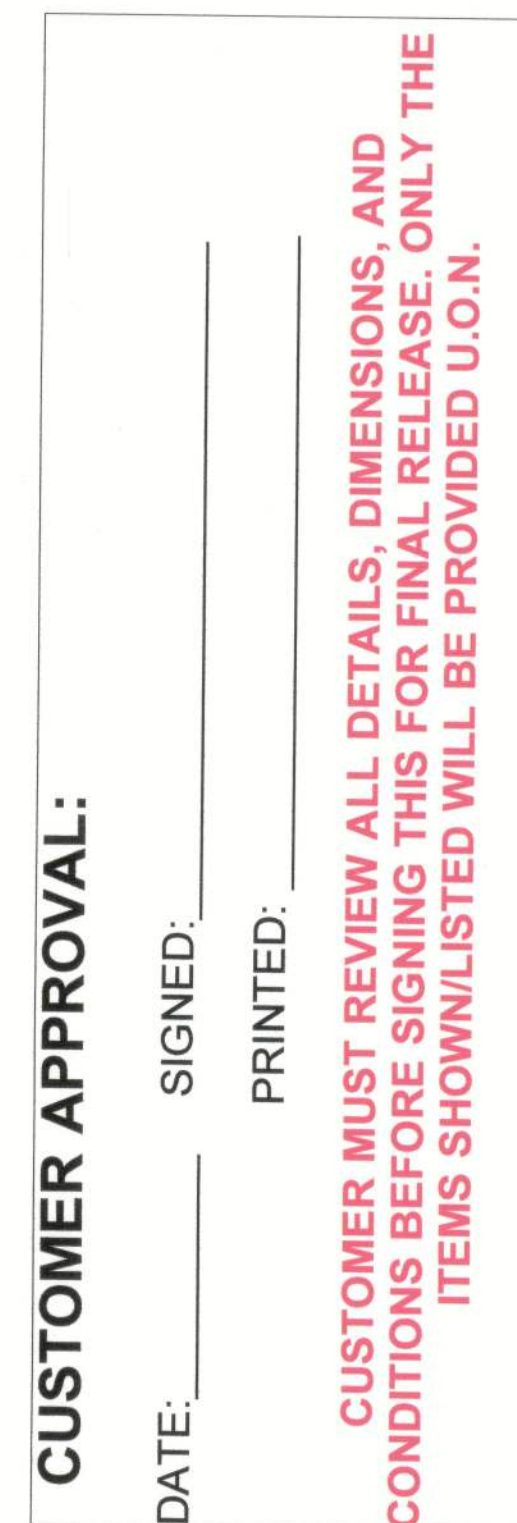
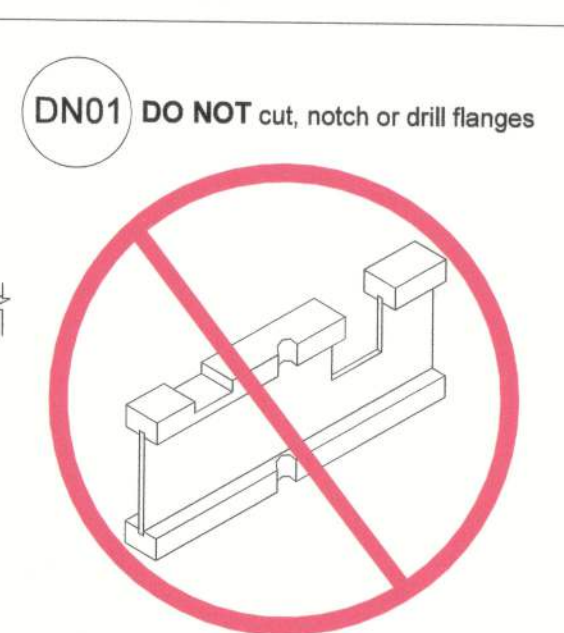


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Revisions:	BY:
NOTE: ALL MEASUREMENTS TO BE VERIFIED IN THE FIELD.	 Boise Cascade
	
DINDIAL RESIDENCE 84 LUMBER CO. DIXIE PLYWOOD ORLANDO / TAMPA, FL	
BC FRAMER	VER. 7.51
Scale: as noted	NTS
Date: 5/20/2014	
By: LORENZO	
File:	[???
Sheet: 1/1	

Eastern Product Profiles

BCI® Joists	VERSALAM® 1.0	VERSALAM® 1.5	VERSALAM® 2.0
BCI® 4500s 1.8	1 1/2" x 16"	1 1/2" x 16"	1 1/2" x 16"
BCI® 5000s 1.8	1 1/2" x 16"	1 1/2" x 16"	1 1/2" x 16"
BCI® 6000s 1.8	1 1/2" x 16"	1 1/2" x 16"	1 1/2" x 16"
BCI® 6500s 1.8	1 1/2" x 16"	1 1/2" x 16"	1 1/2" x 16"
BCI® 60s 2.0	1 1/2" x 16"	1 1/2" x 16"	1 1/2" x 16"
BCI® 90s 2.0	1 1/2" x 16"	1 1/2" x 16"	1 1/2" x 16"
VERSALAM® 1.0	1 1/2" x 16"	1 1/2" x 16"	1 1/2" x 16"
VERSALAM® 1.5	1 1/2" x 16"	1 1/2" x 16"	1 1/2" x 16"
VERSALAM® 2.0	1 1/2" x 16"	1 1/2" x 16"	1 1/2" x 16"

Residential Floor Span Tables

Homeowner's expectations and opinions vary greatly due to the subjective nature of rating a new floor. Communication with the ultimate end user determines their expectation is critical. Variation is usually the cause of most complaints. Installing lateral bracing may help; however, squeaks may occur if not installed properly. Spacing the joists closer together does little to affect the perception of the floor's performance. The most common methods used to affect the performance and the homeowner.

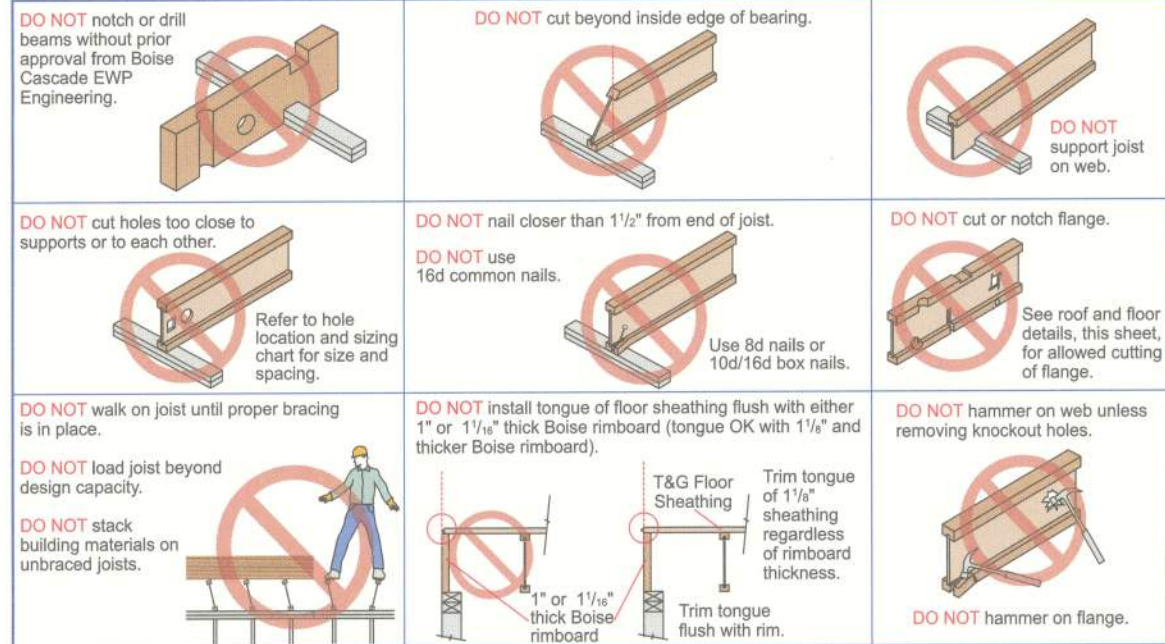
JOIST DEPTH	THREE STAR	FOUR STAR	CAUTION
4500s 1.8	16'-11"	15'-6"	14'-8"
5000s 1.8	16'-11"	15'-6"	14'-8"
6000s 1.8	16'-11"	15'-6"	14'-8"
6500s 1.8	16'-11"	15'-6"	14'-8"
60s 2.0	16'-11"	15'-6"	14'-8"
90s 2.0	16'-11"	15'-6"	14'-8"
115s	16'-11"	15'-6"	14'-8"
14s	16'-11"	15'-6"	14'-8"
16s	16'-11"	15'-6"	14'-8"

BCI® Joist Hole Location & Sizing

BCI® Joists are manufactured with 1 1/2" round perforated knockouts in the web at approximately 12" on center.

MINIMUM DISTANCE (D) FROM ANY SUPPORT TO THE CENTERLINE OF THE HOLE	2	3	4	5	6	7	8	9	10	11	12
Rectangular Hole Side [in.]	-	-	-	-	-	-	-	-	-	-	-
Any 9x12 Joist	8	10	11	12	13	14	15	16	17	18	19
Any 11x12 Joist	8	10	11	12	13	14	15	16	17	18	19
Any 14x12 Joist	8	10	11	12	13	14	15	16	17	18	19
Any 16x12 Joist	8	10	11	12	13	14	15	16	17	18	19

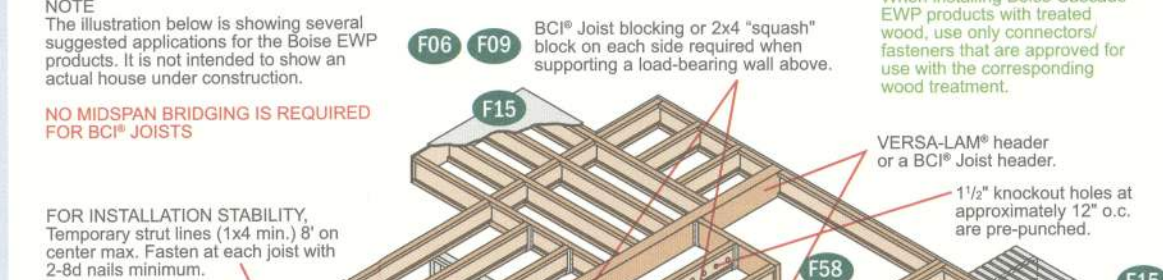
WARNING



SAFETY WARNING

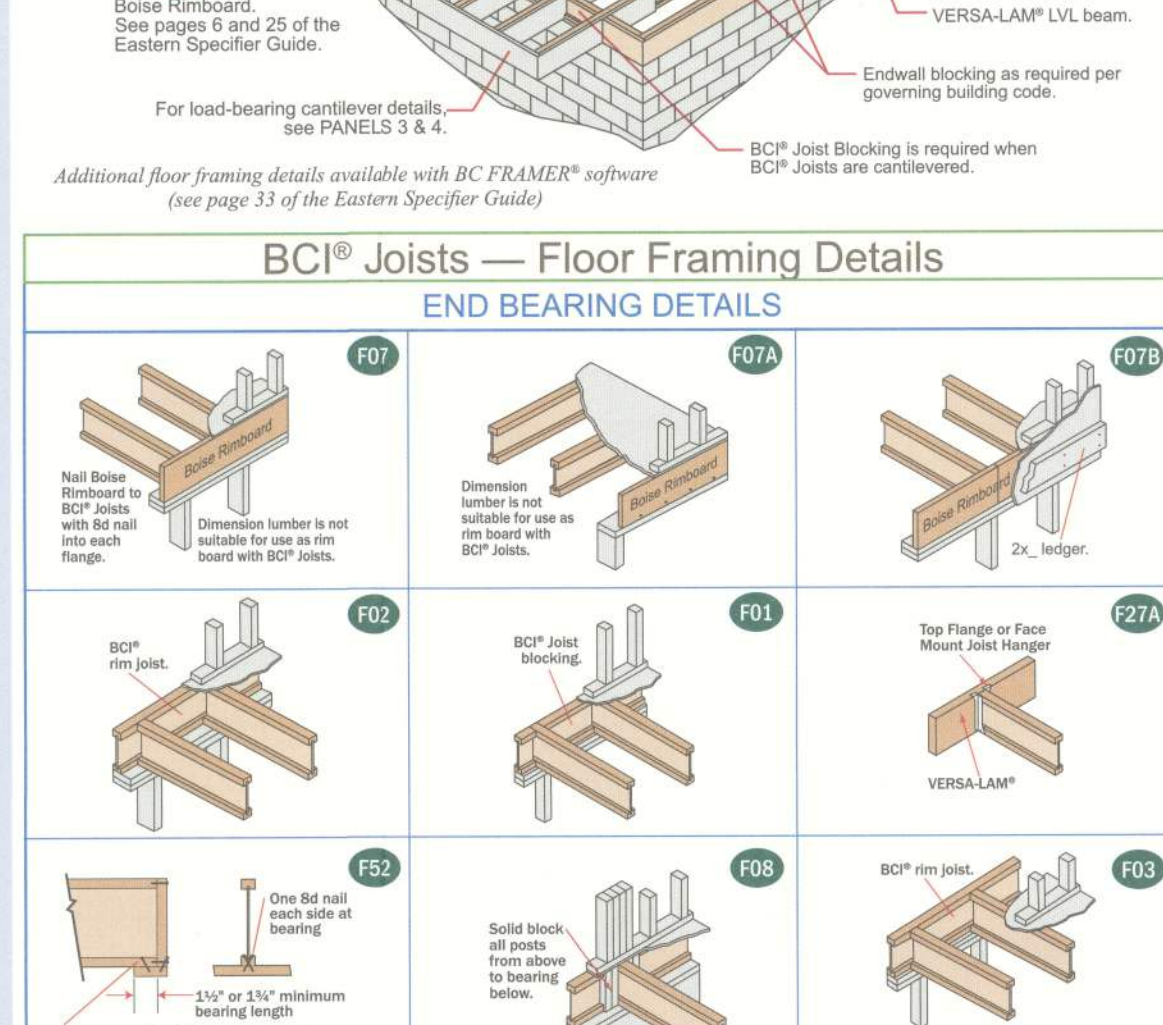
DO NOT ALLOW WORKERS ON BCI JOISTS UNTIL ALL REQUIRED BRACING IS IN PLACE. BCI JOIST BRACING PANELS, S-BRACING AND TEMPORARY 1x4 STRUTS MUST BE INSTALLED AS SPECIFIED BEFORE ANY OTHER ACCIDENTS CAN RESULT FROM INSUFFICIENT ATTENTION TO PROPER BRACING DURING CONSTRUCTION.

BCI® Joists — Floor Framing

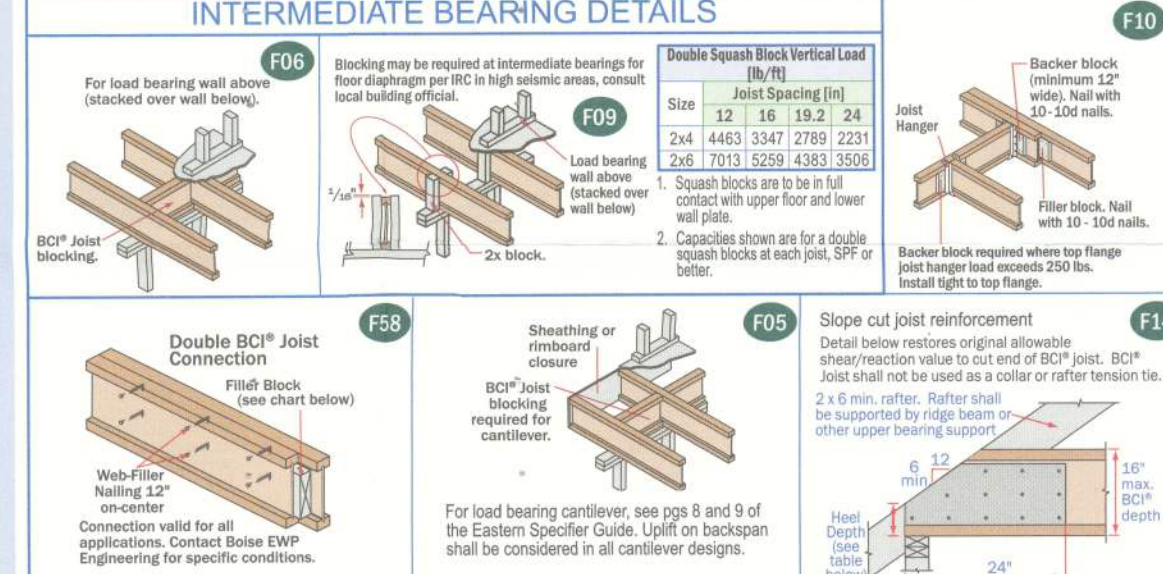


FOR INSTALLATION STABILITY

Temporary strut lines (1x4 min.) 8 ft. on center maximum. Fasten at each joint with two 8d nails minimum.



INTERMEDIATE BEARING DETAILS



NOTES TO FLOOR FRAMING DETAILS

LATERAL SUPPORT

BCI joists shall be laterally supported at the ends with hangers, rim joists, or post or blocking panels. BCI blocking panels or rim joists are required at intermediate bearings for floor diaphragm per IRC in high seismic areas.

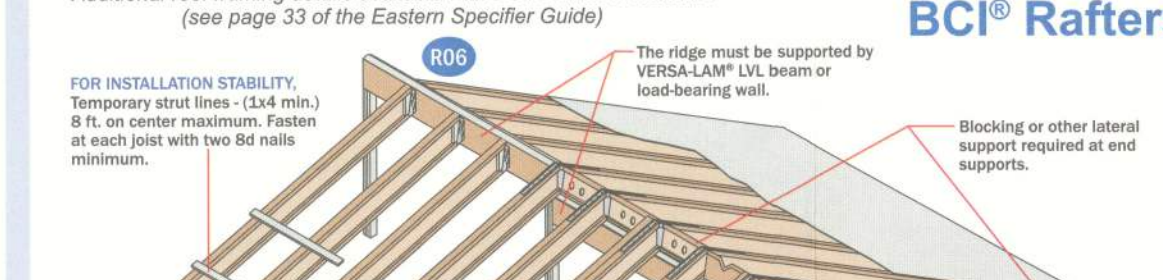
BACKER AND FILLER BLOCK DIMENSIONS

Series	Backer Block Thickness	Filler Block Thickness
4500s 1.8	1 1/2" x 16"	2" x 16"
5000s 1.8	1 1/2" x 16"	2" x 16"
6000s 1.8	1 1/2" x 16"	2" x 16"
6500s 1.8	1 1/2" x 16"	2" x 16"
60s 2.0	1 1/2" x 16"	2" x 16"
90s 2.0	1 1/2" x 16"	2" x 16"

Web Stiffener Requirements

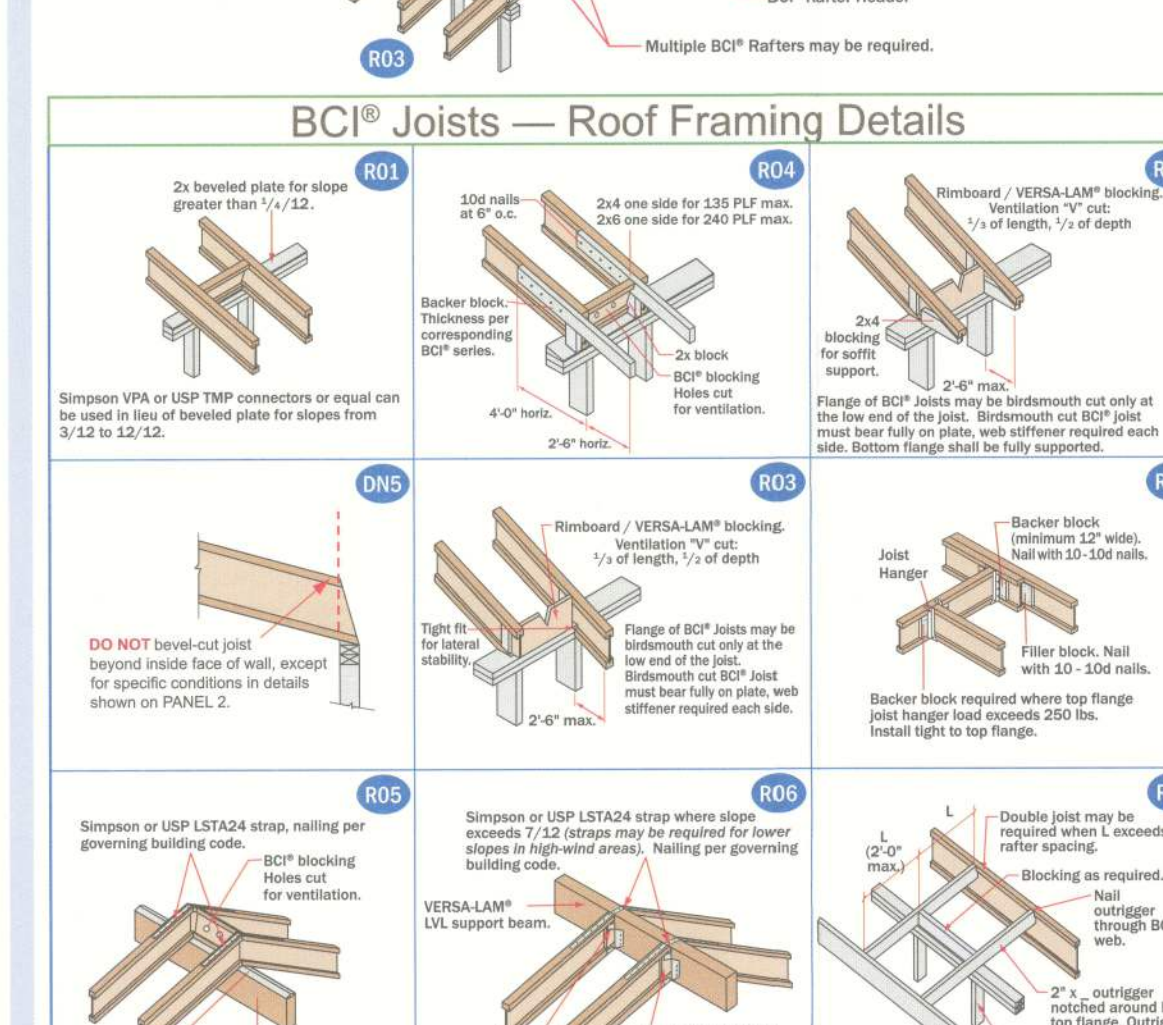
Web stiffeners are optional except as noted below. Web stiffeners are always required in hangers that do not extend to the support the top flange of the BCI joist.

BCI® Joists — Roof Framing

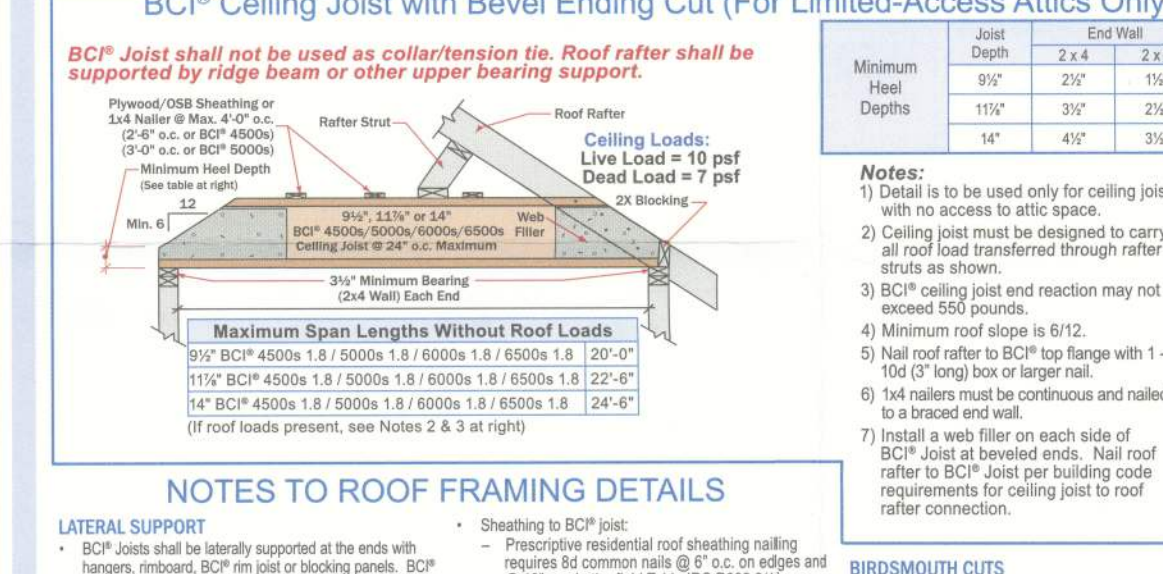


FOR INSTALLATION STABILITY

Temporary strut lines (1x4 min.) 8 ft. on center maximum. Fasten at each joint with two 8d nails minimum.



BCI® Ceiling Joist with Bevel End (For Limited-Access Attics Only)



NOTES TO ROOF FRAMING DETAILS

LATERAL SUPPORT

BCI joists shall be laterally supported at the ends with hangers, rim joists, or post or blocking panels. BCI blocking panels or rim joists are required at intermediate bearings for floor diaphragm per IRC in high seismic areas.

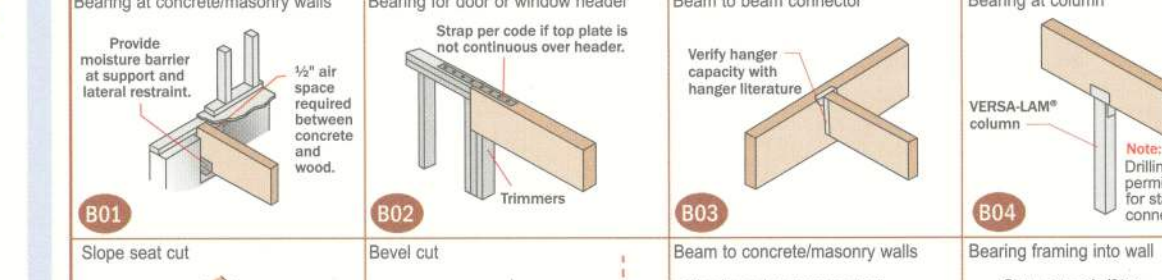
BACKER AND FILLER BLOCK DIMENSIONS

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6000s 1.8	1 1/2" x 16"	2" x 16"
6500s 1.8	1 1/2" x 16"	2" x 16"
60s 2.0	1 1/2" x 16"	2" x 16"
90s 2.0	1 1/2" x 16"	2" x 16"

Reinforced Load Bearing Cantilever Details

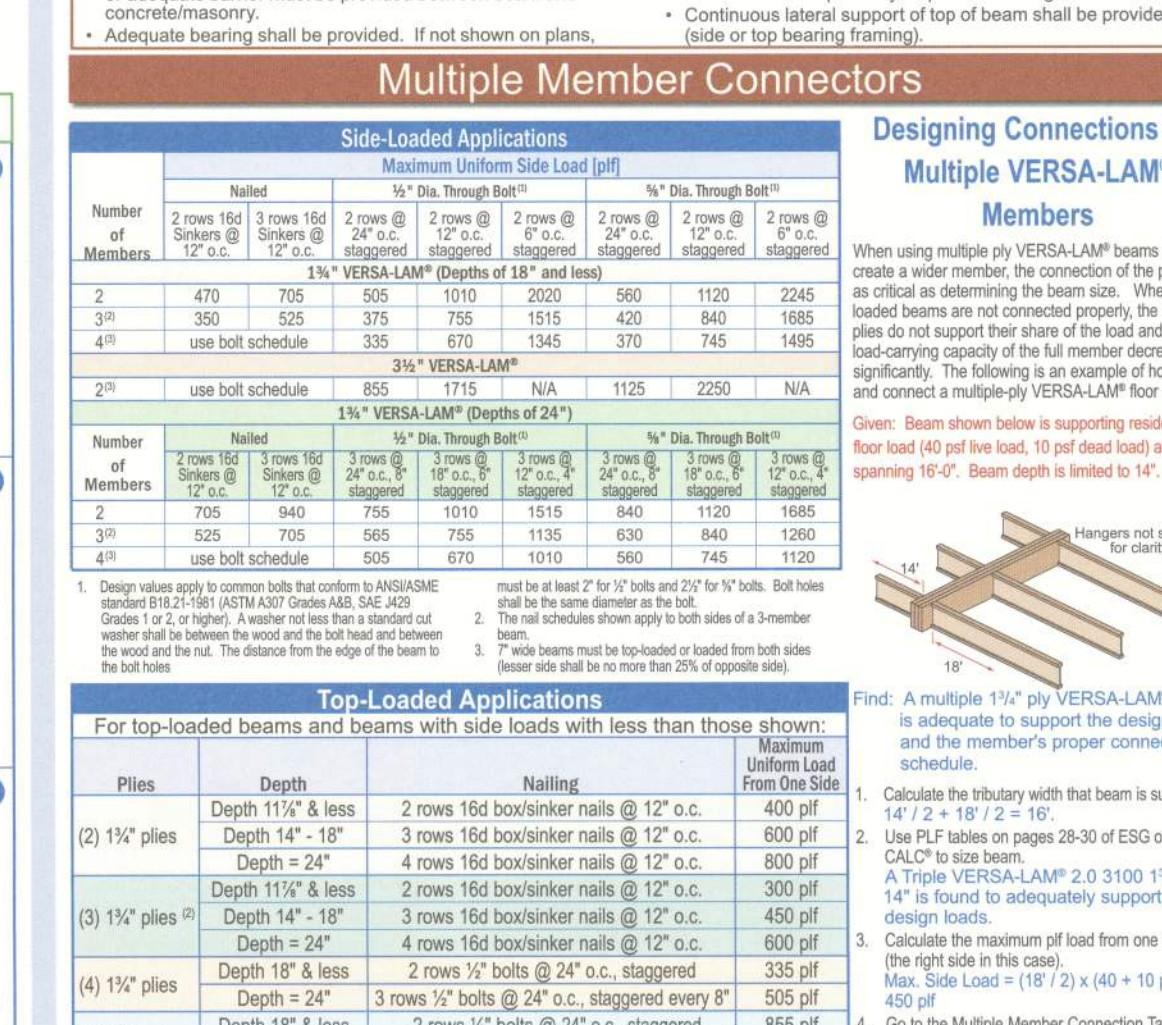
BCI joists are intended only for applications that provide permanent protection from the weather.

VERSALAM® Beam Details

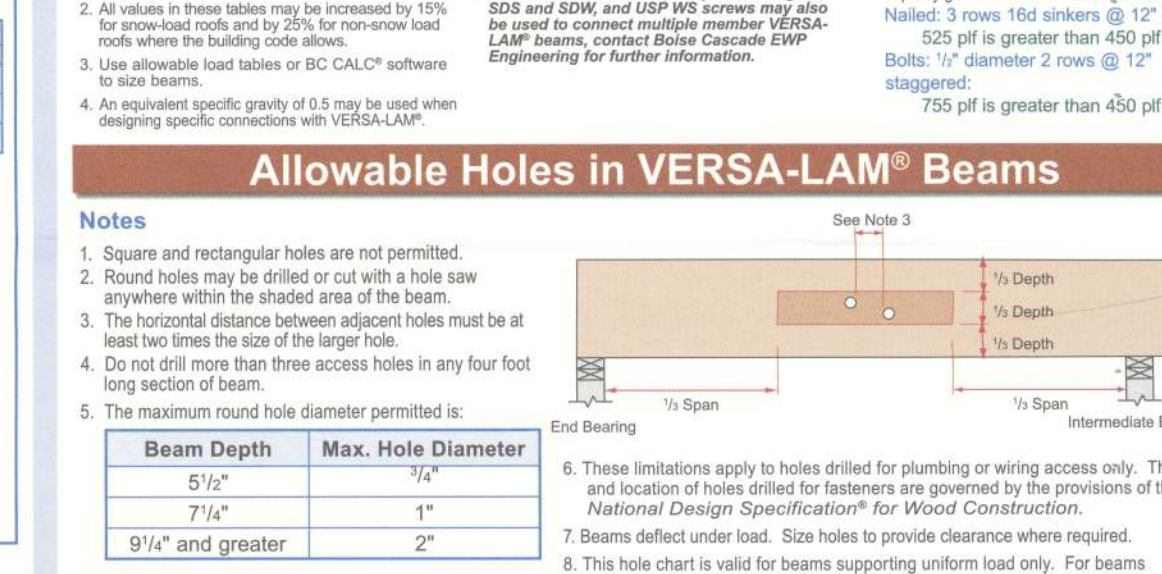


VERSALAM® Installation Notes

Minimum of 1/2" air space between beam and wall pocket or adequate barrier must be provided between beam and concrete/masonry walls.



Multiple Member Connectors



Allowable Holes in VERSALAM® Beams

Beam Depth	Max. Hole Diameter
5 1/2"	3/4"
7 1/4"	1"
9 1/4" and greater	1 1/4"

BCI® Joists — Load Bearing Cantilever Details

JOIST DEPTH	35	45	55
4500s 1.8	16'-11"	15'-6"	14'-8"
5000s 1.8	16'-11"	15'-6"	14'-8"
6000s 1.8	16'-11"	15'-6"	14'-8"
6500s 1.8	16'-11"	15'-6"	14'-8"
60s 2.0	16'-11"	15'-6"	14'-8"
90s 2.0	16'-11"	15'-6"	14'-8"

Reinforced Load Bearing Cantilever Details

BCI joists are intended only for applications that provide permanent protection from the weather.

Closest Allowable Nail Spacing

BCI® Joists	Nailing Perpendicular to Glue Line (Wide Face)	Nailing Parallel to Glue Line (Narrow Face)
8d Box	2 1/4"	4 1/4"
8d Common	2 1/4"	4 1/4"
10d & 12d Box	2 1/4"	4 1/4"
10d & 12d Common	2 1/4"	4 1/4"
16d Sinker	3 1/4"	6 1/4"
16d Common	3 1/4"	6 1/4"

VERSALAM® Products

Nailing Parallel to Glue Lines (Narrow Face)

Nail Size	VERSALAM® 14 1900®	VERSALAM® 15 1900®	VERSALAM® 16 1900®	VERSALAM® 17 1900®	VERSALAM® 18 1900®	VERSALAM® 19 1900®	VERSALAM® 20 1900®
8d Box	3 1/4"	2 1/4"	2 1/4"	2 1/4"	2 1/4"	2 1/4"	2 1/4"
8d Common	3 1/4"	2 1/4"	2 1/4"	2 1/4"	2 1/4"	2 1/4"	2 1/4"
10d & 12d Box	3 1/4"	2 1/4"	2 1/4"	2 1/4"	2 1/4"	2 1/4"	2 1/4"
10d & 12d Common	3 1/4"	2 1/4"	2 1/4"	2 1/4"	2 1/4"	2 1/4"	2 1/4"
16d Sinker	4 1/4"	3 1/4"	3 1/4"	3 1/4"	3 1/4"	3 1/4"	3 1/4"
16d Common	4 1/4"	3 1/4"	3 1/4"	3 1/4"	3 1/4"	3 1/4"	3 1/4"

Boise Rimboard Properties

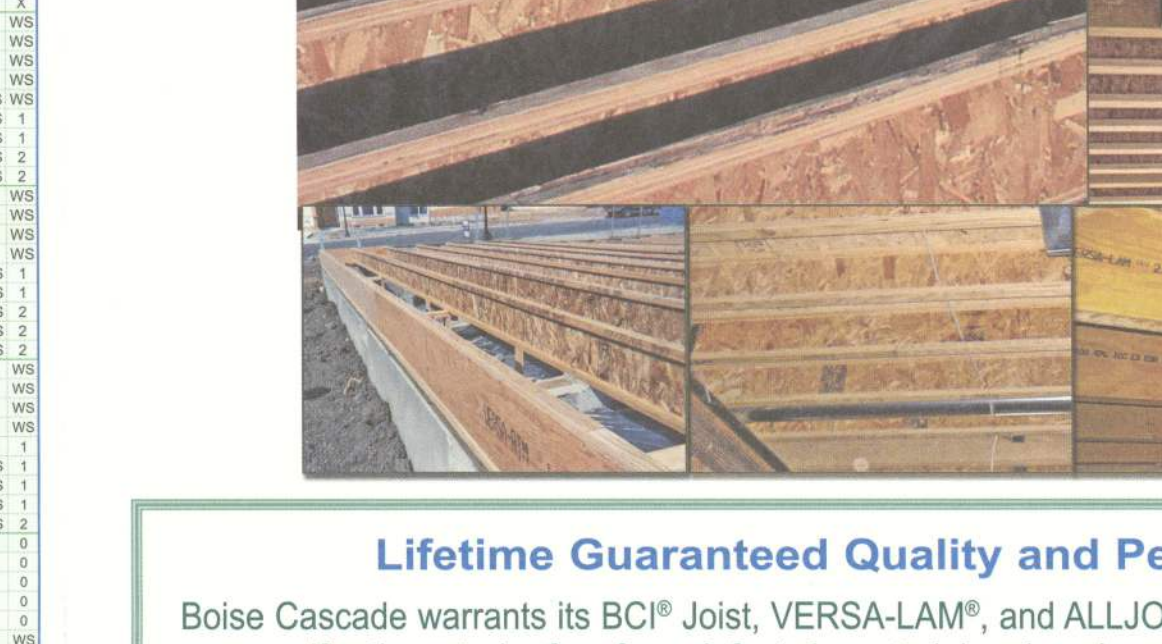
Product	Uniform [lb/ft]	Point [lb]	Maximum Floor Diaphragm Lateral Capacity [lb/ft]	Flexural Strength [lb/ft]	Modulus of Elasticity [lb/ft]	Horizontal Perpendicular [lb/ft]	Compression Perpendicular [lb/ft]
1" BC RIM BOARD® OSB	3300	3500	180	1800	1,000,000	225	525
1 1/4" BC RIM BOARD® OSB	4400	4500	180	1800	1,000,000	225	525
1 1/2" BC RIM BOARD® OSB	5700	4300	180	1800	1,000,000	225	525
1 3/4" BC RIM BOARD® OSB	6700	4300	180	1800	1,000,000	225	525

Notes

1. See ICC ESR 1040 for further product information.

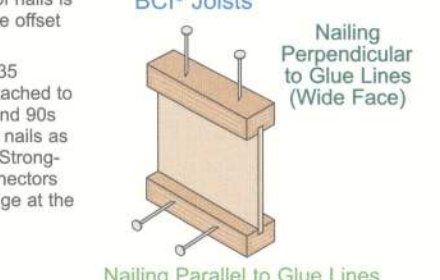
2. See Performance Rated Rim Boards, APA EWS #W345J for further product information (Rim Board Plus Grade).

Boise Cascade Engineered Wood Products



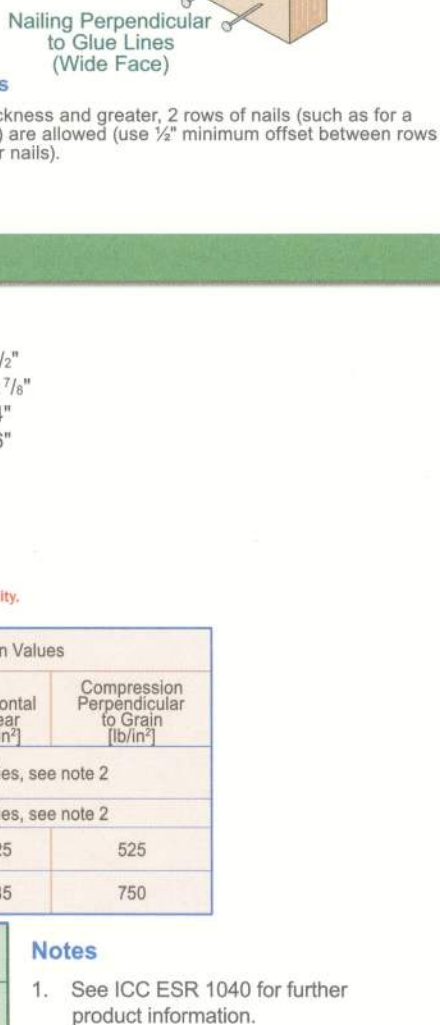
Lifetime Guaranteed Quality and Performance

Boise Cascade warrants its BCI® Joist, VERSALAM®, and ALLOJOIST® products to comply with our specifications, to be free from defects in material and workmanship, and to meet or exceed our performance specifications for the normal and expected life of the structure when correctly stored, installed, and used according to our Installation Guide.

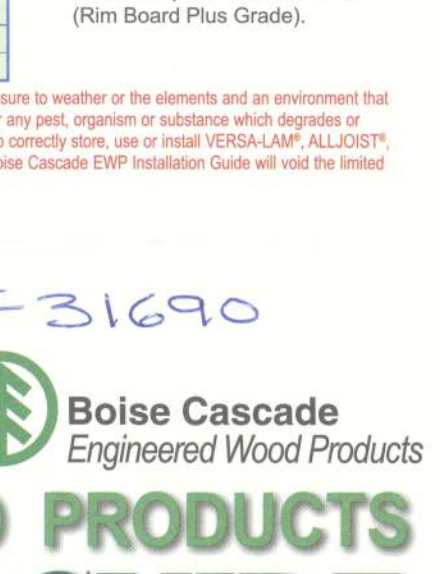


FOR INSTALLATION STABILITY

Temporary strut lines (1x4 min.) 8 ft. on center maximum. Fasten at each joint with two 8d nails minimum.



INTERMEDIATE BEARING DETAILS



NOTES TO FLOOR FRAMING DETAILS

LATERAL SUPPORT

BCI joists shall be laterally supported at the ends with hangers, rim joists, or post or blocking panels. BCI blocking panels or rim joists are required at intermediate bearings for floor diaphragm per IRC in high seismic areas.

BACKER AND FILLER BLOCK DIMENSIONS

Series	Backer Block Thickness	Filler Block Thickness
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5000s 1.8	1 1/2" x 16"	2" x 16"
6000s 1.8	1 1/2" x 16"	2" x 16"
6500s 1.8	1 1/2" x 16"	2" x 16"
60s 2.0	1 1/2" x 16"	2" x 16"
90s 2.0	1 1/2" x 16"	2" x 16"

Web Stiffener Requirements

Web stiffeners are optional except as noted below. Web stiffeners are always required in hangers that do not extend to the support the top flange of the BCI joist.



Scope: New 2339 sq. ft. single family residence
Construction to be completed in accordance
with Florida Residential Building Code 2010



DRAWING INDEX	
COVER	Site Plan
A-1	Floor Plan
A-2	Elevations
S-1	Foundation/Roof/Floor Framing Plans
S-2	Typical Wall Section/Engineering Notes
E-1	Electrical Plan
F-1	Kitchen & Bath Elevations

Property Address:
555 SW Lauman Glen
Fort White, FL 32038

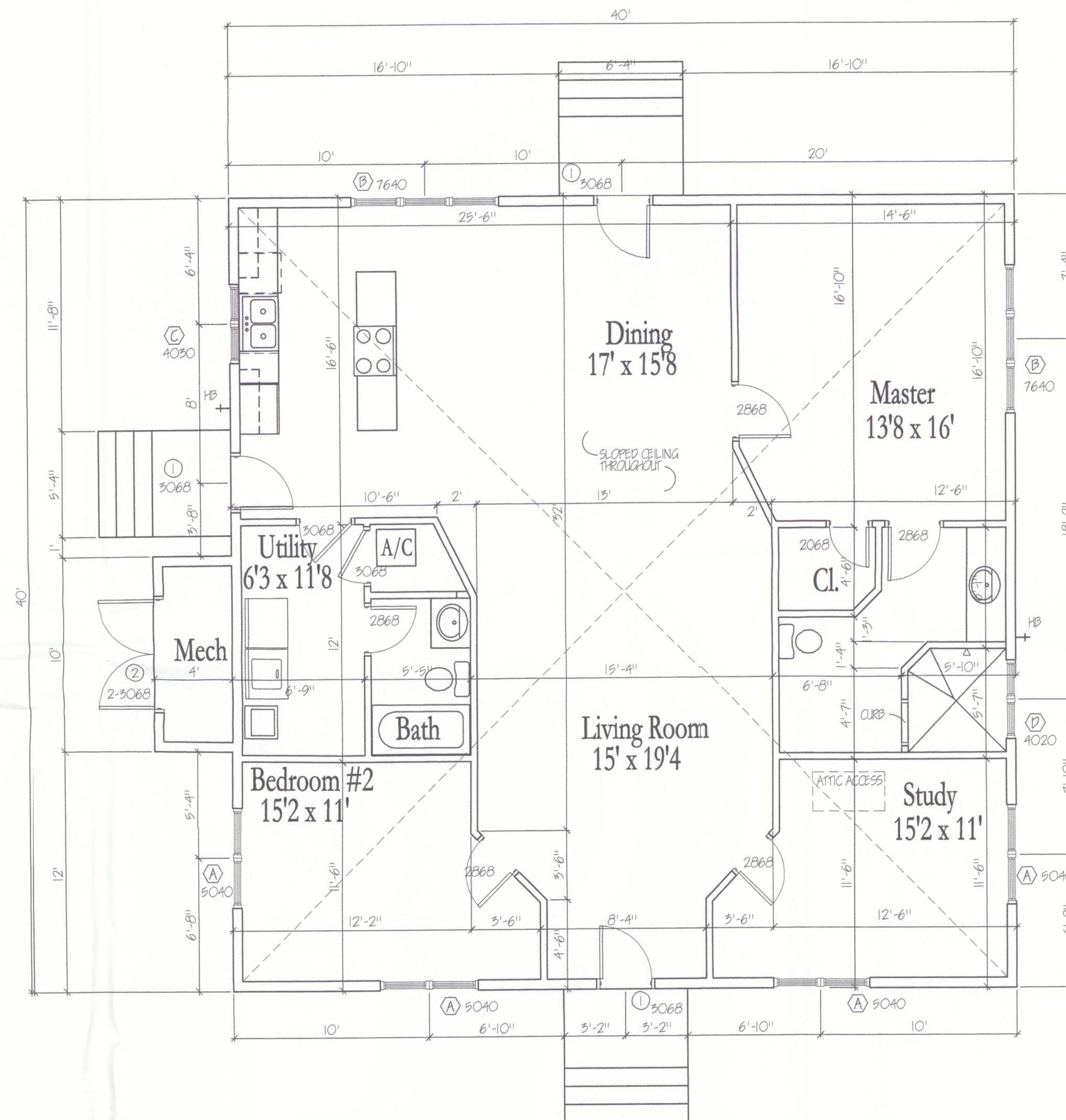
Hans Dindial
Columbia County, FL



Jennifer Langford
AIA, CNU, PA
AR 16554 / RA 12597
5208 SW 91 Way "110"
Gainesville, FL 32608
352 371 7187

September 9, 2013

Cover



Floor Plan

1/4" = 1'-0"

Area	
3 Bedrooms, 2 Baths	
Conditioned Space	1600 SQ FT
Mechanical Room	40 SQ FT
TOTAL UNDER ROOF 1640 SQ FT	

Window Schedule		Quantity
(A)	5040 2-PNL SLIDER	4
(B)	7640 3-PNL SLIDER	2
(C)	4030 2-PNL SLIDER	1
(D)	4020 2-PNL SLIDER	1
VINYL SLIDING WINDOWS		
* ALL GLAZING TO HAVE U-VALUE OF .35 AND SHGC OF .30 OR BETTER		
Door Schedule		Quantity
(1)	3068 1/2 GLASS	3
(2)	3068 PAIR - FIBERGLASS	1



Front Elevation

1/4" = 1'-0"



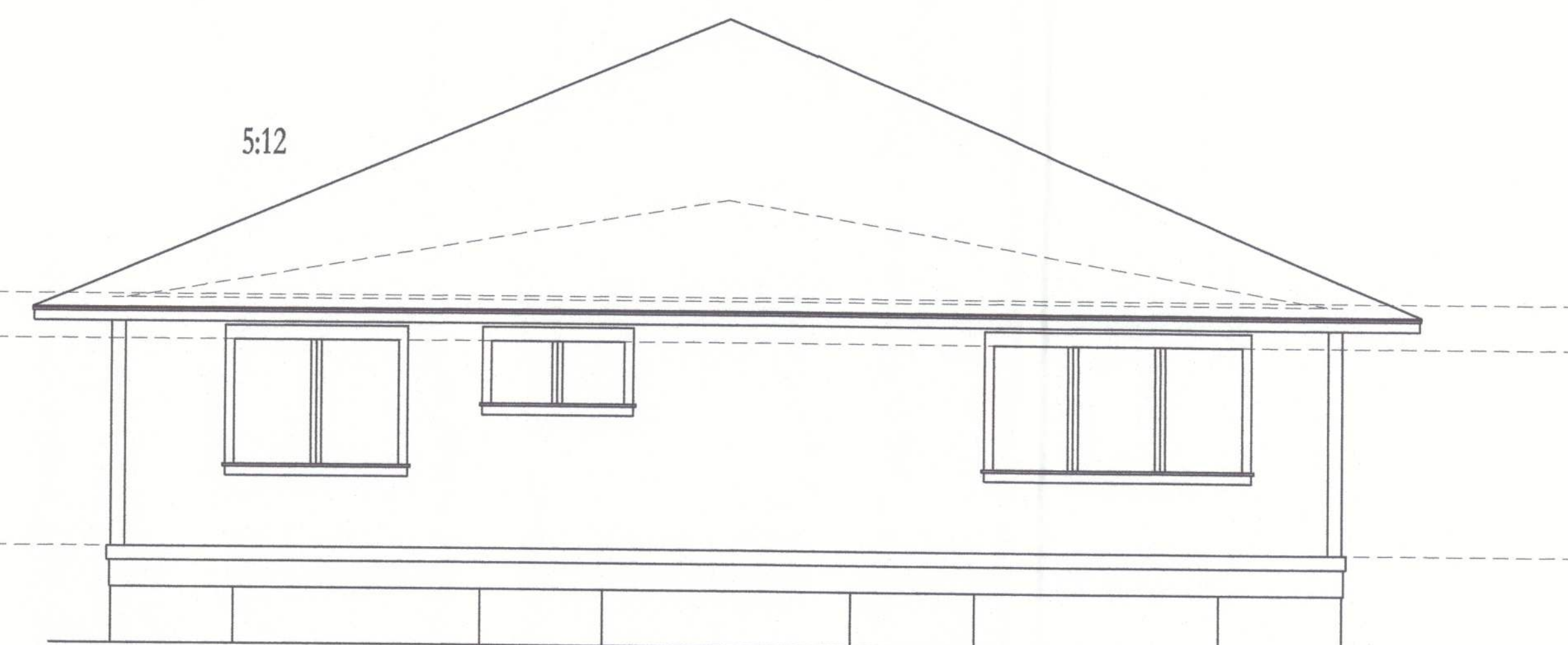
Rear Elevation

1/4" = 1'-0"



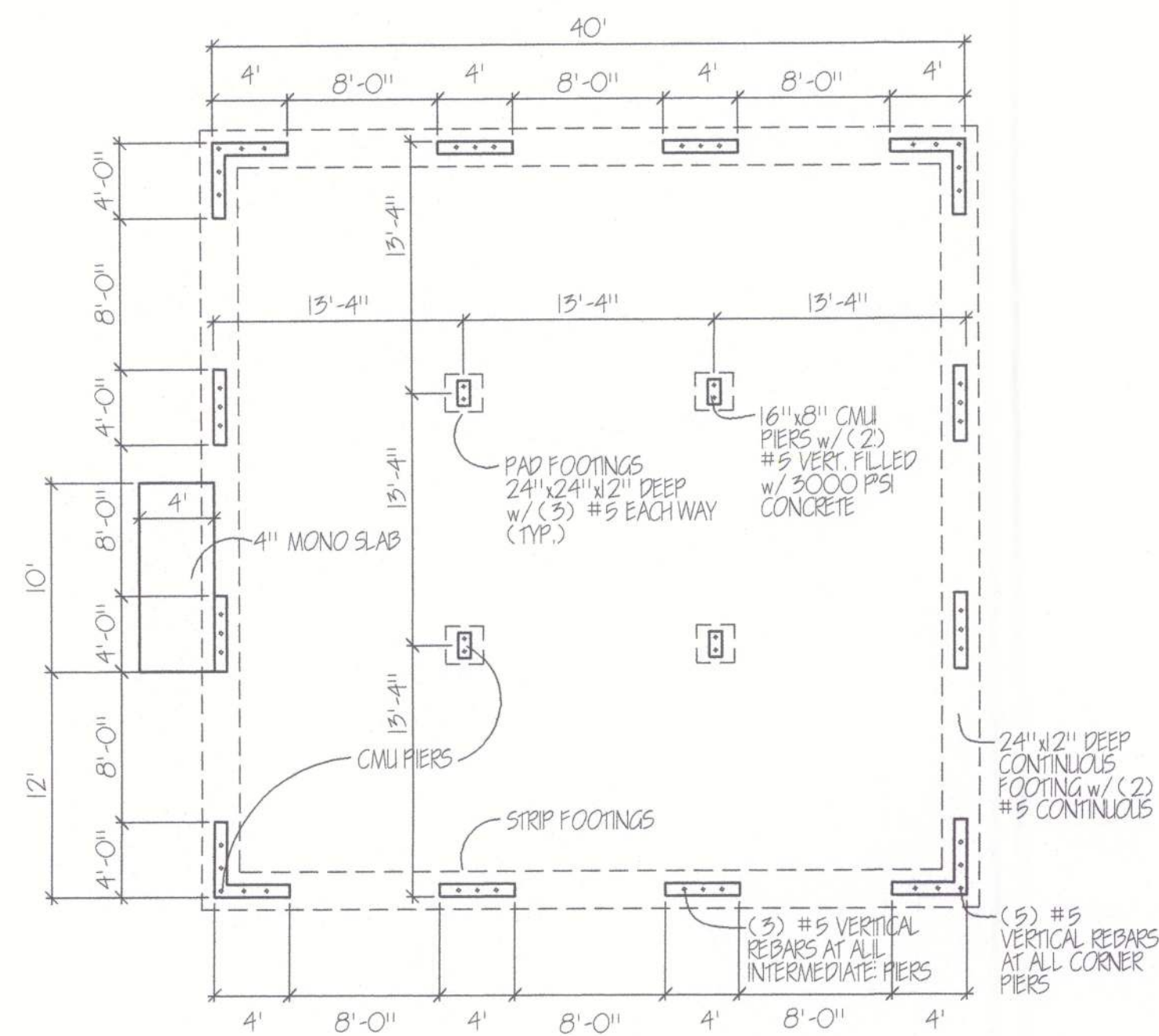
Left Elevation

1/4" = 1'-0"



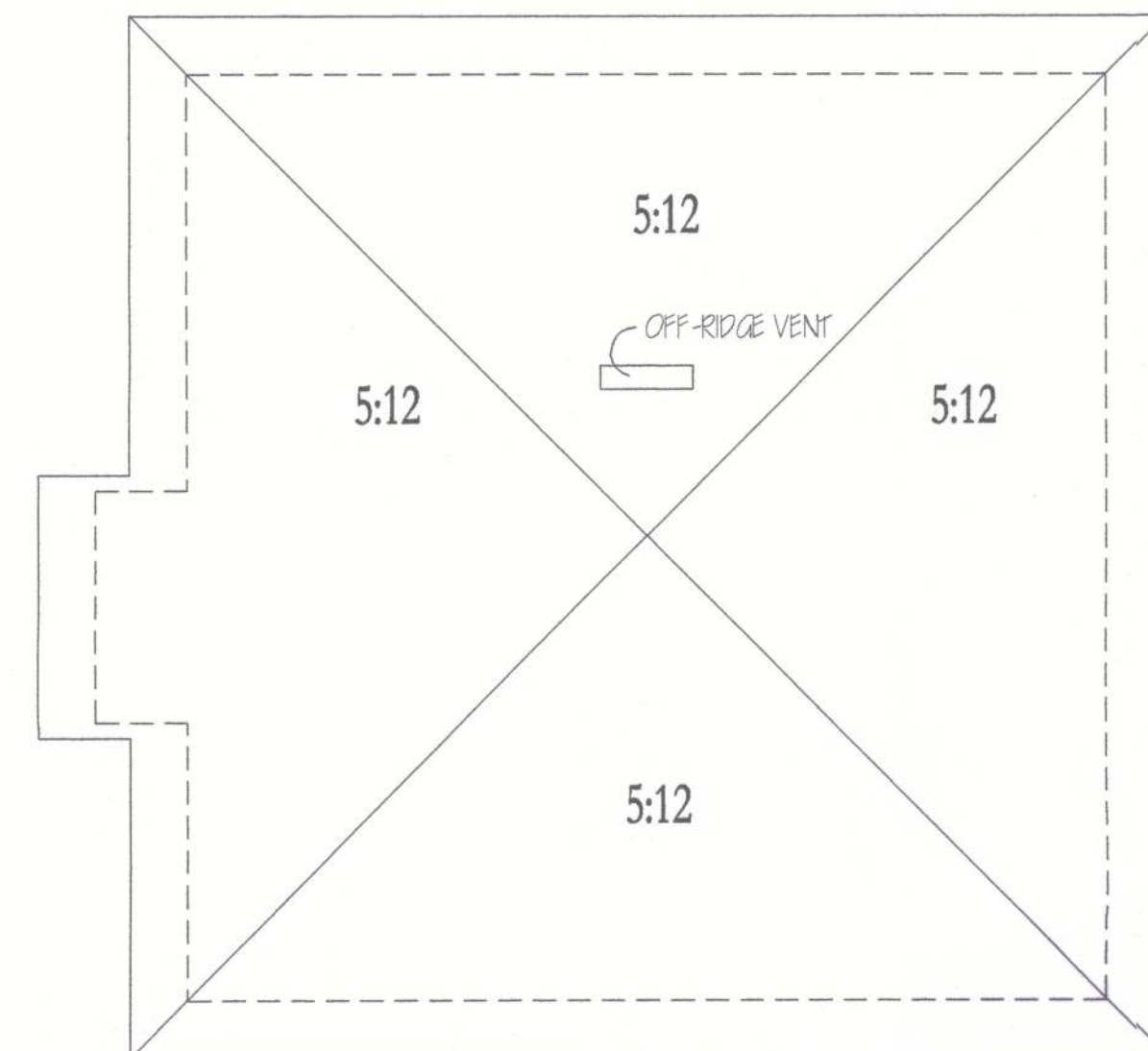
Right Elevation

1/4" = 1'-0"



Foundation Plan

1/4" = 1'-0"



Roof Plan

1/8" = 1'-0"

ALL ROOF TRUSSES TO BE CATHERDRAL UP TO A CENTER POINT
W/ 16" CANT PLUS 14" OVERHANG

2070 SQFT HOUSE ROOF / 150 = 13.8 SQFT VENTILATION REQ.
OR 3724 SQFT / 500 = 6.9 SQFT VENTILATION REQ. IF 90% (3.45 SQFT) IS
IN RIDGE OR OFF - RIDGE VENTS

425 SQFT SOFFIT AREA * 0.05 = 21.25 SQFT.
OFF RIDGE VENT 1 @ .722 SQFT = .722 SQFT.
TOTAL VENTILATION = 21.97 SQFT.

Foundation Notes

Plumber to verify all Fixture locations
w/ Floor Plans and Fixture
Specifications

Use 1/4 turn Hose Bibb Valves

Stemwalls may be offset from center
line of footings provided vertical steel
is a minimum of 6" from edge of
footing.

See sheets S-1 for structural and wind
loads

Truss engineering by others

See S-2 sheet for wind load
requirements

Truss Notes

Trusses to have 16" cant and 14" overhang for
30" total eave depth. All trusses are cathedral
style, pitching the ceiling up to a point. Top
chord extends down over Mechanical Closet.

Framing Notes

All steps to be on PT stringers on concrete pads
from separation from soil.

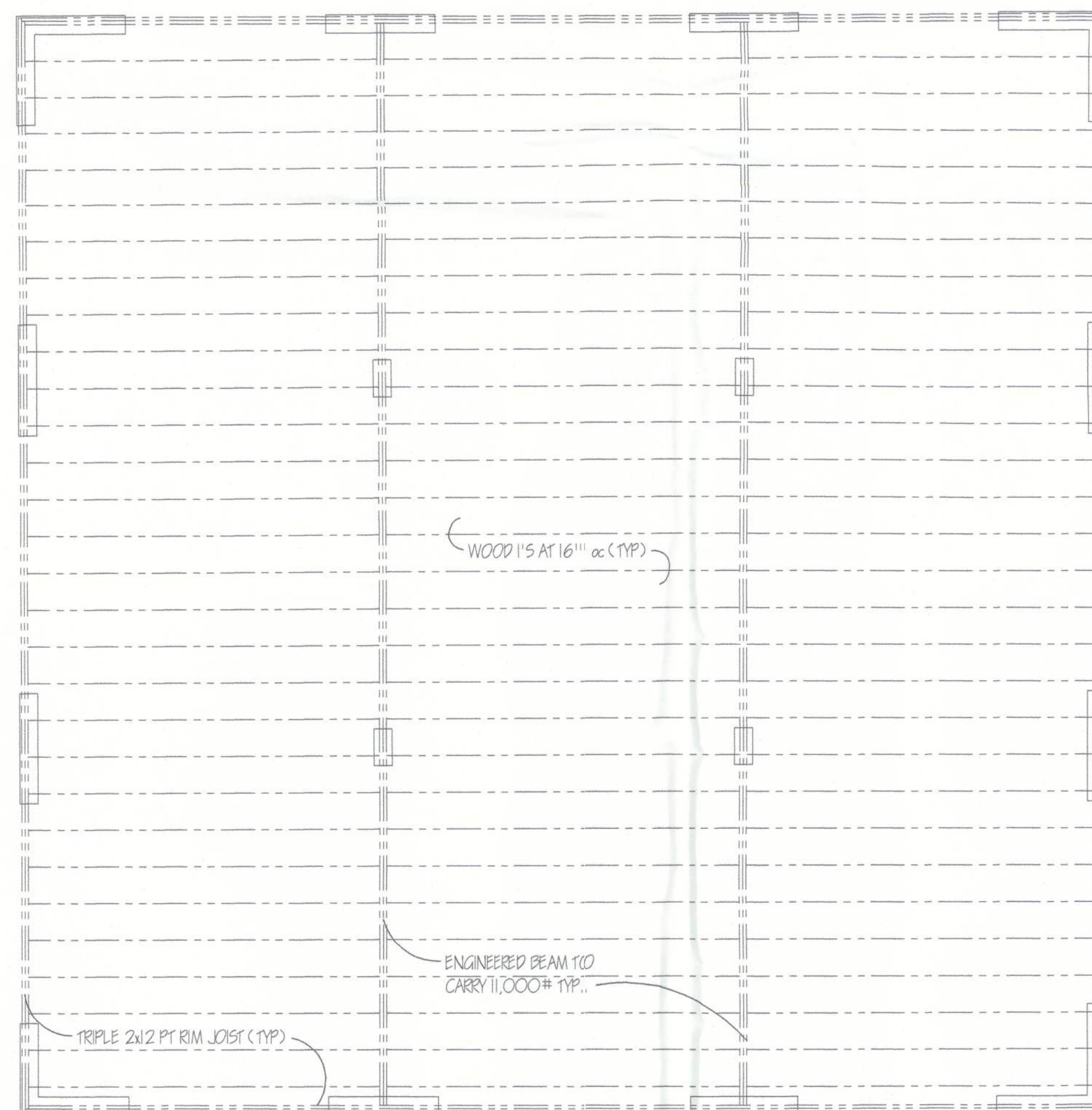
Separate all framing members from masonry
with felt paper or Eq.

Use Double 2x10 Min Headers - insulated - for
all window and door openings.
Strap each side of all openings top & bottom

See truss engineering by others for verification
of all hold-down requirements.

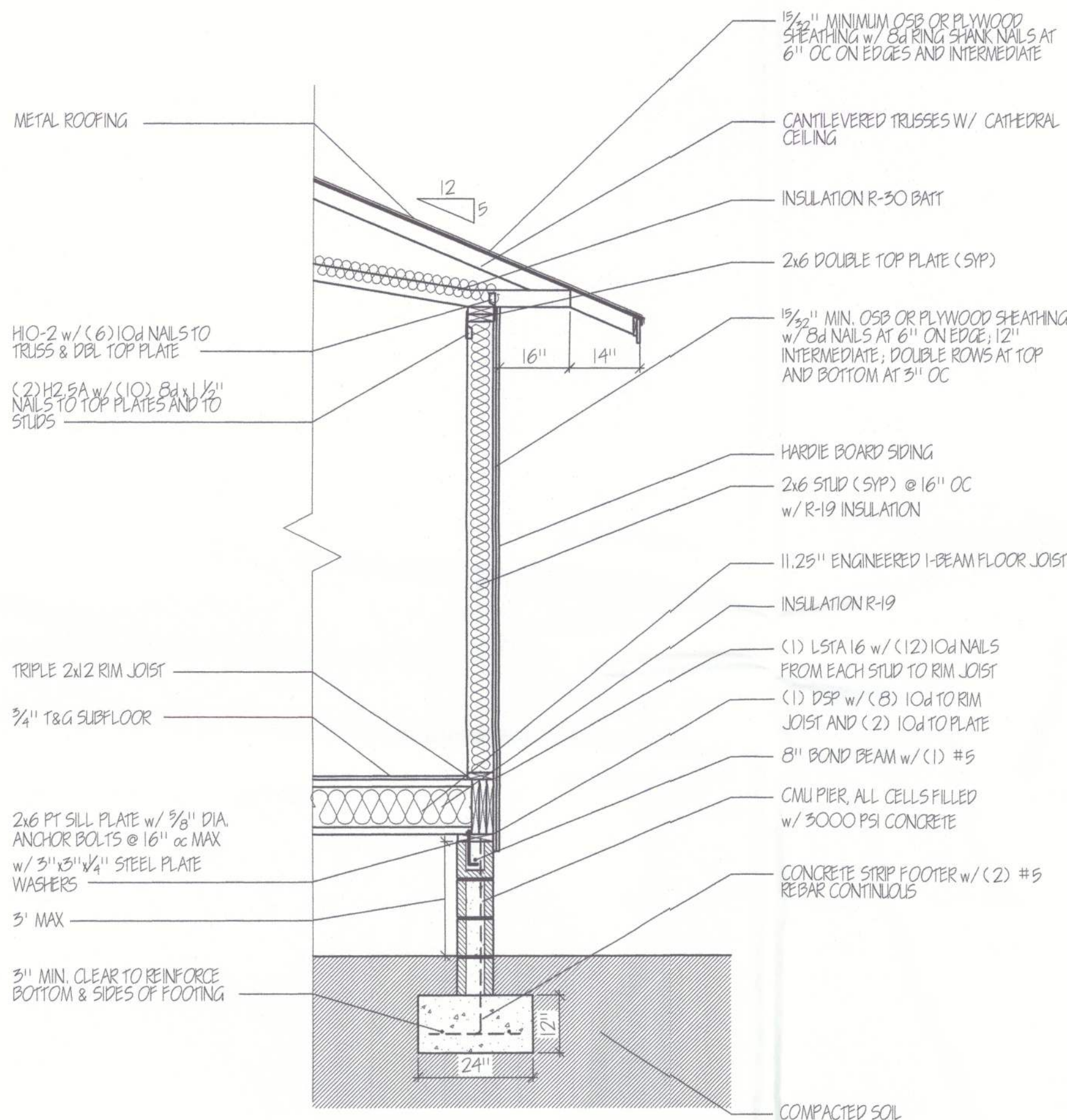
"California Corners" and ladder frame wall
intersections may be used where there is no
hardware attachment requirement noted on the
plan.

See S-2 sheet for wind load requirements



Floor Framing Plan

1/4" = 1'-0"



Typ. Wall Section 1/2" = 1'-0"

Floor and Roof Live Loads	
Uninhabitable Attics:	20 psf
Habitable Attics, Bedroom:	30 psf
All Other Rooms:	40 psf
Garage:	40 psf
Roofs:	20 psf

Wind Design Data	
Ultimate Wind Speed:	130 mph
Nominal Wind Speed:	101 mph
Risk Category:	II
Wind Exposure:	
Enclosure Classification:	Enclosed
Internal Pressure Coefficient:	0.18 +/-

Components and Cladding Design Pressures:	
Roofing Zone 1:	+16.0 psf max., -16.8 psf min.
Roofing Zone 2:	+16.0 psf max., -29.3 psf min.
Roofing Zone 3:	-43.3 psf min.
Roofing at Zone 2 Overhangs:	-34.2 psf min.
Roofing at Zone 3 Overhangs:	-57.6 psf min.

Stucco, Cladding, Doors & Windows:	
Zone 4:	+18.4 psf max., -19.9 psf min.
Zone 5:	+18.4 psf max., -24.6 psf min.
End Zone Width:	4.00 ft.

The Nominal Wind Speed was used to determine the above Component and Cladding Design Pressures.	
All exterior glazed openings shall be protected from wind-borne debris as per Section 1609.1.2 of the 2010 Florida Building Code.	

Geotechnical Information	
Design Soil Load-Bearing Capacity:	2,500 psf

Flood Design Data	
Flood Zone:	N/A

This table was created using Windload Calculator Plus software (2010 Florida Building Code Edition) available from TheFloridaEngineer.com

OPENING MARK	OPENING DESCRIPTION	LOCATION ZONE	OPENING ELEVATION	WIDTH (INCHES)	HEIGHT (INCHES)	MAXIMUM POSITIVE PRESSURE (PSF)	MAXIMUM NEGATIVE PRESSURE (PSF)
1	Front Door	4	5.5	36	80	17.4	-19.0
2	Study Front Window	4	4.5	60	48	17.4	-19.0
3	Study Side Window	4	4.5	60	48	17.4	-19.0
4	Master Bath Window	4	6	48	24	18.2	-19.8
5	Master Window	4	4.5	90	48	16.9	-18.5
6	Back Door	4	5.5	36	80	17.4	-19.0
7	Kitchen Back Window	4	4.5	90	48	16.9	-18.5
8	Kitchen Side Window	4	4.5	48	36	18.0	-19.6
9	Kitchen Door	4	5.5	36	80	17.4	-19.0
10	Mech. Rm. Doors	4	5.5	72	80	16.6	-18.1
11	Bedroom 2 Side Window	4	4.5	60	48	17.4	-19.0
12	Bedroom 2 Front Window	4	4.5	60	48	17.4	-19.0

Width of End Zone (a) in feet = 4

Wind load/Structural/Engineering Notes:

1. Wind resistance of this structure has been designed as required by Chapter 16, 2010 Florida Building Code, ASCE 7-10 and ICC 600 (Standard for Residential Construction in High-Wind Regions).

2. ROOF TRUSSES:

Trusses shall be engineered by manufacturer, and designed in accordance with specified loads per FBC 2010 and governing codes. Trusses shall bear on the exterior building bearing walls. Truss engineering shall be signed and sealed by a Professional Engineer registered in the state of Florida. Maximum truss spacing shall be 2'-0" o.c. Truss manufacturer to provide truss bracing requirements. A copy of the signed and sealed truss engineering package shall be provided prior to the start of construction for verification of the loads used in the design.

3. ROOF TRUSS CONNECTIONS:

Truss type: Single ply trusses (excl. girder trusses)

Wood beams: H10-2 W/(6) 10d nails to truss and double top plate

Truss connectors shall be installed at each truss bearing location. Connectors shall be installed per manufacturer's instructions. All connectors shall be Simpson Strong-Tie or equal.

4. ROOF SHEATHING:

15/32" minimum structural wood panels fastened with 8d ringshank nails at 6" o.c. at edges and at 6" o.c. intermediate framing of each sheet. Blocking at sheet edges is not required provided plyclips are installed at panel points. The roof sheathing acts as a structural diaphragm. Truss spacing 2'-0" o.c. max.

5. EXTERIOR WALLS:

2"x6" wood (SYP) studs at 16" o.c. w/R-19 insulation. 15/32" OSB or plywood sheathing w/8d nails at 6" o.c. edges; 12" o.c. intermediate; double rows at top and bottom at 3" o.c.

6. SHEAR WALLS

The exterior wall construction satisfies the shear wall requirements.

7. MATERIALS

Concrete masonry units, ASTM C90, 1900 psi min.

Mortar, structural, Type M, S, ASTM C270.

Concrete, 3000 psi min. compressive strength, ASTM C94 or ASTM C685 (5-7 inch slump).

Reinforcing steel, grade 40 min. ASTM A 615, A 706, or A 996.

Metal accessories for exterior wall construction hot dipped galvanized.

Anchor bolts, ASTM A307 or ASTM F1554.

8. REINFORCING STEEL

No. 5 bond beam reinforcements as noted.

No. 5 vertical wall reinforcements.

39" lap splices length in bond beams.

39" lap splices length in vertical wall reinforcement.

3" min. masonry cover over reinforcing steel.

9. FOOTINGS AND FOUNDATIONS

Exterior walls, bearing walls and columns supported on CMU and concrete stem wall. Continuous footing 24" wide and 12" deep w/(2) #5 continuous rebars w/minimum lap splices of 25".

CI Certified
Residential Wind Technician
CI-RWT #12RWT0464

Rafael B. Giro, P.E.
Florida Professional Engineer #20498

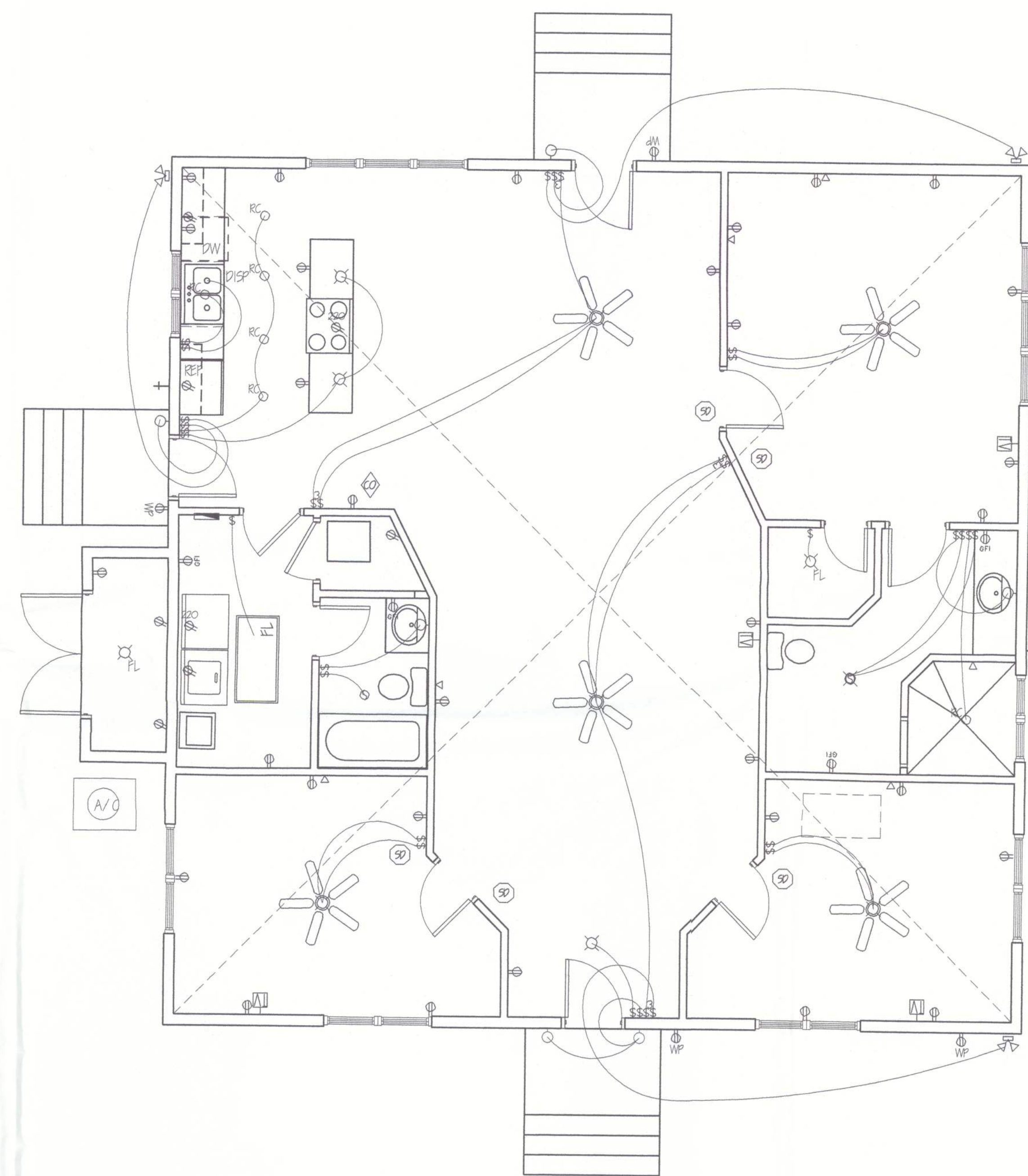


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352.371.7187

Hans Dindial
Columbia County, FL

September 9, 2013

S-2



Electrical Plan

1/4" = 1'-0"

Electrical Symbol Legend

- ⊕ Receptacle
- ⊕ Ground Fault Interrupt Receptacle
- ⊕ Waterproof Receptacle
- ⋈ Single Pole Switch
- ⋈ 3-Way Switch
- Wall Mounted Fixture
- ⊗ Ceiling Mounted Fixture
- ⊗ Pull Chain Light Fixture
- ▭ T.V.
- ⊗ Exhaust Fan / Light
- ⊗ Recessed Can Light
- ▴ Phone Line
- ▴ Data Port
- ◇ Carbon Monoxide Detector
- ⊙ Smoke Detector
- ▭ Electrical Panel
- ⊗ Fluorescent Ceiling Mounted Fixture
- ⬆ Security Floodlight
- ▭ 1x4 Fluorescent Light Fixture
- ▭ 2 x 4 Fluorescent
- ⊗ Ceiling Fan W/ Light Fixture

Electrical Notes

Panel 200 AMP

Install Compact Florescent Bulbs or LED's in all Fixtures.

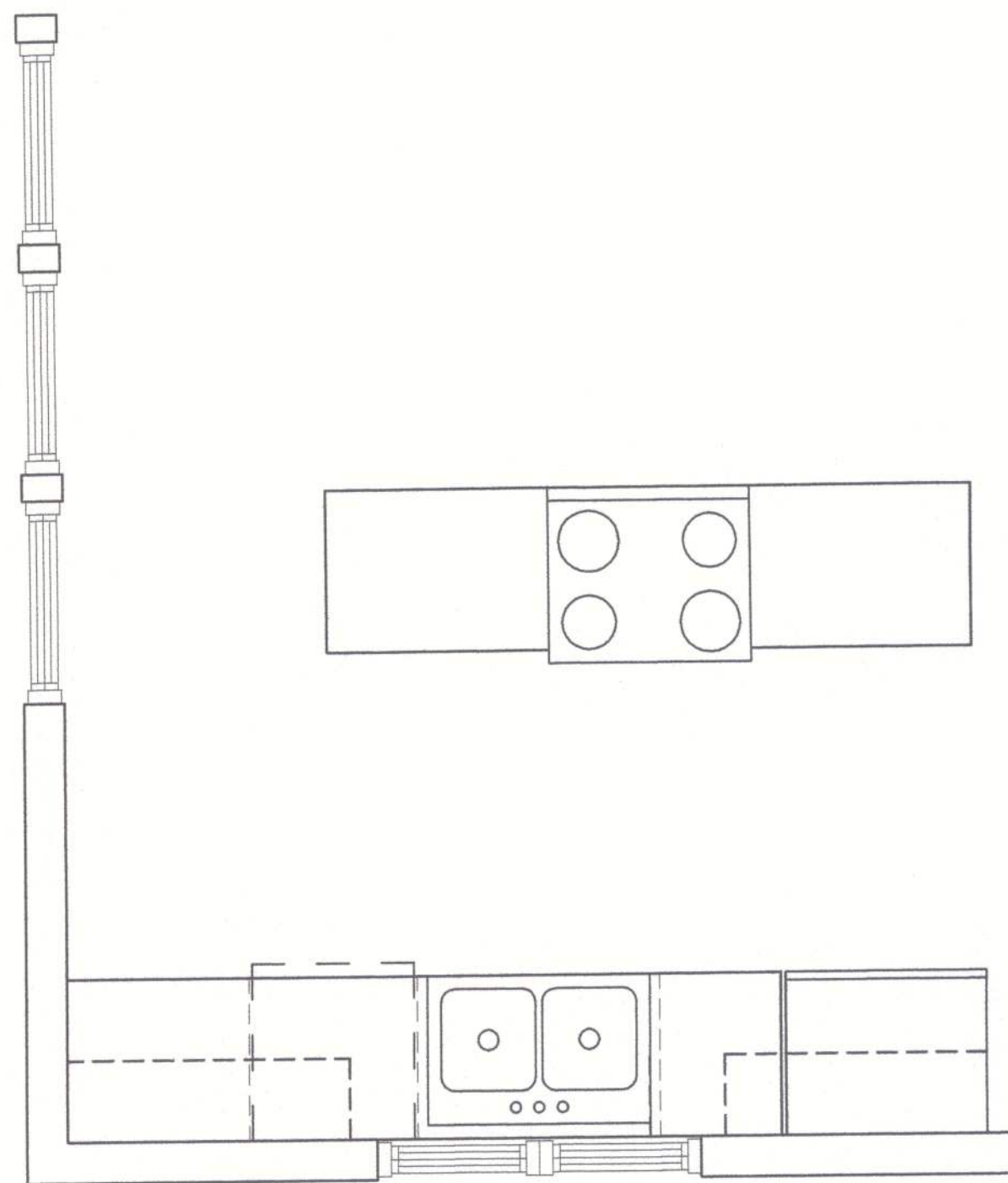
All RC lights to be sealed fixtures. Caulk to seal penetrations through gypsum board ceiling.

Use Energy Star Refrigerator, Dishwasher, Ceiling Fans & Bath Fans. Bath fans to have low-flow capability.

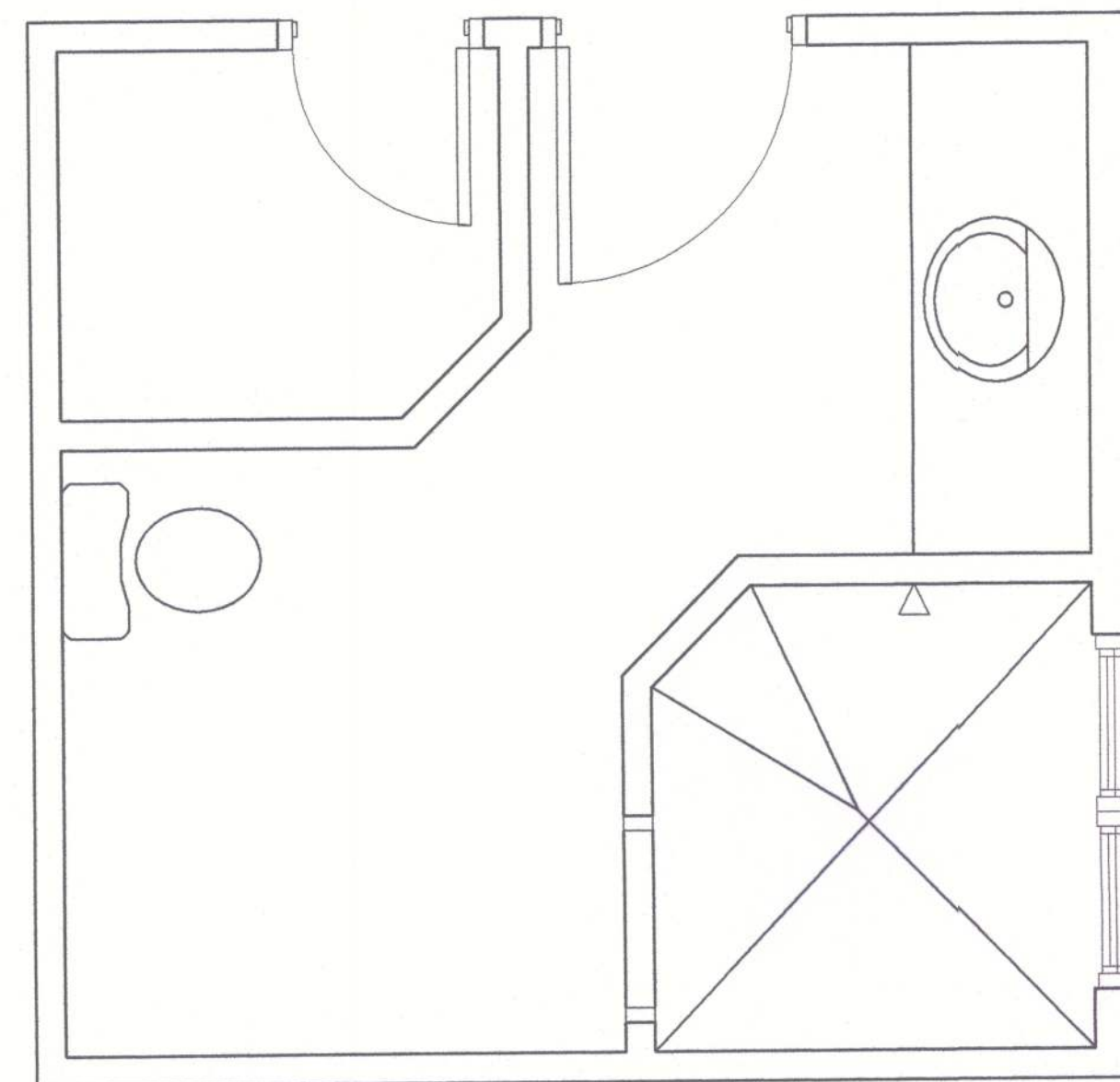
Exhaust fans to vent to the outside and meet ASHRAE 62.2 flow requirements.

Fans and ducts to be installed per ASHRAE 62.2

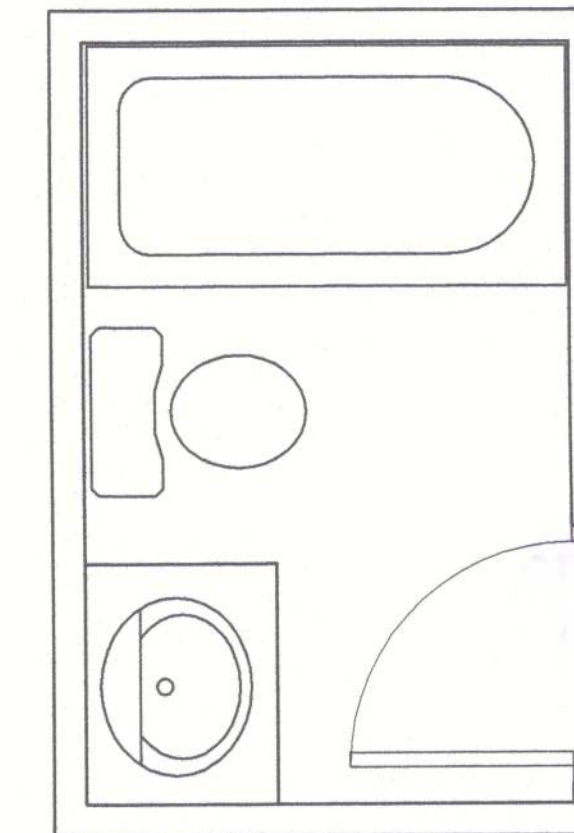
Ceiling fans to be multi-speed and reversible.



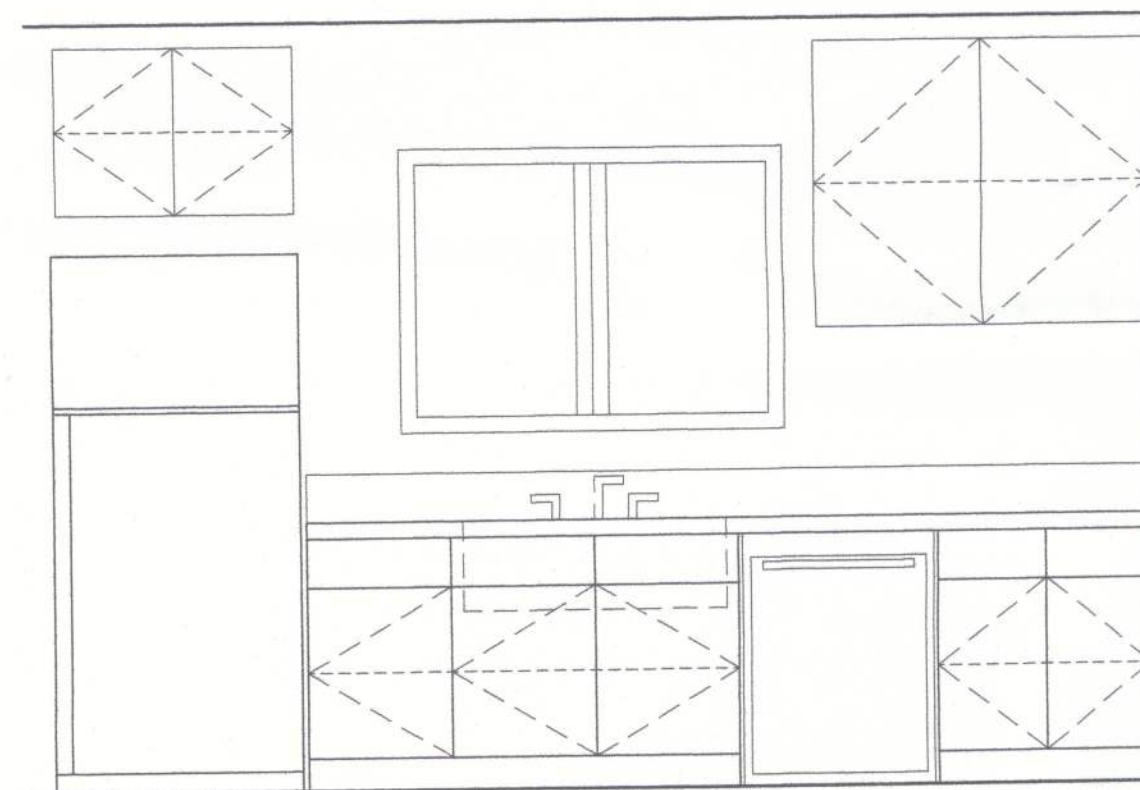
Kitchen Plan $1/2" = 1'-0"$



Master Bath Plan $1/2" = 1'-0"$



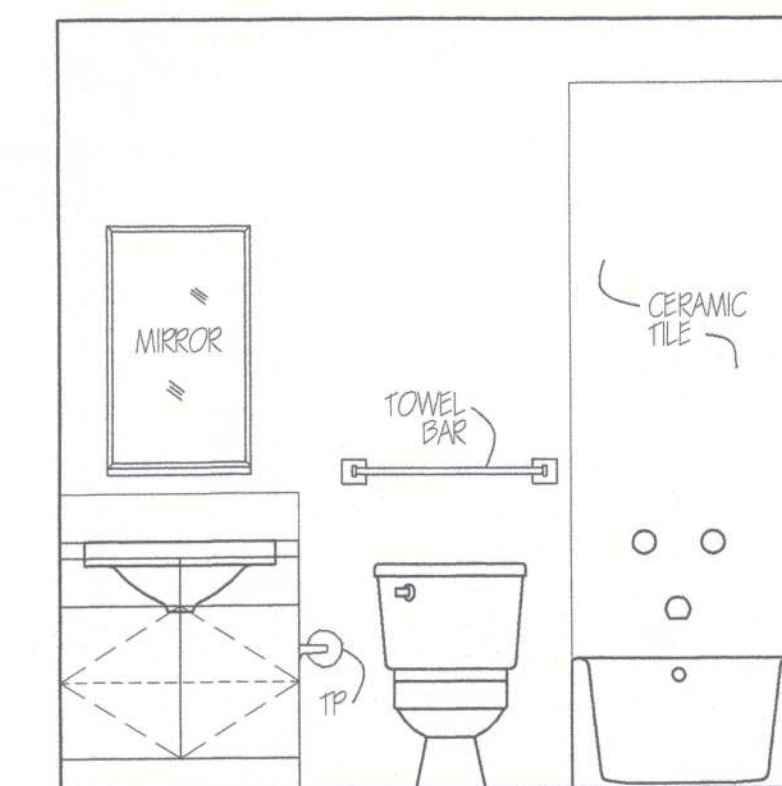
Bath 2 Plan $1/2" = 1'-0"$



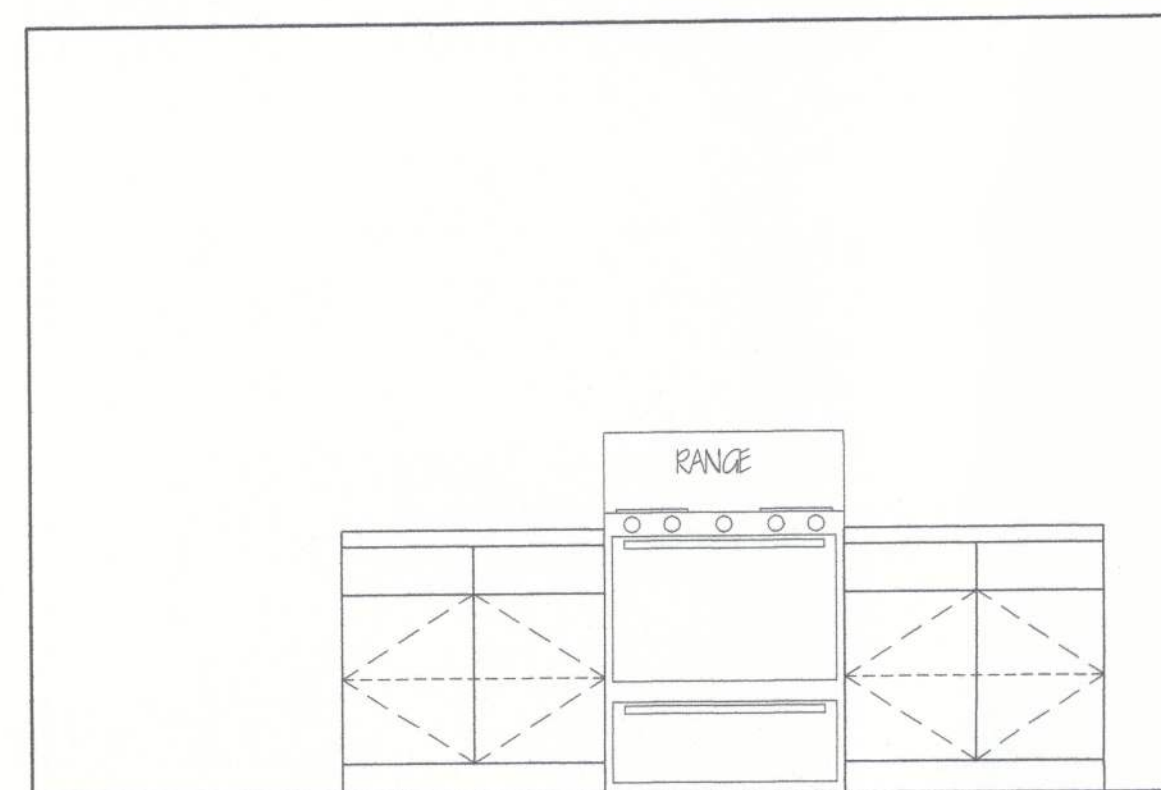
Kitchen Elevation 1 $1/2" = 1'-0"$



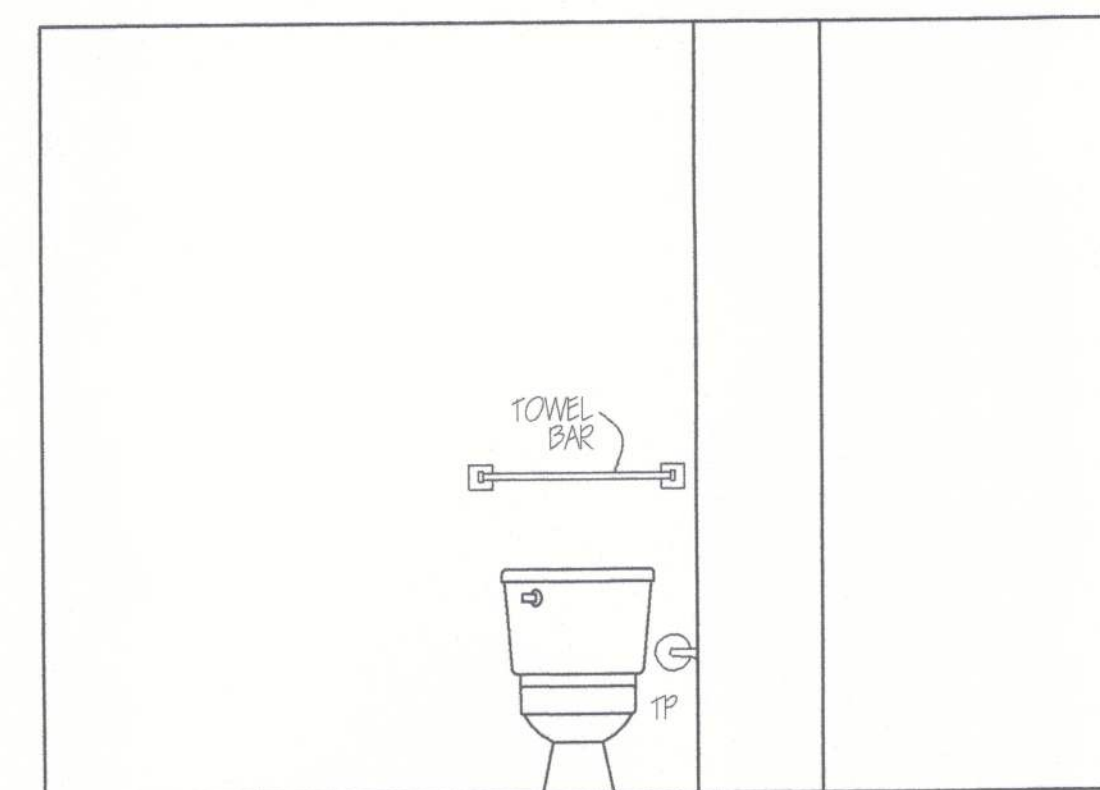
Master Bath Elevation 1 $1/2" = 1'-0"$



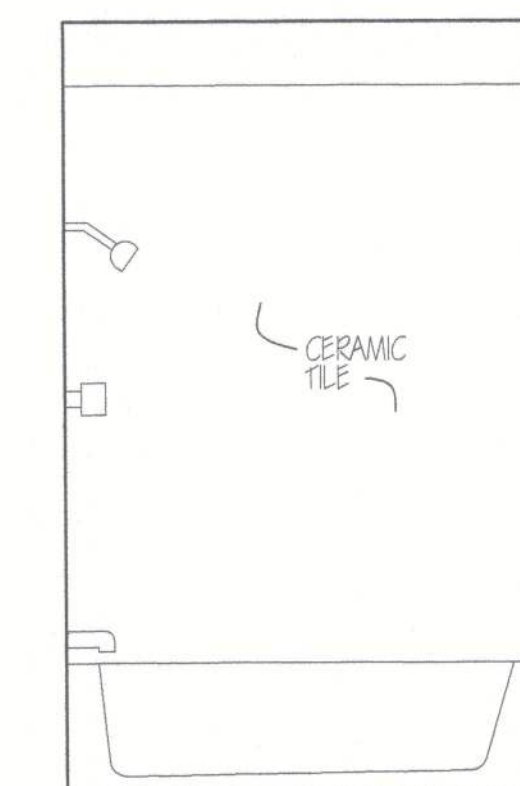
Bath 2 Elevation 1 $1/2" = 1'-0"$



Kitchen Elevation 2 $1/2" = 1'-0"$



Master Bath Elevation 2 $1/2" = 1'-0"$



Bath 2 Elevation 2 $1/2" = 1'-0"$