



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

REVISIONS
March 28, 2023
24 47113
2023

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE
Wm C. M.

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

20 MAR 2023
AR0007005



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

JOINT VENTURED WITH

© WM DESIGN & ASSOCIATES, INC.
426 SW COMMERCE DR., STE 130
LAKE CITY, FL 32025
(386) 758-8406
wm@wmtyers.net



JOB NUMBER
20230327
DATE:
March 28, 2023

SHEET NUMBER
A.1

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

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

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

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

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

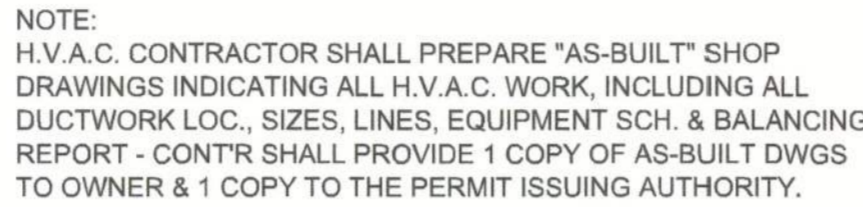
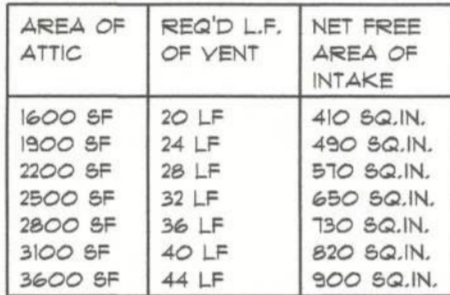
NOTE: A FLORIDA LICENSED ELECTRICAL CONTRACTOR SHALL DETERMINE IF THE EXISTING
ELECTRICAL PANEL HAS THE CAPACITY FOR THE ADDITION/ADDED CIRCUITS OR IF A
ELECTRICAL SUB PANEL SHALL BE INSTALLED.

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

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 №.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.



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

REVISIONS	
March 28, 2023	

**SOFTPLAN**
ARCHITECTURAL DESIGN 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



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

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

JOINT VENTURED WITH

**W&M DESIGN & ASSOCIATES, INC.**
428 SW COMMERCIAL OR. STE 130
LAKE CITY, FL 32025
(386) 758-8406
wll@willmymys.net

**W&M DESIGN & ASSOCIATES, INC.**
428 SW COMMERCIAL OR. STE 130
LAKE CITY, FL 32025
(386) 758-8406
wll@willmymys.net

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, Reinf'd W/ 6x6/10:10 WWM ON CHAIRS @ 36" O.C.,
Foundation: Continuous monolithic footing or /Stem 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/ABU65 @ 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/1-#5 Vertical Dowel @ 48" O.C.

STRUCTURAL DESIGN CRITERIA:

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE (11TH 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: $V_{ULT} = 130$ 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:

- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 104.2.6
- 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 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 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 # 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

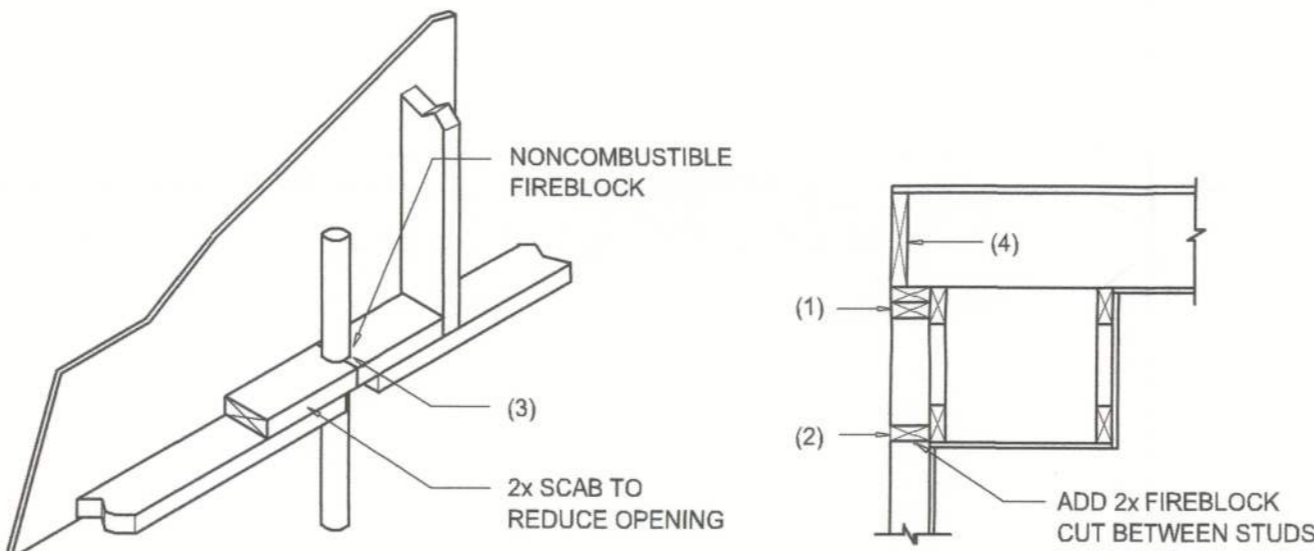
FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF/R/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	1065#
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 "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

ZONE		AREA (ft ²)		Vult 115 MPH		Vult 120 MPH		Vult 130 MPH		Vult 140 MPH	
				Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
ROOF 21" TO 45"	1	10	10.2	-26.3	11.1	-26.1	11	-26	10.1	-26.1	-26.1
	1	20	10	-18	10	-18.6	11.3	-20	10.1	-26.7	-26.7
	1	30	10	-18	10	-18.3	10	-19.2	10.8	-22.2	-22.2
	1	100	10	-12.7	10	-13.8	10	-16.2	10	-18.6	-18.6
	2b	10	10.2	-26.2	11.1	-26.3	11	-26.5	10.1	-26.9	-26.9
	2b	20	10	-26.1	10	-26.8	11.3	-24.2	10.1	-26.1	-26.1
	2b	30	10	-11.8	10	-12.9	10	-15.1	10.5	-17.6	-17.6
	2b	100	10	-11.8	10	-12.9	10	-15.1	10	-17.6	-17.6
	2i	10	10.2	-26.6	11.1	-26.3	11	-26.1	10.1	-26.4	-26.4
	2i	20	10	-26.7	10	-26	11.3	-25.6	10.1	-26.1	-26.1
	2i	30	10	-16.2	10	-16.9	10	-18.1	10.5	-20.4	-20.4
	2i	100	10	-14.3	10	-15.5	10	-16.2	10	-21.2	-21.2
WALL	3	10	10.2	-32.7	11.1	-26.6	11	-41.7	10.1	-48.4	-48.4
	3	20	10	-24.6	10	-26.7	11.3	-31.4	10.1	-36.4	-36.4
	3	30	10	-14.3	10	-15.5	10	-16.2	10.5	-21.2	-21.2
	3	100	10	-14.3	10	-15.5	10	-16.2	10	-21.2	-21.2
	4	10	14.3	-15.5	10.5	-16.9	16.2	-16.8	10.1	-22.9	-22.9
	4	20	13.6	-14.8	14.8	-16.1	17.4	-19	20.2	-22	-22
	4	30	12.8	-14	13.9	-15.2	16.3	-17.6	19	-20.7	-20.7
	4	100	12.1	-13.3	13.2	-14.5	15.5	-17.1	18	-19.8	-19.8
	4	100	10.1	-11.8	11.6	-12.9	13.6	-15.1	13.8	-17.6	-17.6
	5	10	14.3	-15.1	10.5	-20.8	16.2	-24.4	21.2	-26.3	-26.3
	5	20	13.6	-17.8	14.8	-18.4	17.4	-22.6	20.2	-26.4	-26.4
	5	30	12.8	-16.1	13.9	-17.6	16.3	-20.6	19	-25.9	-25.9

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING			
BLDG HEIGHT (ft)	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	.82	1.21	1.41
20	.89	1.29	1.55
25	.94	1.35	1.61
30	1.00	1.40	1.66

ZONE		AREA (ft ²)		Vult 115 MPH		Vult 120 MPH		Vult 130 MPH		Vult 140 MPH	
				Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
ROOF 1" TO 21"	1.2b	10	10.2	-26.4	11.6	-26.7	13.6	-33.7	13.8	-38.1	-38.1
	1.2b	20	10	-26.4	10	-26.7	11.7	-33.7	13.6	-38.1	-38.1
	1.2b	30	10	-26.1	10	-17.6	10	-26.6	10.8	-23.8	-23.8
	1.2b	100	10	-6.2	10	-6	10	-16.2	10	-12.1	-12.1
	2a, 2c, 3b	10	10.2	-26.5	11.6	-41.8	13.8	-48.2	13.8	-52.7	-52.7
	2a, 2c, 3b	20	10	-26.2	10	-26.2	11.7	-42.4	13.6	-49.2	-49.2
	2a, 2c, 3b	30	10	-26.2	10	-26.5	10	-33.5	10.8	-38.6	-38.6
	2a, 2c, 3b	100	10	-25.9	10	-22.8	10	-26.7	10	-29	-29
	3i	10	10.2	-40.7	11.5	-48.8	13.5	-64.4	13.8	-67.8	-67.8
	3i	20	10	-26.2	10	-42.7	11.7	-60.1	13.6	-68.1	-68.1
	3i	30	10	-26.5	10	-33.2	10	-39	10.8	-45.2	-45.2
	3i	100	10	-26	10	-26.1	10	-30.6	10	-35.5	-35.5

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. PER R905, DOUBLE UNDERLAYMENT IS REQUIRED ON ROOF SLOPES GREATER THAN 4:12.

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 FROM 2:12 TO 4:12 AND GREATER, 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 TWO LAYERS 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/ MFG'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 PLYS OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 16 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.
 - FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
 - BOTH TYPES 1 AND 2 ABOVE, COMBINED.
 - ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
 - 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
March 28, 2023

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

Will C. Myers

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
3/28/2023

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

JOINT VENTURED WITH

© WM DESIGN & ASSOCIATES, INC.
428 SW COMMERCE DR., STE 130
LAKE CITY, FL 32055
(386) 758-8406
will@willmyers.net

W
M

JOB NUMBER

20230327

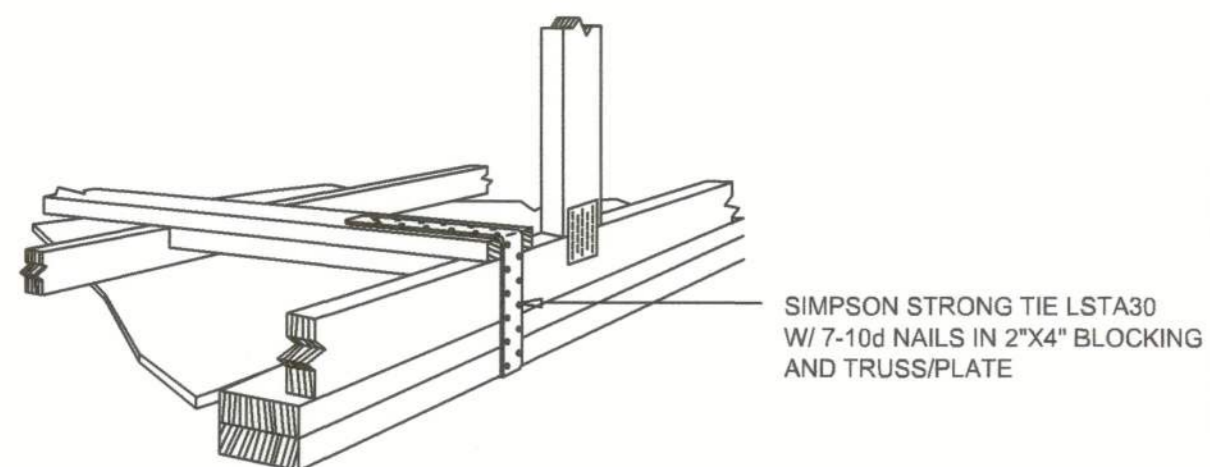
DATE:

March 28, 2023

SHEET NUMBER

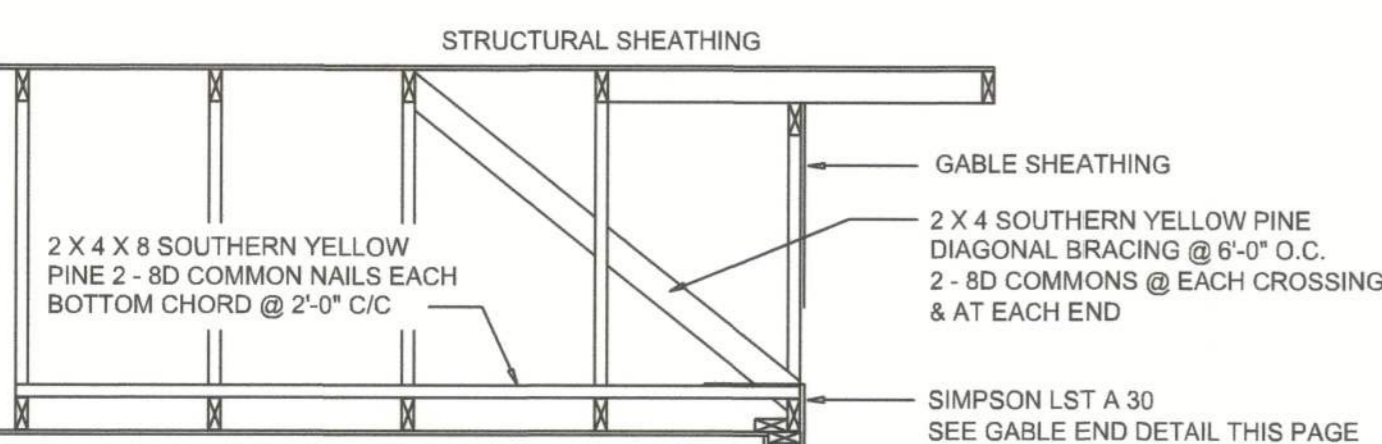
S.1

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



GABLE END GYPSUM DIAPHRAGM
HOLDOWN CONNECTOR
SCALE: NONE

A.1



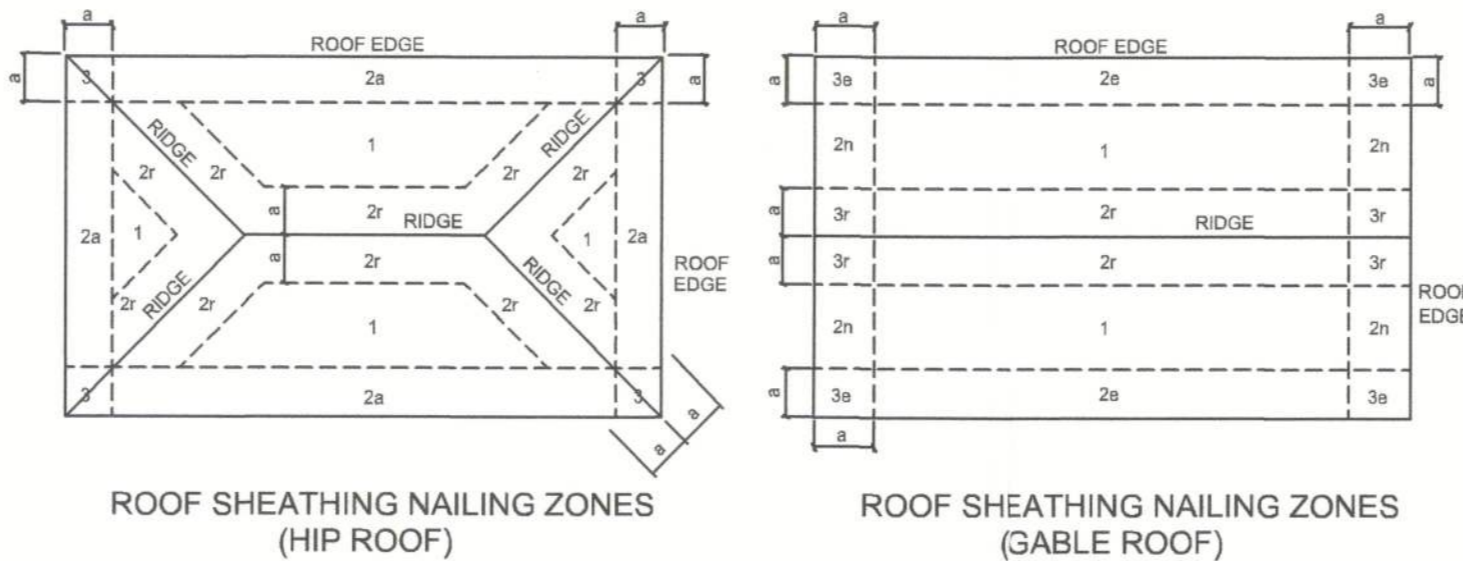
END WALL BRACING FOR
CEILING DIAPHRAGM
NTS (ALTERNATIVE TO BALLOON FRAMING)
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

A

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 21° TO 45°										
ZONE	AREA (sq ft)	Wind Dir.	Wind Dir.	Wind Dir.	Wind Dir.	Wind Dir.	Wind Dir.	Wind Dir.	Wind Dir.	Wind Dir.
1	10	10.2	10.2	11.1	10.2	11.3	10.2	11.1	10.2	11.1
1	20	10	10	10	10	10	10	10	10	10
1	30	10	10	10	10	10	10	10	10	10
1	100	10	10	10	10	10	10	10	10	10
2	10	10.2	10.2	11.1	10.2	11.3	10.2	11.1	10.2	11.1
2	20	10	10	10	10	10	10	10	10	10
2	30	10	10	10	10	10	10	10	10	10
2	100	10	10	10	10	10	10	10	10	10
3	10	10.2	10.2	11.1	10.2	11.3	10.2	11.1	10.2	11.1
3	20	10	10	10	10	10	10	10	10	10
3	30	10	10	10	10	10	10	10	10	10
3	100	10	10	10	10	10	10	10	10	10
4	10	10.2	10.2	11.1	10.2	11.3	10.2	11.1	10.2	11.1
4	20	10	10	10	10	10	10	10	10	10
4	30	10	10	10	10	10	10	10	10	10
4	100	10	10	10	10	10	10	10	10	10
5	10	10.2	10.2	11.1	10.2	11.3	10.2	11.1	10.2	11.1
5	20	10	10	10	10	10	10	10	10	10
5	30	10	10	10	10	10	10	10	10	10
5	100	10	10	10	10	10	10	10	10	10

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	7/16" O.S.B. OR 1812 CDX PLYWOOD	10d RING SHANK	6 in. o.c. EDGE 6 in. o.c. FIELD
2			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

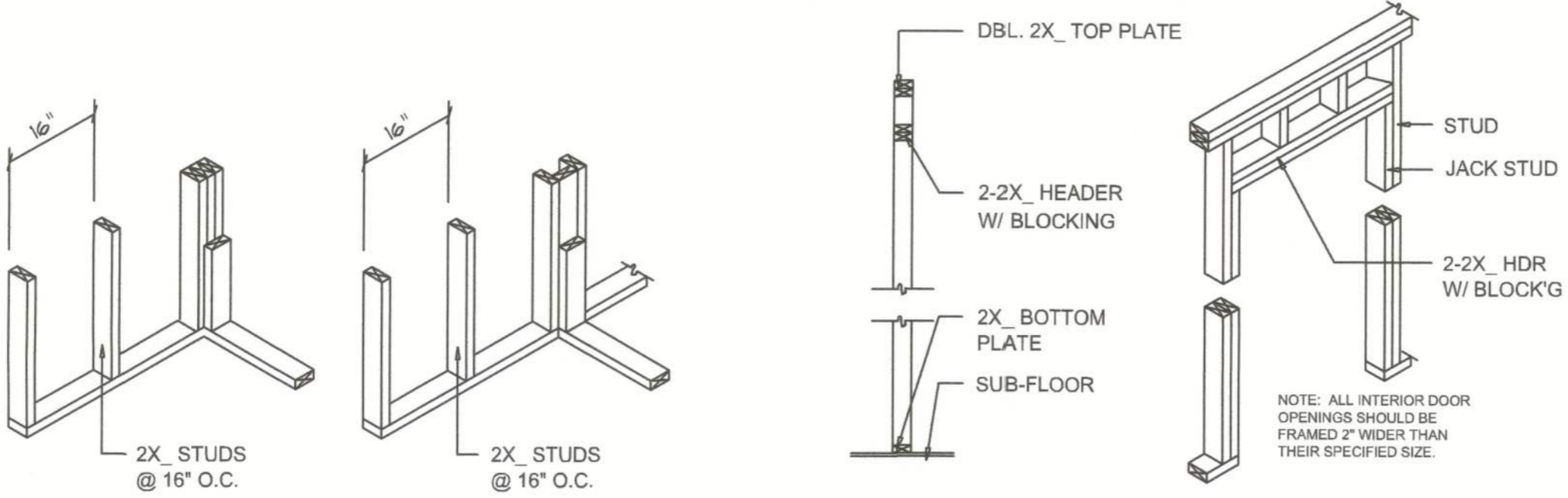
HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING			
BLDG HEIGHT (ft)	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	.82	1.21	1.41
20	.88	1.28	1.55
25	.94	1.35	1.61
30	1.00	1.40	1.66



Roof Nail Pattern DET.
SCALE: NONE

B

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

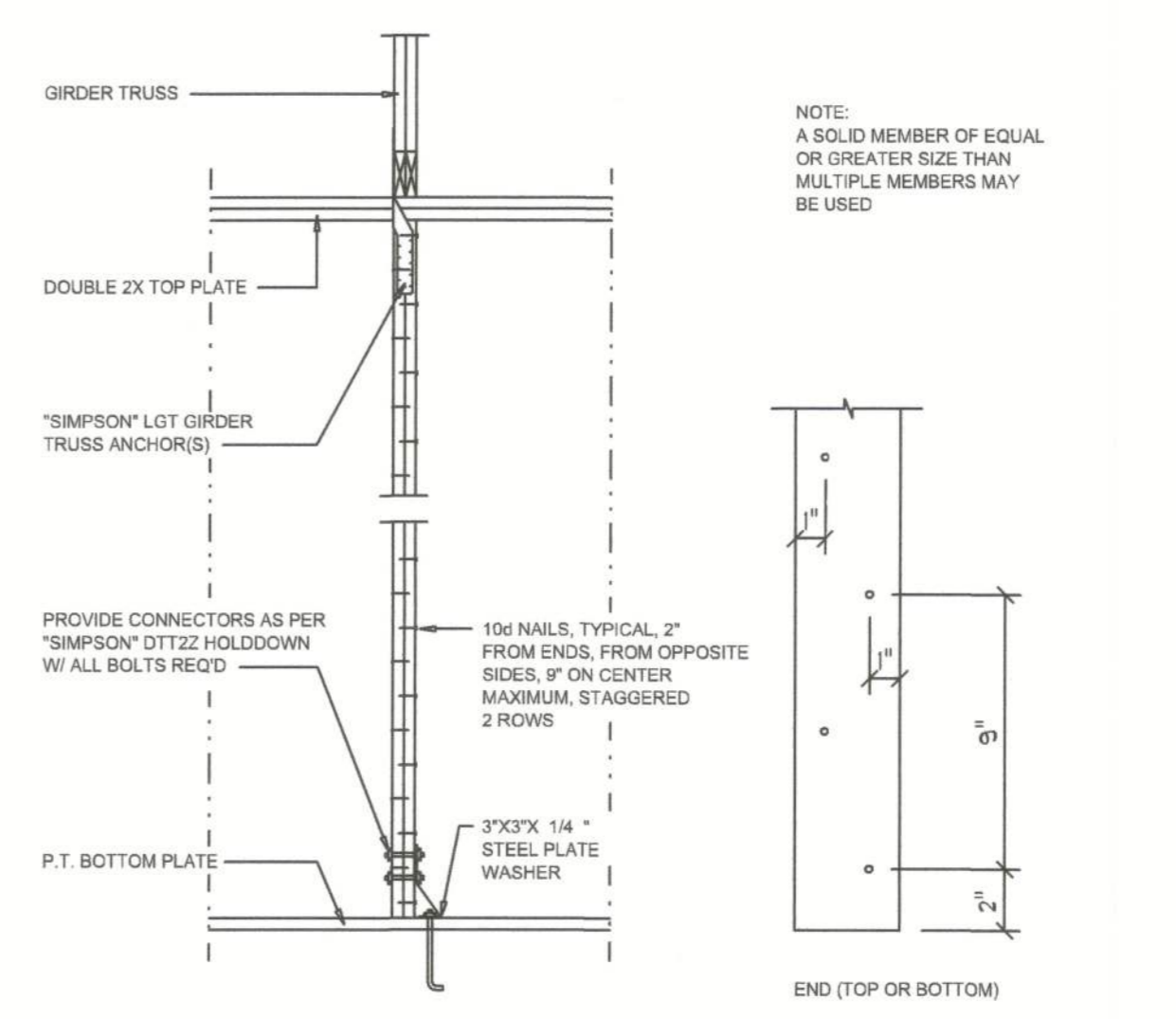


WALL CORNER WALL INTERSECTION NON-BEARING WALL HEADER
TYPICAL WINDOW HEADER BEARING WALL HEADER
SCALE: NONE

F

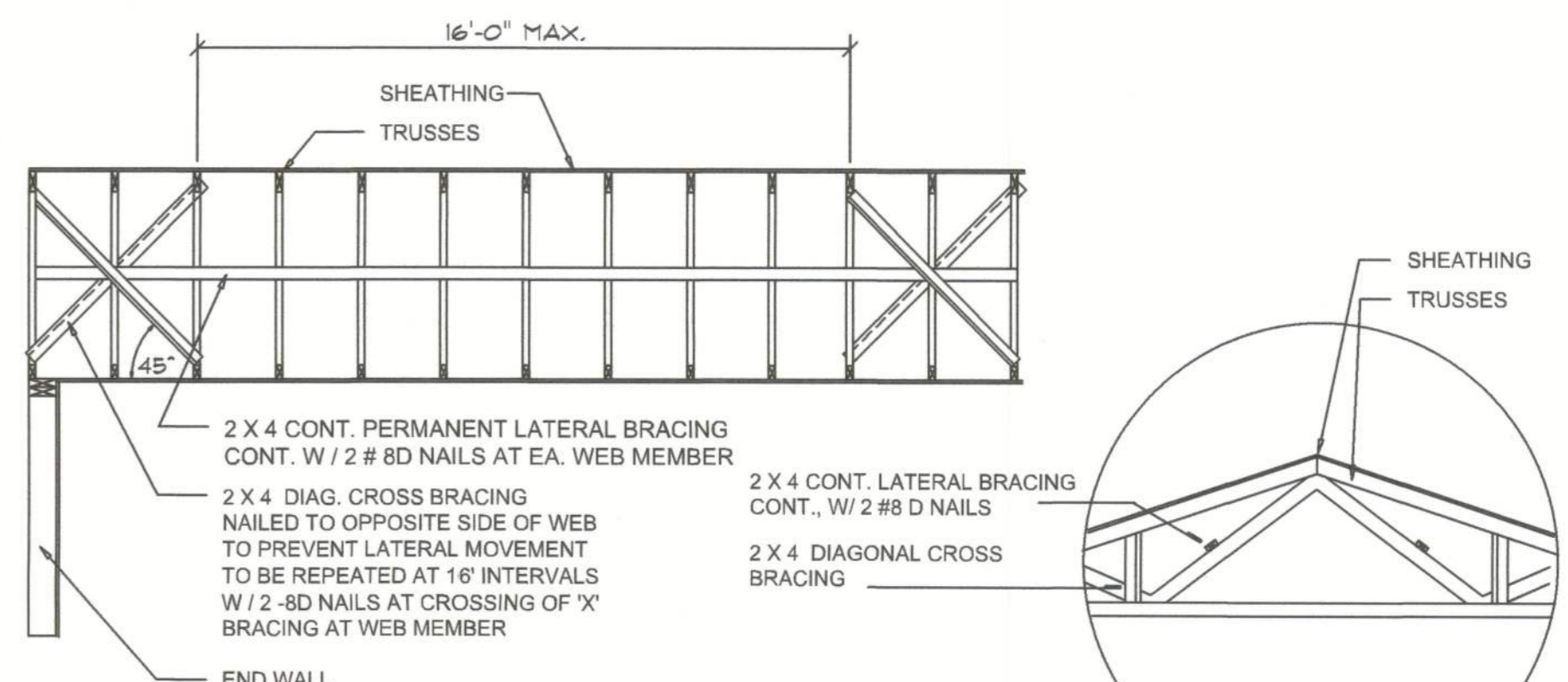
Wall Framing/Header DETAILS

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



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

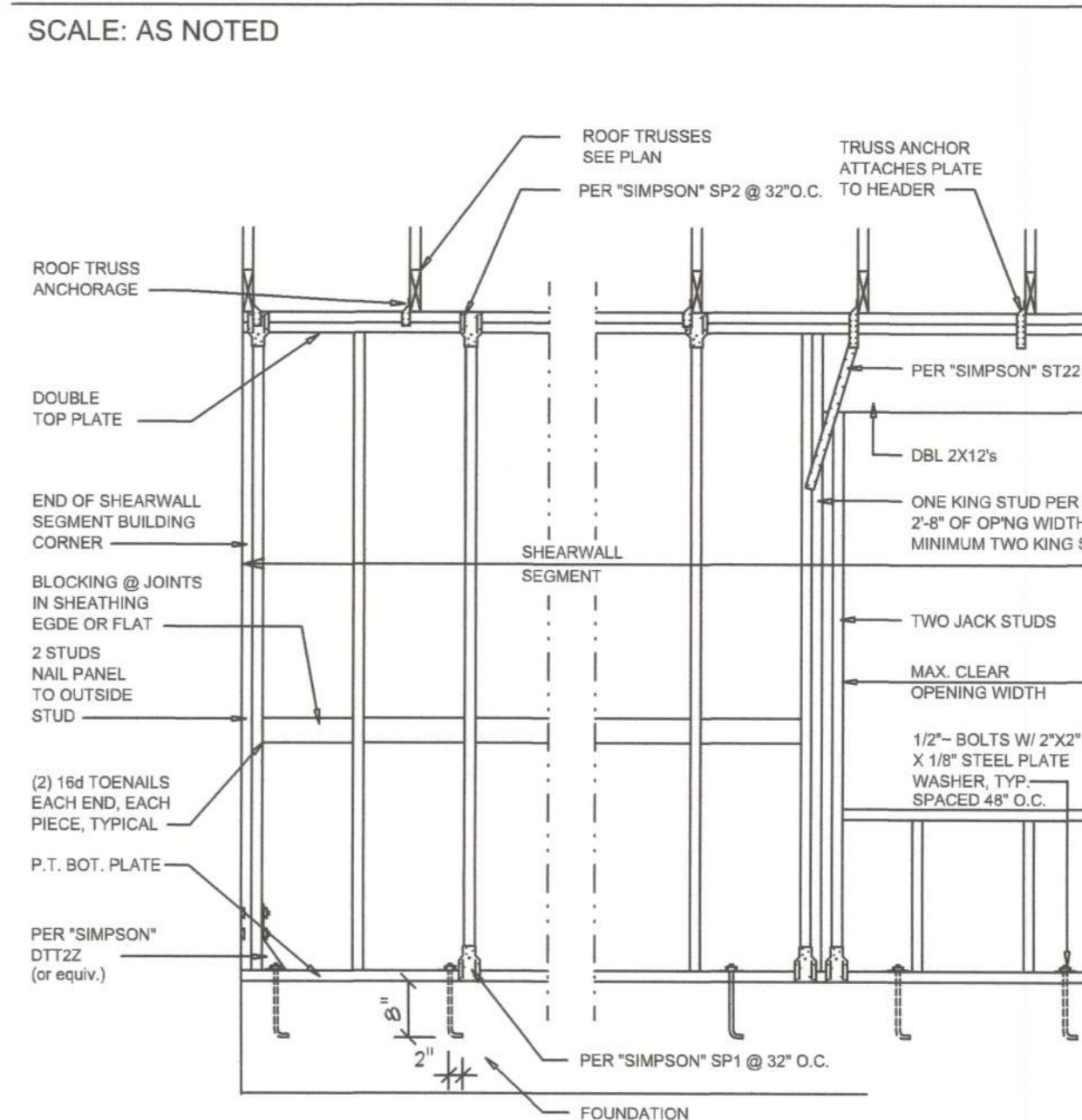
C



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

D

Truss Bracing DETAILS



SHEARWALL NOTES:			
1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-97 SBCI 305.4.3.			
2. THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.			
3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.			
4. NAIL SPACING SHALL BE 4" O.C. EDGES AND 8" O.C. IN THE FIELD.			
5. 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/3.5 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	

E

Shear Wall DETAILS

SCALE: NONE

REVISIONS
March 28, 2023

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE
Wm C M

PROJECT ADDRESS: 4073 NW River Sebastian Lane, Lake City, Florida 32055

PROJECT REMODEL FOR:
Freddie & Kay Peterson
SETH HEITZMAN CONSTRUCTION
LAKE CITY, FLORIDA

AR0007005
30m/12/2023

NICHOLAS PAUL GEISLER
ARCHITECT
N.C.A.R.B. Certified
1758 NW Brown Rd.
Lake City, FL 32055
(386) 365-4555
will@willmyers.net

JOB NUMBER
20230327
DATE:
March 28, 2023

SHEET NUMBER
S.2