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OWNER:
BAUHUS INC

PO BOX 656
LIVE OAK, FL 32064
TEL/FAX 386-364-4793

LIVE OAK, Oct. 2005

DESIGNED BY:
WOLF SCHROM
GEN. CONTRACTOR
GC#47190
CELL: 813-786-0730

RESIDENCIAL HOUSE

**LOT#1 DEANNA ROAD
HOLLY BROOK, LAKE CITY**

Folio #
07-45-17-08106-231

SCALE
1"=20'

SHEET

0

SITE PLAN

DEANNA ROAD

NOTE:
CONTRACTORS TO VERIFY ALL DIMENSIONS
AND STRUCTURAL DESIGN TO COMPLY WITH CODES.

ELECTRICAL INFO

ALL SMOKE DETECTORS MUST BE HOT-WIRED AND WITH BATTERY BACKUP

ALL WETROOMS HAVE GFCI-PROTECTION

ALL SLEEPING ROOMS WILL BE ON A.F.C.I. ARCE FAULT CIRCUIT INTERRUPTER

POWER SUPPLY BY CLAY ELECTRIC COOP

ALL BATH ROOMS HAVE EXHAUST FANS INSTALLED IN CEILING VENT OVER ROOF OR SOFFIT

ALL BATHROOMS AND STAIR WAYS ARE HANDICAPPED ACCESSABLE

NOTE:
ALL EXTERIOR WINDOWS AND GLASS DOORS ARE REQUIRED TO BE TESTED IN ACCORDANCE WITH ANSI/AMMA/NWDA 101/S2 STANDARD AND BEAR AN AMMA OR WDMA LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT TESTING ENTITY. FBC 1707.4.2.1

NOTE:
ALL EXTERIOR WINDOWS AND DOORS, SHALL BE ANCHORED PER PUBLISHED AND ATTACHED MANUFACTURER'S RECOMMENDATIONS AND DETAILS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED. FBC 1707.4.4.1

NOTE:
ALL EXTERIOR WINDOWS AND DOORS WHERE BUCK THICKNESS IS LESS THAN 1 1/2 INCHES SHALL BE ANCHORED THROUGH THE JAMB INTO THE STRUCTURAL SUBSTRATE. FBC 1707.4.4.2
SEE ALSO PUBLISHED AND ATTACHED MANUFACTURER'S RECOMMENDATIONS AND DETAILS.

NOTE:
ALL EXTERIOR WINDOWS AND DOORS WHERE BUCK THICKNESS IS LESS THAN 1 1/2 INCHES OR GREATER, THE BUCK MUST BE ATTACHED IN A MANNER THAT TRANSFER THE LOAD DIRECTLY TO THE STRUCTURE. WINDOWS AND DOORS SHALL BE ANCHORED THROUGH THE JAMB INTO THE WOOD BUCK. FBC 1707.4.4.2
SEE ALSO PUBLISHED AND ATTACHED MANUFACTURER'S RECOMMENDATIONS AND DETAILS.

NOTE:
THE WINDOWS SHALL EXTEND BEYOND THE INTERIOR LIP OF THE WINDOW. FBC 1707.4.4.2
SEE ALSO PUBLISHED AND ATTACHED MANUFACTURER'S RECOMMENDATIONS AND DETAILS.

NOTE:
MULLIONS AND ADJACENT DOOR ASSEMBLIES ARE REQUIRED TO BE TESTED OR ENGINEERED TO TRANSFER 1.5 TIMES THE DESIGNED LOADS TO THE ROUGH OPENING SUBSTRATE. FBC 1707.4.5.1-1707.4.5.4
SEE ALSO PUBLISHED AND ATTACHED MANUFACTURER'S RECOMMENDATIONS AND DETAILS.

NOTE:
ALL PLUMBING, ELECTRICAL, AND MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED, AND APPROVED BEFORE REQUESTING THE FRAMING INSPECTION. FBC 105.6

REVISIONS

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

WIND LOAD ENGINEER:
Mark Disoway,
PE N.53915, POB 868, Lake City,
FL 32656, 386-754-5419

CERTIFICATION: These plans and "Windload Engineering" Sheet S-1, attached, comply with Florida Building Code 2001, Section 1605 wind loads, to the best of my knowledge.

LIMITATION: This design is valid for one building at specified location. In case of conflict, structural requirements, scope of work, and builder responsibilities on sheet S-1 control.

DIMENSIONS: State dimensions supercede scaled dimensions. Refer all questions to Wolf Schrom G.C. for resolution. Do not proceed without clarification.

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NOTE:

For Structural Informations and Requirements, see Structural Sheets by Mark Disoway PE

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BUILDER:

BAUHAUS INC

WOLF SCHROM
GC: 47180

3/14/06
W.S.

SPEC HOUSE

LOT #1
HOLLY BROOK

ADDRESS:
DEANNA ROAD
LAKE CITY, FLORIDA
COLUMBIA COUNTY

1. & 2.
FLOOR

PRINTED DATE: October 10, 2005

DESIGNED & DRAWN BY:
WOLF SCHROM
PO BOX 656
LIVE OAK, FL 32064
TEL/FAX: 386-364-4793
CELL: 813-786-0730

FINALE DATE: OCT/10/05

HOUSE TYPE: TWO STORY

DRAWING NUMBER

1

OF 5 SHEETS

WINDOW & DOOR SCHEDULE

LOT 4 & 5,

1. ENTRANCE DOOR STEEL, HALF-LITE, COLONIAL ES2002-36-LH

2. GARAGE DOOR T' x 9', W/SQUARE TOPLITES...CLOPAY, MODEL # T5

3. WINDOWS INSULATED, COLONIAL, WHITE ...BETTER BUILD SERIES 140 A

A. FIRST FLOOR : 2 x 30/40
3 x 30/30

B. SECOND FLOOR : 3 x 30/36
3 x 30/36 CASEMENT/ EMERGENCY ESCAPE

1 x 30/40, TEMP, OBSCURE... MASTER-BATH
1 x 30/26, TEMP, OBSCURE... BATH ROOM

4. PATIO DOOR FRENCH, STEEL, PBDDIO RH INSWING 50/68

STAIR DATA

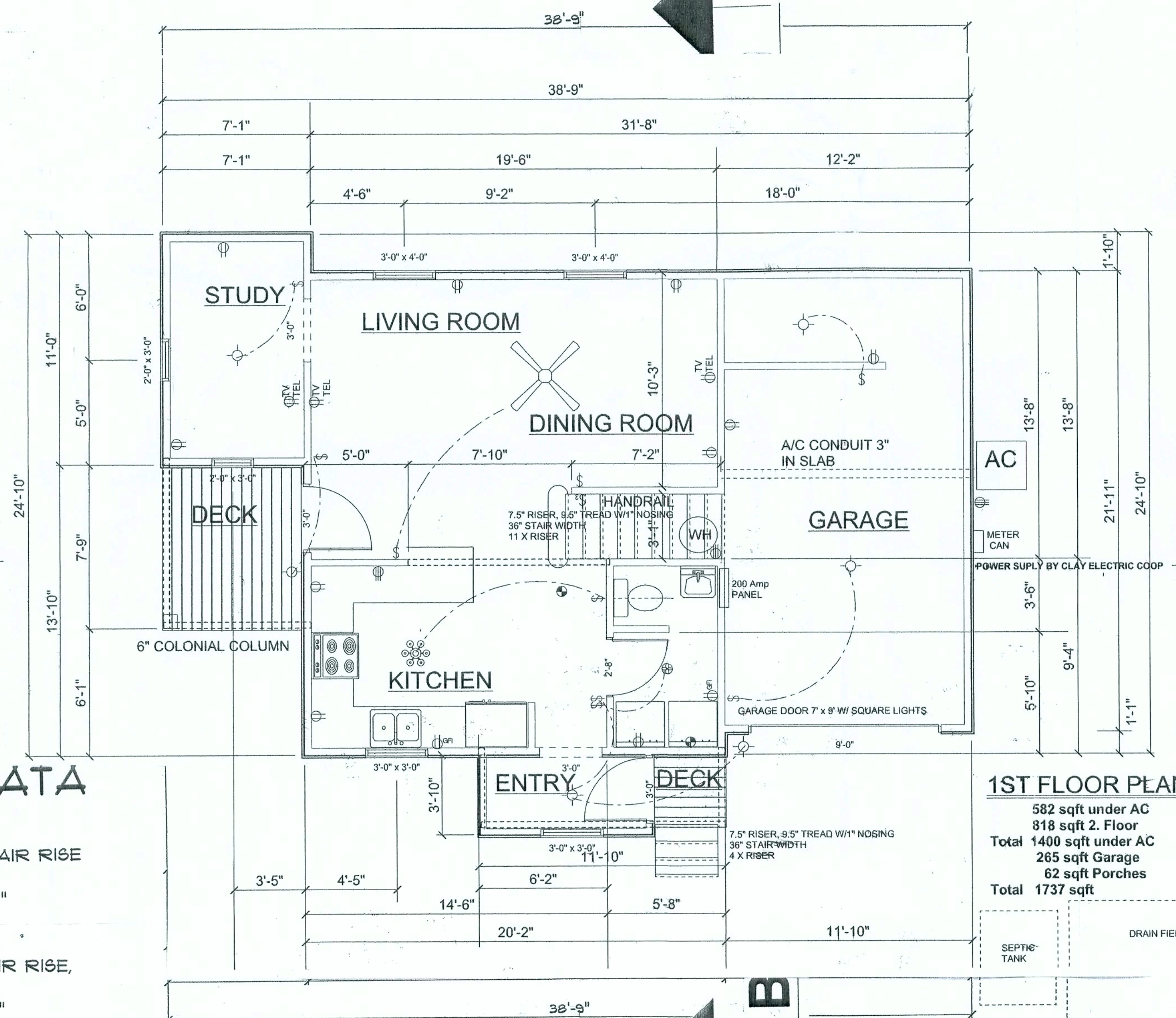
1. STAIR
11 x 7.45" = 6'-10" STAIR RISE
10" TREADS
....7.45" x 2' + 10" = 24.9"

2. STAIR
4 x 7.25" = 2'-5" STAIR RISE,
10" TREADS
....7.25" x 2' + 10" = 24.5"

A-A

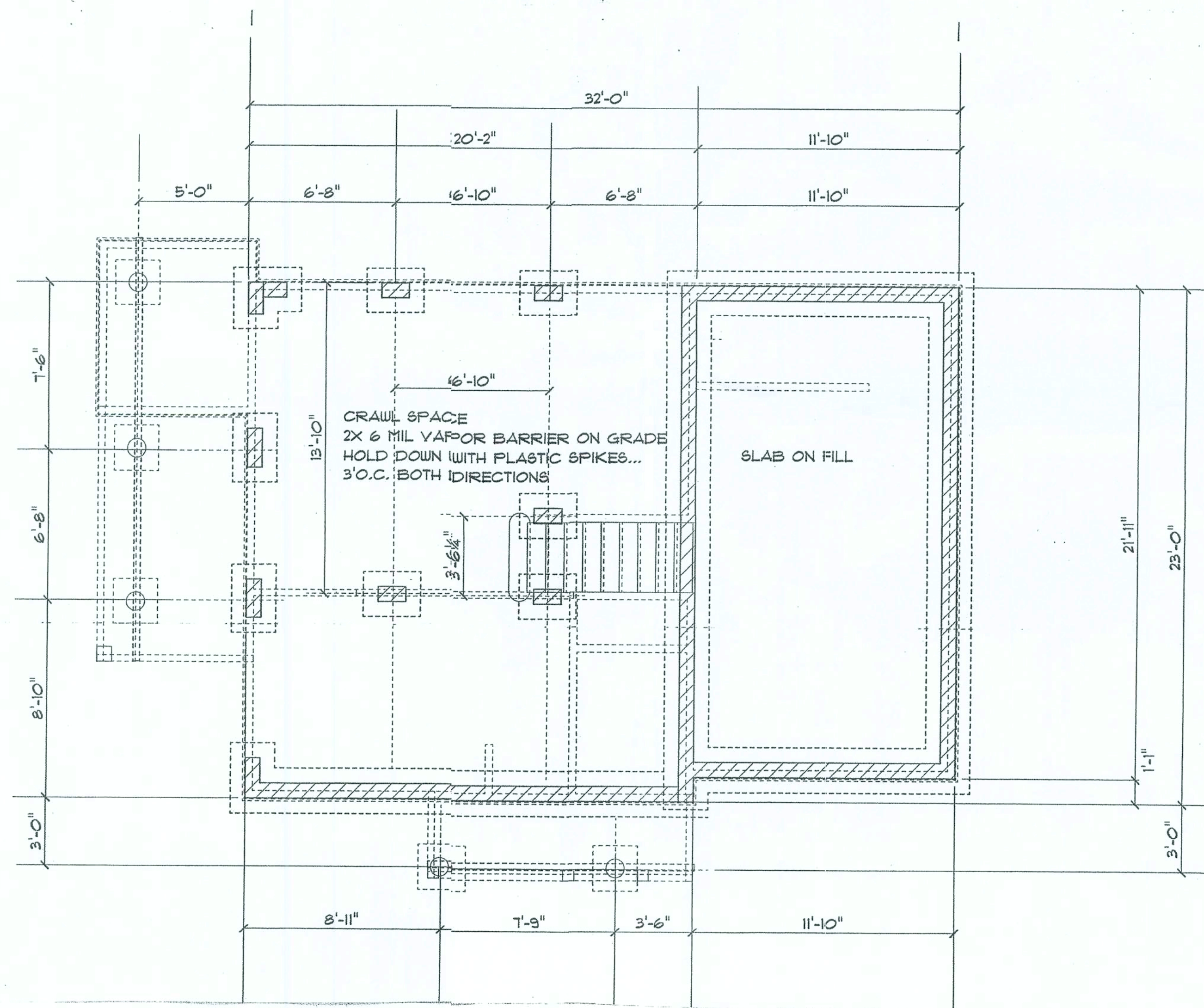
A-A

SECOND
FLOOR PLAN
818 SQFT



1ST FLOOR PLAN

582 sqft under AC
818 sqft 2. Floor
Total 1400 sqft under AC
265 sqft Garage
62 sqft Porches
Total 1737 sqft



NOTE:
A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON SITE FOR THE BUILDING INSPECTOR'S USE, OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND A STRING STRECHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS.

NOTE:
A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TRETMENT PROVIDER AND NEED FOR RINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 104.2.6

NOTE:
CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4

NOTE:
IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS FBC 1503.4.4

NOTE:
TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6 INCHES. EXCEPTION: PAINT OR DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL FBC 1403.1.6

NOTE:
INITIAL TREATMENT SHALL BE DONE AFTER ALL EXAVATION AND BACKFILL IS COMPLETE. FBC 1816.1.1

NOTE:
SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1816.1.2

NOTE:
BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1816.1.3

NOTE:
MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION IF RAINFALL OCCURS BEFOR VAPOR RETARDER PLACEMENT, RETREDMENT IS REQUIRED. FBC 1816.1.4

NOTE:
CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFOR EXTERIOR SOIL TRETMENT. FBC 1816.1.5

NOTE:
SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS FBC 1816.1.6

NOTE:
AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 1816.1.6

NOTE:
ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT FBC 1816.1.7

NOTE:
A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFOR A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES" FBC 1816.17

NOTE:
AFTER ALL WORK IS COMPLETE, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.1.3

NOTE: NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

REVISIONS

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

WINDLOAD ENGINEER:
Mark Disoway,
PE No. 53915, POB 868, Lake City,
FL 32056, 386-764-5419

CERTIFICATION: These plans and "Windload Engineering", Sheet S-1, attached, comply with Florida Building Code 2001, Section 1606 wind loads, to the best of my knowledge.

LIMITATION: This design is valid for one building at specified location. In case of conflict, structural requirements, scope of work, and builder responsibilities on sheet S-1 control.

DIMENSIONS:
Stated dimensions supercede scaled dimensions. Refer all questions to Wolf Schrom G.C. for resolution. Do not proceed without clarification.

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NOTE:

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WOLF SCHROM
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SPEC HOUSE

LOT #1

HOLLY BROOK

ADDRESS:
DEANNA ROAD
LAKE CITY, FLORIDA
COLUMBIA COUNTY

FOUNDATION PLAN

PRINTED DATE: October 10, 2005

DESIGNED & DRAWN BY:
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PO BOX 656
LIVE OAK, FL 32064
TELEFAX: 386-364-4783
CELL: 813-766-0730

FINALS DATE:
OCT/10/05

HOUSE TYPE:
TWO STORY

DRAWING NUMBER

2

OF 5 SHEETS

REVISIONS

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

WINDLOAD ENGINEER:
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PE No. 53915, POB 888, Lake City,
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SPEC HOUSE

LOT #1

HOLLY BROOK

ADDRESS:
DEANNA ROAD
LAKE CITY, FLORIDA
COLUMBIA COUNTY

CROSS
SECTIONS

PRINTED DATE: October 10, 2005

DESIGNED & DRAWN BY:
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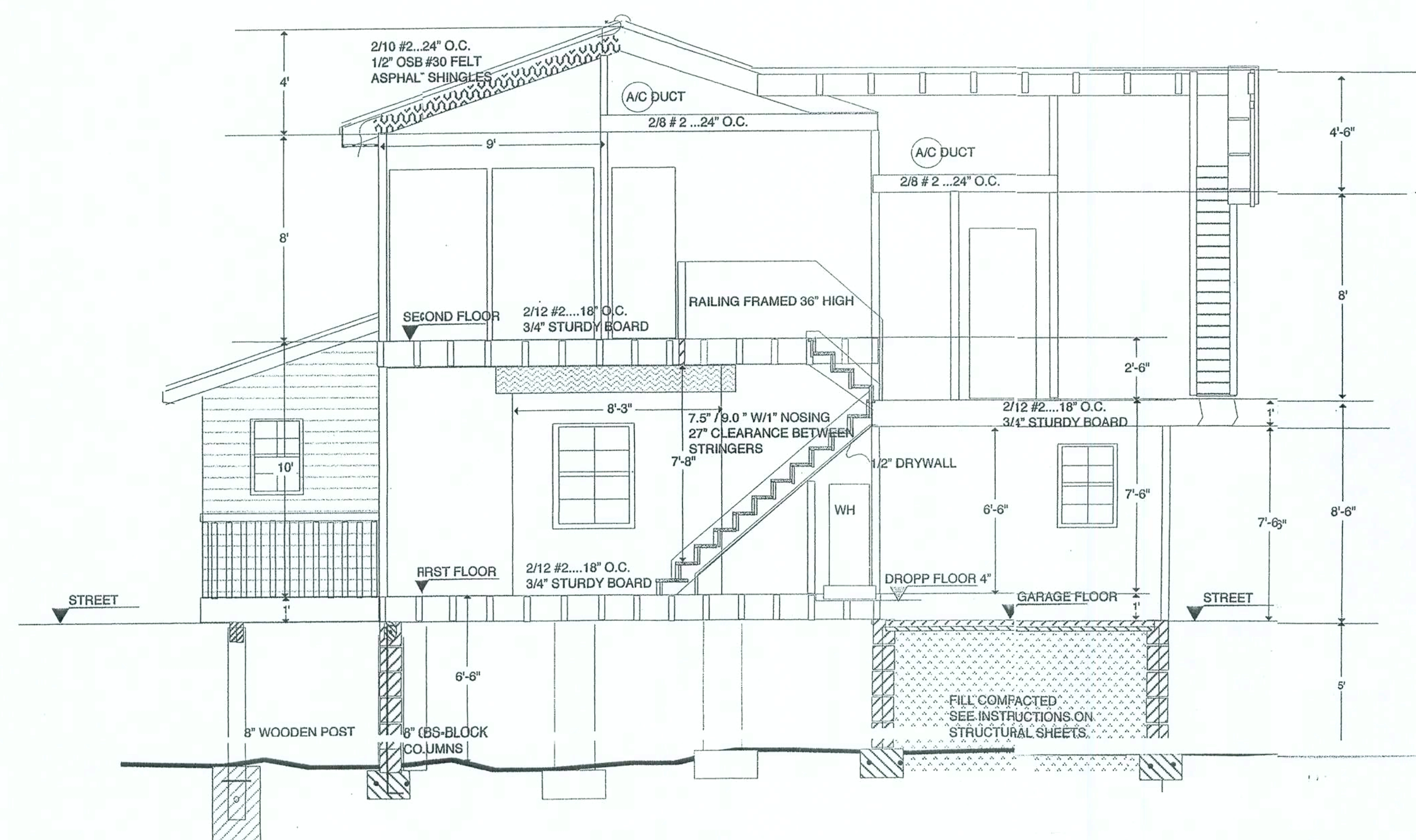
FINALS DATE:
OCT10/05

HOUSE TYPE:
TWO STORY

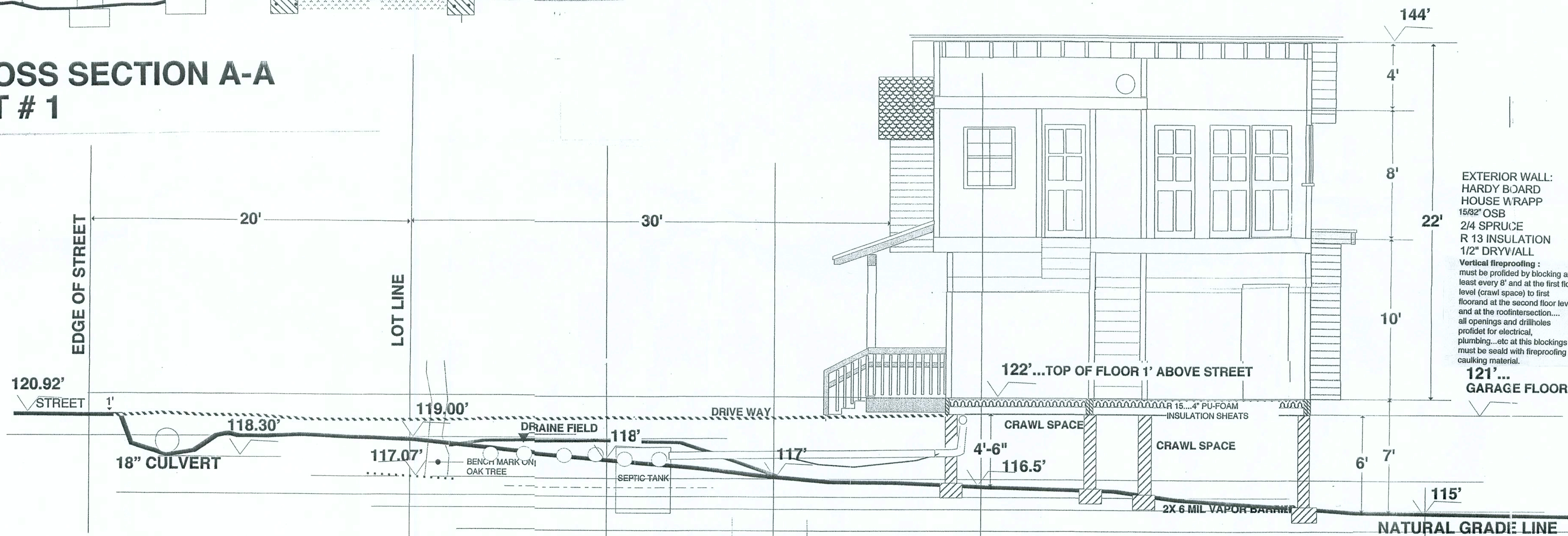
DRAWING NUMBER

3

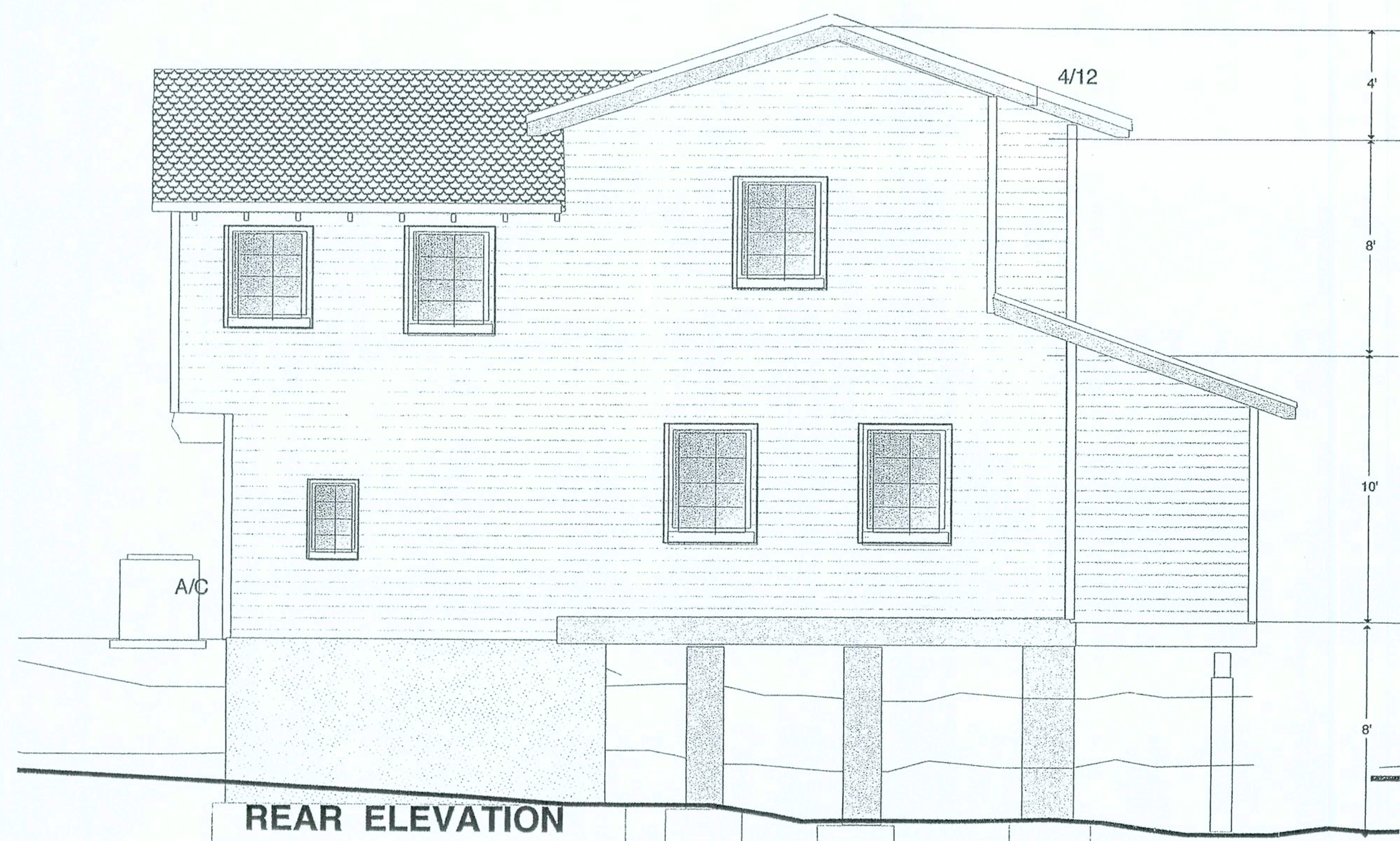
OF 5 SHEETS



CROSS SECTION A-A
LOT # 1

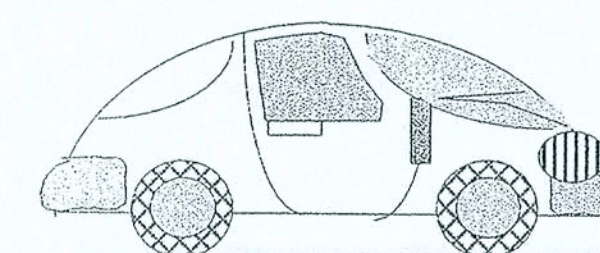


CROSS SECTION B-B
LOT # 1

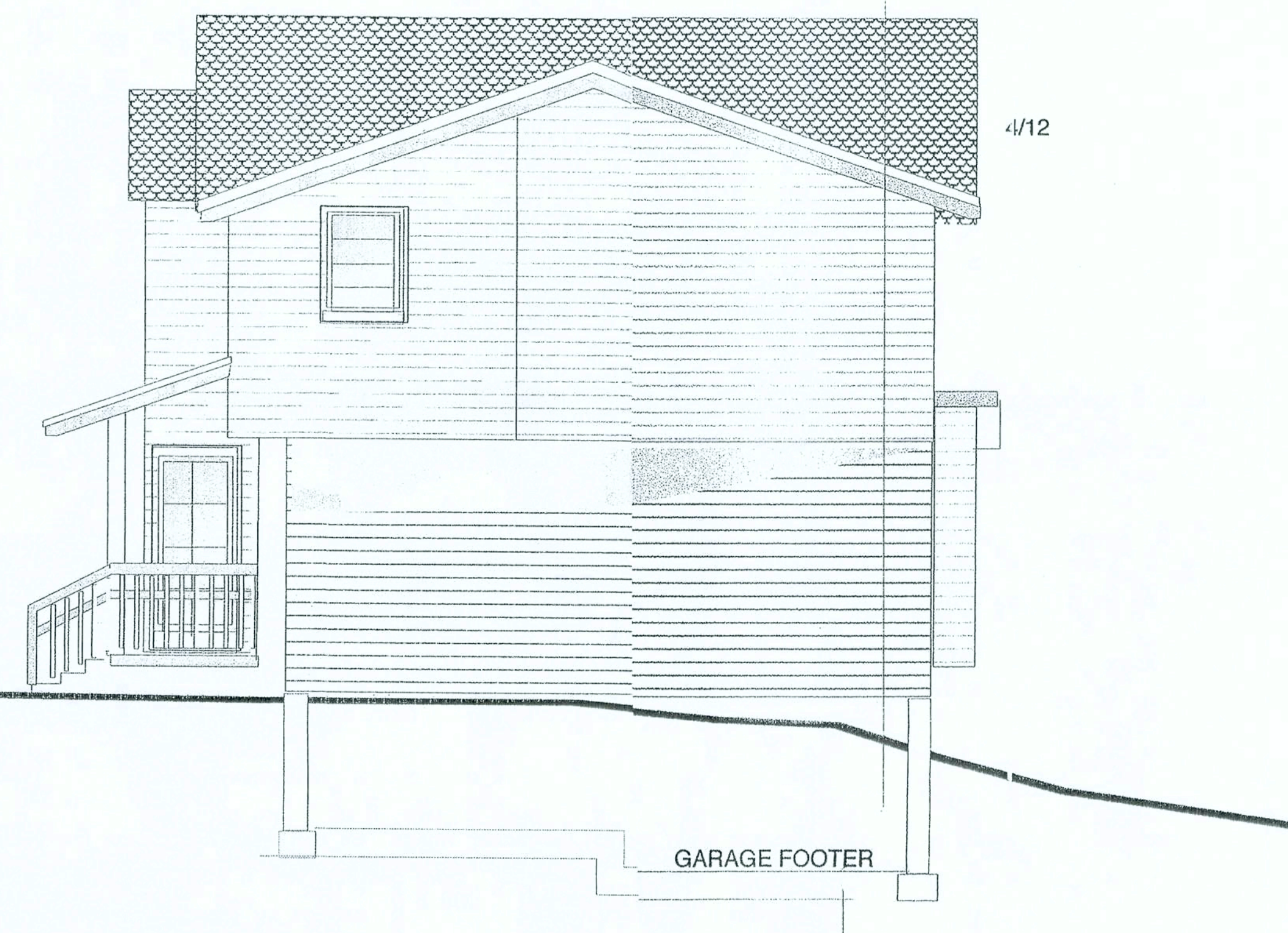


REAR ELEVATION

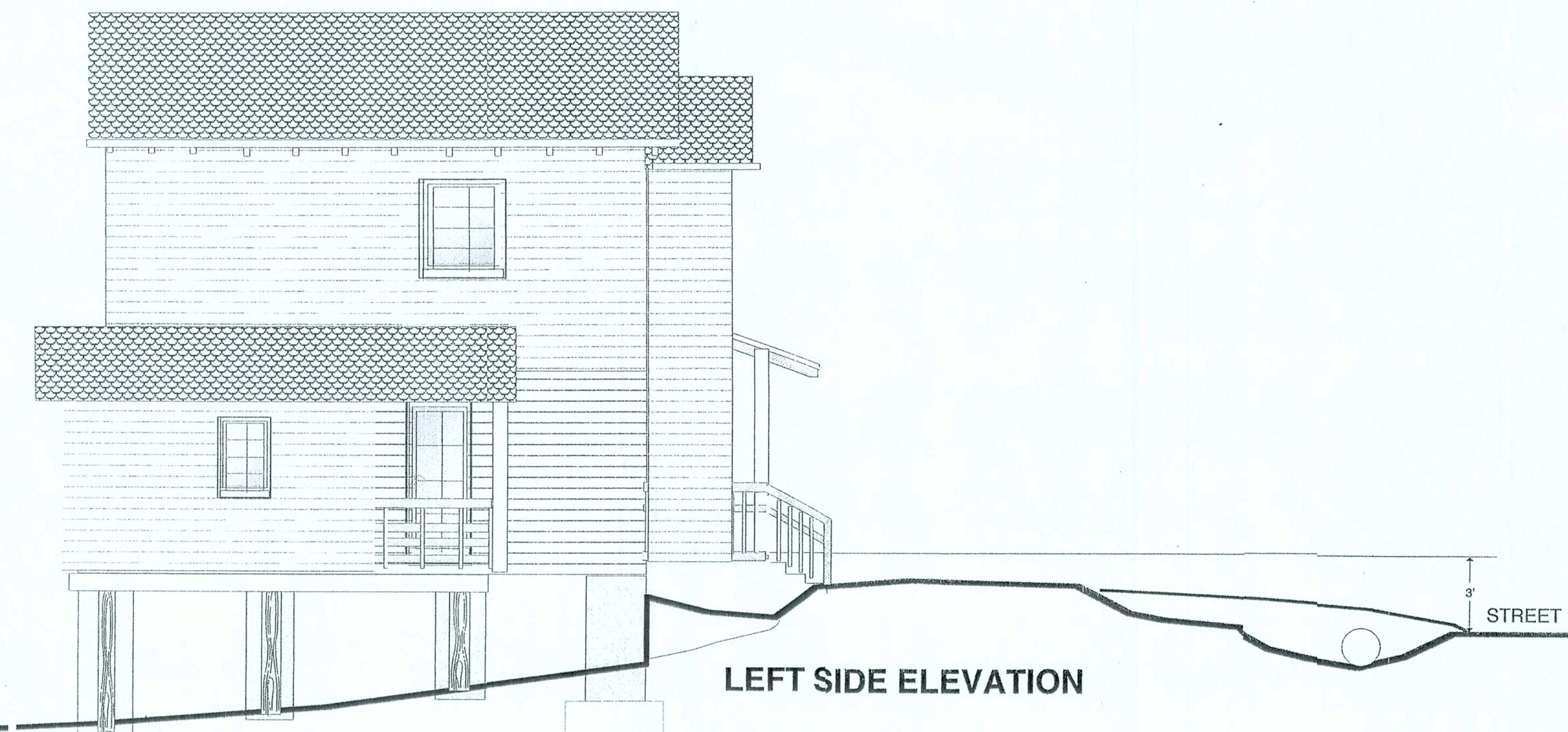
STREET



RIGHT SIDE ELEVATION

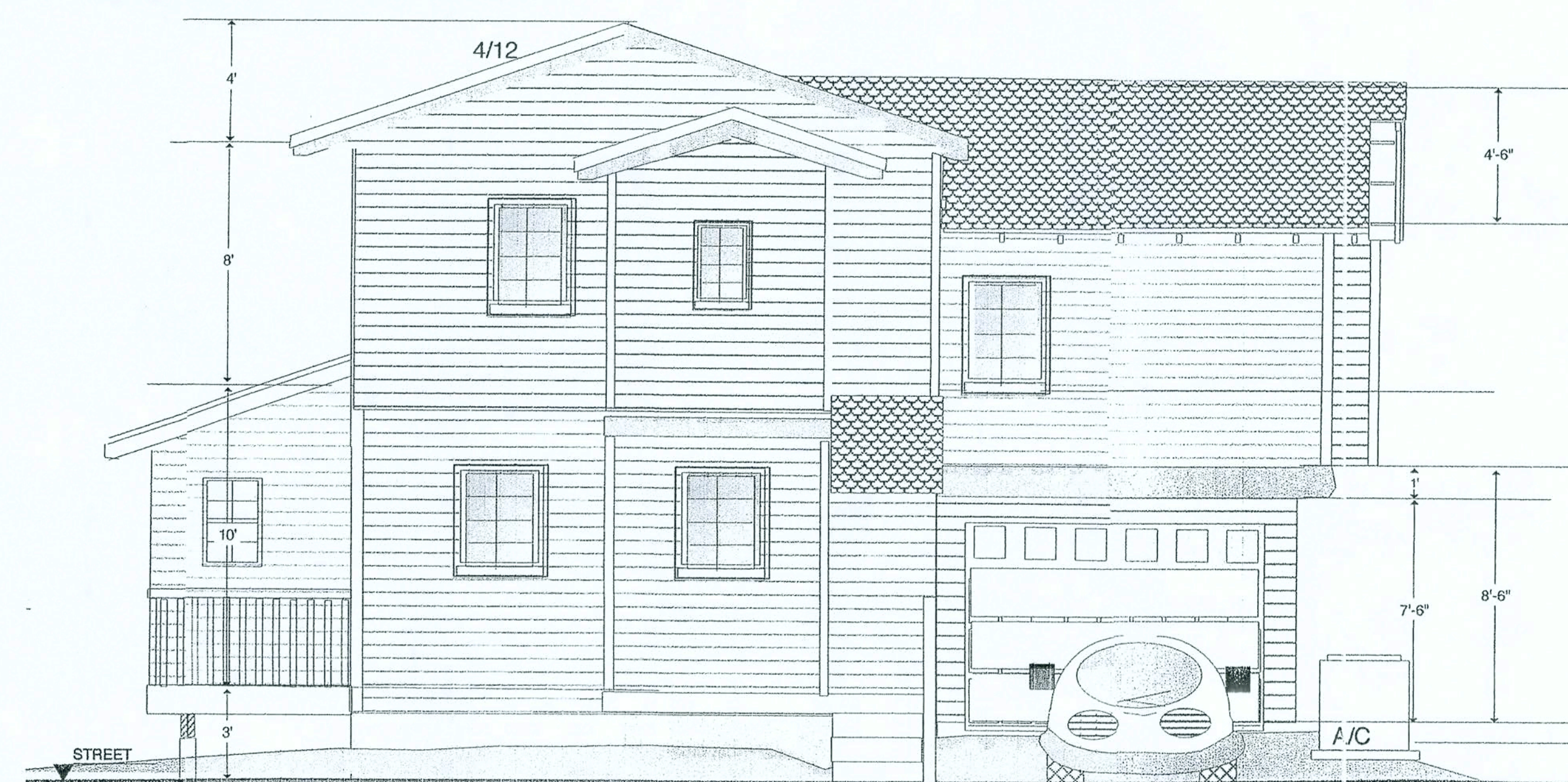


GARAGE FOOTER



LEFT SIDE ELEVATION

STREET



FRONT ELEVATION

REVISIONS

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

WINDLOAD ENGINEER:
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BUILDER:



WOLF SCHROM
GC-47190

2/14/06
W.S.

SPEC HOUSE

LOT #1
HOLLY BROOK

ADDRESS:
DEANNA ROAD
LAKE CITY, FLORIDA
COLUMBIA COUNTY

ELEVATIONS

PLAN

PRINTED DATE: October 10, 2005

DESIGNED & DRAWN BY:
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CELL: 813-786-0730

FINALES DATE: OCT/19/05

HOUSE TYPE:

TWO STORY

DRAWING NUMBER

4

OF 5 SHEETS

REVISIONS



WINDLOAD ENGINEER:
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PE No.53915, PCB 868, Lake City,
FL 32066, 386-764-5419

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SPEC HOUSE

LOT #1
HOLLY BROOK

ADDRESS:
DEANNA ROAD
LAKE CITY, FLORIDA
COLUMBIA COUNTY

SITUATION
PLAN

PRINTED DATE: October 10, 2005

DESIGNED & DRAWN BY:
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LIVE OAK, FL 32064
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FINALS DATE:
OCT/10/05

HOUSE TYPE:
TWO STORY

DRAWING NUMBER
5
OF 5 SHEETS

NOTES:

1. TOTAL AREA = 5 X ~1/2 ACR = 2.5 ACR
2. HOUSES PROPOSED ARE TWO STORY HOUSES
W/ 1 CAR GARAGE, TOTAL AREA BUILT ON IS
APPROXIMATELY 1200 sft....
THIS IS 5% OF THE SINGLE LOT SIZE .
3. PROPOSED HOUSES ARE SET ON STEM WALLS,
CONCRETE-PIILING OR WOODEN-STILTS ON
CONCRETE FOOTERS TO AVOID FLOODING OF THE
HOUSE STRUCTURE.
4. LOTS ARE NOT IN A " F.I.R.M." FLOOD ZONE, BUT
ARE CONSIDERED IN PART OF IT AS FLOOD PRONE.
5. ALL BIG TREES SHOWN IN THE SITUATION PLAN
SHALL BE KEPT AS FAR AS POSSIBLE.
ONLY SOME TREES SHALL BE REMOVED IN THE
REAR OF THE LOTS.
6. ALL DRIVE WAYS ARE BUILT UP WITH GRAVEL
BUT IN FRONT OF GARAGE AN AREA OF 12/15'
IN 4" CONCRETE.
7. TOTAL FILL PER LOT : ~ 40 yards FOR
DRAINFIELD, 35 yards FOR GARAGE AND 30 yards
FOR THE DRIVE WAY... THE HOUSES HAVE A JOIST-
FLOOR SYSTEM WITH CRAWL SPACE AND
THEREFOR NO FILL IS USED.
TOTAL OF APPROX. 105 yards OR 6 LOADS FILL ARE
USED PER HOUSE.
8. THE "NON-FLOOD-PRONE" AREA ON LOT #1 IS
APPROX. 115' x 70' = 8000 sft , THE " IMPERVIOUS
SURFACE DEVELOPMENT" AREA.. IS 973 sft
THE RATIO IS 8000/ 973 = 8:1

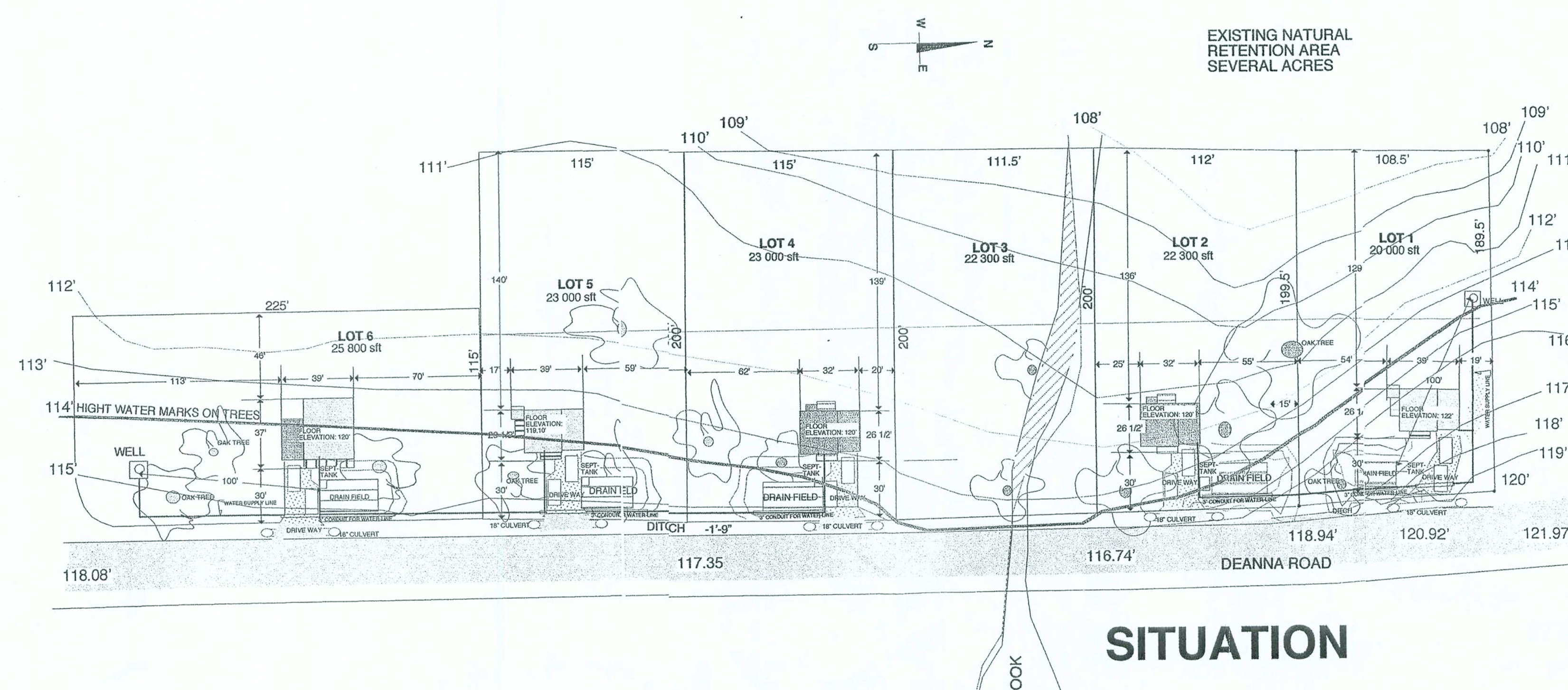
RESPECTIVELY LOT #5 IS APPROX. 115x 45'= 5000sft
THE " IMPERVIOUS SURFACE DEVELOPMENT"
AREA.. IS 973 sft THE RATIO IS 5000/ 973 = 6:1

RESPECTIVELY LOT #6 IS APPROX. 225x 52'= 11700sft
THE " IMPERVIOUS SURFACE DEVELOPMENT"
AREA.. IS 973 sft THE RATIO IS 11700/ 973 = 12:1

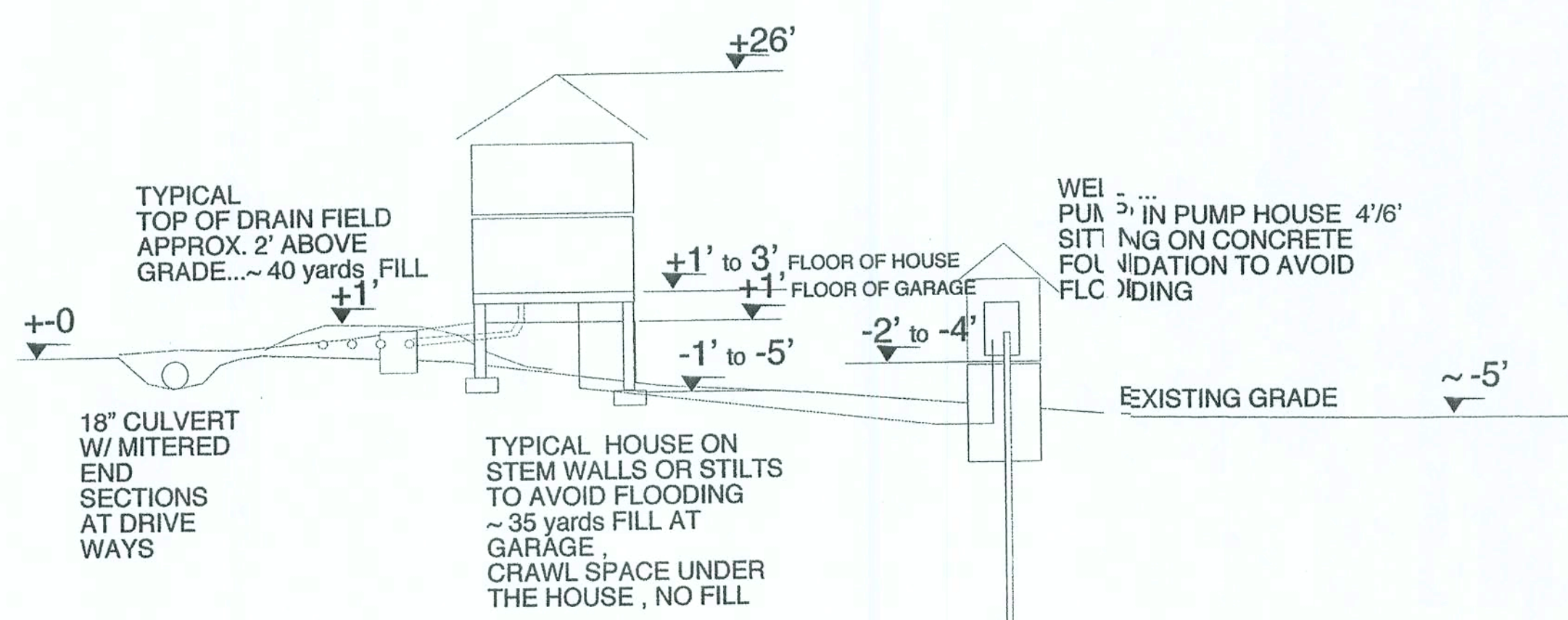
THEREFOR A GRADING PLAN SHOULD NOT BE
NECESSARY !

IMPERVIOUS SURFACE CALCULATION:

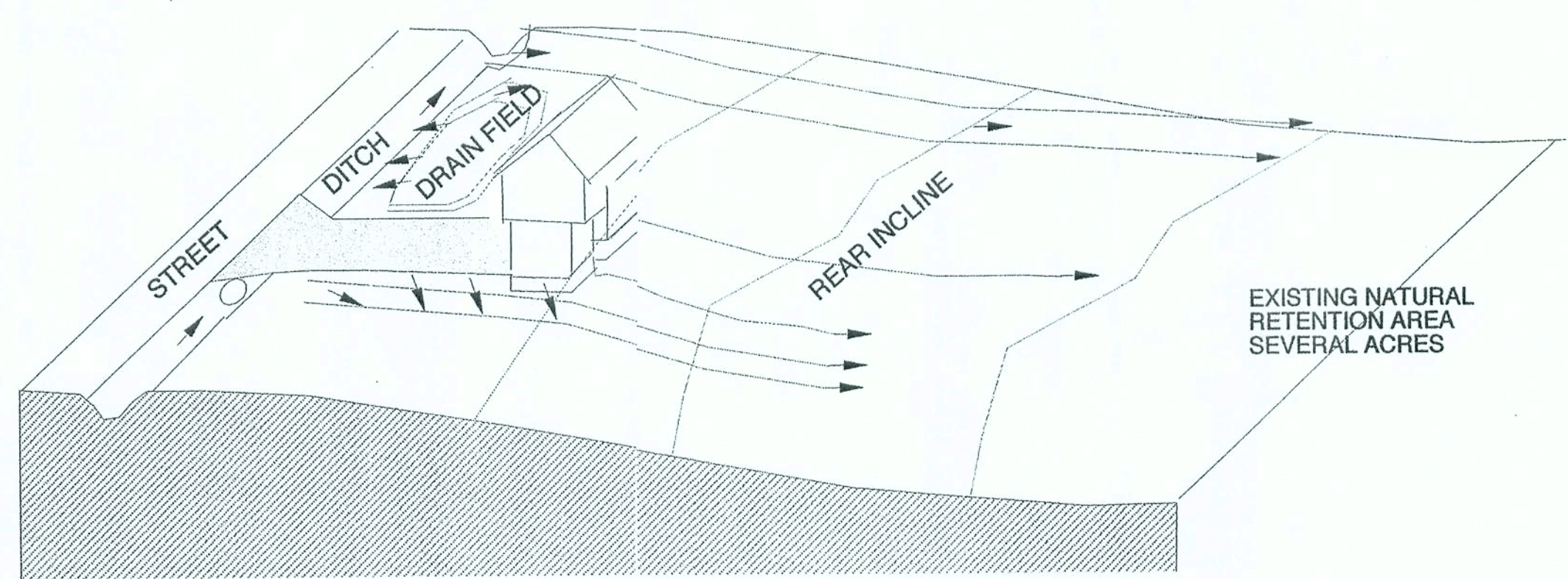
HOUSE & GARAGE = 32'x 24' = 768 sft
DRIVE WAY SLAB = 12'x 15' = 180 sft
SEPT.TANK = 25 sft
TOTAL = 973 sft



SITUATION



TYPICAL CROSS SECTION OF LOTS



LOT GRADING DETAIL
GRADING TYPE B

MOST DRAINAGE TO REAR
SOME TO FRONT DITCH,

REVISIONS	

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

GENERAL NOTES:

TRUSSES: TRUSSES SHALL BE DESIGNED BY A FLORIDA LICENSED ENGINEER IN ACCORDANCE WITH THE FBC 2004. TRUSS ENGINEERING SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, TEMPORARY AND PERMANENT BRACING DETAILS, TRUSSES TO TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADS FOR ALL BEARING LOCATIONS. TRUSS ENGINEERING IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER AND SHALL BE SIGNED AND SEALED BY THE MANUFACTURER'S DESIGN ENGINEER. IT IS THE BUILDER'S RESPONSIBILITY TO VERIFY THE TRUSS ENGINEERING FULLY SATISFIED ALL THE ABOVE REQUIREMENTS AND TO SELECT UPLIFT CONNECTIONS BASED ON TRUSS ENGINEERING UPLIFT AND PROVIDE FOOTINGS FOR INTERIOR BEARING WALLS. BUILDER IS TO FURNISH TRUSS ENGINEERING TO WIND LOAD ENGINEER FOR REVIEW OF TRUSS REACTIONS ON THE BUILDING STRUCTURE. STRAP 2X6 RAFTERS WITH MIN UPLIFT CONNECTION 14x8 EACH END, 2X6 RAFTERS 700 LB EACH END.

SITE PREPARATION: SITE ANALYSIS AND PREPARATION IS NOT PART OF THIS PLAN.

FOUNDATION: CONFIRM THAT THE FOUNDATION DESIGN & SITE CONDITIONS MEET GRAVITY LOAD REQUIREMENTS (ASSUME 1000 PSF BEARING CAPACITY UNLESS VISUAL OBSERVATION OR SOILS TEST PROVES OTHERWISE).

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

WELDED WIRE REINFORCED SLAB: 6" x 6" W14 x W14, FB = 85KSI, WELDED WIRE REINFORCEMENT FABRIC (W.W.R.) CONFORMING TO ASTM A185, LOCATED IN MIDDLE OF THE SLAB, SUPPORTED WITH APPROVED MATERIALS OR SUPPORTS AT SPACINGS NOT TO EXCEED 17".

FIBER CONCRETE SLAB: CONCRETE SLABS ON GROUND CONTAINING SYNTHETIC FIBER REINFORCEMENT. FIBER LENGTH 1/2 INCH TO 2 INCHES. DOSAGE AMOUNTS FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD PER THE MANUFACTURER'S RECOMMENDATIONS. FIBERS TO COMPLY WITH ASTM C 1116. SUPPLIER TO PROVIDE ASTM C 1116 CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY BUILDING OFFICIAL.

CONTROL JOINTS: WHERE SPECIFIED, SAWN CONTROL JOINTS IN SLAB-ON-GRADE SHALL BE CUT IN ACCORDANCE WITH ACI 308. JOINTS SHALL BE CUT WITHIN 12 HOURS OF SLAB PLACEMENT. THE LENGTH / WIDTH RATIOS OF SLAB AREAS SHALL NOT EXCEED 1.5 AND TYPICAL SPACING OF CUTS TO BE 12 FT. DO NOT CUT W/M OR REINFORCING STEEL. (RECOMMENDED LOCATION OF CONTROL JOINTS IS SUBJECT TO OWNER AND CONTRACTOR'S APPROVAL. THE CONTROL JOINTS ARE NOT INTENDED TO PREVENT CRACKS BUT RATHER TO ENCOURAGE THE SLAB TO CRACK ON A GIVEN LINE.)

REBAR: ASTM A 615, GRADE 60, DEFORMED BARS, $F_y = 60$ KSI. ALL LAP SPICES 48" DB, (30" FOR #6 BARS); UNO. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 315-6, U.N.O.

GULUM BEAMS: GULUM BEAM, GLB, 24F-VSP, $F_b = 2.4u$, $E = 1800u$, UNO. SUPPLIER MAY SUPPLY AN ALTERNATE BEAM WITH EQUAL PROPERTIES OR MAY SUBMIT THEIR OWN BENDING CALC. ROOF SHEATHING: ALL ROOFS ARE HORIZONTAL DIAPHRAGMS; 7/16" OSB SHEATHING, UNL JOCKED APPLIED PERPENDICULAR TO FRAMING, OVER A MINIMUM OF 3 FRAMING MEMBERS, WITH PANEL EDGES STAGGERED, FASTENED WITH 8d COMMON NAILS, 1311, 1" OC PANEL EDGES, 12" OC INTERMEDIATE MEMBERS, GABLE ENDS AND DIAPHRAGM BOUNDARY, 4" OC, UNO.

STRUCTURAL CONNECTIONS: MANUFACTURERS AND PRODUCT NUMBER FOR CONNECTOR, ANCHORS, AND REINFORCEMENT ARE LISTED FOR EXAMPLE NOT ENDORSEMENT. AN EQUIVALENT DEVICE OF THE SAME OR OTHER MANUFACTURER CAN BE SUBSTITUTED FOR ANY DEVICES LISTED IN THE EXAMPLE TABLES AS LONG AS IT MEETS THE REQUIRED LOAD CAPACITIES. MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE FOLLOWED TO ACHIEVE RATED LOADS.

ANCHOR BOLTS: A-307 ANCHOR BOLTS WITH MINIMUM EMBEDMENT AS SPECIFIED IN DRAWINGS BUT NO LESS THAN 7" IN CONCRETE OR REINFORCED BOND BEAM OR 10" IN GROUTED CMU.

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

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

BUILDER'S RESPONSIBILITY

THE BUILDER AND OWNER ARE RESPONSIBLE FOR THE FOLLOWING, WHICH ARE SPECIFICALLY NOT PART OF THE WIND LOAD ENGINEER'S SCOPE OF WORK.

CONFIRM SITE CONDITIONS, FOUNDATION BEARING CAPACITY, GRADE AND BACKFILL HEIGHT, WIND SPEED AND DEBRIS ZONE, AND FLOOD ZONE.

PROVIDE MATERIALS AND CONSTRUCTION TECHNIQUES, WHICH COMPLY WITH FBC 201 REQUIREMENTS FOR THE STATED WIND VELOCITY AND DESIGN PRESSURES.

PROVIDE A CONTINUOUS LOAD PATH FROM TRUSSES TO FOUNDATION, IF YOU BELIEVE THE PLAN OMMITS A CONTINUOUS LOAD PATH CONNECTION, CALL THE WIND LOAD ENGINEER IMMEDIATELY.

VERIFY THE TRUSS MANUFACTURER'S SEALED ENGINEERING INCLUDES TRUSS DESIGN, PLACEMENT PLANS, TEMPORARY AND PERMANENT BRACING DETAILS, TRUSSES-TO-TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADS FOR ALL BEARING LOCATIONS.

DESIGN DATA

WIND LOADS PER FLORIDA BUILDING CODE 2004, SECTION 1609

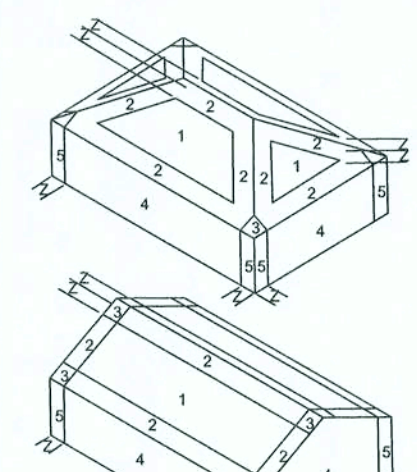
(ENCLOSED SIMPLE DIAPHRAGM BUILDINGS WITH FLAT, HIPPED, OR GABLE ROOFS; MEAN ROOF HEIGHT NOT EXCEEDING LEAST HORIZONTAL DIMENSION OR 60 FT; NOT ON UPPER HALF OF HILL OR ESCARPMENT 60 FT IN EXP. B, 30 FT IN EXP. C AND >10% SLOPE AND UNOBSTRUCTED UPWIND FOR 50x HEIGHT OR 1 MILE WHICHEVER IS LESS.)

BUILDING IS NOT IN THE HIGH VELOCITY HURRICANE ZONE

BUILDING IS NOT IN THE WIND-BORNE DEBRIS REGION

- 1) BASIC WIND SPEED = 110 MPH
- 2) WIND EXPOSURE = B
- 3) WIND IMPORTANCE FACTOR = 1.0
- 4) BUILDING CATEGORY = II
- 5) ROOF ANGLE = 10-45 DEGREES
- 6) MEAN ROOF HEIGHT = <30 FT
- 7) INTERNAL PRESSURE COEFFICIENT = N/A (ENCLOSED BUILDING, 1606.2
- 8) COMPONENTS AND CLADDING DESIGN WIND PRESSURES (FBC TABLE 1606.2 B&C)

Zone	Effective Wind Area (ft ²)	10	100
1	19.9	-21.8	-21.8
2	19.9	-25.5	-21.8
2 Onq		-40.6	-40.6
3	19.9	-25.5	-21.8
3 Onq		-68.3	-42.4
4	21.8	-23.6	-20.4
5	21.8	-29.1	-22.6
Doors & Windows		21.8	-29.1
Worst Case (Zone 5, 10 ft)			
8x7 Garage Door		19.5	-22.9
16x7 Garage Door		18.5	-21.0



DESIGN LOADS

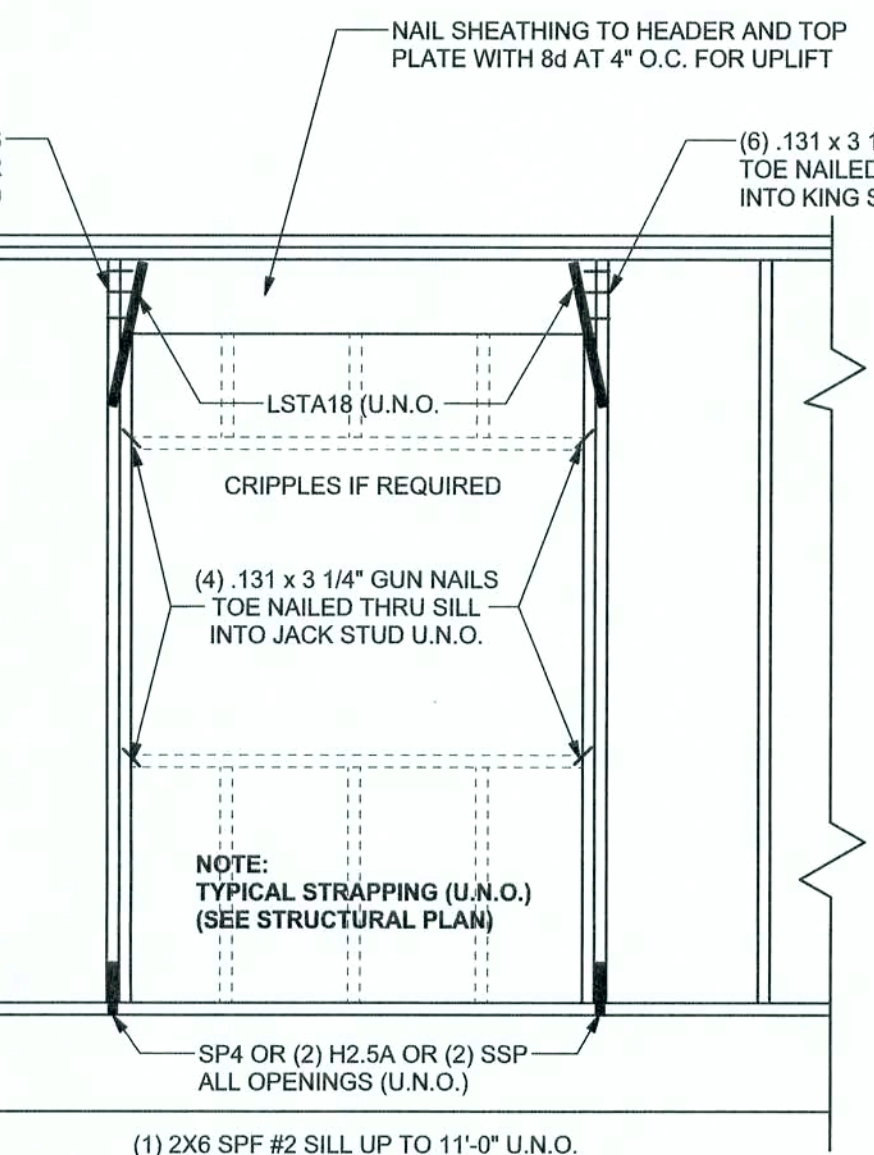
FLOOR	40 PSF (ALL OTHER DWELLING ROOMS)
	30 PSF (SLEEPING ROOMS)
	30 PSF (ATTICS WITH STORAGE)
	10 PSF (ATTICS WITHOUT STORAGE, <3:12)
ROOF	20 PSF (FLAT OR <4:12)
	16 PSF (4:12 TO <12:12)
	12 PSF (12:12 AND GREATER)
STAIRS	40 PSF (ONE & TWO FAMILY DWELLINGS)
SOIL BEARING CAPACITY	1000PSF
NOT IN FLOOD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

GRADE & SPECIES TABLE

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

EXTERIOR WALL STUD TABLE FOR SPF #2 STUDS

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

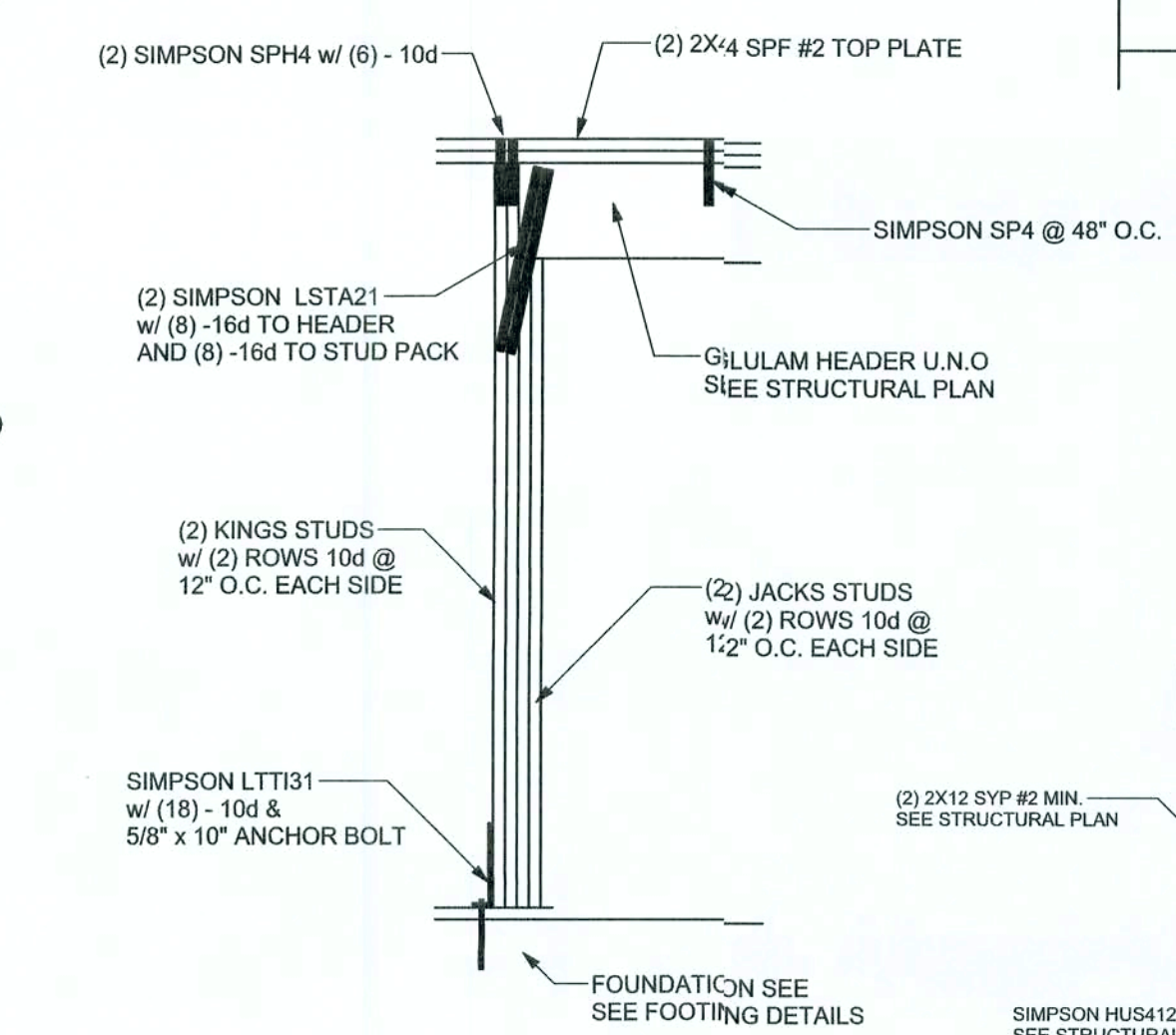


TYPICAL HEADER STRAPPING DETAIL

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

INTERIOR BEARING WALL

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

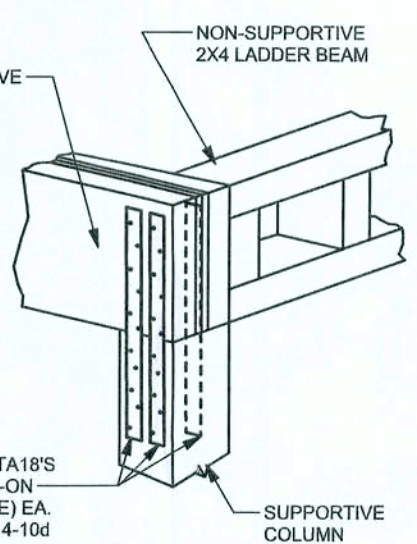


TYPICAL GARAGE DOOR HEADER STRAPPING DETAIL

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

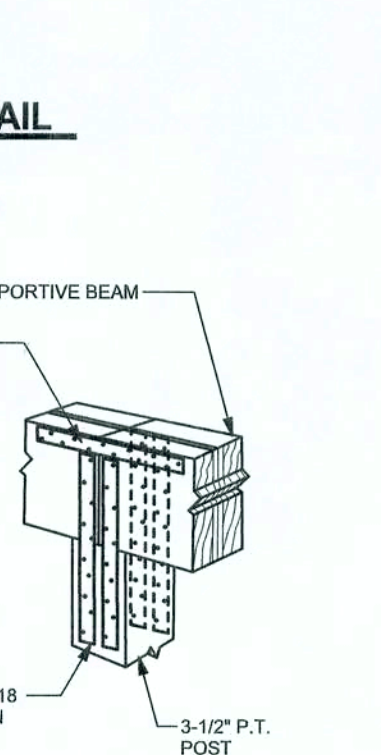
BEAM MID-WALL CONNECTION DETAIL

SCALE: N.T.S.



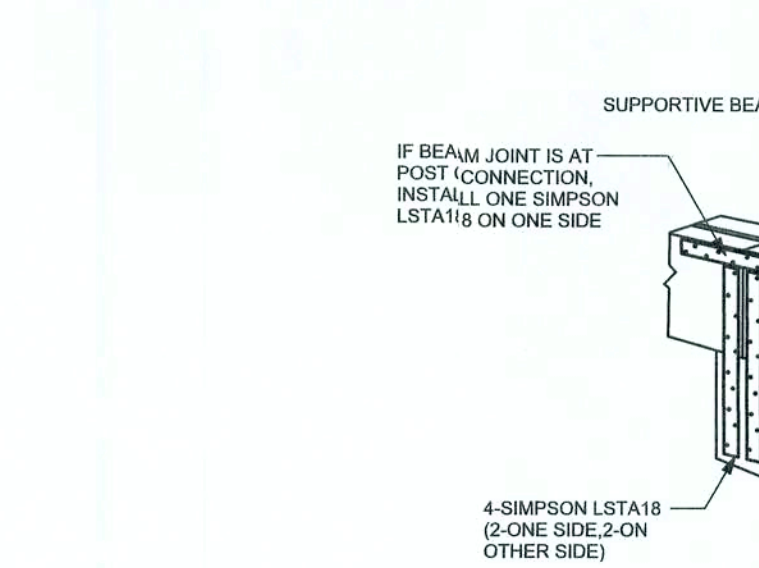
SUPPORTIVE POST TO BEAM DETAIL FOR SINGLE BEAM

SCALE: N.T.S.



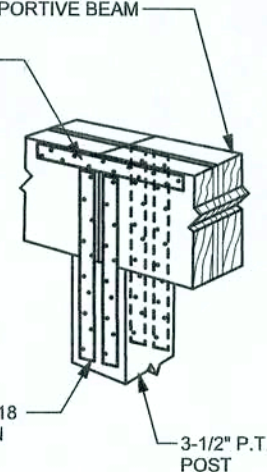
BEAM CORNER CONNECTION DETAIL

SCALE: N.T.S.



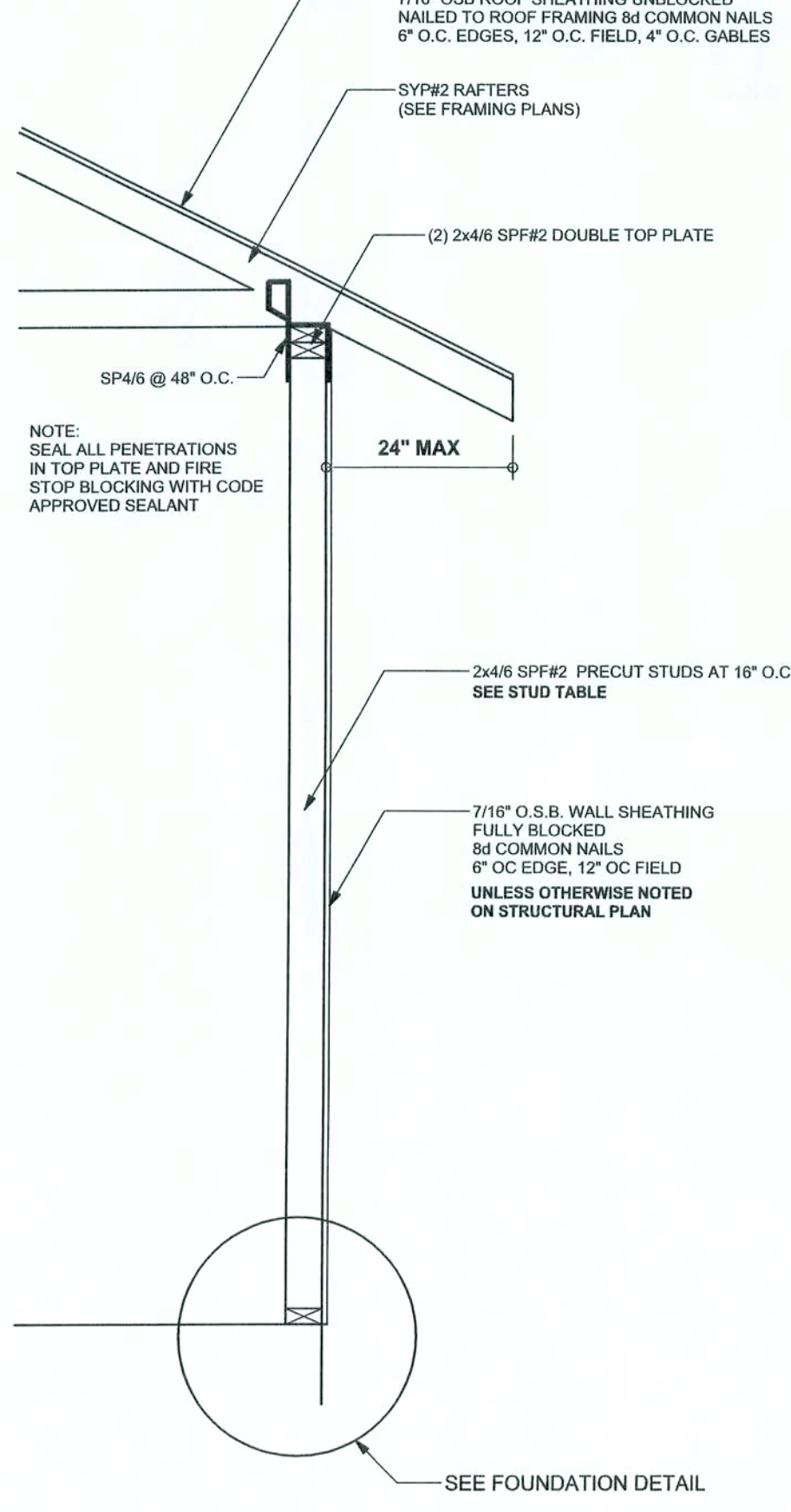
SUPPORTIVE CENTER POST TO BEAM DETAIL

SCALE: N.T.S.



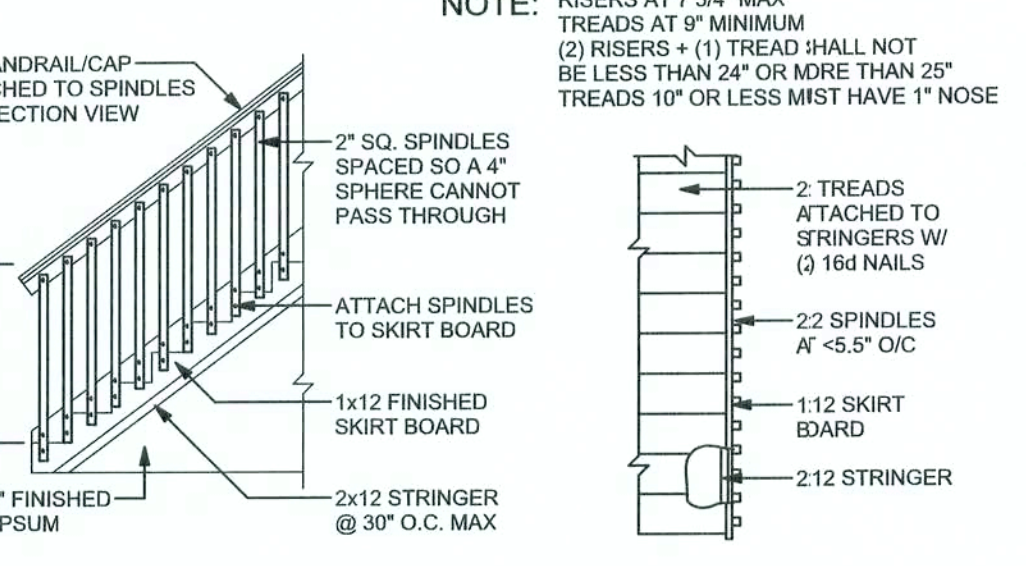
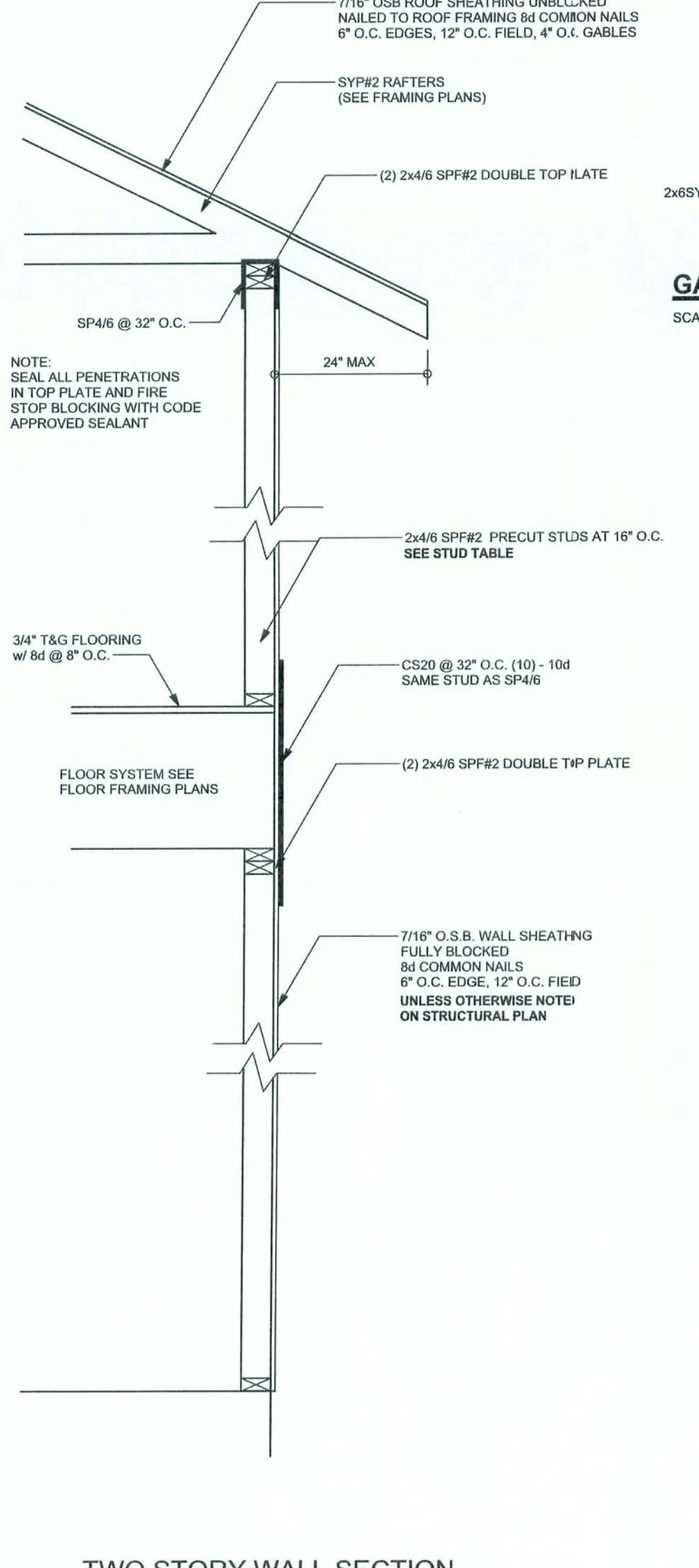
ONE STORY WALL SECTION

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



TWO STORY WALL SECTION

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



ELEVATION VIEW

PLAN VIEW

SECTION VIEW

STAIR DETAIL

SCALE: N.T.S.

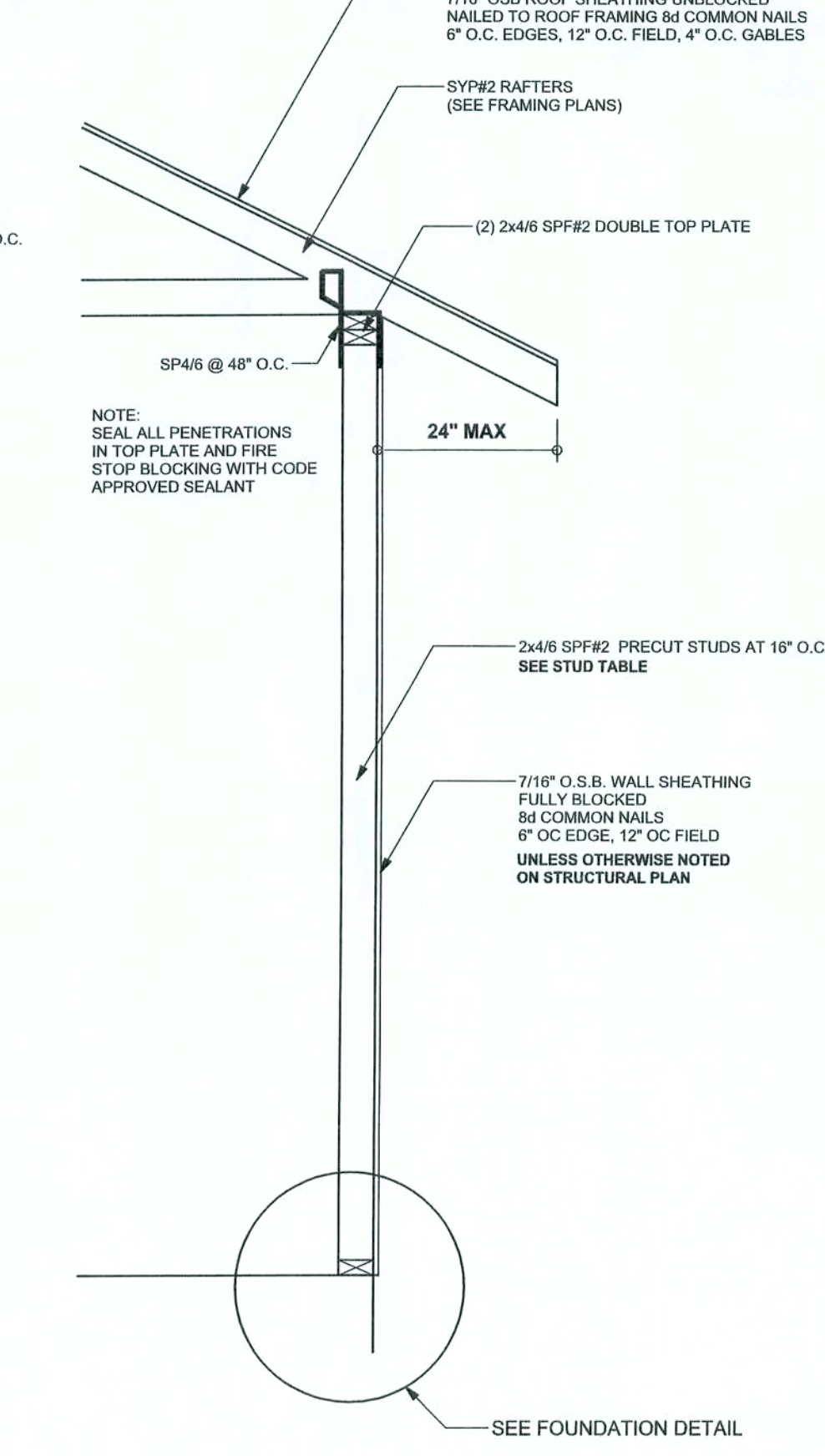
2x6 SYP #2 GARAGE DOOR BUCK ATTACHMENT

ATTACH GARAGE DOOR BUCK TO STUD PACK AT EACH SIDE OF DOOR OPENING WITH 300W LAG SCREWS w/ 1" WASHER LAG SCREWS MAY BE COUNTERSUNK. HORIZONTAL JAMBS DO NOT TRANSFER LOAD. CENTER LAG SCREWS OR STAGGER 16d NAILS OR (2) ROWS OF .131 x 3 1/4" ON PER TABLE BELOW.

DOOR WIDTH	3/8" x 4" LAG	16d STAGGER	(2) ROWS OF .131 x 3 1/4" ON
8' - 10'	24" O.C.	5" O.C.	8" O.C.
11' - 15'	18" O.C.	4" O.C.	4" O.C.
16' - 18'	16" O.C.	3" O.C.	3" O.C.

GARAGE DOOR BUCK INSTALLATION DETAIL

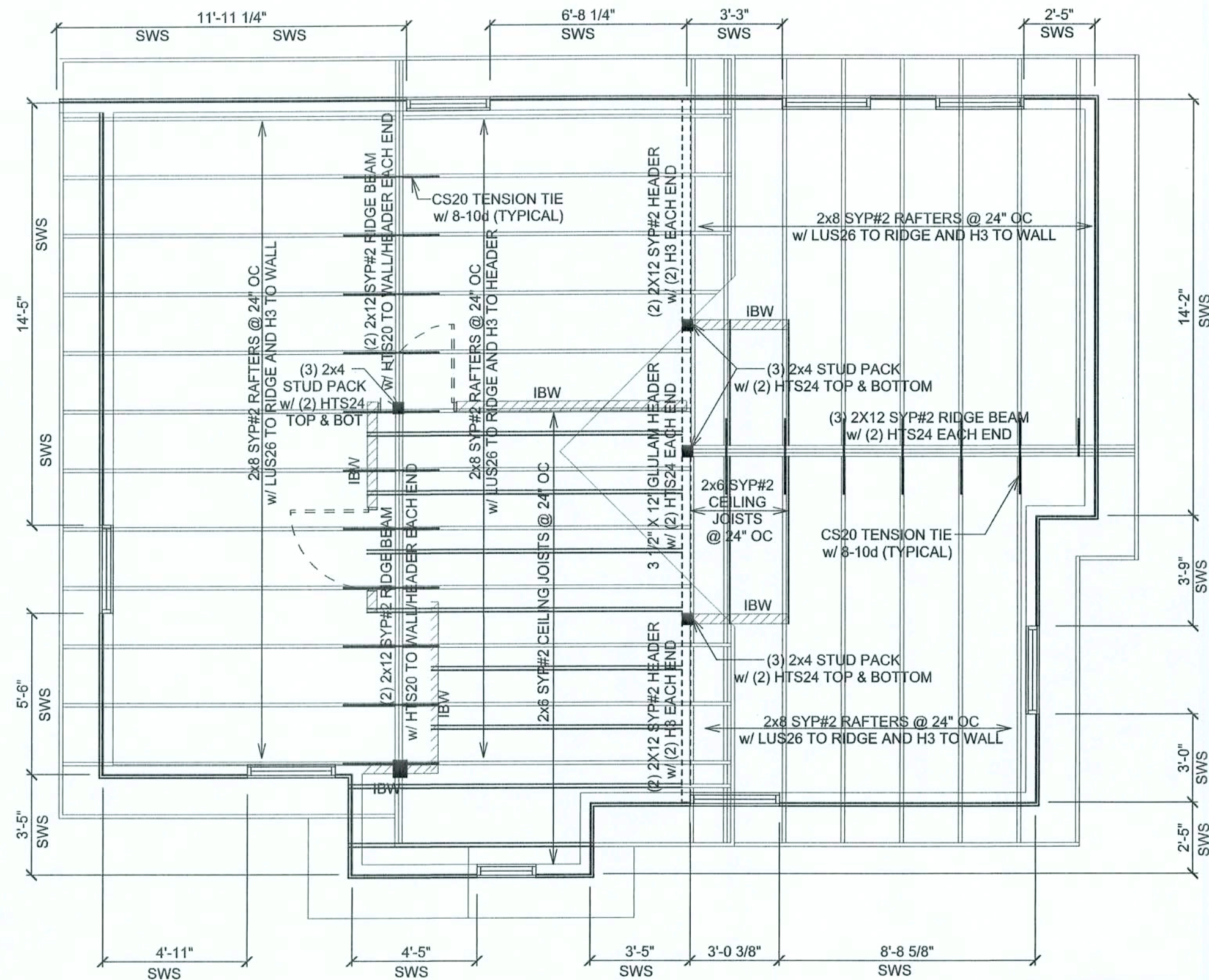
SCALE: N.T.S.



REVISIONS

MAR-14-06

SOFTPLAN
ARCHITECTURAL SOFTWARE



2nd FLOOR STRUCTURAL LAYOUT / ROOF FRAMING
SCALE: 1/4\"/>

TALL STEM WALL TABLE

The table assumes 60 ksi reinforcing bars with 6\"/>

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

STRUCTURAL PLAN NOTES

- SN-1 ALL LOAD BEARING FRAME WALL & PORCH HEADERS SHALL BE A MINIMUM OF (2) 2X12 SYP#2 U.N.O.)
- SN-2 ALL LOAD BEARING FRAME WALL HEADERS SHALL HAVE (1) JACK STUD & (1) KING STUD EACH SIDE (U.N.O.)
- SN-3 DIMENSIONS ON STRUCTURAL SHEETS ARE NOT EXACT. REFER TO ARCHITECTURAL FLOOR PLAN FOR ACTUAL DIMENSIONS
- SN-4 ALL GABLE END WALLS ARE TO BE BALLOON FRAMED
- SN-4 ADD (2) 2x4 STUDS UNDER ALL BEAMS

1ST FOOR TOTAL SHEAR WALL SEGMENTS

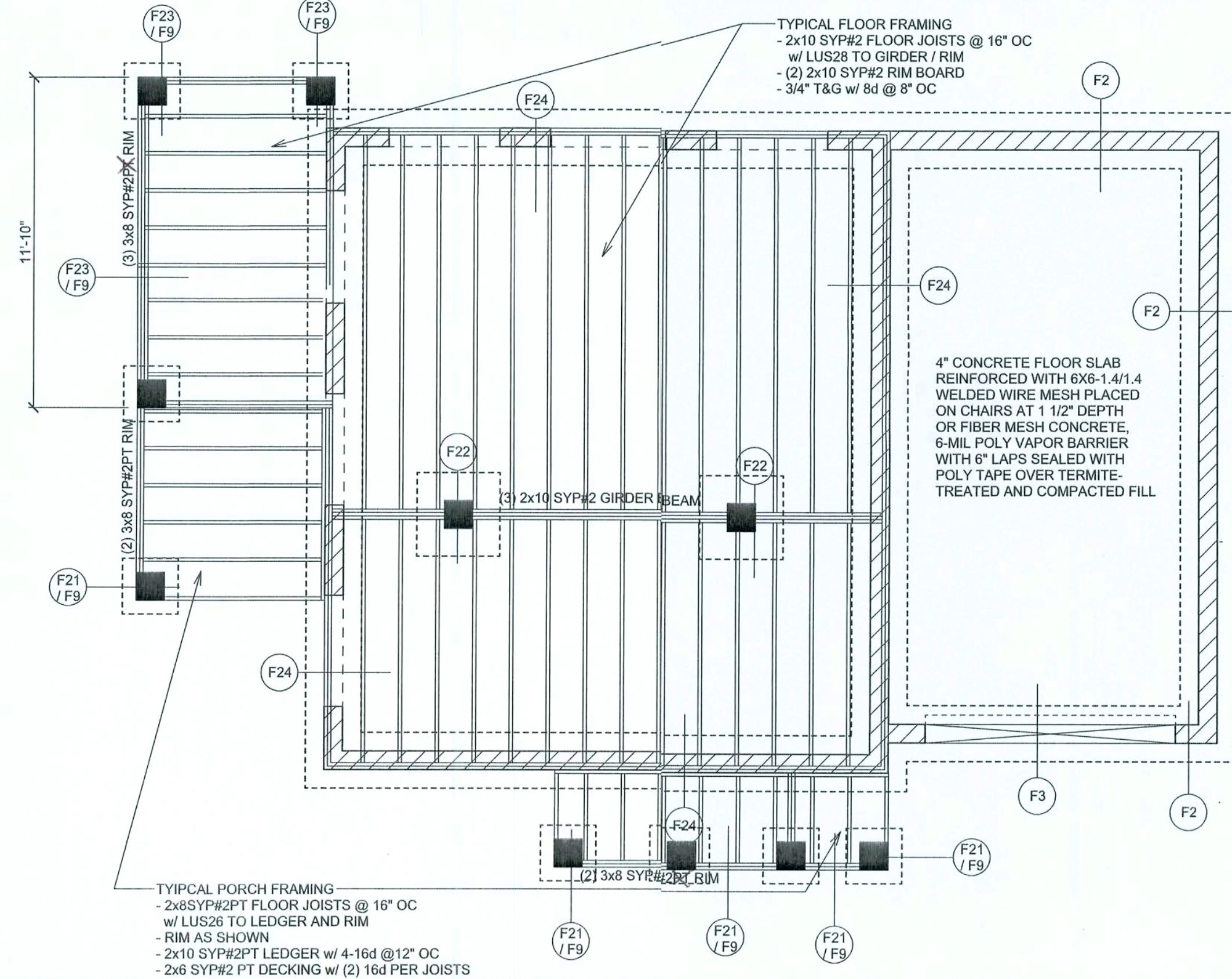
SWS = 0.0' INDICATES SHEAR WALL SEGMENTS

	REQUIRED	ACTUAL
TRANSVERSE	28.0'	53.6'
LONGITUDINAL	32.0'	36.1'

2ND FOOR TOTAL SHEAR WALL SEGMENTS

SWS = 0.0' INDICATES SHEAR WALL SEGMENTS

	REQUIRED	ACTUAL
TRANSVERSE	12.8'	46.4'
LONGITUDINAL	12.8'	46.7'



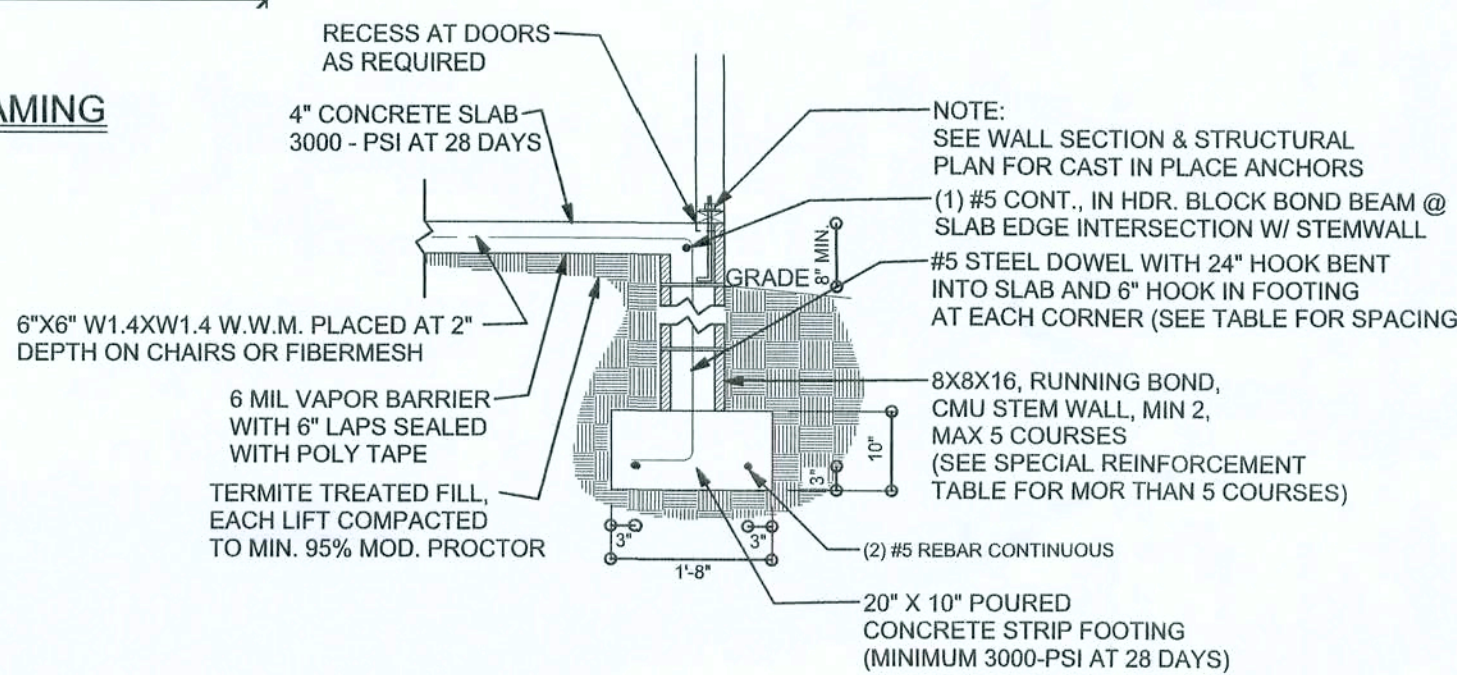
1st FLOOR STRUCTURAL LAYOUT / ROOF FRAMING

2nd FLOOR FLOOR FRAMING

SCALE: 1/4\"/>

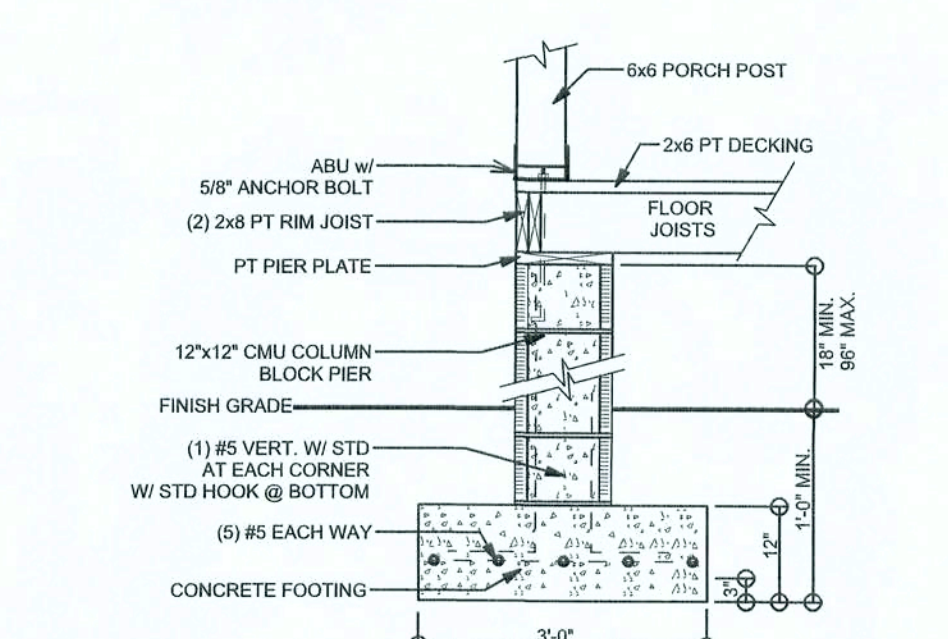
TYPICAL FLOOR FRAMING
- 2x10 SYP#2 FLOOR JOISTS @ 16\"/>

4\"/>



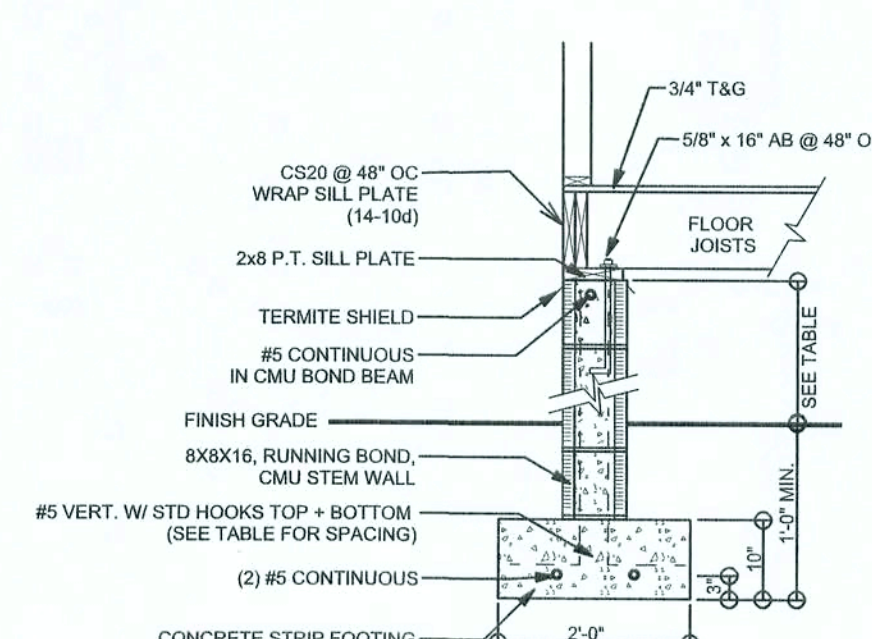
F2 STEM WALL FOOTING

SCALE: 1/2\"/>



F21 1' PORCH PIER WITH POST

SCALE: 1/2\"/>

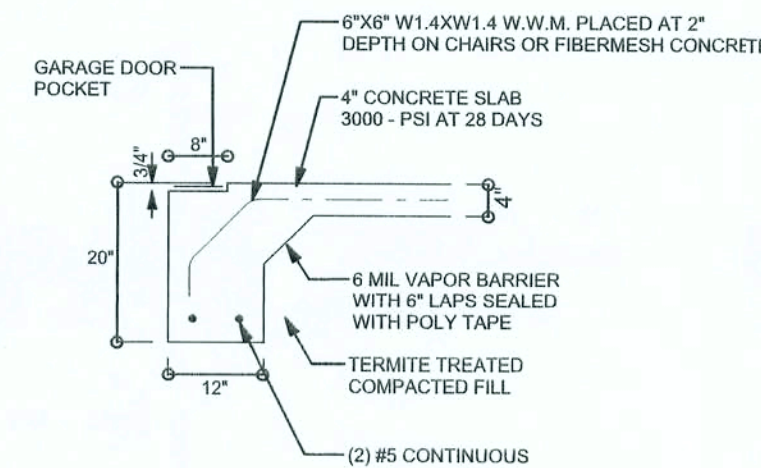


F24 STEM WALL FOUNDATION (CRAWLSPACE)

SCALE: 1/2\"/>

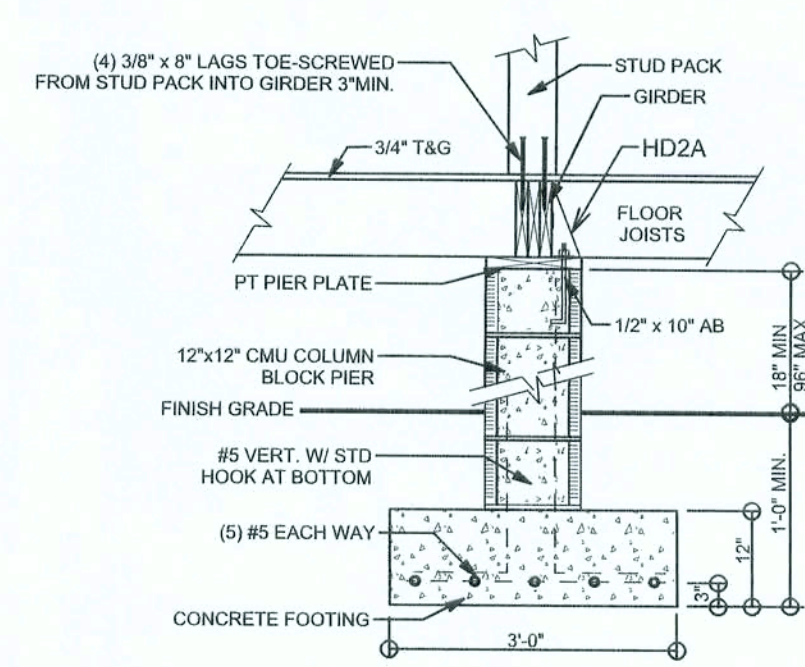
F9 EMBEDDED POST DETAIL

SCALE: 1/2\"/>



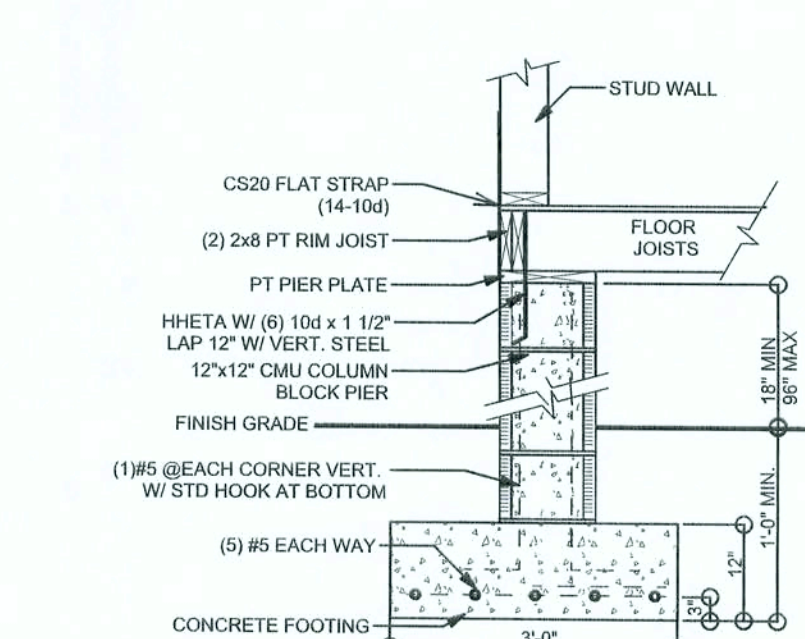
F3 GARAGE DOOR FOOTING

SCALE: 1/2\"/>



F22 1' PIER WITH UPLIFT

SCALE: 1/2\"/>



F23 1' PIER @ HOUSE

SCALE: 1/2\"/>

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

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

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Mark Disoway, P.E. hereby expressly reserves its common law copyrights and property right in these instruments of service. This document is not to be reproduced, altered or copied in any form or manner without first the express written permission and consent of Mark Disoway.

CERTIFICATION: I hereby certify that I have examined this plan, and that the applicable portions of the plan, relating to wind engineering comply with section 1609, Florida building code 2004, to the best of my knowledge.

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

MARK DISOWAY
P.E. 53915

SEAL

BAUHAUS INC.

ADDRESS:
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LAKE CITY, FL 32025

Mark Disoway P.E.
P.O. Box 868
Lake City, Florida 32026
Phone: (386) 754 - 5419
Fax: (386) 269 - 4871
windloadengineer@bellsouth.net

PRINTED DATE:
March 14, 2006

DRAWN BY:
EVAN BEAMSLY

CHECKED BY:

FINALS DATE:
MAR 14, 2006

JOB NUMBER:
507254

DRAWING NUMBER

S2

OF 2 SHEETS

A TOPOGRAPHIC SURVEY IN SECTION 7, TOWNSHIP 4 SOUTH,
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA,

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	570.00'	00°45'09"	7.49'	3.74'	7.49'	S.05°54'07"E.
2	570.00'	00°45'09"	7.49'	3.74'	7.49'	S.05°54'07"E.
3	570.00'	04°01'08"	39.98'	20.100'	39.97'	S.02°58'36"E.
4	570.00'	04°01'04"	39.97'	23.91'	34.56'	S.42°20'29"W.
5	25.00'	87°26'41"	38.16'			

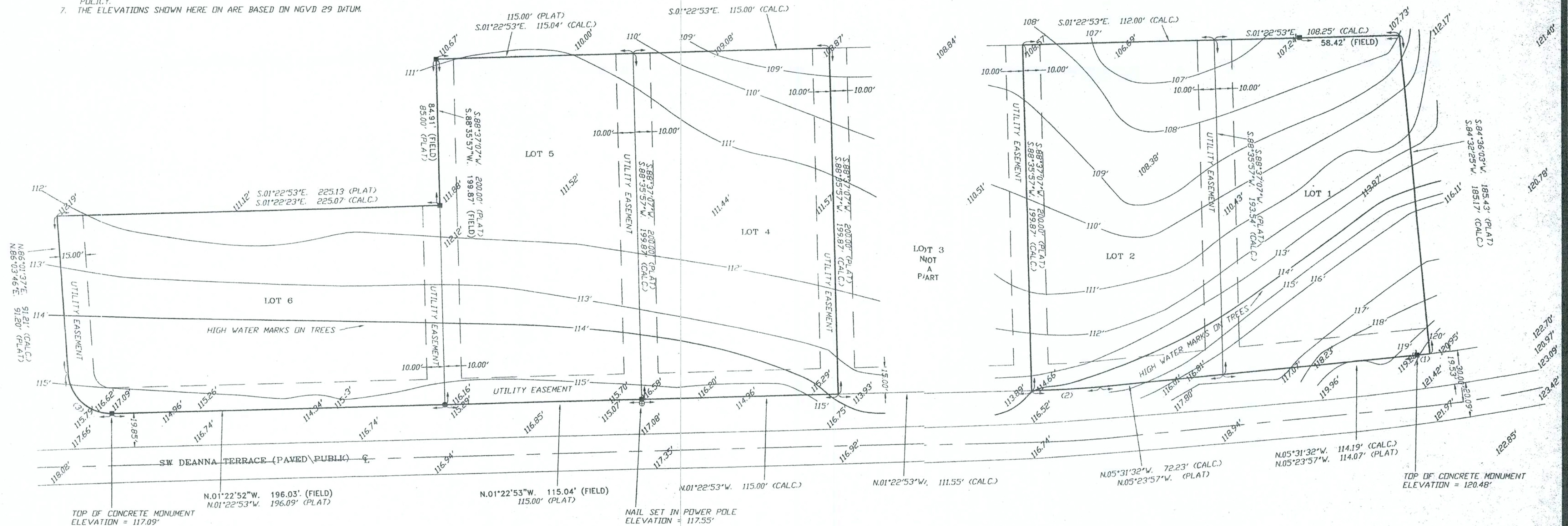
DESCRIPTION:
LOTS 1, 2, 4, 5 & 6 IN BLOCK "B" OF "HOLLY BROOK" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6,
PAGES 109 & 110 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

- SURVEYOR'S NOTES:
- NOT A BOUNDARY SURVEY.
 - BEARINGS ARE BASED ON SAID PLAT OF RECORD.
 - THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 6 JANUARY, 1988 COMMUNITY PANEL NUMBER 120070 0175 B. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
 - THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
 - IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
 - THE ELEVATIONS SHOWN HERE ON ARE BASED ON NGVD 29 DATUM.

SYMBOL LEGEND:

- 4"x4" CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON PIN AND CAP SET
- POWER POLE
- WATER METER
- CENTERLINE
- WELL
- SATELLITE DISH
- TELEPHONE BOX
- ELECTRIC LINES
- WIRE FENCE
- CHAIN LINK FENCE
- WOODEN FENCE

SCALE: 1" = 40'



NOTE: ALL PROPERTY CORNERS LOCATED ARE IDENTIFIED AS L.E. BRITT, P.L.S. 1079.

CERTIFIED TO:

WOLF SCHROM

FIELD BOOK: 282 PAGE(S): 3

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

09/15/05

FIELD SURVEY DATE

09/16/05

DRAWING DATE

L. SCOTT BRITT, P.S.M.
CERTIFICATION # 5757

NOTE: UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



BRITT SURVEYING

LAND SURVEYORS AND MAPPERS

830 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

WORK ORDER # L-16550