

FLORIDA BUILDING CODE	
Compliance Summary	
TYPE OF CONSTRUCTION	
Roof: Gable Construction, Wood Trusses @ 24" O	
Walls: 2" Wood Studs @ 16" O.C.	
Floor: 4" Thk. Concrete Slab w/ Fibermesh Concrete Additive	
Foundation: Continuous Footer/Stem Wall	
ROOF DECKING	
Material: 1/2" CD Plywood or 1/16" O.S.B.	
Sheet Size: 48'x96" Sheets Perpendicular to Roof Framing	
Fasteners: 8d Common Nails per schedule on sheet A-1	
SHEAR WALLS	
Material: 1/2" CD Plywood or 1/16" O.S.B.	
Sheet Size: 48'x96" Sheets Placed Vertical	
Fasteners: 8d Common Nails @ 4" O.C. Edges & 8" O.C. Interior	
Dragstrut: Double Top Plate (S.Y.P.) w/16d Nails @ 12" O.C.	
Wall Studs: 2x6 Studs @ 16" O.C.	
HURRICANE UPLIFT CONNECTORS	
Truss Anchors: SIMPSON H2.5a or SDUC15600 @ Ea. Truss End (Typ. U.O.N.)	
Wall Tension: Wall Sheathing Nailing Is Adequate - 8d @ 4" O.C. Top & Bot.	
Anchor Bolts: 1/2" ASOT Bolts @ 48" O.C. - 1st Bolt 12" -16" from corner	
Corner Hold-down Device: (1) HD5a @ each corner	
Forch Column Base Connector: Simpson ABU66 @ each column	
Forch Column to Beam Connector: Simpson EPC66/PC66 @ each column	
FOOTINGS AND FOUNDATIONS	
Footings: 20"x10" X CONT., CONCRETE FOOTING w/ 2 #5 REBAR.	

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, 2017 FBC 1603-4 WIND VELOCITY: V_{ULT} = 130 MPH
V_{ASD} = 101 MPH

3. ROOF DESIGN LOADS:

SUPERIMPOSED DEAD LOADS: 20 PSF

SUPERIMPOSED LIVE LOADS: 20 PSF

4. FLOOR DESIGN LOADS:

SUPERIMPOSED DEAD LOADS: 25 PSF

SUPERIMPOSED LIVE LOADS:

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 REINFECTION 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 * 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

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF/R/MODEL	CAP.
TRUSSES TO WALL:	SIMPSON H2.5a or SDUC15600 screws	600*
GIRDER TRUSSES TO POST/HEADER:	SIMPSON LGT, w/ 28 - 16d NAILS	1785*
HEADER TO KING STUD(S):	SIMPSON ST22	1310*
PLATE TO STUD:	NO CONNECTION REQ. WHEN USING WINDSTORM BOARD	
STUD TO SILL:	NO CONNECTION REQ. WHEN USING WINDSTORM BOARD	1700*
FORCH BEAM TO POST:	SIMPSON EPC66/EPC66	2200*
FORCH POST TO FND.:	SIMPSON ABU66	315*/240*
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.

NOTE:

"SIMPSON" PRODUCT APPROVALS:

MIAMI/DADE COUNTY REPORT #ST-0107.05, #36-1126.11, #93-0623.04

SBCCI NER-443, NER-393



45°

2'

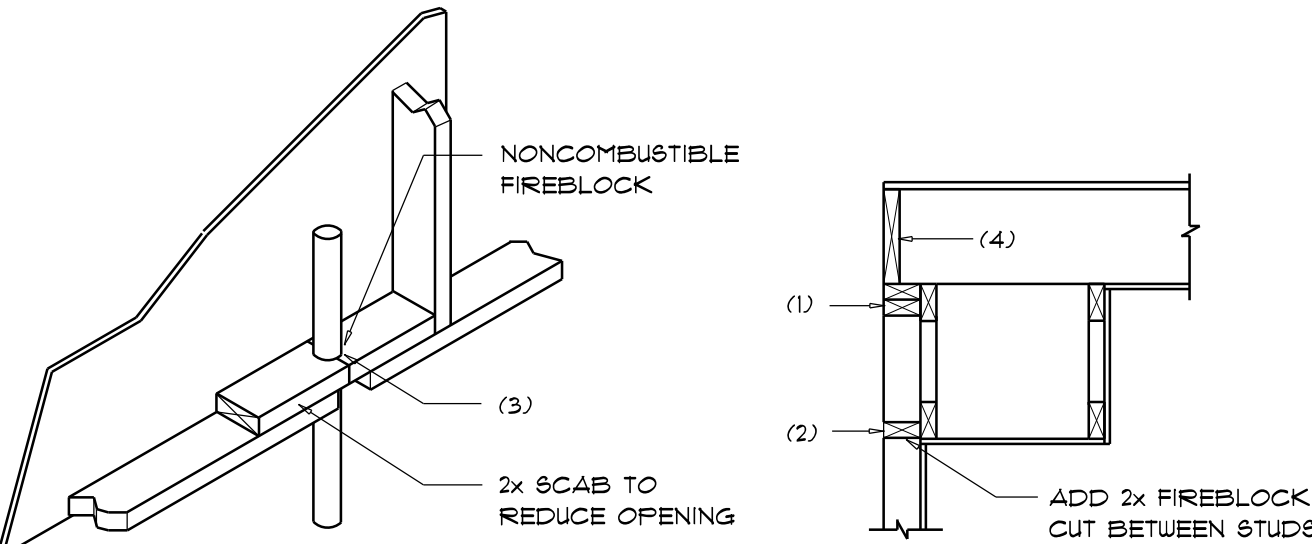
BUILDING COMPONENTS & CLADDING LOADS

MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B"

ROOF ANGLE T° TO 2T°

	WIND DIRECTION	WIND SPEED	WIND PRESSURE	WIND PRESSURE	WIND PRESSURE	WIND PRESSURE
		10 MPH	15 MPH	20 MPH	25 MPH	30 MPH
ROOF T-O-T	1	10	12.0 / -19.9	14.9 / -23.1	17.5 / -21.8	20.3 / -32.3
	1	20	11.4 / -19.4	13.6 / -23.0	16.0 / -21.0	18.9 / -31.4
	1	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	17.5 / -48.4	20.3 / -56.2
	2	20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6	18.9 / -51.1
	2	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	17.5 / -71.6	20.3 / -83.1
	3	20	11.4 / -47.9	13.6 / -57.1	16.0 / -67.0	18.9 / -77.1
	3	50	10.0 / -43.5	11.9 / -51.8	13.9 / -60.8	16.1 / -70.9
WALL	4	10	21.8 / -29.6	25.9 / -34.1	30.4 / -33.0	35.3 / -38.2
	4	20	20.8 / -27.6	24.1 / -26.9	28.0 / -31.6	33.1 / -36.1
	4	50	19.9 / -21.3	23.2 / -25.4	27.2 / -29.8	31.6 / -34.6
	5	10	21.8 / -29.1	25.9 / -34.1	30.4 / -40.1	35.3 / -47.2
	5	20	20.8 / -27.2	24.1 / -32.4	28.0 / -38.0	33.1 / -44.0
	5	50	19.9 / -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	1.41
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66



PENETRATIONS

SOFFIT/DROPPED CLG.

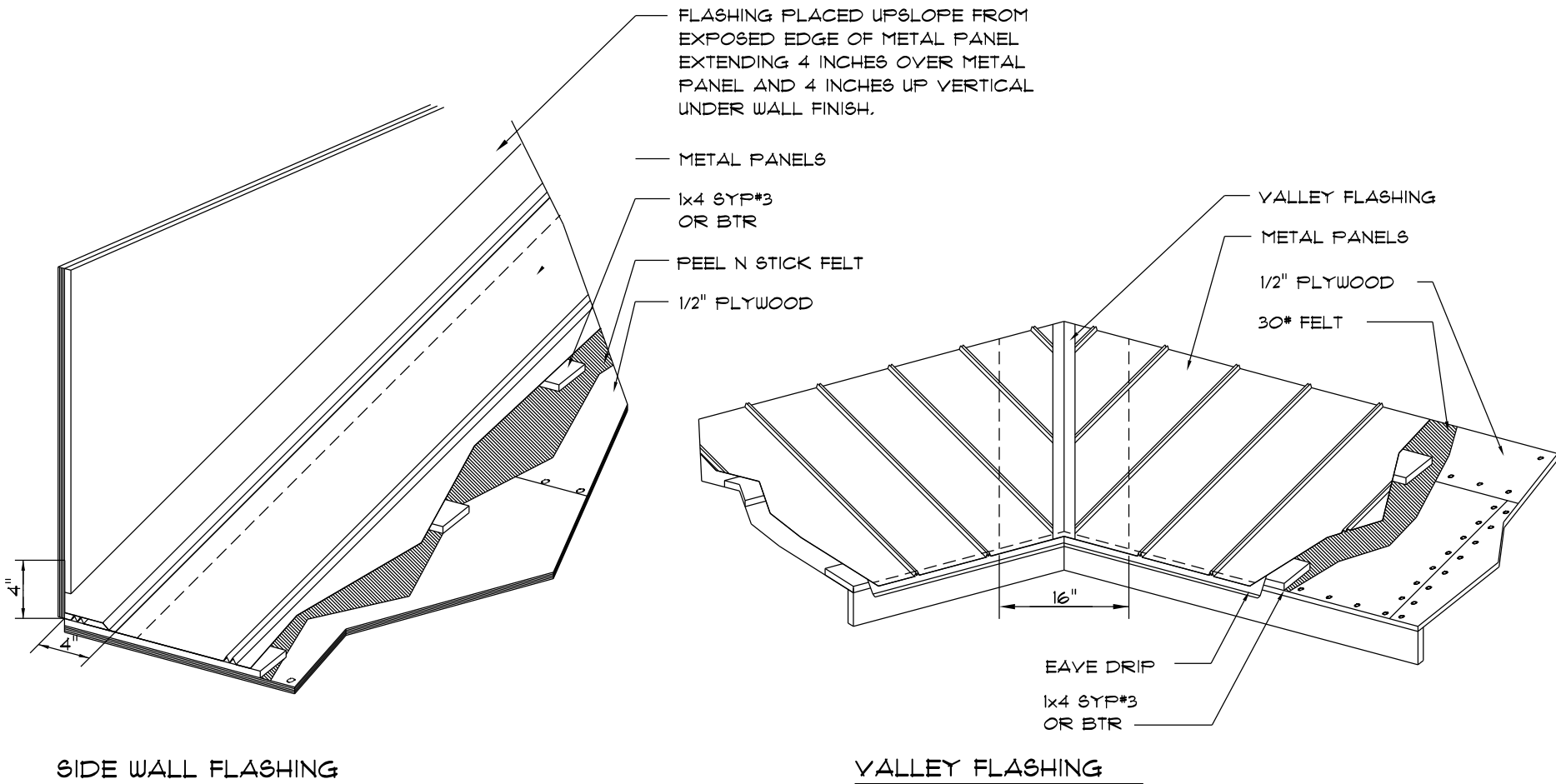
FIREBLOCKING NOTES:

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

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



SIDE WALL FLASHING

VALLEY FLASHING

METAL ROOFING. DET.

SCALE: NONE

SM-R15 METAL ROOFING PANELS ALTERNATE FASTENER SCHEDULE FOR VARIOUS WIND VELOCITIES							
MANUFACTURER'S RECOMMENDED FASTENER SCHEDULE FOR BUILDINGS w/ 35' MEAN ROOF HEIGHT, MIN. 3/12 PITCH BASED ON ASCE 7-98, EXPOSURE "C"							
ROOF ZONE	FASTENER TYPE	FASTENER SIZE	PLACEMENT TO	100 - 110 O/C SPACING	TRIM	120 - 130 O/C SPACING	140 - 150 O/C SPACING
1	WD. SCREW	#9 X 1 1/2"	WOOD	36"	18"	24"	12"
	MTL. SCR.	#12 X 1"	< 18 GA	36"	18"	24"	12"
2 & 3	WD. SCREW	#9 X 1 1/2"	WOOD	36"	18"	24"	12"
	MTL. SCR.	#12 X 1"	< 18 GA	36"	18"	24"	12"

General Roofing NOTES:

DECK REQUIREMENTS:
METAL PANELS MUST BE FASTENED TO MIN. 1/2" CDX PLYWOOD.

SLOPE:
METAL PANELS SHALL BE USED ONLY ON ROOF SLOPES OF 3:12 OR GREATER TO INSURE PROPER DRAINAGE.

CAULKING:
MUST BE APPROVED BY THE MANUFACTURER, BUTYL SEALANT SUPPLIED IN TAPE OR GUN-GRADE FORM.

METAL PANEL:
METAL PANELS SHALL BE
MIN. 26 GAUGE AND COMPLY WITH ASTM A-792 AND D 1-98
EXPOSURE C AS ADOPTED IN SOUTH FLORIDA.

FASTENERS:
FASTENERS FOR METAL PANELS SHALL BE GALVANIZED
WOOD FAST SCREW, MINIMUM OF #9 X 1 1/2" HEX HEAD.

ATTACHMENT:
METAL PANELS SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN
24" O.C. WHERE ROOF IS LOCATED IN BASIC WIND SPEED OF 110 MPH OR
GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED. UNLESS
OTHERWISE NOTED, ATTACHMENT OF METAL PANELS SHALL CONFORM
WITH ASTM E 330 OR FA 125.

BASE AND CAP FLASHINGS:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE w/ MFGR'S
INSTALLATION INSTRUCTIONS.

- RC-1 - RIDGE CAP
- ED-1 - EAVE DRIP
- EF-3 - EAVE FLASHING
- SW-1 - SIDEWALL FLASHING
- EW-1 - ENDWALL FLASHING
- GR-4 - GABLE END OR RAKE BOARD FLASHING
- TF-1 - TRANSITION FLASHING
- PV-2 - PREFORMED VALLEY FLASHING
- BUTYL TAPE
- PIPEBOOT

UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FROM 3:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM
OF TWO LAYERS APPLIED AS FOLLOWS:

- STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE
APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO
STAY IN PLACE.

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

VALLEYS:
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE w/ MANUFACTURER'S
INSTALLATION INSTRUCTIONS BEFORE APPLYING ROOFING MATERIAL. VALLEY
LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED.

- 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.
- 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 & COMPLYING
WITH ASTM D 1910.

REVISIONS

STEPHEN LAMBERT

SW LENVIL LANE, LAKE CITY, FLORIDA 32024

NICHOLAS P. GEISLER
ARCHITECT
175 NW 82nd Rd
Lake City, FL 32025
(904) 755-9021

SHEET NUMBER

S.3

OF 3 SHEETS

Nicholas P. Geisler

Digitally signed by: Nicholas P. Geisler
DN: CN = Nicholas P. Geisler, email =
npgisler47@gmail.com, C = US, O = Nicholas P.
Geisler
Date: 2021.12.02 14:48:07 -0500

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