



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



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

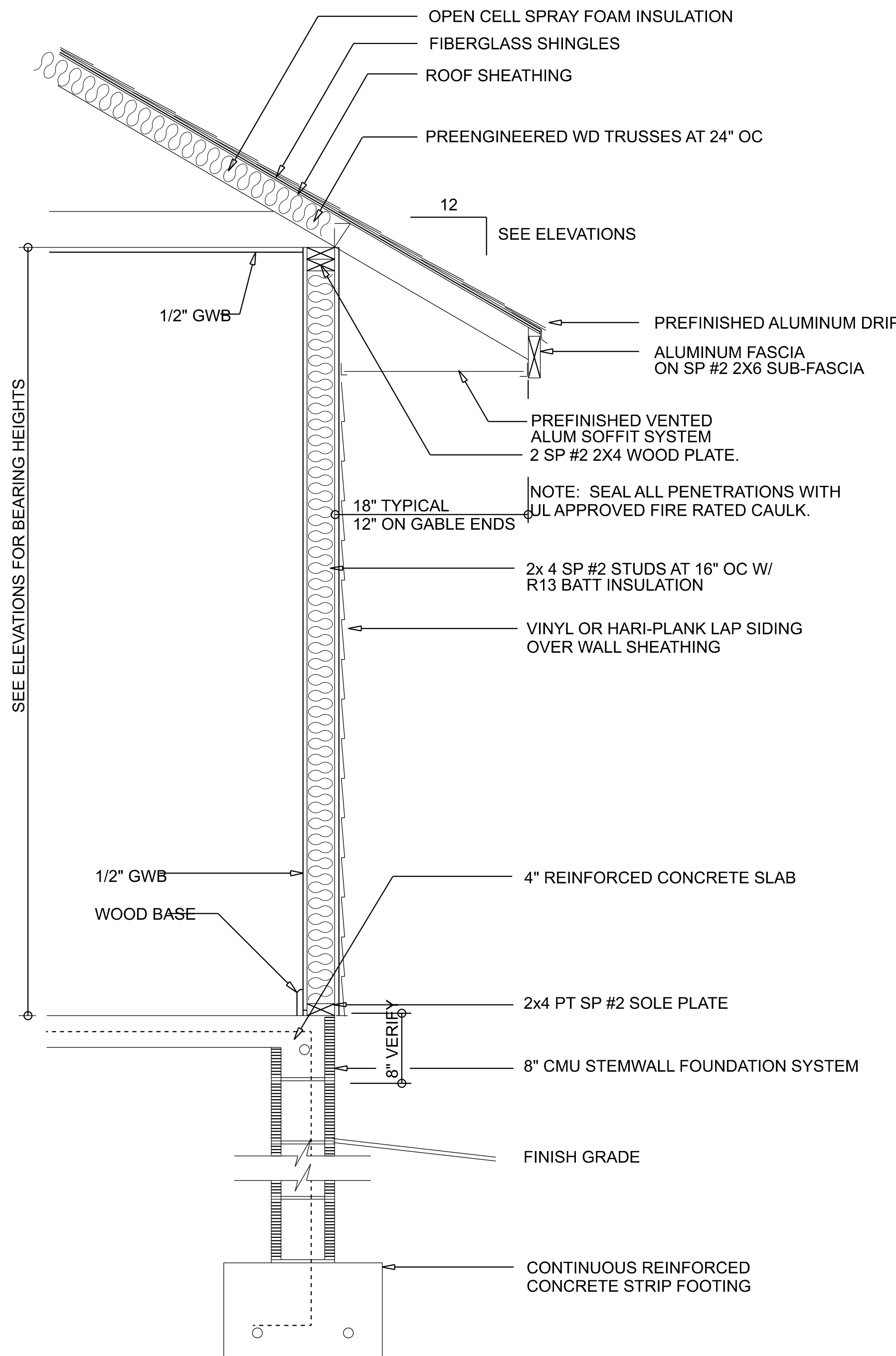
REVISIONS SCHEDULE	
Mar. 27th, 2026	Proposal Drawing
May 7th, 2026	Revisions

**JFC**  
CONSTRUCTION LLC  
CSC 2259655  
818 W DUVAL ST, LAKE CITY, FL 32055

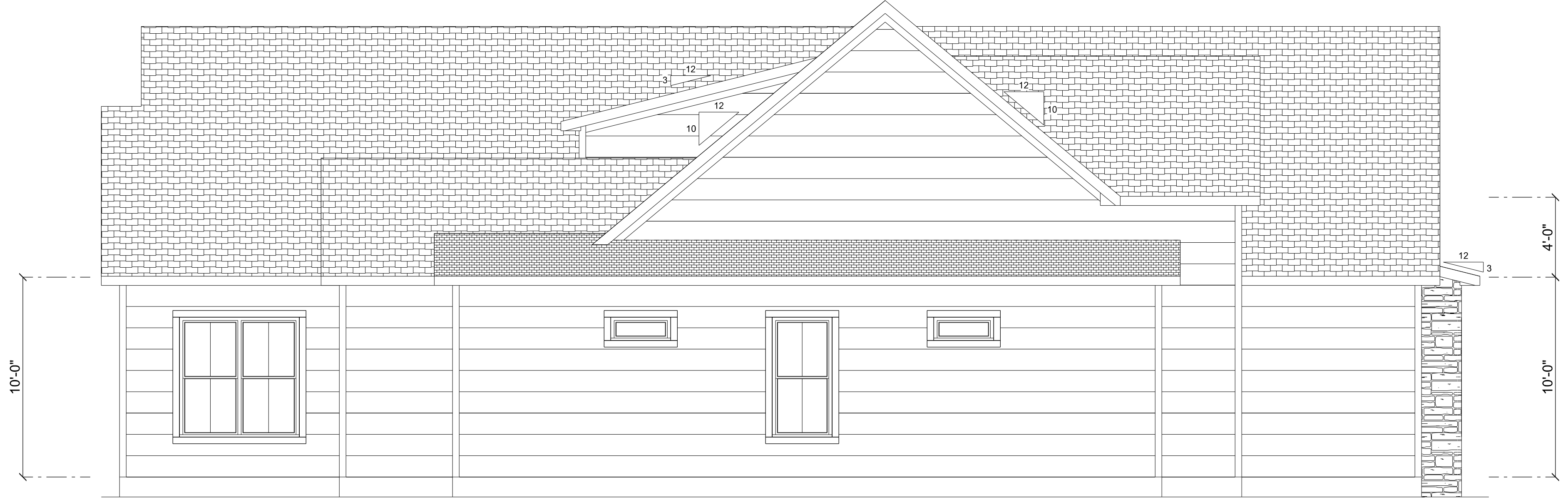
CUSTOM HOME FOR:  
**OAKS SPEC**  
COLUMBIA COUNTY, FLORIDA

**RIDGPOINT**  
**DESIGN**  
566 SW ARLINGTON BLVD, STE 101, LAKE CITY, FL 32055  
P: 386-288-1188  
E: RIDGPOINTDESIGN@GMAIL.COM

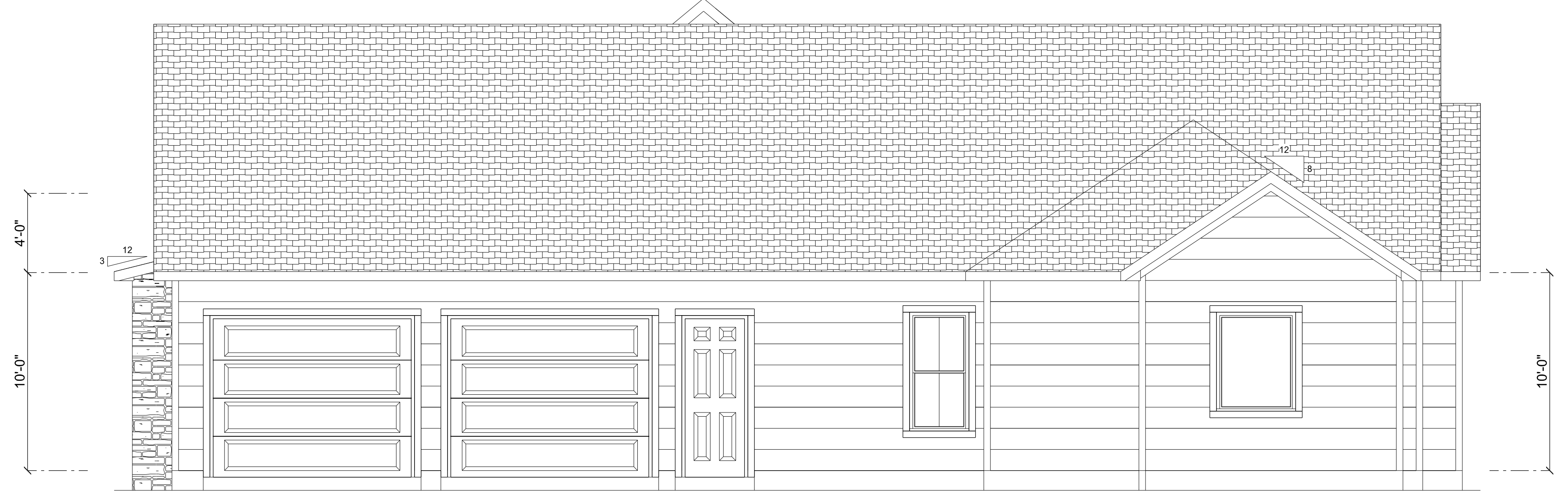
SHEET NUMBER  
**A.1**  
OF 5 SHEETS



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



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



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

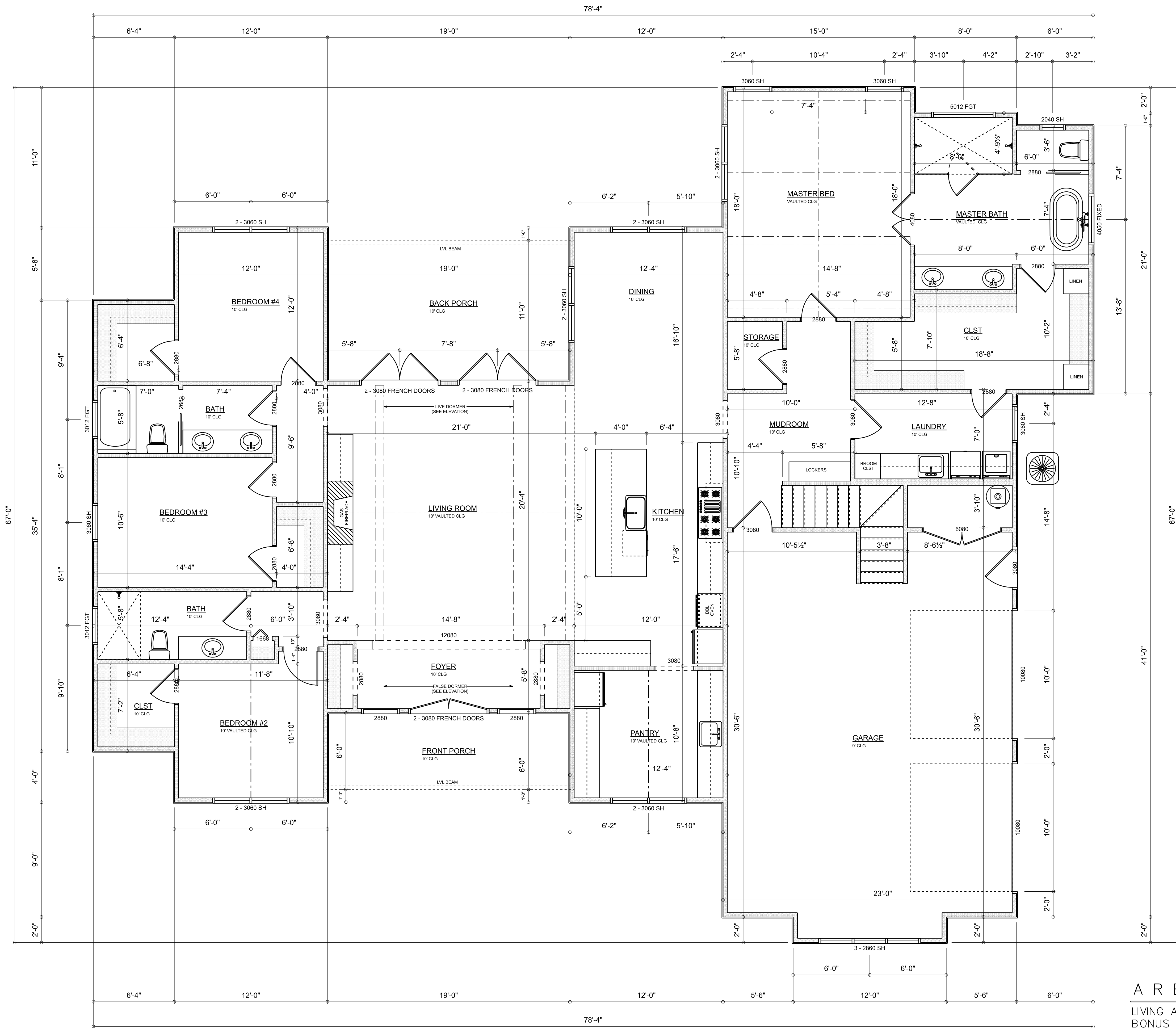
- Garage fire separations shall comply with the following:
1. The private garage shall be separated from the dwelling unit and its attic area by means of a minimum 1/2-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above 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 (34.9 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, devise shall have a minimum 20 min. fire rating.

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

AREA SUMMARY		
LIVING AREA	2,677	S.F.
BONUS ROOM	346	S.F.
ENTRY PORCH	114	S.F.
REAR PORCH	203	S.F.
GARAGE	748	S.F.
<b>TOTAL AREA</b>	<b>4,088</b>	<b>S.F.</b>

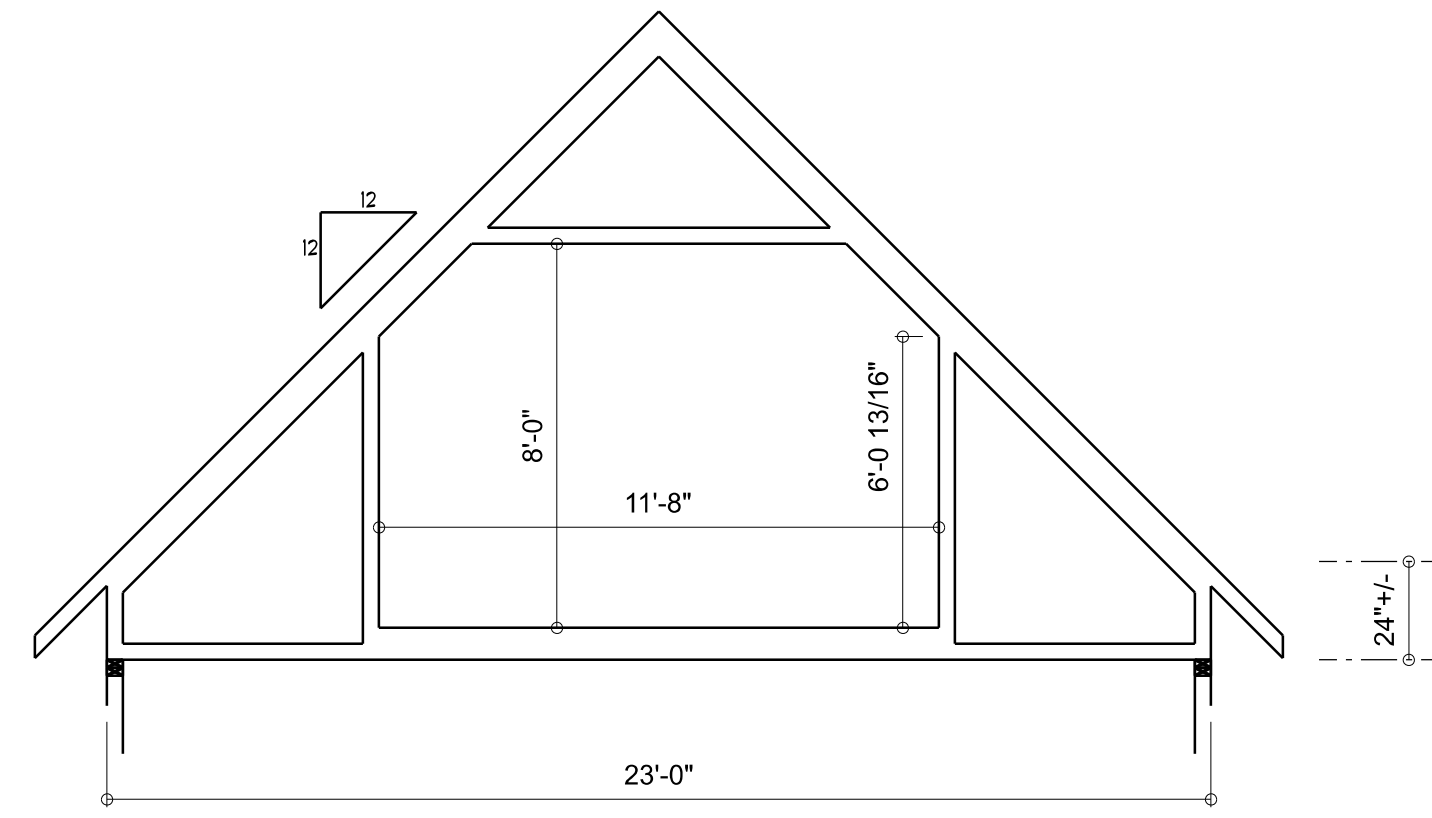
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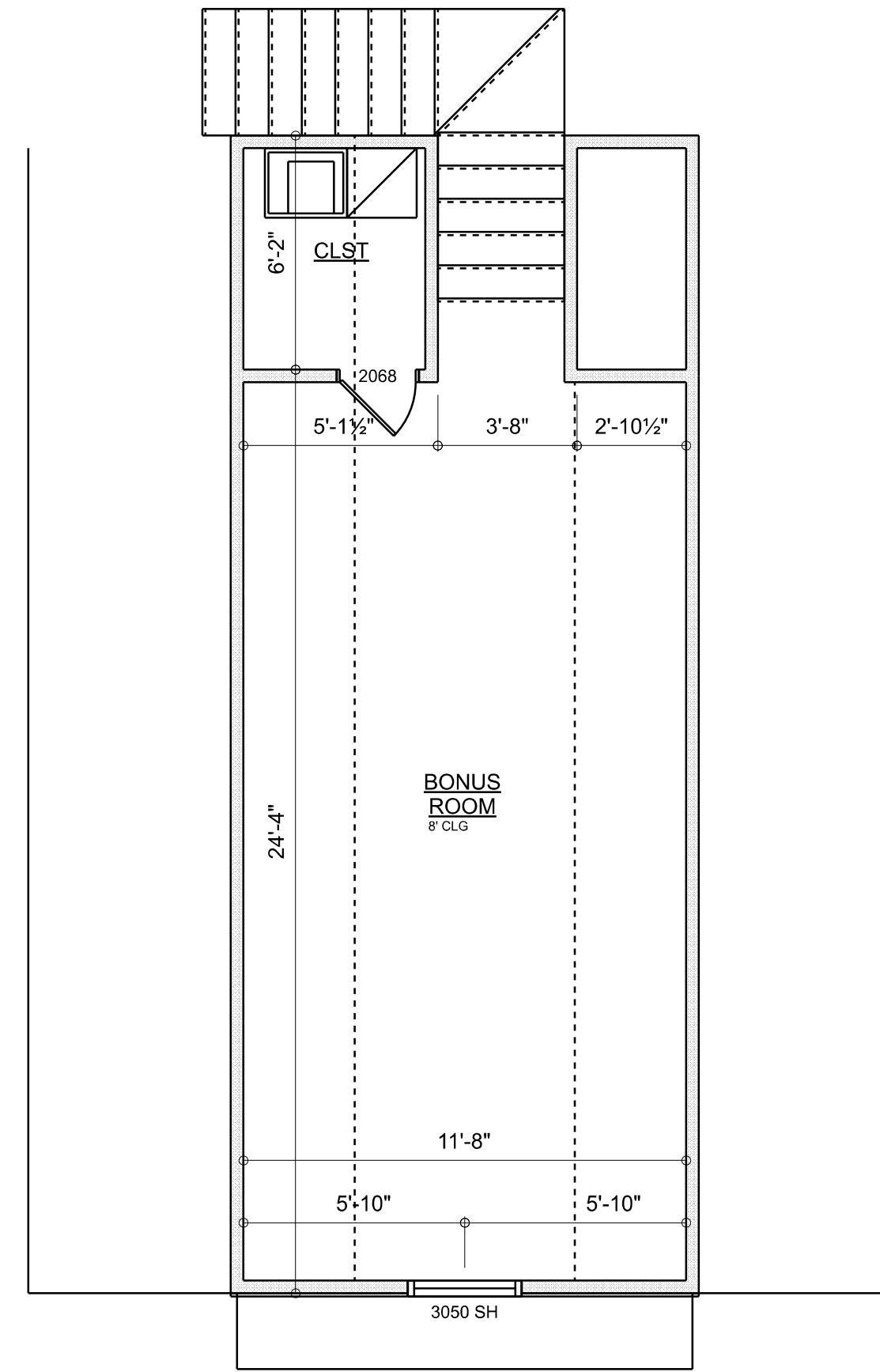
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SHEET NUMBER  
**A.3**  
OF 5 SHEETS



**PROPOSED BONUS TRUSS**  
SCALE: 1/4" = 1'-0"



**BONUS ROOM PLAN**  
SCALE: 1/4" = 1'-0"

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**JTC**  
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ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
AC DISCONNECT	2	
CABLE TV OUTLET	8	
CAN LIGHT 4inch	2	
CAN LIGHT 6inch	53	
CARBON DETECTOR	3	
CEILING FAN	6	
CHANDELIER	3	
ELECTRIC PANEL	1	
EXHAUST FAN	4	
EXTERIOR SCONCE	3	
FLOOR OULET DUPLEX	2	
LED CEILING LIGHT 1x4	4	
OUTLET	46	
OUTLET 220v	4	
OUTLET GFI	21	
OUTLET WP	7	
PENDANT LIGHT	2	
SMOKE DETECTOR	8	
STANDARD LIGHT	3	
SWITCH	35	
SWITCH 3 WAY	27	
VANITY BAR LIGHT - SMALL	5	

**ELECTRICAL PLAN NOTES:**

INSTALLATION SHALL BE PER LATEST NAT'L ELECTRIC CODE.  
WIRE ALL APPLIANCES, HYAC 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.

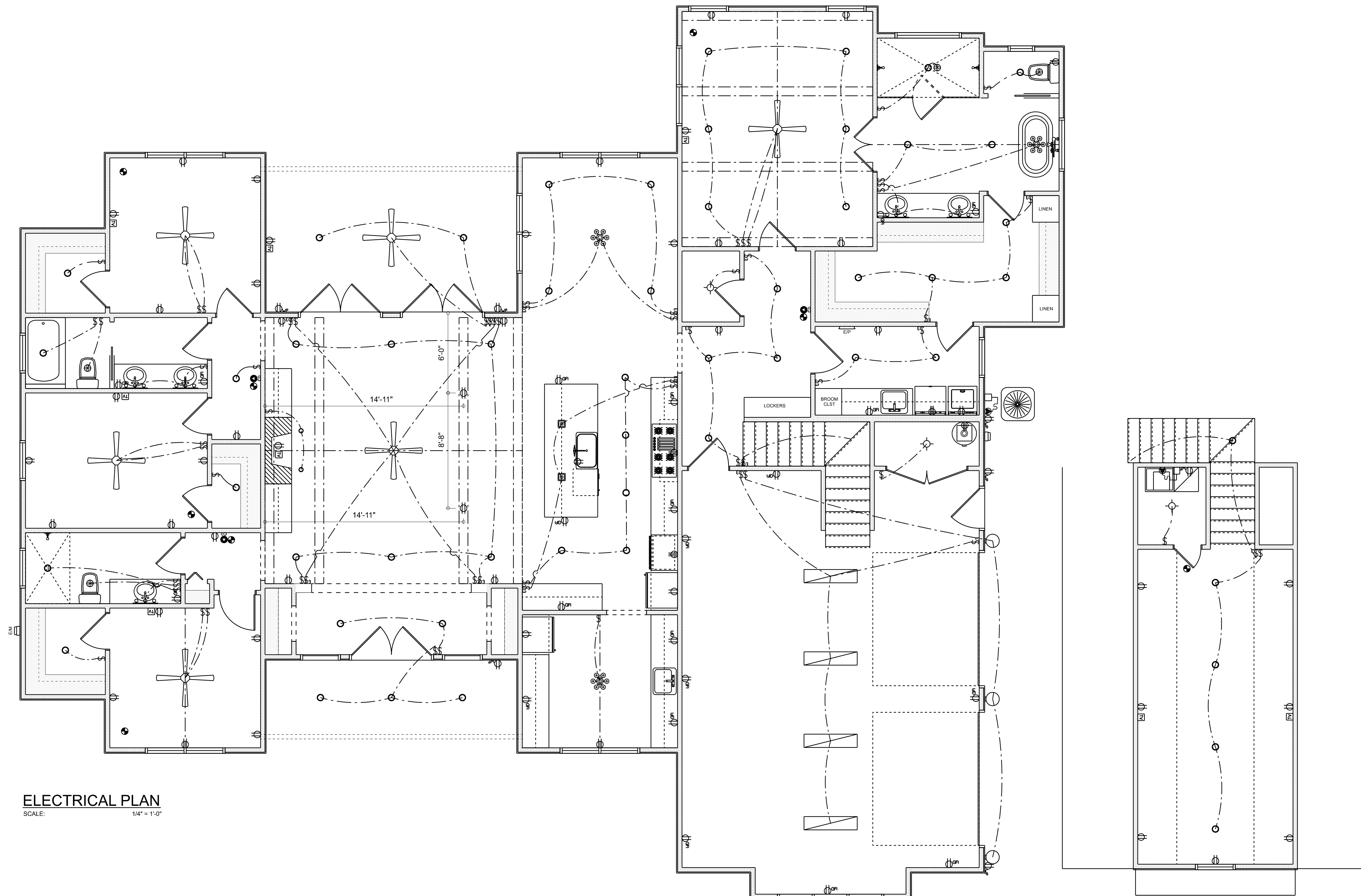
ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDNS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT N°. DESCRIPTION & BRKR. SERVICE ENT. & ALL UNDERGROUND WIRE

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 RECEPTICALS, NOT OTHERWISE NOTED, SHALL BE ARC FAULT INTERRUPTER TYPE, EXCEPT DEDICATED OUTLETS

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

ALL EXTERIOR RECEPTICALS SHALL BE WEATHERPROOF GROUND FAULT INTERRUPTER TYPE (WP/GFI)



**ELECTRICAL PLAN**

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

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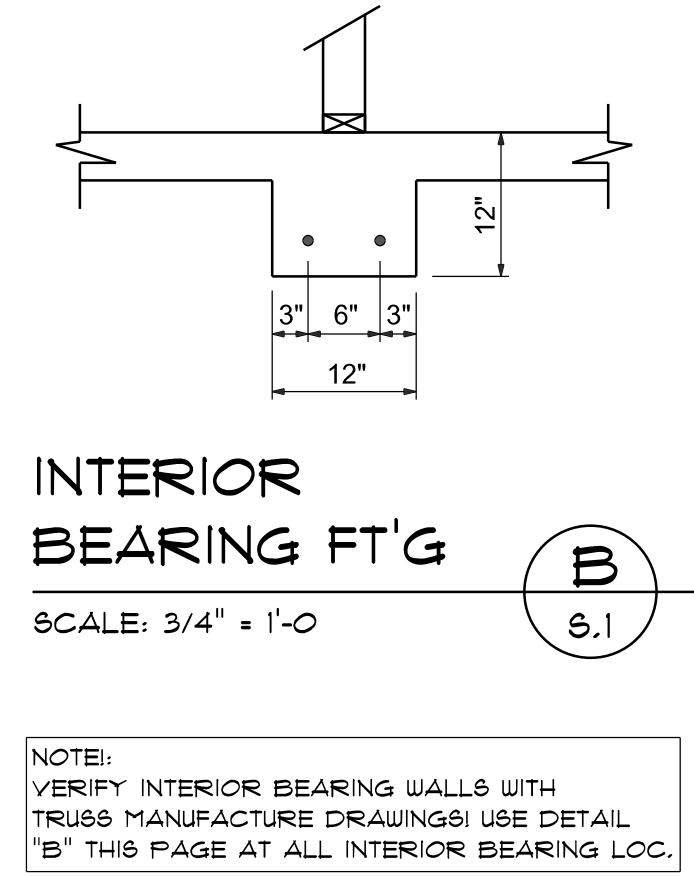
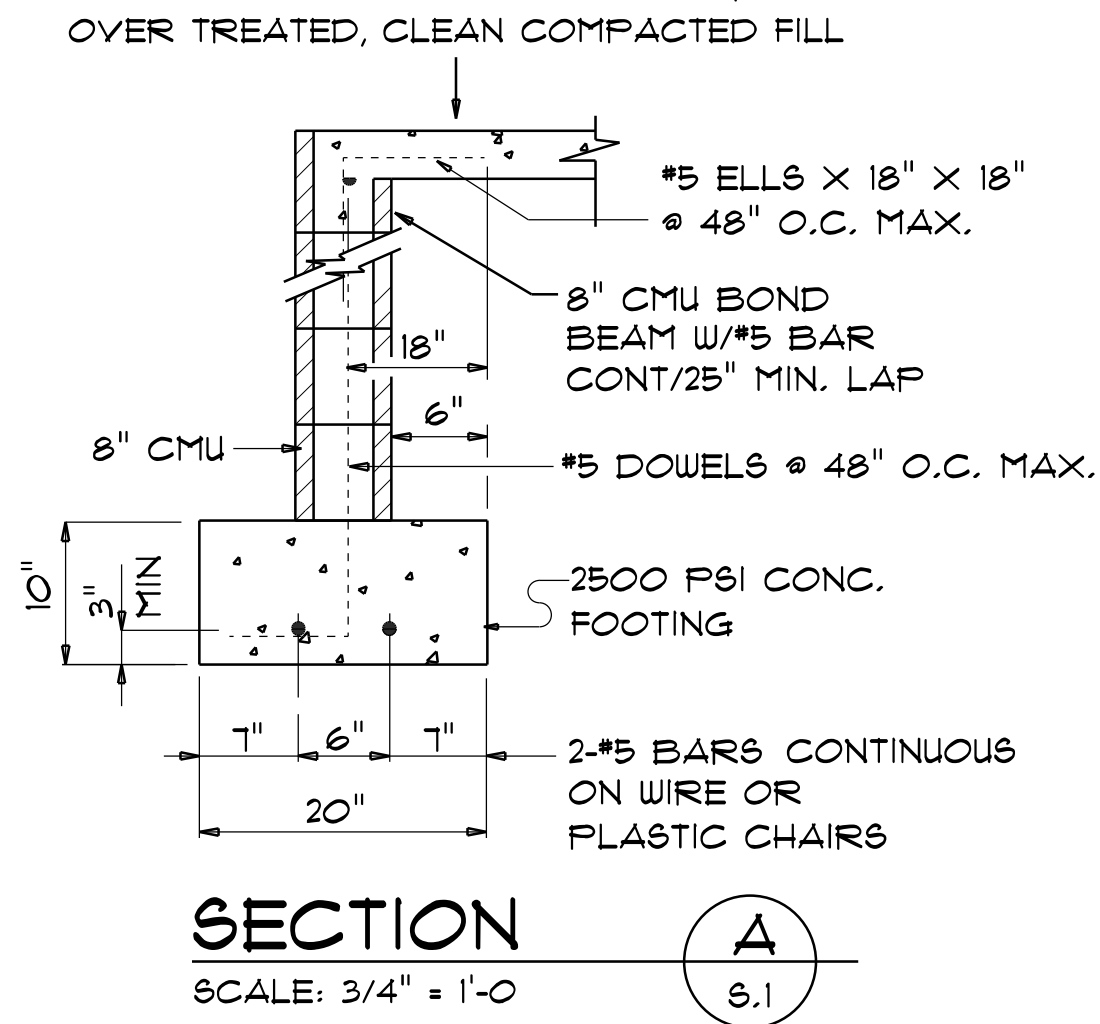
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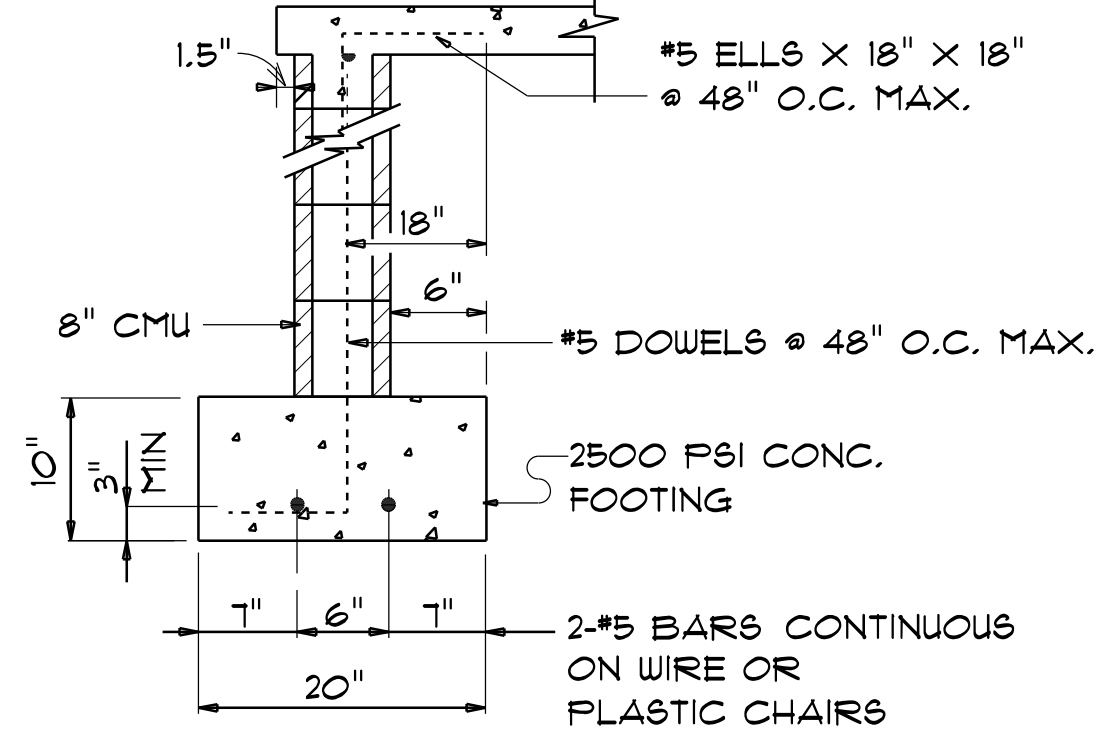
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SHEET NUMBER  
**A.5**  
OF 5 SHEETS

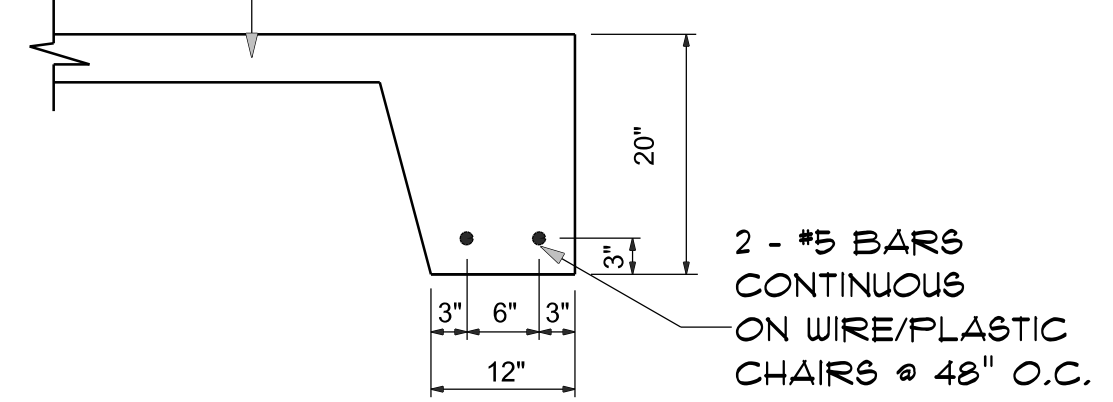
4" THK. 3000 PSI CONCRETE SLAB  
W/ FIBERMESH CONCRETE ADDITIVE,  
OVER TREATED, CLEAN COMPACTED FILL



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

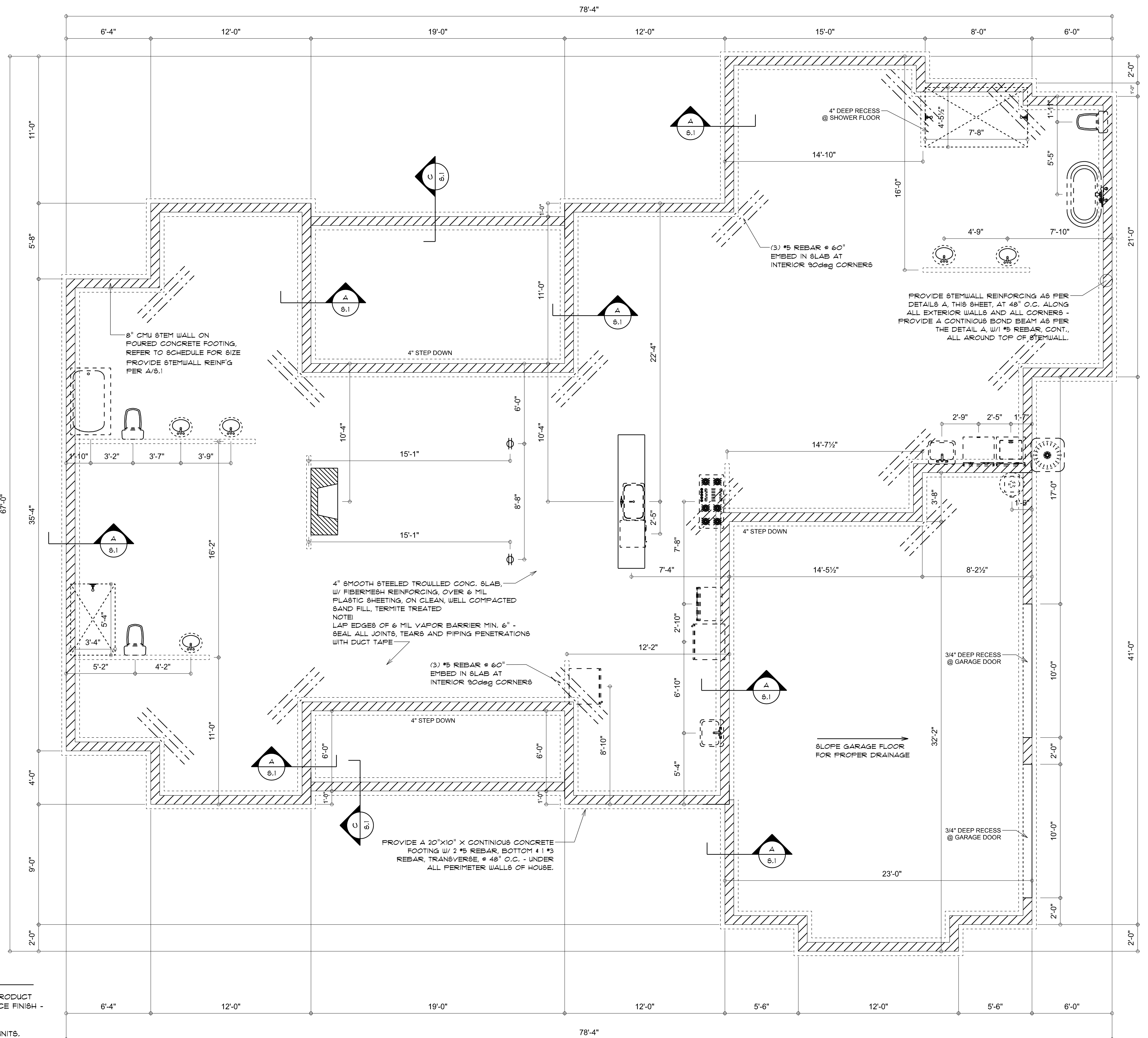


4" THK. 3000 PSI CONCRETE SLAB  
W/ FIBERMESH CONCRETE ADDITIVE,  
OVER TREATED, CLEAN COMPACTED FILL



**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 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 A105 - MIN. YIELD STRESS = 85 KSI.
- CONCRETE SHALL BE STANDARD MIX  $F_c = 3000$  PSI FOR ALL FT'GS, 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.
- 2x4 P/T WOOD SILL CONT. ALL AROUND W/ 5/8" A.B. W/ 3" SQ. X 1/4" PLATE WASHERS WITHIN 12-16" FROM EACH CORNER, EA. WAY, 4 WITHIN 8-12" FROM ALL WALL OPENINGS / ENDS - 1/2" A.B. W/ 2" SQ. WASHERS ALONG EACH RUN @ 48" O.C. MAX. - ALL ANCHOR BOLTS SHALL HAVE A MINIMUM OF 8" EMBEDMENT INTO THE CONCRETE.



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:  
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.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES OF THIS DOCUMENT.

REVISIONS
May 4th, 2026

CUSTOM HOME FOR:  
**OAKS SPEC**  
COLUMBIA COUNTY, FLORIDA

**NICHOLAS PAUL GEISLER ARCHITECT**  
N.C.A.R.B. Certified  
1158 NW Brown Rd.  
Lake City, FL 32055

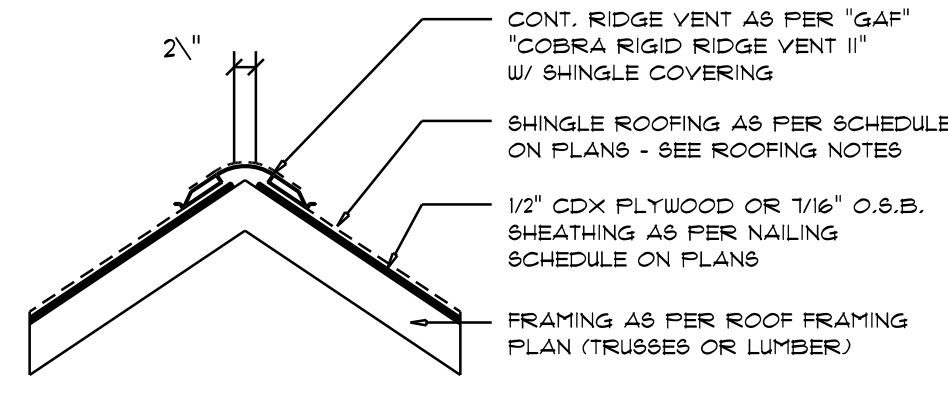
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**S.1**  
OF 4 SHEETS

AR0007005

# 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 ENGAGED. 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 & 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 BEARING WALLS SHALL BE NOT LESS THAN No.2 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.

AREA OF ATTIC	REQ'D L.F. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ.IN.
1800 SF	24 LF	490 SQ.IN.
2200 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.

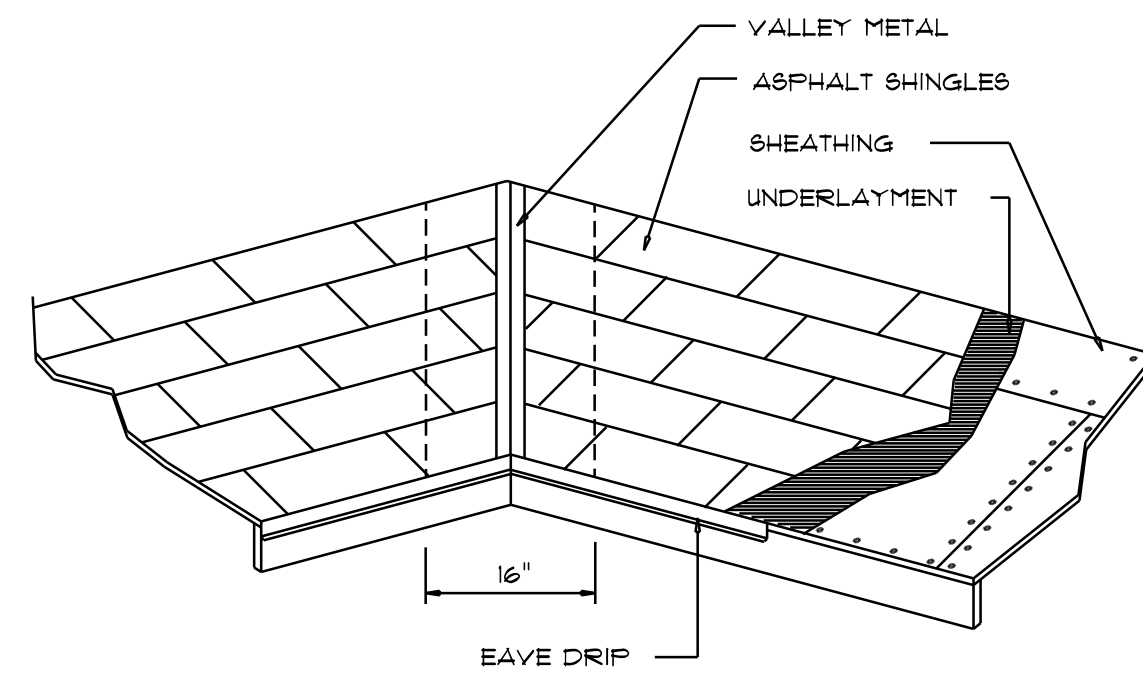


MIAMI/DADE PRODUCT APPROVAL REPORT: #38-0713.05

## Ridge Vent DETAIL

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

B



VALLEY FLASHING

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

## Roofing/Flashing DETS.

SCALE: NONE

A

## 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 MSTA15 TOP AND 1 - SIMPSON SPH4R 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 MSTA24 TOP AND 2 - SIMPSON SPH4R 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 MSTA15 EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING

### 16'-0" GARAGE DOOR OPENINGS

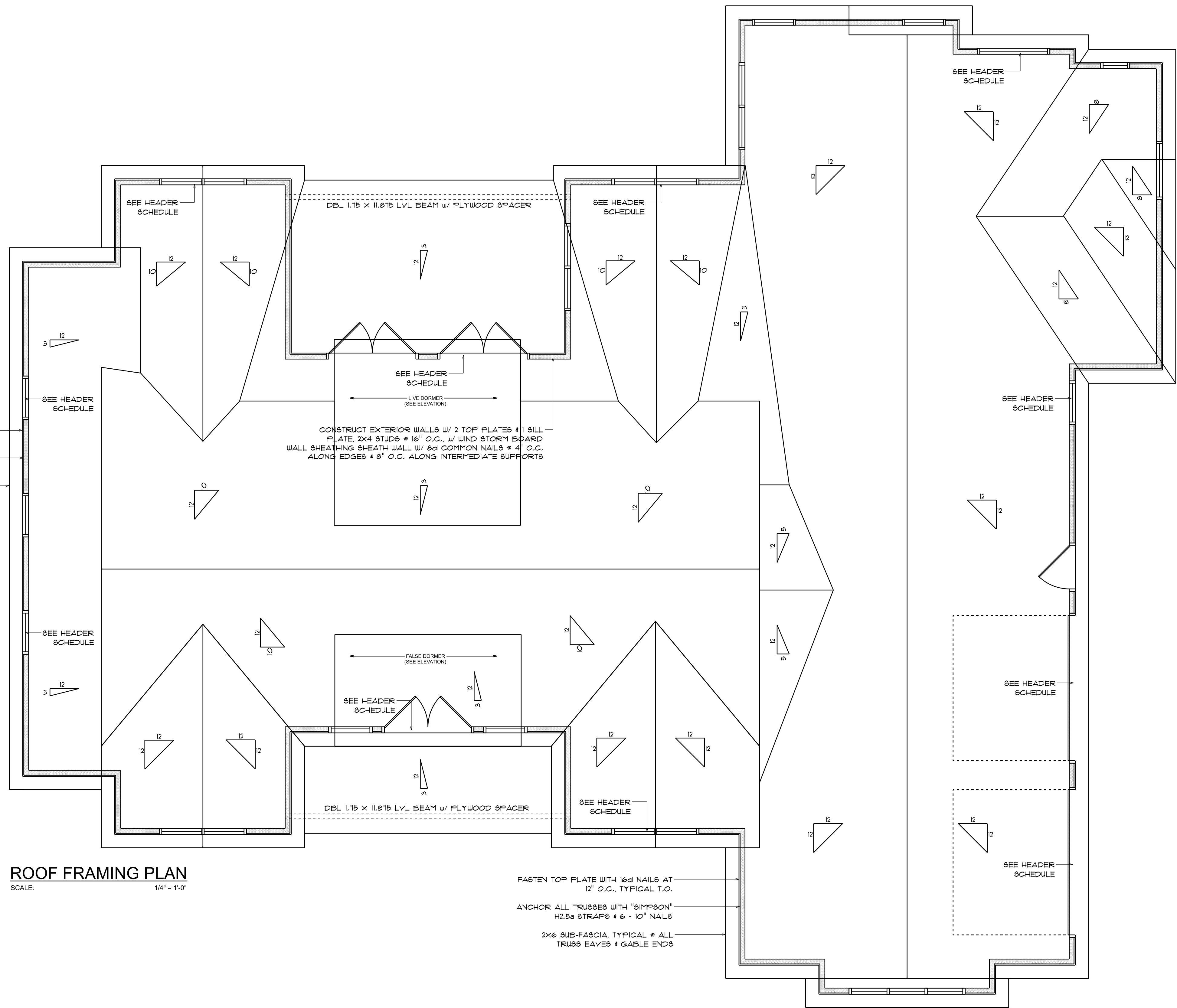
2 PLY 1 1/4" x 11 7/8" 2.0E MICROLAMM LVL HEADER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 3 - SIMPSON MSTA15 EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING

NOTE:  
SHEATH ROOF W/ 1/2" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES. SECURE TO FRAMING W/ 8d NAILS - AS PER DETAIL ON SHEET SD.4

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

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

NOTE:  
ANCHOR GIRDER TRUSSES(ES) TO HEADER WITH 2 "SIMPSON" LGT(2, 3 OR 4), ANCHOR HEADER TO KING STUDS W/ 2 "SIMPSON" ST22 EA. END - TYP., T.O.



## ROOF FRAMING PLAN

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

FASTEN TOP PLATE WITH 16d NAILS AT 12" O.C., TYPICAL T.O.  
ANCHOR ALL TRUSSES WITH "SIMPSON" H2.5s STRAPS & 6 - 10" NAILS  
2x6 SUB-FASCIA, TYPICAL @ ALL TRUSS EAVES & GABLE ENDS

## GENERAL TRUSS NOTES:

- 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, SHEATH PLANS, DETS, & TRUSS TO TRUSS CONNECTIONS.
- TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
- FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED 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.

## ROOF PLAN NOTES

- SEE ELEVATIONS FOR ROOF PITCH
- ALL OVERHANG 18" (12" on gables) UNLESS OTHERWISE NOTED
- PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE ON SD.3
- SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HEEL HEIGHTS
- MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

## SHEET NUMBER

S.2

OF 4 SHEETS

AR0007005

REVISIONS  
May 4th, 2026

CUSTOM HOME FOR:  
**OAKS SPEC**  
COLUMBIA COUNTY, FLORIDA

**NICHOLAS PAUL GEISLER ARCHITECT**  
N.C.A.R.B. Certified  
1158 NW Brown Rd.  
Lake City, FL 32055

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**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:  
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226, TYPE I, OR ASTM D 4869, TYPE I.

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 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 101-95.

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, 3/8 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 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 SHINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

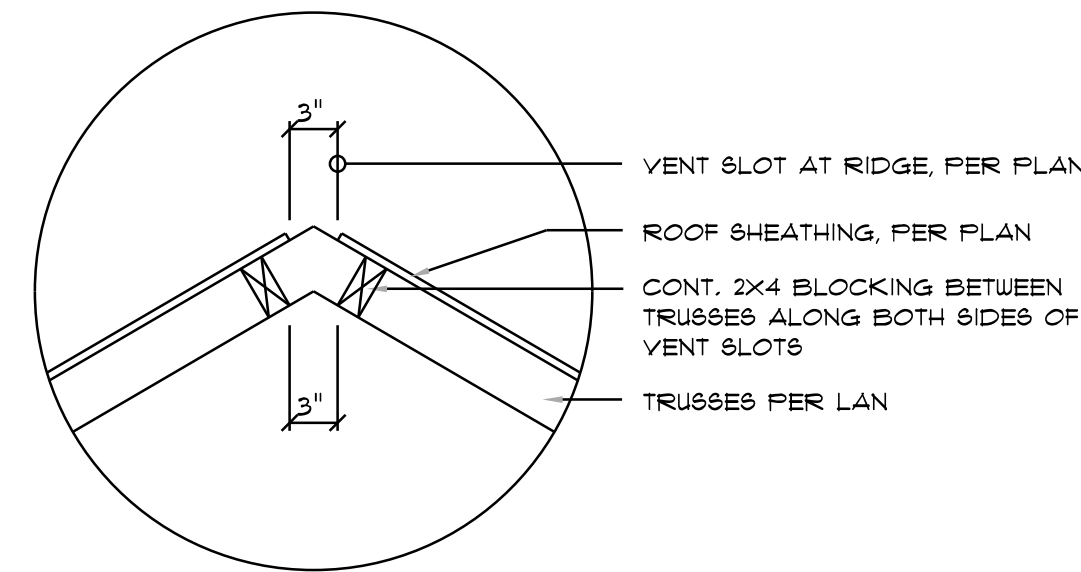
BASE AND CAP FLASHINGS:  
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MFG'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 7 LBS PER 100 SQUARE FEET. CAP 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 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.

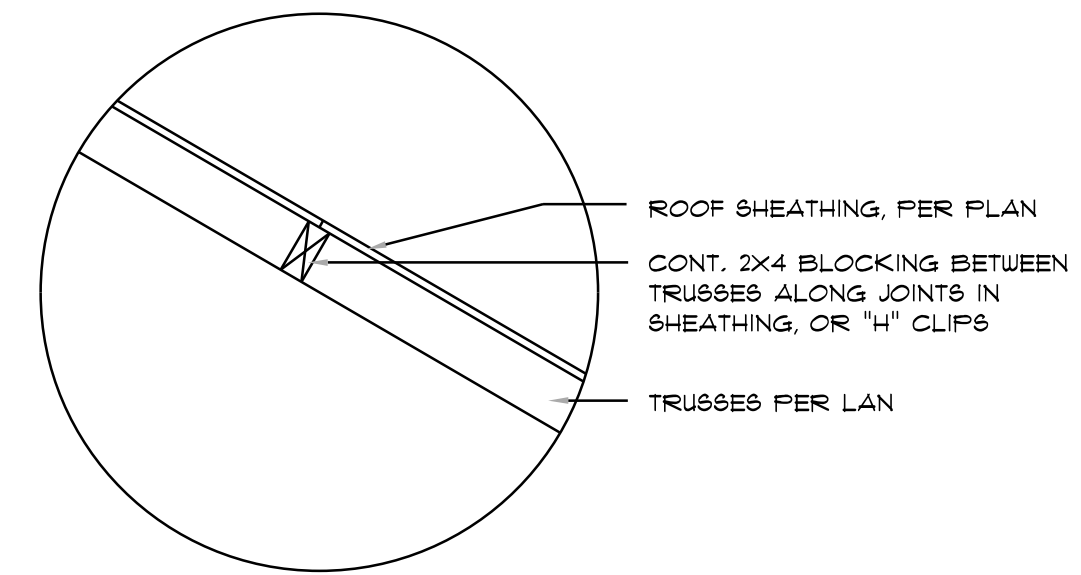
3. FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:  
1. BOTH TYPES 1 AND 2 ABOVE, COMBINED,  
2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224,  
3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1970.



**Vent DETAIL**

SCALE: NONE

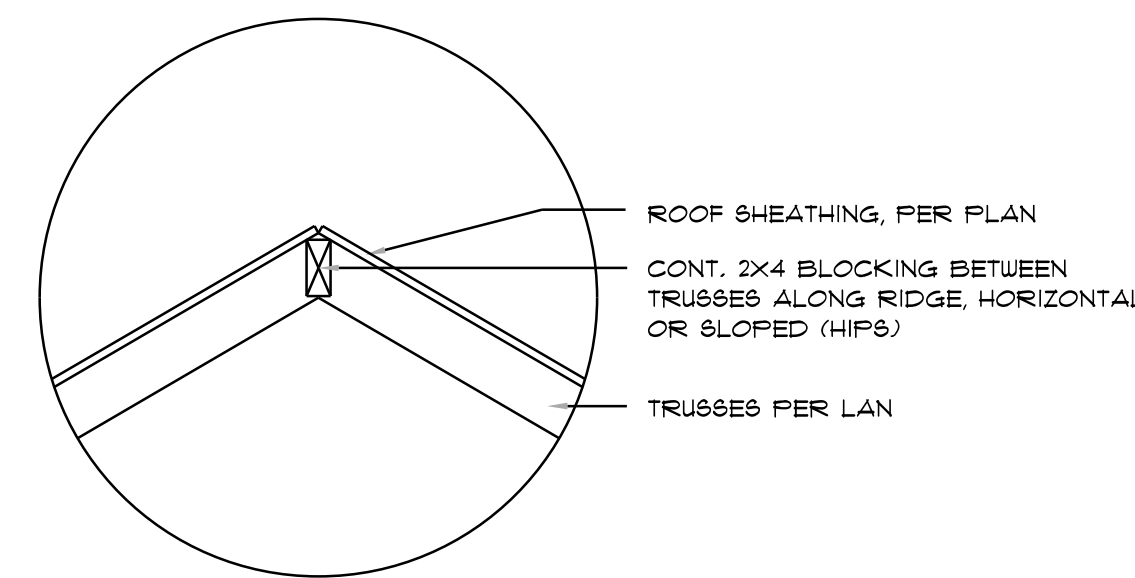
A1



**Joint DETAIL**

SCALE: NONE

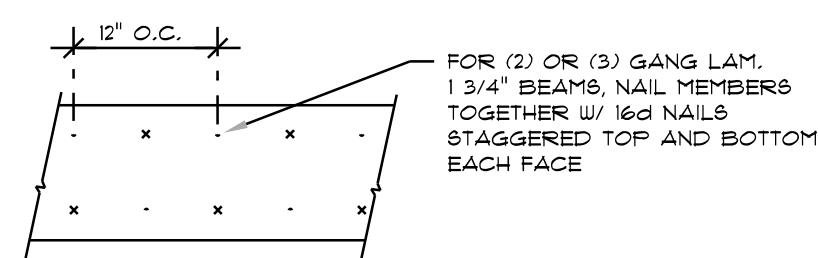
A2



**Ridge DETAIL**

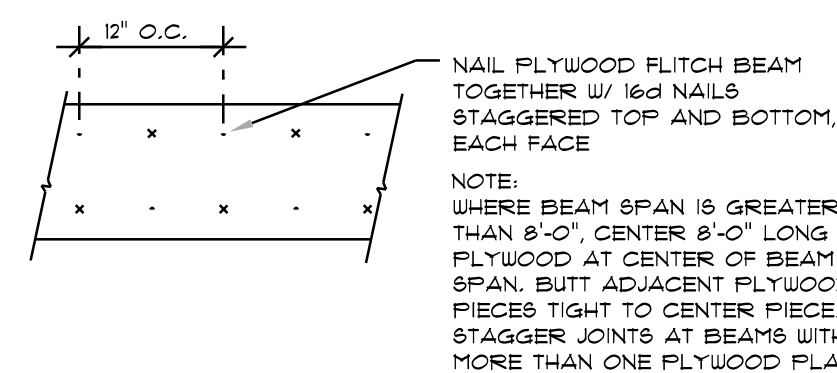
SCALE: NONE

A3



**MULTIPLE GANG LAM. DETAIL**

NOT TO SCALE



**PLYWOOD FLITCH BEAM DETAIL**

NOT TO SCALE

**B/U Beam DETAILS**

SCALE: NONE

B

**FRAMING ANCHOR SCHEDULE**

APPLICATION	MANUFR/MODEL	CAP.
TRUSS TO WALL:	SIMPSON H2.5a or 8DW15600	600*
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT. W/ 2# - 16d NAILS	1785*
HEADER TO KING STUD(S):	SIMPSON ST22	1370*
PLATE TO STUD:	NO CONNECTION REQ. WHEN USING WINDSTORM BOARD	
STUD TO SILL:	NO CONNECTION REQ. WHEN USING WINDSTORM BOARD	
PORCH BEAM TO POST:	SIMPSON PC44 or (2) 5/8" LAG BOLTS EA. POST	1700*
PORCH POST TO FND.:	SIMPSON ABU44	2200*
MISC. JOINTS	SIMPSON A34	315*/240*

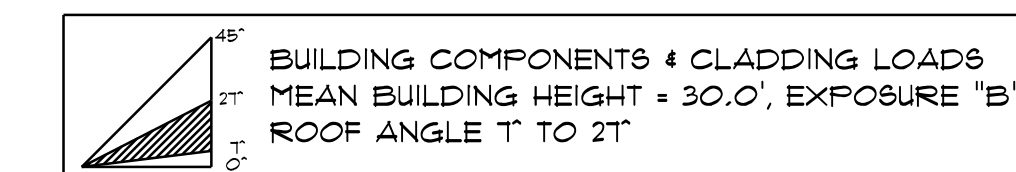
NOTE:  
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

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 #35-0210.15

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

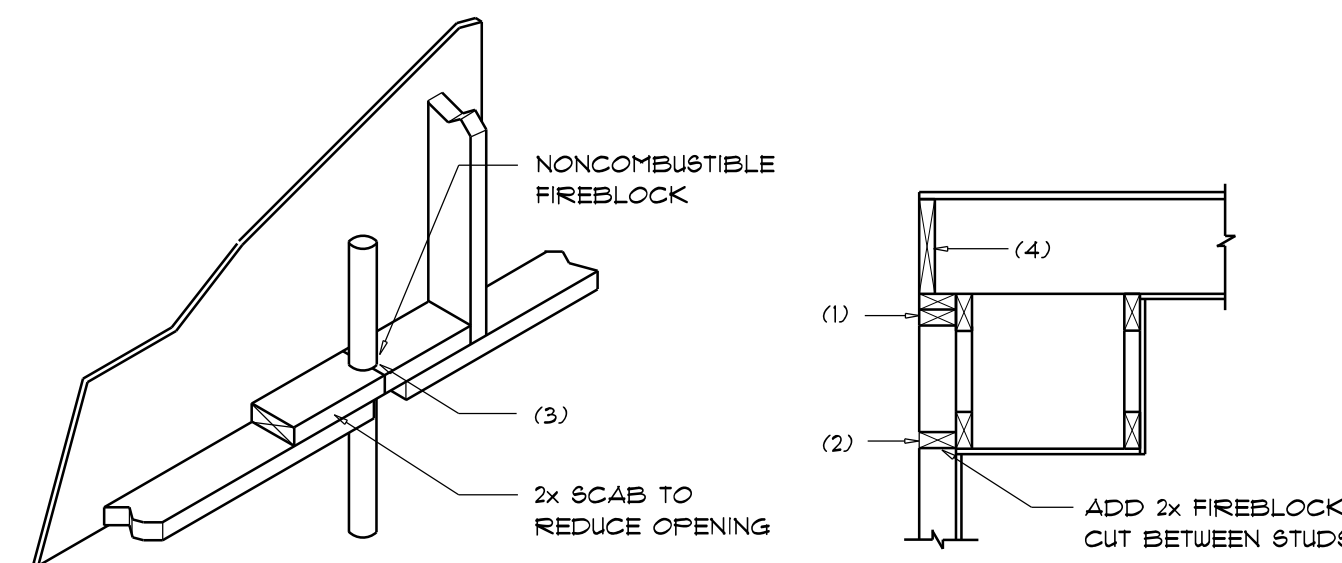


**BUILDING COMPONENTS & CLADDING LOADS**  
MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B"  
ROOF ANGLE 'T' TO 21'

WIND DIR.	WIND SPEED (MPH)	VULT 150 MPH		VULT 140 MPH	
		W	E	W	E
1	10	12.0 / -19.9	14.9 / -23.7	11.5 / -21.8	20.3 / -32.3
	20	11.4 / -19.4	13.6 / -23.0	10.9 / -21.4	19.5 / -31.4
2	10	12.5 / -34.7	14.9 / -41.3	11.5 / -48.4	20.3 / -56.2
	20	11.4 / -31.9	13.6 / -38.0	10.9 / -44.6	19.5 / -51.7
3	10	12.5 / -51.3	14.9 / -61.0	11.5 / -71.6	20.3 / -83.1
	20	11.4 / -41.9	13.6 / -51.1	10.9 / -61.0	19.5 / -71.1
4	10	21.8 / -23.6	25.9 / -34.7	30.4 / -33.0	35.3 / -38.2
	20	20.8 / -22.6	24.7 / -28.9	29.0 / -31.6	33.1 / -36.1
5	10	21.8 / -29.1	25.9 / -34.7	30.4 / -40.7	35.3 / -47.2
	20	20.8 / -27.2	24.7 / -32.4	29.0 / -38.0	33.1 / -44.0

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

BULD. HEIGHT	EXPOSURE "b"	EXPOSURE "c"	EXPOSURE "d"
15	.82	1.21	1.41
20	.89	1.29	1.55
25	.94	1.35	1.61
30	1.00	1.40	1.66



**PENETRATIONS**

**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

A

**FLORIDA BUILDING CODE**

**Compliance Summary**

TYPE OF CONSTRUCTION  
Roof: Gable 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/Beam Wall

ROOF DECKING  
Material: 1/2" CDX Plywood or 7/16" O.S.B.  
Sheet Size: 48"x96" Sheets Placed Vertical  
Fasteners: .113 RING SHANKED Nails per schedule on sheet 9.4

SHEARWALLS  
Material: 7/16" O.S.B. WINDSTORM BOARD  
Sheet Size: 48"x96" Sheets Placed Vertical  
Fasteners: .113 COMMON Nails @ 4" O.C. Edges @ 8" O.C. Interior  
Dragstrut: Double Top Plate (S.Y.P.) W/16d Nails @ 12" O.C.  
Wall Studs: 2x4 Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS  
Truss Anchors: SIMPSON H2.5a @ 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 @ 1st corner  
Corner Hold-down Device: (1) HD5a @ each corner  
Forch Column Base Connector: Simpson ABU66 @ each column  
Forch Column to Beam Connector: Simpson MSTA20 (2 ea. side) or Simpson EP666 or 2 - 5/8" thru bolts

FOOTINGS AND FOUNDATIONS  
Footing: 20"x10" Cont. W/ 2 - #5 Bars Cont. on wire/plastic chairs @ 48" o.c.  
Stemwall: 8" C.M.U. W/ #5 Vertical Dowel @ 48" O.C.  
Int. Footings: 12"x12" x Cont. W/ 2 - #5 Bars Cont. on wire/plastic chairs @ 48" o.c.

**STRUCTURAL DESIGN CRITERIA:**

1. 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.

2. WIND LOAD CRITERIA: RISK CATAGORY: 2, EXPOSURE: "B"

BASED ON ANSI/ASCE 7-22, 2023 FBC 1609-A WIND VELOCITY: V<sub>ULT</sub> = 130 MPH  
V<sub>50</sub> = 101 MPH

3. ROOF DESIGN LOADS:  
SUPERIMPOSED DEAD LOADS: .20 PSF  
SUPERIMPOSED LIVE LOADS: .20 PSF

4. FLOOR DESIGN LOADS:  
SUPERIMPOSED DEAD LOADS: .25 PSF  
SUPERIMPOSED LIVE LOADS:  
RESIDENTIAL: 40 PSF  
BALCONIES: 60 PSF

5. WIND NET UPLIFT: ARE AS 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 1403.2.6

2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4

3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4

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

5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1816.1.1

6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1816.1.2

7. 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

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 1816.1.4

9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1816.1.5

10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6

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 1816.1.6

12. ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1816.1.1

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 1816.1.1

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, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

REVISIONS  
May 4th, 2026

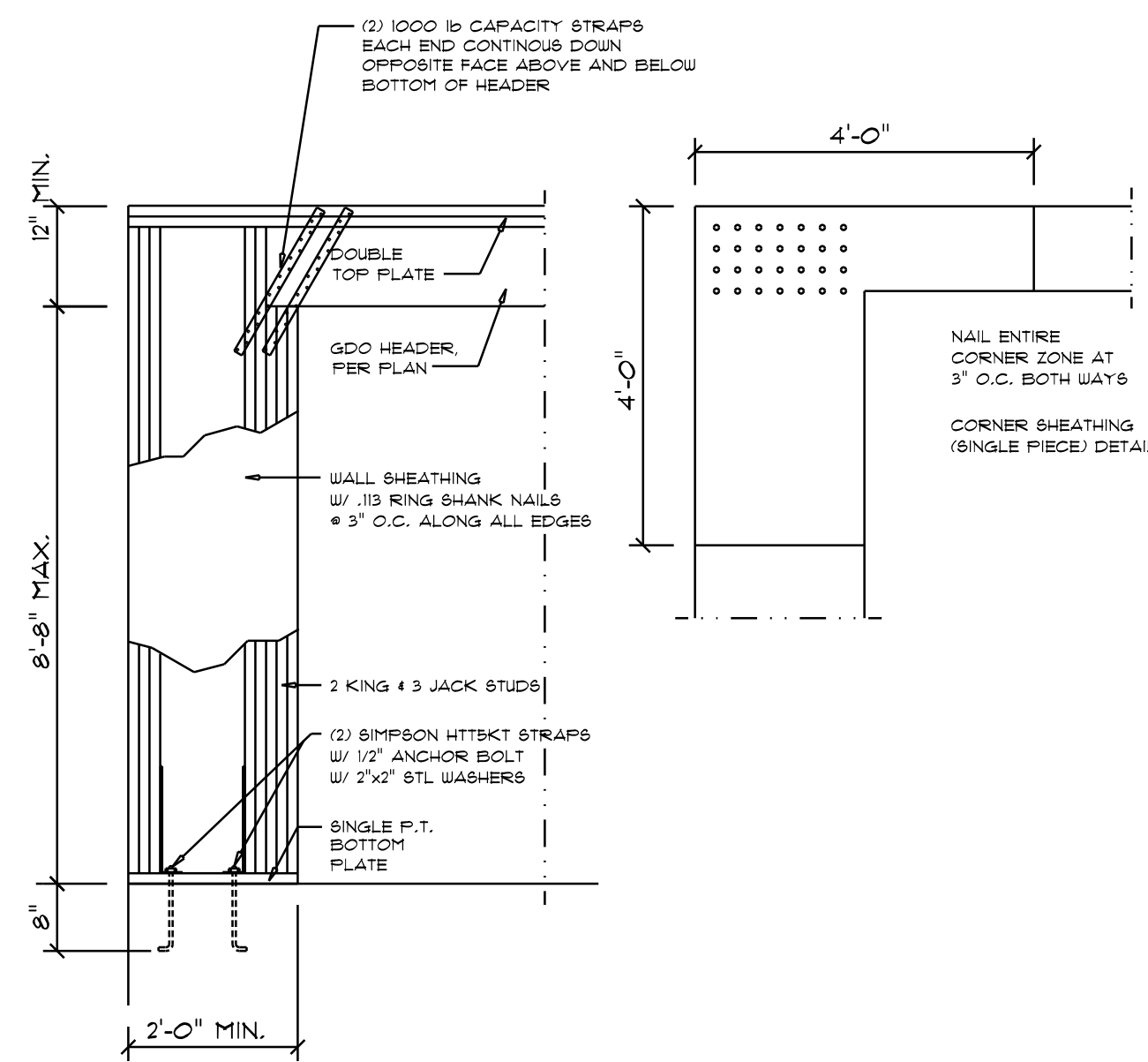
CUSTOM HOME FOR:  
**OAKS SPEC**  
COLUMBIA COUNTY, FLORIDA

**NICHOLAS PAUL GEISLER ARCHITECT**  
N.C.A.R.B. Certified  
1156 NW Brown Rd.  
Lake City, FL 32055

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

AR0007005

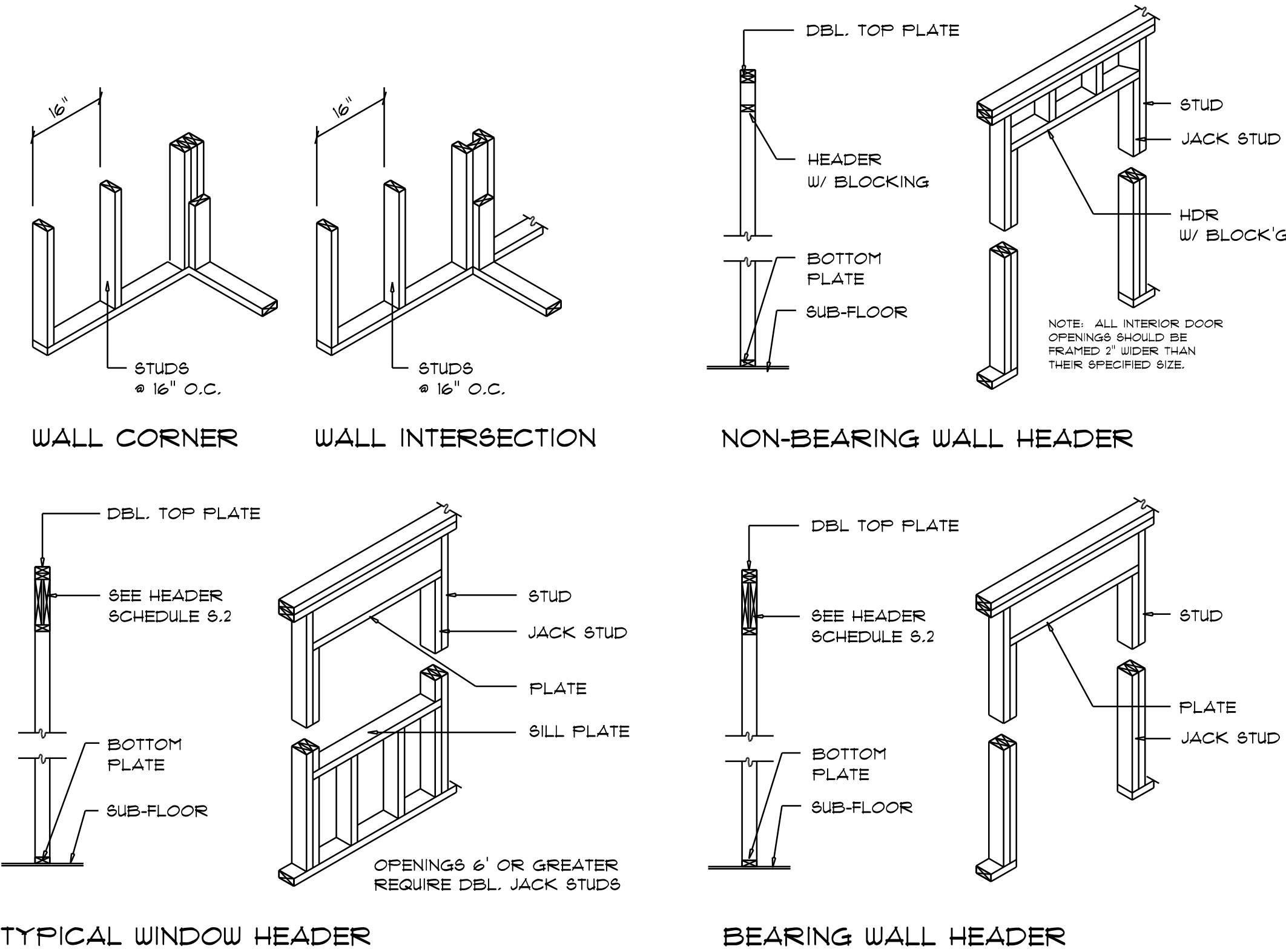
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### Garage End Wall DETAILS

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

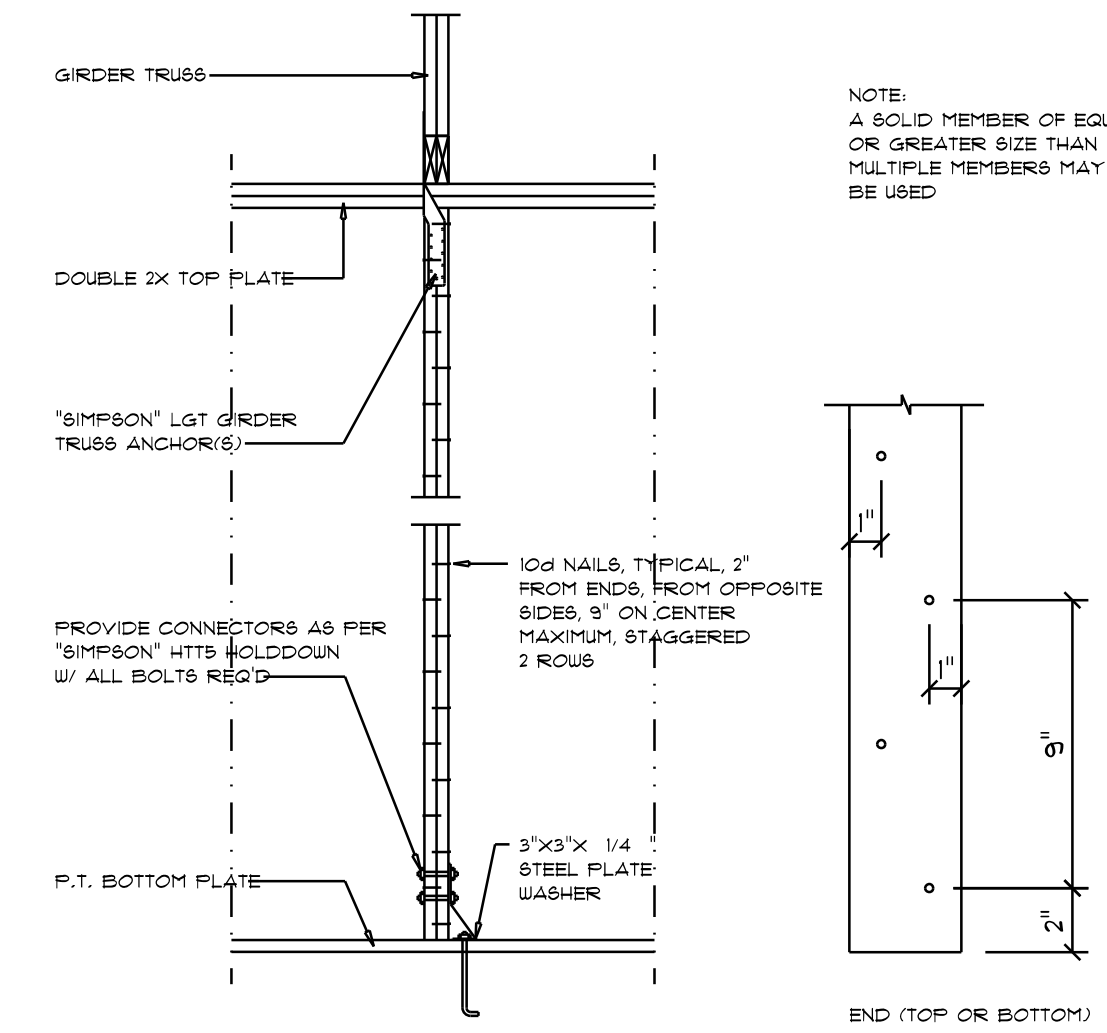
G



### Wall Framing/Header DETAILS

SCALE: NONE

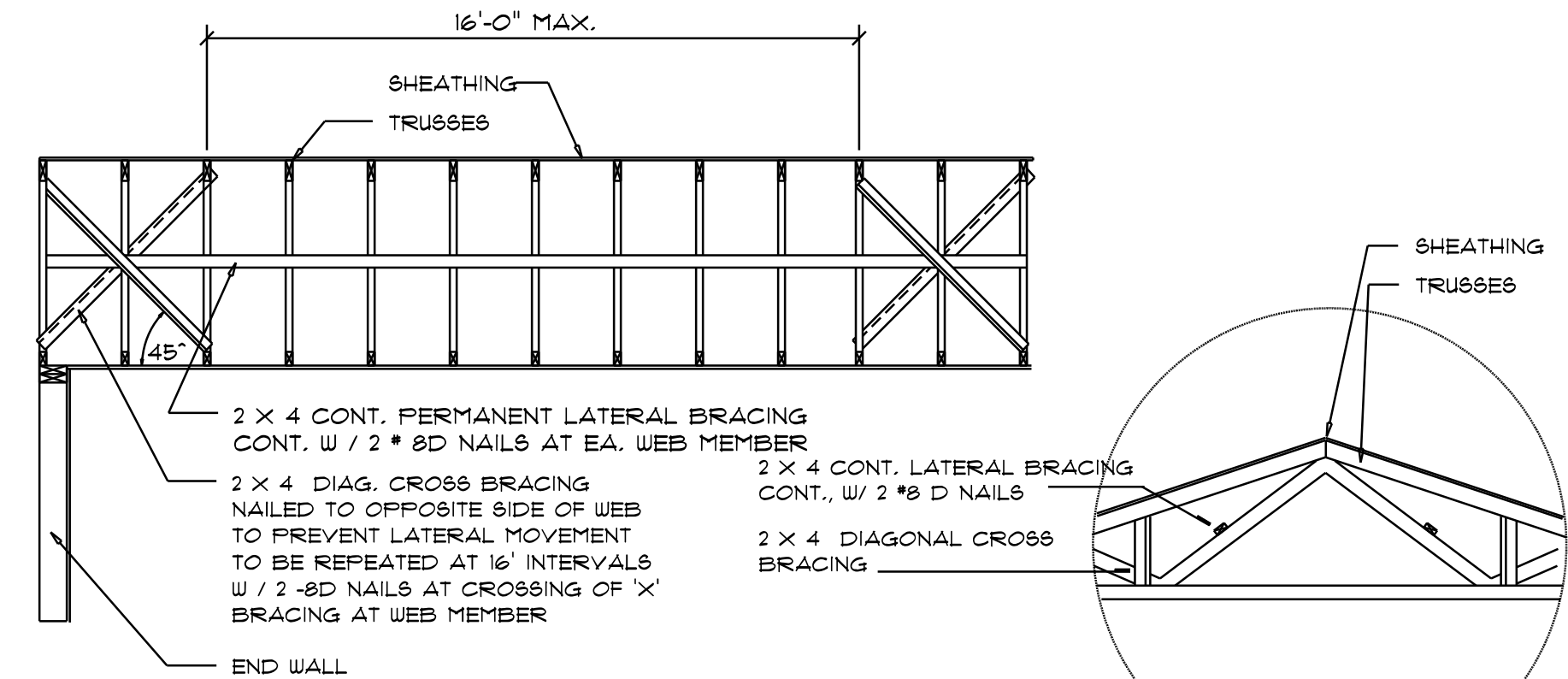
F



### Girder Truss Column DET.

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

C



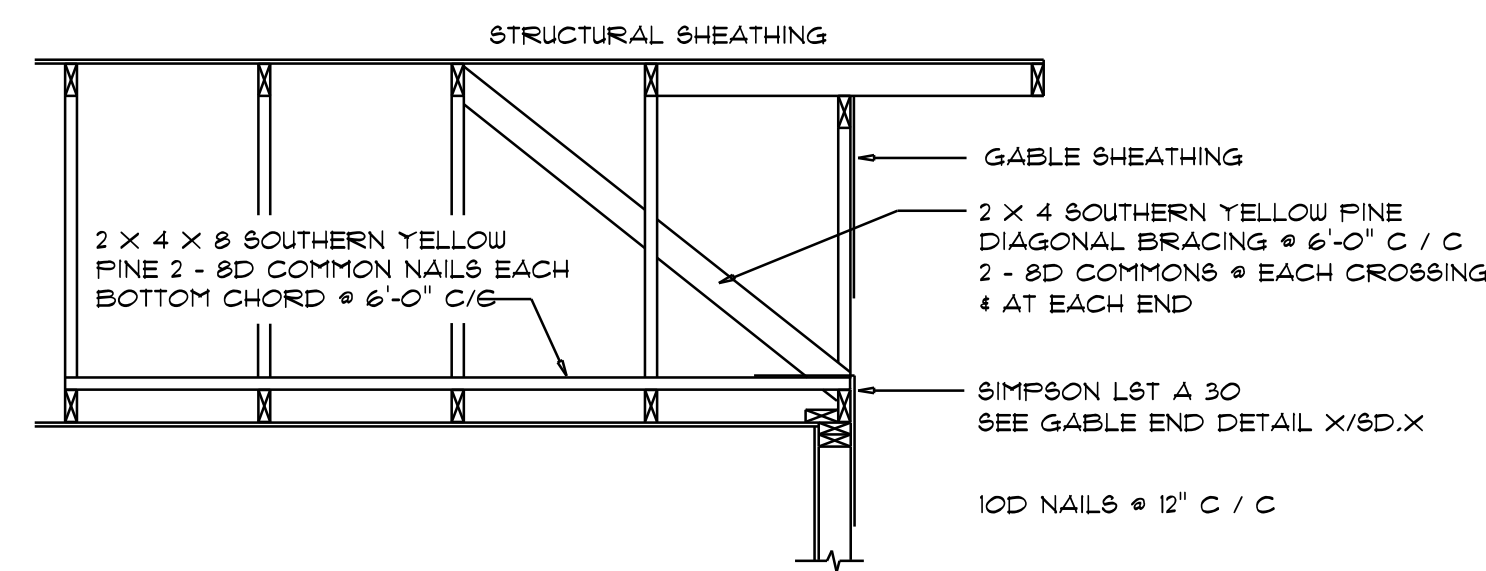
### TYP. PERMANENT TRUSS BRACING DIA.

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

### Truss Bracing DETAILS

SCALE: AS NOTED

D

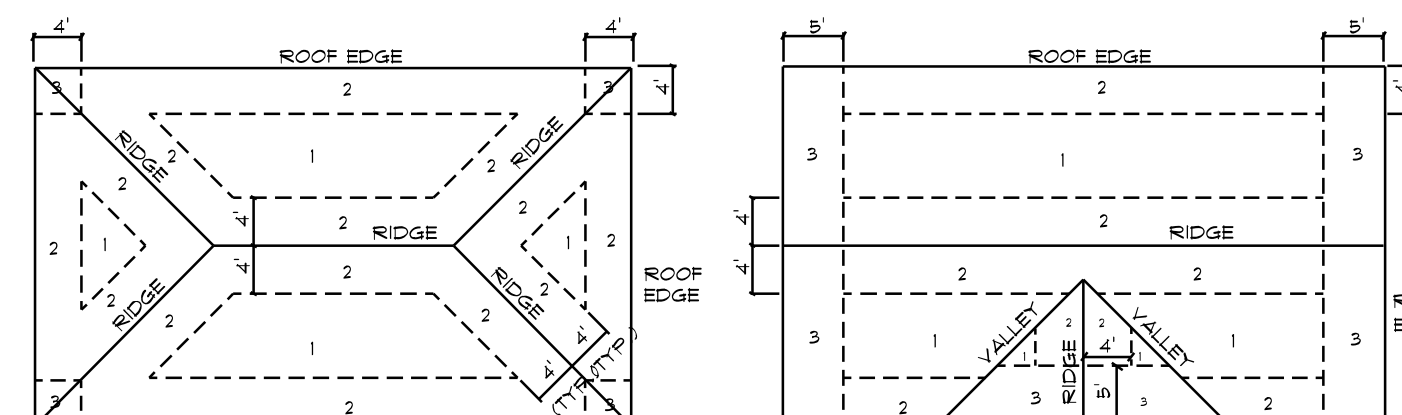


### END WALL BRACING FOR CEILING DIAPHRAGM

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

A

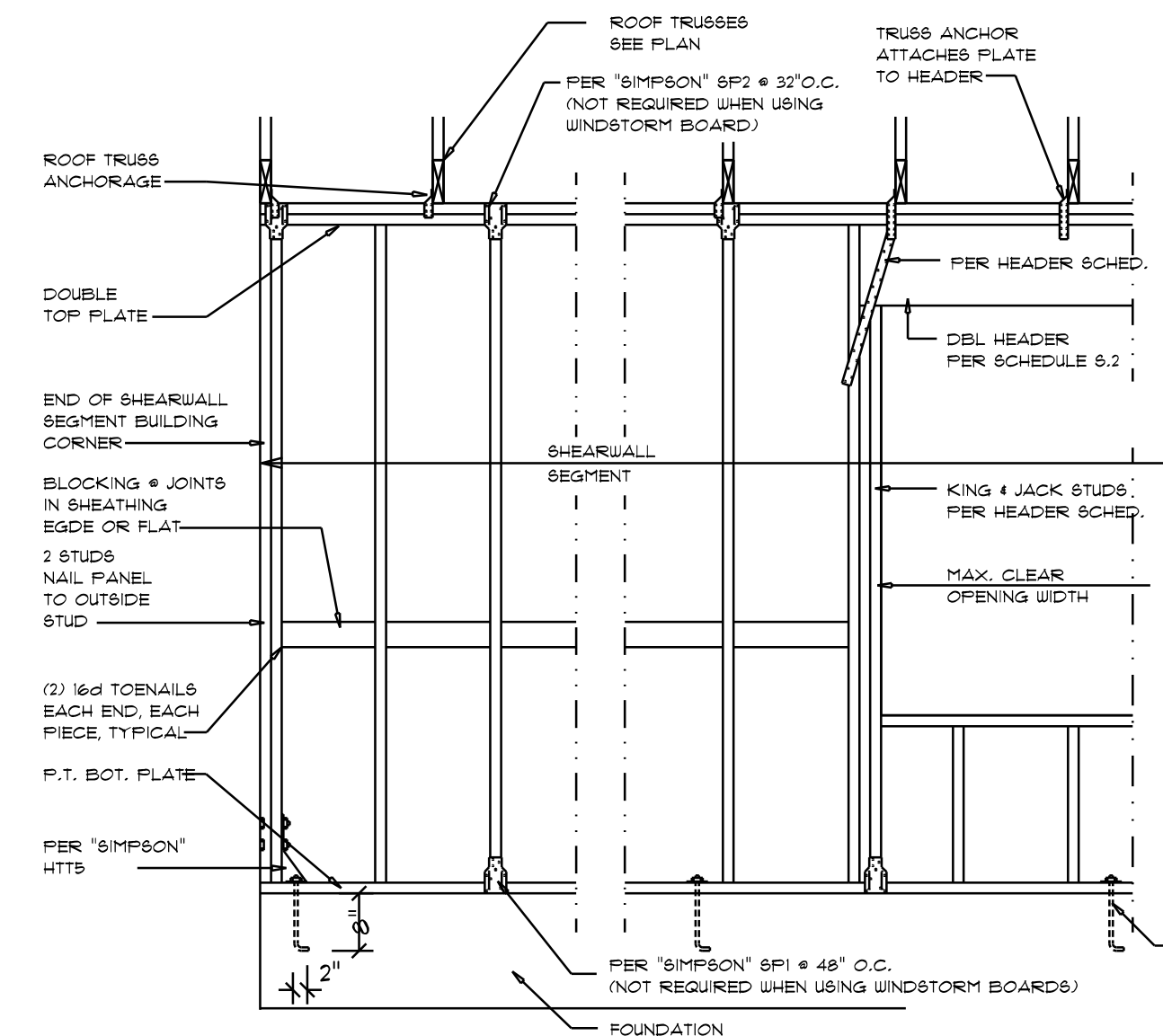
ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1		2 1/2"x0.131" RING SHANK NAILS	6 in. o.c. EDGE 6 in. o.c. FIELD
2	1/8" O.S.B. OR 15/32" CDX	3"x0.100" RING SHANK NAILS	6 in. o.c. EDGE 6 in. o.c. FIELD
3			4 in. o.c. GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD



### Roof Nail Pattern DET.

SCALE: NONE

B



### Shear Wall DETAILS

SCALE: NONE

E

- 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 BRACING 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
6' TO 8'-0"	(3) 2x4 OR (1) 2x6	2
8' TO 12'-0"	(5) 2x4 OR (2) 2x4	3

REVISIONS
May 4th, 2026

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