

A CUSTOM HOME FOR:

BRIAN & BRITTANY PAPKA

PROJECT ADDRESS:
N1/2 Lot 8, Rivers; Manor (SW Blaylock Ct)
Columbia County, Florida 32024



SHEET INDEX

- A1 FRONT & REAR ELEVATIONS
- A2 LEFT & RIGHT ELEVATIONS
- A3 DIMENSIONED MAIN FLOOR PLAN
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- S1 FOUNDATION PLAN, DETAILS & NOTES
- S2 ROOF PLAN, DETAILS & NOTES
- S3 WINDLOAD INFO, NOTES & DETAILS
- S4 FRAMING DETAILS & NOTES

AREA SUMMARY		
1ST FLOOR LIVING AREA	2,298	S.F.
2ND FLOOR LIVING AREA	866	S.F.
TOTAL LIVING AREA	3,164	S.F.
COVERED PORCH AREA	1,163	S.F.
TOTAL AREA	4,327	S.F.

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

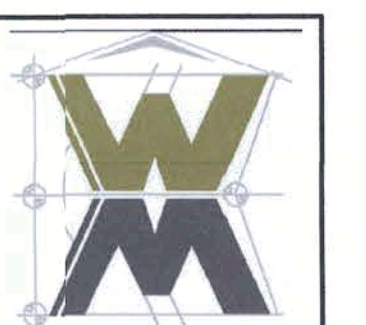
REVISIONS
July 06, 2017

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

COVER PAGE

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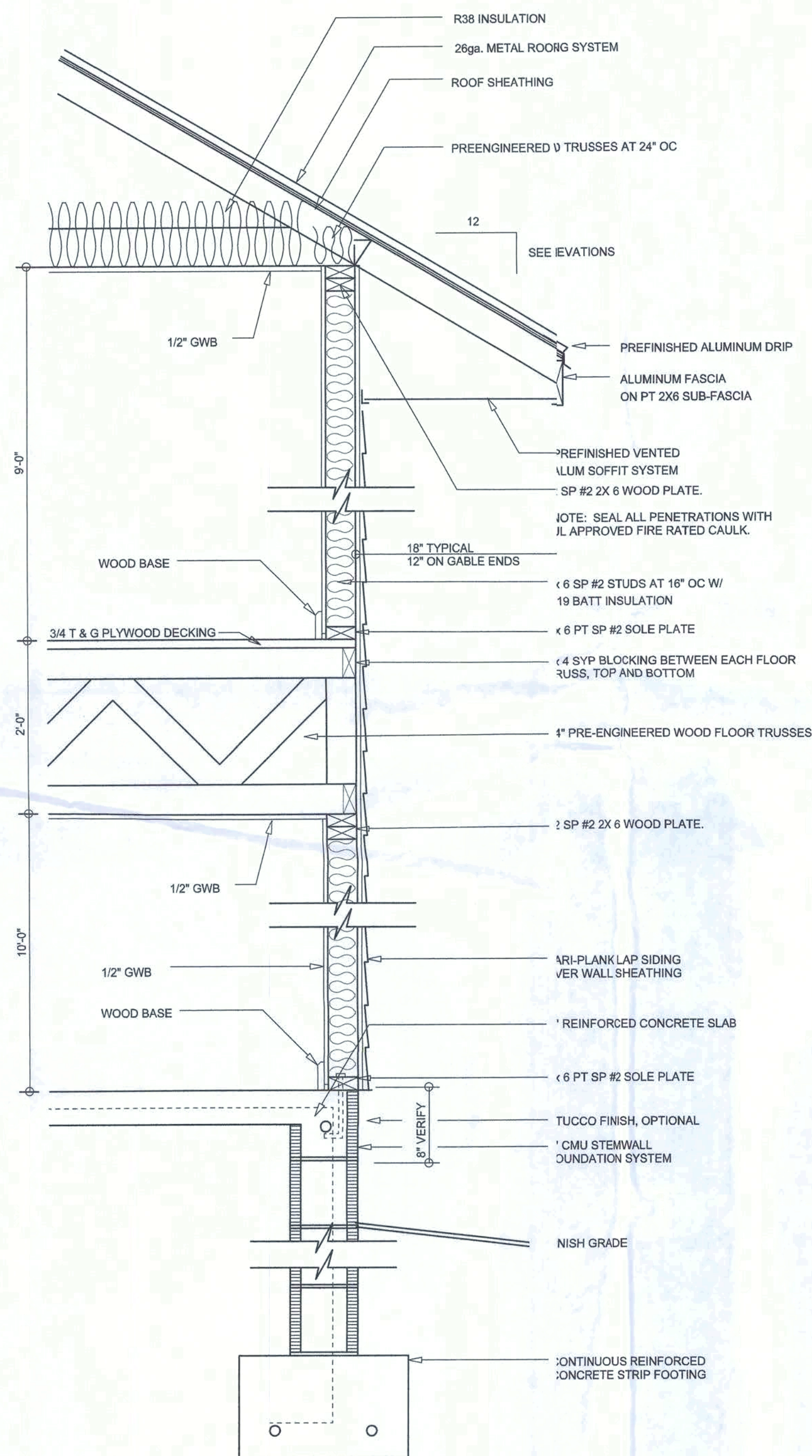
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426 SW COMMERCE DR. STE 130
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JOB NUMBER
20170705

SHEET NUMBER
COVER

Wm C. Myers



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



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
JULY 05, 2017

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

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

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JOB NUMBER
20170705

SHEET NUMBER

A.1

Will C. Myers



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

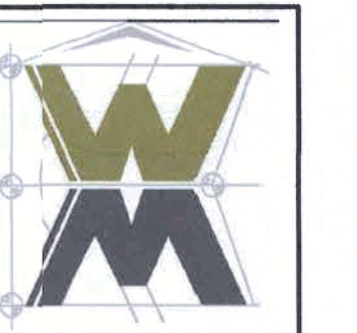
REVISIONS
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SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

A CUSTOM HOME FOR:
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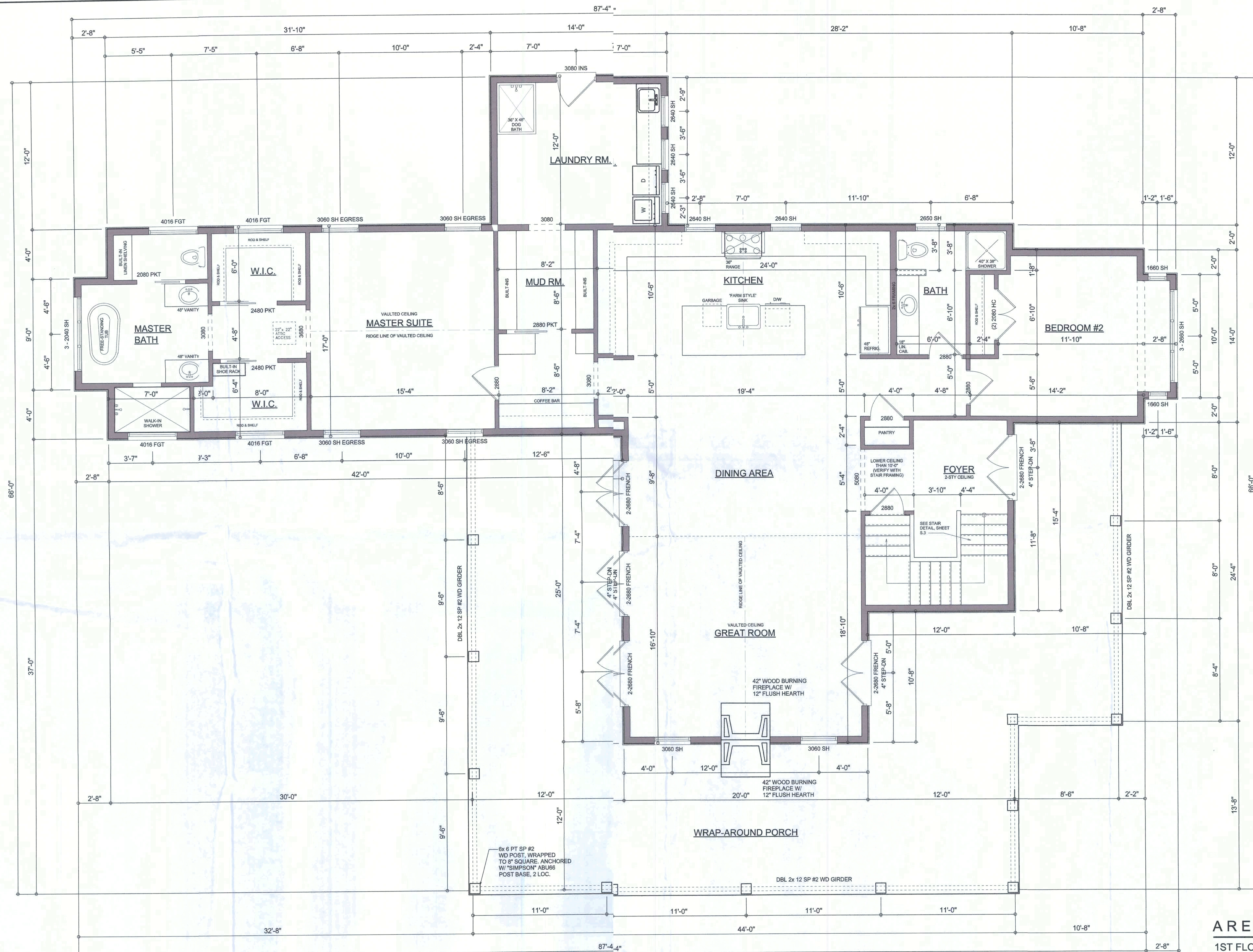


JOB NUMBER
20170705

SHEET NUMBER

A.2

Will C. Myers



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
NOTE: ALL WALLS SHALL BE 10'-0" UNLESS OTHERWISE NOTED.

AREA SUMMARY		
1ST FLOOR LIVING AREA	2,298	S.F.
2ND FLOOR LIVING AREA	866	S.F.
TOTAL LIVING AREA	3,164	S.F.
COVERED PORCH AREA	1,163	S.F.
TOTAL AREA	4,327	S.F.

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REVISIONS
July 06, 2017

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

SCALE:

A CUSTOM HOME FOR:

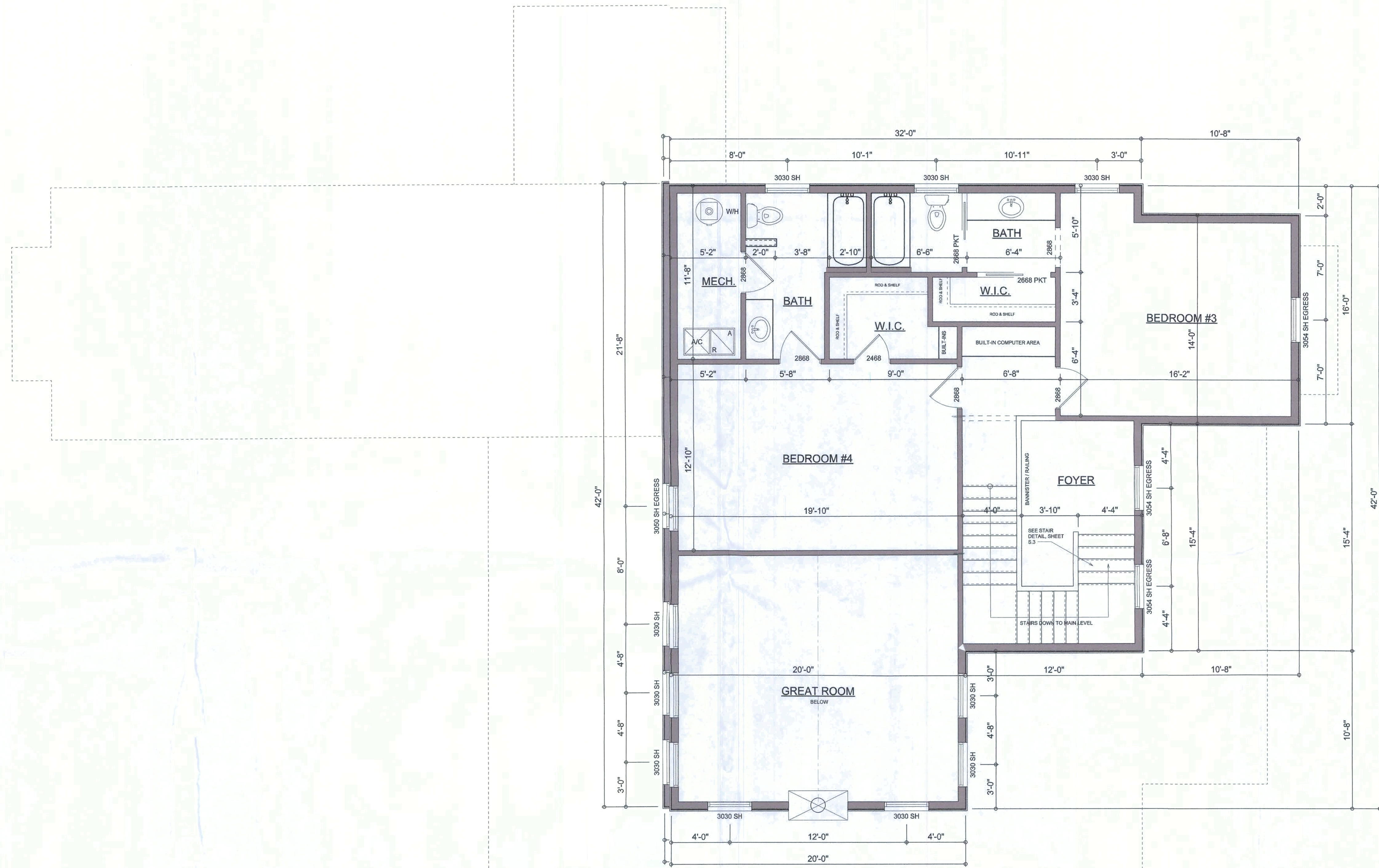
BRIAN & BRITTANY PAPKA

PROJECT ADDRESS: N1/2 Lot 6, Rivers Manor (SW Blylock Ct), Columbia County, Florida 32024

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JOB NUMBER
20170705

SHEET NUMBER
A.3



2ND FLOOR PLAN

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

NOTE: ALL WALLS SHALL BE 9'-0" UNLESS OTHERWISE NOTED.

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

REVISIONS

July 05, 2017

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

A CUSTOM HOME FOR:
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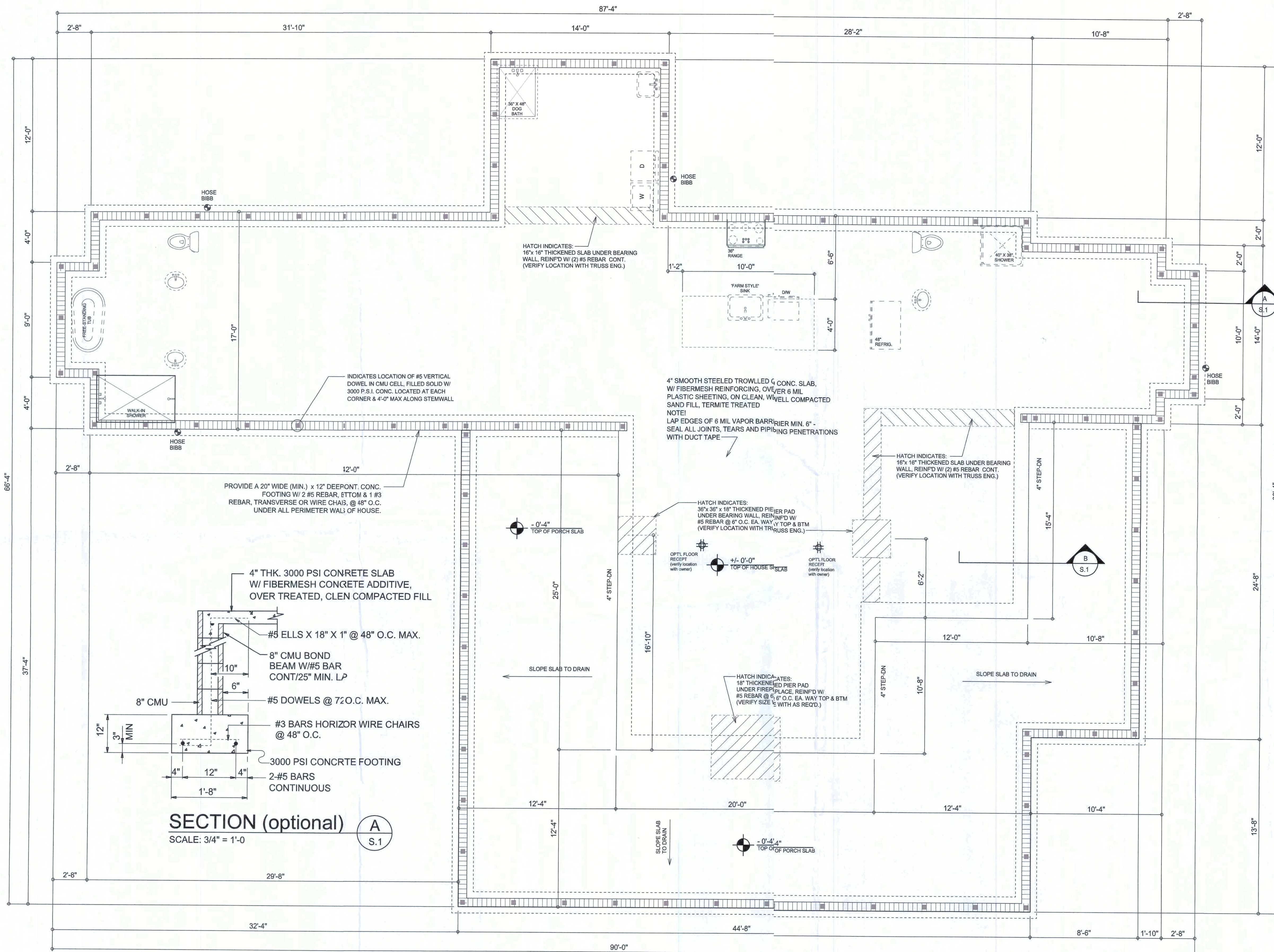


JOB NUMBER
20170705

SHEET NUMBER

A.4

W.C.M.



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

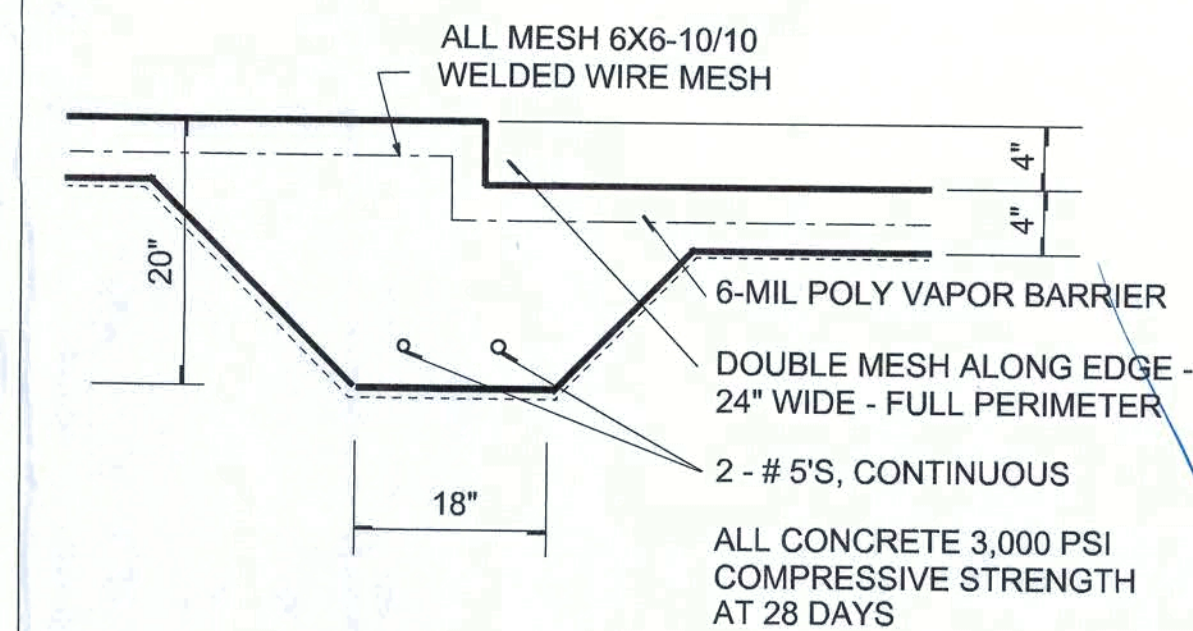
NOTE!
PRIOR TO THE CONSTRUCTION OF THE FOUNDATION, THE CONTRACTOR SHALL COORDINATE ANY INTERIOR BEARING WALL LOCATIONS WITH THE TRUSS ENGINEERED SHOP DRAWINGS WITH THE FOUNDATION PLAN. ANY INTERIOR BEARING WALLS OR ANY POINT LOADS OF 4.0 K OR GREATER SHALL BE SUPPORTED VIA A MODIFIED FOUNDATION PLAN TAKING THESE LOADS INTO CONSIDERATION. THE CONTRACTOR SHALL MAKE THE ENGINEERED TRUSS SHOP DRAWINGS AVAILABLE TO THE ARCHITECT FOR THE PURPOSE OF REVIEWING SUCH MODIFICATIONS PRIOR TO POURING ANY CONCRETE.

INTERIOR BEARING WALLS:
IT IS THE BUILDING CONTRACTOR'S RESPONSIBILITY TO VERIFY WITH THE TRUSS ENGINEERING ANY AND ALL INTERIOR BEARING WALL LOCATIONS AND FURNISH THE ENGINEER OR ARCHITECT OF RECORD TRUSS INFO SO THICKENED FOOTINGS CAN BE SIZED AND LOCATED ON THE FOUNDATION PLAN.

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

CONCRETE / MASONRY / METALS GENERAL NOTES:

- DESIGN SOIL BEARING PRESSURE: 1000 PSF.
- 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 PERFORMED 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 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.
- REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
- WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YIELD STRESS = 85 KSI.
- 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.
- CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - F_m = 1500 PSI.
- 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.
- WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.
- 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 B
SCALE: 3/4" = 1'-0"

NOTE:
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2014 PER R301.2.1.1 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.

REVISIONS	DATE	BY	APP
1	JULY 06, 2017		

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

BRIAN & BRITTANY PAPKA
A CUSTOM HOME FOR...
PROJECT ADDRESS: 11121 Lot 8, Rivers Manor (SW Baylock Ct), Columbia County, Florida 32024

APPROVED
10 July 2017
AEC0001005

NICHOLAS PAUL GEISLER
ARCHITECT
N.C.A.A.B. Certified
1758 NW Brown Rd.
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(352) 365-4355

JO3 NUMBER
20170705

SHEET NUMBER
S.1
OF 4 SHEETS

SHOP DRG. 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.

2X 6 SUB-FASCIA, TYPICAL @ ALL TRUSS EAVES 4ABLE ENDS

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

CONSTRUCT EXTERIOR WALLS W/ (2) TOP PLATES & 1 SILL PLATE, 2X4 STUDS @ 16" O.C., & ALL-THREAD TIE-DOWN SYSTEM, (SEE DETAIL 'D', SHEET 84 FOR PLACEMENT) - SHEATH WALL W/ 1/2" 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.

DBL. 2X10 HEADER PER F.A.1 MINIMUM TYPICAL HEADER

ANCHOR ALL TRUSSES WITH "SIMPSON" H2.BA STRAPS & 6 - 10" NAILS

ANCHOR BEAM TO END/LINE POSTS W/ "SIMPSON" EFC66/PC66

Roof Framing PLAN

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

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

NOTE:
REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET 8.4 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES MINIMUM SIZE ALLOWABLE IS 2-2X10.

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/ 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 110 MPH PER 2001 FBC 1608 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.

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.

PROJECT COORDINATION REQUIREMENTS

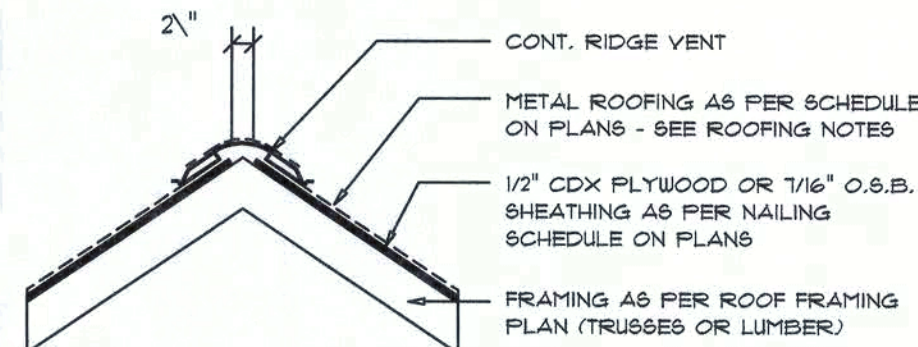
NOTICE:

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, 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.

WOOD STRUCTURAL NOTES

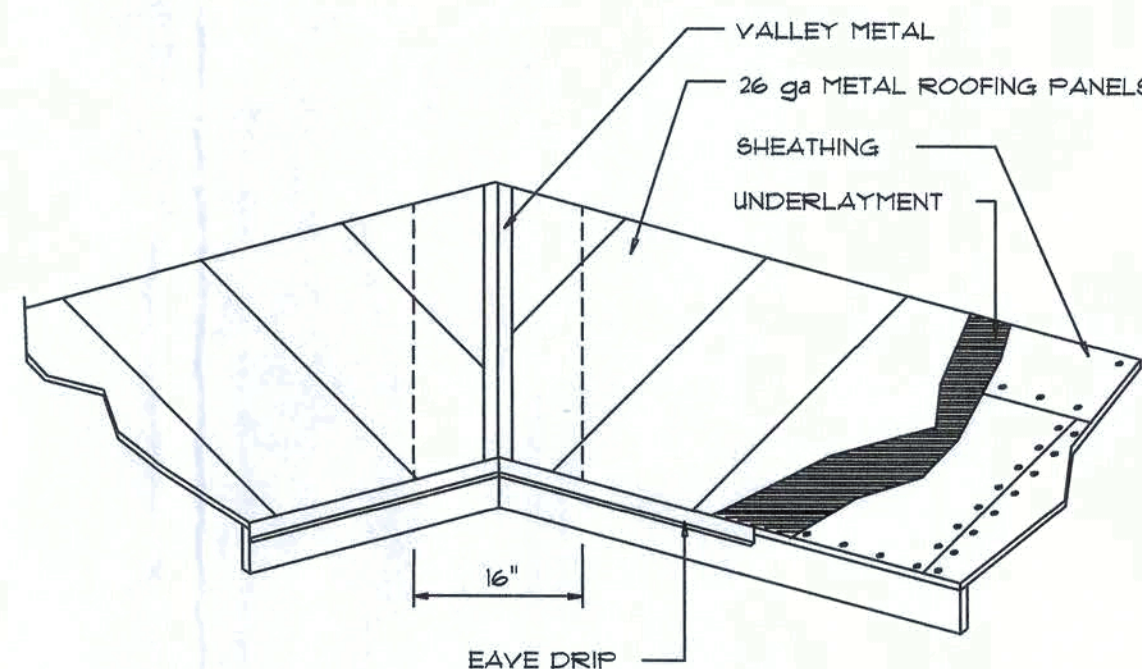
- TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
- ALL TRUSSES SHALL BE 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 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	510 SQ.IN.
2500 SF	32 LF	680 SQ.IN.
2800 SF	36 LF	730 SQ.IN.
3100 SF	40 LF	820 SQ.IN.
3600 SF	44 LF	900 SQ.IN.



Ridge Vent DETAIL

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



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	0.0178	26 (ZINC COATED G30)	
ZINC ALLOY LEAD PAINTED TERNE	0.021		40 20

Roofing/Flashing DETS.

SCALE: NONE

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

REVISIONS
July 05, 2017

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

A CUSTOM HOME FOR:
BRIAN & BRITTANY PAPKA
PROJECT ADDRESS: N112 Lot 6, Rivers Manor (SW Blaylock Ct), Columbia County, Florida 32024



NICHOLAS PAUL GEISLER
ARCHITECT
1758 NW Brown Rd.
Lake City, FL 32855
N.C.A.R.B. Certified (386) 365-4355

JOB NUMBER
2C170705

SHEET NUMBER
S.2
OF 4 SHEETS

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable & Hip Construction, Wood Trusses @ 24" O
Walls: 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 syste

ROOF DECKING

Material: 5/8" CD Plywood or 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 NAILS
Wall Tension: Wall Sheathing Nailing is Adequate - 8d @ 4" O.C. Top & E.
Anchor Bolts: 1/2" A307 Bolts @ 48" O.C. - 1st Bolt 6" from corner
Corner Hold-down Device: (1) DTT2Z (or equiv.) @ each corner
Porch Column Base Connector: Simpson ABU44/ABU66 @ each cohn
Porch Column to Beam Connector: Simpson EPC44/PC44 @ each lumn

FOOTINGS AND FOUNDATIONS

Footing: 20"x 12" Cont. W/ (2) #5 Bars Cont. on wire chairs or (1) #3 Transeer @ 24" O.C.
Stemwall: 8" C.M.U. W/1-#5 Vertical Dowel @ 48" O.C.

STRUCTURAL DESIGN CRITERIA:

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2014FLORIDA BUILDING CODE - PER R301.2.1.1 AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LTEST 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: $V_{10} = 130$ MPH
 $V_{60} = 101$ MPH

3. ROOF DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 20 PSF
SUPERIMPOSED LIVE LOADS: 20 PSF

4. FLOOR DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 25 PSF
SUPERIMPOSED LIVE LOADS:
RESIDENTIAL 40 PSF
BALCONIES 60 PSF

5. WIND NET UPLIFT: ARE AS INDICATED ON PLANS

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHL 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 10" 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 WA. 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 AFTEI 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 TREATMET. FBC 1816.1.7

13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEIRT- MENT BY # LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE C OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL SIE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENON OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH IE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CYS- UMER SERVICES". FBC 1816.1.7

14. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REIVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRAE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTNING MATERIAL. FBC 2303.1.3

15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BBURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

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. JOISTS

MANUF'R/MODEL

SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 10d NAILS
SIMPSON LGT. W/ 2B - 16d NAILS
SIMPSON ST22
SIMPSON SP2
SIMPSON SP1
SIMPSON PC44/EPC44
SIMPSON ABU44
SIMPSON A34

CAP.

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

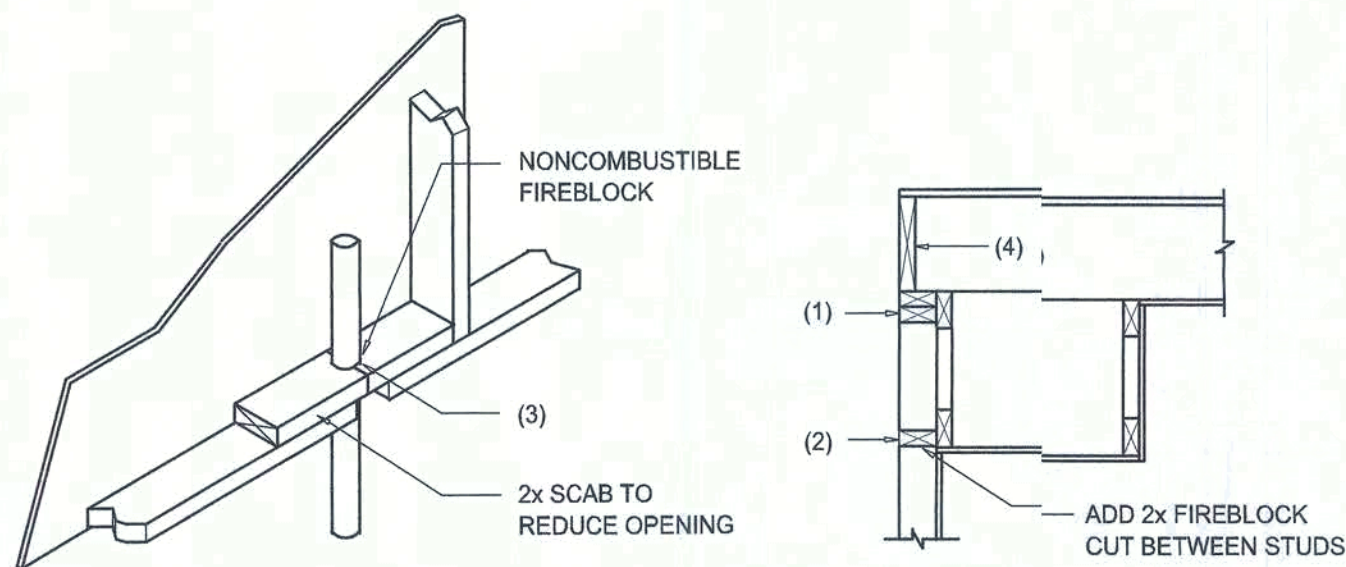
NOTE:
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

NOTE:
REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS, JOINT REINFORCEMENT AND FASTENERS.

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

NOTE:
"SEMCO" PRODUCT APPROVAL:
MIAMIADCE COUNTY REPORT #95-0818.15

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



PENETRATIONS

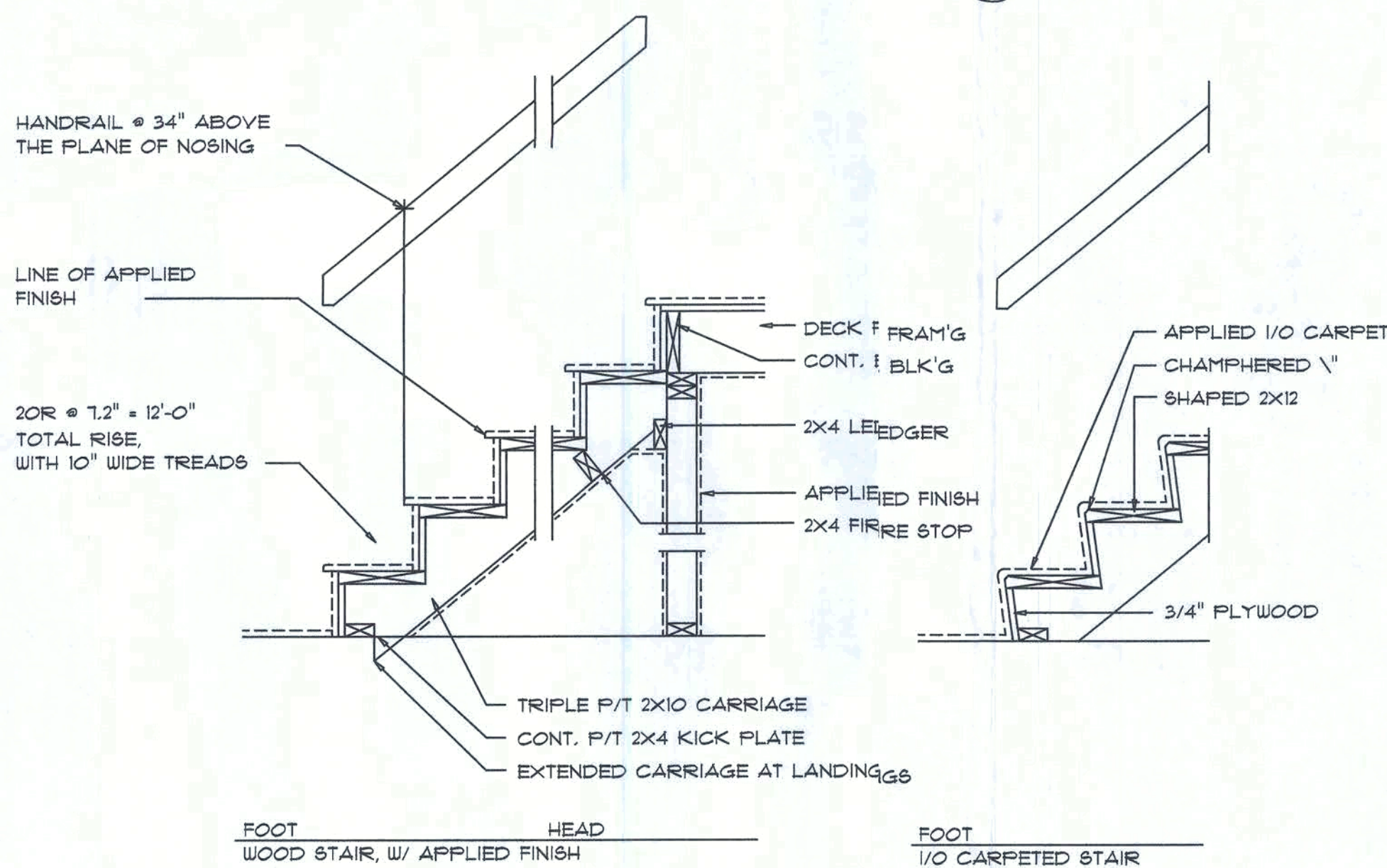
FIREBLOCKING NOTES:

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

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYROPANEL MULTIFLEX SEALANT"
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

Fire Stopping DETAILS

SCALE: NONE



Typical Stair DETAIL

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

		BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 2T TO 45°			
ZONE	AREA	Vult 110 MPH	Vult 120 MPH	Vult 130 MPH	Vult 140 MPH
1	10	19.9 / -21.8	23.7 / -25.9	27.8 / -30.4	32.3 / -35.3
	20	19.4 / -20.7	23.0 / -24.6	27.0 / -28.9	31.4 / -33.5
	30	18.6 / -19.7	22.2 / -23.8	26.0 / -28.8	30.2 / -31.1
2	10	19.9 / -25.5	23.7 / -30.3	27.8 / -35.6	32.3 / -41.2
	20	19.4 / -24.3	23.0 / -29.0	27.0 / -34.0	31.4 / -39.4
	30	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 / -41.2
	20	19.4 / -24.3	23.0 / -29.0	27.0 / -34.0	31.4 / -39.4
	30	18.6 / -22.9	22.2 / -27.2	26.0 / -32.0	30.2 / -37.1
4	10	21.8 / -23.6	25.9 / -34.7	30.4 / -33.0	35.3 / -38.2
	20	20.8 / -22.6	24.7 / -26.9	29.0 / -31.6	33.7 / -36.7
	30	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
	20	20.8 / -27.2	24.7 / -32.4	29.0 / -38.0	33.7 / -44.0
	30	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 T TO 2T			
ZONE	AREA	Vult 110 MPH	Vult 120 MPH	Vult 130 MPH	Vult 140 MPH
1	10	12.0 / -19.9	14.9 / -23.7	17.5 / -27.8	20.3 / -32.3
	20	11.4 / -19.4	13.6 / -23.0	16.0 / -27.0	18.5 / -31.4
	30	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
	20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6	18.5 / -51.7
	30	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
	20	11.4 / -47.9	13.6 / -57.1	16.0 / -67.0	18.5 / -77.7
	30	10.0 / -43.5	11.9 / -51.8	13.9 / -60.8	16.1 / -70.5
4	10	21.8 / -23.6	25.9 / -34.7	30.4 / -33.0	35.3 / -38.2
	20	20.8 / -22.6	24.7 / -26.9	29.0 / -31.6	33.7 / -36.7
	30	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
	20	20.8 / -27.2	24.7 / -32.4	29.0 / -38.0	33.7 / -44.0
	30	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:

- STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.
- 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 FLASHINGS 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.

- 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 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.
- FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
 - BOTH TYPES 1 AND 2 ABOVE, COMBINED.
 - ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
 - SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1970.

NOTE !!!

ROOFSHINGLES SHALL BE AS MANUFACTURED BY "TAMKO ROOFING PRODUCTS" OF THE FOLLOWING MODELS:

GLASS-SEAL AR
ELITE GLASS-SEAL AR
HERITAGE 30 AR
HERITAGE 40 AR
HERITAGE 50 AR

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

REVISIONS
JUN 05, 2017

SCFPA
ARCHITECTURAL DESIGN SOFTWARE

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

A CUSTOM HOME FIRM
BRIAN & BRITTANY PAPKA
PROJECT ADDRESS: N172 Lot 8, Rivers Manor (SW Blylock Ct), Columbia County, Florida 32024

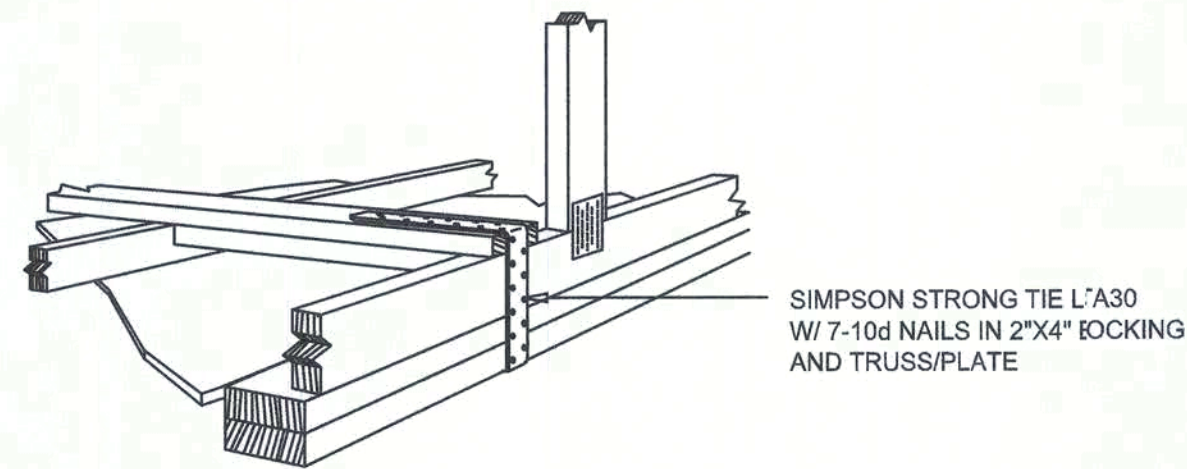
AR0001005
6/6/2017

NICHOLAS
GEISPAUL
ARCHITECT
N.C.A.R.B. Certified
4755 NW Brown Rd.
Gainesville, FL 32605
(352) 365-4355

JO3 NUMBER
20170705

SHEET NUMBER
S.3
OF 4 SHEETS

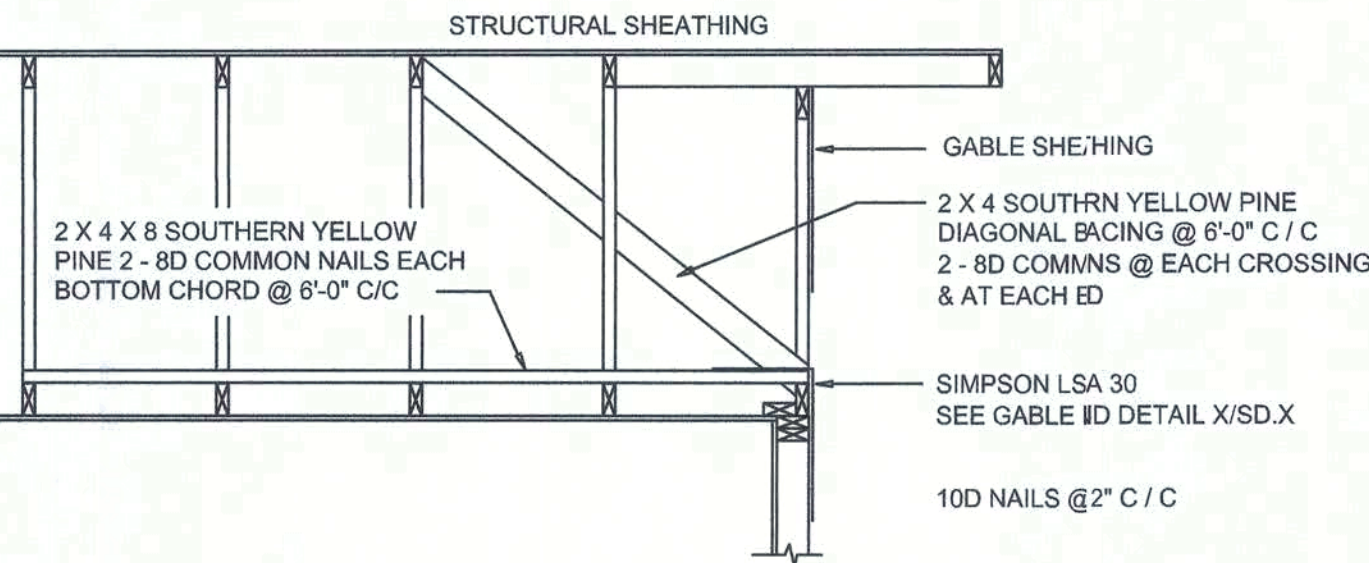
NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS



GABLE END GYPSUM DIAPHRAGM
HOLDOWN CONNECTOR

SCALE: NONE

A.1



END WALL BRACING FOR
CEILING DIAPHRAGM

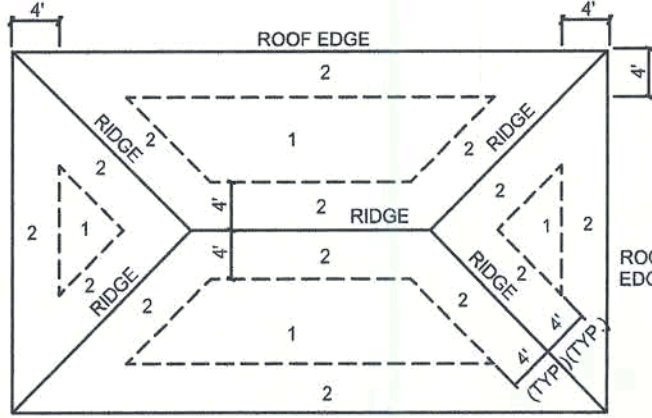
NTS (ALTERNATIVE TO BALLOON FRAMING)

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

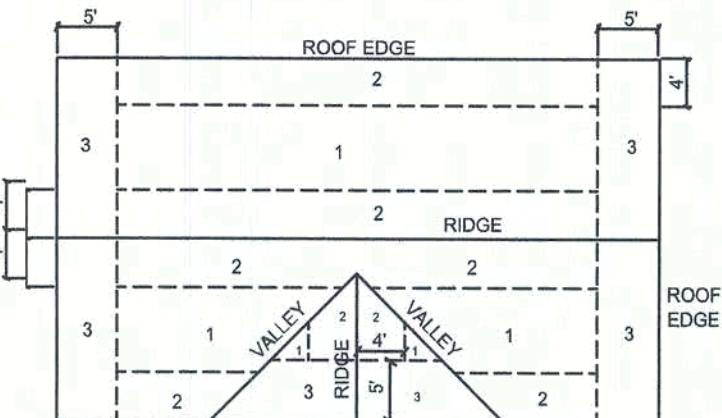
BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B"						
	ZONE	AREA	Vult 110 MPH	Vult 120 MPH	Vult 130 MPH	Vult 140 MPH
ROOF 7' TO 27'	1	10	12.0 / -19.9	14.9 / -23.7	17.5 / -27.8	20.3 / -32.3
	2	20	11.4 / -19.4	13.6 / -23.0	16.0 / -27.0	18.5 / -31.4
	3	50	10.0 / -18.6	11.9 / -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
	3	20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6	18.5 / -51.7
	5	50	10.0 / -28.2	11.9 / -33.6	13.9 / -39.4	16.1 / -45.7
WALL	4	10	21.8 / -23.6	25.9 / -34.7	30.4 / -33.0	35.3 / -38.2
	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 / -38.8

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)



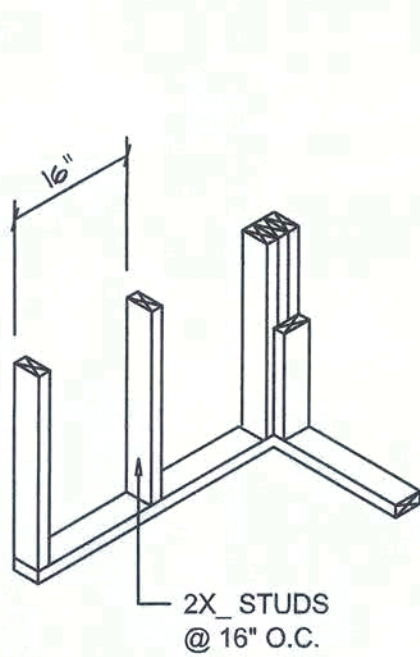
ROOF SHEATHING NAILING ZONES
(GABLE ROOF)

Roof Nail Pattern DET.

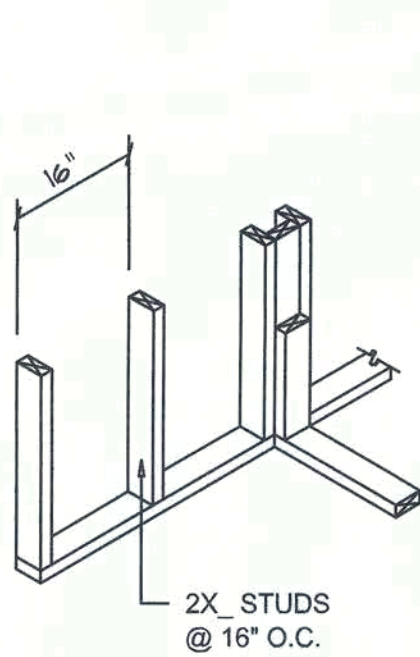
SCALE: NONE

B

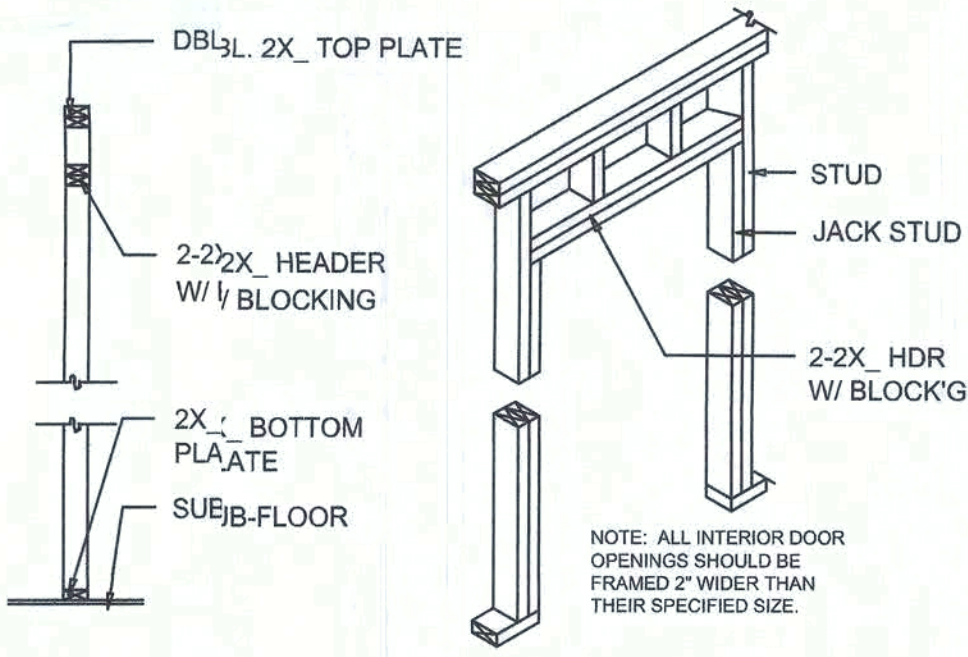
HEADER SPANS FOR EXTERIOR BEARING WALLS							
HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT)					
		20'		28'		36'	
		SPAN	# JACKS	SPAN	# JACKS	SPAN	# JACKS
ROOF, CEILING	2-2x4	3'-6"	1	3'-1'-2"	1	2'-10"	1
	2-2x6	5'-5"	1	4'-1'-8"	1	4'-2"	1
	2-2x8	8'-10"	1	5'-1'-11"	2	5'-4"	1
	2-2x10	8'-5"	2	7'-1'-3"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



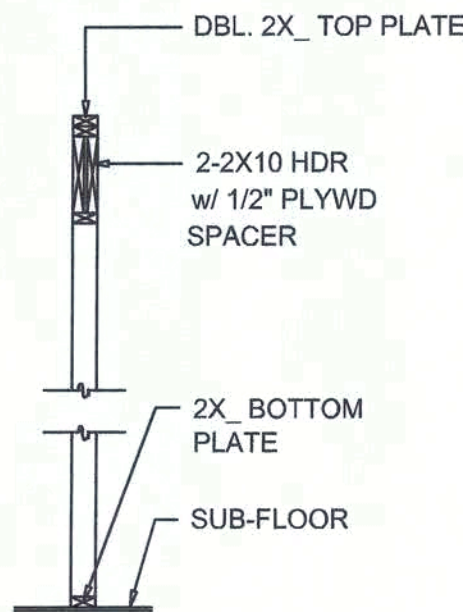
WALL CORNER



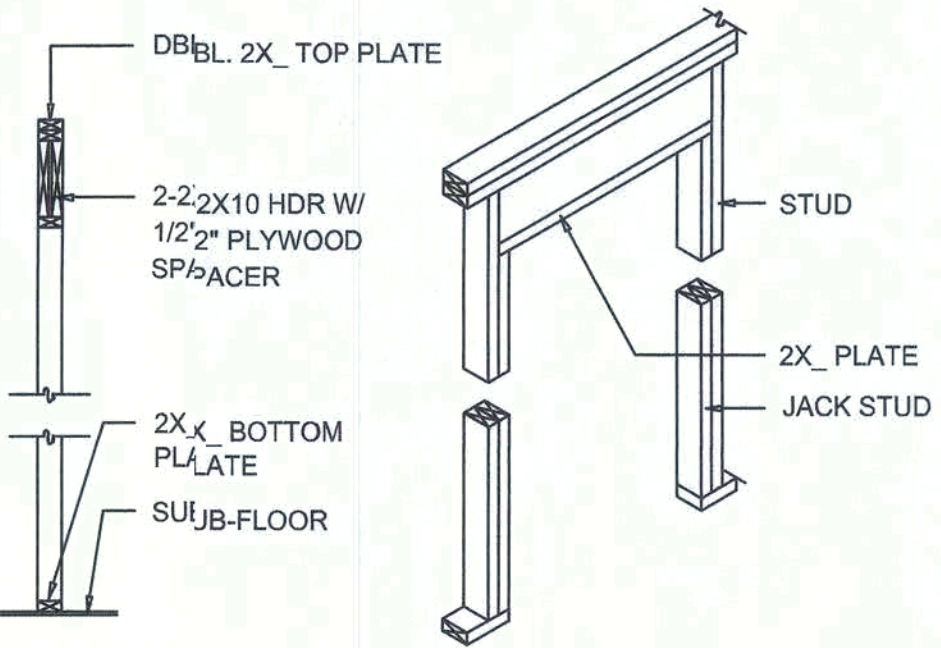
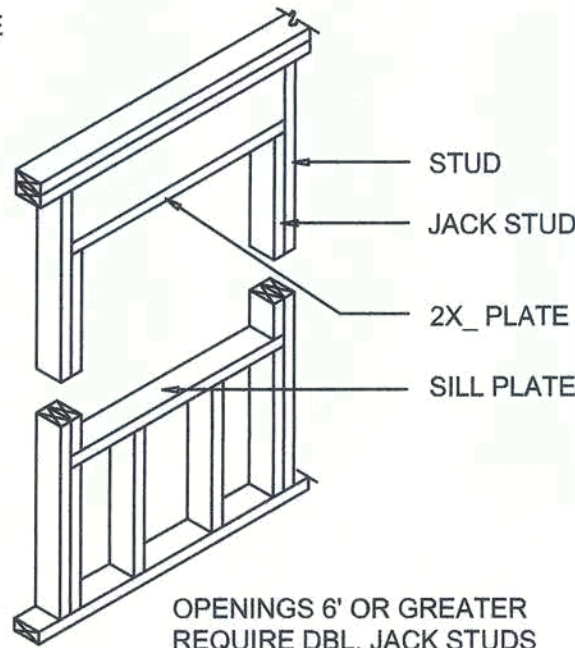
WALL INTERSECTION



NON-BEARING WALL HEADER



TYPICAL WINDOW HEADER



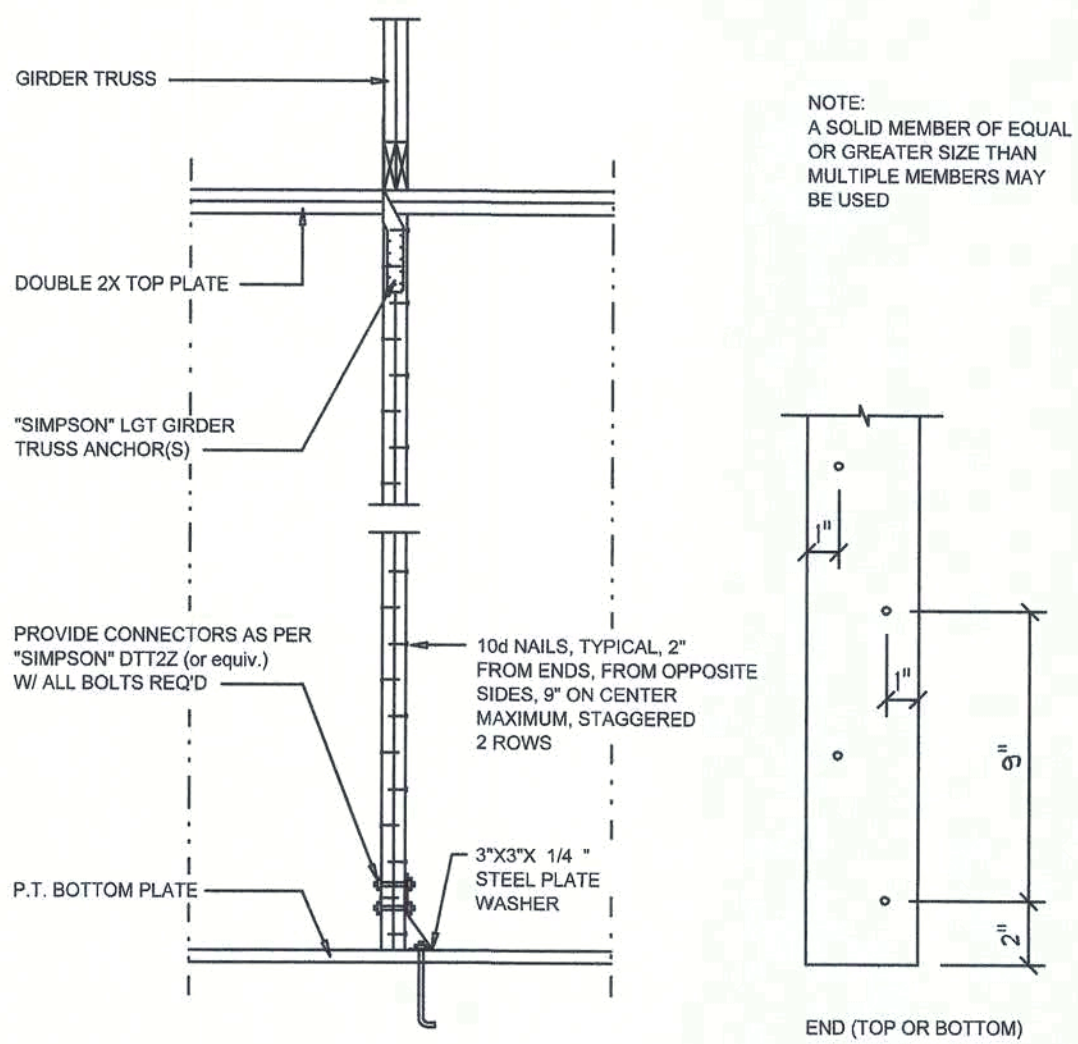
BEARING WALL HEADER

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"

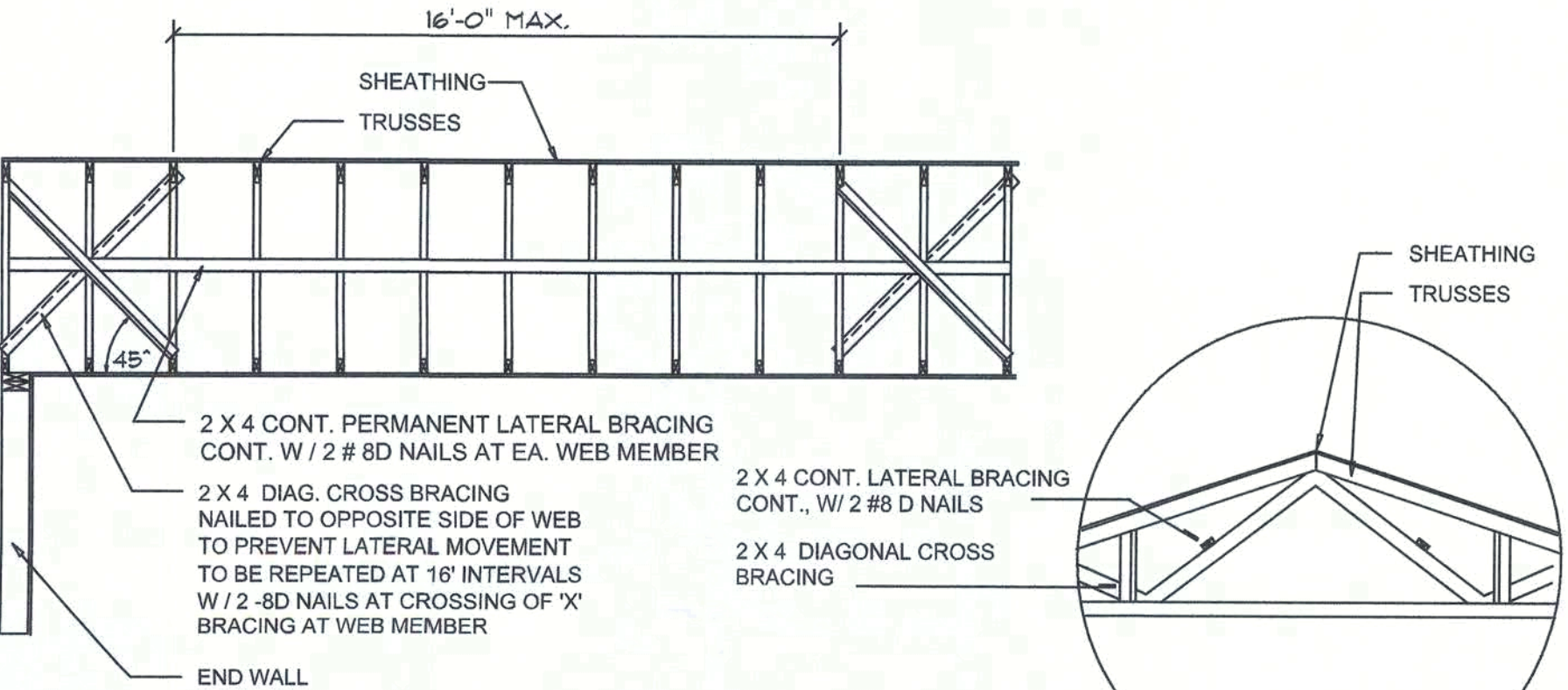
"WindSTORM" ALT. SHEATHING METHOD:

ALTERNATIVE METHOD FOR ANCHORING THE TOP WALL PLATE TO THE FOUNDATION IN LIEU OF THE SPI/SPIZ OR SPI STRIPS 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 140" SHEATHING. FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH EITHER 6d COMMONS @ 9" O.C. OR 6d COMMONS @ 4" O.C. FASTEN TO EACH STUD WITH EITHER 6d COMMONS @ 6" O.C. OR 6d COMMONS @ 8" O.C.

Alternate "Titan" bolt concrete anchor system

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



TYP. PERMANENT TRUSS BRACING DIA.

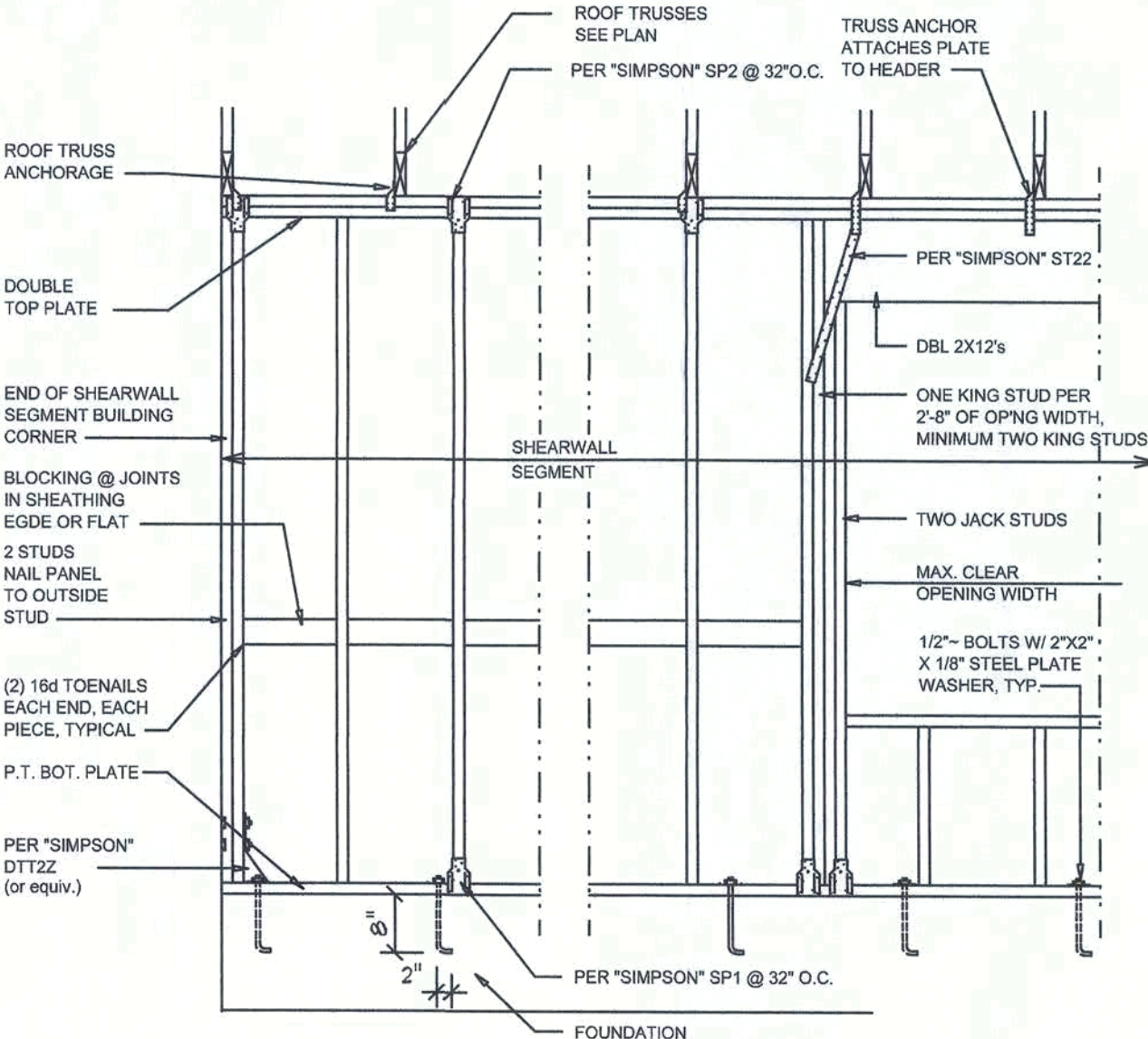
NTS

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

Truss Bracing DETAILS

SCALE: AS NOTED

D



SHEARWALL NOTES:

1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-97 SBCG 306.4.3.
2. THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
4. NAIL SPACING SHALL BE 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 FOR 8'-0" WALLS (2'-3").

OPENING WIDTH	SILL PLATES	16d TOE NAILS EACH END
UP TO 8'-0"	(1) 2x4 OR (1) 2x6	1
> 8' TO 9'-0"	(3) 2x4 OR (1) 2x6	2
> 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3

Shear Wall DETAILS

SCALE: NONE

E

REVISIONS	
July 05, 2017	

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

A CUSTOM HOME FOR
BRIAN & BRITTANY PAPKA
PROJECT ADDRESS: N1/2 Lot 8, Rivers Manor (SW Baylock Ct), Columbia County, Florida 32024

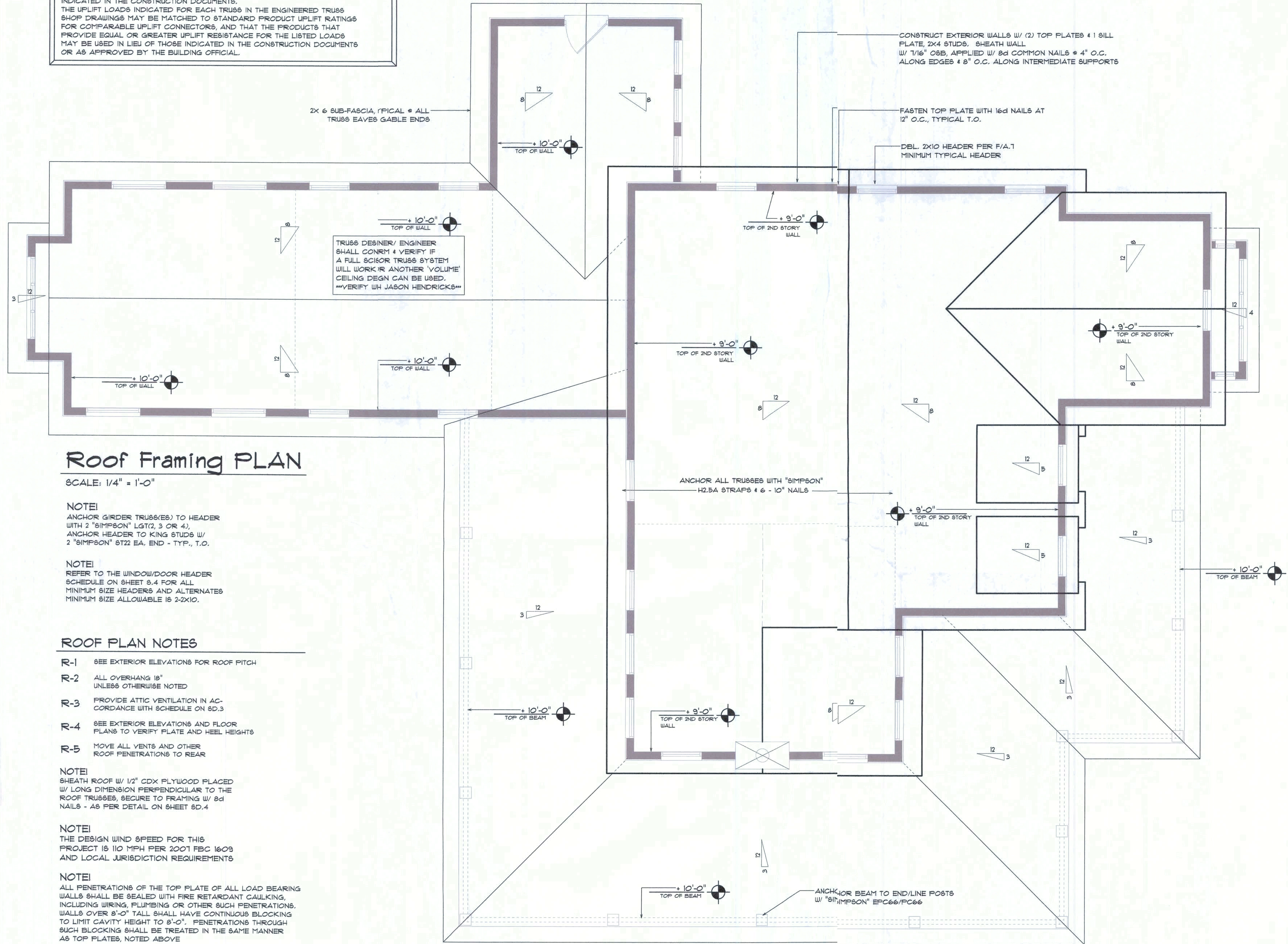
ARCOOT005
6/6/2017

NICHOLAS PAUL GEISLER ARCHITECT
N.C.A.R.B. Certified
1758 NW Brown Rd.
Gainesville, FL 32605
(352) 355-0555

JCB NUMBER
2J170705

SHEET NUMBER
S.4
OF 4 SHEETS

SHOP DRUG 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" LGT(2, 3 OR 4), ANCHOR HEADER TO KING STUDS W/ 2 "SIMPSON" STZ EA. END - TYP., T.O.

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

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/ 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 110 MPH PER 2001 FBC 1603 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 OR LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE. ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

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.

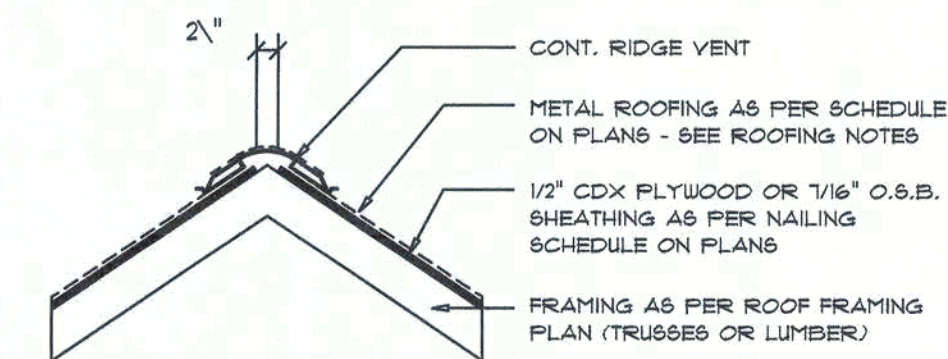
PROJECT COORDINATION REQUIREMENTS

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, 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.

WOOD STRUCTURAL NOTES

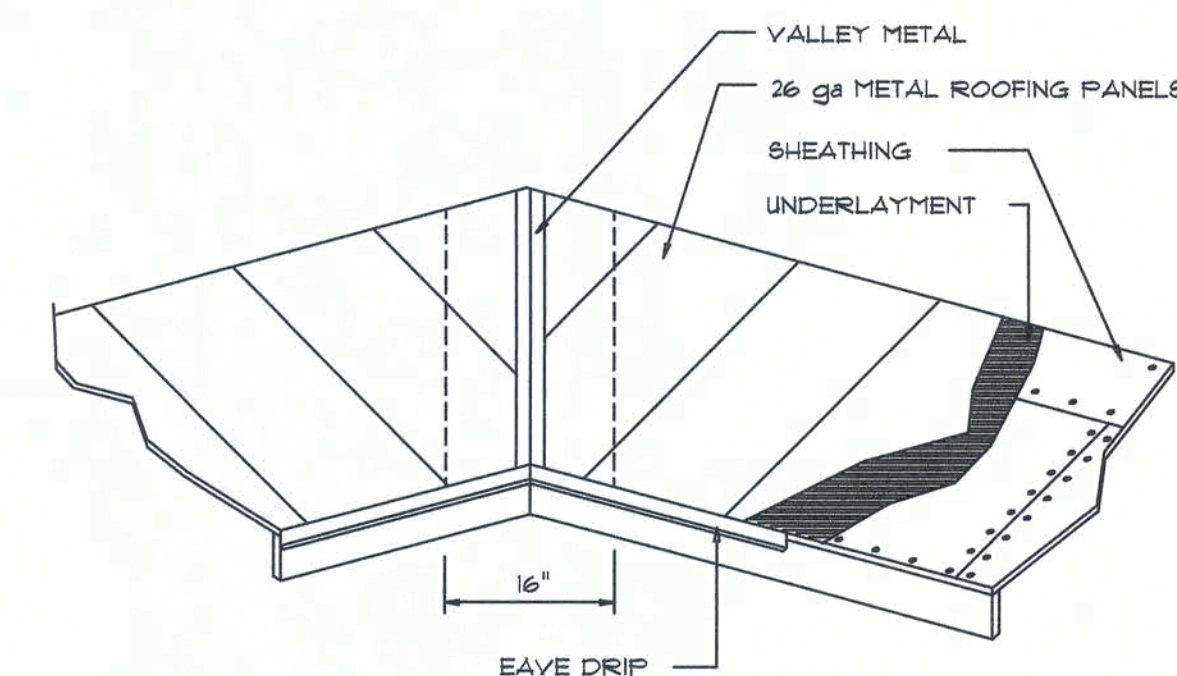
- TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
- ALL TRUSSES SHALL BE 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 L.F. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ.IN.
1800 SF	24 LF	490 SQ.IN.
2200 SF	28 LF	570 SQ.IN.
2600 SF	32 LF	650 SQ.IN.
2800 SF	36 LF	730 SQ.IN.
3100 SF	40 LF	820 SQ.IN.
3600 SF	44 LF	900 SQ.IN.



Ridge Vent DETAIL

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



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

Roofing/Flashing DETS.

SCALE: NONE

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

REVISIONS
August 14, 2017

SCPTAN
ARCHITECTURAL DESIGN SOFTWARE

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

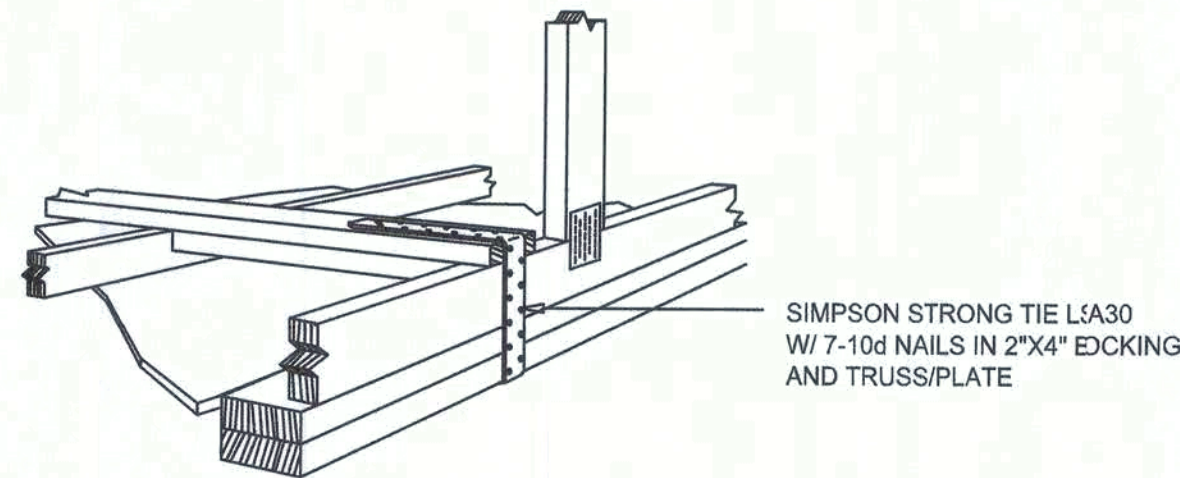
A CUSTOM HOME END.
BRIAN & BRITTANY PAPKA
PROJECT ADDRESS: N112 Lot 8, Rivers Manor (SW Blaylock Ct), Columbia County, Florida 32024



NICHOLAS GEISLER
ARCHITECT
N.C.A.R.B. Certified
1758 NW Brown Rd.
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JO# NUMBER
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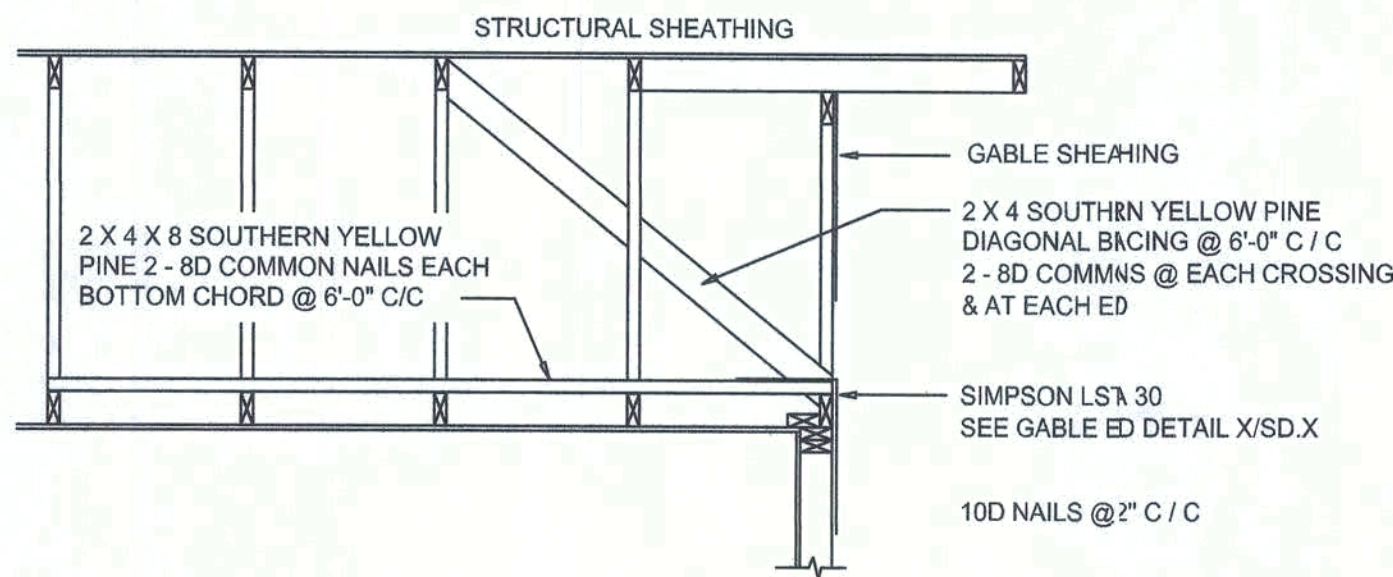
SHEET NUMBER
S.2
OF 4 SHEETS



GABLE END GYPSUM DIAPHRAGM HOLDOWN CONNECTOR

SCALE: NONE

A.1



END WALL BRACING FOR CEILING DIAPHRAGM

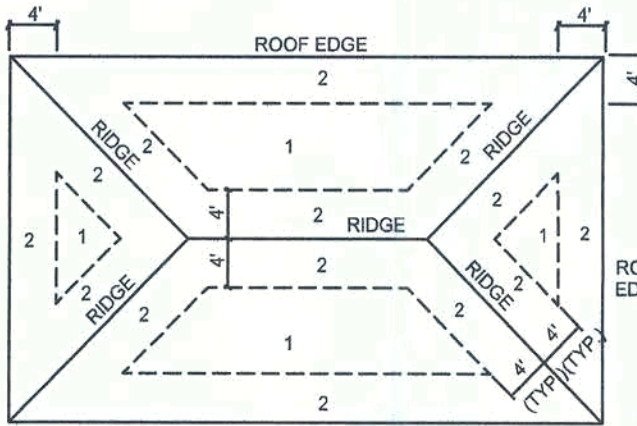
NTS (ALTERNATIVE TO BALLOON FRAMING)

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

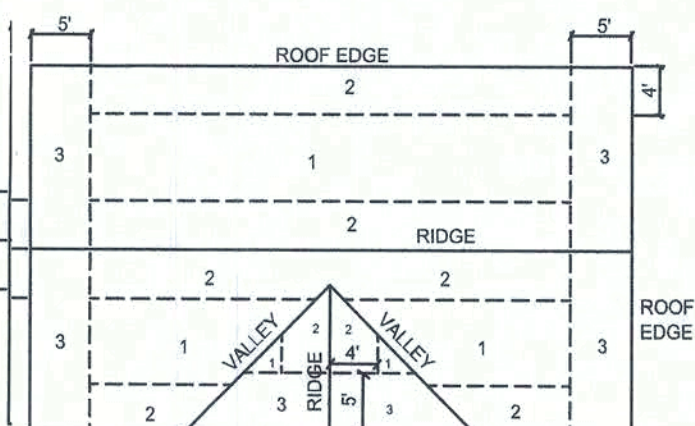
BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B"						
ZONE	AREA	Vult 110 MPH	Vult 120 MPH	Vult 130 MPH	Vult 140 MPH	
ROOF 7" TO 27"	1 10	12.0 / -19.9	14.9 / -23.7	17.5 / -27.8	20.3 / -32.3	
	1 20	11.4 / -19.4	13.6 / -23.0	16.0 / -27.0	18.5 / -31.4	
	1 50	10.0 / -18.6	11.9 / -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	
WALL	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 / -43.5	11.9 / -51.8	13.9 / -60.8	16.1 / -70.5	
	4 10	21.8 / -23.6	25.9 / -34.7	30.4 / -33.0	35.3 / -38.2	
	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	
WALL	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	

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)



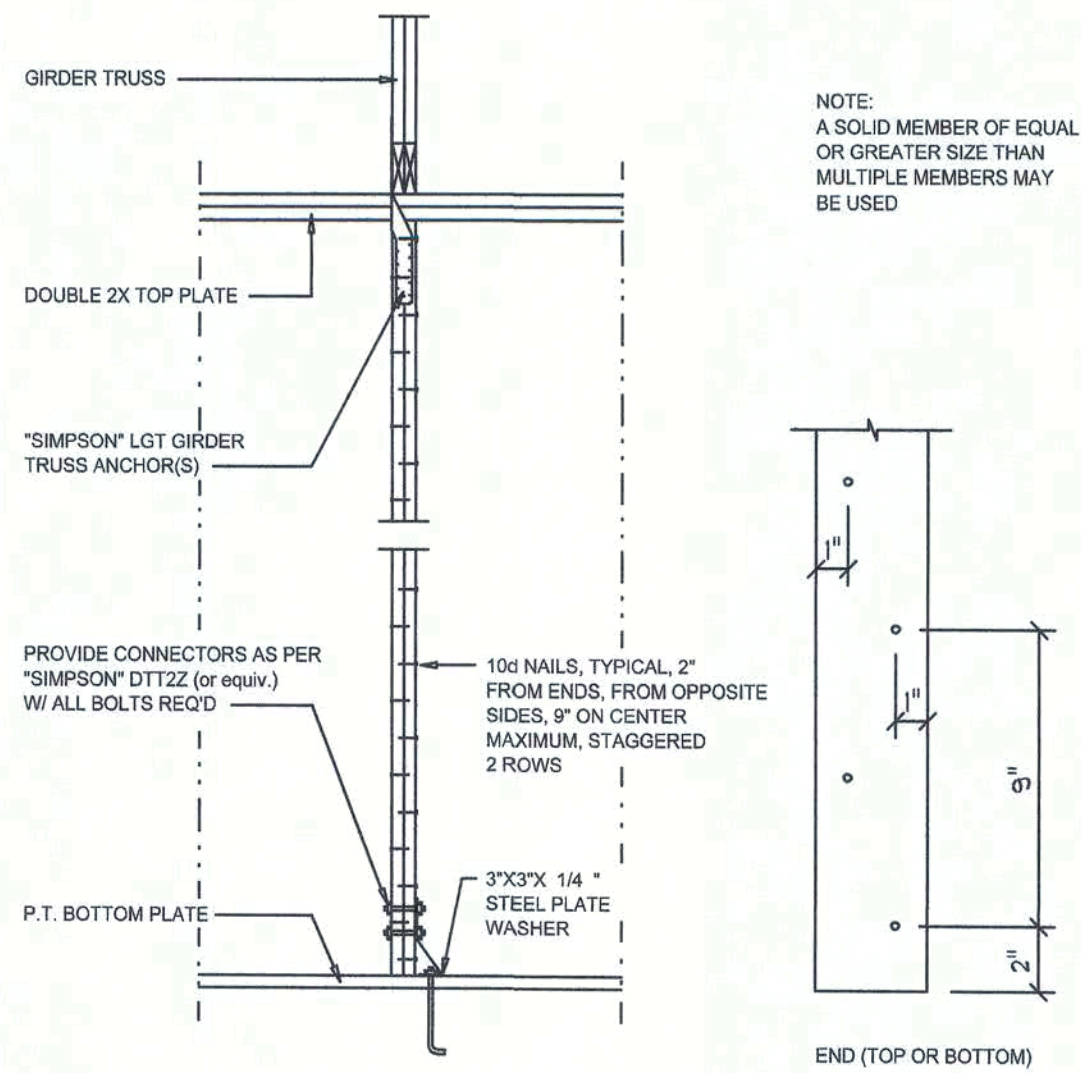
ROOF SHEATHING NAILING ZONES
(GABLE ROOF)

Roof Nail Pattern DET.

SCALE: NONE

B

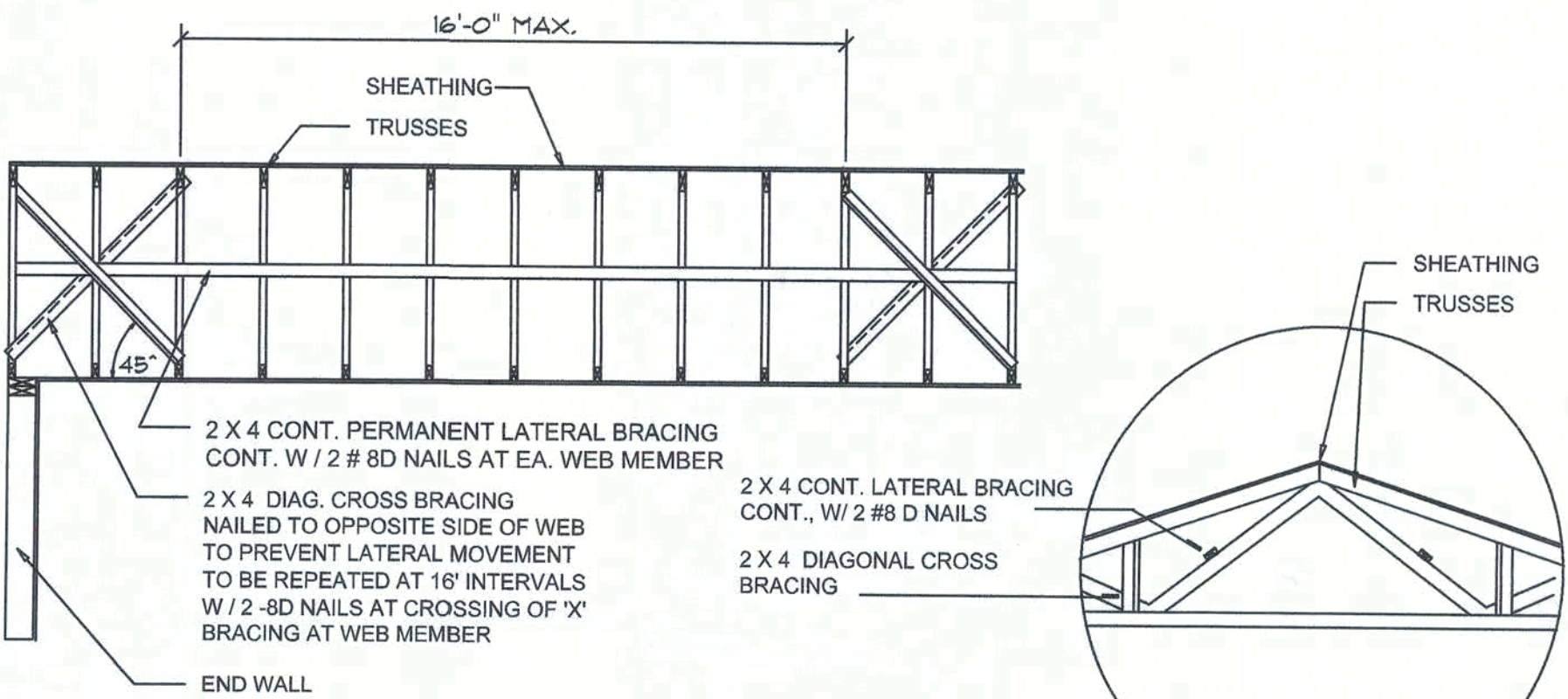
HEADER SPANS FOR EXTERIOR BEARING WALLS					
HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT)			
		20'	28'	36'	
ROOF, CEILING	2-2x4	3'-6" 1	3'-2" 1	2'-10" 1	
	2-2x6	5'-5" 1	4'-8" 1	4'-2" 1	
	2-2x8	6'-10" 1	5'-11" 2	5'-4" 1	
	2-2x10	8'-5" 2	7'-3" 2	6'-6" 2	
	2-2x12	9'-9" 2	8'-5" 2	7'-6" 2	
	3-2x8	8'-4"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



Girders Truss Column DET.

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

C



TYP. PERMANENT TRUSS BRACING DIA.

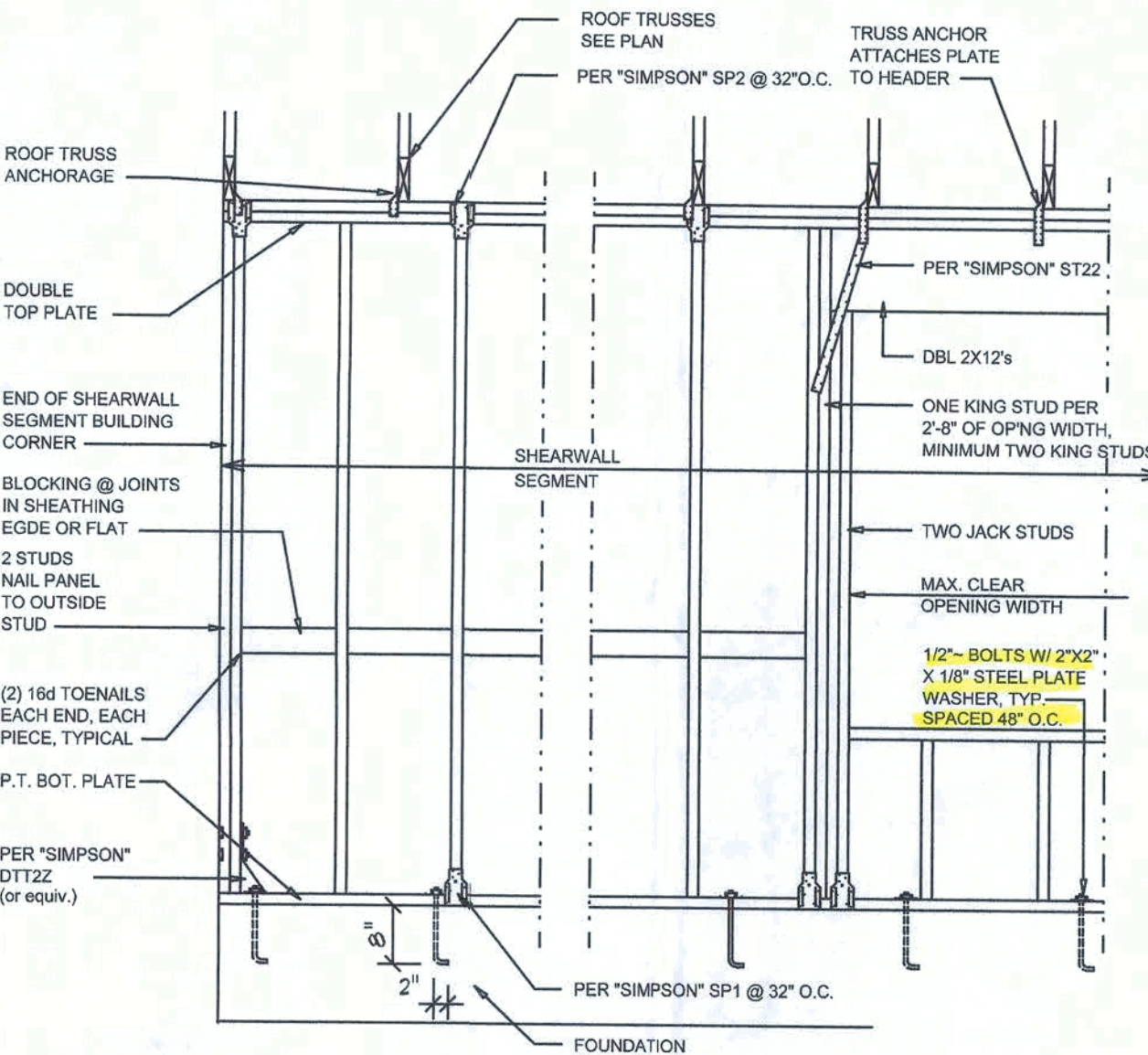
NTS

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

Truss Bracing DETAILS

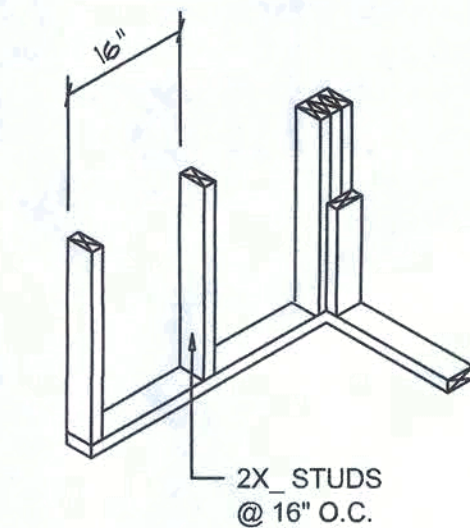
SCALE: AS NOTED

D

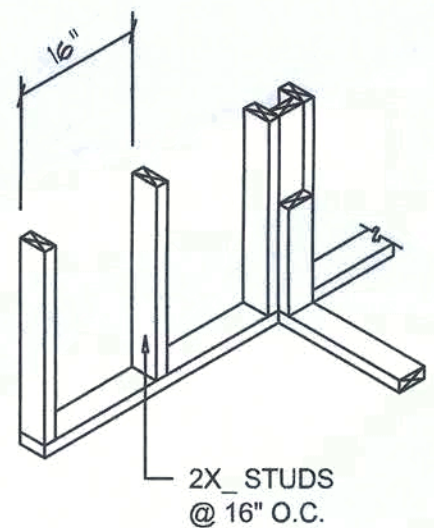


- SHEARWALL NOTES:**
- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-97 SBCI 305.4.3.
 - THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
 - ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
 - NAIL SPACING SHALL BE 6" O.C. EDGES AND 12" O.C. IN THE FIELD.
 - TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 56 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 FOR 8'-0" WALLS (2'-3").

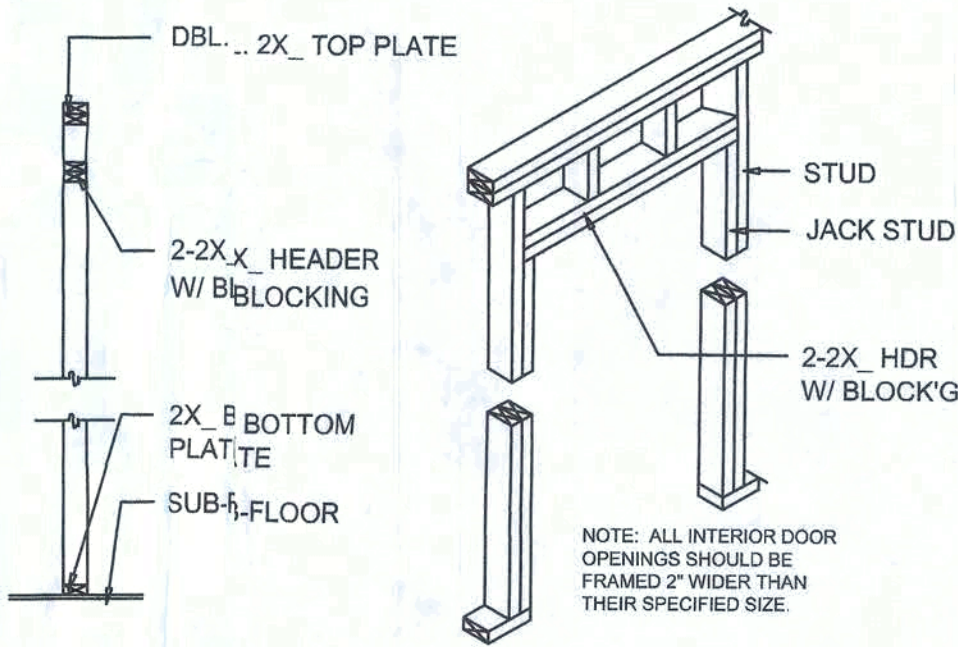
OPENING WIDTH	SILL PLATES	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
> 6' TO 8'-0"	(3) 2x4 OR (1) 2x6	2
> 8' TO 12'-0"	(5) 2x4 OR (2) 2x6	3



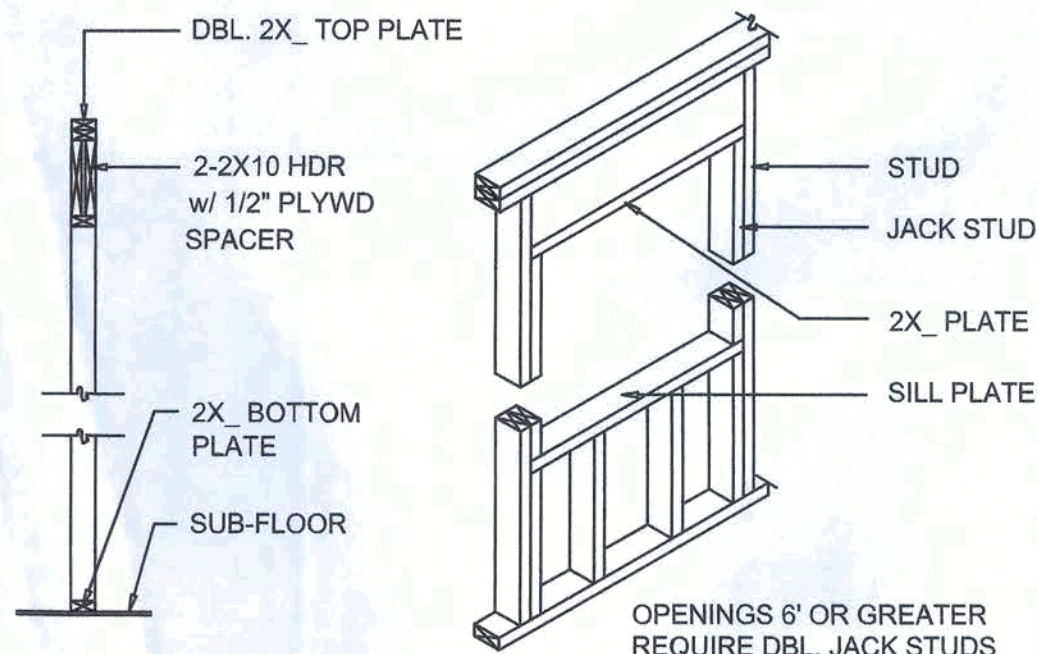
WALL CORNER



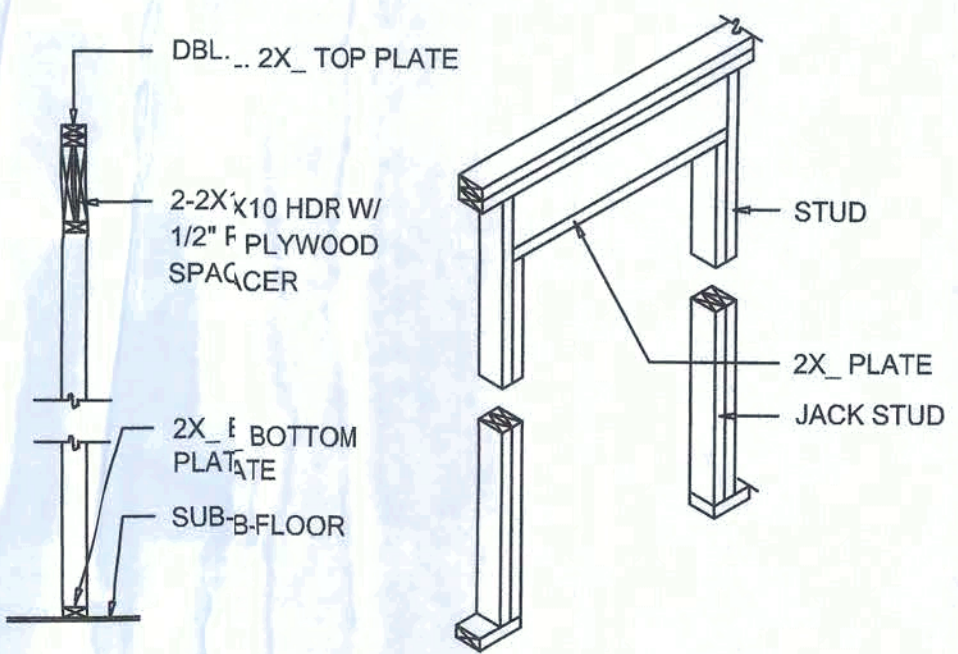
WALL INTERSECTION



NON-BEARING WALL HEADER



TYPICAL WINDOW HEADER



BEARING WALL HEADER

Wall Framing/Header DETAILS

SCALE: NONE

F

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

Shear Wall DETAILS

SCALE: NONE

E

REVISIONS

AUGUST 14, 2017

SCOTT
ARCHITECTURAL DESIGN SOFTWARE

DETAILS SHEET

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

A CUSTOM HOME FOR:
BRIAN & BRITTANY PAPKA

PROJECT ADDRESS: N1/2 Lot 8, Rivers Manor (SW Blaylock Ct), Columbia County, Florida 32024

ARCOOT005
12/22/2017

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

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JOB NUMBER
2070705

SHEET NUMBER

S.4

OF 4 SHEETS