

A NEW OFFICE BUILDING FOR:

Ford's Septic Tank Service LLC

PROJECT ADDRESS:
116 NW LAWTEY WAY
LAKE CITY, FLORIDA 32055
(COLUMBIA COUNTY)



DESIGN DATA / BUILDING CODES:

OCCUPANCY CLASSIFICATION: OFFICE
MAXIMUM OCCUPANCY: N/A
MEANS OF EGRESS CAPACITY: 150 PER 3/0 DOOR. MAX TRAVEL DISTANCE: < 125'
TYPE OF CONSTRUCTION: TYPE V, UNPROTECTED, UNSPRINKLERED
PROPOSED AREA: 900 FT2 TOTAL CONDITIONED SPACE
PROPOSED HEIGHT: 1 STORY
BUILDING IS NOT IN A FLOOD ZONE
BUILDING IS NOT IN THE HIGH VELOCITY HURRICANE ZONE
BUILDING IS NOT IN THE WIND-BORNE DEBRIS REGION
SCOPE OF WORK HAS BEEN DESIGNED AND SHALL BE CONSTRUCTED WITH THESE APPLICABLE CODES:
Florida Building Code, Building (FBC-B) 2023 (8th Edition)
Florida Building Code, Mechanical (FBC-M) 2023 (8th Edition)
Florida Building Code, Fuel Gas (FBC-FG) 2023 (8th Edition)
Florida Building Code, Plumbing (FBC-P) 2023 (8th Edition)
Florida Building Code, Existing Building (FBC-EB) 2023 (8th Edition)
Florida Fire Prevention Code (FFPC) Latest Edition
National Electrical Code (NEC) 2020 Edition
PER FLORIDA BUILDING CODE 2023, SECTION 1609.2 (FOR ENCLOSED SIMPLE DIAPHRAGM BUILDINGS WITH FLAT, HIPPED AND GABLE-SHAPED ROOFS HAVING A MEAN ROOF HEIGHT NOT EXCEEDING THE LEAST HORIZONTAL DIMENSION OF THE BUILDING OR 60 FT; NOT SITED ON THE UPPER HALF OF A HILL OR ESCARPMENT 60FT IN EXPOSURE B, 30FT IN EXPOSURE C AND >10% SLOPE AND UNOBSTRUCTED UPWIND FOR 50x HEIGHT OR 1 MILE WHICHEVER IS LESS.)

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

REVISIONS
 February 20, 2026

SCOTT RAY
 ARCHITECT

WILL C. MCGEE
 ARCHITECT

A NEW OFFICE BUILDING FOR:
FORDS SEPTIC SERVICE
 PROJECT ADDRESS: 116 NW LAWTEY WAY, LAKE CITY, FLORIDA 32055 (COLUMBIA COUNTY)



NE

NICHOLAS PAUL
 GIBSON
 ARCHITECT
 N.C.A.A. Certified

116 NW LAWTEY WAY
 LAKE CITY, FLORIDA 32055
 (386) 385-4355



JOINT VENTURED WITH:

WM DESIGN & ASSOCIATES, INC.
 420 SW COMMERCIAL DR., STE 100
 LAKE CITY, FL 32055
 (386) 758-8406
 wdesign@wm.net

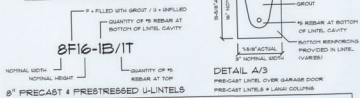


JOB NUMBER
20260215
 DATE:
 February 20, 2026

SHEET NUMBER
COVER

55730

TYPE DESIGNATION



8" PRECAST 4 REINFORCED U-JOISTS

MARK	LENGTH	TYPE	GRAVITY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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L1	7'-0"	(847)	PRECAST	200	364	476	608	768	904	1044	1188	1332	1476	1620	1764	1908	2052	2196	2340	2484	2628	2772	2916	3060	3204	3348	3492	3636	3780	3924	4068	4212	4356	4500	4644	4788	4932	5076	5220	5364	5508	5652	5796	5940	6084	6228	6372	6516	6660	6804	6948	7092	7236	7380	7524	7668	7812	7956	8100	8244	8388	8532	8676	8820	8964	9108	9252	9396	9540	9684	9828	9972	10116	10260	10404	10548	10692	10836	10980	11124	11268	11412	11556	11700	11844	11988	12132	12276	12420	12564	12708	12852	12996	13140	13284	13428	13572	13716	13860	14004	14148	14292	14436	14580	14724	14868	15012	15156	15300	15444	15588	15732	15876	16020	16164	16308	16452	16596	16740	16884	17028	17172	17316	17460	17604	17748	17892	18036	18180	18324	18468	18612	18756	18900	19044	19188	19332	19476	19620	19764	19908	20052	20196	20340	20484	20628	20772	20916	21060	21204	21348	21492	21636	21780	21924	22068	22212	22356	22500	22644	22788	22932	23076	23220	23364	23508	23652	23796	23940	24084	24228	24372	24516	24660	24804	24948	25092	25236	25380	25524	25668	25812	25956	26100	26244	26388	26532	26676	26820	26964	27108	27252	27396	27540	27684	27828	27972	28116	28260	28404	28548	28692	28836	28980	29124	29268	29412	29556	29700	29844	29988	30132	30276	30420	30564	30708	30852	30996	31140	31284	31428	31572	31716	31860	32004	32148	32292	32436	32580	32724	32868	33012	33156	33300	33444	33588	33732	33876	34020	34164	34308	34452	34596	34740	34884	35028	35172	35316	35460	35604	35748	35892	36036	36180	36324	36468	36612	36756	36900	37044	37188	37332	37476	37620	37764	37908	38052	38196	38340	38484	38628	38772	38916	39060	39204	39348	39492	39636	39780	39924	40068	40212	40356	40500	40644	40788	40932	41076	41220	41364	41508	41652	41796	41940	42084	42228	42372	42516	42660	42804	42948	43092	43236	43380	43524	43668	43812	43956	44100	44244	44388	44532	44676	44820	44964	45108	45252	45396	45540	45684	45828	45972	46116	46260	46404	46548	46692	46836	46980	47124	47268	47412	47556	47700	47844	47988	48132	48276	48420	48564	48708	48852	48996	49140	49284	49428	49572	49716	49860	50004	50148	50292	50436	50580	50724	50868	51012	51156	51300	51444	51588	51732	51876	52020	52164	52308	52452	52596	52740	52884	53028	53172	53316	53460	53604	53748	53892	54036	54180	54324	54468	54612	54756	54900	55044	55188	55328	55472	55616	55760	55904	56048	56192	56336	56480	56624	56768	56912	57056	57200	57344	57488	57632	57776	57920	58064	58208	58352	58496	58640	58784	58928	59072	59216	59360	59504	59648	59792	59936	60080	60224	60368	60512	60656	60800	60944	61088	61232	61376	61520	61664	61808	61952	62096	62240	62384	62528	62672	62816	62960	63104	63248	63392	63536	63680	63824	63968	64112	64256	64400	64544	64688	64832	64976	65120	65264	65408	65552	65696	65840	65984	66128	66272	66416	66560	66704	66848	66992	67136	67280	67424	67568	67712	67856	68000	68144	68288	68432	68576	68720	68864	69008	69152	69296	69440	69584	69728	69872	70016	70160	70304	70448	70592	70736	70880	71024	71168	71312	71456	71600	71744	71888	72032	72176	72320	72464	72608	72752	72896	73040	73184	73328	73472	73616	73760	73904	74048	74192	74336	74480	74624	74768	74912	75056	75200	75344	75488	75632	75776	75920	76064	76208	76352	76496	76640	76784	76928	77072	77216	77360	77504	77648	77792	77936	78080	78224	78368	78512	78656	78800	78944	79088	79232	79376	79520	79664	79808	79952	80096	80240	80384	80528	80672	80816	80960	81104	81248	81392	81536	81680	81824	81968	82112	82256	82400	82544	82688	82832	82976	83120	83264	83408	83552	83696	83840	83984	84128	84272	84416	84560	84704	84848	84992	85136	85280	85424	85568	85712	85856	86000	86144	86288	86432	86576	86720	86864	87008	87152	87296	87440	87584	87728	87872	88016	88160	88304	88448	88592	88736	88880	89024	89168	89312	89456	89600	89744	89888	90032	90176	90320	90464	90608	90752	90896	91040	91184	91328	91472	91616	91760	91904	92048	92192	92336	92480	92624	92768	92912	93056	93200	93344	93488	93632	93776	93920	94064	94208	94352	94496	94640	94784	94928	95072	95216	95360	95504	95648	95792	95936	96080	96224	96368	96512	96656	96800	96944	97088	97232	97376	97520	97664	97808	97952	98096	98240	98384	98528	98672	98816	98960	99104	99248	99392	99536	99680	99824	99968

8" PRECAST 2" RECESS DOOR U-JOISTS

MARK	LENGTH	TYPE	GRAVITY																																																																					
			8PC-08	8PC-08	8PC-08	8PC-08	8PC-08	8PC-08	8PC-08	8PC-08																																																														
L1	4'-0"	(847)	PRECAST	180	324	468	612	756	900	1044	1188	1332	1476	1620	1764	1908	2052	2196	2340	2484	2628	2772	2916	3060	3204	3348	3492	3636	3780	3924	4068	4212	4356	4500	4644	4788	4932	5076	5220	5364	5508	5652	5796	5940	6084	6228	6372	6516	6660	6804	6948	7092	7236	7380	7524	7668	7812	7956	8100	8244	8388	8532	8676	8820	8964	9108	9252	9396	9540	9684	9828	9972

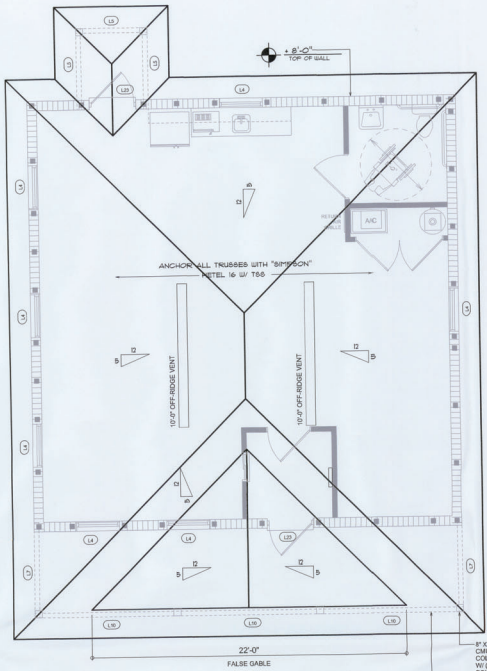
SHOP DRG COORDINATION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE SUGGESTED STRAPS AND THAT THE TRUSS ENGINEERED SHOP DRAWINGS LOADS TAKE PRECEDENCE OVER THAT INDICATED IN THE CONSTRUCTION DOCUMENTS. THE UPLIFT LOADS INDICATED FOR EACH TRUSS IN THE ENGINEERED TRUSS SHOP DRAWINGS MAY BE MATCHED TO STANDARD PRODUCT UPLIFT RATINGS FOR COMPARABLE UPLIFT CONNECTIONS, AND THAT THE PRODUCTS THAT PROVIDE EQUAL OR GREATER UPLIFT RESISTANCE FOR THE LISTED LOADS MAY BE USED IN LIEU OF THOSE INDICATED IN THE CONSTRUCTION DOCUMENTS OR AS APPROVED BY THE BUILDING OFFICIAL.

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 WALLING. ANCHOR DEVICES SHALL BE REQUIRED FOR ALL JOINTS WITH AN UPLIFT OR GRAVITY LOAD OF 100 LBS OR GREATER.

TRUSSES BEARING ON INTERIOR PARTITIONS WHERE UPLIFT LOADS ARE PRESENT SHALL REQUIRE ANCHORS OF EQUAL OR GREATER LOAD CAPACITY THAN THAT INDICATED BY THE TRUSS SHOP DRAWINGS. THE UPLIFT ANCHOR SYSTEM SHALL BE CONTINUOUS TO THE FOUNDATION.

PROJECT COORDINATION REQUIREMENTS

NOTICE: THESE PLANS ARE DRAIN 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, A PROFESSIONAL ARCHITECT CANNOT WARRANT COMPLIANCE WITH ALL APPLICABLE STATE, LOCAL AND NATIONAL CODES IN YOUR AREA OR WITH YOUR PARTICULAR SITE CONDITIONS. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE AND FEDERAL). IF YOUR CITY OR STATE REQUIRES AN ENGINEER'S SEAL FOR THE SITE/CIVIL PORTIONS OF THE WORK, YOU WILL NEED TO HAVE THAT DONE LOCALLY BY A QUALIFIED, LICENSED PROFESSIONAL ENGINEER.



Roof Framing PLAN

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

ROOF PLAN NOTES

- R-1 SEE EXTERIOR ELEVATIONS FOR ROOF PITCH
 - R-2 ALL OVERLAPS 8" UNLESS OTHERWISE NOTED
 - R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE ON 8.3
 - R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HILL HEIGHTS
 - R-5 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR
- NOTE:** SHEATH ROOF W/ 1/2" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES. SECURE TO FRAMING W/ 100 RING-SHANK NAILS - AS PER DETAIL ON SHEET 8.4
- NOTE:** THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2023 FBC (18TH EDITION) AND LOCAL JURISDICTION REQUIREMENTS
- NOTE:** ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING, INCLUDING BRIMS, 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

- TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SO ENKAGED, TEMPORARY PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
- ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. ALL TRUSSES SHALL BE DESIGNED 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".
- WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN 1X2 HEM-FIR OR BETTER.
- 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.

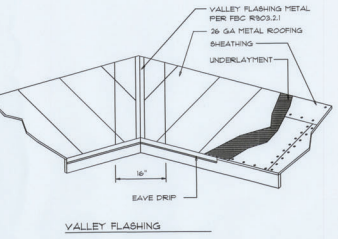
ROOFING METALS FOR FLASHING/ROOFING

MINIMUM THICKNESS REQUIREMENTS

MATERIAL	MINIMUM THICKNESS (IN)	GAGE	WEIGHT (LBS)
COPPER			
ALUMINUM	0.024		
STAINLESS STEEL		38	
GALVANIZED STEEL	0.0178	29 (ZINC COATED GRD)	
ZINC ALLOY	0.021		40
PAINTED TERNE			30

ATTIC VENTILATION CALCULATION

AREA OF ATTIC:	900 SQFT	
AREA OF REQ'D VENTILATION:	900 SQ/500 = 1.80 SQ/FT	3.00 SQ/FT
PRINCIPAL RIDGE VENT REQ'D:	3.00 SQ/400 = 0.75 SQ/FT	
FIN. RIDGE VENT REQ'D:	3.00 SQ = 1.50 SQ/FT	1.80 SQ/FT
OFF-RIDGE VENT PROVIDED:	20 LF	
AREA OF VENTILATION AT OFF-RIDGE VENT = 4.0 SQ/FT * 1.5	338 SQ/FT / 144 =	2.34 SQ/FT
2.34 SQ/FT > 1.80 SQ/FT - OK		



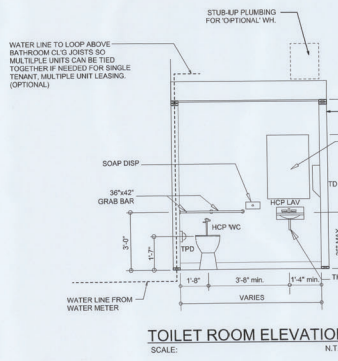
Roofing/Flashing DETS.

SCALE: NONE

AREA OF ATTIC	REQ'D LF OF VENT	NET FREE AREA OF ATTACHE
1600 SF	32 LF	410 SQ IN.
1800 SF	36 LF	450 SQ IN.
2000 SF	40 LF	510 SQ IN.
2200 SF	44 LF	570 SQ IN.
2400 SF	48 LF	630 SQ IN.
2600 SF	52 LF	700 SQ IN.
2800 SF	56 LF	770 SQ IN.
3000 SF	60 LF	840 SQ IN.

Ridge Vent DETAIL

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



TOILET ROOM ELEVATION

SCALE: N.T.S.

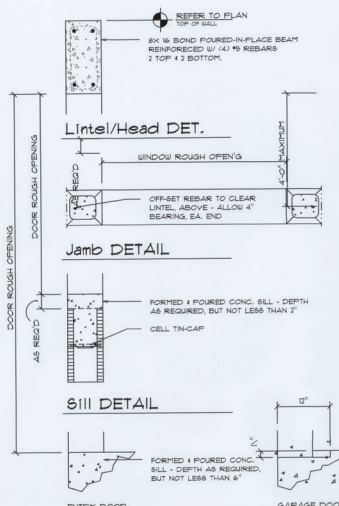
Ridge Vent DETAIL

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

ALL SIGNAGE SHALL CONFORM WITH ICC/ANSI A117.1 ACCESSIBILITY GUIDELINES:

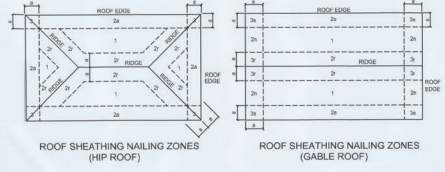
1-1/8" HIGH CHARACTERS SHALL BE RAISED 1/32" IN FINISH ABOVE THEIR BACKGROUND. CHARACTERS SHALL BE SPACING AND BANS ARE:

CHARACTERS SHALL BE ACCOMPANIED BY GRADE 1

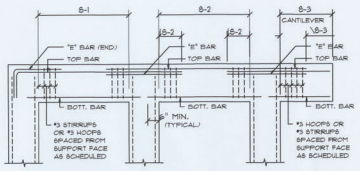


ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	7/16" O.S.B. OR 1/2" CDX FLOOR	16d FINN BRNKS	6" o.s. EDGE 12" o.s. FIELD
2	1/2" CDX FLOOR	16d FINN BRNKS	6" o.s. EDGE 12" o.s. FIELD
3	4" x 8" SILL OR GABLE TRUSS OR GABLE TRUSS	16d FINN BRNKS	6" o.s. EDGE 12" o.s. FIELD

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING			
BUILD. HEIGHT (ft)	EXPOSURE 'B'	EXPOSURE 'C'	EXPOSURE 'D'
0-30	.82	.13	.141
30-60	.84	.13	.161
60-90	.86	.140	.181



Roof Nail Pattern DET.
SCALE: NONE



FRAMING ANCHOR SCHEDULE		
APPLICATION	MANUFACTURER	CAP.
TRUSS TO WALL:	'SMIPSON' HETEL 16 W TSS	1410#
PORCH BEAM TO POST (4x4):	SIMPSON PC4MEPC44	1700#
PORCH BEAM TO POST (6x6):	SIMPSON PCKEPC66	1700#
PORCH POST TO FND.:	SIMPSON ABU44 or ABU 66	2200#
MISC. JOINTS:	SIMPSON ASA	315#/240#

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 UNDERLAY IS REQUIRED.

UNDERLAYER:
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226, TYPE 1, OR ASTM D 4889, TYPE 1.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:
SELF-ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY W/ ASTM D 1970.

ASPHALT SHINGLES:
ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR ASTM D 3862.

FASTENERS:
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS. MINIMUM 1" 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 ROOF SLOPES ARE 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 3151 OR MDC PA 107-06.

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 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.

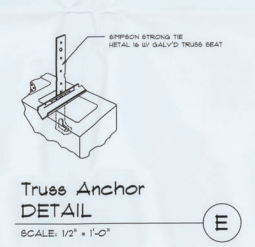
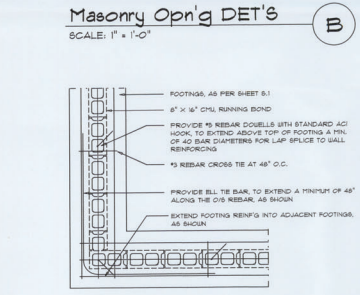
FOR ROOF SLOPES 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:
STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

BASE AND CAP FLASHINGS:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ METERS 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 77 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 1/8" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN FBC TABLE 1507.3.9.2.
2. FOR CLOSED 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, COMBINED.
2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 226.
3. SPECIALLY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1970.

NOTE !!!
ROOF SHINGLES SHALL BE AS MANUFACTURED BY TFMCO (or equiv.) ROOFING PRODUCTS OF THE FOLLOWING MODELS:
GLASS-SEAL AIR ELITE GLASS-SEAL AIR HERITAGE 30 AIR HERITAGE 40 AIR HERITAGE 50 AIR

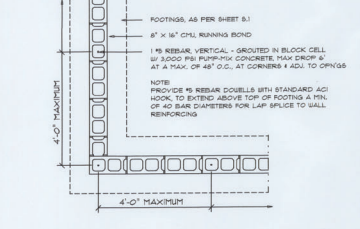
THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3151 TYPE 1 MODIFIED TO 110 MPH WINDS & FBC TAS 100, USING 4 NAIL/SHINGLE



Truss Anchor DETAIL
SCALE: 1/2" = 1'-0"

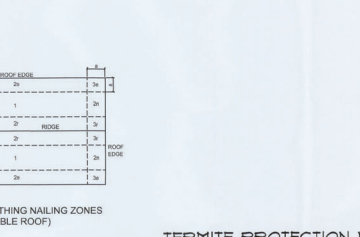
CONCRETE / MASONRY / METALS GENERAL NOTES:

- DESIGN SOIL BEARING PRESSURE: 1000 PSF.
- FOUNDATION SOLE, UNLESS DIRECTED BY THE SOIL ENGINEER'S SOIL AUGMENTATION PERMITS THE SOIL ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS. REFER AS SPECIFIED SHALL BE IMPLEMENTED TO DETERMINE THE SUITABILITY OF THE SUBGRADE TO SUPPORT THE DESIGN LOADS.
- CLEAN SAND FILL OVER STRENGTH AND COMPACTED DURING SO. SHALL BE PLACED IN 3" LIFTS. BOTH SUB-SOIL AND FILL COMPACTED SHALL BE NOT LESS THAN 95% RELATIVE COMPACTION. PERFORM PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 100 SF OF BUILDING PAD AREA OR TRACTION TERRACE FOR EACH 10' LIFT.
- REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A63, ALL BENDS SHALL BE MADE COLD.
- WELDED WIRE REBAR SHALL BE USED FOR ALL REINFORCING. THE REQUIREMENTS OF ASTM A63 - 70% YIELD STRENGTH & 90 KSI.
- CONCRETE SHALL BE STANDARD MIX Fc = 3000 PSI FOR ALL FTS, SLABS, COULTERS AND BEAMS OR SHALL BE STANDARD PUMP MIX Fc = 3000 PSI STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. FORMING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARD.
- CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C90 REQUIREMENTS WITH REDUCED SURFACE FINISH - Fc = 3000 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 5 OR ASTM A325 AS PER PLAN REQUIREMENTS.
- WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.



Wall/Foundation Reinf'g DETAIL
SCALE: 1/2" = 1'-0"

BOTTOM BARS - TOP BARS - "E" BARS BENDING DIA.: CAST-IN-PLACE CONCRETE BEAMS & SLABS
SCALE: NONE



Roof Nail Pattern DET.
SCALE: NONE

TERMITE PROTECTION NOTES:

- SOL CHEMICAL BARRIER METHOD:
- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEGAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 905.4.4
 - INSULATION/SPENCER SYSTEMS INCLUDING ALL BEAMS AND SPRAY LAYS SHALL NOT BE INSTALLED WITHIN 12" FROM FINISHING WALLS. FBC 905.4.4
 - PROVIDE FOR INSPECTION FOR TERMITE INFESTATION BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL BE NOT LESS THAN 6" EXCEPTION: PAINT AND DECORATIVE COVERINGS WITHIN LESS THAN 6" THICK ACHIEVED DIRECTLY TO THE FOUNDATION WALL. FBC 905.4.6
 - INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 905.11
 - SOIL DISPERSED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES COVERED OR POROSITY. FBC 905.13
 - BOVED 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 SUPPORTE THE CHARGE AND/OR SOL AFTER THE INITIAL TREATMENT. FBC 905.13
 - TRAPS & M.V.POR RETARDER MUST BE INSTALLED TO PROTECT AGAINST REINFILL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 905.14
 - CONCRETE OVERPOUR AND HORTER ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 905.13
 - SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 12" OF THE STRUCTURE SIDEWALLS. FBC 905.16
 - AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISPERSED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 905.16
 - ALL BARRIERS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 905.17
 - 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 SUBSTANTIAL DAMAGE TO THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 905.17
 - AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 12" OF THE BUILDING. THIS INCLUDES ALL BRACE STAMPS, THE TRUSS ROOF, ROOFING, SHINGLES OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 905.13
 - NO WOOD VENTILATION STUPLA CARBOBOARD TRUSS ETC. SHALL BE BURIED WITHIN 3'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2003.14

WOOD STRUCTURAL NOTES

- TEMPORARY BRACINGS OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NO ENGAGED, TEMPORARY PERMANENT BRACINGS OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE TRUSS PLATE INSTITUTE.
- ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. ALL 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.
- WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARINGS SHALL BE NOT LESS THAN N-2 1/2" MIN OR BETTER.
- CONNECTIONS FOR LOGS, BEAMS SHALL BE GALVANIZED STEEL OR BLACK METAL OR AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION: Gable / Hip Construction, Wood Trusses @ 24" O.C.

Roof: 8" CMU W/ (1) R5 VERTICAL @ 48" O.C. MAX

Floor: 4" Tilt Concrete Slab w/ Fiberglass Concrete Additive

Foundation: Continuous monolithic footing or stem Wall foundation system

ROOF DECKING: Material: 1/2" CDX Plywood w/ 7/16" O.S.B. Shear Deck: 48" Deep Shear Perpendicular to Roof Framing Fasteners: 10d Ring-Sharp Nails per schedule on sheet 5.4

SHEARWALLS: Material: 8" CMU W/ (1) R5 VERTICAL @ 48" O.C. MAX AND REINDE EACH OPENING

HURRICANE UPLIFT CONNECTORS: Truss Anchors: SIMPSON HETEL 16 W TSS Truss Anchors (FRAME): SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 10d NAILS

Porch Column Base Connector: Simpson ABU44/ABU66 (6) each column

Porch Column to Beam Connector: Simpson EPC44 or 66/PC44 or 66 (6) each column

FOOTINGS AND FOUNDATIONS: Footing: House walls: 20" x 16" MPW. Cot. W/ (2) #5 Bars Cast on chairs or (1) #3 Transverse @ 24" O.C. Optional: 24" x 16" MPW. AS Vertical @ 48" O.C.

STRUCTURAL DESIGN CRITERIA:

- DESIGN COMPLIANCE WITH THE REQUIREMENTS OF THE 2009 FLORIDA BUILDING CODE WITH EDITION 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: 'C'
- UNIFORM ANCHORAGE: 102, 1023 PER ACI 408.3-4 AND VELOCITY: Vc = 140 MPH Vc = 108 MPH
- FLOOR DESIGN LOADS: SUPERIMPOSED DEAD LOADS: 20 PSF SUPERIMPOSED LIVE LOADS: 20 PSF
- FLOOR DESIGN LOADS: SUPERIMPOSED DEAD LOADS: 25 PSF SUPERIMPOSED LIVE LOADS: 40 PSF BALCONIES: 60 PSF
- WIND NET UPLIFT: ARE AS INDICATED ON PLANS

REVISIONS
February 24, 2026

SOFTPLAN

W.C. Perry

NEW OFFICE BUILDING FOR:
FORDS SEPTIC SERVICE
PROJECT ADDRESS: 116 NW LAWYER WAY, LAKE CITY, FLORIDA 32055 COLUMBIA COUNTY

ANTHONY'S INSULATION & DRYWALL

1738 NW Brown Rd.
LAKELAND, FL 33805
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NICHOLS PAUL GIESLER
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W.D. SKIN & ASSOCIATES

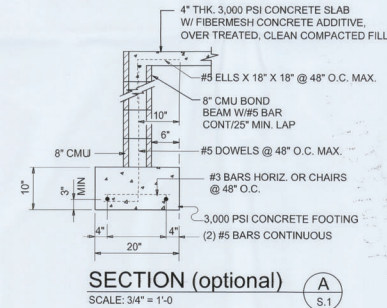
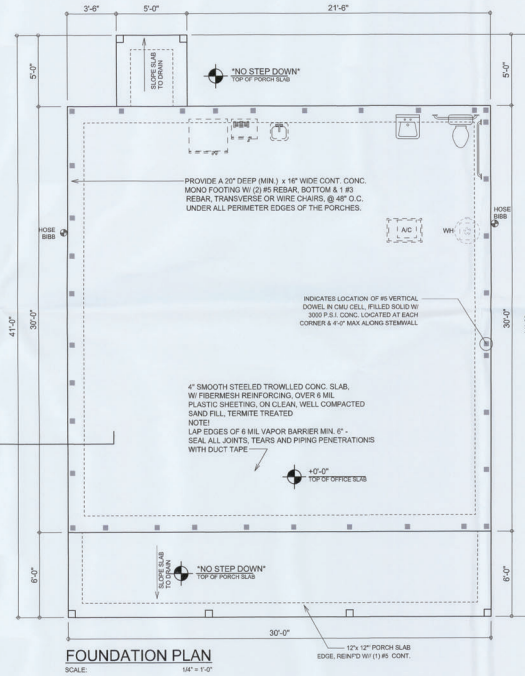
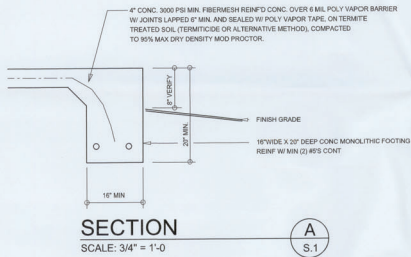
JOB NUMBER: 20260215
DATE: February 24, 2026
SHEET NUMBER: A.3

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

NOTE!
 PRIOR TO THE CONSTRUCTION OF THE FOUNDATION, THE CONTRACTOR SHALL COORDINATE ANY INTERIOR BEARING LOCATION CONDITIONS PER THE TRUSS ENGINEERED SHOP DRAWINGS WITH THE FOUNDATION PLAN. ANY INTERIOR BEARING LOCATIONS OR ANY POINT LOADS OF 4.0 K 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 RENDERING SUCH MODIFICATIONS PRIOR TO POURING ANY CONCRETE.

CONCRETE / MASONRY / METALS GENERAL NOTES:

- DESIGN SOIL BEARING PRESSURE: 1000 PSF.
- EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL ALIQUOTATION 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 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 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 1 OR A325, AS PER PLAN REQUIREMENTS.
- WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.
- 2X4 PITCH WOOD SILL, CONT. ALL AROUND W/ 5/8" - A.B. W/ 3" SQ. X 1/4" PLATE WASHERS WITHIN 6" FROM EACH CORNER. EA. W/ 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:
 THE DESIGN WIND SPEED FOR THIS PROJECT IS 140 MPH PER 2023 FBC (8TH EDITION) AND LOCAL JURISDICTION REQUIREMENTS

NOTE:
 ADDED FILL SHALL BE APPLIED IN 6" LIFTS - EA. LIFT SHALL BE COMPACTED TO 98% 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., SIZES, LINES, EQUIPMENT SCH. & BALANCING REPORT - CONTR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

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

REVISIONS
 February 24, 2026

SOFTPLAN
 Will C. Gray

A NEW OFFICE BUILDING FOR:
FORDS SEPTIC SERVICE
 PROJECT ADDRESS: 116 NW LAWLEY WAY, LAKE CITY, FLORIDA, 32025 (COLUMBIA COUNTY)



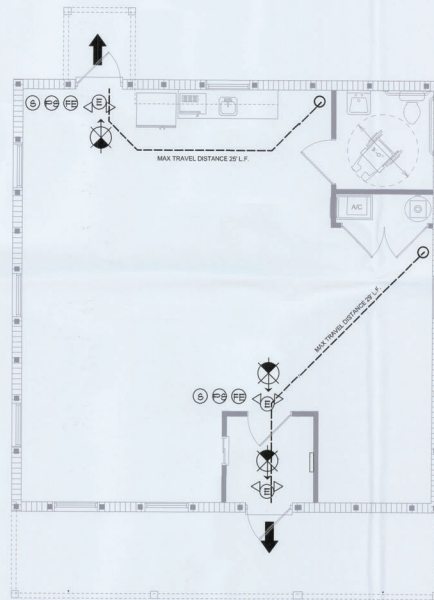
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JOB NUMBER
20260215
 DATE:
 February 24, 2026

SHEET NUMBER
A.4













LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

NOTE!
TRAVEL DISTANCES SHOWN ARE MAXIMUM FOR EMERGENCY EGRESS, SECONDARY EXIT, EGRESS AND NON-EMERGENCY EGRESS - ALL OTHER TRAVEL DISTANCES ARE LESS THAN THAT SHOWN

 8" SQ. MALTESE CROSS W/ "R" IDENTIFIER SIGNAGE, MOUNTED 6'-0" ABV. WALKWAY LOCATE AS DIRECTED BY THE FIRE MARSHALL.

LEGEND

-  MAIN EXIT LIGHT - ARROW REPRESENTS DIRECTION OF EXIT
-  DUAL HEAD EMERGENCY LIGHT W/ BATTERY PACK
-  WALL HUNG "ABC" FIRE EXTINGUISHER
-  NOT AN EXIT
-  FIRE ALARM STROBE
-  FIRE ALARM PULL STATION
-  ROOM SQUARE FOOTAGE
-  ROOM OCCUPANCY LOAD
-  PRIMARY EGRESS W/EXIT CAPACITY
-  ALTERNATE EGRESS W/EXIT CAPACITY

NOTE!
EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE PROVIDED AS DIRECTED BY THE FIRE MARSHALL, AND SHALL BE LISTED PER NEC 500.51.

NOTE!
SMOKE DETECTORS SHALL BE MOUNTED NOT LESS THAN 5" ABOVE FINISHED FLOOR AND SHALL BE THE SINGLETON TYPE, INTERLOCKED TOGETHER, POWERED FROM EACH STORE PANEL, W/BATTERY BACKUP.

EXIT ACCESS TRAVEL DISTANCE PER IBC 103, TABLE 103.1
OCCUPANCY - CLASSROOM
30 FT. (W/O SPRINKLER SYSTEM)
250 FT. (W/SPRINKLER SYSTEM)

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

REVISIONS
February 24, 2026

SOFTPLAN

W.C. GARDNER

A NEW OFFICE BUILDING FOR:
FORDS SEPTIC SERVICE
PROJECT ADDRESS: 116 NW LAWTEY WAY, LAKE CITY, FLORIDA 32056 (COLUMBIA COUNTY)



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JOB NUMBER
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