1046546

SOUTHLAKE PARCELS D & E

St Johns County, Florida

FOR

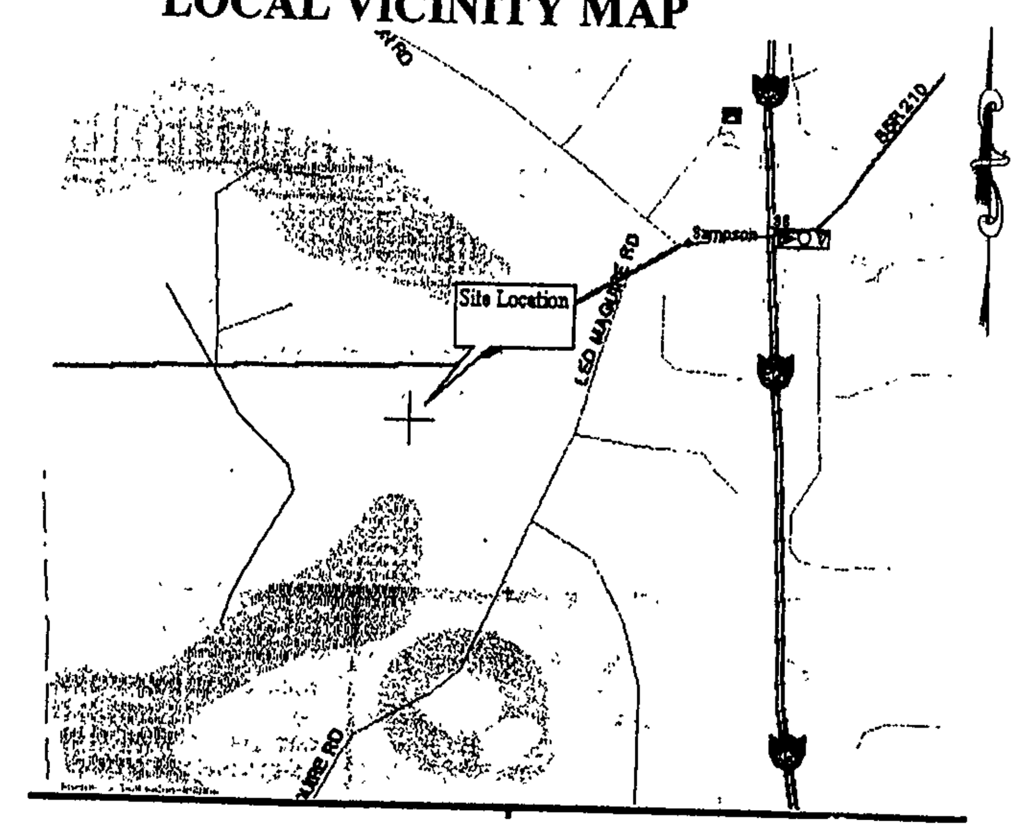
LANDMARK HOMES, INC.

REVIEW OF [redacted] JOHNS COUNTY
DENOTES APPARENT [redacted] APPLICABLE REGULATIONS, ORDINANCES, AND [redacted]
- DOES NOT [redacted] OR NON-CONFORMING FEATURES [redacted] OR OTHERWISE ALLOWED BY THE BOARD OF [redacted]
- DOES NOT [redacted] ENDORSEMENT OF ALL FUNCTIONAL ASPECTS, [redacted] AESTHETIC CONSIDERATIONS.
- DOES NOT [redacted] AL ENGINEERING CERTIFICATION BY THIS [redacted] DESIGN RESPONSIBILITY LIES SOLELY WITH THE [redacted] OF RECORD.
- CONFIRMATION OF CORRECT [redacted] OF CONSTRUCTION IS THE RESPONSIBILITY OF THE OWNER [redacted] BUILDER BASED ON A PROPER SURVEY OF THE CONSTRUCTION [redacted].

LEGEND

Symbol	Description
12"W	EXISTING WATER MAIN
8"SAN	EXISTING SANITARY SEWER
12"FM	EXISTING FORCE MAIN
	WATER MAIN
	SANITARY SEWER SYSTEM
	FORCE MAIN
	DRAINAGE PIPE
	DRAINAGE DIVIDE LINE
	RIGHT-OF-WAY LINE
x	SILT FENCE
10	EXISTING CONTOUR
	PROPOSED ROADWAY
	EXISTING ROADWAY
20	SEWER MANHOLE LABEL
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	GATE VALVE
	REDUCER
D	DRAINAGE AREA LABEL
	HAY BALES
	CATCH BASIN/CURB INLET
	DRAINAGE MANHOLE
	MITERED END SECTION
P- 1	DRAINAGE PIPE LABEL
S- 1	DRAINAGE STRUCTURE LABEL

LOCAL VICINITY MAP



Location Map

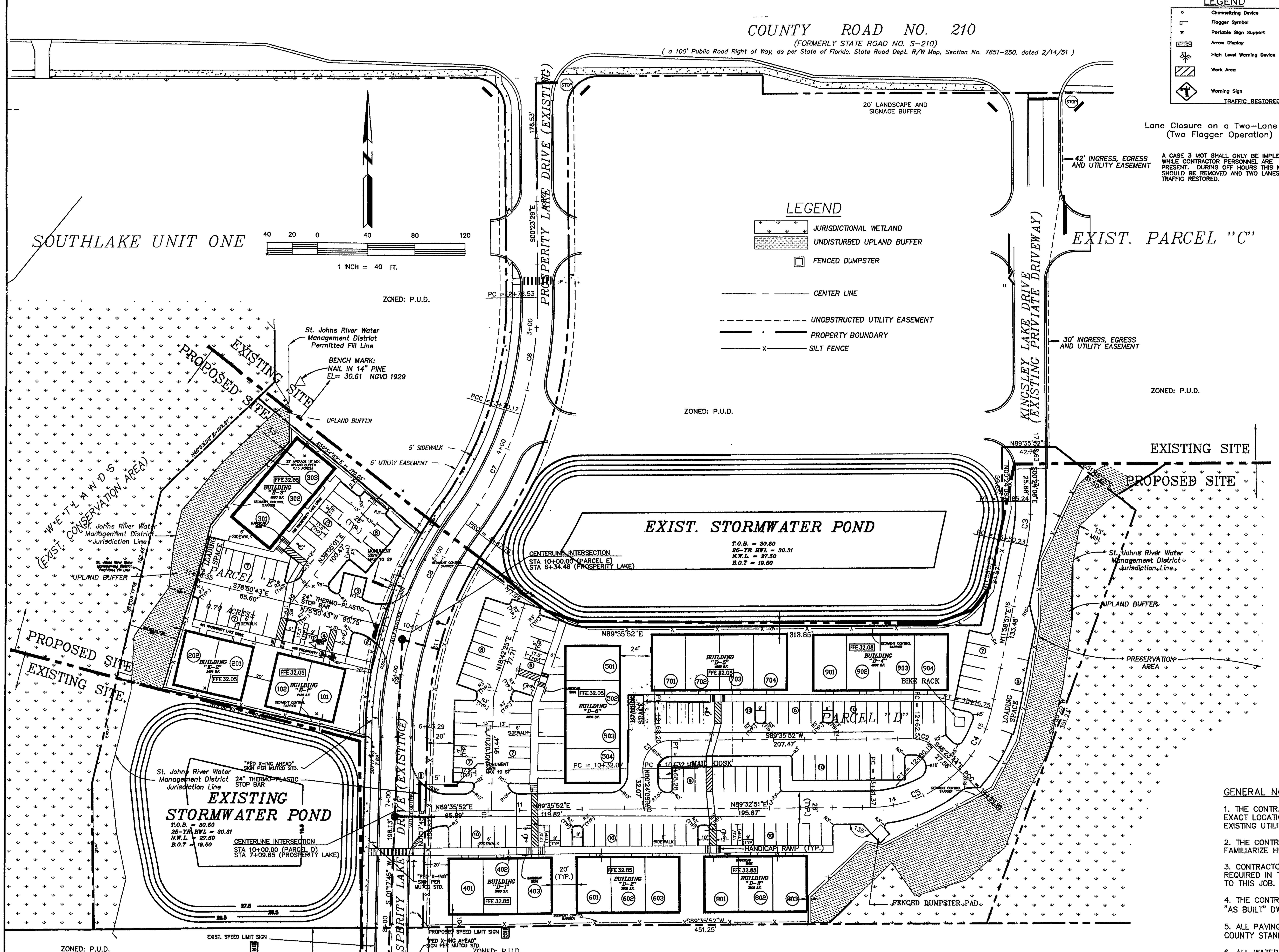
LIST OF SHEETS

REVIEWED FOR CONSTRUCTION
St. Johns County Development Review
Paving and Drainage Plans Y
Site Plan
MODCP
Date: 3/15/04 By: KN

Prepared By:
J. Lucas & Associates, Inc.
DESIGN AND CONSULTING ENGINEERS
CERTIFICATE OF AUTHORIZATION NO. 3981
JLA
1305 CEDAR STREET - JACKSONVILLE, FL 32207
PHONE: (904) 396-3060 - FAX: (904) 396-3456
E-MAIL: lucascad@bellsouth.net

AUGUST 2003

PROJECT NUMBER: 0314



COUNTY ROAD NO. 210
(FORMERLY STATE ROAD NO. S-210)
(a 100' Public Road Right of Way, as per State of Florida, State Road Dept. R/W Map, Section No. 7851-250, dated 2/14/51)
20' LANDSCAPE AND SIGNAGE BUFFER
42' INGRESS, EGRESS AND UTILITY EASEMENT
EXIST. PARCEL "C"
KINGSLEY LAKE DRIVE (EXISTING PRIVATE DRIVEWAY)
30' INGRESS, EGRESS AND UTILITY EASEMENT
PROSPERITY LAKE DRIVE (EXISTING)
SOUTHLAKE UNIT ONE
1 INCH = 40 FT.
LEGEND
JURISDICTIONAL WETLAND
UNDISTURBED UPLAND BUFFER
FENCED DUMPSTER
CENTER LINE
UNOBSTRUCTED UTILITY EASEMENT
PROPERTY BOUNDARY
SILT FENCE
ZONED: P.U.D.
St. Johns River Water Management District Permitted Fill Line
BENCH MARK: NAIL IN 14" PINE EL= 30.61 NGVD 1929
UPLAND BUFFER
5' SIDEWALK
5' UTILITY EASEMENT
EXISTING SITE
PROPOSED SITE
WETLANDS (EXIST. CONSERVATION AREA)
St. Johns River Water Management District Jurisdiction Line
PARCEL "E"
EXIST. STORMWATER POND
T.O.B. = 30.50
25-YR HWL = 30.31
N.W.L. = 27.50
B.O.T = 19.50
CENTERLINE INTERSECTION
STA 10+00.00 (PARCEL E)
STA 6+34.46 (PROSPERITY LAKE)
24" THERMO-PLASTIC STOP BAR
PRESERVATION AREA
BIKE RACK
PARCEL "D"
LOADING SPACE
MAIL KIOSK
BUILDING "D-I"
BUILDING "E-I"
FFE 32.05
FFE 32.85
HANDICAP RAMP (TYP.)
FENCED DUMPSTER PAD
"PED X-ING AHEAD" SIGN PER MUTCD STD.
EXISTING STORMWATER POND
CENTERLINE INTERSECTION
STA 10+00.00 (PARCEL D)
STA 7+09.65 (PROSPERITY LAKE)
EXIST. SPEED LIMIT SIGN
PROPOSED SPEED LIMIT SIGN
S89°35'52"W 451.25'
N89°35'52"E 313.85'
EXIST. 125' UNOBSTRUCTED UTILITY EASEMENT
SOUTHLAKE UNIT TWO

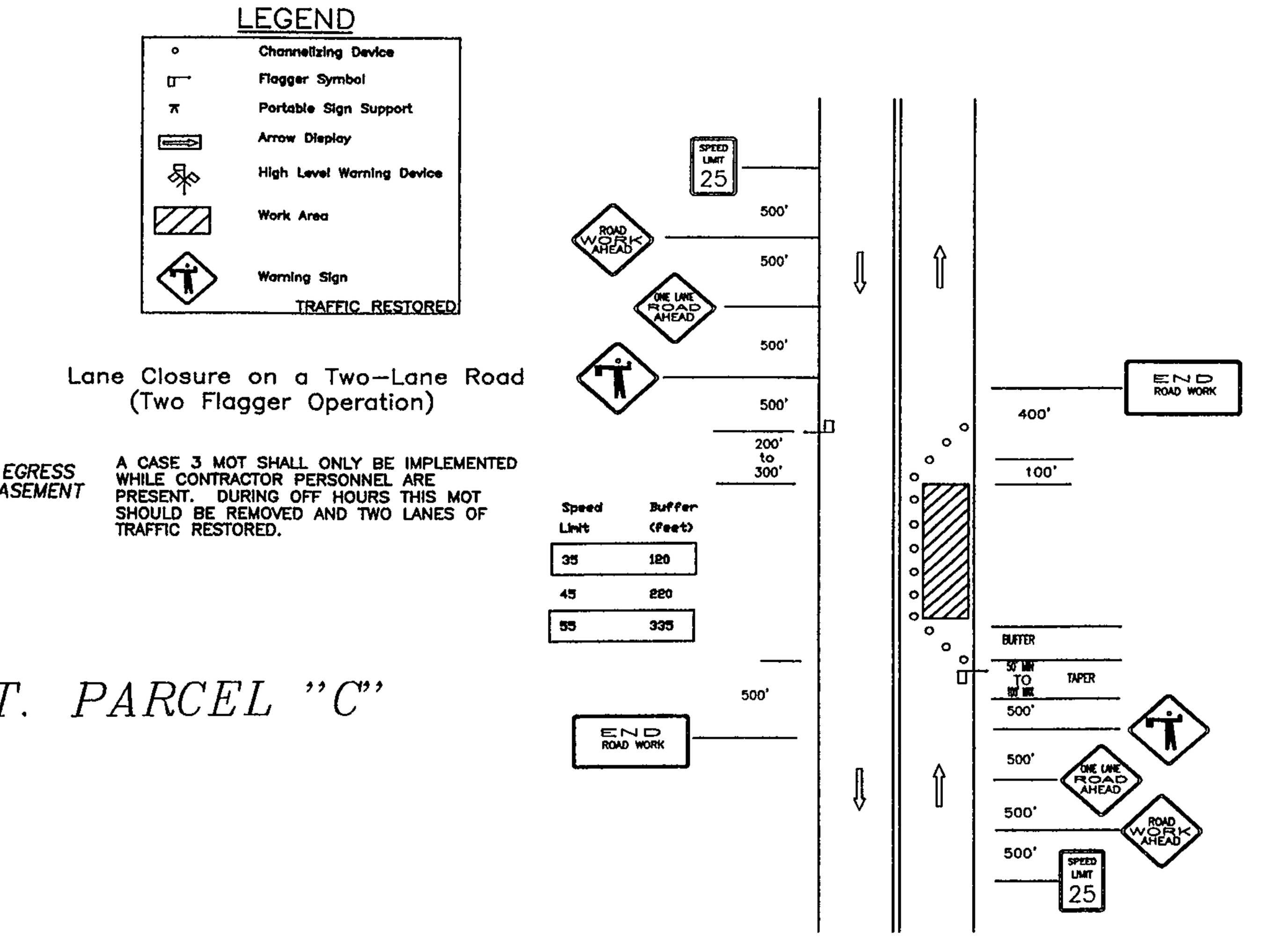
ZONED: P.U.D.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	BEARING	CHORD	DELTA
C1	36.13	23.00	23.00	S44°35'52"W	32.53	90°00'00"
C2	17.67	23.00	9.29	N68°23'56"W	17.23	44°00'25"
C3	35.01	162.00	17.57	N05°47'21"E	34.94	12°22'59"
C4	56.94	100.00	29.26	N28°17'33"E	56.17	32°37'25"
C5	78.44	100.00	41.36	N67°04'33"E	76.45	44°56'36"
C6	93.64	300.00	47.20	N08°32'22"E	93.26	17°53'00"
C7	97.58	300.00	49.23	N26°47'58"E	97.15	18°38'13"
C8	97.79	288.83	49.37	S26°25'07"W	97.32	19°23'56"
C9	77.75	288.83	39.11	S09°00'27"W	77.52	15°25'24"

DATA SUMMARY

PIN: 026440-0030
MAX. STRUCTURE HT: 35'
OF STORIES: 1
TOTAL SITE 3.98 AC.
TOT. DRAIN.BASIN AREA: 2.95 AC.
IMPERV. AREA: 2.14 AC. (54%)
DCIA: 54%
TOT. BLDG AREA: 33648 S.F.(19%)
TOT. BLDG COVERAGE: 6,676 S.F./ACRE
TOT. PERVIOUS AREA: 1.84 AC.
WEIGHTED CN: 93

SOUTHLAKE PARCELS 3"D" & "E"
MEDICAL/DENTAL OFFICE USE
R-PUD 97-006; ORDINANCE 97-20
28 UNITS IN 9 BLDGS
28 DOCTORS, 56 EMPLOYEES
& 56 EXAM ROOMS
1 SPACE/DOCTOR = 28 SPACES
0.5 SPACE/EMPOYEE = 28
1.5 SPACES/EXAM ROOM = 84
140 SPACES REQUIRED
150 SPACES PROVIDED
SOIL TYPE: 12 (Ona Fine Sand) ENTIRE SITE



LEGEND
Channelizing Device
Flagger Symbol
Portable Sign Support
Arrow Display
High Level Warning Device
Work Area
Warning Sign
TRAFFIC RESTORED
Lane Closure on a Two-Lane Road (Two Flagger Operation)
A CASE 3 MOT SHALL ONLY BE IMPLEMENTED WHILE CONTRACTOR PERSONNEL ARE PRESENT. DURING OFF HOURS THIS MOT SHOULD BE REMOVED AND TWO LANES OF TRAFFIC RESTORED.
Speed Limit
Buffer (Feet)
END ROAD WORK

MAINTENANCE OF TRAFFIC REQUIREMENTS

1. ANY MODIFICATIONS OF THIS MAINTENANCE OF TRAFFIC PLAN SHALL BE SUBMITTED TO THE COUNTY, TRAFFIC ENGINEERING DIVISION FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION.
2. PROJECT WORK HOURS ARE BETWEEN 7:00 AM TO 7:00 PM ON RESIDENTIAL STREETS, AND 9:00 AM TO 4:00 PM ON COLLECTOR OR ARTERIAL STREETS.
3. CONTRACTOR MUST MAINTAIN EXISTING SIGNAGE. IF SIGNS ARE DAMAGED DUE TO HIS ACTIVITY, THE CONTRACTOR IS REQUIRED TO REPLACE THEM IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS IMMEDIATELY.
4. ACCESS TO ALL STREETS AND DRIVEWAYS TO BE MAINTAINED AT ALL TIMES.
5. CONTRACTOR SHALL NOTIFY TRAFFIC ENGINEERING DIVISION (387-8861) A MINIMUM OF 5 WORKING DAYS PRIOR TO IMPLEMENTATION OF THE M.O.T.

CASE 3 M.O.T.

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OPERATION.

2. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING TO FAMILIARIZE HIMSELF WITH JOB SITE CONDITIONS.

3. CONTRACTOR SHALL ARRANGE FOR AND PAY FOR ALL TESTING AS REQUIRED IN THE ST JOHNS COUNTY UTILITY DEPT. SPECIFICATIONS PERTAINING TO THIS JOB.

4. THE CONTRACTOR SHALL FILE WITH THE COUNTY A SET OF REPRODUCIBLE MYLAR "AS BUILT" DWGS. FOR REVIEW AND APPROVAL.

5. ALL PAVING AND DRAINAGE WORK SHALL BE AS PER ST JOHNS COUNTY STANDARDS / SPEC. UNLESS SHOWN OTHERWISE.

6. ALL WATER AND SEWER WORK SHALL BE AS PER ST JOHNS COUNTY UTILITY DEPT. STANDARDS / SPEC. UNLESS SHOWN OTHERWISE.

7. CONTRACTOR SHALL CONTACT THE COUNTY 24 HOURS IN ADVANCE PRIOR TO WORKING ON THE THEIR SYSTEM.

8. ALL INTERSECTION RADII ARE 30 FEET AND ALL CUL-DE-SAC RETURNS ARE 25 FEET AS REQUIRED BY THE COUNTY AS MEASURED FROM THE RADIUS POINT TO THE EDGE OF PAVEMENT.

9. TOPOGRAPHIC INFORMATION SHOWN PROVIDED BY THE OWNER.

10. ALL PAVEMENT WIDTHS ARE 24 FEET FROM EDGE OF ASPHALT TO EDGE OF ASPHALT OR AS SHOWN ON THE PLANS.

J. LUCAS & ASSOCIATES, INC.
CONSULTING AND DESIGN ENGINEERS
CERTIFICATE OF AUTHORIZATION NO. 3981
1305 CEDAR STREET - JACKSONVILLE, FL 32207
PH (904) 396-3060 FAX (904) 396-3456

VERSION: ACAD14
DRAWN BY: DAD
DESIGNED BY: JKJ
APPROVED BY: JML
DATE: 19 JUN 03

NO.	REVISION	BY	DATE
3	REVISED PER ST JOHNS COUNTY COMMENTS	BP	12/18/03
2	REVISED PER ST JOHNS COUNTY COMMENTS	BP	10/28/03
1	REVISED PER ST JOHNS COUNTY COMMENTS	BP	10/24/03

GEOMETRY PLAN OF SOUTHLAKE PARCELS D & E FOR LANDMARK HOMES, INC

DRAWING NO. 2 OF 9
JOB NO. 0314
FILE: 0314
SEAL & SIGNATURE:

SOUTHLAKE OFFICE CENTER

JACKSONVILLE, FLORIDA

BUILDING 800

FRONT ELEVATION - BUILDING 800

REVISED

REVIEWED FOR CODE COMPLIANCE
Review of these plans, and any Permits issued, under the Applicants "Clearance Guidesheet" information are VOID if or when erroneous information from the Applicant is discovered. The Issuance of a permit conveys no right to violate any governing Codes, Zoning or Engineering regulations.
BY ______ St. Johns Co. Building Dept.

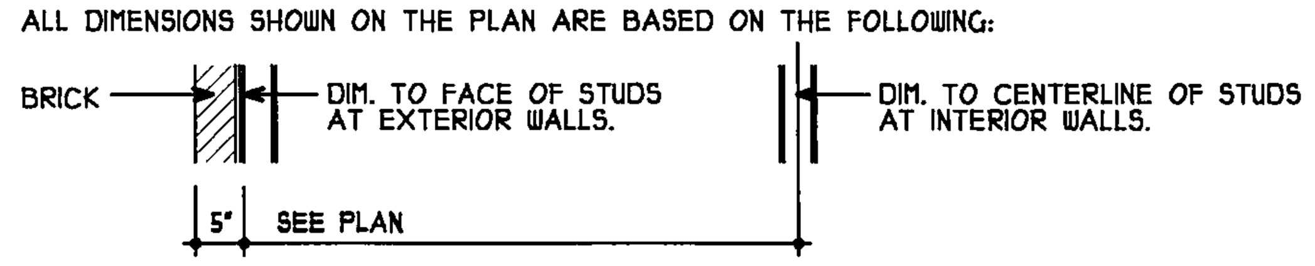
CODE SUMMARY

APPLICABLE CODES	2001 FLORIDA BUILDING CODE	
	2000 LIFE SAFETY CODE	
	2001 PLUMBING CODE	
PROGRAMMED USE	OFFICE BUILDING	
OCCUPANCY CLASSIFICATION	2001 BLDG. CODE - OFFICE OCCUPANCY - GROUP B	
BUILDING AREA	3378 SQUARE FEET	
CONSTRUCTION CLASSIFICATION	TYPE VI - UNPROTECTED, UNSPRINKLED	
OCCUPANCY LOAD	11 PER UNIT (BASED ON 1126 SF)	
FIRE ALARM SYSTEM	AS PER CODE	
FIRE RESISTANCE REQUIREMENTS	INTERIOR BEARING WALL	0 HRS.
(SBC TABLE 608)	INTERIOR NON-BEARING WALL	0 HRS.
	BEAMS, TRUSSES	0 HRS.
	ROOF/CEILING	0 HRS.
	DEMISING WALLS	1 HR.
MAX. TRAVEL DIST. TO AN EXIT	67' DOUBLE UNITS - 45' SINGLE UNITS	
EXIT DOORS	AS PER CODE	

NOTE: UNITS SHOWN ARE TYPICAL AND MAY BE MODIFIED AS PER TENANTS REQUIREMENTS FOR USE.

GENERAL NOTES

1. SEE DRAWINGS BY THE STRUCTURAL ENGINEER FOR ADDITIONAL INFORMATION RELATING TO ALL STRUCTURAL DETAILS, FOUNDATION PLAN, SHEARWALL ENGINEERING, WALL SECTIONS, ETC.
2. ALL ELECTRICAL IS SHOWN FOR INFORMATION ONLY AND SHALL BE REVIEWED WITH THE ELECTRICAL CONTACTOR PRIOR TO INSTALLATION.
3. ALL MECHANICAL IS SHOWN FOR INFORMATION ONLY AND SHALL BE REVIEWED WITH THE MECHANICAL CONTACTOR PRIOR TO INSTALLATION.
4. SEE ADDITIONAL INFORMATION SUPPLIED ALONG WITH THE ORIGINAL CONTRACT AGREEMENTS PREPARED BY THE PROJECT OWNER.
5. ALL DIMENSIONS SHOWN ON THE PLAN ARE BASED ON THE FOLLOWING:



AREA CALCULATIONS

UNIT	SQ. FT.
801	1126
802 - 803	2252
TOTAL BUILDING	3378

ALL AREAS ARE CALCULATED FROM THE OUTSIDE FACE OF THE EXTERIOR FRAME WALL TO THE CENTERLINE OF AN INTERIOR WALL. BRICK VENEER EXTERIOR FINISH IS NOT INCLUDED IN THE ABOVE AREA CALCULATIONS.

INDEX TO DRAWINGS

Fire Marshal Review & Approval
Page Signed Off

PROJECT NO. 04 06
COPYRIGHT 2004

SCALE 1/4" = 1' - 0" UNLESS NOTED OTHERWISE

FRONT ELEVATION - COVER SHEET

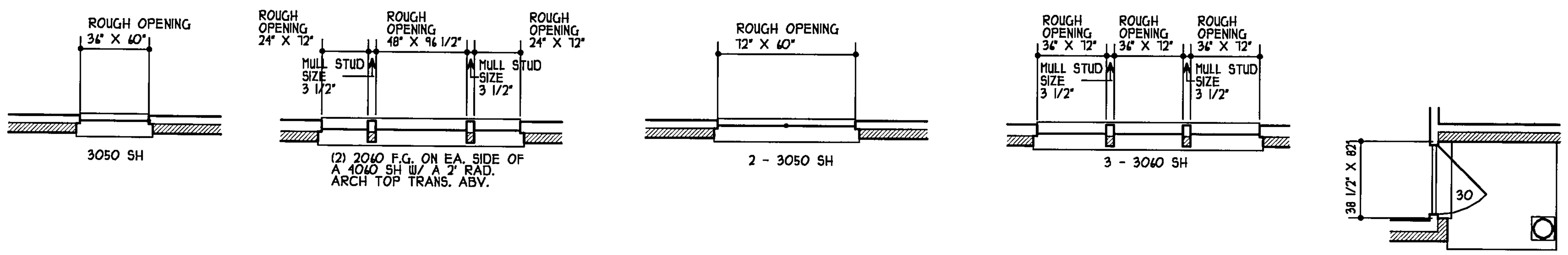
OFFICES AT EASTPARK - BUILDING 800
JACKSONVILLE, FLORIDA

ROBERT ALLEN CONNER
NCARB - ARCHITECT
11644 SAINT JOSEPHS ROAD
JACKSONVILLE, FLORIDA 32223
904 - 288 - 7822

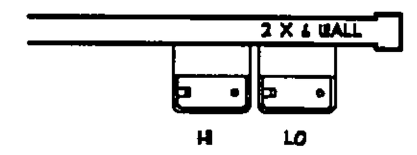
DATE 4-4-04
DRAWN R A C
REVISED 7-12-04

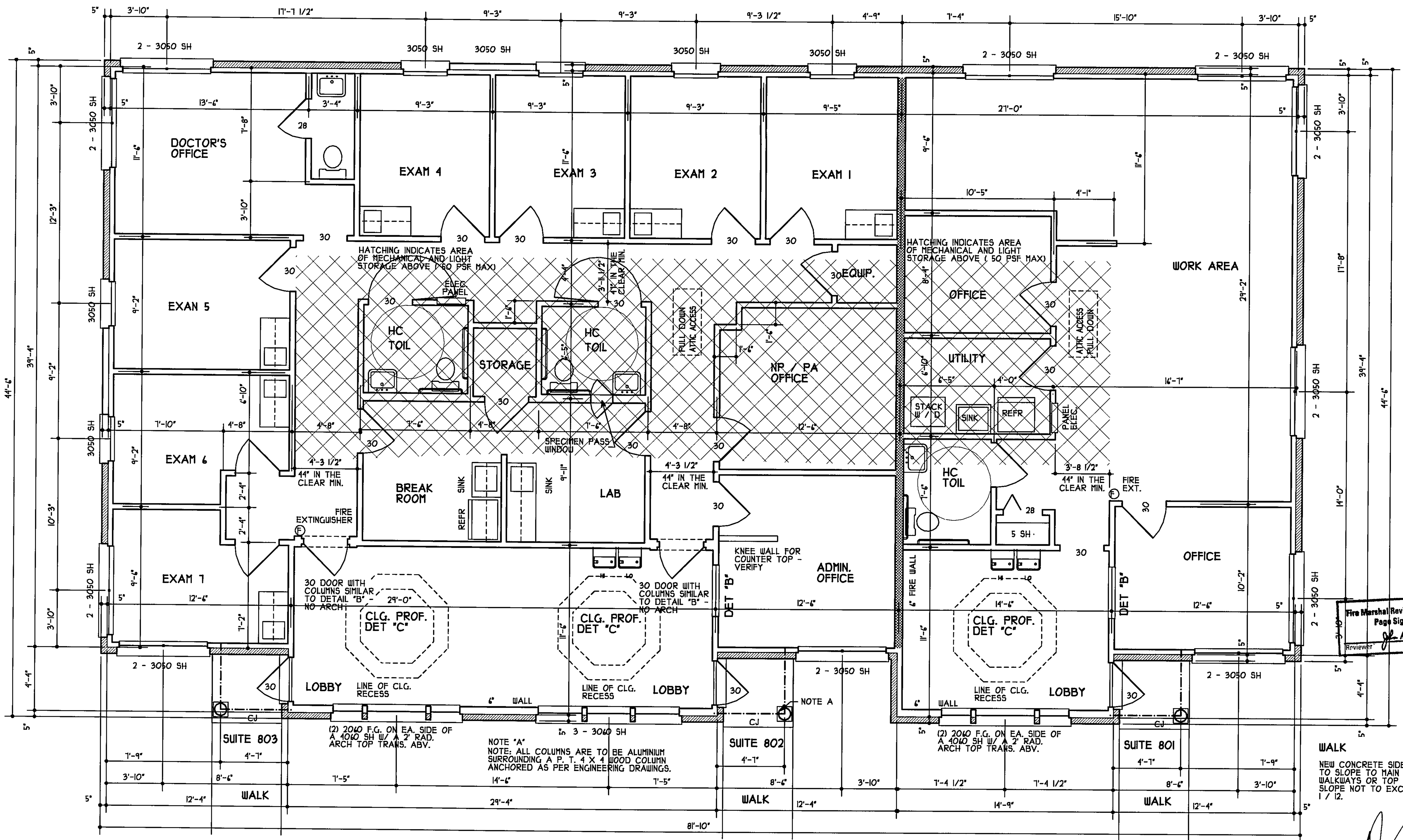
SHEET 1 OF 7

NOTE: THESE TYPICAL ROUGH OPENING DIMENSIONS ARE SHOWN FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY THESE SIZES WITH THE WINDOWS AND DOORS THAT ARE PURCHASED AS DIFFERENT MANUFACTURERS CAN AND DO HAVE DIFFERENT REQUIREMENTS.



TYPICAL ROUGH OPENING DIMENSIONS





REVISED

NEW CONCRETE SIDEWALK TO SLOPE TO MAIN WALKWAYS OR TOP OF CURB. SLOPE NOT TO EXCEED 1 / 12.

Fire Marshal Review & Approval
Page Signed Off
Reviewer

GENERAL NOTES:

1. ALL PULL DOWN ATTIC STAIR UNITS ARE TO BE 25 1/2 X 54 1/2 AND RATED FOR 300 POUNDS. CENTER IN HALL.
2. DISTANCE FROM ALL WALLS TO FACE OF DOOR JAMB TO BE 6" (IF POSSIBLE).
3. WHERE HATCHED ATTIC SPACE AREA IS SHOWN THE CEILING HEIGHT IS TO BE AS CLOSE AS POSSIBLE TO 8'-0" IN THAT SPACE.
4. THE STORAGE AREA ABOVE IS TO BE LABELED " MAX WEIGHT 80 POUNDS PER SQUARE FOOT"

DIMENSION NOTES

ALL DIMENSIONS USED ON THIS PLAN ARE BASED ON THE FOLLOWING: ALL DIMENSIONS ARE BASED ON THE OUTSIDE FACE OF WALL THE EXTERIOR WALL TO THE CENTERLINE OF AN INTERIOR WALL. SEE SHEET 1 FOR ADDITIONAL INFORMATION.

EXTERIOR BRICK VENEER WALLS	
STUD 4" - BRICK 5"	9"
STUD 6" - BRICK 5" (AT FRONTS)	11"
INTERIOR WALLS	4"
INTERIOR PLUMBING WALLS	6"

GENERAL NOTE:

GENERAL CONTRACTOR SHALL COORDINATE THIS PLAN WITH ALL OTHER SHEETS. THE INFORMATION SHOWN ON THIS SHEET GOVERNS.

FLOOR PLAN

PROJECT NO. 04 06
COPYRIGHT 2004

SCALE 1/4" = 1' - 0" UNLESS NOTED OTHERWISE

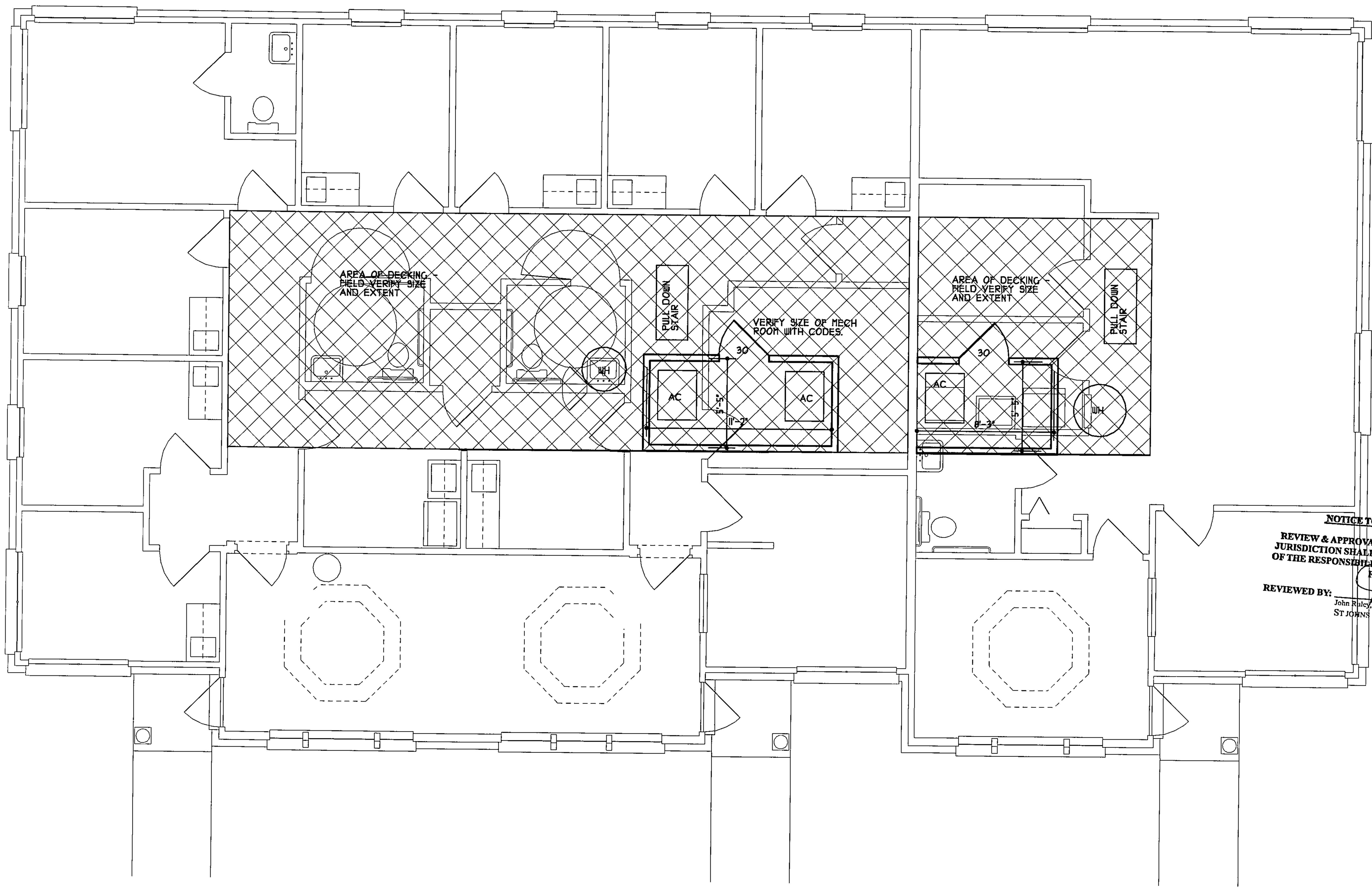
FLOOR PLAN - DETAILS

OFFICES AT EASTPARK - BUILDING 800
JACKSONVILLE, FLORIDA

ROBERT ALLEN CONNER
NCARB - ARCHITECT
11644 SAINT JOSEPHS ROAD
JACKSONVILLE, FLORIDA 32223
904 - 268 - 7822
NCARB 11940
FLORIDA AR0005188

DATE 4-4-04
DRAWN R A C
REVISED 7-12-04

SHEET 2 OF 7



ATTIC FLOOR PLAN

NOTICE TO ALL CONTRACTORS

REVIEW & APPROVAL BY THE AUTHORITY HAVING JURISDICTION SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THE FIRE CODE.

REVIEWED BY: John Ruley, Plans Examiner, 30883 DATE
ST JOHNS COUNTY FIRE RESCUE

PROJECT NO. 04 06

COPYRIGHT 2004

SCALE 1/4" = 1' - 0" UNLESS NOTED OTHERWISE

ALTHOUGH EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE FORMS AND PLANS TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. NEITHER THIS PLAN, NOR ANY PORTION OF THIS PLAN, SHALL BE COPIED, REPRODUCED, MODIFIED OR TRANSFERRED WITHOUT WRITTEN CONSENT, UNDER FS HR5400 OF THE ARCHITECTURAL DRAWING ACT OR ITS EQUAL. THE CONTRACTOR, BUILDER AND / OR OWNER SHALL CHECK AND VERIFY ALL APPLICABLE CODES, LAWS, SIZES, DIMENSIONS, DETAILS, QUANTITIES, FINISHES, ETC. AND SHALL BE TOTALLY RESPONSIBLE FOR THE SAME. THE CONTRACTOR IS URGED TO COMPLETELY REVIEW ALL INTENDED WORK WITH THE OWNER AS THERE WILL BE NO CHANGE ORDERS APPROVED OR ACCEPTED BY THE OWNER BASED ON "NOT SHOWN ON THE PLANS" OR "MISTAKE ON THE PLANS". FURTHER THE OWNER AND / OR CONTRACTORS ALSO AGREE TO COVER ANY AND ALL LEGAL FEES, EXPENSES, AWARDS, ETC. ARISING FROM ANY PROBLEMS OR LITIGATIONS. VISUAL CONTACT WITH THESE DRAWINGS CONSTITUTE PRIMA-FASCIA EVIDENCE OF THE ACCEPTANCE OF THESE CONDITIONS. ROBERT ALLEN CONNER ARCHITECT

ATTIC FLOOR PLAN

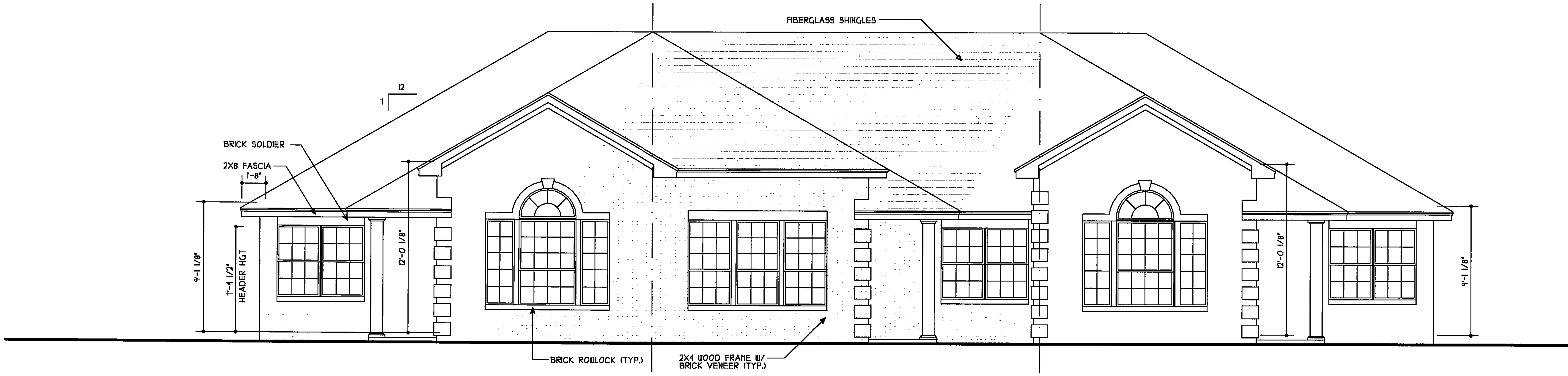
OFFICES AT EASTPARK - BUILDING 800

JACKSONVILLE, FLORIDA

NCARB 11940
FLORIDA AR0005188
ROBERT ALLEN CONNER
NCARB - ARCHITECT
11644 SAINT JOSEPHS ROAD
JACKSONVILLE, FLORIDA 32223
904 - 268 - 7822

DATE	4-4-04
DRAWN	R A C
REVISED	X-XX-XX

SHEET 3 OF 7

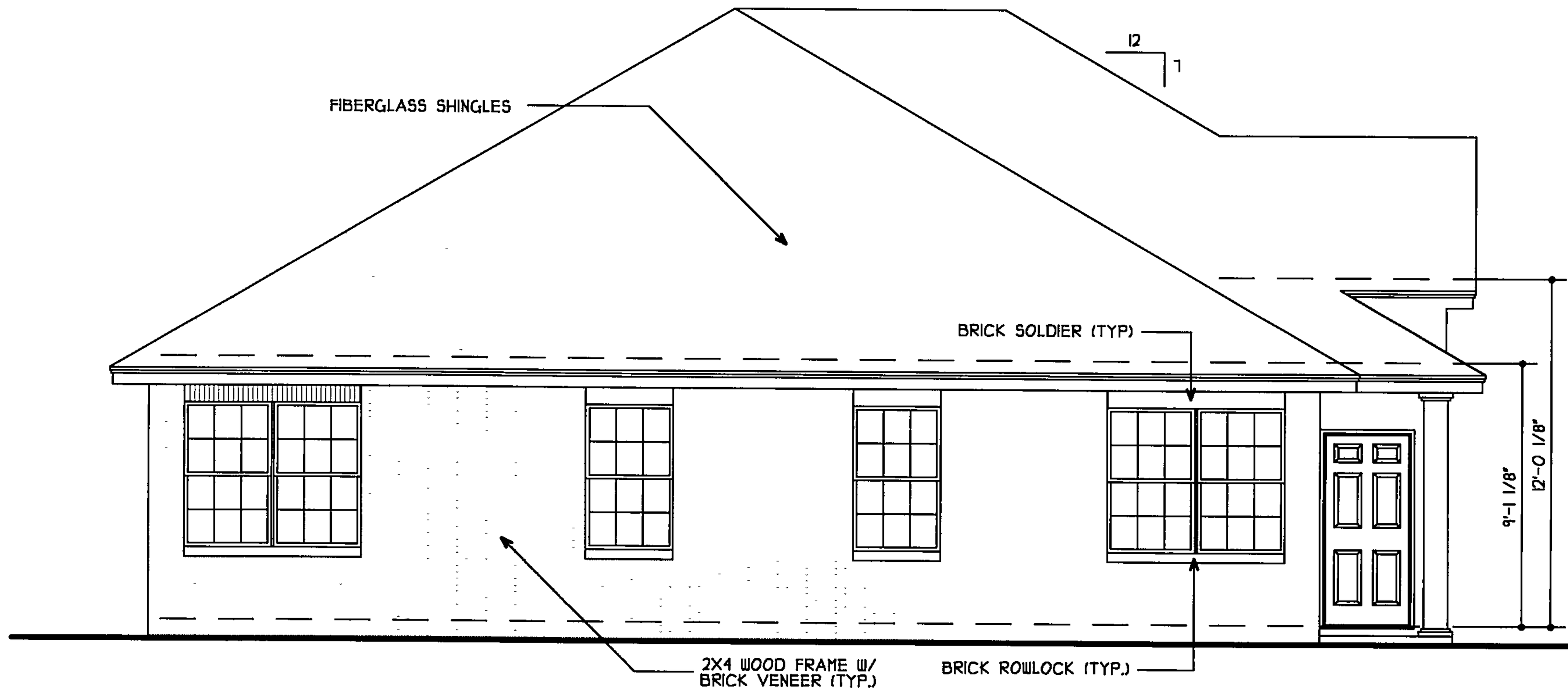


FRONT ELEVATION

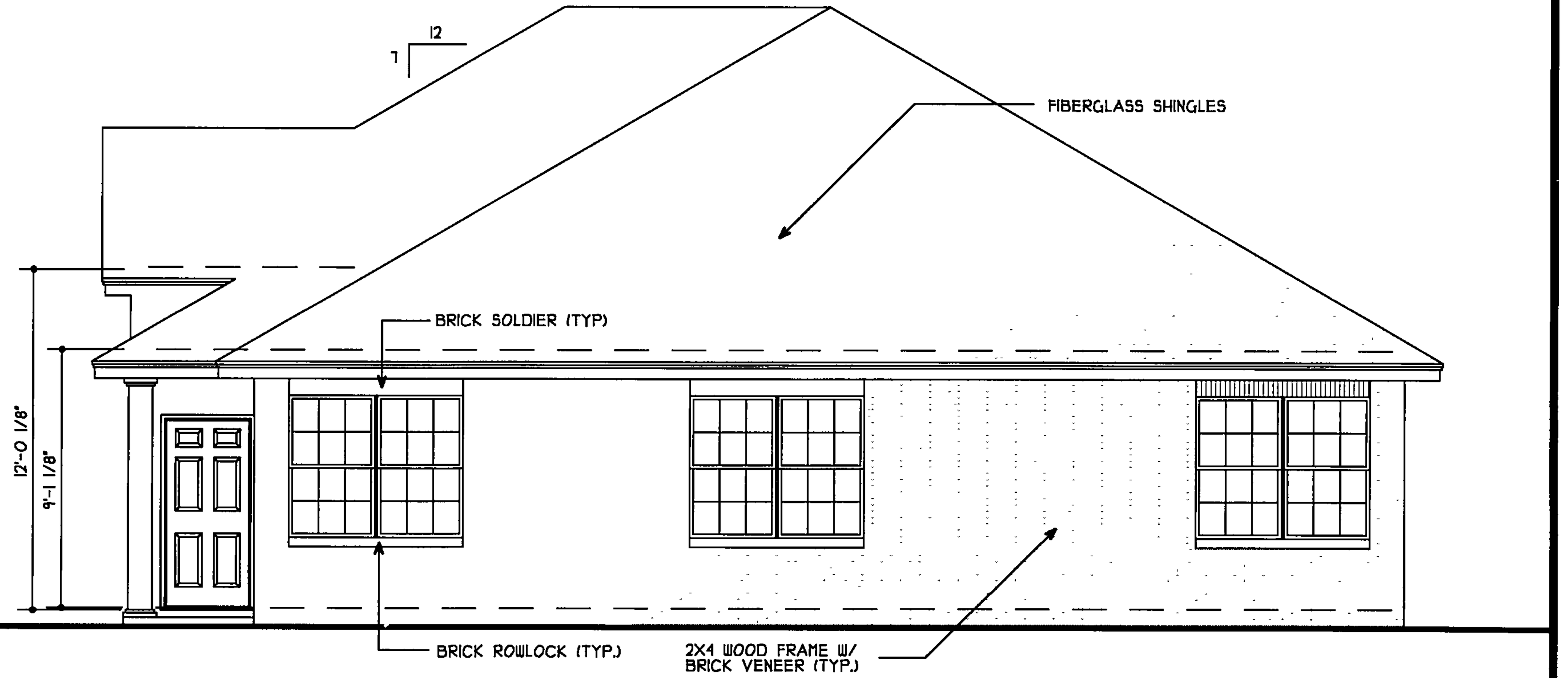
GENERAL NOTES

1. ALL ROOF SLOPES TO BE 7/ 12
2. ALL ROOFING TO BE SHINGLES
3. ALL METAL TO BE PAINTED
4. ALL ROOF OVERHANGS - UNO

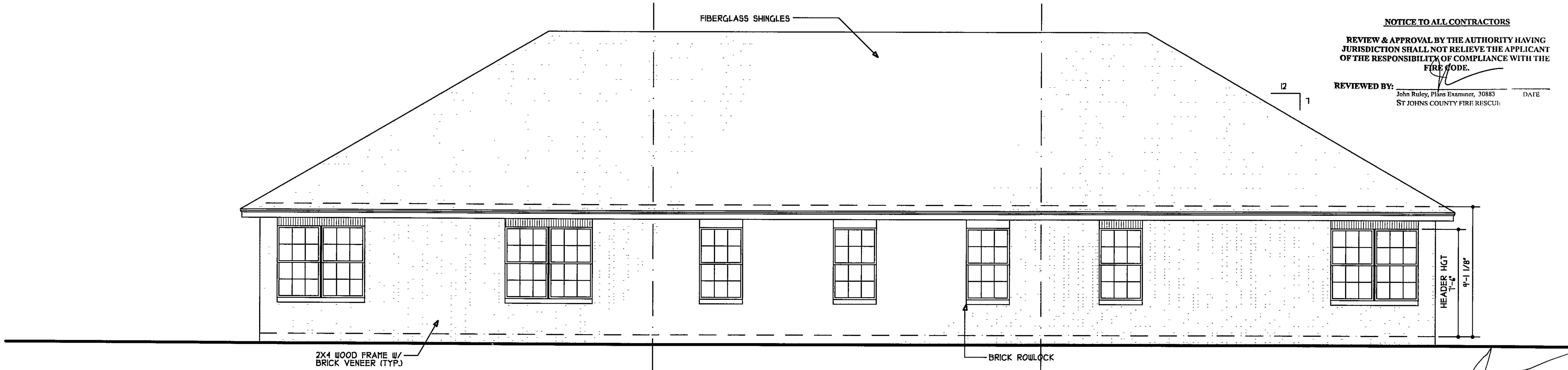
   AT HIPS --------------- 1'-4"
   AT GABLES ------------ 1'-0"
5. PROVIDE CRICKETS AT ALL POINTS WHERE VALLEYS RUN LEVEL
6. ALL SOFFITS AND FASCIAS TO BE COVERED WITH ALUMINIUM OR VINYL AS APPLICABLE.
7. ALL WINDOWS AND DOORS ARE TO HAVE MUNTINS AS DETERMINED BY OWNER
8. ALL WOOD FRAMING TO BE SPF GRADE, UNLESS IN CONTACT WITH CONCRETE OR AS NOTED AND THERE TO PT # 2 SYP. PLATES TO BE PT # 2 SYP IF REQUIRED BY LOCAL CODES.



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

NOTICE TO ALL CONTRACTORS

REVIEW & APPROVAL BY THE AUTHORITY HAVING JURISDICTION SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THE FIRE CODE.

REVIEWED BY: ______________ ________
John Ruley, Plans Examiner, 30883 DATE
ST JOHNS COUNTY FIRE RESCUE

PROJECT NO. 04 06
COPYRIGHT 2004

SCALE 1/4" = 1' - 0" UNLESS NOTED OTHERWISE

FRONT, SIDE AND REAR ELEVATIONS
OFFICES AT EASTPARK - BUILDING 800
JACKSONVILLE, FLORIDA

ROBERT ALLEN CONNER
NCARB - ARCHITECT
11644 SAINT JOSEPHS ROAD
JACKSONVILLE, FLORIDA 32223
904 - 268 - 7622

DATE 4-4-04
DRAWN RAC
REVISED X-XX-XX

SHEET 4 OF 7

PROJECT NO. 04 06

COPYRIGHT 2004

SCALE 1/4" = 1' - 0" UNLESS NOTED OTHERWISE

SECTIONS AND DETAILS

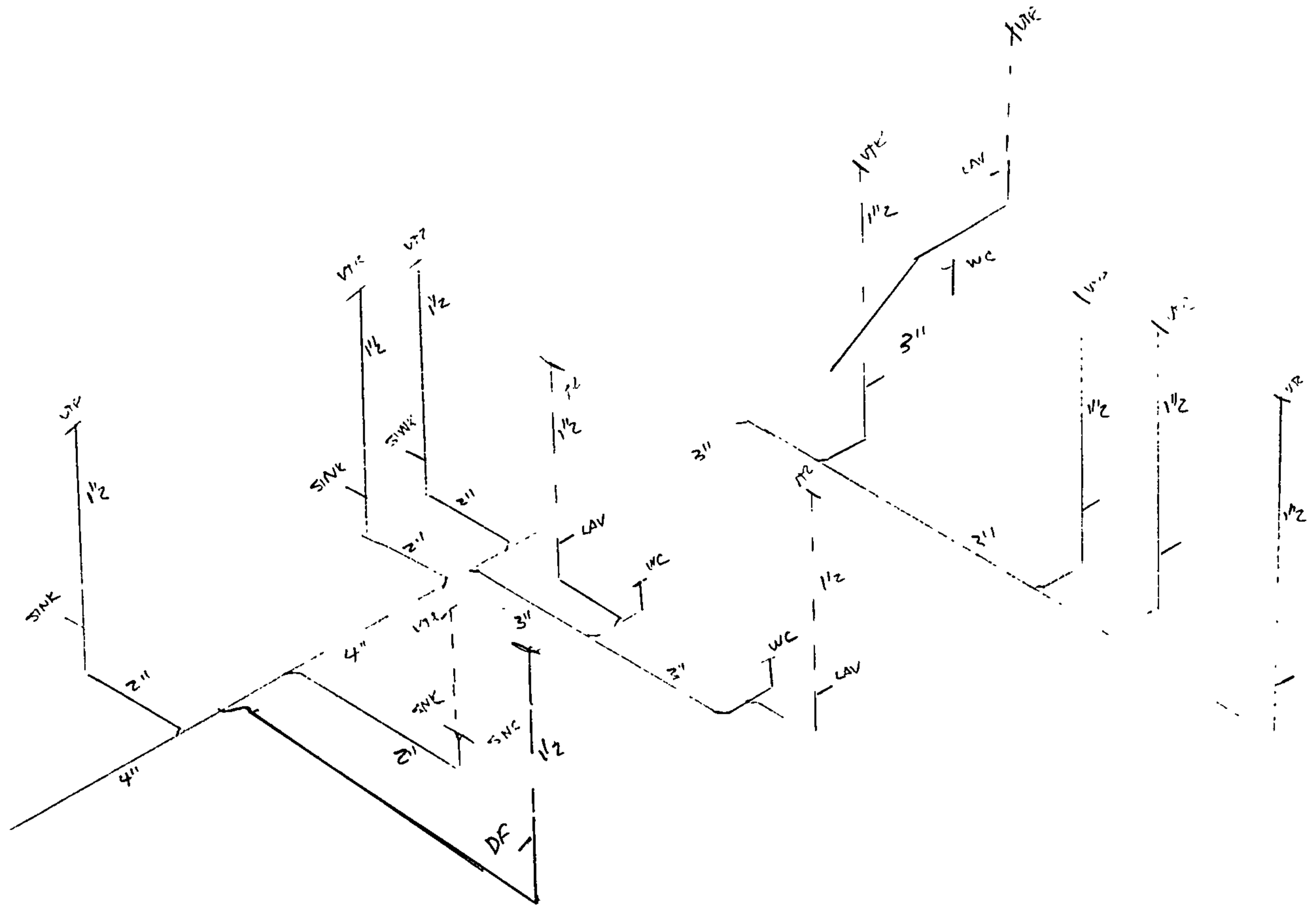
OFFICES AT EASTPARK - BUILDING 800

JACKSONVILLE, FLORIDA

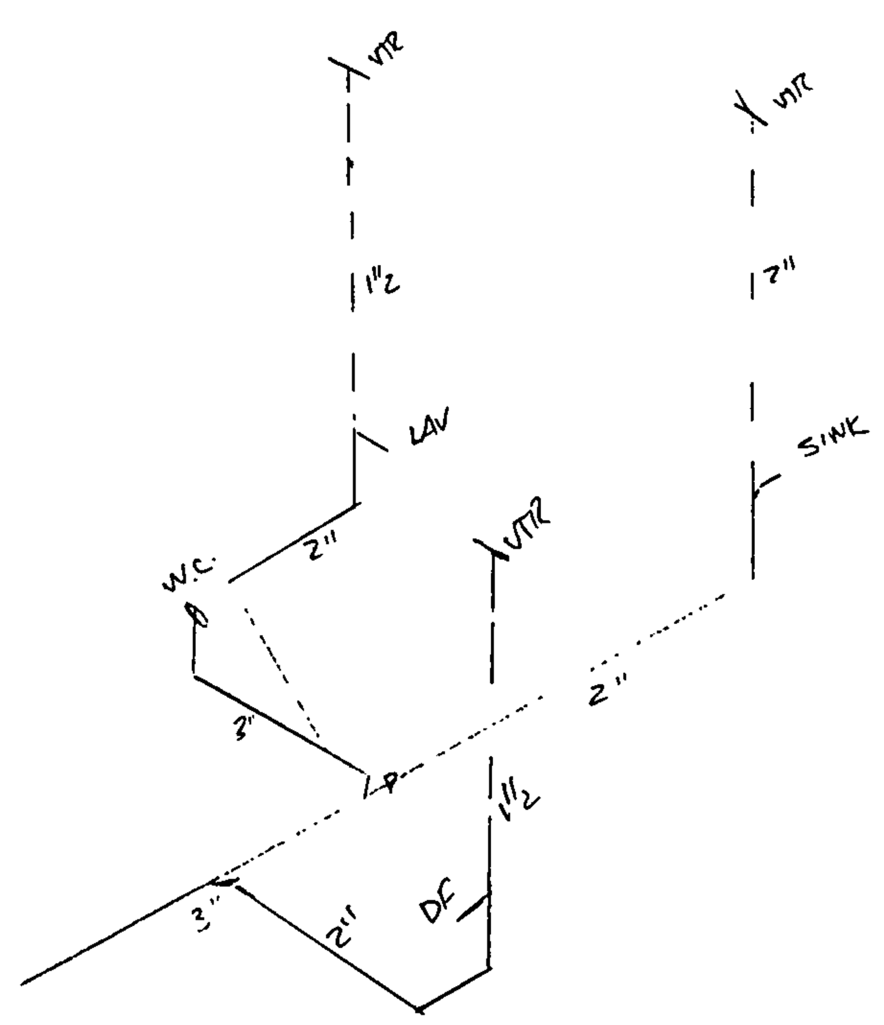
ROBERT ALLEN CONNER
NCARB - ARCHITECT
11644 SAINT JOSEPHS ROAD
JACKSONVILLE, FLORIDA 32223
904 - 268 - 7822

DATE 4-4-04
DRAWN R A C
REVISED 7-12-04

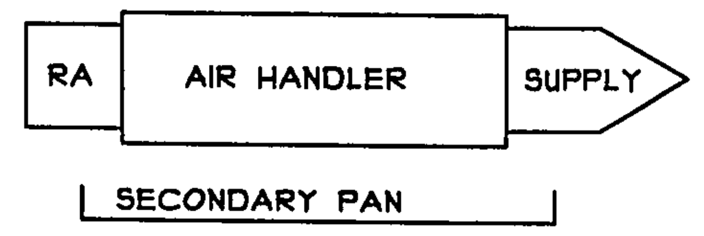
SHEET 5 OF 7



SANITARY RISER DIAGRAM 801 802



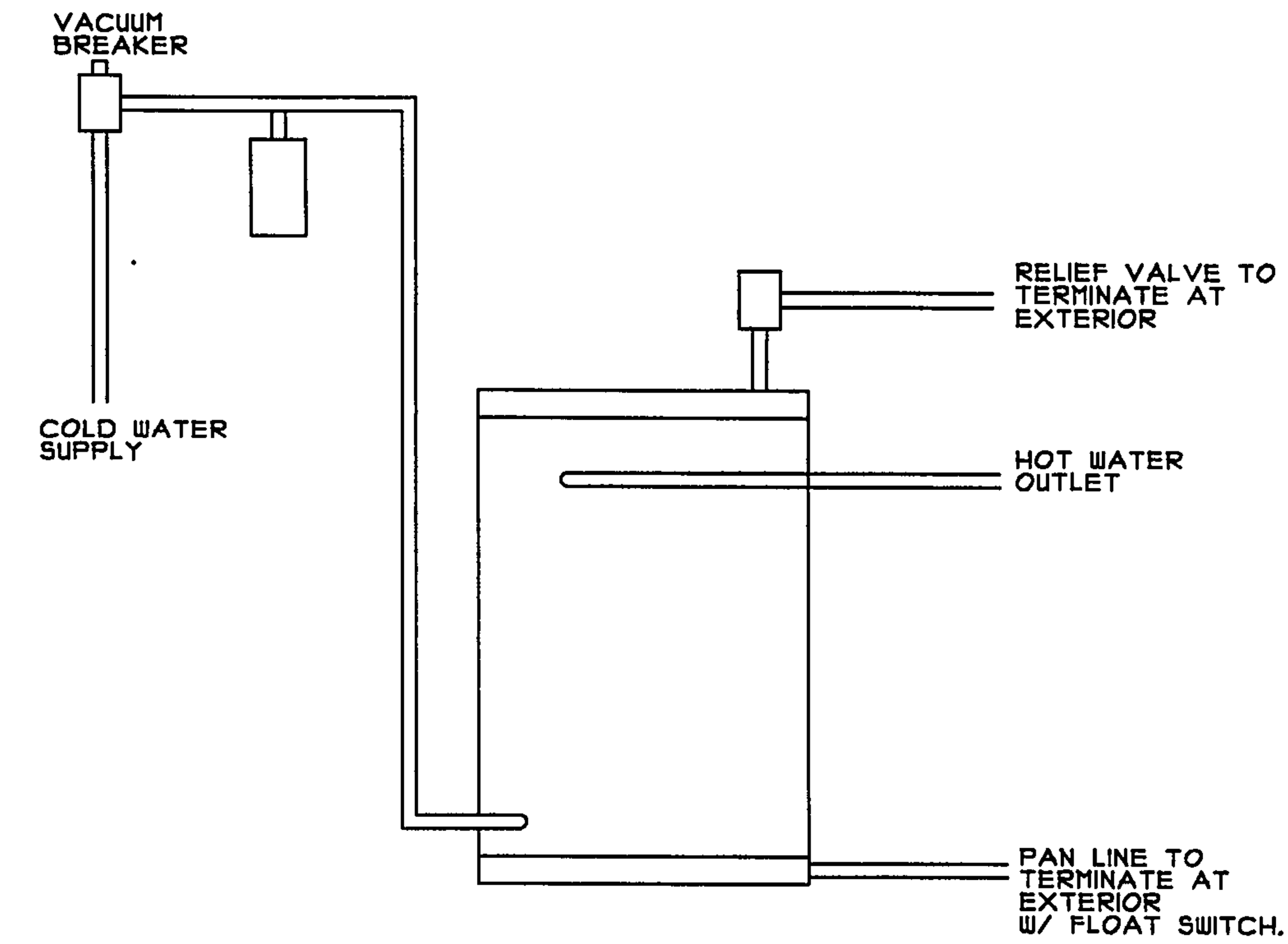
SANITARY RISER DIAGRAM 803



A / H DETAIL

GENERAL HVAC NOTES

1. AIR HANDLER WILL HAVE A FLOAT SWITCH IN THE DRAIN LINE.
2. SECONDARY PAN WILL HAVE A DRAIN LINE TERMINATING OUTSIDE.
3. ALL BATHROOM EXHAUST FANS WILL TERMINATE TO THE EXTERIOR OF THE BUILDING.
4. ALL OFFICES WILL HAVE INDIVIDUAL R / A TERMINATING AT MAIN R / A.
5. ALL TOILET EXHAUST FANS TO HAVE AT LEAST 50 CFM AIR MOVEMENT. EACH TOILET SHALL HAVE 1 EACH.

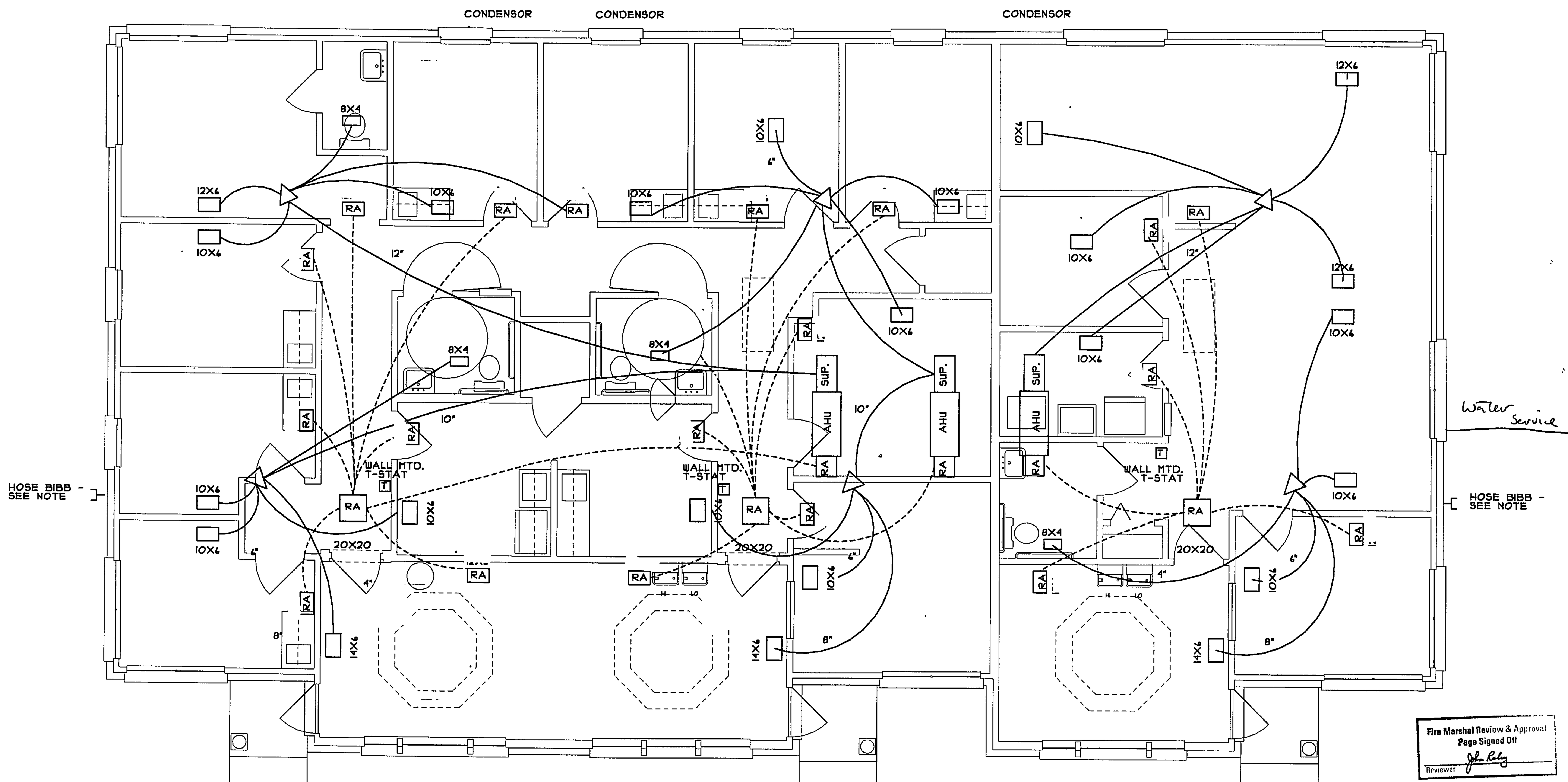


TYPICAL WATER HEATER DETAIL

NOTE: RA DUCT AND GRILL SIZES

ALL ROOM RETURN AIR DUCTS ARE 8" VENT GRILLS ARE 10" X 10"

HALLWAY RETURN AIR DUCT IS 12"



SERVICE SINK NOTE:

THE SINK IN THE BREAK ROOM IS A COMBINATION DISH AND SERVICE SINK.

HOSE BIBB NOTE:

WHILE TWO HOSE BIBBS ARE SHOWN ON THE PLAN ONLY ONE IS TO BE SUPPLIED. BIBBS ARE TO BE ARRANGED IN THE PROJECT SO THAT ONE BIBB CAN COVER TWO BUILDINGS.

NOTE:

ALL DRAWINGS IN THIS AREA TO CONFORM TO ALL CODES AND GOOD BUILDING PRACTICES WETHER SHOWN OR NOT.

REVISED

Fire Marshal Review & Approval
Page Signed Off
Reviewer

MECHANICAL FLOOR PLAN

PROJECT NO. 04 06

COPYRIGHT 2004

SCALE 1/4" = 1' - 0" UNLESS NOTED OTHERWISE

MECHANICAL PLAN

OFFICES AT EASTPARK - BUILDING 800

JACKSONVILLE, FLORIDA

ROBERT ALLEN CONNER
NCARB - ARCHITECT
11644 SAINT JOSEPHS ROAD
JACKSONVILLE, FLORIDA 32223
904 - 268 - 7822

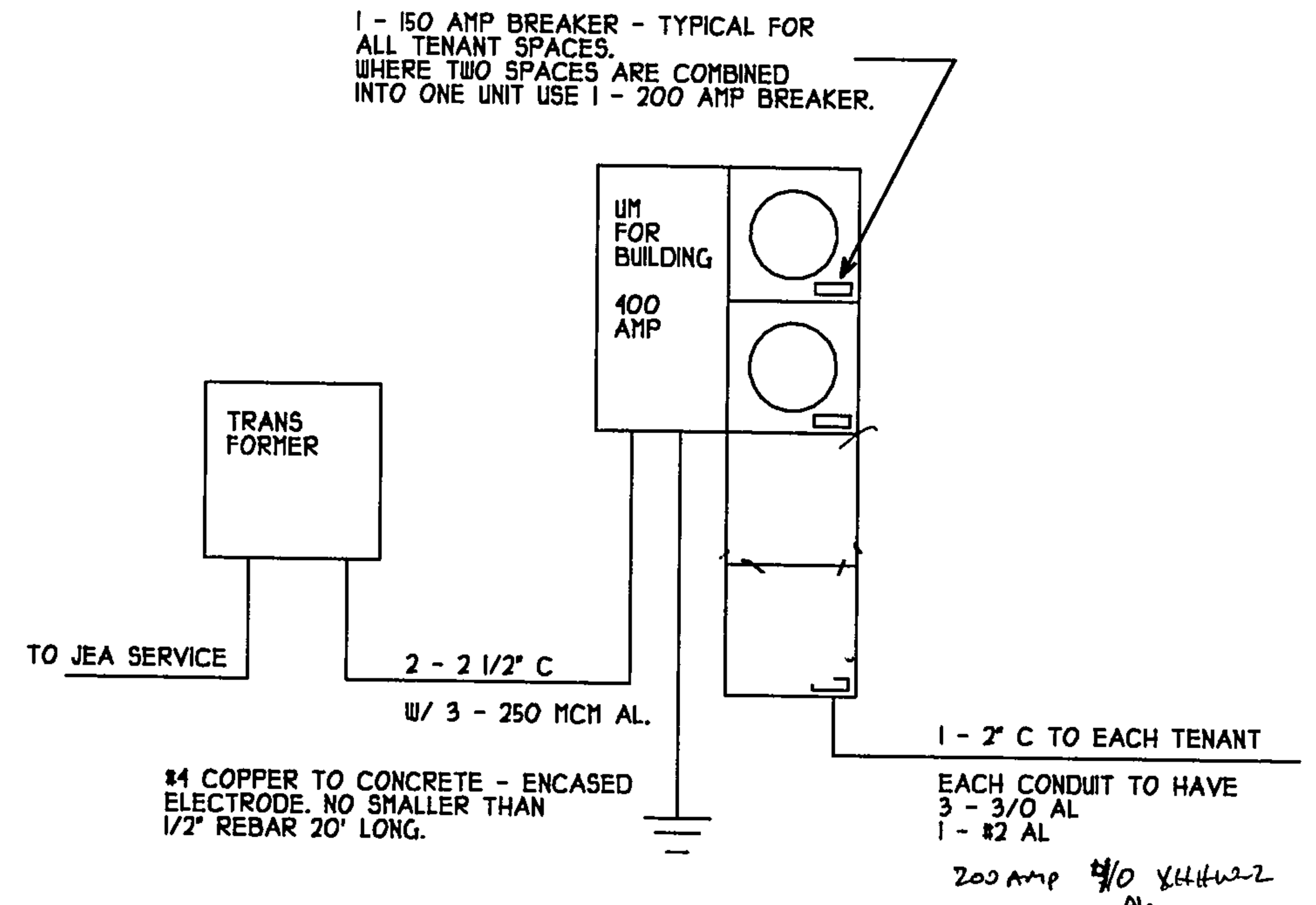
DATE 4-4-04

DRAWN RAC

REVISED 7-12-04

SHEET 6 OF 7

RISER DIAGRAM



LOAD CALCULATIONS

LOAD CALCULATION FOR 1 UNMETERED MAIN

USE OF BUILDING	OFFICE BUILDING 2 - BAYS			OFFICE BUILDING 3 - BAYS				OFFICE BUILDING 4 - BAYS			
SERVICE / BUILDING SQ. FT.	UNDERGROUND 2252 S. F.			UNDERGROUND 3378 S. F.				UNDERGROUND 4504 S. F.			
LIGHTING LOAD	X 2252	=	7882	X 3378	=	7823		X 4504	=	15764	
OTHER OUTLETS	X 60	=	10800	X 90	=	16200		X 120	=	21600	
WATER HEATERS	X 2	=	3000	X 3	=	4500		X 4	=	6000	
SIGN CIRCUITS	X 2	=	2400	X 3	=	3600		X 4	=	4800	
HEAT - 5KW - 1 PH.	X 2	=	10000	X 3	=	15000		X 4	=	20000	
A/C - 2 HP - 1 PH	X 2	=	9600	X 3	=	14400		X 4	=	19200	
TOTAL VA			43682			65523				87364	
VOLTAGE 240, 1 PH. - TOTAL AMPS			182			213				364	
WIRE SIZE											

LOAD CALCULATION FOR 1 TENANT SPACE SEE SHEET 1 FOR UNIT S. F. TO BE FOLLOWED

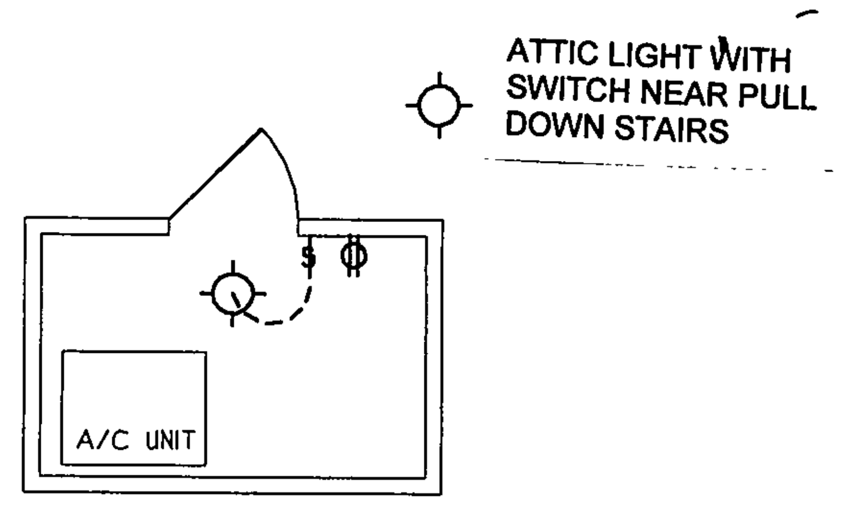
USE OF BUILDING / SERVICE / BUILDING SQ. FT.	OFFICE BUILDING UNDERGROUND 1126 S. F.			OFFICE BUILDING UNDERGROUND 2252 S. F.			OFFICE BUILDING UNDERGROUND 3378 S. F.		
LIGHTING LOAD - 3.5 VA	X 1126	=	3941	X 2252	=	7882	X 3378	=	7823
OTHER OUTLETS - 180 VA	X 30	=	5400	X 60	=	10800	X 90	=	16200
WATER HEATERS - 100%	X 1	=	1500	X 2	=	3000	X 3	=	4500
SIGN CIRCUITS - 1220 VA	X 1	=	1200	X 2	=	2400	X 3	=	3600
HEAT - 5KW - 1 PH.	X 1	=	5000	X 2	=	10000	X 3	=	15000
A/C - 2 HP - 1 PH	X 1	=	4800	X 2	=	9600	X 3	=	14400
TOTAL VA			21841			43682			65523
VOLTAGE 240, 1 PH. - TOTAL AMPS			91			182			213
WIRE SIZE									

WATER HEATER

THE ELECTRIC WATER HEATER SHALL HAVE A CODE APPROVED DISCONNECT SWITCH.

TYPICAL MECH. CLOSET ELECTRICAL PLAN

ALL UNITS SIMILAR - SITE VERIFY LOCATION



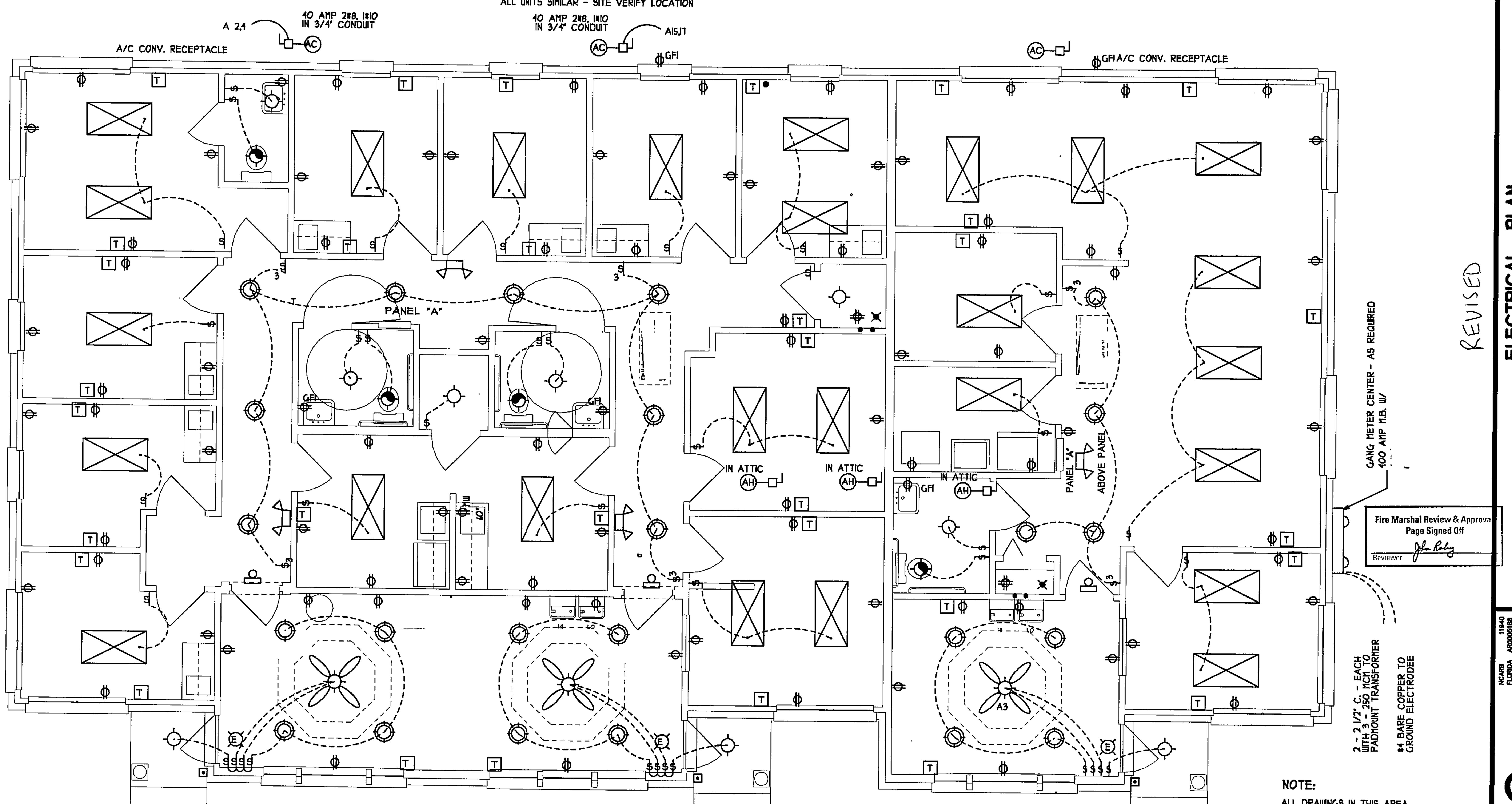
ELECTRICAL SYMBOLS

NOT ALL SYMBOLS MAY BE USED

- INCANDESCENT LIGHT FIXTURE
- CEILING FAN WITH LIGHT
- EXTERIOR SPOT LIGHT
- RECESSED CAN LIGHT - FIELD VERIFY ALL CONDITIONS AND APPLICABLE LOCATIONS.
- FLUORESCENT LIGHT FIXTURE - SURFACE
- EXIT LIGHT FIXTURE - WITH ARROWS AS REQUIRED
- EMERGENCY LIGHT - WALL MOUNTED
- SMOKE DETECTOR - WALL OR CEILING MOUNTED
- EXHAUST FAN
- A2 NUMBER DENOTES CIRCUIT IF APPLICABLE TO ADJACENT FIXTURE
- CONVIENENCE OUTLET - 110 VOLT
- CONVIENENCE OUTLET - 110 VOLT - 4 PLEX
- WP CONVIENENCE OUTLET - WEATHER PROOF
- CONVIENENCE OUTLET - 220 VOLT
- MW 61" CONVIENENCE OUTLET - MICRO WAVE - 61" HT.
- WALL SWITCH
- WALL SWITCH - 3 WAY
- ELECTRIC SWITCH WIRE
- SPECIAL ELECTRICAL CONNECTION
- TELEVISION OR CABLE OUTLET
- TELEPHONE OUTLET
- COMPUTER DECIDATED OUTLET
- JUNCTION BOX FOR ELECTRICAL CONNECTION
- CONDUIT STUB UP
- 2" CONDUIT STUB UP
- A/C CONDENSER WITH DISCONNECT
- A/C HANDLER WITH DISCONNECT
- DOOR BELL
- DOOR BELL BUTTON
- TEL. AND CABLE CONDUIT STUB UP

ELECTRICAL NOTE:

SEE ATTACHED CIRCUITING PLAN AND CALCULATIONS SUPPLIED BY A LICENSED ELECTRICAL CONTRACTOR FOR ADDITIONAL INFORMATION.



Fire Marshal Review & Approval Page Signed Off
Reviewer

REVISED

GFI NOTE:

ALL ELECTRICAL OUTLETS LOCATED WITHIN 6'-0" OF ANY SINK SHALL BE PROTECTED WITH GFI'S WETHER SHOWN OR NOT.

FIRE WALL NOTE

WHERE ELECTRICAL BOXES ARE ALIGNED ON OPPOSITE SIDES OF A FIRE WALL THEY SHALL BE INSTALLED AS FOLLOWS:

OUTLET BOXES ON OPPOSITE SIDES OF ANY FIRE WALL SHALL BE SEPERATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24" AND BE OF STEEL.

NOTE:

ALL DRAWINGS IN THIS AREA TO CONFORM TO ALL CODES AND GOOD BUILDING PRACTICES WETHER SHOWN OR NOT.

ALL ELECTRICAL SHOWN IS TO BE VERIFIED WITH THE ELECTRICAL ENGINEERS DRAWINGS AND THEY SHALL SUPERCEDE ANY THING SHOWN HERE.

ELECTRICAL FLOOR PLAN

8-19-04

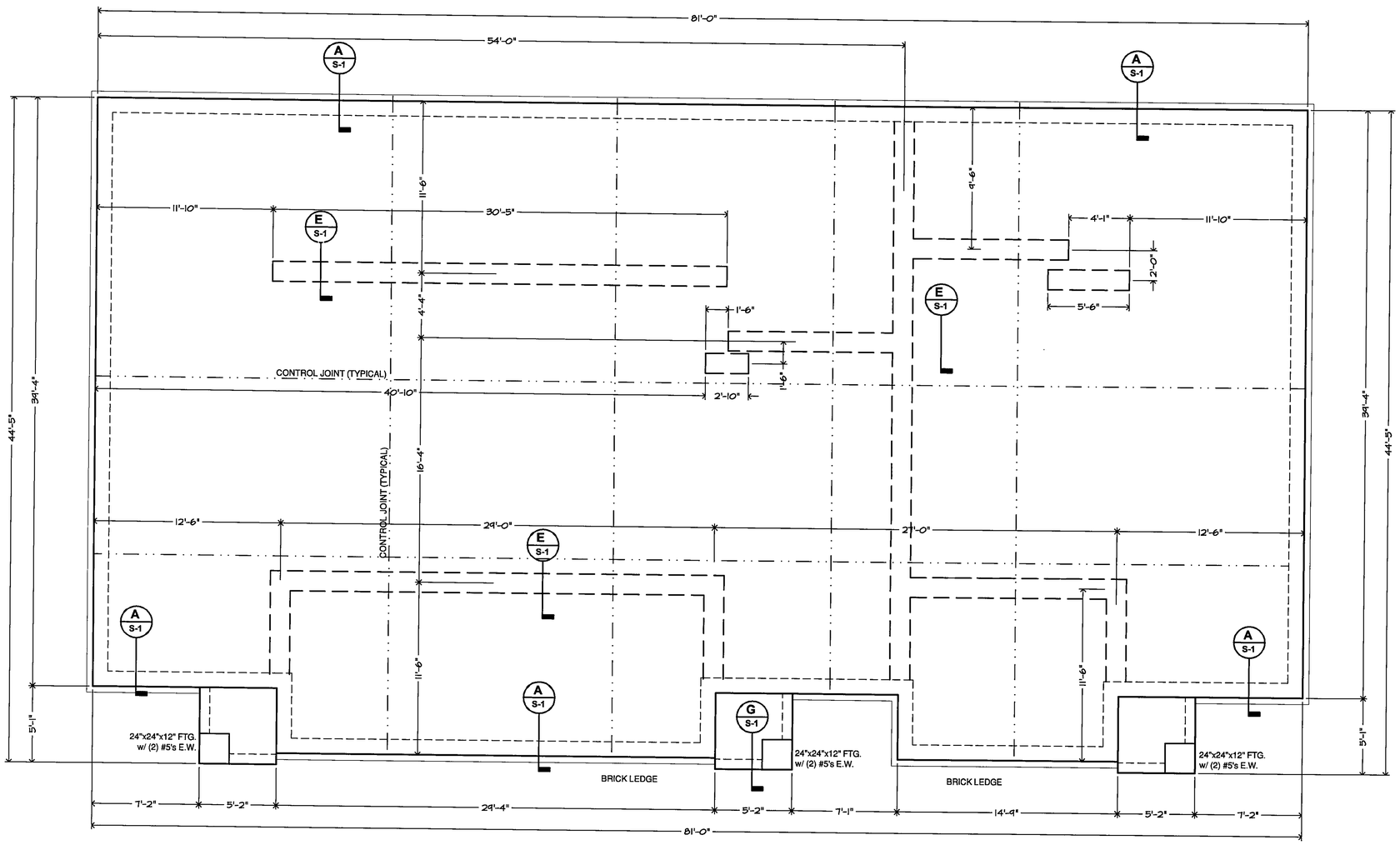
PROJECT NO. 04 06
COPYRIGHT 2004
SCALE 1/4" = 1' - 0" UNLESS NOTED OTHERWISE

ELECTRICAL PLAN
OFFICES AT EASTPARK - BUILDING 800
JACKSONVILLE, FLORIDA

ROBERT ALLEN CONNER
NCARB - ARCHITECT
11644 SAINT JOSEPHS ROAD
JACKSONVILLE, FLORIDA 32223
904 - 268 - 7822

DATE 4-4-04
DRAWN R A C
REVISED 7-12-04

SHEET 7 OF 7



NOTE: FOUNDATION DIMENSIONS ARE TO OUTER FACE OF FRAMED WALLS. (NOT BRICK FACE)

DESCRIPTION: FOUNDATION PLAN

JOB: **LANDMARK HOMES** (THREE UNIT - TWO TENANTS)
BUILDING 800 (SOUTHLAKE OFFICE CENTER)

HULSBERG ENGINEERING, INC.
(FL CERT. #: 25846)
2955 HARTLEY RD., SUITE 202
JACKSONVILLE, FL 32257
Ph. (904) 886-2401 Fax (904) 260-4367

JEFFREY K. HULSBERG, PE.
(FL. PE. No: 33152)

FLOYD S. SIMPSON, PE.
(FL. PE. No: 50791)

4/20/04

SCALE:
1/4" = 1'-0"
- U.O.N.
- DO NOT SCALE THIS DRAWING

RELEASE DATE: 04-19-04

REVISION DATE: 00-00-00

DRAWN BY: DJM II

CHECKED BY: JKH

SHEET: Fdn.1

NOTICE TO ALL CONTRACTORS

REVIEW & APPROVAL BY THE AUTHORITY HAVING JURISDICTION SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THE FIRE CODE.

REVIEWED BY: _____ DATE
John Ruley, Plans Examiner, 30883
ST JOHNS COUNTY FIRE RESCUE

GENERAL DESIGN CRITERIA:

Codes:
2001 Florida Building Code, ASCE 7-98, ACI, ATIC, NDS, AWPA, APA, (Latest addition U.O.N).

GENERAL NOTES:

1. It is the intent of the Engineer of Record that this work be in conformance with all requirements of the authorities having jurisdiction over this type of construction and occupancy. All contractors are responsible for the means and methods of constructing and shall do their work in conformance with all applicable codes and regulations.

2. The contractor shall verify all conditions and dimensions at the job site prior to commencing work.

3. Contractor shall supply, locate and build into the work all inserts, anchors, angles, plates, openings, sleeves, hangers, slab depressions, and pitches as may be required to attach and accommodate other work.

4. These documents, as instruments of service are the property of the Engineer of Record and may not be used or reproduced without expressed written consent of the Engineer of Record.

5. All details and sections shown on the drawings are intended to be typical and shall be construed to apply to any similar situation elsewhere in the work except where a different detail is shown.

6. The owner will provide contractor with a soil's investigation report and analysis. All requirements for site preparation and soil compacting specified in the soil report shall be followed unless additional more stringent requirements are specified. Notify Engineer of Record if foundation conditions encountered differ from soil exploration information made available to the contractor.

7. It is the contractor's sole responsibility to determine erection procedure and sequence to insure the safety of the building and its component parts during erection.

8. Temporary bracing:
Contractors shall be responsible for all temporary bracing that is required during construction to keep structure safe and plumb until the entire structure is in place. Bracing shown on structural drawings is for the completed structure only.

9. Where subsurface soil condition information is not available, foundations have been designed for a 2000 psf soil bearing capacity. Contractor shall report any differing conditions to the Engineer of Record prior to commencing work.

CONSTRUCTION NOTES:

CONCRETE:

1. All concrete shall have the following minimum compressive strength at 28 days:
slab on grade, ----------f'c=2500psi
footings and remaining concrete

2. All concrete slabs on grade shall be the thickness as indicated on the drawings over minimum 6 mil. polyethylene (visqueen) vapor barrier. Such slabs shall be reinforced with 6x6 W1.4 x 1.4 WWM lapped 8" at edges and ends in conformance with ASTM-A 185, or Fiber mesh Reinforcement shall be used with minimum 2" fiber length at 1LB/CY complying with ASTM C 1116.

3. Fill under concrete slabs shall be clean sand free of debris and other deleterious material. Fill shall be compacted to a density of at least 95% of Modified Proctor Maximum Dry Density (ASTM D1557). Fill shall be treated with termite poison before slab is placed.

4. Footings shall bear upon undisturbed soil or upon soil compacted to a density of at 95 % of Modified Proctor Maximum Dry Density (ASTM D1557) for a depth of at least two feet. (2') below the bottom of the footing.

5. Where shown, cores of block masonry shall be filled with coarse grout or pea gravel concrete with minimum compressive strength of 2500 psi at 28 days.

6. Reinforcing steel shall be ASTM A615 Grade 40 deformed new billet steel conforming to ACI301, ACI315, ACI318 and CRSI Manual of Standard Practice, (latest editions).

7. All continuous vertical and horizontal reinforcing steel in footings, beams and columns shall be lap spliced a minimum of 36 bar diameters or 24", whichever is greater.

8. The following minimum concrete cover shall be provided for reinforcement:
3"----------Concrete cast against and permanently exposed to earth.
2"----------Concrete exposed to earth or weather, #6 Bar and larger.
1 1/2"---------Concrete exposed to earth or weather, #5 Bar and smaller.
1 1/2"---------Concrete not exposed to weather or in contact with earth for the primary reinforcement, ties, stirrups, and spirals in beams and columns.

9. Horizontal beam and footing bars shall be bent 25" around corners or corner bars with a minimum 25" lap. (U.O.N.)

10. Contractor shall provide spacers, chains, bolster, etc., necessary to support reinforcing steel. Support items which bear on exposed concrete surfaces shall have ends which are plastic tipped or stainless steel.

11. All reinforcing details shall conform to Manual of Standard Practice for detailing reinforced concrete structures ACI 315 (latest edition), unless detailed otherwise on the structural drawings.

12. All concrete work shall be in accordance with "The Building Code Requirements for Structural Concrete", ACI 318 (latest edition), and "Specifications for Structural Concrete for Buildings" ACI 301 (latest edition).

ROOFING:

1. Roofing shall comply with 2001 FBC Chapter 15.

2. Asphalt shingles shall be designed for the applicable wind zone of the structure.

3. Follow the manufacturer's attachment schedule for the wind zone of the structure.

4. Asphalt shingles shall comply with ASTM D 3161.

MASONRY:

1. All masonry work shall be in accordance with ACI 530 / ASCE 5/ TMS 402 Masonry Building Code.

2. Concrete masonry units shall be ASTM C90-75, Hollow Load-Bearing Concrete Masonry Units, Type 1, Grade N-1, normal weight, with a minimum compressive strength of 2000 psi (f'm=1500psi).

3. Mortar shall conform to ASTM C270 and be of Type S.

4. Grout when specified. shall conform to ASTM C 476 with minimum 28 day compressive strength of 2000psi. Grout shall be mixed to provide a slump between 8" to 11".

5. Provide pre cast concrete lintels over all openings unless noted otherwise on drawings. Lintels shall be of sufficient size and reinforcement for the given span loading conditions.

FRAMING:

1. Chapter 23 of the 2001 FBC building code shall be used for all wood framing, except as modified by the plans and specifications.

2. All wood framing shall be fabricated and installed per ALTC, TPI, and National Design Specifications for Wood Construction.

3. All framing anchors and connectors noted on drawings shall be manufactured by Simpson or equal.

4. All wood members exposed to weather or in contact with masonry, concrete or soil shall be pressure-treated.

5. Contractor shall provide all fastening devices necessary and suited for each application. Fastening subject to moisture shall be hot-dip galvanized to ASTM 153-80.

6. All metal connections and fabrications shall comply with A.I.S.C. specifications.

7. Prefabricated structural trusses shall comply with NFPA National Design Specifications for Wood Construction, IPI Design Specifications for Metal Plate Connected Wood Trusses, and AITC 100.

8. All trusses shall be designed and certified by Truss Manufacturer's registered Engineer.

9. Contractor shall coordinate with truss manufacturer to ensure adequate bearing is provided at end reactions of all girder trusses.

10. Truss manufacturer shall submit shop drawings and design notes with an engineer's seal for approval. Design notes to include the rated load capacity of the truss to truss connectors, and manufacturer's license to fabricate trusses utilizing the connector system proposed. The contractor shall approve fabrication and installation drawings showing size, shape and layout.

11. Bracing of trusses during erection installation shall comply with TPI HIB 91.

12. All prefabricated wood trusses shall be securely fastened to their supporting walls or beams with hurricane clips or anchors as noted in the Truss Connector Schedule.

13. At volume ceiling conditions, align trusses to provide a smooth, unbroken interior wall surface from floor to ceiling.

STEEL:

1. Structural steel shall conform to AISC Specifications for Design and Fabrication and Erection of Structural Steel for Buildings, (latest editions).

a. Welded connections---------- AWS D1.1
b. Anchor bolts & threaded rods---------- ASTM-A-307
c. Structural steel shapes, plates, etc. shall conform -------- ASTM A-36

NOTICE TO ALL CONTRACTORS

REVIEW & APPROVAL BY THE AUTHORITY HAVING JURISDICTION SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THE FIRE CODE.

REVIEWED BY: _____ DATE
John Ruley, Plans Examiner, 30883
ST JOHNS COUNTY FIRE RESCUE

DESCRIPTION: GENERAL NOTES FOR CONSTRUCTION

JOB: - -

HULSBERG ENGINEERING, INC.
(FL. CERT. #: 25846)
2955 HARTLEY RD., SUITE 202
JACKSONVILLE, FL 32257
Ph. (904) 886-2401 Fax (904) 260-4367
JEFFREY K. HULSBERG, PE.
(FL. PE. No: 33152)
FLOYD S. SIMPSON, PE.
(FL. PE. No: 50791)

4/20/04

SCALE: N/A
- U.O.N.
- DO NOT SCALE THIS DRAWING

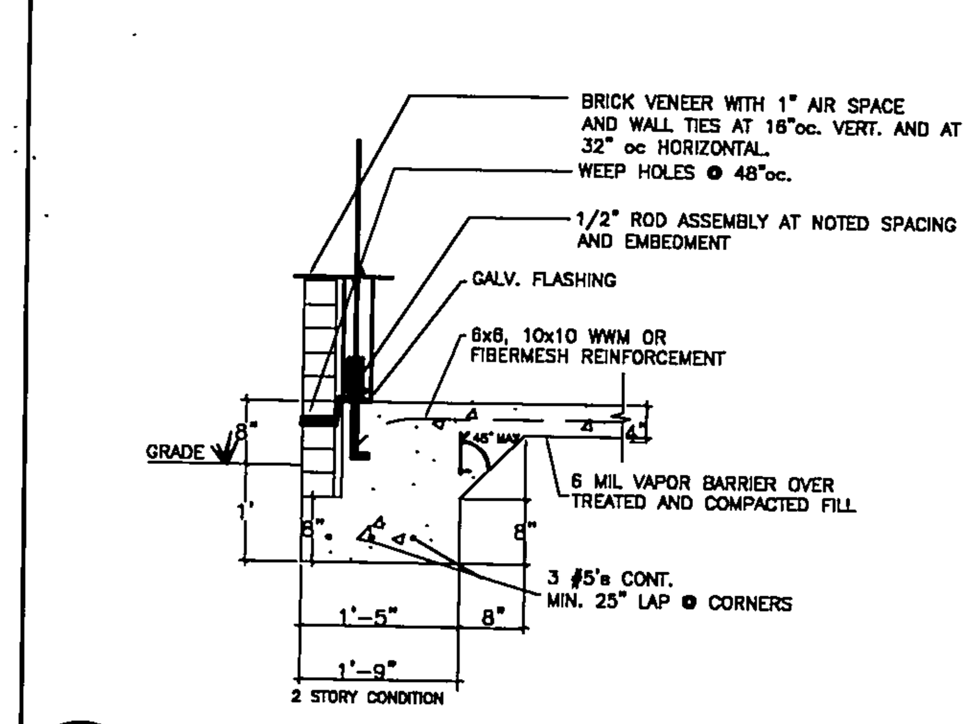
RELEASE DATE: 03-25-03

REVISION DATE: 08-21-03

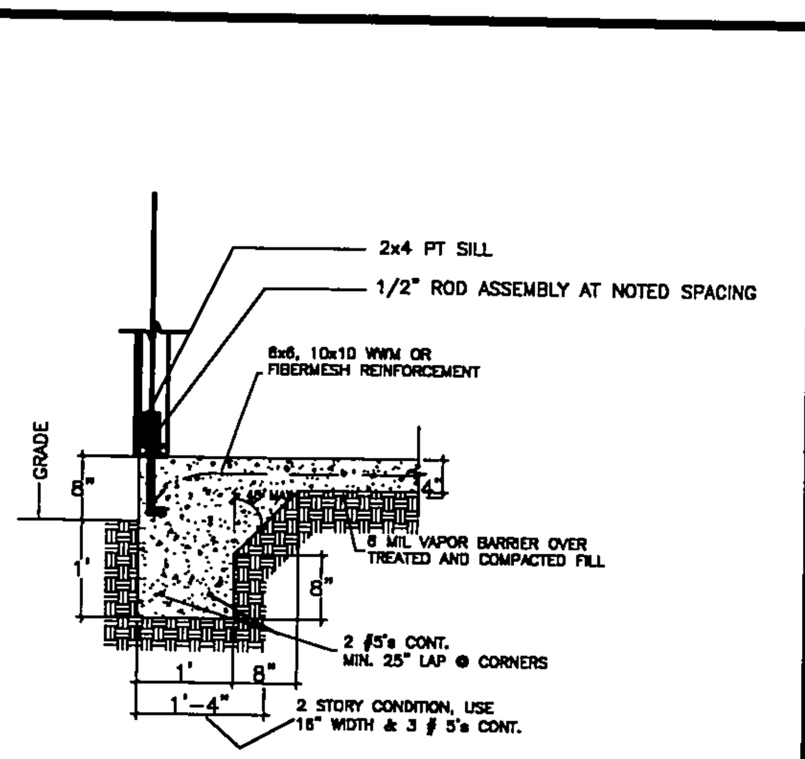
DRAWN BY: CF/ DJM II

CHECKED BY: JKH

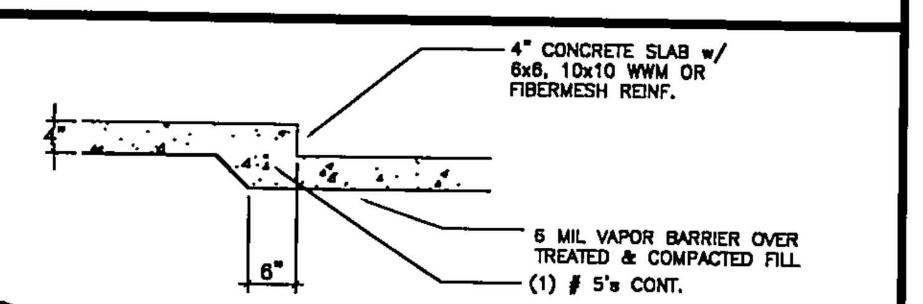
SHEET: GN



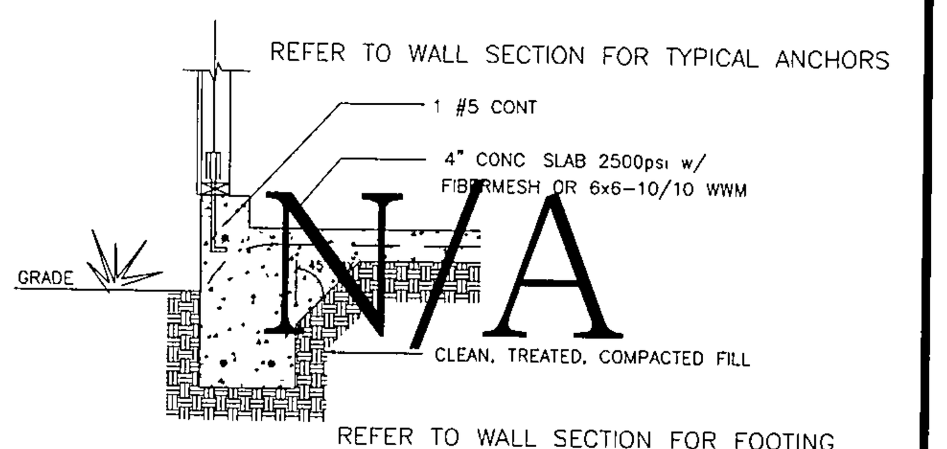
A TYPICAL MONOLITHIC w/ BRICK VENEER



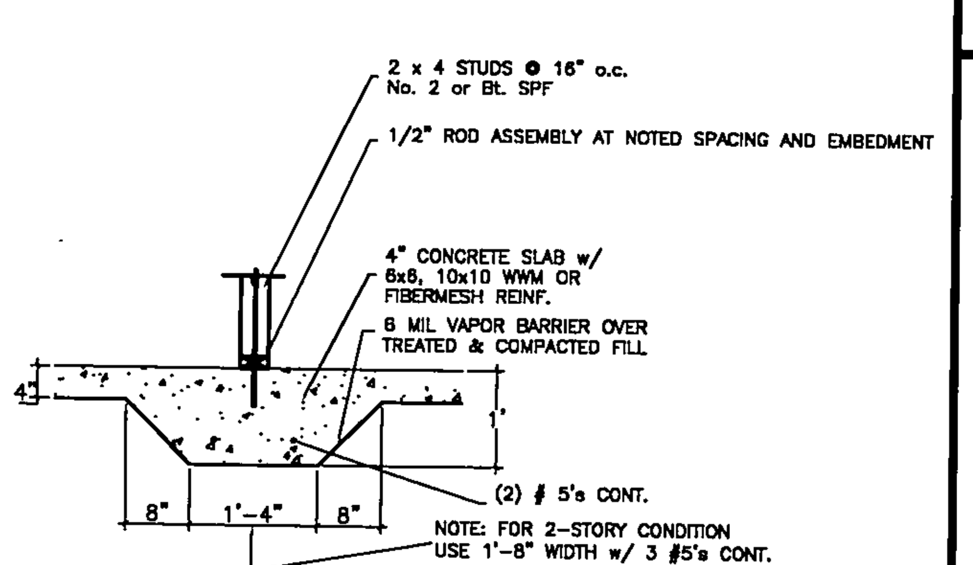
B TYPICAL MONOLITHIC FOOTING



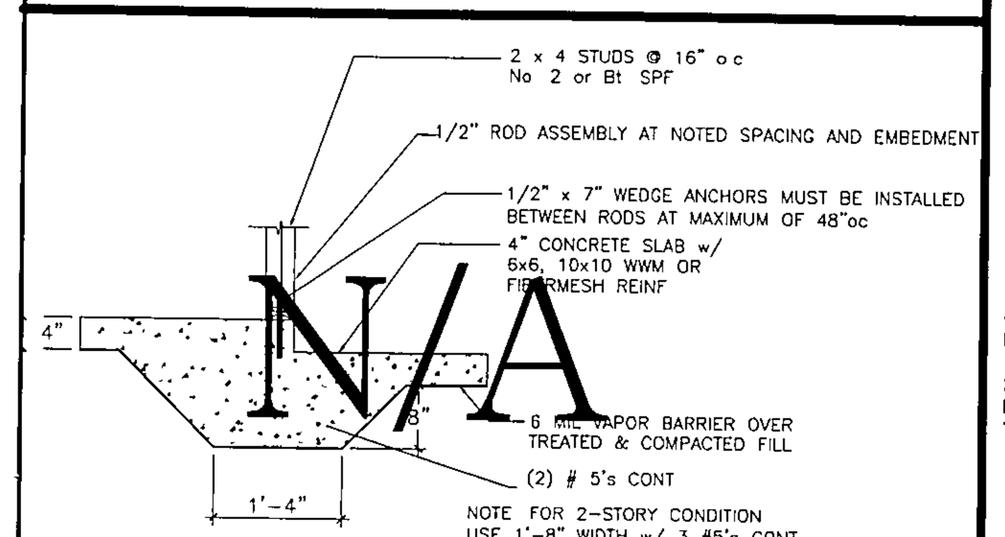
C TYPICAL NON-BEARING STEP FOOTING



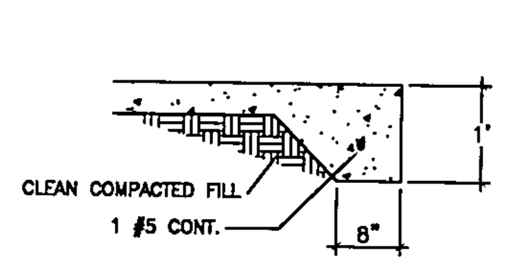
D TYPICAL FOUNDATION IN GARAGE



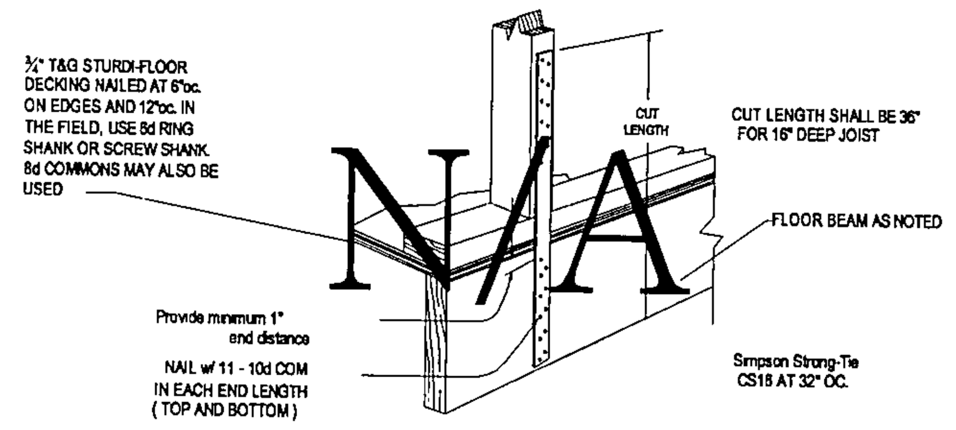
E TYPICAL INTERIOR BEARING FOOTING



F TYPICAL INTERIOR BEARING STEP FOOTING

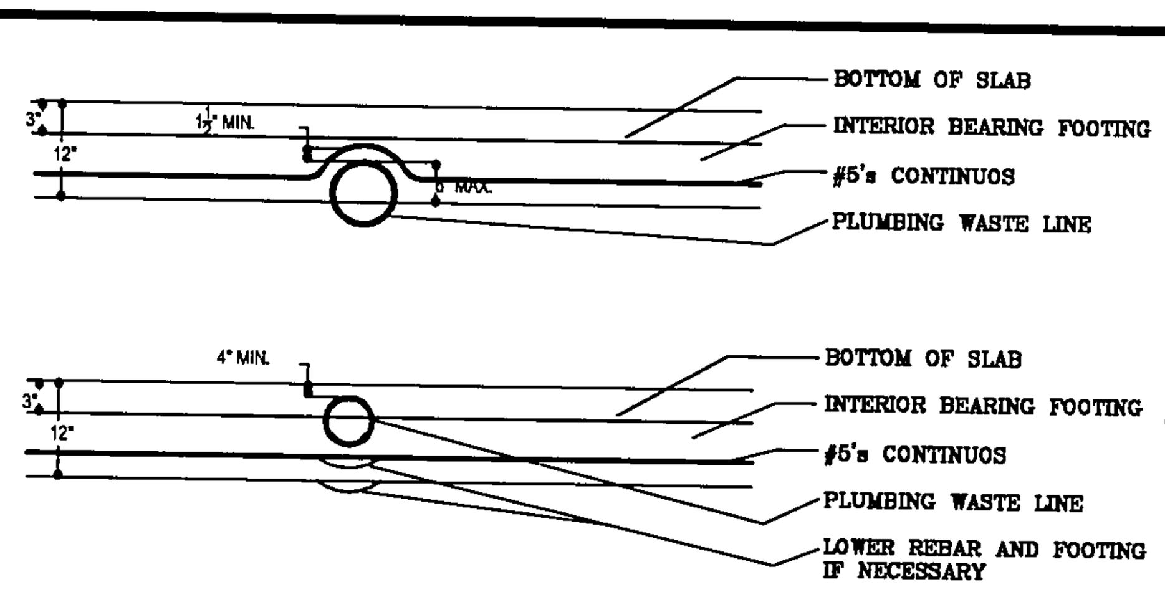


G TYPICAL THICKENED EDGE FOOTING

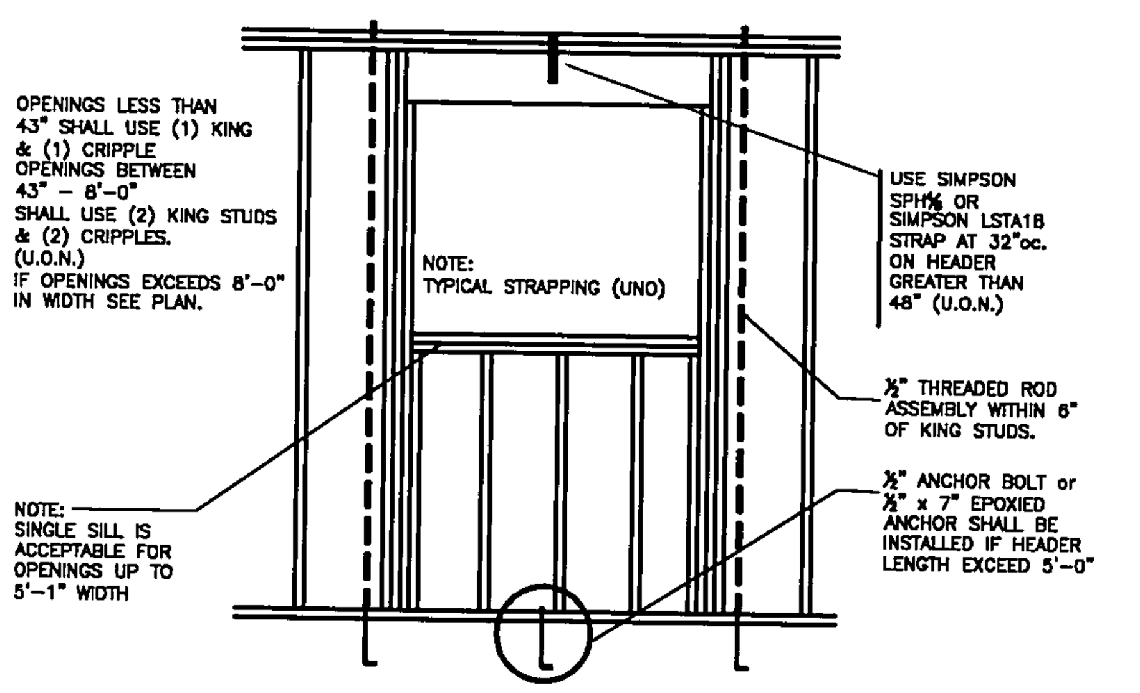


H TYPICAL 2-STORY BETWEEN FLOOR STRAPPING AT WALL OVER BEAM

SCALE: N T S

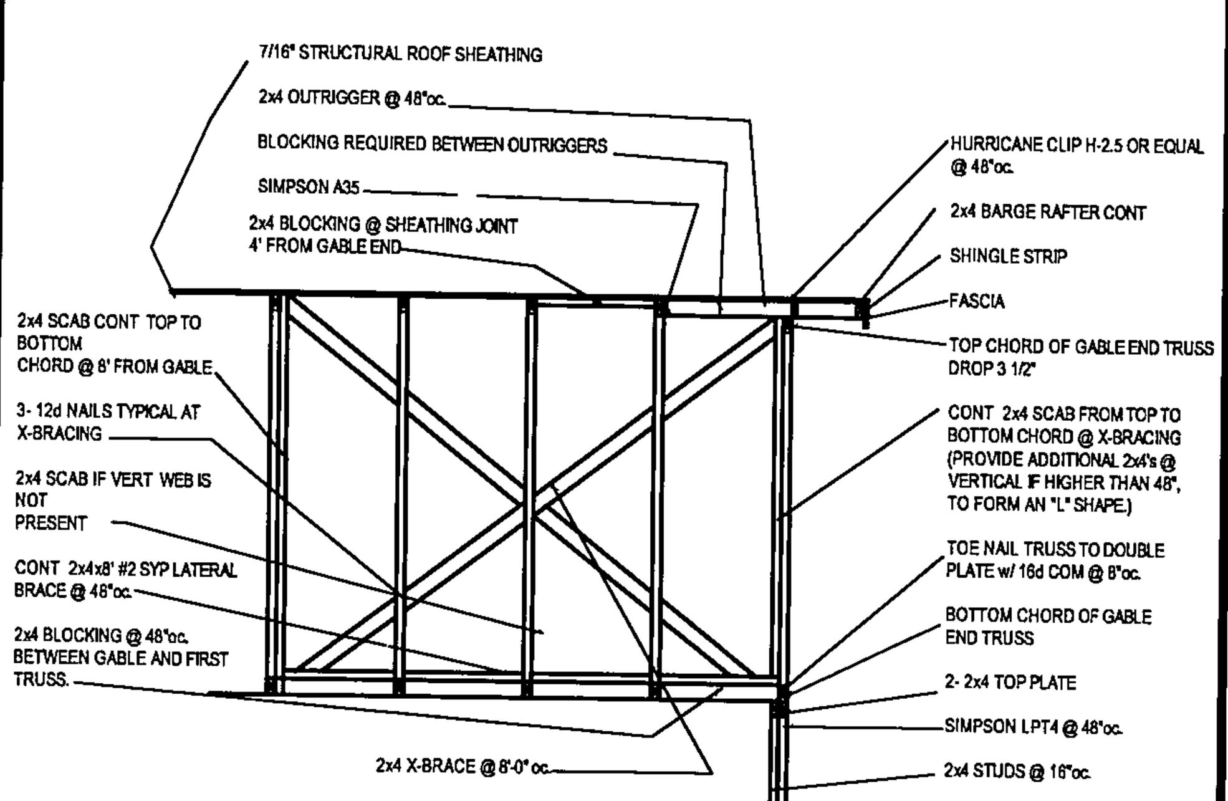


I PLUMBING PENETRATING INTERIOR BEARING FOOTING



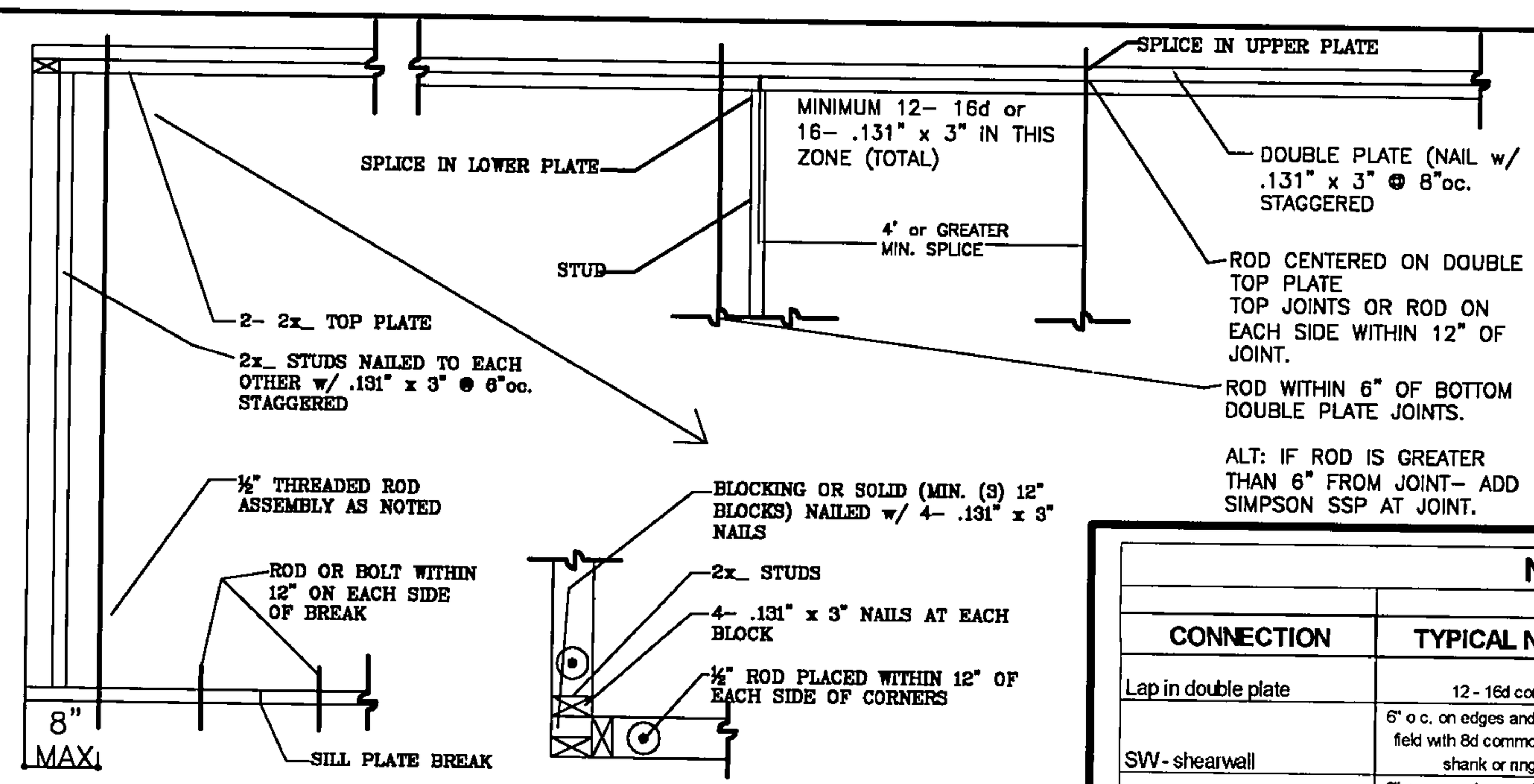
J TYPICAL HEADER STRAPPING

NOTE: IF THE INTERIOR PITCH OF A VAULTED CEILING EXCEEDS 1/2 OF THE EXTERIOR PITCH DO NOT USE THIS DETAIL. THE GABLE WALL SHALL BE BALLOON FRAMED.



K TYPICAL GABLE END (X-BRACING)

SCALE: 3/8"= 1'-0"



L TYPICAL FRAMING OF CORNERS AND PLATE LAPS

STRUCTURAL NOTES

1. ALL LAPS IN TOP PLATE OF BEARING WALLS SHALL BE A MINIMUM OF 4'-0" AND NAILED WITH 12- 16d COM NAILS OR 16- 3"x .131" GUN NAILS.
2. ALL GABLE ENDS SHALL BE BALLOON FRAMED OR BRACED PER DETAIL.
3. ALL SHEARWALLS SHALL BE NAILED AT 3" oc. OR 6" oc. (AS NOTED) ON ALL EDGES AND 12" oc. INTERMEDIATE w/ 8d COM NAILS (U.O.N.) BLOCK ALL UNSUPPORTED EDGES WITH 2x4 FLAT WISE BLOCKING. SHEARWALLS SHALL BE 15/32" CDX OR 7/16" OSB. (U.O.N.)
4. HEADER STUDS AND HEADER CRIPPLES SHOULD BE NAILED TOGETHER AT 6"oc. w/ 12d GUN NAILS (.131x 3") STAGGERED.
5. ALL WINDOW AND DOOR COMPONENTS MUST BE DESIGNED TO WITHSTAND THE DESIGN WIND LOADS.
6. ALL CONNECTORS ARE Simpson OR EQUAL. (U.O.N.)
7. FOUNDATION DESIGN IS BASED ON MINIMUM SOIL BEARING CAPACITY OF 2,000 psf.

STUD TABLE

STUD SPACING FOR EXTERIOR LOAD-BEARING WALLS

CEILING HEIGHT	No. 2 SPF		No. 2 SYP		No. 1 SYP	
	2x4	2x6	2x4	2x6	2x4	2x6
* 8 ft.	16"oc.	24"oc.	16"oc.	24"oc.	16"oc.	24"oc.
9 ft.	16"oc.	24"oc.	16"oc.	24"oc.	16"oc.	24"oc.
10 ft.	16"oc.	24"oc.	16"oc.	24"oc.	16"oc.	24"oc.
11 ft.	N/A	24"oc.	N/A	24"oc.	N/A	24"oc.
12 ft.	N/A	24"oc.	N/A	24"oc.	N/A	24"oc.
13 ft.	N/A	24"oc.	N/A	24"oc.	N/A	24"oc.
14 ft.	N/A	16"oc.	N/A	24"oc.	N/A	24"oc.
15 ft.	N/A	16"oc.	N/A	16"oc.	N/A	24"oc.
16 ft.	N/A	16"oc.	N/A	12"oc.	N/A	16"oc.

NOTE THIS TABLE APPLIES TO STRUCTURES WITH MEAN ROOF HEIGHT LESS THAN 25' AND CONSTRUCTED IN WIND ZONE OF 120 MPH OR LESS AND MIN 3/8" SHEATHING

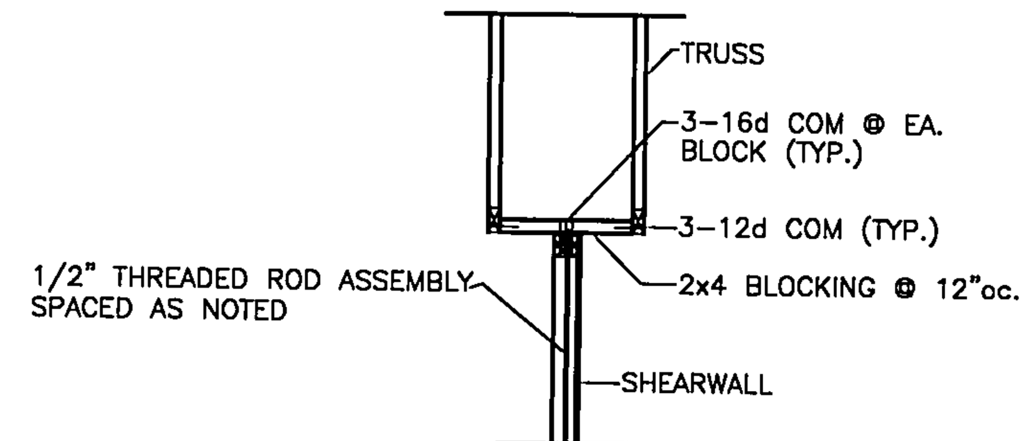
* — SPF STUD GRADE MAY BE USED ON 8' OR LESS NOMINAL PLATE HEIGHTS ON SINGLE STORY AREAS OR THE SECOND FLOOR ON TWO STORY AREAS.

NAILING SCHEDULE

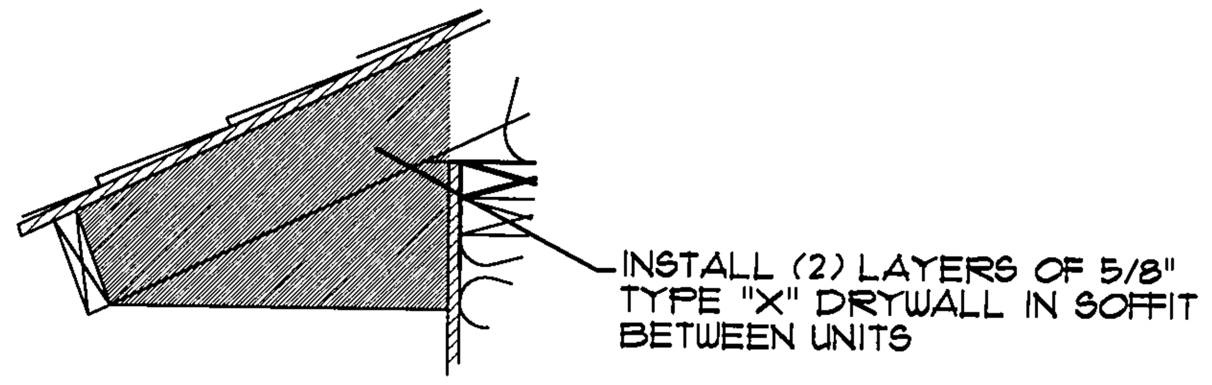
CONNECTION	TYPICAL NAILING	ALTERNATE NAILING 1	ALTERNATE NAILING 2 (REVISED 11/25/02)
Lap in double plate	12 - 16d common	16 - 0 131" x 3 1/4" gun nails	20 - 12d sinkers
SW - shearwall	6" o.c. on edges and 12" o.c. in the field with 8d common, box, screw shank or ring shank	6" o.c. on edges and 12" o.c. in the field with 0 131" x 2 1/2" gun nails	4" o.c. on edges and 8" o.c. in the field with 0.099" x 2" gun nails
SW(3) - shearwall	3" o.c. on edges and 12" o.c. in the field with 8d common, box, screw shank or ring shank	3" o.c. on edges and 12" o.c. in the field with 0 131" x 2 1/2" gun nails	
ENC. & PART. ENC. 1/2" or 7/16" Roof Sheathing, 120 MPH	6" o.c. on all supports with 8d common, ring shank or screw shank, 4" o.c. edge nailing within 4' of roof edge and ridges	6" o.c. on all supports with 0 131" x 2 1/2" smooth, ring or annular shank gun nails, 4" o.c. edge nailing within 4' of roof edge	
Simpson LSTA30	11- 10d commons in each end (22 total)		
Simpson LSTA24	9 -10d commons in each end (18 total)		
Simpson HTS30	10 - 10d commons in each end (20 total)		
Simpson MSTA36	13 - 10d commons in each end (26 total)		
Simpson SPH4	12 - 10d x 1 1/2" nails		
Simpson H2.5A	10 - 8d commons (Total)		
Simpson H16	(2) 10 - 10d x 1 1/2" in rafter; 10 - 10d x 1 1/2" in plate		
Simpson LTS12	5 - 10d commons in rafter & plates	5 - 10d x 1 1/2" nails in rafter & plates	
Simpson MTS12	7 - 10d commons in rafter & plates	7 - 0 148" x 1 1/2" nails in rafter & plates	
Simpson LTA1	12 - 10d x 1 1/2"		
Simpson PHD8	24 - 1/4" x 3" SDS screws		
Simpson MGT	22 - 10d commons		
Simpson HTT16	18 - 16d commons		
Simpson HTT22	32 - 16d sinkers		

NOTES ON THREADED ROD INSTALLATION:

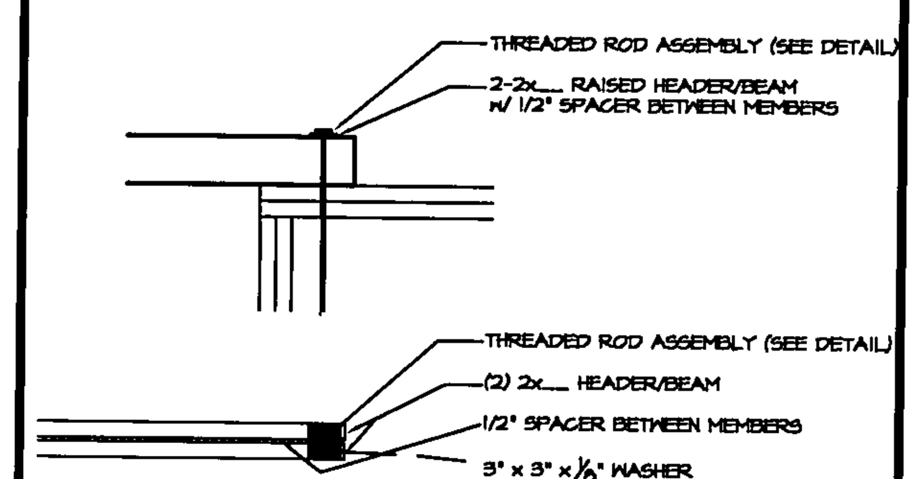
1) RODS REQUIRE A MINIMUM LENGTH OF (1) BAR DIAMETER THREADED INTO COUPLING.
2) MULTIPLE RODS MAY BE CONNECTED WITH COUPLING TO FORM ONE ROD.
3) THE NUT AT THE TOP SHALL BE SNUGGED WITH THE ROD STRAIGHT AND THEN ONE ADDITIONAL FULL TURN OF THE NUT SHALL BE APPLIED TO ACHIEVE PROPER TENSION.
4) THE MAXIMUM SPACING OF ANCHOR BOLTS ON EXTERIOR WALLS, ON THE SILL PLATE IS 60" oc. THEREFORE IF RODS ARE SPACED GREATER THAN 5'-0" THEN ADDITIONAL ANCHOR BOLTS NEED TO BE INSTALLED. 1/2" EPOXIED ANCHORS (5" EMBEDMENT) w/ 1" WASHER MAY BE USED FOR 1/2" x 10" ANCHOR BOLTS IN THIS APPLICATION.
5) THE TOLERANCE ON ROD PLACEMENT SHALL BE +/- 6".
6) MINIMUM EMBEDMENT FOR ANCHOR BOLTS OR THREADED RODS INTO FOUNDATION SHALL BE 7" MINIMUM.
7) SHOULD A HEADER LENGTH EXCEED 48", INSTALL SST- SPH4/6 or SST- LSTA18 STRAP FROM HEADER TO TOP PLATE AT 32"oc.



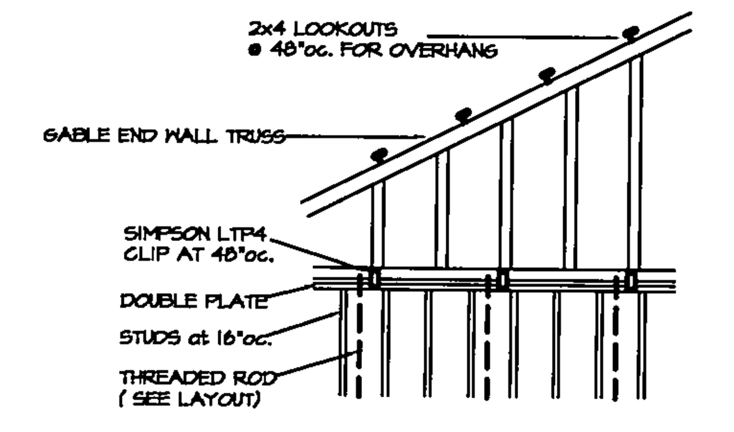
M TYPICAL INTERIOR SHEARWALL TO TRUSS CONNECTION



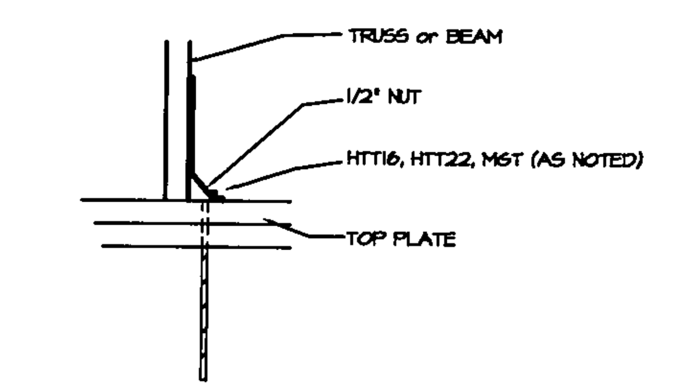
N FIRE SEPARATION SOFFIT BETWEEN UNITS



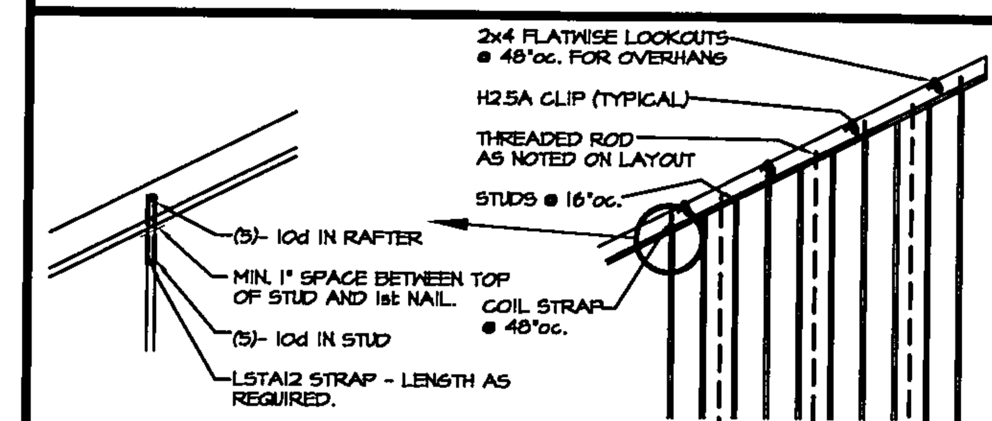
O ROD ATTACHMENT TO HOLDOWN TO BEAM AT OPENING



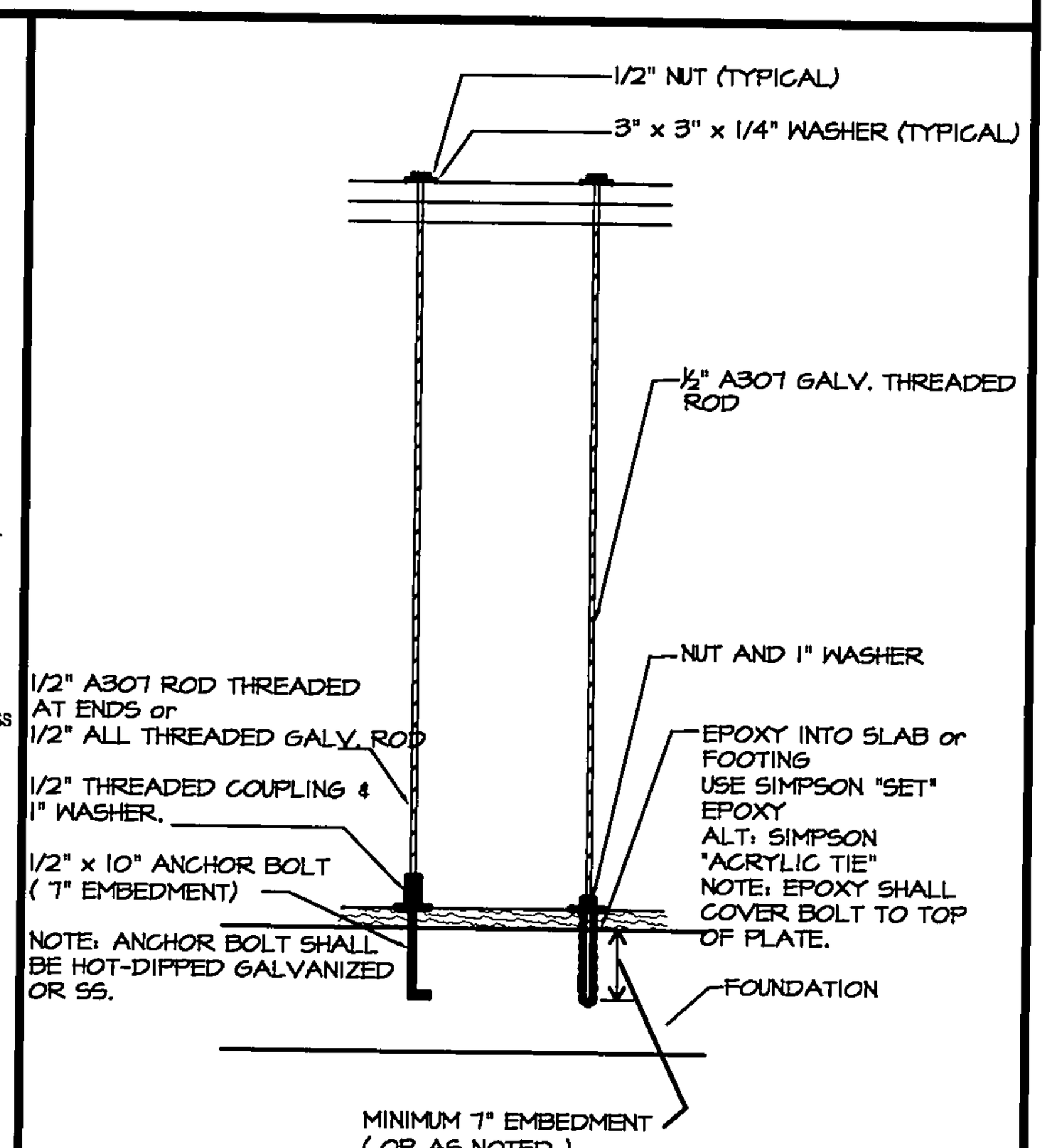
P GABLE END FRAMING FOR PLATFORM FRAMING



R ROD ATTACHMENT TO HOLDOWN AT TRUSS/BEAM

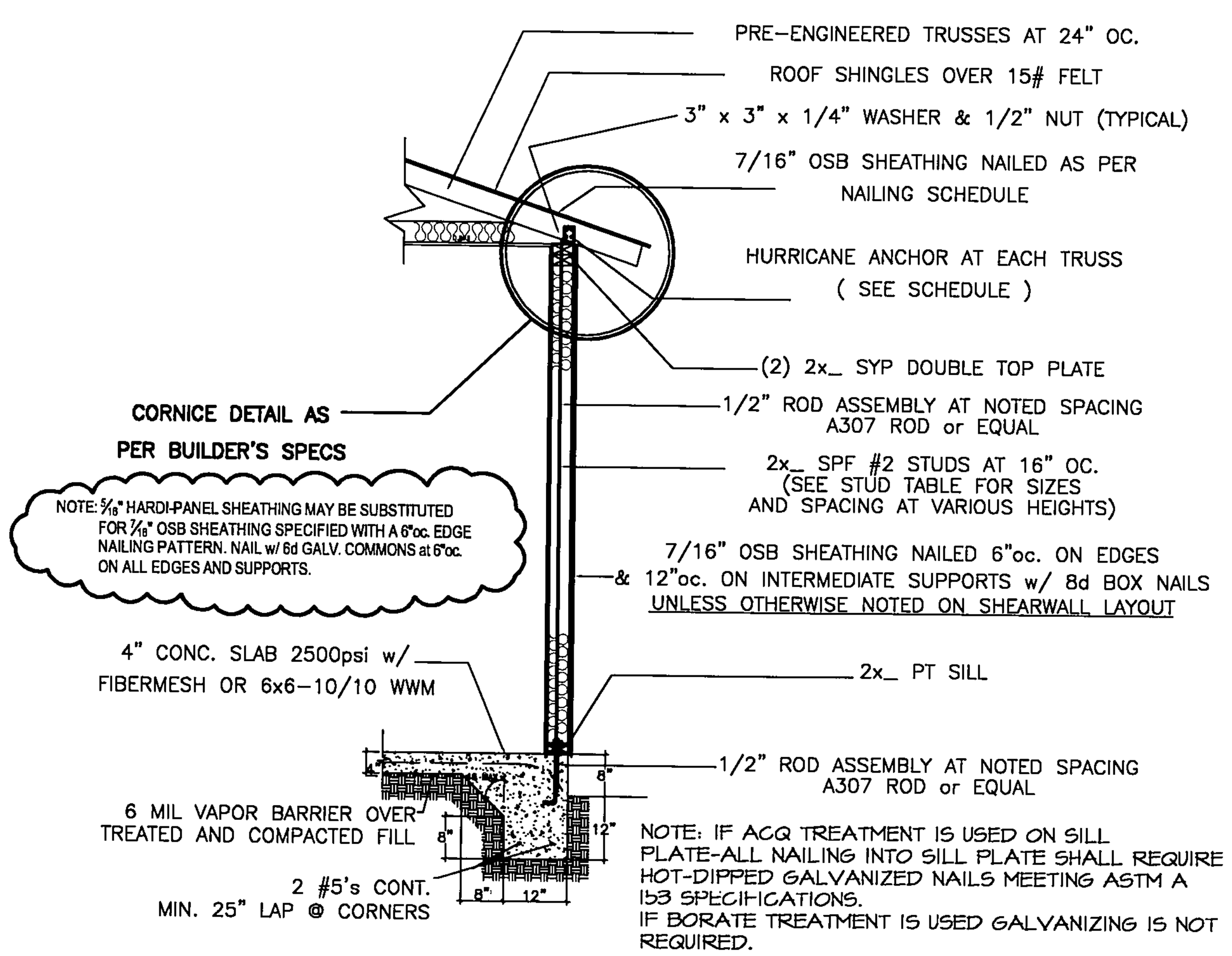


Q GABLE END FRAMING FOR BALLOON FRAMING

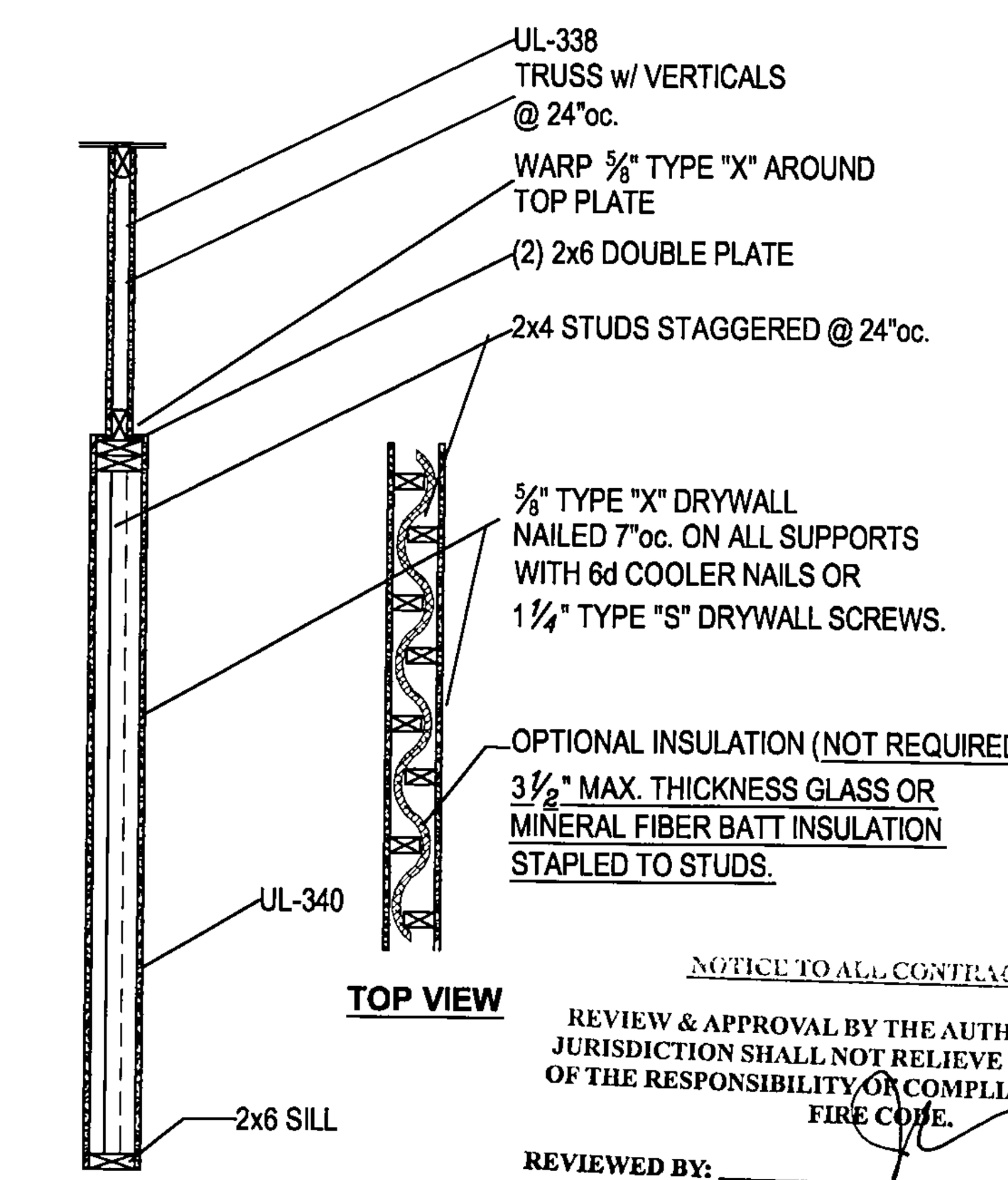


ALTERNATE EMBEDMENT METHODS FOR THREADED RODS

---> 15/32" CDX MAY BE USED IN LIEU OF 7/16" OSB <---



SINGLE STORY EXTERIOR WALL SECTION



INSTALL FIREWALL PER THIS DETAIL ONLY BETWEEN UNITS SPECIFIED ON SHEET S-2

TYPICAL TENANT FIREWALL CONSTRUCTION- (UL DESIGN 340)

NOTICE TO ALL CONTRACTORS
REVIEW & APPROVAL BY THE AUTHORITY HAVING JURISDICTION SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THE FIRE CODE.
REVIEWED BY: John Ruley, Plans Examiner, 30883 ST JOHNS COUNTY FIRE RESCUE DATE

DESCRIPTION: FRAMED CONSTRUCTION DETAILS

JOB: MONOLITHIC / RODS / SHINGLES

LANDMARK HOMES- SOUTHLAKE OFFICE COMPLEX (ALL BUILDINGS)

HULSBERG ENGINEERING, INC.
(FL. CERT. #: 25846)
2955 HARTLEY RD., SUITE 202
JACKSONVILLE, FL 32257
Ph. (904) 886-2401 Fax (904) 260-4367

FLOYD S. SIMPSON, PE. (FL. PE. No: 50791)

JEFFREY K. HULSBERG, PE. (FL. PE. No: 33152)

SCALE: ½" = 1'-0"
- U.O.N.
- DO NOT SCALE THIS DRAWING

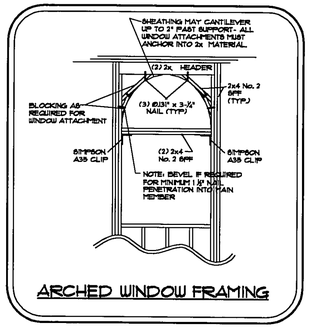
RELEASE DATE: 03-25-03

REVISION DATE: 01-12-04

DRAWN BY: DJM II

CHECKED BY: JKH

SHEET: S-1



ARCHED WINDOW FRAMING

SHEARWALL LEGEND

—SHEARWALLS NAILED AT 6"oc. ON EDGES AND 12"oc. IN INTERMEDIATE SUPPORTS WITH 8d COMMON NAILS.

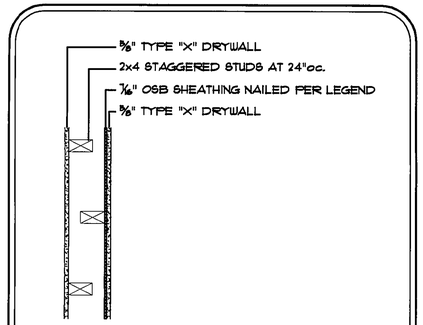
—SHEARWALLS NAILED AT 3"oc. ON EDGES AND 12"oc. IN INTERMEDIATE SUPPORTS WITH 8d COMMON NAILS.

NOTE : CONSTRUCT SHEARWALLS WITH 7/16" OSB or 15/32" CDX (U.O.N.)

NOTE :REFER TO SHEET S-1 FOR STRUCTURAL DETAILS.

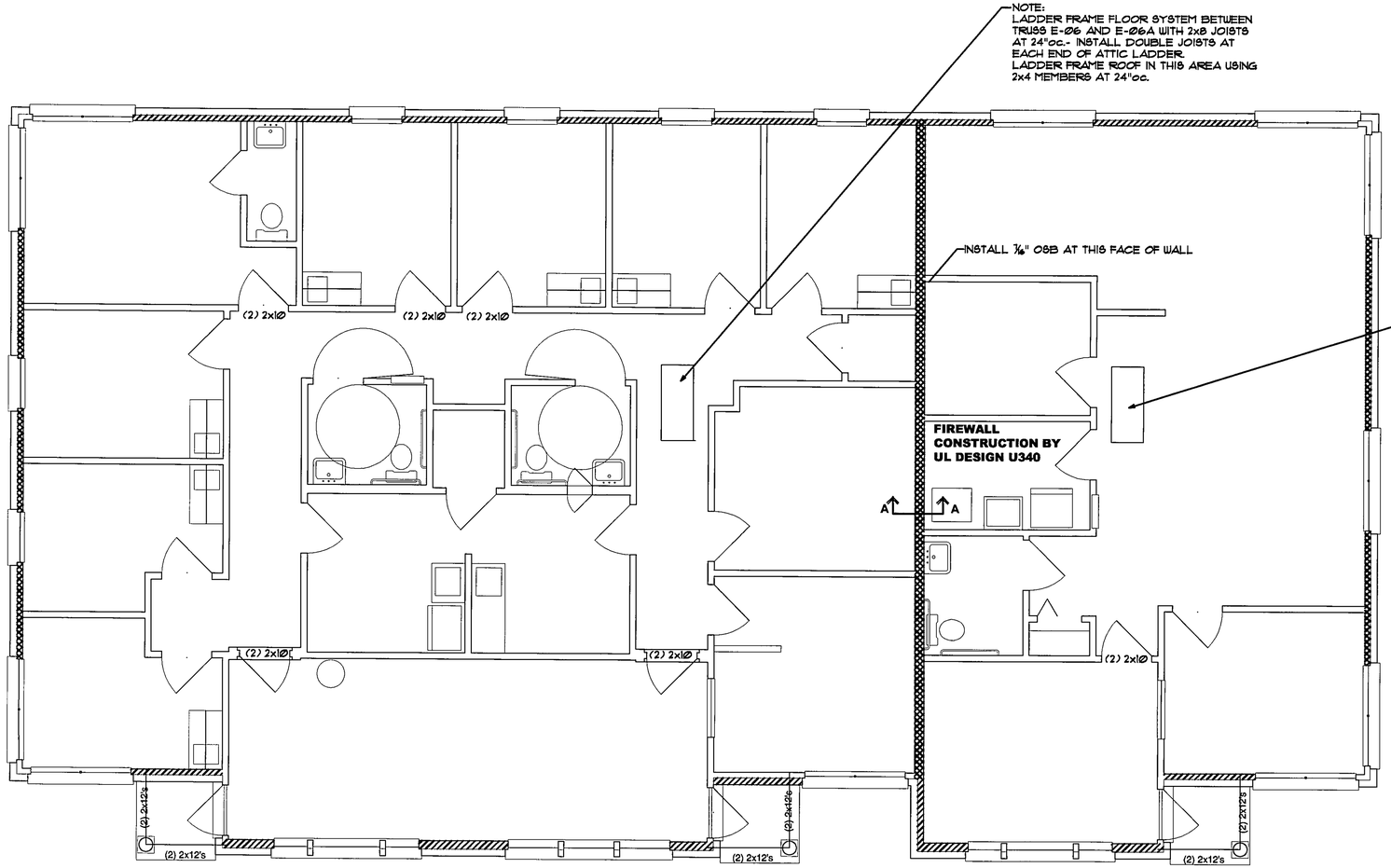
OPEN PORCH CEILING REQUIREMENTS:
MINIMUM 3/8" SHEATHING REQUIRED ON EXTERIOR CEILINGS, NAILED WITH 6d COM or BOX AT 6"oc. ON EDGES AND 12"oc. IN THE FIELD. (TYPICAL) THIS IS NOT REQUIRED ON THE UNDERSIDE OF FLAT DECKS/ BALCONIES.

NOTE: ALL SIMPSON METAL PRODUCTS WILL REQUIRE THE Z-MAX FINISH WHEN USED IN CONJUNCTION WITH ACQ PRESSURE TREATED LUMBER.

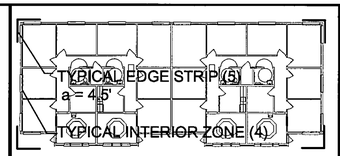


SECTION A-A

NOTE: ALL LOAD BEARING HEADERS SHALL BE A MINIMUM OF **(2) 2x10** No.2 or BT STP (U.O.N.)



4x4 PT POST ON SIMPSON ABU44 Z POST BASE w/ (2) SIMPSON H6 Z CLIPS AT BEAM ABOVE or USE FERMACAST DETAIL. (TYPICAL EACH PORCH)



WIND PRESSURES ON WINDOWS & DOORS (psf)
Enclosed Structure

AREA OF OPENING	EDGE STRIP (5)		INTERIOR ZONE (4)	
	Pos	Neg	Pos	Neg
0 to 20 sf	26.0	-34.8	26.0	-28.2
20.1 to 50 sf	24.9	-32.3	24.9	-27.1
50.1 to 100 sf	23.3	-29.3	23.3	-25.5
100.1 to 200 sf	22.0	-27.1	22.0	-24.2
200.1 to 500 sf	20.9	-24.6	20.9	-23.1
Base Design Pressure	22.00		GCpi = ±0.18	

DESIGN LOADS:

FLOORS
LIVE LOAD= 40psf
DEAD LOAD= 15psf
(CARPET or WOOD)
DEAD LOAD= 20psf
(TILE)
DEFLECTION CRITERIA:
CARPET or WOOD= L/480 LL
L/240 DL
TILE= L/600 LL
L/360 DL

ROOF (TRUSS)-
LIVE LOAD= TC 20psf
BC 10psf
DURATION FACTOR 1.25
DEAD LOAD= TC 7psf
BC 5psf

ROOF (CONV. FRAME)-
RAFTER LOAD= 20psf LL
10psf DL
DURATION FACTOR: 1.25
CEILING LOAD= 20psf LL
10psf DL

DESIGN CRITERIA:

BUILDING CODE:	2001 FLORIDA BUILDING CODE
WIND DESIGN METHOD:	ASCE 7-98
BASIC WIND SPEED	120 mph
BUILDING CATEGORY	II
WIND IMPORTANCE FACTOR	1.00
WIND EXPOSURE:	B
DESIGN FOR ENCLOSED STRUCTURE	

NOTICE TO ALL CONTRACTORS

REVIEW & APPROVAL BY THE AUTHORITY HAVING JURISDICTION SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THE FIRE CODE.

REVIEWED BY: _____ DATE
John Ruley, Plans Examiner, 30883
ST JOHNS COUNTY FIRE RESCUE

DESCRIPTION: *ENGINEERING (ASCE 7-98)*

JOB: **LANDMARK HOMES** (THREE UNIT - TWO TENANTS)
BUILDING 800 (SOUTHLAKE OFFICE CENTER)

HULSBERG ENGINEERING, INC.
(FL. CERT. #: 25846)
2955 HARTLEY RD., SUITE 202
JACKSONVILLE, FL 32257
Ph. (904) 886-2401 Fax (904) 260-4367

JEFFREY K. HULSBERG, PE.
(FL. PE. No. 33152)

FLOYD S. SIMPSON, PE.
(FL. PE. No. 50791)

4/19/04

SCALE:
1/4" = 1'-0"
- U.O.N.
- DO NOT SCALE THIS DRAWING

RELEASE DATE: 04-19-04

REVISION DATE: 00-00-00

DRAWN BY: DJM II

CHECKED BY: JKH

SHEET: S-2

NOTE: ALL SIMPSON METAL PRODUCTS WILL REQUIRE THE Z-MAX FINISH WHEN USED IN CONJUNCTION WITH ACQ PRESSURE TREATED LUMBER.

• = ½" THREADED ROD FROM FOUNDATION TO DOUBLE TOP PLATE. (7" EMBEDMENT)

⊙ = ½" THREADED ROD FROM FOUNDATION TO SECOND FLOOR TOP PLATE. (7" EMBEDMENT)

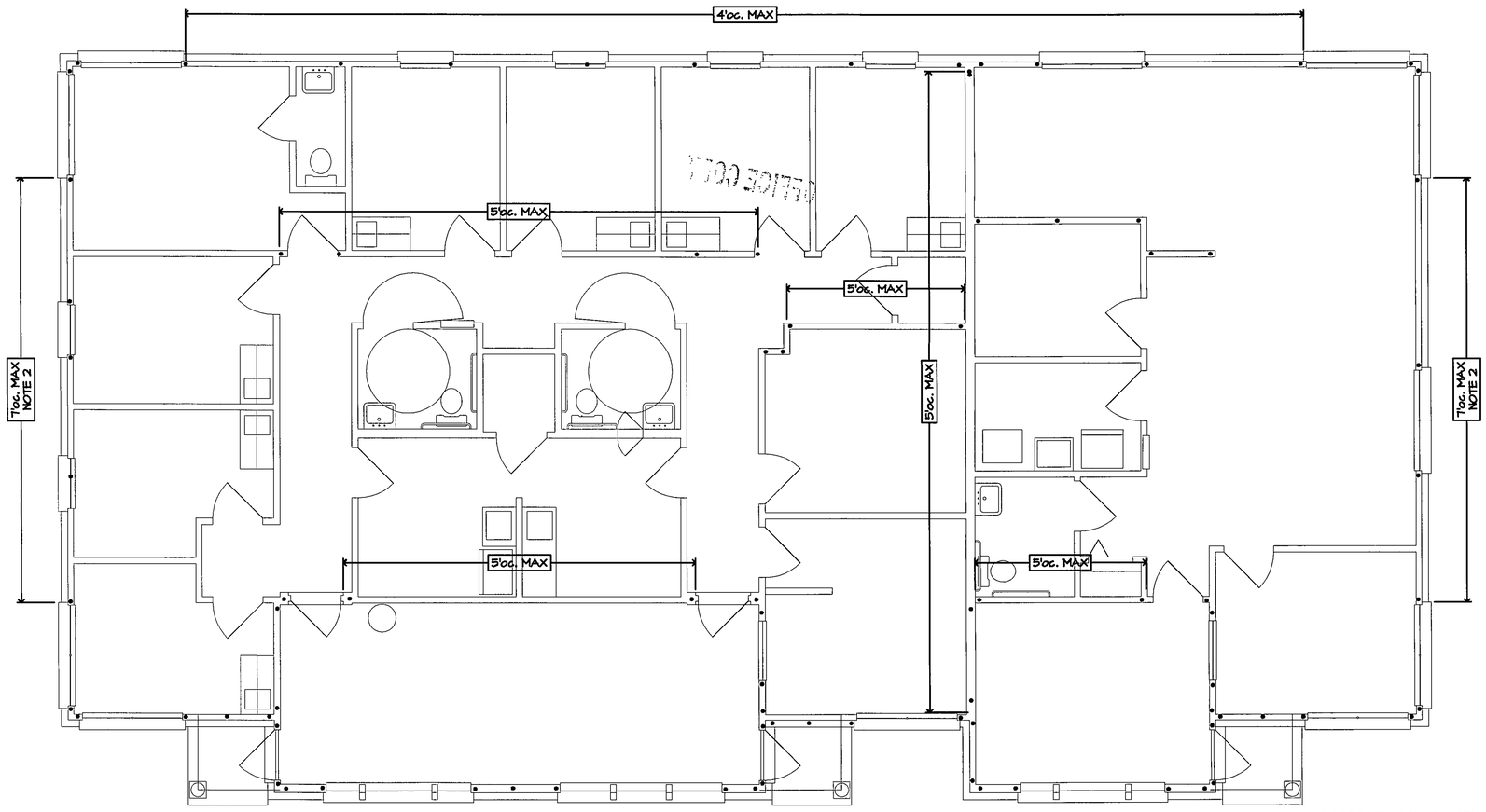
✱ = ½" THREADED ROD FROM FOUNDATION TO DOUBLE TOP PLATE. (12" EMBEDMENT)

⊛ = ½" THREADED ROD FROM FOUNDATION TO SECOND FLOOR TOP PLATE. (12" EMBEDMENT)

TYPICAL THREADED ROD NOTES:

1. IF HEADER LENGTH EXCEEDS ROD SPACING NOTED THEN SST- SPH4 OR SST- LSTA18 SHALL BE INSTALLED FROM HEADER TO TOP PLATE TO ACHIEVE PROPER SPACING

2. IF SPACING OF THREADED RODS EXCEED 5'-0"oc. THEN ADDITIONAL ANCHORS SHALL BE ADDED TO THE SILL AT A MAXIMUM SPACING OF 5'-0"oc. USE 1/2" EPOXIED ANCHORS WITH A 5" EMBEDMENT.



4x4 PT POST ON SIMPSON ABU44 Z POST BASE w/ (2) SIMPSON H6 Z CLIPS AT BEAM ABOVE or USE PERMACAST DETAIL. (TYPICAL EACH PORCH)

NOTICE TO ALL CONTRACTORS

REVIEW & APPROVAL BY THE AUTHORITY HAVING JURISDICTION SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THE FIRE CODE.

REVIEWED BY: _____ DATE:
John Ruley, Plans Examiner, 30883
ST JOHNS COUNTY FIRE RESCUE

DESCRIPTION: THREADED ROD LAYOUT

JOB: **LANDMARK HOMES** (THREE UNIT - TWO TENANTS) **BUILDING 800** (SOUTHLAKE OFFICE CENTER)

HULSBERG ENGINEERING, INC.
(FL. CERT. #: 25846)
2955 HARTLEY RD., SUITE 202
JACKSONVILLE, FL 32257
Ph. (904) 886-2401 Fax (904) 260-4367

JEFFREY K. HULSBERG, PE.
(FL. PE. No. 33152)

FLOYD S. SIMPSON, PE.
(FL. PE. No. 50791)

SCALE:
¼" = 1'-0"
- U.O.N.
- DO NOT SCALE THIS DRAWING

RELEASE DATE: 04-19-04

REVISION DATE: 00-00-00

DRAWN BY: DJM II

CHECKED BY: JKH

SHEET: S-3