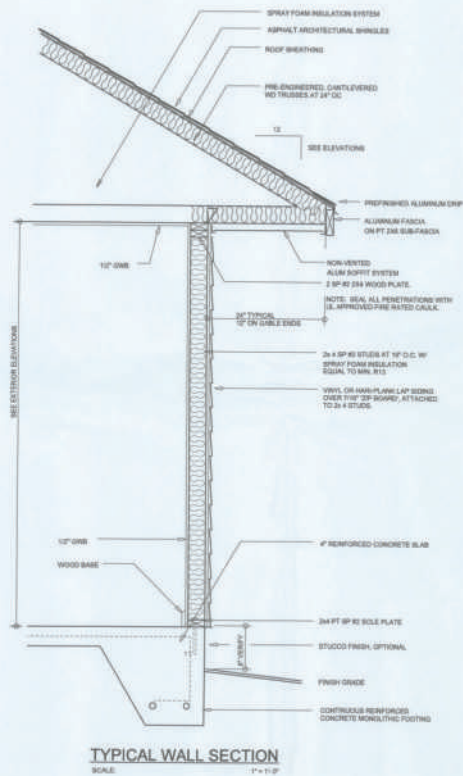




NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

SCANNED



D.M.C.M.

REVISIONS	DATE	BY	APP
1	October 16, 2019		

SOFTPLAN

FRONT & REAR ELEVATIONS
SCALE: 1/4" = 1'-0"

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

A CUSTOM HOME FOR:
ED SAPP
PROJECT ADDRESS: LOT 34, RIVER HIDE RD., COLUMBIA COUNTY, FLORIDA

© WM DESIGN & ASSOCIATES, INC.
10000 W. US HIGHWAY 90, SUITE 100
LAKELAND, FL 33805
(888) 755-8405



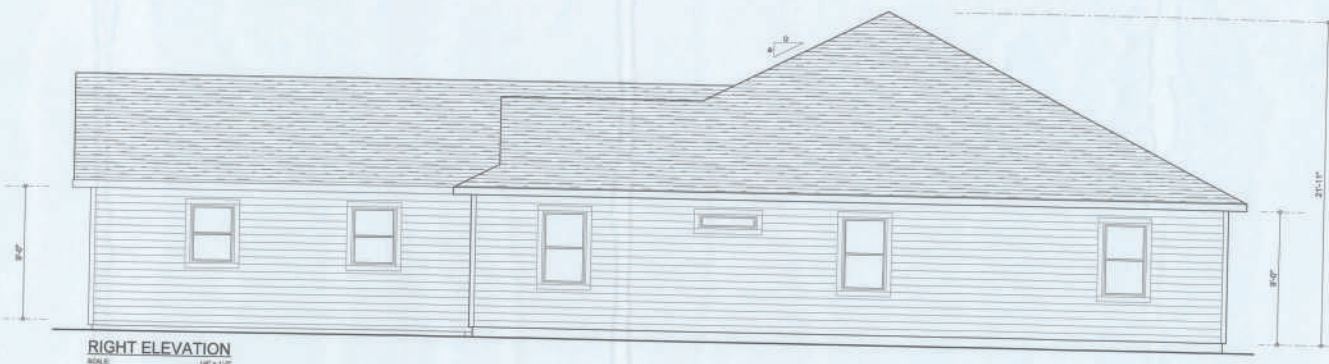
JOB NUMBER
20190830

SHEET NUMBER
A.1

38857



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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

REVISIONS
October 15, 2019

SOFTPLAN

LEFT & RIGHT ELEVATIONS
SCALE: 1/8" = 1'-0"

A CUSTOM HOME FOR:
ED SAPP

PROJECT ADDRESS: LOT 24, RIVER HIRE SQ. COLUMBIA COUNTY, FLORIDA

© WM DESIGN &
ASSOCIATES, INC.
431 SW COMMERCE ST. STE. 100
WILMINGTON, NC 28401
(360) 758-8408
info@wmdesigninc.com



JOB NUMBER
20190830

SHEET NUMBER
A.2

W.C. Sapp

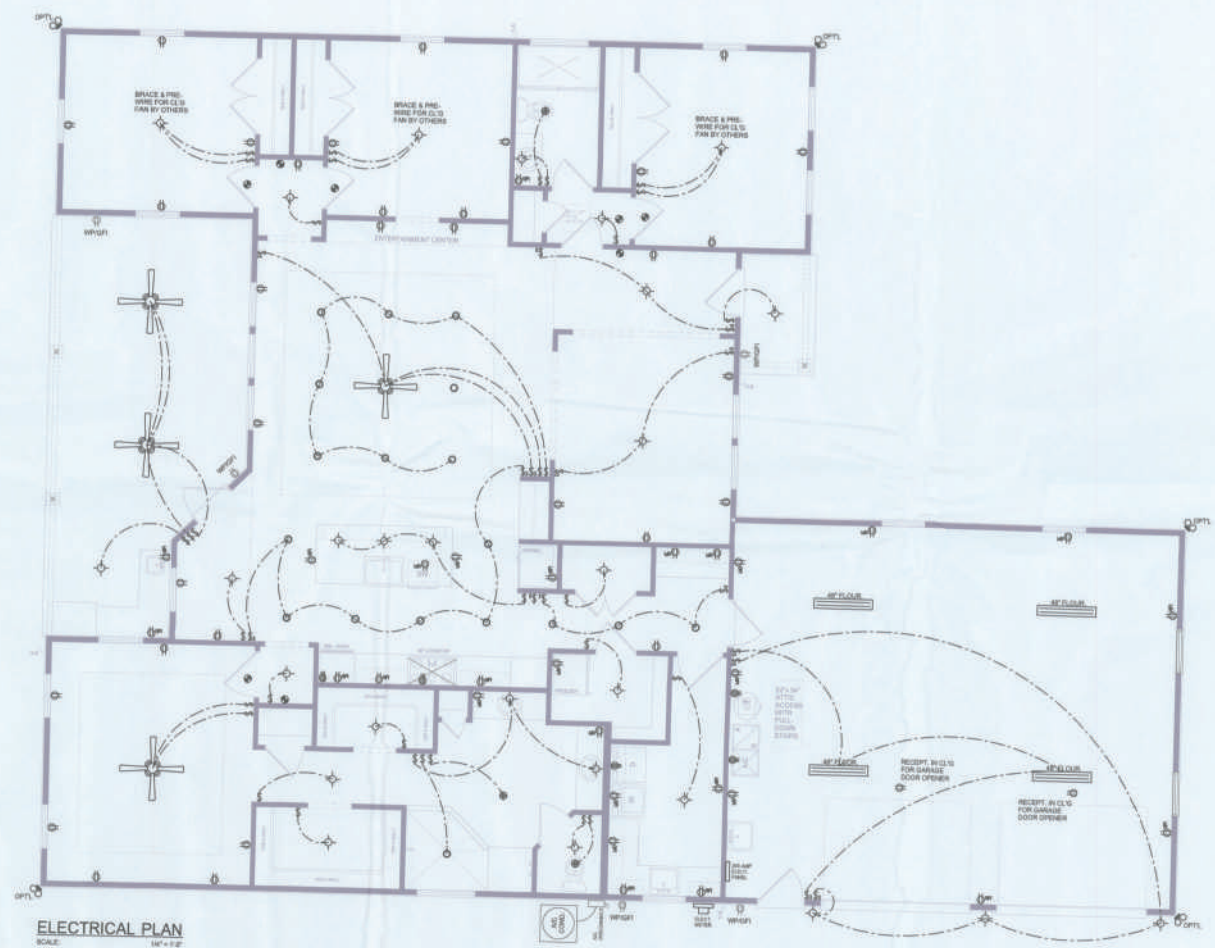
ELECTRICAL LEGEND	
	CEILING FAN (PRE-WIRE FOR LIGHT KIT)
	DOUBLE SECURITY LIGHT
	RECESSED CAN LIGHT
	BATH EXHAUST FAN
	LIGHT FIXTURE
	DUPLEX OUTLET (NFC) & TAMPER RESISTANT
	220V OUTLET
	GFI DUPLEX OUTLET (PER NEC 408.6)
	TELEPHONE JACK
	SMOKE / CARBON MONOXIDE DETECTOR (See Note below)
	WALL SWITCH
	3 WAY WALL SWITCH
	WATER PROOF GFI OUTLET
	2 OR 4 TUB FLUORESCENT FIXTURE

NOTE:
ALL INTERIOR RECEPTACLES SHALL BE AFCI (ARC FAULT CIRCUIT INTERRUPTER) PER NEC 210.12 & TAMPER RESISTANT PER NEC 408.11

ALL SMOKE DETECTORS BE A COMBO SMOKE & CARBON MONOXIDE DETECTOR AND SHALL HAVE BATTERY BACKUP POWER, AND ALL WIRING TOGETHER SO IF ANY ONE UNIT IS ACTIVATED THEY ALL ACTIVATE.

THE ELECTRICAL SERVICE OVERCURRENT PROTECTION DEVICE SHALL BE INSTALLED ON THE EXTERIOR OF STRUCTURES TO SERVE AS A DISCONNECT MEANS. CONDUCTING WIRING FROM THE EXTERIOR DISCONNECTING MEANS TO A PANEL ON SLAB SHALL HAVE FOUR-WIRE CONDUCTORS, OF WHICH ONE CONDUCTOR SHALL BE USED AS AN EQUIPMENT GROUND.

IT IS THE LICENSED ELECTRICAL CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL WORK PERFORMED AND EQUIPMENT INSTALLED MEETS OR EXCEEDS THE 2017/2014 NATIONAL ELECTRIC CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.



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

REVISIONS
October 15, 2019

ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

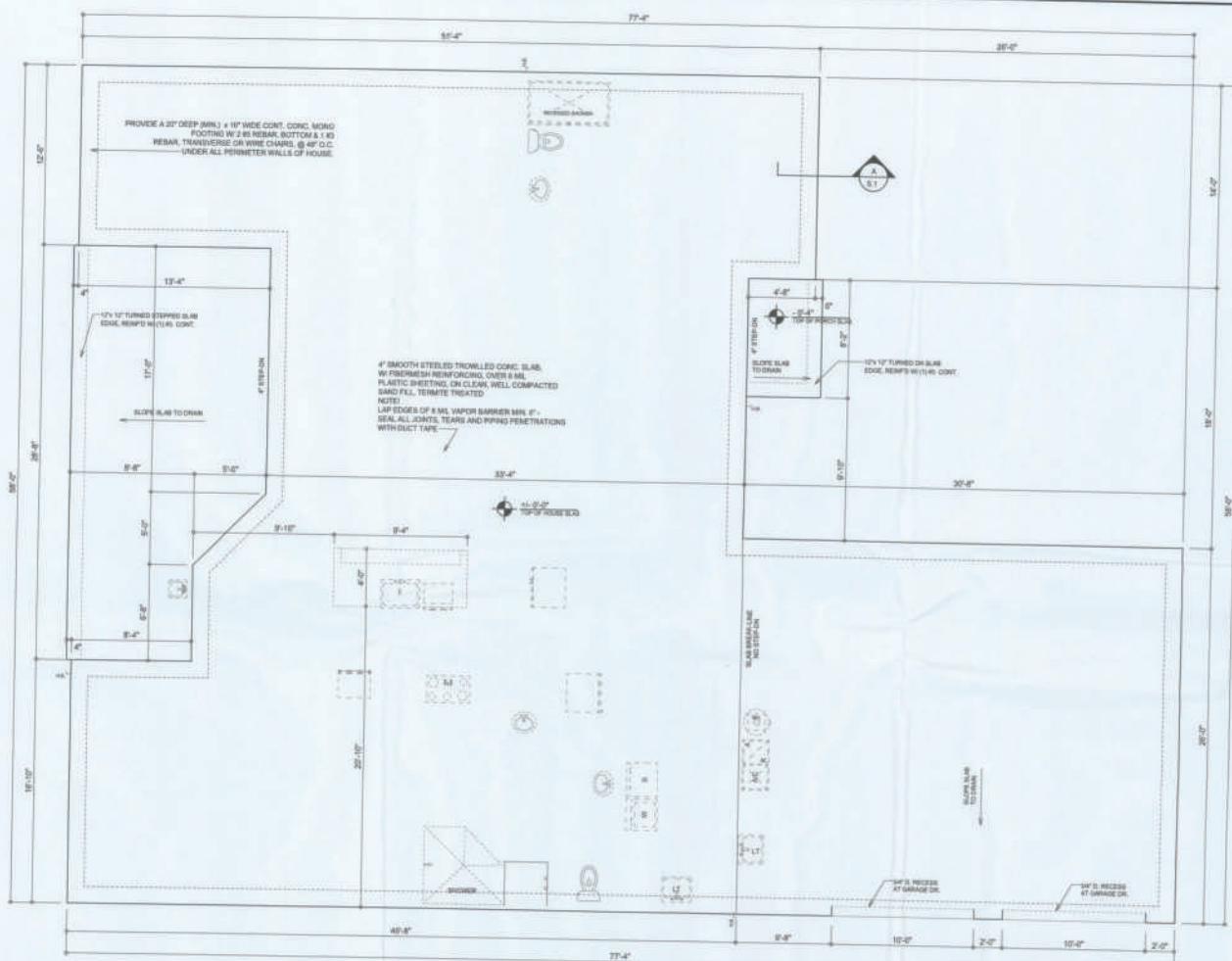
A CUSTOM HOME FOR
ED SAPP
PROJECT ADDRESS: LOT 24, WYNN HIDE EGD, COLUMBIA COUNTY, FLORIDA

WM DESIGN & ASSOCIATES, INC.
4850 W. COMMERCE BL. STE. 100
LAKE CITY, FL 33606
(888) 726-6406
www.wm-inc.com

JOB NUMBER
20190830

SHEET NUMBER
A.4

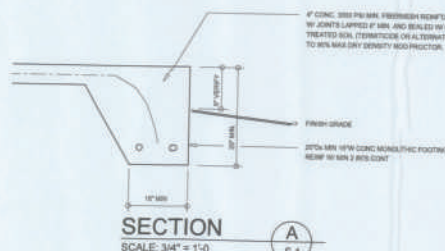
Wm C. Sapp



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

INTERIOR BEARING WALLS:

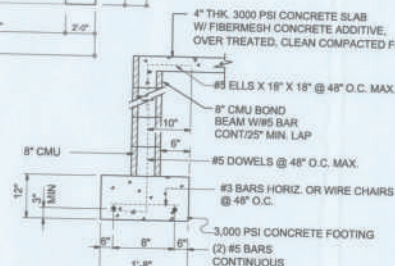
IT IS THE BUILDING CONTRACTOR'S RESPONSIBILITY TO VERIFY WITH THE TRUSS ENGINEERING ANY AND ALL INTERIOR BEARING WALL LOCATIONS AND TURNISH THE ENGINEER OR ARCHITECT OF RECORD TRUSS INFO. 60 THICKENED FOOTINGS CAN BE USED AND LOCATED ON THE FOUNDATION PLAN.



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

A
S.1

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



SECTION (optional)
SCALE: 3/4" = 1'-0"

A
S.1

CONCRETE / MASONRY / METALS GENERAL NOTES:

- DESIGN SOIL BEARING PRESSURE: 1000 PSF.
- EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
- CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING SO. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COMPACTION SHALL BE NOT LESS THAN 95% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1000 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
- REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A615. ALL BENDS SHALL BE MADE COLD.
- WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YIELD STRESS = 85 KSI.
- CONCRETE SHALL BE STANDARD MIX P_o = 3000 PSI FOR ALL FTGS. SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX P_o = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
- CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - P_o = 1500 PSI.
- MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH. BOLTS SHALL BE ASTM A307 / GRADE 1 OR A325, AS PER PLAN REQUIREMENTS.
- WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.
- 2X4 FIT WOOD SILL, CONT. ALL AROUND, W/ 3/8" A.B. W/ 2" SQ. X 1/4" PLATE WASHERS WITHIN 6" FROM EACH CORNER, 2X4 MAX. 4" WITHIN 6" FROM ALL WALL OPENINGS. ENDS - 12" A.B. W/ 2" SQ. WASHERS ALONG EACH RUN @ 48" O.C. MAX. - ALL ANCHOR BOLTS SHALL HAVE A MINIMUM OF 6" EMBEDMENT INTO THE CONCRETE.

NOTE:

PRIOR TO THE CONSTRUCTION OF THE FOUNDATION, THE CONTRACTOR SHALL COORDINATE ANY INTERIOR BEARING LOCATION CONDITIONS WITH THE FOUNDATION ENGINEER. ANY INTERIOR BEARING LOCATION OR ANY POINT LOAD OF 4,000 LB OR GREATER SHALL BE SUPPORTED VIA A MODIFIED FOUNDATION PLAN. TAKING THESE LOADS INTO CONSIDERATION, THE CONTRACTOR SHALL MAKE THE ENGINEERED TRUSS SHOP DRAWINGS AVAILABLE TO THE ARCHITECT FOR THE PURPOSE OF REINFORCING SUCH MODIFICATIONS PRIOR TO POURING ANY CONCRETE.

NOTE: THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2017 PER IBC 1001.2.1.1 AND LOCAL JURISDICTION REQUIREMENTS.

NOTE: ADDED FILL SHALL BE APPLIED IN 6" LIFTS - EACH LIFT SHALL BE COMPACTED TO 95% DRY COMPACTION PER THE "MODIFIED PROCTOR" METHOD.

NOTE: PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONTR. SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER AND 1 COPY TO THE PERMIT ISSUING AUTHORITY.

NOTE: H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL H.V.A.C. WORK, INCLUDING ALL DUCTWORK LOC., SIZER LINES, EQUIPMENT SCH. & BALANCING REPORT - CONTR. SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

REVISIONS:	DATE:
October 15, 2019	

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

A CUSTOM HOME FOR
ED SAPP
PROJECT ADDRESS: LOT 24, RIVER HILLS RD., COLUMBIA COUNTY, FLORIDA

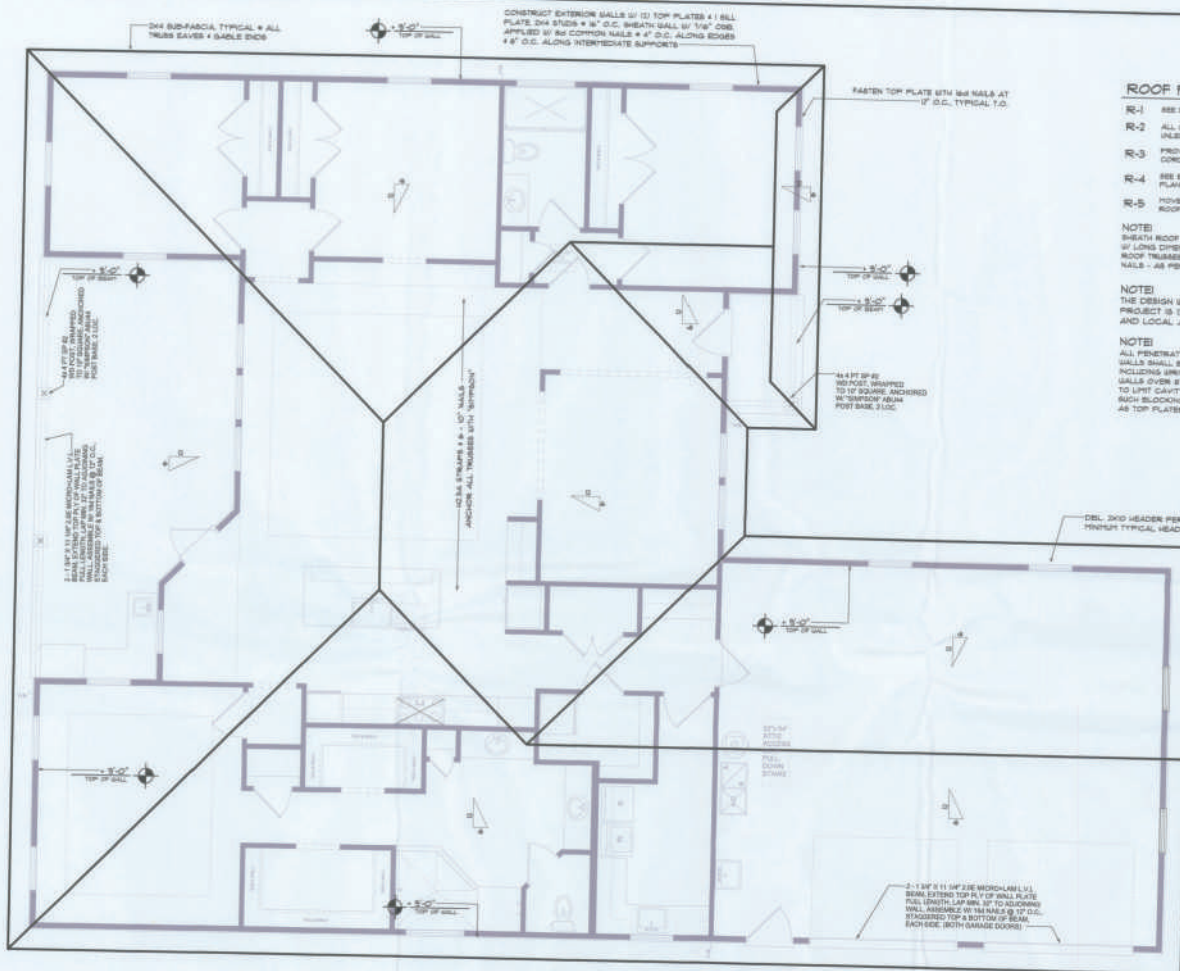


NICHOLAS PAUL REISER
FLORIDA
LICENSED PROFESSIONAL ENGINEER
NO. 12847
EXPIRATION DATE 12/31/2023

JOB NUMBER
20190830

SHEET NUMBER
S.1

OF 4 SHEETS



Roof Framing PLAN

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

NOTE:
ANCHOR (BROOK TRUSS) TO HEADER WITH 2" SHIPSON LOTS 3 OR 41 ANCHOR HEADERS TO KING STUDS W/ 2" SHIPSON LOTS 3A, B10 - TYP., T.O.

NOTE:
REFER TO THE UNIFORM CODES SCHEDULE ON SHEET 3.4 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATE MINIMUM SIZE ALLOWABLE IS 3x10.

THE CONTRACTOR SHALL COORDINATE THE TRUSS TO TRUSS ANCHOR REQUIREMENTS WITH THE TRUSS ENGINEERING SHOP DRAWINGS. SOME OF THE TRUSS TO TRUSS CONNECTIONS WILL REQUIRE ANCHOR STRAPS IN ADDITION TO TYPICAL NAILING. ANCHOR DEVICES SHALL BE REQUIRED FOR ALL JOINTS WITH AN UPLIFT OR GRAVITY LOAD OF 100 LBS OR GREATER.

SHOP DRAW COORDINATION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE TRUSS ENGINEERING SHOP DRAWINGS AND THAT THE UPLIFT REQUIREMENTS OF TRUSSES OR GIRDERS, THE CONTRACTOR SHALL HAVE AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE. ANY SUCH REQUIRED CHANGES SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THE STRUCTURE.

PROJECT COORDINATION REQUIREMENTS

NOTE:
THESE PLANS ARE DRAWN FOR AVERAGE SITE CONDITIONS AND COMPLIANCE WITH APPLICABLE CODES AT THE TIME THEY ARE DRAWN. DUE TO VARYING STATE, LOCAL, AND NATIONAL CODES, RULES AND REGULATIONS, ANY CHANGES, AMENDMENTS, OR CORRECTIONS TO THESE PLANS SHALL BE THE RESPONSIBILITY OF THE PURCHASER. THE PURCHASER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. IT IS THE RESPONSIBILITY OF THE PURCHASER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. IT IS THE RESPONSIBILITY OF THE PURCHASER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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

ROOF PLAN NOTES

- R-1 SEE EXTERIOR ELEVATIONS FOR ROOF PITCH
- R-2 ALL OVERHANGS 18"
- R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE, THE SHEET
- R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND NAIL HEIGHTS
- R-5 FIVE ALL VENTS AND OTHER ROOF PENETRATIONS TO BE AS

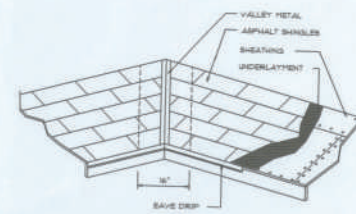
NOTE:
SHEATH ROOF W/ 1/2" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES. SECURE TO TRUSSES W/ 8d NAILS - AS PER DETAIL ON SHEET 3.4

NOTE:
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2017 PER 1803.1.1 AND LOCAL JURISDICTION REQUIREMENTS

NOTE:
ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING. HOLDING STRAPS PERPENDICULAR TO OTHER SUCH PENETRATIONS. WALLS OVER 8'-0" TALL SHALL HAVE CONTINUOUS BLOCKING TO LIMIT CAVITY HEIGHT TO 8'-0". PENETRATIONS THROUGH SUCH BLOCKING SHALL BE DETAIL IN THE SAME MANNER AS TOP PLATES, NOTED ABOVE

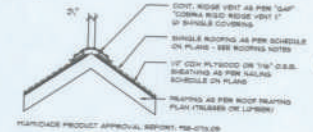
WOOD STRUCTURAL NOTES

1. TEMPORARY BRACINGS OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENSURED. TEMPORARY & PERMANENT BRACINGS OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE TRUSS PLATE INSTITUTE.
2. ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE TRUSS PLATE INSTITUTE.
3. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN 10-3 HEM-FIR OR BETTER.
4. CONNECTIONS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.



VALLEY FLASHING

AREA OF ATTIC	WIND U.P. OF VENT	NET FREE AREA OF VENT
1000 SF	30 LF	400 SQ IN.
2000 SF	30 LF	400 SQ IN.
3000 SF	30 LF	400 SQ IN.
4000 SF	30 LF	400 SQ IN.
5000 SF	30 LF	400 SQ IN.
6000 SF	30 LF	400 SQ IN.
7000 SF	30 LF	400 SQ IN.
8000 SF	30 LF	400 SQ IN.
9000 SF	30 LF	400 SQ IN.
10000 SF	30 LF	400 SQ IN.



Ridge Vent DETAIL

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

ROOFING METALS for FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS

MATERIAL	MINIMUM THICKNESS (IN)	GAGE	WEIGHT (LB/FT)
COPPER			16
ALUMINUM	0.034		
STAINLESS STEEL		30	
GALVANIZED STEEL	0.018	26 (20Z COATED G90)	
ZINC ALLOY LEAD	0.021		40
PAINTED TERNE			30

Roofing/Flashing DETS.

SCALE: NONE

REVISIONS
October 15, 2019
SOFTPLAN

ROOF PLAN
SCALE

A CUSTOM HOME FOR:
ED SAPP
PROJECT ADDRESS: LOT 24, RIVER HIDE S.D., COLUMBIA COUNTY, FLORIDA



NICHOLAS BEIBER
ARCHITECT
12345
12345
12345

JOB NUMBER
20190830

SHEET NUMBER
S.2
OF 4 SHEETS

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION
Roof: Hip/Gable Construction, Wood Trusses @ 24" O.C.
Walls: 3x4 Wood Studs @ 16" O.C.
Floor: 4" Thk. Concrete Slab W/ 4" rebar @ 24" O.C. in wdy.
Foundation: Continuous masonry footing @ 24" Wx 16" foundation system

ROOF DECKING
Roof Deck: 5/8" CDX Plywood or 1/2" O.S.B.
Sheet Size: 48"X96" Sheets Perpendicular to Roof Framing
Fasteners: 8d Common or ring-shank nails per schedule on steel S-4

BASEMENT WALLS
Material: 12" CDX Plywood or 1/2" O.S.B. w/ 1/2" 2X BOARD
Sheet Size: 48"X96" Sheets Place Vertical, stagger each sheet
Fasteners: 8d Common Nails @ 4" O.C. Stages 8" O.C. Header
Diaphragm: Double Top Plate (2 V.P.) With Nails @ 12" O.C.
Wall Studs: 2x4 Wood Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS
Truss Anchors: SIMPSON HCSA (OR EQUIVALENT), W/ 8 - 10d NAILS
Wall Ties: 1/2" 304 Stainless Steel in Adequate - 18 @ 8" O.C. Top 3 Bt.
Anchor Bolts: 1/2" 304 Bolts @ 16" O.C. - 1x 8d 16" from corner
Corner Hold-down Device: (1) Kwik on edge @ each corner
Porch Column Base Connector: Simpson ABMA404B @ each column
Porch Column to Beam Connector: Simpson CP4MPC4 @ each column

FOOTINGS AND FOUNDATIONS
Footing: 20" 16" Cast W/ (2) #5 Bars Cont. on wtd. slabs or (1) #3 Transverse @ 24" O.C.
Drainage: (optional) 6" C.M. 18"x18" Vertical Drain @ 16" O.C.

STRUCTURAL DESIGN CRITERIA

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2015 FLORIDA BUILDING CODE - PER 626.2(1) & (2) FOR ALL STRUCTURAL CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT THE TIME OF PRINT.

2. WIND LOAD CRITERIA: WIND CATEGORY: 3, EXPOSURE: "C"
BASED ON ANH-44E, 150, 30T FRC 30S-4 AND VELOCITY: $V_{30S} = 120$ MPH
 $V_{150} = 120$ MPH

3. ROOF DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 20 PSF
SUPERIMPOSED LIVE LOADS: 20 PSF
4. FLOOR DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 25 PSF
SUPERIMPOSED LIVE LOADS:
RESIDENTIAL: 40 PSF
B-1 COMMER: 60 PSF

5. WIND NET UPLIFT: ASSESS AS INDICATED ON PLANS

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL, SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 190.2.8
- CONDENSATE AND ROOF DRAINOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 190.4.4
- IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 190.4.4
- TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPT FOR PAINT AND OCCASIONAL ORNAMENTAL FINISH LESS THAN 3/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 190.3.8
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 191.1.1
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BORED OR FORMED. FBC 191.1.3
- BORED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC. SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORM. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 191.1.3
- MINOR SOIL VAPOR BARRIER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION, IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT. RETREATMENT IS REQUIRED. FBC 191.1.3
- CONCRETE OVERLAP AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 191.1.3
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE JOINTS. FBC 191.1.3
- AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 191.1.3
- ALL BUILDINGS ARE REQUIRED TO HAVE PER CONSTRUCTION TREATMENT. FBC 191.1.3
- A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 191.1.7
- AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAIRS, TURF TINE BOARDS, FORMAL SHEDDING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 200.3.1.3
- NO WOOD, VEGETATION, STUMPS, CARBONIZED TRUNK, ETC., SHALL BE BURIED WITHIN 10'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 200.3.1.4

FRAMING ANCHOR SCHEDULE

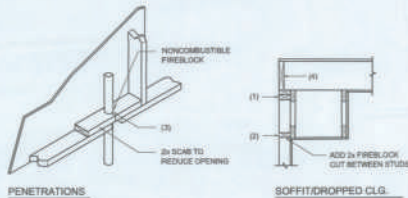
APPLICATION	MANUFACTURER	CAP.
TRUSS TO WALL:	SIMPSON H2.5A (OR EQUIVALENT), W/ 8 - 10d NAILS	800R
ORDER TRUSS TO POST/HEADER:	SIMPSON LOT, W/ 28 - 10d NAILS	1700R
HEADER TO KING STUD(S):	SIMPSON ST2	1370R
PLATE TO STUD:	SIMPSON SP2	1065R
STUD TO BILL:	SIMPSON SP1	955R
PORCH BEAM TO POST:	SIMPSON P24BPC4	1700R
PORCH POST TO FND.:	SIMPSON AB24	2200R
MISC. JOINTS	SIMPSON A34	1150R340R

NOTE:
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.
REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

NOTE:
ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

NOTE:
"SEMCO" PRODUCT APPROVAL:
MIAMI-DADE COUNTY REPORT #89-0318.15

NOTE:
"SIMPSON" PRODUCT APPROVALS:
MIAMI-DADE COUNTY REPORT #07-0307.05, #09-1103.11, #09-0305.04
#0001 NER-443, NER-393



PENETRATIONS

FIREBLOCKING NOTES:

- FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING PURGED SPACES AT CEILING AND FLOOR LEVELS.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, COVE CEILING, ETC.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND PRELAYS AT CEILING AND FLOOR LEVELS WITH "FIREPROOF MATELPLEX SEALANT".
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS. FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

Fire Stopping DETAILS

SCALE: NONE

A

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT < 30.0', EXPOSURE "B" ROOF ANGLE 27° TO 45°				
WIND SPEED (MPH)	WIND DIRECTION	WIND DIRECTION	WIND DIRECTION	WIND DIRECTION
10	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0
20	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0
30	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0
40	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0
50	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0
60	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0
70	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0
80	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0
90	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0
100	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING			
WIND SPEED (MPH)	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
10	1.00	1.00	1.00
20	1.00	1.00	1.00
30	1.00	1.00	1.00
40	1.00	1.00	1.00
50	1.00	1.00	1.00
60	1.00	1.00	1.00
70	1.00	1.00	1.00
80	1.00	1.00	1.00
90	1.00	1.00	1.00
100	1.00	1.00	1.00

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT < 30.0', EXPOSURE "B" ROOF ANGLE 1° TO 27°				
WIND SPEED (MPH)	WIND DIRECTION	WIND DIRECTION	WIND DIRECTION	WIND DIRECTION
10	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0
20	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0
30	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0
40	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0
50	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0
60	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0
70	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0
80	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0
90	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0
100	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0	10.0 / 10.0

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING			
WIND SPEED (MPH)	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
10	1.00	1.00	1.00
20	1.00	1.00	1.00
30	1.00	1.00	1.00
40	1.00	1.00	1.00
50	1.00	1.00	1.00
60	1.00	1.00	1.00
70	1.00	1.00	1.00
80	1.00	1.00	1.00
90	1.00	1.00	1.00
100	1.00	1.00	1.00

General Roofing NOTES:

DECK REQUIREMENTS:
ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

SLOPE:
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 12:12 OR GREATER. FOR ROOF SLOPES FROM 2:12 TO 4:12, OIL UNDERLAYMENT IS REQUIRED.

UNDERLAYMENT:
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226, TYPE 1, OR ASTM D 489, TYPE 1.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:
SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, COMPLY W/ ASTM D 1975.

ASPHALT SHINGLES:
ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING AND COMPLY WITH ASTM D 225 OR ASTM D 316.

FASTENERS:
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR CORROS RESISTANT NAILS. MINIMUM 12 GAUGE SHANK WITH A MINIMUM 3/8 INCH DIAMETER HEAD. OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MINIMUM 3/4" INTO THE ROOF SHEATHING. WHERE THE SHEATHING IS LESS THAN 3/4" THICK, THE NAIL SHALL PENETRATE THROUGH THE SHEATHING.

ATTACHMENT:
ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE ROOFS LOCATED IN BASIC WIND SPEED OF 110 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED. UNLESS OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH ASTM D 3161 OR 3162 PER 103-05.

UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FROM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:
1. STARTING AT THE EAVE, A 10 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL TO THE EAVE, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 14 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

FOR ROOF SLOPES 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:
STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

BASE AND CAP FLASHING:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MPFS INSTALLATION INSTRUCTIONS. GAGE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL, OF MINIMUM RAINFALL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING MINIMUM OF 7/16 INCH PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM MINIMUM THICKNESS OF 0.019 INCH.

VALLEYS:
VALLEY LINGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LINGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:
1. FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LING SHALL BE AT LEAST 1/2" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN FBC TABLE 190.3.8.5.
2. FOR OPEN VALLEYS VALLEY LING OF TWO PLYS OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.
3. FOR CLOSED VALLEYS VALLEY LING SHALL BE ONE OF THE FOLLOWING:
1. BOTH TYPES 1 AND 2 ABOVE, COMBINED.
2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 226.
3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1975.

NOTE 111

ROOF SHINGLES SHALL BE AS MANUFACTURED BY "TAMKO ROOFING PRODUCTS" OF THE FOLLOWING MODELS:

GLASS-SEAL AR
ELITE GLASS-SEAL AR
HERITAGE 36 AR
HERITAGE 48 AR
HERITAGE 50 AR

THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3161 TYPE 1 MODIFIED TO 110 MPH WINDS & FBC TABLE 100, USING 4 NAIL/SHINGLE.

REVISIONS
October 16, 2019

SOFTWARE

DETAILS SHEET
10/16/19

A CUSTOM HOME FOR
ED SAPP
PROJECT ADDRESS: LOT 24, RIVER RISE RD., COLUMBIA COUNTY, FLORIDA

10/16/19

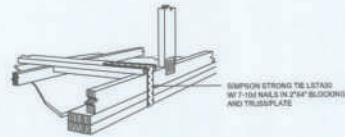
NICHOLAS
DEBLINGER
ARCHITECT
1775 NW 10th Ave
Largo, FL 34787
(813) 489-1000

JOB NUMBER
20190830

SHEET NUMBER

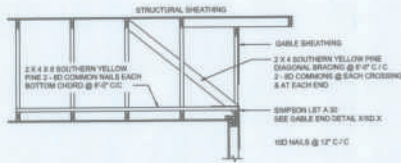
S.3
OF 4 SHEETS

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



**GABLE END GYPSUM DIAPHRAGM
HOLDOWN CONNECTOR**
SCALE: NONE

A.1

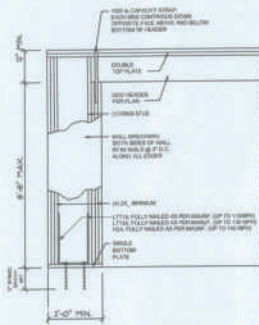


**END WALL BRACING FOR
CEILING DIAPHRAGM**

NTS (ALTERNATIVE TO BALLOON FRAMING)
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

A

TYPE	AREA	WIND	WIND	WIND	WIND
		100 MPH	120 MPH	130 MPH	140 MPH
1	10	12.0-18.8	16.8-23.7	17.2-24.9	20.3-28.0
2	20	11.4-18.8	15.7-23.0	16.1-23.7	18.3-26.4
3	30	10.7-18.5	14.8-22.2	15.2-22.9	17.1-25.2
4	40	10.0-18.2	14.0-21.9	14.6-22.6	16.5-24.9
5	50	9.3-17.9	13.2-21.6	13.8-22.3	15.7-24.6
6	60	8.6-17.6	12.4-21.3	13.0-22.0	14.9-24.3
7	70	7.9-17.3	11.6-21.0	12.2-21.7	14.1-24.0
8	80	7.2-17.0	10.8-20.7	11.4-21.4	13.3-23.7
9	90	6.5-16.7	10.0-20.4	10.6-21.1	12.5-23.4
10	100	5.8-16.4	9.2-20.1	9.8-20.8	11.7-23.1
11	110	5.1-16.1	8.4-19.8	9.0-20.5	10.9-22.8
12	120	4.4-15.8	7.6-19.5	8.2-20.2	10.1-22.5
13	130	3.7-15.5	6.8-19.2	7.4-19.9	9.3-22.2
14	140	3.0-15.2	6.0-18.9	6.6-19.6	8.5-21.9
15	150	2.3-14.9	5.2-18.6	5.8-19.3	7.7-21.6
16	160	1.6-14.6	4.4-18.3	5.0-19.0	6.9-21.3
17	170	0.9-14.3	3.6-18.0	4.2-18.7	6.1-21.0
18	180	0.2-14.0	2.8-17.7	3.4-18.4	5.3-20.7
19	190	-0.5-13.7	2.0-17.4	2.6-18.1	4.5-20.4
20	200	-1.2-13.4	1.2-17.1	1.8-17.8	3.7-20.1
21	210	-1.9-13.1	0.4-16.8	1.0-17.5	2.9-19.8
22	220	-2.6-12.8	-0.4-16.5	0.2-17.2	2.1-19.5
23	230	-3.3-12.5	-1.2-16.2	-0.6-16.9	1.3-19.2
24	240	-4.0-12.2	-2.0-15.9	-1.4-16.6	0.5-18.9
25	250	-4.7-11.9	-2.8-15.6	-2.2-16.3	-0.3-18.6
26	260	-5.4-11.6	-3.6-15.3	-3.0-16.0	-1.1-18.3
27	270	-6.1-11.3	-4.4-15.0	-3.8-15.7	-1.9-18.0
28	280	-6.8-11.0	-5.2-14.7	-4.6-15.4	-2.7-17.7
29	290	-7.5-10.7	-6.0-14.4	-5.4-15.1	-3.5-17.4
30	300	-8.2-10.4	-6.8-14.1	-6.2-14.8	-4.3-17.1

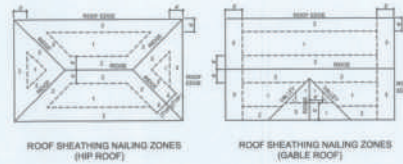


Garage End Wall DETAIL
SCALE: NTS

G

WINDING	FASTENING	FASTENER	SPACING
1	1x4 S&S	1x4 S&S	1x4 S&S
2	1x4 S&S	1x4 S&S	1x4 S&S
3	1x4 S&S	1x4 S&S	1x4 S&S
4	1x4 S&S	1x4 S&S	1x4 S&S

WINDING	EXPOSURE	EXPOSURE	EXPOSURE
1	1.00	1.21	1.47
2	1.00	1.29	1.55
3	1.00	1.35	1.67
4	1.00	1.45	1.88

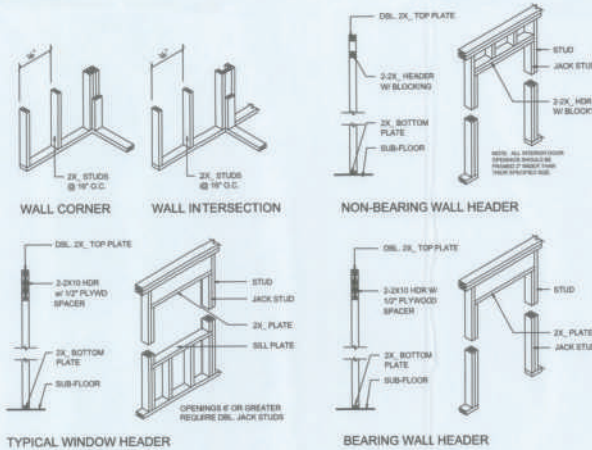


Roof Nail Pattern DET.

SCALE: NONE

B

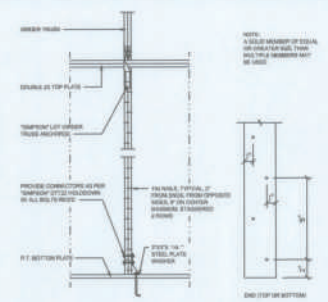
HEADER SPANS FOR EXTERIOR BEARING WALLS							
HEADERS SUPPORTING	HEADER SIZE	BUILDING WIDTH (FT)					
		24'		28'		36'	
ROOF, CEILING	2x4	1	1	1	1	1	1
	2x6	1	1	1	1	1	1
	2x8	1	1	1	1	1	1
	2x10	1	1	1	1	1	1
	2x12	1	1	1	1	1	1
	2x14	1	1	1	1	1	1
	2x16	1	1	1	1	1	1
	2x18	1	1	1	1	1	1
	2x20	1	1	1	1	1	1
	2x22	1	1	1	1	1	1
	2x24	1	1	1	1	1	1
	2x26	1	1	1	1	1	1



Wall Framing/Header DETAILS

SCALE: NONE

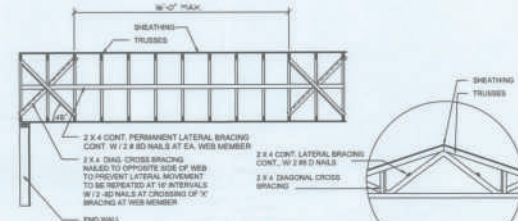
F



Girder Truss Column DET.

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

C



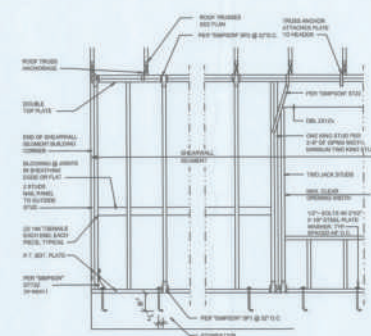
TYP. PERMANENT TRUSS BRACING DIA.

NTS
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

D

Truss Bracing DETAILS

SCALE: AS NOTED



Shear Wall DETAILS

SCALE: NONE

E

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

REVISIONS
October 15, 2019

SOFTPLAN

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

A CUSTOM HOME FOR:
ED SAPP
PROJECT ADDRESS: LOT 24, WINDY HILL RD., COLUMBIA COUNTY, FLORIDA

NICHOLAS PAUL
ARCHITECT
1775 W. BAYVIEW AVE.
SUITE 100
DADE CITY, FL 34608
(813) 895-1111

JOB NUMBER
20190830

SHEET NUMBER
S.4
OF 4 SHEETS