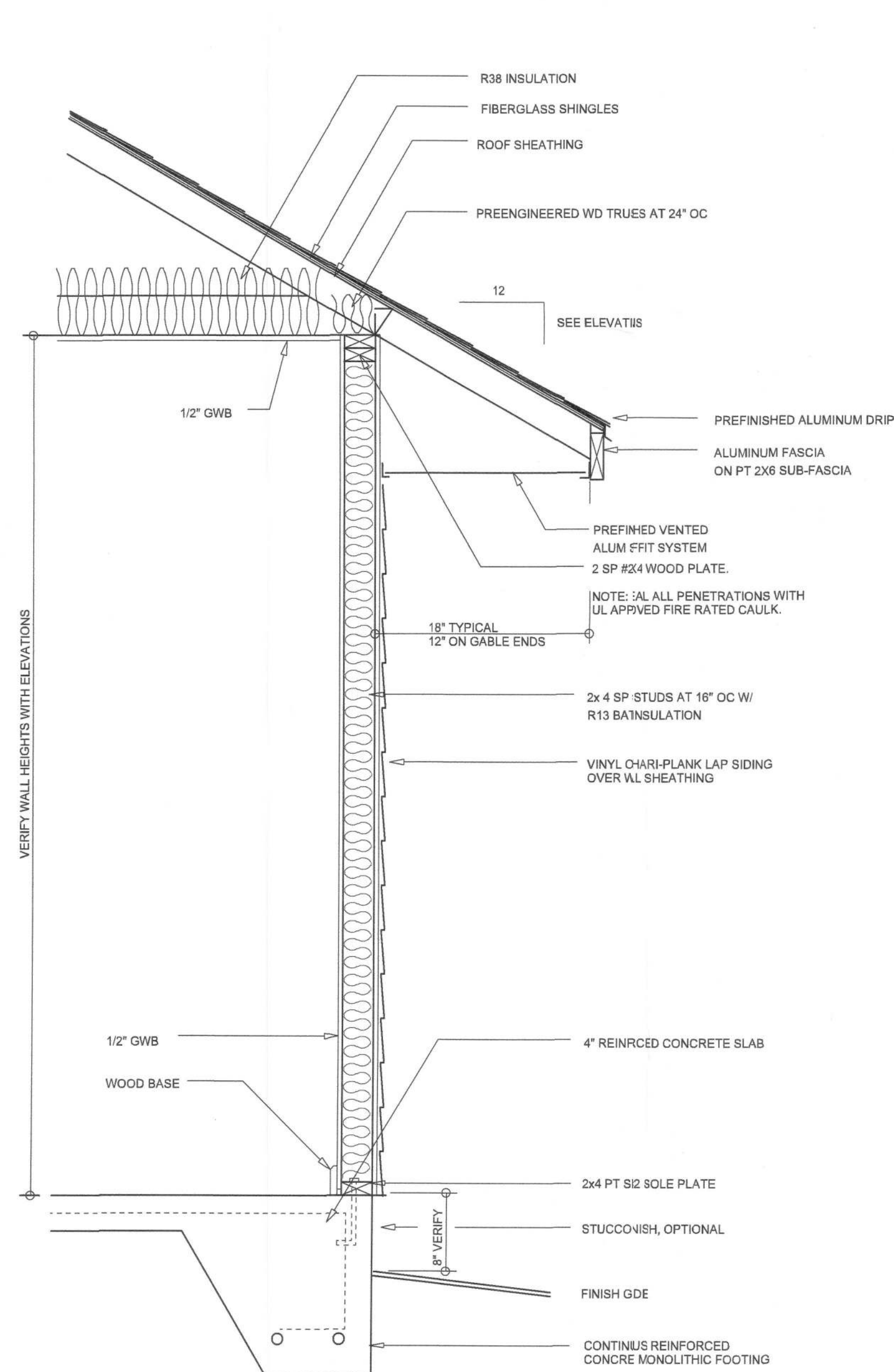




LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



TYPICAL WALL SECTION
SCALE: 1" = 1'-0"



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



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

NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS



REVISIONS
March 24, 2021

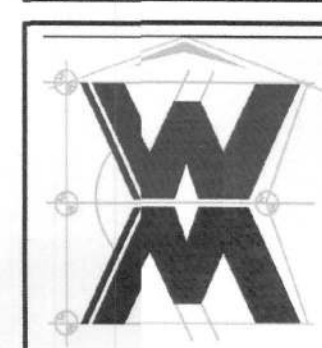
SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

TYPICAL WALL SECTION
SCALE: 1" = 1'-0"

THE 'WESTERN' MODEL FOR:
LOT 64, THE OAKS OF LAKE CITY
PROJECT ADDRESS: Lot 64, Oaks Of Lake City, Phase II, Parcel: 18-55-17-09280-164
GIBALTAR CONTRACTING, LLC.
LIC# 1259633 HIGH SPRINGS, FLORIDA

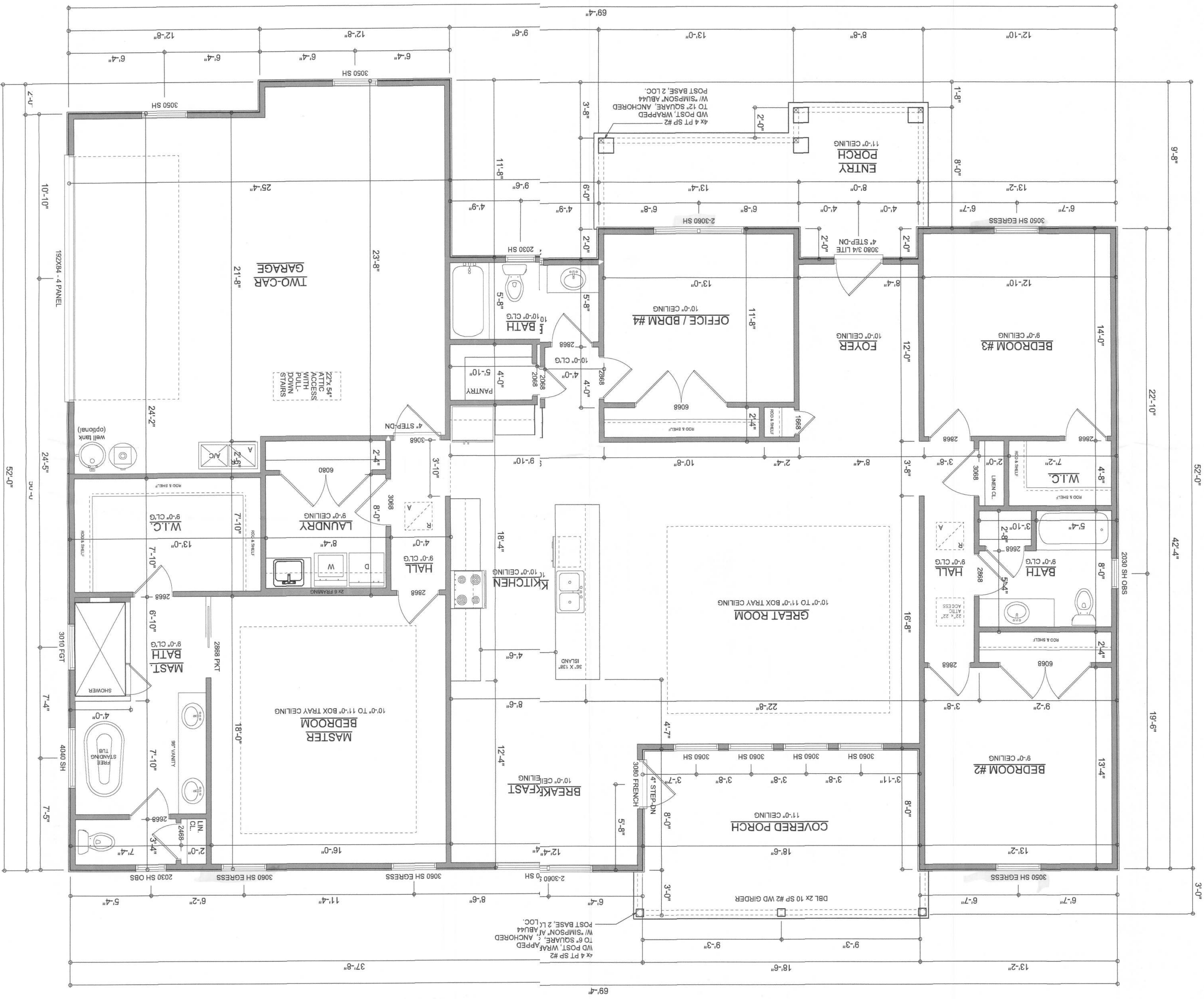
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428 SW COMMERCE DR, STE 130
LAKE CITY, FL 32025
(386) 758-8406
www.wjdesigners.net



JOB NUMBER
20210324

SHEET NUMBER
A.1
OF 3 SHEETS

Will C. Myers



FLOOR PLAN
SCALE: 1/4" = 1'-0"
NOTE: ALL WALLS SHALL BE 9'-0" UNLESS OTHERWISE NOTED.

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. Garages 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 1 3/8 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.
NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

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 (0.48 mm) 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, devise shall have a minimum 20 min. fire rating.

AREA SUMMARY

LIVING AREA	2,378	S.F.
GARAGE AREA	595	S.F.
COVERED PORCH AREA	206	S.F.
ENTRY PORCH AREA	163	S.F.
TOTAL AREA	3,342	S.F.

SHEET NUMBER
A.2
OF 3 SHEETS

JOB NUMBER
20210324



WM DE SKN & ASSOCIATES, NC
426 SW COMMERCE DR., STE. 130
LAKE CITY, FL 32025
(386) 759-8406
wde@wmdekn.com

THE WESTERN MODEL FOR:
LOT 64, THE OAKS OF LAKE CITY
PROJECT ADDRESS: Lot 64, Oaks of Lake City, Phase II, Parcel: 18-55-17-09280-164
GIBALTAR CONTRACTING, LLC.
LIC# 1259633 HIGH SPRINGS, FLORIDA

DIMENSIONED FLOOR PLAN
SCALE: 1/4" = 1'-0"

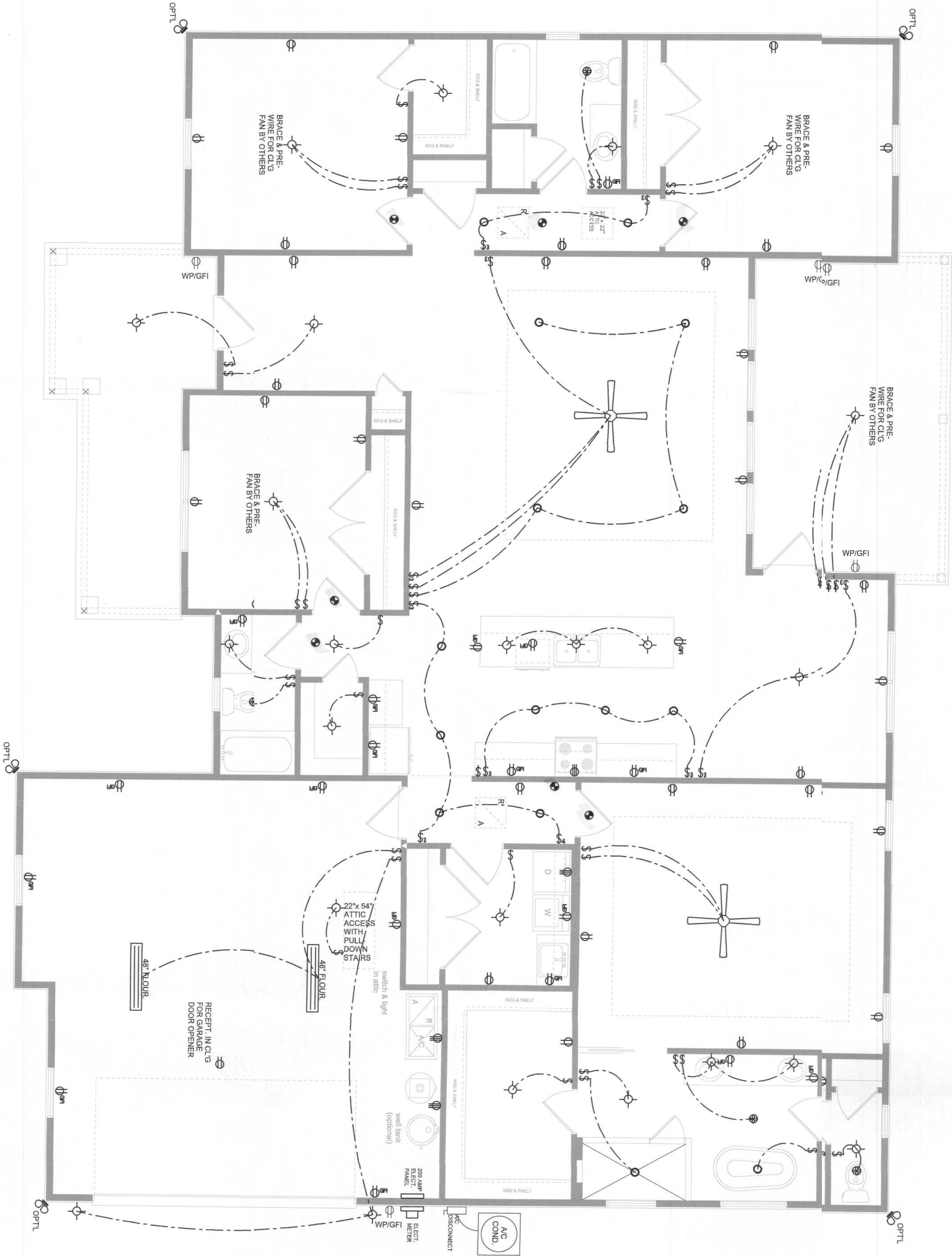
REVISIONS

April 15, 2021	

ELECTRICAL LEGEND	
	CEILING FAN (PRE-WIRE FOR LIGHT KIT)
	DOUBLE SECURITY LIGHT
	RECESSED CAN LIGHT
	BATH EXHAUST FAN
	LIGHT FIXTURE
	DUPLEX OUTLET (AFCI & TAMPER RESISTANT)
	220v OUTLET
	GFI DUPLEX OUTLET (PER NEC 408.8)
	TELEVISION JACK
	CIRCUIT FOR MINI-SPLIT A/C UNIT
	SMOKE / CARBON MONOXIDE DETECTOR (see note below)
	WALL SWITCH
	3 WAY WALL SWITCH
	WATER PROOF GFI OUTLET
	2 OR 4 TUB FLUORESCENT FIXTURE

NOTE:
ALL INTERIOR RECEPTACLES SHALL BE AFCI
(ARC FAULT CIRCUIT INTERRUPT) PER NEC 210.12 & TAMPER RESISTANT PER
NEC 408.11
ALL INTERIOR & EXTERIOR LIGHTING SHALL MEET OR EXCEED THE MIN. 75% HIGH-EFFICIENCY
LIGHTING PER EPC-ENERGY CONSERVATION R404.
ALL SMOKE DETECTORS BE A COMBO SMOKE & CARBON MONOXIDE DETECTOR
AND SHALL HAVE BATTERY BACKUP POWER
AND ALL WIRED TOGETHER SO IF ANY ONE UNIT IS ACTUATED THEY
ALL ACTIVATE.
THE ELECTRICAL SERVICE OVERCURRENT PROTECTION DEVICE SHALL BE
INSTALLED ON THE EXTERIOR OF STRUCTURES TO SERVE AS A DISCONNECT MEANS.
CONDUITORS USED FROM THE EXTERIOR DISCONNECTING MEANS TO A PANEL OR SUB
PANEL SHALL BE RATED FOR EXTERIOR USE, OF WHICH ONE CONDUCTOR
SHALL BE USED AS AN EQUIPMENT GROUND.
IT IS THE LICENSED ELECTRICAL CONTRACTORS RESPONSIBILITY TO CONSULT THE NATIONAL
ELECTRIC CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.

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



NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

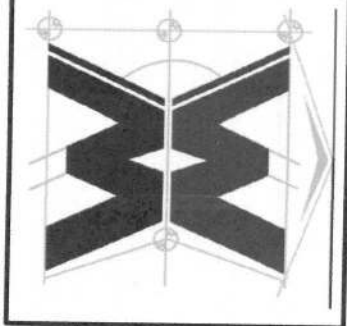
REVISIONS	
April 15, 2021	

SOFTEAN
SOFTWARE FOR THE ELECTRICAL INDUSTRY

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

THE 'WESTERN' MODEL DR:
LOT 64, THE OAKS OF LAKE CITY
PROJECT ADDRESS: Lot 64, aka Of Lake City, Phase II. Parcel: 18-5S-17-09280-164
GIBALTARCONTRACTING, LLC.
LIC# 1259633 HIGH SPRINGS, FLORIDA

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JOB NUMBER
20210324

SHEET NUMBER

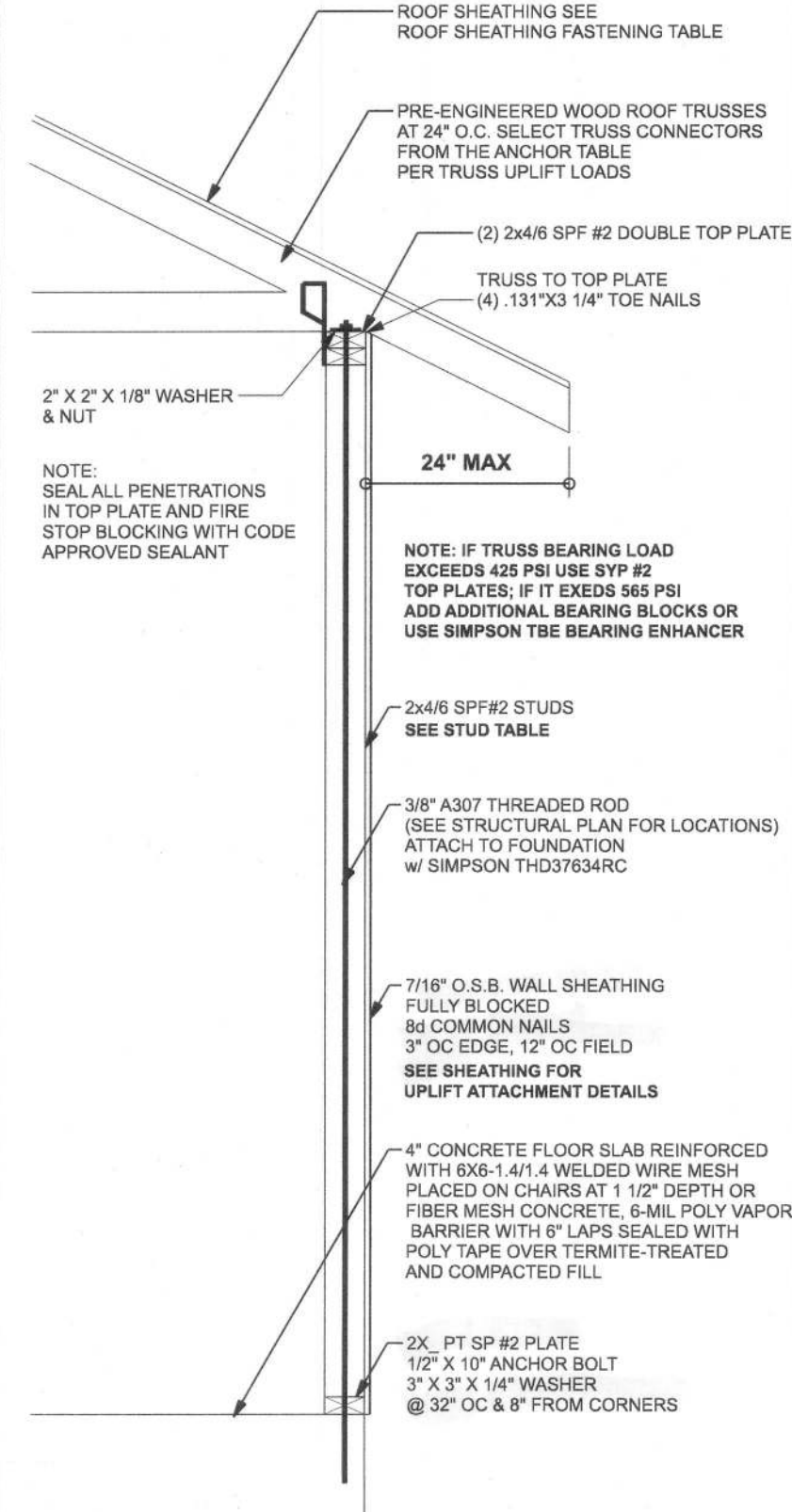
A.3

OF 3 SHEETS

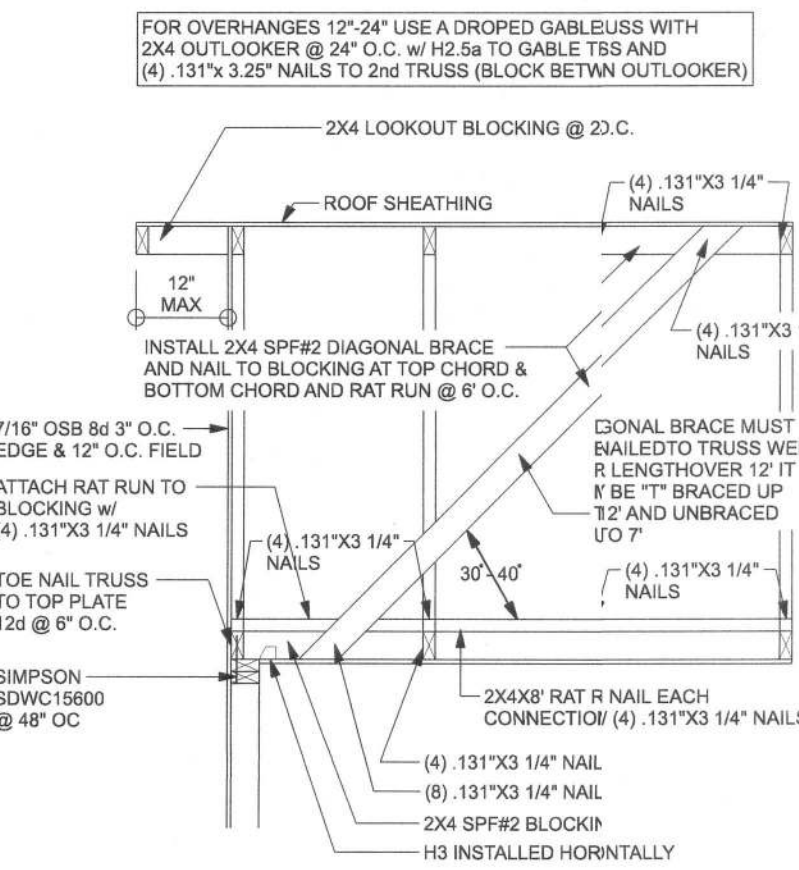
W.M.C. 777

Wind Speed	Sheathing Thickness Plywood Or OSB	Required Nail	Nail spacing along panel edges	Nail spacing along intermediate supports in the panel field
120 mph Exp. B	7/16"	ASTM F1667 RSR-01 (2 3/8" x 0.131")	6" oc	12" oc
120 mph Exp. C	19/32"	ASTM F1667 RSR-03 (2 1/2" x 0.131") or ASTM F1667 RSR-04 (2" x 0.120")	6" oc	6" oc
130 mph Exp. B	7/16"	ASTM F1667 RSR-01 (2 3/8" x 0.131")	6" oc	6" oc
130 mph Exp. C	19/32"	ASTM F1667 RSR-03 (2 1/2" x 0.131") or ASTM F1667 RSR-04 (2" x 0.120")	6" oc	6" oc
130 mph Exp. D	19/32"	ASTM F1667 RSR-03 (2 1/2" x 0.131") or ASTM F1667 RSR-04 (2" x 0.120")	6" oc	6" oc
140 mph Exp. B	7/16"	ASTM F1667 RSR-01 (2 3/8" x 0.131")	6" oc	6" oc
140 mph Exp. C	19/32"	ASTM F1667 RSR-03 (2 1/2" x 0.131") or ASTM F1667 RSR-04 (2" x 0.120")	6" oc	6" oc
140 mph Exp. D	19/32"	ASTM F1667 RSR-03 (2 1/2" x 0.131") or ASTM F1667 RSR-04 (2" x 0.120")	6" oc	6" oc
150 mph Exp. C	19/32"	ASTM F1667 RSR-03 (2 1/2" x 0.131") or ASTM F1667 RSR-04 (2" x 0.120")	6" oc	6" oc
150 mph Exp. D	19/32"	ASTM F1667 RSR-03 (2 1/2" x 0.131") or ASTM F1667 RSR-04 (2" x 0.120")	4" oc	4" oc

Note: For sheathing located a minimum of 4 feet from the perimeter edge of the roof, including 4 feet on each side of ridges and hips, nail spacing is permitted to be 6 inches center along panel edges and 6 inches on center along intermediate supports in the panel field. This table specifies the code minimum thickness of roof sheathing. The thickness of the sheathing may need to be increased based on the type of roofing material being used. See manufacturer's product approval.

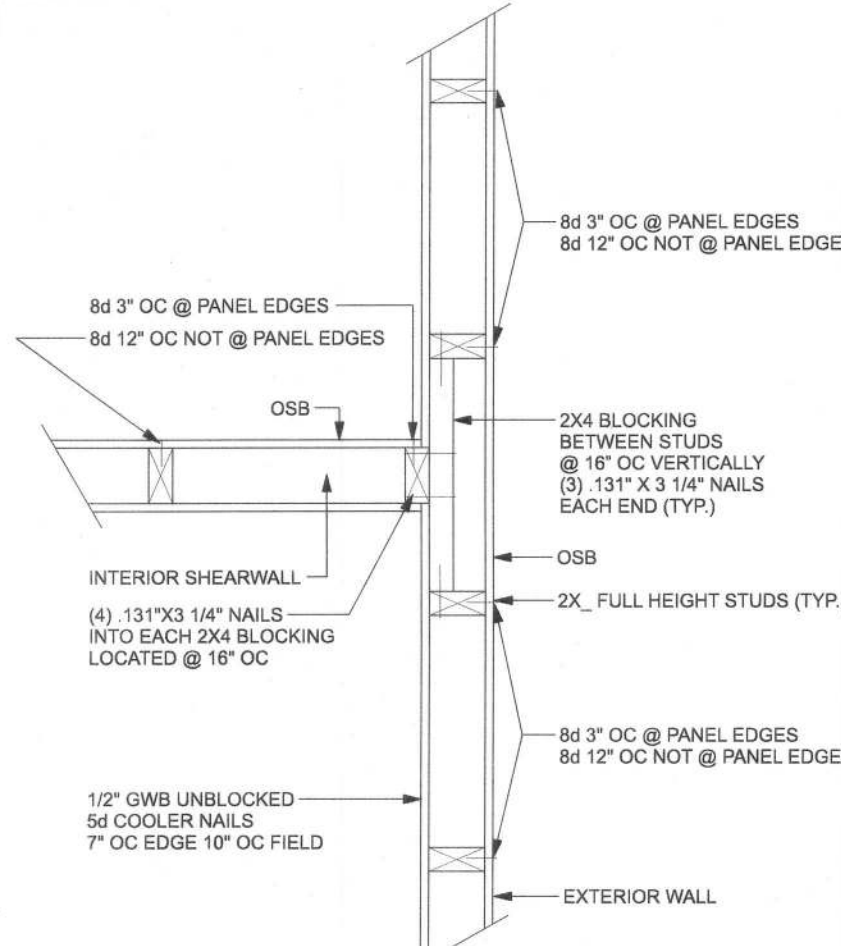


ONE STORY WALL SECTION
SCALE: 3/4" = 1'-0"

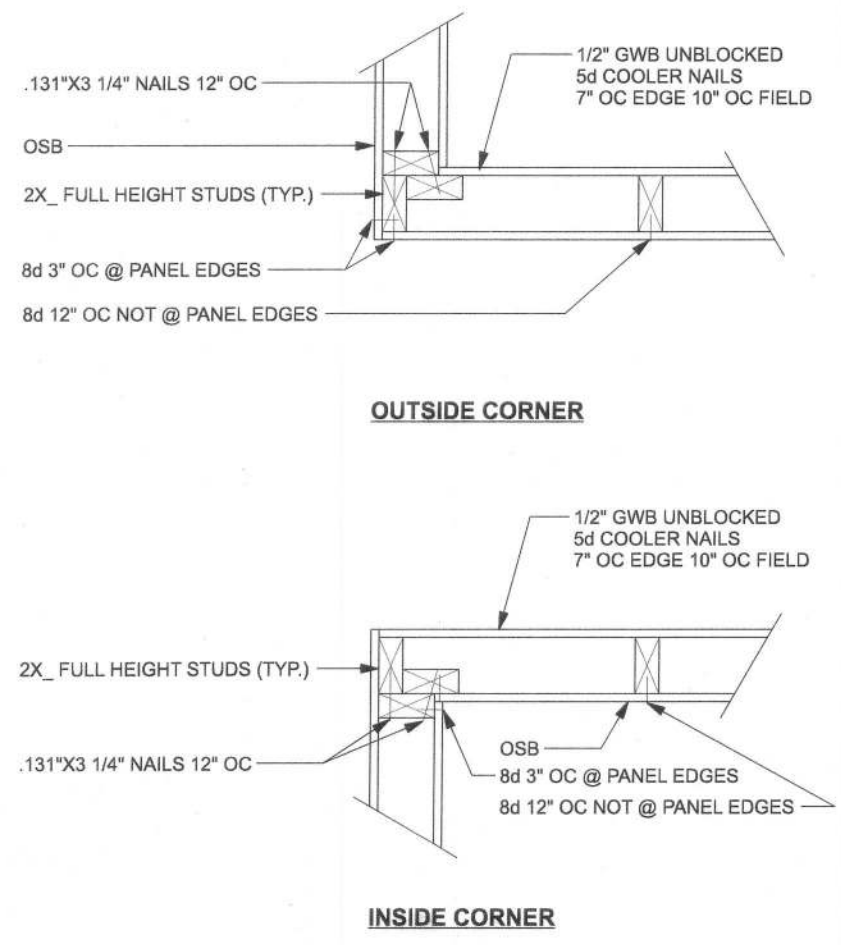


SPACE RAIL RUN & DIAGONAL BRACE 6'-0" O.C.
FOR GABLE HEIGHT UP TO 25'-0" 130 MPH, EXP. C, CLOSED

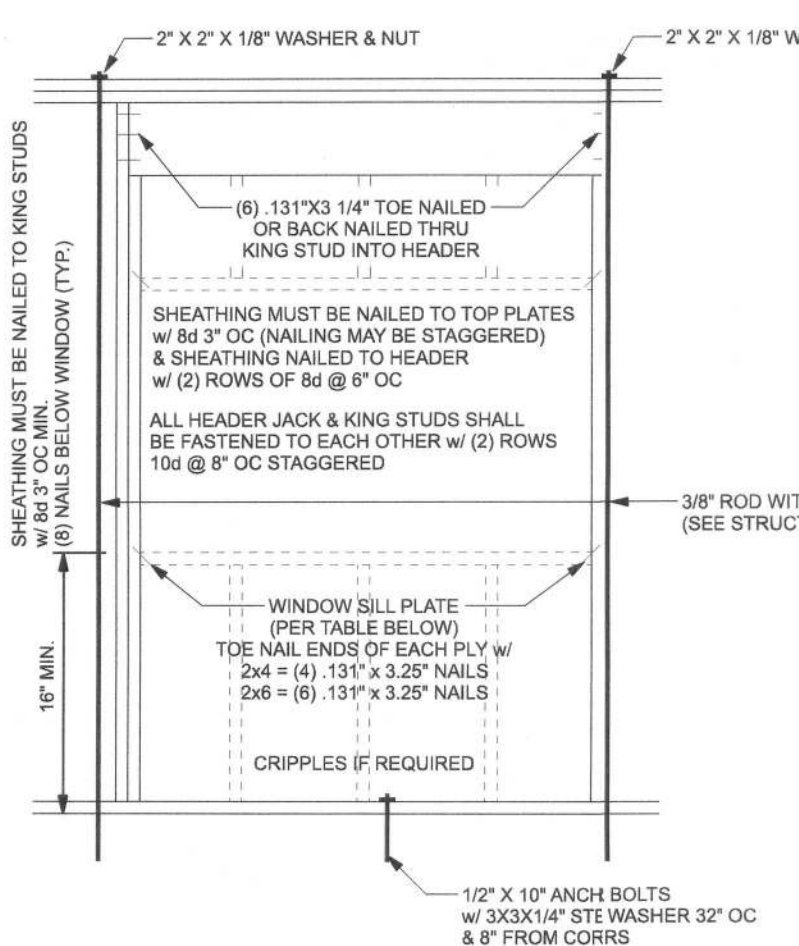
(TYP.) GABLE BRACING DETAIL
WOOD FRAME



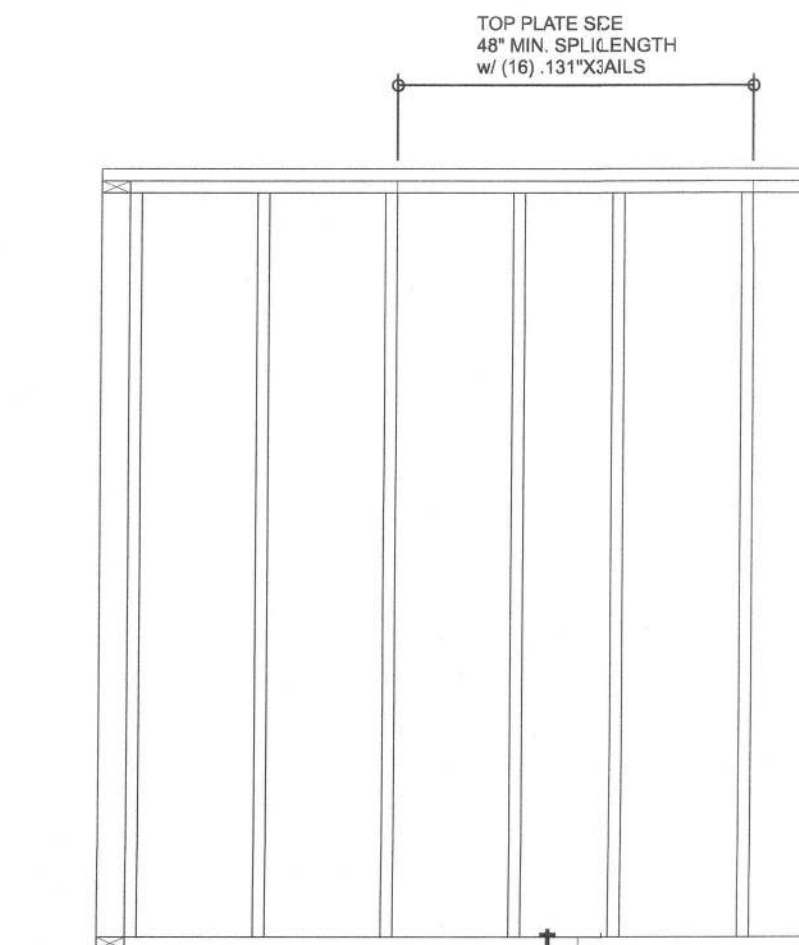
(TYP.) INTERSECTING WALL FRAMING
WOOD FRAME



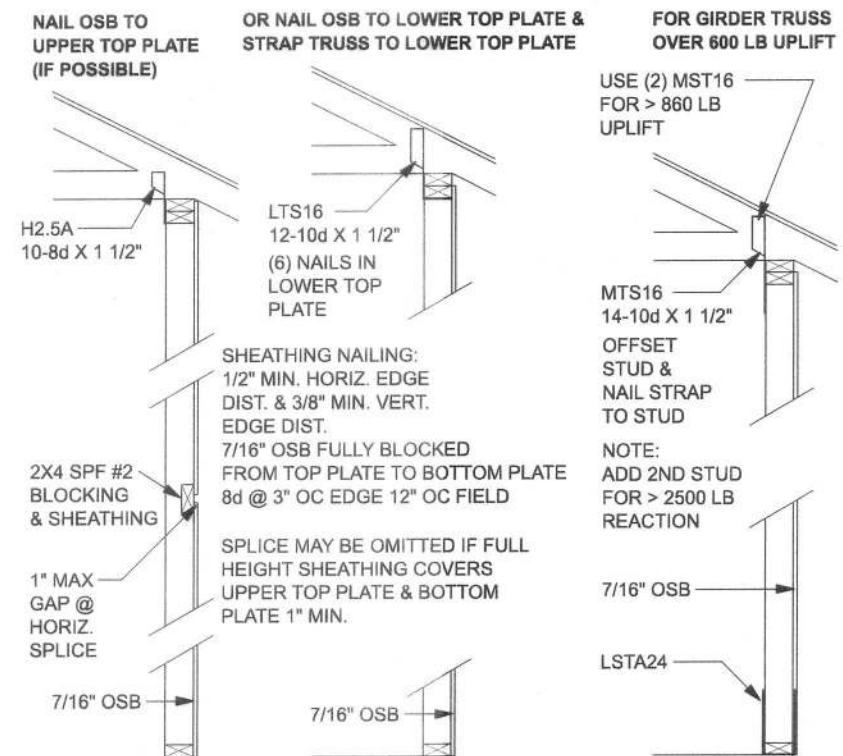
(TYP.) CORNER FRAMING
WOOD FRAME



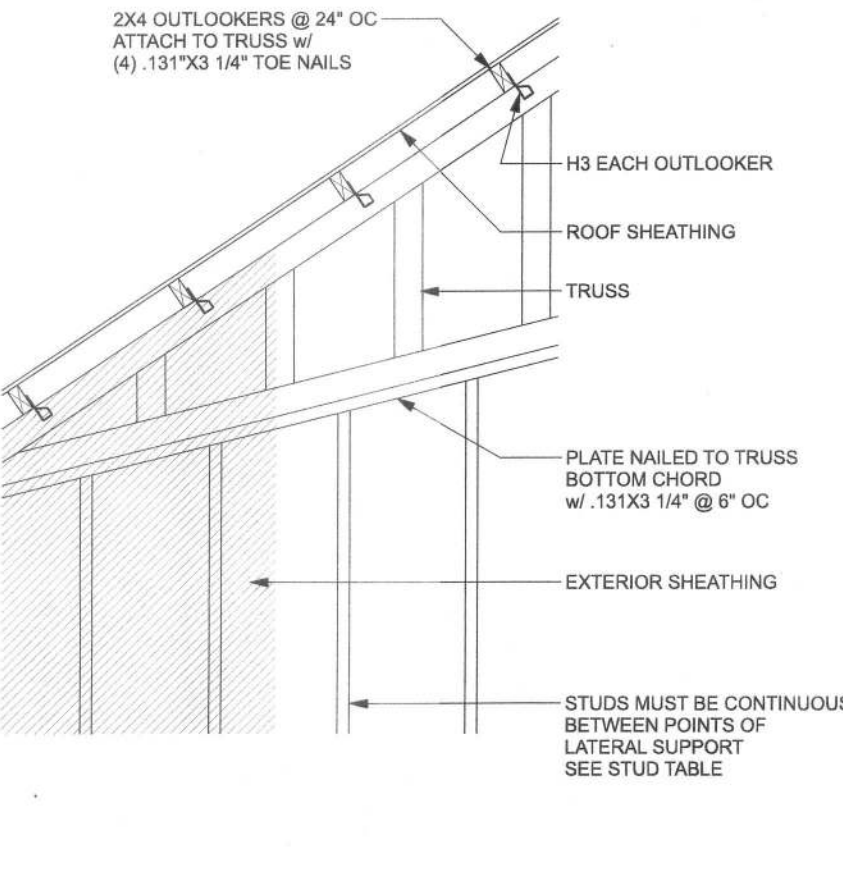
TYPICAL HEADER STRAPPING DETAIL
ONE STORY WOOD FRAME



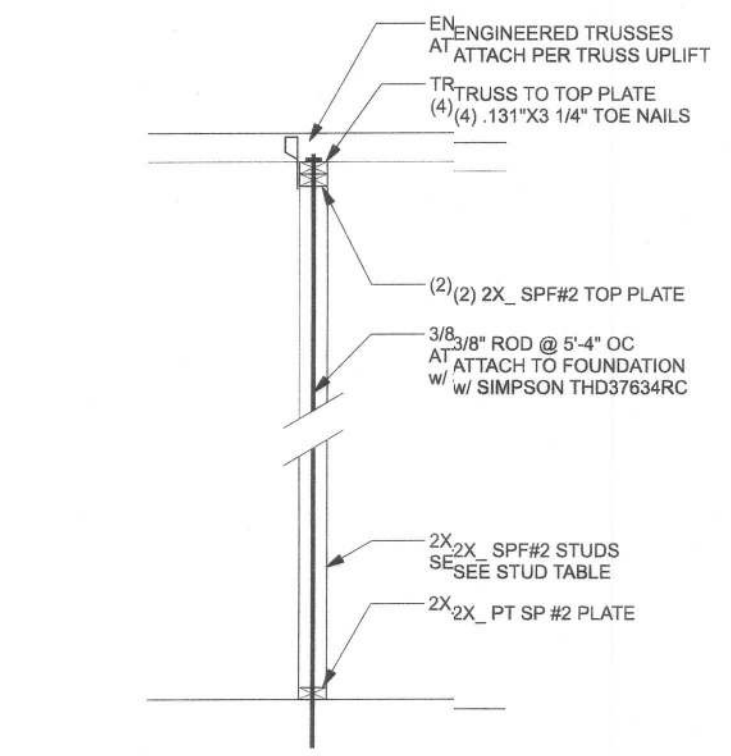
(TYP.) WALL CONNECTIONS
ONE STORY WOOD FRAME



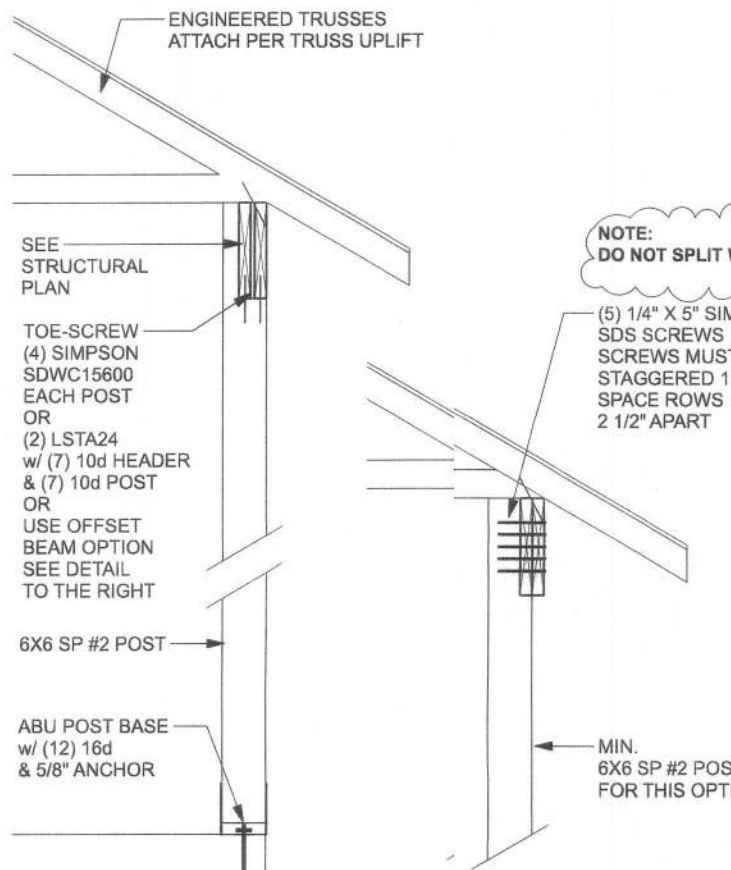
SHEATHING FOR UPLIFT
ATTACHMENT DETAILS
ONE STORY WOOD FRAME



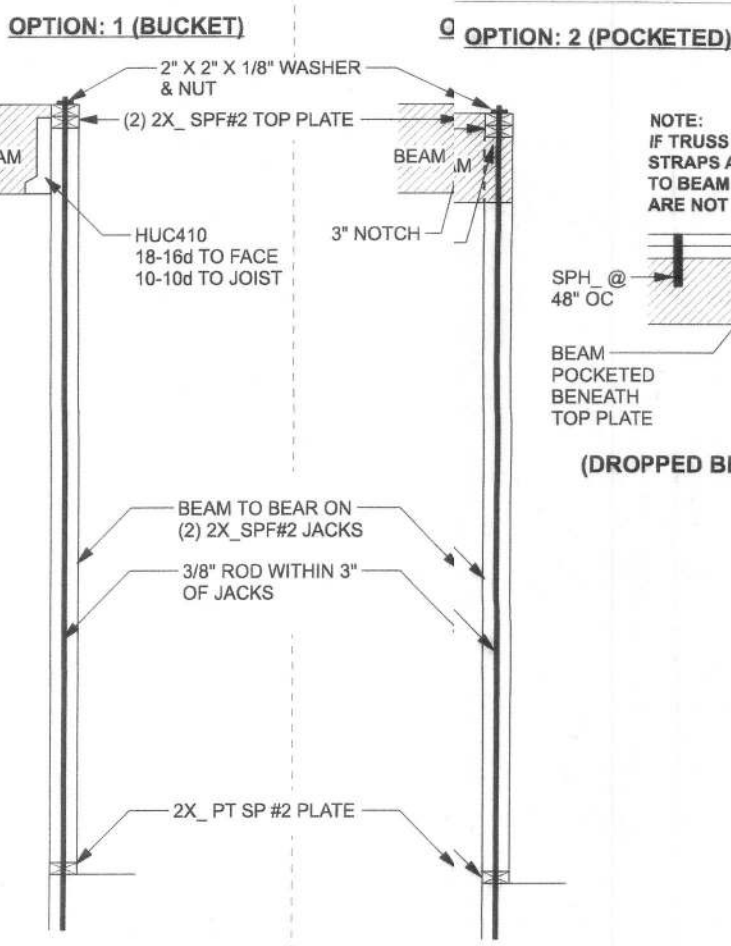
(TYP.) GABLE WALL w/ VAULTED CEILING
WOOD FRAME



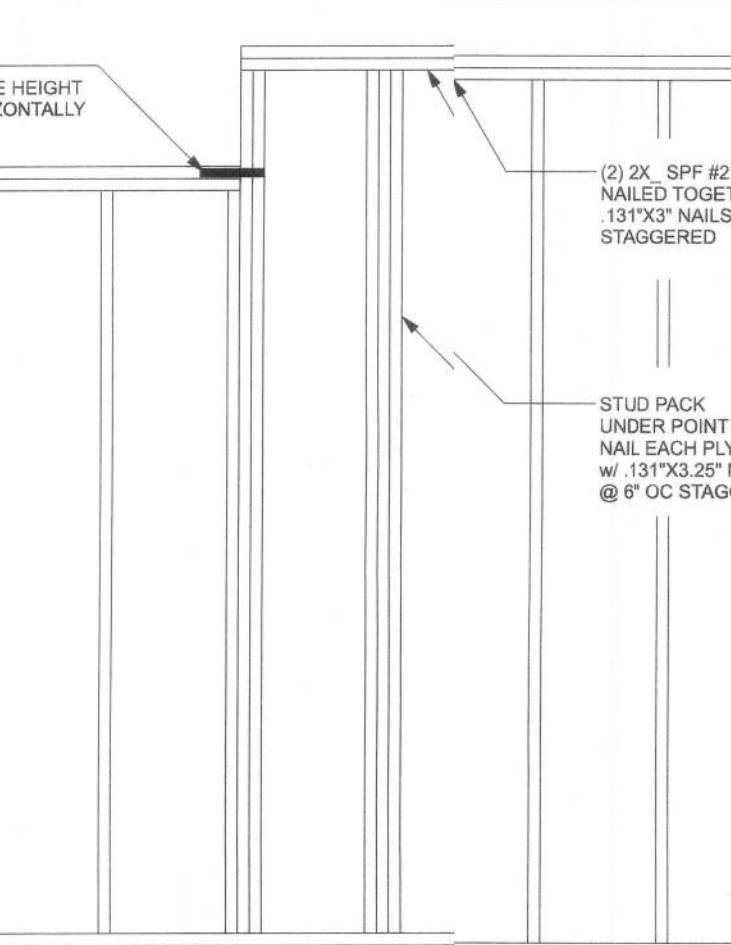
(TYP.) INTERIOR BEARING WALL
ONE STORY WOOD FRAME w/ RODS



(TYP.) PORCH POST
ONE STORY WOOD



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



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'S FULLY SATISFIED ALL THE ABOVE REQUIREMENTS AND TO SELECT UPLIFT CONNECTIONS BASED ON TRUSS ENGINEERING UPLIFT AND PROVIDE FOOTINGS FOR INTERIOR BEARING WALLS. BUILDER IS TO FURNISH TRUSS ENGINEERING TO WIND LOAD ENGINEER FOR REVIEW OF TRUSS REACTIONS ON THE BUILDING STRUCTURE. STRAP 2X6 RAFTERS WITH MIN. UPLIFT CONNECTION 415LB EACH END; 2X6 RAFTERS 700 LB EACH END.

SITE PREPARATION: SITE ANALYSIS AND PREPARATION IS NOT PART OF THIS PLAN. FOUNDATION: CONFIRM THAT THE FOUNDATION DESIGN & SITE CONDITIONS MEET GRAVITY LOAD REQUIREMENTS (ASSUME 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 8" W1.4 x W1.4, FB = 88KSI, WELDED WIRE REINFORCEMENT FABRIC (W.W.M.) 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" MIN TO 3" INCHES, DOSAGE AMOUNTS FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD PER THE MANUFACTURER'S RECOMMENDATIONS. TO COMPLY WITH ASTM C 1118, SUPPLIER TO PROVIDE ASTM C 1118 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 WMM 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 40, DEFORMED BARS, $F_y = 40$ KSI. ALL LAP SPLICES 4' DB (25" FOR #8 BARS). UNCL. ALL REINFORCEMENT SHALL BE DETAILLED AND PLACED IN ACCORDANCE WITH ACI 318-98, U.N.O.

ROOF SHEATHING: ALL ROOFS ARE HORIZONTAL DIAPHRAGMS; SHEATHING, UNLOCKED, APPLIED PERPENDICULAR TO FRAMING, OVER A MINIMUM OF 3 FRAMING MEMBERS, WITH PANEL EDGES STAGGERED.

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 18" 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 DIRECTION, 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 OMMITS 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 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.

Uplift SP	Uplift SPF	Truss Connector	To Plate	To Truss/Rafter
915	485	SDWC15600	4-8dX1 1/2"	4-8dX1 1/2"
415	290	H3	5-8dX1 1/2"	5-8dX1 1/2"
575	485	H2.5A	5-8dX1 1/2"	5-8dX1 1/2"
1340	1015	H10A	5-10d1 1/2"	5-10d1 1/2"
720	650	LTS12.20	6-10d1 1/2"	6-10d1 1/2"
1000	860	MTS12.30	7-10d1 1/2"	7-10d1 1/2"
1450	1245	HTS20.30	12-10d1 1/2"	12-10d1 1/2"
Uplift SP	Uplift SPF	Strap Ties	To One Member	To Other Member
1235	1235	LSTA21	8-10d	8-10d
1440	1445	MTS24.34	8-10d	8-10d
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	605	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 @ Stewall	To Stud / Post	Anchor
1825	1800	DTT22	8-SDS 1/4"x1 1/2"	12"x12" Titan HD
4235	3640	HTT4	18-16dX2 1/2"	12"x12" Titan HD
Uplift SP	Uplift SPF	Holdowns @ Mono	To Stud / Post	Anchor
1825	1800	DTT22	8-SDS 1/4"x1 1/2"	12"x46" Titan HD
4235	3640	HTT4	18-16dX2 1/2"	12"x12" Titan HD
Uplift SP	Uplift SPF	Post Bases @ Stewall	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 3.20B5.
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 H/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

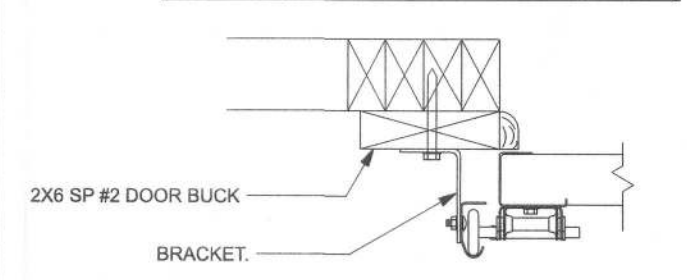
		Fb	E
2x8	SP #2	925	1.4
2x10	SP #2	800	1.4
2x12	SP #2	750	1.4
GLB	24F-V3 SP	2600	1.9
LSL	TIMBERSTRAND	1700	1.7
LVL	MICROLAM	2950	2.0
PSL	PARALAM	2900	2.0

DESIGN CRITERIA & LOADS:

BUILDING CODE	7TH EDITION FLORIDA BUILDING CODE RESIDENTIAL (2020)
CODE FOR DESIGN LOADS	ASCE 7-16
WINDLOADS	
BASIC WIND SPEED	120 MPH (ASCE 7-10, 38 SUST)
WIND EXPOSURE (BUILDER MUST FIELD VERIFY)	C
TOPOGRAPHIC FACTOR (BUILDER MUST FIELD VERIFY)	1
RISK CATEGORY	II
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	0.18
ROOF ANGLE	7-45 DEGREES
MEAN ROOF HEIGHT	50 FT
C&D DESIGN PRESSURES	SEE TABLE
FLOOR LOADING	
ROOMS OTHER THAN SLEEPING ROOM	40 PSF LIVE LOAD
SLEEPING ROOMS	30 PSF LIVE LOAD
ROOF LOADING	
FLAT OR < 4:12	20 PSF LIVE LOAD
4:12 TO < 12:12	18 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

2X6 SP #2 GARAGE DOOR BUCK ATTACHMENT
ATTACH GARAGE DOOR BUCK TO STUD PACK AT EACH SIDE OF DOOR OPENING WITH SP#4 LAG SCREWS w/ 1" WASHER LAG SCREWS MAY BE COUNTERSUNK. HORIZONTAL LAGS DO NOT TRANSFER LOAD. CENTER LAG SCREWS OR STAGGER 16" NAILS OR (2) ROWS OF 131X3 1/4" GN PER TABLE BELOW:

DOOR WIDTH	3/8"x4" LAG	16d STAGGER	(2) ROWS OF 131X3 1/4" NAILS
8'-10"	24" OC	5" OC	5" OC
11'-15"	18" OC	4" OC	4" OC
16'-18"	16" OC	3" OC	3" OC



(TYP.) GARAGE DOOR BUCK INSTALLATION
WOOD FRAME

EFFECTIVE WIND AREA (FT2)	ZONE 4 INTERIOR	ZONE 5 END 4' FROM ALL OUTSIDE CORNER
0-20	+25.6(Vasd) -27.8(Vasd)	+25.6(Vasd) -34.2(Vasd)
20-20	+42.6(Vall) -46.2(Vall)	+42.6(Vall) -57(Vall)
GARAGE DOOR DESIGN PRESSURES 120 MPH (EXP C)		
8x7 GARAGE DOOR	+22.6(Vasd) -25.5(Vasd)	
16x7 GARAGE DOOR	+21.7(Vasd) -24.1(Vasd)	

Gibraltar Contracting, LLC

Western Model

Lot 64 The Oaks of Lake City

PROJECT ADDRESS:
Lot 64 The Oaks of Lake City
Columbia County, FL

DIMENSIONS:
Scaled dimensions supercede scaled dimensions. Refer all questions to Mark Disoway, E.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 1st Edition Florida Building Code Residential (2020) to the best of my knowledge.

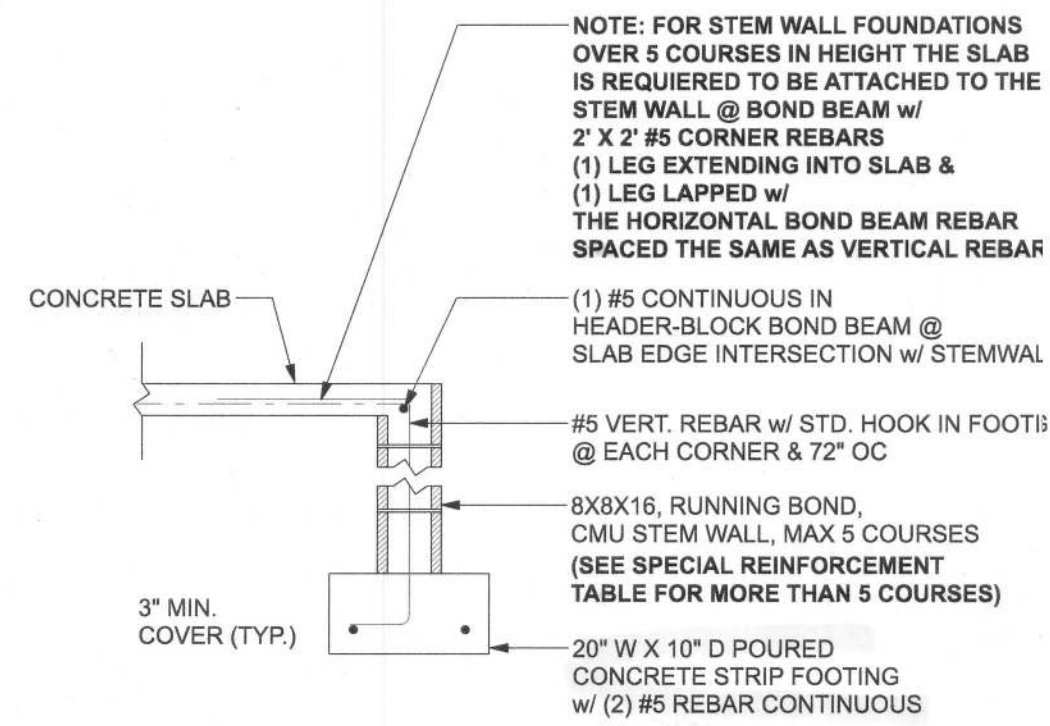
LIMITATION: This design is valid for one building, at specified location.

MARK DISOWAY P.E. 53915

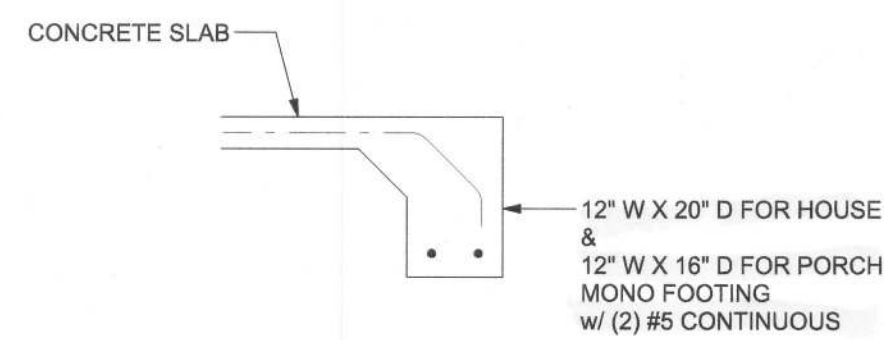


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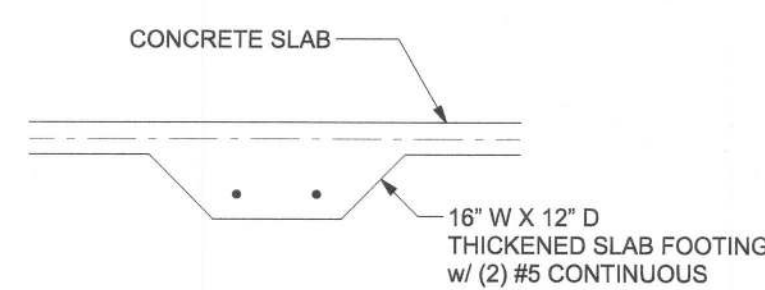
JOE NUMBER:
210541
S-1
OF 3 SHEETS



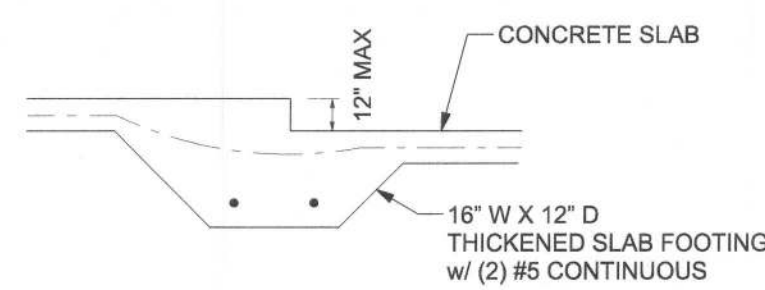
F1 S-2 OPTIONAL STEM WALL FOOTING
SCALE: 1/2" = 1'-0"



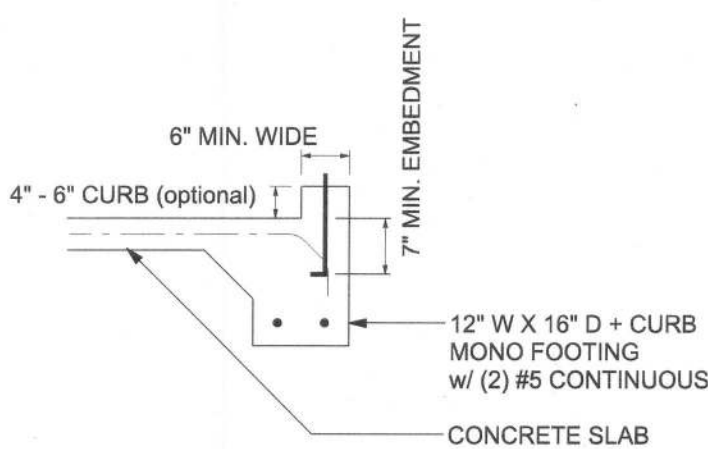
F1 S-2 MONOLITHIC FOOTING
SCALE: 1/2" = 1'-0"



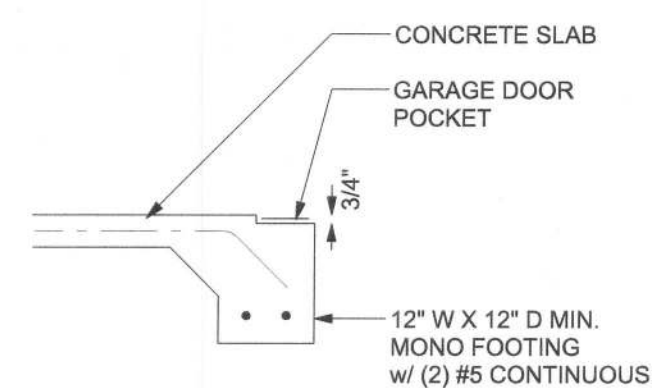
F2 S-2 INTERIOR BEARING FOOTING
SCALE: 1/2" = 1'-0"



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:

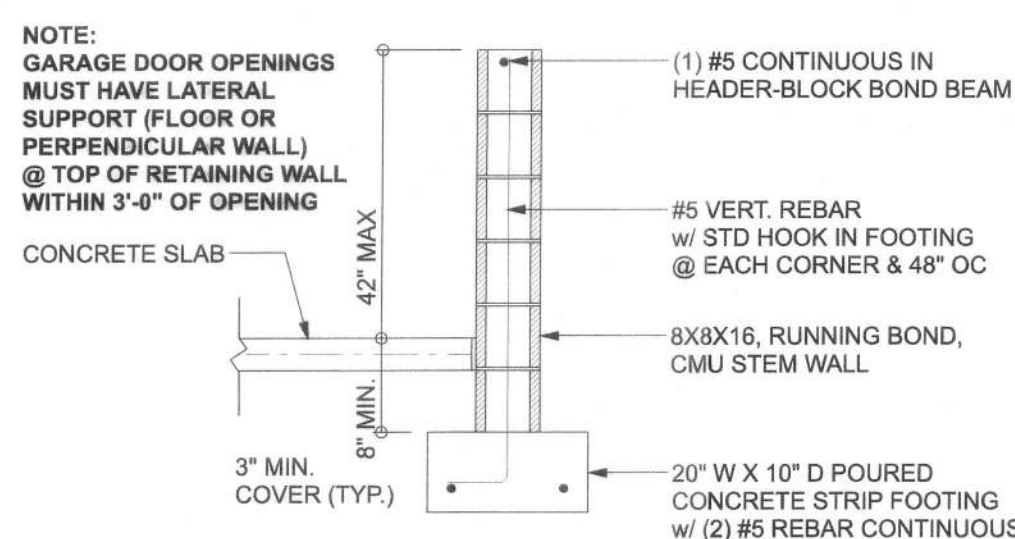
The table assumes 40 ksi for #5 rebar and 60 ksi for #7 & #8 rebar with 6" hook in the footing and bent 24" into the reinforced slab at the top. The vertical steel is to be placed toward the tension side of the CMU wall (away from the soil pressure, within 2" of the exterior side of the wall). If the wall is over 8' high, add Duowall ladder reinforcement at 16" OC vertically or a horizontal bond beam with 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 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

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.

ACI 530.1-02 Section	Specific Requirements
1.4A Compressive strength	8" block bearing walls F'm = 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, 5.9x2.75x11.9"
2.4 Reinforcing bars, #3 - #11	ASTM 615, Grade 60, Fy = 40 ksi, Lap splices min 40 bar dia. (25" for #8)
2.4F Coating for corrosion protection	Anchors, sheet metal ties completely embedded in mortar or grout, ASTM A525, Class G60, 0.60 oz/ft2 or 304SS
2.4F Coating for corrosion protection	Joint reinforcement in walls exposed to moisture or wet soils, anchors, sheet metal ties not completely embedded in mortar or grout, ASTM A153, Class B2, 1.50 oz/ft2 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



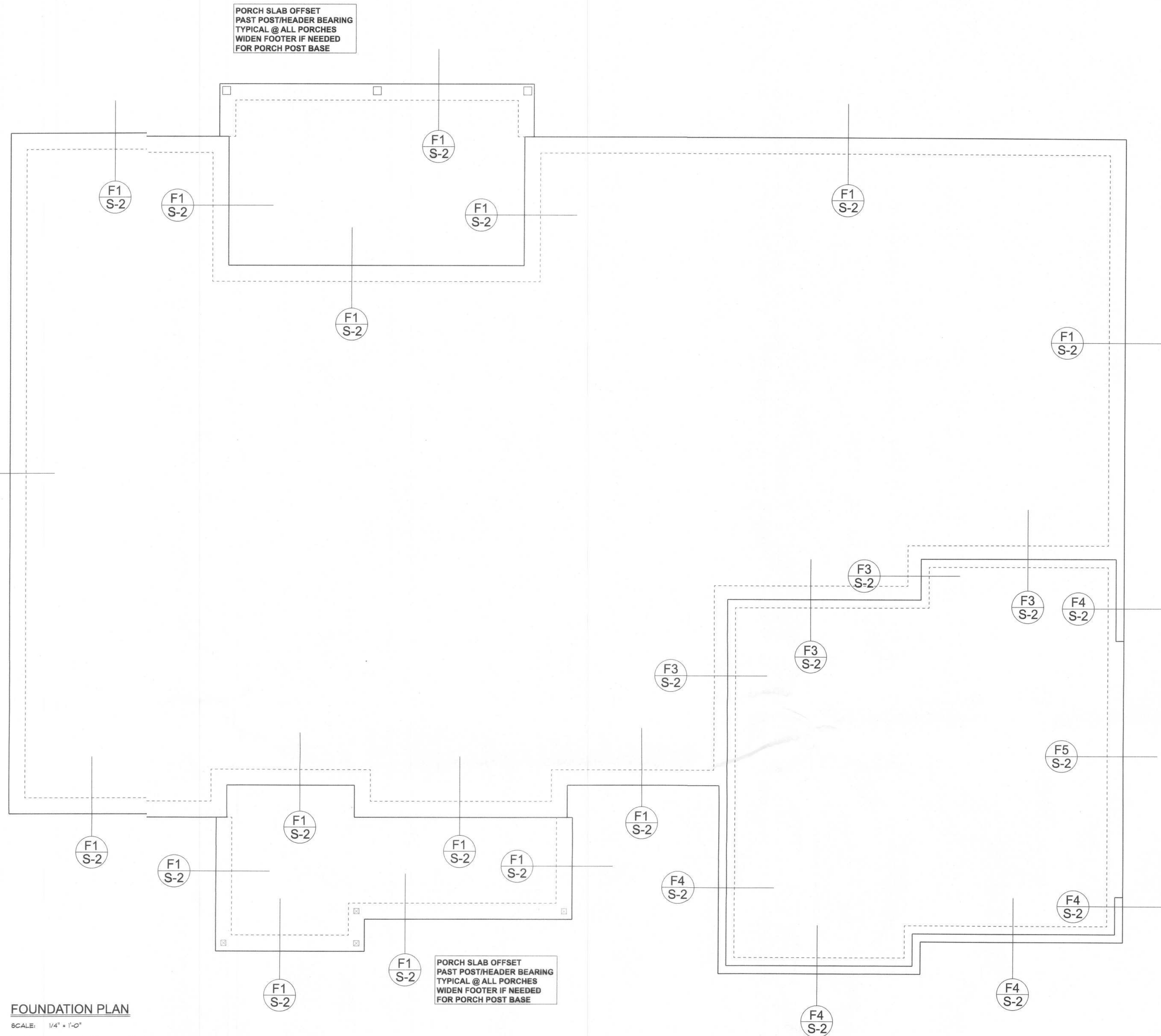
F4 S-2 OPTIONAL STEM WALL CURB FOOTING
SCALE: 1/2" = 1'-0"

FOUNDATION PLAN

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

FOUNDATION NOTES

- DIMENSIONS ON FOUNDATION & STRUCTURAL SHEETS ARE NOT EXACT. REFER TO ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS, RECESSES IN SLAB, STEP DOWN, ETC. DISOWAY DESIGN GROUP OR MARK DISOWAY, P.E. IS NOT RESPONSIBLE FOR DIMENSION ERRORS ON THIS PLAN.
- CONTRACTOR SHALL VERIFY NEED FOR INTERIOR BEARING IN ALL AREAS BY REVIEWING THE ROOF TRUSS PLAN (BY THE SUPPLIER) BEFORE FINALIZING FOUNDATION PLAN.
- THE SLAB SHALL BE 4" CONCRETE SLAB REINFORCED w/ #6@4"X4"X4" WELDED WIRE MESH PLACED ON CHAIRS @ 1 1/2" DEPTH OR FIBER MESH @ 6% CONCRETE, 6-MIL POLY VAPOR BARRIER w/ 6" LAPS SEALED w/ POLY TAPE OVER TERRITORY, REATED & COMPACTED FILL.



Gibraltar Contracting, LLC

Western Model
Lot 64 The Oaks of Lake City

PROJECT ADDRESS:
Lot 64 The Oaks of Lake City
Columbia County, FL

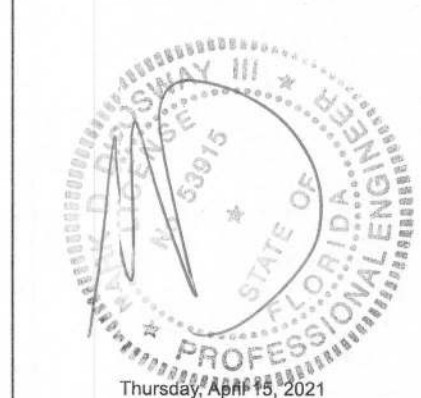
DIMENSIONS:
Stated dimensions supercede scaled dimension. Refer all questions to Mark Disoway, P.E. for resolution. Do not proceed without clarification.

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

MARK DISOWAY P.E. S3915

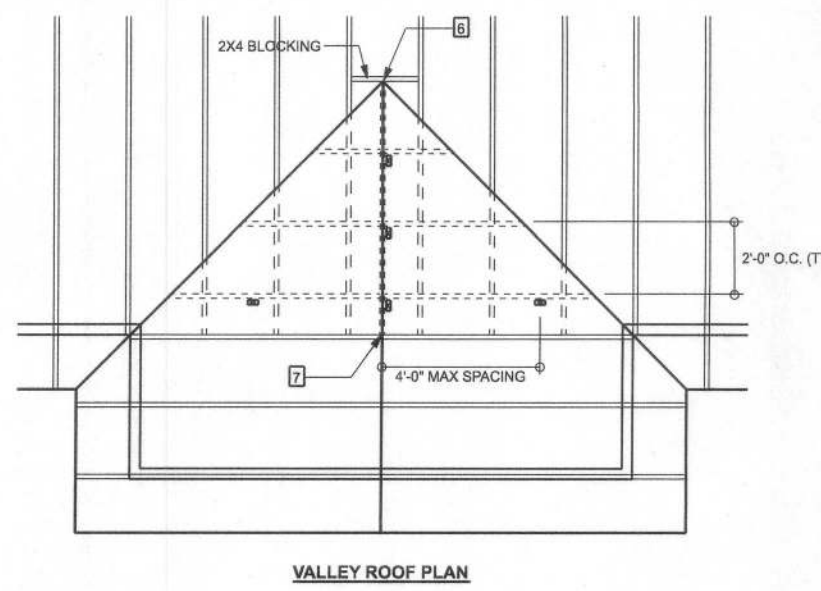


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JOB NUMBER:
210541

S-2
OF 3 SHEETS

LUMBER SIZE & GRADE MINIMUM REQUIREMENTS	
ROOF BOARD	2X6 SYP #2
RAFTER SPANS 20'0" OR LESS	2X4 SYP #2
PURLIN / LATERAL BRACING	2X4 SYP #2
SLEEPERS	2X (WIDTH OF RAFTER SEAT CUT) SYP #3 OR 2 INCHES, 2X4 SYP #3
CRIPPLES & BLOCKING	2X4 SYP #2 OR BETTER
TRUSS BELOW	SEE TRUSS DESIGN - SOUTHERN PINE MATERIAL



VALLEY ROOF PLAN MEMBER LEGEND	
—	TRUSS
—	TRUSS UNDER VALLEY FRAMING
—	VALLEY RAFTER OR RIDGE
—	CRIPPLE
CRIPPLES 4" O.C. FOR 20 psf (TL) AND 10 psf (TD) (TYP. SHINGLE ROOF) MAX	
CONNECTION REQUIREMENT NOTES	
1	2X4 RAFTERS TO RIDGE: 3-16d OR 6-13d x 3" TOE NAILS
2	CRIPPLE TO RIDGE: 3-16d OR 6-13d x 3" TOE NAILS
3	CRIPPLE TO RAFTERS: 3-16d OR 6-13d x 3" TOE NAILS
4	RAFTER TO SLEEPER OR BLOCKING: 3-16d OR 6-13d x 3" TOE NAILS
5	SLEEPER TO TRUSS: 4-16d OR 8-13d x 3" TOE NAILS EACH TRUSS
6	RIDGE BOARD TO RIDGE BLOCK: 3-16d OR 6-13d x 3" TOE NAILS
7	RIDGE BOARD TO TRUSS: 3-16d OR 6-13d x 3" TOE NAILS
8	PURLIN TO TRUSS (TYP): 3-16d OR 6-13d x 3" NAILS
9	PURLIN TO TRUSS (IF CRIPPLE IS ATTACHED TO PURLIN): 3-16d OR 6-13d x 3" NAILS
10	TRUSS TO BLOCKING: 3-16d OR 6-13d x 3" TOE NAILS
11	CRIPPLE TO TRUSS: 3-16d OR 6-13d x 3" TOE NAILS

GENERAL NOTES

MAXIMUM RAFTER SPANS: 16'0" FOR 2X4, 9'0" FOR 2X6 SYP #2 OR SYP #2.

MAXIMUM ROOF AREA PER SUPPORT: 1600 IN ZONE 2 & 3, 2400 IN ZONE 1. (EXAMPLE: 4'0" O.C. X 4'0" SPAN = 1600 SQ. FT. X 2X4 SYP #2 = 1600).

PURLIN REQUIRED: 2" O.C. IF SHINGLE SHEATHING IS REMOVED.

PURLIN SHOULD OVERLAP SHEATHING ONE TRUSS SPACING MINIMUM.

IN CASES THAT THIS IS IMPRACTICAL, OVERLAP SHEATHING A MINIMUM OF 6" AND NAIL UPWARDS THROUGH SHEATHING INTO PURLIN WITH A MINIMUM OF 6-16d COMMON WIRE NAILS.

THIS DRAWING APPLIES TO VALLEYS WITH THE FOLLOWING CONDITIONS:

- SPANS DISTANCE BETWEEN HELD 42" O.C. OR LESS
- MAXIMUM VALLEY HEIGHT: 14'0" OR LESS
- MAXIMUM WIND SPEED: 135 MPH
- MAXIMUM ROOF HEIGHT: 10'0" MAX
- MAXIMUM TOTAL LOADING: 40 psf
- MEETS IRC 1502.7.1 WIND REQUIREMENTS
- EXPOSURE CATEGORY "C" (1 = 1.0, K = 1.0)
- ENCLOSED BUILDING

CRIPPLE, BRACING & BLOCKING NOTES

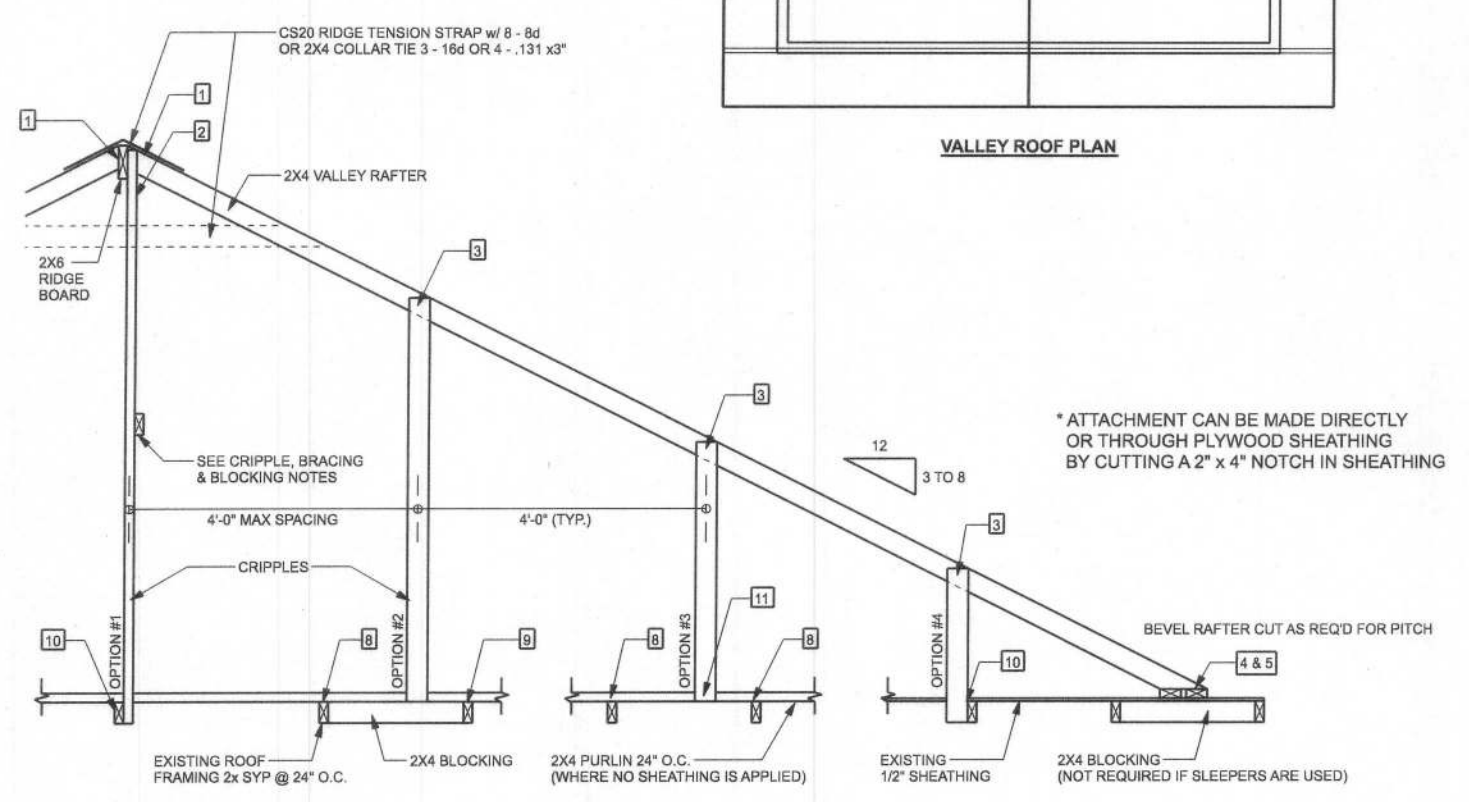
2X4 CONTINUOUS LATERAL BRACE (CLB) MIN. IS REQUIRED FOR CRIPPLES 9'0" TO 10'0" LONG NAILS: 2-16d NAILS OR 2X4" OR 2X6" BRACE NAILS TO 4" EDGE OF CRIPPLE WITH 6d NAILS @ 12" O.C. 1" OR 2" SCAB MUST BE 80% OF CRIPPLE LENGTH. CRIPPLES OVER 10'0" LONG REQUIRE TWO CLB ON BOTH SIDES @ 12" O.C. OR SCAB. USE STRESS GRADED LUMBER & BOX OR COMMON NAILS.

NARROW EDGE OF CRIPPLE CAN FACE RIDGE OR RAFTER, AS LONG AS THE PROPER NUMBER OF NAILS ARE INSTALLED INTO RIDGE BOARD.

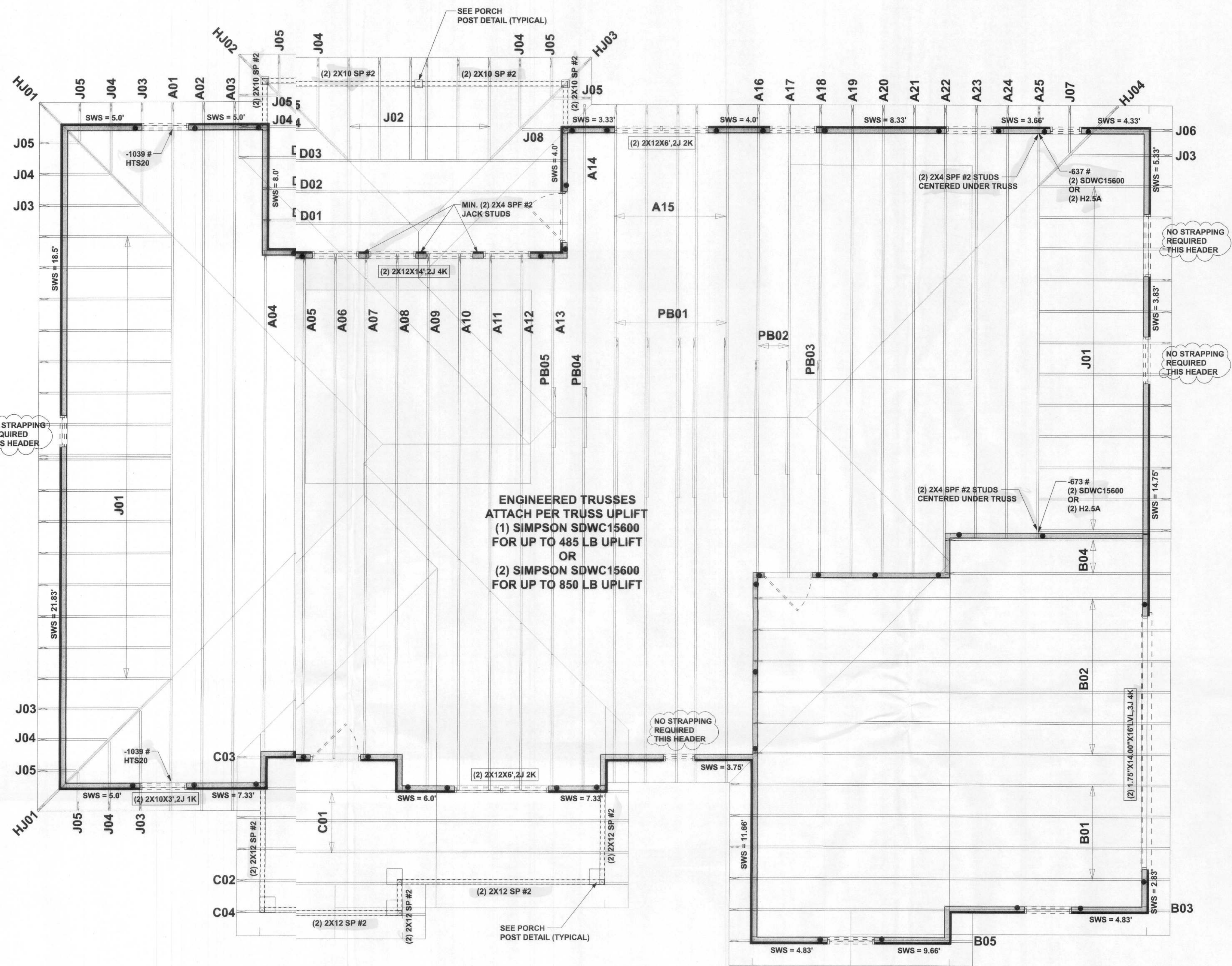
INSTALL BLOCKING UNDER RAFTER IF SLEEPERS ARE NOT USED.

INSTALL BLOCKING UNDER CRIPPLES IF CRIPPLES FALL BETWEEN LOWER TRUSS TOP CHORD AND LATERAL BRACING IS NOT USED.

APPLY ALL NAILING IN ACCORDANCE TO NDS-1997 SECTION 12. NAILS ARE COMMON WIRE NAILS UNLESS NOTED OTHERWISE.



ROOF OVER FRAMING & BRACING DETAIL
SCALE: N.T.S.

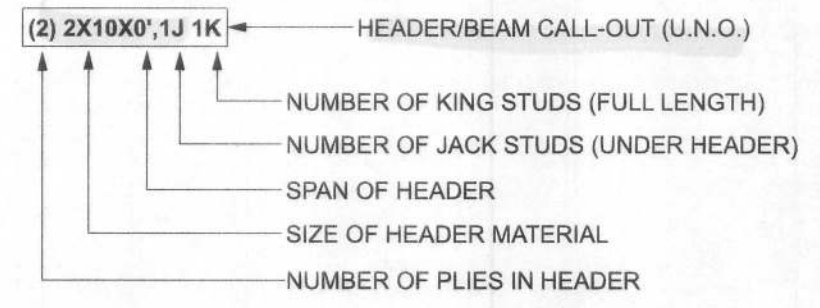


STRUCTURAL PLAN SCALE: 1/4" = 1'-0"

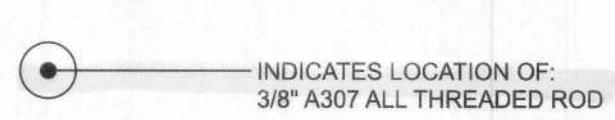
STRUCTURAL PLAN NOTES

- SN-1 ALL L. LOAD BEARING FRAME WALL & PORCH HEADERS SHALL BE A MINIMUM OF (2) 2X10 SP #2 (U.N.O.)
- SN-2 ALL L. 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
- PERMANENT TRUSS BRACING IS TO BE INSTALLED AT LOCATIONS AS SHOWN ON THE SEALED TRUSS DRAWINGS. LATERAL BRACING IS TO BE RESTRAINED PER BCSI-1-03, BCSI-31-B1, BCSI-B2, & BCSI-B3. BCSI-B1, BCSI-B2, & BCSI-B3 ARE FURNISHED BY THE TRUSS SUPPLIER, WITH THE SEALED TRUSS PACKAGE

HEADER LEGEND



THREADED ROD LEGEND



ACTUAL vs REQUIRED SHEARWALL

	TRANSVERSE	LONGITUDINAL
ACTUAL	21775 LBF	19771 LBF
REQUIRED	16881 LBF	13252 LBF

CONNECTIONS, WALL, & HEADER DESIGN IS BASED ON REACTIONS & UPLIFTS FROM TRUSS ENGINEERING FURNISHED BY BUILDER, W.B. HOWLAND TRUSS CO. JOB #21-5392

Gibraltar Contracting, LLC

Western Model
Lot 64 The Oaks of Lake City

PROJECT ADDRESS:
Lot 64 The Oaks of Lake City
Columbia County, FL

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JOB NUMBER:
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S-3

OF 3 SHEETS