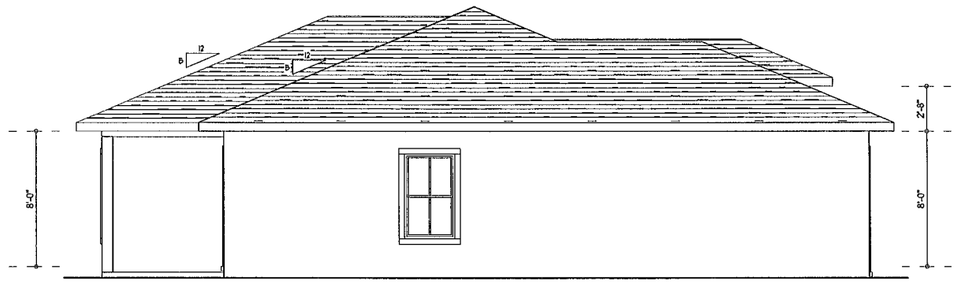
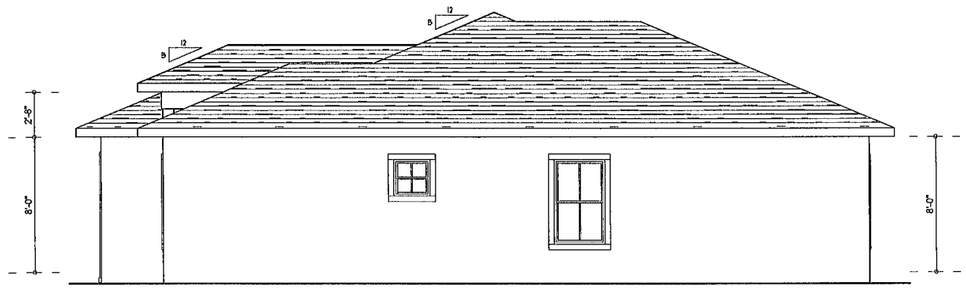
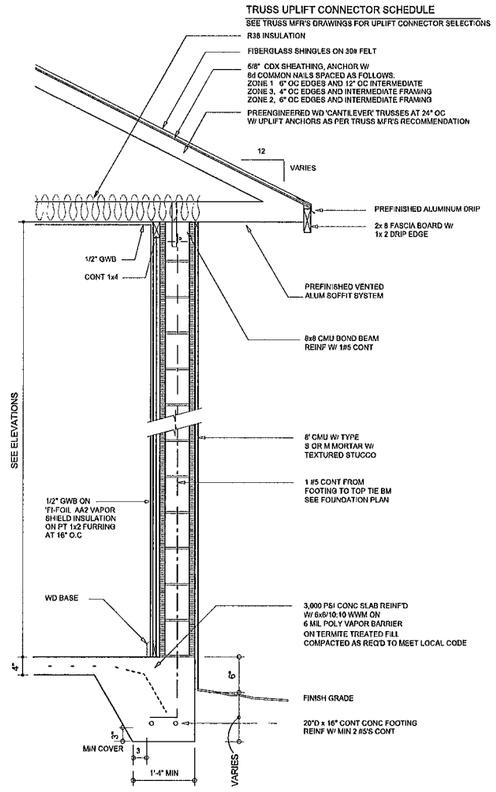


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

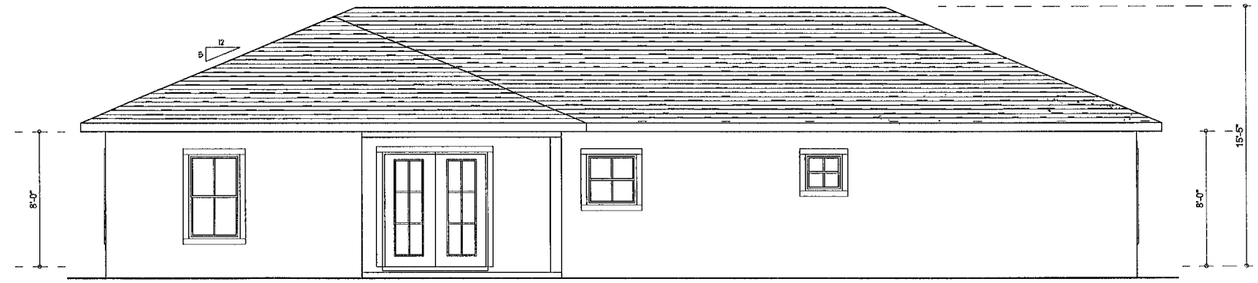


RIGHT ELEVATION
SCALE: 1/4" 1'-0"

TRUSS UPLIFT CONNECTOR SCHEDULE
SEE TRUSS MFR'S DRAWINGS FOR UPLIFT CONNECTOR SELECTIONS

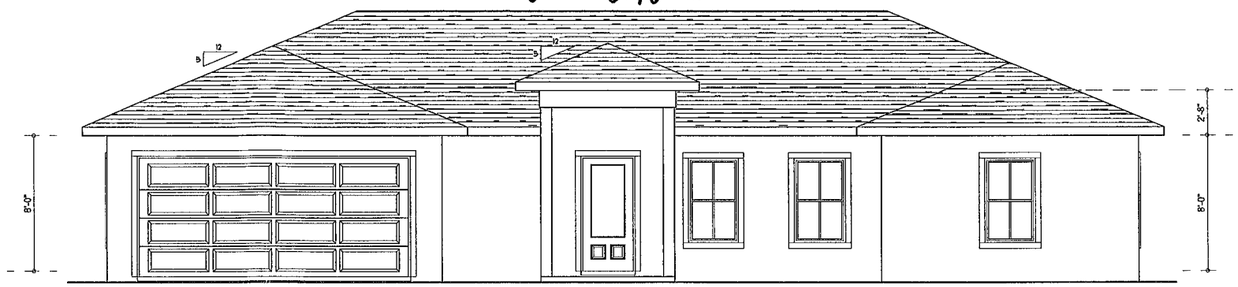


TYPICAL WALL SECTION
SCALE 3/4" = 1'-0"



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

File
Copy
Flipped
Floor plan
OK 1.C
5-16-25



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

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

REVISIONS
April 14, 2025
May 14, 2025

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

EXTERIOR ELEVATIONS
SCALE: 1/4" 1'-0"

TYPICAL WALL SECTION
SCALE: AS NOTED

THE 1826 MODEL DESIGN FOR:
YASMANIS REYES
PROJECT ADDRESS: 185 SW BIRCH GLEN, LAKE CITY FLORIDA 32024

© WM DESIGN & ASSOCIATES, INC.
426 SW COMMERCE DR. STE 130
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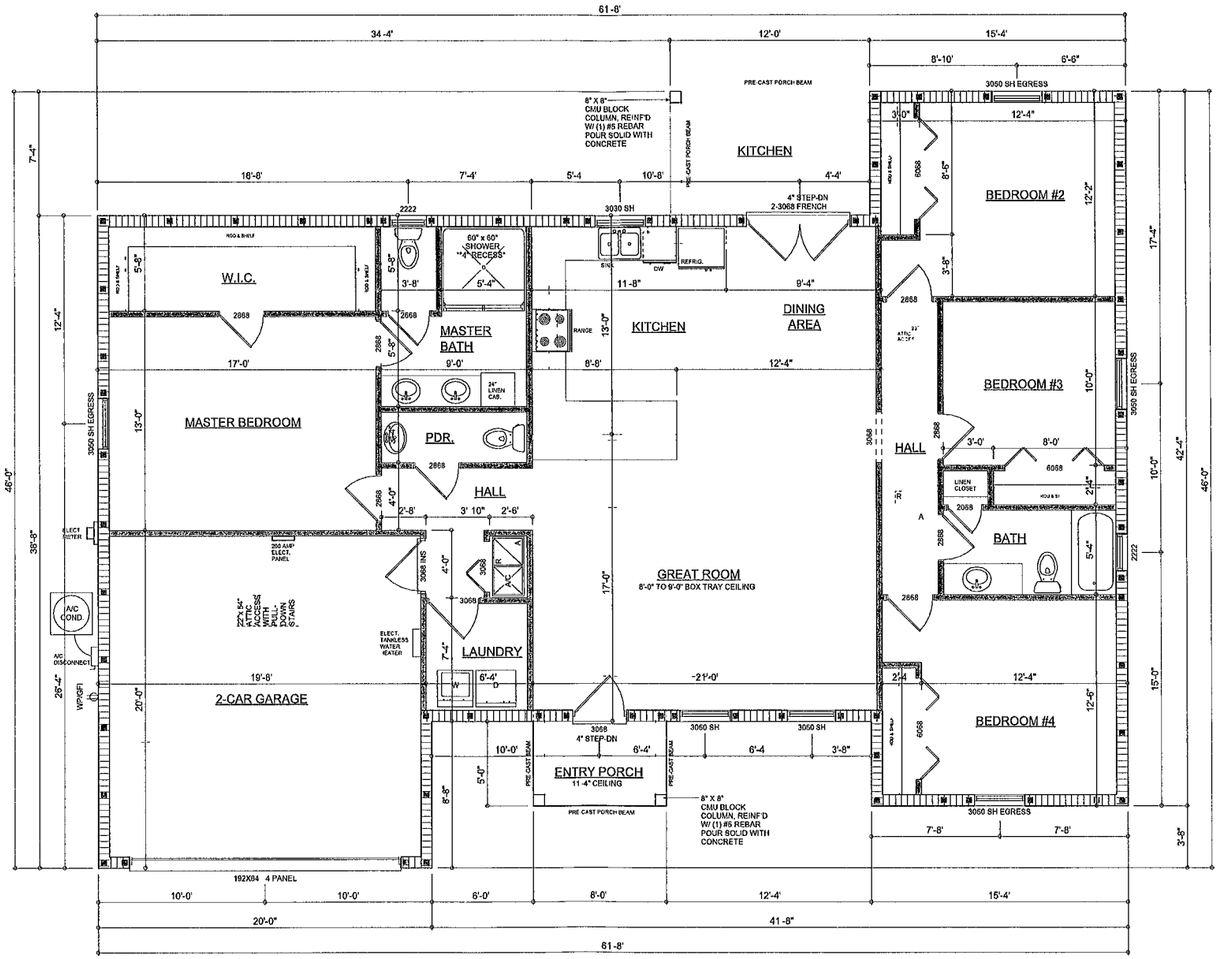
(386) 758-9406
wm@wmreyes.net

JOB NUMBER
20250121

SHEET NUMBER
A.1



DIMENSIONED FLOOR PLAN

SCALE 1/4" = 1'-0"

NOTE ALL WALLS SHALL BE 8'-0" UNLESS OTHERWISE NOTED

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 ½-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 13/8 inches (34 9 mm) thick, or doors in compliance with Section 715.3.3 Openings from a private garage directly into a room used for sleeping purposes shall not be permitted

2. Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019-inch (0.48 mm) sheet steel and shall have no openings into the garage.

3 A separation is not required between a Group R-3 and U carport provided the carport is entirely open on two or more sides and there are not enclosed areas above.

4 When installing an attic access and/or pull-down stair unit in the garage, devise shall have a minimum 20 min fire rating.

AREA SUMMARY

LIVING AREA	1,826	S F
GARAGE AREA	386	S F
COVERED PORCH AREA	88	S F
ENTRY PORCH AREA	40	S F
TOTAL AREA	2,340	S F

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

REVISIONS
April 14, 2025
May 14, 2025

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

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

THE 1826 MODEL DESIGN FOR:
YASMANIS REYES
PROJECT ADDRESS: 188 SW BIRCH GLEN, LAKE CITY FLORIDA 32024

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will@willmyers.net

JOB NUMBER
20250121

SHEET NUMBER
A.2

	ELECTRICAL LEGEND
	CEILING FAN (PRE-WIRE FOR LIGHT KIT)
	DOUBLE SECURITY LIGHT
	RECESSED CAN LIGHT
BF	BATH EXHAUST FAN
	LIGHT FIXTURE
	DUPLEX OUTLET (AFCI & TAMPER RESISTANT)
	220v OUTLET
GFCI	GFI DUPLEX OUTLET (PER NEC 406.8)
TV	TELEVISION JACK
E	ETHERNET JACK
M	CIRCUIT FOR MINI-SPLIT A/C UNIT
SD	SMOKE / CARBON MONOXIDE DETECTOR (see note below)
S	WALL SWITCH
S3	3 WAY WALL SWITCH
WPGFI	WATER PROOF GFI OUTLET
48" FLOUR.	2 OR 4 TUB FLUORESCENT FIXTURE

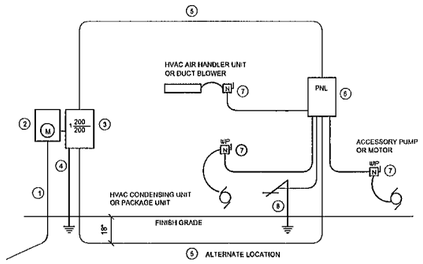
NOTE:
ALL INTERIOR RECEPTACLES SHALL BE AFCI
(ARC FAULT CIRCUIT INTERRUPT) PER NEC 210.12 & TAMPER RESISTANT PER
NEC 406.11

ALL INTERIOR & EXTERIOR LIGHTING SHALL MEET OR EXCEED THE MIN. 75% HIGH-EFFICIENCY
LIGHTING PER FBC-ENERGY CONSERVATION R404

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

THE ELECTRICAL SERVICE OVERCURRENT PROTECTION DEVICE SHALL BE
INSTALLED ON THE EXTERIOR OF STRUCTURES TO SERVE AS A DISCONNECT MEANS.
CONDUCTORS USED FROM THE EXTERIOR DISCONNECTING MEANS TO A PANEL OR SUB
PANEL SHALL HAVE FOUR-WIRE CONDUCTORS, OF WHICH ONE CONDUCTOR
SHALL BE USED AS AN EQUIPMENT GROUND.

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

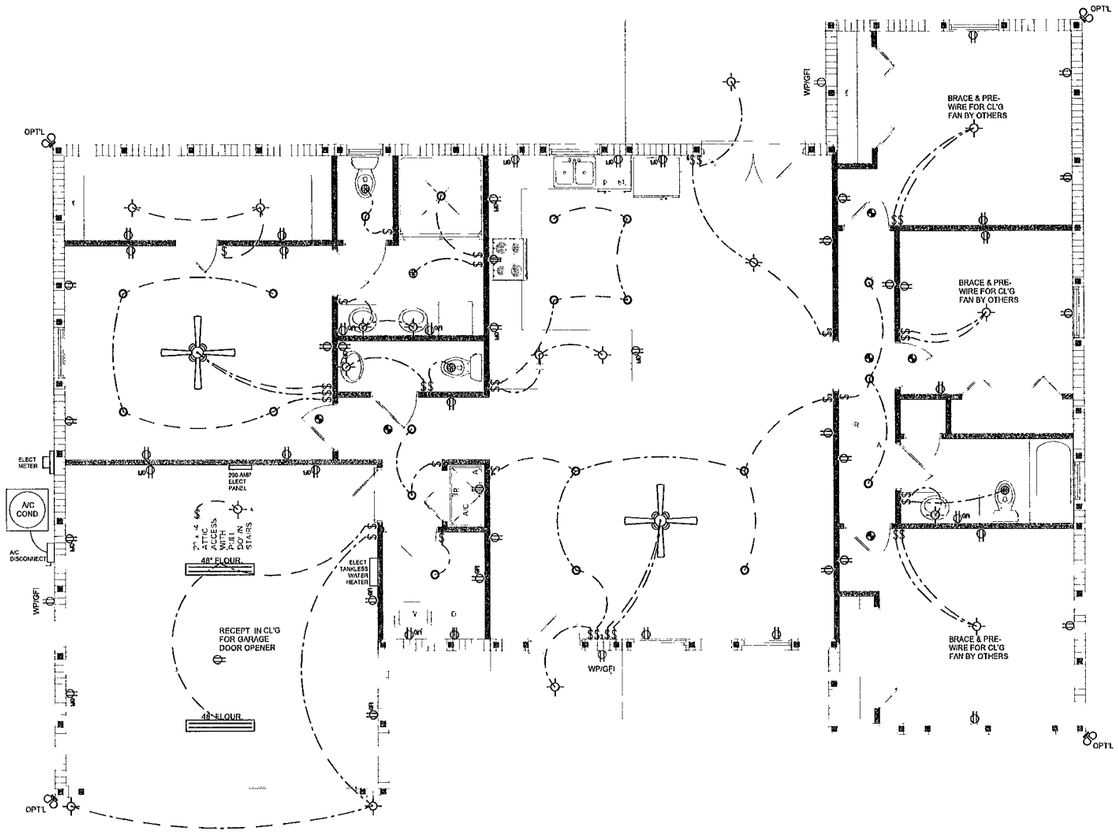


1. Service/Feeder Entrance Conductors: 2" rigid conduit min. 18" deep, w/ continuous Ground Bonding Conductor. Service Entrance Conductors shall not be spliced except that bolted connections at the Meter, Disconnecting Devices and Panel shall be allowed.
2. Meter Enclosure, weatherproof, U.L. Listed
3. Main Disconnect Switch: fused or Main BRKR, weatherproof, U.L. Listed
4. Service entrance Ground 1" iron/steel rod x 8'-0" long and/or concrete encased foundation steel rebar x 20'-0" long Grounding Conductor shall be bonded to each piece of Service Entrance Equipment, and shall be sized per Item #5, below.
5. 200 AMPERE SERVICE 3-#2/0-USE-Cu. 1-#4-Cu-GND. 2" Conduit.
6. House Panel (PNL), U.L. Listed, sized per schedule
7. Equipment Disconnect Switch: non fused, in weatherproof enclosure, size according to Panel Schedule loads.
8. Provide Ground Bond Wire to metal piping, size in accordance with the Service Ground Conductor

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

ELECTRICAL RISER DIAGRAM: 200A

SCALE NONE



ELECTRICAL PLAN

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

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

REVISIONS
April 14, 2025
May 14, 2025

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

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

THE 1626 MODEL DESIGN FOR:
YASMANIS REYES
PROJECT ADDRESS: 188 SW BIRCH GLEN, LAKE CITY FLORIDA 32024

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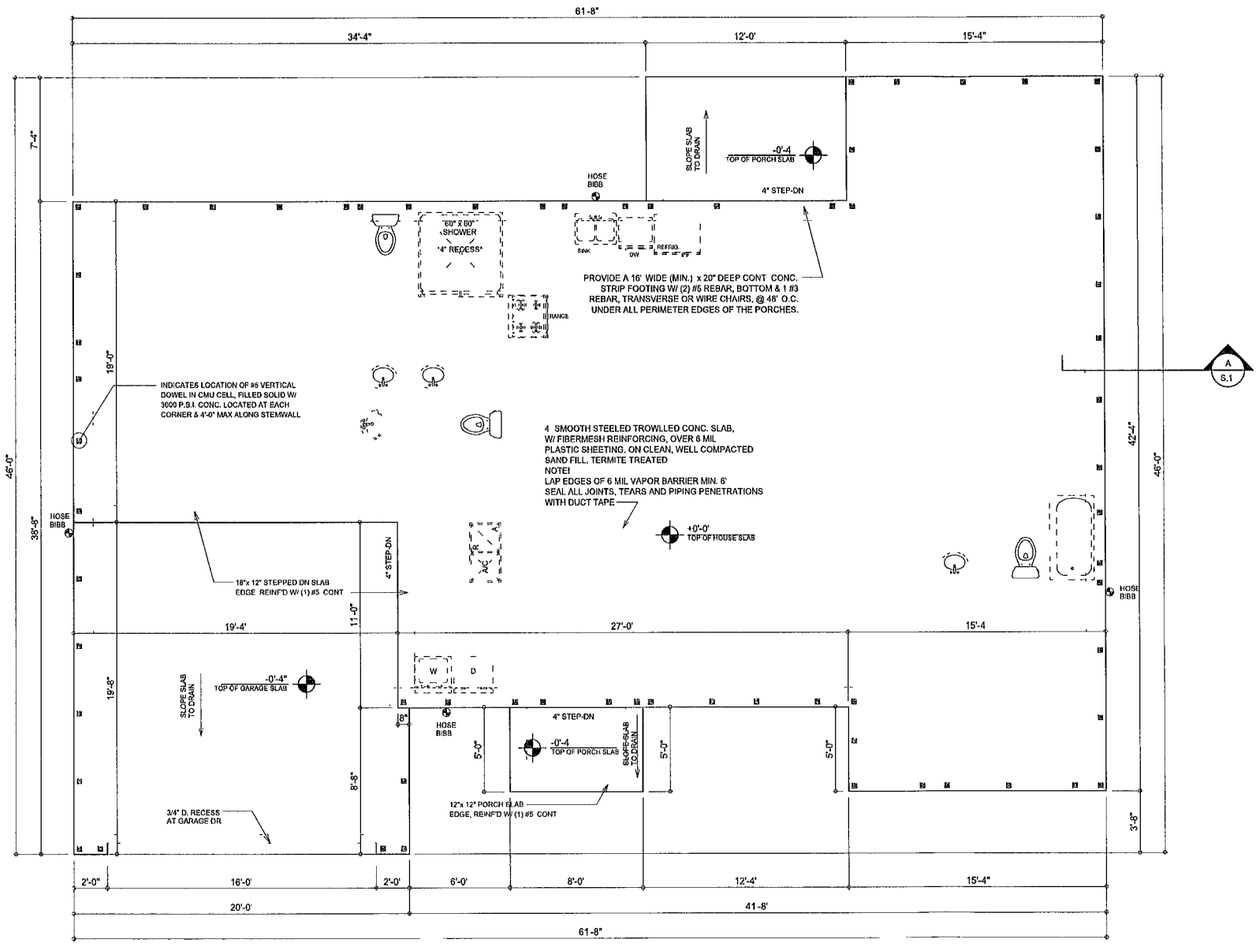
wda@willmyers.net

JOB NUMBER
20250121

SHEET NUMBER
A.3



FOUNDATION PLAN

SCALE: 1/4" 1'-0"

INTERIOR BEARING WALLS:

IT IS THE BUILDING CONTRACTOR'S RESPONSIBILITY TO VERIFY WITH THE TRUSS ENGINEERING ANY AND ALL INTERIOR BEARING WALL LOCATIONS AND FURNISH THE ENGINEER OR ARCHITECT OF RECORD TRUSS INFO SO THICKENED FOOTING'S CAN BE SIZED AND LOCATED ON THE FOUNDATION PLAN.

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.

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 PREFORMED 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 98% 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 A185 - MIN YEILD 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.

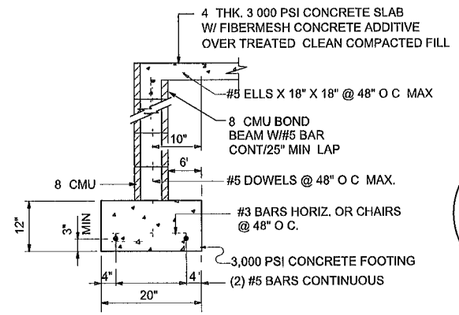
7 CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH F'm = 1500 PSI.

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.

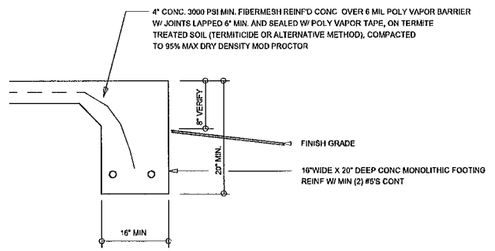
11 2X4 P/T WOOD SILL, CONT ALL AROUND, W/ 5/8"~ A.B W/ 3" SQ. X 1/4 PLATE WASHERS WITHIN 6" FROM EACH CORNER, EA. WAY & WITHIN 6" FROM ALL WALL OPENINGS / ENDS 1/2" A.B. W/ 2" SQ. WASHERS ALONG EACH RUN @ 48" O.C. MAX. • ALL ANCHOR BOLTS SHALL HAVE A MINIMUM OF 8" EMBEDMENT INTO THE CONCRETE.



SECTION (optional)

SCALE 3/4" = 1'-0

A / S 1



SECTION

SCALE 3/4" = 1'-0

A / S 1

NOTE.
THE DESIGN WIND SPEED FOR THIS PROJECT IS 140 MPH PER 2023 FBC (8TH EDITION) AND LOCAL JURISDICTION REQUIREMENTS

NOTE.
ADDED FILL SHALL BE APPLIED IN 8' LIFTS EA. LIFT SHALL BE COMPACTED TO 98% 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 CONT'R 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 CONT'R SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY

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

REVISIONS
April 14, 2025
May 14, 2025

SOFTPLAN ARCHITECTURAL PLAN SOFTWARE

THE 1826 MODEL DESIGN FOR:
YASMANIS REYES
PROJECT ADDRESS: 188 SW BIRCH GLEN, LAKE CITY FLORIDA 32024

ARCOTOCS

NICHOLAS GEISLER ARCHITECT
N.C.A.R.B. Certified
1758 SW Brown Rd.
Lake City, FL 32055
(386) 365-4355

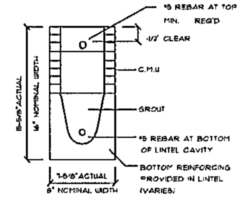
JOB NUMBER
20250121

SHEET NUMBER
S.1
OF 4 SHEETS

TYPE DESIGNATION

8F16-1B/1T

- F = FILLED WITH GROUT U = UNFILLED
- QUANTITY OF #5 REBAR AT BOTTOM OF LINTEL CAVITY
- NOMINAL WIDTH
- NOMINAL HEIGHT
- QUANTITY OF #5 REBAR AT TOP



DETAIL A/3
PRE-CAST LINTEL OVER GARAGE DOOR
PRE-CAST LINTELS @ LANAI COLUMNS

8 PRECAST & PRESTRESSED U-LINTELS

MARK	LENGTH		TYPE	8U8	GRAVITY 8F8-OB / 8F8-1B	8F12-OB / 8F12-1B	8F16-OB / 8F16-1B	8F20-OB / 8F20-1B	8F24-OB / 8F24-1B	8F28-OB / 8F28-1B	8F32-OB / 8F32-1B
L1	2'-10"	(34"	PRECAST	2302	3166	4473	6038	7526	9004	10472	1896
					3166	4473	6039	7526	9004	10472	1936
L2	3'-6"	(42"	PRECAST	2302	3138	3377	4698	6001	7315	8630	9947
					3166	4473	6039	7526	9004	10472	1936
L3	4'-0"	(48"	PRECAST	2029	2325	2496	3467	4438	5410	6384	7358
					2646	4473	6039	7576	9004	10472	1936
L4	4'-6"	(54"	PRECAST	1651	1797	1913	2657	3403	4149	4896	5644
					2170	4021	6039	7526	9004	10472	9668
L5	5'-4"	(64"	PRECAST	1184	1223	1301	1809	2317	2826	3336	3846
					1665	2888	5087	6096	5400	6424	7450
L6	5'-10"	(70"	PRECAST	972	1000	1088	1474	1888	2304	2721	3137
					1459	2464	4144	5459	4437	5200	6122
L7	6-6"	(78	PRECAST	837	1259	2101	3263	2746	3358	3971	4585
					1255	2101	3386	5260	7134	8935	6880
L8	7'-6"	(90"	PRECAST	767	1029	1678	2385	1884	2439	2886	3333
					1029	1675	2610	3839	5596	6613	8047
L9	9'-4	112"	PRECAST	813	632	1049	1469	1710	1482	1734	2027
					768	1212	1818	2544	3469	4030	3127
L10	10'-6"	(126"	PRECAST	486	487	802	125	915	122	1326	1538
					658	1025	1514	2081	2714	3130	2404
L11	-4"	136"	PRECAST	445	858	939	1365	1854	2359	1793	2015
					859	935	1365	1854	2441	3155	4044
L12	-0"	144"	PRECAST	414	845	864	1254	1689	2074	1570	1818
					855	864	1294	1693	221	2832	3590
L13	13'-4"	(160"	PRECAST	362	421	726	1078	1331	1635	1224	1418
					485	748	1076	1438	1855	2343	2320
L14	14'-0"	(168"	PRECAST	338	381	648	919	1130	1467	1087	1260
					455	700	1003	1335	1714	2153	2666
L15	14'-8"	176	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
					465	765	1370	2045	2610	3185	3765
L16	15'-4"	(184"	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
					420	695	1230	1855	2370	2890	3410
L17	17'-4"	(208"	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
					310	530	950	1400	1800	2200	2600
L18	19'-4"	(232"	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
					240	400	750	1090	1400	1720	2030
L19	21'-4"	(256")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
					183	330	610	940	1340	1180	2110
L20	22'-0"	(264"	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
					160	300	870	870	1250	1660	1970
L[illegible]	24'-0"	(288"	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
					130	240	470	720	1030	1350	1610

8 PRECAST W/ 2' RECESS DOOR U-LINTELS

MARK	LENGTH		TYPE	8RU8	GRAVITY 8RF6-OB / 8RF6-1B	8RF10-OB / 8RF10-1B	8RF14-OB / 8RF14-1B	8RF18-OB / 8RF18-1B	8RF22-OB / 8RF22-1B	8RF26-OB / 8RF26-1B	8RF30-OB / 8RF30-1B
L22	4'-4"	(52"	PRECAST	1489	1561	3053	2987	3954	4929	5904	6880
					1921	3412	4982	6472	7947	9416	10878
L23	4'-6"	(54"	PRECAST	1397	1449	2782	2714	3600	4487	5375	6264
					1702	3412	4982	6472	7947	9416	10878
L24	5'-8"	(68"	PRECAST	785	832	1602	1550	2058	2566	3075	3585
					1153	2162	4074	6472	6516	5814	6899
L25	5'-10"	(70"	PRECAST	735	778	1500	1449	1924	2400	2876	3352
					1103	2051	381	6472	6516	9450	641
L26	6'-8"	(80"	PRECAST	832	901	1671	2333	2576	3223	3872	4522
					901	1671	2333	4100	6730	8171	6707
L27	7'-6"	(90"	PRECAST	665	761	1377	2262	1858	2481	2844	3439
					764	1377	2329	3609	5492	6624	5132
L28	9'-8"	(116"	PRECAST	31	420	834	1253	1077	1342	1614	1886
					539	928	1491	2178	2618	3895	2878

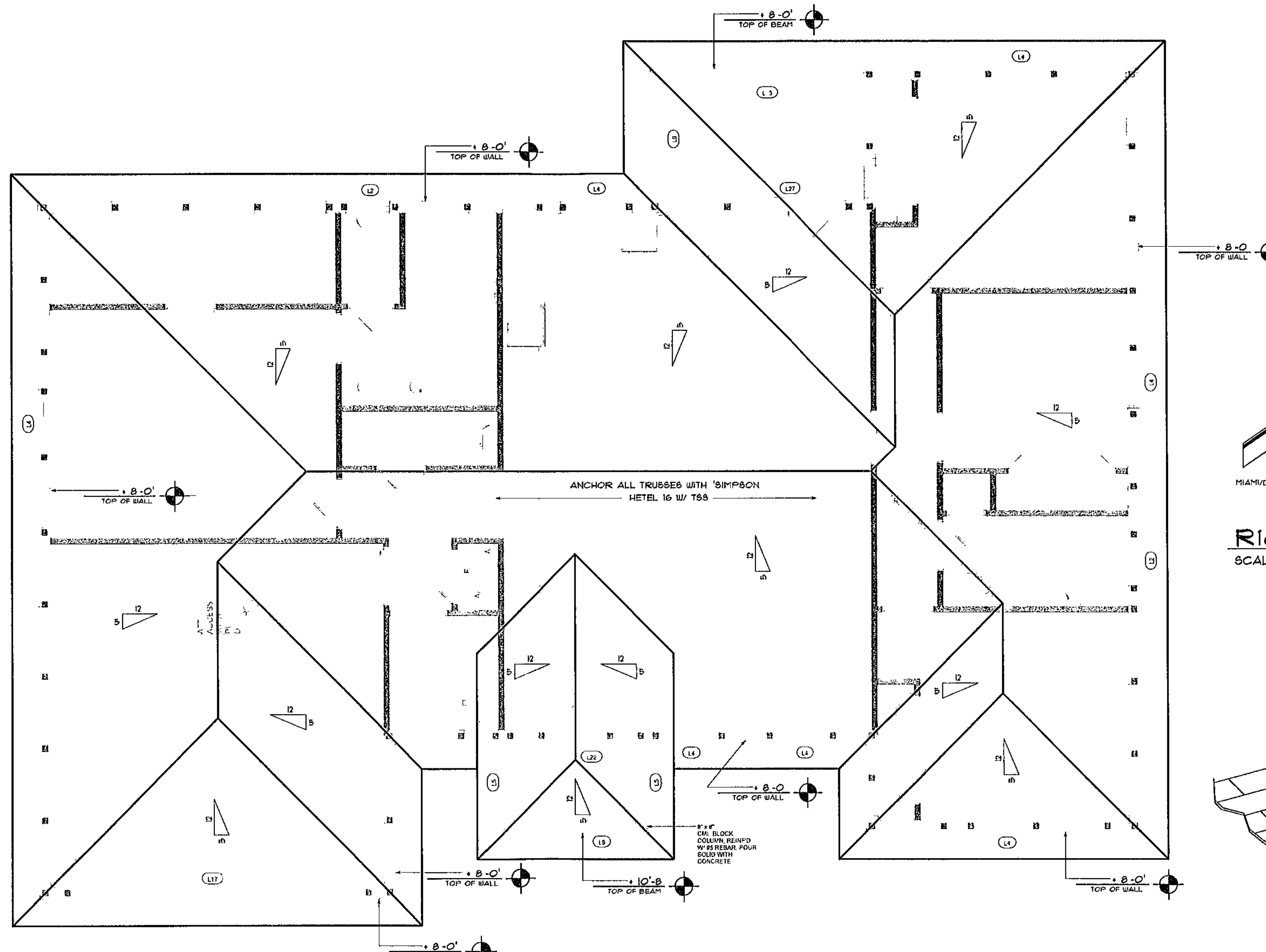
SHOP DWG COORDINATION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE SUGGESTED STRAPS AND THAT THE TRUSS ENGINEERED SHOP DRAWING LOADS TAKE PRECEDENCE OVER THAT INDICATED IN THE CONSTRUCTION DOCUMENTS.
THE UPLIFT LOADS INDICATED FOR EACH TRUSS IN THE ENGINEERED TRUSS SHOP DRAWINGS MAY BE MATCHED TO STANDARD PRODUCT UPLIFT RATINGS FOR COMPARABLE UPLIFT CONNECTORS, AND THAT THE PRODUCTS THAT PROVIDE EQUAL OR GREATER UPLIFT RESISTANCE FOR THE LISTED LOADS MAY BE USED IN LIEU OF THOSE INDICATED IN THE CONSTRUCTION DOCUMENTS OR AS APPROVED BY THE BUILDING OFFICIAL.

THE CONTRACTOR SHALL COORDINATE THE TRUSS TO TRUSS ANCHOR REQUIREMENTS WITH THE TRUSS ENGINEERING SHOP DRAWINGS. SOME OF THE TRUSS TO TRUSS CONNECTIONS WILL REQUIRE ANCHOR STRAPS IN ADDITION TO TYPICAL NAILING. ANCHOR DEVICES SHALL BE REQUIRED FOR ALL JOINTS WITH AN UPLIFT OR GRAVITY LOAD OF 100 LBS OR GREATER.

TRUSSES BEARING ON INTERIOR PARTITIONS WHERE UPLIFT LOADS ARE PRESENT SHALL REQUIRE ANCHORS OF EQUAL OR GREATER LOAD CAPACITY THAN THAT INDICATED BY THE TRUSS SHOP DRAWINGS. THE UPLIFT ANCHOR SYSTEM SHALL BE CONTINUOUS TO THE FOUNDATION.

PROJECT COORDINATION REQUIREMENTS

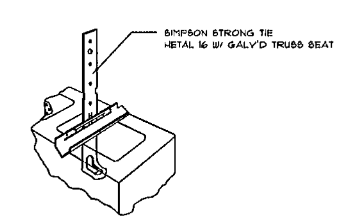
NOTICE!
THESE PLANS ARE DRAWN FOR AVERAGE SITE CONDITIONS AND COMPLIANCE WITH APPLICABLE CODES AT THE TIME THEY ARE DRAWN. DUE TO VARYING STATE, LOCAL, AND NATIONAL CODES RULES AND REGULATIONS, N.P.GEISLER, ARCHITCT CANNOT WARRANT COMPLIANCE WITH ALL APPLICABLE STATE, LOCAL, AND NATIONAL CODES IN YOUR AREA OR WITH YOUR PARTICULAR SITE CONDITIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY COUNTY STATE, AND FEDERAL). IF YOUR CITY OR STATE REQUIRES AN ENGINEER'S SEAL FOR THE SITE/CIVIL PORTIONS OF THE WORK, YOU WILL NEED TO HAVE THAT DONE LOCALLY BY A QUALIFIED LICENCED PROFESSIONAL ENGINEER.



Roof Framing PLAN

SCALE. 1/4 = 1-0

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



Truss Anchor DETAIL

SCALE 1/2' = 1-0

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.

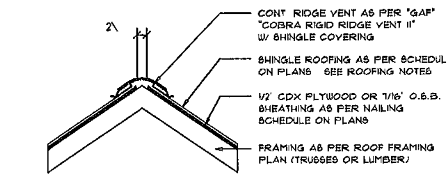
ROOF PLAN NOTES

- R-1 SEE EXTERIOR ELEVATIONS FOR ROOF PITCH
- R-2 ALL OVERHANG 18" 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

NOTE!
SHEATH ROOF W/ 1/2' CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING W/ 10d RING-SHANK NAILS AS PER DETAIL ON SHEET S.4

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

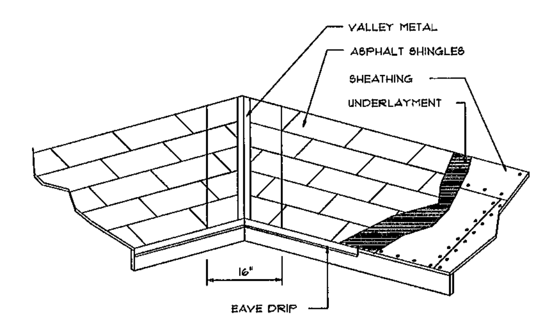
AREA OF ATTIC	REQ'D L.F. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ.IN.
1900 SF	24 LF	490 SQ.IN.
2200 SF	28 LF	570 SQ.IN.
2500 SF	32 LF	650 SQ.IN.
2800 SF	36 LF	730 SQ.IN.
3100 SF	40 LF	820 SQ.IN.
3600 SF	44 LF	900 SQ.IN.



MIAMI/DADE PRODUCT APPROVAL REPORT #38-0713.05

Ridge Vent DETAIL (B)

SCALE. 3/4" = 1-0



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	0.0179	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.027		 40 20

REVISIONS
April 14, 2025
May 14, 2025

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

THE 1826 MODEL DESIGN FOR:
YASMANIS REYES
PROJECT ADDRESS: 188 SW BIRCH GLEN LAKE CITY FLORIDA 32024

AR0007005

NICHOLAS PAUL GEISLER ARCHITECT
N.C.A.R.B. Certified
1758 NW Brown Rd.
Lake City, FL 32055
(386) 365-4355

JOB NUMBER 20250121

SHEET NUMBER S.2 OF 4 SHEETS

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

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable / Hip Construction, Wood Trusses @ 24" O.C.
Walls: 8" CMU W/ (1) #5 VERTICAL @ 48" O.C. MAX
Floor: 4 Thk Concrete Slab W/ Fibermesh Concrete Additive
Foundation: Continuous monolithic footing or /Stem Wall foundation system

ROOF DECKING

Material: 1/2" CDX Plywood or 7/16" O.S.B.
Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing
Fasteners: 10d Ring-Shank Nails per schedule on sheet S.4

SHEARWALLS

Material: 8" CMU W/ (1) #5 VERTICAL @ 48' O.C. MAX AND BESIDE EACH OPENING

HURRICANE UPLIFT CONNECTORS

Truss Anchors: SIMPSON HETEL 16 W/ TSS
Truss Anchors (FRAME): SIMPSON H2 5A (OR EQUIVALENT), W/ 6 10d NAILS

Porch Column Base Connector: Simpson ABU44/ABU66 @ each column
Porch Column to Beam Connector: Simpson EPC44 or 66 /PC44 or 66 @ each column

FOOTINGS AND FOUNDATIONS

Footings:
House walls: 20"D x 16"W Cont. W/ (2) #5 Bars Cont. on chairs or (1) #3 Transverse @ 24" O C.
Optional Stemwall: 8" C.M.U. W/1-#5 Vertical Dowel @ 48" O.C.

STRUCTURAL DESIGN CRITERIA:

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE (8TH EDITION) AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT

2. WIND LOAD CRITERIA: RISK CATAGORY 2, EXPOSURE 'C

BASED ON ANSI/ASCE 7-22. 2023 FBC 1609-A WIND VELOCITY V_{ULT} = 140 MPH
V_{ASD} = 108 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:

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 D LUTION. IF RAINFALL OCCURS BEFORE VAPOR RET ARDER 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 DEPART MENT 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 CONS-UMER 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

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF'R/MODEL	CAP
TRUSS TO WALL.	'SIMPSON" HETEL 16 W/ TSS	1410#
PORCH BEAM TO POST (4x 4):	SIMPSON PC44/EPC44	1700#
PORCH BEAM TO POST (6x 6):	SIMPSON PC66/EPC66	1700#
PORCH POST TO FND.	SIMPSON ABU44 or ABU 66	2200#
MISC. JOINTS	SIMPSON A34	315#/240#

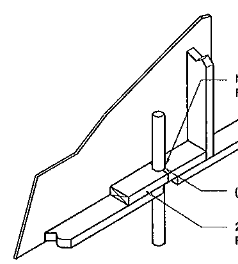
NOTE:
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

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

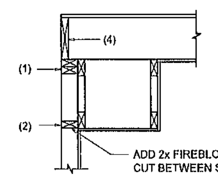
NOTE.
ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T O.

NOTE.
"SEMCO" PRODUCT APPROVAL.
MIAMI/DADE COUNTY REPORT #95-0818.15

NOTE:
"SIMPSON" PRODUCT APPROVALS:
MIAMI/DADE COUNTY REPORT #97-0107.05, #96-1126.11 #99-0623.04
SBCC1 NER-443, NER-393



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

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

	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	.47
20	1.00	1.29	.55
25	.00	.35	.61
30	.00	1.40	.66

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

	ZONE	AREA	Vult 110 MPH	Vult 120 MPH	Vult 130 MPH	Vult 140 MPH
ROOF 27° TO 45°	1	10	19.9 / -21.8	23.7 / -25.9	27.8 / -30.4	32.3 / -35.3
	1	20	19.4 / -20.7	23.0 / -24.6	27.0 / -28.9	31.4 -33.5
	1	50	18.6 / -19.2	22.2 / -22.8	26.0 / -26.8	30.2 / -31.1
	2	10	19.9 / -25.5	23.7 / -30.3	27.8 / -35.6	32.3 / -4 2
	2	20	19.4 / -24.3	23.0 / -29.0	27.0 / -34.0	31.4 -39.4
	2	50	18.6 / -22.9	22.2 / -27.2	26.0 / -32.0	30.2 / -37.1
	3	10	19.9 / -25.5	23.7 / -30.3	27.8 / -35.6	32.3 / -41.2
	3	20	19.4 / -24.3	23.0 / -29.0	27.0 / -34.0	31.4 / -39.4
	3	50	18.6 / -22.9	22.2 / -27.2	26.0 / -32.0	30.2 / -37.1
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.	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	.00	.21	1.47
20	.00	.29	1.55
25	.00	.35	.61
30	.00	1.40	.66

General Roofing NOTES

DECK REQUIREMENTS:
ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

SLOPE:
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12 OR GREATER. FOR ROOF SLOPES FROM 2:12 TO 4:12, DBL. UNDERLAYMENT IS REQUIRED.

UNDERLAYMENT:
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226, TYPE 1 OR ASTM D 4869, TYPE 1

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:
SELF ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY W/ ASTM D 1970.

ASPHALT SHINGLES:
ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR ASTM D 3462.

FASTENERS:
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE SHANK WITH A MINIMUM 3/8 INCH DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MINIMUM 3/4" INTO THE ROOF SHEATHING. WHERE THE SHEATHING IS LESS THAN 3/4" THICK, THE NAILS SHALL PENETRATE THROUGH THE SHEATHING.

ATTACHMENT:
ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE ROOFS LOCATED IN BASIC WIND SPEED OF 110 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED. UNLESS OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH ASTM D 3161 OR M-DC PA 107-95.

UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FORM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:
1 STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

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

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

VALLEYS:
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED.
1 FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN FBC TABLE 1507.3.9.2.
2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.
3. FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
1 BOTH TYPES 1 AND 2 ABOVE, COMBINED.
2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1970.

NOTE ! ! !
ROOFSHINGLES SHALL BE AS MANUFACTURED BY "TAMKO ROOFING PRODUCTS" OF THE FOLLOWING MODELS.

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

THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3161 TYPE 1 MODIFIED TO 110 MPH WINDS & FBC TAS 100, USING 4 NAILS/SHINGLE

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

REVISIONS
April 14, 2025
May 14, 2025

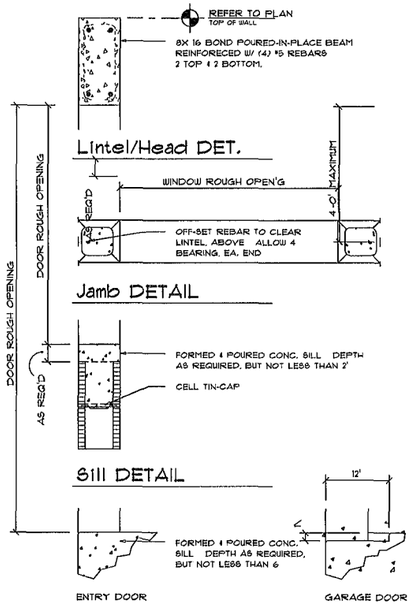
THE 1826 MODEL DESIGN FOR:
YASMANIS REYES
PROJECT ADDRESS: 188 SW BIRCH GLEN, LAKE CITY FLORIDA 32024

AR0001005

NICHOLAS PAUL GEISLER ARCHITECT
1758 NW Brown Rd.
Lake City, FL 32055

JOB NUMBER
20250121

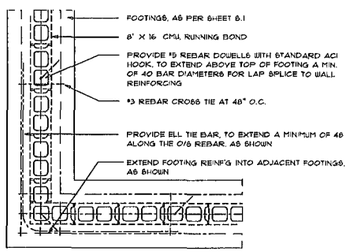
SHEET NUMBER
S.3
OF 4 SHEETS

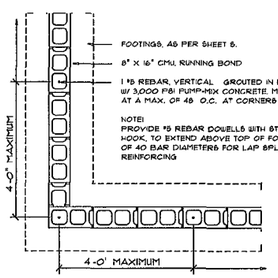


Masonry Opn'g DET'S

SCALE: 1 = 1'-0'

(B)

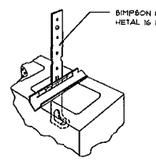




Wall/Foundation Reinf'g DETAIL

SCALE 1/2" = 1'-0"

(A)



Truss Anchor DETAIL

SCALE. 1/2" = 1'-0

(E)

CONCRETE / MASONRY / METALS GENERAL NOTES:

1. DESIGN SOIL BEARING PRESSURE: 1,000 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 PREFORMED 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 98% 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 A185 MIN. YELD STRESS = 65 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'c = 1500 PSI
8. MORTAR SHALL BE TYPE "S" OR "N" FOR ALL MASONRY UNITS.
9. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH, BOLTS SHALL BE ASTM A307 / GRADE I OR A325, AS PER PLAN REQUIREMENTS.
10. WELDS SHALL BE AS PER AMERICAN WELDING SOCIETY STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

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

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. .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 RET ARDER 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 DEPART MENT 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
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

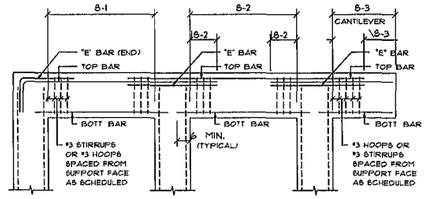
WOOD STRUCTURAL NOTES

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 N° 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.

BUILDING COMPONENTS & CLADDING LOADS
MEAN BUILDING HEIGHT = 30.0' EXPOSURE B

	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 / -31.8	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



BOTTOM BARS - TOP BARS - "E" BARS BENDING DIA.: CAST-IN-PLACE CONCRETE BEAMS & SLABS

SCALE: NONE

(F)

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
	7/16 O.S.B. OR 15/32 CDX	10d Ring-Shank 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

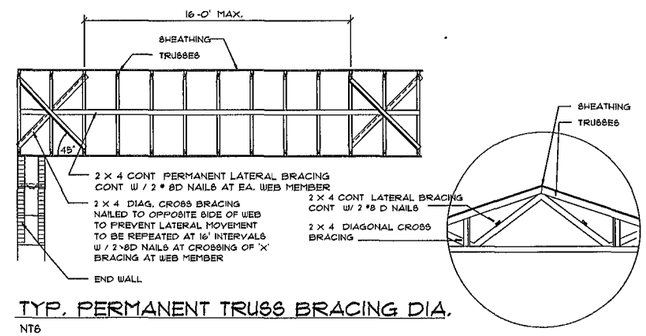
ROOF SHEATHING NAILING ZONES (HIP ROOF)

ROOF SHEATHING NAILING ZONES (GABLE ROOF)

Roof Nail Pattern DET.

SCALE: NONE

(B)



TYP. PERMANENT TRUSS BRACING DIA.

NTS

NOTE ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

Truss Bracing DETAILS

SCALE AS NOTED

(D)

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

GENERAL BEAM SCHEDULE NOTE:

1. SCHEDULED HOOPS OR STIRRUPS SHALL BE PLACED AT EACH END OF BEAM UNLESS NOTED OTHERWISE. STIRRUPS SHALL BE TYPE S-6 & HOOPS SHALLBE TYPE T-2 TYPICAL CROSS BAR BENDS UNLESS NOTED OTHERWISE.
2. BUNDLE ALL STRUCTURAL BEAM TOP BARS IN PAIRS OVER SUPPORTS WITH TOP BARS FROM ADJACENT BEAMS.
3. ALL CONCRETE BEAMS OTHER THAN THOSE WITH THE PREFIX TB SHALL BE POURED PRIOR TO PLACING OF BLOCK BELOW.
4. ALL TIE BEAM REINFORCING SHALL BE CONTINUOUS THROUGH TIE BEAMS ONLY. ALL SPLICES SHALL BE A MINIMUM OF 30 BAR DIAMETERS.
5. ALL TIE BEAM TOP REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJACENT STRUCTURAL BEAM AS PER BENDING DIAGRAM.
6. DROP BOTTOM OF TIE BEAMS AS REQUIRED AT WINDOW AND DOOR HEADS (28" MAXIMUM) AND ADD 2 #5 BOTTOM IF DROP EXCEEDS 8"
7. TIE BEAM SCHEDULED DEPTHS ARE MINIMUM AND MAY BE INCREASED (8" MAXIMUM) TO FIT BLOCK WORK.
8. ALL ADDED LONGITUDINAL BEAM REINFORCING SHALL EXTEND A MINIMUM OF 6" INTO SUPPORT UNLESS NOTED OTHERWISE.
9. MARK 'C' IN REINFORCING COLUMN BETWEEN TWO BEAMS INDICATES THAT REINFORCING SHALL BE CONTINUOUS THROUGH THESE TWO BEAMS.

REVISIONS
April 14, 2025
May 14, 2025

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

THE 1826 MODEL DESIGN FOR:
YASMANIS REYES
PROJECT ADDRESS: 188 SW BIRCH GLEN, LAKE CITY FLORIDA 32024

AR0001005

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

JOB NUMBER
20250121

SHEET NUMBER
S.4
OF 4 SHEETS

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