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

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

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

REVISIONS
October 06, 2016

SOFTPLAN

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

A CUSTOM HOME FOR:
JESSE HUBBART
PROJECT ADDRESS: Parcel 30-6S-17-09513-003 (CORNER OF SW CR 18 & SW TUSTENUGGEE AVE)
LAKE CITY, FLORIDA 32024

SPARKS CONSTRUCTION, INC.

©WILLIAM MYERS DESIGN INC
424 SW COMMERCE DR, STE 130
LAKE CITY, FL 32025
(386) 758-8406
wm@williammyers.net

COLUMBIA COUNTY BUILDING DEPARTMENT
Received for
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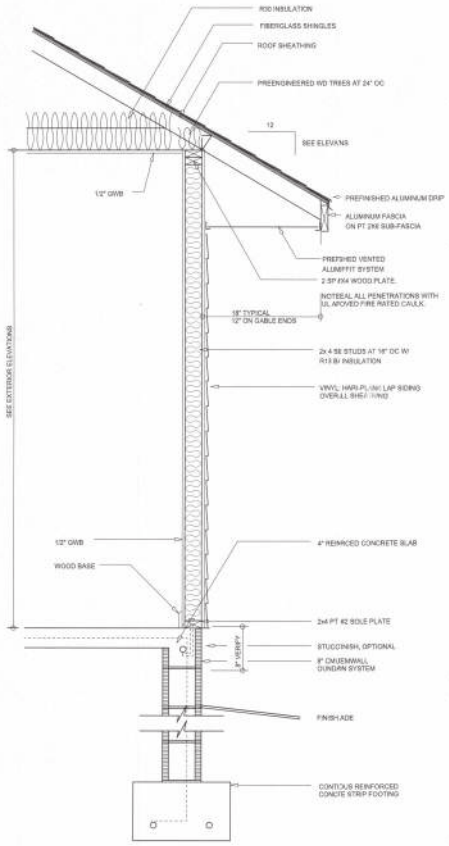
Code Compliance
PLANS EXAMINER

JOB NUMBER
20160905

SHEET NUMBER
A.1



TYPICAL WALL SECTION

SCALE: 1" = 1'-0"

LEFT ELEVATION

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

RIGHT ELEVATION

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

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

REVISIONS
October 06, 2016

SOFTPLAN

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

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

A CUSTOM HOME FOR:
JESSE HUBBART
PROJECT ADDRESS: Parcel: 35-4S-17-08513-000 (CORNER OF SW 129 St & SW 71ST/DEAGGIE AVE)
LAKE CITY, FLORIDA 32024

SPARKS CONSTRUCTION, INC.

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428 SW COMMERCE DR. STE 130
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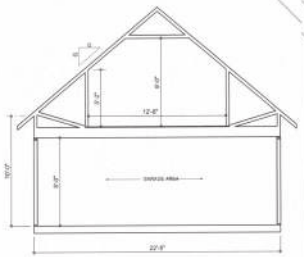
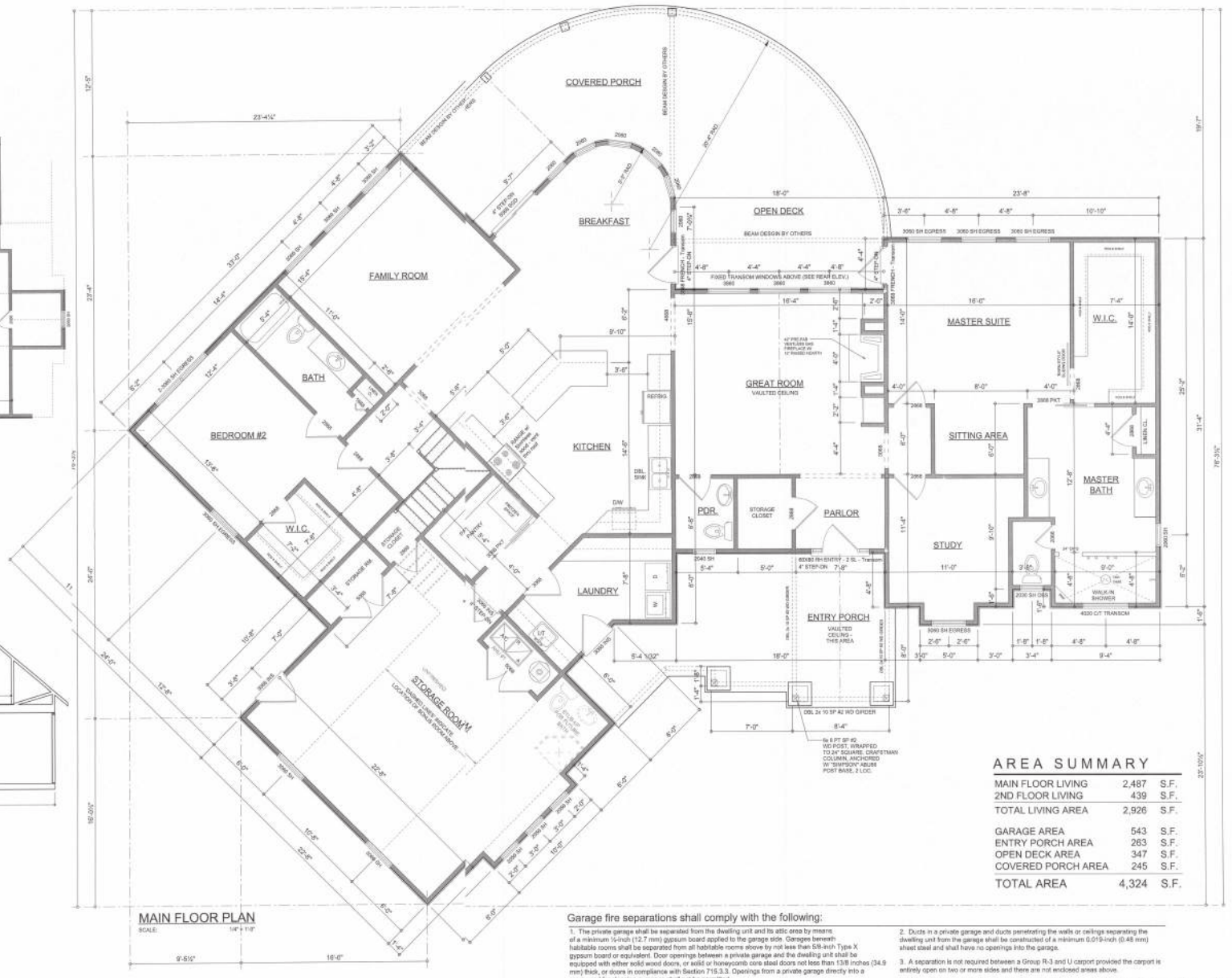
JOB NUMBER
20160905

SHEET NUMBER
A.2

BONUS ROOM OVER GARAGE



BONUS AREA SECTION



MAIN FLOOR PLAN

AREA SUMMARY

MAIN FLOOR LIVING	2,487	S.F.
2ND FLOOR LIVING	439	S.F.
TOTAL LIVING AREA	2,926	S.F.
GARAGE AREA	543	S.F.
ENTRY PORCH AREA	263	S.F.
OPEN DECK AREA	347	S.F.
COVERED PORCH AREA	245	S.F.
TOTAL AREA	4,324	S.F.

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 inches (34.9 mm) thick, or doors in compliance with Section 715.3.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.
2. Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019-inch (0.48 mm) sheet steel and shall have no openings into the garage.
3. A separation is not required between a Group R-3 and U carport provided the carport is entirely open on two or more sides and there are not enclosed areas above.
4. When installing an attic access and/or pull-down stair unit in the garage, device shall have a minimum 20 min. fire rating.

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

REVISIONS
October 06, 2016

SOFTPLAN

DIMENSIONED MAIN FLOOR PLAN
SCALE:

DIMENSIONED 2ND FLOOR PLAN
SCALE:

A CUSTOM HOME FOR:
JESSE HUBBART
PROJECT ADDRESS: Parcel 36-6S-17-08613-083 (CORNER OF SW CR 18 & SW TUSTENUGGEE AVE)
SPARKS CONSTRUCTION, INC.
LAKE CITY, FLORIDA 32024

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(386) 758-8406
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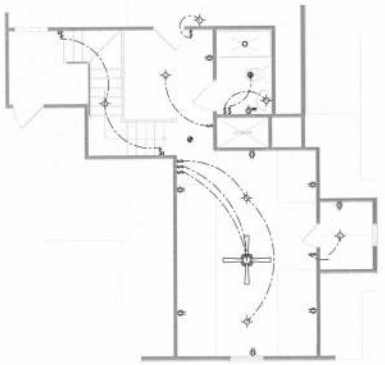
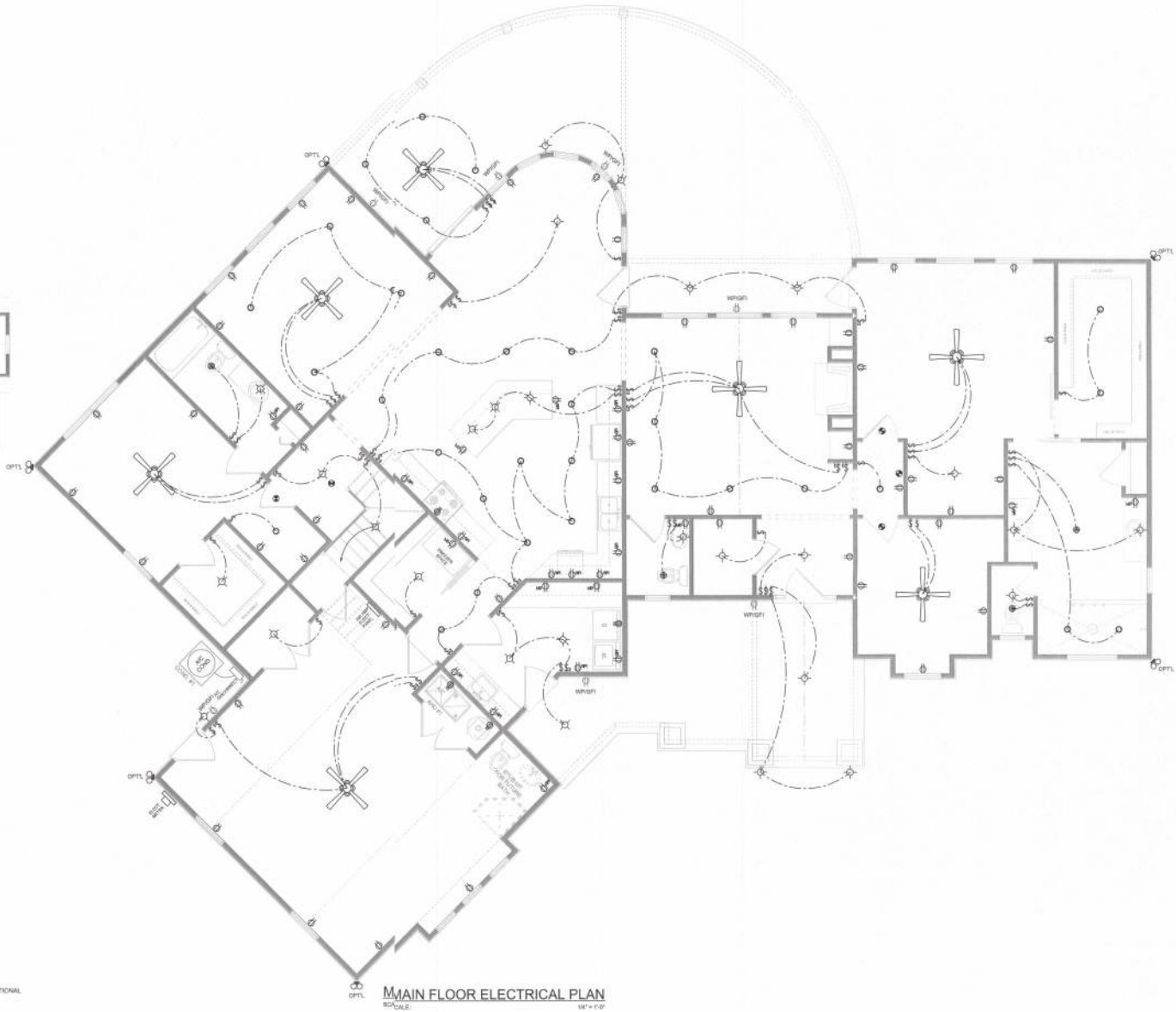
JOB NUMBER
20160905

SHEET NUMBER
A.3



BONUS ROOM OVER GARAGE

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



MAIN FLOOR ELECTRICAL PLAN

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

	ELECTRICAL LEGEND
	CEILING FAN (PRE-WIRE FOR LIGHT KIT)
	DOUBLE SECURITY LIGHT
	RECESSED CAN LIGHT
	BATH EXHAUST FAN
	LIGHT FIXTURE
	DUPLEX OUTLET (AFCI & TAMPER RESISTANT)
	220v OUTLET
WP	GFI DUPLEX OUTLET (PER NEC 406.8)
TV	TELEVISION JACK
PH	TELEPHONE JACK
	SMOKE / CARBON MONOXIDE DETECTOR (see note below)
$	WALL SWITCH
$3	3 WAY WALL SWITCH
WPGFI	WATER PROOF GFI OUTLET
48" FLOUR.	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 DETECTO 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 MAS. CONDUCTORS USED FROM THE EXTERIOR DISCONNECTING MEANS TO A PANOR 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 'IT ALL WORK PERFORMED AND EQUIPMENT INSTALLED MEETS OR EXCEEDS THE NFPD 2011 NATIONAL ELECTRIC CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.

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

REVISIONS
October 06, 2016

SOFTPLAN

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

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

A CUSTOM HOME FOR:
JESSE HUBBART
PROJECT ADDRESS: Parcel: 30-4S-17-09913-053 (CORNER OF SW CR 18 & SW TUSTENNUGGEE AVE)
SPARKS CONSTRUCTION, INC.
LAKE CITY, FLORIDA 32024

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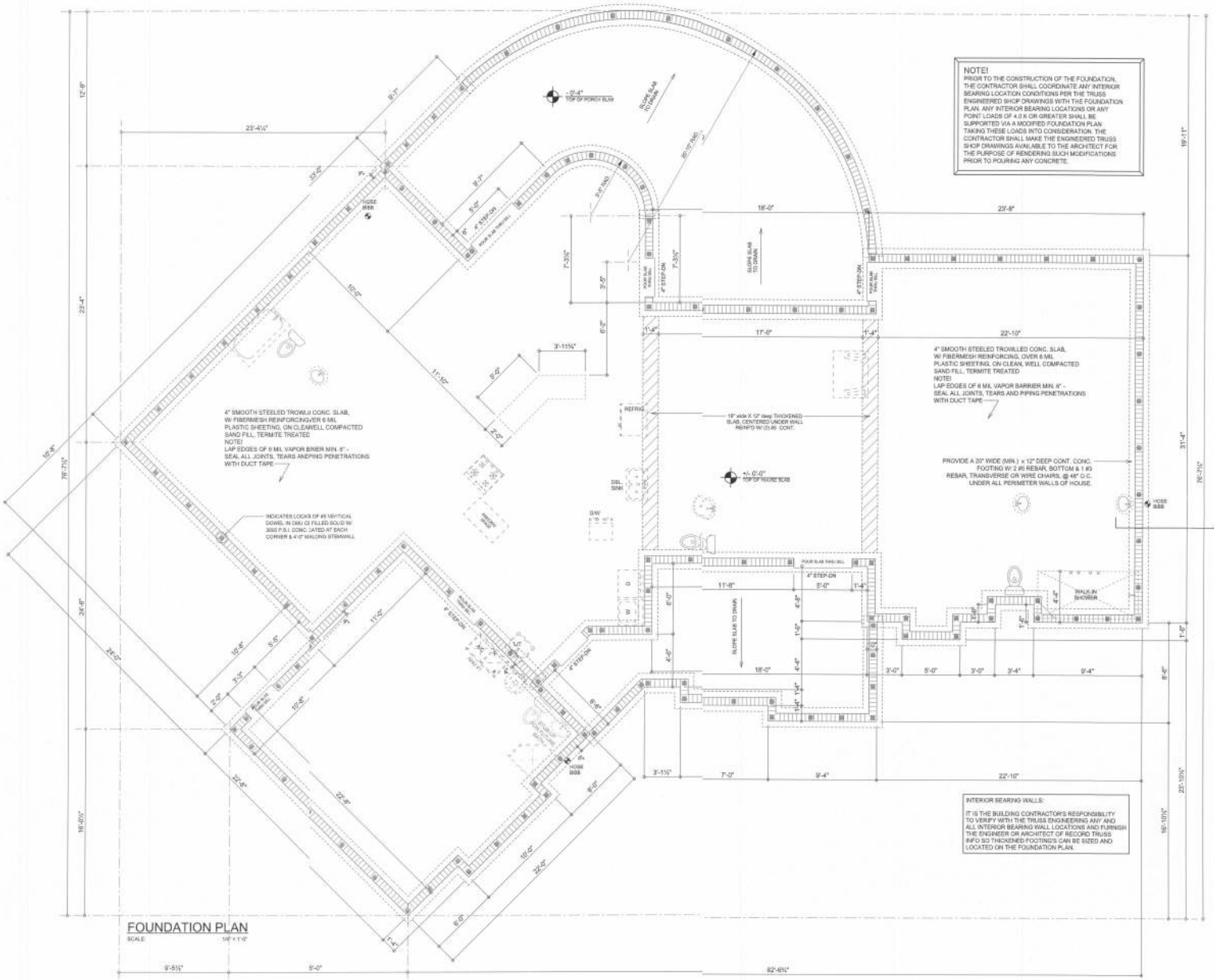
(386) 758-8406
will@willmyers.net

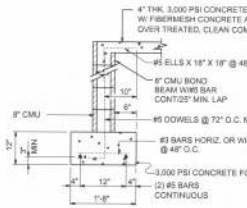
JOB NUMBER
20160905

SHEET NUMBER
A.4



CONCRETE / MASONRY / METALS GENERAL NOTES:

1. DESIGN SOIL BEARING PRESSURE: 1000 PSF.
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.
3. CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COMPACTION 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 REQUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YEILD STRESS = 65 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 PLACEMENT. 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.
9. 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.



SECTION
SCALE: 3/4" = 1'-0"
A / S.1

NOTE:
THE DESIGN WIND SPEED FOR THIS PROJECT IS 140 MPH PER 2014 FBC 1609 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.

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

REVISIONS
October 06, 2016

SOFTPLAN

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

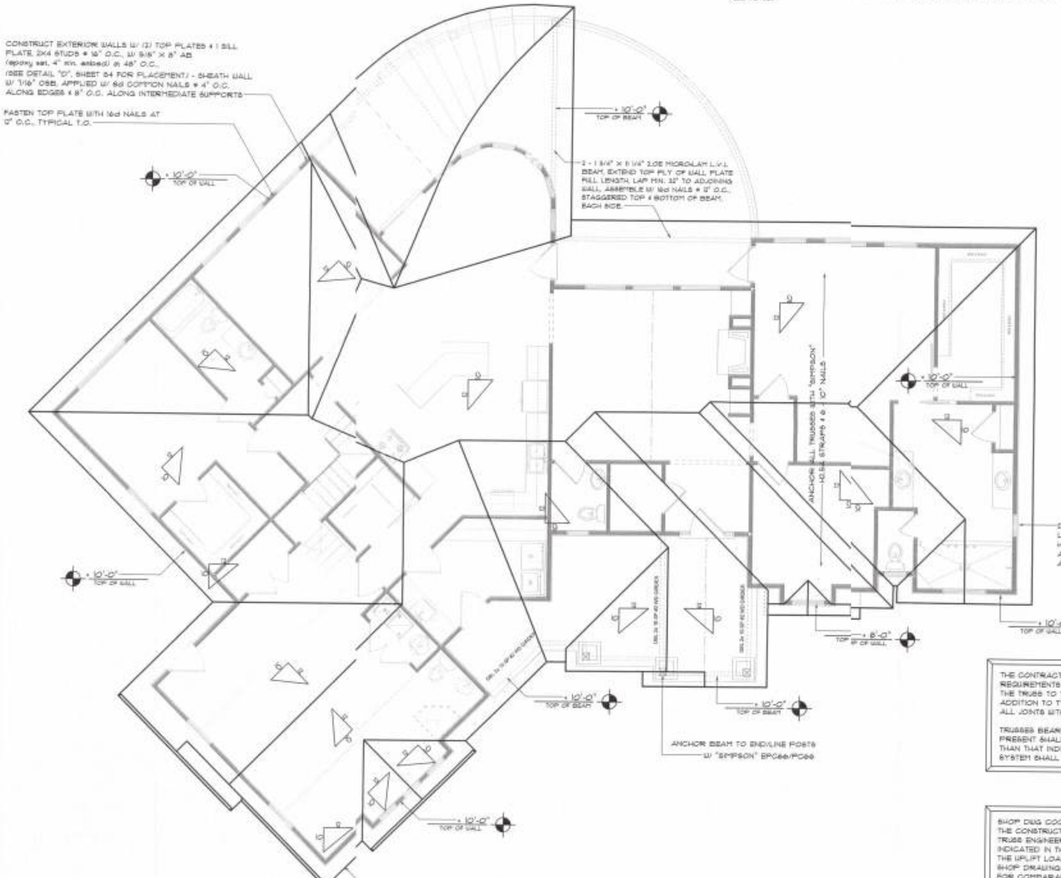
A CUSTOM RESIDENCE FOR:
JESSE HUBBART
PROJECT ADDRESS - Parcel: 20-4S-17-08613-003 (CORNER OF SW CR 18 & SW TUSTENUGGEE AVE)
SPARKS CONSTRUCTION
LAKE CITY, FLORIDA 32024

ARCOTECTS

NICHOLAS PAUL GEISE
ARCHITECT
M.C.A.A.B. Certified
1738 NW Brown Rd.
Lake City, FL 32055
(386) 365-4355

JOB NUMBER
20160905

SHEET NUMBER
S.1
OF 4 SHEETS



Roof Framing PLAN

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

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

NOTE:
REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET S.4 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES MINIMUM SIZE ALLOWABLE IS 2-2X10.

GENERAL NOTES

1. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN Nr.2 HEM-FIR OR BETTER.
2. CONNECTORS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.

ROOF PLAN NOTES

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

NOTE:
SHEATH ROOF W/ 7/16" OSB PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES. SECURE TO FRAMING W/ 8d NAILS - AS PER DETAIL ON SHEET SD.4

NOTE:
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2014 FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

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

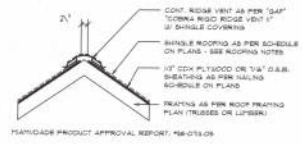
GENERAL TRUSS NOTES:

1. TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCTS ASSOCIATION" MANUAL FOR "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

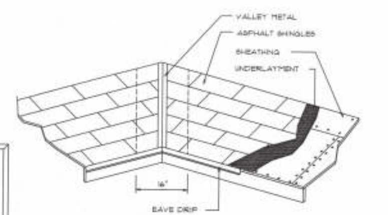
1. TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
2. ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
3. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN 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 CONNECTIONS.

AREA OF ATTIC	REQ'D L.F. OF VENT	NET FREE AREA OF INTAKE
1600 SF	30 LF	410 SQ.IN.
1800 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	800 SQ.IN.
3400 SF	44 LF	900 SQ.IN.



Ridge Vent DETAIL (B)

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



VALLEY FLASHING

THE CONTRACTOR SHALL COORDINATE THE TRUSS TO TRUSS ANCHOR REQUIREMENTS WITH THE TRUSS ENGINEERING SHOP DRAWINGS. SOME OF THE TRUSS TO TRUSS CONNECTIONS WILL REQUIRE ANCHOR STRAPS IN ADDITION TO TYPICAL NAILING. ANCHOR DEVICES SHALL BE REQUIRED FOR ALL JOINTS WITH AN UPLIFT OR GRAVITY LOAD OF 100 LBS OR GREATER.

TRUSSES BEARING ON INTERIOR PARTITIONS WHERE UPLIFT LOADS ARE PRESENT SHALL REQUIRE ANCHORS OF EQUAL OR GREATER LOAD CAPACITY THAN THAT INDICATED BY THE TRUSS SHOP DRAWINGS. THE UPLIFT ANCHOR SYSTEM SHALL BE CONTINUOUS TO THE FOUNDATION.

SHOP DWG COORDINATION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE SUGGESTED STRAPS AND THAT THE TRUSS ENGINEERED SHOP DRAWING LOADS TAKE PRECEDENCE OVER THAT INDICATED IN THE CONSTRUCTION DOCUMENTS.
THE UPLIFT LOADS INDICATED FOR EACH TRUSS IN THE ENGINEERED TRUSS SHOP DRAWINGS MAY BE MATCHED TO STANDARD PRODUCT UPLIFT RATINGS FOR COMPARABLE UPLIFT CONNECTORS, AND THAT THE PRODUCTS THAT PROVIDE EQUAL OR GREATER UPLIFT RESISTANCE FOR THE LISTED LOADS MAY BE USED IN LIEU OF THOSE INDICATED IN THE CONSTRUCTION DOCUMENTS OR AS APPROVED BY THE BUILDING OFFICIAL.

PROJECT COORDINATION REQUIREMENTS

NOTICE:
THESE PLANS ARE DRAWN FOR AVERAGE SITE CONDITIONS AND COMPLIANCE WITH APPLICABLE CODES AT THE TIME THEY ARE DRAWN. DUE TO VARYING STATE, LOCAL, AND NATIONAL 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.

ROOFING METALS for FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS			
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (OZ.)
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0179	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.027		40 20

Roofing/Flashing DETS. (A)

SCALE: NONE

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

REVISIONS: October 06, 2016

SOFTPLAN

A CUSTOM RESIDENCE FOR:
JESSE HUBBART
PROJECT ADDRESS: Parcel: 30-6S-17-09913-003 (CORNER OF SW CR 18 & SW TUSTENUGGEE AVE)
SPARKS CONSTRUCTION
LAKE CITY, FLORIDA 32024

AR0001005

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

JOB NUMBER
20160905

SHEET NUMBER
S.2
OF 4 SHEETS

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

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

ROOF DECKING

Material:	7/16" O.S.B.
Sheet Size:	48"x96" Sheets Perpendicular to Roof Framing
Fasteners:	8d Common Nails per schedule on sheet A.7

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 ILS
Wall Tension:	Wall Sheathing Nailing is Adequate - 8d @ 4" O.C. op & Bot.
Anchor Bolts:	1/2" A307 Bolts @ 48" O.C. - 1st Bolt 6" from corn
Corner Hold-down Device:	(1) HD5a @ each corner
Porch Column Base Connector:	Simpson ABU44/ABU66 @ each column
Porch Column to Beam Connector:	Simpson EPC44/PC44 @ each column

FOOTINGS AND FOUNDATIONS

Footing:	20"x 12" Cont. W/ (2) #5 Bars Cont. on wire chairs or (1) #3 Transes @ 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 2014 FLORIDA BUILDING CODE - PER R301.2.1.1 AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.

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

BASED ON ANSI/ASCE 7-10, 2014 FBC 1609-A WIND VELOCITY: V_{ULT} = 130MPH
V_{ASD} = 101MPH

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:

1. 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

2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-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 WALLS. FBC 1503.4.4

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

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 RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1816.1.4

9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER 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 AFTER 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 TREATMENT. FBC 1816.1.7

13. 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

14. 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

15. 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 NAILILS	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#

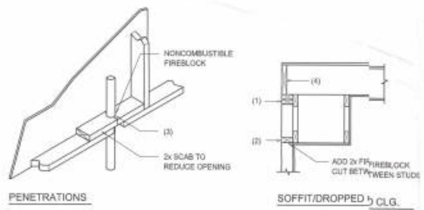
NOTE:
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

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
SBCCI NER-443, NER-393



PENETRATIONS

SOFFIT/DROPPED CLG.

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

AA

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 27° TO 45°

	ZONE	AREA	Vult 110 MPH	Vult 120 MPH	Vult 130 MPH	Vult 140 MPH
ROOF 27° TO 45°	1	10	19.9 / -21.8	23.7 / -25.9	27.8 / -30.4	32.3 / -35.3
	1	20	19.4 / -20.7	23.0 / -24.6	27.0 / -28.9	31.4 / -33.5
	1	50	18.6 / -19.2	22.2 / -22.8	26.0 / -26.8	30.2 / -31.1
	2	10	19.9 / -25.5	23.7 / -30.3	27.8 / -35.6	32.3 / -41.3
	2	20	19.4 / -24.3	23.0 / -29.0	27.0 / -34.0	31.4 / -39.4
	2	50	18.6 / -22.9	22.2 / -27.2	26.0 / -32.0	30.2 / -37.1
	3	10	19.9 / -25.5	23.7 / -30.3	27.8 / -35.6	32.3 / -41.3
	3	20	19.4 / -24.3	23.0 / -29.0	27.0 / -34.0	31.4 / -39.4
	3	50	18.6 / -22.9	22.2 / -27.2	26.0 / -32.0	30.2 / -37.1
WALL	4	10	21.8 / -23.6	25.9 / -28.1	30.4 / -33.0	35.3 / -38.3
	4	20	20.8 / -22.6	24.7 / -26.9	29.0 / -31.6	33.7 / -36.7
	4	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
	5	20	20.8 / -27.2	24.7 / -32.4	29.0 / -38.0	33.7 / -44.0
	5	50	19.5 / -24.6	23.2 / -29.3	27.2 / -34.3	31.6 / -39.8

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

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 7° TO 27°

	ZONE	AREA	Vult 110 MPH	Vult 120 MPH	Vult 130 MPH	Vult 140 MPH
ROOF 7° TO 27°	1	10	12.5 / -19.9	14.9 / -23.7	17.5 / -27.8	20.3 / -32.3
	1	20	11.4 / -19.4	13.6 / -23.0	16.0 / -27.0	18.5 / -31.4
	1	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
	2	20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6	18.5 / -51.7
	2	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
	3	20	11.4 / -47.9	13.6 / -57.1	16.0 / -67.0	18.5 / -77.7
	3	50	10.0 / -43.3	11.9 / -51.5	13.9 / -60.5	16.1 / -70.2
WALL	4	10	21.8 / -23.6	25.9 / -28.1	30.4 / -33.0	35.3 / -38.3
	4	20	20.8 / -22.6	24.7 / -26.9	29.0 / -31.6	33.7 / -36.7
	4	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
	5	20	20.8 / -27.2	24.7 / -32.4	29.0 / -38.0	33.7 / -44.0
	5	50	19.5 / -24.6	23.2 / -29.3	27.2 / -34.3	31.6 / -39.8

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

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:
   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

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

REVISIONS
October 06, 2016

SOFTPLAN

A CUSTOM RESIDENCE FOR:
JESSE HUBBART
PROJECT ADDRESS: Parcel: 30-6S-17-09613-003 (CORNER OF SW CR 18 & SW TUSTENUGGEE AVE)
SPARKS CONSTRUCTION
LAKE CITY, FLORIDA 32024

AR0007005

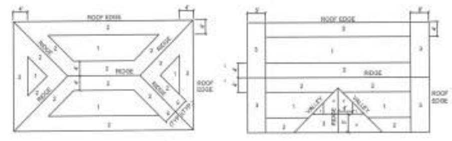
NICHOLAS PAUL GEISLER ARCHITECT
N.C.A.R.B. Certified
1758 NW Brown Rd.
Lake City, FL 32055
(386) 365-4355

JOB NUMBER
20160905

SHEET NUMBER
S.3
OF 4 SHEETS

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	7/16" O.S.B. OR 15/32 CDX	8d COMMON OR 8d RING-SHANK 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

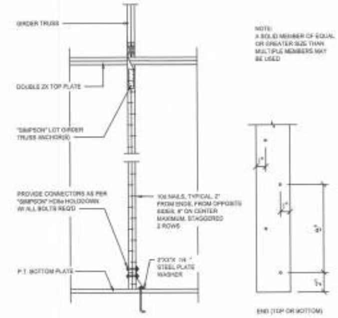


ROOF SHEATHING NAILING ZONES (HIP ROOF)

ROOF SHEATHING NAILING ZONES (GABLE ROOF)

Roof Nail Pattern DET. (B)

SCALE: NONE



Girder Truss Column DET. (C)

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

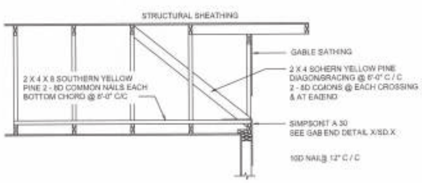
"WindSTORM" ALT. SHEATHING METHOD

ALTERNATIVE METHOD FOR ANCHORING THE TOP WALL PLATE TO THE FOUNDATION IN LIEU OF THE SP1/SP2 OR SP4 STRAPS INDICATED IN THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT SHALL ALLOWED AS FOLLOWS:

1. APPLY VERTICALLY, "WindSTORM" 7/16" OSB 48" X 97", 109", 121" OR 145" SHEATHING. FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH EITHER 8d COMMONS @ 3" O.C. OR 6d COMMONS @ 4" O.C. FASTEN TO EACH STUD WITH EITHER 6d COMMONS @ 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.

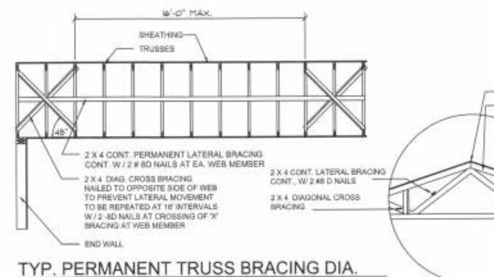


END WALL BRACING FOR CEILING DIAPHRAGM (A)

NTS (ALTERNATIVE TO BALLOON FRAMIN

NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOWINE

HEADER SPANS FOR EXTERIOR BEARING WALLS							
		BUILDING WIDTH (FT)					
		20'		28'		36'	
HEADERS SUPPORTING:	HEADER SIZE	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



TYP. PERMANENT TRUSS BRACING DIA.

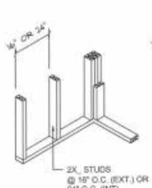
NTS

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

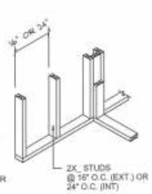
Truss Bracing DETAILS (D)

SCALE: AS NOTED

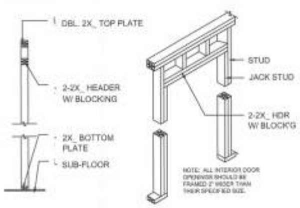
BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B"						
	ZONE	AREA	Vult 110 MPH	Vult 120 MPH	Vult 130 MPH	Vult 140 MPH
ROOF 7° TO 27°	1	10	12.0 / -19.8	14.9 / -23.7	17.5 / -27.8	20.3 / -3
	1	20	11.4 / -19.4	13.6 / -23.0	16.0 / -27.0	18.5 / -3
	1	50	10.0 / -18.8	11.9 / -22.2	13.9 / -26.0	16.1 / -3
	2	10	12.5 / -34.7	14.9 / -41.3	17.5 / -48.4	20.3 / -5
	2	20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6	18.5 / -5
	2	50	10.0 / -28.2	11.9 / -33.6	13.9 / -39.4	16.1 / -4
	3	10	12.5 / -51.3	14.9 / -61.0	17.5 / -71.6	20.3 / -8
	3	20	11.4 / -47.9	13.6 / -57.1	16.0 / -67.0	18.5 / -7
	3	50	10.0 / -43.5	11.9 / -51.8	13.9 / -60.8	16.1 / -7
WALL	4	10	21.8 / -23.6	25.9 / -34.7	30.4 / -33.0	35.3 / -3
	4	20	20.8 / -22.6	24.7 / -26.9	29.0 / -31.6	33.7 / -3
	4	50	19.5 / -21.3	23.2 / -25.4	27.2 / -29.8	31.6 / -3
	5	10	21.8 / -29.1	25.9 / -34.7	30.4 / -40.7	35.3 / -4
	5	20	20.8 / -27.2	24.7 / -32.4	29.0 / -38.0	33.7 / -4
	5	50	19.5 / -24.8	23.2 / -29.3	27.2 / -34.3	31.6 / -3



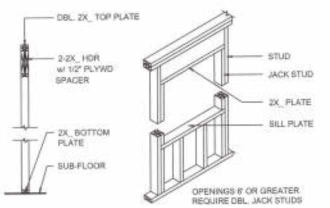
WALL CORNER



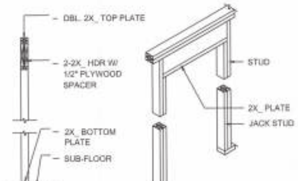
WALL INTERSECTION



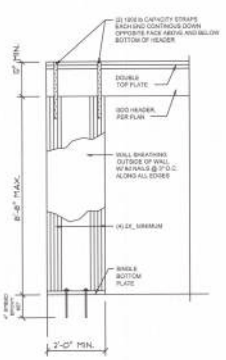
NON-BEARING WALL HEADER



TYPICAL WINDOW HEADER



BEARING WALL HEADER

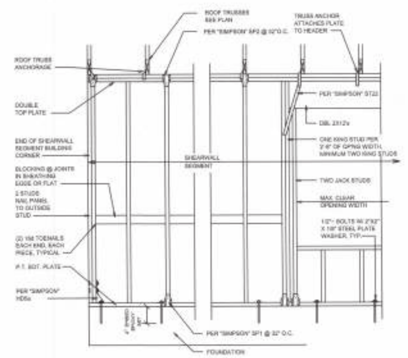


Garage End Wall DETAIL (G)

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

Wall Framing/Header DETAILS (F)

SCALE: NONE



Shear Wall DETAILS (E)

SCALE: NONE

SHEARWALL NOTES:

1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-97 SSBC) 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 OCCURING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
4. NAIL SPACING SHALL BE 6" O.C. EDGES AND 12" O.C. IN THE FIELD.
5. TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/6 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 FOR 8'-0" WALLS (2'-3").

OPENING WIDTH	JACK STUDS	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
> 6' TO 9'-0"	(2) 2x4 OR (1) 2x6	2
> 9' TO 12'-0"	(3) 2x4 OR (2) 2x6	3

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

REVISIONS
October 06, 2016

SOFTPLAN

A CUSTOM RESIDENCE FOR:
JESSE HUBBART
PROJECT ADDRESS: Parcel: 30-4S-17-08813-003 (CORNER OF SW CR 18 & SW TUSTENUGGEE AVE)
SPARKS CONSTRUCTION
LAKE CITY, FLORIDA 32024

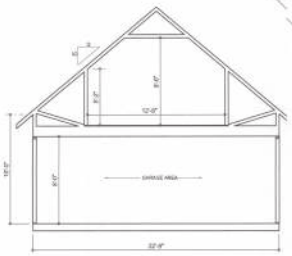
AR0001005

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

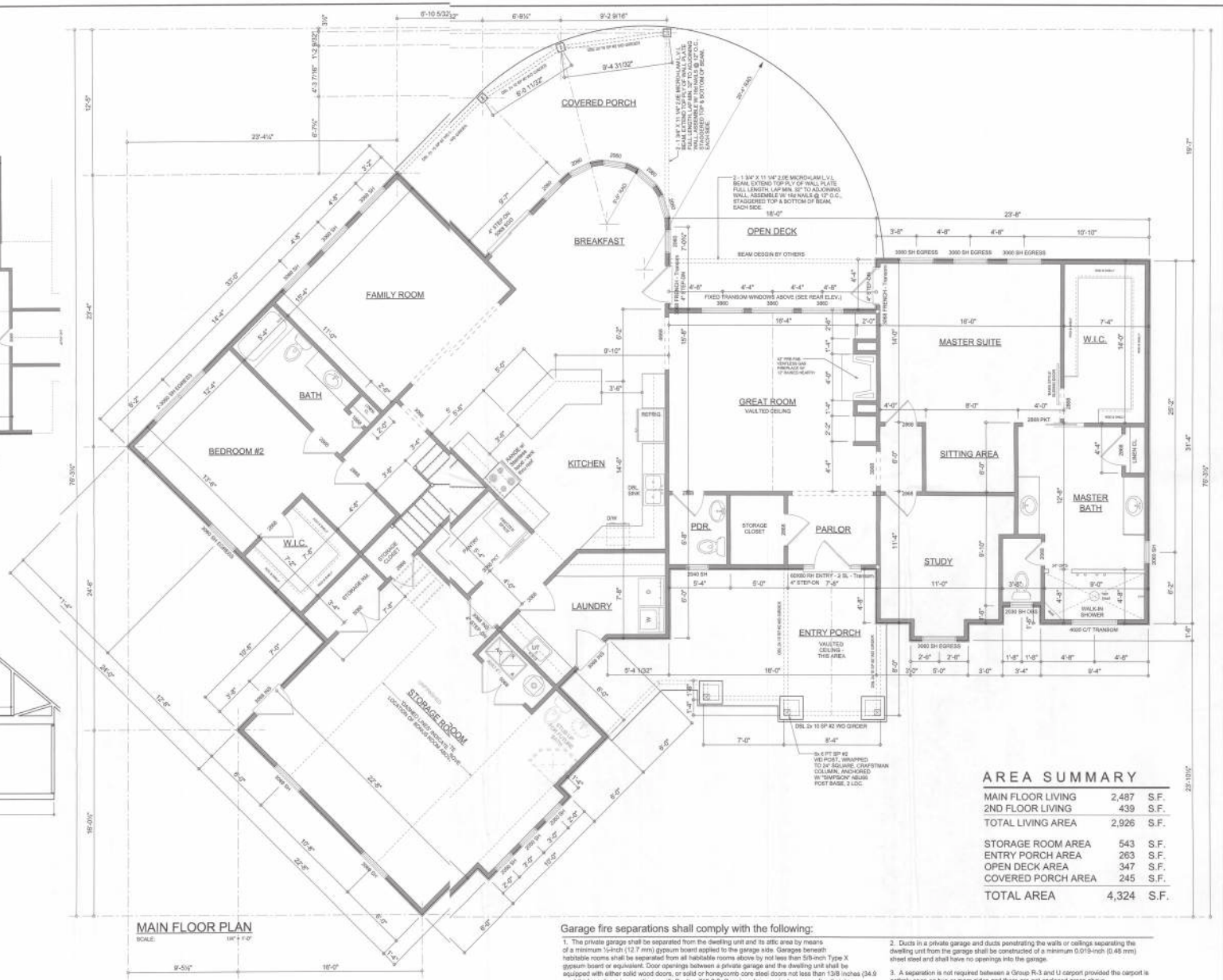
JOB NUMBER
20160905

SHEET NUMBER
S.4
OF 4 SHEETS

BONUS ROOM OVER GARAGE



BONUS AREA SECTION



MAIN FLOOR PLAN

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

AREA SUMMARY

MAIN FLOOR LIVING	2,487	S.F.
2ND FLOOR LIVING	439	S.F.
TOTAL LIVING AREA	2,926	S.F.
STORAGE ROOM AREA	543	S.F.
ENTRY PORCH AREA	263	S.F.
OPEN DECK AREA	347	S.F.
COVERED PORCH AREA	245	S.F.
TOTAL AREA	4,324	S.F.

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 inches (34.9 mm) thick, or doors in compliance with Section 715.3.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

2. Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019-inch (0.48 mm) sheet steel and shall have no openings into the garage.

3. A separation is not required between a Group R-3 and U carport provided the carport is entirely open on two or more sides and there are not enclosed areas above.

4. When installing an attic access and/or pull-down stair unit in the garage, devise shall have a minimum 20 min. fire rating.

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

REVISIONS
January 27, 2017

SOFTPLAN

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

DIMENSIONED 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

A CUSTOM HOME FOR:
JESSE HUBBART
PROJECT ADDRESS: Parcel 38-6S-17-09613-003 (CORNER OF SW CR 18 & SW THOMASVILLE AVE)
SPARKS CONSTRUCTION, INC.
LAKE CITY, FLORIDA 32024

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DESIGN INC
420 SW COMMERCE DR, STE 130
LAKE CITY, FL 32055
(386) 758-8406
wm@wmyers.net

JOB NUMBER
20160905

SHEET NUMBER
A.3

GENERAL NOTES

1. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN Nr.2 HEM-FIR OR BETTER.
2. CONNECTORS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.

ROOF PLAN NOTES

R-1 SEE EXTERIOR ELEVATIONS FOR ROOF PITCH

R-2 ALL OVERHANG 18" UNLESS OTHERWISE NOTED

R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE ON SD.3

R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HEEL HEIGHTS

R-5 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

NOTE!
SHEATH ROOF W/ 7/16" OSB PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING W/ 8d NAILS - AS PER DETAIL ON SHEET SD.4

NOTE!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2014 FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

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

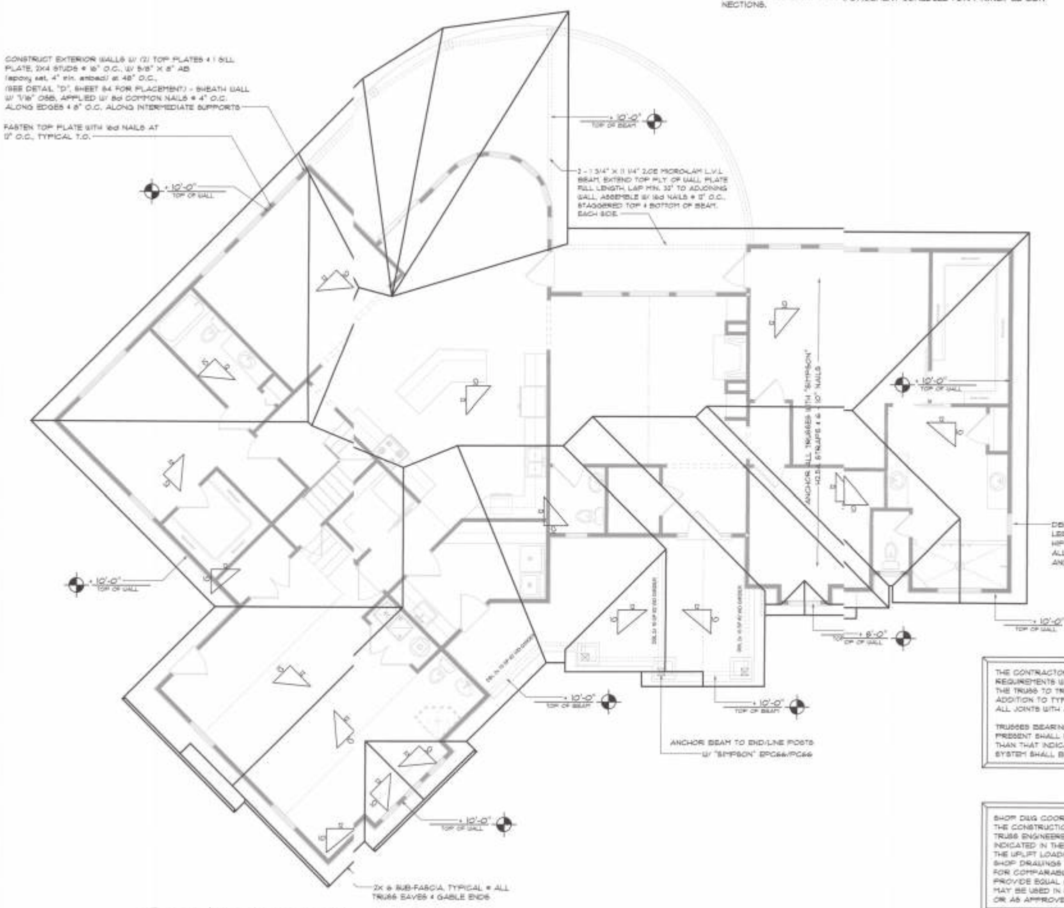
GENERAL TRUSS NOTES:

1. TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCTS ASSOCIATION" MANUAL FOR "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 RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
2. ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
3. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN 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 CONNECTIONS.

AREA OF ATTIC	REQ'D L.F. OF VENT	NET FREE AREA OF INTAKE
1600 SF	30 LF	410 SQ.IN.
1500 SF	24 LF	490 SQ.IN.
2000 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.



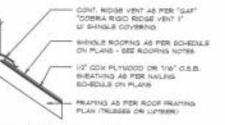
CONSTRUCT EXTERIOR WALLS W/ (2) TOP PLATES & 1 SILL PLATE, 2X4 STUDS @ 16" O.C., W/ 5/8" X 8" AB (epoxy set, 4" min. embed) @ 48" O.C., (SEE DETAIL "D", SHEET S4 FOR PLACEMENT) - SHEATH WALL W/ 7/16" OSB, APPLIED W/ 8d COMMON NAILS @ 4" O.C. ALONG EDGES & 8" O.C. ALONG INTERMEDIATE SUPPORTS
FASTEN TOP PLATE WITH 16d NAILS AT 12" O.C., TYPICAL T.O.
+ 10'-0" TOP OF WALL
+ 10'-0" TOP OF BEAM
2 - 1 3/4" X 11 1/4" 2.0E MICROLAM 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, EACH SIDE.
DBL. 2x 12 HEADER - MAX SPAN LESS THAN 3'-0", GABLE END OR HIP ROOF. DBL. 2X10 HEADER ALL GREATER SPANS THAN 3'-0" AND/OR TRUSS BEARING WALL.
+ 8'-0" TOP OF WALL
ANCHOR BEAM TO END/LINE POSTS W/ "SIMPSON" EPC66/PC66
2X 6 SUB-FASCIA, TYPICAL @ ALL TRUSS EAVES & GABLE ENDS

Roof Framing PLAN

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

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

NOTE!
REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET S.4 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES MINIMUM SIZE ALLOWABLE IS 2-2X10.



CONT. RIDGE VENT AS PER "GAF" "COBRA RIGID RIDGE VENT 3" W/ SHINGLE COVERING
SHINGLE ROOFING AS PER SCHEDULE ON PLANS - SEE ROOFING NOTES
1/2" CDX PLYWOOD OR 7/16" O.S.B. SHEATHING AS PER NAILING SCHEDULE ON PLANS
FRAMING AS PER ROOF FRAMING PLAN (TRUSSES OR LUMBER)

MIAMI/DADE PRODUCT APPROVAL REPORT: #98-0713.05

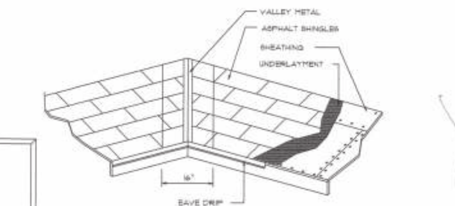
Ridge Vent DETAIL (B)

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

THE CONTRACTOR SHALL COORDINATE THE TRUSS TO TRUSS ANCHOR REQUIREMENTS WITH THE TRUSS ENGINEERING SHOP DRAWINGS. SOME OF THE TRUSS TO TRUSS CONNECTIONS WILL REQUIRE ANCHOR STRAPS IN ADDITION TO TYPICAL NAILING. ANCHOR DEVICES SHALL BE REQUIRED FOR ALL JOINTS WITH AN UPLIFT OR GRAVITY LOAD OF 100 LBS OR GREATER.

TRUSSES BEARING ON INTERIOR PARTITIONS WHERE UPLIFT LOADS ARE PRESENT SHALL REQUIRE ANCHORS OF EQUAL OR GREATER LOAD CAPACITY THAN THAT INDICATED BY THE TRUSS SHOP DRAWINGS. THE UPLIFT ANCHOR SYSTEM SHALL BE CONTINUOUS TO THE FOUNDATION.

SHOP DWG COORDINATION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE SUGGESTED STRAPS AND THAT THE TRUSS ENGINEERED SHOP DRAWING LOADS TAKE PRECEDENCE OVER THAT INDICATED IN THE CONSTRUCTION DOCUMENTS.
THE UPLIFT LOADS INDICATED FOR EACH TRUSS IN THE ENGINEERED TRUSS SHOP DRAWINGS MAY BE MATCHED TO STANDARD PRODUCT UPLIFT RATINGS FOR COMPARABLE UPLIFT CONNECTORS, AND THAT THE PRODUCTS THAT PROVIDE EQUAL OR GREATER UPLIFT RESISTANCE FOR THE LISTED LOADS MAY BE USED IN LIEU OF THOSE INDICATED IN THE CONSTRUCTION DOCUMENTS OR AS APPROVED BY THE BUILDING OFFICIAL.



VALLEY FLASHING

ROOFING METALS for FLASHING/ROOFING
MINIMUM THICKNESS REQUIREMENTS

MATERIAL	MINIMUM THICKNESS (In)	GAGE	WEIGHT (OZ.)
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0179	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.027		 40 20

PROJECT COORDINATION REQUIREMENTS

NOTICE!
THESE PLANS ARE DRAWN FOR AVERAGE SITE CONDITIONS AND COMPLIANCE WITH APPLICABLE CODES AT THE TIME THEY ARE DRAWN. DUE TO VARYING STATE, LOCAL AND NATIONAL 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.

Roofing/Flashing DETS. (A)

SCALE: NONE

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

REVISIONS
January 27, 2017

SOFTPLAN

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

A CUSTOM RESIDENCE FOR:
JESSE HUBBART

SPARKS CONSTRUCTION
LAKE CITY, FLORIDA 32024

AR0007005

NICHOLAS PAUL GEISLER ARCHITECT
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