

A CUSTOM HOME FOR:

# MIKE & ANGELA WOOD

PROJECT ADDRESS:  
NW OLD MILL DR.  
LAKE CITY, FLORIDA 32055



## SHEET INDEX

- A1 FRONT & REAR ELEVATIONS
- A2 LEFT & RIGHT ELEVATIONS
- A3 DIMENSIONED FLOOR PLANS
- A4 ELECTRICAL PLANS
- S1 FOUNDATION PLAN, DETAILS & NOTES
- S2 ROOF PLAN, DETAILS & NOTES
- S3 WINDLOAD INFO, NOTES & DETAILS
- S4 FRAMING DETAILS & NOTES

Revised  
Mirror  
Wood Floor plan  
3/28/17

AREA SUMMARY		
LIVING AREA	4,061	S.F.
ENTRY PORCH AREA	255	S.F.
COVERED PORCH AREA	1,497	S.F.
CARPORT AREA	569	S.F.
GARAGE AREA	784	S.F.
BONUS ROOM AREA	534	S.F.
TOTAL AREA	7,700	S.F.

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

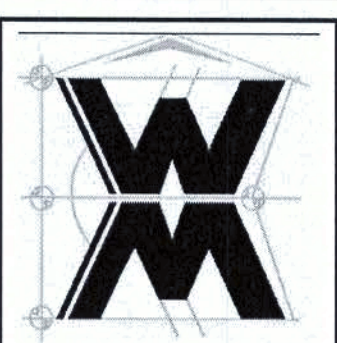
REVISIONS	DATE
October 18, 2019	

SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE

COVER PAGE

A CUSTOM RESIDENCE FOR:  
**MIKE & ANGELA WOOD**  
PROJECT ADDRESS: NW OLD MILL DR., LAKE CITY, FLORIDA 32055

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426 SW COMMERCE DR., STE 130  
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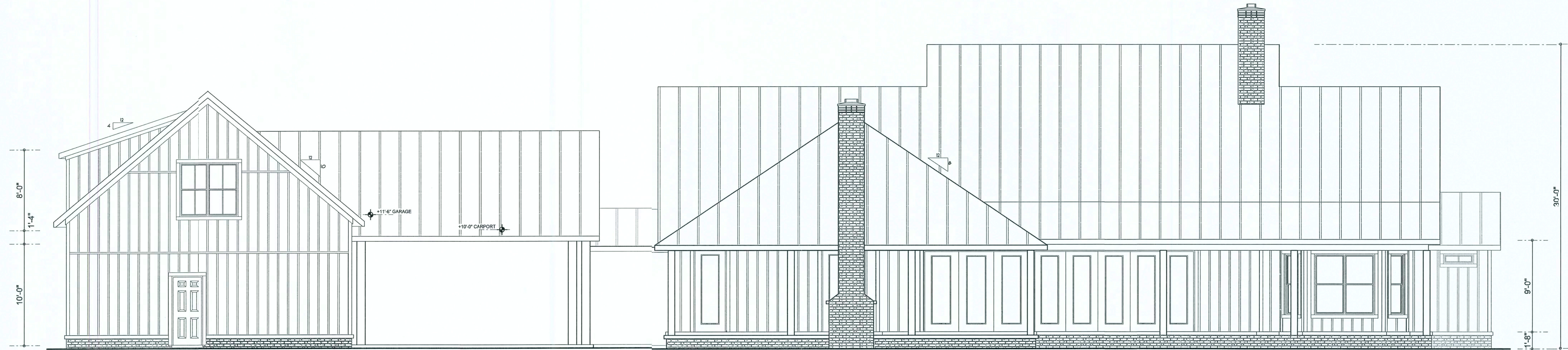


JOB NUMBER  
20190601

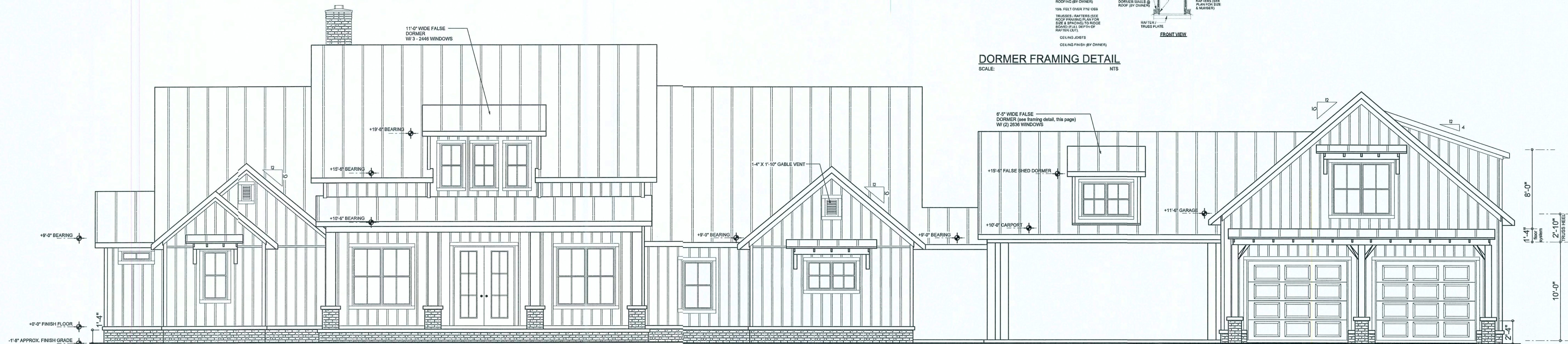
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Wm C. Myers

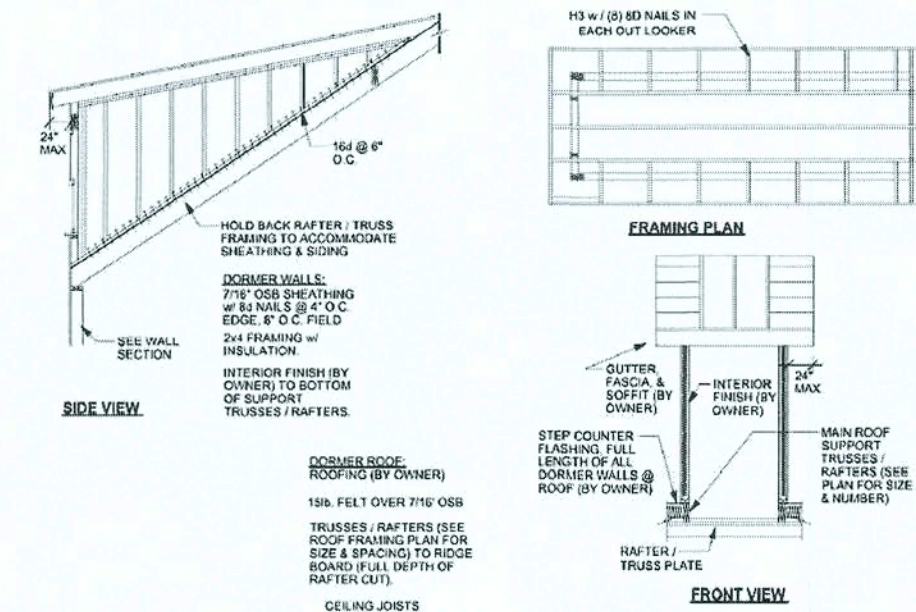




**REAR ELEVATION**  
SCALE: 3/16" = 1'-0"



**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



**DORMER FRAMING DETAIL**  
SCALE: NTS

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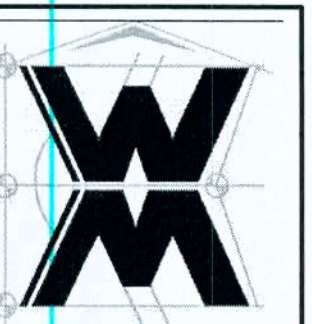
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**FRONT & REAR ELEVATIONS**  
SCALE: 3/16" = 1'-0"  
**SHED DORMER DETAIL**  
SCALE: NTS

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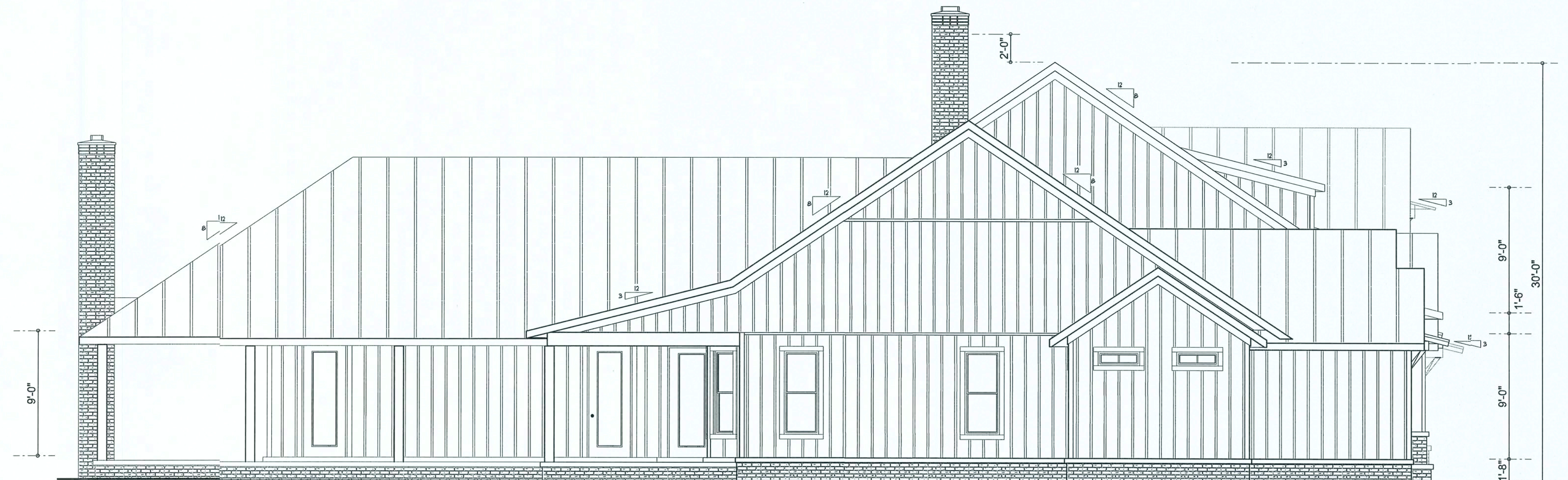
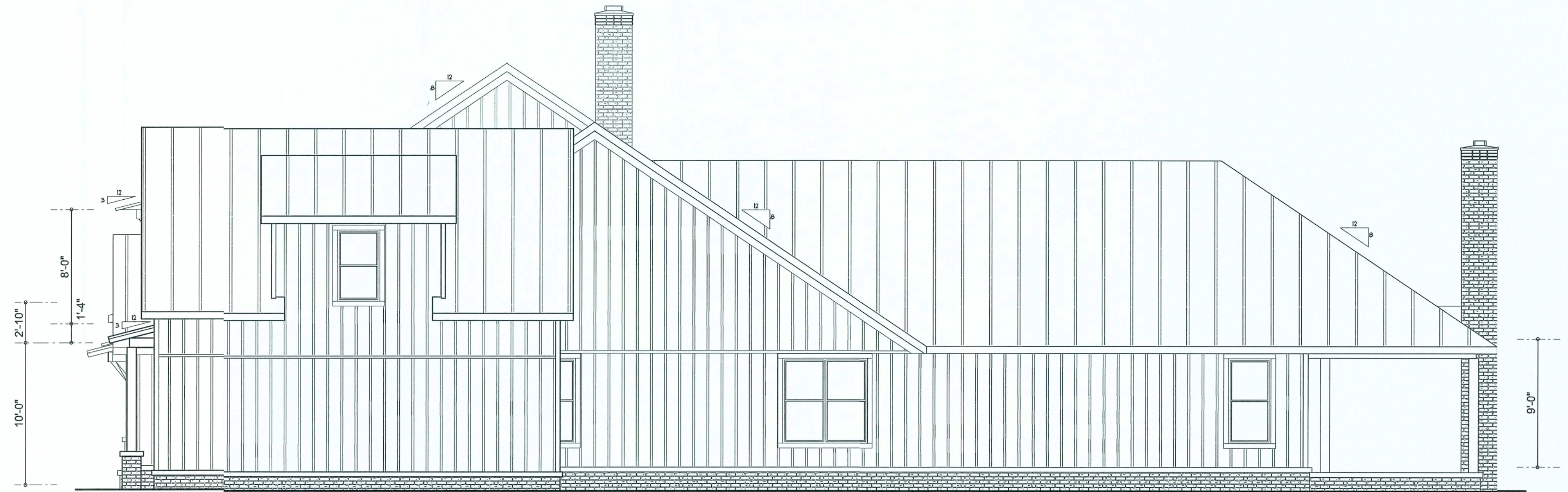
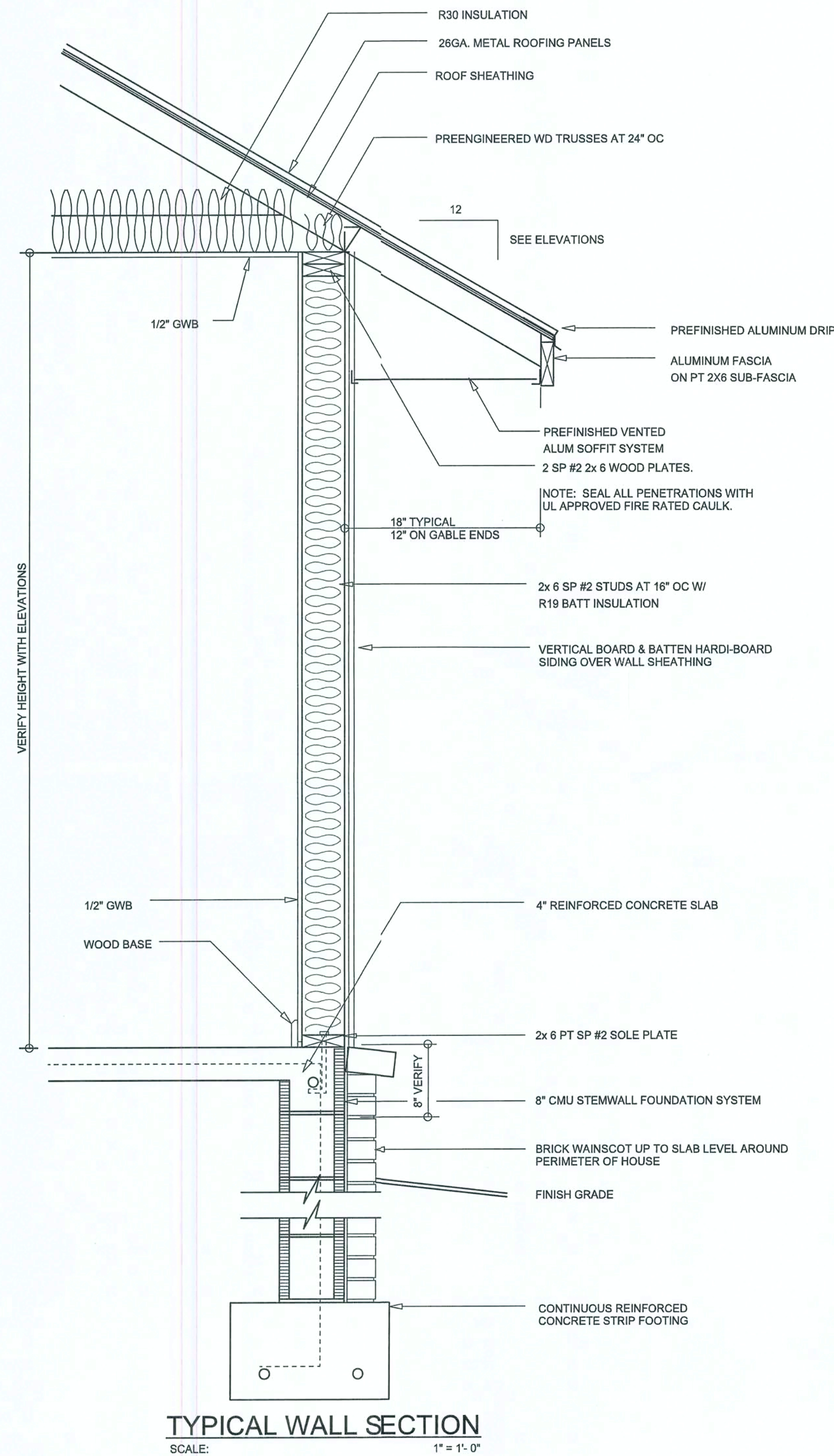


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20190601

SHEET NUMBER  
**A.1**

*Wm C. Myers*





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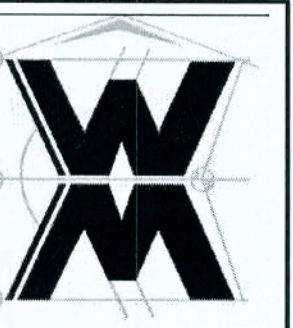
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**LEFT & RIGHT ELEVATIONS**  
SCALE: 3/16" = 1'-0"  
**TYPICAL WALL SECTION**  
SCALE: NTS

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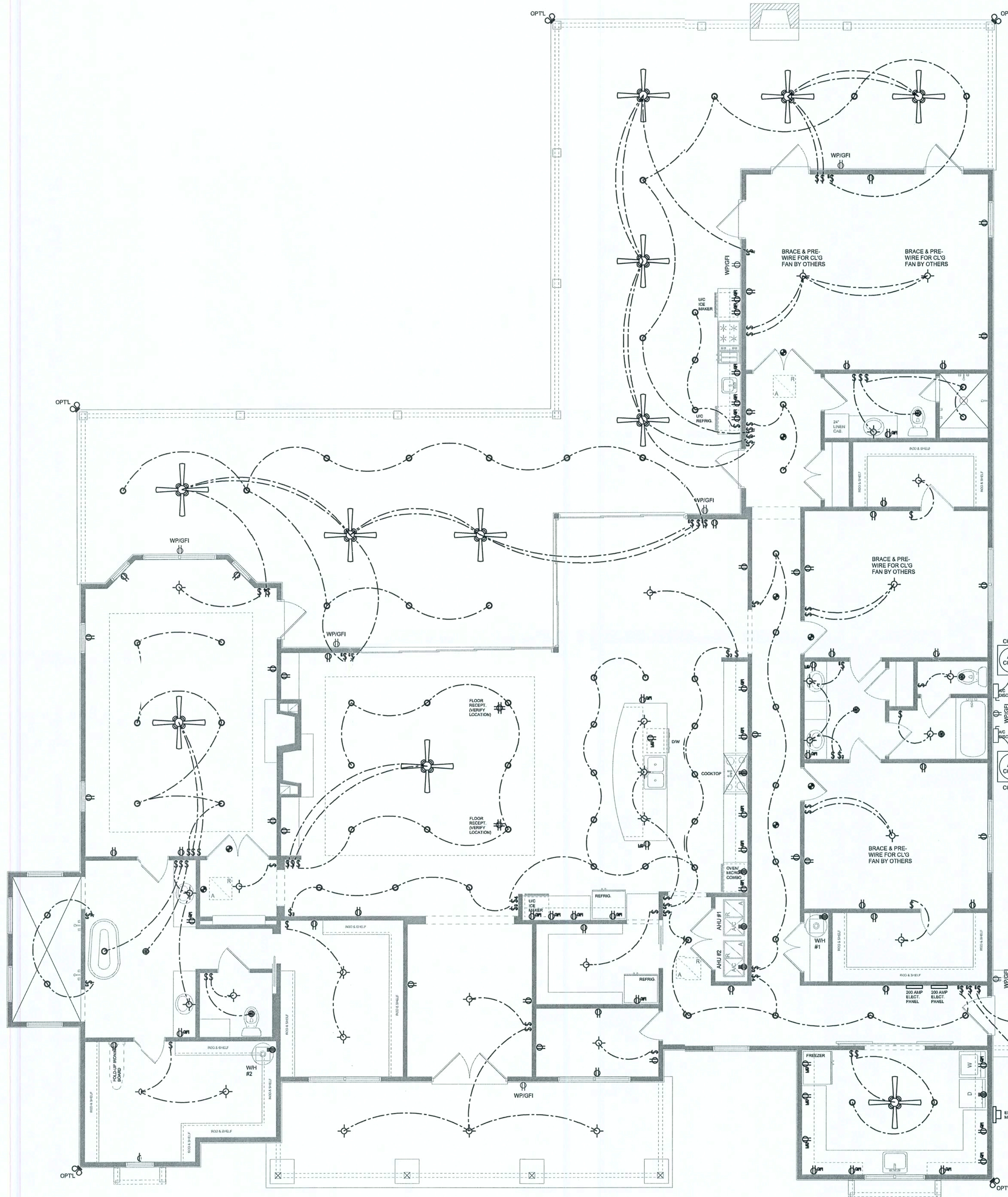
SHEET NUMBER  
**A.2**

*Will C. Myers*



Wahl C-7m





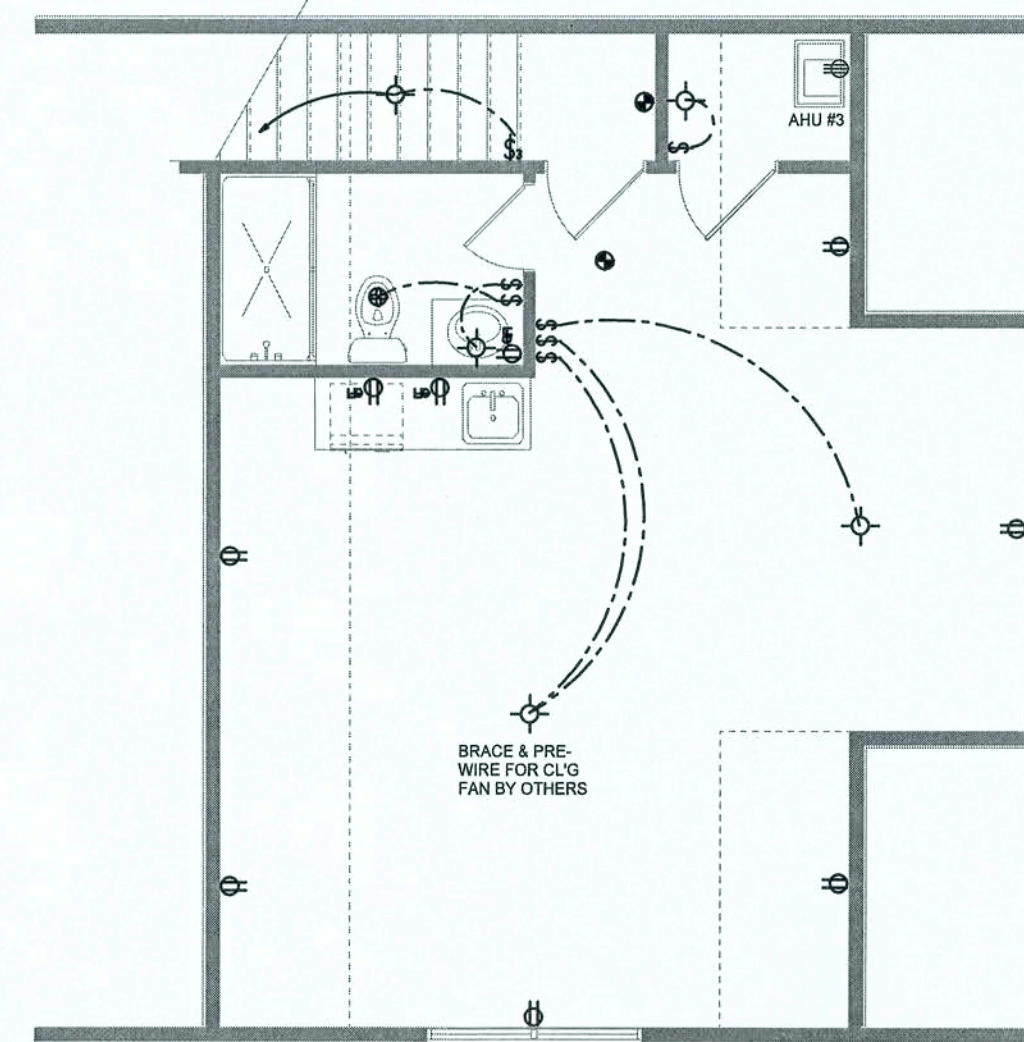
ELECTRICAL LEGEND	
	CEILING FAN (PRE-WIRE FOR LIGHT KIT)
	DOUBLE SECURITY LIGHT
	RECESSED CAN LIGHT
	BATH EXHAUST FAN
	LIGHT FIXTURE
	DUPLEX OUTLET (AFCI & TAMPER RESISTANT)
	220v OUTLET
	GFI DUPLEX OUTLET (PER NEC 406.8)
	TELEVISION JACK
	TELEPHONE JACK
	SMOKE / CARBON MONOXIDE DETECTOR (see note below)
	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

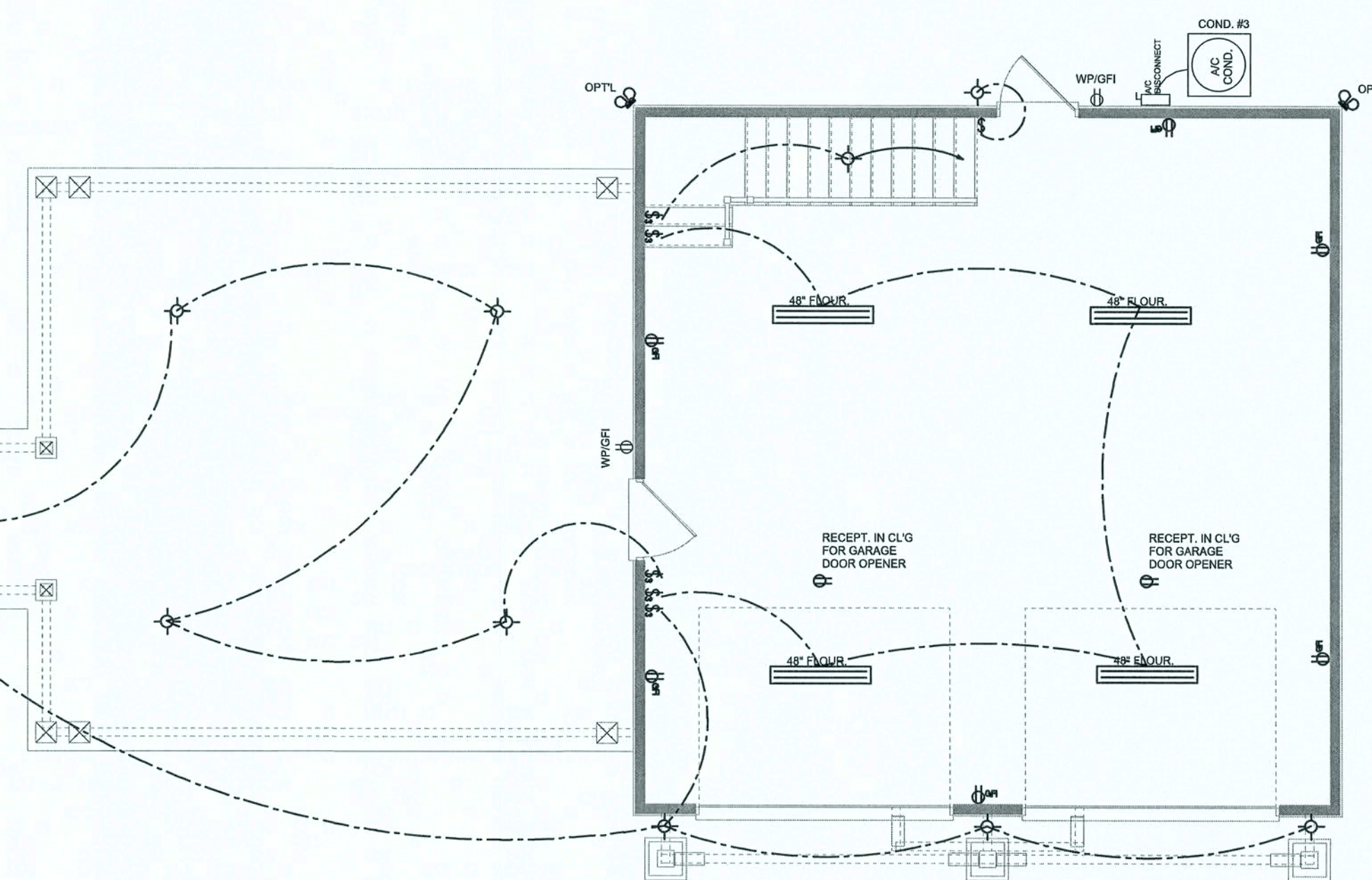
ALL SMOKE DETECTORS BE A COMBO SMOKE & CARBON MONOXIDE DETECTOR  
AND SHALL HAVE BATTERY BACKUP POWER  
AND ALL WIRED TOGETHER SO IF ANY ONE UNIT IS ACTUATED THEY  
ALL ACTIVATE.

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 NFPA70 2014 NATIONAL  
ELECTRIC CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.



GARAGE BONUS ELECTRICAL  
SCALE: 3/16" = 1'-0"



MAIN FLOOR ELECTRICAL  
SCALE: 3/16" = 1'-0"

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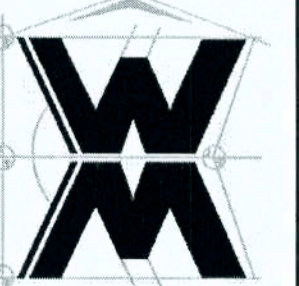
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ELECTRICAL PLANS  
SCALE: 3/16" = 1'-0"

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**A.4**

Will C. Myers





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**SOFTPLAN**  
ARCHITECTURAL DESIGN SOFTWARE

FOUNDATION PLAN  
SCALE: 3/16" = 1'-0"

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PROJECT ADDRESS: NW OLD MILL DR., LAKE CITY, FLORIDA 32055

AR0007005

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

JOB NUMBER  
20190601

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## S.1

OF 4 SHEETS



SHOP DRUG 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.

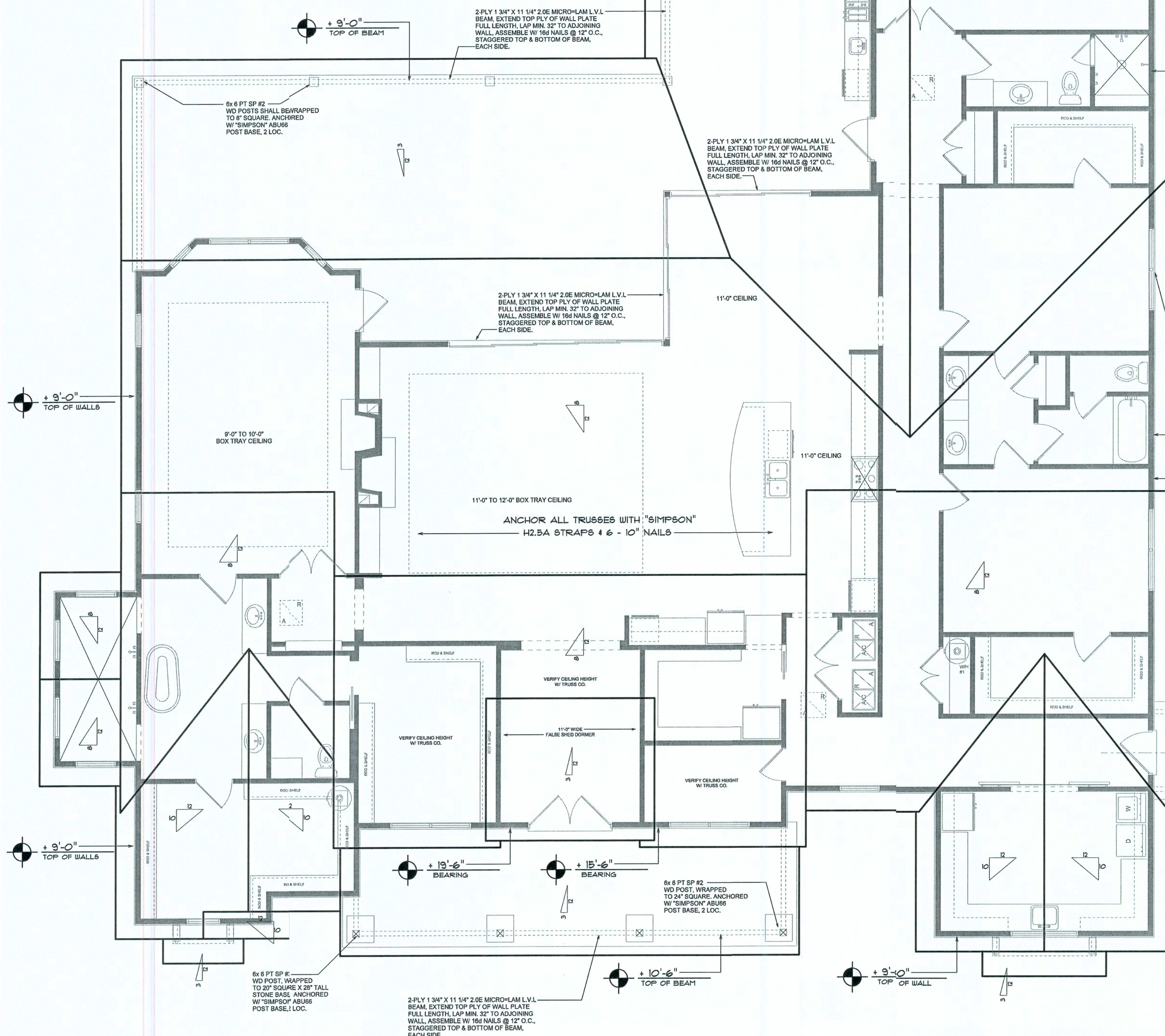
THE CONTRACTOR SHALL COORDINATE THE TRUSS TO TRUSS ANCHOR REQUIREMENTS WITH THE TRUSS ENGINEERING SHOP DRAWINGS. SOME OF THE TRUSS TO TRUSS CONNECTIONS WILL REQUIRE ANCHOR STRAPS IN ADDITION TO TYPICAL NAILING. ANCHOR DEVICES SHALL BE REQUIRED FOR ALL JOINTS WITH AN UPLIFT OR GRAVITY LOAD OF 100 LBS 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 IN COLUMBIA COUNTY, FL AT THE TIME THEY ARE DRAWN. DUE TO VARYING STATE, LOCAL, AND NATIONAL CODES 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.



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## ROOF PLAN NOTES

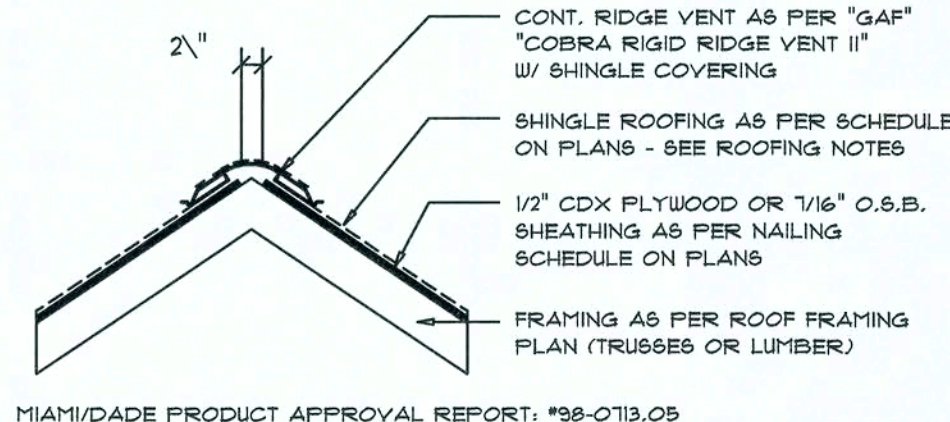
- R-1 SEE EXTERIOR ELEVATIONS FOR ROOF PITCH
- R-2 ALL OVERHANGS 18" UNLESS OTHERWISE NOTED
- R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE ON SD-3
- R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HEEL HEIGHTS
- R-5 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

NOTE!  
SHEATH ROOF W/ 1/2" CDX PLYWOOD 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 R301.2.1.1 AND LOCAL JURISDICTION REQUIREMENTS

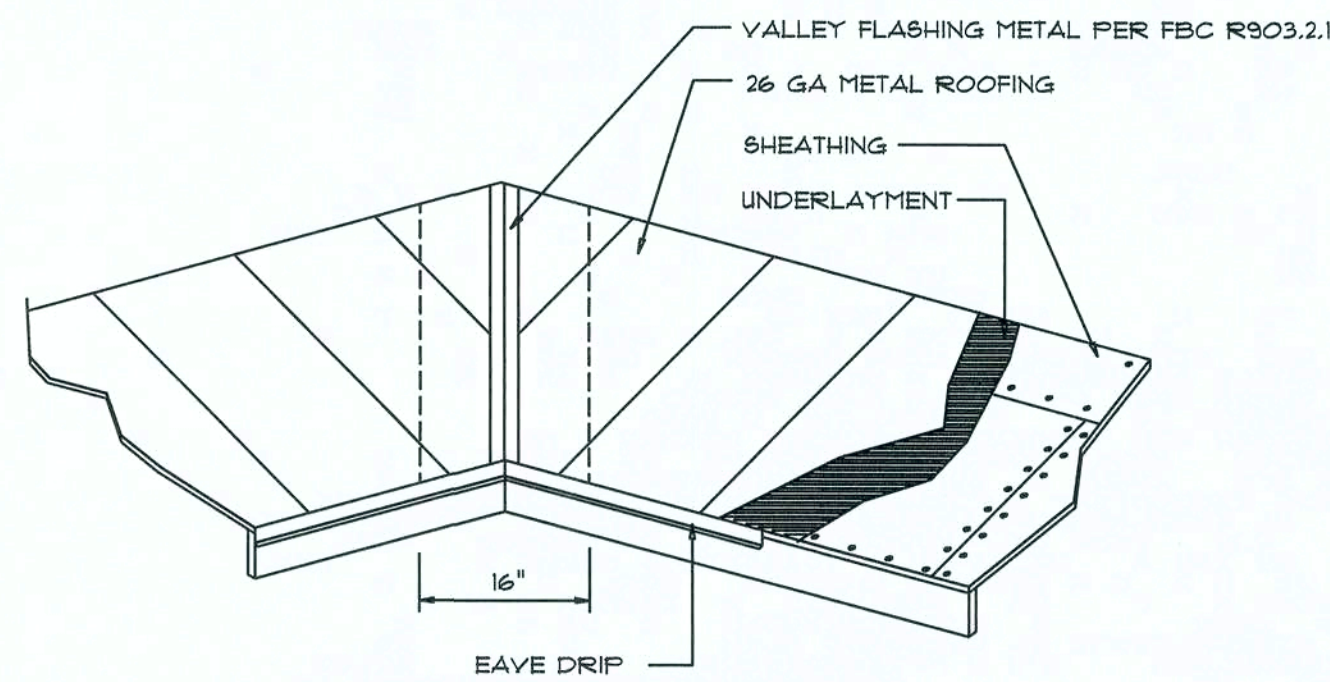
NOTE!  
ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING, INCLUDING WIRING, PLUMBING OR OTHER SUCH PENETRATIONS. WALLS OVER 8'-0" TALL SHALL HAVE CONTINUOUS BLOCKING TO LIMIT CAVITY HEIGHT TO 8'-0". PENETRATIONS THROUGH SUCH BLOCKING SHALL BE TREATED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

AREA OF ATTIC	REQ'D L.F. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ. IN.
1800 SF	24 LF	492 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/Flashing DETS.

SCALE: NONE

DBL. 2X10 HEADER PER 8.4 MINIMUM TYPICAL HEADER

CONSTRUCT EXTERIOR WALLS W/ (2) TOP PLATES & 1 BILL PLATE, 2X4 STUDS @ 16" O.C. SHEATH WALL W/ 1/4" OSB, APPLIED W/ 8d COMMON NAILS @ 4" O.C. ALONG EDGES & 8" O.C. ALONG INTERMEDIATE SUPPORTS

FASTEN TOP PLATE WITH 16d NAILS AT 12" O.C., TYPICAL T.O.

CORNER 6x8 PT SP #2 WD POSTS SHALL BE WRAPPED TO 2" SQUARE ANCHORED W/ 'SIMPSON' ANCHORS POST BASE, 2 LOC.

3-PLY 1 3/4" X 1 1/4" 2.0E MICRO-HAM LVL BEAM EXTEND TOP PLY OF WALL PLATE FULL LENGTH LAP MIN. 32" TO ADJOINING WALL ASSEMBLY W/ 16d NAILS @ 12" O.C., STAGGERED TOP & BOTTOM OF BEAM, EACH SIDE.

6x8 PT SP #2 WD POSTS SHALL BE WRAPPED TO 2" SQUARE ANCHORED W/ 'SIMPSON' ANCHORS POST BASE, 2 LOC.

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## WOOD STRUCTURAL NOTES

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

## 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	0.019	26 (ZINC COATED G90)	
ZINC ALLOY	0.021		
PAINTED TERNE			40

## GENERAL TRUSS NOTES:

- 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 ITS CONNECTIONS" LATEST EDITION, 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.
- TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
- 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.

NOTE!  
ANCHOR GIRDER TRUSSES TO HEADER WITH 2 "SIMPSON" L672, 3 OR 4), ANCHOR HEADER TO KING STUDS W/ 2 "SIMPSON" 6122 EA. END - TYP., T.O.

NOTE!  
REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET 8.4 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES MINIMUM SIZE ALLOWABLE IS 2-2X10.

## Roof Framing PLAN

SCALE: 3/16" = 1'-0"

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SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE

ROOF PLAN  
SCALE: 3/16" = 1'-0"

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PROJECT ADDRESS: NW OLD MILL DR., LAKE CITY, FLORIDA 32055

AROCOTEC

**N3**  
NICHOLAS PAUL  
GEISLER  
ARCHITECT  
N.C.A.R.B. Certified

1758 NW Brown Rd.  
Lake City, FL 32055  
(386) 365-4355

JOB NUMBER  
20190601

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: 2x 4 Wood Studs @ 16" O.C.  
Floor: 4" Thk. Concrete Slab W/ #4 ebar @ 24" O.C. ea. way.  
Foundation: Continuous monolithic footing or Stem Wall foundation system

ROOF DECKING

Material: 5/8" CDX Plywood or O.SB.  
Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing  
Fasteners: 8d Commons or ring-shank nails per schedule on sheet S.4

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.P.) W/16d Nails @ 12" O.C.  
Wall Studs: 2x4 Wood Studs @ 12" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 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" from corner  
Corner Hold-down Devices: (1) D/T222 (or equiv.) @ each corner  
Porch Column Base Connector: Simpson ABU66/ABU66 @ each column  
Porch Column to Beam Connector: Simpson EPC66/PC66 @ each column

FOOTINGS AND FOUNDATIONS

Footing: 20"x 12" Cont. W/ (2) #5 Birs Cont. on wire chairs or (1) #3 Transverse @ 24" O.C.  
Stemwall: 8" C.M.U. W/1-#5 Vertical Jowel @ 48" O.C.

STRUCTURAL DESIGN CRITERIA:

- THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2011 FLORIDA BUILDING CODE - PER FBC 16.01.2.1.1 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, 201 FBC 16.09-A WIND VELOCITY:  $V_{ULT} = 140$  MPH  
 $V_{ASD} = 108$  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 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 1402.6
- CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4
- IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4
- TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6".  
EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1816.1.1
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1816.1.2
- BOXED AREAS IN CONCRETE FLOOR OR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1816.1.3
- MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1816.1.4
- CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1816.1.5
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6
- AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 1816.1.6
- ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1816.1.7
- A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1816.1.7
- AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.1.3
- NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

FRAMING ANCHOR SCHEDULE

APPLICATION	MANU/FR/MODEL	CAP.
TRUSS TO WALL:	SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 10d NAILS	960#
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT, W/ 28 - 16d NAILS	1785#
HEADER TO KING STUD(S):	SIMPSON ST22	1370#
PLATE TO STUD:	SIMPSON SP2	1085#
STUD TO SILL:	SIMPSON SP1	585#
PORCH BEAM TO POST:	SIMPSON PC44/EPC44	1700#
PORCH POST TO FND.:	SIMPSON ABU44	2200#
MISC. JOINTS	SIMPSON A34	315#/240#

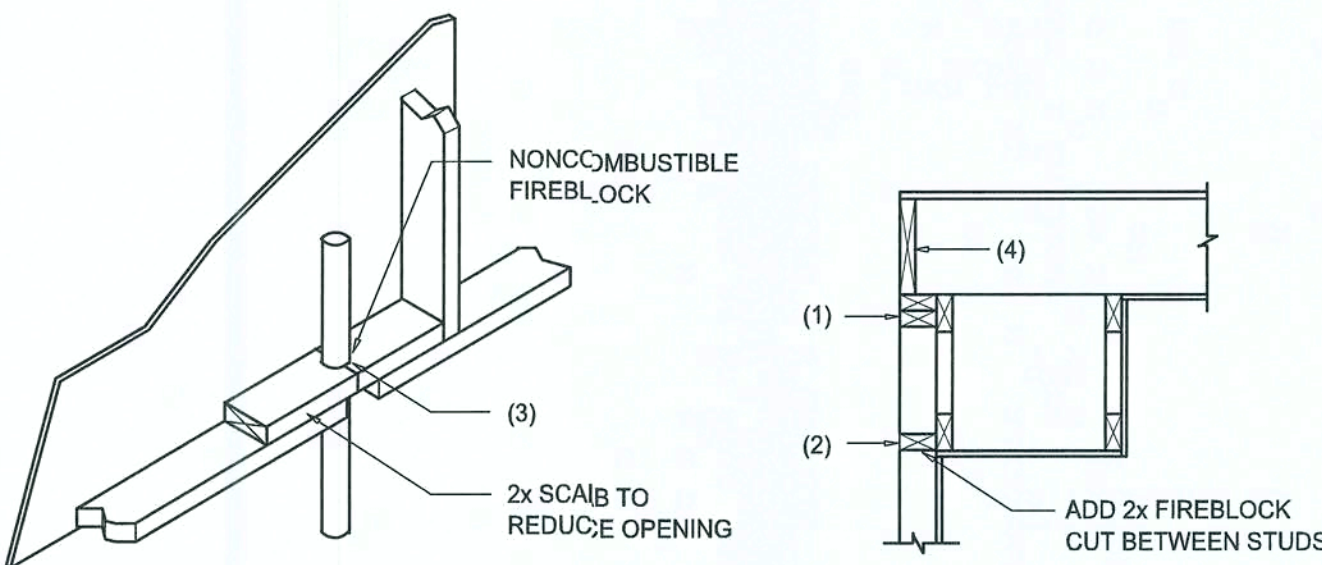
NOTE:  
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

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.

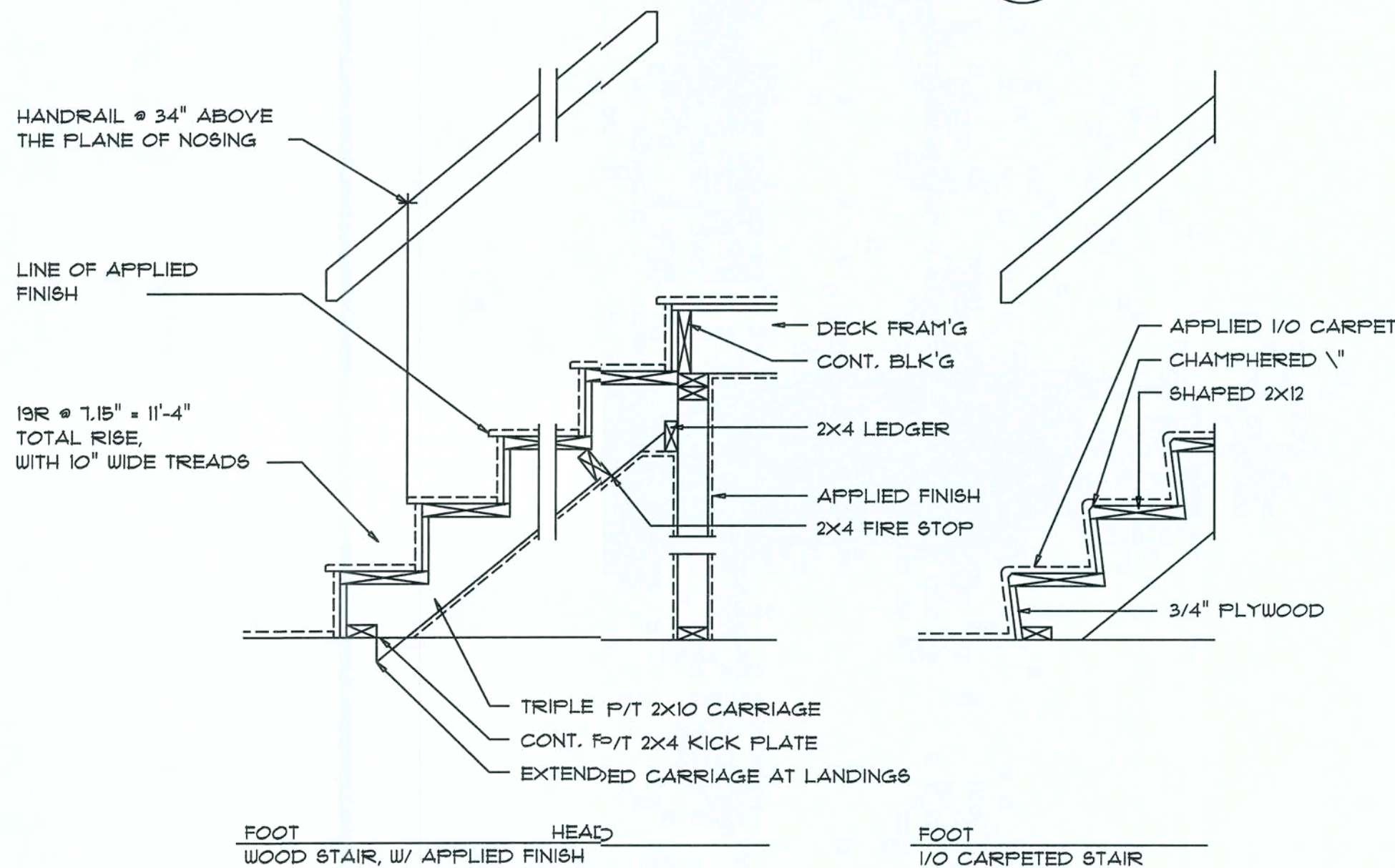
FIREBLOCKING NOTES:

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

- 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 "PYROPAANEL 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



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

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING

BLDG HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	1.00	1.21	1.41
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30	1.00	1.40	1.66



BLDG HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
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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 4698, 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:

- 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 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.

- 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.
- 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.
- 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

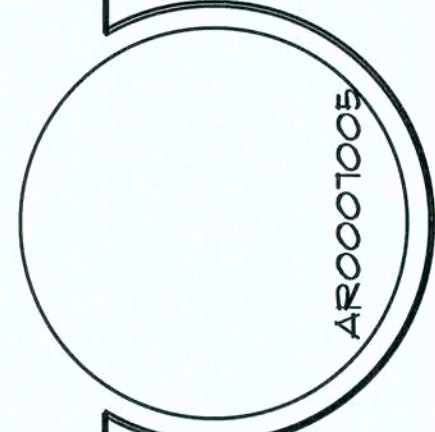
THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3161 TYPE 1 MODIFIED TO 110 MPH WINDS & FBC TAS 100, USING 4 NAILS/SHINGLE

REVISIONS  
June 05, 2019

SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE

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

A CUSTOM HOME FOR:  
**MIKE & ANGELA WOOD**  
PROJECT ADDRESS: NW OLD MILL DR., LAKE CITY, FLORIDA 32055

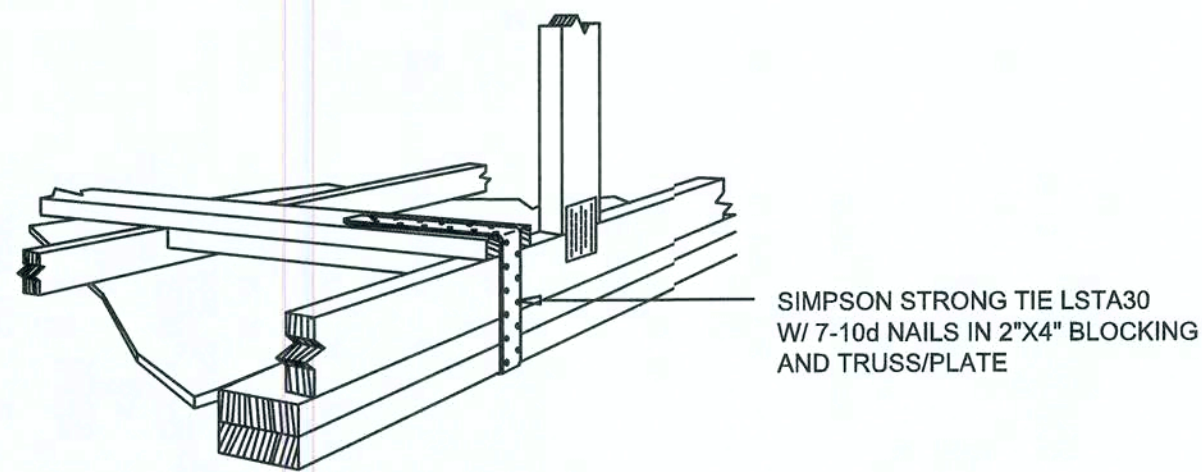


**NICHOLAS BEISLER ARCHITECT, INC.**  
1758 NW Brown Rd.,  
Lake City, FL 32055  
(407) 368-4335  
McAuliffe Certified

JOB NUMBER  
20190601

SHEET NUMBER  
**S.3**  
OF 4 SHEETS

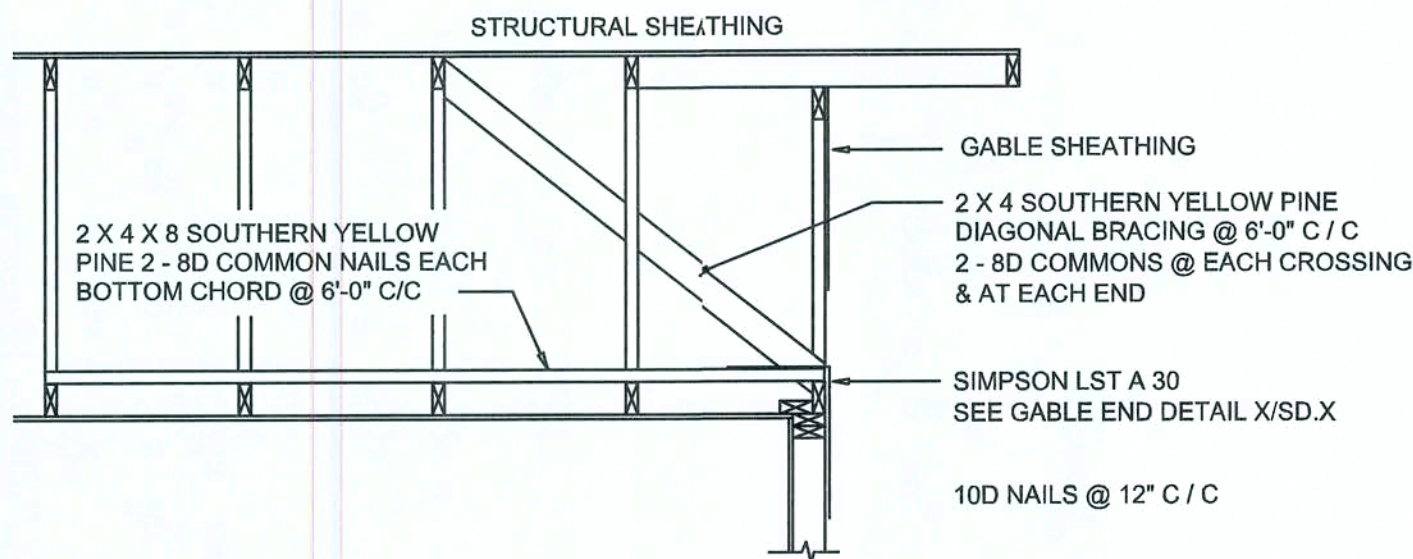




GABLE END GYPSUM DIAPHRAGM  
HOLDOWN CONNECTOR

SCALE: NONE

A.1



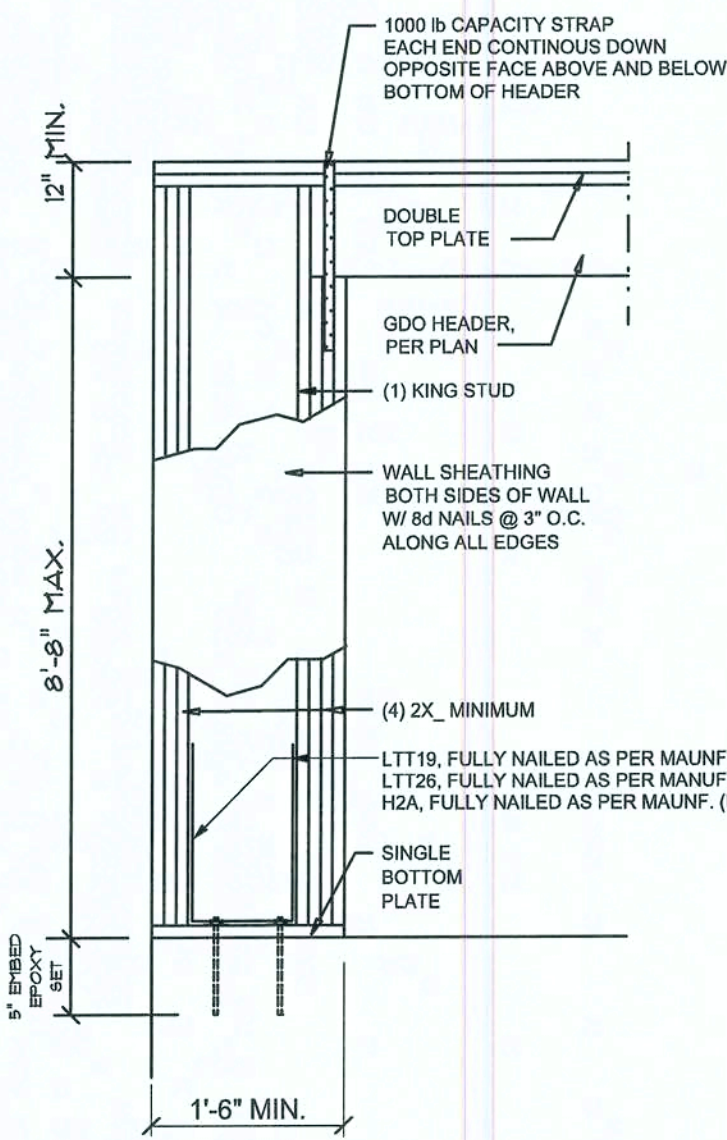
END WALL BRACING FOR  
CEILING DIAPHRAGM

NTS

(ALTERNATIVE TO BALLOON FRAMING)

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

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	
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 / -31.8	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	



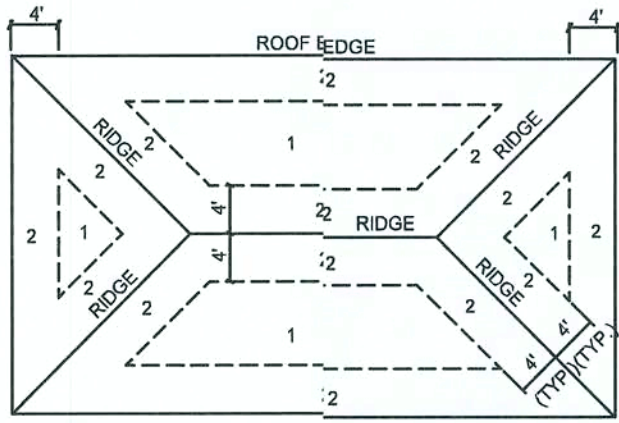
Garage End Wall DETAIL

SCALE: NTS

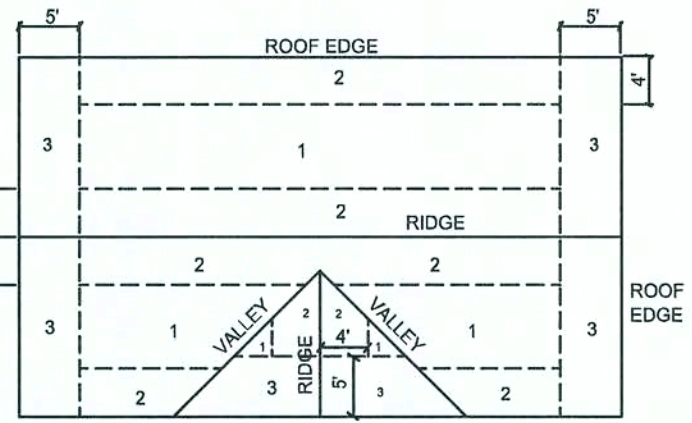
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ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	7/16" O.S.B. OR 15/32 CDX	8d COMMON OR 8d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 12 in. o.c. FIELD
2			6 in. o.c. EDGE 6 in. o.c. FIELD
3			4 in. o.c. @ GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD

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 NAILING ZONES  
(HIP ROOF)



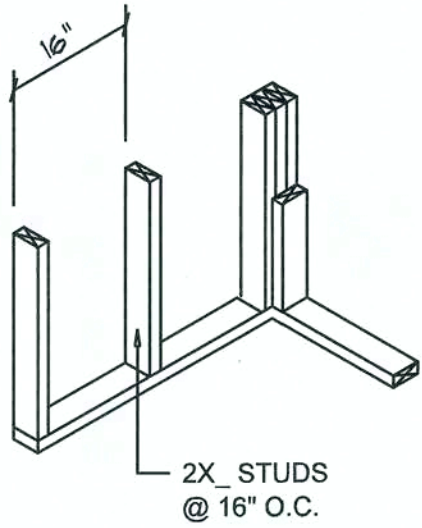
ROOF SHEATHING NAILING ZONES  
(GABLE ROOF)

Roof Nail Pattern DET.

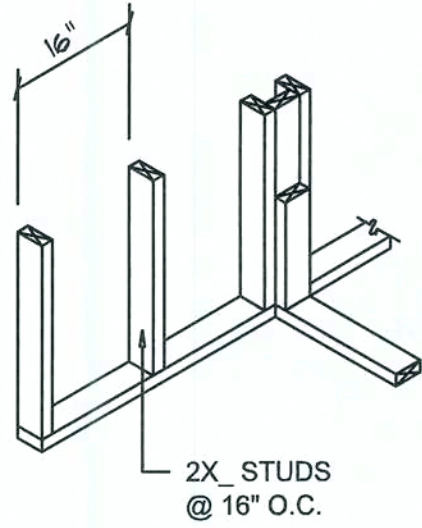
SCALE: NONE

B

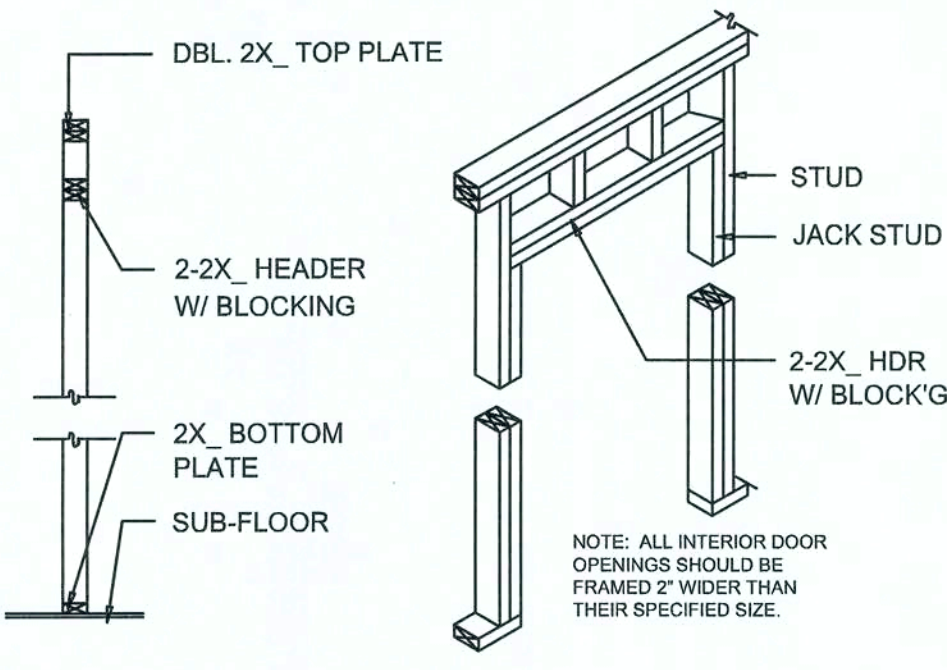
HEADER SPANS FOR EXTERIOR BEARING WALLS					
HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT)			
		20'	28'	36'	
ROOF, CEILING	2-2x4	3'-6"	3'-2"	2'-10"	1
	2-2x6	5'-5"	4'-8"	4'-2"	1
	2-2x8	6'-10"	5'-11"	5'-4"	1
	2-2x10	8'-5"	7'-3"	6'-6"	2
	2-2x12	9'-9"	8'-5"	7'-6"	2
	3-2x8	8'-4"	7'-5"	6'-8"	1
	3-2x10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



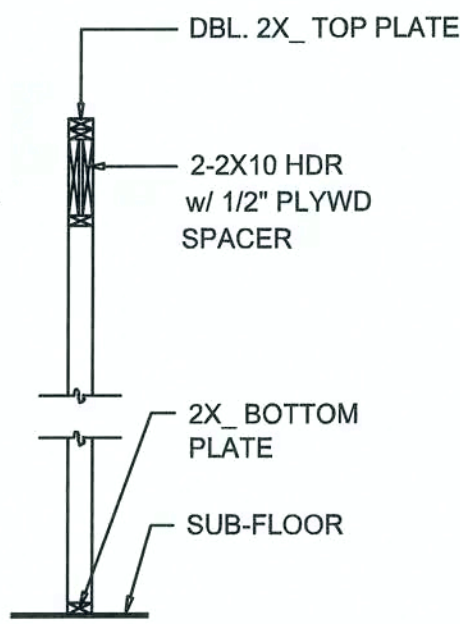
WALL CORNER



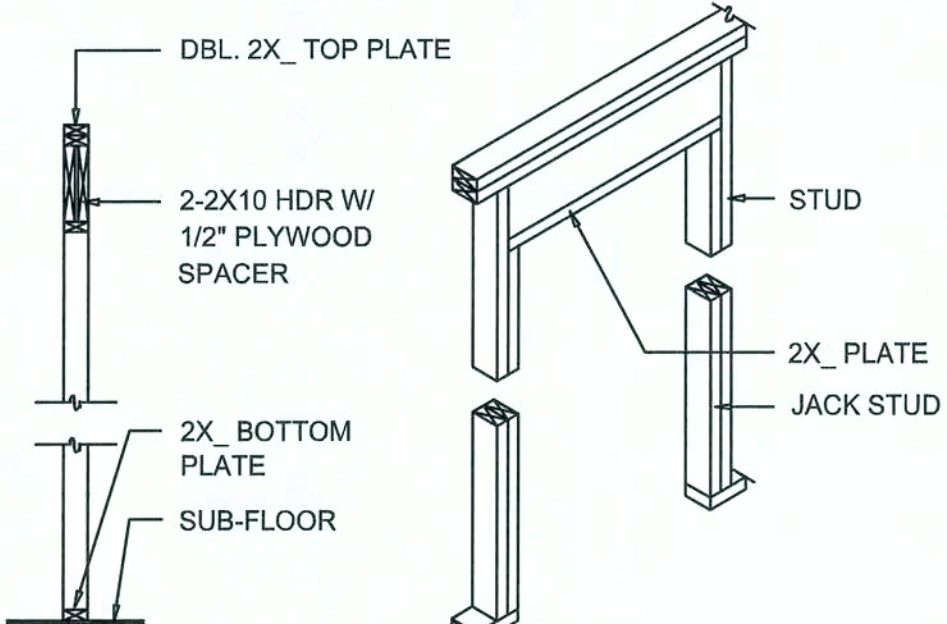
WALL INTERSECTION



NON-BEARING WALL HEADER



TYPICAL WINDOW HEADER



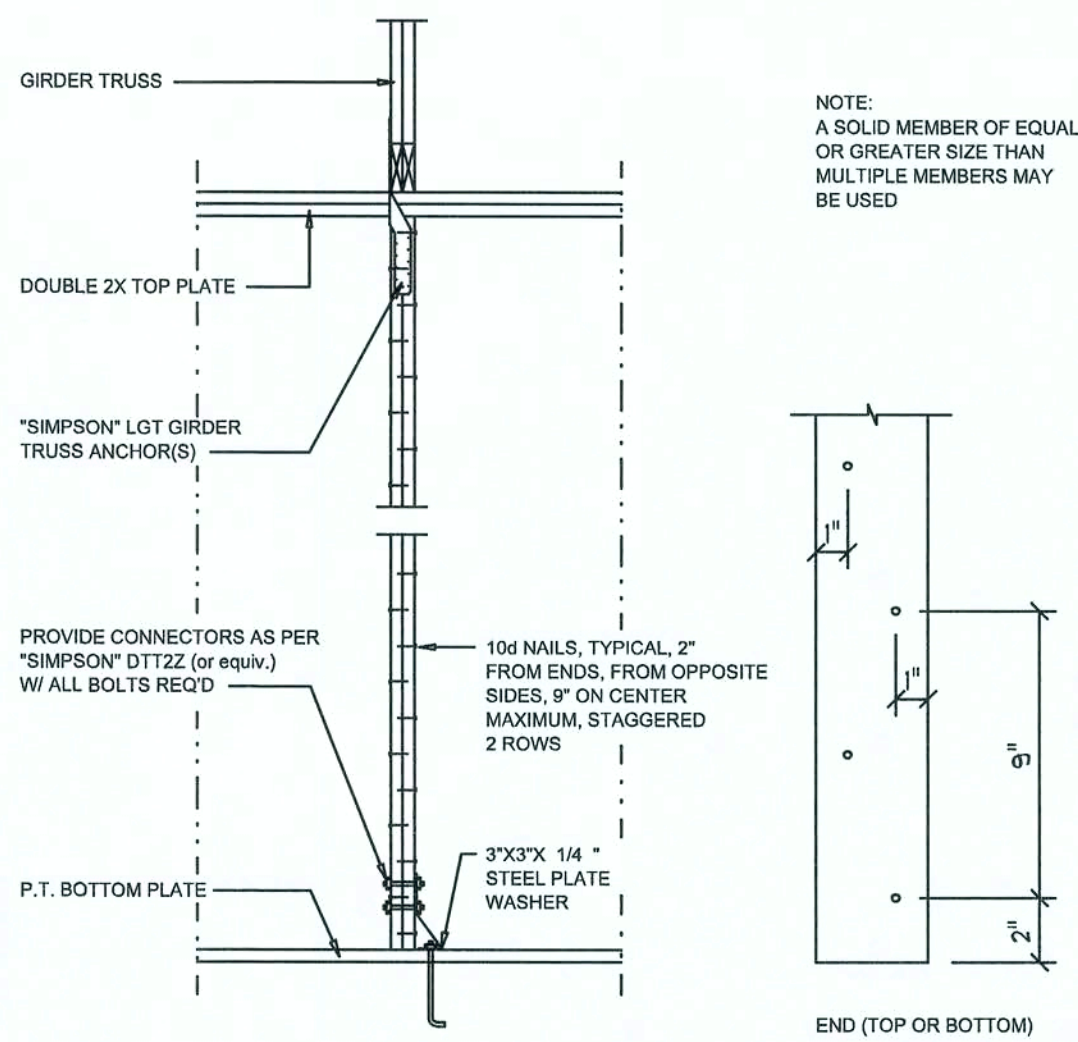
BEARING WALL HEADER

Wall Framing/Header DETAILS

SCALE: NONE

F

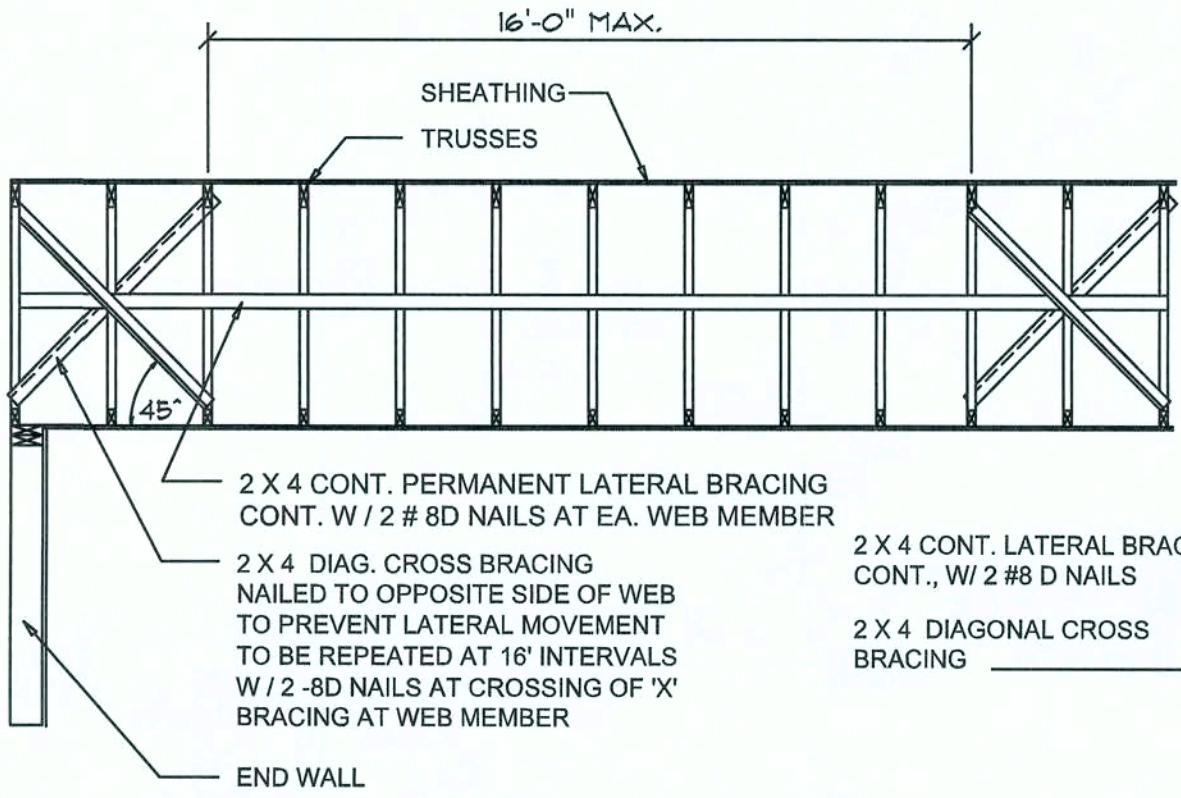
NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS



Girder Truss Column DET.

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

C



TYP. PERMANENT TRUSS BRACING DIA.

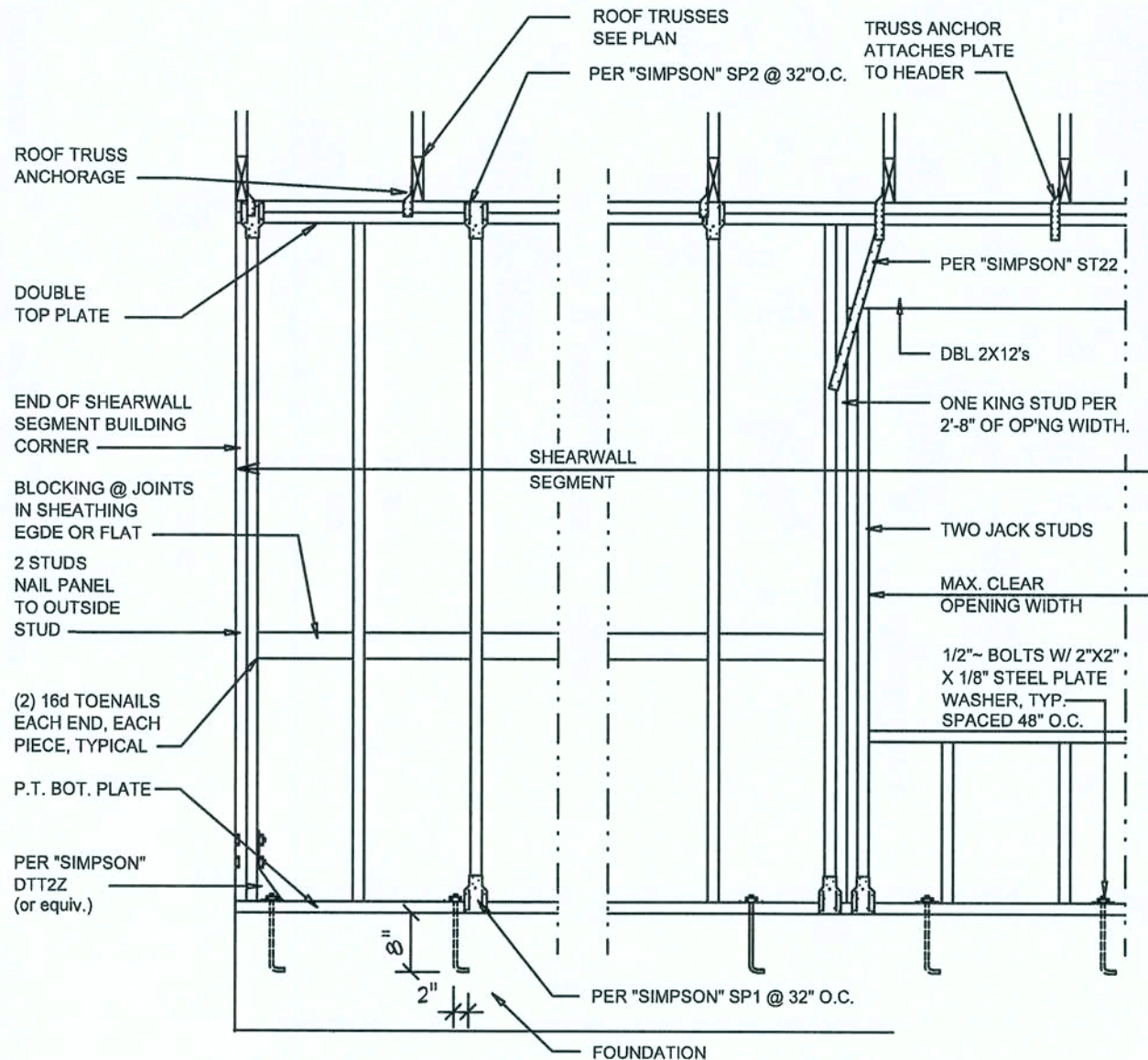
NTS

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

Truss Bracing DETAILS

SCALE: AS NOTED

D



SHEARWALL NOTES:

- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-97 SBC(105.4.3).
- THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
- ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
- NAIL SPACING SHALL BE 4" O.C. EDGES AND 8" O.C. IN THE FIELD.
- TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/8 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/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

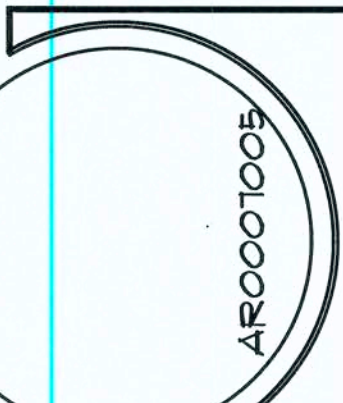
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REVISIONS
June 05, 2019



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

A CUSTOM HOME FOR:  
**MIKE & ANGELA WOOD**  
PROJECT ADDRESS: NW OLD MILL DR., LAKE CITY, FLORIDA 32055



JOB NUMBER  
20190601

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