

GENERAL NOTES:

ASSUMED LOAD BEARING CAPACITY OF SOIL IS 2,500 P.S.F.

ALL REINFORCEMENT STEEL MUST LAP 40 TIMES THE BAR DIAMETER.

STAR SYSTEM- ASSUME A TOTAL RISE OF 9'-0" 3/4"
RISER'S 15 @ 7 1/4"
TREAD'S 14 @ 10"
INSIDE CLEAR WIDTH LOW SECTION - 37 1/2"
LANDING - 38 3/4"
UPPER SECTION - 44 1/4"
(SEE STAR DETAIL ON SHEET 9 FOR RAILING NOTES.)

FLOOR JOIST SYSTEM- TO BE DESIGNED AND ENGINEERED BY MANUFACTURER
(MIN. 40 P.S.F. L.L., 20 P.S.F. D.L.)

ROOF JOIST SYSTEM- TO BE DESIGNED AND ENGINEERED BY MANUFACTURER
(MIN. 20 P.S.F. L.L., 20 P.S.F. D.L.)

ROOF TRUSS SYSTEM- TO BE DESIGNED AND ENGINEERED BY MANUFACTURER

WOOD FRAME INTERIOR LOAD BEARING WALLS TO CONSIST OF SINGLE TREATED BOTTOM PLATE, DOUBLE TOP PLATE, AND STUDS 16" O.C. INSTALL 1/2" (OR EQUAL) MASONRY ANCHORS 48" O.C. AND ON EACH SIDE OF OPENINGS. INSTALL SIMPSON STRIPS 48" O.C. TOP AND BOTTOM PLATE AS WELL AS EACH SIDE OF OPENINGS.

SEE SHEET 4 FOR INTERIOR BEARING WALL NOTES

ALL CEILINGS ARE TO BE 9' UNLESS OTHERWISE NOTED

ALL DIMENSIONS ARE FROM SYROFOAM FACE OF I.C.F. & CENTER OF WOOD FRAMED WALLS.

WHERE DISCREPANCIES EXIST BETWEEN THE STANDARD COMMENTS, NOTES FROM THE DESIGN PROFESSIONAL OR THE CODE, THE MOST RESTRICTIVE SHALL APPLY. ALL CONSTRUCTION SHALL COMPLY WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2007.

ALL EMERGENCY ESCAPES AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.

ALL GLAZING TO MEET F.B.C. 2007 SECTION R202B

MECHANICAL NOTES:

THE INTENT OF THE MECH. SYSTEM IS TO UTILIZE TWO SEPARATE UNITS.

UNIT #1 IS TO BE CATED ABOVE THE FINISH CEILING LEVEL AND ACCESSED THROUGH THE ATTIC ACCESS IN THE 5 CLOSET.

UNIT #2 IS TO BE CATED ABOVE THE FINISH CEILING LEVEL ABOVE BATHROOM #2 AND ACCESSED FROM THAT AREA.

MECHANICAL CONTRACTOR DESIGN SYSTEM TO MAXIMIZE PERFORMANCE AND MINIMIZE ENERGY CONSUMPTION

BATHROOM EXHAUST MUST MET A CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

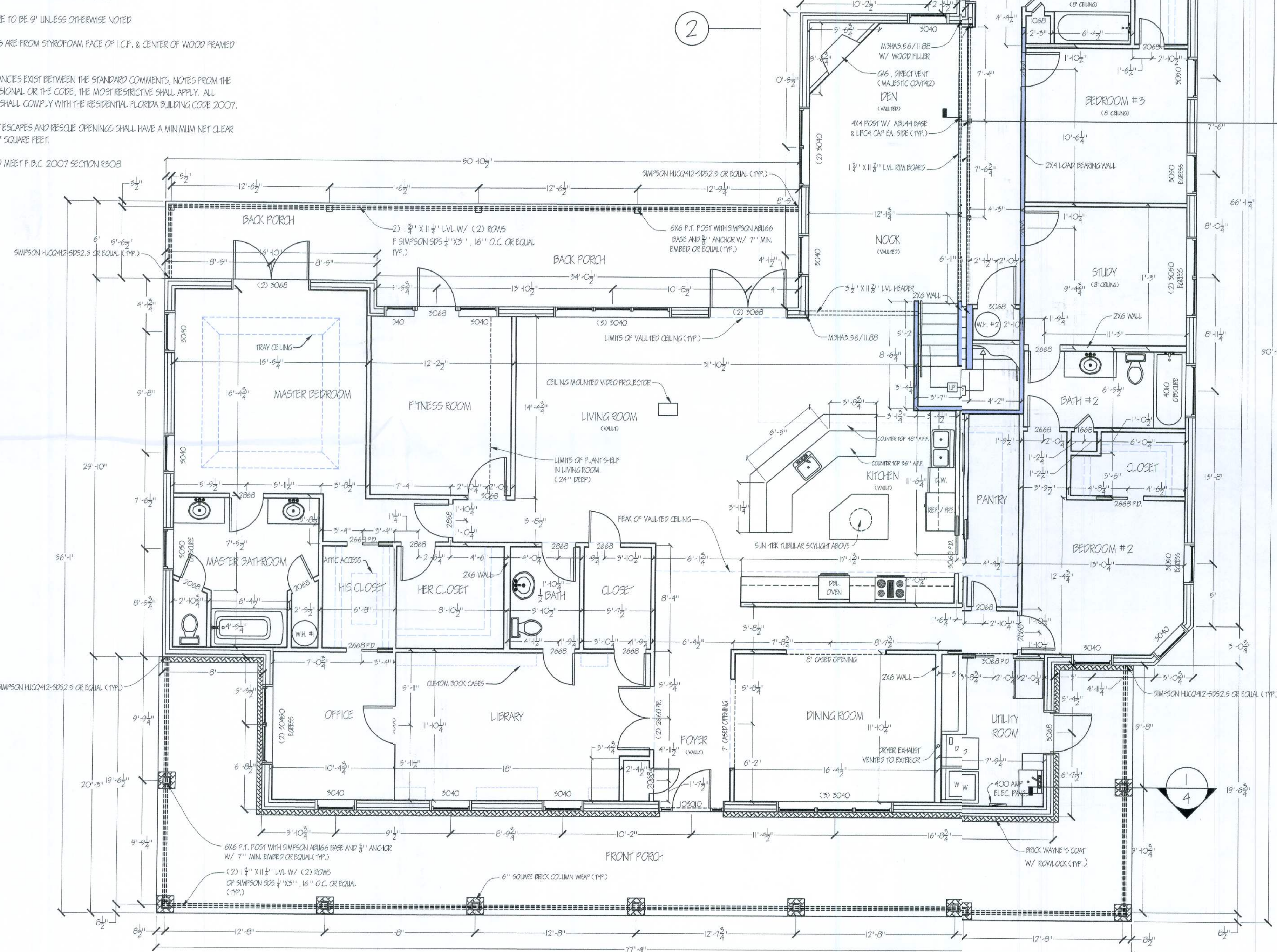
DRYER VENT NOT TO EXCE 25' OF STRAIGHT RUN. THIS MAXIMUM RUN SHALL BE REDUCED 2'-6" FOR EACH 45 DEGREE BEND AND 5' FOR EACH 90 DEGREE BEND. VENT SHALL BE CONSTRUCTED OF METAL & SHALL BE A MINIMUM OF 4" IN DIAMETER.

PLUMBING NOTES:

W.H. #1 - SERVICE MASTER BATHROOM AND 1/2 BATH

W.H. #2 - SERVICE KITCHEN, UTILITY ROOM, BATHROOM #2, & BATHROOM #3

ELECTRICAL NOTES: SEE ELECTRICAL PLAN FOR SMOKE DETECTOR LOCATIONS AND ELECTRICAL NOTES.



1 FLOOR PLAN
Scale: 3/16" = 1'-0"

NON-LOAD BEARING WOOD FRAMED WALL
LOAD BEARING WOOD FRAME WALL
(SEE GENERAL NOTES)
LOAD BEARING 4" CORE, INSULATED CONCRETE FORM WALL (N.P. EXTERIOR WALLS)



ROBERT E. JONES, CONSULTING ENGINEER
645 SHADY LANE
KEYSTONE HEIGHTS, FL 32656
TEL: 352-473-8541
ENGINEER'S SEAL APPLIES ONLY TO SHEETS 1, 2, 3, 4, AND 5.

DESIGN - F.B.C. 2007

ROOF D.L. 8, L.L. 16, TOTAL LOAD 24

BASIC WIND SPEED (3-SEC. Q.S.T)

IMPORTANCE FACTOR

INTERNAL PRESSURE COEFFICIENT

WIND EXPOSURE

COMPONENTS & CLADDING PRESSURE

110 M.P.H.

1.0

±0.18

B

11.4, -38.2

HEATED AND COOLED BASE AREA

4,131 SQ. FT.

LOFT AREA

299 SQ. FT.

FRONT PORCH AREA

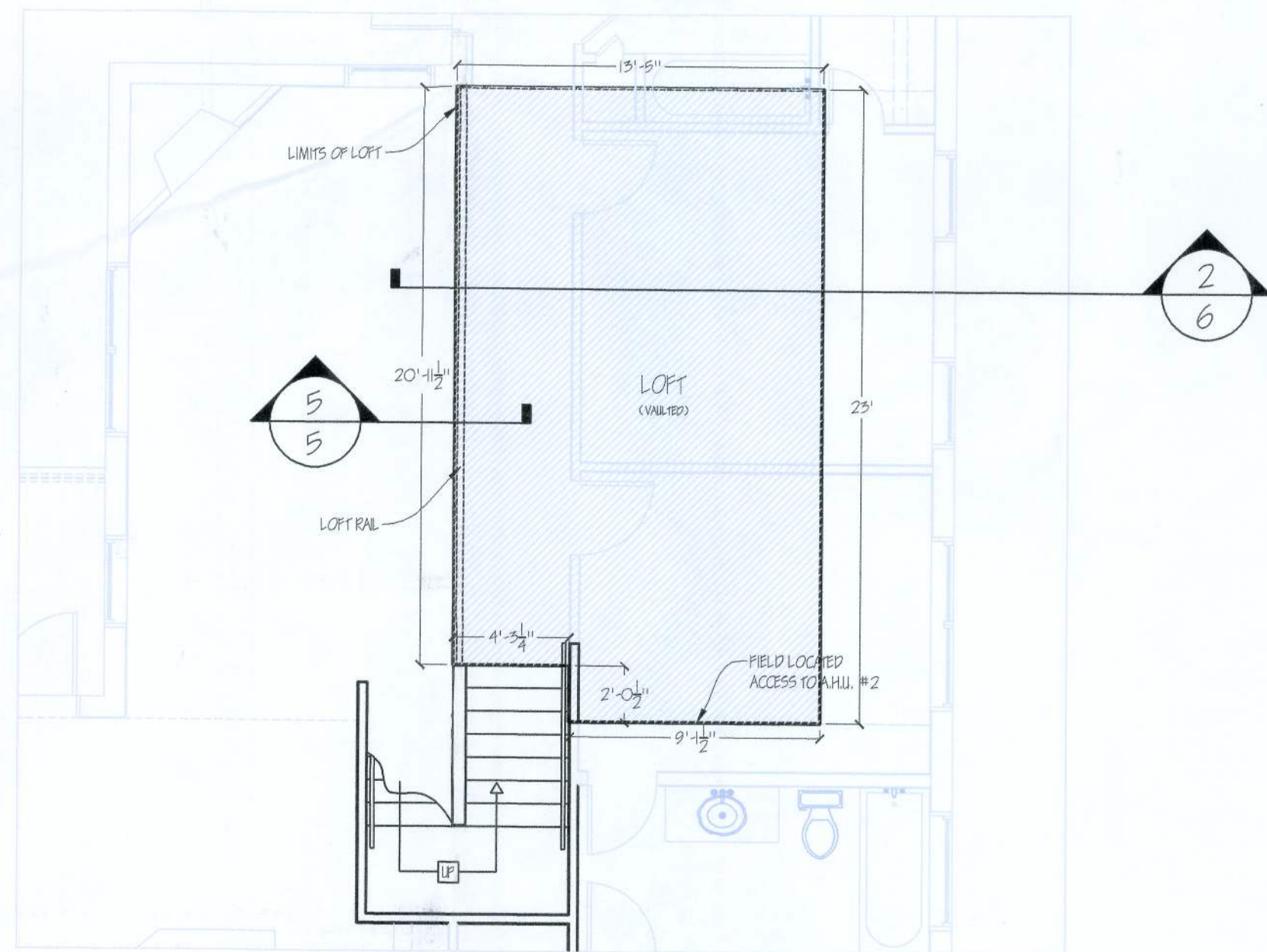
812 SQ. FT.

REAR PORCH AREA

388 SQ. FT.

TOTAL AREA

5,630 SQ. FT.



2 LOFT FLOOR PLAN
Scale: 3/16" = 1'-0"

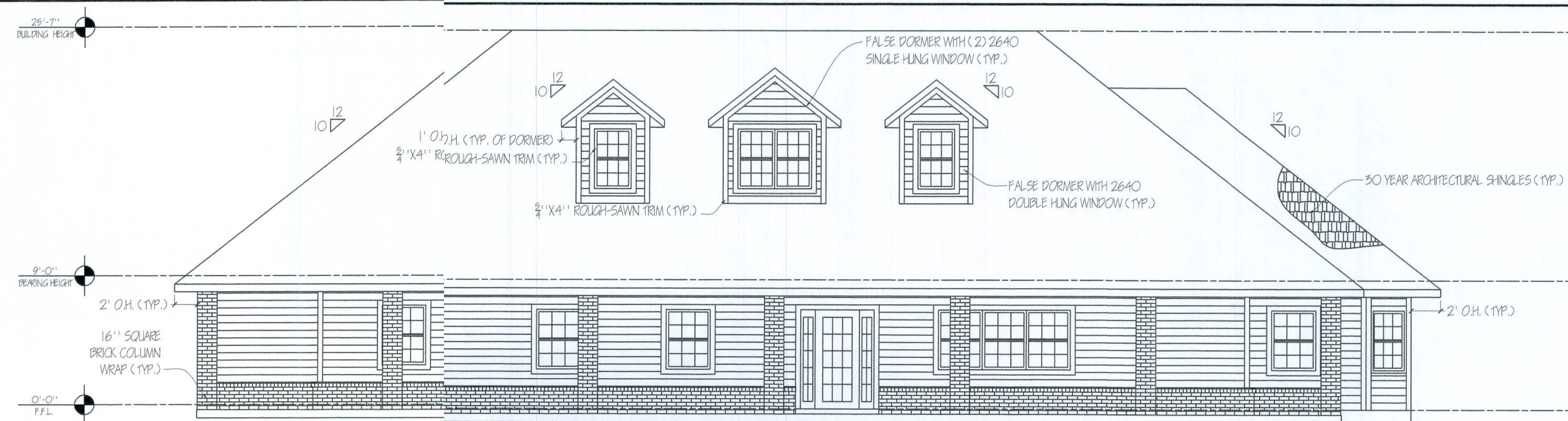
THOMAS & STEPHANIE GLENN RESIDENCE
654 SW TIMUQUA TERRACE
FT. WHITE, FLORIDA 32038

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2147 N.E. 81ST AVE. EARLETON, FL 32631
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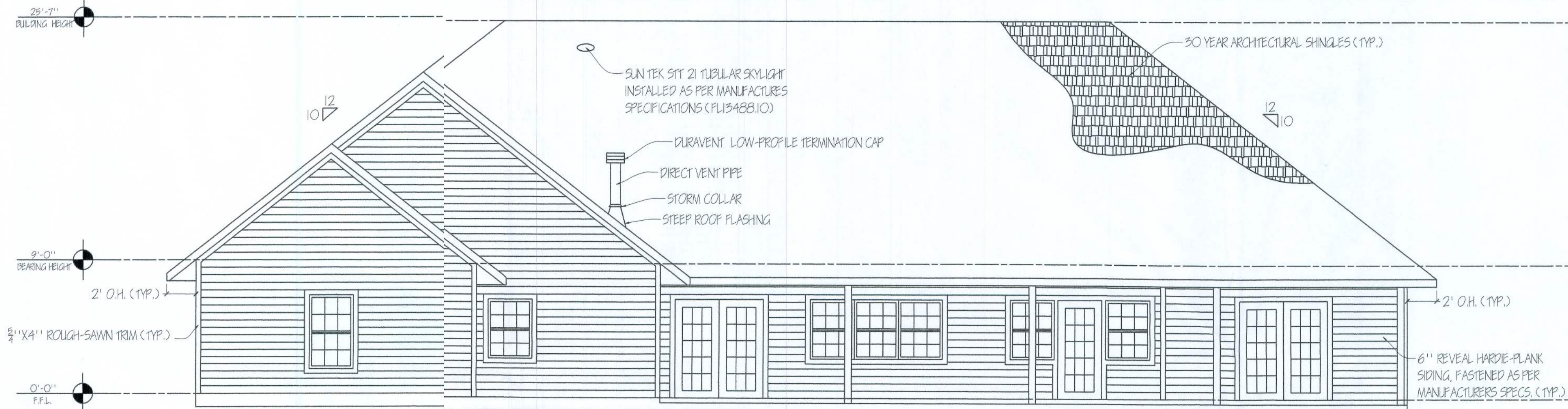
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SHEET
1 OF 7
FLOOR PLAN

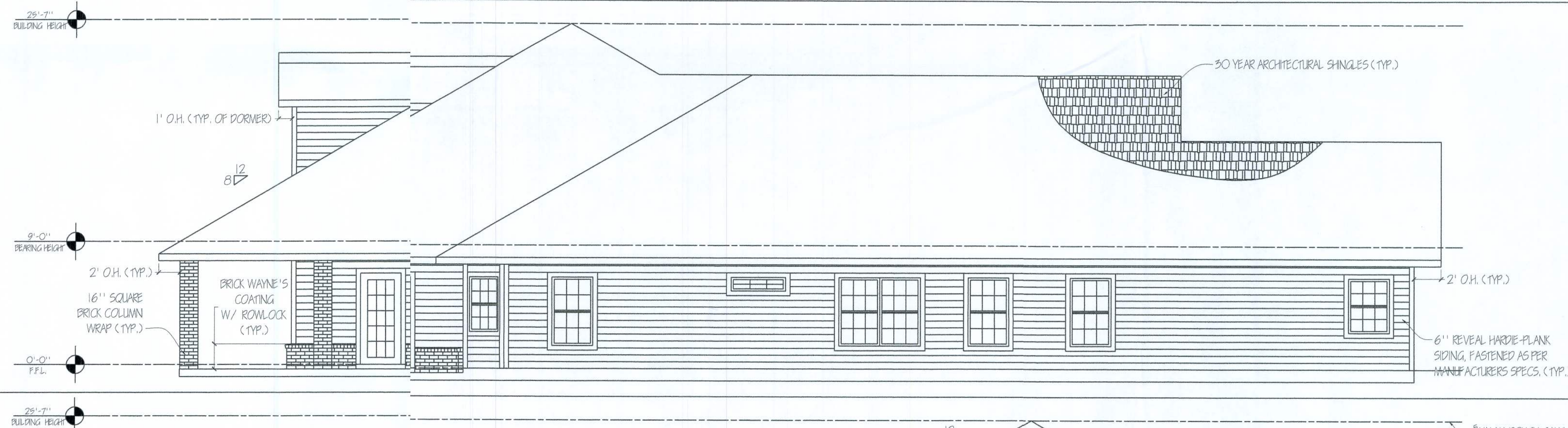
1 FRONT ELEVATION
Scale: 3/16"=1'-0"



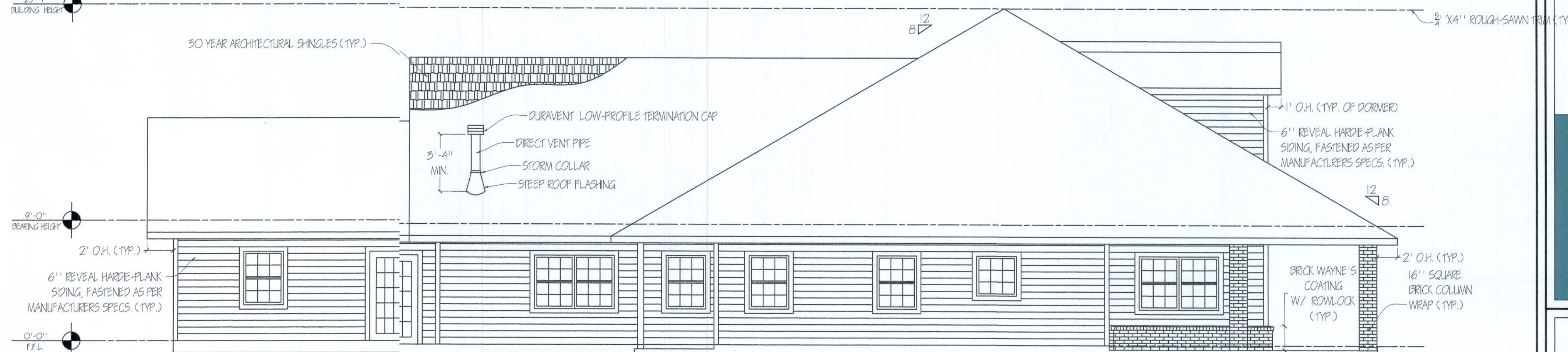
2 REAR ELEVATION
Scale: 3/16"=1'-0"



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



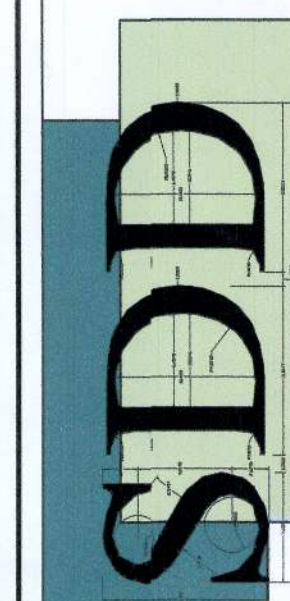
4 LEFT ELEVATION
Scale: 3/16"=1'-0"



DATE	DESCRIPTION
8-13-09	PRELIMINARY APPROVAL PRINTING
9-23-09	PRELIMINARY APPROVAL PRINTING
3-15-10	PERMIT SET

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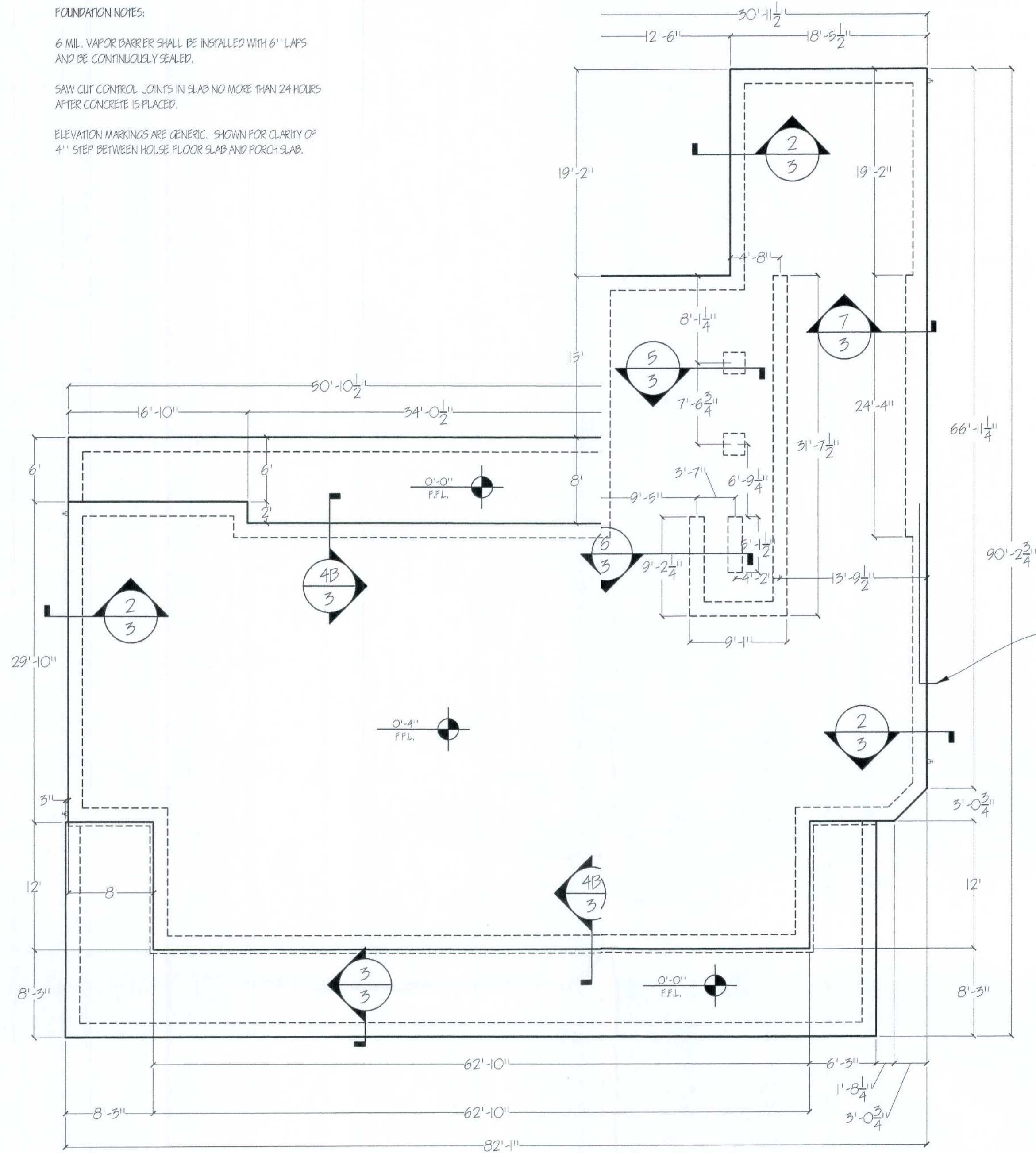
SHEET
1 OF 7
ELEVATION

FOUNDATION NOTES:

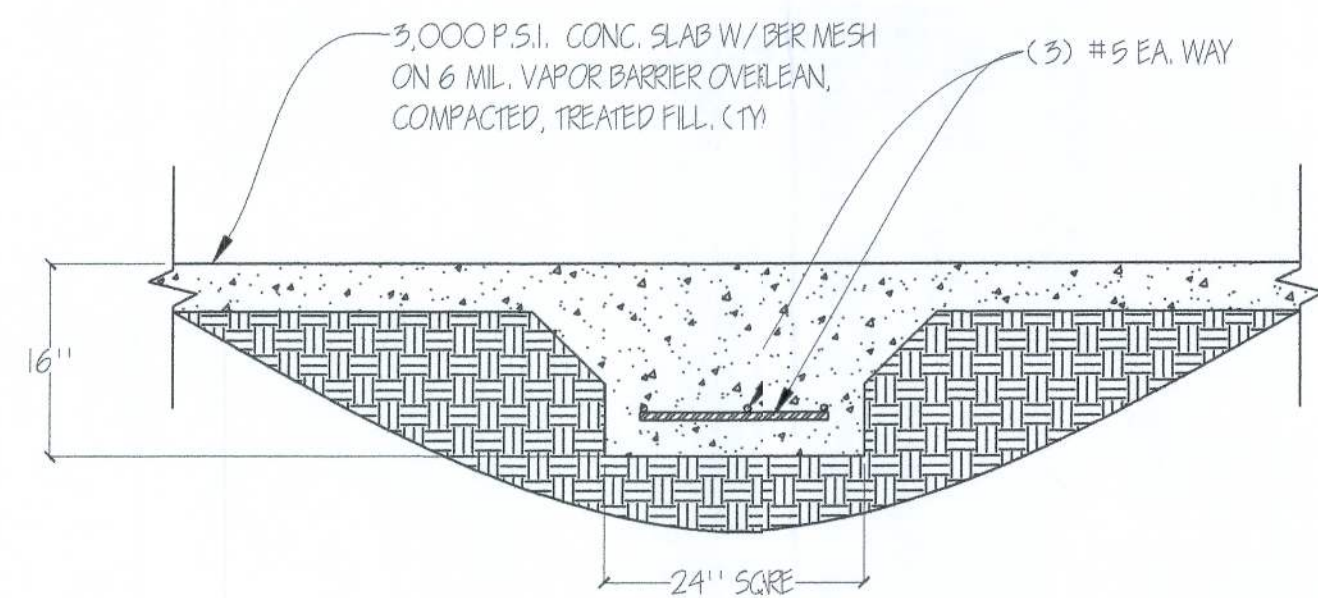
6 MIL. VAPOR BARRIER SHALL BE INSTALLED WITH 6" LAPS AND BE CONTINUOUSLY SEALED.

SAW CUT CONTROL JOINTS IN SLAB NO MORE THAN 24 HOURS AFTER CONCRETE IS PLACED.

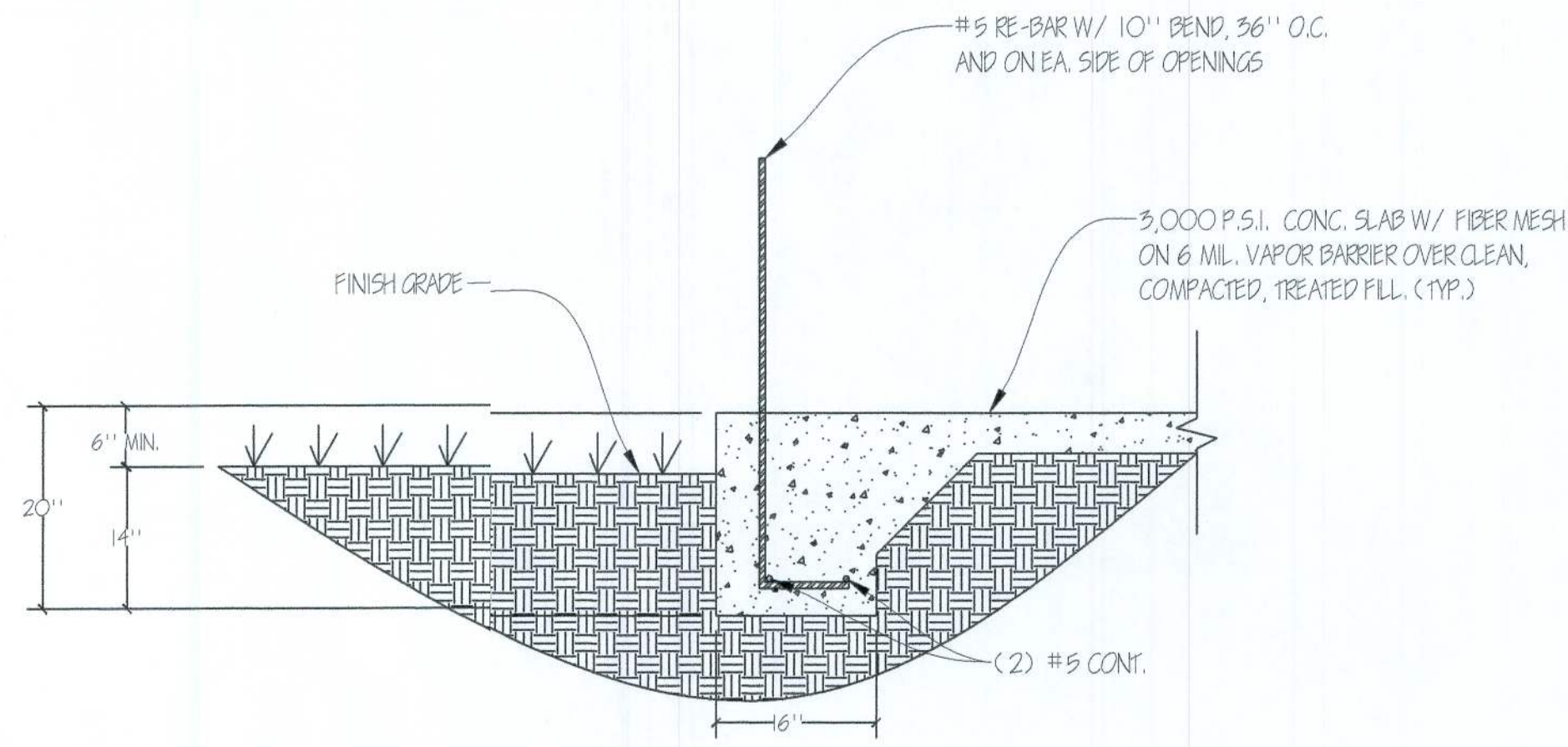
ELEVATION MARKINGS ARE GENERIC, SHOWN FOR CLARITY OF 4" STEP BETWEEN HOUSE FLOOR SLAB AND PORCH SLAB.



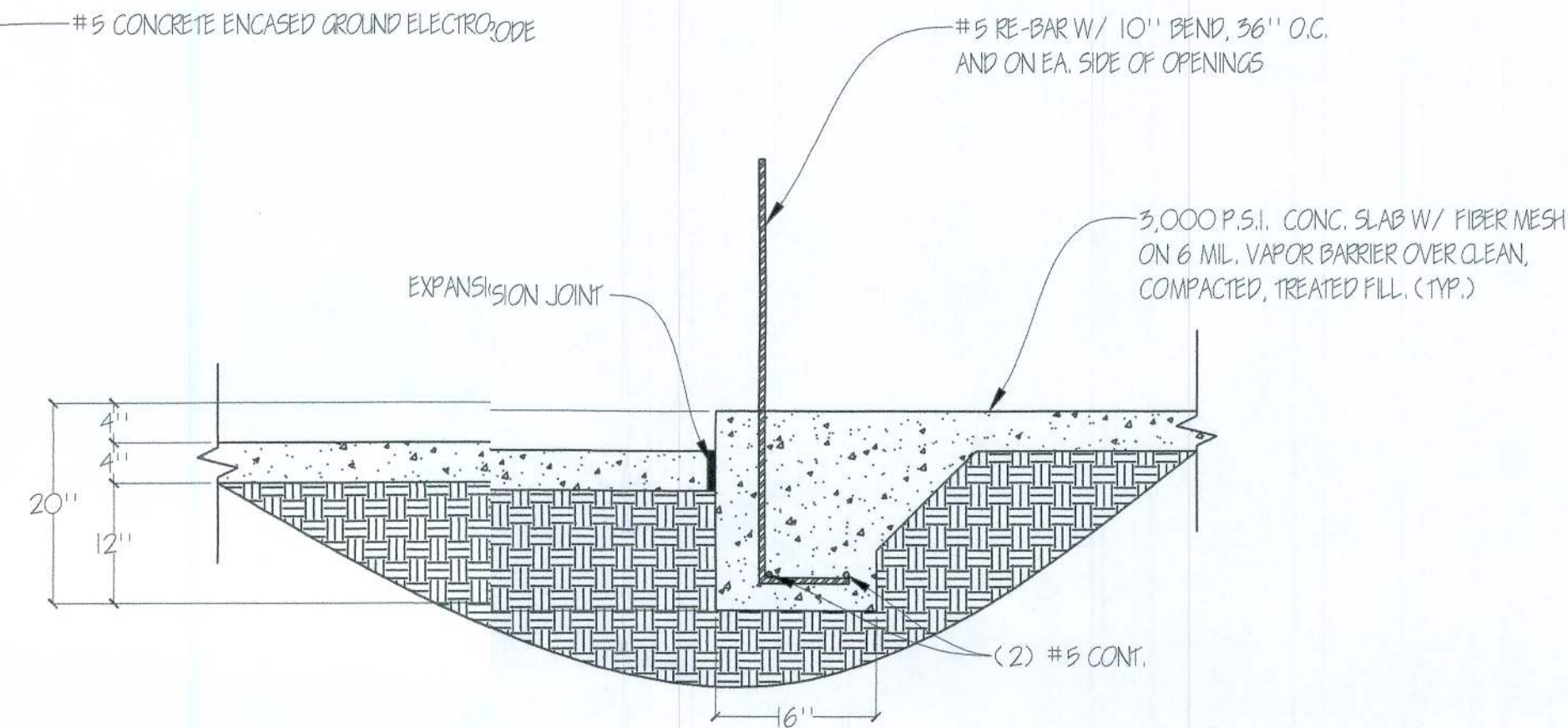
1 FOUNDATION PLAN
Scale: 1/8" = 1'-0"



5 FOOTING DETAIL
Scale: 3/4" = 1'-0"

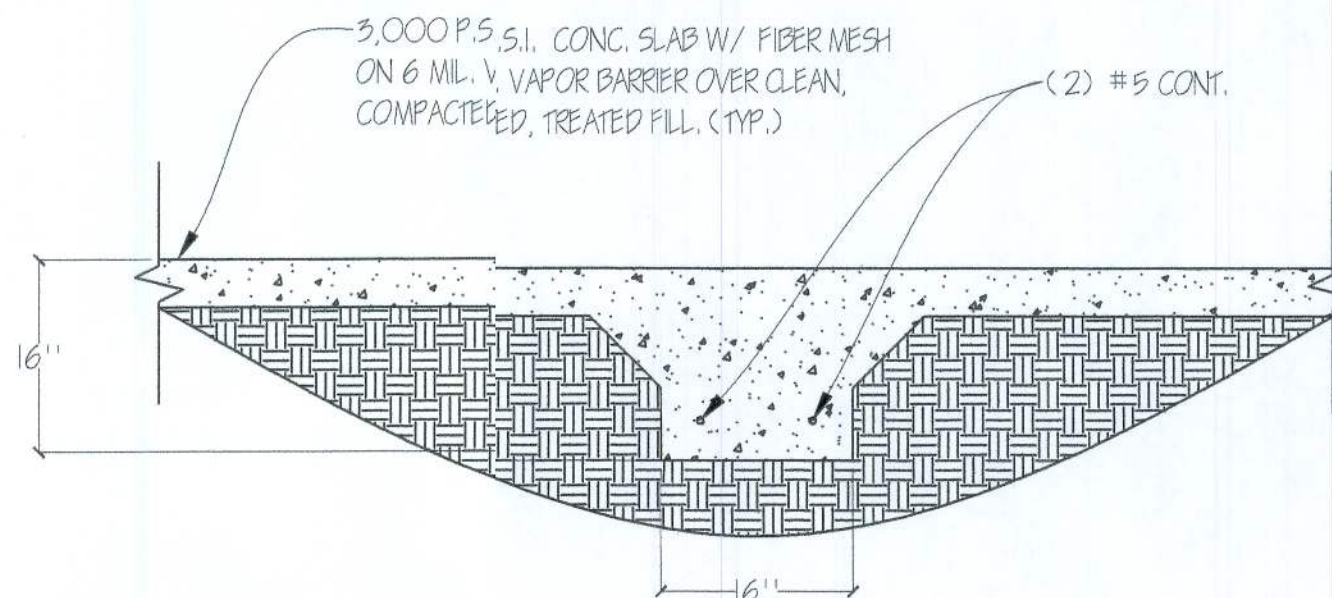


2 FOOTING DETAIL
Scale: 3/4" = 1'-0"

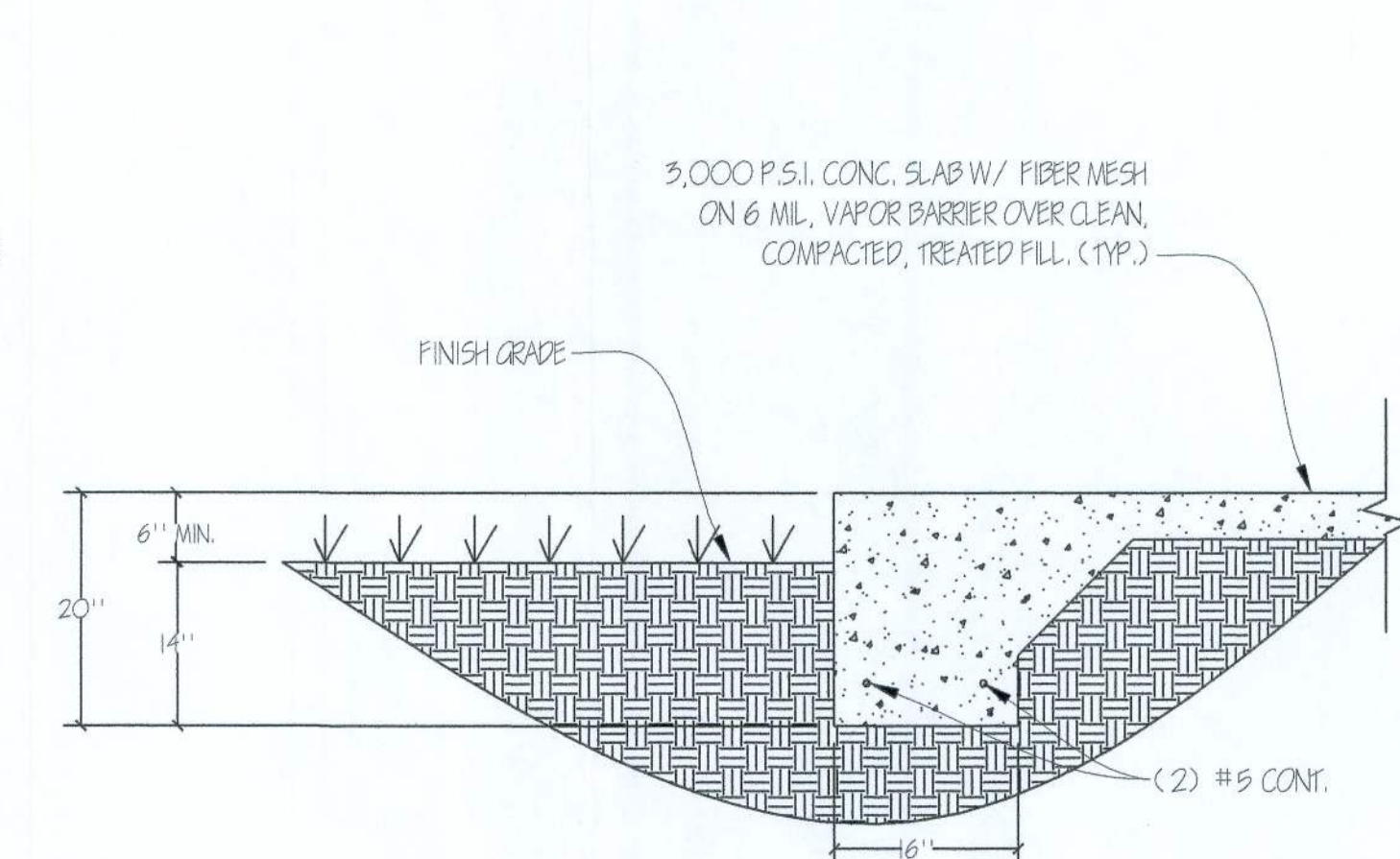


4A FOOTING DETAIL
Scale: 3/4" = 1'-0"

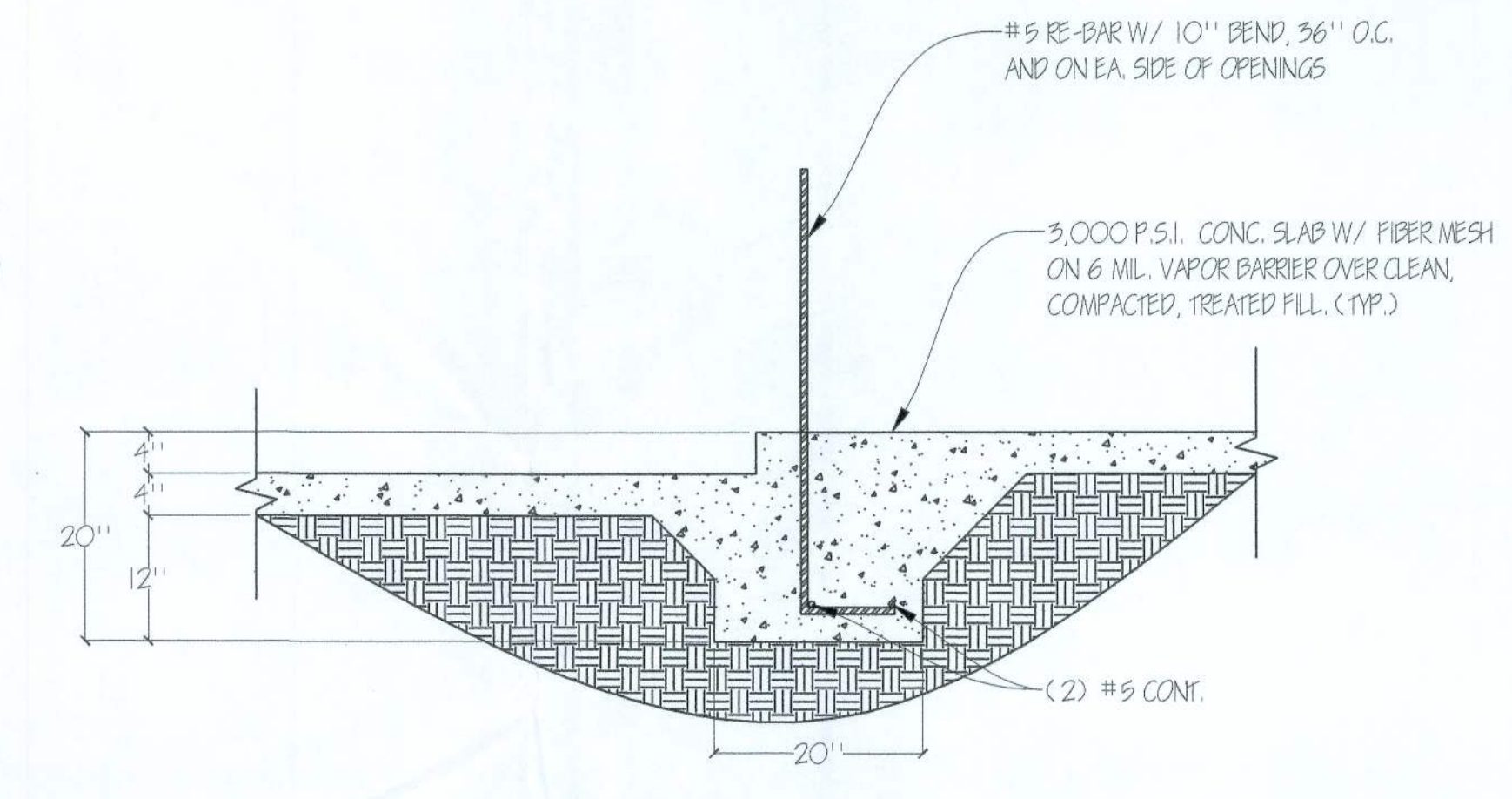
NOTE: ONLY USE DETAIL 4A IF BRICK WAYNE'S COATING IS REMOVED



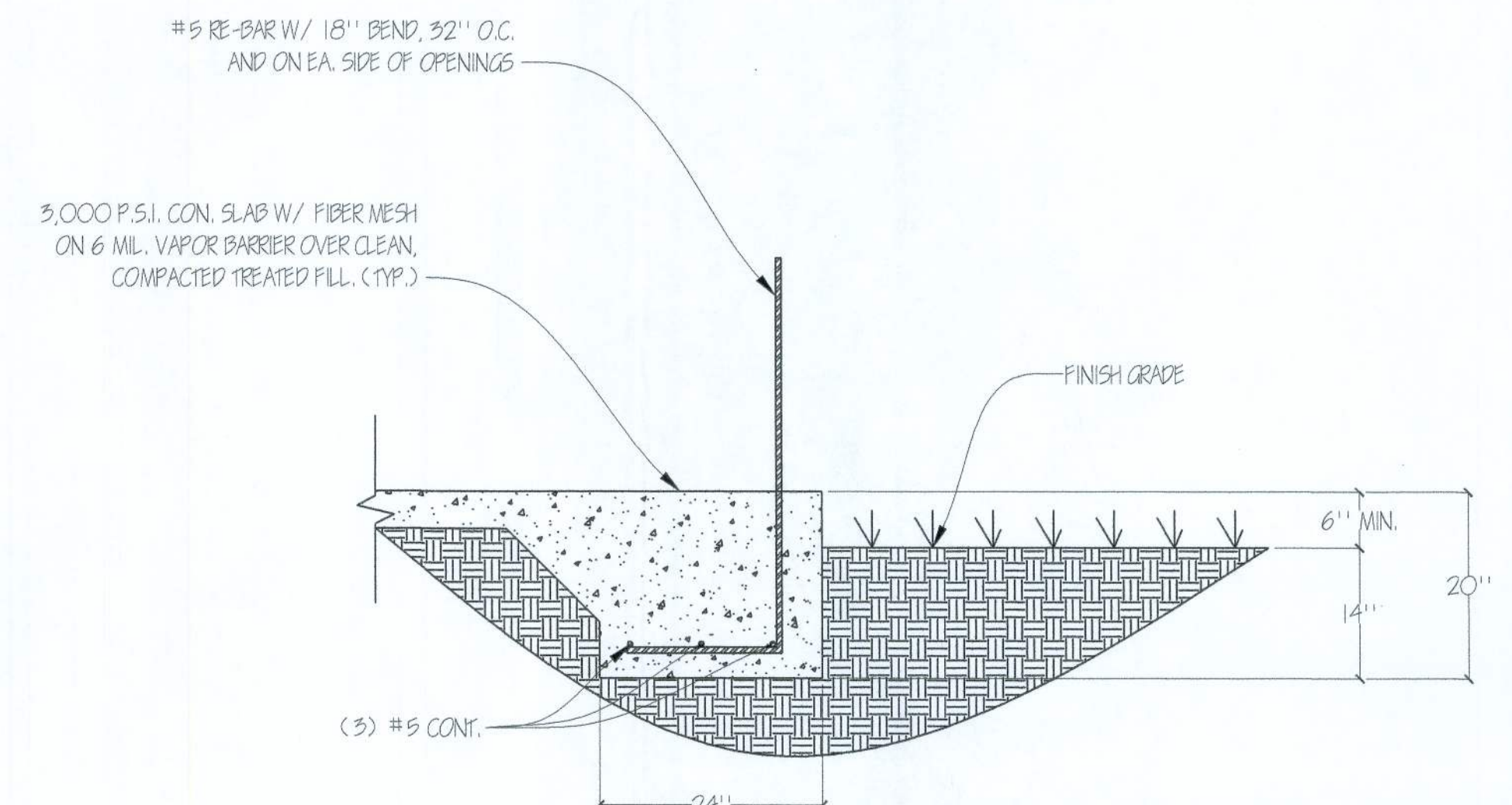
6 FOOTING DETAIL
Scale: 3/4" = 1'-0"



3 FOOTING DETAIL
Scale: 3/4" = 1'-0"



4B FOOTING DETAIL
Scale: 3/4" = 1'-0"



7 FOOTING DETAIL
Scale: 3/4" = 1'-0"

DESCRIPTION

PRELIMINARY APPROVAL PRINTING
DATE: 8-15-09
BY: [Signature]
PERMIT SET

DATE

8-15-09
0-7-7-09
3-15-10

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SHEET
3 OF 7
FOUNDATION PLAN

WOOD TO WOOD TRUSS ANCHOR SCHEDULE	
UPLIFTS (LBS)	SIMPSON STRONG-TIE
UP TO 360	H 2.5
361-600	H 2.5A
601-900	H 10
901-1350	H 14 (1 PLY), (2) H 10-2 (2-PLY)
1351-1470	H 16, H 16-2
1471-2050	L 102
1471-1850	H 10 + H 4
1851-2355	H 16 + H 6

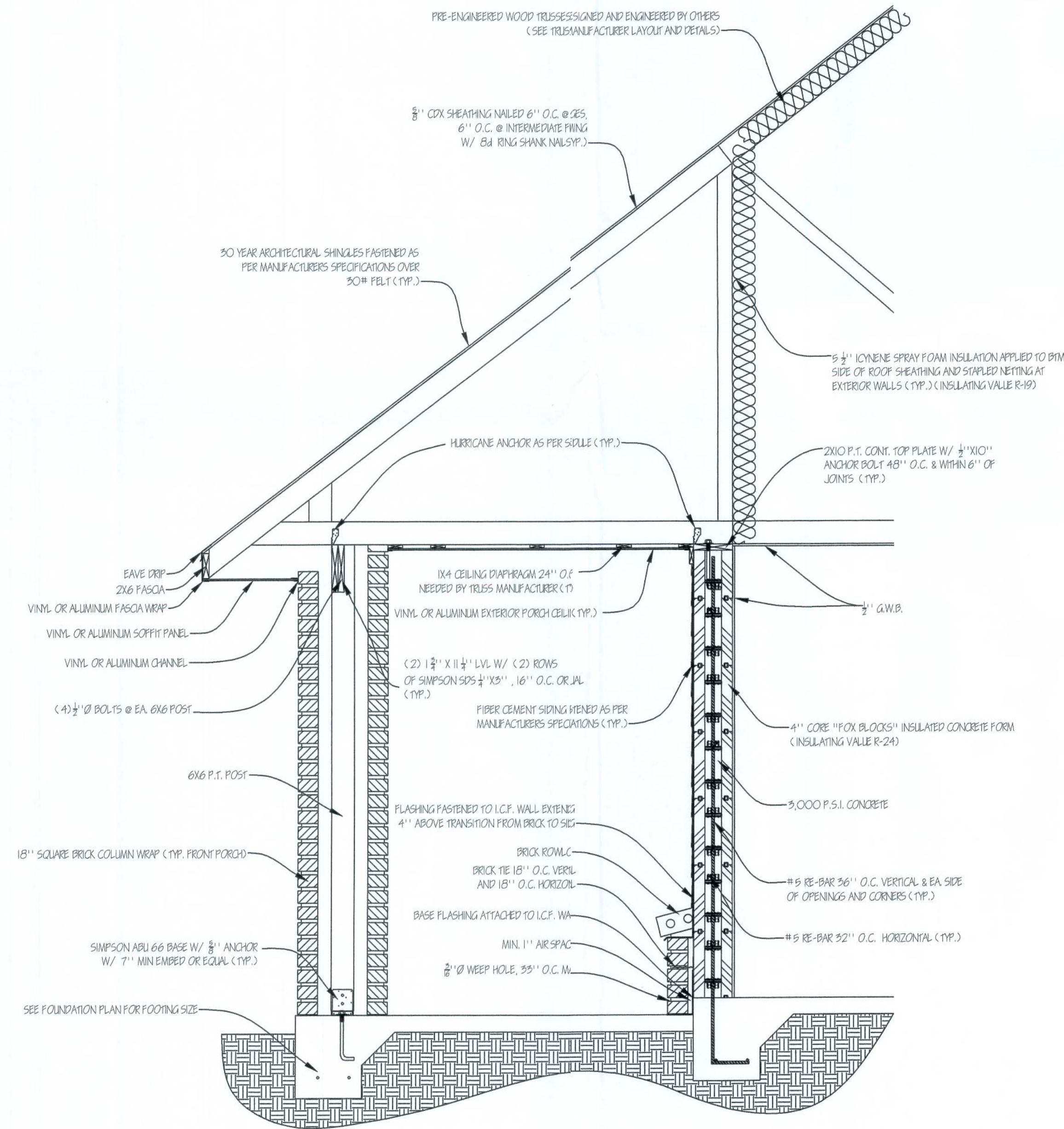
NOTES:
USE SIMPSON STRONG-TIE OR EQUAL.

USE THIS TABLE FOR EACH BEARING POINT OF THE PRE-ENGINEERED TRUSS MANUFACTURER'S DESIGN LAYOUT AND DRAWINGS.

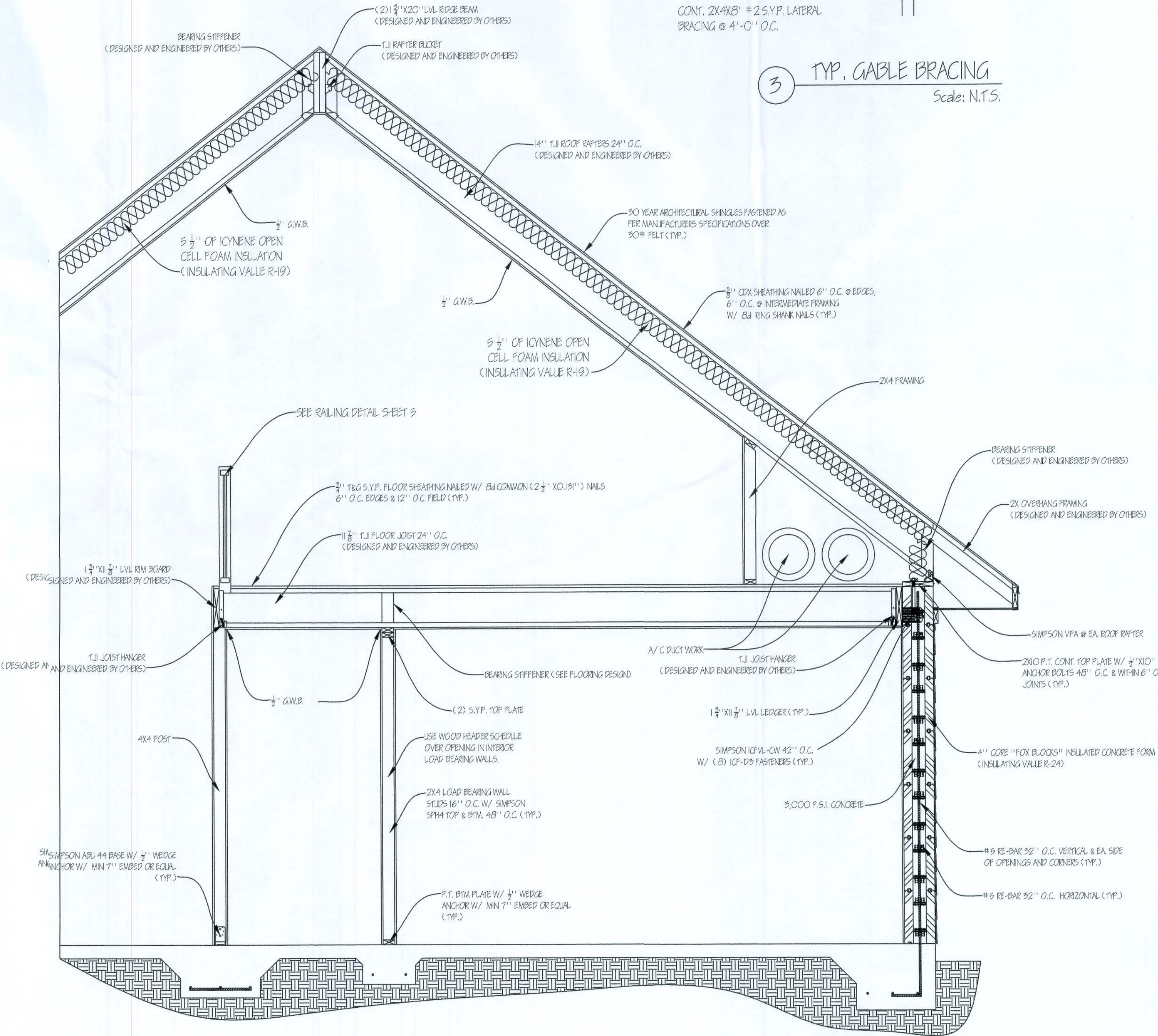
REFER TO FLOOR JOIST LAYOUT AND ROOF RAFTER LAYOUT FOR CONNECTIONS, LAYOUT AND DESIGNED BY OTHERS.

WOOD HEADER SCHEDULE			
SPAN	MEMBER SIZE	JACK STUDS EA. END	FULL LENGTH STUDS EA. END
UP TO 4'-2"	2-2X6	1	1
4'-2" TO 5'-4"	2-2X8	1	1
5'-5" TO 6'-6"	2-2X10	1	1
6'-7" TO 12'-0"	2-2X12	2	2

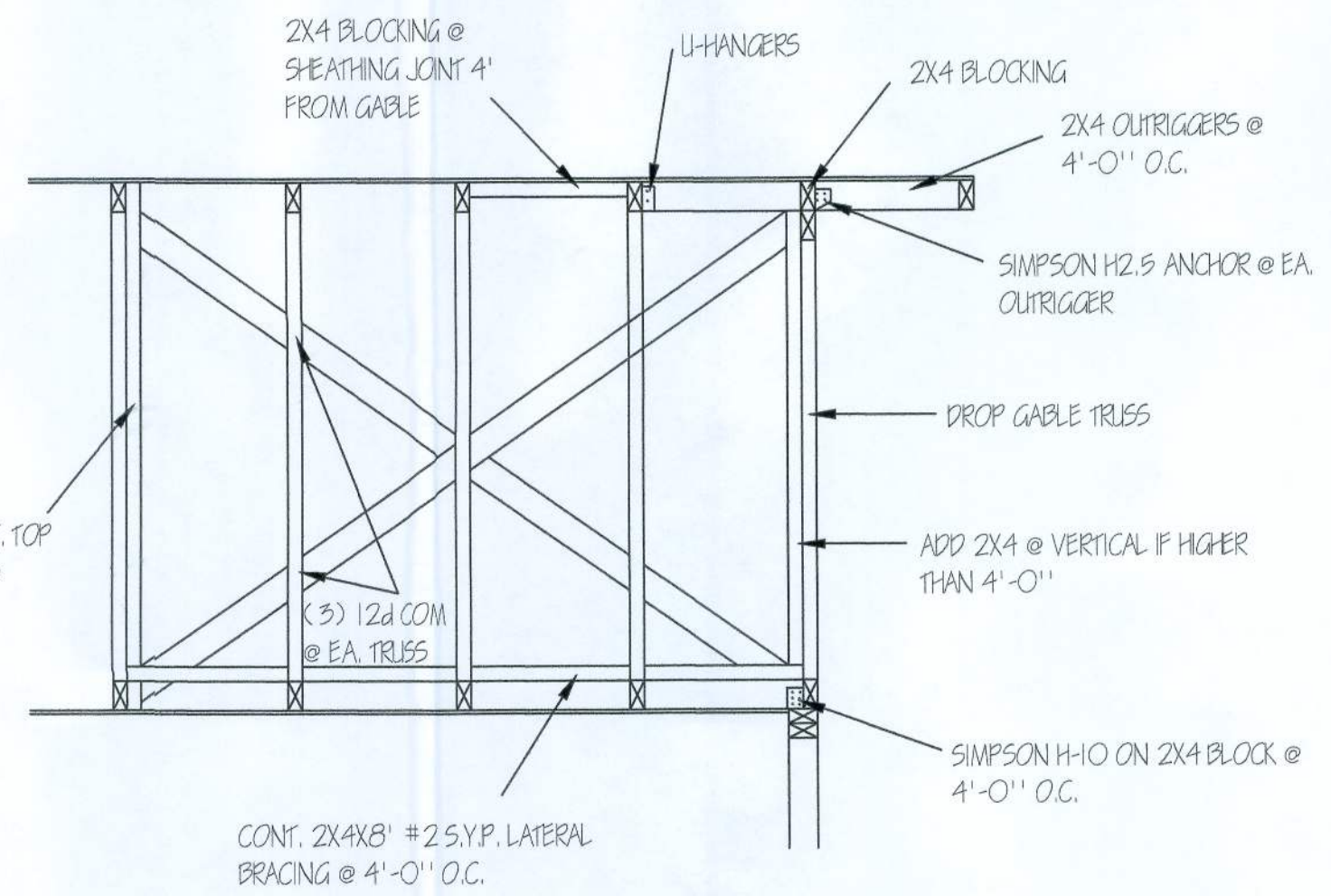
NOTE: USE THIS SCHEDULE UNLESS OTHERWISE NOTED ON PLANS.



1 WAL SECTION (TYP.)
Scale: N.T.S.



2 WALL SECTION (TYP.)
Scale: N.T.S.



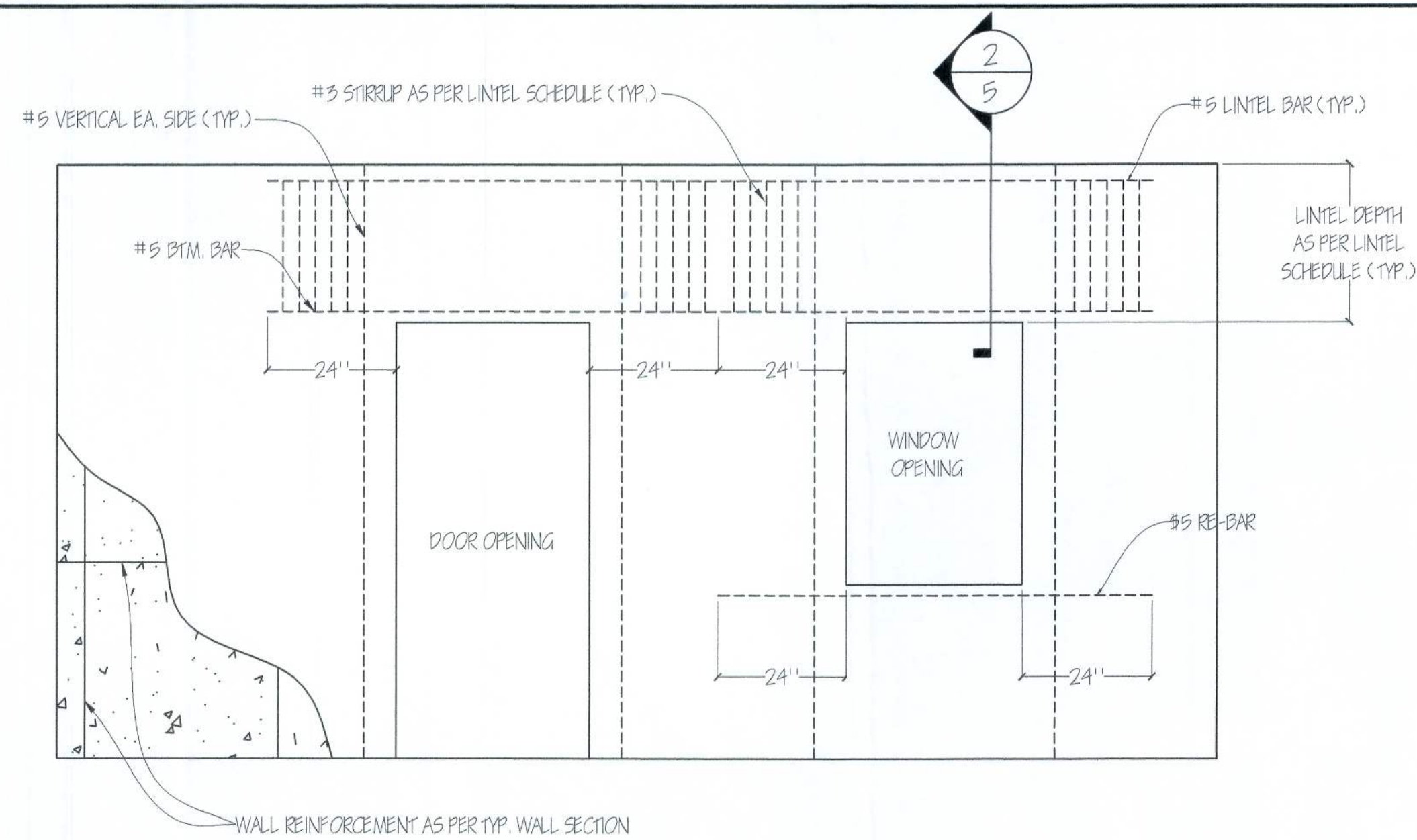
3 TYP. GABLE BRACING
Scale: N.T.S.

DESCRIPTION	
DATE	8-13-09
PRELIMINARY APPROVAL PRINTING	9-23-09
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PERMIT SET	

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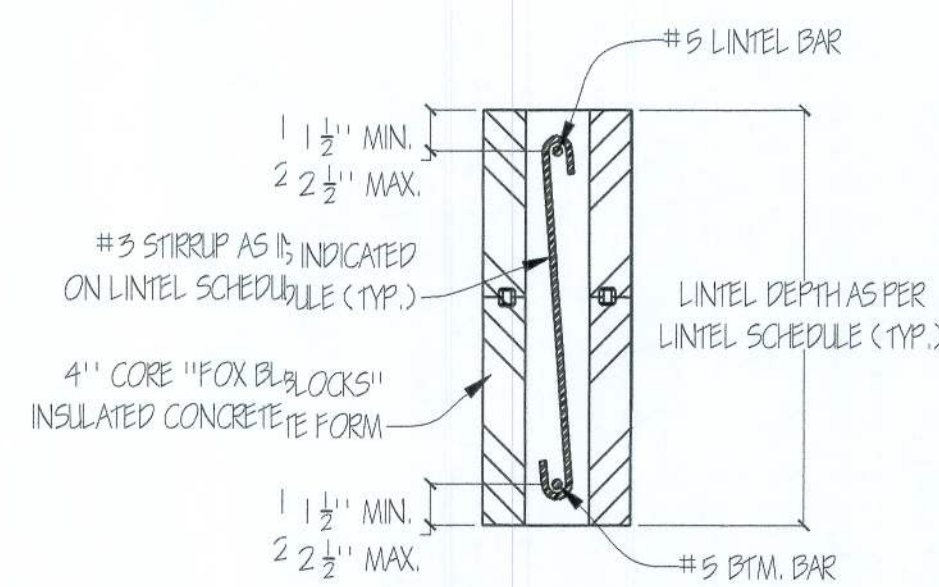
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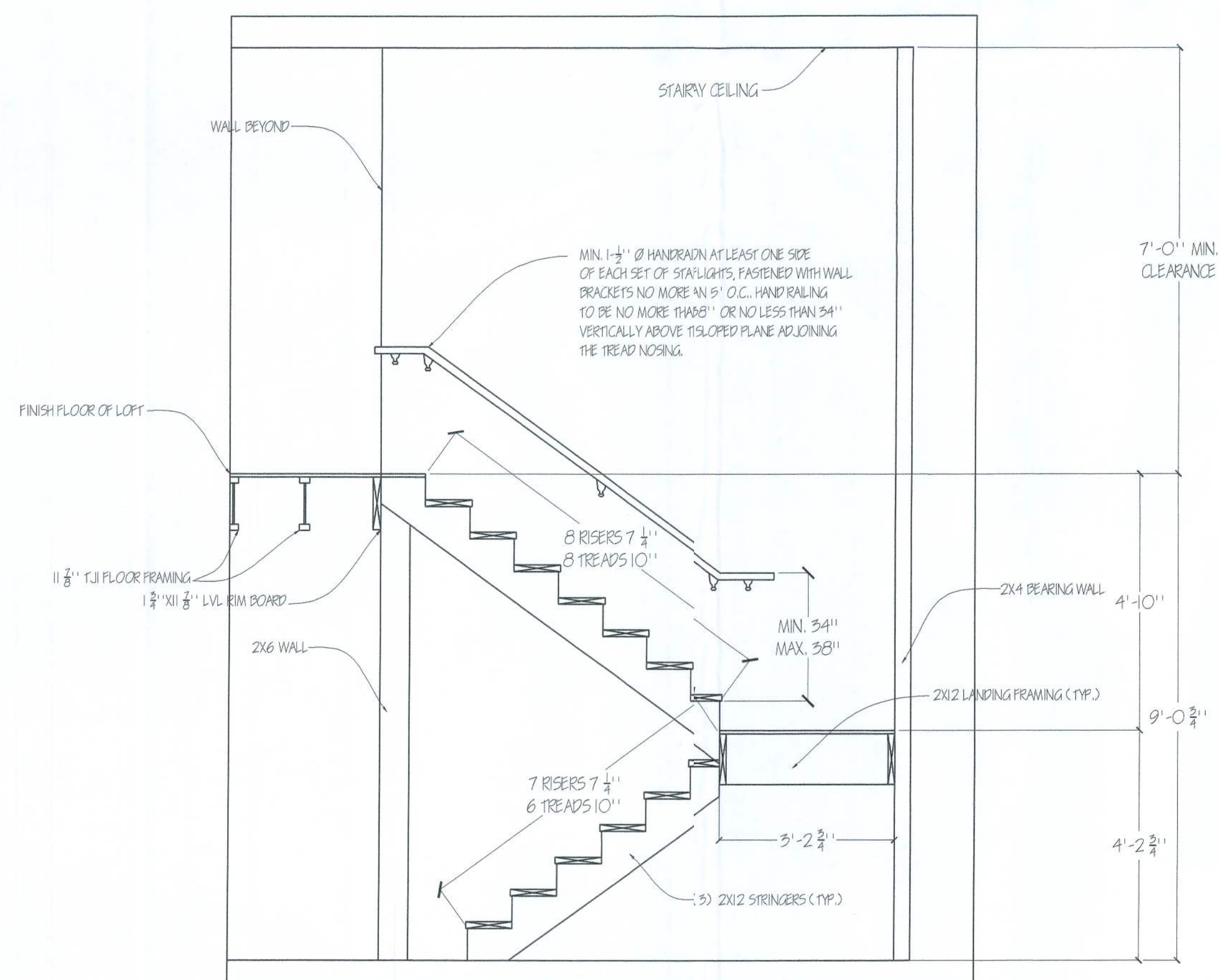
① OPENING REINFORCEMENT
scale: N.T.S.

LINTEL SCHEDULE			
LINTEL DEPTH	MAX WIDTH SUPPORTING ROOF ONLY	MAX WIDTH SUPPORTING SECOND STORY AND ROOF	MAX STRIPB SPACING
8"	4'-9"	5'-10"	4"
12"	6'-3"	5'-0"	6"
16"	7'-11"	6'-0"	8"
20"	8'-11"	6'-9"	10"
24"	9'-4 0/4"	7'-6"	12"

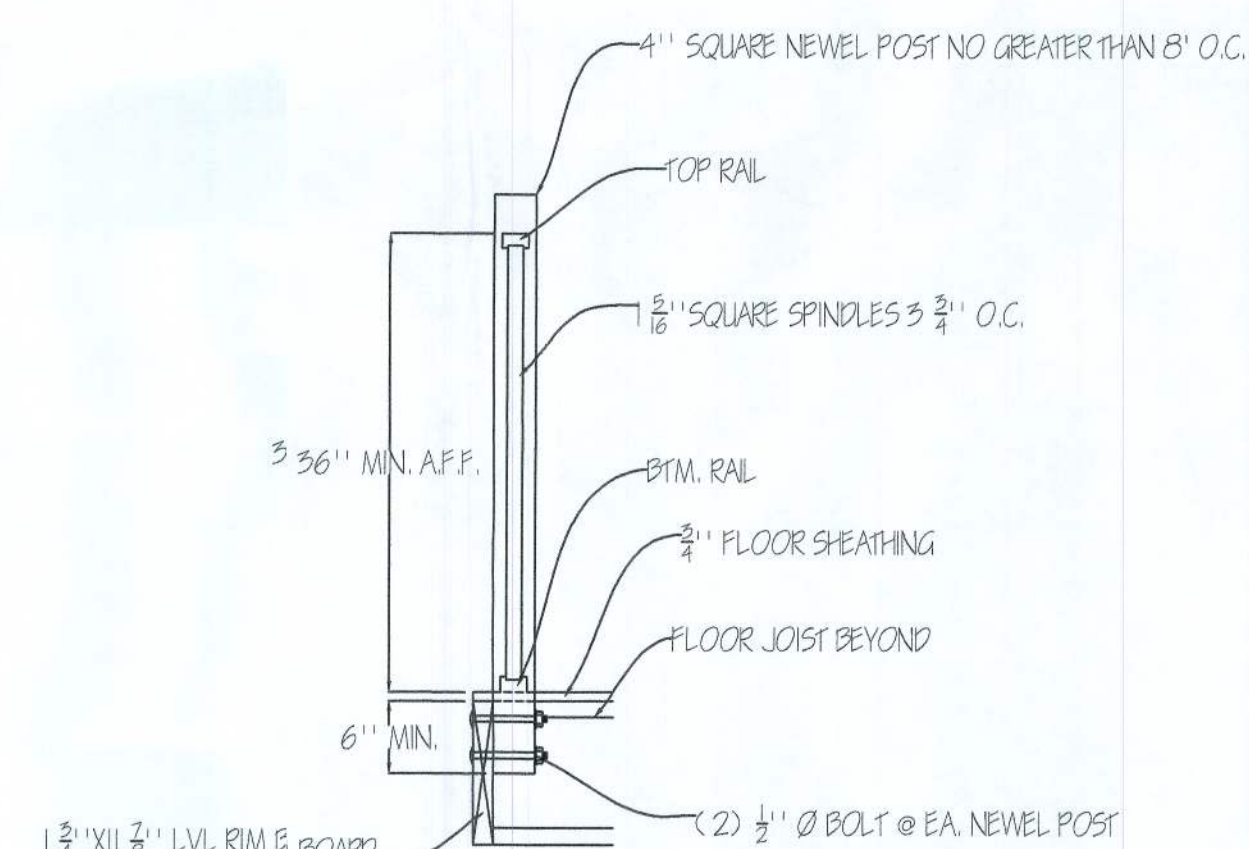
NOTES:
INSTALL STIRRUPS ONLY ON THE OUTSIDE OF THE EA OPENINGS VERTICAL BAR.



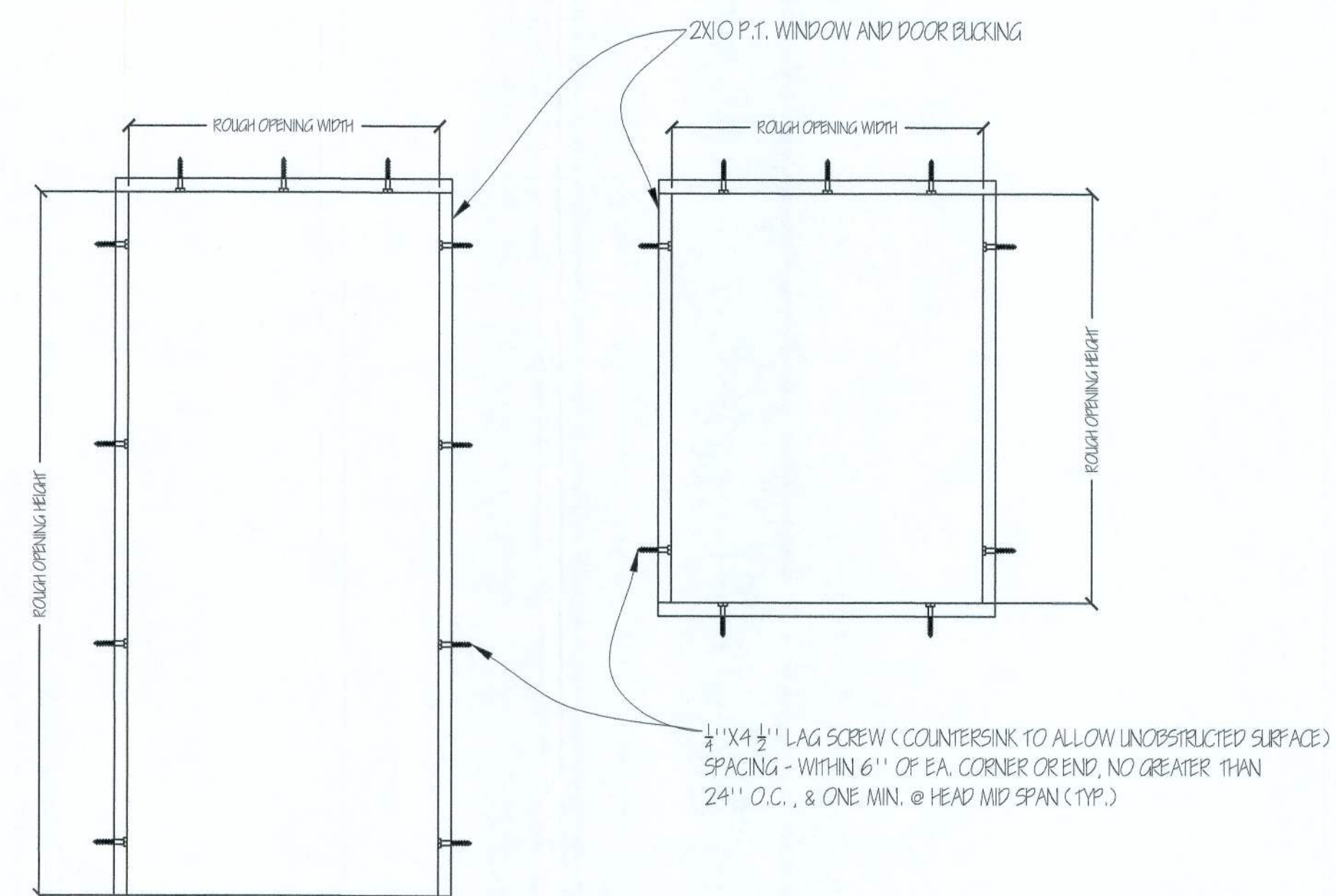
22 LINTEL SECTION
Scale: N.T.S.



4 STAIR SECTION
Scale: N.T.

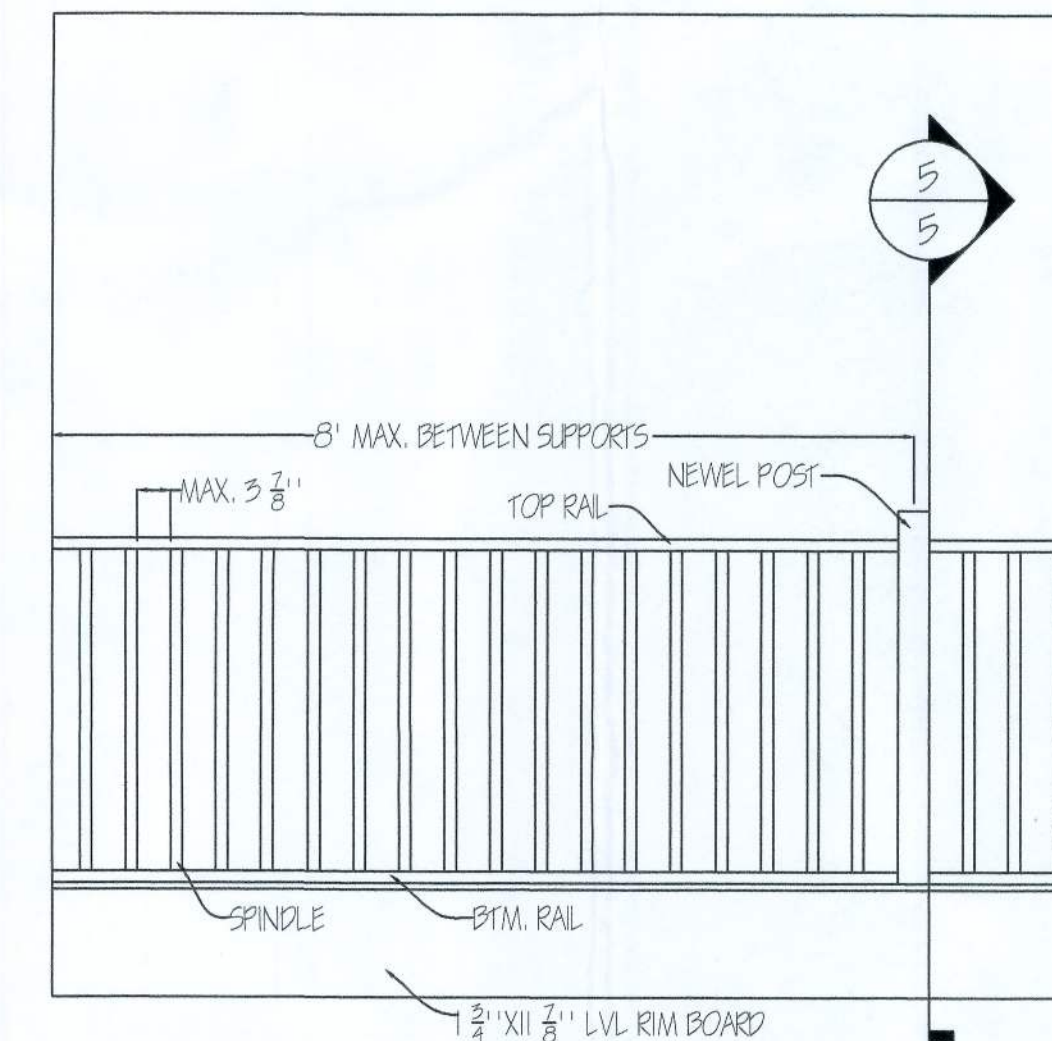


55 LOFT RAIL SECTION
Scale: N.T.S.



NOTE: USE APPROPRIATE VERTICAL AND HORIZONTAL BRACING TO RESIST BOWING OR TWISTING OF BUCKS DURING CONCRETE PLACEMENT.

3 DOOR & WINDOW BUCK DETAIL
Scale: N.T.S.



6 LOFT RAIL ELEVATION
Scale: N.T.S.

ELECTRICAL NOTES:

PROVIDE POWER TO BOTH WH #1 & WH #2

PROVIDE POWER TO BOTH A/C UNITS. (SEE MECHANICAL NOTES SHEET 1)

PROVIDE POWER TO BOTH MECHANICAL UNITS

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 SOUTHERN DRAFTING AND DESIGN, LLC

July 9, 2010

Attn: Mr. Harry Dicks
 Columbia County Building Department
 135 NE Hernando Ave.
 Lake City, FL 32056

Ref: Ridge Beam Revision
 Thomas and Stephanie Glenn Residence
 654 SW Timuqua Terr
 Fort White, FL 32038

Dear Mr. Dicks,

This letter is in reference to our conversation the morning of June 24, 2010 at approximately 8:30 a.m., concerning the aforementioned project and the issues of concern upon plan review. This letter shall be inserted to the plan set and made a part of the construction documents, for revision and correction.

The issue of concern consists of the LVL ridge beam nailing patterns, connections, and strapping. The ridge beam will consist of a 3 ply 1-3/4" x 23-7/8" LVL fastened as noted on drawing 4 revisions to sheet 4 (attached). Each end of the LVL ridge beam will be strapped with two (2) LSS0 Simpson Strong Tie from the vertical face of the LVL to the top plate of the conventional framed bearing as well as two (2) HTS20 Simpson Strong Tie twist straps from the vertical face of the LVL to the vertical face of the conventional framed bearing wall. The LVL ridge beam will have a minimum of 6" of bearing. Each 1-3/4" x 14" LVL roof joist will be fastened to the LVL ridge beam with a Simpson Strong Tie LSSU125 and a LSTA30 Simpson Strong Tie over the top of the ridge beam and fastened to each roof joist 1-3/4" top face.

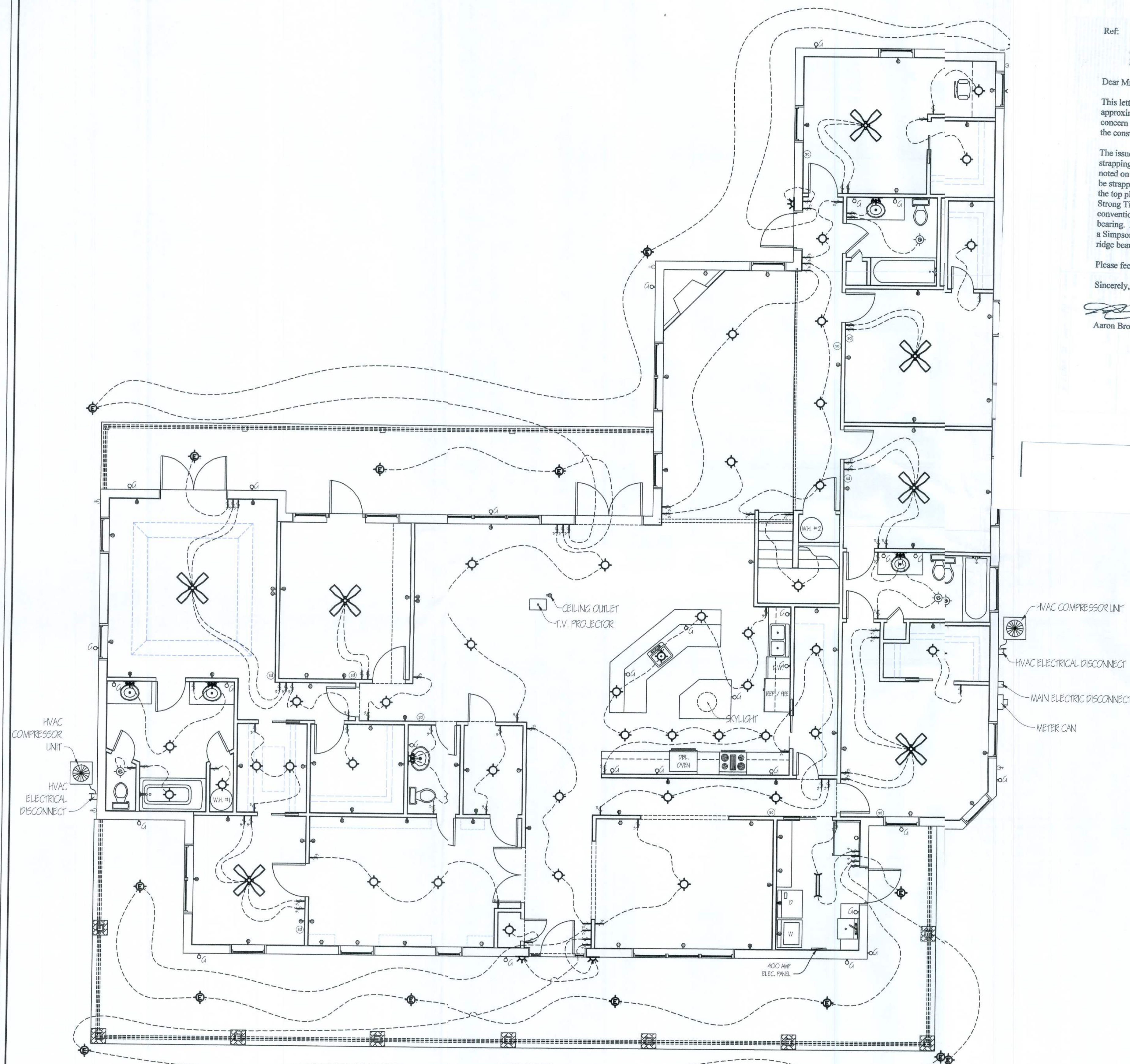
Please feel free to give me a call with any comments, questions, or concerns.

Sincerely,

Aaron Broome
 Aaron Broome

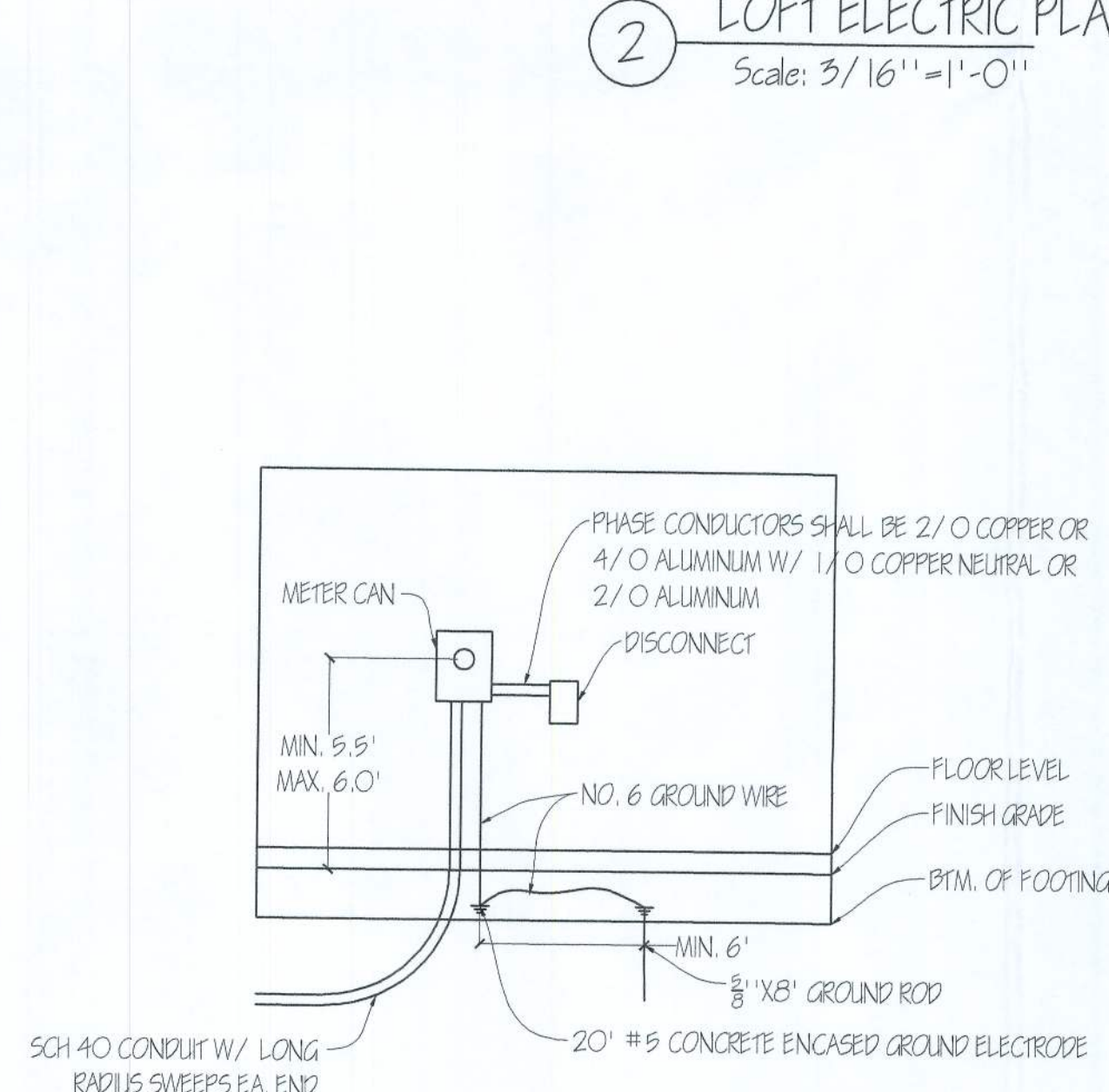
Reviewed and Approved by the Engineer of Record:
 Robert E. Jones
 645 Shady Lane
 Keystone Heights, FL 32656

Robert E. Jones
 Robert E. Jones
 Professional Engineer
 State of Florida
 License No. 12512



1 ELECTRIC PLAN
 Scale: 3/16" = 1'-0"

2 LOFT ELECTRIC PLAN
 Scale: 3/16" = 1'-0"



3 TYP. POWER RISER DIAGRAM
 Scale: N.T.S.

ELECTRICAL LEGEND

- ⊗ Denotes single pole switch
- ⊕ Denotes 3-way switch
- Denotes Fluorescent fixture
- ⊕ Denotes wall bracket light fixture
- ⊕ Denotes smoke detector
- ⊕ Denotes suspended or recessed ceiling light fixture
- ⊕ Denotes ceiling fan and overhead light fixture
- ⊕ Denotes standard duplex wall outlet
- ⊕ Denotes exterior plumbing outlet / hose bib
- Denotes proposed wiring circuit (1 tap)
- ⊕ Denotes heat / light or fan / light combination
- ⊕ Denotes exterior light fixture
- ⊕ Denotes standard light fixture
- ⊕ Denotes grounded outlet
- ⊕ Denotes 220v outlet

ELECTRICAL NOTES:

1. ALL ELECTRICAL RECEPTACLE CIRCUITS IN BEDROOMS SHALL PROVIDE AFC-FALT PROTECTION.
2. ALL ELECTRICAL RECEPTACLE CIRCUITS IN BATHROOMS SHALL PROVIDE GROUND-FALT PROTECTION.
3. ALL ELECTRICAL RECEPTACLE CIRCUITS ON PORCHES SHALL PROVIDE GROUND-FALT PROTECTION.
4. ALL EXTERIOR ELECTRICAL RECEPTACLE CIRCUITS SHALL PROVIDE GROUND-FALT PROTECTION.
5. ALL ELECTRICAL RECEPTACLE CIRCUITS IN KITCHEN SHALL PROVIDE GROUND-FALT PROTECTION.
6. KITCHEN SHALL HAVE A MINIMUM OF 2 SEPARATE RECEPTACLE CIRCUITS.
7. KITCHEN SHALL HAVE A SEPARATE CIRCUITS FOR REFRIGERATOR, MICROWAVE, DISHWASHER AND DISPOSAL. THESE CIRCUITS DO NOT HAVE TO BE GFI PROTECTED UNLESS REQUIRED BY CODE.
8. ALL 120-VOLT, SINGLE PHASE, 15 & 20 AMP BRANCH CIRCUIT OUTLETS REQUIRED TO BE PROTECTED BY AFC-FALT CIRCUIT INTERRUPTER.
9. BATHROOM EXHAUST SHALL HAVE A MINIMUM CAPACITY OF 50 CFM. INTERMITTENT OR 20 CFM CONTINUOUS.
10. EXTERIOR LIGHT FIXTURES WITH NO SWITCH WIRING INDICATE HARD WIRED. (MOTION SENSOR FIXTURES)
11. ALL DETECTORS, i.e. SMOKE / FIRE, CO2, GAS, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
12. TELEPHONE AND STRUCTURED WIRING OUTLET LOCATIONS SHALL BE DETERMINED AT A LATER TIME.
13. ELECTRICAL SERVICE SHALL BE 400 AMP AND WILL BE SUPPLIED UNDERGROUND.

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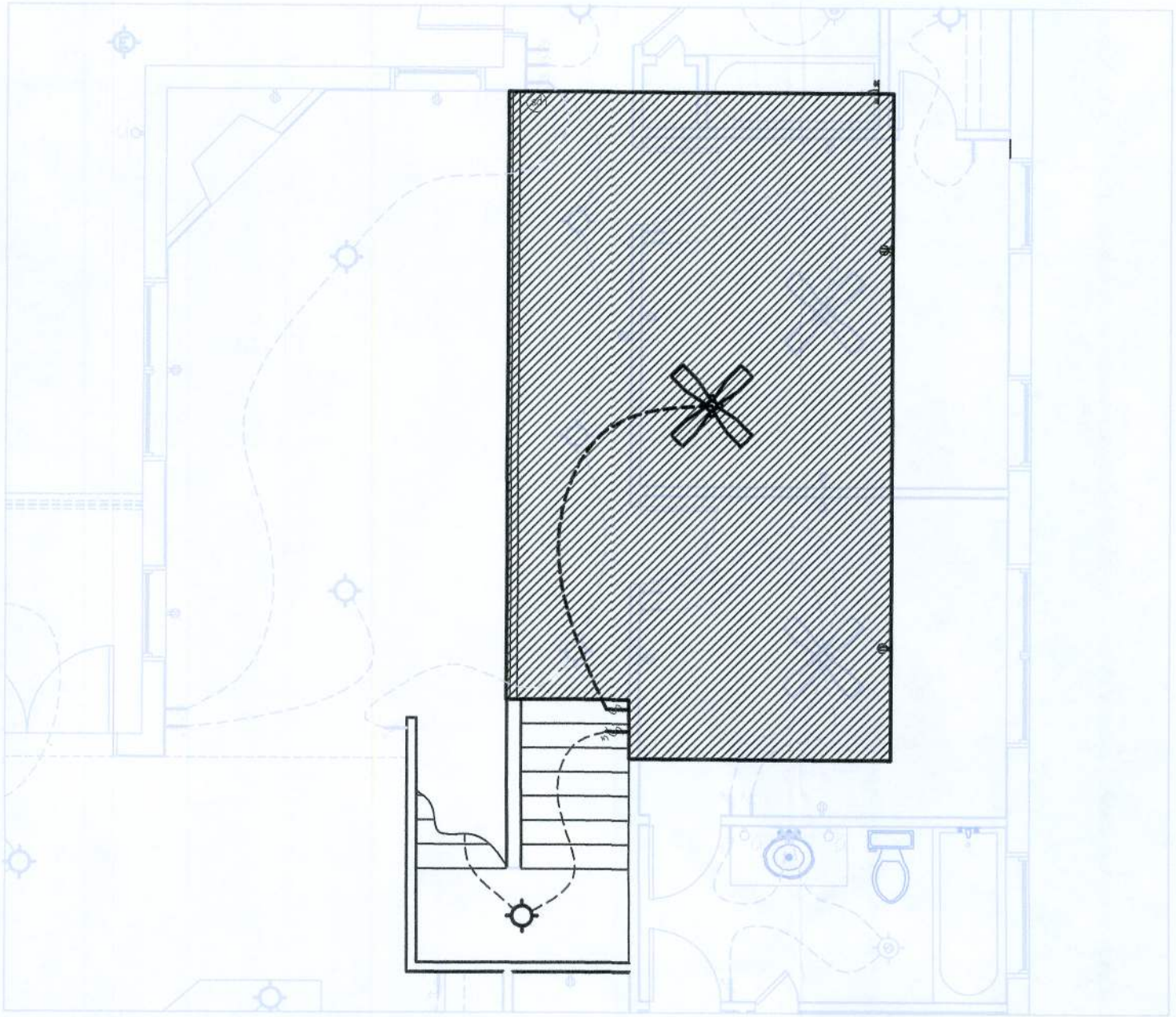
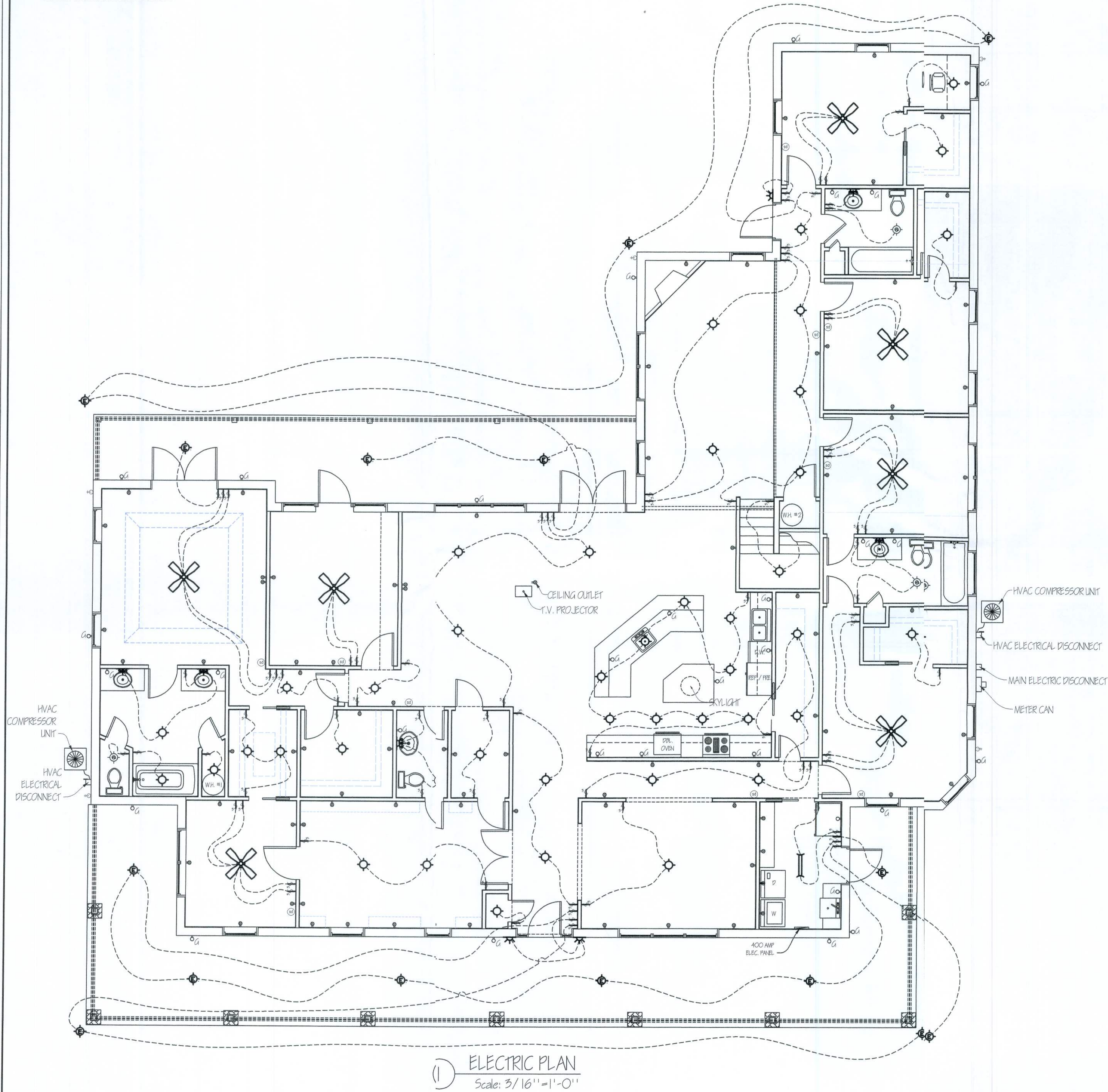
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SHEET
 6 OF 7
 ELECTRICAL PLAN

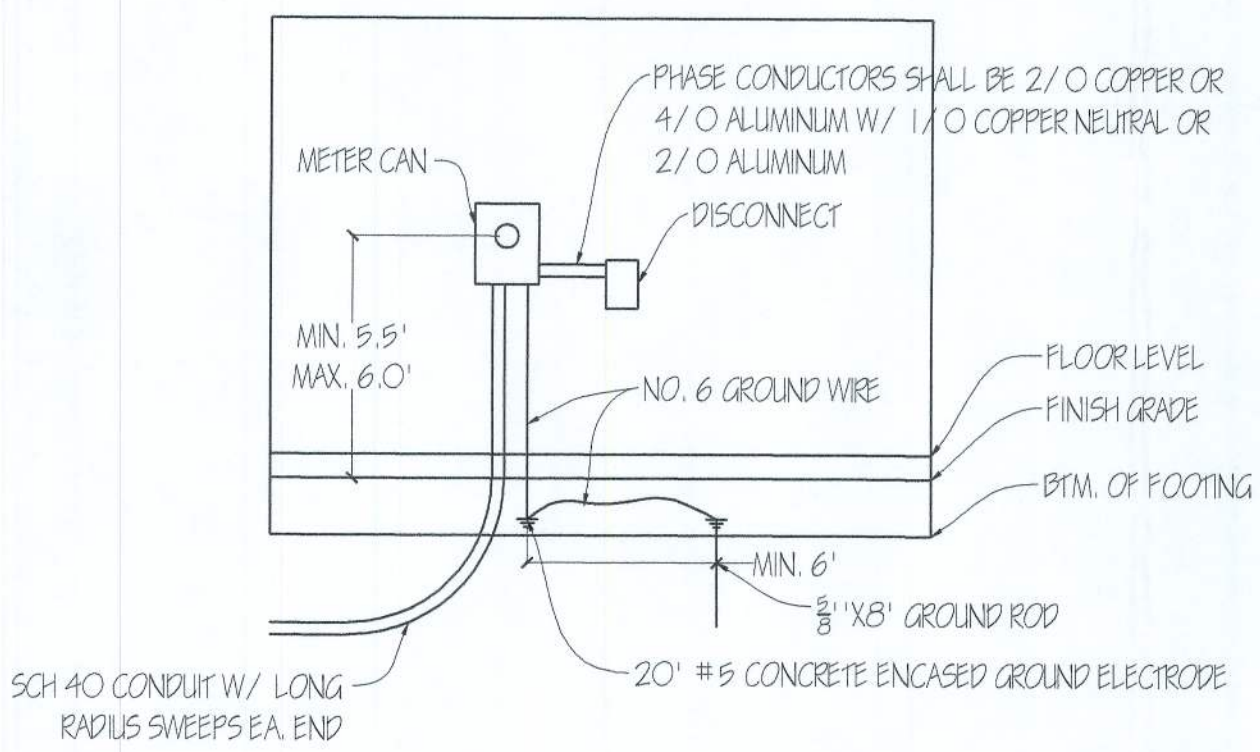
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 PRELIMINARY APPROVAL PRINTING
 PERMIT SET

DATE
 8-19-09
 9-25-09
 7-17-10

ELECTRICAL NOTES:
PROVIDE POWER TO BOTH WH. #1 & WH.#2
PROVIDE POWER TO BOTH A/C UNITS. (SEE MECHANICAL NOTES SHEET 1)
PROVIDE POWER TO BOTH MECHANICAL UNITS



2) LOFT ELECTRIC PLAN
Scale: 3/16"=1'-0"



3) TYP. POWER RISER DIAGRAM
Scale: N.T.S.

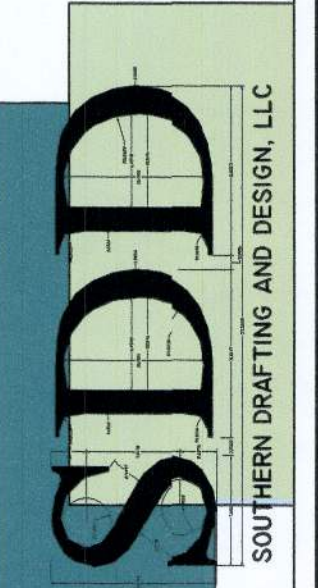
ELECTRICAL LEGEND	
⏏	Denotes single pole switch
⏏	Denotes 3-way switch
⏏	Denotes fluorescent fixture
⏏	Denotes wall bracket light fixture
⏏	Denotes smoke detector
⏏	Denotes suspended or recessed ceiling light fixture
⏏	Denotes ceiling fan and overhead light fixture
⏏	Denotes standard duplex wall outlet
⏏	Denotes exterior plug-in outlet / hose bib
⏏	Denotes proposed wiring circuit (loop)
⏏	Denotes heat / light or fan / light combination
⏏	Denotes exterior light fixture
⏏	Denotes standard light fixture
⏏	Denotes oversized outlet
⏏	Denotes 220V outlet

- ELECTRICAL NOTES:
1. ALL ELECTRICAL RECEPTACLE CIRCUITS IN BEDROOMS SHALL PROVIDE ARC-FAULT PROTECTION.
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 12. TELEPHONE AND STRUCTURED WIRING OUTLET LOCATIONS SHALL BE DETERMINED AT A LATER TIME.
 13. ELECTRICAL SERVICE SHALL BE 400 AMP AND WILL BE SUPPLIED UNDERGROUND.

DESCRIPTION	
DATE	8/13/09
	PRELIMINARY APPROVAL PRINTING
	9/25/09
	PRELIMINARY APPROVAL PRINTING
	3/15/10
	REVISION 2-1

THOMAS & STEPHANIE GLENN RESIDENCE
6574 SW TIMOTHY TERRACE
FT. WHITE, FLORIDA 32038

SOUTHERN DRAFTING AND DESIGN, LLC
2417 N.E. 81ST AVE. BARCLAYTON, FL 32831
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Technical drawing showing the letters 'S', 'D', and 'D' with dimension lines and construction lines. The letters are drawn in a stylized, bold font. The 'S' is on the left, and the two 'D's are on the right. The drawing includes various dimension lines and construction lines to define the proportions and geometry of the letters.

Attn: Mr. Harry Dicks

Attn: Mr. Harry Dicks
Columbia County Building Department
135 NE Hernando Ave.
Lake City, FL 32056

Ref: Ridge Beam Revision
Thomas and Stephanie Glenn Residence
654 SW Timnqua Terr
Fort White, FL 32038

This letter is in reference to our conversation the morning of June 24, 2010 at approximately 8:30 a.m., concerning the aforementioned project and the issues of concern upon plan review. This letter shall be inserted to the plan set and made a part of the construction documents for revision and correction.

The issue of concern consists of the LVL ridge beam nailing patterns, connections, and strapping. The ridge beam will consist of a 3 ply 1-3/4" x 23-7/8" LVL fastened as noted on drawing 4 revisions to sheet 4 (attached). Each end of the LVL ridge beam will be strapped with two (2) LSS0 Simpson Strong Tie from the vertical face of the LVL to the top plate of the conventional framed bearing as well as two (2) HTS20 Simpson Strong Tie twist straps from the vertical face of the LVL to the vertical face of the conventional framed bearing wall. The LVL ridge beam will have a minimum of 6" of bearing. Each 1-3/4" x 14" LVL roof joist will be fastened to the LVL ridge beam with a Simpson Strong Tie LSSU125 and a LSTA30 Simpson Strong Tie over the top of the ridge beam and fastened to each roof joist 1-3/4" top face.

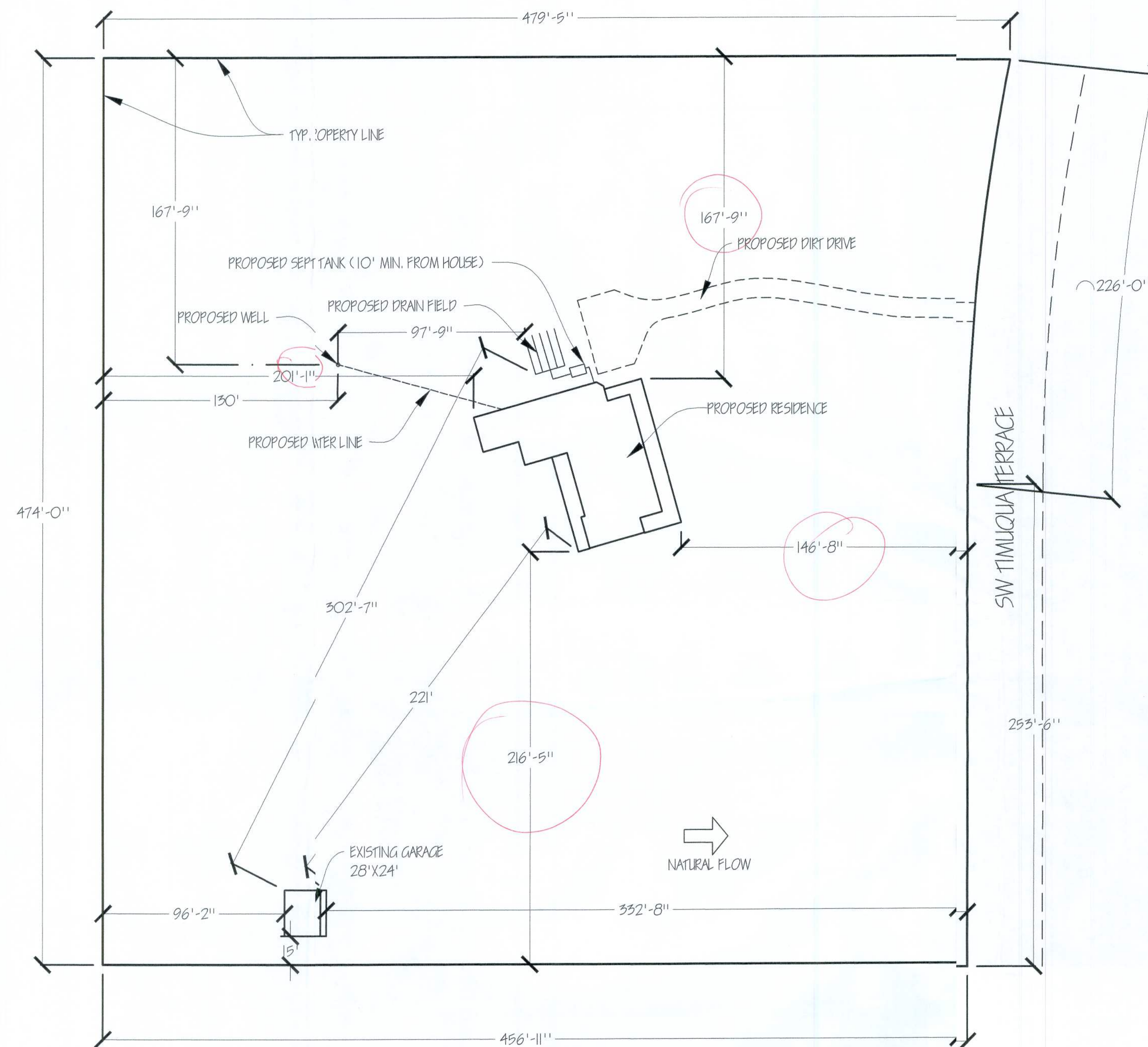
Please feel free to give me a call with any comments, questions, or concerns.

Reviewed and Approved by the Engineer of Record:

Robert E. Jones
645 Shady Lane
Keystone Heights, FL 32656

Aaron Broome

[illegible]



① SITE PLAN
Scale: 1" = 40'

1" = 40'-0"

LEGAL DESCRIPTION:

LOT 3, BLOCK A OF TIMUQUA SUBDIVISION, A SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5 PAGE 88-89A, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA

PROPERTY NOTES: OWNER'S: THOMAS J. GLENN, JR. & STEPHANIE K. GLENN

PARCEL #: 12-75-16-04184-103

PROPERTY PHYSICAL ADDRESS:
654 SW TIMUQUA TERRACE
FT. WHITE, FL 32038

CURRENT ZONING: A.G.

LOT COVERAGE
RESIDENCE 5,639 SQ. FT.
EXISTING GARAGE 672 SQ. FT.
LOT AREA 218,236 SQ. FT.
% OF LOT COVERAGE 2.8918%

NO OFF SITE FEATURES EXIST

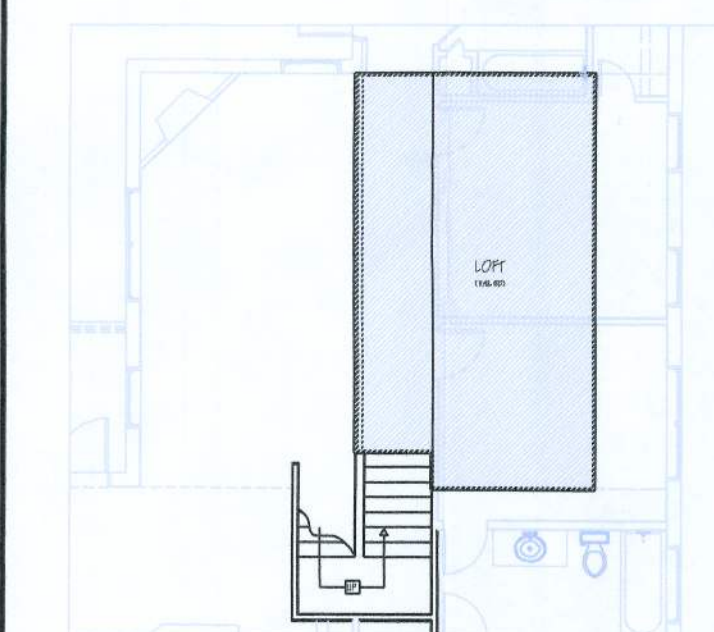
PROPOSE NEW WELL

PROPOSE NEW SEPTIC SYSTEM

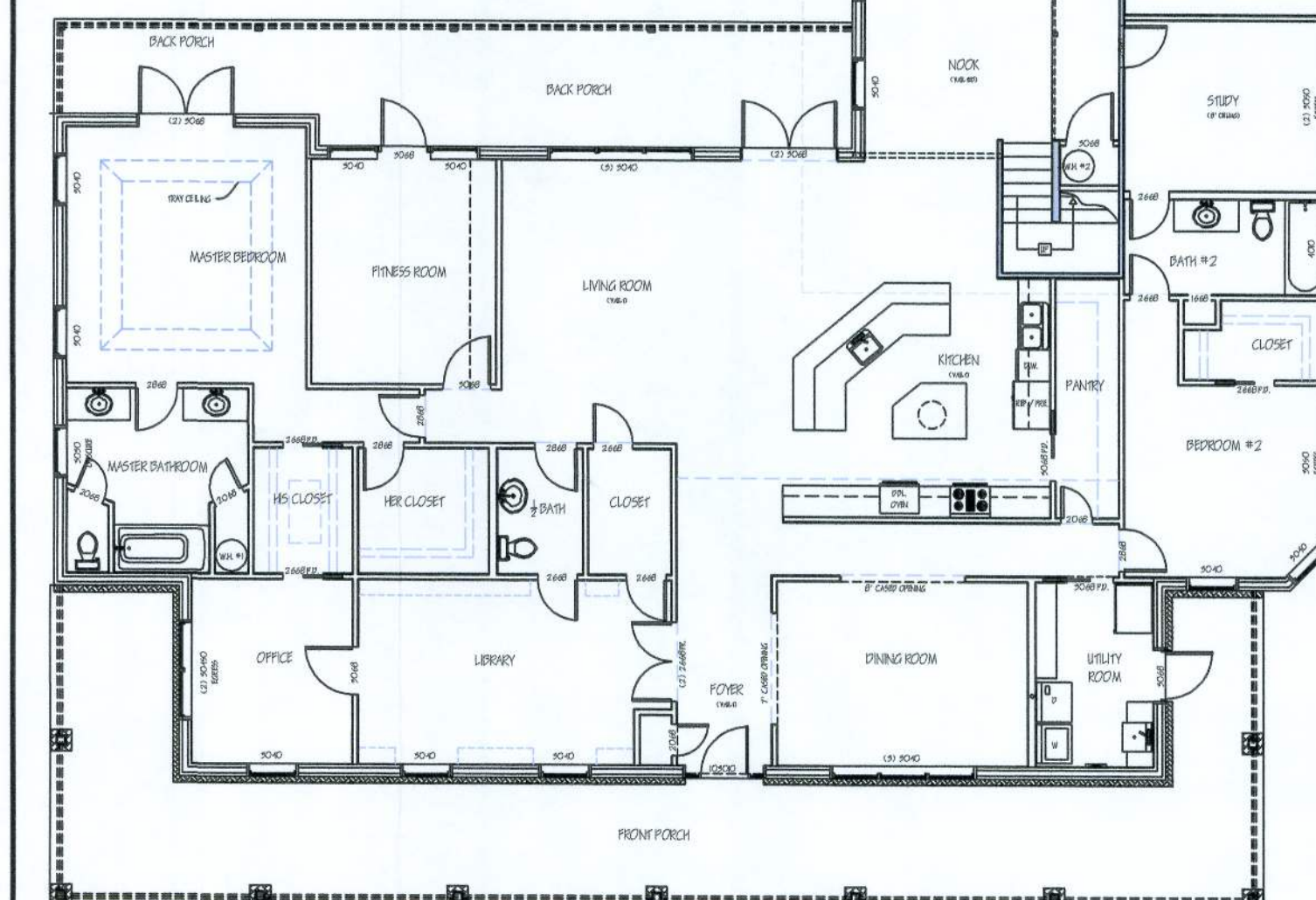
HEATED AND COOLED BASE AREA 4,191 SQ. FT.
LOFT AREA 308 SQ. FT.
FRONT PORCH AREA 812 SQ. FT.
REAR PORCH AREA 383 SQ. FT.
TOTAL AREA 5,639 SQ. FT.

HOUSE DESCRIPTION:

4 BEDROOM, 3 1/2 BATH, L.C.F. RESIDENCE W/ AN OFFICE, STUDY, FITNESS ROOM, LIBRARY, LIVING ROOM, DINING ROOM, KITCHEN, UTILITY ROOM, NOOK, DEN, AND 2ND LEVEL LOFT.



③ LOFT PLAN
N.T.S.



② FLOOR PLAN
N.T.S.

DATE	DESCRIPTION
8-13-09	PRELIMINARY APPROVAL PRINTING
9-25-09	PRELIMINARY APPROVAL PRINTING
3-15-10	PERMIT SET

THOMAS & STEPHANIE GLENN RESIDENCE
654 SW TIMUQUA TERRACE
FT. WHITE, FLORIDA 32038

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SDD
SOUTHERN DRAFTING AND DESIGN, LLC

SHEET
7 OF 7
SITE PLAN