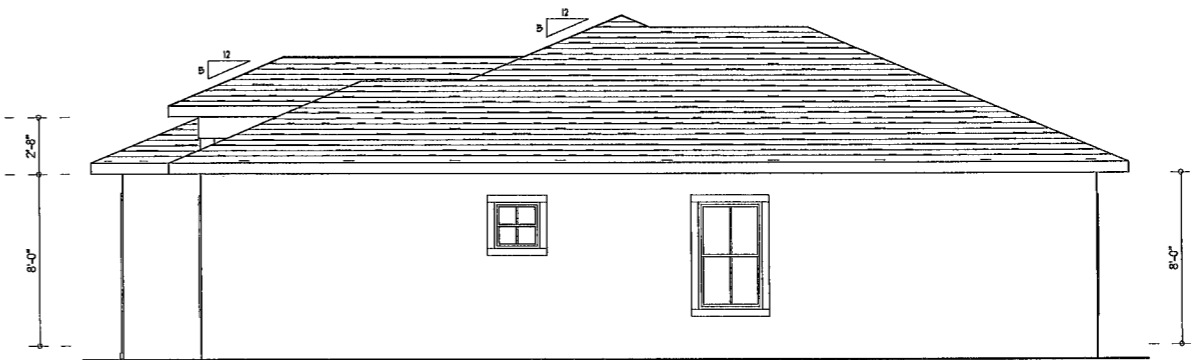
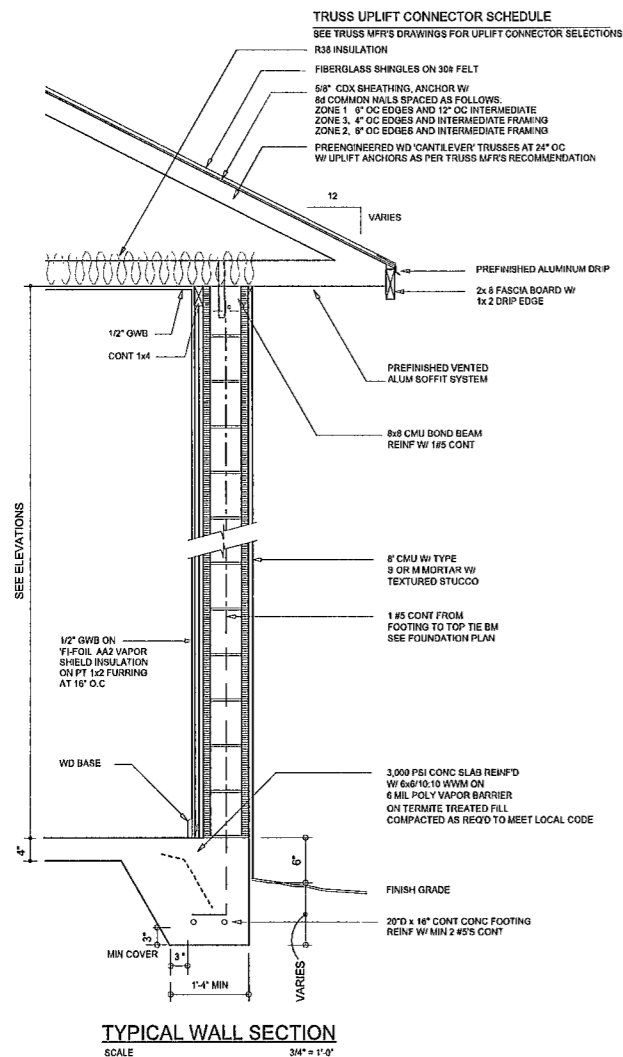


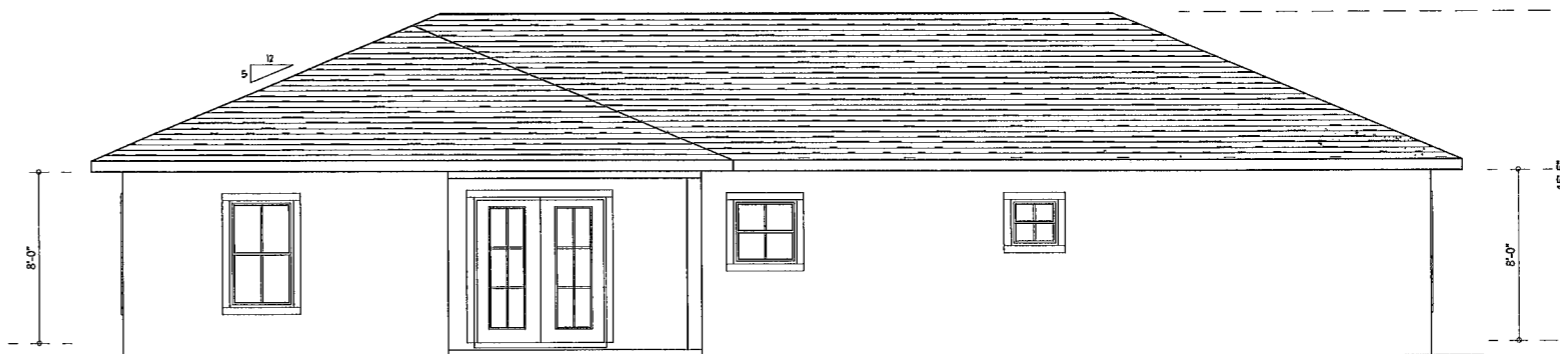
LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



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

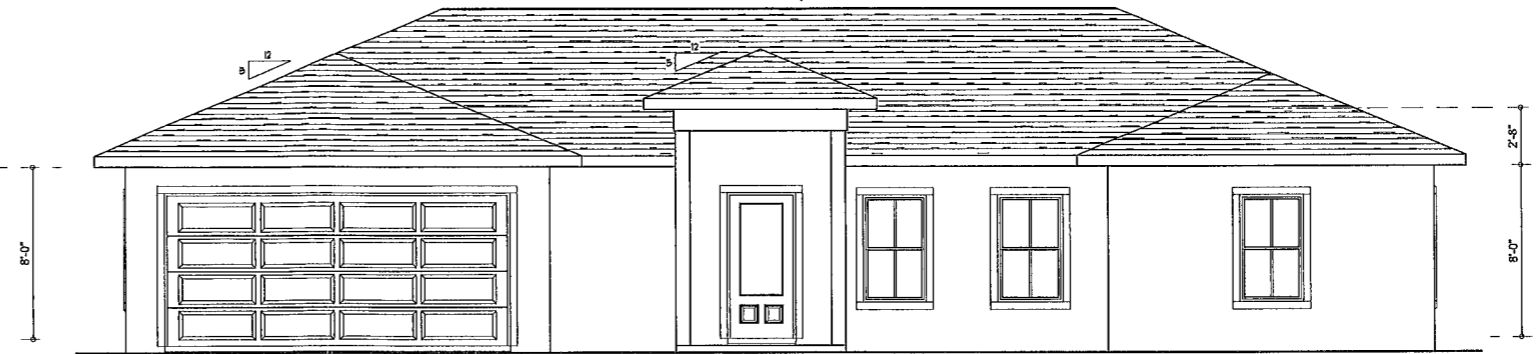


TYPICAL WALL SECTION  
SCALE: 3/4" = 1'-0"



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

File  
COPY  
Flipped plan  
Floor plan  
OK J.C.  
5.16.25



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

REVISIONS
April 14, 2025
May 14, 2025

SOTPLAN  
ARCHITECTURAL SERVICES, INC.

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

TYPICAL WALL SECTION  
SCALE: AS NOTED

THE 1826 MODEL DESIGN FOR:  
**YASMANIS REYES**  
PROJECT ADDRESS: 188 SW BIRCH GLEN LAKE CITY FLORIDA 32024

© WM DESIGN &  
ASSOCIATES, INC.  
426 SW COMMERCE DR. STE 130  
LAKE CITY, FL 32025  
(386) 758-8406  
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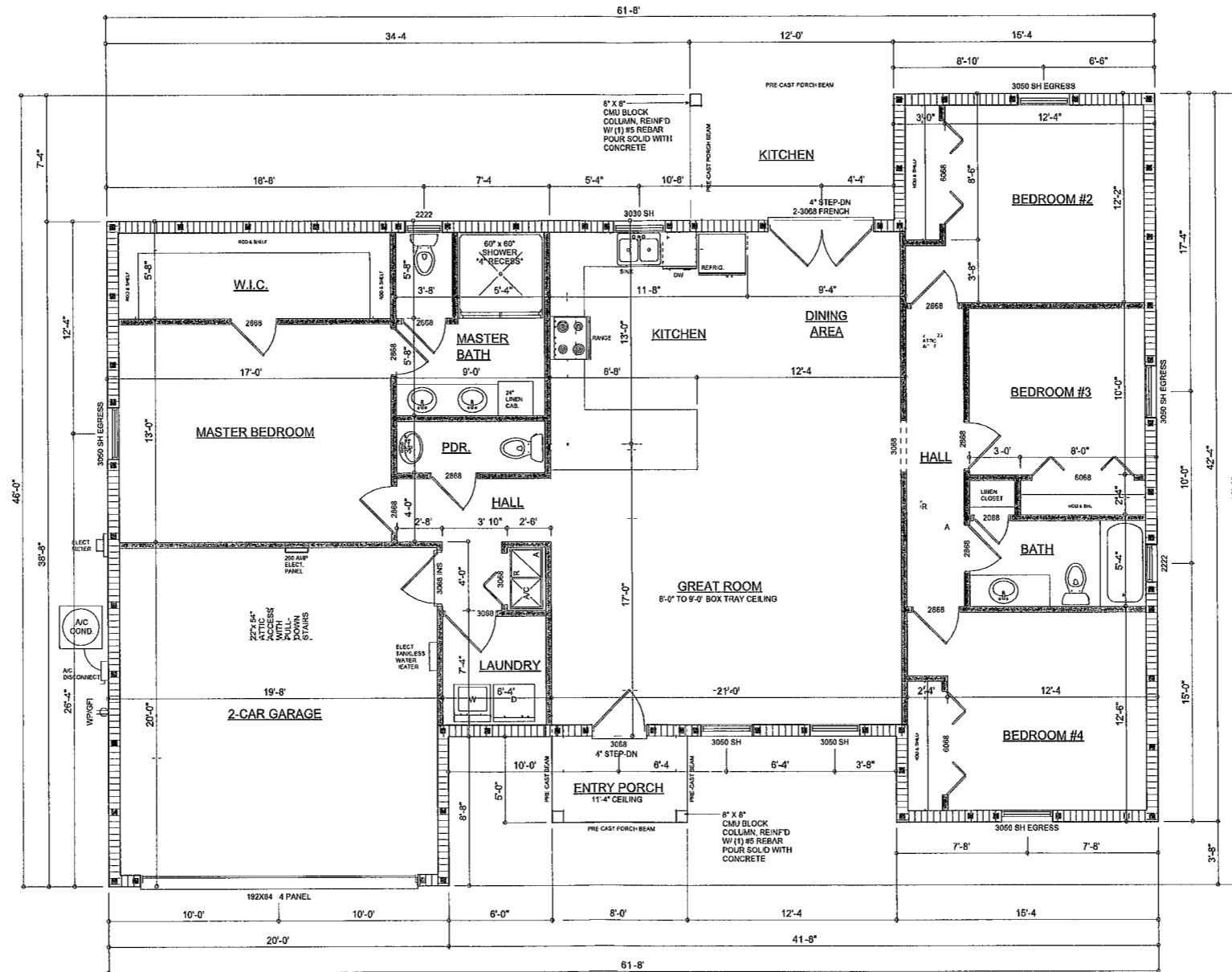
JOB NUMBER  
20250121

SHEET NUMBER

A.1

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

WMLC-977



**DIMENSIONED FLOOR PLAN**

SCALE: 1/8" = 1'-0"  
NOTE: ALL WALLS SHALL BE 8'-0" UNLESS OTHERWISE NOTED

**Garage fire separations shall comply with the following**

1. The private garage shall be separated from the dwelling unit and its attic area by means of a minimum 1/2-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 13/8 inches (34.9 mm) thick, or doors in compliance with Section 715.3.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.
2. Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019-inch (0.48 mm) sheet steel and shall have no openings into the garage.
3. A separation is not required between a Group R-3 and U carport provided the carport is entirely open on two or more sides and there are not enclosed areas above.
4. When installing an attic access and/or pull-down stair unit in the garage, devise shall have a minimum 20 min. fire rating.

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

**AREA SUMMARY**

LIVING AREA	1,826	S F
GARAGE AREA	386	S F
COVERED PORCH AREA	88	S F
ENTRY PORCH AREA	40	S F
<b>TOTAL AREA</b>	<b>2,340</b>	<b>S F</b>

*Will C. M.*

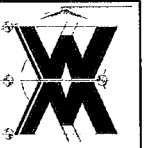
REVISIONS
April 14, 2025
May 14, 2025

**SOTIRIAN**  
ARCHITECTURAL DESIGN & CONSTRUCTION

**DIMENSIONED FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

THE 1825 MODEL DESIGN FOR:  
**YASMANIS REYES**  
PROJECT ADDRESS: 188 SW BIRCH GLEN, LAKE CITY, FLORIDA 32024

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



JOB NUMBER  
**20250121**

SHEET NUMBER  
**A.2**

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
	ETHERNET JACK
	CIRCUIT FOR MINI-SPLIT A/C UNIT
	SMOKE / CARBON MONOXIDE DETECTOR (see note below)
	WALL SWITCH
	3 WAY WALL SWITCH
	WATER PROOF GFI OUTLET
	2 OR 4 TUB FLUORESCENT FIXTURE

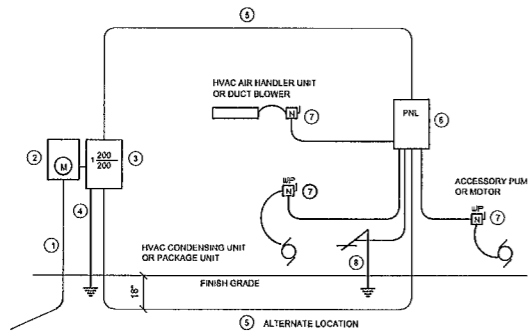
NOTE:  
ALL INTERIOR RECEPTACLES SHALL BE AFCI  
(ARC FAULT CIRCUIT INTERRUPT) PER NEC 210.12 & TAMPER RESISTANT PER  
NEC 406.11

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

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

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

IT IS THE LICENSED ELECTRICAL CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL  
WORK PERFORMED AND EQUIPMENT INSTALLED MEETS OR EXCEEDS THE 2020 (NFPA-70) NATIONAL  
ELECTRIC CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.

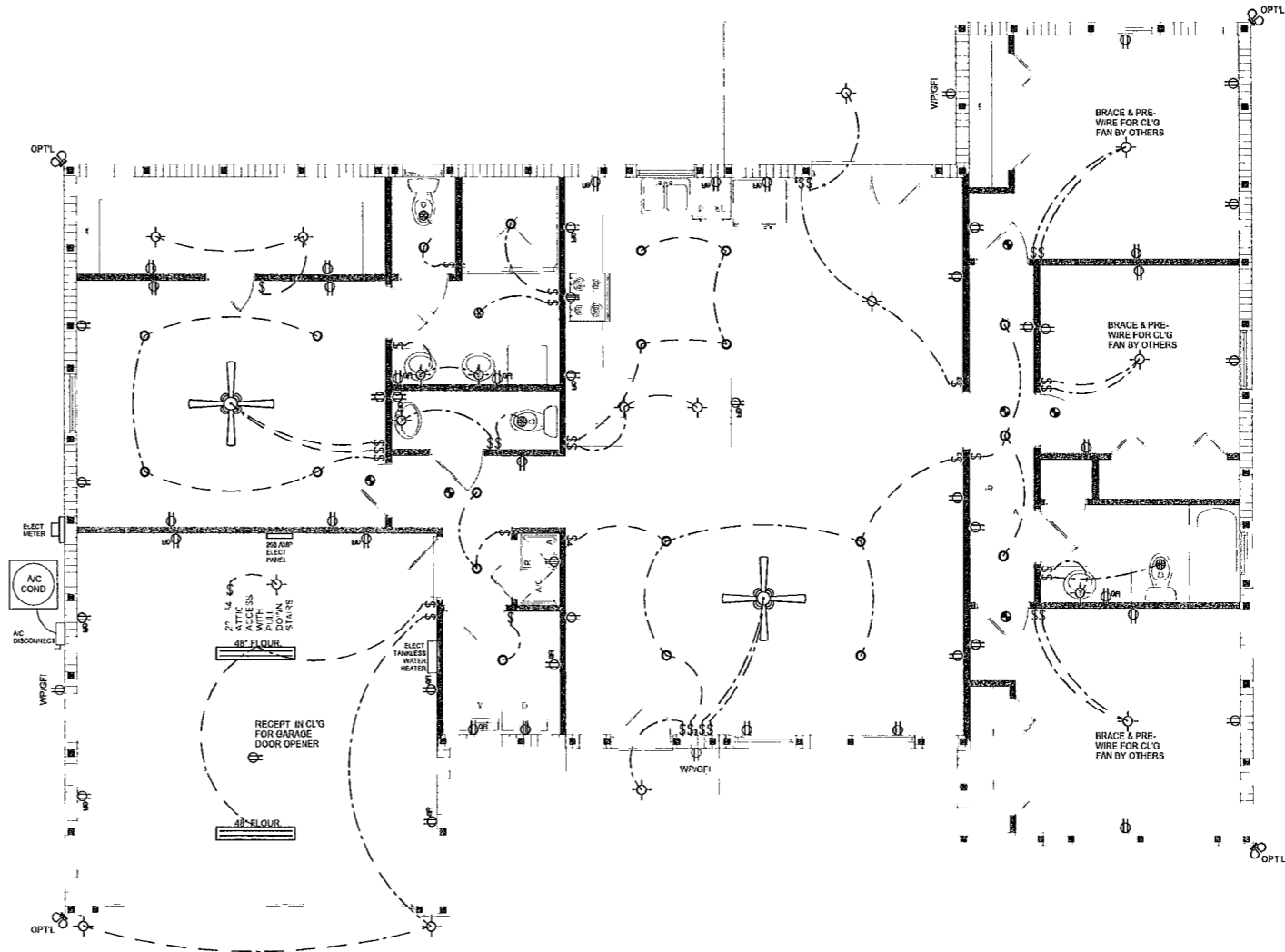


- Service/Feeder Entrance Conductors: 2" rigid conduit, min. 18" deep, w/ continuous Ground Bonding Conductor. Service Entrance Conductors shall not be spliced except that bolted connections at the Meter Disconnecting Device and Panel shall be allowed.
- Meter Enclosure, weatherproof, U.L. Listed
- Main Disconnect Switch: fused or Main Breaker, weatherproof, U.L. Listed
- Service entrance Grounds: 2" non-vented rod x 6'-0" long and/or concrete encased foundation steel rebar x 20' 0" long. Grounding Conductor shall be bonded to each piece of Service Entrance Equipment, and shall be sized per item A5, below.
- 200 AMPERE SERVICE: 3-420-USE-Cu, 1-64-Cu-GND, 2" Conduit.
- House Panel (PNL), U.L. Listed, sized per schedule.
- Equipment Disconnect Switches: non-fused, in weatherproof enclosures, sized according to Panel Schedule loads.
- Provide Ground Bond Wire to metal piping, size in accordance with the Service Ground Conductor.

NOTE:  
THE MINIMUM AIC RATING FOR PANEL BOARDS BREAKERS  
AND DISCONNECT SWITCHES SHALL BE 22,000 AIC.

#### ELECTRICAL RISER DIAGRAM: 200A

SCALE: NONE



#### ELECTRICAL PLAN

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

REVISIONS
April 14, 2025
May 14, 2025

SOFTWARE  
ARCHITECTURAL, MECHANICAL, ELECTRICAL

#### ELECTRICAL PLAN

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

THE 1926 MODEL DESIGN FOR:  
**YASMANIS REYES**  
PROJECT ADDRESS: 188 SW BRICK GLEN LAKE CITY FLORIDA 32024

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ASSOCIATES, INC.  
428 SW COMMERCE DR. STE 130  
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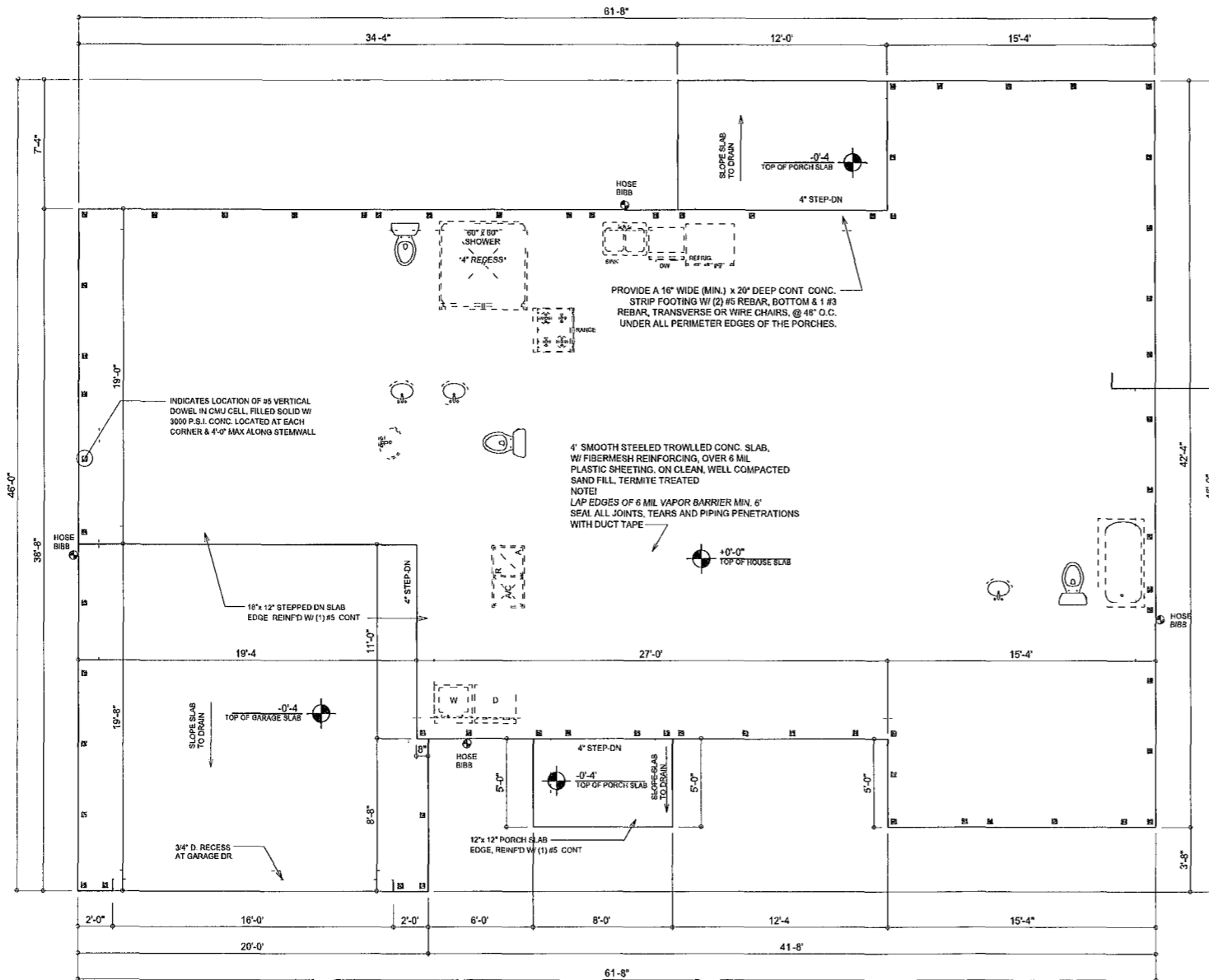


JOB NUMBER  
20250121

SHEET NUMBER  
**A.3**

WM C-777

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



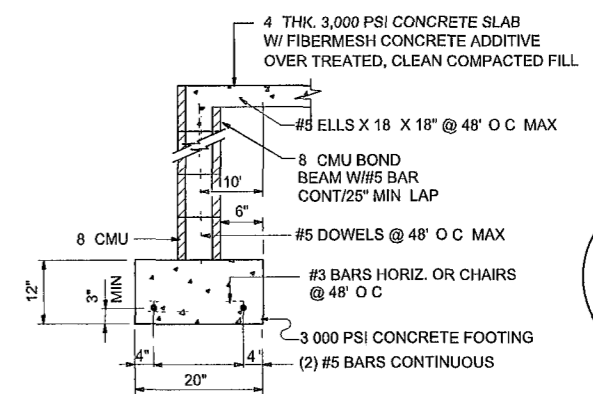
FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

INTERIOR BEARING WALLS:  
IT IS THE BUILDING CONTRACTOR'S RESPONSIBILITY TO VERIFY WITH THE TRUSS ENGINEERING ANY AND ALL INTERIOR BEARING WALL LOCATIONS AND FURNISH THE ENGINEER OR ARCHITECT OF RECORD TRUSS INFO SO THICKENED FOOTINGS CAN BE SIZED AND LOCATED ON THE FOUNDATION PLAN.

NOTE!  
PRIOR TO THE CONSTRUCTION OF THE FOUNDATION, THE CONTRACTOR SHALL COORDINATE ANY INTERIOR BEARING LOCATION CONDITIONS PER THE TRUSS ENGINEERED SHOP DRAWINGS WITH THE FOUNDATION PLAN. ANY INTERIOR BEARING LOCATIONS OR ANY POINT LOADS OF 4.0 K OR GREATER SHALL BE SUPPORTED VIA A MODIFIED FOUNDATION PLAN TAKING THESE LOADS INTO CONSIDERATION. THE CONTRACTOR SHALL MAKE THE ENGINEERED TRUSS SHOP DRAWINGS AVAILABLE TO THE ARCHITECT FOR THE PURPOSE OF RENDERING SUCH MODIFICATIONS PRIOR TO POURING ANY CONCRETE.

## CONCRETE / MASONRY / METALS GENERAL NOTES:

- DESIGN SOIL BEARING PRESSURE: 1000 PSF
- 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 PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
- 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 1800 SF OF BUILDING PAD AREA, OR FRACTION THEREOF FOR EACH 12" LIFT
- REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
- WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 MIN YIELD STRESS = 85 KSI.
- 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.
- CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH F'm = 1500 PSI.
- MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH. BOLTS SHALL BE ASTM A307 / GRADE 1 OR A325, AS PER PLAN REQUIREMENTS.
- WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.
- 2X4 P/T WOOD SILL, CONT. ALL AROUND, W/ 5/8" A.B. W/ 3" SQ. X 1/4" PLATE WASHERS WITHIN 6" FROM EACH CORNER, EA. WAY & WITHIN 6" FROM ALL WALL OPENINGS / ENDS. 1/2" A.B. W/ 2" SQ. WASHERS ALONG EACH RUN @ 48" O.C. MAX. ALL ANCHOR BOLTS SHALL HAVE A MINIMUM OF 8" EMBEDMENT INTO THE CONCRETE.



## SECTION (optional)

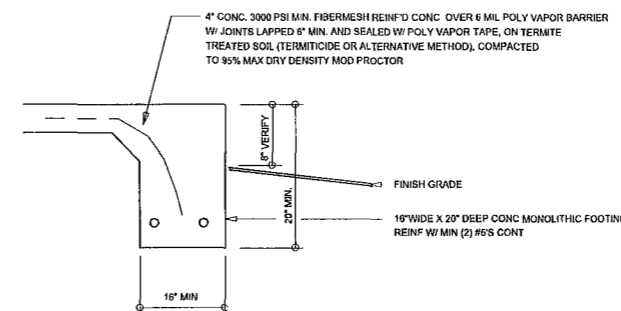
SCALE 3/4" = 1'-0"

NOTE:  
THE DESIGN WIND SPEED FOR THIS PROJECT IS 140 MPH PER 2023 FBC (8TH EDITION) AND LOCAL JURISDICTION REQUIREMENTS

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

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

NOTE:  
H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL H.V.A.C. WORK, INCLUDING ALL DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH & BALANCING REPORT. CONTR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY



## SECTION

SCALE 3/4" = 1'-0"

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

REVISIONS  
April 14, 2025  
May 14, 2025

SOFTPLAN  
ARCHITECTURAL SOFTWARE

THE 1926 MODEL DESIGN FOR:  
**YASMANIS REYES**  
PROJECT ADDRESS: 188 SW BIRCH GLEN, LAKE CITY, FLORIDA 32024

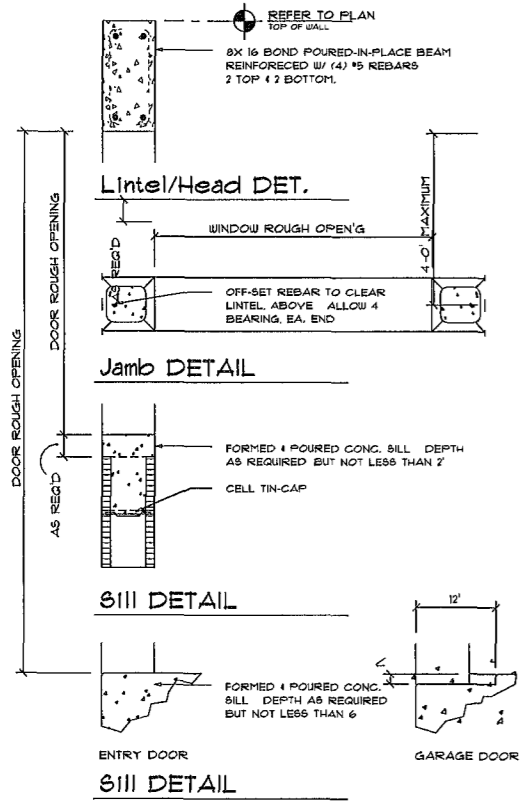
ARCHITECT  
NICHOLAS PAUL GEISLER  
1778 NW Brown Rd.  
Lake City, FL 32065  
(850) 908-4955

ARCHITECT  
NICHOLAS PAUL GEISLER  
1778 NW Brown Rd.  
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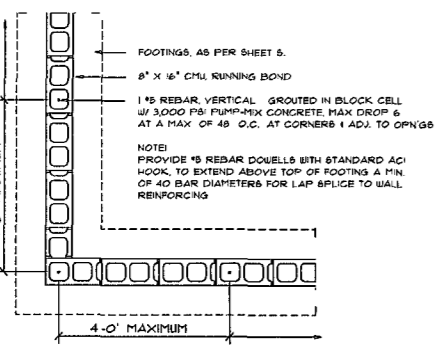
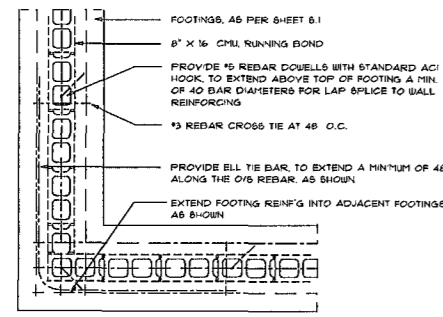
JOB NUMBER  
20250121

SHEET NUMBER  
**S.1**  
OF 4 SHEETS





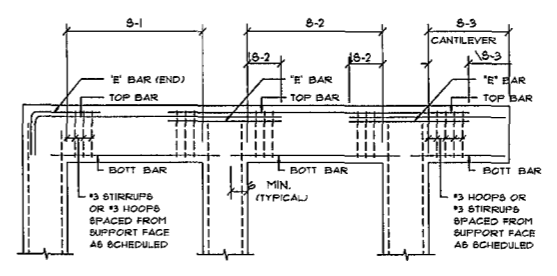
Masonry Op'n'g DET'S  
SCALE: 1/2" = 1'-0"



Wall/Foundation  
Reinf'g DETAIL  
SCALE: 1/2" = 1'-0"

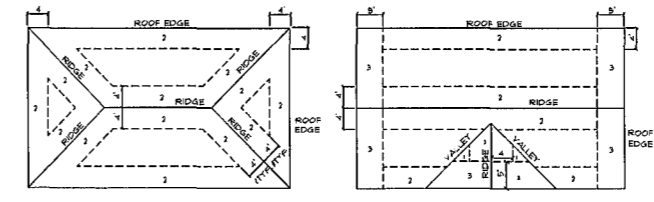
TERMITE PROTECTION NOTES:

- 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 10A.2.6
2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 10D3.4.4
3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RIBBERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 10D3.4.4
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 8/8 THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 14D3. 6
5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 10B.1.1
6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 10B.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 10B.1.3
8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION, IF RAINFALL OCCURS BEFORE VAPOR RET ARDER PLACEMENT RETREATMENT IS REQUIRED. FBC 10B.1.4
9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT FBC 10B.1.5
10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 10B.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 10B.1.6
12. ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT FBC 10B.1.7
13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPART MENT 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 CON-SUMER SERVICES. FBC 10B.1.7
14. AFTER ALL WORK IS COMPLETED LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 23D3.1.3
15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC. SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING FBC 23D3.1.4



BOTTOM BARS - TOP BARS - "E" BARS  
BENDING DIA.: CAST-IN-PLACE  
CONCRETE BEAMS & SLABS  
SCALE: NONE

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	1/2" O.S.B. OR 1/2" CDX	10d Ring-Shank Nail	6 in. o.c. EDGE 12 in. o.c. FIELD
2			6 in. o.c. EDGE 12 in. o.c. FIELD
3			4 in. o.c. GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD



ROOF SHEATHING NAILING ZONES (HIP ROOF)  
ROOF SHEATHING NAILING ZONES (GABLE ROOF)

Roof Nail Pattern DET.  
SCALE: NONE

WOOD STRUCTURAL NOTES

- TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION REQUIRED FOR SAFE AND STABLE CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. TEMPORARY AND 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. ALL TRUSSES SHALL BE DESIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, 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 N-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.

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0' EXPOSURE B					
ZONE	AREA	Wind 110 MPH	Wind 120 MPH	Wind 130 MPH	Wind 140 MPH
1	10	12.6 / 19.9	14.9 / 23.7	17.6 / 27.8	20.3 / 32.3
	20	11.4 / 19.4	13.6 / 23.0	16.0 / 27.0	18.5 / 31.4
	50	10.0 / 18.6	11.9 / 22.2	13.9 / 26.0	16.1 / 30.2
2	10	12.6 / 34.7	14.9 / 41.3	17.6 / 48.4	20.3 / 68.2
	20	11.4 / 31.9	13.6 / 38.0	16.0 / 44.6	18.5 / 61.7
	50	10.0 / 28.2	11.9 / 33.8	13.9 / 38.4	16.1 / 45.7
3	10	12.6 / 61.3	14.9 / 61.0	17.6 / 71.6	20.3 / 83.1
	20	11.4 / 47.9	13.6 / 47.1	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
4	10	21.8 / 23.6	25.9 / 34.7	30.4 / 33.0	35.3 / 38.2
	20	20.8 / 22.8	24.7 / 28.9	29.0 / 31.6	33.7 / 36.7
	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
	20	20.8 / 27.2	24.7 / 32.4	29.0 / 38.0	33.7 / 44.0
	50	19.5 / 24.6	23.2 / 29.3	27.2 / 34.3	31.6 / 39.8

Truss Anchor  
DETAIL  
SCALE: 1/2" = 1'-0"

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 PERFORMED 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 COMPACTED SHALL BE NOT LESS THAN 95% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 500 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. YIELD STRESS = 85 KSI
6. CONCRETE SHALL BE STANDARD MIX FC = 3000 PSI FOR ALL FTGS. SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX FC = 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, Fm = 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 OR A325, AS PER PLAN REQUIREMENTS.
10. WELDS SHALL BE AS PER AMERICAN WELDING SOCIETY STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

TYP. PERMANENT TRUSS BRACING DIA.  
NTS  
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

Truss Bracing DETAILS  
SCALE: AS NOTED

GENERAL BEAM SCHEDULE NOTE:

1. SCHEDULED HOOPS OR STIRRUPS SHALL BE PLACED AT EACH END OF BEAM UNLESS NOTED OTHERWISE. STIRRUPS SHALL BE TYPE S-6 & HOOPS SHALL BE TYPE T-2 TYPICAL CRSI BAR BENDS UNLESS NOTED OTHERWISE
2. BUNDLE ALL STRUCTURAL BEAM TOP BARS IN PAIRS OVER SUPPORTS WITH TOP BARS FROM ADJACENT BEAMS.
3. ALL CONCRETE BEAMS OTHER THAN THOSE WITH THE PREFIX TB SHALL BE POURED PRIOR TO PLACING OF BLOCK BELOW.
4. ALL TIE BEAM REINFORCING SHALL BE CONTINUOUS THROUGH TIE BEAMS ONLY ALL SPLICES SHALL BE A MINIMUM OF 30 BAR DIAMETERS.
5. ALL TIE BEAM TOP REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJACENT STRUCTURAL BEAM AS PER BENDING DIAGRAM.
6. DROP BOTTOM OF TIE BEAMS AS REQUIRED AT WINDOW AND DOOR HEADS (28" MAXIMUM) AND ADD 2 #3 BOTTOM IF DROP EXCEEDS 8"
7. TIE BEAM SCHEDULED DEPTH IS A MINIMUM AND MAY BE INCREASED (8" MAXIMUM) TO FIT BLOCK WORK.
8. ALL ADDED LONGITUDINAL BEAM REINFORCING SHALL EXTEND A MINIMUM OF 6" INTO SUPPORT UNLESS NOTED OTHERWISE.
9. MARK "C" IN REINFORCING COLUMN BETWEEN TWO BEAMS INDICATES THAT REINFORCING SHALL BE CONTINUOUS THROUGH THESE TWO BEAMS.

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

REVISIONS

April 14, 2025	
May 14, 2025	

SOFTPLAN

ARCHITECTURAL SOFTWARE

THE 1928 MODEL DESIGN FOR:

YASMANIS REYES

PROJECT ADDRESS: 186 SW Birch Glen, Lake City, Florida 32024

ARCHITECT

NICHOLAS GEISLAUER ARCHITECT

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N.C.A.R.E. Certificate # 2891-325-4255

JOB NUMBER

20250121

SHEET NUMBER

S.4

OF 4 SHEETS