fabrication. Attach to supporting truss with (4) 0.120"x1.375" nails per face per ply. Piggyback plates may be staggered 4' o.c. front to back faces.

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For more information see this job's general notes page and these web sites:
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WALTER P. FINN
LICENSE
No. 22839
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SPACING 24.0"

REF	PIGGYBACK
DATE	10/01/14
DRWG	PB160101014

Alpine, an ITW Company

2400 Lake Orange Drive suite 150 Orlando FL 32837
Florida Engineering Certificate of Authorization Number: 0 278
Florida Certificate of Product Approval # FL1999
 Document ID:1VDP487-Z0303065257

Truss Fabricator:	**Anderson Truss Company**
Job Identification:	**15-019--BRYAN ZECHER /Keen Detached Garage Bonu -- Lake Cit, FL**
Truss Count:	**7**
Model Code:	**Florida Building Code 2014 or 2010**
Truss Criteria:	**FBC2010Res/TPI-2007(STD)**
Engineering Software:	**Alpine Software,Version 14.03.**
Structural Engineer of Record:	**The identity of the structural EOR did not exist as of**
Address:	**the seal date per section 61G15-31.003(5a) of the FAC**
Minimum Design Loads:	**Roof - 37.0 PSF @ 1.25 Duration**
	Floor - N/A
	Wind - 120 MPH ASCE 7-10 -Closed

02/03/2015

Notes:

1. **Determination as to the suitability of these truss components for the structure is the responsibility of the building designer/engineer of record, as defined in ANSI/TPI 1**
2. **The drawing date shown on this index sheet must match the date shown on the individual truss component drawing.**
3. **As shown on attached drawings; the drawing number is preceded by: HCUSR9114**

Walter P. Finn
-Truss Design Engineer-

2400 Lake Orange Dr, Suite 150
Orlando FL, 32837

Details: BRCLBSUB-12030EC1-GBLLETIN-GABRST10-PB16010-

#	Ref	Description	Drawing#	Date
1	82542--A	35' Common	15034007	02/03/15
2	82543--A1	35' Common	15034001	02/03/15
3	82544--A2	35' Common	15034002	02/03/15
4	82545--ADG	35' Gable	15034003	02/03/15
5	82546--ADG2	35' Gable	15034004	02/03/15
6	82547-PBA	12'3"12 Comm	15034005	02/03/15
7	82548-PBA2	12'3"12 Gab	15034006	02/03/15

(15-019--BRYAN ZECHER /Keen Detached Garage Bonu -- Lake City, FL - A 35' Common)

THIS DWG PREPARED FROM COMPUTER INPUT (LOADS & DIMENSIONS) SUBMITTED BY TRUSS MFR.

Value Set: 13B (Effective 6/1/2013)

Top chord 2x4 SP #1
Bot chord 2x4 SP #1 :B2, B4 2x8 SP #1 Dense:
Webs 2x4 SP #3 :W3, W10 2x4 SP #2:

Lumber value set "13B" uses design values approved 1/30/2013 by ALSC

Calculated horizontal deflection is 0.10" due to live load and 0.19" due to dead load.

In lieu of structural panels use purlins to brace all flat TC @ 24" OC.

Collar-tie braced with continuous lateral bracing at 24" OC. or rigid ceiling.

Deflection meets L/240 live and L/180 total load. Creep increase factor for dead load is 1.50.

(**) 2 plate(s) require special positioning. Refer to scaled plate plot details for special positioning requirements.

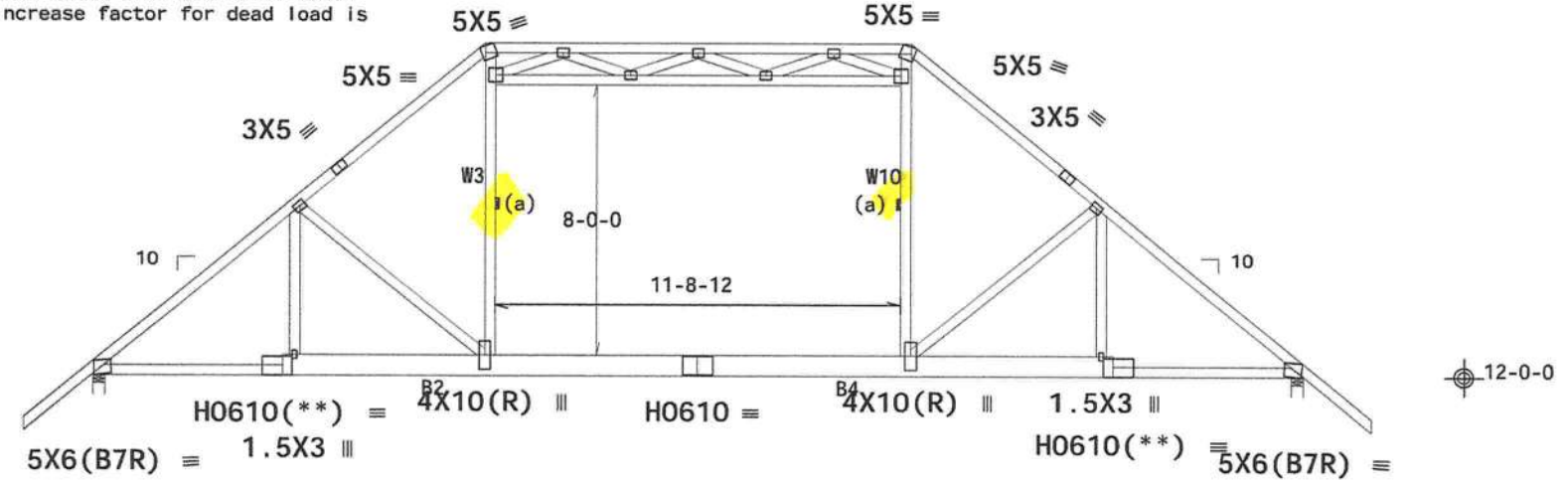
120 mph wind, 16.29 ft mean hgt, ASCE 7-10, CLOSED bldg, Located anywhere in roof, RISK CAT II, EXP B, wind TC DL=3.5 psf, wind BC DL=5.0 psf. GCpi(+/-)=0.18

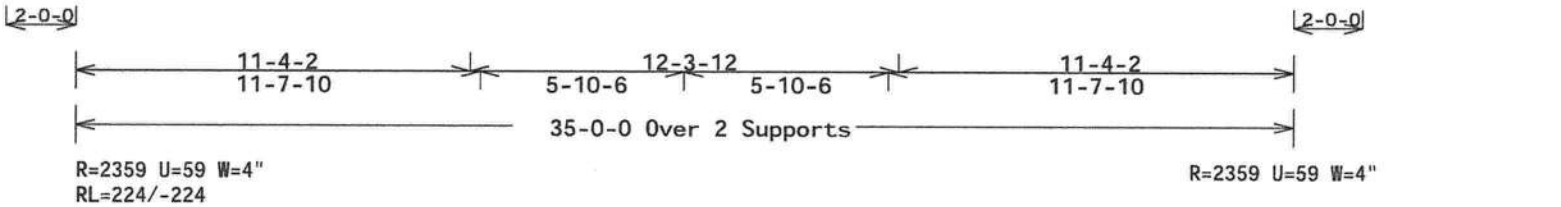
Wind loads and reactions based on MWFRS with additional C&C member design.

(a) Continuous lateral restraint equally spaced on member.

Bottom chord checked for 10.00 psf non-concurrent live load.

BC attic room floor loading: LL = 40.00 psf; DL = 10.00 psf; from 11-7-10 to 23-4-6.





Note: All Plates Are 3X4 Except As Shown.

Design Crit: FBC2010Res/TPI-2007(STD)

PLT TYP. 20 Gauge HS,Wave FT/RT=10%(0%)/0(0) 14.03.01 1130.16 QTY:22 FL/-/5/-/-/R/- Scale =.1875"/Ft.

ALPINE AN ITW COMPANY

2400 Lake Orange Dr., Suite 150
Orlando, FL 32837
FL COA #0 278

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WALTER P. FINN LICENSE No. 22639 STATE OF FLORIDA PROFESSIONAL ENGINEER

02/03/2015

TC LL	20.0 PSF	REF	R9114- 82542
TC DL	7.0 PSF	DATE	02/03/15
BC DL	10.0 PSF	DRW	HCUSR9114 15034007
BC LL	0.0 PSF		HC-ENG JB/WPF
TOT.LD.	37.0 PSF	SEQN-	422259
DUR.FAC.	1.25		
SPACING	24.0"	JREF-	1VDP487_Z03

THIS DWG PREPARED FROM COMPUTER INPUT (LOADS & DIMENSIONS) SUBMITTED BY TRUSS MFR.

Value Set: 13B (Effective 6/1/2013)

Top chord 2x4 SP #1
Bot chord 2x4 SP #1
Webs 2x4 SP #3

Lumber value set "13B" uses design values approved 1/30/2013 by ALSC

In lieu of structural panels use purlins to brace all flat TC @ 24" OC.

Bottom chord checked for 10.00 psf non-concurrent live load.

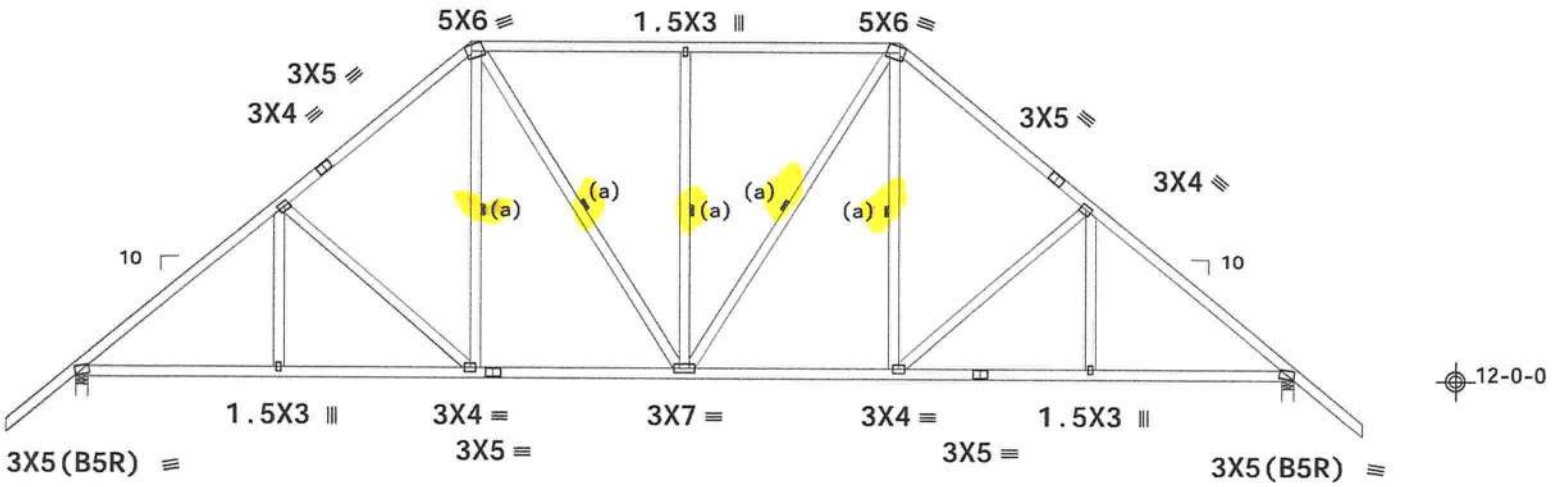
120 mph wind, 16.29 ft mean hgt, ASCE 7-10, CLOSED bldg, not located within 4.50 ft from roof edge, RISK CAT II, EXP B, wind TC DL=3.5 psf, wind BC DL=5.0 psf. GCpi(+/-)=0.18

Wind loads and reactions based on MWFRS with additional C&C member design.

(a) Continuous lateral restraint equally spaced on member.

Truss passed check for 20 psf additional bottom chord live load in areas with 42"-high x 24"-wide clearance.

Deflection meets L/240 live and L/180 total load. Creep increase factor for dead load is 1.50.



Design Crit: FBC2010Res/TPI-2007(STD)

PLT TYP. Wave FT/RT=10%(0%)/0(0) 14.03.01 1120.16 QTY:5 FL/-/5/-/-/R/- Scale =.1875"/Ft.

ALPINE AN ITW COMPANY

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FL COA #0 278

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For more information see this job's general notes page and these web sites:
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WALTER P. FINN LICENSE No. 22839 STATE OF FLORIDA PROFESSIONAL ENGINEER

02/03/2015

TC LL	20.0 PSF	REF	R9114- 82543
TC DL	7.0 PSF	DATE	02/03/15
BC DL	10.0 PSF	DRW	HCUSR9114 15034001
BC LL	0.0 PSF		HC-ENG JB/WPF
TOT.LD.	37.0 PSF	SEQN-	389984
DUR.FAC.	1.25		
SPACING	24.0"	JREF-	1VDP487_Z03

(15-019--BRYAN ZECHER /Keen Detached Garage Bonu -- Lake City, FL - A2 35' Common)

Value Set: 13B (Effective 6/1/2013)

Top chord 2x4 SP #1
Bot chord 2x4 SP #1
Webs 2x4 SP #3

Lumber value set "13B" uses design values approved 1/30/2013 by ALSC

In lieu of structural panels use purlins to brace all flat TC @ 24" OC.

Bottom chord checked for 10.00 psf non-concurrent live load.

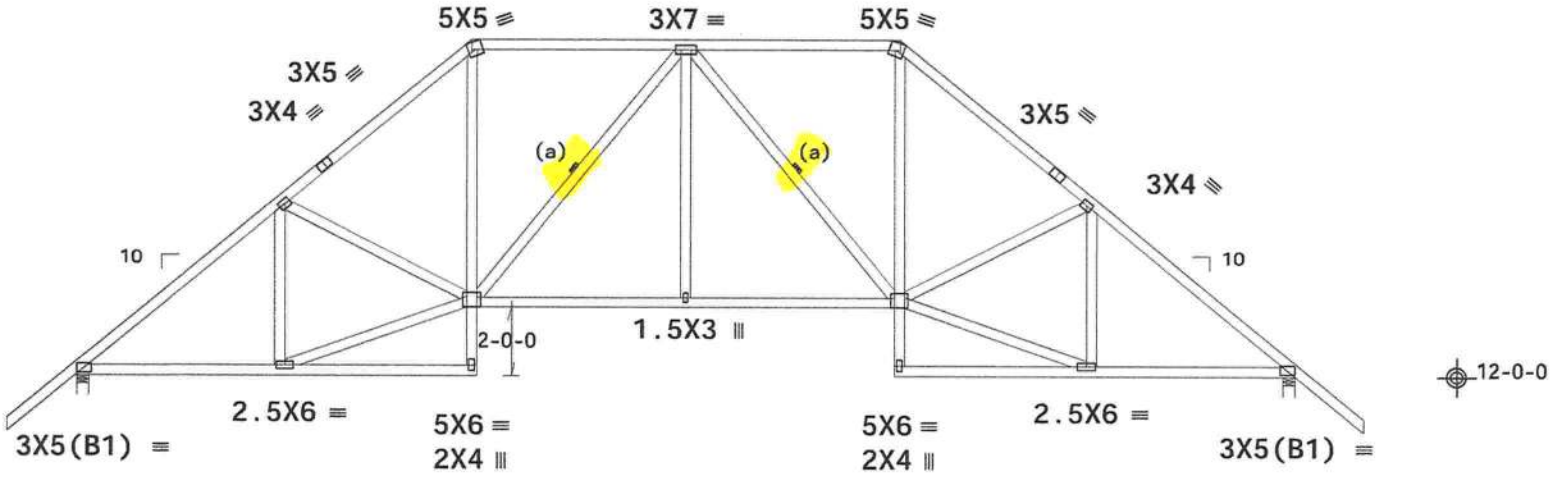
120 mph wind, 16.29 ft mean hgt, ASCE 7-10, CLOSED bldg, Located anywhere in roof, RISK CAT II, EXP B, wind TC DL=3.5 psf, wind BC DL=5.0 psf. GCpi(+/-)=0.18

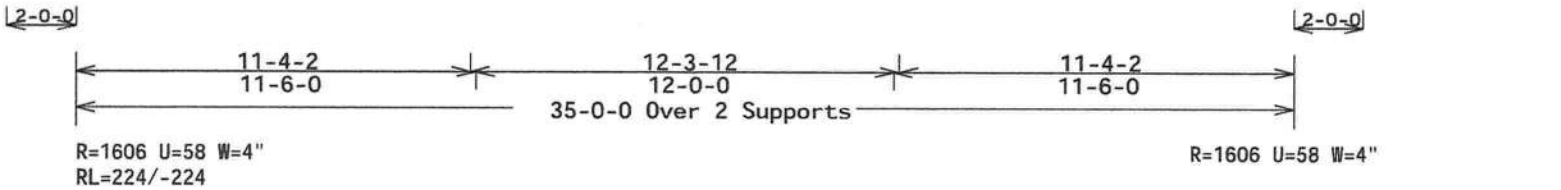
Wind loads and reactions based on MWFRS with additional C&C member design.

(a) Continuous lateral restraint equally spaced on member.

Truss passed check for 20 psf additional bottom chord live load in areas with 42"-high x 24"-wide clearance.

Deflection meets L/240 live and L/180 total load. Creep increase factor for dead load is 1.50.





R=1606 U=58 W=4"
RL=224/-224

R=1606 U=58 W=4"

Design Crit: FBC2010Res/TPI-2007(STD)

PLT TYP. Wave | FT/RT=10%(0%)/0(0) | 14.03.01 1120 16 | QTY:2 | FL/-/5/-/-/R/- | Scale =.1875"/Ft.

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WALTER P. FINN LICENSE No. 22839 STATE OF FLORIDA PROFESSIONAL ENGINEER

02/03/2015

TC LL	20.0 PSF	REF	R9114- 82544
TC DL	7.0 PSF	DATE	02/03/15
BC DL	10.0 PSF	DRW	HCUSR9114 15034002
BC LL	0.0 PSF		HC-ENG JB/WPF
TOT.LD.	37.0 PSF	SEQN-	390000
DUR.FAC.	1.25		
SPACING	24.0"		JREF- 1VDP487_Z03

(15-019--BRYAN ZECHER /Keen Detached Garage Bonu -- Lake City, FL - ADG 35' Gable)

THIS DWG PREPARED FROM COMPUTER INPUT (LOADS & DIMENSIONS) SUBMITTED BY TRUSS MFR.

Value Set: 13B (Effective 6/1/2013)

Top chord 2x4 SP #1
Bot chord 2x4 SP #1
Webs 2x4 SP #3
:Stack Chord SC1 2x4 SP #1::Stack Chord SC2 2x4 SP #1:

Lumber value set "13B" uses design values approved 1/30/2013 by ALSC

Stacked top chord must NOT be notched or cut in area (NNL). Dropped top chord braced at 24" o.c. intervals. Attach stacked top chord (SC) to dropped top chord in notchable area using 3x4 tie-plates 24" o.c. Center plate on stacked/dropped chord interface, plate length perpendicular to chord length. Splice top chord in notchable area using 3x6.

Bottom chord checked for 10.00 psf non-concurrent live load.

See DWGS A12030ENC101014 & GBLLETIN1014 for more requirements.

+ MEMBER TO BE LATERALLY BRACED FOR OUT OF PLANE WIND LOADS. BRACING SYSTEM TO BE DESIGNED AND FURNISHED BY OTHERS.

120 mph wind, 16.29 ft mean hgt, ASCE 7-10, CLOSED bldg, Located anywhere in roof, RISK CAT II, EXP B, wind TC DL=3.5 psf, wind BC DL=5.0 psf. GCpi(+/-)=0.18

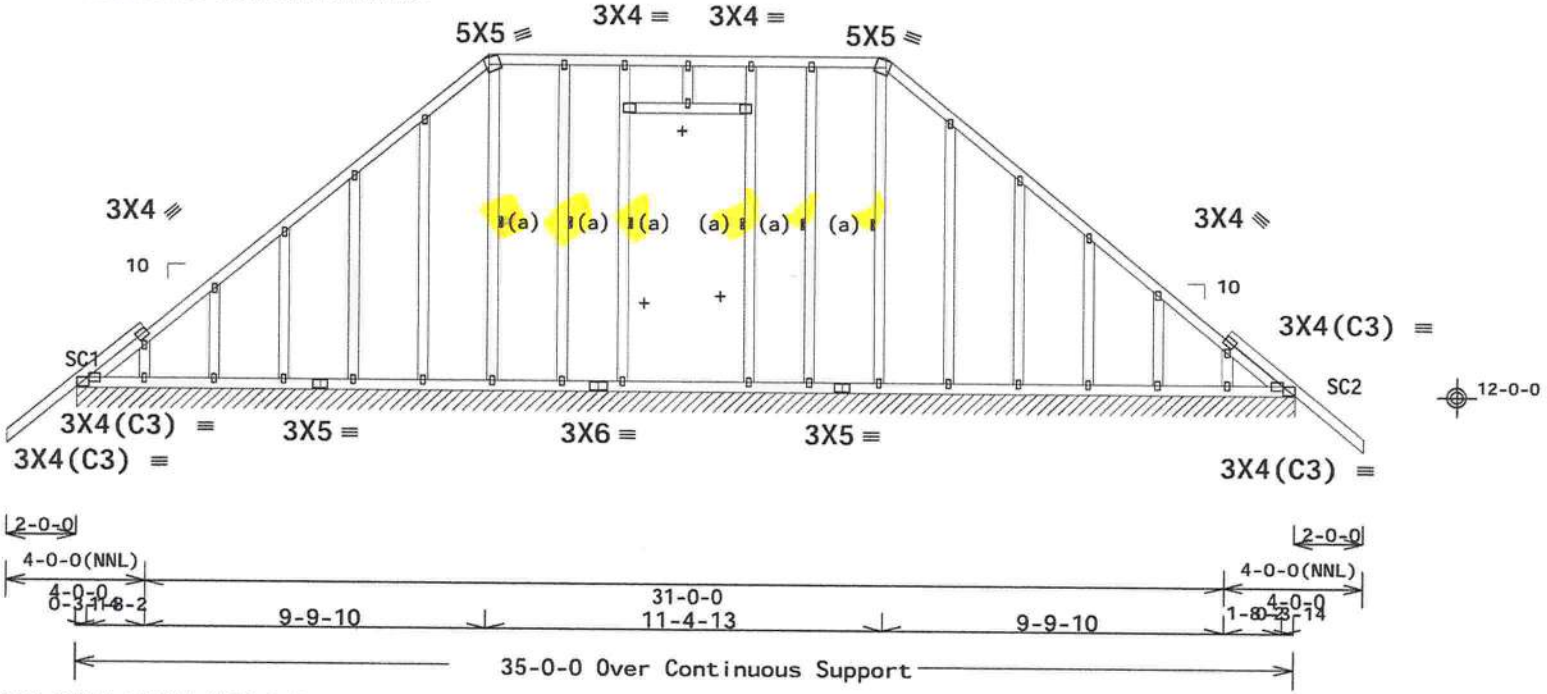
Wind loads and reactions based on MWFRS with additional C&C member design.

Truss designed to support 2-0-0 top chord outlookers and 10.00 PSF cladding load one face, and 24.0" span on opposite face. Top chord must not be cut or notched.

(a) Continuous lateral restraint equally spaced on member.

In lieu of structural panels use purlins to brace all flat TC @ 24" OC.

Deflection meets L/240 live and L/180 total load. Creep increase factor for dead load is 1.50.



R=208 PLF U=15 PLF W=35-0-0
RL=13/-13 PLF

Note: All Plates Are 1.5X3 Except As Shown.

PLT TYP. Wave

Design Crit: FBC2010Res/TPI-2007(STD)
FT/RT=10%(0%)/0(0)

14.03.01.0122.23

QTY:1

FL/-/5/-/-/R/-

Scale =.1875"/Ft.

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FL COA #0 278

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WALTER P. FINN LICENSE No. 22839 STATE OF FLORIDA PROFESSIONAL ENGINEER

02/03/2015

TC LL	20.0 PSF	REF	R9114- 82545
TC DL	7.0 PSF	DATE	02/03/15
BC DL	10.0 PSF	DRW	HCUSR9114 15034003
BC LL	0.0 PSF	HC-ENG	JB/WPF
TOT.LD.	37.0 PSF	SEQN-	392288
DUR.FAC.	1.25		
SPACING	24.0"	JREF-	1VDP487_Z03

(15-019--BRYAN ZECHER /Keen Detached Garage Bonu -- Lake City, FL - ADG2 35' Gable)

THIS DWG PREPARED FROM COMPUTER INPUT (LOADS & DIMENSIONS) SUBMITTED BY TRUSS MFR.

Value Set: 13B (Effective 6/1/2013)

Top chord 2x4 SP #1
Bot chord 2x4 SP #1
Webs 2x4 SP #3
:Stack Chord SC1 2x4 SP #1::Stack Chord SC2 2x4 SP #1:

Lumber value set "13B" uses design values approved 1/30/2013 by ALSC

Stacked top chord must NOT be notched or cut in area (NNL). Dropped top chord braced at 24" o.c. intervals. Attach stacked top chord (SC) to dropped top chord in notchable area using 3x4 tie-plates 24" o.c. Center plate on stacked/dropped chord interface, plate length perpendicular to chord length. Splice top chord in notchable area using 3x6.

Bottom chord checked for 10.00 psf non-concurrent live load.

See DWGS A12030ENC101014 & GBLLETIN1014 for more requirements.

+ MEMBER TO BE LATERALLY BRACED FOR OUT OF PLANE WIND LOADS. BRACING SYSTEM TO BE DESIGNED AND FURNISHED BY OTHERS.

120 mph wind, 16.29 ft mean hgt, ASCE 7-10, CLOSED bldg, Located anywhere in roof, RISK CAT II, EXP B, wind TC DL=3.5 psf, wind BC DL=5.0 psf. GCpi(+/-)=0.18

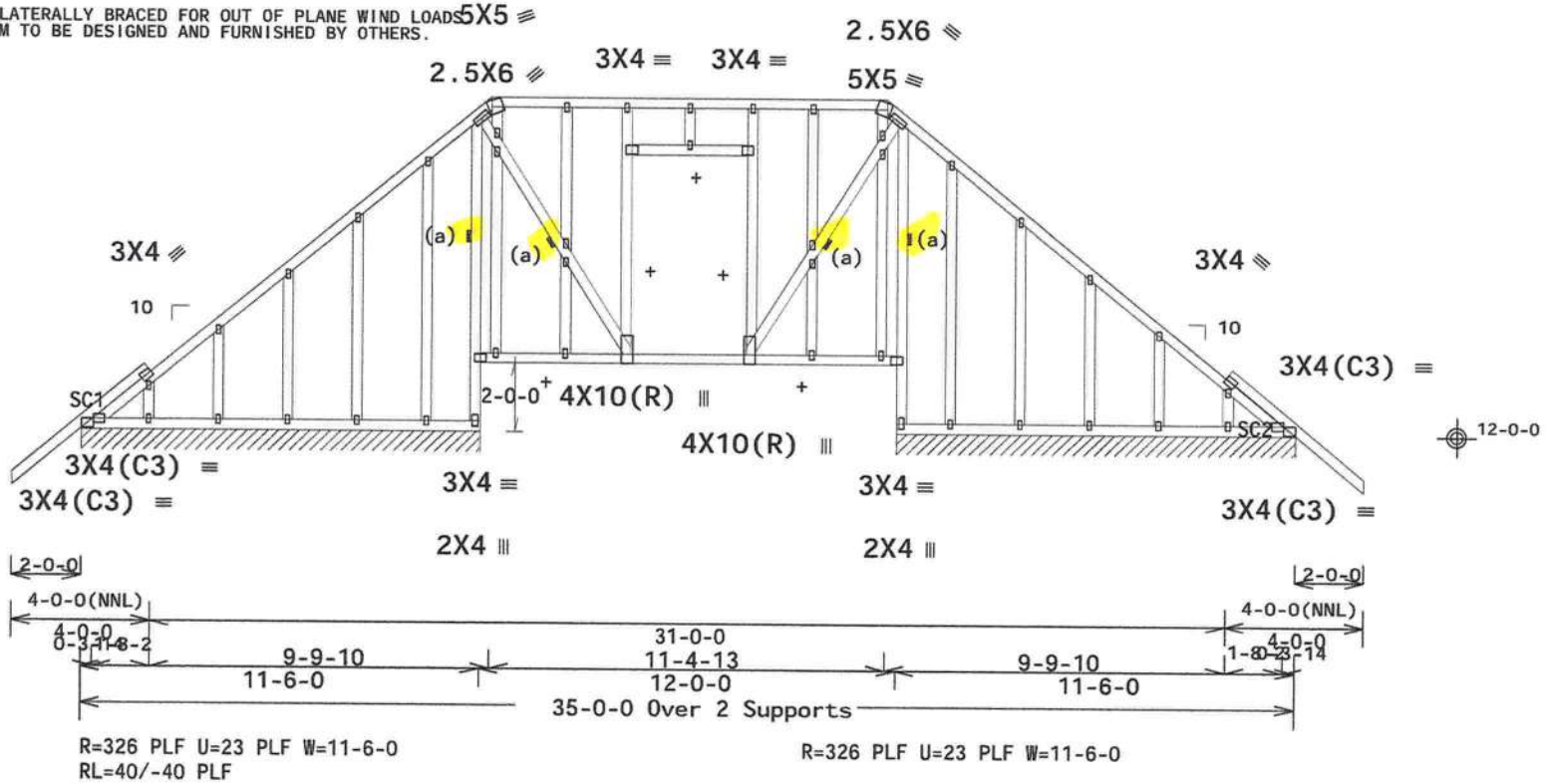
Wind loads and reactions based on MWFRS with additional C&C member design.

Truss designed to support 2-0-0 top chord outlookers and 10.00 PSF cladding load one face, and 24.0" span on opposite face. Top chord must not be cut or notched.

(a) Continuous lateral restraint equally spaced on member.

In lieu of structural panels use purlins to brace all flat TC @ 24" OC.

Deflection meets L/240 live and L/180 total load. Creep increase factor for dead load is 1.50.



R=326 PLF U=23 PLF W=11-6-0
RL=40/-40 PLF

R=326 PLF U=23 PLF W=11-6-0

Note: All Plates Are 1.5X3 Except As Shown.

Design Crit: FBC2010Res/TPI-2007(STD)

PLT TYP. Wave

FT/RT=10%(0%)/0(0)

14.03.01 0122.23

QTY:1

FL/-/5/-/-/R/-

Scale =.1875"/Ft.

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FL COA #0 278

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02/03/2015

TC LL	20.0 PSF	REF	R9114- 82546
TC DL	7.0 PSF	DATE	02/03/15
BC DL	10.0 PSF	DRW	HCUSR9114 15034004
BC LL	0.0 PSF	HC-ENG	JB/WPF
TOT.LD.	37.0 PSF	SEQN-	392282
DUR.FAC.	1.25		
SPACING	24.0"	JREF-	1VDP487_Z03

THIS DWG PREPARED FROM COMPUTER INPUT (LOADS & DIMENSIONS) SUBMITTED BY TRUSS MFR.

(15-019--BRYAN ZECHER /Keen Detached Garage Bonu -- Lake City, FL - PBA 12'3"12 Common)

Value Set: 13B (Effective 6/1/2013)

Top chord 2x4 SP #1
Bot chord 2x4 SP #1
Webs 2x4 SP #3

Lumber value set "13B" uses design values approved 1/30/2013 by ALSC

Bottom chord checked for 10.00 psf non-concurrent live load.

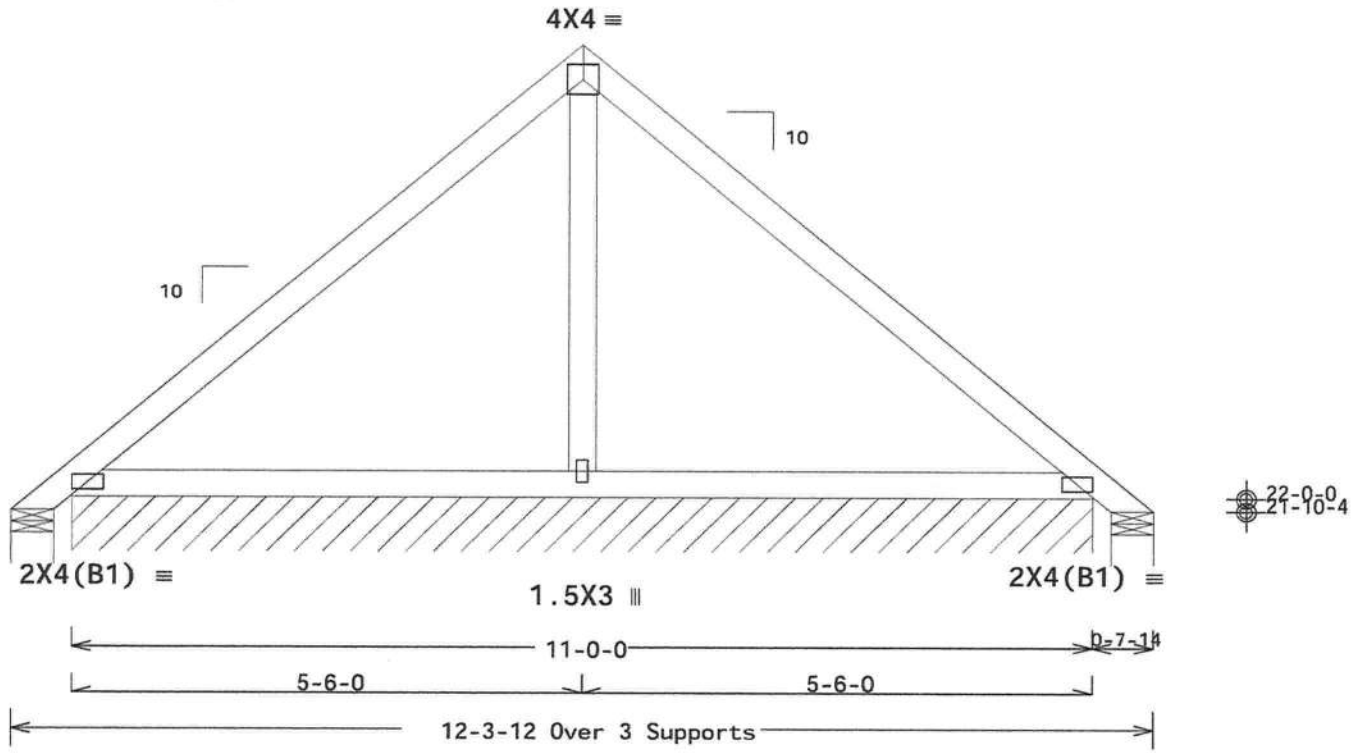
Deflection meets L/240 live and L/180 total load. Creep increase factor for dead load is 1.50.

Refer to DWG PB160101014 for piggyback details.

Negative reaction(s) of -251# MAX. (See below) from a non-wind load case requires uplift connection.

120 mph wind, 24.42 ft mean hgt, ASCE 7-10, CLOSED bldg, Located anywhere in roof, RISK CAT II, EXP B, wind TC DL=3.5 psf, wind BC DL=5.0 psf. GCpi(+/-)=0.18

Wind loads and reactions based on MWFRS with additional C&C member design.



Design Crit: FBC2010Res/TPI-2007(STD)

PLT TYP. Wave FT/RT=10%(0%)/0(0) 14.03.01.11:22:23 QTY:29 FL/-/5/-/-/R/- Scale =.5"/Ft.

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FL COA #0 278

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WALTER F. FINN LICENSE No. 22839 STATE OF FLORIDA PROFESSIONAL ENGINEER
02/03/2015

TC LL	20.0 PSF	REF	R9114- 82547
TC DL	7.0 PSF	DATE	02/03/15
BC DL	10.0 PSF	DRW	HCUSR9114 15034005
BC LL	0.0 PSF	HC-ENG	JB/WPF
TOT.LD.	37.0 PSF	SEQN-	392276
DUR.FAC.	1.25		
SPACING	24.0"	JREF-	1VDP487_Z03

(15-019--BRYAN ZECHER /Keen Detached Garage Bonu -- Lake City, FL - PBA2 12'3"12 Gable)

THIS DWG PREPARED FROM COMPUTER INPUT (LOADS & DIMENSIONS) SUBMITTED BY TRUSS MFR.

Value Set: 13B (Effective 6/1/2013)

Top chord 2x4 SP #1
Bot chord 2x4 SP #1
Webs 2x4 SP #3

Lumber value set "13B" uses design values approved 1/30/2013 by ALSC

See DWGS A12030ENC101014, GBLLETIN1014, & GABRST101014 for gable wind bracing requirements.

Bottom chord checked for 10.00 psf non-concurrent live load.

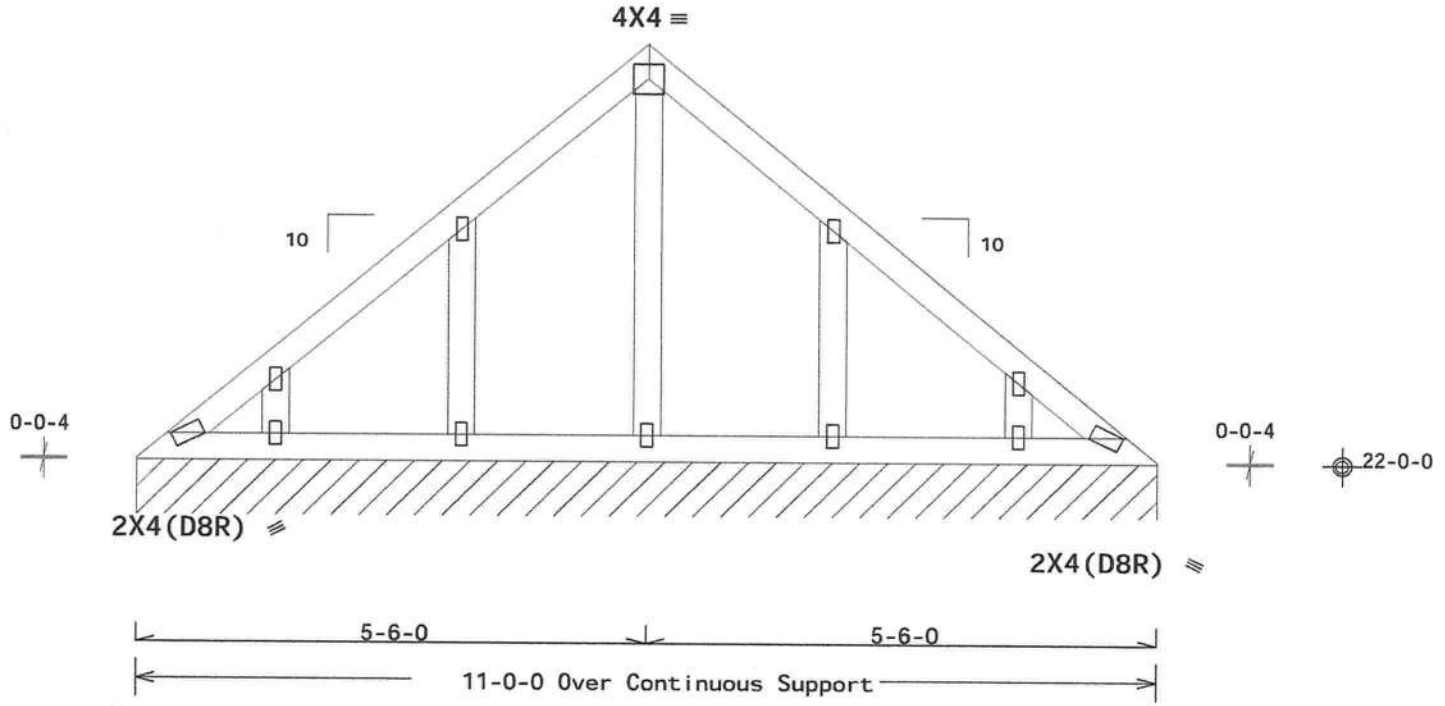
Refer to DWG PB160101014 for piggyback details.

120 mph wind, 24.45 ft mean hgt, ASCE 7-10, CLOSED bldg, Located anywhere in roof, RISK CAT II, EXP B, wind TC DL=3.5 psf, wind BC DL=5.0 psf. GCpi(+/-)=0.18

Wind loads and reactions based on MWFRS with additional C&C member design.

Truss designed to support 2-0-0 top chord outlookers and 10.00 PSF cladding load one face, and 24.0" span on opposite face. Top chord must not be cut or notched.

Deflection meets L/240 live and L/180 total load. Creep increase factor for dead load is 1.50.



R=161 PLF U=40 PLF W=11-0-0
RL=14/-14 PLF

Note: All Plates Are 1.5X3 Except As Shown.

Design Crit: FBC2010Res/TPI-2007(STD)

PLT TYP. Wave FT/RT=10%(0%)/0(0) 14.03.01 [illegible] QTY:2 FL/-/5/-/-/R/- Scale =.5"/Ft.

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Orlando, FL 32837
FL COA #0 278

WALTER P. FINN LICENSE No. 22839 STATE OF FLORIDA PROFESSIONAL ENGINEER

02/03/2015

TC LL	20.0 PSF	REF	R9114- 82548
TC DL	7.0 PSF	DATE	02/03/15
BC DL	10.0 PSF	DRW	HCUSR9114 15034006
BC LL	0.0 PSF		HC-ENG JB/WPF
TOT.LD.	37.0 PSF	SEQN-	422286
DUR.FAC.	1.25		
SPACING	24.0"	JREF-	1VDP487_Z03

CLR Reinforcing Member Substitution

This detail is to be used when a Continuous Lateral Restraint (CLR) is specified on a truss design but an alternative web reinforcement method is desired.

Notes:

This detail is only applicable for changing the specified CLR shown on single ply sealed designs to T-reinforcement or L-reinforecement or scab reinforcement.

Alternative reinforcement specified in chart below may be conservative. For minimum alternative reinforcement, re-run design with appropriate reinforcement type.

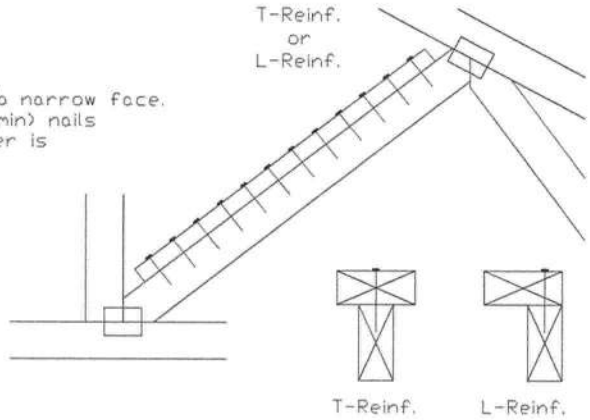
Web Member Size	Specified CLR Restraint	Alternative Reinforecement T- or L- Reinf.	Scab Reinf.
2x3 or 2x4	1 row	2x4	1-2x4
2x3 or 2x4	2 rows	2x6	2-2x4
2x6	1 row	2x4	1-2x6
2x6	2 rows	2x6	2-2x4(*)
2x8	1 row	2x6	1-2x8
2x8	2 rows	2x6	2-2x6(*)

T-reinforcement, L-reinforcement, or scab reinforcement to be same species and grade or better than web member unless specified otherwise on Engineer's sealed design.

(*) Center scab on wide face of web. Apply (1) scab to each face of web.

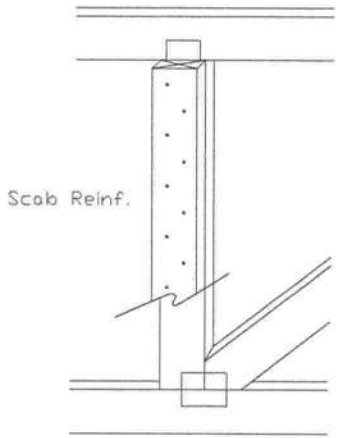
T-Reinforcement or L-Reinforcement:

Apply to either side of web narrow face. Attach with 10d (0.128"x3.0",min) nails at 6" o.c. Reinforcing member is a minimum 80% of web member length.



Scab Reinforcement:

Apply scab(s) to wide face of web. No more than (1) scab per face. Attach with 10d (0.128"x3.0",min) nails at 6" o.c. Reinforcing member is a minimum 80% of web member length.



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TC LL	PSF	REF CLR Subst.
TC DL	PSF	DATE 10/01/14
BC DL	PSF	DRWG BRCLBSUB1014
BC LL	PSF	
TOT. LD.	PSF	
DUR. FAC.		
SPACING		

Gable Stud Reinforcement Detail

ASCE 7-10: 120 mph Wind Speed, 30' Mean Height, Enclosed, Exposure C, Kzt = 1.00

Or: 100 Mph Wind Speed, 30' Mean Height, Partially Enclosed, Exposure C, Kzt = 1.00
Or: 100 mph Wind Speed, 30' Mean Height, Enclosed, Exposure D, Kzt = 1.00

Max Gable Vertical Length

2x4 Gable Vertical Spacing	Species	Brace Grade	No Braces	(1) 1x4 "L" Brace * Group A	(1) 1x4 "L" Brace * Group B	(1) 2x4 "L" Brace * Group A	(1) 2x4 "L" Brace * Group B	(2) 2x4 "L" Brace ** Group A	(2) 2x4 "L" Brace ** Group B	(1) 2x6 "L" Brace * Group A	(1) 2x6 "L" Brace * Group B	(2) 2x6 "L" Brace ** Group A	(2) 2x6 "L" Brace ** Group B
24" o.c.	SPF HF	#1 / #2	4' 7"	7' 10"	8' 1"	9' 3"	9' 7"	11' 0"	11' 5"	14' 0"	14' 0"	14' 0"	14' 0"
		#3	4' 4"	7' 2"	7' 8"	9' 1"	9' 5"	10' 10"	11' 4"	14' 0"	14' 0"	14' 0"	14' 0"
		Stud	4' 4"	7' 2"	7' 7"	9' 1"	9' 5"	10' 10"	11' 4"	14' 0"	14' 0"	14' 0"	14' 0"
		Standard	4' 4"	6' 2"	6' 7"	8' 2"	8' 9"	10' 10"	11' 4"	12' 10"	13' 9"	14' 0"	14' 0"
	SP DFL	#1	4' 10"	7' 11"	8' 2"	9' 4"	9' 8"	11' 1"	11' 6"	14' 0"	14' 0"	14' 0"	14' 0"
		#2	4' 7"	7' 10"	8' 1"	9' 3"	9' 7"	11' 0"	11' 5"	14' 0"	14' 0"	14' 0"	14' 0"
		#3	4' 6"	6' 6"	6' 11"	8' 7"	9' 2"	10' 11"	11' 4"	13' 6"	14' 0"	14' 0"	14' 0"
		Stud	4' 6"	6' 6"	6' 11"	8' 7"	9' 2"	10' 11"	11' 4"	13' 6"	14' 0"	14' 0"	14' 0"
		Standard	4' 4"	5' 9"	6' 1"	7' 7"	8' 2"	10' 4"	11' 1"	11' 11"	12' 10"	14' 0"	14' 0"
16" o.c.	SPF HF	#1 / #2	5' 3"	8' 11"	9' 3"	10' 7"	11' 0"	12' 7"	13' 1"	14' 0"	14' 0"	14' 0"	14' 0"
		#3	5' 0"	8' 10"	9' 3"	10' 5"	10' 10"	12' 5"	12' 11"	14' 0"	14' 0"	14' 0"	14' 0"
		Stud	5' 0"	8' 9"	9' 2"	10' 5"	10' 10"	12' 5"	12' 11"	14' 0"	14' 0"	14' 0"	14' 0"
		Standard	5' 0"	7' 6"	8' 0"	10' 1"	10' 9"	12' 5"	12' 11"	14' 0"	14' 0"	14' 0"	14' 0"
	SP DFL	#1	5' 6"	9' 1"	9' 5"	10' 8"	11' 1"	12' 8"	13' 2"	14' 0"	14' 0"	14' 0"	14' 0"
		#2	5' 3"	8' 11"	9' 3"	10' 7"	11' 0"	12' 7"	13' 1"	14' 0"	14' 0"	14' 0"	14' 0"
		#3	5' 1"	7' 11"	8' 5"	10' 6"	10' 11"	12' 6"	13' 0"	14' 0"	14' 0"	14' 0"	14' 0"
		Stud	5' 0"	7' 11"	8' 5"	10' 6"	10' 11"	12' 6"	13' 0"	14' 0"	14' 0"	14' 0"	14' 0"
		Standard	5' 0"	7' 0"	7' 5"	9' 4"	10' 0"	12' 5"	12' 11"	14' 0"	14' 0"	14' 0"	14' 0"
12" o.c.	SPF HF	#1 / #2	5' 9"	9' 10"	10' 2"	11' 7"	12' 1"	12' 7"	14' 0"	14' 0"	14' 0"	14' 0"	14' 0"
		#3	5' 6"	9' 8"	10' 1"	11' 6"	11' 11"	13' 8"	14' 0"	14' 0"	14' 0"	14' 0"	14' 0"
		Stud	5' 6"	9' 8"	10' 1"	11' 6"	11' 11"	13' 8"	14' 0"	14' 0"	14' 0"	14' 0"	14' 0"
		Standard	5' 6"	8' 8"	9' 3"	11' 6"	11' 11"	13' 8"	14' 0"	14' 0"	14' 0"	14' 0"	14' 0"
	SP DFL	#1	6' 0"	10' 0"	10' 4"	11' 9"	12' 2"	14' 0"	14' 0"	14' 0"	14' 0"	14' 0"	14' 0"
		#2	5' 9"	9' 10"	10' 2"	11' 7"	12' 1"	13' 10"	14' 0"	14' 0"	14' 0"	14' 0"	14' 0"
		#3	5' 8"	9' 2"	9' 9"	11' 6"	12' 0"	13' 9"	14' 0"	14' 0"	14' 0"	14' 0"	14' 0"
		Stud	5' 8"	9' 2"	9' 9"	11' 6"	12' 0"	13' 9"	14' 0"	14' 0"	14' 0"	14' 0"	14' 0"
		Standard	5' 6"	8' 1"	8' 7"	10' 9"	11' 6"	13' 8"	14' 0"	14' 0"	14' 0"	14' 0"	14' 0"

Bracing Group Species and Grades:

Group A:

Spruce-Pine-Fir		Hem-Fir	
#1 / #2	Standard	#2	Stud
#3	Stud	#3	Standard

Douglas Fir-Larch	Southern Pine***
#3	#3
Stud	Stud
Standard	Standard

Group B:

Hem-Fir
#1 & Btr
#1

Douglas Fir-Larch	Southern Pine***
#1	#1
#2	#2

1x4 Braces shall be SRB (Stress-Rated Board).

***For 1x4 So. Pine use only Industrial 55 or Industrial 45 Stress-Rated Boards. Group B values may be used with these grades.

Gable Truss Detail Notes:

Wind Load deflection criterion is L/240.

Provide uplift connections for 70 plf over continuous bearing (5 psf TC Dead Load).

Gable end supports load from 4' 0" outlookers with 2' 0" overhang, or 12" plywood overhang.

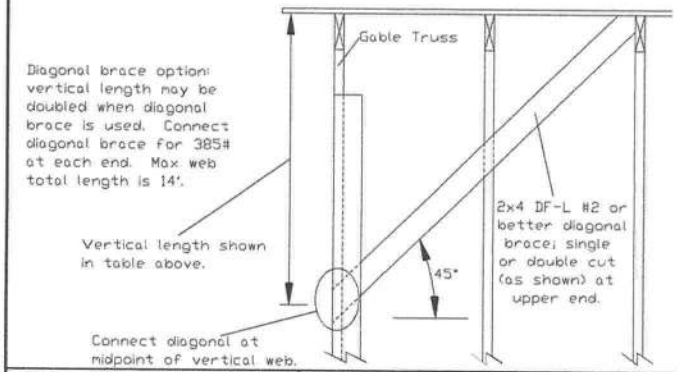
Attach "L" braces with 10d (0.128"x3.0" min) nails.

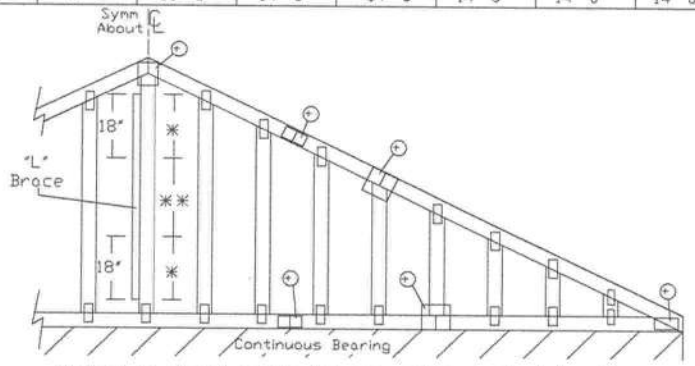
* For (1) "L" brace: space nails at 2" o.c. in 18" end zones and 4" o.c. between zones.

** For (2) "L" braces: space nails at 3" o.c. in 18" end zones and 6" o.c. between zones.

"L" bracing must be a minimum of 80% of web member length.

Diagonal brace option: vertical length may be doubled when diagonal brace is used. Connect diagonal brace for 385# at each end. Max web total length is 14'.





Refer to chart above for max gable vertical length.

Gable Vertical Plate Sizes

Vertical Length	No Splice
Less than 4' 0"	1X4 or 2X3
Greater than 4' 0", but less than 11' 6"	2X4
Greater than 11' 6"	3X4

+ Refer to common truss design for peak, splice, and heel plates.

Refer to the Building Designer for conditions not addressed by this detail.

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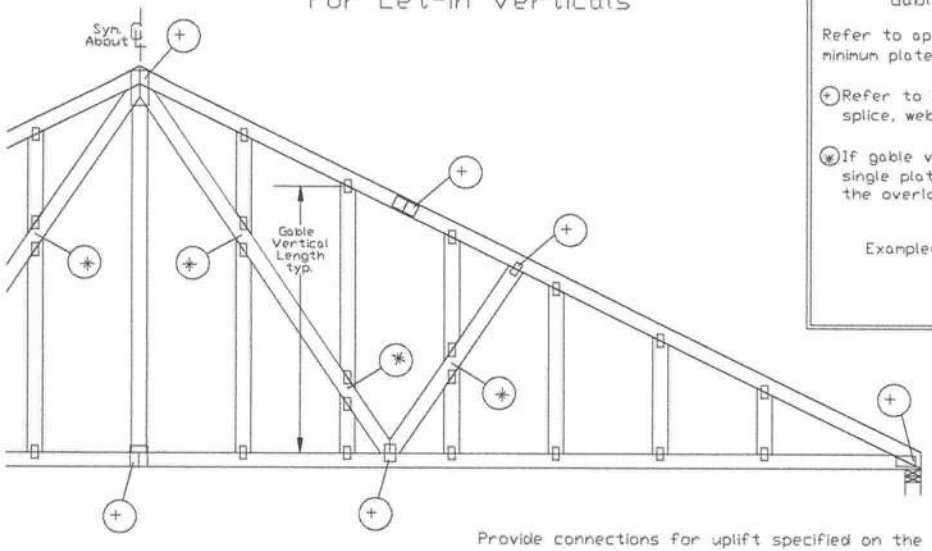
MAX. TOT. LD. 60 PSF

MAX. SPACING 24.0"

REF ASCE7-10-GAB12030
DATE 10/01/14
DRWG A12030ENC101014

02/03/2015

Gable Detail
For Let-in Verticals



Gable Truss Plate Sizes

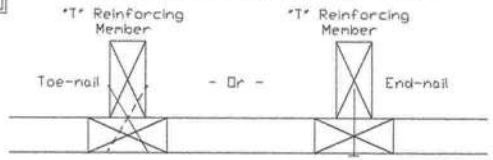
Refer to appropriate Alpine gable detail for minimum plate sizes for vertical studs.

⊕ Refer to Engineered truss design for peak, splice, web, and heel plates.

✱ If gable vertical plates overlap, use a single plate that covers the total area of the overlapped plates to span the web.

Example:

"T" Reinforcement Attachment Detail



Provide connections for uplift specified on the engineered truss design.

Attach each "T" reinforcing member with

End Driven Nails:
10d Common (0.148"x 3",min) Nails at 4" o.c. plus
(4) nails in the top and bottom chords.

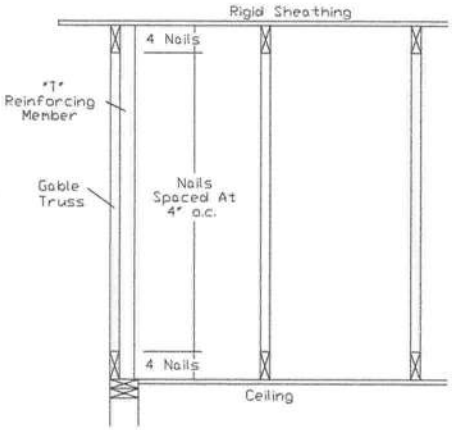
Toenailed Nails:
10d Common (0.148"x3",min) Toenails at 4" o.c. plus
(4) toenails in the top and bottom chords.

This detail to be used with the appropriate Alpine gable detail for ASCE wind load.

ASCE 7-05 Gable Detail Drawings
A13015051014, A12015051014, A11015051014, A10015051014, A14015051014, A13030051014, A12030051014, A11030051014, A10030051014, A14030051014

ASCE 7-10 Gable Detail Drawings
A11515ENC101014, A12015ENC101014, A14015ENC101014, A16015ENC101014, A18015ENC101014, A20015ENC101014, A20015END101014, A20015PED101014, A11530ENC101014, A12030ENC101014, A14030ENC101014, A16030ENC101014, A18030ENC101014, A20030ENC101014, A20030END101014, A20030PED101014

See appropriate Alpine gable detail for maximum unreinforced gable vertical length.



To convert from "L" to "T" reinforcing members, multiply "T" increase by length (based on appropriate Alpine gable detail).

Maximum allowable "T" reinforced gable vertical length is 14' from top to bottom chord.

"T" reinforcing member material must match size, specie, and grade of the "L" reinforcing member.

Web Length Increase w/ "T" Brace

"T" Reinf. Mbr. Size	"T" Increase
2x4	30 %
2x6	20 %

Example:
ASCE 7-10 Wind Speed = 120 mph
Mean Roof Height = 30 ft, Kzt = 1.00
Gable Vertical = 24"o.c. SP #3
"T" Reinforcing Member Size = 2x4
"T" Brace Increase (From Above) = 30% = 1.30
(1) 2x4 "L" Brace Length = 8' 7"
Maximum "T" Reinforced Gable Vertical Length
1.30 x 8' 7" = 11' 2"

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MAX. TOT. LD. 60 PSF
DUR. FAC. ANY
MAX. SPACING 24.0"

REF	LET-IN VERT
DATE	10/01/14
DRWG	GBLLETIN1014

ASCE 7-10: 120 mph, 30' Mean Height, Closed, Exposure C
Common Residential Gable End Wind Bracing Requirements - Stiffeners

120 mph, 30ft. Mean Hgt, ASCE 7-10, Enclosed, Exp C, or
100 mph, 30ft. Mean Hgt, ASCE 7-10, Enclosed, Exp D, or
100 mph, 30ft. Mean Hgt, ASCE 7-10, Part. Enclosed, Exp C,
Kzt = 1.00, Wind TC DL=5.0 psf, Wind BC DL=5.0 psf.

Lateral chord bracing requirements
Top: Continuous roof sheathing
Bot: Continuous ceiling diaphragm

See Engineer's sealed design referencing this detail for lumber, plates, and other information not shown on this detail.

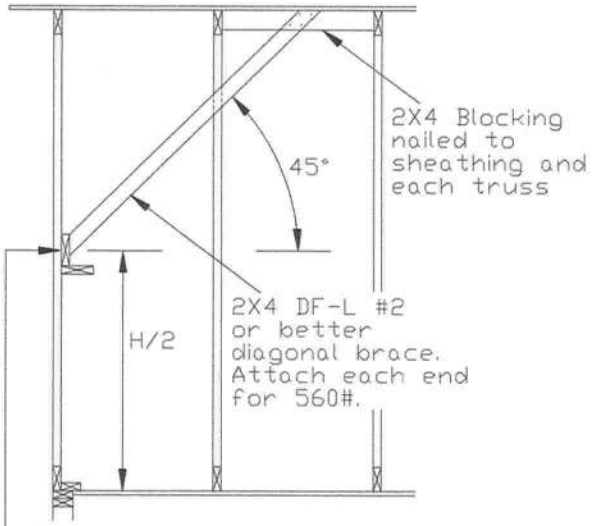
Nails: 10d box or gun (0.128"x3",min) nails.

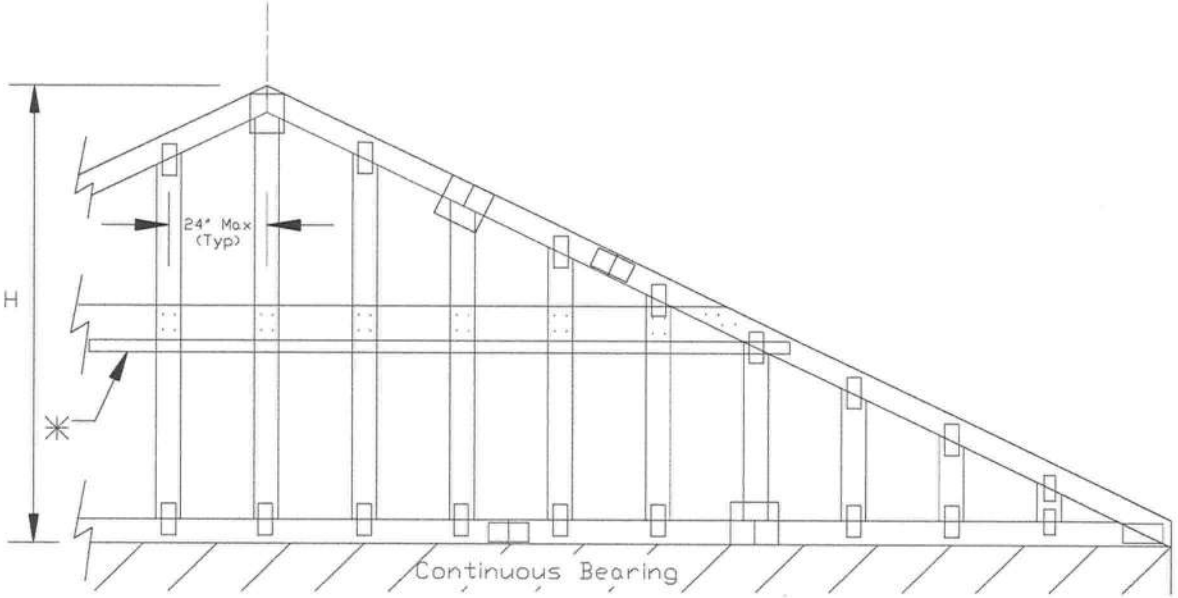
H Less than 4'6" - no stud bracing required

H Greater than 4'6" to 7'6" in length
provide a 2x6 stiffback at mid-height and brace stiffback to roof diaphragm every 6'0" (see detail below or refer to DRWG A12030ENC101014).

H Greater than 7'6" to 12'0" max:
provide a 2x6 stiffback at mid-height and brace to roof diaphragm every 4'0" (see detail below or refer to DRWG A12030ENC101014).

✳ Optional 2x L-reinforcement attached to stiffback with 10d box or gun (0.128" x 3", min.) nails @ 6" o.c.





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PROFESSIONAL ENGINEER

MAX. TOT. LD. 60 PSF

MAX. SPACING

REF	GE WHALER
DATE	10/01/14
DRWG	GABRST101014

Piggyback Detail - ASCE 7-10: 160 mph, 30' Mean Height, Enclosed, Exposure C, Kzt=1.00

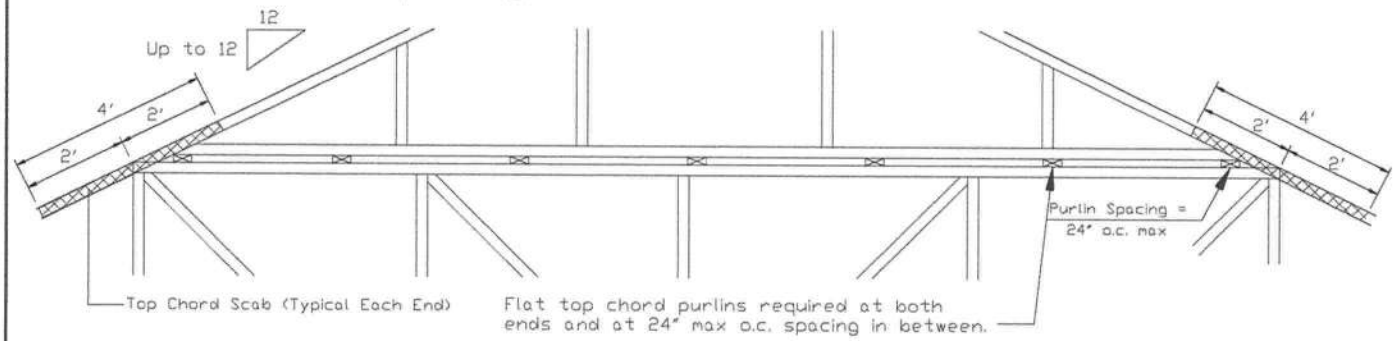
160 mph Wind, 30.00 ft Mean Hgt, ASCE 7-10, Enclosed Bldg. located anywhere in roof, Exp C, Wind DL= 5.0 psf (min), Kzt=1.0.
Or 140 mph wind, 30.00 ft Mean Hgt, ASCE 7-10, Enclosed Bldg. located anywhere in roof, Exp D, wind DL= 5.0 psf (min), Kzt=1.0.

Note: Top chords of trusses supporting piggyback cap trusses must be adequately braced by sheathing or purlins. The building Engineer of Record shall provide diagonal bracing or any other suitable anchorage to permanently restrain purlins, and lateral bracing for out of plane loads over gable ends.

Maximum truss spacing is 24" o.c. detail is not applicable if cap supports additional loads such as cupola, steeple, chimney or drag strut loads.

** Refer to Engineer's sealed truss design drawing for piggyback and base truss specifications.

Detail A : Purlin Spacing = 24" o.c. or less



Piggyback cap truss slant nailed to all top chord purlin bracing with (2) 16d box nails (0.135"x3.5") and secure top chord with 2x4 #3 grade scab (1 side only at each end) attached with 2 rows of 10d box nails (0.128"x3") at 4" o.c.

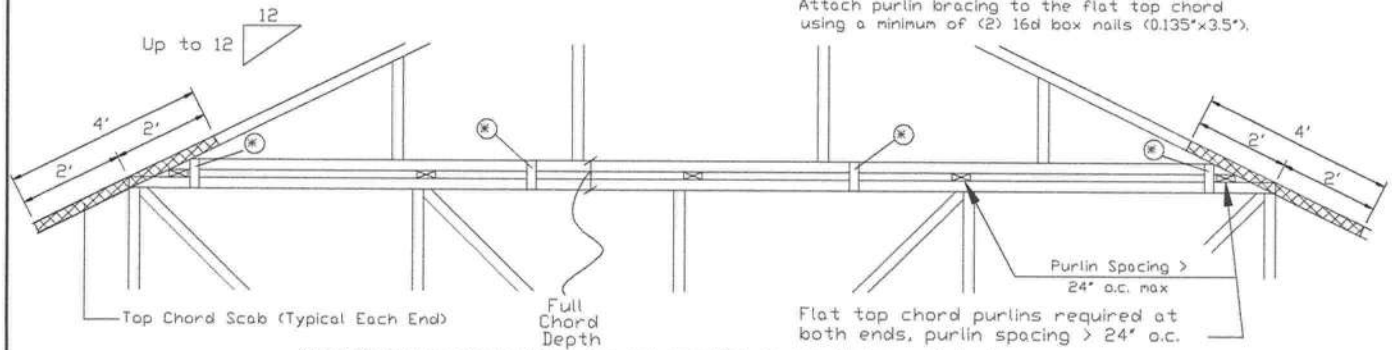
Attach purlin bracing to the flat top chord using (2) 16d box nails (0.135"x3.5").

The top chord #3 grade 2x4 scab may be replaced with either of the following: (1) 3X8 Trulox plate attached with (8) 0.120"x1.375" nails, (4) into cap TC & (4) into base truss TC or (1) 28PB wave piggyback plate plated to the piggyback truss TC and attached to the base truss TC with (4) 0.120"x1.375" nails. Note: Nailing thru holes of wave plate is acceptable.

Detail B : Purlin Spacing > 24" o.c.

Piggyback cap truss slant nailed to all top chord purlin bracing with (2) 16d box nails (0.135"x3.5") and secure top chord with 2x4 #3 grade scab (1 side only at each end) attached with 2 rows of 10d box nails (0.128"x3") at 4" o.c.

Attach purlin bracing to the flat top chord using a minimum of (2) 16d box nails (0.135"x3.5").



Note: If purlins or sheathing are not specified on the flat top of the base truss, purlins must be installed at 24" o.c. max. and use Detail A.

* In addition, provide connection with one of the following methods:

Trulox
Use 3X8 Trulox plates for 2x4 chord member, and 3X10 Trulox plates for 2x6 and larger chord members. Attach to each face @ 8' o.c. with (4) 0.120"x1.375" nails into cap bottom chord and (4) in base truss top chord. Trulox plates may be staggered 4' o.c. front to back faces.

APA Rated Gusset
8"x8"x7/16" (min) APA rated sheathing gussets (each face). Attach @ 8' o.c. with (8) 6d common (0.113"x2") nails per gusset, (4) in cap bottom chord and (4) in base truss top chord. Gussets may be staggered 4' o.c. front to back faces.

2x4 Vertical Scabs
2x4 SPF #2, full chord depth scabs (each face). Attach @ 8' o.c. with (6) 10d box nails (0.128"x3") per scab, (3) in cap bottom chord and (3) in base truss top chord. Scabs may be staggered 4' o.c. front to back faces.

28PB Wave Piggyback Plate
One 28PB wave piggyback plate to each face @ 8' o.c. Attach teeth to piggyback at time of fabrication. Attach to supporting truss with (4) 0.120"x1.375" nails per face per ply. Piggyback plates may be staggered 4' o.c. front to back faces.

ALPINE™
AN ITW COMPANY
13389 Lakefront Drive
Earth City, MO 63045

WALTER P. FINN LICENSE No. 22839 STATE OF FLORIDA PROFESSIONAL ENGINEER

Feb 03, 15

02/03/2015

SPACING 24.0"

REF	PIGGYBACK
DATE	10/01/14
DRWG	PB160101014

SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER 1502-04 CONTRACTOR Kevin Keen PHONE

THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT

In Columbia County one permit will cover all trades doing work at the permitted site. It is REQUIRED that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-6, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County.

Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.

ELECTRICAL	Print Name License #:	Signature Phone #:
MECHANICAL/ A/C	Print Name License #:	Signature Phone #:
PLUMBING/ GAS	Print Name License #:	Signature Phone #:
ROOFING	Print Name License #:	Signature Phone #:
SHEET METAL	Print Name License #:	Signature Phone #:
FIRE SYSTEM/ SPRINKLER	Print Name License#:	Signature Phone #:
SOLAR	Print Name License #:	Signature Phone #:

Specialty License	License Number	Sub-Contractor Printed Name	Sub-Contractor's Signature
MASON			
✓ CONCRETE FINISHER	000063	DARRYL SPRADLEY	Darrell Spradley
FRAMING			
INSULATION			
STUCCO			
DRYWALL			
PLASTER			
CABINET INSTALLER			
PAINTING			
ACOUSTICAL CEILING			
GLASS			
CERAMIC TILE			
FLOOR COVERING			
ALUM/VINYL SIDING			
GARAGE DOOR			
METAL BLDG ERECTOR			

F. S. 440.103 Building permits; identification of minimum premium policy.—Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

Contractor Forms: Subcontractor Form: 6/09

SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER 1502-04 CONTRACTOR Kelvin Keen PHONE _____

THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT

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ELECTRICAL	Print Name _____ License #:	Signature _____ Phone #:
MECHANICAL/ A/C _____	Print Name _____ License #:	Signature _____ Phone #:
PLUMBING/ GAS	Print Name _____ License #:	Signature _____ Phone #:
ROOFING	Print Name _____ License #:	Signature _____ Phone #:
SHEET METAL	Print Name _____ License #:	Signature _____ Phone #:
FIRE SYSTEM/ SPRINKLER	Print Name _____ License#:	Signature _____ Phone #:
SOLAR	Print Name _____ License #:	Signature _____ Phone #:

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON			
CONCRETE FINISHER			
✓ FRAMING	001545	CHRISTOPHER M. LUNDKIN	
INSULATION			
STUCCO			
DRYWALL			
PLASTER			
CABINET INSTALLER			
PAINTING			
ACOUSTICAL CEILING			
GLASS			
CERAMIC TILE			
FLOOR COVERING			
ALUM/VINYL SIDING			
GARAGE DOOR			
METAL BLDG ERECTOR			

F. S. 440.103 Building permits; identification of minimum premium policy.—Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

SUBCONTRACTOR VERIFICATION FORM

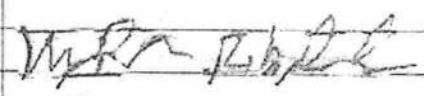
APPLICATION NUMBER # 15-02-04 CONTRACTOR Bryan Zecher PHONE 386-752-8653

THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT

In Columbia County one permit will cover all trades doing work at the permitted site. It is REQUIRED that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-6, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County.

Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.

ELECTRICAL	Print Name License #:	Signature Phone #:
MECHANICAL/ A/C _____	Print Name License #:	Signature Phone #:
PLUMBING/ GAS	Print Name License #:	Signature Phone #:
ROOFING	Print Name License #:	Signature Phone #:
SHEET METAL	Print Name License #:	Signature Phone #:
FIRE SYSTEM/ SPRINKLER	Print Name License#:	Signature Phone #:
SOLAR	Print Name License #:	Signature Phone #:

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON			
CONCRETE FINISHER			
FRAMING			
INSULATION			
STUCCO			
DRYWALL			
PLASTER			
CABINET INSTALLER			
PAINTING			
ACOUSTICAL CEILING			
GLASS			
CERAMIC TILE			
FLOOR COVERING			
ALUM/VINYL SIDING	000166	Mike Nicholson	
GARAGE DOOR			
METAL BLDG ERECTOR			

F. S. 440.103 Building permits; identification of minimum premium policy.--Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

Bryan Zecher turned it into the Owner.

SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER 1502-04 CONTRACTOR Kevin Keen PHON

THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT

In Columbia County one permit will cover all trades doing work at the permitted site. It is REQUIRED that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-6, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County.

Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.

ELECTRICAL 76	Print Name Marc Matthews	Signature
	License #: EC 13005459	Phone #: 386.344.2029
MECHANICAL/ A/C	Print Name N/A	Signature
	License #:	Phone #:
PLUMBING/ GAS 1081	Print Name Scott Wolfe	Signature
	License #: CFC 051621	Phone #: 386-935-0611
ROOFING 187	Print Name MacJohnson Roofing	Signature
	License #: RC 0061384	Phone #: 352.472.4943
SHEET METAL	Print Name	Signature
	License #: N/A	Phone #:
FIRE SYSTEM/ SPRINKLER	Print Name	Signature
	License#: N/A	Phone #:
SOLAR	Print Name	Signature
	License #: N/A	Phone #:

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON			
CONCRETE FINISHER	63	Spradley Lumpkin	Spradley Lumpkin
FRAMING	1545		
INSULATION	N/A		
STUCCO	N/A		
DRYWALL	N/A		
PLASTER	N/A		
CABINET INSTALLER	N/A		
PAINTING	N/A		
ACOUSTICAL CEILING	N/A		
GLASS	N/A		
CERAMIC TILE	N/A		
FLOOR COVERING	N/A		
ALUM/VINYL SIDING	1616	Nicholson	
GARAGE DOOR 99	CBC1258205	D 3 D GARAGE DOORS	
METAL BLDG ERECTOR	N/A		

F. S. 440.103 Building permits; identification of minimum premium policy.--Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER 32732 CONTRACTOR KEVIN KEEN PHONE (386) 590-0760

THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT

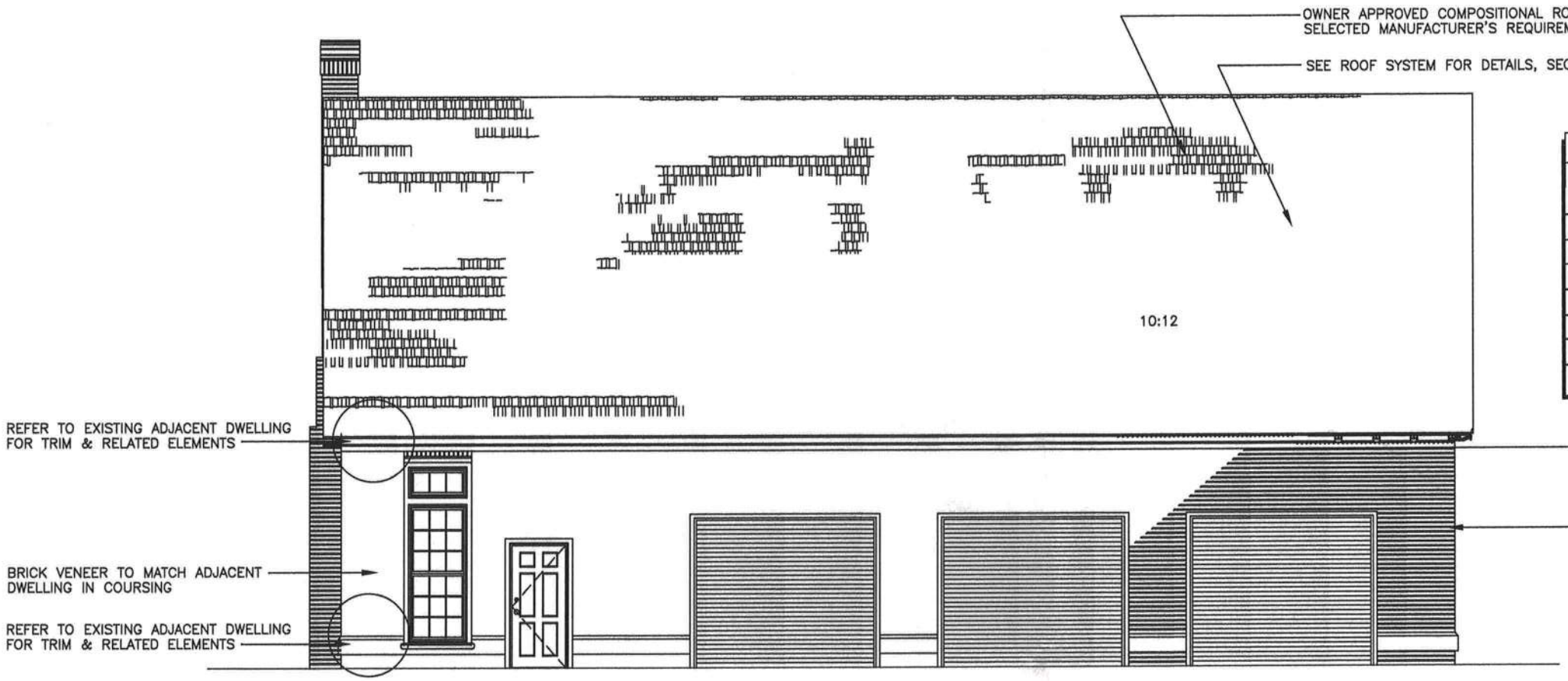
In Columbia County one permit will cover all trades doing work at the permitted site. It is REQUIRED that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-6, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County.

Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.

ELECTRICAL	Print Name	Signature
	License #:	Phone #:
MECHANICAL/ A/C _____	Print Name	Signature
	License #:	Phone #:
PLUMBING/ GAS	Print Name	Signature
	License #:	Phone #:
ROOFING	Print Name	Signature
	License #:	Phone #:
SHEET METAL	Print Name	Signature
	License #:	Phone #:
FIRE SYSTEM/ SPRINKLER	Print Name	Signature
	License#:	Phone #:
SOLAR	Print Name	Signature
	License #:	Phone #:

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON	000720	DONALD R. ROBERTS	Donald Roberts
CONCRETE FINISHER			
FRAMING			
INSULATION			
STUCCO			
DRYWALL			
PLASTER			
CABINET INSTALLER			
PAINTING			
ACOUSTICAL CEILING			
GLASS			
CERAMIC TILE			
FLOOR COVERING			
ALUM/VINYL SIDING			
GARAGE DOOR			
METAL BLDG ERECTOR			

F. S. 440.103 Building permits; identification of minimum premium policy.--Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit. 3.6.15



1 / A3.0.0 FRONT EXTERIOR FINISH ELEVATION
SCALE: 1/8"=1'-0

CONDITIONED AREA FIRST LEVEL	2100.00	S.F.
FUTURE DEVELOPMENT FIRST LEVEL	525.00	S.F.
FUTURE DEVELOPMENT SECOND LEVEL	758.55	S.F.
TOTAL NEW CONSTRUCTION AREA	2100.00	S.F.

COLUMBIA COUNTY BUILDING DEPARTMENT
Received for FILE COPY
Code Compliance
PLANS EXAMINER

CERTIFICATION:

THESE PLANS FOR THE KEVIN KEEN GARAGE WILL COMPLY WITH SECTION 1609 OF THE FLORIDA BUILDING CODE, 2010 EDITION FOR A 120 MPH WIND LOAD, 3 SECOND GUST, EXPOSURE C, WITH THE INTERNAL PRESSURE OF + 0.18 AND – 0.18 INCLUDED IN THESE LOADS.

COMPONENTS/CLADDING ROOF = – 22.17 PSF
+ 11.86 PSF

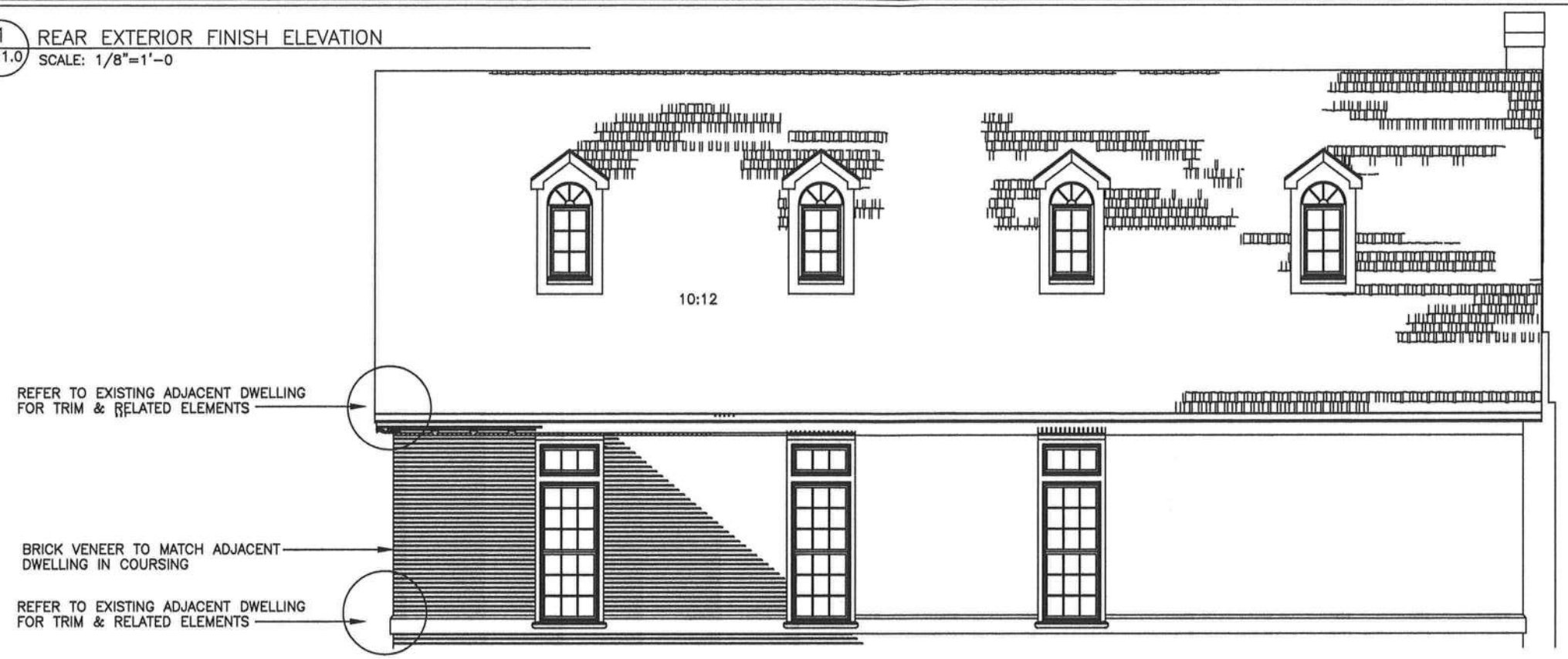
COMPONENTS/CLADDING ROOF = – 51.82 PSF
OVERHANG + 11.86 PSF

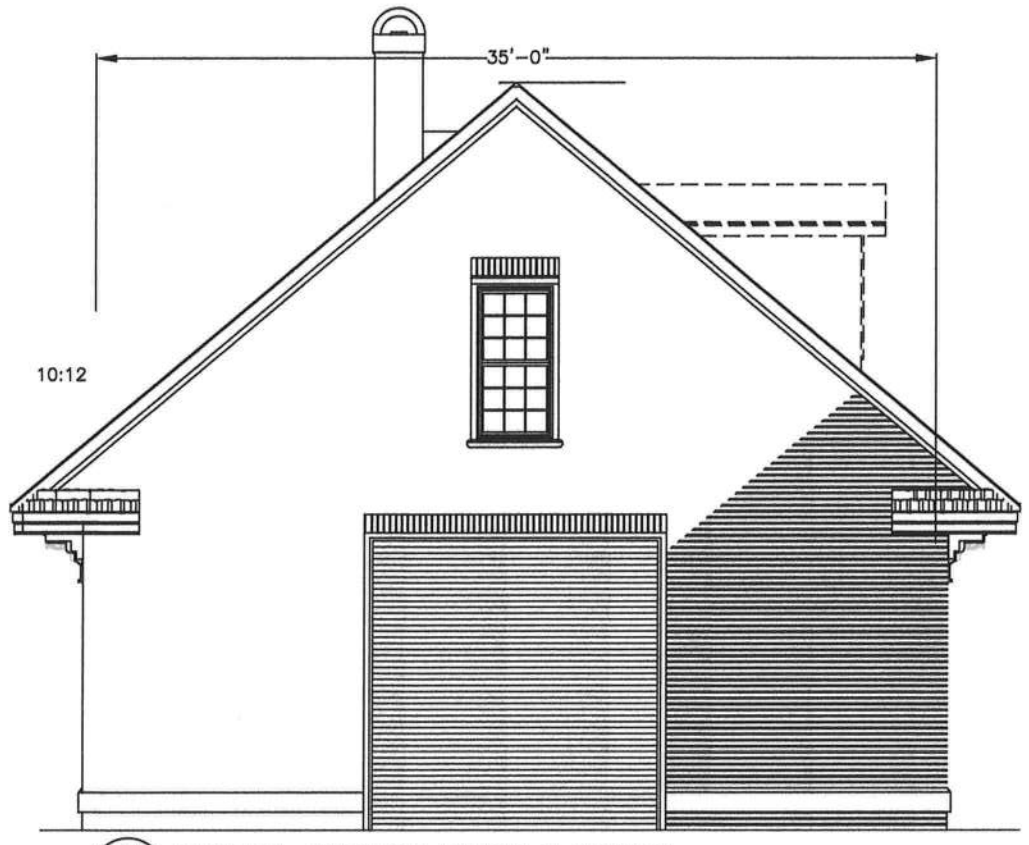
COMPONENTS/CLADDING/WALLS = – 33.32 PSF
+ 25.22 PSF

Curtis E. Keen 1/29/15
CURTIS E. KEEN, PE #23836

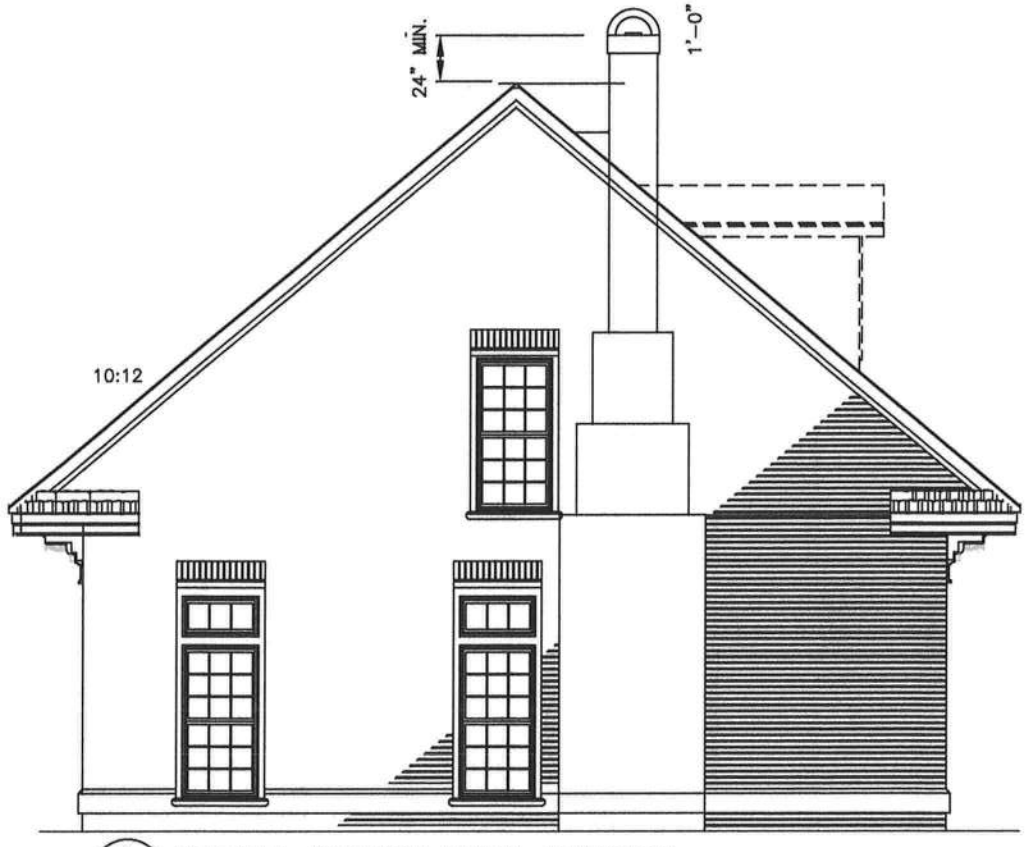
PROJECT No. KKEEN–RA3.0.0.DWG SHEET No. A3.0.0	DATE 01/23/15	DIMENSIONED EXTERIOR ELEVATION VIEWS MISC. NOTES, REFERENCES & INSTRUCTIONS 	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	KEVIN KEEN GARAGE COLUMBIA COUNTY, FLORIDA	KEEN ENGINEERING & SURVEYING, INC. 9263 CR 417 LIVE OAK, FLORIDA 32060 386–362–4787 ENG. LIC. EB 3761

1 / A3.1.0 REAR EXTERIOR FINISH ELEVATION
SCALE: 1/8"=1'-0





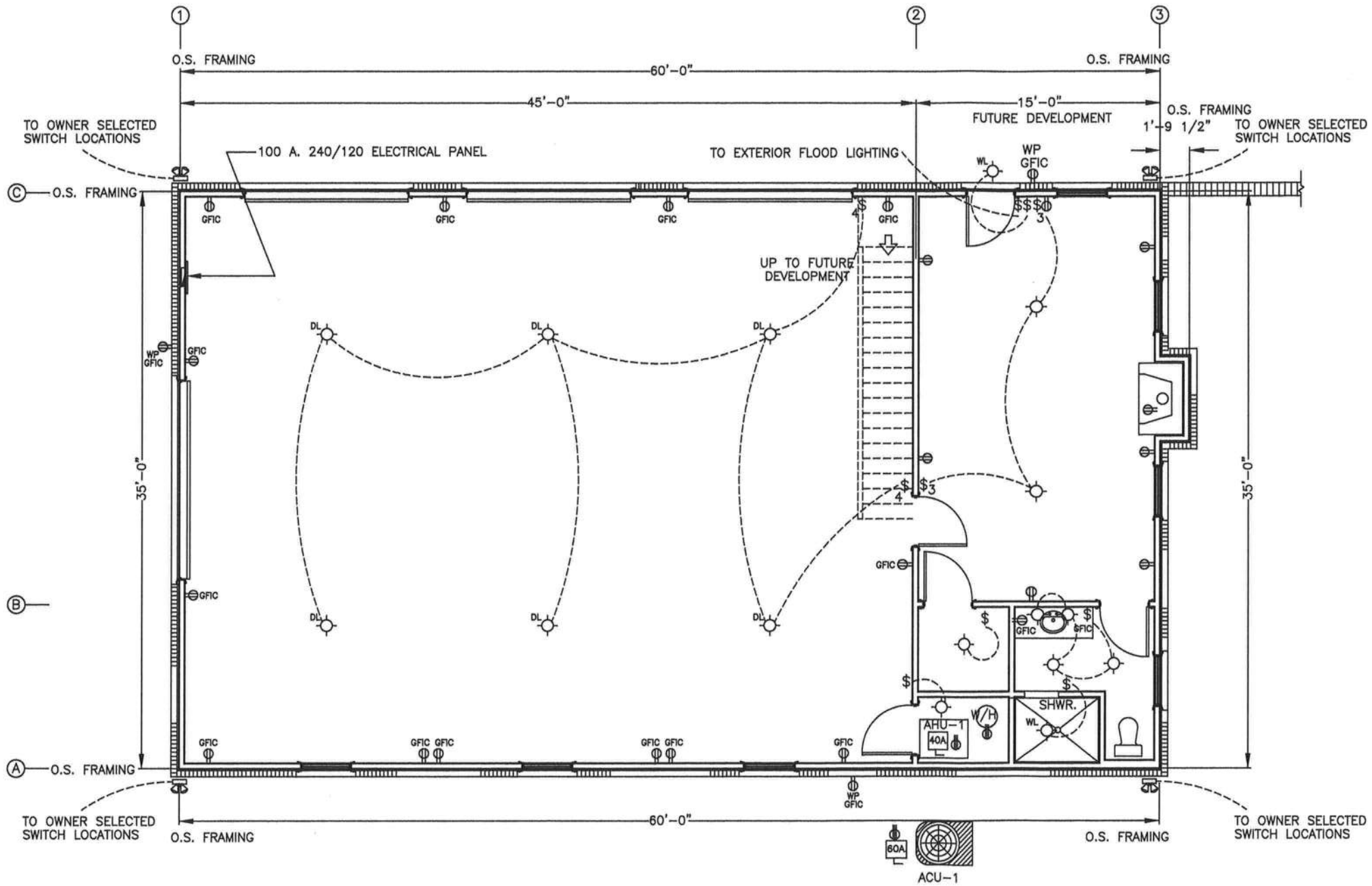
2 / A3.1.0 ENDWALL EXTERIOR FINISH ELEVATION
SCALE: 1/8"=1'-0



2 / A3.1.0 ENDWALL EXTERIOR FINISH ELEVATION
SCALE: 1/8"=1'-0

PROJECT No. KKEEN-RA3.1.0.DWG	DATE 01/23/15	DIMENSIONED EXTERIOR ELEVATION VIEWS MISC. NOTES, REFERENCES & INSTRUCTIONS	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	KEVIN KEEN GARAGE COLUMBIA COUNTY, FLORIDA	KEEN ENGINEERING & SURVEYING, INC. 9263 CR 417 LIVE OAK, FLORIDA 32060 386-362-4787 ENG. LIC. EB 3761
SHEET No. A3.1.0					

SCALE NOTE:
PLAN VIEWS: 1/8"=1'-0



1 / E2.0.0 DIMENSIONED ELECTRICAL POWER & LIGHTING PLAN VIEW
SCALE: 1/8"=1'-0

ADDITIONAL RECEPTACLES & SPECIAL 220 POWER REQUIREMENTS @ THE DIRECTION OF OWNER

ADDITIONAL LIGHTING & SWITCH LOCATIONS @ THE DIRECTION OF THE OWNER – REFER TO COMPLIANCE NOTES ELSEWHERE THESE PLANS

ELECTRICAL FIXTURE SYMBOLS

- FLUORESCENT STRIP FIXTURE, SURFACE MOUNTED
- FLUORESCENT, SURFACE MOUNTED
- WALL BRACKET FLUORESCENT, SURFACE MOUNTED
- DROP MOUNTED FIXTURE
- WALL BRACKET MOUNTED INCANDESCENT OR HID FIXTURE
- SURFACE MOUNTED FIXTURE
- RECESSED DOWNLIGHT
- DL – RECESSED DOWNLIGHT OR SURFACE MOUNTED FIXTURE – DAMP LOCATION RATED
- WL – RECESSED DOWNLIGHT OR SURFACE MOUNTED FIXTURE – WET LOCATION RATED
- F/L – RECESSED DOWNLIGHT OR SURFACE MOUNTED FIXTURE – FLUORSCENT LAMP
- EXTERIOR FLOOD LIGHTING: LOCATIONS & SWITCHES @ OWNER'S DIRECTION
- GROUND MOUNTED FLOOD OR DIRECTIONAL DOWNLIGHT LOW VOLTAGE SYSTEM @ THE DIRECTION OF THE OWNER
- 120 CONNECTION – SEE PLAN VIEWS
- DUPLEX RECEPTACLE, WALL MOUNTED 12" A.F.F. UNLESS OTHERWISE NOTED
- WP – DUPLEX RECEPTACLE, WALL MOUNTED 12" A.F.F. WEATHERPROOF BOX / CONNECTION
- GFIC – DUPLEX RECEPTACLE W/ GROUND FAULT CIRCUIT INTERRUPTER, WALL MOUNTED
- AFCI – DUPLEX RECEPTACLE W/ ARC FAULT CIRCUIT INTERRUPTER, WALL MOUNTED
- DUPLEX RECEPTACLE W/ GROUND FAULT CIRCUIT INTERRUPTER, FLOOR MOUNTED EXACT LOCATION AS DETERMINED BY OWNER @ TIME OF INSTALLATION
- 220 RECEPTACLE / CONNECTION – SEE PLANS
- TELEPHONE OUTLET WALL MOUNTED 18" A.F.F. NOTE: LOCATE @ OWNER'S DIRECTION
- TELEPHONE DATA OUTLET, WALL MOUNTED 18" A.F.F. UNLESS OTHERWISE INDICATD NOTE: LOCATE @ OWNER'S DIRECTION

NOTES:
ELECTRICAL CONTRACTOR SHALL EXECUTE THE FOLLOWING REQUIREMENTS

ALL EXPOSED ELECTRICAL SERVICE TO ITEMS INDICATED ON THE PLAN VIEW SHALL BE IN APPROPRIATELY SIZED NMT CONDUIT PER THE LATEST EDITION OF THE N.E.C.

ALL LIGHTING SWITCHES NOT INDICATED BY LOCATION @ THE DIRECTION OF THE OWNER SWITCHES & INDIVIDUAL LIGHTING MAY BE RELOCATED AT THE DIRECTION OF THE OWNER

SEE MECHANICAL PLAN VIEW & REQUIREMENTS FOR ADDITIONAL INFORMATION NOT PROVIDED HERE

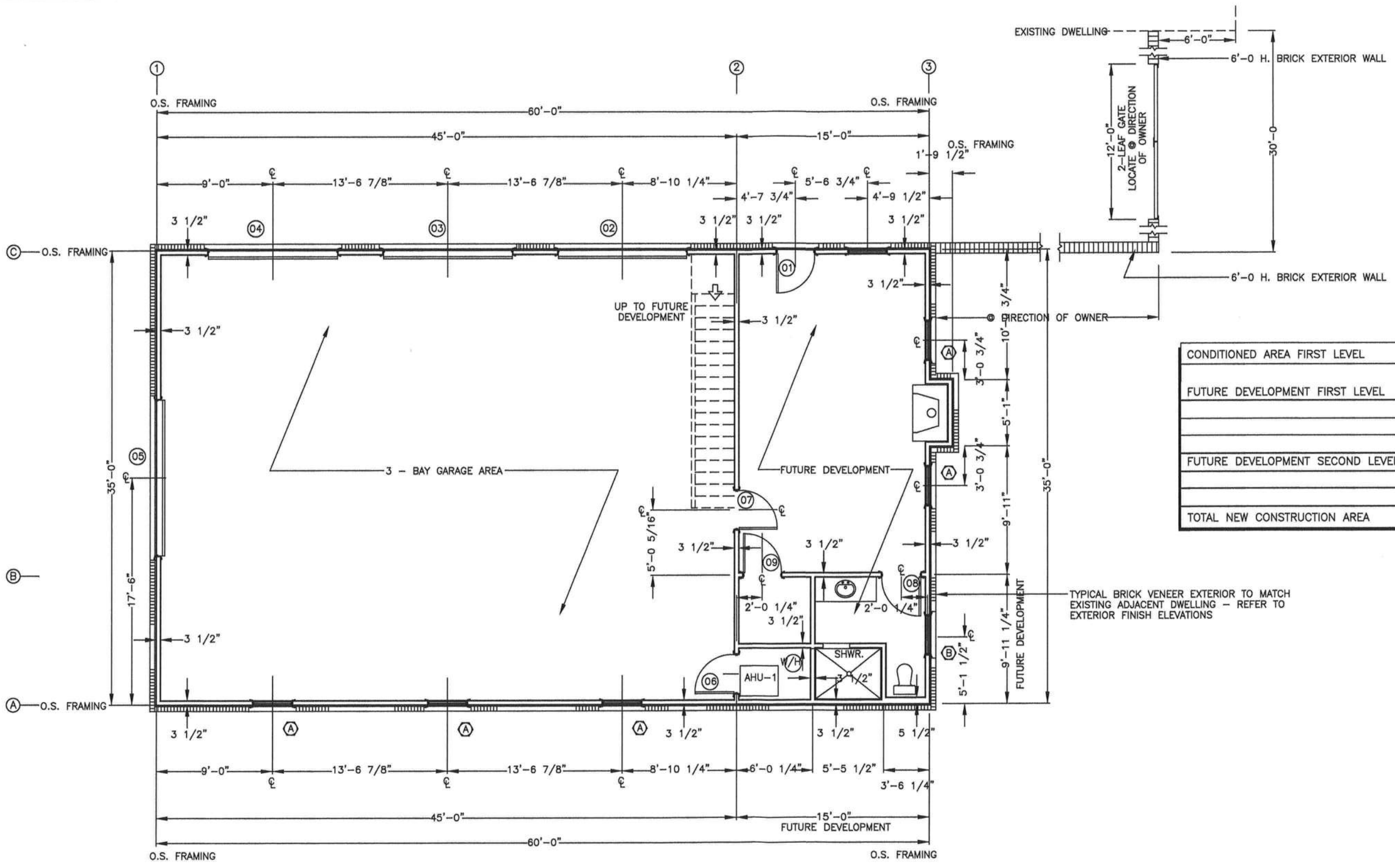
ALL WORK SHALL BE IN ACCORDANCE W/ THE LATEST EDITION OF THE FLORIDA ELECTRICAL CODE

- $ – SINGLE POLE TOGGLE SWITCH MOUNTED @ 48" A.F.F.
- $D – SINGLE POLE DIMMER SWITCH WALL MOUNTED 48" A.F.F.
- $3 – THREE-WAY TOGGLE SWITCH
- $M – SINGLE POLE MOTOR RATED TOGGLE SWITVH
- FLUSH MOUNTED, 100A., 240/120 PANEL TOP @ 6'-6" A.F.F.
- J – JUNCTION BOX
- DISCONNECT SWITCH: SIZE AS NOTED
- OWNER SELECTED CEILING FAN W/O LIGHT KIT – OWNER SELECTED MANUFACTURER & MODEL
- CAT 5 WIRE (INTERNET) CONNECTION TO ROUTER @ OWNER SELECTED LOCATIONS
- SPEAKERS & RELATED SOUND DEVICES – LOCATE @ OWNER'S DIRECTION
- TV – TELEVISION COAXIAL OUTLET 18" A.F.F. NOTE: SEE PLAN VIEW & LOCATE ADDITIONAL @ OWNER'S DIRECTION
- SD – SMOKE DETECTOR: CEILING MOUNTED UNLESS OTHERWISE NOTED

ALL SMOKE DETECTORS SHALL BE 120 VOLT WITH BATTERY BACKUP OF THE PHOTOELECTRIC TYPE AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS ON SEPARATE CIRCUIT TO THE MAIN DISTRIBUTION PANEL. – SEE PLAN VIEW ADDITIONAL LOCATIONS TO BE DETERMINED BY FIRE MARSHALL

PROJECT No. KKEEN-RE2.0.0.DWG	DATE 01/23/15	DIMENSIONED ELECTRICAL POWER & LIGHTING PLAN VIEW MISC. NOTES, REFERENCES & INSTRUCTIONS	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	KEVIN KEEN GARAGE COLUMBIA COUNTY, FLORIDA	KEEN ENGINEERING & SURVEYING, INC. 9263 CR 417 LIVE OAK, FLORIDA 32060 386-362-4787 ENG. LIC. EB 3761
SHEET No. E2.0.0					

SCALE NOTE:
PLAN VIEWS: 1/8"=1'-0



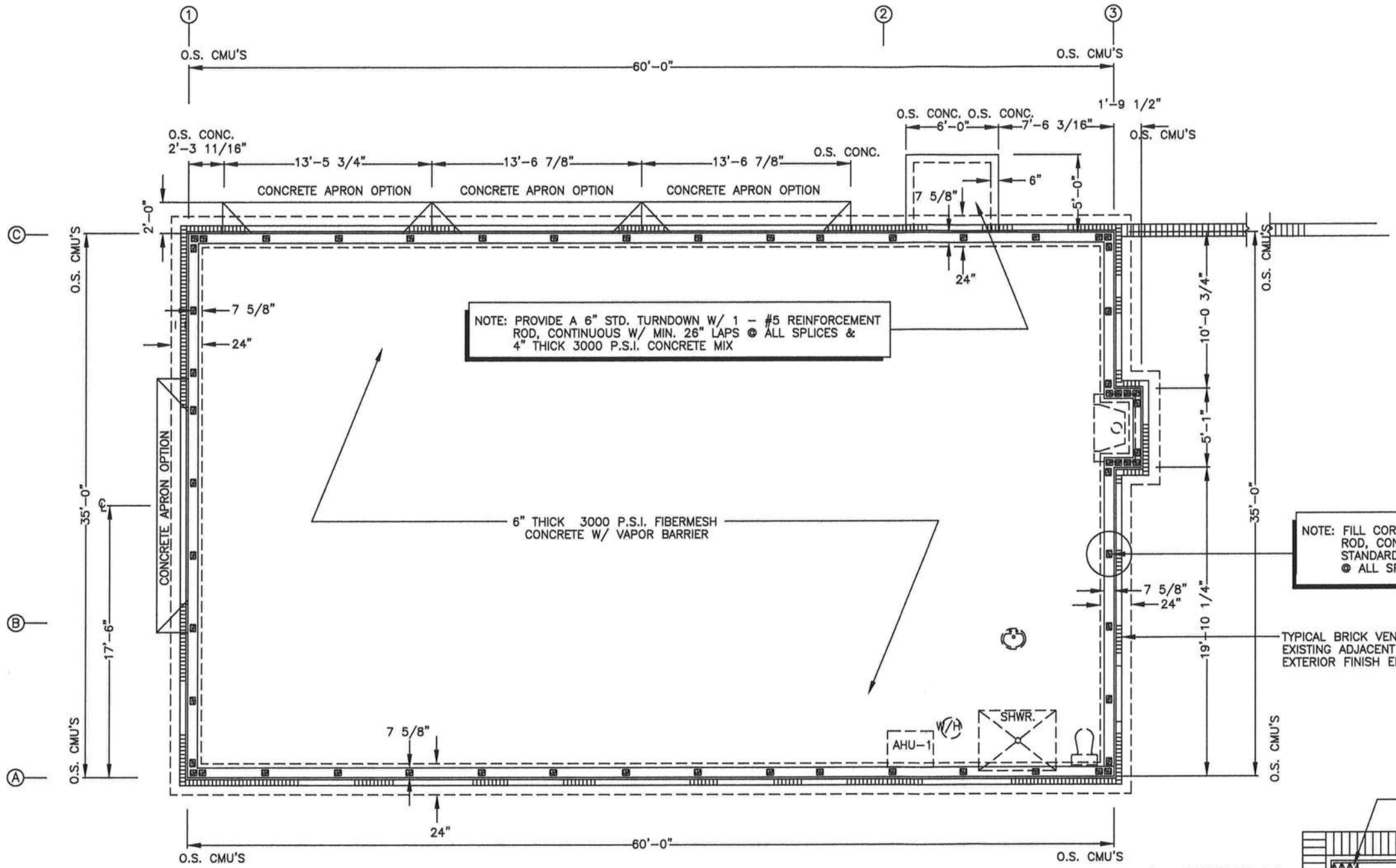
CONDITIONED AREA FIRST LEVEL	2100.00 S.F.
FUTURE DEVELOPMENT FIRST LEVEL	525.00 S.F.
FUTURE DEVELOPMENT SECOND LEVEL	758.55 S.F.
TOTAL NEW CONSTRUCTION AREA	2100.00 S.F.

1 / A2.0.0 DIMENSIONED FIRST LEVEL PLAN VIEW
SCALE: 1/8"=1'-0

PROJECT No. KKEEN-RA2.0.0.DWG	DATE 01/23/15	DIMENSIONED FLOOR PLAN VIEW MISC. NOTES, REFERENCES & INSTRUCTIONS	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	KEVIN KEEN GARAGE ADDITION COLUMBIA COUNTY, FLORIDA
SHEET No. A2.0.0				

KEEN ENGINEERING & SURVEYING, INC.
9263 CR 417
LIVE OAK, FLORIDA 32060
386-362-4787
ENG. LIC. EB 3761

SCALE NOTE:
PLAN VIEWS: 1/8"=1'-0



1 S1.0.0 DIMENSIONED FOUNDATION PLAN VIEW
SCALE: 1/8"=1'-0

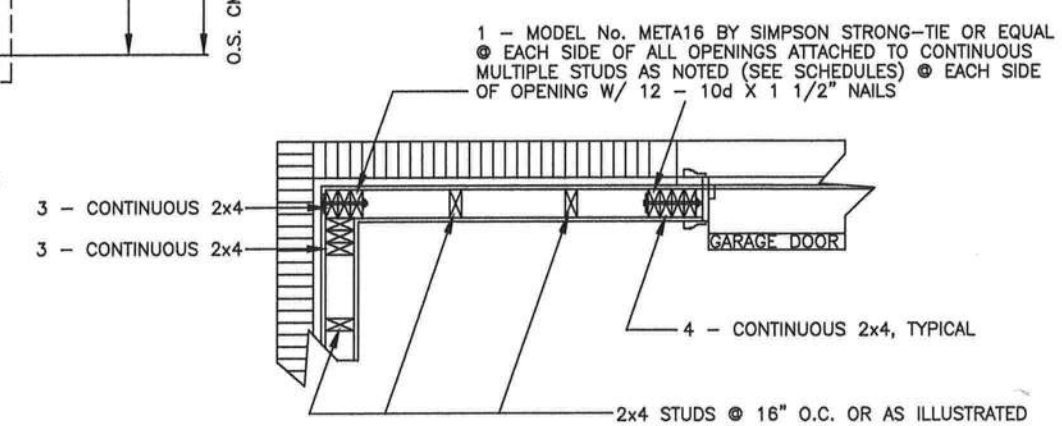
FILL CORES AS ILLUSTRATED W/ 3000 P.S.I PEA GRAVEL MIX CONCRETE & 1 - #5 REINFORCEMENT ROD, CONT. FROM FOOTING TO LINTEL COURSE W/ STANDARD 6" BENDS @ EACH END & A MINIMUM 26" LAPS @ ALL SPLICES

3000 P.S.I. CONCRETE FOOTING 24" WIDE X 12" DEEP W/ 2 - #5 REINFORCEMENT RODS, CONTINUOUS W/ A MINIMUM 26" LAPS @ ALL SPLICES

CONCRETE "SLAB" AREAS: 3000 P.S.I. FIBERMESH CONCRETE

LOCATE HOSE BIBS @ THE DIRECTION OF OWNER

REFER TO DETAILS, SECTIONS AND NOTES THESE PLANS FOR OTHER SPECIFIC REQUIREMENTS



2 S1.0.0 DETAILS @ GARAGE DOOR OPENINGS
SCALE: N.T.S.
DETAIL IS SIMILIAR @ ALL EXTERIOR WALL OPENINGS

PROJECT No. KKEEN-RS1.0.0.DWG SHEET No. S1.0.0	DATE 01/23/15	DIMENSIONED FOUNDATION PLAN VIEW MISC. NOTES, REFERENCES & INSTRUCTIONS 	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	KEVIN KEEN GARAGE COLUMBIA COUNTY, FLORIDA	KEEN ENGINEERING & SURVEYING, INC. 9263 CR 417 LIVE OAK, FLORIDA 32060 386-362-4787 ENG. LIC. EB 3761

CONCRETE & RELATED REQUIREMENTS

CONCRETE

1. CONCRETE CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318," & "MANUAL CONCRETE PRACTICE, PART 1 ACI 305 & ACI 306," & MANUAL OF CONCRETE PARACTICE, PART 1 ACI 305 & 306" LATEST EDITION
2. CEMENT FOR CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C 150
3. AGGREGRATES FOR CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C 33
4. WATER FOR CONCRETE SHALL BE POTABLE WATER
5. OPTIONAL: TEST CONCRETE FOR COMPRESSION WITH 1 SET OF 3 CYLINDERS FOR EACH 50 CUBIC YARDS OF CONCRETE PLACED ON A GIVEN DAY. BREAK 1 CYLINDER @ 7 DAYS AND THE OTHERS @ 28 DAYS. TESTING WILL BE PAID FOR BY OWNER.
6. CONCRETE SHALL HAVE STRENGTHS AND CHARACTERISTICS AS INDICATED ELSEWHERE THESE PLANS
7. SAWED JOINTS MUST BE SAWED WITHIN 24 HOURS OF PLACEMENT OF CONCRETE
8. REINFORCING STEEL SHALL MEET THE REQUIREMENTS OF ASTM A615 GR 60 UNLESS OTHERWISE NOTED
9. NOT USED
10. NOT USED
11. SLAB REINFORCING SHALL BE IN TOP 1/2 OF SLAB OR AS ILLUSTRATED
12. VIBRATE OR SCREEN ALL CONCRETE THOROUGHLY INTO PLACE
13. MINUMUM COVER OF REINFORCEMENT SHALL BE AS REQUIRED BY CODE
14. MOIST CURE CONCRETE FOR 7 DAYS AFTER PLACING
15. PROVIDE VAPOR BARRIER OF POLYETHELENE UNDER SLAB(S)
16. PLACE CONTROL JOINTS IN SLAB TO PROVIDE MAXIMUM SLAB SIZE OF 600 SQUARE FEET
17. CONCRETE TEMPERATURE SHALL NOT EXCEED 90 DEGREES F DURING PLACEMENT
18. CONCRETE SHALL BE PLACED IN A MANNER TO PRVENT SEGREGATION
19. CONCRETE SHALL NOT BE ALLOWED TO FREE FALL MORE THAN 60 INCHES
20. AREAS TO RECEIVE CONCRETE SHALL BE CLEAR OF ANY DEBRIS AND SHALL HAVE REINFORCING STEEL PROPERLY POSITIONED PRIOR TO CONCRETE PLACEMENT
21. FOR LOCATION OF CONTROL OR CONSTRUCTION JOINTS OTHER THAN THOSE ILLUSTRATED VERIFY W/ ENGINEER
22. NOT USED
23. ANCHOR BOLTS SHALL MEET THE REQUIREMENTS OF ASTM A 307
24. ANCHOR BOLTS AND DOWELS SHALL BE SET IN SUCH A MANNER THAT THEIR FULL EMBEDDED LENGTH SHALL BE COVERED WITH CONCRETE
25. LAP SPLICES SHALL BE 40 BAR DIAMETERS OR AS SHOWN OR NOTED ELSEWHERE THESE PLANS
26. DETAILING, FABRICATION AND PLACEMENT OF REINFORCEMENT STEEL SHALL CONFORM TO CURRENT CRSI AND ACI SPECIFICATIONS
27. REINFORCING STEEL SHALL BE FREE OF LOOSE RUST, MIL SCALE AND COATINGS THAT WOULD REDUCE OR DESTROY BOND
28. REINFORCING BARS SHALL NOT BE REDUCED IN SECTION, KINKED OR BENT OTHER THAN INDICATED
29. NOT USED
30. SUPPORT REINFORCING STEEL IN CHAIRS
31. KEEP ONE SET OF CONCRETE CYLINDERS ON SITE AT ALL TIMES TO MAKE SAMPLES IN CASE CONCRETE CHARACTER CHANGES

REINFORCING STEEL

1. REINFORCEING STEEL SHALL BE #5 UNLESS OTHERWISE NOTED
2. ALL REINFORCING STEEL SHALL BE A MINIMUM OF GRADE 40 AND IDENTIFIED IN ACCORDANCE W/ ASTM A615, A616, A617 OR A 706
3. SPLICES SHALL BE LAP SPLICES W/ A MINIMUM OF 25" FOR #5 BARS
4. FOR MINIMUM COVER OVER REINFORCEMENT – SEE DETAILS & SECTIONS ELSEWHERE THESE PLANS
5. ALL REINFORCEMENT IN CMU'S SHALL EXTEND A MINIMUM OF 6" INTO ALL FOOTINGS W/ A 6" STANDARD BEND

METAL ACCESSORIES

1. ALL JOINT REINFORCEMENT & ANCHOR TIES SHALL CONFORM TO ASTM A36 & A366 AS REQUIRED
2. LONGITUDINAL WIRES OF JOINT REINFORCEMENT SHALL BE FULLY EMBEDED IN MOTAR OR GROUT W/ A MINIMUM COVER OF 5/8" WHEN EXPOSED TO EARTH OR WEATHER AND A MINIMUM OF 1/2" WHEN NOT EXPOSED TO EARTH OR WEATHER
3. METAL ACCESSORIES USED IN EXTERIOR WALL CONSTRUCTION SHALLBE GALVANIZED IN ACCORDANCE W/ ASTM A153 CLASS B–2
4. METAL ACCESSORIES USED IN INTERIOR WALL CONSTRUCTION SHALL BE MILL GALVANIZED IN ACCORDANCE W/ ASTM A641, CLASS 1

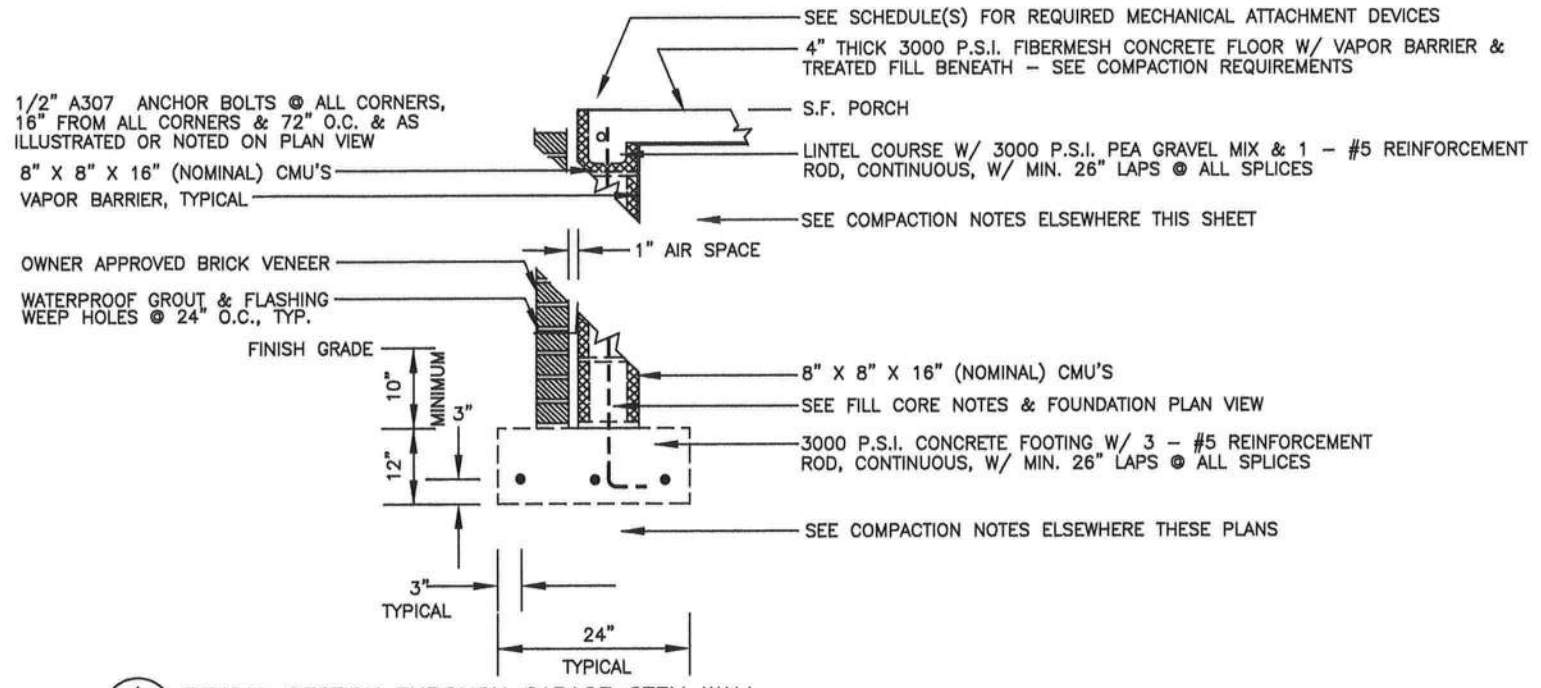
FILL COMPACTION

1. PRIOR TO GRADING OPERATIONS ALL SOIL, ORGANIC LITTER AND FILL SHALL BE STRIPPED FROM BUILDING AREA
2. COMPACTION SHALL NOT BE LESS THAN 98% OF THE STANDARD PROCTOR DENSITY
3. ALL FILL MATERIAL SHALL BE INORGANIC W/ NOT MORE THAN 30% BY WEIGHT FINER THAN 200 U.S. STANDARD SIEVE CONFORMING TO
   A. LIQUID LIMIT, LW.....30 MAXIMUM
   B. ELASTICITY, LW.....15, MAXIMUM
   C. DRY UNIT WEIGHT.....100 LBS. PER CU. FT.
4. ALL FILL MATERIAL SHALL BE UNIFORMLY PLACED @ OPTIMUM MOISTURE CONTENT IN 6" UNIFORM LAYERS AND COMPACTED TO A DENSITY OF 98% OF THE STANDARD PROCTOR IN ACCORDANCE W/ ASTM D698T
5. FOOTINGS EXCAVATIONS SHALL BE INSPECTED PRIR TO PLACING ANY CONCRETE TO ENSURE THAT FOOTINGS REST UPON SOUND EARTH
6. ALL SUBGRADES MUST BE LEVEL, SMOOTH AND UNIFORMLY COMPACTED
7. SUB GRADE MUST BE ACCURATE WITHING 1/4" OF THE DESIGNATED LEVEL
8. ANY WALL WHICH IS TO RECEIVE BACK FILL ON BOTH SIDES SHALL HAVE THE BACK FILL PLACED SIMULTANEOUSLY ON BOTH SIDES IN EVEN LAYERS AS PREVIOUSLY DESCRIBED SO AS NOT TO APPLY UNEVEN LOADS

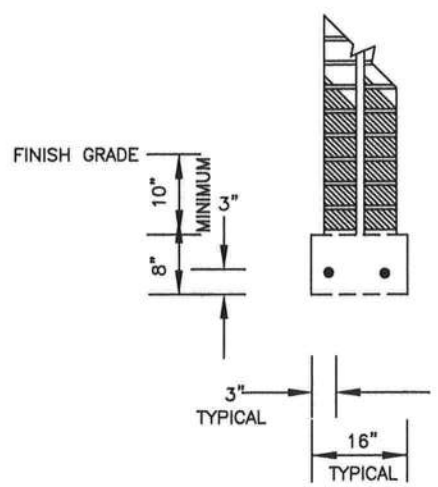
GENERAL

1. FOOTINGS SHALL BE LEVEL OR STEPPED AS INDICATED ON PLAN VIEWS & DETAILS OR SECTIONS
2. SOIL, WASTE PIPES OR BUILDING DRAINS PASSING UNDER A FOOTING OR THROUGH A FOUNDATION SHALL BE PROVIDED W/ A RELIEVING ARCH OR AN IRON PIPE SLEEVE A MINIMUM OF 2 – PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH
3. STEM WALLS SHALL EXTEND NO GREATER THAN 3 FEET ABOVE THE FINISH GRADE AND CONSTRUCTED W/ THE PREVIOUSLY DESCRIBED MASONRY UNITS
4. ALL STATE AND LOCAL CODES SHALL BE COMPLIED WITH BY THE CONTRACTOR
5. 2000 P.S.F. SOILD BEARING PRESSURE SHALL BE OBTAINED UNDER ALL FOOTINGS & SLABS

SCALE NOTE:
SECTIONS/DETAILS: N.T.S.



1 / S1.1.0 TYPICAL SECTION THROUGH GARAGE STEM WALL
SCALE: N.T.S.



2 / S1.1.0 TYPICAL SECTION THROUGH GARDEN WALL
SCALE: N.T.S.

PROJECT No. KKEEN–RS1.1.0.DWG SHEET No. S1.1.0	DATE 01/23/15	REFERENCED SECTIONS & DETAILS MISC. NOTES, REFERENCES & INSTRUCTIONS 	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:

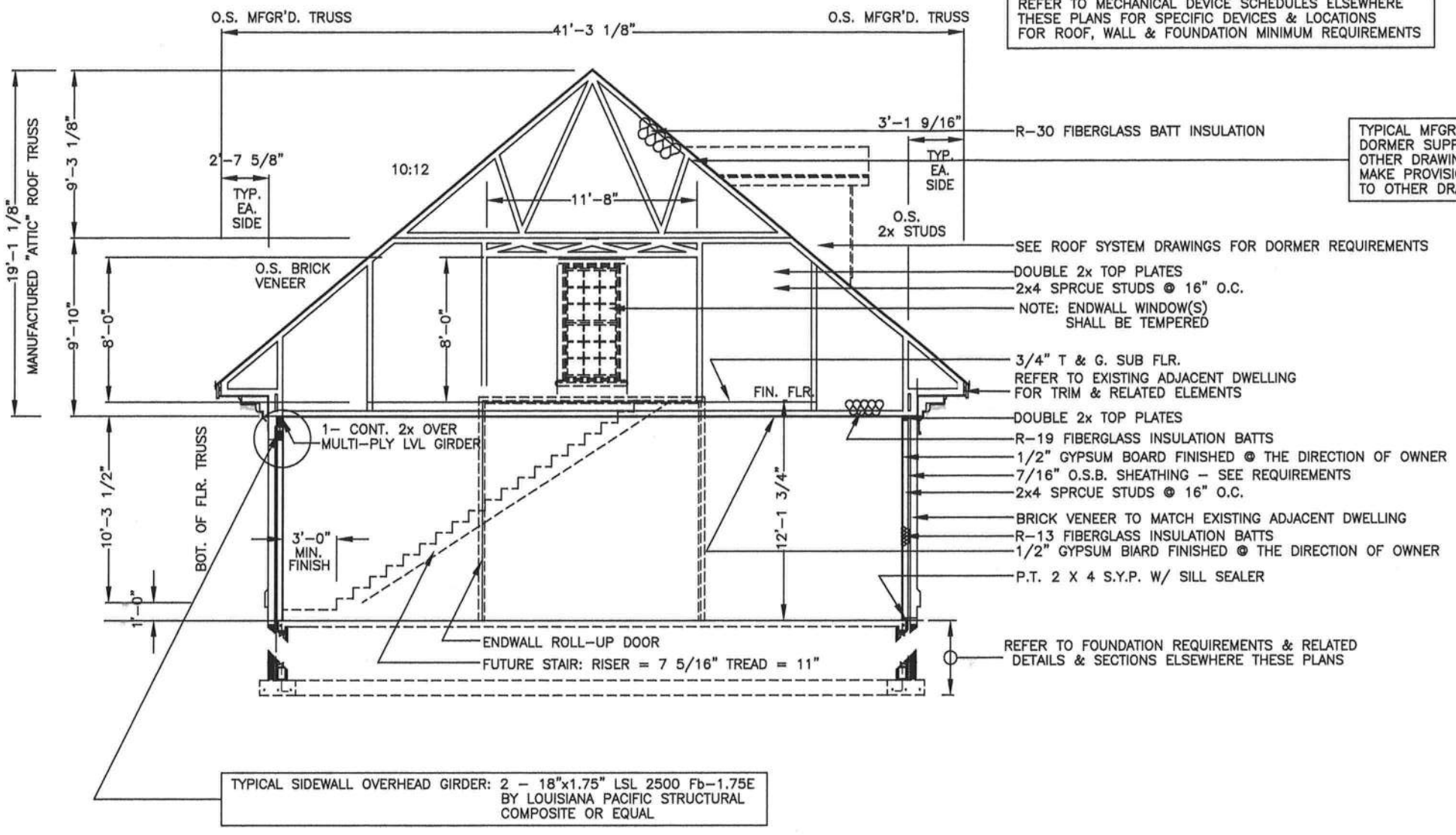
KEVIN KEEN GARAGE
COLUMBIA COUNTY, FLORIDA

KEEN ENGINEERING & SURVEYING, INC.
9263 CR 417
LIVE OAK, FLORIDA 32060
386–362–4787
ENG. LIC. EB 3761

SCALE NOTE:
SECTIONS/DETAILS: N.T.S.

COORDINATE W/ PLAN VIEWS & REFER TO APPROPRIATE DETAILS & SECTIONS FOR TYPICAL DOOR & WINDOW HEADERS & RELATED REQUIREMENTS

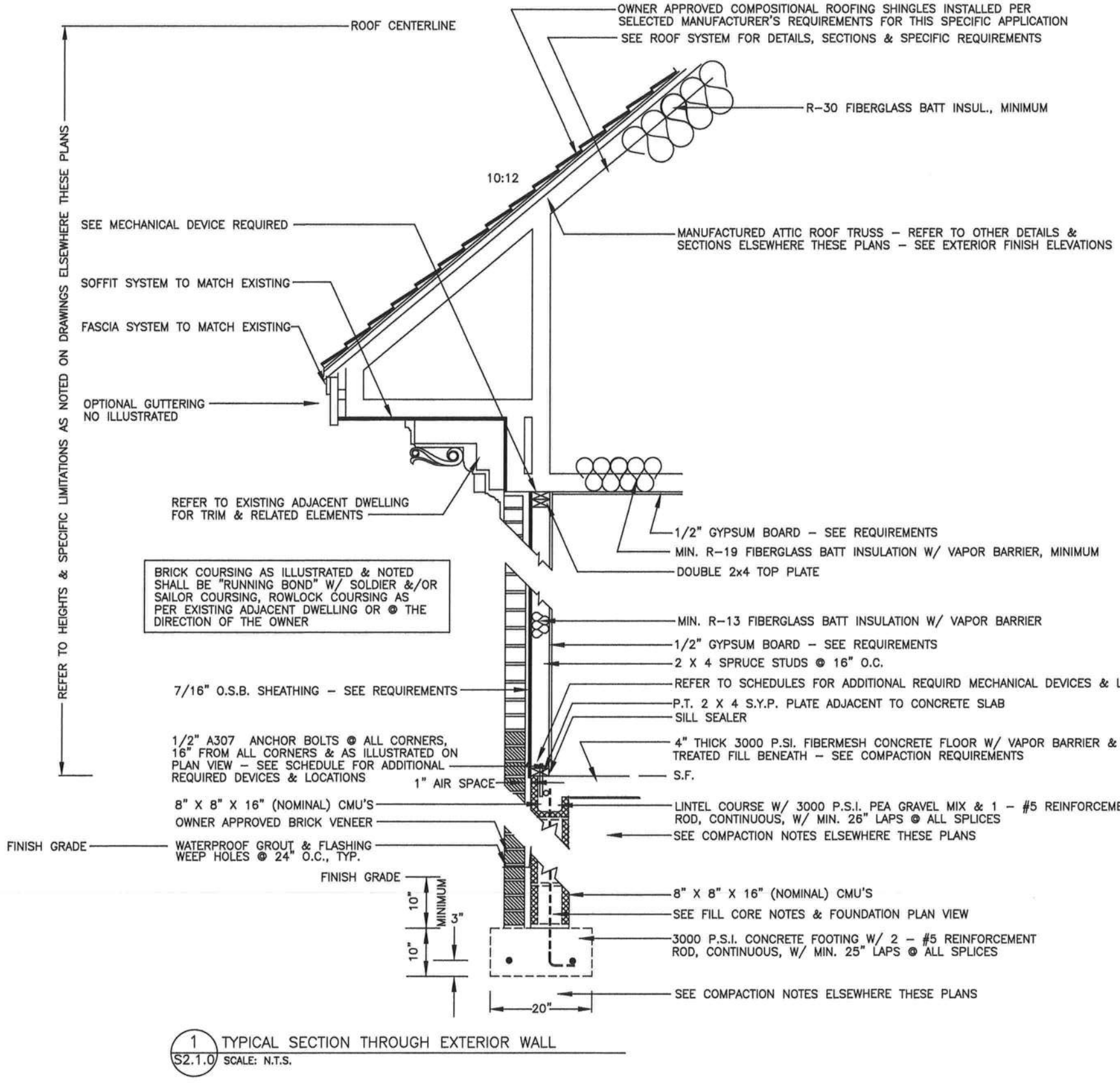
REFER TO MECHANICAL DEVICE SCHEDULES ELSEWHERE THESE PLANS FOR SPECIFIC DEVICES & LOCATIONS FOR ROOF, WALL & FOUNDATION MINIMUM REQUIREMENTS



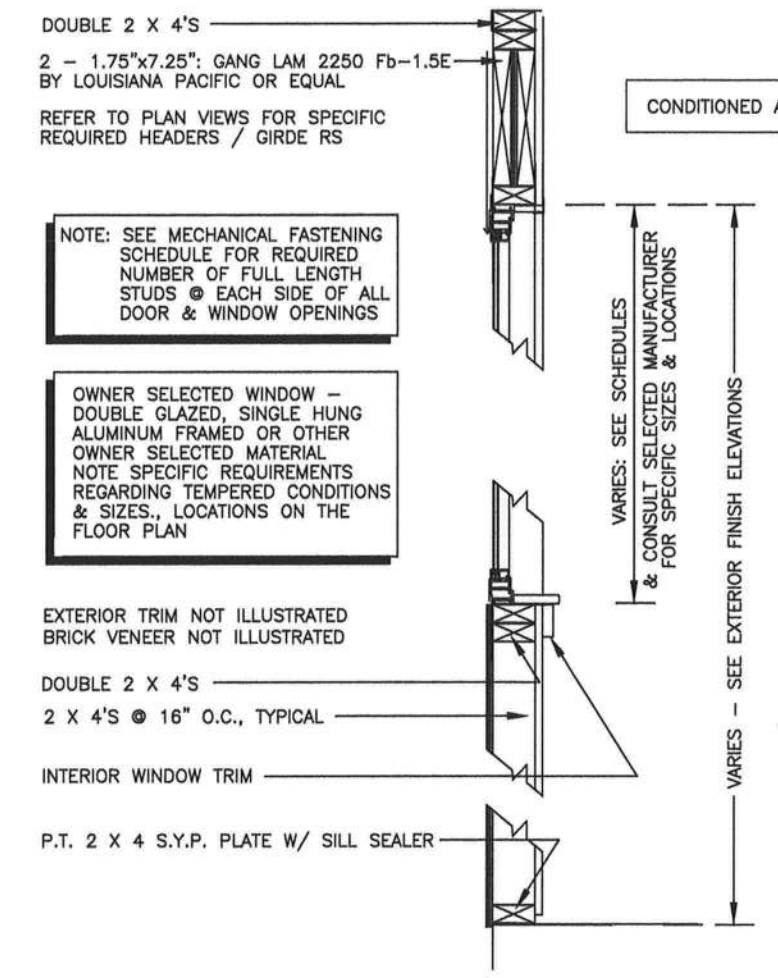
1 / S2.0.0 TYPICAL SECTION THROUGH GARAGE EXTERIOR WALLS
SCALE: N.T.S.

PROJECT No. KKEEN-RS2.0.0.DWG SHEET No. S2.0.0	DATE 01/23/15	REFERENCED SECTIONS & DETAILS MISC. NOTES, REFERENCES & INSTRUCTIONS 	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	KEVIN KEEN GARAGE COLUMBIA COUNTY, FLORIDA	KEEN ENGINEERING & SURVEYING, INC. 9263 CR 417 LIVE OAK, FLORIDA 32060 386-362-4787 ENG. LIC. EB 3761

SCALE NOTE:
SECTIONS/DETAILS: N.T.S.



1 S2.1.0 TYPICAL SECTION THROUGH EXTERIOR WALL
SCALE: N.T.S.

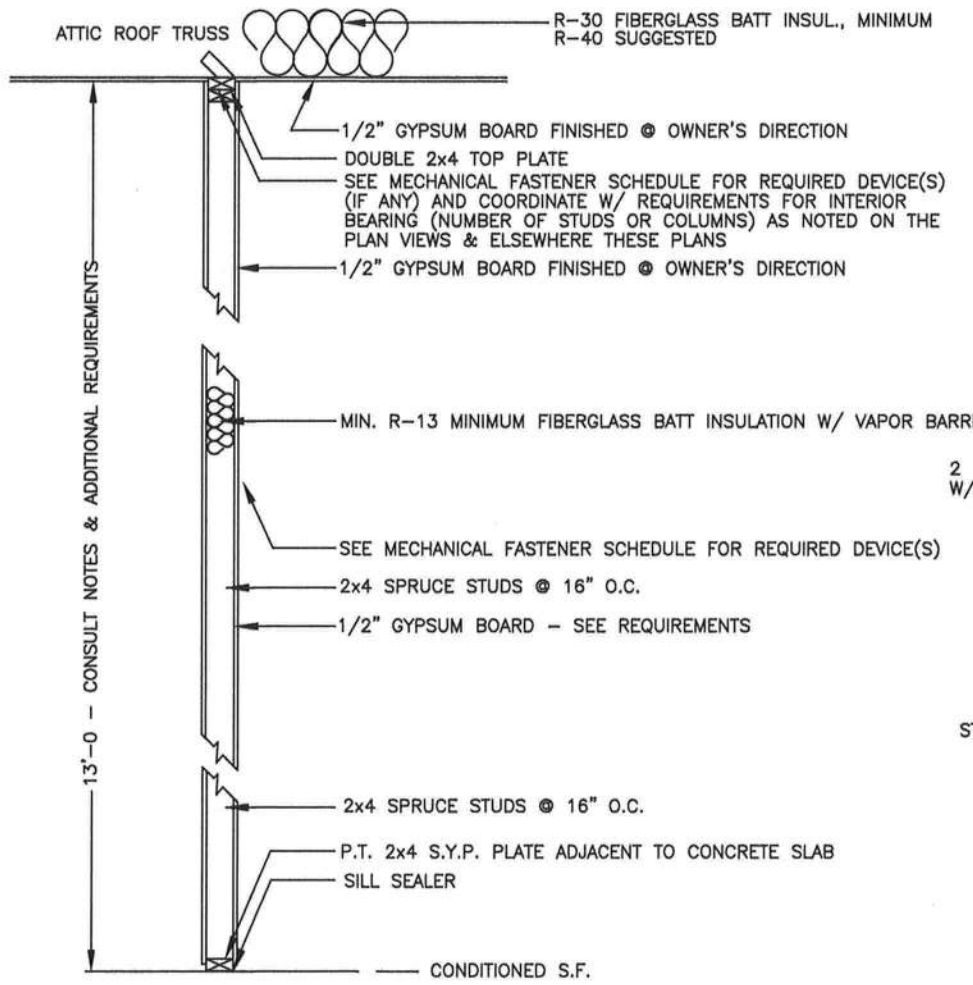


2 S2.1.0 TYPICAL SECTION THROUGH EXTERIOR WALL OPENING
SCALE: N.T.S.

PROJECT No. KKEEN-RS2.1.0.DWG SHEET No. S2.1.0	DATE 01/23/15	REFERENCED SECTIONS & DETAILS MISC. NOTES, REFERENCES & INSTRUCTIONS 	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	KEVIN KEEN GARAGE COLUMBIA COUNTY, FLORIDA

KEEN ENGINEERING & SURVEYING, INC.
9263 CR 417
LIVE OAK, FLORIDA 32060
386-362-4787
ENG. LIC. EB 3761

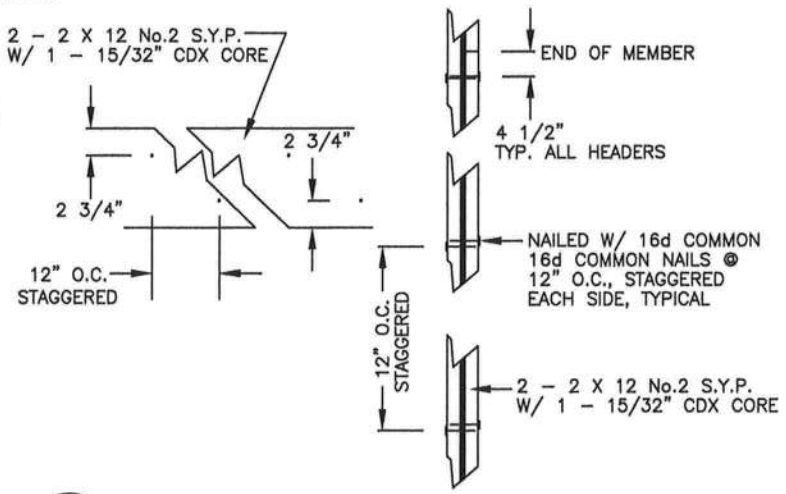
SCALE NOTE:
SECTIONS/DETAILS: N.T.S.



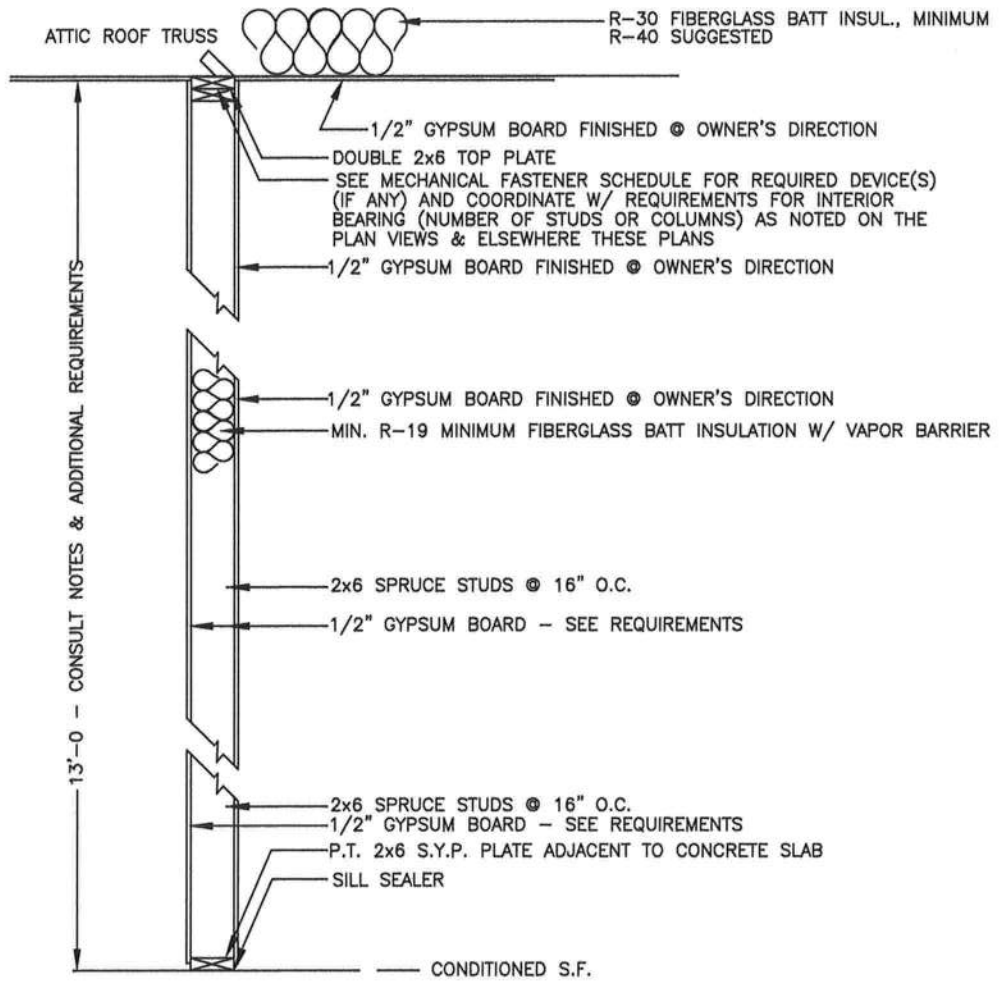
REFER TO ADDITIONAL REQUIREMENTS ELSEWHERE THESE PLANS FOR INTERIOR BEARING AS MAY BE REQUIRED - SEE FOUNDATION PLANS AND RELATED REQUIREMENTS

1 S2.3.0 SECTION THROUGH TYPICAL INTERIOR PARTITION WALL
SCALE: N.T.S.

SIMILIAR @ LOFTED AREA "KNEE WALL"



1B S2.3.0 TYPICAL DETAIL/SECTION @ DOOR WINDOW HEADER
SCALE: N.T.S.

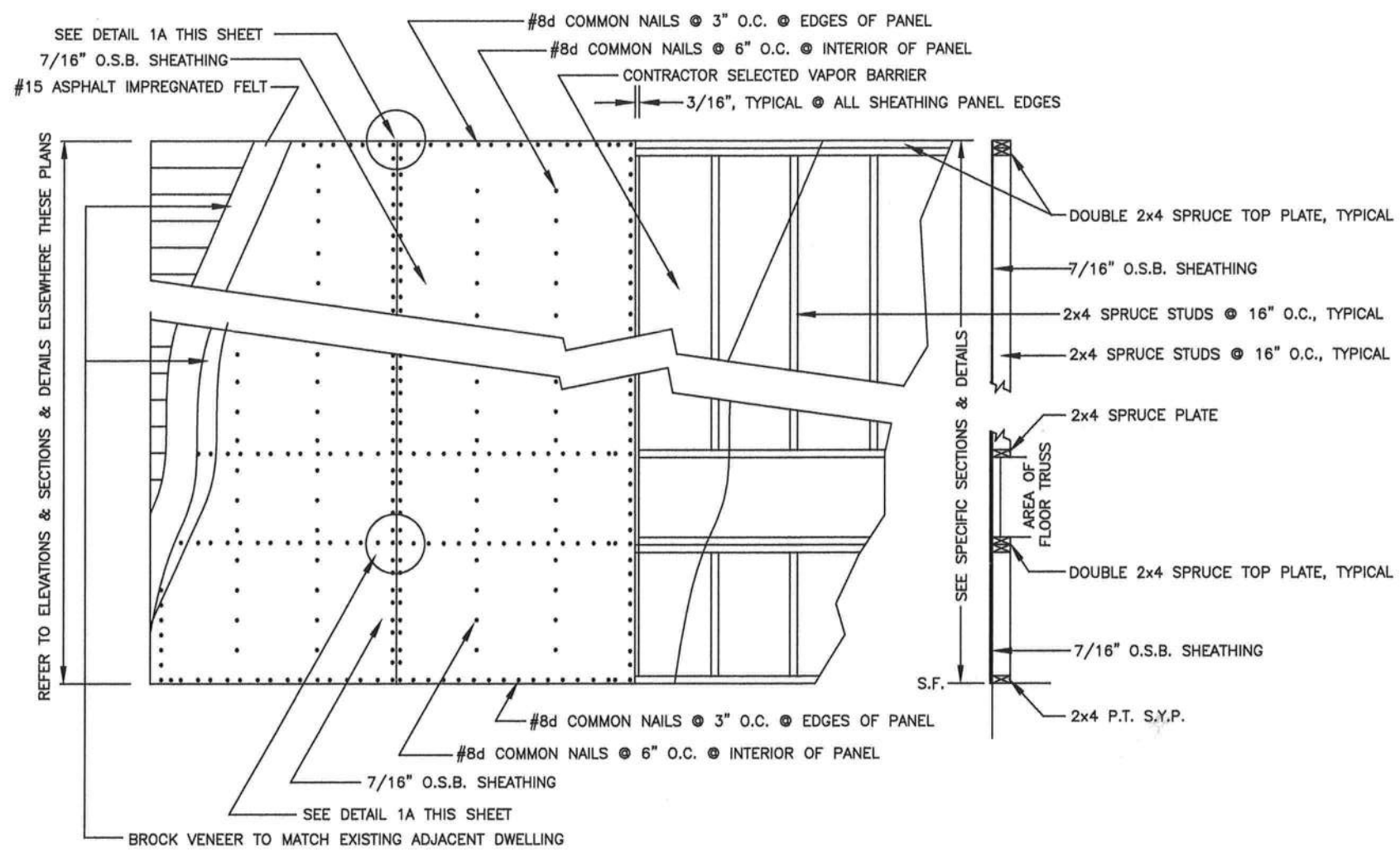


REFER TO ADDITIONAL REQUIREMENTS ELSEWHERE THESE PLANS FOR INTERIOR BEARING AS MAY BE REQUIRED - SEE FOUNDATION PLANS AND RELATED REQUIREMENTS

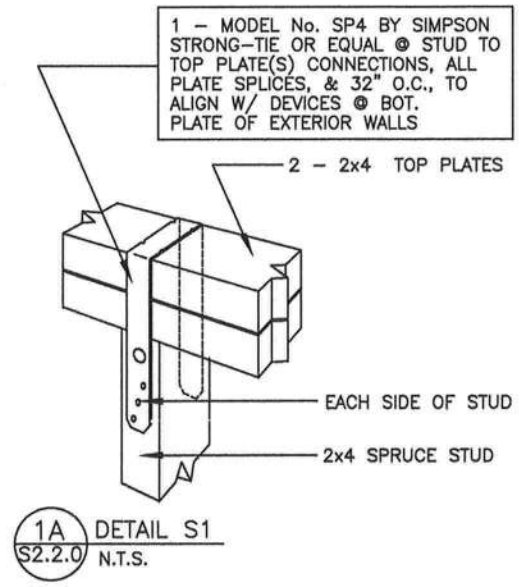
2 S2.3.0 SECTION THROUGH TYPICAL INTERIOR PARTITION WALL
SCALE: N.T.S.

PROJECT No. KKEEN-RS2.3.0.DWG SHEET No. S2.4.0	DATE 01/23/15	REFERENCED SECTIONS & DETAILS MISC. NOTES, REFERENCES & INSTRUCTIONS 	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	KEVIN KEEN GARAGE COLUMBIA COUNTY, FLORIDA	KEEN ENGINEERING & SURVEYING, INC. 9263 CR 417 LIVE OAK, FLORIDA 32060 386-362-4787 ENG. LIC. EB 3761

SCALE NOTE:
SECTIONS/DETAILS: N.T.S.

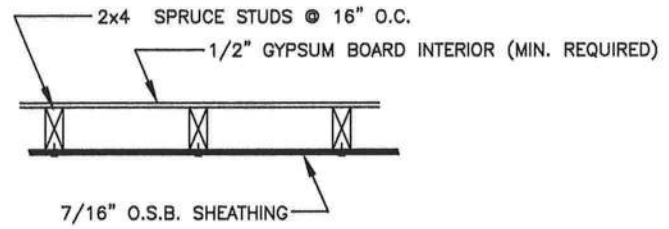


1 S2.2.0 SHEATHING DETAIL – ELEVATION VIEW
N.T.S.



1A S2.2.0 DETAIL S1
N.T.S.

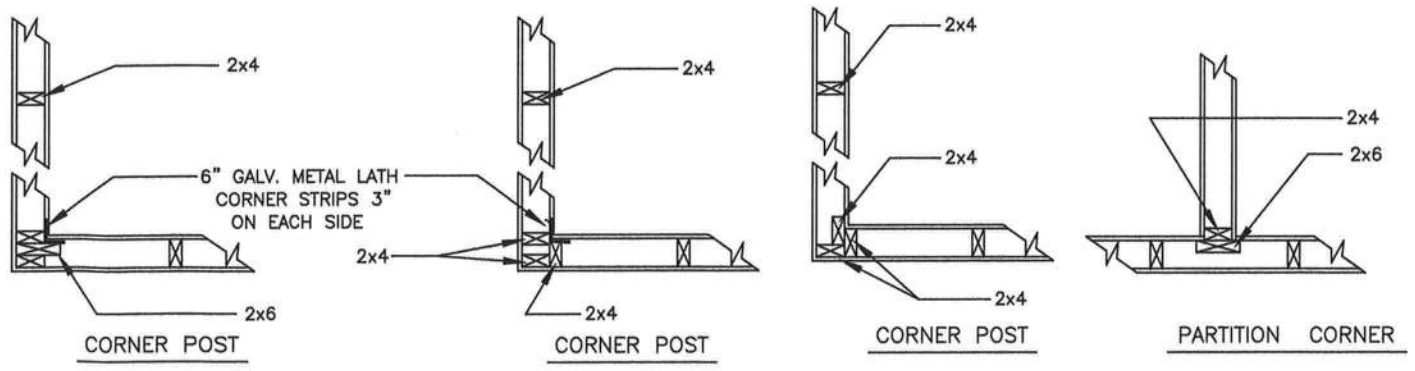
NOTE: GYPSUM BOARD SHALL BE INSTALLED W/ 5d (COOLER) NAILS @ 7" O.C. @ EDGES OF PANEL & @ INTERIOR AREAS OF PANEL(S). 1 1/4" TYPE W, #6 DRYWALL SCREWS MAY BE SUBSTITUTED FOR NAILS @ THE PREVIOUSLY DESCRIBED SPACING(S) FOR NAILS.



NOTE: AREAS REQUIRING OR NOTED AS 2x6 WALL(S) SHALL RECEIVE A SP6 @ TOP PLATES & 32" OC. OR TO ALIGN W/ DEVICES REQUIRED @ BOT. PLATE(S)

1B S2.2.0 EXTERIOR SHEATHING PLAN VIEW
N.T.S.

FASTENING SCHEDULES: WOOD FRAMING		
CONNECTION	FASTENER	NUMBER OR SPACING
TOP OR SOLE PLATE TO STUD, END NAILED	16d COMMON	2
STUD TO SOLE PLATE, TOE NAIL	8d COMMON	4
DOUBLED STUDS, FACE NAIL	10d COMMON	24" O.C.
DOUBLED TOP PLATES, FACE NAIL	10d COMMON	16" O.C.
TOP PLATES, LAP AND INTERSECTIONS FACE NAIL	——	2–16d OR 3–10d COMMON
CONTINUOUS HEADER, TWO PIECES	16d COMMON	16" O.C. ALONG EACH EDGE
CONTINOUS HEADER TO STUD, TOE NAIL	8d COMMON	3
RAFTER TO PLATE, TOE NAIL	8d COMMON	3
BUILT UP CORNER STUDS	16d COMMON	24" O.C.
BUILT UP GIRDERS & BEAMS, OF THREE MEMBERS	20d COMMON	32" O.C. AT TOP & BOTTOM & STAGGERED 2 ENDS & EACH SPLICE
STUDS TO SOLE PLATE, END NAIL	16d COMMON	2 EACH END
GYPSUM WALLBOARD, 1/2"	1 3/8" DRYWALL NAIL	7" O.C. ON CEILINGS 8" O.C. ON WALLS



2 S2.2.0 SUGGESTED FRAMING TECHNIQUES @ CORNERS
N.T.S.

PROJECT No.	DATE
KKEEN–RS2.2.0.DWG	01/23/15
SHEET No.	
S2.2.0	

REFERENCED SECTIONS & DETAILS
MISC. NOTES, REFERENCES & INSTRUCTIONS

Curtis E. Keen, PE #23836
Certification of Authorization #3761
DATE:

KEVIN KEEN GARAGE
COLUMBIA COUNTY, FLORIDA

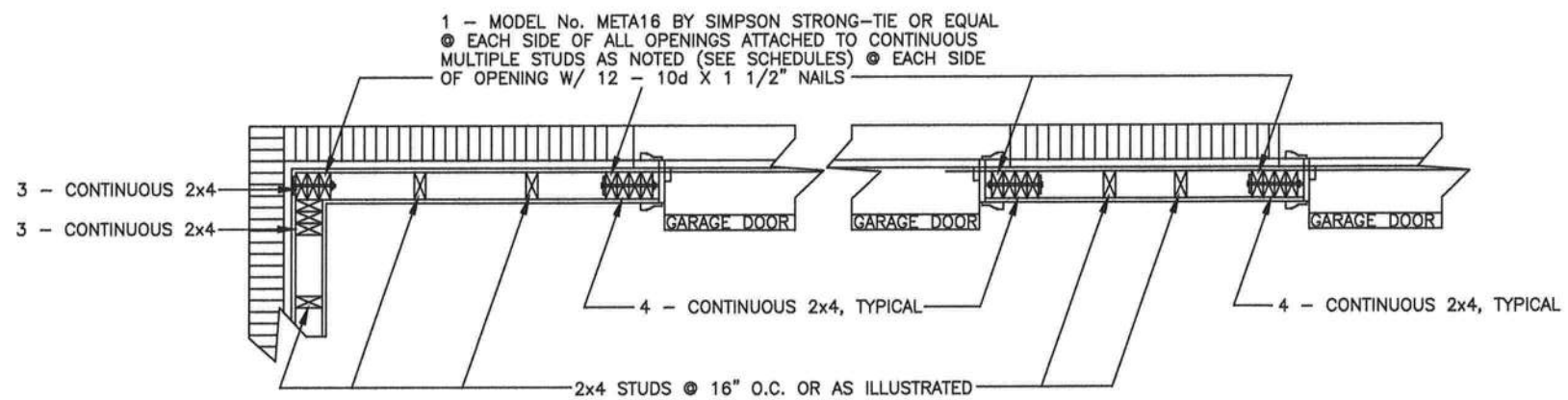
KEEN ENGINEERING & SURVEYING, INC.
9263 CR 417
LIVE OAK, FLORIDA 32060
386–362–4787
ENG. LIC. EB 3761

SCHEDULE OF REQUIRED FOUNDATION, COLUMN & GIRDER BEARING MECHANICAL FASTENERS

FOUNDATION SYSTEM REQUIREMENTS & DEVICES	CONCRETE FOOTINGS	CONCRETE FOOTINGS SHALL BE 3000 P.S.I. CONCRETE MIX W/ 3 – #5 REINFORCEMENT RODS, CONTINUOUS W/ MINIMUM 26" LAPS @ ALL SPLICES – REFER TO SPECIFIC DETAILS & PLAN VIEWS FOR LOCATION(S) & SIZES
	CMU STEMWALL	CMU'S SHALL BE 16"X8"X8" (NOMINAL) AS ILLUSTRATED ON THE PLAN VIEW & NOTED & DETAILED ON REFERENCED SECTIONS & DETAILS W/ FILLED CORES AS ILLUSTRATED AND NOTED W/ 1 – #5 REINFORCEMENT RODS, CONTINUOUS FROM FOOTING TO LINTEL OR TOP COURSE W/ STANDARD 6" BENDS @ EACH END AND MINIMUM 26" LAPS @ ALL SPLICES & 3000 P.S.I. PEA GRAVEL MIX CONCRETE
		CONCRETE & GROUT SHALL BE AS NOTED OR DESCRIBED IN DETAILS & REFERENCES ELSEWHERE THESE PLANS
		STANDARD 8" ANCHOR BOLTS SHALL BE LOCATED @ ALL CORNERS, 16" FROM ALL CORNERS & 5'–4" MAXIMUM ALONG THE PERIMETER OF OF THE DWELLING AND ADDITIONALLY AS NOTED IN THE DETAILS OR PLAN VIEWS A P.T. 2X SHALL BE ATTACHED CONTINUALLY TO THE TOP CMU COURSE BENEATH ALL BEARING WALLS
		REFER TO SPECIAL DETAILS AND REQUIREMENTS FOR ADDITIONAL DEVICES ELSEWHERE THESE PLANS
	EXTERIOR WALL OPENINGS	RESIDENCE AREA: LOCATION OF 2X4 STUD WALLS @ CARPORT AREAS: SEE PLAN VIEWS FOR LOCATIONS RESIDENCE AREA: LOCATION OF EXTERIOR WALL OPENINGS 3'–0 IN WIDTH – SEE PLAN VIEWS FOR LOCATIONS REQUIRES A MINIMUM OF 3 – CONTINUOUS STUDS EACH SIDE OF OPENING 1 – MODEL No. META16 BY SIMPSON STRONG–TIE OR EQUAL @ EACH SIDE OF ALL OPENINGS ATTACHED TO MULTIPLE STUDS @ EACH SIDE OF OPENING W/ 12 – 10d X 1 1/2" NAILS
		RESIDENCE AREA: LOCATION OF 2X4 STUD WALLS @ SIDEWALL AREAS: SEE PLAN VIEWS FOR LOCATIONS RESIDENCE AREA: LOCATION OF EXTERIOR WALL OPENINGS 10'–0 IN WIDTH – SEE PLAN VIEWS FOR LOCATIONS REQUIRES A MINIMUM OF 4 – CONTINUOUS STUDS EACH SIDE OF OPENING 1 – MODEL No. META16 BY SIMPSON STRONG–TIE OR EQUAL @ EACH SIDE OF ALL OPENINGS ATTACHED TO MULTIPLE STUDS @ EACH SIDE OF OPENING W/ 12 – 10d X 1 1/2" NAILS
		RESIDENCE AREA: LOCATION OF 2X4 STUD WALLS @ ENDWALL AREA: SEE PLAN VIEWS FOR LOCATIONS RESIDENCE AREA: LOCATION OF EXTERIOR WALL OPENINGS 12'–0 IN WIDTH – SEE PLAN VIEWS FOR LOCATIONS REQUIRES A MINIMUM OF 4 – CONTINUOUS STUDS EACH SIDE OF OPENING 1 – MODEL No. META16 BY SIMPSON STRONG–TIE OR EQUAL @ EACH SIDE OF ALL OPENINGS ATTACHED TO MULTIPLE STUDS @ EACH SIDE OF OPENING W/ 12 – 10d X 1 1/2" NAILS
	INTERIOR WALLS	LOCATION OF ALL INTERIOR 2X STUD WALLS – COORDINATE W/ & REFER TO PLAN VIEWS ELSEWHERE THESE PLANS INTERIOR 2 X PARTITION WALLS SHALL BE ATTACHED TO CONCRETE SLAB W/ POWER NAILS @ 48" O.C., MAXIMUM PER F.B.C.
NOTES:		SEE ALSO CONCRETE REQUIREMENTS SEE ALSO REFERENCED SECTIONS & DETAILS

SCHEDULE OF REQUIRED WALL MECHANICAL FASTENERS

WALL SYSTEM & WALL DEVICES	COMBINED FLOOR/ROOF GIRDERS	LOCATION OF ALL FLOOR/ROOF GIRDERS – SEE FLOOR & ROOF SYSTEM PLAN VIEW FOR GIRDER SIZES & LOCATIONS REFER TO DETAILS & SECTIONS FOR SPECIFIC MEANS OF LAMINATION
	EXTERIOR WALL OPENINGS	RESIDENCE AREA: LOCATION OF 2X4 STUD WALLS @ CARPORT AREAS: SEE PLAN VIEWS FOR LOCATIONS RESIDENCE AREA: LOCATION OF EXTERIOR WALL OPENINGS 3'–0" IN WIDTH – SEE PLAN VIEWS FOR LOCATIONS REQUIRES A MINIMUM OF 3 – CONTINUOUS STUDS EACH SIDE OF OPENING 1 – MODEL No. H6 BY SIMPSON STRONG–TIE OR EQUAL @ EACH SIDE OF ALL OPENINGS ATTACHED TO MULTIPLE STUDS @ EACH SIDE OF OPENING W/ 16 – 8d COMMON NAILS
		RESIDENCE AREA: LOCATION OF 2X4 STUD WALLS @ SIDEWALL AREAS: SEE PLAN VIEWS FOR LOCATIONS RESIDENCE AREA: LOCATION OF EXTERIOR WALL OPENINGS 10'–0 IN WIDTH – SEE PLAN VIEWS FOR LOCATIONS REQUIRES A MINIMUM OF 4 – CONTINUOUS STUDS EACH SIDE OF OPENING 1 – MODEL No. H6 BY SIMPSON STRONG–TIE OR EQUAL @ EACH SIDE OF ALL OPENINGS ATTACHED TO MULTIPLE STUDS @ EACH SIDE OF OPENING W/ 16 – 8d COMMON NAILS
		RESIDENCE AREA: LOCATION OF 2X4 STUD WALLS @ ENDWALL AREA: SEE PLAN VIEWS FOR LOCATIONS RESIDENCE AREA: LOCATION OF EXTERIOR WALL OPENINGS 12'–0 IN WIDTH – SEE PLAN VIEWS FOR LOCATIONS REQUIRES A MINIMUM OF 4 – CONTINUOUS STUDS EACH SIDE OF OPENING 1 – MODEL No. META16 BY SIMPSON STRONG–TIE OR EQUAL @ EACH SIDE OF ALL OPENINGS ATTACHED TO MULTIPLE STUDS @ EACH SIDE OF OPENING W/ 12 – 10d X 1 1/2" NAILS 2 – MODEL No. H6 BY SIMPSON STRONG–TIE OR EQUAL @ EACH SIDE OF ALL OPENINGS ATTACHED TO MULTIPLE STUDS @ EACH SIDE OF OPENING W/ 16 – 8d COMMON NAILS
NOTES:		SEE ALSO FOUNDATION NOTES & REQUIREMENTS SEE ALSO REFERENCED SECTIONS & DETAILS



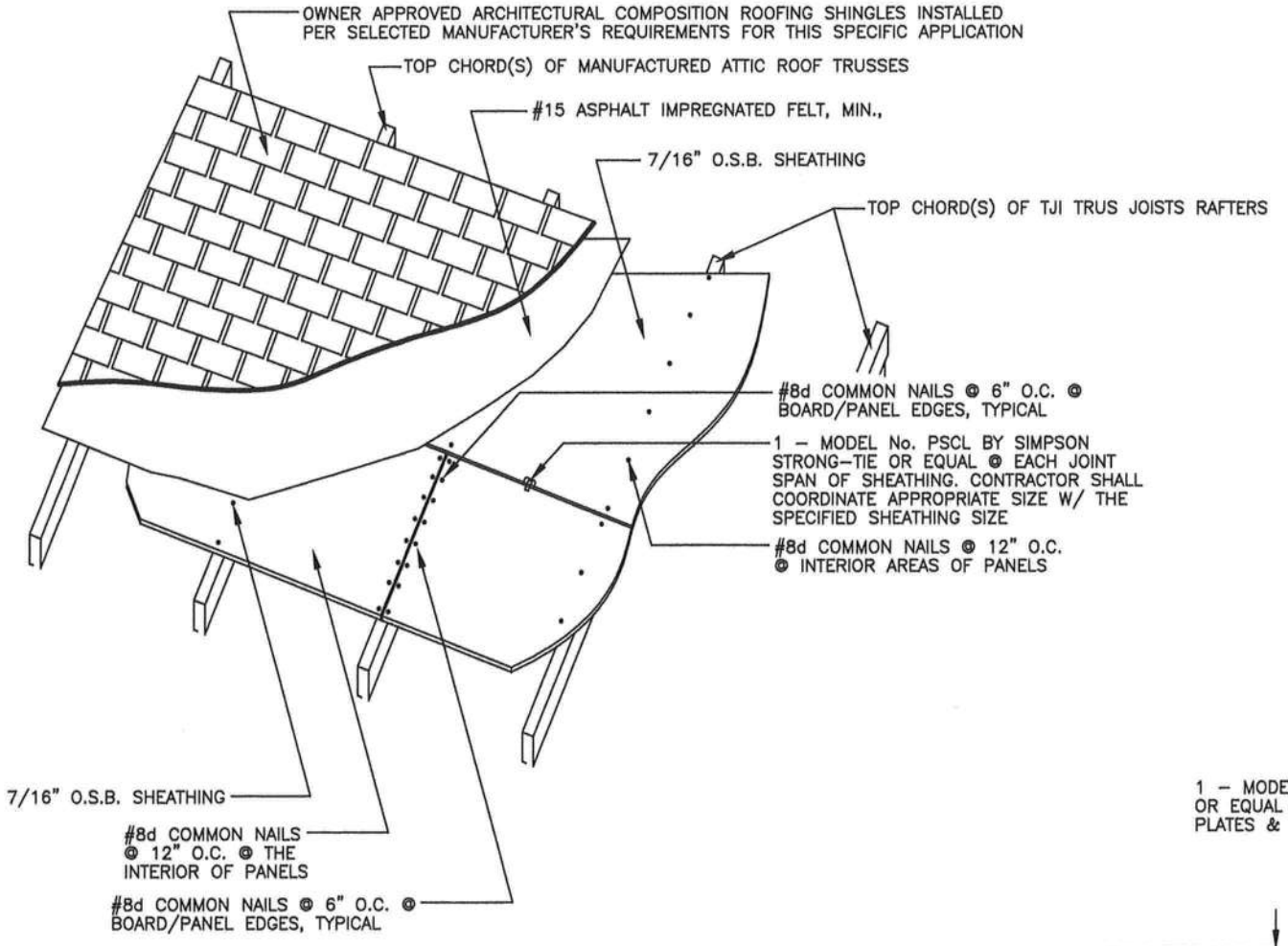
1 / A2.4.0 DETAILS @ GARAGE DOOR OPENINGS

SCALE: N.T.S.

DETAIL IS SIMILIAR @ ALL EXTERIOR WALL OPENINGS

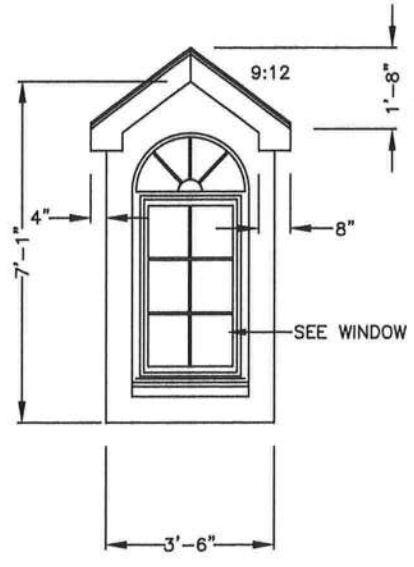
PROJECT No. KKEEN–RS2.4.0.DWG SHEET No. S2.4.0 DATE 01/23/15	MECHANICAL DEVICE SCHEDULES FOR FOUND. & WALL SYSTEMS REFERENCED SECTIONS & DETAILS MISC. NOTES, REFERENCES & INSTRUCTIONS 	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	KEVIN KEEN GARAGE COLUMBIA COUNTY, FLORIDA	KEEN ENGINEERING & SURVEYING, INC.	9263 CR 417 LIVE OAK, FLORIDA 32060 386–362–4787 ENG. LIC. EB 3761

SCALE NOTE:
PLAN VIEWS: 1/8"=1'-0



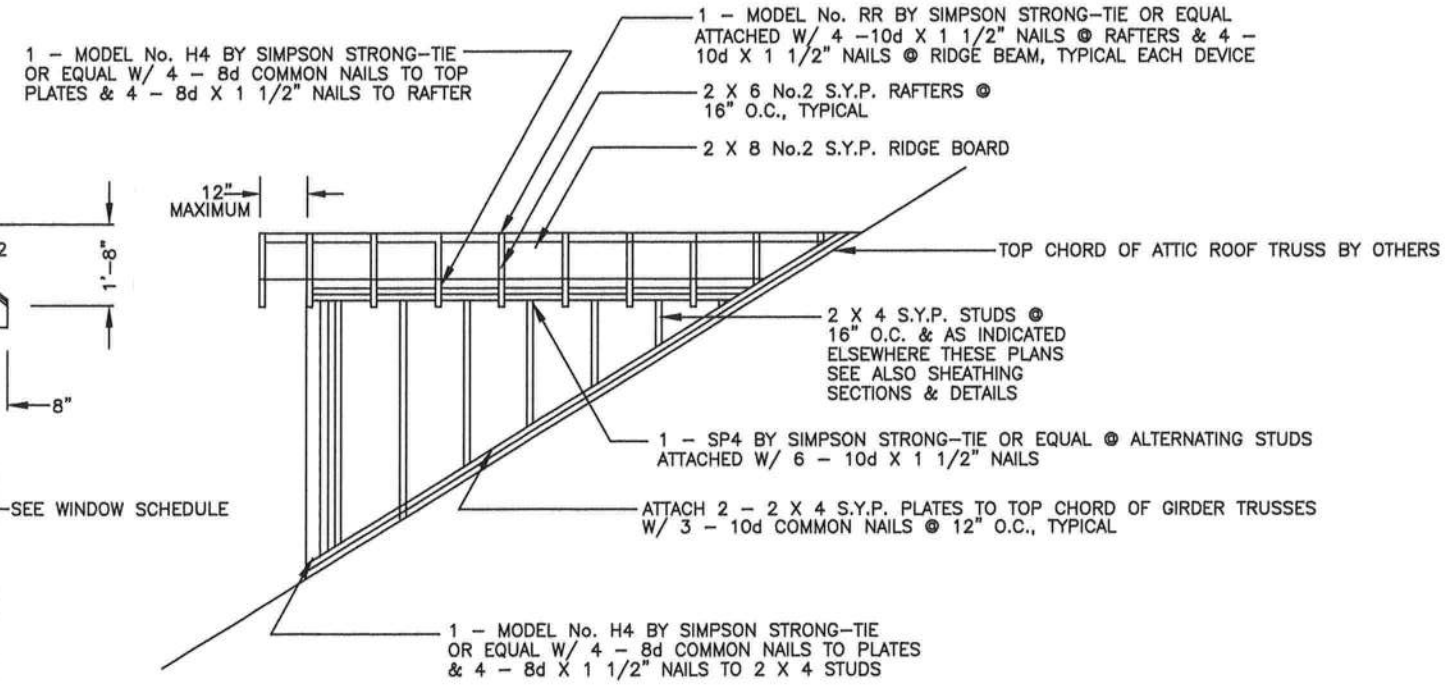
1 / S3.1.0 ROOFING & SHEATHING CONNECTIONS TO RAFTERS
SCALE: N.T.S.

SCHEDULE OF REQUIRED ROOF SYSTEM MECHANICAL FASTENERS		
ROOF SYSTEM: MANUFACTURED ATTIC ROOF TRUSSES	No.	
	SINGLE-PLY ATTIC ROOF TRUSSES	LOCATION OF ALL MANUFACTURED ATTIC ROOF TRUSSES BY OTHERS - SEE PLAN VIEWS FOR LOCATIONS LOCATIONS OF ALL SINGLE PLY ATTIC ROOF TRUSSES - REFER TO SECTIONS & DETAILS & PLAN VIEWS THESE DRAWINGS 1 - MODEL No. H10 BY SIMPSON STRONG-TIE OR EQUAL @ EACH BEARING POINT OF 1 - PLY ATTIC ROOF TRUSS TO TOP PLATES, HEADER OR MULTI-PLY GIRDER CONNECTIONS - ATTACH W/ ALL REQUIRED NAILS BY MANUFACTURER
	2 - PLY ATTIC ROOF TRUSSES	LOCATION OF ALL MANUFACTURED ATTIC ROOF TRUSSES BY OTHERS - SEE PLAN VIEWS FOR LOCATIONS LOCATIONS OF ALL 2 - PLY ATTIC ROOF TRUSSES - REFER TO SECTIONS & DETAILS & PLAN VIEWS THESE DRAWINGS 1 - MODEL No. H10-2 BY SIMPSON STRONG-TIE OR EQUAL @ EACH BEARING POINT OF 2 - PLY ATTIC ROOF TRUSS TO TOP PLATES, HEADER OR MULTI-PLY GIRDER CONNECTIONS - ATTACH W/ ALL REQUIRED NAILS BY MANUFACTURER
NOTE:		REFER TO DETAILS & SECTIONS ELSEWHERE THESE PLANS SEE SHEATHING DETAILS COORDINATE W/ WALL SYSTEM REQUIREMENTS & DEVICES



COORDINATE W/ EXTERIOR FINISH ELEVATIONS

3 / S3.1.0 DORMER DETAILS
SCALE: N.T.S.

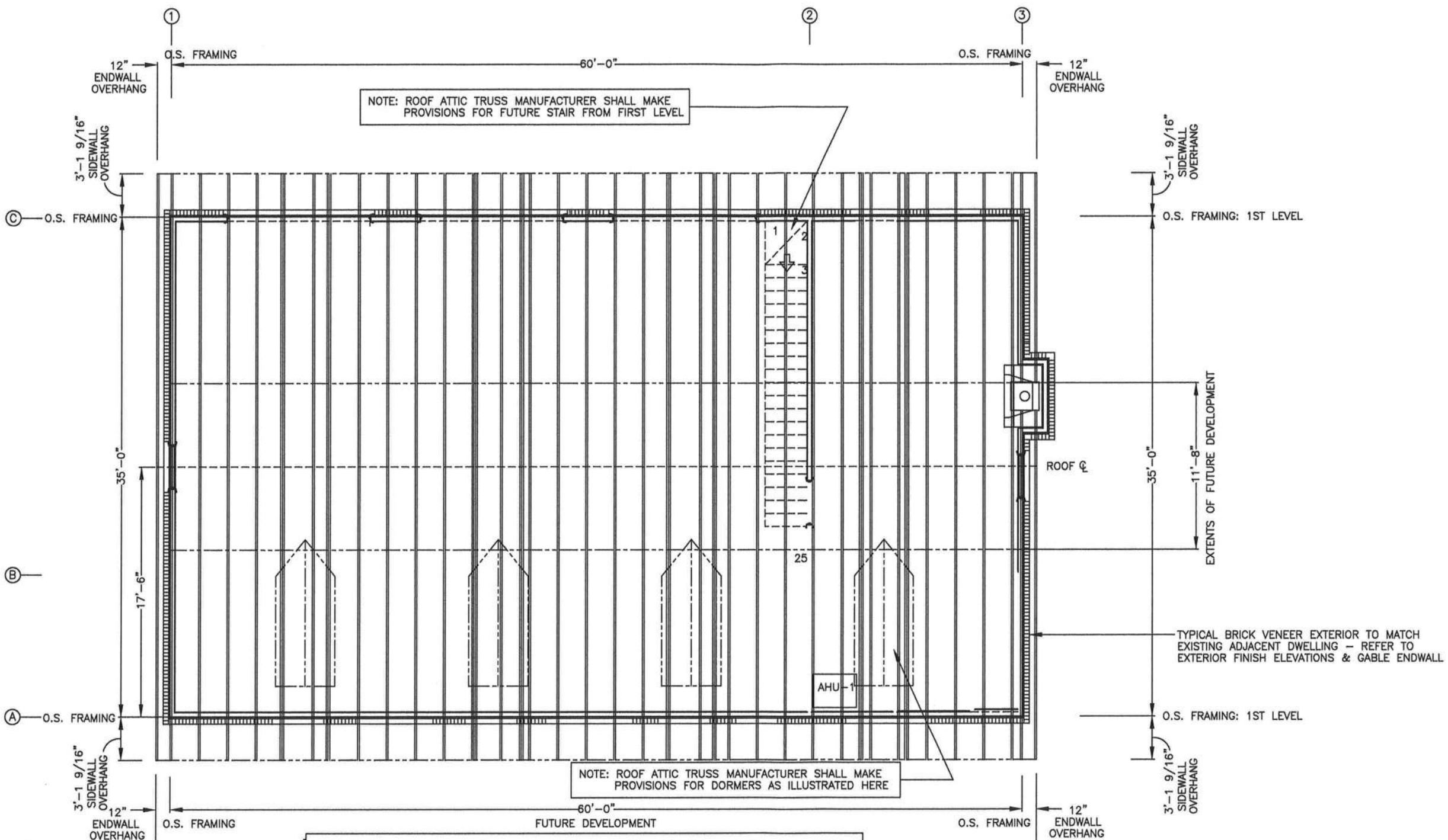


COORDINATE W/ EXTERIOR FINISH ELEVATIONS

3A / S3.1.0 DORMER FRAMING DETAILS
SCALE: N.T.S.

PROJECT No. KKEEN-RS3.1.0.DWG SHEET No. S3.1.0 DATE 01/23/15	DIMENSIONED ROOF SYSTEM PLAN VIEW MISC. NOTES, REFERENCES & INSTRUCTIONS 	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	KEVIN KEEN GARAGE COLUMBIA COUNTY, FLORIDA	KEEN ENGINEERING & SURVEYING, INC. 9263 CR 417 LIVE OAK, FLORIDA 32060 386-362-4787 ENG. LIC. EB 3761

SCALE NOTE:
PLAN VIEWS: 1/8"=1'-0



NOTE: INTERIOR & GABLE END TRUSSES TO BE DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA AS SATISFACTORY FOR THIS APPLICATION ACCORDING TO THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE FLORIDA BUILDING CODE. DRAWING(S) (IF ANY) DEPICTED ARE INTENDED FOR INFORMATION REGARDING REQUIRED SPAN, BEARING POINTS, OVERHANGS AND PITCH OF TOP CHORD MEMBERS. THEY ARE NOT INTENDED TO ACCURATELY REFLECT OR REPRESENT WEBBING, CHORD MEMBER SIZES OR PLATED CONNECTIONS.

NOTE: MANUFACTURER TO SPECIFY ALL BRACING, HANDLING & INSTALLATION PRACTICES TO ENSURE PROPER STRUCTURAL INTEGRITY OF INSTALLED TRUSSES.

1 / S3.0.0 DIMENSIONED ROOF SYSTEM PLAN VIEW
SCALE: 1/8"=1'-0

PROJECT No. KKEEN-RS3.0.0.DWG SHEET No. S3.0.0	DATE 01/23/15	DIMENSIONED ROOF SYSTEM PLAN VIEW MISC. NOTES, REFERENCES & INSTRUCTIONS 	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	KEVIN KEEN GARAGE COLUMBIA COUNTY, FLORIDA	KEEN ENGINEERING & SURVEYING, INC. 9263 CR 417 LIVE OAK, FLORIDA 32060 386-362-4787 ENG. LIC. EB 3761

Notice of Treatment

Applicator: Florida Pest Control · (www.flapest .com)
Address: 536 SE Baya Dr.
City Lake City, FL Phone 752-1703

Site Location: Subdivision
Lot # , Block# Permit # 32732
Address

Product used	Active Ingredient	% Concentration
☒ Premise	Imidacloprid	0.1%
☐ Termidor	Fipronil	0.12%
☐		

Type treatment: ☑ Soil

Area Treated	Square feet	Linear feet	Gallons Applied
Detached garage	2104	197	150

As per Florida Building Code 104.2.6 – If soil chemical barrier method for termite prevention is used, final exterior treatment shall be completed prior to final building approval.

If this notice is for the final exterior treatment, initial this line _____

3-16-15 Date | 2:31 Time | BILL HENDRICKS Print Technician's Name

Remarks:

Applicator - White Permit File - Canary Permit Holder - Pink

2/12 ©