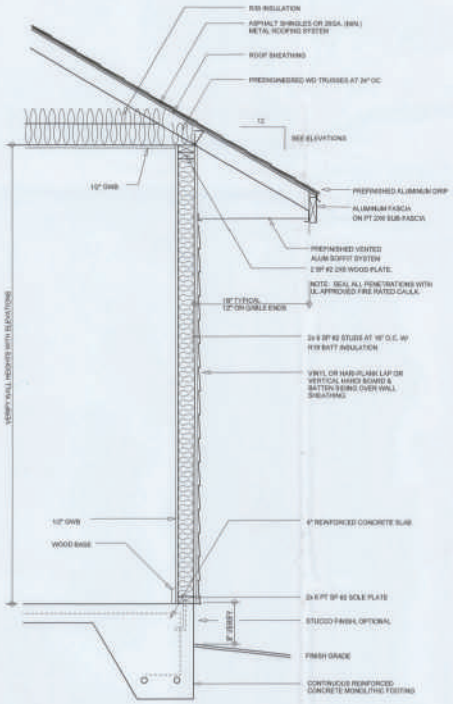
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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



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

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

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

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

REVISIONS
February 23, 2026

SOFTPLAN

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

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

A MOTHER-IN-LAWS SUITE FOR:
Forrest Rossborough
PROJECT ADDRESS: LOT 35, FOREST COUNTRY, 6TH ADDITION, LAKE CITY, FLORIDA 32024

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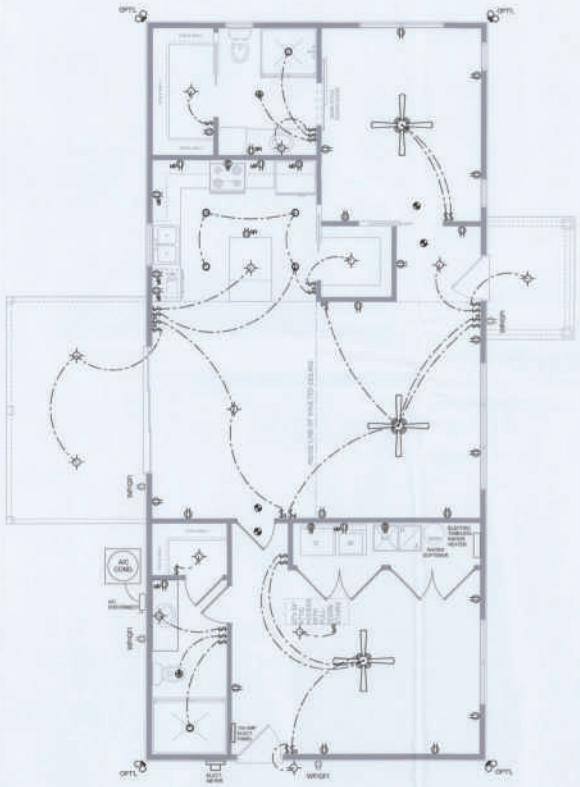


ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND
CEILING FAN (PRE-WIRE FOR LIGHT KIT)
DOUBLE SECURITY LIGHT
RECESSED CAN LIGHT
BATH EXHAUST FAN
LIGHT FIXTURE
DUPLEX OUTLET (AFCI & TAMPER RESISTANT)
220v OUTLET
GFI DUPLEX OUTLET (PER NEC 406.4)
TELEVISION JACK
ETHERNET JACK
CIRCUIT FOR MINI-SPLIT A/C UNIT
SMOKE / CARBON MONOXIDE DETECTOR (see note below)
WALL SWITCH
3 WAY WALL SWITCH
WATER PROOF GFI OUTLET
48" FLOUR. 2 OR 4 TUB FLUORESCENT FIXTURE

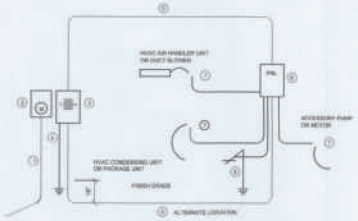
NOTE:
ALL INTERIOR RECEPTACLES SHALL BE AFCI
(ARC FAULT CIRCUIT INTERRUPT) PER NEC 210.12 & TAMPER RESISTANT PER NEC 406.11

ALL INTERIOR & EXTERIOR LIGHTING SHALL MEET OR EXCEED THE MIN. 75% HIGH-EFFICIENCY LIGHTING PER FBC-ENERGY CONSERVATION R404.

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

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

IT IS THE LICENSED ELECTRICAL CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL WORK PERFORMED AND EQUIPMENT INSTALLED MEETS OR EXCEEDS THE 2020 (NFPA-70) NATIONAL ELECTRIC CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.



① ALTERNATE LOCATION

① Service/Feeder Entrance Conductors: 2" rigid conduit, min. 18" deep, or continuous Ground/Bonding Conductor. Service/Entrance Conductors shall not be spliced except (not limited) connections at the Meter, Disconnecting Device and Panel. (NEC 230.6)

② Meter Enclosure, weatherproof, UL Listed.

③ Main Disconnect Switch: fused or Main breaker, weatherproof, U.L. Listed.

④ Service Entrance Ground: 2" + standard rod x 8'-0" long, meter concrete encased foundation steel rebar x 20'-0" long. Grounding Conductor shall be bonded to each piece of Service Entrance Equipment, and shall be sized per Item #6, below.

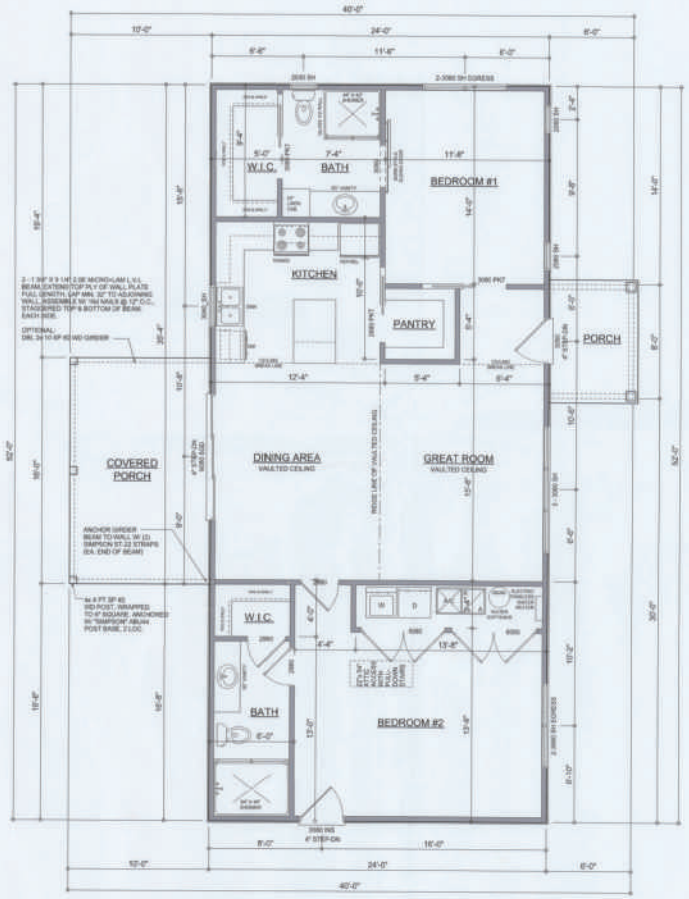
⑤ 200 AMPERE SERVICE: 3-#2/0 uRD Cu, 1-#4 Cu GND, 2" Conduit.

⑥ House Panel (PNL): U.L. Listed, sized per schedule.

⑦ Equipment Disconnect Switch: non-fused, in weatherproof enclosure, size according to Panel Schedule (typ).

⑧ Provide Ground Bond Wire to metal piping, size in accordance with the Service Ground Conductor.

NOTE:
THE MINIMUM AIC RATING FOR PANEL BOARDS, BRKRS AND DISCONNECT SWITCHES SHALL BE 22,000 AIC.



DIMENSIONED FLOOR PLAN
SCALE: 1/4" = 1'-0"
NOTE: ALL WALLS SHALL BE 16'-0" UNLESS OTHERWISE NOTED.

AREA SUMMARY

LIVING AREA	1,248	S.F.
COVERED PORCH AREA	160	S.F.
ENTRY PORCH AREA	48	S.F.
TOTAL AREA	1,456	S.F.

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

REVISIONS
March 02, 2026

SOFTPLAN

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

A MOTHER-IN-LAWS SUITE FOR:
Forrest Rossborough
PROJECT ADDRESS: LOT 33, FOREST COUNTRY, 6TH ADDITION, LAKE CITY - FLORIDA 32024

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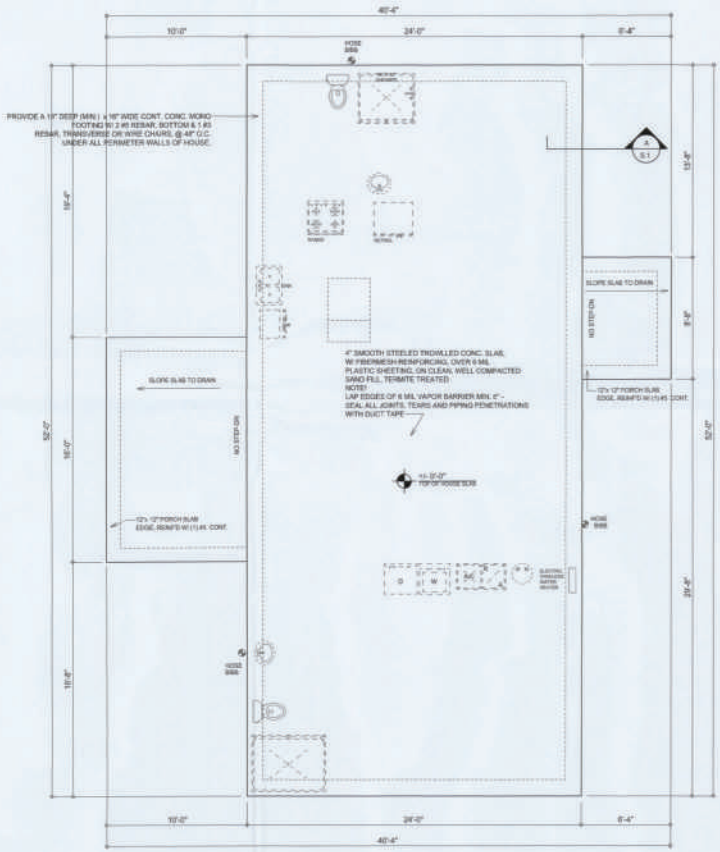


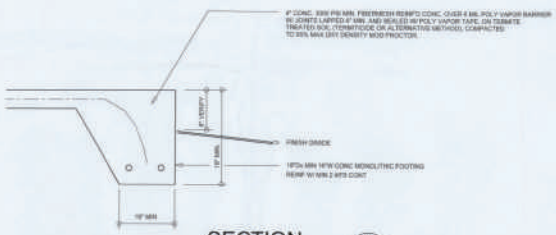
FOUNDATION PLAN

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

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 4.5 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:

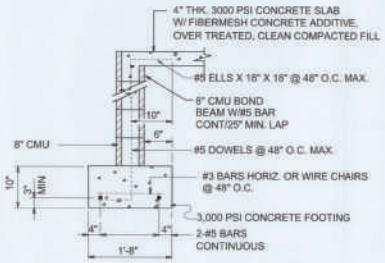
1. DESIGN SOIL BEARING PRESSURE: 1000 PSF.
2. EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PREFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
3. 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.
4. REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A615. ALL BENDS SHALL BE MADE COLD.
5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YEILD STRESS = 85 KSI.
6. 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.
7. CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - F'm = 1500 PSI.
8. MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
9. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH, BOLTS SHALL BE ASTM A307 / GRADE 1 OR A325, AS PER PLAN REQUIREMENTS.
10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.
11. 2X4 P/T WOOD SILL, CONT., ALL AROUND, W/ 5/8"~ A.B. W/ 3" SQ. X 1/4" PLATE WASHERS WITHIN 6" FROM EACH CORNER, EA. WAY, & WITHIN 6" 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 4" EMBEDMENT INTO THE CONCRETE.



SECTION

SCALE: 3/4" = 1'-0

A / S.1



SECTION (optional)

SCALE: 3/4" = 1'-0

A / S.1

NOTE:
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2023 FBC (8TH EDITION) 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 - CONT'R 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 - CONT'R 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
March 02, 2026

SOFTPLAN

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

A MOTHER-IN-LAWS SUITE FOR:
Forrest Rossborough
PROJECT ADDRESS: LOT 33, FOREST COUNTRY, 6TH ADDITION, LAKE CITY, FLORIDA 32024

NICHOLAS PAUL GEISLER ARCHITECT
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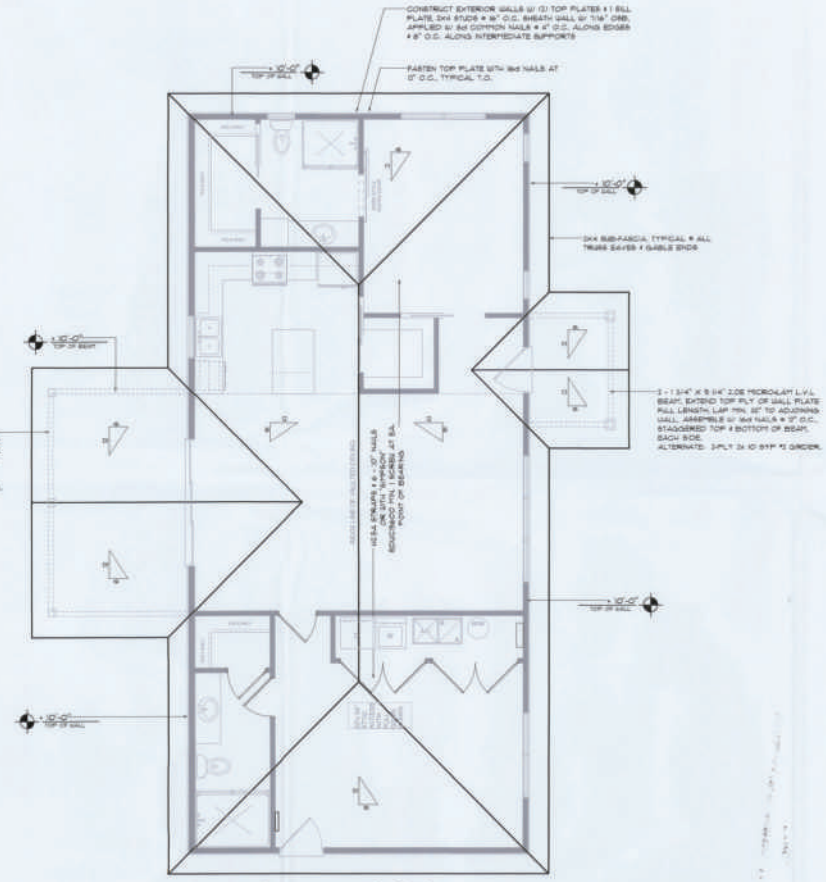
(386) 397-3025

JOB NUMBER
20260223

SHEET NUMBER
S.1
OF 4 SHEETS



Roof Framing PLAN

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

NOTE:
ANCHOR GIRDER TRUSSES TO HEADER WITH 2 "SIMPSON" LSTI1 3-DR 41. ANCHOR HEADER TO KING STUDS W/ 2 "SIMPSON" ST22 EA. END - TYP., T.O.

NOTE:
REFER TO THE WINDOW-DOOR HEADER SCHEDULE ON SHEET S.4 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES MINIMUM SIZE ALLOWABLE IS 2-2X10.

GENERAL NOTES

1. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN NO.2 HEM-FIR OR BETTER.
2. 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.

ROOF PLAN NOTES

R-1 SEE EXTERIOR ELEVATIONS FOR ROOF PITCH

R-2 ALL OVERHANG 16" UNLESS OTHERWISE NOTED

R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE ON SD.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/ 19/32" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES. SECURE TO FRAMING W/ 10d RING-SHANK NAILS - AS PER DETAIL ON SHEET S.4

NOTE:
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH. PER 2023 FBC (8TH 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 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.

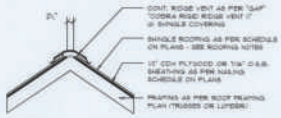
GENERAL TRUSS NOTES:

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 THAT ARE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND 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 THE STRUCTURE.

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 L.F. OF VENT	NET FREE AREA OF VENT
1400 SF	30 LF	420 SQ.IN.
1600 SF	34 LF	480 SQ.IN.
2000 SF	38 LF	570 SQ.IN.
2500 SF	32 LF	600 SQ.IN.
3000 SF	36 LF	720 SQ.IN.
3200 SF	40 LF	800 SQ.IN.
3600 SF	44 LF	900 SQ.IN.

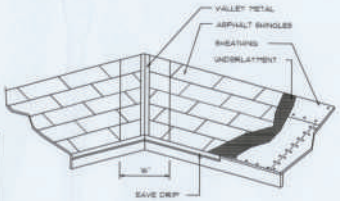


MANUFACTURER PRODUCT APPROVAL REPORT: FM-0751.09

Ridge Vent DETAIL

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

B



VALLEY FLASHING

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

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.

SHOP DWG COORDINATION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE SUGGESTED STRAPS AND THAT THE TRUSS ENGINEERED SHOP DRAWING 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 CONNECTORS, 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.

PROJECT COORDINATION REQUIREMENTS

NOTICE:
THESE PLANS ARE DRAWN FOR AVERAGE SITE CONDITIONS AND COMPLIANCE WITH APPLICABLE CODES AT THE TIME THEY ARE DRAWN. DUE TO VARYING STATE LOCAL AND NATIONAL CODES RULES AND REGULATIONS, N.P.-DESIGN, ARCHITECT CANNOT GUARANTEE COMPLIANCE WITH ALL APPLICABLE STATE, LOCAL, AND NATIONAL CODES IN YOUR AREA OR WITH YOUR PARTICULAR SITE CONDITIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER 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.

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	0.0179	26 TENC COATED (G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.021		40 30

Roofing/Flashing DETS.

SCALE: NONE

A

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

REVISIONS
March 02, 2026

SOFTPLAN

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

A MOTHER-IN-LAWS SUITE FOR:
Forrest Rossborough
PROJECT ADDRESS: LOT 31, FOREST COUNTRY, 6TH ADDITION, LAKE CITY, FLORIDA 32024

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N.P.Beisler@Gmail.com (386) 984-3475

JOB NUMBER
20260223

SHEET NUMBER
S.2
OF 4 SHEETS

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof:	Gable and/or Hip Construction, Wood Trusses @ 24" O.C.
Walls:	2x 4 or 2x 6 Wood Studs @ 16" O.C.
Floor:	4" Thk. Concrete Slab W/ 6x6/10 10 WWM ON CHAIRS @ 36" O.C.
Foundation:	Continuous monolithic footing or /Stem Wall foundation system

ROOF DECKING

Material:	19/32" CDX Plywood or 7/16" O.S.B.
Sheet Size:	48"x96" Sheets Perpendicular to Roof Framing
Fasteners:	10d Ring-Shank nails per schedule on sheet S.4

SHEARWALLS

Material:	1/2" (2) Plywood or 7/16" O.S.B.
Sheet Size:	48"x96" Sheets Placed Vertical, stagger each sheet.
Fasteners:	8d Common Nails @ 4" O.C. Edges & 8" O.C. Interior
Dragstrut:	Double Top Plate (3 Y.P.) W/10d Nails @ 12" O.C.
Wall Studs:	2x 4 or 6 Wood Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors:	SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 10d NAILS
Wall Tension:	Wall Sheathing Nailing is Adequate - 8d @ 4" O.C. Top & Bot.
Porch Column Base Connector:	Simpson ABU66/ABU66 @ each column (or equiv.)
Porch Column to Beam Connector:	Simpson EPC66/PC66 @ each column (or equiv.)

FOOTINGS AND FOUNDATIONS

Footing:	18"x 18" Conc. W/ (2) #5 Bars Cont. on chairs or (1) #3 Transverse @ 24" O.C.
Stemwall:	(optional) 8" C.M.U. W/1-#5 Vertical Dowel @ 48" O.C.

STRUCTURAL DESIGN CRITERIA:

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE 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 ASSEMBLY 1-4. 2023 FBC 1609-A WIND VELOCITY: V_{ult} = 130 MPH
V_{asd} = 101 MPH

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

4. FLOOR DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: ..... 15 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 104.2.6

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 3/8" 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 1816.1.7

13. 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

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 2303.1.6

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF'R/MODEL	CAP.
TRUSS TO WALL:	SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 10d NAILS	950#
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT, W/ 28 - 10d NAILS	1785#
HEADER TO KING STUD(S):	SIMPSON ST22	1370#
PLATE TO STUD:	SIMPSON SP2	1055#
STUD TO S.L.L.:	SIMPSON SP1	585#
PORCH BEAM TO POST:	SIMPSON PCH4/EPC44	1700#
PORCH POST TO FND.:	(6) LOG TOE-SCREWS	
MISC. JOINTS	SIMPSON A34	

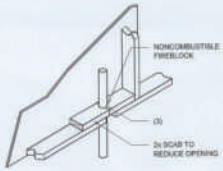
NOTE:
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

NOTE:
REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

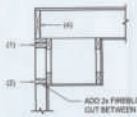
NOTE:
ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS. TYPICAL T.O.

NOTE:
"SEMCO" PRODUCT APPROVAL:
MIAMI/DADE COUNTY REPORT #95-0818.15

NOTE:
"SIMPSON" PRODUCT APPROVALS:
MIAMI/DADE COUNTY REPORT #97-0107.05, #96-1126.11, #99-0623.04
SBCC1 NER-443, NER-393



PENETRATIONS



SOFFIT/DROPPED CLG.

FIREBLOCKING NOTES:

FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.

2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.

3. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYROPANEL MULTIFLEX SEALANT"

4. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS. FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

Fire Stopping DETAILS (A)

SCALE: NONE

BUILDING COMPONENTS & CLADDING LOADS
MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B"
ROOF ANGLE 2° TO 45°

ZONE	AREA	VUA 85 MPH		VUA 100 MPH		VUA 110 MPH		VUA 140 MPH	
	(Ft.)	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
1	10	12.0	-20.0	14.1	-28.1	16	-32	25.1	-40.1
1	20	11.6	-19	13.6	-26.6	15.3	-30	24.1	-38.7
1	50	11	-17.8	12.9	-24.1	14.5	-27.1	22.9	-35.1
1	100	10.4	-16.7	12.2	-21.9	13.7	-24.6	21.6	-31.6
2	10	12.0	-34.2	14.1	-40.2	15.3	-43.4	21.1	-54.5
2	20	11.6	-32.6	13.6	-38.3	14.8	-41.5	21.1	-49.1
2	50	11	-30.5	12.9	-35.8	14.1	-38.8	21.1	-42.4
2	100	10.4	-28.5	12.2	-33.5	13.4	-36.1	21.1	-36.1
3	10	12.0	-42.8	14.1	-50.3	15.3	-54.3	21.1	-68.2
3	20	11.6	-40.8	13.6	-47.9	14.8	-51.9	21.1	-61.4
3	50	11	-38.1	12.9	-44.7	14.1	-48.5	21.1	-53
3	100	10.4	-35.6	12.2	-41.9	13.4	-45.1	21.1	-45.1
4	10	12.0	-37.5	14.1	-44.1	15.3	-47.6	21.1	-59.7
4	20	11.6	-35.7	13.6	-41.9	14.8	-45.4	21.1	-53.7
4	50	11	-33.4	12.9	-39.1	14.1	-42.4	21.1	-46.3
4	100	10.4	-31.2	12.2	-36.6	13.4	-39.4	21.1	-39.4
5	10	12.0	-51.1	14.1	-60.1	15.3	-64.8	21.1	-81.4
5	20	11.6	-48.7	13.6	-57.2	14.8	-61.9	21.1	-73.2
5	50	11	-45.7	12.9	-53.4	14.1	-57.9	21.1	-63.1
5	100	10.4	-42.7	12.2	-50.1	13.4	-53.9	21.1	-53.9

ROOF 2° TO 45°

ZONE	AREA	VUA 85 MPH		VUA 100 MPH		VUA 110 MPH		VUA 140 MPH	
	(Ft.)	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
1'-0"	10	12.0	-20.0	14.1	-28.1	16	-32	25.1	-40.1
1'-0"	20	11.6	-19.0	13.6	-26.6	15.3	-30	24.1	-38.7
1'-0"	50	11	-17.8	12.9	-24.1	14.5	-27.1	22.9	-35.1
1'-0"	100	10.4	-16.7	12.2	-21.9	13.7	-24.6	21.6	-31.6
2'-0" to 5'-0"	10	12.0	-34.2	14.1	-40.2	15.3	-43.4	21.1	-54.5
2'-0" to 5'-0"	20	11.6	-32.6	13.6	-38.3	14.8	-41.5	21.1	-49.1
2'-0" to 5'-0"	50	11	-30.5	12.9	-35.8	14.1	-38.8	21.1	-42.4
2'-0" to 5'-0"	100	10.4	-28.5	12.2	-33.5	13.4	-36.1	21.1	-36.1
5'-0" to 10'-0"	10	12.0	-42.8	14.1	-50.3	15.3	-54.3	21.1	-68.2
5'-0" to 10'-0"	20	11.6	-40.8	13.6	-47.9	14.8	-51.9	21.1	-61.4
5'-0" to 10'-0"	50	11	-38.1	12.9	-44.7	14.1	-48.5	21.1	-53
5'-0" to 10'-0"	100	10.4	-35.6	12.2	-41.9	13.4	-45.1	21.1	-45.1

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING

BLDG. HEIGHT (ft.)	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	.92	1.23	1.47
20	.96	1.29	1.55
25	.94	1.35	1.61
30	1.00	1.40	1.66

BUILDING COMPONENTS & CLADDING LOADS
MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B"
ROOF ANGLE 2° TO 45°

ZONE	AREA	VUA 85 MPH		VUA 100 MPH		VUA 110 MPH		VUA 140 MPH	
	(Ft.)	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
1	10	12.0	-20.0	14.1	-28.1	16	-32	25.1	-40.1
1	20	11.6	-19.0	13.6	-26.6	15.3	-30	24.1	-38.7
1	50	11	-17.8	12.9	-24.1	14.5	-27.1	22.9	-35.1
1	100	10.4	-16.7	12.2	-21.9	13.7	-24.6	21.6	-31.6
2	10	12.0	-34.2	14.1	-40.2	15.3	-43.4	21.1	-54.5
2	20	11.6	-32.6	13.6	-38.3	14.8	-41.5	21.1	-49.1
2	50	11	-30.5	12.9	-35.8	14.1	-38.8	21.1	-42.4
2	100	10.4	-28.5	12.2	-33.5	13.4	-36.1	21.1	-36.1
3	10	12.0	-42.8	14.1	-50.3	15.3	-54.3	21.1	-68.2
3	20	11.6	-40.8	13.6	-47.9	14.8	-51.9	21.1	-61.4
3	50	11	-38.1	12.9	-44.7	14.1	-48.5	21.1	-53
3	100	10.4	-35.6	12.2	-41.9	13.4	-45.1	21.1	-45.1
4	10	12.0	-37.5	14.1	-44.1	15.3	-47.6	21.1	-59.7
4	20	11.6	-35.7	13.6	-41.9	14.8	-45.4	21.1	-53.7
4	50	11	-33.4	12.9	-39.1	14.1	-42.4	21.1	-46.3
4	100	10.4	-31.2	12.2	-36.6	13.4	-39.4	21.1	-39.4
5	10	12.0	-51.1	14.1	-60.1	15.3	-64.8	21.1	-81.4
5	20	11.6	-48.7	13.6	-57.2	14.8	-61.9	21.1	-73.2
5	50	11	-45.7	12.9	-53.4	14.1	-57.9	21.1	-63.1
5	100	10.4	-42.7	12.2	-50.1	13.4	-53.9	21.1	-53.9

WALL

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. PER R905, DOUBLE UNDERLAYMENT IS REQUIRED ON ROOF SLOPES LESS THAN THAN 4:12.

UNDERLAYMENT:
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226, TYPE 1, OR ASTM D 4869, 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 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 PA 107-85.

UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FROM 2:12 TO 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF 2 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 1 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/ 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 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 16" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN FBC TABLE 1507.3.9.2.
2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 19 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.

NOTE ! ! !
ROOFSHINGLES SHALL BE AS MANUFACTURED BY "TAMKO ROOFING PRODUCTS" OF THE FOLLOWING MODELS:

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

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

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

REVISIONS
March 02, 2026

SOFTPLAN

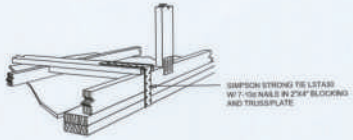
DETAILS SHEET
SCALE: 1/8" = 1'-0"

A MOTHER-IN-LAWS SUITE FOR:
Forrest Rossborough
PROJECT ADDRESS: LOT 35, FOREST COUNTRY, 6TH ADDITION, LAKE CITY, FLORIDA 32024

NICHOLAS GELBER ARCHITECT
1766 NW Brown Rd.
Lake City, FL 32055
(386) 365-0355
N.C.A.R.B. Certified

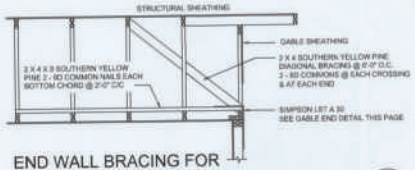
JOB NUMBER
20260223

SHEET NUMBER
S.3
OF 4 SHEETS



GABLE END GYPSUM DIAPHRAGM HOLDOWN CONNECTOR — A.1

SCALE: NONE



END WALL BRACING FOR CEILING DIAPHRAGM — A

NTS (ALTERNATIVE TO BALLOON FRAMING)

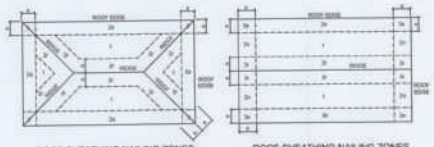
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

BUILDING COMPONENTS & CLADDING LOADS
MEAN BUILDING HEIGHT = 30'-0", EXPOSURE "B"
ROOF ANGLE 2° TO 45°

ZONE	AREA	V=85 76 MPH Pos	V=85 76 MPH Neg	V=90 80 MPH Pos	V=90 80 MPH Neg	V=100 90 MPH Pos	V=100 90 MPH Neg	V=110 100 MPH Pos	V=110 100 MPH Neg
ROOF 2° TO 45°									
1	a	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	b	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	c	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	a	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	b	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	a	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	b	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	c	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
WALL									
1	a	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	b	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	c	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	a	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	b	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	a	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	b	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	c	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	7/16" O.S.B. OR 15/32" CDX PLYWOOD	10d RING SHANK	6 in. o.c. EDGE 6 in. o.c. FIELD
2			4 in. o.c. EDGE 4 in. o.c. FIELD
3			4 in. o.c. @ GABLE END WALL OR GABLE TRUSS 4 in. o.c. EDGE 6 in. o.c. FIELD

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING			
BLDG. HEIGHT (ft.)	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
30	.80	1.21	1.47
40	.85	1.26	1.55
50	.94	1.35	1.61
60	1.00	1.40	1.66



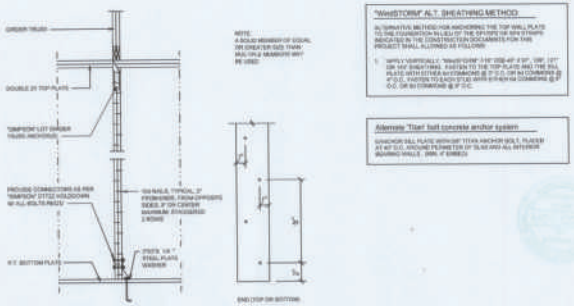
ROOF SHEATHING NAILING ZONES (HIP ROOF)

ROOF SHEATHING NAILING ZONES (GABLE ROOF)

Roof Nail Pattern DET. — B

SCALE: NONE

HEADER SPANS FOR EXTERIOR BEARING WALLS								
HEADERS SUPPORTING	HEADER SIZE	BUILDING WIDTH (FT)						
		20'		28'		36'		
		SPAN	# JACKS	SPAN	# JACKS	SPAN	# JACKS
ROOF, CEILING	2-3x4	3'-6"	1	3'-2"	1	2'-10"	1
	2-3x6	5'-5"	1	4'-8"	1	4'-2"	1
	2-3x8	6'-10"	1	5'-11"	2	5'-4"	1
	2-3x10	8'-8"	2	7'-3"	2	6'-8"	2
	2-2x12	9'-9"	2	8'-5"	2	7'-6"	2
	3-2x6	6'-4"	1	7'-5"	1	6'-8"	1
	3-2x10	10'-6"	1	9'-1"	2	8'-2"	1
	3-2x12	12'-2"	2	10'-7"	2	9'-5"	2
	4-2x6	8'-2"	1	6'-4"	1	8'-2"	1
	4-2x10	11'-8"	1	10'-6"	1	9'-5"	1
	4-2x12	14'-1"	1	12'-2"	2	10'-11"	1



NOTE:
A SOLID MEMBER OF EQUAL OR GREATER SIZE THAN WILL FILL MEMBERS WHY PE USED

"WindSTORM" ALT. SHEATHING METHOD

ALTERNATIVE METHOD FOR ANCHORING THE TOP WALL PLATE TO THE FOUNDATION IN LIEU OF THE SPECIFIED MFM STRAPS INDICATED IN THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT SHALL ALLOWED AS FOLLOWS:

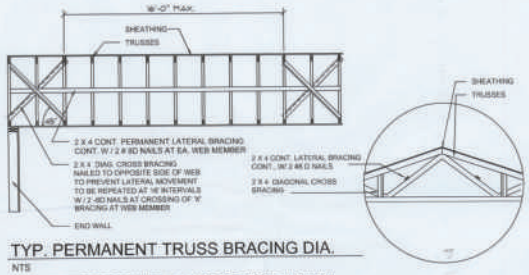
1. APPLY VERTICALLY "WindSTORM" 1-1/2" DSB-49" 2 3/4", 3/8", 1/2" OR 5/8" SHEATHING. FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH EITHER 8d COMMONS @ 3" O.C. OR 8d COMMONS @ 4" O.C. FASTEN TO EACH STUD WITH EITHER 8d COMMONS @ 6" O.C. OR 8d COMMONS @ 8" O.C.

Alternate "Titan" bolt concrete anchor system

ANCHOR SILL PLATE WITH 5/8" TITAN ANCHOR BOLT, PLACED AT 48" O.C. AROUND PERIMETER OF SLAB AND ALL INTERIOR BEARING WALLS. (MIN. 4" EMBED)

Girder Truss Column DET. — C

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



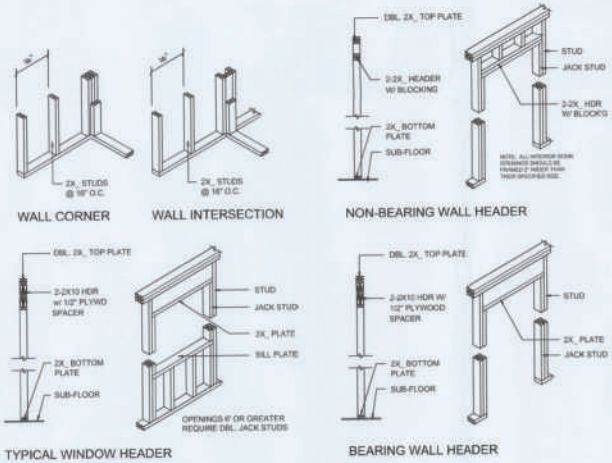
TYP. PERMANENT TRUSS BRACING DIA.

NTS

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

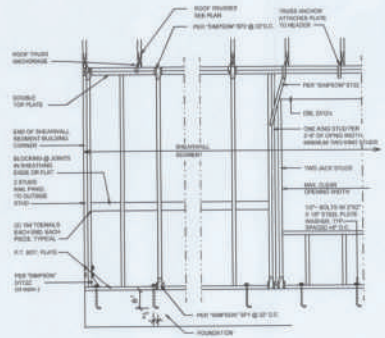
Truss Bracing DETAILS — D

SCALE: AS NOTED



Wall Framing/Header DETAILS — F

SCALE: NONE



SHEARWALL NOTES

1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEF IN SEC. 2.1 STD. NAT. MBEC 1991 S.
2. THE WALL SHALL OPERATE WELL SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
4. NAIL SPACING SHALL BE 4" O.C. EDGES AND 6" O.C. IN THE FIELD.
5. TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 1/3 THE THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3 FOR 8'-0" WALLS (2.67')

OPENING WIDTH	SILL PLATES	HDR TOS WALS SIZE(S) (EA)
48" TO 6'-0"	(1) 2x4 OR (1) 2x6	1
> 6' TO 9'-0"	(2) 2x4 OR (1) 2x6	2
> 9' TO 12'-0"	(2) 2x4 OR (2) 2x6	3

Shear Wall DETAILS — E

SCALE: NONE

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

REVISIONS
March 02, 2026

SOFTDRAFTS

DETAILS SHEET

A MOTHER-IN-LAWS SUITE FOR:
Forrest Rossborough
PROJECT ADDRESS: LOT 33, FOREST COUNTRY, 6TH ADDITION, LAKE CITY, FLORIDA 32024

NICHOLAS PAUL GEISLER ARCHITECT
1726 NW Brown Rd.
Lake City, FL 32055
(386) 365-4253
R.C.A.F.L. Certified

JOB NUMBER
20260223

SHEET NUMBER
S.4
OF 4 SHEETS