

REVISIONS
October 02, 2025



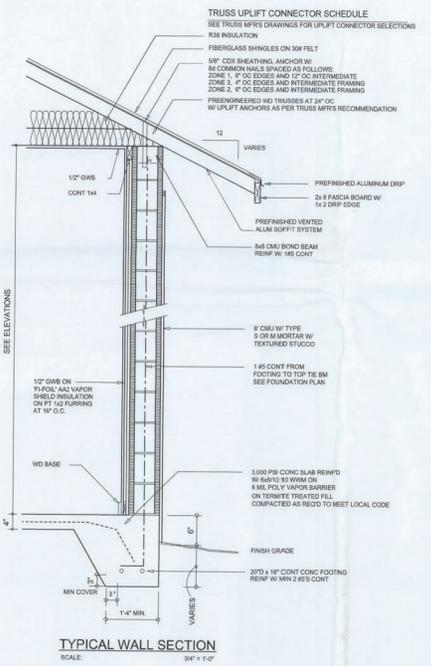
FRONT & REAR ELEVATIONS
SCALE: 1/4" = 1'-0"
TYPICAL WALL SECTION
SCALE: 1/4" = 1'-0"



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



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



A NEW CUSTOM HOME DESIGN FOR:
DAVID REYES
PROJECT ADDRESS: LOT 2, FOREST COUNTRY, PHASE 1, LAKE CITY, FLORIDA 32024

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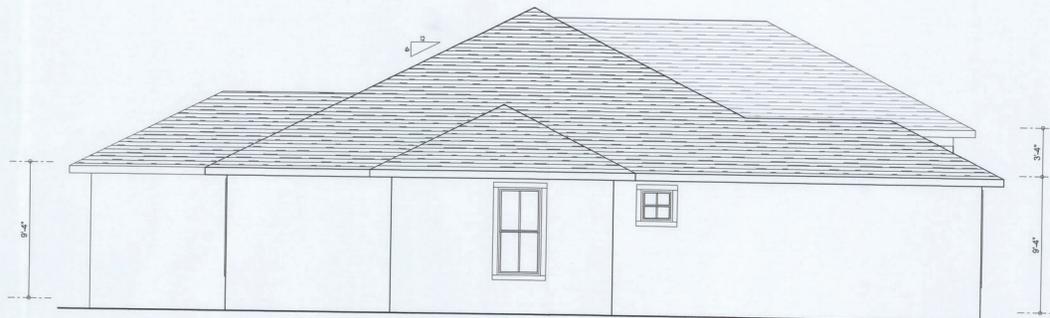


JOB NUMBER
20250920

SHEET NUMBER
A.1

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

David Reyes



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



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

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

REVISIONS
October 02, 2020



LEFT & RIGHT ELEVATIONS
SCALE: 1/4" = 1'-0"

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DAVID REYES
PROJECT ADDRESS: LOT 2, FOREST COUNTRY, PHASE 1, LAKE CITY, FLORIDA 32024

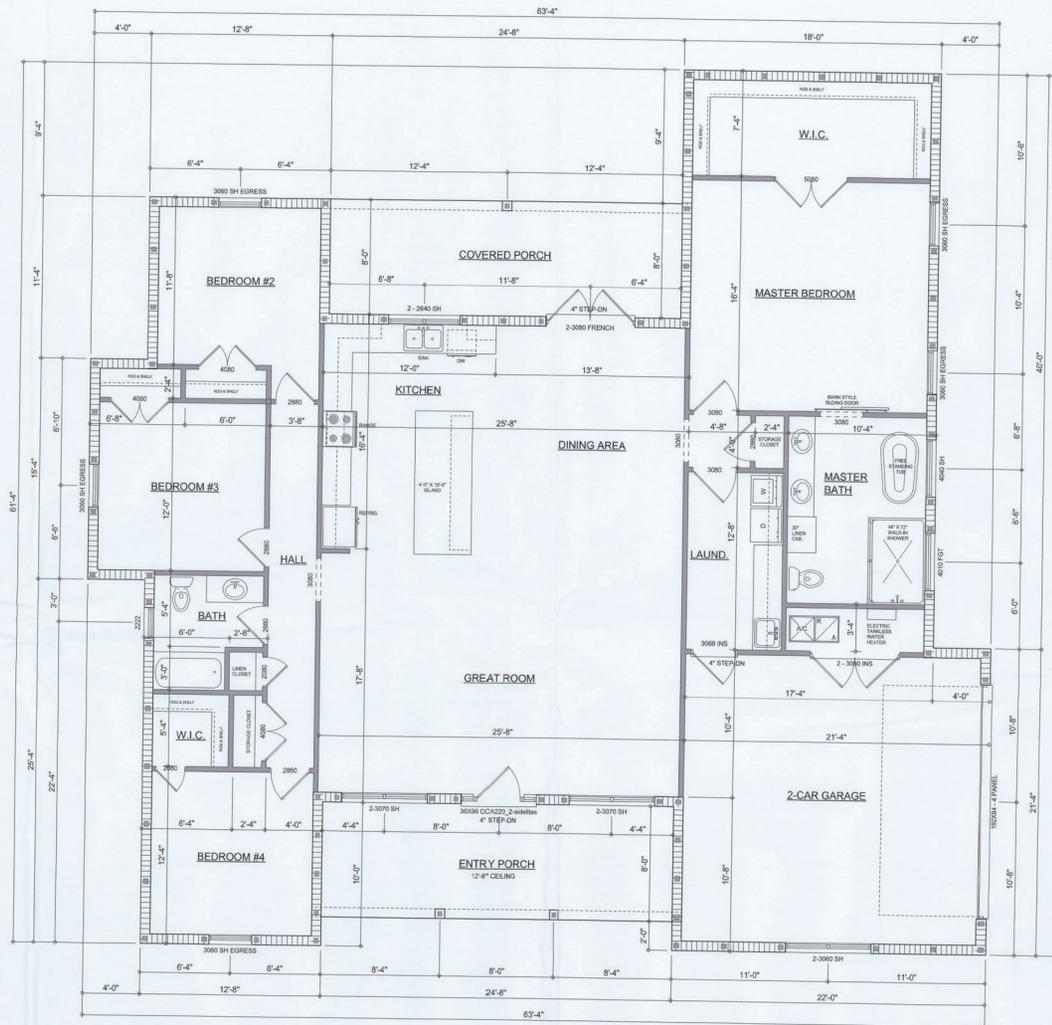
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JOB NUMBER
20250920

SHEET NUMBER
A.2

Wm C. [Signature]



DIMENSIONED FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NOTE: ALL WALLS SHALL BE 9'-4" 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.

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

AREA SUMMARY

LIVING AREA	2,263	S.F.
GARAGE AREA	485	S.F.
COVERED PORCH AREA	197	S.F.
ENTRY PORCH AREA	197	S.F.
TOTAL AREA	3,142	S.F.

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DIMENSIONED FLOOR PLAN
 1/8" = 1'-0"

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JOB NUMBER
 20250920

SHEET NUMBER

A.3

Wall C-777

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 408.8)
	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" FLOOR
	2 OR 4 TUB FLUORESCENT FIXTURE

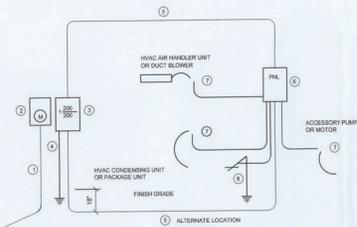
NOTE:
ALL INTERIOR RECEPTACLES SHALL BE AFCI (ARC FAULT / CIRCUIT INTERRUPT) PER NEC 210.12 & TAMPER RESISTANT PER NEC 408.11

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

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

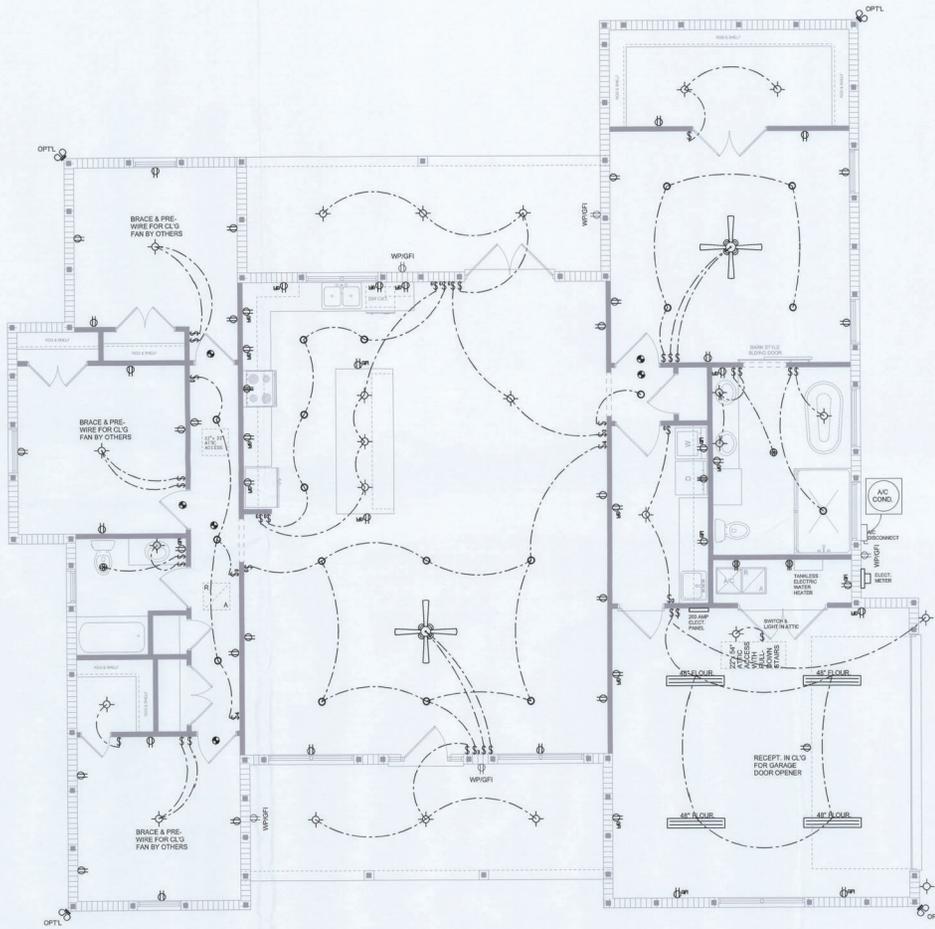
THE ELECTRICAL SERVICE OVERCURRENT PROTECTION DEVICE SHALL BE INSTALLED ON THE EXTERIOR OF STRUCTURES TO SERVE AS A DISCONNECT MEANS. CONDUCTORS USED FROM THE EXTERIOR DISCONNECTING MEANS TO A PANEL OR SUB PANEL SHALL HAVE FOUR-WIRE CONDUCTORS, OF WHICH ONE CONDUCTOR SHALL BE USED AS AN EQUIPMENT GROUND.

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 Service/feeder Entrance Conductors: 2" rigid conduit, min. 1/2" dia., w/ continuous Ground Bonding Conductor. Service Entrance Conductors shall not be spliced except the listed components at the meter. Disconnecting Device and Panel shall be allowed.
- ② Meter Enclosure, weatherproof, U.L. Listed.
- ③ Main Disconnect Switch: Load or Main BRKR, weatherproof, U.L. Listed.
- ④ Service entrance Ground: 1" - insulated rod w/ 1/2" long metal service entrance Conductor shall have a 20' long Grounding Conductor shall be bonded to each piece of Service Entrance Equipment, and shall be listed per Item 15, below.
- ⑤ 200 AMPERE SERVICE: 3-MIX-USE-Cu, 1/4-Cu-GND, 2" Conduit.
- ⑥ House Panel (PANEL): U.L. Listed, sized per schedule.
- ⑦ Equipment Disconnect Switch: non-Arked, in weatherproof enclosure, size according to Panel Schedule book.
- 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.



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

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

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

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DAVID REYES
PROJECT ADDRESS: LOT 2, FOREST COUNTRY, PHASE 1, LAKE CITY, FLORIDA, 32024

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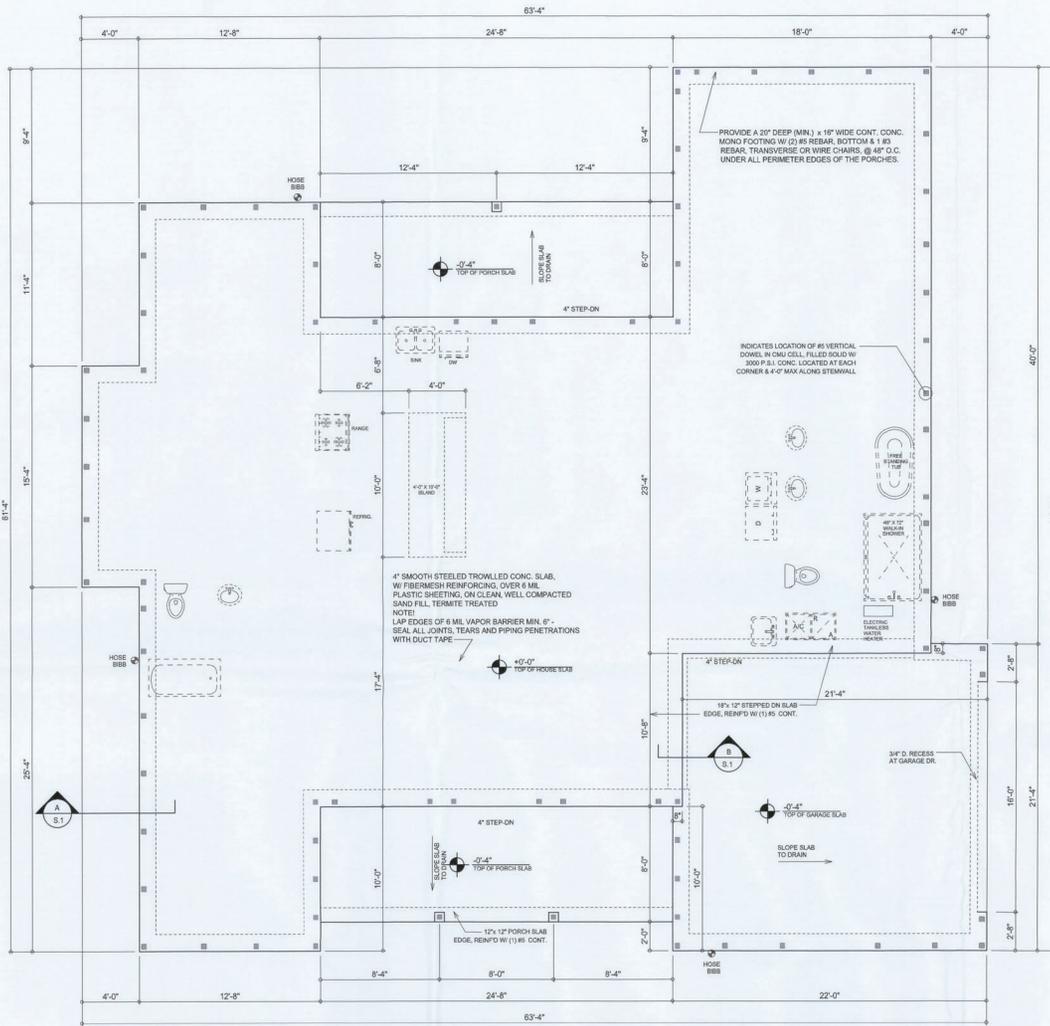


JOB NUMBER
20250920

SHEET NUMBER

A.4

Wm C 369



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

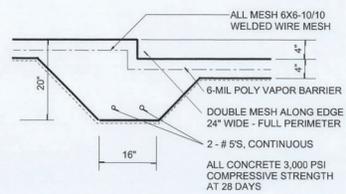
INTERIOR BEARING WALLS
IT IS THE BUILDING CONTRACTOR'S RESPONSIBILITY TO VERIFY WITH THE TRUSS ENGINEERING ANY AND ALL INTERIOR BEARING WALL LOCATIONS AND FURNISH THE ENGINEER OR ARCHITECT OF RECORD TRUSS INFO SO THICKENED FOOTINGS CAN BE SIZED AND LOCATED ON THE FOUNDATION PLAN.

PROVIDE A 20" DEEP (MIN.) x 16" WIDE CONT. CONC. MONO FOOTING W/ (2) #5 REBAR BOTTOM & (3) REBAR TRANSVERSE OR WIRE CHAIRS @ 48" O.C. UNDER ALL PERIMETER EDGES OF THE PORCHES.

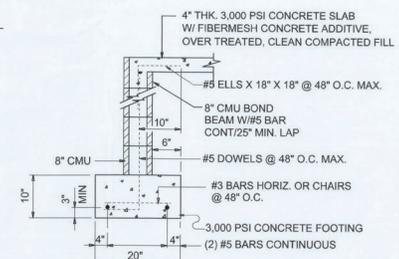
INDICATES LOCATION OF #5 VERTICAL DOWEL IN CMU CELL, FILLED SOLID W/ 3000 PSI CONC. LOCATED AT EACH CORNER & 4'-0" MAX ALONG STEMWALL

4" SMOOTH STEERED TROWLED CONC. SLAB W/ FIBER MESH REINFORCING OVER 6 MIL PLASTIC SHEETING, ON CLEAN, WELL COMPACTED SAND FILL, TERMITE TREATED
NOTE!
LAP EDGES OF 6 MIL VAPOR BARRIER MIN. 6". SEAL ALL JOINTS, TEARS AND PIPING PENETRATIONS WITH DUCT TAPE.

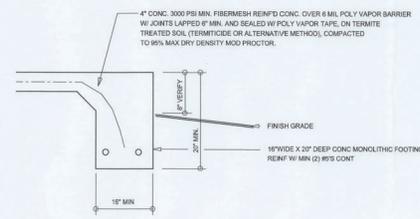
NOTE!
PRIOR TO THE CONSTRUCTION OF THE FOUNDATION, THE CONTRACTOR SHALL COORDINATE ANY INTERIOR BEARING WALL LOCATIONS PER THE TRUSS ENGINEERED SHOP DRAWINGS WITH THE FOUNDATION PLAN. ANY INTERIOR BEARING LOCATIONS OR ANY POINT LOADS OF 4.0 K OR GREATER SHALL BE SUPPORTED VIA A MODIFIED FOUNDATION PLAN 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.



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



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



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

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 W/ WOOD SILL, CONT. ALL AROUND, W/ 8" x 8" x 1/2" W/ 5/8" x 1/2" PLATE WASHERS WITHIN 6" FROM EACH CORNER, EA. WAY, & WITHIN 6" FROM ALL WALL OPENINGS / ENDS. 12" x 4" x 1/2" W/ 2" x 3" WASHERS ALONG EACH RUN @ 48" O.C. MAX. - ALL ANCHOR BOLTS SHALL HAVE A MINIMUM OF 8" EMBEDMENT INTO THE CONCRETE.

NOTE:
THE DESIGN WIND SPEED FOR THIS PROJECT IS 140 MPH PER 2023 FBC (6TH EDITION) AND LOCAL JURISDICTION REQUIREMENTS

NOTE:
ADDED FILL SHALL BE APPLIED IN 6" LIFTS - EA. LIFT SHALL BE CONTACTED 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 SCHED & BALANCING REPORT - CONTR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

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

REVISIONS
October 02, 2025

SOFTPLAN

A CUSTOM HOME DESIGN FOR:
DAVID REYES
PROJECT ADDRESS: LOT 2, FOREST COUNTRY, PHASE 1, LAKE CITY, FLORIDA, 32024

NICHOLAS BELLEFLORE ARCHITECT
1975 NW 6th Ave. Suite 204
LAKE CITY, FL 32005
(813) 385-0555

JOB NUMBER
20250920

SHEET NUMBER
S.1
OF 4 SHEETS

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable / Hip Construction, Wood Trusses @ 24" O.C.
 Walls: 8" CMU W/ (1) #5 VERTICAL @ 48" O.C. MAX
 Floor: 4" Thick Concrete Slab W/ Fiberglass Concrete Additive
 Foundation: Continuous monolithic footing or Stem Wall foundation system

ROOF DECKING

Material: 1/2" 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: 8" CMU W/ (1) #5 VERTICAL @ 48" O.C. MAX AND REINDE EACH OPENING

HURRICANE UPLIFT CONNECTORS

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

Porch Column Base Connector: Simpson ABU44/ABU66 @ each column
 Porch Column to Beam Connector: Simpson EP24 or 66 PC44 or 66 @ each column

FOOTINGS AND FOUNDATIONS

Footings: House walls: 20D x 15W Cont. W/ (2) #5 Bars Cont. on chairs or (1) #3 Transverse @ 24" O.C.
 Optional Stemwall: 8" CMU, W/ #4 Vertical Dowel @ 48" O.C.

STRUCTURAL DESIGN CRITERIA:

- THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE (18TH EDITION) AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.
- WIND LOAD CRITERIA: RISK CATEGORY: 2, EXPOSURE: "C"
 BASED ON ANH/ACGE 1-22, 2023 FBC 1609-A WIND VELOCITY: V_{30} = 140 MPH
 V_{60} = 108 MPH
- ROOF DESIGN LOADS:
 SUPERIMPOSED DEAD LOADS: 20 PSF
 SUPERIMPOSED LIVE LOADS: 20 PSF
- FLOOR DESIGN LOADS:
 SUPERIMPOSED DEAD LOADS: 25 PSF
 SUPERIMPOSED LIVE LOADS: 40 PSF
 RESIDENTIAL 40 PSF
 BALCONIES 60 PSF
- WIND NET UPLIFT: ARE AS INDICATED ON PLANS

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 18-2-6
- CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 18-3-4.4
- IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 18-3-4.4
- TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 4". EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 18-3-1.6
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 18-1-1.1
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 18-1-1.2
- BORED 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 18-1-1.3
- MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT. RETREATMENT IS REQUIRED. FBC 18-1-1.4
- CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 18-1-1.5
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 18-1-1.6
- 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 18-1-1
- ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 18-1-1.7
- A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 18-1-1.7
- 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, TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 23-3-1.3
- NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 23-3-1.4

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF/RMODEL	CAP.
TRUSS TO WALL:	"SIMPSON" HETEL 16 W TSS	1410#

PORCH BEAM TO POST (4x 4)	SIMPSON PC44EPC44	1700#
PORCH BEAM TO POST (6x 6)	SIMPSON PC66EPC66	1700#
PORCH POST TO FND.:	SIMPSON ABU44 or ABU 66	2200#
MISC. JOINTS	SIMPSON ASA	315#/240#

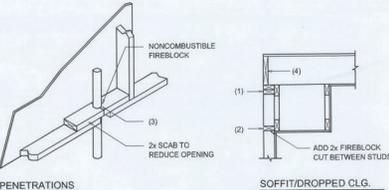
NOTE:
 ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE

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

NOTE:
 ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON ASA FRAMING ANCHORS, TYPICAL "D".

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

NOTE:
 "SIMPSON" PRODUCT APPROVALS:
 MIAMI-DADE COUNTY REPORT #97-0107.05, #96-1126.11, #89-0823.04
 SBCCI NER-443, NER-393



FIREBLOCKING NOTES:

- FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, COVE CEILING, ETC.
 - AT OPENINGS ABOVE VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "HYPROPANEL MULTIFLEX SEALANT"
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS. FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

Fire Stopping DETAILS

SCALE: NONE

A

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

BUILDING COMPONENTS & CLADDING LOADS
 MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B"
 ROOF ANGLE 1" TO 2"

ROOF ST. TO OP.	ZONE	AREAS	V.W.	S.D.	S.W.	V.W.	S.D.	S.W.
			102 MPH	120 MPH	150 MPH	140 MPH	120 MPH	150 MPH
1	1	10	2.0 / -28.8	4.9 / -28.1	1.9 / -27.8	20.3 / -35.3	8.9 / -30.4	
		20	3.4 / -28.8	3.6 / -25.0	8.0 / -27.0			
		30	10.0 / -38.6	1.9 / -22.3	3.9 / -26.0	8.1 / -30.3		
2	1	10	2.8 / -34.1	4.9 / -41.3	1.9 / -48.4	20.3 / -56.2		
		20	1.4 / -31.8	3.6 / -38.0	8.0 / -44.8	8.9 / -50.1		
		30	10.0 / -38.2	1.9 / -35.6	3.9 / -39.4	8.1 / -48.1		
3	1	10	2.8 / -26.3	4.9 / -41.0	1.9 / -7.6	20.3 / -83.1		
		20	1.4 / -47.8	3.6 / -31.1	8.0 / -47.0	8.9 / -77.1		
		30	10.0 / -43.5	1.9 / -35.8	3.9 / -40.8	8.1 / -70.9		
4	1	10	2.8 / -23.6	28.9 / -34.1	30.4 / -33.0	38.3 / -38.2		
		20	20.8 / -22.6	24.7 / -26.8	28.0 / -23.6	33.7 / -36.1		
		30	19.9 / -21.3	23.7 / -25.4	27.1 / -28.8	31.6 / -34.6		
5	1	10	2.8 / -28.1	28.9 / -34.1	30.4 / -40.1	38.3 / -47.3		
		20	20.8 / -27.2	24.7 / -32.4	28.0 / -36.0	33.7 / -44.0		
		30	19.9 / -24.6	23.7 / -28.3	27.1 / -34.3	31.6 / -39.8		

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING

BLDG. HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
8	1.00	1.21	1.41
20	1.00	1.39	1.86
30	1.00	1.40	1.86

BUILDING COMPONENTS & CLADDING LOADS
 MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B"
 ROOF ANGLE 2" TO 4"

ROOF ST. TO OP.	ZONE	AREAS	V.W.	S.D.	S.W.	V.W.	S.D.	S.W.
			102 MPH	120 MPH	150 MPH	140 MPH	120 MPH	150 MPH
1	1	10	18.9 / -31.8	23.7 / -28.9	27.8 / -30.4	32.9 / -39.3		
		20	18.4 / -30.7	23.0 / -24.6	27.0 / -28.9	31.4 / -33.9		
		30	18.6 / -19.3	22.7 / -25.8	26.0 / -28.8	30.3 / -30.1		
2	1	10	18.9 / -35.8	23.7 / -30.3	27.8 / -38.6	32.9 / -41.2		
		20	18.4 / -24.3	23.0 / -29.0	27.0 / -34.0	31.4 / -39.4		
		30	18.6 / -23.9	22.7 / -31.1	26.0 / -35.0	30.3 / -37.1		
3	1	10	18.9 / -28.8	23.7 / -30.3	27.8 / -38.6	32.9 / -41.2		
		20	18.4 / -24.3	23.0 / -29.0	27.0 / -34.0	31.4 / -39.4		
		30	18.6 / -22.6	22.7 / -31.2	26.0 / -35.0	30.3 / -37.1		
4	1	10	21.8 / -29.4	28.9 / -34.1	30.4 / -33.0	38.3 / -38.2		
		20	20.8 / -22.6	24.7 / -26.8	28.0 / -23.6	33.7 / -36.1		
		30	19.9 / -19.9	23.7 / -25.4	27.1 / -28.8	31.6 / -34.6		
5	1	10	21.8 / -28.1	28.9 / -34.1	30.4 / -40.1	38.3 / -47.3		
		20	20.8 / -27.2	24.7 / -32.4	28.0 / -36.0	33.7 / -44.0		
		30	19.9 / -24.6	23.7 / -28.3	27.1 / -34.3	31.6 / -39.8		

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING

BLDG. HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
8	1.00	1.21	1.41
20	1.00	1.39	1.86
30	1.00	1.39	1.86

General Roofing NOTES:

DECK REQUIREMENTS:
 ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

SLOPE:
 ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12 OR GREATER. FOR ROOF SLOPES FROM 2:12 TO 4:12, DBL UNDERLAYMENT IS REQUIRED.

UNDERLAYMENT:
 UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 228, TYPE 1, OR ASTM D 4869, TYPE 1.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:
 SELF-ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY W/ ASTM D 1870.

ASPHALT SHINGLES:
 ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR ASTM D 5462.

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 1/2" 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 ATTACHMENT 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, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:

- STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION PARALLEL TO THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

- 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 ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:
 STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

BASE AND CAP FLASHINGS:
 BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MFG'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH 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:

- FOR OPEN VALLEYS, VALLEY LINING OF TWO PLYS OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED.
- FOR OPEN VALLEYS, VALLEY LINING OF TWO PLYS OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.
- FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
 - BOTH TYPES 1 AND 2 ABOVE, COMBINED.
 - ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
 - SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1870.

NOTE !!!
 ROOFINGS SHALL BE AS MANUFACTURED BY "TAKKO 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 145-105, USING 4 NAILS/SHINGLE

REVISIONS
 October 02, 2025

SOFTPLAN

A CUSTOM HOME DESIGN FOR:
DAVID REYES
 PROJECT ADDRESS: LOT 2, FOREST COUNTRY, PHASE 1, LAKE CITY, FLORIDA 32024

APPROVED FOR CONSTRUCTION

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 (561) 395-1100

JOB NUMBER
 20250920

SHEET NUMBER
S.3
 OF 4 SHEETS

