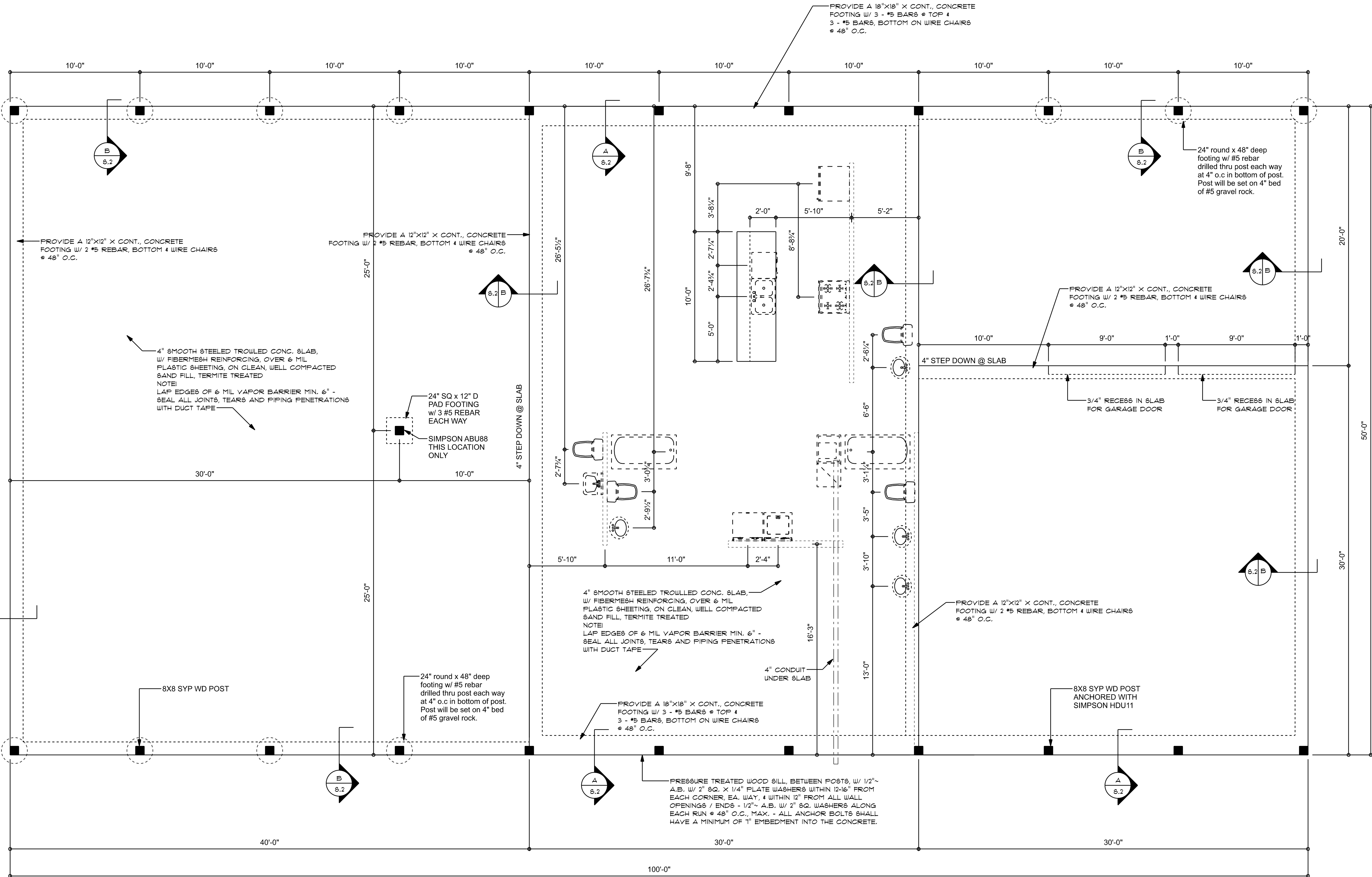




REVISIONS
Jan. 14th, 2022
MARCH 7th, 2022

CUSTOM HOME FOR:

SWINK RESIDENCE

COLUMBIA COUNTY, FLORIDA

NICHOLAS PAUL GEISLER ARCHITECT

1756 NW Brown Rd.
Lakeland, FL 34055
N.C.A.R.E. Certified



SHEET NUMBER

S.1

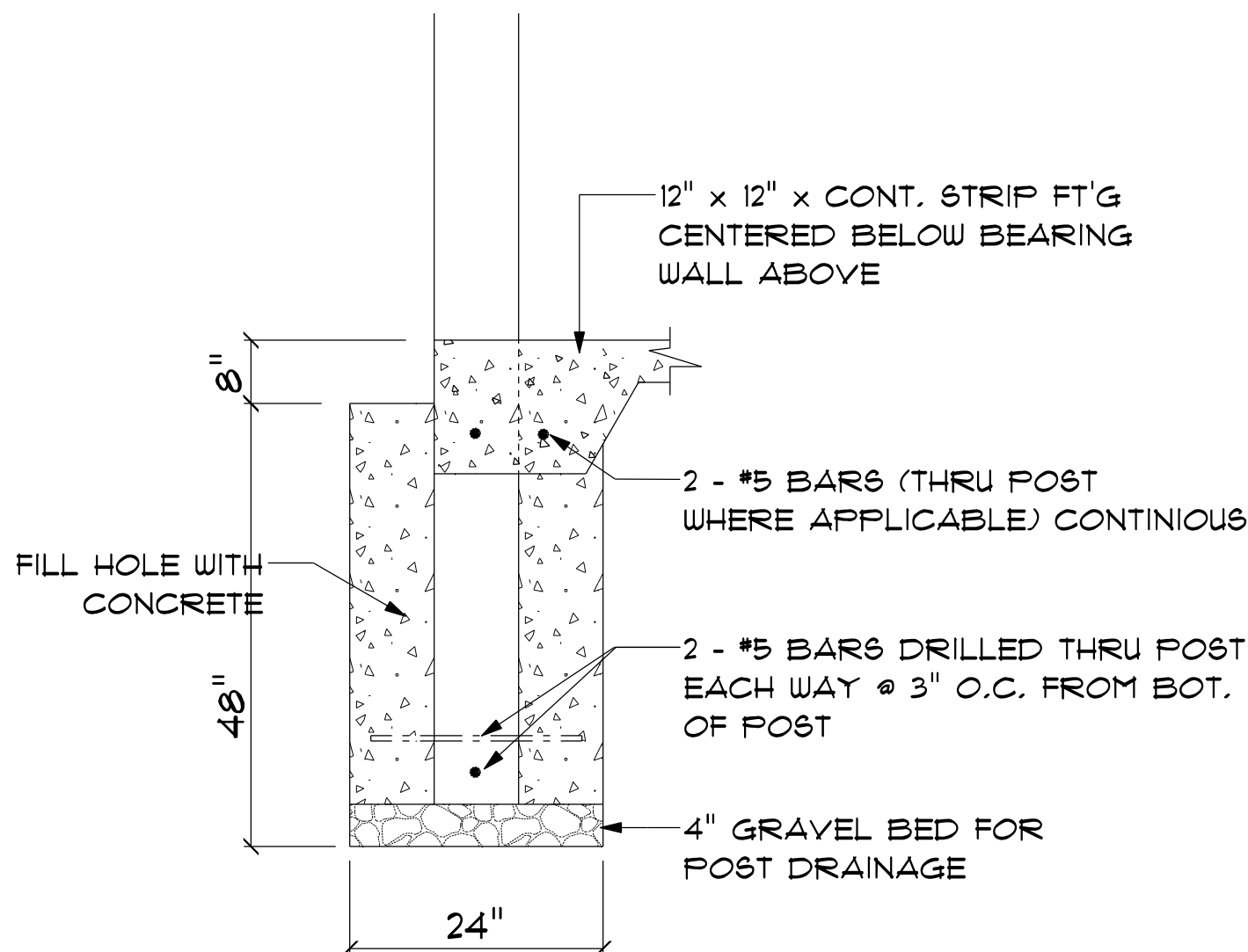
OF 5 SHEETS

AR0007005

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

1. 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 104.2.6
2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4
3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4
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
5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1016.1.1
6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1016.1.2
7. 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 1016.1.3
8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1016.1.4
9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1016.1.5
10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1016.1.6
11. 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 1016.1.6
12. ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1016.1.7
13. 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 1016.1.7
14. 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
15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4



SECTION

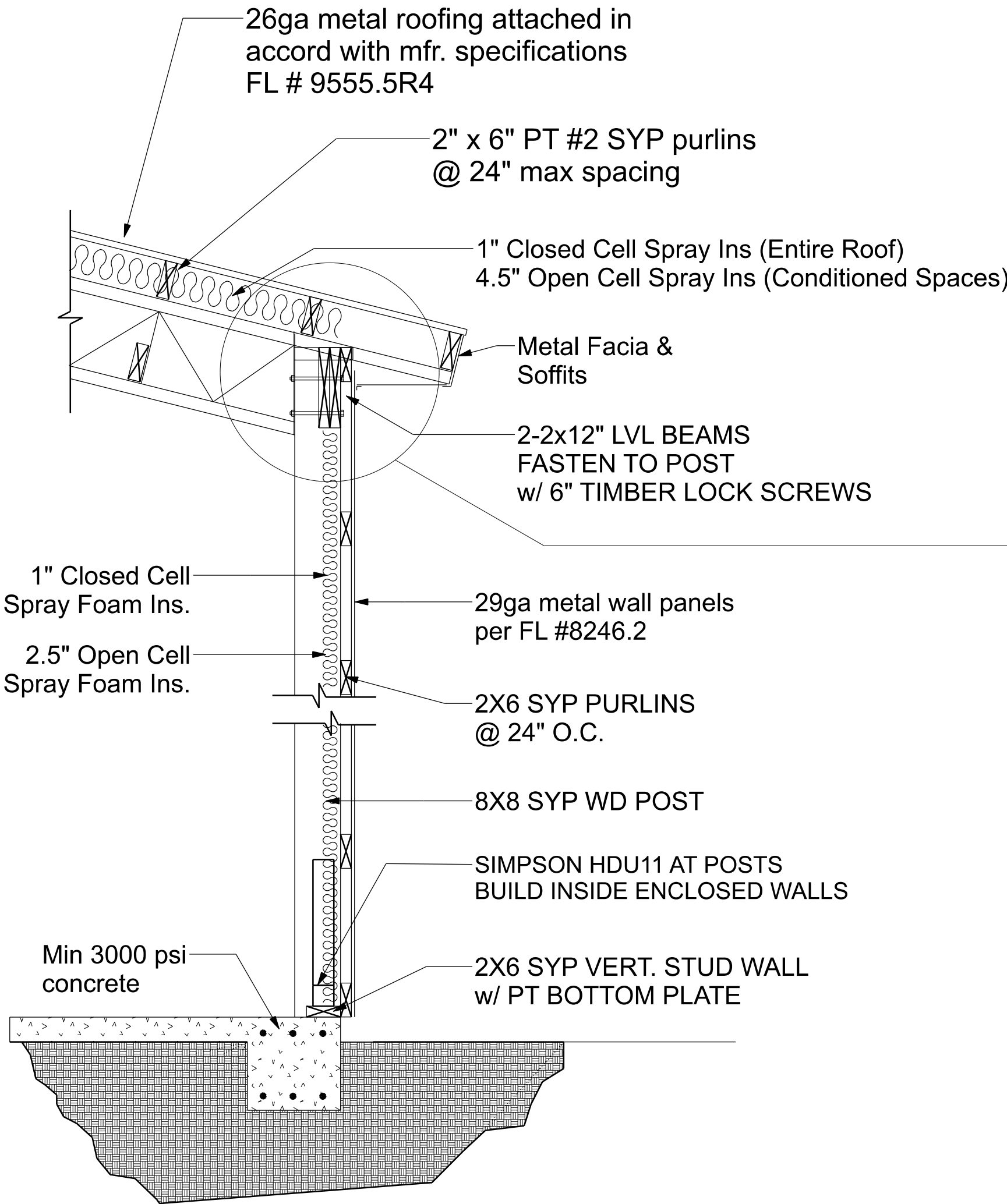
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B

S.2

CONCRETE / MASONRY / METALS GENERAL NOTES:

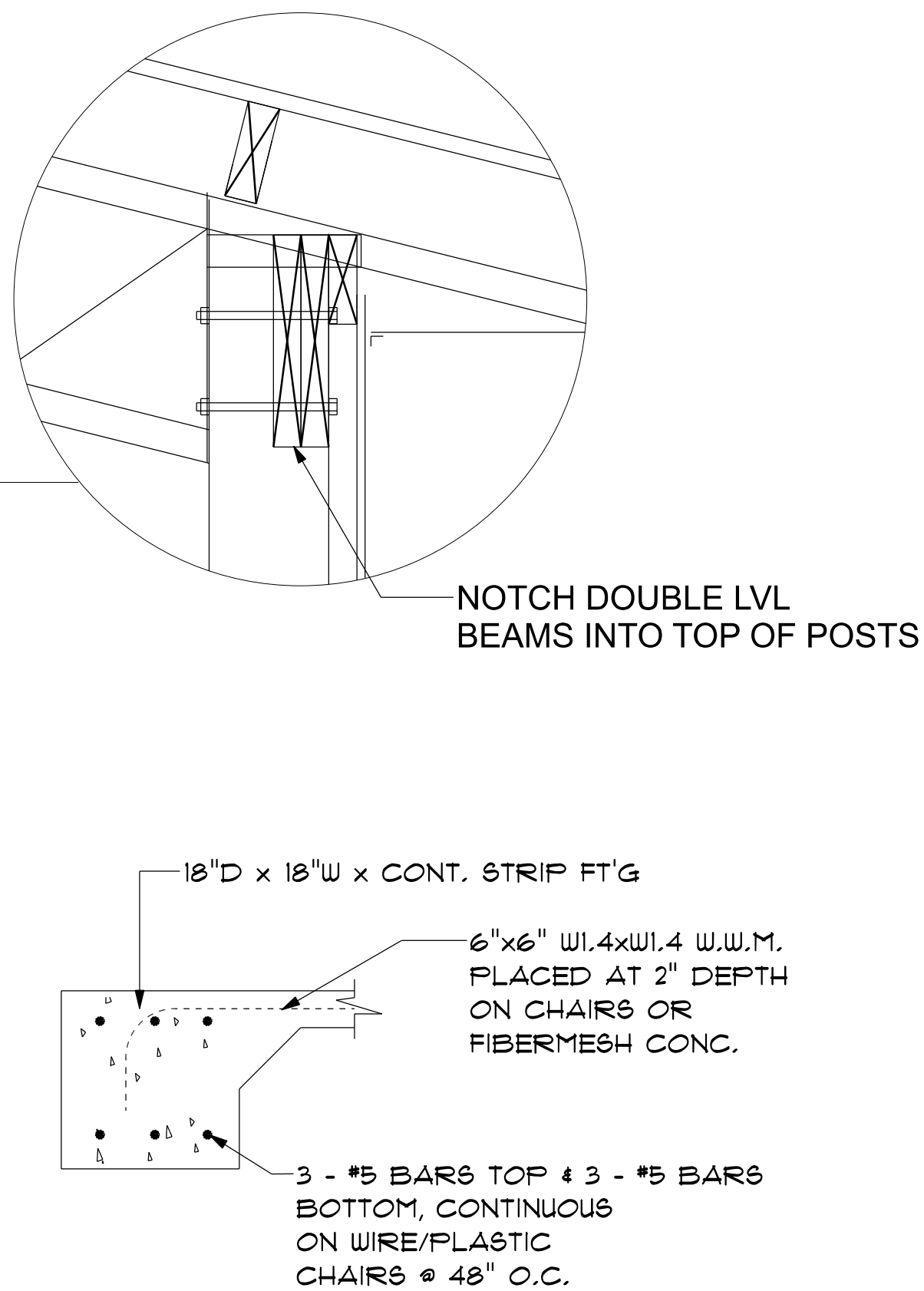
1. DESIGN SOIL BEARING PRESSURE: 1500 PSF.
2. EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO 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 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 A105 - MIN. YIELD STRESS = 85 KSI.
6. CONCRETE SHALL BE STANDARD MIX F_c = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX F_c = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
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.



WALL SECTION

CONCRETE / MASONRY / METALS GENERAL NOTES:

1. DESIGN SOIL BEARING PRESSURE: 1000 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 BE GRADE 40 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 A105 - MIN. YIELD STRESS = 85 KSI.
6. CONCRETE SHALL BE STANDARD MIX F_c = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX F_c = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
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.



MONOLITHIC SECTION

SCALE: not to scale

A

S.2

NOTE:
PRIOR TO THE CONSTRUCTION OF THE FOUNDATION, THE CONTRACTOR SHALL COORDINATE ANY INTERIOR BEARING LOCATION CONDITIONS PER THE TRUSS ENGINEERED SHOP DRAWINGS WITH THE FOUNDATION PLAN. ANY INTERIOR BEARING LOCATIONS OR ANY POINT LOADS OF 4.0 K OR GREATER SHALL BE SUPPORTED VIA A MODIFIED FOUNDATION PLAN TAKING THESE LOADS INTO CONSIDERATION. THE CONTRACTOR SHALL MAKE THE ENGINEERED TRUSS SHOP DRAWINGS AVAILABLE TO THE ARCHITECT FOR THE PURPOSE OF RENDERING SUCH MODIFICATIONS PRIOR TO POURING ANY CONCRETE.

CONSTRUCTION NOTES

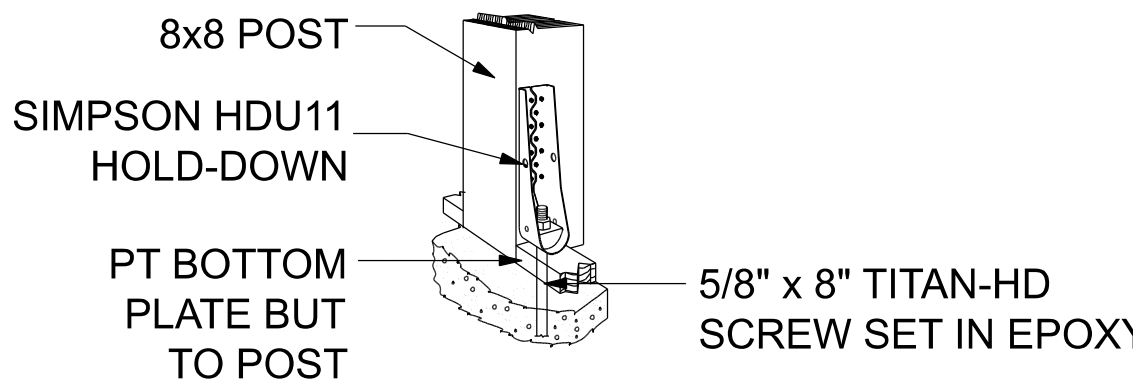
1. FIELD VERIFY ALL DIMENSIONS AND MATERIALS. ALL OUTSIDE DIMENSIONS ARE TO FACE OF FOUNDATION.
2. ALL NAILING CONSTRUCTION MATERIALS SHALL BE AS PER 2020 FBC.
3. PROVIDE EXTERIOR COMBUSTION AIR TO GAS FIRED H.V.A.C. EQUIPMENT, WOOD BURNING STOVES, AND FIREPLACES.
4. VENT CLOTHES DRYER, BATH, AND COOKING FANS TO EXTERIOR AS REQUIRED.
5. CONTRACTOR SHALL CALL ATTENTION TO THE DESIGNER, ANY DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS AND SHALL RECEIVE INSTRUCTIONS OR CLARIFICATIONS BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN QUESTION.
6. SHOULD CONDITIONS AT THE SITE BE FOUND MATERIALLY DIFFERENT FROM THOSE INDICATED BY THE DRAWINGS AND/OR SPECIFICATIONS, AND THE CONDITIONS USUALLY INHERENT IN THE WORK OF THE CHARACTER SHOWN AND SPECIFIED BE DIFFERENT FROM THE DESIGNER'S RECOMMENDED BUILDING PROCEDURES, CALL IMMEDIATE ATTENTION TO SUCH CONDITIONS BEFORE PROCEEDING.
7. LP GAS-BURNING APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR CRAWLSPACES.
8. DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY.

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 - CONTR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER AND 1 COPY TO THE PERMIT ISSUING AUTHORITY.

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

NOTE:
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2020 FBC 1608 AND LOCAL JURISDICTION REQUIREMENTS



POST ON SLAB DETAIL

SCALE: not to scale

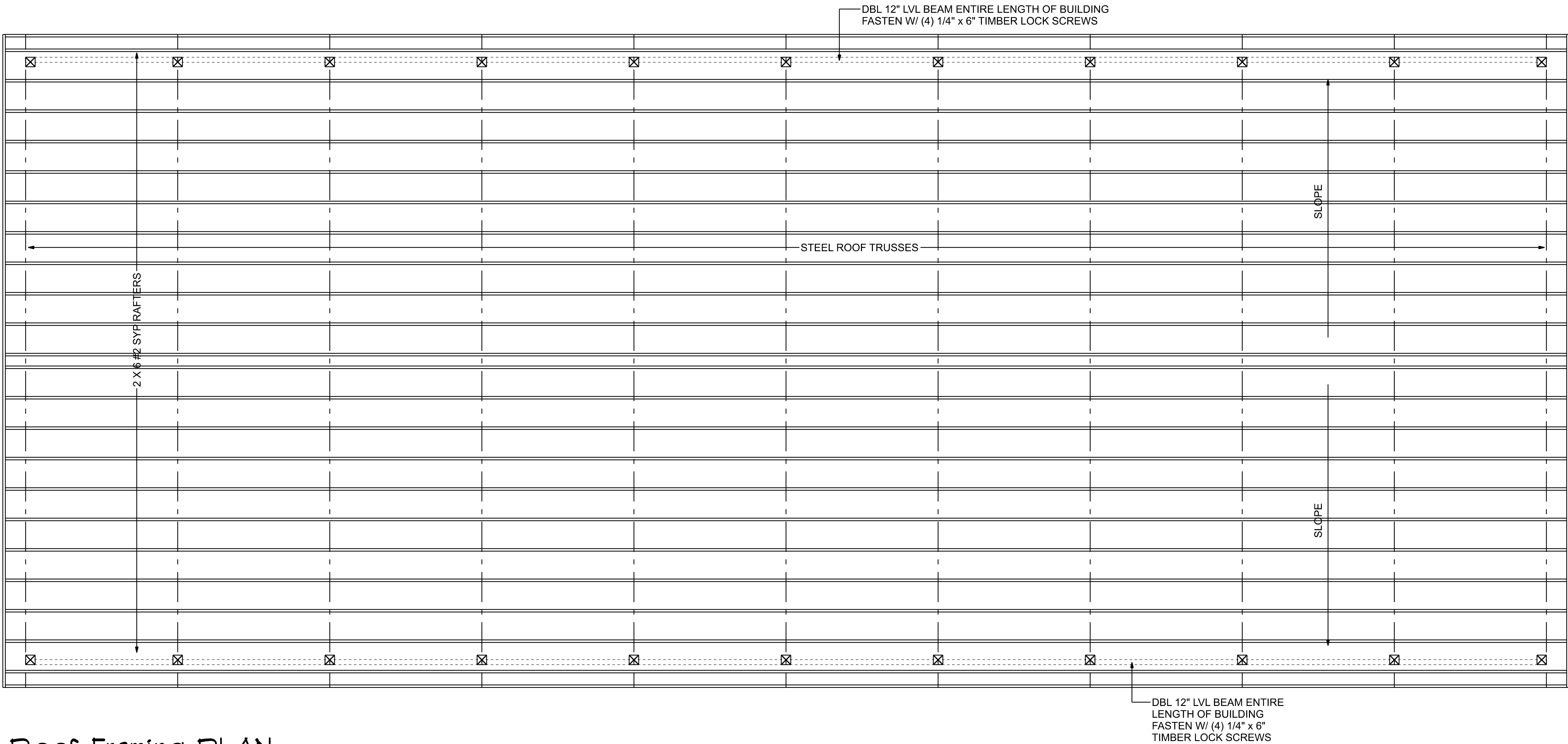
REVISIONS		
	Jan. 14th, 2022	
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CUSTOM HOME FOR:
SWINK RESIDENCE
COLUMBIA COUNTY, FLORIDA

NICHOLAS PAUL GEISLER ARCHITECT
1156 NW Brown Rd.
Lakeland, FL 34005
N.C.A.R.E. Certified

SHEET NUMBER
S.2
OF 5 SHEETS

AR0007005



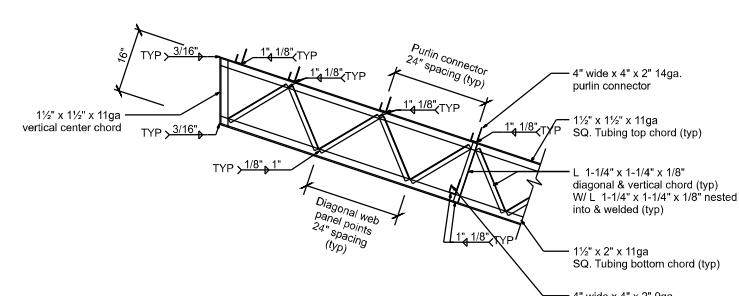
Roof Framing PLAN

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

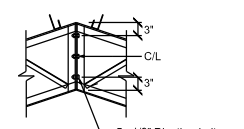
NOTE:
THE DESIGN WIND SPEED FOR THIS
PROJECT IS 130 MPH PER FBC 1609
AND LOCAL JURISDICTION REQUIREMENTS

NOTES:

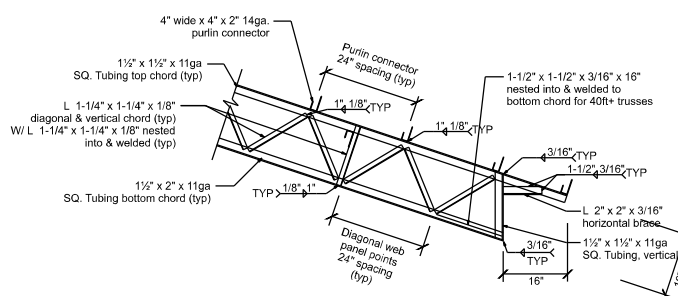
1. MATERIALS SHALL CONFORM TO STEEL ASTM 513.
2. ALL STEEL SHALL BE 50KSI IN ACCORD WITH CURRENT AISC MANUAL.
3. WELDING ELECTRODES TYPE E70XX.
4. ALL WELDING SHALL BE IN ACCORD WITH CURRENT AWSA REQUIREMENTS.
5. ALL WELDING SHALL BE DONE BY A CERTIFIED WELDER.
6. BOLTS SHALL BE ASTM A325, W/ NUTS & WASHERS (TYP).
7. WELD STRENGTH 70 KSI MIN.
8. ALL POST SHALL BE PRESSURE TREATED GROUND CONTACT.
9. PRIMING & PAINTING SHALL BE DONE BY TRUSS MANUFACTURER.
10. MIN EDGE DISTANCE FOR BOLTS HOLES SHALL BE 3/4" MIN.
11. MAX TRUSS SPACING SHALL NOT EXCEED 12'-0".
12. THE DESIGNER DISCLAIMS ANY RESPONSIBILITY FOR DAMAGES AS A RESULT OF
POOR WORKMANSHIP, OR IMPROPER USE, AND ACCEPTS NO RESPONSIBILITY OR
EXERCISES NO CONTROL WITH REGARD TO FABRICATION, HANDLING, AND INSTALLATION
OF TRUSSES.



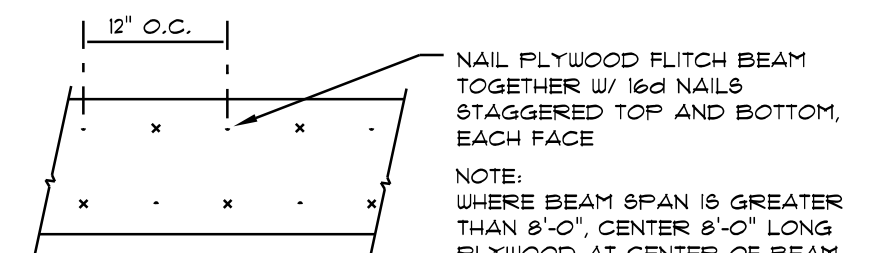
TRUSS CENTER SECTION



CENTER RIDGE SECTION

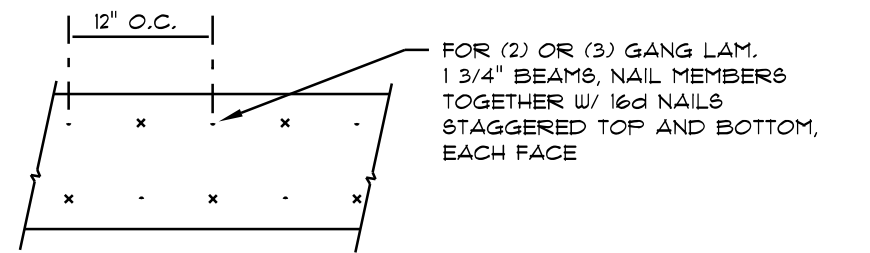


TRUSS END SECTION



PLYWOOD FLITCH BEAM DETAIL

NOT TO SCALE



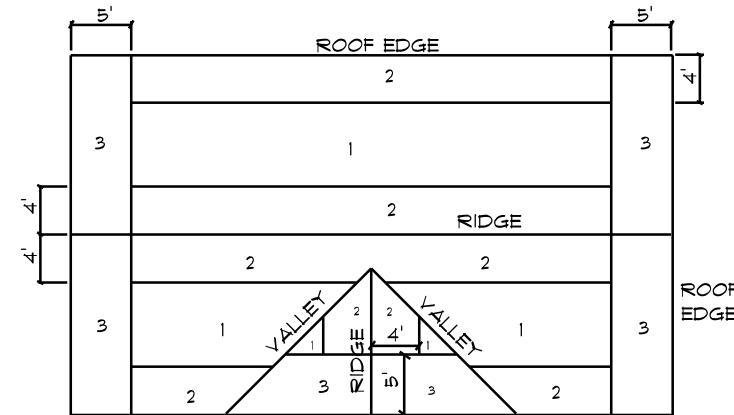
MULTIPLE GANG LAM. DETAIL

NOT TO SCALE

B/U Beam DETAILS

SCALE: NONE

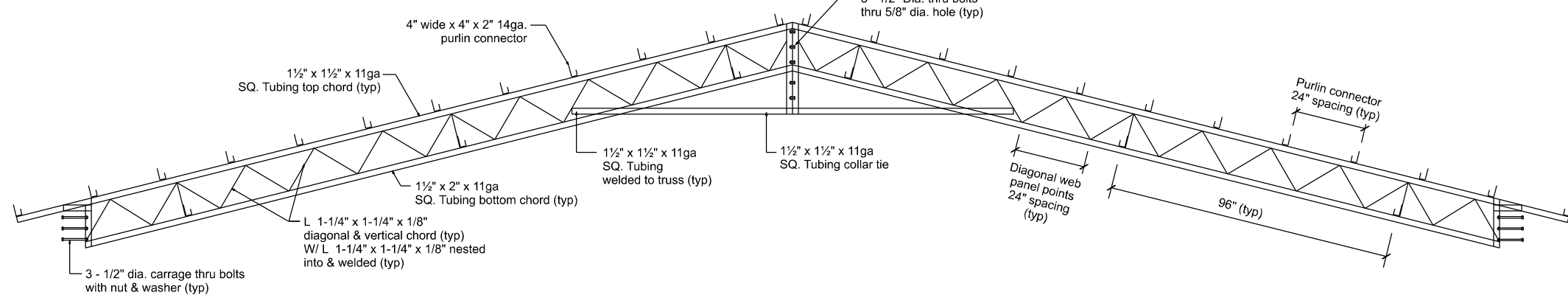
ROOF SHEATHING FASTENINGS			
NAILING ZONE	PANEL TYPE	FASTENER	SPACING
1	29 ga. WALL PANELS	#9-15 OR #10-14 x 1.5" LONG w/ SEALED WASHERS	6 in. o.c. EDGE 9 in. o.c. FIELD
2			6 in. o.c. EDGE 9 in. o.c. FIELD
3			6 in. o.c. # GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 9 in. o.c. FIELD



ROOF PANEL SCREW ZONES
(GABLE ROOF)

Roof Fastner Pattern DET.

SCALE: NONE



STEEL TRUSS CROSS SECTION

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

REVISIONS

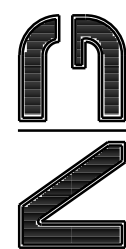
Jan. 14th, 2022

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CUSTOM HOME FOR:

SWINK RESIDENCE

COLUMBIA COUNTY, FLORIDA



NICHOLAS
PAUL
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ARCHITECT
1786 NW Brown Rd.
LAKES CITY, FL 32055
N.C.A.R.E. Certified

SHEET NUMBER

S.4

OF 5 SHEETS

AR0007005

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF'R/MODEL
TRUSS TO POST:	3 - 1/2" dia. carriage thru bolts with nut & washer (typ)
HEADER TO KING STUD(S):	SIMPSON MSTA18
PORCH BEAM TO POST:	4 - 1/4" x 6" TIMBER LOCK SCREWS
MISC. JOINTS	SIMPSON A34

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.

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 1° TO 21°					
ZONING	AREA	Vult			
		10 MPH	120 MPH	130 MPH	140 MPH
1	10	12.0 / -19.9	14.9 / -23.1	11.5 / -21.8	20.3 / -32.3
	20	11.4 / -19.4	13.6 / -23.0	16.0 / -21.0	18.5 / -31.4
	50	10.0 / -18.6	11.9 / -22.2	13.9 / -26.0	16.1 / -30.2
2	10	12.9 / -34.1	14.9 / -41.3	11.5 / -48.4	20.3 / -56.2
	20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6	18.5 / -51.1
	50	10.0 / -28.2	11.9 / -33.6	13.9 / -39.4	16.1 / -45.1
3	10	12.9 / -51.3	14.9 / -61.0	11.5 / -71.6	20.3 / -83.1
	20	11.4 / -47.9	13.6 / -57.1	16.0 / -67.0	18.5 / -77.1
	50	10.0 / -43.5	11.9 / -51.8	13.9 / -60.8	16.1 / -70.5
4	10	21.8 / -23.6	25.9 / -34.1	30.4 / -33.0	35.3 / -38.2
	20	20.8 / -22.6	24.1 / -26.9	29.0 / -31.6	33.1 / -36.1
	50	19.5 / -21.3	23.2 / -25.4	27.2 / -29.8	31.6 / -34.6
WALL	10	21.8 / -23.1	25.9 / -34.1	30.4 / -40.1	35.3 / -41.2
	20	20.8 / -21.2	24.1 / -32.4	29.0 / -38.0	33.1 / -44.0
	50	19.5 / -24.6	23.2 / -25.3	27.2 / -34.3	31.6 / -39.8

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	1.59
25	1.00	1.35	1.61
30	1.00	1.40	1.66

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable Construction, Steel Trusses @ 12'-0" O.C.
Walls: 2x6 Wood Studs @ 16" O.C.
Floor: 4" Thk. Concrete Slab w/ Fibermesh Concrete Additive
Foundation: Continuous Footer/Stem Wall

ROOF DECKING

Material: 26 ga. Metal Sheet
Sheet Size: 36" Wide Sheets Perpendicular to Roof Framing
Fasteners: #12-14 x 1-1/4" Self-drilling Screws with washers. Corrosion resistant.

SHEARWALLS

Material: 26 ga. Metal Sheet
Sheet Size: 36" Sheets Placed Vertical
Fasteners: #12-14 x 1-1/4" Self-drilling Screws with washers. Corrosion resistant.
Furlings: 2x6 Wood Furlins @ 24" O.C.
Wall Studs: 2x6 Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: 3 - 1/2" dia. carriage thru bolts with nut & washer (typ)
Wall Tension: Metal Panel screwing is Adequate - #12-14 screws @ 4" O.C. Top & Bot.
Anchor Bolts: 1/2" A307 Bolts @ 48" O.C. - 1st Bolt 16" from corner

FOOTINGS AND FOUNDATIONS

Footing A: 18" dia x 18" w Cont. w/ 6 - #5 Bars Cont.
Footing B: 12" dia x 12" w Cont. w/ 2 - #5 Bars Cont.

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-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

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 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 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

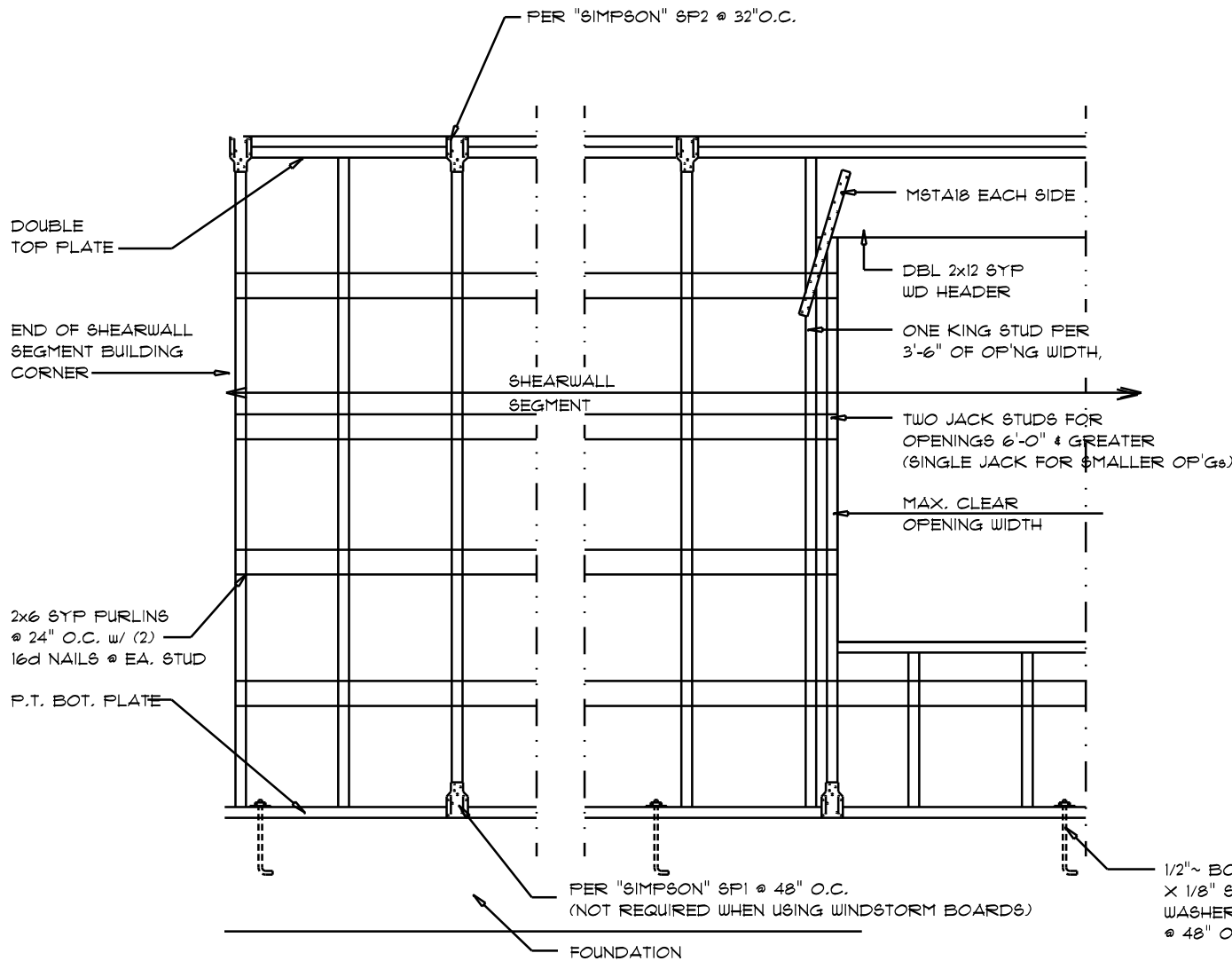
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1816.1.1
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1816.1.2
- BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT 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
- CONCRETE OVERFOUR 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 PRE-CONSTRUCTION TREATMENT. FBC 1816.1.1

- 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 1816.1.1
- 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



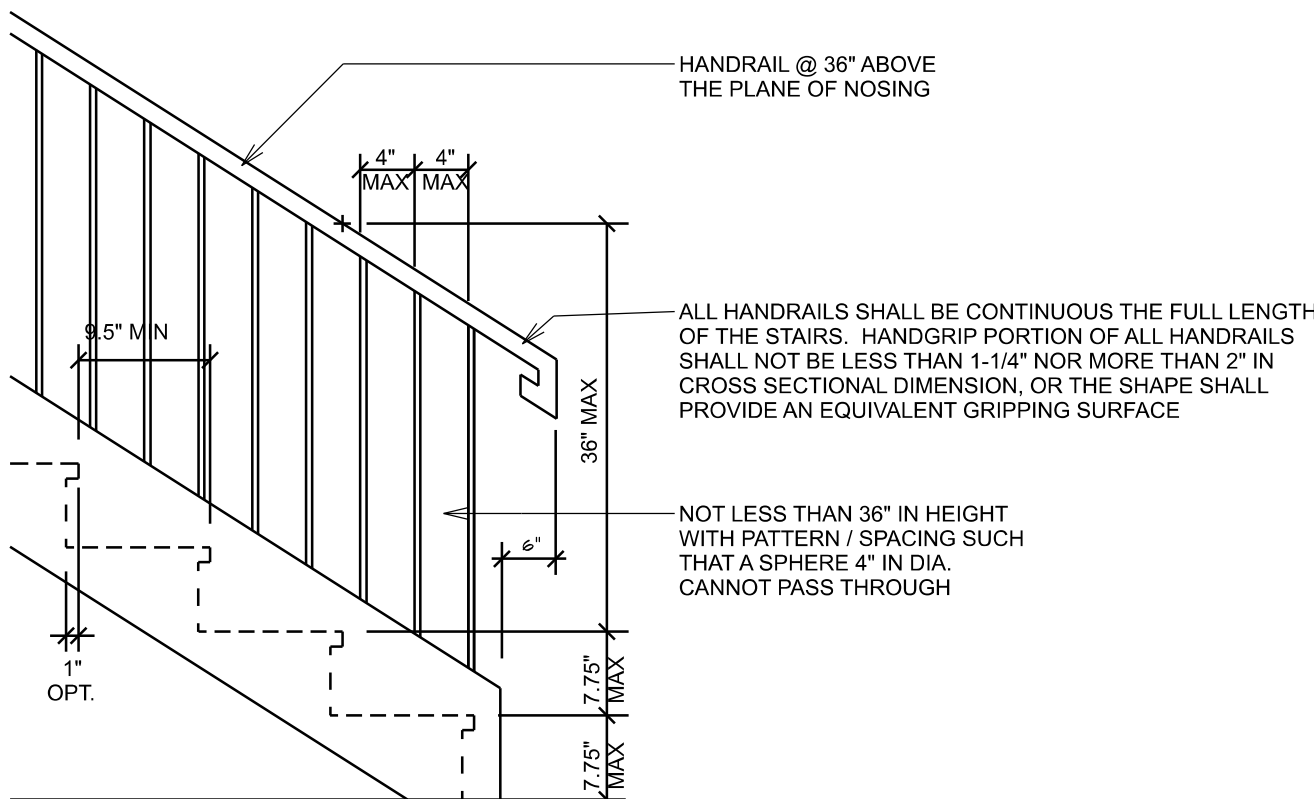
Shear Wall DETAILS

SCALE: NONE

SHEARWALL NOTES:

- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS
- THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" WINDSTORM BD INCLUDING AREAS ABOVE AND BELOW OPENINGS
- ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURING 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 3/4 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 FOR 8'-0" WALLS (2'-3").

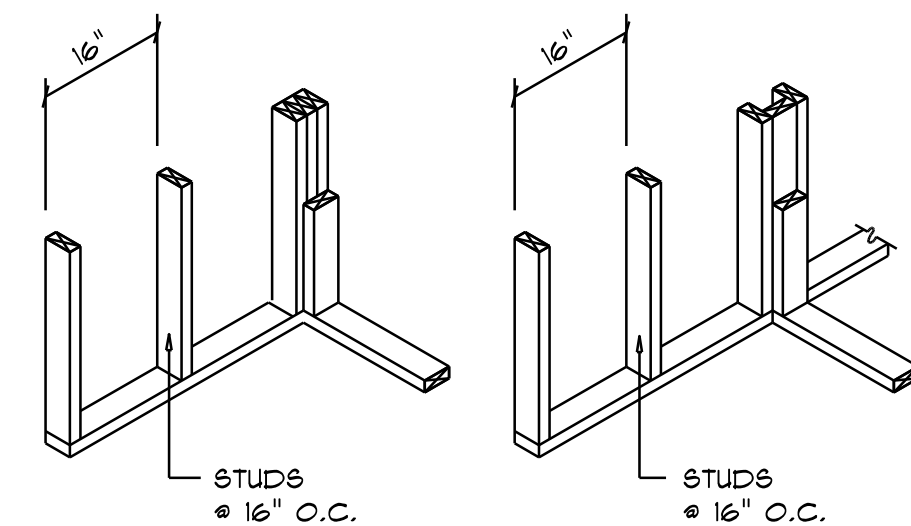
OPENING WIDTH	BILL FLATES	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
3'-6" TO 9'-0"	(3) 2x4 OR (1) 2x6	2
9'-6" TO 12'-0"	(5) 2x4 OR (2) 2x6	3



TYPICAL STAIR DETAIL

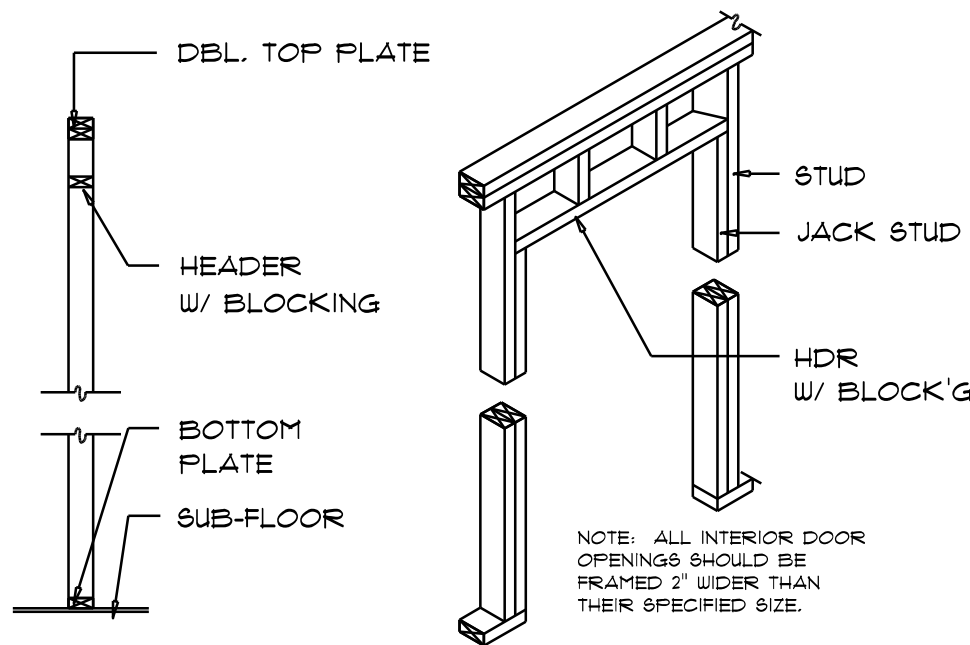
SCALE: NOT TO SCALE

STAIR / BALUSTER STYLES ARE DIAGRAMMATIC ONLY - CONTRACTOR TO COORDINATE STYLES WITH OWNER / FINISHES

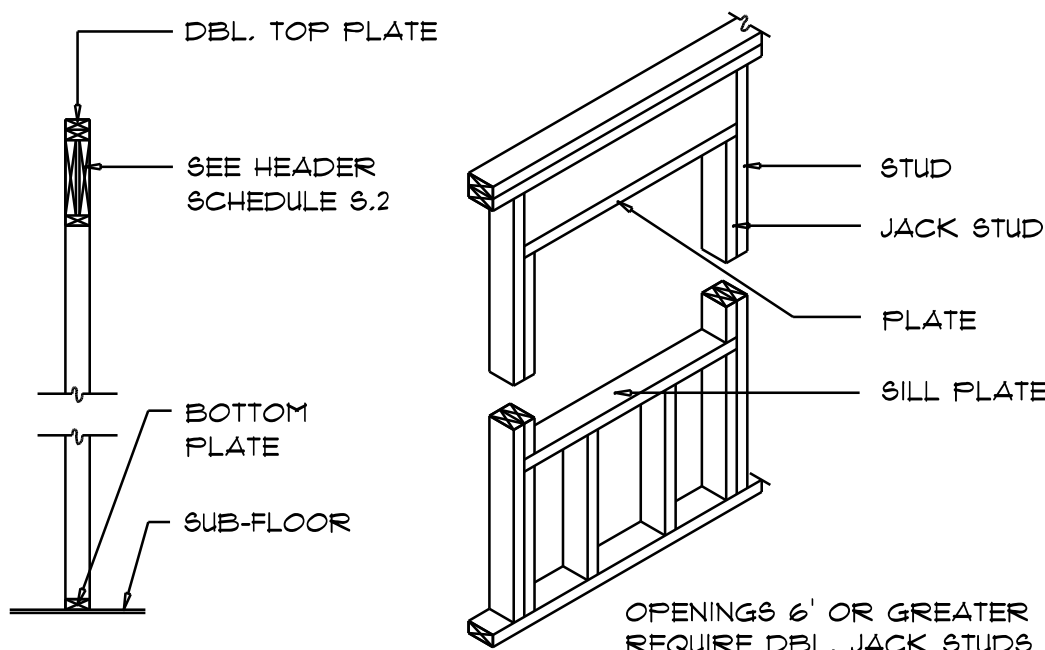


WALL CORNER

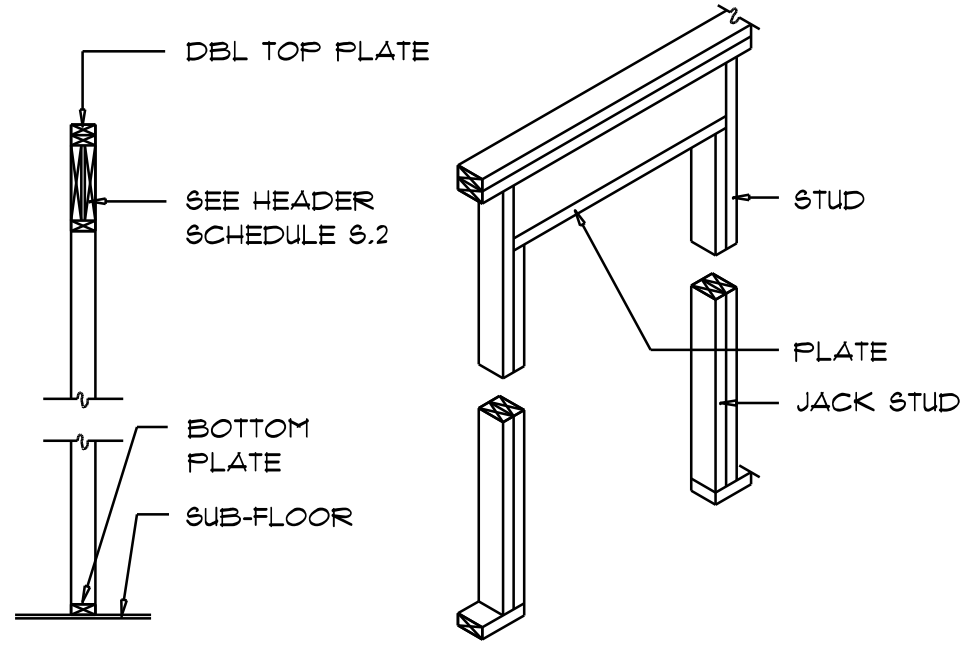
WALL INTERSECTION



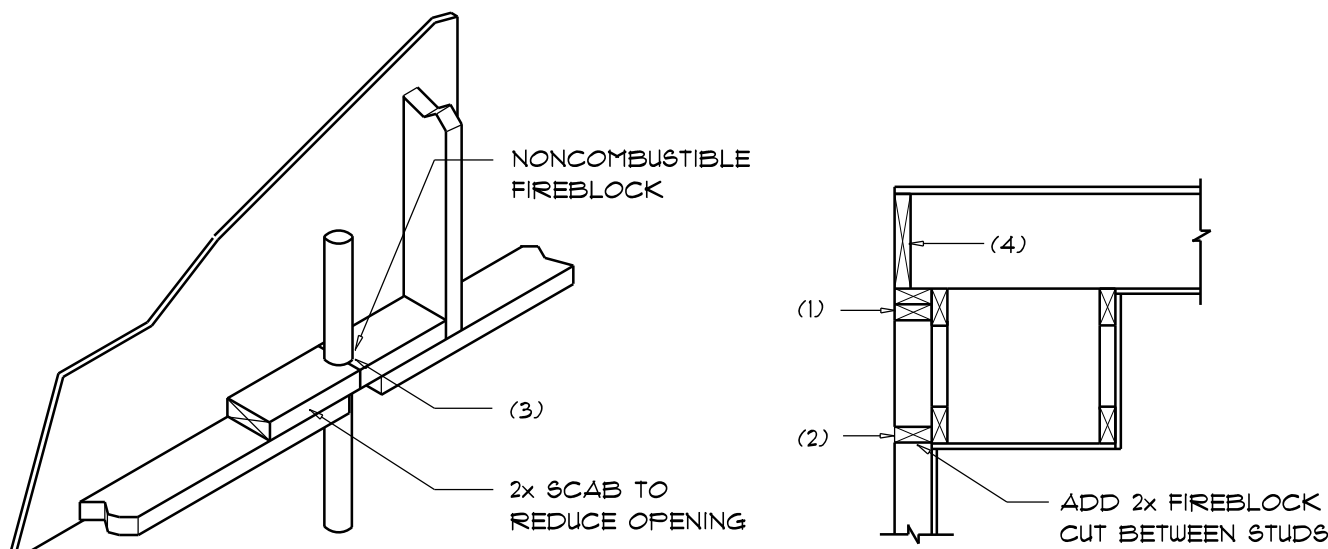
NON-BEARING WALL HEADER



TYPICAL WINDOW HEADER



BEARING WALL HEADER



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 "FYTROPANEL 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

REVISIONS
Jan. 14th, 2022
MARCH 7th, 2022

CUSTOM HOME FOR:
SWINK RESIDENCE
COLUMBIA COUNTY, FLORIDA

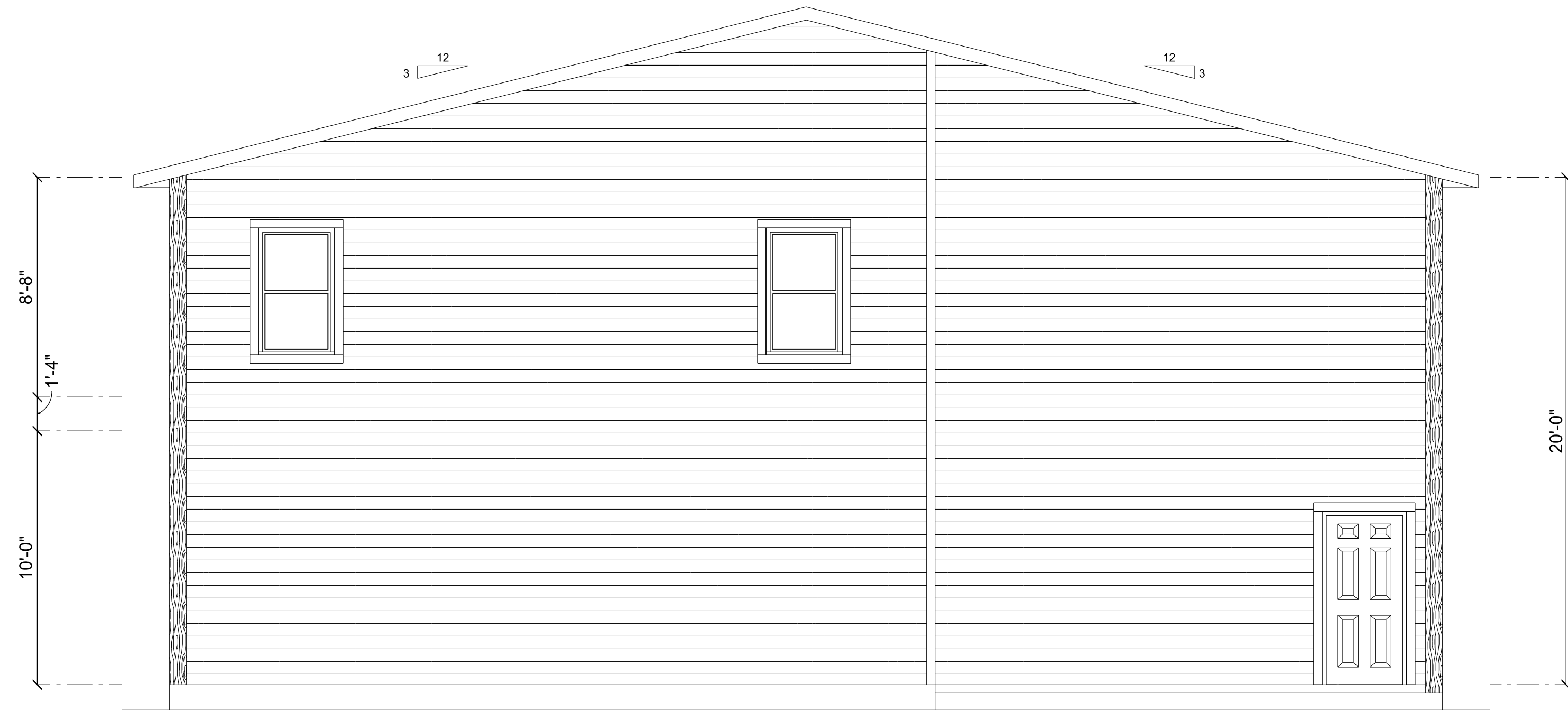
NICHOLAS PAUL GEISLER ARCHITECT
1155 NW Brown Rd.
Lakes City, FL 32055
N.C.A.R.E. Certified

SHEET NUMBER
S.5
OF 5 SHEETS

AR0007005



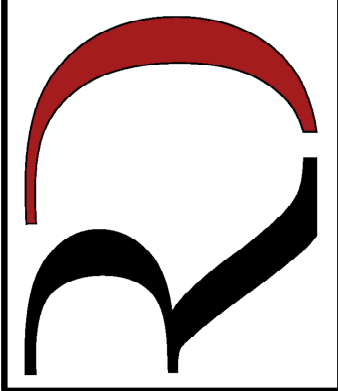
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

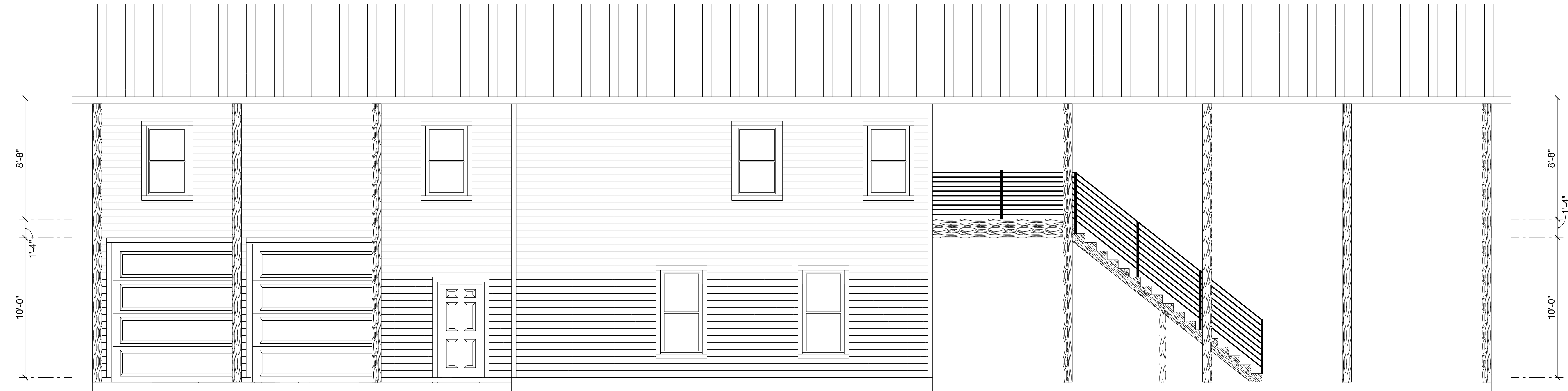
REVISIONS SCHEDULE	
PROPOSAL	Jan. 10th, 2022
REVISIONS	Feb. 10th, 2022
REVISIONS	Mar. 10th, 2022

CUSTOM HOME FOR:
SWINK RESIDENCE
COLUMBIA COUNTY, FLORIDA

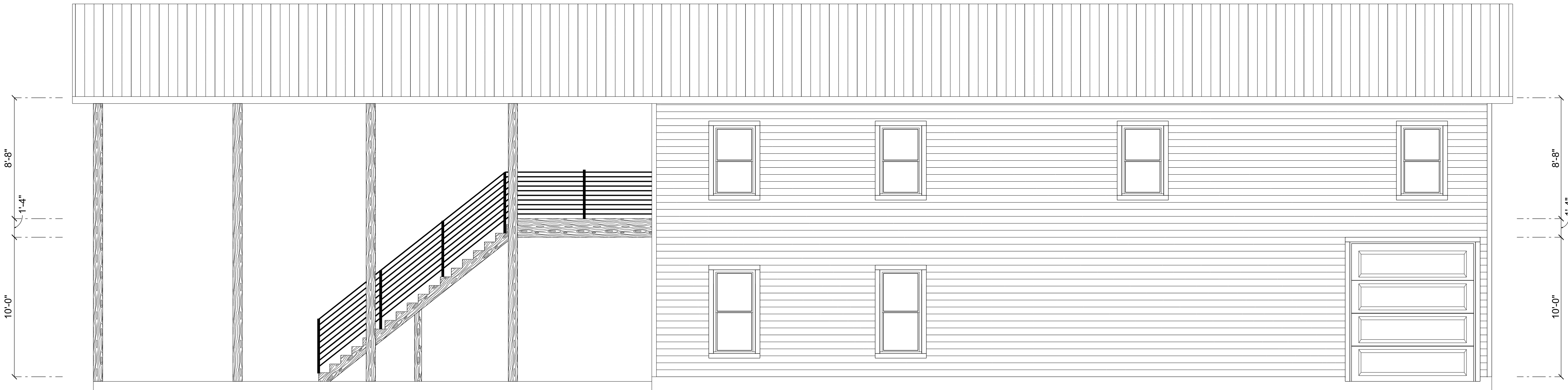
**RIDGEPOINT
DESIGN**

566 SW ARLINGTON BLVD. STE 101, LAKE CITY, FL 32025
P: 386-288-1188
E: RIDGEPOINTDESIGN@GMAIL.COM

SHEET NUMBER
A.1
OF 6 SHEETS



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



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

REVISIONS SCHEDULE	
PROPOSAL	Jan. 10th, 2022
REVISIONS	Feb. 10th, 2022
REVISIONS	Mar. 10th, 2022

CUSTOM HOME FOR:

SWINK RESIDENCE

COLUMBIA COUNTY, FLORIDA

RIDGEPOINT

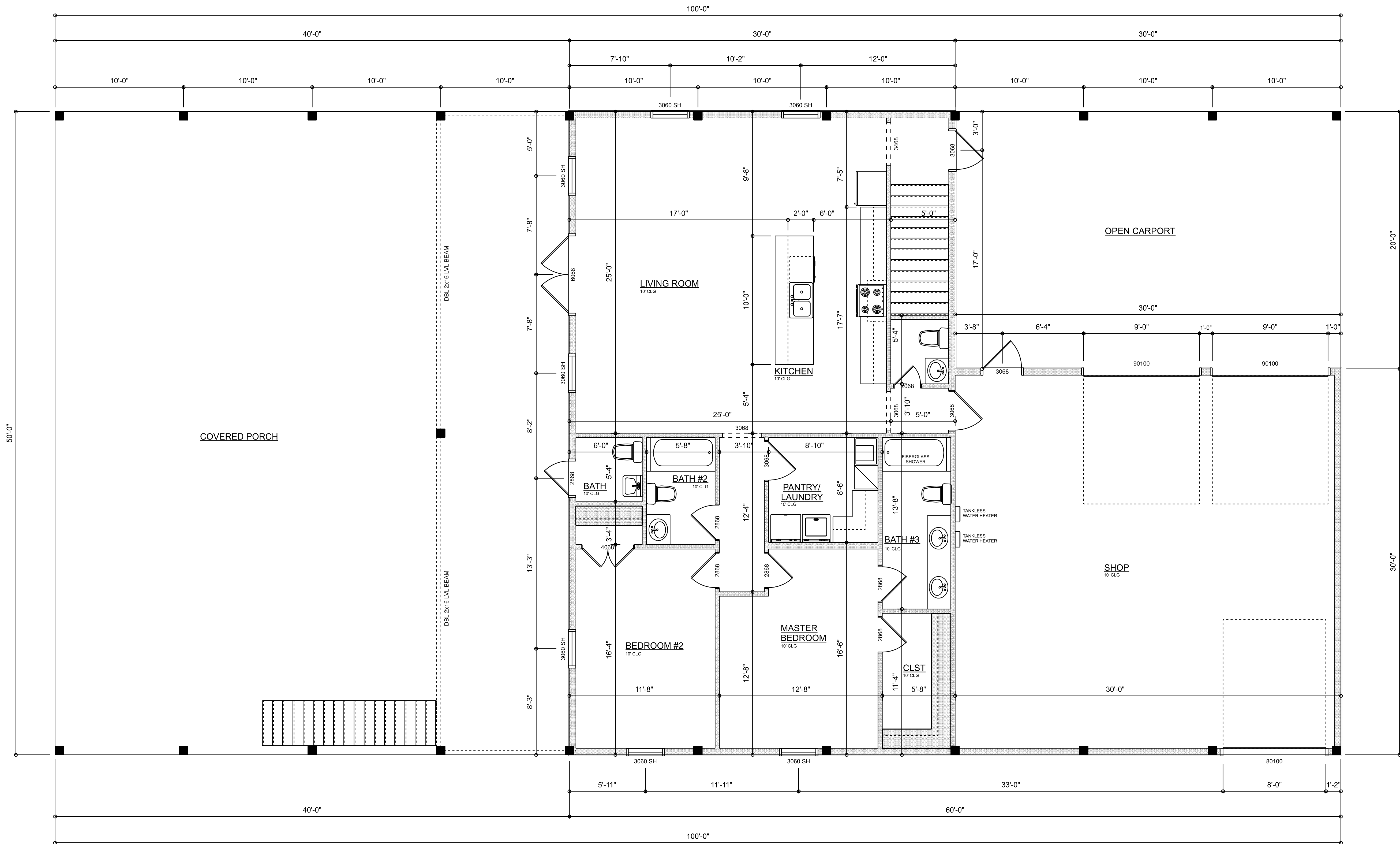
DESIGN

566 SW ARLINGTON BLVD. STE 101, LAKE CITY, FL 32025
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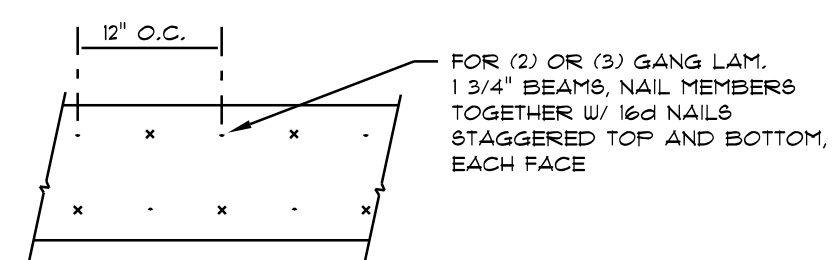
SHEET NUMBER

A.2

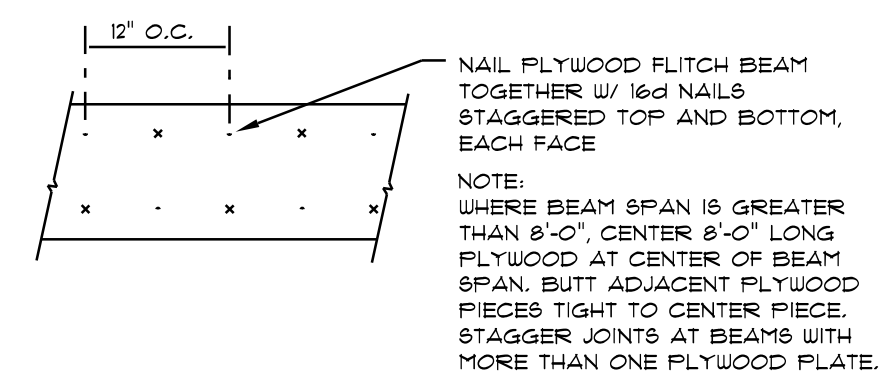
OF 6 SHEETS



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



MULTIPLE GANG LAM. DETAIL
NOT TO SCALE



PLYWOOD FLITCH BEAM DETAIL
NOT TO SCALE

AREA SUMMARY

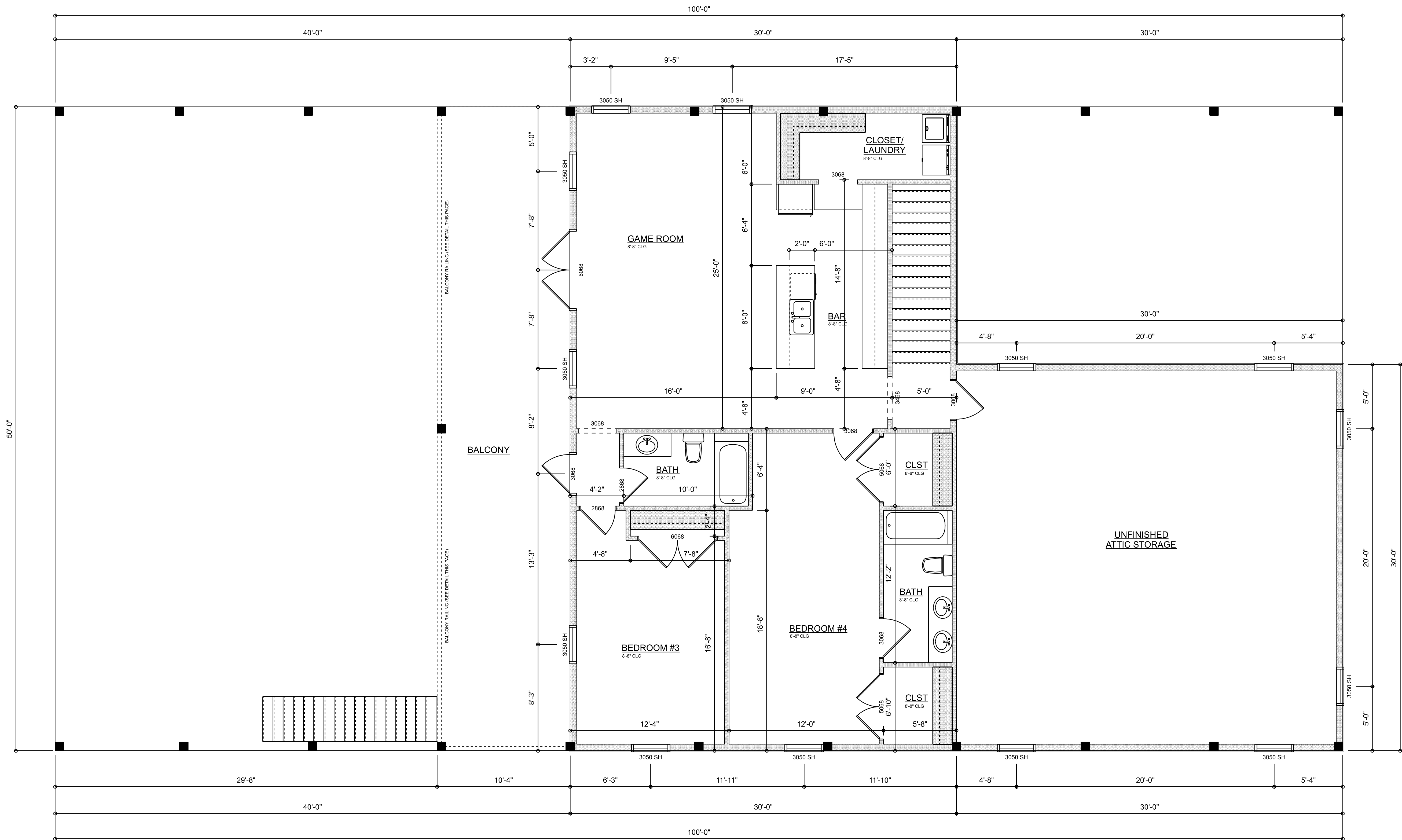
1st FLOOR HEATED & COOLED	1,500 S.F.
2nd FLOOR HEATED & COOLED	1,500 S.F.
2nd FLOOR BALCONY	517 S.F.
SHOP	900 S.F.
COVERED PORCH	2,000 S.F.
OPEN CARPORT	600 S.F.
TOTAL AREA	7,017 S.F.

REVISIONS SCHEDULE	
PROPOSAL	Jan. 10th, 2022
REVISIONS	Feb. 10th, 2022
REVISIONS	Mar. 10th, 2022

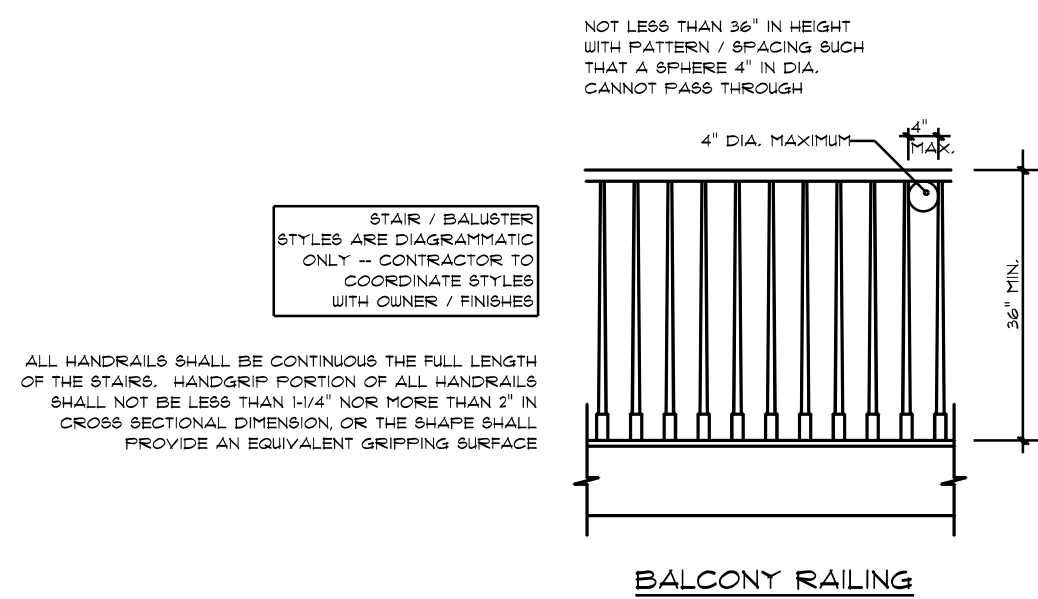
CUSTOM HOME FOR:
SWINK RESIDENCE
COLUMBIA COUNTY, FLORIDA

RIDGEPOINT DESIGN
566 SW ARLINGTON BLVD. STE 101, LAKE CITY, FL 32025
P: 386-288-1188
E: RIDGEPOINTDESIGN@GMAIL.COM

SHEET NUMBER
A.3
OF 6 SHEETS



DIMENSIONED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



REVISIONS SCHEDULE	
PROPOSAL	Jan. 10th, 2022
REVISIONS	Feb. 10th, 2022
REVISIONS	Mar. 10th, 2022

CUSTOM HOME FOR:
SWINK RESIDENCE
COLUMBIA COUNTY, FLORIDA

RIDGEPOINT DESIGN
566 SW ARLINGTON BLVD. STE 101, LAKE CITY, FL 32025
P: 386-288-1188
E: RIDGEPOINTDESIGN@GMAIL.COM

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CEILING FAN	3	
CAN LIGHT 6inch	8	
LED CEILING LIGHT 1x4	3	
PENDANT LIGHT	3	
EXTERIOR SCONCE	8	
CABLE TV OUTLET	3	
EXHAUST FAN	4	
OUTLET	24	
OUTLET 220v	2	
OUTLET GFI	18	
OUTLET WP	3	
SMOKE DETECTOR	4	
STANDARD LIGHT	2	
SWITCH	20	
SWITCH 3 WAY	13	
VANITY BAR LIGHT - SMALL	5	

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

ELECTRICAL PLAN NOTES:

INSTALLATION SHALL BE PER LATEST NAT'L ELECTRIC CODE.

WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS

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

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

TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS. & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.

ALL RECEPTICALS, NOT OTHERWISE NOTED, SHALL BE ARC FAULT INTERRUPTER TYPE, EXCEPT DEDICATED OUTLETS

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

ALL EXTERIOR RECEPTICALS SHALL BE WEATHERPROOF GROUD FAULT INTERRUPTER TYPE (WP/GFI)

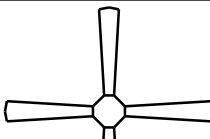
NOTE:
ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDNS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT Nr. DESCRIPTION & BRKR. SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING / DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS.
CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY

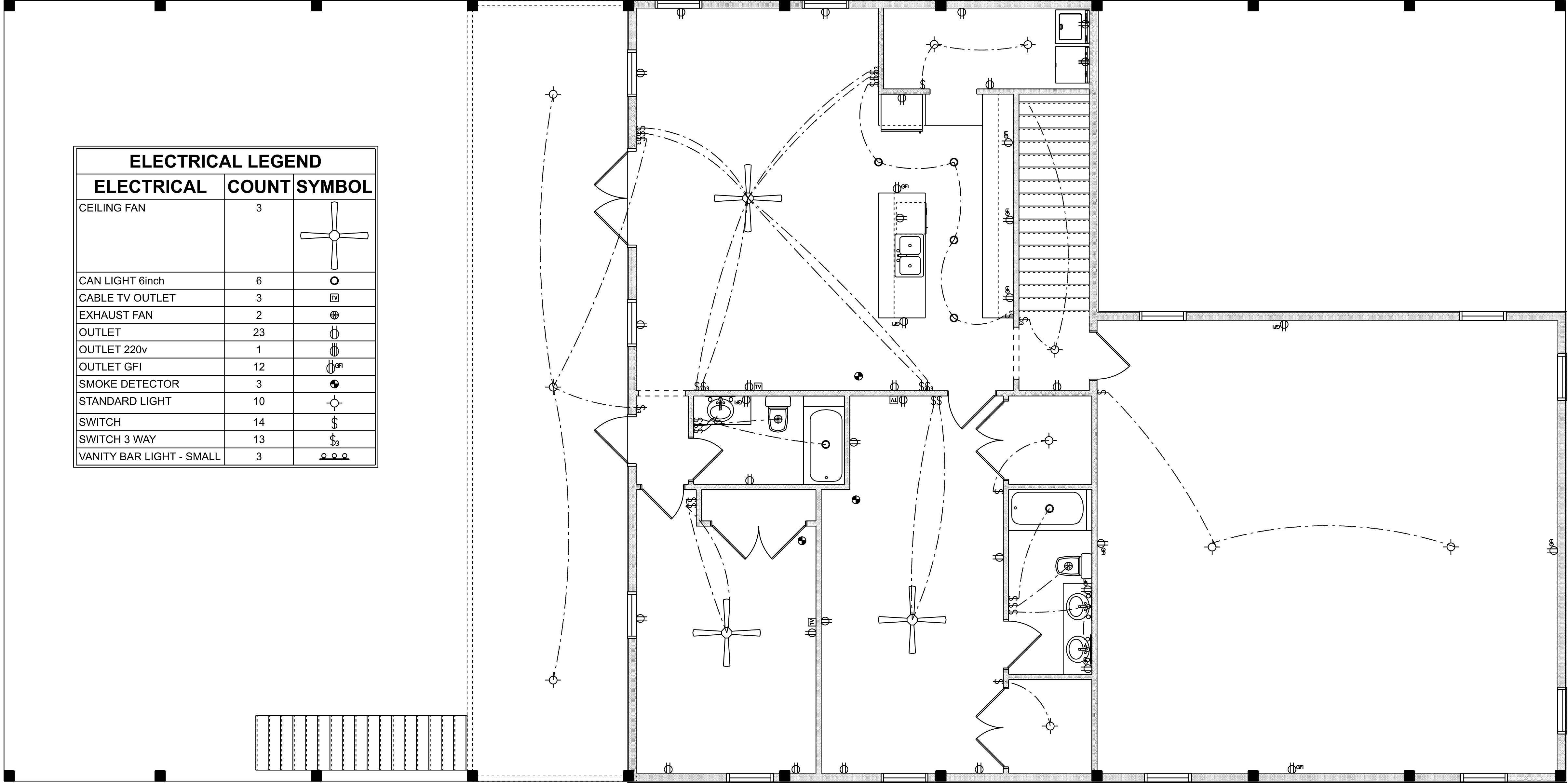
REVISIONS SCHEDULE	
PROPOSAL	Jan. 10th, 2022
REVISIONS	Feb. 10th, 2022
REVISIONS	Mar. 10th, 2022

CUSTOM HOME FOR:
SWINK RESIDENCE
COLUMBIA COUNTY, FLORIDA

RIDGEPOINT
DESIGN

566 SW ARLINGTON BLVD. STE 101, LAKE CITY, FL 32025
P: 386-288-1188
E: RIDGEPOINTDESIGN@GMAIL.COM

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CEILING FAN	3	
CAN LIGHT 6inch	6	
CABLE TV OUTLET	3	
EXHAUST FAN	2	
OUTLET	23	
OUTLET 220v	1	
OUTLET GFI	12	
SMOKE DETECTOR	3	
STANDARD LIGHT	10	
SWITCH	14	
SWITCH 3 WAY	13	
VANITY BAR LIGHT - SMALL	3	



2ND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL PLAN NOTES:

INSTALLATION SHALL BE PER LATEST NAT'L ELECTRIC CODE.

WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS

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

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

TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.

ALL RECEPTALS, NOT OTHERWISE NOTED, SHALL BE ARC FAULT INTERRUPTER TYPE, EXCEPT DEDICATED OUTLETS

ALL RECEPTALS IN WET AREAS SHALL BE GROUND FAULT INTERRUPTER TYPE (GFI)

ALL EXTERIOR RECEPTALS SHALL BE WEATHERPROOF GROUND FAULT INTERRUPTER TYPE (WP/GFI)

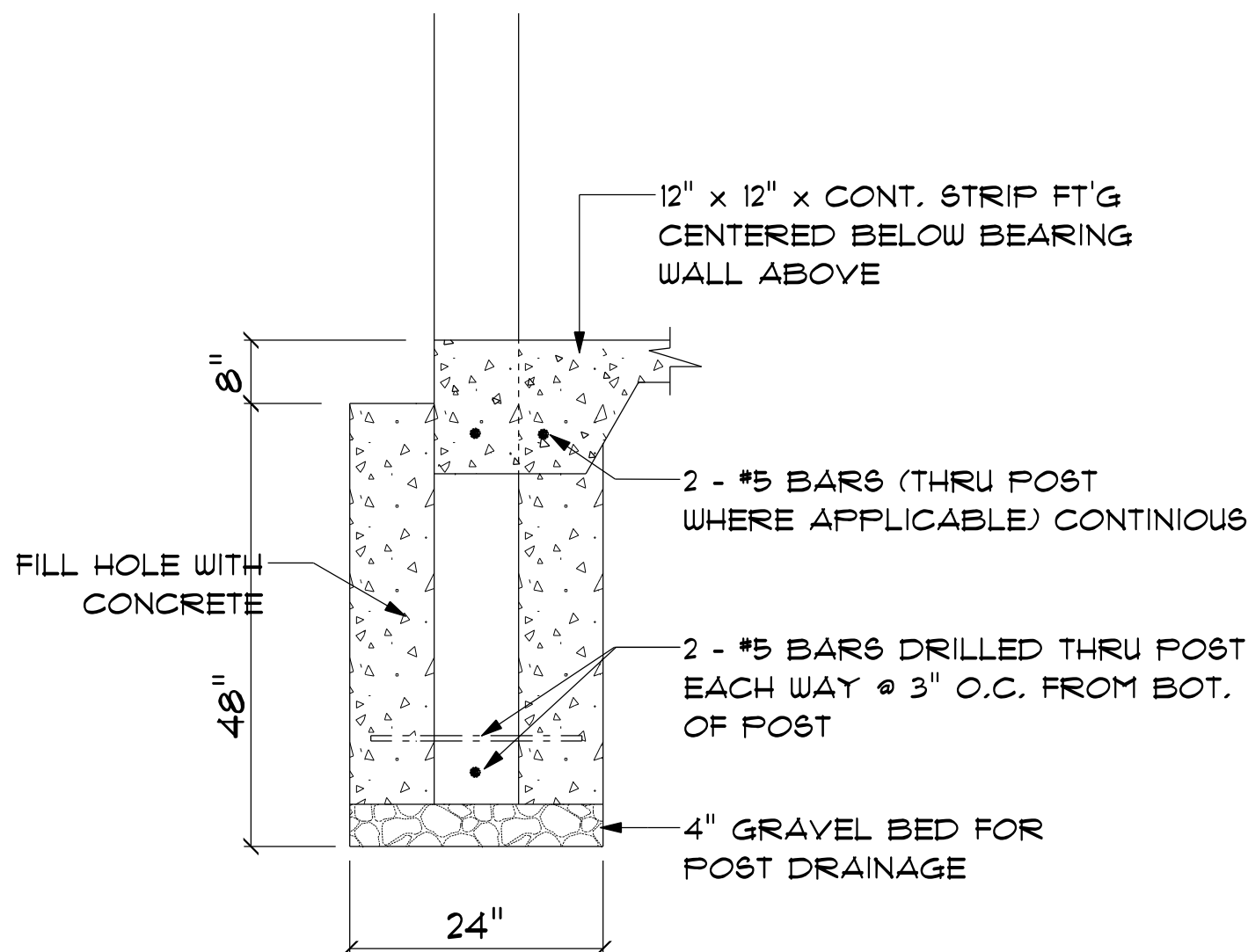
NOTE:
ELECTRICAL CONT'R SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT N^o, DESCRIPTION & BRKR, SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING / DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS.
CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY

REVISIONS SCHEDULE			
PROPOSAL	Jan. 10th, 2022		
REVISIONS	Feb. 10th, 2022		
REVISIONS	Mar. 10th, 2022		

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

1. 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 104.2.6
2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4
3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4
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
5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1016.1.1
6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1016.1.2
7. 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 1016.1.3
8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1016.1.4
9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1016.1.5
10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1016.1.6
11. 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 1016.1.6
12. ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1016.1.7
13. 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 1016.1.7
14. 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
15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4



SECTION

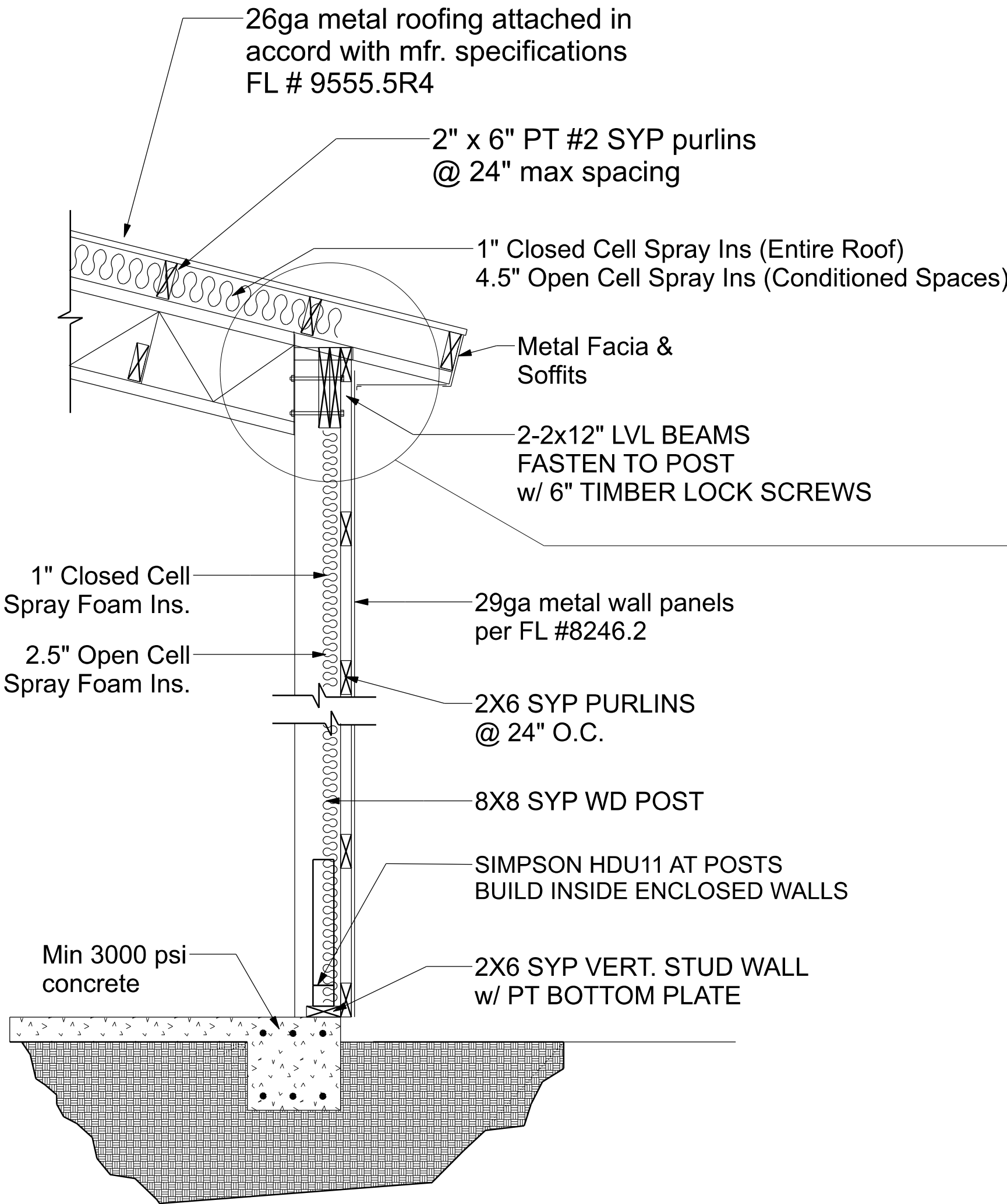
SCALE: not to scale

B

S.2

CONCRETE / MASONRY / METALS GENERAL NOTES:

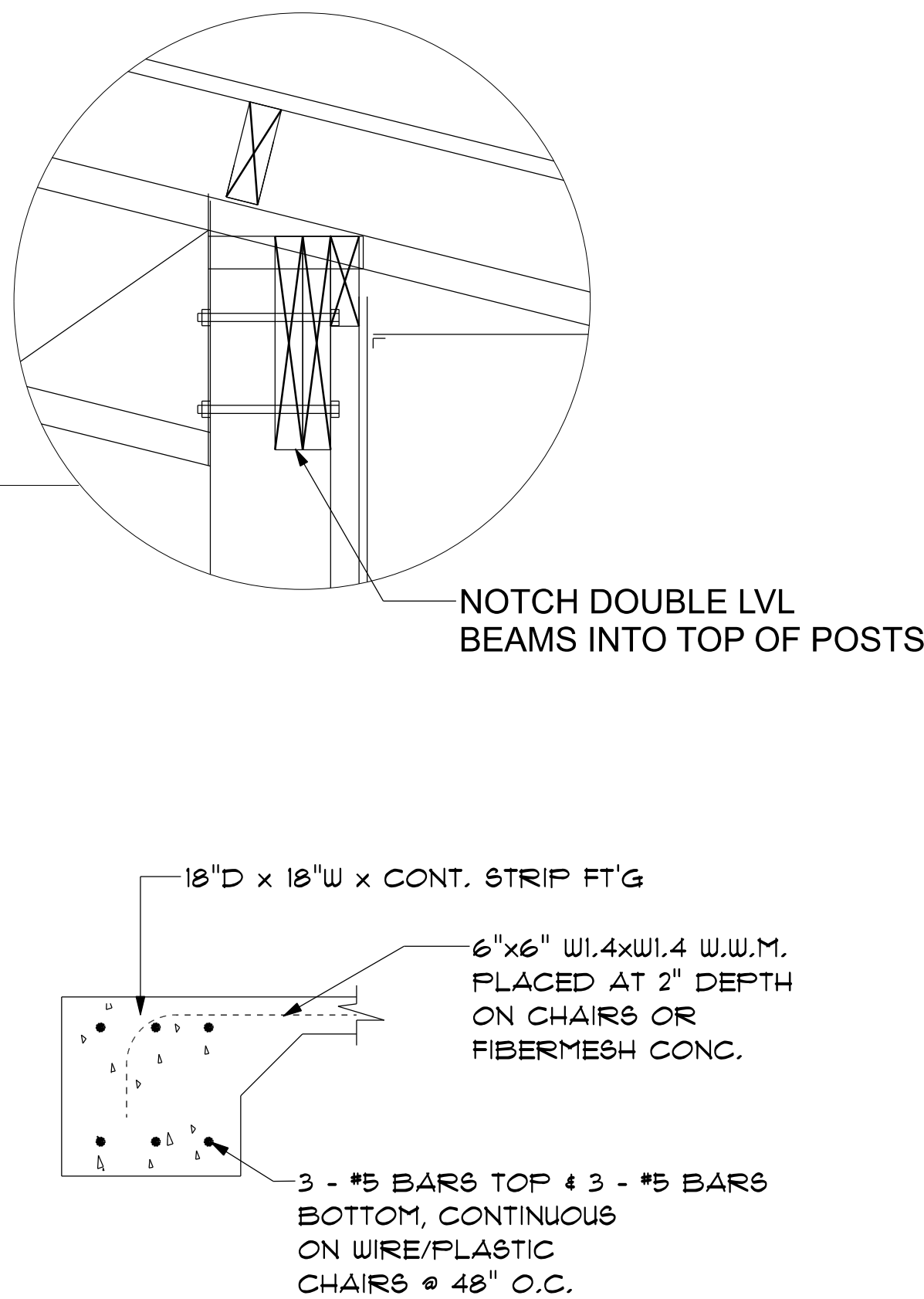
1. DESIGN SOIL BEARING PRESSURE: 1500 PSF.
2. EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO 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 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 A105 - MIN. YIELD STRESS = 85 KSI.
6. CONCRETE SHALL BE STANDARD MIX F'c = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX F'c = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
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.



WALL SECTION

CONCRETE / MASONRY / METALS GENERAL NOTES:

1. DESIGN SOIL BEARING PRESSURE: 1000 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 BE GRADE 40 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 A105 - MIN. YIELD STRESS = 85 KSI.
6. CONCRETE SHALL BE STANDARD MIX F'c = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX F'c = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
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.



MONOLITHIC SECTION

SCALE: not to scale

A

S.2

NOTE:
PRIOR TO THE CONSTRUCTION OF THE FOUNDATION, THE CONTRACTOR SHALL COORDINATE ANY INTERIOR BEARING LOCATION CONDITIONS PER THE TRUSS ENGINEERED SHOP DRAWINGS WITH THE FOUNDATION PLAN. ANY INTERIOR BEARING LOCATIONS OR ANY POINT LOADS OF 4.0 K OR GREATER SHALL BE SUPPORTED VIA A MODIFIED FOUNDATION PLAN TAKING THESE LOADS INTO CONSIDERATION. THE CONTRACTOR SHALL MAKE THE ENGINEERED TRUSS SHOP DRAWINGS AVAILABLE TO THE ARCHITECT FOR THE PURPOSE OF RENDERING SUCH MODIFICATIONS PRIOR TO POURING ANY CONCRETE.

CONSTRUCTION NOTES

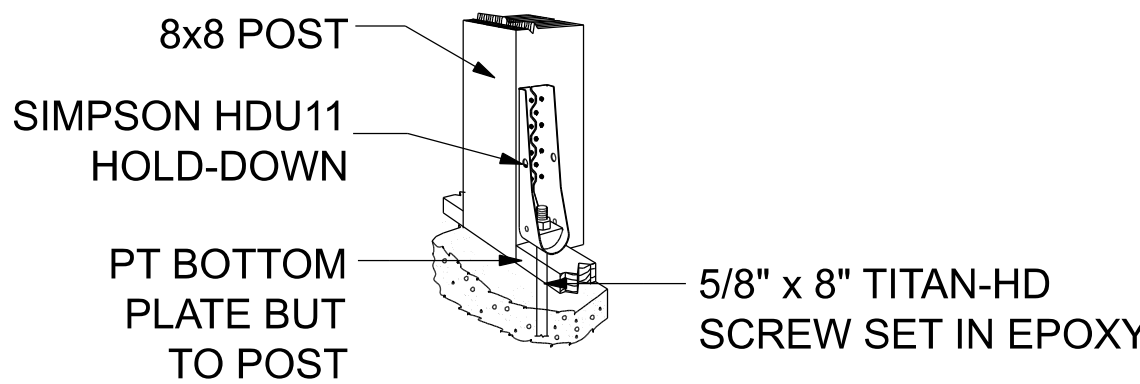
1. FIELD VERIFY ALL DIMENSIONS AND MATERIALS. ALL OUTSIDE DIMENSIONS ARE TO FACE OF FOUNDATION.
2. ALL NAILING CONSTRUCTION MATERIALS SHALL BE AS PER 2020 FBC.
3. PROVIDE EXTERIOR COMBUSTION AIR TO GAS FIRED H.V.A.C. EQUIPMENT, WOOD BURNING STOVES, AND FIREPLACES.
4. VENT CLOTHES DRYER, BATH, AND COOKING FANS TO EXTERIOR AS REQUIRED.
5. CONTRACTOR SHALL CALL ATTENTION TO THE DESIGNER, ANY DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS AND SHALL RECEIVE INSTRUCTIONS OR CLARIFICATIONS BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN QUESTION.
6. SHOULD CONDITIONS AT THE SITE BE FOUND MATERIALLY DIFFERENT FROM THOSE INDICATED BY THE DRAWINGS AND/OR SPECIFICATIONS, AND THE CONDITIONS USUALLY INHERENT IN THE WORK OF THE CHARACTER SHOWN AND SPECIFIED BE DIFFERENT FROM THE DESIGNER'S RECOMMENDED BUILDING PROCEDURES, CALL IMMEDIATE ATTENTION TO SUCH CONDITIONS BEFORE PROCEEDING.
7. LP GAS-BURNING APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR CRAWLSPACES.
8. DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY.

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 - CONTR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER AND 1 COPY TO THE PERMIT ISSUING AUTHORITY.

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

NOTE:
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2020 FBC 1603 AND LOCAL JURISDICTION REQUIREMENTS



POST ON SLAB DETAIL

SCALE: not to scale

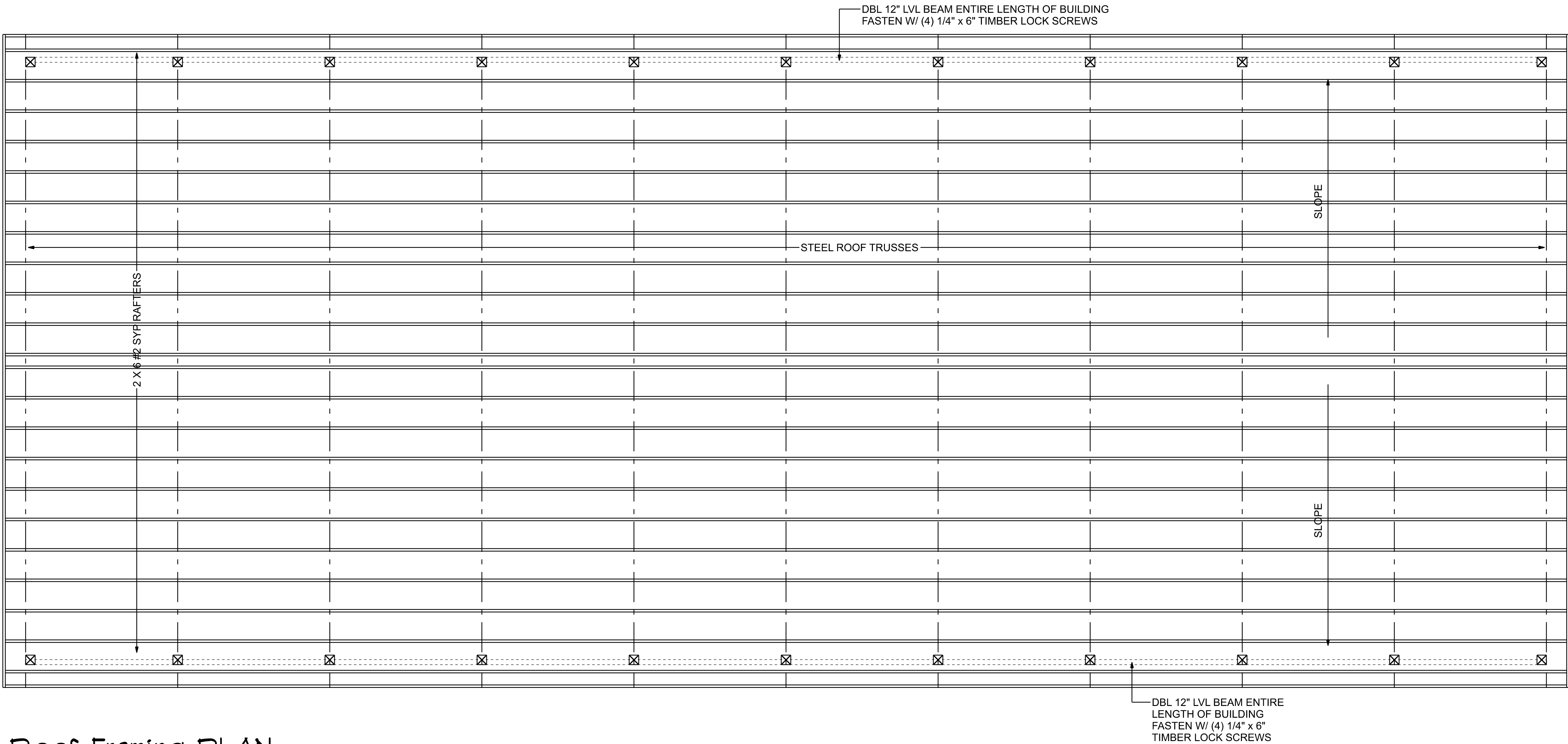
REVISIONS		
	Jan. 14th, 2022	
	MARCH 7th, 2022	

CUSTOM HOME FOR:
SWINK RESIDENCE
COLUMBIA COUNTY, FLORIDA

NICHOLAS PAUL GEISLER ARCHITECT
1156 NW Brown Rd.
Lakeland, FL 34005
N.C.A.R.E. Certified

SHEET NUMBER
S.2
OF 5 SHEETS

AR0007005



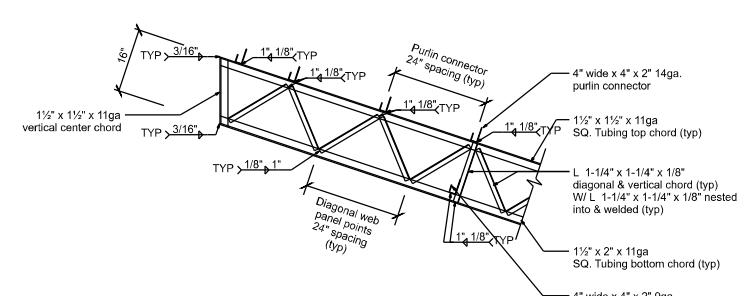
Roof Framing PLAN

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

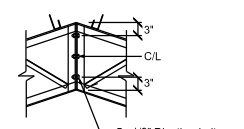
NOTE:
THE DESIGN WIND SPEED FOR THIS
PROJECT IS 130 MPH PER FBC 1609
AND LOCAL JURISDICTION REQUIREMENTS

NOTES:

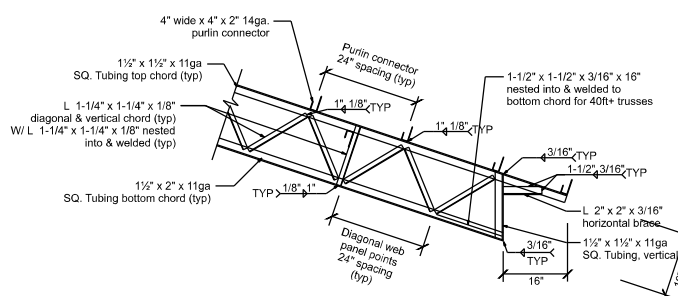
1. MATERIALS SHALL CONFORM TO STEEL ASTM 513.
2. ALL STEEL SHALL BE 50KSI IN ACCORD WITH CURRENT AISC MANUAL.
3. WELDING ELECTRODES TYPE E70XX.
4. ALL WELDING SHALL BE IN ACCORD WITH CURRENT AWSA REQUIREMENTS.
5. ALL WELDING SHALL BE DONE BY A CERTIFIED WELDER.
6. BOLTS SHALL BE ASTM A325, W/ NUTS & WASHERS (TYP).
7. WELD STRENGTH 70 KSI MIN.
8. ALL POST SHALL BE PRESSURE TREATED GROUND CONTACT.
9. PRIMING & PAINTING SHALL BE DONE BY TRUSS MANUFACTURER.
10. MIN EDGE DISTANCE FOR BOLTS HOLES SHALL BE 3/4" MIN.
11. MAX TRUSS SPACING SHALL NOT EXCEED 12'-0".
12. THE DESIGNER DISCLAIMS ANY RESPONSIBILITY FOR DAMAGES AS A RESULT OF
POOR WORKMANSHIP, OR IMPROPER USE, AND ACCEPTS NO RESPONSIBILITY OR
EXERCISES NO CONTROL WITH REGARD TO FABRICATION, HANDLING, AND INSTALLATION
OF TRUSSES.



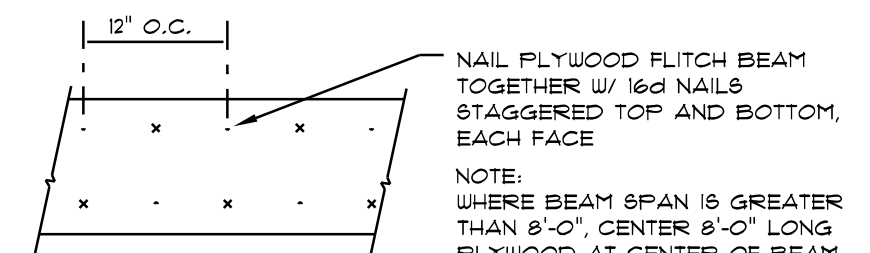
TRUSS CENTER SECTION



CENTER RIDGE SECTION



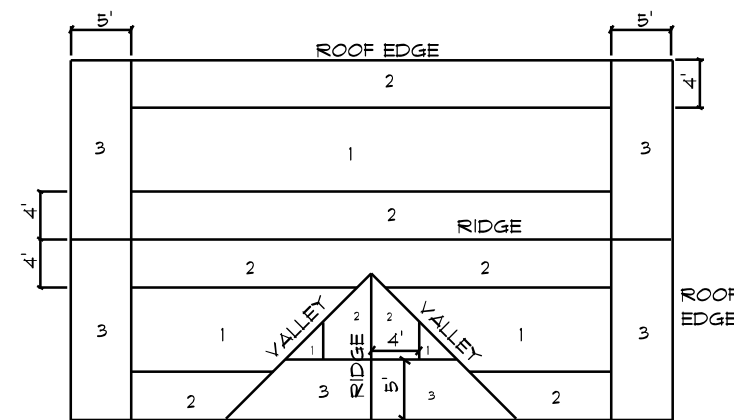
TRUSS END SECTION



PLYWOOD FLITCH BEAM DETAIL

NOT TO SCALE

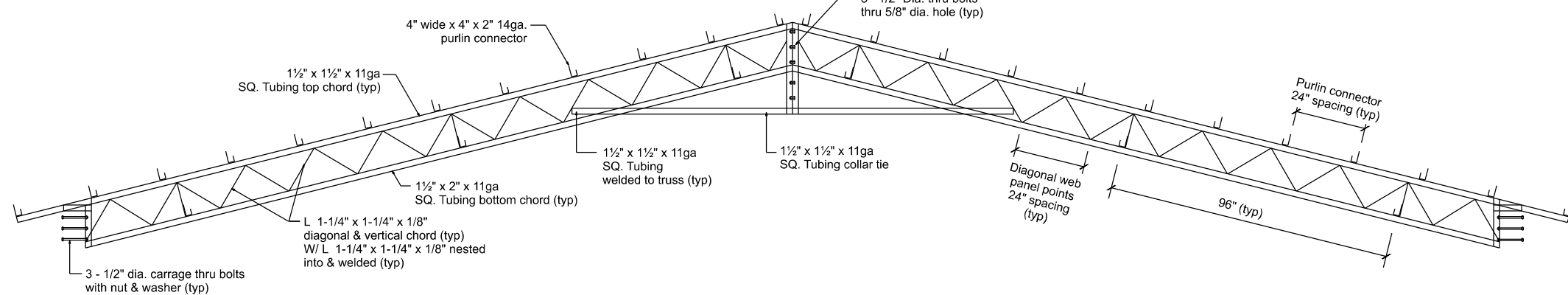
ROOF SHEATHING FASTENINGS			
NAILING ZONE	PANEL TYPE	FASTENER	SPACING
1	29 ga. WALL PANELS	#9-15 OR #10-14 x 1.5" LONG w/ SEALED WASHERS	6 in. o.c. EDGE 9 in. o.c. FIELD
2			6 in. o.c. EDGE 9 in. o.c. FIELD
3			6 in. o.c. # GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 9 in. o.c. FIELD



ROOF PANEL SCREW ZONES
(GABLE ROOF)

Roof Fastner Pattern DET.

SCALE: NONE



STEEL TRUSS CROSS SECTION

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

MULTIPLE GANG LAM. DETAIL

NOT TO SCALE

B/U Beam DETAILS

SCALE: NONE

REVISIONS
Jan. 14th, 2022
MARCH 7th, 2022

CUSTOM HOME FOR:

SWINK RESIDENCE

COLUMBIA COUNTY, FLORIDA

NICHOLAS
PAUL
GEISLER
ARCHITECT
N.C.A.R.E. Certified

SHEET NUMBER

S.4
OF 5 SHEETS

AR0007005

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF'R/MODEL
TRUSS TO POST:	3 - 1/2" dia. carriage thru bolts with nut & washer (typ)
HEADER TO KING STUD(S):	SIMPSON MSTA18
PORCH BEAM TO POST:	4 - 1/4" x 6" TIMBER LOCK SCREWS
MISC. JOINTS	SIMPSON A34

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.

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 1° TO 21°					
ZONING	AREA	Vult			
		10 MPH	120 MPH	130 MPH	140 MPH
1	10	12.0 / -19.9	14.9 / -23.1	11.5 / -21.8	20.3 / -32.3
	20	11.4 / -19.4	13.6 / -23.0	16.0 / -21.0	18.5 / -31.4
	50	10.0 / -18.6	11.9 / -22.2	13.9 / -26.0	16.1 / -30.2
2	10	12.9 / -34.1	14.9 / -41.3	11.5 / -48.4	20.3 / -56.2
	20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6	18.5 / -51.1
	50	10.0 / -28.2	11.9 / -33.6	13.9 / -39.4	16.1 / -45.1
3	10	12.9 / -51.3	14.9 / -61.0	11.5 / -71.6	20.3 / -83.1
	20	11.4 / -47.9	13.6 / -57.1	16.0 / -67.0	18.5 / -77.1
	50	10.0 / -43.5	11.9 / -51.8	13.9 / -60.8	16.1 / -70.5
4	10	21.8 / -23.6	25.9 / -34.1	30.4 / -33.0	35.3 / -38.2
	20	20.8 / -22.6	24.1 / -26.9	29.0 / -31.6	33.1 / -36.1
	50	19.5 / -21.3	23.2 / -25.4	27.2 / -29.8	31.6 / -34.6
WALL	10	21.8 / -23.1	25.9 / -34.1	30.4 / -40.1	35.3 / -41.2
	20	20.8 / -21.2	24.1 / -32.4	29.0 / -38.0	33.1 / -44.0
	50	19.5 / -24.6	23.2 / -25.3	27.2 / -34.3	31.6 / -39.8

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	1.59
25	1.00	1.35	1.61
30	1.00	1.40	1.66

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable Construction, Steel Trusses @ 12'-0" O.C.
Walls: 2x6 Wood Studs @ 16" O.C.
Floor: 4" Thk. Concrete Slab w/ Fibermesh Concrete Additive
Foundation: Continuous Footer/Stem Wall

ROOF DECKING

Material: 26 ga. Metal Sheet
Sheet Size: 36" Wide Sheets Perpendicular to Roof Framing
Fasteners: #12-14 x 1-1/4" Self-drilling Screws with washers. Corrosion resistant.

SHEARWALLS

Material: 26 ga. Metal Sheet
Sheet Size: 36" Sheets Placed Vertical
Fasteners: #12-14 x 1-1/4" Self-drilling Screws with washers. Corrosion resistant.
Furlings: 2x6 Wood Furlins @ 24" O.C.
Wall Studs: 2x6 Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: 3 - 1/2" dia. carriage thru bolts with nut & washer (typ)
Wall Tension: Metal Panel screwing is Adequate - #12-14 screws @ 4" O.C. Top & Bot.
Anchor Bolts: 1/2" A307 Bolts @ 48" O.C. - 1st Bolt 16" from corner

FOOTINGS AND FOUNDATIONS

Footing A: 18" dia x 18" w Cont. w/ 6 - #5 Bars Cont.
Footing B: 12" dia x 12" w Cont. w/ 2 - #5 Bars Cont.

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-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

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 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 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

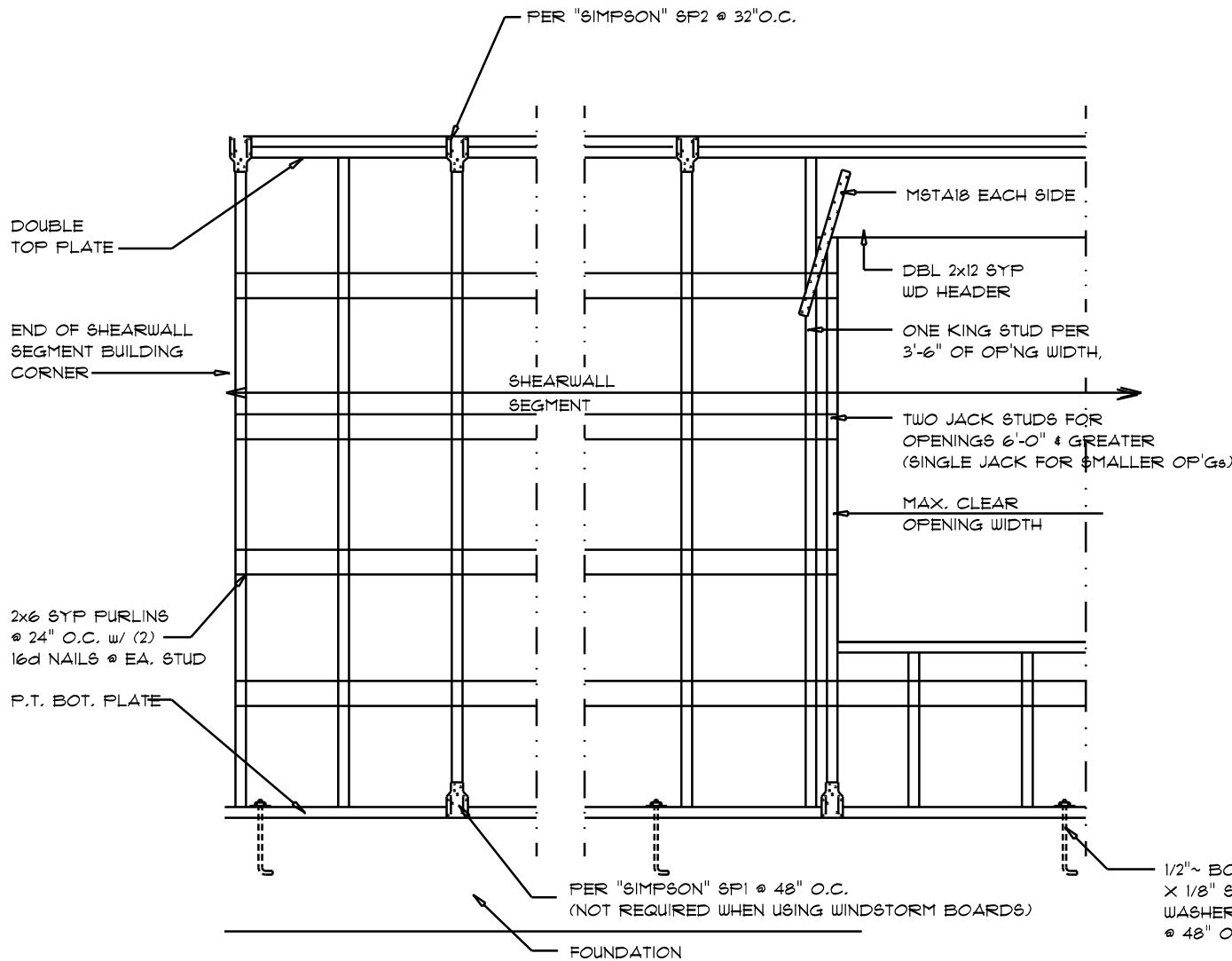
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1816.1.1
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1816.1.2
- BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT 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
- CONCRETE OVERFOUR 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 PRE-CONSTRUCTION TREATMENT. FBC 1816.1.1

- 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 1816.1.1
- 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



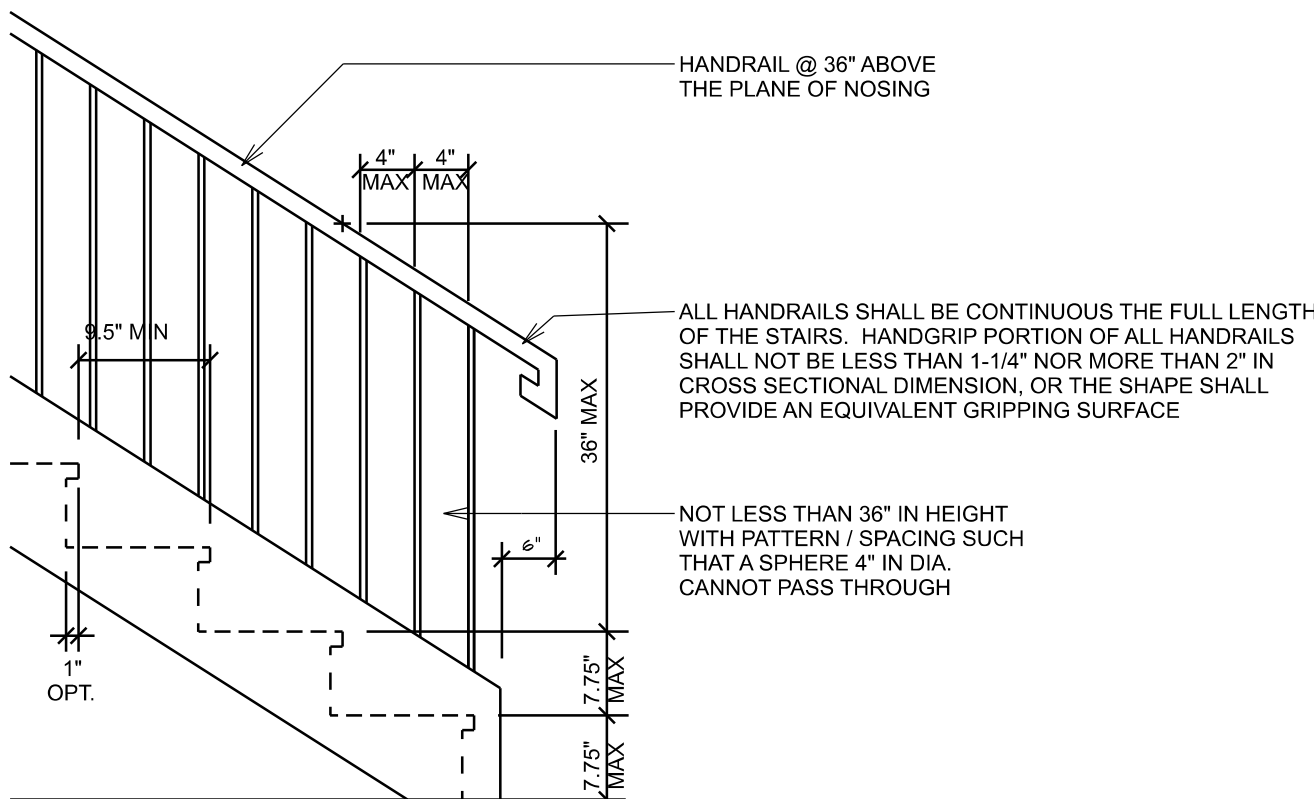
Shear Wall DETAILS

SCALE: NONE

SHEARWALL NOTES:

- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS
- THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" WINDSTORM BD INCLUDING AREAS ABOVE AND BELOW OPENINGS
- ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURING 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 3/4 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 FOR 8'-0" WALLS (2'-3").

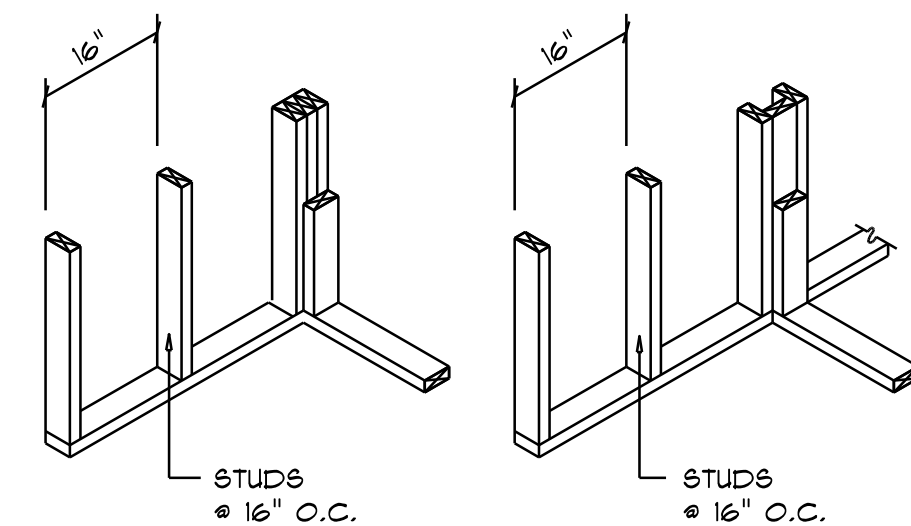
OPENING WIDTH	BILL FLATES	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
3'-6" TO 9'-0"	(3) 2x4 OR (1) 2x6	2
9'-0" TO 12'-0"	(5) 2x4 OR (2) 2x6	3



TYPICAL STAIR DETAIL

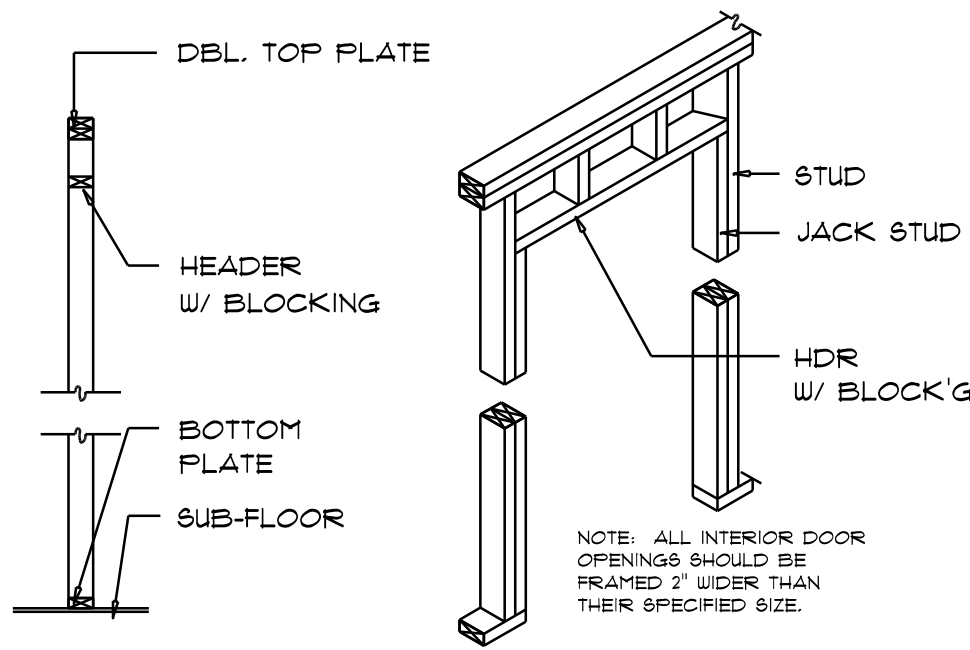
SCALE: NOT TO SCALE

STAIR / BALUSTER STYLES ARE DIAGRAMMATIC ONLY - CONTRACTOR TO COORDINATE STYLES WITH OWNER / FINISHES

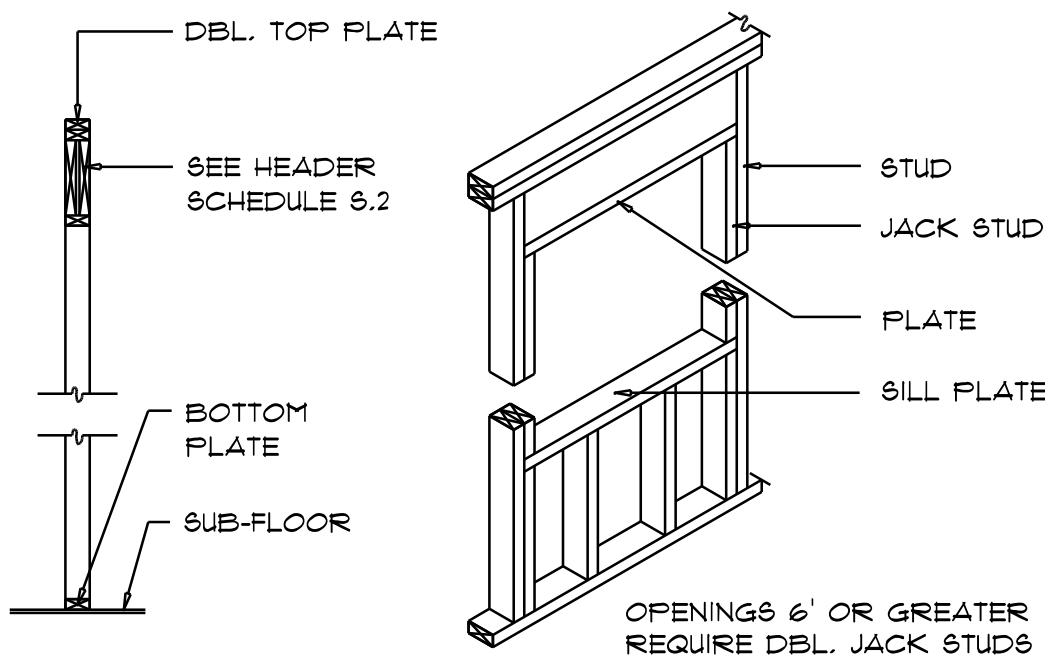


WALL CORNER

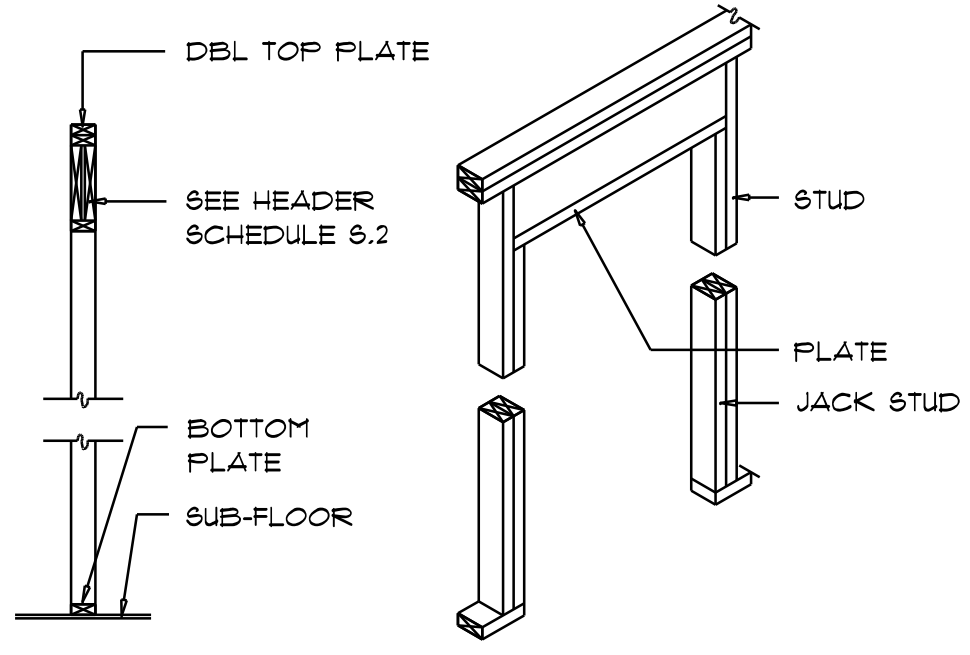
WALL INTERSECTION



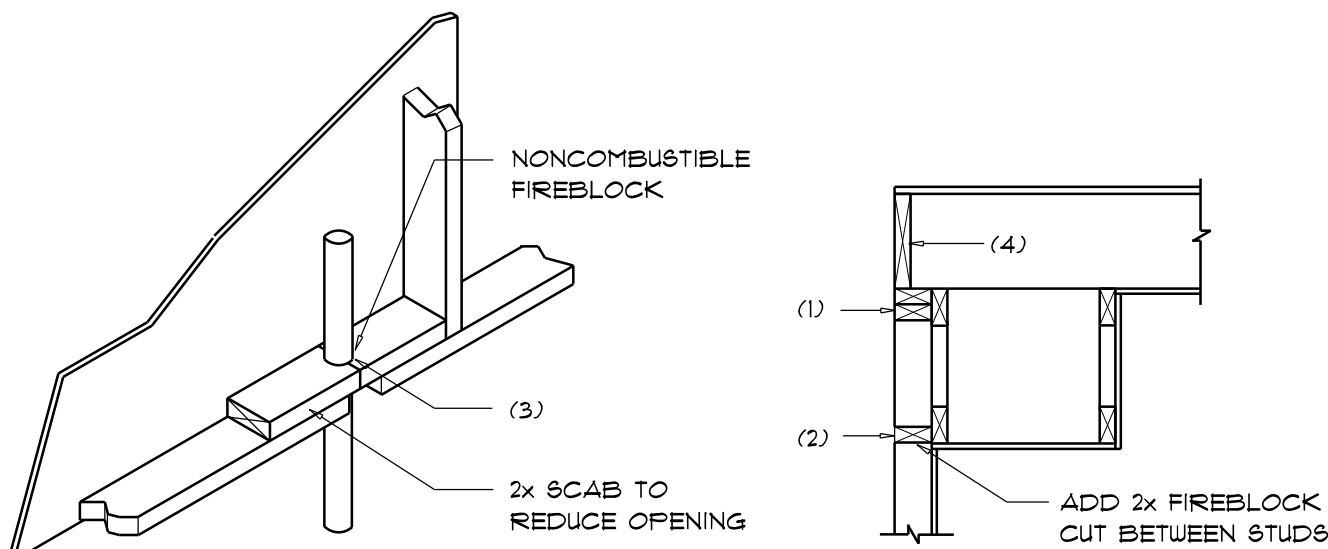
NON-BEARING WALL HEADER



TYPICAL WINDOW HEADER



BEARING WALL HEADER



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 "FYTROPANEL 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

REVISIONS

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