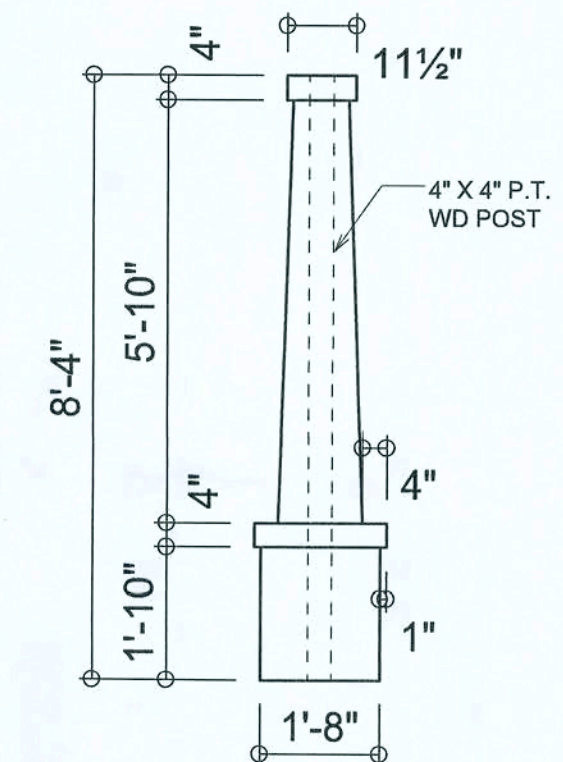




REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



**CRAFTSMAN
COLUMN DETAIL**
SCALE: 3/8" = 1'-0"

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

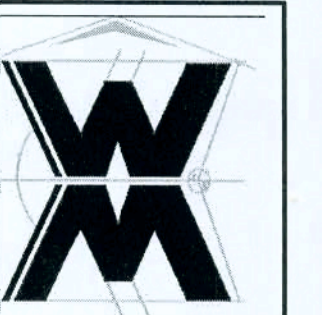
REVISIONS	DATE
December 14, 2018	

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

THE BRITANNY "CUSTOM" MODEL FOR:
Lot 21, Jewel Lake
PROJECT ADDRESS: COLUMBIA COUNTY, FLORIDA
SORENSEN & SMITH, LLC.
LAKE CITY, FLORIDA

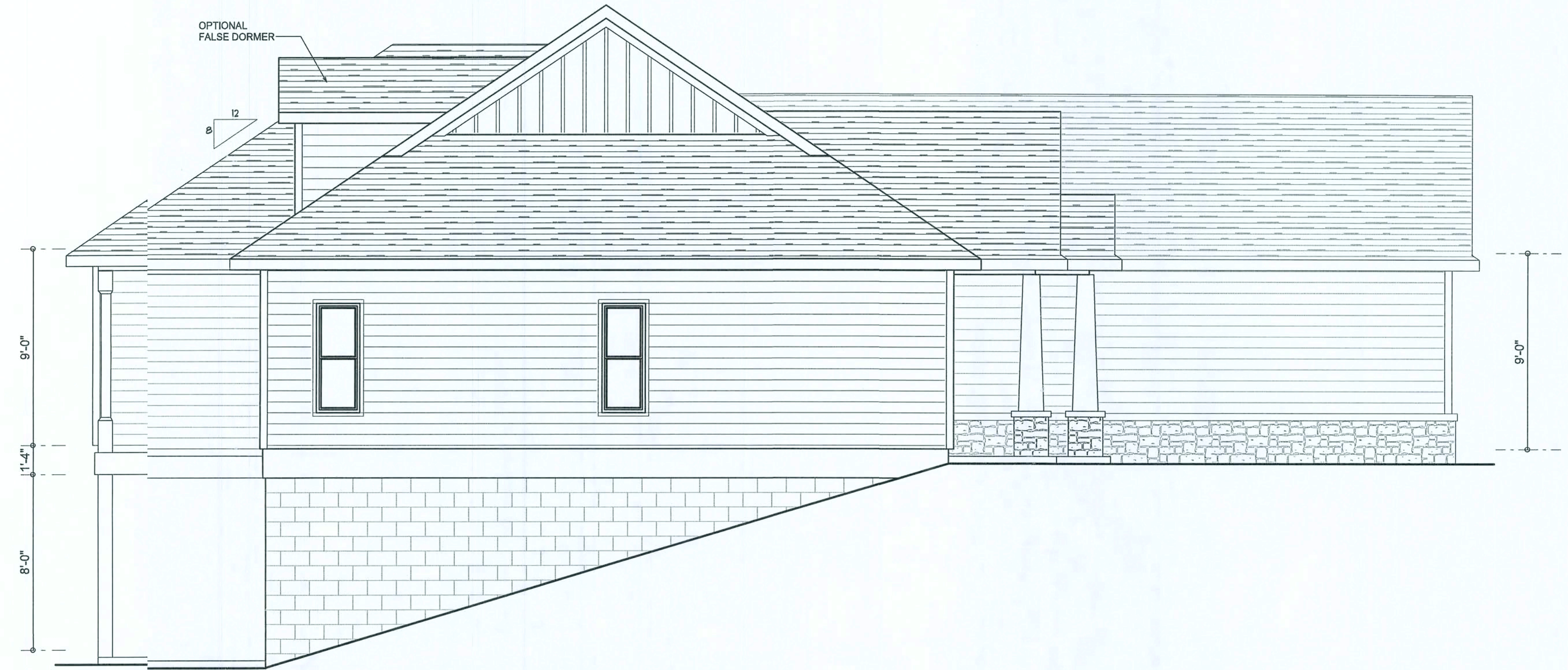
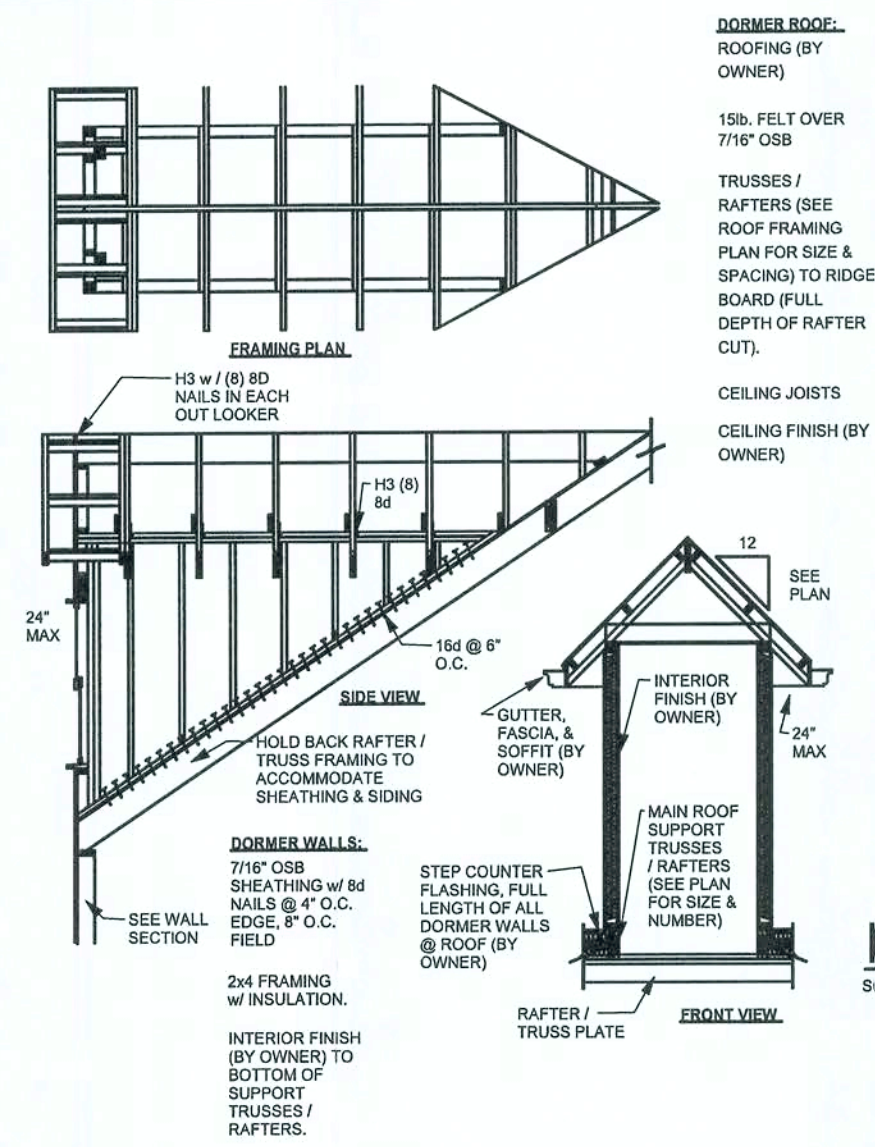
© VM DESIGN &
ASSOCIATES, INC.
426 W. COMMERCIAL DR. STE 130
LAKE CITY, FL 32025
(386) 758-8406
vill@villmyers.net



JOB NUMBER
20181214

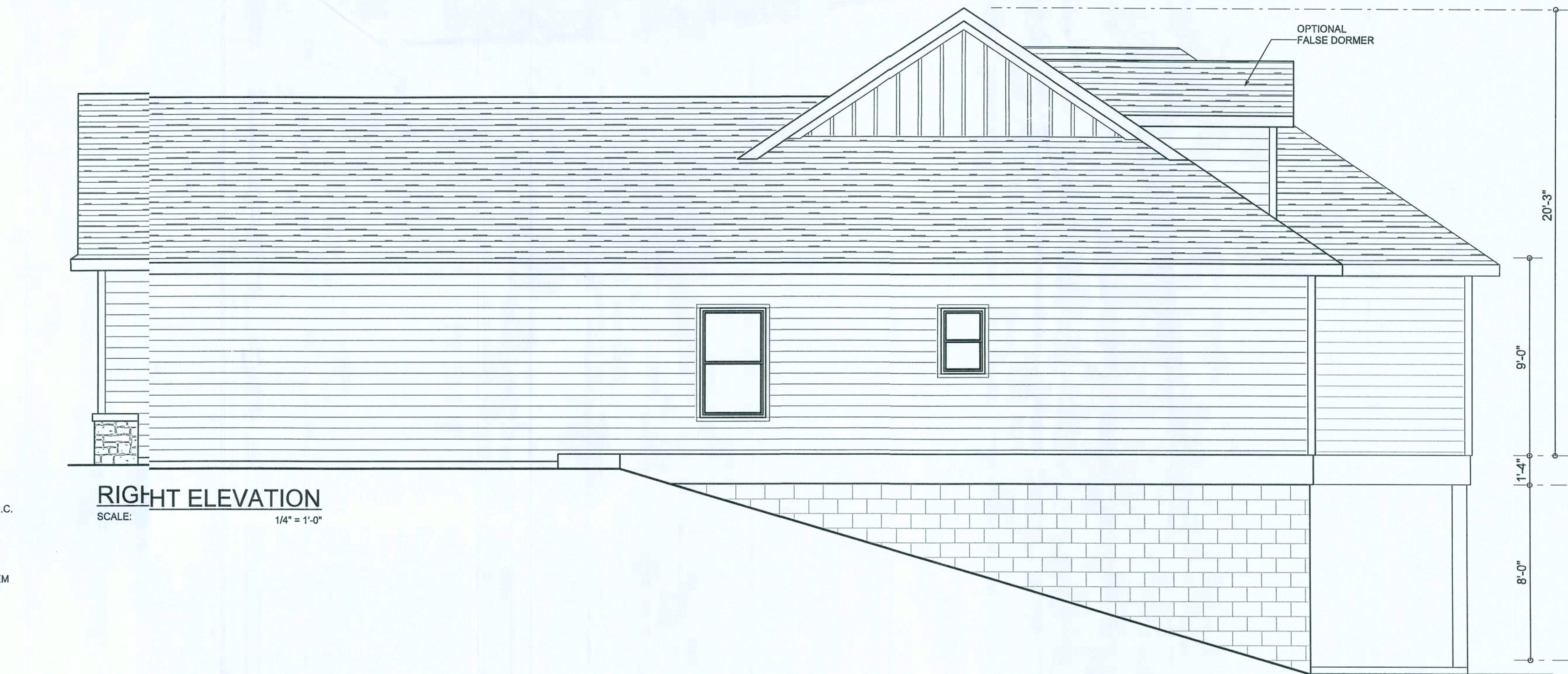
SHEET NUMBER
A.1

W.C. Smith



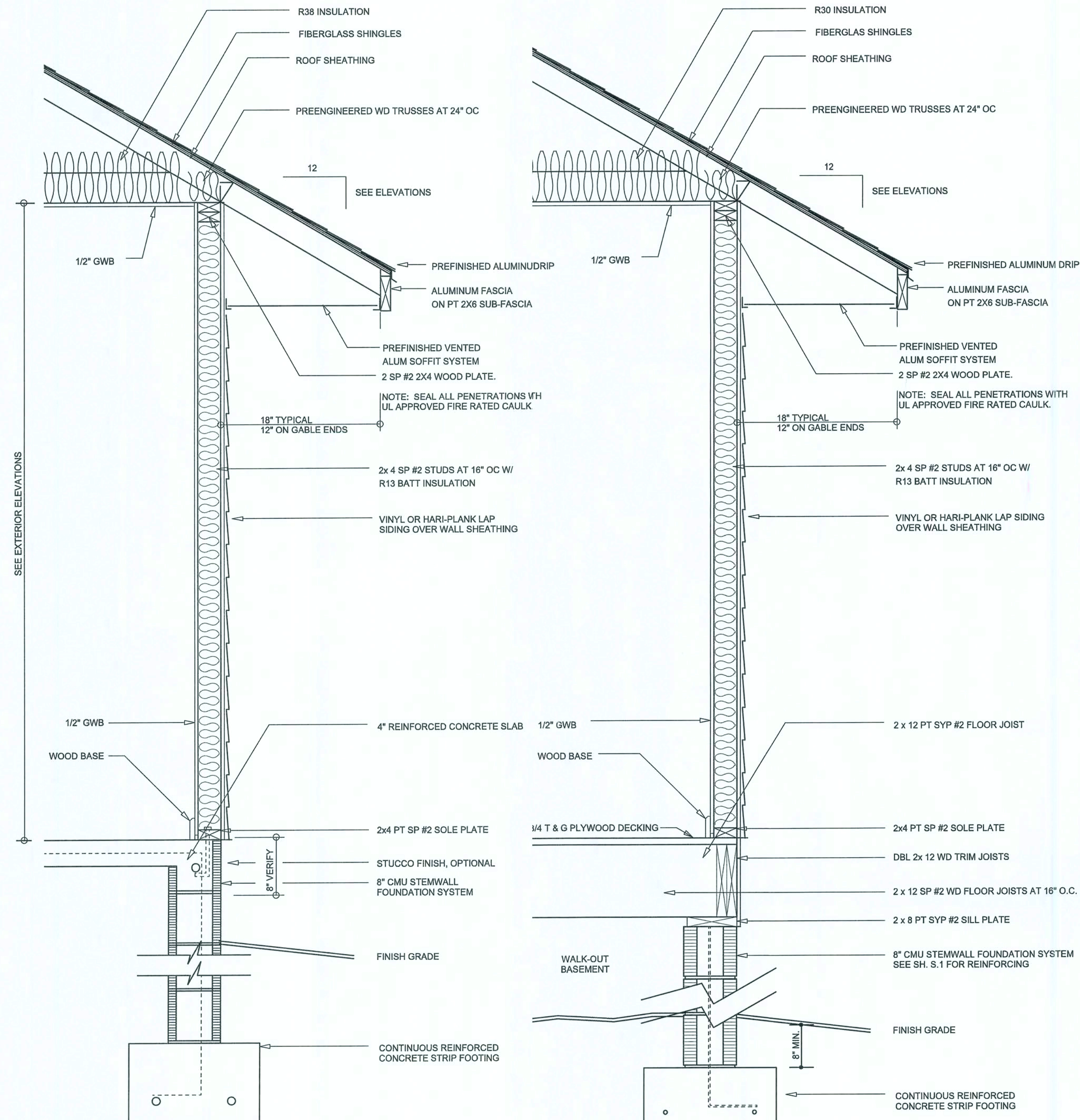
LEFT ELEVATION

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



RIGHT ELEVATION

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



TYPICAL WALL SECTION 'A'

SCALE: 1" = 1'-0"

TYPICAL WALL SECTION 'B'

SCALE: 1" = 1'-0"

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

REVISIONS	DATE	BY	APP
December 14, 2016			

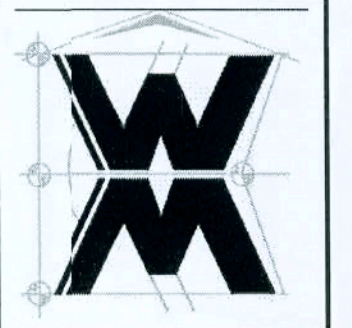
STIPAN
ARCHITECTURAL DESIGN SOFTWARE

LEFT & RIGHT ELEVATIONS

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

THE BRITANNY 'CUSTOM' MODEL FOR:
Lot 2, Jewel Lake
PROJECT ADDRESS: COLUMBIA COUNTY, FLORIDA
SORENSEN & SMITH, LLC.
LAKE CITY, FLORIDA

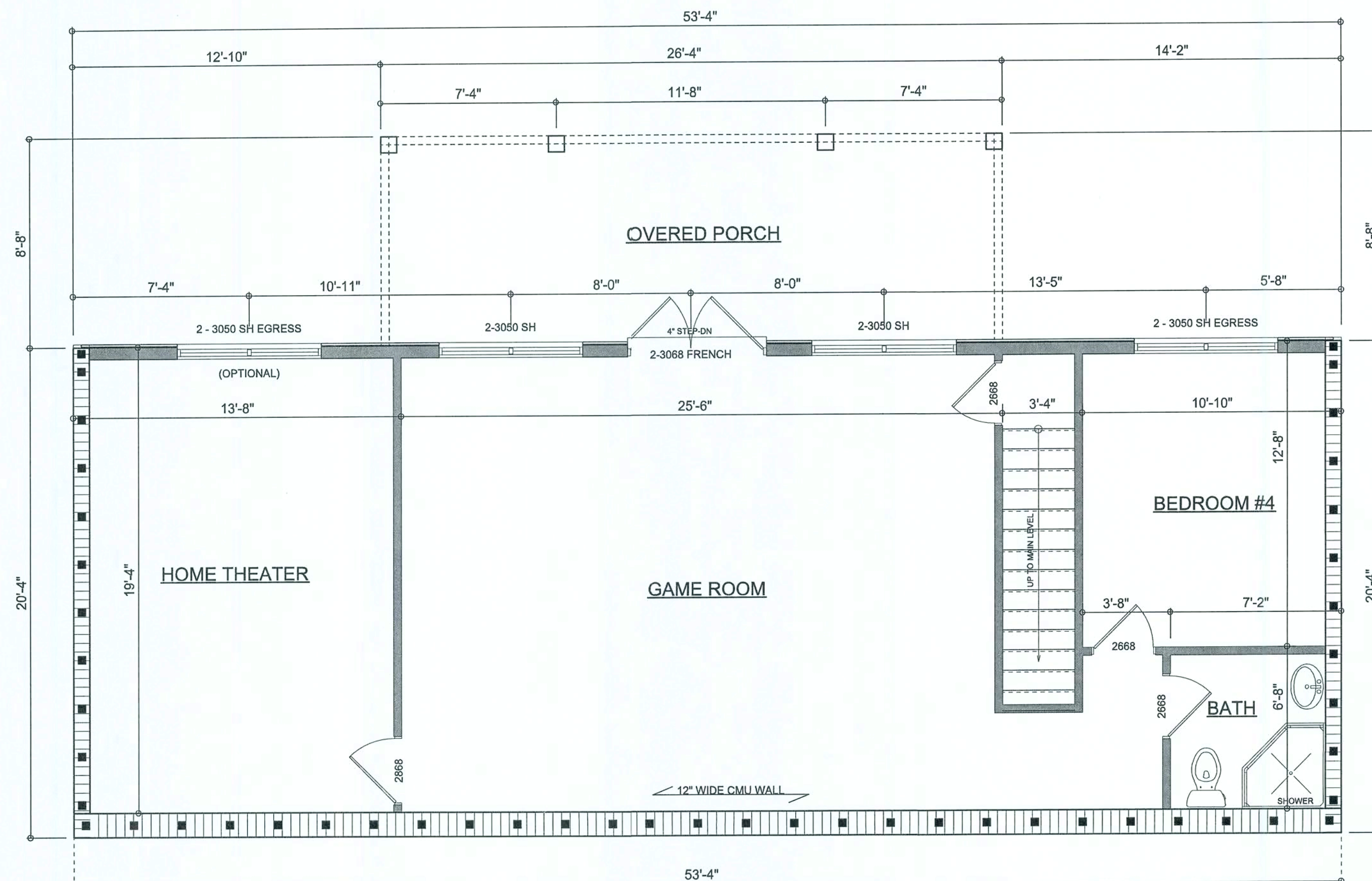
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LAKE CITY, FL 32025
(866) 756-8406
vll@vllmyers.net



JOB NUMBER
20181214

SHEET NUMBER
A.2

Wm C. Smith



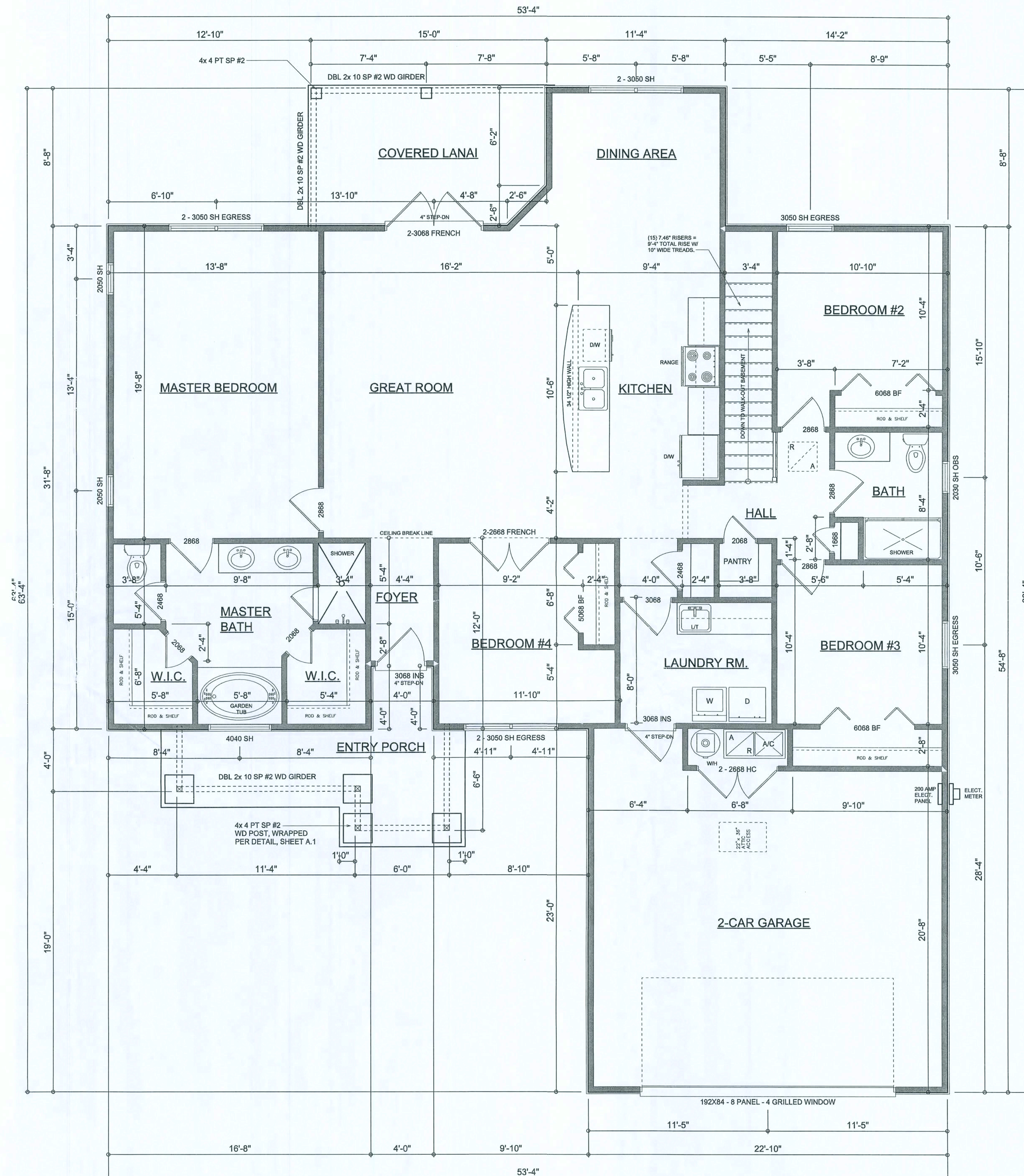
WALK-OUT BASEMENT PLAN

SCALE: 1/4" = 1'-0"
NOTE: CEILING HEIGHTS SHALL BE 8'-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 1/2-inch (12.7 mm) gypsum board applied to the garage side. Gages 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 (0.8 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, these shall have a minimum 20 min. fire rating.

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



FLOOR PLAN

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

GENERAL NOTES:

ALL CEILING HEIGHTS SHALL BE 9'-0" UNLESS OTHERWISE NOTED.
ALL WINDOW HEAD HEIGHTS SHALL BE 8'-8" AFF.

AREA SUMMARY

LIVING AREA	1,801	S.F.
GARAGE AREA	498	S.F.
ENTRY PORCH AREA	131	S.F.
COVERED PORCH AREA	127	S.F.
WALK-OUT BASEMENT AREA	1,084	S.F.
WALK-OUT PORCH AREA	228	S.F.
TOTAL AREA	3,869	S.F.

REVISIONS
December 18, 2018

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

THE BRITANNY 'CUSTOM' MODEL FOR:

Lot 271, Jewel Lake

PROJECT ADDRESS: COLUMBIA COUNTY, FLORIDA

SORENSEN & SMITH, LLC.

LAKE CITY, FLORIDA

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426 S.W. COMMERCE DR. STE 130

LAKE CITY, FL 32025

(888) 758-6406

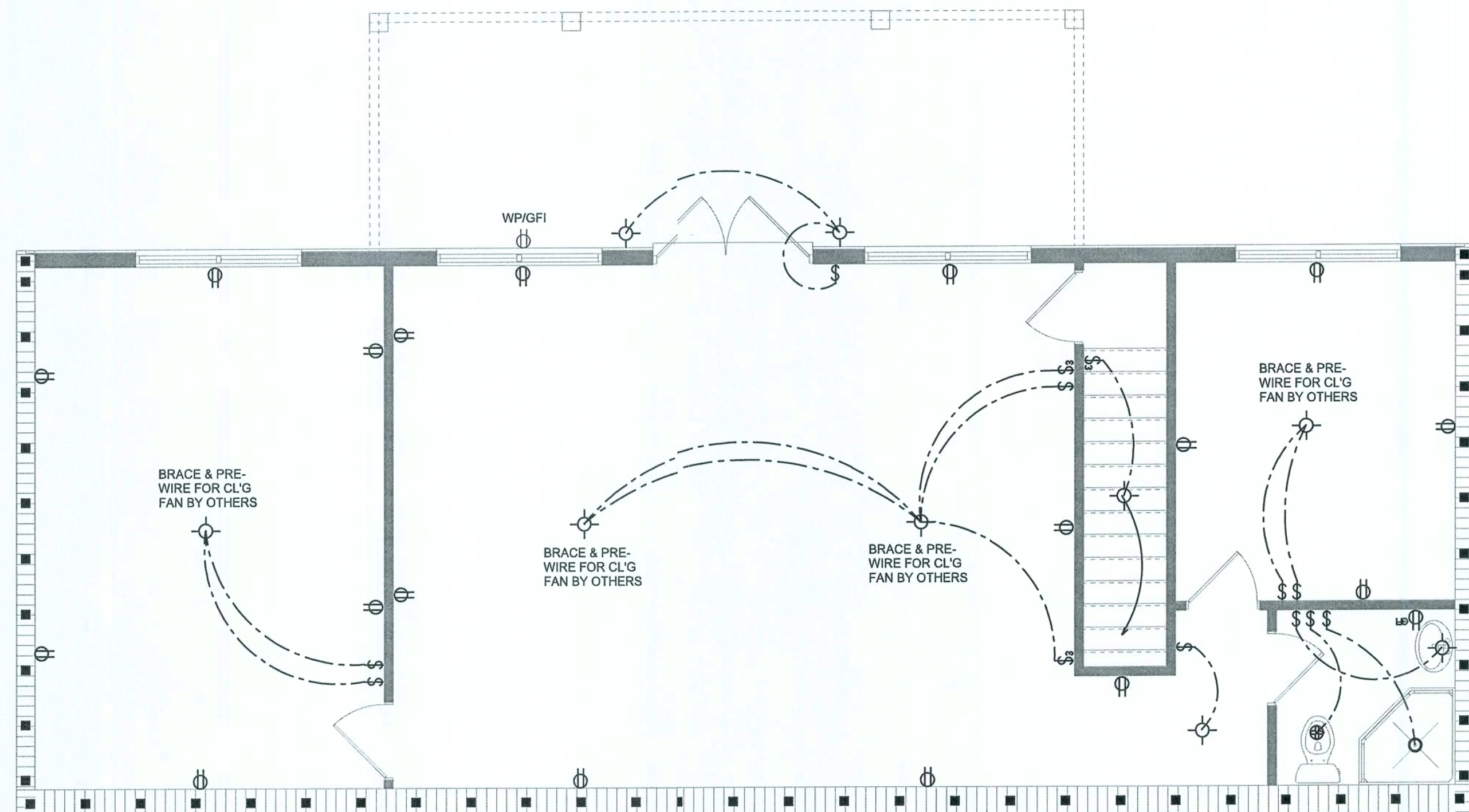
vm@vmdesigners.net

JOB NUMBER

20181214

SHEET NUMBER

A.3



WALK-OUT BASEMENT LEVEL ELECTRICAL
SCALE: 1/4" = 1'-0"

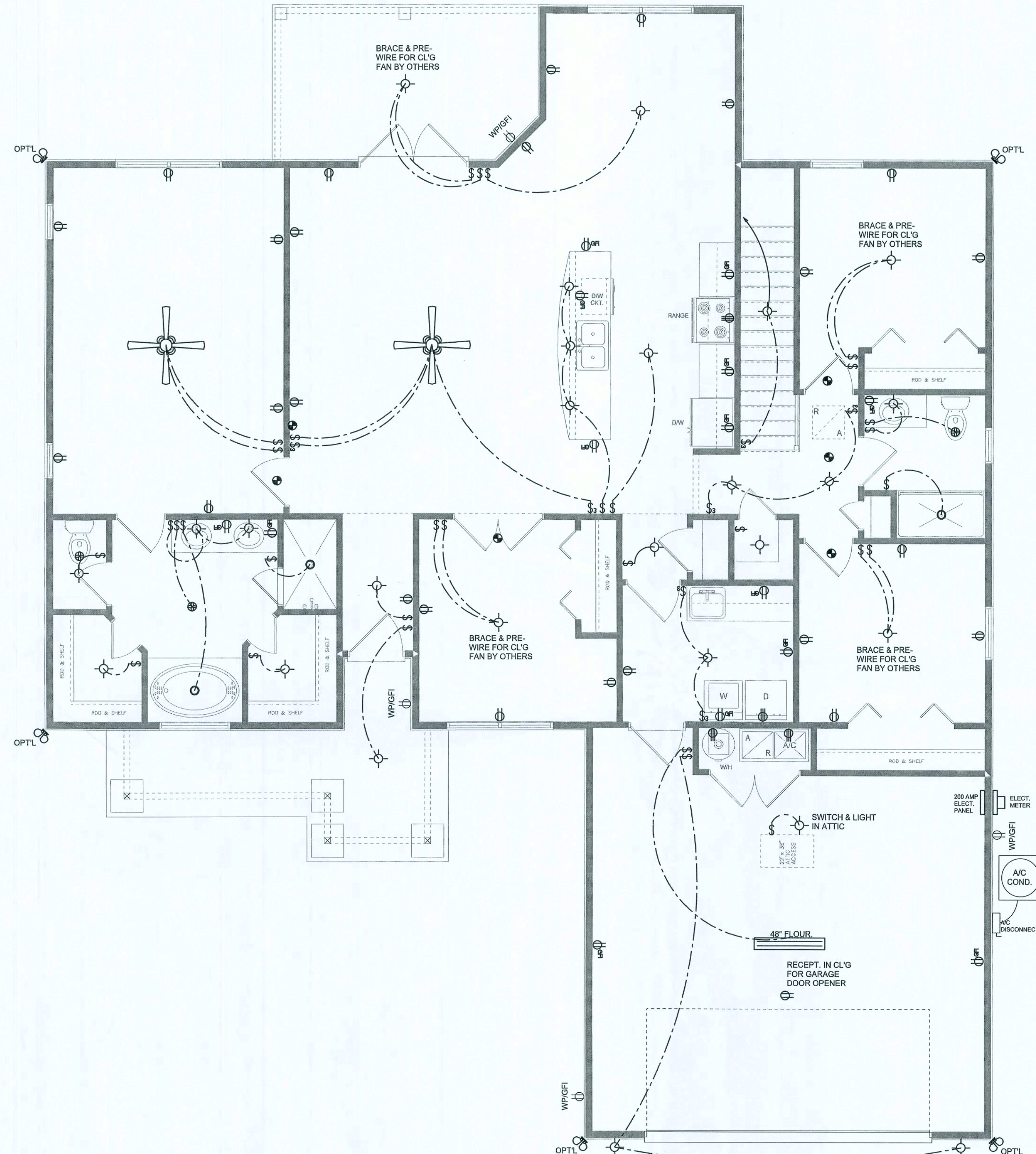
ELECTRICAL LEGEND	
	CEILING FAN (PRE-WIRE FOR LIGHT KIT)
	DOUBLE SECURITY LIGHT
	RECESSED CAN LIGHT
	BATH EXHAUST FAN
	LIGHT FIXTURE
	DUPLEX OUTLET (AFCI & TAMPER RESISTANT)
	220v OUTLET
	GFI DUPLEX OUTLET (PER NEC 406.8)
	TELEVISION JACK
	TELEPHONE JACK
	SMOKE / CARBON MONOXIDE DETECTOR (see note below)
	WALL SWITCH
	3 WAY WALL SWITCH
	WATER PROOF GFI OUTLET
	2 OR 4 TUB FLUORESCENT FIXTURE

NOTE:
ALL INTER RECEPTACLES SHALL BE AFCI (ARC FAULT CIRCUIT INTERRUPT) PER NEC 210.12 & TAMPER RESISTANT PER NEC 406.1

ALL SMOKE DETECTORS BE A COMBO SMOKE & CARBON MONOXIDE DETECTOR AND SHALL HAVE BATTERY BACKUP POWER AND ALL WED 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 ELECTRICAL CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL WORK PERFORMED AND EQUIPMENT INSTALLED MEETS OR EXCEEDS THE NFPA70 2011 NATIONAL ELECTRICAL CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.



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

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

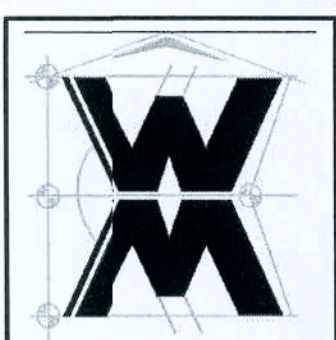
REVISIONS
December 14, 2018

SOTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

THE BRITANNY 'CUSTOM' MODEL FOR:
Lot 27, Jewel Lake
PROJECT ADDRESS: COLUMBIA COUNTY, FLORIDA
SORENSEN & SMITH, LLC.
LAKE CITY, FLORIDA

© W.D. DESIGN & ASSOCIATES, INC.
426 SW COMMERCE DR. STE 130
LAKE CITY, FL 32025
(381) 758-6406
wds@willmeyer.net

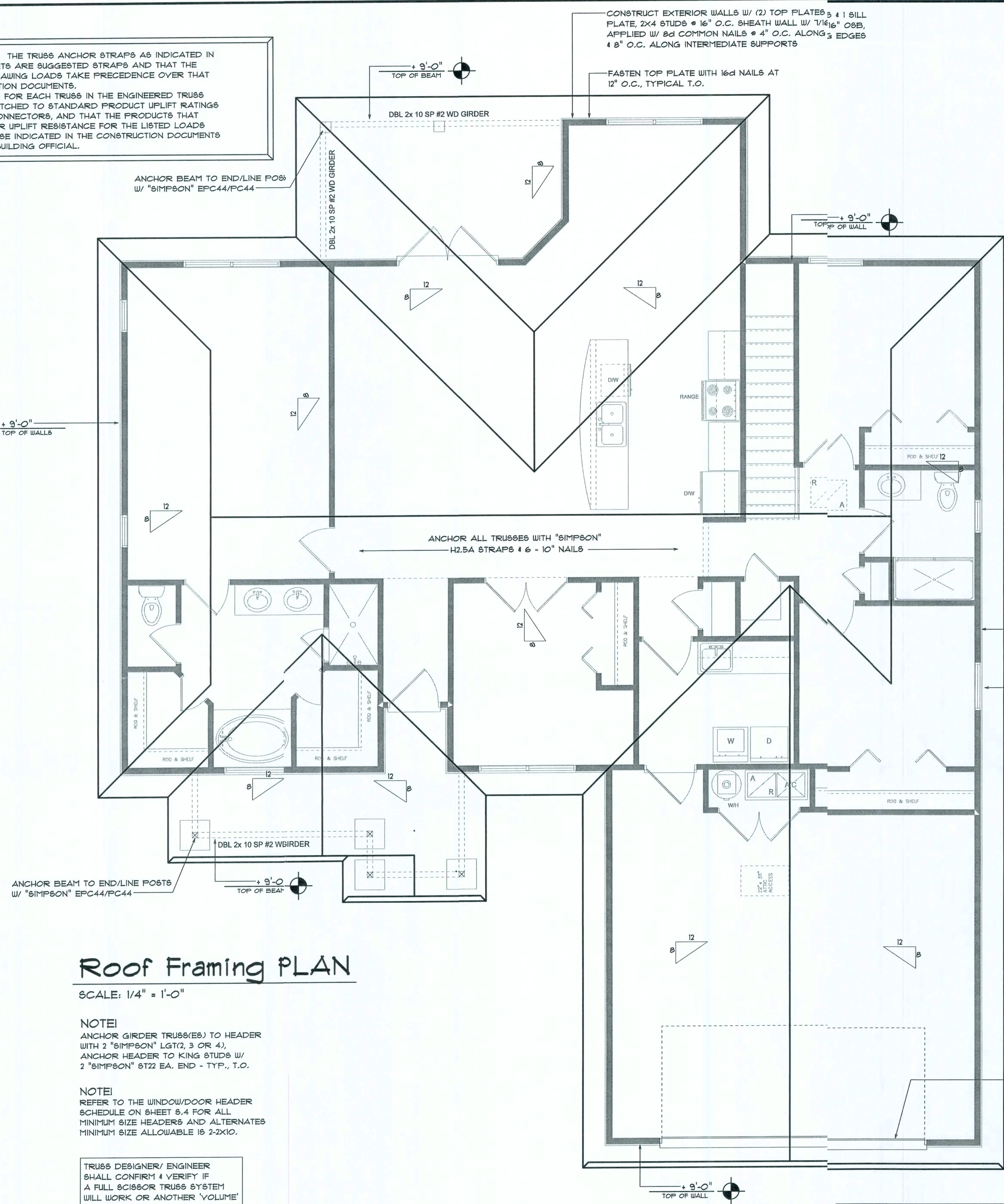


JOB NUMBER
20181214

SHEET NUMBER
A.4

Will C. Smith

SHOP DUG 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.



Roof Framing PLAN

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

NOTE!
ANCHOR GIRDER TRUSSES TO HEADER WITH 2 "SIMPSON" LST2, 3 OR 4). ANCHOR HEADER TO KING STUDS W/ 2 "SIMPSON" ST22 EA. END - TYP., T.O.

NOTE!
REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET 6.4 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES MINIMUM SIZE ALLOWABLE IS 2X10.

TRUSS DESIGNER/ ENGINEER SHALL CONFIRM & VERIFY IF A FULL SCISSOR TRUSS SYSTEM WILL WORK OR ANOTHER 'VOLUME' CEILING DESIGN CAN BE USED.

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

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

PROJECT COORDINATION REQUIREMENTS

NOTICE!
THESE PLANS ARE DRAWN FOR AVERAGE SITE CONDITIONS AND COMPLIANCE WITH APPLICABLE CODES IN COLUMBIA COUNTY, FL AT THE TIME THEY ARE DRAWN. DUE TO VARYING STATE, LOCAL, AND NATIONAL CODES RULES AND REGULATIONS, N.P. GEISLER, ARCHITECT CANNOT WARRANT COMPLIANCE WITH ALL APPLICABLE STATE, LOCAL, AND NATIONAL CODES IN YOUR AREA OR WITH YOUR PARTICULAR SITE CONDITIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE, AND FEDERAL). IF YOUR CITY OR STATE REQUIRES AN ENGINEER'S SEAL FOR THE SITE/CIVIL PORTIONS OF THE WORK, YOU WILL NEED TO HAVE THAT DONE LOCALLY BY A QUALIFIED, LICENCED PROFESSIONAL ENGINEER.

ROOF PLAN NOTES

- R-1 SEE EXTERIOR ELEVATIONS FOR ROOF PITCH
- R-2 ALL OVERHANG 18"
- R-3 UNLESS OTHERWISE NOTED
- R-4 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE ON SD.3
- R-5 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HEEL HEIGHTS
- R-6 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

NOTE!
SHEATH ROOF W/ 1/2" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING W/ 8d NAILS - AS PER DETAIL ON SHEET SD.4

NOTE!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2011 PER R301.2.1.1 AND LOCAL JURISDICTION REQUIREMENTS

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

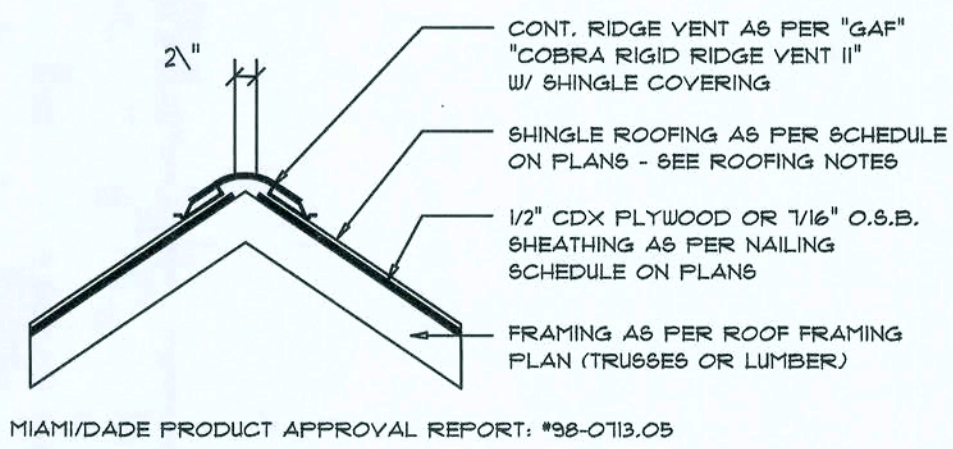
GENERAL TRUSS NOTES:

- TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE 'NATIONAL FOREST PRODUCTS ASSOCIATION' MANUAL FOR 'STRESS RATED LUMBER AND ITS CONNECTIONS', LATEST 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.
- TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
- FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND WIND UPLIFT REQUIREMENTS OF TRUSSES OR GIRDERS. THE CONTRACTOR SHALL MAKE AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE PURPOSE OF REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE. ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

WOOD STRUCTURAL NOTES

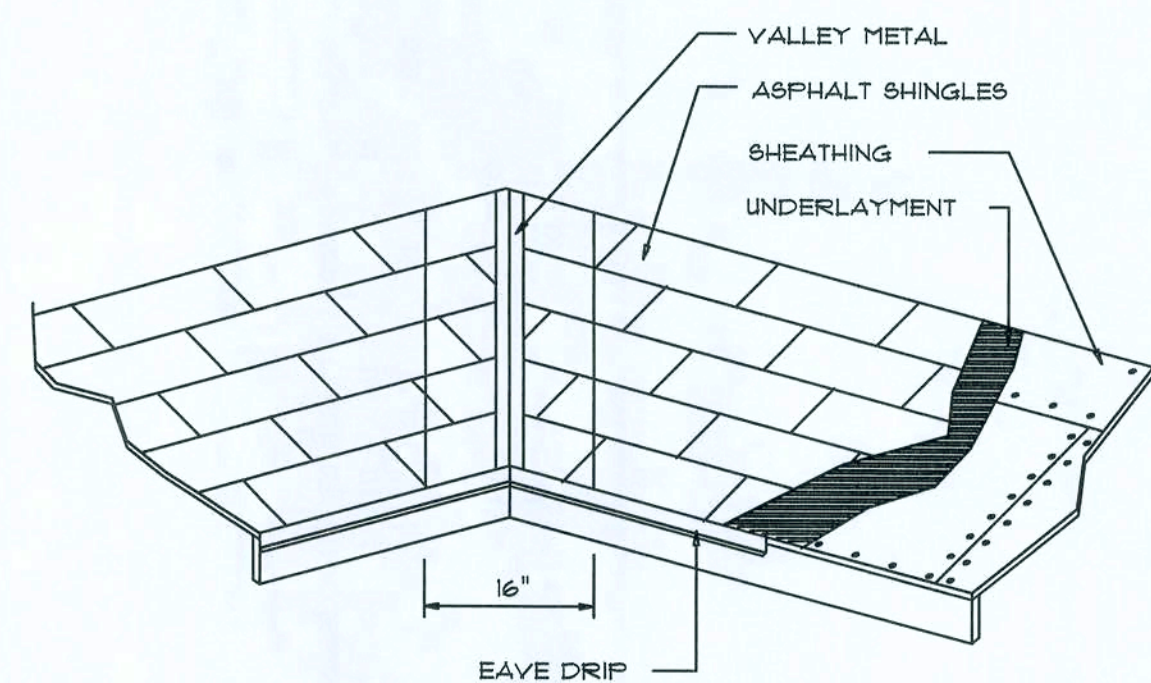
- TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE 'TRUSS PLATE INSTITUTE'.
- ALL TRUSSES SHALL BE 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 N.2 HEM-FIR OR BETTER.
- CONNECTORS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.

AREA OF ATTIC	REQ'D LF. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ.IN.
1800 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.
3000 SF	40 LF	820 SQ.IN.
3600 SF	44 LF	900 SQ.IN.



Ridge Vent DETAIL

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



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	0.0175	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.021		40 20

Roofing/Flashing DETS.

SCALE: NONE

REVISIONS
December 14, 2018

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

THE 'BRITANNY MODEL CUSTOM FOR:

Lot 17, Jewel Lake

PROJECT ADDRESS: COLUMBIA COUNTY, FLORIDA

SORENSEN & SMITH, LLC.
LAKE CITY, FLORIDA

AR0007005

18 Nov 2018

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

1758 NW Brown Rd.
Lake City, FL 32055
(888) 385-4535

JOB NUMBER
20181214

SHEET NUMBER
S.2
OF 4SHEETS

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

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable & Hip Construction, Wood Trusses @ 24" O
Walls: 2x 4 & 2x 6 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: 5/8" CD Plywood or O.S.B.
Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing
Fasteners: 8d Commons or ring-shank nails per schedule on sheet

SHEAR WALLS

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.T.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 NLS
Wall Tension: Wall Sheathing Nailing is Adequate - 8d @ 4" O.C. b & Bot.
Anchor Bolts: 1/2" A307 Bolts @ 48" O.C. - 1st Bolt 6" from corner
Corner Hold-down Device: (1) DTT22 (or equiv.) @ each corr
Porch Column Base Connector: Simpson ABU44/ABU66 @ sh column
Porch Column to Beam Connector: Simpson EPC66/PC66 @ each column

FOOTINGS AND FOUNDATIONS

Footing: 24"x 12" Cont. W/ (3) #5 Bars Cont. on wire chairs or (1) #C transverse @ 24" O.C.
Stemwall: 8" & 12" C.M.U. W/ 1-#5 Vertical Dowel @ 48" O.C. (24" O.C. AS SHOWN ON S.1)

STRUCTURAL DESIGN CRITERIA:

- THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE - PER RC301.2.1.1 AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.
- WIND LOAD CRITERIA: RISK CATEGORY: 2, EXPOSURE "C"
BASED ON ANSI/AISC 1-10, 2017 FBC 1609-A WIND VELOCITY: $V_{ULT} = 130$ MPH
 $V_{ASD} = 101$ MPH
- ROOF DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 20 PSF
SUPERIMPOSED LIVE LOADS: 20 PSF
- FLOOR DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 25 PSF
SUPERIMPOSED LIVE LOADS:
RESIDENTIAL 40 PSF
BALCONIES 60 PSF
- WIND NET UPLIFT: ARE AS INDICATED ON PLANS

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 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 SPY 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 A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1816.1.7
- AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALIBRADE 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

FRAMING ANCHOR SCHEDULE

APPLICATION

TRUSS TO WALL:
GIRDER TRUSS TO POST/HEADER:
HEADER TO KING STUD(S):
PLATE TO STUD:
STUD TO SILL:
PORCH BEAM TO POST:
PORCH POST TO FND.:
MISC. JOINTS

MANUFACTURER/MODEL

SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 10d NAILS
SIMPSON LGT, W/ 28 - 16d NAILS
SIMPSON ST22
SIMPSON SP2
SIMPSON SP1
SIMPSON PC44/EPC44
SIMPSON ABU44
SIMPSON A34

CAP.

950#
1785#
1370#
1065#
585#
1700#
2200#
315#/240#

NOTE:

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

NOTE:

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

NOTE:

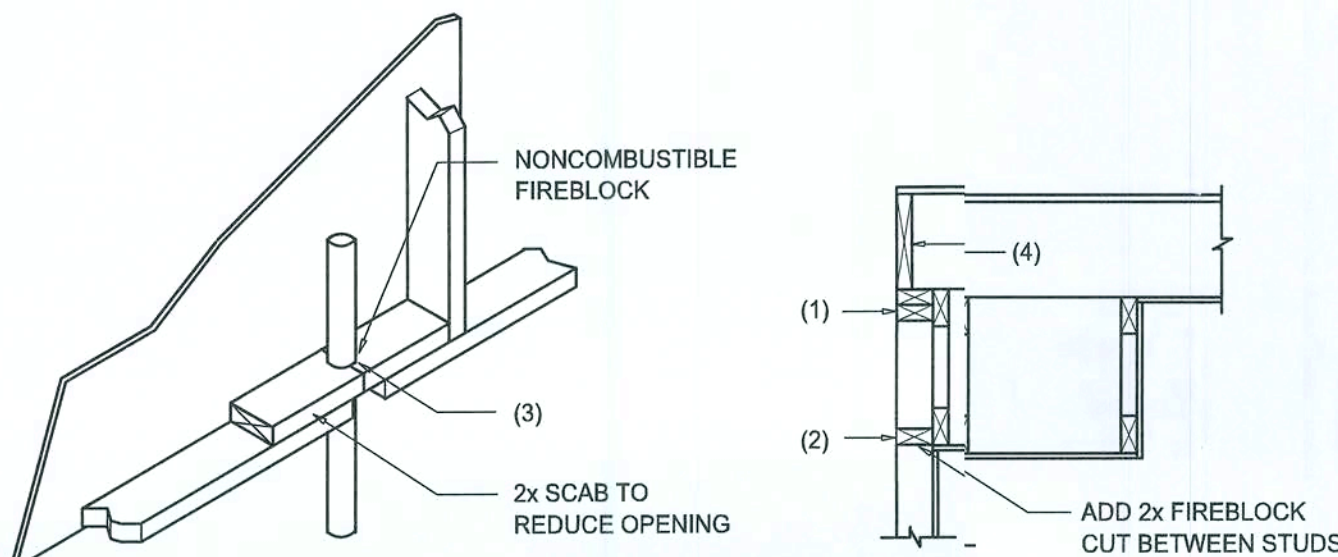
ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

NOTE:

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

NOTE:

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



PENETRATIONS

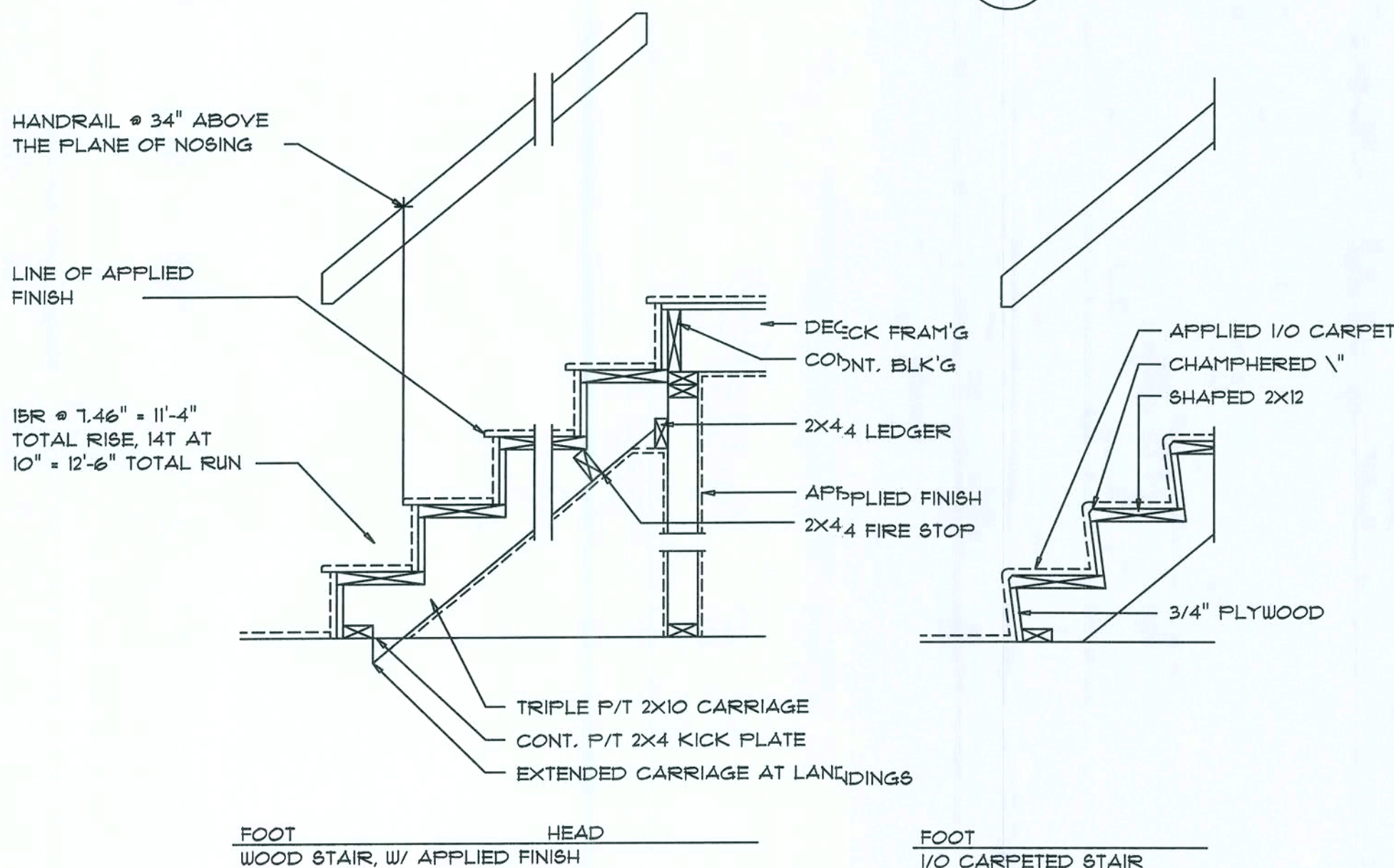
FIREBLOCKING NOTES:

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

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FIREBLOCKED 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 "PYRO PANEL MULTIFLEX SEALANT"
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALLS OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

Fire Stopping DETAILS

SCALE: NONE



Typical Stair DETAIL

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

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

		BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 2T TO 4T			
ZONE	AREA	VULT 110 MPH	VULT 120 MPH	VULT 130 MPH	VULT 140 MPH
ROOF 2T TO 4T	1 IO	19.9 / -21.8	23.1 / -25.9	21.8 / -30.4	32.3 / -35.3
	1 20	19.4 / -20.1	23.0 / -24.6	21.0 / -28.9	31.4 / -33.5
	1 BO	18.6 / -19.2	22.2 / -22.8	26.0 / -26.8	30.2 / -31.1
	2 IO	19.9 / -25.9	23.1 / -30.3	21.8 / -35.6	32.3 / -41.2
	2 20	19.4 / -24.3	23.0 / -29.0	21.0 / -34.0	31.4 / -39.4
	2 BO	18.6 / -22.9	22.2 / -21.2	26.0 / -32.0	30.2 / -37.1
WALL	3 IO	19.9 / -25.9	23.1 / -30.3	21.8 / -35.6	32.3 / -41.2
	3 20	19.4 / -24.3	23.0 / -29.0	21.0 / -34.0	31.4 / -39.4
	3 BO	18.6 / -22.9	22.2 / -21.2	26.0 / -32.0	30.2 / -37.1
	4 IO	21.8 / -23.6	25.9 / -34.1	30.4 / -33.0	35.3 / -38.2
	4 20	20.9 / -22.6	24.1 / -26.9	28.0 / -31.6	33.1 / -36.1
	4 BO	19.5 / -21.3	23.2 / -25.4	21.2 / -29.8	31.6 / -34.6
5	IO	21.8 / -29.1	25.9 / -34.1	30.4 / -40.1	35.3 / -41.2
	20	20.9 / -27.2	24.1 / -32.4	28.0 / -38.0	33.1 / -44.0
	BO	19.5 / -24.6	23.2 / -28.3	21.2 / -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	1.41
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 1T TO 2T			
ZONE	AREA	VULT 110 MPH	VULT 120 MPH	VULT 130 MPH	VULT 140 MPH
ROOF 1T TO 2T	1 IO	12.0 / -18.9	14.9 / -23.1	11.5 / -21.8	20.3 / -32.3
	1 20	11.4 / -18.4	13.6 / -23.0	16.0 / -21.0	18.9 / -31.4
	1 BO	10.0 / -18.6	11.9 / -22.2	13.9 / -26.0	16.1 / -30.2
	2 IO	12.5 / -34.1	14.9 / -41.3	11.5 / -48.4	20.3 / -56.2
	2 20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6	18.9 / -51.1
	2 BO	10.0 / -28.2	11.9 / -33.6	13.9 / -39.4	16.1 / -45.1
WALL	3 IO	12.5 / -51.3	14.9 / -61.0	11.5 / -71.6	20.3 / -83.1
	3 20	11.4 / -47.9	13.6 / -57.1	16.0 / -67.0	18.9 / -71.1
	3 BO	10.0 / -43.5	11.9 / -51.9	13.9 / -60.9	16.1 / -70.5
	4 IO	21.8 / -23.6	25.9 / -34.1	30.4 / -33.0	35.3 / -38.2
	4 20	20.9 / -22.6	24.1 / -26.9	28.0 / -31.6	33.1 / -36.1
	4 BO	19.5 / -21.3	23.2 / -25.4	21.2 / -29.8	31.6 / -34.6
5	IO	21.8 / -29.1	25.9 / -34.1	30.4 / -40.1	35.3 / -41.2
	20	20.9 / -27.2	24.1 / -32.4	28.0 / -38.0	33.1 / -44.0
	BO	19.5 / -24.6	23.2 / -29.3	21.2 / -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	1.41
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66

General Roofing NOTES:

DECK REQUIREMENTS:
ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

SLOPE:

ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12 OR GREATER. FOR ROOF SLOPES FROM 2:12 TO 4:12, DBL. UNDERLAYMENT IS REQUIRED.

UNDERLAYMENT:

UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226, TYPE 1, OR ASTM D 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, 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/ 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 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.
- FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
1. BOTH TYPES 1 AND 2 ABOVE, COMBINED.
2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1970.

NOTE !!!

ROOF SHINGLES 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	DATE	BY	CHKD
December 14, 2018			

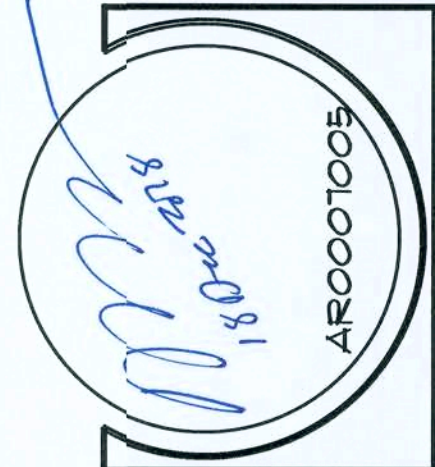


DETAILS SHEET
SCALE: 1/4" = 1'-0"

THE BRILLIANT MODEL CUSTOM FUNK

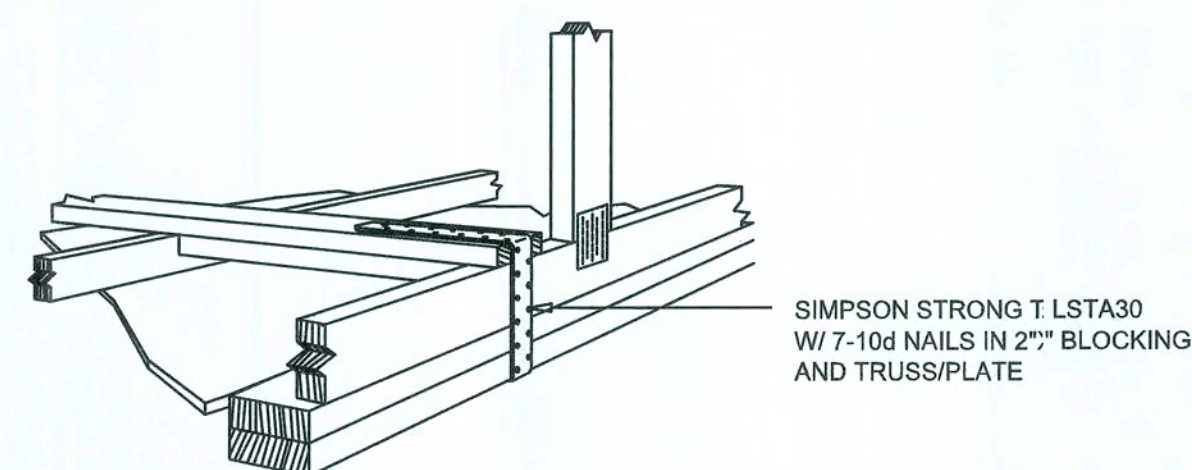
Lot 27, Jewel Lake
PROJECT ADDRESS: COLUMBIA COUNTY, FLORIDA

SORENSEN & SMITH, LLC.
LAKE CITY, FLORIDA



JOB NUMBER
20181214

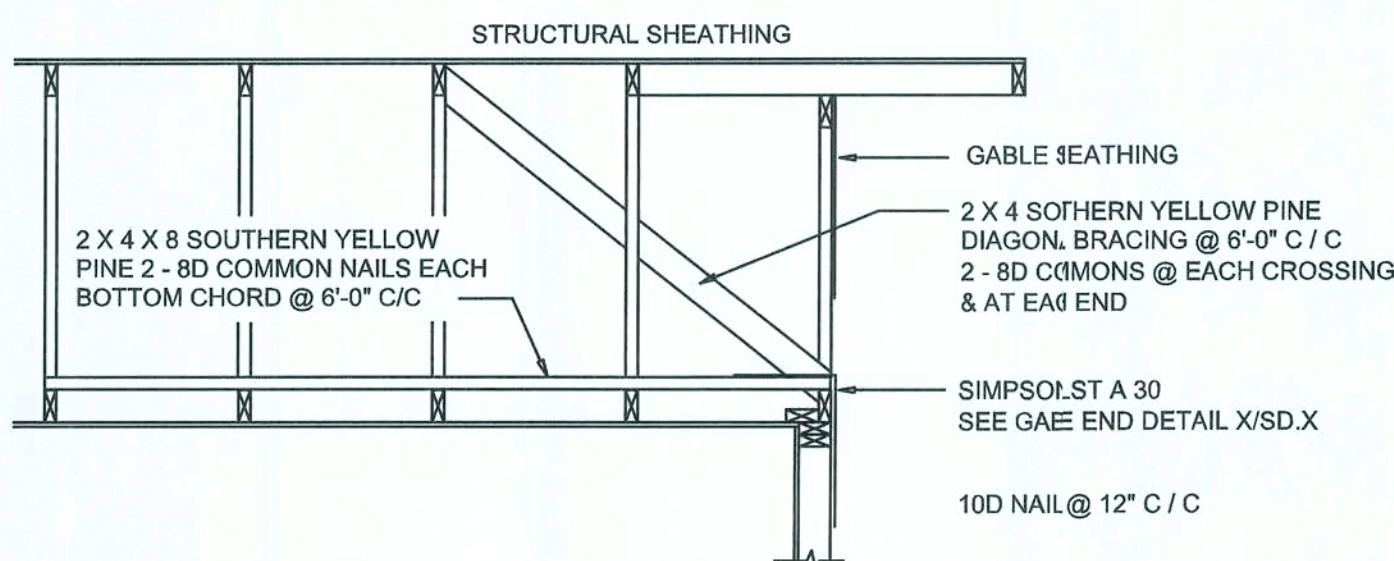
SHEET NUMBER
S.3
OF 4 SHEETS



GABLE END GYPSUM DIAPHRAGM HOLDOWN CONNECTOR

SCALE: NONE

A.1

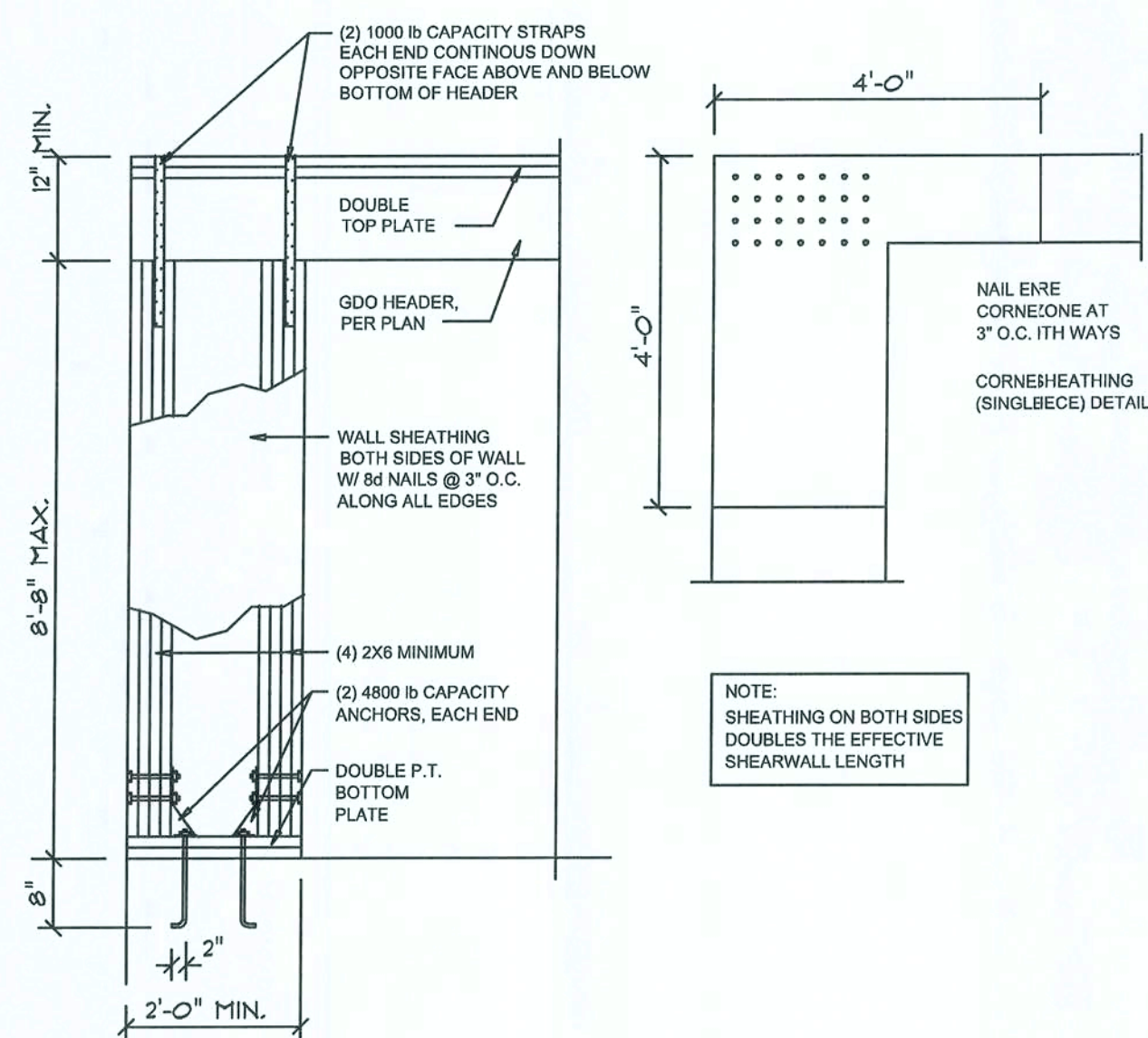


END WALL BRACING FOR CEILING DIAPHRAGM

NTS (ALTERNATIVE TO BALLOON FRAMING)
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

A

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'-0" TO 27'-0"	1 10	12.0 / -19.9	14.9 / -23.7	17.5 / -27.8	20.3 / -32
	1 20	11.4 / -19.4	13.6 / -23.0	16.0 / -27.0	18.5 / -31
	1 50	10.0 / -18.6	11.9 / -22.2	13.9 / -26.0	16.1 / -30
	2 10	12.5 / -34.7	14.9 / -41.3	17.5 / -48.4	20.3 / -56
	2 20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6	18.5 / -51
WALL	4 10	21.8 / -29.1	25.9 / -34.7	30.4 / -40.7	35.3 / -47
	4 20	20.8 / -27.2	24.7 / -32.4	29.0 / -38.0	33.7 / -44
	4 50	19.5 / -24.6	23.2 / -29.3	27.2 / -34.3	31.6 / -39
	5 10	21.8 / -29.1	25.9 / -34.7	30.4 / -40.7	35.3 / -47
	5 20	20.8 / -27.2	24.7 / -32.4	29.0 / -38.0	33.7 / -44



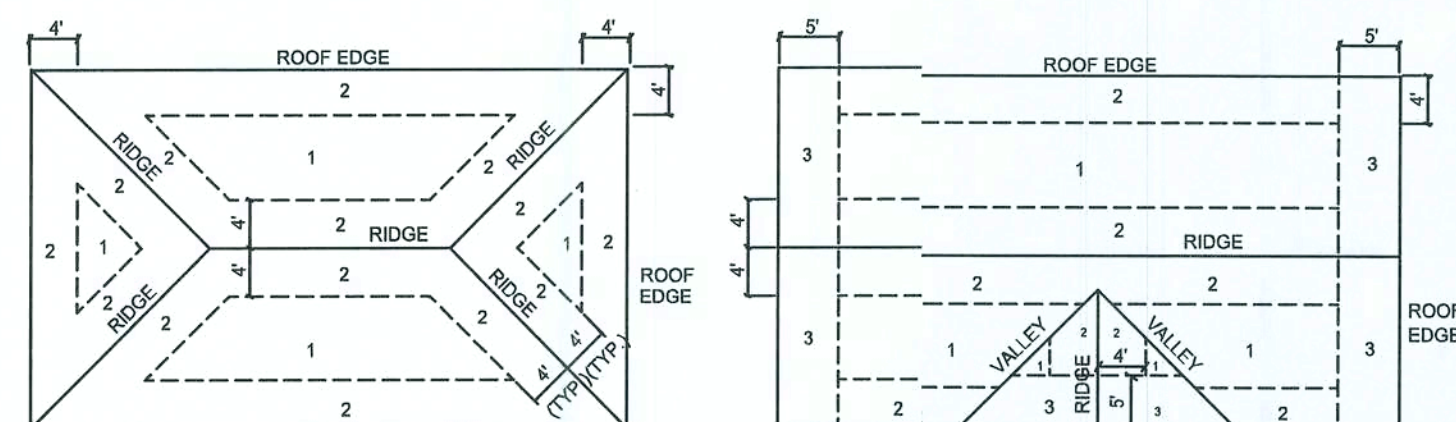
Garage End Wall DETAILS

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

G

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

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING			
BLDG HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	1.00	1.21	1.47
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66



ROOF SHEATHING NAILING ZONES
(HIP ROOF)

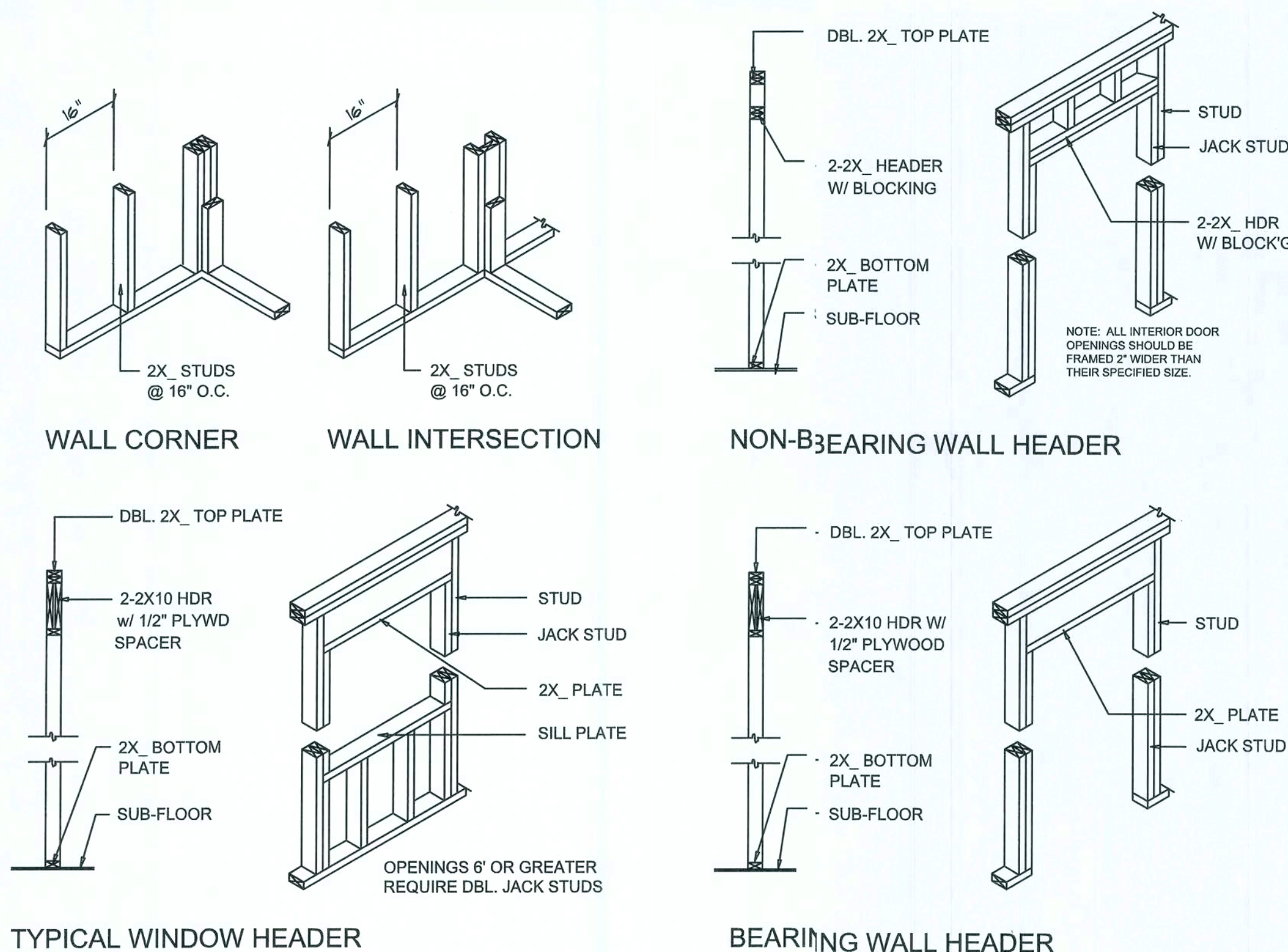
ROOF SHEATHING NAILING ZONES
(GABLE ROOF)

Roof Nail Pattern DET.

SCALE: NONE

B

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

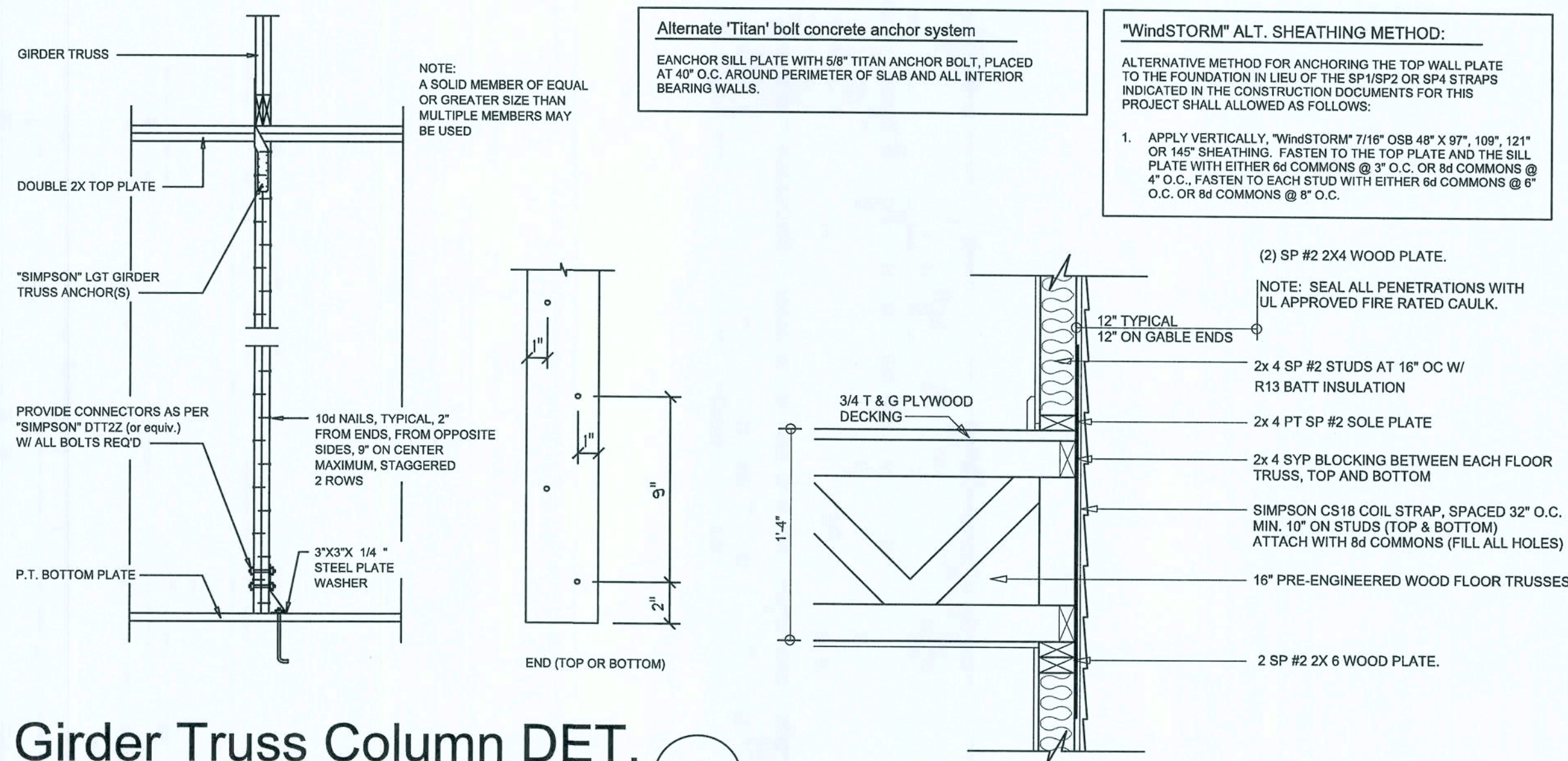


Wall Framing/Header DETAILS

SCALE: NONE

F

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



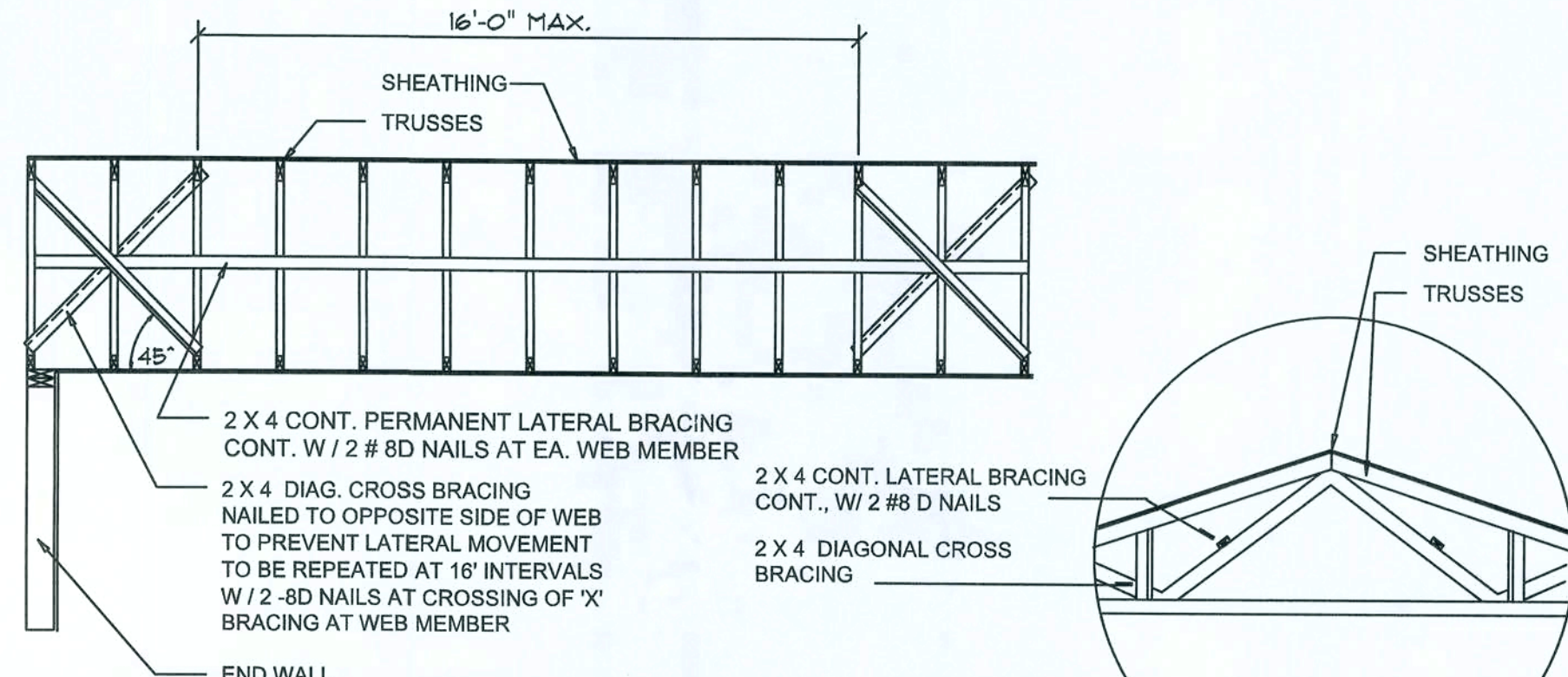
Girder Truss Column DET.

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

C

2-STORY STRAPING DETAIL

SCALE: 1" = 1'-0"



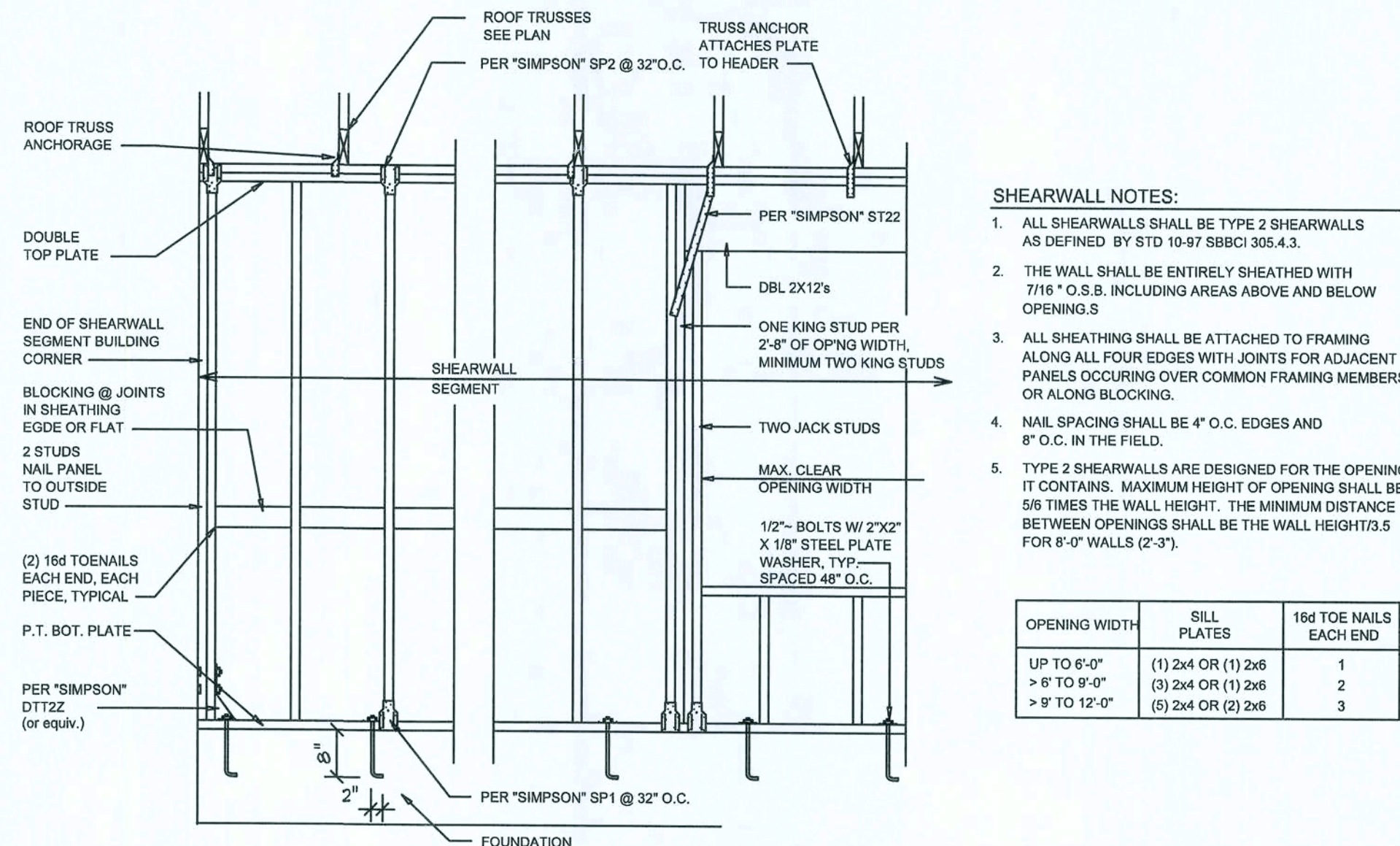
TYP. PERMANENT TRUSS BRACING DIA.

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

Truss Bracing DETAILS

SCALE: AS NOTED

D



Shear Wall DETAILS

SCALE: NONE

E

REVISIONS
December 14, 2018

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

THE BRITANNIA MODEL CUSTOM FOR:

Lot 27, Jewel Lake

PROJECT ADDRESS: COLUMBIA COUNTY, FLORIDA

SORENSEN & SMITH, LLC.
LAKE CITY, FLORIDA

ARCOOTOCOE

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

JOB NUMBER
20181214

SHEET NUMBER
S.4
OF 4 SHEETS