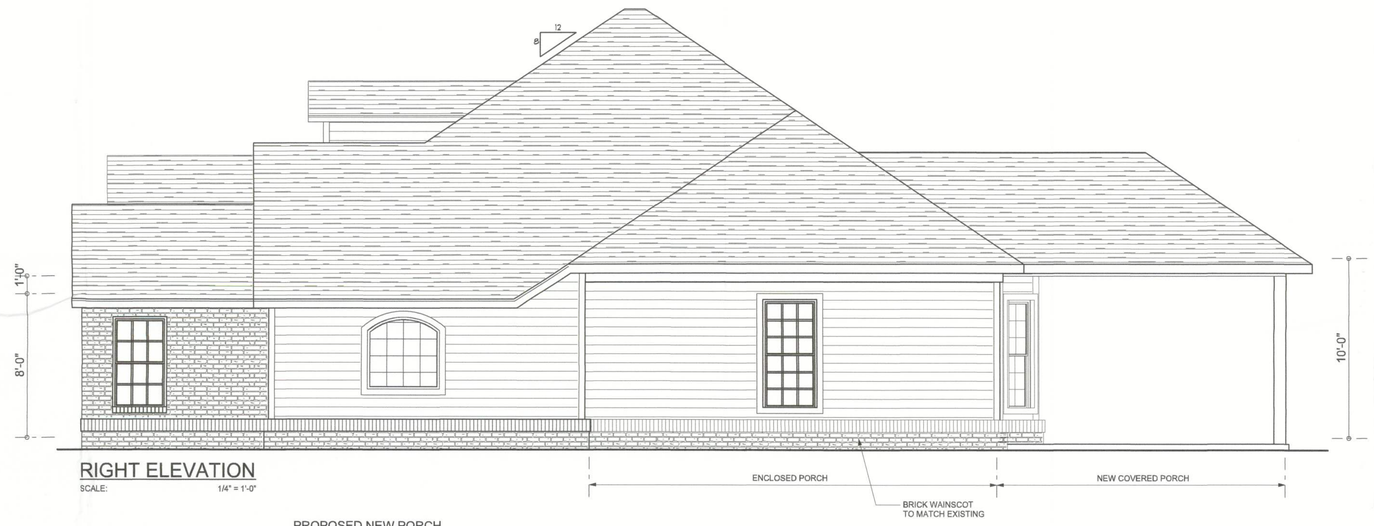
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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

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

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

REVISIONS
March 28, 2023
P# 47113
2023

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

AR0007005

Columbia County Building Department
Reviewed for
Field Copy
Code Compliance
Plans Examiner

NICHOLAS PAUL GEISLER ARCHITECT
N.C.A.R.B. Certified
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(386) 365-4355

JOINT VENTURED WITH

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426 SW COMMERCE DR., STE 130
LAKE CITY, FL 32025
(386) 758-8406
will@willmyers.net

JOB NUMBER
20230327
DATE:
March 28, 2023

SHEET NUMBER
A.1

	ELECTRICAL LEGEND
	CEILING FAN (PRE-WIRE FOR LIGHT KIT)
	DOUBLE SECURITY LIGHT
	RECESSED LED CAN LIGHT
	BATH EXHAUST FAN
	LIGHT FIXTURE
	DUPLEX OUTLET (AFCI & TAMPER RESISTANT)
	220v OUTLET
GFCI	GFI DUPLEX OUTLET (PER NEC 406.8)
TV	TELEVISION JACK
	SPECIALTY CIRCUIT AS REQ'D. VERIFY W/ EQUIP.
	SMOKE / CARBON MONOXIDE DETECTOR (see note below)
$	WALL SWITCH
$3	3 WAY WALL SWITCH
WP/GFI	WATER PROOF GFI OUTLET
48" FLOUR.	2 OR 4 LED STRIP FIXTURE

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

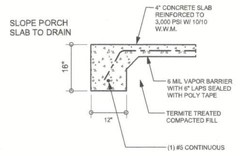
ALL INTERIOR & EXTERIOR LIGHTING SHALL MEET OR EXCEED THE MIN. 75% HIGH-EFFICIENCY
LIGHTING PER FBC-ENERGY CONSERVATION R404.

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

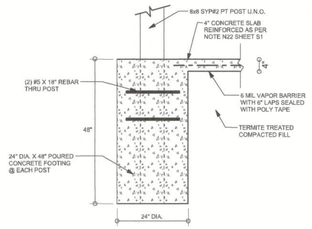
THE ELECTRICAL SERVICE OVERCURRENT PROTECTION DEVICE SHALL BE
INSTALLED ON THE EXTERIOR OF STRUCTURES TO SERVE AS A DISCONNECT MEANS.
CONDUCTORS USED FROM THE EXTERIOR DISCONNECTING MEANS TO A PANEL OR SUB
PANEL SHALL HAVE FOUR-WIRE CONDUCTORS, OF WHICH ONE CONDUCTOR
SHALL BE USED AS AN EQUIPMENT GROUND.

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

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



F12 MONOLITHIC PORCH FOOTING
SCALE: 1/2" = 1'-0"

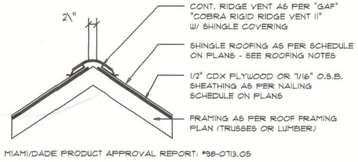


F9 EMBEDDED POST DETAIL
SCALE: 1/2" = 1'-0"

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

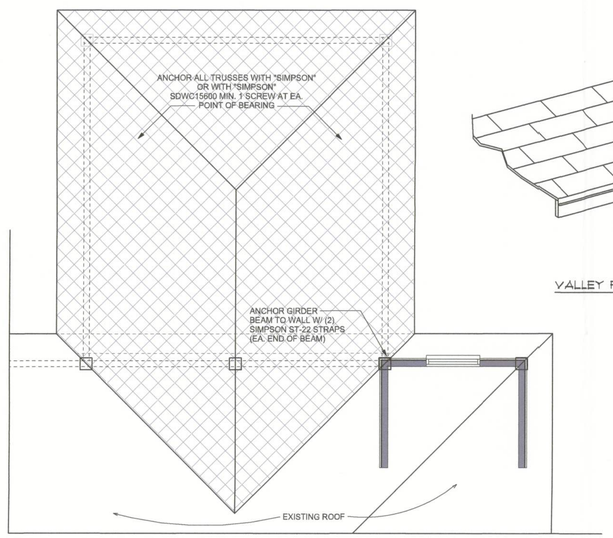
WOOD STRUCTURAL NOTES

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.

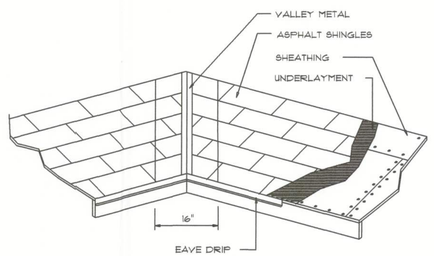


MIAMI/DADE PRODUCT APPROVAL REPORT: #98-0713.05

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



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



VALLEY FLASHING

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

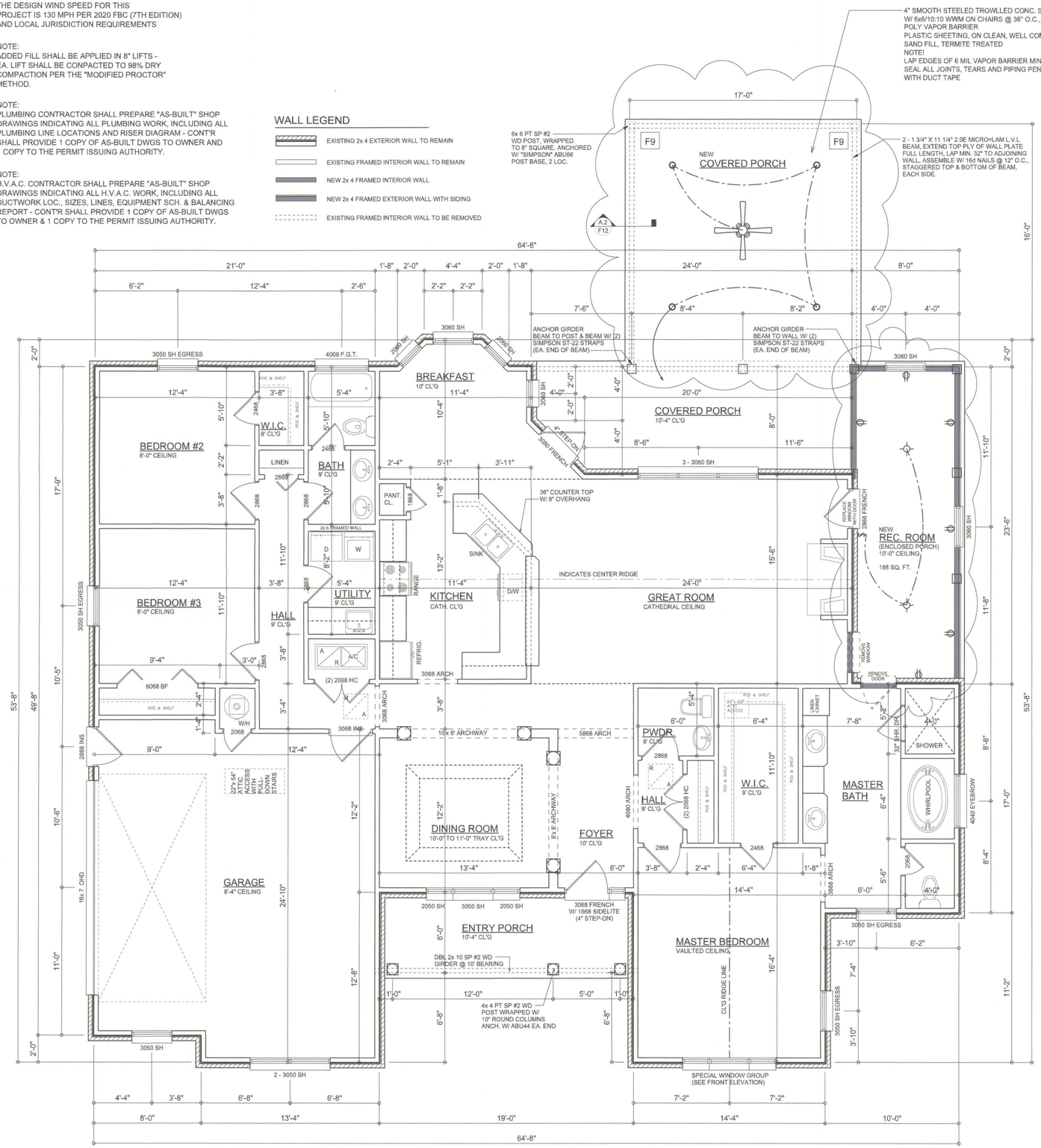
NOTE:
ADDED FILL SHALL BE APPLIED IN 8" LIFTS -
EA. LIFT SHALL BE COMPACTED TO 98% DRY
COMPACTION PER THE "MODIFIED PROCTOR"
METHOD.

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

WALL LEGEND

- EXISTING 2x 4 EXTERIOR WALL TO REMAIN
- EXISTING FRAMED INTERIOR WALL TO REMAIN
- NEW 2x 4 FRAMED INTERIOR WALL
- NEW 2x 4 FRAMED EXTERIOR WALL WITH SIDING
- EXISTING FRAMED INTERIOR WALL TO BE REMOVED



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

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

REVISIONS
March 28, 2023

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

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

AR0007005

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JOINT VENTURED WITH

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JOB NUMBER
20230327
DATE:
March 28, 2023

SHEET NUMBER
A.2

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable & Hip Construction, Wood Trusses @ 24" O.C.
Walls: 2x 4 or 2x 6 Wood Studs @ 16" O.C.
Floor: 4" Thk. Concrete Slab, Reinf'd W/ 6x6/10:10 WWM ON CHAIRS @ 36" O.C.,
Foundation: Continuous monolithic footing or /Stem Wall foundation system

ROOF DECKING

Material: 19/32" CDX Plywood or 7/16" O.S.B.
Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing
Fasteners: 10d Ring-Shank nails per schedule on sheet S.4

SHEARWALLS

Material: 1/2" CD Plywood or 7/16" O.S.B.
Sheet Size: 48"x96" Sheets Placed Vertical, stagger each sheet.
Fasteners: 8d Common Nails @ 4" O.C. Edges & 8" O.C. Interior
Dragstrut: Double Top Plate (S.Y.P.) W/16d Nails @ 12" O.C.
Wall Studs: 2x4 Wood Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 10d NAILS
Wall Tension: Wall Sheathing Nailing is Adequate - 8d @ 4" O.C. Top & Bot.
Anchor Bolts: 1/2" A307 Bolts @ 48" O.C. - 1st Bolt 6" from corner
Corner Hold-down Device: (1) DTT2Z (or equiv.) @ 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: 16"x 12" Cont. W/ (1) #5 Bars Cont. on chairs or (1) #3 Transverse @ 24" O.C.
Stemwall: (OPTIONAL) 8" C.M.U. W/1-#5 Vertical Dowel @ 48" O.C.

STRUCTURAL DESIGN CRITERIA:

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE (7TH EDITION) 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: "B"

BASED ON ANSI/ASCE 7-16. 2020 FBC 1609-A WIND VELOCITY: V_{ULT} = 130 MPH
V_{ASD} = 101 MPH

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

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

5. WIND NET UPLIFT: ARE AS INDICATED ON PLANS

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

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".

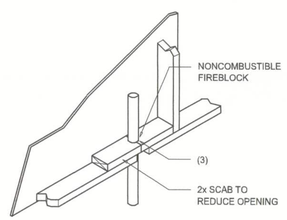
EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6

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

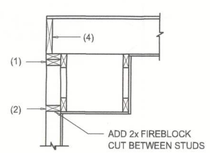
FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF'R/MODEL	CAP.
TRUSS TO WALL:	SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 10d NAILS	960#
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT, W/ 28 - 16d NAILS	1785#
HEADER TO KING STUD(S):	SIMPSON ST22	1370#
PLATE TO STUD:	SIMPSON SP2	1065#
STUD TO SILL:	SIMPSON SP1	585#
PORCH BEAM TO POST:	SIMPSON PC44/EPC44	1700#
PORCH POST TO FND.:	SIMPSON ABU44	2200#
MISC. JOINTS	SIMPSON A34	315#/240#

NOTE:
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.
NOTE:
REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.
NOTE:
ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.
NOTE:
"SEMCO" PRODUCT APPROVAL:
MIAMI/DADE COUNTY REPORT #95-0818.15
NOTE:
"SIMPSON" PRODUCT APPROVALS:
MIAMI/DADE COUNTY REPORT #97-0107.05, #96-1126.11, #99-0623.04
SBCC1 NER-443, NER-393



PENETRATIONS



SOFFIT/DROPPED CLG.

FIREBLOCKING NOTES:

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

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 (A)

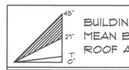
SCALE: NONE

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

	ZONE	AREA	Vult 115 MPH		Vult 120 MPH		Vult 130 MPH		Vult 140 MPH	
		(ft²)	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
ROOF 27° TO 45°	1	10	10.2	-35.3	11.1	-38.1	13	-26	13.1	-36.1
	1	20	10	-18	10	-19.6	11.3	-23	13.1	-26.7
	1	50	10	-15	10	-16.3	10	-19.2	10.5	-22.2
	1	100	10	-12.7	10	-13.8	10	-16.2	10	-18.8
	2e	10	10.2	-34.2	11.1	-36.3	13	-30.9	15.1	-35.9
	2e	20	10	-18.1	10	-20.8	11.3	-24.4	13.1	-28.3
	2e	50	10	-11.9	10	-12.9	10	-15.1	10.5	-17.6
	2e	100	10	-11.9	10	-12.9	10	-15.1	10	-17.6
	2r	10	10.2	-30.6	11.1	-33.3	13	-39.1	15.1	-45.4
	2r	20	10	-26.7	10	-28	11.3	-32.8	13.1	-38.1
	2r	50	10	-19.2	10	-20.9	10	-24.5	10.5	-28.4
	2r	100	10	-14.3	10	-15.5	10	-18.2	10	-21.2
	3	10	10.2	-32.7	11.1	-35.6	13	-41.7	15.1	-48.4
	3	20	10	-24.5	10	-26.7	11.3	-31.4	13.1	-36.4
	3	50	10	-14.5	10	-15.5	10	-18.2	10.5	-21.2
	3	100	10	-14.3	10	-15.5	10	-18.2	10	-21.2
WALL	4	10	14.3	-15.5	15.5	-16.9	18.2	-19.8	21.2	-22.9
	4	20	13.6	-14.8	14.8	-16.1	17.4	-19	20.2	-22
	4	50	12.8	-14	13.9	-15.2	16.3	-17.9	19	-20.7
	4	100	12.1	-13.3	13.2	-14.5	15.5	-17.1	18	-19.8
	4	500	10.6	-11.9	11.6	-12.9	13.6	-15.1	15.8	-17.6
	5	10	14.3	-19.1	15.5	-20.8	18.2	-24.4	21.2	-28.3
	5	20	13.6	-17.8	14.8	-19.4	17.4	-22.8	20.2	-26.4
	5	50	12.8	-16.1	13.9	-17.6	16.3	-20.6	19	-23.9
	5	100	12.1	-14.8	13.2	-16.1	15.5	-19	18	-22
	5	500	10.6	-11.9	11.6	-12.9	13.6	-15.1	15.8	-17.6

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING

BLDG HEIGHT (ft.)	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	.82	1.21	1.47
20	.88	1.29	1.55
25	.94	1.35	1.61
30	1.00	1.40	1.66



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

	ZONE	AREA	Vult 115 MPH		Vult 120 MPH		Vult 130 MPH		Vult 140 MPH	
		(ft²)	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
ROOF 7° TO 27°	1, 2e	10	10.0	-26.4	11.0	-28.7	13.0	-33.7	15.0	-39.1
	1, 2e	20	10	-26.4	10	-28.7	11.7	-33.7	13.6	-39.1
	1, 2e	50	10	-16.1	10	-17.5	10	-20.6	10.8	-23.8
	1, 3e	100	10	-8.2	10	-9	10	-10.5	10	-12.3
	2n, 2r, 3e	10	10.0	-38.5	11.0	-41.8	13.0	-49.2	15.0	-57
	2n, 2r, 3e	20	10	-33.2	10	-36.2	11.7	-42.4	13.6	-49.2
	2n, 2r, 3e	50	10	-26.2	10	-28.5	10	-33.5	10.8	-38.8
	2n, 2r, 3e	100	10	-20.9	10	-22.8	10	-26.7	10	-31
	3r	10	10.0	-45.7	11.0	-49.8	13.0	-58.4	15.0	-67.6
	3r	20	10	-39.2	10	-42.7	11.7	-50.1	13.6	-58.1
	3r	50	10	-30.5	10	-33.2	10	-39	10.8	-45.2
	3r	100	10	-24	10	-26.1	10	-30.6	10	-35.5

General Roofing NOTES:

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

SLOPE:
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12 OR GREATER. PER R905, DOUBLE UNDERLAYMENT IS REQUIRED ON ROOF SOPES GREATER THAN 4/12.

UNDERLAYMENT:
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226, TYPE 1, OR ASTM D 4869, TYPE 1.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:
SELF ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY W/ ASTM D 1970.

ASPHALT SHINGLES:
ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR ASTM D 3462.

FASTENERS:
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE SHANK WITH A MINIMUM 3/8 INCH DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MINIMUM 3/4" INTO THE ROOF SHEATHING. WHERE THE SHEATHING IS LESS THAN 3/4" THICK, THE NAILS SHALL PENETRATE THROUGH THE SHEATHING.

ATTACHMENT:
ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE ROOFS LOCATED IN BASIC WIND SPEED OF 110 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED. UNLESS OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH ASTM D 3161 OR M-DC PA 107-95.

UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FROM 2:12 TO 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:
1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.
2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

FOR ROOF SLOPED 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:
STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

BASE AND CAP FLASHINGS:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ 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
March 28, 2023

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

A RESIDENCE REMODEL FOR:
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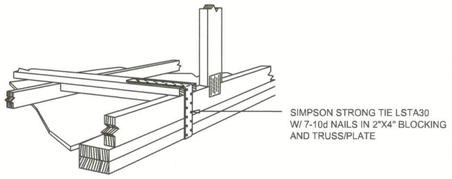
JOB NUMBER
20230327
DATE:
March 28, 2023

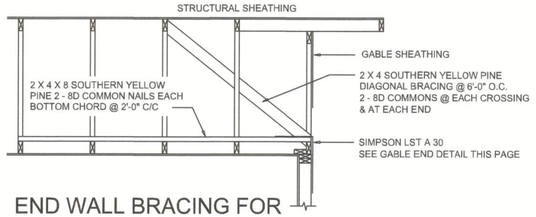
SHEET NUMBER
S.1



GABLE END GYPSUM DIAPHRAGM HOLDOWN CONNECTOR

SCALE: NONE

A.1



END WALL BRACING FOR CEILING DIAPHRAGM

NTS (ALTERNATIVE TO BALLOON FRAMING)

A

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

BUILDING COMPONENTS & CLADDING LOADS
MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B"
ROOF ANGLE 2T TO 45°

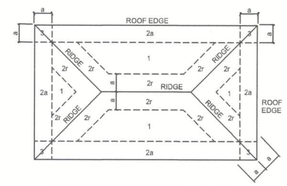
	ZONE	AREA (ft²)	Vult 115 MPH Pos	Vult 115 MPH Neg	Vult 120 MPH Pos	Vult 120 MPH Neg	Vult 130 MPH Pos	Vult 130 MPH Neg	Vult 140 MPH Pos	Vult 140 MPH Neg
ROOF 2T TO 45°	1	10	10.2	-20.5	11.1	-22.1	13	-26	15.1	-30.1
	1	20	10	-19	10	-19.0	11.3	-23	13.1	-26.7
	1	50	10	-15	10	-16.3	10	-19.2	10.5	-22.2
	1	100	10	-12.7	10	-13.8	10	-16.2	10	-18.6
	2e	10	10.2	-24.2	11.1	-26.3	13	-30.9	15.1	-35.9
	2e	20	10	-19.1	10	-20.5	11.3	-24.4	13.1	-28.3
	2e	50	10	-11.8	10	-12.9	10	-15.1	10.5	-17.6
	2e	100	10	-11.0	10	-12.0	10	-13.1	10	-17.6
	2r	10	10.2	-30.6	11.1	-33.3	13	-39.1	15.1	-45.4
	2r	20	10	-25.7	10	-28	11.3	-32.8	13.1	-38.1
	2r	50	10	-19.2	10	-20.9	10	-24.5	10.5	-28.4
	2r	100	10	-14.3	10	-15.5	10	-18.2	10	-21.2
	3	10	10.2	-32.7	11.1	-35.6	13	-41.7	15.1	-48.4
	3	20	10	-24.5	10	-26.7	11.3	-31.4	13.1	-36.4
	3	50	10	-14.3	10	-15.5	10	-18.2	10.5	-21.2
	3	100	10	-14.3	10	-15.5	10	-18.2	10	-21.2
WALL	4	10	14.3	-15.5	15.5	-16.9	18.2	-19.8	21.2	-23.0
	4	20	13.0	-14.0	14.0	-16.1	17.4	-19	20.2	-22
	4	50	12.5	-14	13.9	-15.2	16.3	-17.9	19	-20.7
	4	100	12.1	-13.3	13.2	-14.5	15.5	-17.1	18	-19.8
	4	500	10.6	-11.9	11.6	-12.9	13.6	-15.1	15.6	-17.6
	5	10	14.3	-19.1	15.5	-20.8	18.2	-24.4	21.2	-28.3
	5	20	13.0	-17.5	14.0	-19.4	17.4	-22.8	20.2	-26.4
	5	50	12.5	-16.1	13.9	-17.6	16.3	-20.6	19	-23.9
	5	100	12.1	-14.8	13.2	-16.1	15.5	-19	18	-22
	5	500	10.6	-11.9	11.6	-12.9	13.6	-15.1	15.6	-17.6

ROOF SHEATHING FASTENINGS

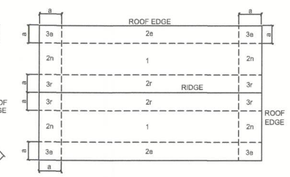
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	7/16" O.S.B. OR 19/32 CDX PLYWOOD	10d RING SHANK	6 in. o.c. EDGE 6 in. o.c. FIELD
2			4 in. o.c. EDGE 6 in. o.c. FIELD
3			4 in. o.c. @ GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING

BLDG. HEIGHT (ft)	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	.82	1.21	1.47
20	.89	1.29	1.55
25	.94	1.35	1.61
30	1.00	1.40	1.66



ROOF SHEATHING NAILING ZONES (HIP ROOF)

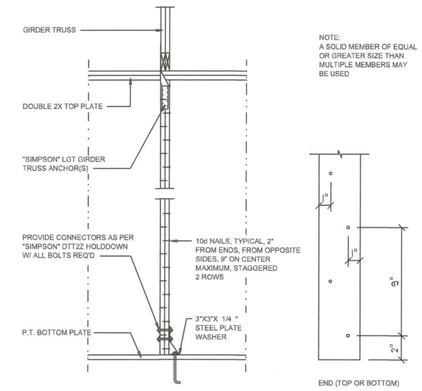


ROOF SHEATHING NAILING ZONES (GABLE ROOF)

Roof Nail Pattern DET.

SCALE: NONE

B



NOTE:
A SOLID MEMBER OF EQUAL OR GREATER SIZE THAN MULTIPLE MEMBERS MAY BE USED

"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 6d COMMONS @ 3" O.C. OR 8d 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. (MIN. 4" EMBED)

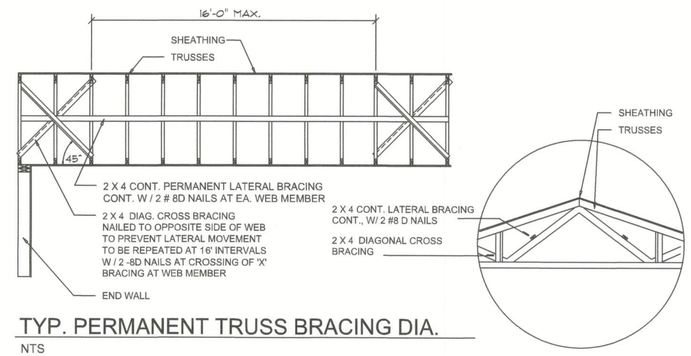
Girder Truss Column DET.

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

C

HEADER SPANS FOR EXTERIOR BEARING WALLS

HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT) 20' SPAN	20' # JACKS	28' SPAN	28' # JACKS	36' SPAN	36' # 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.

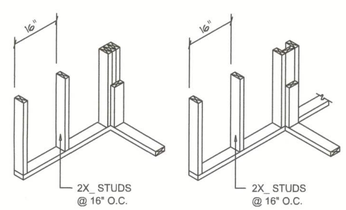
NTS

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

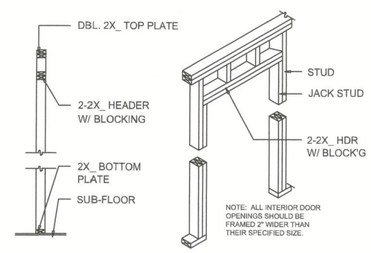
Truss Bracing DETAILS

SCALE: AS NOTED

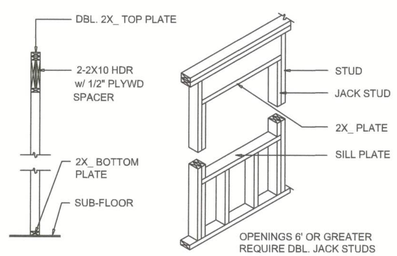
D



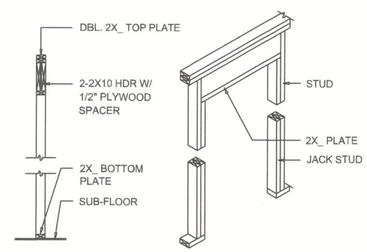
WALL CORNER WALL INTERSECTION



NON-BEARING WALL HEADER



TYPICAL WINDOW HEADER

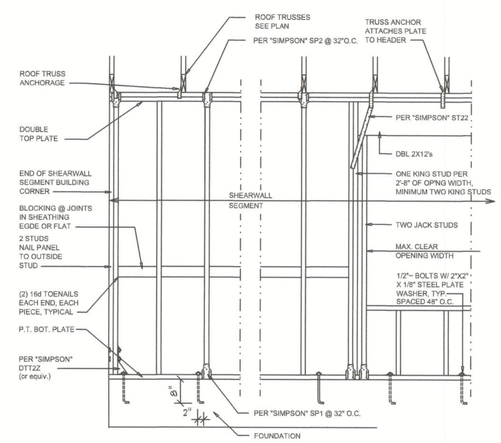


BEARING WALL HEADER

Wall Framing/Header DETAILS

SCALE: NONE

F



SHEARWALL NOTES:

1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-97 SBBCI 305.4.3.
2. THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16 " O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENING.S
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 4" O.C. EDGES AND 8" O.C. IN THE FIELD.
5. TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/6 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 FOR 8'-0" WALLS (2'-3").

OPENING WIDTH	SILL PLATES	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
> 6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2
> 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3

Shear Wall DETAILS

SCALE: NONE

E

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

REVISIONS
March 28, 2023

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SHEET NUMBER
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