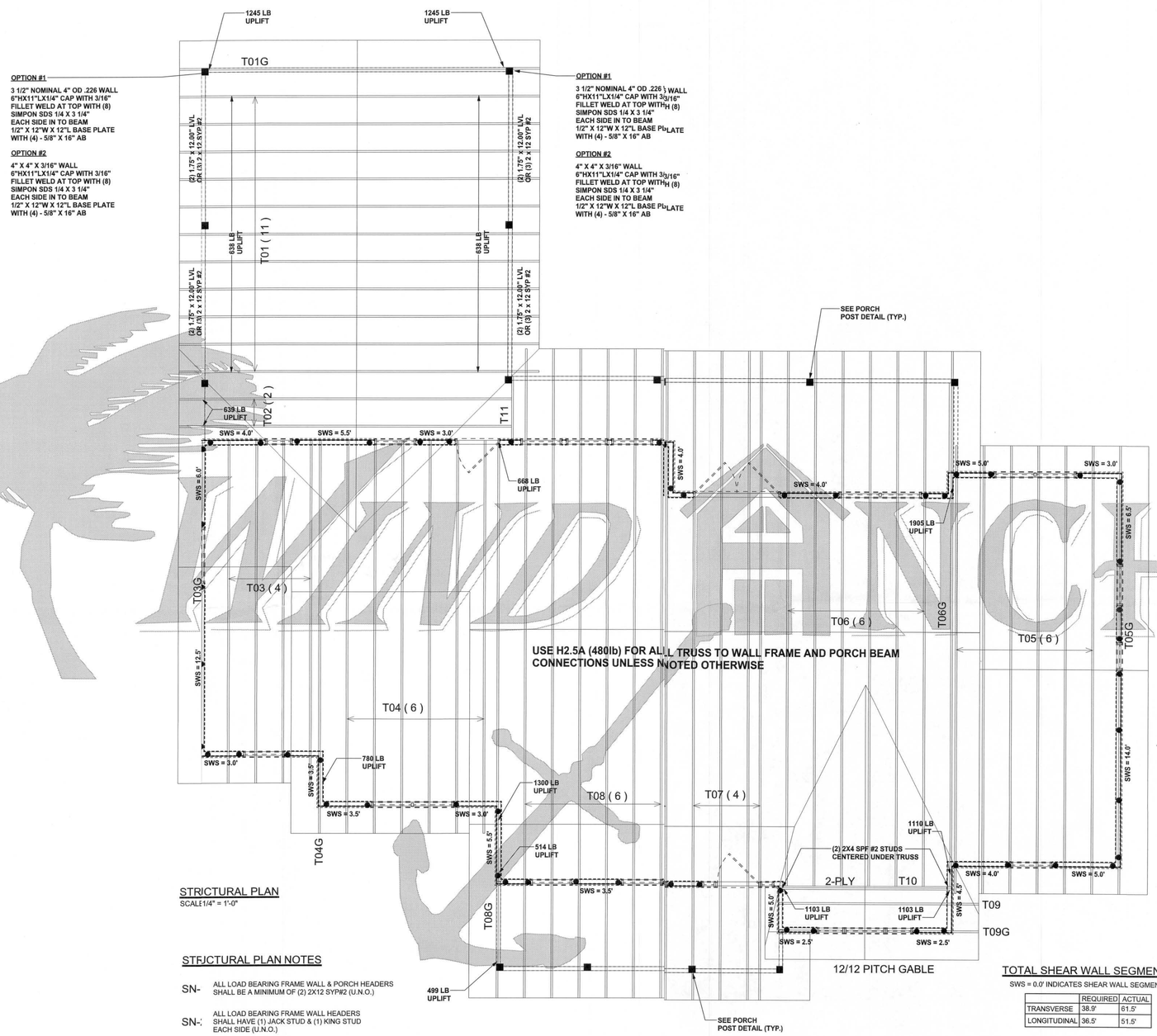


STRICTURAL PLAN
SCALE1/4" = 1'-0"

STRUCTURAL PLAN NOTES

SN- ALL LOAD BEARING FRAME WALL & PORCH HEADERS SHALL BE A MINIMUM OF (2) 2X12 SYP#2 (U.N.O.)

SN- ALL LOAD BEARING FRAME WALL HEADERS SHALL HAVE (1) JACK STUD & (1) KING STUD EACH SIDE (U.N.O.)

SN- DIMENSIONS ON STRUCTURAL SHEETS ARE NOT EXACT. REFER TO ARCHITECTURAL FLOOR PLAN FOR ACTUAL DIMENSIONS

SN- PERMANENT TRUSS BRACING IS TO BE INSTALLED AT LOCATIONS AS SHOWN ON THE SEALED TRUSS DRAWINGS. LATERAL BRACING IS TO BE RESTRAINED PER BCSI1-03. BCSI-B1, BCSI-B2, & BCSI-B3. BCSI-B1, BCSI-B2, & BCSI-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
- 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

TOTAL SHEAR WALL SEGMENTS

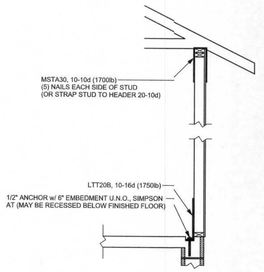
SWS = 0.0' INDICATES SHEAR WALL SEGMENTS

	REQUIRED	ACTUAL
TRANSVERSE	38.9'	61.5'
LONGITUDINAL	36.5'	51.5'

WALL LEGEND

SWS = 0.0'	1ST FLOOR EXTERIOR WALL
SWS = 0.0'	2ND FLOOR EXTERIOR
IBW	1ST FLOOR INTERIOR BEARING WALLS SEE DETAILS ON SHEET S-1
IBW	2ND FLOOR INTERIOR BEARING WALLS SEE DETAILS ON SHEET S-1

CONNECTIONS, WALL, & HEADER DESIGN IS BASED ON REACTIONS & UPLIFTS FROM TRUSS ENGINEERING FURNISHED BY BUILDER. BUILDERS FIRST SOURCE JOB #L247360



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

REVISIONS	

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

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

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

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 2004, to the best of my knowledge.

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

MARK DISOSWAY P.E. 53915

14SEP07

SEAL

Norton Home Improvements

Osburn Residence

ADDRESS:
Parcel ID:
12-3S-16-02096-001 HX
Columbia County, Florida

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PRINTED DATE: September 14, 2007

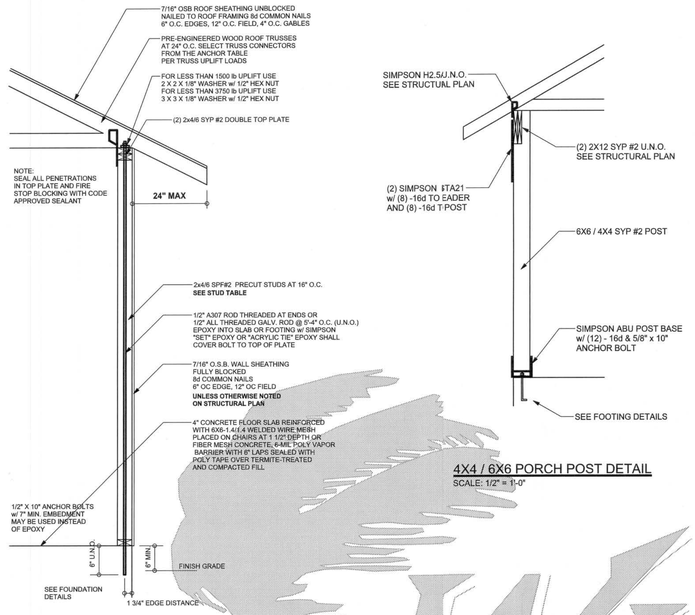
DRAWN BY: David Disosway | CHECKED BY:

FINALS DATE: 31 / Jul / 07

JOB NUMBER: 706271

DRAWING NUMBER **S-3**

OF 3 SHEETS



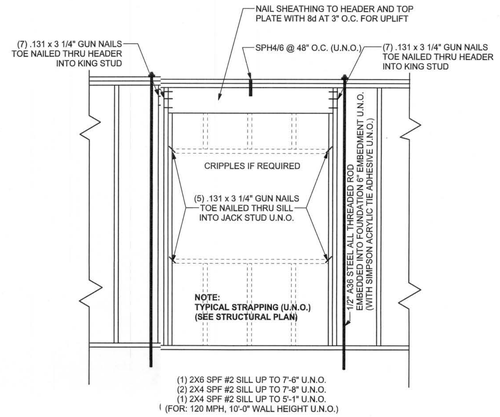
ONE STORY WALL SECTION

SCALE: 3/4" = 1'-0"

4X4 / 6X6 PORCH POST DETAIL

SCALE: 1/2" = 1'-0"

NOTE:
IF TRUSS TO WALL STRAPS ARE NAILED TO THE HEADER THE SPH4/6 @ 48" O.C. ARE NOT REQUIRED



TYPICAL 1 STORY HEADER STRAPING DETAIL

SCALE: 1/2" = 1'-0"

ANCHOR TABLE

OBTAIN UPLIFT REQUIREMENTS FROM TRUSS MANUFACTURER'S ENGINEERING

UPLIFT LBS. SYP	UPLIFT LBS. SPF	TRUSS CONNECTOR*	TO PLATES	TO RAFTER/TRUSS	TO STUDS
< 420	< 245	H5A	3-8d	3-8d	
< 455	< 265	H5	4-8d	4-8d	
< 360	< 235	H4	4-8d	4-8d	
< 455	< 320	H3	4-8d	4-8d	
< 415	< 365	H2.5	5-8d	5-8d	
< 600	< 535	H2.5A	5-8d	5-8d	
< 950	< 820	H6	8-8d	8-8d	
< 745	< 565	H8	5-10d, 1 1/2"	5-10d, 1 1/2"	
< 1465	< 1050	H14-1	13-8d	12-8d, 1 1/2"	
< 1465	< 1050	H14-2	15-8d	12-8d, 1 1/2"	
< 990	< 850	H10-1	8-8d, 1 1/2"	8-8d, 1 1/2"	
< 760	< 655	H10-2	6-10d	6-10d	
< 1470	< 1265	H16-1	10-10d, 1 1/2"	2-10d, 1 1/2"	
< 1470	< 1265	H16-2	10-10d, 1 1/2"	2-10d, 1 1/2"	
< 1000	< 860	MTS24C	7-10d 1 1/2"	7-10d 1 1/2"	
< 1450	< 1245	HTS24	12-10d 1 1/2"	12-10d 1 1/2"	
< 2900	< 2490	2 - HTS24			
< 2050	< 1785	LGT2	14 -16d	14 -16d	
		HEAVY GIRDER TIEDOWNS*			**TO FOUNDATION**
< 3965	< 3330	MGT		22 -10d	1-5/8" THREADED ROD 12" EMBEDMENT
< 10980	< 6485	HGT-2		16 -10d	2-5/8" THREADED ROD 12" EMBEDMENT
< 10530	< 9035	HGT-3		16 -10d	2-5/8" THREADED ROD 12" EMBEDMENT
< 9250	< 9250	HGT-4		16 -10d	2-5/8" THREADED ROD 12" EMBEDMENT
		STUD STRAP CONNECTOR*			**TO STUDS**
< 435	< 435	SSP DOUBLE TOP PLATE	3 -10d		4 -10d
< 455	< 420	SSP SINGLE SILL PLATE	1 -10d		4 -10d
< 825	< 825	DSP DOUBLE TOP PLATE	6 -10d		8 -10d
< 825	< 600	DSP SINGLE SILL PLATE	2 -10d		8 -10d
< 885	< 760	SP4			6-10d, 1 1/2"
< 1240	< 1065	SPH4			10-10d, 1 1/2"
< 885	< 760	SP6			6-10d, 1 1/2"
< 1240	< 1065	SPH6			10-10d, 1 1/2"
< 1235	< 1165	LSTA18	14-10d		
< 1235	< 1235	LSTA21	16-10d		
< 1030	< 1030	CS20	18-8d		
< 1705	< 1705	CS16	28-8d		
		STUD ANCHORS*	**TO STUDS**		**TO FOUNDATION**
< 1350	< 1305	LTT19	8-16d		1/2" AB
< 2310	< 2310	LTT31	18-10d, 1 1/2"		1/2" AB
< 2775	< 2570	HD2A	2-5/8" BOLTS		5/8" AB
< 4175	< 3695	HTT16	18 -16d		5/8" AB
< 1400	< 1400	PAHD42	16-16d		
< 3335	< 3335	HPAHD22	16-16d		
< 2200	< 2200	ABU44	12-16d		1/2" AB
< 2300	< 2300	ABU66	12-16d		1/2" AB
< 2320	< 2320	ABU88	18 - 16d		2-5/8" AB

GENERAL NOTES:

TRUSSES: TRUSSES SHALL BE DESIGNED BY A FLORIDA LICENSED ENGINEER IN ACCORDANCE WITH THE FBCR 2004. TRUSS ENGINEERING SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, TEMPORARY AND 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 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 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; 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 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 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, FY = 60 KSI. ALL LAP SPLICES 40 * DB (25" FOR #5 BARS); UNO. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 315-96, U.N.O.

GLULAM BEAMS: GLULAM BEAM, GLB, 24F-V3SP, Fb = 2.4ksi, E = 1800ksi UNO. SUPPLIER MAY SUPPLY AN ALTERNATE BEAM WITH EQUAL PROPERTIES OR MAY SUBMIT THEIR OWN SIZING CALCS.

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, 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 15" 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 3/4" 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 FBCR 2004 REQUIREMENTS FOR THE STATED WIND VELOCITY AND DESIGN PRESSURES
PROVIDE A CONTINUOUS LOAD PATH FROM TRUSSES TO FOUNDATION. IF YOU BELIEVE THE PLAN OMITS 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.

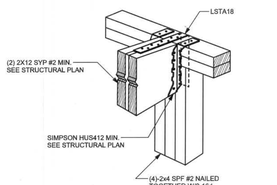
ROOF SYSTEM DESIGN

THE SEAL ON THESE PLANS FOR COMPLIANCE WITH FBCR 2004, 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 2004 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.

EXTERIOR WALL STUD TABLE FOR SPF #2 STUDS

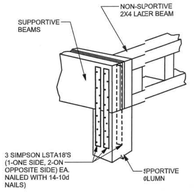
(1) 2x4 @ 16" OC	TO 11'-9" STUD HEIGHT
(1) 2x4 @ 12" OC	TO 13'-0" STUD HEIGHT
(1) 2x6 @ 16" OC	TO 18'-10' STUD HEIGHT
(1) 2x6 @ 12" OC	TO 20.0' STUD HEIGHT

THIS STUD HEIGHT TABLE IS PER WFCM 2001, TABLE 3.20B. EXTERIOR LOAD BEARING & NON LOAD BEARING STUD LENGTHS RESISTING INTERIOR ZONE WINDLOADS 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.



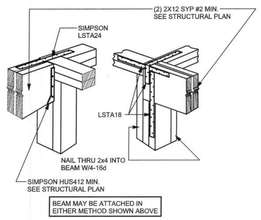
BEAM MID-WALL CONNECTION DETAIL

SCALE: N.T.S.



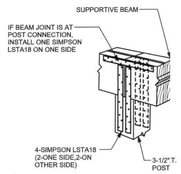
SUPPORTIVE POST D BEAM DETAIL FOR SINGLE EAM

SCALE: N.T.S.



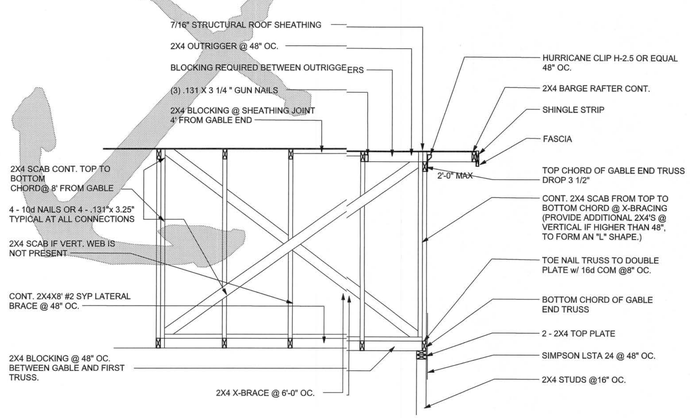
BEAM CORNER CONNECTION. DETAIL

SCALE: N.T.S.



SUPPORTIVE CENTER POST O BEAM DETAIL

SCALE: N.T.S.

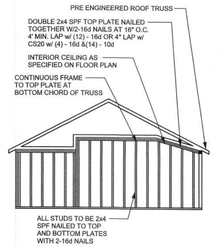


TYPICAL GABLE END (X-BRACING)

ALL MEMBERS SHALL BE SYP

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

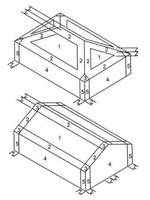


CONTINUOUS FRAME TO CEILING DIAPHRAGM DETAIL

SCALE: N.T.S.

DESIGN DATA

WIND LOADS PER FLORIDA BUILDING CODE 2004 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 60FT IN EXP. B, 30FT IN EXP. C AND >10% SLOPE AND UNOBSTRUCTED UPWIND 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 = 1.0	
4.) BUILDING CATEGORY = II	
5.) ROOF ANGLE = 10-45 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 (ft2)	
	10	100
1	19.9 -21.8	18.1 -18.1
2	19.9 -25.5	18.1 -21.8
2 O'hg	-40.6	-40.6
3	19.9 -25.5	18.1 -21.8
3 O'hg	-68.3	-42.4
4	21.8 -23.6	18.5 -20.4
5	21.8 -29.1	18.5 -22.6
Doors & Windows Worst Case (Zone 5, 10 ft2)	21.8	-29.1
8x7 Garage Door	19.5	-22.9
16x7 Garage Door	18.5	-21.0

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 Disosway, PE No.53915, POB 868, Lake City, FL 32056, 386-754-5419

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

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 2004, to the best of my knowledge.

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

MARK DISOSWAY P.E. 53915

SEAL

Norton Home Improvements

Osburn Residence

ADDRESS: Parcel ID: 12-3S-16-02096-001 HX Columbia County, Florida

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PRINTED DATE: July 31, 2007

DRAWN BY: David Disosway

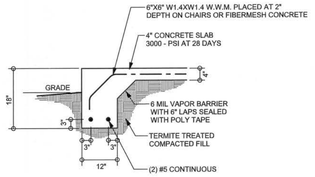
CHECKED BY:

FINALS DATE: 31 / Jul / 07

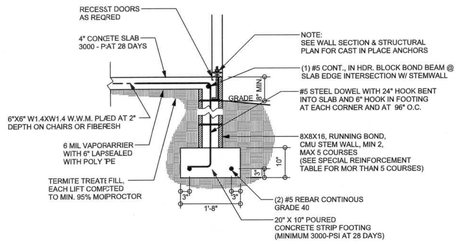
JOB NUMBER: 706271

DRAWING NUMBER **S-1**

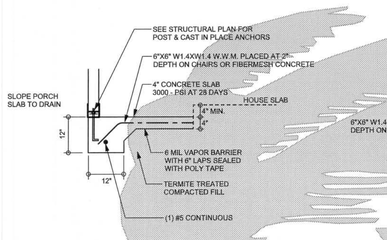
OF 3 SHEETS

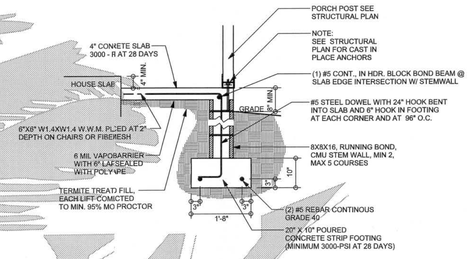


F1 S-2 MONOLITHIC FOOTING
SCALE: 1/2" = 1'-0"



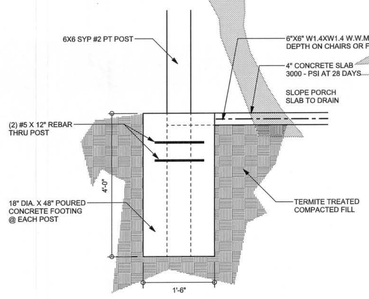
F9 S-2 STEM WALL FOOTING
SCALE: 1/2" = 1'-0"





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

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

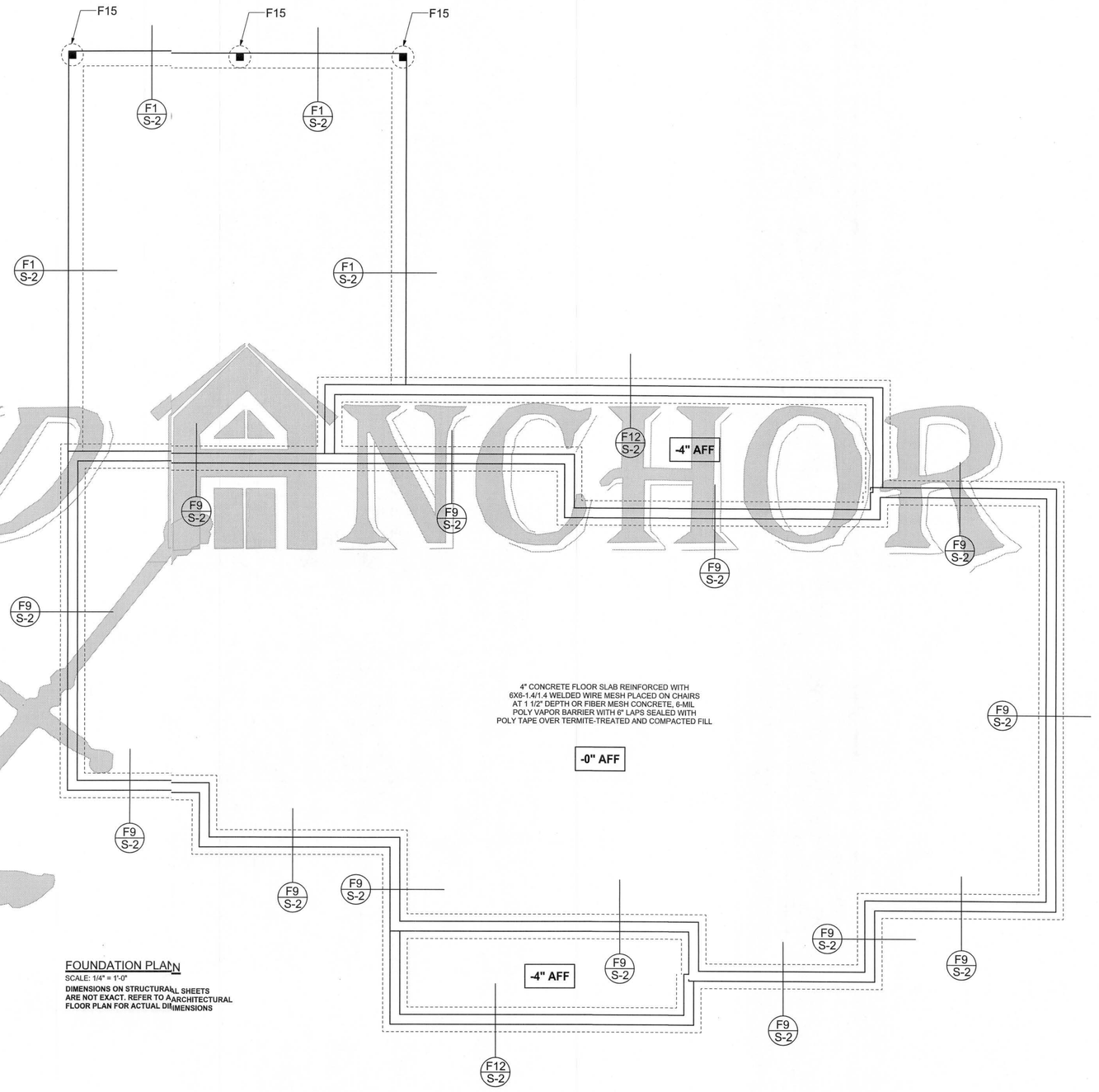


F15 S-2 REAR PORCH POST FOUNDATION
SCALE: 1/2" = 1'-0"

TALL STEM WALL TABLE

1) 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 CJ wall (away from the soil pressure, within 2" of the exterior side of the wall). If the wall is over 8' high, add Durowall ladder reinforcement at 16"OC vertically or a horizontal bond beam with #5 continuous at mid height. For higher parts of the wall 12" CMU may be used w/ 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



4" CONCRETE FLOOR SLAB REINFORCED WITH 6X6-1.4/1.4 WELDED WIRE MESH PLACED ON CHAIRS AT 1 1/2" DEPTH OR FIBER MESH CONCRETE, 6-MIL POLY VAPOR BARRIER WITH 6" LAPS SEALED WITH POLY TAPE OVER TERMITE-TREATED AND COMPACTED FILL

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

DIMENSIONS ON STRUCTURAL SHEETS ARE NOT EXACT. REFER TO ARCHITECTURAL FLOOR PLAN FOR ACTUAL DIMENSIONS

REVISIONS

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

WINDLAD ENGINEER: Mark Disosway, PE No.5915, POB 868, Lake City, FL 32056, 86-754-5419

DIMENSIONS: Stated dmensions supercede scaled dimensins. Refer all questions to Mark Diosway, P.E. for resolution. Do not proceed without clarification.

CERTIFICATION: I hereby certify that I have examind this plan, and that the applicable portionsof the plan, relating to wind engineering comply with section R301.2.1, florida building code residential 2004, to the best of my knowlege.

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

MARK DISOSWAY
P.E. 53915
31JUL07
SEAL

Norton Home Improvements

Osburn Residence

ADDRESS:
Parcel ID:
12-3S-16-02096-001 HX
Columbia County, Florida

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

PRINTED DATE: July 31, 2007

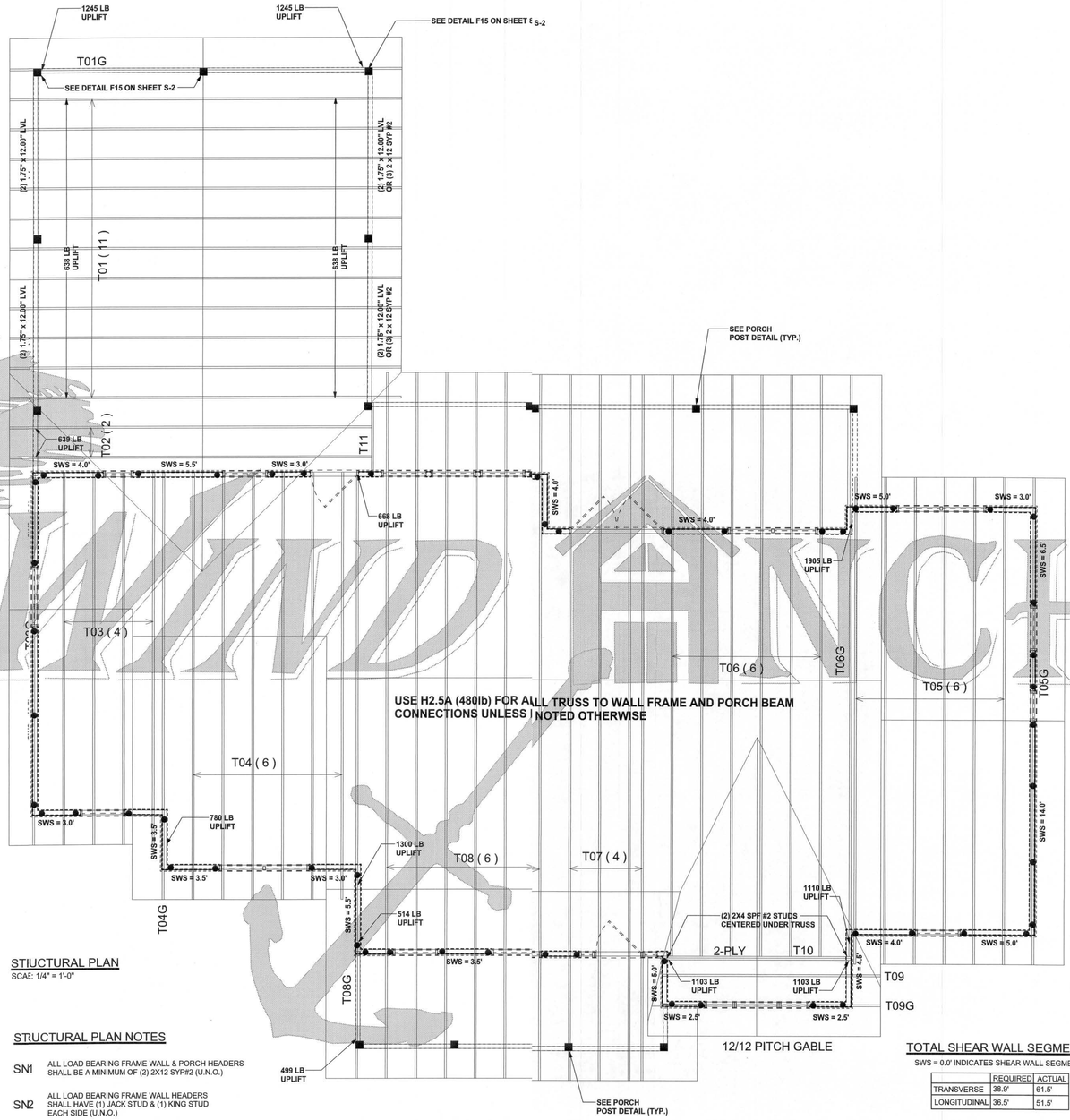
DRAWN BY: Davi Disosway

CHECKED BY:

FINAS DATE: 31 /Jul / 07

JOB NUMBER: 706271

DRAWING NUMBER
S-2
OF 3 SHEETS



STIUCTURAL PLAN

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

STRUCTURAL PLAN NOTES

SN1 ALL LOAD BEARING FRAME WALL & PORCH HEADERS SHALL BE A MINIMUM OF (2) 2X12 SYP#2 (U.N.O.)

SN2 ALL LOAD BEARING FRAME WALL HEADERS SHALL HAVE (1) JACK STUD & (1) KING STUD EACH SIDE (U.N.O.)

SN3 DIMENSIONS ON STRUCTURAL SHEETS ARE NOT EXACT. REFER TO ARCHITECTURAL FLOOR PLAN FOR ACTUAL DIMENSIONS

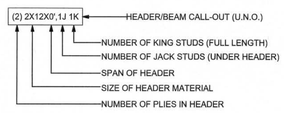
SN4 PERMANENT TRUSS BRACING IS TO BE INSTALLED AT LOCATIONS AS SHOWN ON THE SEALED TRUSS DRAWINGS. LATERAL BRACING IS TO BE RESTRAINED PER BCSI1-03, BCSI-B1, BCSI-B2, & BCSI-B3. BCSI-B1, BCSI-B2, & BCSI-B3 ARE FURNISHED BY THE TRUSS SUPPLIER, WITH THE SEALED TRUSS PACKAGE

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



TOTAL SHEAR WALL SEGMENTS

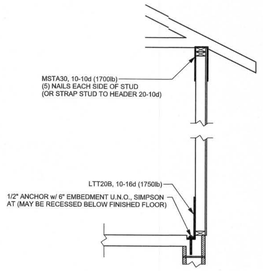
SWS = 0.0' INDICATES SHEAR WALL SEGMENTS

	REQUIRED	ACTUAL
TRANSVERSE	38.9'	61.5'
LONGITUDINAL	36.5'	51.5'

WALL LEGEND

SWS = 0.0'	1ST FLOOR EXTERIOR WALL
SWS = 0.0'	2ND FLOOR EXTERIOR
IBW	1ST FLOOR INTERIOR BEARING WALLS SEE DETAILS ON SHEET S-1
IBW	2ND FLOOR INTERIOR BEARING WALLS SEE DETAILS ON SHEET S-1

CONNECTIONS, WALL, & HEADER DESIGN IS BASED ON REACTIONS & UPLIFTS FROM TRUSS ENGINEERING FURNISHED BY BUILDER. BUILDERS FIRST SOURCE JOB #L247360



ALTERNATE WALL TIE CONNECTION WHERE THREADED ROD CANNOT BE PLACED IN WALL.

SCALE: 1/2" = 1'-0"

REVISIONS	

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

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

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

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 2004, to the best of my knowledge.

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

MARK DISOSWAY P.E. 53915

SEAL

Norton Home Improvements

Osburn Residence

ADDRESS: Parcel ID: 12-3S-16-02096-001 HX Columbia County, Florida

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

PRINTED DATE: July 31, 2007

DRAWN BY: David Disosway

CHECKED BY:

FINALS DATE: 31 / Jul / 07

JOB NUMBER: 706271

DRAWING NUMBER **S-3**

OF 3 SHEETS

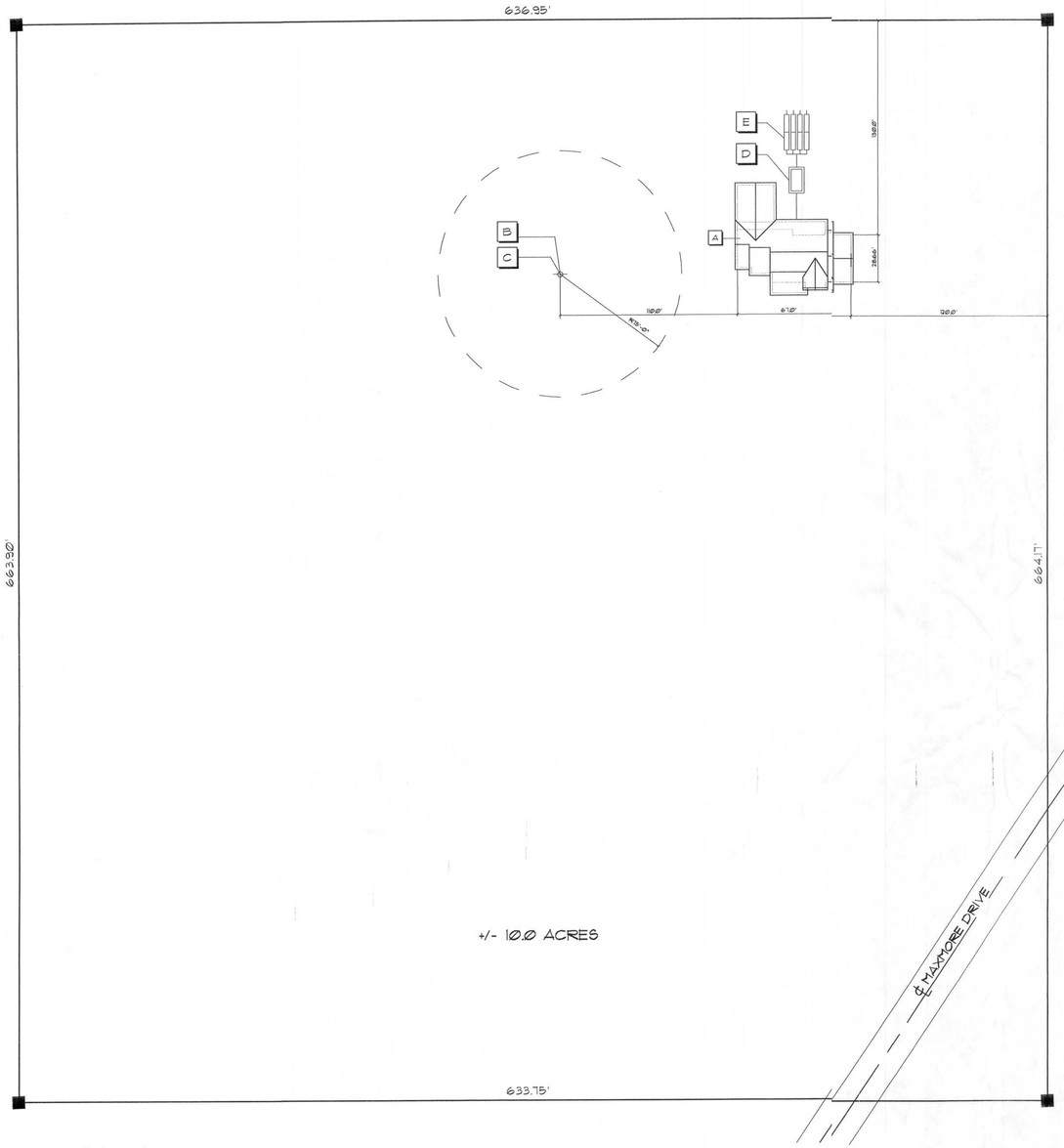
Custom Home For:

MR. JOE OSBURN

COLUMBIA COUNTY, FLORIDA

DRAWING INDEX

ADD
ARCHITECTURAL DRATING & DESIGN, INC.
Lake City, Fl 32055 - 386.752.4670



North

Site PLAN

SCALE: 1" = 40.0'

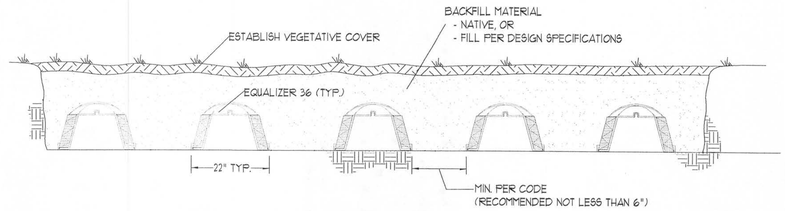
LEGAL DESCRIPTION:

JULIA & JOE OSBURN
PARCEL ID: 12-3S-16-01096-001 HX

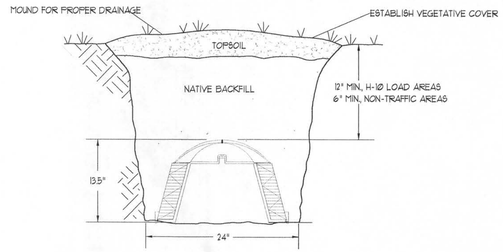
DESCRIPTION:
BEGIN AT THE SW CORNER OF THE NE 1/4 OF THE SE 1/4, RUN N 633.90 FEET, THENCE S 664.71 FEET, THENCE W 633.75 FEET TO THE POINT OF BEGINNING.
(BEING IN SW 1/4 OF NE 1/4 OF SE 1/4. ORB 291-366, 35-655, 854-2152, QCD 1013-1766.

COLUMBIA COUNTY, FLORIDA

PARCEL CONTAINS 10.00 ACRES, MORE OR LESS



INFILTRATOR EQUALIZER 36 BED



EQUALIZER 36 TRENCH DETAIL
NOT TO SCALE

GENERAL WELL & SEPTIC NOTES:

1. SUB-CONTRACTORS PROVIDING WATER WELLS AND/OR SEPTIC TANKS AND DRAINFIELDS SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, THIS SHEET
2. LOCATION OF POTABLE WATER WELLS SHALL BE DETERMINED BY THE OWNER IN CONSULTATION WITH THE WELL DRILLING CONTRACTOR. WELLS SHALL NOT BE LOCATED CLOSER THAN 75'-0" TO ANY PROPOSED OR EXISTING SEPTIC TANK OR DRAINFIELD, EITHER ON SUBJECT PROPERTY OR ADJACENT/ADJOINING PROPERTY.
3. POTABLE WATER WELLS SHALL BE A MINIMUM 4"ø WITH BLACK IRON CASING TO A DEPTH OF 80'-0". PUMPS SHALL BE OF THE SUBMERSIBLE TYPE, THREE WIRE SYSTEM, MINIMUM HORSEPOWER SHALL BE 1/2 H/P OR AS DIRECTED BY THE OWNER. MOTOR STARTER SHALL BE ENCLOSED IN A WEATHERPROOF HOUSING, MOUNTED ON A P/T 4X4 POST AT THE WELL HEAD.
4. WELL HEAD SHALL PROJECT 12" ABOVE GRADE.
5. ALL REQUIRED COMPONENTS FOR A COMPLETE OPERATING SYSTEM SHALL BE PROVIDED, INCLUDING ANTI-FREEZE BLEEDER FITTING, CHECKVALVE, AIR BLEEDERS, SHUTOFF VALVE, HOSE BIBB, PRESSURE REGULATOR/CONTACTOR, UNIONS AND PRESSURE GAUGE.
6. PRESSURE TANK SHALL BE GALVANIZED 82 GALLON CAPACITY, UNLESS DIRECTED OTHERWISE BY THE OWNER.
7. SEPTIC TANK LOCATION & DRAINFIELD INVERT SHALL BE DETERMINED BY THE LOCAL HEALTH DEPARTMENT, IN CONSULTATION W/ THE OWNER.
8. SEPTIC TANKS SHALL BE OF A SIZE & CONSTRUCTION AS DETERMINED BY THE LOCAL HEALTH DEPARTMENT. TANK MAT'L SHALL BE POURED CONCRETE OR FIBERGLASS AS ALLOWED BY THE SEPTIC TANK PERMIT.
9. SEPTIC DRAINFIELDS SHALL BE CONSTRUCTED TO THE STANDARDS OF THE LOCAL HEALTH DEPARTMENT.
10. SAND FILTER BEADS, MOUND SYSTEMS, DOSING TANKS, GREASE TRAPS, DISTRIBUTION BOXES, GRINDER PUMPS, SUMP PUMPS AND OTHER SUCH RELATED ITEMS (IF REQUIRED OR REQUESTED) SHALL BE AS PER THE DESIGN STANDARDS OF THE LOCAL HEALTH DEPARTMENT.

PLAN NOTES

- A NEW 2876 S.F. RESIDENCE INCLUDING: FRONT & REAR PORCH, AND CARPORT
- B NEW 4" WELL - W/1HP SUBMERSIBLE PUMP
- C NEW 80 GAL. PRESSURE TANK & CYCLE STOP VALVE
- D NEW 1000 GAL. SEPTIC TANK SYSTEM
- E EXISTING LEACHFIELD SYSTEM

REVISION:

DRAWN:
DJR

CUSTOM DESIGNE HOME FOR:
MR. JOE OSBURN
COLUMBIA COUNTY, FLORIDA
Site PLAN

ARCHITECTURAL DRAFTING & DESIGN, INC.
Lake City, FL 32055 · 386.752.4670

NICHOLAS PAUL GEISLER ARCHITECT
N.C.A.R.B. Certified
1758 NW Brown Rd.
Lake City, FL 32055
386-755-9021

DATE:
20MAR2007
COMM:

SHEET:
A1
1 OF 17

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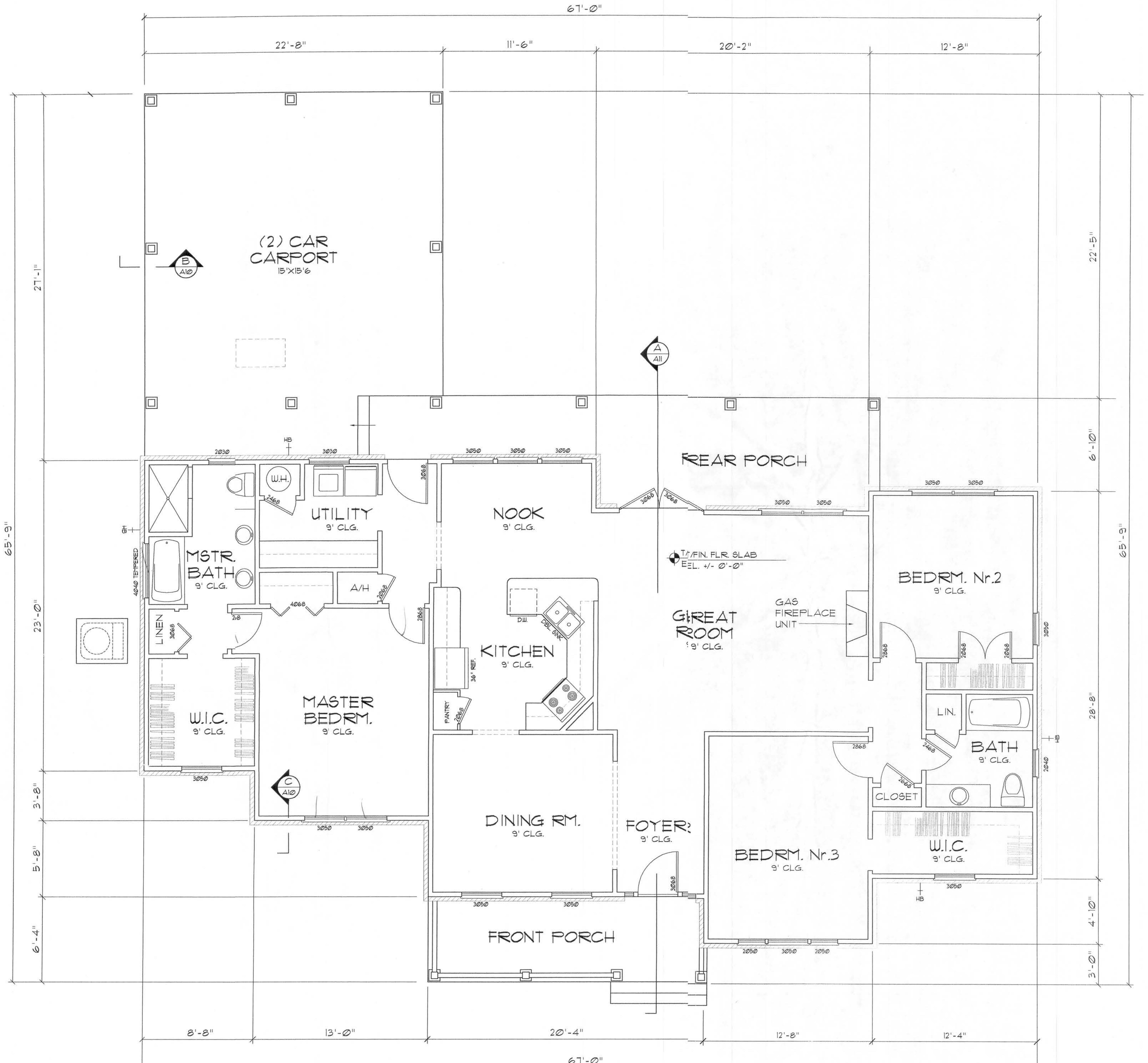

Floor PLAN

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

NOTE!
ALL INTERIOR PARTITION WALLS ARE 3 1/2" THICK, UNLESS NOTED OTHERWISE.

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable Construction, Wood Trusses @ 24" O.C.
Walls: 2x4 Wood Studs @ 16" O.C., W/4" Brick Veneer
Floor: 4" Thk. Concrete Slab W/ Fibermesh Concrete Additive
Foundation: Continuous Footer/Stem Wall

ROOF DECKING

Material: 15/32" CD Plywood or 7/16" O.S.B.
Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing
Fasteners: Common Nails per nailing schedule, Dwg. A14

SHEARWALLS

Material: 7/16" O.S.B. "Windstorm" Sheathing
Sheet Size: 48"x109" Sheets Placed Vertical
Fasteners: 6d or 8d common Nails per Detail Dwg. A8
Dragstrut: Double Top Plate (S.Y.P.) W/16d Nails @ 12" O.C.
Wall Studs: 2x4 Hem Fir Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: Simpson H16 @ Ea. Truss End (Typ. U.O.N.)
Wall Tension: Wall Sheathing Nailing Is Adequate - 8d @ 4" O.C. Top & Bot.
Anchor Bolts: 1/2" A307 THRU-BOLTS @ 68" O.C. - 1st Bolt 8" from corner
Corner Hold-down Device: (1) Anchor THRU-BOLT
Porch Column Base Connector: Simpson ABU66 @ each column
Porch Column to Beam Connector: Simpson EPC46 @ each column

FOOTINGS AND FOUNDATIONS

Footing: 24"x12" Cont. W/3-#5 Bars Cont. & 1-#3 Transverse @ 48" O.C.
Stemwall: 8" C.M.U. W/1-#5 Vertical Dowel @ 48" O.C.

ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2004 EDITION.	
BASIC WIND SPEED:	110 MPH
WIND IMPORTANCE FACTOR (I):	I = 1.00
BUILDING CATAGORY:	CATAGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- 0.18
MWFRS PER TABLE 1609.2A (FBC 2004) DESIGN WIND PRESSURES:	ROOF: - 23.1 PSF WALLS: + 26.6 PSF EAVES: - 32.3 PSF
COMPONENTS & CLADING PER TABLES 1609.2B & 1609.2C (FBC 2004) DESIGN WIND PRESSURES:	OP'NGS: + 21.8 / - 29.1 PSF EAVES: - 68.3 PSF ROOF: + 19.9 / - 25.5 PSF

Design Data

1934 S.F. - LIVING AREA
508 S.F. - (2 CAR) CARPORT
121 S.F. - FRONT PORCH
313 S.F. - REAR PORCH

2876 S.F. - TOTAL AREA

Doors / Windows

DOOR DESIGNATIONS

2068 = 24"X80" DOOR
2468 = 28"X80" DOOR
2668 = 30"X80" DOOR
2868 = 32"X80" DOOR
3068 = 36"X80" DOOR

WINDOW DESIGNATIONS

3030 = 36"X36" WINDOW
3046 = 36"X54" WINDOW
3050 = 36"X60" WINDOW
3060 = 36"X72" WINDOW
4020 = 48"X24" WINDOW
4060 = 48"X72" WINDOW

REVISION:

DRAWN: DJR

CUSTOM DESIGNE HOME FOR:
MR. JOE OSBURN
COLUMBIA COUNTY, FLORIDA
Floor PLAN

ARCHITECTURAL DRAFTING & DESIGN, INC.
Lake City, FL 32055 - 386.752.4670

NICHOLAS PAUL GEISLER ARCHITECT
N.C.A.R.B. Certified
1758 NW Brown Rd.
Lake City, FL 32055
386-755-9021

DATE: 20MAR2007
COMM:

SHEET: A2
2 OF 17

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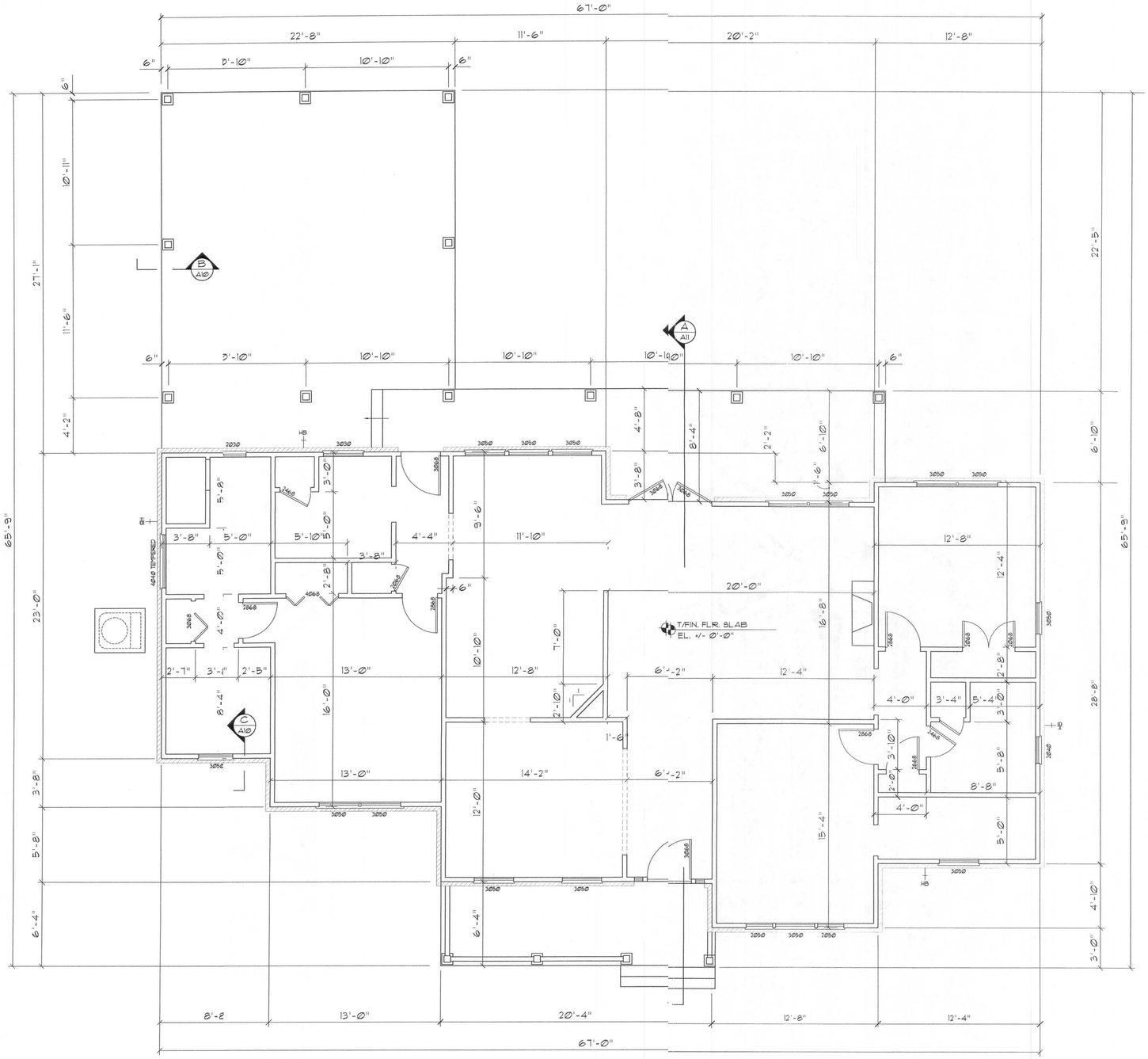


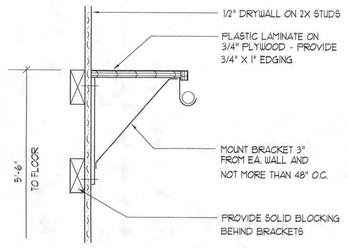
Doors / Windows

TYP. DOOR DESIGNATIONS

2068	=	24"X80" DOOR
2468	=	28"X80" DOOR
2668	=	30"X80" DOOR
2868	=	32"X80" DOOR
3068	=	36"X80" DOOR

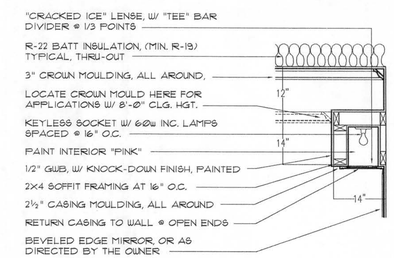
TYP. WINDOW DESIGNATIONS

2646	=	30"X54" WINDOW
2650	=	30"X60" WINDOW
3030	=	36"X36" WINDOW
3046	=	36"X54" WINDOW
3050	=	36"X60" WINDOW
3060	=	36"X72" WINDOW
4020	=	48"X24" WINDOW
4060	=	48"X72" WINDOW



Closet Rod & Shelf Detail

SCALE: NONE



Optional Lighting Soffit DETAIL

SCALE: NONE (ABOVE BATHROOM VANITY)

Dimension PLAN

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

NOTE!
ALL INTERIOR PARTITION WALLS ARE 3 1/2" THICK, UNLESS NOTED OTHERWISE.

REVISION:

DRAWN:
DJR

CUSTOM DESIGNE HOME FOR:
MR. JOE OSBURN
COLUMBIA COUNTY, FLORIDA
Dimension PLAN

ARCHITECTURAL DRAFTING & DESIGN, INC.
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Lake City, FL 32055
386-755-9021

DATE:
20MAR2007
COMM:

SHEET:
A2
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05 July 2007
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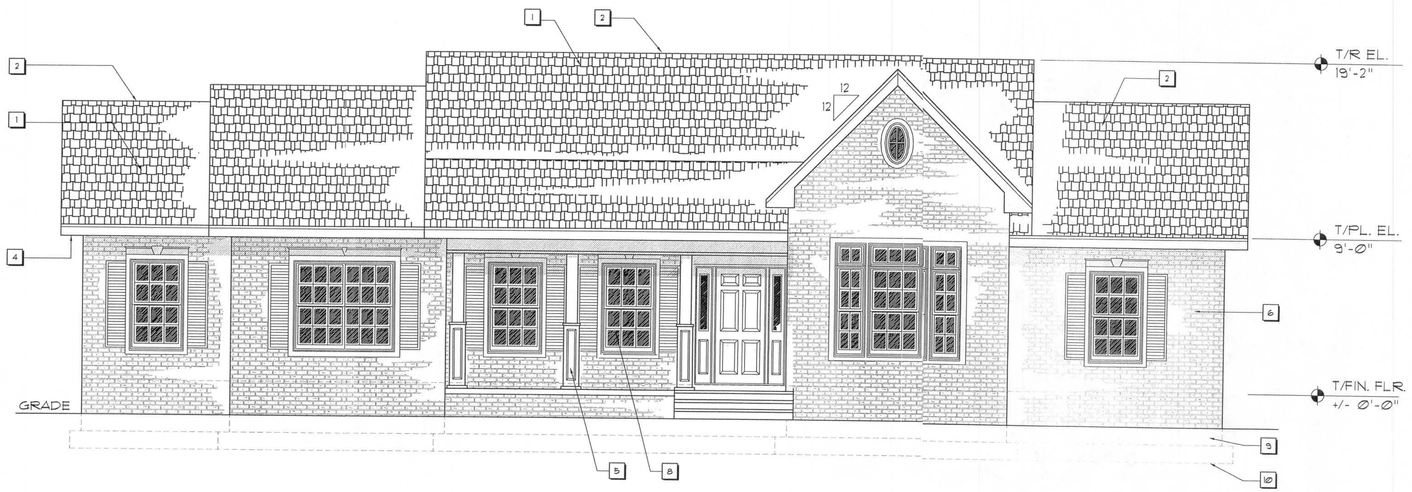
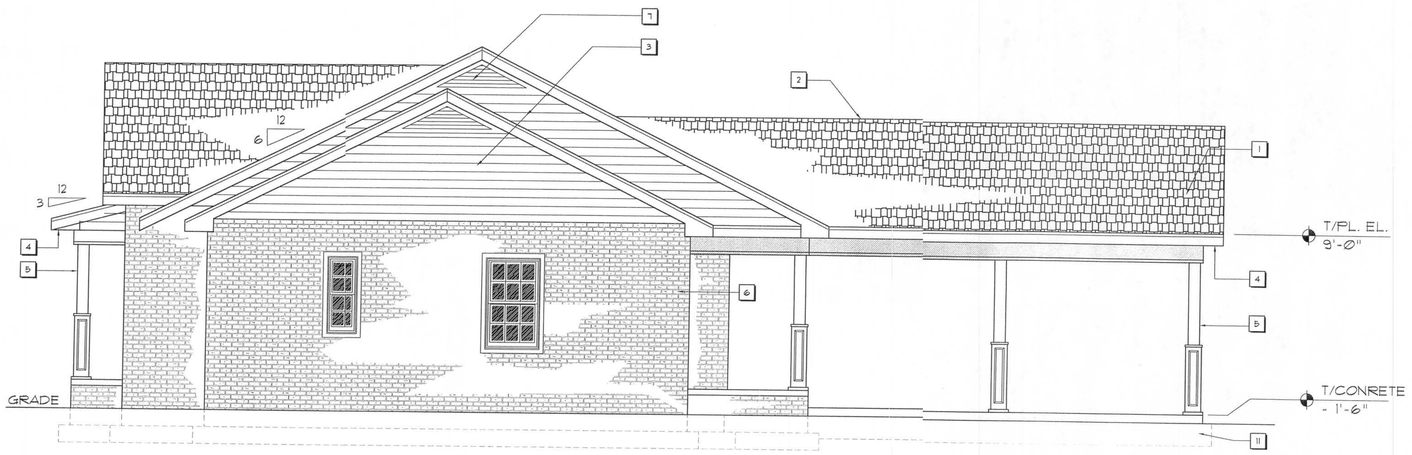


Front ELEVATION

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



Left Side ELEVATION

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

Exterior Notes

1. 25 YEAR FIBERGLASS SHINGLES, INSTALLED PER MANUFACTURERS SPECIFICATIONS TO WITHSTAND 110 MPH WINDS
2. CONTINUOUS RIDGE VENT
3. 6" HARDI-PLANK SIDING
4. FASCIA & VENTED 16" SOFFIT
5. BOXED 6"X6" P/T POSTS
6. 4" BRICK VENEER
7. LOUVERED ATTIC VENTS
8. SINGLE HUNG ALUMINUM WINDOWS
9. 8" CMU STEMWALL
10. 24"X12" THK. FOOTING
11. MONOLITHIC FOOTING

REVISION:

DRAWN: DJR

CUSTOM DESIGNE HOME FOR:
MR. JOE OSBURN
COLUMBIA COUNTY, FLORIDA
Exterior ELEVATIONS

ARCHITECTURAL DRAFTING & DESIGN, INC.
Lake City, FL 32055 - 386.752.4570

NICHOLAS PAUL GEISLER ARCHITECT
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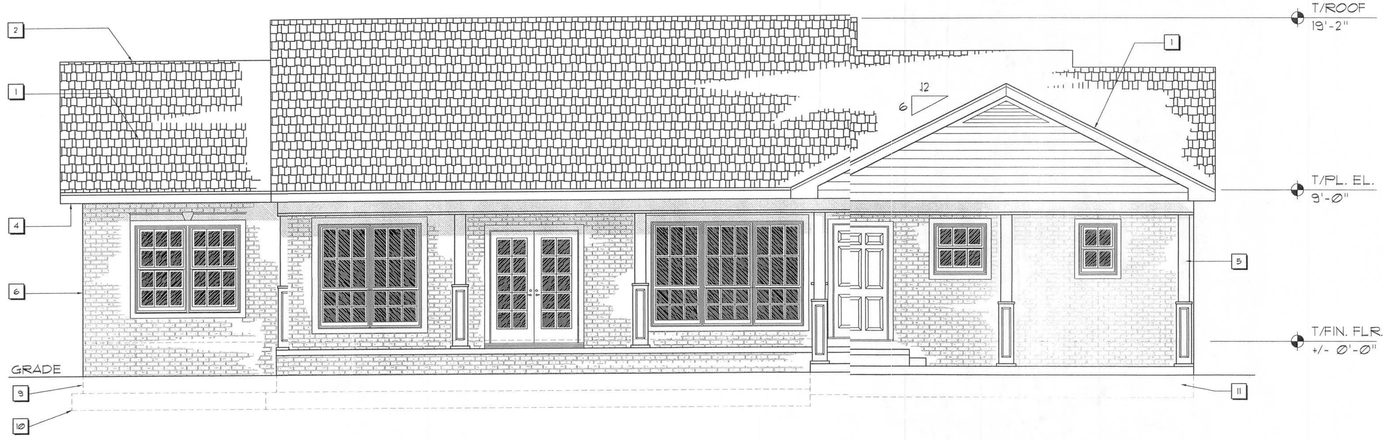
1758 NW Brown Rd.
Lake City, FL 32055
386-755-8122

DATE: 20MAR2007

COMM:

SHEET: A4
4 OF 17

05 Dec 2007
AR0007005

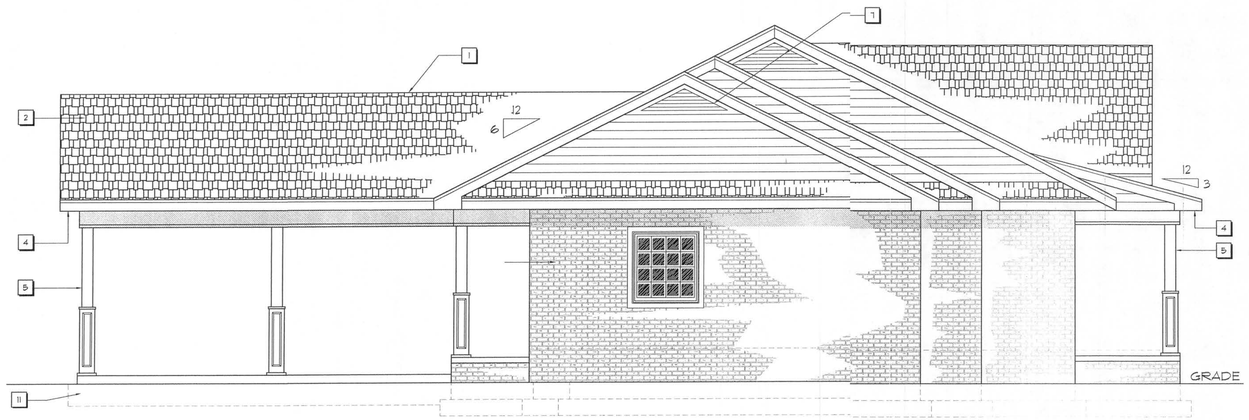


Rear ELEVATION

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

Exterior Notes

1. 25 YEAR FIBERGLASS SHINGLES, INSTALLED PER MANUFACTURERS SPECIFICATIONS TO WITHSTAND 110 MPH WINDS
2. CONTINUOUS RIDGE VENT
3. 6" HARDI-PLANK SIDING
4. FASCIA & VENTED 16" SOFFIT
5. BOXED 6"X6" P/T POSTS
6. 4" BRICK VENEER
7. LOUVERED ATTIC VENTS
8. SINGLE HUNG ALUMINUM WINDOWS
9. 8" CMU STEMWALL
10. 24"X12" THK. FOOTING
11. MONOLITHIC FOOTING



Right Side ELEVATION

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

REVISION:

DRAWN:
DJR

CUSTOM DESIGNE HOME FOR:
MR. JOE OSBURN
COLUMBIA COUNTY, FLORIDA
Exterior ELEVATIONS

ARCHITECTURAL DRAFTING & DESIGN, INC.
Lake City, FL 32055 : 386.752.4670

NICHOLAS PAUL GEISLER ARCHITECT
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1758 NW Brown Rd.
Lake City, FL 32055
386-755-9022

DATE:
20MAR2007
COMM:

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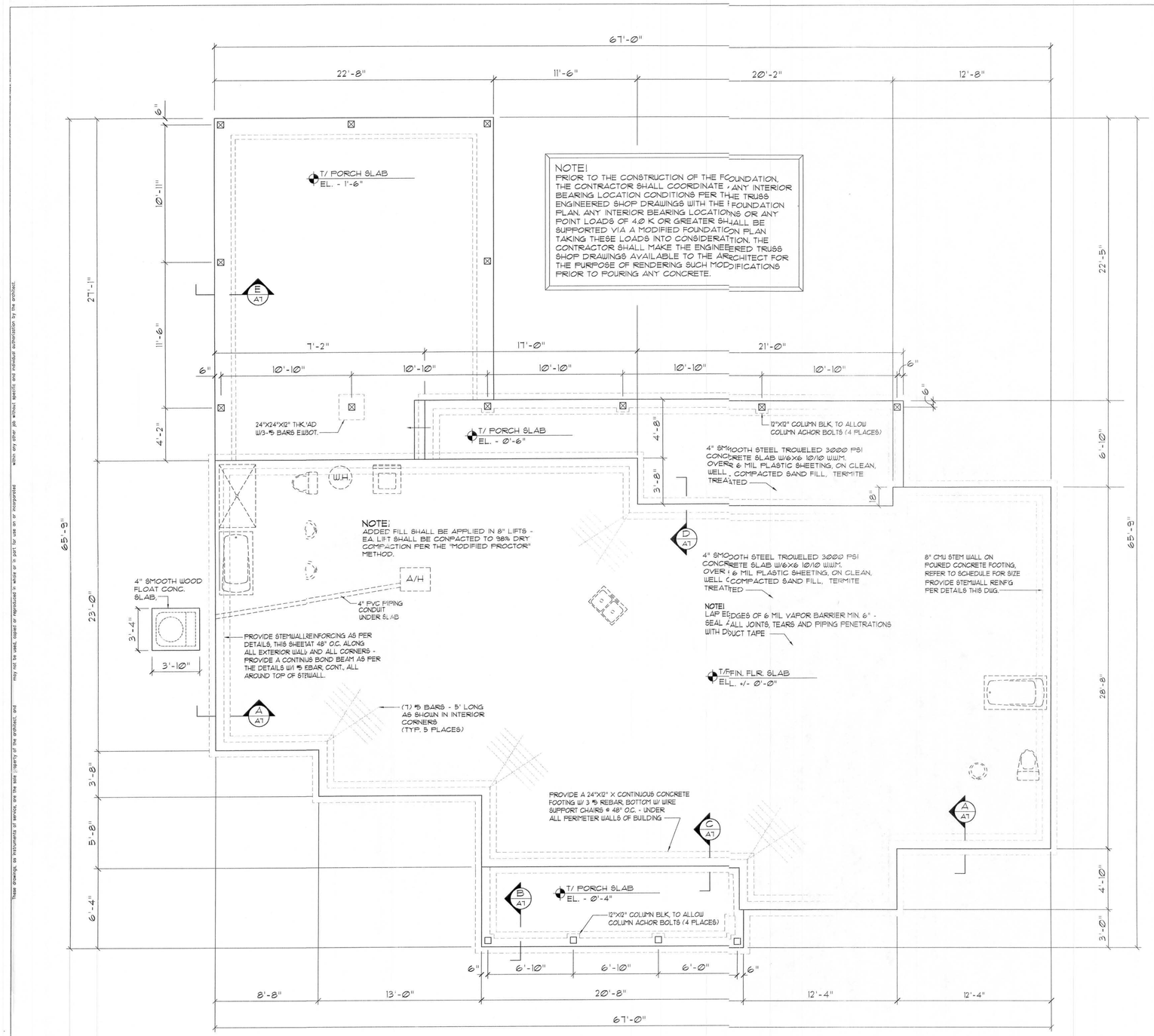
5 OF 17

05 Sept 2007
AR0007005



Foundation PLAN

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

FOUNDATIONS: (SPREAD FOOTINGS)

1. FOUNDATIONS ARE DESIGNED TO BEAR ON WELL COMPACTED GRADE OR CLEAN FILL OF AN ALLOWABLE BEARING CAPACITY OF 1000 PSF MAXIMUM. A CERTIFIED TESTING LABORATORY SHALL BE ENGAGED BY THE OWNER TO VERIFY THAT THE REQUIRED BEARING CAPACITY WAS OBTAINED. SAID SOIL CAPACITY SHALL BE CERTIFIED AND TESTED BY A FLORIDA REGISTERED FOUNDATION ENGINEER, PRIOR TO CASTING OF CONCRETE IN THE FOOTINGS.

2. NATURAL GRADE (OR FILL) BELOW FOOTINGS SHALL BE COMPACTED TO 98% MODIFIED PROCTOR (ASTM D-1557).

3. TOP OF WALL FOOTINGS TO BE AT THE SAME ELEVATION AS TOP OF COLUMN PAD FOOTINGS. STEP WALL FOOTING FROM HIGHER COLUMN FOOTING TO THE LOWER ONE (AS DETAILED ON THE PLANS).

4. TOP OF ALL FOOTINGS TO BE A MINIMUM 1'-4" BELOW THE TOP OF CONCRETE SLAB ON GRADE (UNLESS OTHERWISE NOTED) OR MINIMUM 1'-0" BELOW FINISHED GRADE, WHICHEVER IS LOWER. IN THE EVENT THAT THE SLAB STEPS ON EACH SIDE OF THE FOOTING, THE FOOTING SHALL BE 1'-4" BELOW TOP OF THE LOWER SLAB.

5. REINFORCING IN THE CONTINUOUS WALL FOOTINGS (MONOLITHIC AND NON-MONOLITHIC) SHALL BE SPLICED 36 BAR DIAMETERS MINIMUM AND SHALL EXTEND CONTINUOUSLY THRU ALL FOOTING PADS.

6. ALL LONGITUDINAL REBARS IN THE CONTINUOUS WALL FOOTINGS, SHALL BE CONTINUED AT BENTS AND CORNERS BY BENDING THE REBARS 48 BAR DIAMETERS AROUND THE CORNERS OR ADDING MATCHING CORNER BARS, EXTENDING 48 BAR-DIAMETERS INTO FOOTING EACH SIDE OF CORNER OR BENT.

7. ALL FOOTINGS SHALL BE 12" MINIMUM THICKNESS.

CONCRETE SLABS ON GRADE:

1. ALL INTERIOR AND EXTERIOR SLABS AND WALKWAYS AS SHOWN ON THE STRUCTURAL OR ARCHITECTURAL PLANS, SHALL BE FOUR INCHES THICK MINIMUM REINFORCED WITH 6 X 6 - W1.4 X W1.4 WELDED WIRE FABRIC (UNLESS OTHERWISE NOTED).

2. ALL SLABS ON GRADE TO BE CONSTRUCTED IN ACCORDANCE WITH LATEST A.C.I - "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION" (A.C.I. - 302.1R)

3. JOINTS SHALL BE PROVIDED IN ALL INTERIOR SLABS ON GRADE AT COLUMN CENTER-LINES DIVIDING THE SLAB INTO SQUARE PANELS NOT TO EXCEED 20 X 20 FT. IN SIZE. CAST SLAB IN LONG ALTERNATE STRIPS. PROVIDE A CONTRACTION JOINT BETWEEN EACH STRIP. SEE PLAN FOR SAW-CUT, CONTRACTION AND ISOLATION JOINT DETAILS.

4. PROVIDE SAW-CUT JOINTS AT ALL SIDEWALKS AT A MAXIMUM SPACING OF FIVE FEET ON CENTERS AND ISOLATION JOINTS AT 20 FEET O.C. (U.O.N.).

5. FILL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 12" AND COMPACTED TO 98% MODIFIED PROCTOR (ASTM D-1557) EXTENDING A DISTANCE OF 3 FEET BEYOND ALL FOOTING EDGES. TAKE AT LEAST ONE DENSITY TEST FOR EACH 1600 SQFT. OF AREA AND 12" BELOW SURFACE. SEND RESULTS OF THE TEST TO OWNER, ARCHITECT (AND ENGINEER).

CONCRETE AND REINFORCING:

1. CONCRETE DESIGN AND REINFORCEMENT IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (A.C.I. 318 - LATEST EDITION) AND WITH "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" - (A.C.I. 315 - LATEST EDITION).

2. ALL CONCRETE WORK IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" (A.C.I. 301 - LATEST EDITION). PRODUCTION OF CONCRETE, DELIVERY, PLACING AND CURING TO BE IN ACCORDANCE WITH "HOT WEATHER CONCRETING" (A.C.I. 305R - LATEST EDITION).

3. ALL CONCRETE TO BE REGULAR WEIGHT WITH A DESIGN STRENGTH OF 3000 P.S.I. AT 28 DAYS. MAXIMUM SLUMP 5".

4. ALL REINFORCING TO BE NEW BILLET STEEL CONFORMING TO THE LATEST A.S.T.M. A-615 GRADE 60, FABRICATED IN ACCORDANCE WITH C.R.S.I. MANUAL OF STANDARD PRACTICE AND PLACED IN ACCORDANCE WITH A.C.I. 315 AND C.R.S.I. MANUAL OF STANDARD PRACTICE.

5. CONCRETE COVER UNLESS OTHERWISE DETAILED ON DRAWINGS:

FOOTINGS:	(BOTTOM) . . . . . 3" (TOP & SIDES) . . . . . 2"
SLABS ON GRADE:	CENTERED W/SLAB
COLUMNS AND BEAMS.	(TO THE TIES) . . . . . 1-1/2"

6. COLUMN REINFORCEMENT: DOWELS TO BE SAME SIZE AND NUMBER AS VERTICAL REBARS ABOVE. LAP 36 BAR DIAMETER OR MINIMUM OF 18 INCHES, U.O.N. PROVIDE RIGID TEMPLATES FOR DOWEL LOCATION. PROVIDE STANDARD HOOKS AT TOP OF ALL VERTICAL REINFORCEMENT AT NONCONTINUOUS COLUMNS (U.O.N.).

7. ALL DOWELS FOR COLUMNS SHALL BE SECURED IN POSITION PRIOR TO CONCRETING. PUSHING THE DOWELS INTO POSITION IN WET CONCRETE IS NOT PERMITTED.

8. BEAM REINFORCEMENT: LAPPED 36 BAR DIAMETER OR MINIMUM 18 INCHES. BOTTOM BARS SPLICED ONLY AT SUPPORTS, TOP BARS SPLICED ONLY AT MID-SPAN. ALL TOP BARS HOOKED AT NONCONTINUOUS EDGES (U.O.N.). ALL HOOKS TO BE STANDARD 90 DEGREE HOOKS AS REQUIRED (U.O.N.).

9. ADDED REINFORCEMENT: PROVIDE ADDITIONAL CORNER BARS BENT 36 INCHES MINIMUM EACH WAY AT "L" AND "T" CORNERS IN OUTER FACES OF ALL BEAMS TO MATCH ALL HORIZONTAL BAR (TOP, BOTTOM AND INTERMEDIATE REBARS).

10. SEE PLAN FOR MINIMUM SIZE CONCRETE TIE BEAM REQUIREMENTS.

REVISION:

DRAWN:
DJR

CUSTOM DESIGNE HOME FOR:
MR. JOE OSBURN
COLUMBIA COUNTY, FLORIDA
Foundation PLAN

ADD
ARCHITECTURAL DRAFTING & DESIGN, INC.
LAKE CITY, FL 32055 - 386-752-4570

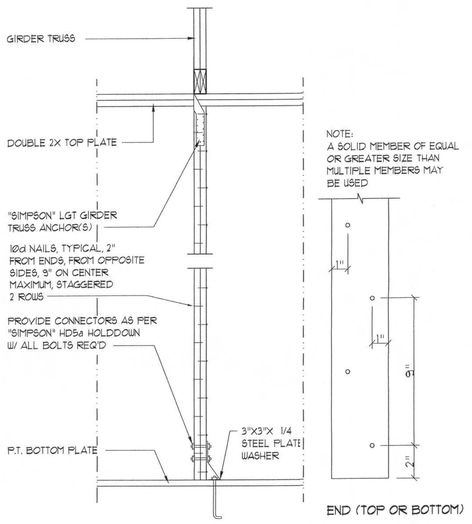
NICHOLAS GEISER ARCHITECT
1758 NW Brown Rd
Lake City, FL 32055
386-755-9021
N.C.A.R.B. Certified

DATE:
20MAR2007
COMM:

SHEET:
A6
6 OF 17

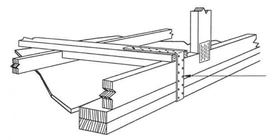
05July2007
AR0007005

ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2004 EDITION.	
BASIC WIND SPEED:	110 MPH
WIND IMPORTANCE FACTOR (I):	I = 1.00
BUILDING CATAGORY:	CATAGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- 0.3
COMPONENTS & CLADING DESIGN WIND PRESSURE:	ROOF: - 55.0 PSF WALLS - 29.0 PSF



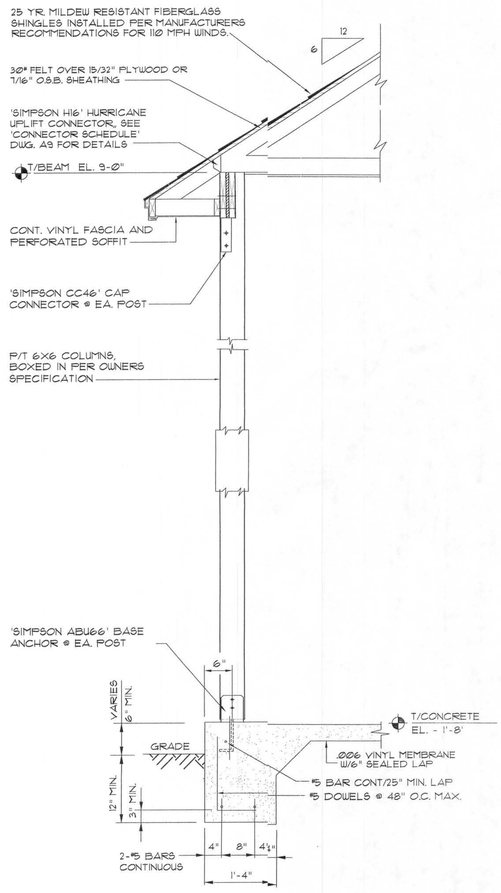
Girder Truss Column Detail K

SCALE NONE



GABLE END GYPSUM DIAPHRAGM HOLDOWN CONNECTOR L

SCALE: NONE

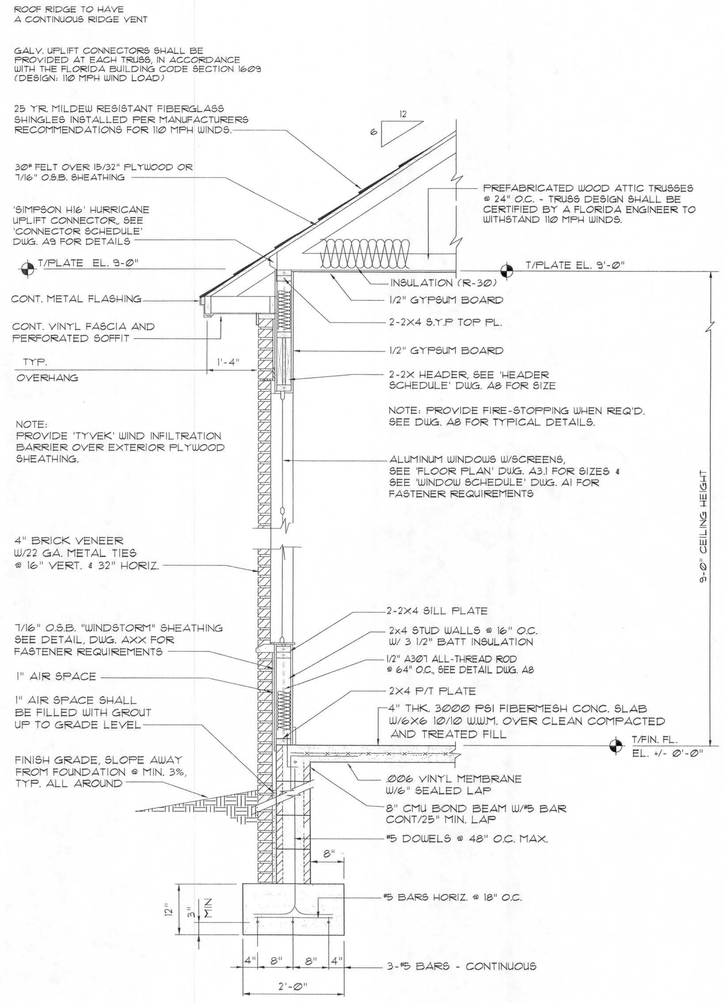


Section B

TYP. CARPORT COLUMN

A2,A3

SCALE 3/4" = 1'-0"



Typical Wall Section C

TYPICAL BRICK VENEER WALL

A2,A3

SCALE 3/4" = 1'-0"

REVISION:

DRAWN: DJR

CUSTOM DESIGNE HOME FOR:
MR. JOE OSBURN
COLUMBIA COUNTY, FLORIDA
Typical Wall SECTIONS

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DATE: 20MAR2007
COMM:

SHEET: A10
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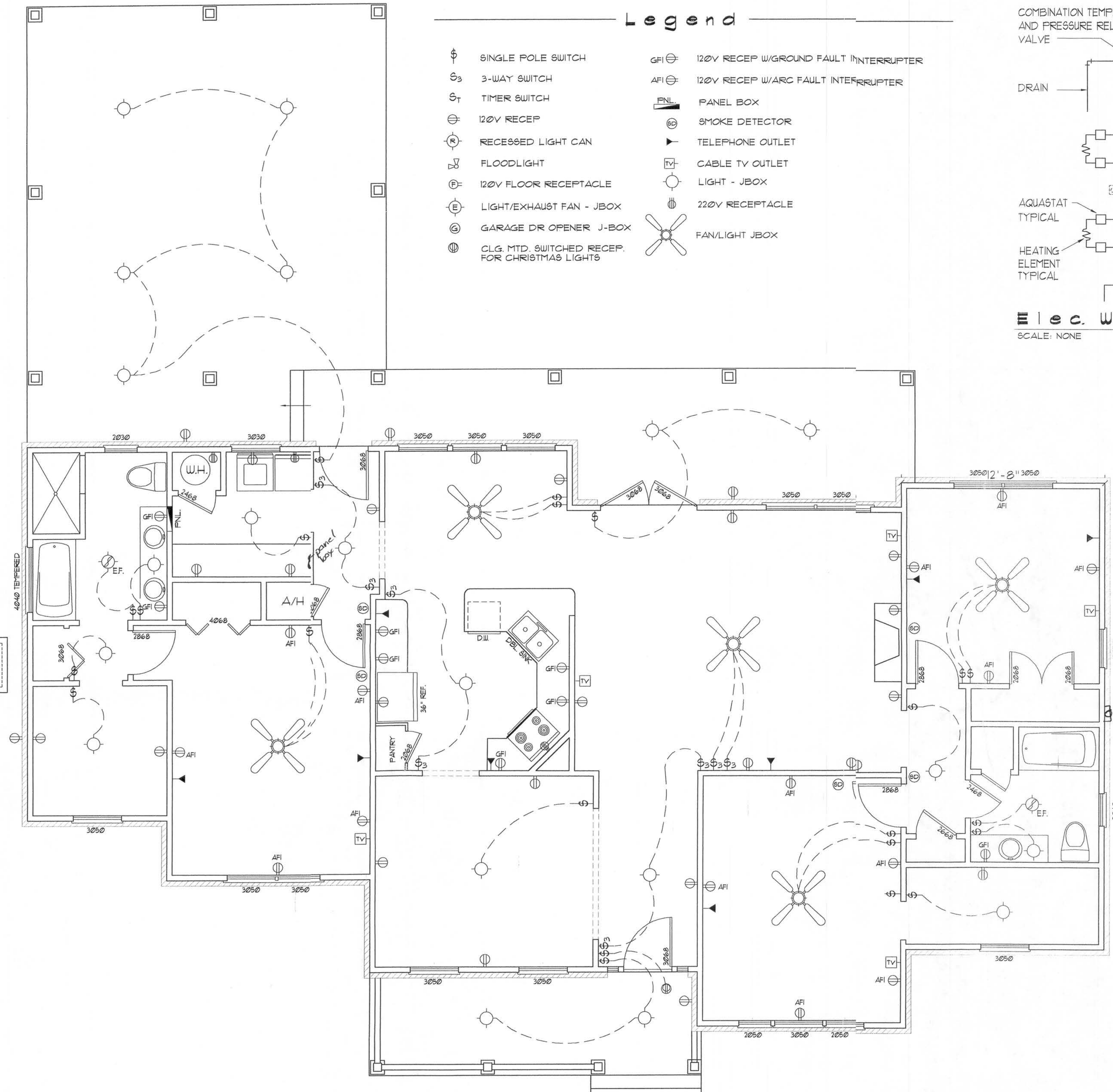
AR0007005

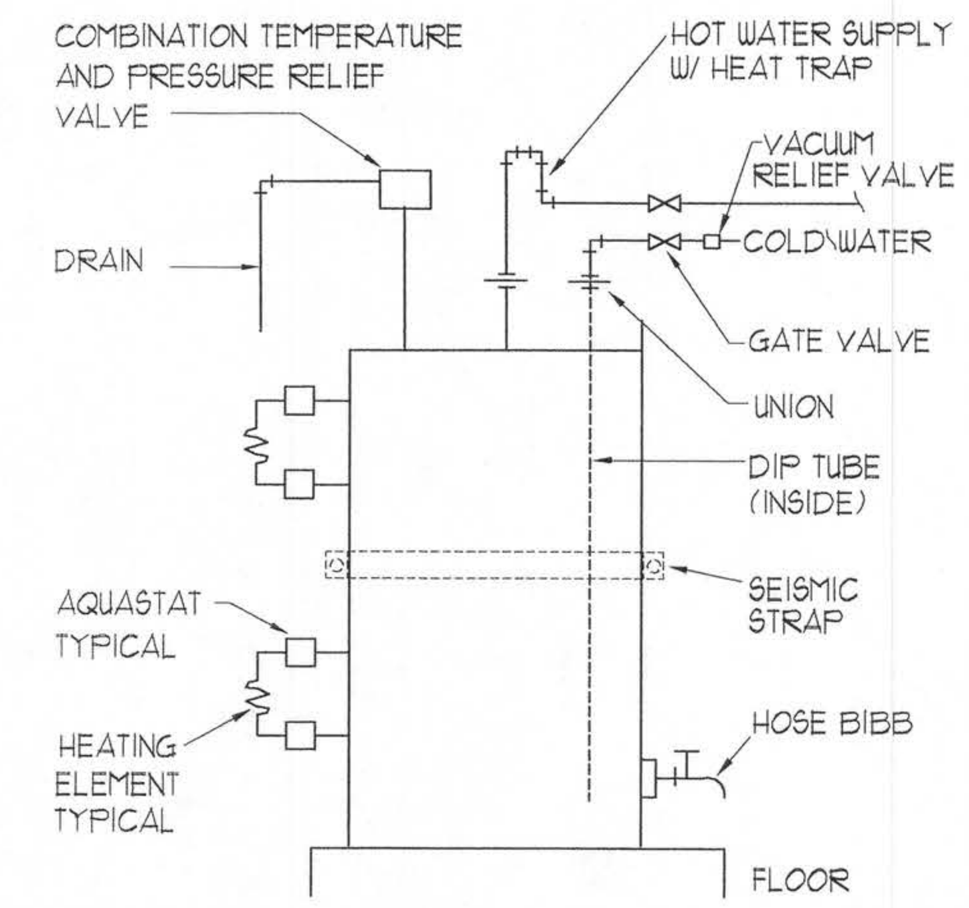
Legend

Symbol	Description	Symbol	Description
$	SINGLE POLE SWITCH	GFI	120V RECEP W/GROUND FAULT IINTERRUPTER
S_3	3-WAY SWITCH	AFI	120V RECEP W/ARC FAULT INTERRUPTER
S_T	TIMER SWITCH	PNL.	PANEL BOX
	120V RECEP	SD	SMOKE DETECTOR
R	RECESSED LIGHT CAN		TELEPHONE OUTLET
	FLOODLIGHT	TV	CABLE TV OUTLET
F	120V FLOOR RECEPTACLE		LIGHT - JBOX
E	LIGHT/EXHAUST FAN - JBOX		220V RECEPTACLE
G	GARAGE DR OPENER J-BOX		FAN/LIGHT JBOX
	CLG. MTD. SWITCHED RECEP. FOR CHRISTMAS LIGHTS		



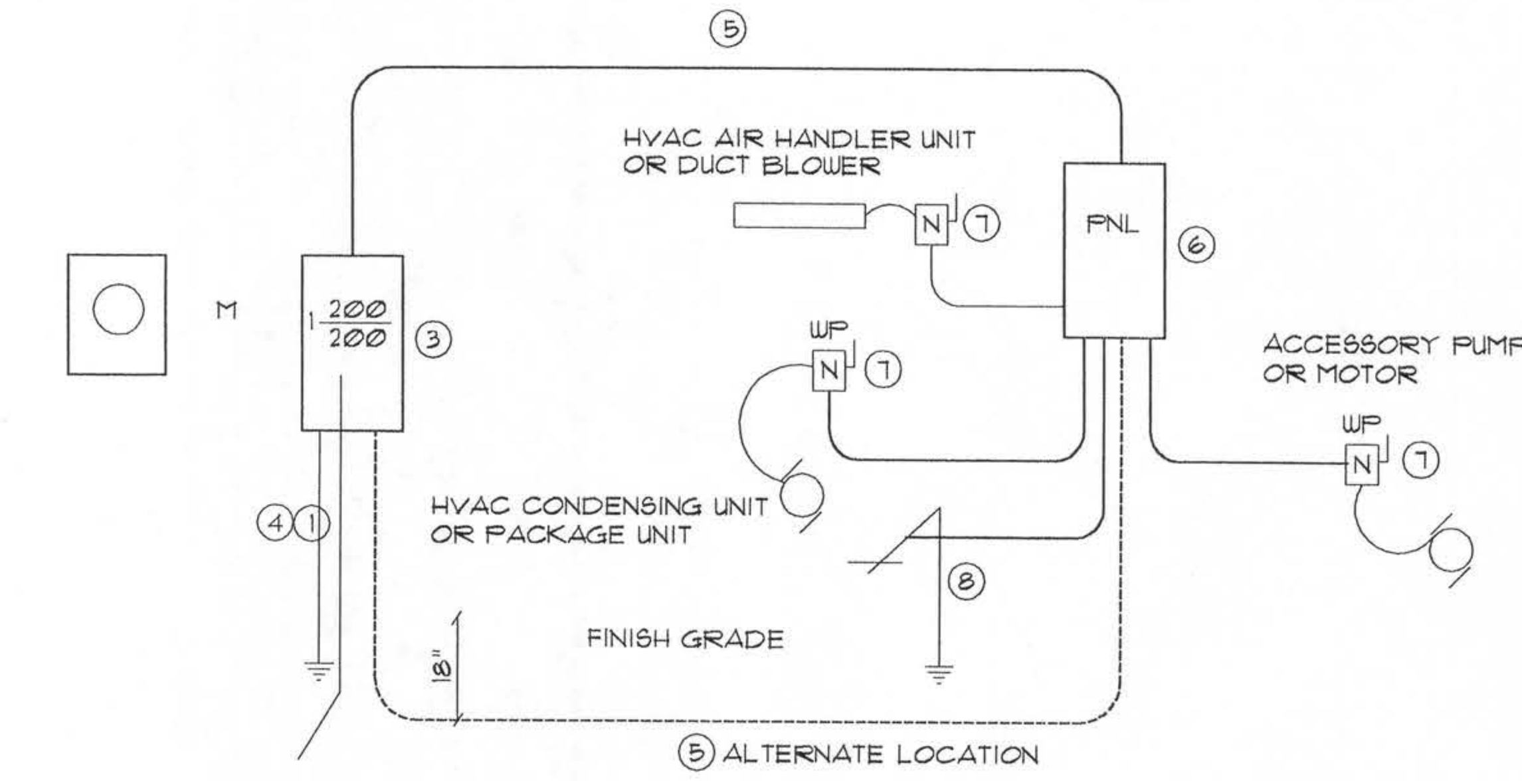
Electrical PLAN

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



Elec. Water Heater

SCALE: NONE



1. SERVICE FEEDER ENTRANCE CONDUCTOR: 2 1/2" RIDGID CONDUIT, MIN. 18" DEEP, W/CONTINUOUS GROUND BONDING CONDUCTOR. SERVICE ENTRANCE CONDUCTORS SHALL NOT BE SPLICED EXCEPT THAT BOLTED CONNECTIONS AT THE METER. DISCONNECTING DEVICES AND PANEL SHALL BE ALLOWED.
2. METER ENCLOSURE, WEATHERPROOF, U.L. LISTED
3. MAIN DISCONNECT SWITCH FUSED OR MAIN BRKR. WEATHERPROOF, U.L. LISTED.
4. SERVICE ENTRANCE GROUND: 5/8" IRON/STEEL ROD X 8'-0" LONG AND/OR CONCRETE ENCASED FOUNDATION STEEL REBAR X 20'-0" LONG. GROUNDING CONDUCTOR SHALL BONDED TO EACH PIECE OF SERVICE/ENTRANCE EQUIPMENT, AND SHALL BE SIZED PER ITEM #5 BELOW.
5. 200 AMPERE SERVICE: 3-#2/0 - USE - CU. 1-#4 - CU GND, 2" CONDUIT.
6. HOUSE PANEL (PNL). U.L. LISTED, SIZED PER SCHEDULE.
7. EQUIPMENT DISCONNECT SWITCH: NON-FUSED, IN WEATHERPROOF ENCLOSURE, SIZE ACCORDING TO PANEL SCHEDULE LOADS.
8. PROVIDE GROUND BOND WIRE TO METAL PIPING, SIZE IN ACCORDANCE WITH THE SERVICE GROUND CONDUCTOR.

Electrical Riser : 200A

Panel Schedule

PANEL "L": 200A - MLO - 120/240V - 1Φ - 4 WIRE
40 SLOT - FLUSH MOUNT

CIR. NO.	LOCATION	TRIP POLES	WIRE SIZE	LOAD
1-8	LIGHTING/RECEPT.	15A/1P	14NM	8628W
9	DISHWASHER	15A/1P	14NM	1500W
10-12	SM. KITCHEN APPLIANCES	20A/1P	12NM	4500W
13-14	CEILING FANS	15A/1P	14NM	1500W
15,17	FUT. IRRIGATION PUMP	20A/1P	12NM	1200W
16	REFRIGERATOR	15A/1P	14NM	1200W
18	FIREPLACE/FAN	20A/1P	14NM	1500W
19,21	EWH-80 GAL.	30A/2P	10NM	4500W
23,25	RANGE	50A/2P	6NM	8000W
24,26	WATER WELL	20A/2P	12NM	1200W
27,29	DRYER	30A/2P	10NM	5000W
30,32	HVAC CU	50A/2P	6NM	4800W
33,35	HVAC AHU	20A/2P	12NM	800W
36-40	SPARE	-	-	2000W
TOTAL CONNECTED LOAD:				46328W

TYPICAL PANEL SCHEDULE:

ELECTRICIAN TO PROVIDE A FINAL PANEL SCHEDULE BASED ON THE AS-BUILT CONDITIONS & CONNECTED DEVICES.

TYPICAL LOAD COMPUTATIONS:

ELECTRICIAN TO CALCULATE ACTUAL LOAD FROM AS-BUILT CONDITIONS & CONNECTED DEVICES.

ELECTRICAL COMPUTATIONS

General Lighting/Receptacles @ 3w/sf		
2876.0 sf x 3w =	8628.0w	
Washer Circuit	1500.0w	
Dishwasher Circuit	1500.0w	
Sm. Appliance Circuits (3 @ 1500w)	4500.0w	
Sub-Total	16128.0w	
1st 3KW @ 100%		3000.0w
Bal. of KW @ 35%		4594.8w
Fixed Appliances:		
Refrigerator	1200.0w	
Clg. Fans 5 @ 300w)	1500.0w	
Irrigation Pump (future)	1200.0w	
EWH	4500.0w	
Spares (8 @ 400w)	3200.0w	
Sub-Total	11600.0w	
Load @ 75% D.F.		8700.0w
100% Demand Factor Loads:		
Dryer		5000.0w
Range		8000.0w
HVAC System (3.0T Heat Pump)		4800.0w
HVAC System Air Handler		800.0w
Total Demand Load:		34894.8w

SERVICE SIZE: 34894.8w / 240v = 145.4 Amperes
USE: 3 #2/0 THW w/ 1 #1 Cu GND / 2 1/2" C.

NOTE: ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER

NOTE: EXTERIOR FLOODLIGHTS TO BE SPECIFIED AND LOCATED BY OWNER AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS

NOTE: SMOKE DETECTORS SHALL BE MOUNTED NOT LESS THAN 90" ABOVE FINISHED FLOOR AND SHALL BE THE IONIZATION TYPE, INTERLOCKED TOGETHER, POWERED FROM HOUSE PANEL W/BATTERY BACKUP

NOTE: TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNERS DIRECTIONS & IN ACCORDANCE W/APPLICABLE SECTIONS OF NEC-LATEST EDITION

Electrical Notes

1. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER.
2. INSTALL ALL ELECTRICAL WORK IN CONFORMANCE WITH THE NEC 2003 EDITION, AND IT'S AMENDMENTS AS ADOPTED BY THE PERMIT ISSUING AUTHORITY AT THE TIME OF CONSTRUCTION.
3. GROUNDING: GROUND ALL MAIN DISCONNECTS TO STANDARD GROUND ROD(S) AND TO COLD WATER SUPPLY AS PER ARTICLE 250 OF NEC-1994.
4. INSTALL ONLY COPPER WIRING ON THIS PROJECT: THW, TW, THWN, THHN OR NM CABLE, UNLESS NOTED OTHERWISE. ALL CONDUCTORS #10 & SMALLER MAY BE SOLID. ALL CONDUCTORS #8 AND LARGER SHALL BE STRANDED TYPE.
5. PROVIDE CONTINUITY OF NEUTRAL ON MULTI-BRANCH CIRCUITS BY SPLICING AND BRINGING OUT A TAP, ASSURING NO OPENINGS OF NEUTRAL IN REPLACEMENT OF A DEVICE.
6. COLOR CODE MULTI-CIRCUIT WIRING AS FOLLOWS: NEUTRAL - WHITE, GROUND - GREEN, LINE - ALL OTHER COLORS.
7. INSTALL ONLY HIGH POWER FACTOR BALLASTS AT FLUORESCENT FIXTURES.
8. INSTALL GFI BREAKERS OF DEVICES AT ALL BATHROOM, RESTROOM, KITCHEN, GARAGE AND EXTERIOR RECEPTACLES AND AS NOTED ON THE DRAWINGS.
9. INSTALL ONLY THOSE ELECTRICAL DEVICES THAT BEAR A "UL" OR OTHER RECOGNIZED TESTING LAB LABEL. ALL MATERIALS SHALL BE NEW.
10. INSTALL NON-FUSED DISCONNECT SWITCHES AT ALL PIECES OF ELECTRICAL EQUIPMENT LOCATED WHERE SAID EQUIPMENT IS NOT VISIBLE FROM THE CIRCUIT BREAKER THAT PROTECTS IT: SIZE IN ACCORD WITH THE LOAD. ALL DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK-MAKE - QUICK-BREAK TYPE - ENCLOSURES SHALL BE AS REQ'D FOR EXPOSURE.
11. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVER-LOAD RELAYS IN EACH HOT LEG.
12. ISOLATE DISSIMILAR CONDUIT AND TUBING METALS FROM SOIL, WATER AND GAS PIPING AND OTHER BUILDING MATERIALS WHERE DAMAGE BY FRICTION OR ELECTROLYSIS MAY OCCUR, EXCEPT
13. FURNISH AND INSTALL ALL ELECTRICAL DEVICES AND ITEMS REQUIRES FOR : A COMPLETE, OPERATING SYSTEM, PROVIDING THE FUNCTIONS , AS DETAILED IN THE PLANS (AND SPECS).
14. OUTLET BOXES ; SHALL BE PRESSED STEEL OR PLASTIC OR ALL DRY LOCATIONS. FOR WET LOCATIONS, CAST ALLOY WITH THREADED HUBS OUTLET BOXES SHALL BE INSTALLED.
15. HOT CHECK ALL SYSTEMS WITH THE OWNER'S REPRESENTATIVE PRESENT TO VERIFY PROPER FUNCTION PRIOR TO C.O.
16. COORDINATE ALL WORK THROUGH GC TO AVOID CONFLICTS. CO-ORDINATE WITH & HVAC CONTRACTOR AND ELECTRONICS SYSTEMS CONTRACTORS , SO THAT A COMPLETE, FUNCTIONING SYSTEM IS INSTALLED, IN EACH CASE, WITH NO EXTRA COST TO THE
17. EMERGENCY LIGHTING AND EXIT SIGNS, IF INDICATED ON THE PLANS, SHALL BE WIRED PER NEC 700-12F.
18. ALL PANEL SCHEDULES SHALL BE FULLY FILLED OUT AND SHALL BE TYPEWRITTEN. EA. CIRCUIT SHALL BE CLEARLY IDENTIFIED A TO WHAT IT IS INCLUDED ON SAID CIRCUIT.
19. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION.
20. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE POWER COMPANY & TELEPHONE COMPANY.
21. FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR HVAC SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS. CONTROLS ARE TO BE SUPPLIED BY THE HVAC CONTRACTOR, AND CONNECTED BY THE ELECTRICAL CONTRACTOR.
22. ALL RACEWAYS BELOW GROUND SHALL BE A MINIMUM OD 3/4".
23. ALL CIRCUIT BREAKERS, TWO AND THREE POLE, SHALL BE COMMON TRIP. NO TIE HANDLES OR TANDEMS SHALL BE ACCEPTABLE.
24. ALL FUSES, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE CURRENT LIMITED TYPE (C.L.) RATED 200,000 AIC.
25. ELECTRICAL CONTRACTOR SHALL VERIFY ALL COMPONENTS FOR ALL ELECTRICAL APPLICATIONS & DETERMINE THE CORRECTNESS OF SAME. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER PRIOR TO FABRICATING ANY MATERIALS, ORDERING COMPONENTS
26. CIRCUITS ON PANEL SCHEDULE (AND PLANS) ARE TO DETERMINE LOAD DATA AND SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND ROUTING OF CONDUITS AND WIRING TO SUIT JOB CONDITIONS, AND BALANCE THE JOB, THROUGHOUT.
27. CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMPERAGE RATING PRIOR TO CONNECTION TO CIRCUITS.
28. PANEL BOARDS SHALL BE CIRCUIT BREAKER TYPE. VERIFY NUMBER AND SIZES OF CIRCUITS.
29. WHEN CONDUIT RUNS EXCEED 200 FEET, PULL BOXES SHALL BE INSTALLED SO THAT NO PULL EXCEEDS THIS DISTANCE.
30. ELECTRICAL EQUIPMENT AIC RATING AND FEEDER SIZE SHOWN ON THE PLANS ARE DESIGNED FOR MAX. AVAILABLE FAULT CURRENT AND MAX. ALLOWABLE VOLTAGE DROP, RESPECTIVELY.

REVISION:

DRAWN: DJR

CUSTOM DESIGNED HOME FOR:
MR. JOE OSBURN
COLUMBIA COUNTY, FLORIDA
Electrical PLAN

ARCHITECTURAL DRAFTING & DESIGN, INC.
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