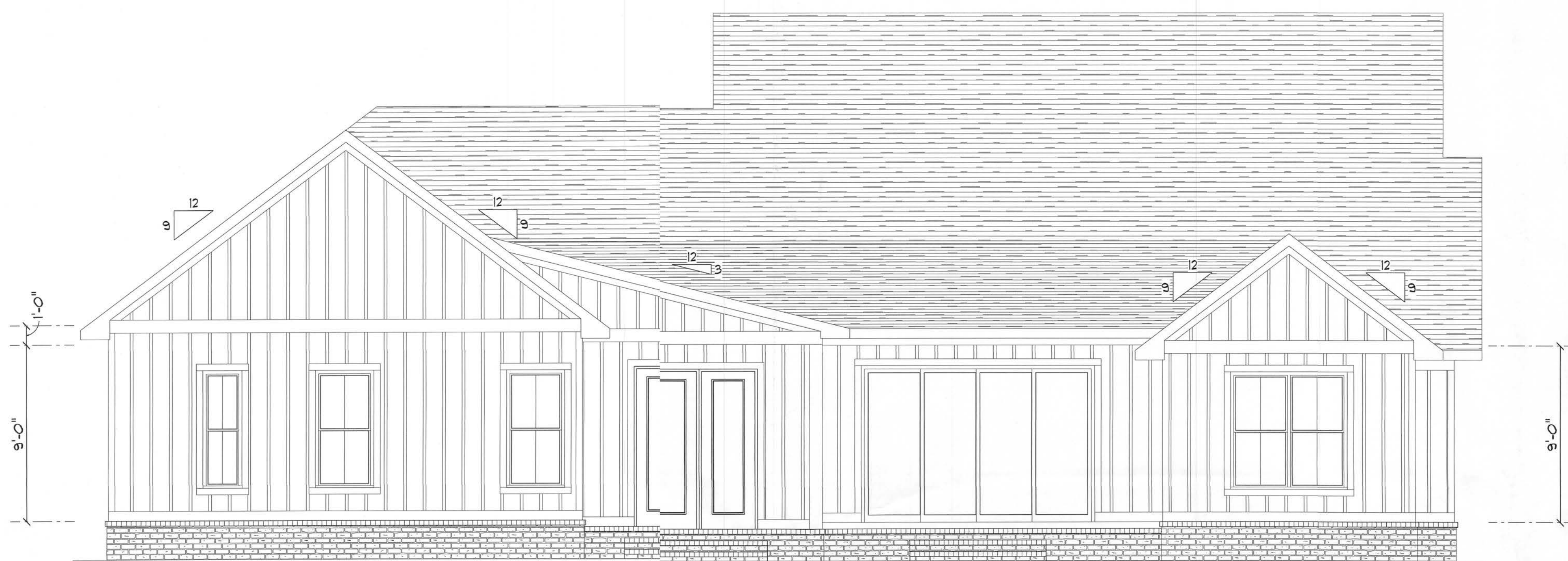




REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

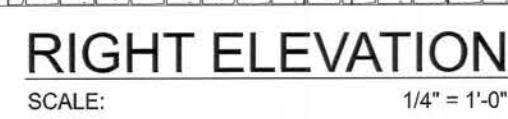


REVISIONS SCHEDULE	
11-25-19	REVISIONS
12-2-19	REVISIONS
1-27-20	REVISIONS

BERYL JAMES RESIDENCE
LAKE CITY, FLORIDA
ADAM'S CONSTRUCTION
LAKE CITY, FLORIDA

RIDGEPOINT DESIGN
818 WEST DUVAL STREET, LAKE CITY, FLORIDA 32055
P. 386-288-1188
E. RIDGEPOINTDESIGN@GMAIL.COM

SHEET NUMBER
A.1
OF 3 SHEETS

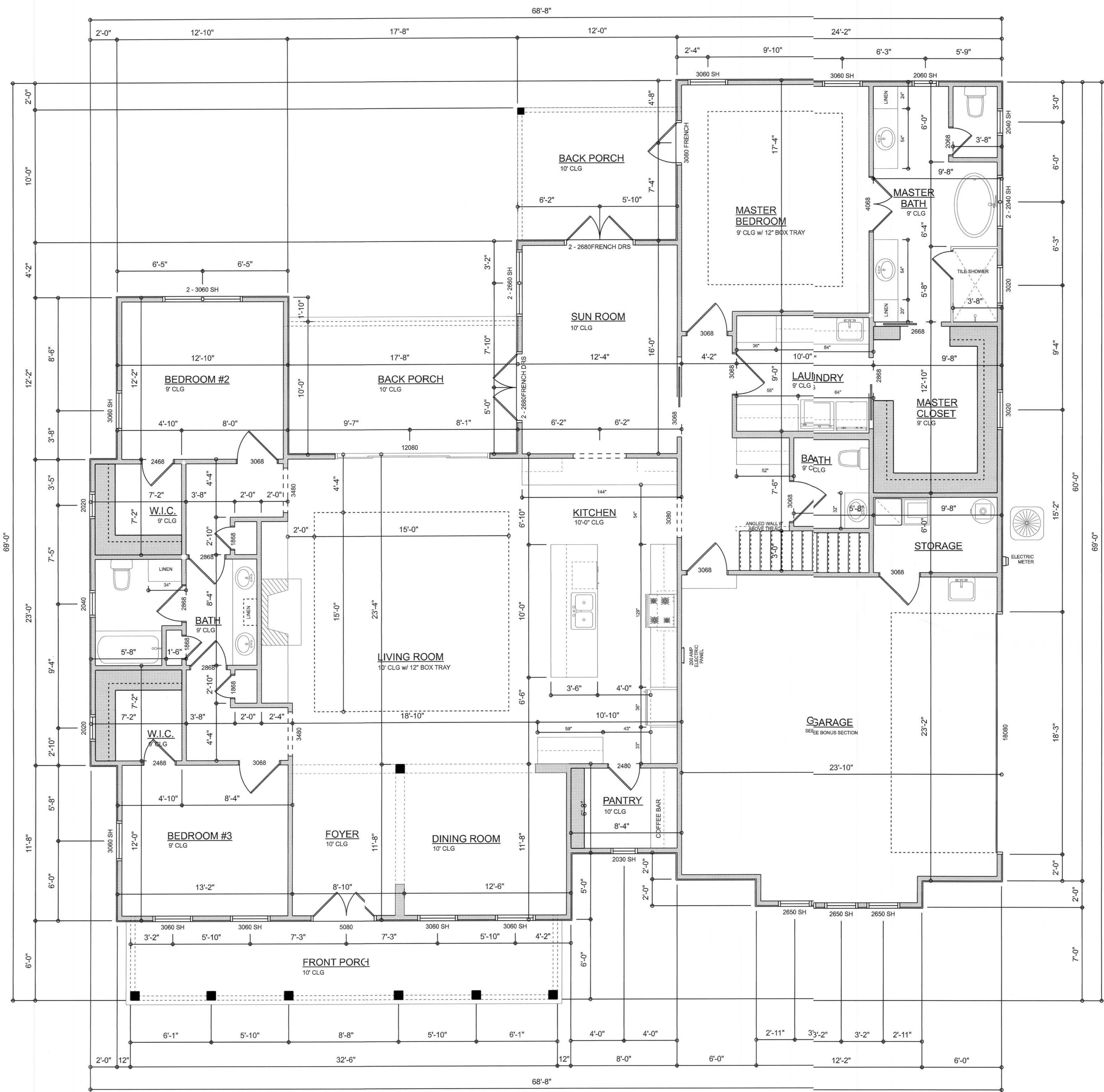


BERYL JAMES RESIDENCE
LAKE CITY, FLORIDA

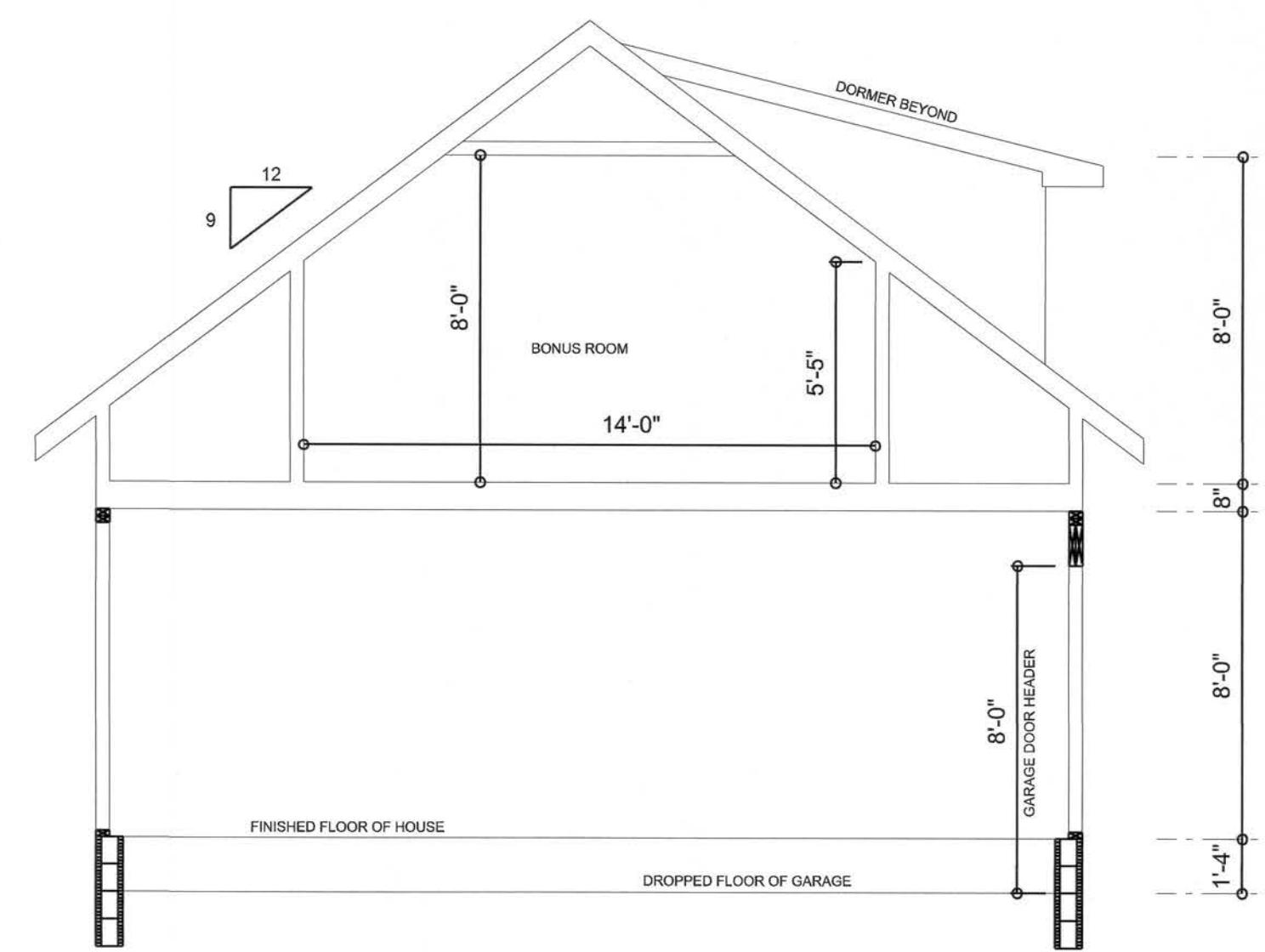
ADAM'S CONSTRUCTION
LAKE CITY, FLORIDA

**RIDGEPOINT
DESIGN**
818 WEST DUVAL STREET, LAKE CITY, FLORIDA 32055
P: 386-288-1188
E: RIDGEPOINTDESIGN@GMAIL.COM

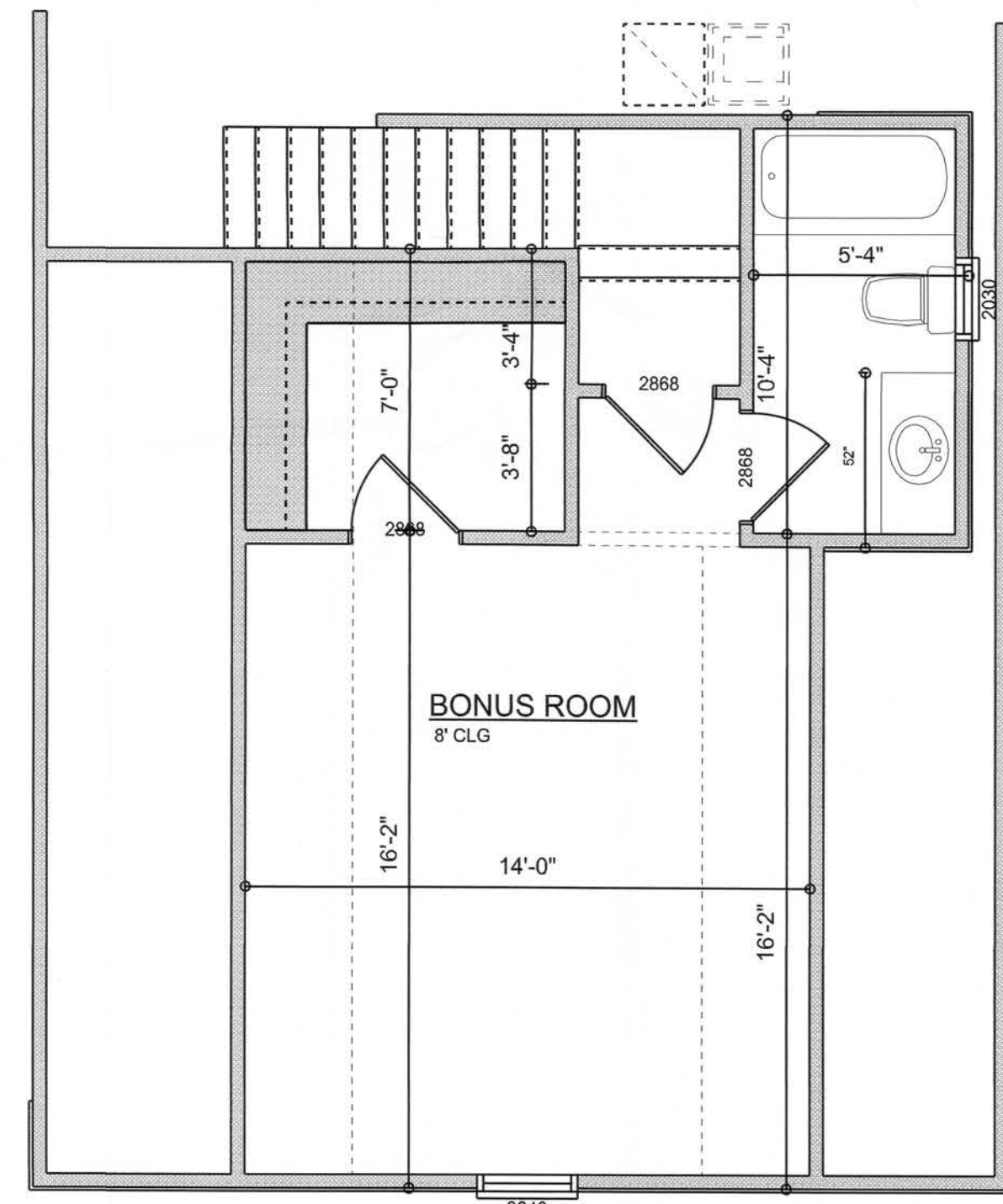
SHEET NUMBER
A.2
OF 3 SHEETS



DIMENSIONED FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ALL CEILING HEIGHTS TO BE 10' UNLESS NOTED OTHERWISE



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



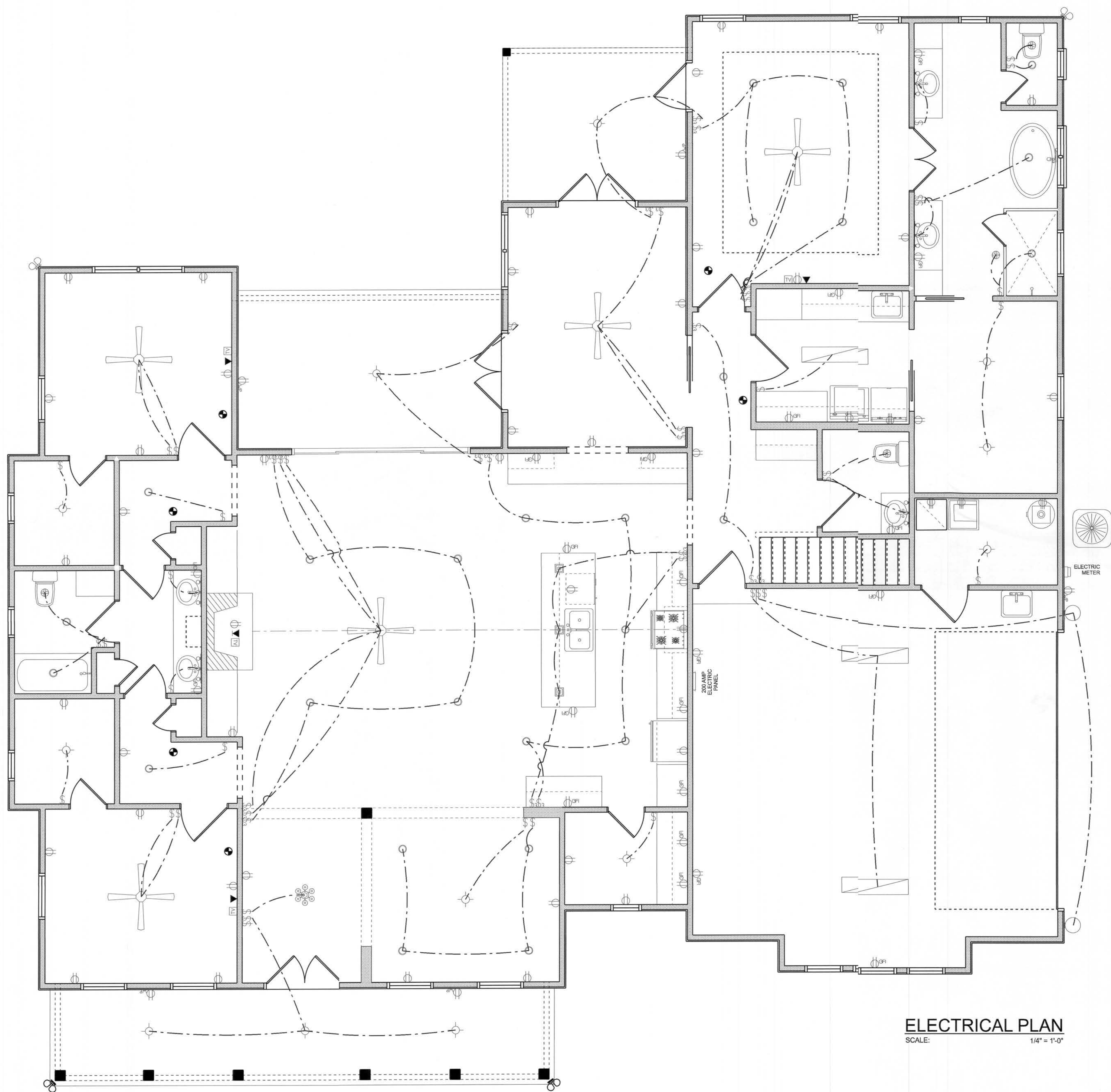
AREA SUMMARY		
1ST FLOOR	2,678	S.F.
GARAGE	380	S.F.
TOTAL LIVING	3,058	S.F.
GARAGE	634	S.F.
FRONT PORCH	195	S.F.
BACK PORCH	296	S.F.
TOTAL AREA	4,183	S.F.

REVISIONS SCHEDULE		
11 - 26 - 10	REVISIONS	
12 - 2 - 19	REVISIONS	
1 - 27 - 20	REVISIONS	

BERYL JAMES RESIDENCE
 LAKE CITY, FLORIDA
ADAM'S CONSTRUCTION
 LAKE CITY, FLORIDA

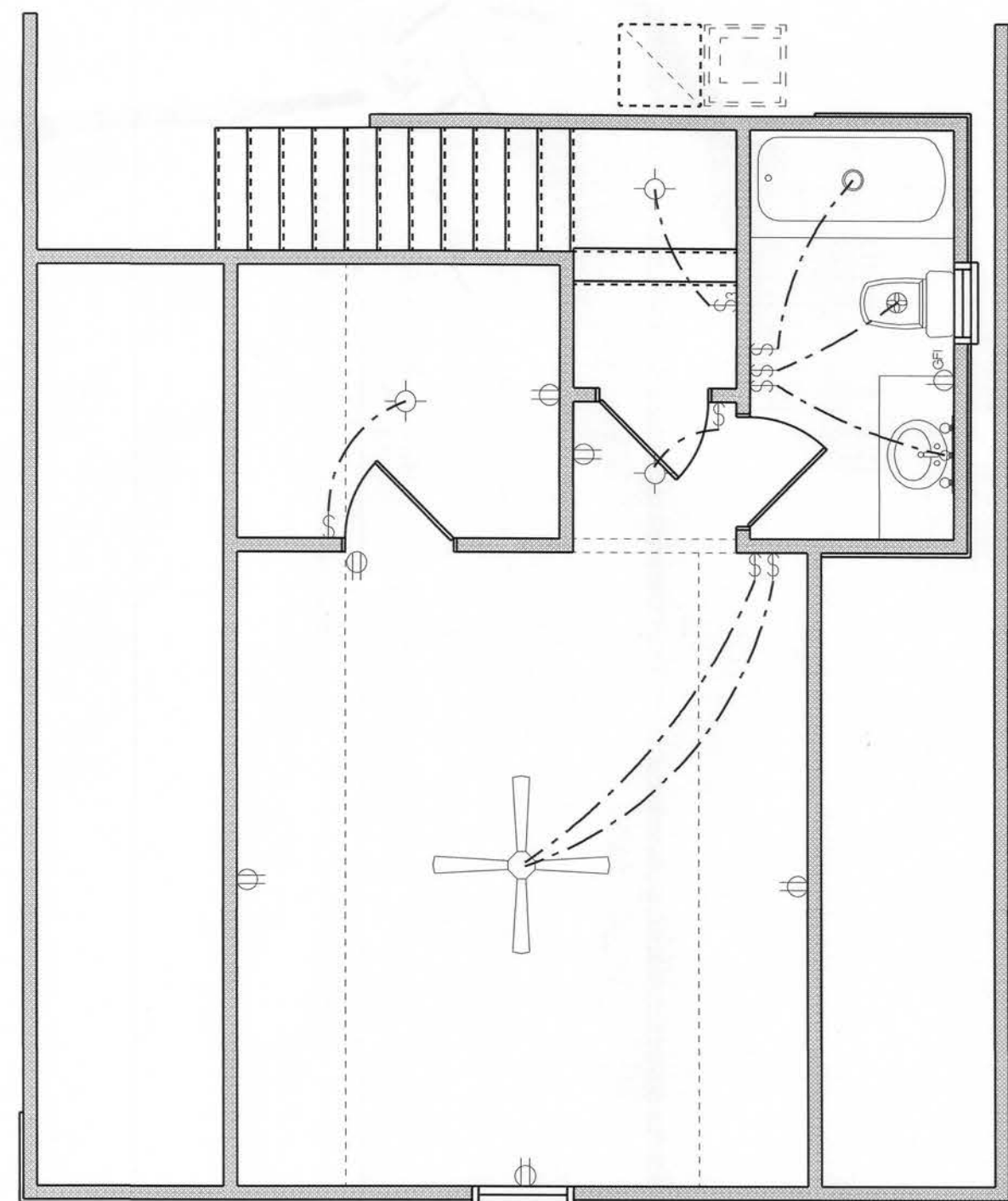
RIDGEPOINT DESIGN
 818 WEST DOVAL STREET, LAKE CITY, FLORIDA 33055
 P: 386-288-1188
 E: RIDGEPOINTDESIGN@GMAIL.COM

SHEET NUMBER
A.3
 OF 3 SHEETS



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

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CEILING FAN	6	
CAN LIGHT 6inch	27	
CHANDELIER	1	
FLUORESCENT LIGHT 1x4	3	
PENDANT LIGHT	3	
EXTERIOR SCONCE	2	
MOTION SECURITY LIGHT	4	
ELECTRIC PANEL	1	
CABLE TV OUTLET	4	
EXHAUST FAN	5	
LAN CONNECTION	4	
OUTLET	48	
OUTLET 220v	5	
OUTLET GFI	22	
OUTLET WP	5	
SMOKE DETECTOR	6	
STANDARD LIGHT	15	
SWITCH	43	
SWITCH 3 WAY	22	
VANITY BAR LIGHT - SMALL	6	



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

REVISIONS SCHEDULE	
11 - 25 - 19	REVISIONS
12 - 2 - 19	REVISIONS
1 - 27 - 20	REVISIONS

BERYL JAMES RESIDENCE
LAKE CITY, FLORIDA
ADAM'S CONSTRUCTION
LAKE CITY, FLORIDA

RIDGEPOINT DESIGN
818 WEST DIVAL STREET, LAKE CITY, FLORIDA 32055
P: 386-288-1188
E: RIDGEPOINTDESIGN@GMAIL.COM

SHEET NUMBER
A.4
OF 3 SHEETS

Technical drawing showing the reinforcement details for a column-beam- footing connection. The drawing includes the following specifications:

- Column:** 8" CMU (Concrete Masonry Unit).
- Beam:** 8" CMU BOND BEAM w/ #5 BAR CONT/25" MIN. LAP.
- Footing:** 2500 P81 CONC. (Concrete).
- Reinforcement:**
 - #5 ELLS $\times 18" \times 18"$ @ 48" O.C. MAX. (Electrodes).
 - #5 DOWELS @ 48" O.C. MAX. (Dowels).
 - 2-#5 BARS CONTINUOUS ON WIRE OR PLASTIC CHAIRS (Continuous bars).
- Dimensions:**
 - Column height: 18" (indicated for the upper section).
 - Beam height: 6" (indicated for the upper section).
 - Footing width: 20" (indicated for the base).
 - Footing depth: 7" (indicated for the base).
 - Beam width: 6" (indicated for the base).
 - Column width: 8" (indicated for the base).

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

18" x 18" x CONT. STRIP FT'G
CENTERED BELOW BEARING
WALL ABOVE

3 - #5 BARS
CONTINUOUS
ON WIRE/PLASTIC
CHAIRS @ 48" O.C.

SCALE: not to scale

** NOTE: ALL INTERIOR BEARING
WALLS TO USE THIS FOOTING **

—12" x 12" x CONT. STRIP FT'G
CENTERED BELOW BEARING
WALL ABOVE

2 - #5 BARS
CONTINUOUS
ON WIRE/PLASTIC
CHAIRS @ 48" O.C.

SCALE: not to scale

** NOTE: ALTERNATE FOOTING
FOR PORCH PERIMETERS IF PREFERRED **



SCALE: 1/4" = 1'-0"
ALL CEILING HEIGHTS TO BE 10' UNLESS NOTED OTHERWISE

1. DESIGN SOIL BEARING PRESSURE: 1500 Psf.
2. EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
3. CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COMPACTION SHALL BE NOT LESS THAN 95% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
4. REINFORCING STEEL SHALL MEET THE REQUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YIELD STRESS = 85 KSI.
6. CONCRETE SHALL BE STANDARD MIX $F_c = 3000$ PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR STANDARD PUMP MIX $F_c = 3000$ PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
7. CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - $F_m = 1500$ PSI.
8. MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
9. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH. BOLTS SHALL BE ASTM A307 / GRADE 1 OR A325, AS PER PLAN REQUIREMENTS.
10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.
11. 2x4 P/T WOOD SILL, CONT., ALL AROUND, W/ 5/8"~ A.B. W/ 3" SQ. X 1/4" PLATE WASHERS WITHIN 6" FROM EACH CORNER, EA. WAY, 4 WITHIN 6" FROM ALL WALL CORNINGS / ENDS - 1/2"~ A.B. W/ 2" SQ. WASHERS ALONG EA. RUN & 48" O.C., MAX. - ALL ANCHOR BOLTS SHALL HAVE A MINIMUM OF 8" EMBEDMENT INTO THE CONCRETE.

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

NOTE:
ADDED FILL SHALL BE APPLIED IN 8" LIFTS -
EA. LIFT SHALL BE COMPACTED TO 95% DRY
COMPACTION PER THE "MODIFIED PROCTOR"
METHOD.

NOTE:
PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP
DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL
PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONT'R
SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER AND
1 COPY TO THE PERMIT ISSUING AUTHORITY.

NOTE:
H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP
DRAWINGS INDICATING ALL H.V.A.C. WORK, INCLUDING ALL
DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH. & BALANCING
REPORT - CONTR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS
TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

REVISIONS	
Monday, February 10, 2020	

BERYL JAMES RESIDENCE

LAKE CITY, FLORIDA

ADAM'S CONSTRUCTION

LAKE CITY, FLORIDA

**NICHOLAS
PAUL
GEISLER
ARCHITECT**

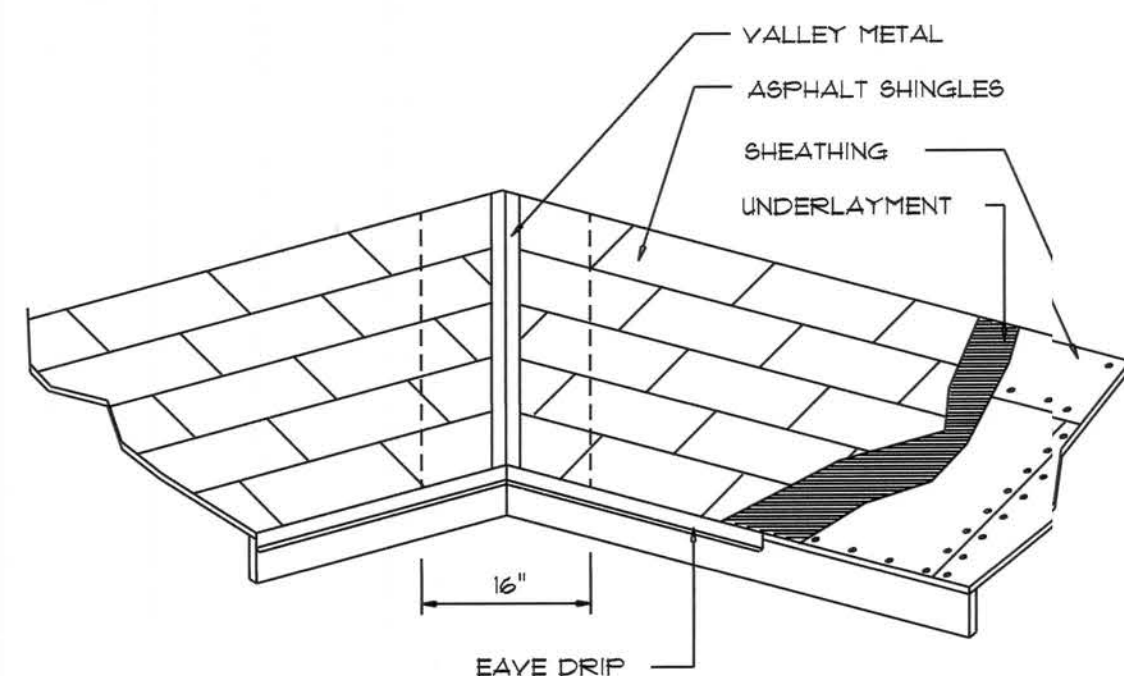
758 NW Brown Rd.
Lakeland, FL 32055

SHEET NUMBER

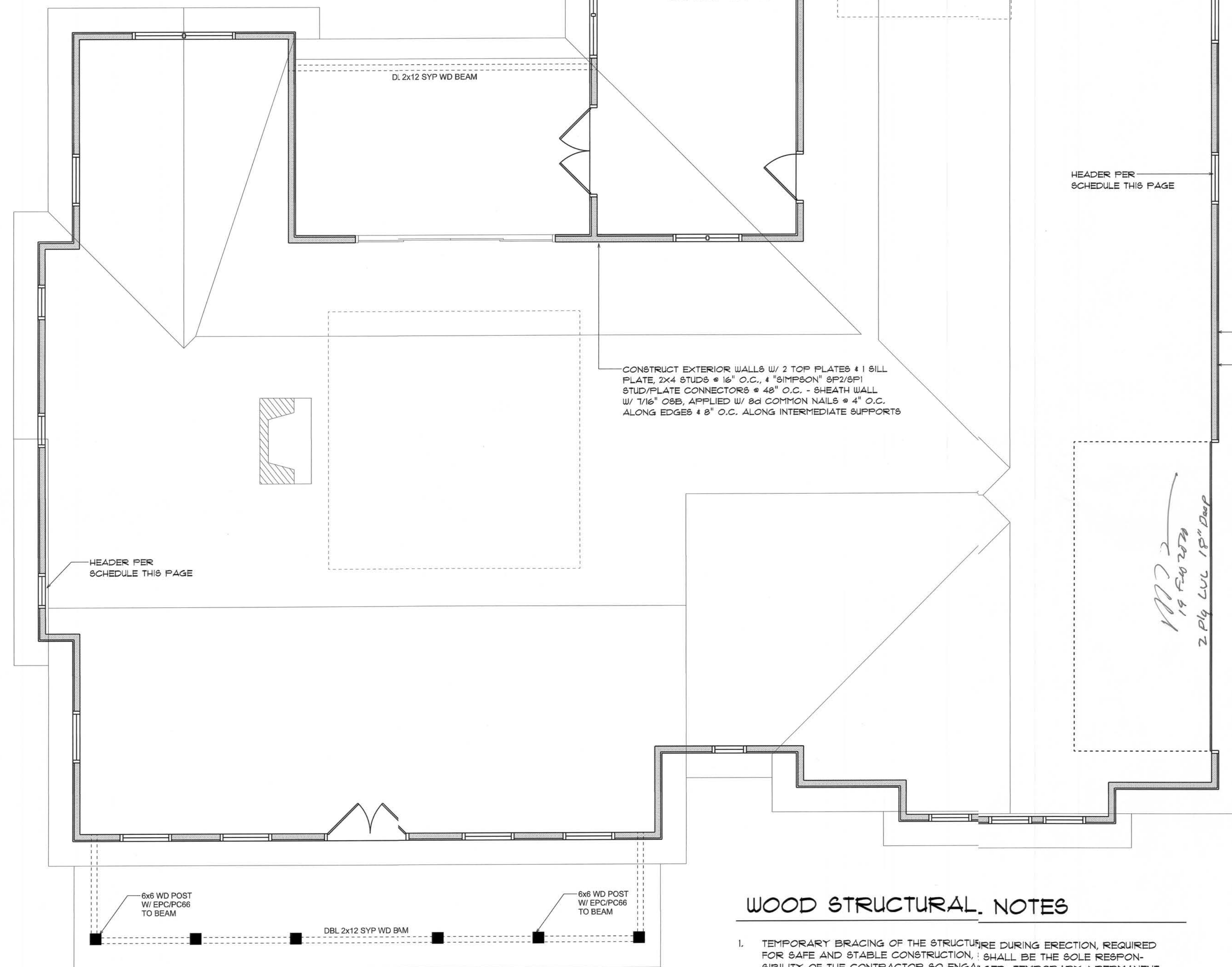
S.1

OF 4 SHEETS

AR0007005



VALLEY FLASHING



ROOF PLAN NOTES

- R-1 SEE ELEVATIONS FOR ROOF PITCH
- R-2 ALL OVERHANG 18" (12" on gables) UNLESS OTHERWISE NOTED
- R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE ON SD.3
- R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HEEL HEIGHTS
- R-5 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

NOTE: SP2/SP1 STUD/PLATE CONNECTORS ARE NOT REQUIRED WHEN USING WINDSTORM SHEATHING BOARDS

WOOD STRUCTURAL NOTES

1. TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
2. ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
3. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN No.2 HEM-FIR OR BETTER.
4. CONNECTORS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.

NOTE:
SHEATH ROOF W/ 1/2" CDX PLYWOOD or 7/16" OSB PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING W/ 8d NAILS - AS PER DETAIL ON SHEET SD.4

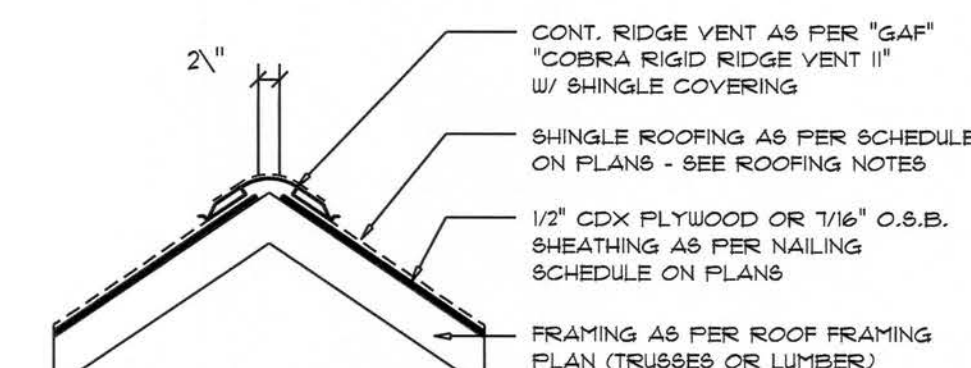
NOTE:
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER FBC 1603 AND LOCAL JURISDICTION REQUIREMENTS

NOTE:
ANCHOR GIRDER TRUSSES/ES) 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 SD.4 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES MINIMUM SIZE ALLOWABLE IS 2-2X10.

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

AREA OF ATTIC	REQ'D L.F. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ.IN.
1800 SF	24 LF	490 SQ.IN.
2200 SF	28 LF	570 SQ.IN.
2600 SF	32 LF	650 SQ.IN.
2800 SF	36 LF	730 SQ.IN.
3100 SF	40 LF	820 SQ.IN.
3600 SF	44 LF	900 SQ.IN.



MIAMI/DADE PRODUCT APPROVAL REPORT: #38-0713.05

Ridge Vent DETAIL

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

B

ROOFING METALS for FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS

MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (OZ.)
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0179	26 (ZINC COATED G30)	
ZINC ALLOY LEAD PAINTED TERNE	0.021		40 20

Roofing/Flashing DETS.

SCALE: NONE

A

GENERAL TRUSS NOTES:

1. TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCTS ASSOCIATION" MANUAL FOR "STRESS RATED LUMBER AND ITS CONNECTIONS", LATEST Ed., ALONG W/ THE "TRUSS PLATE INSTITUTE" SUGGESTED GUIDELINES FOR TEMPORARY AND PERMANENT BRACING, AND HANDLING OF TRUSSES. TRUSS SHOP DRAWINGS SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, DETS. & TRUSS TO TRUSS CONNECTIONS.
2. TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
3. FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIREMENTS 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.

STANDARD HEADER SCHEDULE

0'-0" UP TO 6'-0" OPENINGS

DOUBLE 2x8 No.2 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 1 - SIMPSON MSTA18 TOP AND 1 - SIMPSON SPH4R BOTTOM EACH SIDE OF OPENING WITH 1 - HEADER STUD AND 1 FULL HEIGHT STUD EACH SIDE OF OPENING

6'-0" UP TO 9'-0" OPENINGS

DOUBLE 2x12 No.2 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 1 - SIMPSON MSTA18 TOP AND 2 - SIMPSON SPH4R BOTTOM EACH SIDE OF OPENING WITH 1 - HEADER STUD AND 2 FULL HEIGHT STUDS EACH SIDE OF OPENING

9'-0" UP TO 16'-0" OPENINGS

DOUBLE 2x12 No.2 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 3 - SIMPSON MSTA18 EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING

16'-0" GARAGE DOOR OPENINGS

2 PLY 1 1/2" x 11-7/8" 2.0E MICROLAMM LVL HEADER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 3 - SIMPSON MSTA18 EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING

REVISIONS
Monday, February 10, 2020

BERYL JAMES RESIDENCE
LAKE CITY, FLORIDA

ADAM'S CONSTRUCTION
LAKE CITY, FLORIDA

NICHOLAS PAUL GEISLER ARCHITECT
1786 NW Brown Rd.
Lakeland, FL 33805
(888) 735-9021

SHEET NUMBER
S.2
OF 4 SHEETS

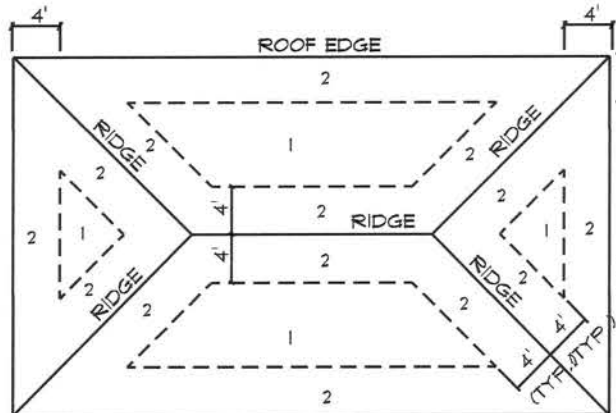
APR0007005

FLORIDA BUILDING CODE	
Compliance Summary	
TYPE OF CONSTRUCTION	
Roof: Gable Construction/wood Trusses @ 24" O.C. Walls: 2x4 Wood Studs @ 1' O.C. Floor: 4" Thk. Concrete Slab w/ Fibermesh Concrete Additive Foundation: Continuous Footing/Stem Wall	
ROOF DECKING	
Material: 1/2" CD Plywood 7/16" O.S.B. Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing Fasteners: .113 RING SHANKED Nails per schedule on sheet 5.4	
SHEARWALLS	
Material: 1/2" CD Plywood or 7/16" O.S.B. Sheet Size: 48"x96" Sheets Placed Vertical Fasteners: .113 RING SHANKED Nails @ 4" O.C. Edges & 8" O.C. Interior Dragstrut: Double Top Plate (S.Y.P.) w/16d Nails @ 12" O.C. Wall Studs: 2x4 Studs @ 1' O.C.	
HURRICANE UPLIFT CONNECTORS	
Truss Anchors: SIMPSON 25a @ Ea. Truss End (Typ. U.O.N.) Wall Tension: Wall Sheathing Nailing is Adequate @ 8d @ 4" O.C. Top & Bot. Anchor Bolts: 1/2" A307 bolts @ 48" O.C. - 1st Bolt 6" from corner Corner Hold-down Device: (1) HD5a @ each corner Porch Column Base Connect: Simpson MBTA20 (2 ea. side) or Porch Column to Beam Connect: Simpson EPC66 or 2 - 5/8" thru bolts	
FOOTINGS AND FOUNDATION	
Footing: 20"x10" Cont. W/ - #5 Bars Cont. on wire/plastic chairs @ 48" o.c. Stemwall: 8" C.M.U. w/1#5 vertical Dowel @ 48" O.C.	

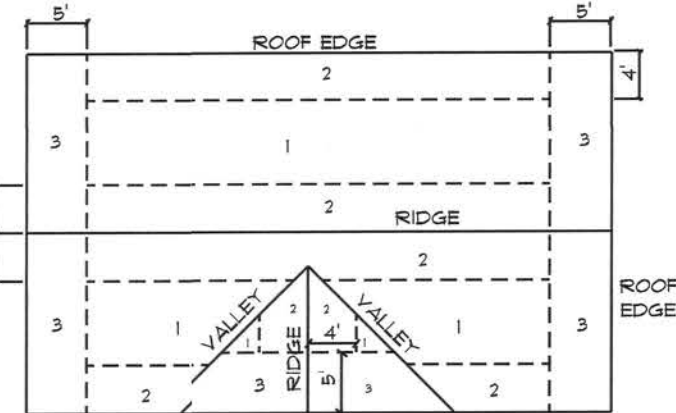
STRUCTURAL DESIGN CRITERIA:

- THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2011 FLORIDA BUILDING CODE - SECTION 1609 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: "B"
BASED ON ANSI/ASCE 7-10, 2011 FBC 1609-A WIND VELOCITY: V_{ULT} = 130 MPH
V_{ASD} = 101 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:
RESIDENTIAL 40 PSF
BALCONIES 60 PSF
- WIND NET UPLIFT: ARE AS INDICATED ON PLANS

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	7/16" O.S.B. OR 15/32 CDX	.113 RING SHANKED NAILS	6 in. o.c. EDGE 12 in. o.c. FIELD
2			6 in. o.c. EDGE 6 in. o.c. FIELD
3			4 in. o.c. GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD



ROOF SHEATHING NAILING ZONES
(HIP ROOF)



ROOF SHEATHING NAILING ZONES
(GABLE ROOF)

Roof Nail Pattern DE.

SCALE: NONE

B

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 21° TO 45°		WIND SPEED (MPH)			
WIND DIRECTION	WIND SPEED (MPH)	WIND DIRECTION	WIND SPEED (MPH)	WIND DIRECTION	WIND SPEED (MPH)
1	10	10	19.9 / -21.8	20	23.1 / -25.9
1	20	20	19.4 / -20.7	20	21.0 / -28.9
1	30	30	18.6 / -19.2	20	26.0 / -28.8
2	10	10	19.9 / -25.5	20	23.1 / -30.3
2	20	20	19.4 / -24.5	20	21.0 / -34.0
2	30	30	18.6 / -22.9	20	26.0 / -32.0
3	10	10	19.9 / -25.5	20	23.1 / -30.3
3	20	20	19.4 / -24.5	20	21.0 / -34.0
3	30	30	18.6 / -22.9	20	26.0 / -32.0
4	10	10	21.8 / -23.6	20	23.1 / -30.3
4	20	20	20.8 / -22.6	20	21.0 / -31.6
4	30	30	19.5 / -21.3	20	21.2 / -29.8
5	10	10	21.8 / -23.1	20	23.1 / -30.3
5	20	20	20.8 / -21.2	20	21.0 / -31.6
5	30	30	19.5 / -21.6	20	21.2 / -34.3

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS
FOR BUILDING COMPONENTS & CLADDING

BLDG HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	1.00	1.21	1.41
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUFACTURER/MODEL	CAP.
TRUSS TO WALL:	SIMPSON HT25a	600*
GIRDER TRUSSES TO POST/HEADER:	SIMPSON HTT4 filled w/ 16d NAILS	1185*
HEADER TO KING STUD(S):	SIMPSON ST22	1310*
PLATE TO STUD:	SIMPSON SP4	885*
STUD TO SILL:	SIMPSON SP4	885*
PORCH BEAM TO POST:	SIMPSON MSTA24 OR THRU BOLTED W/ (2) 5/8" BOLTS	1700*
PORCH POST TO FND:	SIMPSON ABU44	OR EQUAL 2200*
MISC. JOINTS	SIMPSON A34	315*/240*

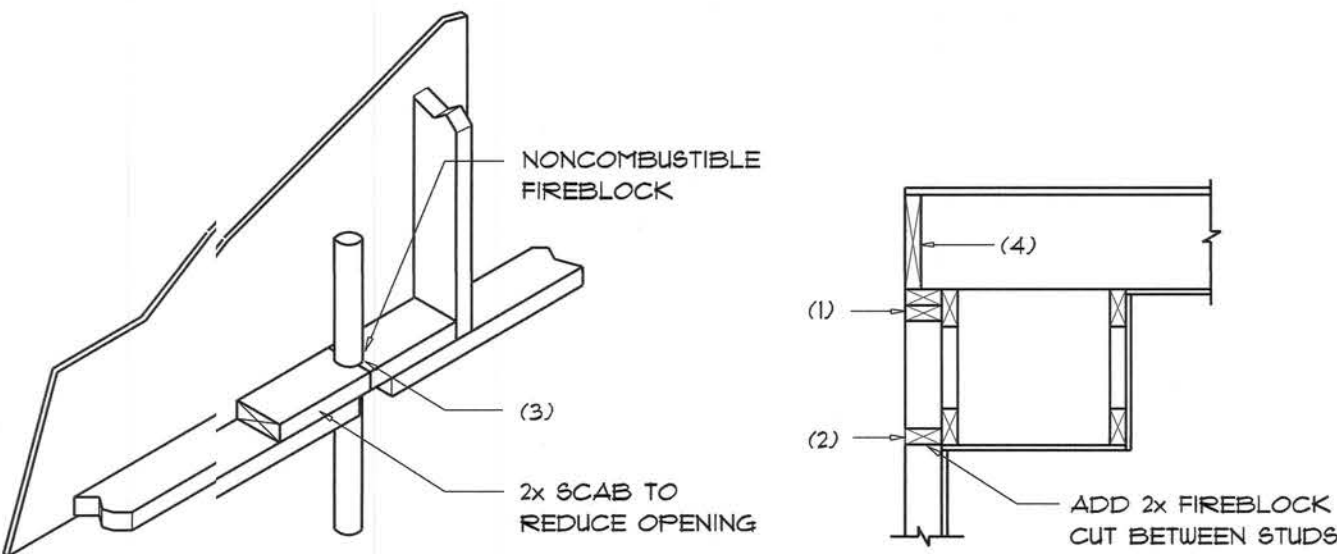
* ALTERNATE: CONNECTORS ARE ACCEPTED OF EQUAL CAPACITY **

NOTE:
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.
NOTE:
REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

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

NOTE:
"SEMCO" PRODUCT APPROVAL:
MIAMI/DADE COUNTY REPORT #35-0818.15

NOTE:
"SIMPSON" PRODUCT APPROVALS:
MIAMI/DADE COUNTY REPORT #31-0107.05, #36-1126.11, #39-0623.04
SBCCI NER-4443, NER-393



FIREBLOCKING NOTES:

- 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 "PYRO-PANEL MULTIFLEX SEALANT"
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

Fire Stopping DETAILS

SCALE: NONE

A

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 1503.4.6
- 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

General Roofing NOTES:

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

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

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

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:
SELF ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY W/ ASTM D 1910.

ASPHALT SHINGLES:
ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 226 OR ASTM D 3462.

FASTENERS:
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE SHANK WITH A MINIMUM 3/8 INCH DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL, AND A MINIMUM 3/4" INTO THE ROOF SHEATHING. WHERE THE SHEATHING IS LESS THAN 3/4" THICK, THE NAILS SHALL PENETRATE THROUGH THE SHEATHING.

ATTACHMENT:
ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE ROOFS LOCATED IN BASIC WIND SPEED OF 110 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED, UNLESS OTHERWISE NOTED. ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH ASTM D 3161 OR M-DC FA 101-95.

UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FROM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:

- STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.
- STARTING AT THE EAVE, 3/8 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

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

BASE AND CAP FLASHINGS:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MFGR'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 11 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 LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN FBC TABLE 1507.3.3.2.
- FOR OPEN VALLEYS, VALLEY LINING OF TWO PLYS OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.
- 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 1910.

- 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 A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1816.1.7
- 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

REVISIONS
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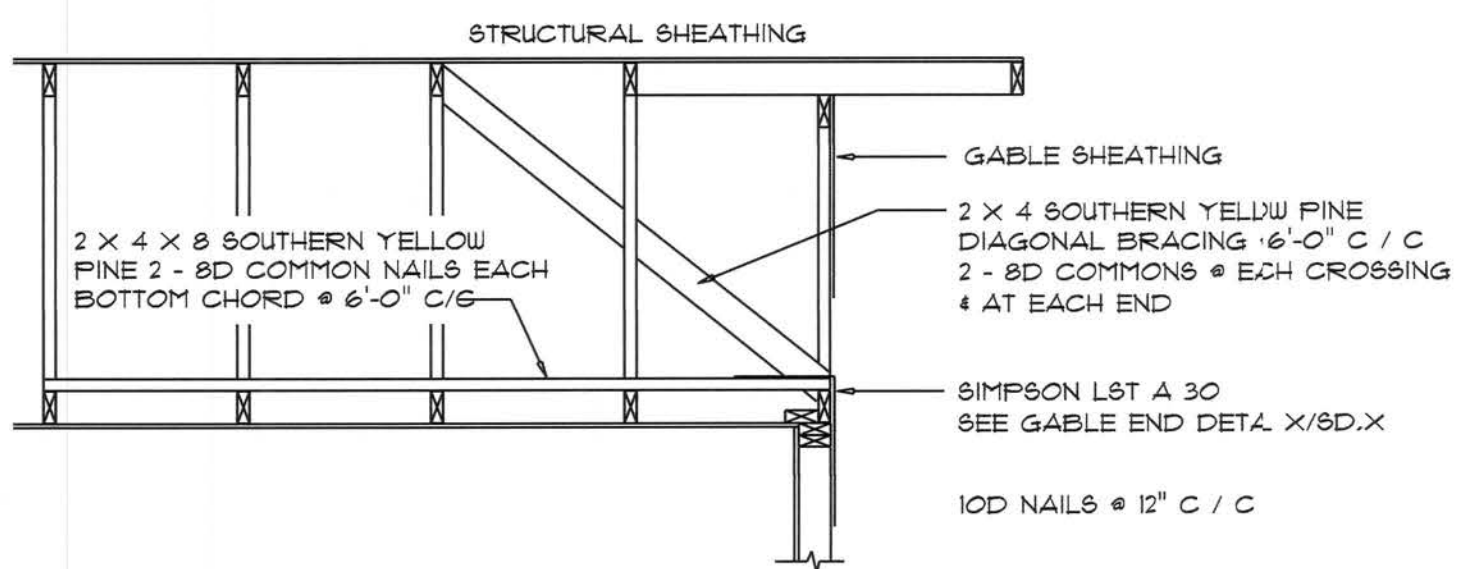
BERYL JAMES RESIDENCE
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ADAM'S CONSTRUCTION
LAKE CITY, FLORIDA

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SHEET NUMBER
S.3
OF 4 SHEETS

AR0007005
19 Feb 2020



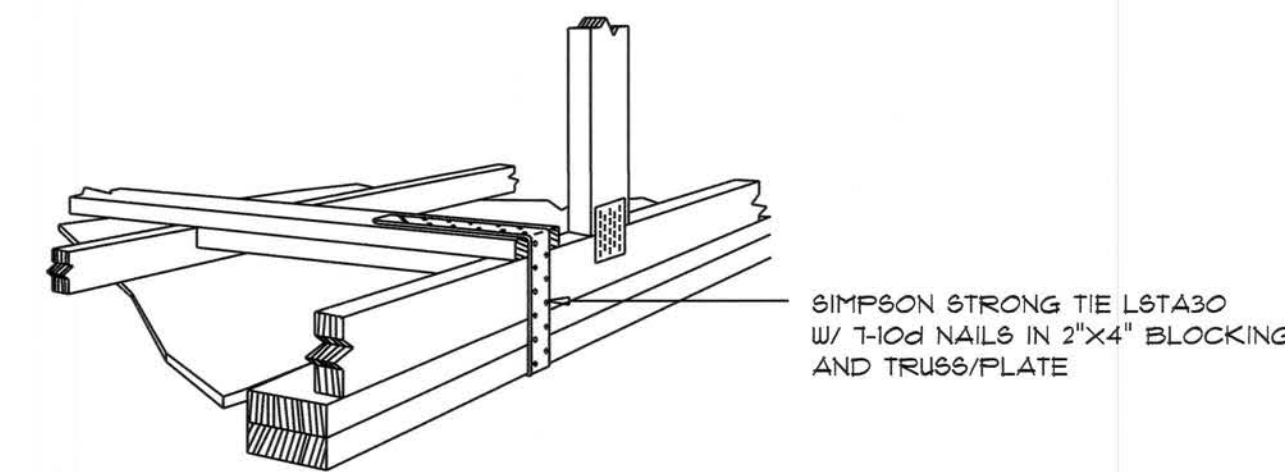
END WALL BRACING FOR CEILING DIAPHRAGM

NTS (ALTERNATIVE TO BALLOON FRAMING)
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

ROOFING METALS for FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS			
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (OZ.)
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0178	26 (ZINC COATED G30)	
ZINC ALLOY LEAD PAINTED TERNE	0.021		40 20

Roofing/Flashing DETAILS

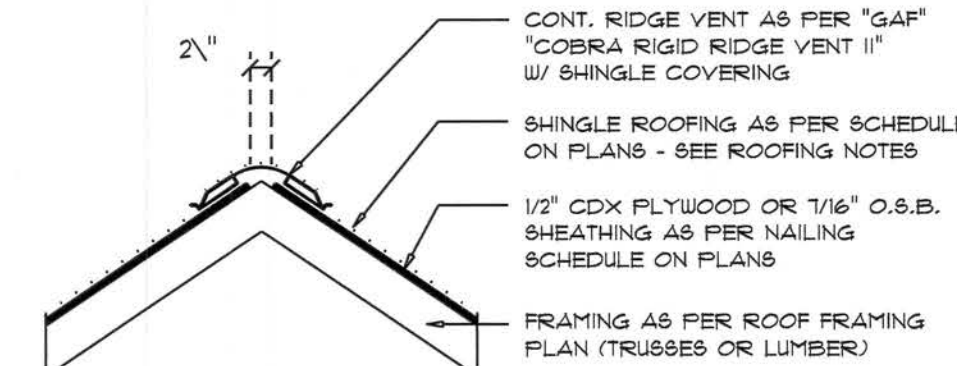
SCALE: NONE



GABLE END GYPSUM DIAPHRAGM HOLDDOWN CONNECTOR

SCALE: NONE

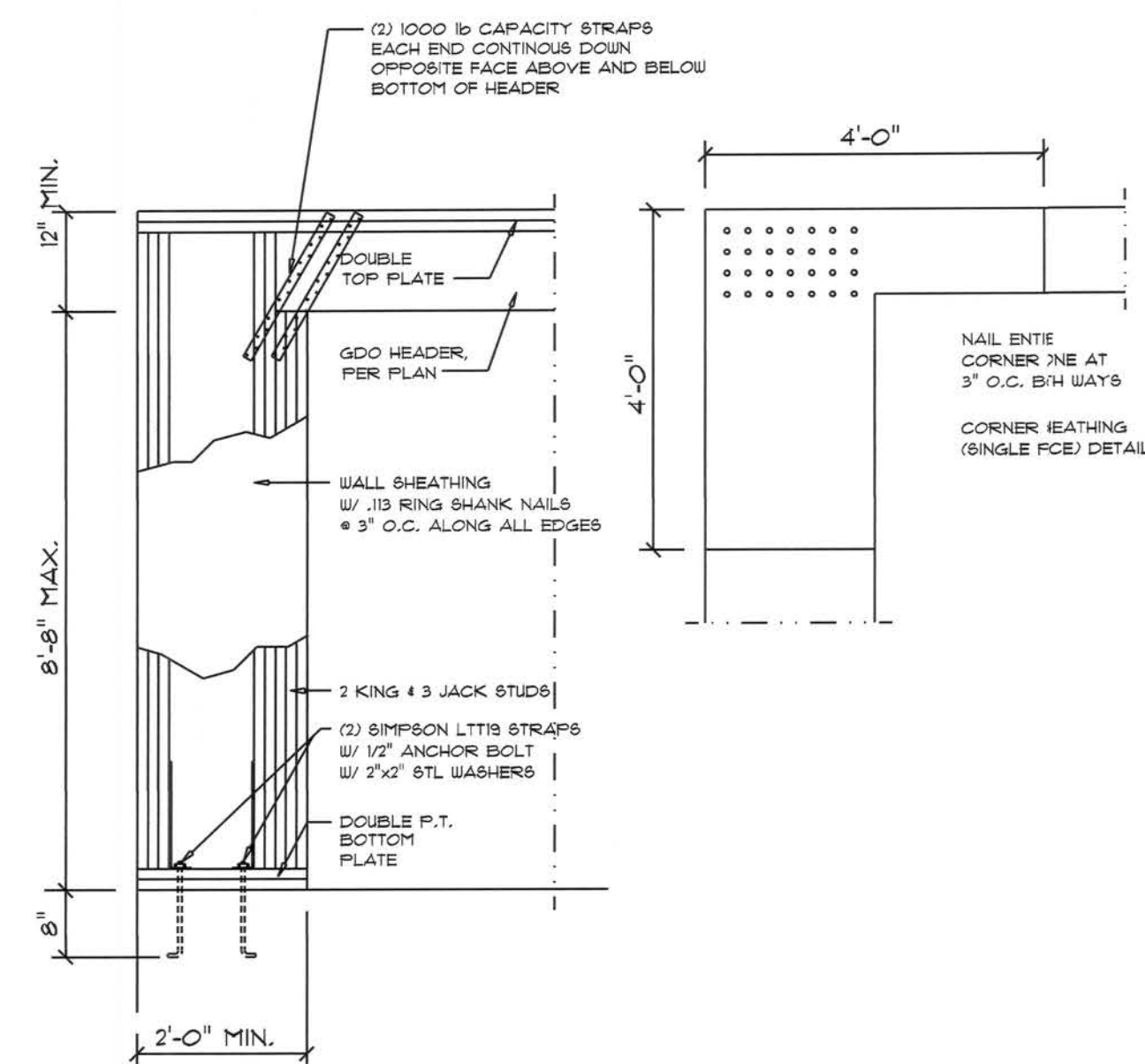
AREA OF ATTIC	REQ'D L.F. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ.IN.
1800 SF	24 LF	490 SQ.IN.
2200 SF	28 LF	570 SQ.IN.
2500 SF	32 LF	650 SQ.IN.
2800 SF	36 LF	730 SQ.IN.
3100 SF	40 LF	810 SQ.IN.
3600 SF	44 LF	900 SQ.IN.



MAH/DADE PRODUCT APPROVAL REPORT: #38-0713.05

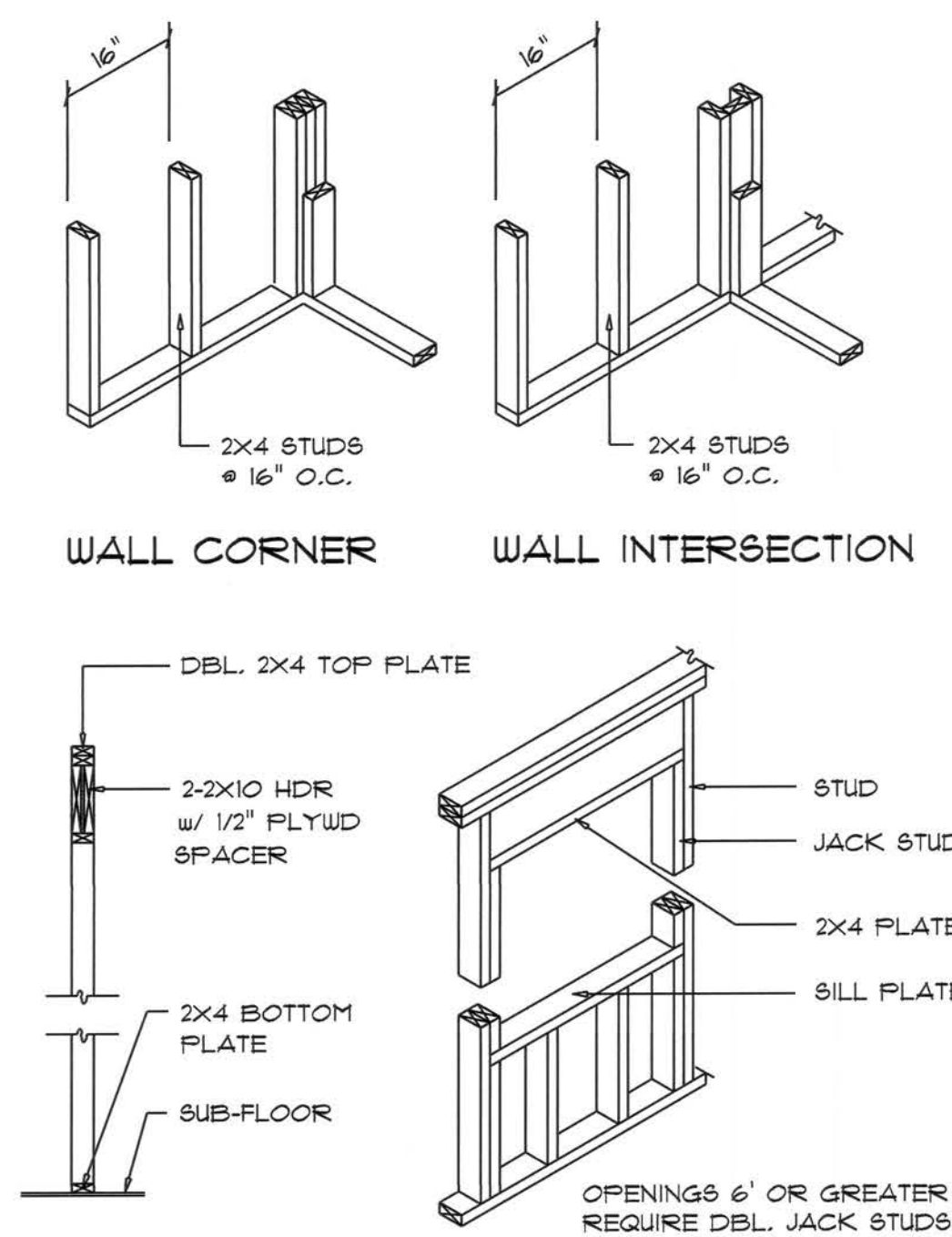
Ridge Vent DETAIL

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



Garage End Wall DETAILS

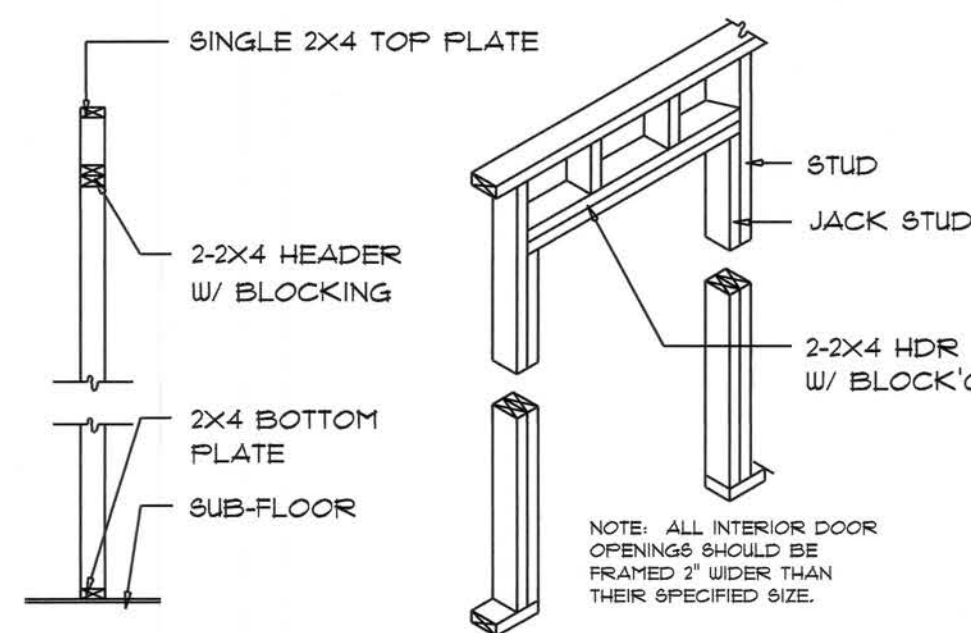
SCALE: 1/2" = 1'-0"



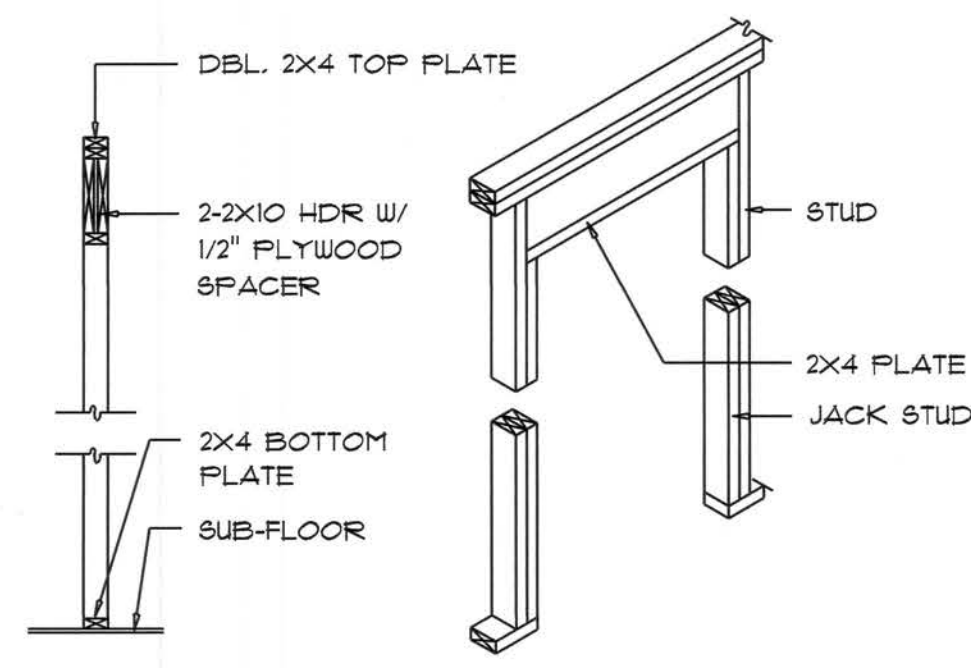
TYPICAL WINDOW HEADER

Wall Framing/Header DETAILS

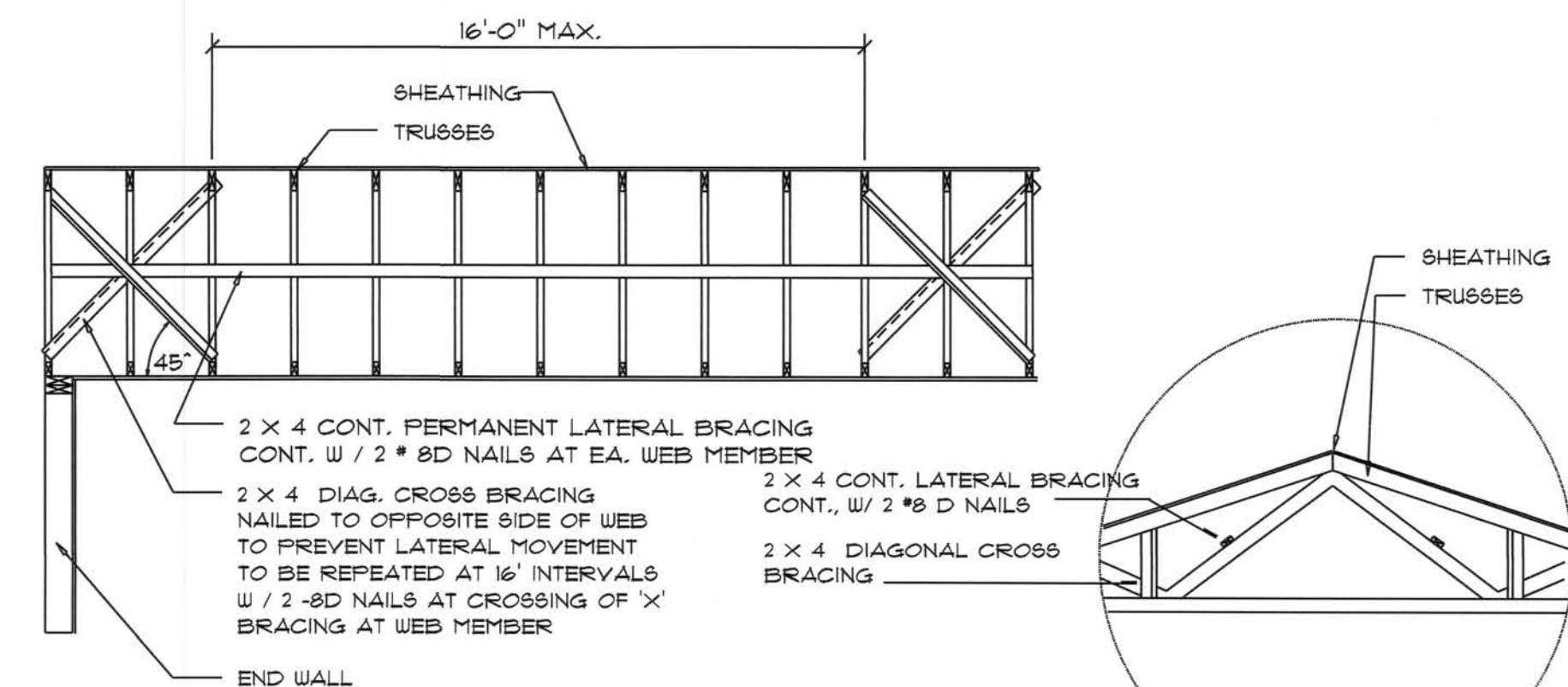
SCALE: NONE



NON-BEARING WALL HEADER



BEARING WALL HEADER

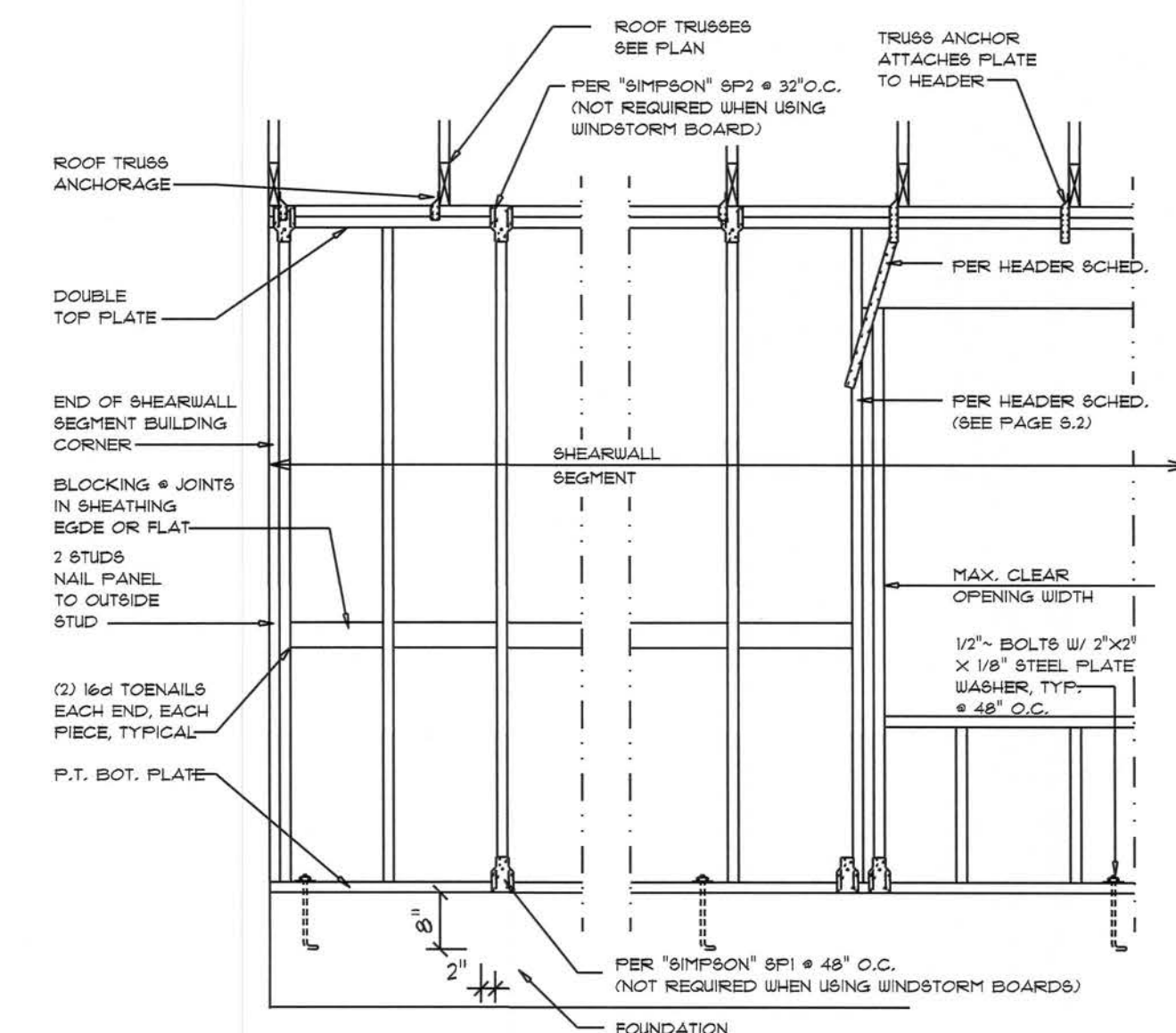


TYP. PERMANENT TRUSS BRACING DIA.

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

Truss Bracing DETAILS

SCALE: AS NOTED



SHEARWALL NOTES:

- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS.
- THE WALL SHALL BE ENTIRELY SHEATHED WITH 1/2" WINDSTORM BOARD 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 6" O.C. EDGES AND 12" O.C. IN THE FIELD.
- TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/6 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 FOR 8'-0" WALLS (7'-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 (3) 2x6	3

Shear Wall DETAILS

SCALE: NONE

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