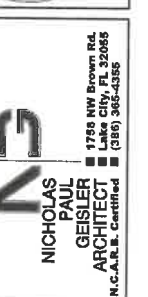


NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

REVISIONS
March 28, 2023



A RESIDENCE REMODEL FOR:
Freddie & Kay Peterson
 PROJECT ADDRESS: 4073 NW River Sebastian Lane, Lake City, Florida 32055
SETH HEITZMAN CONSTRUCTION
 LAKE CITY, FLORIDA



JOINT VENTURED WITH
 © WM DESIGN & ASSOCIATES, INC.
 428 SW COMMERCIAL DR., STE 130
 LAKE CITY, FL 32055
 (386) 758-8406
 wmf@wmjays.net



JOB NUMBER
20230327
 DATE:
 March 28, 2023

SHEET NUMBER
A.1

ELECTRICAL LEGEND	
	CEILING FAN (PRE-WIRE FOR LIGHT KIT)
	DOUBLE SECURITY LIGHT
	RECESSED LED CAN LIGHT
	BATH EXHAUST FAN
	LIGHT FIXTURE
	DUPLEX OUTLET (AFCI & TAMPER RESISTANT)
	220V OUTLET
	GFI DUPLEX OUTLET (PER NEC 406.8)
	TELEVISION JACK
	SPECIALTY CIRCUIT AS REQ'D. VERIFY W/ EQUIP.
	SMOKE / CARBON MONOXIDE DETECTOR (see note below)
	WALL SWITCH
	3 WAY WALL SWITCH
	WATER PROOF GFI OUTLET
	2 OR 4 LED STRIP 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.

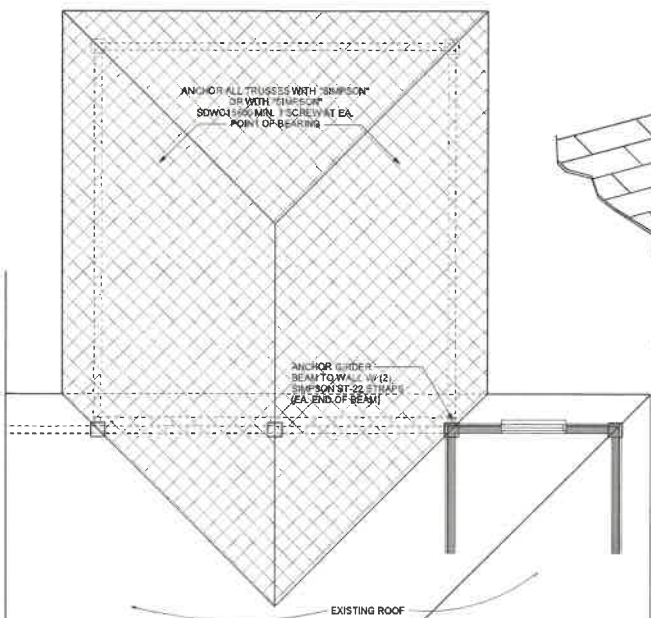
THE ELECTRICAL SERVICE OVERCURRENT PROTECTION DEVICE SHALL BE
INSTALLED ON THE EXTERIOR OF STRUCTURES TO SERVE AS A DISCONNECT MEANS.
CONDUCTORS USED FROM THE EXTERIOR DISCONNECT MEANS TO A PANEL OR SUB
PANEL SHALL HAVE FOUR-WIRE CONDUCTORS, OF WHICH ONE CONDUCTOR
SHALL BE USED AS AN EQUIPMENT GROUND.

IT IS THE LICENSED ELECTRICAL CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL
WORK PERFORMED AND EQUIPMENT INSTALLED MEETS OR EXCEEDS THE 2017 (NFPA-70) NATIONAL
ELECTRIC CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.

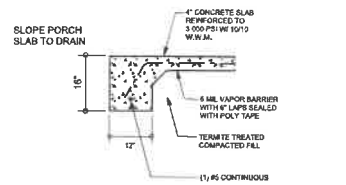
NOTE: A FLORIDA LICENSED ELECTRICAL CONTRACTOR SHALL DETERMINE IF THE EXISTING
ELECTRICAL PANEL HAS THE CAPACITY FOR THE ADDITION'S ADDED CIRCUITS OR IF A
ELECTRICAL SUB PANEL SHALL BE INSTALLED.

WOOD STRUCTURAL NOTES

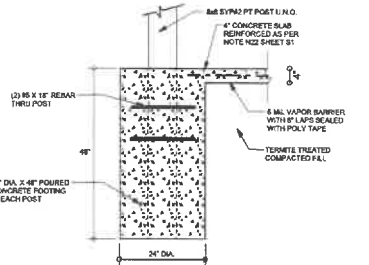
- TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED
FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONS-
IBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT
BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDE-
LINES OF THE "TRUSS PLATE INSTITUTE".
- ALL TRUSSES SHALL 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 CON-
NECTIONS.



ROOF PLAN - PARTIAL
SCALE: 1/4" = 1'-0"

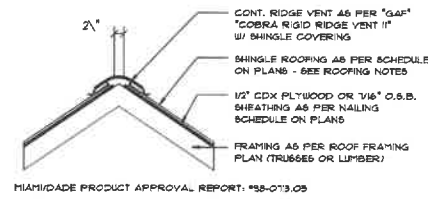


F12 MONOLITHIC PORCH FOOTING
SCALE: 1/2" = 1'-0"

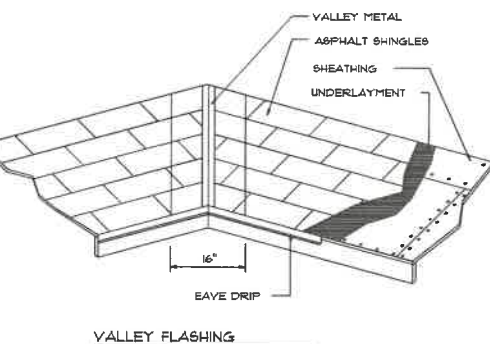


F9 EMBEDDED POST DETAIL
SCALE: 1/2" = 1'-0"

AREA OF ATTIC	REQ'D L.F. OF VENT	NET FREE AREA OF INTAKE
1400 SF	20 LF	410 SQ. IN.
1800 SF	24 LF	490 SQ. IN.
2200 SF	28 LF	570 SQ. IN.
2600 SF	32 LF	650 SQ. IN.
3000 SF	36 LF	730 SQ. IN.
3400 SF	40 LF	810 SQ. IN.
3800 SF	44 LF	890 SQ. IN.



Ridge Vent Detail
SCALE: 3/4" = 1'-0"



VALLEY FLASHING

NOTE:
THE DESIGN WIND SPEED FOR THIS
PROJECT IS 130 MPH PER 2020 FBC (7TH EDITION)
AND LOCAL JURISDICTION REQUIREMENTS

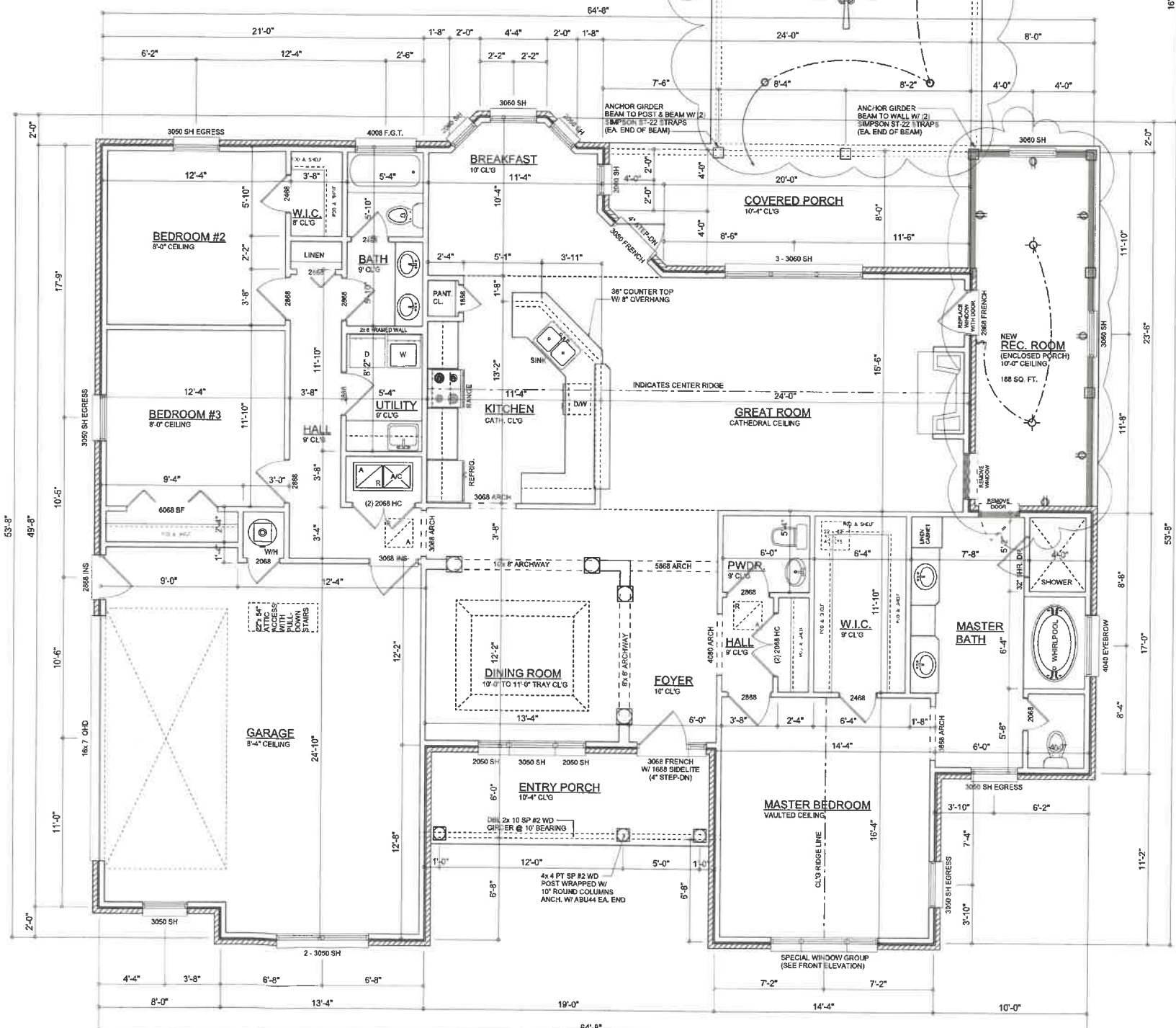
NOTE:
ADDED FILL SHALL BE APPLIED IN 8" LIFTS -
EA. LIFT SHALL BE COMPACTED TO 98% DRY
COMPACTION PER THE "MODIFIED PROCTOR"
METHOD.

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

WALL LEGEND

- EXISTING 2x4 EXTERIOR WALL TO REMAIN
- EXISTING FRAMED INTERIOR WALL TO REMAIN
- NEW 2x4 FRAMED INTERIOR WALL
- NEW 2x4 FRAMED EXTERIOR WALL WITH SIDING
- EXISTING FRAMED INTERIOR WALL TO BE REMOVED



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

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

REVISIONS
March 28, 2023

SOFTPLAN
ARCHITECTURAL SOFTWARE

A RESIDENCE REMODEL FOR:
Freddie & Kay Peterson
PROJECT ADDRESS: 4073 NW River Sebastian Lane, Lake City, Florida 32055
SETH HEITZMAN CONSTRUCTION
LAKE CITY, FLORIDA

AR0007005

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

JOINT VENTURED WITH
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428 SW COMMERCIAL DR., STE 130
LAKE CITY, FL 32055
(386) 758-8406
wm@wmymyers.net

WM

JOB NUMBER
20230327
DATE:
March 28, 2023

SHEET NUMBER
A.2

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable & Hip Construction, Wood Trusses @ 24" O.C.
Walls: 2x 4 or 2x 6 Wood Studs @ 16" O.C.
Floor: 4" Thk. Concrete Slab, Reinfd W/ 6x5/10:10 WWM ON CHAIRS @ 36" O.C.,
Foundation: Continuous monolithic footing or I-Beam Wall Foundation system

ROOF DECKING

Material: 19/32" 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: 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), 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 Device: (1) DTT22 (or equiv.) @ 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: 16"x 12" Cont. W/ (1) #5 Bars Cont. on chairs or (1) #3 Transverse @ 24" O.C.
Stemwall: (OPTIONAL) 8" C.M.U. W/ #5 Vertical Dowel @ 48" O.C.

STRUCTURAL DESIGN CRITERIA:

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE (17th EDITION) 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 7-16, 2020 FBC 1609-A WIND VELOCITY: $V_{50} = 130$ MPH
 $V_{60} = 101$ 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

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/RMODEL

SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 10d NAILS
SIMPSON LGT, W/ 28 - 16d NAILS
SIMPSON ST2
SIMPSON SP2
SIMPSON SP1
SIMPSON PC44/EPC44
SIMPSON ABU44
SIMPSON A34

CAP.

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

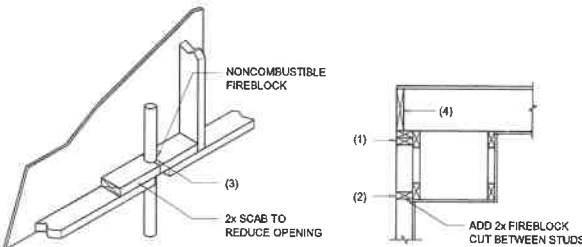
NOTE:
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

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
SBC01 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 "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

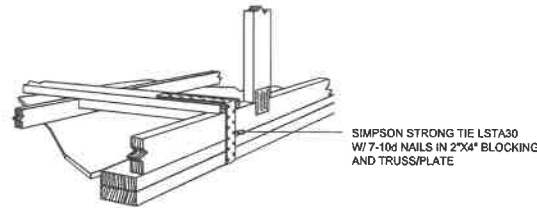
A

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 21° TO 45°									
ZONE	AREA (sq. ft.)	V ₁₀₁ 115 MPH		V ₁₀₁ 120 MPH		V ₁₀₁ 130 MPH		V ₁₀₁ 140 MPH	
		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
1	16	92	-83	111	-98	131	-115	151	-131
2	16	92	-83	111	-98	131	-115	151	-131
3	16	92	-83	111	-98	131	-115	151	-131
4	16	92	-83	111	-98	131	-115	151	-131
5	16	92	-83	111	-98	131	-115	151	-131
6	16	92	-83	111	-98	131	-115	151	-131
7	16	92	-83	111	-98	131	-115	151	-131
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100	16	92	-83	111	-98	131	-115	151	-131

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING			
BLDG HEIGHT (ft.)	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	.87	1.21	1.47
20	.89	1.29	1.55
25	.94	1.35	1.61
30	1.00	1.40	1.66

BUILDING COMPONENTS & CLADDING LOADS
MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B"
ROOF ANGLE 21° TO 45°

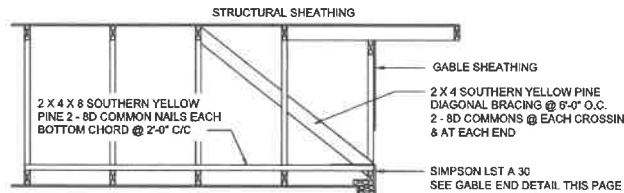
ZONE	AREA (sq. ft.)	V ₁₀₁ 115 MPH		V ₁₀₁ 120 MPH		V ₁₀₁ 130 MPH		V ₁₀₁ 140 MPH	
		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
1-2a	10	105	25.4	115	28.7	126	32.7		
1-2b	20	10	25.4	10	28.7	10	32.7	195	28.1
1-2c	10	10	18.1	10	21.5	10	24.8	105	21.5
1-2d	10	10	4.7	10	2	10	-4.6		-4.2
2-3a	10	105	28.7	115	31.9	126	35.7	195	31.9
2-3b	20	10	28.7	10	31.9	10	35.7	105	31.9
2-3c	10	10	21.5	10	24.8	10	27.9	105	24.8
2-3d	10	10	4.7	10	2	10	-4.6		-4.2
3-4a	10	105	28.7	115	31.9	126	35.7	195	31.9
3-4b	20	10	28.7	10	31.9	10	35.7	105	31.9
3-4c	10	10	21.5	10	24.8	10	27.9	105	24.8
3-4d	10	10	4.7	10	2	10	-4.6		-4.2



**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"
ROOF ANGLE 2° TO 45°

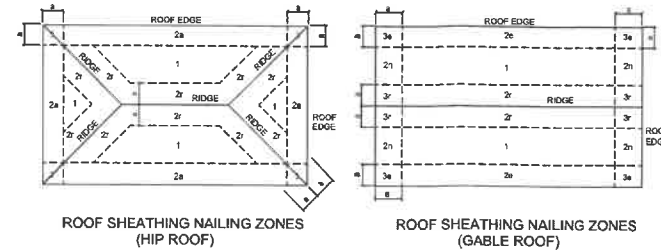
ZONE	AREA (ft²)	VUL 15 MPH		VUL 20 MPH		VUL 30 MPH		VUL 40 MPH	
		Fcs	Neg	Fcs	Neg	Fcs	Neg	Fcs	Neg
1	10	10.2	-3.9	11.1	-5.1	15	-8	15.1	-8.1
2	10	10	-4	10.5	-5.3	14.5	-7.5	14.5	-7.5
3	10	10	-4	10.5	-5.3	14.5	-7.5	14.5	-7.5
4	10	10	-4	10.5	-5.3	14.5	-7.5	14.5	-7.5
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98	10	10	-4	10.5	-5.3	14.5	-7.5	14.5	-7.5
99	10	10	-4	10.5	-5.3	14.5	-7.5	14.5	-7.5
100	10	10	-4	10.5	-5.3	14.5	-7.5	14.5	-7.5

ROOF SHEATHING FASTENINGS

NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1			6 in. o.c. EDGE 6 in. o.c. FIELD
2	7/16" O.S.B. OR 15/32 CDX PLYWOOD	10d RING SHANK	4 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 (ft)	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	.82	.72	.67
20	.85	.75	.70
25	.88	.78	.73
30	.90	.80	.75

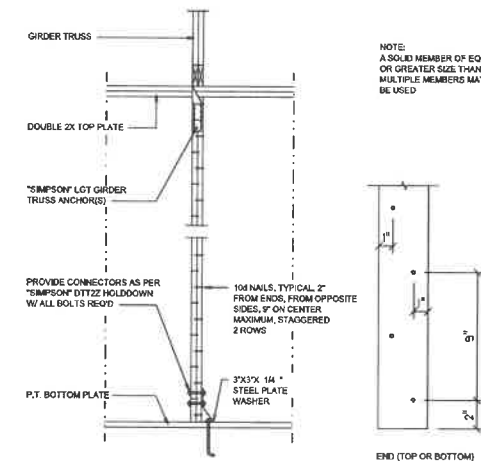


Roof Nail Pattern DET.

SCALE: NONE

B

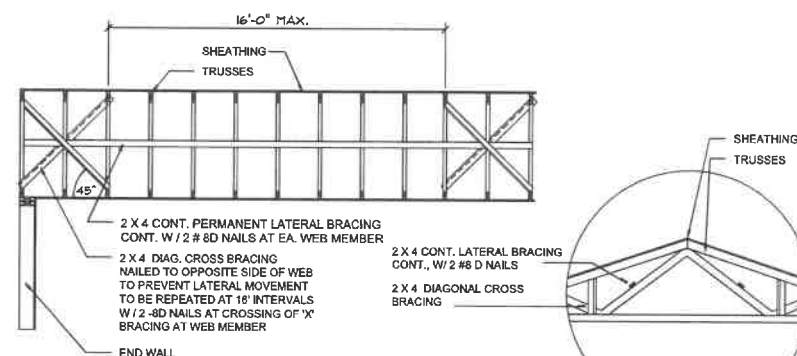
HEADER SPANS FOR EXTERIOR BEARING WALLS							
HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT)					
		20'		28'		36'	
		SPAN	# JACKS	SPAN	# JACKS	SPAN	# JACKS
ROOF, CEILING	2-2x4	3'-6"	1	3'-2"	1	2'-10"	1
	2-2x6	5'-5"	1	4'-8"	1	4'-2"	1
	2-2x8	6'-10"	1	5'-11"	2	5'-4"	1
	2-2x10	8'-5"	2	7'-3"	2	6'-6"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



Girder Truss Column DET.

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

C



TYP. PERMANENT TRUSS BRACING DIA.

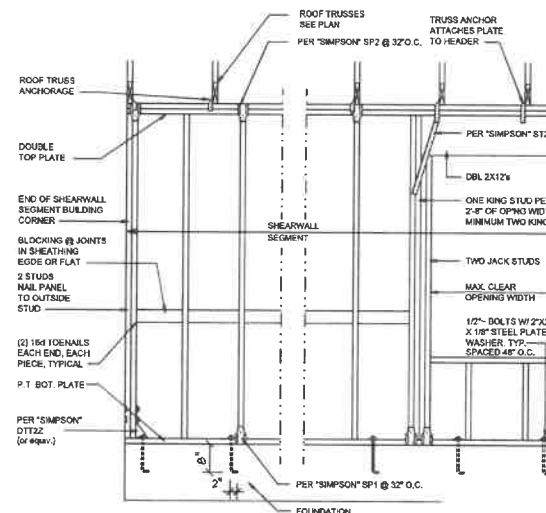
NTS

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

Truss Bracing DETAILS

SCALE: AS NOTED

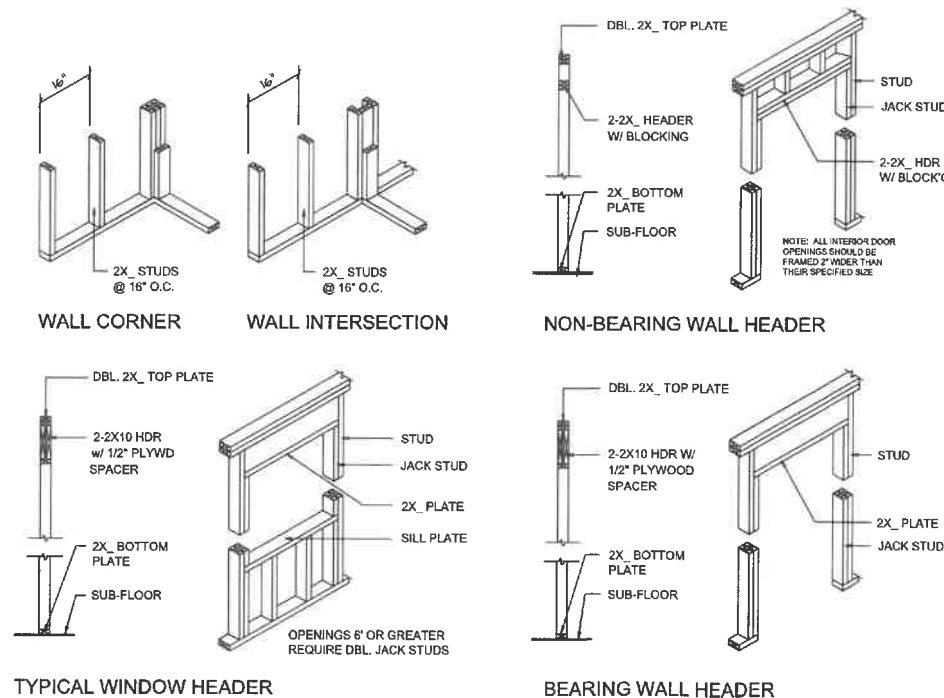
D



SHEARWALL NOTES:

- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-97 SBC 356 4.3.
- THE WALL SHALL BE ENTIRELY SHEATHED WITH 1/2" 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 BLOODINGS.
- 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 50 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHTS 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 8'-0"	(2) 2x4 OR (1) 2x6	2
> 8' TO 12'-0"	(3) 2x4 OR (2) 2x6	3



Wall Framing/Header DETAILS

SCALE: NONE

F

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

REVISIONS
March 28, 2023

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE