

A CUSTOM HOME FOR:

Joseph & Cheryl Metzger

PROJECT ADDRESS:

329 SW WILLIAM YOUNG LN.,
LAKE CITY, FLORIDA 32024
(Columbia County)



SHEET INDEX

- A1 EXTERIOR ELEVATIONS
- A2 DIMENSIONED FLOOR PLANS
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- S4 FRAMING DETAILS & NOTES

AREA SUMMARY		
1ST FLOOR LIVING AREA	2,257	S.F.
2ND FLOOR LIVING AREA	959	S.F.
TOTAL LIVING AREA	3,216	S.F.
GARAGE AREA	566	S.F.
COVERED PORCH AREA	201	S.F.
ENTRY PORCH AREA	135	S.F.
TOTAL AREA	4,118	S.F.

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

REVISIONS
July 22, 2024

SOFTPLAN

A CUSTOM HOME DESIGN FOR:
Joseph & Cheryl Metzger
PROJECT ADDRESS: 329 SW WILLIAM YOUNG LN, LAKE CITY, FLORIDA 32024

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480 SW COMMERCE DR, STE 100
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JOB NUMBER
20241214

SHEET NUMBER

COVER

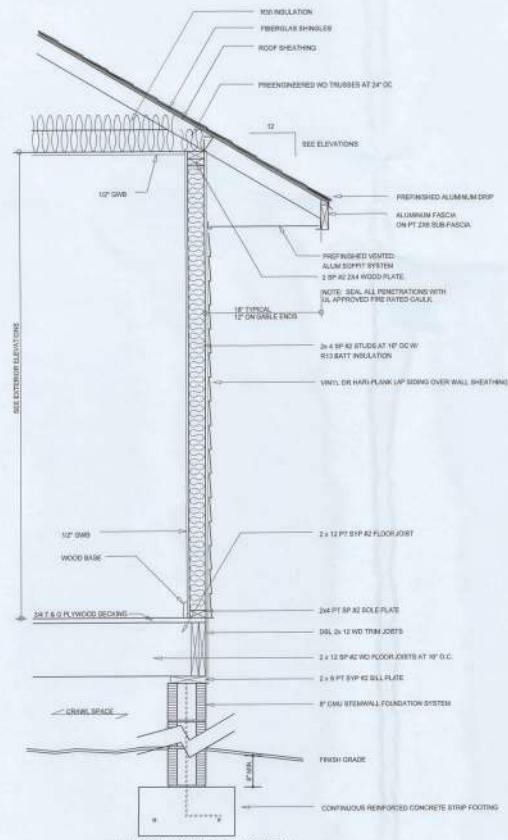
Wm C. Metzger



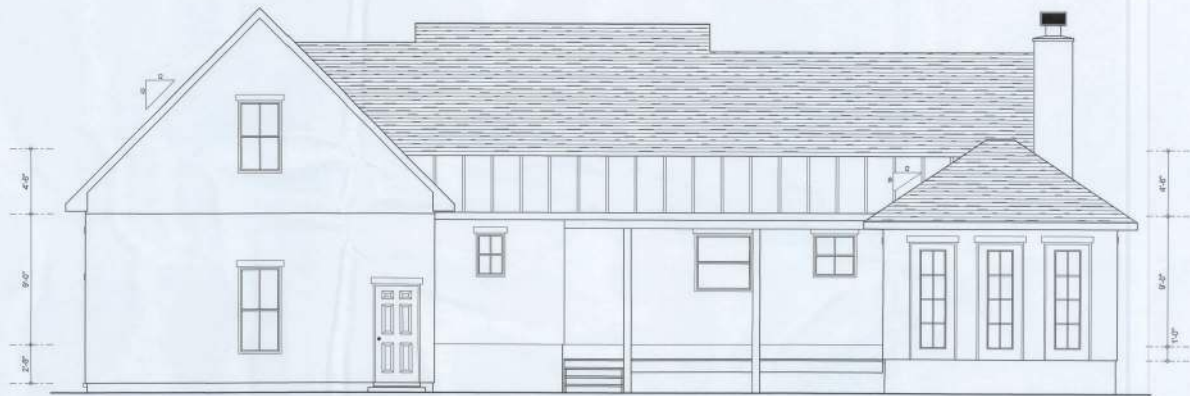
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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



REAR ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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

REVISIONS
JUN 14, 2020

SOFTPLAN

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

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

A CUSTOM HOME DESIGN FOR
Joseph & Cheryl Metzger
PROJECT ADDRESS: 329 SW WILLIAM YOUNG LANE, LAKE CITY, FLORIDA 32824

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JOB NUMBER
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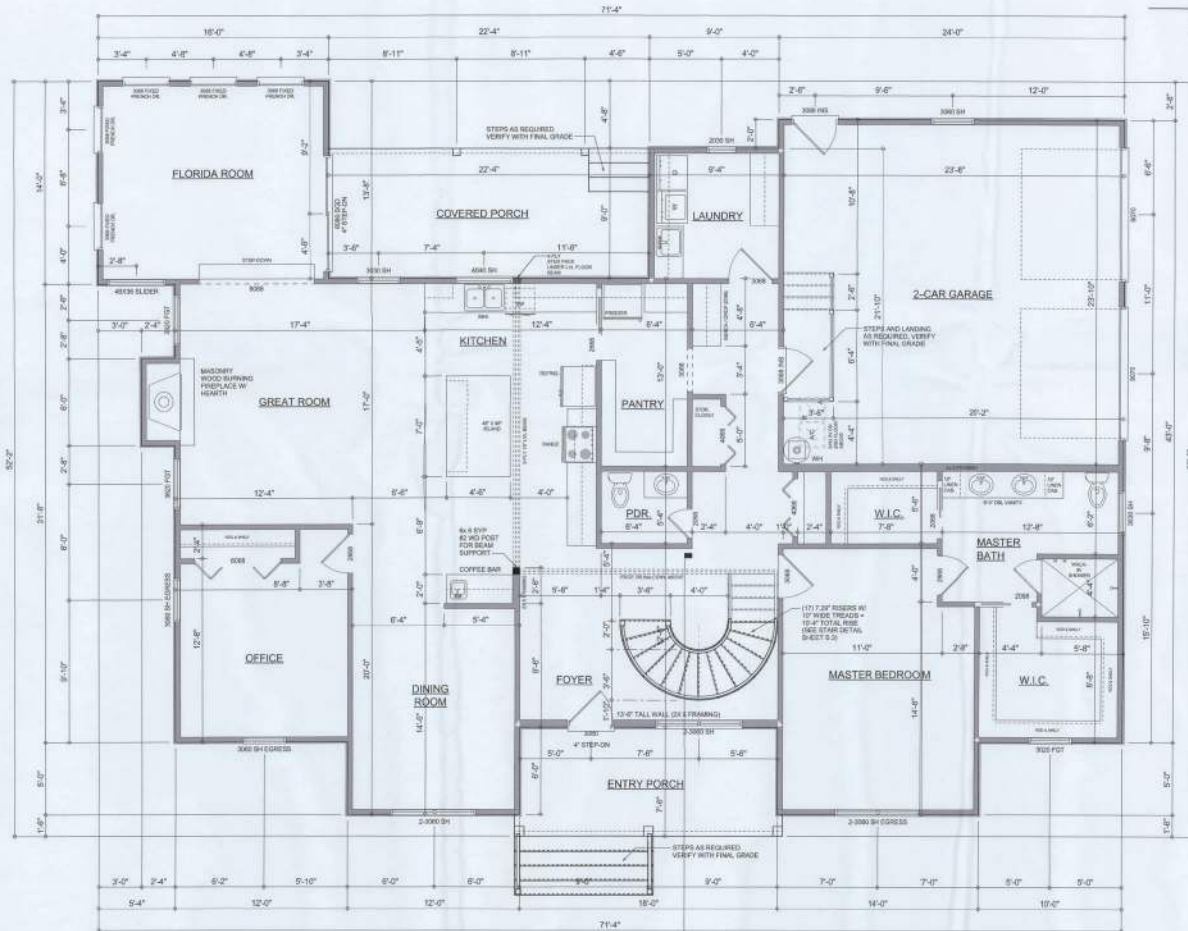
SHEET NUMBER

A.1

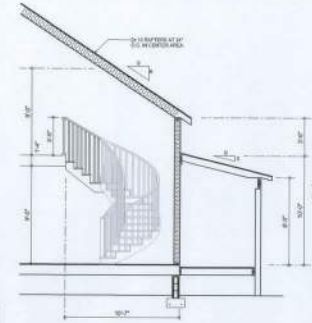
W.M. 6-9-20

Garage fire separations shall comply with the following:

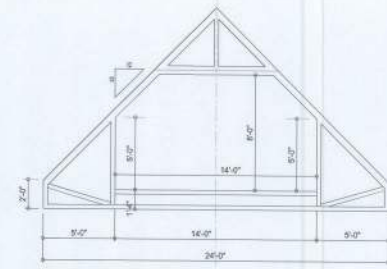
1. The private garage shall be separated from the dwelling unit and its attic area by means of a minimum 7/8-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. 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.



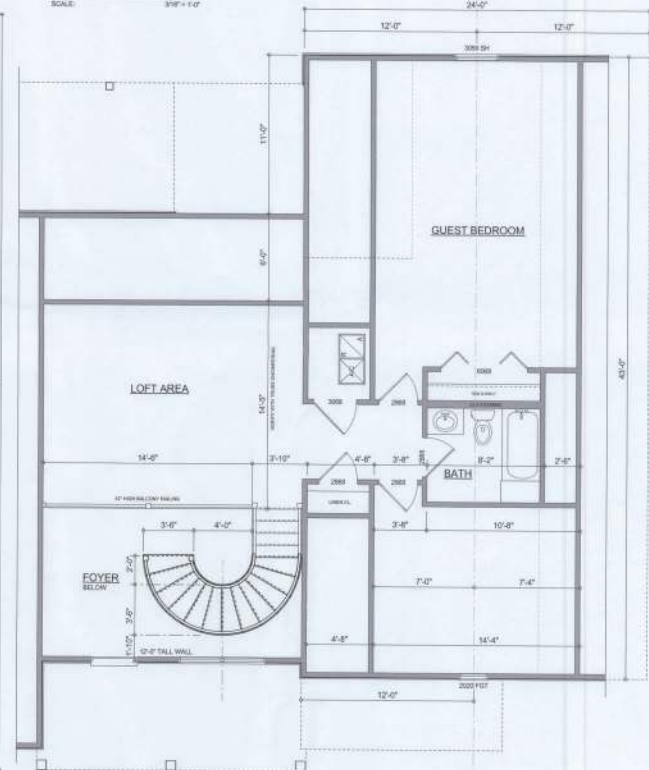
DIMENSIONED FLOOR PLAN
SCALE: 1/4" = 1'-0"
NOTE: ALL WALLS SHALL BE 9'-0" UNLESS OTHERWISE NOTED.



ENTRY SECTION 'A'
SCALE: 3/8" = 1'-0"



BONUS ROOM TRUSS
SCALE: 1/8" = 1'-0"
NOTE: VERIFY DESIGN WITH TRUSS ENGINEER



2ND FLOOR DIMENSIONED PLAN
SCALE: 1/4" = 1'-0"
NOTE: ALL CEILING SHALL BE 9'-0" UNLESS OTHERWISE NOTED.

AREA SUMMARY

1ST FLOOR LIVING AREA	2,257	S.F.
2ND FLOOR LIVING AREA	959	S.F.
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REVISIONS
JULY 23, 2020

SOFTPLAN

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

A CUSTOM HOME DESIGN FOR:
Joseph & Cheryl Metzger
PROJECT ADDRESS: 303 SW WILLIAM YOUNG LN, LAKE CITY, FLORIDA 33609

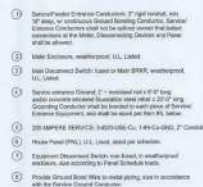
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JOB NUMBER
20241214

SHEET NUMBER

A.2



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

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)
	20A OUTLET
	GFI DUPLEX OUTLET (PER NEC #408)
	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
	4 OR 6 LED STRIP FIXTURE

NOTE:
ALL INTERIOR RECEPTACLES SHALL BE AFCI
AND SHALL CARRY INTERLUP/PI PER NEC 210.12 AND TAMPER RESISTANT PER
NEC 400.11

ALL EXTERIOR AND EXTERIOR LIGHTING SHALL MEET OR EXCEED THE MIN. 75% HIGH-EFFICIENCY
LIGHTING PER NEC-ENERGY CONSERVATION 904.

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

THE ELECTRICAL SERVICE DISCONNECT PROTECTION DEVICE SHALL BE
INSTALLED ON THE EXTERIOR OF STRUCTURES TO SERVE AS A DISCONNECT MEANS.
CONDUCTORS SHALL BE RATED TO EXCEED THE MINIMUM 14 PANEL OR 12
PANEL SHALL HAVE FOUR MIN. CONDUCTORS, OF WHICH ONE CONDUCTOR
SHALL BE USED AS AN EQUIPMENT GROUND.

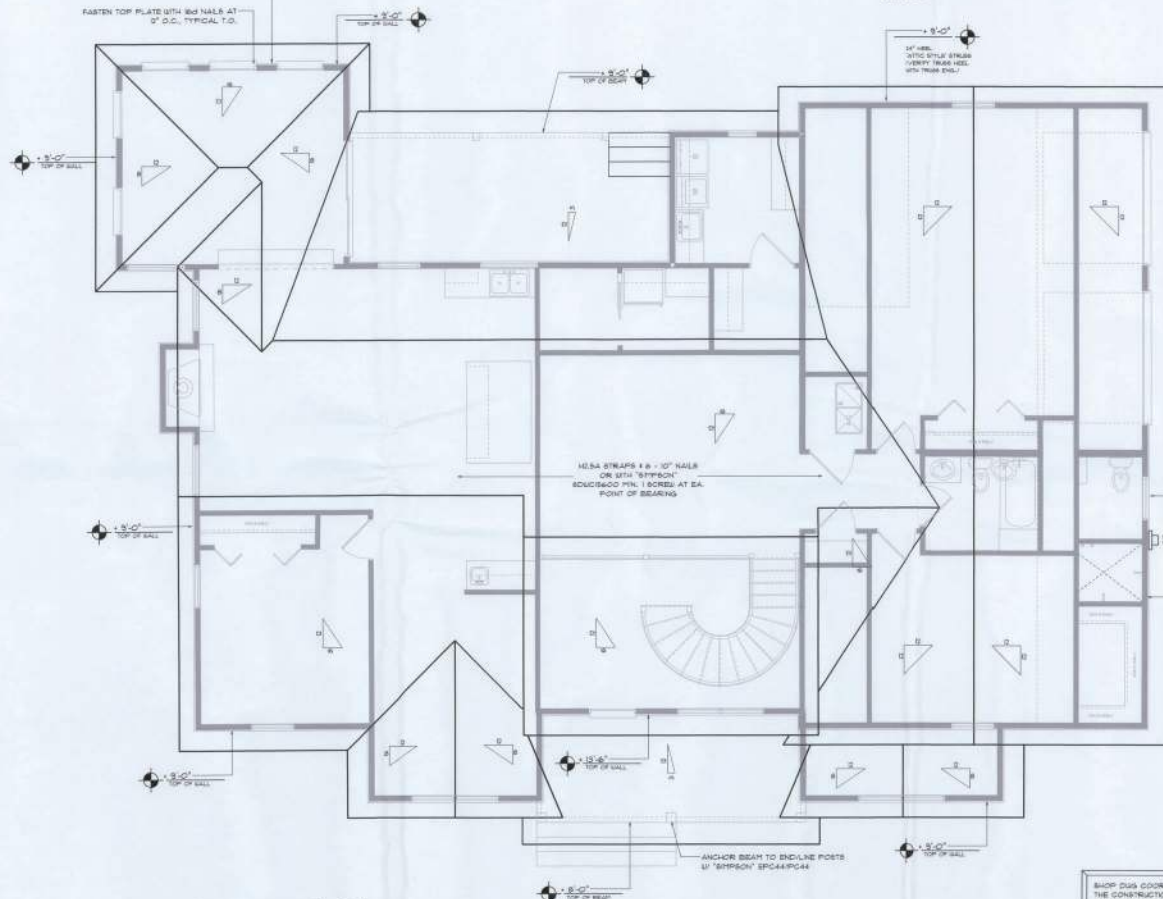
IF THE LICENSED ELECTRICAL CONTRACTORS RESPONSIBLE TO INSURE THAT ALL
WORK PERFORMED AND EQUIPMENT INSTALLED MEETS OR EXCEEDS THE 2020 (NFPA 70) NFPA
ELECTRIC CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.



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

Wall C-774

CONSTRUCT EXTERIOR WALLS W/ (2) TOP PLATES & 1/2" PLATE 2X - STUDS & 16" O.C. INSIDE WALLS W/ 2X STUDS APPLIED W/ 8D COMMON NAILS & 4" O.C. ALONG EDGES & 6" O.C. ALONG INTERMEDIATE SUPPORTS



Roof Framing PLAN

SCALE: 3/16" = 1'-0"

NOTE:
ANCHOR BRIDGE TRUSSES TO HEADER WITH 2 "8"PRIN" LOTS 3 OR 4.
ANCHOR HEADER TO KING STUDS W/ 2 "8"PRIN" ETS SA, END - TYP. 1-0.

NOTE:
REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET 8.4 FOR ALL TRUSS/RAFTER HEADERS AND ALTERNATES. MINIMUM SIZE ALLOWABLE IS 3X10.

THE CONTRACTOR SHALL COORDINATE THE TRUSS TO TRUSS ANCHOR REQUIREMENTS WITH THE TRUSS ENGINEERING SHOP DRAWINGS. NOTE 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 CONTIGUOUS TO THE FOUNDATION.

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 TRUSS RATED JOISTS AND ITS COMPLEMENTS, LATEST EDITION, AS WELL AS THE TRUSS PLATE INSTITUTE SUGGESTED GUIDELINES FOR TEMPORARY & PERMANENT BRACING AND UNLOADING OF TRUSSES. TRUSS SHOP DRAWINGS SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, DETS, & TRUSS TO TRUSS CONNECTIONS.
- TRUSS SHOP DRAWINGS SHALL BE REVIEWED & SEALED BY THE DESIGNING ENGINEER.
- FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIREMENTS MAY BE REQUIRED. DEPENDING ON THE ENGINEERED QUALITY AND UPLIFT REQUIREMENTS OF TRUSSES OR JOISTS, THE CONTRACTOR SHALL HAVE AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE PROJECT FOR THE PURPOSE OF REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE. ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THE STRUCTURE.

ROOF PLAN NOTES

- R-1 SEE EXTERIOR ELEVATIONS FOR ROOF PITCH
- R-2 ALL OVERLAYS 8"
- R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE ON 8.3
- R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND NAIL HEIGHTS
- R-5 HAVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

NOTE:
BREAST ROOF W/ 1/2" CDX PLYWOOD PLACED W/ LONG OPENING PERPENDICULAR TO THE ROOF TRUSSES. SECURE TO FRAMING W/ 10D KING-SHANK NAILS - AS PER DETAIL ON SHEET 8.4

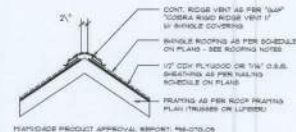
NOTE:
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2023 FBC (8th EDITION) AND LOCAL JURISDICTION REQUIREMENTS.

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.

WOOD STRUCTURAL NOTES

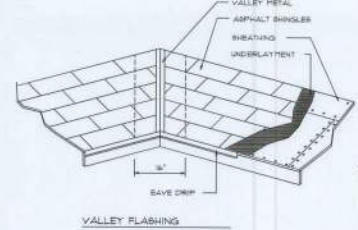
- TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE TRUSS PLATE INSTITUTE.
- ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE TRUSS PLATE INSTITUTE.
- WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN 10-1/2" HIGH-PINE 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, AND REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.

AREA OF ATTIC OR VENT	NET FREE AREA OF ROOFING
WOOD SP 20 LP	400 SQ. IN.
WOOD SP 24 LP	480 SQ. IN.
WOOD SP 28 LP	560 SQ. IN.
WOOD SP 32 LP	640 SQ. IN.
WOOD SP 36 LP	720 SQ. IN.
WOOD SP 40 LP	800 SQ. IN.
WOOD SP 44 LP	880 SQ. IN.



Ridge Vent DETAIL

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



Roofing/Flashing DETS.

SCALE: NONE

ROOFING METALS for FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS			
MATERIAL	MINIMUM THICKNESS (in.)	GAGE	WEIGHT (LBS)
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		36	
GALVANIZED STEEL	0.0176	36 (27th COATED G90)	
ZINC ALLOY LEAD PAINTED TENS	0.021		40 30

Roofing/Flashing DETS.

SCALE: NONE

PROJECT COORDINATION REQUIREMENTS

NOTE:
THESE PLANS ARE DRAWN FOR AVERAGE SITE CONDITIONS AND COMPLIANCE WITH APPLICABLE CODES. AS THE THEY ARE DRAWN, DUE TO VARYING STATE, LOCAL, AND NATIONAL CODES, RULES AND REGULATIONS, IN PARTICULAR, 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/ANCHOR 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 STRUCTURAL PORTIONS OF THE WORK, YOU WILL NEED TO HAVE THAT DONE LOCALLY BY A QUALIFIED, LICENSED PROFESSIONAL ENGINEER.

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

REVISIONS

JULY 18, 2025

SOFTPLAN

ROOF PLAN

SCALE: 3/16" = 1'-0"

A CUSTOM HOME DESIGN FOR:
Joe & Cheryl Metzger
PROJECT ADDRESS: 329 SW WILLIAM YOUNG LN, LAKE CITY, FLORIDA 32024



NICHOLAS J. GAUL
REGISTERED ARCHITECT
FLORIDA LICENSE NO. 12345

JOB NUMBER
20241214

SHEET NUMBER
S.2

OF 4 SHEETS

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Dable and/or 1/4" Corrugated, Wood Trusses @ 24" O.C.
Walls: 2x 4 or 2x 6 Wood Studs @ 16" O.C.
Floor: 12 5/8" PT sub-floor system @ 16" O.C.
Foundation: Continuous concrete footing or Stem Wall foundation system

ROOF DECKING

Material: 1/2" 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 5.4

SHEARWALLS

Material: 1/2" CD Plywood or 7/16" O.S.B.
Sheet Size: 48"X96" Sheets Parallel Vertical, stagger each sheet.
Fasteners: 6d Common Nails @ 4" O.C. Edges & 8" O.C. Interior
Diaphragm: Double Top Plate (2 x 4) 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 Ties: Weld Sheeting Nailing is Adequate - 6d @ 4" O.C. Top & Bot.
Punch Column Base Connector: (6) 3/8" x 6" x 6" x 6"
Punch Column to Beam Connector: (6) 3/8" x 6" x 6" x 6"

FOOTINGS AND FOUNDATIONS

Footing: 20" x 10" Cont. W/ (2) #5 Bars Cove, on chain or (1) #5 Transverse @ 24" O.C.
Stemwall: 18" C.M.U. With 4" Vertical Dowel @ 48" O.C.

STRUCTURAL DESIGN CRITERIA:

- THE DESIGN COMPLY WITH THE REQUIREMENTS OF THE 2025 FLORIDA BUILDING CODE WITH EDITION AND OTHER REVISIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT THE TIME OF PERMIT.
- WIND LOAD CRITERIA: RISK CATEGORY: 2, EXPOSURE: "B" BASED ON ANCHORAGE 1.6, 2025 FBC 602.4 AND VELOCITY: $V_{50} = 100$ 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
BALCONIES: 40 PSF
- WIND 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 193.2.8
- CONCRETE AND ROOF DOWNSPUTS 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 FINE SANDY GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 1/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.8
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1918.1.1
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES EXCAVATED OR FORMED. FBC 1918.1.2
- 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 1918.1.3
- MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL. EVIDENCE OF RAINFALL OCCURS BEFORE PAPER RE-ADHES TO ADJACENT. RETREATMENT IS REQUIRED. FBC 1918.1.4
- CONCRETE OVERPOUR AND MORTAR ALONGS THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1918.1.5
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1918.1.6
- 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 1918.1.6
- ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1918.1.7
- 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 SUBTERNEAN INFESTATION. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1918.1.7
- AFTER ALL WORK IS COMPLETE, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAMPS, TUB TRAP BOXES, FORMAL 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

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUFACTURER/MODEL	CAP.
TRUSS TO WALL:	SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 10d NAILS	950K
ORDER TRUSS TO POST/HEADER:	SIMPSON LDT, W/ 28 - 16d NAILS	1785K
HEADER TO KING STUDS:	SIMPSON ST23	1375K
PLATE TO STUD:	SIMPSON SP2	1005K
STUD TO SILL:	SIMPSON SP1	555K
PORCH BEAM TO POST:	SIMPSON PC4/PC4C4	1700K
PORCH POST TO FNDL:	(6) 10d TOE-SCREWS	
MISC. JOINTS	SIMPSON ASA	

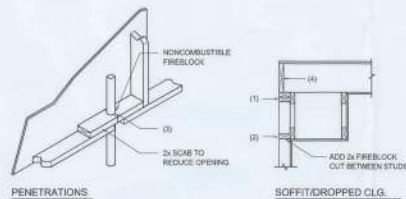
NOTE: ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH UNLESS NOTED OTHERWISE.

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 AN FRAMING ANCHORS, TYPICAL T.O.

NOTE: "SIMPSON" PRODUCT APPROVAL: FLORIDA COUNTY REPORT #85-0818.15

NOTE: "SIMPSON" PRODUCT APPROVALS: FLORIDA COUNTY REPORT #97-0107.35, #98-1126.11, #99-0823.94, BRCC1 NER-443, NER-393



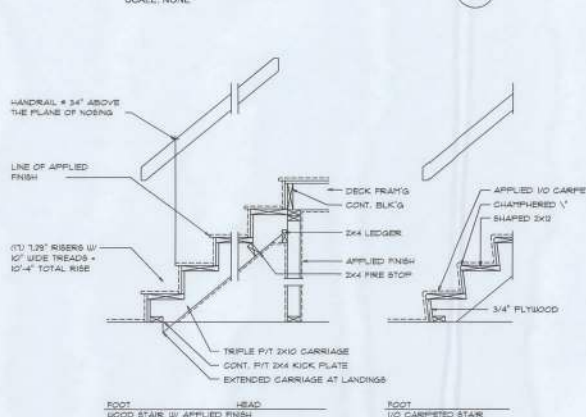
FIREBLOCKING NOTES:

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, COW CEILING, ETC.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND PREPLACES AT CEILING AND FLOOR LEVELS WITH "HYPOFANEL 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 27° TO 45°													
ZONE	AREA (SQ. FT.)	VIA 15 MPH			VIA 30 MPH			VIA 45 MPH			VIA 60 MPH		
		HT	FM	WG	HT	FM	WG	HT	FM	WG	HT	FM	WG
WINDWARD WALL	1	6	10	10	10	10	10	10	10	10	10	10	10
	2	6	10	10	10	10	10	10	10	10	10	10	10
	3	6	10	10	10	10	10	10	10	10	10	10	10
	4	6	10	10	10	10	10	10	10	10	10	10	10
	5	6	10	10	10	10	10	10	10	10	10	10	10
WINDWARD ROOF	1	6	10	10	10	10	10	10	10	10	10	10	10
	2	6	10	10	10	10	10	10	10	10	10	10	10
	3	6	10	10	10	10	10	10	10	10	10	10	10
	4	6	10	10	10	10	10	10	10	10	10	10	10
	5	6	10	10	10	10	10	10	10	10	10	10	10
LEEWARD WALL	1	6	10	10	10	10	10	10	10	10	10	10	10
	2	6	10	10	10	10	10	10	10	10	10	10	10
	3	6	10	10	10	10	10	10	10	10	10	10	10
	4	6	10	10	10	10	10	10	10	10	10	10	10
	5	6	10	10	10	10	10	10	10	10	10	10	10
LEEWARD ROOF	1	6	10	10	10	10	10	10	10	10	10	10	10
	2	6	10	10	10	10	10	10	10	10	10	10	10
	3	6	10	10	10	10	10	10	10	10	10	10	10
	4	6	10	10	10	10	10	10	10	10	10	10	10
	5	6	10	10	10	10	10	10	10	10	10	10	10

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING			
ROOF HEIGHT (ft)	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	.85	.85	.85
30	.85	.85	.85
45	.85	.85	.85

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 27° TO 45°													
ZONE	AREA	VIA 15 MPH			VIA 30 MPH			VIA 45 MPH			VIA 60 MPH		
		HT	FM	WG	HT	FM	WG	HT	FM	WG	HT	FM	WG
WINDWARD WALL	1	6	10	10	10	10	10	10	10	10	10	10	10
	2	6	10	10	10	10	10	10	10	10	10	10	10
	3	6	10	10	10	10	10	10	10	10	10	10	10
	4	6	10	10	10	10	10	10	10	10	10	10	10
	5	6	10	10	10	10	10	10	10	10	10	10	10
WINDWARD ROOF	1	6	10	10	10	10	10	10	10	10	10	10	10
	2	6	10	10	10	10	10	10	10	10	10	10	10
	3	6	10	10	10	10	10	10	10	10	10	10	10
	4	6	10	10	10	10	10	10	10	10	10	10	10
	5	6	10	10	10	10	10	10	10	10	10	10	10
LEEWARD WALL	1	6	10	10	10	10	10	10	10	10	10	10	10
	2	6	10	10	10	10	10	10	10	10	10	10	10
	3	6	10	10	10	10	10	10	10	10	10	10	10
	4	6	10	10	10	10	10	10	10	10	10	10	10
	5	6	10	10	10	10	10	10	10	10	10	10	10
LEEWARD ROOF	1	6	10	10	10	10	10	10	10	10	10	10	10
	2	6	10	10	10	10	10	10	10	10	10	10	10
	3	6	10	10	10	10	10	10	10	10	10	10	10
	4	6	10	10	10	10	10	10	10	10	10	10	10
	5	6	10	10	10	10	10	10	10	10	10	10	10

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

UNDERLAYMENT:
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226, TYPE 1 OR ASTM D 4861, TYPE 1.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:
SELF-ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY W/ ASTM D 1915.

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 1 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 1/4" 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 NDS PC 157-85.

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

- STARTING AT THE EAVE, A 16 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH 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 16 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

FOR ROOF SLOPES 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF 1 LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:
STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

BASE AND CAP FLASHINGS:
BASE AND CAP FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH MFR'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING REQUIRING A MINIMUM OF 77 LBS PER 100 SQUARE FEET. CAP FLASHINGS SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

VALLEY:
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:
1. FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 1/8" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN FBC TABLE 1503.3.8.2.
2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLYS OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 16 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 226.
3. SMOOTH UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1915.

NOTE !!!
ROOF SHINGLES 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 48 AR

THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3161 TYPE 1 MODIFIED TO 110 MPH WINDS & FBC TAB 106, USING 4 NAIL/SHINGLE.

REVISIONS
July 22, 2025

SOFTPLAN

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

A CUSTOM HOME DESIGN FOR:
Joe & Cheryl Metzger
PROJECT ADDRESS: 320 W. WILLIAM YOUNG LN., LAKE CITY, FLORIDA, 32804

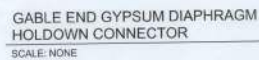


NICHOLAS BEILAUER ARCHITECT PC
1175 NW 15th Ave., Suite 200
LAKE CITY, FL 32805
PH: 407-355-2855
CELL: 407-355-2855

JOB NUMBER
20241214

SHEET NUMBER
S.3
OF 4 SHEETS

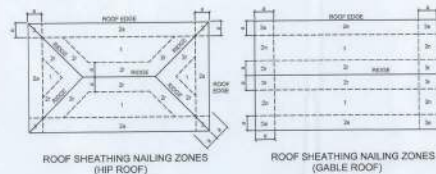
NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS



Garage End Wall DETAIL

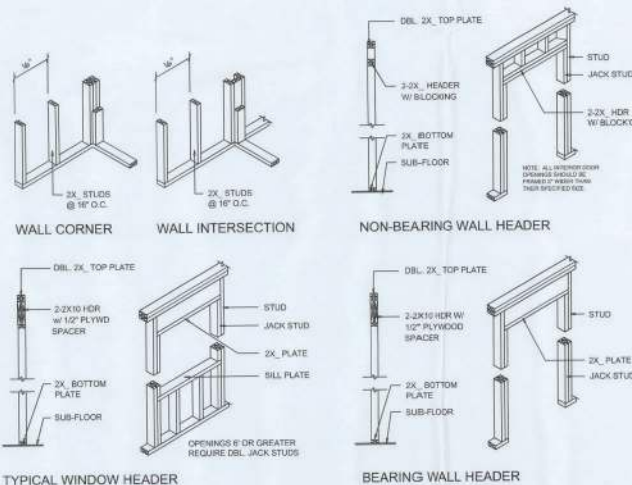
ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	TYP. G-5 OR 14/12 GOK PLAYSIDE	GA BRG SHANK NAILS	8 IN. x 1.500
2			8 IN. x 1.500
3			8 IN. x 1.500 OR 8 IN. x 1.500 OR 8 IN. x 1.500

BLOG HEIGHT (ft)	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
0	.62	.71	.81
20	.49	.58	.68
25	.54	.63	.74
30	.60	.69	.80

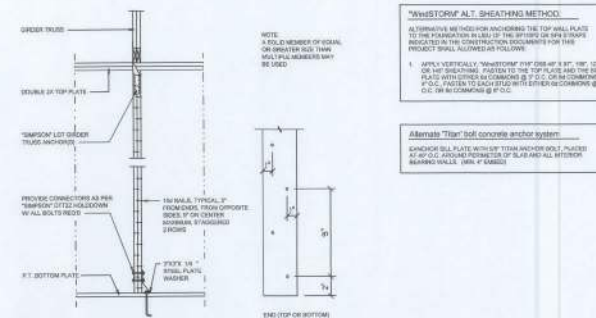


Roof Nail Pattern DET.

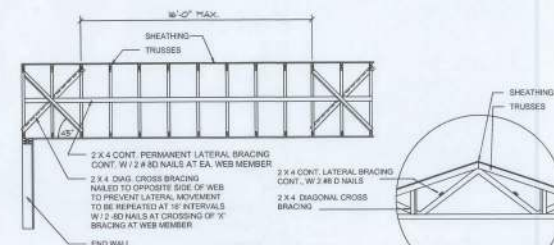
HEADER SPANS FOR EXTERIOR BEARING WALLS							
HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT)					
		30'		20'		30'	
		SPAN	# JACKS	SPAN	# JACKS	SPAN	# JACKS
ROOF, CEILING	2x4	3'-9"	1	3'-2"	1	2'-10"	1
	2x6	5'-0"	1	4'-4"	1	4'-2"	1
	2x8	6'-10"	1	5'-11"	2	5'-4"	1
	2x10	9'-0"	2	7'-3"	2	6'-6"	2
	2x12	9'-9"	2	8'-0"	2	7'-6"	2
	3x8	8'-4"	1	7'-5"	1	6'-8"	1
	3x10	10'-0"	1	9'-1"	2	8'-4"	1
	3x12	12'-2"	2	10'-3"	2	9'-5"	2
	4x6	9'-2"	1	8'-4"	1	7'-2"	1
	4x10	11'-8"	1	10'-4"	1	9'-0"	1
	4x12	14'-1"	1	12'-2"	2	10'-11"	1



Wall Framing/Header DETAILS

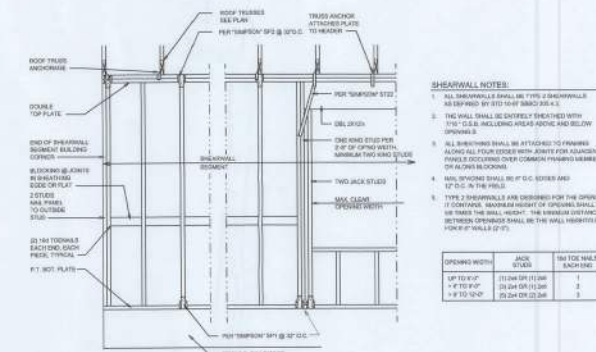


Girder Truss Column DET.



TYP. PERMANENT TRUSS BRACING DIA.
NTS
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

Truss Bracing DETAILS



Shear Wall DETAILS

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