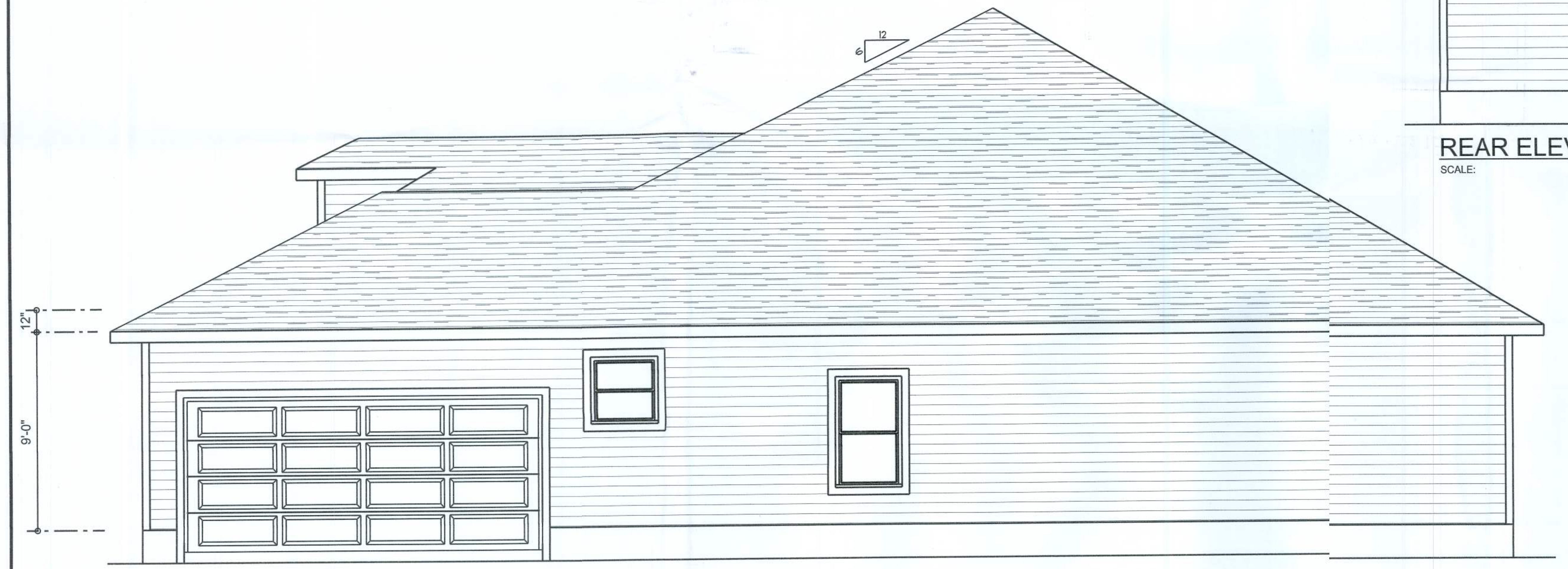
LEFT ELEVATION
1/4" = 1'-0" SCALE:

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



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

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

REVISIONS SCHEDULE

Sep. 20th, 2021	PROPOSAL DRAWINGS

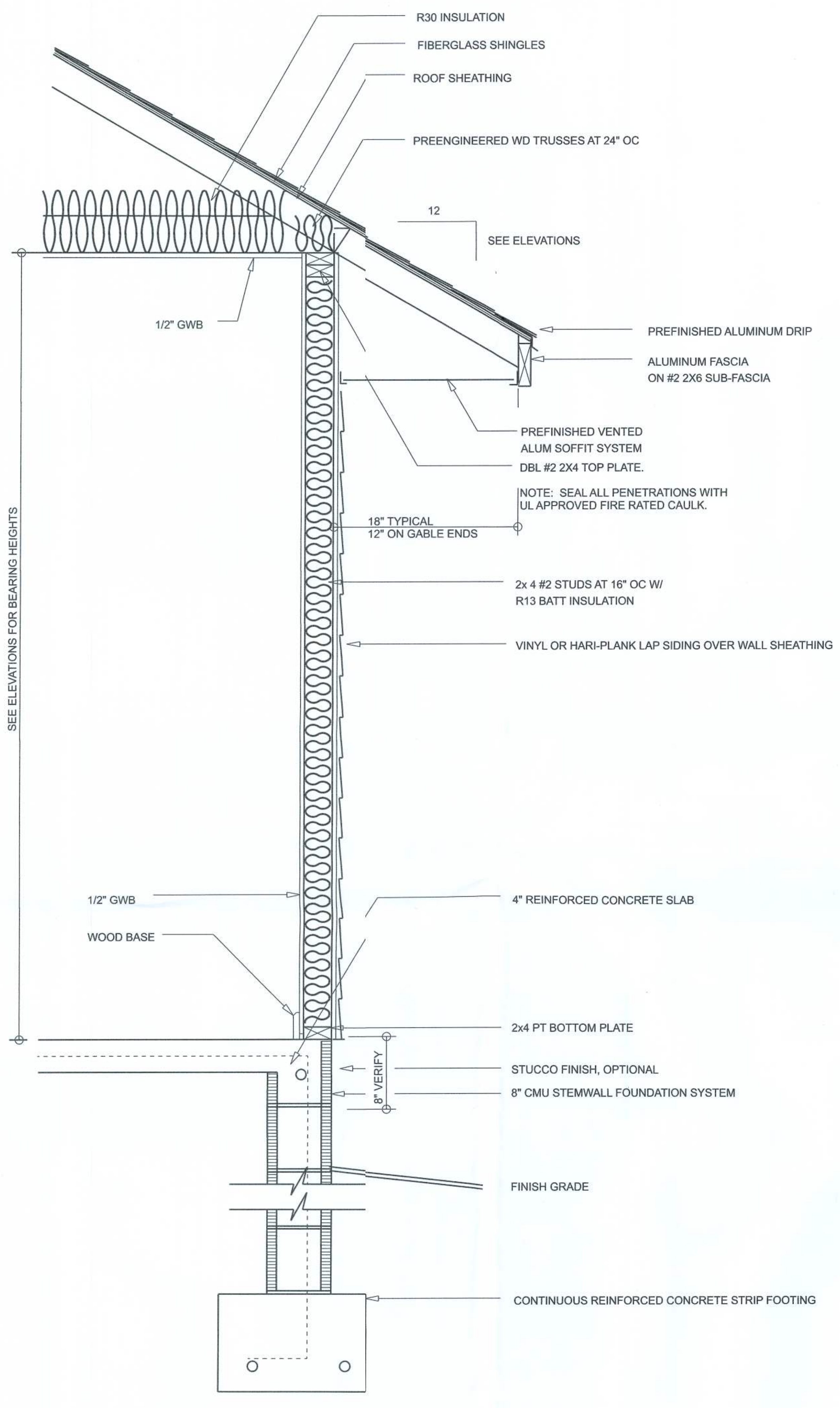
A NEW SPEC HOUSE FOR:
JOHNSON RESIDENCE
LAKE CITY, FLORIDA

Columbia County Building Department
Received for FILE COPY
Code Compliance
PLANS EXAMINER

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

RIDGEPOINT DESIGN, INC
496 SW RING CT. LAKE CITY, FLORIDA 32025
P: 386-288-1188
E: RIDGEPOINTDESIGN@GMAIL.COM

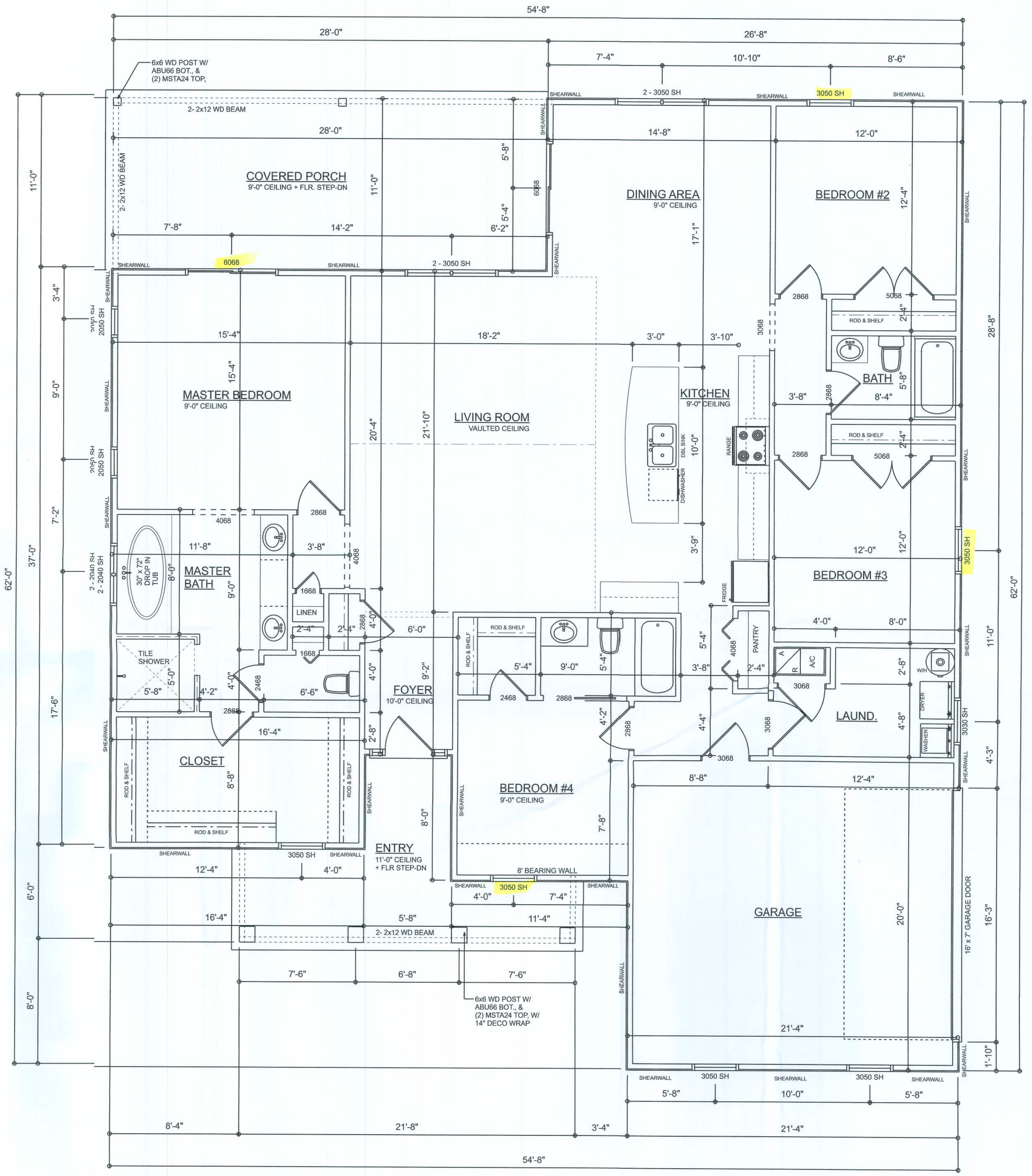
SHEET NUMBER
A.1
OF 3 SHEETS



TYPICAL WALL SECTION

SCALE: 1" = 1'- 0"

AREA SUMMARY		
LIVING	2,186	S.F.
ENTRY PORCH	148	S.F.
REAR PORCH	308	S.F.
GARAGE	423	S.F.
TOTAL LIVING	3,065	S.F.



DIMENSIONED FLOOR PLAN

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

ALL CEILING HEIGHTS TO BE 9' UNLESS NOTED OTHERWISE

REVISIONS SCHEDULE

Sep. 20th, 2021 PROPOSAL DRAWINGS

A NEW SPEC HOUSE FOR:

JOHNSON RESIDENCE

LAKE CITY, FLORIDA

RIDGEPOINT DESIGN, INC
496 SW RING CT. LAKE CITY, FLORIDA 32025
P: 386-288-1188
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SHEET NUMBER
A.2
OF 3 SHEETS

ELICTRICAL LEGEND		
ELECTIICAL	**COUNT**	**SYMBOL**
ceiling fan 4 bded 01	5	✣
CAN LIGHT 6ch	1	○
chandelier 01	2	❁
fluorescent lict 1 x 4	3	▭
hanging globlight	2	◎
pendant cube	2	▣
pot light	22	○
exterior light (	2	⊠
spotlight doub	3	⚬⚬
electrical met	1	⊟
electrical pan	1	▭
co detector	3	● CO
fan	3	⊕
light	8	⌖
outlet	33	⏀
outlet 220v	4	⦷
outlet gfi	9	⏀GFI
outlet wp	4	⏀WP
smoke detect	4	◑
switch	32	$
switch 3 way	14	$3
vanity bar ligh)2	2	⚬⚬⚬

ELECTRICA PLAN NOTES:

INSTALLATION SHL BE PER LATEST NAT'L ELECTRIC CODE.

WIRE ALL APPLIACES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPEFICATIONS

CONSULT WITH TE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINETO BE INSTALLED

ALL SMOKE DETETORS SHALL BE 120v W/ BATTERY BACKUP OF THE FOTOELECTRIC TYPE, AND SHALL BE INTERLOCKEDOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS

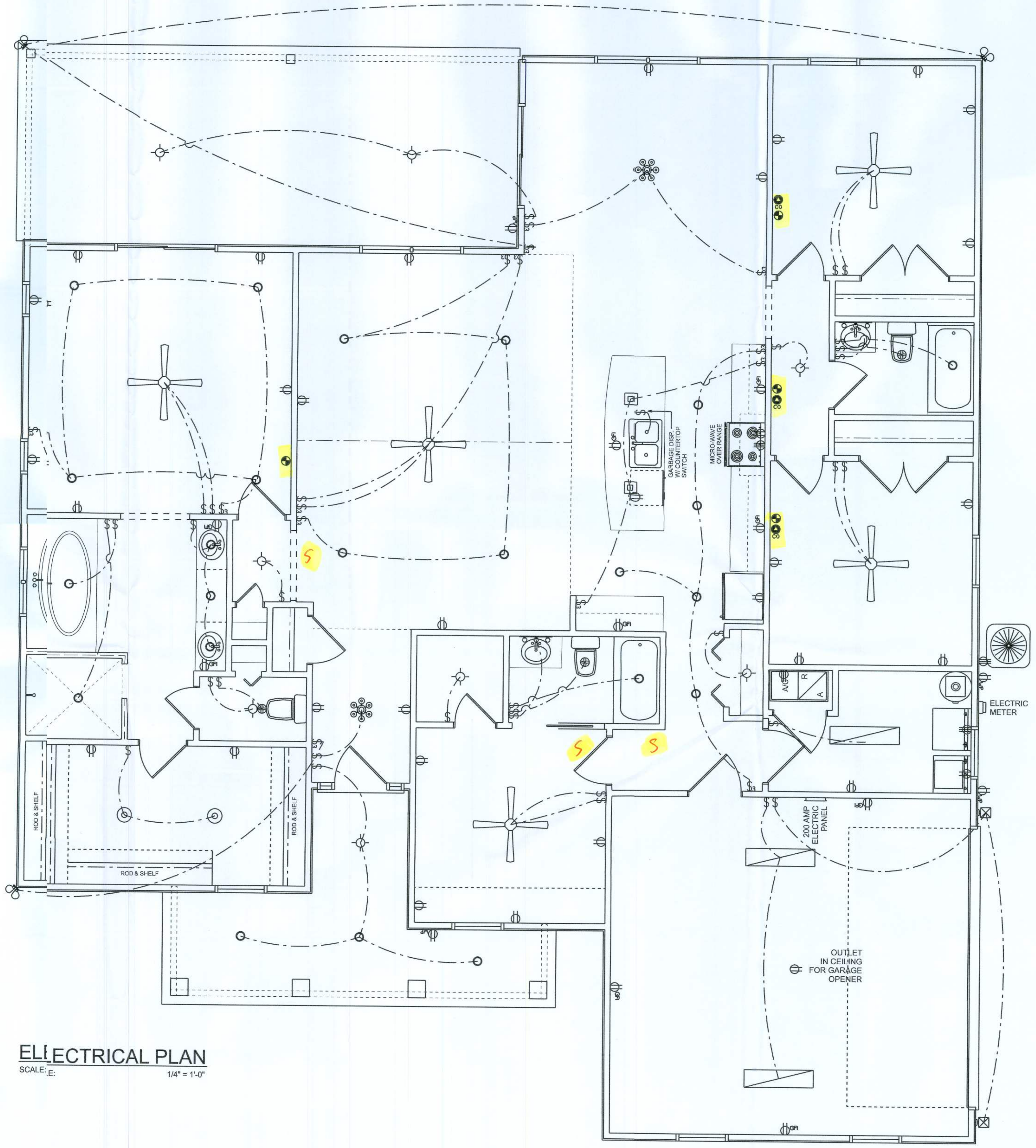
TELEPHONE, TELTISION AND OTHER LOW VOLTAGE DEVICES OR OUTITS SHALL BE AS PER THE OWNER'S DIRECTIONS, & INCCORDANCE W/ APPLICABLE SECTIONS OF NECATEST EDITION.

ALL RECEPTICALSNOT OTHERWISE NOTED, SHALL BE ARC FAULT INTERRUPTR TYPE, EXCEPT DEDICATED OUTLETS

ALL RECEPTICALSN WET AREAS SHALL BE GROUND FAULT INTERRUPTR TYPE (GFI)

ALL EXTERIOR REEPTICALS SHALL BE WEATHERPROOF GROUD FAULT INTRRUPTER TYPE (WP/GFI)

NOTE:
ELECTRICAL CONR SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATINGALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, i-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKNr. DESCRIPTION & BRKR, SERVICE ENT. & ALL UNDERGROND WIRE LOCATIONS/ROUTING / DEPTH. RISER DIA. SHALLICLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS LOADS.
CONTRACTOR SH.L PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 CCY TO THE PERMIT ISSUING AUTHORITY



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

REVISIONS SCHEDULE	
Sep. 20th, 2021	PROPOSAL DRAWINGS

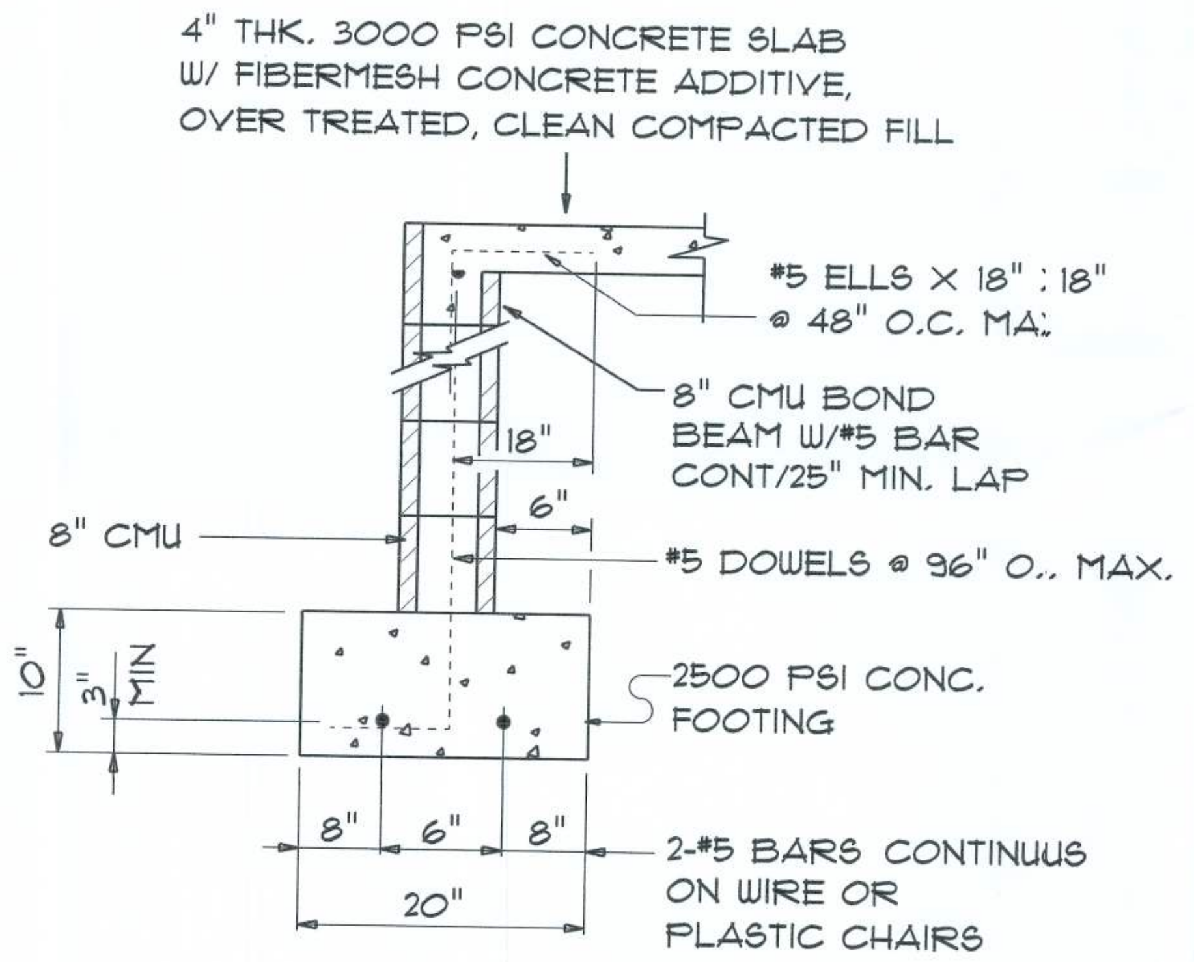
A NEW SPEC HOUSE FOR:
JOHNSON RESIDENCE
LAKE CITY, FLORIDA

RIDGEPOINT
DESIGN, INC
496 SW RING CT, LAKE CITY, FLORIDA 32025
P: 386-288-1188
E: RIDGEPOINTDESIGN@GMAIL.COM

SHEET NUMBER
A.3
OF 3 SHEETS

CONCRETE / MASONRY / METALS GENERAL NOTES:

1. DESIGN SOIL BEARING PRESSURE: 1500 PSF.
2. EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEE SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS HALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TSTS AS SPECIFIED SHALL BE PREFORMED TO DETERMINE THE SUITALITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
3. CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTIG GD. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COPACTION SHALL BE NOT LESS THAN 95% AS MEASURED BY A MCIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1500 : OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" FT.
4. REINFORCING STEEL SHALL BE GRADE 40 AND MEET THE REUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REUIREMENTS OF ASTM A185 - MIN. YEILD STRESS = 85 KSI.
6. CONCRETE SHALL BE STANDARD MIX F'c = 3000 PSI FOR AL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUM MIX F'c = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OPLACEMENT. MIXING, PLACING AND FINISHING SHALL BE AS PER AC STANDARDS.
7. CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PROUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACEINISH - F'm = 1500 PSI.
8. MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNIT.
9. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARS FOR STRENGTH, BOLTS SHALL BE ASTM A307 / GRADE 1 OR A325, S PER PLAN REQUIREMENTS.
10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STADARDS FOR STRUCTURAL STEEL APPLICATIONS.



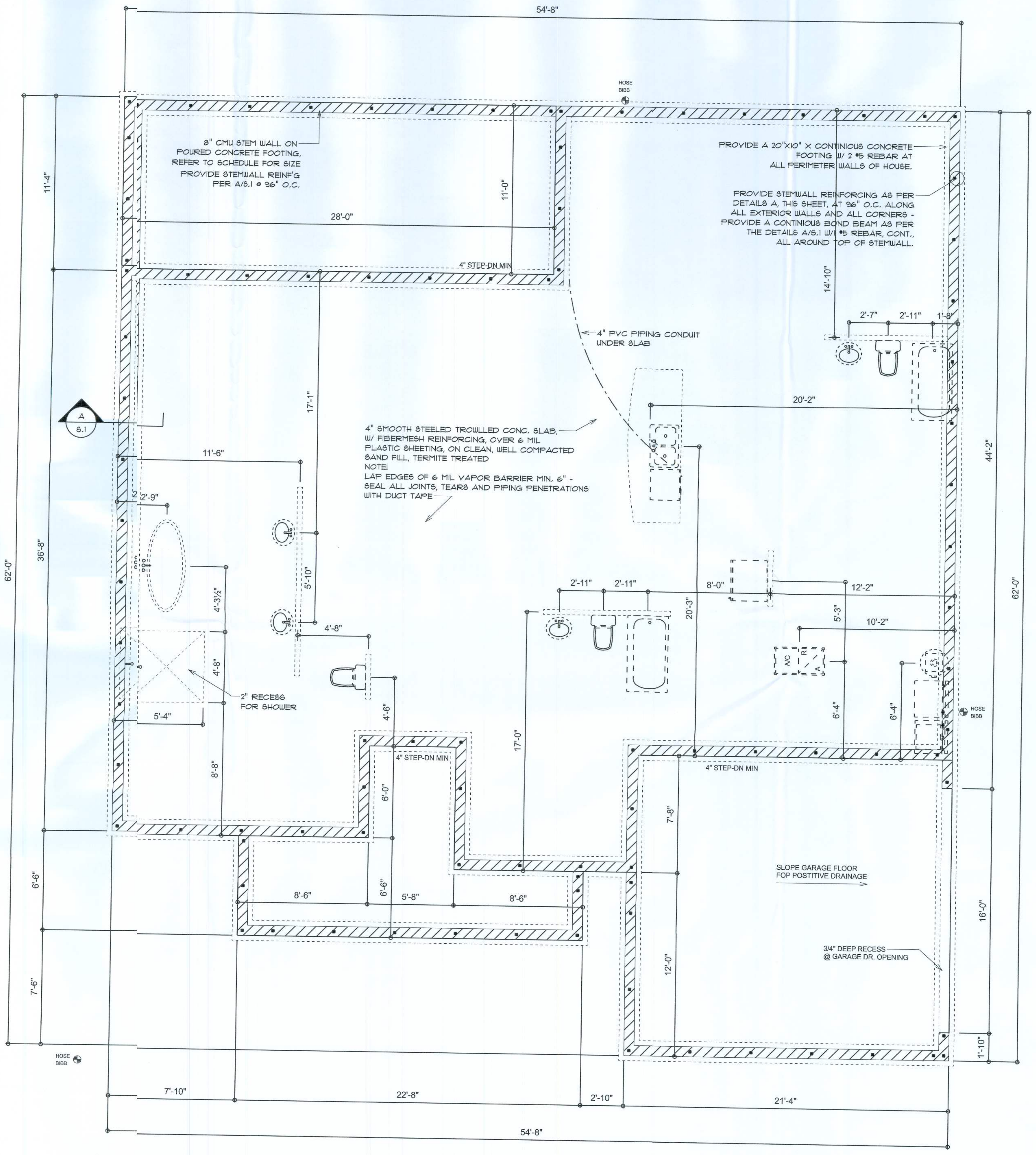
SECTION A S.1
SCALE: 3/4" = 1'-0

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

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

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

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 - CONT'R SHALL PROVIDE 1 COPY OF AS-BUILT DWG TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.



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

REVISIONS
Oct. 14th, 2021

A NEW SPEC HOUSE FOR:
JOHNSON RESIDENCE
LAKE CITY, FLORIDA

NICHOLAS PAUL GEISLER ARCHITECT
N.C.A.R.B. Certified
1758 NW Brown Rd.
Lake City, FL 32055
(386) 758-9021

SHEET NUMBER
S.1
OF 4 SHEETS

AR0007005

GENERAL TRUSS NOTES:

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

NOTE!

ANCHOR GIRDER TRUSS(ES) TO HEADER WITH 2 "SIMPSON" LGT(2, 3 OR 4), ANCHOR HEADER TO KING STUDS W/ 2 "SIMPSON" ST22 EA. END - TYP., T.O.

NOTE!

REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET SD.4 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES MINIMUM SIZE ALLOWABLE IS 2-2X10.

NOTE!

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

NOTE!

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

ROOF PLAN NOTES

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

STANDARD HEADER SCHEDULE

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

DOUBLE 2x8 No.#2 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUE&AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 1 - SPSON MSTA15 TOP AND 1 - SIMPSON SPH4R BOTTOM EACH SIDE OF OPENING WITH 1 - HEADER SD AND 2 FULL HEIGHT STUDS EACH SIDE OF OPENING

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

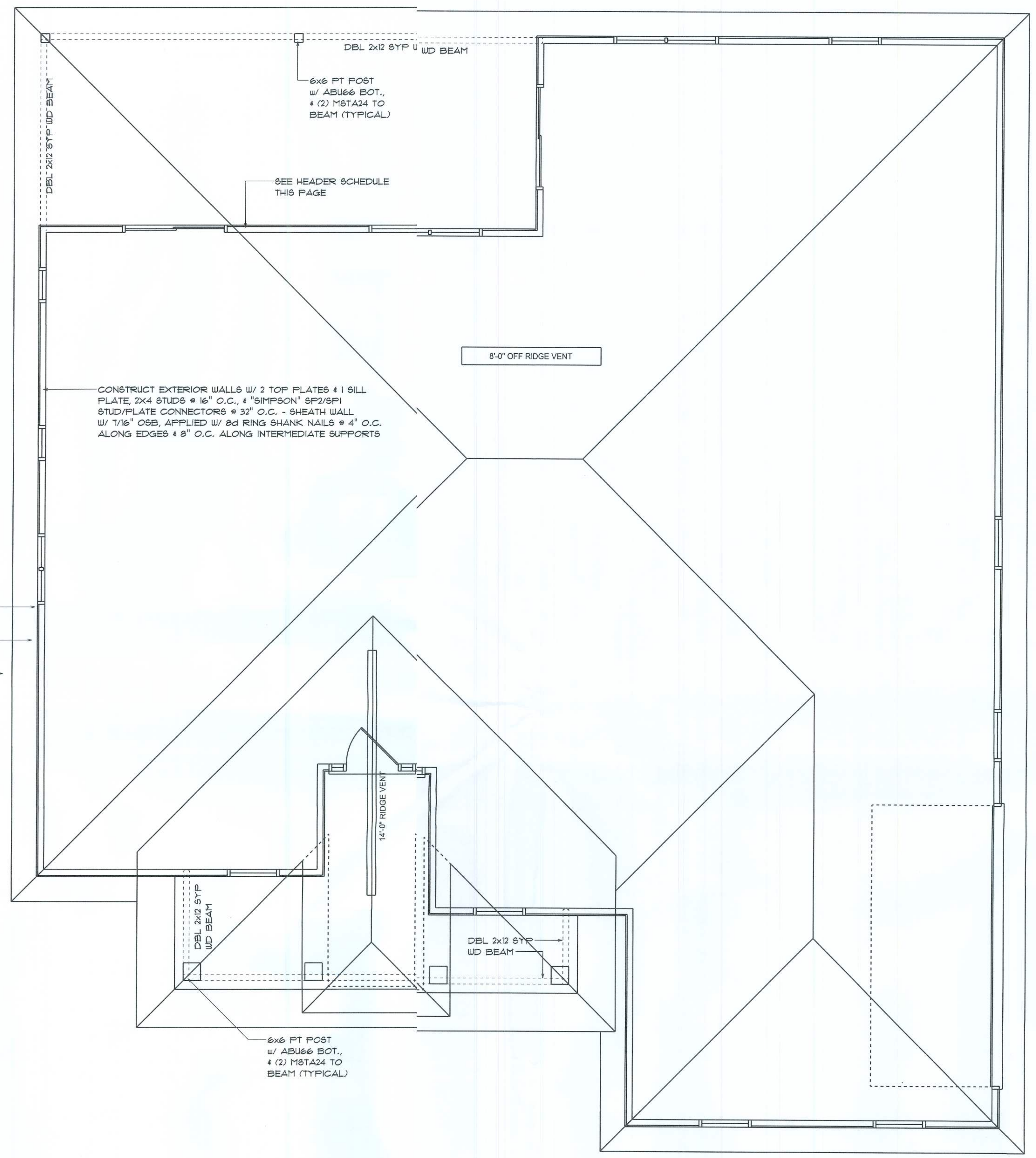
DOUBLE 2x12 No.#2 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUE&AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 1 - SPSON MSTA24 TOP AND 2 - SIMPSON SPH4R BOTTOM EACH SIDE OF OPENING WITH 1 - HEADER SD AND 2 FULL HEIGHT STUDS EACH SIDE OF OPENING

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

DOUBLE 2x12 No.#2 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUE&AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 3 - SPSON MSTA15 EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SE OF OPENING

16'-0" GARAGE DOOR OPENINGS

2 PLY 1¾" X 11 7/8" 2.0E MICROLAMM LVL HEADER GLUED AND NAILED WITH 10d x 0.28" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 3 - SIMPSON MSTA15 EACH SIDE (OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING



CONSTRUCT EXTERIOR WALLS W/ 2 TOP PLATES & 1 SILL PLATE, 2X4 STUDS @ 16" O.C., & "SIMPSON" SP2/SP1 STUD/PLATE CONNECTORS @ 32" O.C. - SHEATH WALL W/ 7/16" OSB, APPLIED W/ 8d RING SHANK NAILS @ 4" O.C. ALONG EDGES & 8" O.C. ALONG INTERMEDIATE SUPPORTS

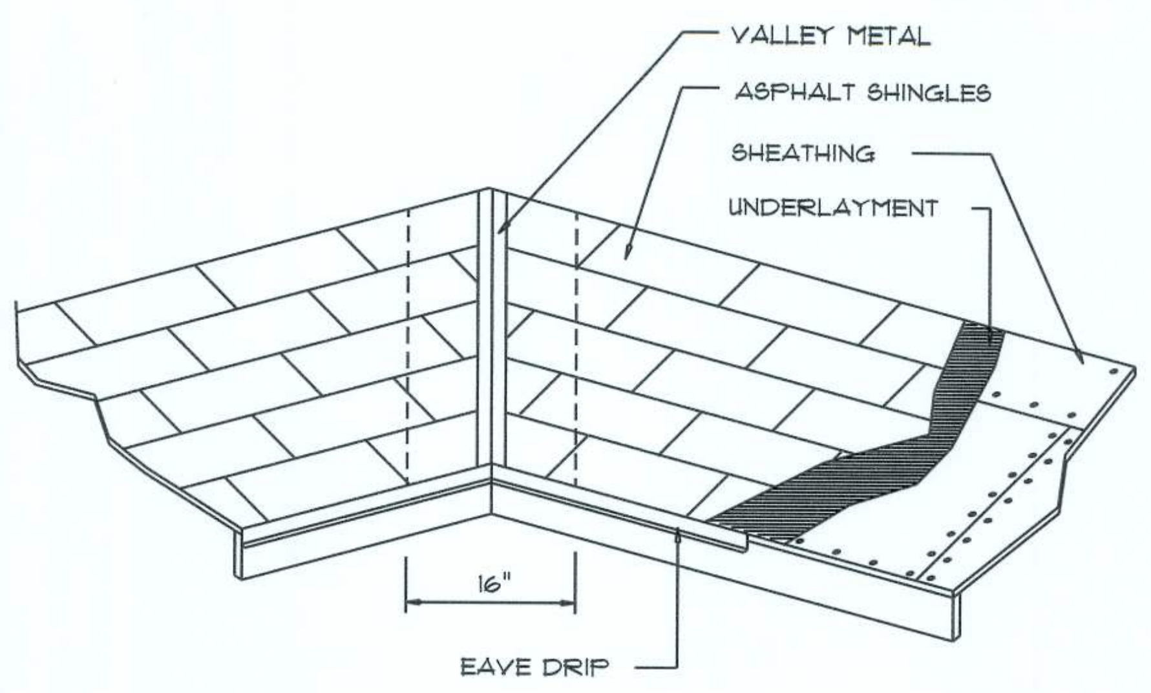
FASTEN TP PLATE WITH 16d NAILS AT 12" O.C., PICAL T.O.

ANCHOR L TRUSSES WITH "SIMPSON" H2.5a STRPS & 6 - 10" NAILS

2X6 SUB-FSCIA, TYPICAL @ ALL TRUSS EAES & GABLE ENDS

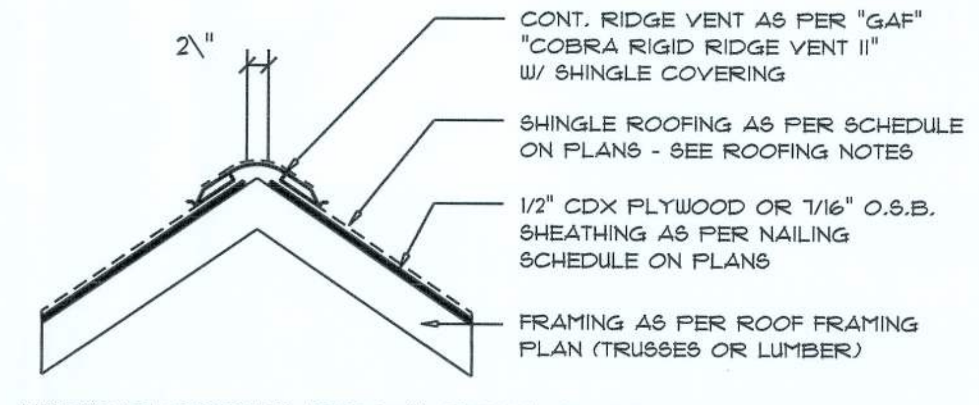
Roof Framing PLAN

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



VALLEY FLASHING

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.



MIAMI/DADE PRODUCT APPROVAL REPORT: #98-0713.05

Ridge Vent DETAIL

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

B

ROOFING METALS for FLASHING/ROOFING

MINIMUM THICKNESS REQUIREMENTS

MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (OZ.)
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0179	26 (ZINC COATED G90)	
ZINC ALLOY	0.027		
LEAD			40
PAINTED TERNE			20

Roofing/Flashing DETS.

SCALE: NONE

A

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".

2. ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
3. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN Nr.2 HEM-FIR OR BETTER.
4. CONNECTORS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.

REVISIONS
Oct. 14th, 2021

A NEW SPEC HOUSE FOR:
JOHNSON RESIDENCE
LAKE CITY, FLORIDA

NICHOLAS
PAUL
GEISLER
ARCHITECT
N.C.A.R.B. Certified
1758 NW Brown Rd.
Lake City, FL 32055
(386) 755-9021

SHEET NUMBER
S.2
OF 4 SHEETS

AR0007005

FLORIDABUILDING CODE
Compliance Summary

TYPE OF CONSTRUCTION

Roof: Hip Construction, Wod Trusses @ 24" OC
Walls: 2x4 Wood Studs @ 16O.C.
Floor: 4" Thk. Concrete SlaW/ Fibermesh Concrete Additive
Foundation: Continuous Foer/Stem Wall

ROOF DECKING

Material: 1/2" CDX Plywooor 7/16" O.S.B.
Sheet Size: 48"x96" SheetPerpendicular to Roof Framing
Fasteners: .113 RING SHANKD Nails per schedule on sheet S.4

SHEARWALLS

Material: 1/2" CDX Plywoc or 7/16" O.S.B.
Sheet Size: 48"x96" SheetPlaced Vertical
Fasteners: .113 RING SHANED Nails @ 4" O.C. Edges & 8" O.C. Interior
Dragstrut: Double Top P.e (S.Y.P.) W/16d Nails @ 12" O.C.
Wall Studs: 2x4 Studs @ 16O.C.

HURRICANE UPLIFT CONNECTRS

Truss Anchors: SIMPSON H5a @ Ea. Truss End (Typ. U.O.N.)
Wall Tension: Wall Sheathir Nailing is Adequate - 8d @ 4" O.C. Top & Bot.
Anchor Bolts: 1/2" A307 Bts @ 48" O.C. - 1st Bolt 6" from corner
Corner Hold-down Device: (1) HD5a @ each corner
Porch Column Base Connecto Simpson ABU66 @ each column
Porch Column to Beam Conneor: Simpson MSTA20 (2 ea. side) or Simpson EPC66 or 2 - 5/8" thru bolts

FOOTINGS AND FOUNDATIONS

Footing: 20"x10" Cont. W/ 2 #5 Bars Cont. on wire/plastic chairs @ 48" o.c.
Stemwall: 8" C.M.U. W/1-#5 Vtical Dowel @ 96" O.C.
Int. Footings: 18"x 18" x ContJ/ 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 CATAGORY: 2, EXPOSURE: "C"

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

BUILDING COMPONENTS & CLADDING LOADS
MEAN BUILDING HEIGHT = 30.0', EXPOSURE "C"
ROOF ANGLE 7° TO 27°

45°
27°
7°
0°

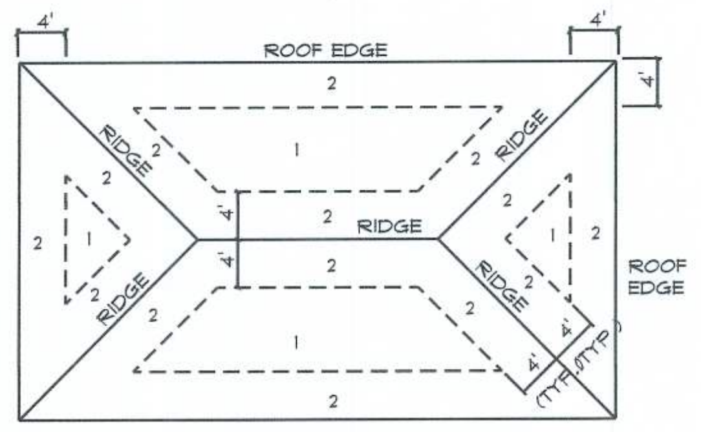
	ZONE	AREA	Vult 110 MPH	Vult 120 MPH	Vult 130 MPH	Vult 140 MPH
ROOF 7° TO 27°	1	10	12.0 / -19.9	14.9 / -23.7	17.5 / -27.8	20.3 / -32.3
	1	20	11.4 / -19.4	13.6 / -23.0	16.0 / -27.0	18.5 / -31.4
	1	50	10.0 / -18.6	11.9 / -22.2	13.9 / -26.0	16.1 / -30.2
	2	10	12.5 / -34.7	14.9 / -41.3	17.5 / -48.4	20.3 / -56.2
	2	20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6	18.5 / -51.7
	2	50	10.0 / -28.2	11.9 / -33.6	13.9 / -39.4	16.1 / -45.7
	3	10	12.5 / -51.3	14.9 / -61.0	17.5 / -71.6	20.3 / -83.1
	3	20	11.4 /-47.9	13.6 / -57.1	16.0 / -67.0	18.5 / -77.7
	3	50	10.0 / -43.5	11.9 / -51.8	13.9 / -60.8	16.1 / -70.5
WALL	4	10	21.8 / -23.6	25.9 / -34.7	30.4 / -33.0	35.3 / -38.2
	4	20	20.8 / -22.6	24.7 / -26.9	29.0 / -31.6	33.7 / -36.7
	4	50	19.5 / -21.3	23.2 / -25.4	27.2 / -29.8	31.6 / -34.6
	5	10	21.8 / -29.1	25.9 / -34.7	30.4 /-40.7	35.3 / -47.2
	5	20	20.8 / -27.2	24.7 / -32.4	29.0 / -38.0	33.7 / -44.0
	5	50	19.5 / -24.6	23.2 / -29.3	27.2 / -34.3	31.6 / -39.8

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING

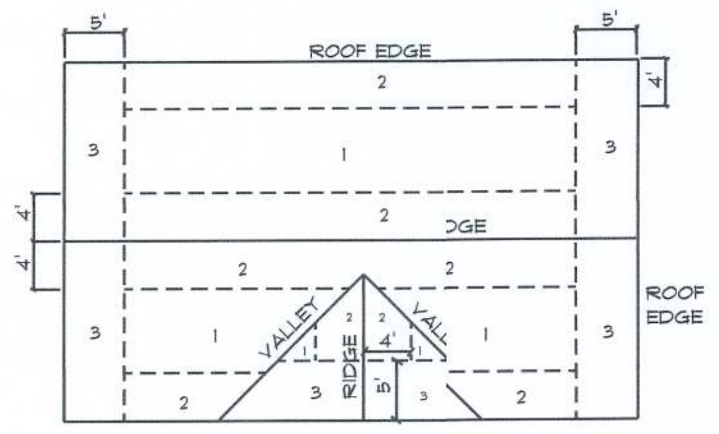
BLDG HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	1.00	1.21	1.47
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66

ROOF SHEATHING FASTENINGS

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



ROOF SHEATHING NAILING ZONES
(HIP ROOF)



ROOF SHEATHING NILING ZONES
(GABLE ROF)

Roof Nail Pattern DET.

B

SCALE: NONE

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF'R/MODEL	CAP.
TRUSS TO WALL:	SIMPSON H2.5a	600#
GIRDER TRUSS TO POST/HEADER:	SIMPSON HTT4 filled w/ 16d NAILS	1785#
HEADER TO KING STUD(S):	SIMPSON ST22	1370#
PLATE TO STUD:	SIMPSON SP4	885#
STUD TO SILL:	SIMPSON SP4	885#
PORCH BEAM TO POST:	SIMPSON MSTA24 OR THRU BOLTED W/ (2) 5/8" BOLTS	1700# OR EQUAL
PORCH POST TO FND.:	SIMPSON ABU44	2200#
MISC. JOINTS	SIMPSON A34	315#/240#

** ALTERNATE CONNECTORS ARE ACCEPTED OF EQUAL CAPASITY **

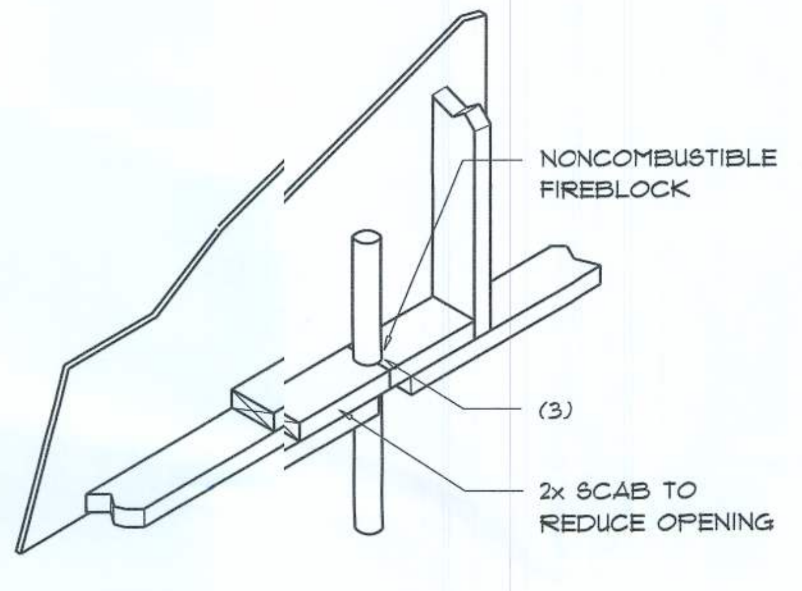
NOTE:
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

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

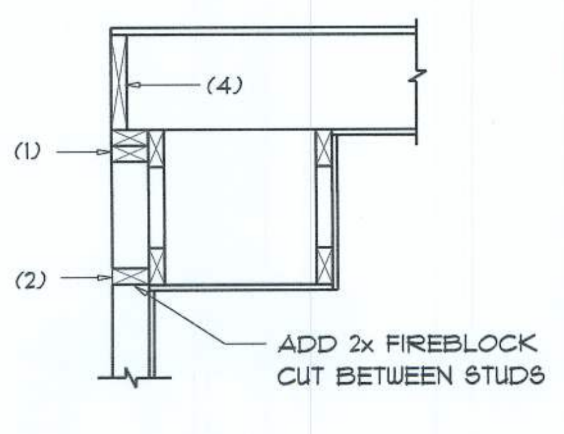
NOTE:
ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

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
SBCCI NER-443, NER-393



PENETRATIONS



SOFFIT/DROPPED CLG.

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.

Fire Stopping DETAILS

A

SCALE: NONE

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.

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 1816.1.1

6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1816.1.2

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 1816.1.3

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 1816.1.4

9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1816.1.5

10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6

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 1816.1.6

12. ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1816.1.7

13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY * 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

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

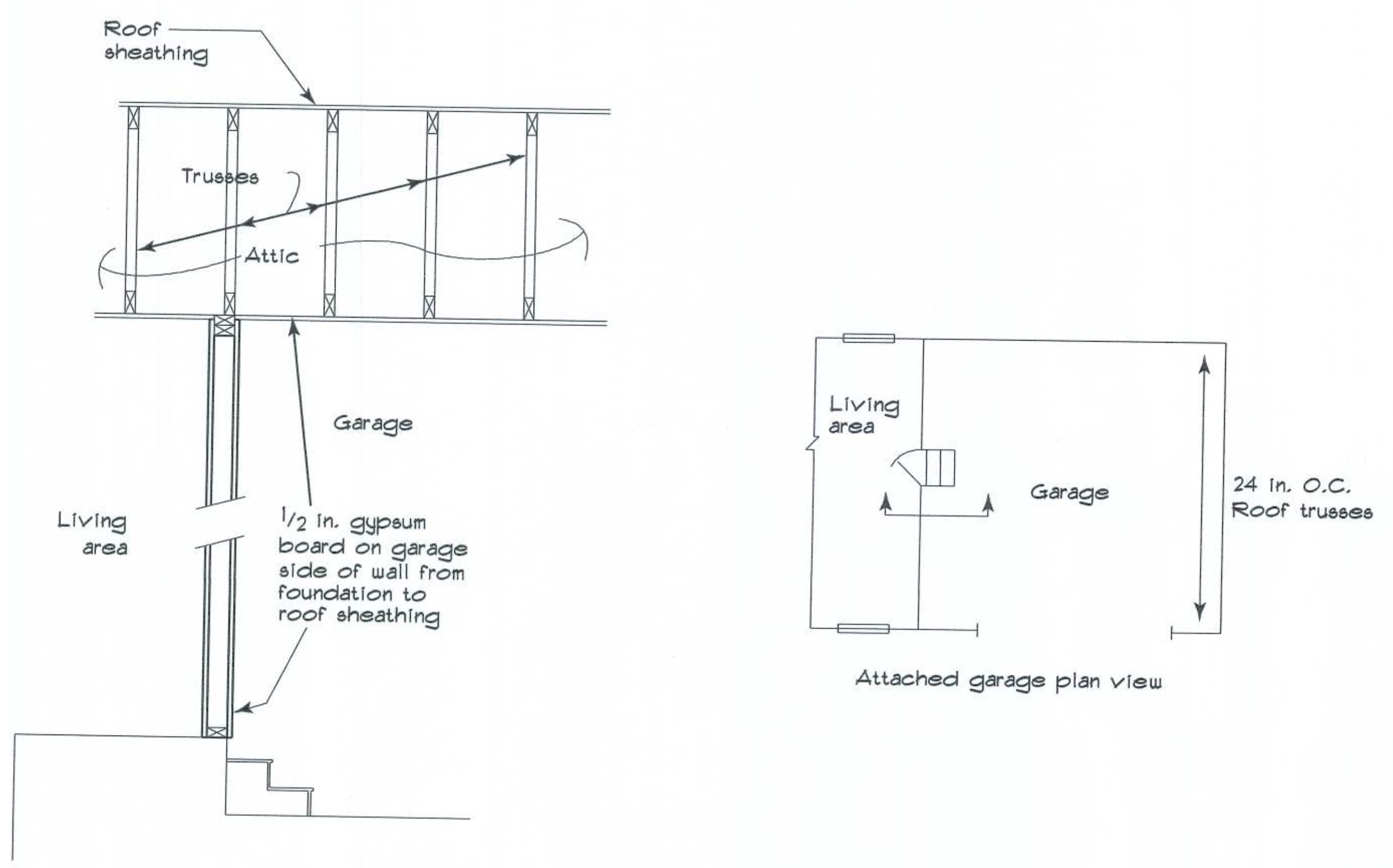
REVISIONS
Oct. 14th, 2021

A NEW SPEC HOUSE FOR:
JOHNSON RESIDENCE
LAKE CITY, FLORIDA

NICHOLAS
PAUL
GEISLER
ARCHITECT
N.C.A.R.B. Certified
1758 NW Brown Rd.
Lake City, FL 32055
(386) 755-9021

SHEET NUMBER
S.3
OF 4 SHEETS

AR0007005



Attached garage plan view

ATTACHED GARAGE SEPARATIN FROM DWELLING

SCALE: NONE

A

R302.5 Dwelling-garage opening/and penetration protection.

Openings and penetrations through the walls or ceilings separating the dwelling from the garage shall be in accordance with Sections R302.5.1 through R302.5.3.

R302.5.1 Opening protection.

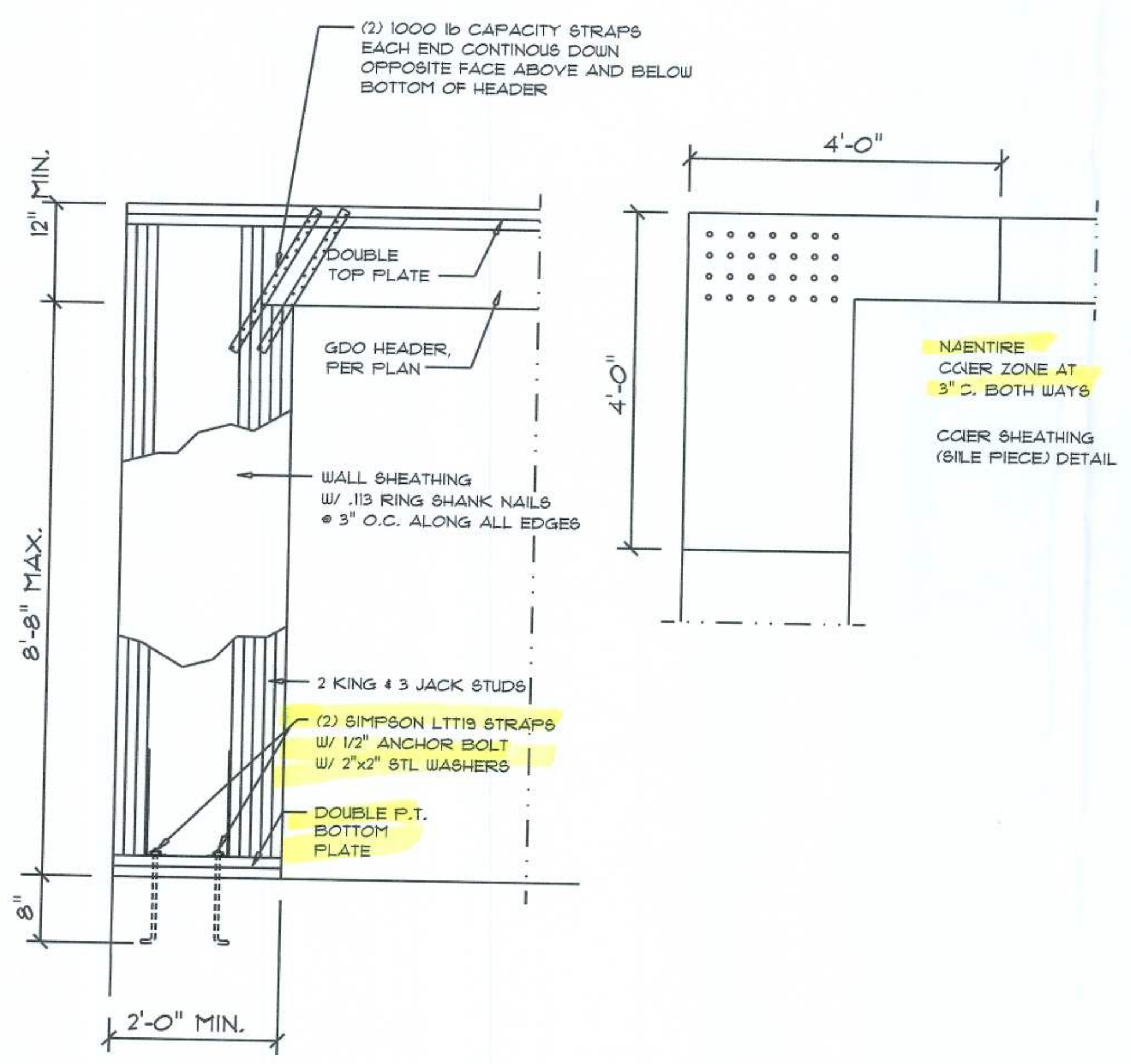
Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 incb (35 mm) in thickness, solid or honeycomb-core steel doors not less than 13, inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a selfclosing device.

R302.5.2 Duct penetration.

Ducts in the garage and ducts penetrating the walls or ceilings separati the dwelling from the garage shall be constructed of a minimum No. 26 gag (0.48 mm) sheet steel or other approved material and shall have no openi into the garage.

R302.6 Dwelling/Garage Fire Separation.

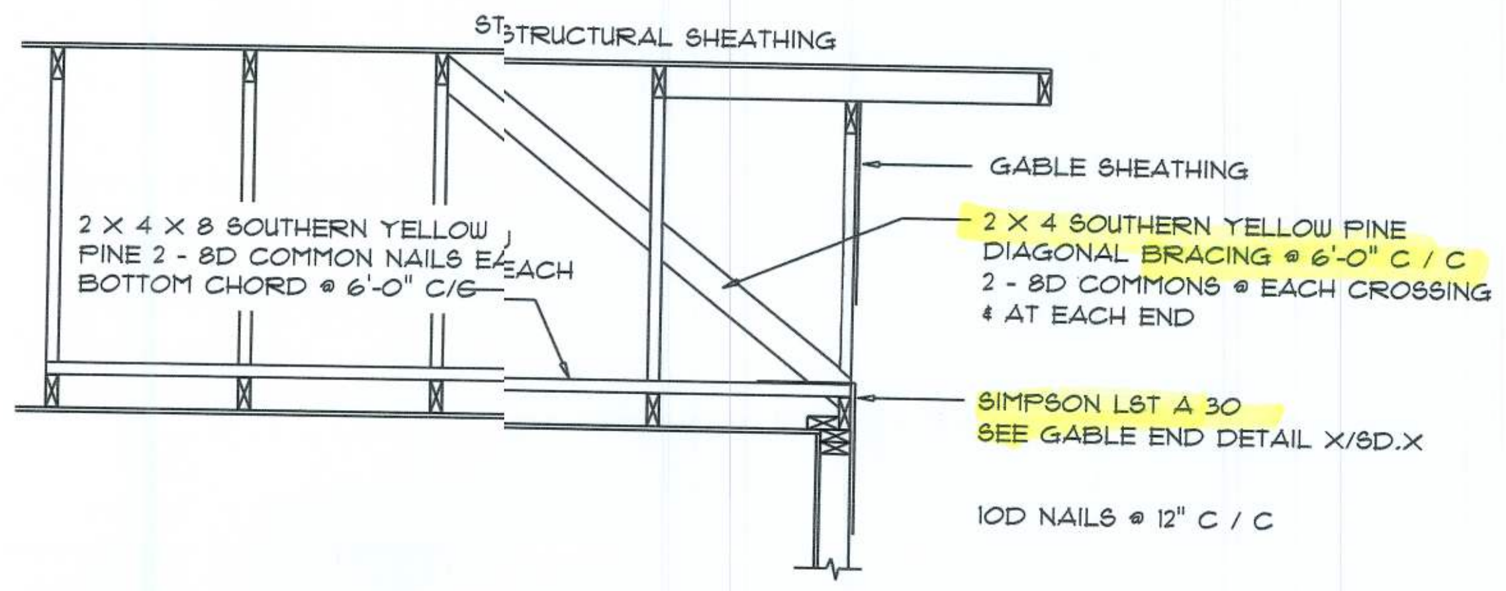
The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit d.



Garage End Wall DETAILS

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

H



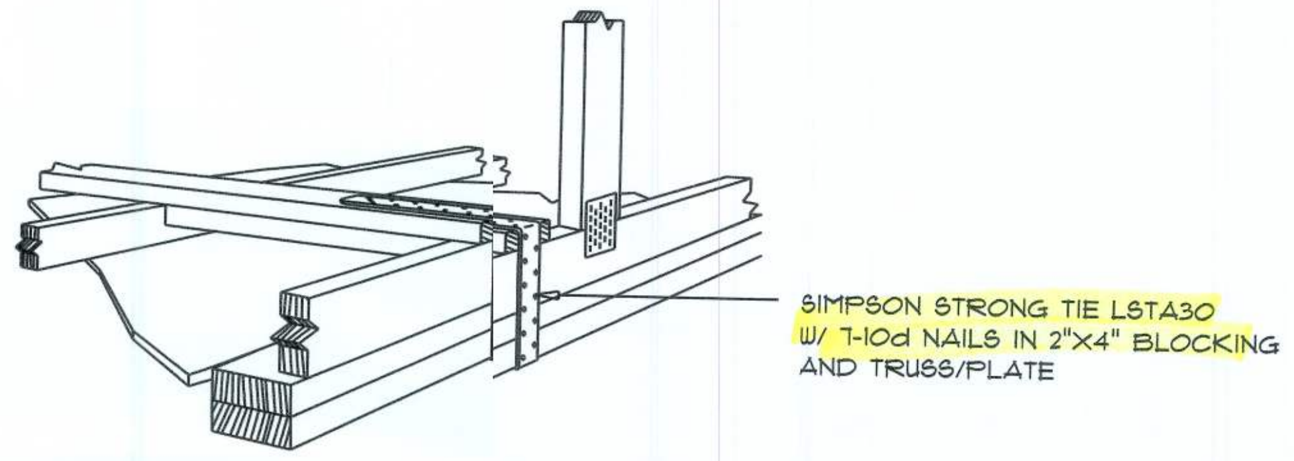
END WALL BRACING FOR CEILING DIAPHRAGM

NTS

(ALTERNATIVE TO BALLOON FRAMING)

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

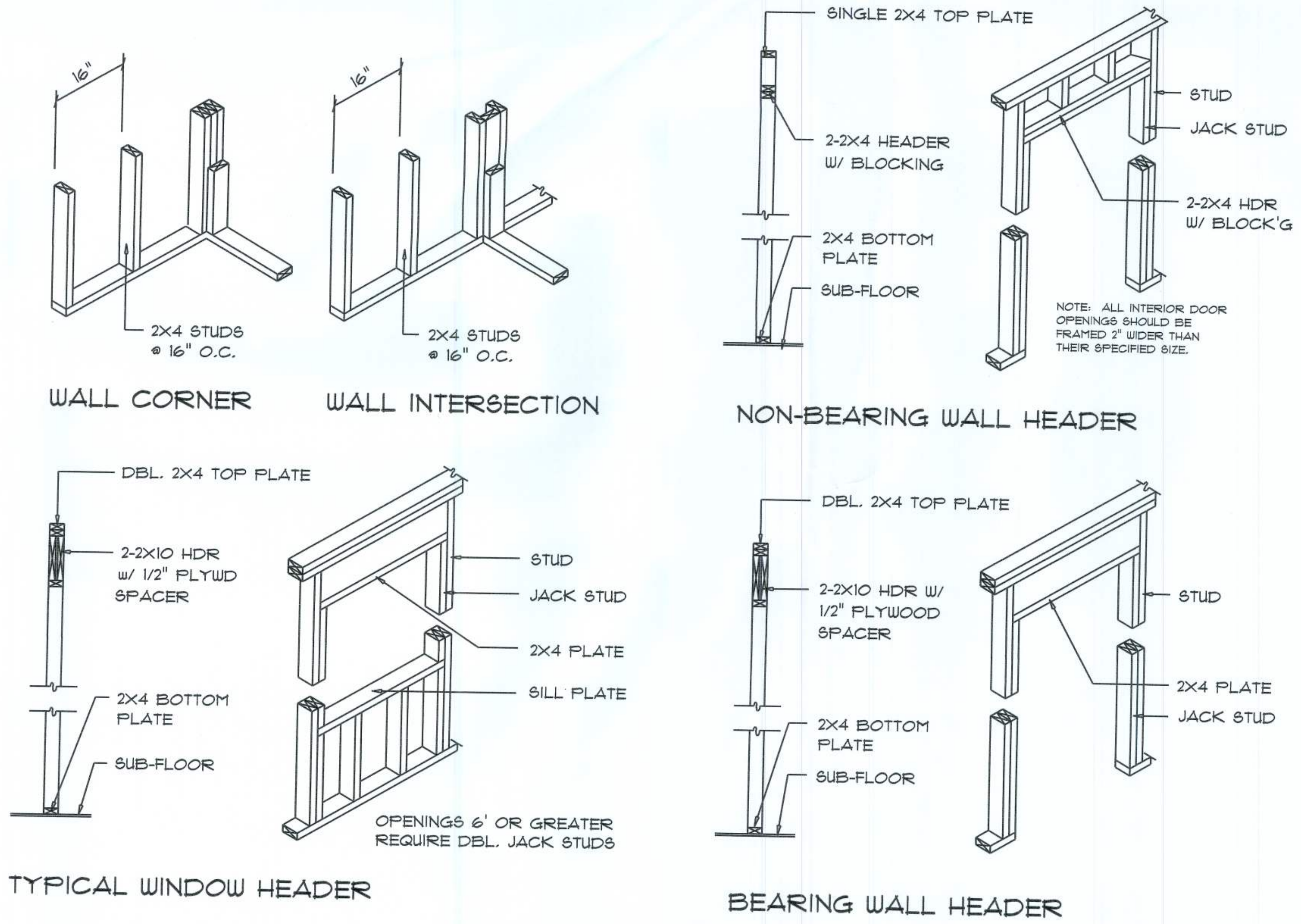
C



GABLE END GYPSUM DIAPHRAGM HOLDOWN CONNECTOR

SCALE: NONE

B



WALL CORNER

WALL INTERSECTION

NON-BEARING WALL HEADER

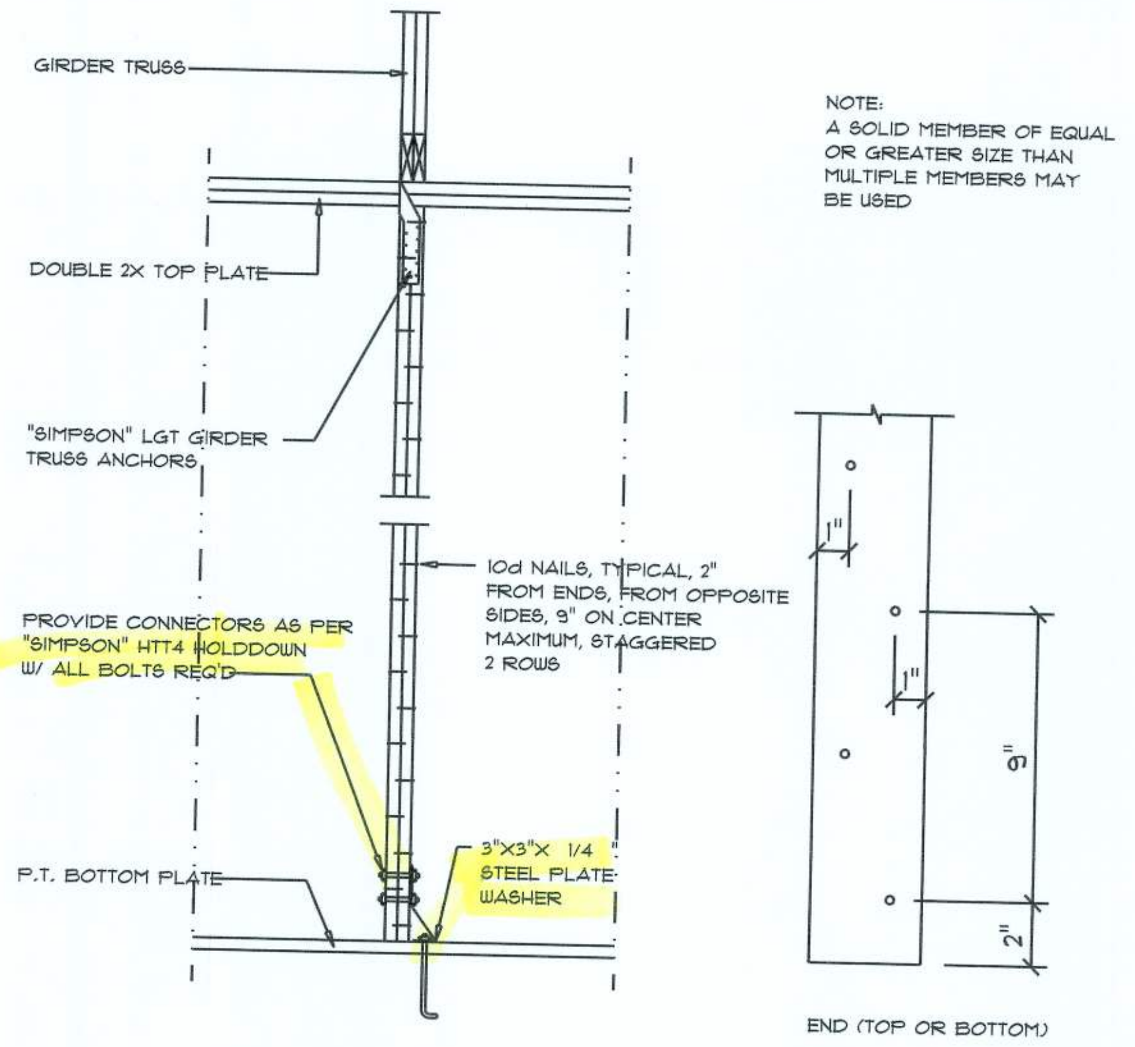
TYPICAL WINDOW HEADER

BEARING WALL HEADER

Wall Framing/Header DETAILS

SCALE: NONE

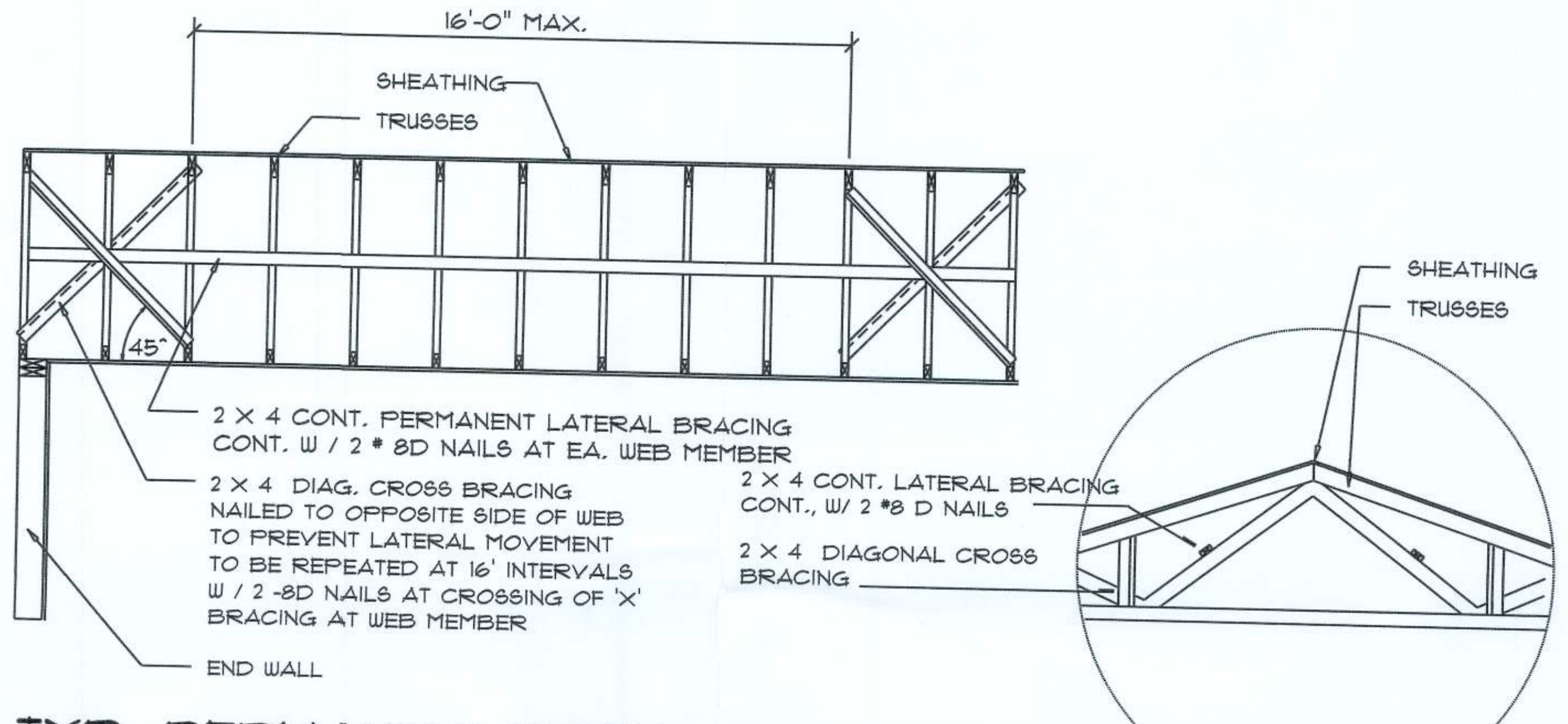
G



Girder Truss Column DET.

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

D



TYP. PERMANENT TRUSS BRACING DIA.

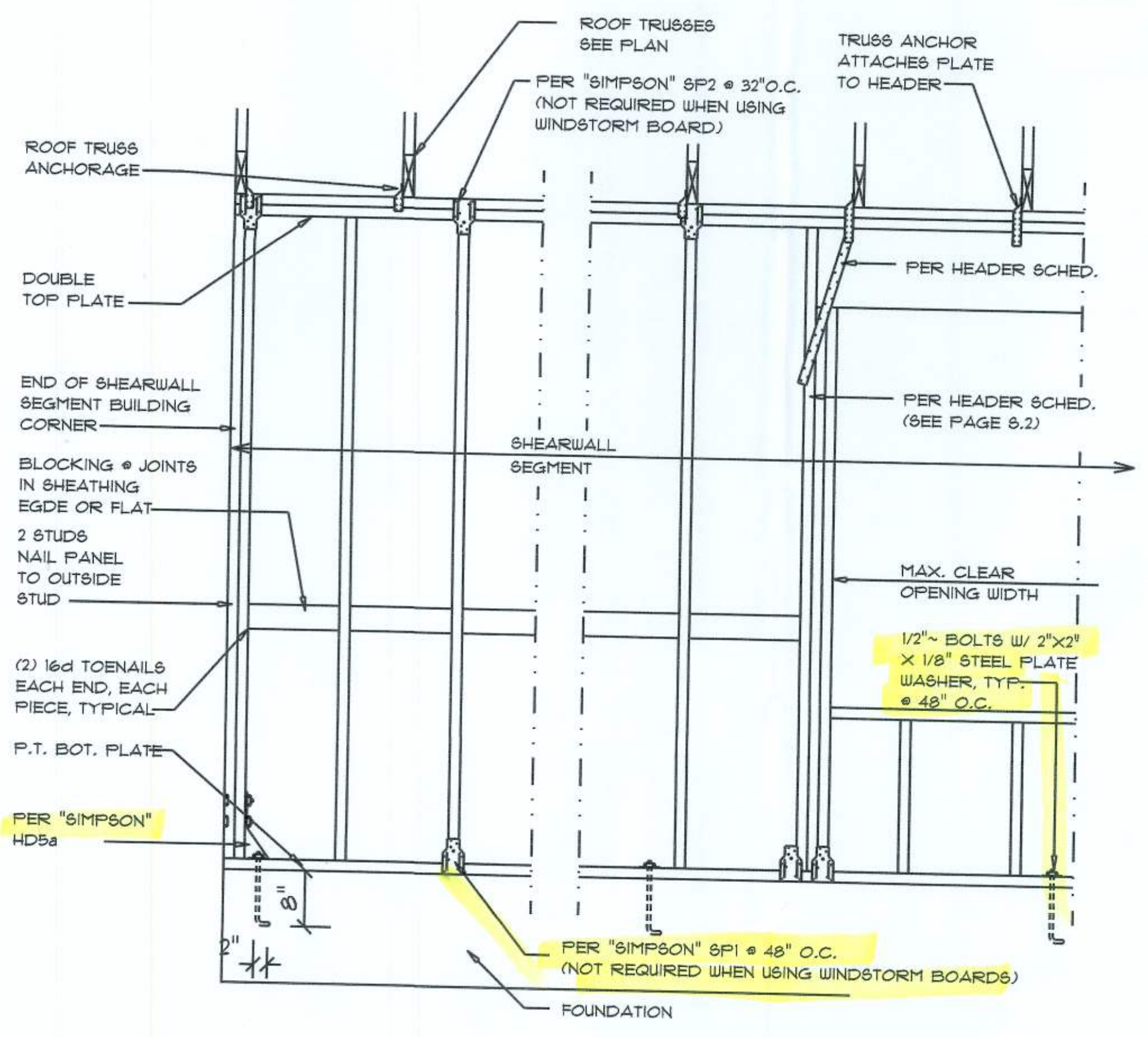
NTS

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

Truss Bracing DETAILS

SCALE: AS NOTED

E



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" WINDSTORM BD INCLUDING AREAS ABOVE AND BELOW OPENINGS
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 6" O.C. EDGES AND 12" 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

Shear Wall DETAILS

SCALE: NONE

F

REVISIONS
Oct. 14th, 2021

A NEW SPEC HOUSE FOR:
JOHNSON RESIDENCE
LAKE CITY, FLORIDA

NICHOLAS PAUL GEISLER ARCHITECT
N.C.A.R.B. Certified
1758 NW Brown Rd.
Lake City, FL 32055
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