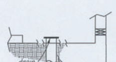
DESIGN SPECIFICATIONS

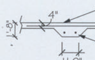
- DESIGN CODES:
  2023 FLORIDA BUILDING CODE (FBC) - RESIDENTIAL
- OCCUPANCY: RESIDENTIAL GROUP R-3 (ONE- AND TWO-FAMILY DWELLINGS
- DESIGN LOADS:
  ROOF CONVENTIONAL FRAMING:
  LL 20 PSF RAFTERS
  LL 20 PSF CEILING JOISTS
  DL 10 PSF RAFTERS
  DL 10 PSF CEILING JOISTS
  DL 30 PSF ATTICS WITH STORAGE
  DL 10 PSF ATTICS W/O STORAGE
  FLOORS:
  LL 40 PSF TOP CHORD
  LL 0 PSF BOTTOM CHORD
  DL 10 PSF TOP CHORD
  DL 5 PSF BOTTOM CHORD
- NUMBER OF STORIES: 1
- TYPE OF CONSTRUCTION: TYPE V-6, UNPROTECTED, UNSPRINKLERED
- WIND ZONE INFORMATION
  BUILDING: ENCLOSED STRUCTURE
  ULTIMATE DESIGN WIND SPEED: 130 MPH
  NOMINAL DESIGN WIND SPEED: 110 MPH
  BUILDING RISK CATEGORY: II
  WIND EXPOSURE CATEGORY: C
  INTERNAL PRESSURE COEFFICIENT: 0.18
  CGpi ±

FOUNDATION NOTES

1. REFER TO ARCHITECTURAL & BUILDING PLANS FOR ACTUAL DIMENSIONS, RECESSES IN SLAB, STEP DOWNS, ETC.
2. CONTRACTOR SHALL VERIFY ALL ROUGH PLUMBING LOCATIONS WITH OWNER PRIOR TO POURING SLAB
3. THE SLAB SHALL BE 4" CONCRETE SLAB REINFORCED w/ 6X6-1.4/1.4 WELDED WIRE MESH PLACED ON CHAIRS 1 ½" DEPTH OR FIBER MESH CONCRETE, 6-MIL POLY VAPOR BARRIER w/ 6" LAPS SEALED w/ POLY TAPE OVER TERMITE-TREATED & COMPACTED FILL
4. BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 12" BELOW UNDISTURBED SOIL OR ENGINEERED FILL
5. SOIL UNDER FOOTING SHALL BE COMPRESSED TO 2000 PSF AT 95% DENSITY. CONCRETE STRENGTH SHALL BE 2500 PSI.

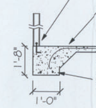


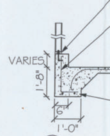
E Recessed Shower Detail

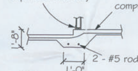


I Load bearing in-field foundation

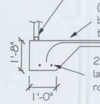
NOTE:
ALL EXTERIOR WALLS SHALL BE 2X6 SYP #2 @ 16" O.C.

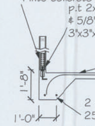

p.t 2x6 bottom plate w/sill sealant & 5/8"x10" anchor bolts 24" o.c. w/ 3"x3"x1/8"washer at each bolt
4" concrete slab over 6x6x10/10 (wwm) wire mesh over 6mil vapor barrier over clean compacted, termite treated soil
2 - #5 rods continuous w/min 25" lap and bend outside reinforcing rod 25" at corner (typ)
1'-8"
1'-0"
A Monolythic slab detail

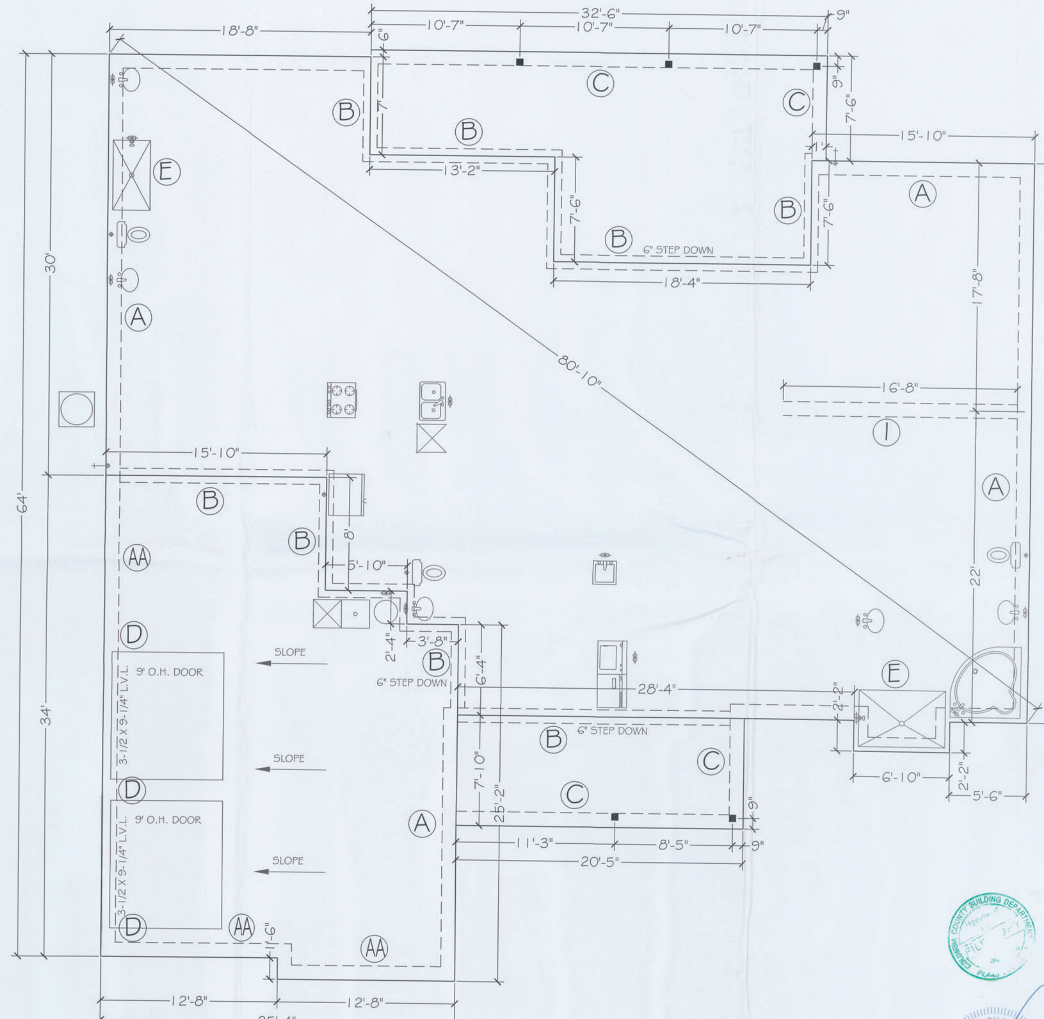

p.t. 2x6 bottom plate w/sill sealant & 5/8"x10" anchor bolts 24" o.c. w/ 3"x3"x1/8"washer at each bolt
#5 w/ 6" bend at btm & in curb @ corners, curb end & @ 48" o.c.
4" concrete slab over 6x6x10/10 (wwm) wire mesh over 6mil vapor barrier over clean compacted, termite treated soil
2 - #5 rods continuous w/min 25" lap and bend outside reinforcing rod 25" at corner (typ)
VARIES
1'-8"
6"
1'-0"
AA Monolythic slab w/ curb detail



B Load bearing step foundation (typ)


6x6 p.t. post on ABA66z base attached to slab using 1/2"x6" redhead anchor
4" concrete slab over 6x6x10/10 (wwm) wire mesh over 6mil vapor barrier over clean compacted, termite treated soil
2 - #5 rods continuous w/min 25" lap and bend outside reinforcing rod 25" at corner (typ)
1'-8"
1'-0"
C Monolythic slab detail at porch


place one simpson pa 28 at both sides of garage door opening, embeded minimum 4"into concrete
p.t 2x6 bottom plate w/sill sealant & 5/8"x10"anchor bolts 24" o.c. w/ 3"x3"x1/8"washer at each bolt
4" concrete slab over 6x6x10/10 (wwm) wire mesh over 6mil vapor barrier over clean compacted, termite treated soil
2 - #5 rods continuous w/min 25" lap and bend outside reinforcing rod 25" at corner (typ)
1'-8"
1'-0"
D Monolythic slab detail at garage



FOUNDATION PLAN

SCALE: 1/4" = 1'

CAROL CHADWICK P.E.
Civil Engineer

CHARLES SMITH RESIDENCE
FOUNDATION PLAN
251 SW FENNIGAN WAY, LAKE CITY, FL

PREPARED FOR
CHARLES SMITH
904.361.8294
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PROJECT NO. FL25599
DATE DEC. 4, 2025
REVISION DATE
SHEET S-1

COLUMBIA COUNTY BUILDING DEPARTMENT
Received for FILE COPY
Code Compliance PLANS EXAMINER

12/4/25

ROOF VENT CALCULATION

FORMULA

1 SQUARE INCH FOR EVERY 300 SQUARE INCHES OF CEILING
144 SQUARE INCHES = 1 SQUARE FOOT
BUILDING CEILING (SQ FT) X 144 = BUILDING (SQ IN)
BUILDING (SQ IN) /300 = SQ IN OF VENT REQUIRED
SQ IN OF VENT REQUIRED /2 = 50% AT HIGH AND 50% AT LOW

PER FBC SECTION R806.2: 40% MIN, BUT NOT MORE THAN 50% OF VENTILATION MUST BE PROVIDED BY VENTILATORS LOCATED A MIN 3'-0" ABOVE EAVE

BASE OF CALCULATION:

(a) OFF RIDGE VENTS - STAMPCO W/ 36 SQ IN (NFVA) PER LINEAL FT

(b) SOFFIT VENTS - GP T3-1/3" FULL VENT PERFORATED W/ 9.19 SQ IN (NFVA) PER LINEAL FT

CALCULATED LINELA FOOT OF SOFFIT VENT SHALL NOT INCLUDE NON-VENTED FIRE RATED SOFFIT LOCATED LESS THAN 5' FROM PROPERTY LINE

	AREA (SQ FT)	REQUIRED HIGH	REQUIRED LOW	PROVIDED VENTS	PROVIDED HIGH (SQ IN)	PROVIDED LINEAL FT	PROVIDED LOW (SQ IN)

SOFFIT TABLE VENT SPECS

Double 5" perforated soffits have a 6.20 sq. inches/sq. foot rating

Triple 4" center vent soffit has a 1.956 sq. inches/sq. foot rating

Triple 4" full vent soffit has a 5.667 sq. inches/sq. foot rating

Triple 4" basketweave full vent has a 14.34 sq. inches/sq. foot rating

Triple 4" center vent has a 4.78 sq. inches/sq. foot rating

Beaded hidden vent soffit has 2.66 sq. inches/sq. foot rating

Triple 3-1/3" hidden vent soffit has a 9.19 sq. inches/sq. foot rating

NOTE

7/16" O.S.B. NAILED WITH 8D 6" O.C. IN FIELD & 4" O.C. ON EDGES

NOTE

Simpson Strong-Tie Co. Strong-Drive SDWC TRUSS Screws may be used for uplift connection in lieu of straps. Strong-Drive SDWC TRUSS Screws to be installed per manufacturer's specifications.

Simpson Strong-Tie Co. Titen HD Heavy-Duty Screw Anchors 5/8" x 8", maximum spacing of 24" o.c., may be used in lieu of 5/8"x10" anchor bolts with 3"x3"x1/8" washer. Titen HD Heavy-Duty Screw Anchors shall be installed per manufacturer's specifications.

ROOF SHEATHING FASTENING

- 4" O.C. GABLE END
- 6" O.C. EDGES (ALL ZONES)
- 6" O.C. INTERMEDIATE FRAMING (ZONE 3)
- 12" O.C. INTERMEDIATE FRAMING (ZONES 1 & 2)

SEE FIGURE R803.2.3.1, SECTION R803.1, 2023 FLORIDA BUILDING CODE - RESIDENTIAL, 8TH EDITION FOR ROOF SHEATHING NAILING ZONES

ROOF NOTES

ROOF PITCH LESS THEN 4/12 DBL LAYER OF UNDERLAYMENT IS REQUIRED

OVERLAP ROOFING UNDERLAYMENT 4'(MIN) OVER HIPS AND RIDGES

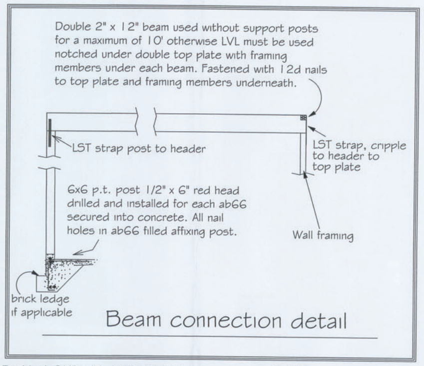
BUTTON CAP NAILS ARE USED TO FASTEN UNDERLAYMENT TO ROOF DECK WHEN SHINGLES NOT INSTALLED SAME DAY

DRIP EDGE INSTALLED OVER THE UNDERLAYMENT AT RAKES AND UNDER THE UNDERLAYMENT AT EAVES

ALL ROOF PENETRATIONS ARE PROPERLY FLASHED W/ FLASHING OF THE CORRECT SIZE FOR THE PENETRATION

METAL ROOFING ATTACHED W/ CORRECT FASTENERS PER CODE AND MANUFACTURERS SPECS

1" SPACE IS MAINTAINED BETWEEN THE END OF THE GUTTER AND THE WALL CLADDING

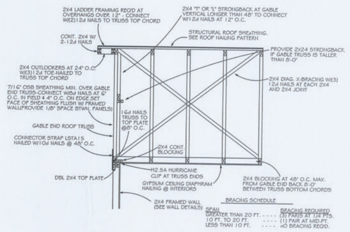


Double 2" x 12" beam used without support posts for a maximum of 10' otherwise LVL must be used notched under double top plate with framing members under each beam. Fastened with 12d nails to top plate and framing members underneath.
LST strap post to header
LST strap, cripple to header to top plate
6x6 p.t. post 1/2" x 6" red head drilled and installed for each ab66 secured into concrete. All nail holes in ab66 filled affixing post.
Wall framing
brick ledge if applicable

Beam connection detail

Double 1 3/4" x 11-1/4" LVL beam over opening up to 12'
Double 1 3/4" x 11-7/8" LVL beam over opening over 12' and up to 14'
Double 1 3/4" x 14" LVL beam over opening over 14' and up to 16' with 3 king studs each end and 2 trimmers each end of beam. Fastened with 12d nails to top plate and framing members. One PA28 at both sides of opening embedded min 4" into concrete. LST18 strap over trimmer to header each side.

IF ANY DISCREPANCIES ARE FOUND IN THE PLANS, THE ENGINEERED PLANS SHALL APPLY.

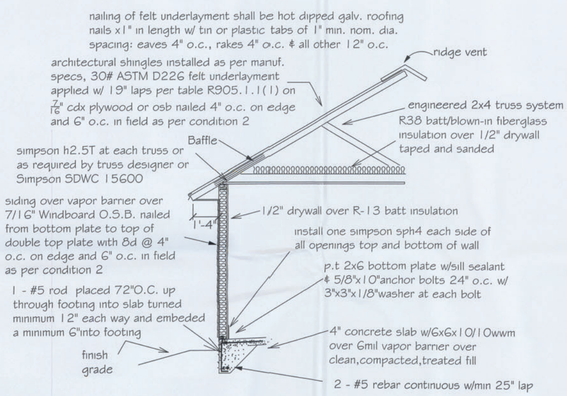


2X4 LADDER FRAMIMG REQ'D AT OVERHANGS OVER 12" - CONNECT W/(2)12d NAILS TO TRUSS TOP CHORD
2X4 "T" OR "L" STRONGBACK AT GABLE VERTICAL LONGER THAN 48" TO CONNECT W/12d NAILS AT 12" O.C.
CONT. 2X4 W/ 2-12d NAILS
STRUCTURAL ROOF SHEATHING. SEE ROOF NAILING PATTERN
PROVIDE 2X24 STRONGBACK IF GABLE TRUSS IS TALLER THAN 8'-0"
2X4 OUTLOOKERS AT 24" O.C. W/(3)12d TOE-NAILED TO TRUSS TOP CHORD
7/16" OSB SHEATHING MIN. OVER GABLE END TRUSS-CONNECT W/8d NAILS AT 6" O.C. IN FIELD & 4" O.C. ON EDGE.SET FACE OF SHEATHING FLUSH W/ FRAMED WALL(PROVIDE 1/8" SPACE BTWN. PANELS)
2X4 DIAG. X-BRACING W/(3) 12d NAILS AT EACH 2X4 AND 2X4 JOINT
16d NAILS TRUSS TO TOP PLATE @8" O.C.
GABLE END ROOF TRUSS
CONNECTOR STRAP LSTA15 NAILED W/10d NAILS @ 48" O.C.
2X4 CONT. BLOCKING
DBL 2X4 TOP PLATE
H2.5A HURRICANE CLIP AT TRUSS ENDS
GYPSUM CEILING DIAPHRAM NAILING @ INTERIORS
2X4 BLOCKING AT 48" O.C. MAX. FROM GABLE END BACK 8'-0" BETWEEN TRUSS BOTTOM CHORDS
2X4 FRAMED WALL (SEE WALL DETAILS)

BRACING SCHEDULE

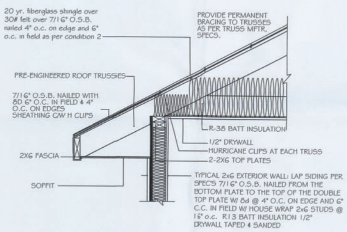
SPAN	BRACING REQUIRED
GREATER THAN 20 FT.	(3) PAIRS AT 1/4 PTS.
10 FT. TO 20 FT.	(1) PAIR AT MID-PT.
LESS THAN 10 FT.	nO BRACING REQ'D.

GABLE END BRACING
NOT TO SCALE



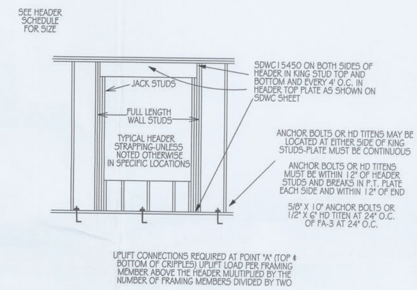
nailing of felt underlayment shall be hot dipped galv. roofing nails x1" in length w/ tin or plastic tabs of 1" min. nom. dia. spacing: eaves 4" o.c., rakes 4" o.c. & all other 12" o.c.
ridge vent
architectural shingles installed as per manuf. specs, 30# ASTM D226 felt underlayment applied w/ 19" laps per table R905.1.1(1) on 7/8" cdx plywood or osb nailed 4" o.c. on edge and 6" o.c. in field as per condition 2
engineered 2x4 truss system
R38 batt/blown-in fiberglass insulation over 1/2" drywall taped and sanded
Baffle
simpson h2.5T at each truss or as required by truss designer or Simpson SDWC 15600
siding over vapor barner over 7/16" Windboard O.S.B. nailed from bottom plate to top of double top plate with 8d @ 4" o.c. on edge and 6" o.c. in field as per condition 2
1'-4"
1/2" drywall over R-13 batt insulation
install one simpson sph4 each side of all openings top and bottom of wall
p.t 2x6 bottom plate w/sill sealant & 5/8"x10"anchor bolts 24" o.c. w/ 3"x3"x1/8"washer at each bolt
1 - #5 rod placed 72"O.C. up through footing into slab turned minimum 12" each way and embeded a minimum 6"into footing
4" concrete slab w/6x6x10/10wwm over 6mil vapor barrier over clean,compacted,treated fill
finish grade
2 - #5 rebar continuous w/min 25" lap

"AA" Windboard wall detail



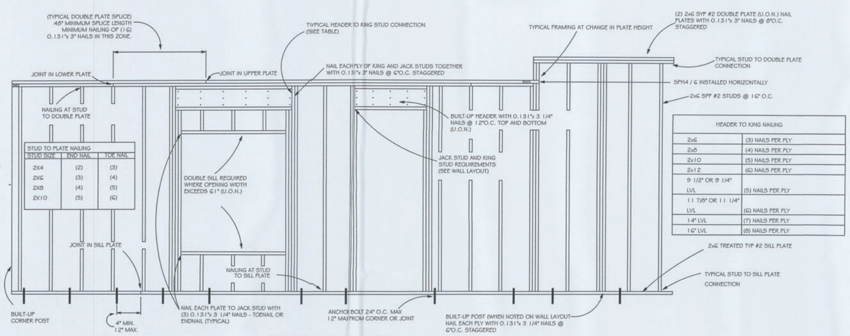
20 yr. fiberglass shingle over 30# felt over 7/16" O.S.B. nailed 4" o.c. on edge and 6" o.c. in field as per condition 2
PROVIDE PERMANENT BRACING TO TRUSSES AS PER TRUSS MFTR. SPECS.
PRE-ENGINEERED ROOF TRUSSES
7/16" O.S.B. NAILED WITH 8D 6" O.C. IN FIELD & 4" O.C. ON EDGES SHEATHING C/W H CLIPS
R-38 BATT INSULATION
1/2" DRYWALL
HURRICANE CLIPS AT EACH TRUSS
2-2X6 TOP PLATES
2X6 FASCIA
SOFFIT
TYPICAL 2x6 EXTERIOR WALL: LAP SIDING PER SPEC'S 7/16" O.S.B. NAILED FROM THE BOTTOM PLATE TO THE TOP OF THE DOUBLE TOP PLATE W/ 8d @ 4" O.C. ON EDGE AND 6" C.C. IN FIELD W/ HOUSE WRAP 2x6 STUDS @ 16" o.c. R13 BATT INSULATION 1/2" DRYWALL TAPED & SANDED

4" STUD EAVE



SEE HEADER SCHEDULE FOR SIZE
JACK STUDS
FULL LENGTH WALL STUDS
TYPICAL HEADER STRAPPING-UNLESS NOTED OTHERWISE IN SPECIFIC LOCATIONS
SDWC15450 ON BOTH SIDES OF HEADER IN KING STUD TOP AND BOTTOM AND EVERY 4' O.C. IN HEADER TOP PLATE AS SHOWN ON SDWC SHEET
ANCHOR BOLTS OR HD TITENS MAY BE LOCATED AT EITHER SIDE OF KING STUDS-PLATE MUST BE CONTINUOUS
ANCHOR BOLTS OR HD TITENS MUST BE WITHIN 12" OF HEADER STUDS AND BREAKS IN P.T. PLATE EACH SIDE AND WITHIN 12" OF END
5/8" X 10" ANCHOR BOLTS OR 1/2" X 6" HD TITEN AT 24" O.C. OF FA-3 AT 24" O.C.
UPLIFT CONNECTIONS REQUIRED AT POINT "A" (TOP & BOTTOM OF CRIPPLES) UPLIFT LOAD PER FRAMING MEMBER ABOVE THE HEADER MULITIPLIED BY THE NUMBER OF FRAMING MEMBERS DIVIDED BY TWO

SDWC HEADER STRAPPING (TYPICAL)



(TYPICAL DOUBLE PLATE SPLICE) 48" MINIMUM SPLICE LENGTH MINIMUM NAILING OF (16) 0.131"x 3" NAILS IN THIS ZONE.
TYPICAL HEADER TO KING STUD CONNECTION (SEE TABLE)
TYPICAL FRAMING AT CHANGE IN PLATE HEIGHT
(2) 2x6 SYP #2 DOUBLE PLATE (U.O.N.) NAIL PLATES WITH 0.131"x 3" NAILS @ 8"O.C. STAGGERED
TYPICAL STUD TO DOUBLE PLATE CONNECTION
JOINT IN LOWER PLATE
JOINT IN UPPER PLATE
NAIL EACH PLY OF KING AND JACK STUDS TOGETHER WITH 0.131"x 3" NAILS @ 6"O.C. STAGGERED
SPH4 / 6 INSTALLED HORIZONTALLY
2x6 SPF #2 STUDS @ 16" O.C.
NAILING AT STUD TO DOUBLE PLATE
BUILT-UP HEADER WITH 0.131"x 3 1/4" NAILS @ 12"O.C. TOP AND BOTTOM (U.O.N.)
JACK STUD AND KING STUD REQUIREMENTS (SEE WALL LAYOUT)
DOUBLE SILL REQUIRED WHERE OPENING WIDTH EXCEEDS 61" (U.O.N.)
JOINT IN SILL PLATE
NAILING AT STUD TO SILL PLATE
2x6 TREATED TYP #2 SILL PLATE
TYPICAL STUD TO SILL PLATE CONNECTION
BUILT-UP CORNER POST
4" MIN. 12" MAX.
NAIL EACH PLATE TO JACK STUD WITH (3) 0.131"x 3 1/4" NAILS - TOENAIL OR ENDNAIL (TYPICAL)
ANCHOR BOLT 24" O.C. MAX 12" MAXFROM CORNER OR JOINT
BUILT-UP POST (WHEN NOTED ON WALL LAYOUT) NAIL EACH PLY WITH 0.131"x 3 1/4" NAILS @ 6"O.C. STAGGERED

STUD TO PLATE NAILING

STUD SIZE	END NAIL	TOE NAIL
2X4	(2)	(3)
2X6	(3)	(4)
2X8	(4)	(5)
2X10	(5)	(6)

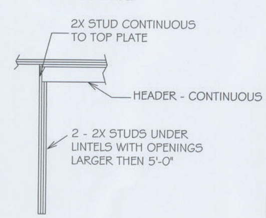
HEADER TO KING NAILING

2x6	(3) NAILS PER PLY
2x8	(4) NAILS PER PLY
2x10	(5) NAILS PER PLY
2x12	(6) NAILS PER PLY
9 1/2" OR 9 1/4" LVL	(5) NAILS PER PLY
11 7/8" OR 11 1/4" LVL	(6) NAILS PER PLY
14" LVL	(7) NAILS PER PLY
16" LVL	(8) NAILS PER PLY

ALL NAILS NOTED ARE 0.131"x 3 1/4"

TYPICAL WALL FRAMING
NOT TO SCALE

HEADER SCHEDULE



NOTE:
UPLIFT CONNECTION IS REQUIRED AT EACH END OF HEADER AND AT BOTTOM OF HEADER STUDS IN ADDITION TO CONNECTORS AT WALL STUDS AND AT TOP AND BOTTOM OF CRIPPLES

OPENING WIDTH	BEARING OR SHEAR WALL	NON-BEARING WALLS
0'-0" TO 3'0"	2 - 2 X 6's	2 - 2 x 4's
3'-1" TO 5'-0"	2 - 2 x 10's	2 - 2 x 6's
5'-1" TO 7'-0"	2 - 2 x 10's	2 - 2 x 8's
7'-1" TO 10'-0"	2 - 2 x 10's	2 - 2 x 10's

MAXIMUM HEADER SPAN

3'	6'	9'	12'	15'	18'

NUMBER OF HEADER STUDS SUPPORTING END OF HEADER

1	1	2	2	2	2

NUMBER OF FULL LENGTH STUDS AT END OF HEADER: 2

CAROL J. CHADWICK LICENSE No. 82560 STATE OF FLORIDA PROFESSIONAL ENGINEER
12/4/25

CAROL CHADWICK, P.E.
Civil Engineer

PREPARED FOR
CHARLES SMITH
904.361.8294
hdsingleshot@gmail.com

DATE | REVISION DESCRIPTION

CHARLES SMITH RESIDENCE
FRAMING DETAILS
251 SW FENNIGAN WAY, LAKE CITY, FL

PROJECT NO. FL25599
DATE DEC. 4, 2025
REVISION DATE
SHEET S-2

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  2023 FLORIDA BUILDING CODE (FBC) - RESIDENTIAL
- OCCUPANCY: RESIDENTIAL GROUP R-3 (ONE- AND TWO-FAMILY DWELLINGS
- DESIGN LOADS:
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  DL 10 PSF RAFTERS
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NOTE:
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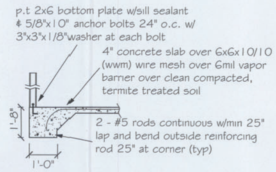
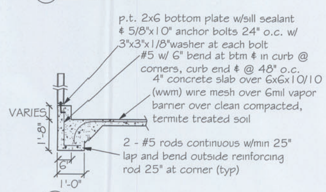


p.t 2x6 bottom plate w/sill sealant
& 5/8"x10" anchor bolts 24" o.c. w/ 3"x3"x1/8"washer at each bolt
4" concrete slab over 6x6x10/10 (wwm) wire mesh over 6mil vapor barrier over clean compacted, termite treated soil
2 - #5 rods continuous w/min 25" lap and bend outside reinforcing rod 25" at corner (typ)
1'-8"
1'-0"

(A) Monolythic slab detail

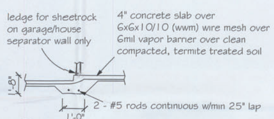


p.t. 2x6 bottom plate w/sill sealant
& 5/8"x10" anchor bolts 24" o.c. w/ 3"x3"x1/8"washer at each bolt
#5 w/ 6" bend at btm & in curb @ corners, curb end & @ 48" o.c.
4" concrete slab over 6x6x10/10 (wwm) wire mesh over 6mil vapor barrier over clean compacted, termite treated soil
VARIES
2 - #5 rods continuous w/min 25" lap and bend outside reinforcing rod 25" at corner (typ)
1'-8"
6"
1'-0"

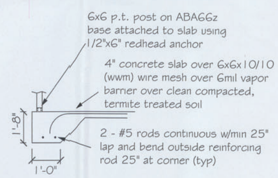
(AA) Monolythic slab w/ curb detail

FOUNDATION NOTES

1. REFER TO ARCHITECTURAL & BUILDING PLANS FOR ACTUAL DIMENSIONS, RECESSES IN SLAB, STEP DOWNS, ETC.
2. CONTRACTOR SHALL VERIFY ALL ROUGH PLUMBING LOCATIONS WITH OWNER PRIOR TO POURING SLAB
3. THE SLAB SHALL BE 4" CONCRETE SLAB REINFORCED w/ 6X6-1.4/1.4 WELDED WIRE MESH PLACED ON CHAIRS 1 ½" DEPTH OR FIBER MESH CONCRETE, 6-MIL POLY VAPOR BARRIER w/ 6" LAPS SEALED w/ POLY TAPE OVER TERMITE-TREATED & COMPACTED FILL
4. BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 12" BELOW UNDISTURBED SOIL OR ENGINEERED FILL
5. SOIL UNDER FOOTING SHALL BE COMPRESSED TO 2000 PSF AT 95% DENSITY. CONCRETE STRENGTH SHALL BE 2500 PSI.

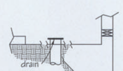


(B) Load bearing step foundation (typ)



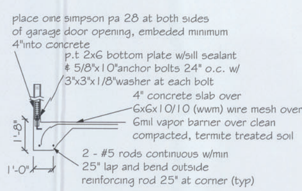
6x6 p.t. post on ABA66z base attached to slab using 1/2"x6" redhead anchor
4" concrete slab over 6x6x10/10 (wwm) wire mesh over 6mil vapor barrier over clean compacted, termite treated soil
2 - #5 rods continuous w/min 25" lap and bend outside reinforcing rod 25" at corner (typ)
1'-8"
1'-0"

(C) Monolythic slab detail at porch



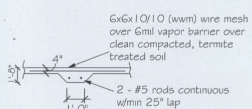
Shower floor recess left earthen to be hard packed after in prep for tile application

(E) Recessed Shower Detail

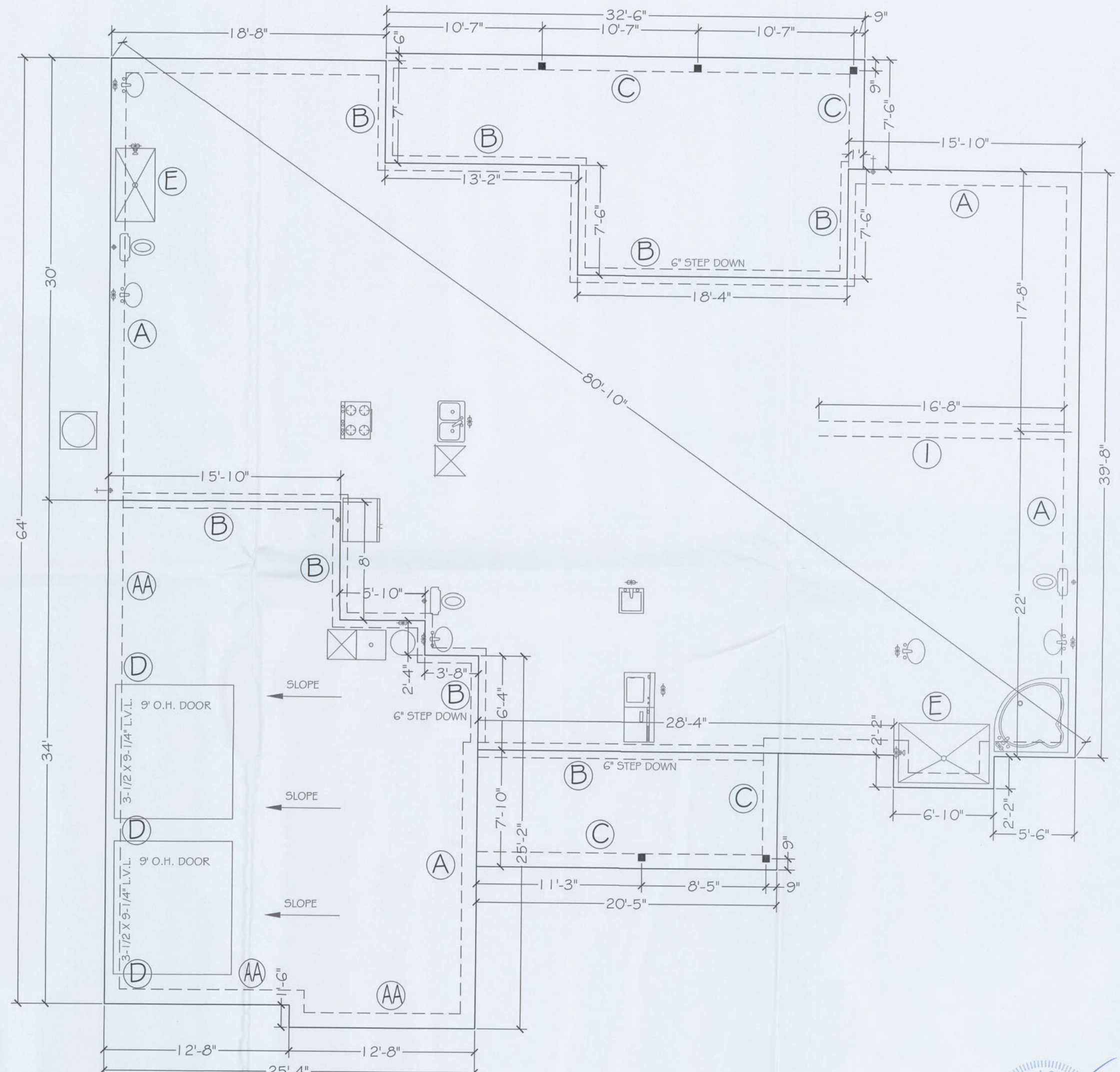


place one simpson pa 28 at both sides of garage door opening, embeded minimum 4"into concrete
p.t 2x6 bottom plate w/sill sealant
& 5/8"x10"anchor bolts 24" o.c. w/ 3"x3"x1/8"washer at each bolt
4" concrete slab over 6x6x10/10 (wwm) wire mesh over 6mil vapor barrier over clean compacted, termite treated soil
2 - #5 rods continuous w/min 25" lap and bend outside reinforcing rod 25" at corner (typ)
1'-8"
1'-0"

(D) Monolythic slab detail at garage



(I) Load bearing in-field foundation



FOUNDATION PLAN

SCALE: 1/4" = 1'

CAROL CHADWICK P.E.
Civil Engineer

CAROL J. CHADWICK LICENSE No. 82560 STATE OF FLORIDA PROFESSIONAL ENGINEER

12/4/25

PROJECT NO.	FL25599
DATE	DEC. 4, 2025
REVISION DATE	
SHEET	S-1

CHARLES SMITH RESIDENCE
FOUNDATION PLAN
251 SW FENNIGAN WAY, LAKE CITY, FL

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CHARLES SMITH
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DATE | REVISION DESCRIPTION

ROOF VENT CALCULATION

FORMULA

1 SQUARE INCH FOR EVERY 300 SQUARE INCHES OF CEILING
144 SQUARE INCHES = 1 SQUARE FOOT
BUILDING CEILING (SQ FT) X 144 = BUILDING (SQ IN)
BUILDING (SQ IN) /300 = SQ IN OF VENT REQUIRED
SQ IN OF VENT REQUIRED /2 = 50% AT HIGH AND 50% AT LOW

PER FBC SECTION R806.2: 40% MIN, BUT NOT MORE THAN 50% OF VENTILATION MUST BE PROVIDED BY VENTILATORS LOCATED A MIN 3'-0" ABOVE EAVE

BASE OF CALCULATION:

(a) OFF RIDGE VENTS - STAMPCO W/ 36 SQ IN (NFVA) PER LINEAL FT

(b) SOFFIT VENTS - GP T3-1/3" FULL VENT PERFORATED W/ 9.19 SQ IN (NFVA) PER LINEAL FT

CALCULATED LINELA FOOT OF SOFFIT VENT SHALL NOT INCLUDE NON-VENTED FIRE RATED SOFFIT LOCATED LESS THAN 5' FROM PROPERTY LINE

	AREA (SQ FT)	REQUIRED HIGH	REQUIRED LOW	PROVIDED VENTS	PROVIDED HIGH (SQ IN)	PROVIDED LINEAL FT	PROVIDED LOW (SQ IN)

SOFFIT TABLE VENT SPECS

Double 5" perforated soffits have a 6.20 sq. inches/sq. foot rating
Triple 4" center vent soffit has a 1.956 sq. inches/sq. foot rating
Triple 4" full vent soffit has a 5.867 sq. inches/sq. foot rating
Triple 4" basketweave full vent has a 14.34 sq. inches/sq. foot rating
Triple 4" center vent has a 4.78 sq. inches/sq. foot rating
Beaded hidden vent soffit has 2.66 sq. inches/sq. foot rating
Triple 3-1/3" hidden vent soffit has a 9.19 sq. inches/sq. foot rating

NOTE

7/16" O.S.B. NAILED WITH 8D 6" O.C. IN FIELD ¢ 4" O.C. ON EDGES

NOTE

Simpson Strong-Tie Co. Strong-Drive SDWC TRUSS Screws may be used for uplift connection in lieu of straps. Strong-Drive SDWC TRUSS Screws to be installed per manufacturer's specifications.

Simpson Strong-Tie Co. Titen HD Heavy-Duty Screw Anchors 5/8" x 8", maximum spacing of 24" o.c., may be used in lieu of 5/8"x10" anchor bolts with 3"x3"x1/8" washer. Titen HD Heavy-Duty Screw Anchors shall be installed per manufacturer's specifications.

ROOF SHEATHING FASTENING

- 4" O.C. GABLE END
- 6" O.C. EDGES (ALL ZONES)
- 6" O.C. INTERMEDIATE FRAMING (ZONE 3)
- 12" O.C. INTERMEDIATE FRAMING (ZONES 1 ¢ 2)

SEE FIGURE R803.2.3.1, SECTION R803.1, 2023 FLORIDA BUILDING CODE - RESIDENTIAL, 8TH EDITION FOR ROOF SHEATHING NAILING ZONES

ROOF NOTES

ROOF PITCH LESS THEN 4/12 DBL LAYER OF UNDERLAYMENT IS REQUIRED

OVERLAP ROOFING UNDERLAYMENT 4'(MIN) OVER HIPS AND RIDGES

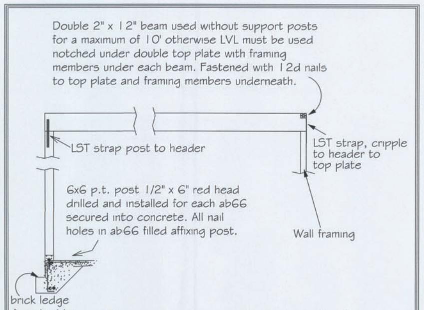
BUTTON CAP NAILS ARE USED TO FASTEN UNDERLAYMENT TO ROOF DECK WHEN SHINGLES NOT INSTALLED SAME DAY

DRIP EDGE INSTALLED OVER THE UNDERLAYMENIT AT RAKES AND UNDER THE UNDERLAYMENT AT EAVES

ALL ROOF PENETRATIONS ARE PROPERLY FLASHED W/ FLASHING OF THE CORRECT SIZE FOR THE PENETRATION

METAL ROOFING ATTACHED W/ CORRECT FASTENERS PER CODE AND MANUFACTURERS SPECS

1" SPACE IS MAINTAINED BETWEEN THE END OF THE GUTTER AND THE WALL CLADDING

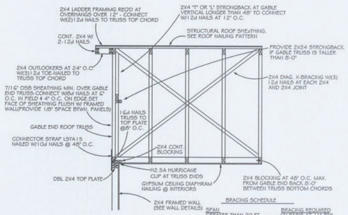


Double 2" x 12" beam used without support posts for a maximum of 10' otherwise LVL must be used notched under double top plate with framing members under each beam. Fastened with 12d nails to top plate and framing members underneath.
LST strap post to header
LST strap, cripple to header to top plate
6x6 p.t. post 1/2" x 6" red head drilled and installed for each ab66 secured into concrete. All nail holes in ab66 filled affixing post.
Wall framing
brick ledge if applicable

Beam connection detail

Double 1 3/4" x 11-1/4" LVL beam over opening up to 12'
Double 1 3/4" x 11-7/8" LVL beam over opening over 12' and up to 14'
Double 1 3/4" x 14" LVL beam over opening over 14' and up to 16' with 3 king studs each end and 2 trimmers each end of beam. Fastened with 12d nails to top plate and framing members. One PA28 at both sides of opening embedded min 4" into concrete. LST18 strap over trimmer to header each side.

IF ANY DISCREPANCIES ARE FOUND IN THE PLANS, THE ENGINEERED PLANS SHALL APPLY.



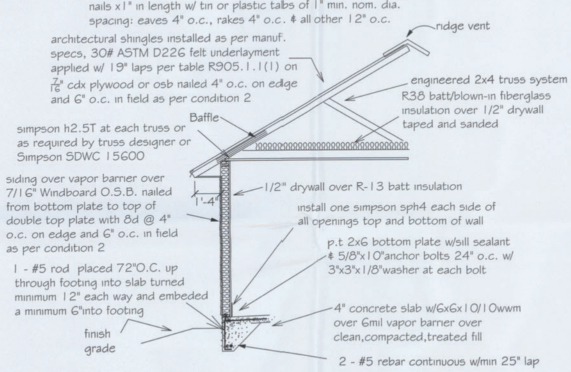
2X4 LADDER FRAMIMG REQ'D AT OVERHANGS OVER 12" - CONNECT W/(2) 12d NAILS TO TRUSS TOP CHORD
2X4 "T" OR "L" STRONGBACK AT GABLE VERTICAL LONGER THAN 48" TO CONNECT W/12d NAILS AT 12" O.C.
CONT. 2X4 W/ 2-12d NAILS
STRUCTURAL ROOF SHEATHING. SEE ROOF NAILING PATTERN
PROVIDE 2X24 STRONGBACK IF GABLE TRUSS IS TALLER THAN 8'-0"
2X4 OUTLOOKERS AT 24" O.C. W/(3) 12d TOE-NAILED TO TRUSS TOP CHORD
2X4 DIAG. X-BRACING W/(3) 12d NAILS AT EACH 2X4 AND 2X4 JOINT
7/16" OSB SHEATHING MIN. OVER GABLE END TRUSS-CONNECT W/8d NAILS AT 6" O.C. IN FIELD ¢ 4" O.C. ON EDGE.SET FACE OF SHEATHING FLUSH W/ FRAMED WALL(PROVIDE 1/8" SPACE BTWN. PANELS)
16d NAILS TRUSS TO TOP PLATE @8" O.C.
GABLE END ROOF TRUSS
CONNECTOR STRAP LSTA15 NAILED W/10d NAILS @ 48" O.C.
2X4 CONT. BLOCKING
H2.5A HURRICANE CLIP AT TRUSS ENDS
DBL 2X4 TOP PLATE
GYPSUM CEILING DIAPHRAM NAILING @ INTERIORS
2X4 BLOCKING AT 48" O.C. MAX. FROM GABLE END BACK 8'-0" BETWEEN TRUSS BOTTOM CHORDS
2X4 FRAMED WALL (SEE WALL DETAILS)

BRACING SCHEDULE

SPAN		BRACING REQUIRED
GREATER THAN 20 FT.	- - - -	(3) PAIRS AT 1/4 PTS.
10 FT. TO 20 FT.	- - - -	(1) PAIR AT MID-PT.
LESS THAN 10 FT.	- - - -	NO BRACING REQ'D.

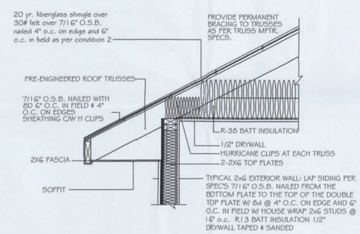
GABLE END BRACING
NOT TO SCALE

nailing of felt underlayment shall be hot dipped galv. roofing nails x1" in length w/ tin or plastic tabs of 1" min. nom. dia. spacing: eaves 4" o.c., rakes 4" o.c. ¢ all other 12" o.c.



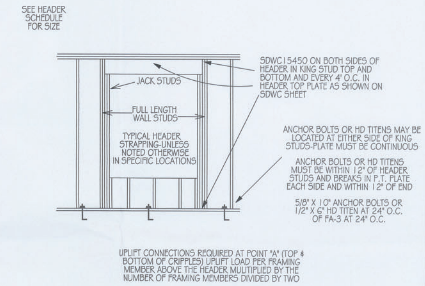
ridge vent
architectural shingles installed as per manuf. specs, 30# ASTM D226 felt underlayment applied w/ 19" laps per table R905.1.1(1) on 7/16" cdx plywood or osb nailed 4" o.c. on edge and 6" o.c. in field as per condition 2
engineered 2x4 truss system
R38 batt/blown-in fiberglass insulation over 1/2" drywall taped and sanded
Baffle
simpson h2.5T at each truss or as required by truss designer or Simpson SDWC 15600
siding over vapor barrier over 7/16" Windboard O.S.B. nailed from bottom plate to top of double top plate with 8d @ 4" o.c. on edge and 6" o.c. in field as per condition 2
1'-4"
1/2" drywall over R-13 batt insulation
install one simpson sph4 each side of all openings top and bottom of wall
p.t 2x6 bottom plate w/sill sealant ¢ 5/8"x10"anchor bolts 24" o.c. w/ 3"x3"x1/8"washer at each bolt
1 - #5 rod placed 72"O.C. up through footing into slab turned minimum 12" each way and embeded a minimum 6"into footing
4" concrete slab w/6x6x10/10wwm over 6mil vapor barrier over clean,compacted,treated fill
finish grade
2 - #5 rebar continuous w/min 25" lap

"AA" Windboard wall detail



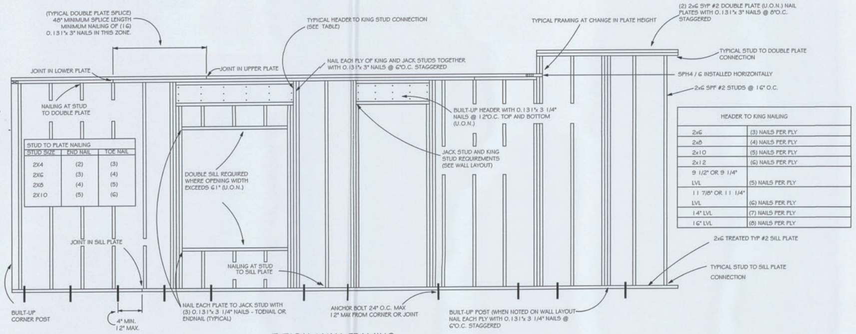
20 yr. fiberglass shingle over 30# felt over 7/16" O.S.B. nailed 4" o.c. on edge and 6" o.c. in field as per condition 2
PROVIDE PERMANENT BRACING TO TRUSSES AS PER TRUSS MFTR. SPECS.
PRE-ENGINEERED ROOF TRUSSES
7/16" O.S.B. NAILED WITH 8D 6" O.C. IN FIELD ¢ 4" O.C. ON EDGES SHEATHING C/W H CLIPS
R-38 BATT INSULATION
1/2" DRYWALL
HURRICANE CLIPS AT EACH TRUSS
2X6 FASCIA
2-2X6 TOP PLATES
SOFFIT
TYPICAL 2x6 EXTERIOR WALL: LAP SIDING PER SPEC'S 7/16" O.S.B. NAILED FROM THE BOTTOM PLATE TO THE TOP OF THE DOUBLE TOP PLATE W/ 8d @ 4" O.C. ON EDGE AND 6" O.C. IN FIELD W/ HOUSE WRAP 2x6 STUDS @ 16" o.c. R13 BATT INSULATION 1/2" DRYWALL TAPED ¢ SANDED

4" STUD EAVE



SEE HEADER SCHEDULE FOR SIZE
JACK STUDS
FULL LENGTH WALL STUDS
TYPICAL HEADER STRAPPING-UNLESS NOTED OTHERWISE IN SPECIFIC LOCATIONS
SDWC15450 ON BOTH SIDES OF HEADER IN KING STUD TOP AND BOTTOM AND EVERY 4' O.C. IN HEADER TOP PLATE AS SHOWN ON SDWC SHEET
ANCHOR BOLTS OR HD TITENS MAY BE LOCATED AT EITHER SIDE OF KING STUDS-PLATE MUST BE CONTINUOUS
ANCHOR BOLTS OR HD TITENS MUST BE WITHIN 12" OF HEADER STUDS AND BREAKS IN P.T. PLATE EACH SIDE AND WITHIN 12" OF END
5/8" X 10" ANCHOR BOLTS OR 1/2" X 6" HD TITEN AT 24" O.C. OF FA-3 AT 24" O.C.
UPLIFT CONNECTIONS REQUIRED AT POINT "A" (TOP ¢ BOTTOM OF CRIPPLES) UPLIFT LOAD PER FRAMING MEMBER ABOVE THE HEADER MULIPLIED BY THE NUMBER OF FRAMING MEMBERS DIVIDED BY TWO

SDWC HEADER STRAPPING (TYPICAL)



(TYPICAL DOUBLE PLATE SPLICE) 48" MINIMUM SPLICE LENGTH MINIMUM NAILING OF (16) 0.131"x 3" NAILS IN THIS ZONE.
TYPICAL HEADER TO KING STUD CONNECTION (SEE TABLE)
TYPICAL FRAMING AT CHANGE IN PLATE HEIGHT
(2) 2x6 SYP #2 DOUBLE PLATE (U.O.N.) NAIL PLATES WITH 0.131"x 3" NAILS @ 8"O.C. STAGGERED
TYPICAL STUD TO DOUBLE PLATE CONNECTION
JOINT IN LOWER PLATE
JOINT IN UPPER PLATE
NAIL EACH PLY OF KING AND JACK STUDS TOGETHER WITH 0.131"x 3" NAILS @ 6"O.C. STAGGERED
SPH4 / 6 INSTALLED HORIZONTALLY
2x6 SPF #2 STUDS @ 16" O.C.
NAILING AT STUD TO DOUBLE PLATE
BUILT-UP HEADER WITH 0.131"x 3 1/4" NAILS @ 12"O.C. TOP AND BOTTOM (U.O.N.)
DOUBLE SILL REQUIRED WHERE OPENING WIDTH EXCEEDS 61" (U.O.N.)
JACK STUD AND KING STUD REQUIREMENTS (SEE WALL LAYOUT)
JOINT IN SILL PLATE
NAILING AT STUD TO SILL PLATE
2x6 TREATED TYP #2 SILL PLATE
TYPICAL STUD TO SILL PLATE CONNECTION
BUILT-UP CORNER POST
4" MIN. 12" MAX.
NAIL EACH PLATE TO JACK STUD WITH (3) 0.131"x 3 1/4" NAILS - TOENAIL OR ENDNAIL (TYPICAL)
ANCHOR BOLT 24" O.C. MAX 12" MAX FROM CORNER OR JOINT
BUILT-UP POST (WHEN NOTED ON WALL LAYOUT- NAIL EACH PLY WITH 0.131"x 3 1/4" NAILS @ 6"O.C. STAGGERED

STUD TO PLATE NAILING

STUD SIZE	END NAIL	TOE NAIL
2X4	(2)	(3)
2X6	(3)	(4)
2X8	(4)	(5)
2X10	(5)	(6)

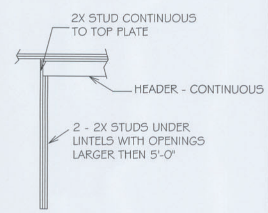
HEADER TO KING NAILING

2x6	(3) NAILS PER PLY
2x8	(4) NAILS PER PLY
2x10	(5) NAILS PER PLY
2x12	(6) NAILS PER PLY
9 1/2" OR 9 1/4" LVL	(5) NAILS PER PLY
11 7/8" OR 11 1/4" LVL	(6) NAILS PER PLY
14" LVL	(7) NAILS PER PLY
16" LVL	(8) NAILS PER PLY

ALL NAILS NOTED ARE 0.131"x 3 1/4"

TYPICAL WALL FRAMING
NOT TO SCALE

HEADER SCHEDULE



OPENING WIDTH	BEARING OR SHEAR WALL	NON-BEARING WALLS
0'-0" TO 3'0"	2 - 2 X 6's	2 - 2 x 4's
3'-1" TO 5'-0"	2 - 2 x 10's	2 - 2 x 6's
5'-1" TO 7'-0"	2 - 2 x 10's	2 - 2 x 8's
7'-1" TO 10'-0"	2 - 2 x 10's	2 - 2 x 10's

NOTE:
UPLIFT CONNECTION IS REQUIRED AT EACH END OF HEADER AND AT BOTTOM OF HEADER STUDS IN ADDITION TO CONNECTORS AT WALL STUDS AND AT TOP AND BOTTOM OF CRIPPLES

MAXIMUM HEADER SPAN	3'	6'	9'	12'	15'	18'
NUMBER OF HEADER STUDS SUPPORTING END OF HEADER	1	1	2	2	2	2

NUMBER OF FULL LENGTH STUDS AT END OF HEADER: 2

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Civil Engineer

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DATE	REVISION DESCRIPTION

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