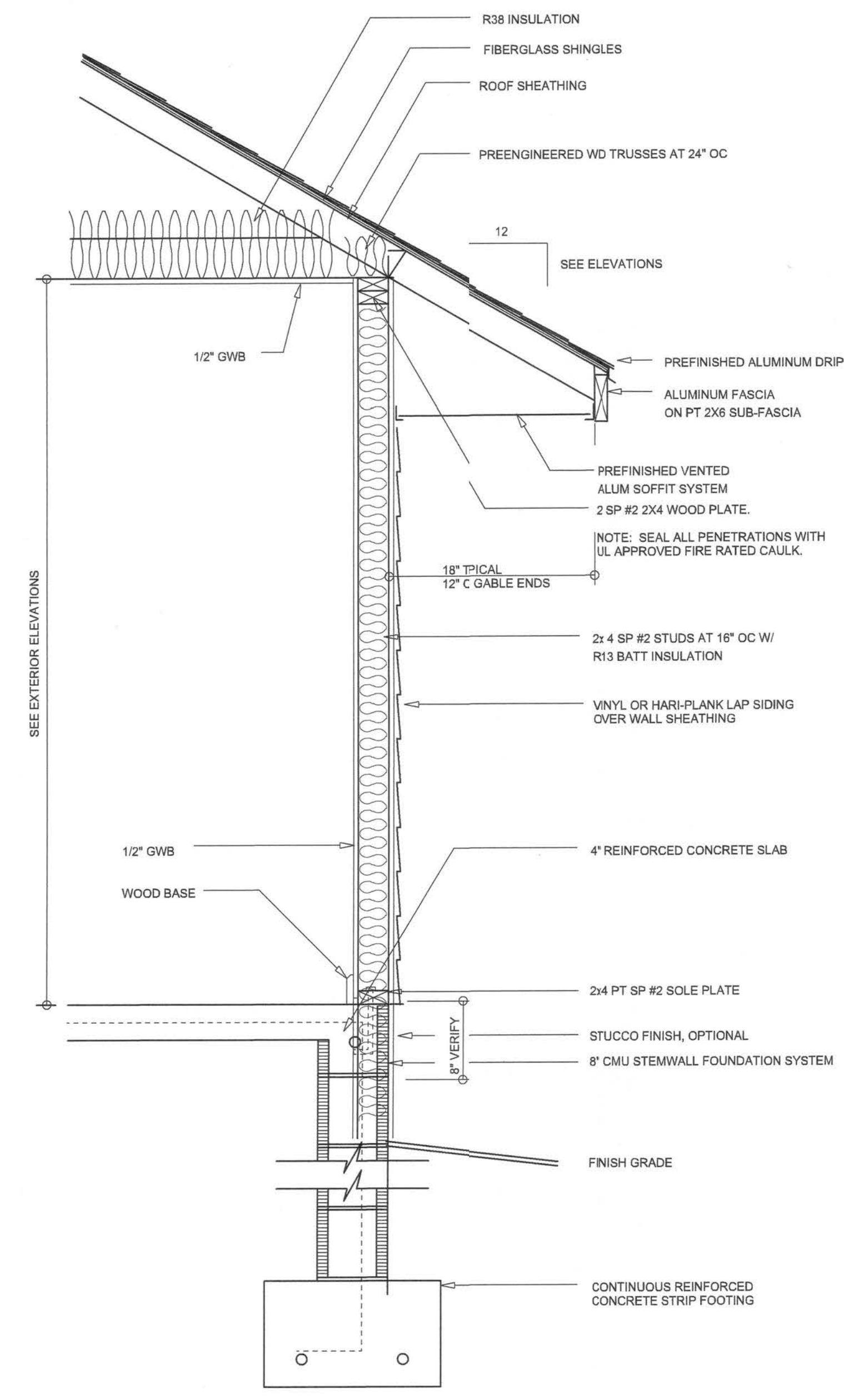




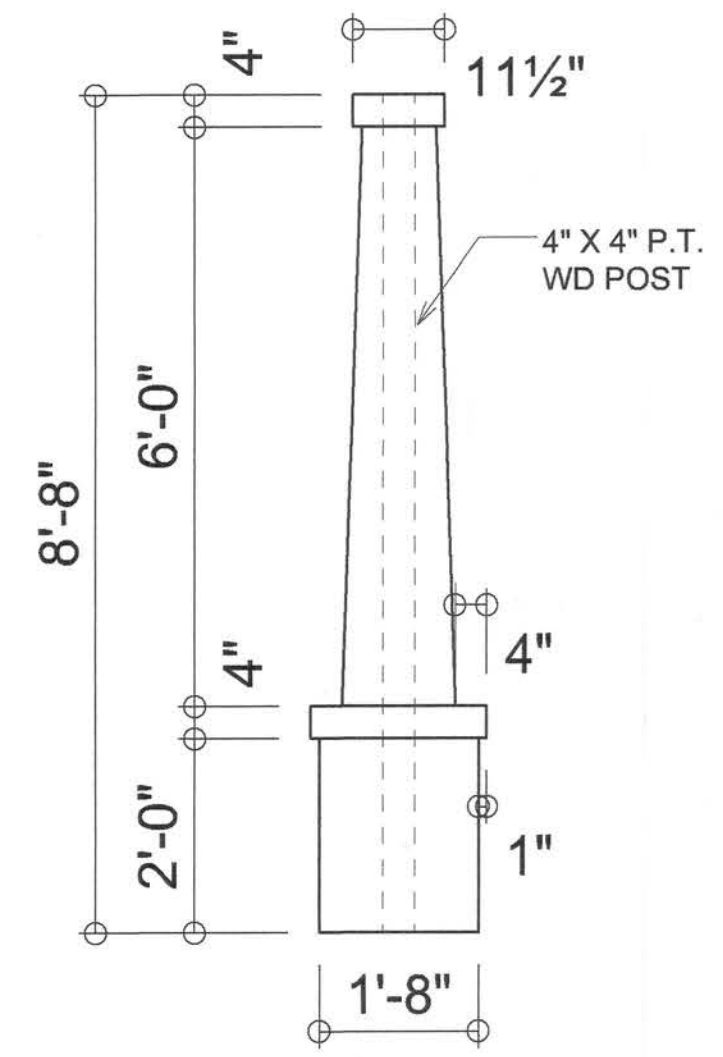
**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



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



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



**CRAFTSMAN COLUMN DETAIL**  
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
January 28, 2020

**SOFTPLAN**  
ARCHITECTURAL DESIGN SOFTWARE

**EXTERIOR ELEVATIONS**  
SCALE: 1/4" = 1'-0"

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

THE 'AUSTIN MODEL' CUSTOM FOR:  
**LOT 21, JEWEL LAKE**  
PROJECT ADDRESS: COLUMBIA COUNTY, FLORIDA  
**SORENSEN & SMITH, LLC.**  
LAKE BUTLER, FLORIDA

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wm@wmtyres.net



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20200129

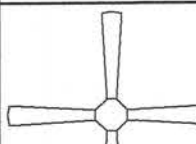
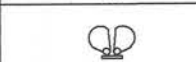
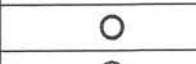
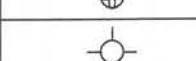
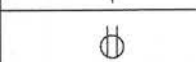
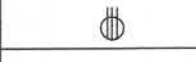
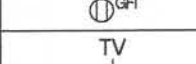
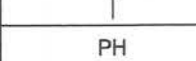

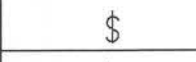
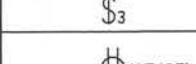
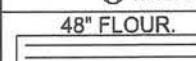

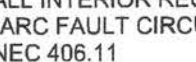
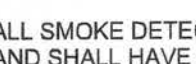
SHEET NUMBER

**A.1**



Wm C. Smith



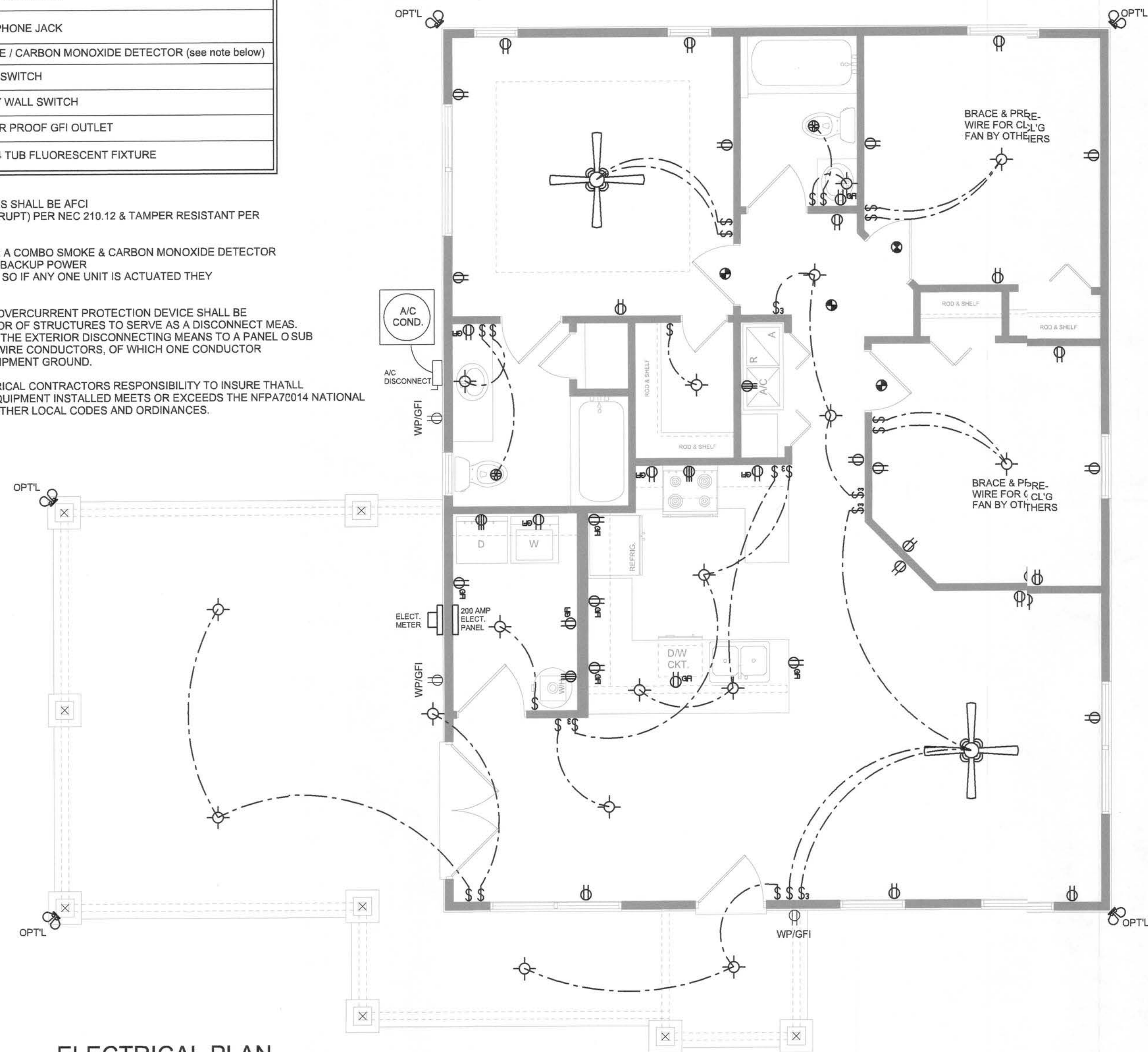
ELECTRICAL LEGEND	
	CEILING FAN (PRE-WIRE FOR LIGHT KIT)
	DOUBLE SECURITY LIGHT
	RECESSED CAN LIGHT
	BATH EXHAUST FAN
	LIGHT FIXTURE
	DUPLEX OUTLET (AFCI & TAMPER RESISTANT)
	220v OUTLET
	GFI DUPLEX OUTLET (PER NEC 406.8)
	TELEVISION JACK
	TELEPHONE JACK
	SMOKE / CARBON MONOXIDE DETECTOR (see note below)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

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

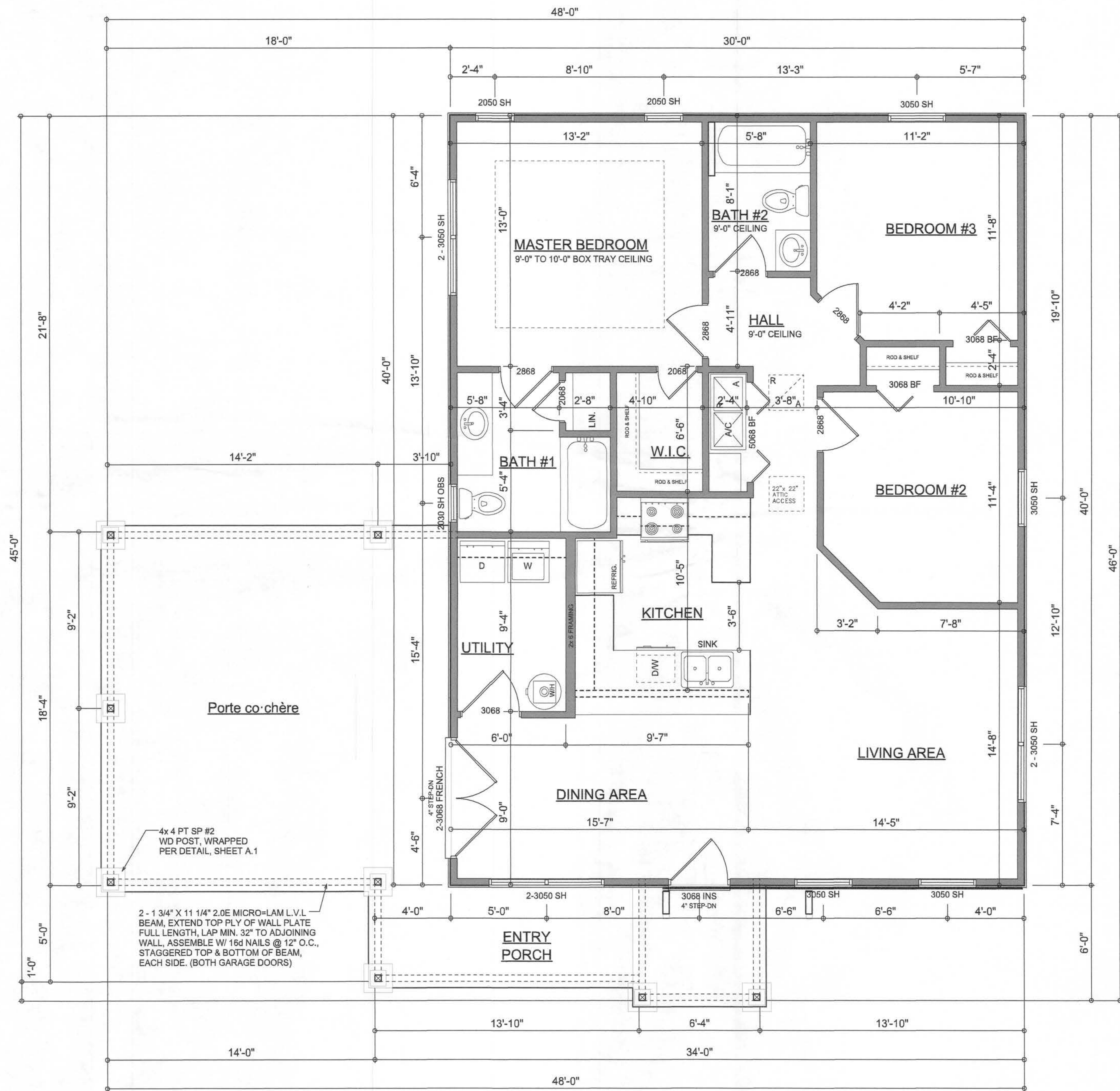
ALL SMOKE DETECTORS BE A COMBO SMOKE & CARBON MONOXIDE DETECTOR  
AND SHALL HAVE BATTERY BACKUP POWER  
AND ALL WIRED TOGETHER SO IF ANY ONE UNIT IS ACTUATED THEY  
ALL ACTIVATE.

THE ELECTRICAL SERVICE OVERCURRENT PROTECTION DEVICE SHALL BE  
INSTALLED ON THE EXTERIOR OF STRUCTURES TO SERVE AS A DISCONNECT MEAS.  
CONDUCTORS USED FROM THE EXTERIOR DISCONNECTING MEANS TO A PANEL O 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 NFPA70-14 NATIONAL  
ELECTRIC CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.



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



**DIMENSIONED FLOOR PLAN**

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

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

**AREA SUMMARY**

LIVING AREA	1,200	S.F.
COVERED PORCH AREA	330	S.F.
ENTRY PORCH AREA	108	S.F.
<b>TOTAL AREA</b>	<b>1,638</b>	<b>S.F.</b>

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

REVISIONS
January 31, 2020

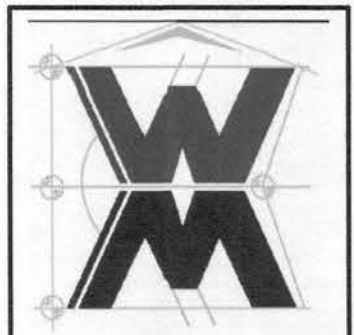
**SOFTPLAN**  
ARCHITECTURAL DESIGN SOFTWARE

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

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

THE 'AUSTIN MODEL' CUSTOM FOR:  
**LOT 21, JEWEL LAKE**  
PROJECT ADDRESS: COLUMBIA COUNTY, FLORIDA  
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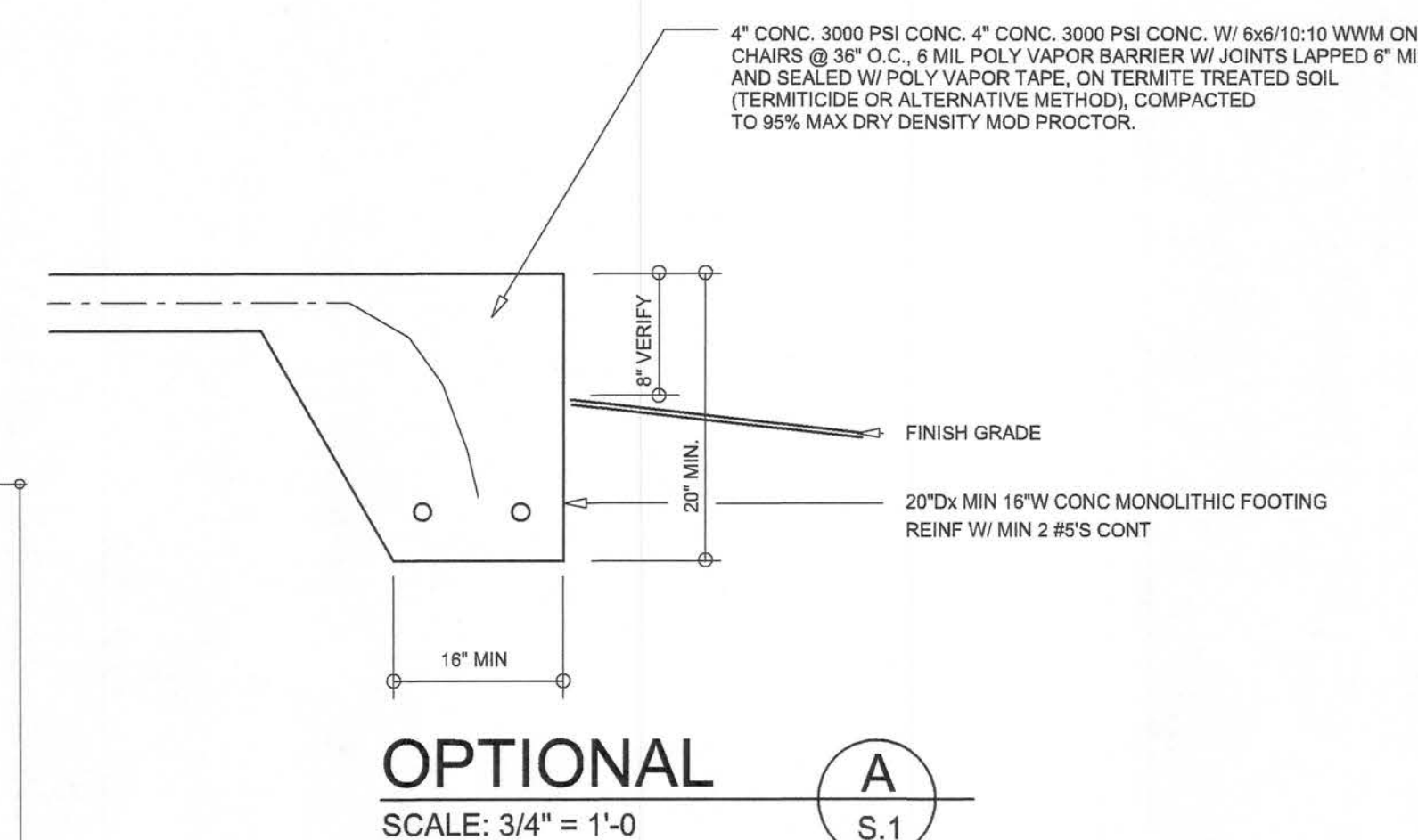
JOB NUMBER  
20200129

SHEET NUMBER

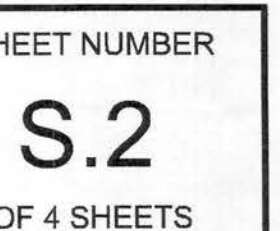
**A.2**

*Will C. Smith*











# FLORIDA BUILDING CODE

## Compliance Summary

### TYPE OF CONSTRUCTION

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

### ROOF DECKING

Material: 5/8" CD Plywood or O.S.B.  
 Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing  
 Fasteners: 8d Commons or ring-shank nails per schedule osheet 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) DTTZZ (or equiv.) @ each corner  
 Porch Column Base Connector: Simpson ABU44/AB16 @ each column  
 Porch Column to Beam Connector: Simpson EPC44/EC44 @ each column

### FOOTINGS AND FOUNDATIONS

Footing: 20"x12" Cont. W/ (2) #5 Bars Cont. on wire chairs: (1) #3 Transverse @ 24" O.C.  
 Stemwall: 8" C.M.U. W/1-#5 Vertical Dowel @ 48" O.C.

### STRUCTURAL DESIGN CRITERIA:

- THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE - PER R301.2.1.1 AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.
- WIND LOAD CRITERIA: RISK CATEGORY: 2, EXPOSURE: "C"  
 BASED ON ANS1/ASCE 7-10, 2017 FBC 1603-A WIND VELOCITY:  $V_{ULT} = 130$  MPH  
 $V_{ASCE} = 101$  MPH
- ROOF DESIGN LOADS:  
 SUPERIMPOSED DEAD LOADS: 20 PSF  
 SUPERIMPOSED LIVE LOADS: 20 PSF
- FLOOR DESIGN LOADS:  
 SUPERIMPOSED DEAD LOADS: 25 PSF  
 SUPERIMPOSED LIVE LOADS:  
 RESIDENTIAL 40 PSF  
 BALCONIES 60 PSF
- WIND NET UPLIFT: ARE AS INDICATED ON PLANS

### TERMITE PROTECTION NOTES:

#### SOIL CHEMICAL BARRIER METHOD:

- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATERHEATER OR ELECTRIC PANEL. FBC 1503.2.6
- CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4
- IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4
- TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6".  
 EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1503.1.6
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1816.1.1
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1816.1.2
- BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1816.1.3
- MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1816.4
- CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1816.1.5
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6
- AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 1816.1.8
- ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1816.1.7
- A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1816.1.7
- AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILLS 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
- 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	MANUFACTURER/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#

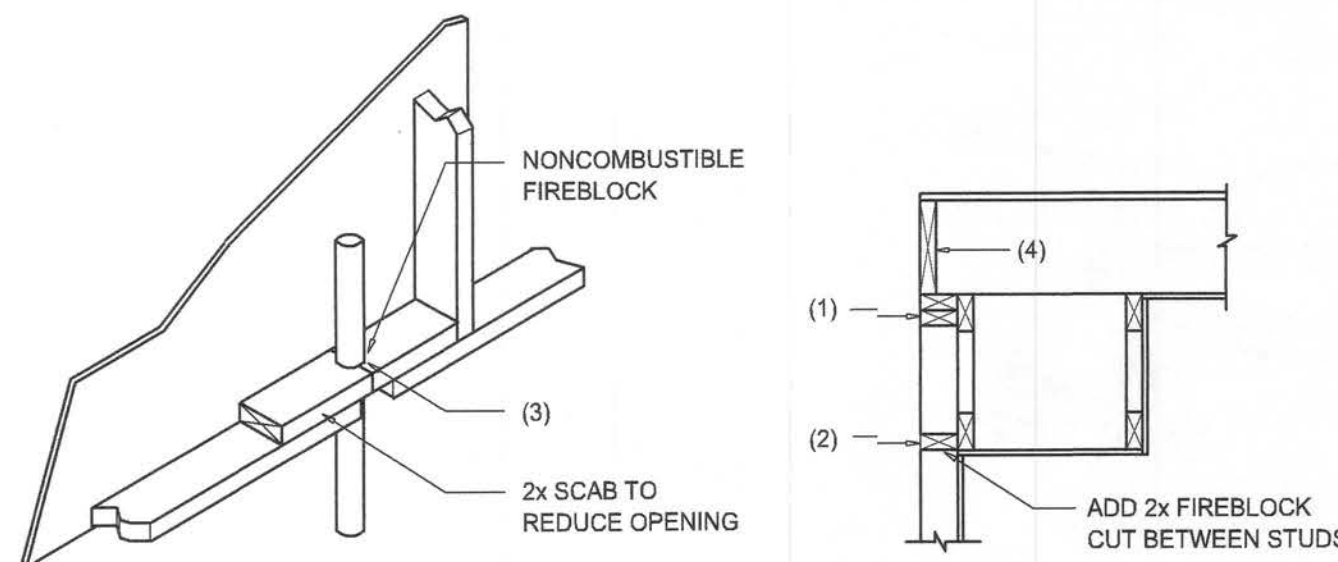
NOTE:  
 ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

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, #99-06233.04  
 SBCC1 NER-443, NER-393



### PENETRATIONS

### SOFFIT/DROPPED CLG.

### 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 "PYRO PANEL 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

A

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 21° TO 45°						
ZONE		AREA	VULT 10 MPH	VULT 15 MPH	VULT 18 MPH	VULT 140 MPH
ROOF 21° TO 45°	1	10	19.9 / -21.8	23.1 / -25.9	27.8 / -30.4	32.3 / -35.3
	1	20	19.4 / -20.7	23.0 / -24.6	27.0 / -28.9	31.4 / -33.5
	1	30	18.6 / -19.2	22.2 / -22.8	26.0 / -26.8	30.2 / -31.1
	2	10	19.9 / -25.5	23.1 / -30.3	27.8 / -35.6	32.3 / -41.2
	2	20	19.4 / -24.3	23.0 / -29.0	27.0 / -34.0	31.4 / -38.4
	2	30	18.6 / -22.9	22.2 / -27.2	26.0 / -32.0	30.2 / -37.1
WALL	3	10	19.9 / -25.5	23.1 / -30.3	27.8 / -35.6	32.3 / -41.2
	3	20	19.4 / -24.3	23.0 / -29.0	27.0 / -34.0	31.4 / -38.4
	3	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
	4	20	20.8 / -22.6	24.7 / -26.9	29.0 / -31.6	33.7 / -36.7
	4	30	19.5 / -21.3	23.2 / -25.4	27.2 / -29.8	31.6 / -34.6
W 5	10	21.8 / -23.1	25.9 / -34.7	30.4 / -40.7	35.3 / -47.2	
	20	20.8 / -21.2	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	
	40					

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 FROM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:  
 1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

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

BASE AND CAP FLASHINGS:  
 BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MFG'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

VALLEYS:  
 VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED.  
 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 !!!  
 ROOF SHINGLES SHALL BE AS MANUFACTURED BY "TAMKO ROOFING PRODUCTS" OF THE FOLLOWING MODELS:

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

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

REVISIONS
January 31, 2020

SOFTPLAN  
 ARCHITECTURAL DESIGN SOFTWARE

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

THE AUSTIN MODEL CUSTOM FOR  
**LOT 21, JEWEL LAKE**  
 PROJECT ADDRESS: COLUMBIA COUNTY, FLORIDA  
**SORENSEN & SMITH, LLC.**  
 LAKE BUTLER, FLORIDA

31 Jan 2020  
 AR0001005

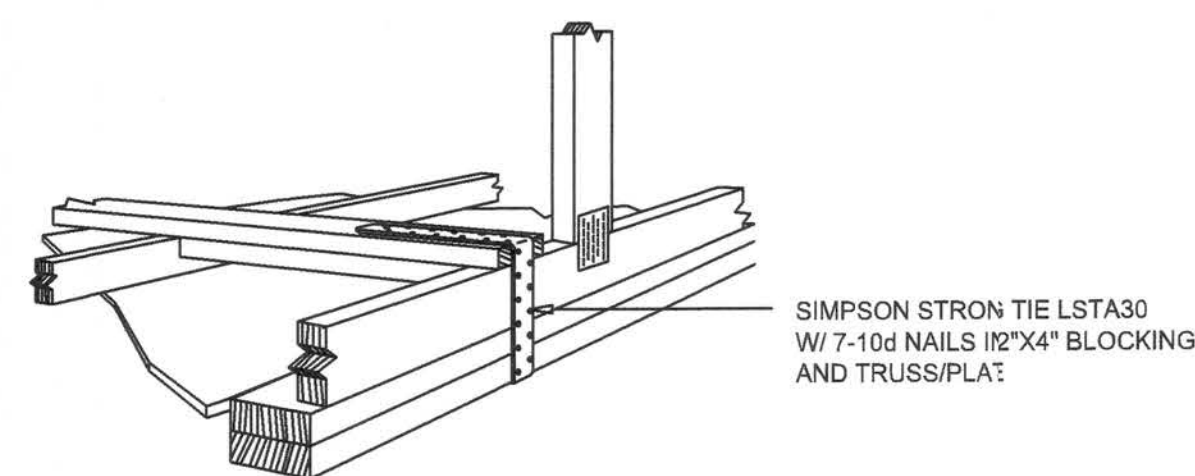
**NICHOLAS PAUL BEISLER**  
 ARCHITECT  
 N.C.A.A.B. Certified  
 1758 NW Brown Rd.  
 Fort Lauderdale, FL 33305  
 (305) 365-4355

JOB NUMBER  
 20200129

SHEET NUMBER  
**S.3**  
 OF 4 SHEETS

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

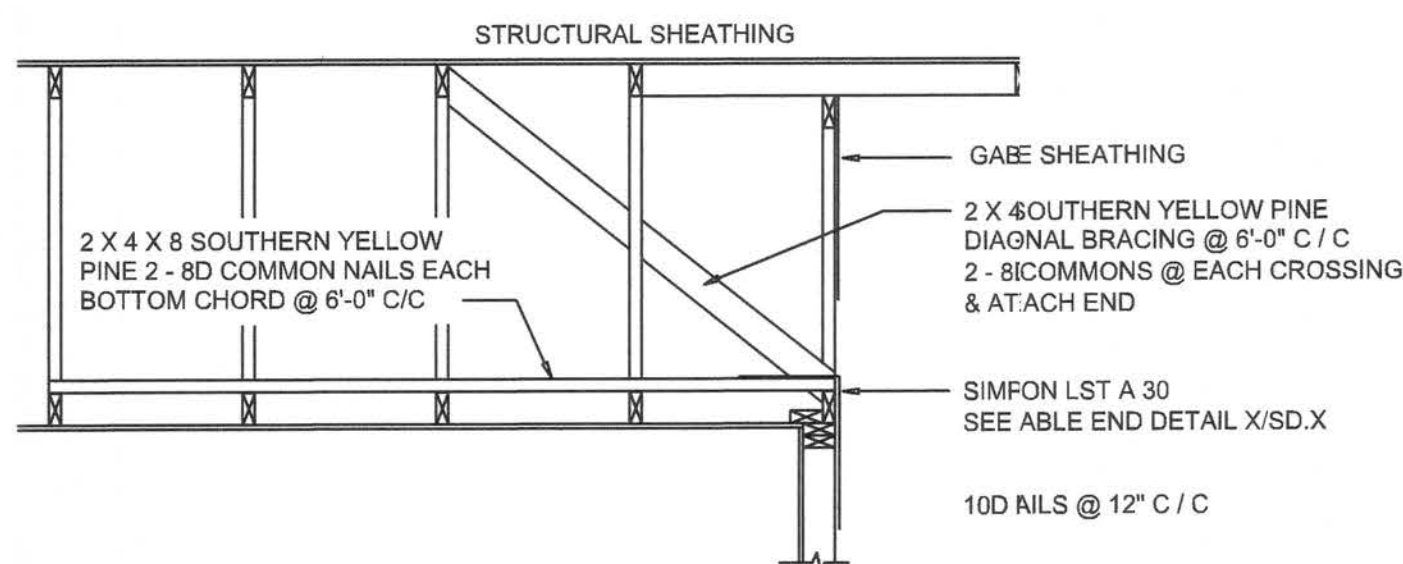




### GABLE END GYPSUM DIAPHRAGM HOLDOWN CONNECTOR

SCALE: NONE

A.1



### END WALL BRACING FOR CEILING DIAPHRAGM

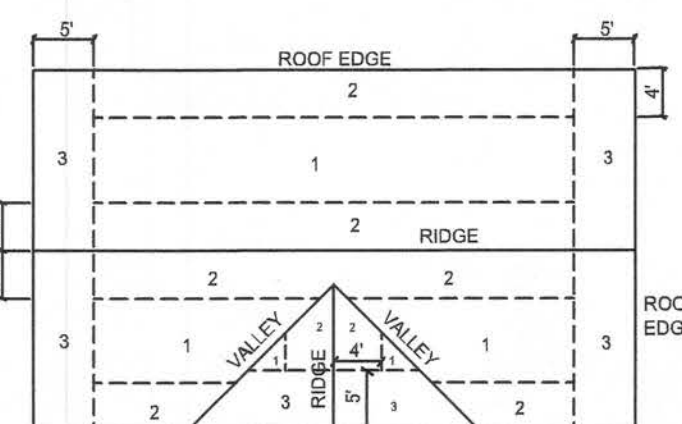
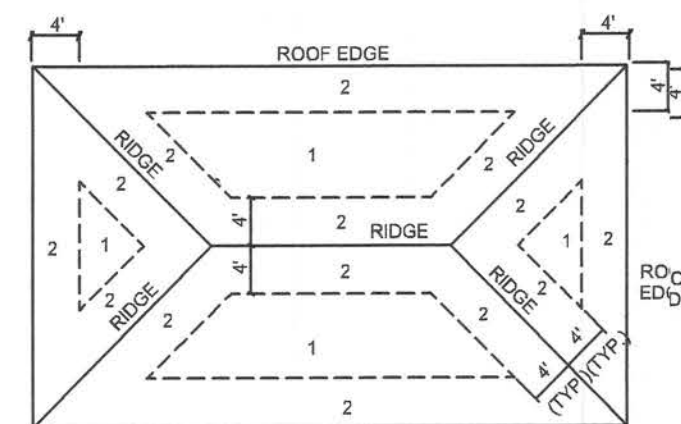
NTS (ALTERNATIVE TO BALLOON FRAMING)  
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

A

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B"						
ZONE	AREA	Vult 110 MPH	Vult 120 MPH	Vult 130 MPH	Vult 140 PH	
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	
	20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6	18.5-51.7	
	50	10.0 / -28.2	11.9 / -33.6	13.9 / -39.4	16.1-45.7	
3	10	12.5 / -51.3	14.9 / -61.0	17.5 / -71.6	20.3-83.1	
	20	11.4 / -47.9	13.6 / -57.1	16.0 / -67.0	18.5-77.7	
	50	10.0 / -43.5	11.9 / -51.8	13.9 / -60.8	16.1-70.5	
WALL	4 10	21.8 / -34.7	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	31.6-39.8	

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

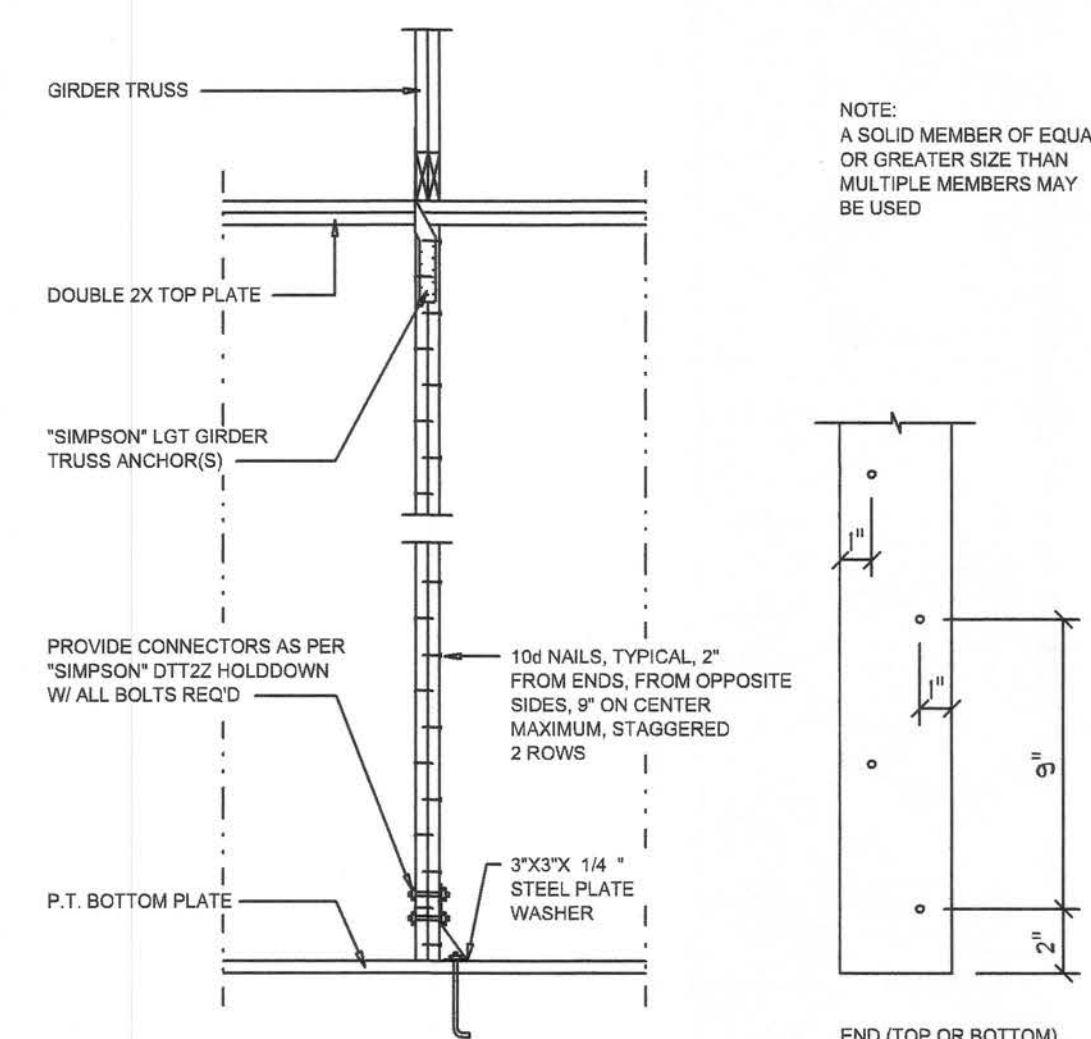


### Roof Nail Pattern DET.

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"	3'-2"	2'-10"	1	
	2-2x6	5'-5"	4'-8"	4'-2"	1	
	2-2x8	8'-10"	5'-11"	5'-4"	1	
	2-2x10	8'-5"	7'-3"	6'-6"	2	
	2-2x12	9'-9"	8'-5"	7'-6"	2	
	3-2x8	8'-4"	7'-5"	6'-8"	1	
	3-2x10	10'-6"	9'-1"	8'-2"	1	
	3-2x12	12'-2"	10'-7"	9'-5"	2	
	4-2x8	9'-2"	8'-4"	9'-2"	1	
	4-2x10	11'-8"	10'-6"	9'-5"	1	
	4-2x12	14'-1"	12'-2"	10'-11"	1	



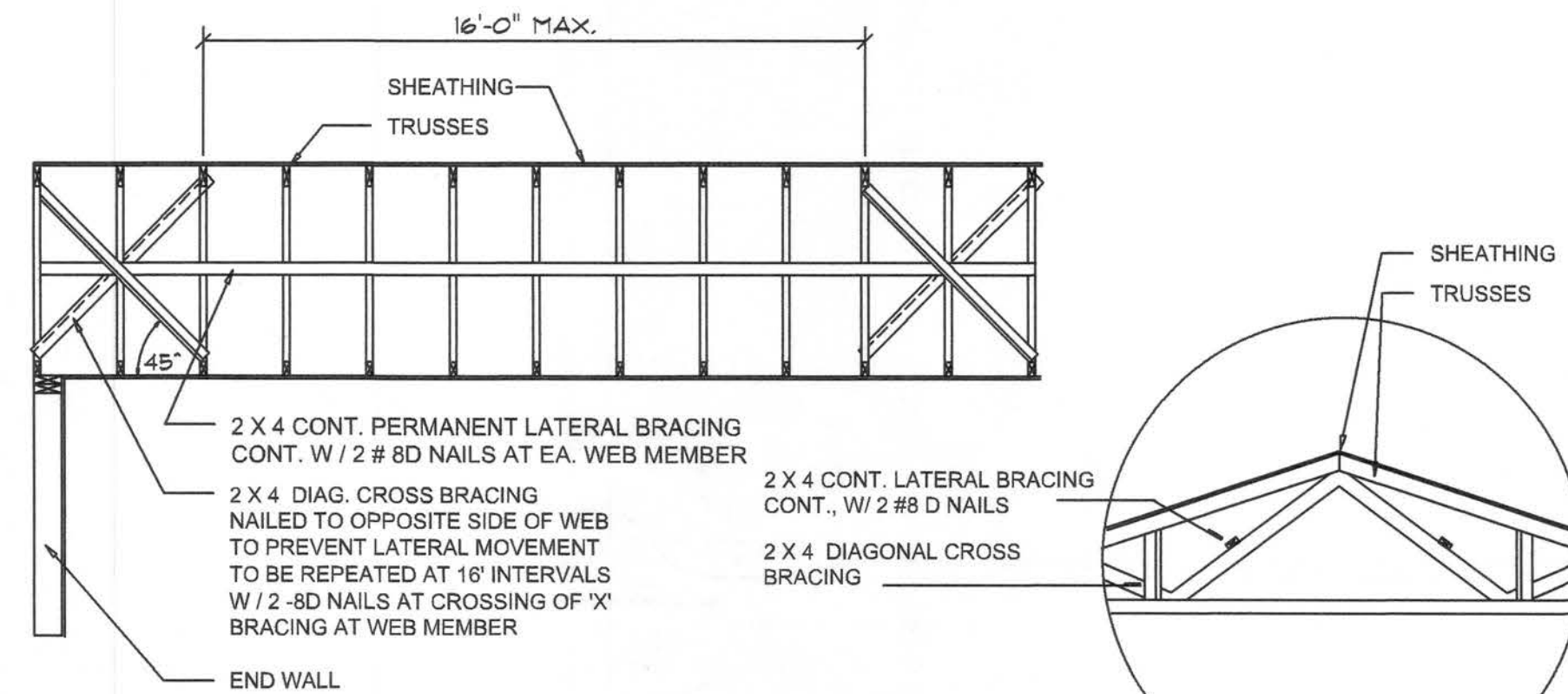
"WindSTORM" ALT. SHEATHING METHOD:  
ALTERNATIVE METHOD FOR ANCHORING THE TOP WALL PLATE TO THE FOUNDATION IN LIEU OF THE SP10922 OR SP4 STRAPS INDICATED IN THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT SHALL ALLOWED AS FOLLOWS:  
1. APPLY VERTICALLY "WindSTORM" 7/16" OSB 48" X 97" 109" 121" OR 145" SHEATHING. FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH EITHER 6d COMMONS @ 3" O.C. OR 6d COMMONS @ 4" O.C. FASTEN TO EACH STUD WITH EITHER 6d COMMONS @ 6" O.C. OR 6d COMMONS @ 9" O.C.

Alternate "Titan" bolt concrete anchor system  
ANCHOR SILL PLATE WITH 8" TITAN ANCHOR BOLT, PLACED AT 40" O.C. AROUND PERIMETER OF SLAB AND ALL INTERIOR BEARING WALLS.

### Girder Truss Column DET.

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

C



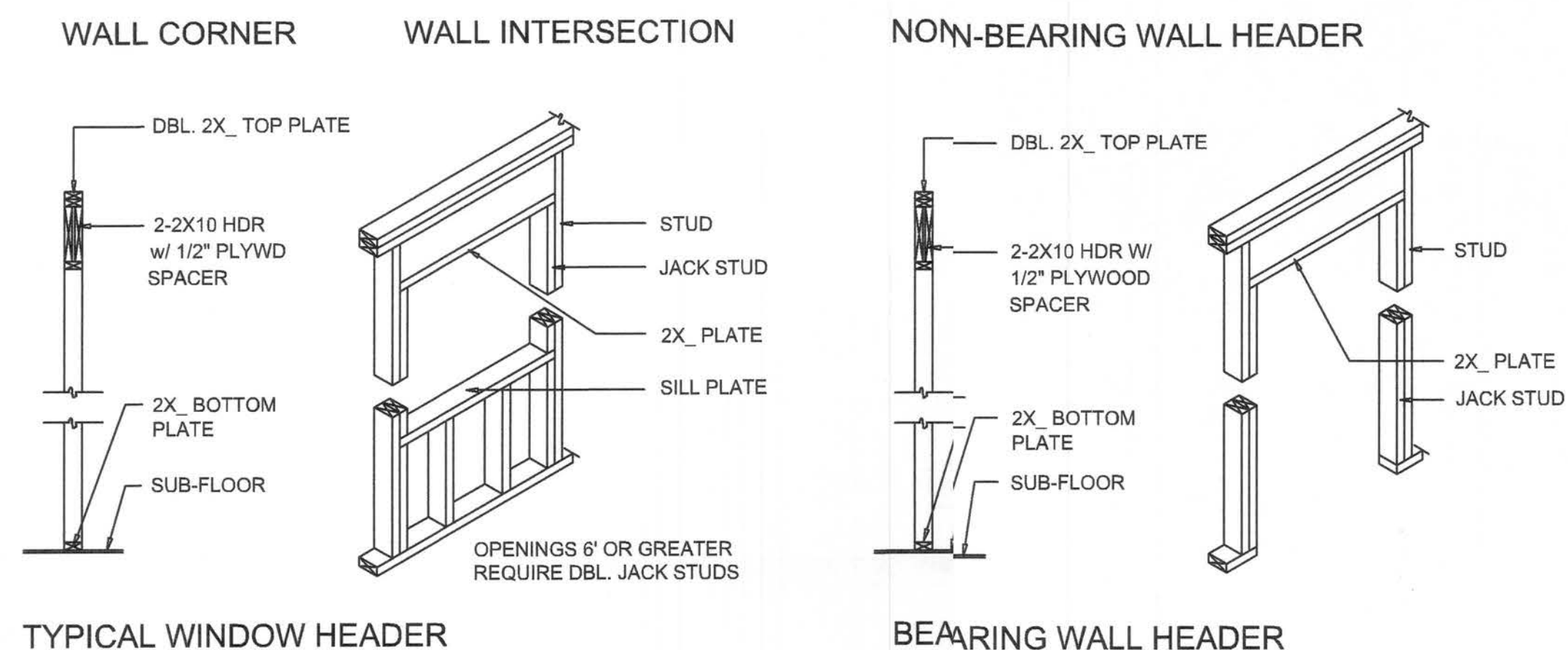
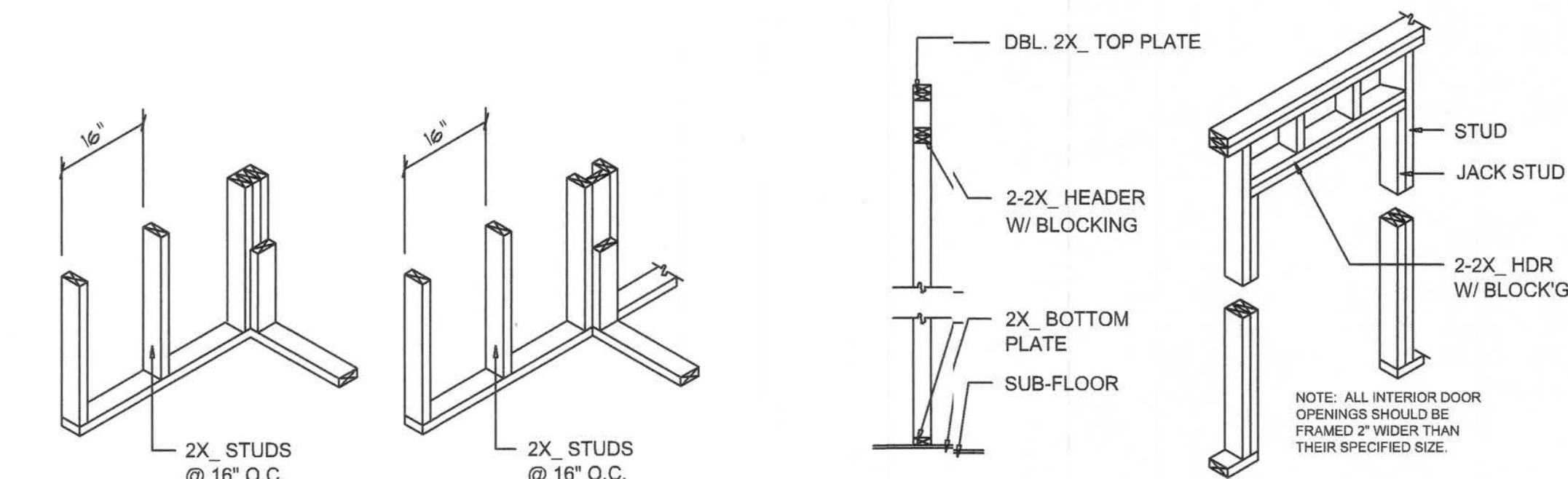
### TYP. PERMANENT TRUSS BRACING DIA.

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

### Truss Bracing DETAILS

SCALE: AS NOTED

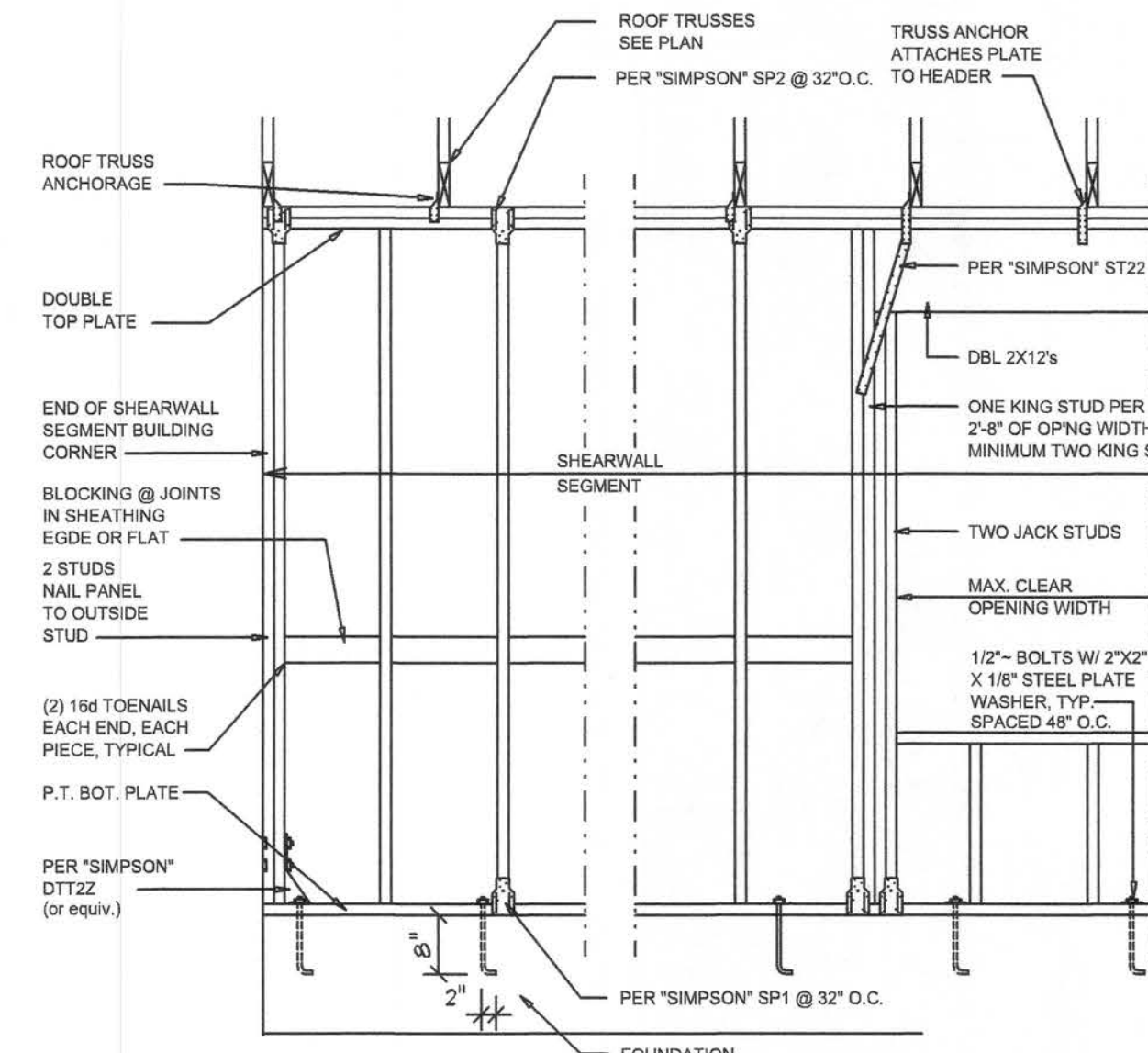
D



### Wall Framing/Header DETAILS;

SCALE: NONE

F



SHEARWALL NOTES:  
1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-97 SBCI 305.4.3.  
2. THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.  
3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING 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

REVISIONS  
January 31, 2020

SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE

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

THE "AUSTIN MODEL" CUSTOM FOR:  
**LOT 21, JEWEL LAKE**  
PROJECT ADDRESS: COLUMBIA COUNTY, FLORIDA  
**SORENSEN & SMITH, LLC.**  
LAKE BUTLER, FLORIDA

ARCHITECT  
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JOB NUMBER  
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**S.4**  
OF 4 SHEETS