

TORNELLO RESIDENCE PLANS COLUMBIA COUNTY, FL

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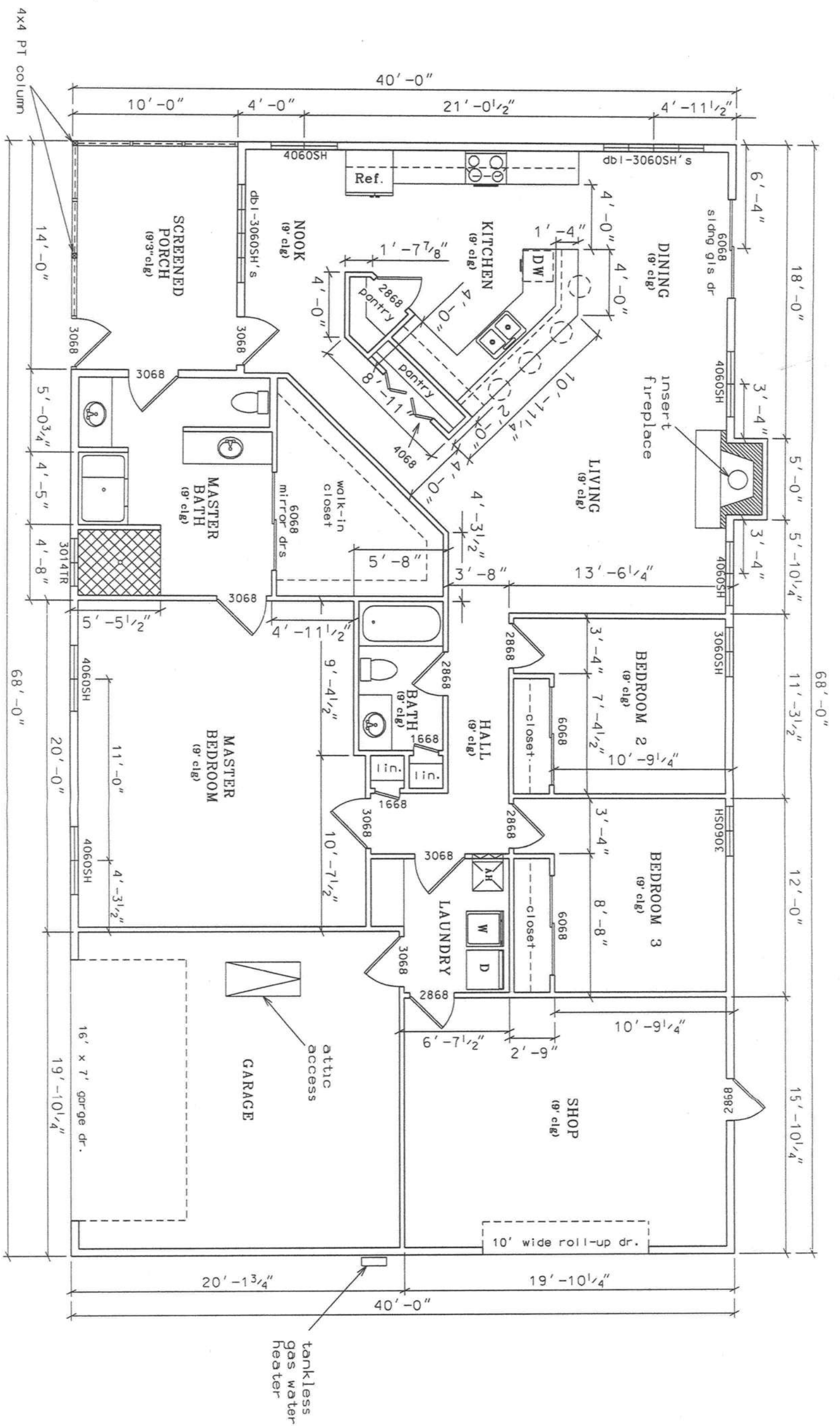
Marty 572
11-15-18



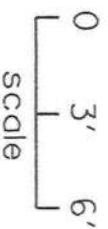
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TORNELLO RESIDENCE PLANS
COLUMBIA COUNTY, FLORIDA

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FLOOR PLAN

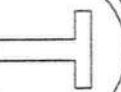


LIVING AREA - 1854 sq. ft.
GARAGE & SHOP - 726 sq. ft.
PORCHES - 140 sq. ft.

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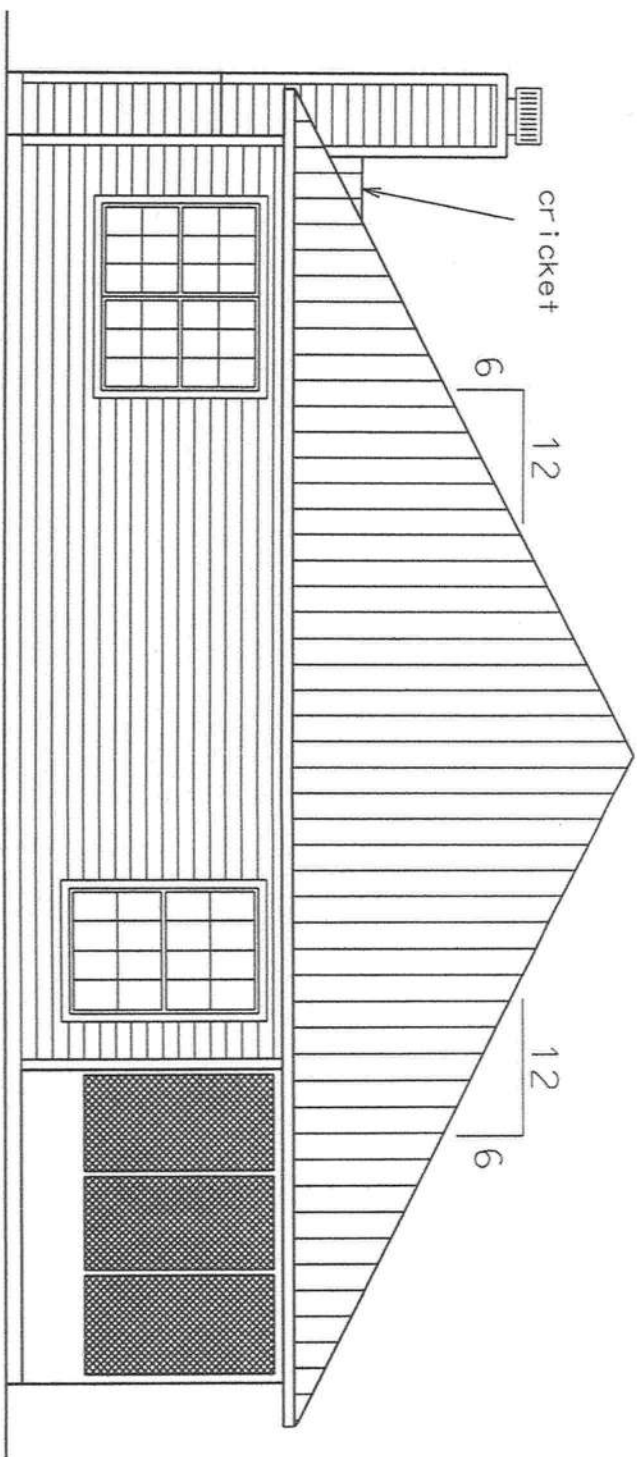
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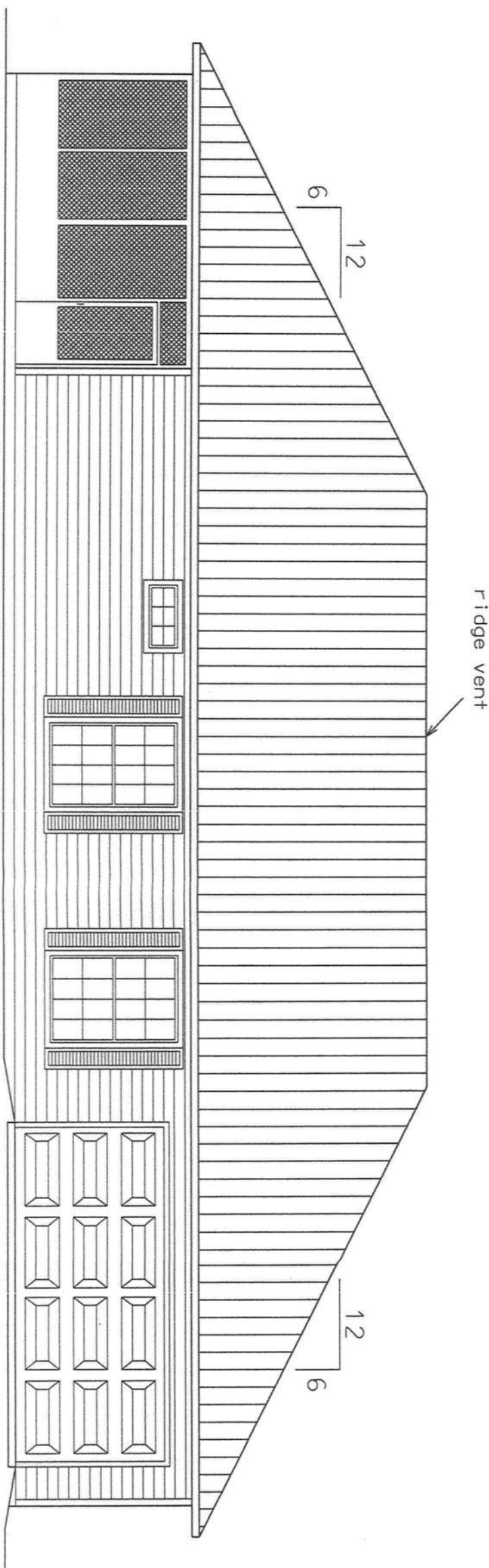
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LEFT ELEVATION

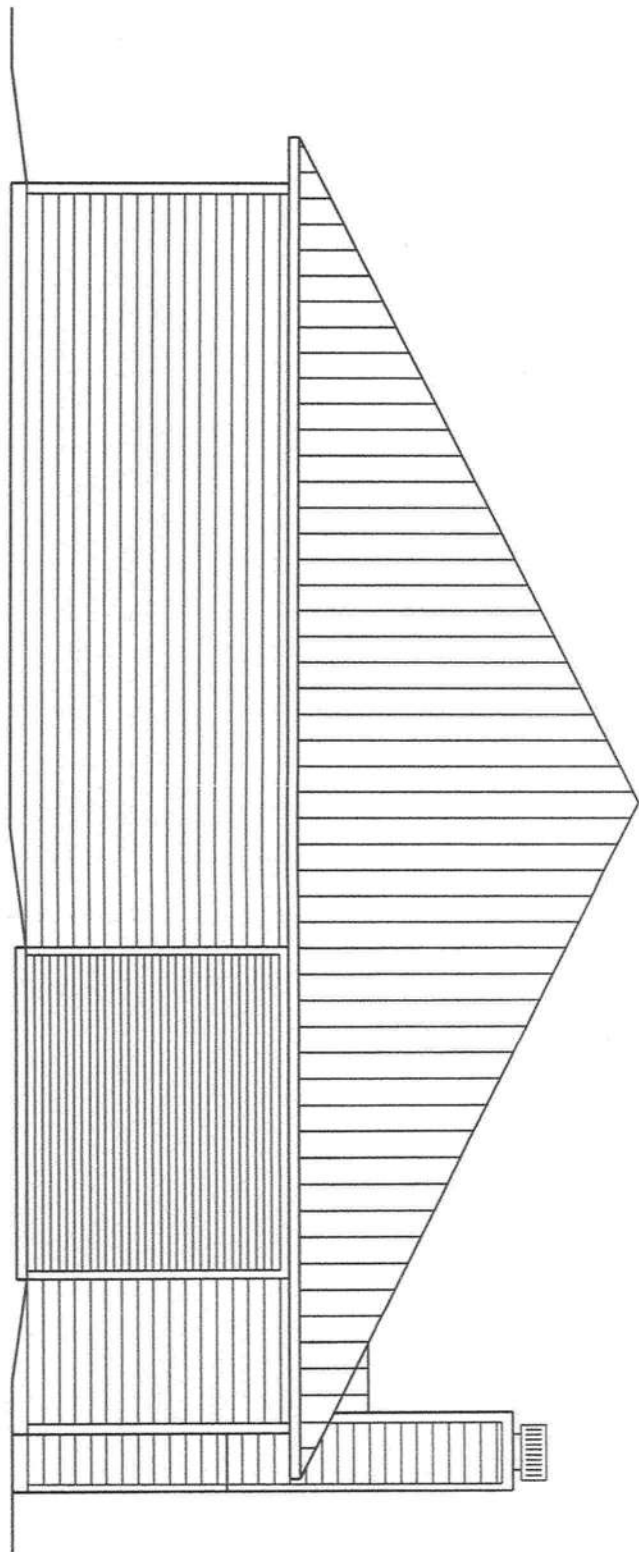
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FRONT ELEVATION

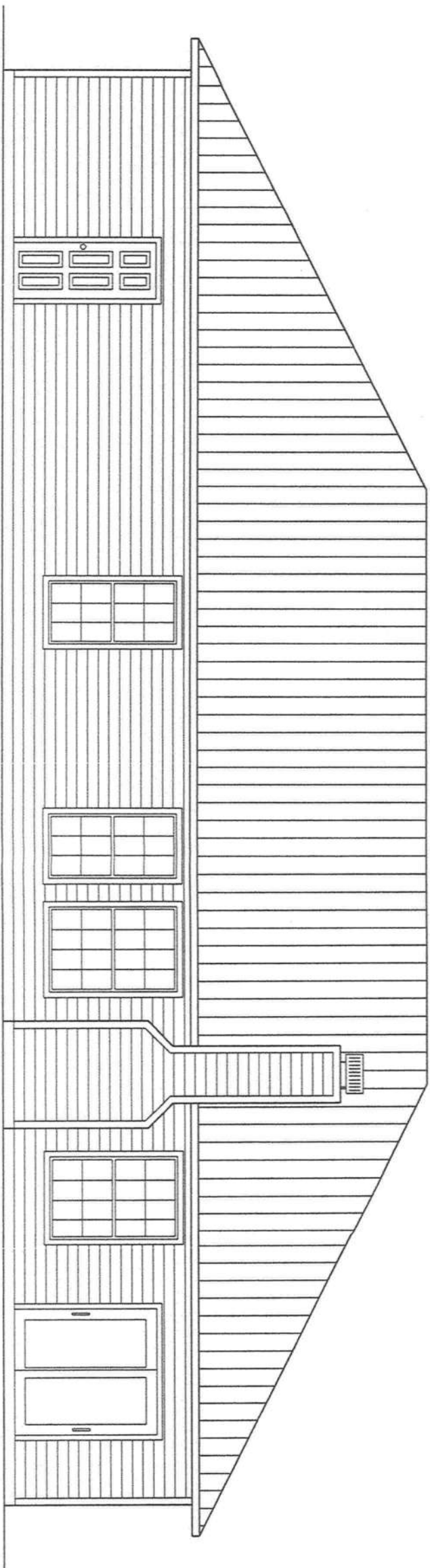
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RIGHT ELEVATION

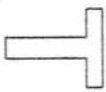
0 3' 6'
scale



REAR ELEVATION

0 3' 6'
scale

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STRAPPING AND ANCHOR REQUIREMENTS

(Designed in accordance with the 2017 FBC)

WINDLOAD DATA AND EXPOSURE:

Basic Wind Speed = 130 mph Vult.
Importance Factor = 1.0
Exposure Category = B
Residential Occupancy = Group R3
Mean Roof Height = 15'
Height and Exposure Adjustment Coefficient = 1.0
Roof Cross Slope = 6:12
Wall Height = 9'
Risk Category = II
Component and Cladding Pressures = Roof(Zone 1=10.5,-16.0, Zone 2=10.5,-29.0, Zone 3=10.5,-43.0), Wall(Zone 4=18.2,-19.0, Zone 5=18.2,-24.0)(units are psf)

TRUSS ANCHORS:

At Truss to exterior walls and porch beam locations:
install one Simpson Model H10A anchor for all single ply trusses. For double ply trusses install one Simpson Model H10A-2 and one Simpson H3 clip.

WALL STRAPPING:

At the top and bottom of the wall install one SP6 each side of each window or door 4' or less in width, for windows or doors greater than 4' in width install 2-SP6's each side top and bottom of the wall. For garage door opening install 3-SPH6's each side top and bottom of the wall and for workshop door install 2-SPH5's each side top and bottom of the wall. All other locations install one SP6 top and bottom of the wall 4' on center.

SHEATHING:

Wall sheathing shall be installed with long dimension vertical on exterior walls and full-depth blocking shall be required at horizontal joints in sheathing.

PORCH COLUMNS:

At each column install Simpson model ABU44 and Simpson AC4(Max) or ACE4(Max) for end columns.

PORCH CEILINGS:

Install 1x4 SPF lathes 16' on center nailed to trusses with 2-8d nails or install 7/16" OSB sheathing nailed with 8d nails 6" on center and cover with solid aluminum or vinyl soffit material or hardpanel (painted to match eave soffit)

PORCH HEADER TO HOME CONNECTION:

For Porch Headers install Simpson HUC410 connecting headers to home.

Equivalent capacity anchors may be substituted, installed in accordance with the manufacturers requirements.

DETAIL A - WALL TYPICAL(N.T.S.)

HEADER REQUIREMENTS:

WINDOW AND DOOR OPENINGS: 2 - #2 SYP 2X10'S w #2 SYP 2x6 top and bottom to form a box, nailed with 12d nails 8" on center

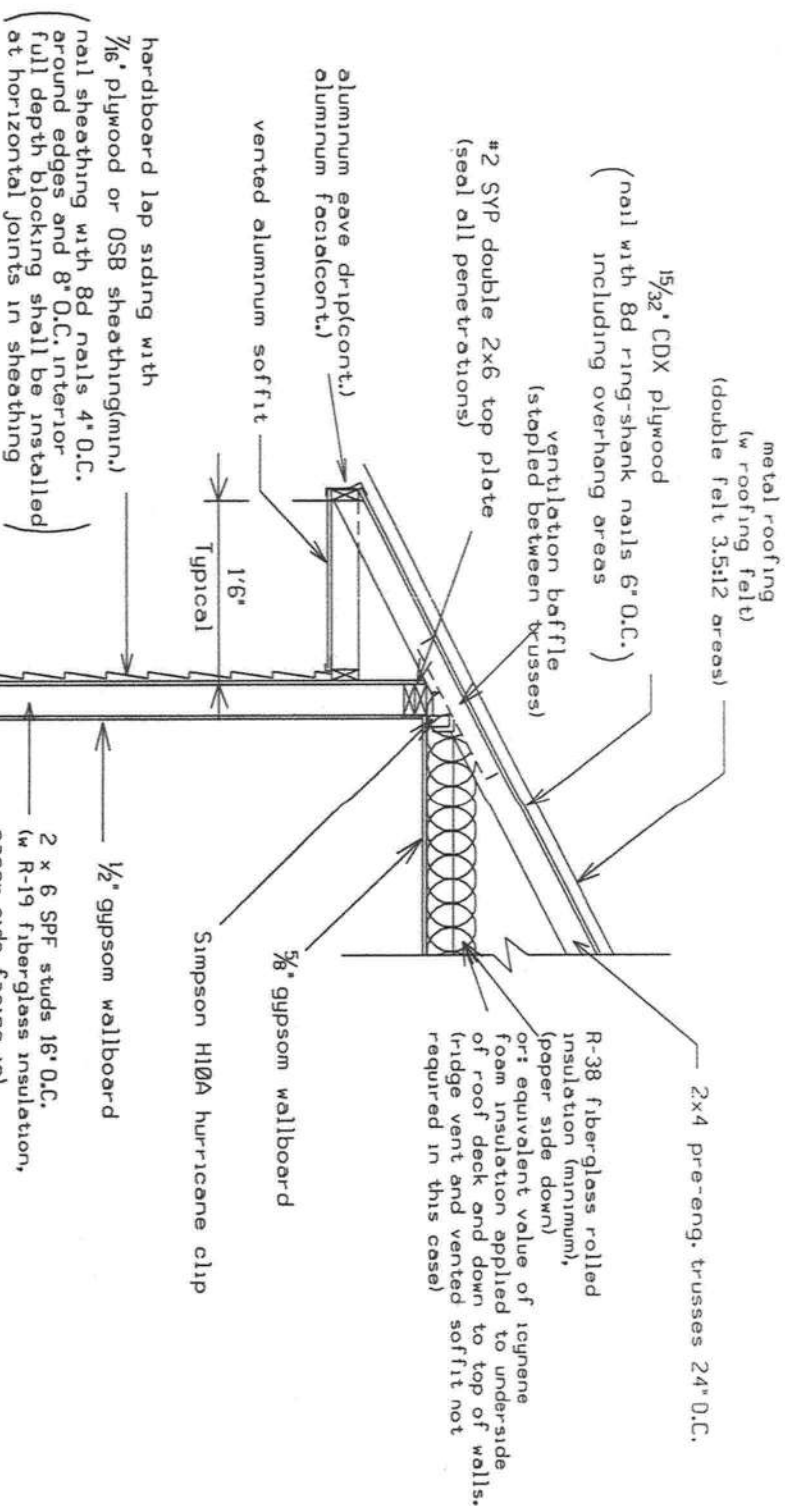
PORCH BEAMS SHALL BE: 2 - #2 SYP 2X10'S w 1/2" plywood or OSB between nailed w 4-12d nails 10" O.C.

WORKSHOP DOOR HEADER: 3 - #2 SYP 2X10'S w 1/2" plywood or OSB between nailed w 4-12d nails 10" O.C.

GARAGE DOOR HEADER: 3 - 1.75"X16" LVL's (Fb=2250, 1.5E) nailed together with 4-12d nails 10" on center

SYP = SOUTHERN YELLOW PINE

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Technical drawing of a door threshold cross-section. The drawing shows a concrete base with a 4" thick section on the right. A 10" wide section is indicated at the top. A 16" wide section is indicated at the bottom. A 6 mil visqueen layer is shown on the left. A (2) cont. # 5 rebar is shown in the concrete. A 0" - 3" height is indicated for the rebar. A door frame is shown on the right, with a door handle and lock mechanism. The drawing is labeled with dimensions and material specifications.

4" conc slab
(3000 psi)

6" min.

12" min.

6" min.

6 mil visqueen

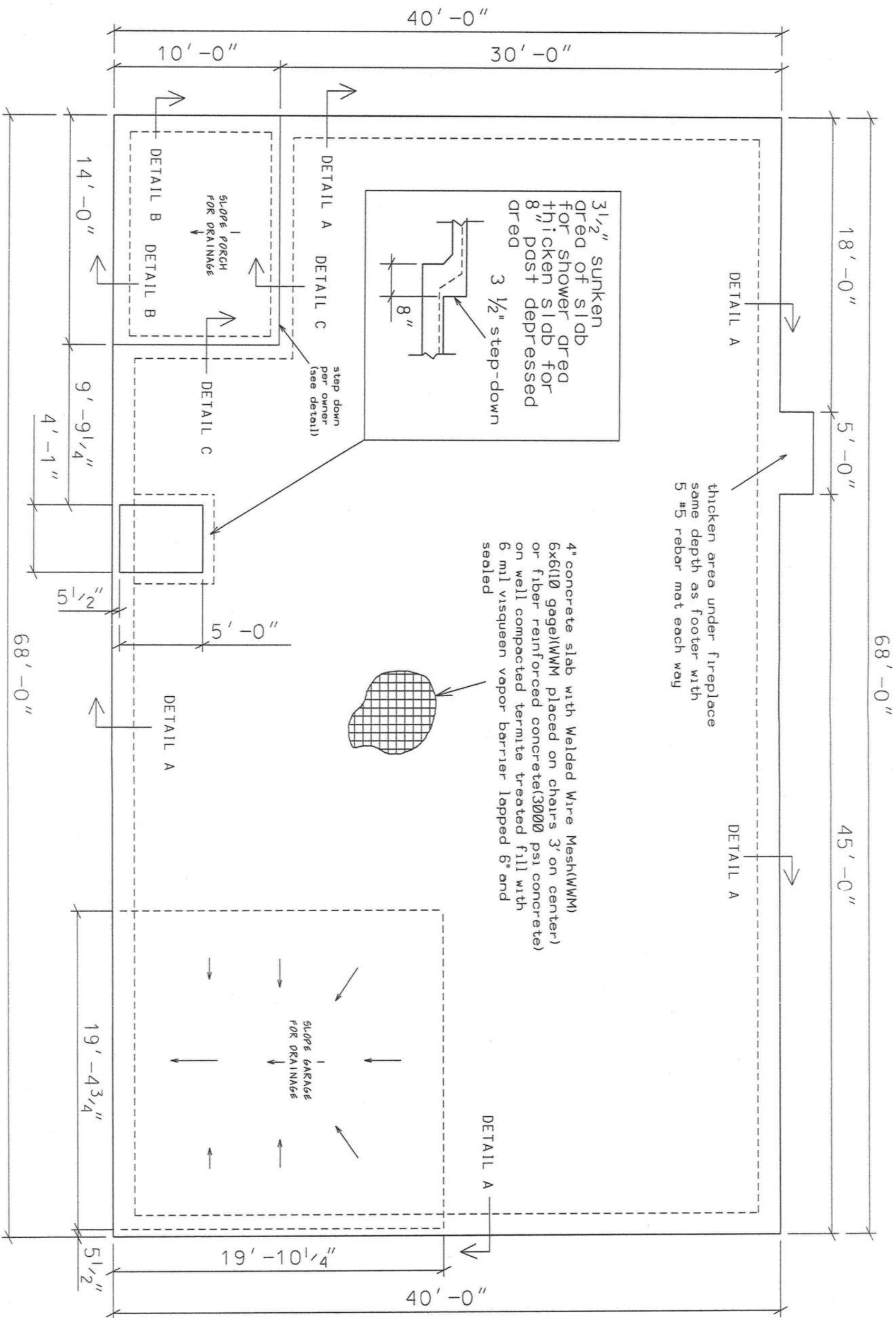
welded wire mesh(6x6-10 gage) or fiber reinforced concrete

compacted treated fill

cont. 18" deep min. x 12" wide monolithic footer w (2) cont. #5 rebar (3000 psi conc.)

12"

mtg 5/2
11-15-18



FOUNDATION PLAN

0 3' 6'
scale

NOTE: DIMENSIONS ARE FROM
EDGE OF SLAB.

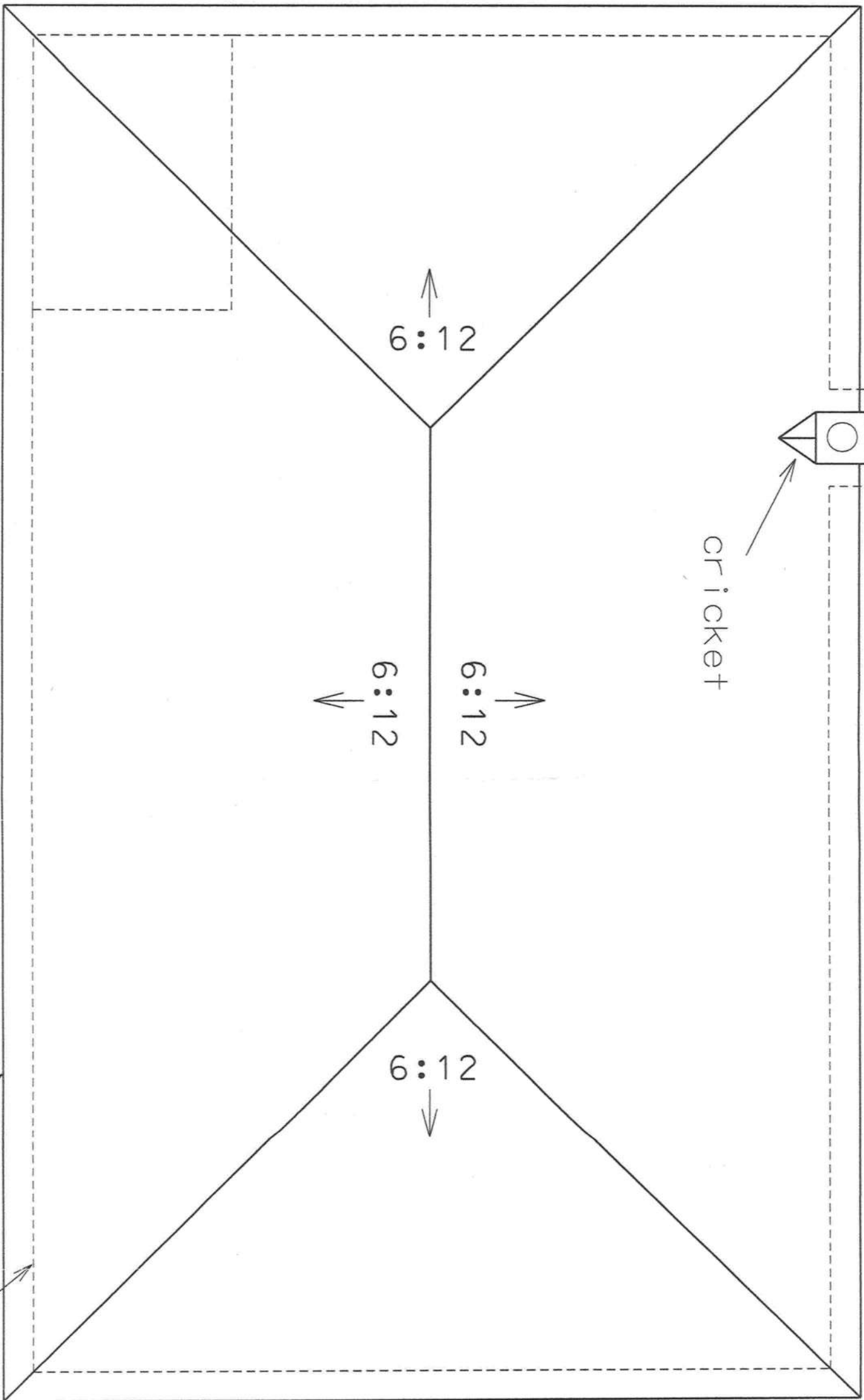
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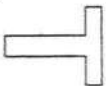


ROOF PLAN

MJH 576
11-15-18

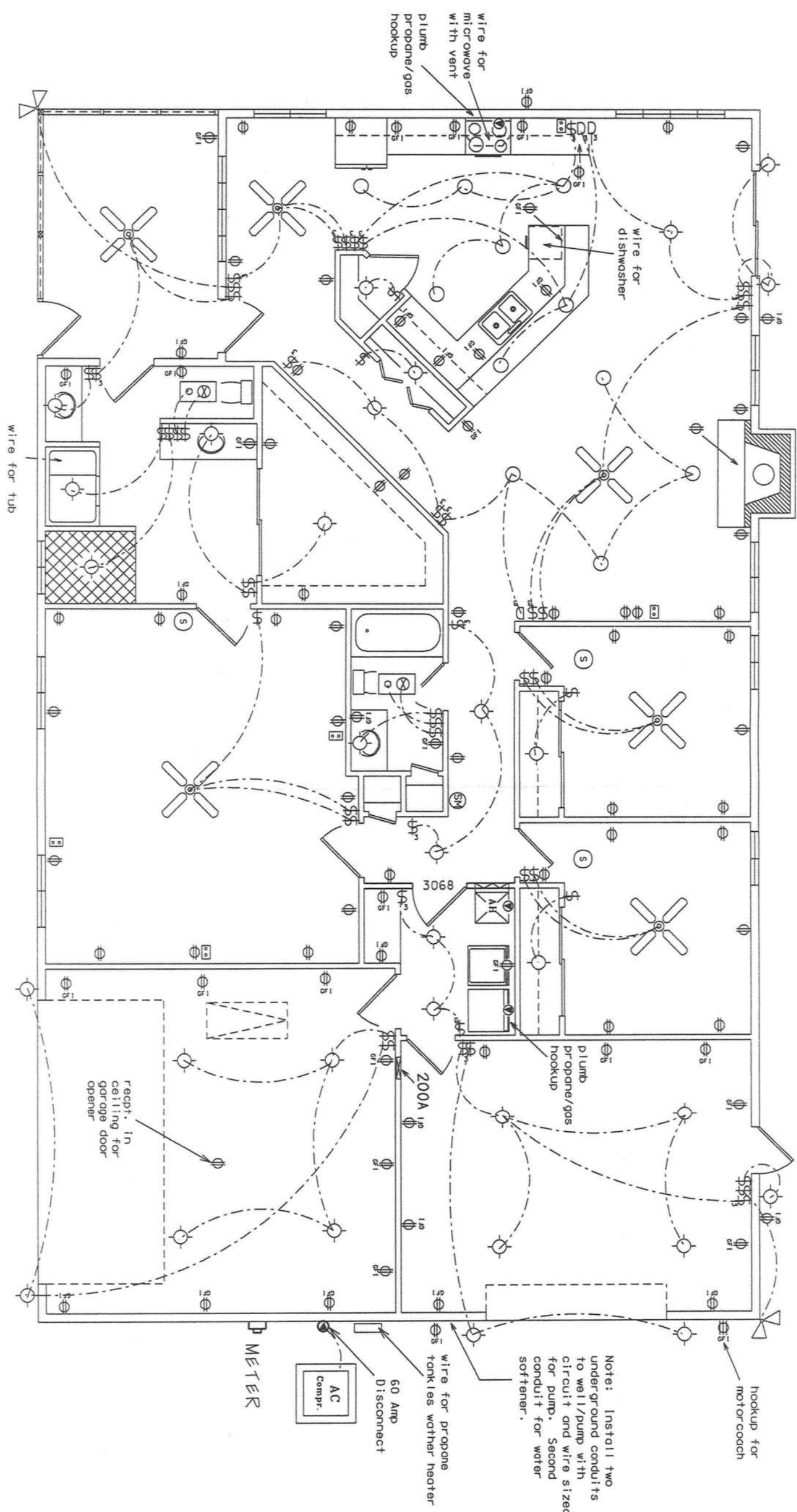
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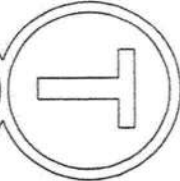


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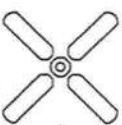
ELECTRICAL PLAN (N.T.S.)



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ELECTRICAL LEGEND

-  - CEILING FAN w LIGHTS
-  - LIGHT FIXTURE
-  - RECESSED CAN LIGHT FIXTURE
-  - SINGLE POLE SWITCH
-  - THREE-WAY SWITCH
-  - DIMMER SWITCH
-  - THREE-WAY DIMMER SWITCH
-  - RECEPT.
-  - GFI RECEPT OR PART OF A GFI CIRCUIT.
-  - SECURITY LIGHT
-  - EXHAUST WITH LIGHT
-  - 220 V.
-  - SMOKE DETECTOR (AC/DC and interconnected)
-  - SMOKE & CARBON MONOXIED DETECTOR (AC/DC and interconnected)
-  - COAX & TELEPHONE

NOTES:

- 1.) ALL EXTERIOR RECEPTACLES SHALL BE WEATHERPROOF.
- 2.) ALL RECPTS NOT A GFI OR PART OF A GFI CIRCUIT SHALL BE PART OF AN AFCI CIRCUIT.
- 3.) PLACE 4 LIGHTS IN HOME ATTIC AREA WITH SWITCH NEAR ATTIC ACCESS.