



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



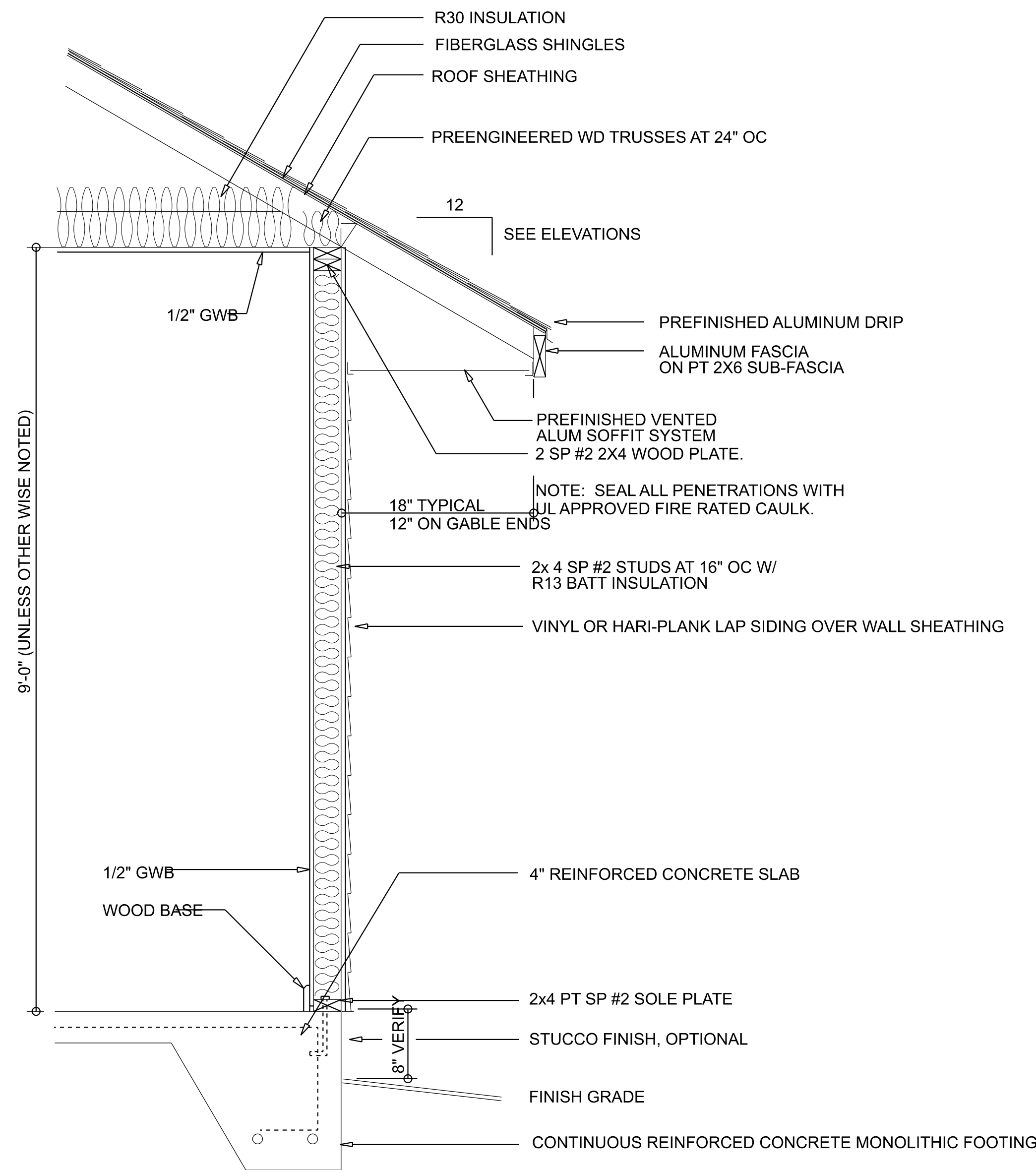
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

| REVISIONS SCHEDULE |                 |
|--------------------|-----------------|
| PROPOSAL           | Aug. 29th, 2024 |
|                    |                 |
|                    |                 |
|                    |                 |

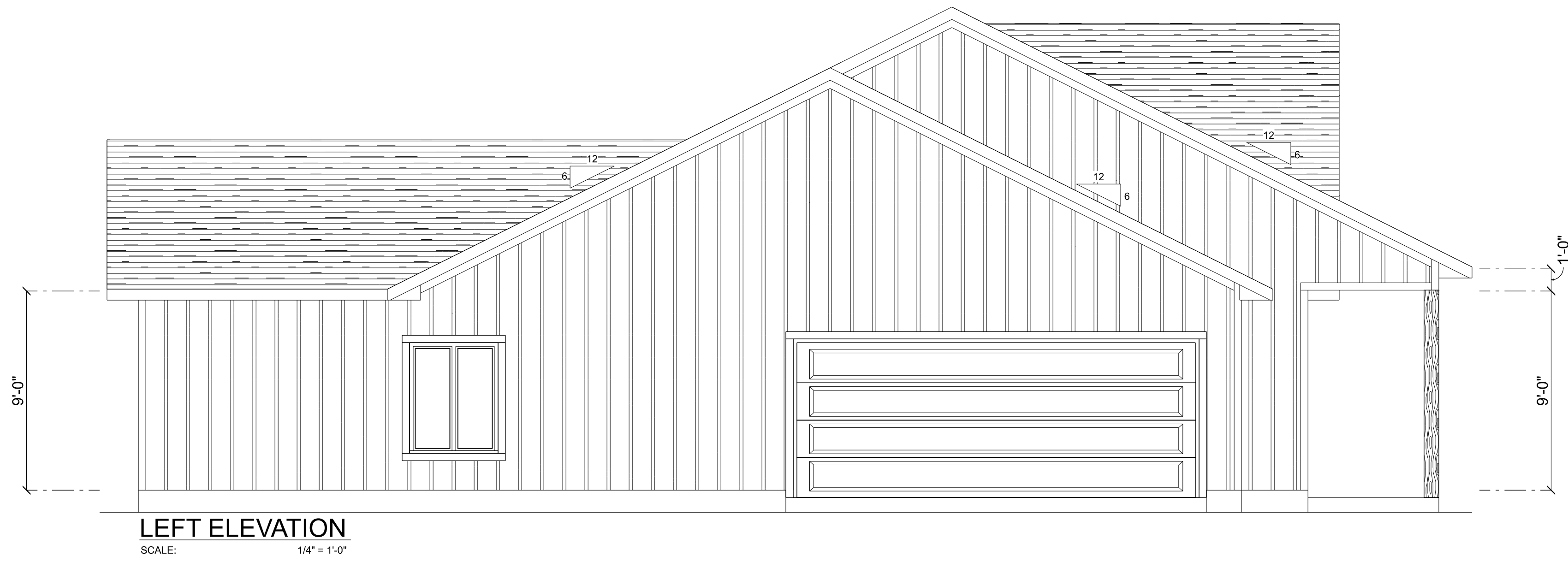
CUSTOM HOME FOR:  
**CJ Custom Carpentry Spec**  
LOT 4, 493 SW LEGION DRIVE, LAKE CITY FL, 32024

**RIDGEPOINT DESIGN**  
566 SW ARLINGTON BLVD STE 101, LAKE CITY, FL 32025  
P: 386-288-1188  
E: RIDGEPOINTDESIGN@GMAIL.COM

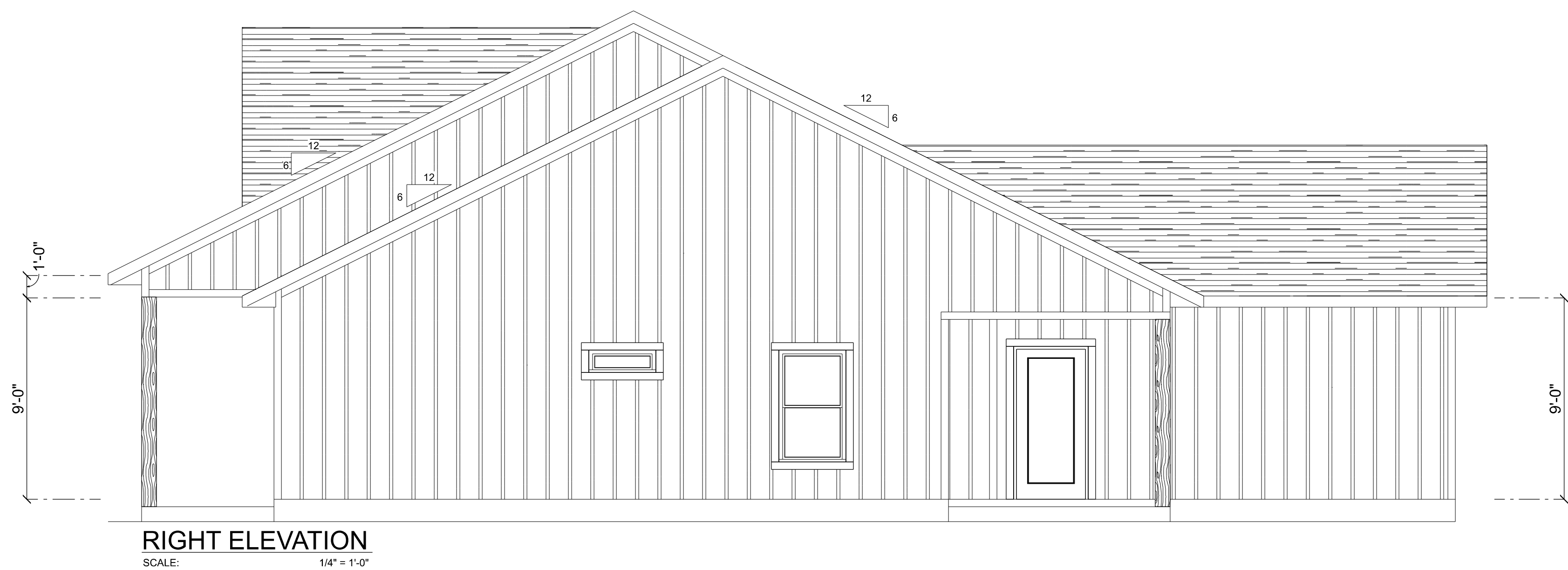
SHEET NUMBER  
**A.1**  
OF 4 SHEETS



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



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



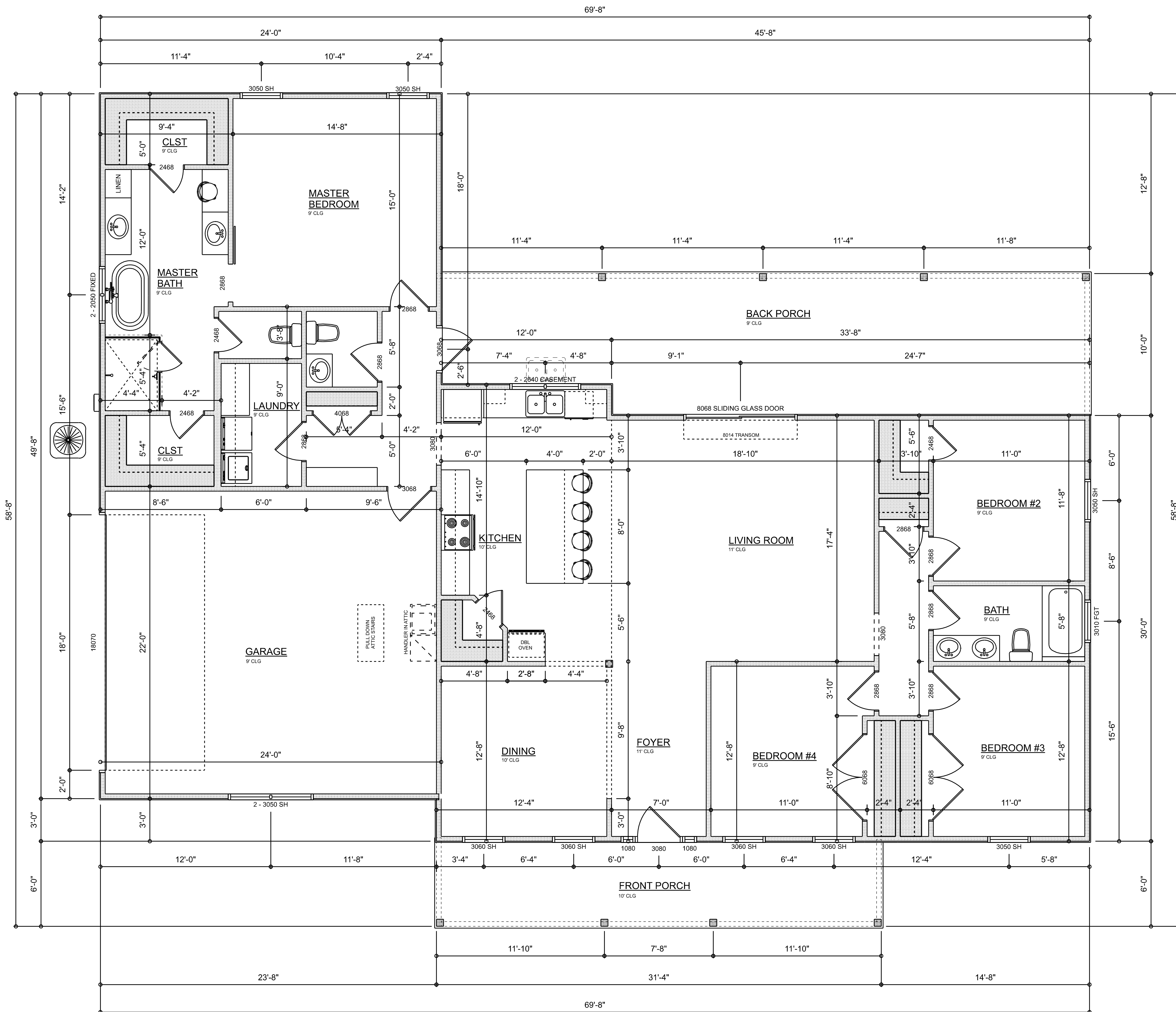
**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

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SHEET NUMBER  
**A.2**  
OF 4 SHEETS



- Garage fire separations shall comply with the following:
1. The private garage shall be separated from the dwelling unit and its attic area by means of a minimum 1/2-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors, or solid or honeycomb core steel doors not less than 3/8 inches (9.5 mm) thick, or doors in compliance with Section 715.3.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.
  2. Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019-inch (0.48 mm) sheet steel and shall have no openings into the garage.
  3. A separation is not required between a Group R-3 and U carport provided the carport is entirely open on two or more sides and there are not enclosed areas above.
  4. When installing an attic access and/or pull-down stair unit in the garage, device shall have a minimum 20 min. fire rating.

**DIMENSIONED FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

| AREA SUMMARY      |              |             |
|-------------------|--------------|-------------|
| LIVING            | 2,068        | S.F.        |
| ENTRY PORCH       | 188          | S.F.        |
| REAR PORCH        | 431          | S.F.        |
| GARAGE            | 520          | S.F.        |
| <b>TOTAL AREA</b> | <b>3,207</b> | <b>S.F.</b> |

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SHEET NUMBER  
**A.3**  
OF 4 SHEETS

| ELECTRICAL LEGEND        |       |        |
|--------------------------|-------|--------|
| ELECTRICAL               | COUNT | SYMBOL |
| CEILING FAN              | 6     |        |
| CAN LIGHT 6inch          | 37    |        |
| CHANDELIER               | 2     |        |
| LED CEILING LIGHT 1x4    | 2     |        |
| PENDANT LIGHT            | 2     |        |
| EXTERIOR SCONCE          | 2     |        |
| MOTION SECURITY LIGHT    | 4     |        |
| ELECTRIC PANEL           | 1     |        |
| AC DISCONNECT            | 2     |        |
| CARBON DETECTOR          | 2     |        |
| COAX OUTLET              | 5     |        |
| EXHAUST FAN              | 4     |        |
| OUTLET                   | 33    |        |
| OUTLET 220v              | 3     |        |
| OUTLET GFI               | 18    |        |
| OUTLET WP                | 5     |        |
| SMOKE DETECTOR           | 6     |        |
| STANDARD LIGHT           | 3     |        |
| SWITCH                   | 34    |        |
| SWITCH 3 WAY             | 18    |        |
| VANITY BAR LIGHT - SMALL | 5     |        |

**ELECTRICAL PLAN NOTES:**

INSTALLATION SHALL BE PER LATEST NAT'L ELECTRIC CODE.

WIRE ALL AFFILIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS

CONSULT WITH THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED

ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS

TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.

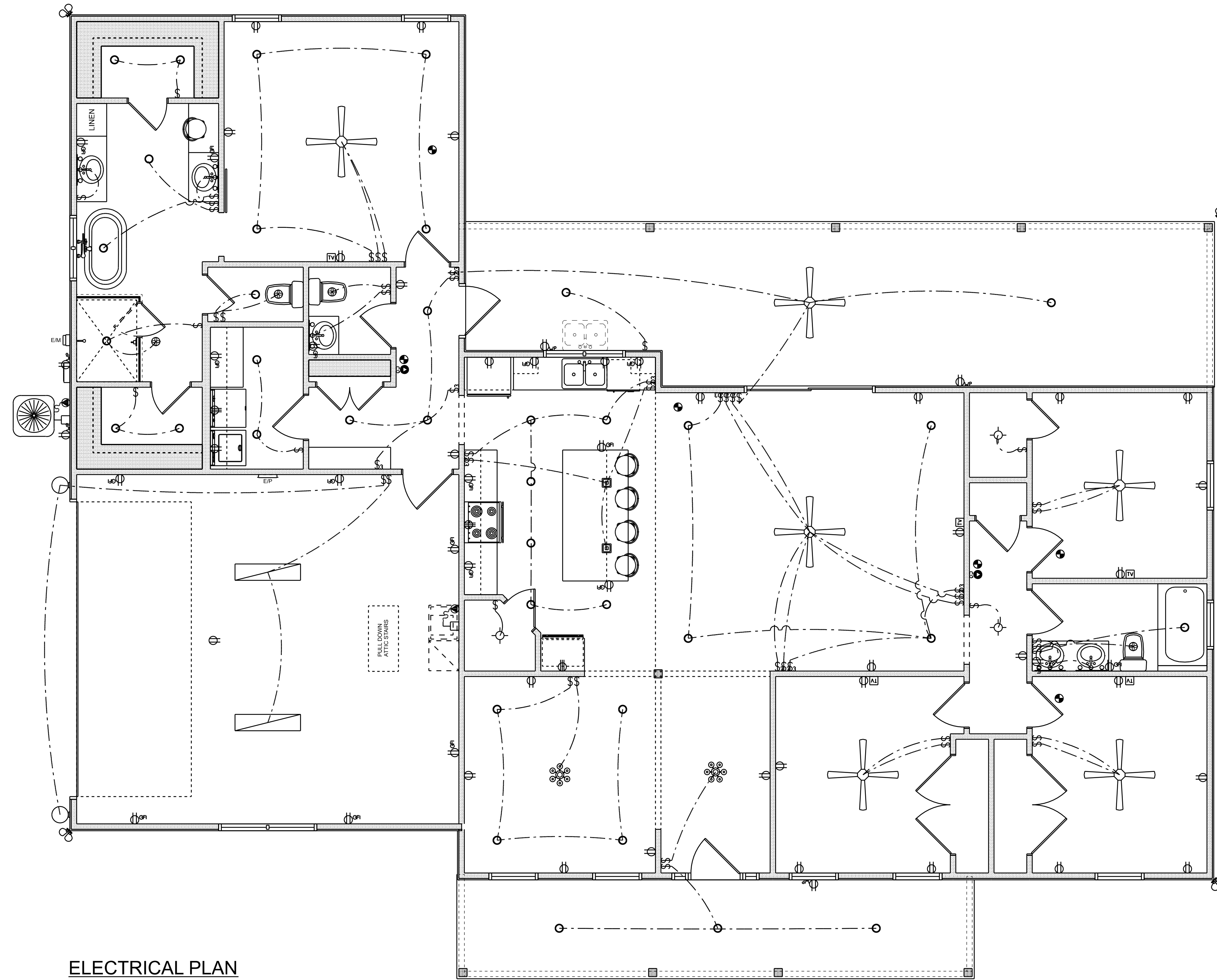
ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDING TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT N., DESCRIPTION & BRKR. SERVICE ENT. & ALL UNDERGROUND WIRE

LOCATIONS/ROUTING / DEPTH, RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS.

CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY. ALL RECEPTALS, NOT OTHERWISE NOTED, SHALL BE ARC FAULT INTERRUPTER TYPE, EXCEPT DEDICATED OUTLETS.

ALL RECEPTALS IN WET AREAS SHALL BE GROUND FAULT INTERRUPTER TYPE (GFI)

ALL EXTERIOR RECEPTALS SHALL BE WEATHERPROOF GROUND FAULT INTERRUPTER TYPE (WIP/GFI)



**ELECTRICAL PLAN**

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

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|                    |                 |
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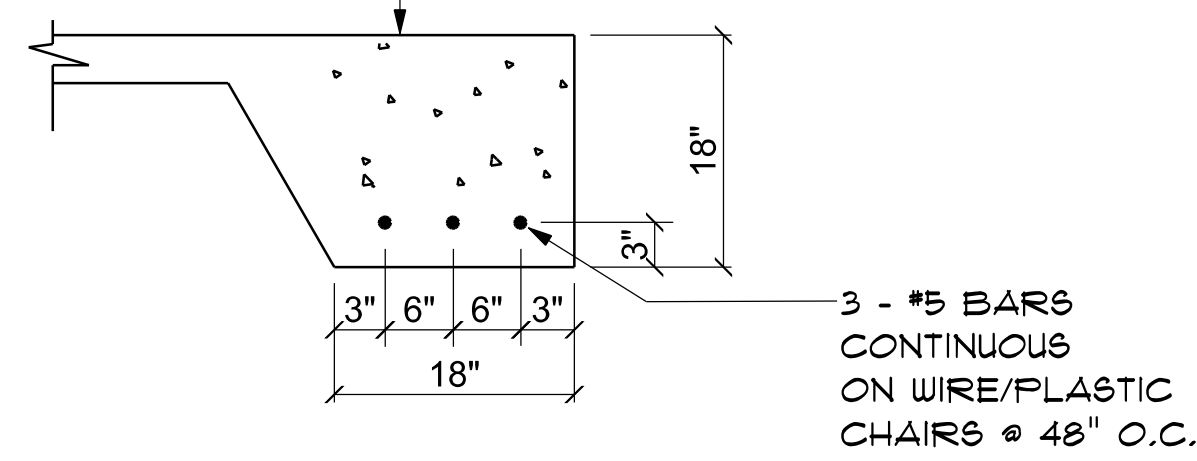
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 E. RIDGEPOINTDESIGN@GMAIL.COM

**CONCRETE / MASONRY / METALS GENERAL NOTES:**

- DESIGN SOIL BEARING PRESSURE: 1500 PSF.
- EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED 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 GD. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COMPACTION SHALL BE NOT LESS THAN 98% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
- REINFORCING STEEL SHALL BE GRADE 40 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  $F_c = 3000$  PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX  $F_c = 3000$  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 -  $F_m = 1500$  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 I OR A325, AS PER PLAN REQUIREMENTS.
- WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

4" THK. 3000 PSI CONCRETE SLAB W/ FIBERMESH CONCRETE ADDITIVE, OVER TREATED, CLEAN COMPACTED FILL



**SECTION A-1**

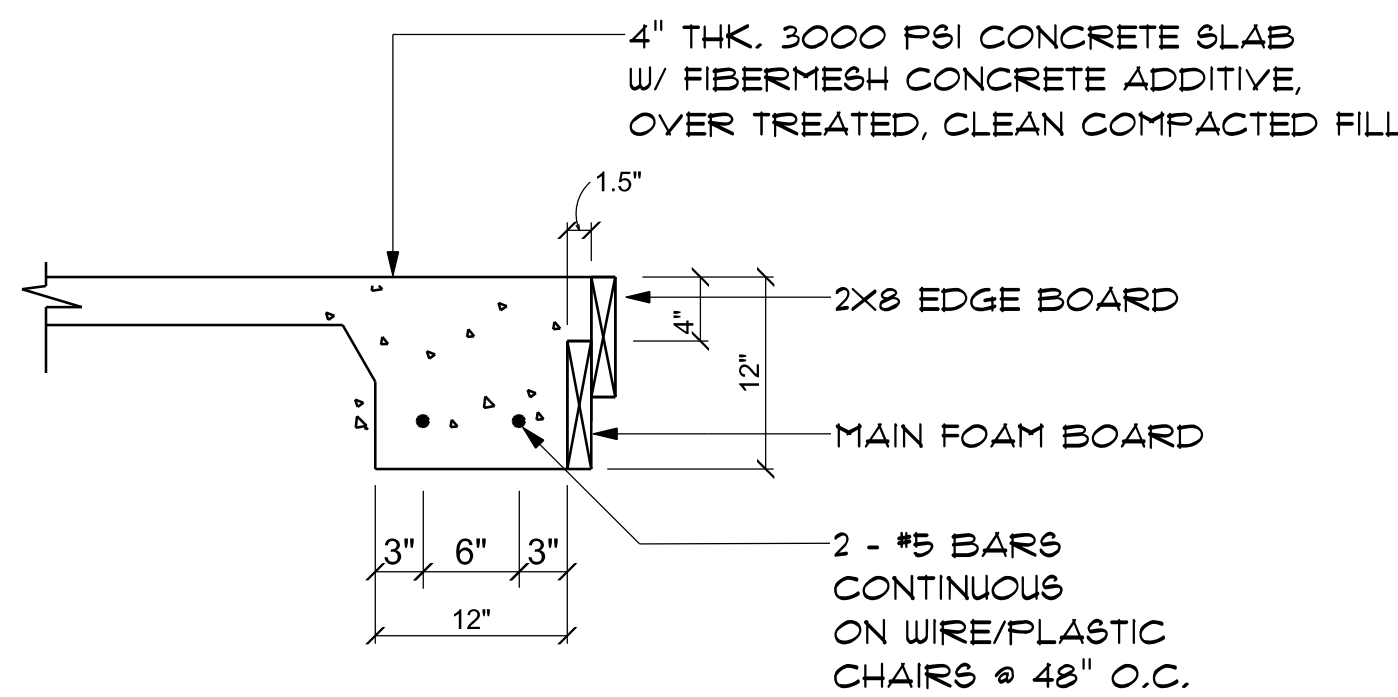
SCALE: not to scale

NOTE:  
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

NOTE:  
ADDED FILL SHALL BE APPLIED IN 8" LIFTS - EA. LIFT SHALL BE COMPACTED TO 98% DRY COMPACTION PER THE "MODIFIED PROCTOR" METHOD.

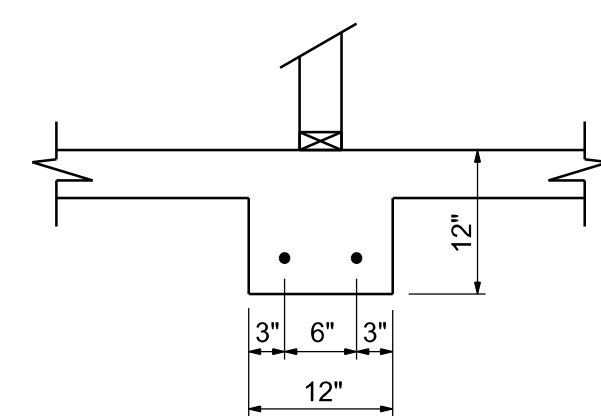
NOTE:  
PROVIDE A MINIMUM OF TWO OPENINGS HAVING A TOTAL NET AREA OF NOT LESS THAN ONE SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING

NOTE:  
THE PROJECT IS DESIGNED IN ACCORDANCE WITH ASCE 24



**PORCH SECTION C-1**

SCALE: not to scale

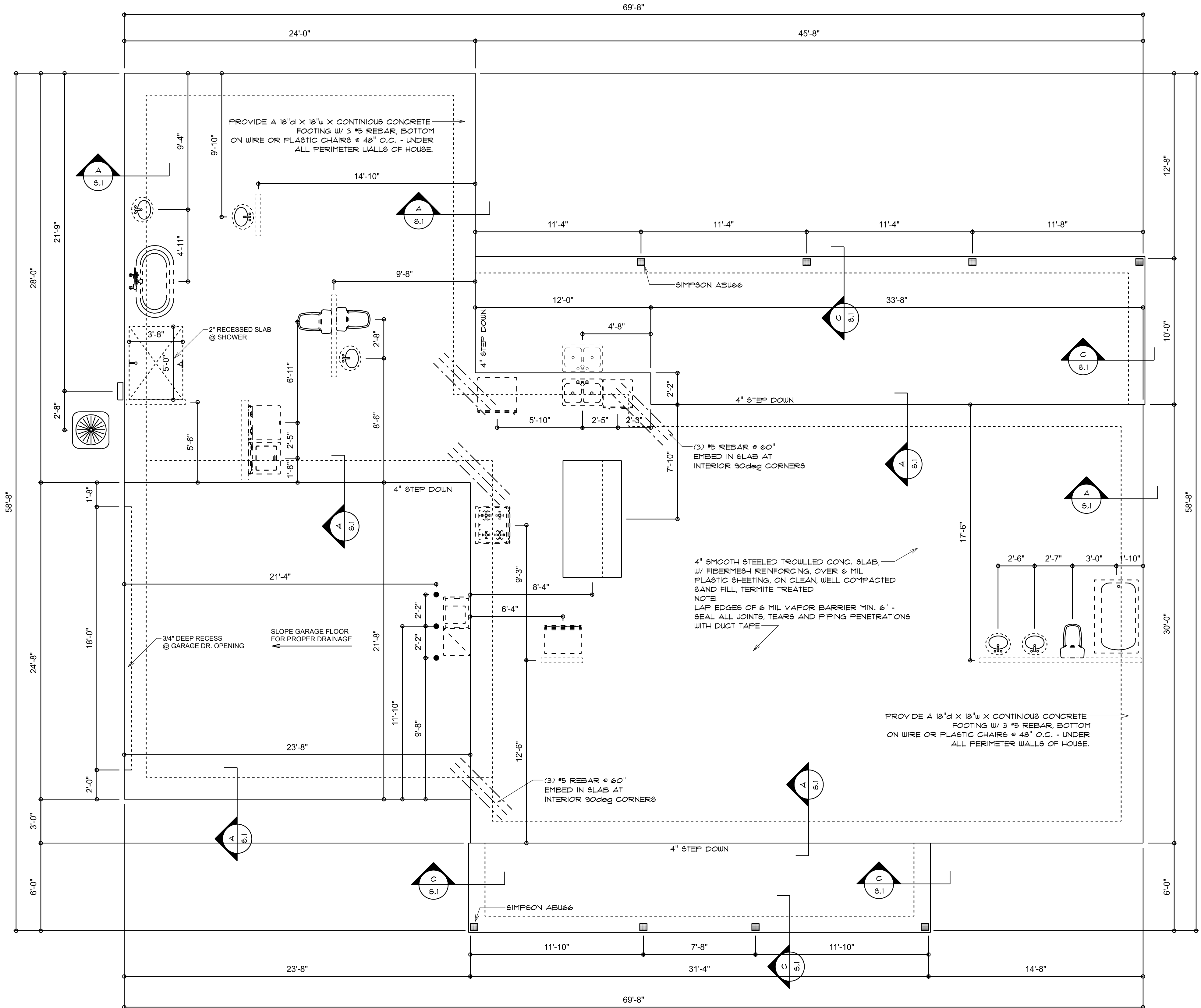


**INTERIOR BEARING FT'G B-1**

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

**FOUNDATION PLAN**

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



NOTE:  
VERIFY INTERIOR BEARING WALLS WITH TRUSS MANUFACTURE DRAWINGS! USE DETAIL "B" THIS PAGE AT ALL INTERIOR BEARING LOC.

| REVISIONS       |
|-----------------|
| Sep. 10th, 2024 |

CUSTOM HOME FOR:  
**CJ Custom Carpentry Spec**  
LOT 4, 493 SW LEGION DRIVE, LAKE CITY FL, 32024

**NICHOLAS PAUL GEISLER ARCHITECT**  
N.C.A.R.B. Certified  
1758 NW Egan Rd.  
Lake City, FL 32055  
(386) 755-9021

SHEET NUMBER  
**S.1**  
OF 4 SHEETS

AR0007005

## STANDARD HEADER SCHEDULE

### 0'-0" UP TO 6'-0" OPENINGS

DOUBLE 2x8 No. 2 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 1 - SIMPSON M6TA15 TOP AND 1 - SIMPSON 8PH4R BOTTOM EACH SIDE OF OPENING WITH 1 - HEADER STUD AND 1 FULL HEIGHT STUD EACH SIDE OF OPENING

### 6'-0" UP TO 9'-0" OPENINGS

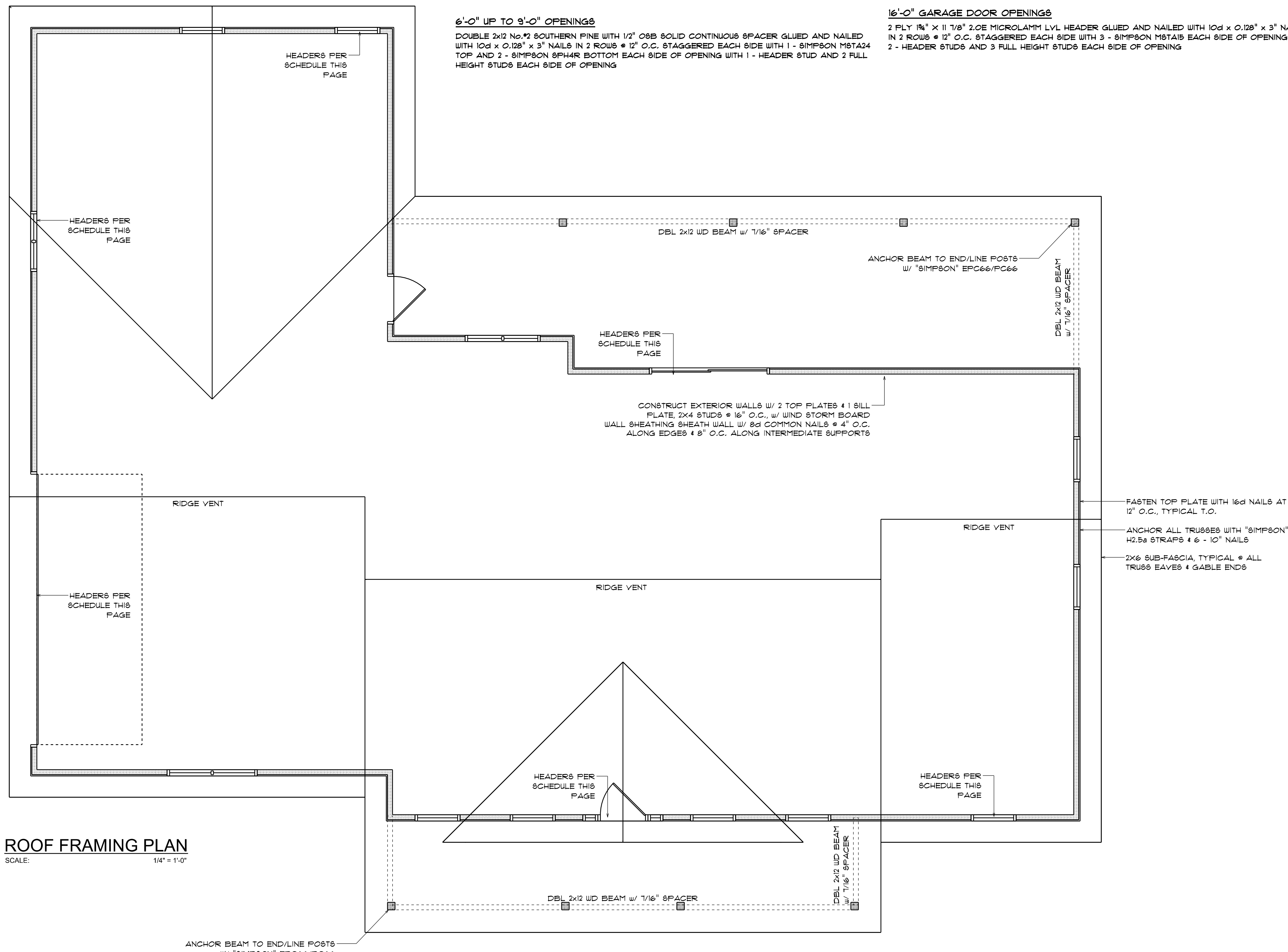
DOUBLE 2x12 No. 2 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 1 - SIMPSON M6TA24 TOP AND 2 - SIMPSON 8PH4R BOTTOM EACH SIDE OF OPENING WITH 1 - HEADER STUD AND 2 FULL HEIGHT STUDS EACH SIDE OF OPENING

### 9'-0" UP TO 16'-0" OPENINGS

DOUBLE 2x12 No. 2 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 3 - SIMPSON M6TA15 EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING

### 16'-0" GARAGE DOOR OPENINGS

2 PLY 1 1/2" x 11 1/8" 2.0E MICROLAMM LVL HEADER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 3 - SIMPSON M6TA15 EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING



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

**NOTE!**  
ANCHOR GIRDER TRUSSES TO HEADER WITH 2 "SIMPSON" LGT12, 3 OR 4). ANCHOR HEADER TO KING STUDS W/ 2 "SIMPSON" ST2 EA. END - TYP., T.O.

### ROOF PLAN NOTES

- R-1 SEE ELEVATIONS FOR ROOF PITCH
- R-2 ALL OVERHANGS 18" (2" ON GABLES) UNLESS OTHERWISE NOTED
- R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE ON 9D.3
- R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HEEL HEIGHTS
- R-5 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

**NOTE!**  
SHEATH ROOF W/ 1/2" CDX FLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING W/ 8d NAILS - AS PER DETAIL ON SHEET 9D.4

**NOTE!**  
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER FBC 1603 AND LOCAL JURISDICTION REQUIREMENTS

### GENERAL TRUSS NOTES:

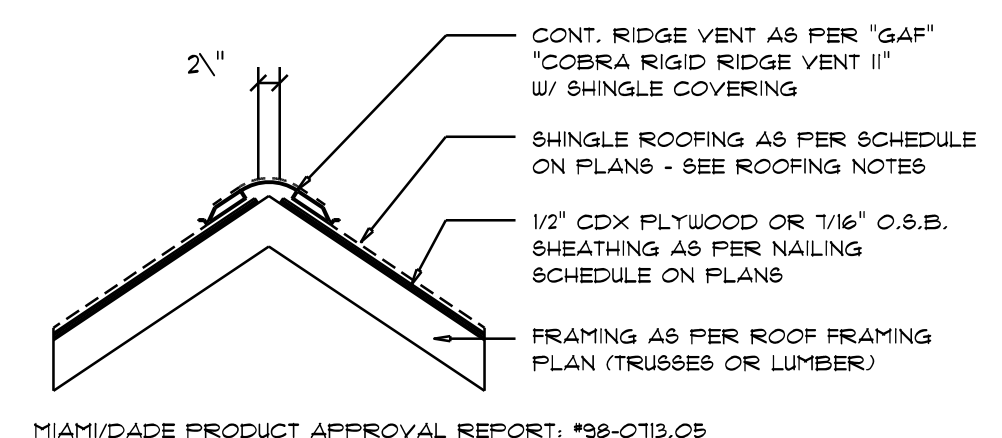
1. TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCTS ASSOCIATION" MANUAL FOR "STRESS RATED LUMBER AND ITS CONNECTIONS", LATEST Ed., ALONG W/ THE "TRUSS PLATE INSTITUTE" SUGGESTED GUIDELINES FOR TEMPORARY AND PERMANENT BRACING, AND HANDLING OF TRUSSES. TRUSS SHOP DRAWINGS SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, DETS, & TRUSS TO TRUSS CONNECTIONS.
2. TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
3. FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEER GRAVITY, AND WIND UPLIFT REQUIREMENTS OF TRUSSES OR GIRDERS. THE CONTRACTOR SHALL MAKE AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE PURPOSE OF REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE. ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

**NOTE!**  
ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING, INCLUDING WIRING, PLUMBING OR 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 TREATED IN THE SAME MANNER AS TOP PLATES, NOTED ABOVE

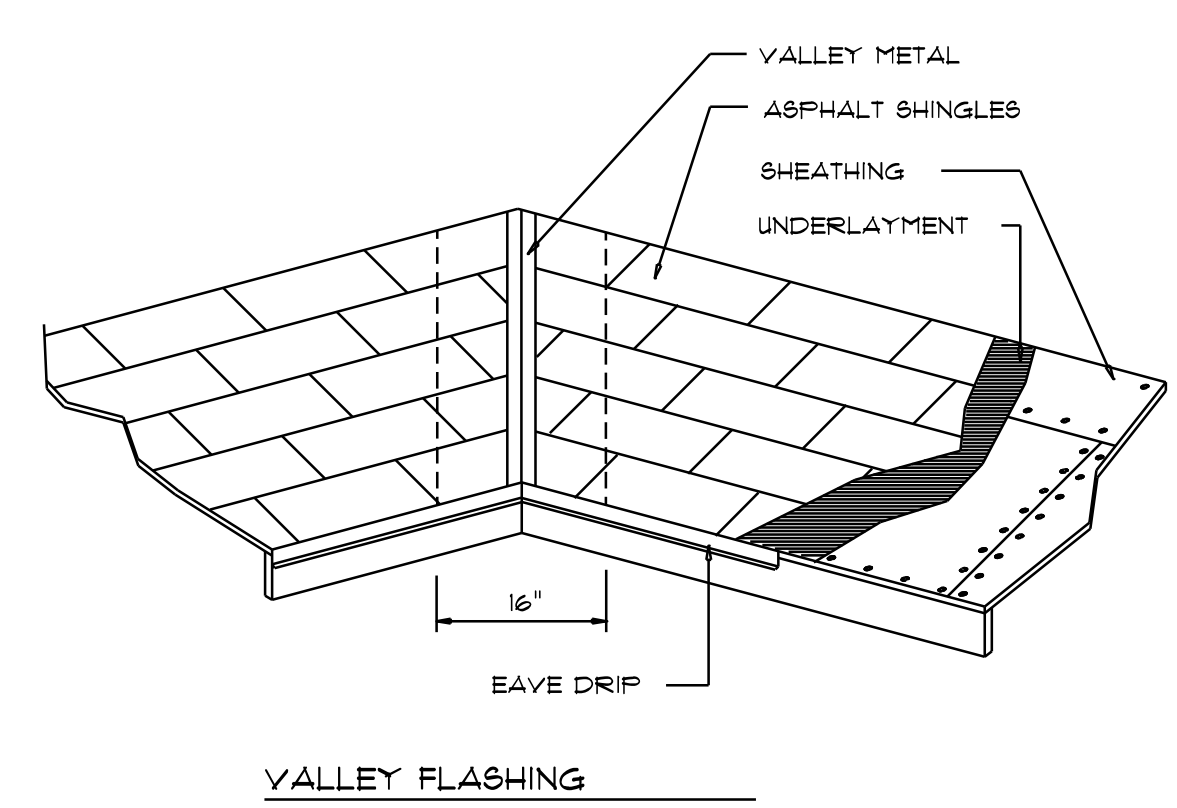
## WOOD STRUCTURAL NOTES

1. TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. 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 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 No. 2 HEM-FIR OR BETTER.
4. CONNECTORS 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.

| AREA OF ATTIC | REQ'D LF. OF VENT | NET FREE AREA OF INTAKE |
|---------------|-------------------|-------------------------|
| 1600 SF       | 20 LF             | 410 SQ. IN.             |
| 1800 SF       | 24 LF             | 490 SQ. IN.             |
| 2000 SF       | 28 LF             | 570 SQ. IN.             |
| 2500 SF       | 32 LF             | 650 SQ. IN.             |
| 2800 SF       | 36 LF             | 730 SQ. IN.             |
| 3100 SF       | 40 LF             | 820 SQ. IN.             |
| 3600 SF       | 44 LF             | 900 SQ. IN.             |



**Ridge Vent DETAIL**  
SCALE: 3/4" = 1'-0"



| ROOFING METALS for FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS |                        |                      |              |
|--|------------------------|----------------------|--------------|
| MATERIAL   | MINIMUM THICKNESS (in) | GAGE                 | WEIGHT (OZ.) |
| COPPER   |                        |                      | 16           |
| ALUMINUM   | 0.024                  |                      |              |
| STAINLESS STEEL  |                        | 28                   |              |
| GALVANIZED STEEL   | 0.0178                 | 26 (ZINC COATED G90) |              |
| ZINC ALLOY LEAD PAINTED TERNE                                      | 0.021                  |                      | 40<br>20     |

**Roofing/Flashing DETS.**  
SCALE: NONE

| REVISIONS       |
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| Sep. 10th, 2024 |

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N.C.A.R.B. Certified  
1158 NW Eagan Rd.  
Lake City, FL 32055  
(386) 755-9021

SHEET NUMBER  
**S.2**  
OF 4 SHEETS

AR0007005

| FLORIDA BUILDING CODE           |  |
|---------------------------------|--|
| Compliance Summary              |  |
| TYPE OF CONSTRUCTION            |  |
| Roof:                           | Hip Construction, Wood Trusses @ 24" O.C.                                |
| Walls:                          | 2x4 Wood Studs @ 16" O.C.  |
| Floor:                          | 4" Thk. Concrete Slab w/ Fiberglass Concrete Additive                    |
| Foundation:                     | Continuous Footer/stem Wall  |
| ROOF DECKING                    |  |
| Material:                       | 1/2" CDX Plywood or 1/6" O.S.B.  |
| Sheet Size:                     | 48"x96" Sheets Perpendicular to Roof Framing                             |
| Fasteners:                      | 8d Ring Shank per schedule on sheet 6.4                                  |
| SHEAR WALLS                     |  |
| Material:                       | 1/6" O.S.B. WINDSTORM BOARD  |
| Sheet Size:                     | 48"x96" Sheets Placed Vertical   |
| Fasteners:                      | 8d Common Nails @ 4" O.C. Edges & 8" O.C. Interior                       |
| Dragstrut:                      | Double Top Plates (S.T.F.) w/ 16d Nails @ 12" O.C.                       |
| Wall Studs:                     | 2x4 Studs @ 16" O.C.   |
| HURRICANE UPLIFT CONNECTORS     |  |
| Truss Anchors:                  | SIMPSON I42.5a @ Ea. Truss End (Typ. U.O.N.)                             |
| Wall Tension:                   | Wall Sheathing Nailing is Adequate - 8d @ 4" O.C. Top & Bot.             |
| Anchor Bolts:                   | 1/2" A307 Bolts @ 48" O.C. - 1st Bolt 12"-16" from corner                |
| Corner Hold-down Device:        | (1) HTB @ each corner  |
| Porch Column Base Connector:    | Simpson ABU66 @ each column  |
| Porch Column to Beam Connector: | Simpson EFC66/FC66 @ each column   |
| FOOTINGS AND FOUNDATIONS        |  |
| Footings:                       | 18" x 18" x CONT., CONCRETE FOOTING w/ 3 #5 REBAR.                       |
| Int. Footings:                  | 12" x 12" x Cont. w/ 2 - #5 Bars Cont. on wire/plastic chairs @ 48" o.c. |

**STRUCTURAL DESIGN CRITERIA:**

- THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2023 FLORIDA, 8th EDITION BUILDING CODE - SECTION 1609 AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.
- WIND LOAD CRITERIA: RISK CATEGORY: 2, EXPOSURE: "B"  
 BASED ON ANSI/ASCE 7-22, 2023 FBC 1609-A WIND VELOCITY: V<sub>LLT</sub> = 130 MPH  
 V<sub>ASD</sub> = 101 MPH
- ROOF DESIGN LOADS:  
 SUPERIMPOSED DEAD LOADS: .20 PSF  
 SUPERIMPOSED LIVE LOADS: .20 PSF
- FLOOR DESIGN LOADS:  
 SUPERIMPOSED DEAD LOADS: .25 PSF  
 SUPERIMPOSED LIVE LOADS:  
 RESIDENTIAL: 40 PSF  
 BALCONIES: 60 PSF
- WIND NET UPLIFT: ARE 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 1403.4.6
  - CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4
  - IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4
  - TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6
  - INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1816.1.1
  - SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1816.1.2
  - BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, 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 1816.1.3
  - MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1816.1.4
  - CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1816.1.5
  - SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6
  - 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 1816.1.6
  - ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1816.1.7
  - A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY \* 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 1816.1.7
  - 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 STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.1.3
  - NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

**FRAMING ANCHOR SCHEDULE**

| APPLICATION                  | MANUF./MODEL                                  | CAP.      |
|------------------------------|---|-----------|
| TRUSS TO WALL:               | SIMPSON I42.5a or SDWC15600                   | 600*      |
| GRIDER TRUSS TO POST/HEADER: | SIMPSON LGT. w/ 2B - 16d NAILS                | 175*      |
| HEADER TO KING STUD(S):      | SIMPSON ST22                                  | 1370*     |
| PLATE TO STUD:               | NO CONNECTION REQ. WHEN USING WINDSTORM BOARD |           |
| STUD TO GILL:                | NO CONNECTION REQ. WHEN USING WINDSTORM BOARD |           |
| PORCH BEAM TO POST:          | SIMPSON PC66/EPC66                            | 1700*     |
| PORCH POST TO FND.:          | SIMPSON ABU66                                 | 2200*     |
| MISC. JOINTS                 | SIMPSON A34                                   | 315*/240* |

NOTE:  
 ALL ANCHORS SHALL BE SECURED W/ NAILS 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 A34 FRAMING ANCHORS, TYPICAL T.O.

NOTE:  
 "SEMCO" PRODUCT APPROVAL:  
 MIAMI/DADE COUNTY REPORT #35-0818.15

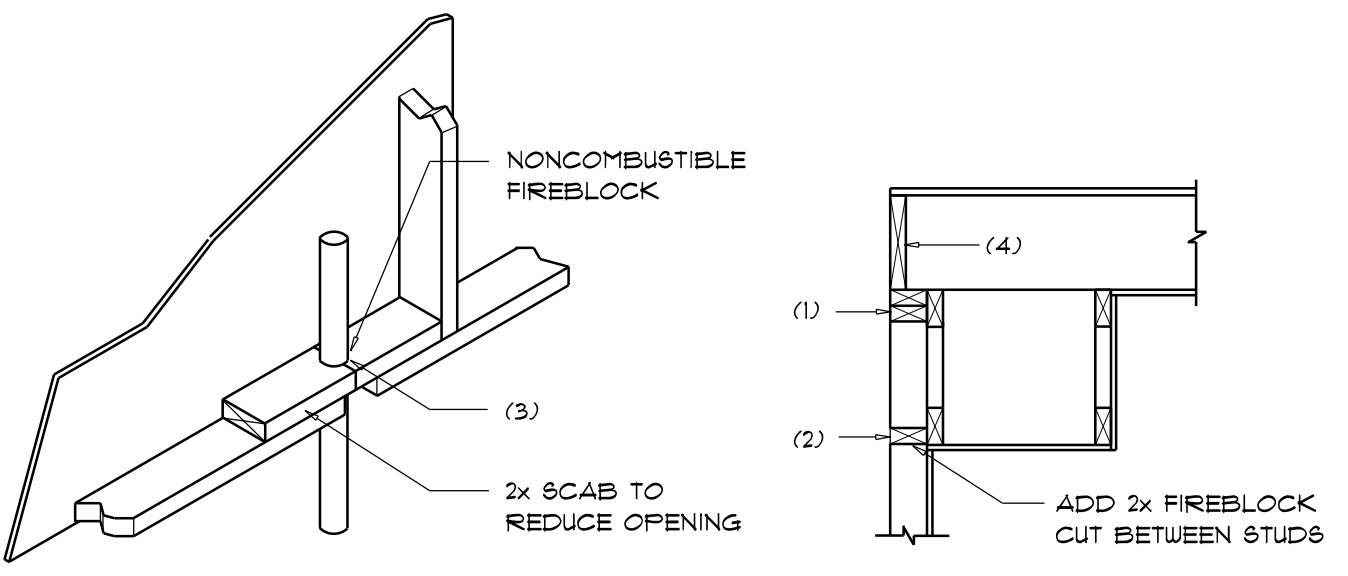
NOTE:  
 "SIMPSON" PRODUCT APPROVALS:  
 MIAMI/DADE COUNTY REPORT #31-0107.05, #36-1126.11, #39-0623.04  
 SBCCI NER-443, NER-393

**BUILDING COMPONENTS & CLADDING LOADS**  
 MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B"  
 ROOF ANGLE T TO 2T

| Roof Type  | Slope | Wind Speed (MPH) |              |              |              |
|------------|-------|------------------|--------------|--------------|--------------|
|            |       | 110              | 120          | 130          | 140          |
| ROOF TO 2T | 1     | 12.0 / -19.9     | 14.9 / -23.7 | 17.5 / -27.8 | 20.3 / -32.3 |
|            | 1     | 11.4 / -19.4     | 13.6 / -23.0 | 16.0 / -27.0 | 18.5 / -31.4 |
|            | 2     | 10.0 / -18.6     | 11.9 / -22.2 | 13.9 / -26.0 | 16.1 / -30.2 |
| ROOF TO 1T | 2     | 12.5 / -34.7     | 14.9 / -41.3 | 17.5 / -48.4 | 20.3 / -56.2 |
|            | 2     | 11.4 / -31.9     | 13.6 / -38.0 | 16.0 / -44.6 | 18.5 / -51.7 |
|            | 3     | 10.0 / -28.2     | 11.9 / -33.6 | 13.9 / -39.4 | 16.1 / -45.7 |
| WALL       | 3     | 12.5 / -51.3     | 14.9 / -61.0 | 17.5 / -71.6 | 20.3 / -83.1 |
|            | 3     | 11.4 / -47.9     | 13.6 / -57.1 | 16.0 / -67.0 | 18.5 / -81.7 |
|            | 3     | 10.0 / -43.5     | 11.9 / -51.8 | 13.9 / -60.8 | 16.1 / -70.5 |
| WALL       | 4     | 21.8 / -23.6     | 25.9 / -34.7 | 30.4 / -33.0 | 35.3 / -38.2 |
|            | 4     | 20.8 / -22.6     | 24.7 / -36.9 | 29.0 / -31.6 | 33.7 / -36.7 |
|            | 4     | 19.5 / -21.3     | 23.2 / -29.4 | 27.2 / -29.8 | 31.6 / -34.6 |
| WALL       | 5     | 21.8 / -29.1     | 25.9 / -34.7 | 30.4 / -40.7 | 35.3 / -47.2 |
|            | 5     | 20.8 / -27.2     | 24.7 / -32.4 | 29.0 / -38.0 | 33.7 / -44.0 |
|            | 5     | 19.5 / -24.6     | 23.2 / -29.3 | 27.2 / -34.3 | 31.6 / -39.8 |

**HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING**

| BLDG HEIGHT | EXPOSURE 'B' | EXPOSURE 'C' | EXPOSURE 'D' |
|-------------|--------------|--------------|--------------|
| 15          | .82          | 1.21         | 1.47         |
| 20          | .89          | 1.29         | 1.59         |
| 25          | .94          | 1.35         | 1.61         |
| 30          | 1.00         | 1.40         | 1.66         |

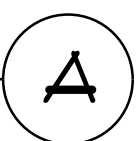


**FIREBLOCKING NOTES:**

- FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED 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 FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYRO-PANEL MULTIFLEX 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



**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, DBL. UNDERLAYMENT IS REQUIRED.

UNDERLAYMENT:  
 TWO LAYERS OF ASTM D226 TYPE II or ASTM D4969 TYPE III or TYPE IV UNDERLAYMENT SHALL BE INSTALLED AS FOLLOWS:  
 1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH 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 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

ASPHALT SHINGLES:  
 ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR ASTM D 3462.

FASTENERS:  
 FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING 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 NAILS 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 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 M-DC FA 107-95.

BASE AND CAP FLASHINGS:  
 BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MFGR'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 71 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

VALLEYS:  
 VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:  
 1. FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN FBC TABLE 1503.9.2.  
 2. FOR OPEN VALLEYS, VALLEY LINING 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 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 224.  
 3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1970.

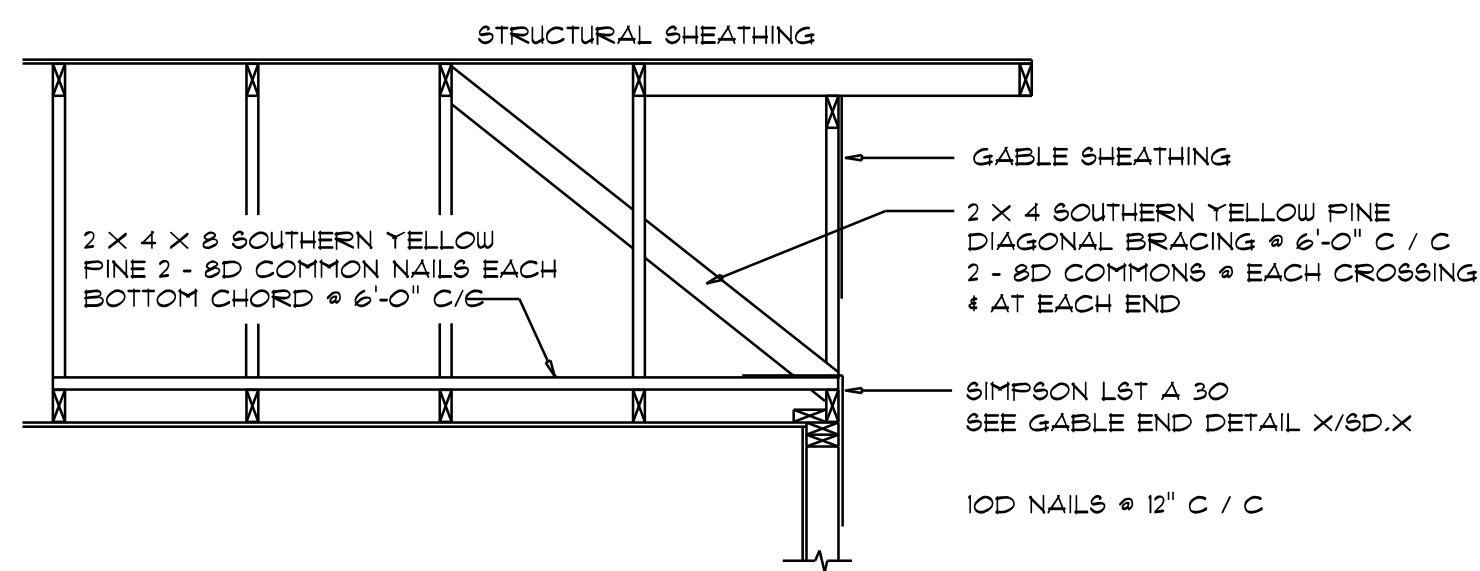
| REVISIONS       |
|-----------------|
| Sep. 10th, 2024 |

CUSTOM HOME FOR:  
**CJ Custom Carpentry Spec**  
 LOT 4, 493 SW LEGION DRIVE, LAKE CITY, FL, 32024

**NICHOLAS PAUL GEISLER ARCHITECT**  
 N.C.A.R.B. Certified  
 1758 NW Ebbw Rd.,  
 Lake City, FL 32055  
 (386) 755-5021

SHEET NUMBER  
**S.3**  
 OF 4 SHEETS

AR0007005



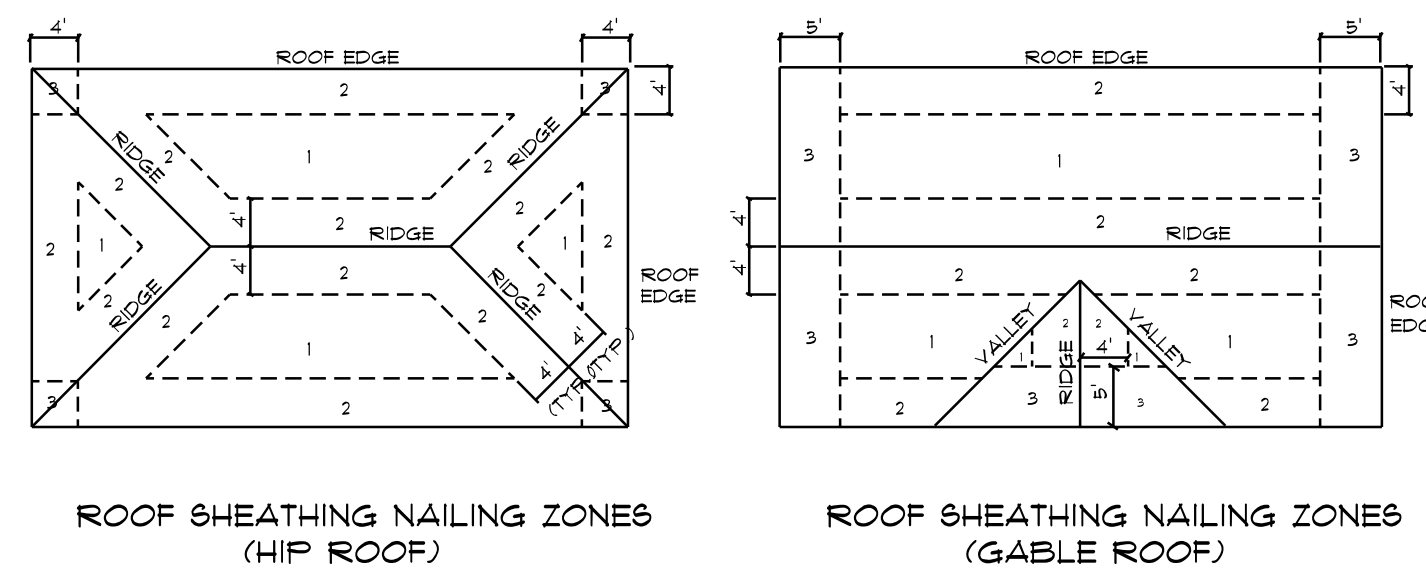
### END WALL BRACING FOR CEILING DIAPHRAGM

NTS (ALTERNATIVE TO BALLOON FRAMING)

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

A

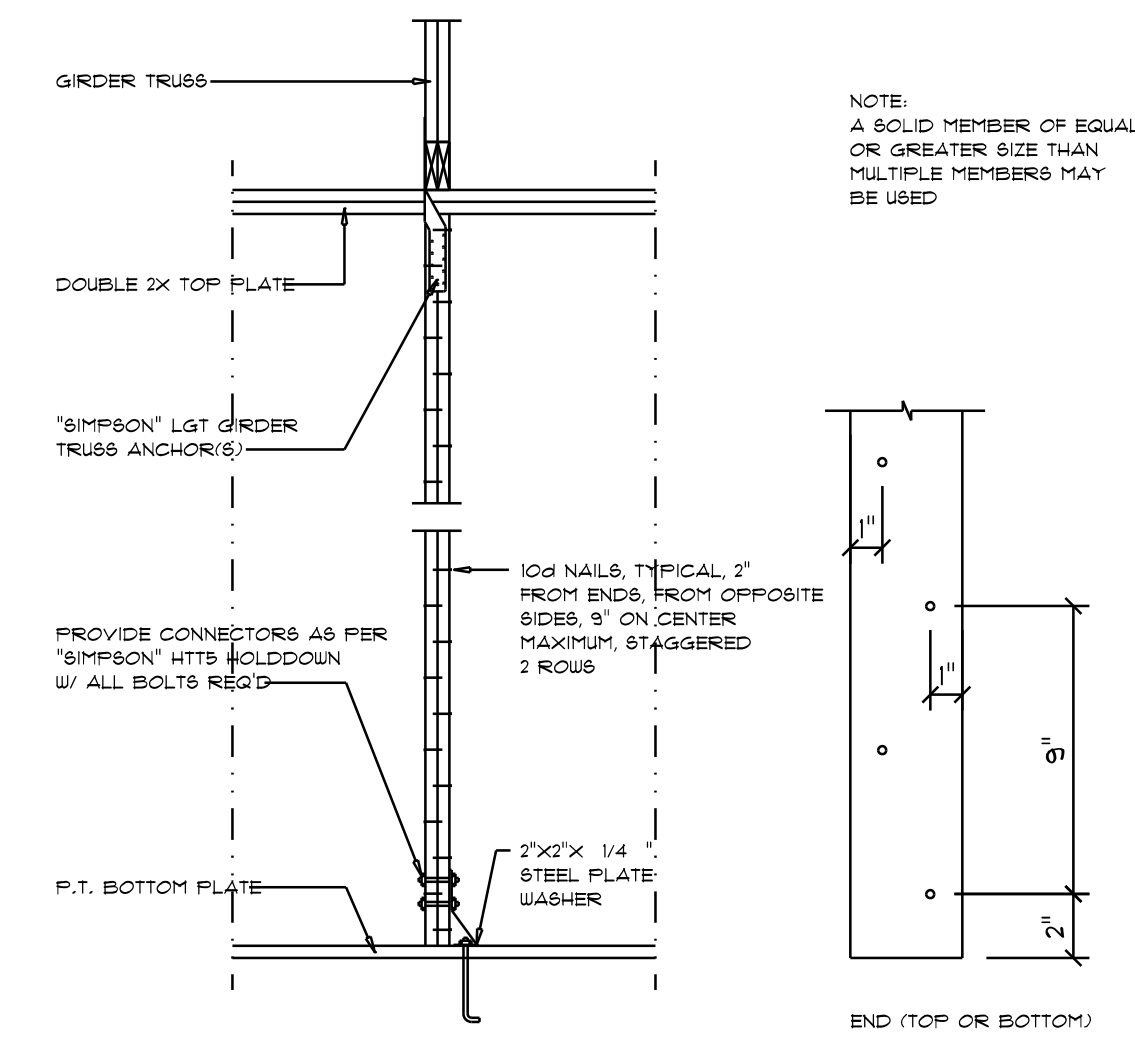
| ROOF SHEATHING FASTENINGS |                          |  |  |
|---------------------------|--------------------------|--|--|
| NAILING ZONE              | SHEATHING TYPE           | FASTENER   | SPACING  |
| 1                         |                          |  | 6 in. o.c. EDGE<br>6 in. o.c. FIELD  |
| 2                         | 1/8" O.S.B. OR 15/32 CDX | 2 1/2" X 0.131" RING SHANK NAILS OR 3" X 0.100" RING SHANK NAILS | 6 in. o.c. EDGE<br>6 in. o.c. FIELD  |
| 3                         |                          |  | 4 in. o.c. • GABLE ENDWALL OR GABLE TRUSS<br>6 in. o.c. EDGE<br>6 in. o.c. FIELD |



### Roof Nail Pattern DET.

SCALE: NONE

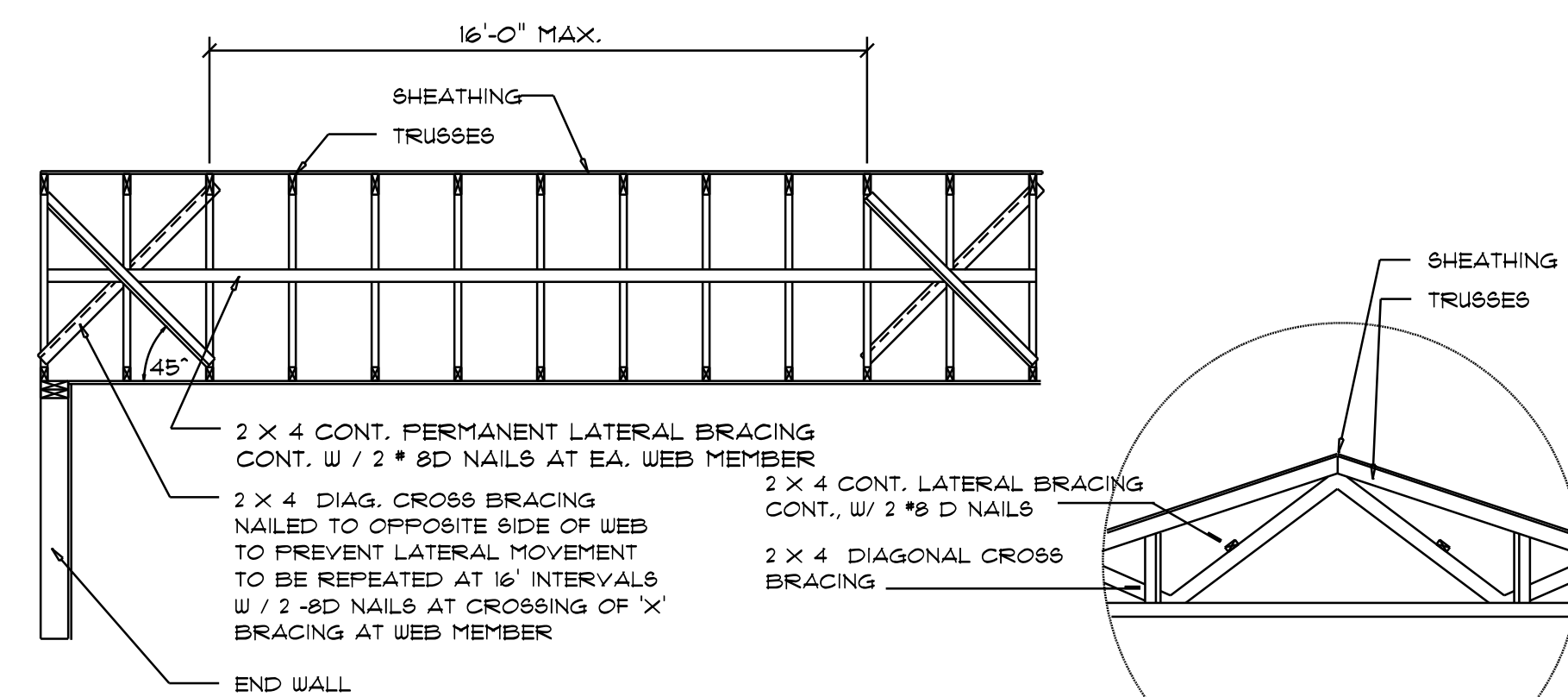
B



### Girder Truss Column DET.

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

C



### TYP. PERMANENT TRUSS BRACING DIA.

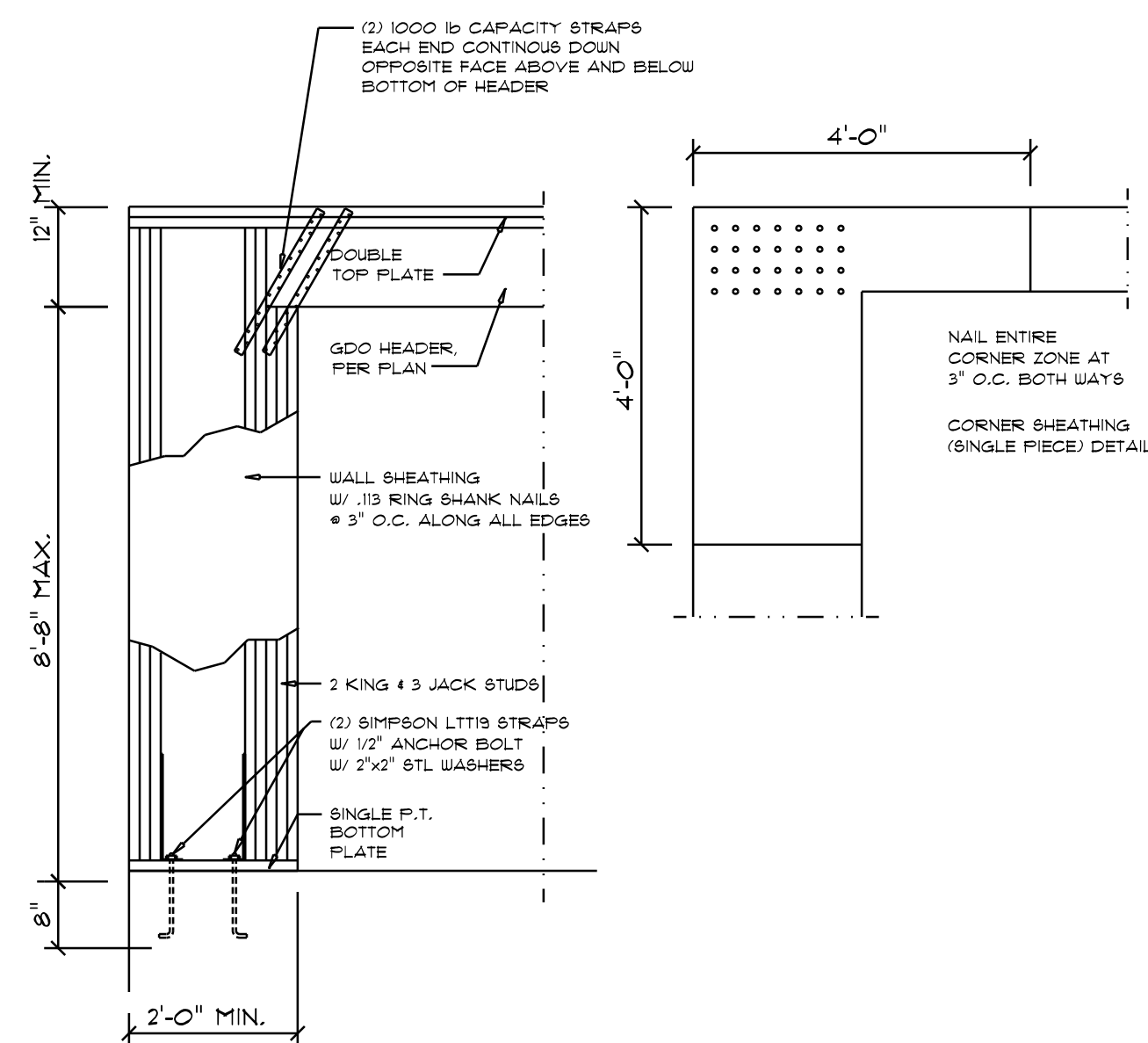
NTS

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

### Truss Bracing DETAILS

SCALE: AS NOTED

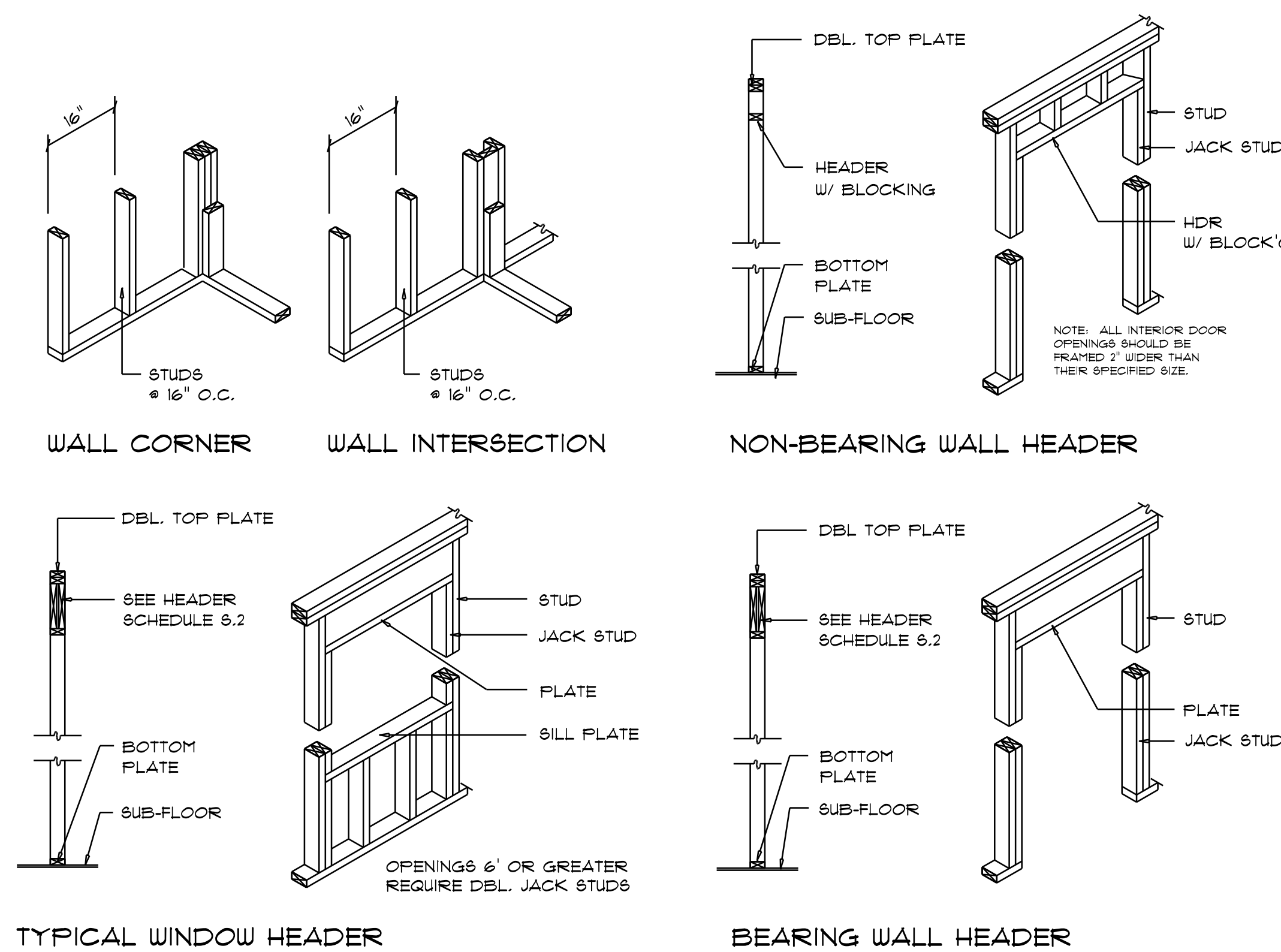
D



### Garage End Wall DETAILS

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

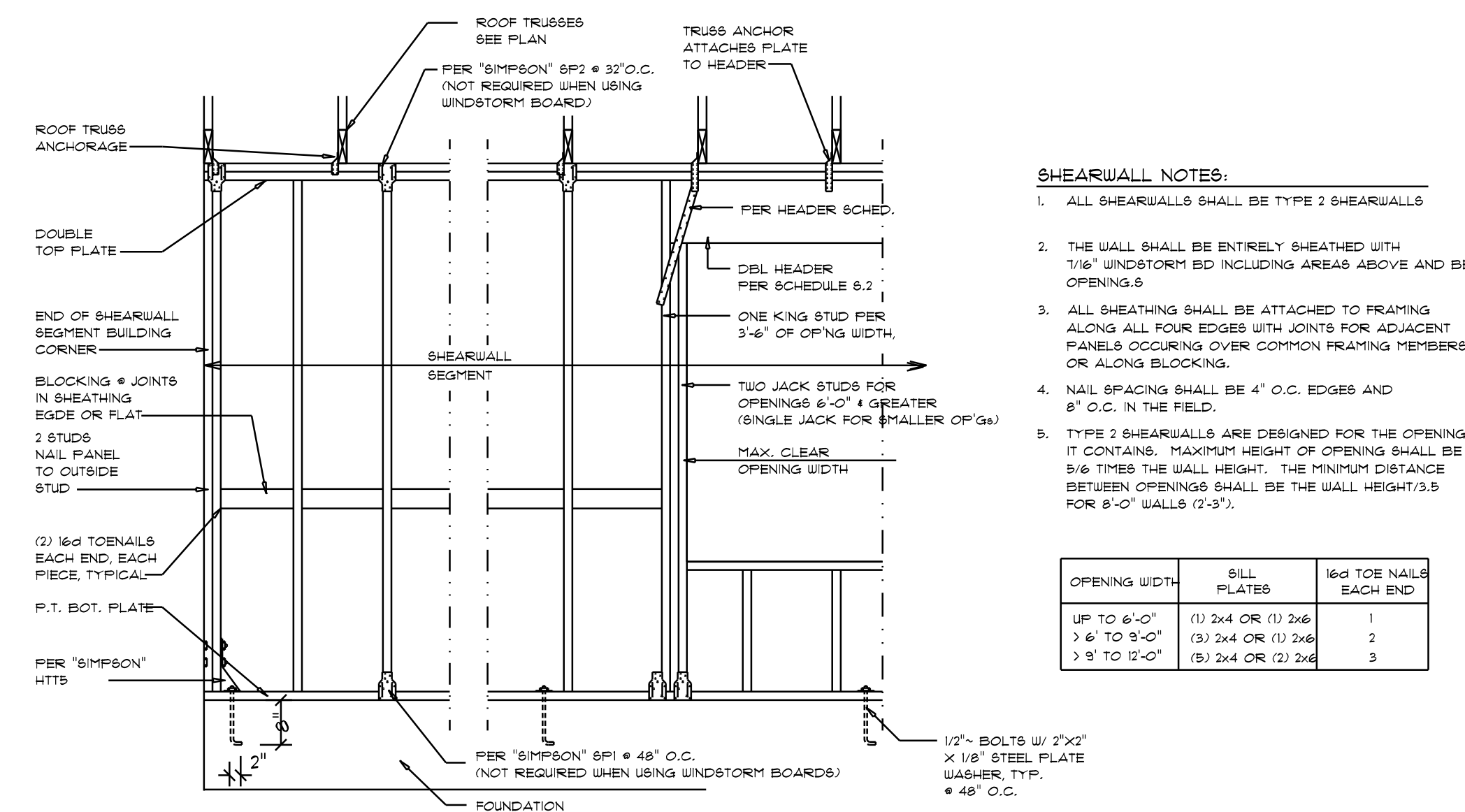
G



### Wall Framing/Header DETAILS

SCALE: NONE

F



### SHEARWALL NOTES:

- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS
- THE WALL SHALL BE ENTIRELY SHEATHED WITH 1/8" WINDSTORM BD INCLUDING AREAS ABOVE AND BELOW OPENINGS
- ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING
- NAIL SPACING SHALL BE 4" O.C. EDGES AND 8" O.C. IN THE FIELD.
- TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/6 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 FOR 8'-0" WALLS (2'-3").

| OPENING WIDTH   | SILL PLATES        | 16d TOE NAILS EACH END |
|-----------------|--------------------|------------------------|
| UP TO 6'-0"     | (1) 2x4 OR (1) 2x6 | 1                      |
| 3' 6" TO 8'-0"  | (3) 2x4 OR (1) 2x6 | 2                      |
| 3' 9" TO 12'-0" | (5) 2x4 OR (2) 2x6 | 3                      |

### Shear Wall DETAILS

SCALE: NONE

E

REVISIONS  
Sep. 10th, 2024

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**CJ Custom Carpentry Spec**  
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