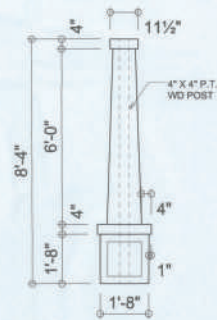




LEFT ELEVATION
SCALE: 1/4" = 1'-0"



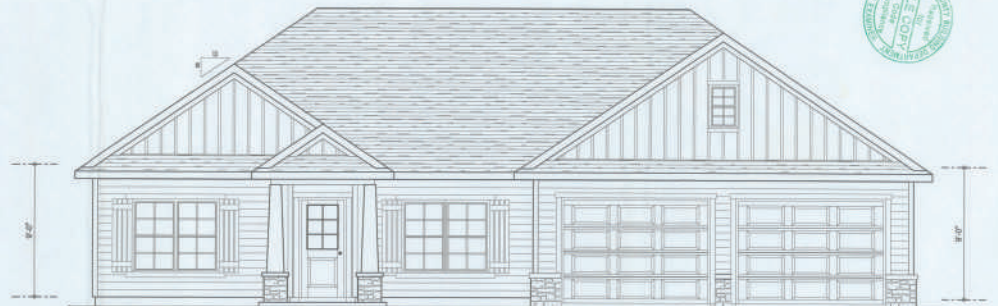
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



CRAFTSMAN
COLUMN DETAIL
SCALE: 1/2" = 1'-0"



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



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

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

REVISIONS	September 23, 2019
EXTERIOR ELEVATIONS	1/4" = 1'-0"
TYPICAL WALL SECTION	1/2" = 1'-0"

MODEL 1789 FOR:
LAKE CITY GATEWAY
PROJECT ADDRESS: LOT 2, FAIRWAY VIEW, UNIT IV, LAKE CITY, FLORIDA
LIPSCOMB & EAGLE
LAKE BUTLER, FLORIDA

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ASSOCIATES, INC.
425 NW COMMERCIAL DR. STE 120
LAKE CITY, FL 33508
(386) 758-8408
info@dcson.com



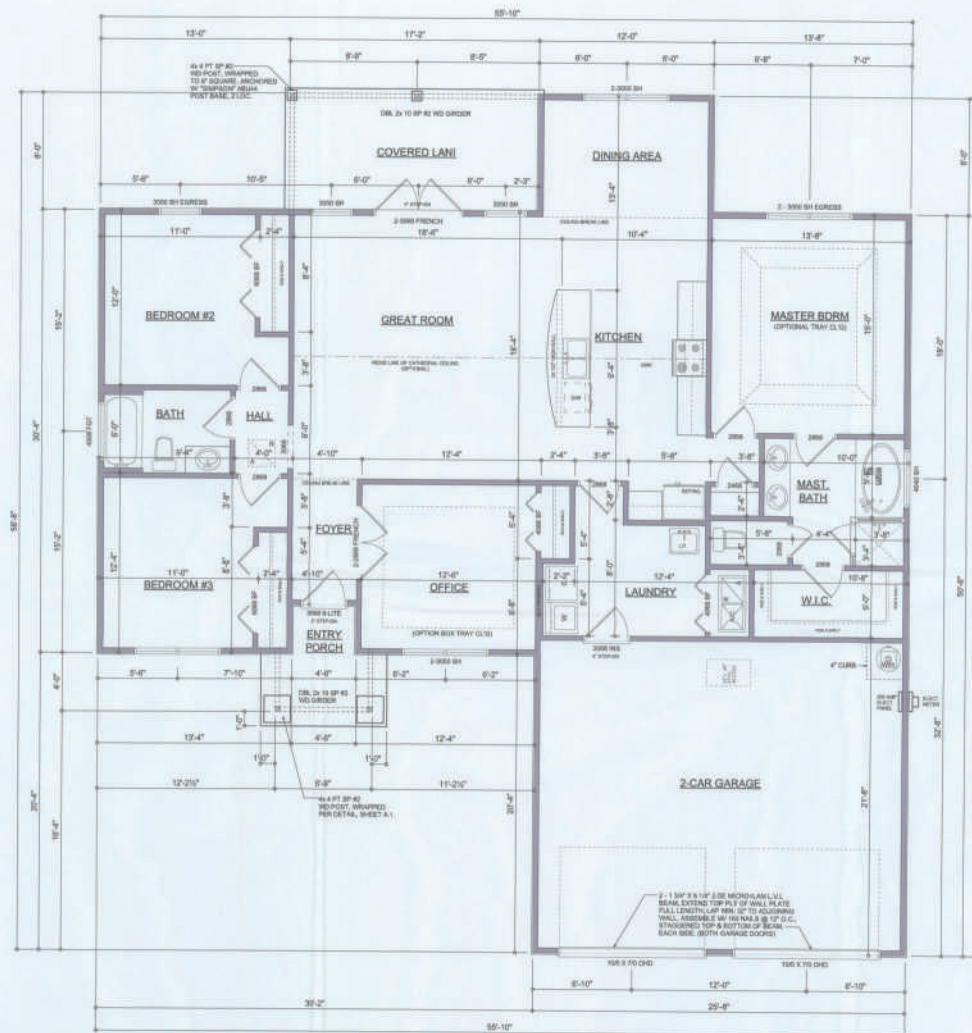
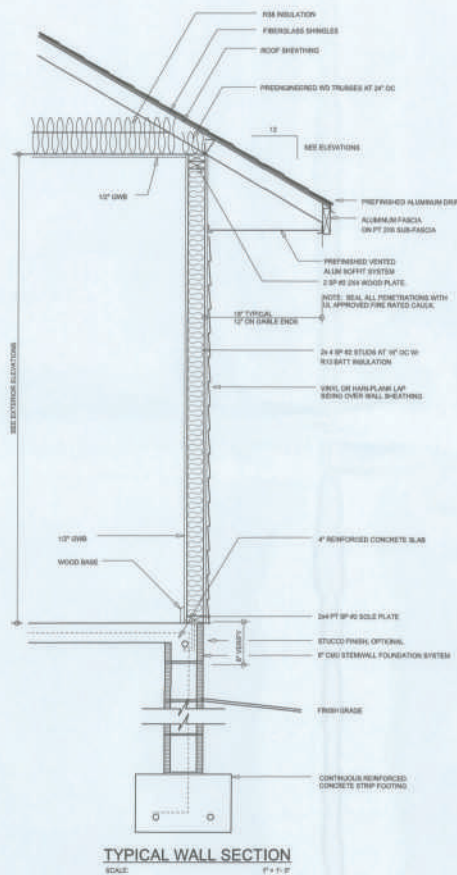
JOB NUMBER
20190920

SHEET NUMBER
A.1

SCANNED

Will C. 7/19

387178



FLOOR PLAN

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

GENERAL NOTES:

- ALL CEILING HEIGHTS SHALL BE 9'-0" UNLESS OTHERWISE NOTED.
- ALL WINDOW HEAD HEIGHTS SHALL BE 4'-0" 8".

Garage fire separation shall comply with the following:

- The private garage shall be separated from the dwelling unit and its attic area by means of a minimum 1-hour fire-rated garage door assembly. The garage door shall be equipped with a self-closing device. The garage door shall be equipped with a self-closing device. The garage door shall be equipped with a self-closing device.

- Doors in private garage and those separating the attic or ceiling separating the dwelling unit from the garage shall be constructed of a minimum 1/2-hour fire-rated door and shall have no openings into the garage.

- A separation is not required between a garage and a unit located in the same building as the garage.

AREA SUMMARY

LIVING AREA	1,749	S.F.
GARAGE AREA	548	S.F.
COVERED PORCH AREA	137	S.F.
ENTRY PORCH AREA	55	S.F.
TOTAL AREA	2,489	S.F.

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

REVISIONS	DATE	BY	APP'D
1	September 23, 2019		

SOFTWARE

DIMENSIONED FLOOR PLAN
SCALE: 1/8" = 1'-0"
TYPICAL WALL SECTION
SCALE: 1/8" = 1'-0"

MODEL 1748 FOR:
LAKE CITY GATEWAY
PROJECT ADDRESS: LOT 2, LAKEMAN VIEW, UNIT 14, LAKE CITY, FLORIDA
LIPSCOMB & EAGLE
LAKE BUTLER, FLORIDA

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(386) 758-8408
info@lipscomb.com



JOB NUMBER
20190920

SHEET NUMBER

A.2

Wall C-777

ELECTRICAL LEGEND	
	CEILING FAN
	PENDANT LIGHT (KIT)
	DOUBLE SECURITY LIGHT
	RECESSED CAN LIGHT
	BATH EXHAUST FAN
	LIGHT FIXTURE
	DUPLEX OUTLET (W/O A TAMPER RESISTANT)
	300V OUTLET
	GFI DUPLEX OUTLET (W/O MED. RES. GFI)
	TELEVISION JACK
	TELEPHONE JACK
	SMOKE / CARBON MONOXIDE DETECTOR (W/O MED. RES. GFI)
	WALL SWITCH
	3 WAY WALL SWITCH
	WATER PROOF GFI OUTLET
	AIR RETURN
2 ON 4 TYPE ALUMINUM TRIM PLATE	

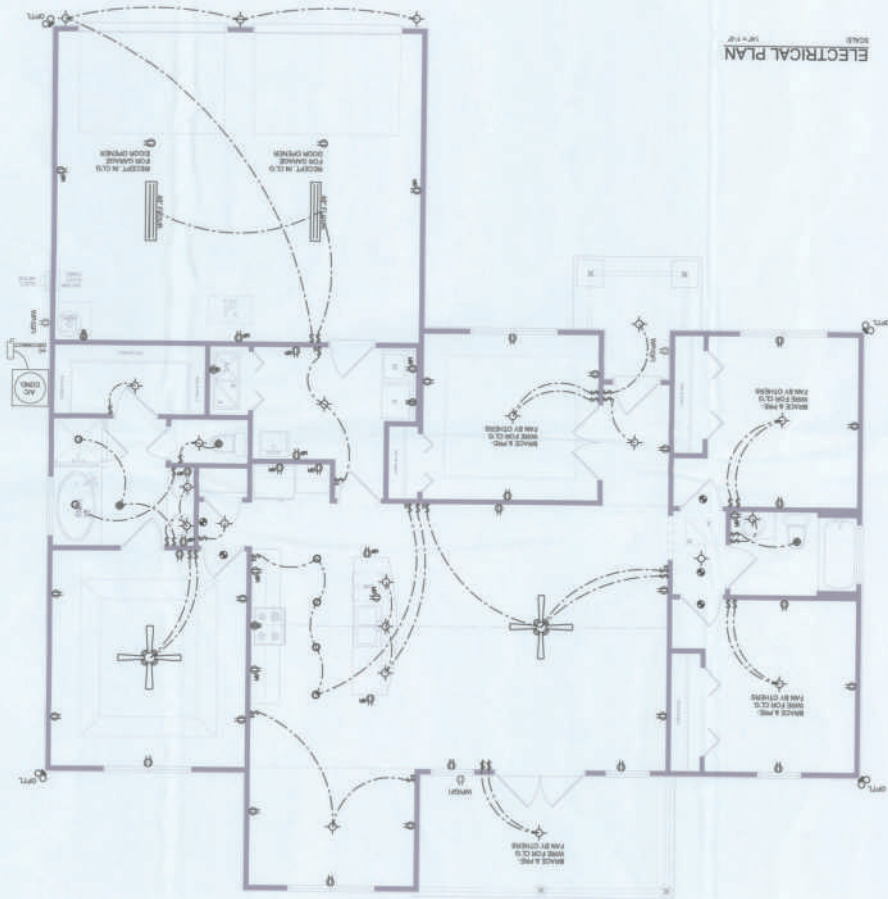
NOTE:
ALL AIR RETURN RECEPTACLES SHALL BE MET AND SHALL HAVE BATTERY BACKUP POWER AND ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-13. A TAMPER RESISTANT GFI SHALL BE USED FOR ALL OUTLETS IN THE KITCHEN AND BATH.

THE ELECTRICAL RECEPTACLES SHALL BE MET AND SHALL HAVE BATTERY BACKUP POWER AND ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-13. A TAMPER RESISTANT GFI SHALL BE USED FOR ALL OUTLETS IN THE KITCHEN AND BATH.

CONNECTIONS USED FROM THE EXISTING ELECTRICAL SYSTEM SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-13. A TAMPER RESISTANT GFI SHALL BE USED FOR ALL OUTLETS IN THE KITCHEN AND BATH.

IT IS THE LICENSED ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK IS PERFORMED AND DOCUMENTED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-13. A TAMPER RESISTANT GFI SHALL BE USED FOR ALL OUTLETS IN THE KITCHEN AND BATH.

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



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

A.3
SHEET NUMBER

20190920
JOB NUMBER

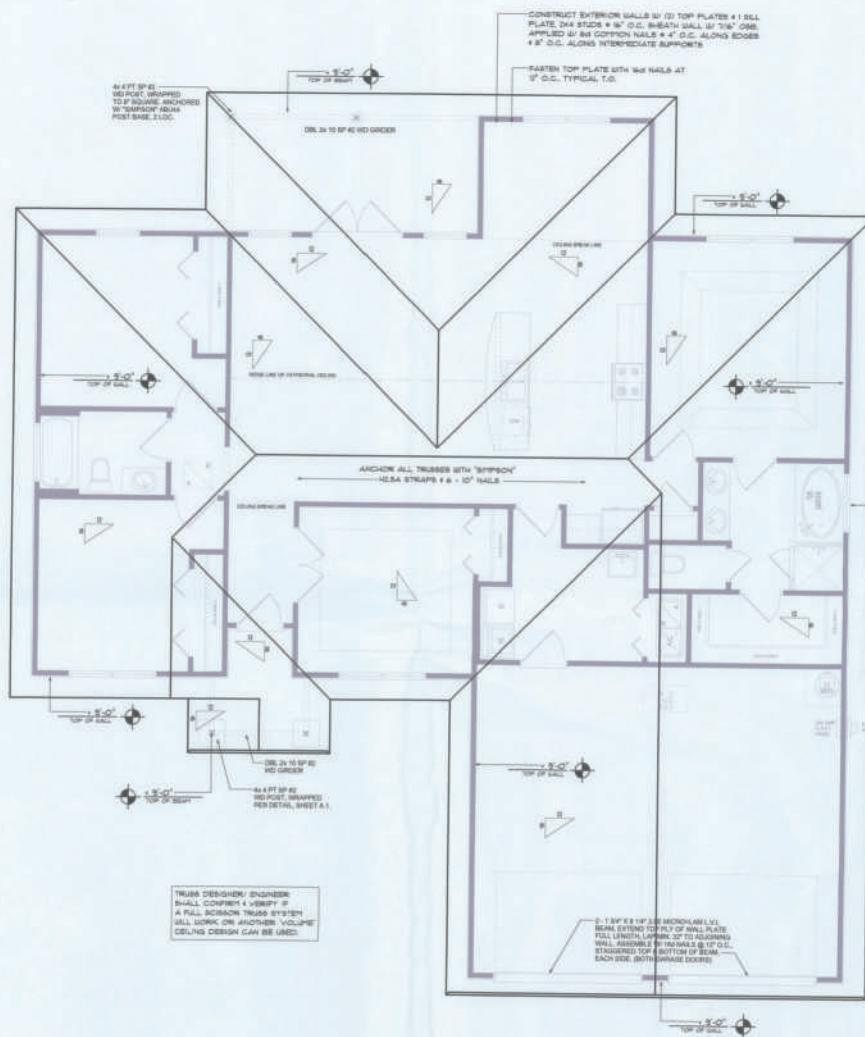


W. K. ASSOCIATES, INC.
1000 S. W. 10TH AVE.
SUITE 100
MIAMI, FL 33135
(305) 755-6400

MODEL T198 FOR:
LAKE CITY GATEWAY
PROJECT ADDRESS: LOT 7, HAWAII VILLAGE, LAKE CITY, FLORIDA
LIPSCOMB & EAGLE
LAKE BUTLER, FLORIDA

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

REVISIONS	
1	Supplement 23, 2019
2	
3	



Roof Framing PLAN

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

NOTE:
ANCHOR (ORDER TRUSSES) TO HEADER
WITH 2 "TRIPPOIN" LISTS 3 OR 4.
ANCHOR HEADS TO ANCHOR STUBS BY
2 "TRIPPOIN" STD. 2A, END - TYP., T.O.

NOTE:
REFER TO THE SHEDDOCKE HEADER
SCHEDULE ON SHEET 2.4 FOR ALL
MINIMUM SIZE HEADINGS AND ALTERNATE
MINIMUM SIZE ALLOWABLE IS 2X10.

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 ON 6.3
- R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND RISE HEIGHTS
- R-5 HAVE ALL VENTS AND OTHER ROOF PENETRATIONS TO BEAR

NOTE:
SHEATH ROOF BY 1/2" CDX PLYWOOD PLACED
BY LONG DIMENSION PERPENDICULAR TO THE
ROOF TRUSSES. SECURE TO RAFTERS BY 8d
NAILS - AS PER DETAIL ON SHEET 2.4

NOTE:
THE DESIGN WIND SPEED FOR THIS
PROJECT IS 130 MPH PER 2011 PER IRC/LLI
AND LOCAL JURISDICTION REQUIREMENTS

NOTE:
ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING
WALLS SHALL BE SEALED WITH FIRE RESISTANT CAULKING.
INCLUDING SPILLS, PLUMBING OR OTHER SUCH PENETRATIONS.
WALLS OVER 8'-0" SHALL HAVE CONTINUOUS BLOCKING
TO LIFT CAVITY HEIGHT TO 8'-0". PENETRATIONS THROUGH
SUCH BLOCKING SHALL BE TREATED IN THE SAME MANNER
AS TOP PLATES. NOTES ABOVE

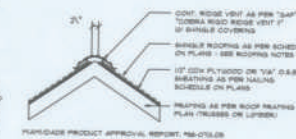
GENERAL TRUSS NOTES:

1. TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE
WITH THE REQUIREMENTS OF THE NATIONAL FOREST PRODUCTS ASSOCIATION
MANUAL FOR TRUSS RATED LUMBER AND ITS CONNECTIONS. LATEST EDITION, ALL ALONG
IN THE TRUSS PLATE INSTITUTE. SUGGESTED SCHEDULES FOR TEMPORARY AND
PERMANENT BRACINGS AND LADDINGS OF TRUSSES. TRUSS SHOP DRAWINGS SHALL
INCLUDE TRUSS DESIGN, PLACEMENT PLANS, DETS. 1 TRUSS TO TRUSS CONNECTIONS.
2. TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
3. HOLDING DEVELOPMENT OF TRUSS SHOP DRAWINGS. ADJUSTMENTS TO THE ANCHOR
REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND WIND
UPSET REQUIREMENTS OF TRUSSES OR OTHERS. THE CONTRACTOR SHALL HAVE
AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE
PURCHASE OF MATERIALS. IF LOADS PROVIDED ON THE BALANCE OF THE STRUCTURE, ANY
SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THE
STRUCTURE.

WOOD STRUCTURAL NOTES

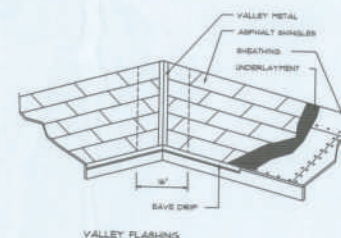
1. TEMPORARY BRACING OF THE STRUCTURE DURING CONSTRUCTION, REQUIRED FOR
SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE
CONTRACTOR SO ENSURED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES
SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
2. ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL
ENGINEER & SHALL BE SIGNED AND SEALED BY SAID. 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 2x4 HEH-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 CON-
NECTIONS.

AREA OF ATTIC	NEED L.F. OF VENT	NET FREE AREA OF VENTS
800 SF	20 LF	400 SQ. IN.
800 SF	20 LF	400 SQ. IN.
800 SF	20 LF	400 SQ. IN.
800 SF	20 LF	400 SQ. IN.
800 SF	20 LF	400 SQ. IN.
800 SF	20 LF	400 SQ. IN.
800 SF	20 LF	400 SQ. IN.
800 SF	20 LF	400 SQ. IN.
800 SF	20 LF	400 SQ. IN.
800 SF	20 LF	400 SQ. IN.



Ridge Vent DETAIL

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



Valley Flashing

ROOFING METALS for FLASHING/ROOFING

MINIMUM THICKNESS REQUIREMENTS

MATERIAL	MINIMUM THICKNESS (IN.)	GAGE	WEIGHT
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.078	36 (20% COATED 950)	
ZINC ALLOY LEAD	0.027		40
PAINTED TERN			20

Roofing/Flashing DETS.

SCALE: NONE

PROJECT COORDINATION REQUIREMENTS

NOTICE

THESE PLANS ARE DRAWN FOR AVERAGE SITE CONDITIONS AND COMPLIANCE WITH APPLICABLE CODES
IN COLUMBIA COUNTY, FL. AT THE TIME THEY ARE DRAWN. DUE TO VARYING STATE, LOCAL, AND NATIONAL CODES
AND REGULATIONS, N. J. GIBSON, ARCHITECT CANNOT WARRANT COMPLIANCE WITH ALL APPLICABLE
STATE, LOCAL, AND NATIONAL CODES IN YOUR AREA OR WITH YOUR PARTICULAR SITE CONDITIONS. IF IT
THE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER TO SEE THAT THE STRUCTURE IS BUILT IN STRICT
COMPLIANCE WITH ALL GOVERNING PRINCIPAL CODES (CITY, COUNTY, STATE, AND FEDERAL). IF YOUR CITY
OR STATE REQUIRES AN ENGINEER'S SEAL FOR THE STRUCTURAL PORTIONS OF THE WORK, YOU WILL NEED
TO HAVE THAT DONE LOCALLY BY A QUALIFIED, LICENSED PROFESSIONAL ENGINEER.

REVISIONS
September 23, 2019

SOFTPLAN

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

MODEL 1748 FOR
LAKE CITY GATEWAY
PROJECT ADDRESS: 1015 PARKWAY WEST, LAKE CITY, FLORIDA
LIPSCOMB & EAGLE
LAKE BUTLER, FLORIDA



NICHOLAS J. BEISLER
ARCHITECT
N. J. GIBSON, ARCHITECT
N. J. GIBSON, ARCHITECT

JOB NUMBER
20190920

SHEET NUMBER
S.2
OF 4 SHEETS

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: 2x4 Wood Joists, Wood Trusses @ 24" O.C.
Walls: 2x4 Wood Studs @ 16" O.C.
Floor: 1/2" Concrete Slab W/ 4" rebar @ 24" O.C. w/ 4" rebar
Foundation: Continuous foundation footing w/ 4" rebar foundation system

ROOF DECKING

Material: 5/8" CD Plywood or O.S.B.
Sheet Size: 48" x 96" Sheets Perpendicular to Roof Framing
Fasteners: 6d Concrete or 10d smooth nails per schedule on sheet S.4

SHEARWALLS

Material: 1/2" CD Plywood or 7/16" O.S.B.
Sheet Size: 48" x 96" Sheets Placed Vertical, stagger each sheet
Fasteners: 6d Concrete Nails @ 7" O.C. Edges & 4" O.C. Interior
Diaphragm: Double Top Plate (5 Y.P.) 16166 Nails @ 12" O.C.
Wall Studs: 2x4 Wood Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Joists: SIMPSON H2.5A (OR EQUIVALENT), 8" x 16" NAILS
Wall Ties: Wall Sheathing Nailing to Adequate - M @ 4" O.C. Top & Bot.
Anchor Bolts: 1/2" A307 Bolts @ 48" O.C. - 1st But 6" from corner
Corner Hold-Downs: (1) DTT22 w/ 1/2" x 1/2" each corner
Post Column Base Connector: Simpson ABLAN200S @ each column
Post Column to Beam Connector: Simpson SPCA4PC4 @ each column

FOOTINGS AND FOUNDATIONS

Footing: 20" x 12" Con. W/ (2) #3 Bars Core, 6" w/c chairs @ (2) #3 Transverse @ 24" O.C.
Slab: 8" C.M.U. W/ #3 Vertical Dowel @ 48" O.C.

STRUCTURAL DESIGN CRITERIA:

THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2001 FLORIDA BUILDING CODE - FBC 626.1.1 AND OTHER REPRESENTED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.

1. WIND LOAD CRITERIA: RISK CATEGORY: 3, EXPOSURE: 1C
BASED ON ANHUISE 140, 201 FBC 626.8.4 WIND VELOCITY: $V_{30} = 120$ MPH
 $V_{50} = 120$ MPH

2. ROOF DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 10 PSF
SUPERIMPOSED LIVE LOADS: 10 PSF

3. FLOOR DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 10 PSF
SUPERIMPOSED LIVE LOADS: 10 PSF
RESIDENTIAL: 40 PSF
BALCONIES: 60 PSF

4. GROUND NET UPLIFT: ARE 48 INDICATED ON PLANS

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

1. 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 1615.1.3
2. CONCREMATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1615.4.4
3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1615.4.4
4. TO PROVIDE FOR INSPECTION FOR TERMITE REINTEGRATION BETWEEN WALL COVERINGS AND PINK, EARTH GRADE SHALL NOT BE LESS THAN 6" EXCEPT: PAINT AND DECORATIVE GEMENTIOUS FINISH LESS THAN 1/4" THICK APPLIED DIRECTLY TO THE FOUNDATION WALL. FBC 1615.1.3
5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1615.1.1
6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BORED OR FORMED. FBC 1615.1.3
7. BORED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAP, ETC. SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1615.1.3
8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1615.1.4
9. CONCRETE OVERPOUR AND WORK AREA ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1615.1.5
10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1615.1.8
11. 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 1615.1.1
12. ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1615.1.7
13. 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 1615.1.7
14. 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 STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.1.3
15. NO WOOD, VEGETATION, STUMP, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUFACTURER/MODEL	CAP.
TRUSS TO WALL:	SIMPSON H2.5A (OR EQUIVALENT), W/ 8 - 16" NAILS	800#
ORDER TRUSS TO POST/HEADER:	SIMPSON LUT, W/ 20 - 16" NAILS	1750#
HEADER TO KING STUD:	SIMPSON ST2	1375#
PLATE TO STUD:	SIMPSON SP2	1050#
STUD TO BELL:	SIMPSON SP1	550#
PORCH BEAM TO POST:	SIMPSON PCA4PC4	1700#
PORCH POST TO FNDL:	SIMPSON AB444	2200#
MISC. JOINTS	SIMPSON AS4	315#/245#

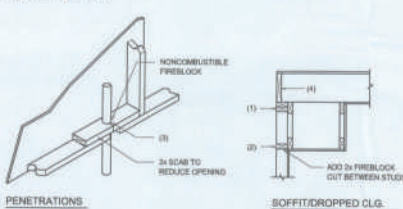
NOTE: ALL ANCHORS SHALL BE SECURED BY WALLS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

NOTE: 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 AN FRAMING ANCHORS, TYPICAL T.O.

NOTE: "BEMCO" PRODUCT APPROVAL:
MANAGADE COUNTY REPORT #85-0818.15

NOTE: "SIMPSON" PRODUCT APPROVALS:
MANAGADE COUNTY REPORT #87-0107/85, #86-1126.11, #89-0823.04
BREC1 NER-443, NER-388



PENETRATIONS

FIREBLOCKING NOTES:

- FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
1. IN CEILING SPACES OF STUD WALLS AND PARTITIONS INCLUDING PURFER SPACES AT DEELS AND FLOOR LEVELS.
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILING, COVE CEILING, ETC.
 3. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH 1/2" MINIMUM MULTILAYER SEALANT.
 4. 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 BIDS AND OVER THE SUPPORTS.

Fire Stopping DETAILS

SCALE: NONE

A

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

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 2:12 OR GREATER. FOR ROOF SLOPES FROM 2:12 TO 4:12, OBL. UNDERLAYMENT IS REQUIRED.

UNDERLAYMENT:
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226, TYPE 1, OR ASTM D 484, TYPE 1.

SELF-ADHESING POLYMER MOOFED BETWEEN SHEET:
SELF-ADHESING POLYMER MOOFED BETWEEN SHEET SHALL CONFORM W/ ASTM D 1976.

ASPHALT SHINGLES:
ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 226 OR ASTM D 3462.

FASTENERS:
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS. MINIMUM 12 GAUGE SPARK WITH A MINIMUM 3/8" 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 STRIP SHINGLE OR TWO FASTENERS PER NOMINAL SHINGLE. WHERE ROOF IS 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 3818 OR ACPA PA 17-84.

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 18" RICH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

2. STARTING AT THE EAVE, 36" RICH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 18" INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

FOR ROOF SLOPED 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 SINGLE PATTERN 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/ MFG'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL, OF MINIMUM NORMAL THICKNESS 0.019 INCH OR ANIMAL SURFACE ROLL ROOFING NEIGHING A MINIMUM OF 77 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL, OF MINIMUM NORMAL THICKNESS 0.019 INCH.

VALLEYS:
VALLEY LINERS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LINERS OF THE FOLLOWING TYPES SHALL BE PERMITTED:

1. FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINER SHALL BE AT LEAST 1/4" WIDE AND OF ANY OF THE CORROSION RESISTANT METAL B.
2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PILES 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 LINING 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 1976.

NOTE: 111
ROOF SHINGLES SHALL BE AS MANUFACTURED BY "TAMKO ROOFING PRODUCTS" OF THE FOLLOWING MODELS:

GLASS-SEAL AR
ELITE GLASS-SEAL AR
HERITAGE 30 AR
HERITAGE 40 AR
HERITAGE 50 AR

THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3181 TYPE 1 MODIFIED TO 110 MPH WINDS & FBC TAB 150, 150M9 4 NAIL/SHINGLE

REVISIONS
September 23, 2018
SCALE

SOFTPLAN

DETAILS SHEET
SCALE
1/8" = 1'-0"

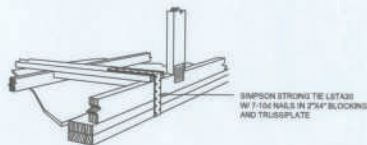
MODEL THIS FOR
LAKE CITY GATEWAY
PROJECT ADDRESS: LOT 2, PARKWAY VIEW UNIT IV, LAKE CITY, FLORIDA
LIPSCOMB & EAGLE
LAKE BUTLER, FLORIDA



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JOB NUMBER
20190920

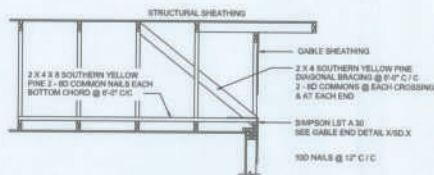
SHEET NUMBER
S.3
OF 4 SHEETS



**GABLE END GYPSUM DIAPHRAGM
HOLDOWN CONNECTOR**

SCALE: NONE

A.1



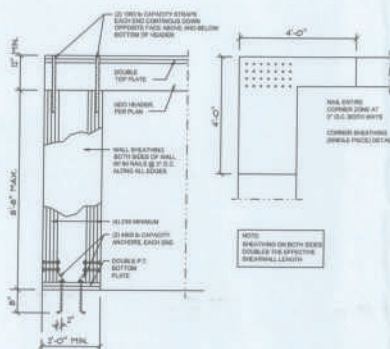
**END WALL BRACING FOR
CEILING DIAPHRAGM**

NTS (ALTERNATIVE TO BALLOON FRAMING)

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

A

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B"					
ZONE	AREA	WIND 100 MPH	WIND 120 MPH	WIND 130 MPH	WIND 140 MPH
1	10	12.0 / -16.9	14.8 / -23.7	17.5 / -27.8	20.3 / -32.3
2	10	11.4 / -16.4	13.8 / -22.8	16.5 / -27.2	19.3 / -31.4
3	10	10.8 / -16.4	13.1 / -22.2	15.9 / -26.5	18.7 / -30.3
4	10	12.5 / -34.7	14.9 / -41.2	17.5 / -48.4	20.3 / -68.2
5	20	11.4 / -31.8	13.8 / -38.9	16.5 / -44.8	19.3 / -61.7
6	20	10.8 / -38.2	13.1 / -39.8	15.9 / -39.4	18.7 / -48.7
7	10	12.5 / -31.3	14.9 / -41.1	17.5 / -47.8	20.3 / -61.1
8	20	11.4 / -47.9	13.8 / -57.1	16.5 / -67.5	19.3 / -77.7
9	20	10.8 / -45.3	13.1 / -51.8	15.9 / -65.8	18.7 / -75.5
10	20	21.8 / -25.8	25.8 / -34.7	30.4 / -35.9	35.1 / -38.2
11	20	20.8 / -25.8	24.7 / -34.9	29.5 / -35.8	33.7 / -38.7
12	20	19.3 / -21.3	23.1 / -35.4	27.2 / -38.6	31.4 / -38.8
13	20	21.8 / -29.1	25.8 / -34.7	30.4 / -40.7	35.1 / -47.2
14	20	20.8 / -27.2	24.7 / -32.4	29.5 / -38.5	33.7 / -44.0
15	20	19.3 / -28.4	23.2 / -36.1	27.2 / -36.3	31.4 / -39.8



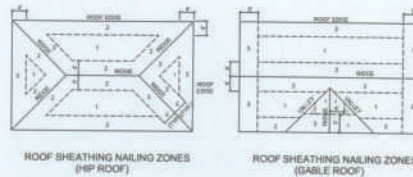
Garage End Wall DETAILS

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

G

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	1/2" CDX OR 1/4" CDX 1/2" X 10" OR 1/4" X 12" X 10"	1/4" COMMON OR 1/4" X 10" COMMON UNFINISHED	1/4" X 10" COMMON 1/4" X 12" COMMON 1/4" X 10" COMMON 1/4" X 12" COMMON
2	1/2" CDX OR 1/4" CDX 1/2" X 10" OR 1/4" X 12" X 10"	1/4" COMMON OR 1/4" X 10" COMMON UNFINISHED	1/4" X 10" COMMON 1/4" X 12" COMMON 1/4" X 10" COMMON 1/4" X 12" COMMON
3	1/2" CDX OR 1/4" CDX 1/2" X 10" OR 1/4" X 12" X 10"	1/4" COMMON OR 1/4" X 10" COMMON UNFINISHED	1/4" X 10" COMMON 1/4" X 12" COMMON 1/4" X 10" COMMON 1/4" X 12" COMMON

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING			
BUILDING HEIGHT	EXPOSURE "A"	EXPOSURE "B"	EXPOSURE "C"
10	1.00	1.21	1.47
20	1.00	1.28	1.55
30	1.00	1.30	1.61
40	1.00	1.40	1.86

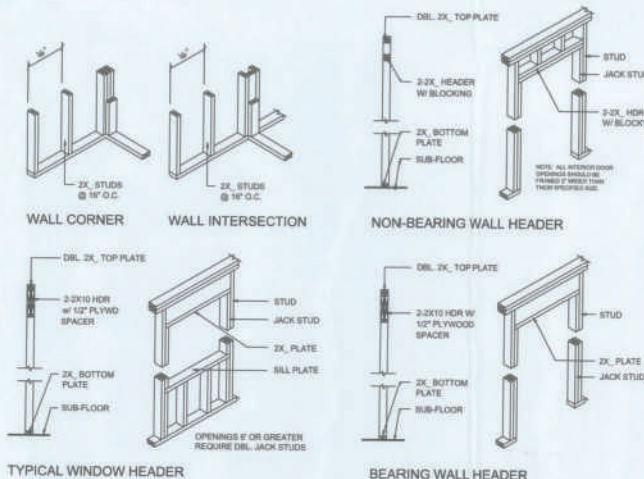


Roof Nail Pattern DET.

SCALE: NONE

B

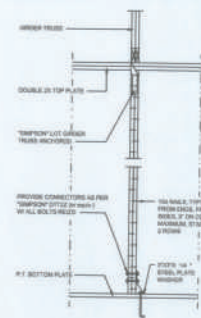
HEADER SPANS FOR EXTERIOR BEARING WALLS			
HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT)	
		30'	30'
ROOF, CEILING	2x4	1	1
	2x6	1	1
	2x8	1	1
	2x10	1	1
	2x12	1	1
	2x14	1	1
	2x16	1	1
	2x18	1	1
	2x20	1	1
	2x22	1	1
	2x24	1	1
	2x26	1	1



Wall Framing/Header DETAILS

SCALE: NONE

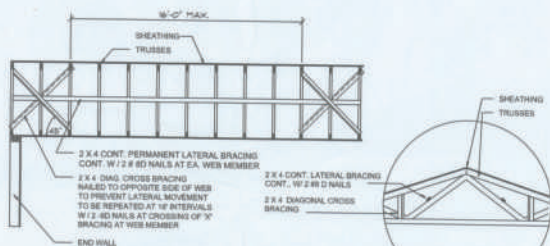
F



Girder Truss Column DET.

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

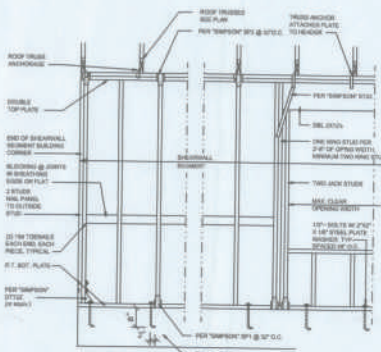
C



Truss Bracing DETAILS

SCALE: AS NOTED

D



Shear Wall DETAILS

SCALE: NONE

E

"REINFORCED" A.T. SHEATHING METHOD:
ALTERNATE METHOD FOR PROVIDING THE TOP WALL PLATE TO THE FOUNDATION IN LIEU OF THE SPRING OR HYPOTHEUS. REQUIRED IN THE CASE OF THE FOUNDATION TYPE PROJECT. SEE NOTE 1 FOR DETAILS.

NOTE: 1. APPLY VERTICALLY "REINFORCED" TOP OR BOTTOM OF 1/2" CDX OR 1/4" CDX 1/2" X 10" OR 1/4" X 12" X 10" SHEATHING. FASTEN TO THE TOP PLATE AND THE WALL PLATE WITH 1/4" X 10" COMMON OR 1/4" X 12" X 10" COMMON. 2. FASTEN TO A WALL STUD WITH 1/4" X 10" COMMON OR 1/4" X 12" X 10" COMMON @ 12" O.C. OR 16" O.C. @ 12" O.C.

Alternate "Reinforced" ball concrete anchor system
ANCHOR BALL PLATE WITH 1/4" X 10" ANCHOR BALL PLATE @ 12" O.C. ANCHOR PLATE WITH 1/4" X 10" ANCHOR BALL PLATE @ 12" O.C.

REVISIONS
September 23, 2019
SOFTHAN
DETAILS SHEET
NAILED

MODEL 1/18 FOR
LAKE CITY GATEWAY
PROJECT ADDRESS: LOT 3, PARKWAY VIEW LANE, LAKE CITY, FLORIDA
LIPSCOMB & EAGLE
LAKE CITY, FLORIDA



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JOB NUMBER
20190920
SHEET NUMBER
S.4
OF 4 SHEETS

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