

MAP OF BOUNDARY SURVEY

POINT OF COMMENCEMENT FOM 4"x4"
LS 1079, THE INTERSECTION OF THE
WEST LINE OF LOT 54, BAY'S SURVEY
AND THE SOUTH RIGHT OF WAY LINE
STATE ROAD 100-A (NE BASCOM NORRIS DRIVE)

STATE ROAD 100-A
NE BASCOM NORRIS DRIVE

— SOUTH R/W LINE SR 100-A —

DESCRIPTION: THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 549, PAGE 238 AS PER THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AS FOLLOWS:

BEGIN 115 FEET NORTH OF THE NORTHWEST CORNER THE OF LOT OF CHARLIE PLAYER FOR A POINT OF BEGINNING, THENCE RUN EAST 265 FEET, THENCE NORTH 100 FEET, THENCE WEST 160 FEET, THENCE SOUTH 50 FEET, THENCE WEST 105 FEET, THENCE SOUTH 50 FEET, TO THE POINT OF BEGINNING, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST.

SAID LANDS BEING THE SAME AS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"x4" CONCRETE MONUMENT MARKED LS 1079 AT THE INTERSECTION OF WEST LINE OF BAY'S SURVEY, A SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 56 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 100-A (NE BASCOM DRIVE), AND THENCE RUN THE SOUTH 02° 00' 47" W ALONG SAID WEST LINE OF BAY'S SURVEY, A DISTANCE OF 166.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 84° 35' 31" WEST A DISTANCE OF 51.14 FEET; THENCE SOUTH 25° 54' 41" WEST A DISTANCE OF 14.74 FEET; THENCE NORTH 84° 35' 31" WEST A DISTANCE OF 70.00 FEET; THENCE SOUTH 26° 13' 22" WEST A DISTANCE OF 36.00 FEET; THENCE NORTH 84° 36' 23" WEST TO THE EAST RIGHT OF WAY NESS ROAD A DISTANCE OF 104.90 FEET; THENCE SOUTH 28° 21' 25" WEST ALONG SAID EAST RIGHT OF WAY LINE OF BAY'S SURVEY A DISTANCE OF 50.00 FEET; THENCE SOUTH 84° 26' 07" EAST TO SAID WEST LINE OF BAY'S SURVEY A DISTANCE OF 267.46 FEET; THENCE NORTH 02° 00' 47" EAST ALONG SAID WEST LINE A DISTANCE OF 94.58 FEET TO THE POINT OF BEGINNING, CONTAINING 0.40 ACRES MORE OR LESS.



REMARKS AND BOUNDARY BASED ON A UNRECORDED PLAT, AS PER B.G. MAP OF A PART OF THE SE 1/4 OF THE SW 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST, DATED 1966, AND DEEDS OF RECORD, DATED 1966, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2

0/1 = CHAIN LINK FENCE
 1/2 = PERMANENT MONUMENT
 2/3 = SET CONCRETE MONUMENT
 3/4 = SET IRON PIPE
 4/5 = FOUND CONCRETE MONUMENT
 5/6 = FOUND IRON PIPE
 6/7 = FOUND IRON ROD
 7/8 = FOUND SINKHOLE
 8/9 = FOUND ELECTRIC METER
 9/0 = FOUND ELECTRIC ROD
 0/1 = ASPHALT PAVEMENT
 1/2 = DIRT PAVEMENT
 2/3 = DIRT OF ROAD
 3/4 = BUILDING SET BACK LINE
 4/5 = CHAIN LINK FENCE
 5/6 = PERMANENT MONUMENT
 6/7 = SET CONCRETE MONUMENT
 7/8 = SET IRON PIPE
 8/9 = FOUND CONCRETE MONUMENT
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 6/7 = DIRT OF ROAD
 7/8 = BUILDING SET BACK LINE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.		REV:	
WESTLEY M. RABON PROFESSIONAL SURVEYOR AND MAPPER P.O. BOX 235 (398 NW NULL ROAD) WHITE SPRINGS, FLORIDA 32096 PHONE (386) 397-1199		CLIENT: RICHARD KEEN	
DRAWN BY: WNK		JOB NUMBER	
FIELD BOOK: 12/35		SCALE: 1"=30'	
		SURVEY DATE: JUNE 15, 2012	
		SHEET	
		R0582	
		1 OF 1	

WESTLEY M. RABON PSM 6127

PROFESSIONAL SURVEYOR AND MAPPER
WESTLEY M. KADON
PO BOX 235 (398 NW NULL ROAD)
WHITE SPRINGS, FLORIDA 32096
PHONE (386) 397-1199

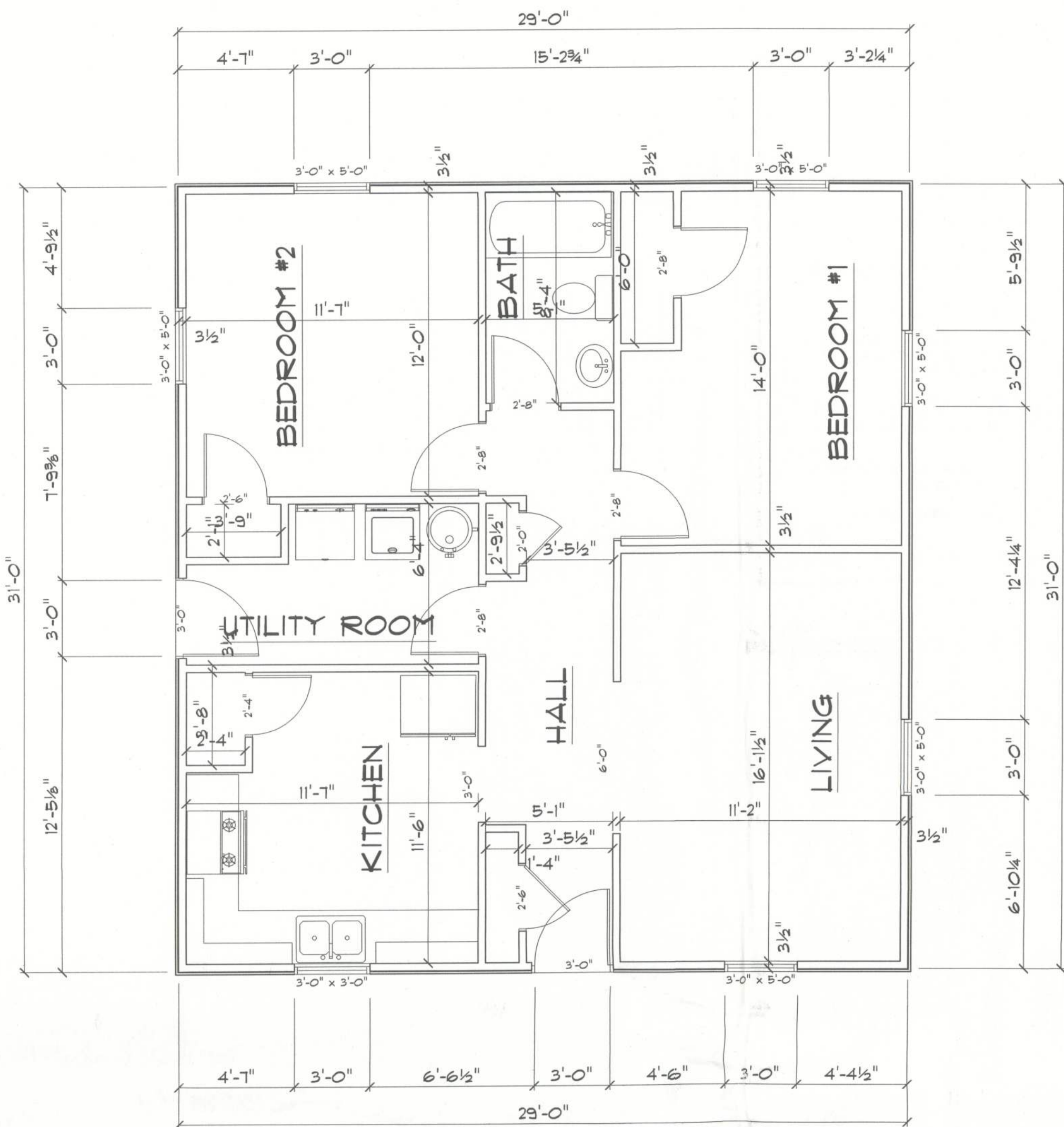
CLIENT: RICHARD KEEN

R0582

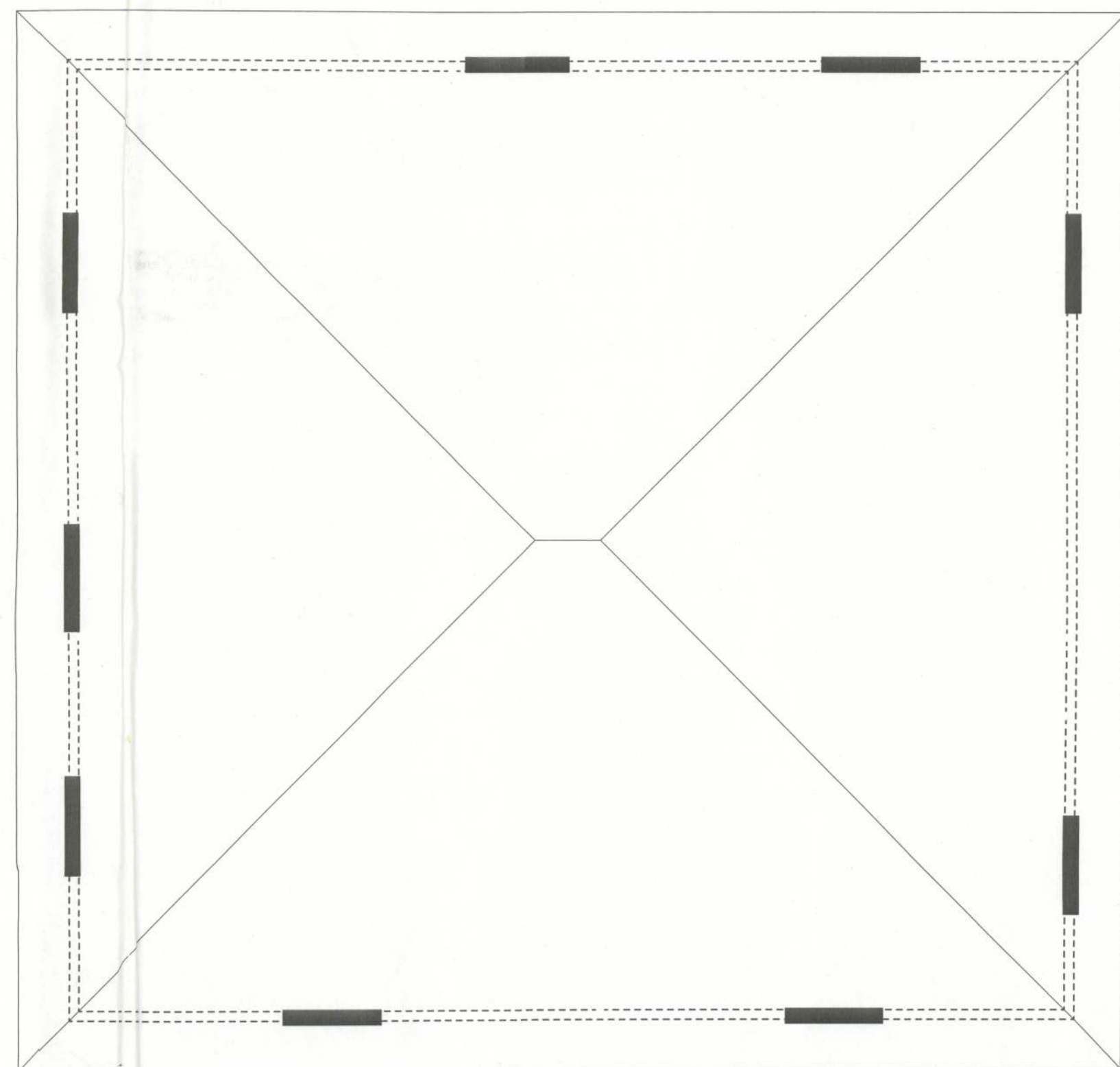
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1

2/32/14 2/22/14



1ST FLOOR PLAN



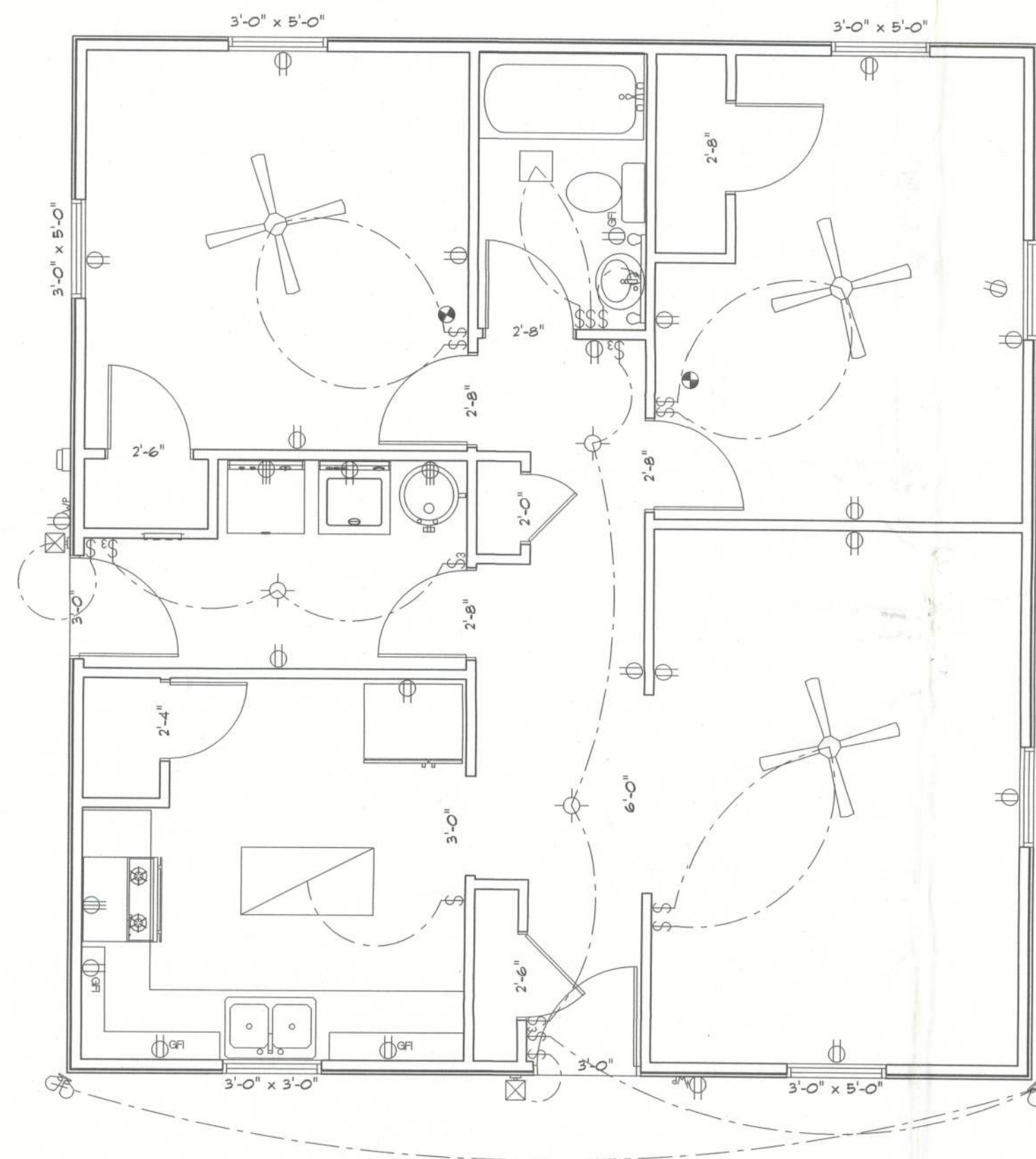
AREA SUMMURY

LIVING	SQ. FT.	899

TOTAL SQ. FT.		899

ELECTRICAL NOTES

- E-1 WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUFACTURER SPECS
- E-2 CONSULT THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED
- E-3 ALL INSTALATIONS SHALL BE PER NATIONAL ELECTRIC CODE
- E-4 ALL SMOKE DETECTORS SHALL BE 120V W/BATTERY BACKUP OF THE P-O ELECTRIC TYPE AND SHALL BE INTERLOCKED TOGETHER INSTALL INSIDE AND NEAR BEDROOMS
- E-5 TELEPHONE TELEVISON AND OTHER LOW DEVICES OR OUTLETS SHALL BE AS PER THE OWNERS DIRECTION AND IN ACCORDANCE WITH APPLICABLE SECTIONS ON NATIONAL ELECTRIC CODE LATEST ADDITION
- 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 TO BE DETERMINED BY THE POWER COMPANY
- E-8 ALL BEDROOMS RECEPTALS ARE TO BE A.F.C.I.

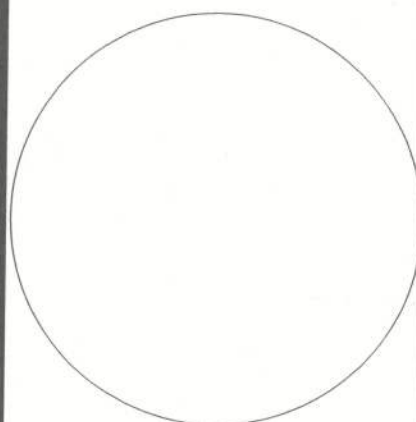


200 AMP METER
OVERCURRENT PROTECTED
UNDERGROUND SERVICE

ELECTRICAL	SYMBOL
ceiling fan	
ceiling light vent square	
fluorescent light 2 x 4	
track light	
double spotlight	
exterior light 2	
electrical meter	
electrical panel	
light	
outlet	
outlet 220v	
outlet gfi	
outlet wp	
smoke detector	
switch	
switch 3 way	

REVISIONS

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE



HOME TOWN
HOMES, Inc.

MRS. SIMMS

ADDRESS:

County, Florida

PRINTED DATE:
September 11, 2012

DRAWN BY: JOHN BENZ
CHECKED BY: JOHN BENZ

DESIGNED BY:
COLUMBIA COUNTY
FY09

FINALS DATE:

JOB NUMBER:

DRAWING NUMBER

A1



FRONT ELEVATION



RIGHT ELEVATION



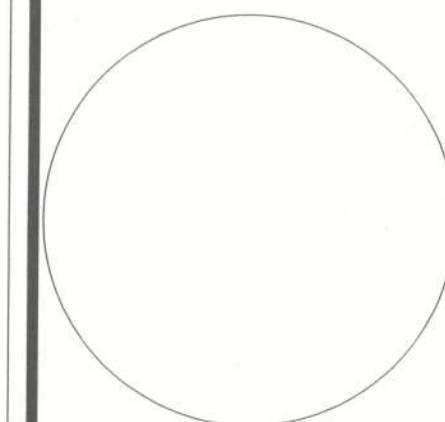
REAR ELEVATION



LEFT ELEVATION

REVISIONS	

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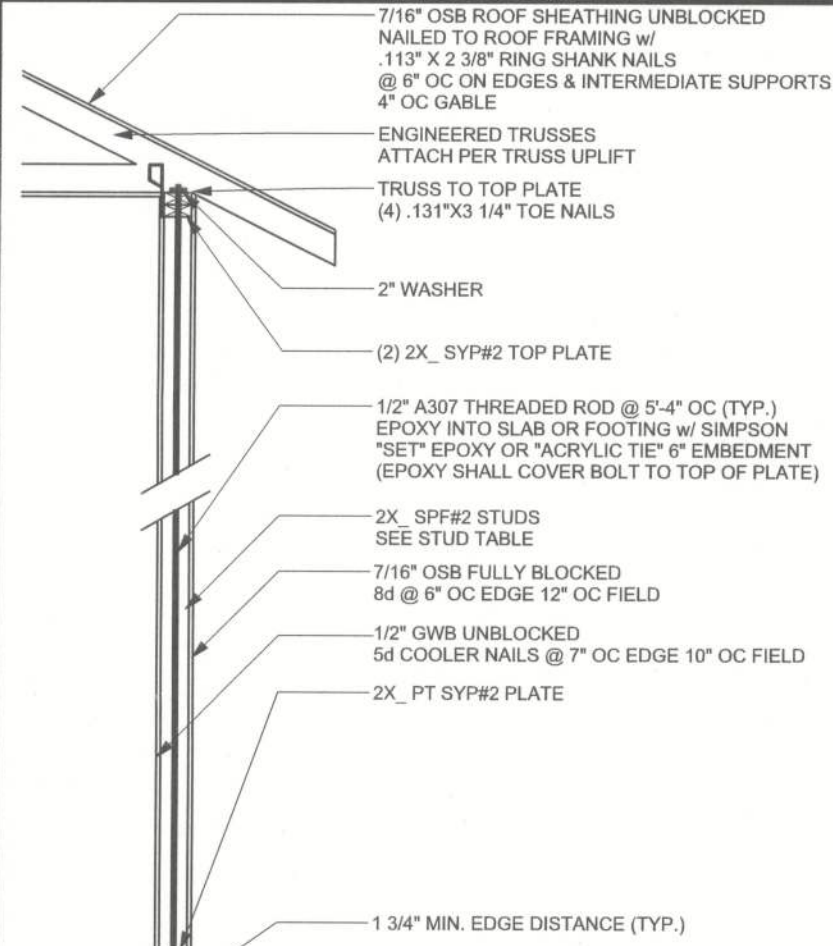
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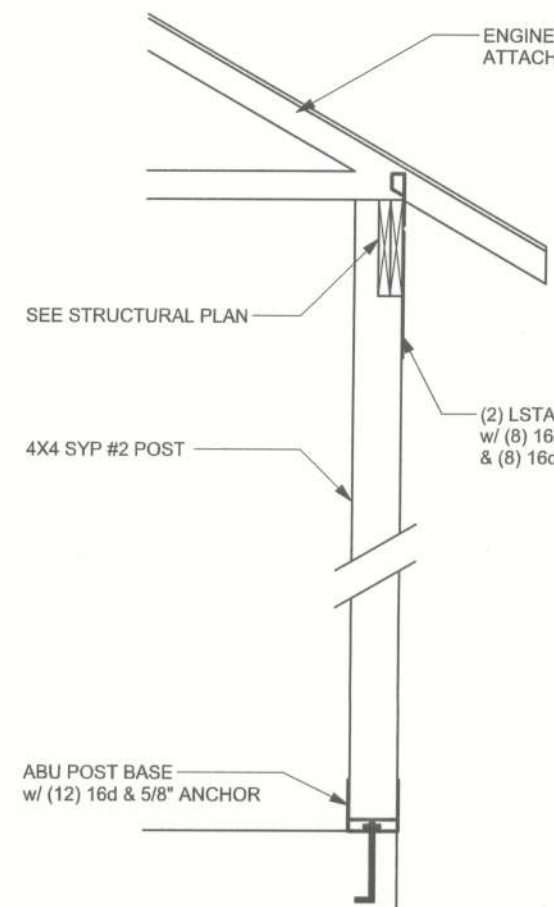
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DRAWING NUMBER

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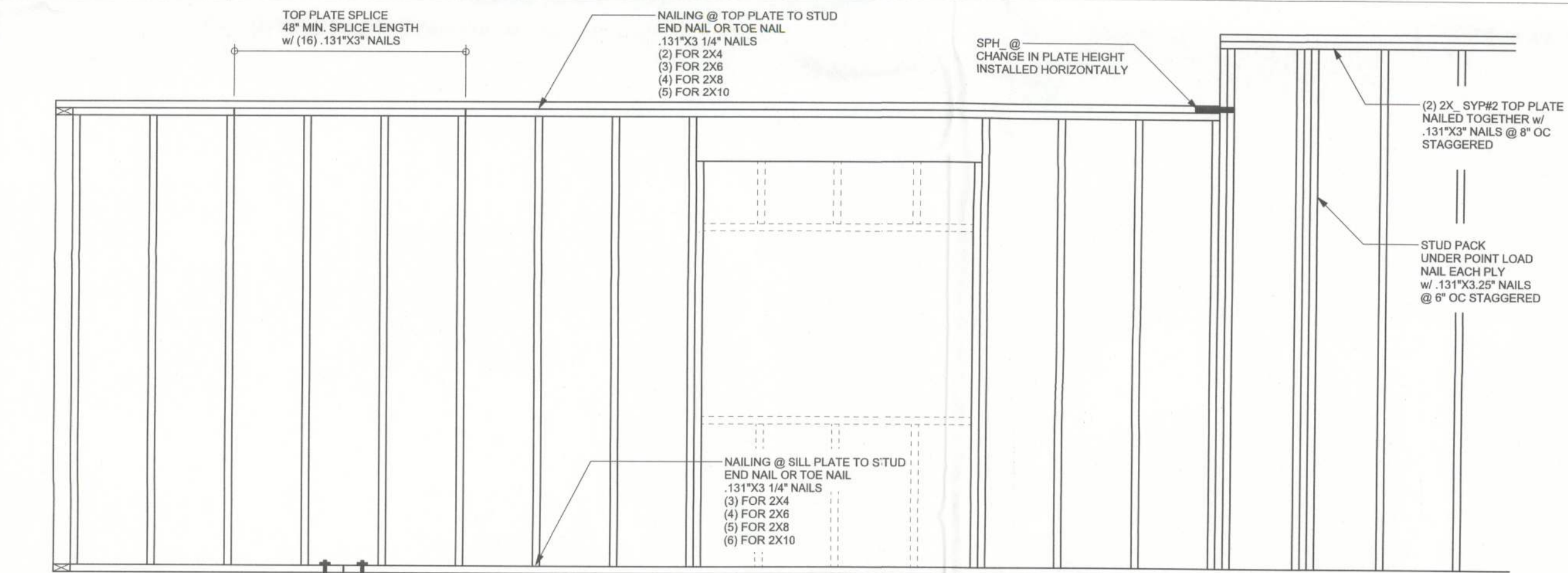


(TYP.) EXTERIOR WALL ONE STORY WOOD FRAME w/ RODS

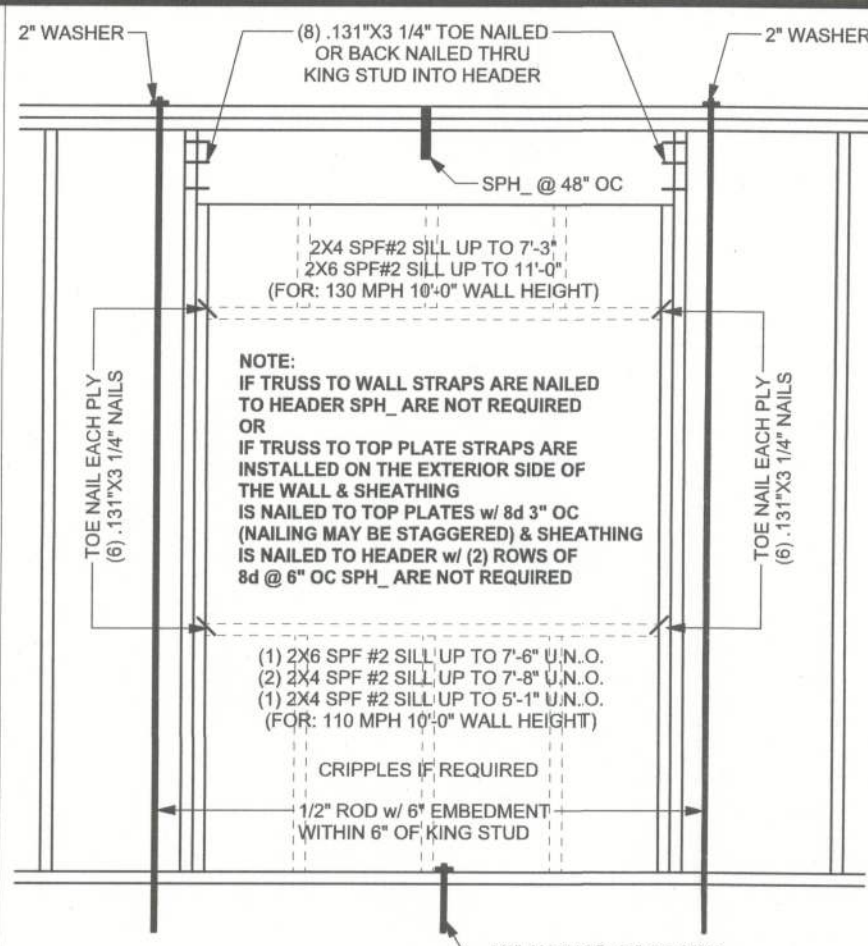


(TYP.) PORCH POST ONE STORY WOOD

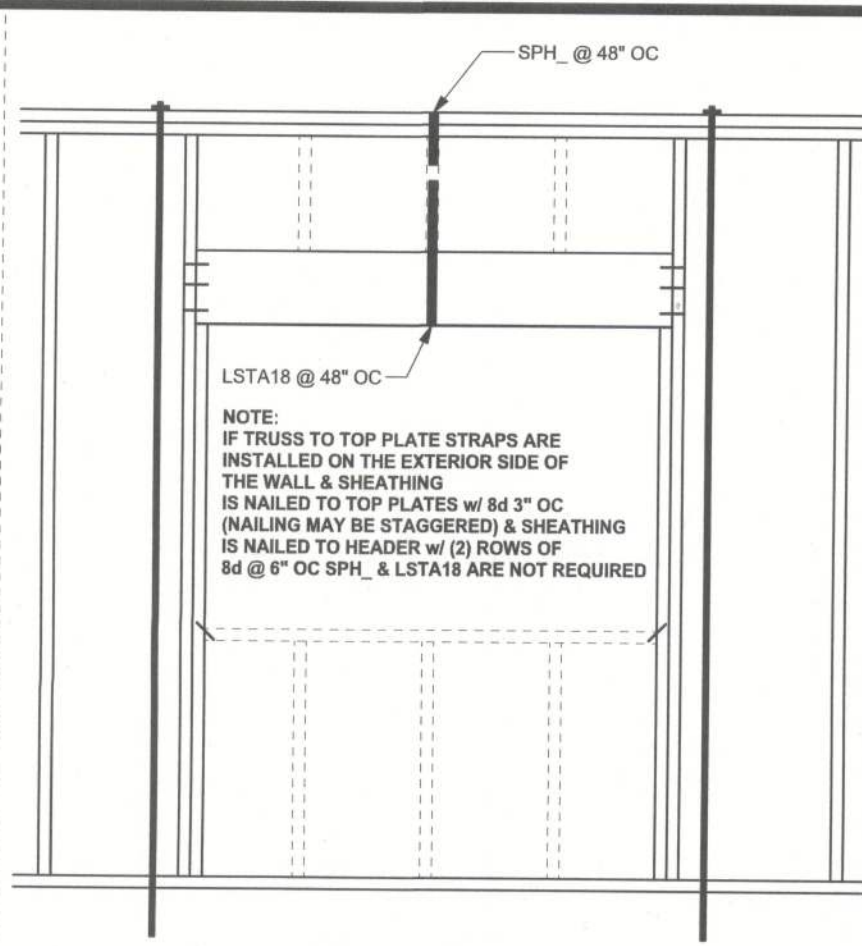
ALLOWABLE UPLIFT: 2200 LB



(TYP.) WALL CONNECTIONS ONE STORY WOOD FRAME



(TYP.) HEADER OPTION: 1 (FLUSH HEADER) ONE STORY WOOD FRAME w/ RODS



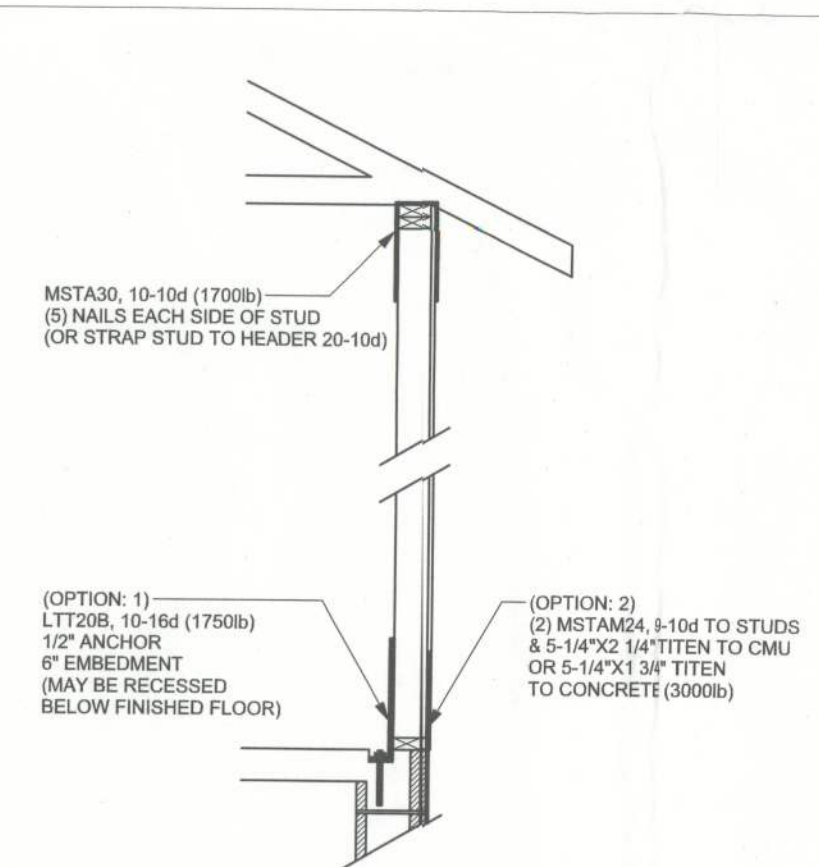
OPTION: 2 (DROPPED HEADER)

ANCHOR TABLE

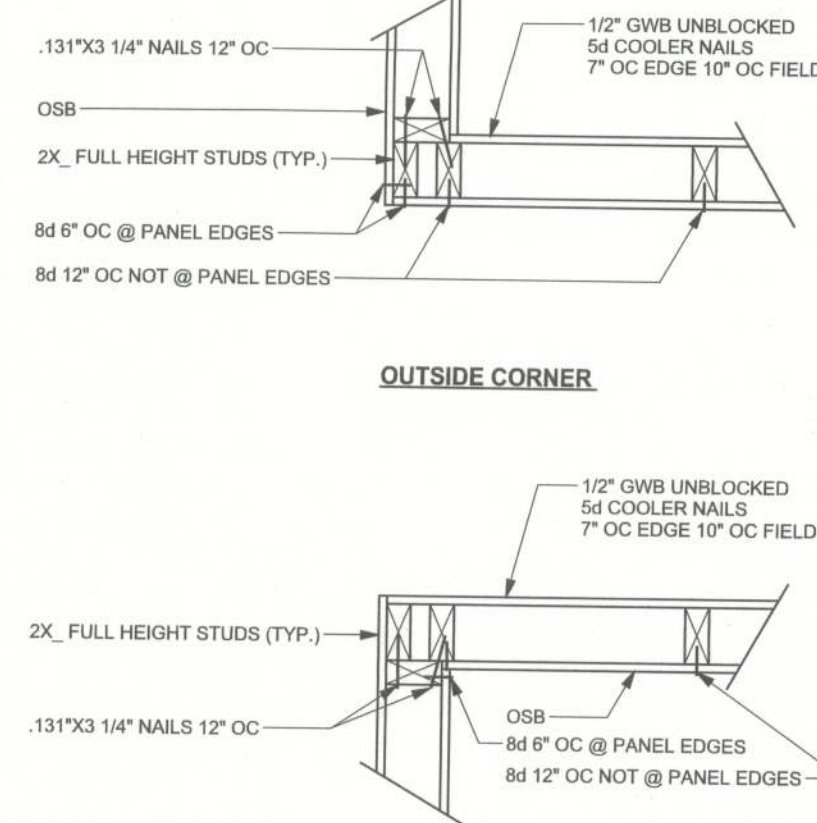
OBTAIN UPLIFT REQUIREMENTS FROM TRUSS MANUFACTURER'S ENGINEERING

TRUSS CONNECTOR	UPLIFT SYP	UPLIFT SPF	F1 SYP	F2 SYP	F1 SPF	F2 SPF	TO RAFTER/TRUSS	TO PLATES
H5	455	265	115	200	100	170	4-8d x 1 1/2"	4-8d x 1 1/2"
H3	415	290	125	160	105	140	4-8d x 1 1/2"	4-8d x 1 1/2"
H2.5	415	365	150	150	130	130	5-8d x 1 1/2"	5-8d x 1 1/2"
H2.5A	480	480	110	110	110	110	5-8d x 1 1/2"	5-8d x 1 1/2"
H6	950	820					8-8d	8-8d
H8	745	595					5-10d x 1 1/2"	5-10d x 1 1/2"
H14-1	1465	1050	515	265	480	245	12-8d x 1 1/2"	13-8d
H14-2	1465	1050	515	265	480	245	12-8d x 1 1/2"	15-8d
H10	990	850	585	525	505	450	8-8d x 1 1/2"	8-8d x 1 1/2"
H10-2	760	655	455	395	390	340	6-10d	6-10d
H16	1470	1265					2-10d x 1 1/2"	10-10d x 1 1/2"
H16-2	1470	1265					2-10d x 1 1/2"	10-10d x 1 1/2"
LTS12 - LTS20	1000	620					6-10d x 1 1/2"	6-10d x 1 1/2"
MTS12 - MTS30	1000	860					7-10d x 1 1/2"	7-10d x 1 1/2"
HTS16 - HTS30	1450	1245					12-10d x 1 1/2"	12-10d x 1 1/2"
HEAVY GIRDER TIEDOWNS								
LG12	2050	1785	700	170	700	170	14-16d	14-16d
LG13-SDS2.5	3685	2655	795	410	795	410	12-SDS 1/4" x 2 1/2"	26-16dS
LG14-SDS3	4060	3660	2000	675	2000	675	12-SDS 1/4" x 3"	38-16dS
MG1	3965	3330					22-10d	5/8" ANCHOR
HGT-2	10980	6485					16-10d	2-5/8" ANCHOR
HGT-3	10530	9035					16-10d	2-5/8" ANCHOR
HGT-4	9250	9250					16-10d	2-5/8" ANCHOR
STUD STRAP CONNECTOR								
SSP DOUBLE TOP PLATE	435	435					3-10d	4-10d
SSP SINGLE SILL PLATE	455	420					1-10d	4-10d
DSP DOUBLE TOP PLATE	825	825					6-10d	8-10d
DSP SINGLE SILL PLATE	825	600					2-10d	8-10d
SP1	585	535					4-10d	6-10d
SP2	1065	605					6-10d	6-10d
SP4	885	760					6-10d x 1 1/2"	
SPH4	1240	1065					10-10d x 1 1/2"	
SP6	885	760					6-10d x 1 1/2"	
SPH6	1240	1065					10-10d x 1 1/2"	
LSTA16	1235	1110					14-10d	
LSTA21	1235	1235					16-10d	
CS20	1030	1030					14-10d	
CS16	1705	1705					22-10d	
STUD ANCHORS								
LTT19	1350	1305					8-16d	1/2" ANCHOR
LTT31	2310	2310					18-10d x 1 1/2"	5/8" ANCHOR
HD2A	2775	2570					2-5/8" BOLTS	5/8" ANCHOR
HTT16	4175	3695					18-16d	5/8" ANCHOR
HTT22	5260	5250					32-16d	5/8" ANCHOR
ABU44	2200	2200					12-16d	5/8" ANCHOR
ABU66	2300	2300					12-16d	5/8" ANCHOR
ABU88	2320	2320					18-16d	2-5/8" ANCHOR

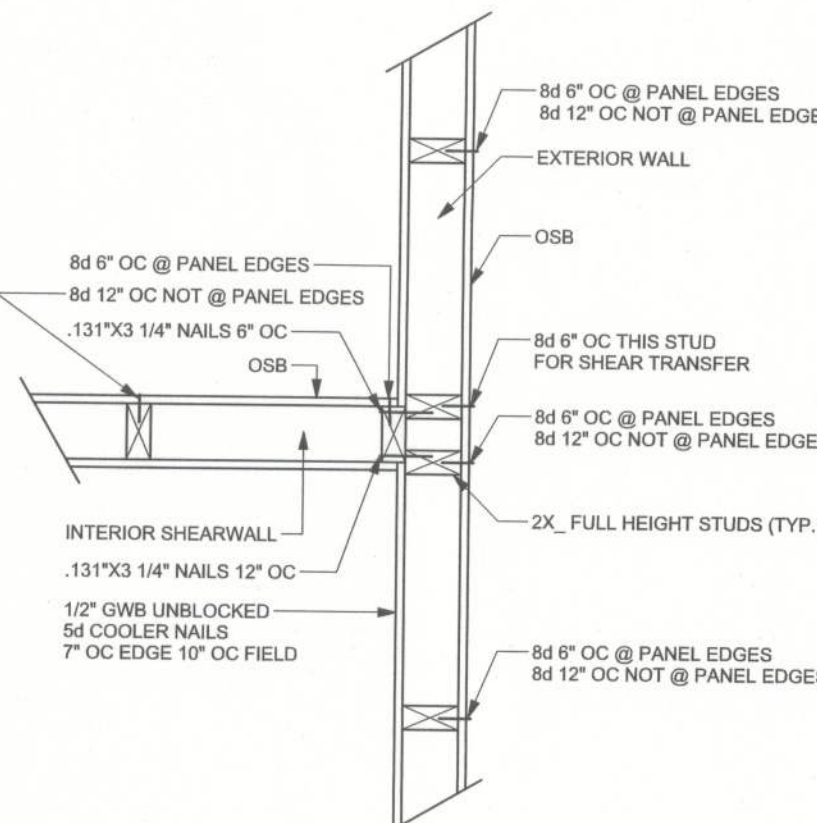
- (1) w/ INSTALLATION OF 4-16dS OPTIONAL NAIL HOLES
(2) FOR SYP GIRDER & SPF STUDS



ALTERNATE CONNECTION WHERE ROD CANNOT BE PLACED IN WALL ONE STORY WOOD FRAME w/ RODS



(TYP.) CORNER FRAMING WOOD FRAME



(TYP.) INTERSECTING WALL FRAMING WOOD FRAME

EXTERIOR WALL STUD TABLE FOR SPF #2 STUDS

(1) 2x4 @ 16" OC	TO 10'-1" STUD HEIGHT
(1) 2x4 @ 12" OC	TO 11'-2" STUD HEIGHT
(1) 2x6 @ 16" OC	TO 15'-7" STUD HEIGHT
(1) 2x6 @ 12" OC	TO 17'-3" STUD HEIGHT

THIS STUD HEIGHT TABLE IS PER 2012 WFCM, TABLE 3.2.08A, EXTERIOR LOAD BEARING & NON LOAD BEARING STUD LENGTHS FOR WALLS WITH OSB EXTERIOR AND 1/2" GYP INTERIOR RESISTING INTERIOR ZONE WINDLOADS, 130 MPH, EXPOSURE C, STUD DEFLECTION LIMIT H240 (NOT OK FOR SOME BRITTLE FINISH). STUD SPACINGS SHALL BE MULTIPLIED BY 8 FOR FRAMING LOCATED WITHIN 4 FEET OF CORNERS FOR END ZONE LOADING. (END ZONE EXAMPLE 16" O.C. x 0.8 = 12.8" O.C.)

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

GENERAL NOTES:

TRUSSES: TRUSSES SHALL BE DESIGNED BY A FLORIDA LICENSED ENGINEER IN ACCORDANCE WITH THE 2010 FBOR. 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'S 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 415LB 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" W1.4 x W1.4, FB = 85KSI, WELDED WIRE REINFORCEMENT FABRIC (W.W.M.) CONFORMING TO ASTM A185, 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 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 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 12". DO NOT CUT W/M OR REINFORCING STEEL. CONTRACTOR'S APPROVAL. THE CONTROL JOINTS ARE NOT INTENDED TO PREVENT CRACKS BUT RATHER TO ENCOURAGE THE SLAB TO CRACK IN A GIVEN LINE.)

REBAR: ASTM A 615, GRADE 60, DEFORMED BARS, F_y = 60 KSI, ALL LAP SPLICES 40" DB (25" FOR #5 BARS); UNO. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 315-06, U.N.O.

GLULAM BEAMS: 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 CALCULATIONS.

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 8d COMMON NAILS (131) 6"OC PANEL EDGES, (2"OC INTERMEDIATE MEMBERS, GABLE ENDS AND DIAPHRAGM BOUNDARY, 4"OC, UNO.

STRUCTURAL CONNECTORS: MANUFACTURERS 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 16" 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 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 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 2010 FBOR 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 2010 FBOR, SECTION R301.2.1 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 2010 FBOR REQUIRED 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 2010 FLORIDA BUILDING CODE RESIDENTIAL, SECTION R301.2.1 (ENCLOSED SIMPLE DIAPHRAGM BUILDINGS WITH FLAT, HIPPED, OR GABLE ROOFS; MEAN ROOF HEIGHT)

BUILDING IS NOT IN THE HIGH VELOCITY HURRICANE ZONE

BUILDING IS NOT IN THE WIND-BORNE DEBRIS REGION

1) BASIC WIND SPEED = 130 MPH, (3 SEC GUST, 33 FT, EXP. C)

2) WIND EXPOSURE = C, BUILDER MUST FIELD VERIFY

3) TOPOGRAPHIC FACTOR = 1.0, BUILDER MUST FIELD VERIFY

4) RISK CATEGORY = II, (MRI = 700 YR)

5) ROOF ANGLE = 7-45 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 (R2)
1	39 -43
2	39 -68
3	39 -100
4	43 -46
5	43 -57
Garage Door	
2010 FBOR, Table R301.2(4)	
8x7 Garage Door	37 -42
16x7 Garage Door	36 -40

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)

REVISIONS

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

WINDLOAD ENGINEER: Mark Disoway,
PE No. 53915, POB 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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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, 2010 Florida Building Code Residential

the best of my knowledge.

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

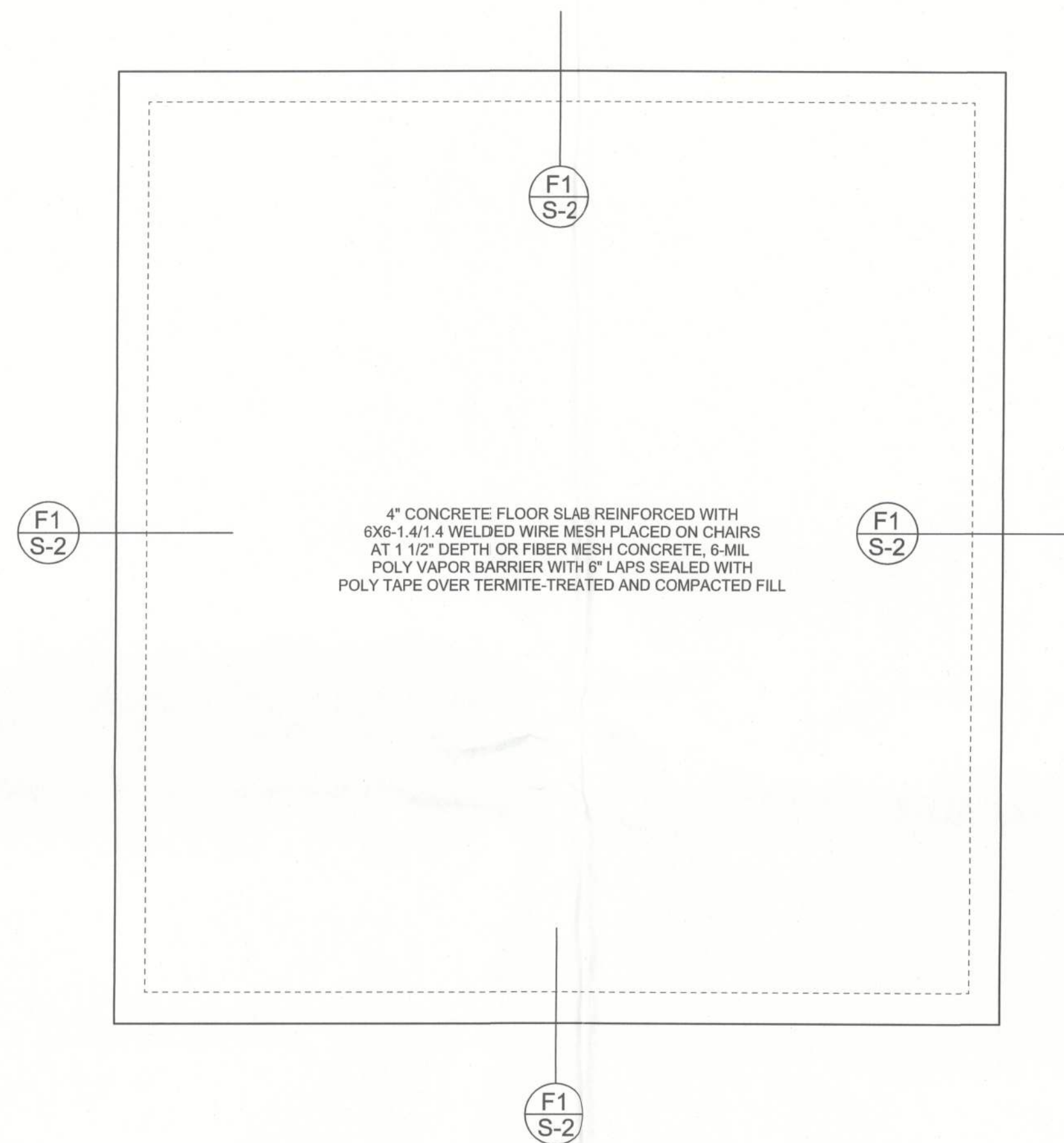
MARK DISOWAY
P.E. 53915
WINDLOAD ENGINEER
FLORIDA
SEPTEMBER 11, 2012

Hometown Homes

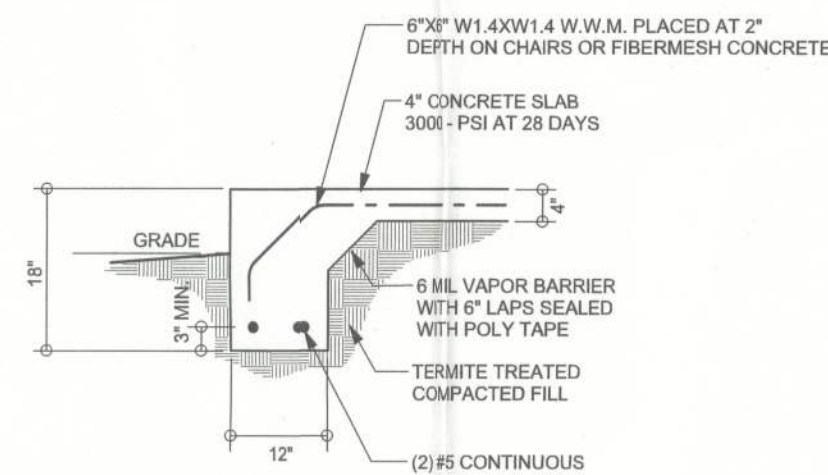
Mrs. Simms
Residence

ADDRESS:
Columbia County, Florida

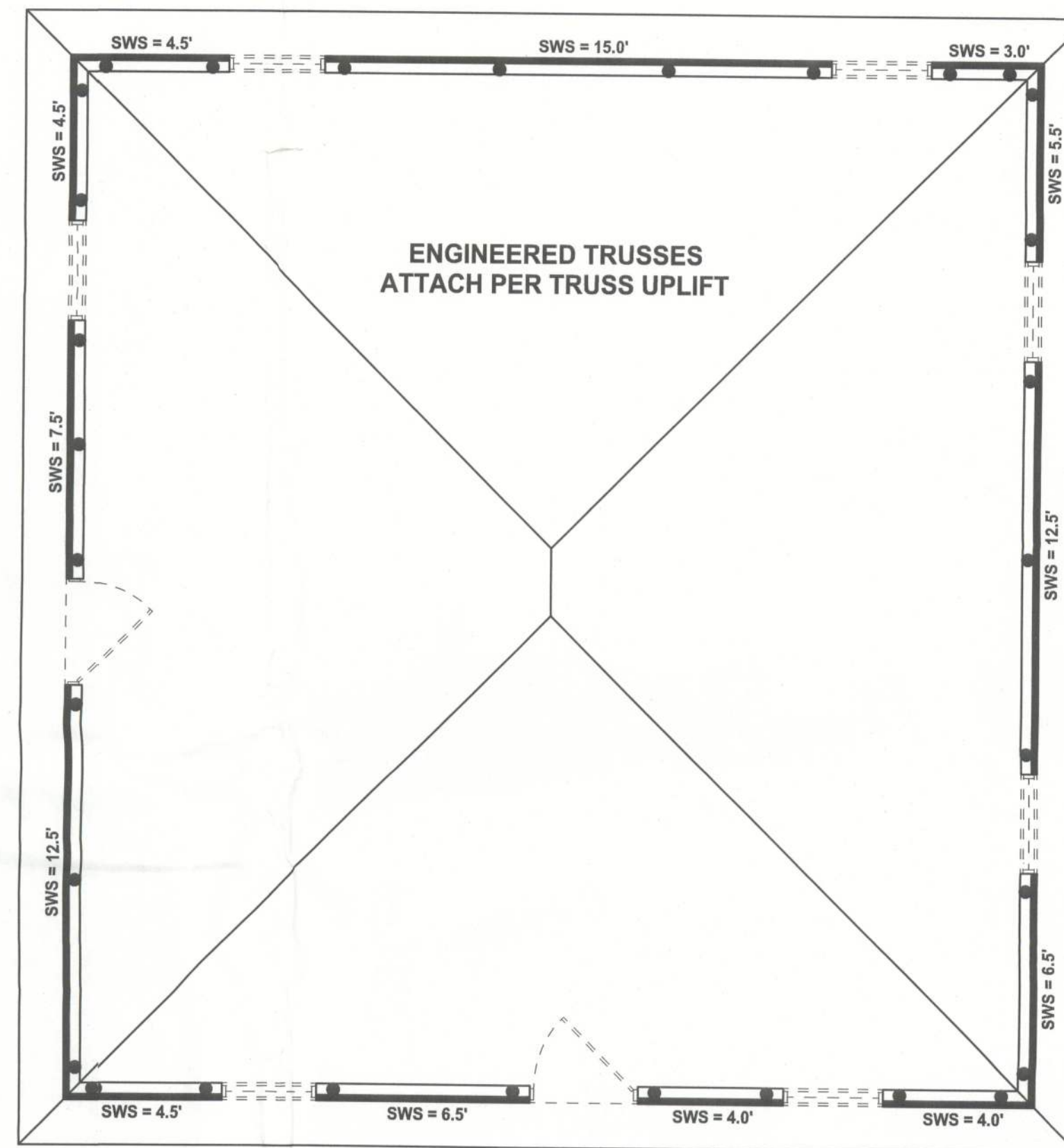
Mark Disoway P.E.
P.O. Box 868
Lake City, Florida 32056
Phone: (386) 754 - 5419
Fax: (386) 269 - 4871



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
DIMENSIONS ON STRUCTURAL SHEETS
ARE NOT EXACT. REFER TO ARCHITECTURAL
FLOOR PLAN FOR ACTUAL DIMENSIONS



MONOLITHIC FOOTING
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 BRACING IS TO BE RESTRAINED PER BCSI-03, BCSI-B1, BCSH-B2, & BCSH-B3. BCSI-B1, BCSH-B2, & BCSH-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

- 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 PLYS IN HEADER

WALL LEGEND

	EXTERIOR WALL
	INTERIOR NON-LOAD BEARING WALL
	INTERIOR LOAD BEARING WALL w/ NO UPLIFT
	INTERIOR LOAD BEARING WALL w/ UPLIFT

TOTAL SHEAR WALL SEGMENTS

	INDICATES SHEAR WALL SEGMENTS	
	REQUIRED	ACTUAL
TRANSVERSE	24.8'	41.5'
LONGITUDINAL	12.8'	49.0'

REVISIONS	

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

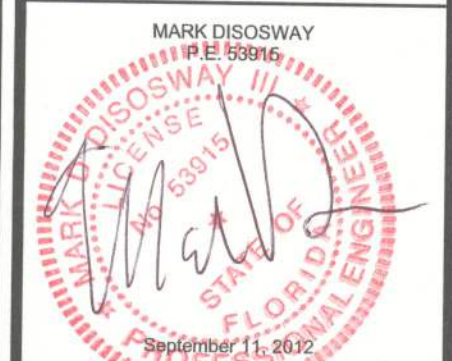
WINDLOAD ENGINEER: Mark Disoway
PE No. 53915, POB 868, Lake City, FL
32056, 386-754-5419

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Hometown Homes

Mrs. Simms
Residence

ADDRESS:
Columbia County, Florida

Mark Disoway P.E.
P.O. Box 868
Lake City, Florida 32056
Phone: (386) 754 - 5419
Fax: (386) 269 - 4871

PRINTED DATE:
September 11, 2012

DRAWN BY: David Disoway
STRUCTURAL BY: David Disoway

FINALS DATE:
11Sep12

JOB NUMBER:
1209031

DRAWING NUMBER

S-2

OF 2 SHEETS