

DIMENSIONED FLOOR PLAN

EAGLE urkey ∞ LIPSCOMB

© WMDE.SIGN &
A556CIATE.5, NC.
426 SW COMMERCE DR. STE 130
LAKEJITY, FL 32025

AREA SUMMARY

1,665 S.F.

471 S.F.

277 S.F.

109 S.F.

2,522 S.F.

LIVING AREA

GARAGE AREA

TOTAL AREA

COVERED PORCH AREA

ENTRY PORCH AREA



JOBNUMBER 20210702

SHEET NUMBER

15'-0" 13'-0" 7'-4" 13'-0" DBL 2x 12 SP #2 WD GIRDER—— DBL 2x 12 SP #2 WD GIRDER Ax 4 PT SP WD POST, WRAPPED TO 8" SQ. COVERRED PORCH SHOWER 41'-0" 2 - 2068 FRENCH optional seat 7'-0" 12'-0" 9'-8" 4" STEP-DN 3030 SH 3050 SH EGRESS SINK MASTER BEDROOM KITCHEN 10-0" CEILING POD & SHELF BEDROOM #2 DINING ROOM 10-0" CEILING 36" X 84_{84"} ISLAND _{ID} 12'-8" 2668 PKT 10'-8" HALL BEDROOM #3 PANTRY ROD & SHELF ELECT. 200 AMP ELECT. PANEL 4" STEP-DN 11'-4" 10'-8" 18'-4" 3'-8" 4'-4" 4" STEP-DN 3'-0" **GARAGE ENTRY PORCH** BEDROOM #4 -4x 4 PT SP WD POST, WRAPPED TO 8" SQ. DBL 2x 12 SP #2 #2 WD GIRDER —____ 11'-4" DBL 2x 12 SP #2 WD GIRDER 2 - 3050 SH EGRESS 6'-0" 5'-8" 11'-2" 11'-2" 22'-4" 4'-0" 55'-8" **FLOOR PLAN**

NOTE: ALL CEILING HEIGHTS 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 ½-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 inclohes (34.9 mm) thick, or doors in compliance with Section 715.3.3. Openings from a private garage directly into o a room used for sleeping purposes shall not be permitted.
- 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.
- 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.

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

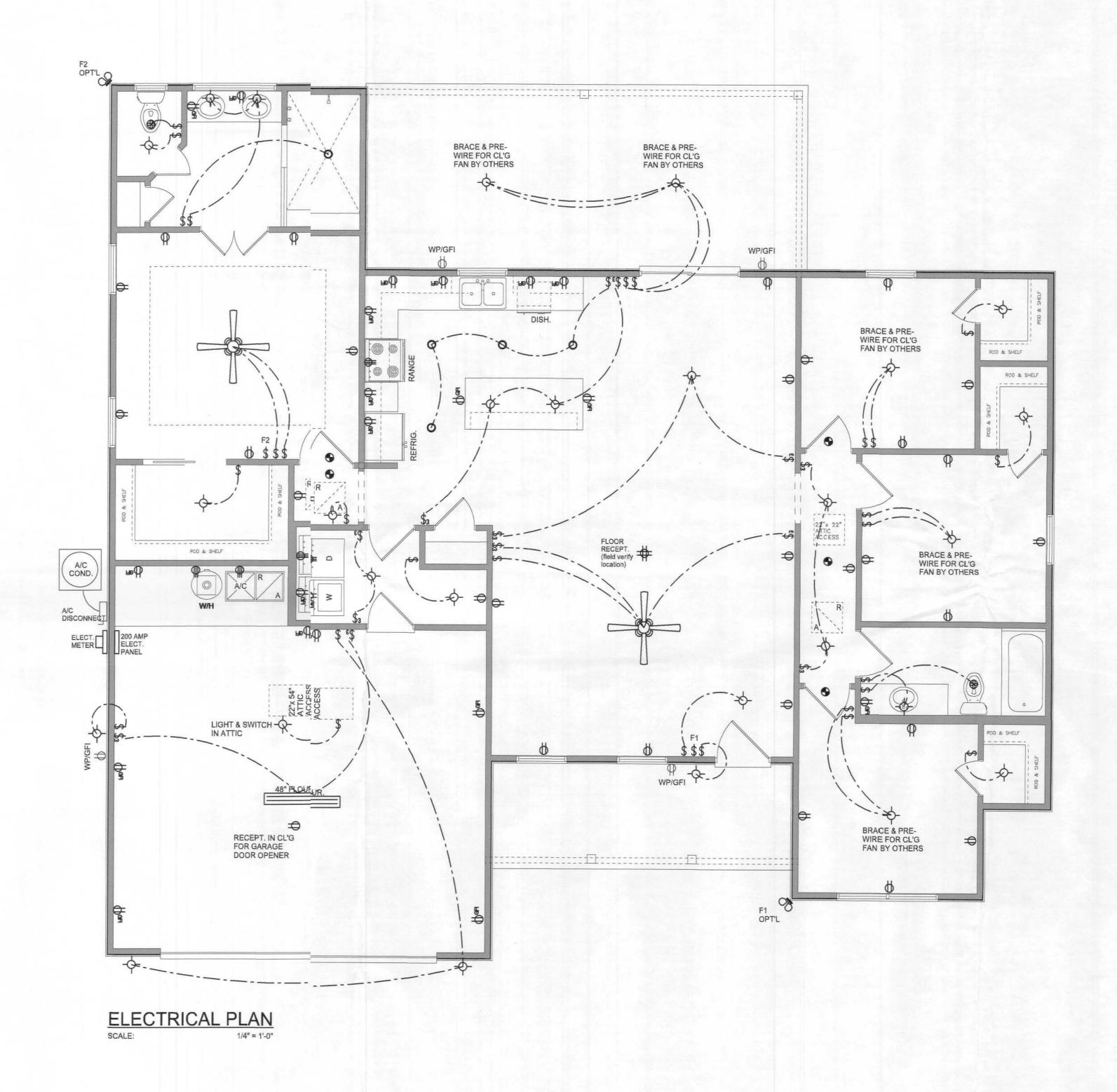
ALL INTERIOR & EXTERIOR LIGHTING SHALL MEET OR EXCEETHE MIN. 75% HIGH-EFFICIENCY LIGHTING PER FBC-ENERGY CONSERVATION R404.

ALL SMOKE DETECTORS BE A COMBO SMOKE & CARBON MOIXIDE DETECTOR AND SHALL HAVE BATTERY BACKUP POWER AND ALL WIRED TOGETHER SO IF ANY ONE UNIT IS ACTUATE[HEY

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

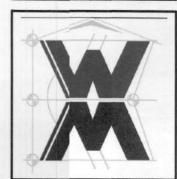
SHALL BE USED AS AN EQUIPMENT GROUND.

IT IS THE LICENSED ELECTRICAL CONTRACTORS RESPONSIBLY TO INSURE THAT ALL WORK PERFORMED AND EQUIPMENT INSTALLED MEETS OR EEEDS THE 2017 (NFPA-70) NATIONAL ELECTRIC CODE AND ALL OTHER LOCAL CODES AND ORDINA;ES.



EAGLE Turkey ∞ŏ LIPS

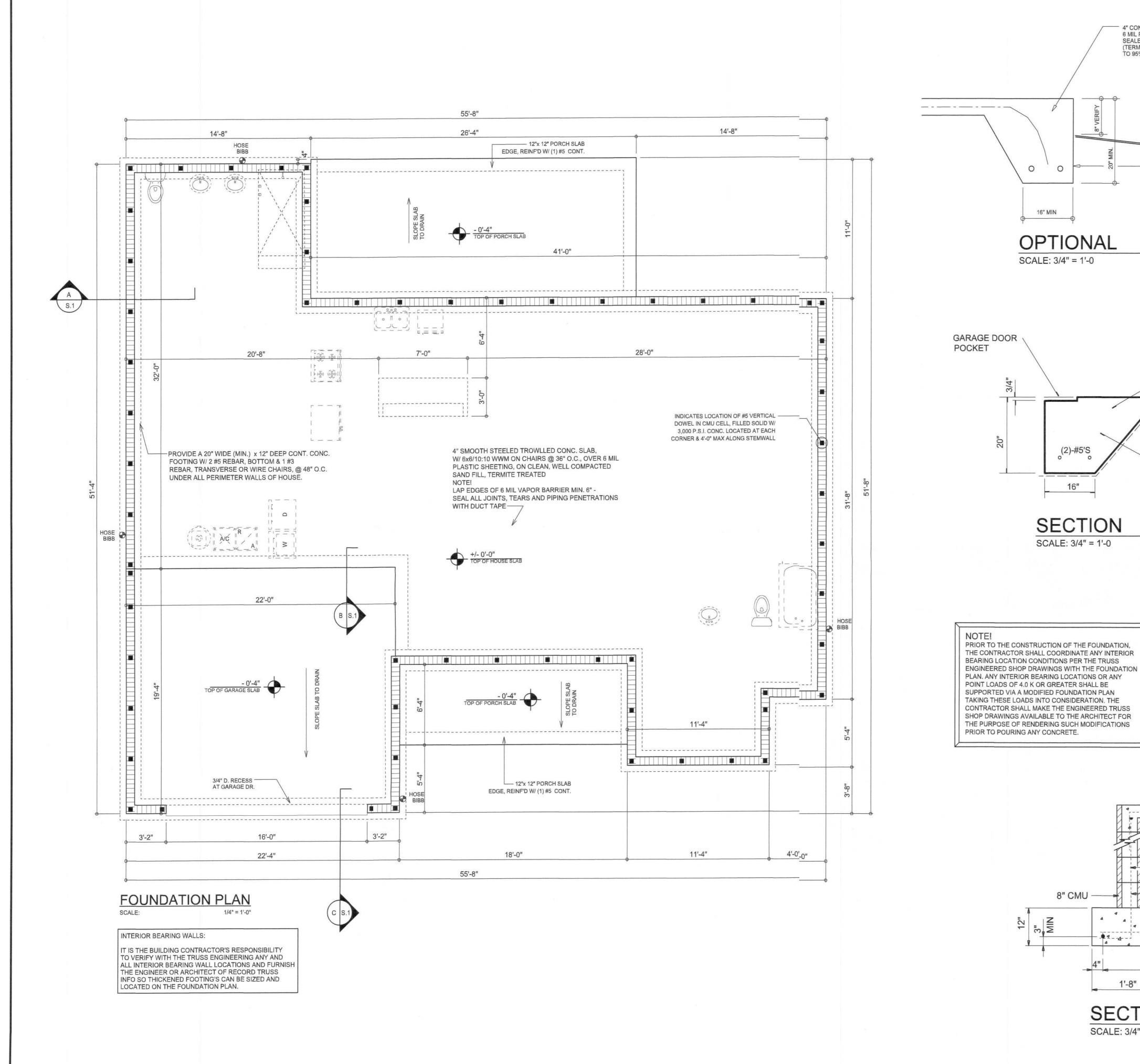
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JOBNUMBER 20210702

SHEET NUMBER

A.3





DESIGN SOIL BEARING PRESSURE: 1000 PSF.

4" CONC. 3000 PSI CONC. W/ 6x6/10:10 WWM ON CHAIRS @ 36" O.C., OVER

20"Dx MIN 16"W CONC MONOLITHIC FOOTING

4" CONC. 3000 PSI CONC. W/ 6x6/10:10 WWM

ON CHAIRS @ 36" O.C., OVER

POLY **VAPOR**

BARRIER

3,000-PSI

S.1 .

CONCRETE

AT 28 DAYS

REINF W/ MIN 2 #5'S CONT

6 MIL POLY VAPOR BARRIER W/ JOINTS LAPPED 6" MIN. AND SEALED W/ POLY VAPOR TAPE, ON TERMITE TREATED SOIL (TERMITICIDE OR ALTERNATIVE METHOD), COMPACTED

TO 95% MAX DRY DENSITY MOD PROCTOR.

16" MIN

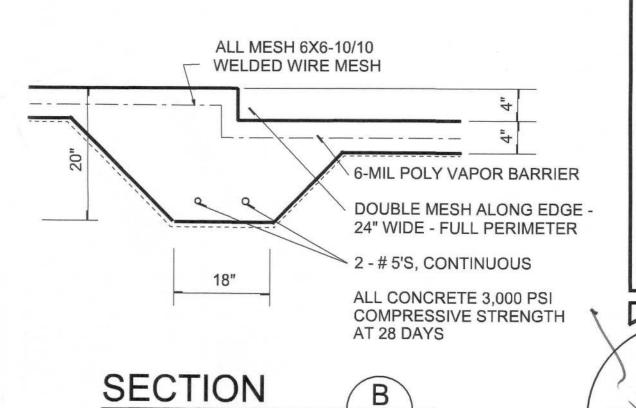
OPTIONAL

(2)-#5'S

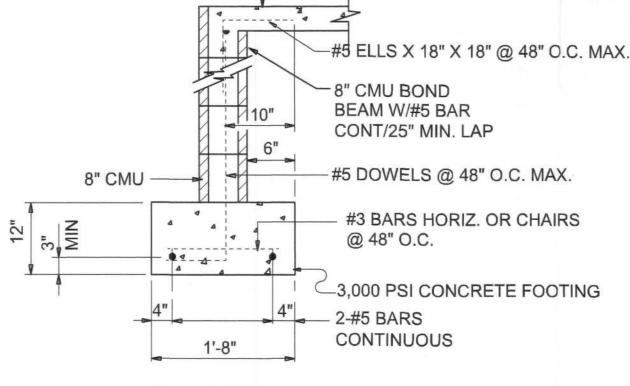
SCALE: 3/4" = 1'-0

SCALE: 3/4" = 1'-0

- 2. EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PREFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
- CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COMPAC-TION SHALL BE NOT LESS THAN 98% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
- 4. REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIRE-MENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
- 5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIRE-MENTS OF ASTM A185 - MIN. YEILD STRESS = 85 KSI.
- 6. CONCRETE SHALL BE STANDARD MIX F'c = 3000 PSI FOR ALL FTGS. SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX F'c = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACE-MENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
- 7. CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH F'm = 1500 PSI.
- 8. MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH, BOLTS SHALL BE ASTM A307 / GRADE 1 OR A325, AS PER PLAN REQUIREMENTS.
- 10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.
- 11. 2X4 P/T WOOD SILL, CONT., ALL AROUND, W/ 5/8"~ A.B. W/ 3" SQ. X 1/4" PLATE WASHERS WITHIN 6" FROM EACH CORNER, EA. WAY, & WITHIN 6" FROM ALL WALL OPENINGS / ENDS - 1/2"~ A.B. W/ 2" SQ. WASHERS ALONG EACH RUN @ 48" O.C., MAX. - ALL ANCHOR BOLTS SHALL HAVE A MINIMUM OF 8" EMBEDMENT INTO THE CONCRETE.



— 4" THK. 3000 PSI CONCRETE SLAB 4" CONC. 3000 PSI CONC. W/ 6x6/10:10 WWM ON CHAIRS @ 36" O.C., OVER TREATED, CLEAN COMPACTED FILL



S.1

SECTION

SCALE: 3/4" = 1'-0

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

S.1

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

SCALE: 3/4" = 1'-0

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

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 - CONT'R SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

CONCRETE / MASONRY /

SOFTPIXIN

口 ATION FOUND/

LIPSC

-DOWE

> JDB NUMBER 20210702

SHEET NUMBER

0F 4 SHEETS

ANCHOR BEAM TO END/LINE POSTS -W/ "SIMPSON" EPC44/PC44

ROOF PLAN NOTES

R-1 SEE EXTERIOR ELEVATIONS FOR ROOF PITCH

R-2 ALL OVERHANG 18" UNLESS OTHERWISE NOTED

PROVIDE ATTIC VENTILATION IN AC-CORDANCE WITH SCHEDULE ON SD.3

SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HEEL HEIGHTS

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

THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2020 FBC (1TH EDITION) AND LOCAL JURISDICTION REQUIREMENTS

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:

- I. TRUGGEG SHALL BE DEGIGNED BY A LICENGED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCTS ASSOCIATION" MANUAL FOR "STRESS RATED LUMBER AND IT'S 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 REQUIRMENTS 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.

WOOD STRUCTURAL NOTES

- 1. TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPON-SIBILITY OF THE CONTRACTOR SO ENGAGED, TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDE-LINES 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 Nr.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 CON-NECTIONS.

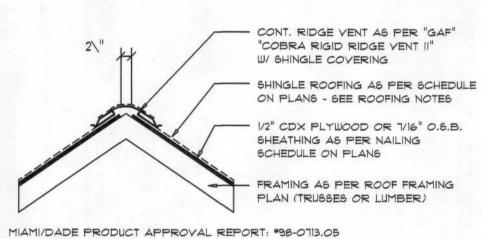
1600 1900 2200	AREA OF ATTIC	REQ'D L.F. OF VENT	NET FREE AREA OF INTAKE
	1600 SF	20 LF	410 SQ.IN.
	1900 SF	24 LF	490 SQ.IN.
	2200 SF	28 LF	570 SQ.IN.
	2500 SF	32 LF	650 SQ.IN.
	2800 SF	36 LF	730 SQ.IN.
	3100 SF	40 LF	820 SQ.IN.
	3600 SF	44 LF	900 SQ.IN.

SOFTPIAN

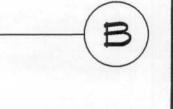
PLAN

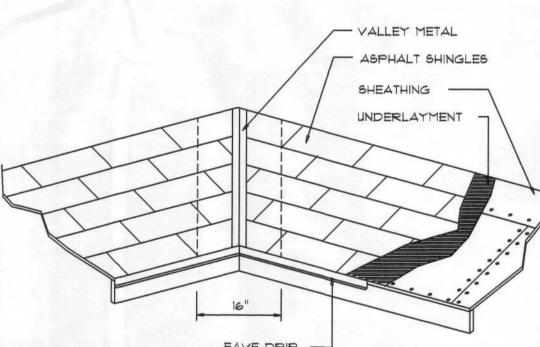
ROOF

LIPSCOMB



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





VALLEY FLASHING

	MINIMUM THICKNESS REQUIREMENTS						
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT				
COPPER			16				
ALUMINUM	0.024						
STAINLESS STEEL		28					
GALVANIZED STEEL	6710.0	26 (ZINC COATED G90)					
ZINC ALLOY LEAD PAINTED TERNE	0.027		40 20				

Roofing/Flashing DETS.



EAVE DRIP

JOB NUMBER 20210702

> SHEET NUMBER **S.2** OF 4 SHEETS

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.

Roof Framing PLAN

2 - 1 3/4" × 9 1/4" 2.0E MICRO=LAM L.V.L-

BEAM, EXTEND TOP PLY OF WALL PLATE FULL LENGTH, LAP MIN. 32" TO ADJOINING

WALL, ASSEMBLE W/ 16d NAILS @ 12" O.C.,

STAGGERED TOP & BOTTOM OF BEAM,

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

ANCHOR GIRDER TRUSS(ES) TO HEADER WITH 2 "SIMPSON" LGT(2, 3 OR 4), ANCHOR HEADER TO KING STUDS W/ 2 "SIMPSON" ST22 EA. END - TYP., T.O.

REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET 5.4 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES MINIMUM SIZE ALLOWABLE IS 2-2×10.

PROJECT COORDINATION REQUIREMENTS

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, ARCHITCT 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, LICENCED PROFESSIONAL ENGINEER.

TYPE OF CONSTRUCTION

Roof: Gable & Hip Construction, Wood Trusses @ 24" O Walls: 2x 4 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 sym

ROOF DECKING

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

SHEARWALLS

Material: 1/2" CD Plywood or 7/16" O.S.B. 48"x96" Sheets Placed Vertical, stagger each sheet. 8d Common Nails @ 4" O.C. Edges & 8" O.C. Interior Fasteners: Double Top Plate (S.Y.P.) W/16d Nails @ 12" O.C. Dragstrut:

HURRICANE UPLIFT CONNECTORS

Wall Studs: 2x4 Wood Studs @ 16" O.C.

SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 10d NAILS Truss Anchors: Wall Sheathing Nailing is Adequate - 8d @ 4" O.C. Top &t. Wall Tension: 1/2" A307 Bolts @ 48" O.C. - 1st Bolt 6" from corner Anchor Bolts: (1) DTT2Z (or equiv.) @ each corner Corner Hold-down Device: Simpson ABU44/ABU66 @ each umn Porch Column Base Connector: Simpson EPC44/PC44 @ eacolumn Porch Column to Beam Connector:

FOOTINGS AND FOUNDATIONS

Footing: 20"x 10" Cont. W/ (2) #5 Bars Cont. on wire chairs or (1) #3 Traverse @ 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 20 FLORIDA BUILDING CODE (1TH EDITION) AND OTHER REFERENCED COD! AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BEATEST EDITION AT TIME OF PERMIT.

2. WIND LOAD CRITERIA: RISK CATAGORY: 2, EXPOSURE: "C

BASED ON ANSI/ASCE 7-10. 2020 FBC 1609-A WIND YELOCITY/ULT = 130 MPH VASD = 101 MPH

...... 60 PSF

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: 40 PSF RESIDENTIAL

5. WIND NET UPLIFT: ARE AS INDICATED ON PLANS

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

BALCONIES

- 1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PRODER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SILL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER O ELECTRIC PANEL. FBC 104.2.6
- 2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4
- 3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALL
- 4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN VLL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8 THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6
- 5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1816.1.1
- 6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1816.1.2
- 7. BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT.
- FBC 1816.1.3 8. 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
- 9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1816.1.5
- 10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6 11. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFT CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION

ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL

- BE RETREATED. FBC 1816.1.6 12. ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATINT. FBC 1816.1.7
- 13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING D'ART-MENT BY # LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL ATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVEION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITHE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND INS-UMER SERVICES". FBC 1816.1.7
- 14. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE RIOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRIE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE COMINING MATERIAL. FBC 2303.1.3
- 15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL [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: GIRDER TRUSS TO POST/HEADER: HEADER TO KING STUD(S): PLATE TO STUD: STUD TO SILL: PORCH BEAM TO POST: SIMPSON H2.5A (OR EQUIVALENT), W/ V/ 6 - 10d N SIMPSON LGT, W/ 28 - 16d NAILS SIMPSON ST22 SIMPSON SP2 SIMPSON SP1 SIMPSON SP1 SIMPSON PC44/EPC44 SIMPSON ABU44	
MISC. JOINTS SIMPSON A34	315#/240#

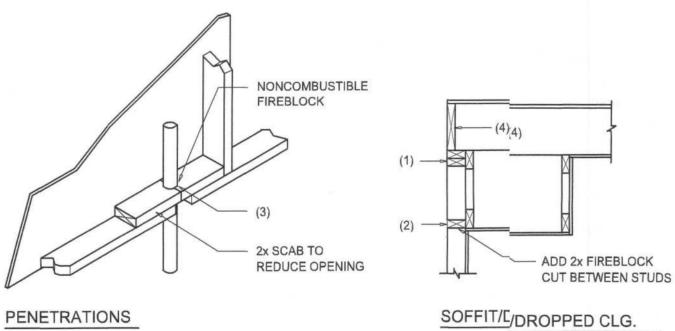
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERVAWISE NOTE:

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

ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

"SEMCO" PRODUCT APPROVAL: MIAMI/DADE COUNTY REPORT #95-0818.15

"SIMPSON" PRODUCT APPROVALS: MIAMI/DADE COUNTY REPORT #97-0107.05, #96-1126.11, #99-0623.04 SBCC1 NER-443, NER-393



FIREBLOCKING NOTES:

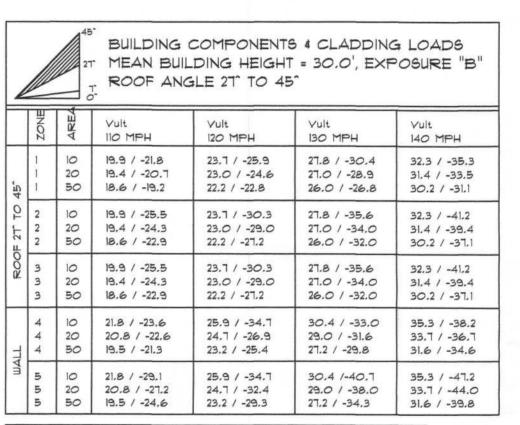
FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
- 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
- 3. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYROPANEL MULTIFLEX SEALANT"
- 4. 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





HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING					
BLDG HEIGHT	EXPOSURE	EXPOSURE	EXPOSURE		
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		

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/ 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. 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:
- 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

BOTH TYPES 1 AND 2 ABOVE, COMBINED.

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

SOFTPIXN

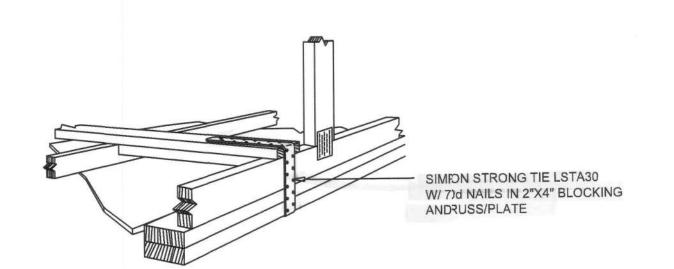
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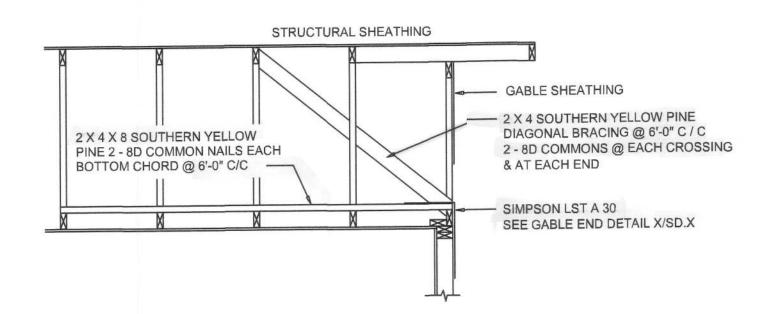
JOB NUMBER 20210702

SHEET NUMBER

CF 4 SHEETS





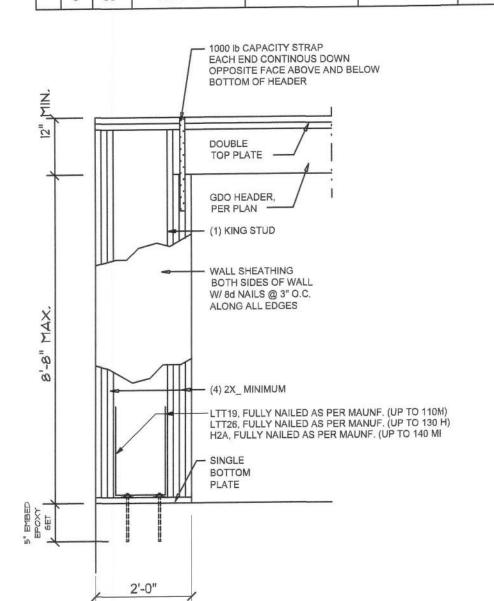


END WALL BRACING FOR **CEILING DIAPHRAGM**

NTS	(ALTERNATIVE TO BALLON FRAMING)

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

T	□						
	ZONE	AREA	Vult 110 MPH	Vult 120 MPH	130 MPH	Vult 140 MPH	
	1	10	12.0 / -19.9	14.9 / -23.7	17.5 / -27.8	20.3 / -32.3 18.5 / -31.4	
	1	20 50	11.4 / -19.4 10.0 / -18.6	13.6 / -23.0 11.9 / -22.2	16.0 / -27.0 13.9 / -26.0	16.1 / -30.2	
27	2	10	12.5 / -34.7	14.9 / -41.3	17.5 / -48.4	20.3 / -56.2	
2 0	2	20 50	11.4 / -31.9 10.0 / -28.2	13.6 / -38.0 11.9 / -33.6	16.0 / -44.6 13.9 / -39.4	18.5 / -51.7 16.1 / -45.7	
202	3	10	12.5 / -51.3	14.9 / -61.0	17.5 / -71.6	20.3 / -83.1	
x	3	20 50	11.4 /-47.9 10.0 / -43.5	13.6 / -57.1 11.9 / -51.8	16.0 / -67.0 13.9 / -60.8	18.5 / -77.7 16.1 / -70.5	
	4	10	21.8 / -23.6	25.9 / -34.7	30.4 / -33.0	35.3 / -38.2	
WALL	4	20 50	20.8 / - 22.6 19.5 / - 21.3	24.7 / - 26.9 23.2 / - 25.4	29.0 / -31.6 27.2 / -29.8	33.7 / -36.7 31.6 / -34.6	

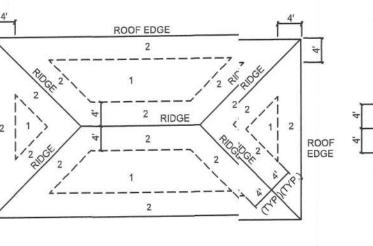


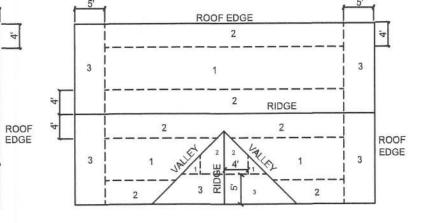
Garage End Wall DETAIL	
SCALE: NTS	

ROOF SHEATHING FASTENINGS						
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING			
্ৰ	7.	8d COMMON OR	6 in. o.c. EDGE 12 in. o.c. FIELD			
2	7/16 " O.S.B. OR 15/32 CDX	8d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 6 in. o.c. FIELD			
3	OK 19/32 05X		4 in. o.c. @ GABLE ENDWAL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD			

SCALE: NONE

FOR BUIL	DING COMPONE	ENTS & CLADDII	VG	
BLDG HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE	
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	



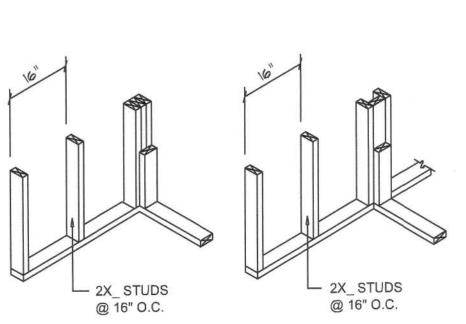


(GABLE ROOF)

ROOF SHEATHING NAILING Z ZONES **ROOF SHEATHING NAILING ZONES** (HIP ROOF)

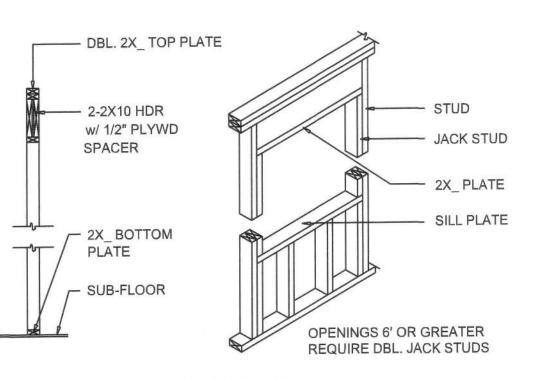
Roof Nail Patttern DET.

HEADER	SPANS FO	R EXTE	ERIOR BEA	ARING \	WALLS		
			В	UILDING V	VIDTH (FT)		
HEADERS	HEADER		20'		28'	3	36'
SUPPORTING:	SIZE	SPAN	# JACKS	SPAN	# JACKS	SPAN	# JACKS
	2-2x4	3'-6"	1	3'-2"	1	2'-10"	1
	2-2x6	5'-5"	1	4'-8"	1	4'-2"	1
ROOF, CEILING	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



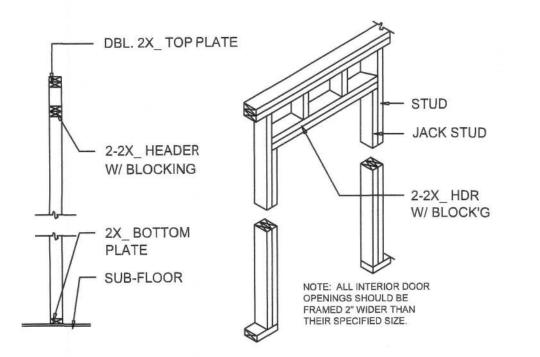
WALL CORNER

WALL INTERSECTION

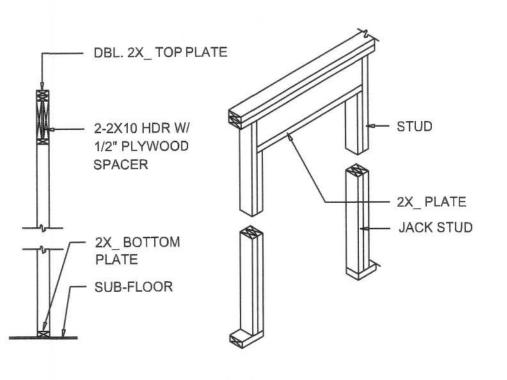


TYPICAL WINDOW HEADER

SCALE: NONE



NON-BEARING WALL HEADER



BEARING WALL HEADER

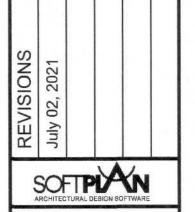
Wall Framing/Header DETAILS



"WindSTORM" ALT. SHEATHING METHOD: ALTERNATIVE METHOD FOR ANCHORING THE TOP WALL PLATE A SOLID MEMBER OF EQUAL OR GREATER SIZE THAN MULTIPLE MEMBERS MAY DOUBLE 2X TOP PLATE -"SIMPSON" LGT GIRDER TRUSS ANCHOR(S) ----

TO THE FOUNDATION IN LIEU OF THE SP1/SP2 OR SP4 STRAPS INDICATED IN THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT SHALL ALLOWED AS FOLLOWS: APPLY VERTICALLY, "WindSTORM" 7/16" OSB 48" X 97", 109" 121" OR 145" SHEATHING. FASTEN TO THE TOP PLATE AND THESILL PLATE WITH EITHER 6d COMMONS @ 3" O.C. OR 8d COMMONS @ 4" O.C., FASTEN TO EACH STUD WITH EITHER 6d COMMON! @ 6" O.C. OR 8d COMMONS @ 8" O.C. Alternate 'Titan' bolt concrete anchor system

EANCHOR SILL PLATE WITH 5/8" TITAN ANCHOR BOLT, PLACED AT 40" O.C. AROUND PERIMETER OF SLAB AND ALL INTERIOR BEARING WALLS. (MIN. 4" EMBED)



DET

Girder Truss Column DET.

- 3"X3"X 1/4 "

STEEL PLATE

WASHER

- 10d NAILS, TYPICAL, 2"

SIDES, 9" ON CENTER MAXIMUM, STAGGERED

FROM ENDS, FROM OPPOSITE

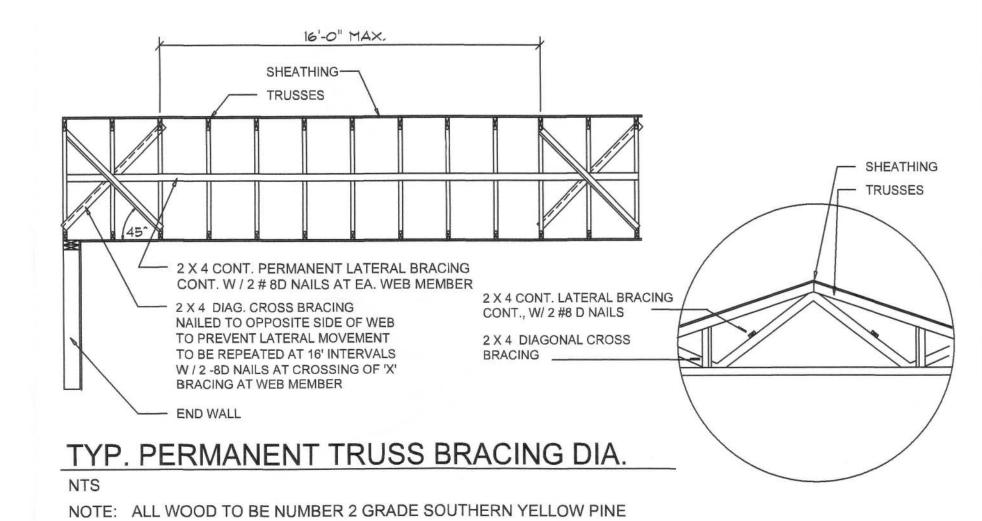
SCALE: 1/2" = 1'-0"

PROVIDE CONNECTORS AS PER

"SIMPSON" DTT2Z HOLDDOWN

W/ ALL BOLTS REQ'D -

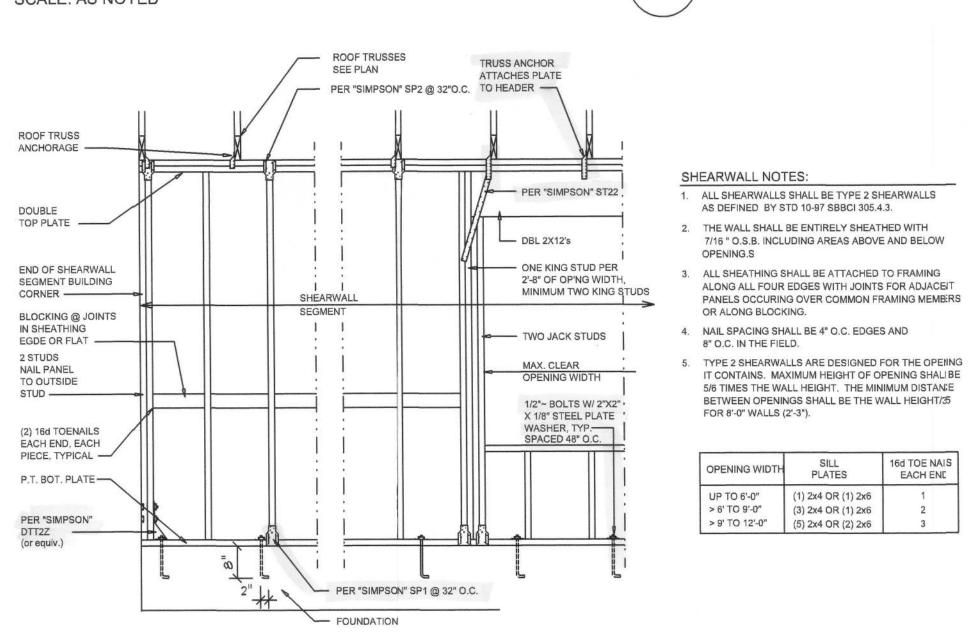
P.T. BOTTOM PLATE -



END (TOP OR BOTTOM)

Truss Bracing DETAILS

SCALE: AS NOTED



Shear Wall DETAILS

SCALE: NONE

COMB



ARCHITINGE OF STREET

JOB NUMBER 20210702

16d TOE NAIS EACH END

SILL PLATES

(1) 2x4 OR (1) 2x6

(3) 2x4 OR (1) 2x6

SHEET NUMBER OF 4 SHEETS