

Permit No
#52680

A CUSTOM GARAGE FOR:

Micah & Alisha Cady

PROJECT ADDRESS:

413 SW Highpoint Glenn
Lake City, Florida 32024
(Columbia County)



SHEET INDEX

- A1 EXTERIOR ELEVATIONS
- A2 DIMENSIONED FLOOR PLAN & ELECTRICAL
- S1 FOUNDATION PLAN, ROOF PLAN & DETAILS
- S2 WINDLOAD INFO, NOTES & DETAILS
- S3 FRAMING DETAILS & NOTES

AREA SUMMARY

2ND FLR. LIVING AREA	796	S.F.
GARAGE AREA	875	S.F.
TOTAL AREA	1,671	S.F.

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

REVISIONS
October 07, 2024

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

A DETACHED GARAGE DESIGN FOR:
Micah & Alisha Cady
PROJECT ADDRESS: 413 SW Highpoint Glenn, Lake City, Florida 32024

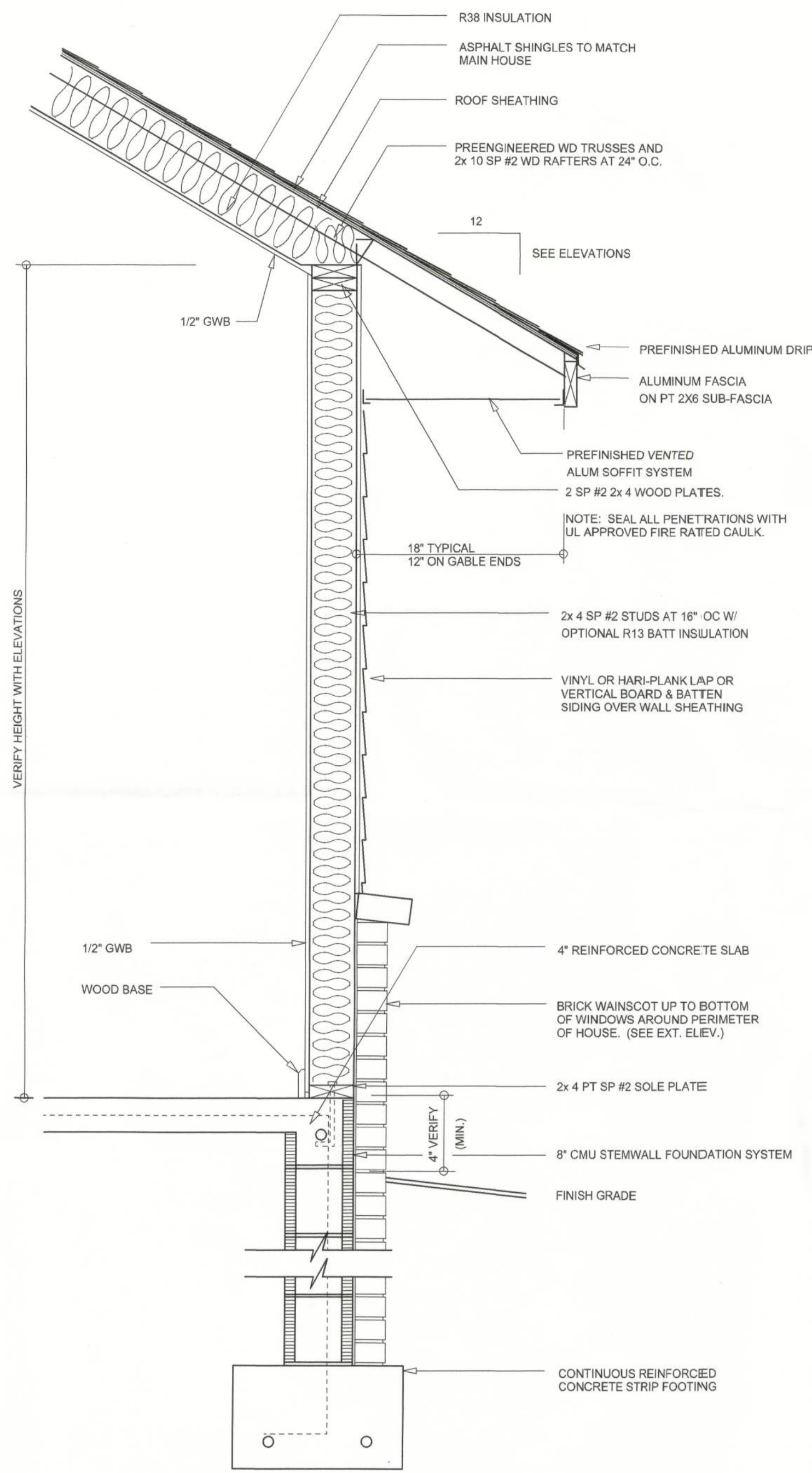
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426 SW COMMERCE DR. STE 130
LAKE CITY, FL 32025
(386) 758-8406
wm@wmymyers.net



JOB NUMBER
20240712

SHEET NUMBER
COVER

Wm C. Myers



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



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



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



RIGHT 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
October 06, 2024

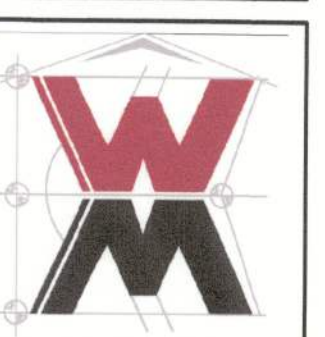
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EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

TYPICAL WALL SECTION
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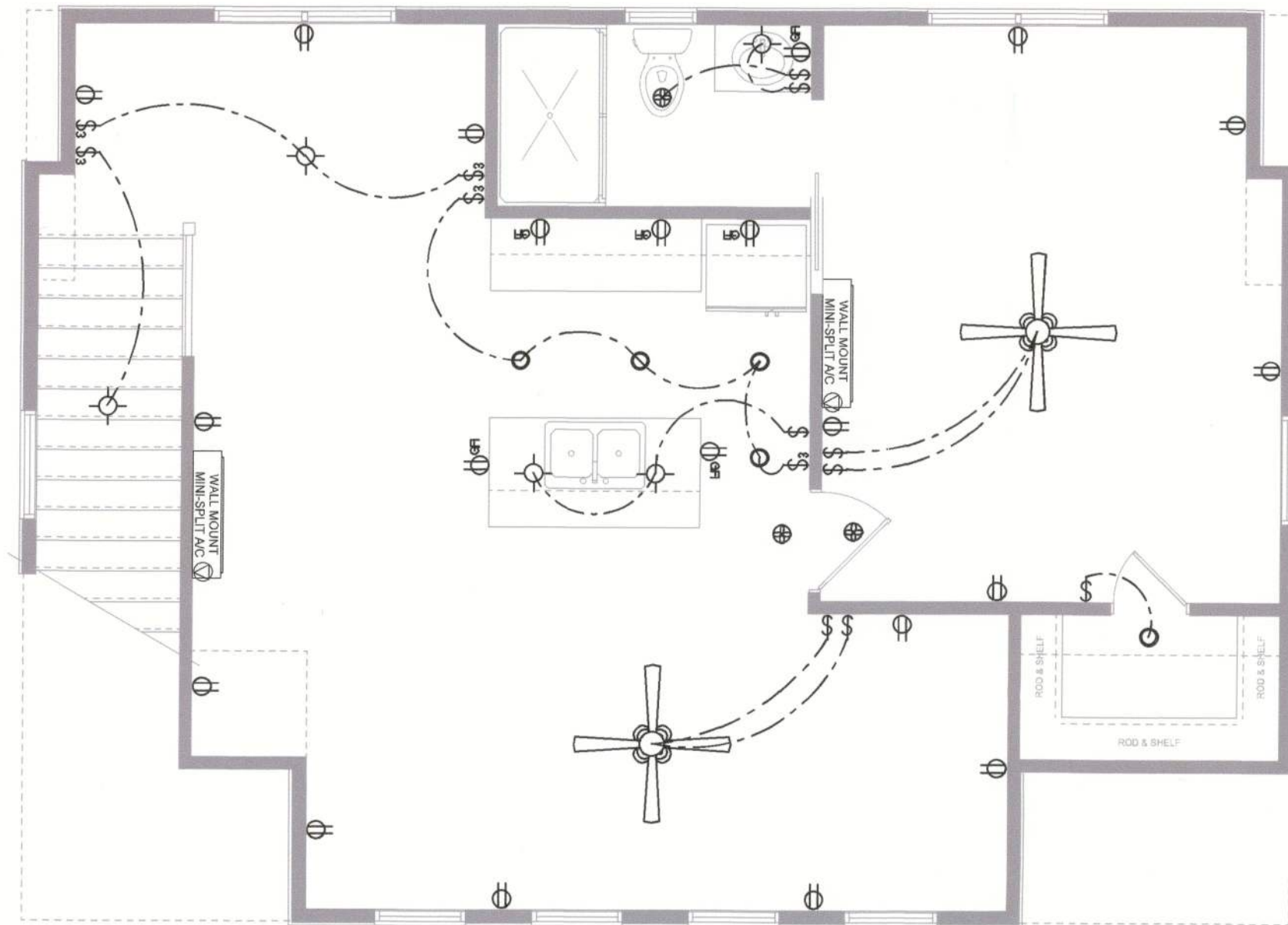
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426 SW COMMERCE DR. STE 130
LAKE CITY, FL 33025
(386) 758-8406
wm@willmyers.net



JOB NUMBER
20240712

SHEET NUMBER
A.1

Wm Cady



2ND FLOOR 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 406.8)
	TELEVISION JACK
	SPECIALTY CIRCUIT AS REQ'D. VERIFY W/ EQUIP.
	SMOKE / CARBON MONOXIDE DETECTOR (see note below)
	WALL SWITCH
	3 WAY WALL SWITCH
	WATER PROOF GFI OUTLET
	2 OR 4 LED STRIP FIXTURE

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

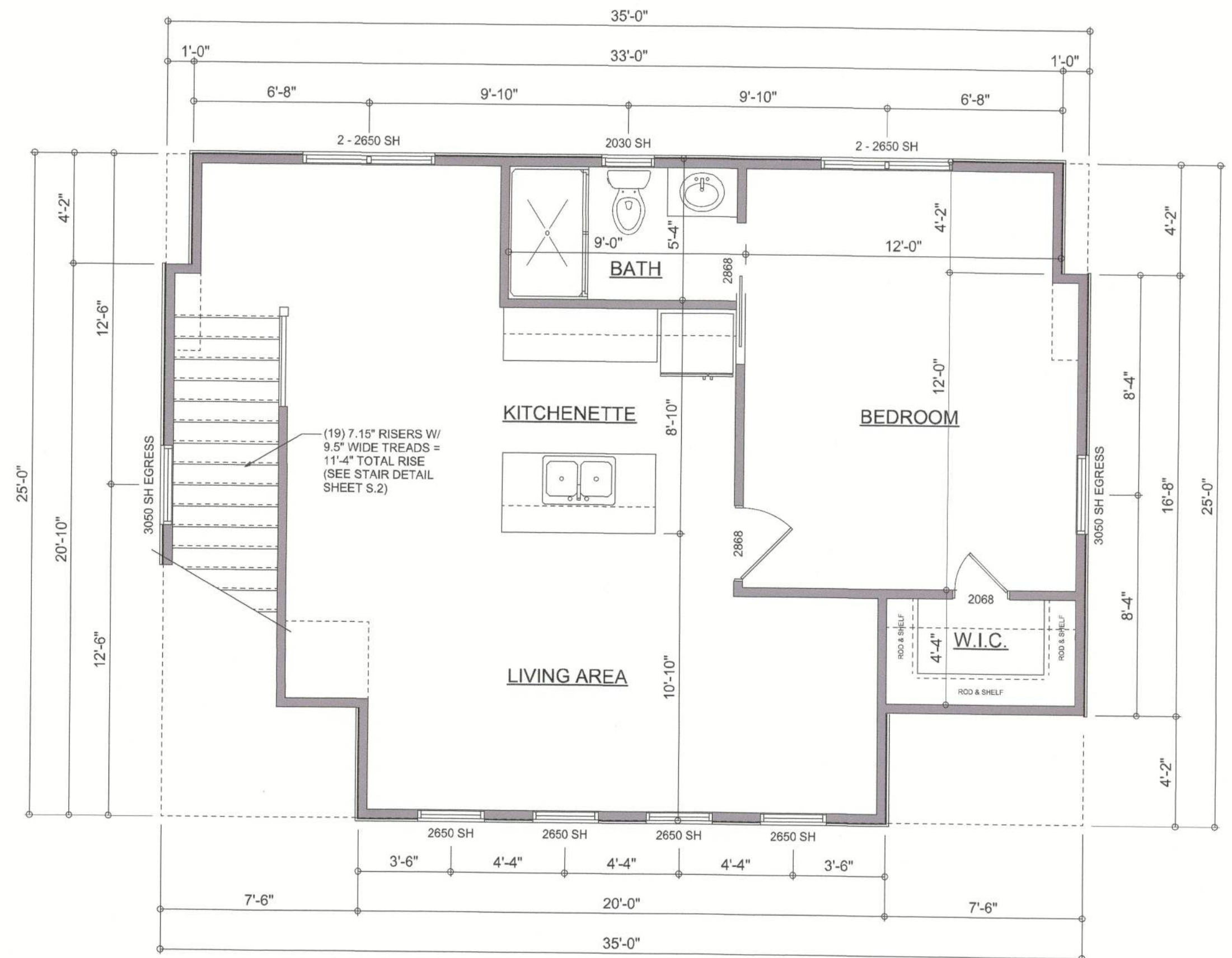
ALL INTERIOR & EXTERIOR LIGHTING SHALL MEET OR EXCEED THE MIN. 75% HIGH-EFFICIENCY
LIGHTING PER FBC-ENERGY CONSERVATION R404.

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.

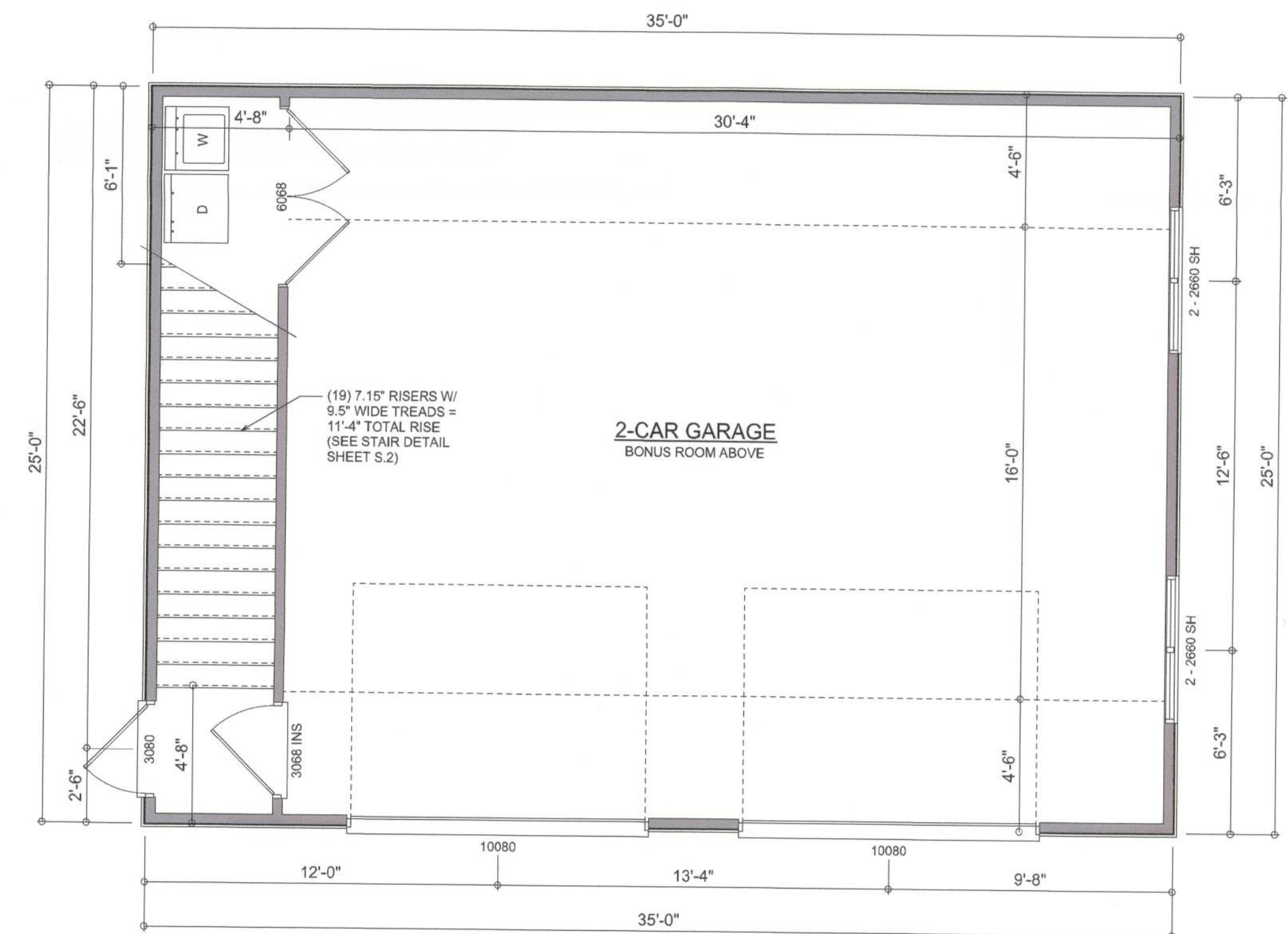
THE ELECTRICAL SERVICE OVERCURRENT PROTECTION DEVICE SHALL BE
INSTALLED ON THE EXTERIOR OF STRUCTURES TO SERVE AS A DISCONNECT MEANS.
CONDUCTORS USED FROM THE EXTERIOR DISCONNECTING MEANS TO A PANEL OR SUB
PANEL SHALL HAVE FOUR-WIRE CONDUCTORS, OF WHICH ONE CONDUCTOR
SHALL BE USED AS AN EQUIPMENT GROUND.

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.

NOTE: A FLORIDA LICENSED ELECTRICAL CONTRACTOR SHALL DETERMINE IF THE EXISTING
ELECTRICAL PANEL HAS THE CAPACITY FOR THE ADDITION'S ADDED CIRCUITS OR IF A
ELECTRICAL SUB PANEL SHALL BE INSTALLED.



2ND FLOOR CONDITIONED AREA
SCALE: 1/4" = 1'-0"



GROUND FLOOR GARAGE AREA
SCALE: 1/4" = 1'-0"
NOTE: ALL WALLS SHALL BE 10'-0" UNLESS OTHERWISE NOTED.

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 13/8 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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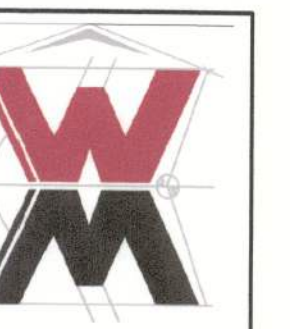
REVISIONS	October 08, 2024
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SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

A DETACHED GARAGE DESIGN FOR:
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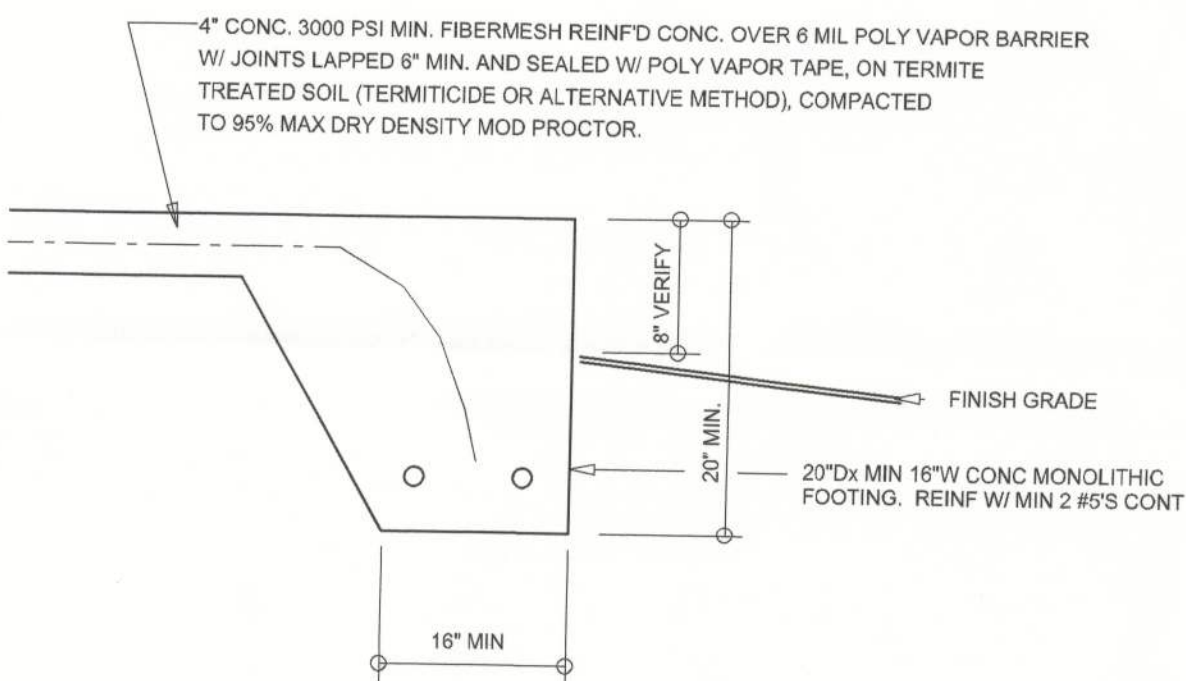
SHEET NUMBER

A.2

Will Cady

CONCRETE / MASONRY / METALS GENERAL NOTES:

- DESIGN SOIL BEARING PRESSURE: 1000 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 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 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 8" EMBEDMENT INTO THE CONCRETE.



SECTION (optional)

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

A
S.1

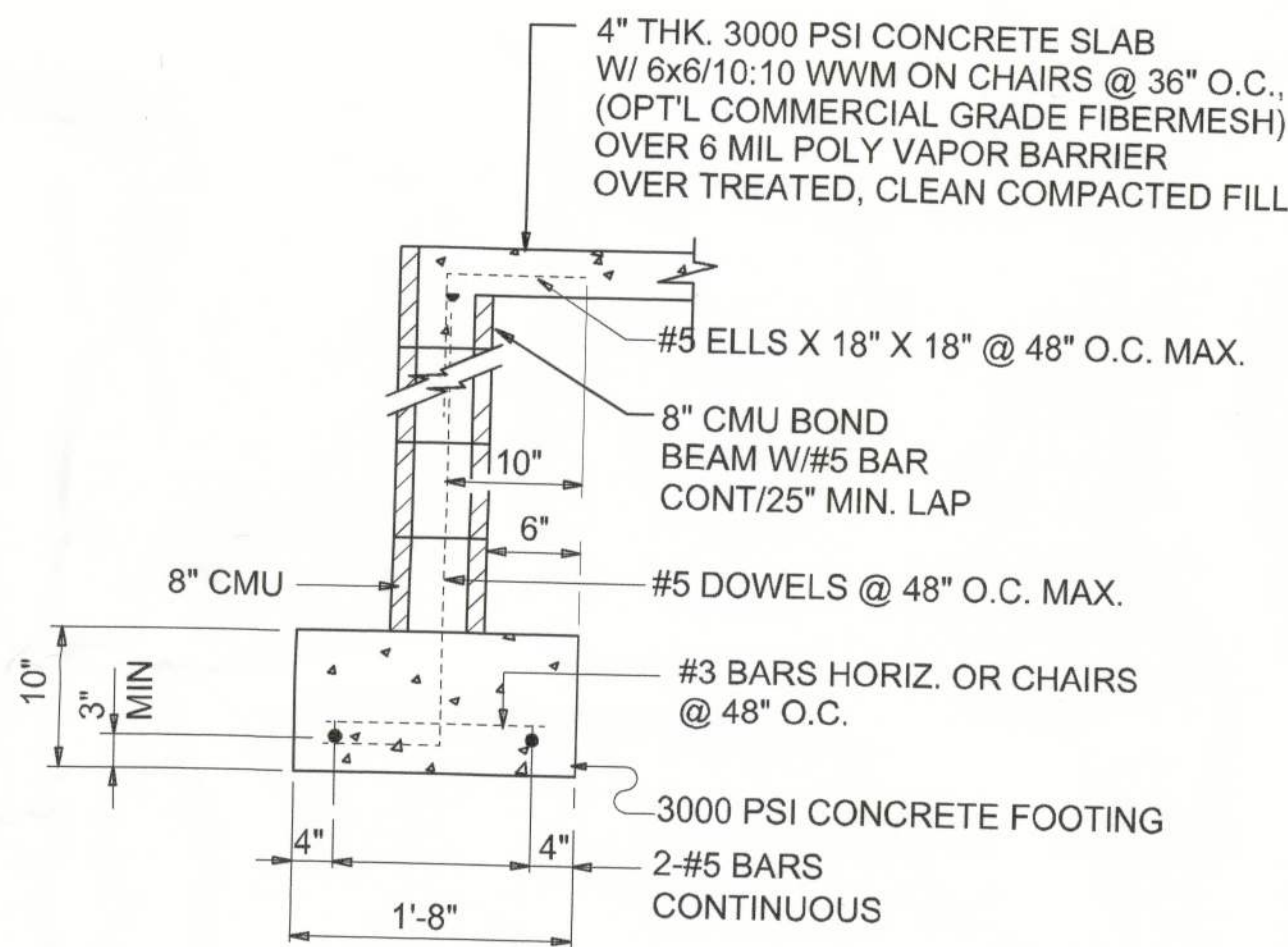
THE CONTRACTOR SHALL COORDINATE THE TRUSS TO TRUSS ANCHOR REQUIREMENTS WITH THE TRUSS ENGINEERING SHOP DRAWINGS. SOME OF THE TRUSS TO TRUSS CONNECTIONS WILL REQUIRE ANCHOR STRAPS IN ADDITION TO TYPICAL NAILING. ANCHOR DEVICES SHALL BE REQUIRED FOR ALL JOINTS WITH AN UPLIFT OR GRAVITY LOAD OF 100 LBS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

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. GEISLER, 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 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.

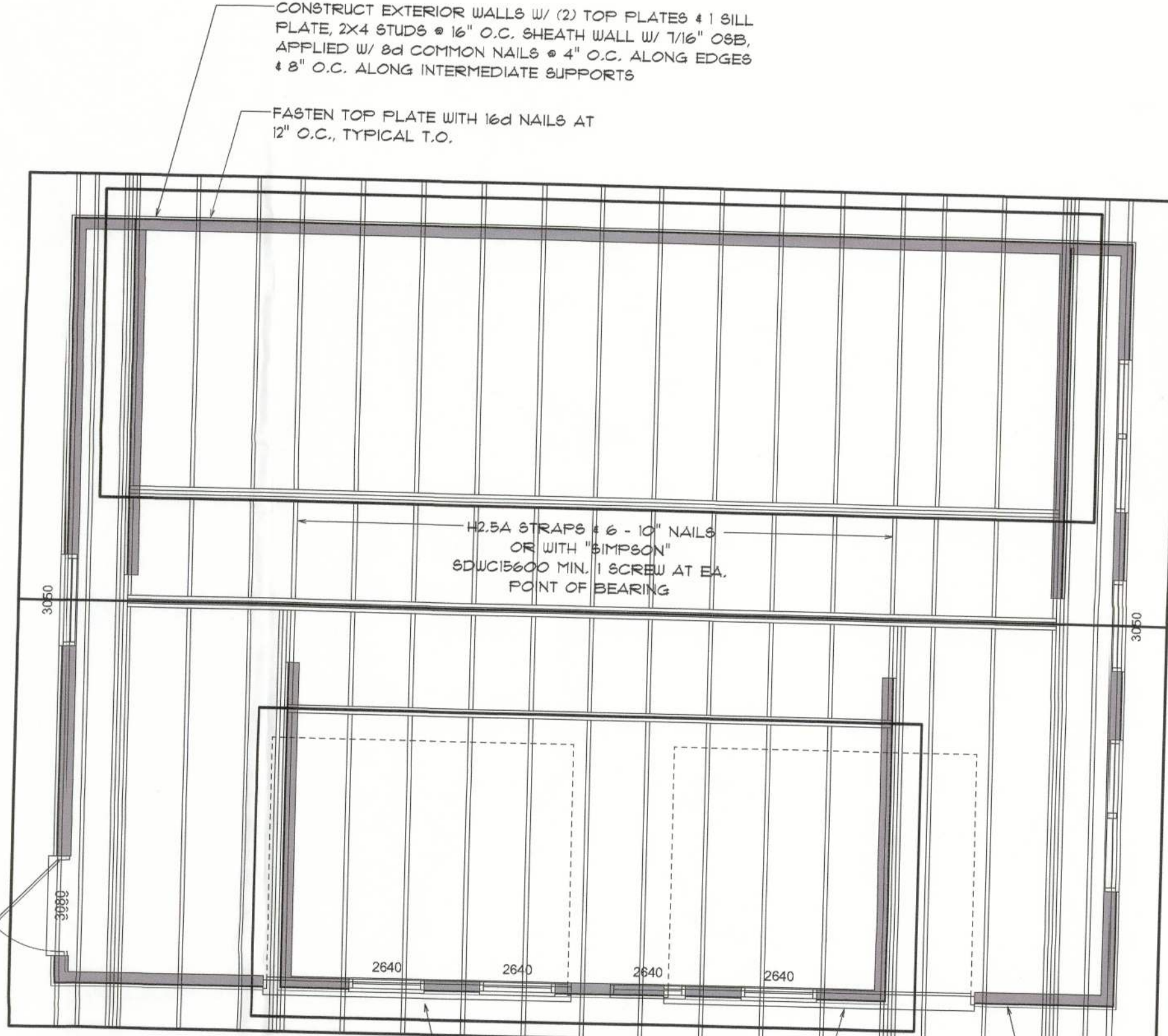


SECTION

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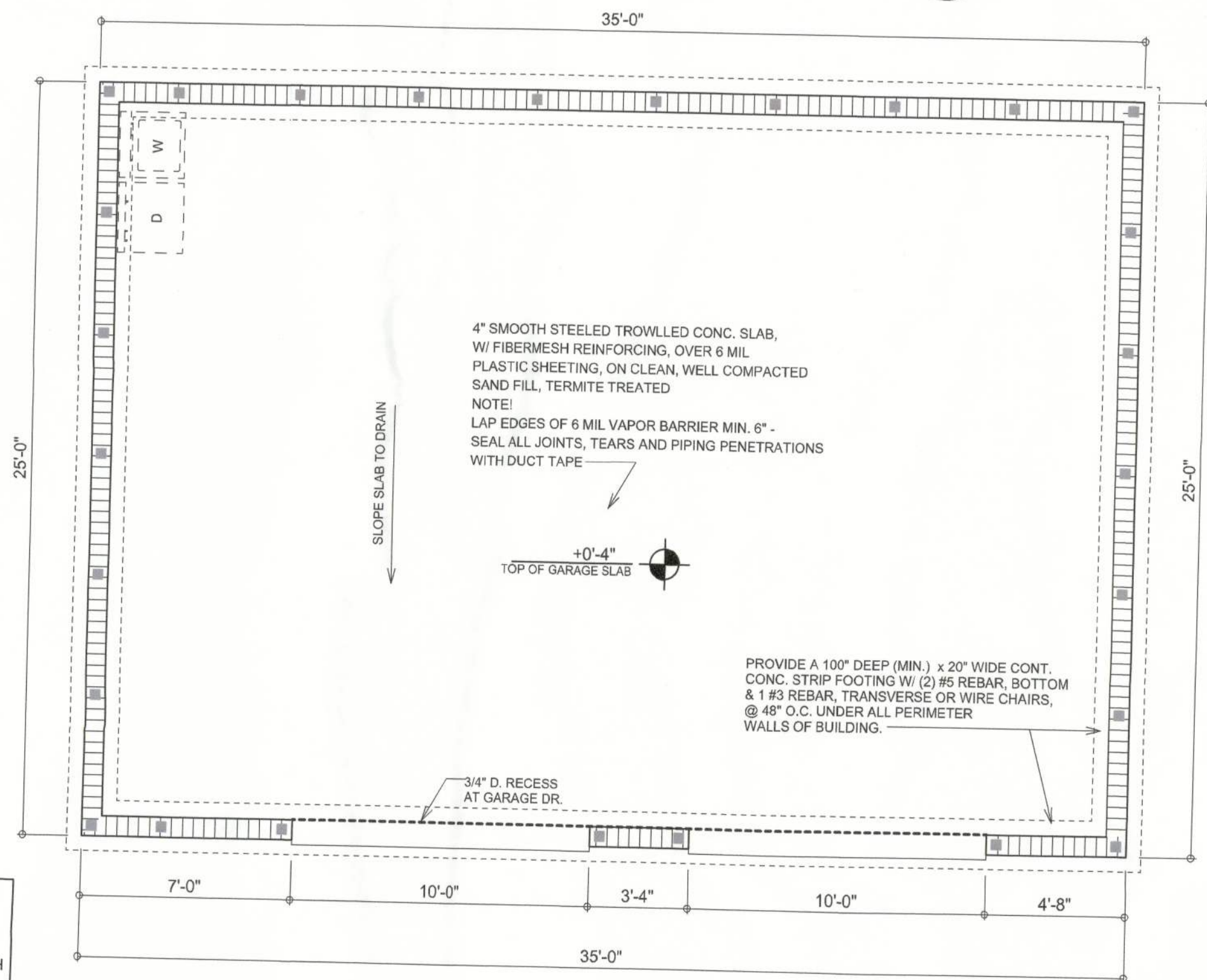
A
S.1

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.



ROOF FRAMING PLAN

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



FOUNDATION PLAN

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

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 - 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.

INTERIOR BEARING WALLS:

IT IS THE BUILDING CONTRACTOR'S RESPONSIBILITY TO VERIFY WITH THE TRUSS ENGINEERING ANY AND ALL INTERIOR BEARING WALL LOCATIONS AND FURNISH THE ENGINEER OR ARCHITECT OF RECORD TRUSS INFO SO THICKENED FOOTINGS CAN BE SIZED AND LOCATED ON THE FOUNDATION PLAN.

ROOF PLAN NOTES

- R-1 SEE EXTERIOR ELEVATIONS FOR ROOF PITCH
- R-2 ALL OVERHANG 18" UNLESS OTHERWISE NOTED
- R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE, THIS SHEET
- R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HEEL HEIGHTS
- R-5 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

NOTE!
SHEATH ROOF W/ 1/2" CDX 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

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.

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.

WOOD

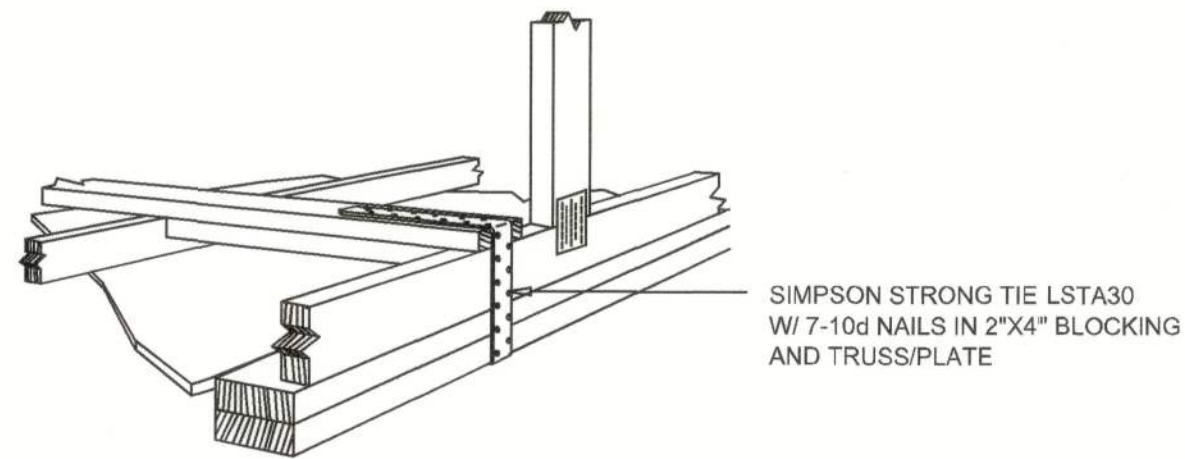
- TEMPORARY FOR SAFE ERECTION OF BRACING OF LINES OF TRUSSES
- ALL TRUSSES ENGINEERED SHALL INCLUDE CONNECTIONS FOR INSTALLATION
- WOOD STUDS SHALL BE NOT LESS THAN 2" X 4"
- CONNECTOR PLATE SHALL BE BLACK METAL AND BE OF SUFFICIENT SIZE TO REFER TO THE CONNECTIONS.

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

ROOFING MINIMUM THICKNESS
MATERIAL
COPPER
ALUMINUM
STAINLESS STEEL
GALVANIZED
ZINC ALLOY LEAD PAINTED TERN

Roofing
SCALE: NONE

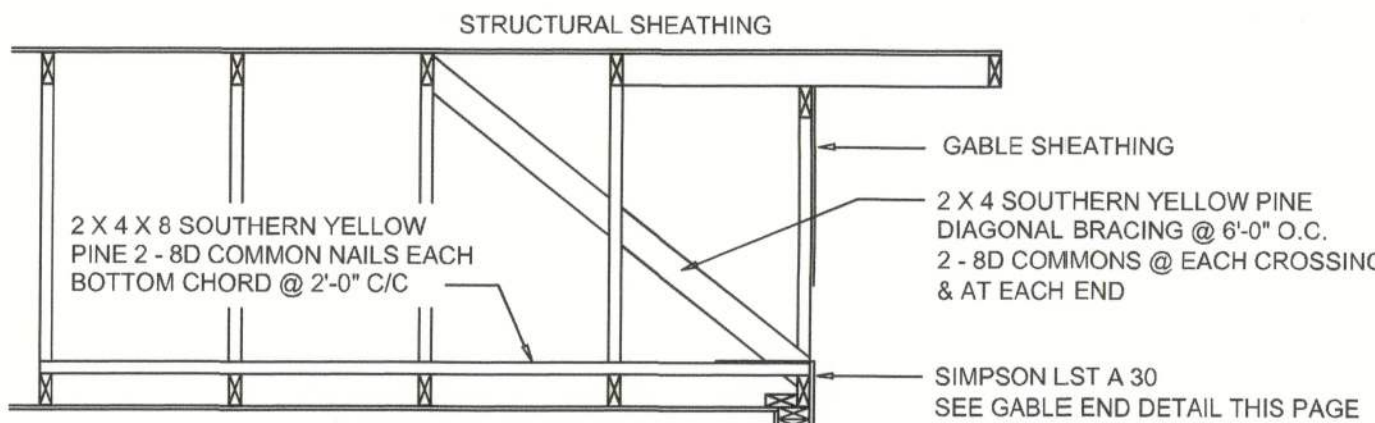
NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS



GABLE END GYPSUM DIAPHRAGM HOLDOWN CONNECTOR

SCALE: NONE

A.1



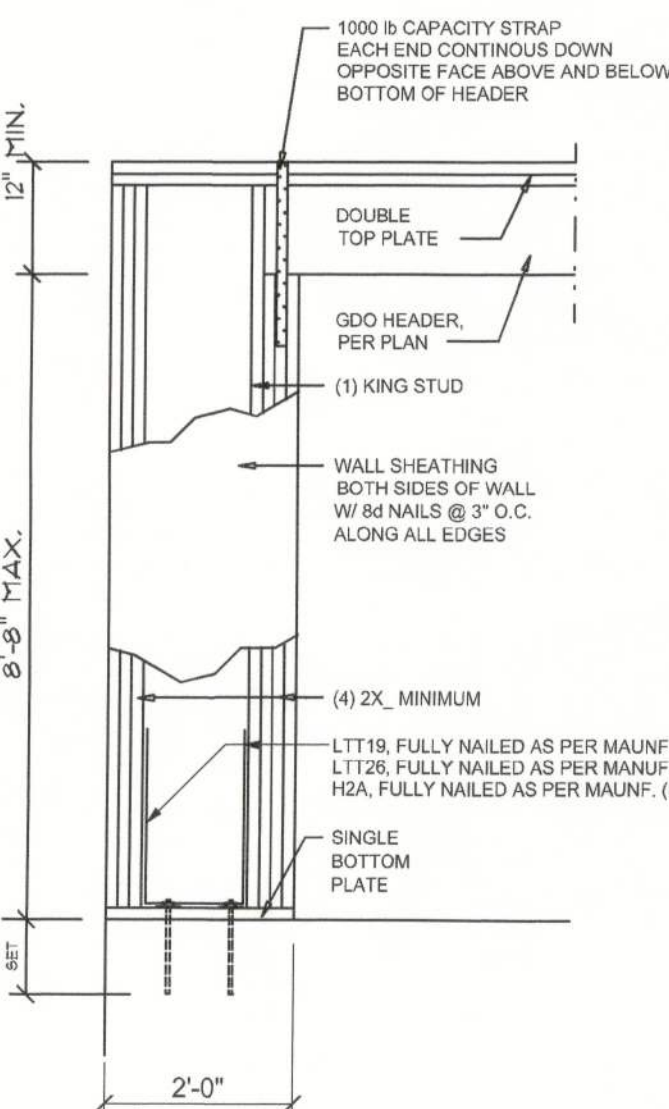
END WALL BRACING FOR CEILING DIAPHRAGM

NTS (ALTERNATIVE TO BALLOON FRAMING)

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

A

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 21° TO 45°									
ZONE	AREA (sq ft)	Wind 115 MPH		Wind 120 MPH		Wind 130 MPH		Wind 140 MPH	
		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
1	10	19.2	-26.3	11.1	-20.1	10	-26	15.1	-26.1
1	20	10	-16	10	-16.5	11.3	-22	15.1	-26.1
1	30	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	40	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	50	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	60	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	70	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	80	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	90	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	100	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	110	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	120	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	130	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	140	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	150	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	160	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	170	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	180	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	190	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	200	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	210	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	220	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	230	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	240	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	250	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	260	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	270	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	280	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	290	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	300	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	310	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	320	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	330	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	340	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	350	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	360	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	370	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	380	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	390	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	400	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	410	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	420	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	430	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	440	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	450	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	460	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	470	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	480	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	490	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	500	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	510	10	-16	10	-16.3	10	-19.2	10.9	-22.2
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1	570	10	-16	10	-16.3	10	-19.2	10.9	-22.2
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1	620	10	-16	10	-16.3	10	-19.2	10.9	-22.2
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1	670	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	680	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	690	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	700	10	-16	10	-16.3	10	-19.2	10.9	-22.2
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1	720	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	730	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	740	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	750	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	760	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	770	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	780	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	790	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	800	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	810	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	820	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	830	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	840	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	850	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	860	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	870	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	880	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	890	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	900	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	910	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	920	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	930	10	-16	10	-16.3	10	-19.2	10.9	-22.2
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1	960	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	970	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	980	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	990	10	-16	10	-16.3	10	-19.2	10.9	-22.2
1	1000	10	-16	10	-16.3	10	-19.2	10.9	-22.2



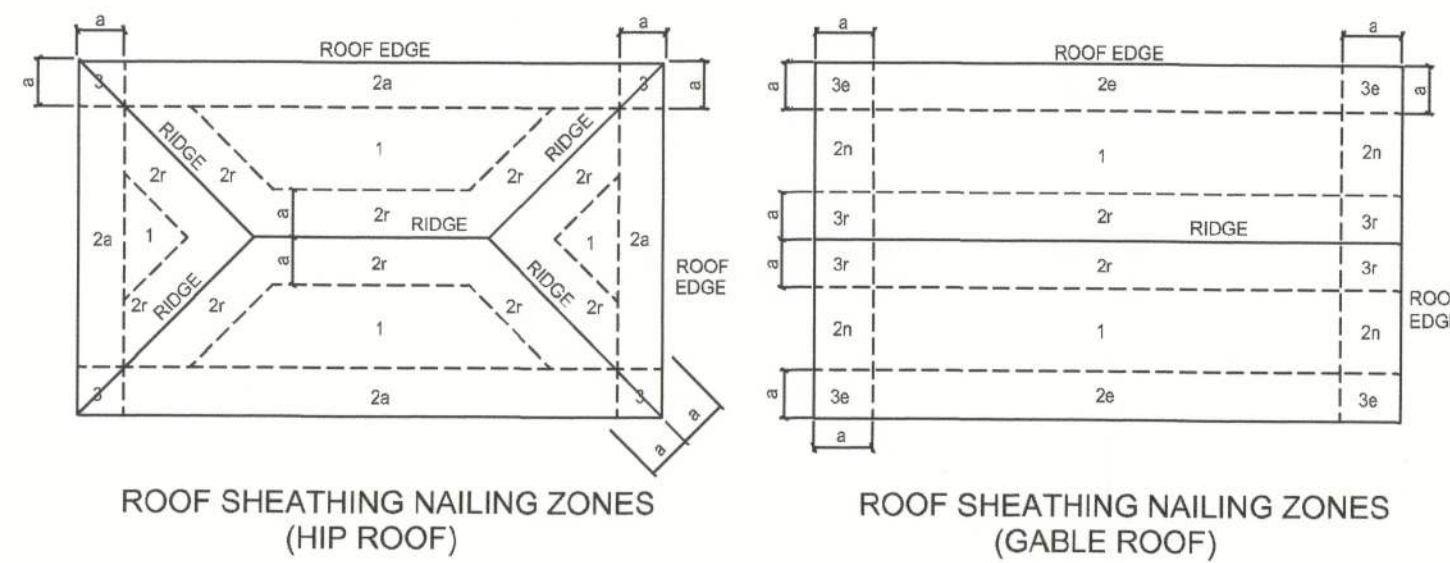
Garage End Wall DETAIL

SCALE: NTS

G

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1			6 in. o.c. EDGE 6 in. o.c. FIELD
2	7/16" O.S.B. OR 1932 CDX PLYWOOD	10d RING SHANK	4 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

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING			
BLDG HEIGHT (ft)	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	.82	1.21	1.47
20	.89	1.29	1.55
25	.94	1.35	1.61
30	1.00	1.40	1.66

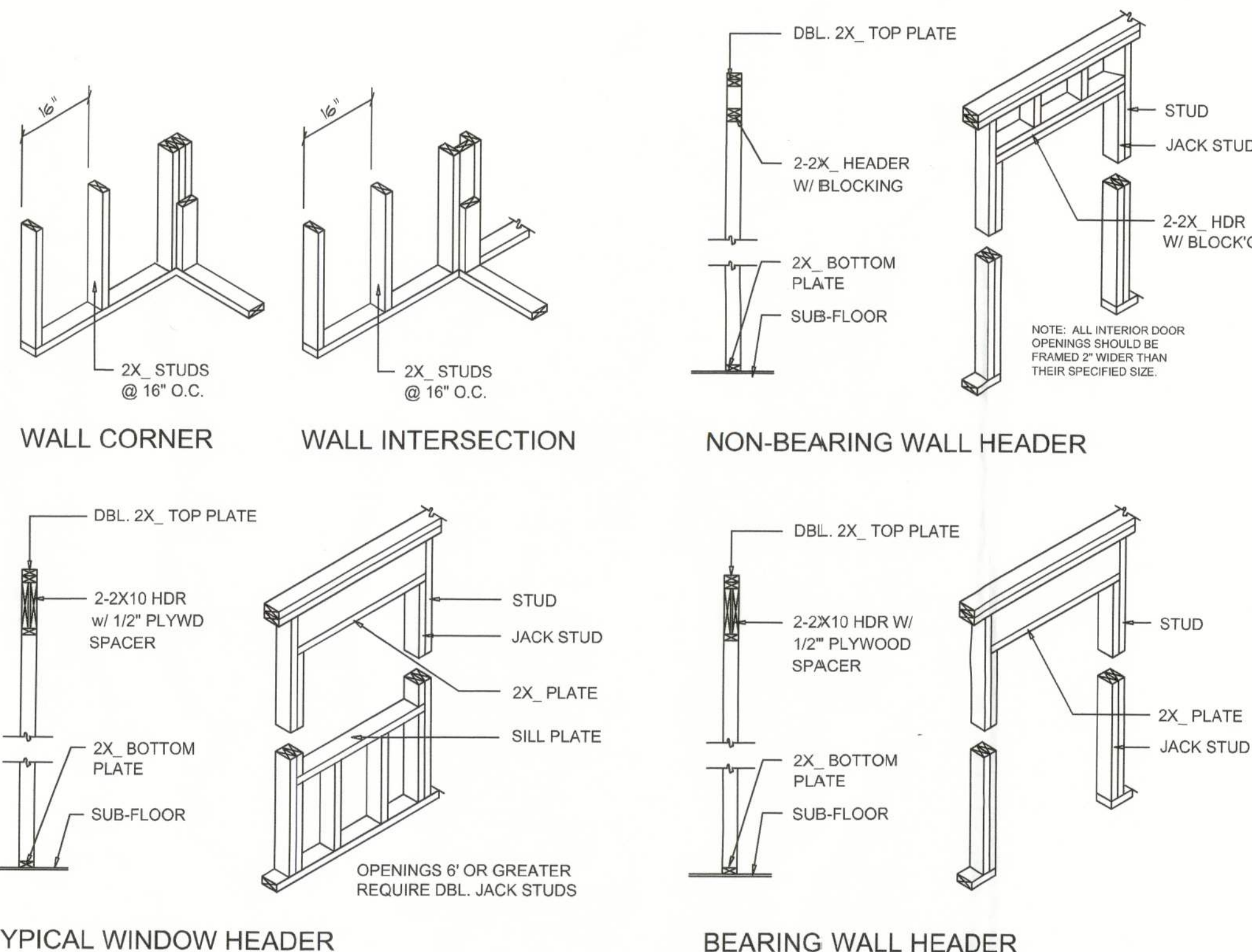


Roof Nail Pattern DET.

SCALE: NONE

B

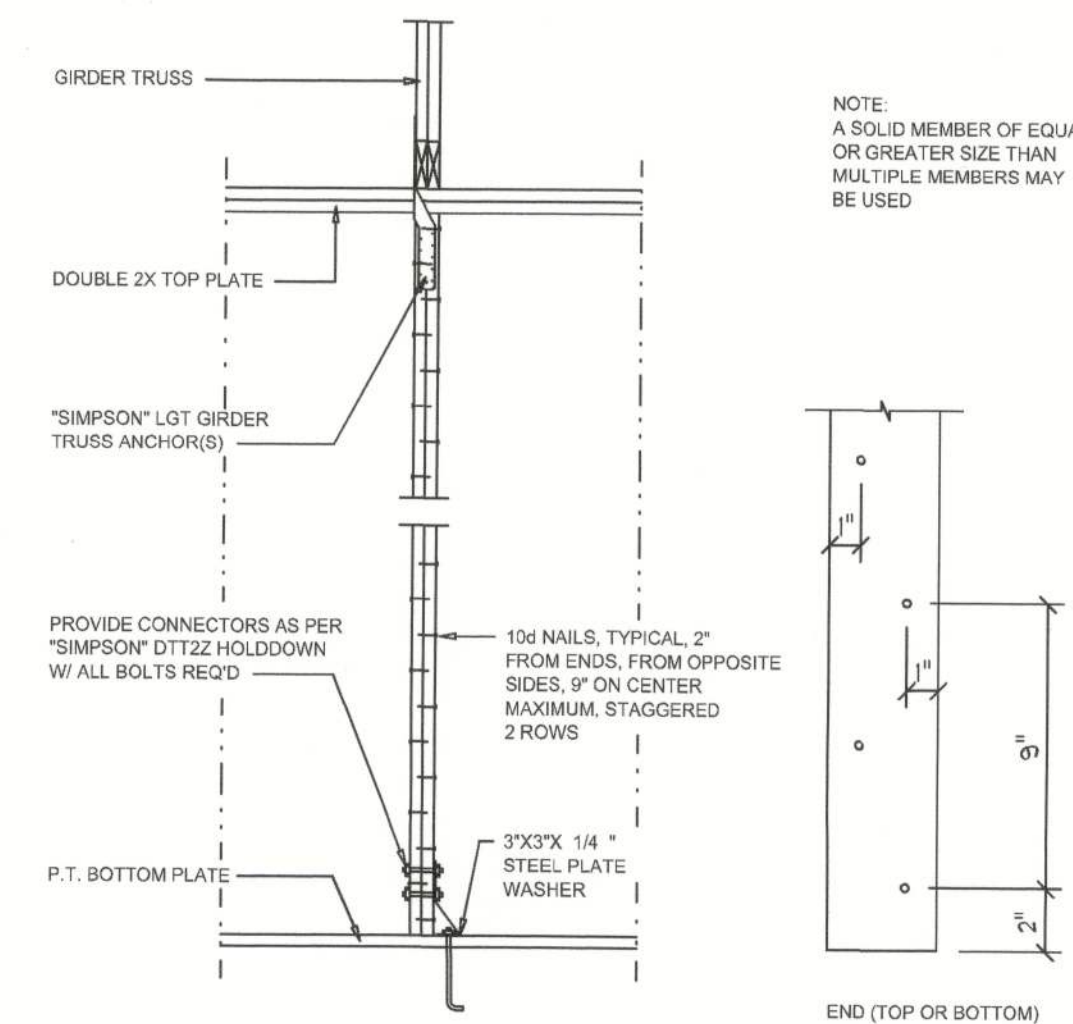
HEADERS SUPPORTING:		HEADER SPANS FOR EXTERIOR BEARING WALLS					
		BUILDING WIDTH (FT)					
HEADERS SUPPORTING:	HEADER SIZE	20'		28'		36'	
		SPAN	# JACKS	SPAN	# JACKS	SPAN	# JACKS
ROOF, CEILING	2-2x4	3'-6"	1	3'-2"	1	2'-10"	1
	2-2x6	5'-5"	1	4'-8"	1	4'-2"	1
	2-2x8	6'-10"	1	5'-11"	2	5'-4"	1
	2-2x10	8'-5"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



Wall Framing/Header DETAILS

SCALE: NONE

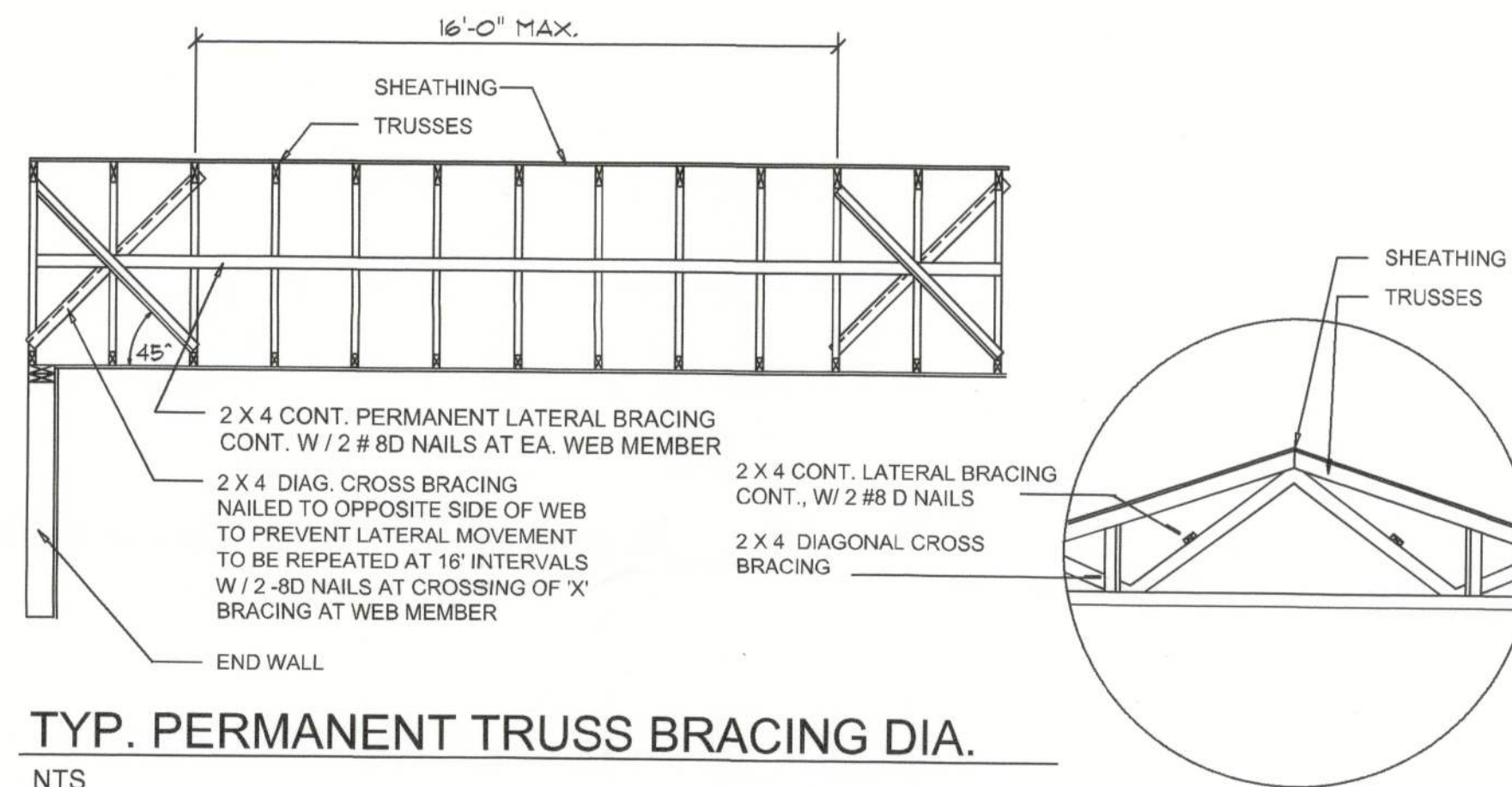
F



Girder Truss Column DET.

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

C



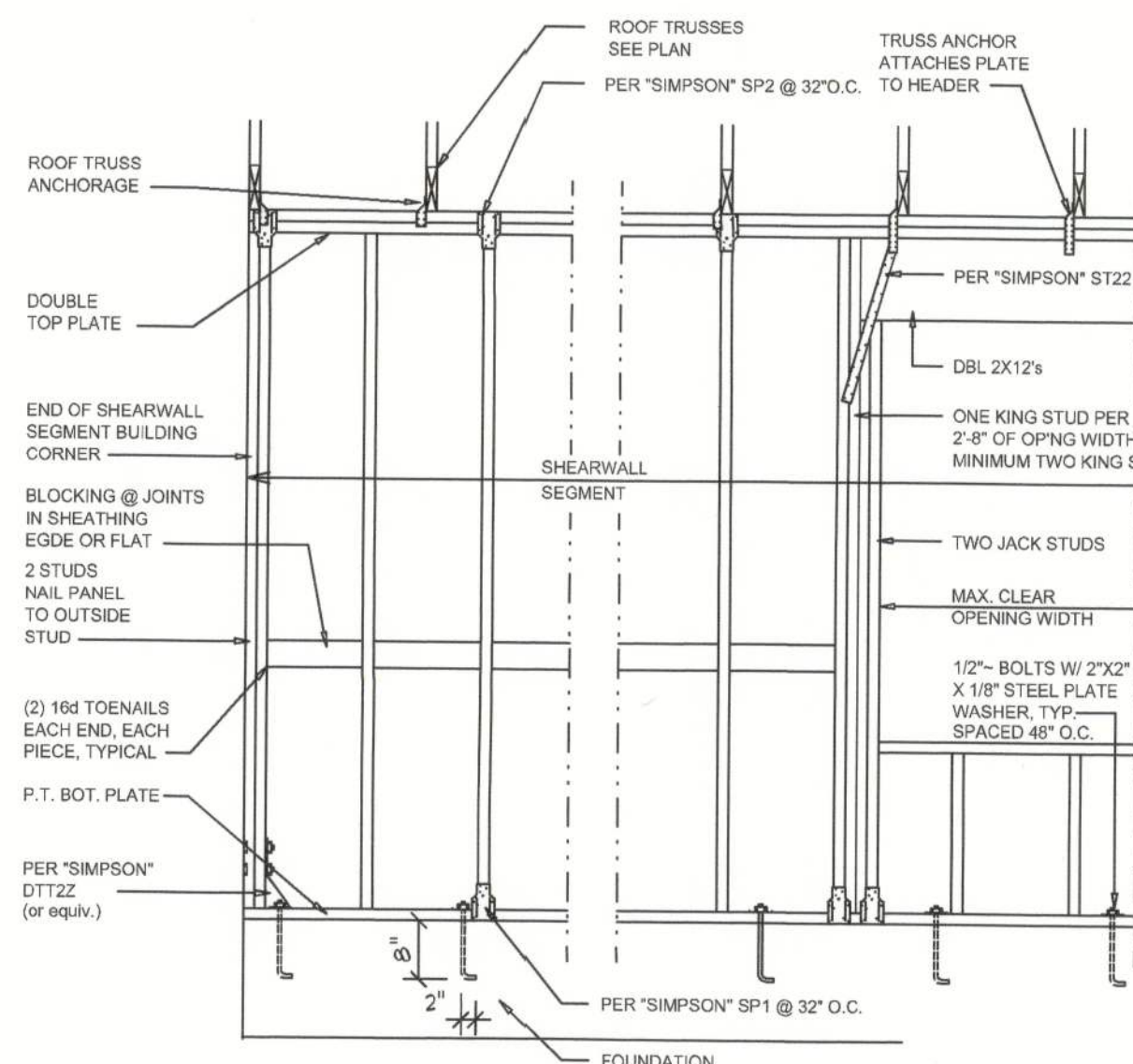
TYP. PERMANENT TRUSS BRACING DIA.

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

Truss Bracing DETAILS

SCALE: AS NOTED

D



- SHEARWALL NOTES:**
- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-97 SBC01 305.4.3.
 - THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
 - ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
 - NAIL SPACING SHALL BE 4" O.C. EDGES AND 8" O.C. IN THE FIELD.
 - TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 50% TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/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 9'-0"	(3) 2x4 OR (1) 2x6	2
> 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3

Shear Wall DETAILS

SCALE: NONE

A CUSTOM GARAGE FOR:

Micah & Alisha Cady

PROJECT ADDRESS:

413 SW Highpoint Glenn
Lake City, Florida 32024
(Columbia County)



SHEET INDEX

- A1 EXTERIOR ELEVATIONS
- A2 DIMENSIONED FLOOR PLAN & ELECTRICAL
- S1 FOUNDATION PLAN, ROOF PLAN & DETAILS
- S2 WINDLOAD INFO, NOTES & DETAILS
- S3 FRAMING DETAILS & NOTES

EASEMENT?

ENVIRONMENTAL 758-1058 (Approval)
HEALTH

ONLINE

STORAGE BLDG APPLICATION

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

AREA SUMMARY		
2ND FLR. LIVING AREA	796	S.F.
GARAGE AREA	875	S.F.
TOTAL AREA	1,671	S.F.

REVISIONS
October 07, 2024

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

A DETACHED GARAGE DESIGN FOR:
Micah & Alisha Cady
PROJECT ADDRESS: 413 SW Highpoint Glenn, Lake City, Florida 32024

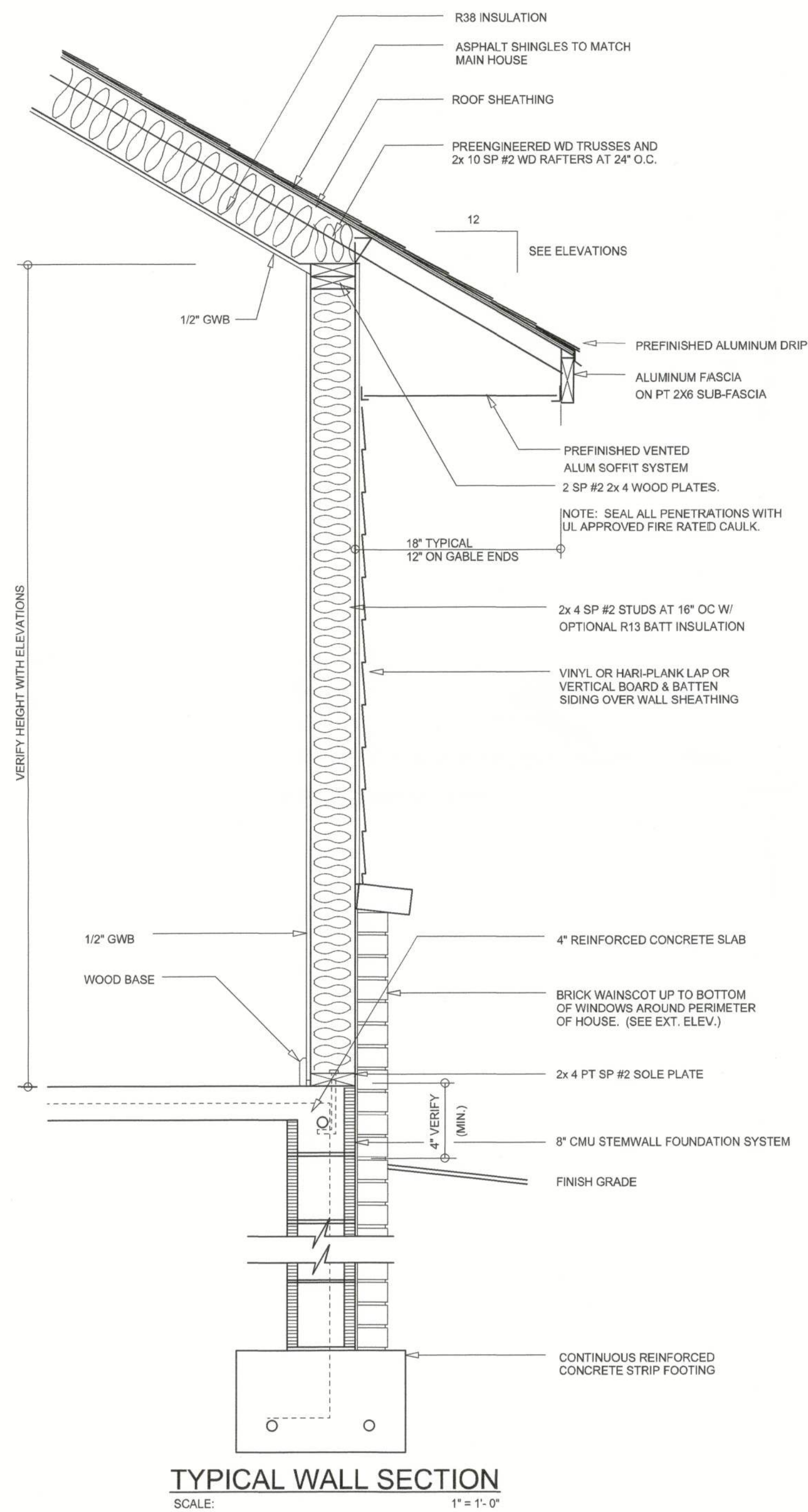
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426 SW COMMERCE DR. STE 130
LAKE CITY, FL 32025
(386) 758-8406
wm@wmymyers.net



JOB NUMBER
20240712

SHEET NUMBER
COVER

Will Cady



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

REVISIONS

October 08, 2024

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

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

A DETACHED GARAGE DESIGN FOR:

Micah & Alisha Cady

PROJECT ADDRESS: 413 SW Highpoint Glen, Lake City, Florida 32024

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426 SW COMMERCE DR. STE 130
LAKE CITY, FL 32025
(386) 758-8406
wm@wmmyers.net

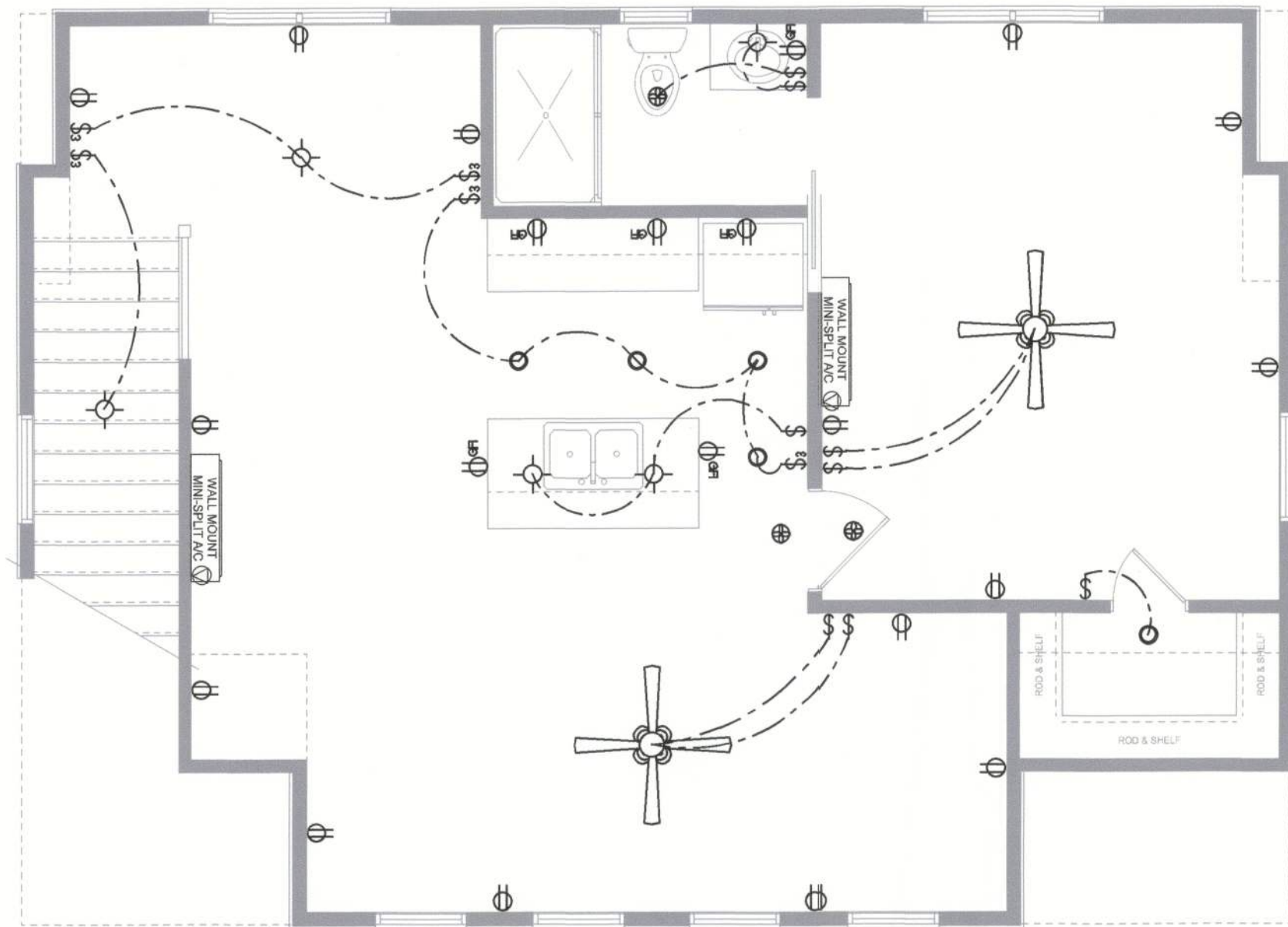


JOB NUMBER
20240712

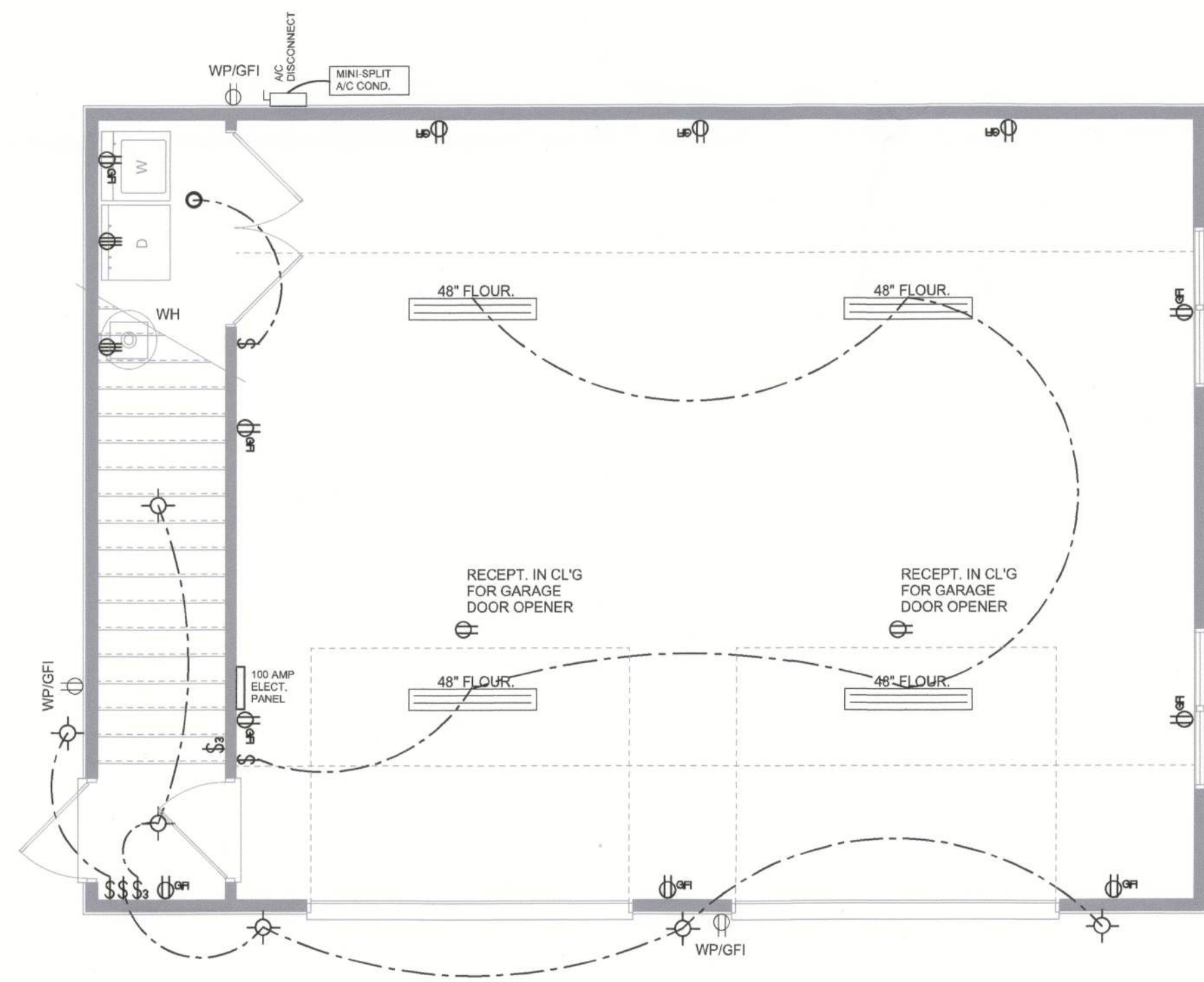
SHEET NUMBER

A.1

Will Cady



2ND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



GROUND FLOOR 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 406.8)
	TELEVISION JACK
	SPECIALTY CIRCUIT AS REQ'D. VERIFY W/ EQUIP.
	SMOKE / CARBON MONOXIDE DETECTOR (see note below)
	WALL SWITCH
	3 WAY WALL SWITCH
	WATER PROOF GFI OUTLET
	2 OR 4 LED STRIP FIXTURE

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

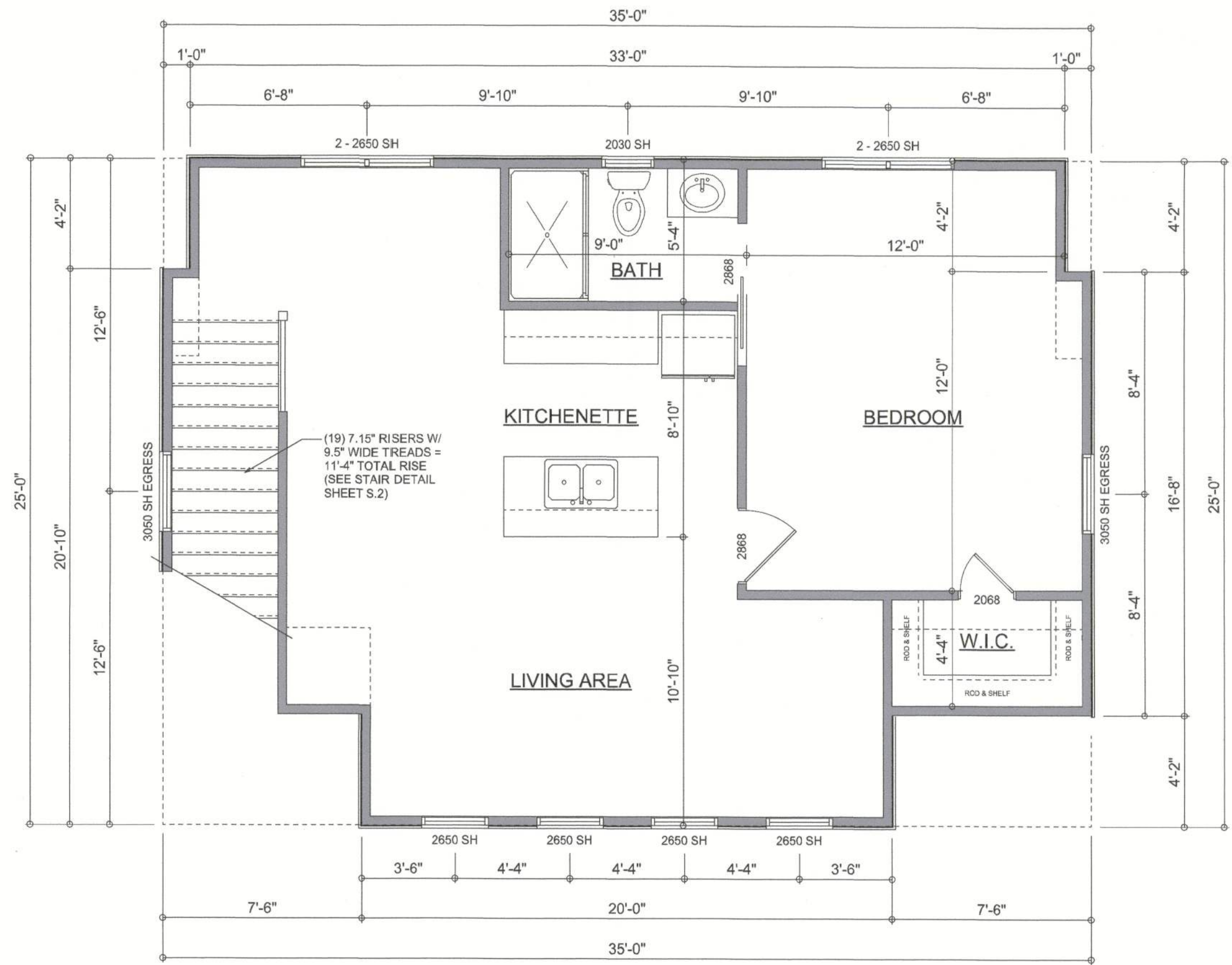
ALL INTERIOR & EXTERIOR LIGHTING SHALL MEET OR EXCEED THE MIN. 75% HIGH-EFFICIENCY
LIGHTING PER FBC-ENERGY CONSERVATION R404.

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.

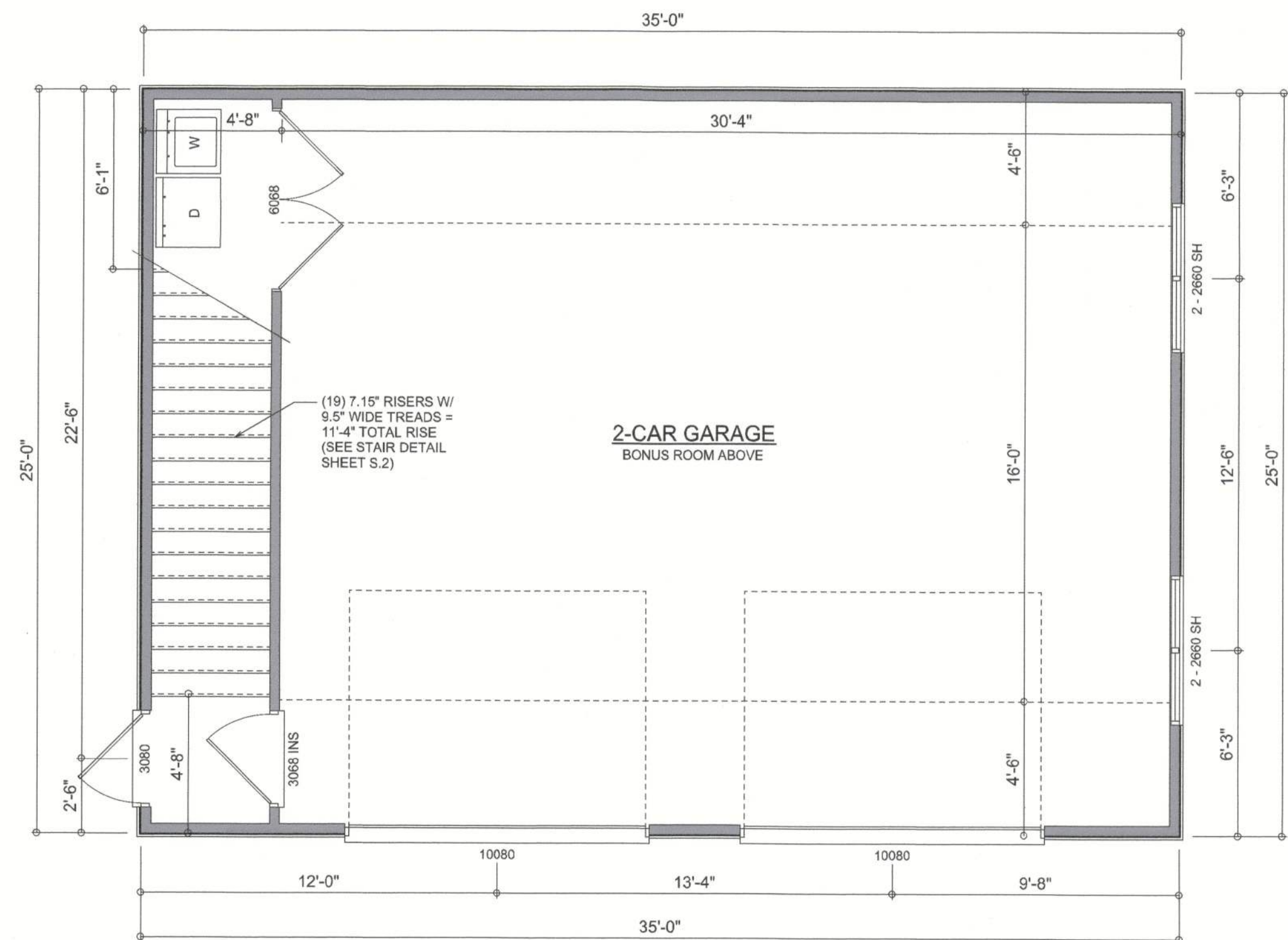
THE ELECTRICAL SERVICE OVERCURRENT PROTECTION DEVICE SHALL BE
INSTALLED ON THE EXTERIOR OF STRUCTURES TO SERVE AS A DISCONNECT MEANS.
CONDUCTORS USED FROM THE EXTERIOR DISCONNECTING MEANS TO A PANEL OR SUB
PANEL SHALL HAVE FOUR-WIRE CONDUCTORS, OF WHICH ONE CONDUCTOR
SHALL BE USED AS AN EQUIPMENT GROUND.

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.

NOTE: A FLORIDA LICENSED ELECTRICAL CONTRACTOR SHALL DETERMINE IF THE EXISTING
ELECTRICAL PANEL HAS THE CAPACITY FOR THE ADDITION'S ADDED CIRCUITS OR IF A
ELECTRICAL SUB PANEL SHALL BE INSTALLED.



2ND FLOOR CONDITIONED AREA
SCALE: 1/4" = 1'-0"



GROUND FLOOR GARAGE AREA
SCALE: 1/4" = 1'-0"

NOTE: ALL WALLS SHALL BE 10'-0" UNLESS OTHERWISE NOTED.

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 13/8 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.

AREA SUMMARY

2ND FLR. LIVING AREA	796	S.F.
GARAGE AREA	875	S.F.
TOTAL AREA	1,671	S.F.

Wm C. Myers

REVISIONS
October 08, 2024

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

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

A DETACHED GARAGE DESIGN FOR:
Micah & Alisha Cady
PROJECT ADDRESS: 413 SW Highpoint Glenn, Lake City, Florida 32024

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ASSOCIATES, INC.
428 SW COMMERCE DR. STE 130
LAKE CITY, FL 32025
(386) 758-8406
wm@willmyers.net



JOB NUMBER
20240712

SHEET NUMBER
A.2

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

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 WWW ON CHAIRS @ 36" O.C.,
Foundation: Continuous monolithic footing or /Sitem Wall foundation system

ROOF DECKING

Material: 19/32" CD 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" CD 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 & 6" O.C. Interior
Dragstrut: Double Top Plate (S.Y.P.) With 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: 10"x 20" Cont. mono fig. W/ (2) #5 Bars Cont. on chairs or (1) #3 Transverse @ 24" O.C.
Stemwall: 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 ANSI/ASCE 7-16, 2023 FBC 1609-A WIND VELOCITY: V_{ULT} = 130 MPH
V_{DES} = 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

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF'R/MODEL	CAP.
TRUSS TO WALL:	SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 10d NAILS	960#
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT, W/ 28 - 16d NAILS	1785#
HEADER TO KING STUD(S):	SIMPSON ST22	1370#
PLATE TO STUD:	SIMPSON SP2	1065#
STUD TO SILL:	SIMPSON SP1	585#
PORCH BEAM TO POST:	SIMPSON PC44/EPC44	1700#
PORCH POST TO FND.:	(6) LOG TOE-SCREWS	
MISC. JOINTS	SIMPSON A34	

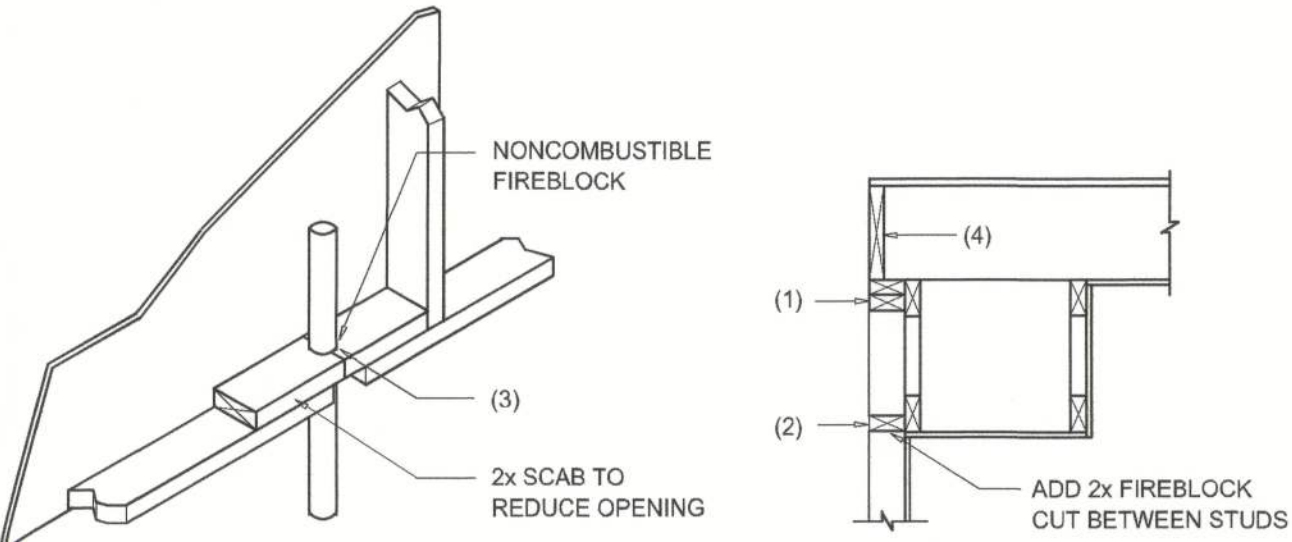
NOTE:
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

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.

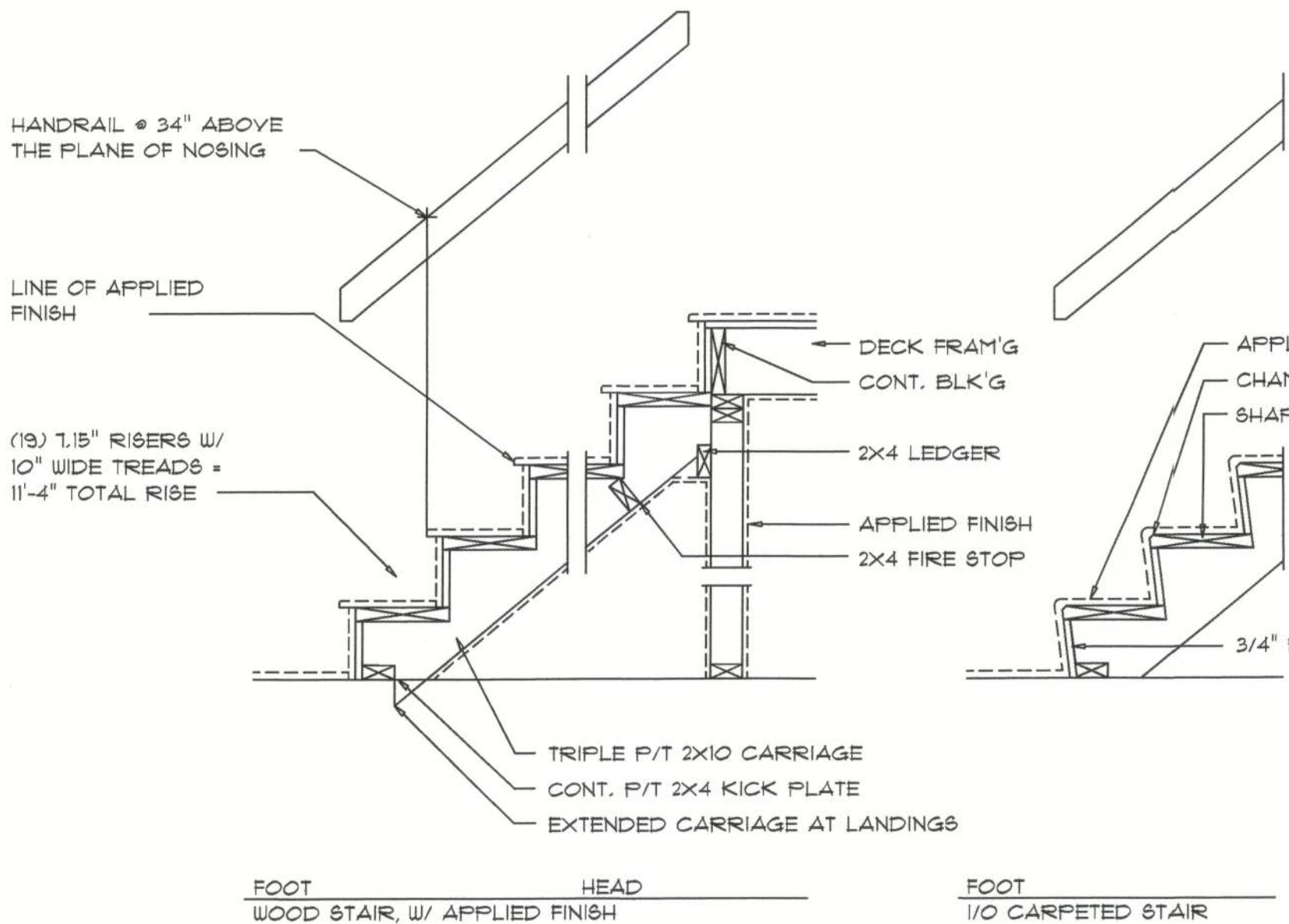
FIREBLOCKING NOTES:

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

- 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 CEILINGS, COVE CEILINGS, ETC.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYROPANEL, 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



Typical Stair DETAIL

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

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 21° TO 45°									
ZONE	AREA (ft ²)	Vult 15 MPH		Vult 20 MPH		Vult 30 MPH		Vult 40 MPH	
		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
1	10	10.2	-26.3	11.1	-25.1	13	-26	15.1	-26.1
1	20	6	-18	6	-19.5	11.3	-23	13.1	-26.7
1	30	6	-18	6	-19.5	10	-19.2	10.8	-26.2
1	100	6	-12.7	6	-13.5	10	-16.2	10	-18.9
2a	10	10.2	-26.2	11.1	-26.1	13	-26.9	15.1	-26.9
2a	20	6	-18.1	6	-26.8	11.3	-24.4	13.1	-26.1
2a	30	6	-11.9	6	-12.9	10	-15.1	10.5	-17.6
2a	100	6	-11.9	6	-12.9	10	-15.1	10	-17.6
2b	10	10.2	-26.5	11.1	-26.3	13	-26.1	15.1	-25.4
2b	20	6	-25.7	6	-26	11.3	-26.8	13.1	-26.1
2b	30	6	-18.2	6	-26.9	10	-24.5	10.5	-26.4
2b	100	6	-14.5	6	-15.5	10	-19.2	10	-21.2
3	10	10.2	-26.7	11.1	-26.6	13	-27.7	15.1	-26.4
3	20	6	-24.5	6	-26.7	11.3	-21.4	13.1	-26.4
3	30	6	-14.3	6	-15.5	10	-18.2	10.5	-21.2
3	100	6	-14.5	6	-15.5	10	-18.2	10	-21.2
4	10	14.5	-16.1	15.5	-16.5	16.2	-16.6	21.2	-25.9
4	20	10.6	-14.5	14.9	-16.1	17.4	-19	20.2	-22
4	30	12.8	-14	15.9	-16.2	16.3	-17.5	19	-20.7
4	100	13.1	-13.3	15.2	-14.5	15.5	-17.1	18	-19.9
5	100	10.6	-11.9	11.6	-12.9	13.6	-15.1	15.6	-17.6
5	10	14.5	-16.1	15.5	-16.5	16.2	-16.6	21.2	-25.9
5	20	13.6	-17.2	14.5	-18.4	17.4	-20.1	20.2	-26.4
5	30	10.8	-16.1	15.9	-17.6	16.3	-20.6	19	-23.9
5	100	12.1	-14.5	13.2	-16.1	13.3	-19	18	-22
5	500	10.6	-11.9	11.6	-12.9	13.6	-15.1	15.6	-17.6

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING			
BLDG HEIGHT (ft)	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

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 21° TO 45°									
ZONE	AREA (ft ²)	Vult 15 MPH		Vult 20 MPH		Vult 30 MPH		Vult 40 MPH	
		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
1.2a	10	10.9	-26.4	11.9	-26.7	13.9	-23.7	15.9	-26.1
1.2a	20	10	-26.4	10	-25.7	11.7	-23.7	13.6	-26.1
1.2a	30	10	-16.1	10	-17.5	10	-20.6	10.5	-23.5
1.2a	100	10	-2.2	10	-2	10	-19.2	10	-15.2
2a.2b.2c	10	10.2	-26.2	11.1	-25.4	13	-25.2	15.1	-25
2a.2b.2c	20	10	-23.7	10	-26.2	11.7	-24.4	13.9	-26.2
2a.2b.2c	30	10	-25.2	10	-25.5	10	-23.5	10.8	-26.1
2a.2b.2c	100	10	-20.9	10	-22.8	10	-26.7	10	-21
3	10	10.5	-26.7	11.9	-26.6	13.9	-26.4	15.9	-27.6
3	20	10	-26.2	10	-27.7	11.7	-26.1	13.9	-26.1
3	30	10	-20.5	10	-23.2	10	-30	10.8	-25.2
3	100	10	-24	10	-26.1	10	-26.6	10	-25.5

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

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 GREATER 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 107-95.

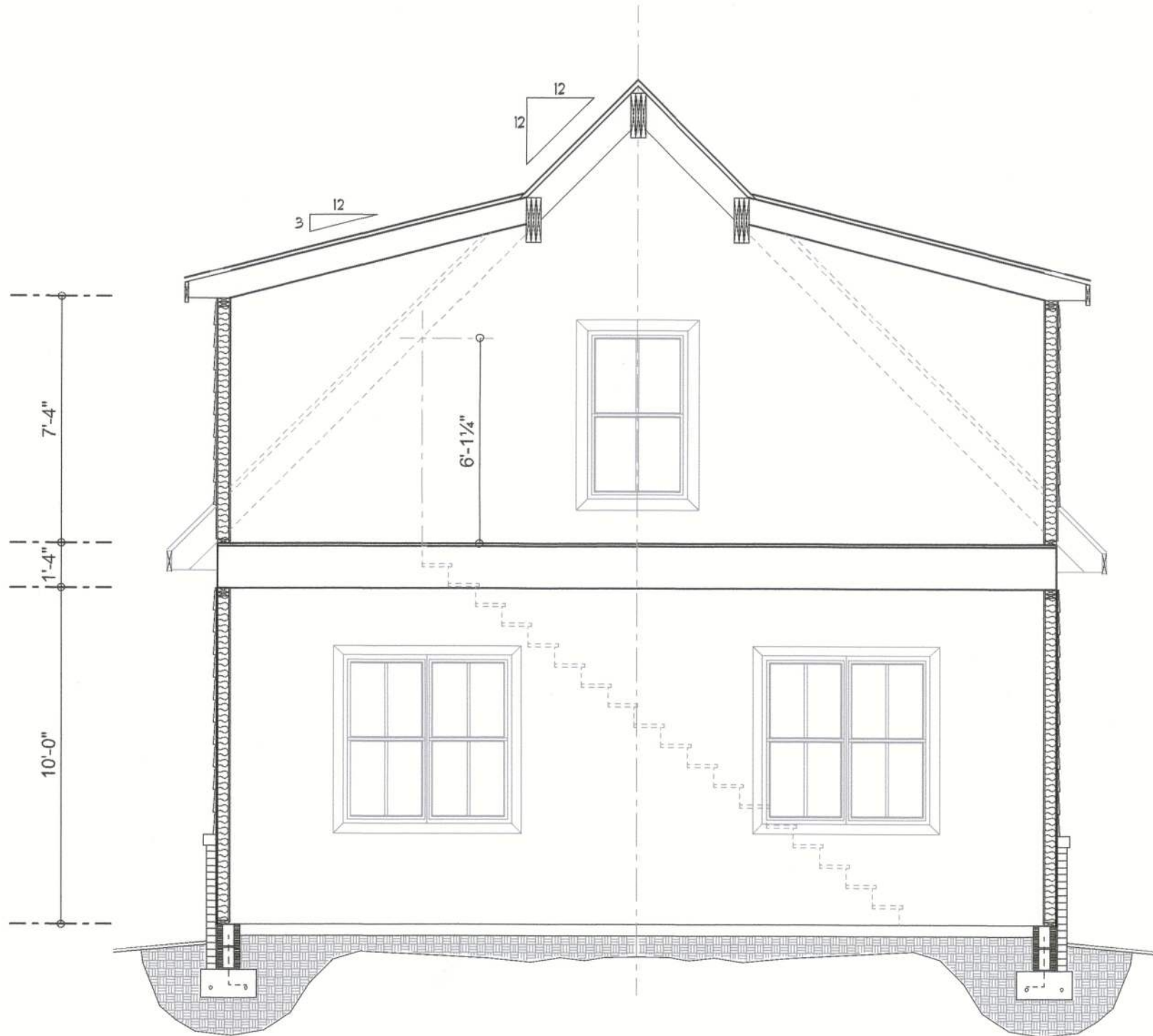
UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FROM 2:12 TO 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:
1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

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 SLOPED 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS 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 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 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.



FULL BUILDING SECTION

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

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 1503.2.6
- CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4
- IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4
- TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1816.1.1
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1816.1.2
- BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1816.1.3
- MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1816.1.4
- CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1816.1.5
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6
- AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 1816.1.6
- ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1816.1.7
- A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY # LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1816.1.7
- AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.1.3
- NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

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

REVISIONS
October 08, 2024

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

A DETACHED GARAGE DESIGN FOR:

Micah & Alisha Cady

PROJECT ADDRESS: 413 SW Highpoint Glenn, Lake City, Florida 32024

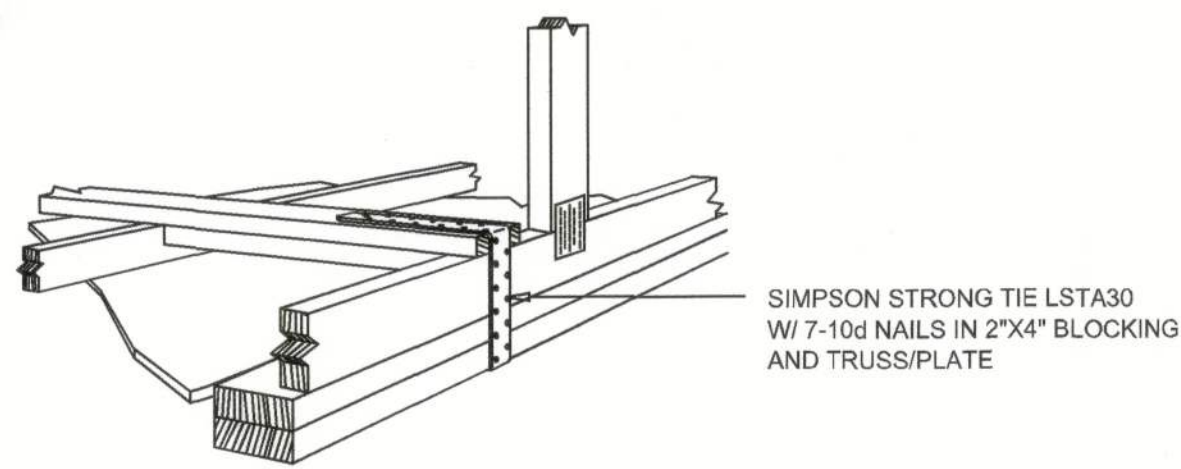


NICHOLAS BEISLER
ARCHITECT
N.C.A.R.B. Certified

1758 NW Brown Rd.
Lake City, FL 32055
(386) 305-4535

JOB NUMBER
20240712

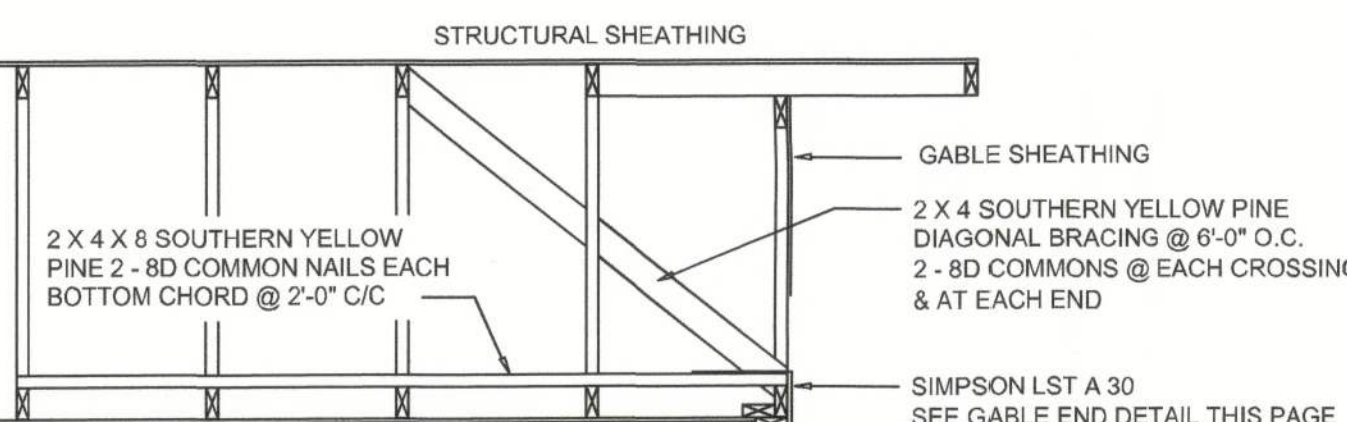
SHEET NUMBER
S.2
OF 3 SHEETS



GABLE END GYPSUM DIAPHRAGM
HOLDOWN CONNECTOR

SCALE: NONE

A.1



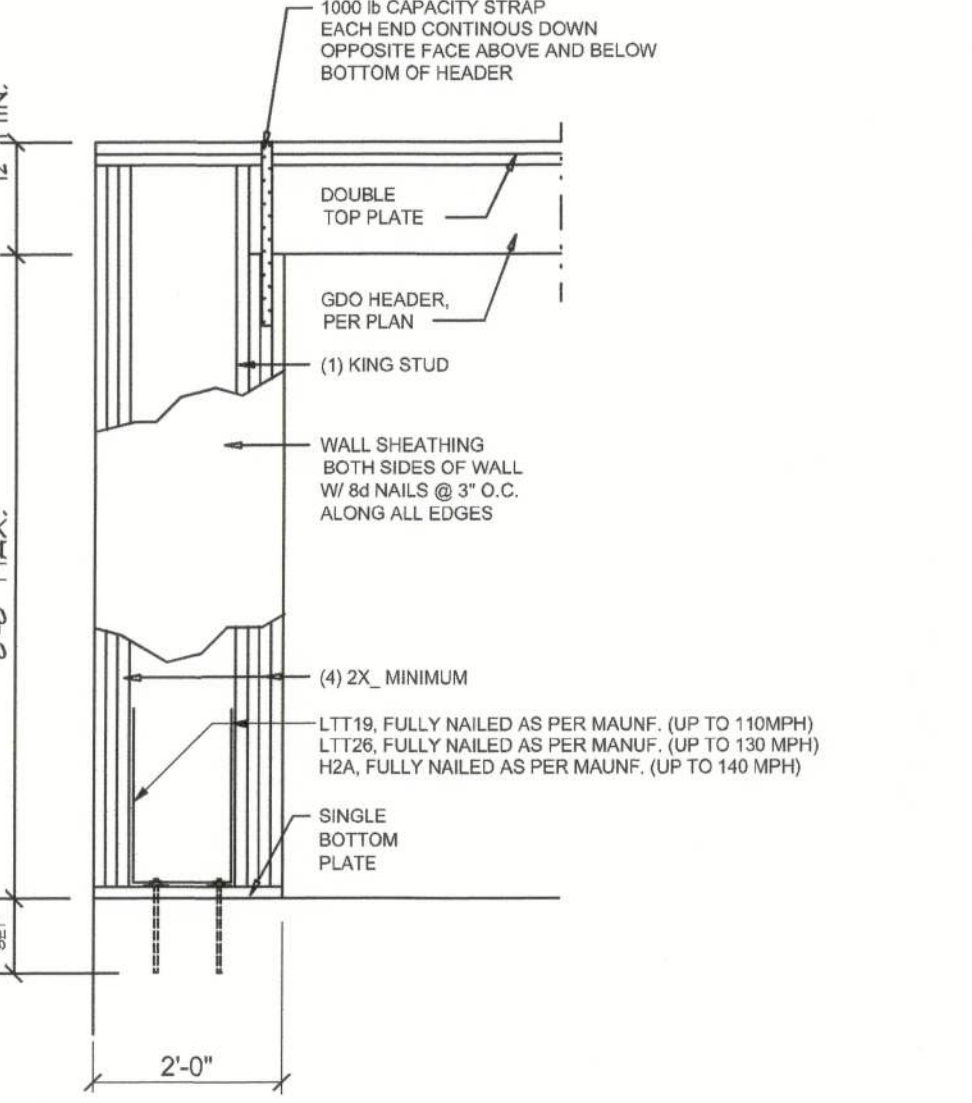
END WALL BRACING FOR
CEILING DIAPHRAGM

NTS (ALTERNATIVE TO BALLOON FRAMING)

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

A

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 21° TO 45°											
ZONE	AREA (ft ²)	VULT 15 MPH		VULT 120 MPH		VULT 130 MPH		VULT 140 MPH		Pos	Neg
		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg		
ROOF 21° TO 45°	1	50	10.2	-26.3	11.1	-32.1	13	-35	15.1	-36.1	
	1	25	10	-16	10	-19.6	11.3	-23	13.1	-26.7	
	1	50	10	-16	10	-19.6	11.3	-23	13.1	-26.7	
	1	100	10	-12.7	10	-15.9	10	-19.2	10	-22.2	
	2	10	10.2	-24.2	11.1	-28.3	13	-30.9	15.1	-33.9	
	2	25	10	-15.1	10	-18.9	11.3	-21.4	13.1	-25.3	
	2	50	10	-11.9	10	-15.9	10	-19.1	10	-21.6	
	2	100	10	-11.9	10	-15.9	10	-19.1	10	-21.6	
	3	10	10.2	-26.6	11.1	-30.3	13	-33.1	15.1	-36.4	
	3	25	10	-20.7	10	-25	11.3	-28.8	13.1	-31.1	
	3	50	10	-19.2	10	-23.9	10	-21.5	10	-25.4	
	3	100	10	-14.3	10	-18.5	10	-19.2	10	-21.2	
WALL	1	10	10.2	-26.7	11.1	-30.6	13	-33.7	15.1	-36.4	
	1	25	10	-24.6	10	-28.7	11.3	-31.4	13.1	-34.4	
	1	50	10	-14.3	10	-18.5	10	-19.2	10	-21.2	
	4	10	10.2	-45.5	10.2	-48.9	10.2	-49.8	10.2	-50.9	
	4	25	10.2	-14.8	14.8	-16.1	17.4	-19	20.2	-22	
	4	50	10.2	-14	13.9	-15.2	16.3	-17.6	19	-20.7	
	4	100	10.1	-10.3	10.2	-14.5	15.5	-17.1	18	-19.8	
	4	500	10.6	-17.8	17.6	-22.9	19.5	-25.1	19.5	-27.6	
	5	10	14.3	-81	15.9	-20.9	18.2	-24.4	21.2	-28.3	
	5	25	10.6	-17.8	14.8	-19.4	17.4	-22.8	20.2	-26.4	
	5	50	10.6	-16.1	13.9	-17.6	16.3	-18.6	19	-20.9	
	5	100	10.1	-14.8	13.2	-16.1	15.5	-19	18	-21	



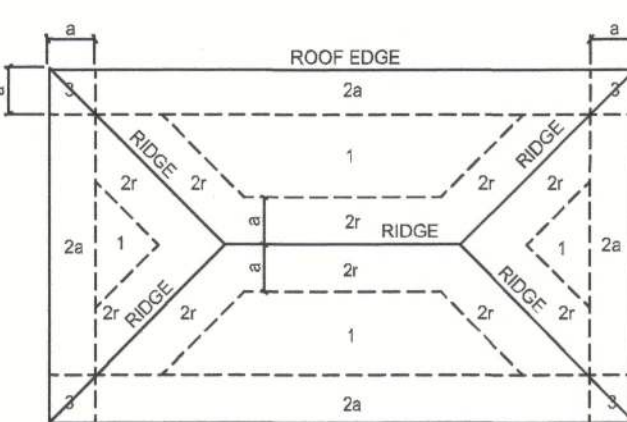
Garage End Wall DETAIL

SCALE: NTS

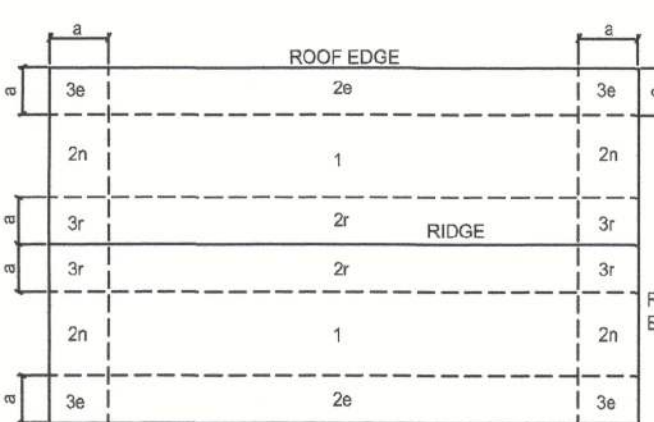
G

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1			6 in. o.c. EDGE 6 in. o.c. FIELD
2	7/16" O.S.B. OR 19/32 CDX PLYWOOD	10d RING SHANK	4 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

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING			
BLDG HEIGHT (ft)	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	.82	1.21	1.47
20	.89	1.28	1.55
25	.94	1.35	1.61
30	1.00	1.40	1.66



ROOF SHEATHING NAILING ZONES
(HIP ROOF)



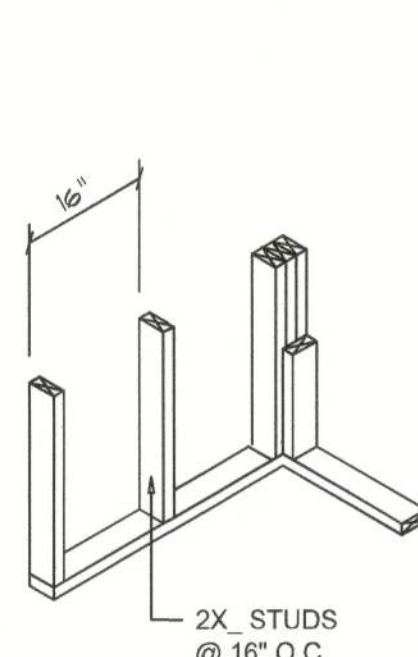
ROOF SHEATHING NAILING ZONES
(GABLE ROOF)

Roof Nail Pattern DET.

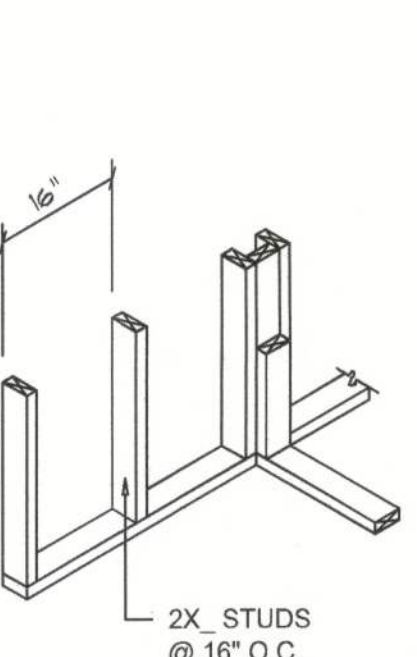
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B

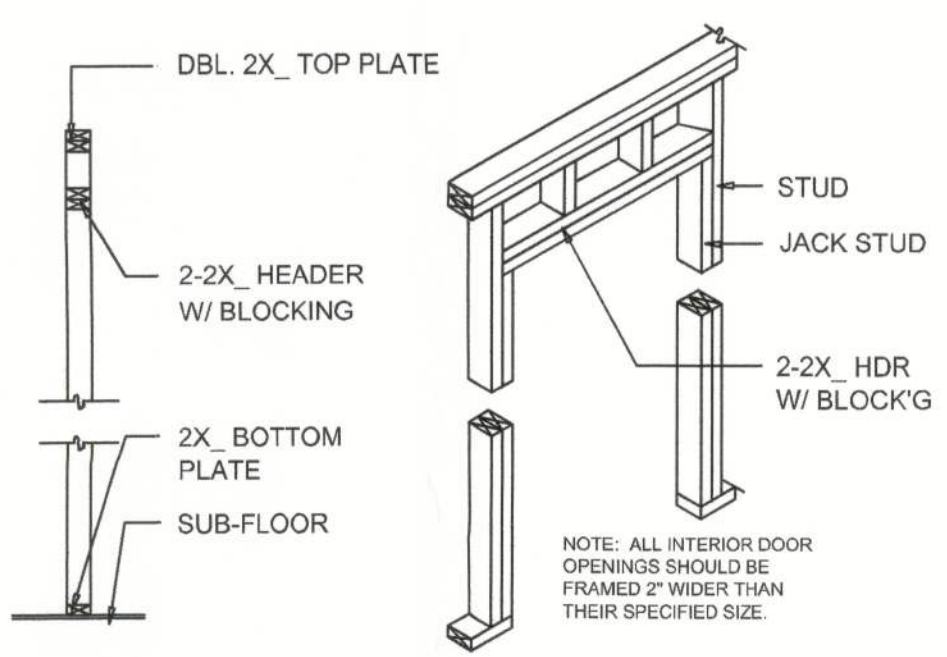
HEADER SPANS FOR EXTERIOR BEARING WALLS					
HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT)			
		20'	28'	36'	
ROOF, CEILING	2-2x4	3'-6"	3'-2"	2'-10"	1
	2-2x6	5'-5"	4'-8"	4'-2"	1
	2-2x8	6'-10"	5'-11"	5'-4"	1
	2-2x10	8'-5"	7'-3"	6'-6"	2
	2-2x12	9'-9"	8'-5"	7'-6"	2
	3-2x8	8'-4"	7'-5"	6'-8"	1
	3-2x10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



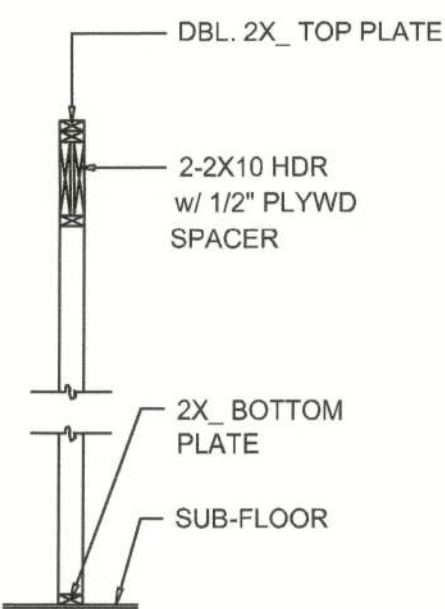
WALL CORNER



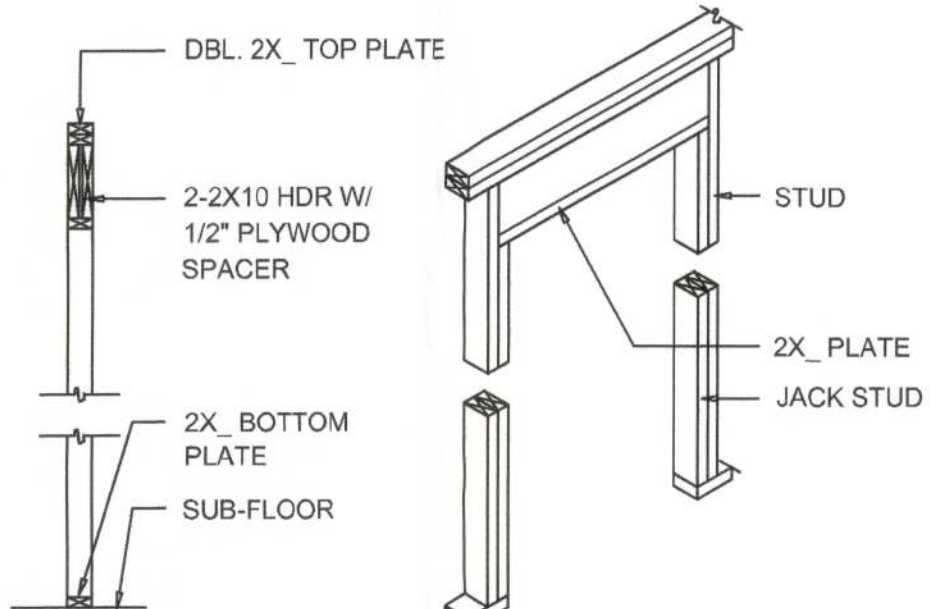
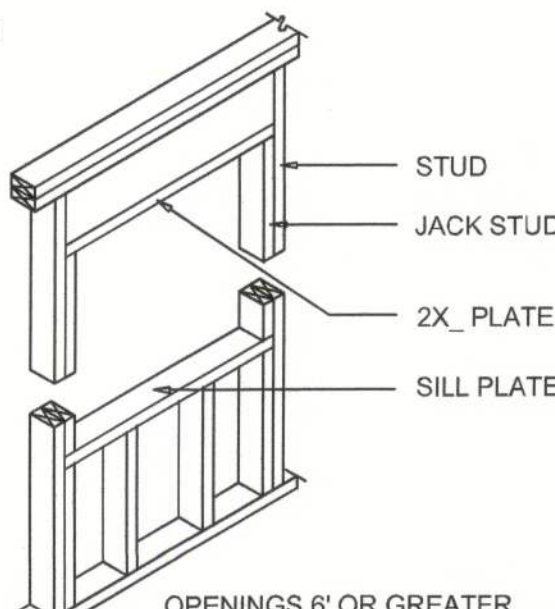
WALL INTERSECTION



NON-BEARING WALL HEADER



TYPICAL WINDOW HEADER

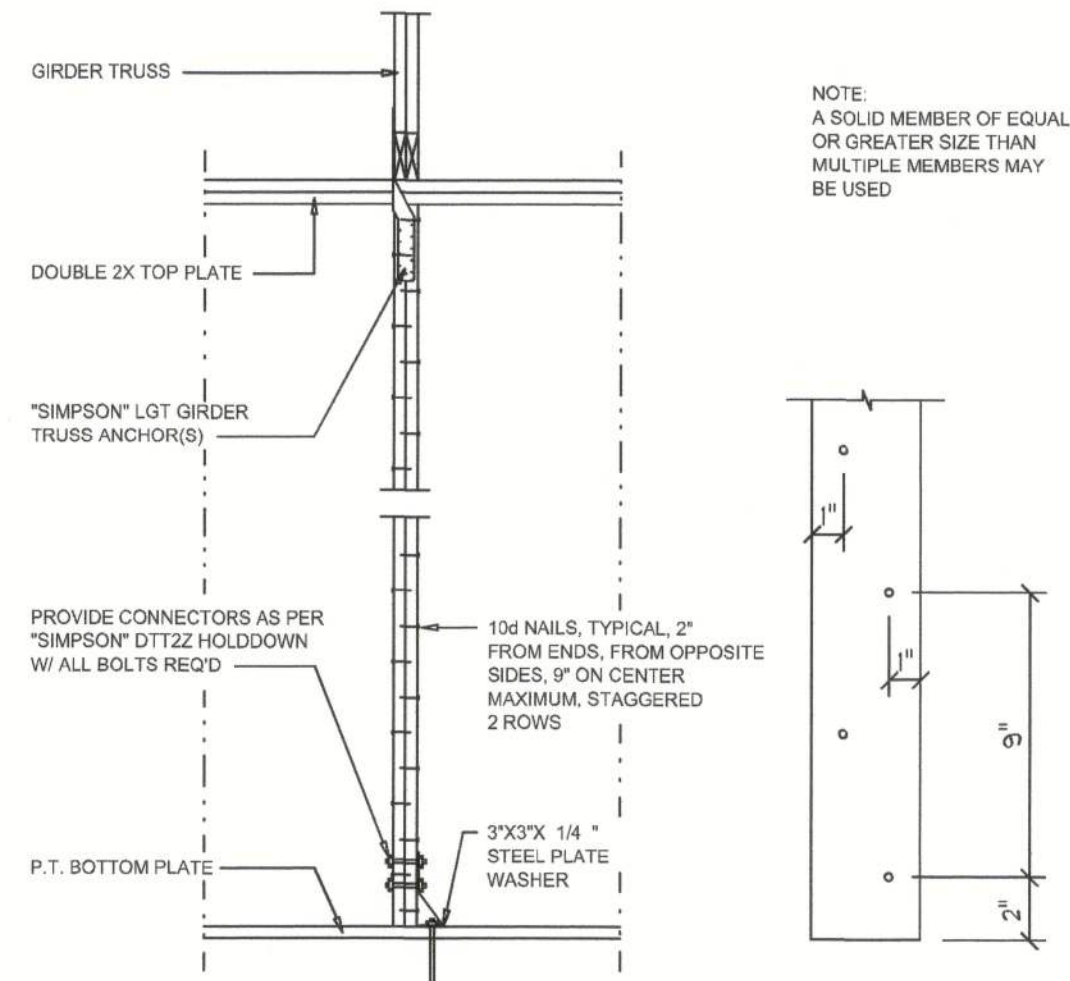


BEARING WALL HEADER

Wall Framing/Header DETAILS

SCALE: NONE

F

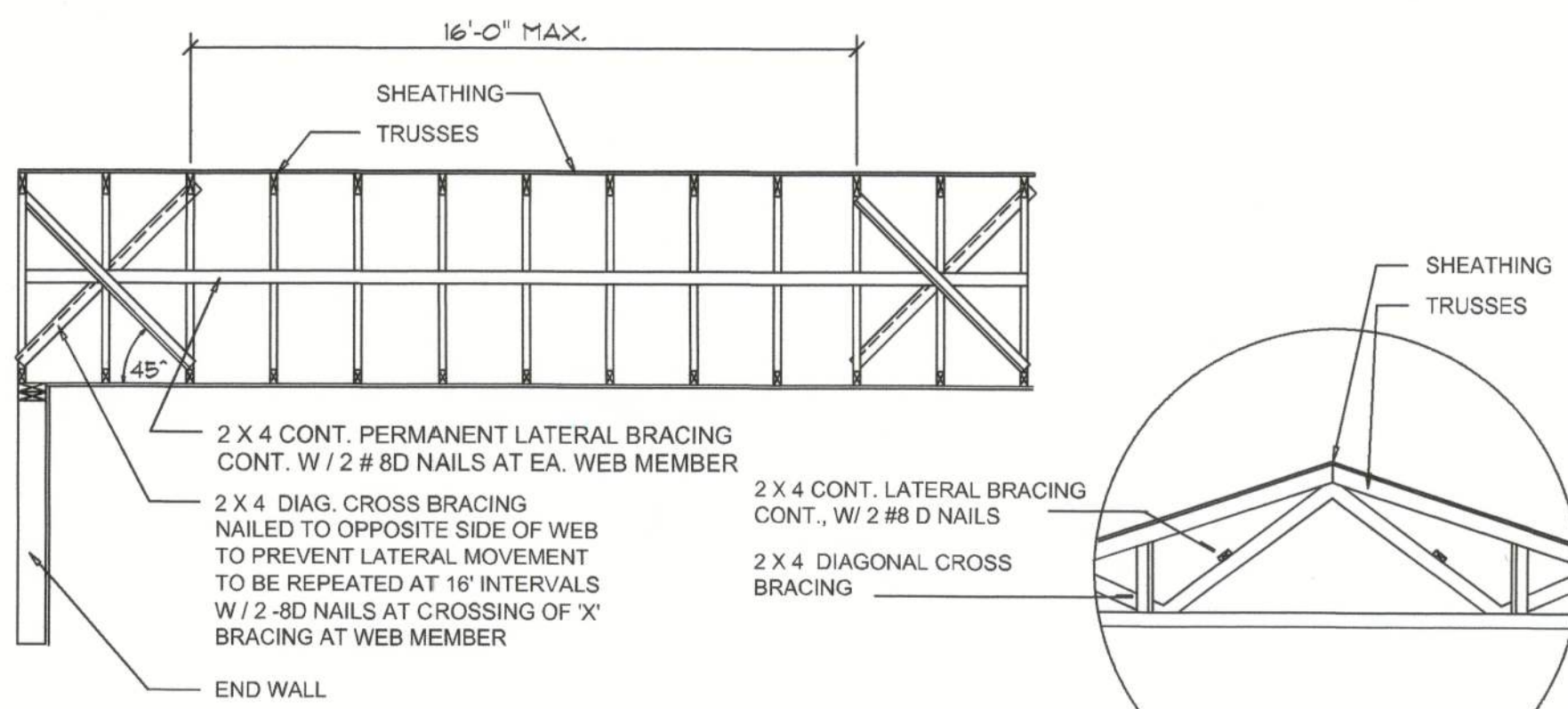


Girder Truss Column DET.

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

"WindSTORM" ALT. SHEATHING METHOD:
ALTERNATIVE METHOD FOR ANCHORING THE TOP WALL PLATE TO THE FOUNDATION IN LIEU OF THE SP19SP2 OR SP4 STRIPS INDICATED IN THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT SHALL ALLOWED AS FOLLOWS:
1. APPLY VERTICALLY, "WindSTORM" 7/16" OSB 48" X 97" 100' 121' OR 149' SHEATHING. FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH EITHER 6d COMMONS @ 7" O.C. OR 6d COMMONS @ 4" O.C. FASTEN TO EACH STUD WITH EITHER 6d COMMONS @ 6" O.C. OR 6d COMMONS @ 8" O.C.

Alternate "Titan" bolt concrete anchor system
ANCHOR SILL PLATE WITH 5/8" TITAN ANCHOR BOLT PLACED AT 40" O.C. AROUND PERIMETER OF SLAB AND ALL INTERIOR BEARING WALLS. (MIN. 4" EMBED)



TYP. PERMANENT TRUSS BRACING DIA.

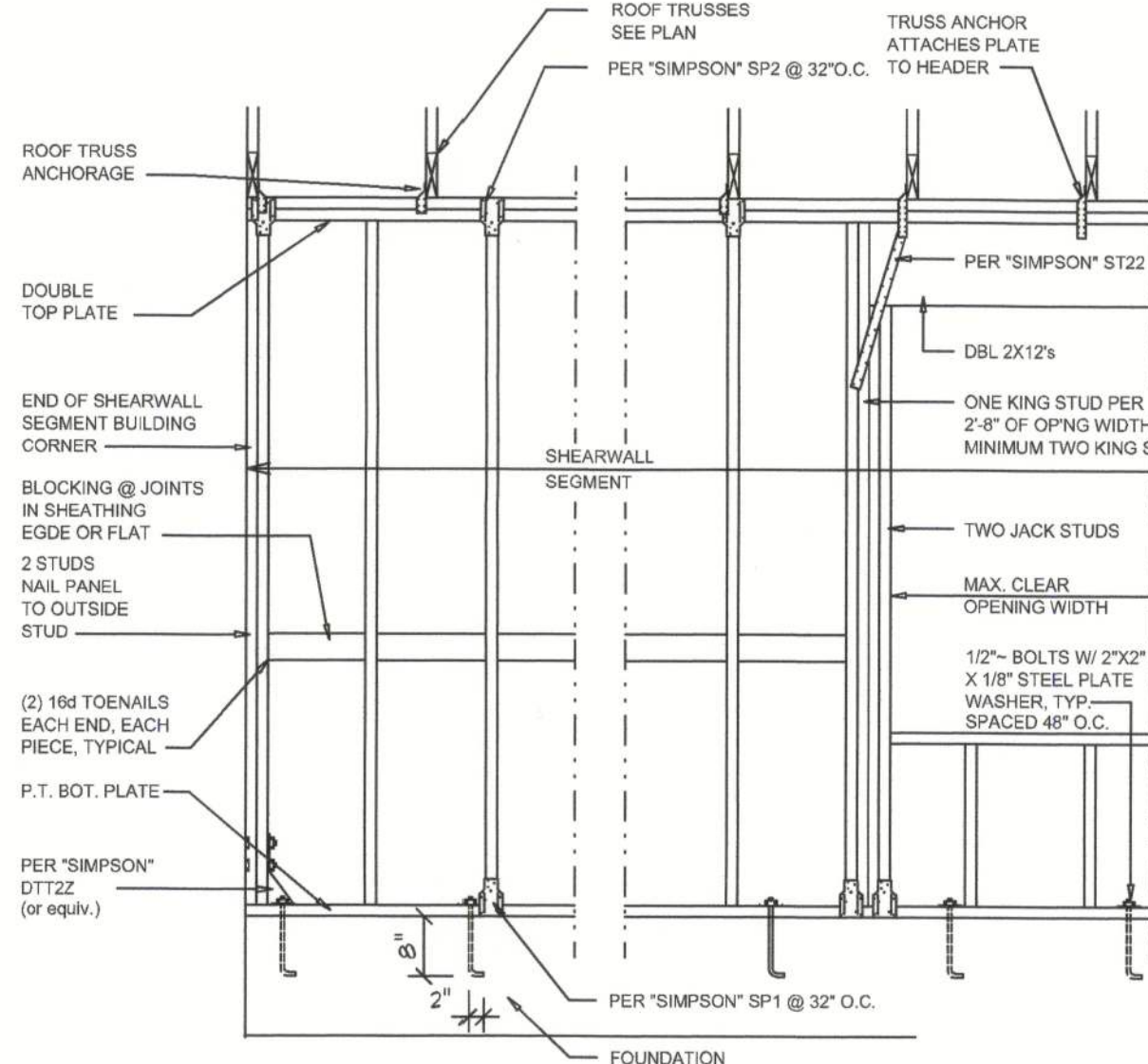
NTS

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

Truss Bracing DETAILS

SCALE: AS NOTED

D



- SHEARWALL NOTES:
- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-97 SBC01 305.4.3.
 - THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
 - ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
 - NAIL SPACING SHALL BE 4" O.C. EDGES AND 8" O.C. IN THE FIELD.
 - TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/8 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 9'-0"	(3) 2x4 OR (1) 2x6	2
> 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3

Shear Wall DETAILS

SCALE: NONE

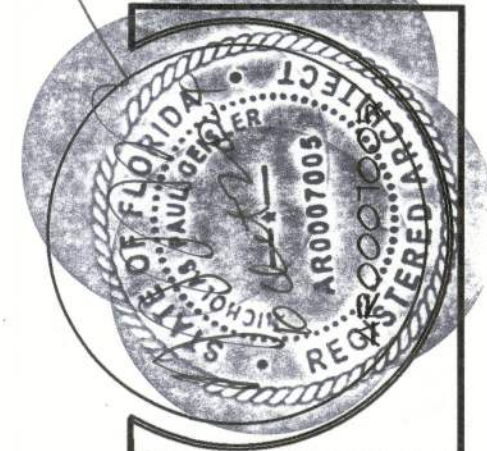
E

REVISIONS	
October 07, 2024	

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

A DETACHED GARAGE DESIGN FOR:
Micah & Alisha Cady
PROJECT ADDRESS: 413 SW Highpoint Glenn, Lake City, Florida 32024



NICHOLAS PAUL GEISLER
ARCHITECT
N.C.A.R.B. Certified
1758 NW Brown Rd.
Lake City, FL 32055
(386) 365-4355

JOB NUMBER
20240712

SHEET NUMBER
S.3
OF 3 SHEETS

A CUSTOM GARAGE FOR:

Micah & Alisha Cady

PROJECT ADDRESS:

413 SW Highpoint Glenn
Lake City, Florida 32024
(Columbia County)



SHEET INDEX

- A1 EXTERIOR ELEVATIONS
A2 DIMENSIONED FLOOR PLAN & ELECTRICAL
S1 FOUNDATION PLAN, ROOF PLAN & DETAILS
S2 WINDLOAD INFO, NOTES & DETAILS
S3 FRAMING DETAILS & NOTES

AREA SUMMARY		
2ND FLR. LIVING AREA	796	S.F.
GARAGE AREA	875	S.F.
TOTAL AREA	1,671	S.F.

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

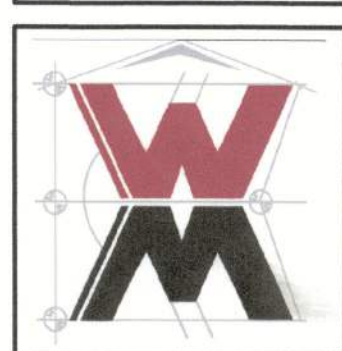
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October 07, 2024	

SOFTPLAN
ARCHITECTURAL DESIGN FOR TRADE



A DETACHED GARAGE DESIGN FOR:
Micah & Alisha Cady
PROJECT ADDRESS: 413 SW Highpoint Glenn, Lake City, Florida 32024

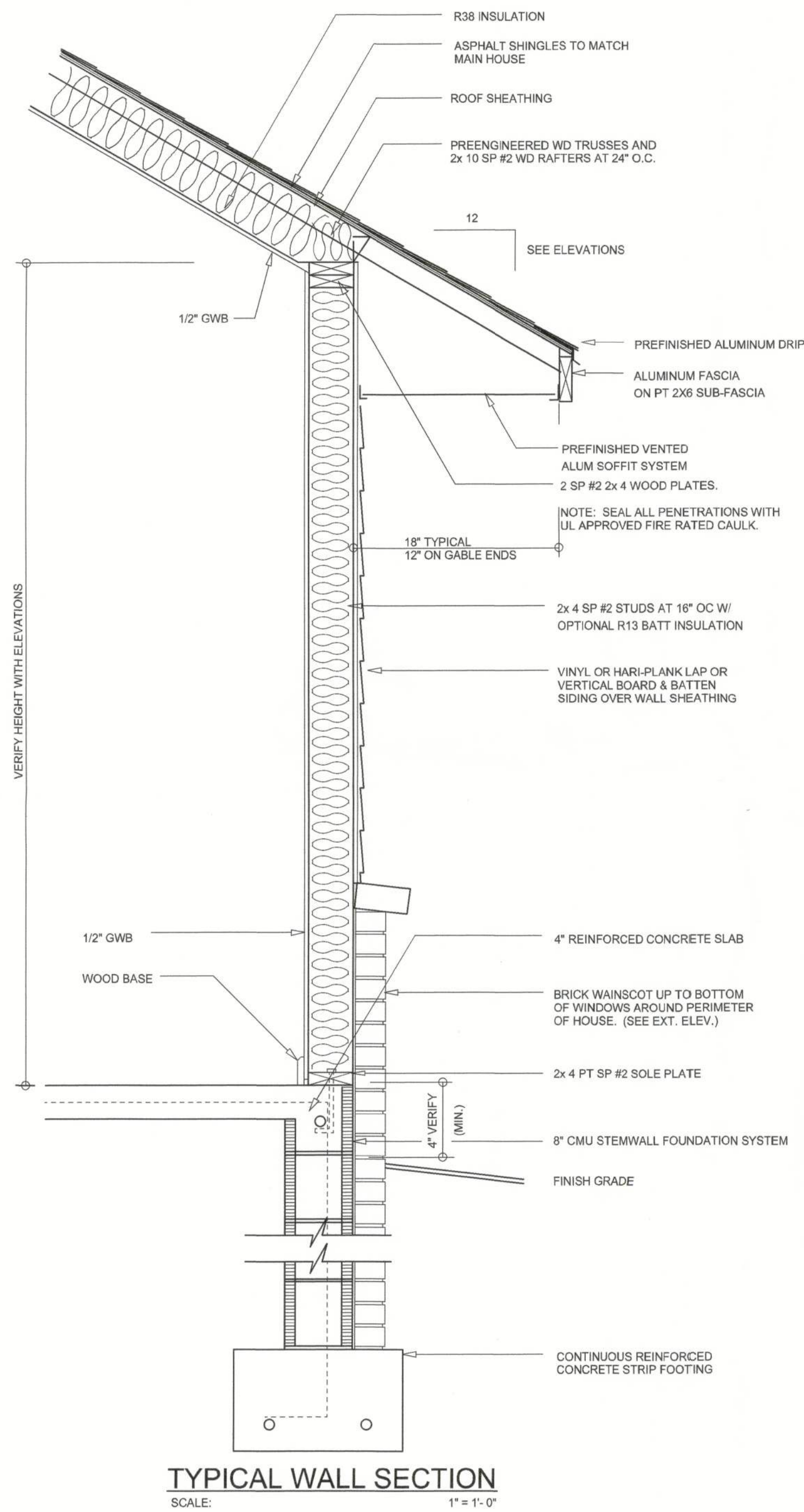
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426 SW COMMERCE DR. STE 130
LAKE CITY, FL 32025
(386) 758-8406
wm@wmymyers.net



JOB NUMBER
20240712

SHEET NUMBER
COVER

Wm C. Myers



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



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



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



RIGHT 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
October 08, 2024

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

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

A DETACHED GARAGE DESIGN FOR:

Micah & Alisha Cady

PROJECT ADDRESS: 413 SW Highpoint Glen, Lake City, Florida 32024

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428 SW Commerce Dr., Ste 130
LAKE CITY, FL 32025
(386) 758-8406
wj@wjdesigners.net

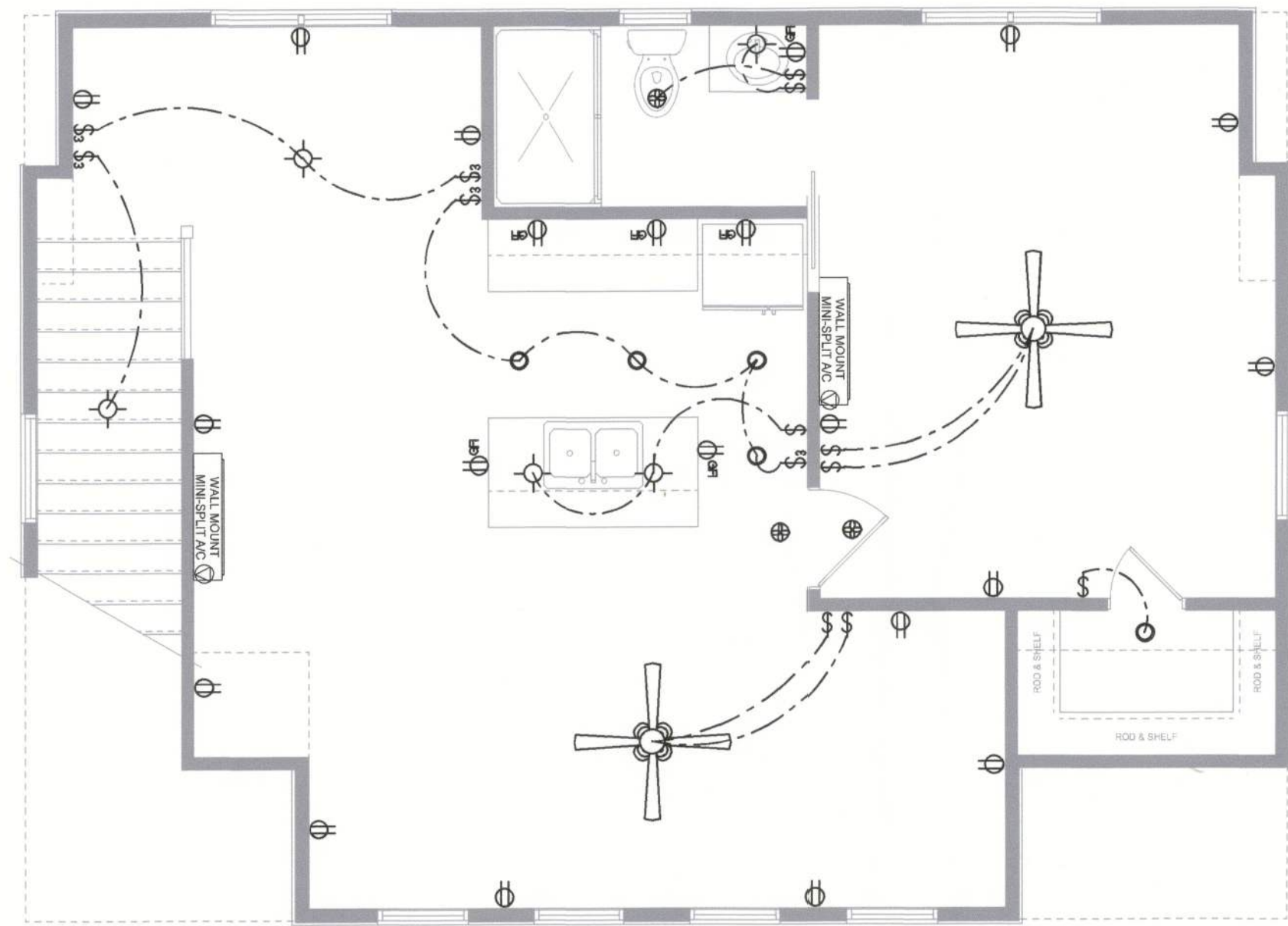


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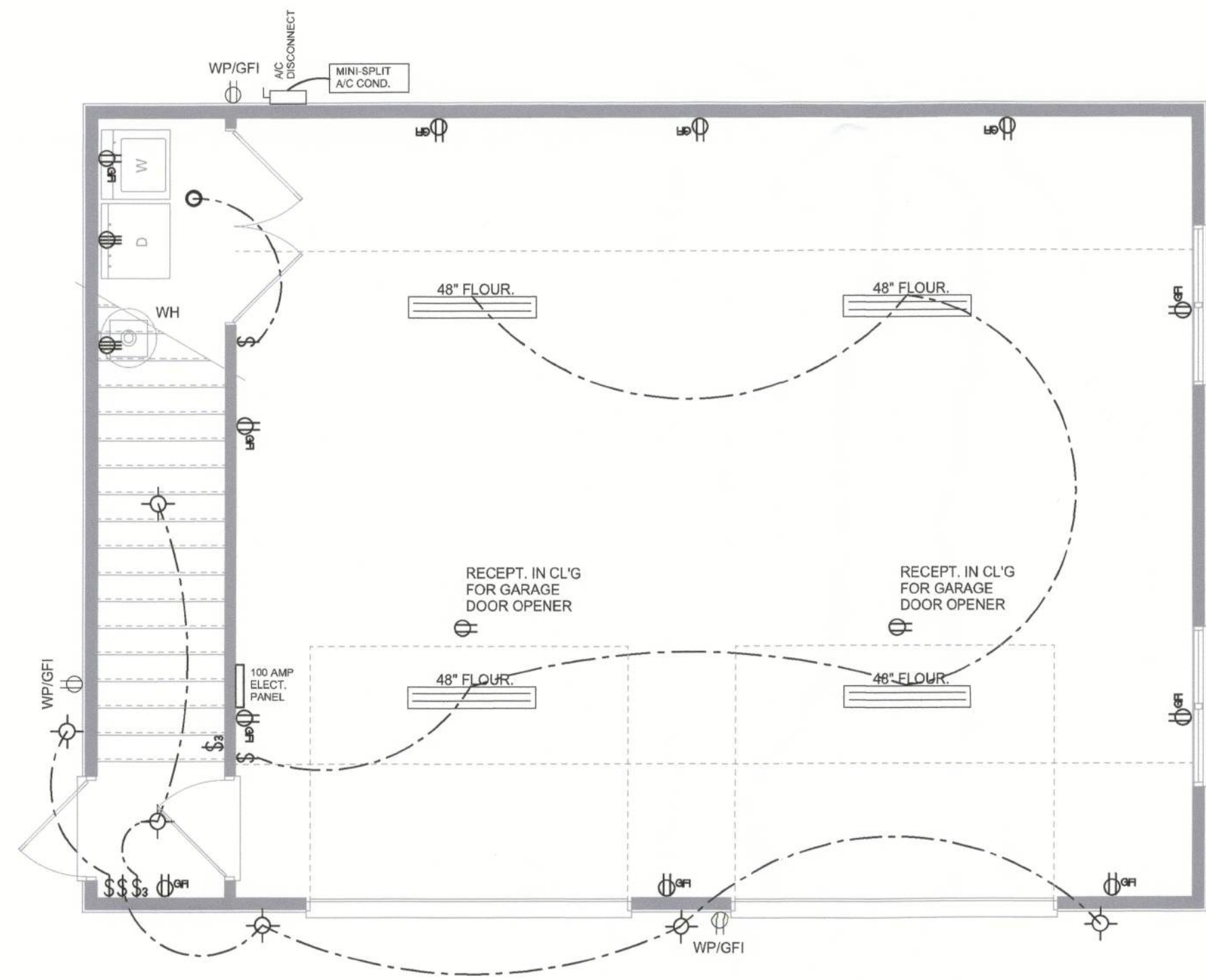
SHEET NUMBER

A.1

WJC



2ND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



GROUND FLOOR 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 406.6)
	TELEVISION JACK
	SPECIALTY CIRCUIT AS REQ'D. VERIFY W/ EQUIP.
	SMOKE / CARBON MONOXIDE DETECTOR (see note below)
	WALL SWITCH
	3 WAY WALL SWITCH
	WATER PROOF GFI OUTLET
	2 OR 4 LED STRIP FIXTURE

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

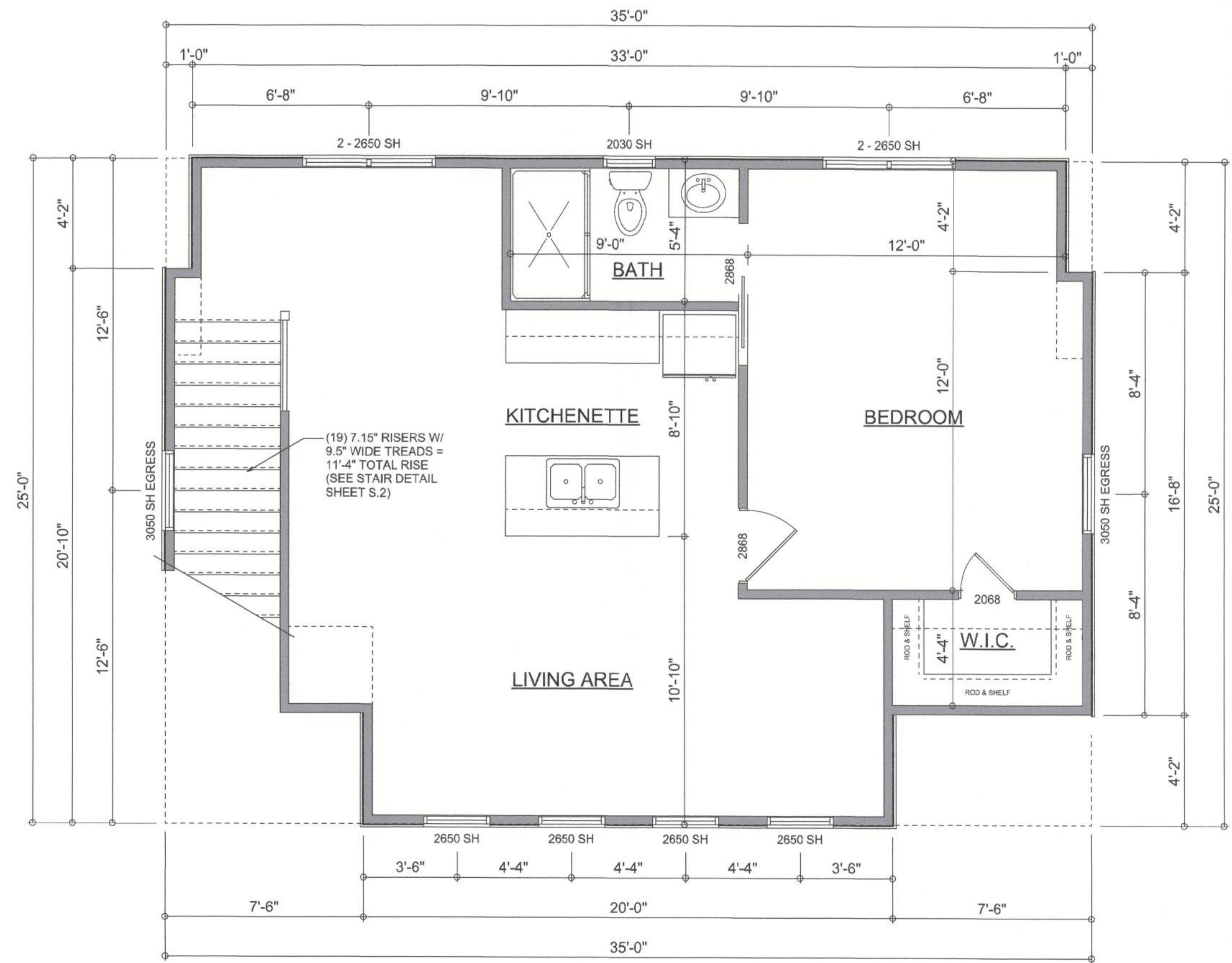
ALL INTERIOR & EXTERIOR LIGHTING SHALL MEET OR EXCEED THE MIN. 75% HIGH-EFFICIENCY
LIGHTING PER FBC-ENERGY CONSERVATION R404.

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.

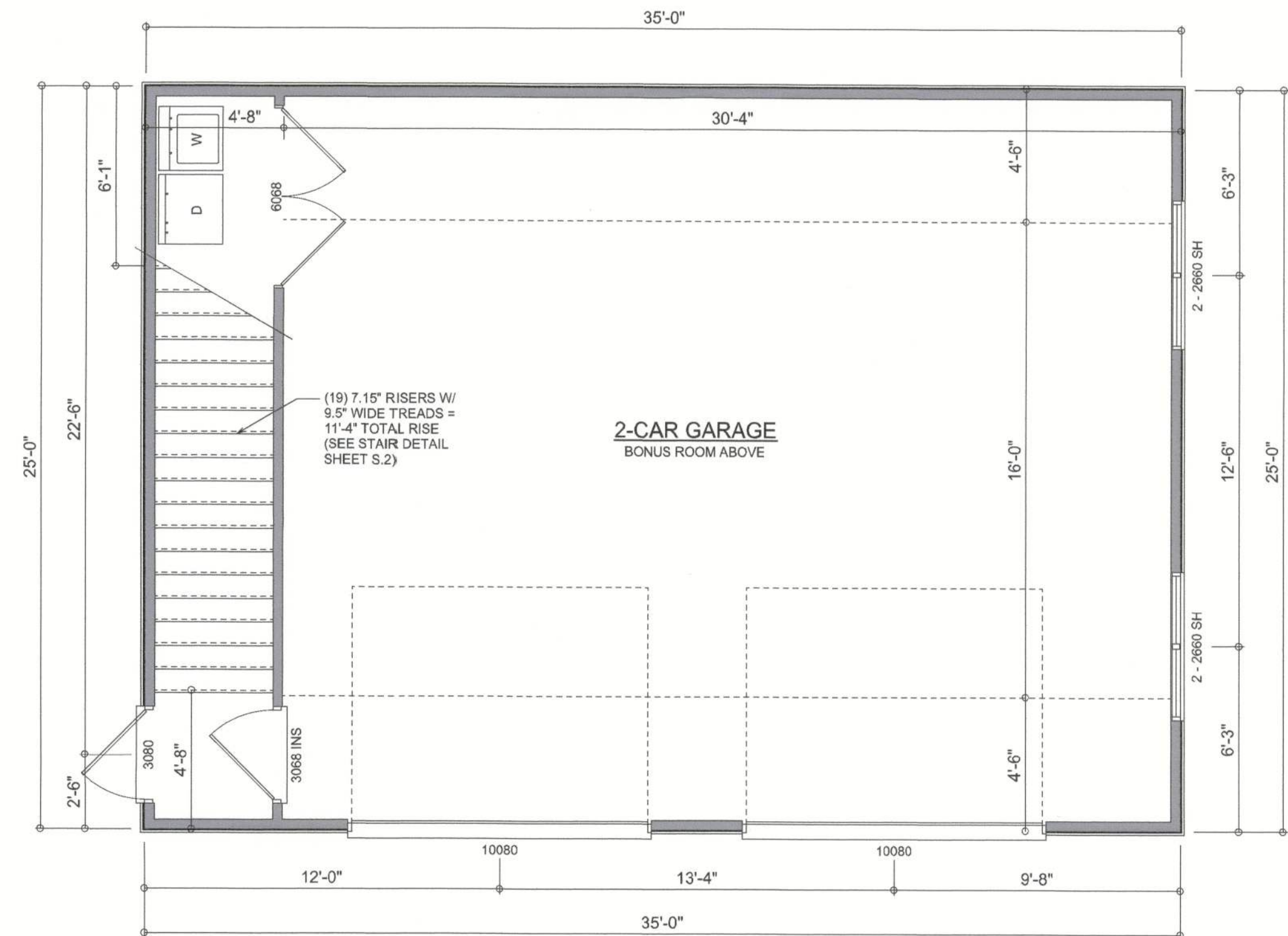
THE ELECTRICAL SERVICE OVERCURRENT PROTECTION DEVICE SHALL BE
INSTALLED ON THE EXTERIOR OF STRUCTURES TO SERVE AS A DISCONNECT MEANS.
CONDUCTORS USED FROM THE EXTERIOR DISCONNECTING MEANS TO A PANEL OR SUB
PANEL SHALL HAVE FOUR-WIRE CONDUCTORS, OF WHICH ONE CONDUCTOR
SHALL BE USED AS AN EQUIPMENT GROUND.

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.

NOTE: A FLORIDA LICENSED ELECTRICAL CONTRACTOR SHALL DETERMINE IF THE EXISTING
ELECTRICAL PANEL HAS THE CAPACITY FOR THE ADDITION'S ADDED CIRCUITS OR IF A
ELECTRICAL SUB PANEL SHALL BE INSTALLED.



2ND FLOOR CONDITIONED AREA
SCALE: 1/4" = 1'-0"



GROUND FLOOR GARAGE AREA
SCALE: 1/4" = 1'-0"

NOTE: ALL WALLS SHALL BE 10'-0" UNLESS OTHERWISE NOTED.

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 1 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.

AREA SUMMARY

2ND FLR. LIVING AREA	796	S.F.
GARAGE AREA	875	S.F.
TOTAL AREA	1,671	S.F.

Wm C. Myers

REVISIONS
October 08, 2024

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

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

A DETACHED GARAGE DESIGN FOR:
Micah & Alisha Cady
PROJECT ADDRESS: 413 SW Highpoint Glenn, Lake City, Florida 32024

© Wm C. Myers &
Associates, Inc.
426 SW Commerce Dr. Ste 130
LAKE CITY, FL 32025
(386) 758-8406
wm@wcmymyers.net



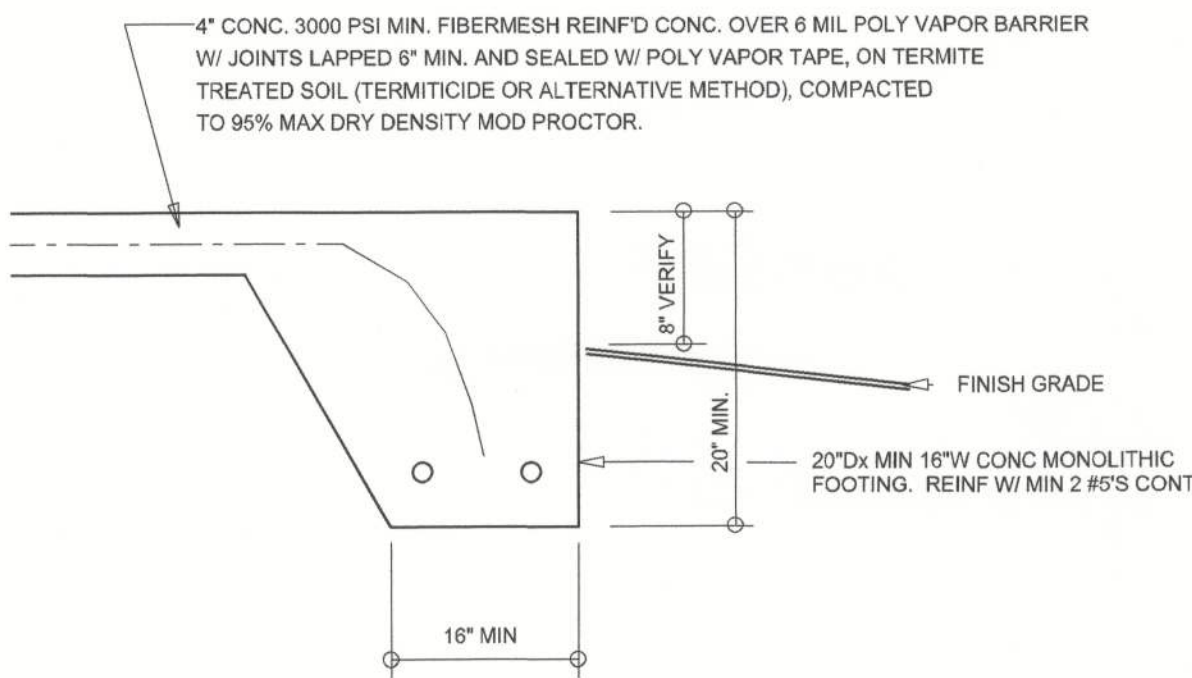
JOB NUMBER
20240712

SHEET NUMBER
A.2

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

CONCRETE / MASONRY /
METALS GENERAL NOTES:

- DESIGN SOIL BEARING PRESSURE: 1000 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 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 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 8" EMBEDMENT INTO THE CONCRETE.



SECTION (optional)
SCALE: 3/4" = 1'-0"

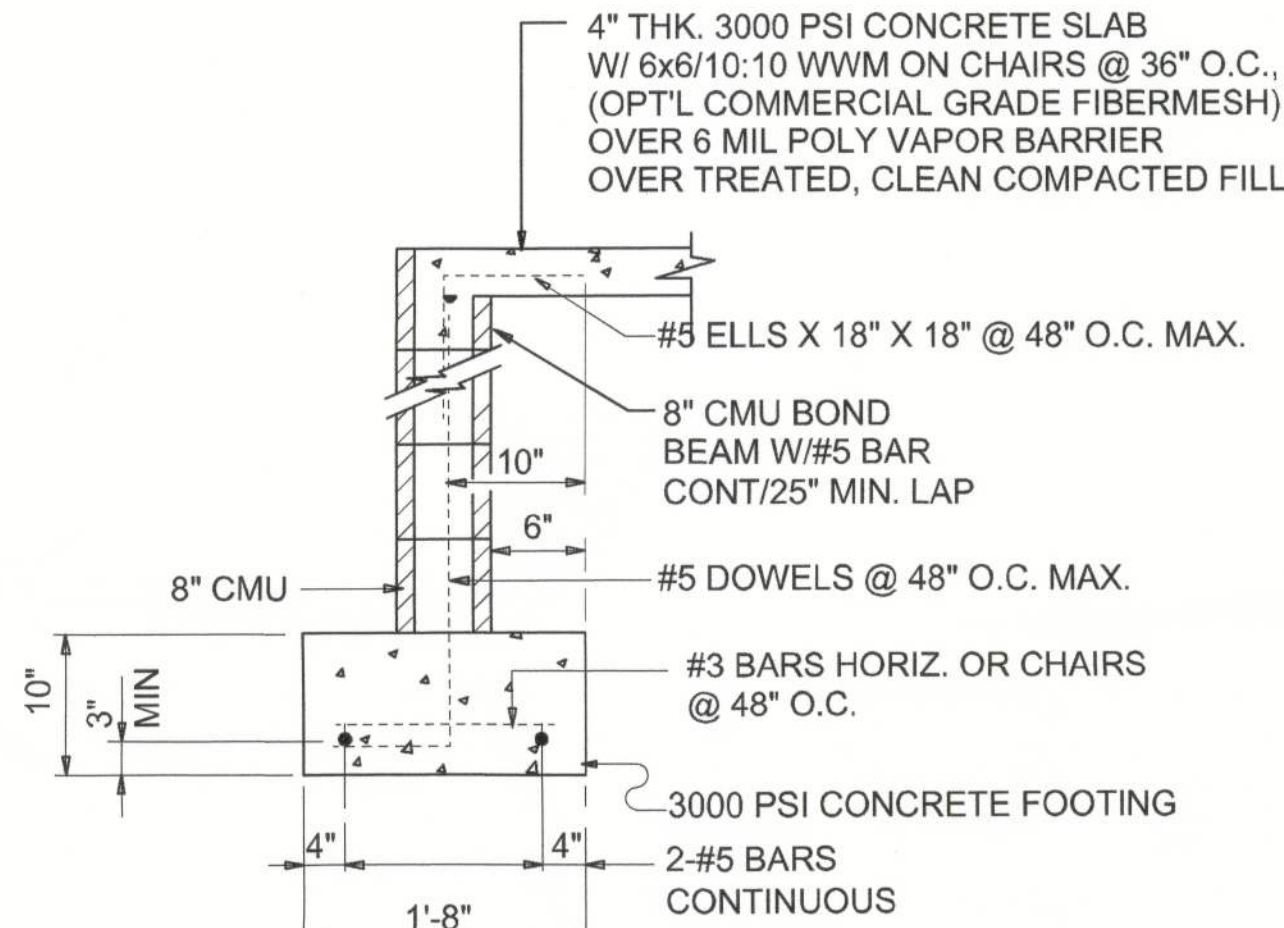
A
S.1

THE CONTRACTOR SHALL COORDINATE THE TRUSS & TRUSS ANCHOR REQUIREMENTS WITH THE TRUSS ENGINEERING SHOP DRAWINGS. SOME OF THE TRUSS & 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.

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. GEBLER, 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 PURCHASER AND/OR BUILDER TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL, 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, LICENCED PROFESSIONAL ENGINEER.



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

A
S.1

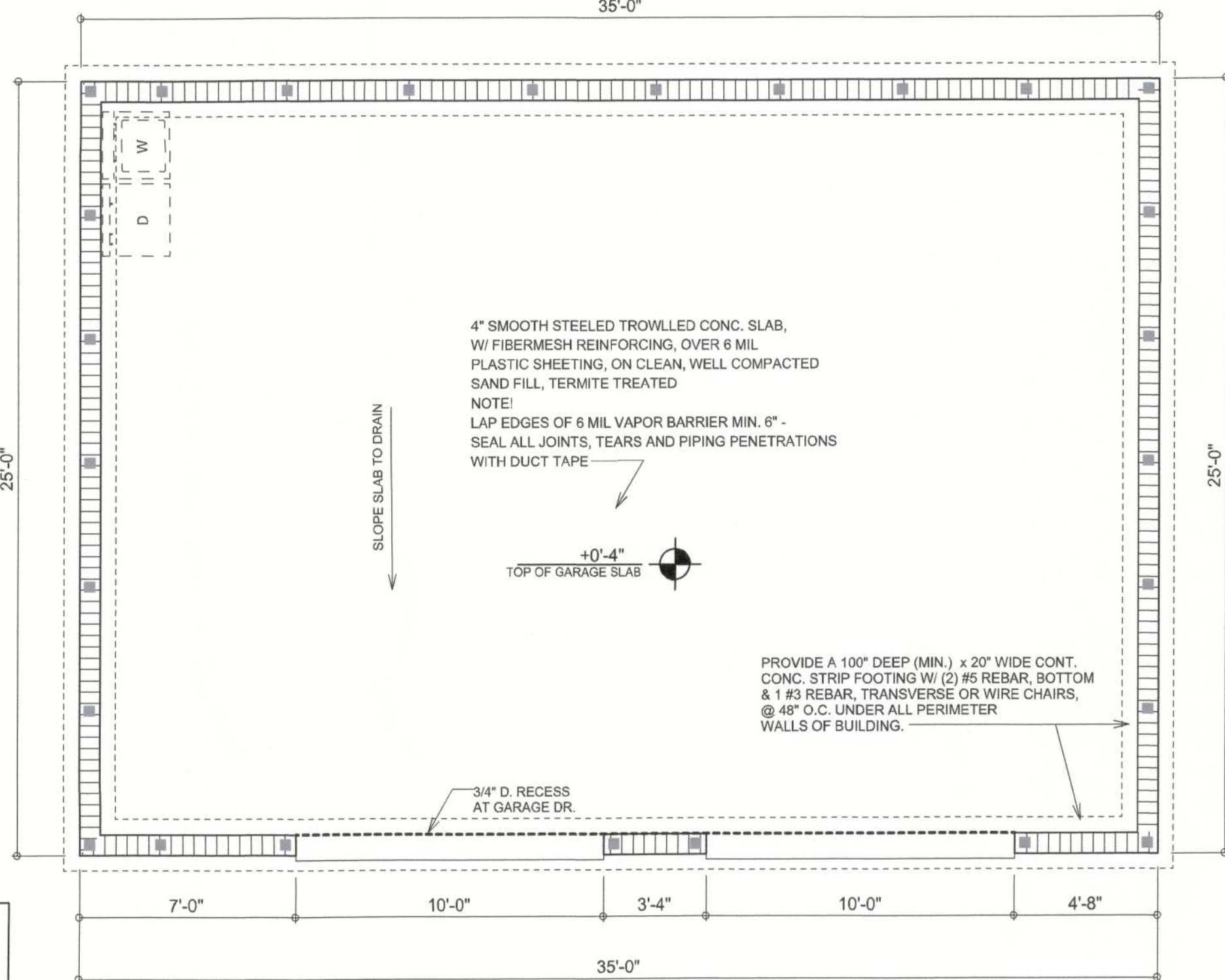
NOTE:
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2023 FBC (8TH EDITION) AND LOCAL JURISDICTION REQUIREMENTS

NOTE:
ADDED FILL SHALL BE APPLIED IN 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.

INTERIOR BEARING WALLS:
IT IS THE BUILDING CONTRACTOR'S RESPONSIBILITY TO VERIFY WITH THE TRUSS ENGINEERING ANY AND ALL INTERIOR BEARING WALL LOCATIONS AND FURNISH THE ENGINEER OR ARCHITECT OF RECORD TRUSS INFO SO THICKENED FOOTINGS CAN BE SIZED AND LOCATED ON THE FOUNDATION PLAN.

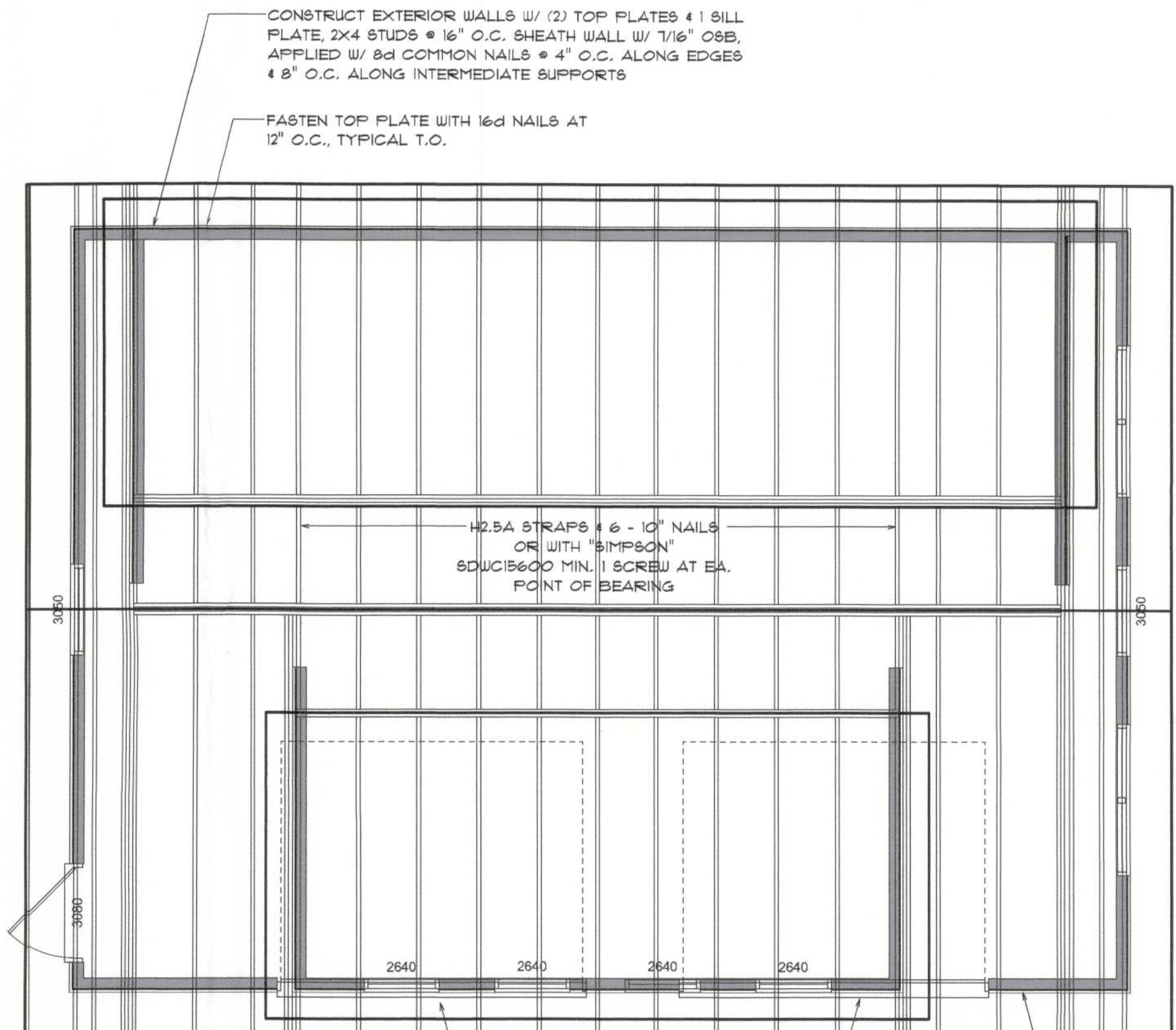


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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 EDITION, ALONG WITH 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.
- 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.

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.



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

ROOF PLAN NOTES

- R-1 SEE EXTERIOR ELEVATIONS FOR ROOF PITCH
- R-2 ALL OVERHANG 18" UNLESS OTHERWISE NOTED
- R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE, THIS SHEET
- 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 8.4

NOTE!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2023 FBC (8TH EDITION) AND LOCAL JURISDICTION REQUIREMENTS

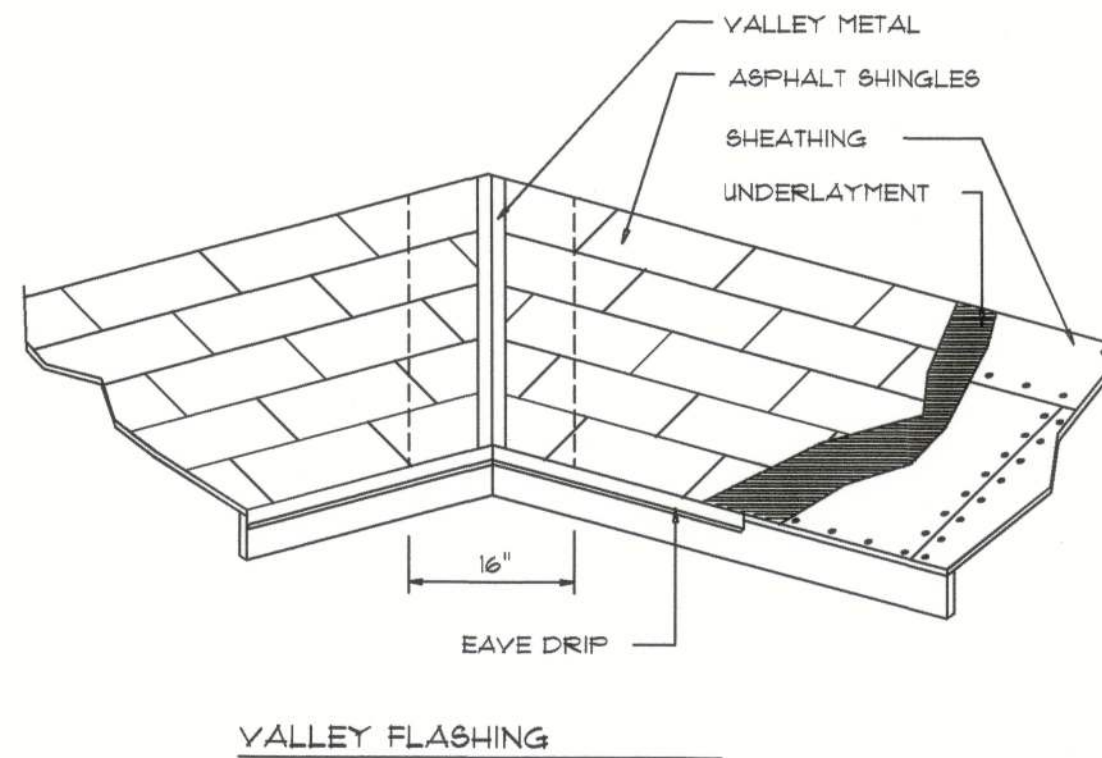
NOTE!
ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING, INCLUDING WIRING, PLUMBING OR OTHER SUCH PENETRATIONS. WALLS OVER 8'-0" TALL SHALL HAVE CONTINUOUS BLOCKING TO LIMIT CAVITY HEIGHT TO 8'-0". PENETRATIONS THROUGH SUCH BLOCKING SHALL BE TREATED IN THE SAME MANNER AS TOP PLATES, NOTED ABOVE

NOTE!
ANCHOR GIRDER TRUSSES TO HEADER WITH 2 "SIMPSON" LGT2, 3 OR 4, ANCHOR HEADER TO KING STUDS W/ 2 "SIMPSON" ST22 EA. END - TYP., T.O.

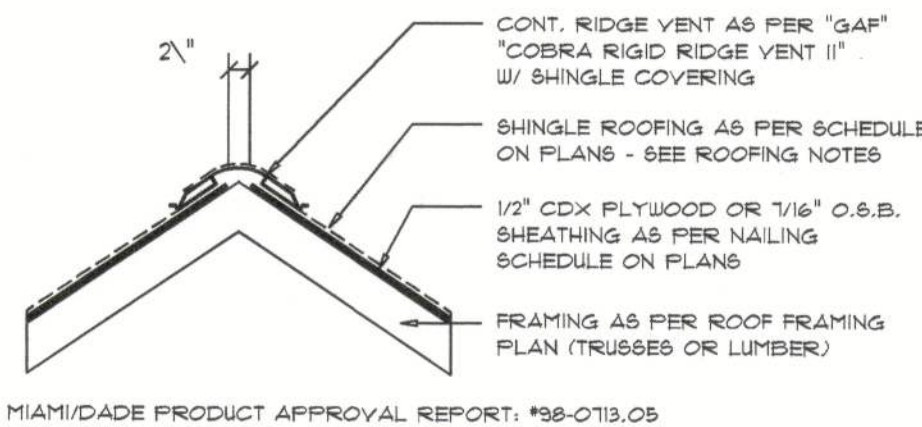
NOTE!
REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET 8.4 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES MINIMUM SIZE ALLOWABLE IS 2-2X10.

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 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 N-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.
1900 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	810 SQ. IN.
3600 SF	44 LF	900 SQ. IN.



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

B

ROOFING METALS for FLASHING/ROOFING
MINIMUM THICKNESS REQUIREMENTS

MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (OZ.)
COOPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0175	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.021		40 20

Roofing/Flashing DETS.
SCALE: NONE

A

REVISIONS
October 07, 2024

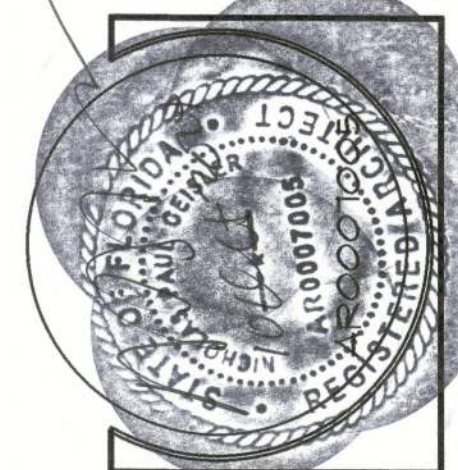
SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

A DETACHED GARAGE DESIGN FOR:

Micah & Alisha Cady

PROJECT ADDRESS: 413 SW Highpoint Glenn, Lake City, Florida 32024



NICHOLAS
GEISLER
ARCHITECT
N.C.A.R.B. Certified

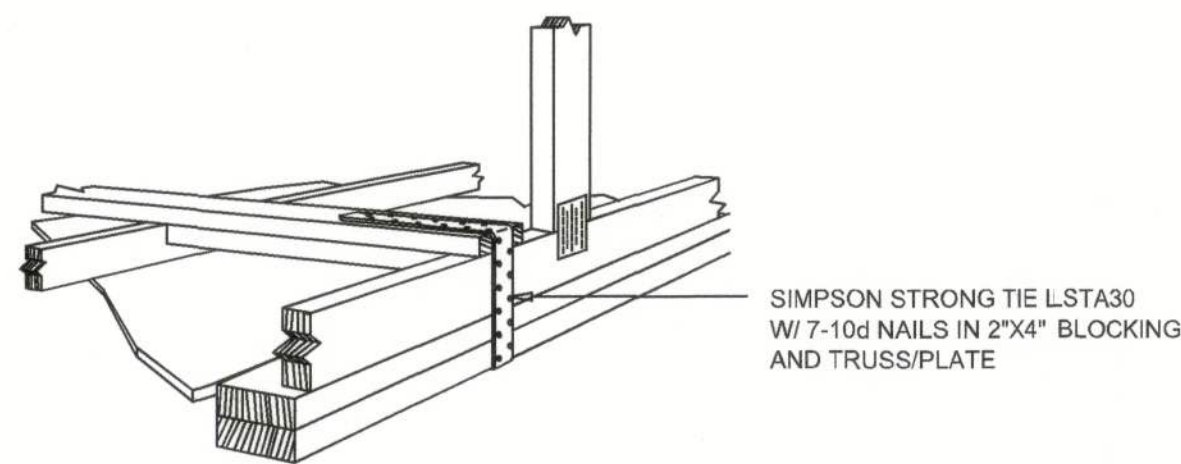
1758 NW Brown Rd.
20555
(386) 965-4355

JOB NUMBER
20240712

SHEET NUMBER
S.1

OF 3 SHEETS

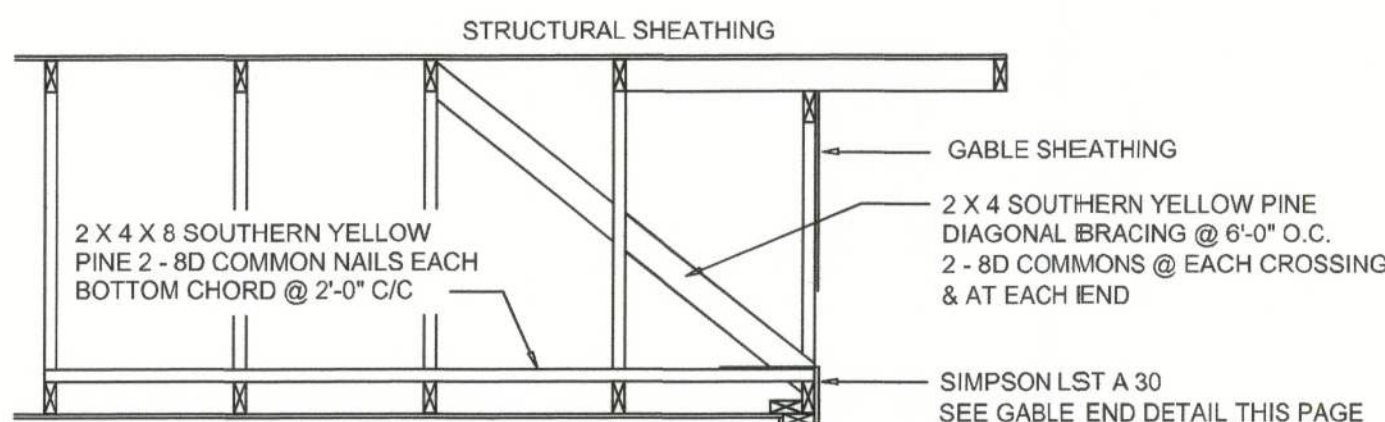
NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS



GABLE END GYPSUM DIAPHRAGM HOLDOWN CONNECTOR

SCALE: NONE

A.1



END WALL BRACING FOR CEILING DIAPHRAGM

NTS (ALTERNATIVE TO BALLOON FRAMING)

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

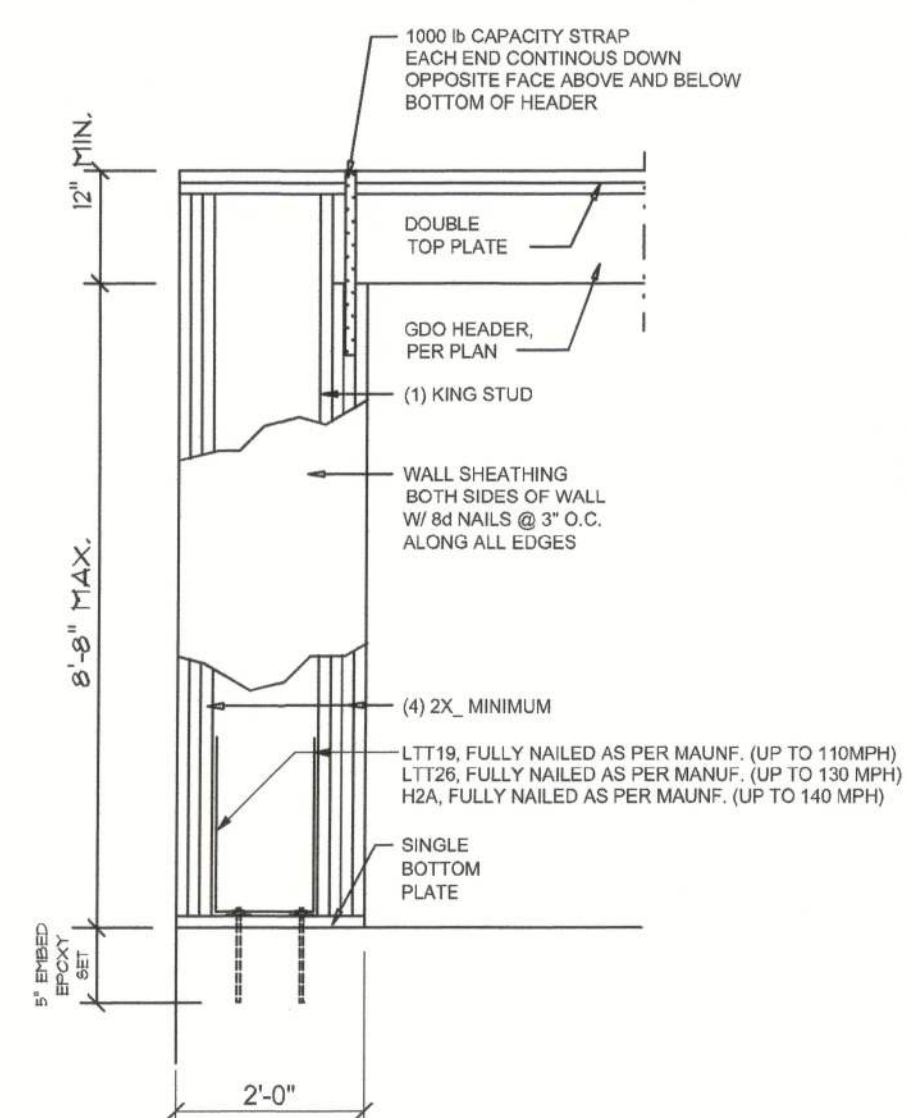
A

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 21° TO 45°

ROOF 21° TO 45°

WALL

ZONE	AREA	Vult		Vult		Vult		Vult	
III	(ft ²)	115 MPH		120 MPH		130 MPH		140 MPH	
		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
1	10	10.2	-20.3	11.1	-22.1	13	-26	15.1	-26.1
1	20	10	-18	10	-19.6	11.3	-23	13.1	-26.7
1	30	10	-16	10	-18.3	10	-19.2	10.5	-22.2
1	100	10	-12.7	10	-13.5	10	-16.2	10	-16.5
2b	10	10.2	-24.2	11.1	-26.3	13	-29.9	15.1	-30.6
2b	20	10	-19.1	10	-20.8	11.3	-24.4	13.1	-25.3
2b	30	10	-17.9	10	-19.9	10	-21	10.5	-17.6
2b	100	10	-11.9	10	-12.9	10	-15.1	10	-17.6
27	10	10.2	-30.6	11.1	-33.3	13	-38.1	15.1	-40.4
27	20	10	-26.7	10	-28	11.3	-32.8	13.1	-36.1
27	30	10	-19.2	10	-20.9	10	-24.5	10.5	-26.4
27	100	10	-14.3	10	-15.5	10	-18.2	10	-21.2
3	10	10.2	-26.7	11.1	-28.6	13	-34.7	15.1	-36.4
3	20	10	-24.6	10	-26.7	11.3	-31.4	13.1	-34.4
3	30	10	-14.3	10	-15.5	10	-18.2	10.5	-21.2
3	100	10	-14.3	10	-15.5	10	-18.2	10	-21.2
4	10	14.3	-10.5	10.5	-10.9	18.2	-10.5	21.2	-25.5
4	20	13.6	-14.5	14.5	-16.1	17.4	-19	23.2	-22
4	30	13.6	-14	13.9	-15.2	16.3	-17.6	20	-20.7
4	100	12.1	-13.5	13.2	-14.5	15.5	-17.1	19	-19.8
4	500	13.6	-11.9	11.6	-12.9	13.6	-15.1	15.6	-17.6
5	10	14.3	-10.1	10.5	-10.3	18.2	-10.4	21.2	-26.3
5	20	13.6	-17.8	14.8	-16.4	17.4	-22.8	20.2	-20.4
5	30	12.6	-16.1	13.9	-17.6	16.3	-20.6	19	-20.9
5	100	12.1	-14.8	14.2	-16.1	15.5	-19.1	18	-19.8
5	500	12.6	-11.9	11.6	-12.9	13.6	-15.1	15.6	-17.6



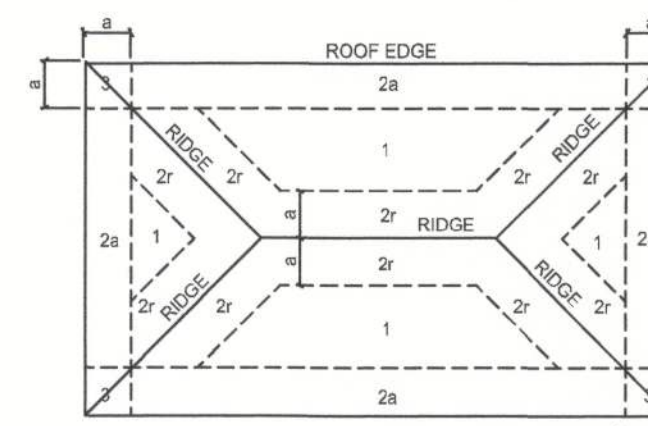
Garage End Wall DETAIL

SCALE: NTS

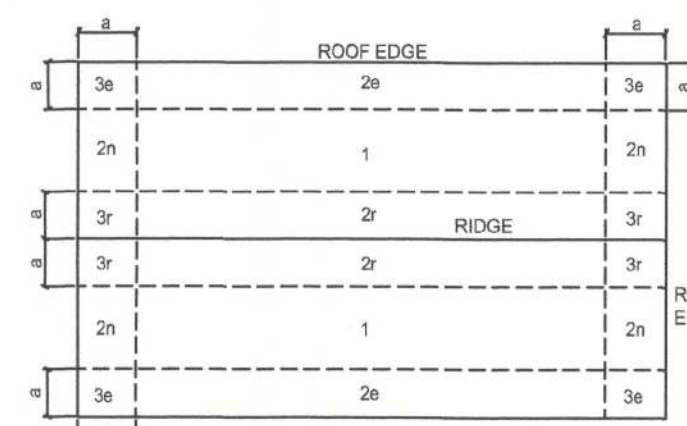
G

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

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING			
BLDG HEIGHT (ft)	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



ROOF SHEATHING NAILING ZONES
(HIP ROOF)



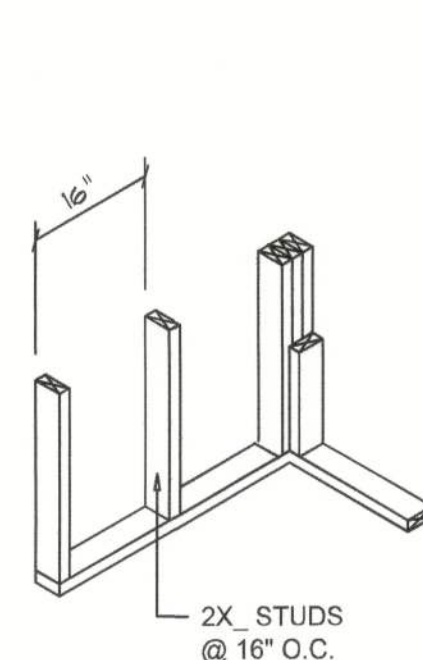
ROOF SHEATHING NAILING ZONES
(GABLE ROOF)

Roof Nail Pattern DET.

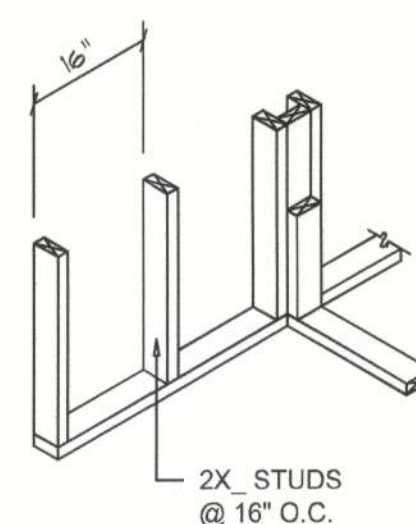
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B

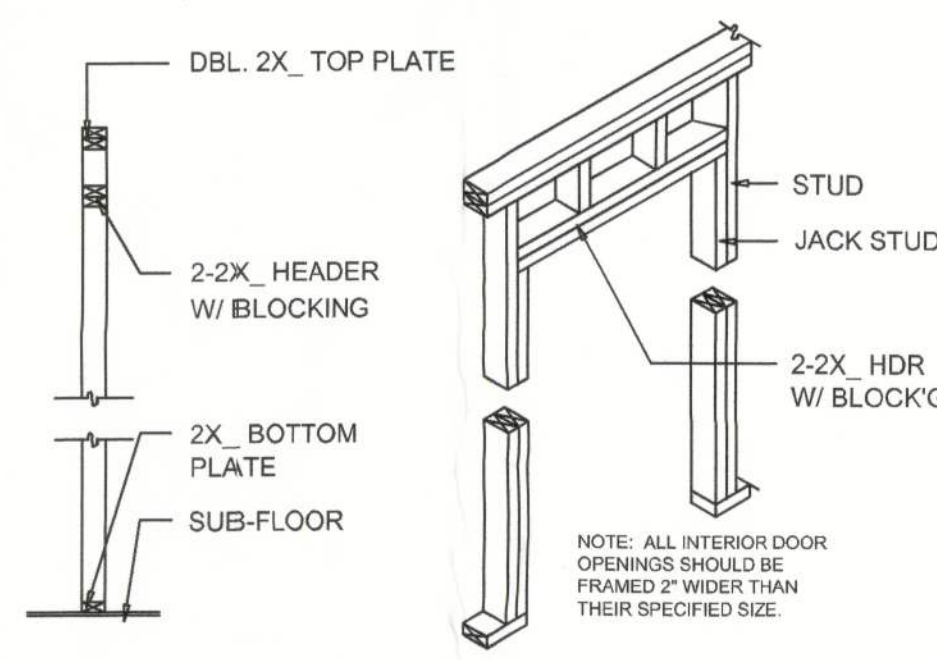
HEADER SPANS FOR EXTERIOR BEARING WALLS					
HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT)			
		20'	28'	36'	
ROOF, CEILING	2-2x4	3'-6"	3'-2"	2'-10"	1
	2-2x6	5'-5"	4'-8"	4'-2"	1
	2-2x8	6'-10"	5'-11"	5'-4"	1
	2-2x10	8'-5"	7'-3"	6'-6"	2
	2-2x12	9'-9"	8'-5"	7'-6"	2
	3-2x8	8'-4"	7'-5"	6'-8"	1
	3-2x10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



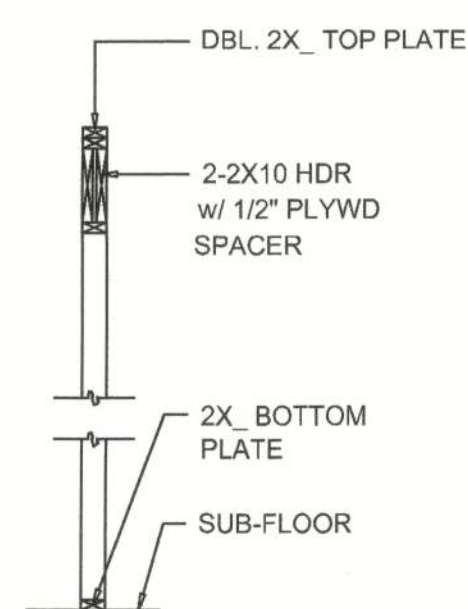
WALL CORNER



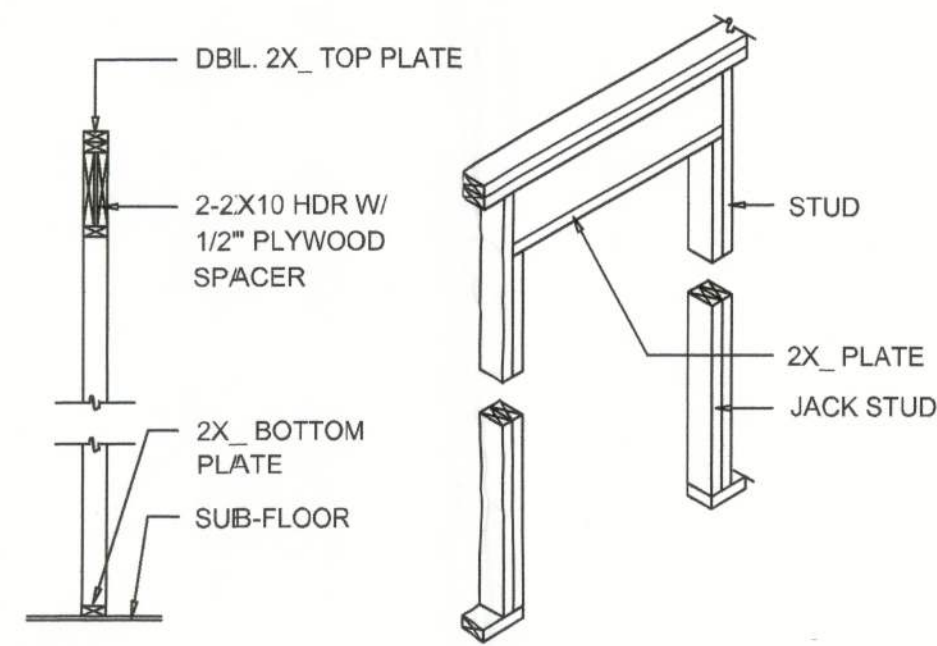
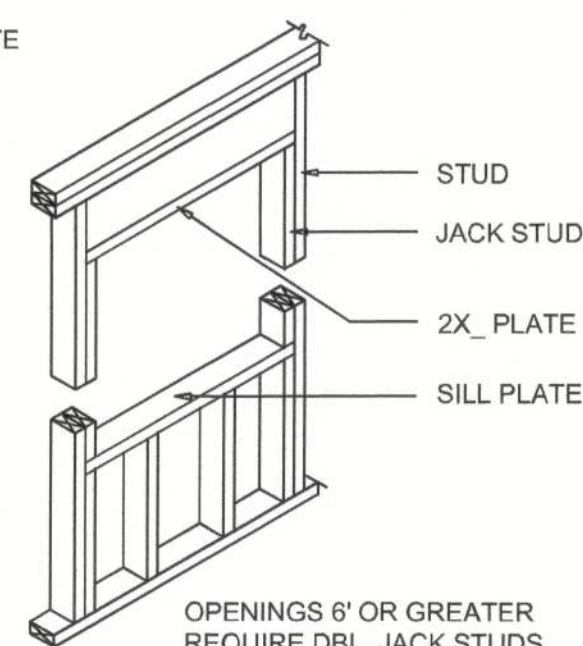
WALL INTERSECTION



NON-BEARING WALL HEADER



TYPICAL WINDOW HEADER

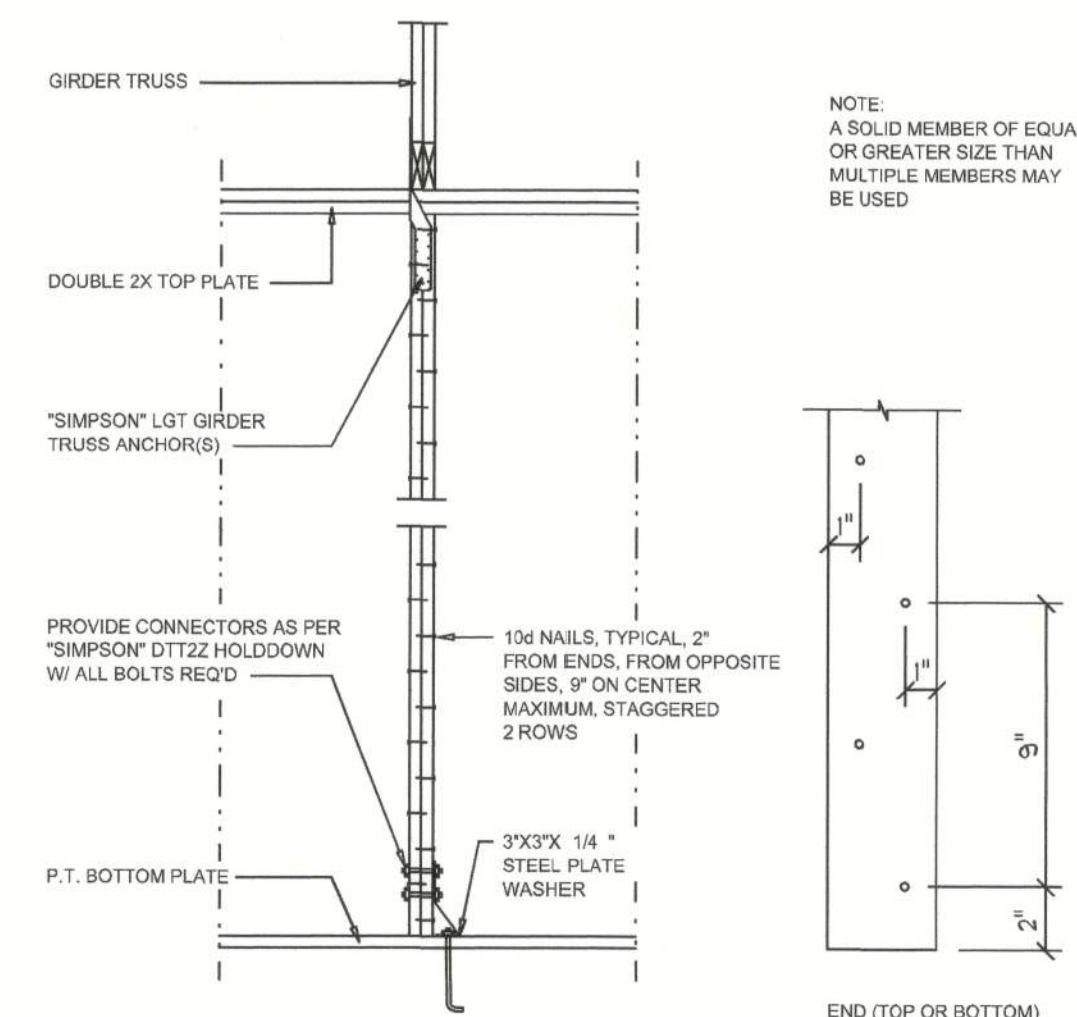


BEARING WALL HEADER

Wall Framing/Header DETAILS

SCALE: NONE

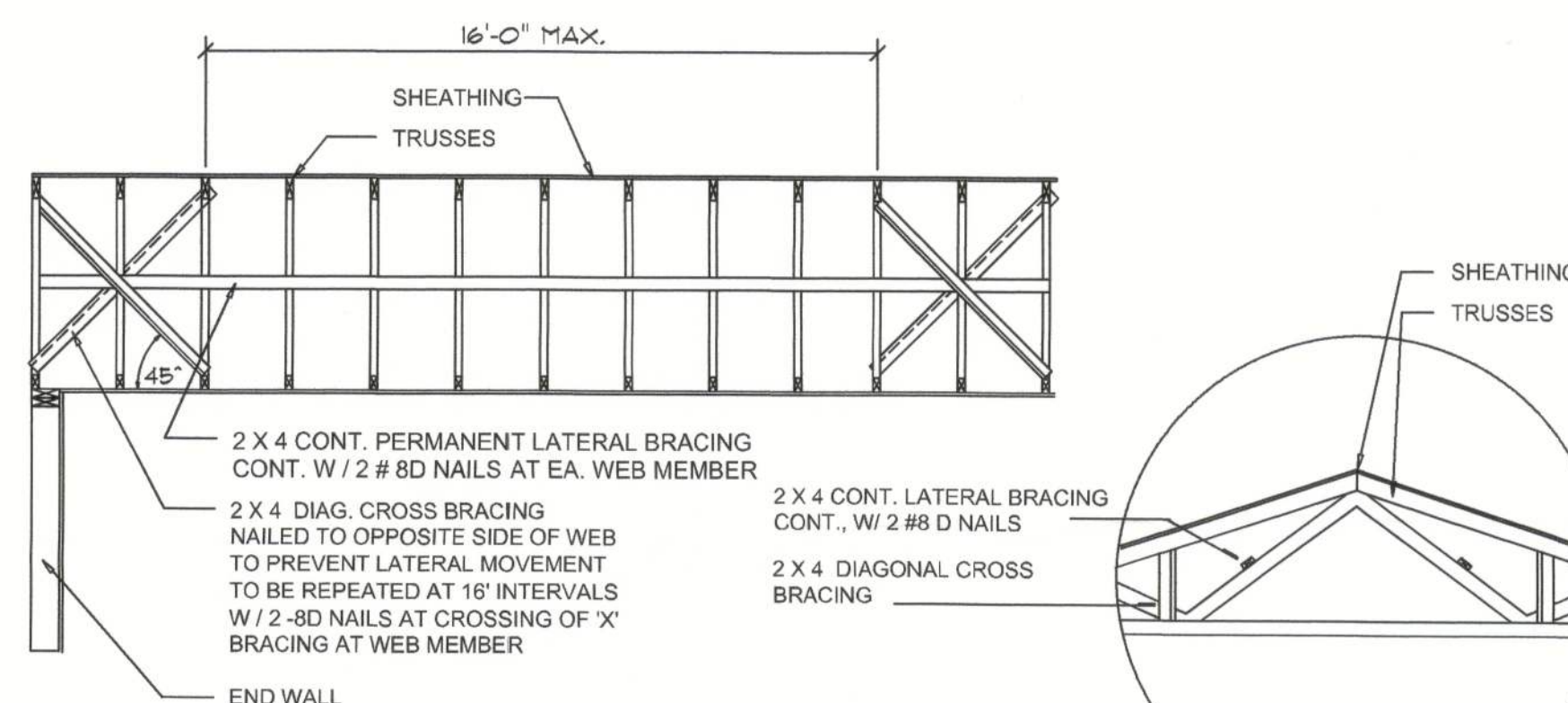
F



Girder Truss Column DET.

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

C



TYP. PERMANENT TRUSS BRACING DIA.

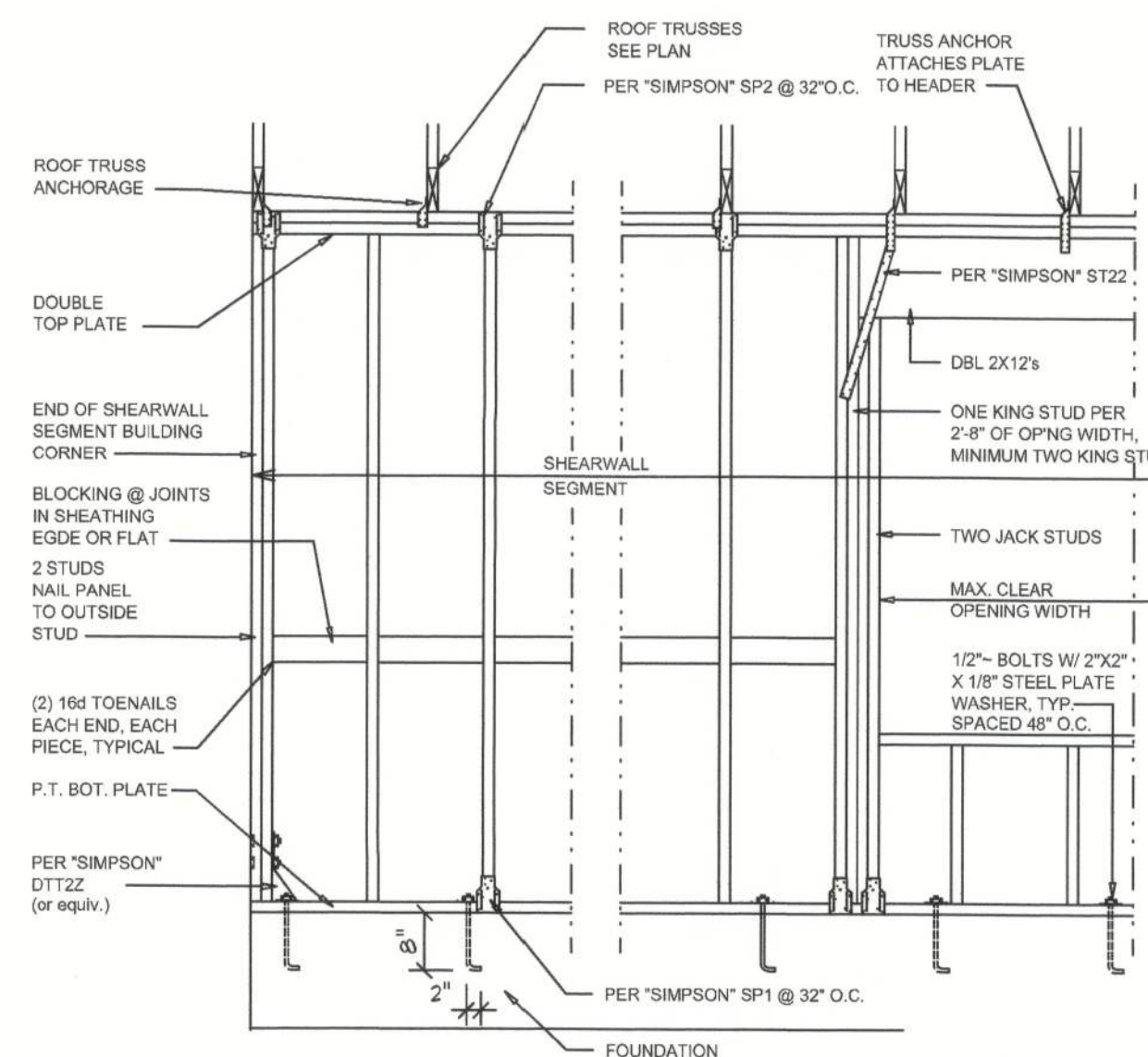
NTS

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

Truss Bracing DETAILS

SCALE: AS NOTED

D



- SHEARWALL NOTES:**
- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-97 SBCI 305.4.3.
 - THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENING.
 - ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
 - NAIL SPACING SHALL BE 4" O.C. EDGES AND 8" O.C. IN THE FIELD.
 - TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/8 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 9'-0"	(3) 2x4 OR (1) 2x6	2
> 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3

Shear Wall DETAILS

SCALE: NONE

E

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

REVISIONS
October 07, 2024

SOFT
ARCHITECTURAL

DETAILS SHEET

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

DATE: 10-07-2024

PROJECT: 24-00000000

CLIENT: MICAH & ALISHA CADY

LOCATION: 10000 1ST AVE, SEASIDE, CA 94065

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