



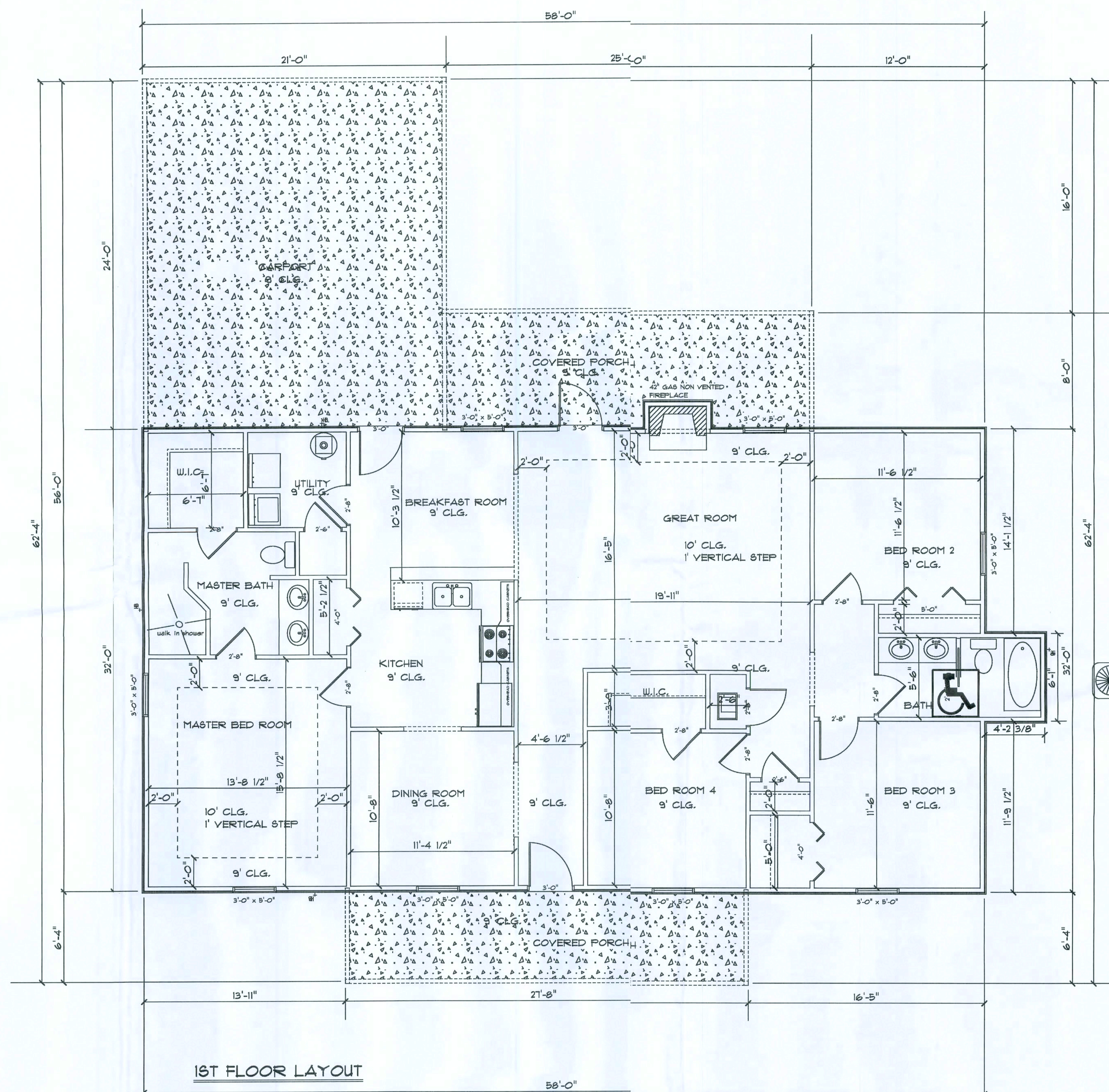
SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

AREA SUMMARY

LIVING	SQ.FT.	1907
FRONT PORCH	SQ.FT.	175
BACK PORCH	SQ.FT.	193
CARPORT	SQ.FT.	504

TOTAL SQ.FT. 2779

ALL CLG. HGT.
9' U.O.N.



BRYAN ZECHER CONSTRUCTION INC.

SCALE 1/4"=1'
DATE June 24, 2009

APPROVED

DRAWN BY JFB
REVISED 6-19-09

JOB NAME: BUNTON RES.

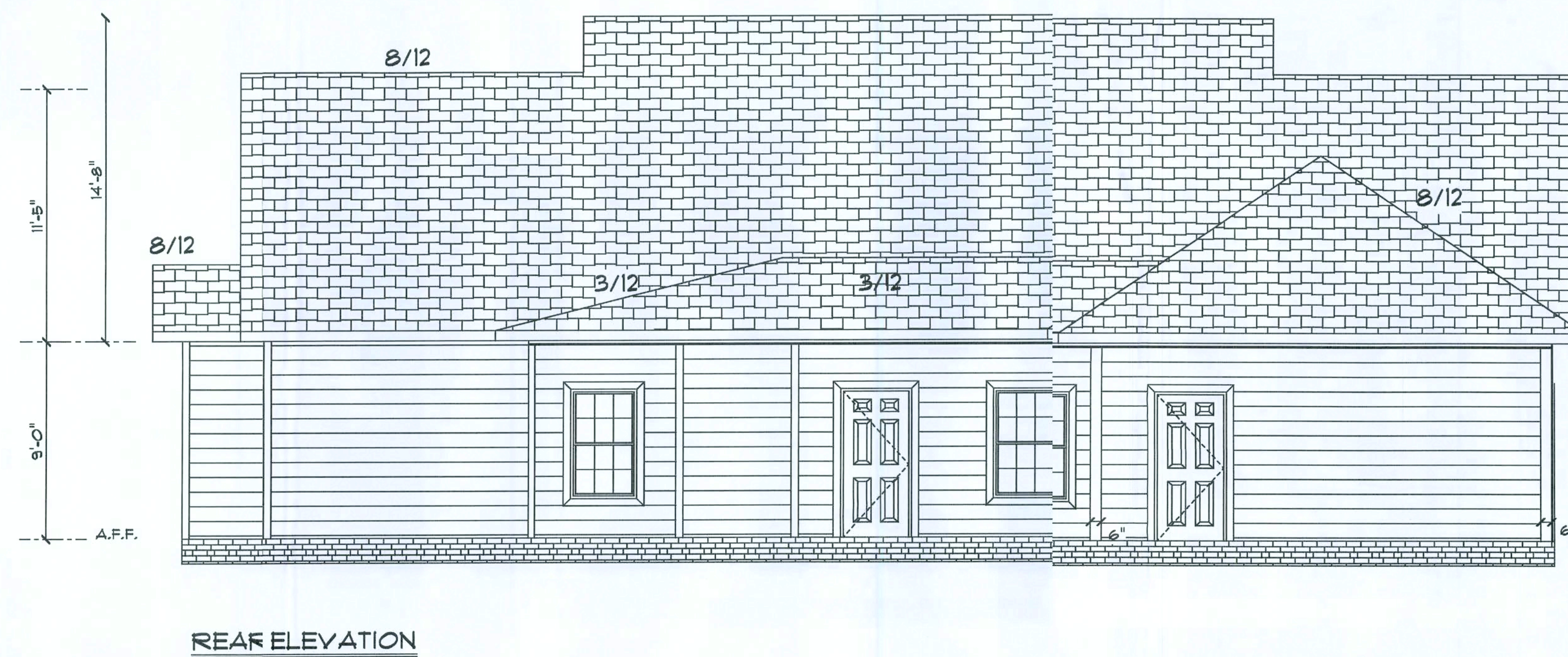
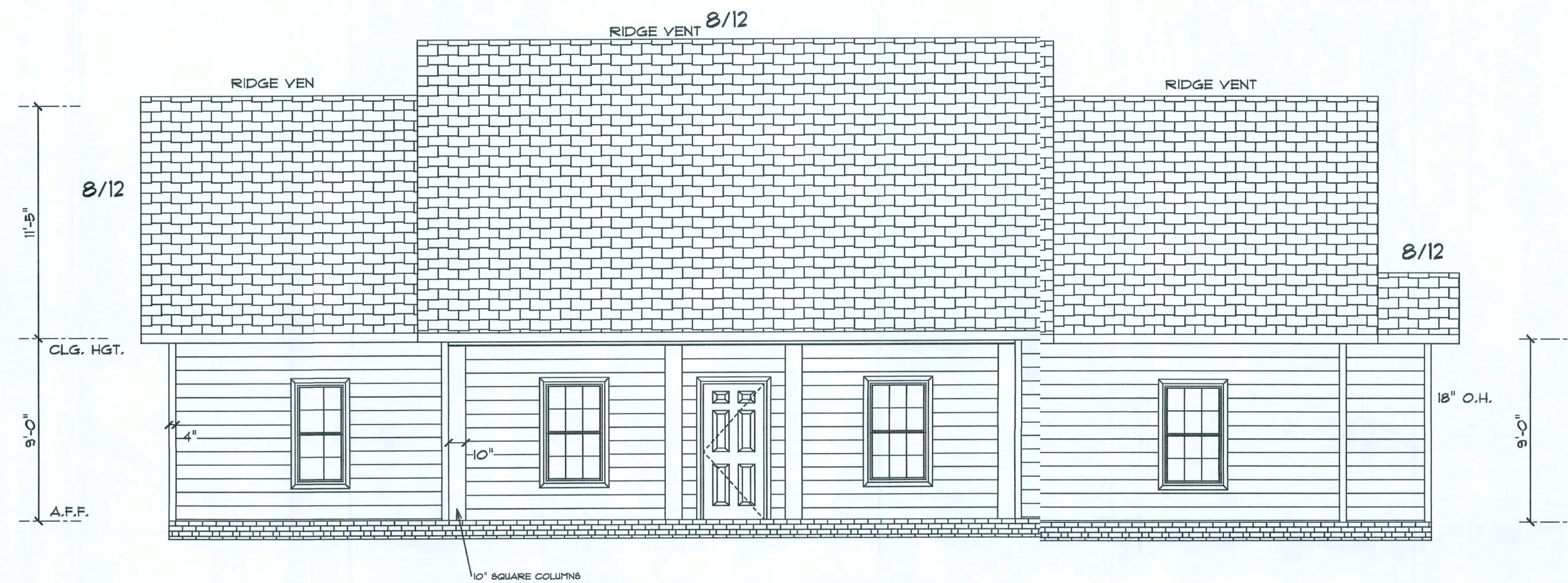
RYAN AND STEPHANIE BUNTON
RESIDENT

ADDRESS
438 SE CHASTEEN LANE
LAKE CITY FL 32025
COLUMBIA COUNTY

A1 OF 4 SHEETS

FLOOR PLAN





BRYAN ZECHER CONSTRUCTION INC.

SCALE 1/4"=1'	APPROVED	DRAWN BY JFB
DATE June 24, 2009		REVISED 6-19-09

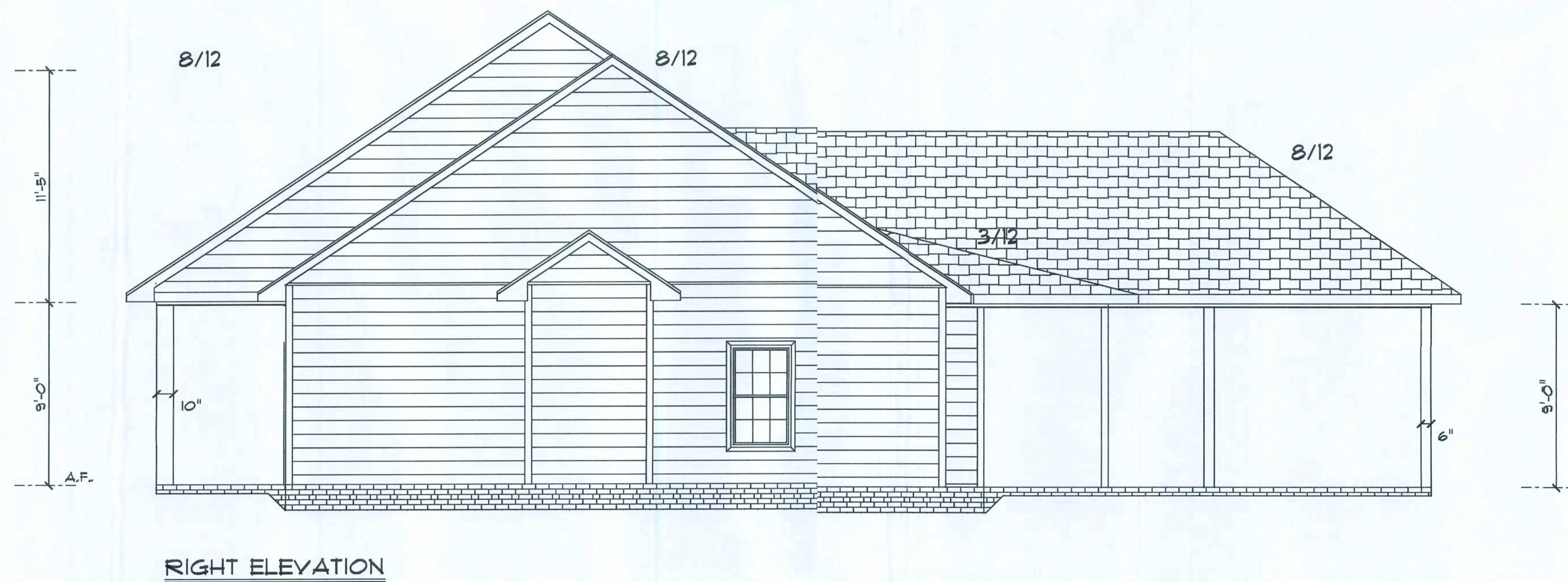
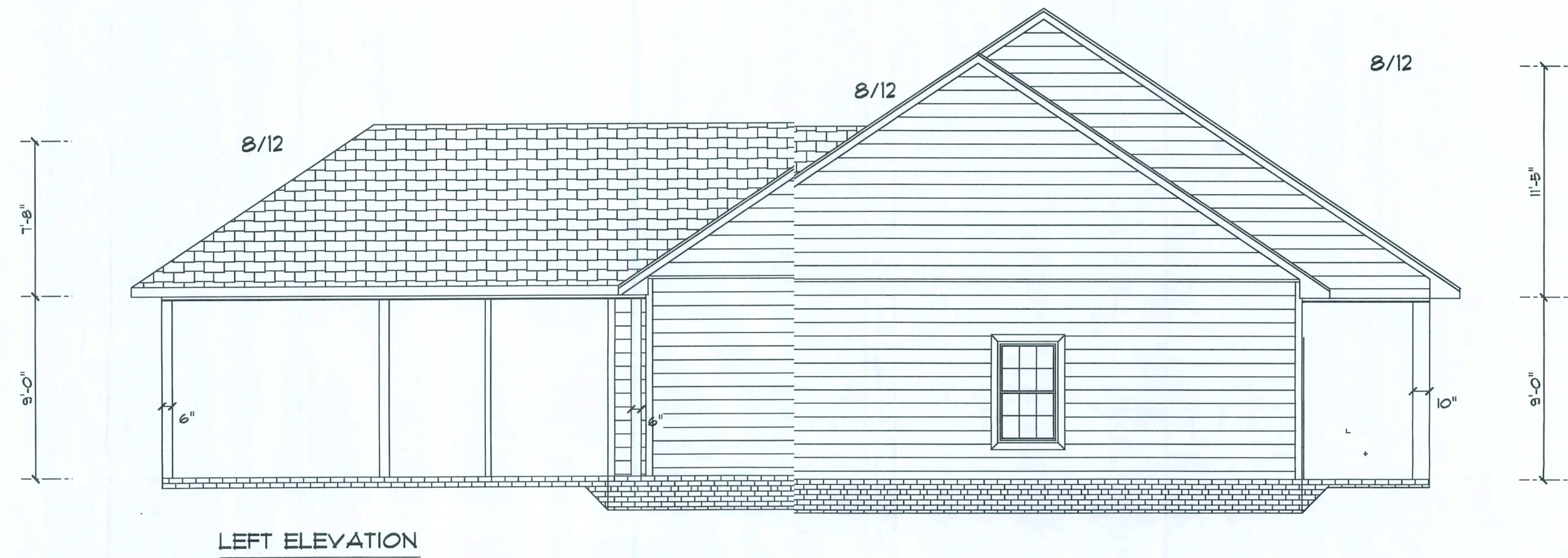
JOB NAME: BUNTON RES.

RYAN AND STEPHANIE BUNTON
RESIDENT

ADDRESS
438 SE CHASTEEN LANE
LAKE CITY FL 32025
COLUMBIA COUNTY

A2 OF 4 SHEETS

ELEVATIONS



BRYAN ZECHER CONSTRUCTION INC.

SCALE 1/4"=1'	APPROVED	DRAWN BY JFB
DATE June 24, 2008		REVISED 6-13-09

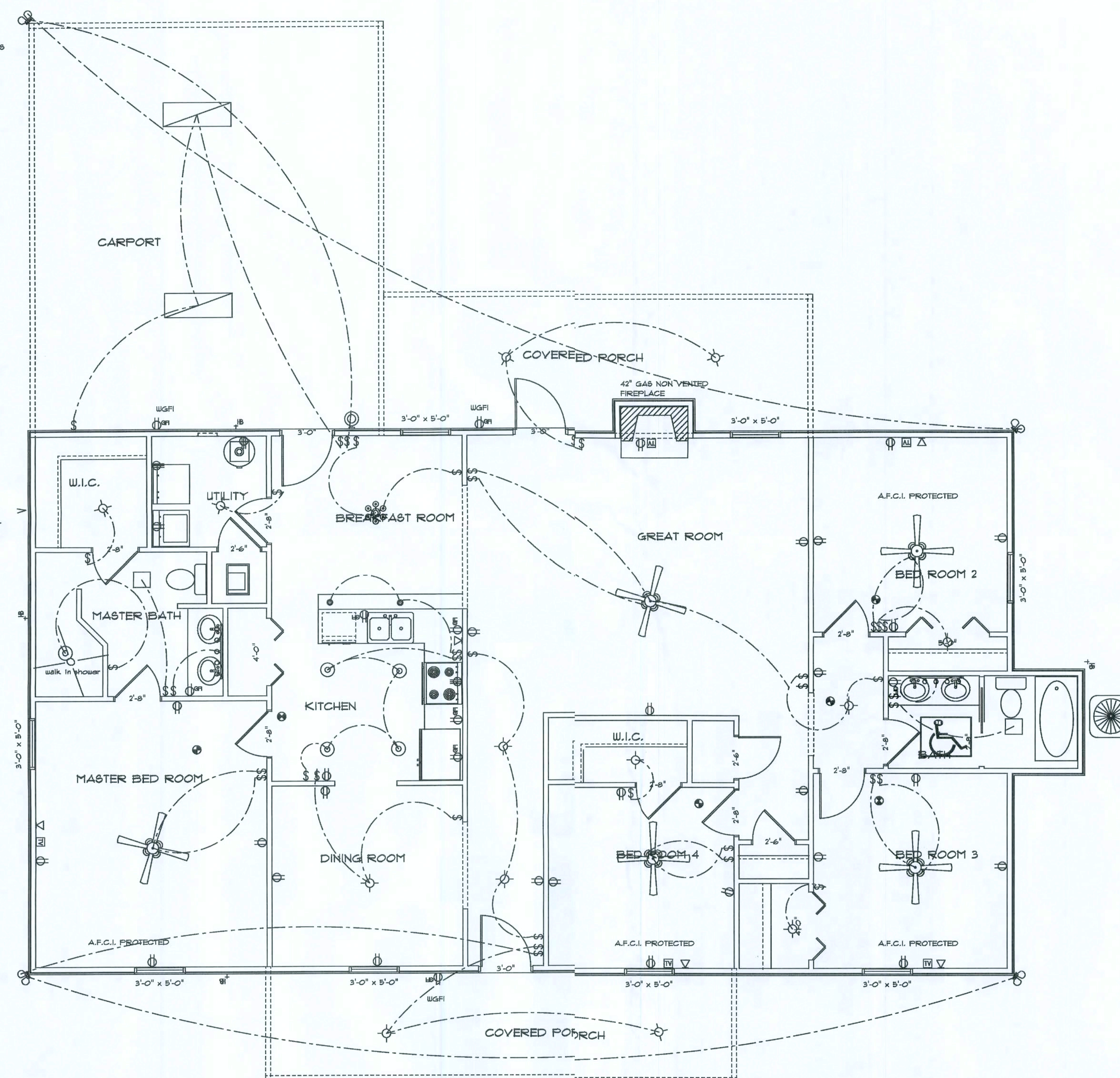
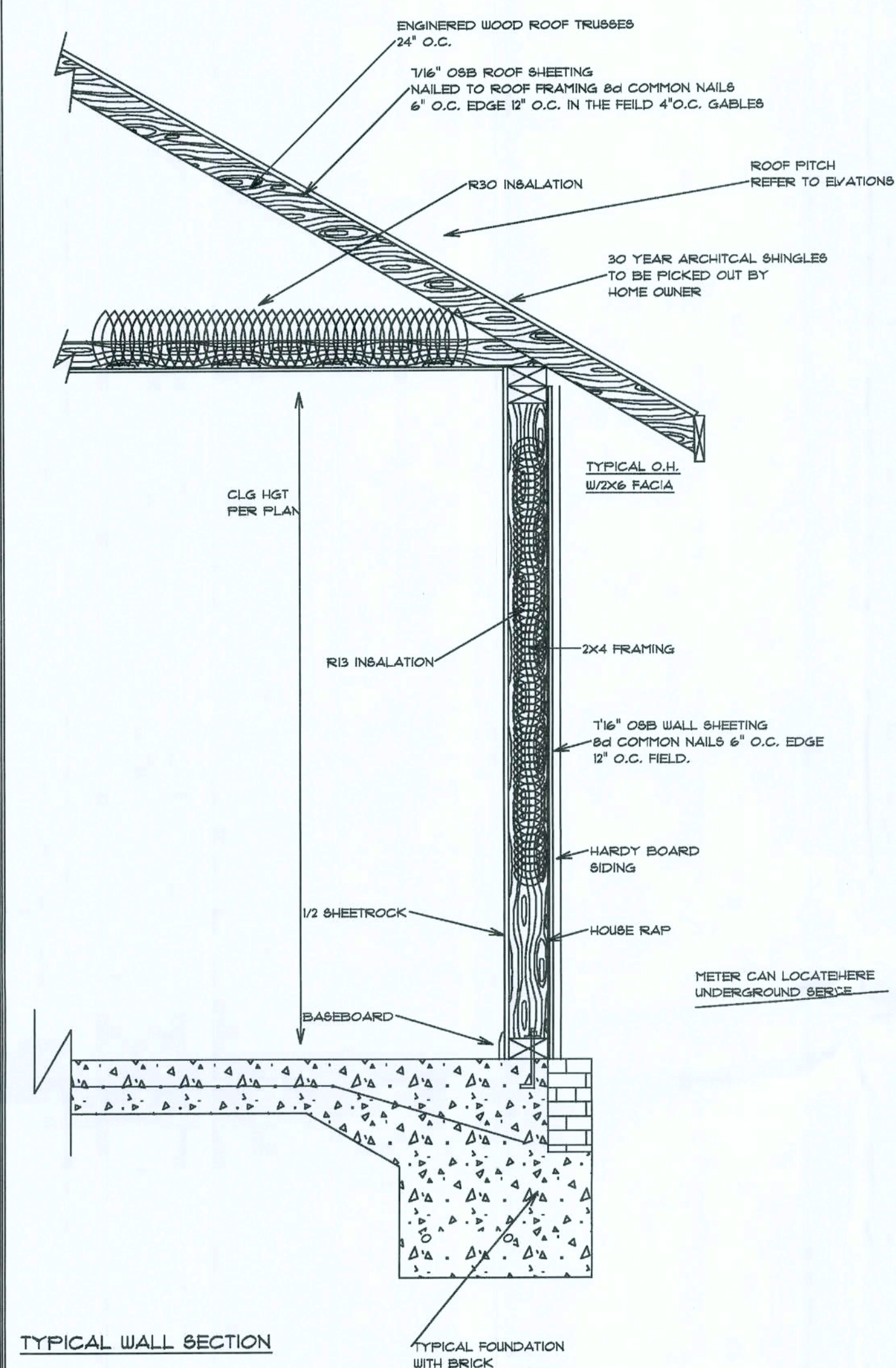
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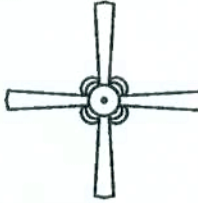

















RYAN AND STEPHANIE BUNTON
RESIDENT

ADDRESS
438 SE CHASTEEN LANE
LAKE CITY FL 32025
COLUMBIA COUNTY

A3 OF 4 SHEETS

ELEVATIONS



ELECTRICAL	SYMBOL
ceiling fan spotlights 1	
ceiling lamp large	
ceiling light vent square	
exterior light 5	
ceiling CANlight	
chandelier	
double spotlight	
pendant globe	
vanity bar light	
electrical panel	
cable tv outlet	
light	
outlet	
outlet 220v	
outlet gfi	
smoke detector	
switch	
telephone	

SOFTPLA

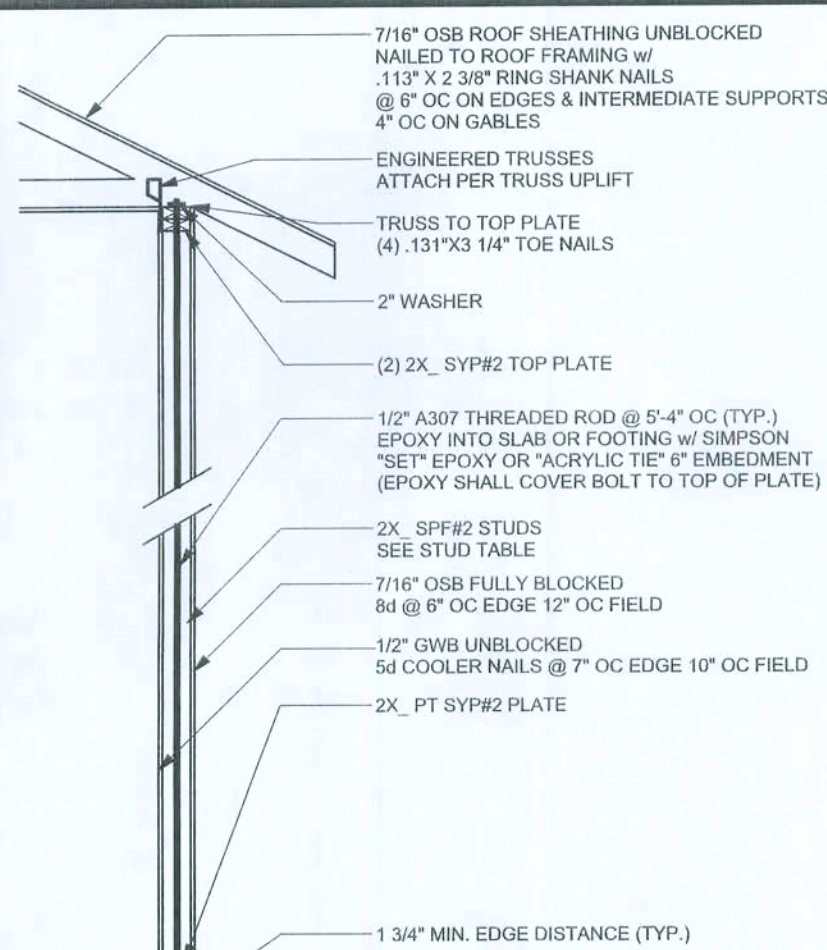
BRYAN ZECHER
CONSTRUCTION
INC.

SCALE 1/4"=1'	APPROVED	DRAWN BY JFE
DATE June 24, 2009		REVISED 6-19-09

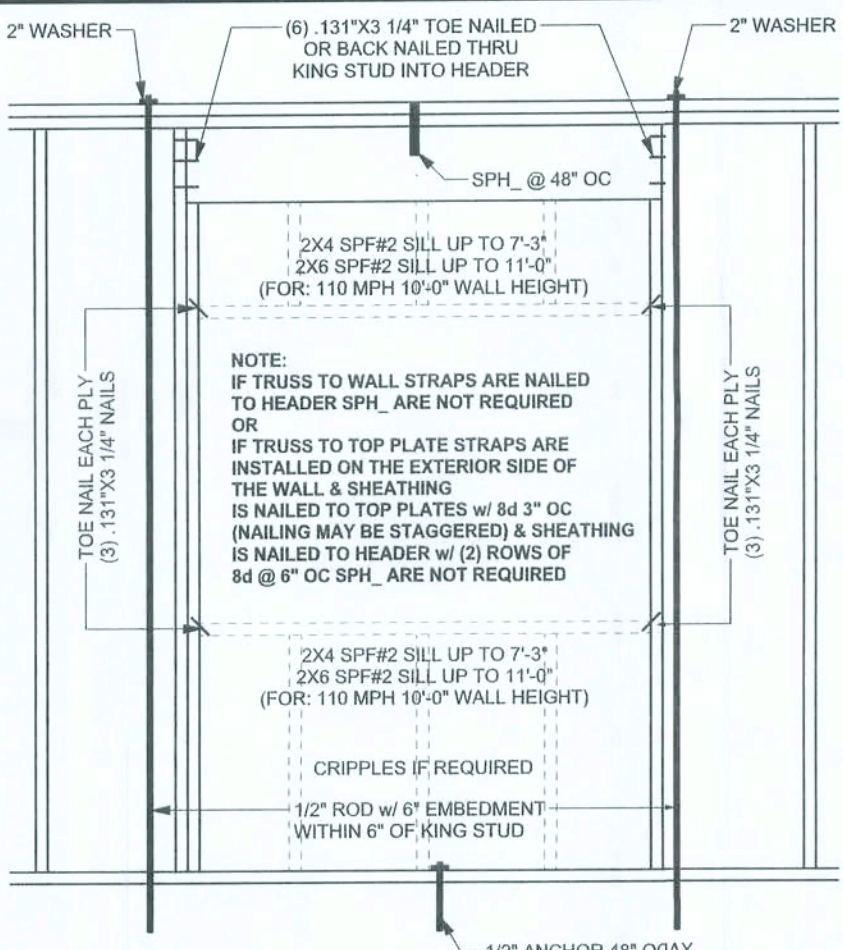
JOB NAME:	BUNTON RES.
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RYAN AND STEPHANIE BUNTON
RESIDENT

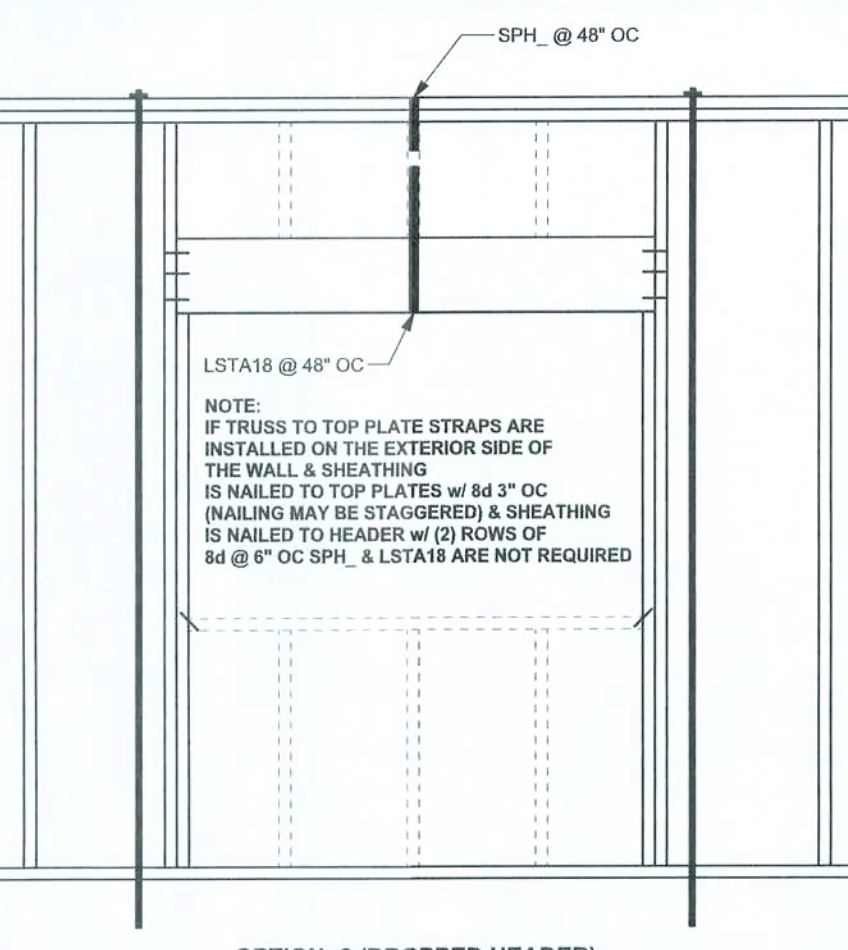
ADDRESS
438 SE CHASTEEN LANE
LAKE CITY FL 32025
COLUMBIA COUNTY



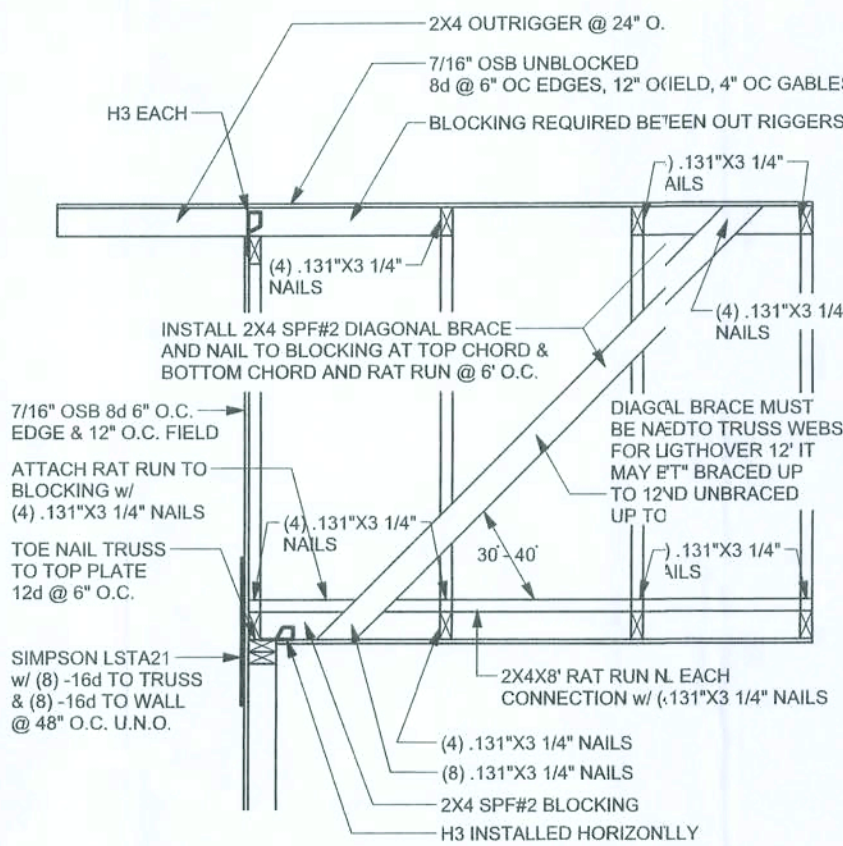
(TYP.) EXTERIOR WALL
ONE STORY WOOD FRAME w/ RAFTERS



(TYP.) HEADER
ONE STORY WOOD FRAME w/ RAFTERS

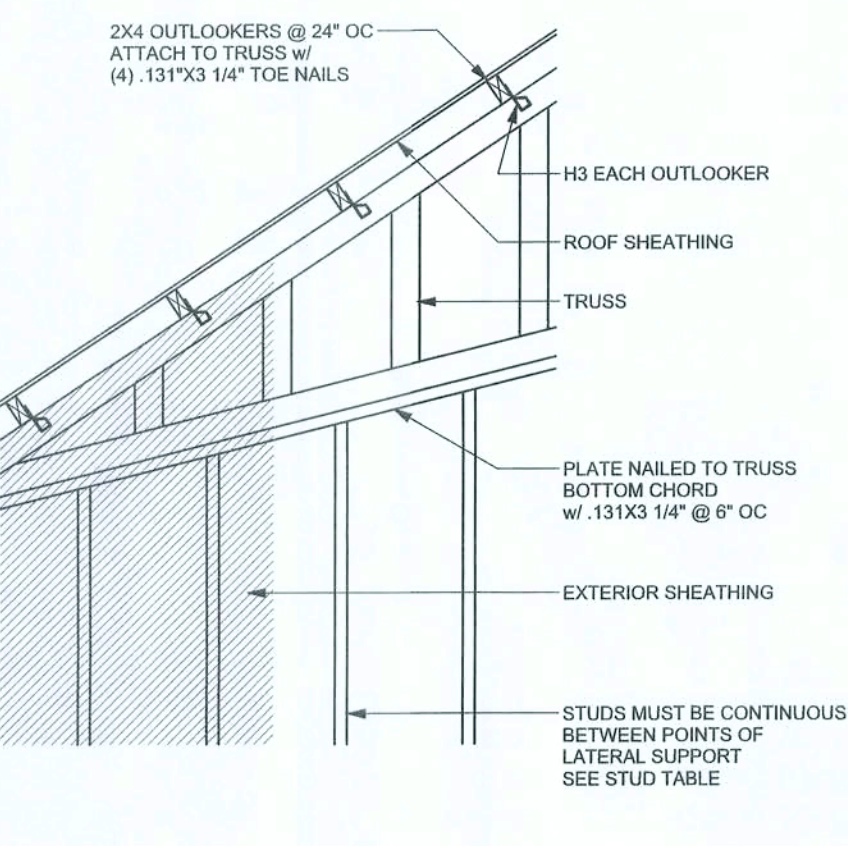


OPTION: 2 (DROPPED HEADER)

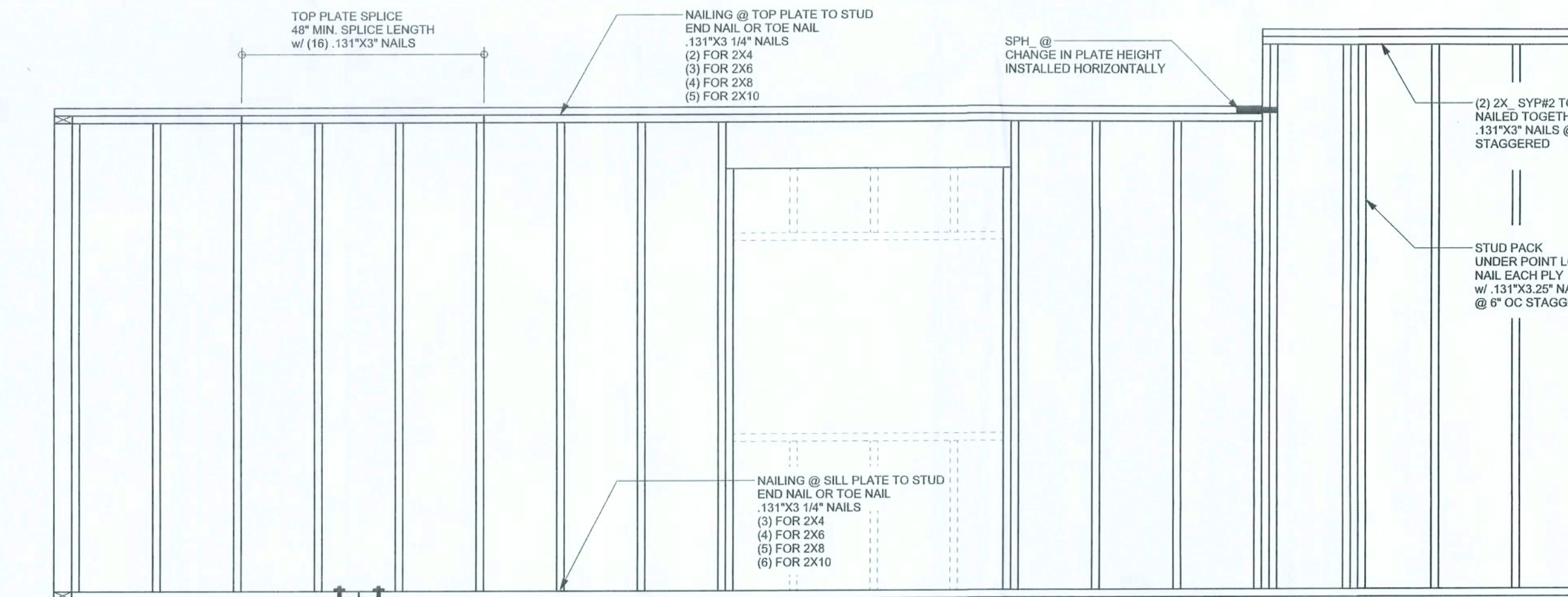


SPACE RAT RUN & DIAGONAL BRACE 6'-0" O.C.
FOR GABLE HEIGHT UP TO 25'-0" 110 MPH, EXP. C, FCLOSED

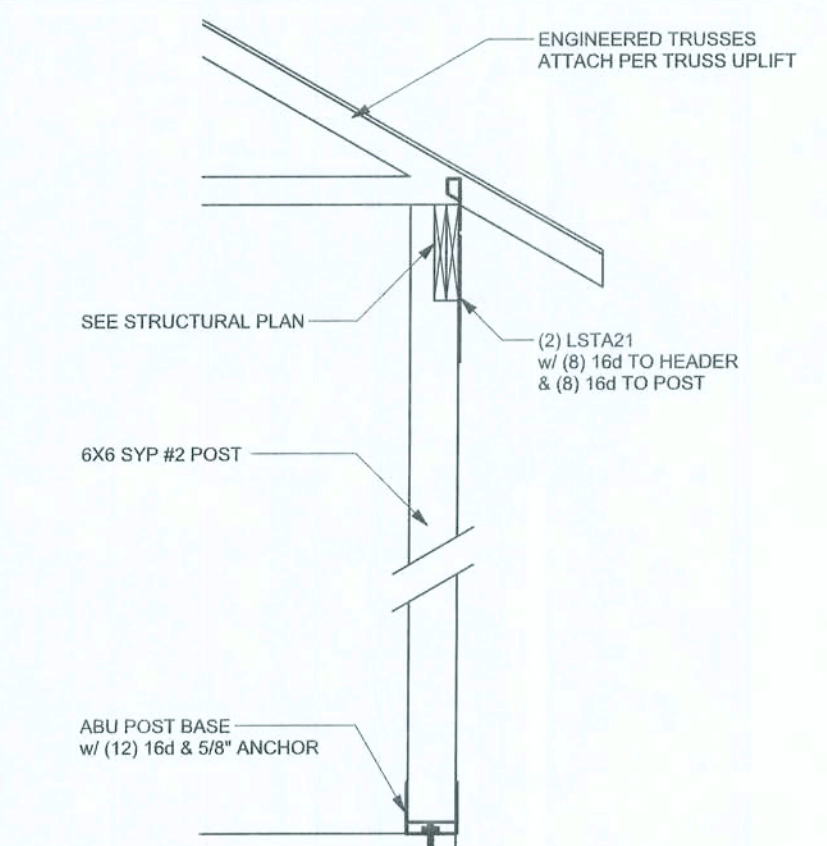
(TYP.) GABLE BRACING DETAIL
WOOD FRAME



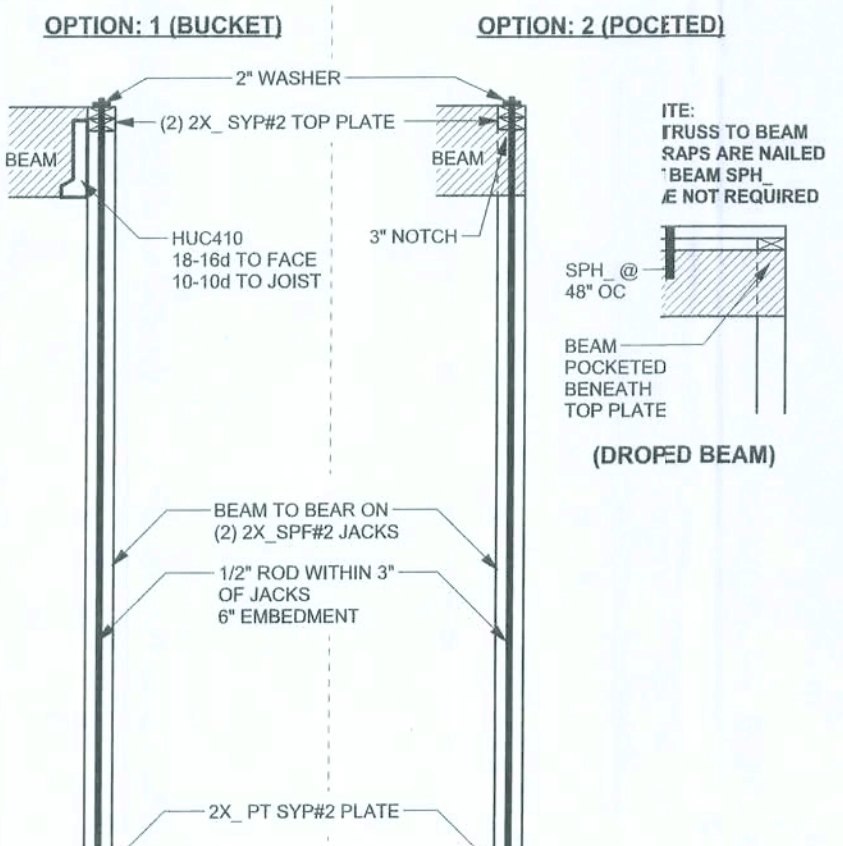
(TYP.) GABLE WALL w/ VAULTED CEILING
WOOD FRAME



(TYP.) WALL CONNECTIONS
ONE STORY WOOD FRAME



(TYP.) PORCH POST
ONE STORY WOOD



(TYP.) BEAM TO WALL
WOOD FRAME w/ RAFTERS

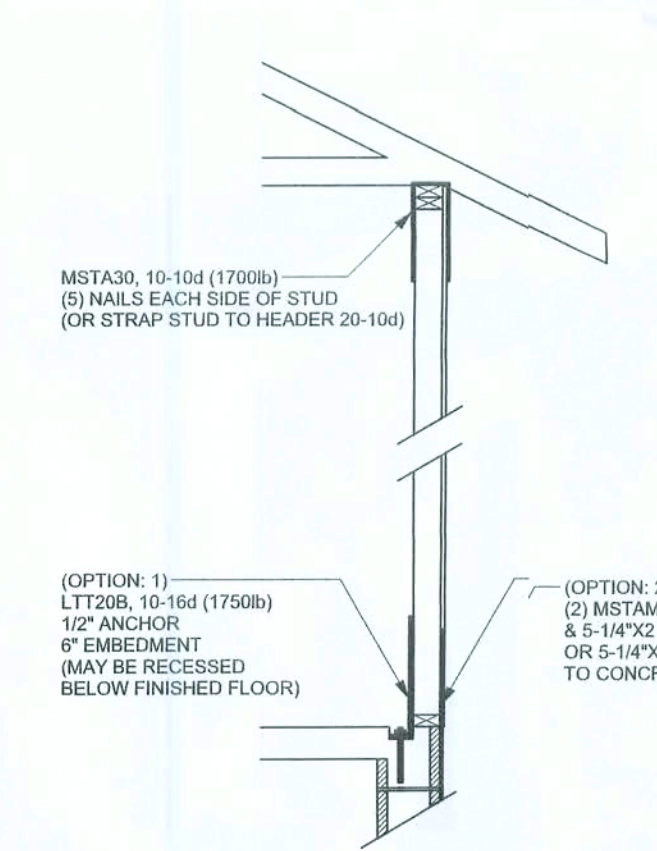
LOWABLE UPLIFT:
79 LB

ANCHOR TABLE

OBTAIN UPLIFT REQUIREMENTS FROM TRUSS
MANUFACTURER'S ENGINEERING

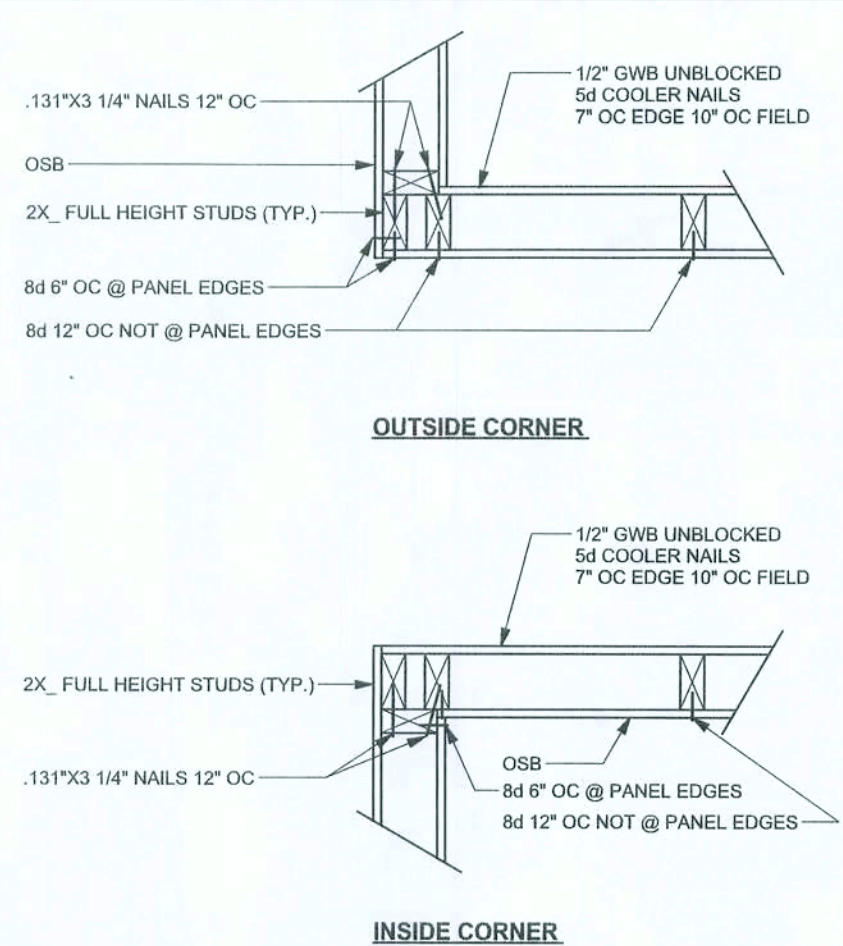
TRUSS CONNECTOR	UPLIFT SYP	UPLIFT SPF	F1 SYP	F2 SYP	F1 SPF	F2 SPF	TO RAFTER/TRUSS	TO PLATES
H5	455	265	115	200	100	170	4-8d x 1 1/2"	4-8d x 1 1/2"
H3	415	290	125	160	105	140	4-8d x 1 1/2"	4-8d x 1 1/2"
H2.5	415	365	150	150	130	130	5-8d x 1 1/2"	5-8d x 1 1/2"
H2.5A	480	480	110	110	110	110	5-8d x 1 1/2"	5-8d x 1 1/2"
H6	950	820					8-8d	8-8d
H8	745	565					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"	13-8d
H10	900	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"
TO FOUNDATION								
LGT2	2050	1785	700	170	700	170	14-16d	14-16d
LGT3-SDS2.5	3685	2655	795	410	795	410	12-SDS 1/4" x 2 1/2"	26-16dS
LGT4-SDS3	4060	3860	2000	675	2000	675	12-SDS 1/4" x 3"	36-16dS
MG1	3985	3330					22-10d	5/8" ANCHOR
HGT-2	10880	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
TO STUDS								
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	565	535					4-10d	6-10d
SP2	1065	605					6-10d	6-10d
SP4	885	760					6-10d x 1 1/2"	6-10d x 1 1/2"
SPH4	1240	1065					10-10d x 1 1/2"	10-10d x 1 1/2"
SP6	885	760					6-10d x 1 1/2"	6-10d x 1 1/2"
SPH6	1240	1065					10-10d x 1 1/2"	10-10d x 1 1/2"
LSTA18	1235	1110					14-10d	14-10d
LSTA21	1235	1235					16-10d	16-10d
CS20	1030	1030					14-10d	14-10d
CS16	1705	1705					22-10d	22-10d
TO FOUNDATION								
LTT19	1350	1305					8-16d	1/2" ANCHOR
LTT31	2310	2310					16-10d x 1 1/2"	5/8" ANCHOR
HDA	2775	2570					2-5/8" BOLTS	5/8" ANCHOR
HTT16	4175	3695					16-16d	5/8" ANCHOR
HTT22	5260	5250					32-16d	5/8" ANCHOR
ABU44	2300	2300					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

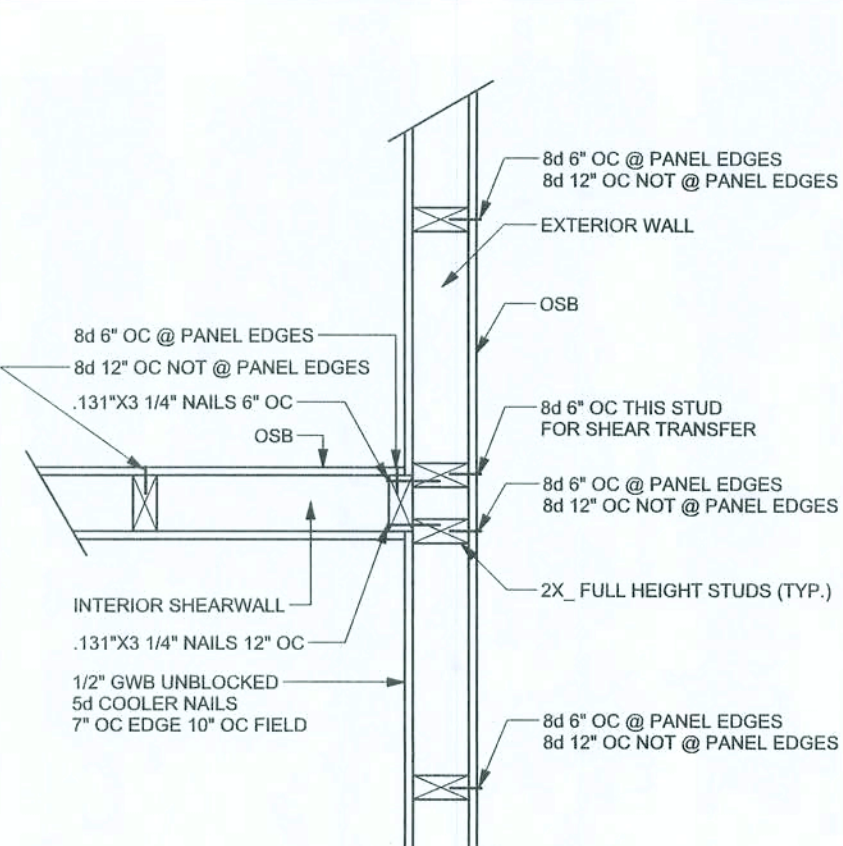


ALTERNATE CONNECTION WHERE
ROD CANNOT BE PLACED IN WALL
ONE STORY WOOD FRAME w/ RAFTERS

ALLOWABLE UPLIFT:
1900 LB



(TYP.) CORNER FRAMING
WOOD FRAME



(TYP.) INTERSECTING WALL FRAMING
WOOD FRAME

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 3.20B.
EXTERIOR LOAD BEARING & NON LOAD BEARING STUD LENGTHS
RESISTING INTERIOR ZONE WIND LOADS 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.

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 SYP	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 FBCR 2007. TRUSS ENGINEERS 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 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 STRUCTURE. STRAP 2X8 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 PROVIDES 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, F_y = 60KSI, 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 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 12FT. DO NOT CUT WWM OR REINFORCING 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 40" DB
(25" FOR #6 BARS). UNO. ALL REINFORCEMENT SHALL BE DETAILD AND PLACED IN
ACCORDANCE WITH ACI 315-96, 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 SIGNED 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 8d COMMON NAILS
(131), 6"OC PANEL EDGES, 12"OC INTERMEDIATE MEMBERS, GABLE ENDS AND
DIAPHRAGM BOUNDARY. 4"OC.

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-507 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 3/16"; WITH 5/8" BOLTS TO BE
2" x 3" x 3/16"; WITH 3/4" BOLTS TO BE 3" x 3" x 3/16"; WITH 1" BOLTS TO BE 3" x 3" x 3/16"; WITH
1 1/2" BOLTS TO BE 3" x 3" x 3/16"; 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 FBCR 2004 REQUIREMENTS FOR THE STATED WIND VELOCITY AND
DESIGN PRESSURES.

PROVIDE A CONTINUOUS LOAD PATH FROM TRUSSES TO FOUNDATION. IF YOU
RELIEVE 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 FBCR 2007, 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 FBCR 2007 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 2007 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 60 FT IN EXP. B; 30 FT IN EXP. C AND >10%
SLOPE AND UNOBSERVED UPWARD FOR 50x HEIGHT OR 1 MILE WHICHEVER IS LESS.)

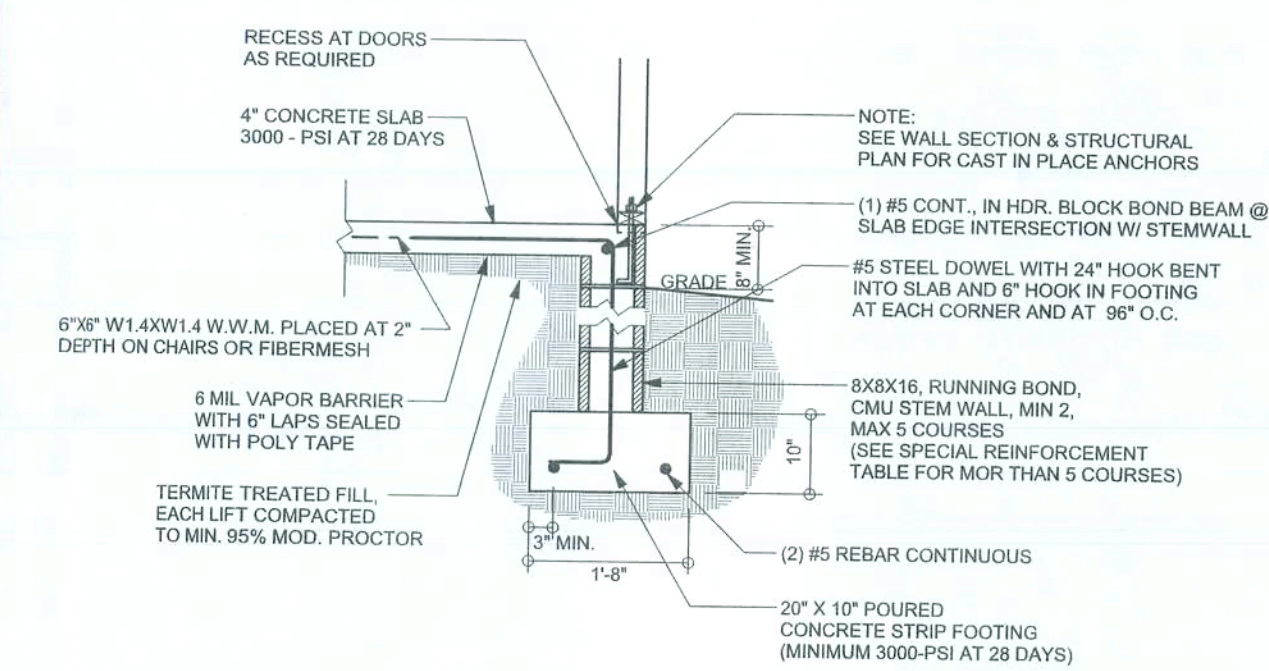
BUILDING IS NOT IN THE HIGH VELOCITY HURRICANE ZONE

BUILDING IS NOT IN THE WIND-BORNE DEBRIS REGION

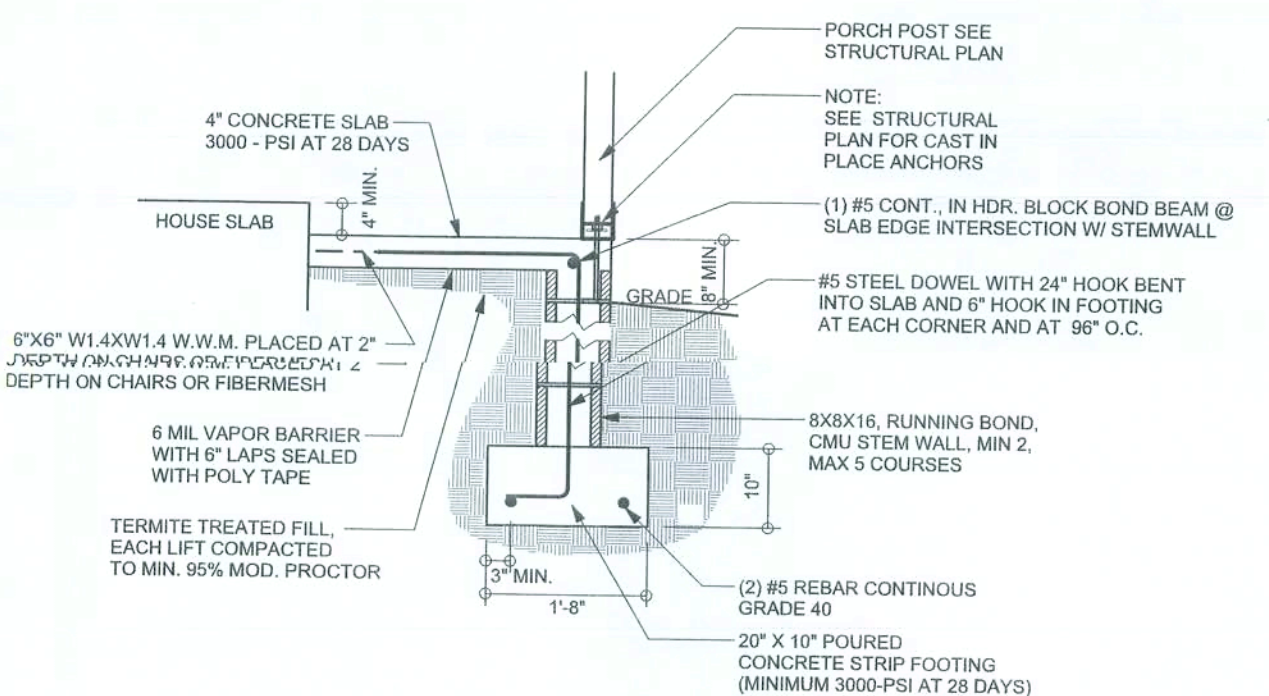
1) BASIC WIND SPEED = 110 MPH

2) WIND EXPOSURE = B

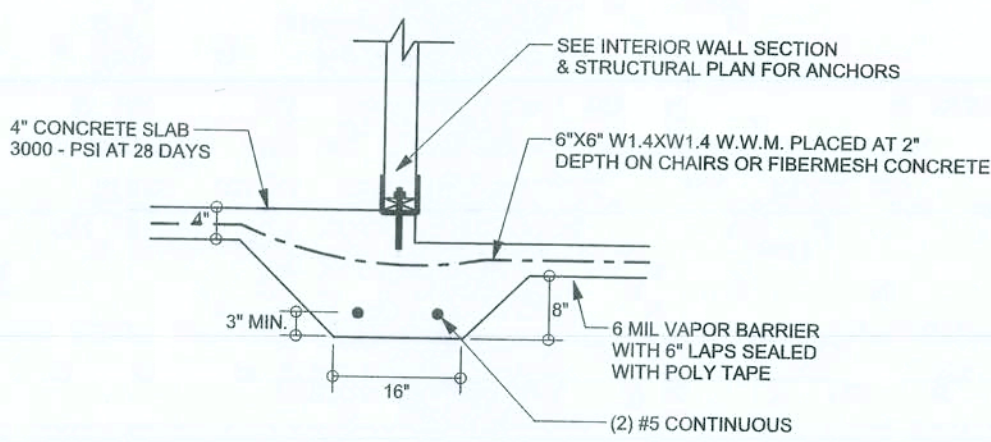
3) WIND IMPORTANCE FACTOR =



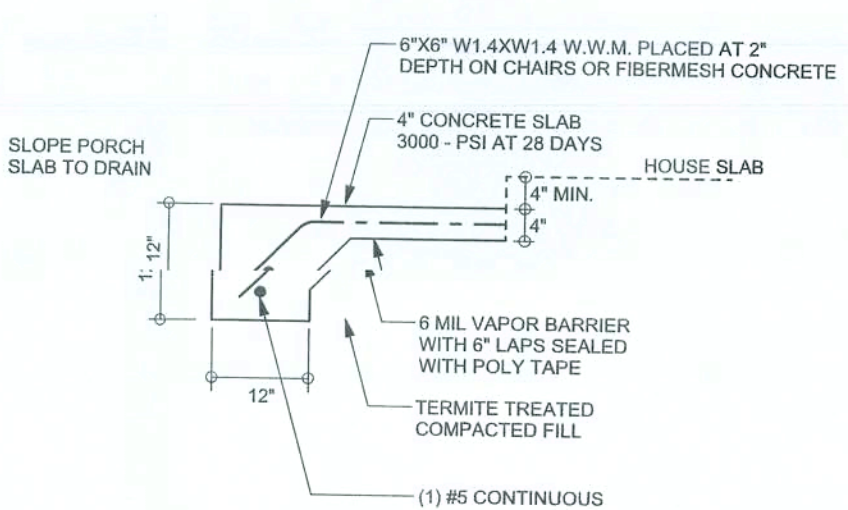
F9 S-2 STEM WALL FOOTING
SCALE: 1/2" = 1'-0"



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



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

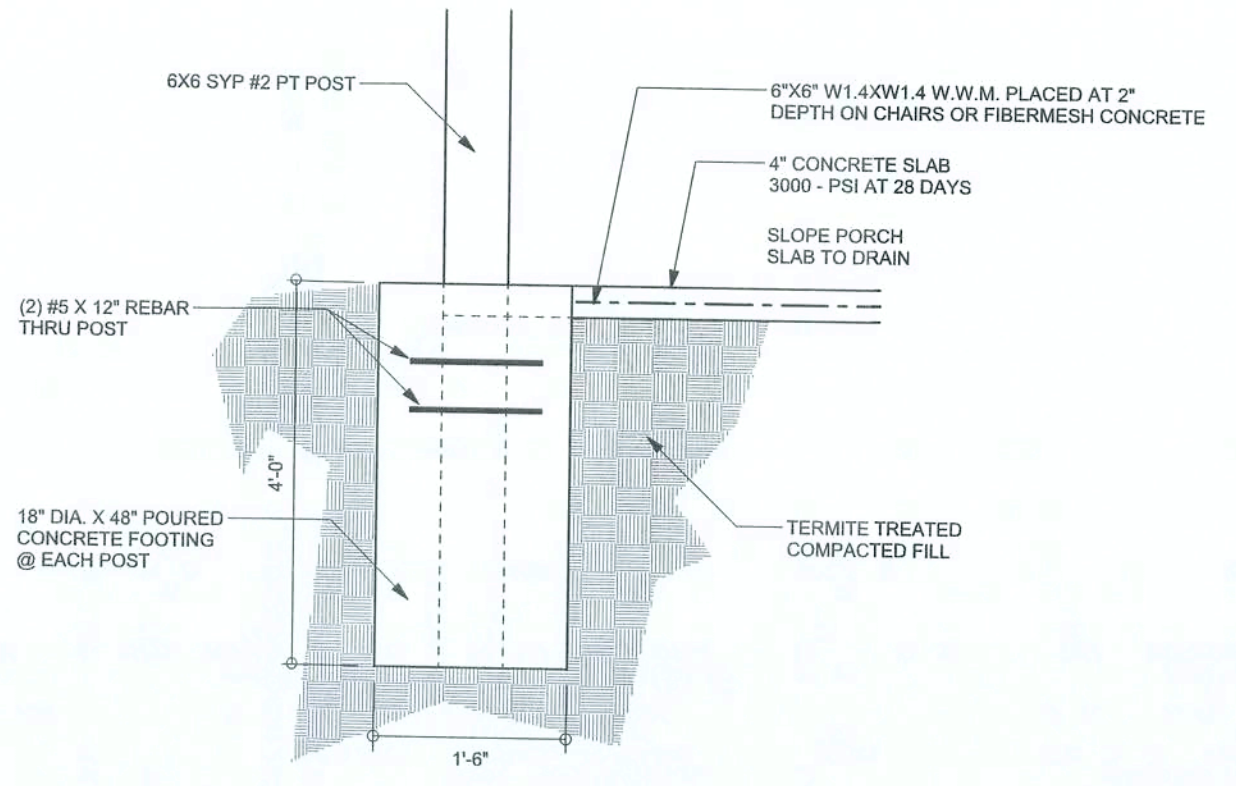


F5 S-2 CARPORT EDGE FOOTING
SCALE: 1/2" = 1'-0"

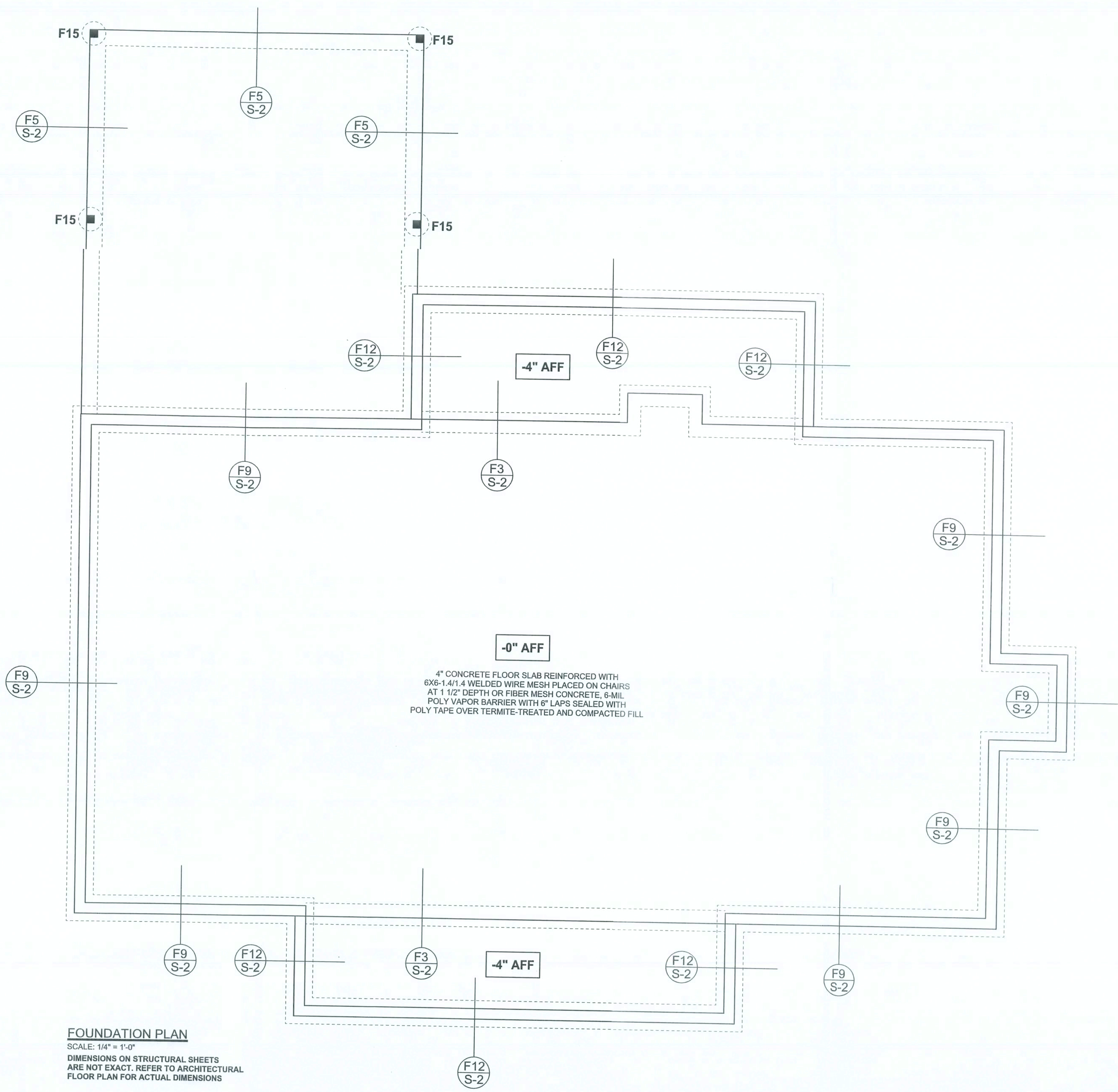
TALL STEM WALL TABLE

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 Duralwall ladder reinforcement at 16" O.C. vertically or a horizontal bond beam with 165 continuous at mid height. For higher parts of the wall 12" CMU may be used with reinforcement as shown in the table below.

STEM WALL HEIGHT (FEET)	UNBALANCED BACKFILL HEIGHT	VERTICAL REINFORCEMENT FOR 8" CMU STEM WALL (INCHES O.C.)			VERTICAL REINFORCEMENT FOR 12" CMU STEM WALL (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



F15 S-2 CARPORT POST FOUNDATION
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

REVISIONS

WINDLOAD ENGINEER:
Mark Disoway, P.E.
No. 53915, P.O. Box 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, Florida building code residential 2007, to the best of my knowledge.

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

MARK DISOWAY
P.E. 53915
Mark Disoway
22Jul09
SEAL

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