

HOUSE CRAFT HOMES, LLC

12501 US Hwy 441 Alachua, FL 32615 Office: 386-462-5323

Fax: 888-769-0105

CCGC 1516998

NAME: Schoening

MODEL: Custom Rose

Kitchen Cabinets: Uppers (Standard 36" or VIP 42")

Brunswick 1: yes, Drift Finish

Kitchen Countertops

Granite Color: #3

Master Bath Vanity (Standard 36" or VIP 42")

Brunswick 1: yes, Drift Finish

Master Bath Countertops

Granite Color: #3

Master Toilet: White

Master Shower:

Wall Grout Color: UB 04 DT 1-2

Wall Color: Winter Gray #335

Floor laminate Color: Galveston Oak Bath floor

Bath 2 Vanity (Standard 36" or VIP 42")

Brunswick 1: yes, Drift Finish

Bath 2 Countertops

Granite Color: #3

Bath 2 Toilet: White

Bath 2 Shower:

Wall Grout Color: UB 04 DT X2

Wall Color: Winter Gray #335

Floor laminate Color: Galveston Oak Bath Floor

Paint:

Interior Walls: HGSW 2477 Ghost Pines

Interior Trim: Super White

Flooring

Galveston Oak all flooring

Interior Doors (standard choices) & Hardware (standard choices)

6 panel colonial interior doors

Hardware: Cove (knob): Satin Nickel

Trim

5 1/2 Base Boards

Exterior Doors

As per elevation all doors

French Doors: no blinds

Windows: Standard White yes - colonial grills in front

Bath Window: Obscure

Appliances: (Standard GE or equivalent)

Allowance \$850.00 includes d/w, range, hood fan

Customer takes credit -- credit already applied in contract

Exterior Door:

Material: #105 Suide

Trim Color: Super White

Refr. MO Shelves

Color: Dual Black

Sinks: White

**Any changes after final plans are printed are \$250 to cover additional costs.

Allowances in Contract:

\$10,000 well & septic

Additional Notes to Dan Harrington:

James Owner 904-364-7210

Zim -- call owner

Electrician call owner

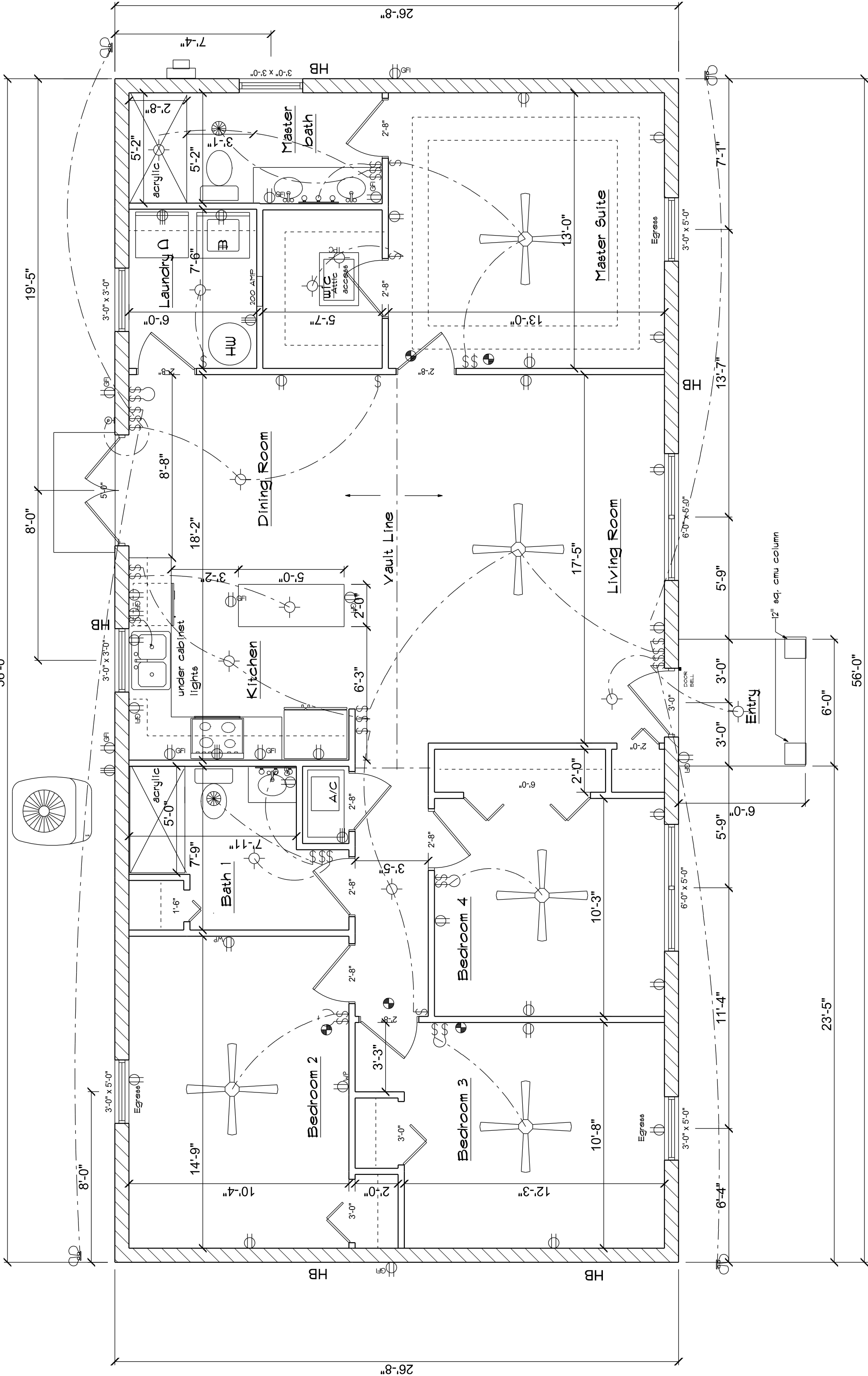
Plumber call owner

Danny double check showers owner wants 4" curb

1. THIS RESIDENCE SHALL BE CONSTRUCTED
IN ACCORD WITH THE REQUIREMENTS OF THE FLORIDA
BUILDING CODE 2020 7TH EDITION
2. ALL CEILING SHEETROCK SHALL BE MIN 5/8"
- 3- ALL AREAS EXCEPT WHERE GFI RECEPTICALS ARE REQUIRED
RECEPTICALS SHALL BE ARC FAULT
- 4- ELECTRICAL DESIGN BY ELECTRICAL CONTRACTOR.
- 5- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR
TO BEGINNING.
- 6- SMOKE DETECTORS SHALL BE WIRED TO ALARM SIMULTANIOUS
WITH BATTERY BACKUP.

DESIGN CRITERIA	
ULTIMATE WIND SPEED:	130
NOMINAL WIND SPEED:	101
WIND EXPOSURE CATEGORY:	B
RISK CATEGORY	11
INTERIOR PRESSURE COEFFICIENT OR Gcpi=	+/- 0.18
ASSUMED DESIGN LOAD BEARING VALUE OF SOIL	1,500 PSF
FLOOR LIVE LOAD	40 PSF
ROOF LIVE LOAD	20 PSF

SQUARE FOOTAGE	
LIVING AREA	1492
ENTRY	36
TOTAL	1528



Electrical symbols	
⌚	single pole switch
⌚	dimmer switch
⌚	3 way switch
⌚	220 OUTLET
⌚	GFI outlet
⌚	switched outlet
⌚	std overhead light
⌚	recessed light
⌚	light fixture fan 65 cm
⌚	wall mount light fixture
⌚	std overhead light
⌚	double flood light
⌚	track bar light
⌚	vanity bar light
⌚	fluorescent light

⌚	ceiling fan -light
⌚	smoke/ carbon monoxide detector
⌚	phone outlet
⌚	tv outlet
⌚	THERMOSTAT

UNDERGROUND POWER

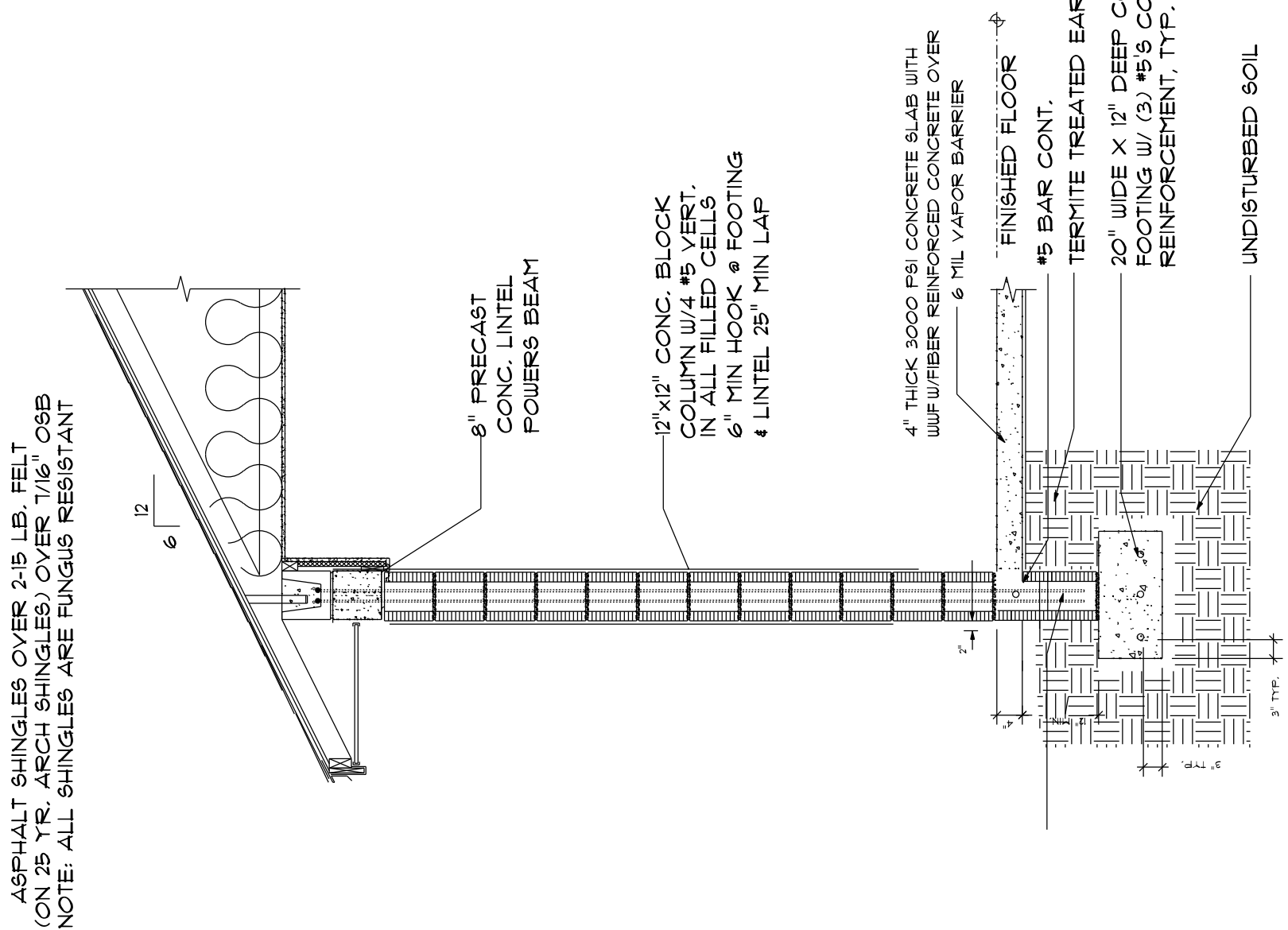
FLOOR PLAN VIEW

William Johnson Drafting
2905 NW 104th Ct
Gainesville, FL 32606
494-2041

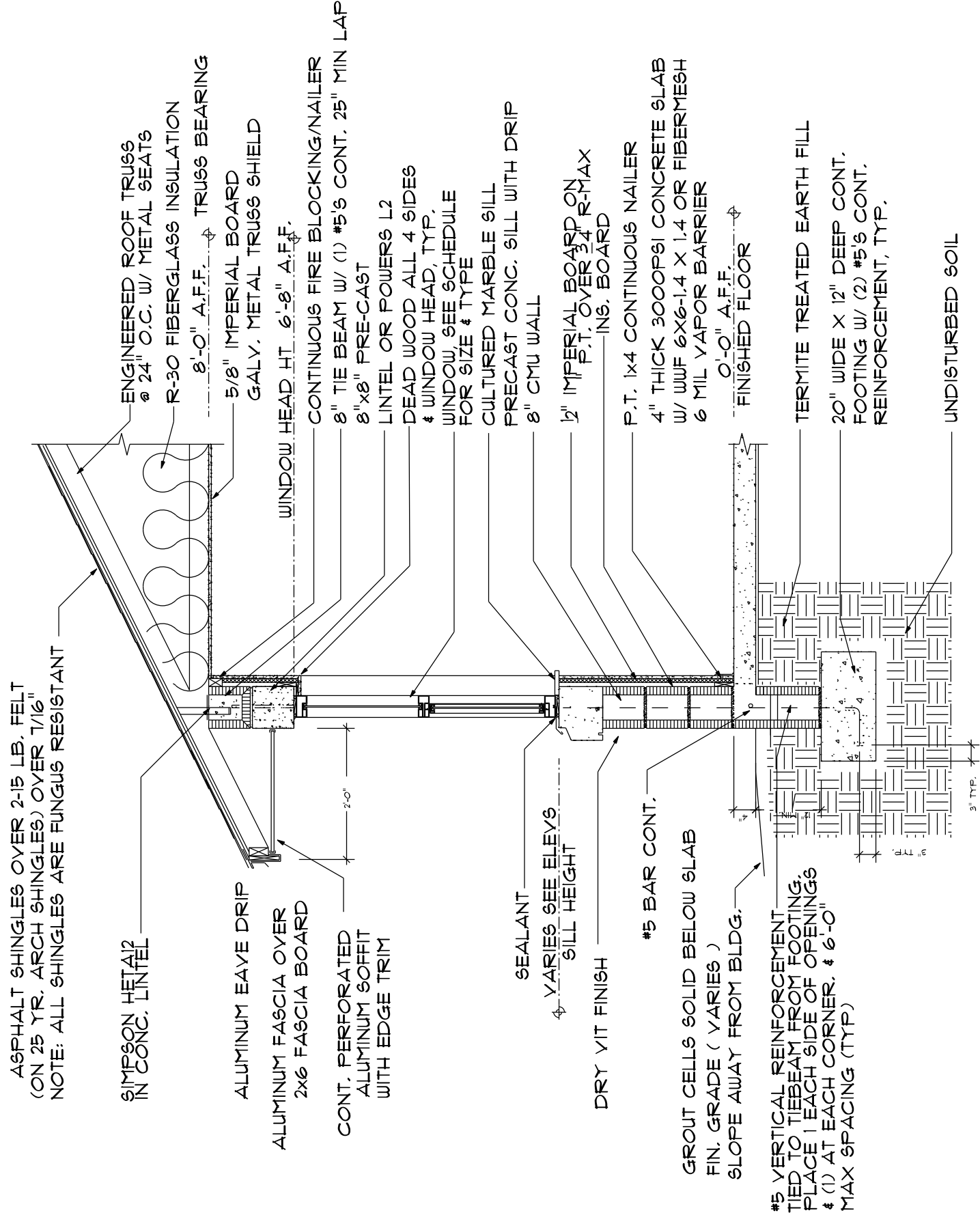
SCHOENING
PARCEL 00-00-00-0162-00
COLUMBIA CO , FL DS22-28
HOUSE LOCATION

DATE: 7-1-22

sheet
1



WALL SECTION 2



WALL SECTION 1

Masonry Construction Notes

- Concrete masonry work shall conform to "Building Code Requirements for Masonry Structures" (ACI 530-02/ASCE5-02) and "Specifications for Masonry Structures: (ACI 530.1-02/ASCE6-02).
- Concrete masonry units shall be Type 1 and comply with "Standard Specifications for Hollow Load-Bearing Concrete Masonry Units" (ASTM C90-90).
- The minimum net area compressive strength of masonry (fm), as determined by the unit strength method, shall be 1500 psi.
- Mortar shall conform to ASTM C270. Type M Mortar shall be used unless otherwise noted. Type S Mortar shall be used with masonry in contact with earth.
- Masonry column reinforcement shall have #2 ties in the bed joints at 8" oc, unless otherwise noted.
- Grout for filling block cores and bond beams shall have a minimum compressive strength (fc) of 3,000 psi at the age of 28 days.

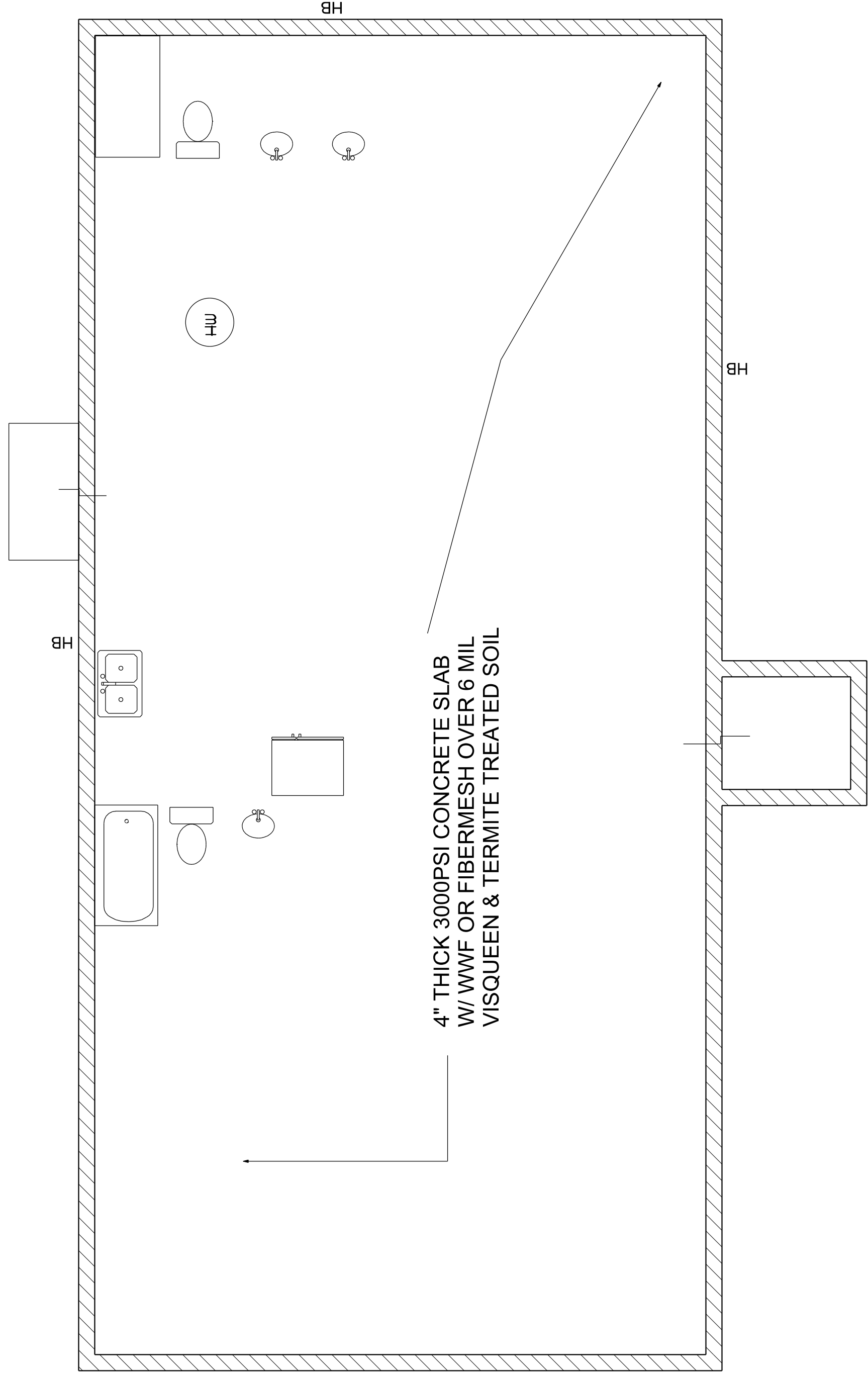
Concrete Construction Notes

- Concrete work shall conform to "Building Code Requirements for Reinforced Concrete" (ACI-318) and "Specifications for Structural Concrete" (ACI-301), Latest Edition.
- Concrete mix shall conform to the following specifications. All concrete mixes shall contain a water-reducing admixture conforming to ASTM C-494. Air-entraining admixture shall conform to ASTM C-260.

CONCRETE MIX A

Ultimate Compressive Strength @ 28 days 3,000 PSI
Slump Range 4" +/- 1"
Maximum Aggregate Size 1"
Entrained Air None
Dry Weight per Cubic Foot 150 #

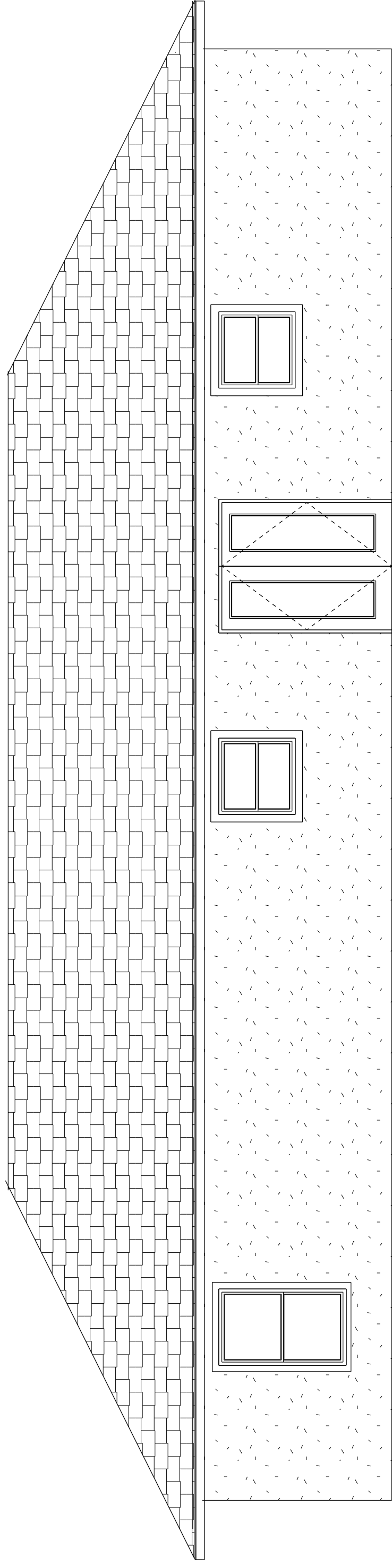
- All concrete shall be cured for a minimum of 28 days. If forms for vertical surfaces are removed prior to the end of the curing period, spray surfaces with liquid membrane curing compound.
- Reinforcing steel shall conform to ASTM A615, Grade 40 (Fy=40 ksi). Lap continuous bars for tension lap splice per ACI-318, unless otherwise noted. Provide corner bars of same size and spacing as horizontal wall reinforcement. Cover for concrete reinforcing steel shall be in accordance with ACI-318, Paragraph 7.7.
- Welded wire fabric (WWF) shall conform to ASTM A185. Lap sheets two mesh spaces and wire tie adjacent sheets together securely. Cut alternate reinforcement at control joints.
- All slabs on grade shall have construction or control joints not to exceed 10' - 0" spacing, unless otherwise noted.
- Electrical conduit and other pipes to be embedded in structural concrete floor slabs or walls shall be placed in accordance with the requirements of ACI-318, Paragraph 6.3.



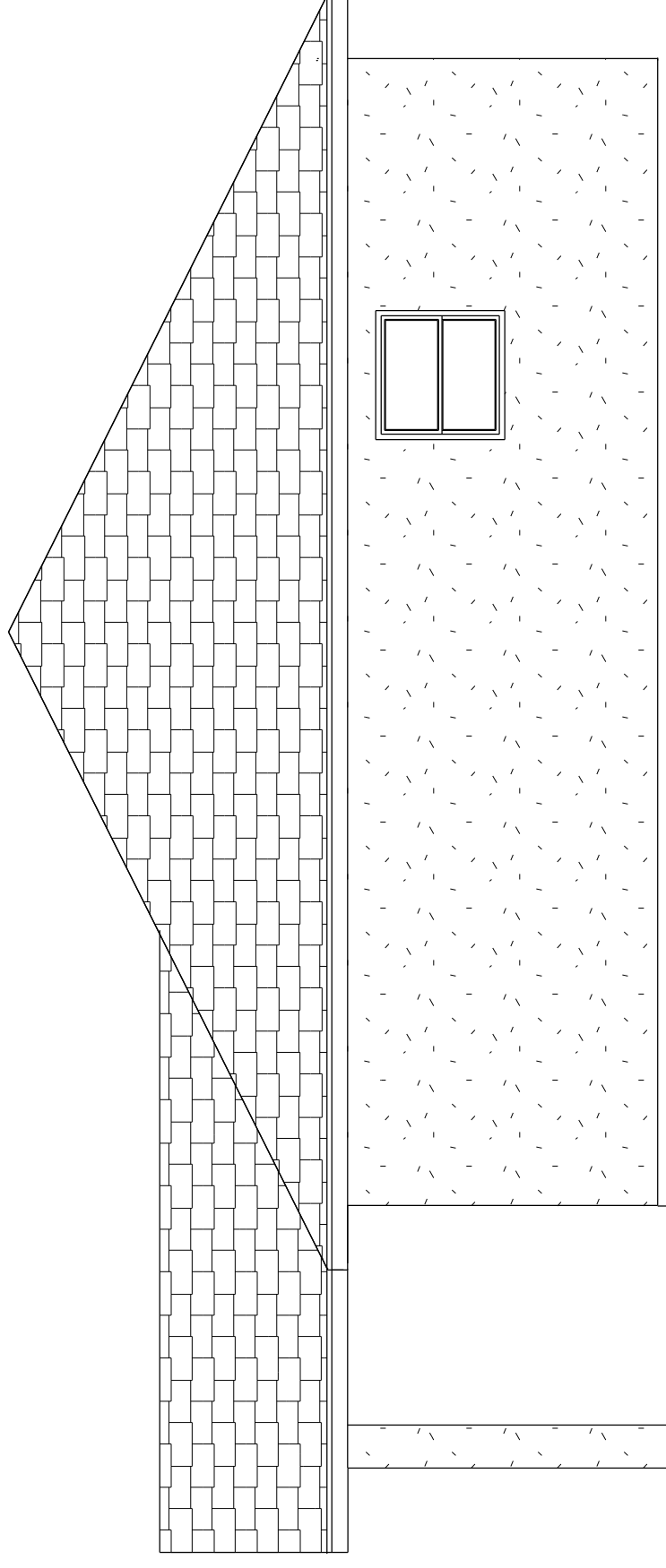
FOUNDATION PLAN VIEW



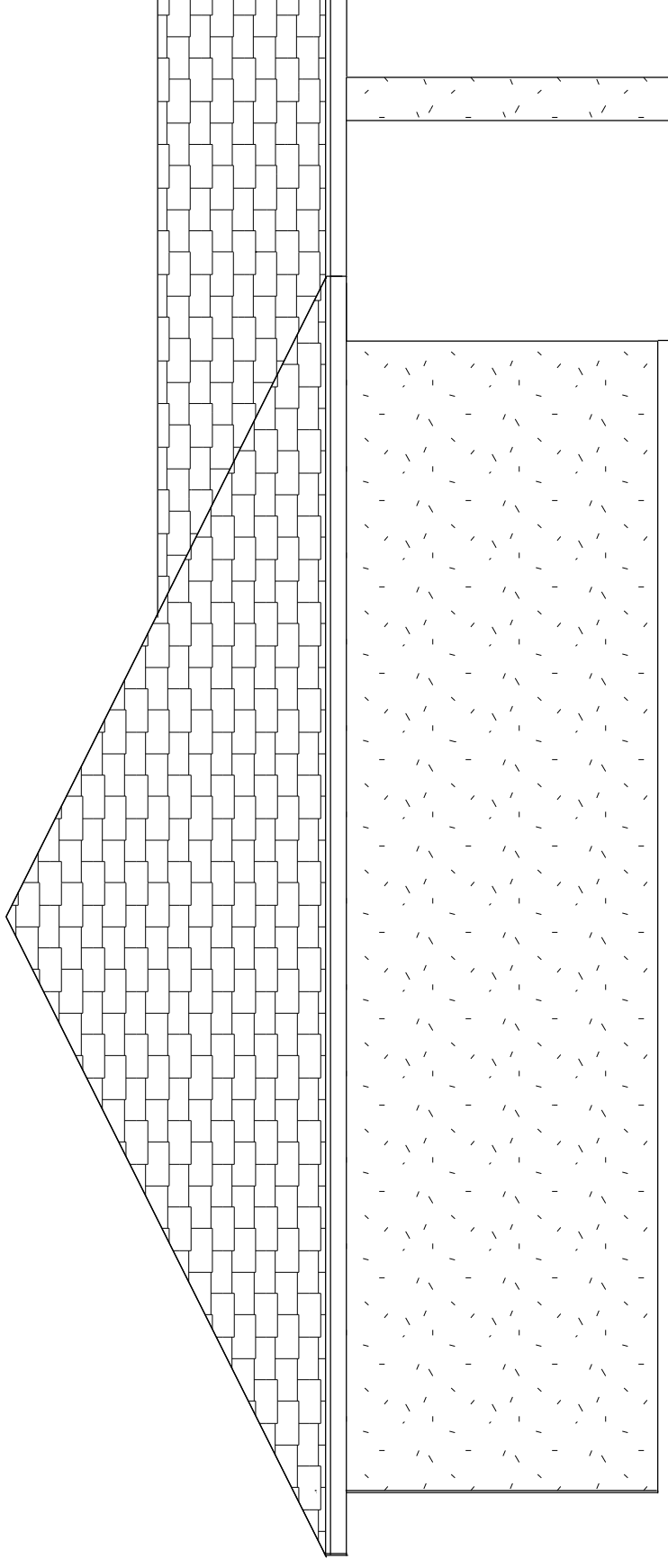
FRONT ELEVATION



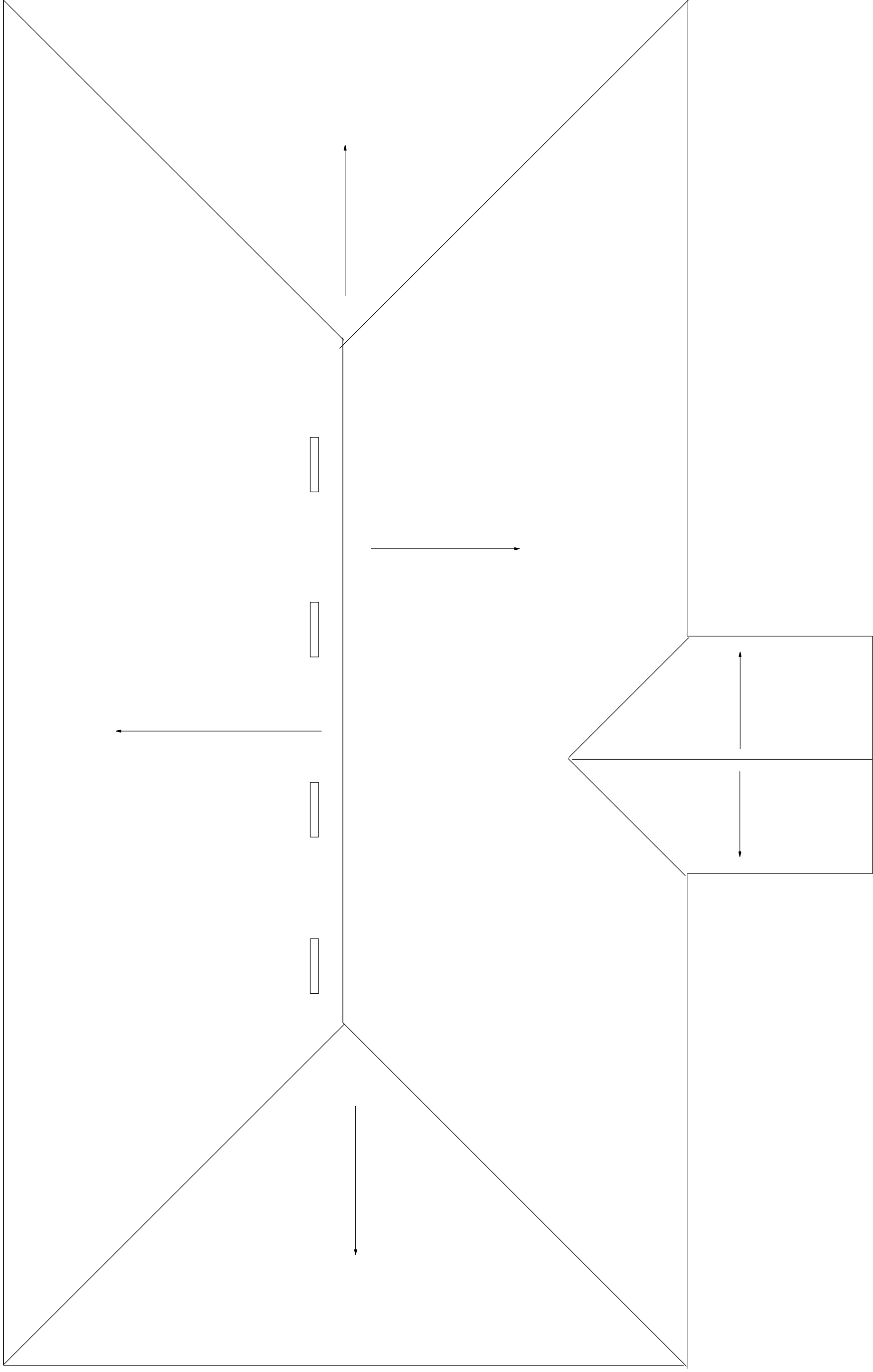
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



ROOF PLAN

VENTILATION	
SQ.FT. OF NEW CEILING	1529 / 300 = 5.09 SQ.FT
NET FREE AREA / 2 = 2.54 SQ.FT. VENT SYSTEM REQUIRED	
EQUALS	365 SQ. IN.
4 OFF RIDGE VENTS = 420 SQ. IN.	
TOTAL TO BE INSTALLED	420 SQ. IN.
SOFIT VENT SYSTEM	2.54 SQ. FT.
DIVIDED BY	0.03226 S.F. PER SQ. FT.
OF SOFIT	
EQUALS S.F. OF SOFIT PANEL PER SYSTEM	78 SQ. FT.
DIVIDED BY 1.5 = 53 L.F. OF VENTED SOFIT	
BUILDING HAS	100+ OF SOFIT AVAILABLE

PROFESSIONAL SERVICES BY
DRISCOLL ENGINEERING, INC.
PO BOX 357577,
GAINESVILLE, FL 32609
PH (352)-331-1513
CA 8690

PLANS AND SPECIFICATIONS

The plans and specifications presented herein are applicable only for the anticipated construction at the locations shown. If construction plans change, the Design Professional should be notified so the plans and specifications can be re-evaluated. The Design Professional should be given the opportunity to review final plans and specifications to see if the intent of the plans and specifications has been followed and/or if supplemental details and recommendations are needed. The Design Professional warrants that the plans and specifications contained herein, have been prepared in accordance with generally accepted professional engineering practice. No other warranties are implied or expressed.

CORPORATE PROTECTION

It is understood and agreed that the Design Professional's Basic Services under this Agreement do not include project observation or review of the Contractor's performance or any other construction phase services, and that such services will be provided by the Client. The Client assumes all responsibility for interpretation of the contractor Documents and for construction observation and supervision and waives any claims against the Design Professional that may be in any way connected thereto.

In addition, the Client agrees, to the fullest extent permitted by law, to indemnify and hold the Design Professional harmless from any loss, claim or cost, including reasonable attorney's fees and costs of defense, arising or resulting from the performance of such services by other person or entities and from any and all claims arising from modifications, clarifications, interpretations, adjustments or changes made to Contract Documents to reflect changed field or other conditions, except for claims arising from the sole negligence or willful misconduct to the Design Professional.

OWNERSHIP OF INSTRUMENTS OF SERVICE

All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Design Professional as instruments of service shall remain the property of the Design Professional. The Design Professional shall retain all common law, statutory and other reserved rights, including the copyright thereto.

DEFECTS IN SERVICE

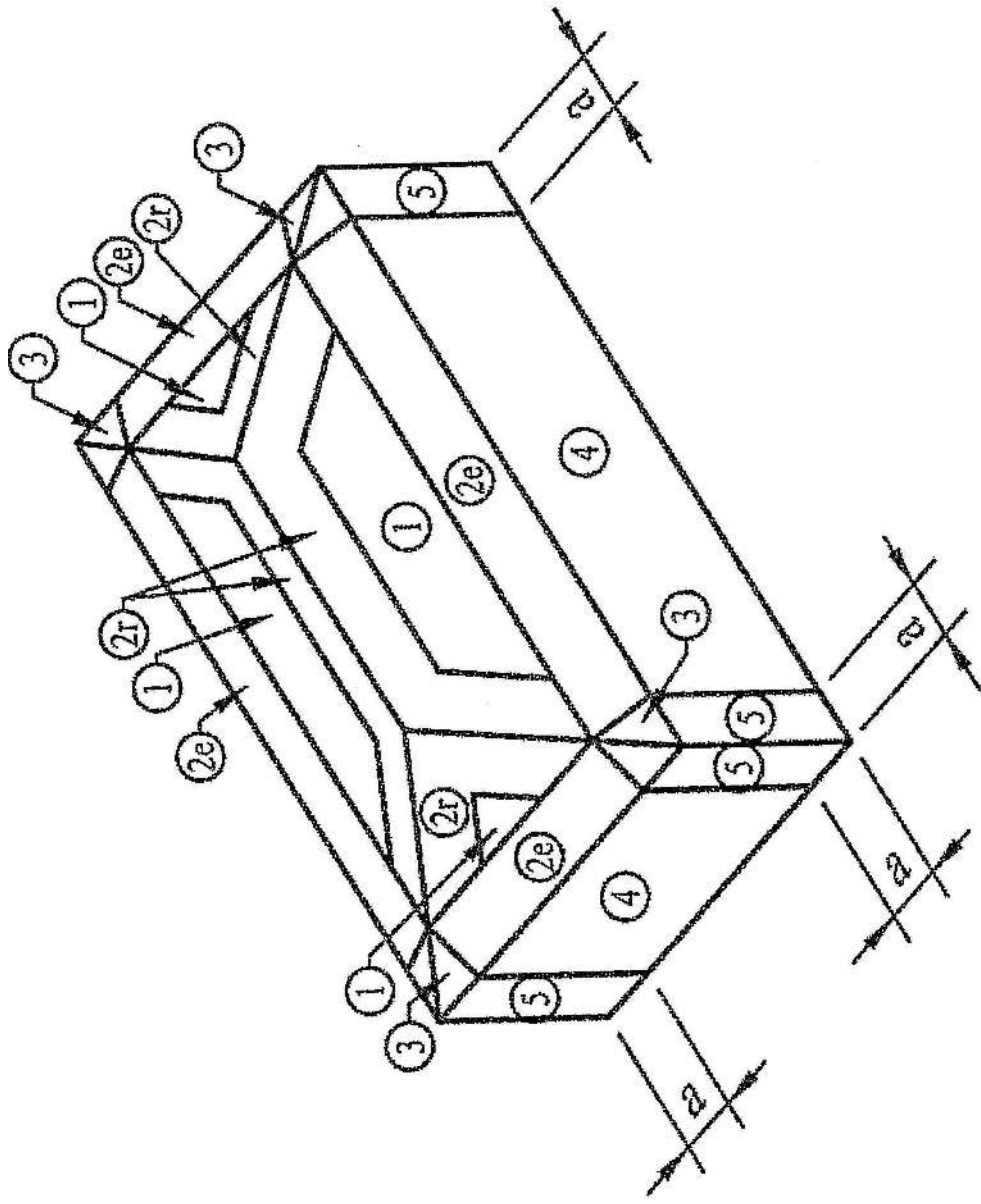
The Client shall promptly report to the Design Professional any defects or suspected defects in the Design Professional's work or services of which the Client becomes aware, so that the Design Professional may take measures to minimize the consequences of such a defect. The Client warrants that he or she will impose a similar notification requirement on all contractors his or her Client/Contractor contract and shall require all subcontractors at any level to contain a like requirement. Failure by the Client, and the Client's contractors or subcontractors to notify the Design Professional, shall relieve the Design Professional of the costs of remedying the defects above the sum such remedy would have cost had prompt notification been given.

VERIFICATION OF EXISTING CONDITIONS

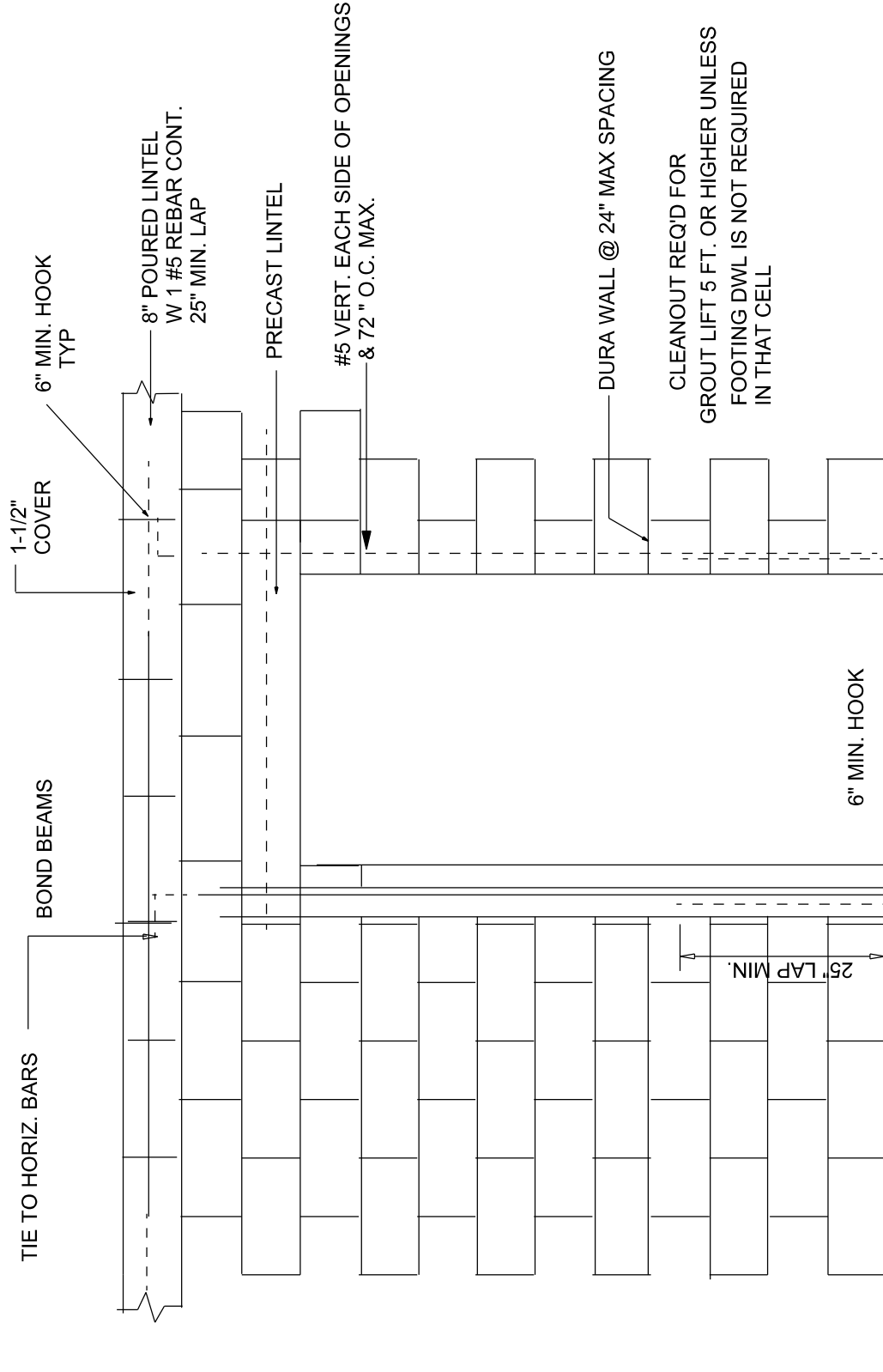
Inasmuch as the remodeling and/or rehabilitation of an existing building requires that certain assumptions be made regarding existing conditions, and because some of these assumptions may not be verifiable without expending additional sums of money or destroying otherwise adequate or serviceable portions of the building, the Client agrees, to the fullest extent permitted by law, to indemnify and hold the Design Professional harmless from any claim, liability or cost (including reasonable attorney's fees and costs of defense) for injury or economic loss arising or allegedly arising out of the professional services provided under this Agreement, excepting only those damages, liabilities, or costs attributable to the sole negligence or willful misconduct of the Design Professional.

Wind Pressure Summary for C&C Zones based Upon Areas Ch. 30 Pt. 1 (Table 1 of 3)
All wind pressures include a load factor of 0.6

Zone	Figure	A ≤ 2,00 sq ft psf	A = 4,00 sq ft psf	A = 10,00 sq ft psf
1	30, 3-2C	11.16 -21.30	10.26 -21.30	9.60 -21.30
2e	30, 3-2C	11.16 -21.30	10.26 -21.30	9.60 -21.30
2n	30, 3-2C	11.16 -21.30	10.26 -21.30	9.60 -21.30
2r	30, 3-2C	11.16 -21.30	10.26 -21.30	9.60 -21.30
3e	30, 3-2C	11.16 -21.30	10.26 -21.30	9.60 -21.30
3r	30, 3-2C	11.16 -21.30	10.26 -21.30	9.60 -21.30
4	30, 3-1	14.96 -20.04	14.96 -20.04	14.96 -20.04
5	30, 3-1	14.96 -20.04	14.96 -20.04	14.96 -20.04



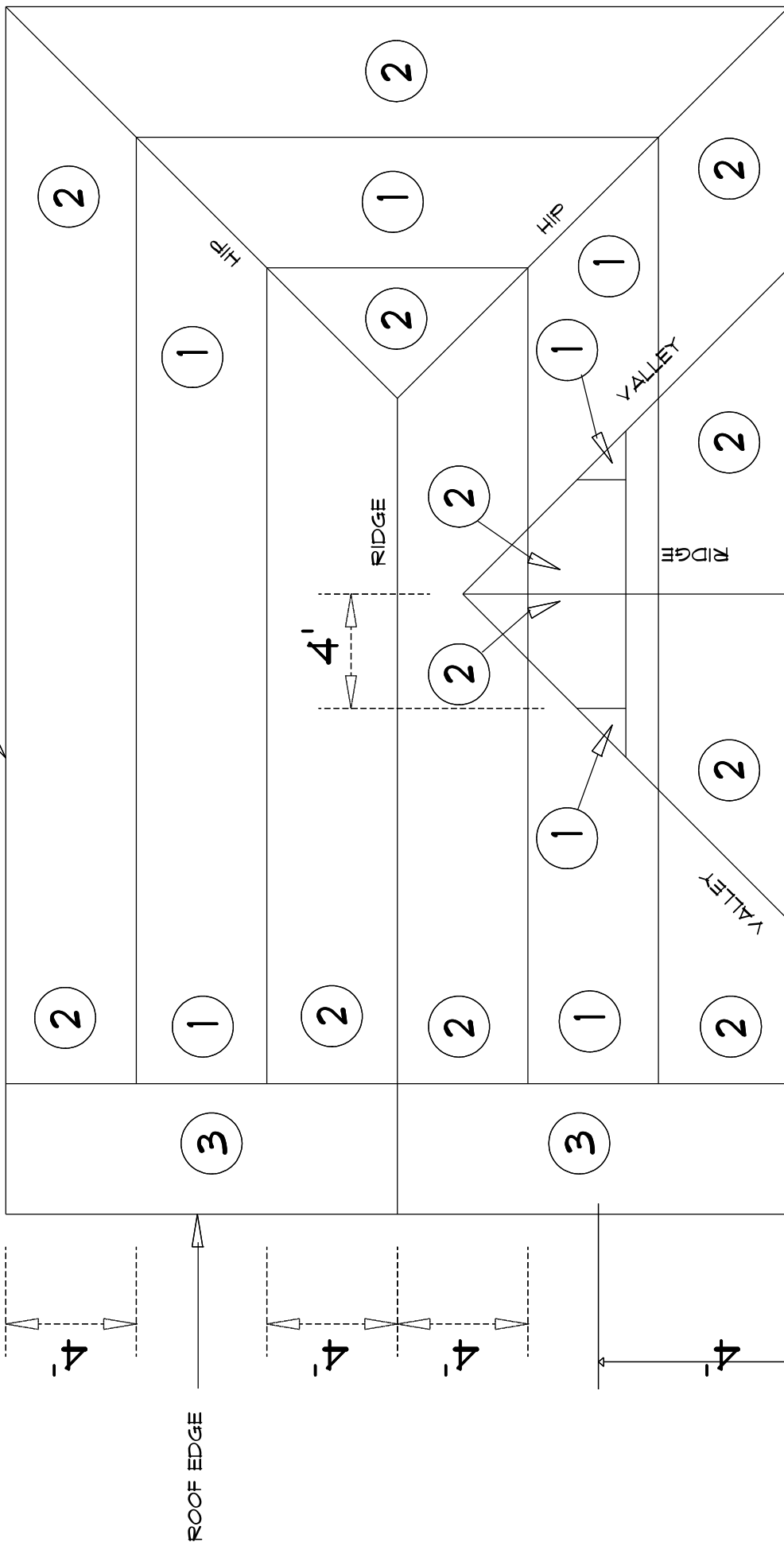
Hip Roof (7° ≤ θ ≤ 45°)



CMU WALL OPENING REINFORCING
NTS

CONNECTOR SCHEDULE FOR LOAD BEARING & SHEAR WALLS

TO CONNECT	TO	NO.	PRODUCT CODE	FASTENER	UPLIFT CAPACITY LBS
TRUSS	LINTEL	HEFA 12	9- 10dX 1-1/2"	1810	1810
GIRDER TRUSS	LINTEL	HEFA 12	9- 10dX 1-1/2"	1810	1810



NOTES:
1. ALL EDGES AT TRUSSES & 6" O.C. ON THE EDGE AND INTERMEDIATE TRUSSES 12" O.C.
1. ALL NAILS TO BE #6 RING SHANK NAILS MIN.

ROOF ATTACHMENT PLAN
(NTS)

Certification
I hereby certify that the accompanying wind load analysis for the New Residence as described above demonstrates compliance with the FBC 2020 7th Edition Section 1609, to the best of my knowledge.

Project Wind load Information

- Ultimate wind speed = 130 MPH
- Nominal wind speed = 101 MPH
- Risk Category = II
- Wind exposure for this design is Exposure B
- Interior Pressure Coefficient or Gcpi = +/- 0.18
- For design of MWFRS: see attached MECAWind Version 2.1.0.6 per ASCE 7-10
- Roof Design live load 20 psf.
- Floor Design load 40 psf.

Drawings

See drawings for additional details. In case of conflict, the more restrictive requirements of the drawings or these calculations govern.

Roof Structure

- Trusses: Pre-engineered wood trusses at 24" o.c. The Truss engineering for this project was provided by Builders FirstSource job# 3112268 Signed & Sealed by Philip J. O'Regan P.E. # 58126 Dated: April 15, 2022.
- Roof Sheathing: Sheathing to be 7/16" Structural Sheathing min. to adequately resist exterior shear and uplift forces due to nailing. Panels to be facenailed w/ #8 ring shank (0.113 Dia.) @ 6" oc along edges and @ 6" oc along interior supports. Galv. metal edging to be nailed @ 4" oc.
- Roofing : Asphalt Shingles shall be installed per mfg. specifications to meet 130 m.p.h. windloading & in accord with the Florida Building Code 2020.

Exterior Walls

- Exterior Wall: 8" Concrete Masonry Units (ASTM C90 or C145, 1500 psi min) will adequately resist exterior shear forces. Mortar type M.

- Bond Beam to be (1) 8" min. Masonry with (1) #5 reinforcement with grout continuous. Note bond beam to remain continuous without breaks or interruptions to maintain shear transfer capacity. Minimum splice lap of #5 rebar is 25" at all locations. Install plated steel bearing plate at truss/masonry bearing points. Vertical spacing of grouted reinforced cells w/ (1) #5 rebar is to be 72" o.c. typical. Install a minimum of 1 each vertical #5 bar in each cell on either side of each corner and on each side of any openings. Minimum splice lap of #5 rebar is 25".

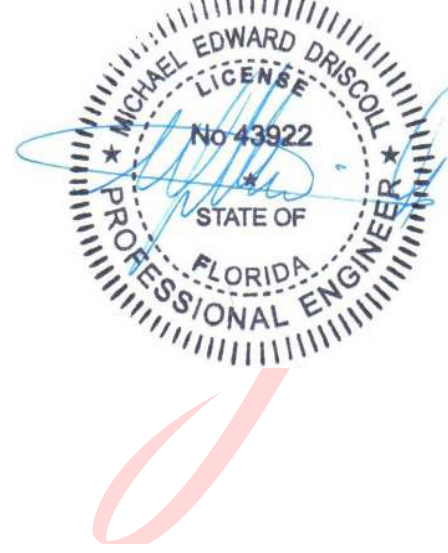
Foundations (sizes based on wind load requirements only) :

Stemwall Footing 20" wide x 10" deep w/ 2 #5 bars cont. 25" min bar lap.

CAST CRETE LINTEL SCHEDULE	
LENGTH	TYPE
3'-0" TO 7'-0"	8F80B
7'-0" TO 10'-0"	8F81B
GARAGE	8F161B

SHEAR WALLS QUANTITY
TRANSVERSAL SHEARWALLS = 10'-0"
LONGITUDINAL SHEARWALLS = 68'-0"

Digitally signed by
Michael E. Driscoll PE
Date: 2022.10.03
09:24:55 -04'00'



This item has been digitally signed and sealed by, Michael E Driscoll PE # 43922 on 7-7-22
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

MICHAEL E DRISCOLL PE
FL REG # 43922

Sheet
WL 1

DATE: 7-1-22

SCHOENING
PARCEL 00-00-00-0162-00
COLUMBIA CO , FL DS22-28

