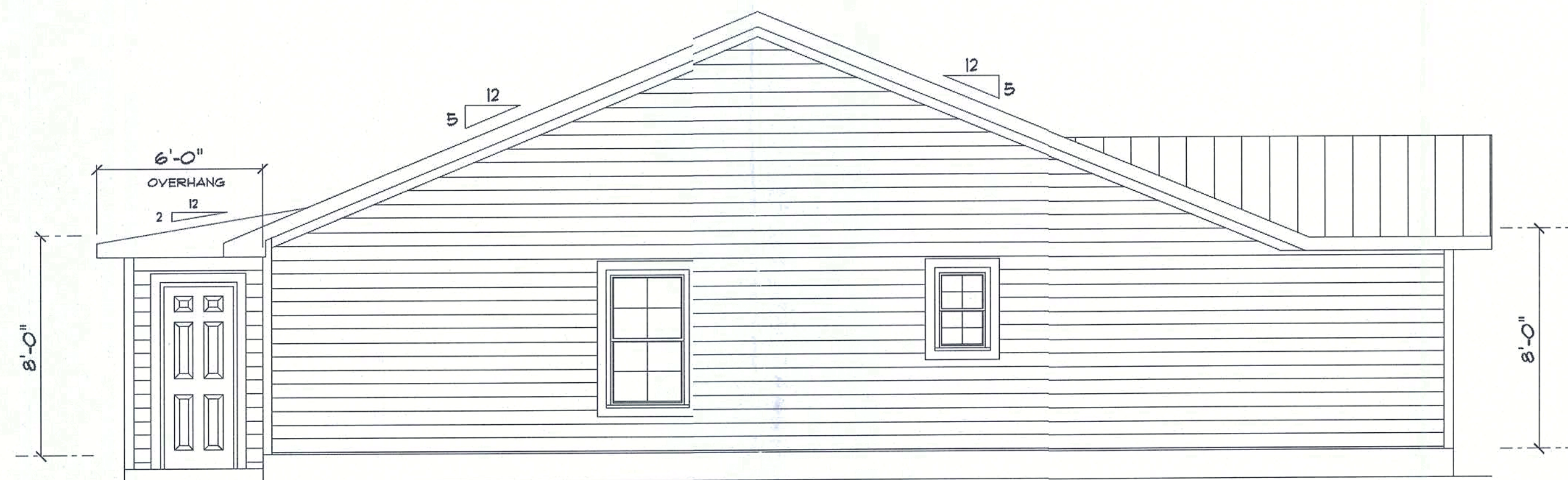
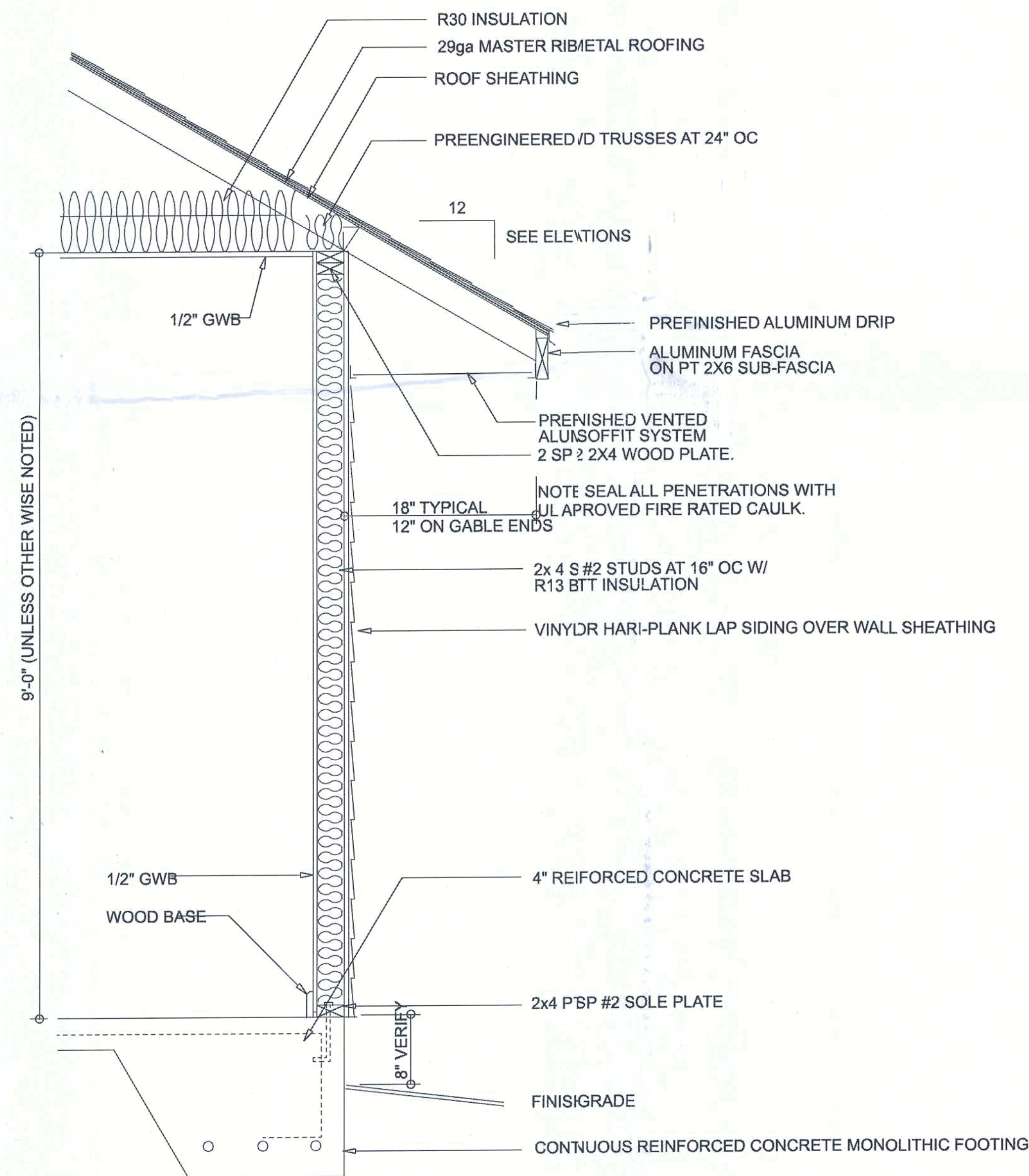




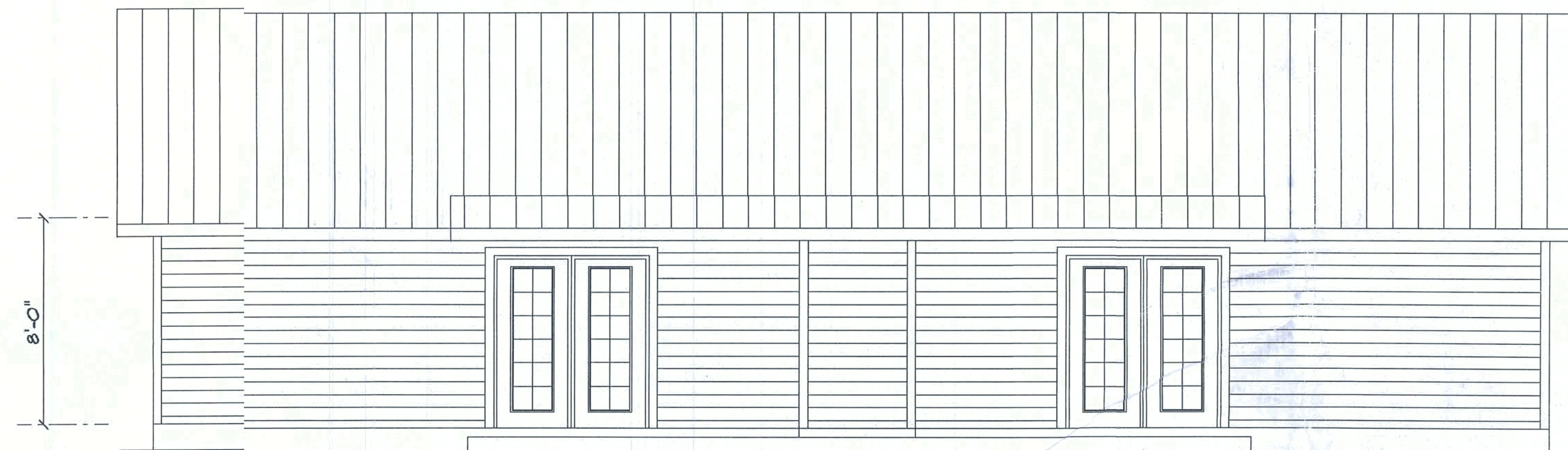
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



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

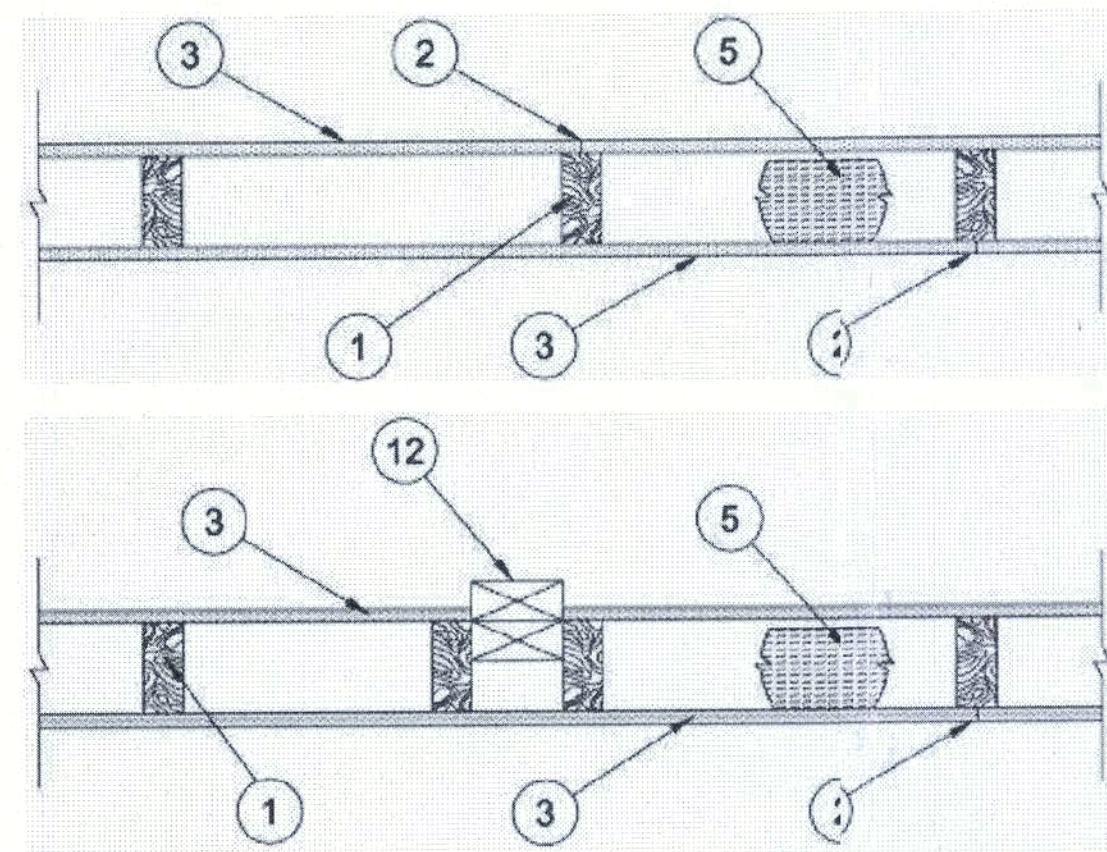


REVISIONS SHEET II F			
JUNE 12th, 2019	ORIGINAL DRAWINGS		
JAN. 28th, 2020	MASTER BATH REV.		
JAN. 28th, 2020	PERMIT SET		

CRB INVESTMENT
161 SW YULAN, FT. WHITE, FLORIDA 32024

RIDGEPOINT DESIGN
813 WEST DUVAL STREET, LAKE CITY, FLORIDA 32655
P: 386-285-1188
E: RIDGEPOINTDESIGN@GMAIL.COM

SHEET NUMBER
A.1
OF 3 SHEETS



1hr Firewall - Design No. U305

1. Wood Studs — Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.
2. Joints and Nail-Heads — Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.
3. Gypsum Board* — 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 5/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
5. Glass Fiber Insulation (if installed) — 3 in. thick glass fiber batt bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the interior of the wall.
8. Caulking and Sealants — (Not Shown, Optional) — A bead of acoustical sealant applied around the partition perimeter for sound control.
12. Non-Bearing Wall Partition Intersection — (Optional) — Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC vertically and fastened to one side of the minimum 2 by 4 in. stud with in. long 10d nails spaced a max. 16 in. OC vertically. Intersection between partition wood stud to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

R302.3 Two-family dwellings.

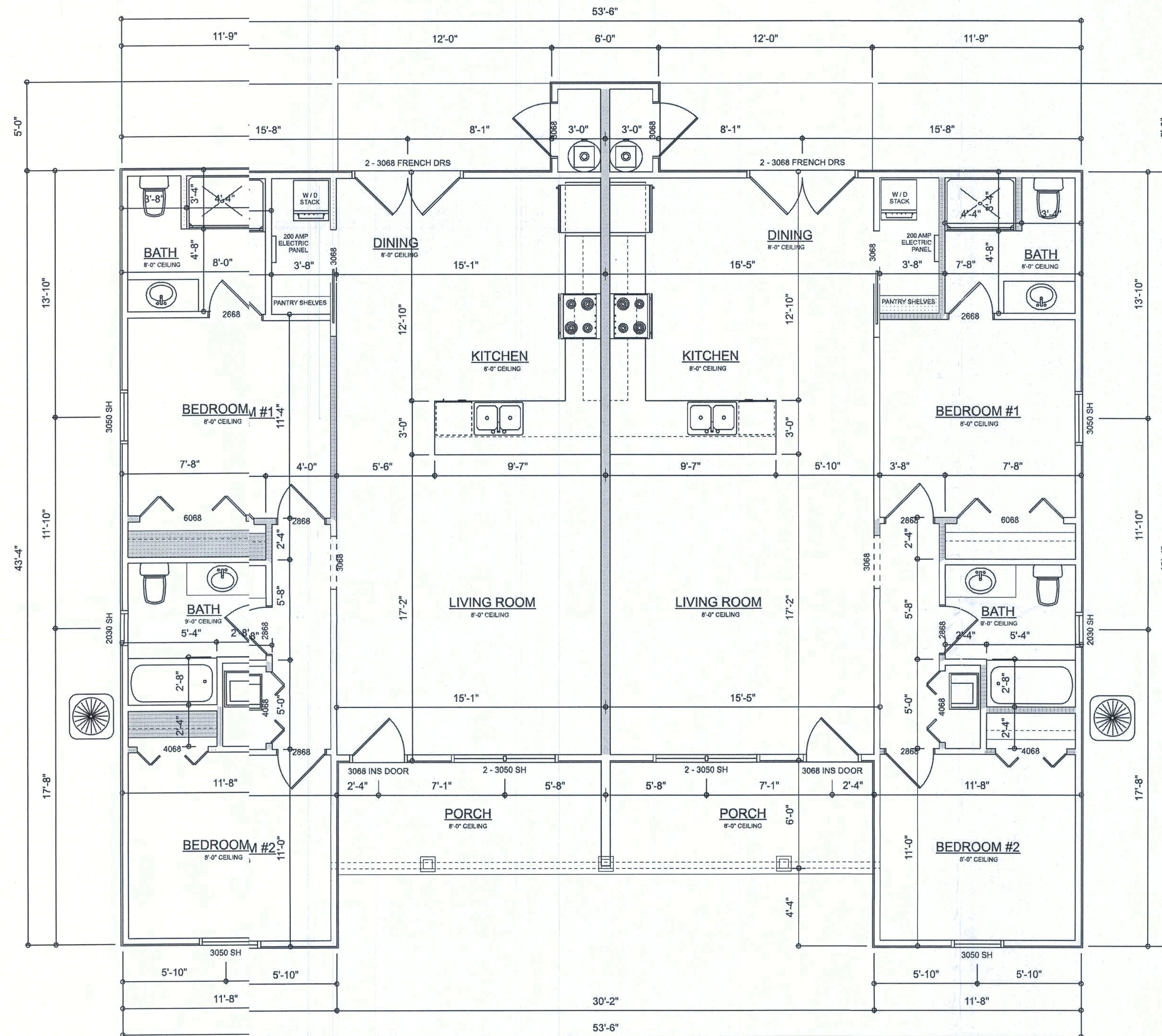
Dwelling units in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating where tested in accordance with ASTM E119 or UL 263. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

Exceptions:

1. A fire-resistance rating of 1/2 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Wall assemblies need not extend through attic spaces where the ceiling is protected by not less than 5/8-inch (15.9 mm) Type X gypsum board, an attic draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the dwellings and the structural framing supporting the ceiling is protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.
3. Screen enclosure walls of insect screening with a maximum of 3-percent solid flexible finishes.

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. Opening 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 0.19-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"

AREA SUMMARY

APARTMENT #1

LIVING	1,003	S.F.
FRONT PORCH	91	S.F.
TOTAL APT. #1	1,094	S.F.

APARTMENT #2

LIVING	1,003	S.F.
FRONT PORCH	91	S.F.
TOTAL APT. #2	1,094	S.F.

REVISIONS
AUGUST 1st, 2019
JANUARY 28th, 2020
Feb. 5th, 2021

CRB INVESTMENTS
161 NW YULAN, FT. WHITE, FLORIDA 32024

NICHOLAS PAUL GEISLER ARCHITECT
N.C.A.S.E. Certified
1156 NW Brown Rd.
Lakeland, FL 33805

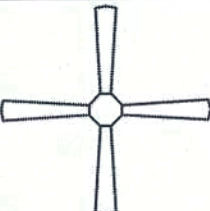
SHEET NUMBER

A.2

OF SHEETS

AR0007005

48949

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CEILING FAN	6	
CAN LIGHT 6inch	12	
PENDANT LIGHT	4	
EXTERIOR SCONCE	4	
MOTION SECURITY LIGT	4	
CABLE TV OUTLET	6	
CARBON DETECTOR	1	
EXHAUST FAN	4	
LAN CONNECTION	6	
OUTLET	46	
OUTLET 220v	8	
OUTLET GFI	10	
OUTLET WP	4	
SMOKE DETECTOR	8	
STANDARD LIGHT	6	
SWITCH	32	
SWITCH 3 WAY	8	
VANITY BAR LIGHT - SMALL	4	

ELECTRICAL PLANNOTES:

INSTALLATION SHALL BE PER017 NAT'L ELECTRIC CODE.

WIRE ALL APPLIANCES, HVACUNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATION.

CONSULT WITH THE OWNEROR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED

ALL SMOKE DETECTORS SHAL BE 120v W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHEINSTALL INSIDE AND NEAR ALL BEDROOMS

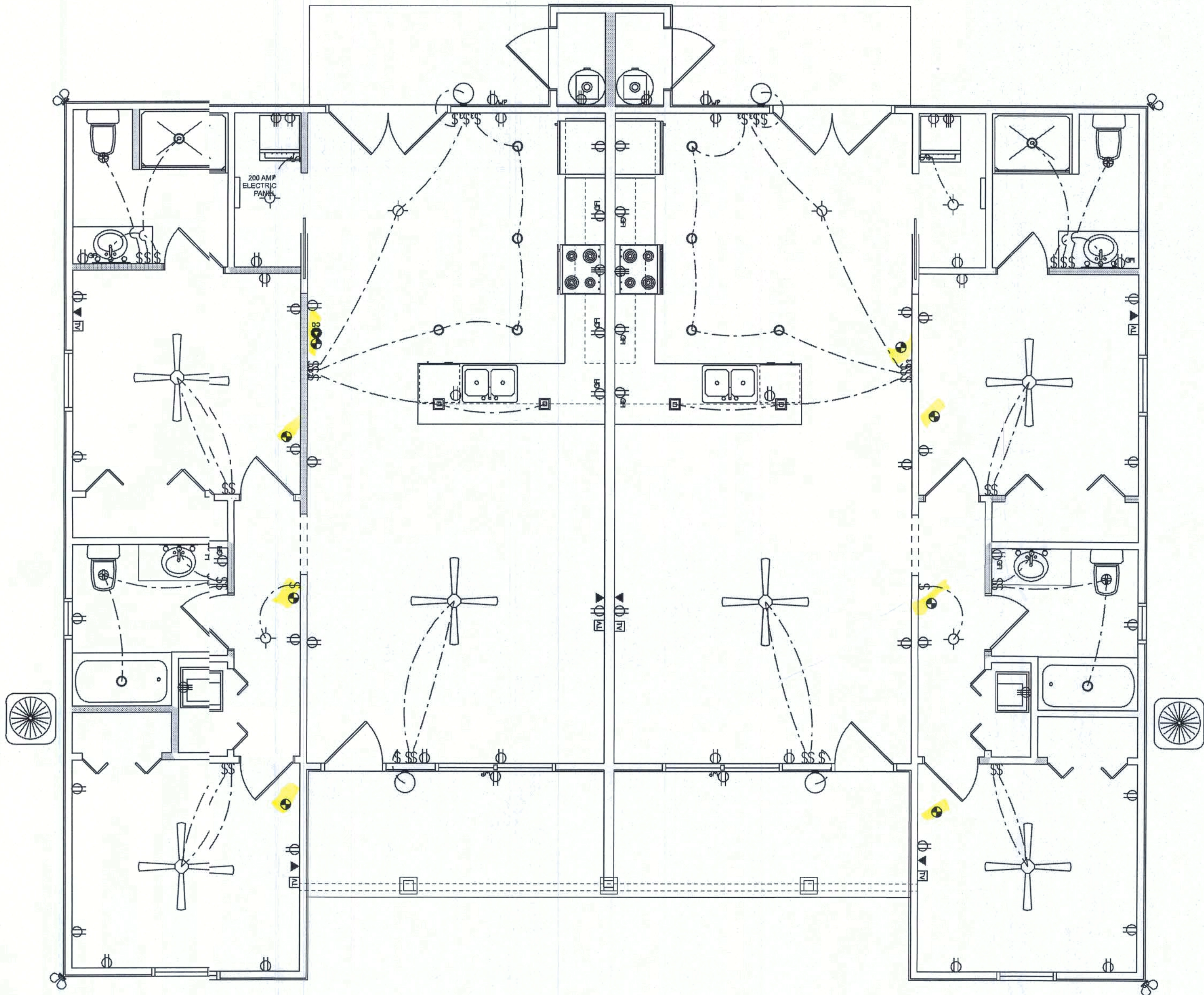
TELEPHONE, TELEVISION AN OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALBE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDADE W/ APPLICABLE SECTIONS OF NEC-LATEST ETION.

ALL RECEPTICALS, NOT OTHRWISE NOTED, SHALL BE ARC FAULT INTERRUPTER TYPE, KCEPT DEDICATED OUTLETS

ALL RECEPTICALS IN WET AFAS SHALL BE GROUND FAULT INTERRUPTER TYPE (FI)

ALL EXTERIOR RECEPTICALSHALL BE WEATHERPROOF GROUD FAULT INTERRUPTERTYPE (WP/GFI)

NOTE:
ELECTRICAL CONTR SHALL REPAIR "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLA, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PNEI SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT N: DESOPTION & BRKR, SERVICE ENT. & ALL UNDERGROUND WIREOCATIONS/ROUTING / DEPTH. RISER DIA. SHALL INCLUDE IRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS.
CONTRACTOR SHALL PROVE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THPERMIT ISSUING AUTHORITY



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

REVISIONS SCHEDULE		
JUNE 12th, 2019	ORIGINAL DRAWINGS	
JAN. 28th, 2020	MASTER BATH REV.	
JAN. 28th, 2020	PERMIT SET	

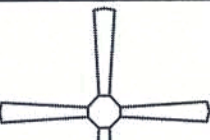
CRB INVESTMENT

161 SW YULAN, FT. WHITE, FLORIDA 32024



RIDGEPOINT
DESIGN

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

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CEILING FAN	6	
CAN LIGHT 6inch	12	
PENDANT LIGHT	4	
EXTERIOR SCONCE	4	
MOTION SECURITY LIGT	4	
CABLE TV OUTLET	6	
CARBON DETECTOR	1	
EXHAUST FAN	4	
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OUTLET	46	
OUTLET 220v	8	
OUTLET GFI	10	
OUTLET WP	4	
SMOKE DETECTOR	8	
STANDARD LIGHT	6	
SWITCH	32	
SWITCH 3 WAY	8	
VANITY BAR LIGHT - SMALL	4	

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WIRE ALL APPLIANCES, HVACUNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATION:

CONSULT WITH THE OWNER OR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED

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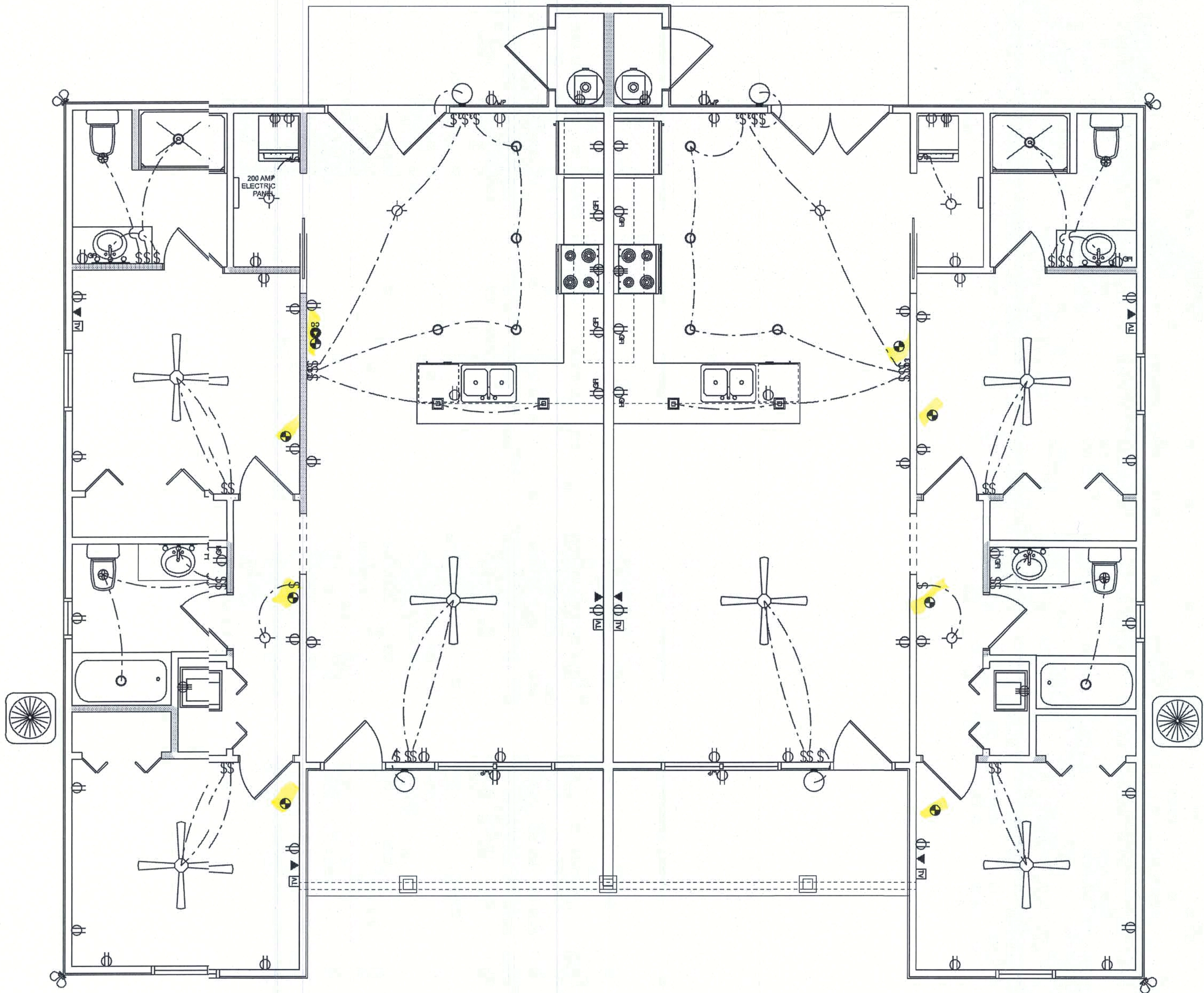
TELEPHONE, TELEVISION ANOTHER LOW VOLTAGE DEVICES OR OUTLETS SHALBE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDADE W/ APPLICABLE SECTIONS OF NEC-LATEST ETION.

ALL RECEPTICALS, NOT OTHRWISE NOTED, SHALL BE ARC FAULT INTERRUPTER TYPE, ECEPT DEDICATED OUTLETS

ALL RECEPTICALS IN WET AFAS SHALL BE GROUND FAULT INTERRUPTER TYPE (GFI)

ALL EXTERIOR RECEPTICALSHALL BE WEATHERPROOF GROUND FAULT INTERRUPTETYPE (WP/GFI)

NOTE:
ELECTRICAL CONT'R SHALL REPAIR "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLA, ADDNS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT P&ID SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT Nr. DESCRIPTION & BRKR. SERVICE ENT. & ALL UNDERGROUND WIRECATIONS/ROUTING / DEPTH. RISER DIA. SHALL INCLUDE WRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS
CONTRACTOR SHALL PROVIE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THPERMIT ISSUING AUTHORITY



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

REVISIONS SCHEDULE	
JUNE 12th, 2019	ORIGINAL DRAWINGS
JAN. 28th, 2020	MASTER BATH REV.
JAN. 28th, 2020	PERMIT SET

CRB INVESTMENT

161 SW YULAN, FT. WHITE, FLORIDA 32024

RIDGEPOINT DESIGN

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

SHEET NUMBER

A.3

OF 3 SHEETS

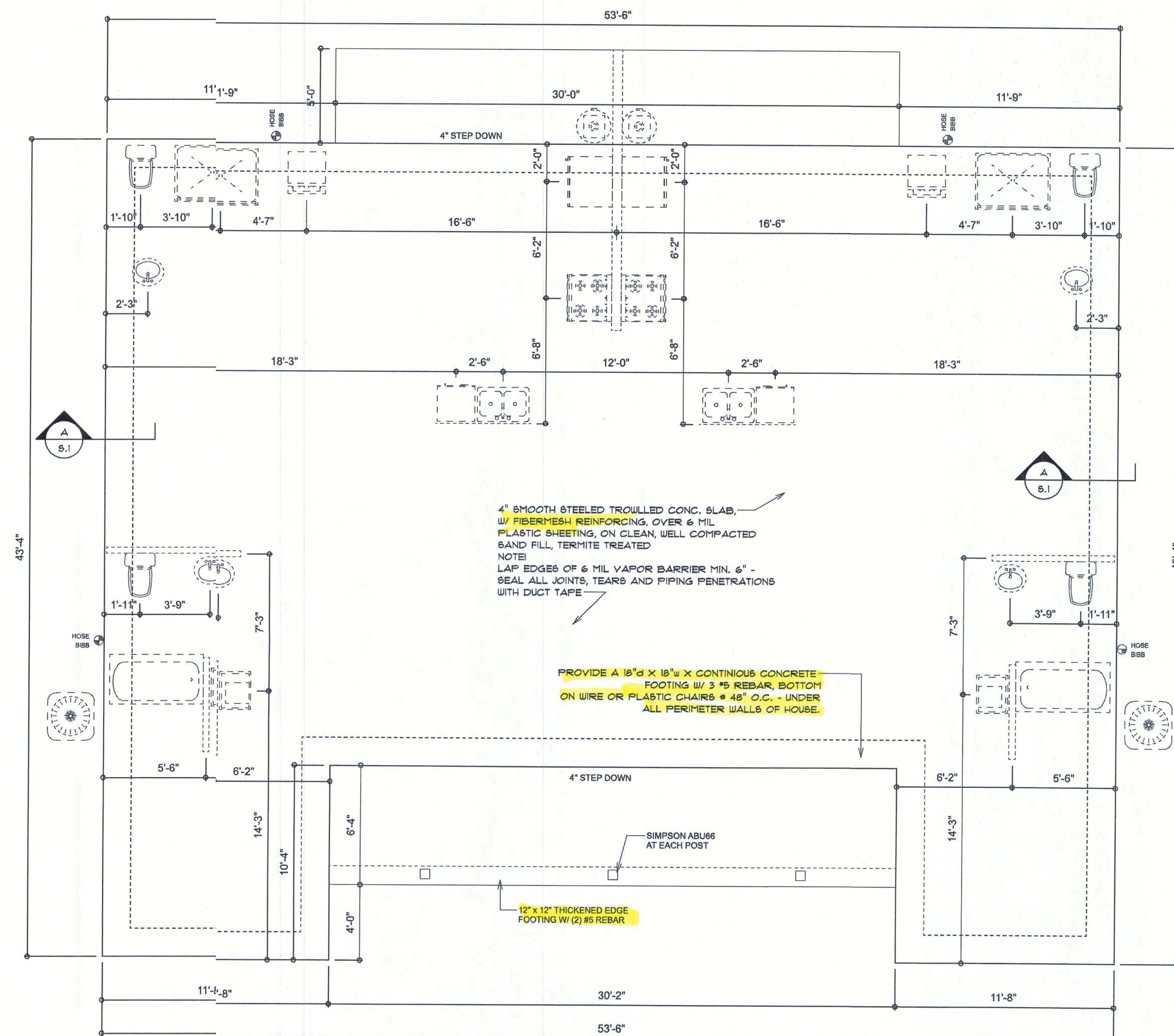
1. DESIGN SOIL BEARING PRESSURE 1500 P.S.F.
2. EXPANSIVE SOILS; WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION FOR THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
3. CLEAN SAND FILL OVER STRIPPS AND COMPACTED EXISTING G.D. 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 FRACTURE THEREOF, FOR EACH 12" LIFT.
4. REINFORCING STEEL SHALL BE GRADE 60 AND 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. IT SHALL BE STANDARD PUMP MIX $F_c = 3000$ PSI. STRENGTH SHALL BE OBTAINED 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" ORN 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.

NOTE:
THE DESIGN WIND SPEED FOR THIS
PROJECT IS 130 MPH PER FBC 169
AND LOCAL JURISDICTION REQUIREMENTS

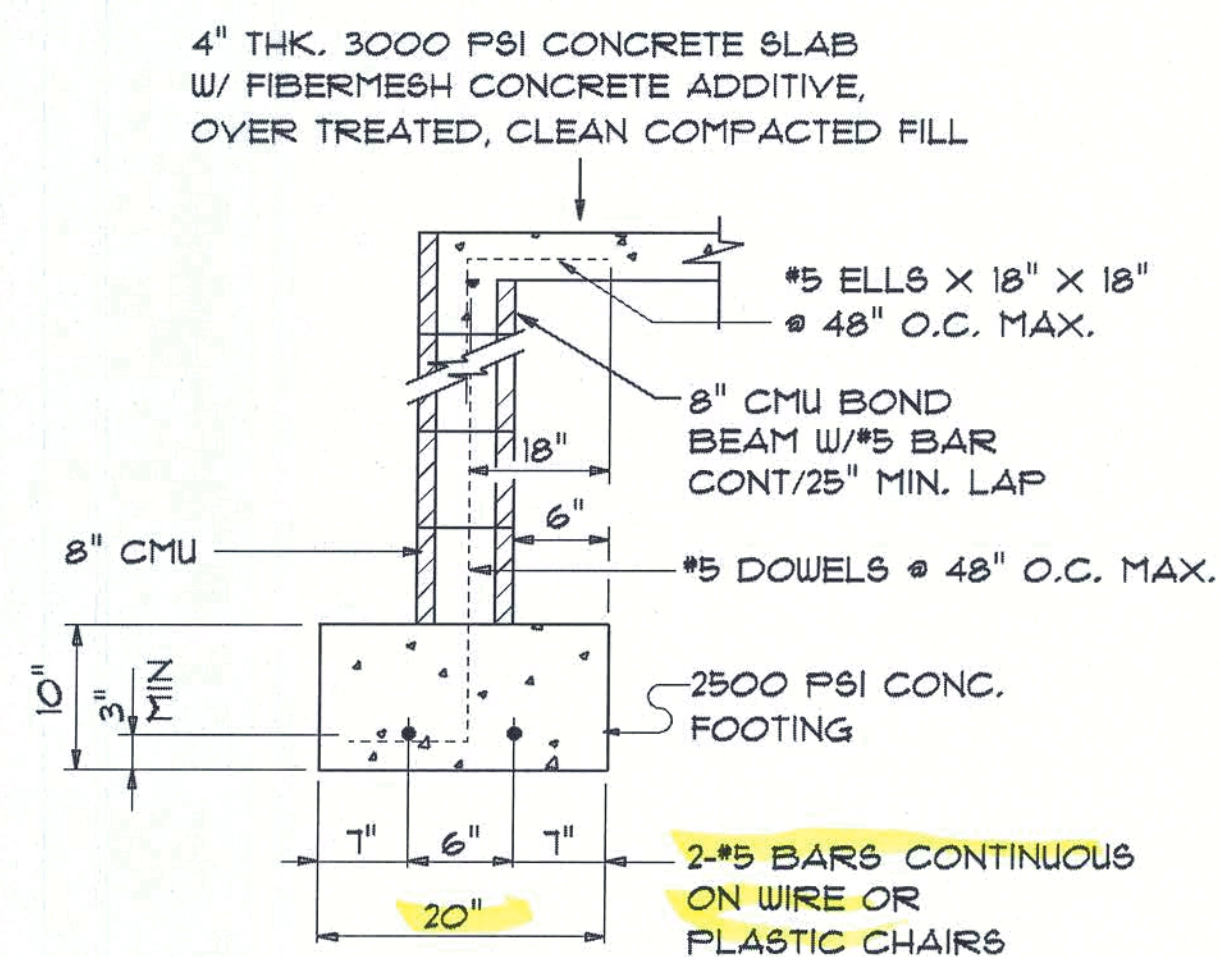
NOTE:
ADDED FILL SHALL BE APPLIED 18" LIFTS -
EA. LIFT SHALL BE COMPACTED TO 95% DRY
COMPACTION PER THE "MODIFIED PROCTOR"
METHOD.

NOTE:
PROVIDE A MINIMUM OF TWO OPENS HAVING A TOTAL NET AREA
OF NOT LESS THAN ONE SQUARE CH FOR EVERY SQUARE FOOT OF
ENCLOSED AREA SUBJECT TO FLOODING

NOTE:
THE PROJECT IS DESIGNED IN ACORDANCE WITH ASCE 24



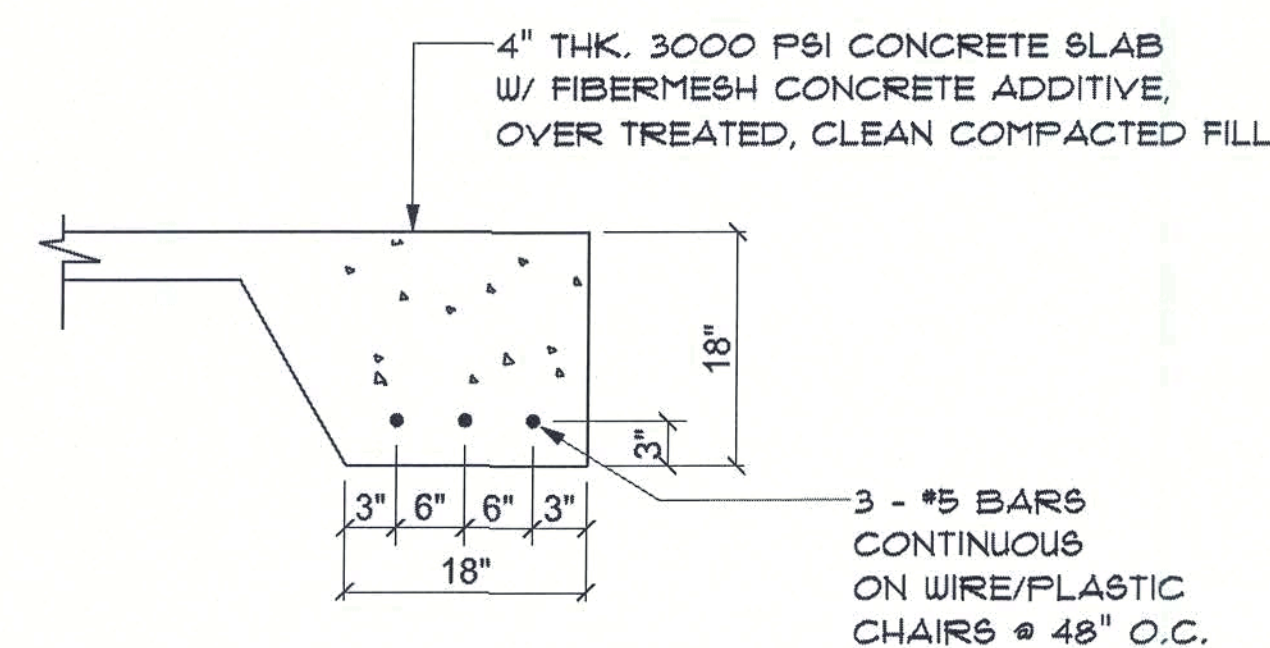
FOUNDATION PLAN



OPTIONAL STEMWALL FOUND.

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

** USE THIS DETAIL AT ALL PERIMETER WALLS AND PORCH EDGS



SECTION

SCALE: not to scale

Δ
Δ4

REVISIONS
AUGUST 1st, 2019
JANUARY 28th, 2020
Feb. 5th, 2021

CRB INVESTMENTS
161 NW YULAN, FT. WHITE, FLORIDA 32024

161 NW YULAN, FT. WHITE, FLORIDA 32024



**GEISLER
ARCHITECT**
L.C.A.R.B. Certified
1758 NW Brown Rd.
Lakeland, FL 32055

SHEET NUMBER

S.1

OF 4 SHEETS

AB0007005

REVISIONS	
AUGUST 1st, 2019	
JANUARY 28th, 2020	
FEB. 5th, 2021	

CRB INVESTMENTS
161 NW YULAN, FT. WHITE, FLORIDA 32024

NICHOLAS PAUL
GEISLER
ARCHITECT
N.C.A.A. Certified
116 NW Brown Rd.
Lake City, FL 33595

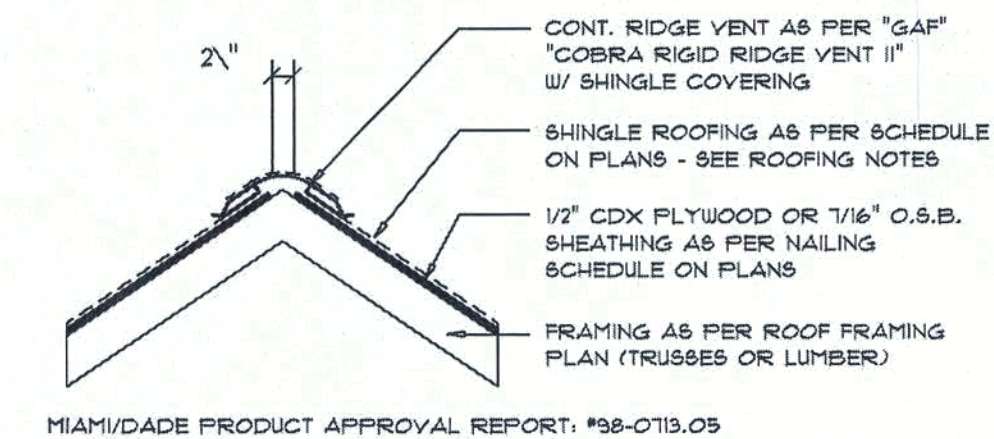
SHEET NUMBER
S.2
(OF 4 SHEETS)

AR0007005

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 N.2 HEM-FIR OR BETTER.
- CONNECTORS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.

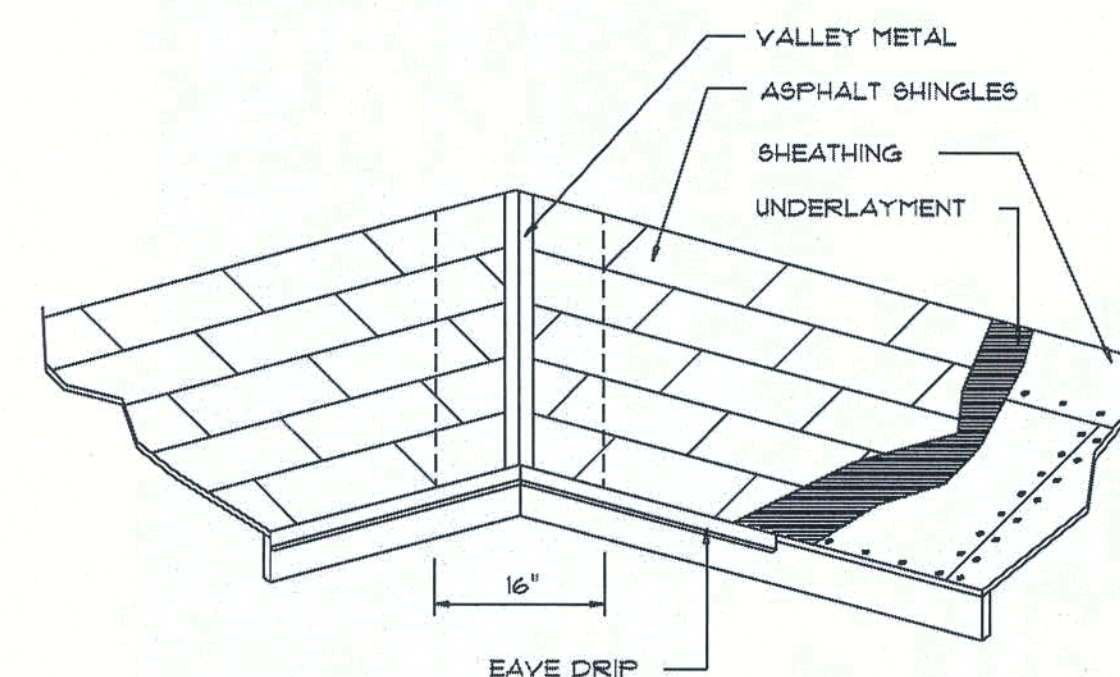
AREA OF ATTIC	REQ'D L.F. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ.IN.
1900 SF	24 LF	490 SQ.IN.
2200 SF	28 LF	570 SQ.IN.
2500 SF	32 LF	650 SQ.IN.
2800 SF	36 LF	730 SQ.IN.
3100 SF	40 LF	820 SQ.IN.
3600 SF	44 LF	900 SQ.IN.



Ridge Vent DETAIL

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

B



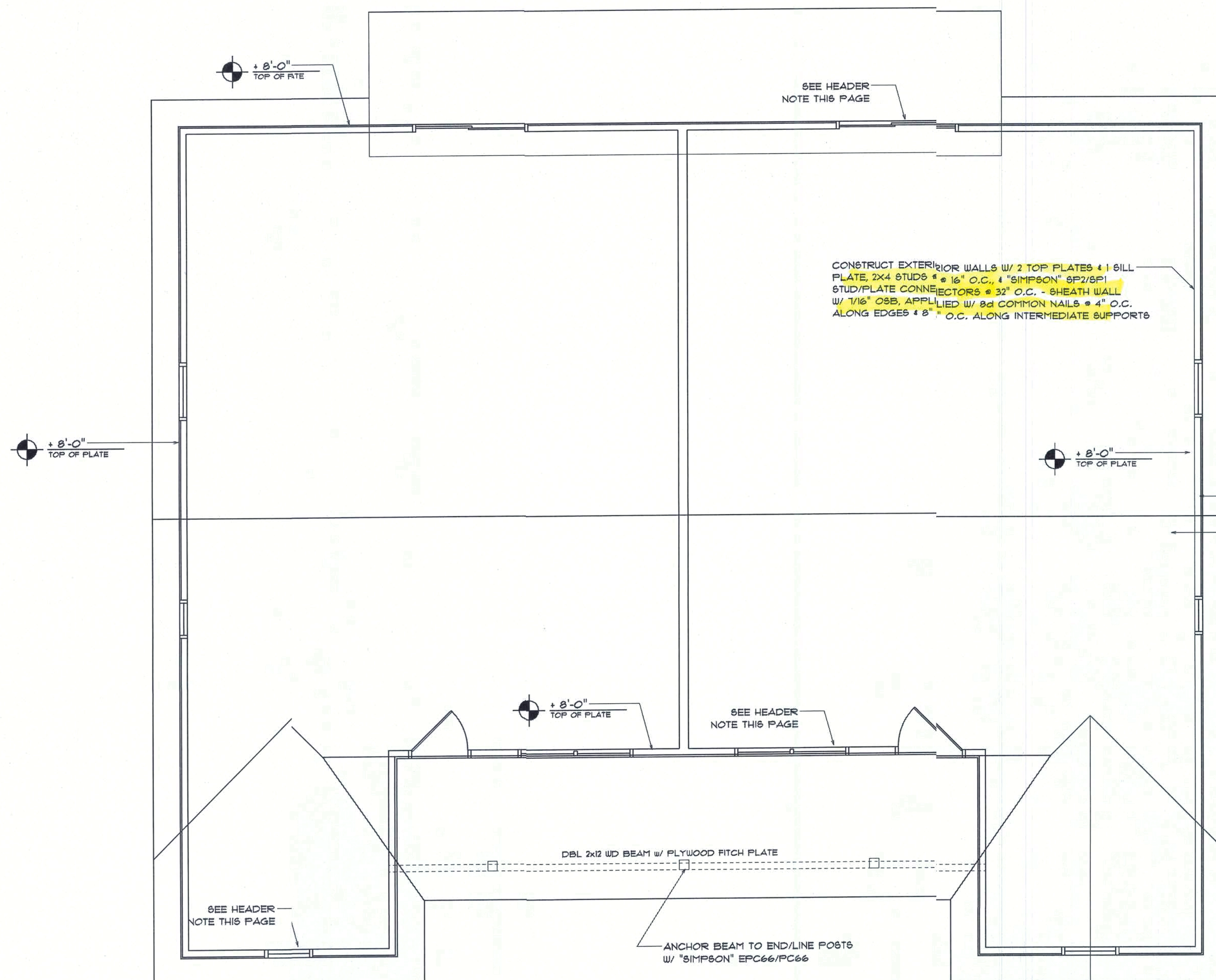
VALLEY FLASHING

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	0.0175	26 (ZINC COATED G90)	
ZINC ALLOY	0.021		40
LEAD			20
PAINTED TERNE			

Roofing/Flashing DETS.

SCALE: NONE

A



Roof Framing PLAN

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

NOTE:
ANCHOR GIRDER TRUSSES(ES) T HEADER WITH 2 "SIMPSON" LGT2, 3 OR), ANCHOR HEADER TO KING STUDS w/ 2 "SIMPSON" ST22 EA. END - T., T.O.

STANDARD HEADER SCHEDULE

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

DOUBLE 2x8 No.12 SOUTHERN PINE WITH 1/2" O.S.B. 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 MSTA15 TOP AND 1 - SIMPSON SP44R 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.12 SOUTHERN PINE WITH 1/2" O.S.B. 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 MSTA24 TOP AND 2 - SIMPSON SP44R 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.12 SOUTHERN PINE WITH 1/2" O.S.B. 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 MSTA15 EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING

16'-0" GARAGE DOOR OPENINGS

2 FLY 1 1/2" x 11 1/8" 2.0E MICROLAM LVL HEADER GLUED AND NAILED WITH 10d x 0.128" x 3" NAIL IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 3 - SIMPSON MSTA15 EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING

GENERAL TRUSS NOTES:

- TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCTS ASSOCIATION" MANUAL FOR "STRESS RATED LUMBER AND ITS CONNECTIONS", LATEST 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.
- TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
- FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND WIND UPLIFT REQUIREMENTS OF TRUSSES OR GIRDERS. THE CONTRACTOR SHALL MAKE AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE PURPOSE OF REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE. ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

NOTE:

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

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 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 1-MDC 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:

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 SLOPES 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 OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 71 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

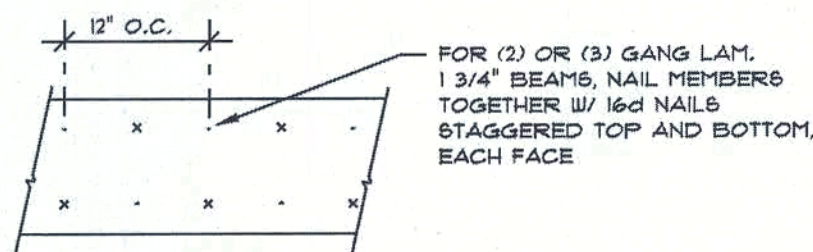
VALLEYS:
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:

- 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 19 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 1970.

NOTE !!!
ROOF SHINGLES SHALL BE AS MANUFACTURED BY TAMKO ROOFING PRODUCTS OF THE FOLLOWING MODELS:

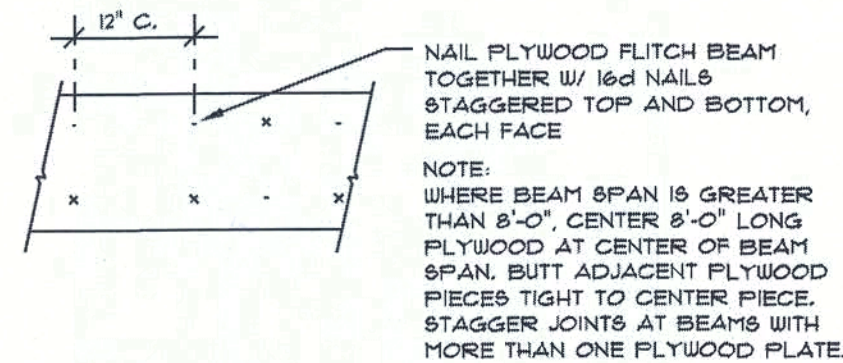
GLASS-SEAL AR
ELITE GLASS-SEAL AR
HERITAGE 30 AR
HERITAGE 40 AR
HERITAGE 50 AR

THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3161 TYPE I MODIFIED TO 130 MPH WINDS & FBC TAB 100, USING 4 NAILS/SHINGLE



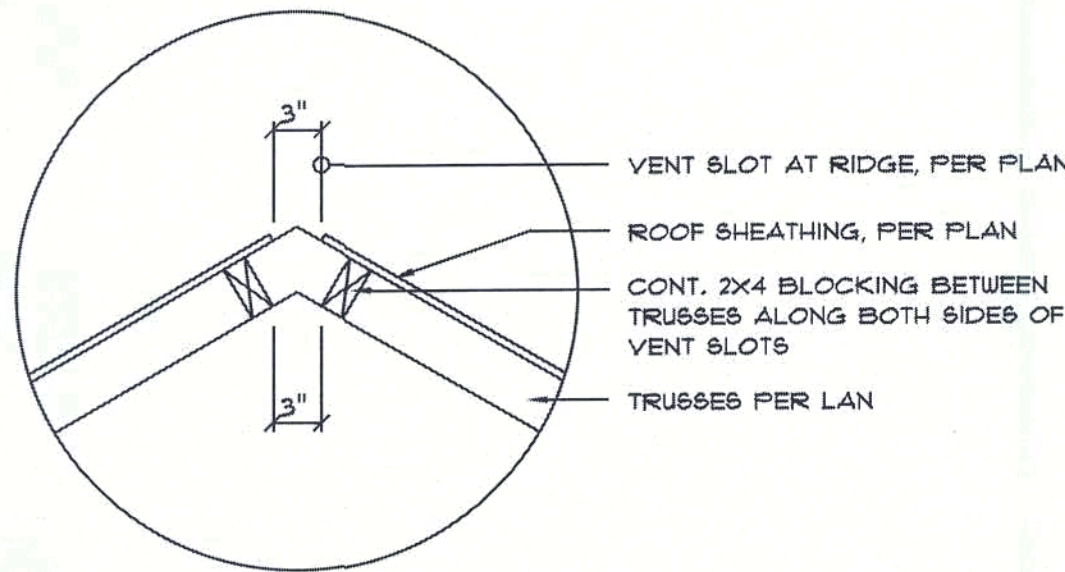
MULTIPLE GANG LAM. DETAIL

NOT TO SCALE



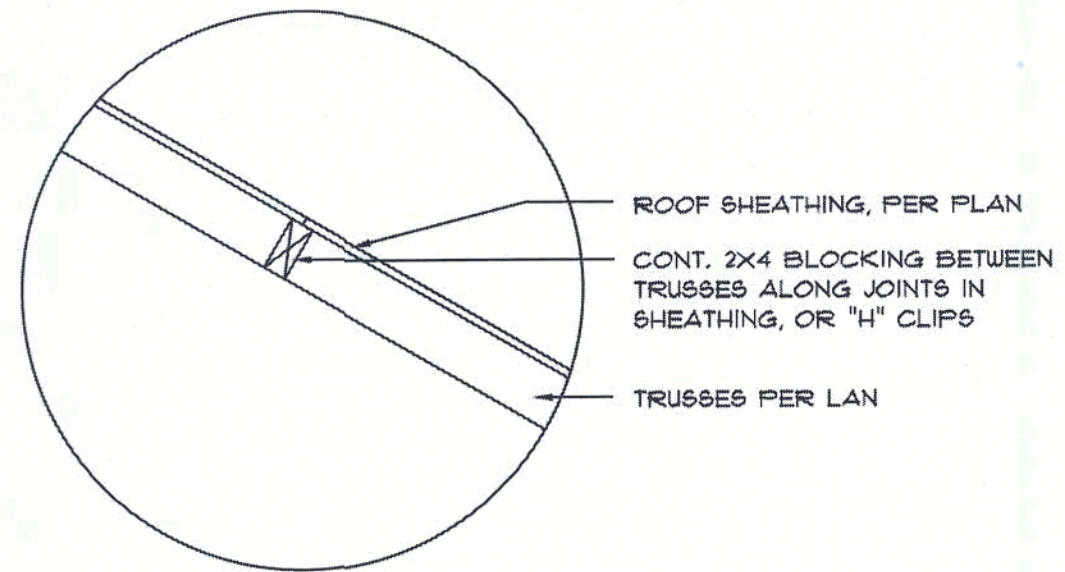
PLYWOOD FLITCH BEAM DETAIL

NOT TO SCALE



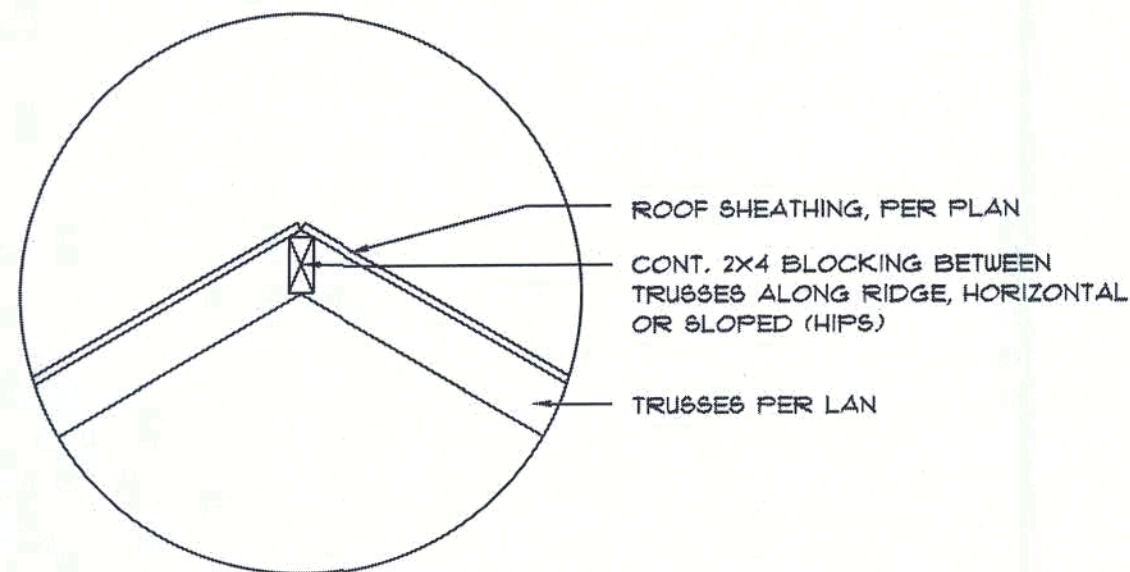
Vent DETAIL

SCALE: NONE



Joint DETAIL

SCALE: NONE



Ridge DETAIL

SCALE: NONE

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF./MODEL	CAP.
TRUSS TO WALL:	SIMPSON H2.5a or SDUC15600	600*
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT. W/ 28 - 16d NAILS	1785*
HEADER TO KING STUD(S):	SIMPSON ST22	1370*
PLATE TO STUD:	NO CONNECTION REQ. WHEN USING WINDSTORM BOARD	
STUD TO RILL:	NO CONNECTION REQ. WHEN USING WINDSTORM BOARD	
POORCH BEAM TO POST:	SIMPSON PC44 or (2) 5/8" LAG BOLTS EA. POST	1700*
POORCH 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.

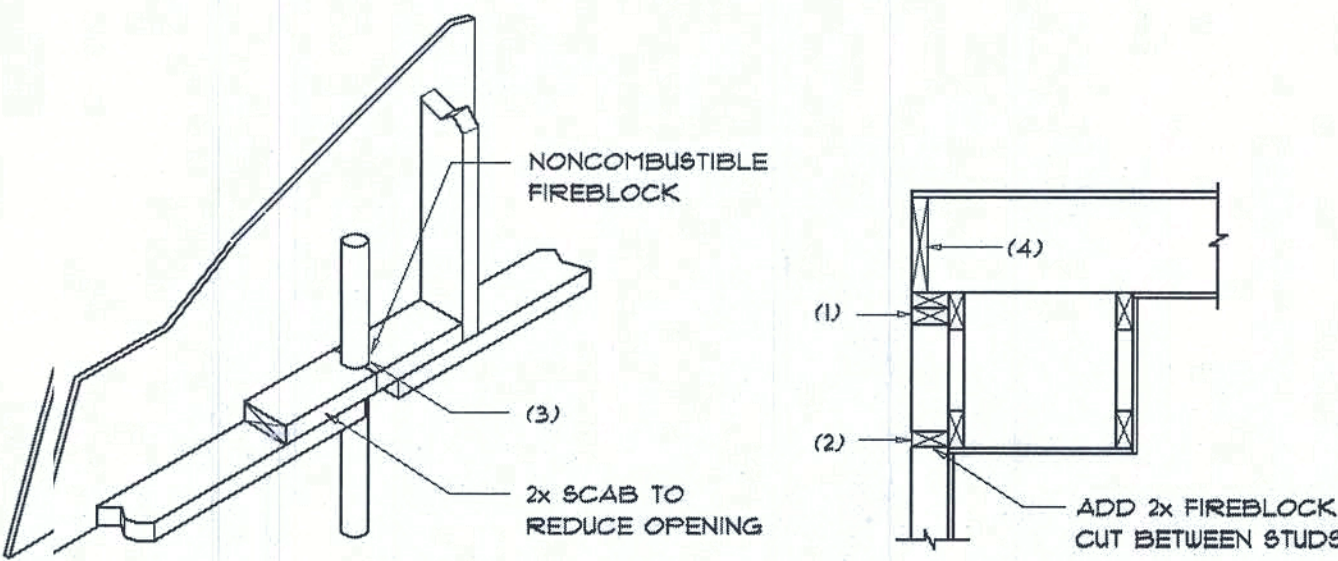
NOTE:
REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

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

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

NOTE:
"SIMPSON" PRODUCT APPROVALS:
MIAMI/DADE COUNTY REPORT #91-0107.05, #96-1126.11, #99-0623.04
SEBCCI NER-443, NER-393

		BUILDING COMPONENTS & CLADDING LOADS		MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B"		ROOF ANGLE "T" TO 21°	
WIND ZONE	WIND SPEED (MPH)	VULT 100 MPH	VULT 120 MPH	VULT 130 MPH	VULT 140 MPH	VULT 150 MPH	VULT 160 MPH
ROOF T TO JT	1 10	12.0 / -19.9	14.9 / -23.1	17.9 / -27.8	20.9 / -32.3	23.9 / -36.8	26.9 / -41.3
	1 20	11.4 / -19.4	13.6 / -23.0	16.0 / -27.0	18.5 / -31.4	21.0 / -30.2	23.5 / -34.6
	1 30	10.0 / -18.6	11.9 / -22.2	13.9 / -26.0	16.1 / -30.2	18.1 / -34.6	20.1 / -39.0
	2 10	12.5 / -34.1	14.9 / -41.3	17.9 / -48.4	20.9 / -56.2	23.9 / -64.0	26.9 / -71.8
	2 20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6	18.5 / -51.7	21.0 / -58.8	23.5 / -65.9
	2 30	10.0 / -28.2	11.9 / -33.6	13.9 / -39.4	16.1 / -45.7	18.1 / -51.7	20.1 / -57.7
WALL	3 10	12.5 / -51.3	14.9 / -61.0	17.9 / -71.6	20.9 / -83.1	23.9 / -95.6	26.9 / -108.1
	3 20	11.4 / -47.9	13.6 / -57.1	16.0 / -67.0	18.5 / -77.1	21.0 / -87.1	23.5 / -97.1
	3 30	10.0 / -43.5	11.9 / -51.8	13.9 / -60.8	16.1 / -70.8	18.1 / -80.8	20.1 / -90.8
	4 10	21.8 / -23.6	25.9 / -34.1	30.4 / -33.0	35.3 / -38.2	40.2 / -43.4	45.1 / -48.6
	4 20	20.8 / -22.6	24.1 / -26.9	28.0 / -31.6	33.1 / -36.7	38.2 / -41.8	43.3 / -46.9
	4 30	19.5 / -21.3	22.2 / -25.4	27.2 / -29.8	31.6 / -34.6	36.0 / -39.4	40.4 / -44.2
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				



PENETRATIONS

SOFFIT/DROPPED CLG.

FIREBLOCKING NOTES:

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

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYROFLEX 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

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable Construction, Wood Trusses @ 24" O
Walls: 2x4 Wood Studs @ 16" O.C.
Floor: 4" Thk. Concrete Slab W/ Fiberglass Concrete Additive
Foundation: Continuous Footer/Stem Wall

ROOF DECKING

Material: 1/2" CD Plywood or 7/16" O.S.B.
Sheet Size: 48"x96" Sheets Placed Vertical
Fasteners: 8d Common Nails per schedule on sheet A.1

SHEARWALLS

Material: 1/2" CD Plywood or 7/16" O.S.B.
Sheet Size: 48"x96" Sheets Placed Vertical
Fasteners: 8d Common Nails @ 4" O.C. Edges & 8" O.C. Interior
Dragstrut: Double Top Flats (S.Y.P.) W/16d Nails @ 12" O.C.
Wall Studs: 2x4 Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: SIMPSON H2.5a or SDUC15600 @ 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) HD28 @ each corner
Porch Column Base Connector: Simpson ABUS66 @ each column
Porch Column to Beam Connector: Simpson EPC66/PC66 @ each column

FOOTINGS AND FOUNDATIONS

Footings: 18" x 18" W Cont. W/ 3-#5 Bars Cont. on wire/plastic chairs 48" O.C.

STRUCTURAL DESIGN CRITERIA:

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE - SECTION 1609 AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.

2. WIND LOAD CRITERIA: RISK CATEGORY: 2, EXPOSURE: "B"

BASED ON ANSI/ASCE 7-10, 2020 FBC 1609.4 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: 40 PSF
RESIDENTIAL
BALCONIES: 60 PSF

5. 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 REINJECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 104.2.6
- CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4
- IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RIBERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4
- TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1816.1.1
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1816.1.2
- BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1816.1.3
- MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1816.1.4
- CONCRETE OVERPOUR AND MORTAR AROUND 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

AUGUST 1st, 2019
JANUARY 28th, 2020
Feb. 5th, 2021

CRB INVESTMENTS

161 NW YULAN, FT. WHITE, FLORIDA 32024

NICHOLAS PAUL GEISLER ARCHITECT

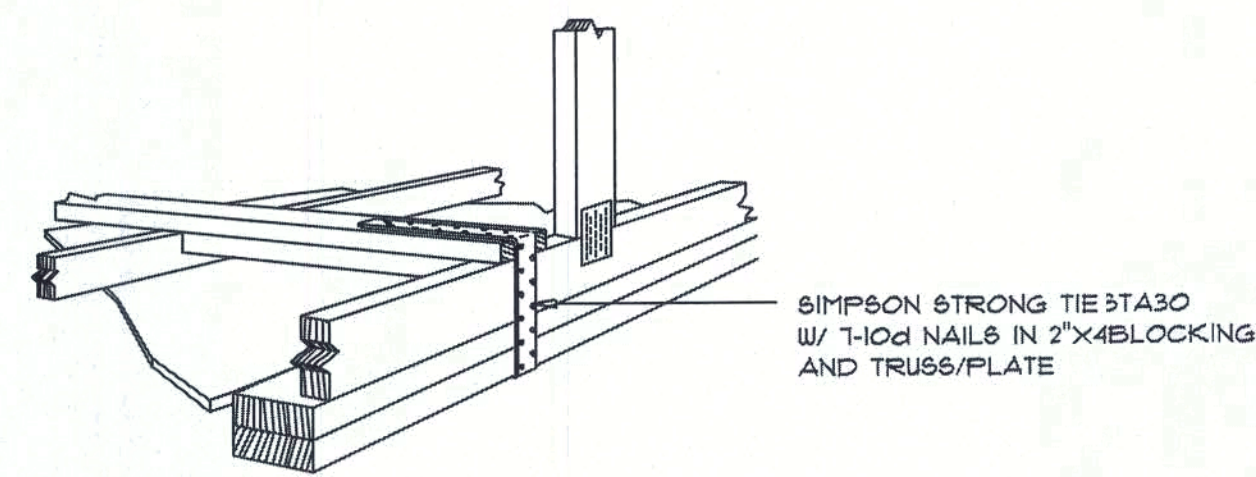
1755 NW 57th Ave Rd.
Lake City, FL 32055
N.C.A.A. Certified

SHEET NUMBER

S.3

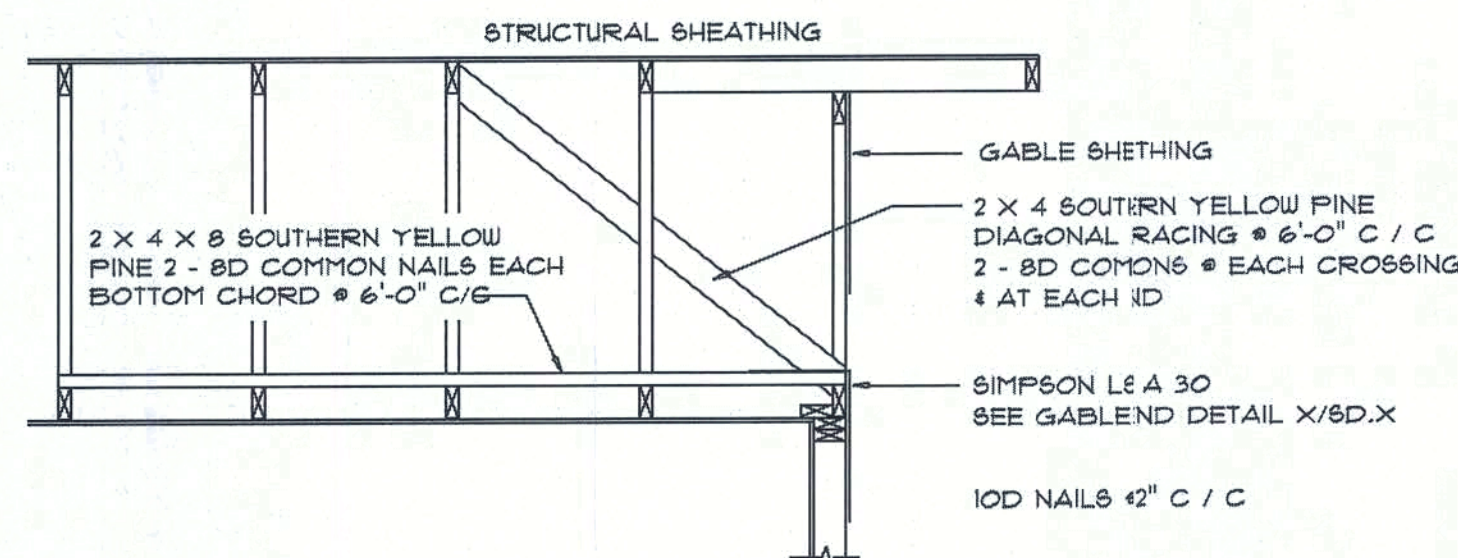
OF 4 SHEETS

AR0007005



**GABLE END GYPSUM DIAPHRAGM
HOLDOWN CONNECTOR**
SCALE: NONE

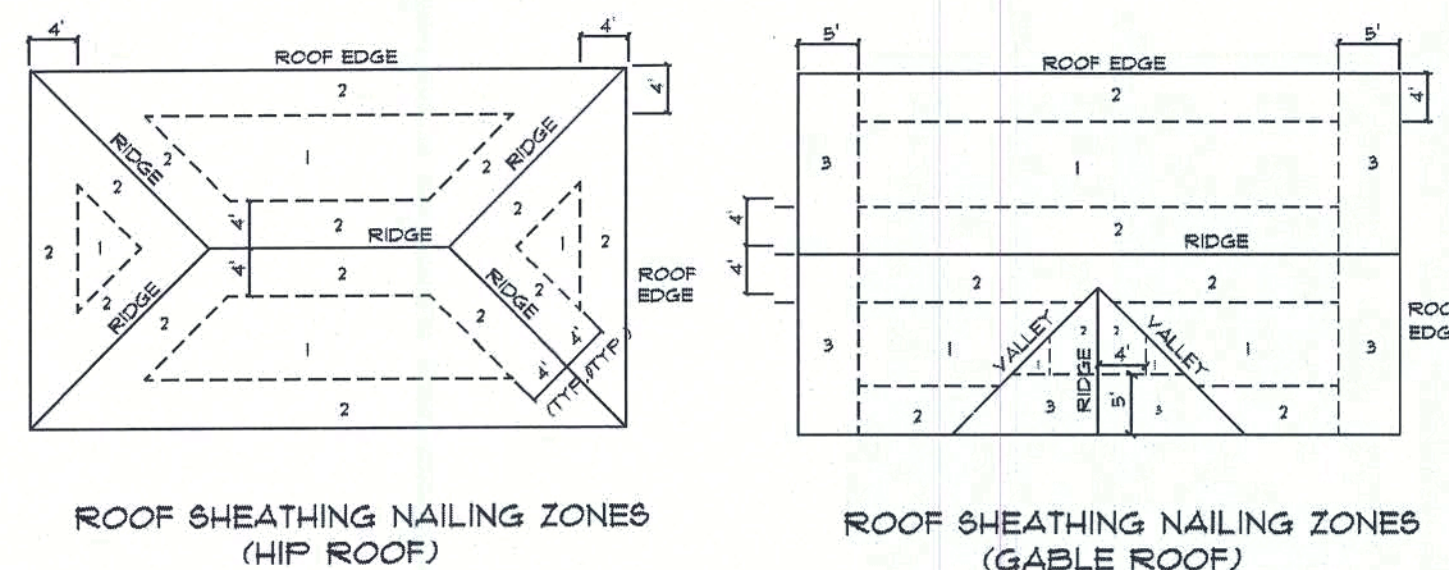
A.1



**END WALL BRACING FOR
CEILING DIAPHRAGM**
NTS (ALTERNATIVE TO BALLOON FRAMING)
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

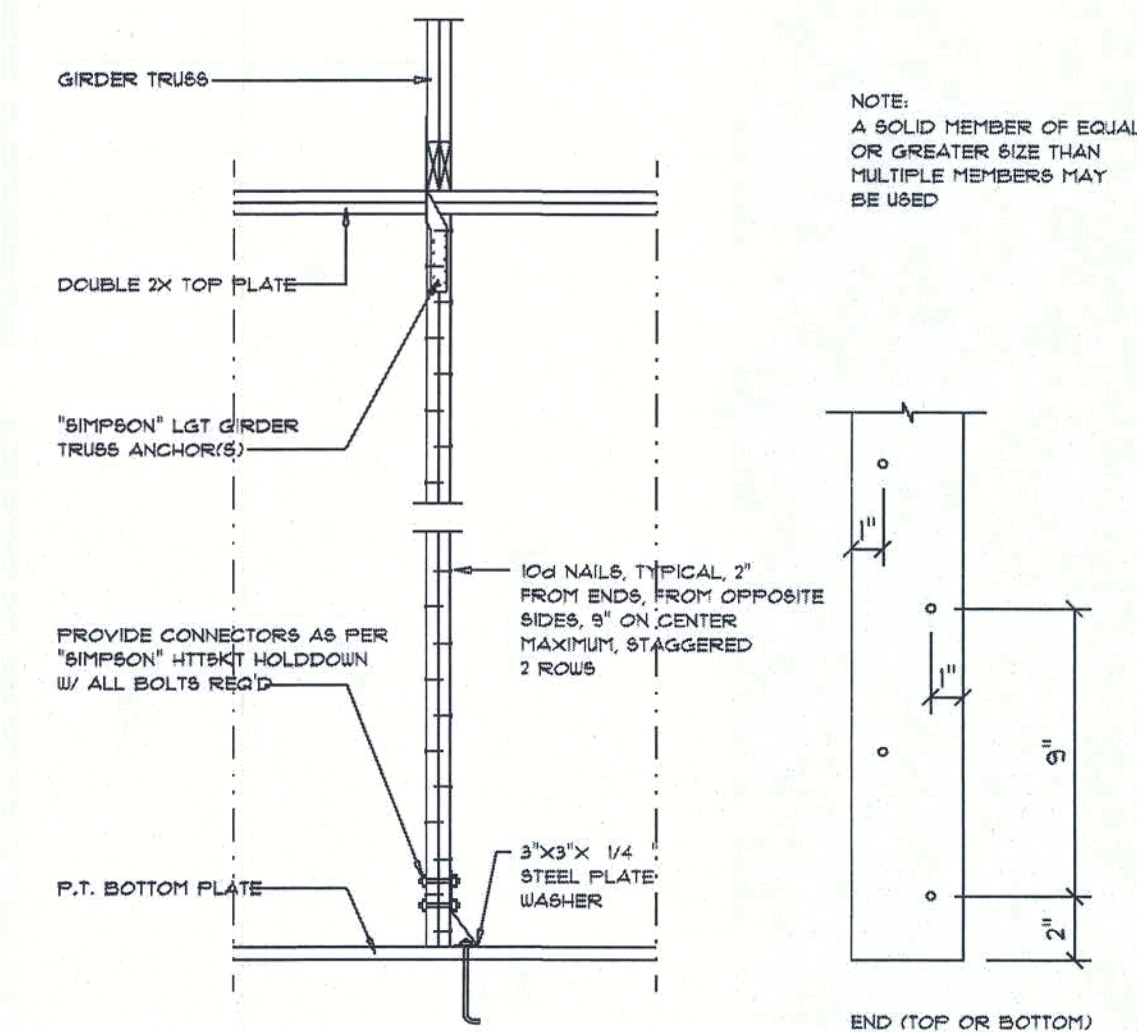
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ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	1/4" O.S.B. OR 5/32" CDX	13 RING SHANKED NAILS	6 in. o.c. EDGE
2			12 in. o.c. FIELD
3			6 in. o.c. EDGE
			4 in. o.c. GABLE ENDWALL OR GABLE TRUSS
			6 in. o.c. EDGE
			6 in. o.c. FIELD



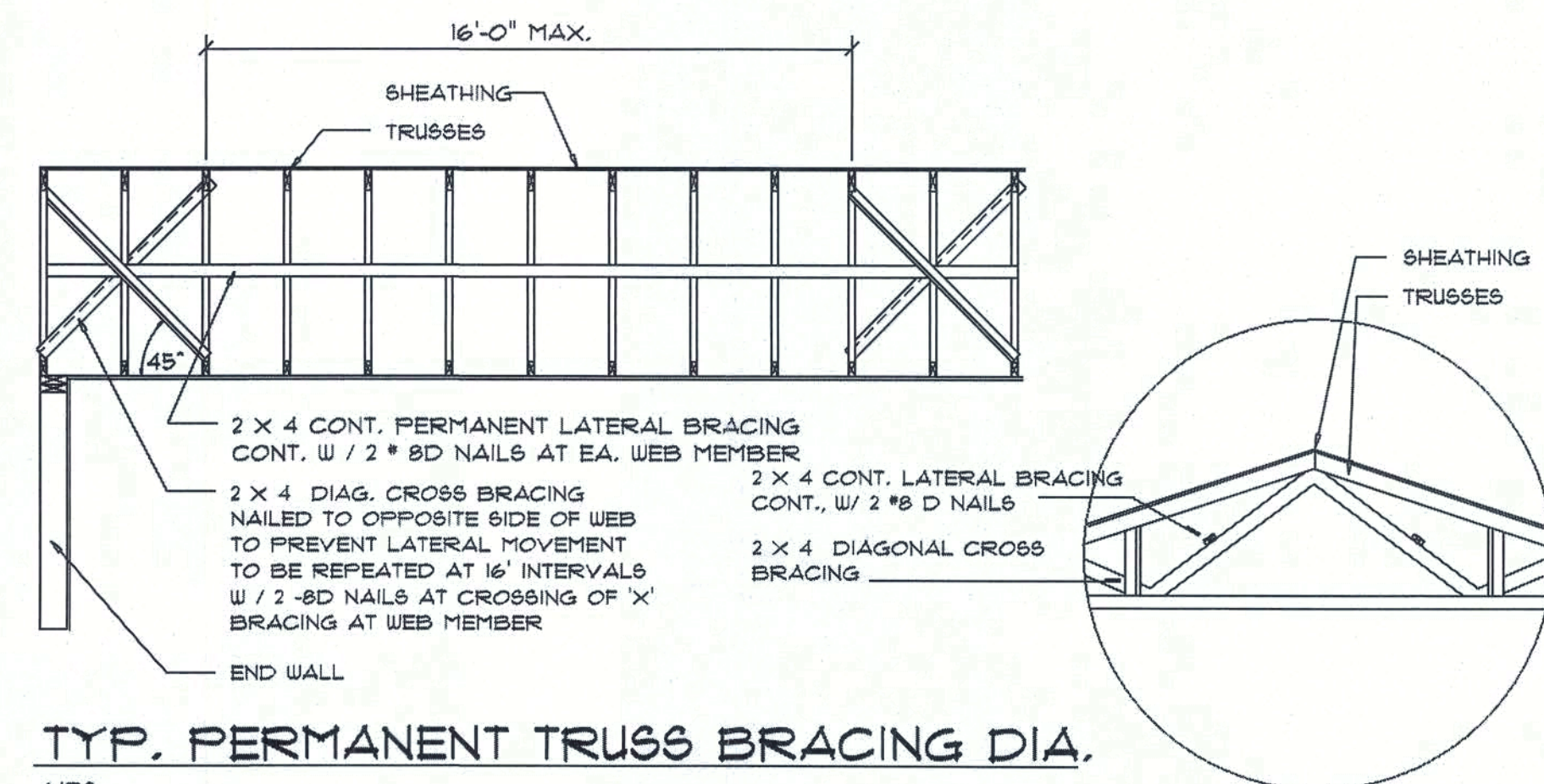
Roof Nail Pattern DET.
SCALE: NONE

B



Girder Truss Column DET.
SCALE: 1/2" = 1'-0"

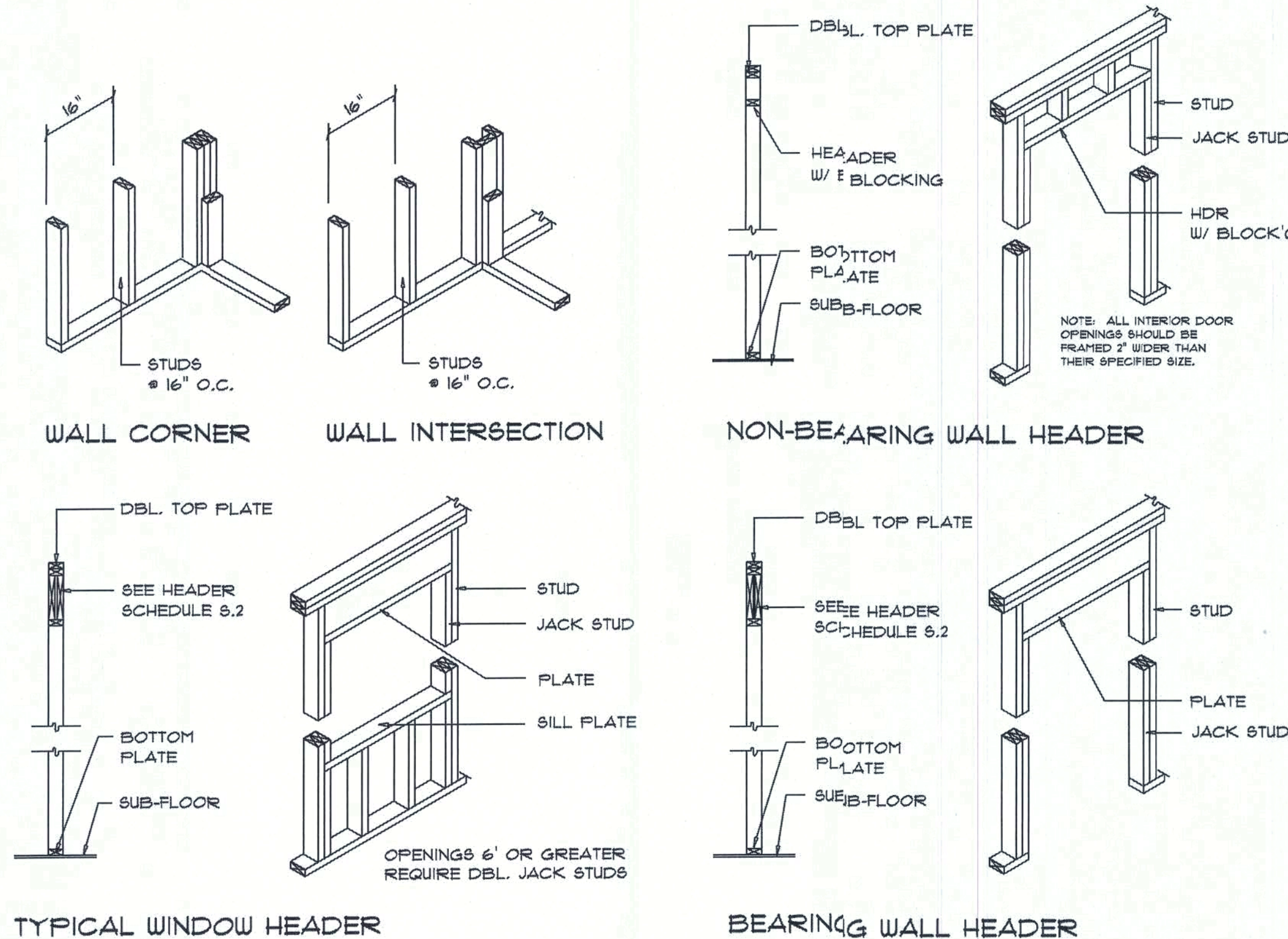
C



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

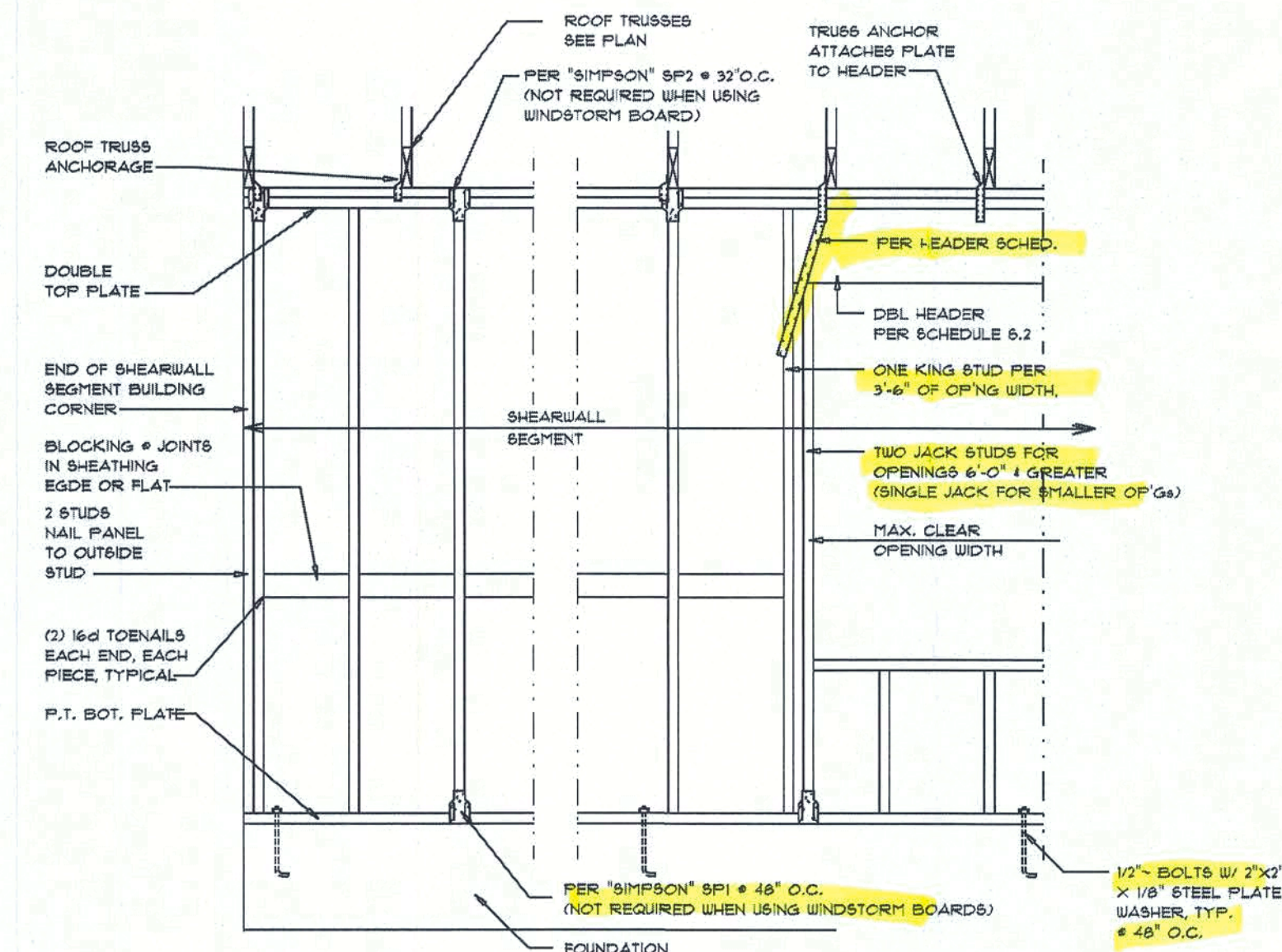
Truss Bracing DETAILS
SCALE: AS NOTED

D



Wall Framing/Header DETAILS
SCALE: NONE

F



Shear Wall DETAILS
SCALE: NONE

- SHEARWALL NOTES:**
- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS
 - THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/8" 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 3/8 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 FOR 8'-0" WALLS (2'-3").

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

REVISIONS			
1	ALIGIUST 1st 2019		
2	JANUARY 28th, 2020		
3	FEB. 5th, 2021		

CRB INVESTMENTS
181 NW YULAN, FT. WHITE, FLORIDA 32024

NICHOLAS PAUL GEISLER ARCHITECT
1750 NW Brown Rd., Lake City, FL 32805

SHEET NUMBER
S.4
OF 4 SHEETS

AR0007005