

|           |  |
|-----------|--|
| REVISIONS |  |
| 08Sep08   |  |
|           |  |
|           |  |

**WINDLOAD ENGINEER:** Mark Disoway  
P.E. No. C3016, P.O. Box 869 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 certification.

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any manner without the express written  
permission and consent of Mark Disoway

**CERTIFICATION:** I hereby certify that I  
have examined this plan, and that the applica-  
tions of the plan, relating to wind engineer  
comply with section R301.2, Florida building  
code, dated 2004, to the best of my  
knowledge.

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

MARK DIOSWAY  
P.E. 0915

**Bryan Zech**  
Construction

### Lexington Model

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Columbia Conty. E

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|                                     |             |
|-------------------------------------|-------------|
| PRINTED DATE:<br>September 08, 2008 |             |
| DRAWN BY:                           | CHECKED BY: |

FINALS DA  
08Sep08

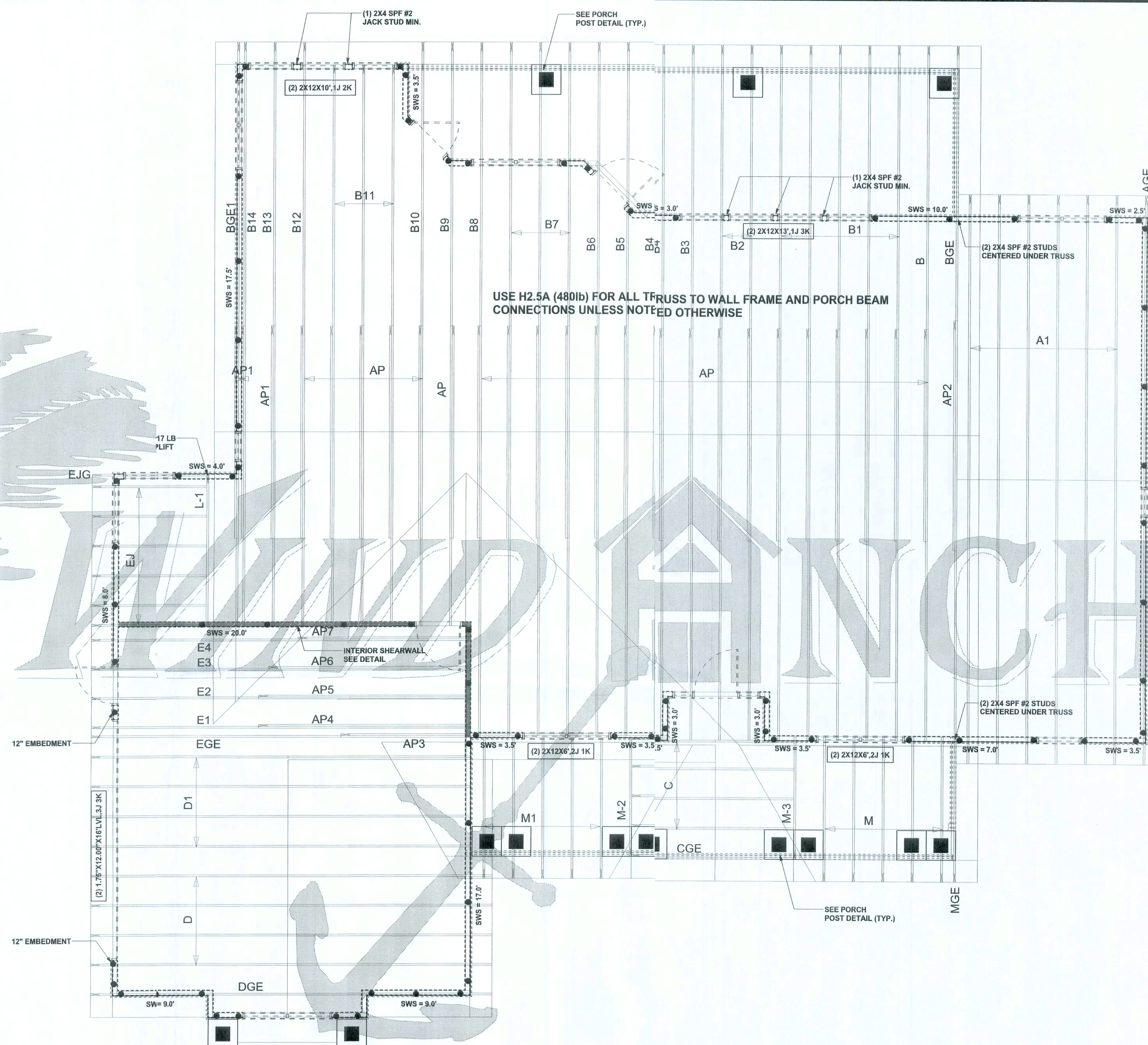
JOB NUMBER:  
803281a

DRAWINGNUMBER

S.3

OF 3 SHEETS

CONNECTIONS, WALL, & HEADER DESIGN IS BASED  
ON REACTIONS & UPLIFTS FROM TRUSS ENGINEERING  
FURNISHED BY BUILDER. ANDERSON TRUSS  
JOB #8-092



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

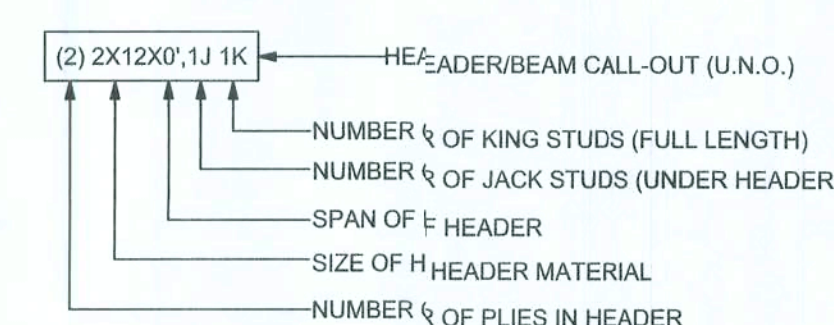
## STRUCTURAL PLAN NOTES

- |      |                                                                                                                                                                                                                      |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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) J&K STUD & (1) KING STUD EACH SIDE (U.N.C)                                                                                                                        |
| SN-3 | DIMENSIONS ON STRUCTURAL SHEETS ARE NOT EXACT. REFER TO ARCHITECTURAL FLOOR PLAN FOR CIRCULAR DIMENSIONS                                                                                                             |
| SN-4 | PERMANENT TRUSS BRACING IS TO BE INSTALLED AS SHOWN ON THE SEALED TRUSS DRAW. LATERAL BRACINGS TO BE RESTRAINED PER BCS1-B, BCS1-B1, BCS1-B2, BCS1-B3, BCS1-B4, BCS1-B5 & BCS1-B6. TRUSS SUPPLIER, WITH THIS PACKAGE |

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

## HEADER LEGEND



## WALL LEGEND

|                          |                                 |
|--------------------------|---------------------------------|
| <p><b>SWS = 0.0'</b></p> | 1ST FLOOR EXTERIOR WALL         |
| <p><b>SWS = 0.0'</b></p> | 2ND FLOOR EXTERIOR              |
| <p><b>IBW</b></p>        | 1ST FLOOR INTERIOR BEARING WALL |
| <p><b>IBW</b></p>        | 2ND FLOOR INTERIOR BEARING WALL |

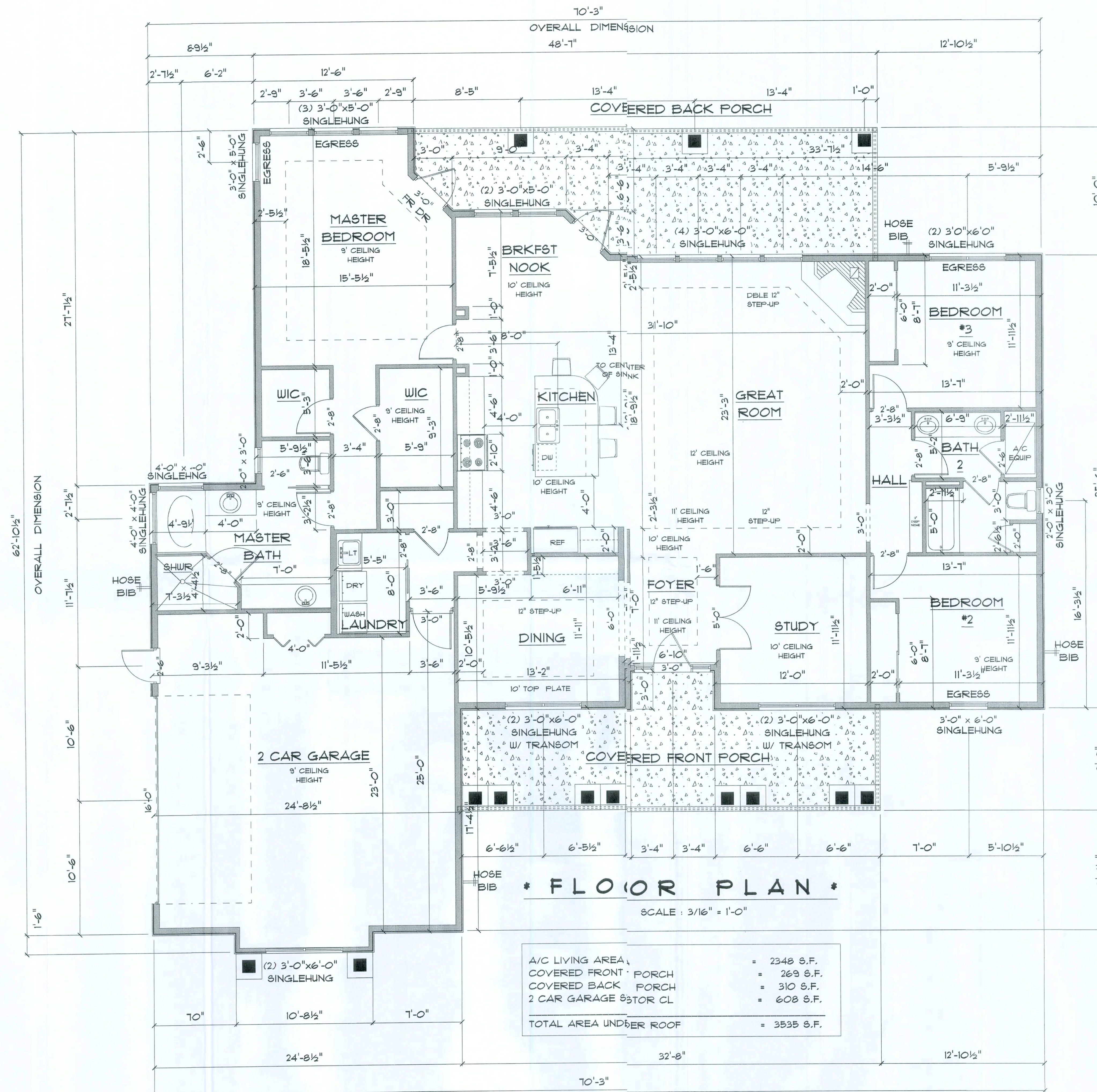
## TOTAL SHEAR WALL SEGMENTS

SWS = 0.0' INDICATES SHEAR WALL SEGMENTS

|              |          |        |
|--------------|----------|--------|
|              | REQUIRED | ACTUAL |
| TRANSVERSE   | 18652 LB | 18870  |
| LONGITUDINAL | 14286 LB | 18250  |

**S.3**

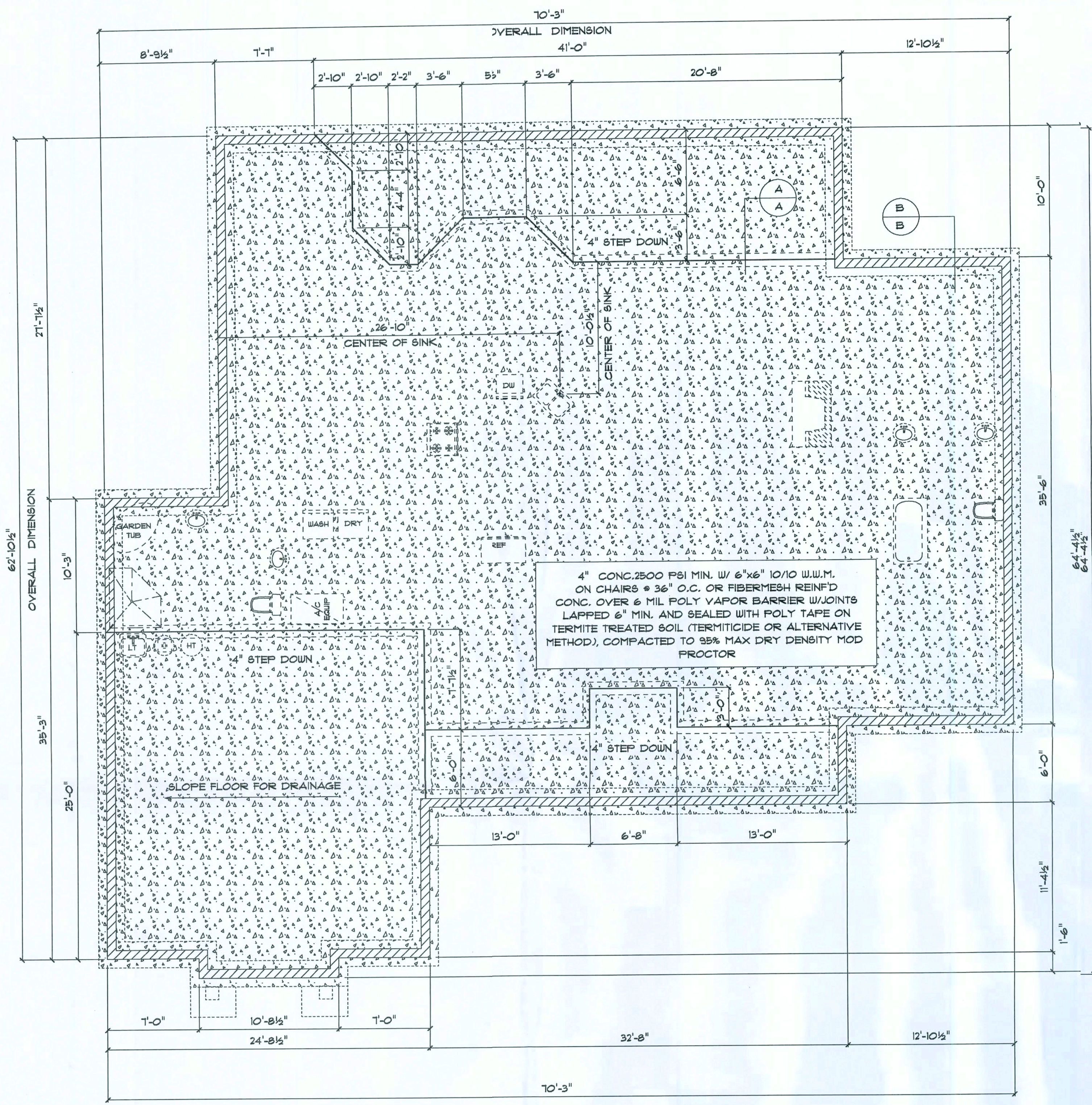




\* LOT 22 \*

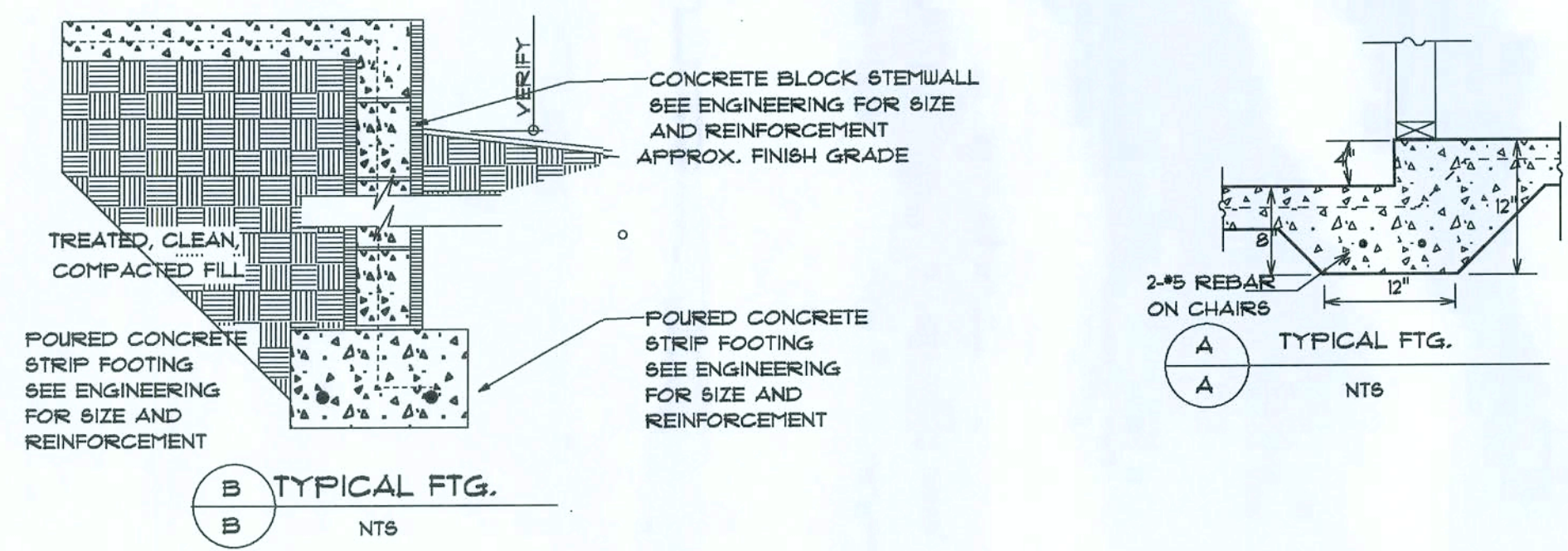
\* THE OAKS \*



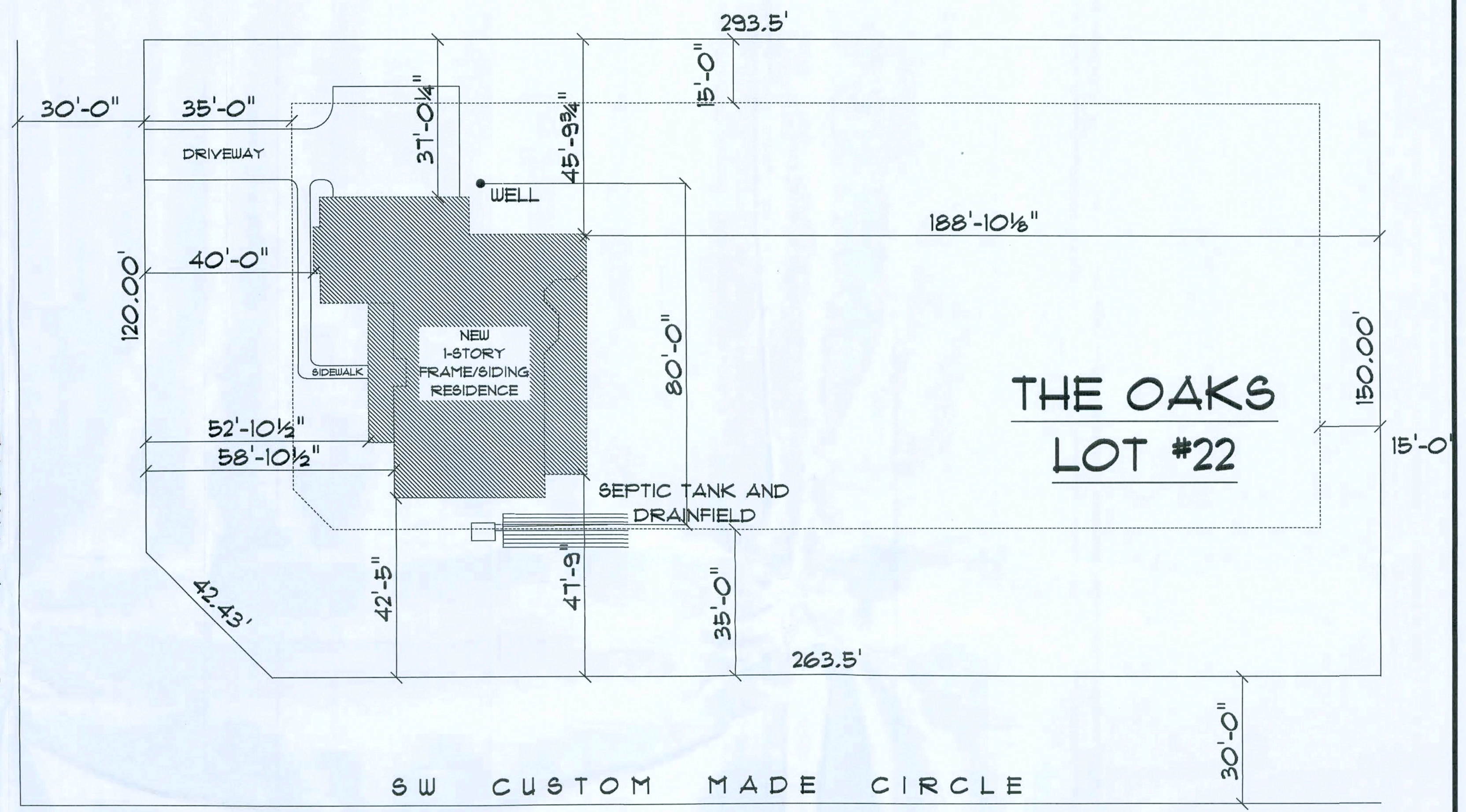


\* FOUNDATION PLAN \*

SCALE : 3/16" = 1'-0"



SW MANDIBA DRIVE



SW CUSTOM MADE CIRCLE

\* SITE PLAN \*

SCALE : 1" = 20'-0"

IMPORTANT NOTE:  
1. IT IS THE BUILDER'S RESPONSIBILITY TO VERIFY ALL GEOMETRY AND DIMENSIONS BEFORE ORDERING ANY MATERIALS OR BEGINNING CONSTRUCTION.  
2. THESE PLANS ARE FOR LAYOUT AND DESIGN PURPOSES ONLY. ALL STRUCTURAL NOTES AND DETAILS TO BE PROVIDED BY AN ENGINEER.

THE OAKS  
LOT #22  
THE  
LEXINGTON

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PRINTED DATE:  
March 25, 2008

DRAWN BY: Terna M. Ruffo

BUILDING CONTRACTOR  
ZECHEI CONSTRUCTION

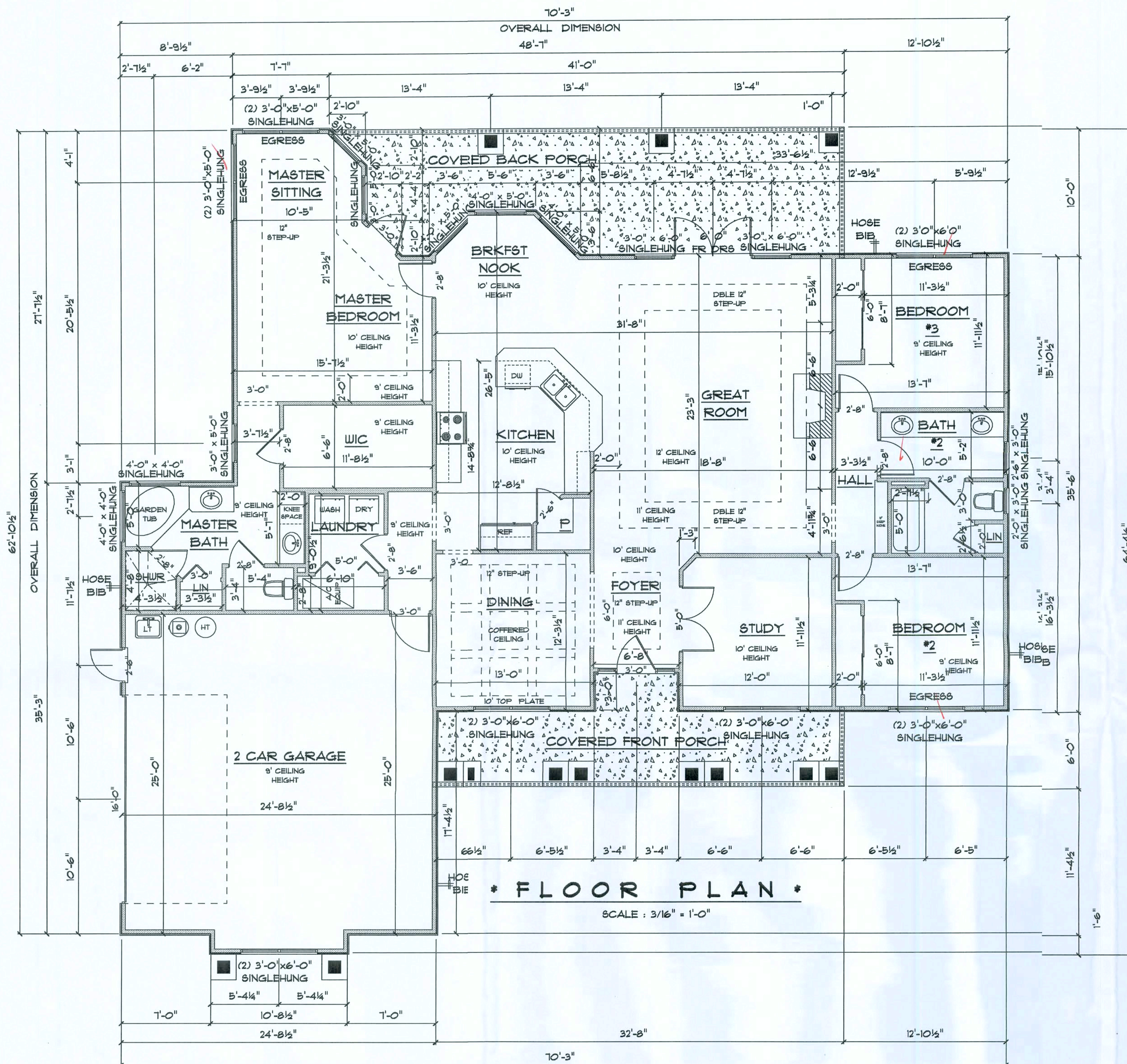
FINAL DATE:

JOB NUMBER:

DRAWING NUMBER

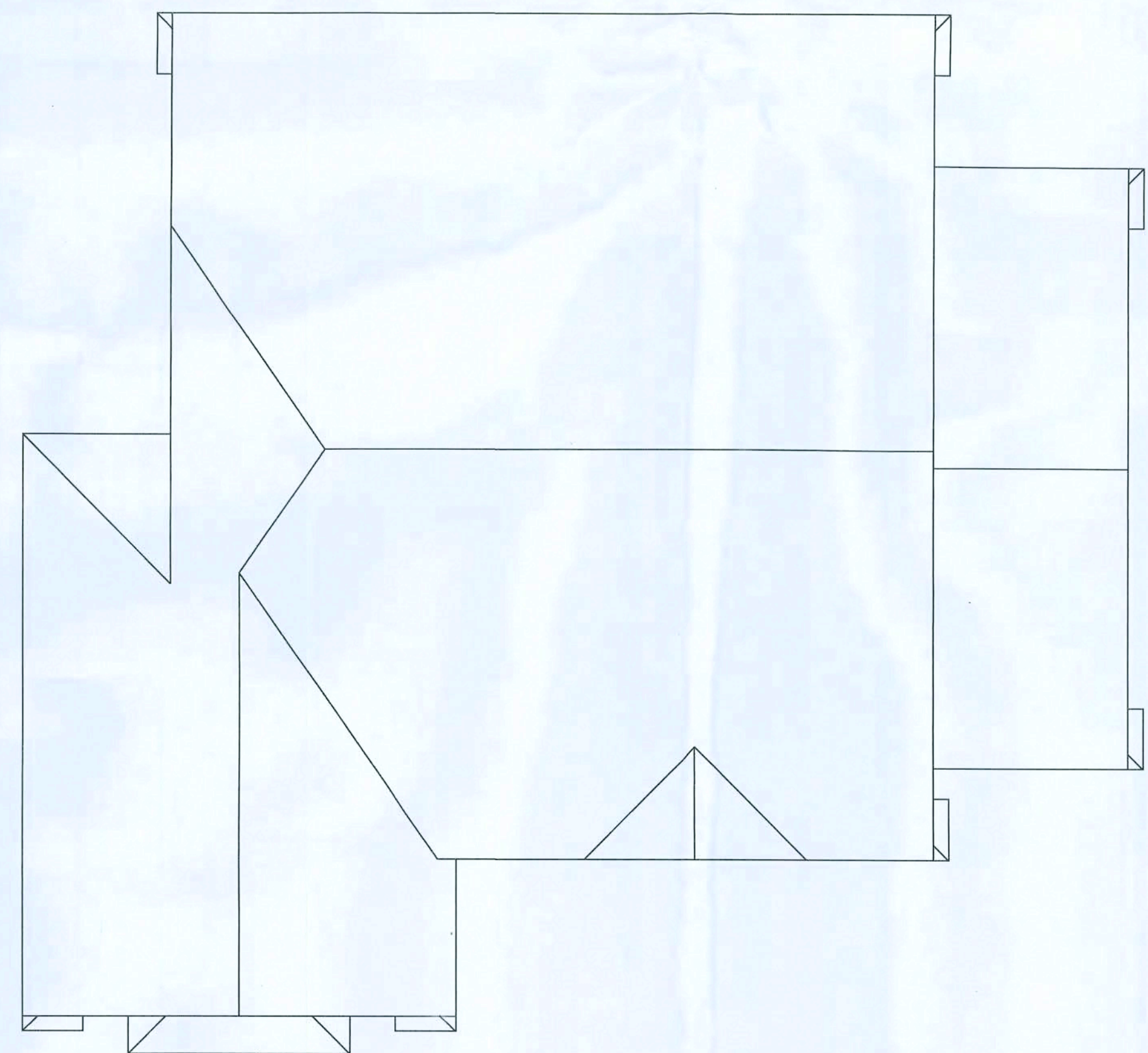
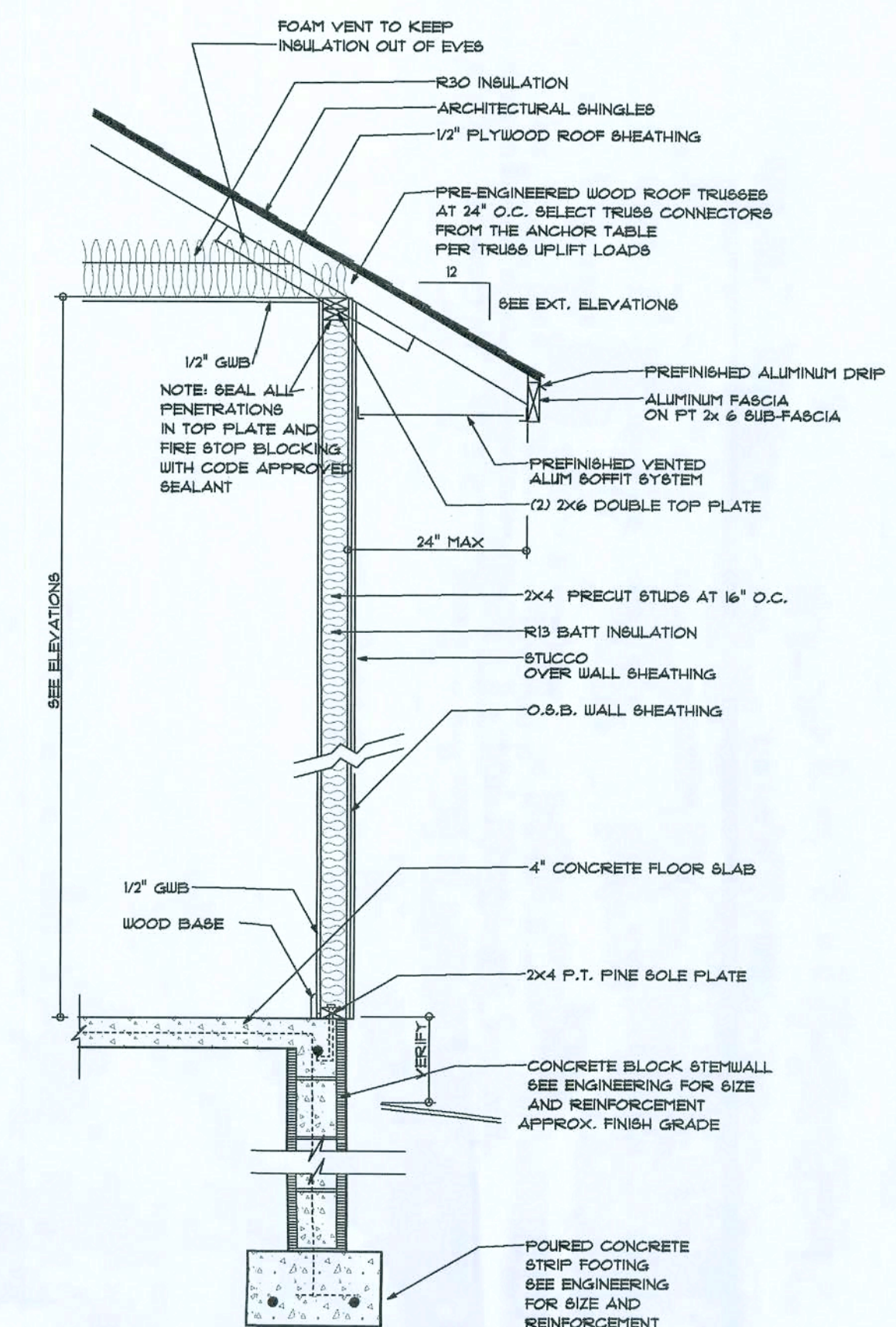
A-1  
OF 4 SHEETS





|                       |             |
|-----------------------|-------------|
| A/C LIVING AREA       | = 2250 S.F. |
| COVERED FRONT PORCH   | = 211 S.F.  |
| COVERED BACK PORCH    | = 351 S.F.  |
| 2 CAR GARAGE STOR CL  | = 641 S.F.  |
| TOTAL AREA UNDER ROOF | = 3467 S.F. |

IMPORTANT NOTE:  
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2. THESE PLANS ARE FOR LAYOUT AND DESIGN PURPOSES ONLY. ALL STRUCTURAL NOTES AND DETAILS TO BE PROVIDED BY AN ENGINEER.



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

SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE

**THE OAKS  
LOT #22  
THE  
LEXINGTON**

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March 21, 2008

DRAWN BY: Travis L. Ruffo  
CHECKED BY:

BUILDING CONTRACTOR:  
ZECHER CONSTRUCTION

FINALS DATE:

JOB NUMBER:

DRAWING NUMBER:

**A-2**  
OF 4 SHEETS



| REVISIONS |  |  |
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|           |  |  |
|           |  |  |
|           |  |  |

SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE



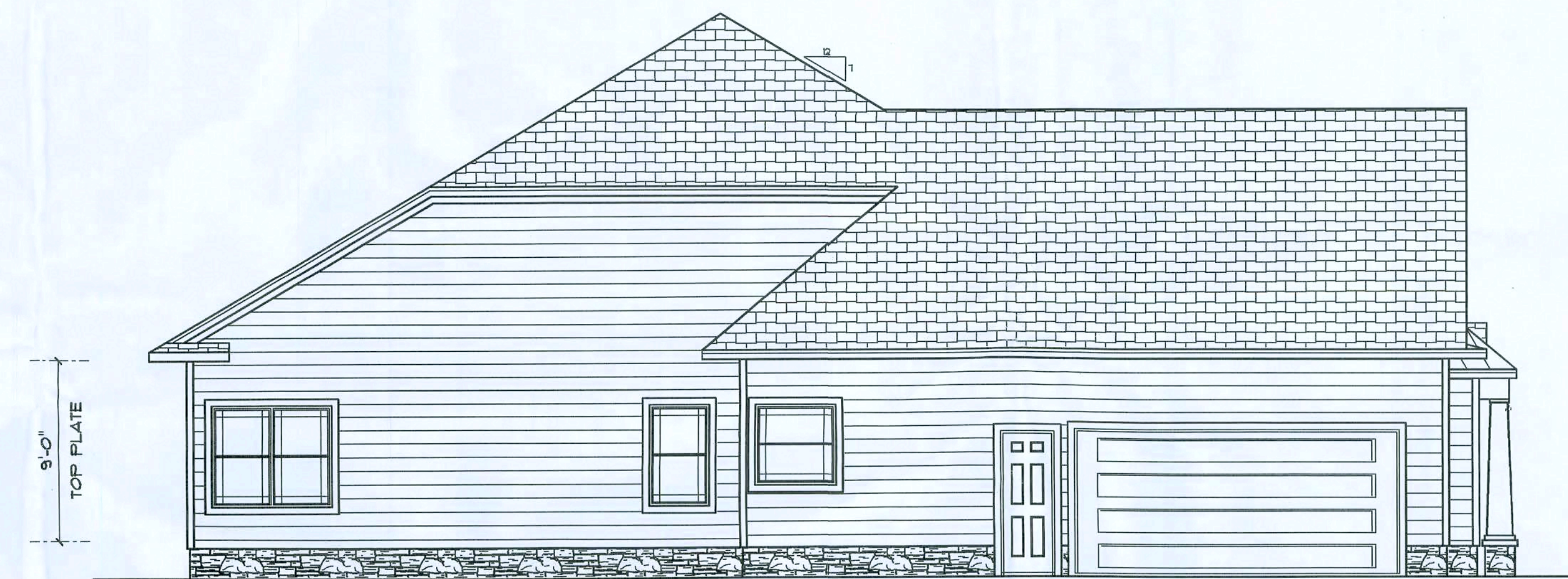
\* FRONT ELEVATION \*

SCALE : 3/16" = 1'-0"



\* RIGHT SIDE ELEVATION \*

SCALE : 3/16" = 1'-0"



\* LEFT SIDE ELEVATION \*

SCALE : 3/16" = 1'-0"



\* REAR ELEVATION \*

SCALE : 3/16" = 1'-0"

THE OAKS  
LOT #22  
THE  
LEXINGTON

Team M. Ruffo  
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Lake City, Florida 32025  
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PRINTED DATE  
March 25, 2008

DRAWN BY: CHECKED BY:  
Jenna M. Ruffo

BUILDING CONTRACTOR  
ZECHER CONSTRUCTION

FINALS DATE

JOB NUMBER:

DRAWING NUMBER

A-3

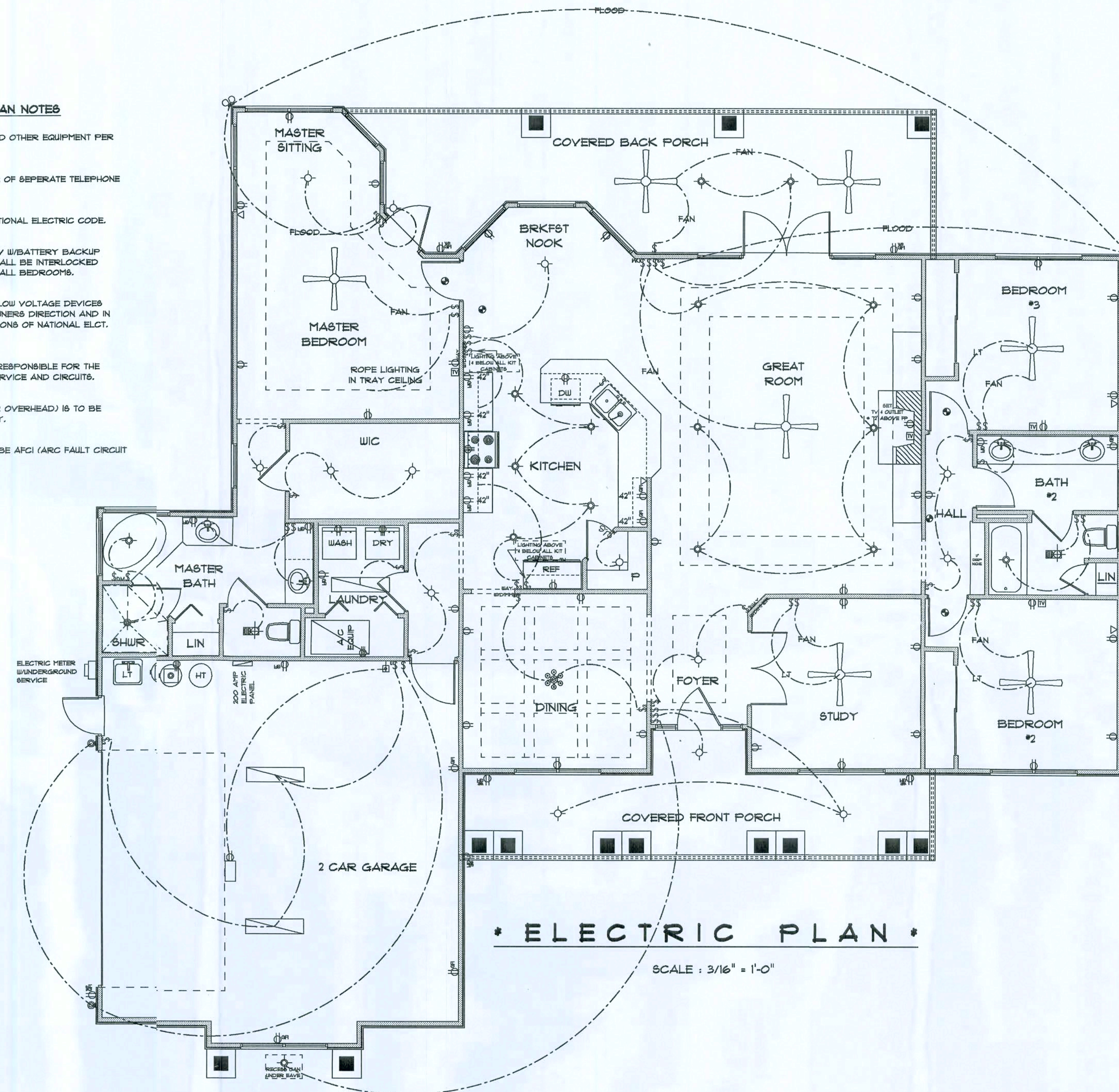
OF 4 SHEETS



| ELECTRICAL                 | COUNT | SYMBOL |
|----------------------------|-------|--------|
| chandelier                 | 1     |        |
| fluorescent fixture        | 3     |        |
| wall mount l               | 2     |        |
| 200 amp service panel      | 1     |        |
| 3 way switch wth dimmer    | 3     |        |
| Garbage disposal           | 1     |        |
| automatic garage dr opener | 1     |        |
| cable tv outle             | 4     |        |
| ceiling fan                | 7     |        |
| dbls flood lights          | 2     |        |
| dimmer switch              | 2     |        |
| electric meter             | 1     |        |
| garage dr opner            | 1     |        |
| gfi waterproof outlet      | 6     |        |
| Jamb switch                | 1     |        |
| light                      | 18    |        |
| outlet                     | 38    |        |
| outlet 220v                | 4     |        |
| outlet gfi                 | 15    |        |
| recessed canlight          | 17    |        |
| smoke detector             | 5     |        |
| switch                     | 29    |        |
| switch 3 way               | 13    |        |
| telephone                  | 4     |        |
| vent light codo            | 2     |        |

ELECTRICAL PLAN NOTES

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



THE OAKS  
LOT #22  
THE  
LEXINGTON

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PRINTED DATE:  
March 25, 2008

DRAWN BY: *Teens M. Ruffo* CHECKED BY:

BUILDING CONTRACTOR  
ZECHER CONSTRUCTION

FINALS DATE:

JOB NUMBER

DRAWING NUMBER

A-4  
OF 4 SHEETS

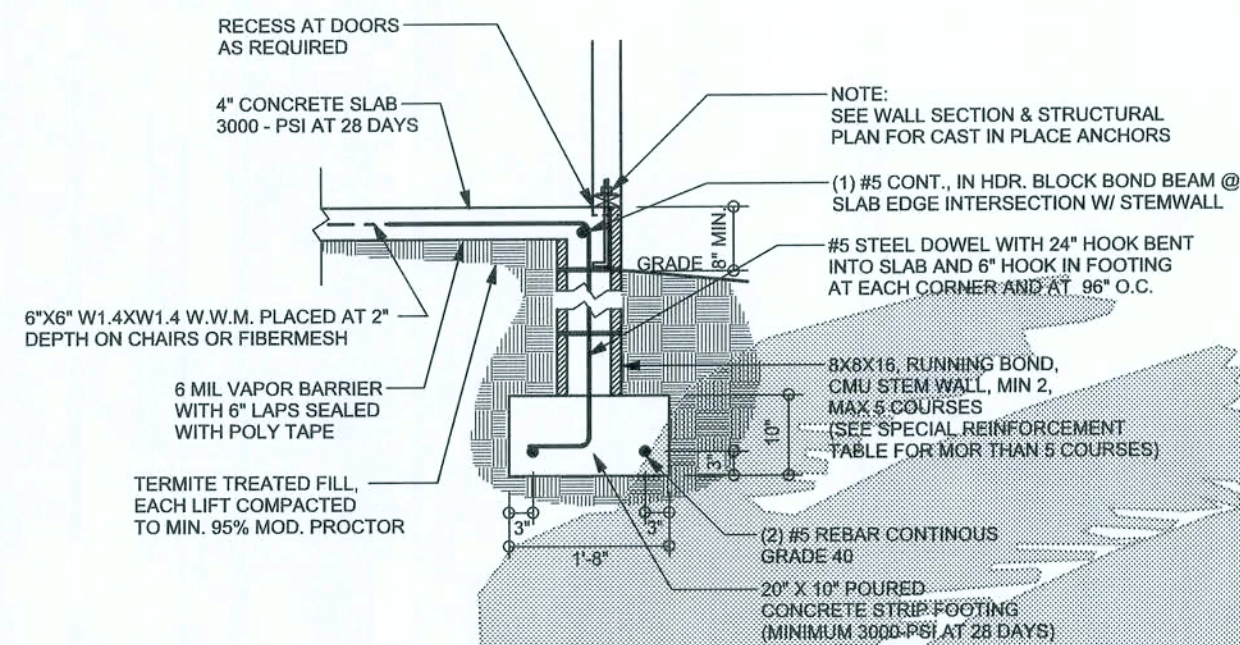




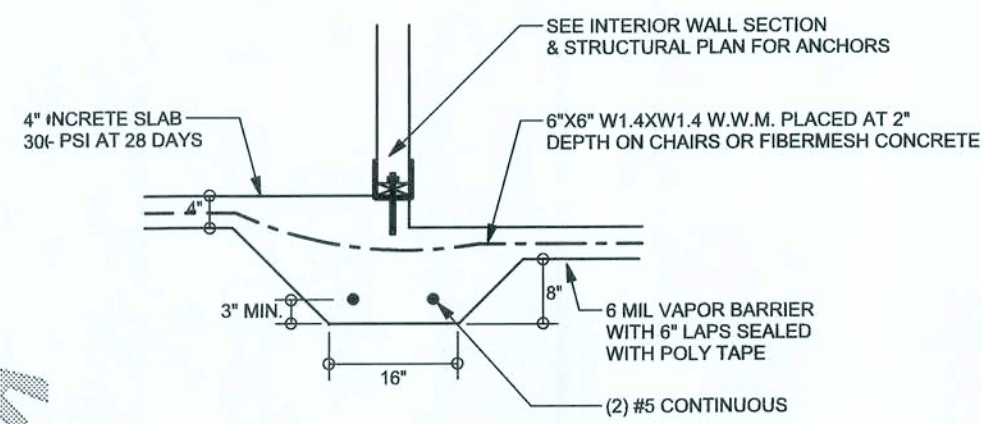


REVISIONS

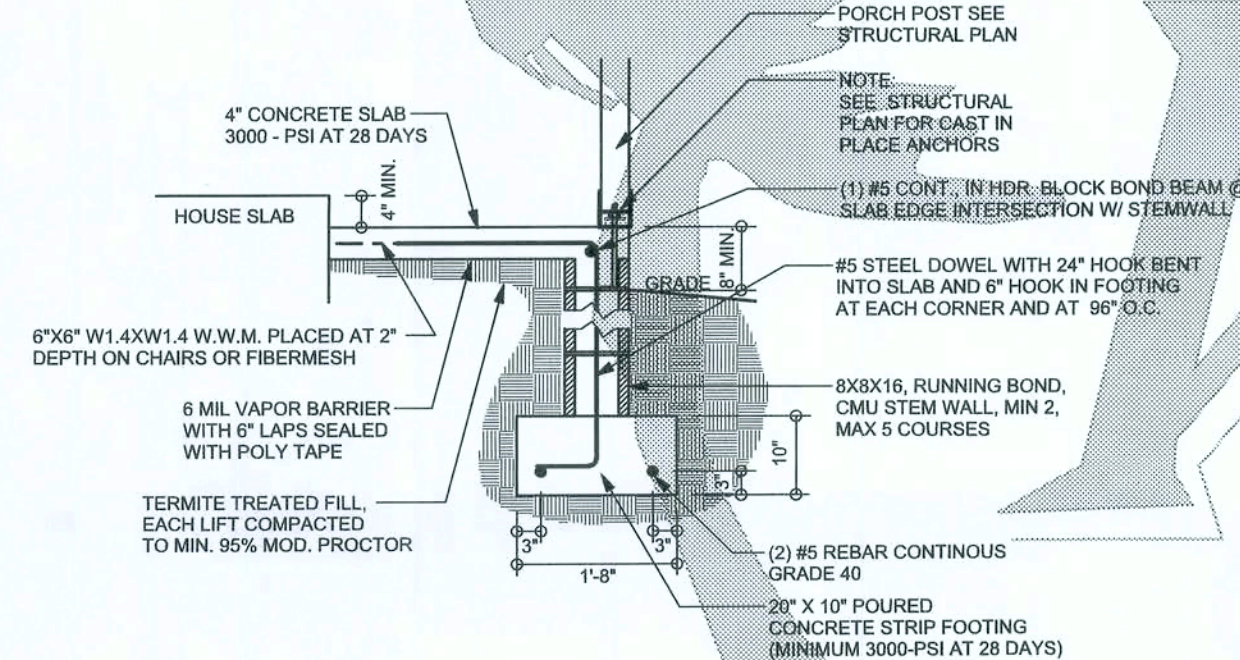
SCFPLAN  
ARCHITECTURAL DESIGN SOFTWARE



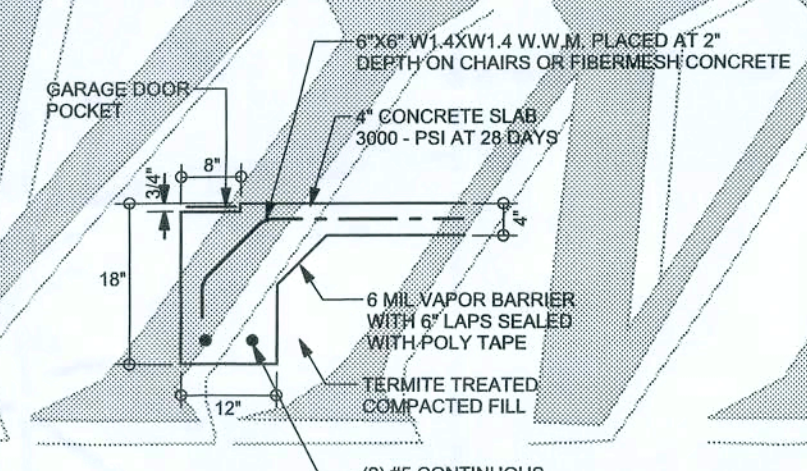
**F9 S-2** STEM WALL FOOTING  
SCALE: 1/2" = 1'-0"



**F3 S-2** INTERIOR BEARING STEP FOOTING  
SCALE: 1/2" = 1'-0"



**F12 S-2** STEM WALL PORCH FOOTING  
SCALE: 1/2" = 1'-0"



**F4 S-2** GARAGE DOOR FOOTING  
SCALE: 1/2" = 1'-0"

**TALL STEM WALL TABLE**

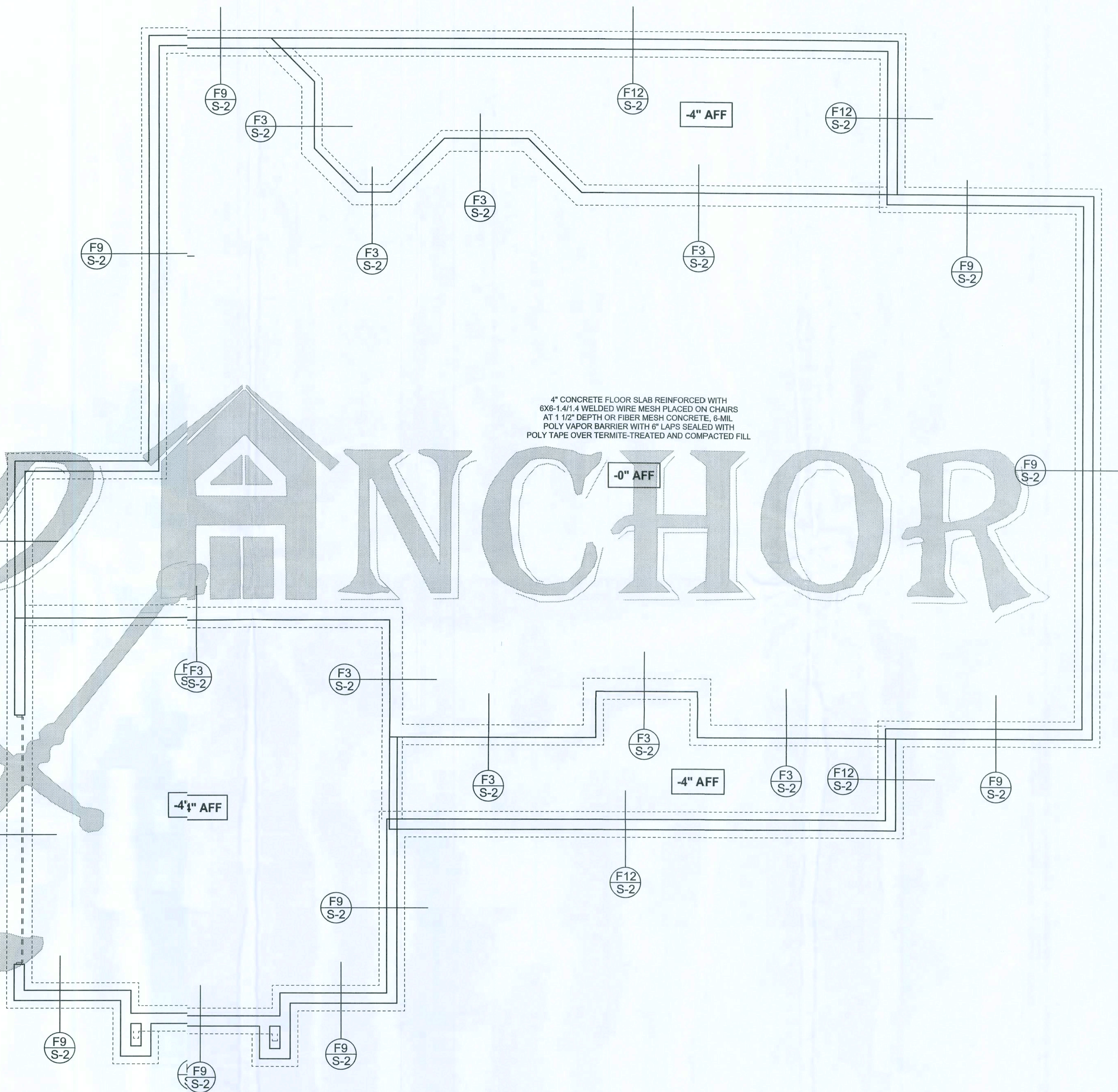
The table assumes 60 ksi reinforcing bars with 6" hook in the footing and bent 24" into the reinforced slab at the top. The vertical steel is to be placed toward the tension side of the CMU wall (away from the soil pressure, within 2" of the exterior side of the wall). If the wall is over 8' high, add Curwall ladder reinforcement at 18" O.C. vertically or a horizontal bond beam with 1#5 continuous at mid height. For higher parts of the wall 12" CMU may be used with reinforcement as shown in the table below.

| 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 |

**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,  
P.E. No. 53915, P.E. 888, Lake City, FL  
30508, 386-754-4119

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 F501.2.1, Florida building code residential 004, to the best of my knowledge.

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

MARK DISOSWAY  
P.E. 53915

*Mark Disosway*  
3/31/2008  
SEAL

**Brian Zecher**  
Construction

Lexington Model

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PRINTED DATE:  
March 31, 2008

DRAWN BY: CHECKED BY:

FINALS DATE:  
31 / Mar / 08

JOE NUMBER:  
303281

DRAWING NUMBER

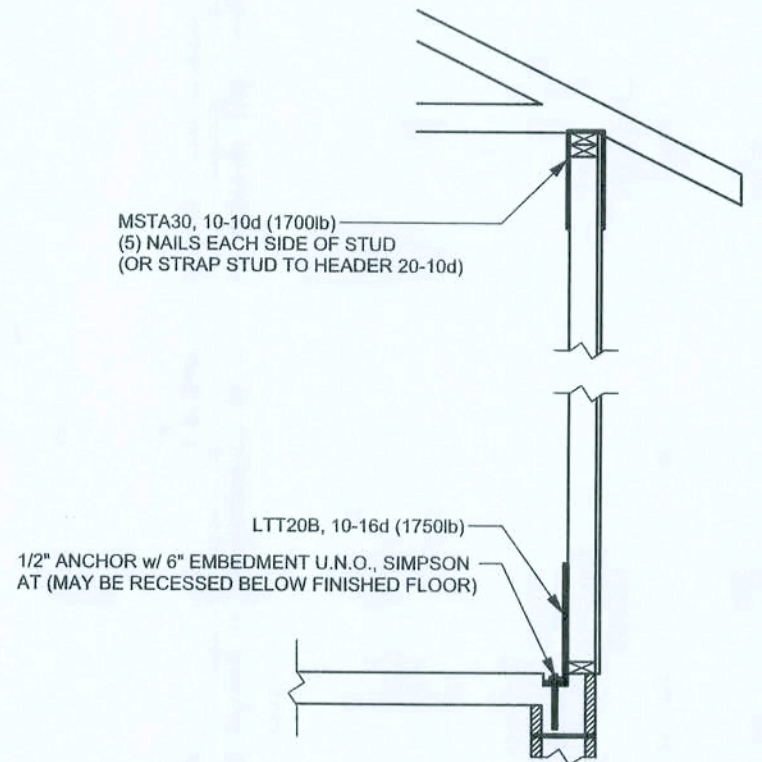
**S-2**

OF 3 SHEETS

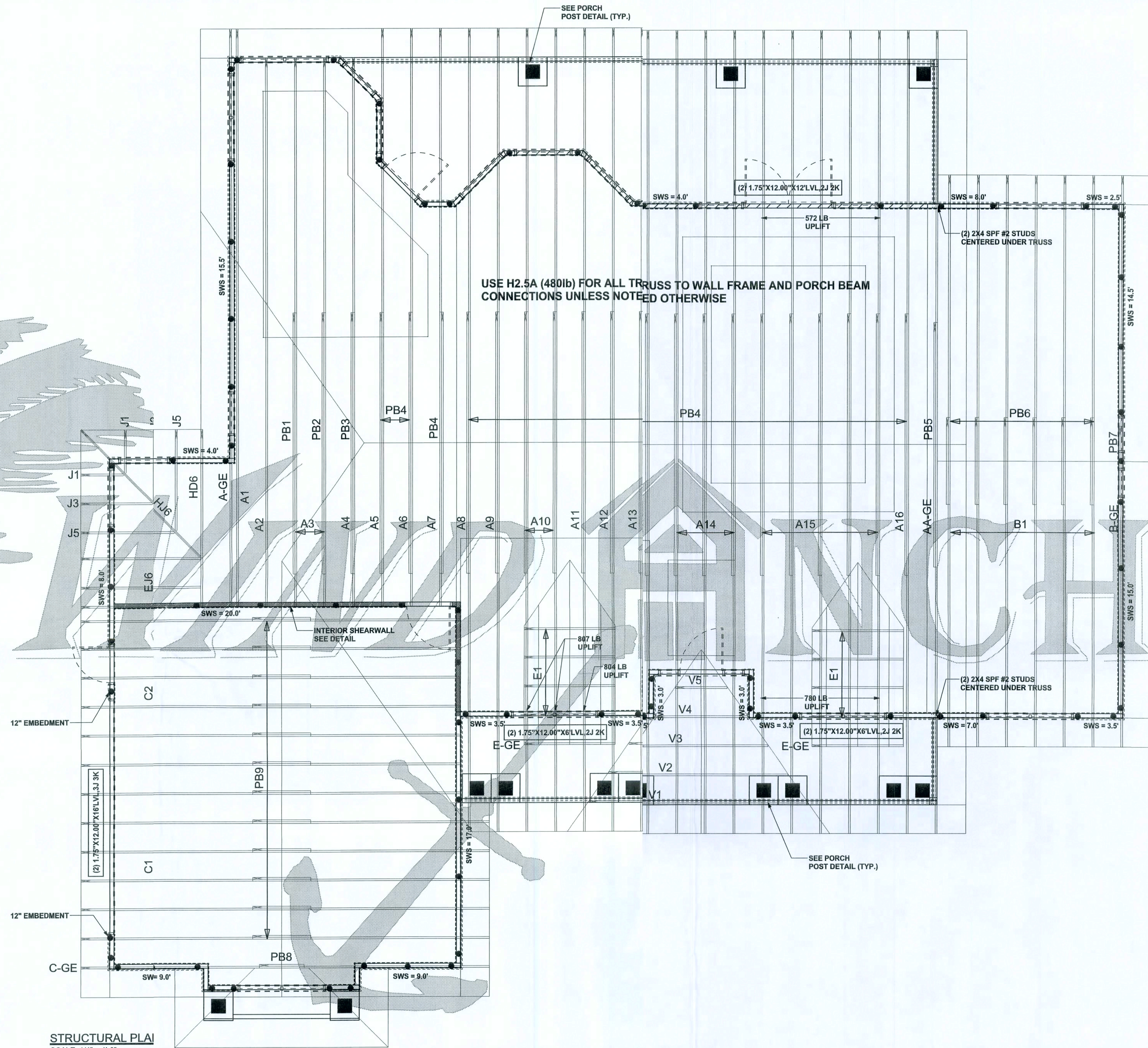


# REVISIONS

SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE



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



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 BRACINGS TO BE RESTRAINED PER BCS1-03, BCS1-B1, BCS1-B2, BCS1-B3, BCS1-B1, BCS1-B2, & BCS1-B3 ARE FURNISHED BY THE TRUSS SUPPLIER, WITH THE SEALED TRUSS PACKAGE

## 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

## HEADER LEGEND

- (2) 2X12X0', 1J 1K — HE/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

## WALL LEGEND

|            |                                 |
|------------|---------------------------------|
| SWS = 0.0' | 1ST FLOOR EXTERIOR WALL         |
| SWS = 0.0' | 2ND FLOOR EXTERIOR              |
| IBW        | 1ST FLOOR INTERIOR BEARING WALL |
| IBW        | 2ND FLOOR INTERIOR BEARING WALL |

## TOTAL SHEAR WALL SEGMENTS

SWS = 0.0' INDICATES SHEAR WALL SEGMENTS

|              | REQUIRED | ACTUAL   |
|--------------|----------|----------|
| TRANSVERSE   | 18652 LB | 18870 LB |
| LONGITUDINAL | 14286 LB | 18250 LB |

CONNECTIONS, WALL, & HEADER DESIGN IS BASED ON REACTIONS & UPLIFTS FROM TRUSS ENGINEERING FURNISHED BY BUILDER. ANDERSON TRUSS JOB #8-092

WINDLOAD ENGINEER Mark Discoway,  
P.E. No. 53915, P.O. Box 868, Lake City, FL  
32066, 386-754-5419

DIMENSIONS:  
Stated dimensions supersede scaled dimensions. Refer all questions to Mark Discoway, P.E. for consultation. 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 F501.2.1, Florida building code residential 2004, to the best of my knowledge.

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

MARK DISCOWAY  
P.E. 5915

3/14/08

SEL

Bryan Zecher  
Construction

Lexington Model

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PRINTED DATE:  
March 31 2008  
DRAWN BY: CHECKED BY:

FINALS DATE:  
31 / Mar / 08

JOB NUMBER:  
803281

DRAWING NUMBER  
**S3**  
OF 3 SHEETS