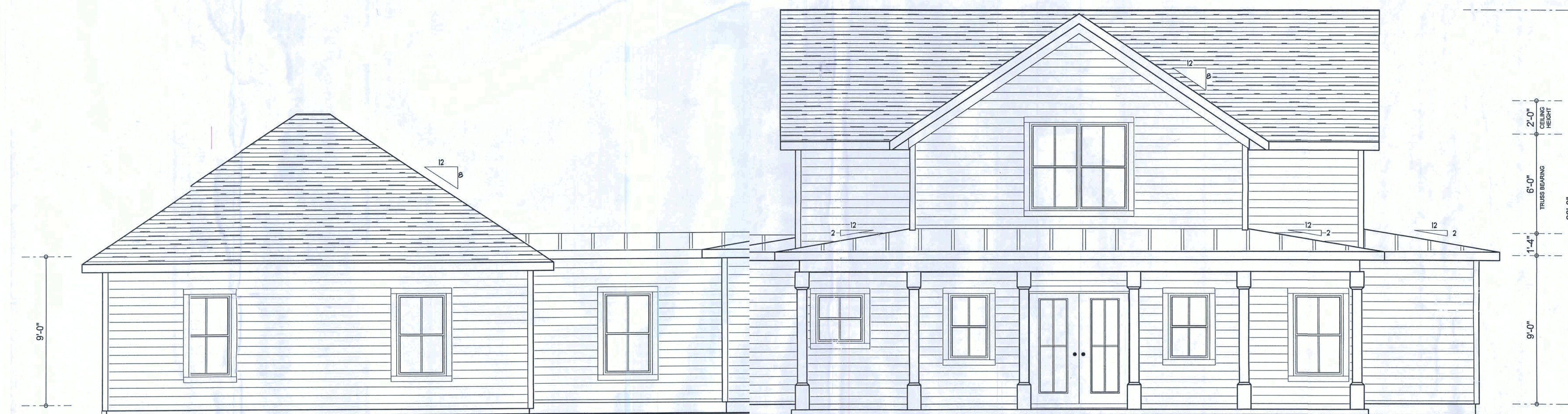
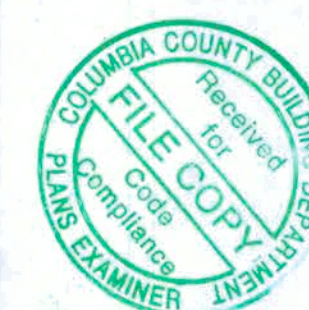


**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



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



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

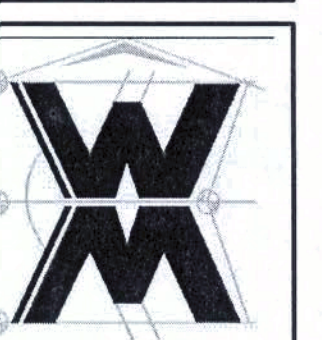
REVISIONS	DATE
	October 24, 2018



**FRONT & REAR ELEVATIONS**  
SCALE: 1/4" = 1'-0"

**SPEC HOUSE / Steens**  
PROJECT ADDRESS: 394 SW PINEHURST DRIVE, LAKE CITY, FLORIDA 32055  
**JASON ELIXSON CONSTRUCTION, LLC.**  
LICENSE # *Kelly Fleming*

**WILLIAMS DESIGN & ASSOCIATES, INC.**  
4226W COMMERCE DR. STE 130  
LAKE CITY, FL 32025  
(386) 758-8406  
williamsdesign.net



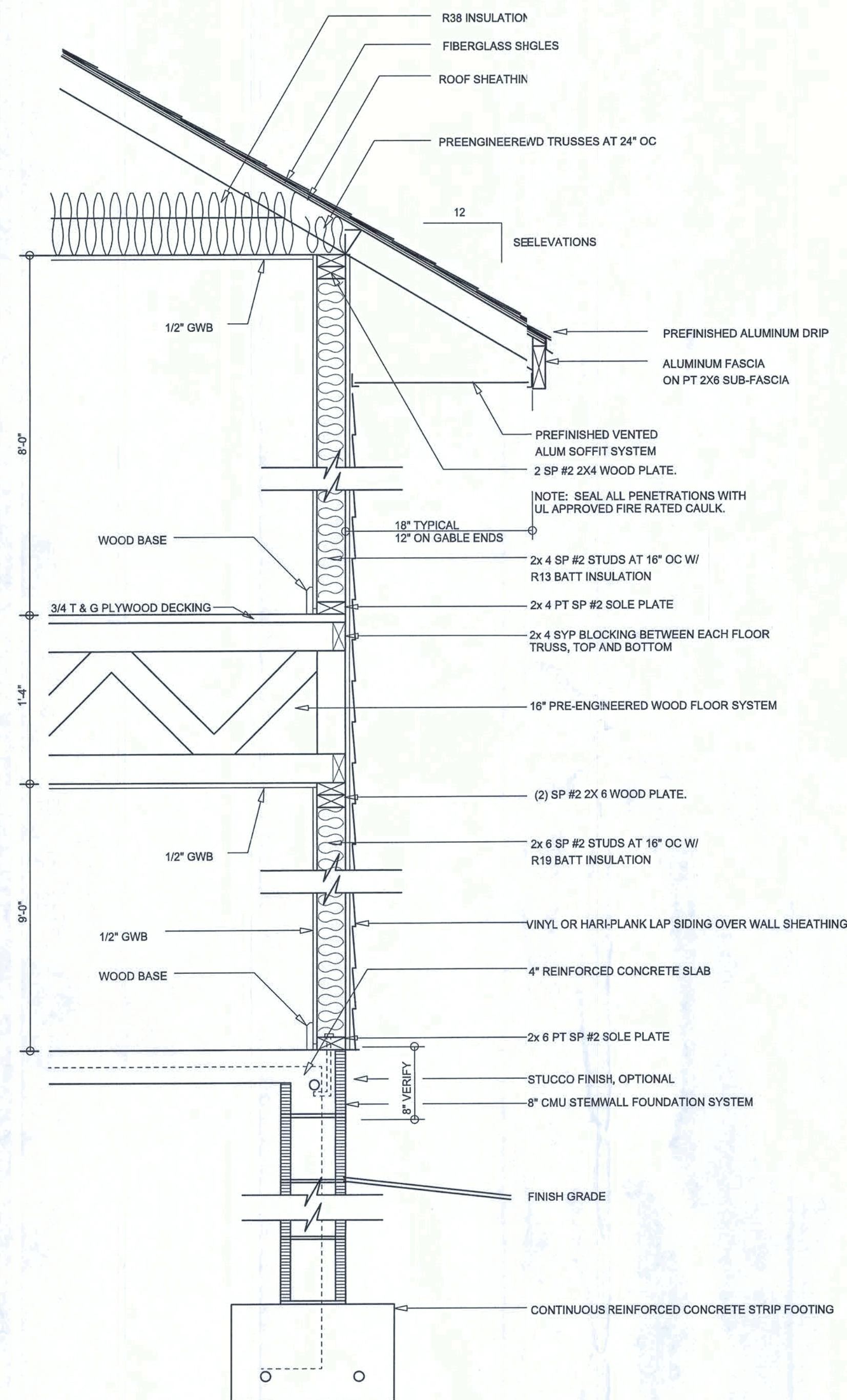
JOB NUMBER  
20181007

SHEET NUMBER  
**A.1**

*Will C. Williams*

37495





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



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



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

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

REVISIONS  
October 24, 2018

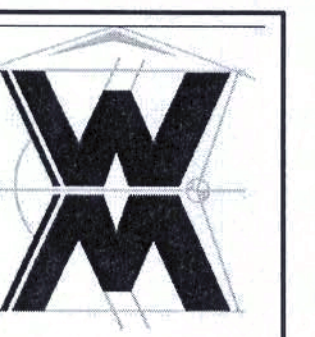
SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE

LEFT & RIGHT ELEVATIONS  
SCALE: 1/4" = 1'-0"

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

A SPEC HOUSE FOR:  
**SPEC HOUSE**  
PROJECT ADDRESS: 394 SW PINEHURST DRIVE, LAKE CITY, FLORIDA 32055  
**JASON ELIXSON CONSTRUCTION, LLC.**  
LICENSE #

© W M DESIGN & ASSOCIATES, INC.  
46 SW COMMERCE DR. STE 130  
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(386) 758-8406  
will@willmyers.net

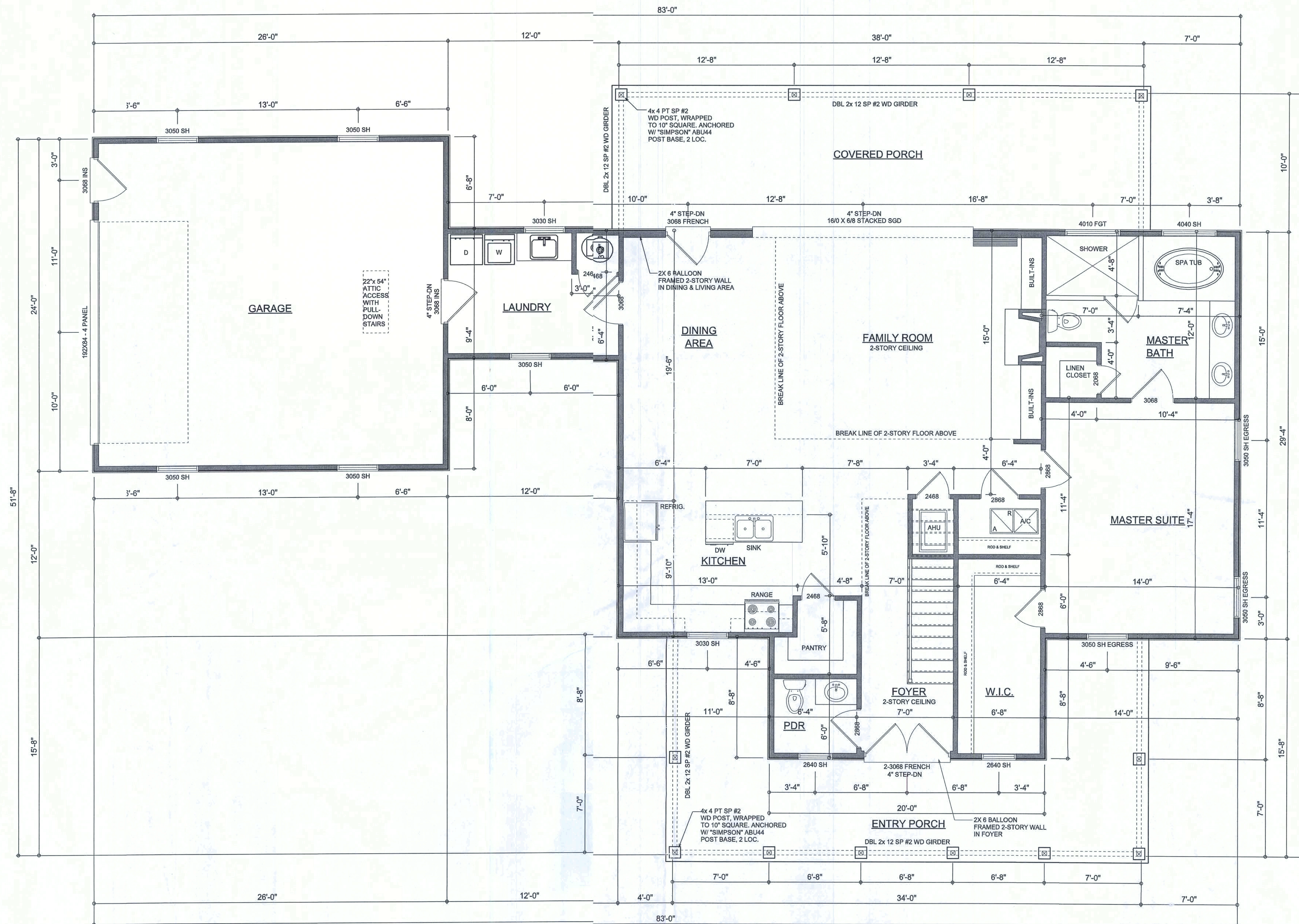


JOB NUMBER  
20181007

SHEET NUMBER  
**A.2**

*Will C. Myers*





# 1ST FLOOR PLAN

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

NOTE: ALL VLLS SHALL BE 9'-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 1/2-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors, or solid or honeycomb core steel doors not less than 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.

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

## AREA SUMMARY

1ST FLOOR AREA	1,608	S.F.
2ND FLOOR AREA	628	S.F.
GARAGE AREA	621	S.F.
ENTRY PORCH AREA	359	S.F.
COVERED PORCH AREA	380	S.F.
<b>TOTAL AREA</b>	<b>3,596</b>	<b>S.F.</b>

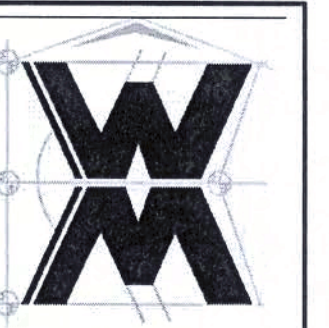
REVISIONS
October 24, 2018

SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE

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

A SPEC HOUSE FOR:  
**SPEC HOUSE**  
PROJECT ADDRESS: 394 SW PINEHURST DRIVE, LAKE CITY, FLORIDA 32055  
**JASON ELIXSON CONSTRUCTION, LLC.**  
LICENSE #

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JOB NUMBER  
20181007

SHEET NUMBER  
**A.3**

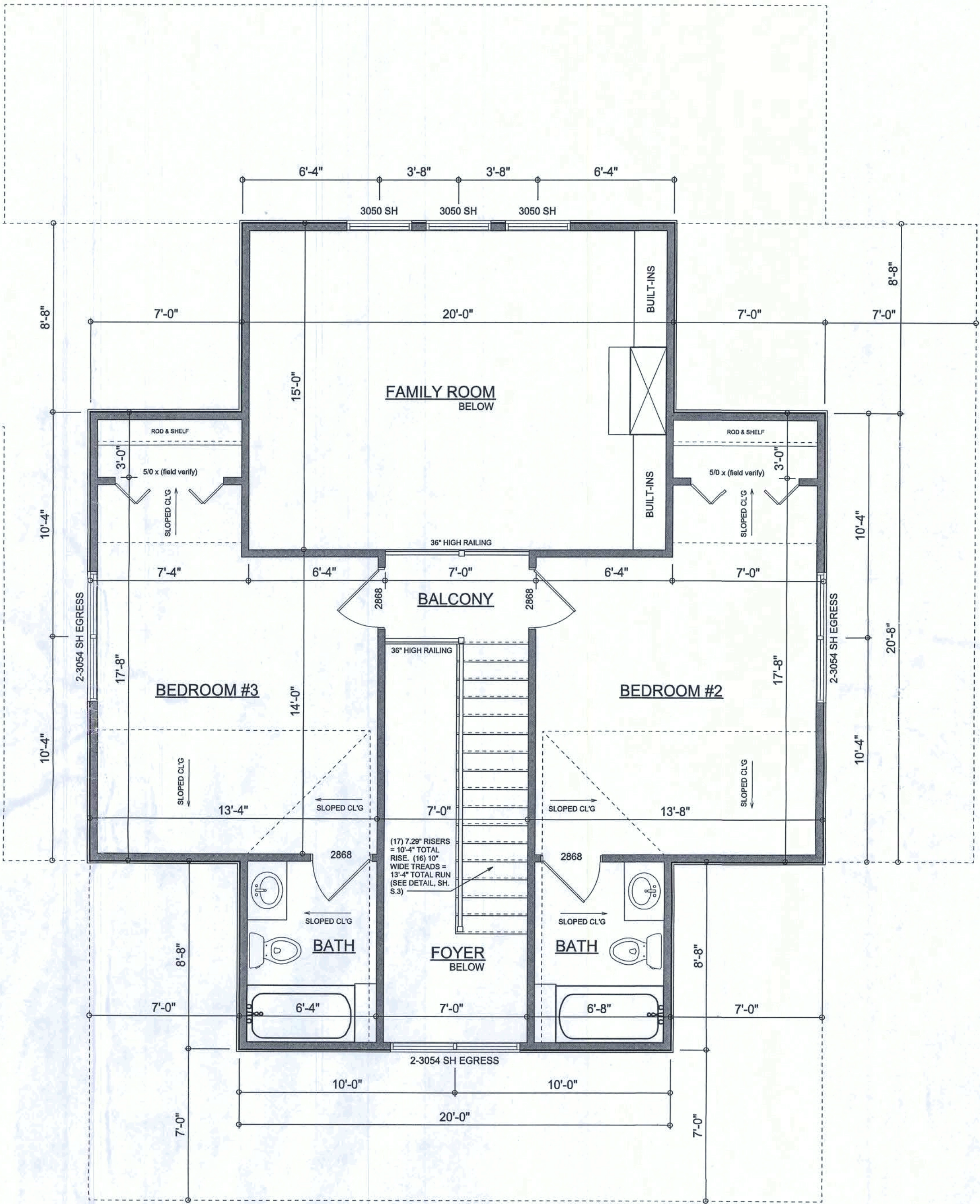
Will C. Myers



2ND FLOOR PLAN

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

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



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

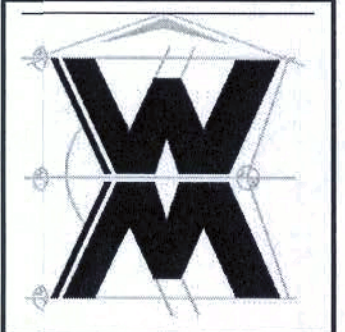
REVISION NO.
October 24, 2018



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

A. BRICK HOUSE FOR  
**SPEC HOUSE**  
PROJECT ADDRESS: 394 SW PINEHURST DRIVE, LAKE CITY, FLORIDA 32055  
**JASON ELIXSON CONSTRUCTION, LLC.**  
LICENSE #

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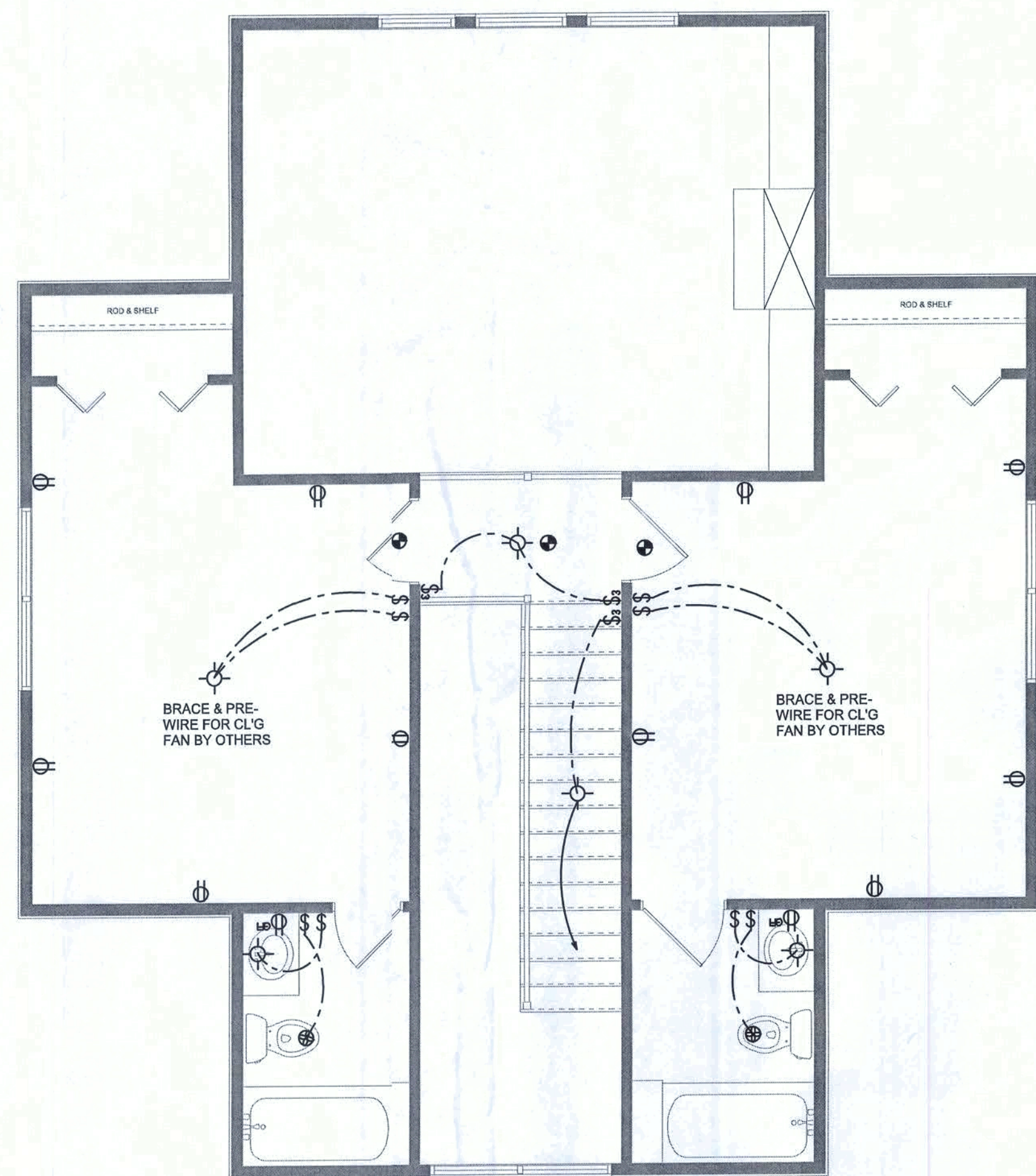


JOB NUMBER  
20181007

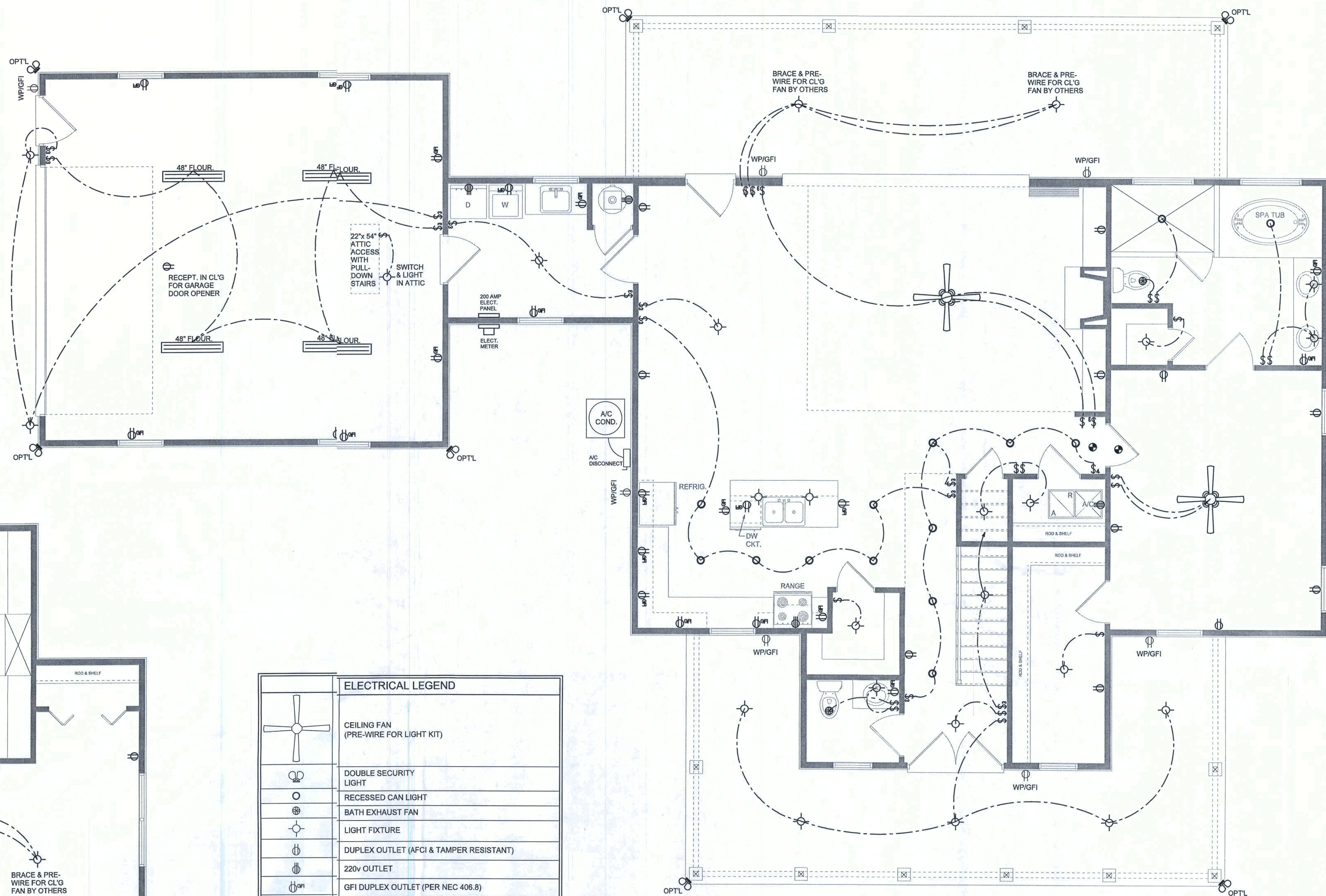
SHEET NUMBER  
**A.4**

*Will C. Myers*





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



**MAIN FLOOR ELECTRICAL**  
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND	
	CEILING FAN (PRE-WIRE FOR LIGHT KIT)
	DOUBLE SECURITY LIGHT
	RECESSED CAN LIGHT
	BATH EXHAUST FAN
	LIGHT FIXTURE
	DUPLEX OUTLET (AFCI & TAMPER RESISTANT)
	220v OUTLET
	GFI DUPLEX OUTLET (PER NEC 406.8)
	TELEVISION JACK
	TELEPHONE JACK
	SMOKE / CARBON MONOXIDE DETECTOR (see note below)
	WALL SWITCH
	3 WAY WALL SWITCH
	WATER PROOF GFI OUTLET
	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 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 NFPA 70 2011 NATIONAL ELECTRIC CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.

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

REVISIONS

October 24, 2018

SOFTPLAN

ARCHITECTURAL DESIGN SOFTWARE

ELECTRICAL PLANS

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

A SPEC HOUSE FOR:

**SPEC HOUSE**

PROJECT ADDRESS: 384 SW PINEHURST DRIVE, LAKE CITY, FLORIDA 32055

**JASON ELIXSON CONSTRUCTION, LLC.**

LICENSE #

© WM DESIGN & ASSOCIATES, INC.

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will@willmyers.net

JOB NUMBER

20181007

SHEET NUMBER

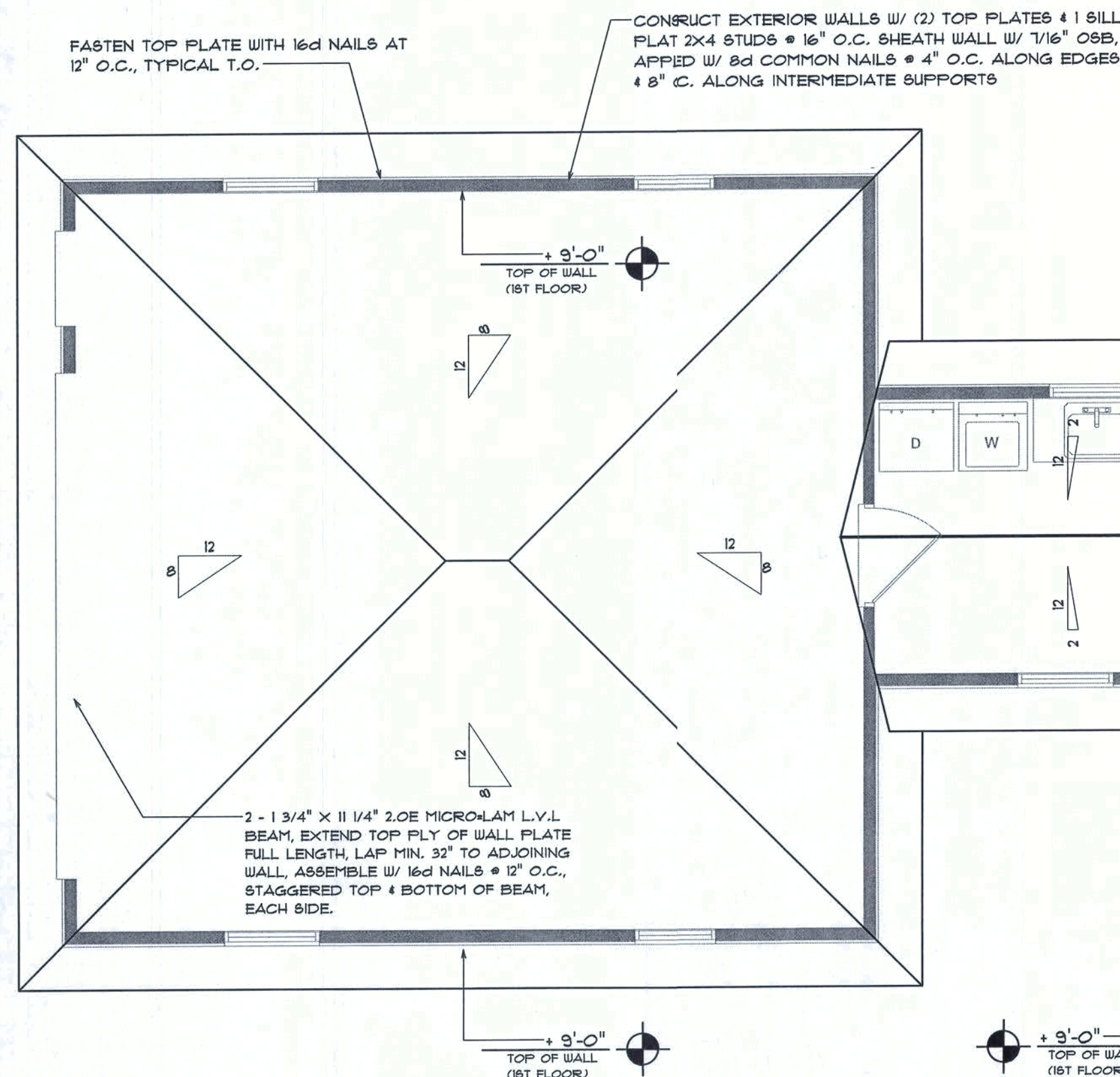
**A.5**

Will C. Myers









## Roof Framing PLAN

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

### NOTE

ANCHOR GIRDER TRUSSES TO HEADER WITH 2 "SIMPSON" LGT2, 3 OR 4, ANCHOR HEADER TO KING STUDS W/ 2 "SIMPSON" 6T22 EA. END - TYP., T.O.

### NOTE

REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET 5.4 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES MINIMUM SIZE ALLOWABLE IS 2-2X10.

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.

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.

## 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 RULES AND REGULATIONS, N.P. GEISLER, ARCHITECT 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, LICENSED PROFESSIONAL ENGINEER.

## ROOF PLAN NOTES

- R-1 SEE EXTERIOR ELEVATIONS FOR ROOF PITCH
- R-2 ALL OVERHANGS 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/ 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 2011 PER R301.2.2.1 AND LOCAL JURISDICTION REQUIREMENTS

### NOTE

ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING, INCLUDING WIRING, PLUMBING OR OTHER SUCH PENETRATIONS. WALLS OVER 8'-0" TALL SHALL HAVE CONTINUOUS BLOCKING TO LIMIT CAVITY HEIGHT TO 8'-0". PENETRATIONS THROUGH SUCH BLOCKING SHALL BE TREATED IN THE SAME MANNER AS TOP PLATES, NOTED ABOVE

## GENERAL 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 "STRUSS RATED LUMBER AND ITS CONNECTIONS", LATEST ED., ALONG W/ THE "TRUSS PLATE INSTITUTE" SUGGESTED GUIDELINES FOR TEMPORARY AND PERMANENT BRACING, AND HANDLING OF TRUSSES. TRUSS SHOP DRAWINGS SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, DETS, & TRUSS TO TRUSS CONNECTIONS.
2. TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
3. FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND WIND UPLIFT REQUIREMENTS OF TRUSSES OR GIRDERS. THE CONTRACTOR SHALL MAKE AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE PURPOSE OF REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE. ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

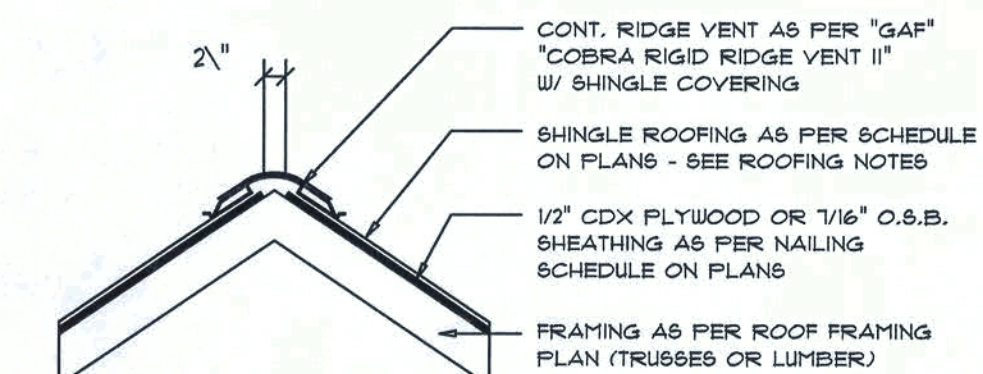
## GENERAL NOTES

1. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN N.2 HEM-FIR OR BETTER.
2. 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.

## WOOD STRUCTURAL NOTES

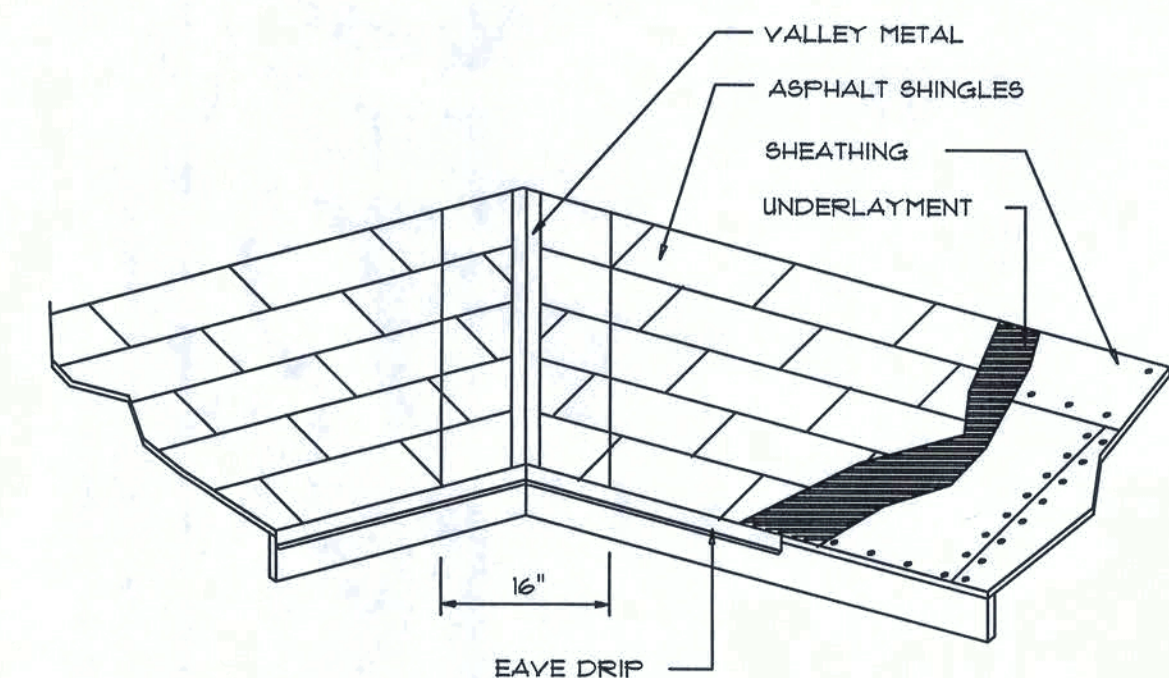
1. TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR & ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
2. ALL TRUSSES SHALL BE 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.

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	810 SQ. IN.
3600 SF	44 LF	900 SQ. IN.



## Ridge Vent DETAIL

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 G30)	
ZINC ALLOY LEAD PAINTED TERNE	0.021		40 20

## Roofing/Flashing DETS.

SCALE: NONE

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

REVISIONS	October 24, 2018
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A SPEC HOUSE FOR:	<b>SPEC HOUSE</b>
PROJECT ADDRESS:	394 SW PINEHURST DRIVE, LAKE CITY, FLORIDA 32055
ARCHITECT:	<b>JASON ELIXSON CONSTRUCTION, LLC.</b>
LICENSE #	AR0007005



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

JOB NUMBER  
20180420

SHEET NUMBER

**S.2**  
OF 4 SHEETS



# FLORIDA BUILDING CODE

## Compliance Summary

### TYPE OF CONSTRUCTION

Roof: Gable / Hip Construction, Wood Trusses @ 24" O.C.  
Walls: 2x4 Wood Studs @ 16" O.C.  
Floor: 4" Thk. Concrete Slab W/ #4 rebar @ 24" O.C. ea. way.  
Foundation: Continuous monolithic footing or Stem Wall foundation sgm

### ROOF DECKING

Material: 7/16" O.S.B.  
Sheet Size: 48"x96" Sheets Placed Perpendicular to Roof Framing  
Fasteners: 8d Common's or ring-shank nails per schedule on sheet 5

### SHEARWALLS

Material: 1/2" CD Plywood or 7/16" O.S.B.  
Sheet Size: 48"x96" Sheets Placed Vertical, stagger each sheet.  
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: 2x4 Wood Studs @ 16" O.C.

### HURRICANE UPLIFT CONNECTORS

Truss Anchors: SIMPSON H2.5A (OR EQUIVALENT), W6 - 10d NAILS  
Wall Tension: Wall Sheathing Nailing is Adequate - 8d 4" O.C. Top & Bot.  
Anchor Bolts: 1/2" A307 Bolts @ 48" O.C. - 1st Bolt 6" in corner  
Corner Hold-down Device: (1) HD6a @ each corner  
Porch Column Base Connector: Simpson ABU44/ABU66 @ each column  
Porch Column to Beam Connector: Simpson EPC44/PC44 @ each column

### FOOTINGS AND FOUNDATIONS

Footing: 20"x 12" Cont. W/ (2) #5 Bars Cont. on wire chairs or (1) 1" Transverse @ 24" O.C.  
Stemwall: 8" C.M.U. W/1-#5 Vertical Dowel @ 48" O.C.

### STRUCTURAL DESIGN CRITERIA:

- THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2011 FLORIDA BUILDING CODE - PER R301.2.1.1 AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.
- WIND LOAD CRITERIA: RISK CATEGORY: 2, EXPOSURE: "C"  
BASED ON ANSI/ASCE 7-10, 2011 FBC 16-09-A WIND VELOCITY:  $V_F = 130$  MPH  
 $V_{50} = 101$  MPH
- ROOF DESIGN LOADS:  
SUPERIMPOSED DEAD LOADS: ..... 20 PSF  
SUPERIMPOSED LIVE LOADS: ..... 20 PSF
- FLOOR DESIGN LOADS:  
SUPERIMPOSED DEAD LOADS: ..... 25 PSF  
SUPERIMPOSED LIVE LOADS:  
RESIDENTIAL ..... 40 PSF  
BALCONIES ..... 60 PSF
- WIND NET UPLIFT: ARE AS INDICATED ON PLANS

## TERMITE PROTECTION NOTES:

### SOIL CHEMICAL BARRIER METHOD:

- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHL 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" 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 WAL 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 RET- ARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1816.1.4
- CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMET MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1816.1.5
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6
- AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 1816.1.6
- ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMET. FBC 1816.1.7
- A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DERT- MENT BY # LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL SITE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH IE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CON- UMER SERVICES". FBC 1816.1.7
- AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRAC STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.1.3
- NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BEURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

## FRAMING ANCHOR SCHEDULE

### APPLICATION

TRUSS TO WALL:  
GIRDER TRUSS TO POST/HEADER:  
HEADER TO KING STUD(S):  
PLATE TO STUD:  
STUD TO SILL:  
PORCH BEAM TO POST:  
PORCH POST TO FND.:  
MISC. JOINTS

### MANUF'R/MODEL

SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - - 10d NAILS  
SIMPSON LGT, W/ 28 - 16d NAILS  
SIMPSON ST22  
SIMPSON SP2  
SIMPSON SP1  
SIMPSON PC44/EPC44  
SIMPSON ABU44  
SIMPSON A34

### CAP.

960#  
1785#  
1370#  
1065#  
585#  
1700#  
2200#  
315#/240#

### NOTE:

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

### NOTE:

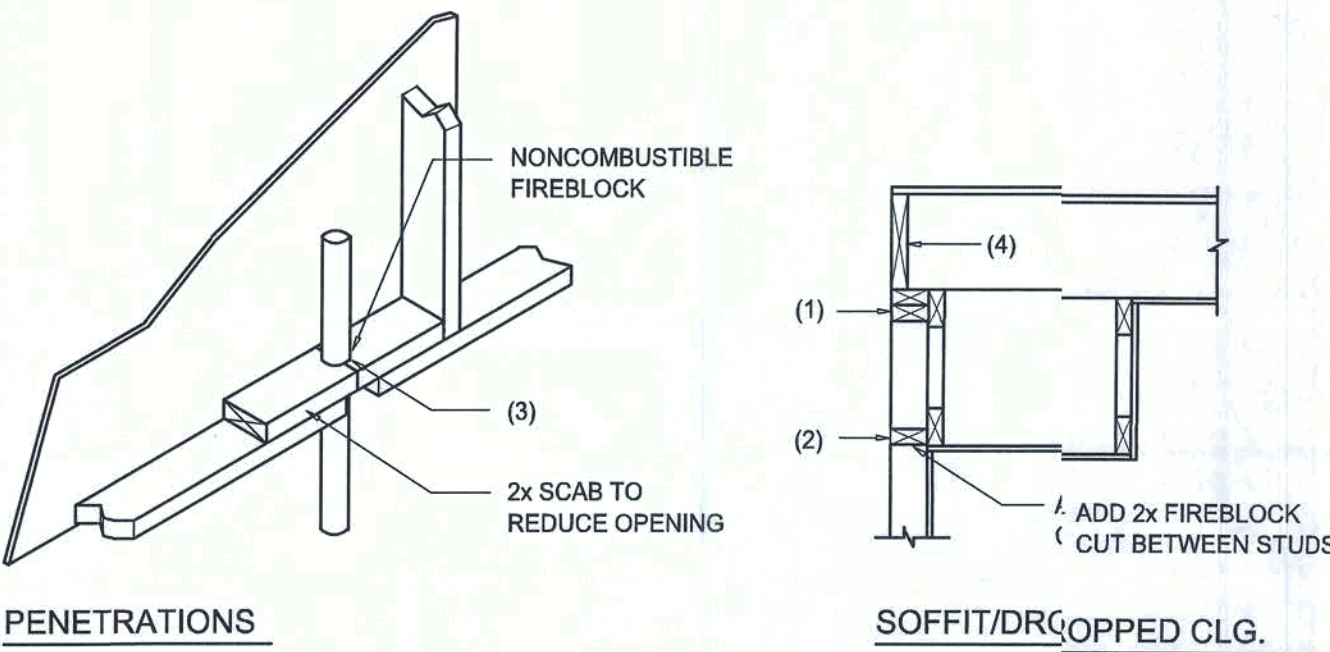
REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

### 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

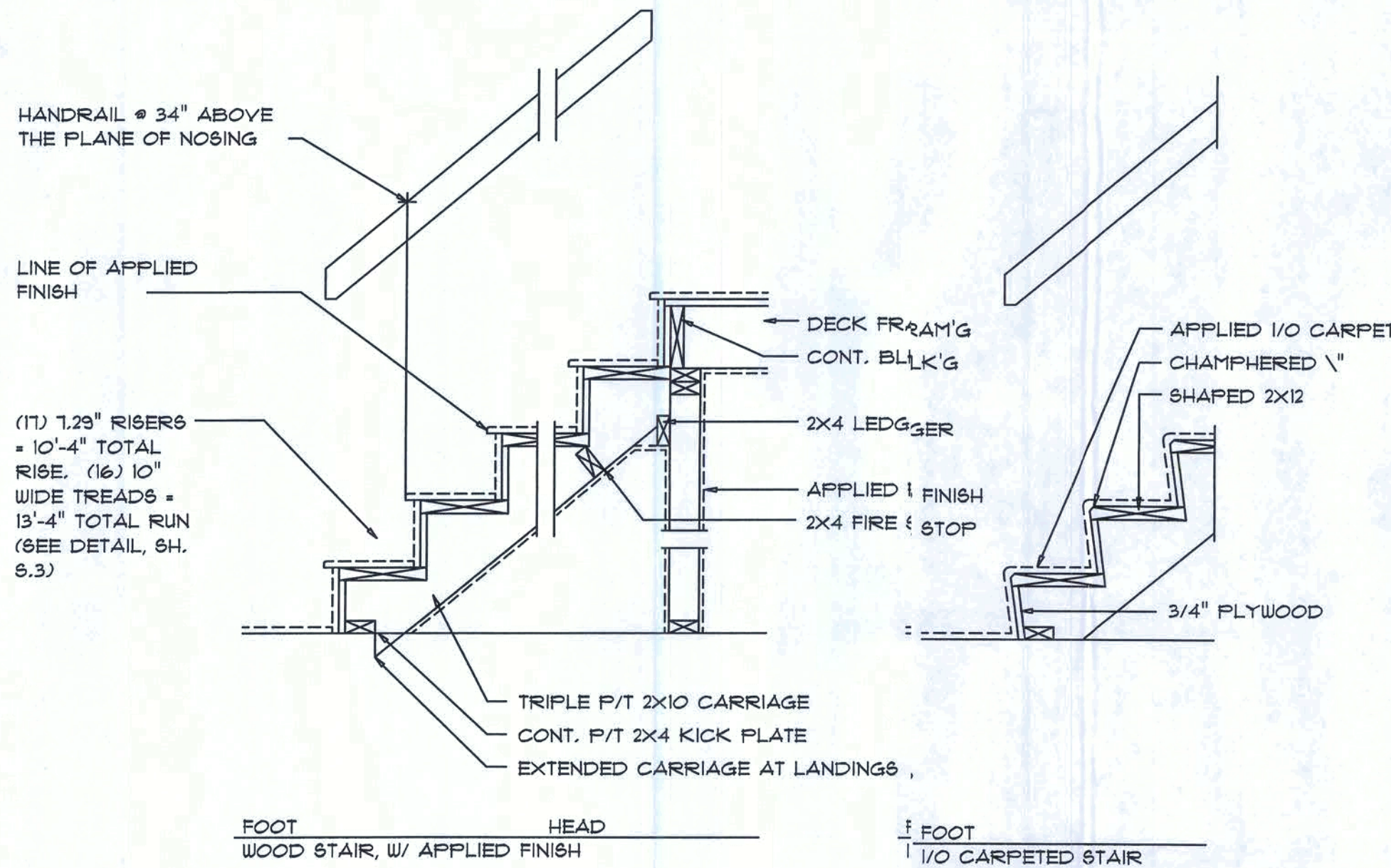
### FIREBLOCKING NOTES:

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 "PYROPANEL 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



## Typical Stair DETAIL

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

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

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 2° TO 45°				
	WIND AREA	VULT 120 MPH	VULT 130 MPH	VULT 140 MPH
ROOF 2° TO 45°	1 10	19.9 / -21.8	23.1 / -25.3	27.8 / -30.4
	1 20	19.4 / -20.7	23.0 / -24.6	27.0 / -28.9
	1 30	18.6 / -19.2	22.2 / -22.8	26.0 / -26.8
	2 10	19.9 / -25.5	23.1 / -30.3	27.8 / -35.6
	2 20	19.4 / -24.3	23.0 / -29.0	27.0 / -34.0
	2 30	18.6 / -22.9	22.2 / -27.2	26.0 / -32.0
WALL	3 10	19.9 / -25.5	23.1 / -30.3	27.8 / -35.6
	3 20	19.4 / -24.3	23.0 / -29.0	27.0 / -34.0
	3 30	18.6 / -22.9	22.2 / -27.2	26.0 / -32.0
	4 10	21.8 / -23.6	25.9 / -34.7	30.4 / -33.0
	4 20	20.8 / -22.6	24.7 / -26.9	29.0 / -31.6
	4 30	19.5 / -21.3	23.2 / -25.4	27.2 / -29.8
WALL	5 10	21.8 / -29.1	25.9 / -34.7	30.4 / -40.7
	5 20	20.8 / -27.2	24.7 / -32.4	29.0 / -38.0
	5 30	19.5 / -24.6	23.2 / -29.3	27.2 / -34.3
	5 10	21.8 / -29.1	25.9 / -34.7	30.4 / -40.7
	5 20	20.8 / -27.2	24.7 / -32.4	29.0 / -38.0
	5 30	19.5 / -24.6	23.2 / -29.3	27.2 / -34.3

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

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 2° TO 27°				
	WIND AREA	VULT 120 MPH	VULT 130 MPH	VULT 140 MPH
ROOF 2° TO 27°	1 10	12.0 / -19.9	14.9 / -23.1	17.5 / -27.8
	1 20	11.4 / -19.4	13.6 / -23.0	16.0 / -27.0
	1 30	10.0 / -18.6	11.9 / -22.2	13.9 / -26.0
	2 10	12.5 / -34.7	14.9 / -41.3	17.5 / -48.4
	2 20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6
	2 30	10.0 / -28.2	11.9 / -33.6	13.9 / -39.4
WALL	3 10	12.5 / -51.3	14.9 / -61.0	17.5 / -71.6
	3 20	11.4 / -47.9	13.6 / -57.1	16.0 / -67.0
	3 30	10.0 / -43.5	11.9 / -51.8	13.9 / -60.8
	4 10	21.8 / -23.6	25.9 / -34.7	30.4 / -33.0
	4 20	20.8 / -22.6	24.7 / -26.9	29.0 / -31.6
	4 30	19.5 / -21.3	23.2 / -25.4	27.2 / -29.8
WALL	5 10	21.8 / -29.1	25.9 / -34.7	30.4 / -40.7
	5 20	20.8 / -27.2	24.7 / -32.4	29.0 / -38.0
	5 30	19.5 / -24.6	23.2 / -29.3	27.2 / -34.3
	5 10	21.8 / -29.1	25.9 / -34.7	30.4 / -40.7
	5 20	20.8 / -27.2	24.7 / -32.4	29.0 / -38.0
	5 30	19.5 / -24.6	23.2 / -29.3	27.2 / -34.3

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

## 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/ MFCR'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

### REVISIONS

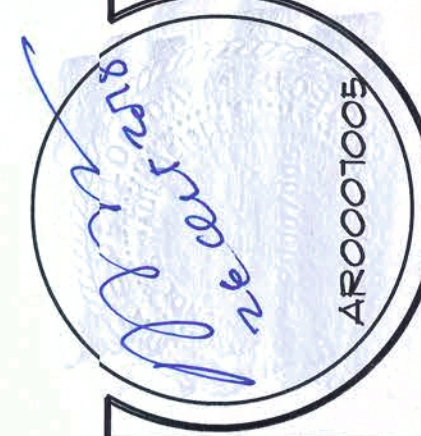
October 24, 2018

SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE

### DETAILS SHEET

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

A SPEC HOUSE FOR:  
**SPEC HOUSE**  
PROJECT ADDRESS: 394 SW PINEHURST DRIVE, LAKE CITY, FLORIDA 32055  
JASON ELIXSON CONSTRUCTION, LLC.  
LICENSE #



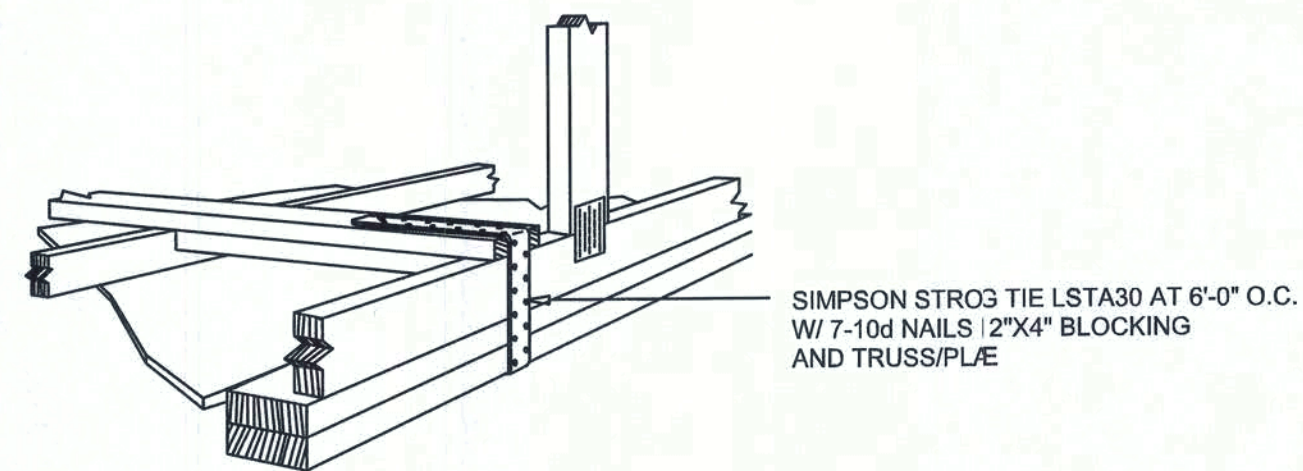
**NICHOLAS PAUL GEISLER**  
ARCHITECT  
M.C.A.R.B. Certified

JOB NUMBER  
20180420

SHEET NUMBER  
S.3

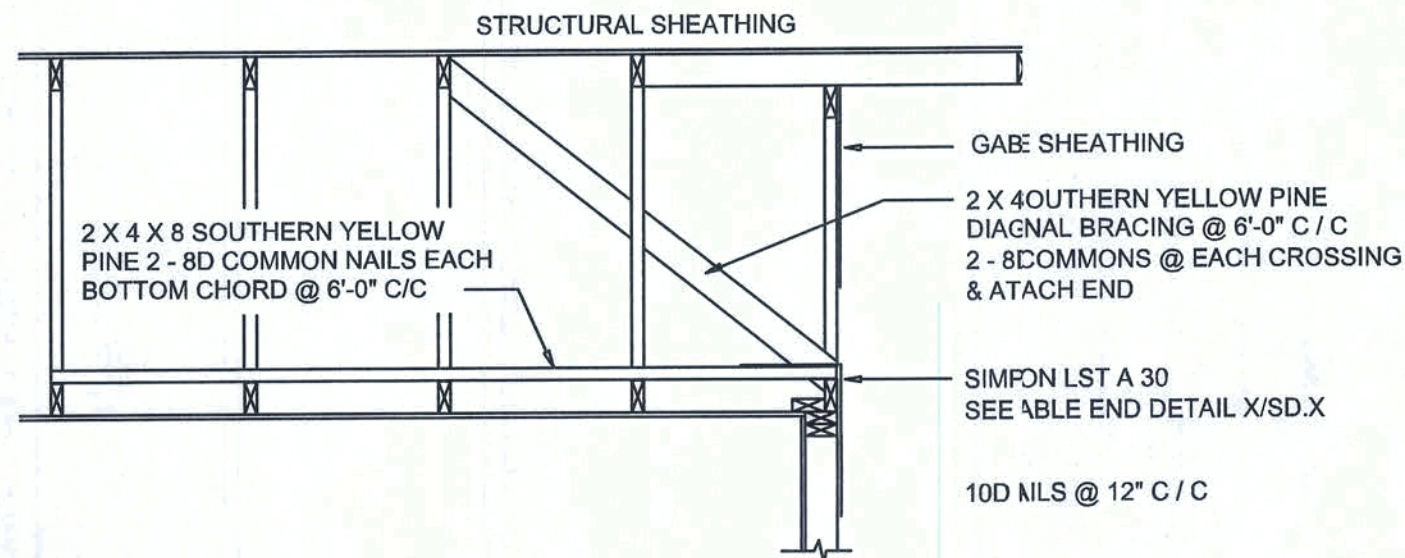
OF 4 SHEETS





GABLE END GYPSUM DIAPHRAGM  
HOLDOWN CONNECTOR  
SCALE: NONE

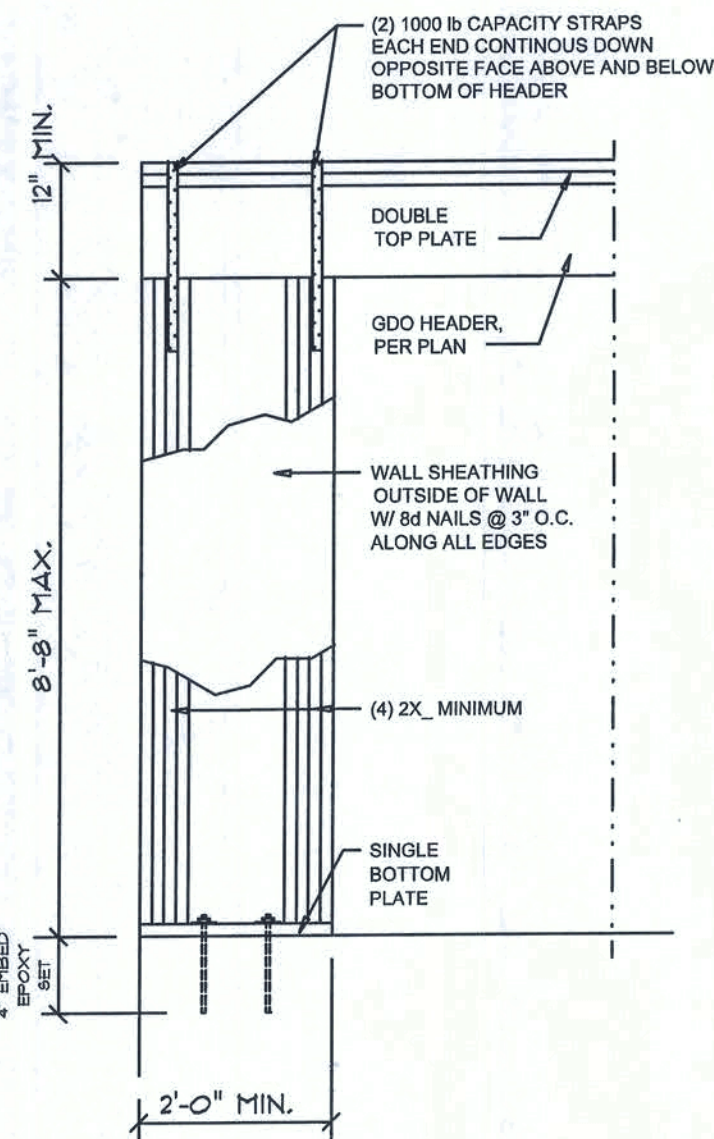
A.1



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

A

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B"						
ZONE	AREA	Vult 110 MPH	Vult 120 MPH	Vult 130 MPH	Vult 140 PH	
1	10	12.0 / -19.9	14.9 / -23.7	17.5 / -27.8	20.3-32.3	
	20	11.4 / -19.4	13.6 / -23.0	16.0 / -27.0	18.5-31.4	
	50	10.0 / -18.6	11.9 / -22.2	13.9 / -26.0	16.1-30.2	
2	10	12.5 / -34.7	14.9 / -41.3	17.5 / -48.4	20.3-56.2	
	20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6	18.5-51.7	
	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	
	20	11.4 / -47.9	13.6 / -57.1	16.0 / -67.0	18.5-77.7	
	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 / -34.7	30.4 / -33.0	35.3-38.2	
	20	20.8 / -22.6	24.7 / -26.9	29.0 / -31.6	33.7-36.7	
	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	
	20	20.8 / -27.2	24.7 / -32.4	29.0 / -38.0	33.7-44.0	
	50	19.5 / -24.6	23.2 / -29.3	27.2 / -34.3	31.6-39.8	

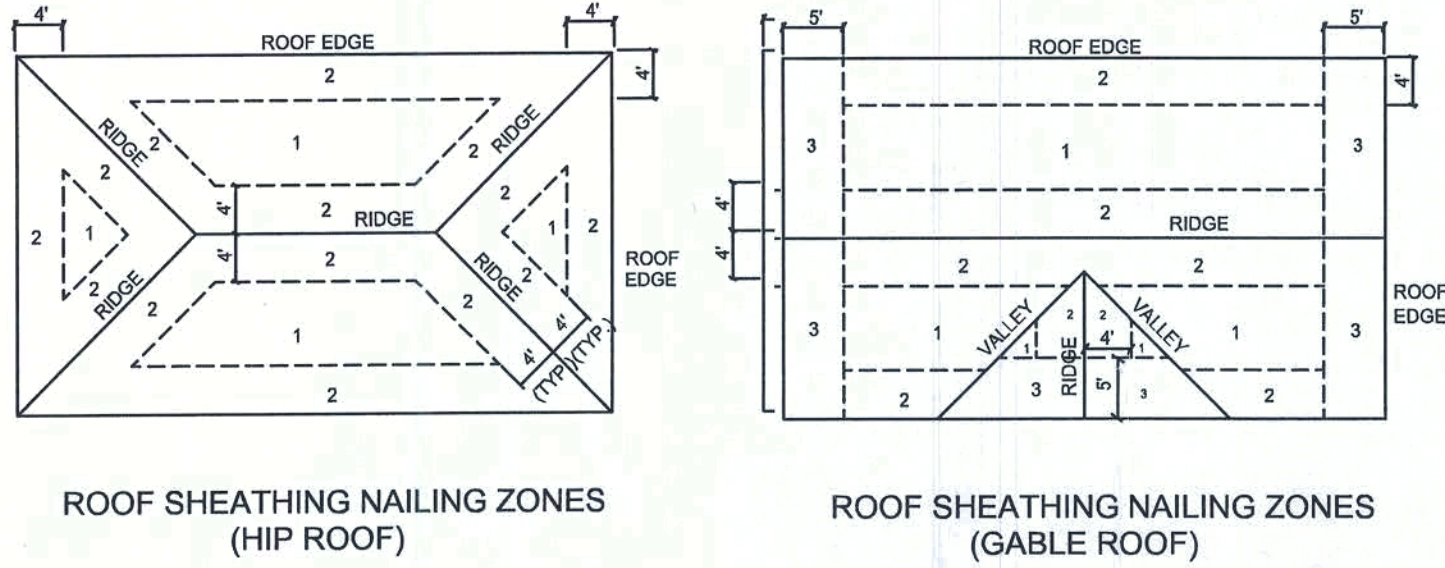


Garage End Wall DETAIL  
SCALE: 1/2" = 1'-0"

G

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1			6 in. o.c. EDGE 12 in. o.c. FIELD
2	7/16" O.S.B. OR 15/32 CDX	8d COMMON OR 8d RING-SHANK GALVANIZED BOX NAILS	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

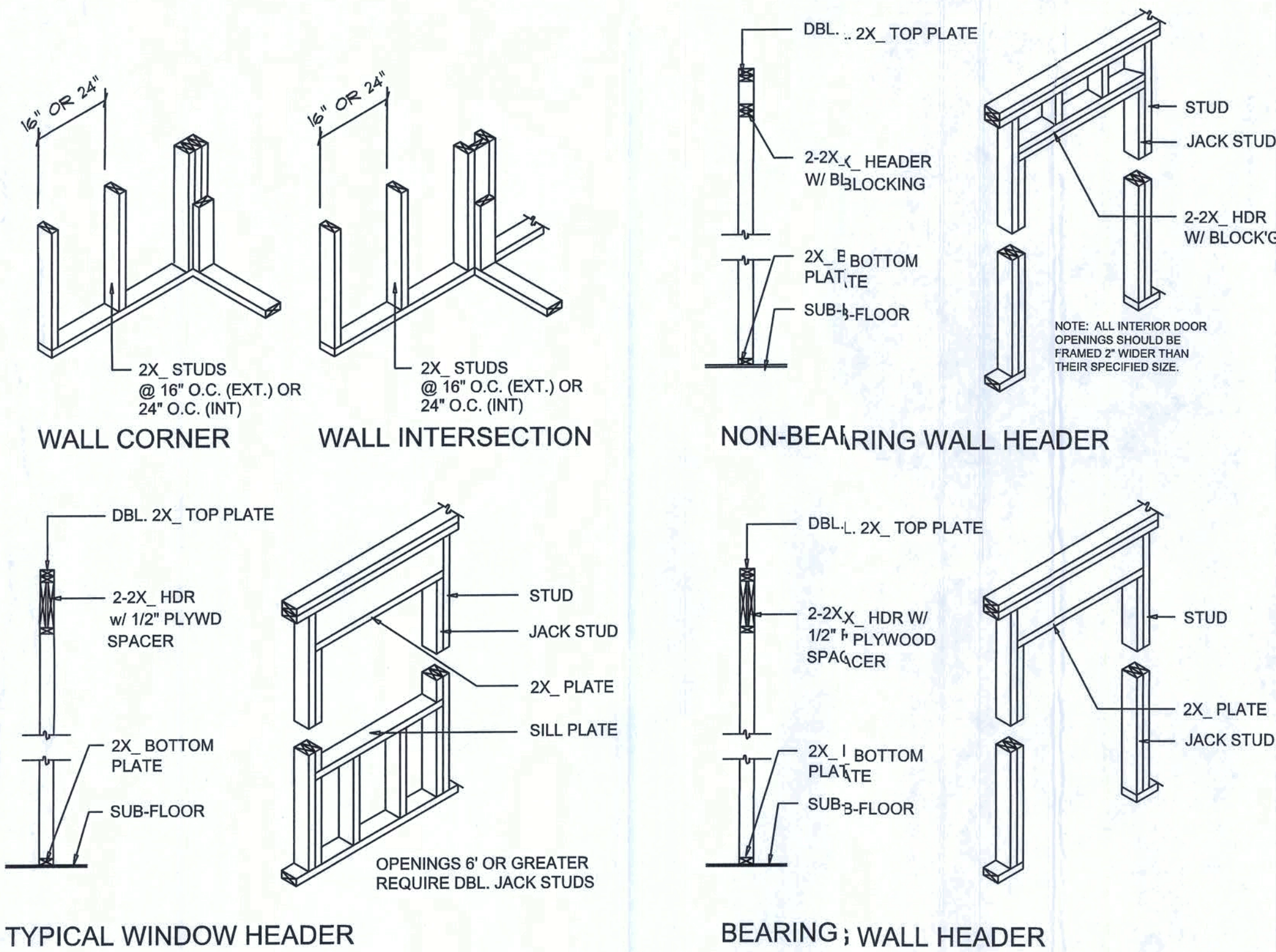
HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING			
BLDG HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	1.00	1.21	1.47
20	1.00	1.28	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66



Roof Nail Pattern DET.  
SCALE: NONE

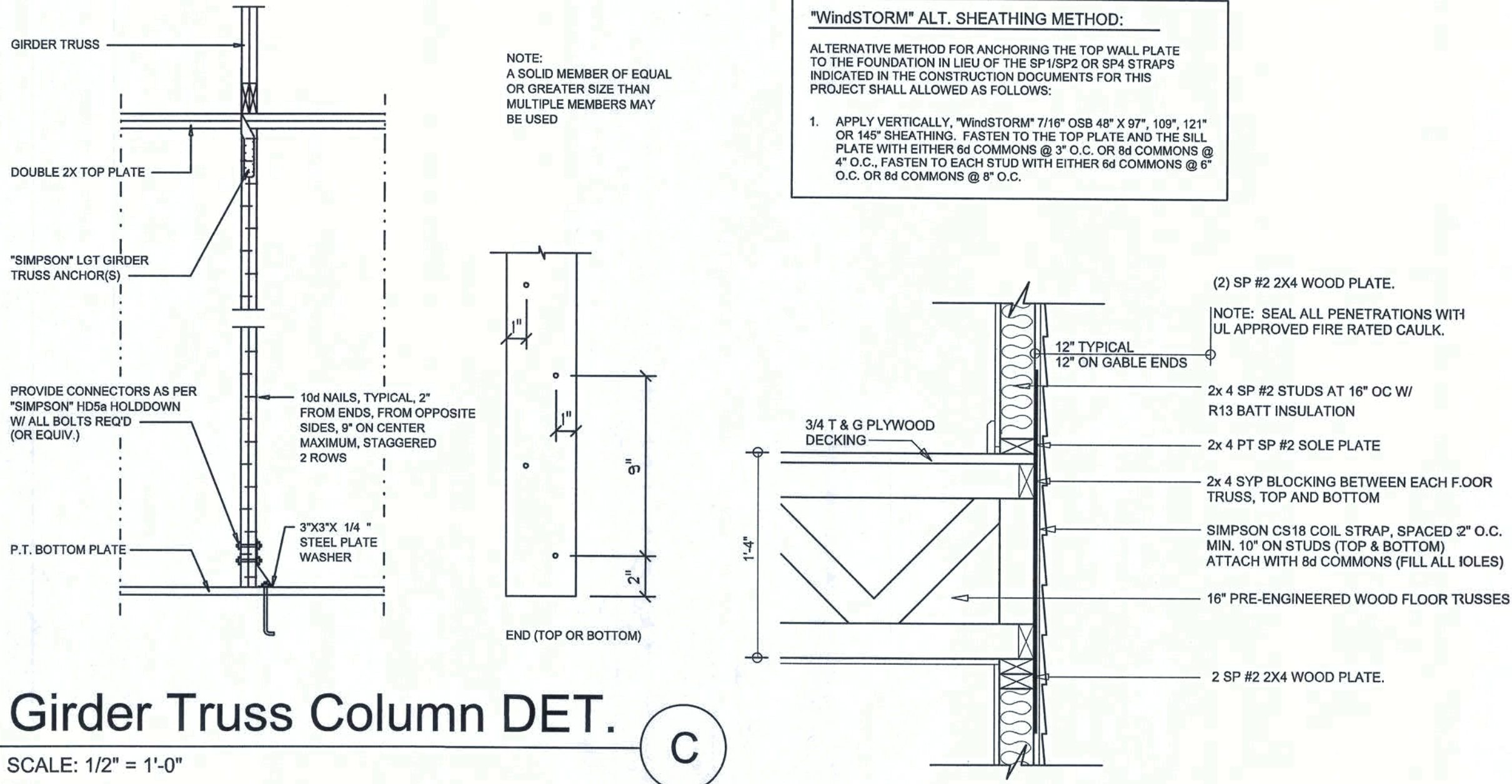
B

HEADER SPANS FOR EXTERIOR BEARING WALLS							
HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT)					
		20'		28'		36'	
		SPAN	# JACKS	SPAN	# JACKS	SPAN	# JACKS
ROOF, CEILING	2-2x4	3'-6"	1	3'-2"	1	2'-10"	1
	2-2x6	5'-5"	1	4'-8"	1	4'-2"	1
	2-2x8	6'-10"	1	5'-11 1/2"	2	5'-4"	1
	2-2x10	8'-5"	2	7'-3 3/4"	2	6'-6"	2
	2-2x12	9'-9"	2	8'-5 1/2"	2	7'-6"	2
	3-2x8	8'-4"	1	7'-5 1/2"	1	6'-8"	1
	3-2x10	10'-6"	1	9'-1 1/2"	2	8'-2"	1
	3-2x12	12'-2"	2	10'-7 7/8"	2	9'-5"	2
	4-2x8	9'-2"	1	8'-4 1/2"	1	9'-2"	1
	4-2x10	11'-8"	1	10'-6 3/4"	1	9'-5"	1
	4-2x12	14'-1"	1	12'-2 1/2"	2	10'-11"	1



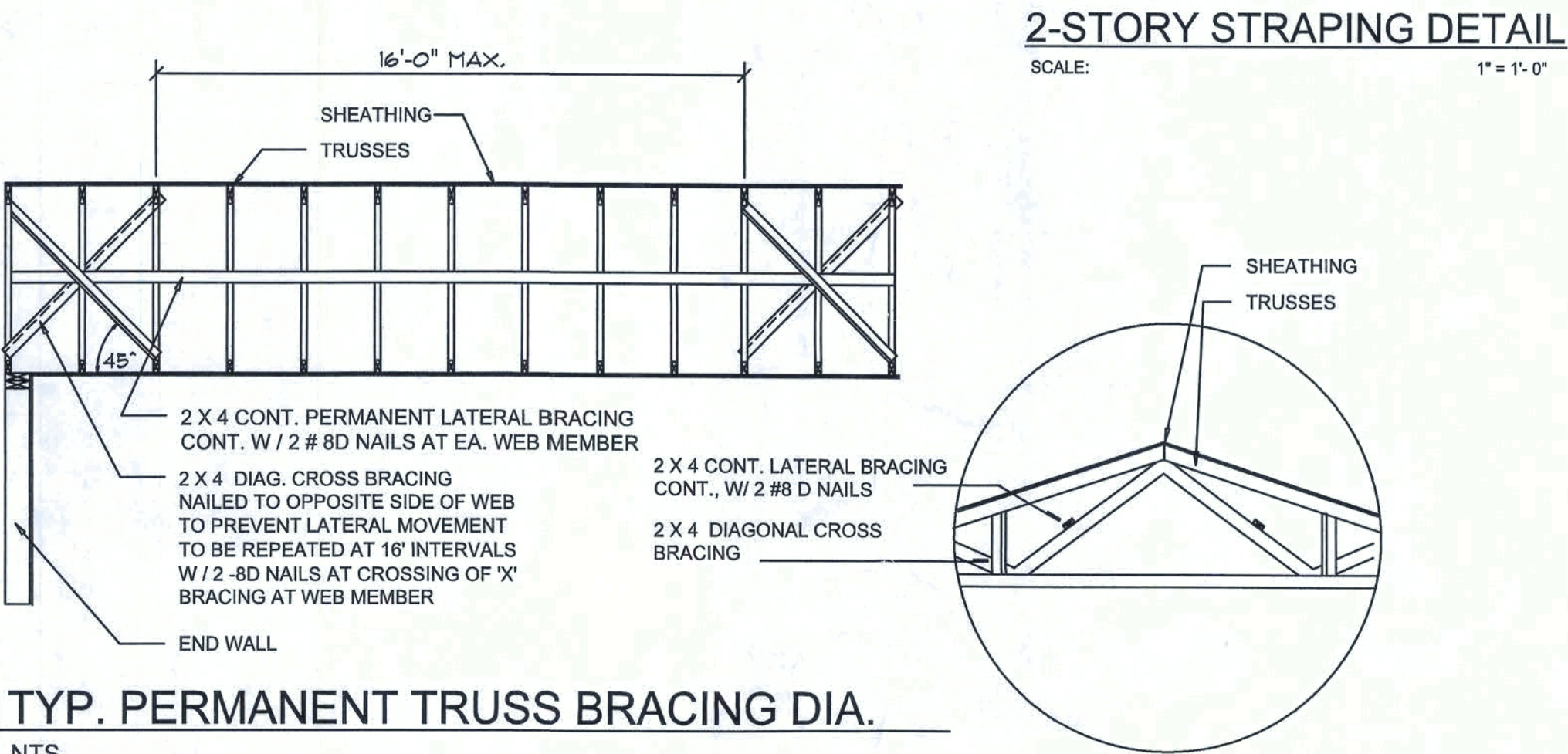
Wall Framing/Header DETAILS  
SCALE: NONE

F



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

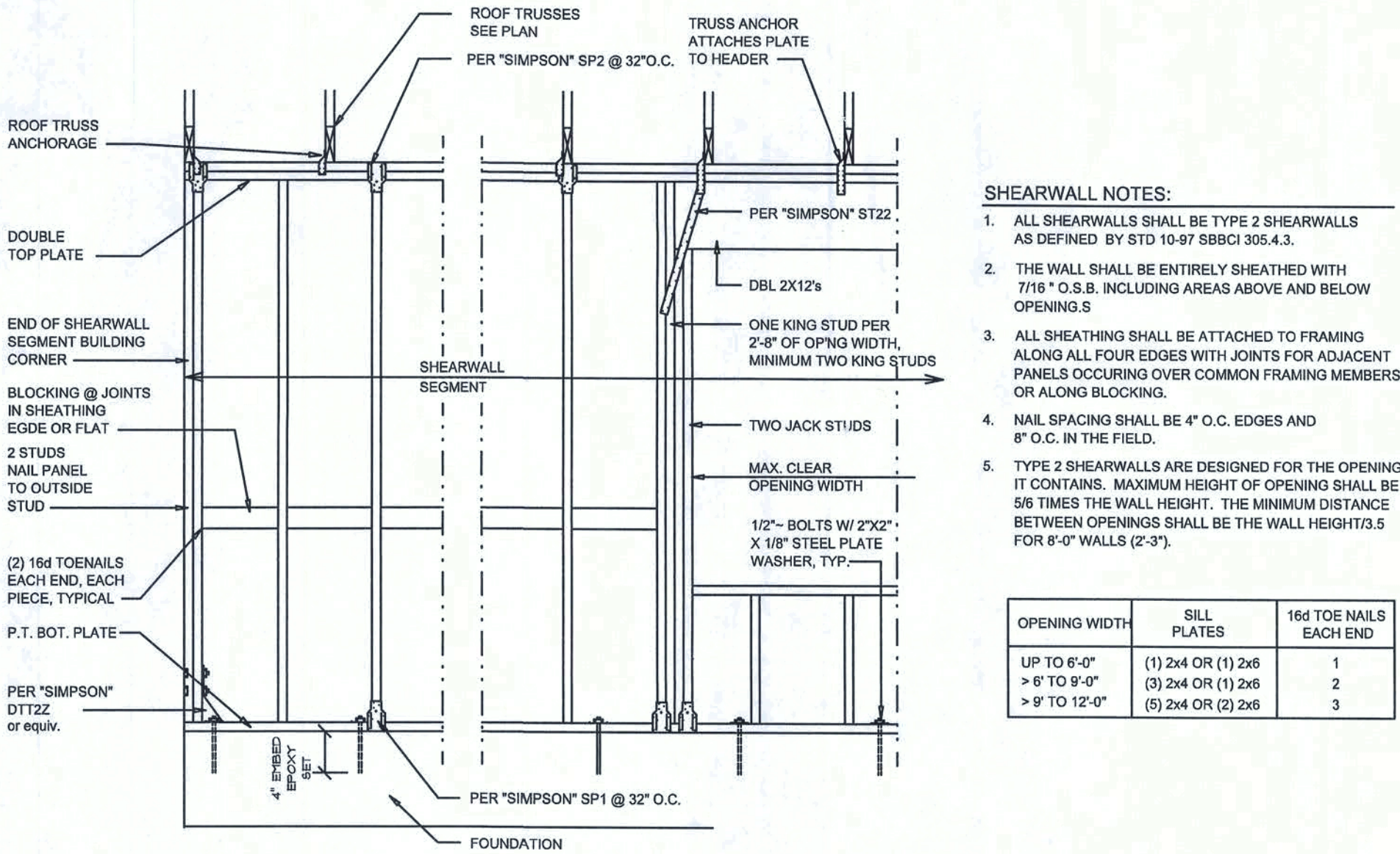
C



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

Truss Bracing DETAILS  
SCALE: AS NOTED

D



Shear Wall DETAILS  
SCALE: NONE

E

REVISIONS  
October 24, 2018

SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE

DETAILS SHEET  
SCALE: 1/8" = 1'-0"

A SPEC HOUSE FOR  
**SPEC HOUSE**  
PROJECT ADDRESS: 384 SW PINEHURST DRIVE, LAKE CITY, FLORIDA 32055  
**JASON ELIXSON CONSTRUCTION, LLC.**  
LICENSE #

**NICHOLAS PAUL BEISLER ARCHITECT**  
1758 NW Brown Rd.  
Lake City, FL 32055  
(813) 365-4355  
N.C.A.R.B. Certified

JOB NUMBER  
20180420

SHEET NUMBER  
**S.4**  
OF 4 SHEETS

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