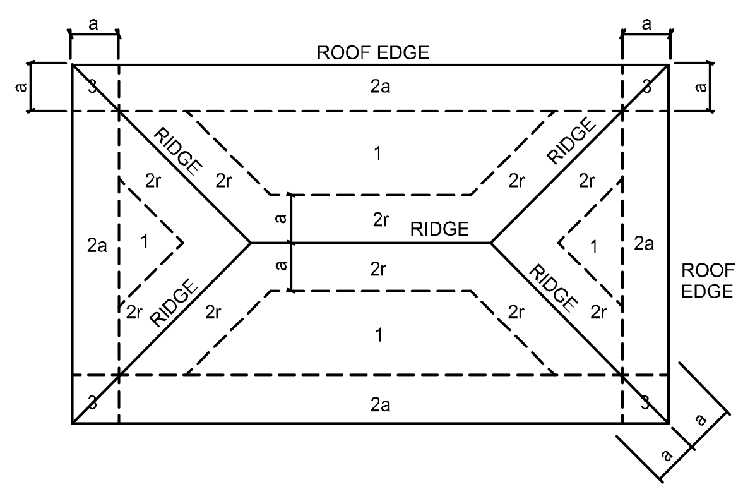
ROOF SHEATHING FASTENINGS

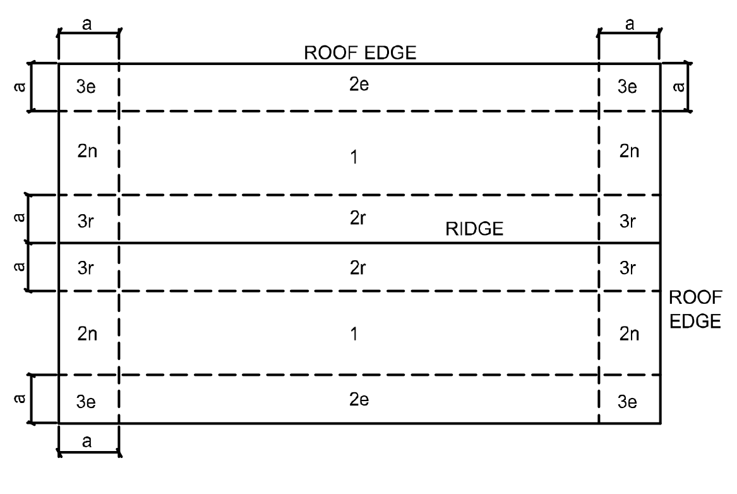
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	7/16 " O.S.B. OR 19/32 CDX PLYWOOD	10d RING SHANK	6 in. o.c. EDGE 6 in. o.c. FIELD
2			4 in. o.c. EDGE 6 in. o.c. FIELD
3			4 in. o.c. @ GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD

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 SHEATHING NAILING ZONES (HIP ROOF)



ROOF SHEATHING NAILING ZONES (GABLE ROOF)

"WindSTORM" ALT. SHEATHING METHOD:

ALTERNATIVE METHOD FOR ANCHORING THE TOP WALL PLATE TO THE FOUNDATION IN LIEU OF THE SP1/SP2 OR SP4 STRAPS INDICATED IN THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT SHALL ALLOWED AS FOLLOWS:

1. APPLY VERTICALLY, "WindSTORM" 7/16" OSB 48" X 97", 109", 121" OR 145" SHEATHING. FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH EITHER 6d COMMONS @ 3" O.C. OR 8d COMMONS @ 4" O.C., FASTEN TO EACH STUD WITH EITHER 6d COMMONS @ 6" O.C. OR 8d COMMONS @ 8" O.C.

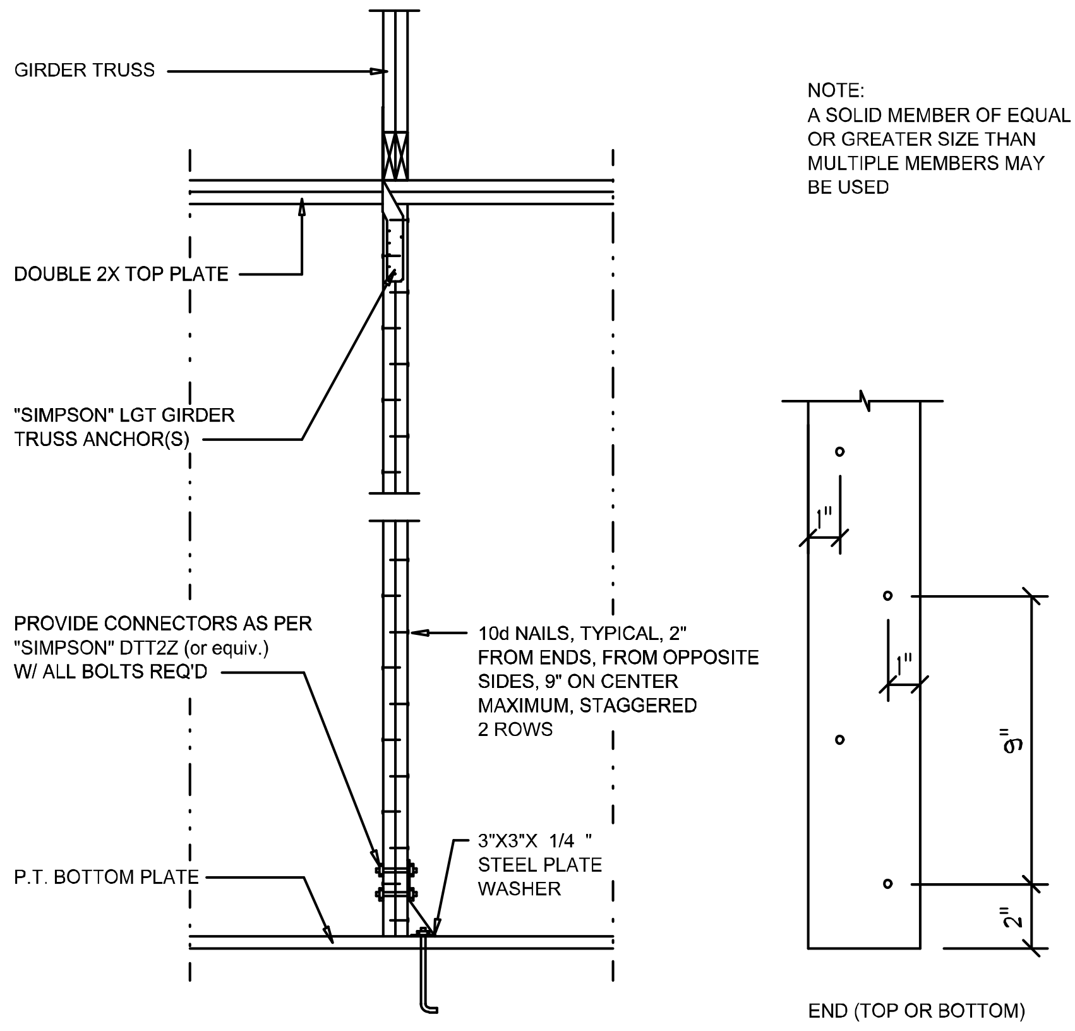
Alternate 'Titan' bolt concrete anchor system

EANCHOR 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)

Roof Nail Pattern DET.

B

SCALE: NONE



NOTE:
A SOLID MEMBER OF EQUAL OR GREATER SIZE THAN MULTIPLE MEMBERS MAY BE USED

Girder Truss Column DET.

C

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

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.:	SIMPSON ABU44	2200#
MISC. JOINTS	SIMPSON A34	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 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

FIREBLOCKING NOTES:

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

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
3. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYROPANEL MULTIFLEX SEALANT"
4. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

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 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 FORM 2:12 TO 4:12, 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 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 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.

NOTE ! ! !

ROOFSHINGLES SHALL BE AS MANUFACTURED BY "TAMKO (or equiv.) 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

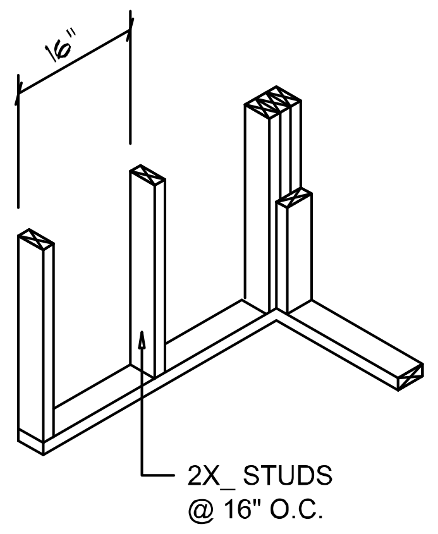
HEADER SPANS FOR EXTERIOR BEARING WALLS

HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT)					
		20'		28'		36'	
		SPAN	# JACKS	SPAN	# JACKS	SPAN	# JACKS
ROOF, CEILING	2-2x4	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

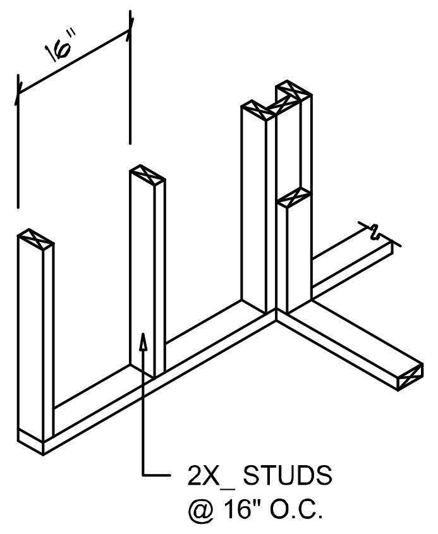
SHEARWALL NOTES:

1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-97 SBBCI 305.4.3.
2. THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16 " O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENING.S
3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
4. NAIL SPACING SHALL BE 4" O.C. EDGES AND 8" O.C. IN THE FIELD.
5. 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 (2'-3").

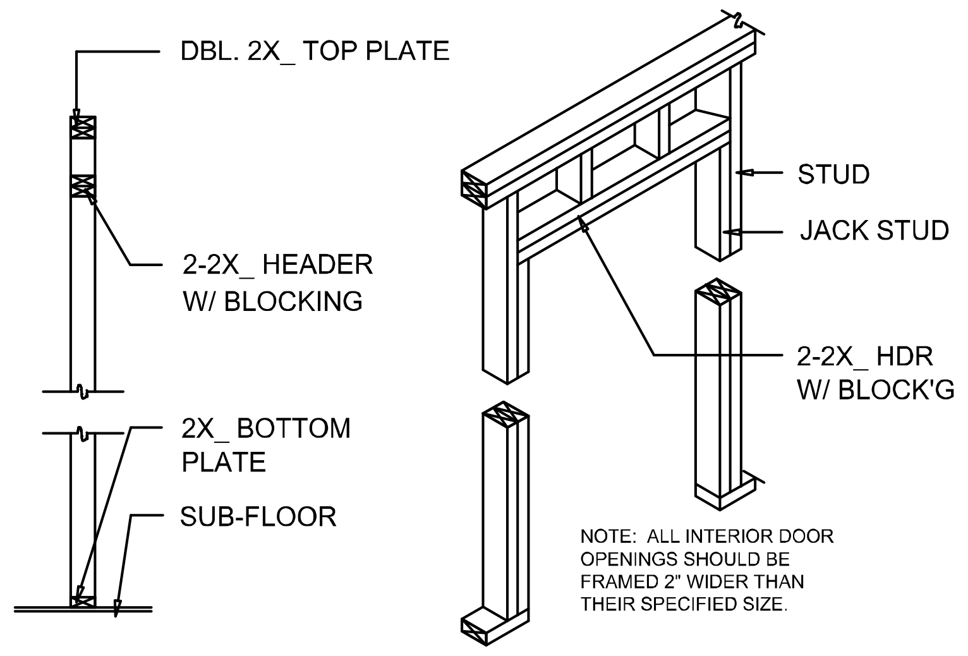
OPENING WIDTH	SILL PLATES	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
> 6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2
> 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3



WALL CORNER

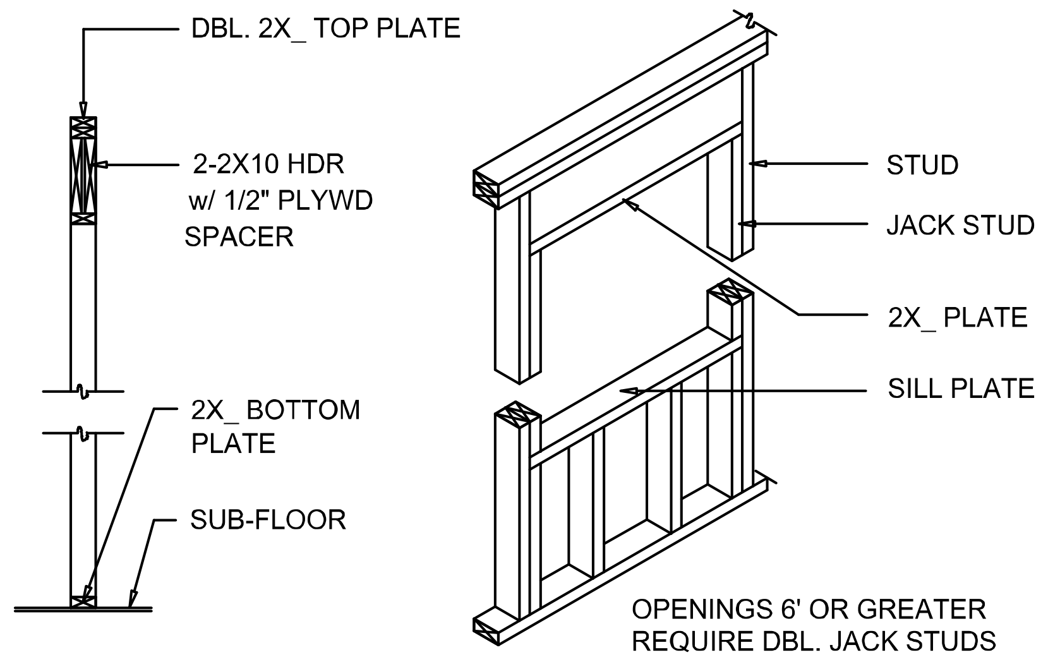


WALL INTERSECTION

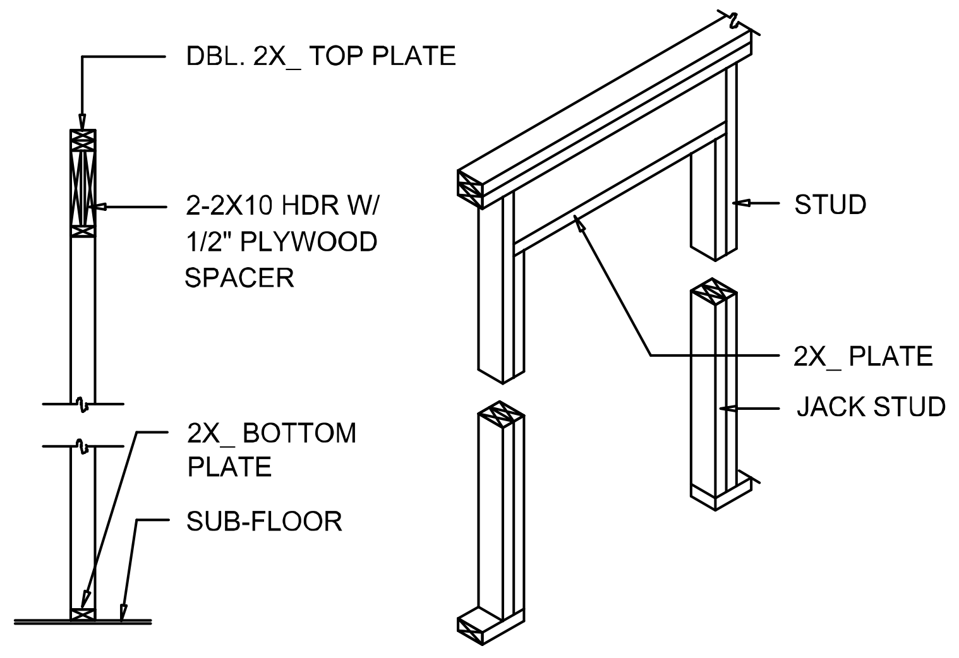


NOTE: ALL INTERIOR DOOR OPENINGS SHOULD BE FRAMED 2" WIDER THAN THEIR SPECIFIED SIZE.

NON-BEARING WALL HEADER



TYPICAL WINDOW HEADER

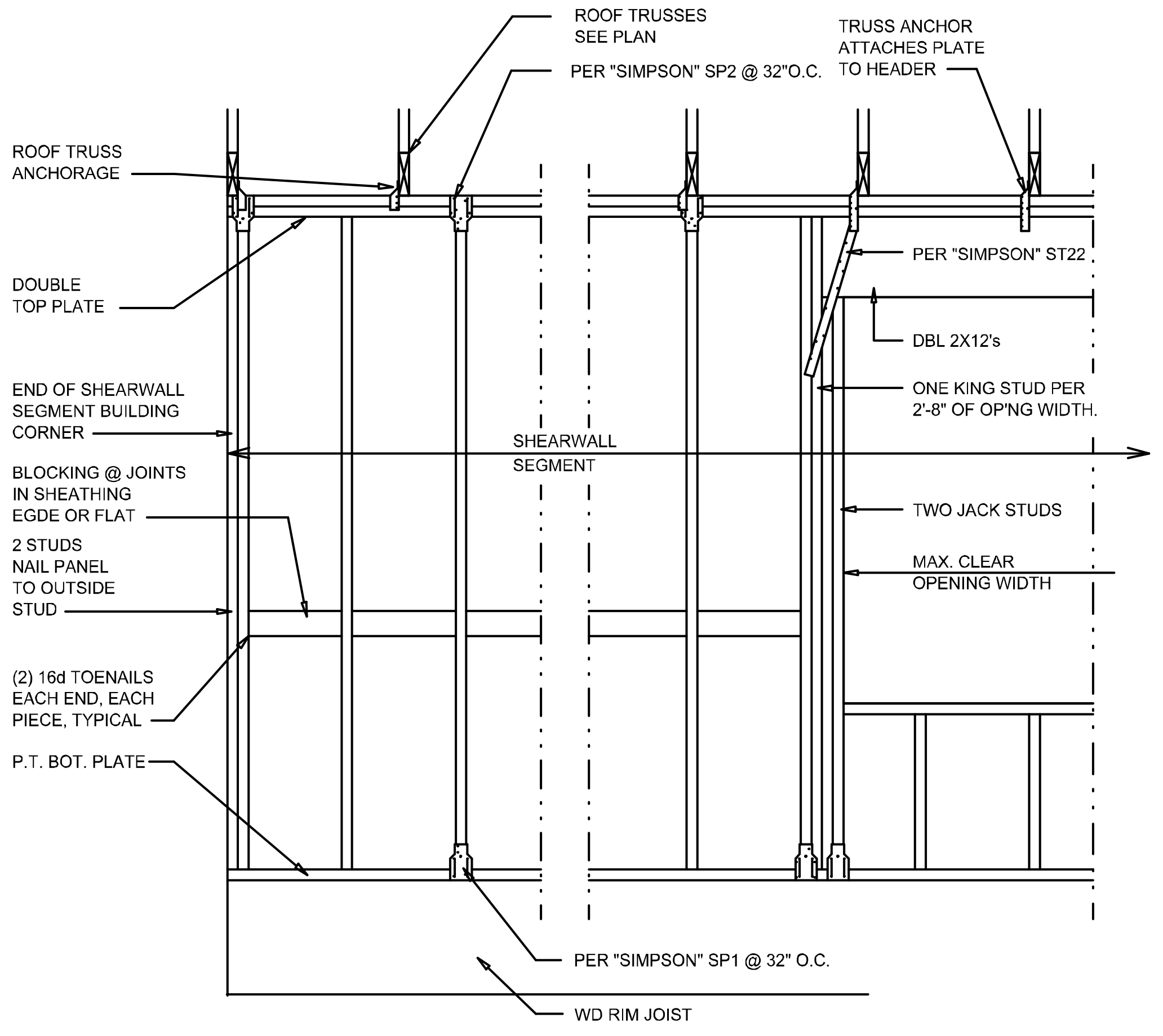


BEARING WALL HEADER

Wall Framing/Header DETAILS

F

SCALE: NONE



Shear Wall DETAILS

E

SCALE: NONE

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable OR Hip Construction, 2x 4 SYP wood rafters @ 24" O.C.
Walls: 2x 4 Wood Studs @ 16" O.C.
Floor: 3/4" PT T&G PLYWOOD OVER 2X 8 PT SYP #2 WOOD FLOOR SYSTEM
Foundation: Embeded posts at porch. Auger anchors around perimeter of structure

ROOF DECKING

Material: 19/32" CDX Plywood or 7/16" O.S.B.
Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing
Fasteners: 10d ring-shank nails per schedule, this page

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.) W/16d Nails @ 12" O.C.
Wall Studs: 2x4 Wood Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: SIMPSON MTS12 AT EACH END OF EACH RAFTER
Wall Tension: Wall Sheathing Nailing is Adequate - 8d @ 4" O.C. Top & Bot.
Anchor Bolts: N/A
Corner Hold-down Device: N/A
Porch Column Base Connector:
Porch Column to Beam Connector:

FOOTINGS AND FOUNDATIONS

Footing: Embeded posts at porch. Auger anchors around perimeter of structure
Stemwall: (OPTIONAL) 8" C.M.U. W/1-#5 Vertical Dowel @ 48" O.C.

STRUCTURAL DESIGN CRITERIA:

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE (8TH EDITION) 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: "C"

BASED ON ANSI/ASCE 7-22. 2023 FBC 1609-A WIND VELOCITY: V_{ULT} = 130 MPH
V_{ASD} = 101 MPH

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

4. FLOOR DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: . . . . 25 PSF
SUPERIMPOSED LIVE LOADS:
RESIDENTIAL . . . . 40 PSF
BALCONIES . . . . 60 PSF

5. WIND NET UPLIFT: ARE AS INDICATED ON PLANS

Columbia County Building Department
Plans Reviewed for Code Compliance
State of Florida

BUILDING COMPONENTS & CLADDING LOADS
MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B"
ROOF ANGLE 27° TO 45°

	ZONE	AREA	Vult 115 MPH		Vult 120 MPH		Vult 130 MPH		Vult 140 MPH	
		(ft²)	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
ROOF 27° TO 45°	1	10	10.2	-20.3	11.1	-22.1	13	-26	15.1	-30.1
	1	20	10	-18	10	-19.6	11.3	-23	13.1	-26.7
	1	50	10	-15	10	-16.3	10	-19.2	10.5	-22.2
	1	100	10	-12.7	10	-13.8	10	-16.2	10	-18.8
	2e	10	10.2	-24.2	11.1	-26.3	13	-30.9	15.1	-35.9
	2e	20	10	-19.1	10	-20.8	11.3	-24.4	13.1	-28.3
	2e	50	10	-11.9	10	-12.9	10	-15.1	10.5	-17.6
	2e	100	10	-11.9	10	-12.9	10	-15.1	10	-17.6
	2r	10	10.2	-30.6	11.1	-33.3	13	-39.1	15.1	-45.4
	2r	20	10	-25.7	10	-28	11.3	-32.8	13.1	-38.1
	2r	50	10	-19.2	10	-20.9	10	-24.5	10.5	-28.4
	2r	100	10	-14.3	10	-15.5	10	-18.2	10	-21.2
	3	10	10.2	-32.7	11.1	-35.6	13	-41.7	15.1	-48.4
	3	20	10	-24.6	10	-26.7	11.3	-31.4	13.1	-36.4
	3	50	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
WALL	4	10	14.3	-15.5	15.5	-16.9	18.2	-19.8	21.2	-22.9
	4	20	13.6	-14.8	14.8	-16.1	17.4	-19	20.2	-22
	4	50	12.8	-14	13.9	-15.2	16.3	-17.9	19	-20.7
	4	100	12.1	-13.3	13.2	-14.5	15.5	-17.1	18	-19.8
	4	500	10.6	-11.9	11.6	-12.9	13.6	-15.1	15.8	-17.6
	5	10	14.3	-19.1	15.5	-20.8	18.2	-24.4	21.2	-28.3
	5	20	13.6	-17.8	14.8	-19.4	17.4	-22.8	20.2	-26.4
	5	50	12.8	-16.1	13.9	-17.6	16.3	-20.6	19	-23.9
	5	100	12.1	-14.8	13.2	-16.1	15.5	-19	18	-22
	5	500	10.6	-11.9	11.6	-12.9	13.6	-15.1	15.8	-17.6

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

REVISIONS
August 08, 2024

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

A 'MINI HOUSE' DESIGN FOR:
Harley & Tammy Wagenseller
PROJECT ADDRESS: 224 SW Trenton Terr., Ft. White, Florida

BAM
BUILDINGS AND MORE

N. P. GEISLER
Digitally signed by: N. P. GEISLER
DN: CN = N. P. GEISLER C = US O = AR0007005 OU = ARCHITECT
Date: 2024.08.09 16:40:13 -05'00'
AR0007005

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SHEET NUMBER
S.2