REQUIRED ROOF VENTILATION:

AS PER FLORIDA BUILDING CODE 2309.7

RIDGE VENT
MIN. 50% TOTA. VENT AREA
LOCATED IN THE UPPER PORTION OF ATTIC (MIN. 3' ABOVE EAVE)
4285 S.F. / 300 : 50% = 8 S.F. RIDGE VENT AREA REQUIRED
73 FEET OF RIDGE VENT REQUIRED

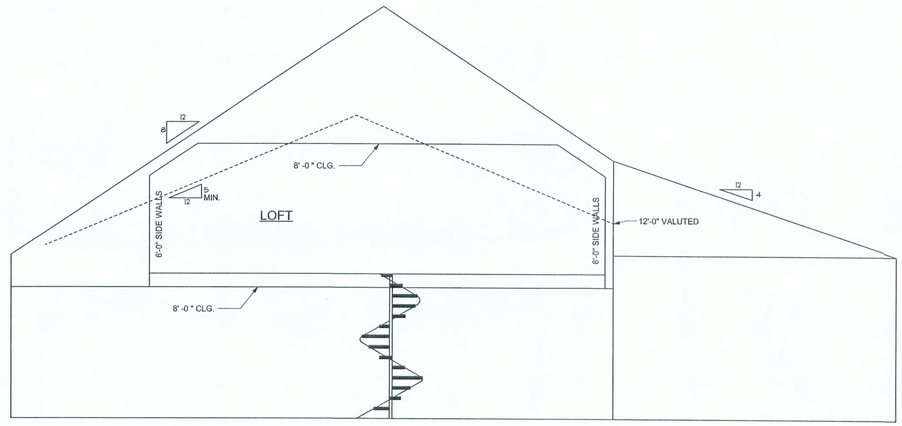
SOFFIT VENT
4285 S.F. / 300 : 50% = 8 S.F. SOFFIT VENT AREA REQUIRED
267 FEET OF S9FFIT VENT REQUIRED

BUILDER MUSTVERIFY THE FOLLOWING MINIMUM NET FREE VENT AREAS:

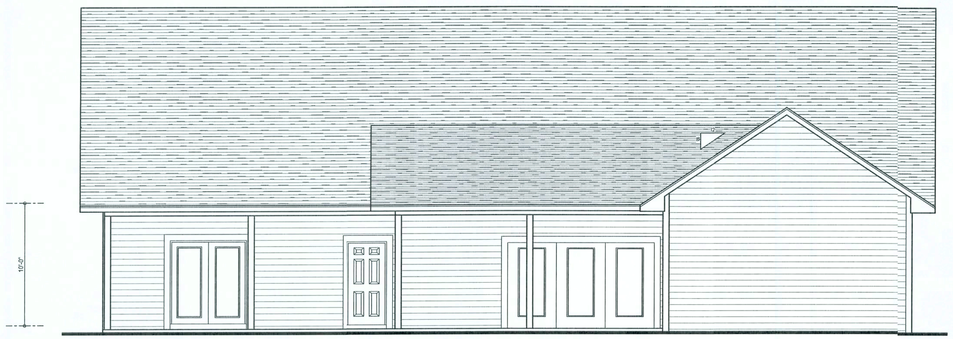
1. RIDGE VENTS = 16 IN2/FT (.11 FT2/FT)
2. OFF-RIDGE VENTS = .70 FT2 PER 4' UNIT
3. SOFFIT VEN'S = 4.3 IN2/FT (.03 FT2/FT)

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

RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



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



REAR ELEVATION
SCALE: 3/16" = 1'-0"

LEFT ELEVATION
SCALE: 3/16" = 1'-0"

REVISIONS	
05/01/2006	

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 residenbal 2004, to the best of my knowledge.

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

MARK DISOSWAY
P.E. 53915

SEAL

LYN & LYNNETTE BURKS

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Fax: (386) 269 - 4871

PRINTED DATE:
May 05, 2006

DRAWN BY:	STRUCTURAL BY:
Ben Sparks	Ben Sparks

FINALS DATE:
05 / May / 06

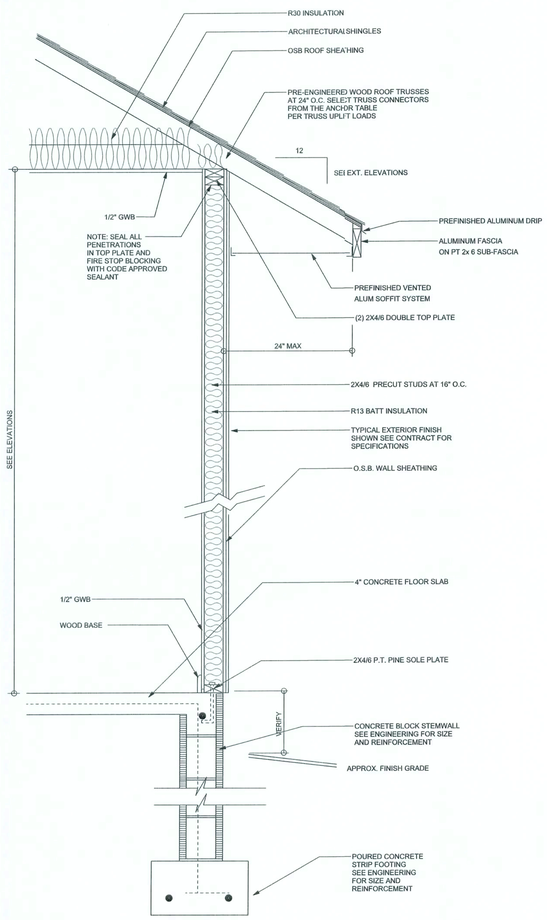
JOB NUMBER:
602175

DRAWING NUMBER
A-1
OF 6 SHEETS

BUILDER IS TO PROVIDE AN UNOBSTRUCTED PASSAGEWAY TO A/C UNIT WHERE DEMENSIONS ARE LARGEENOUGH TO ALLOW REMOVEL OF UNIT.
THE PASSAGEWAY SHALLHAVE A CONTINUOUS SOLID FLOORING NOT LESS THAH 24" WIDE & A LEVEL SERVICE SPACE NOT LESS THAN 30" x 30" IN FRONT OF THE UNIT.
- THE UNIT IS TO BE LOCATED WITHIN 6' MAX. OF ACCESS DOOR.
- A DEVICE IS INSTALLED TO ALERT THE OWNER OR SHUT THE UNIT DOWN WHEN THE CONDENSATION DRAIN IS NOT WORKING PROPERLY.
- A NOTICE IS POSTED ON THE ELECTRIC SERVICE PANEL INDICATING TO THE HOMEOWNER THAT THE AR HANDLER IS LOCATED IN THE ATTIC.

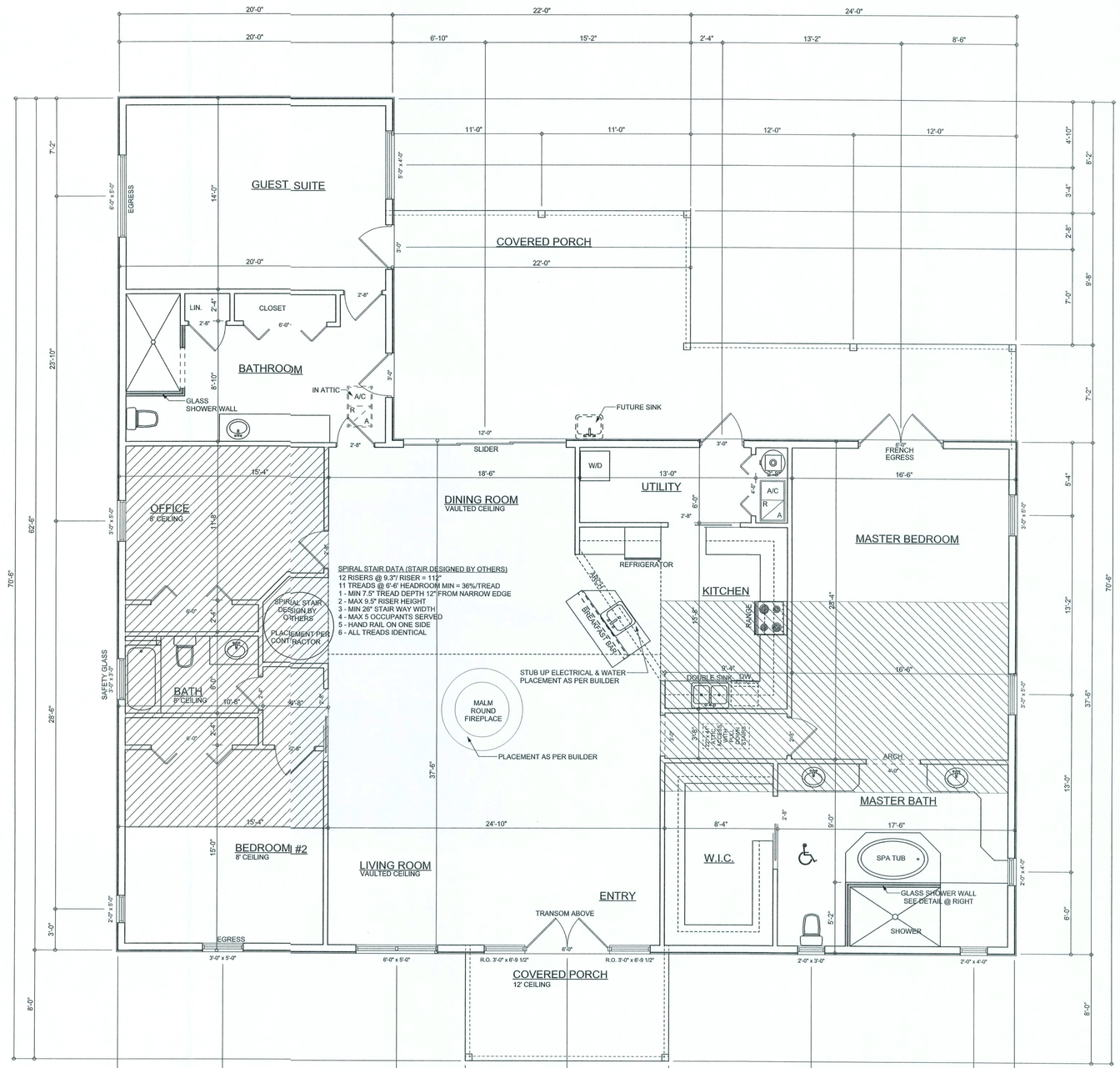
REVISIONS	
05/01/2006	

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE



TYPICAL DESIGN WALL SECTION NON - STRUCTURAL DATA

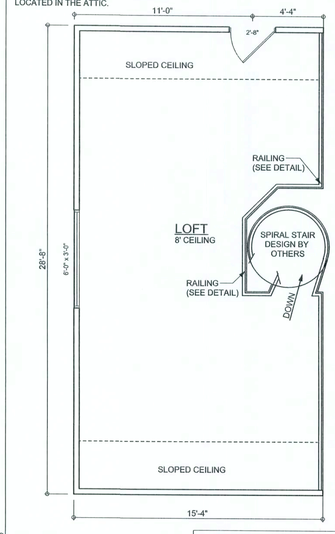
SCALE: 1" = 1'- 0"



FLOOR PLAN

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

ALL CEILINGS TO BE 10' UNLESS NOTED OTHERWISE



AREA SUMMARY

LIVING AREA	2975	S. F.
LOFT AREA	306	S. F.
STORAGE AREA	366	S. F.
PORCH AREA	638	S. F.
TOTAL AREA	4285	S. F.

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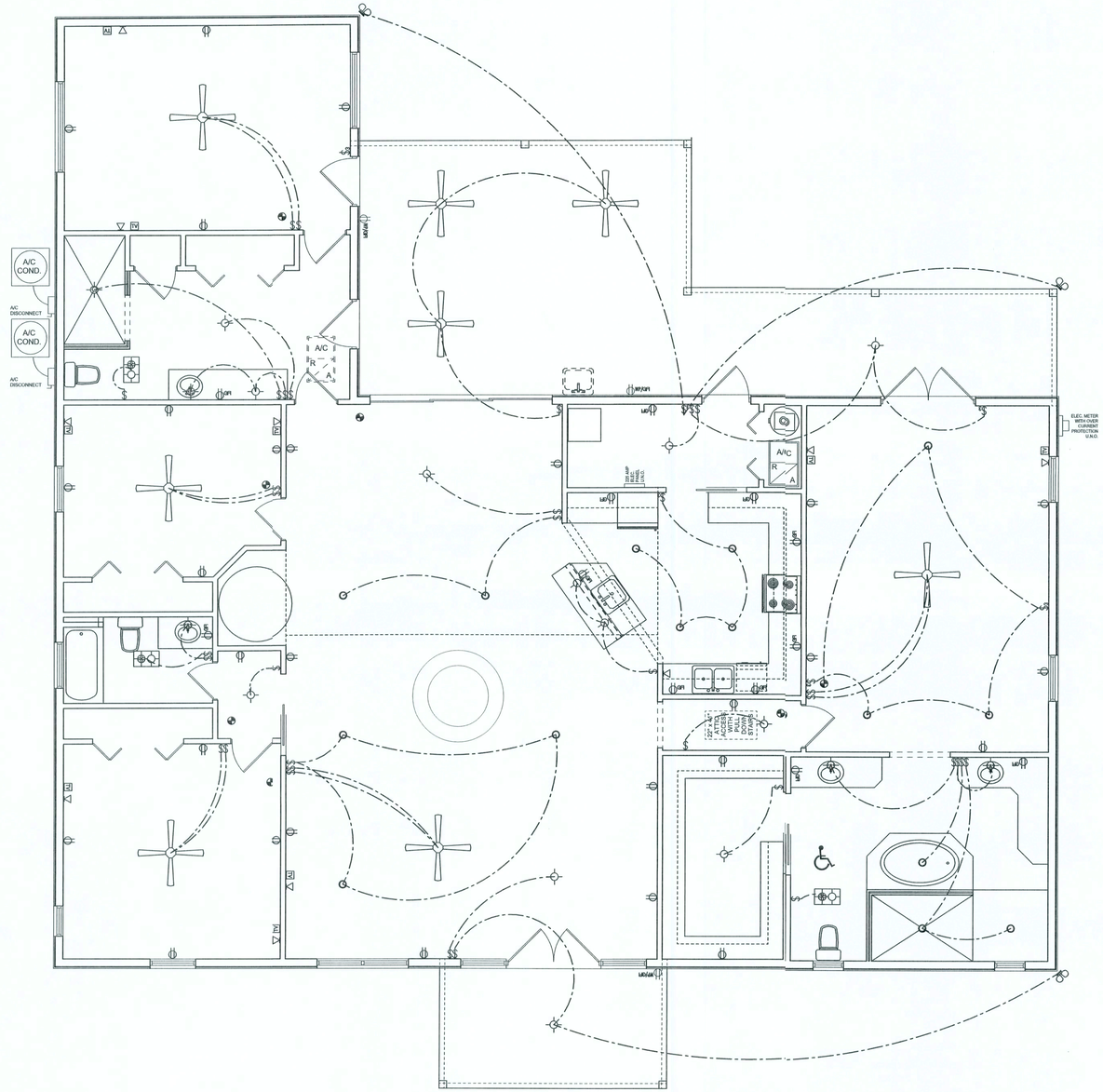

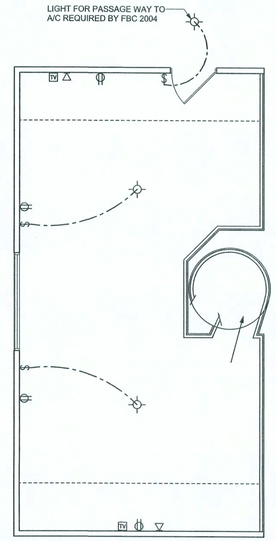

ELECTRICAL PLAN NOTES

E -1 WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.

E -2 CONSULT THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED.

E -3 ALL INSTALLATIONS SHALL BE PER NAT'L. ELECTRIC CODE.

E -4 ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.

E -5 TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.

E -6 ELECTRICAL CONT'R SHALL BE RESPONSIBLE FOR THE DESIGN & SIZING OF ELECTRICAL SERVICE AND CIRCUITS.

E -7 ENTRY OF SERVICE (UNDERGROUND OR OVERHEAD) TO BE DETERMINED BY POWER COMPANY.

E -8 ALL BEDROOM RECEPTACLES SHALL BE AFCI (ARC FAULT CIRCUIT INTERRUPT)

E -9 ALL OUTLETS TO BE LOCATED ABOVE BASE FLOOD ELEVATION

E -10 A SERVICE DISCONNECT WITH OVER CURRENT PROTECTION SHALL BE INSTALLED OUTSIDE OF THE BUILDING, ON THE LOAD SIDE OF THE METER, AT THE PLACE ELECTRIC CONDUCTORS ENTER THE BUILDING. SERVICE ENTRANCE CONDUCTORS MAY NOT BE LOCATED INSIDE OF THE OF THE BUILDING WITHOUT SPECIAL APPROVAL OF THE BUILDING OFFICIAL

	ELECTRICAL LEGEND
	CEILING FAN (PRE-WIRE FOR LIGHT KIT)
	DOUBLE SECURITY LIGHT
	2X4 FLUORESCENT LIGHT FIXTURE
	RECESSED CAN LIGHT
	BATH EXAUST FAN WITH LIGHT
	BATH EXAUST FAN
	LIGHT FIXTURE
	DUPLEX OUTLET
	220v OUTLET
GFI	GFI DUPLEX OUTLET
	SMOKE DETECTOR
$	WALL SWITCH
$3	3 WAY WALL SWITCH
$4	4 WAY WALL SWITCH
WP/GFI	WATER PROOF GFI OUTLET
	PHONE JACK
TV	TELEVISION JACK
GD	GARAGE DOOR OPENER
	WALL HEATER

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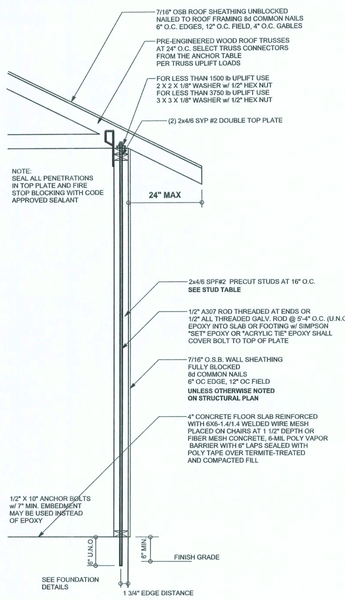
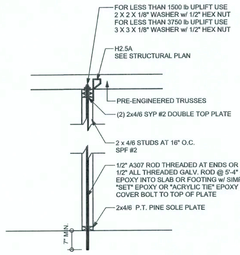


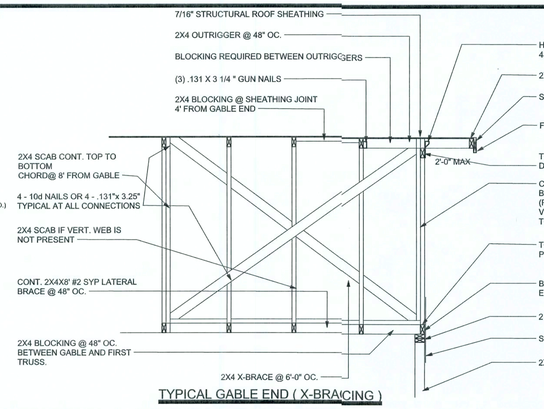
ONE STORY WALL SECTION

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



INTERIOR BEARING WALL

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



TYPICAL GABLE END (X-BRACING)

ALL MEMBERS SHALL BE SYP

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 FBC 2004. TRUSS ENGINEERING SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, TEMPORARY AND PERMANENT BRACING DETAILS, TRUSS-TO-TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADSFOR 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; 2X6 RAFTERS 700 LB EACH END.

SITE PREPARATION: SITE ANALYSIS AND PREPARATION IS NOT PART OF THIS PLAN

FOUNDATION: CONFIRM THAT THE FOUNDATION DESIGN & SITE CONDITIONS MEET GRAVITY LOAD REQUIREMENTS (ASSUME 1000 PSF BEARING CAPACITY UNLESS VISUAL OBSERVATION OR SOILS TEST PROVES OTHERWISE

CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS, F'c = 3000 PSI.

WELDED WIRE REINFORCED SLAB: 6" x 6" W1.4 x W1.4, FB = 85KSI, WELDED WIRE REINFORCEMENT "ABRIC (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 48 " DB (30" 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 SUPPLYAN 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

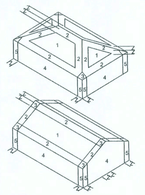
THE BUILDER AND OWNER ARE RESPONSIBLE FOR THE FOLLOWING, WHICH ARE SPECIFICALLY NOT PART OF THE WIND LOAD ENGINEER'S SCOPE OF WORK.
CONFIRM SITE CONDITIONS, FOUNDATION BEARING CAPACITY, GRADE AND BACKFILL HEIGHT, WIND SPEED AND DEBRIS ZONE, AND FLOOD ZONE:
PROVIDE MATERIALS AND CONSTRUCTION TECHNIQUES, WHICH COMPLY WITH FBC 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 FBC 2004, SECTION 1609 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 FBC 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.

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 -42.1	18.1 -29.1
3	19.9 -42.1	18.1 -29.1
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	-21.3
16x7 Garage Door	18.5	-20.4

DESIGN LOADS
FLOOR 40 PSF (ALL OTHER DWELLING ROOMS)
30 PSF (SLEEPING ROOMS)
20 PSF (ATTICS WITH STORAGE)
10 PSF (ATTICS WITHOUT STORAGE, <3:12)
40 PSF (DECKS)
60 PSF (EXTERIOR BALCONIES)
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)

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05/01/2006	

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Blue Bird Landing S/D
Columbia County Florida

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PRINTED DATE: May 05, 2006

DRAWN BY: Ben Sparks | STRUCTURAL BY: Ben Sparks

FINALS DATE: 05 / May / 06

JOB NUMBER: 602175

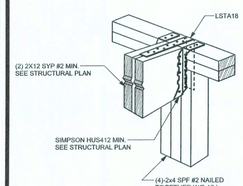
DRAWING NUMBER **S-1**

OF 6 SHEETS

EXTERIOR WALL STUD TABLE FOR SPF #2 STUDS

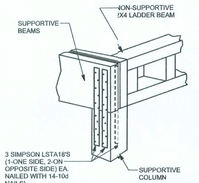
(1) 2x4 @ 16" OC	TO 11'-9" STUD HEIGHT
(1) 2x4 @ 12" OC	TO 13'-0" STUD HEIGHT
(1) 2x6 @ 16" OC	TO 18'-10' STUD HEIGHT
(1) 2x6 @ 12" OC	TO 20.0' STUD HEIGHT

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.



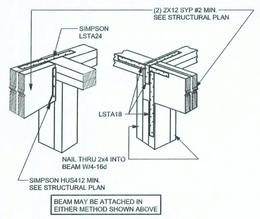
BEAM MID-WALL CONNECTION DETAIL

SCALE: N.T.S.



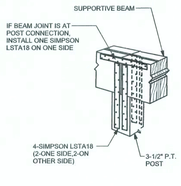
SUPPORTIVE POST TO BEAM DETAIL FOR SINGLE BEAM

SCALE: N.T.S.



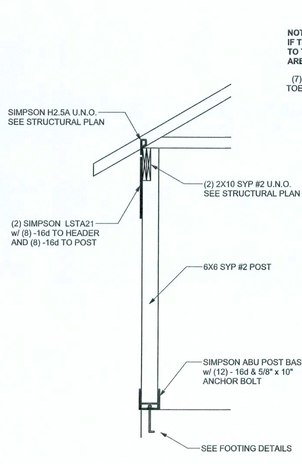
BEAM CORNER CONNECTION. DETAIL

SCALE: N.T.S.



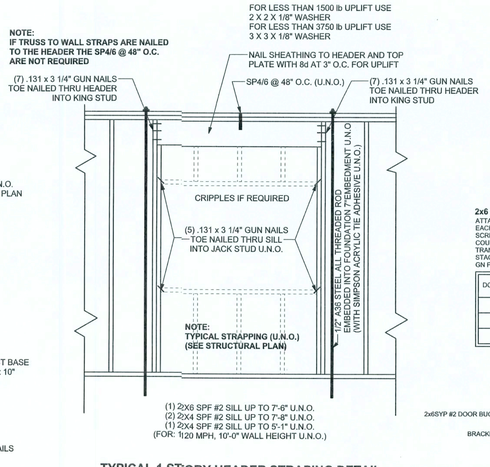
SUPPORTIVE CENTER POST TO BEAM DETAIL

SCALE: N.T.S.



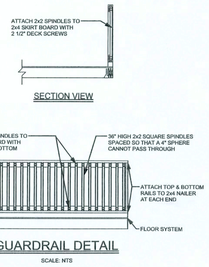
TYPICAL PORCH POST DETAIL

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



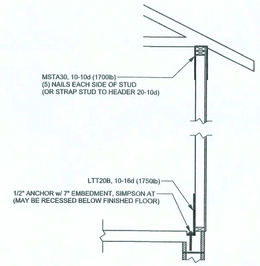
TYPICAL 1 STORY HEADER STRAPING DETAIL

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



GUARDRAIL DETAIL

SCALE: NTS



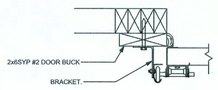
ALTERNATE WALL TIE CONNECTION WHERE THREADED ROD CANNOT BE PLACED IN WALL.

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

2x6 SYP #2 GARAGE DOOR BUCK ATTACHMENT

ATTACH GARAGE DOOR BUCK TO STUD PACK AT EACH SIDE OF DOOR OPENING WITH 3/8"x4" LAG SCREWS w/ 1" WASHER LAG SCREWS MAY BE COUNTERSUNK, HORIZONTAL JAMBS DO NOT TRANSFER LOAD. CENTER LAG SCREWS OR STAGGER 16d NAILS OR (2) ROWS OF .131 x 3 1/4" GN PER TABLE BELOW:

DOOR WIDTH	3/8" x 4" LAG	16d STAGGER	(2) ROWS OF .131 x 3 1/4" GN
8' - 10'	24" O.C.	5" O.C.	5" O.C.
11' - 15'	18" O.C.	4" O.C.	4" O.C.
16' - 18'	16" O.C.	3" O.C.	3" O.C.

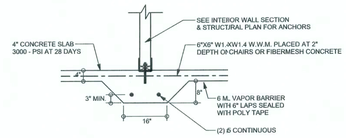


GARAGE DOOR BUCK INSTALLATION DETAIL

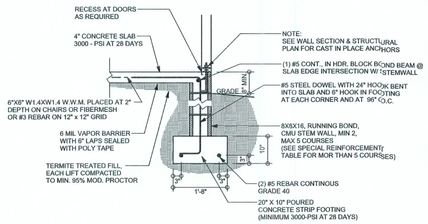
SCALE: N.T.S.

GRADE & SPECIES TABLE

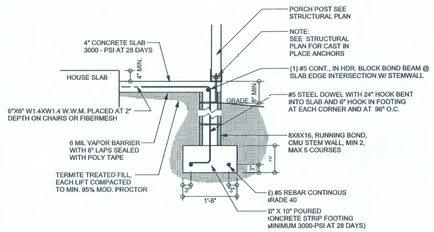
		Fb (psi)	E (10^6 psi)
2x8	SYP #2	1200	1.6
2x10	SYP #2	1050	1.6
2x12	SYP #2	975	1.6
GLB	24F-V3 SP	2400	1.8
LSL	TIMBERSTRAND	1700	1.7
LVL	MICROLAM	2900	2.0
PSL	PARALAM	2900	2.0



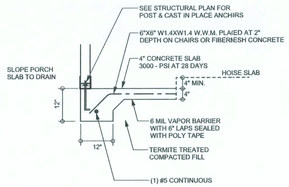
F2 S-2 INTERIOR BEARING FOOTING
SCALE: 1/2" = 1'-0"



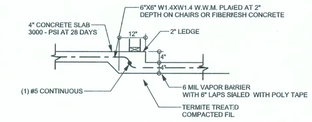
F9 S-2 STEM WALL FOOTING
SCALE: 1/2" = 1'-0"



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



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

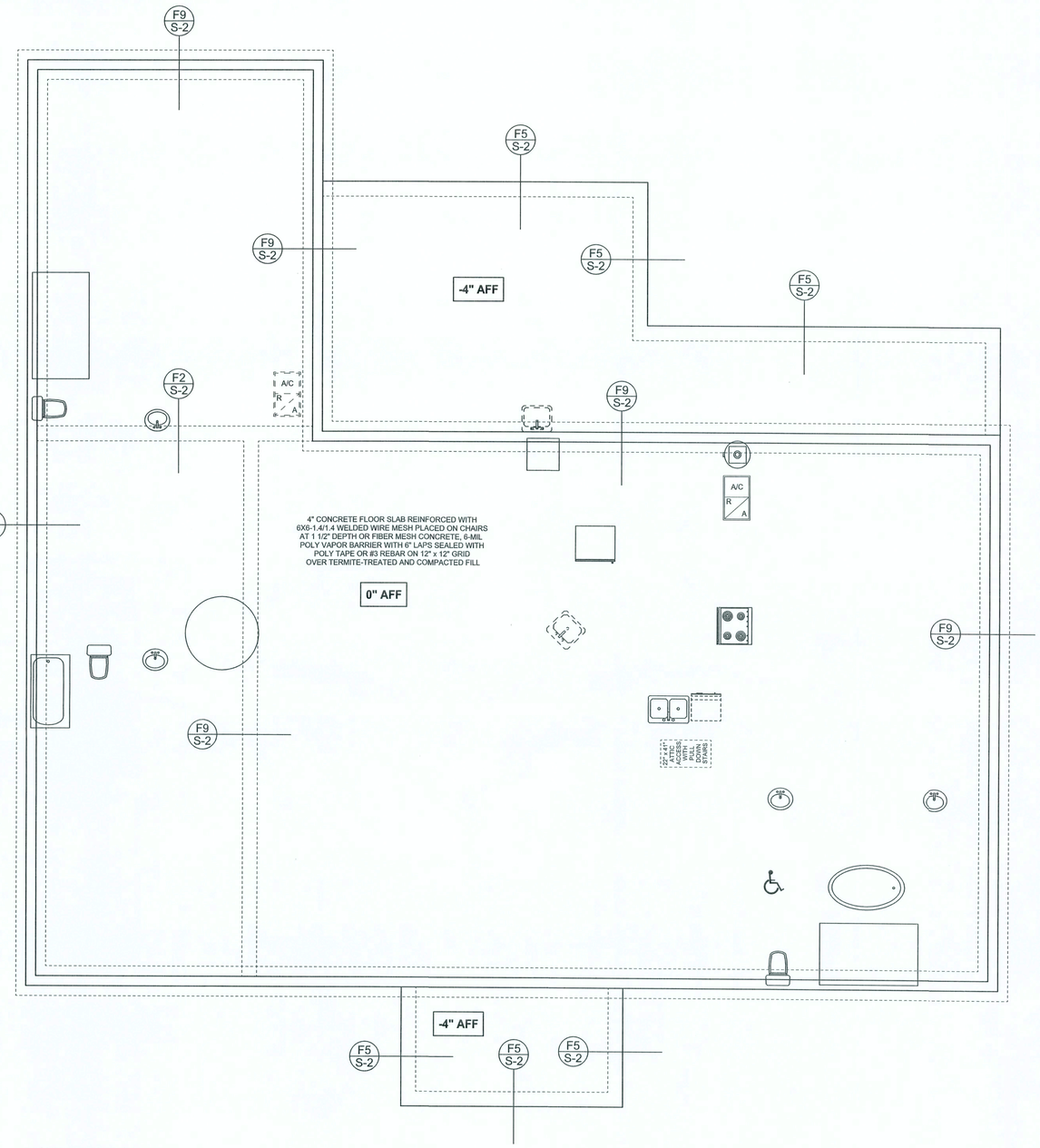


F6 S-2 TYPICAL NON - BEARING STEP FOOTING
SCALE: 1/2" = 1'-0"

TALL STEM WALL TABLE

The table assumes 60 ksi reinforcing bars with 6" hook in the footing and bent 24" into the reinforced slab at the top. The vertical steel is to be placed toward the tension side of the CMU wall (away from the soil pressure, within 2" of the exterior side of the wall). If the wall is over 8' high, add Durowall 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.

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



FOUNDATION PLAN

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

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

REVISIONS	
05/01/2006	

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

LYN & LYNNETTE BURKS

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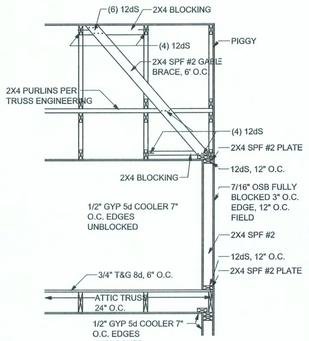
DRAWING NUMBER
S-2
OF 6 SHEETS

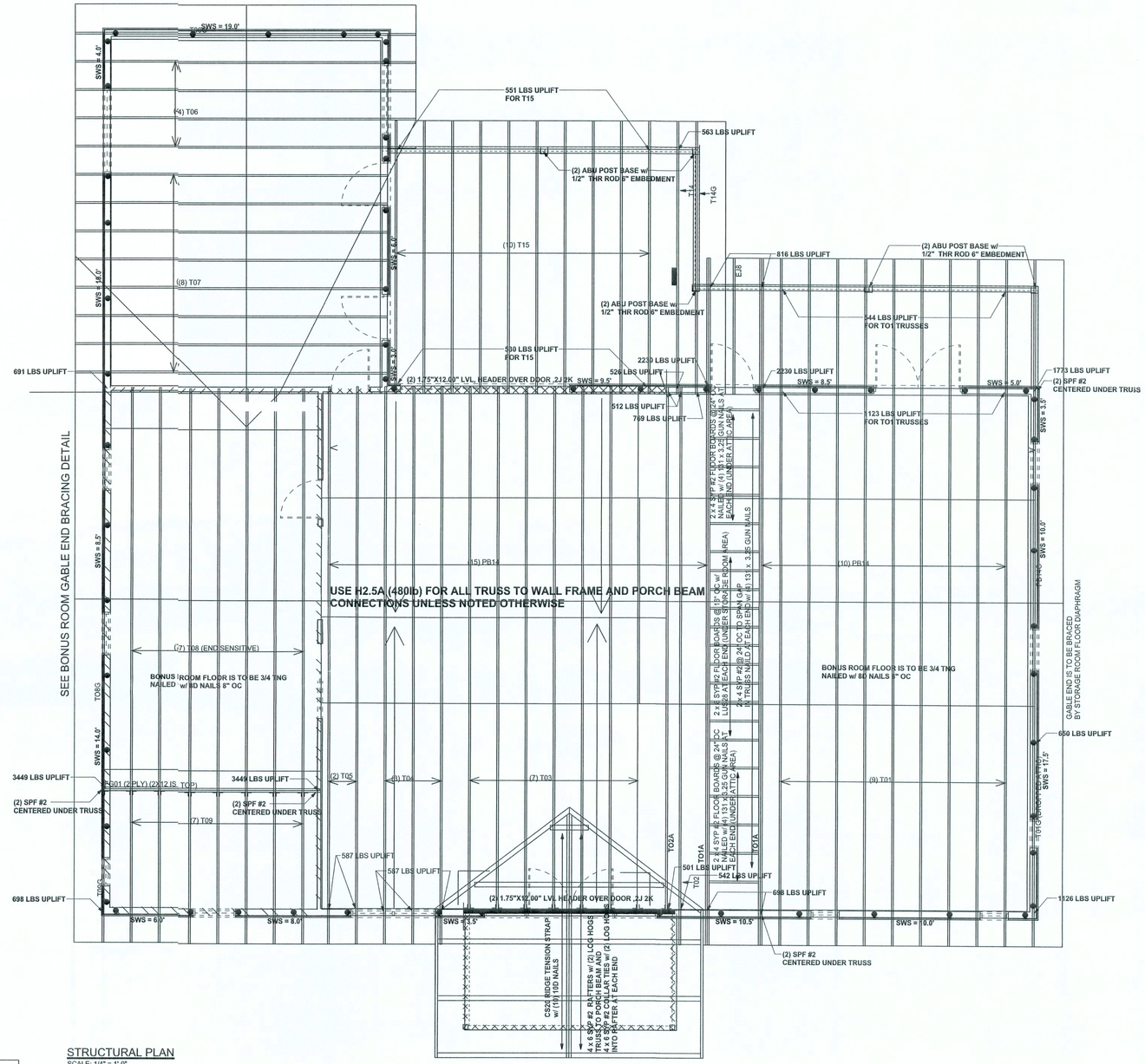
REVISIONS	
05/01/2006	

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE



BONUS ROOM / GABLE END BRACING

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



STRUCTURAL PLAN

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

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

STRUCTURAL PLAN NOTES

SN-1 ALL LOAD BEARING FRAME WALL & PORCH HEADERS SHALL BE A MINIMUM OF (2) 2X12 SYP#2 (U.N.O.)

SN-2 ALL LOAD BEARING FRAME WALL HEADERS SHALL HAVE (1) JACK STUD & (1) KING STUD EACH SIDE (U.N.O.)

SN-3 DIMENSIONS ON STRUCTURAL SHEETS ARE NOT EXACT. REFER TO ARCHITECTURAL FLOOR PLAN FOR ACTUAL DIMENSIONS

SN-4 PERMANENT TRUSS BRACING IS TO BE INSTALLED AT LOCATIONS AS SHOWN ON THE SEALED TRUSS DRAWINGS. LATERAL BRACING IS TO BE RESTRAINED PER 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

WALL LEGEND

SWS = 1.0'	1ST FLOOR EXTERIOR WALL
SWS = 1.0'	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

FLOOR PLAN

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

ALL CEILINGS TO BE 10' UNLESS NOTED OTHERWISE

TOTAL SHEAR WALL SEGMENTS

SWS = 0.0' INDICATES SHEAR WALL SEGMENTS

	REQUIRED	ACTUAL
TRANSVERSE	33.0'	84.0'
LONGITUDINAL	30.0'	83.0'

CONNECTIONS, WALL, & HEADER DESIGN IS BASED ON REACTIONS & UPLIFTS FROM TRUSS ENGINEERING FURNISHED BY BUILDER. BUILDERS FIRSTSOURCE CO. (JOB #L159830)

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

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MARK DISOWAY P.E. 53915

STATE OF FLORIDA

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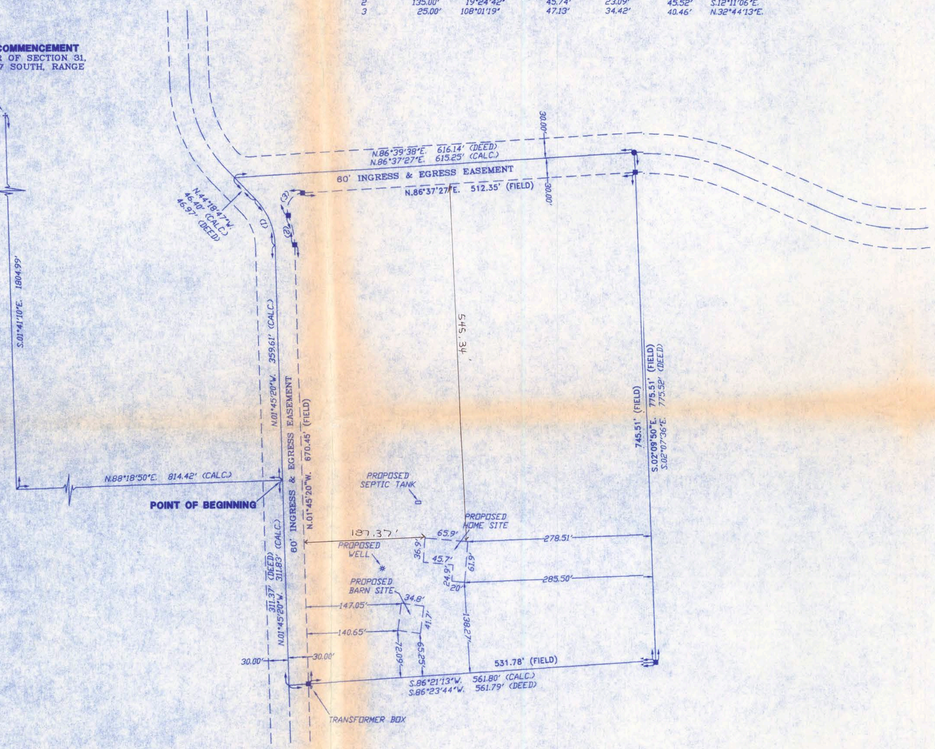
OF 6 SHEETS

A BOUNDARY SURVEY IN:

SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	105.00'	42°33'27"	77.99'	40.89'	76.21'	S.23°02'04"E.
2	135.00'	19°24'42"	45.74'	23.09'	45.52'	S.18°11'06"E.
3	25.00'	108°01'19"	47.13'	34.42'	40.46'	N.32°44'13"E.



NOTE: AL PROPERTY CORNERS LOCATED ARE IDENTIFIED AS L.E. BRITT, P.L.S. 1079.

SCALE: 1" = 100'

SYMBOL LEGEND

- ■ 4"X4" CONCRETE MONUMENT FOUND
- □ 4"X4" CONCRETE MONUMENT SET
- ● IRON PIPE FOUND
- ○ IRON PIN AND CAP SET
- ⊕ POWER POLE
- ▲ WATER METER
- ℄ CENTERLINE
- ⊛ WELL
- ⊛ SATELLITE DISH
- ⊛ TELEPHONE BOX
- ---E--- ELECTRIC LINES
- ---x--- WIRE FENCE
- ---o--- CHAIN LINK FENCE
- ---o--- WOODEN FENCE

DESCRIPTION: PARCEL 17
A PART OF THE W 1/2 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SAID SECTION 31, AND RUN THENCE S.01°41'10"E., ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 1804.99 FEET; THENCE N.88°18'50"E., A DISTANCE OF 814.42 FEET TO THE POINT OF BEGINNING; THENCE N.01°45'20"W., A DISTANCE OF 359.61 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 42°33'27", A TANGENT LENGTH OF 40.89 FEET, A CHORD BEARING OF N.23°02'04"W. AND A CHORD LENGTH OF 76.21 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 77.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.44°18'47"W., A DISTANCE OF 46.97 FEET; THENCE N.86°39'38"E., A DISTANCE OF 616.14 FEET; THENCE S.02°07'36"E., A DISTANCE OF 775.52 FEET; THENCE S.86°23'44"W., A DISTANCE OF 561.79 FEET; THENCE N.01°45'20"W., A DISTANCE OF 311.37 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 10.02 ACRES, MORE OR LESS.

DESCRIPTION: EASEMENT
AN EASEMENT FOR INGRESS AND EGRESS, BEING 60 FEET IN WIDTH AND LYING 30 FEET TO THE LEFT AND 30 FEET TO THE RIGHT, AS MEASURED PERPENDICULAR TO THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE NE CORNER OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.87°14'55"W., ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 737.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A COUNTY MAINTAINED GRADE ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE S.01°47'48"E., A DISTANCE OF 114.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 53°09'08", A TANGENT LENGTH OF 120.12 FEET, A CHORD BEARING OF S.29°22'22"E., AND A CHORD LENGTH OF 212.95 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 221.39 FEET TO A POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 72°58'42", A TANGENT LENGTH OF 125.74 FEET, A CHORD BEARING OF S.20°27'35"E., AND A CHORD LENGTH OF 202.19 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 216.53 FEET; THENCE S.16°01'48"W., A DISTANCE OF 282.20 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A", SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 16°57'20", A TANGENT LENGTH OF 44.78 FEET, A CHORD BEARING OF S.07°33'06"W., AND A CHORD LENGTH OF 88.46 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 88.78 FEET; THENCE S.00°55'34"E., A DISTANCE OF 223.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 09°29'10", A TANGENT LENGTH OF 22.40 FEET, A CHORD BEARING OF S.03°40'09"E., AND A CHORD LENGTH OF 44.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 44.70 FEET; THENCE S.08°24'44"E., A DISTANCE OF 143.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 15°15'21, A TANGENT LENGTH OF 44.19 FEET, A CHORD BEARING OF S.02°47'03"E., AND A CHORD LENGTH OF 87.61 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 87.87 FEET; THENCE S.24°50'37"W., A DISTANCE OF 125.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUE S.04°50'37"W., A DISTANCE OF 38.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 25°02'17", A TANGENT LENGTH OF 16.01 FEET, A CHORD BEARING OF S.07°39'32"E., AND A CHORD LENGTH OF 35.14 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 35.43 FEET; THENCE S.20°31'41"E., A DISTANCE OF 284.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 19°54'39", A TANGENT LENGTH OF 52.66 FEET, A CHORD BEARING OF S.10°34'21"E., AND A CHORD LENGTH OF 103.73 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 104.25 FEET; THENCE S.00°37'02"E., A DISTANCE OF 866.23 FEET TO THE POINT OF CURVATURE OF A CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 47°58'58", A TANGENT LENGTH OF 66.78 FEET, A CHORD BEARING OF S.23°22'27"W., AND A CHORD LENGTH OF 121.98 FEET; THENCE ALONG THEN ARC OF SAID CURVE, AN ARC DISTANCE OF 125.62 FEET; THENCE S.47°21'56"W., A DISTANCE OF 70.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 59°35'13", A TANGENT LENGTH OF 84.15 FEET, A CHORD BEARING OF S.14°34'19"W., AND A CHORD LENGTH OF 146.79 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 153.39 FEET; THENCE S.11°13'17"E., A DISTANCE OF 205.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 43°09'40", A TANGENT LENGTH OF 59.33 FEET, A CHORD BEARING OF S.10°21'33"W., AND A CHORD LENGTH OF 110.34 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 113.00 FEET; THENCE S.31°56'23"W., A DISTANCE OF 183.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 12°59'20", A TANGENT LENGTH OF 37.57 FEET, A CHORD BEARING OF S.25°26'43"W., AND A CHORD LENGTH OF 74.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 74.81 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "D", SAID POINT POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE; THENCE BEGIN AT THE AFOREMENTIONED POINT "A", AND RUN THENCE N.81°14'45"E., A DISTANCE OF 70.09 FEET; THENCE N.87°14'29"E., A DISTANCE OF 627.26 FEET TO THE RADIUS POINT OF A 50 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE; THENCE BEGIN AT A AFOREMENTIONED POINT "B", AND RUN THENCE S.84°04'22"W., A DISTANCE OF 140.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 29°29'54", A TANGENT LENGTH OF 78.93 FEET, A CHORD BEARING OF N.89°11'11"W., AND A CHORD LENGTH OF 152.67 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.37 FEET; THENCE N.66°26'45"W., A DISTANCE OF 156.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 26°53'38", A TANGENT LENGTH OF 78.90 FEET, A CHORD BEARING OF N.79°53'33"W., AND A CHORD LENGTH OF 153.48 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.90 FEET; THENCE S.86°39'38"W., A DISTANCE OF 616.14 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "E"; THENCE N.44°18'47"W., A DISTANCE OF 17.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 42°37'07", A TANGENT LENGTH OF 78.03 FEET, A CHORD BEARING OF N.23°59'59"W., AND A CHORD LENGTH OF 145.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 148.80 FEET; THENCE N.01°41'10"W., A DISTANCE OF 565.91 FEET TO THE RADIUS POINT OF A 50 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE; THENCE RETURNING TO THE AFOREMENTIONED POINT "E", RUN THENCE S.44°18'47"E., A DISTANCE OF 46.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 42°33'27", A TANGENT LENGTH OF 40.89 FEET, A CHORD BEARING OF S.23°02'04"E., AND A CHORD LENGTH OF 76.21 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.99 FEET; THENCE S.01°45'20"E., A DISTANCE OF 1970.74 FEET TO THE RADIUS POINT OF A 50 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE; THENCE BEGIN AT THE AFOREMENTIONED POINT "C", AND RUN THENCE N.85°13'34"E., A DISTANCE OF 89.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 13°51'33", A TANGENT LENGTH OF 36.46 FEET, A CHORD BEARING OF N.78°18'07"E., AND A CHORD LENGTH OF 72.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 72.57 FEET; THENCE N.71°22'21"E., A DISTANCE OF 354.70 FEET; THENCE N.77°56'24"E., 60.17 FEET; THENCE S.66°25'47"E., A DISTANCE OF 207.86 FEET; THENCE S.89°03'47"E., 142.06 FEET; THENCE N.87°13'37"E., A DISTANCE OF 301.36 FEET TO THE RADIUS POINT OF A 50 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "D" AND RUN THENCE N.71°02'57"W., A DISTANCE OF 6.24 FEET; THENCE S.19°16'56"W., A DISTANCE OF 21.70 FEET; THENCE S.72°18'51"E., A DISTANCE OF 780.47 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 20°27'06", AND A TANGENT LENGTH OF 90.22 FEET, A CHORD BEARING OF S.82°32'34"E., AND A CHORD LENGTH OF 177.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 178.52 FEET; THENCE N.87°13'43"E., A DISTANCE OF 541.28 FEET TO THE RADIUS POINT OF A 50 FOOT CUL-DE-SAC, HEREINAFTER KNOWN AS POINT "F"; THENCE CONTINUING FROM POINT "F", FOLLOWING THE LOT LINE BETWEEN LOTS 36 AND 41, S.01°36'50"W., A DISTANCE OF 637.58 FEET TO POINT "G"; RUN THENCE S.15°29'22"W., A DISTANCE OF 679.83 FEET TO A RADIUS POINT OF A 50.00 FOOT CUL-DE-SAC AND THE POINT OF TERMINATION OF SAID EASEMENT. ALSO AN EASEMENT 40.00 FEET IN WIDTH LYING TO THE RIGHT OF THE FOLLOWING DESCRIBED LINE: COMMENCE AT THE ABOVE MENTIONED POINT "G" AND RUN N.01°36'50"E., A DISTANCE OF 230.00 FEET FOR A POINT OF BEGINNING. THENCE RUN S.82°05'06"E., A DISTANCE OF 647.97 FEET; THENCE N.85°57'47"E., 165.01 FEET TO THE NORTHWEST CORNER OF THE SE ¼ OF THE SE¼ OF SAID SECTION 31; THENCE CONTINUE N.85°57'47"E., A DISTANCE OF 141.00 FEET, THENCE CONTINUE N.85°57'47"E., A DISTANCE OF 459.82 FEET TO THE TERMINATION OF SAID EASEMENT.
ALSO,
AN EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:
BEGIN AT THE AFOREMENTIONED POINT "D" AND RUN THENCE N.71°02'57"W., A DISTANCE OF 26.24 FEET; THENCE S.19°16'56"W., A DISTANCE OF 1823.87 FEET; THENCE S.70°43'02"E., A DISTANCE OF 64.05 FEET; THENCE N.27°25'42"E., A DISTANCE OF 40.56 FEET; THENCE N.18°54'40"E., A DISTANCE OF 631.89 FEET; THENCE N.71°43'02"W., A DISTANCE OF 25.70 FEET; THENCE N.19°16'56"E., A DISTANCE OF 1152.07 FEET; THENCE N.71°02'57"W., A DISTANCE OF 13.76 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF A PREVIOUS SURVEY BY THIS OFFICE.
2. BEARINGS ARE BASED ON SAID PREVIOUS SURVEY BY THIS OFFICE.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 6 JANUARY, 1988 COMMUNITY PANEL NUMBER 120070 0270 B. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
830 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

03/30/06
FIELD SURVEY DATE

04/07/06
DRAWING DATE

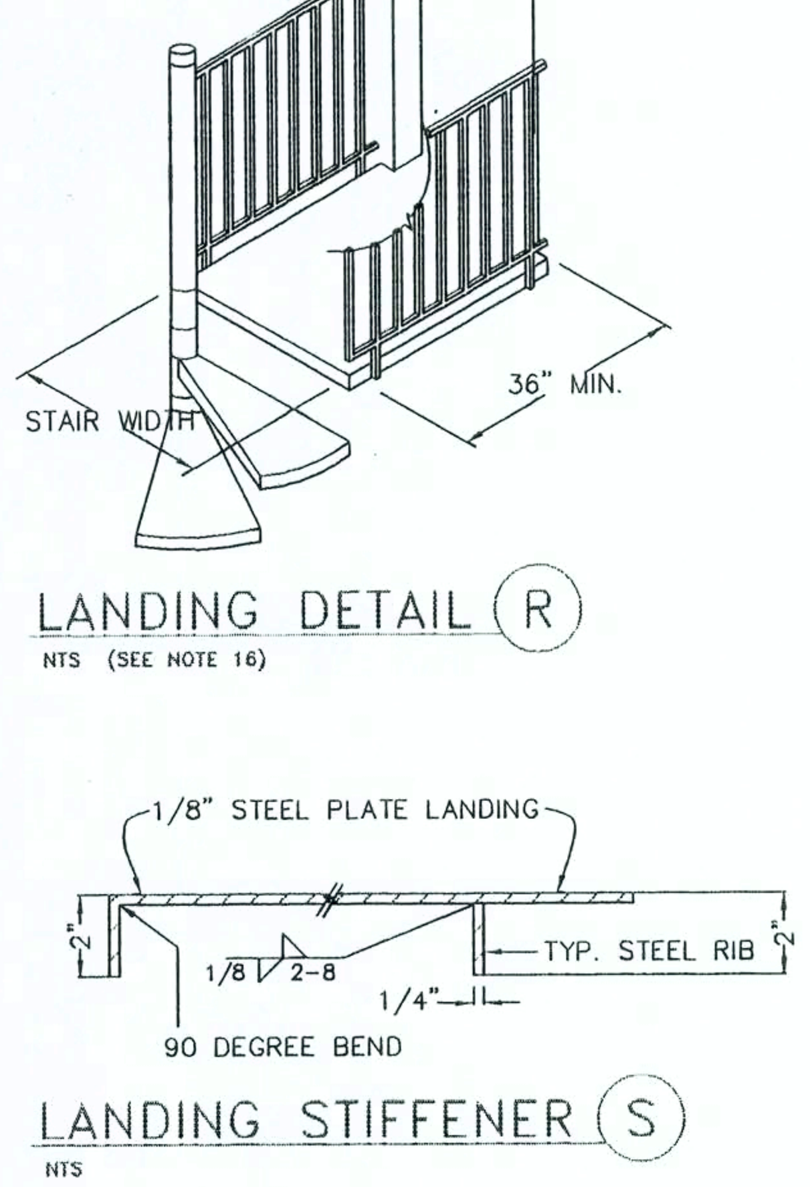
NOTE: UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

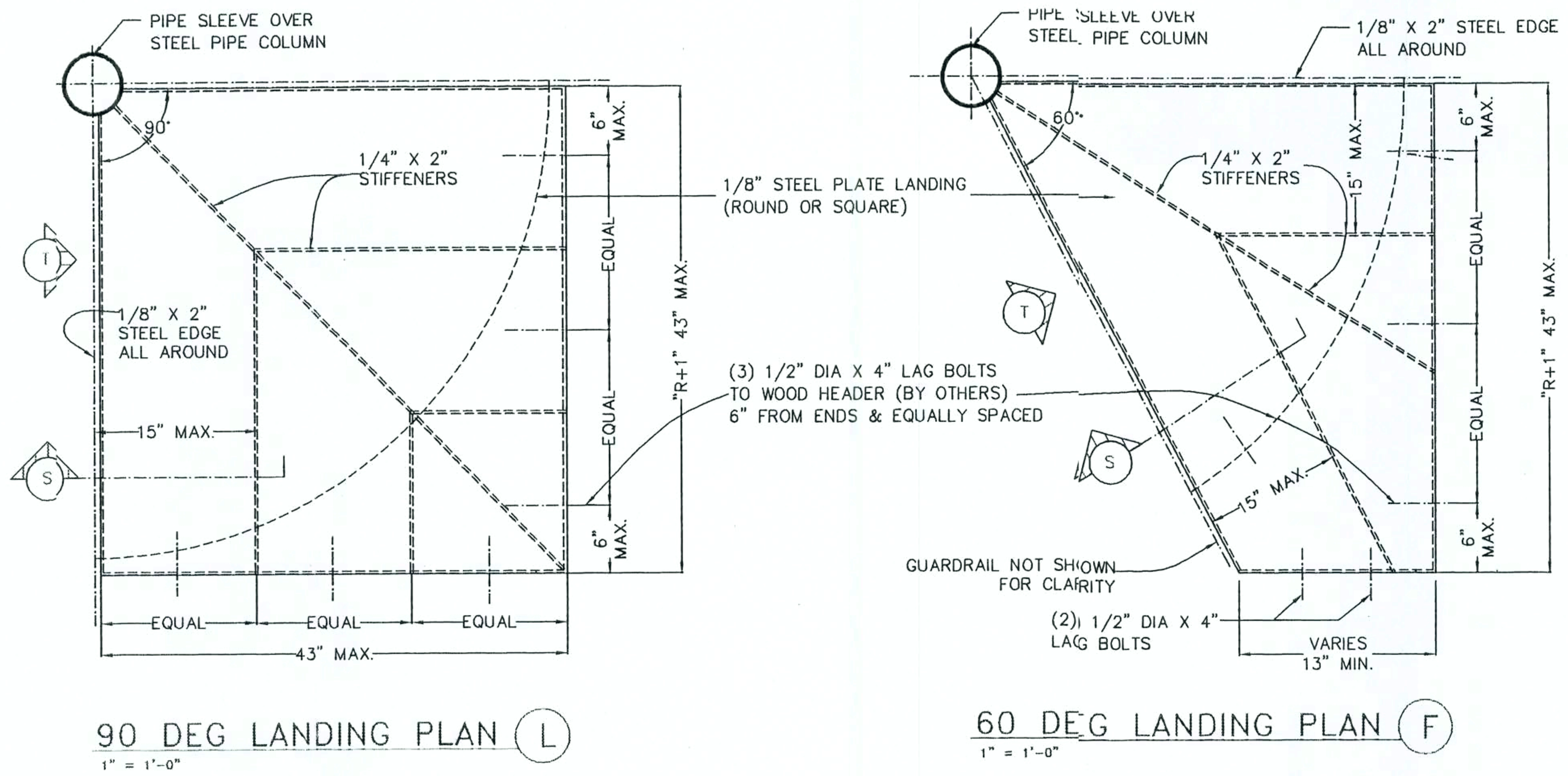
CERTIFIED TO:
LYNNETTE BURKS & LYN BURKS

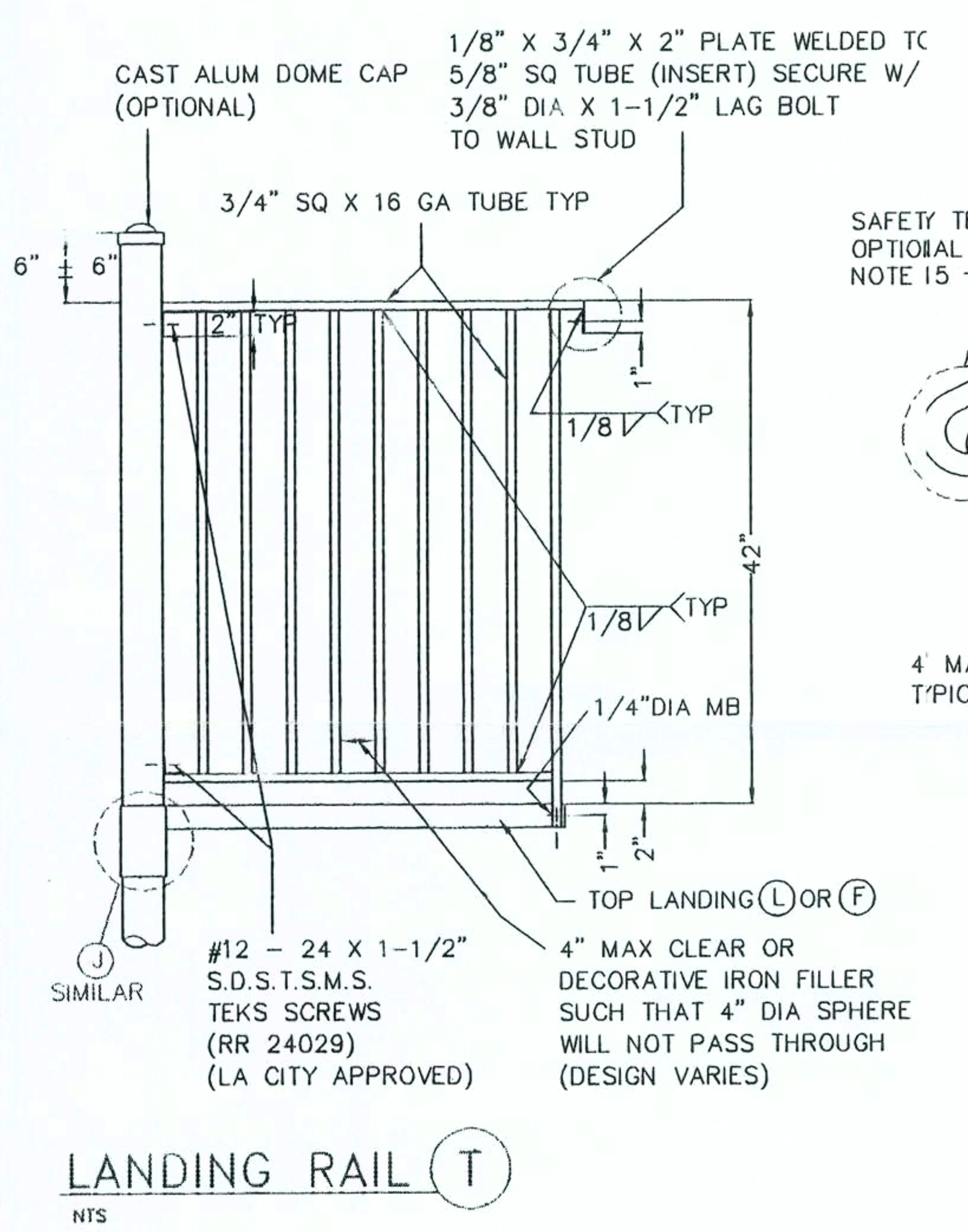
FIELD BOOK: 285 PAGE(S): 45

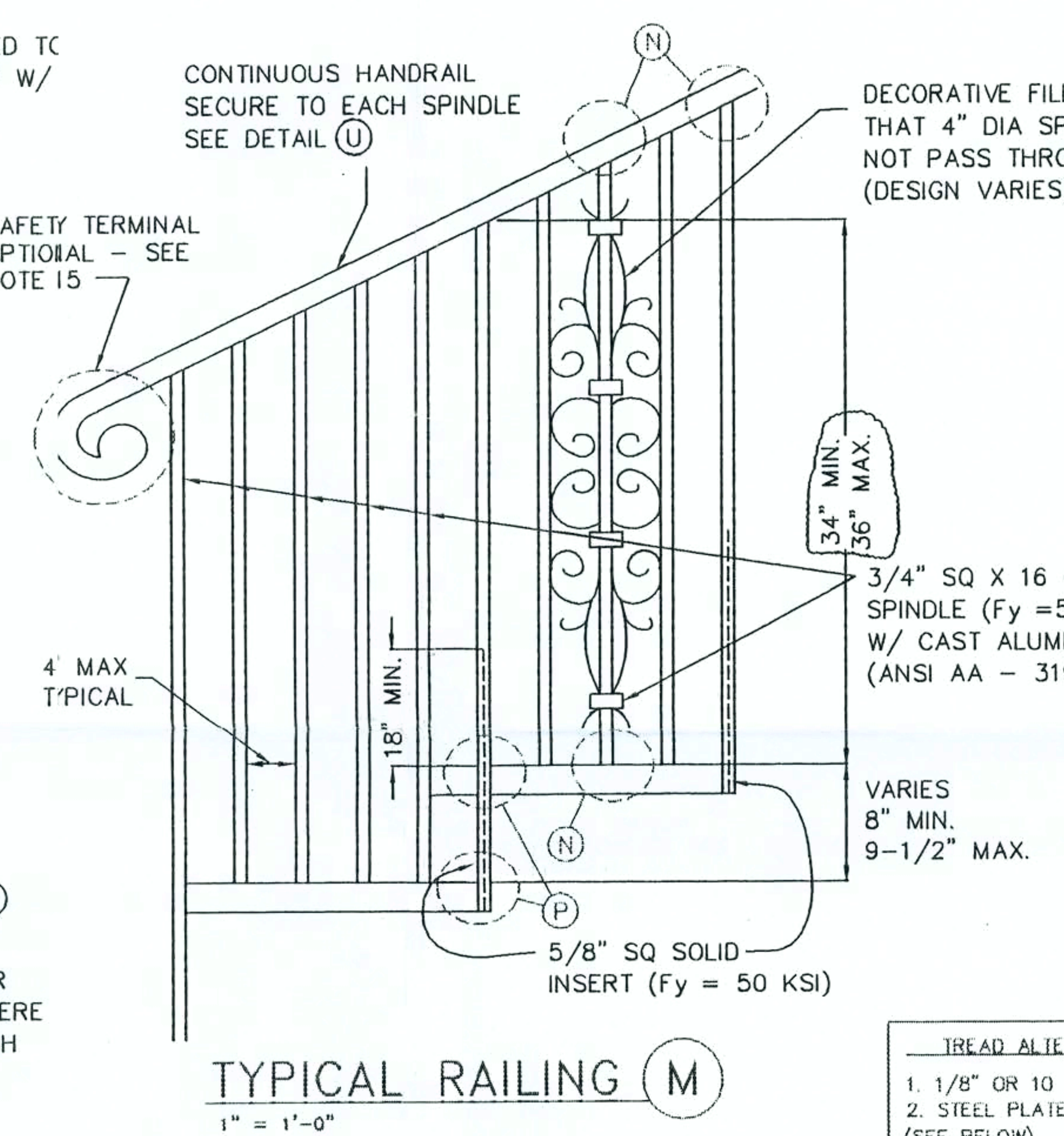
JOB NUMBER: L-17219

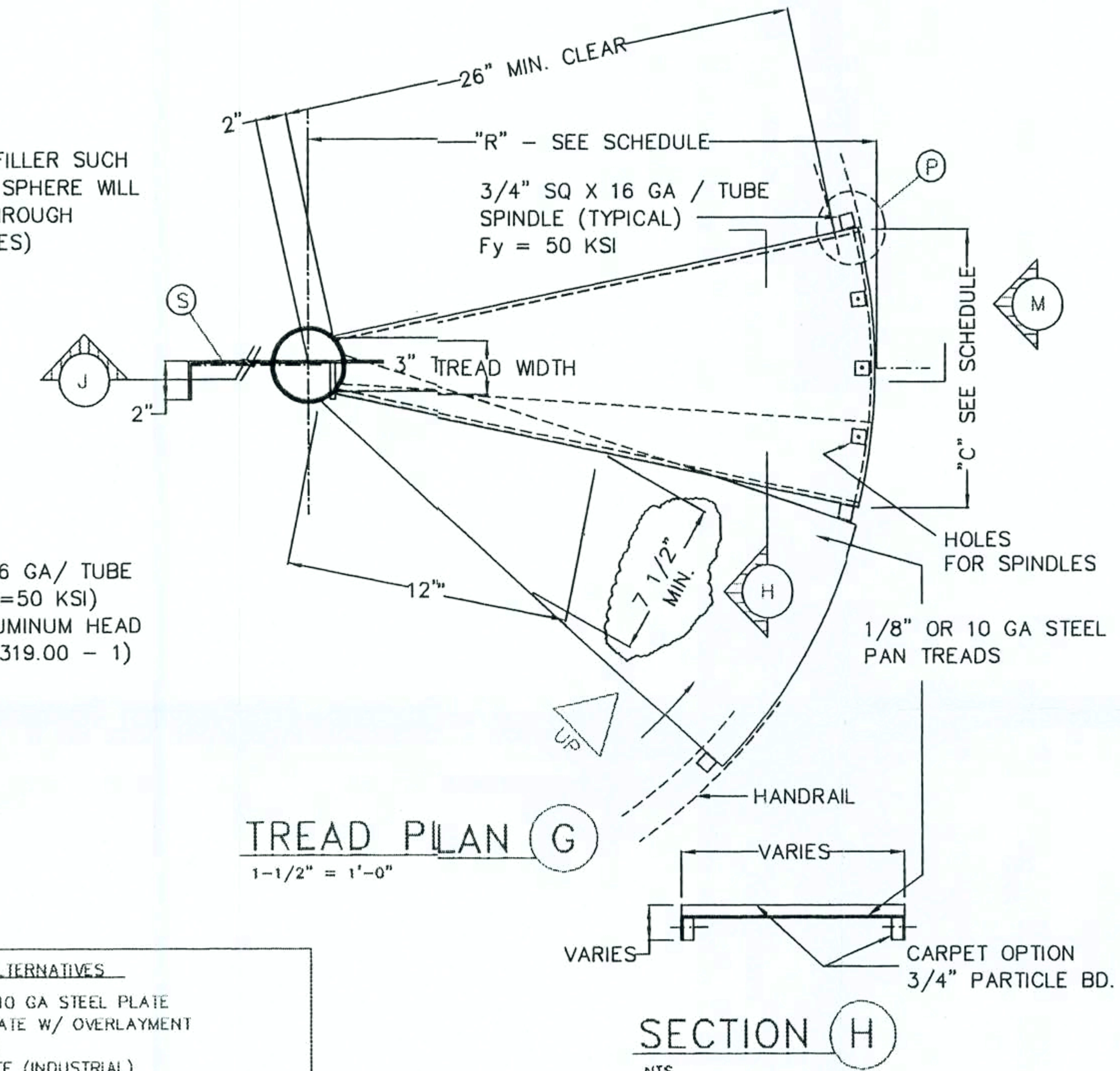
SHEET
1 OF 1

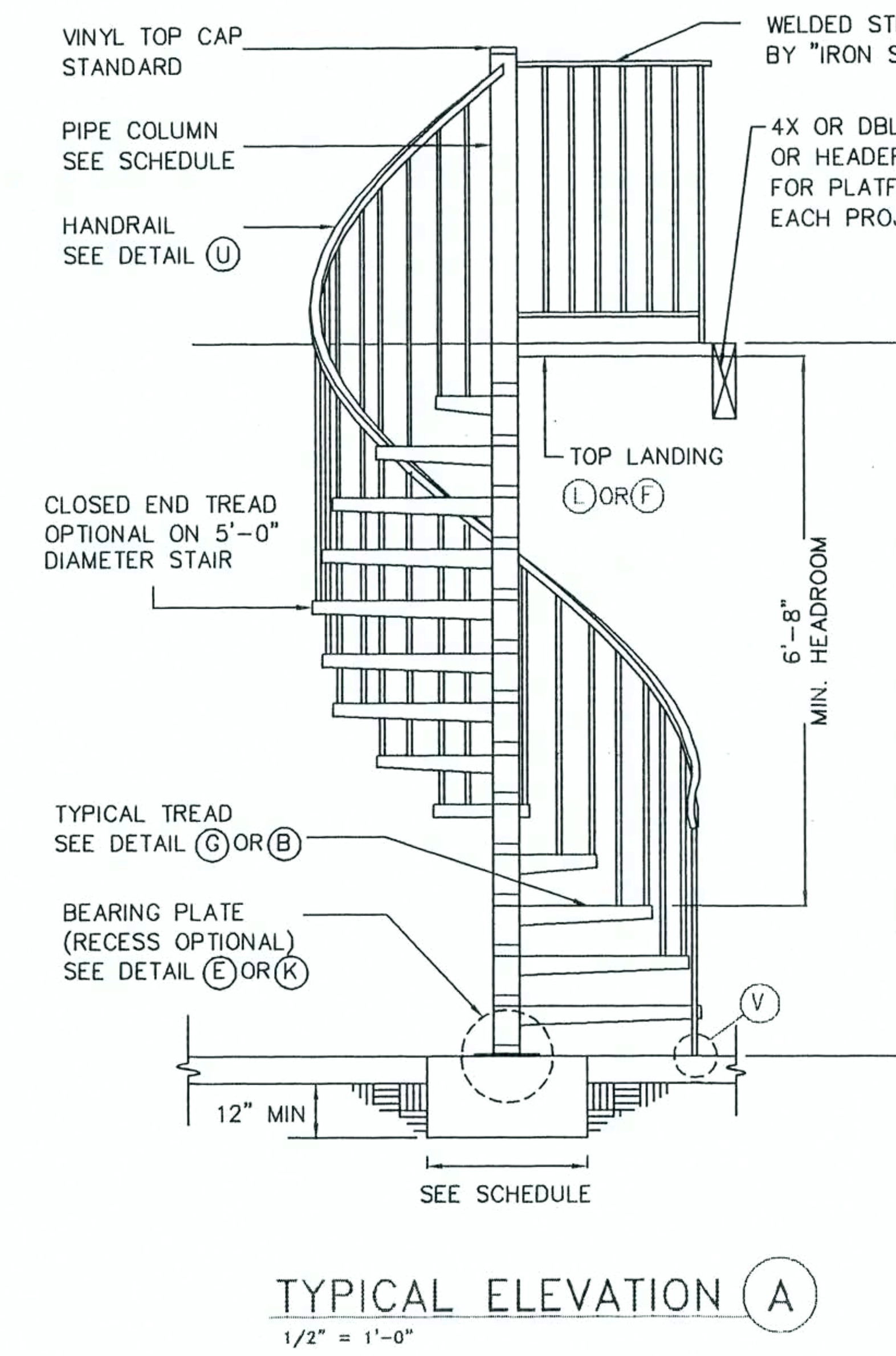












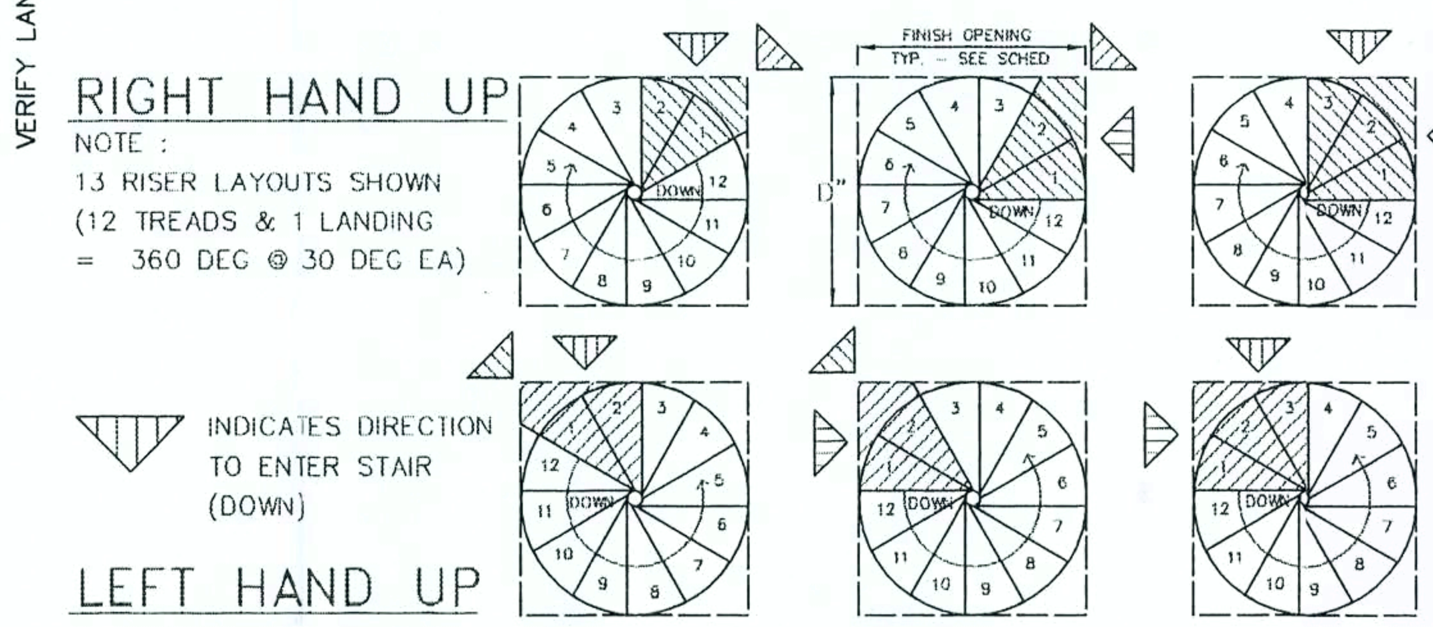
STAIR NOTES

TYPICAL RISERS		
RISER HEIGHT	LANDING TO LANDING HEIGHT – "H"	
	12 RISERS	13 RISERS
8"	-----	8'-8"
8 1/2"	8'-6"	9'-2 1/2"
9"	9'-0"	9'-9"
9 1/2"	9'-6"	10'-3 1/2"

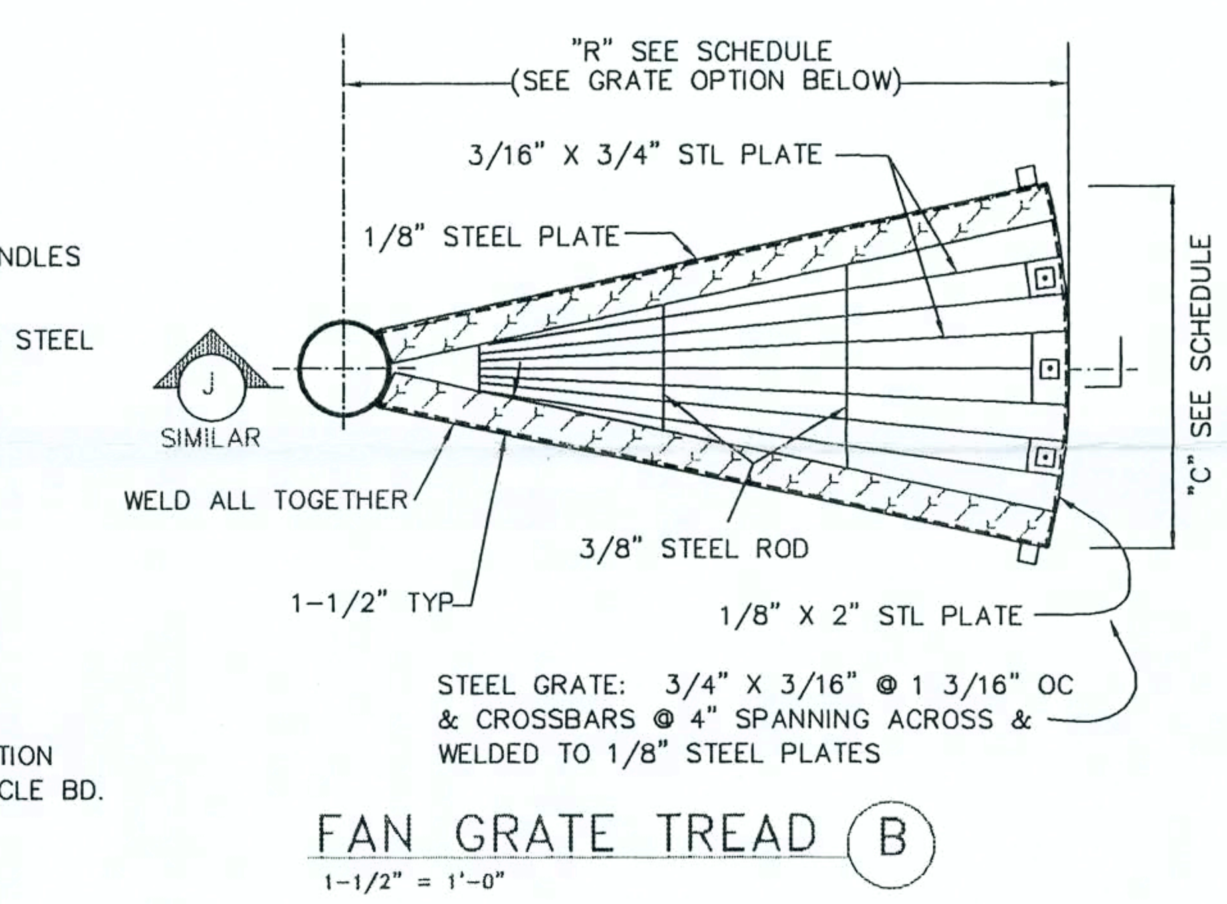
FOR HEIGHTS OVER 10'-3 1/2", ADDITIONAL TREADS MAY BE ADDED. FOR STAIR HEIGHTS NOT SHOWN, CONTACT THE IRON SHOP FOR ASSISTANCE.

MINIMUM FINISH FRAMED OPENING FOR STAIRS	
STAIR DIA "D"	FINISHED OPENNG
5'-0"	5'-2" X 5'-2"
5'-6"	5'-8" X 5'-8"
6'-0"	6'-2" X 6'-2"
6'-6"	6'-8" X 6'-8"
7'-0"	7'-2" X 7'-2"

FRAME ROUGH OPENING LARGER TO ALLOW FOR FINISH MATERIAL SLCH AS GYP. BD., TRIM, ETC.



1. LANDING IS REVERSIBLE. 60 OR 90 DEGREE EDGE OF LANDING MAY BE USED FOR TOP STEP.
2. 8.9" MINIMUM RISER HEIGHT REQUIRED FOR HEADROOM BELOW SQUARE LANDING.
3. IF DOORWAY OCCURS AT LANDING, A LARGER LANDING MAY BE REQIRED. SEE NOTE 16 & DETAIL R

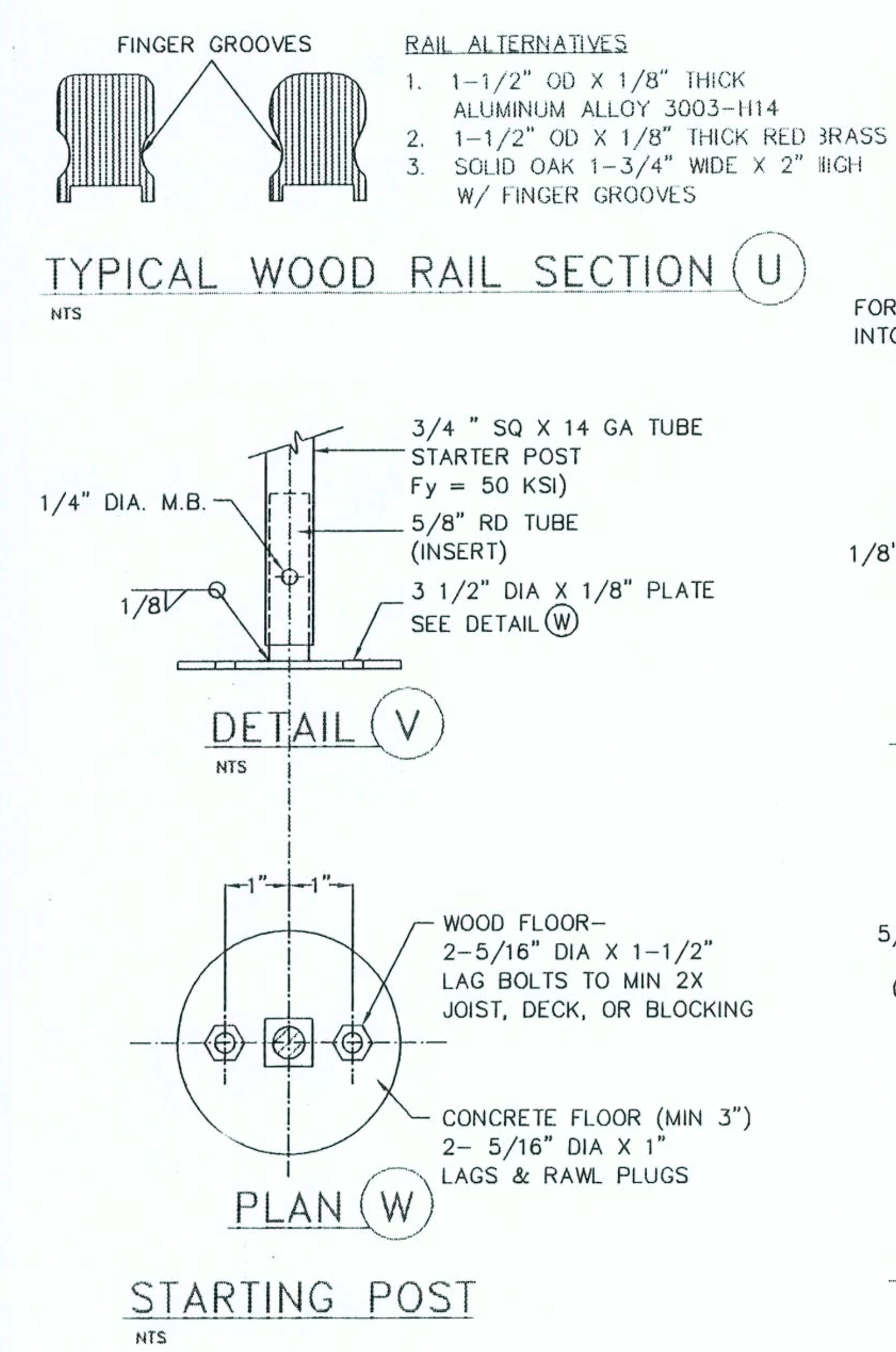


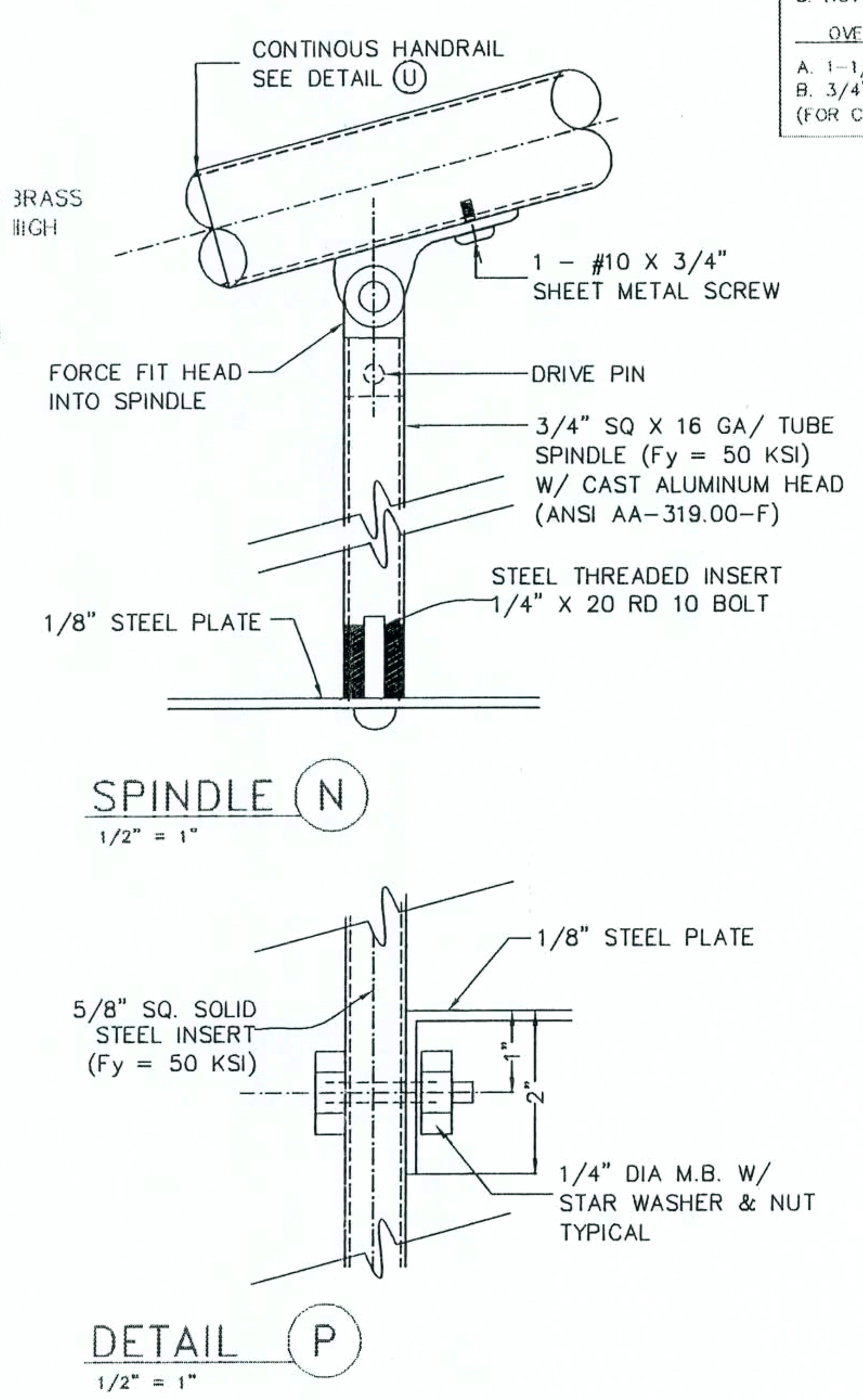
	TREAD, COLUMN & FOOTING SCHEDULE									
		TREAD			COLUMN			CONC PAD "W"		
INTERMEDIATE 3/4", 16 GA PICKETS	STAIR DIAMETER "D"	"R"	"C"	"E"	MAX LOAD KIPS	PIPE DIA & TYPE	O.D.	SOIL BEARING VALUE 1000 PSF	1500 PSF	SLEEVE X 6" LONG
3 @ 3.26"	5'-0"	2'-6"	14-3/4"	4"	2.70	3" STD	3-1/2"	20"	16"	3 1/2" STD
3 @ 4.25"	5'-6"	2'-9"	16-3/8"	4"	3.27	3" STD	3-1/2"	22"	17"	3 1/2" STD
3 @ 4.64"	6'-0"	3'-0"	17-7/8"	4"	3.99	3" EXT STRONG	3-1/2"	24"	18"	3 1/2" STD
4 @ 4.04"	6'-6"	3'-3"	19-3/8"	4"	4.56	3 1/2" EXT STRONG	4"	26"	19"	4" STD
4 @ 4.34"	7'-0"	3'-6"	21"	4"	5.29	3 1/2" EXT STRONG	4"	28"	21"	4" STD

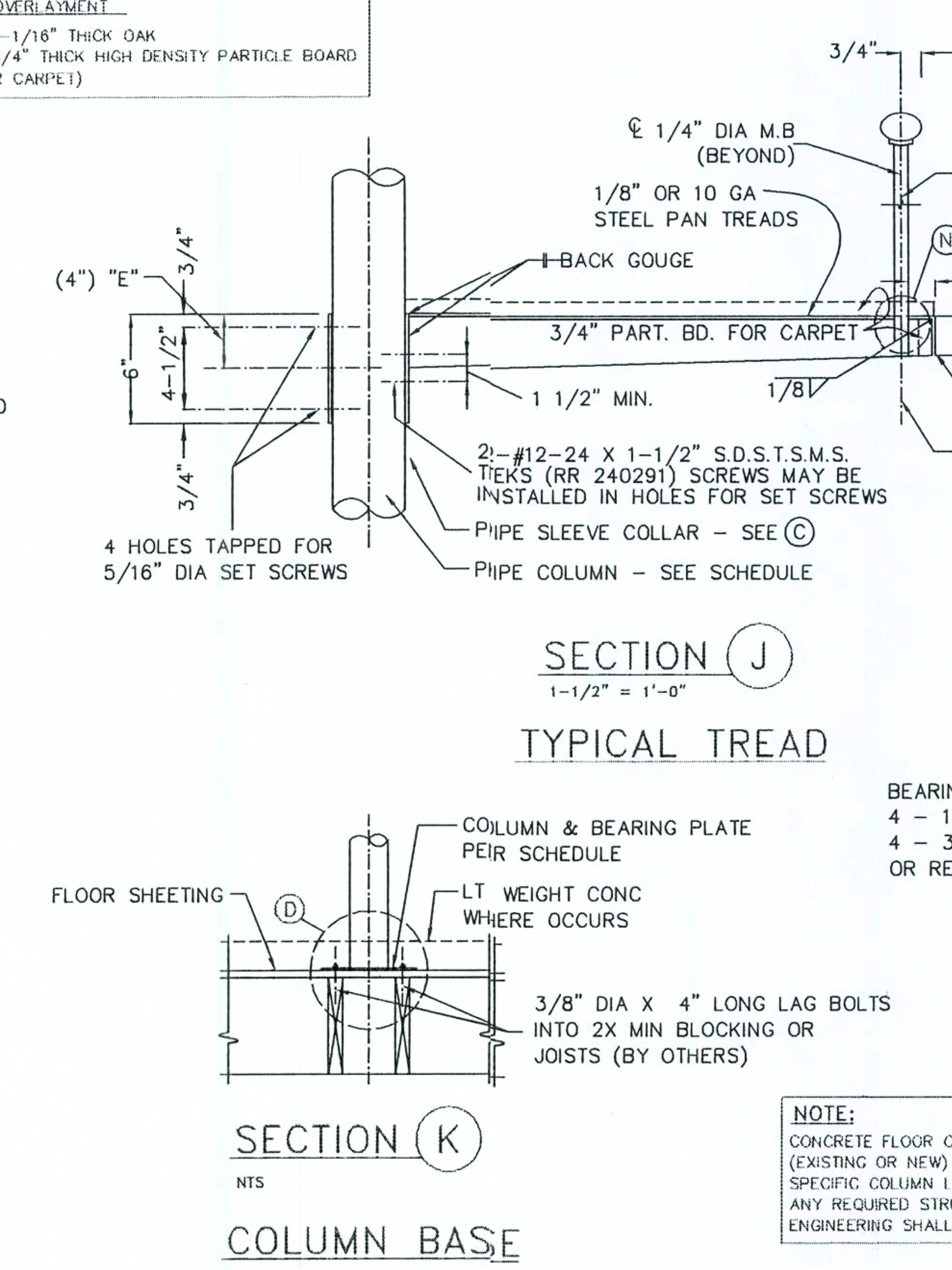
IF SOIL BEARING VALUE IS GREATER THAN 1500 PSF, USE "W" FOR 1500 PSF. EXISTING OR NEW CONCRETE FLOOR OR WOOD FLOOR FRAMING SHALL BE DESIGNED FOR THE SPECIFIC COLUMN LOAD FOR EACH INSTALLATION.

TREAD ALTERNATIVES
1. 1/8" OR 10 GA STEEL PLATE
2. STEEL PLATE W/ OVERLAYMENT (SEE BELOW)
3. FAN GRATE (INDUSTRIAL)
4. DIAMOND PLATE (10 GA)
5. HOT DIPPED GALVANIZED

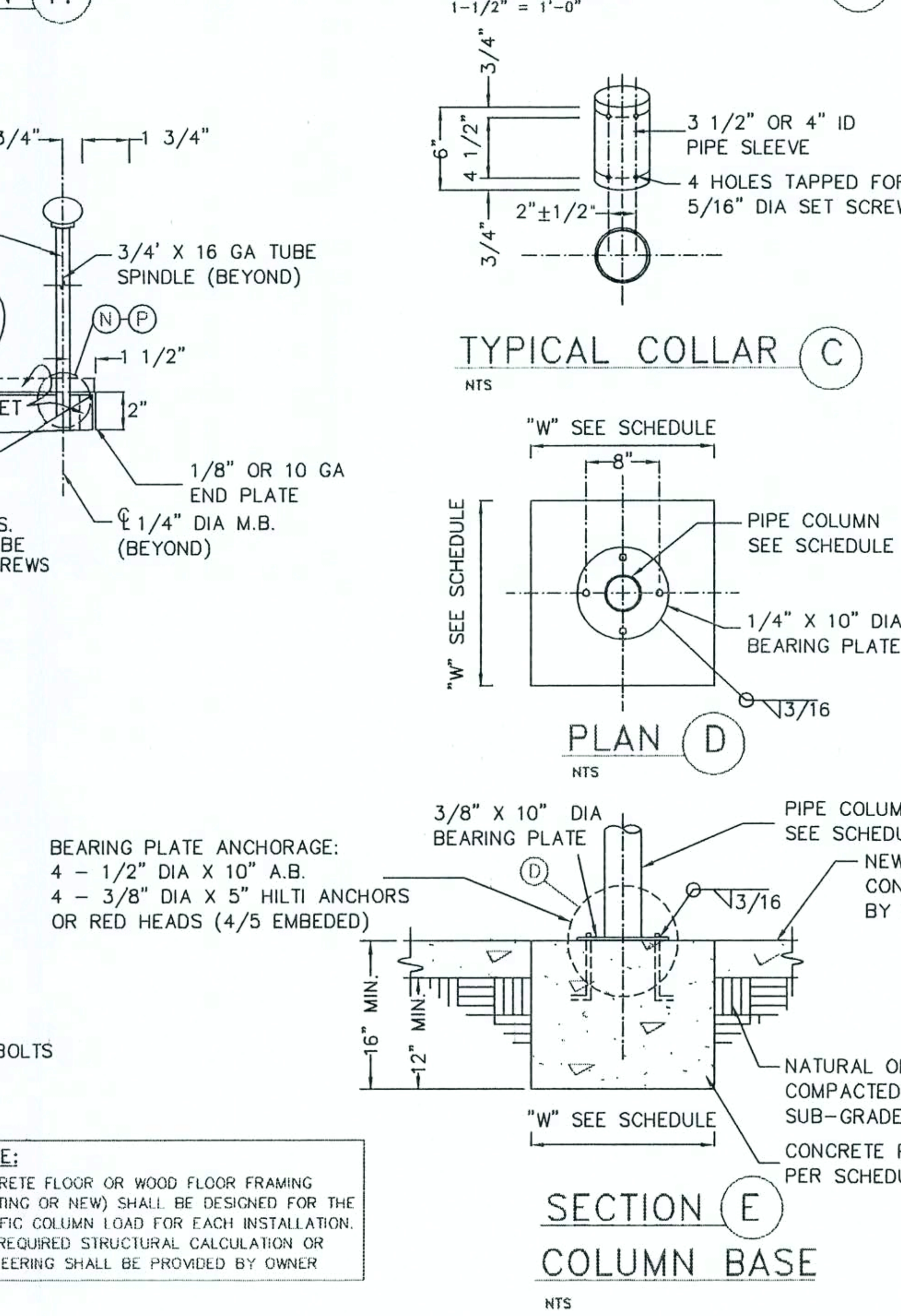
OVERLAYMENT
A. 1-1/16" THICK OAK
B. 3/4" THICK HIGH DENSITY PARTICLE BOARD (FOR CARPET)







NOTE:
CONCRETE FLOOR OR WOOD FLOOR FRAMING (EXISTING OR NEW) SHALL BE DESIGNED FOR THE SPECIFIC COLUMN LOAD FOR EACH INSTALLATION. ANY REQUIRED STRUCTURAL CALCULATION OR ENGINEERING SHALL BE PROVIDED BY OWNER



GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE
2. SOIL BEARING MAXIMUM – 1500 LBS PER SQ FT (ASSUMED)
   SOIL BEARING MINIMUM – 1000 LBS PER SQ FT (ASSUMED)
3. CONCRETE FOR NEW FOOTINGS SHALL BE STANDARD MIX, 2500 PSI @ 28 DAYS
4. STRUCTURAL STEEL PLATES & BARS SHALL BE ASTM A-36 (OR HIGHER) YIELD STRENGTH
5. PIPE COLUMNS & SLEEVES SHALL BE ASTM A-53 GRADE B.
6. STEEL TUBES SHALL BE ASTM A500-GRADE C (Fy = 50 KSI).
7. BOLTS: ASTM A-307, RED HEAD (RR #2748); SET SCREWS: ASTM F912
8. RAIL: ALUMINUM ALLOY 3003-H14 – 0.125" THICK X 1-1/2" O.D. TUBE
9. WELDING SHALL BE PER U.B.C. USING SHIELDED METAL ARC PROCESS W/ E70XX ELECTRODES IN AN APPROVED FABRICATOR'S SHOP.
10. ALL FABRICATION SHALL BE DONE IN THE SHOP OF A LICENSED FABRICATOR OF THE STATE OF FLORIDA.
11. STAIRWAY SHALL CONFORM TO THE 1991 EDITION OF THE U.B.C., SECTION 3306 & THE STANDARD BUILDING CODE, LATEST EDITION, & SOUTHERN FLORIDA B.C. AND LATEST 1007.8.2.3
12. SPIRAL STAIRWAYS MAY BE INSTALLED ONLY IN 1 & 2 FAMILY DWELLINGS AND N PRIVATE STAIRWAYS WITHIN INDIVIDUAL UNITS. SUCH STAIRWAYS MAY BE USED FOR REQUIRED EXITS WHEN THE AREA SERVED IS LIMITED TO 400 SQ FT. (NOTE THAT A PRIVATE STAIRWAY IS A STAIRWAY THAT SERVES A SINGLE TENANT. A SINGLE TENANT MAY BE ONE OR MORE OCCUPANTS.) SPIRAL STAIRWAYS MAY ALSO BE INSTALLED IN ANY OCCUPANCY WHERE THEY ARE USED ONLY TO ATTEND EQUIPMENT & NEED NOT HAVE HANDRAILS OR GUARDRAILS. FOR THE APPROVED OCCUPANCIES, HANDRAIL EXTENSIONS ARE NOT REQUIRED.
13. PROVIDE: MINIMUM 30" WIDE WALKING AREA FROM OUTER EDGE OF SUPPORT COLUMN TO INNER EDGE OF HANDRAIL; 7 1/2" MINIMUM RUN AT A POINT 12" FROM WHERE THE TREAD IS NARROWEST. MINIMUM 6'-6" HEADROOM, & RISE NOT TO EXCEED 9 1/2".
14. THE TOP OF GUARDRAILS SHALL BE 36" – 42" IN HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
15. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. FOR PRIVATE STAIRWAYS, HANDRAILS ARE NOT REQUIRED TO EXTEND 12" BEYOND THE TOP OR BOTTOM RISER PER U.B.C. SECTIONS 3306.(I) & 3301.
16. LANDINGS & LANDINGS AT DOORS SHALL COMPLY WITH U.B.C. SECTIONS 3306(G) & 3304(J). STAIRS SERVING AN UNOCCUPIED ROOF OR STAIRS USED ONLY TO ATTEND EQUIPMENT ARE EXEMPT FROM THESE PROVISIONS.
17. REDUCED PLANS OR POOR QUALITY PRINTS (TOO DARK OR TOO LIGHT) WILL NOT BE ACCEPTABLE FOR OBTAINING A BUILDING PERMIT.

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ORLANDO
VERO BEACH

No.	Revision	Date	Drn.
1	REVISED NOTES AND DEMENSIONS	2.21.03	HRW

MAR 0 6 2003

Dsn'd	HRW
Drawn	
Checked	HRW
Scale	AS SHOWN
Date	06/28/00
Sheet	0030STAIRS01

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Project 00-30