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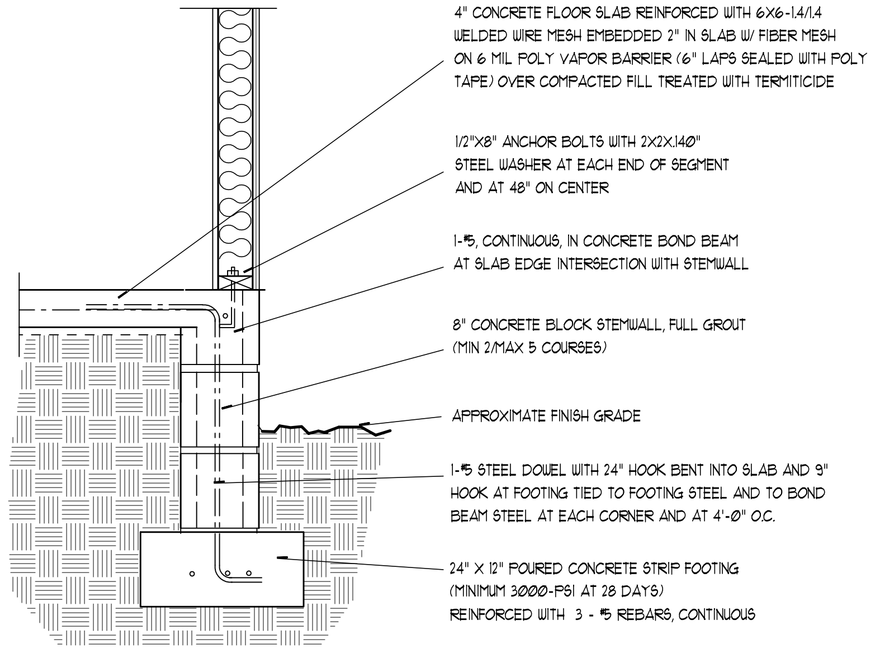
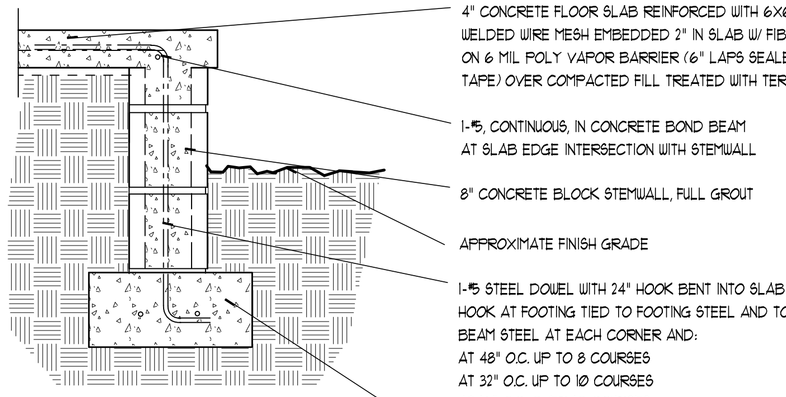


TYPICAL STEMWALL SECTION A

SCALE: 3/4" = 1'

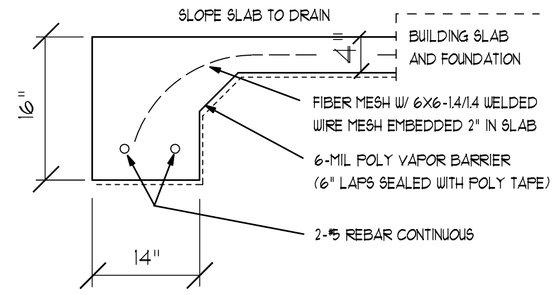
CONCRETE / MASONRY / METALS GENERAL NOTES:

1. DESIGN SOIL BEARING PRESSURE: 1000 PSF.
2. EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PREFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
3. CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS, BOTH SUB-SOIL AND FILL COMPACTION SHALL BE NOT LESS THAN 98% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
4. REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YEILD STRESS = 65 KSI.
6. CONCRETE SHALL BE STANDARD MIX F'c = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX F'c = 3000 PSI, STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
7. CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - F'm = 1500 PSI.
8. MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
9. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH, BOLTS SHALL BE ASTM A307 / GRADE I OR A325, AS PER PLAN REQUIREMENTS.
10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.



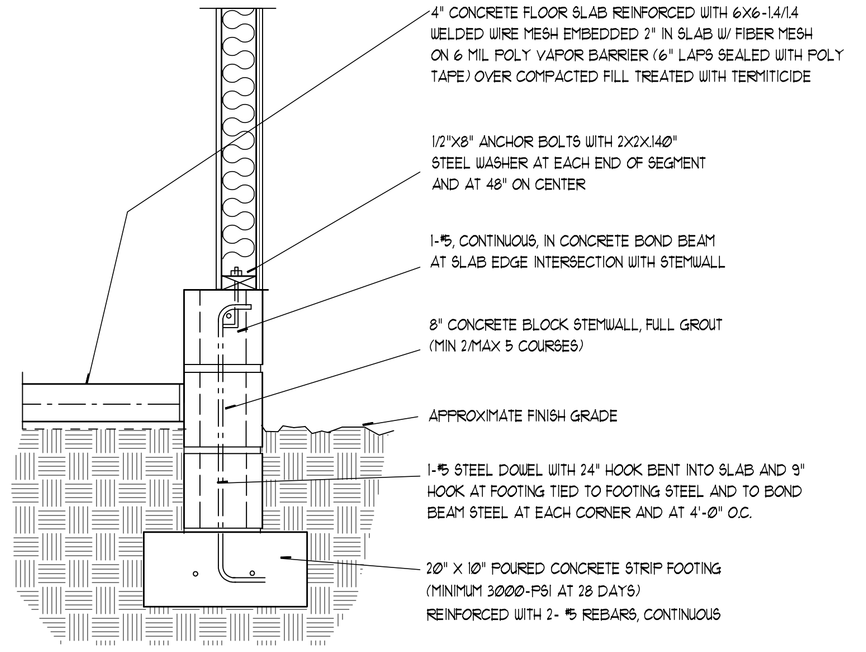
PORCH STEMWALL / SEC'N B

SCALE: 3/4" = 1'



TYPICAL PORCH SLAB / SECTION D

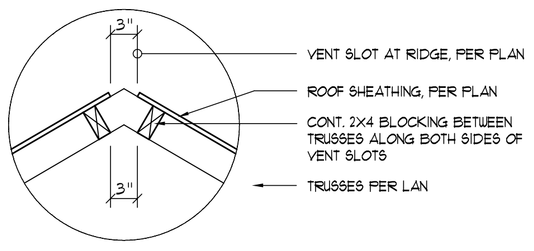
SCALE: 3/4" = 1'



TYPICAL STEMWALL SECTION E

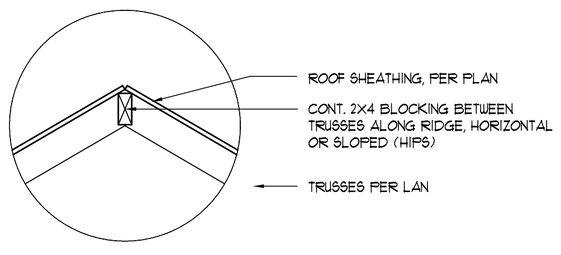
SCALE: 3/4" = 1'

TYPICAL FOUNDATION DETAILS AND SPECIFICATIONS



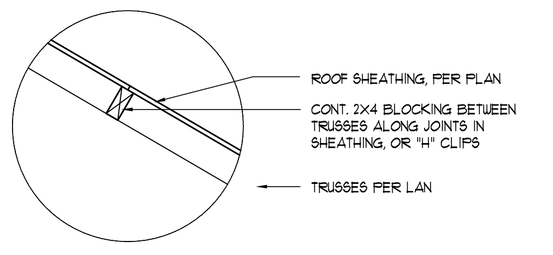
Vent DETAIL — A1

SCALE: 1" = 1'-0"



Ridge DETAIL — A2

SCALE: 1" = 1'-0"



Joint DETAIL — A3

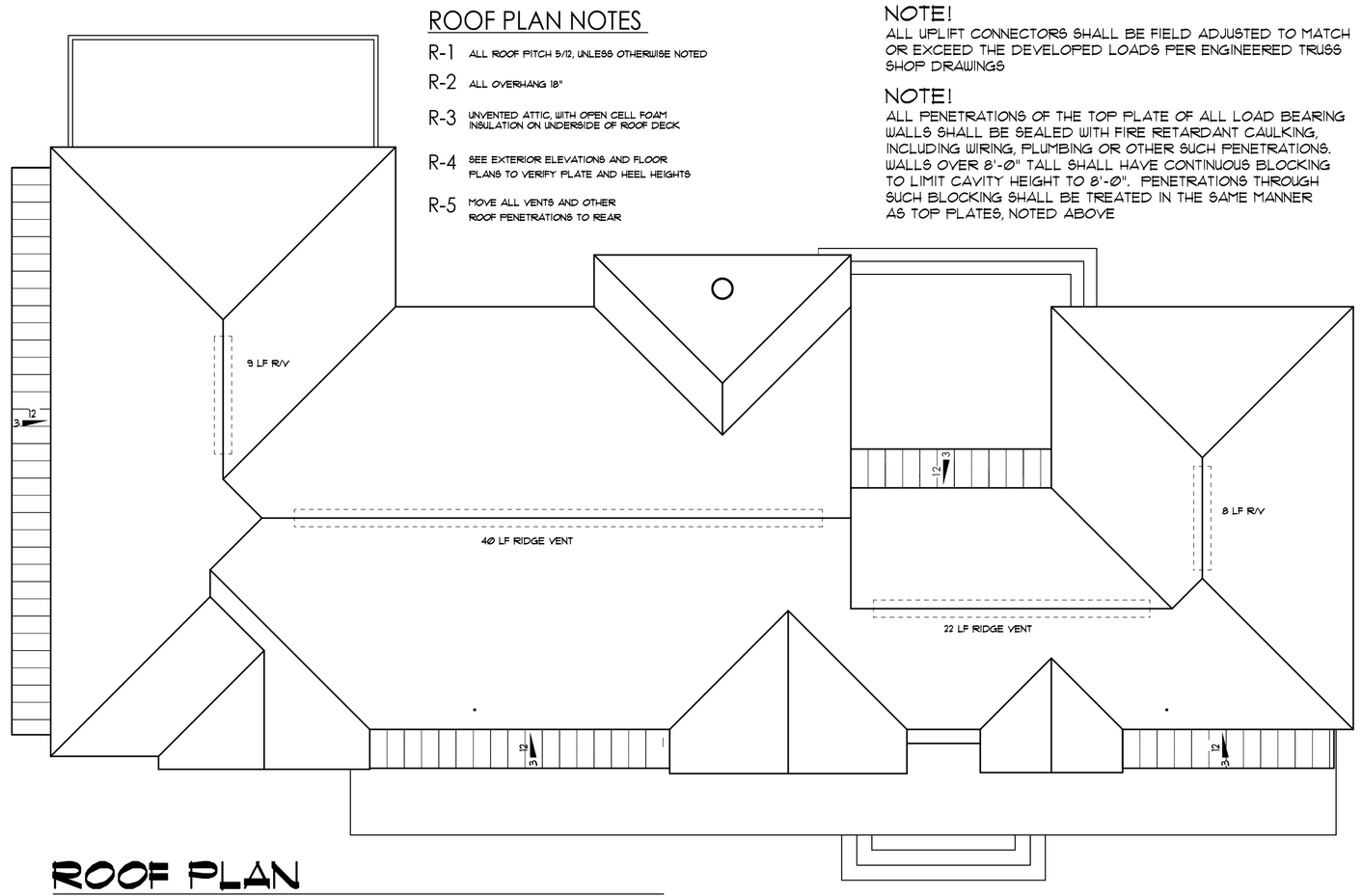
SCALE: 1" = 1'-0"

ROOF PLAN NOTES

- R-1 ALL ROOF PITCH 5/12, UNLESS OTHERWISE NOTED
- R-2 ALL OVERHANG 18"
- R-3 UNVENTED ATTIC, WITH OPEN CELL FOAM INSULATION ON UNDERSIDE OF ROOF DECK
- 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!
ALL UPLIFT CONNECTORS SHALL BE FIELD ADJUSTED TO MATCH OR EXCEED THE DEVELOPED LOADS PER ENGINEERED TRUSS SHOP DRAWINGS

NOTE!
ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING, INCLUDING WIRING, PLUMBING OR OTHER SUCH PENETRATIONS. WALLS OVER 8'-0" TALL SHALL HAVE CONTINUOUS BLOCKING TO LIMIT CAVITY HEIGHT TO 8'-0". PENETRATIONS THROUGH SUCH BLOCKING SHALL BE TREATED IN THE SAME MANNER AS TOP PLATES, NOTED ABOVE



ROOF PLAN

SCALE: 1/8" = 1'

NOTE!
SHEATH ROOF W/ 1/2" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING W/ 8d RING SHANK NAILS - AS PER DET. B/A10

NOTE!
ANCHOR GIRDER TRUSSES TO HEADER WITH 2 "SIMPSON" LGT2 G/T ANCHORS - ANCHOR HEADER TO KING STUDS W/ 2 "SIMPSON" ST22 EA. END - TYP., T.O.

NOTE!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2020 FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

NOTE!
REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET A10 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES MINIMUM SIZE ALLOWABLE IS 2-2X10.

SHOP DWG COORDINATION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE SUGGESTED STRAPS AND THAT THE TRUSS ENGINEERED SHOP DRAWING LOADS TAKE PRECEDENCE OVER THAT INDICATED IN THE CONSTRUCTION DOCUMENTS.
THE UPLIFT LOADS INDICATED FOR EACH TRUSS IN THE ENGINEERED TRUSS SHOP DRAWINGS MAY BE MATCHED TO STANDARD PRODUCT UPLIFT RATINGS FOR COMPARABLE UPLIFT CONNECTORS, AND THAT THE PRODUCTS THAT PROVIDE EQUAL OR GREATER UPLIFT RESISTANCE FOR THE LISTED LOADS MAY BE USED IN LIEU OF THOSE INDICATED IN THE CONSTRUCTION DOCUMENTS OR AS APPROVED BY THE BUILDING OFFICIAL.

THE CONTRACTOR SHALL COORDINATE THE TRUSS TO TRUSS ANCHOR REQUIREMENTS WITH THE TRUSS ENGINEERING SHOP DRAWINGS. SOME OF THE TRUSS TO TRUSS CONNECTIONS WILL REQUIRE ANCHOR STRAPS IN ADDITION TO TYPICAL NAILING. ANCHOR DEVICES SHALL BE REQUIRED FOR ALL JOINTS WITH AN UPLIFT OR GRAVITY LOAD OF 100 LBS OR GREATER.

TRUSSES BEARING ON INTERIOR PARTITIONS WHERE UPLIFT LOADS ARE PRESENT SHALL REQUIRE ANCHORS OF EQUAL OR GREATER LOAD CAPACITY THAN THAT INDICATED BY THE TRUSS SHOP DRAWINGS. THE UPLIFT ANCHOR SYSTEM SHALL BE CONTINUOUS TO THE FOUNDATION.

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 №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.

CONSTRUCTION NOTES

1. FIELD VERIFY ALL DIMENSIONS AND MATERIALS. ALL OUTSIDE DIMENSIONS ARE TO FACE OF FOUNDATION.
2. ALL NAILING CONSTRUCTION MATERIALS SHALL BE AS PER 2007 FBC - SEE A6
3. PROVIDE EXTERIOR COMBUSTION AIR TO GAS FIRED HVAC EQUIPMENT, WOOD BURNING STOVES, AND FIREPLACES.
4. VENT CLOTHES DRYER, BATH, AND COOKING FANS TO EXTERIOR AS REQUIRED.
5. CONTRACTOR SHALL CALL ATTENTION TO THE DESIGNER, ANY DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS AND SHALL RECEIVE INSTRUCTIONS OR CLEARIFACATIONS BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN QUESTION.
6. ROOF & FLOOR TRUSS FRAMING PLANS ARE FOR GENERAL INFORMATION ONLY. THE TRUSS MANUFACTURER SHALL PROVIDE A DETAILED LAYOUT FOR TRUSS AND FRAMING MEMBERS.
7. SHOULD CONDITIONS AT THE SITE BE FOUND MATERIALLY DIFFERENT FROM THOSE INDICATED BY THE DRAWINGS AND/OR SPECIFICATIONS, AND THE CONDITIONS USUALLY INHERENT IN THE WORK OF THE CHARACTER SHOWN AND SPECIFIED BE DIFFERENT FROM THE DESIGNERS RECOMMENDED BUILDING PROCEDURES, CALL IMMEDIATE ATTENTION TO SUCH CONDITIONS BEFORE PROCEEDING.
8. LP GAS-BURNING APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR CRAWLSPACES.
9. DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY.

ALL WORK SHALL COMPLY WITH THE NATIONAL BUILDING CODE, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

ALL STRUCTURAL DIMENSIONS, BUILDING METHODS, SITE CONDITIONS, STRUCTURAL COMPONENT SPECIFICATIONS, SIZING, PLACEMENT, REINFORCEMENT, ETC. PROVIDED HEREIN ARE FOR BIDDING AND REVIEW PURPOSES ONLY AND ARE TO BE VERIFIED ONSITE BY QUALIFIED LICENSED LOCAL ENGINEER BASED ON SITE CONDITIONS

OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL STRUCTURAL DIMENSIONS, BUILDING METHODS, SITE CONDITIONS, STRUCTURAL COMPONENT SPECIFICATIONS, SIZING, PLACEMENT, REINFORCEMENT, ETC. ARE DESIGNED AND SPECIFIED BY A QUALIFIED LICENSED LOCAL ENGINEER, BASED ON SITE CONDITIONS.

Digitally signed by NICHOLAS GEISLER
DN: CN = N. P. GEISLER C = US
O = FLORIDA PROFESSIONAL ARCHITECT
Date: 2021.01.19 15:01:54 -05'00'

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

REVISION:
18 JAN 2021

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CUSTOM RESIDENTIAL DESIGN for
AREA 36
COLUMBIA COUNTY, FLORIDA
FOUNDATION DETAILS, ROOF PLAN & DETAILS

Celebrating 48 Years of Service
1972 - 2020
N.P. Geisler, Architect
AR0007005

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DATE:
28 OCT 2020

COMM:
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