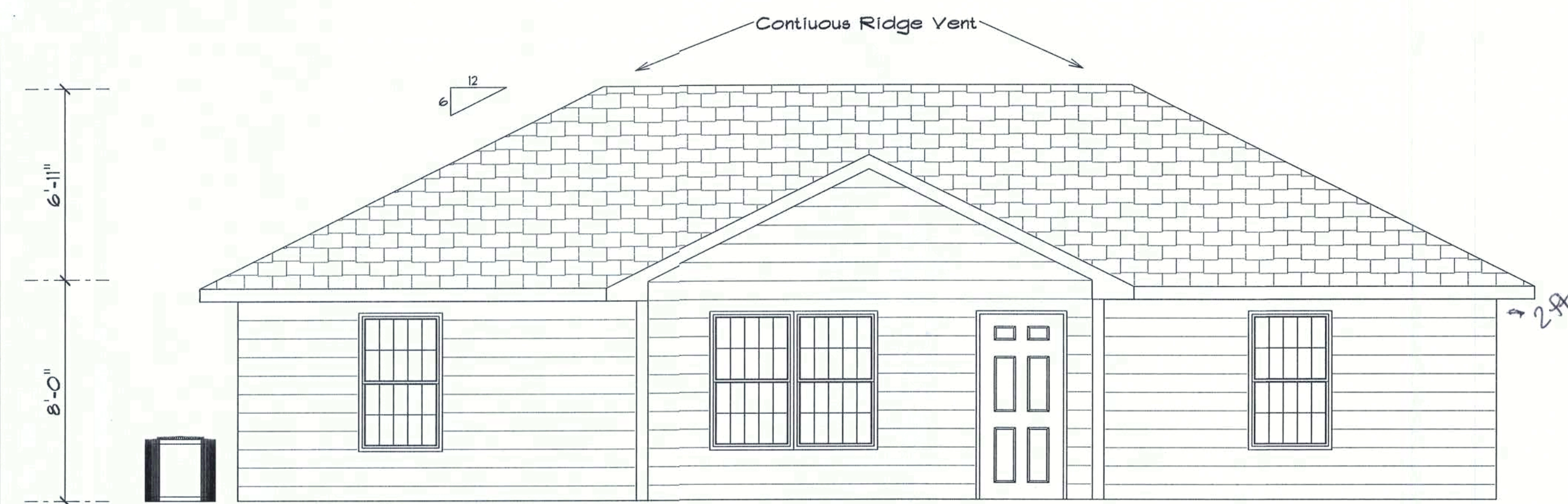
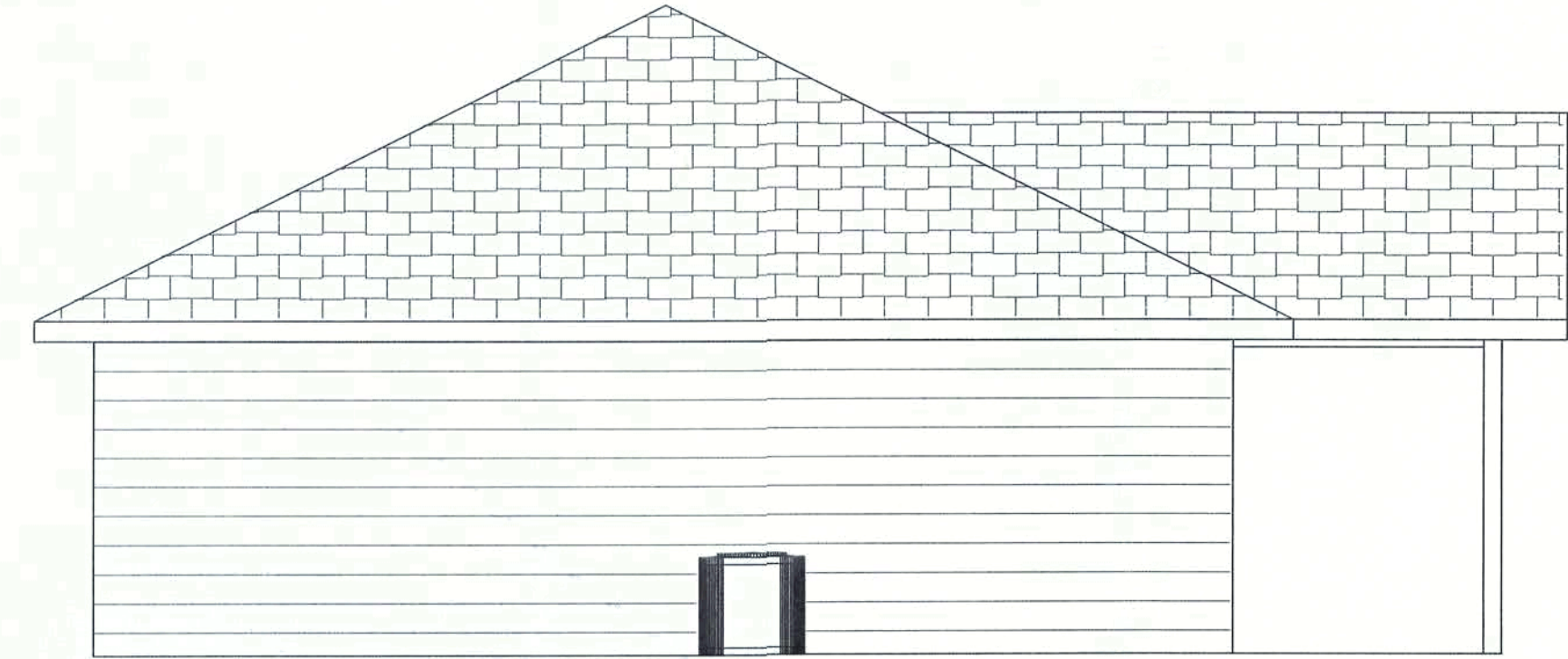


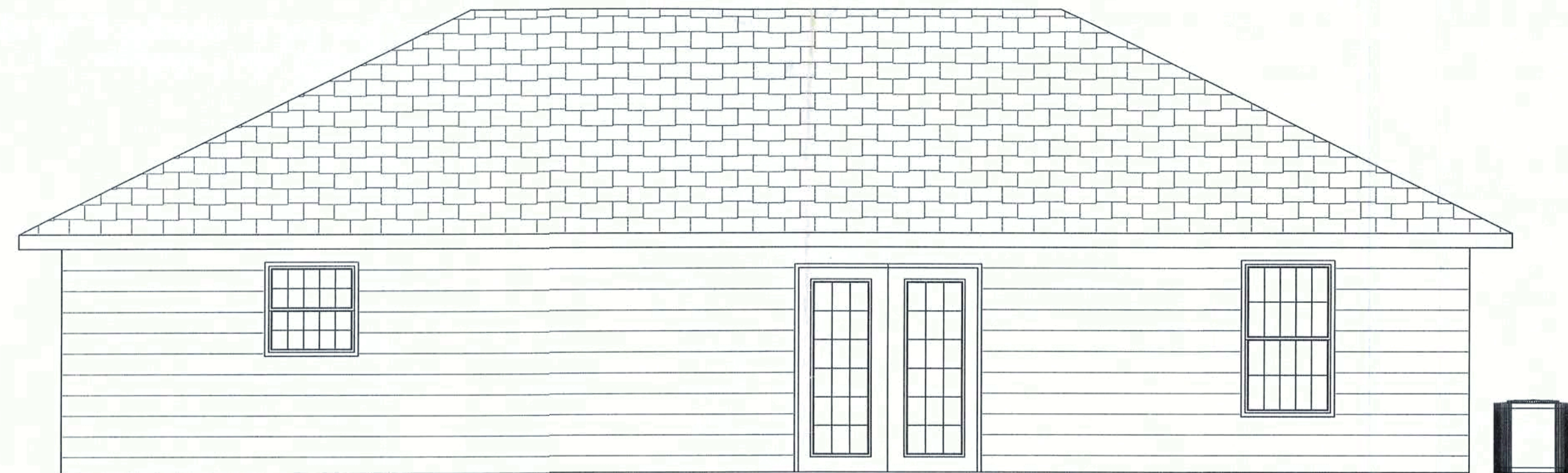
Office COA



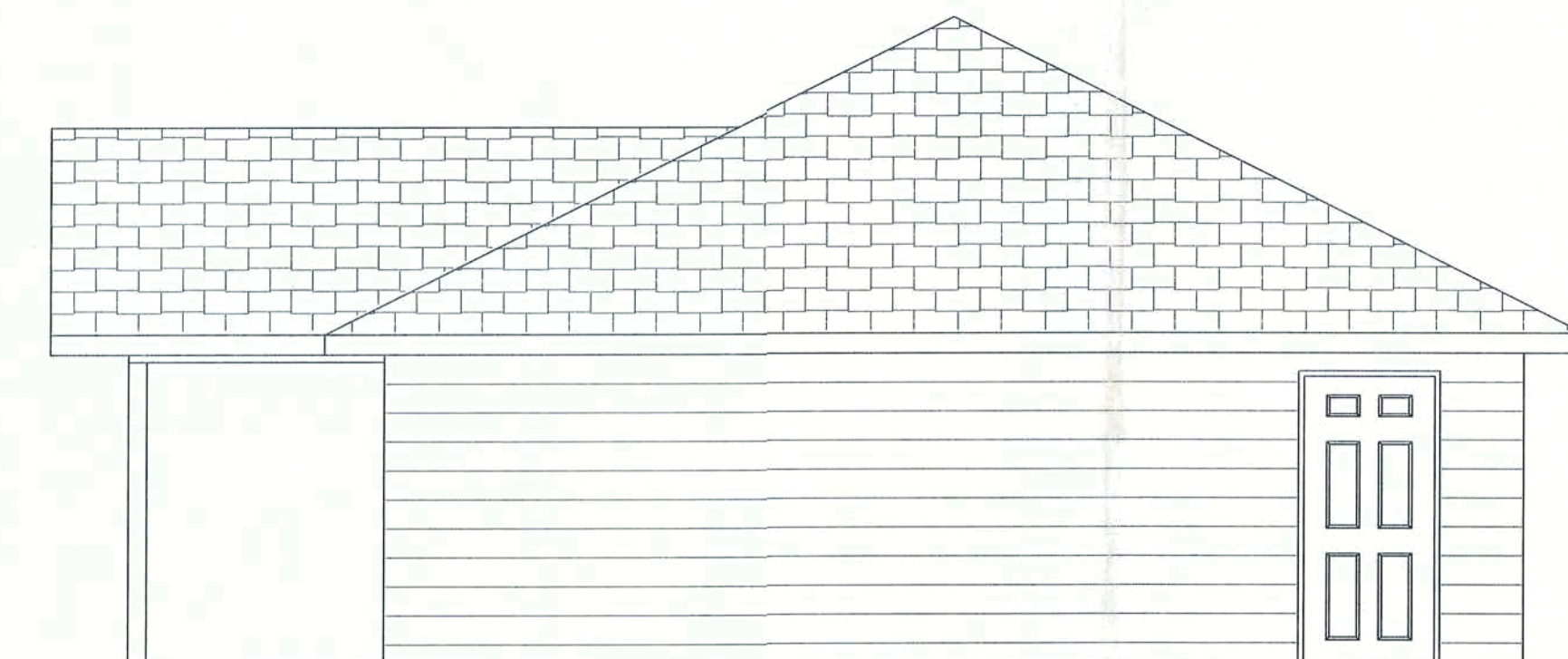
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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

**RIDGE VENT**  
MIN. 50% TOTAL VENT AREA  
1271 S.F. / 300 x 50% = 3 S.F. RIDGE VENT AREA REQUIRED  
28 FEET OF RIDGE VENT REQUIRED

**SOFFIT VENT**  
1271 S.F. / 300 x 50% = 3 S.F. SOFFIT VENT AREA REQUIRED  
100 FEET OF SOFFIT VENT REQUIRED

BUILDER MUST VERIFY THE FOLLOWING MINIMUM NET FREE VENT AREAS:

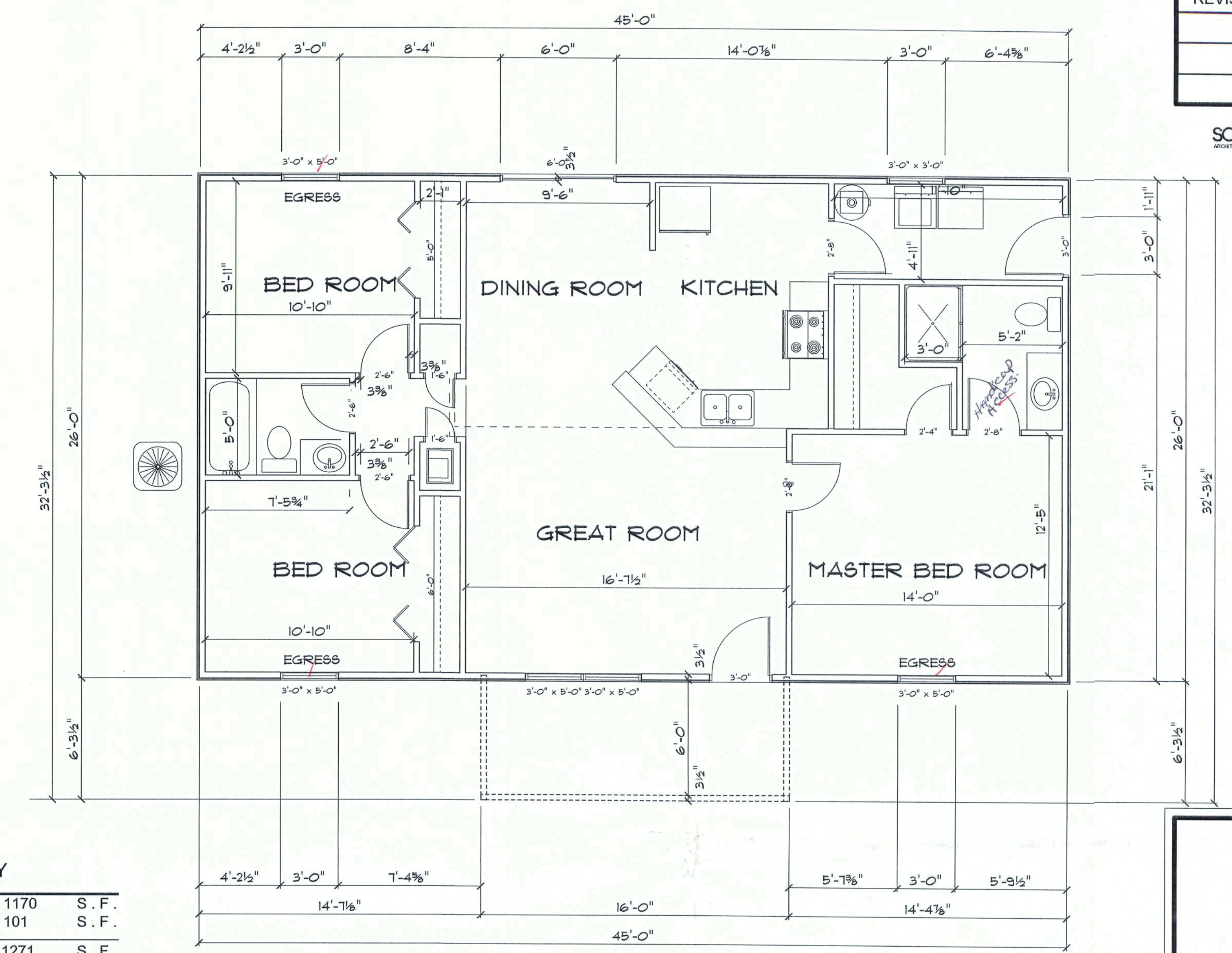
1. RIDGE VENTS = 16 IN2/FT (.11 FT2/FT)
2. OFF-RIDGE VENTS = .70 FT2 PER 4' UNIT
3. SOFFIT VENTS = 4.3 IN2/FT (.03 FT2/FT)

**AREA SUMMARY**

|             |      |         |
|-------------|------|---------|
| LIVING AREA | 1170 | S . F . |
| PORCH AREA  | 101  | S . F . |
| TOTAL AREA  | 1271 | S . F . |

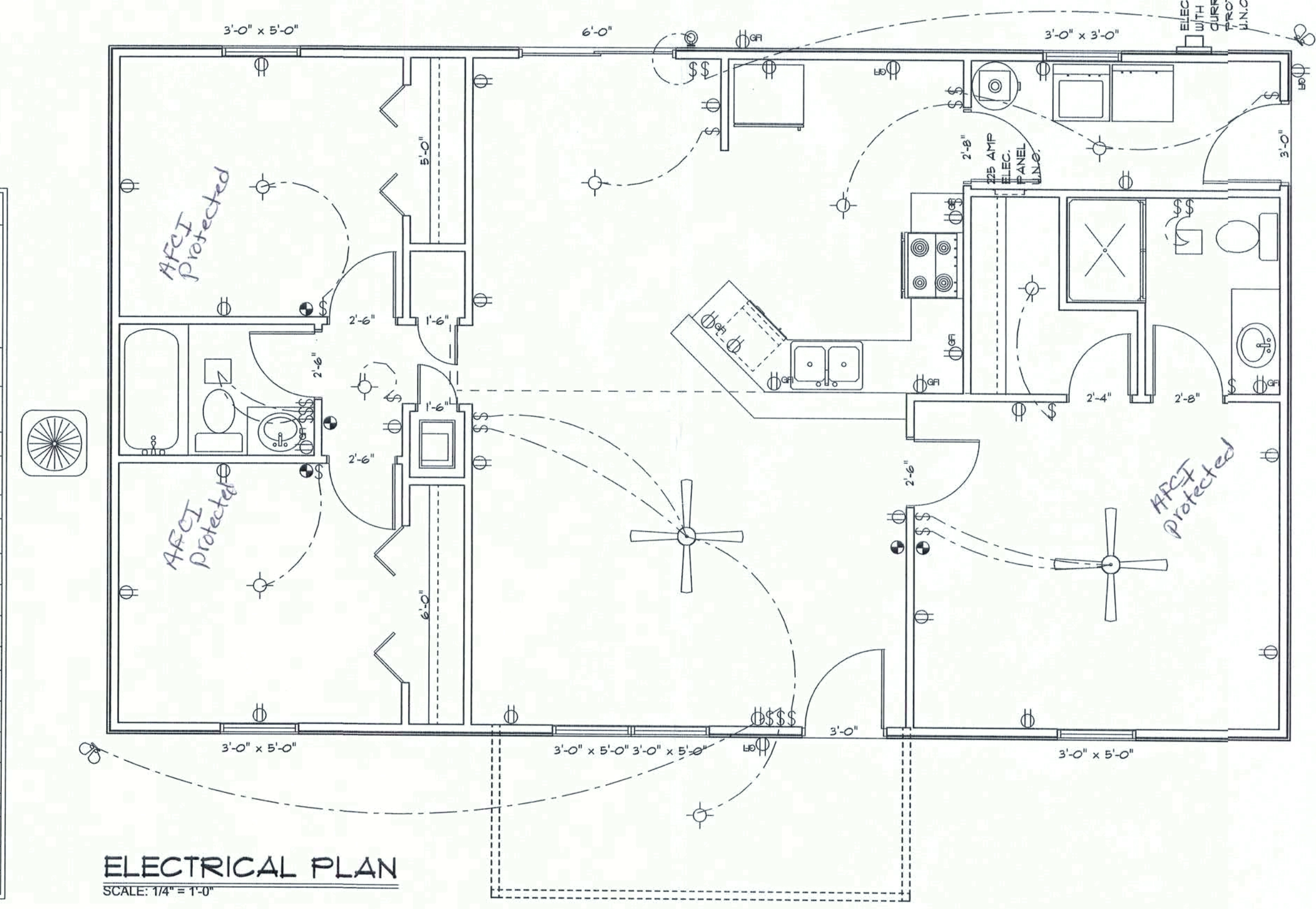
**ELECTRICAL PLAN NOTES**

- E -1 WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.
- E -2 CONSULT THE OWNER FOR THE NUMBER OF SEPARATE TELEPHONE LINES TO BE INSTALLED.
- E -3 ALL INSTALLATIONS SHALL BE PER NAT'L. ELECTRIC CODE.
- E -4 ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.
- E -5 TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.
- E -6 ELECTRICAL CONTR SHALL BE RESPONSIBLE FOR THE DESIGN & SIZING OF ELECTRICAL SERVICE AND CIRCUITS.
- E -7 ENTRY OF SERVICE ( UNDERGROUND OR OVERHEAD ) TO BE DETERMINED BY POWER COMPANY.
- E -8 ALL BEDROOM RECEPTACLES SHALL BE AFCI (ARC FAULT CIRCUIT INTERRUPT)
- E -9 ALL OUTLETS TO BE LOCATED ABOVE BASE FLOOD ELEVATION
- E -10 A SERVICE DISCONNECT WITH OVER CURRENT PROTECTION SHALL BE INSTALLED OUTSIDE OF THE BUILDING, ON THE LOAD SIDE OF THE METER. AT THE PLACE ELECTRIC CONDUCTORS ENTER THE BUILDING. SERVICE ENTRANCE CONDUCTORS MAY NOT BE LOCATED INSIDE OF THE OF THE BUILDING WITHOUT SPECIAL APPROVAL OF THE BUILDING OFFICIAL



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

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



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

| REVISIONS |  |
|-----------|--|
|           |  |
|           |  |
|           |  |

SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE

RICHARD KEEN

SPEC HOUSE

Carolyn Heights  
ADDRESS:  
Lot 5 Century Oaks S/D  
Columbia County, Florida

PRINTED DATE:  
April 28, 2006

DRAWN BY: Ben Sparks

STRUCTURAL BY: Ben Sparks

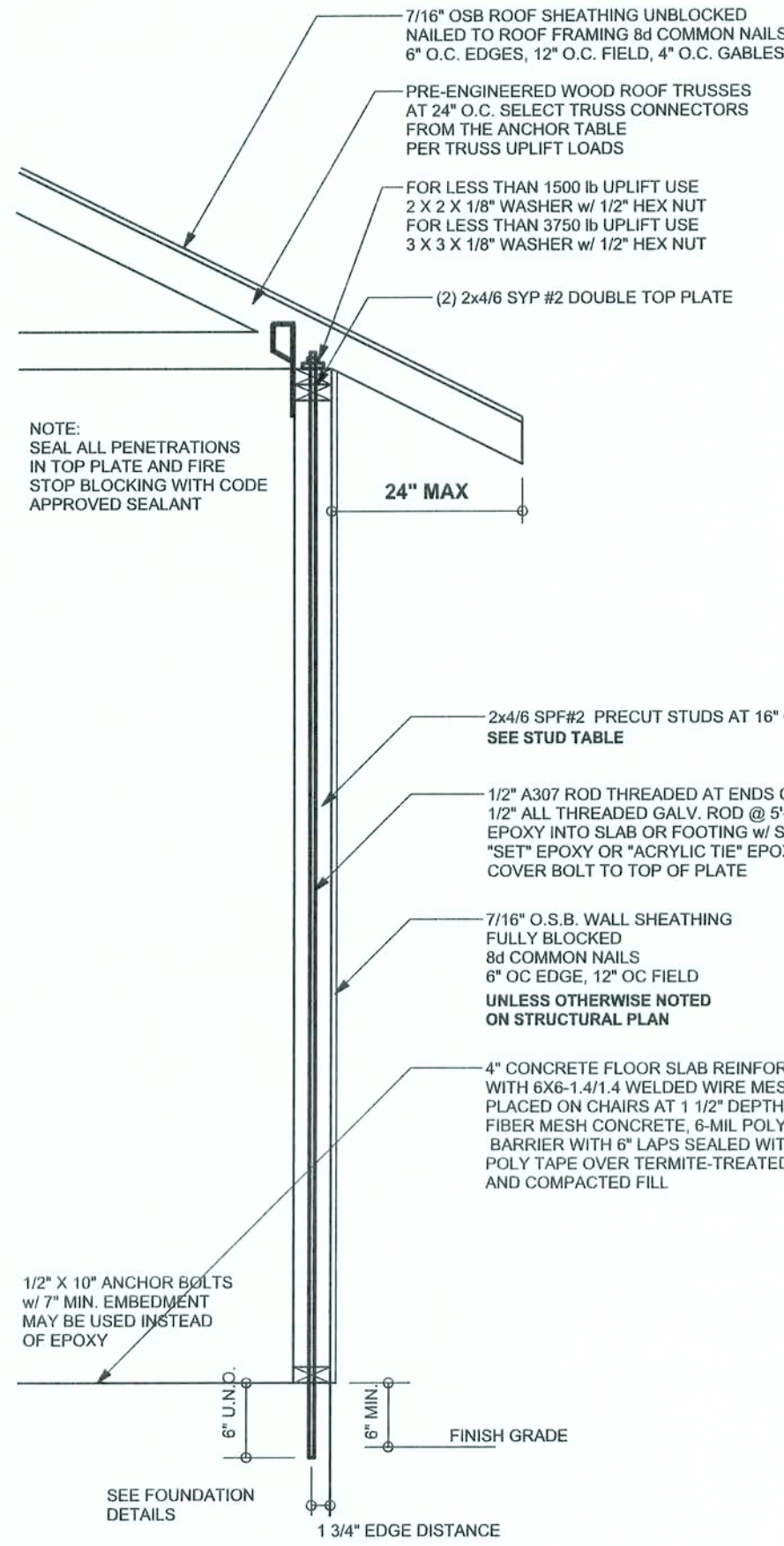
FINALS DATE:  
27 / Apr / 06

JOB NUMBER:  
604262

DRAWING NUMBER

A-1  
OF 6 SHEETS



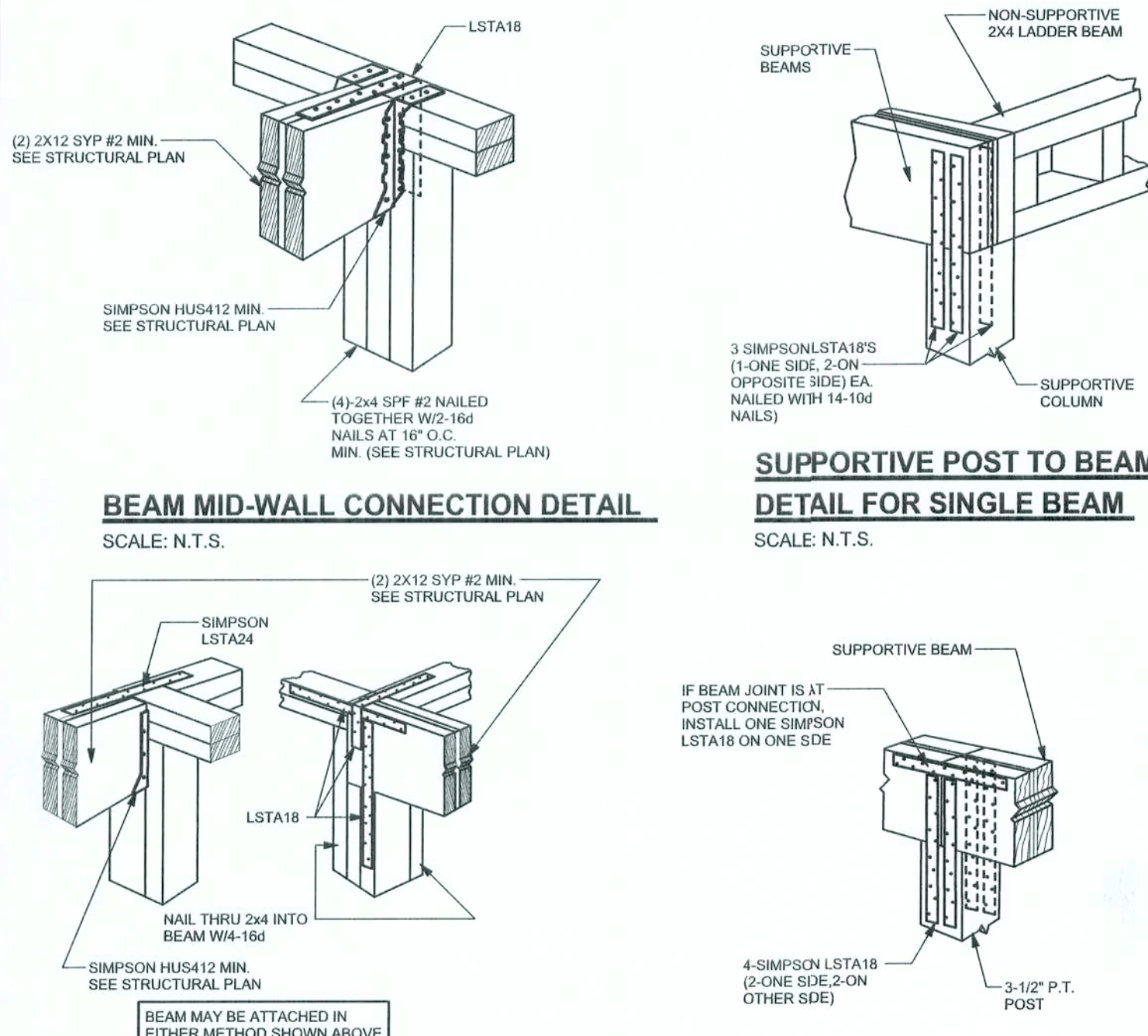


**ONE STORY WALL SECTION**  
SCALE: 3/4" = 1'-0"

**EXTERIOR WALL STUD TABLE FOR SPF #2 STUDS**

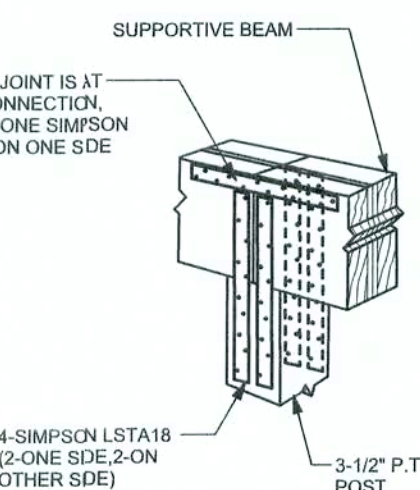
|                  |                        |
|------------------|------------------------|
| (1) 2x4 @ 16" OC | TO 11'-9" STUD HEIGHT  |
| (1) 2x4 @ 12" OC | TO 13'-0" STUD HEIGHT  |
| (1) 2x6 @ 16" OC | TO 18'-10" STUD HEIGHT |
| (1) 2x6 @ 12" OC | TO 20'-0" STUD HEIGHT  |

THIS STUD HEIGHT TABLE IS PER WFCM 2001, TABLE 3.309, EXTERIOR LOAD BEARING & NON LOAD BEARING STUD LENGTHS RESISTING INTERIOR ZONE WINDLOADS 110 MPH EXPOSURE B. STUD SPACINGS SHALL BE MULTIPLIED BY 0.85 FOR FRAMING LOCATED WITHIN 4 FEET OF CORNERS FOR END ZONE LOADING. EXAMPLE: 16" O.C. x 0.85 = 13.6" O.C.

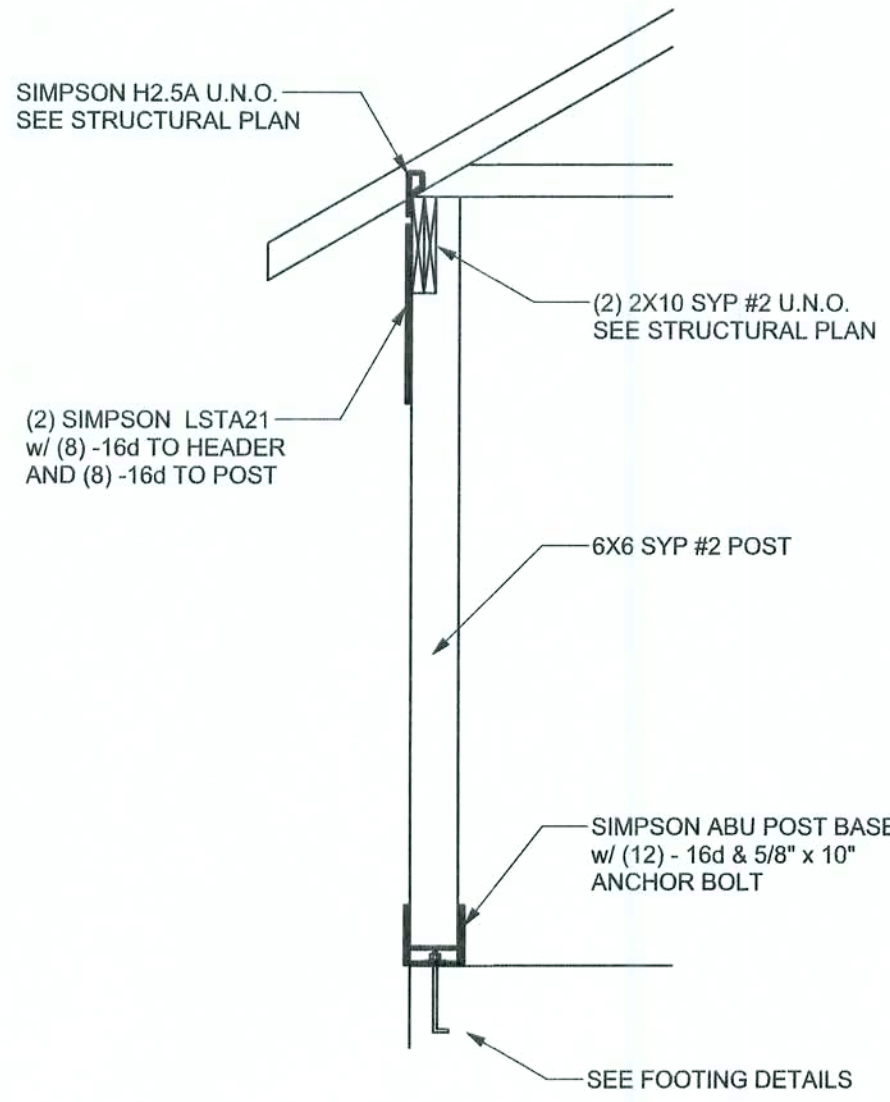


**BEAM CORNER CONNECTION DETAIL**  
SCALE: N.T.S.

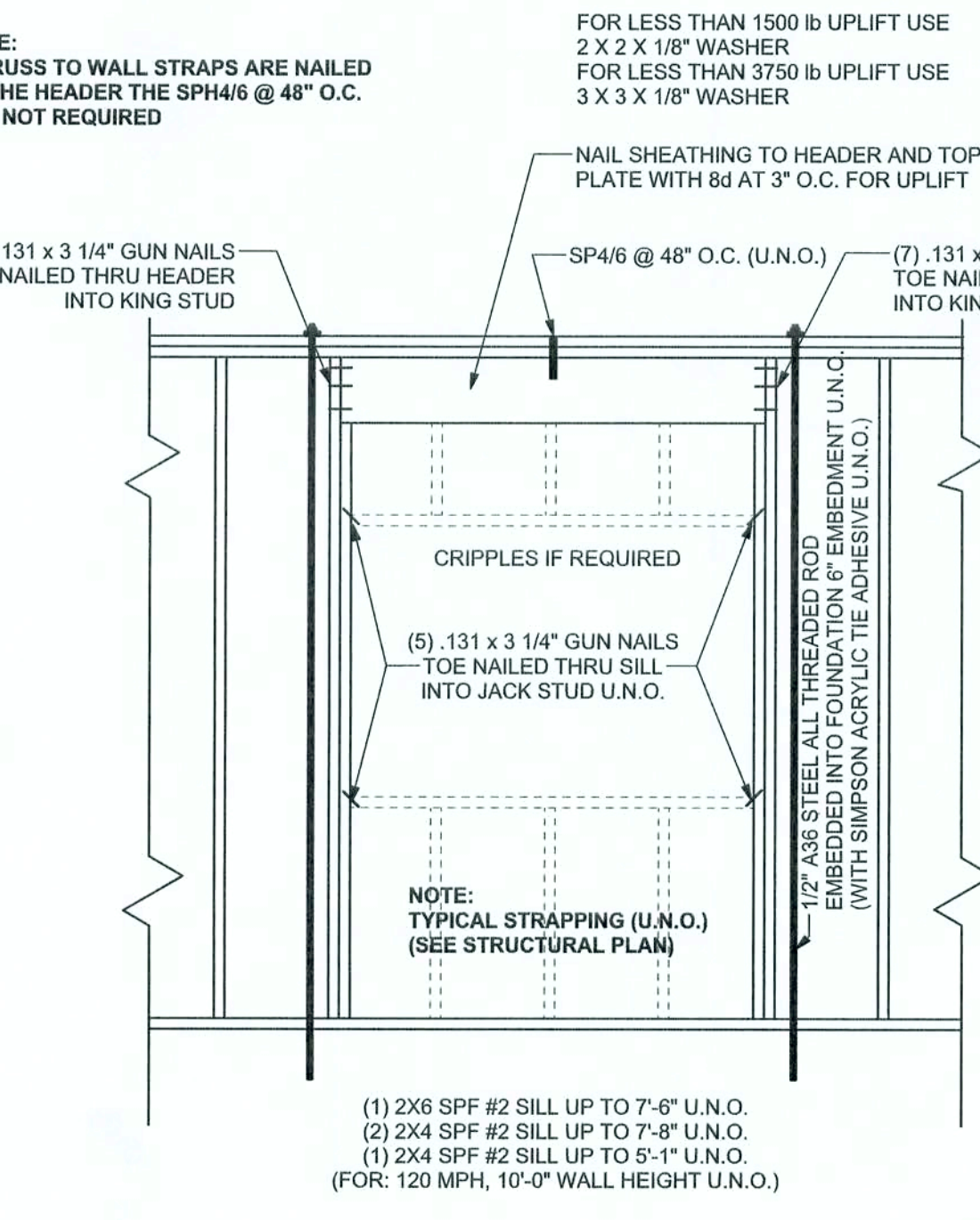
**SUPPORTIVE POST TO BEAM DETAIL FOR SINGLE BEAM**  
SCALE: N.T.S.



**SUPPORTIVE CENTER POST TO BEAM DETAIL**  
SCALE: N.T.S.

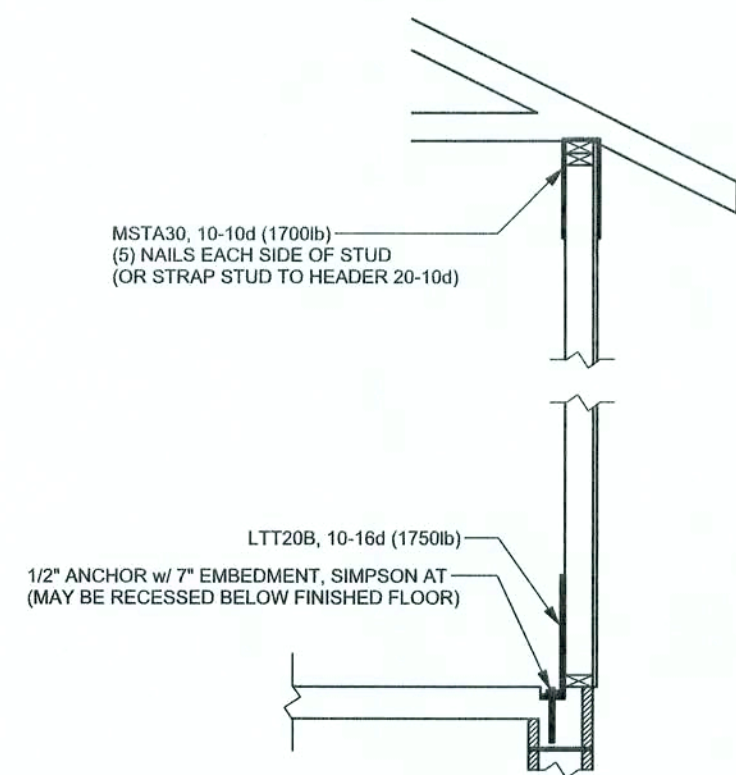


**TYPICAL PORCH POST DETAIL**  
SCALE: 1/2" = 1'-0"



**TYPICAL 1 STORY HEADER STRAPING DETAIL**  
SCALE: 1/2" = 1'-0"

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



**ANCHOR TABLE**

OBTAIN UPLIFT REQUIREMENTS FROM TRUSS MANUFACTURER'S ENGINEERING

| UPLIFT LBS. SYP | UPLIFT LBS. SPF | TRUSS CONNECTOR*              | TO PLATES       | TO RAFTER/TRUSS | TO STUDS                          |
|-----------------|-----------------|-------------------------------|-----------------|-----------------|-----------------------------------|
| < 420           | < 245           | H5A                           | 3-8d            | 3-8d            |                                   |
| < 455           | < 265           | H5                            | 4-8d            | 4-8d            |                                   |
| < 360           | < 235           | H4                            | 4-8d            | 4-8d            |                                   |
| < 455           | < 320           | H3                            | 4-8d            | 4-8d            |                                   |
| < 415           | < 365           | H2.5                          | 5-8d            | 5-8d            |                                   |
| < 600           | < 535           | H2.5A                         | 5-8d            | 5-8d            |                                   |
| < 950           | < 820           | H6                            | 8-8d            | 8-8d            |                                   |
| < 745           | < 965           | H8                            | 5-10d, 1 1/2"   | 5-10d, 1 1/2"   |                                   |
| < 1465          | < 1050          | H14-1                         | 13-8d           | 12-8d, 1 1/2"   |                                   |
| < 1465          | < 1050          | H14-2                         | 15-8d           | 12-8d, 1 1/2"   |                                   |
| < 990           | < 850           | H10-1                         | 8-8d, 1 1/2"    | 8-8d, 1 1/2"    |                                   |
| < 760           | < 655           | H10-2                         | 6-10d           | 6-10d           |                                   |
| < 1470          | < 1265          | H16-1                         | 10-10d, 1 1/2"  | 2-10d, 1 1/2"   |                                   |
| < 1470          | < 1265          | H16-2                         | 10-10d, 1 1/2"  | 2-10d, 1 1/2"   |                                   |
| < 1000          | < 860           | MTS24C                        | 7-10d 1 1/2"    | 7-10d 1 1/2"    |                                   |
| < 1450          | < 1245          | HTS24                         | 12-10d 1 1/2"   | 12-10d 1 1/2"   |                                   |
| < 2900          | < 2490          | 2 - HTS24                     |                 |                 |                                   |
| < 2050          | < 1785          | LG12                          | 14 -16d         | 14 -16d         |                                   |
|                 |                 | <b>HEAVY GIRDER TIEDOWNS*</b> |                 |                 | <b>TO FOUNDATION</b>              |
| < 3965          | < 3330          | MG1                           |                 | 22 -10d         | 1-5/8" THREADED ROD 12" EMBEDMENT |
| < 10980         | < 6485          | HGT-2                         |                 | 16 -10d         | 2-5/8" THREADED ROD 12" EMBEDMENT |
| < 10530         | < 9035          | HGT-3                         |                 | 16 -10d         | 2-5/8" THREADED ROD 12" EMBEDMENT |
| < 9250          | < 9250          | HGT-4                         |                 | 16 -10d         | 2-5/8" THREADED ROD 12" EMBEDMENT |
|                 |                 | <b>STUD STRAP CONNECTOR*</b>  |                 |                 | <b>TO STUDS</b>                   |
| < 435           | < 435           | SSP DOUBLE TOP PLATE          | 3 -10d          |                 | 4 -10d                            |
| < 455           | < 420           | SSP SINGLE SILL PLATE         | 1 -10d          |                 | 4 -10d                            |
| < 825           | < 825           | DSP DOUBLE TOP PLATE          | 6 -10d          |                 | 8 -10d                            |
| < 825           | < 600           | DSP SINGLE SILL PLATE         | 2 -10d          |                 | 8 -10d                            |
| < 885           | < 760           | SP4                           |                 |                 | 6 -10d, 1 1/2"                    |
| < 1240          | < 1065          | SPH                           |                 |                 | 10 -10d, 1 1/2"                   |
| < 885           | < 760           | SP5                           |                 |                 | 6 -10d, 1 1/2"                    |
| < 1240          | < 1065          | SPH                           |                 |                 | 10 -10d, 1 1/2"                   |
| < 1235          | < 1165          | LSTA18                        | 14 -10d         |                 |                                   |
| < 1235          | < 1235          | LSTA21                        | 16 -10d         |                 |                                   |
| < 1030          | < 1030          | C320                          | 18 -8d          |                 |                                   |
| < 1705          | < 1705          | C316                          | 28 -8d          |                 |                                   |
|                 |                 | <b>STUD ANCHORS*</b>          | <b>TO STUDS</b> |                 | <b>TO FOUNDATION</b>              |
| < 1350          | < 1305          | LTT19                         | 8 -16d          |                 | 1/2" AB                           |
| < 2310          | < 2310          | HTD1                          | 18 -10d, 1 1/2" |                 | 1/2" AB                           |
| < 2775          | < 2570          | HTD2                          | 2-5/8" BOLTS    |                 | 5/8" AB                           |
| < 4175          | < 3895          | HTT16                         |                 |                 | 5/8" AB                           |
| < 1400          | < 1400          | PAH42                         | 16 -16d         |                 |                                   |
| < 3335          | < 3335          | HPAH22                        | 16 -16d         |                 |                                   |
| < 2300          | < 2300          | ABU44                         | 12 -16d         |                 | 1/2" AB                           |
| < 2300          | < 2300          | ABU66                         | 12 -16d         |                 | 1/2" AB                           |
| < 2320          | < 2320          | ABU88                         | 18 -16d         |                 | 2-5/8" AB                         |

**GRADE & SPECIES TABLE**

|      |              | Fb (psi) | E (10 <sup>6</sup> 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                     |

**GENERAL NOTES:**

TRUSSER: 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, TRUSS-TO-TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADS FOR ALL BEARING LOCATIONS. TRUSS ENGINEERING IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER AND SHALL BE SIGNED & SEALED BY THE MANUFACTURER'S DESIGN ENGINEER. IT IS THE BUILDER'S RESPONSIBILITY TO VERIFY THE TRUSS DESIGNER FULLY SATISFIED ALL THE ABOVE REQUIREMENTS AND TO SELECT UPLIFT CONNECTIONS BASED ON TRUSS ENGINEERING UPLIFT AND PROVIDE FOOTINGS FOR INTERIOR BEARING WALLS. BUILDER IS TO FURNISH TRUSS ENGINEERING TO WIND LOAD ENGINEER FOR REVIEW OF TRUSS REACTIONS ON THE BUILDING STRUCTURE. TRAP 2X6 RAFTERS WITH MIN UPLIFT CONNECTION 415LB EACH END, 2X8 RAFTERS 700 LB EACH END.

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

FOUNDATION: CONFIRM THAT THE FOUNDATION DESIGN & SITE CONDITIONS MEET GRAVITY LOAD REQUIREMENTS (ASSUME 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: 8" x 6" W14 x W14, FB = 65KSI, WELDED WIRE REINFORCEMENT FABRIC (W.W.R.) CONFORMING TO ASTM A186, LOCATED IN MIDDLE OF THE SLAB, SUPPORTED WITH APPROVED MATERIALS OR SUPPORTS AT SPACINGS NOT TO EXCEED 3'

FIBER CONCRETE SLAB: CONCRETE SLABS ON GROUND CONTAINING SYNTHETIC FIBER REINFORCEMENT. FIBER LENGTH 12 INCH TO 2 INCHES. DOSAGE AMOUNTS FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD PER THE MANUFACTURER'S RECOMMENDATIONS. FIBERS TO COMPLY WITH ASTM C 1116. SUPPLIER TO PROVIDE ASTM C 1116 CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY BUILDING OFFICIAL.

CONTROL JOINTS: WHERE SPECIFIED, SAWN CONTROL JOINTS IN SLAB-ON-GRADE SHALL BE CUT IN ACCORDANCE WITH ACI 302. JOINTS SHALL BE CUT WITHIN 12 HOURS OF SLAB PLACEMENT. THE LENGTH / WIDTH RATIOS OF SLAB AREAS SHALL NOT EXCEED 1.5 AND TYPICAL SPACING OF CUTS TO BE 12FT. DO NOT CUT W.W.R. OR REINFORCED 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 SPLICES 48" DB (30" FOR #5 BARS); UNO, ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 315-66, U.N.O.

GLULAM BEAMS: GLULAM BEAM, GLB, 24F-V3SP,  $F_b = 2.4ksi$ ,  $E = 1800ksi$ , UNO. SUPPLIER MAY SUPPLY AN ALTERNATE BEAM WITH EQUAL PROPERTIES OR MAY SUBMIT THEIR OWN SIZING CALC. ROOF SHEATHING: ALL ROOFS ARE HORIZONTAL, DIAPHRAGMS, 7/16" OSB SHEATHING, UNBLOCKED, APPLIED PERPENDICULAR TO FRAMING, OVER A MINIMUM OF 3 FRAMING MEMBERS, WITH PANEL EDGES STAGGERED, FASTENED WITH 6d COMMON NAILS (15d), 8"OC PANEL EDGES, 12"OC INTERMEDIATE MEMBERS, GABLE ENDS AND DIAPHRAGM BOUNDARY, 4"OC, UNO.

STRUCTURAL CONNECTORS: MANUFACTURER'S AND PRODUCT NUMBER FOR CONNECTORS, ANCHORS, AND REINFORCEMENT ARE LISTED FOR EXAMPLE NOT ENDORSEMENT. AN EQUIVALENT DEVICE OF THE SAME OR OTHER MANUFACTURER CAN BE SUBSTITUTED FOR ANY DEVICES LISTED IN THE EXAMPLE TABLES AS LONG AS IT MEETS THE REQUIRED LOAD 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 15" IN GROUTED CMU.

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

NAILS: ALL NAILS ARE COMMON NAILS UNLESS OTHERWISE SPECIFIED OR ACCEPTED BY FBC TEST REPORTS AS HAVING EQUAL STRENGTH 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 2004 REQUIREMENTS FOR THE STATED WIND VELOCITY AND DESIGN PRESSURES.

PROVIDE A CONTINUOUS LOAD PATH FROM TRUSSES TO FOUNDATION. IF YOU BELIEVE THE PLAN OMTS 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, TRUSS-TO-TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADS FOR ALL BEARING LOCATIONS.

**ROOF SYSTEM DESIGN**

THE SEAL ON THESE PLANS FOR COMPLIANCE WITH FBC 2004, SECTION 1609 IS BASED ON REACTIONS, UPLIFTS, AND BEARING LOCATIONS IN TRUSS ENGINEERING SUBMITTED TO THE WIND LOAD ENGINEER. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK ALL DETAILS OF THE COMPLETE ROOF SYSTEM DESIGN SUBMITTED BY THE TRUSS MANUFACTURER AND HAVE IT SIGNED, AND SEALED BY A DESIGN PROFESSIONAL FOR CORRECT APPLICATION OF FBC 2004 REQUIRED LOADS AND ANY SPECIAL LOADS. THE BUILDER IS RESPONSIBLE TO REVIEW EACH INDIVIDUAL TRUSS MEMBER AND THE TRUSS ROOF SYSTEM AS A WHOLE AND TO PROVIDE RESTRAINT FOR ANY LATERAL BRACING. THE BUILDER SHOULD USE CARE CHECKING THE ROOF DESIGN BECAUSE THE WIND LOAD ENGINEER IS SPECIFICALLY NOT RESPONSIBLE FOR THE TRUSS LAYOUT WHICH WAS CREATED BY THE TRUSS MANUFACTURER AND THE TRUSS DESIGNER ALSO DENIES RESPONSIBILITY FOR THE LAYOUT PER NOTES ON THEIR SEALED TRUSS SHEETS.

**DESIGN DATA**

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

(ENCLOSED SIMPLE DIAPHRAGM BUILDINGS WITH FLAT, HIPPED, OR GABLE ROOFS; MEAN ROOF HEIGHT NOT EXCEEDING LEAST HORIZONTAL DIMENSION OR 60 FT; NOT ON UPPER HALF OF HILL OR ESCARPMENT 60FT IN EXP. B, 30FT IN EXP. C AND >10% SLOPE AND UNOBSTRUCTED UPWIND FOR SIX 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)
8. COMPONENTS AND CLADDING DESIGN WIND PRESSURES [TABLE R301.2(2)]

| Zone | Effective Wind Area (ft <sup>2</sup> ) |            |
|------|--|------------|
|      | 10                                     | 100        |
| 1    | 19.9 -21.8                             | 18.1 -19.1 |
| 2    | 19.9 -42.1                             | 18.1 -29.1 |
| 3    | 19.9 -42.1                             | 18.1 -29.1 |
| 4    | 21.8 -23.6                             | 18.5 -20.4 |
| 5    | 21.8 -29.1                             | 18.5 -22.6 |

| Doors & Windows Worst Case (Zone 5, 10 ft <sup>2</sup> ) | 21.8 | -29.1 |
|--|------|-------|
| 8x7 Garage Door  | 19.5 | -21.3 |
| 16x7 Garage Door   | 18.5 | -20.4 |

**DESIGN LOADS**

|        |  |
|--------|--|
| FLOOR  | 40 PSF (ALL OTHER DWELLING ROOMS)      |
|        | 30 PSF (SLEEPING ROOMS)                |
|        | 20 PSF (ATTICS WITH STORAGE)           |
|        | 10 PSF (ATTICS WITHOUT STORAGE, <3:12) |
|        | 40 PSF (DECKS)                         |
|        | 60 PSF (EXTERIOR BALCONIES)            |
| 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)  |

| REVISIONS |  |
|-----------|--|
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|           |  |

**SOFTPLAN**  
ARCHITECTURAL DESIGN SOFTWARE

WINDLOAD ENGINEER: Mark Disoway, P.E. No. 53915, P.O. Box 868, Lake City, FL 32056, 386-754-5418

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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CERTIFICATION: I hereby certify that I have examined this plan, and that the applicable portions of the plan, relating to wind engineering comply with section R301.2.1, Florida Building code residential 2004, to the best of my knowledge.

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

MARK DISOWAY  
P.E. 53915

*Mark Disoway*  
28 APR 06  
SEAL

**RICHARD KEEN**

**SPEC HOUSE**

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PRINTED DATE:  
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DRAWN BY: Ben Sparks  
STRUCTURAL BY: Ben Sparks

FINALS DATE:  
27 / Apr / 06

JOB NUMBER:  
604262

DRAWING NUMBER

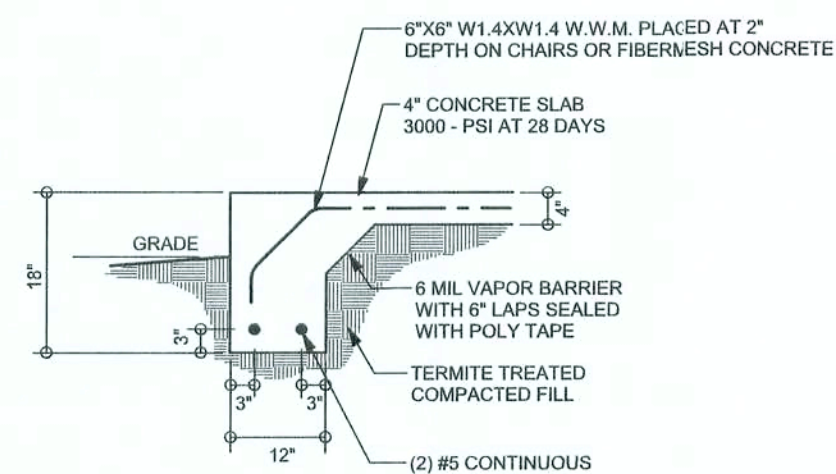
**S-1**

OF 6 SHEETS

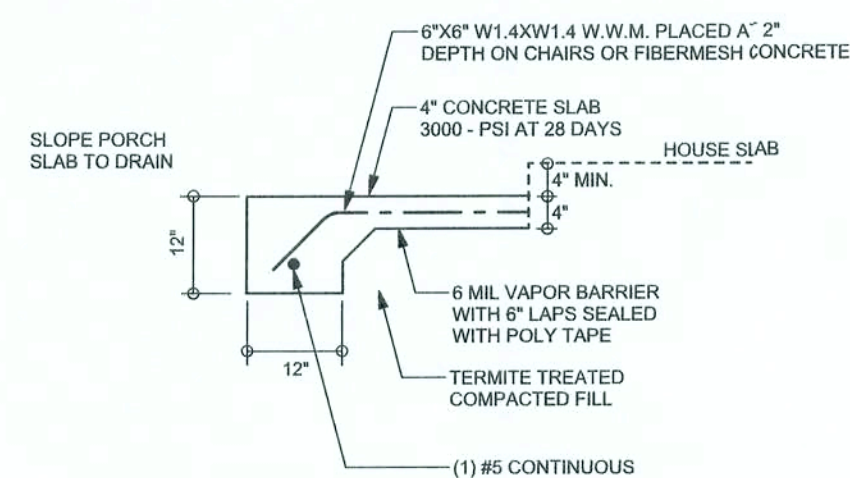


| REVISIONS |  |
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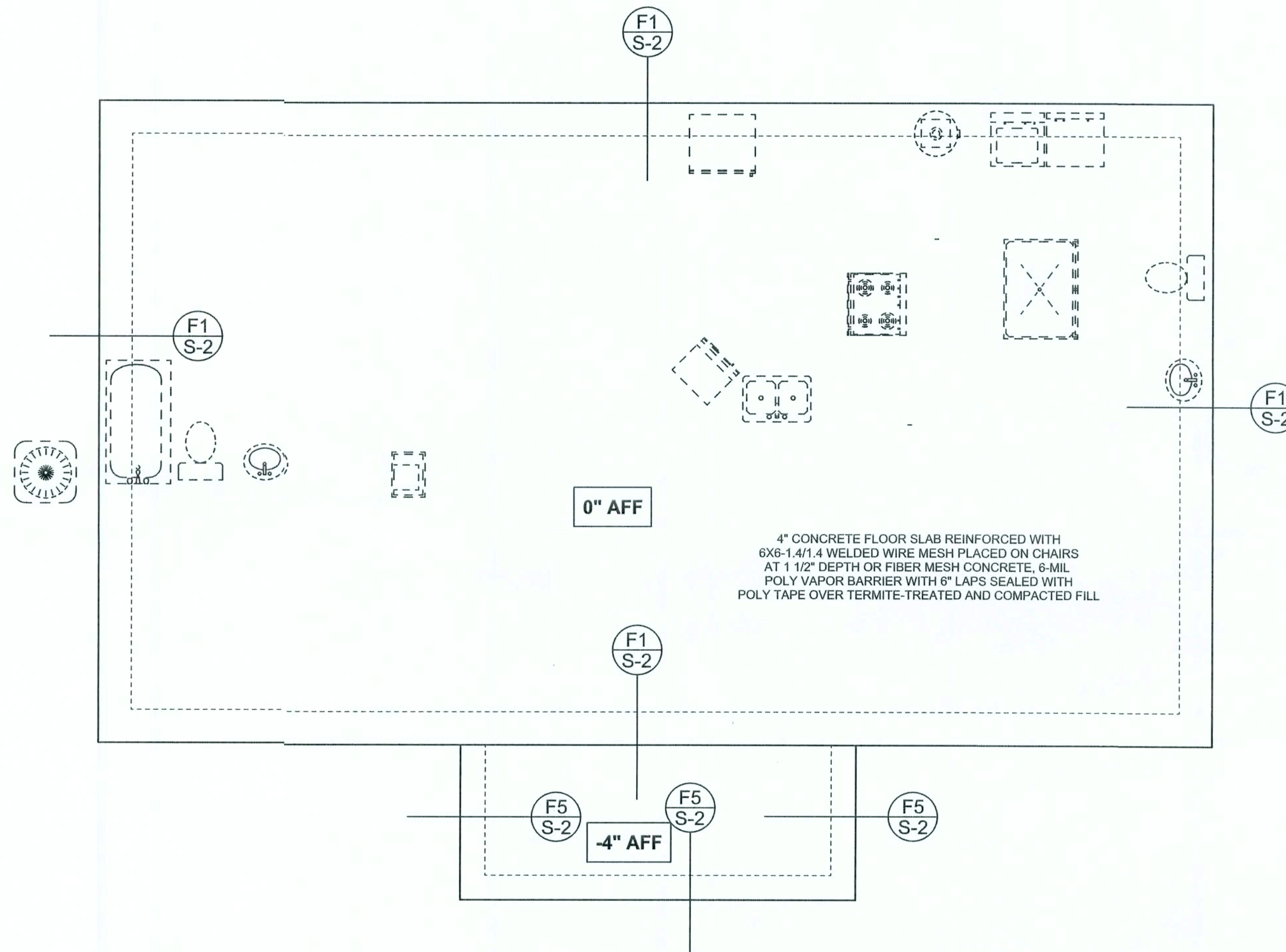
SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE



**F1**  
**S-2** **MONOLITHIC FOOTING**  
SCALE: 1/2" = 1'-0"



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



**FOUNDATION PLAN**

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

DIMENSIONS ON STRUCTURAL SHEETS  
ARE NOT EXACT. REFER TO ARCHITECTURAL  
FLOOR PLAN FOR ACTUAL DIMENSIONS

WINDLOAD ENGINEER: Mark Disosway,  
PE No. 53815, P.O. Box 868, Lake City, FL  
32056, (386) 754-5419

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

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form or manner without first the express written  
permission and consent of Mark Disosway.

**CERTIFICATION:** I hereby certify that I have  
examined this plan, and that the applicable  
portions of the plan, relating to wind engineering  
comply with section R301.2.1, Florida building  
code, residential 2004, to the best of my  
knowledge.

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

MARK DISOSWAY  
P.E. 53815

SEAL

**RICHARD KEEN**

**SPEC HOUSE**

**ADDRESS:**  
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Columbia County, Florida

Mark Disosway P.E.  
P.O. Box 868  
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Phone: (386) 754 - 5419  
Fax: (386) 269 - 4871

PRINTED DATE:  
April 28, 2006

|                         |                              |
|-------------------------|------------------------------|
| DRAWN BY:<br>Ben Sparks | STRUCTURAL BY:<br>Ben Sparks |
|-------------------------|------------------------------|

FINALS DATE:  
27 / Apr / 06

**JOB NUMBER:**  
604262

**DRAWING NUMBER**

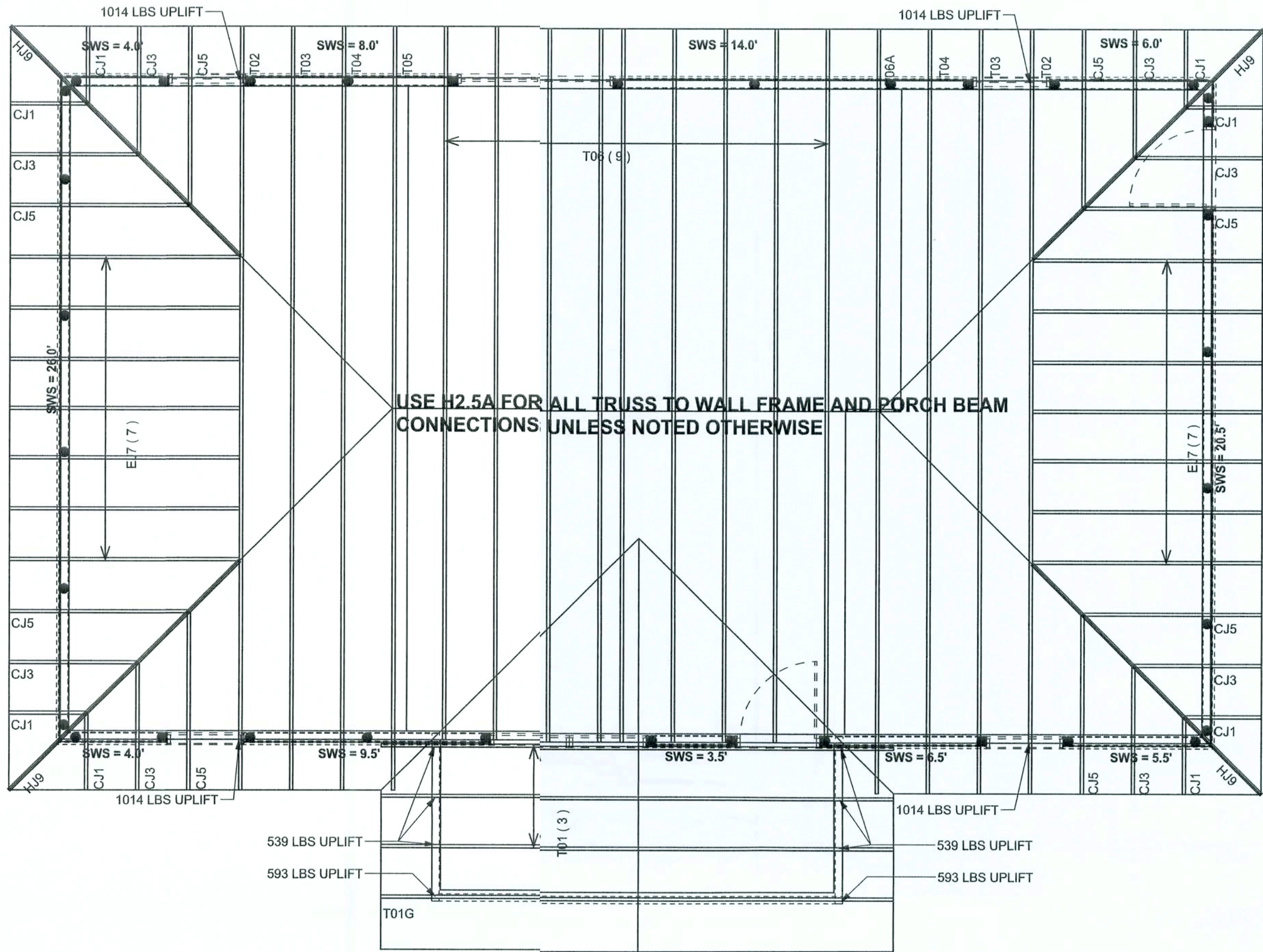
**S-2**

OF 6 SHEETS



| REVISIONS |  |
|-----------|--|
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|           |  |

SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE



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

**STRUCTURAL PLAN NOTES**

- SN-1 ALL LOAD BEARING FRAME WALL & PORCH HEADERS SHALL BE A MINIMUM OF (2) 2X12 SYP#2 (U.N.O.)
- SN-2 ALL LOAD BEARING FRAME WALL HEADERS SHALL HAVE (1) JACK STUD & (1) KING STUD EACH SIDE (U.N.O.)
- SN-3 DIMENSIONS ON STRUCTURAL SHEETS ARE NOT EXACT. REFER TO ARCHITECTURAL FLOOR PLAN FOR ACTUAL DIMENSIONS
- SN-4 PERMANENT TRUSS BRACING IS TO BE INSTALLED AT LOCATIONS AS SHOWN ON THE SEALED TRUSS DRAWINGS. LATERAL BRACING IS TO BE RESTRAINED PER BCS11-03, BCS1-B1, BCS1-B2, & BCS1-B3. BCS1-B1, BCS1-B2, & BCS1-B3 ARE FURNISHED BY THE TRUSS SUPPLIER, WITH THE SEALED TRUSS PACKAGE

**WALL LEGEND**

|            |  |
|------------|--|
| SWS = 0.0' | 1ST FLOOR EXTERIOR WALL                                      |
| SWS = 0.0' | 2ND FLOOR EXTERIOR   |
| IBW        | 1ST FLOOR INTERIOR BEARING WALLS<br>SEE DETAILS ON SHEET S-1 |
| IBW        | 2ND FLOOR INTERIOR BEARING WALLS<br>SEE DETAILS ON SHEET S-1 |

**THREADED ROD LEGEND**

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

**TOTAL SHEAR WALL SEGMENTS**

SWS = 0.0' INDICATES SHEAR WALL SEGMENTS

|              | REQUIRED | ACTUAL |
|--------------|----------|--------|
| TRANSVERSE   | 35.0'    | 46.5'  |
| LONGITUDINAL | 15.0'    | 61.0'  |

**HEADER LEGEND**

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

CONNECTIONS, WALL, & HEADER DESIGN IS BASED ON REACTIONS & UPLIFTS FROM TRUSS ENGINEERING FURNISHED BY BUILDER. BUILDERS FIRST SOURCE JOB #14997 BLS.

WINDLOAD ENGINEER: Mark Disosway,  
PE No. 53915, P.O. Box 888, Lake City, FL  
32056, 386-754-5419

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

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**CERTIFICATION:** I hereby certify that I have examined this plan, and that the applicable portions of the plan, relating to wind engineering comply with section R301.2.1, Florida building code residential 2004, to the best of my knowledge.

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

MARK DISOSWAY  
P.E. 53915

SEAL

**RICHARD KEEN**

**SPEC HOUSE**

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PRINTED DATE:  
April 28, 2006

DRAWN BY: Ben Sparks

STRUCTURAL BY: Ben Sparks

FINALS DATE:  
27 / Apr / 06

JOB NUMBER:  
604262

DRAWING NUMBER  
**S-3**