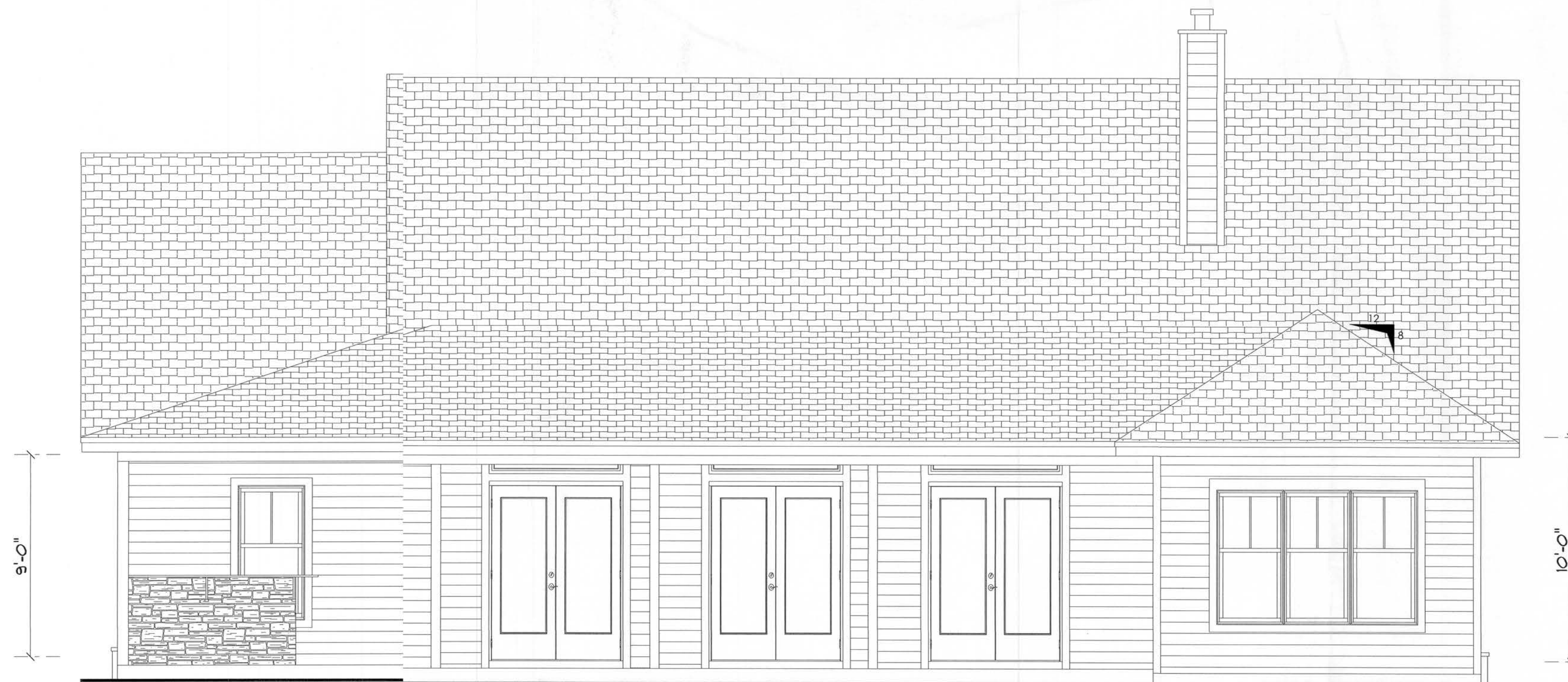




FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



REVISIONS SCHEDULE	
Nov. 12th, 2019	ORIGINAL DRAWING
Nov. 20th, 2019	REVISIONS

THE BRISTOL MODEL FOR:
AARON SIMQUE HOMES, INC
 LOT __, THE PRESERVES, LAKE CITY, FL 32024

RIDGEPOINT DESIGN, INC
 496 SW RING CT. LAKE CITY, FLORIDA 32025
 P: 386-288-1188
 E: RIDGEPOINTDESIGN@GMAIL.COM

SHEET NUMBER
A.1
 CF 4 SHEETS



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS SCHEDULE	
Nov. 12th, 2019	ORIGINAL DRAWINGS
Nov. 20th, 2019	REVISIONS

THE BRISTOL MODEL FOR:
AARON SIMQUE HOMES, INC
LOT __, THE PRESERVES, LAKE CITY, FL 32024

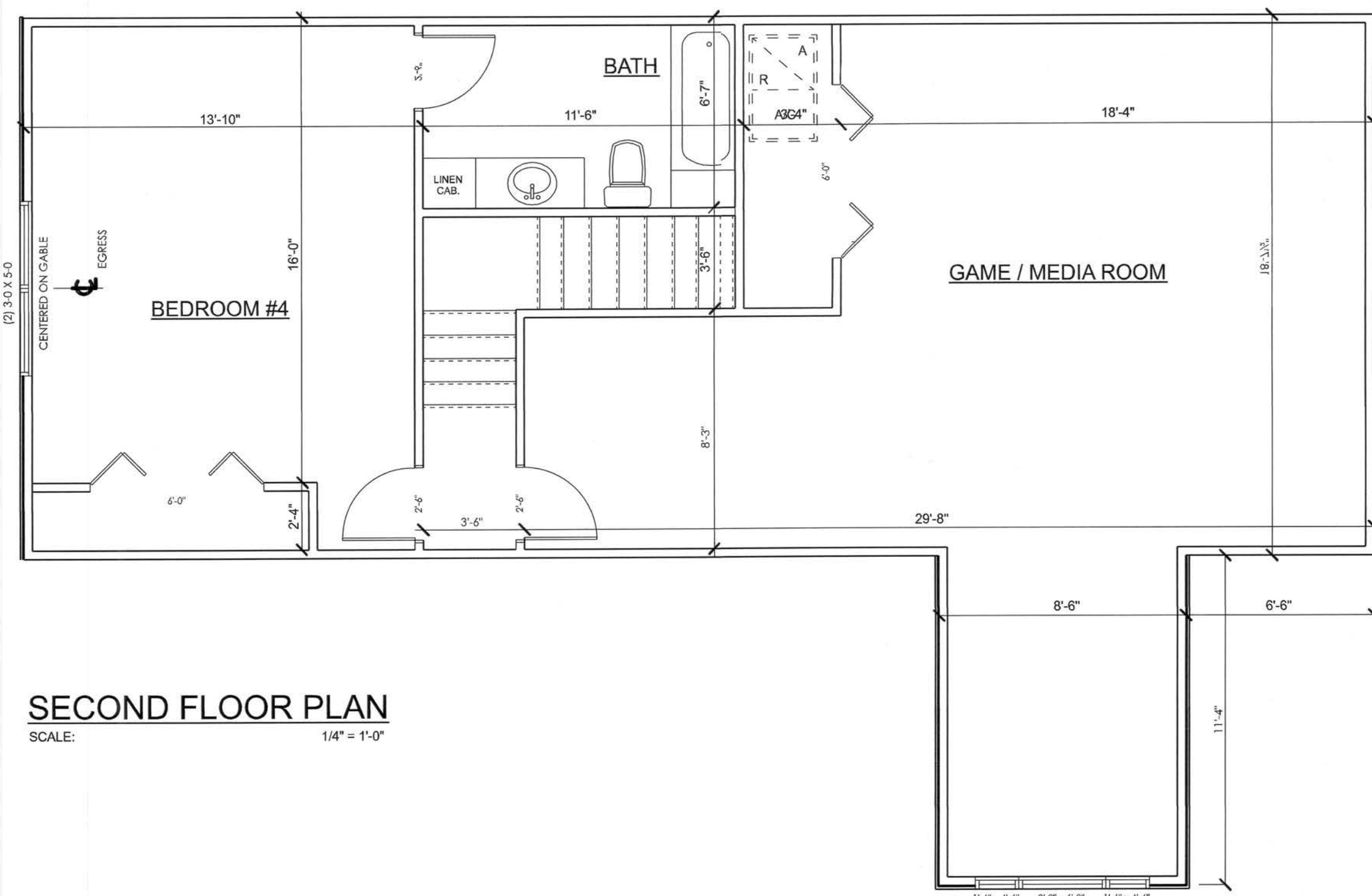


**RIDGEPOINT
DESIGN, INC**
496 SW RING CT, LAKE CITY, FLORIDA 32025
P: 386-288-1188
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SHEET NUMBER
A.2
OF 4 SHEETS

Garage fire separations shall comply with the following:

1. The private garage shall be separated from the dwelling unit and its attic area by means of a minimum 1/2-inch (12.7 mm) gypsum board applied to the garage side. Gables beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors, or solid or honeycomb core steel doors not less than 13/8 inches (34.9 mm) thick, or doors in compliance with Section 715.3.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.
2. Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019-inch (0.4mm) sheet steel and shall have no openings into the garage.
3. A separation is not required between a Group R-3 and U carport provided the carport is entirely open on two or more sides and there are not enclosed areas above.
4. When installing an attic access and/or pull-down stair unit in the garage, device shall have a minimum 20 min. fire rating.



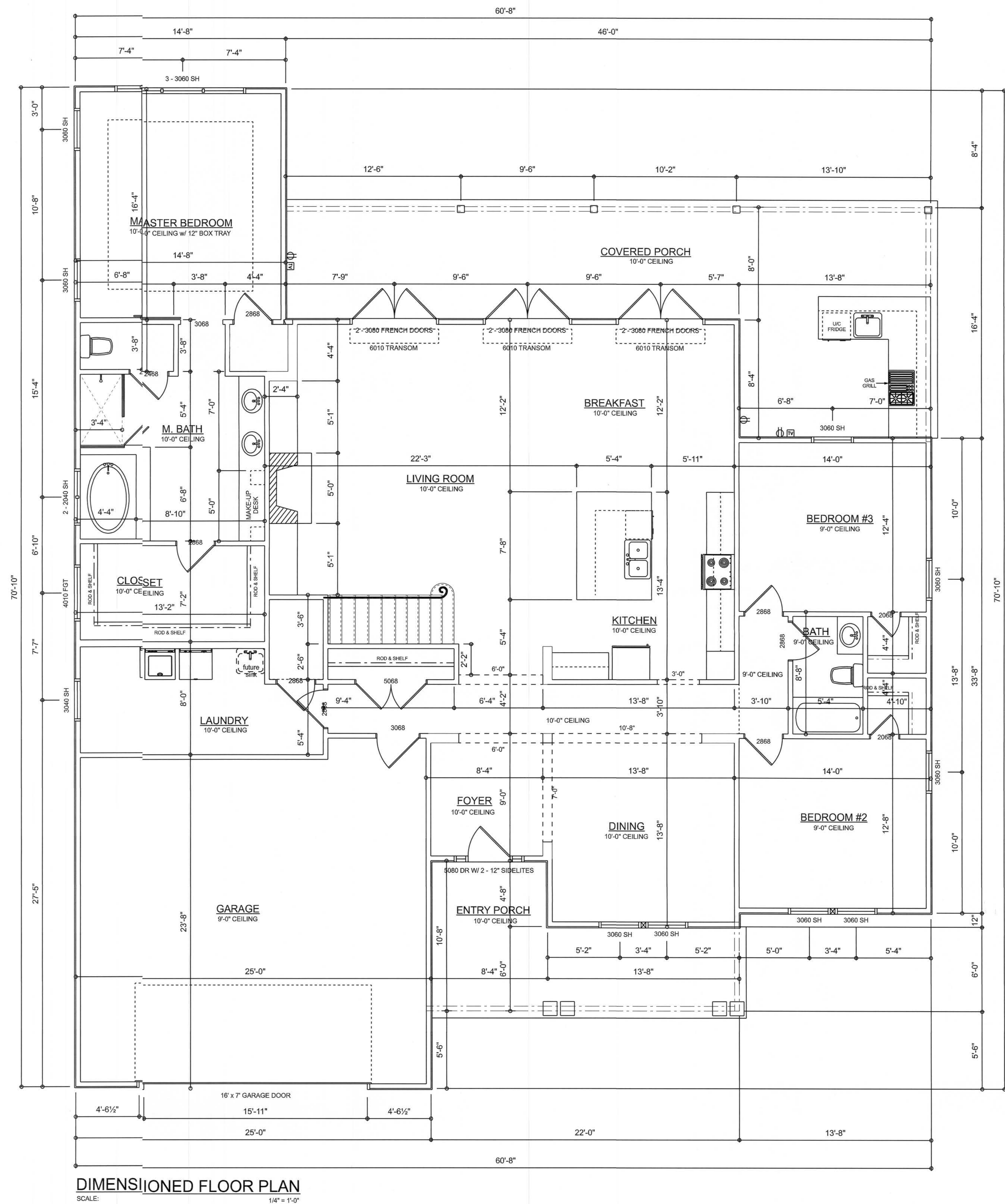
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA SUMMARY

1st FLOOR AREA	2,371	S.F.
2nd FLOOR AREA	996	S.F.
ENTRY PORCH	171	S.F.
REAR COVERED PORCH	483	S.F.
GARAGE	598	S.F.
TOTAL AREA	4,619	S.F.

TOTAL CUBIC SQUARE FOOTAGE OF CONTAINED SPACE IS: 21,389



DIMENSIONED FLOOR PLAN

SCALE: 1/4" = 1'-0"

REVISIONS SCHEDULE	ORIGINAL DRAWINGS	REVISIONS
Nov. 12th, 2019		
Nov. 20th, 2019		

THE BRISTOL MODEL FOR:
AARON SIMQUE HOMES, INC
 LOT 1, THE PRESERVES, LAKE CITY, FL 32024

RIDGEPOINT DESIGN, INC
 496 SW RING CT, LAKE CITY, FLORIDA 32025
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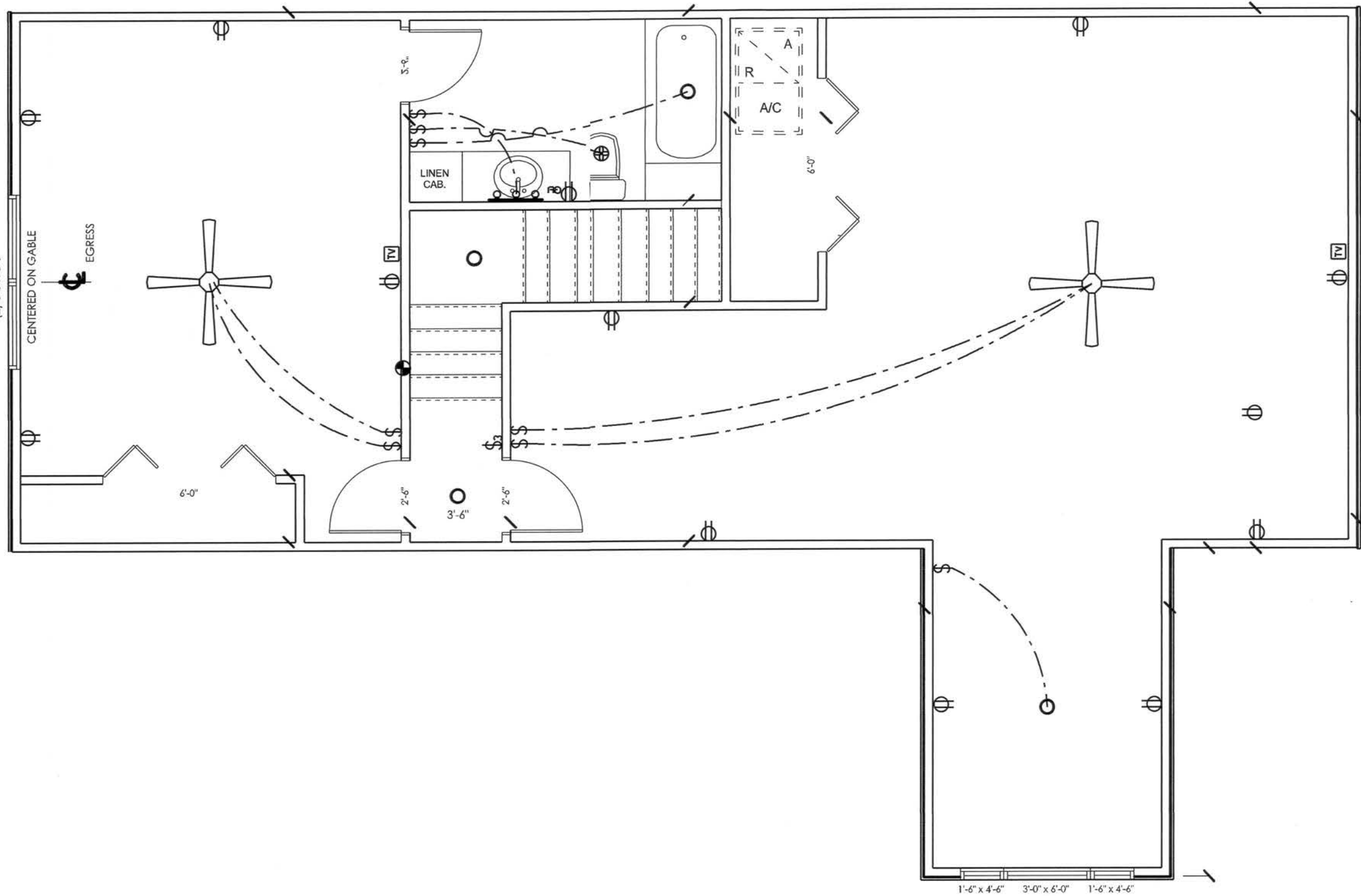
SHEET NUMBER
A.3
 OF 4 SHEETS

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CEILING FAN	6	
CAN LIGHT 6inch	45	
CHANDELIER	3	
FLUORESCENT LIGHT 1x4	2	
PENDANT LIGHT	3	
EXTERIOR SCNCE	2	
MOTION SECURITY LIGHT	3	
CABLE TV OUTLET	8	
EXHAUST FAN	3	
OUTLET	47	
OUTLET 220v	3	
OUTLET GFI	13	
OUTLET WP	5	
SMOKE DETECTOR	6	
STANDARD LIGHT	3	
SWITCH	33	
SWITCH 3 WAY	22	
VANITY BAR LIGHT - SMALL	4	

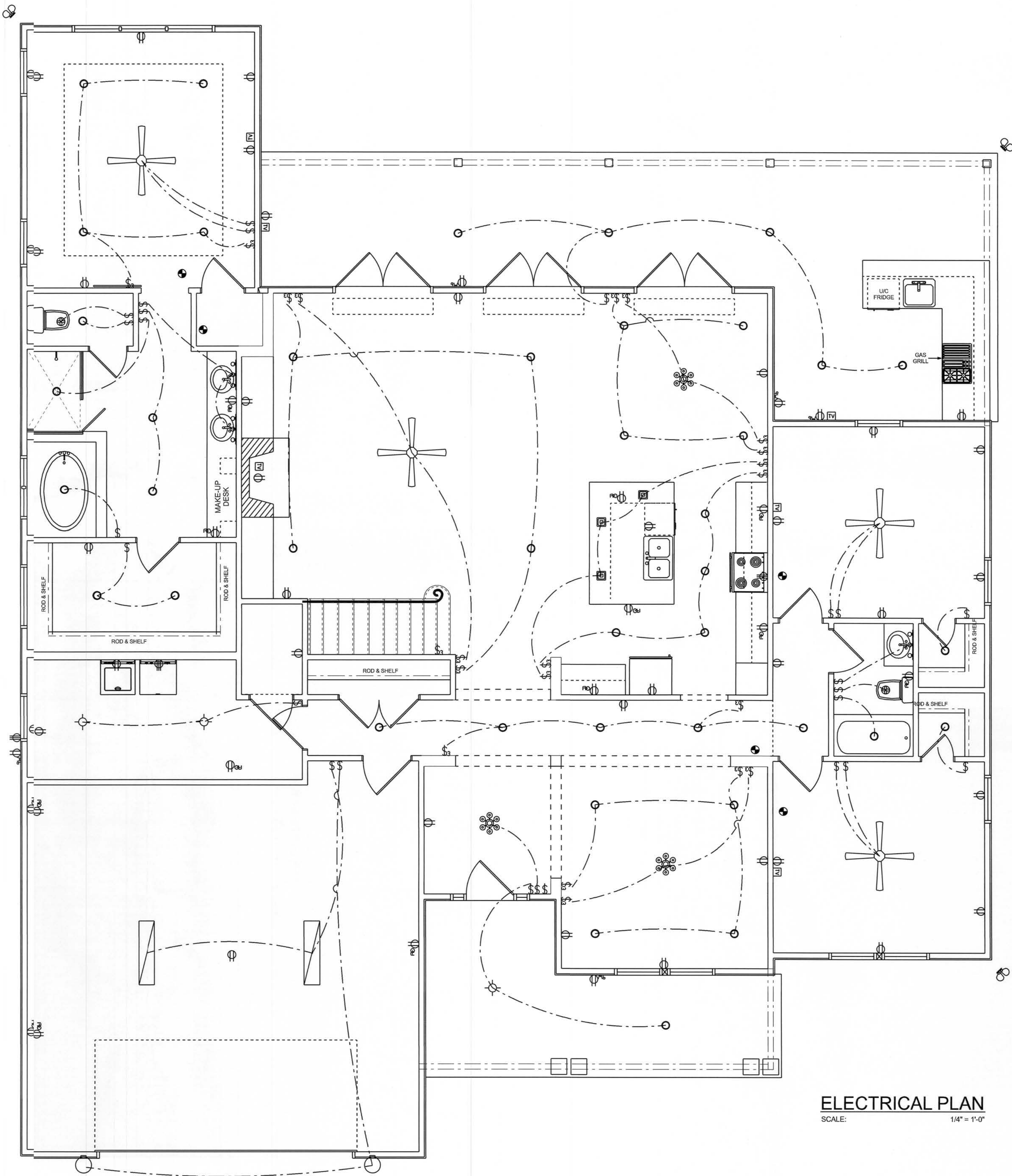
NOTE:
ALL BEDROOM, OFFICE, LIVING, GAME & DINING RECEPTACLES SHALL BE AFCI
(ARC FAULT CIRCUIT INTERRUPT)

ALL SMOKE DETECTORS SHALL HAVE BATTERY BACKUP POWER
AND ALL WIRED TOGETHER SO IF ANY ONE UNIT IS ACTUATED THEY
ALL ACTIVATE.

NOTE!
UFER grounding required per N.E.C.
Arc fault breakers required per N.E.C.
GFCI breakers required per N.E.C.
Tamper resistant receptacles required per N.E.C.



SECOND FLOOR ELECTRICAL
SCALE: 1/4" = 1'-0"



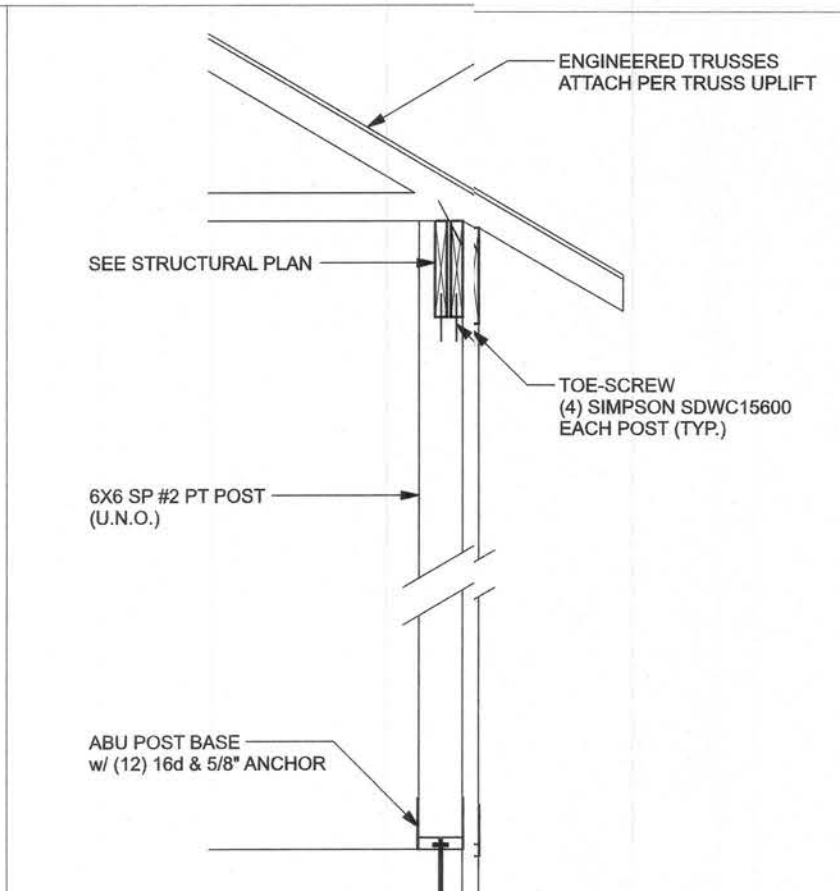
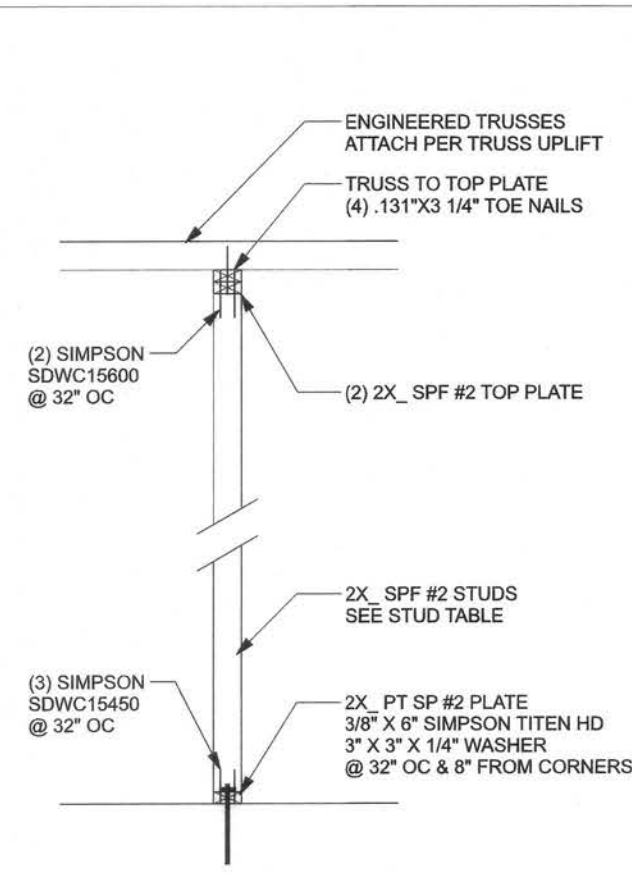
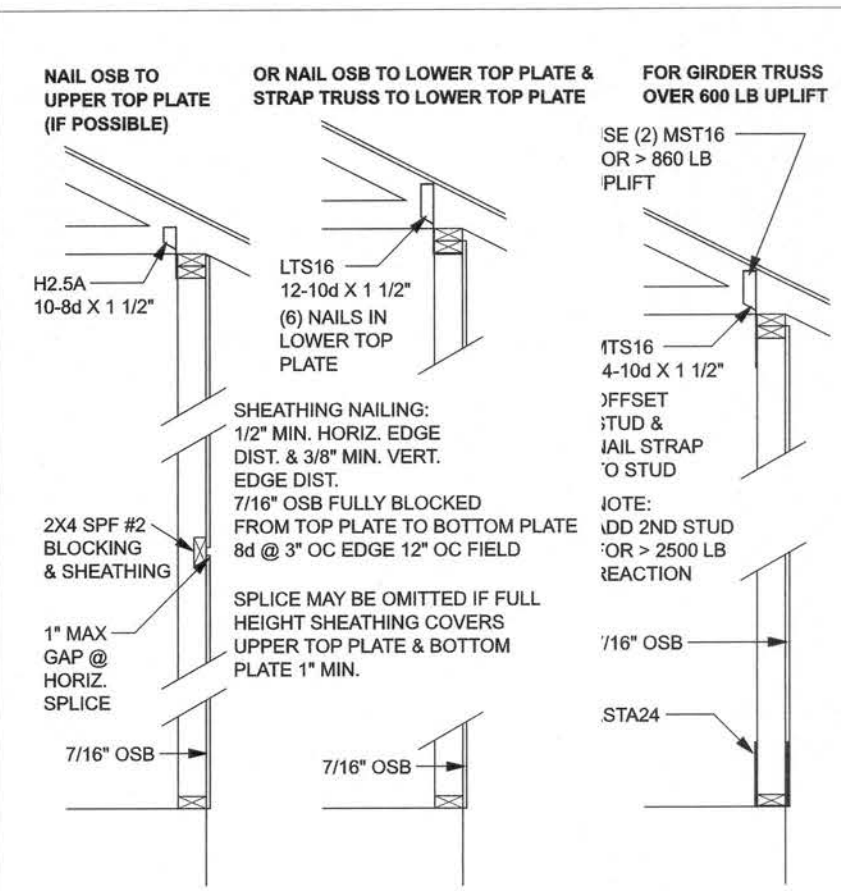
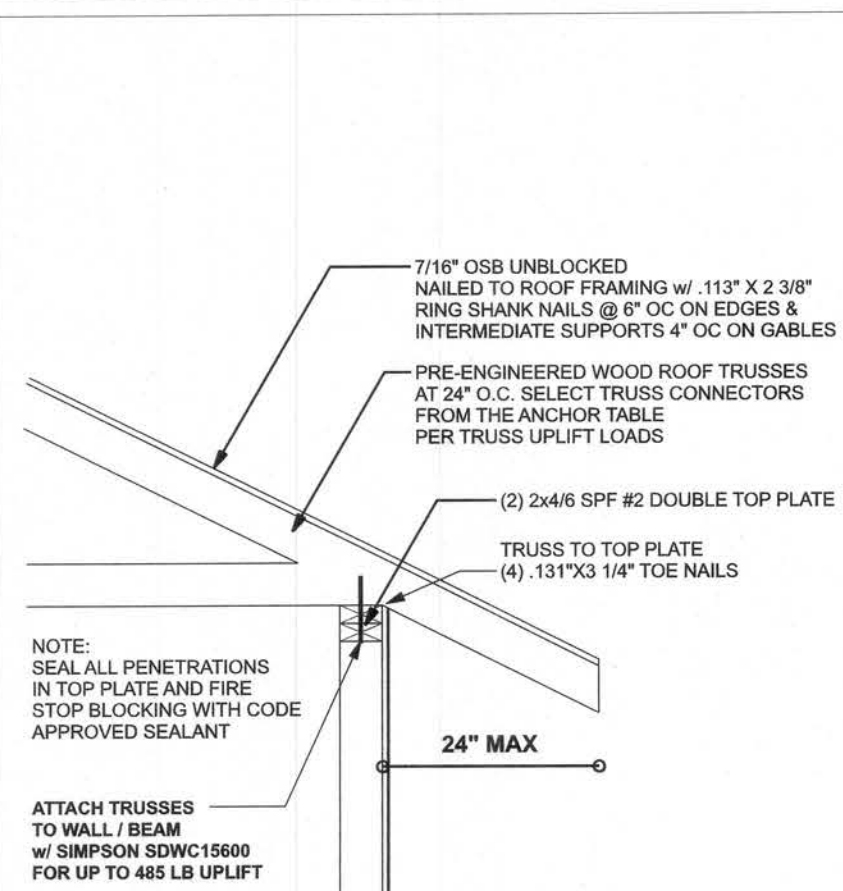
ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

REVISIONS SCHEDULE	
Nov. 12th, 2019	ORIGINAL DRAWINGS
Nov. 20th, 2019	REVISIONS

THE BRISTOL MODEL FOR:
AARON SIMQUE HOMES, INC
LOT __, THE PRESERVES, LAKE CITY, FL 32024

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SHEET NUMBER
A.4
OF 4 SHEETS



Uplift SP	Uplift SPF	Truss Connector	To Plate	To Truss/Rafter
615	485	SDWC15600	-	-
415	290	H3	4-8d x 1 1/2"	4-8d x 1 1/2"
575	495	H2.5A	5-8d x 1 1/2"	5-8d x 1 1/2"
1340	1015	H10A	9-10d x 1 1/2"	9-10d x 1 1/2"
720	620	LTS12-20	6-10d x 1 1/2"	6-10d x 1 1/2"
1000	860	MTS12-30	7-10d x 1 1/2"	7-10d x 1 1/2"
1450	1245	HTS20-30	12-10d x 1 1/2"	12-10d x 1 1/2"
Uplift SP	Uplift SPF	Strap Ties	To One Member	To Other Member
1235	1235	LSTA24	8-10d	8-10d
1640	1455	MSTA24	9-10d	9-10d
1030	1030	CS20	7-10d	7-10d
Uplift SP	Uplift SPF	Stud Plate Ties	To Stud	To Plate
585	535	SP1	6-10d	4-10d
1065	905	SP2	6-10d	6-10d
771	771	LSTA24	10-10d	wrap under or over plate
1235	1235	LSTA24	14-10d	wrap under or over plate
Uplift SP	Uplift SPF	Holdowns @ Stems	To Stud / Post	Anchor
1825	1800	DTT2Z	8-SDS 1/4" x 1 1/2"	1/2" x 12" Titen HD
4235	3640	HTT4	18-16d x 1/2"	1/2" x 12" Titen HD
Uplift SP	Uplift SPF	Holdowns @ Mono	To Stud / Post	Anchor
1825	1800	DTT2Z	8-SDS 1/4" x 1 1/2"	1/2" x 12" Titen HD
4235	3640	HTT4	18-16d x 1/2"	1/2" x 12" Titen HD
Uplift SP	Uplift SPF	Post Bases @ Stems	To Post	Anchor
2200	ABU44	12-16d	5/8"x12" Drill & Epoxy	
2300	ABU66	12-16d	5/8"x12" Drill & Epoxy	
Uplift SP	Uplift SPF	Post Bases @ Mono	To Post	Anchor
2200	ABU44	12-16d	5/8"x7" Drill & Epoxy	
2300	ABU66	12-16d	5/8"x7" Drill & Epoxy	

GENERAL NOTES:

TRUSSES: TRUSSES SHALL BE DESIGNED BY A FLORIDA LICENSED ENGINEER IN ACCORDANCE WITH THE FBCR. 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 FULLY SATISFIED ALL THE ABOVE REQUIREMENTS AND TO SELECT UPLIFT CONNECTIONS BASED ON TRUSS ENGINEERING UPLIFT AND PROVIDE FOOTINGS FOR INTERIOR BEARING WALLS. BUILDER TO FURNISH TRUSS ENGINEERING TO WIND LOAD ENGINEER FOR REVIEW OF TRUSS REACTIONS ON THE BUILDING STRUCTURE. STRAP 2X6 RATTERS WITH MIN. UPLIFT CONNECTION 415LB EACH END. 2X6 RATTERS 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 1500 PSF BEARING CAPACITY UNLESS VISUAL OBSERVATION OR SOILS TEST PROVES OTHERWISE).

CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS, $F_c = 2500$ PSI.

WELDED WIRE REINFORCED SLAB: 6" x 6" W14 x 4, $F_y = 80$ KSI, WELDED WIRE REINFORCEMENT FABRIC (WWM) 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 12 INCH TO 2 INCHES. DOSSAGE AMOUNTS FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD PER THE MANUFACTURER'S RECOMMENDATIONS. FIBERS TO COMPLY WITH ASTM C 1115. SUPPLIER TO PROVIDE ASTM C 1115 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 FT. 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 A615, GRADE 40, DEFORMED BARS, $F_y = 40$ KSI. ALL LAP SPLICES 40" DB (20" FOR BAR BARS). UNO. ALL REINFORCEMENT SHALL BE DETAIL AND PLACED IN ACCORDANCE WITH ACI 315-86, U.N.O.

ROOF SHEATHING: ALL ROOFS ARE HORIZONTAL DIAPHRAGMS. 7/16" OSB SHEATHING, UNLOCKED, APPLIED PERPENDICULAR TO FRAMING, OVER A MINIMUM OF 3 FRAMING MEMBERS, WITH PANEL EDGES STAGGERED. FASTENED WITH 11/2" x 2 3/8" RING SHANK NAILS @ 8" OC ON EDGES & INTERMEDIATE SUPPORTS 4" OC ON GABLES.

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 15" IN GROUTED CMU.

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 DESIGN ZONE, AND FLOOD ZONE.

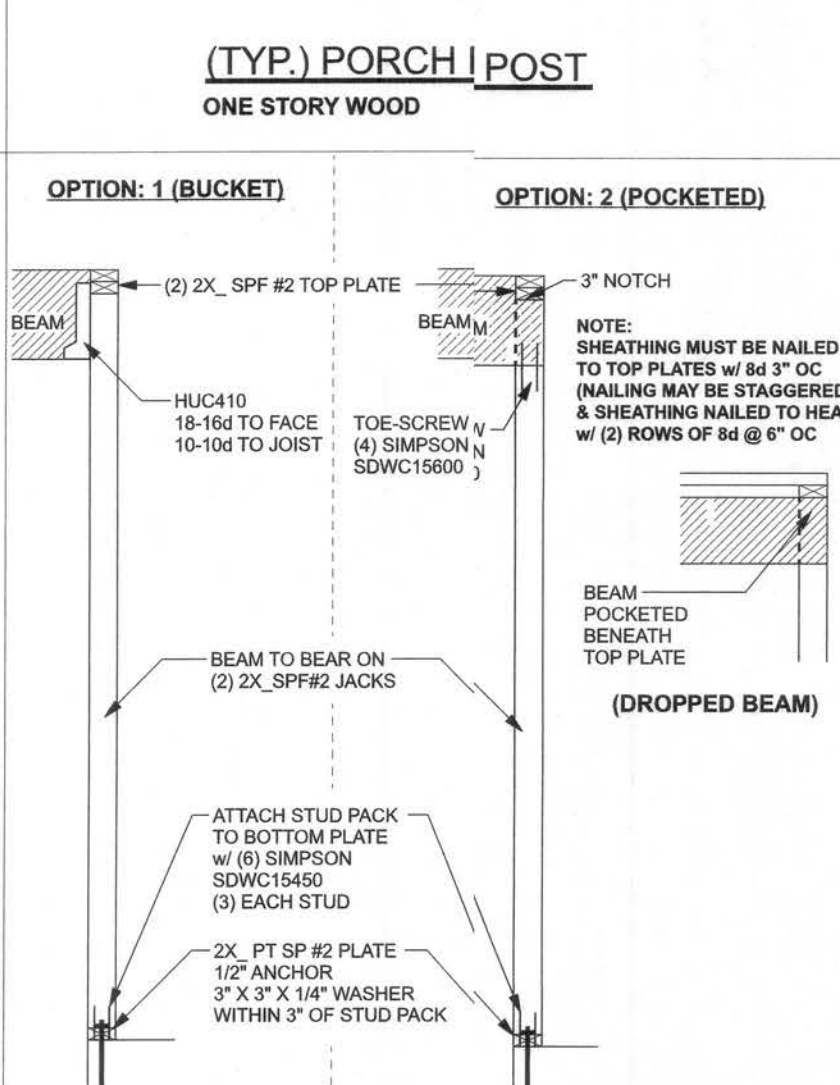
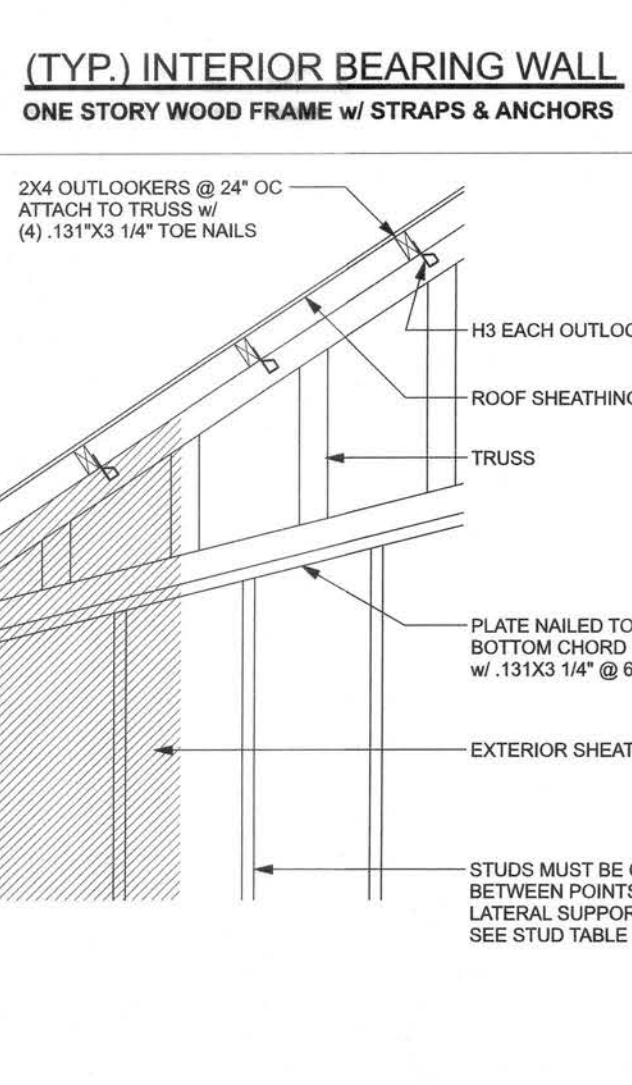
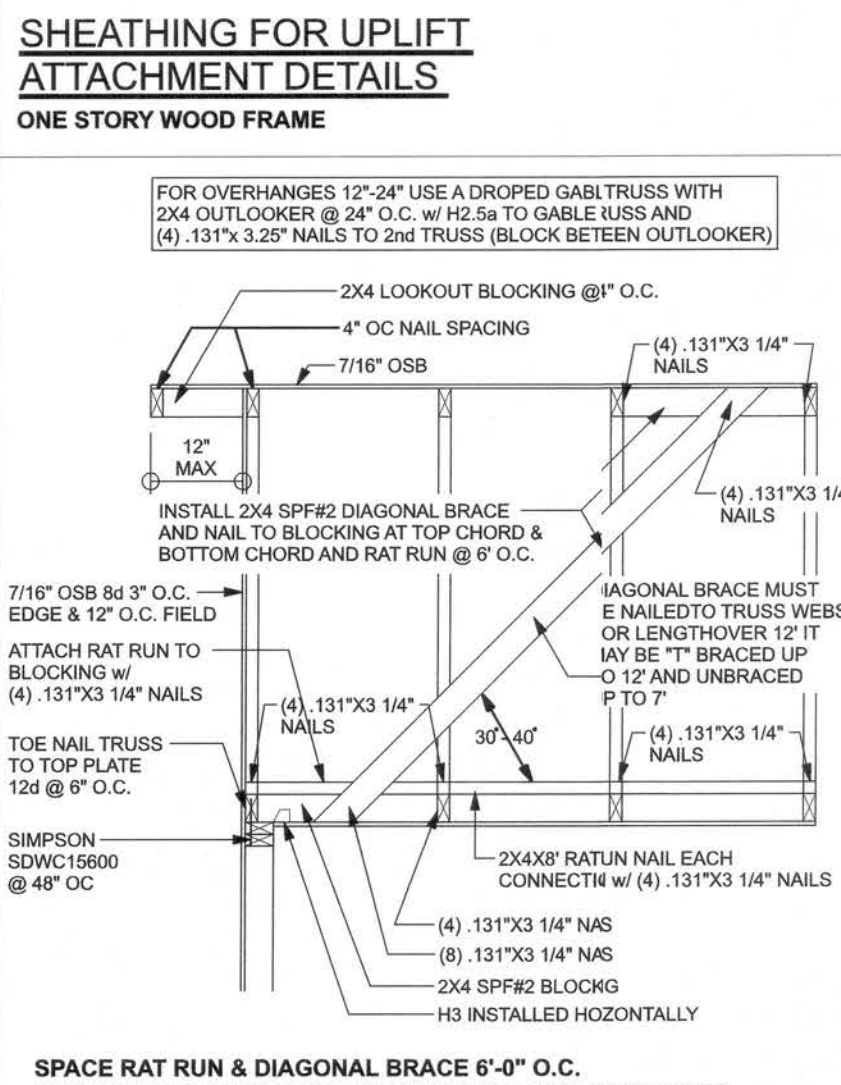
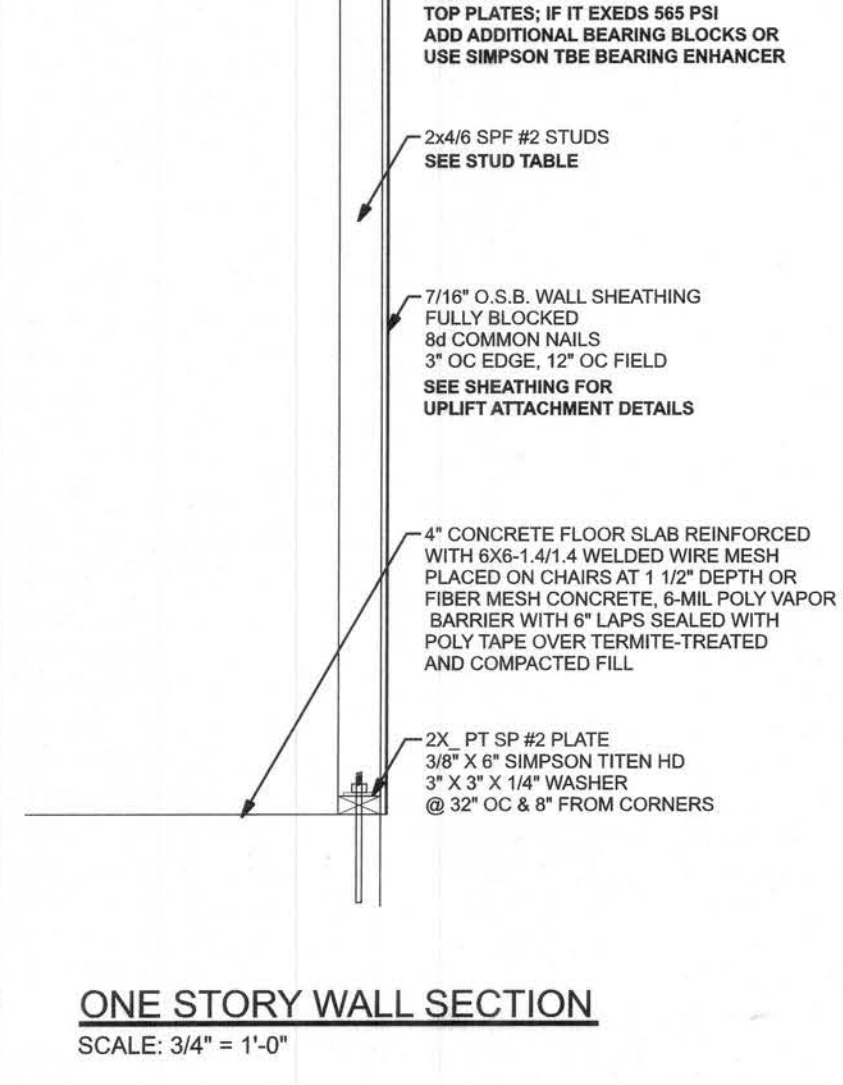
PROVIDE MATERIALS AND CONSTRUCTION TECHNIQUES, WHICH COMPLY WITH FBCR REQUIREMENTS FOR THE STATED WIND VELOCITY AND DESIGN PRESSURES.

PROVIDE A CONTINUOUS LOAD PATH FROM TRUSSES TO FOUNDATION. IF YOU BELIEVE THE PLAN COMITS 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, 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 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 BRACINGS. 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.



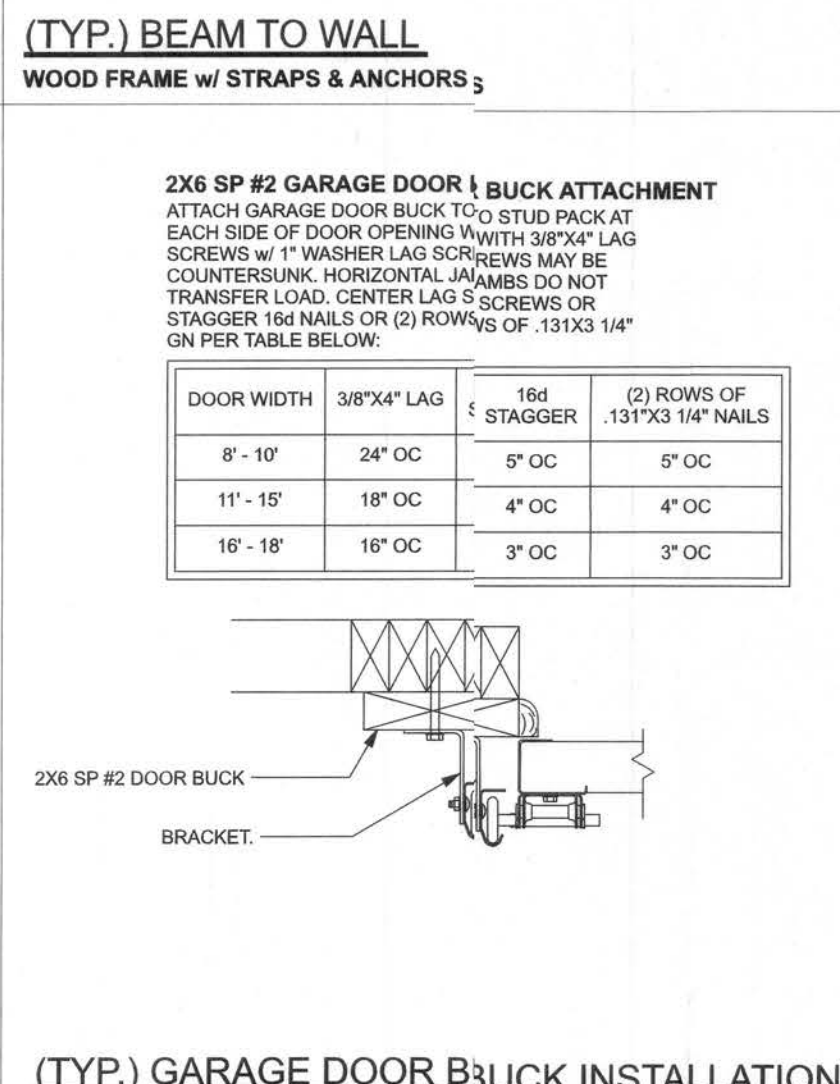
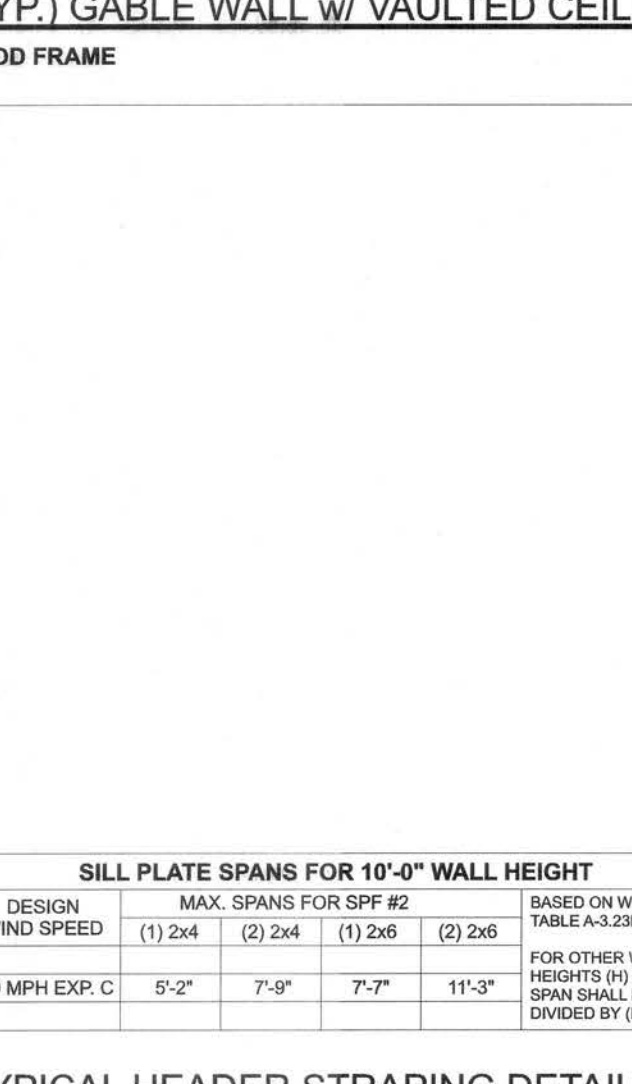
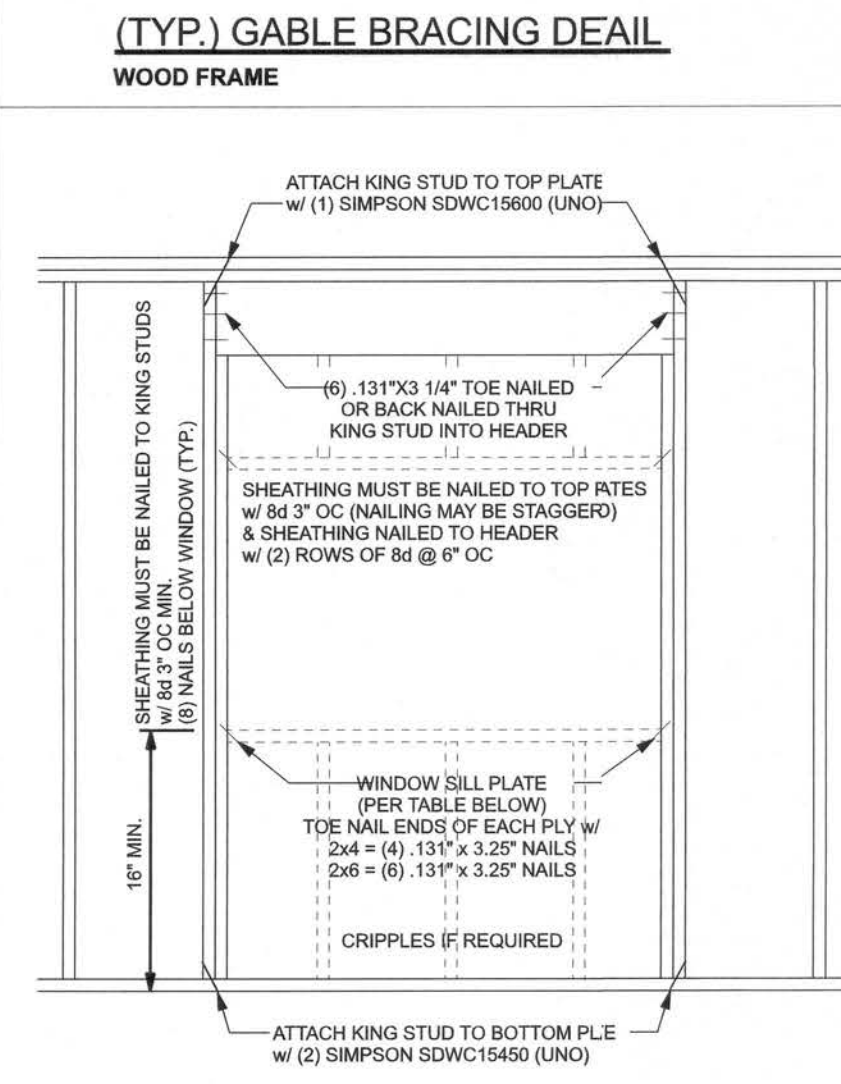
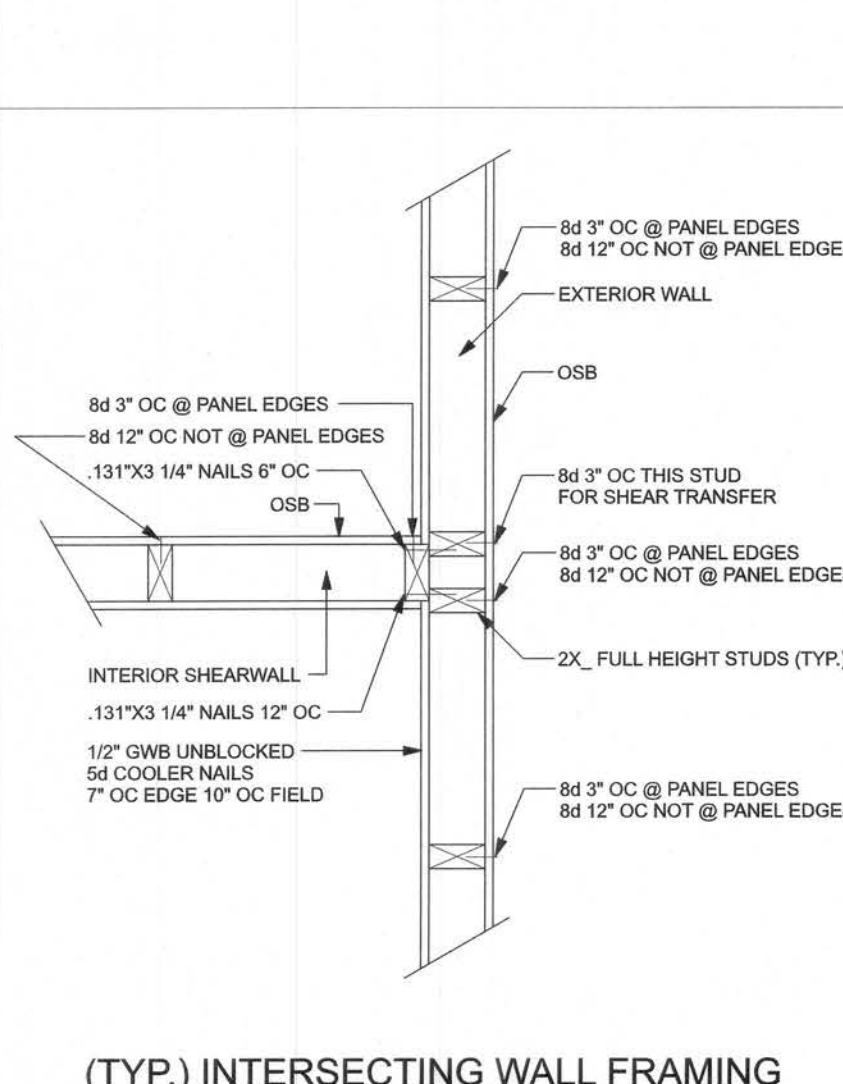
Uplift SP	Uplift SPF	Truss Connector	To Plate	To Truss/Rafter
615	485	SDWC15600	-	-
415	290	H3	4-8d x 1 1/2"	4-8d x 1 1/2"
575	495	H2.5A	5-8d x 1 1/2"	5-8d x 1 1/2"
1340	1015	H10A	9-10d x 1 1/2"	9-10d x 1 1/2"
720	620	LTS12-20	6-10d x 1 1/2"	6-10d x 1 1/2"
1000	860	MTS12-30	7-10d x 1 1/2"	7-10d x 1 1/2"
1450	1245	HTS20-30	12-10d x 1 1/2"	12-10d x 1 1/2"
Uplift SP	Uplift SPF	Strap Ties	To One Member	To Other Member
1235	1235	LSTA24	8-10d	8-10d
1640	1455	MSTA24	9-10d	9-10d
1030	1030	CS20	7-10d	7-10d
Uplift SP	Uplift SPF	Stud Plate Ties	To Stud	To Plate
585	535	SP1	6-10d	4-10d
1065	905	SP2	6-10d	6-10d
771	771	LSTA24	10-10d	wrap under or over plate
1235	1235	LSTA24	14-10d	wrap under or over plate
Uplift SP	Uplift SPF	Holdowns @ Stems	To Stud / Post	Anchor
1825	1800	DTT2Z	8-SDS 1/4" x 1 1/2"	1/2" x 12" Titen HD
4235	3640	HTT4	18-16d x 1/2"	1/2" x 12" Titen HD
Uplift SP	Uplift SPF	Holdowns @ Mono	To Stud / Post	Anchor
1825	1800	DTT2Z	8-SDS 1/4" x 1 1/2"	1/2" x 12" Titen HD
4235	3640	HTT4	18-16d x 1/2"	1/2" x 12" Titen HD
Uplift SP	Uplift SPF	Post Bases @ Stems	To Post	Anchor
2200	ABU44	12-16d	5/8"x12" Drill & Epoxy	
2300	ABU66	12-16d	5/8"x12" Drill & Epoxy	
Uplift SP	Uplift SPF	Post Bases @ Mono	To Post	Anchor
2200	ABU44	12-16d	5/8"x7" Drill & Epoxy	
2300	ABU66	12-16d	5/8"x7" Drill & Epoxy	

EXTERIOR WALL STUD TABLE FOR SPF #2 STUDS:

THIS STUD HEIGHT TABLE IS PER 2012 WFCM, TABLE 3.20B.5, 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 1/240 (NOT OK FOR BRITTLE FINISH). STUD SPACINGS SHALL BE MULTIPLIED BY 0.8 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.)

(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

GRADE & SPECIES TABLE	F _b	E
2x8 SP #2	925	1.4
2x10 SP #2	800	1.4
2x12 SP #2	750	1.4
GLB 24F-V3 SP	2600	1.9
LSL TIMBERSTRAND	1700	1.7
LVL MICROLAM	2950	2.0
PSL PARALAM	2900	2.0



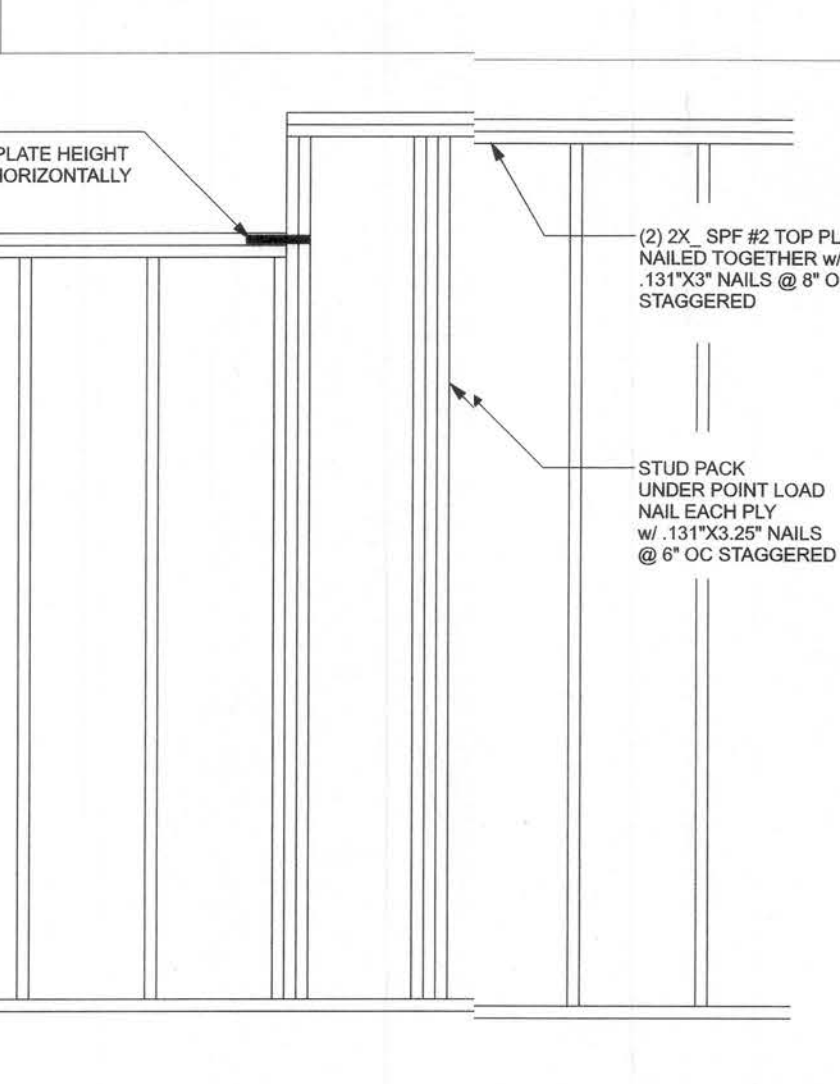
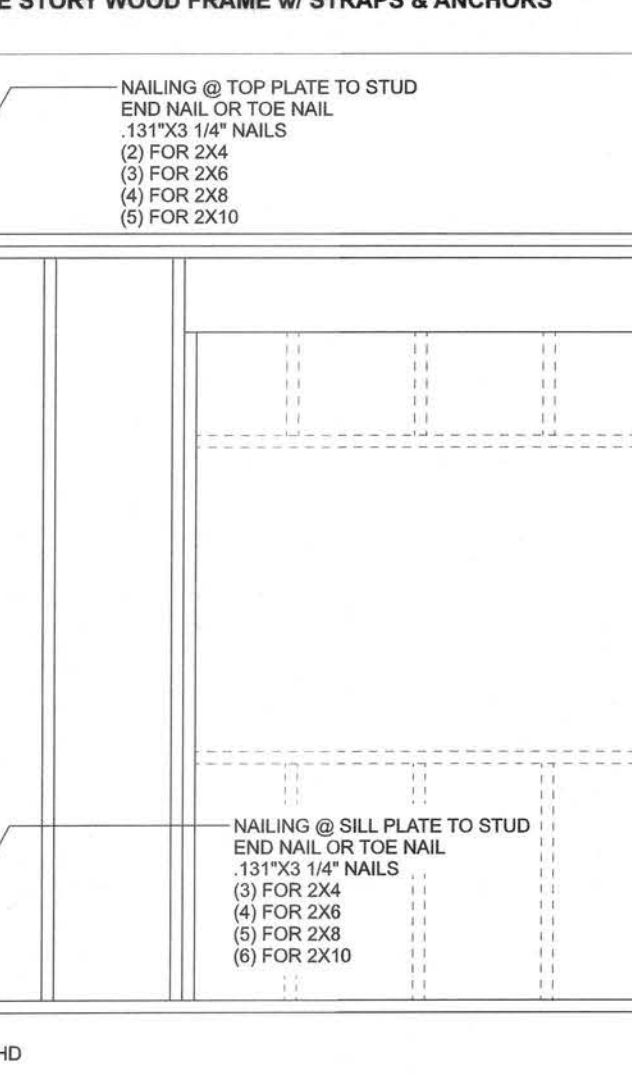
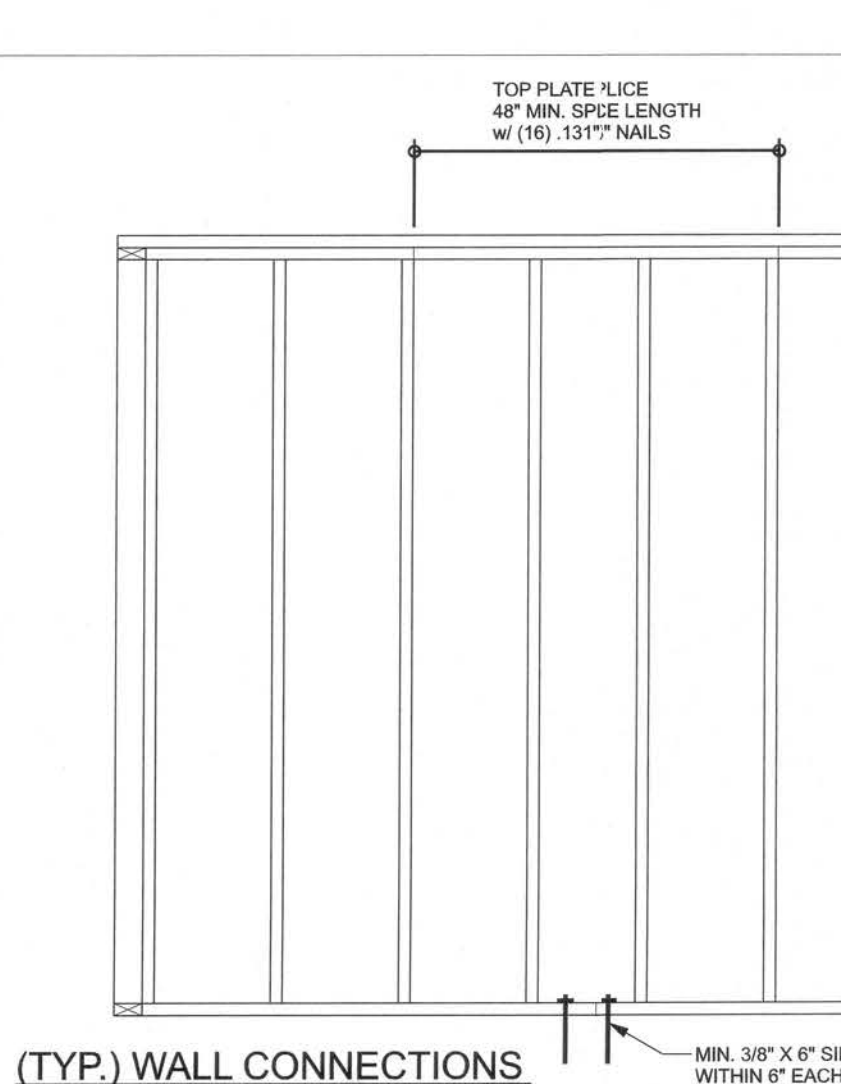
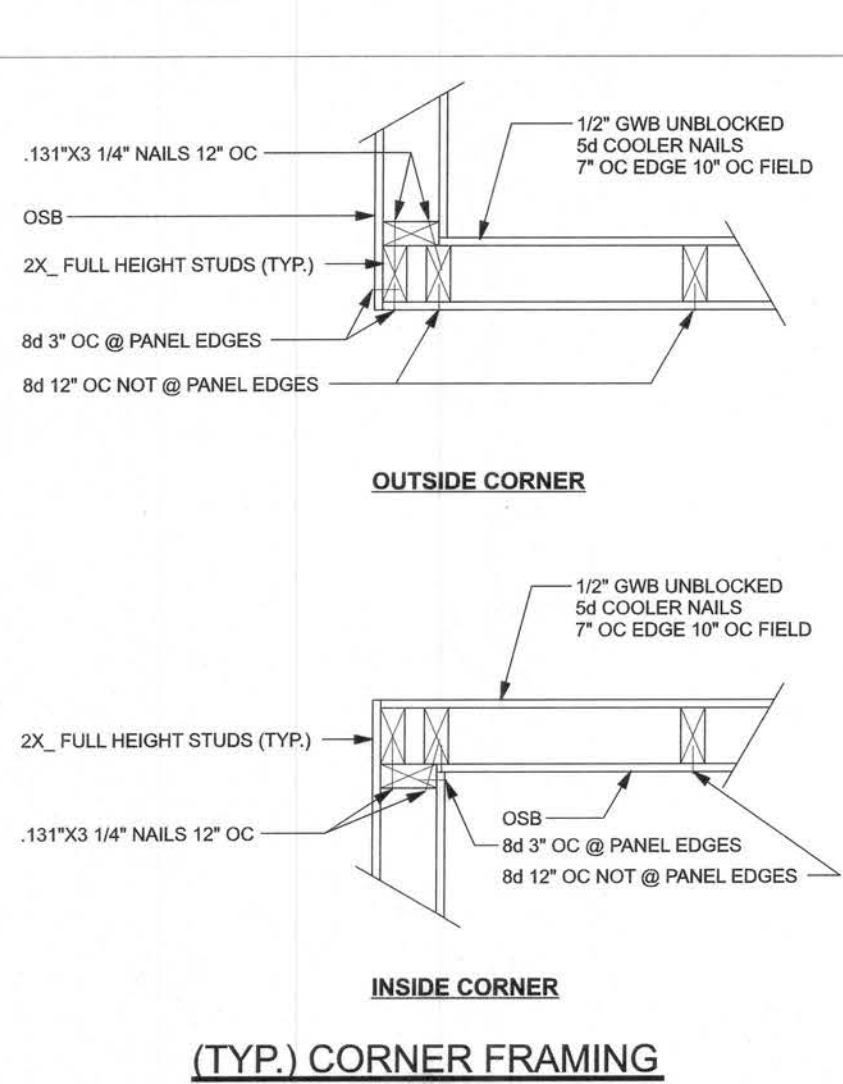
Uplift SP	Uplift SPF	Truss Connector	To Plate	To Truss/Rafter
615	485	SDWC15600	-	-
415	290	H3	4-8d x 1 1/2"	4-8d x 1 1/2"
575	495	H2.5A	5-8d x 1 1/2"	5-8d x 1 1/2"
1340	1015	H10A	9-10d x 1 1/2"	9-10d x 1 1/2"
720	620	LTS12-20	6-10d x 1 1/2"	6-10d x 1 1/2"
1000	860	MTS12-30	7-10d x 1 1/2"	7-10d x 1 1/2"
1450	1245	HTS20-30	12-10d x 1 1/2"	12-10d x 1 1/2"
Uplift SP	Uplift SPF	Strap Ties	To One Member	To Other Member
1235	1235	LSTA24	8-10d	8-10d
1640	1455	MSTA24	9-10d	9-10d
1030	1030	CS20	7-10d	7-10d
Uplift SP	Uplift SPF	Stud Plate Ties	To Stud	To Plate
585	535	SP1	6-10d	4-10d
1065	905	SP2	6-10d	6-10d
771	771	LSTA24	10-10d	wrap under or over plate
1235	1235	LSTA24	14-10d	wrap under or over plate
Uplift SP	Uplift SPF	Holdowns @ Stems	To Stud / Post	Anchor
1825	1800	DTT2Z	8-SDS 1/4" x 1 1/2"	1/2" x 12" Titen HD
4235	3640	HTT4	18-16d x 1/2"	1/2" x 12" Titen HD
Uplift SP	Uplift SPF	Holdowns @ Mono	To Stud / Post	Anchor
1825	1800	DTT2Z	8-SDS 1/4" x 1 1/2"	1/2" x 12" Titen HD
4235	3640	HTT4	18-16d x 1/2"	1/2" x 12" Titen HD
Uplift SP	Uplift SPF	Post Bases @ Stems	To Post	Anchor
2200	ABU44	12-16d	5/8"x12" Drill & Epoxy	
2300	ABU66	12-16d	5/8"x12" Drill & Epoxy	
Uplift SP	Uplift SPF	Post Bases @ Mono	To Post	Anchor
2200	ABU44	12-16d	5/8"x7" Drill & Epoxy	
2300	ABU66	12-16d	5/8"x7" Drill & Epoxy	

EXTERIOR WALL STUD TABLE FOR SPF #2 STUDS:

THIS STUD HEIGHT TABLE IS PER 2012 WFCM, TABLE 3.20B.5, 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 1/240 (NOT OK FOR BRITTLE FINISH). STUD SPACINGS SHALL BE MULTIPLIED BY 0.8 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.)

(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

GRADE & SPECIES TABLE	F _b	E
2x8 SP #2	925	1.4
2x10 SP #2	800	1.4
2x12 SP #2	750	1.4
GLB 24F-V3 SP	2600	1.9
LSL TIMBERSTRAND	1700	1.7
LVL MICROLAM	2950	2.0
PSL PARALAM	2900	2.0



Uplift SP	Uplift SPF	Truss Connector	To Plate	To Truss/Rafter
615	485	SDWC15600	-	-
415	290	H3	4-8d x 1 1/2"	4-8d x 1 1/2"
575	495	H2.5A	5-8d x 1 1/2"	5-8d x 1 1/2"
1340	1015	H10A	9-10d x 1 1/2"	9-10d x 1 1/2"
720	620	LTS12-20	6-10d x 1 1/2"	6-10d x 1 1/2"
1000	860	MTS12-30	7-10d x 1 1/2"	7-10d x 1 1/2"
1450	1245	HTS20-30	12-10d x 1 1/2"	12-10d x 1 1/2"
Uplift SP	Uplift SPF	Strap Ties	To One Member	To Other Member
1235	1235	LSTA24	8-10d	8-10d
1640	1455	MSTA24	9-10d	9-10d
1030	1030	CS20	7-10d	7-10d
Uplift SP	Uplift SPF	Stud Plate Ties	To Stud	To Plate
585	535	SP1	6-10d	4-10d
1065	905	SP2	6-10d	6-10d
771	771	LSTA24	10-10d	wrap under or over plate
1235	1235	LSTA24	14-10d	wrap under or over plate
Uplift SP	Uplift SPF	Holdowns @ Stems	To Stud / Post	Anchor
1825	1800	DTT2Z	8-SDS 1/4" x 1 1/2"	1/2" x 12" Titen HD
4235	3640	HTT4	18-16d x 1/2"	1/2" x 12" Titen HD
Uplift SP	Uplift SPF	Holdowns @ Mono	To Stud / Post	Anchor
1825	1800	DTT2Z	8-SDS 1/4" x 1 1/2"	1/2" x 12" Titen HD
4235	3640	HTT4	18-16d x 1/2"	1/2" x 12" Titen HD
Uplift SP	Uplift SPF	Post Bases @ Stems	To Post	Anchor
2200	ABU44	12-16d	5/8"x12" Drill & Epoxy	
2300	ABU66	12-16d	5/8"x12" Drill & Epoxy	
Uplift SP	Uplift SPF	Post Bases @ Mono	To Post	Anchor
2200	ABU44	12-16d	5/8"x7" Drill & Epoxy	
2300	ABU66	12-16d	5/8"x7" Drill & Epoxy	

EXTERIOR WALL STUD TABLE FOR SPF #2 STUDS:

THIS STUD HEIGHT TABLE IS PER 2012 WFCM, TABLE 3.20B.5, 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 1/240 (NOT OK FOR BRITTLE FINISH). STUD SPACINGS SHALL BE MULTIPLIED BY 0.8 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.)

(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

GRADE & SPECIES TABLE	F _b	E
2x8 SP #2	925	1.4
2x10 SP #2	800	1.4
2x12 SP #2	750	1.4
GLB 24F-V3 SP	2600	1.9
LSL TIMBERSTRAND	1700	1.7
LVL MICROLAM	2950	2.0
PSL PARALAM	2900	2.0

(TYP.) CORNER FRAMING
WOOD FRAME

(TYP.) WALL CONNECTIONS
ONE STORY WOOD FRAME

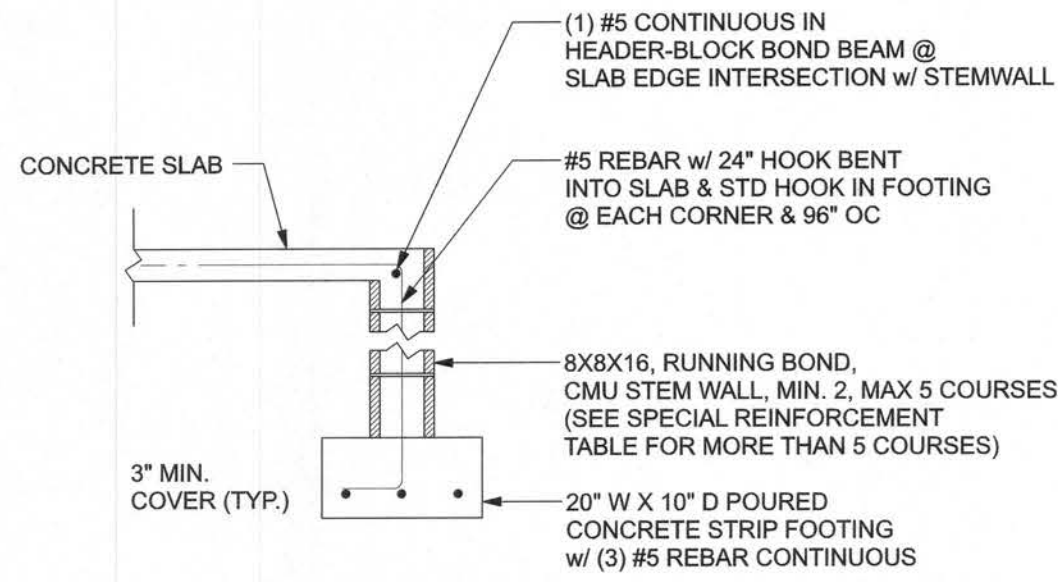
(TYP.) GABLE BRACING DETAIL
WOOD FRAME

(TYP.) BEAM TO WALL
WOOD FRAME w/ STRAPS & ANCHORS

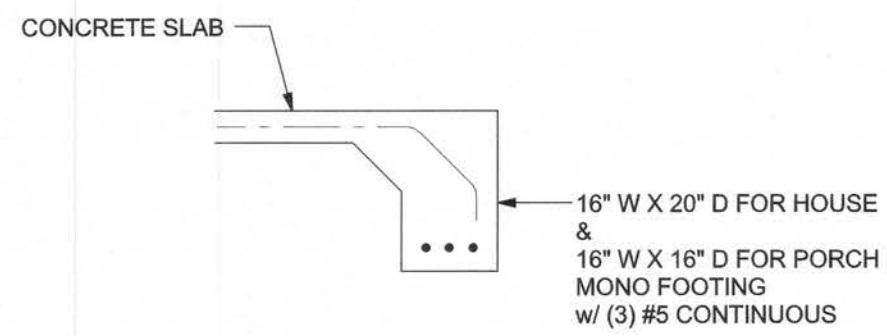
(TYP.) GARAGE DOOR BUCK INSTALLATION
WOOD FRAME

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

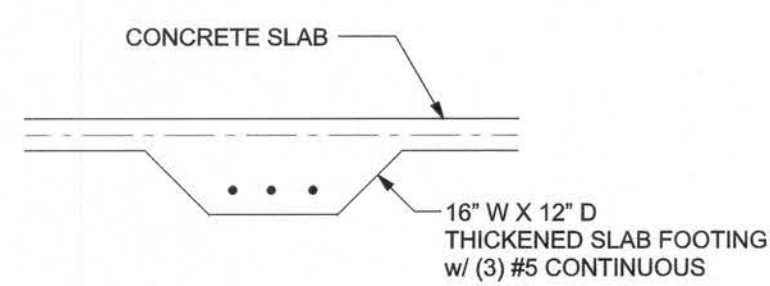
DESIGN CRITERIA & LOADS:			
BUILDING CODE	6TH EDITION FLORIDA BUILDING CODE RESIDENTIAL (2017)		
CODE FOR DESIGN LOADS	ASCE 7-10		
WINDLOADS			
BASIC WIND SPEED (ASCE 7-10, 3S GUST)	130 MPH		
WIND EXPOSURE (BUILDER MUST FIELD VERIFY)	C		
TOPOGRAPHIC FACTOR (BUILDER MUST FIELD VERIFY)	I		
RISK CATEGORY	II		
ENCLOSURE CLASSIFICATION	ENCLOSED		
INTERNAL PRESSURE COEFFICIENT	0.18		
ROOF ANGLE	7.45 DEGREES		
MEAN ROOF HEIGHT	30 FT		
C&C DESIGN PRESSURES	SEE TABLE		
FLOOR LOADING			
ROOMS OTHER THAN SLEEPING ROOM	40 PSF LIVE LOAD		
SLEEPING ROOMS	30 PSF LIVE LOAD		
FLAT ROOF LOADING			
ROOF OR < 4:12	20 PSF LIVE LOAD		
4:12 TO < 12:12	16 PSF LIVE LOAD		
12:12 & GREATER	12 PSF LIVE LOAD		
SOIL BEARING CAPACITY	1500 PSF		
FLOOD ZONE	THIS BUILDING IS NOT IN THE FLOOD ZONE		



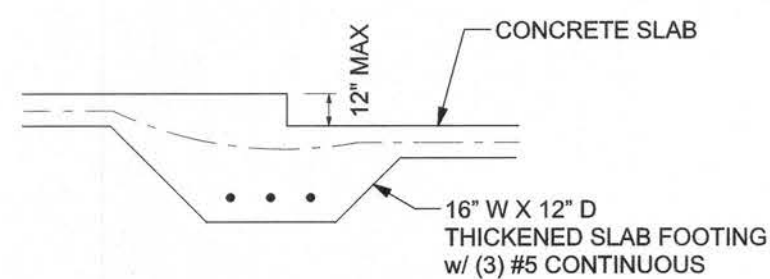
F1 S-2 OPTIONAL STEM WALL FOOTING
SCALE: 1/2" = 1'-0"



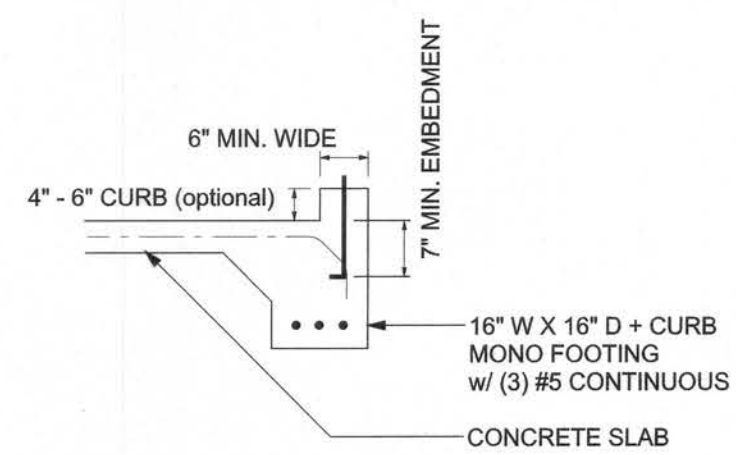
F1 S-2 MONOLITHIC FOOTING
SCALE: 1/2" = 1'-0"



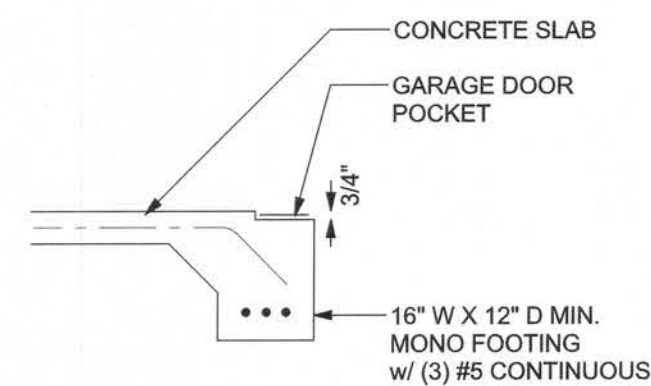
F2 S-2 INTERIOR BEARING FOOTING
SCALE: 1/2" = 1'-0"



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



F4 S-2 MONOLITHIC CURB FOOTING
SCALE: 1/2" = 1'-0"



F5 S-2 GARAGE DOOR POCKET FOOTING
SCALE: 1/2" = 1'-0"

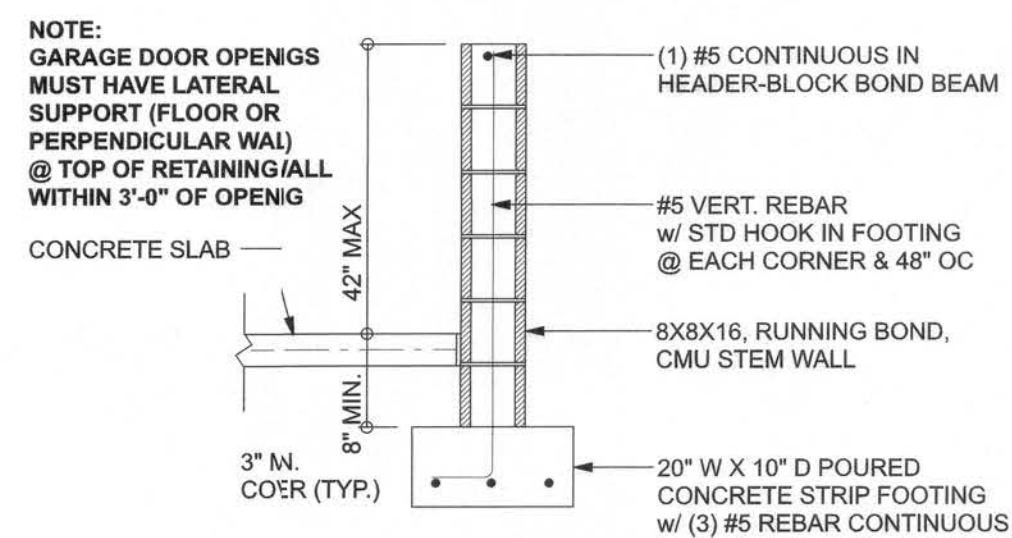
TALL STEM WALL TABLE:
The tab assumes 60 ksi reinforcing bars with 6" hook in the footing and bent 24" into the reinforced slab at the top. The vertical steel is to be placed toward the tension side of the CMU w/ (away from the soil pressure, within 2" of the exterior side of the wall). If the wall is over 10' high, add Duowall ladder reinforcement at 16"OC vertically or a horizontal bond beam w/ 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.

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
3.0	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

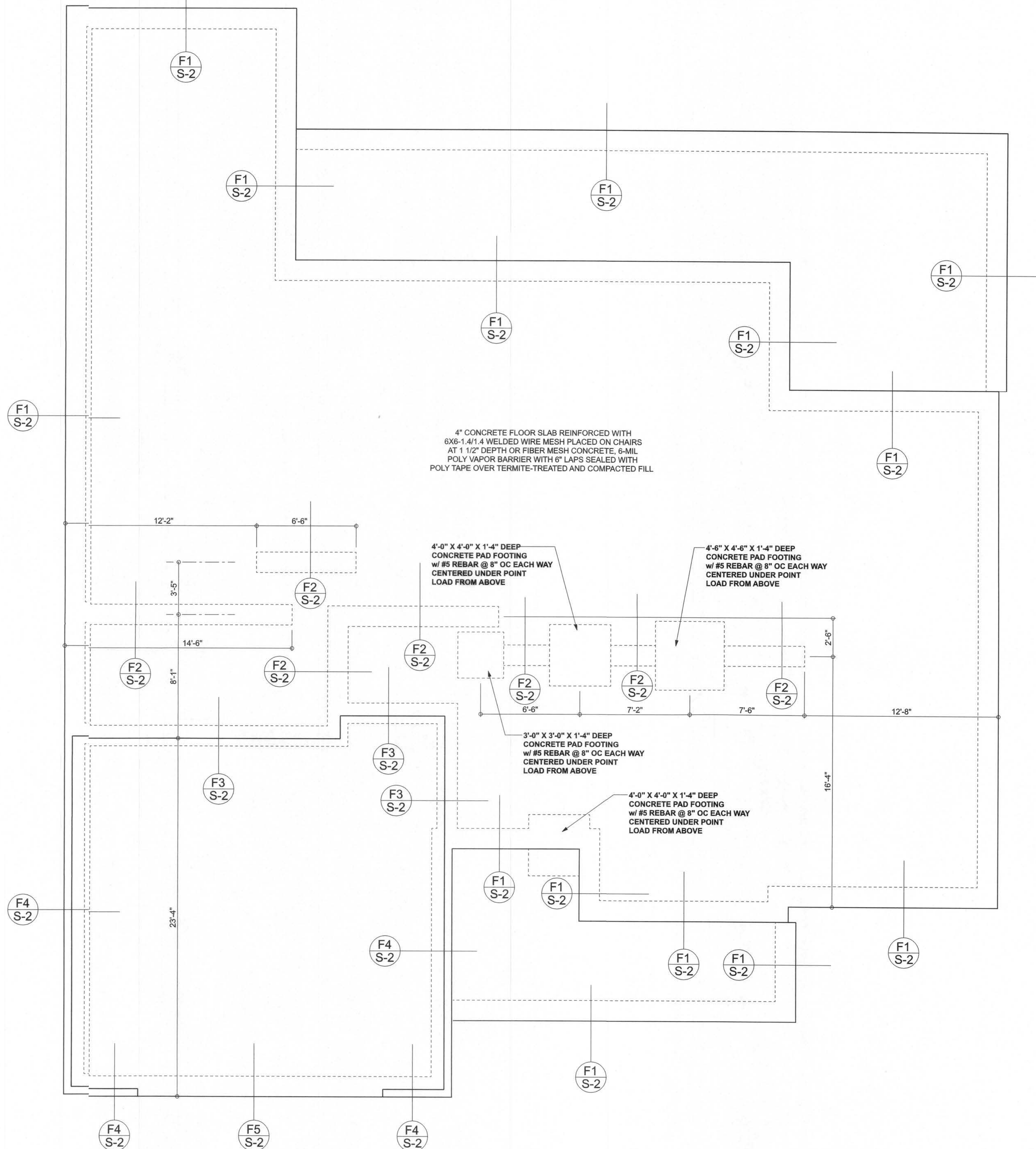
MASONRY NOTE:
MASONRY CONSTRUCTION AND MATERIALS FOR THIS PROJECT SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATION FOR MASONRY STRUCTURES" (ACI 530.1/ASCE 6/TMS 602). THE CONTRACTOR AND MASON MUST IMMEDIATELY, BEFORE PROCEEDING, NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN ACI 530.1-02 AND THESE DESIGN DRAWINGS. ANY EXCEPTIONS TO ACI 530.1-02 MUST BE APPROVED BY THE ENGINEER IN WRITING.

UCS30.1-02 Section	Specific Requirements
1.4A Compressive strength	8" block bearing walls Fm = 1500 psi
2.1 Mortar	ASTM C 270, Type N, UNO
2.2 Grout	ASTM C 476, admixtures require approval
2.3 CMU standard	ASTM C 90-02, Normal weight, Hollow, medium surface finish, 8"x8"x16" running bond and 12"x12" or 16"x16" column block
2.3 Clay brick standard	ASTM C 216-02, Grade SW, Type FBS, 5.5"x2.75"x11.5"
2.4 Reinforcing bars, #3 - #11	ASTM 615, Grade 40, Fy = 40 ksi, Lap splices min 40 bar dia. (25" for #5)
2.4F Coating for corrosion protection	Anchors, sheet metal ties completely embedded in mortar or grout, ASTM A525, Class G80, 0.60 oz/lb or 304SS
2.4F Coating for corrosion protection	Joint reinforcement in walls exposed to moisture or water, sheet metal ties not completely embedded in mortar or grout, ASTM A153, Class B2, 1.50 oz/lb or 304SS
3.3.E.2 Pipes, conduits, and accessories	Any not shown on the project drawings require engineering approval.
3.3.E.7 Movement joints	Contractor assumes responsibility for type and location of movement joints if not detailed on project drawings.

BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 12" BELOW UNDISTURBED SOIL OR ENGINEERED FILL PER BC 2014-RES. SECTION R403.1.4



F4 S-2 OPTIONAL STEM WALL CURB FOOTING
SCALE: 1/2" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

FOUNDATION NOTES

- ALL DIMENSIONS ON FOUNDATION & STRUCTURAL SHEETS ARE NOT EXACT. REFER TO ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS, RECESSES IN SLAB, STEP DOWNS, ETC. DISOSWAY DESIGN GROUP OR MARK DISOSWAY, P.E. IS NOT RESPONSIBLE FOR DIMENSION ERRORS ON THIS PLAN.
- CONTRACTOR SHALL VERIFY NEED FOR INTERIOR BEARING WALL AREAS BY REVIEWING THE ROOF TRUSS PLAN (BY THE SUPPLIER) BEFORE FINALIZING FOUNDATION PLAN.
- THE SLAB SHALL BE 4" CONCRETE SLAB REINFORCED WITH 6x6-1/4" WELDED WIRE MESH PLACED ON CHAIRS @ 1 1/2" DEPTH OR FIBER MESH CONCRETE, 6-MIL POLY VAPOR BARRIER WITH 6" LAPS SEALED WITH POLY TAPE OVER TERMITES-TREATED & COMPACTED FILL.

Aaron Simque Homes

Bristol - Stewart Res.

PROJECT ADDRESS:
Lots 82 & 83 The Preserves
Lake City, FL

DIMENSIONS:
Stated dimensions supersede scaled dimension. 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 civil engineering comply with the 2017 Florida Building Code Residential (2017) to the best of my knowledge.

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

MARK DISOSWAY P.E. 53915

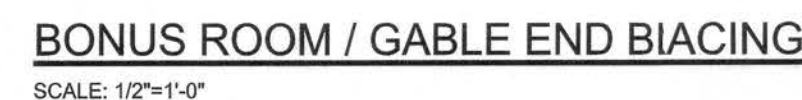


Monday, January 27, 2020

Mrk Disosway P.E.
163SW Midtown Place
Suite 103
Lake City, Florida 32025
386.754.5419
disoswaydesign@gmail.com

JDB NUMBER:
200015

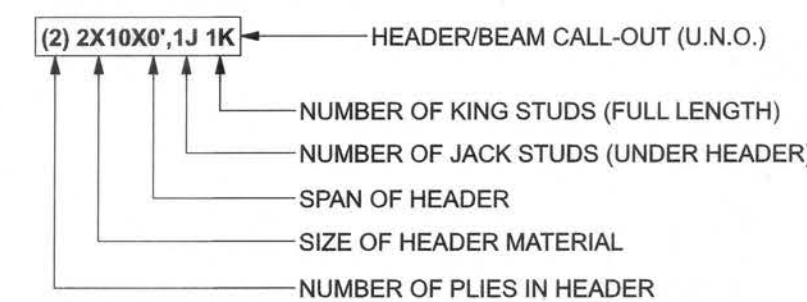
S-2
OF 3 SHEETS



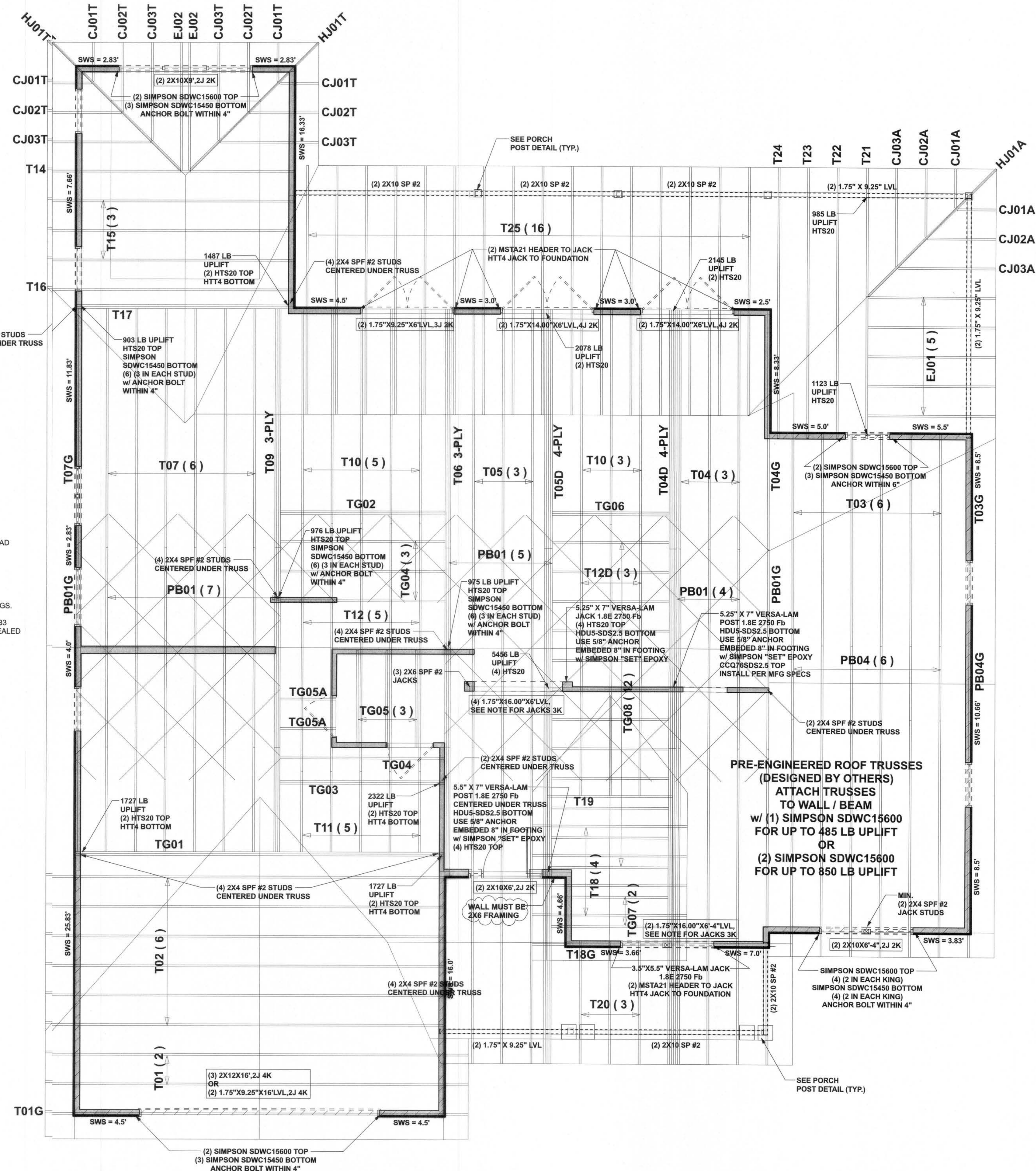
STRUCTURAL PLAN NOTES

- | | |
|-----------|---|
| SN-1 | ALL LOAD BEARING FRAME WALL & PORCH HEADERS SHALL BE A MINIMUM OF (2) 2X10 SP #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 | USE ONE JACK STUD GIRDER SUPPORT PER 2500 LB LOAD |
| SN-4 | DIMENSIONS ON STRUCTURAL SHEETS ARE NOT EXACT. REFER TO ARCHITECTURAL FLOOR PLAN FOR ACTUAL DIMENSIONS |
| LOCATIONS | PERMANENT TRUSS BRACING IS TO BE INSTALLED AT LOCATIONS AS SHOWN ON THE SEALED TRUSS DRAWINGS. LATERAL BRACING IS TO BE RESTRAINED PER BC511-03, BC511-01, BC511-02, & BC511-03. TRUSS BRACING, BC511-02, & BC511-03 ARE FURNISHED BY THE TRUSS SUPPLIER, WITH THE SEALED TRUSS PACKAGE |

HEADER LEGEND



ACTUAL vs REQUIRED SHEARWALL		
	TRANSVERSE	LONGITUDINAL
ACTUAL	50184 LBF	18520 LBF
REQUIRED	20987 LBF	18238 LBF



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

CONNECTIONS, WALL, & HEADER DESIGN IS BASED
ON REACTIONS & UPLIFTS FROM TRUSS ENGINEERING
FURNISHED BY BUILDER. BUILDERS FIRST SOURCE
JOB #2217427

Aaron Simque Homes

Bristol - Stewart Res.

PROJECT ADDRESS:
Lots 82 & 83 The Preserves
Lake City, FL

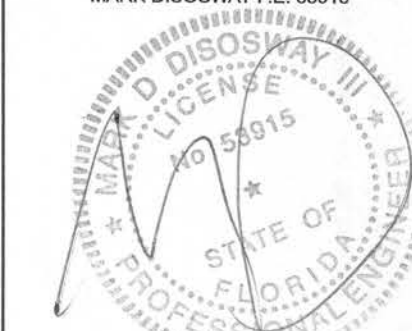
DIMENSIONS:
Stated dimensions supercede scale dimensions. Refer all questions to Mark Disosway, P.E. for resolution. Do not proceed without clarification.

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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 the 6th Edition Florida Building Code Residential (2017) to the best of my knowledge.

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

MARK DISOSWAY P.E. 53915



Monday, January 27, 2020

Mark Disosway P.E.
163 SW Midtown Place
Suite 103
Lake City, Florida 32025
386.754.5419
disoswaydesign@gmail.com

JOB NUMBER:
200015

S-3
OF 3 SHEETS