



FRONT ELEVATION

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



REAR ELEVATION

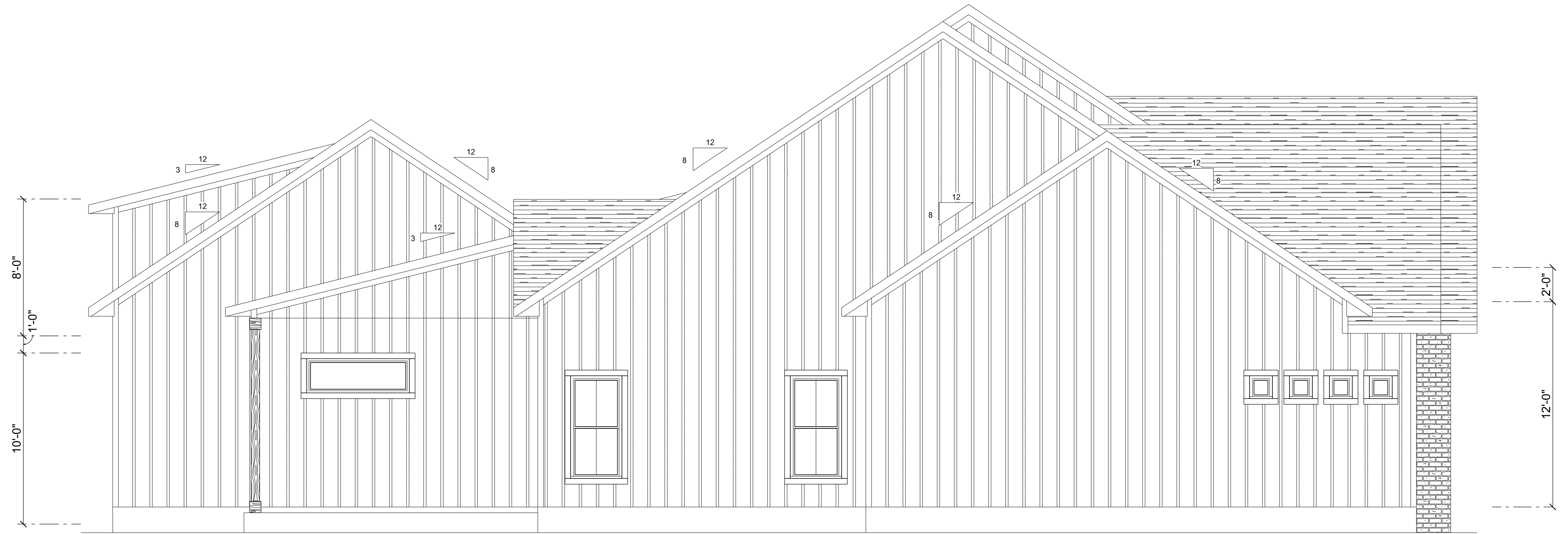
SCALE: 1/4" = 1'-0"

REVISIONS SCHEDULE			
PROPOSAL	Sep 15th, 2022		
REVISIONS	Oct 28th, 2022		
REVISIONS	DEC. 27th, 2022		

CUSTOM HOME FOR:
LEECH RESIDENCE
THE OAKS SID. COLUMBIA COUNTY, FLORIDA

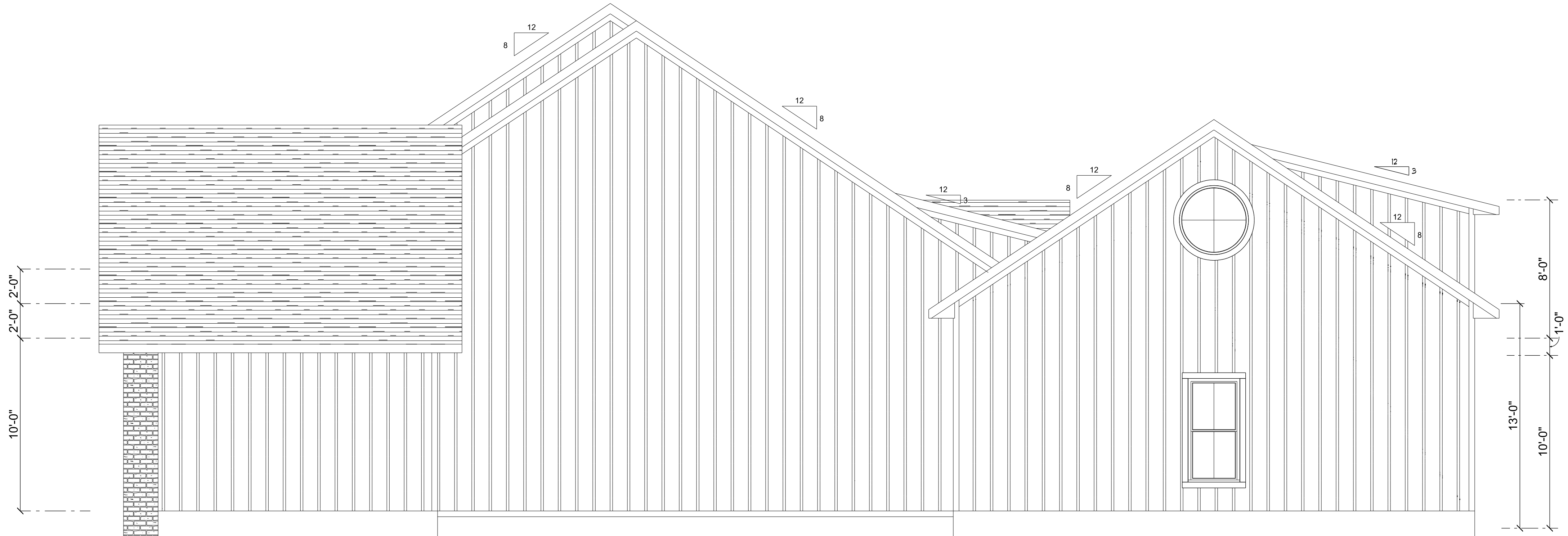
RIDGEPOINT DESIGN
566 SW ARLINGTON BLVD. STE 101, LAKE CITY, FL 32025
P: 386-288-1188
E: RIDGEPOINTDESIGN@GMAIL.COM

SHEET NUMBER
A.1
OF 8 SHEETS



LEFT ELEVATION

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



RIGHT ELEVATION

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

REVISIONS SCHEDULE		
PROPOSAL	Sep 15th, 2022	
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CUSTOM HOME FOR:

LEECH RESIDENCE

THE OAKS SID, COLUMBIA COUNTY, FLORIDA

RIDGEPOINT

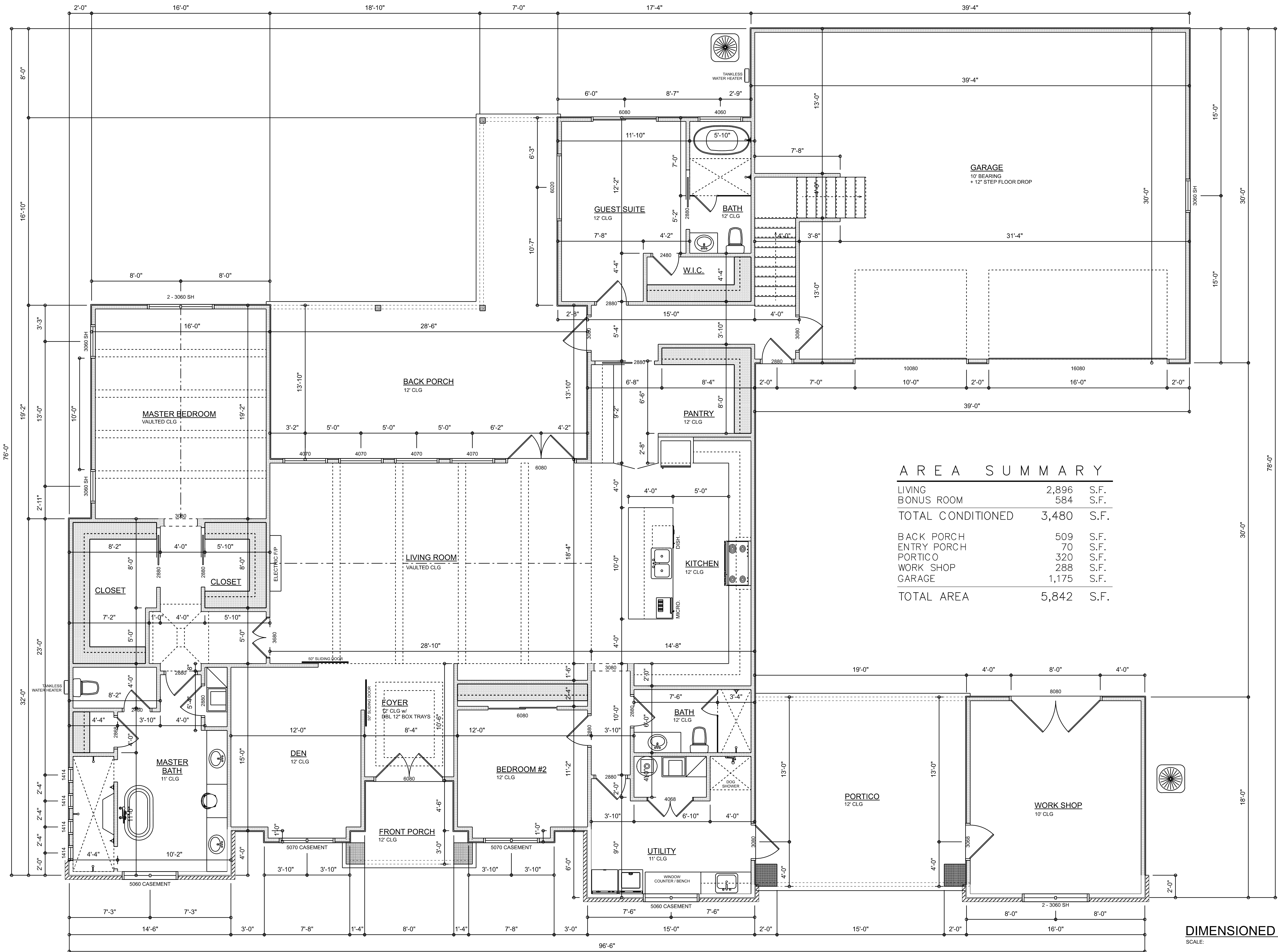
DESIGN

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SHEET NUMBER

A.2

OF 8 SHEETS



REVISIONS SCHEDULE			
PROPOSAL	Sep 15th, 2022		
REVISIONS	Oct 28th, 2022		
REVISIONS	DEC. 27th, 2022		

CUSTOM HOME FOR:

LEECH RESIDENCE

THE OAKS S/D, COLUMBIA COUNTY, FLORIDA

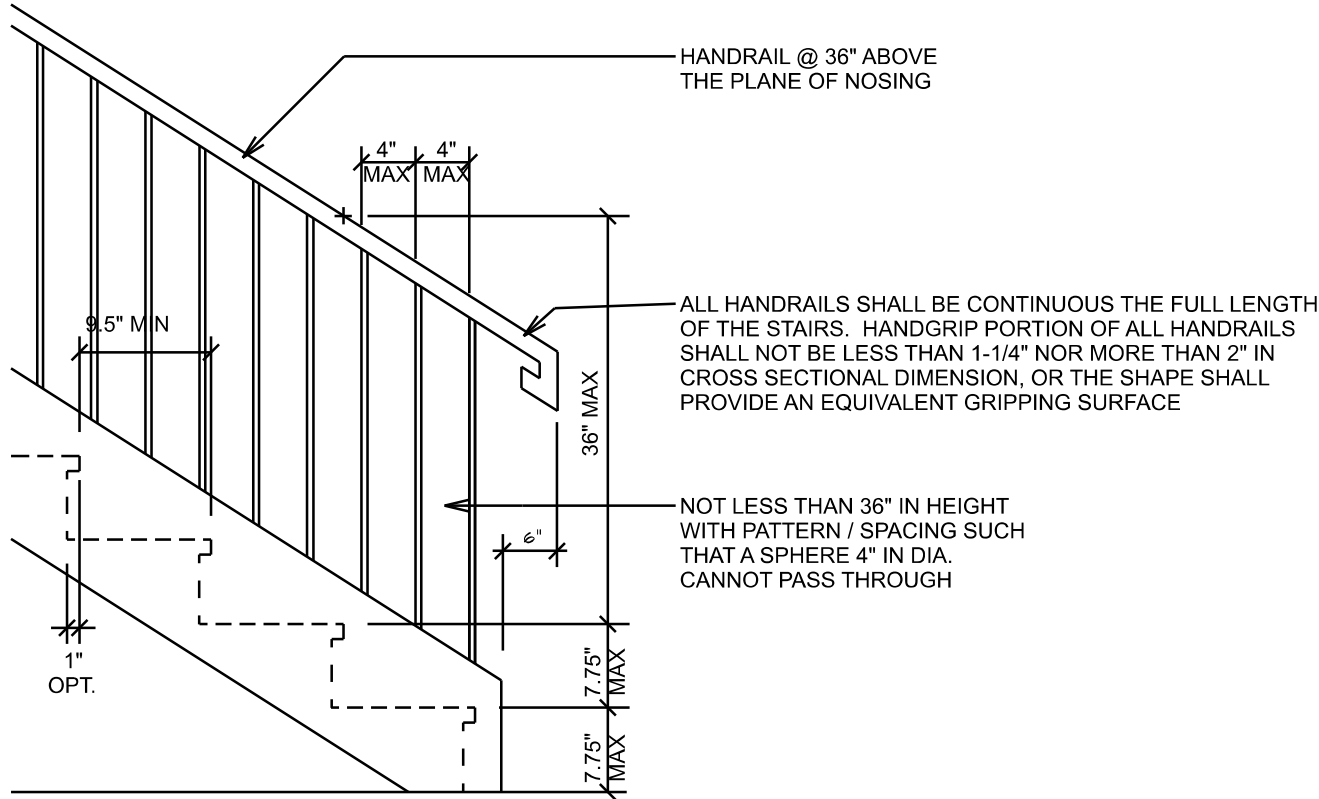
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SHEET NUMBER

A.3

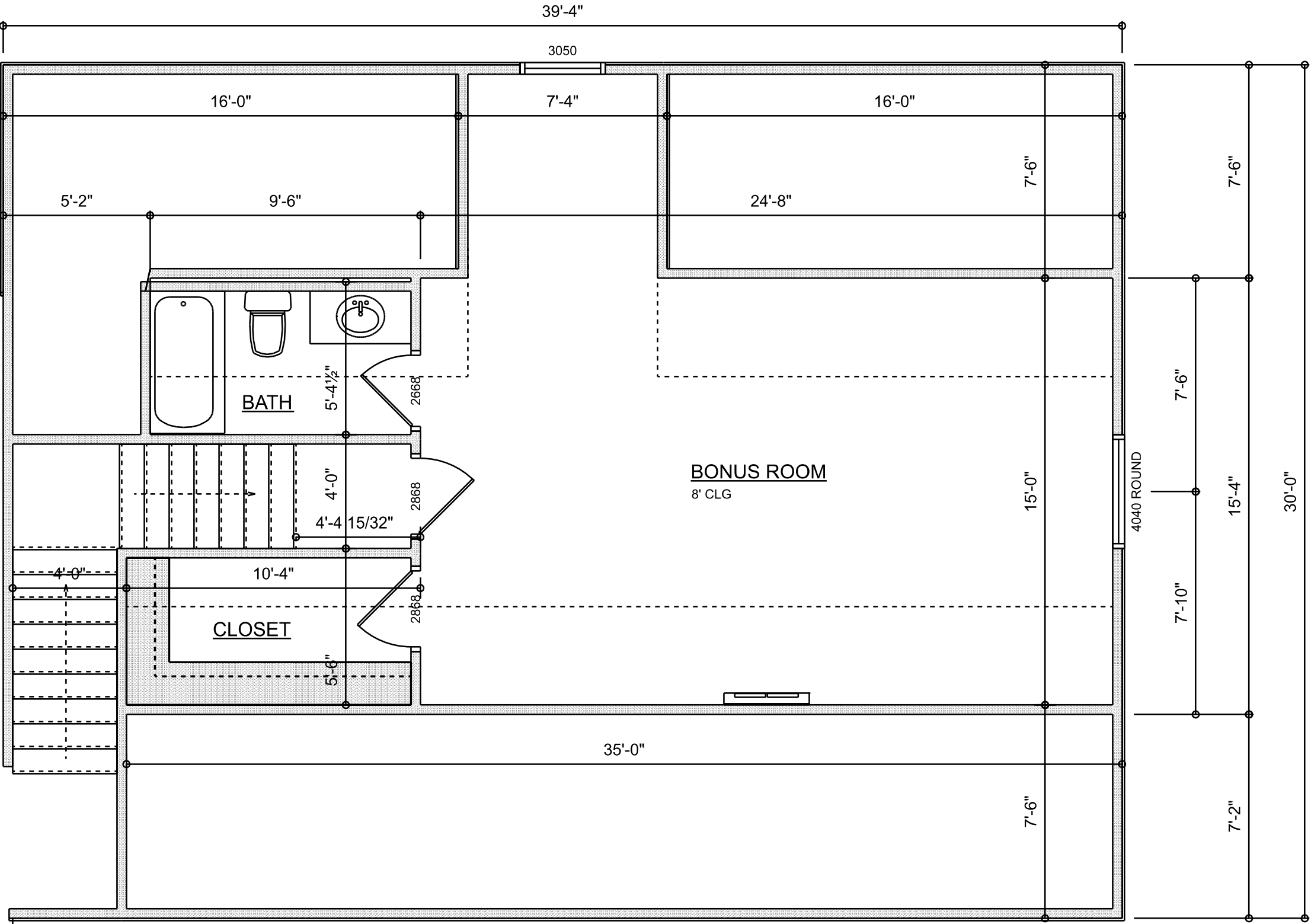
OF 8 SHEETS



TYPICAL STAIR DETAIL

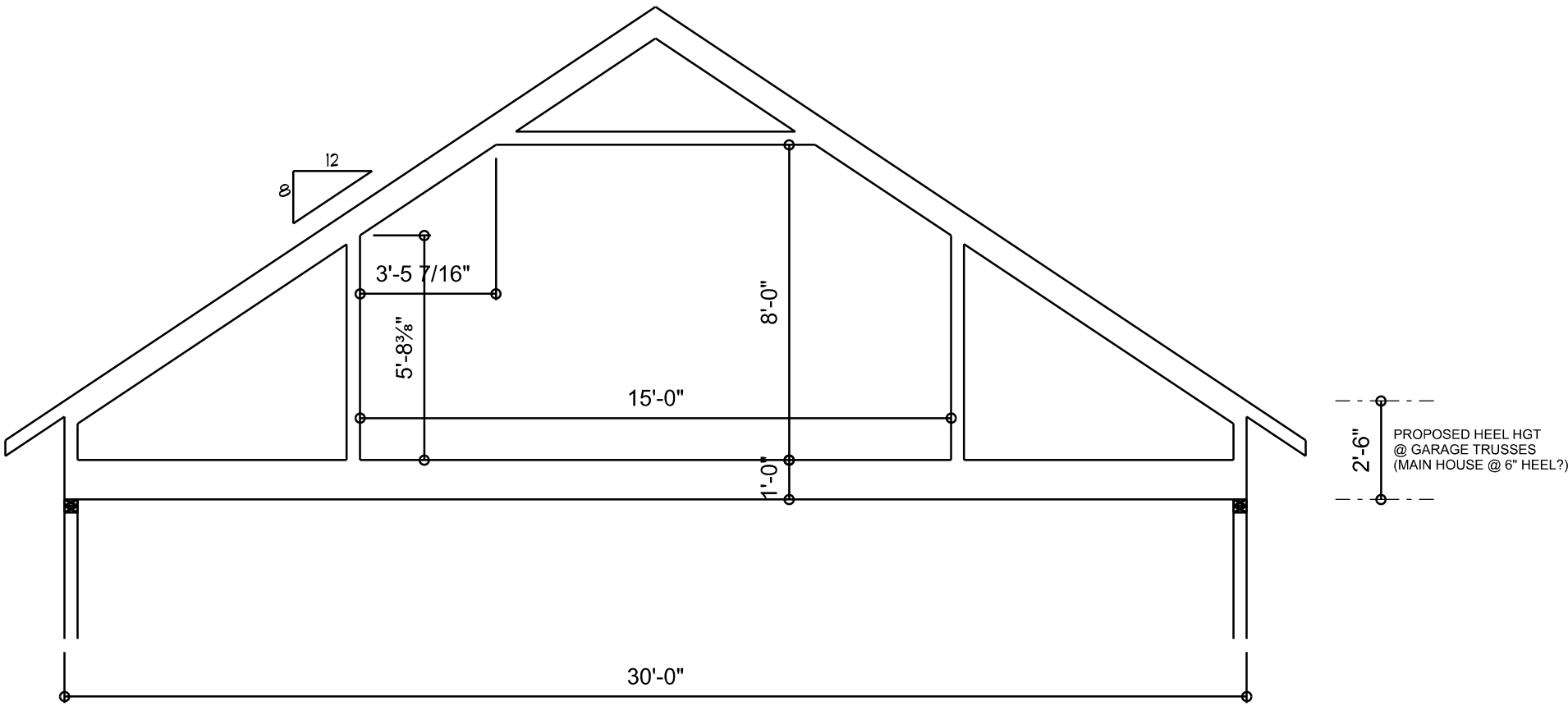
SCALE: NOT TO SCALE

STAIR / BALUSTER STYLES ARE DIAGRAMMATIC ONLY - CONTRACTOR TO COORDINATE STYLES WITH OWNER / FINISHES



BONUS ROOM PLAN

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



PROPOSED BONUS TRUSS

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

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THE OAKS SID, COLUMBIA COUNTY, FLORIDA

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ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CEILING FAN	8	
CAN LIGHT 6inch	49	
LED CEILING LIGHT 1x4	4	
PENDANT LIGHT	3	
EXTERIOR SCNCE	10	
MOTION SECURITY LIGHT	5	
AC DISCONNECT	4	
CABLE TV OUTLET	6	
CARBON DETECTOR	3	
EXHAUST FAN	3	
OUTLET	40	
OUTLET 220v	4	
OUTLET GFI	24	
OUTLET WP	9	
SMOKE DETECTOR	8	
STANDARD LIGHT	5	
SWITCH	35	
SWITCH 3 WAY	32	
VANITY BAR LIGHT - SMALL	4	
ELECTRIC PANEL	1	

ELECTRICAL PLAN NOTES:

INSTALLATION SHALL BE PER LATEST NAT'L ELECTRIC CODE.
WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS

CONSULT WITH THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED

ALL SMOKE DETECTORS SHALL BE 120v W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS

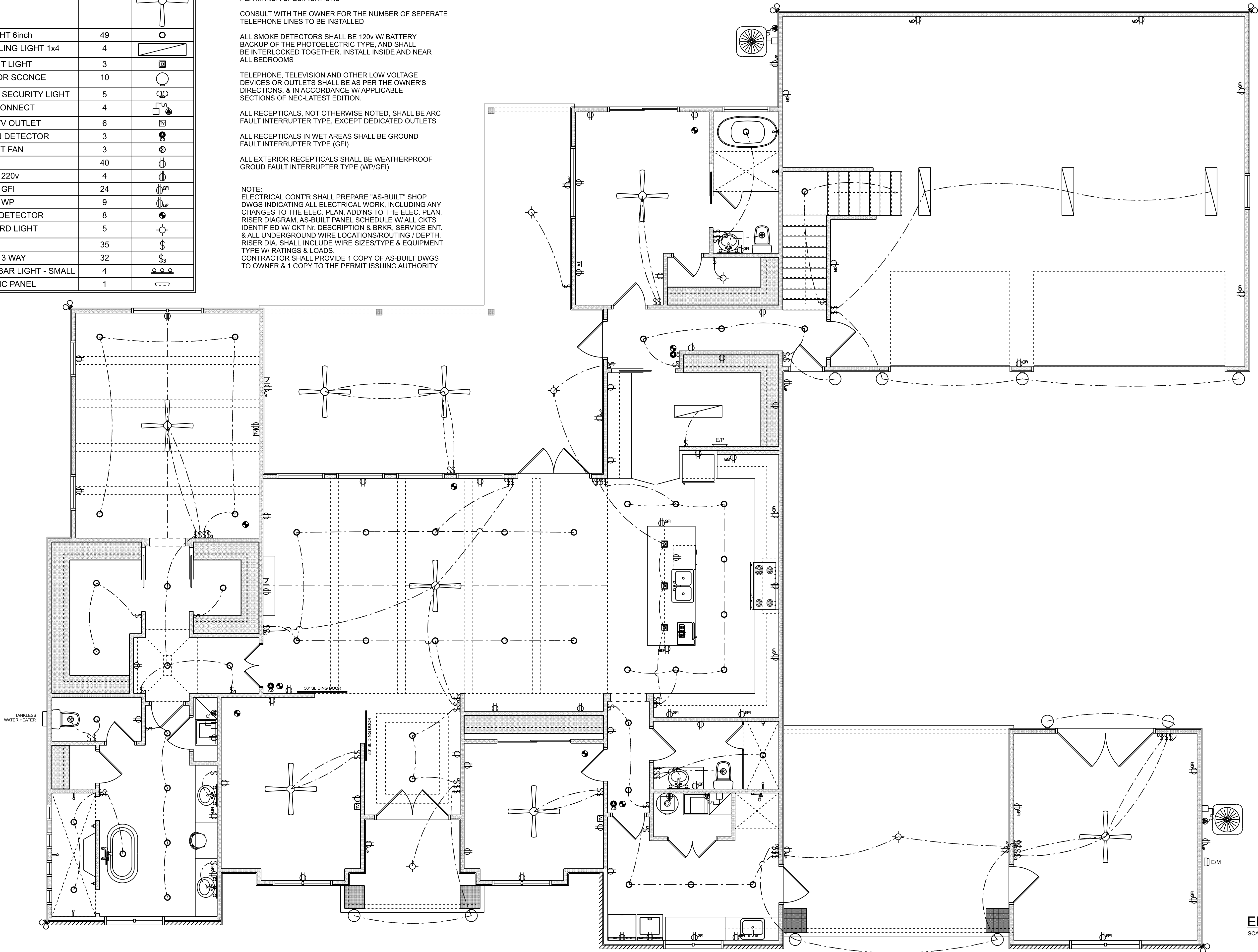
TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.

ALL RECEPTICALS, NOT OTHERWISE NOTED, SHALL BE ARC FAULT INTERRUPTER TYPE, EXCEPT DEDICATED OUTLETS

ALL RECEPTICALS IN WET AREAS SHALL BE GROUND FAULT INTERRUPTER TYPE (GFI)

ALL EXTERIOR RECEPTICALS SHALL BE WEATHERPROOF GROUND FAULT INTERRUPTER TYPE (WP/GFI)

NOTE:
ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT N°, DESCRIPTION & BRKR, SERVICE ENT, & ALL UNDERGROUND WIRE L LOCATIONS/ROUTING / DEPTH, RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS.
CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY



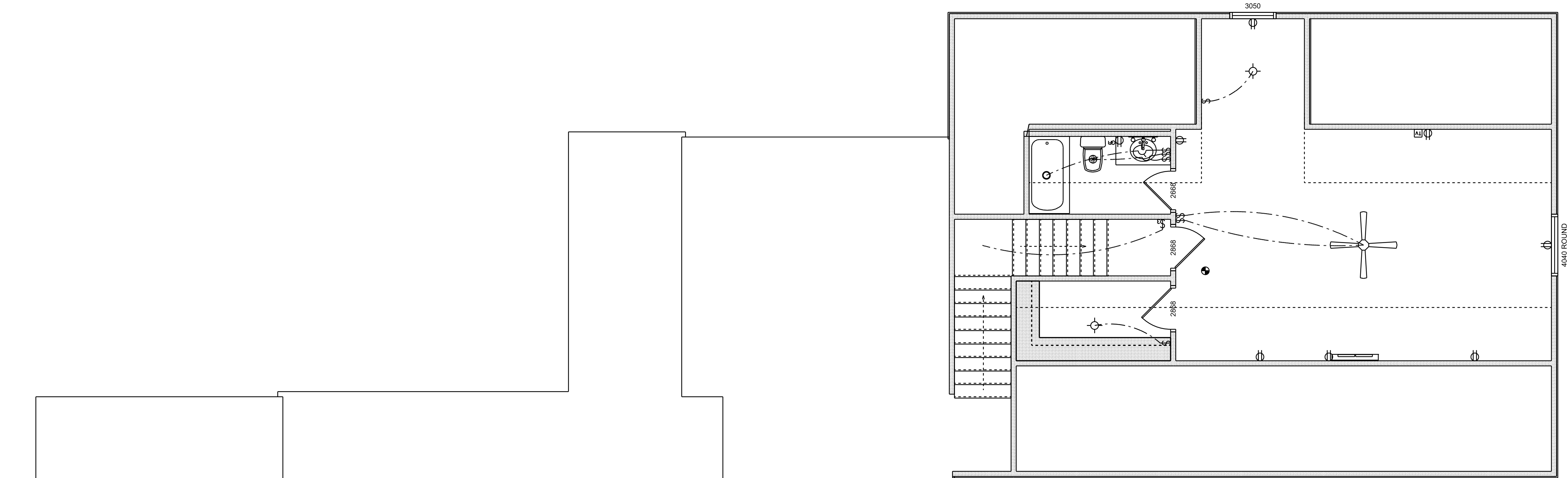
ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

REVISIONS SCHEDULE	
PROPOSAL	Sep 15th, 2022
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CUSTOM HOME FOR:
LEECH RESIDENCE
THE OAKS SID. COLUMBIA COUNTY, FLORIDA

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SHEET NUMBER
A.5
OF 8 SHEETS



BONUS ROOM ELECTRICAL

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

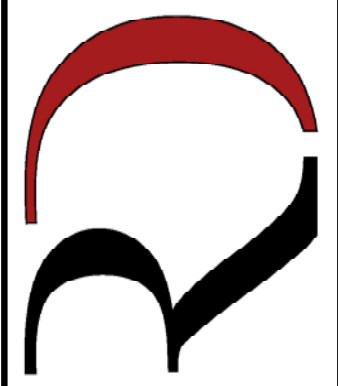
ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CEILING FAN	1	
CAN LIGHT 6inch	1	
CABLE TV OUTLET	1	
EXHAUST FAN	1	
OUTLET	7	
OUTLET GFI	1	
SMOKE DETECTOR	1	
STANDARD LIGHT	2	
SWITCH	7	
SWITCH 3 WAY	1	
VANITY BAR LIGHT - SMALL	1	

ELECTRICAL PLAN NOTES:

- INSTALLATION SHALL BE PER LATEST NAT'L ELECTRIC CODE.
- WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS
- CONSULT WITH THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED
- ALL SMOKE DETECTORS SHALL BE 120v W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS
- TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.
- ALL RECEPTICALS, NOT OTHERWISE NOTED, SHALL BE ARC FAULT INTERRUPTER TYPE, EXCEPT DEDICATED OUTLETS
- ALL RECEPTICALS IN WET AREAS SHALL BE GROUND FAULT INTERRUPTER TYPE (GFI)
- ALL EXTERIOR RECEPTICALS SHALL BE WEATHERPROOF GROUD FAULT INTERRUPTER TYPE (WP/GFI)
- NOTE:
ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDNS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT N°. DESCRIPTION & BRKR, SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING / DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS.
CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY

REVISIONS SCHEDULE	
PROPOSAL	Sep 15th, 2022
REVISIONS	Oct 28th, 2022
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CUSTOM HOME FOR:
LEECH RESIDENCE
THE OAKS SID. COLUMBIA COUNTY, FLORIDA

**RIDGEPOINT
DESIGN**

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STANDARD HEADER SCHEDULE

0'-0" UP TO 6'-0" OPENINGS

DOUBLE 2x8 No.#2 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 1 - SIMPSON M5TA18 TOP AND 1 - SIMPSON 5P4H8 BOTTOM EACH SIDE OF OPENING WITH 1 - HEADER STUD AND 1 FULL HEIGHT STUD EACH SIDE OF OPENING

6'-0" UP TO 9'-0" OPENINGS

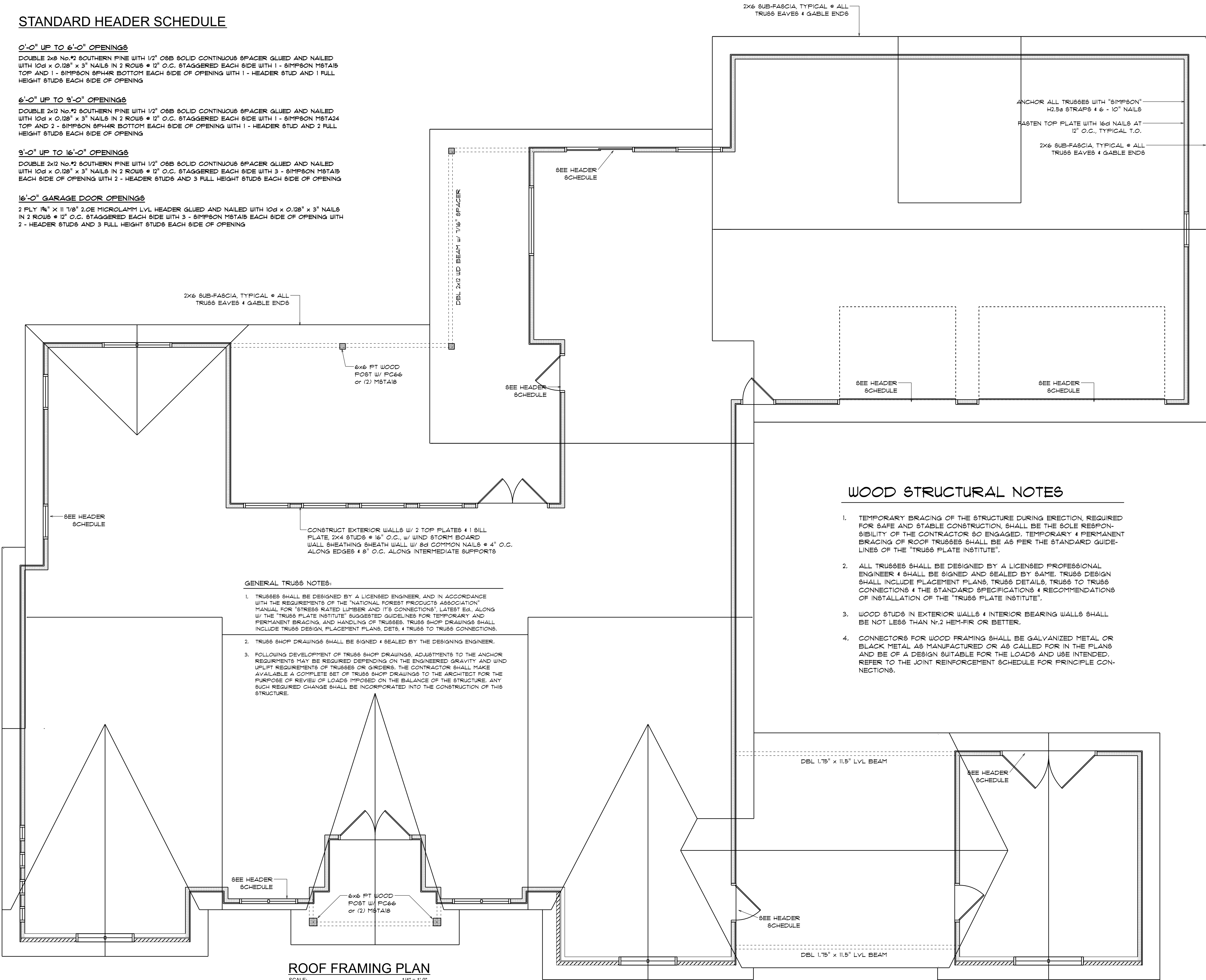
DOUBLE 2x12 No.#2 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 1 - SIMPSON M5TA24 TOP AND 2 - SIMPSON 5P4H8 BOTTOM EACH SIDE OF OPENING WITH 1 - HEADER STUD AND 2 FULL HEIGHT STUDS EACH SIDE OF OPENING

9'-0" UP TO 16'-0" OPENINGS

DOUBLE 2x12 No.#2 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 3 - SIMPSON M5TA18 EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING

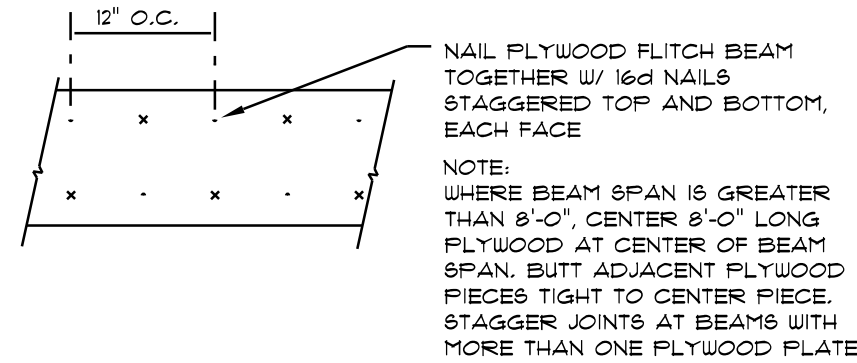
16'-0" GARAGE DOOR OPENINGS

2 PLY 1 3/4" x 11 1/8" 2.0E MICROLAMM LVL HEADER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 3 - SIMPSON M5TA18 EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING



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 No.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.



PLYWOOD FLITCH BEAM DETAIL

NOT TO SCALE

B/U Beam DETAILS

SCALE: NONE

ROOF PLAN NOTES

- R-1 SEE ELEVATIONS FOR ROOF PITCH
- R-2 ALL OVERHANG 18" (12" on gables) 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!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER FBC 1603 AND LOCAL JURISDICTION REQUIREMENTS

NOTE!
ANCHOR GIRDER TRUSS(ES) TO HEADER WITH 2 "SIMPSON" LGT(2, 3 OR 4), ANCHOR HEADER TO KING STUDS w/ 2 "SIMPSON" ST22 EA. END - TYP., T.O.

REVISIONS
Jan. 28th, 2023

CUSTOM HOME FOR:
LEECH RESIDENCE
THE OAKS SID, COLUMBIA COUNTY, FLORIDA

NICHOLAS PAUL GEISLER
ARCHITECT
1755 NW Brown Rd.
Lakes City, FL 32055

SHEET NUMBER

S.2
OF 4 SHEETS

AR0007005

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:
TWO LAYERS OF ASTM D226 TYPE II or ASTM D4869 TYPE III or TYPE IV UNDERLAYMENT SHALL BE INSTALLED 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.

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

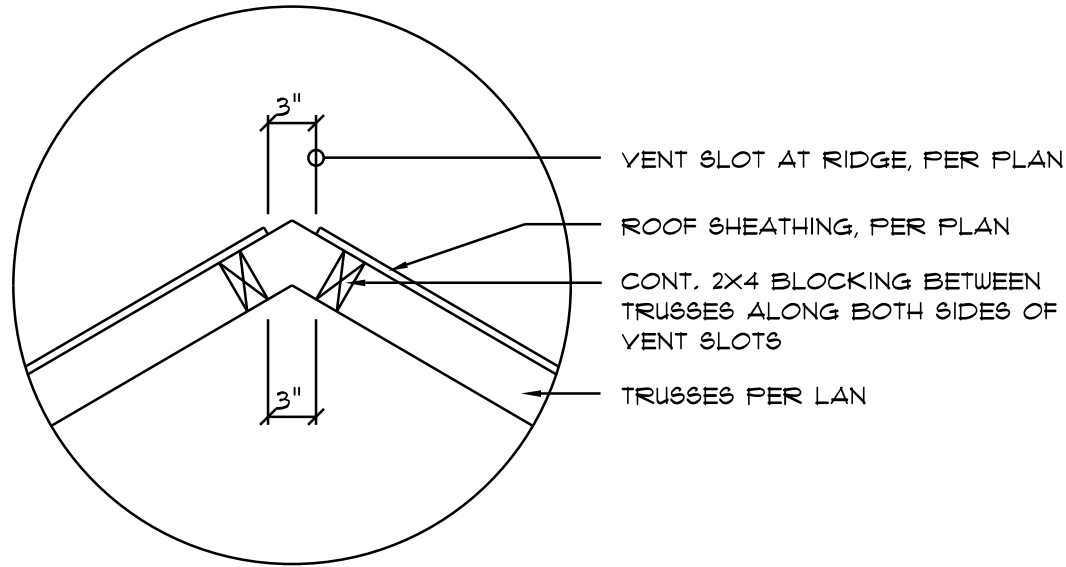
FASTENERS:
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE SHANK WITH A MINIMUM 3/8 INCH DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL, AND A MINIMUM 3/4" INTO THE ROOF SHEATHING. WHERE THE SHEATHING IS LESS 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 FA 101-95.

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 11 LB6 PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

VALLEYS:
VALLEY LINING6 SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LINING6 OF THE FOLLOWING TYPES SHALL BE PERMITTED:

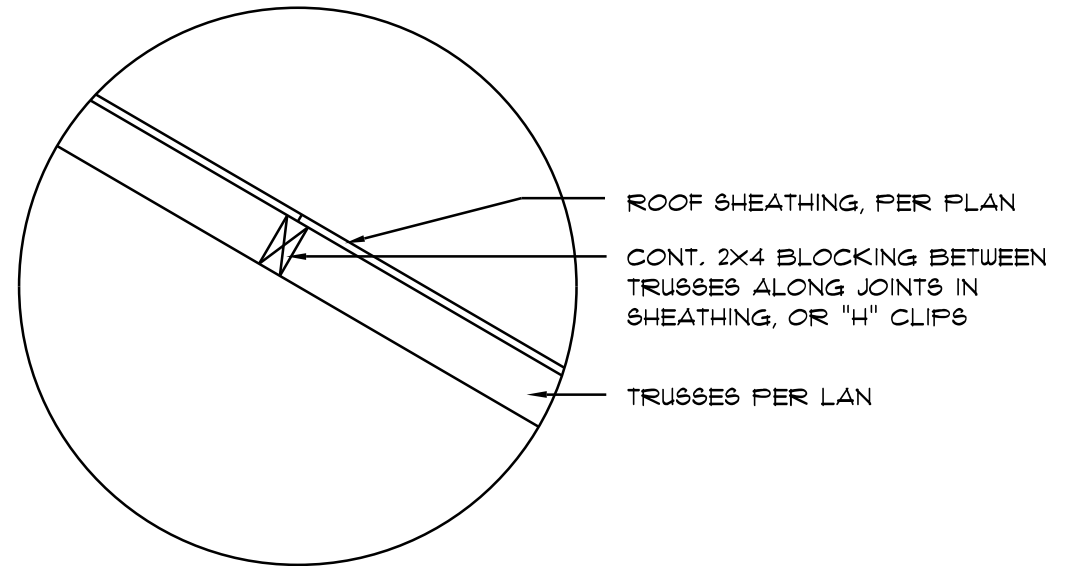
1. FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN FBC TABLE 1501.3.9.2.
2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLYS OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 19 INCHES AND THE TOP LAYER 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 LINED AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
 3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1910.



Vent DETAIL

SCALE: NONE

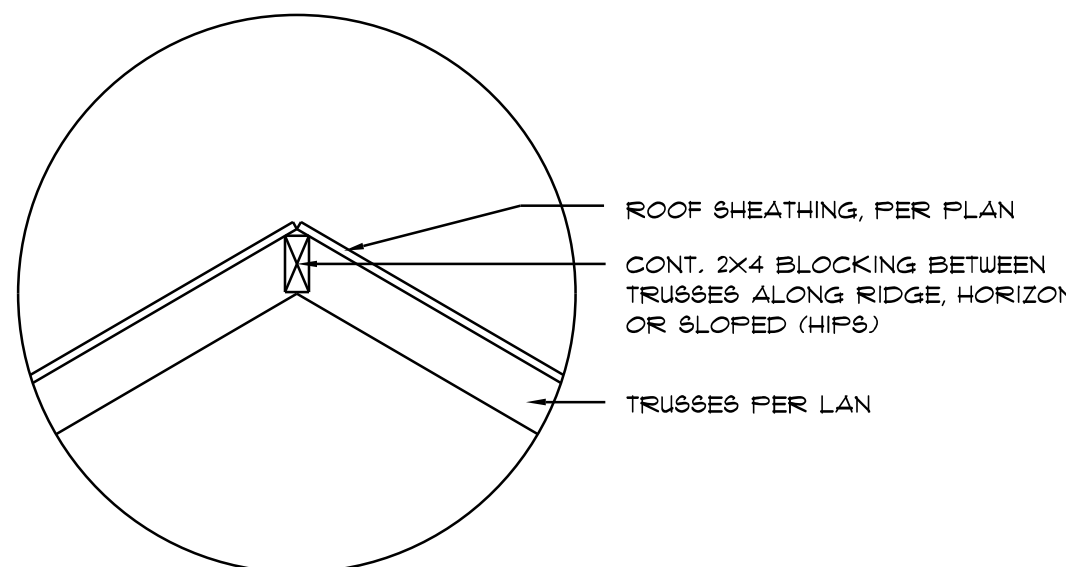
A1



Joint DETAIL

SCALE: NONE

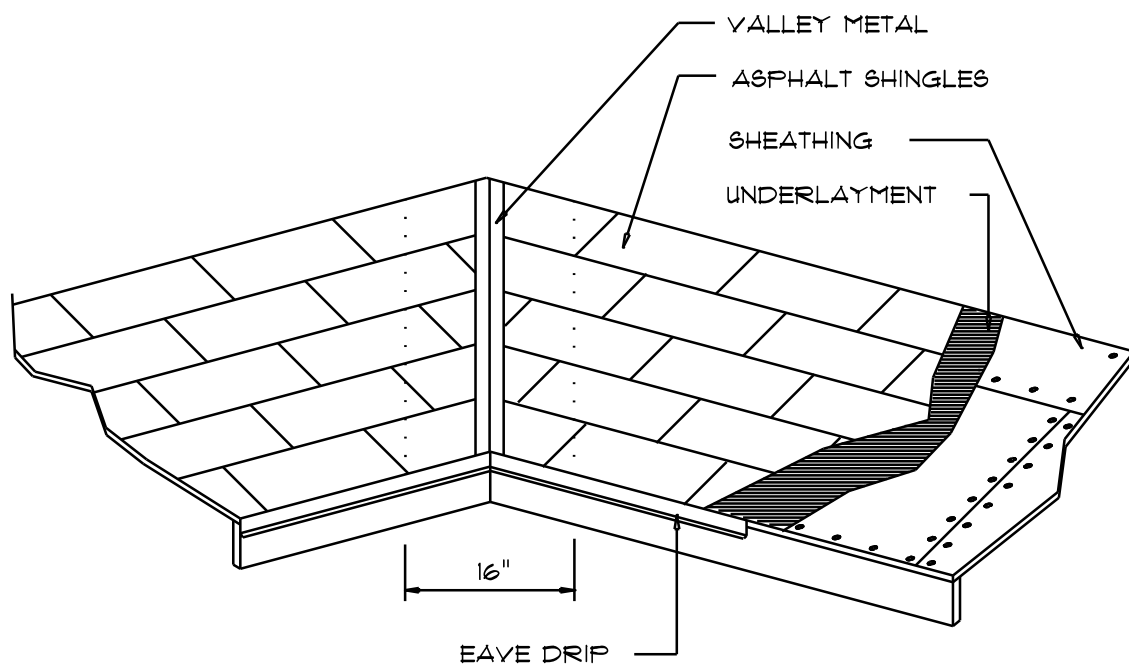
A2



Ridge DETAIL

SCALE: NONE

A3



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	0.0119	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.021		40 20

Roofing/Flashing DETS.

SCALE: NONE

A

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUFR/MODEL	CAP.
TRUSS TO WALL:	SIMPSON H2.5a or SDUC15600	600*
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT, W/ 28 - 16d NAILS	1785*
HEADER TO KING STUD(S):	SIMPSON ST22	1310*
PLATE TO STUD:	NO CONNECTION REQ. WHEN USING WINDSTORM BOARD	
STUD TO BILL:	NO CONNECTION REQ. WHEN USING WINDSTORM BOARD	
PORCH BEAM TO POST:	SIMPSON PC44 or (2) 5/8" LAG BOLTS EA. POST	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.

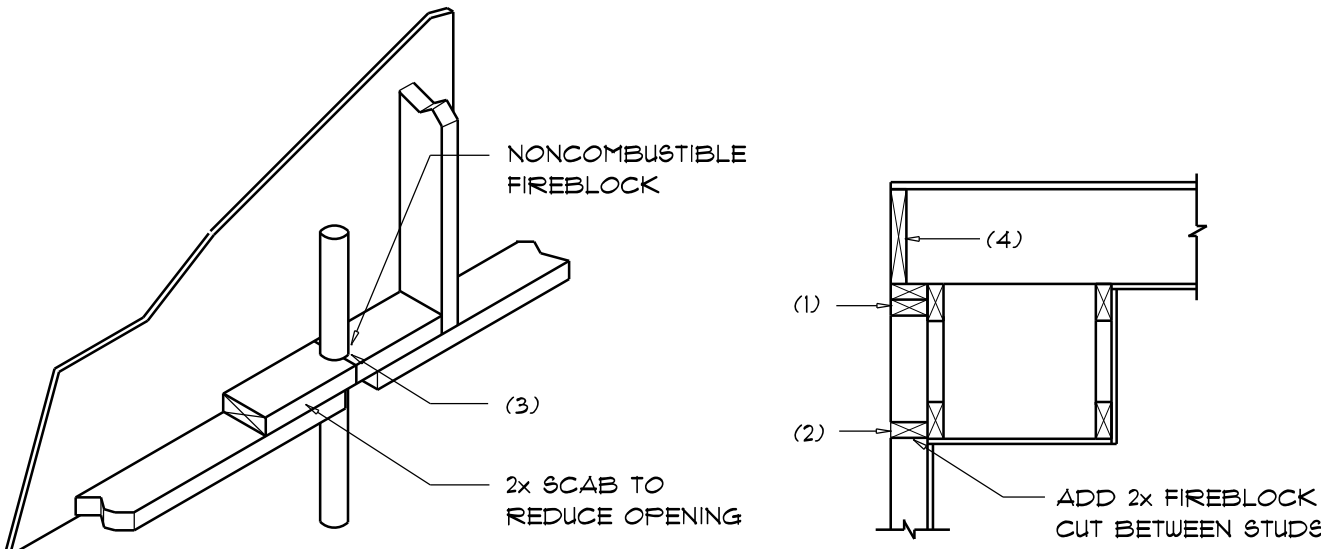
NOTE:
ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

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

NOTE:
"SIMPSON" PRODUCT APPROVALS:
MIAMI/DADE COUNTY REPORT #91-0101.05, #96-1126.11, #99-0623.04
SBCCI NER-443, NER-393

WIND SPEED CATEGORY		45°		27°		15°	
		10 MPH	15 MPH	20 MPH	30 MPH	40 MPH	50 MPH
ROOF T TO 2T	1	10	12.0 / -19.9	14.9 / -23.1	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	2	10	12.5 / -34.1	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 / -51.1	
	2	50	10.0 / -28.2	11.9 / -33.6	13.9 / -39.4	16.1 / -45.1	
3	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 / -77.1	
	3	50	10.0 / -43.9	11.9 / -51.8	13.9 / -60.8	16.1 / -70.5	
WALL	4	10	21.8 / -29.6	25.9 / -34.1	30.4 / -33.0	35.3 / -38.2	
	4	20	20.8 / -22.6	24.1 / -26.9	28.0 / -31.6	31.7 / -36.1	
	4	50	19.5 / -21.3	23.2 / -25.4	27.2 / -29.8	31.6 / -34.6	
5	5	10	21.8 / -29.1	25.9 / -34.1	30.4 / -40.1	35.3 / -47.2	
	5	20	20.8 / -21.2	24.1 / -32.4	28.0 / -38.0	33.1 / -44.0	
	5	50	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	1.41
20	1.00	1.29	1.59
25	1.00	1.39	1.61
30	1.00	1.40	1.66



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 "FYPANEL 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

SCALE: NONE

A

FLORIDA BUILDING CODE	
Compliance Summary	
TYPE OF CONSTRUCTION	
Roof:	Gable Construction, Wood Trusses @ 24" O.C.
Walls:	2x4 Wood Studs @ 16" O.C.
Floor:	4" Thk. Concrete Slab w/ Fiberglass Concrete Additive
Foundation:	Continuous Footer/Stem Wall
ROOF DECKING	
Material:	1/2" CDX Plywood or 7/16" O.S.B.
Sheet Size:	48"x96" Sheets Perpendicular to Roof Framing
Fasteners:	.113 RING SHANKED Nails per schedule on sheet 5.4
SHEARWALLS	
Material:	1/2" CDX Plywood or 7/16" O.S.B.
Sheet Size:	48"x96" Sheets Placed Vertical
Fasteners:	.113 COMMON Nails @ 4" O.C. Edges 4 8" O.C. Interior
Dragstrut:	Double Top Plate (S.Y.P.) w/16d Nails @ 12" O.C.
Wall Studs:	2x4 Studs @ 16" O.C.
HURRICANE UPLIFT CONNECTORS	
Truss Anchors:	SIMPSON H2.5a @ Ea. Truss End (Typ. U.O.N.)
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) HD5a @ each corner
Porch Column Base Connector:	Simpson ABU66 @ each column
Porch Column to Beam Connector:	Simpson M8TA20 (2 ea. side) or Simpson EPC66 or 2 - 5/8" thru bolts
FOOTINGS AND FOUNDATIONS	
Footings:	20"x10" Cont. w/ 2 - #5 Bars Cont. on wire/plastic chairs @ 48" o.c.
Stemwall:	8" C.M.U. w/1-#5 Vertical Dowel @ 48" O.C.
Int. Footings:	18"x18" x Cont. w/ 3 - #5 Bars Cont. on wire/plastic chairs @ 48" o.c.

STRUCTURAL DESIGN CRITERIA:

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE - SECTION 1609 AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.

2. WIND LOAD CRITERIA: RISK CATEGORY: 2, EXPOSURE: "B"

BASED ON ANSI/ASCE 7-16, 2020 FBC 1609.4 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 1816.1.1

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 1816.1.1

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

REVISIONS
Jan. 28th, 2023

CUSTOM HOME FOR:

LEECH RESIDENCE

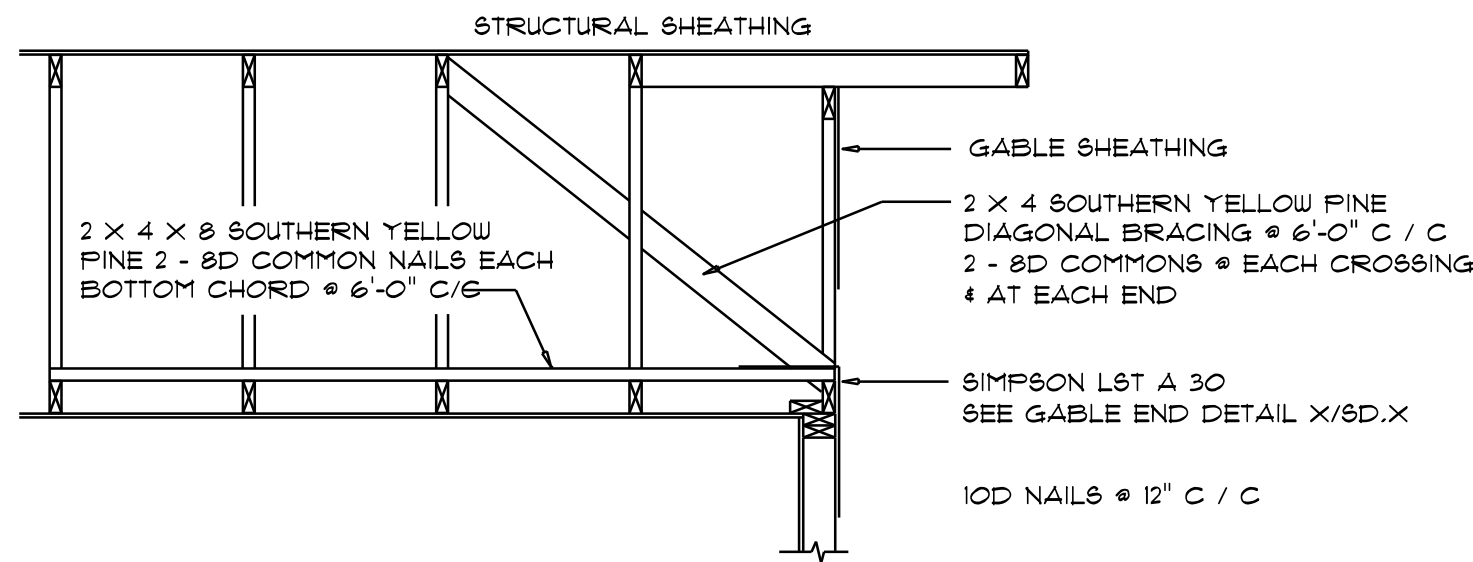
THE OAKS SID, COLUMBIA COUNTY, FLORIDA

NICHOLAS
PAUL
GEISLER
ARCHITECT
1755 NW Brown Rd.
Lakes City, FL 32055

SHEET NUMBER

S.3
OF 4 SHEETS

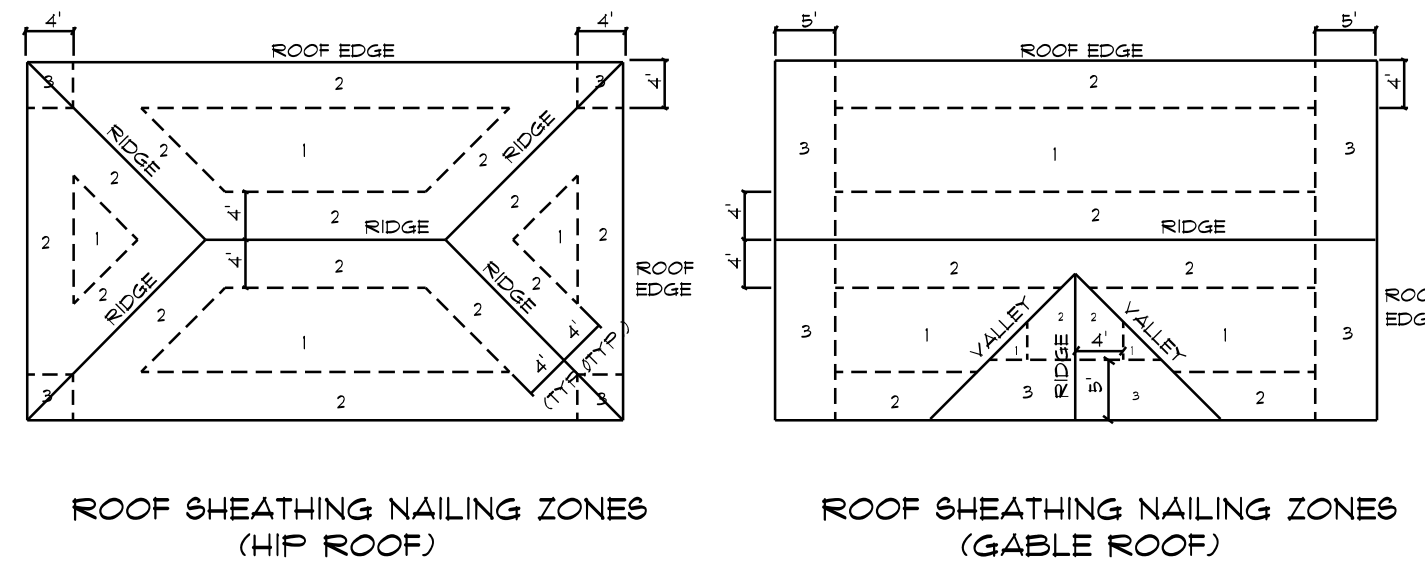
AR0007005



END WALL BRACING FOR CEILING DIAPHRAGM

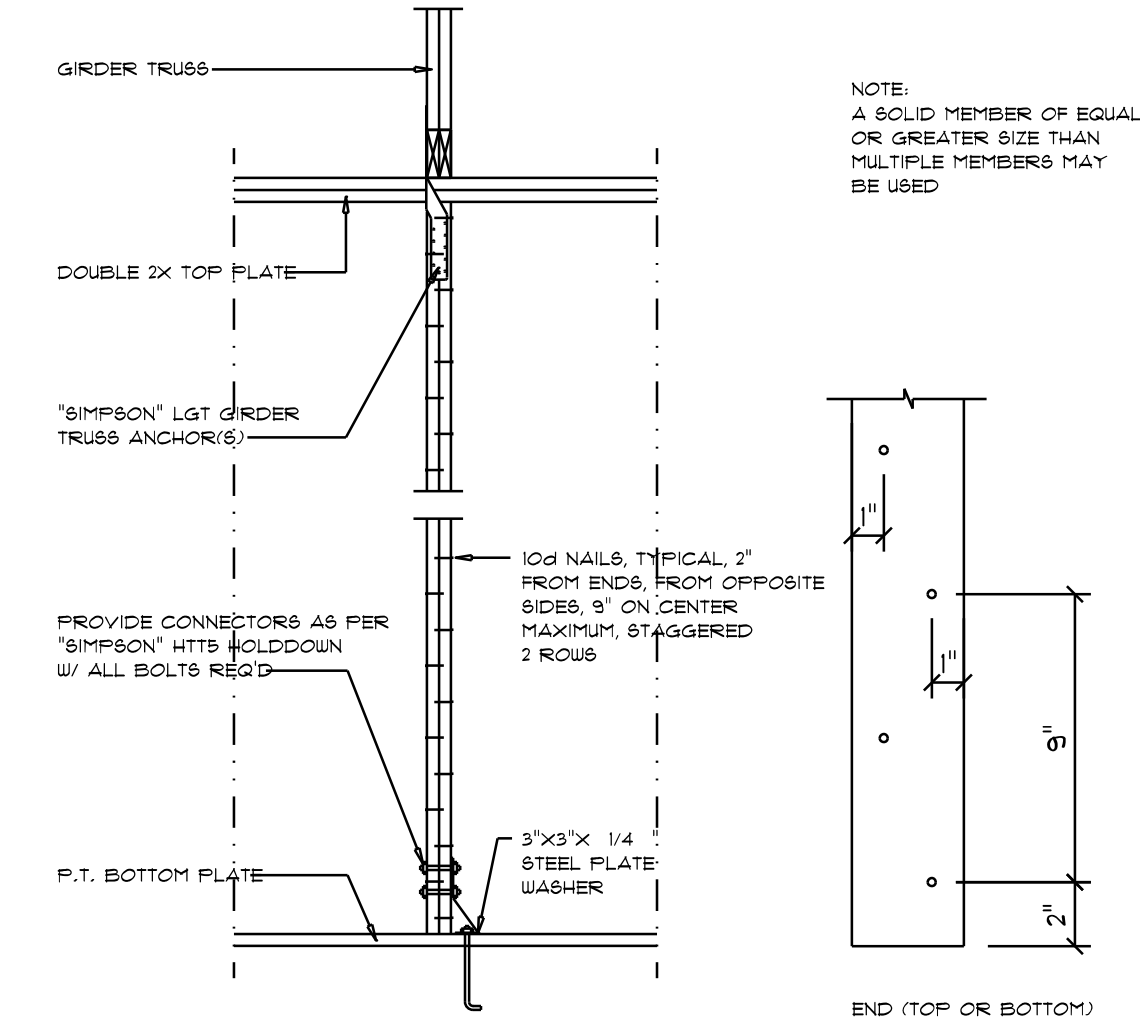
NTS (ALTERNATIVE TO BALLOON FRAMING)
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

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



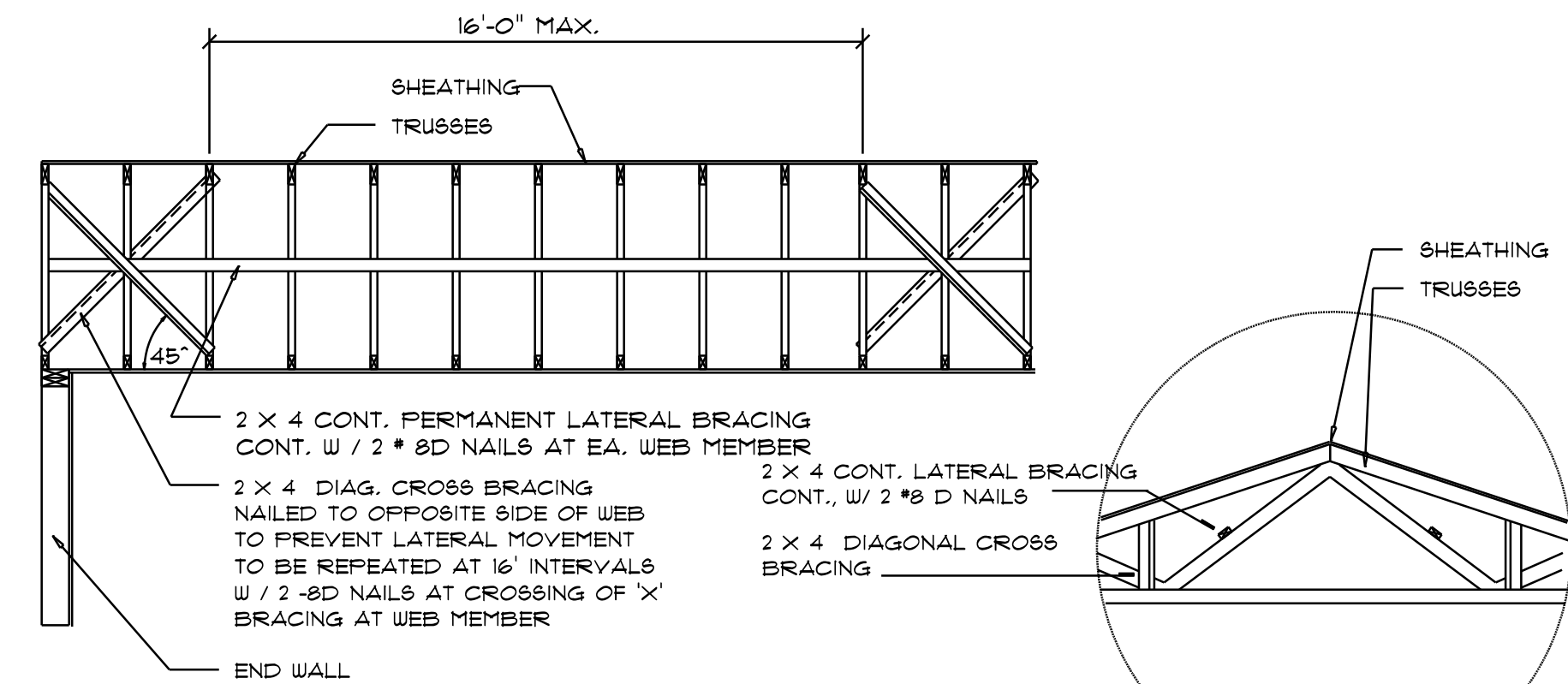
Roof Nail Pattern DET.

SCALE: NONE



Girder Truss Column DET.

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

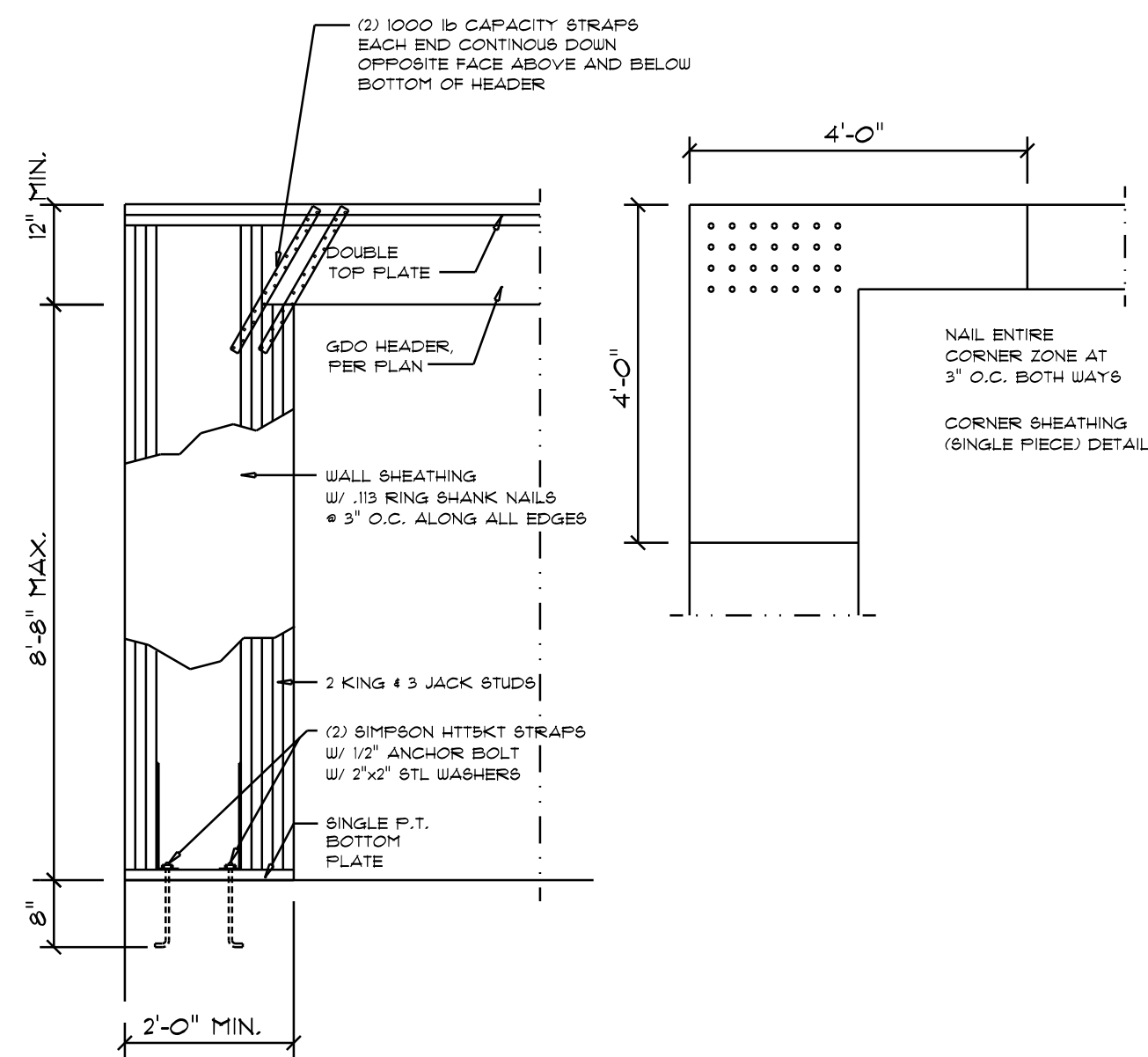


TYP. PERMANENT TRUSS BRACING DIA.

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

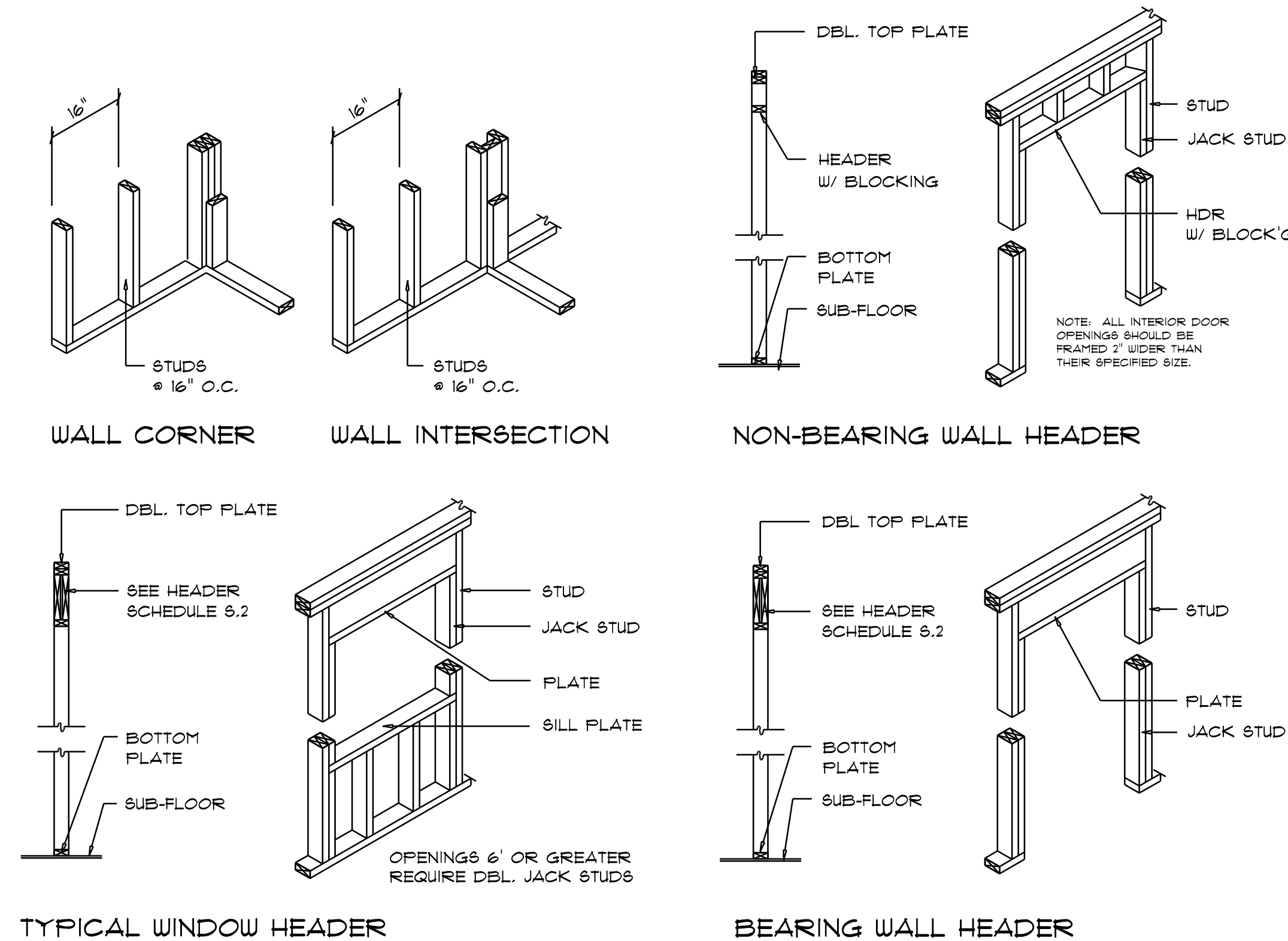
Truss Bracing DETAILS

SCALE: AS NOTED



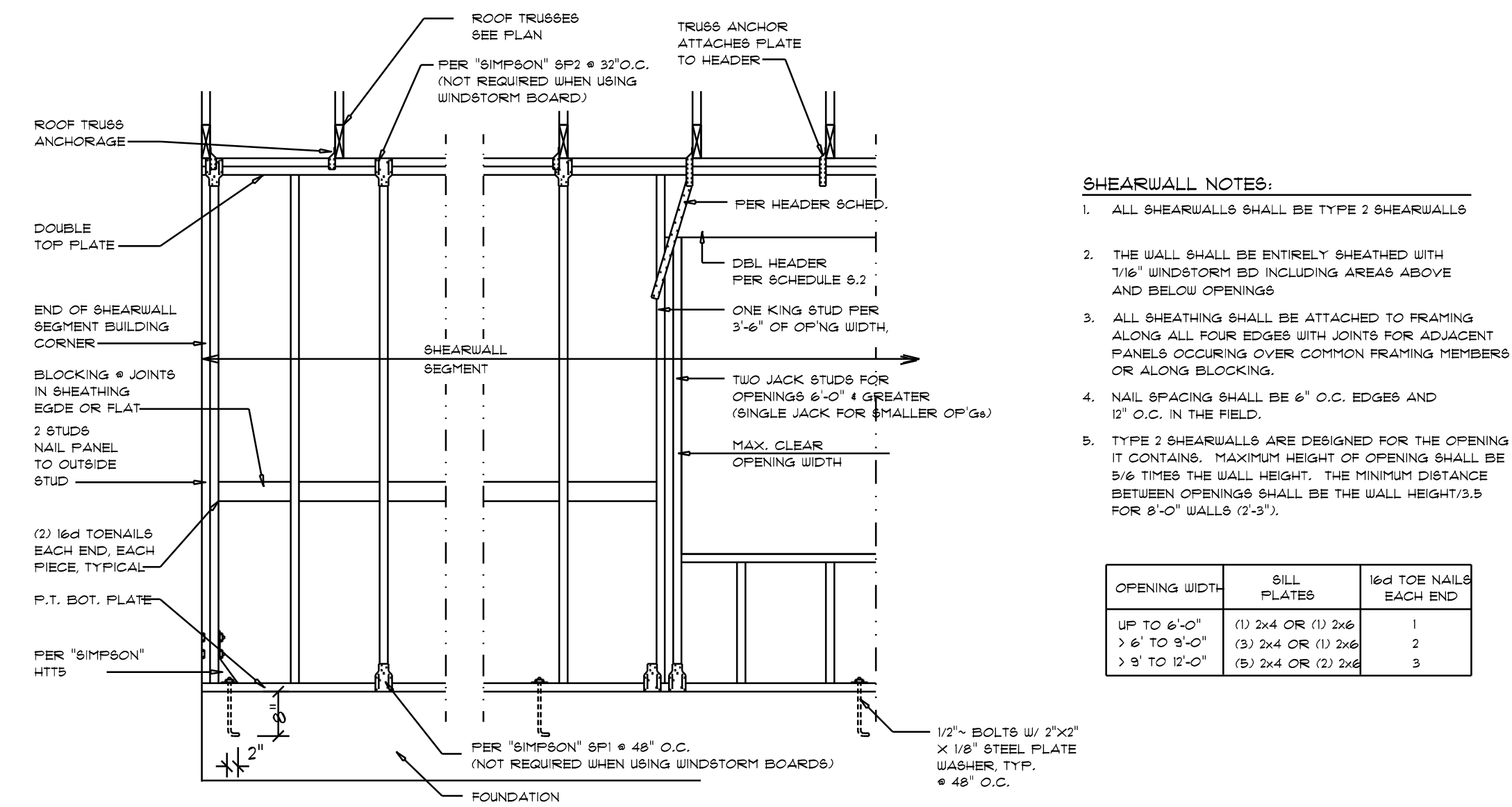
Garage End Wall DETAILS

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



Wall Framing/Header DETAILS

SCALE: NONE



Shear Wall DETAILS

SCALE: NONE

- SHEARWALL NOTES:**
- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS
 - THE WALL SHALL BE ENTIRELY SHEATHED WITH 1/16" WINDSTORM BD 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 5/8 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

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NICHOLAS PAUL GEISLER ARCHITECT
1155 NW Brown Rd.
Lakes City, FL 32055

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