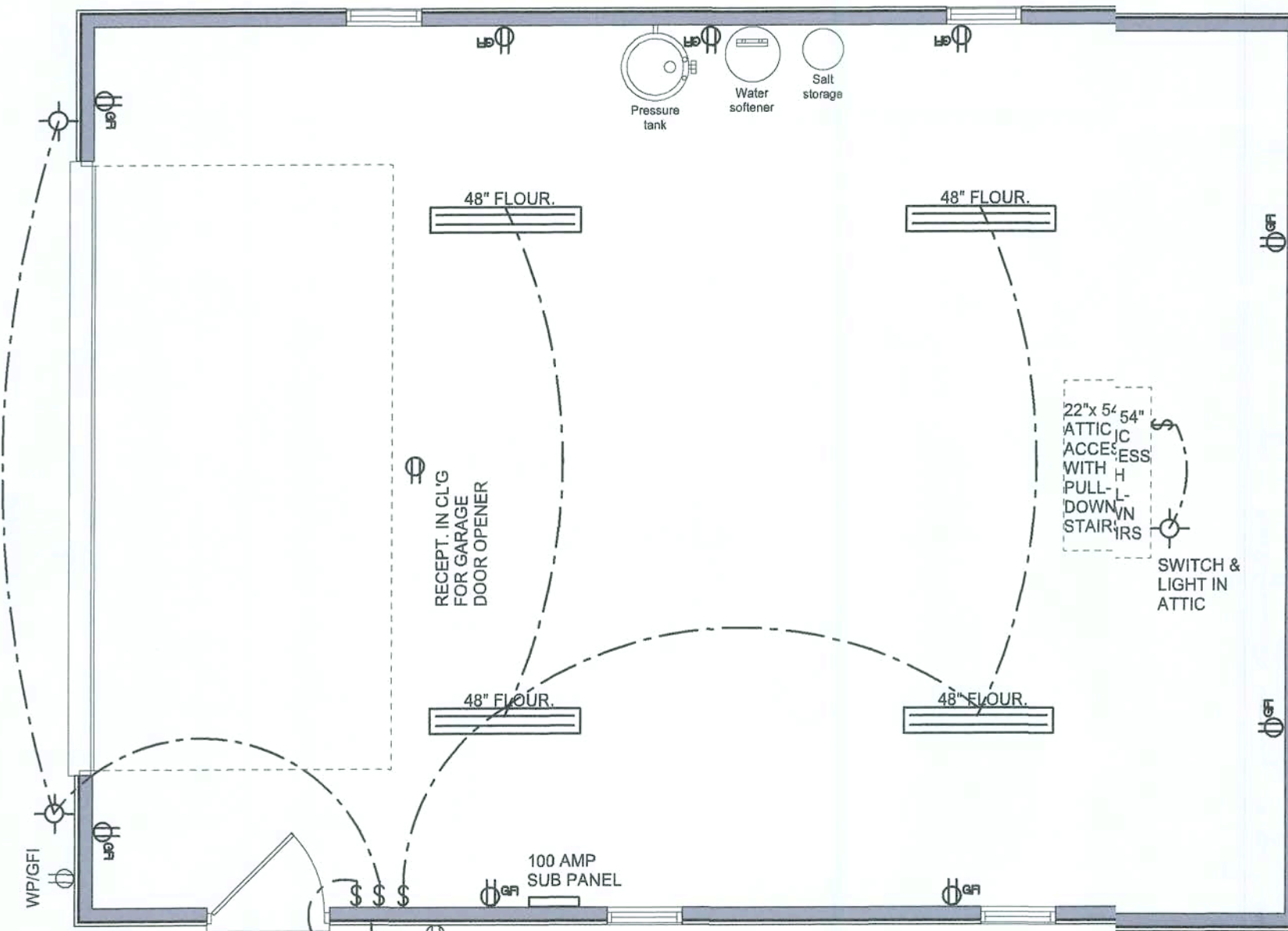


TYPICAL WALL SECTION
SCALE: N.T.S.

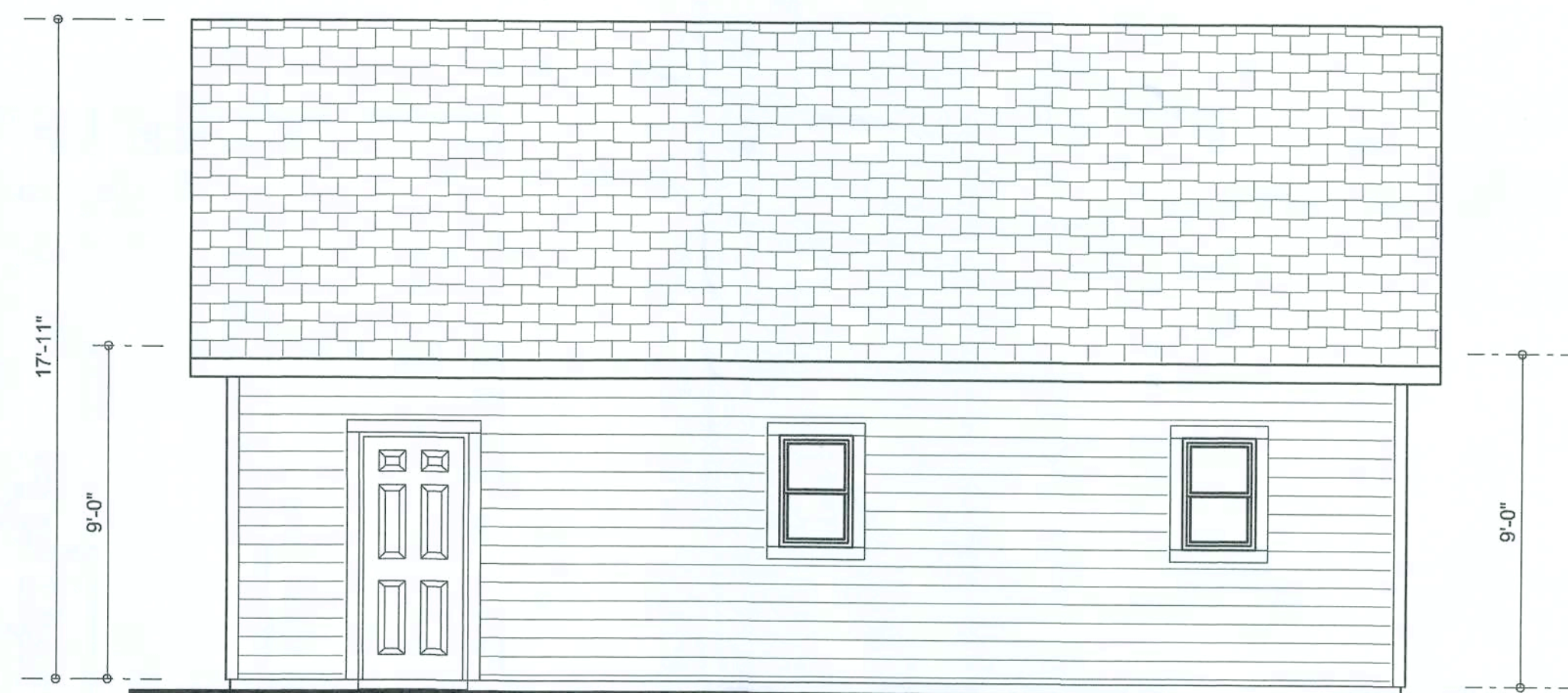
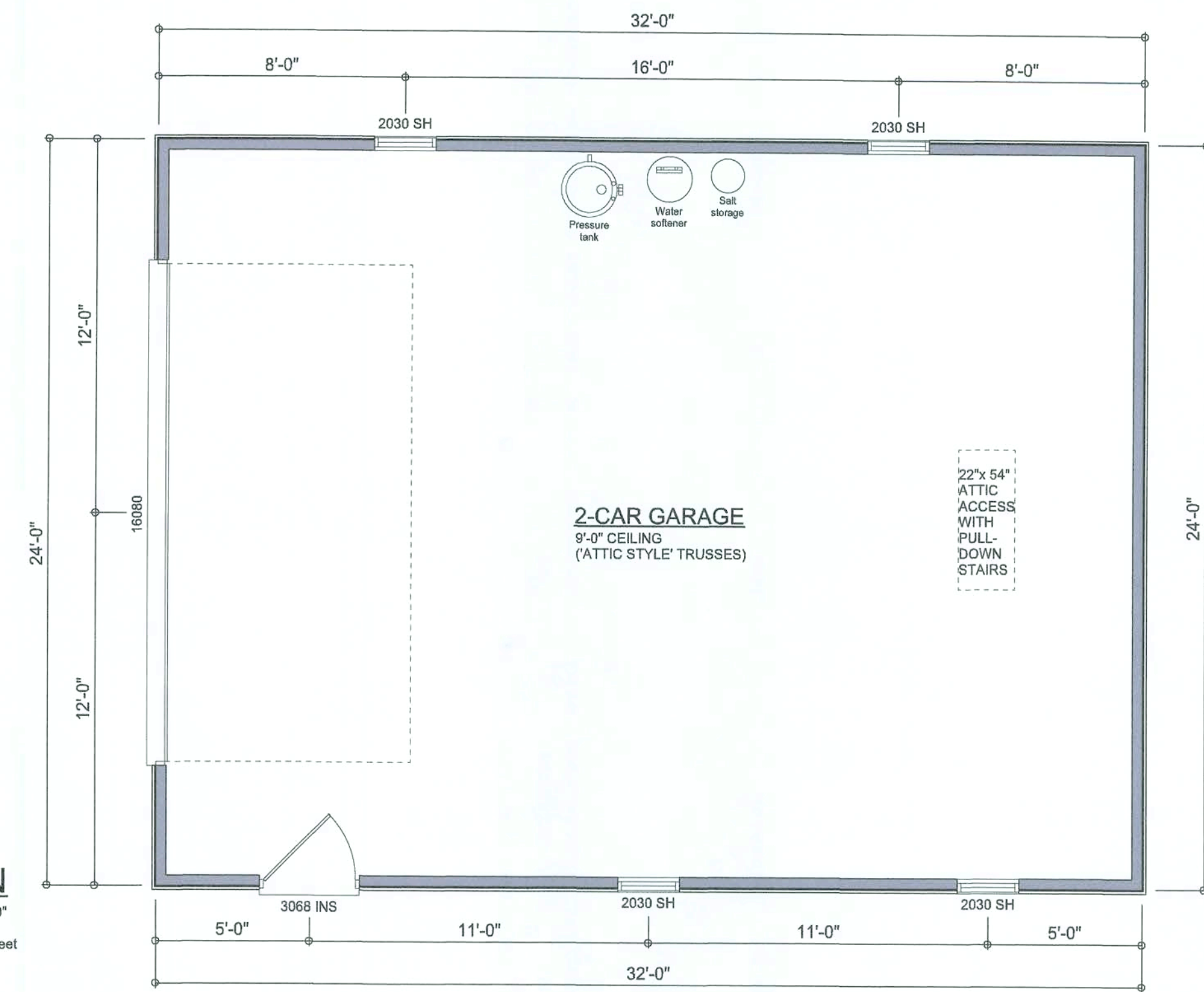


ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

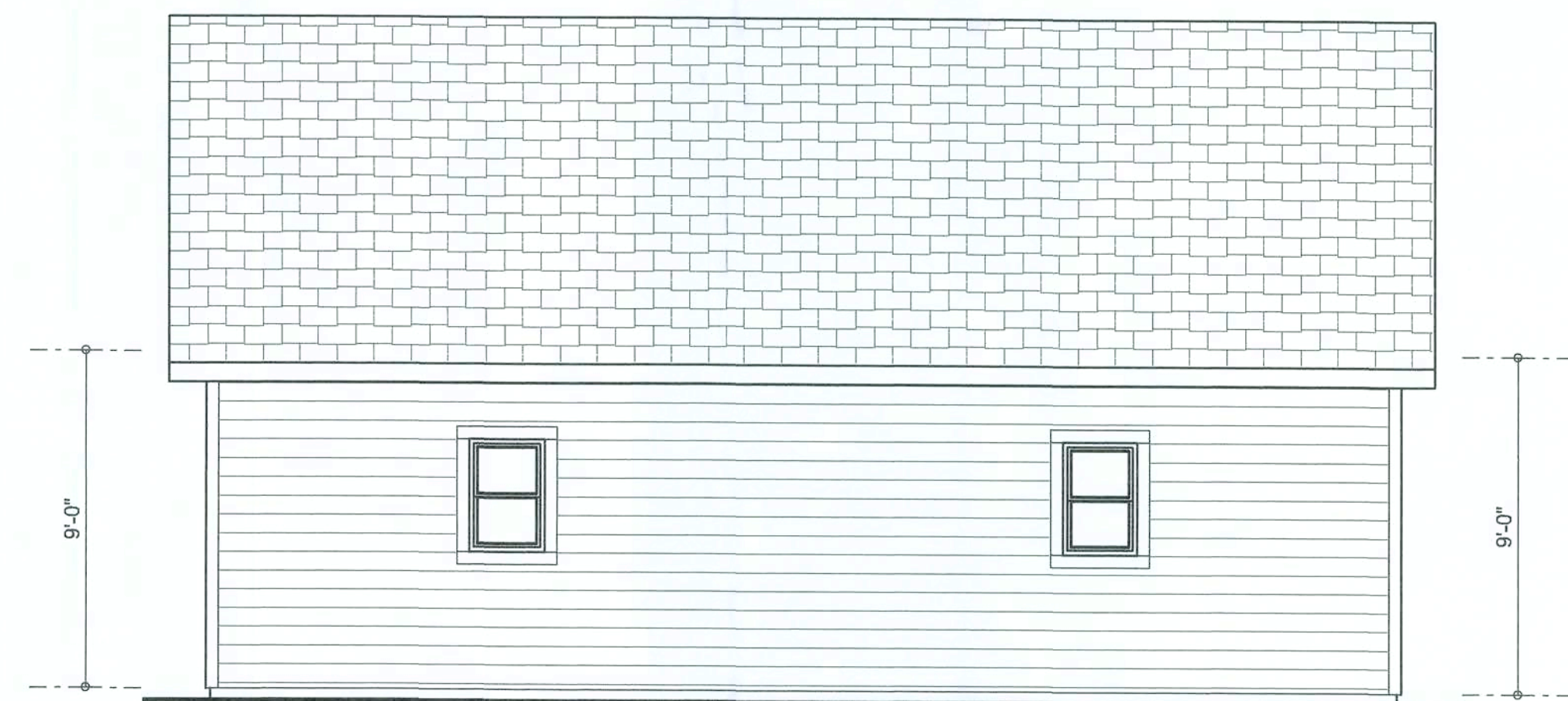
ELECTRICAL LEGEND	
	DOUBLE SECURITY LIGHT
	LIGHT FIXTURE
	DUPLEX OUTLET (AFCI & TAMPER RESISTANT)
	220V OUTLET
	GFI DUPLEX OUTLET (PER NEC 406.8)
	WALL SWITCH
	3 WAY WALL SWITCH
	WATER PROOF GFI OUTLET
	2 OR 4 TUB FLUORESCENT FIXTURE

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 2017 (NFPA-70) NATIONAL ELECTRIC CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.

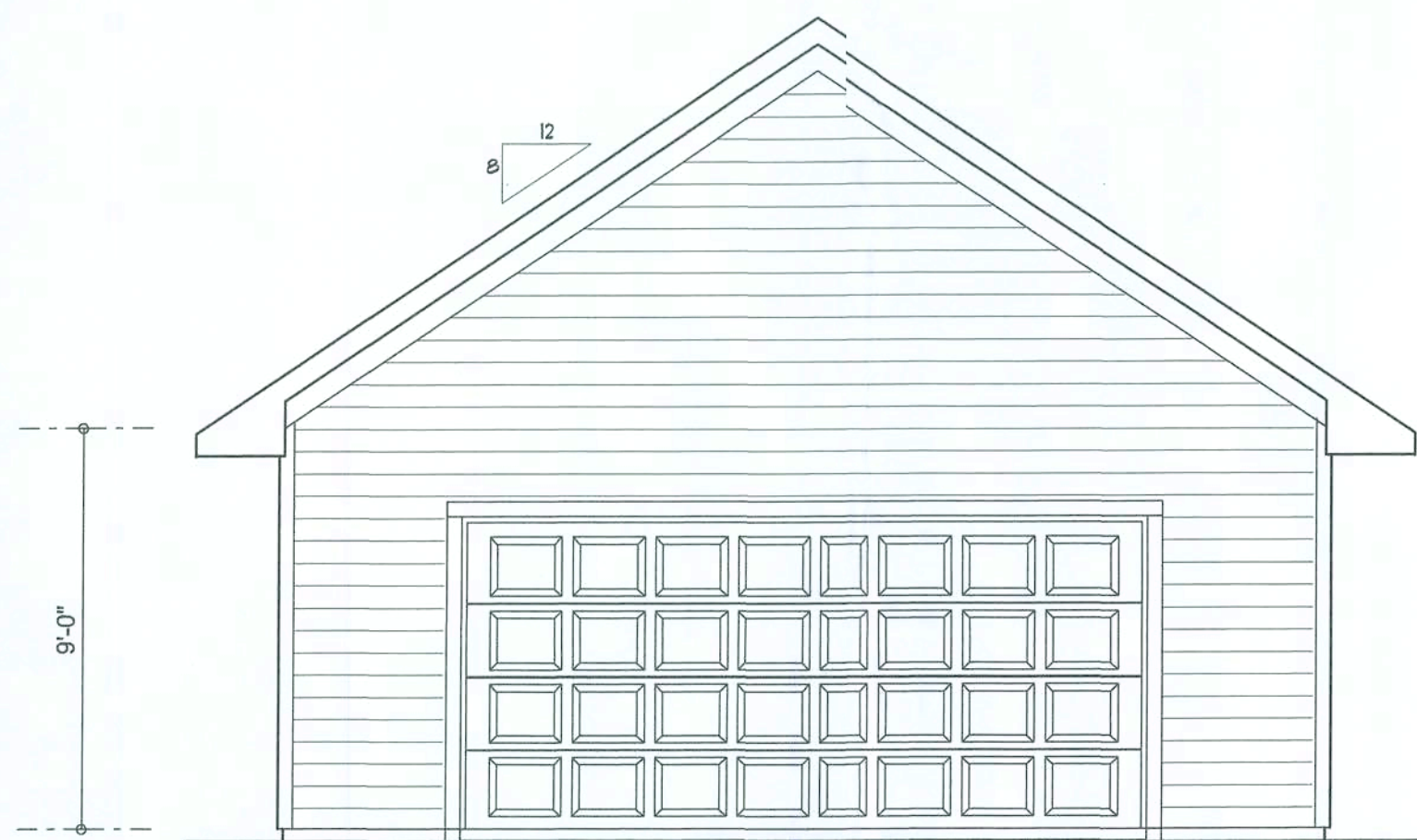
FLOOR PLAN
SCALE: 1/4" = 1'-0"
AREA SUMMARY: 768 square feet



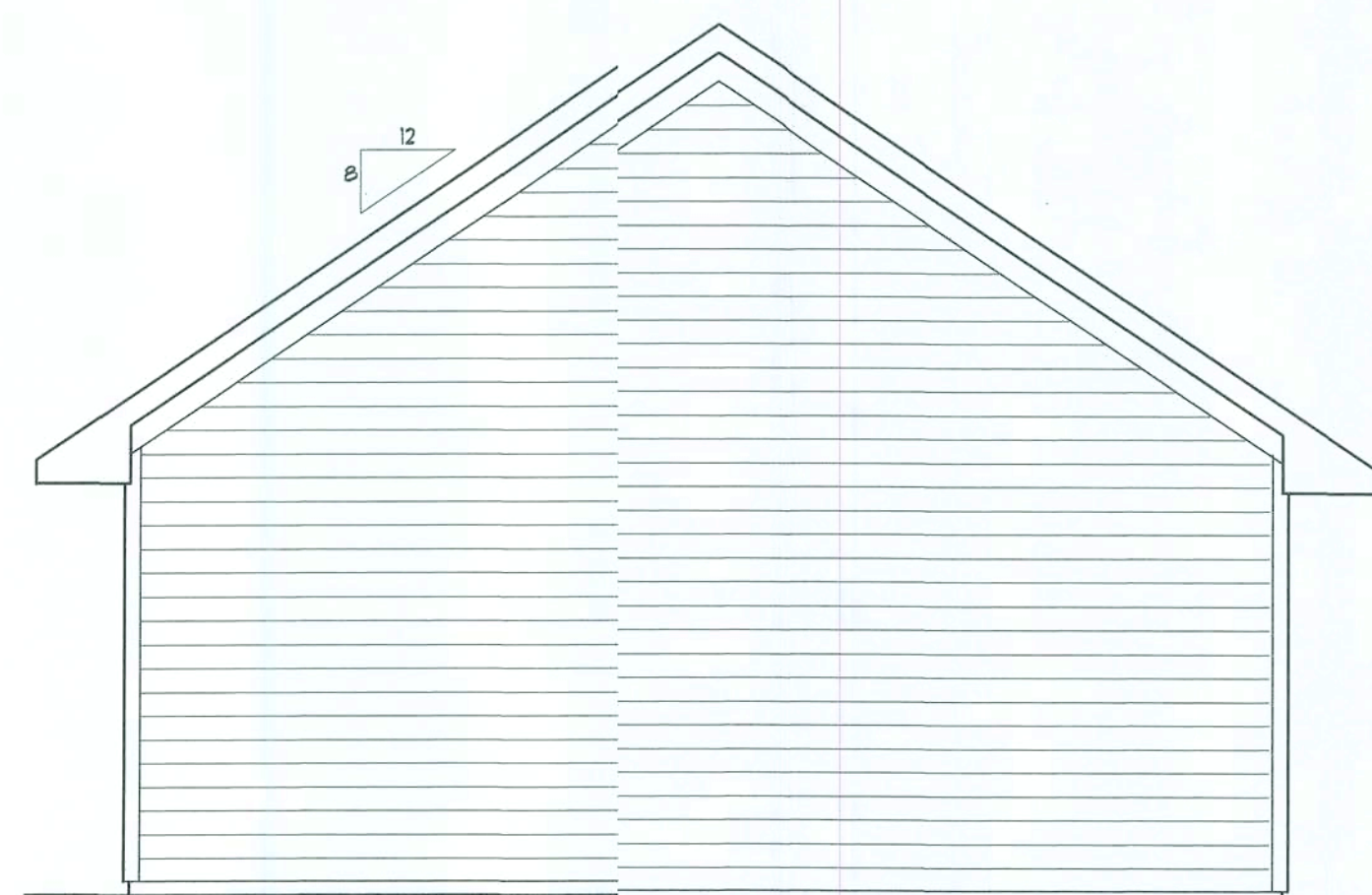
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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



REVISIONS	DATE	BY	APP
1	JUNE 10, 2021		

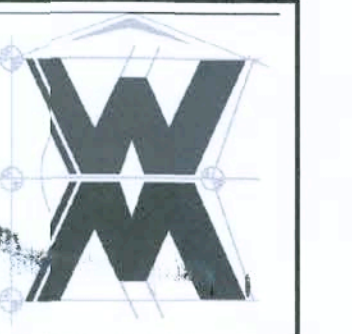
SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

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

A DETACHED GARAGE FOR:
RANDELL DUTTON
PROJECT ADDRESS: Lot 28, Southern Landings Aviation S/D, Lake City, Florida

© WM DESIGN & ASSOCIATES, INC.
426 SW SOMMERSET DR. STE 130
LAKE CITY, FL 32025
(36) 758-8406
rlm@wllmyers.net



JOB NUMBER
20210602

SHEET NUMBER
A.1
OF 1 SHEET

Wm C. Myers

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 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 COOLD.
5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YIELD STRESS = 85 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 1 OR A325, AS PER PLANT REQUIREMENTS.
10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.
11. 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.

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

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.

A
S.1

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.

THESE PLANS ARE DRAWN FOR AVERAGE SITE CONDITIONS AND COMPLIANCE WITH APPLICABLE CODES AT THE TIME THEY ARE DRAWN. DUE TO VARYING STATE, LOCAL, AND NATIONAL CODES, RULES AND REGULATIONS, N.P. GEISLER, ARCHITECT CANNOT WARRANT COMPLIANCE WITH ALL APPLICABLE STATE, LOCAL, AND NATIONAL CODES IN YOUR AREA OR WITH YOUR PARTICULAR SITE CONDITIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE, AND FEDERAL). IF YOUR CITY OR STATE REQUIRES AN ENGINEER'S SEAL FOR THE SITE/CIVIL PORTIONS OF THE WORK, YOU WILL NEED TO HAVE THAT DONE LOCALLY BY A QUALIFIED, LICENCED PROFESSIONAL ENGINEER.

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.

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.

32'-0"

16'-0"

4'-0"

Pressure tank

Water softener

Salt storage

3/4" D. RECESS AT GARAGE DR.

4" SMOOTH STEELED TROWLED CONC. SLAB,
W/ FIBERMESH REINFORCING, OVER 6 MIL
PLASTIC SHEETING, ON CLEAN, WELL COMPACTED
SAND FILL, TERMITES TREATED
NOTE!
LAP EDGES OF 6 MIL VAPOR BARRIER MIN. 6"
SEAL ALL JOINTS, TEARS AND PIPING PENETRATIONS
WITH DUCT TAPE

SLOPE SLAB TO DRAIN

+0'-4" TOP OF GARAGE SLAB

PROVIDE A 20" DEEP (MIN.) x 16" WIDE CONT.
CONC. MONO FOOTING W/ 2 #5 REBAR, BOTTOM
& 1 #3 REBAR, TRANSVERSE OR WIRE CHAIRS,
@ 48" O.C. UNDER ALL PERIMETER
WALLS OF ADDITION.

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

1. TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCTS ASSOCIATION" MANUAL FOR "STRESS RATED LUMBER AND ITS CONNECTIONS", LATEST Ed., ALONG WITH THE TRUSS PLATE INSTITUTE SUGGESTED GUIDELINES FOR TEMPORARY AND PERMANENT BRACKET BOLTS AND HANGERS. THE TRUSS SHALL BE FULLY DETAILLED TO INCLUDE TRUSS DESIGN, PLACEMENT PLANS, DETAIL 4, TRUSS TO TRUSS CONNECTIONS, AND TRUSS TO CHAIR CONNECTIONS.

2. TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.

3. FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND WIND UPLIFT REQUIREMENTS OF THE TRUSS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE STRUCTURE. THE ARCHITECT'S REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE, ANY REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

7-1	SEE EXTERIOR ELEVATIONS FOR ROOF PITCH
7-2	ALL OVERHANG 18" UNLESS OTHERWISE NOTED
7-3	PROVIDE ATTIC VENTILATION IN AC- CORDANCE WITH SCHEDULE, THIS SHEET
7-4	SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HEEL HEIGHTS
7-5	MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

NOTE:
THE DESIGN WIND SPEED FOR THIS
PROJECT IS 130 MPH PER 2020 FBC (7TH EDITION)
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.

NOTE:
REFER TO THE WINDOW/DOOR HEADER
SCHEDULE ON SHEET S.4 FOR ALL
MINIMUM SIZE HEADERS AND ALTERNATES
MINIMUM SIZE ALLOWABLE IS 2-2X10.

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 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.



AREA OF ATTIC	REQ'D L.F. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ.IN.
1900 SF	24 LF	490 SQ.IN.
2200 SF	28 LF	570 SQ.IN.
2500 SF	32 LF	650 SQ.IN.
2800 SF	36 LF	730 SQ.IN.
3100 SF	40 LF	820 SQ.IN.
3600 SF	44 LF	900 SQ.IN.



SCALE: 3/4" = 1'-0"

ROOFING METALS for FLASHING/ROOFING			
MINIMUM THICKNESS REQUIREMENTS			
MATERIAL	MINIMUM THICKNESS (in.)	GAGE	WEIGHT (OZ.)
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		2B	
GALVANIZED STEEL	0.0175	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.021		40 20

SCALE: NONE

REVISIONS
 June 11, 2021

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

ROOF PLAN

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

A DETACHED GARAGE FOR:
RANDELL DUTTON
PROJECT ADDRESS: Lot 28, Southern Landings Aviation S/D. Lake City, Florida

AR0007005
11 June 2011

 **NICHOLAS
PAUL
GEISLER
ARCHITECT** ■ 1758 NW Brown Rd.
Lake City, FL 32055
N.C.A.R.B. Certified ■ (386) 365-4355

DB NUMBER
0210602

SHEET NUMBER

S.1

F 3 SHEETS

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

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable OR Hip Construction, Wood Trusses @ 24" O.C.
Walls: 2x 4 OR 6 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 sysh

ROOF DECKING

Material: 5/8" CD Plywood or 7/16" O.S.B.
Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing
Fasteners: 8d Commons or ring-shank nails per schedule on sheet 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 <i>t. Anchor Bolts: 1/2" A307 Bolts @ 48" O.C. - 1st Bolt 6" from corner
Corner Hold-down Device: (1) DTT22 (or equiv.) @ each corner
Porch Column Base Connector: Simpson ABU44/ABU66 @ each cmm
Porch Column to Beam Connector: Simpson EPC44/PC44 @ eachclumn

FOOTINGS AND FOUNDATIONS

Footing: 20"Dx 16"W Cont. W/ (2) #5 Bars Cont. on wire chairs or (1) #3 Inverse @ 24" O.C.
Stemwall: (Optional) 8" C.M.U. W/1-#5 Vertical Dowel @ 48" O.C.

STRUCTURAL DESIGN CRITERIA:

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2021 FLORIDA BUILDING CODE (7TH EDITION) AND OTHER REFERENCED CODE AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.

2. WIND LOAD CRITERIA: RISK CATAGORY: 2, EXPOSURE: "C"

BASED ON ASCE 7-10, 2020 FBC 16-09-A WIND VELOCITY: 130 MPH
ASCE 7-10, 2020 FBC 16-09-A WIND VELOCITY: 130 MPH
ASCE 7-10, 2020 FBC 16-09-A WIND VELOCITY: 130 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 PROVER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHL 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 7' 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 WALL: FBC 1503.4.4

4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN W/L 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 RET- ARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1816.1.4

9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMER 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 AFTE 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 TREATMIT. FBC 1816.1.7

13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPT- MENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE C OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL S.TE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVEKON OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CNS- UMER SERVICES". FBC 1816.1.7

14. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRA: STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONNING MATERIAL. FBC 2303.1.3

15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL B:RUIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

FRAMING ANCHOR SCHEDULE

APPLICATION

TRUSS TO WALL: SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 10d NAILS
GIRDER TRUSS TO POST/HEADER: SIMPSON LGT, W/ 28 - 16d NAILS
HEADER TO KING STUD(S): SIMPSON ST22
PLATE TO STUD: SIMPSON SP2
STUD TO SILL: SIMPSON SP1
PORCH BEAM TO POST: SIMPSON PC44/EPC44
PORCH POST TO FND.: SIMPSON ABU44
MISC. JOINTS SIMPSON A34

MANUF'R/MODEL

SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 10d NAILS
SIMPSON LGT, W/ 28 - 16d NAILS
SIMPSON ST22
SIMPSON SP2
SIMPSON SP1
SIMPSON PC44/EPC44
SIMPSON ABU44
SIMPSON A34

CAP.

960#
1785#
1370#
1065#
585#
1700#
2200#
315#/#240#

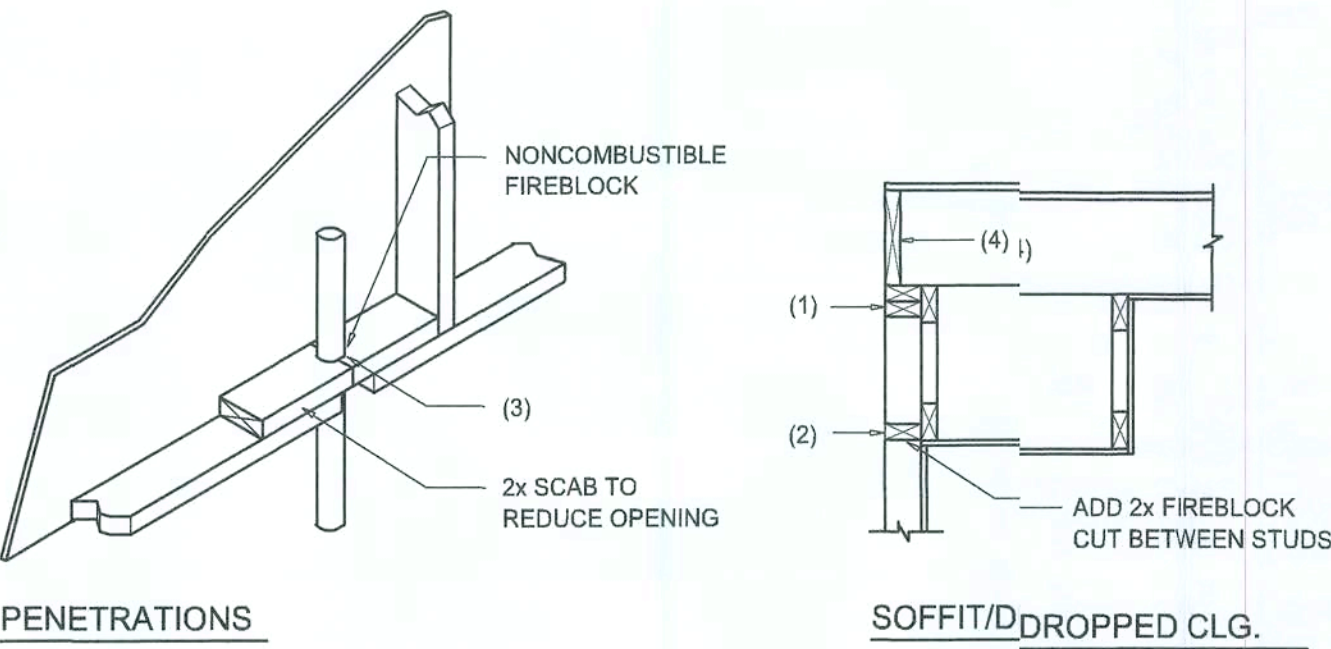
NOTE:
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

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, #99-0623.04
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 120 MPH	VULT 130 MPH	VULT 140 MPH	VULT 150 MPH	
ROOF 21° TO 45°	1	19.9 / -21.8	23.1 / -25.9	27.8 / -30.4	32.3 / -35.3	
	1	19.4 / -20.7	23.0 / -24.6	27.0 / -28.9	31.4 / -33.5	
	50	18.6 / -19.2	22.2 / -22.8	26.0 / -26.8	30.2 / -31.1	
	2	19.9 / -25.5	23.1 / -30.3	27.8 / -35.6	32.3 / -41.2	
	2	19.4 / -24.3	23.0 / -29.0	27.0 / -34.0	31.4 / -39.4	
	50	18.6 / -22.9	22.2 / -27.2	26.0 / -32.0	30.2 / -37.1	
WALL	4	21.8 / -23.6	25.9 / -34.7	30.4 / -39.0	35.3 / -39.2	
	4	20.8 / -22.6	24.7 / -26.9	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	
	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	
HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING						
BLDG HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"	EXPOSURE "E"	EXPOSURE "F"	EXPOSURE "G"
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 107-85.

UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FORM 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 FLASHINGS SHALL BE INSTALLED IN ACCORDANCE W/ MFGR'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 TAS 100, USING 4 NAILS/SHINGLE

REVISIONS

June 11, 2024

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

DETAILS SHEET

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

A DETACHED GARAGE FOR:

RANDELL DUTTON

PROJECT ADDRESS: Lot 28, Southern Landings Aviation S/D, Lake City, Florida

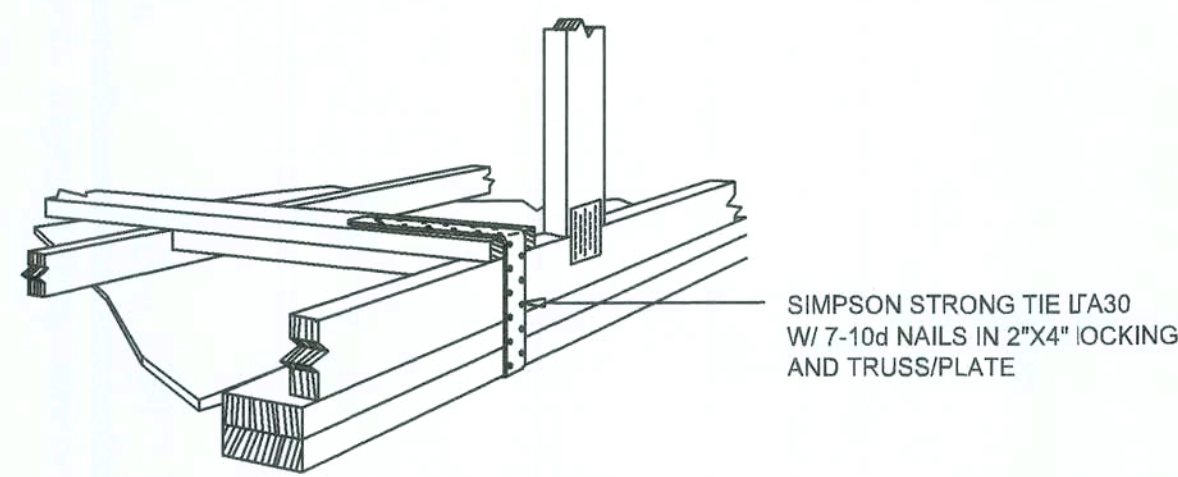
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11 JUN 2024

NICHOLAS
GEISLER
ARCHITECT
N.C.A.A.R. Certified
1758 NW Brown Rd.
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(888) 385-4535

JOB NUMBER
20210602

SHEET NUMBER
S.2
OF 3 SHEETS

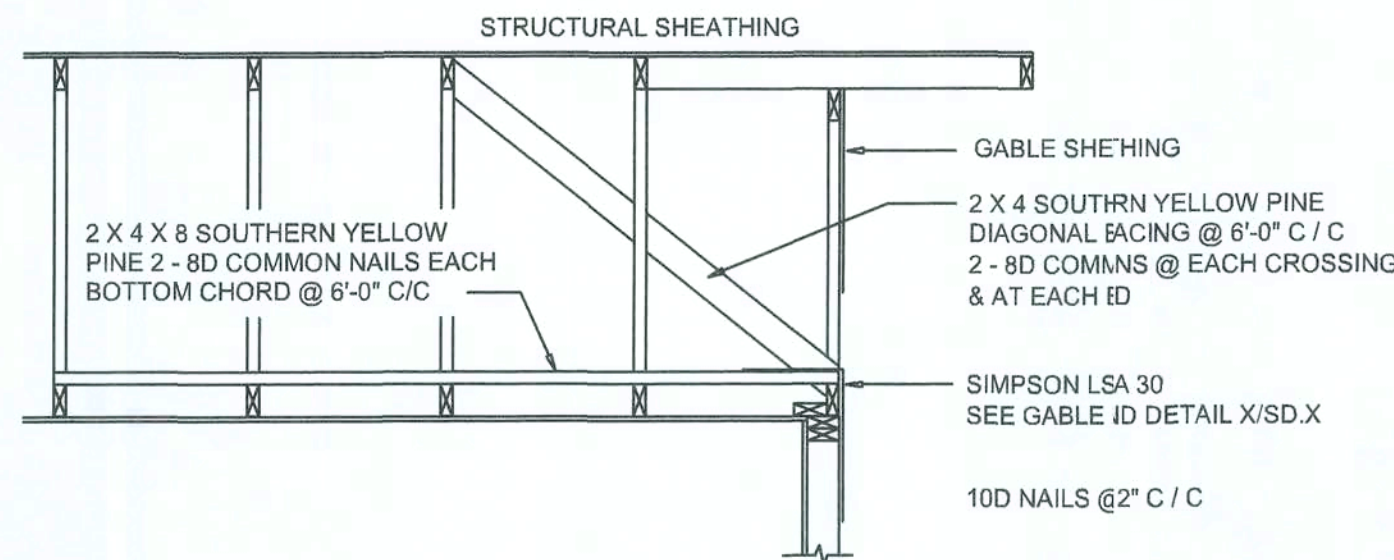
NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS



GABLE END GYPSUM DIAPHRAGM HOLDOWN CONNECTOR

SCALE: NONE

A.1



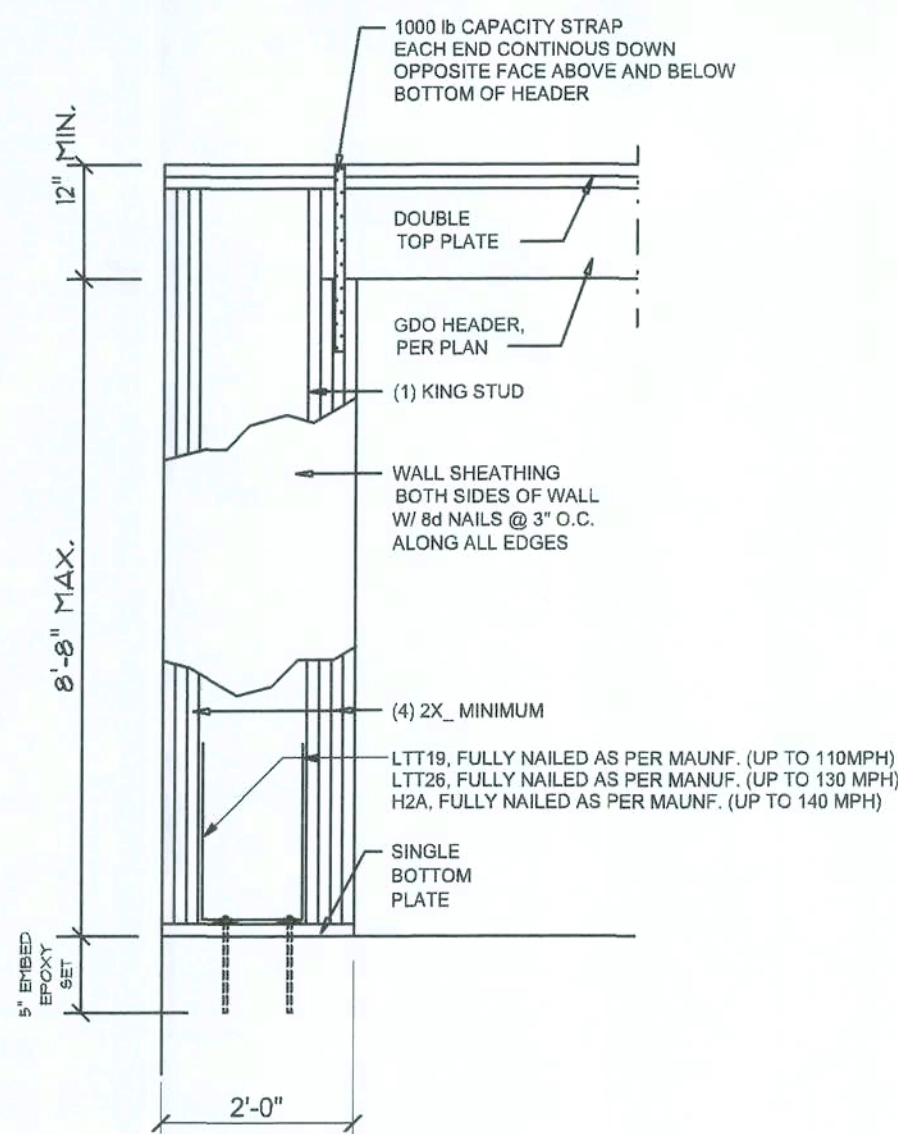
END WALL BRACING FOR CEILING DIAPHRAGM

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 MPH
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
	2	20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6	18.5 / -51.7
WALL	1	10	12.5 / -34.7	14.9 / -41.3	17.5 / -48.4	20.3 / -56.2
	1	20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6	18.5 / -51.7
	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
	2	20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6	18.5 / -51.7



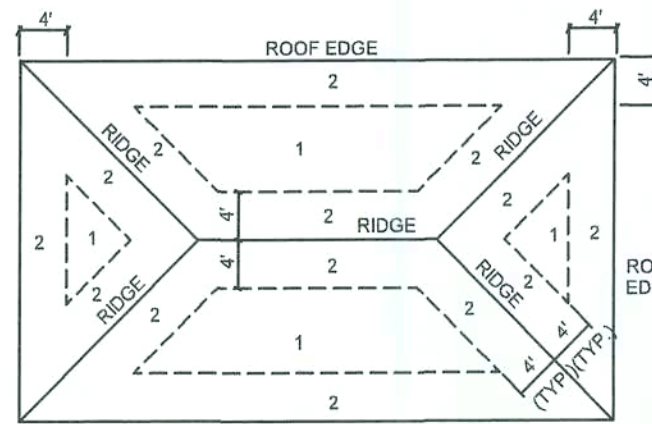
Garage End Wall DETAIL

SCALE: NTS

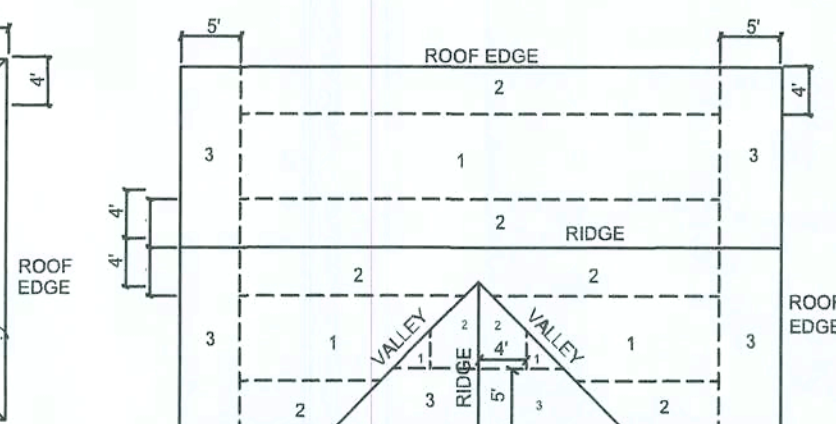
G

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	7/16" O.S.B. OR 15/32 CDX	8d COMMON OR 8d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 12 in. o.c. FIELD
2			6 in. o.c. EDGE 8 in. o.c. FIELD
3			4 in. o.c. @ GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 8 in. o.c. FIELD

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING				
BLDG HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"	EXPOSURE "E"
15	1.00	1.21	1.47	1.66
20	1.00	1.29	1.55	
25	1.00	1.35	1.61	
30	1.00	1.40	1.66	



ROOF SHEATHING NAILING ZONES
(HIP ROOF)



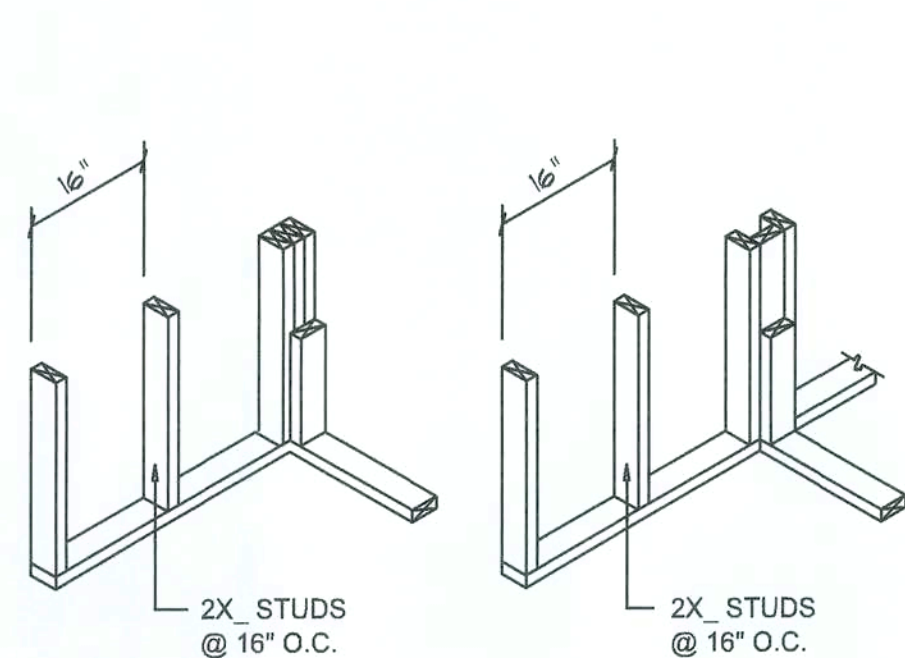
ROOF SHEATHING NAILING ZONES
(GABLE ROOF)

Roof Nail Pattern DET.

SCALE: NONE

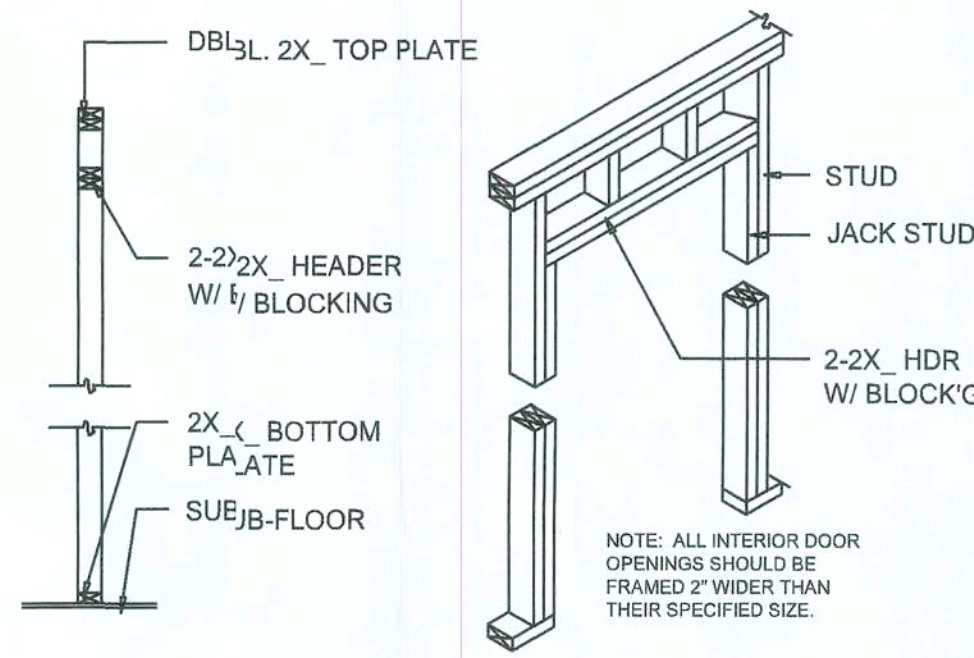
B

HEADER SPANS FOR EXTERIOR BEARING WALLS					
HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT)			
		20'	28'	36'	
ROOF, CEILING	2-2x4	3'-6"	1	3'-3'-2"	1
	2-2x6	5'-5"	1	4'-4'-8"	1
	2-2x8	6'-10"	1	5'-7'-11"	1
	2-2x10	8'-5"	2	7'-7'-3"	2
	2-2x12	9'-9"	2	8'-4'-6"	2
	3-2x8	8'-4"	1	7'-5'-5"	1
	3-2x10	10'-8"	1	9'-7'-1"	2
	3-2x12	12'-2"	2	10'-7'-7"	2
	4-2x8	9'-2"	1	8'-6'-4"	1
	4-2x10	11'-8"	1	10'-4'-6"	1

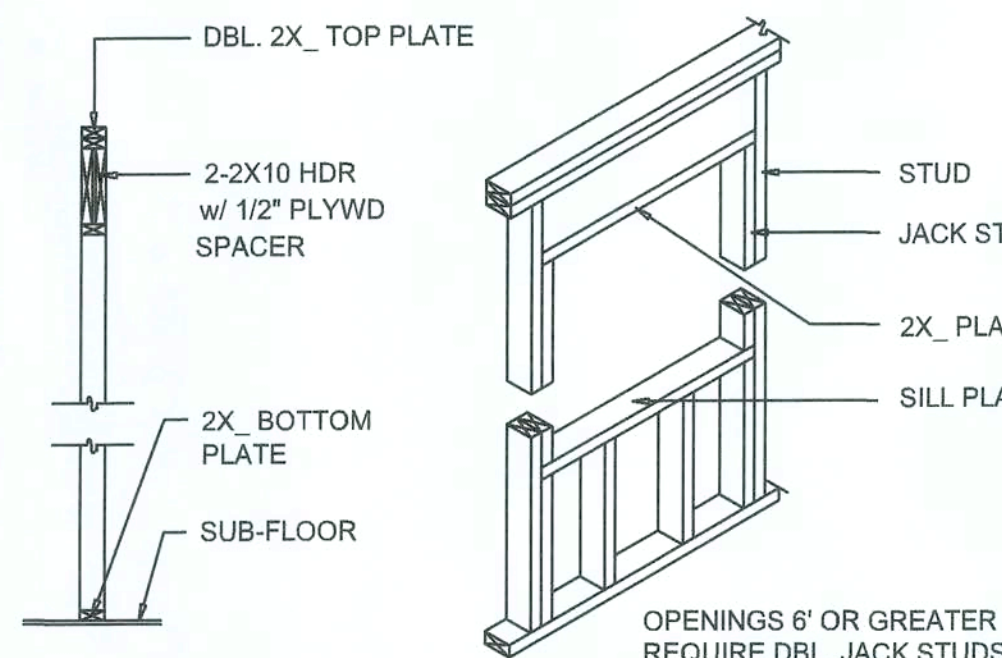


WALL CORNER

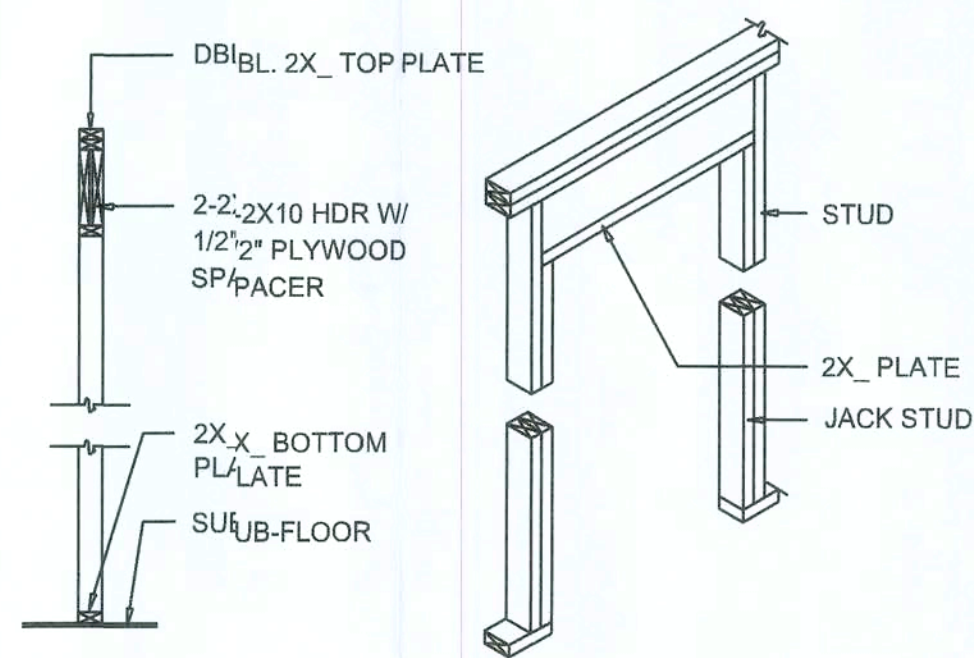
WALL INTERSECTION



NON-BEARING WALL HEADER



TYPICAL WINDOW HEADER



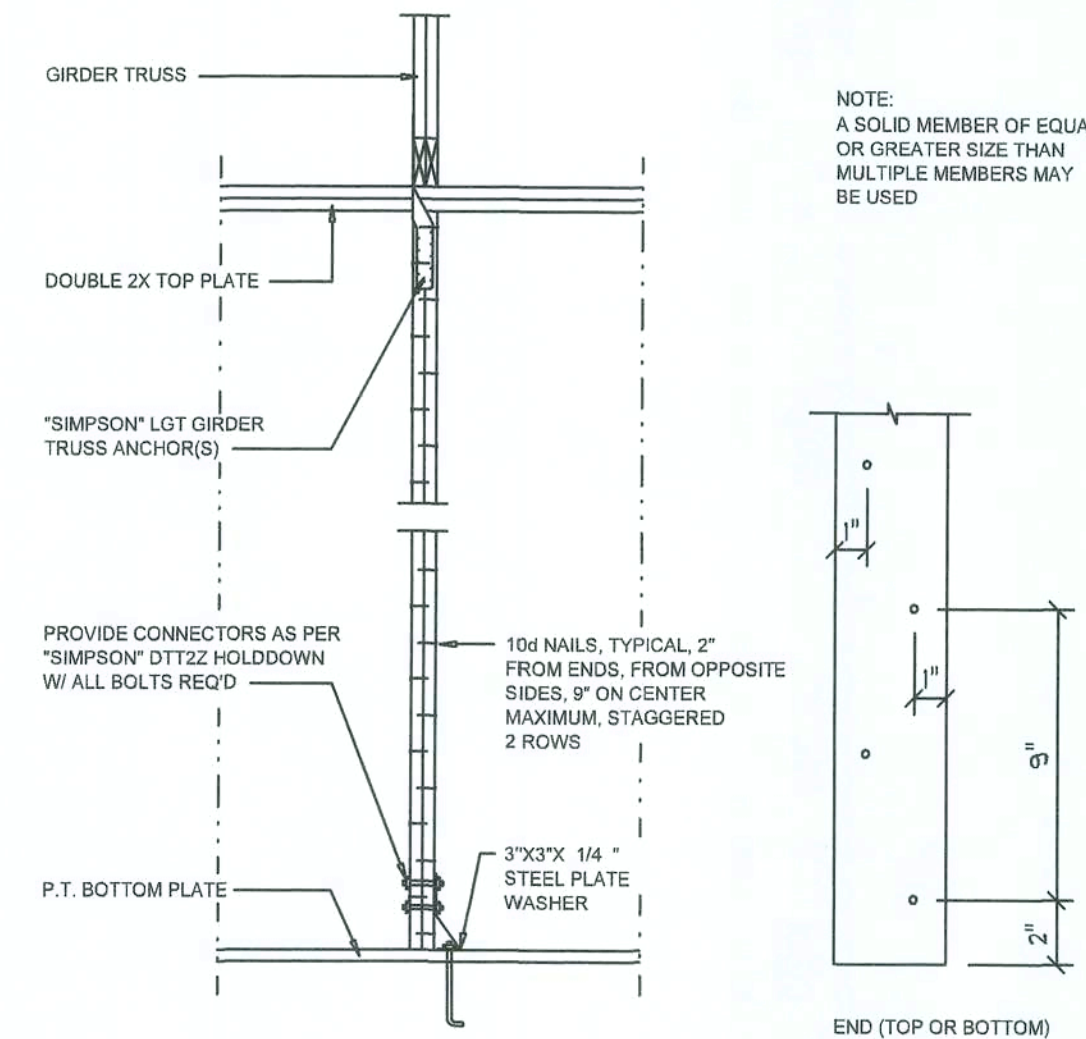
BEARING WALL HEADER

Wall Framing/Header DETAILS

SCALE: NONE

F

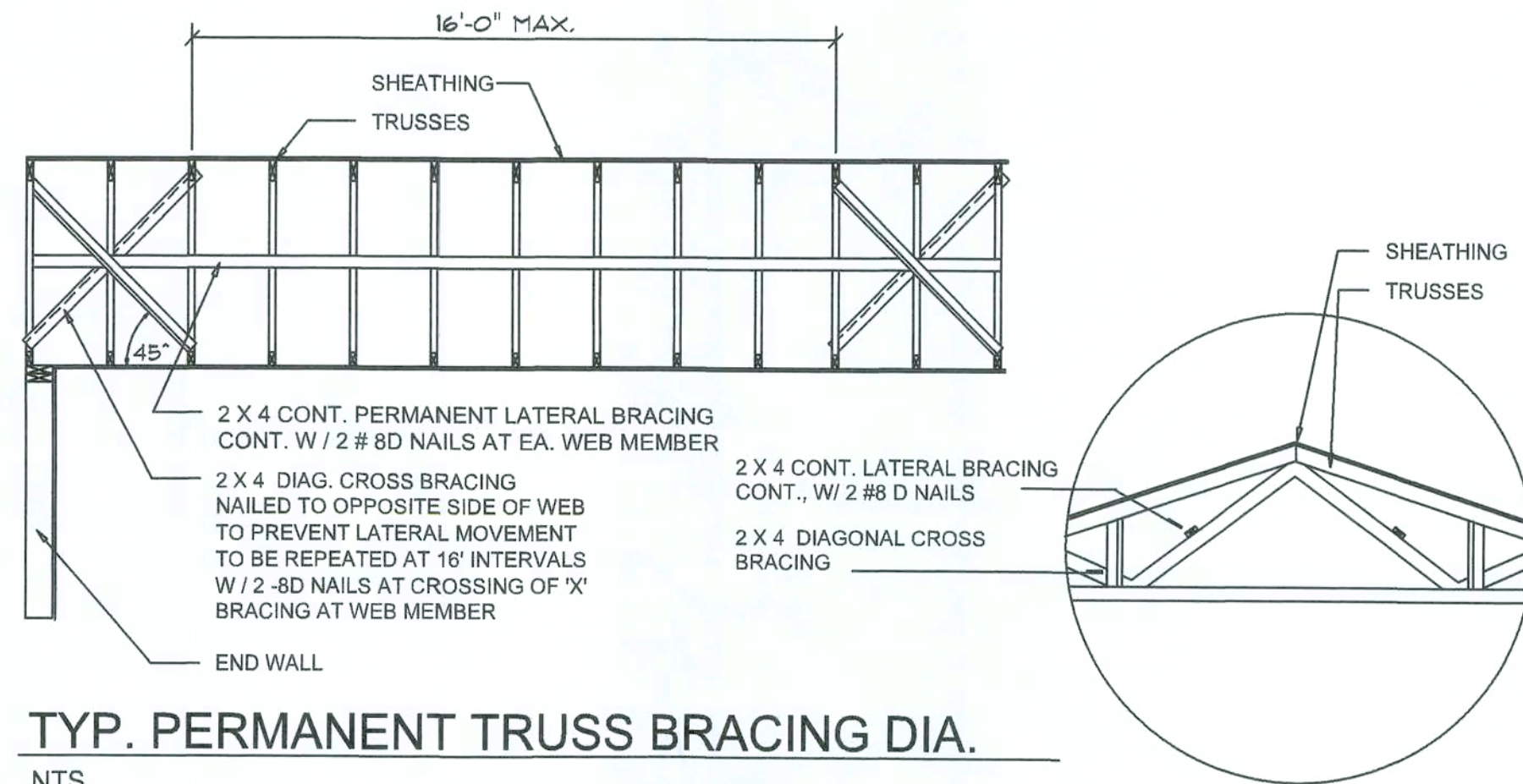
NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS



Girder Truss Column DET.

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

"WindsTORM" ALT. SHEATHING METHOD:
ALTERNATIVE METHOD FOR ANCHORING THE TOP WALL PLATE TO THE FOUNDATION IN LIEU OF THE SP18P2 OR SP4 STRIPS 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 8d COMMONS @ 4" O.C. FASTEN TO EACH STUD WITH EITHER 6d COMMONS @ 6" O.C. OR 8d COMMONS @ 8" O.C.
Alternate "Titan" bolt concrete anchor system
ANCHOR SILL PLATE WITH 5/8" TITAN ANCHOR BOLT, PLACED AT 40" O.C. AROUND PERIMETER OF SLAB AND ALL INTERIOR BEARING WALLS. (MIN. 4" EMBED)



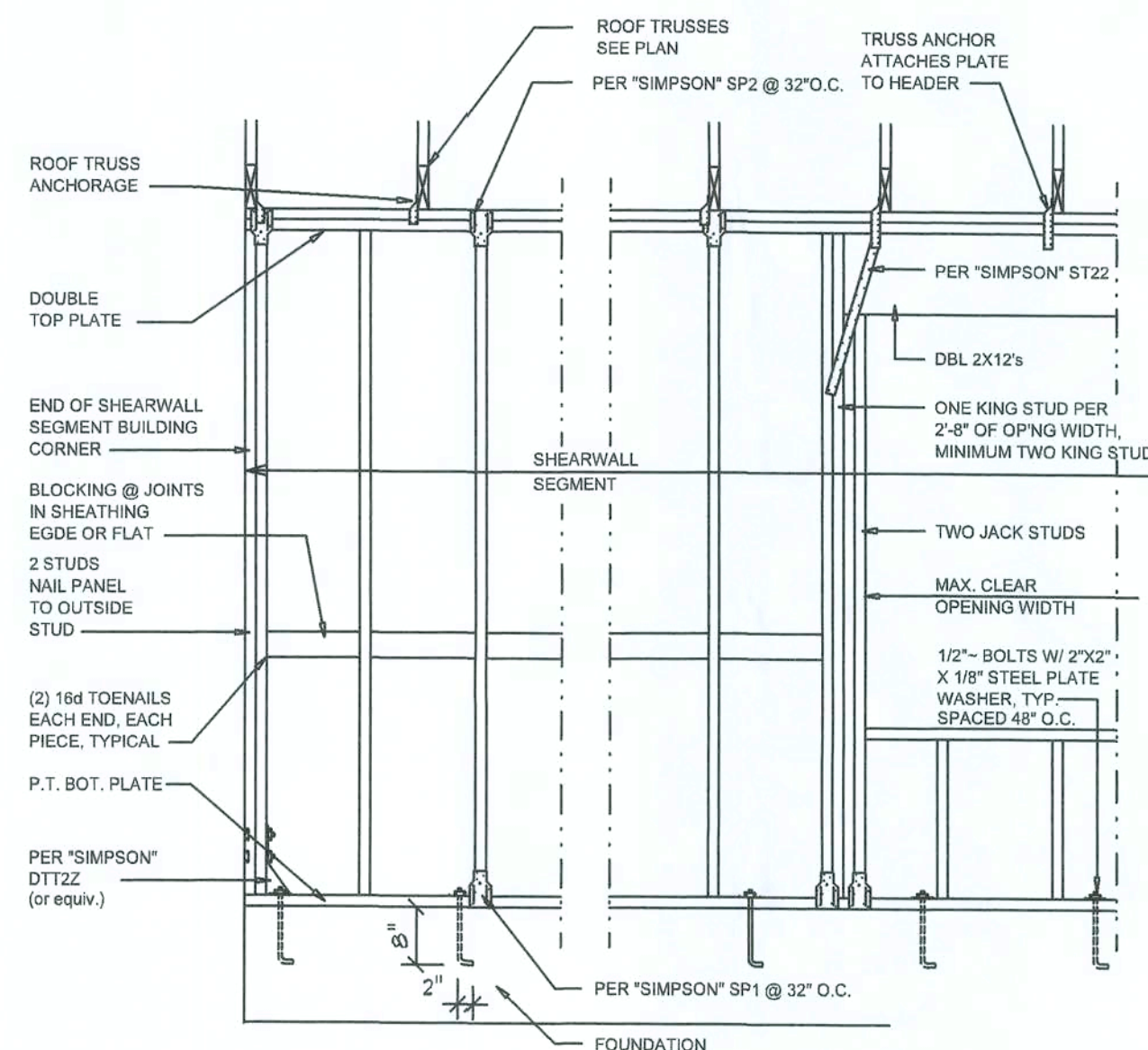
TYP. PERMANENT TRUSS BRACING DIA.

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

Truss Bracing DETAILS

SCALE: AS NOTED

D



SHEARWALL NOTES:
1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 19-97 SBB01.305.4.3.
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 56 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		DATE	BY	CHECKED
NO.	DESCRIPTION			
1	ISSUED FOR PERMIT	11/11/2021	JD	JD

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

A DETACHED GARAGE FOR:
RANDELL DUTTON
PROJECT ADDRESS: Lot 28, Southern Landings Aviation S/D, Lake City, Florida

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SHEET NUMBER
S.3
OF 3 SHEETS