



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

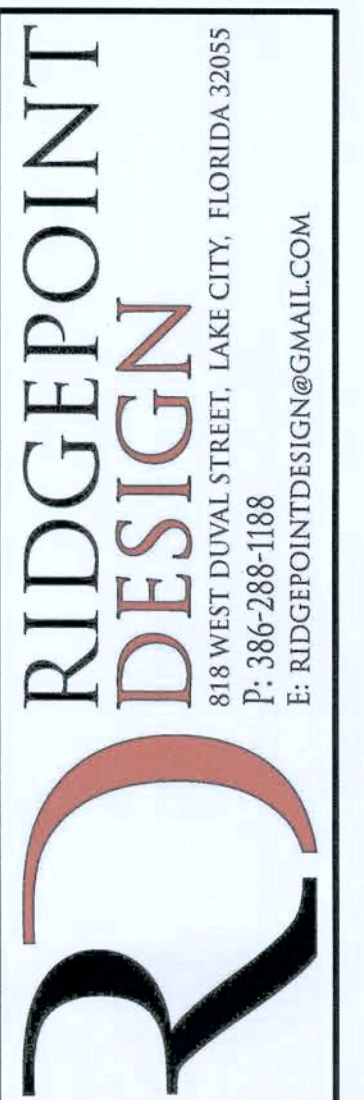


FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



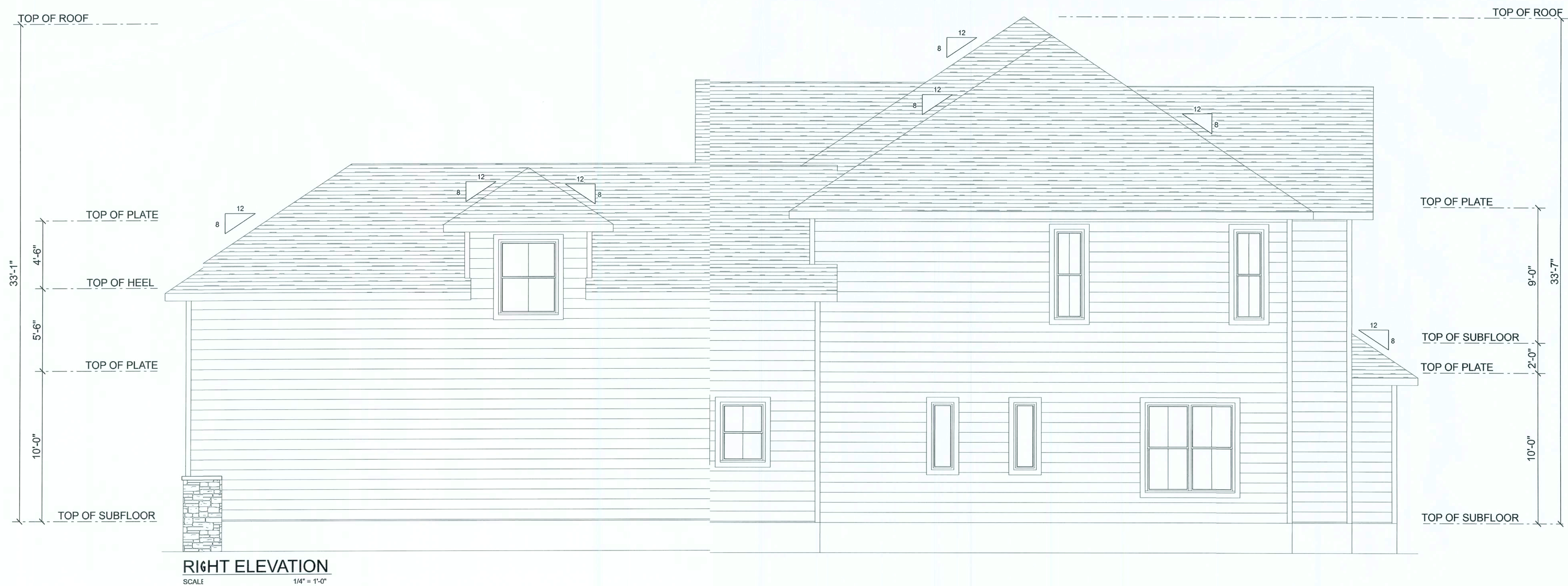
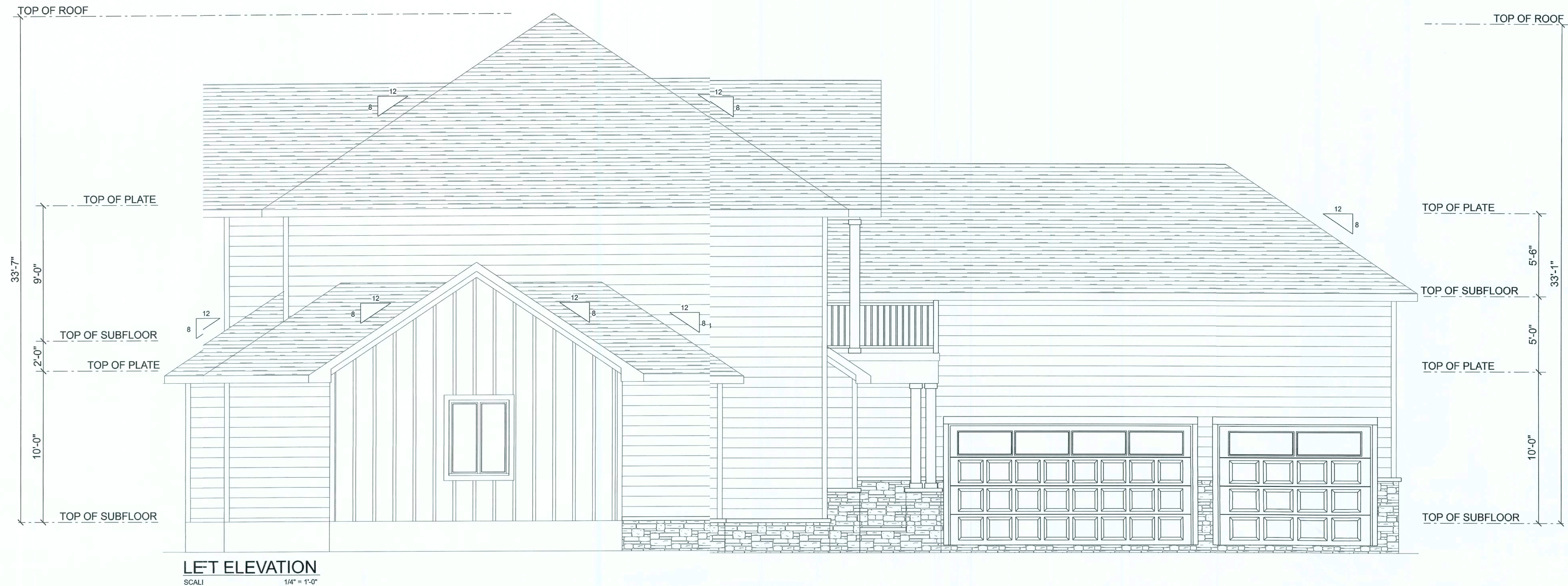
REVISIONS SCHEDULE	
Mar. 23rd, 2020	CONST. SET

BRAD & KELLI HANDY RESIDENCE  
100 GOVERNORS GLN., LAKE CITY, FLORIDA 32024  
IC CONSTRUCTION  
818 W. DUVAL ST., LAKE CITY, FLORIDA 32055



SHEET NUMBER  
**A.1**  
OF 6 SHEETS





REVISIONS SCHEDULE	
Mar. 23rd, 2020	CONST. SET

BRAD & KELLI HANDY RESIDENCE

100 GOVERNORS GUN, LAKE CITY, FLORIDA 32024

IC CONSTRUCTION

818 W. DUVAL ST., LAKE CITY, FLORIDA 32055



818 WEST DUVAL STREET, LAKE CITY, FLORIDA 32055

P: 386-288-1188

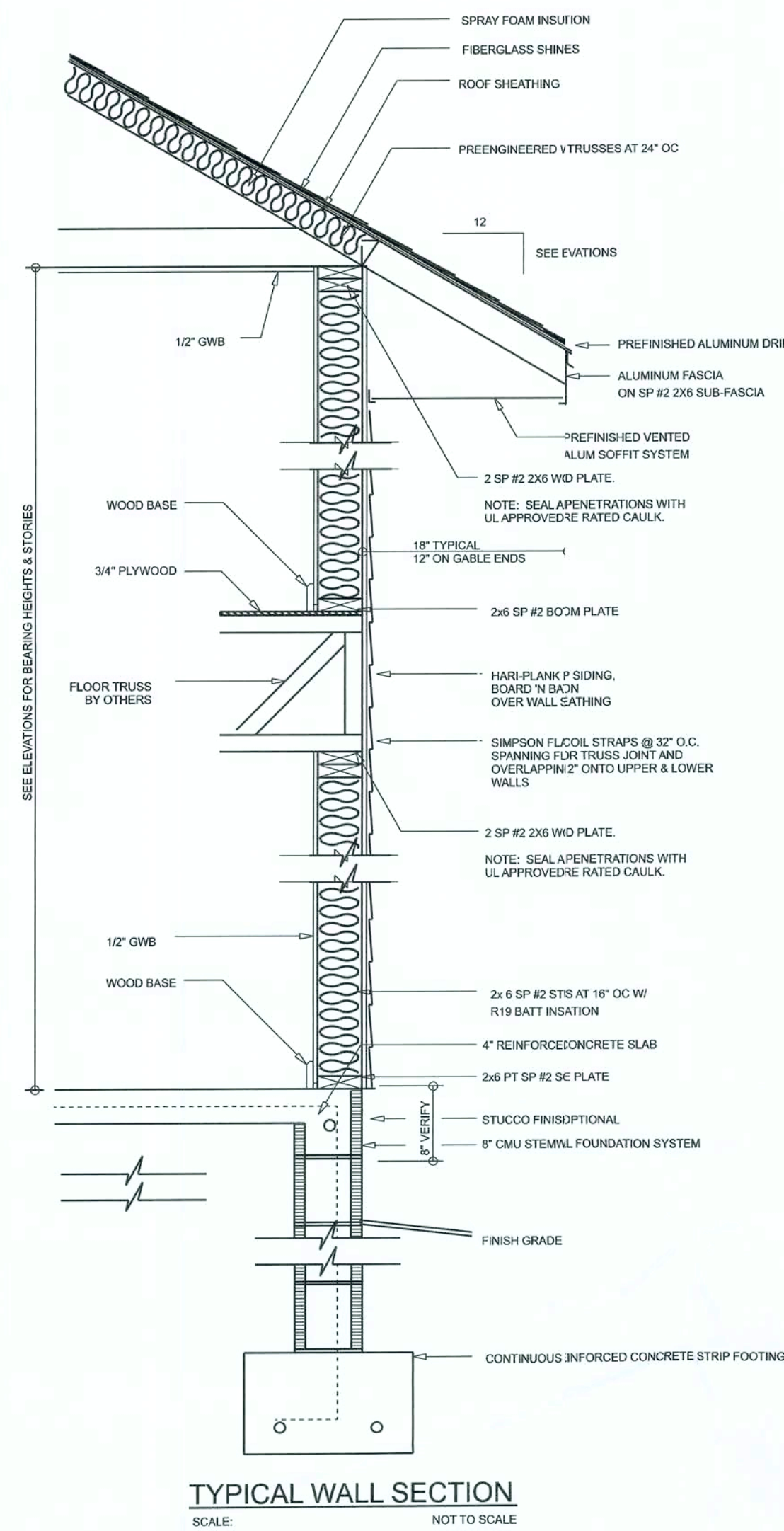
E: RIDGEPOINTDESIGN@GMAIL.COM

SHEET NUMBER

A.2

OF 6 SHEETS

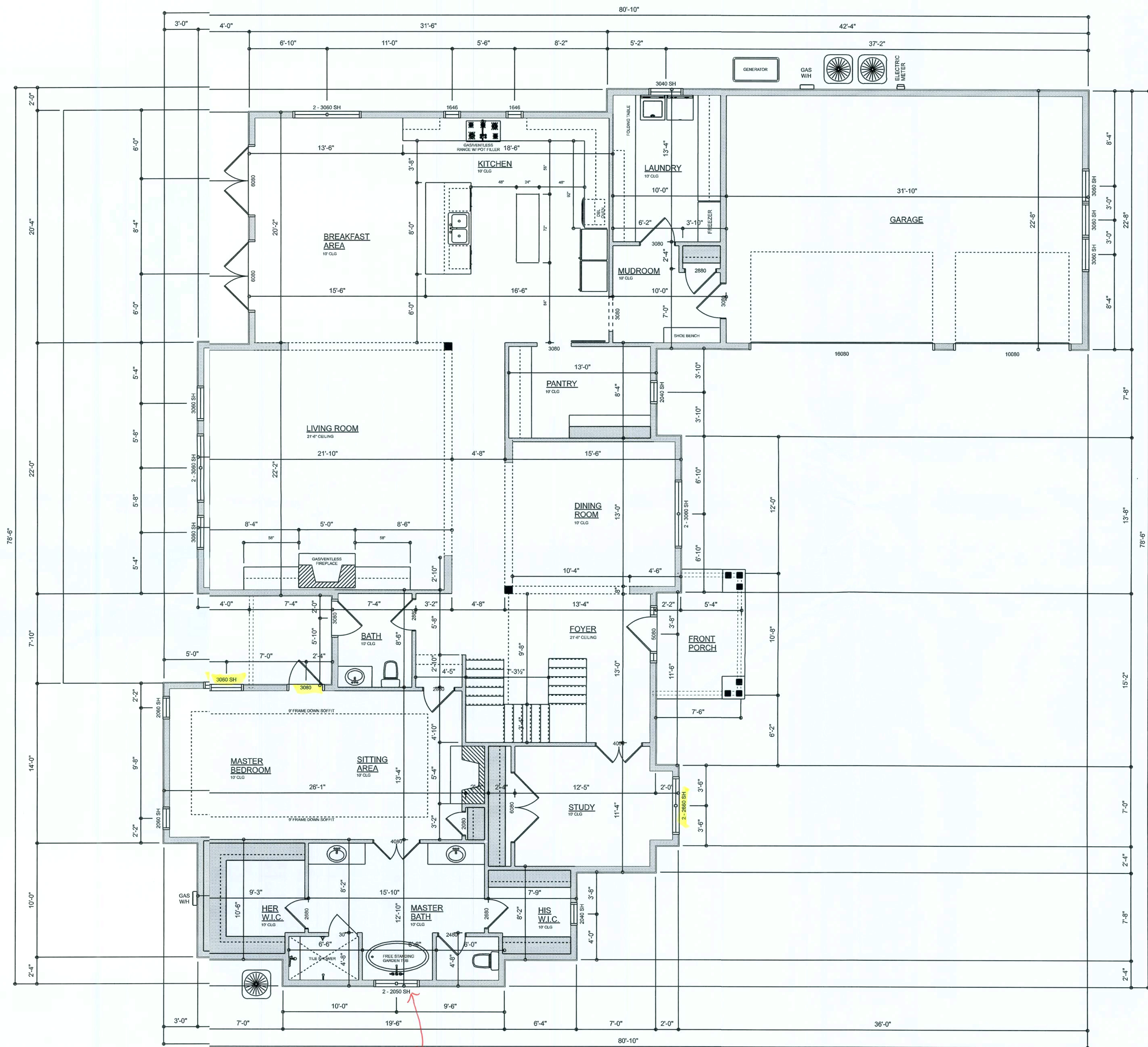




- Garage fire separations shall comply with the following:
1. The private garage shall be separated from the dwelling unit and attic area by means of a minimum 1/2-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above / 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 self doors not less than 1 3/8 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 0.09-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.

AREA SUMMARY	
1st Floor	2,905 S.F.
2nd Floor	1,644 S.F.
Opt. Bonus/Storage	418 S.F.
LIVING AREA	4,967 S.F.
GARAGE	736 S.F.
FRONT PORCH	76 S.F.
TOTAL AREA	5,779 S.F.

TOTAL CUBIC FOOTAGE OF CONDITIONED SPACE IS 47,190



DIMENSIONED FLOOR PLAN  
SCALE: 3/16" = 1'-0"

ALL CEILING HEIGHTS TO BE 10' UNLESS NOTED OTHERWISE  
ALL WINDOW HEADERS WILL BE 8'-0" A.F.F.

REVISIONS SCHEDULE

Mar. 23rd, 2020 CONST. SET

BRAD & KELLI HANDY RESIDENCE

100 GOVERNORS GLEN, LAKE CITY, FLORIDA 32024

IC CONSTRUCTION

818 W. DUVAL ST., LAKE CITY, FLORIDA 32055

RIDGEPOINT  
DESIGN



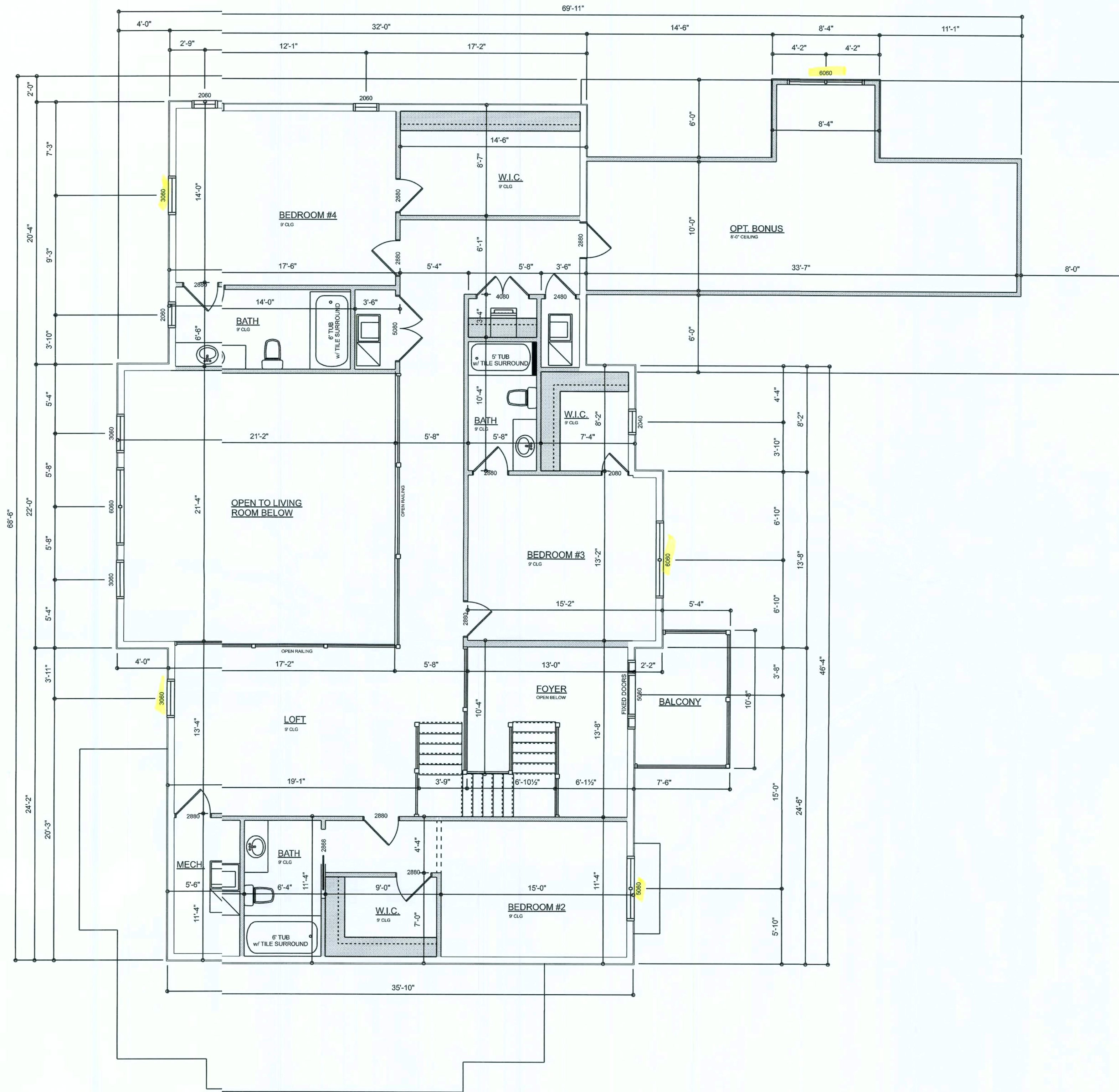
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SHEET NUMBER

A.3

OF 6 SHEETS





**DIMENSIONED 2ND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"  
ALL CEILING HEIGHTS TO BE E 10' UNLESS NOTED OTHERWISE  
ALL HEADER HEIGHTS WILL BE 8'-0" A.F.F.



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CEILING FAN	3	
CAN LIGHT 6inch	49	
CHANDELIER	2	
LED CEILING LIGHT 1x	3	
PENDANT LIGHT	3	
EXTERIOR SCONCE	6	
MOTION SECURITY LIGHT	4	
ELECTRIC PANEL	2	
EXHAUST FAN	1	
EXHAUST FAN & LIGHT COMBO	1	
FLOOR OUTLET DUPL	2	
OUTLET	39	
OUTLET 220v	7	
OUTLET GFI	19	
OUTLET WP	7	
SMOKE DETECTOR	2	
STANDARD LIGHT	3	
SWITCH	28	
SWITCH 3 WAY	20	
VANITY BAR LIGHT - SALL	3	

ELECTRICAL PLA NOTES:

INSTALLATION SHALL BE PER 2017 NATL ELECTRIC CODE.

WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATION

CONSULT WITH THE OWNER FOR THE NUMBER OF SEPARATE 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

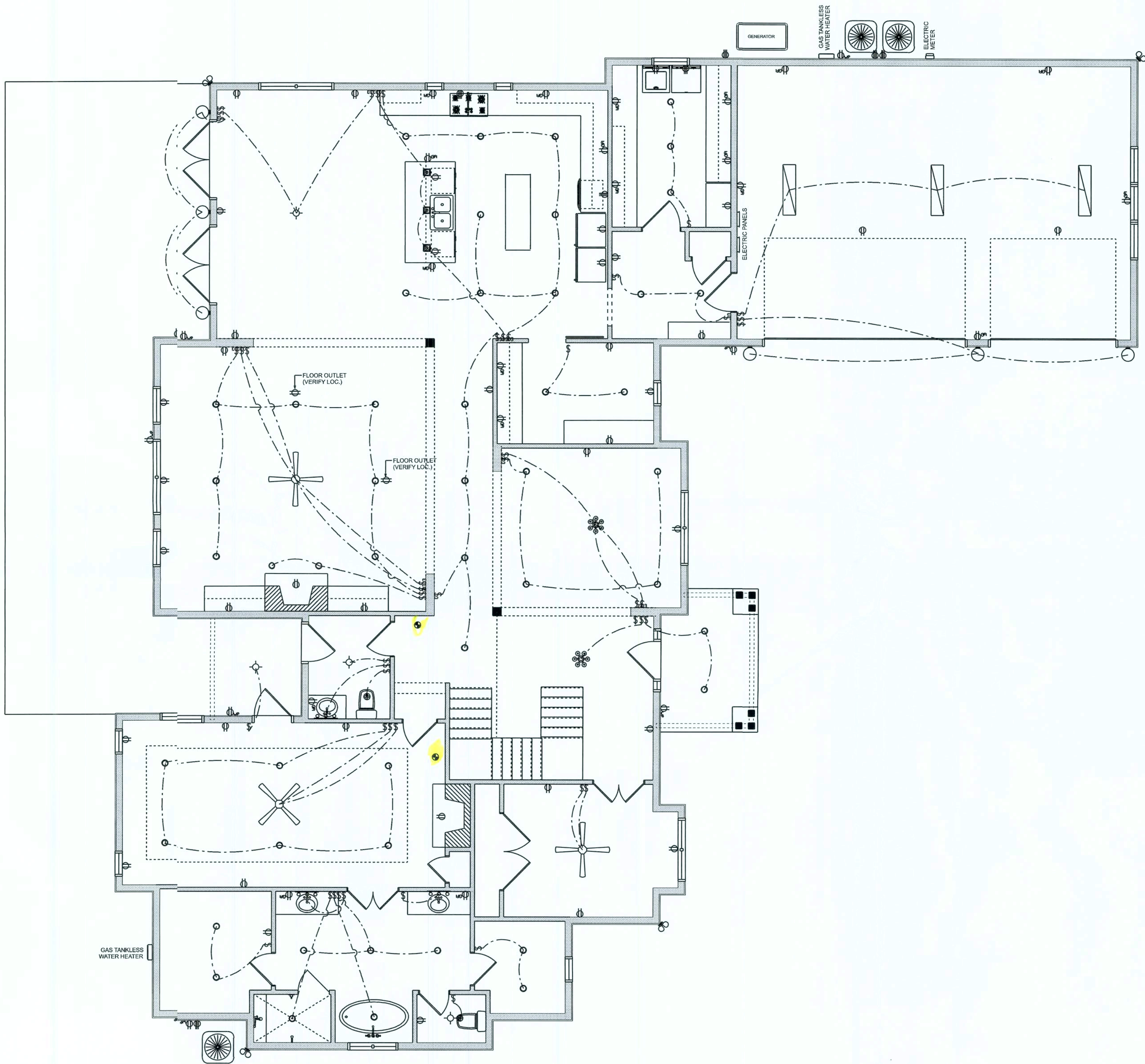
TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE WITH APPLICABLE SECTIONS OF NEC LATEST EDITION.

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)

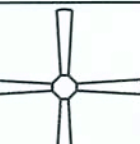
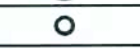
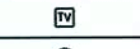



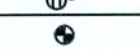
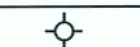
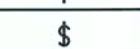
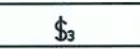

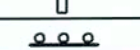

ALL EXTERIOR RECEPTICALS SHALL BE WEATHERPROOF GROUND FAULT INTERRUPTER TYPE (WP/GFI)

NOTE:  
ELECTRICAL CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT NEEL SCHEDULE WITH ALL CIRCUITS IDENTIFIED WITH CIRCUIT NUMBER, DESCRIPTION & BREAKER SERVICE ENT. & ALL UNDERGROUND WIRING LOCATIONS, ROUTING / DEPTH. RISER DIA. SHALL INCLUDE SIZE, TYPE & EQUIPMENT TYPE WITH RATINGS & LOADS.  
CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY



ELECTRICAL PLAN  
SCALE: 3/16" = 1'-0"



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CEILING FAN	3	
CAN LIGHT 6inc	19	
CABLE TV OUTLET	5	
EXHAUST FAN	3	
OUTLET	31	
OUTLET 220v	4	
OUTLET GFI	3	
SMOKE DETECTOR	5	
STANDARD LIGHT	6	
SWITCH	25	
SWITCH 3 WAY	2	
STRIP LIGHT	3	
VANITY BAR LIGHT - SMALL	3	

ELECTRICAL PLAN NOTES:

INSTALLATION SHALL BE PER 2017 NAT'L ELECTRIC CODE.

WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS

CONSULT WITH THE OWNER FOR THE NUMBER OF SEPARATE 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

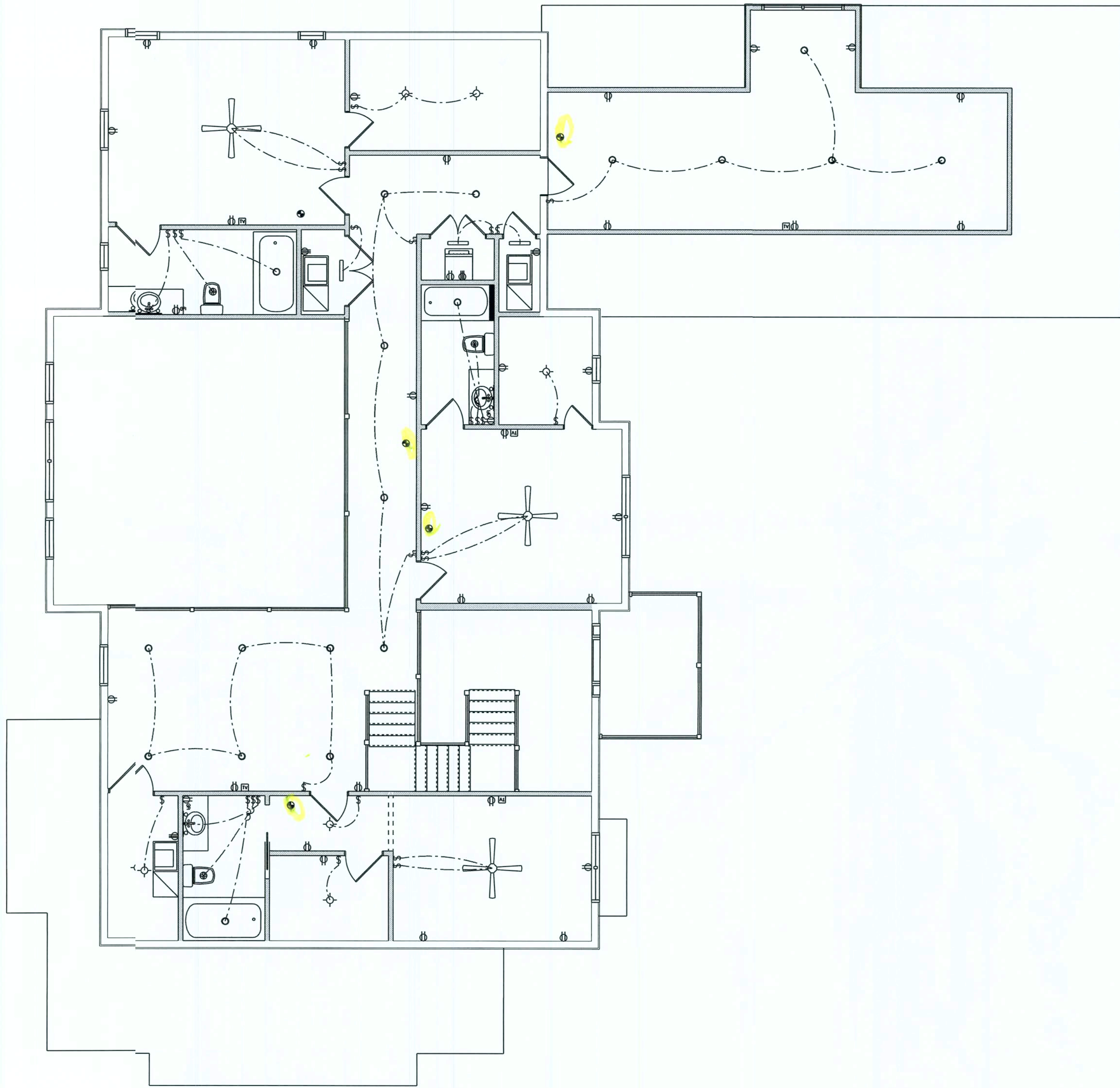
TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-TEST EDITION.

ALL RECEPTICALS, IF OTHERWISE NOTED, SHALL BE ARC FAULT INTERRUPTER TYPE, EXCEPT DEDICATED OUTLETS

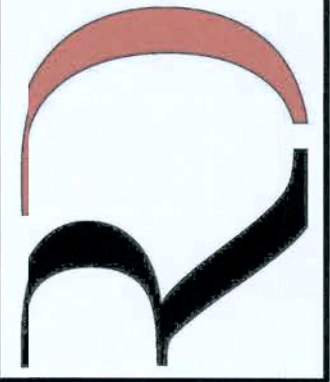
ALL RECEPTICALS IN WET AREAS SHALL BE GROUND FAULT INTERRUPTER TYPE (GFI)

ALL EXTERIOR RECEPTICALS SHALL BE WEATHERPROOF GROUND FAULT INTERRUPTER TYPE (WPGFI)

NOTE:  
ELECTRICAL CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE E.C. PLAN, ADDS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CIRCUITS IDENTIFIED W/ CIRCUIT DESCRIPTION & BREAKER SERVICE IDENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING / DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPES & EQUIPMENT TYPE W/ RATINGS/LOADS. CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY



SECOND FLOOR ELECTRICAL  
SCALE: 3/16" = 1'-0"



**RIDGEPOINT  
DESIGN**  
818 WEST DUVAL STREET, LAKE CITY, FLORIDA 32055  
P: 386-288-1188  
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REVISIONS SCHEDULE	
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CONCRETE / MASONRY /  
METALS GENERAL NOTES:

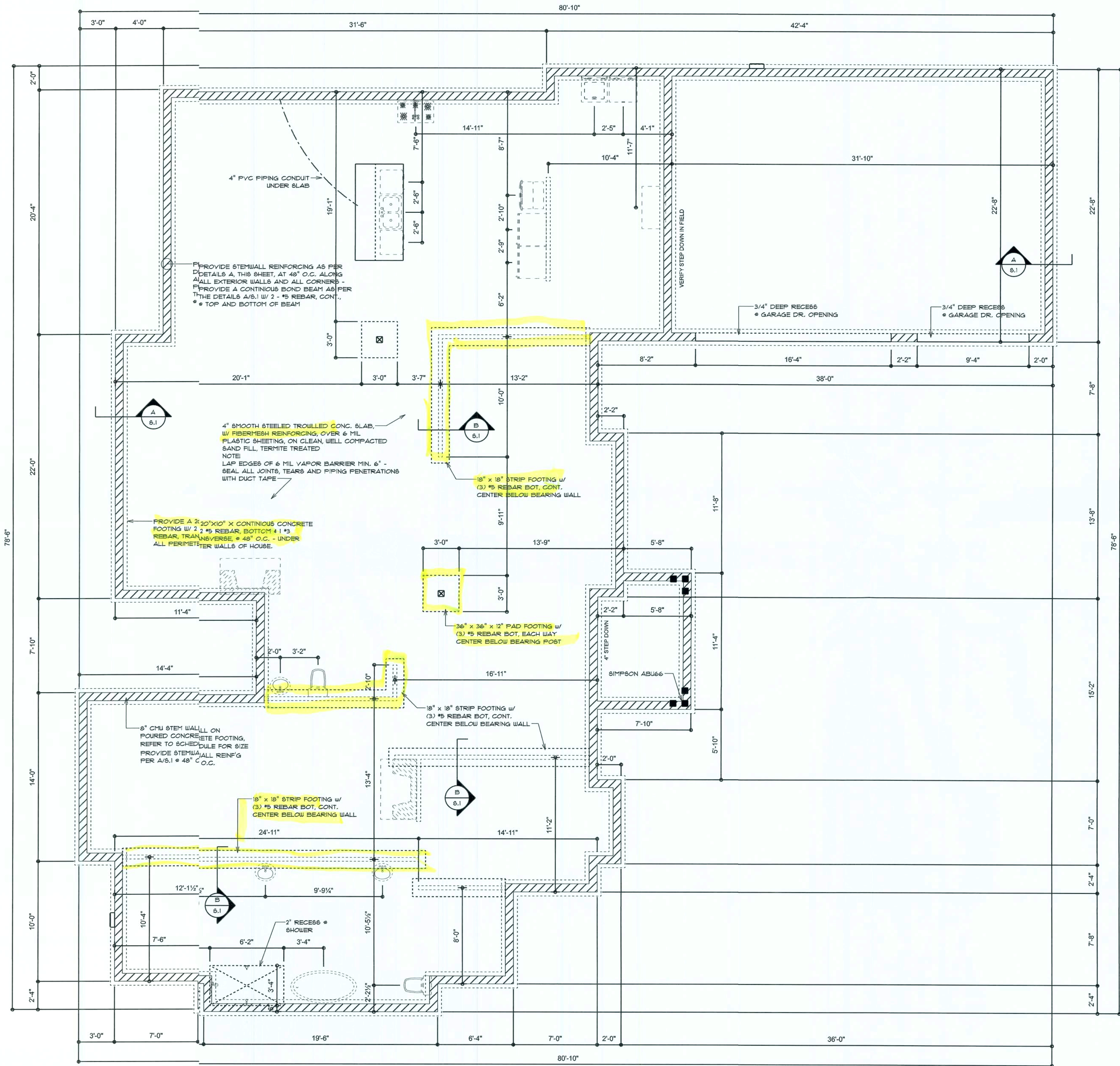
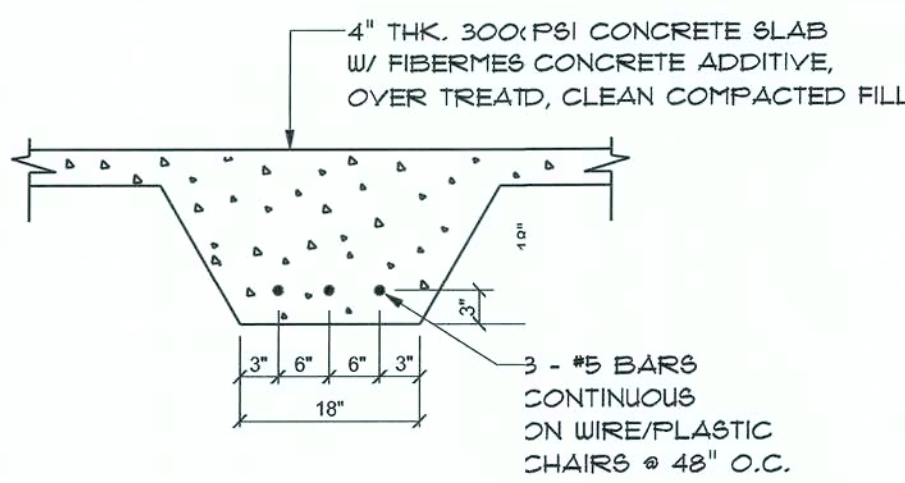
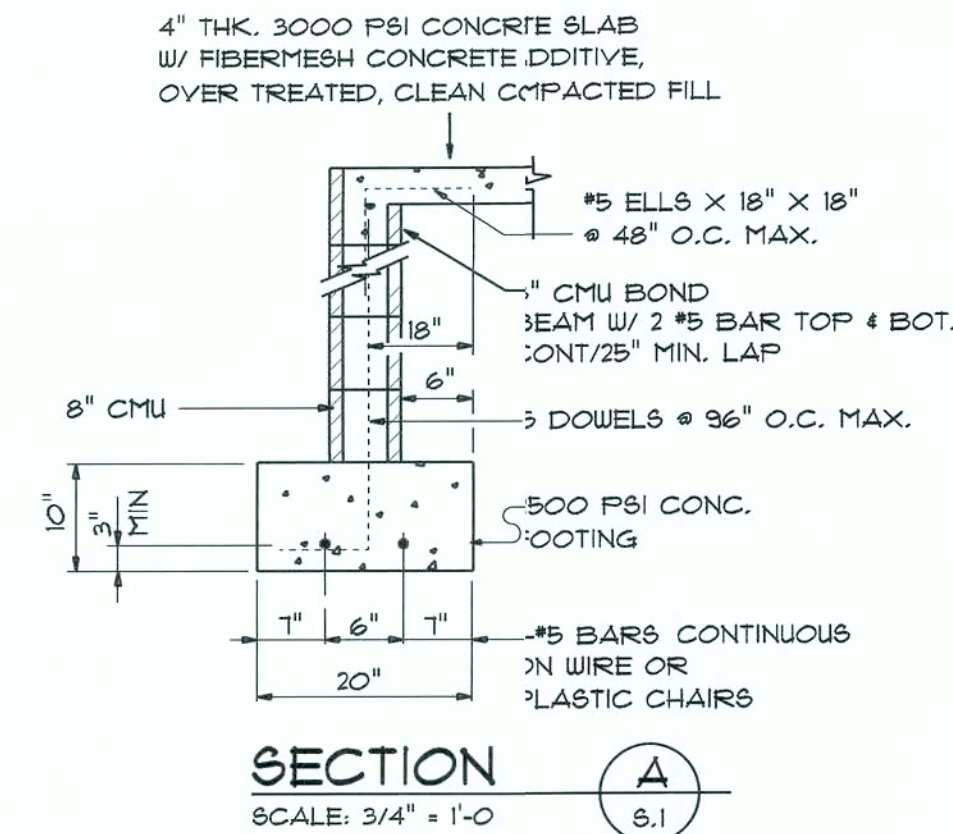
- DESIGN SOIL BEARING PRESSURE: 60 PSF.
- EXPANSIVE SOILS: WHERE DIRECTLY BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS. TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
- CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING G.D. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COMPACTION SHALL BE NOT LESS THAN 98% MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF 01 TEST FOR EACH 1500 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 RESS = 85 KSI.
- CONCRETE SHALL BE STANDARD 1" 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 FINISHES 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<sub>m</sub> = 1500 PSI.
- MORTAR SHALL BE TYPE "M" OR "1" 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.
- 2x6 P/T WOOD SILL, CONT., ALL AROUND W/ 1/2" A.B. W/ 2" SQ. X 1/4" PLATE WASHERS W/ 5/16" FROM EACH CORNER. EA. WAY 4 WITHIN 24" TOP 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 IN THE CONCRETE.

NOTE:  
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER FBC 1601 AND LOCAL JURISDICTION REQUIREMENTS

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

NOTE:  
ADDED FILL SHALL BE APPLIED IN 1' 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, LINE, EQUIPMENT SCH. & BALANCING REPORT - CONTR. SHALL PROVIDE COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMITTING AUTHORITY.





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 MSTA24 TOP AND 1 - SIMPSON SPM4R 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

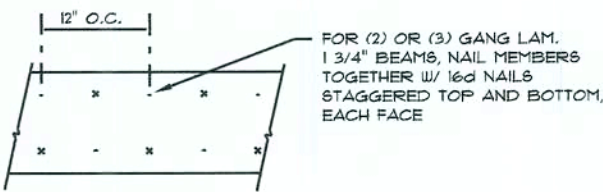
DOUBLE 2x12 No.2 SOUTHERN PINE WITH 1/2" OSB SOLID CONTINUOUS SPACER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 3 - SIMPSON MSTA24 TOP AND 2 - SIMPSON SPM4R BOTTOM EACH SIDE OF OPENING WITH 1 - HEADER STUD AND 2 FULL HEIGHT STUDS EACH SIDE OF OPENING

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 MSTA24 TOP AND 2 - SIMPSON SPM4R BOTTOM EACH SIDE OF OPENING WITH 1 - HEADER STUD AND 2 FULL HEIGHT STUDS EACH SIDE OF OPENING

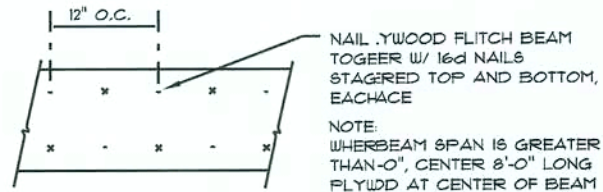
16'-0" GARAGE DOOR OPENINGS

2 PLY 1 1/2" x 11 1/8" 2.0E MICROLAM 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 MSTA24 TOP AND 2 - SIMPSON SPM4R BOTTOM EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING



MULTIPLE GANG LAM. DETAIL

NOT TO SCALE



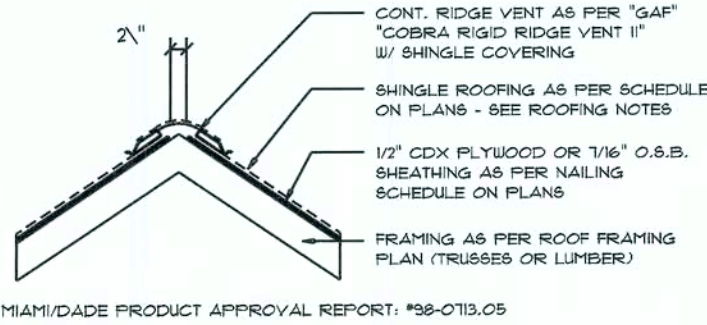
PLYWOOD FLITCH BEAM DETAIL

NOT TO SCALE

B/U Beam DETAILS

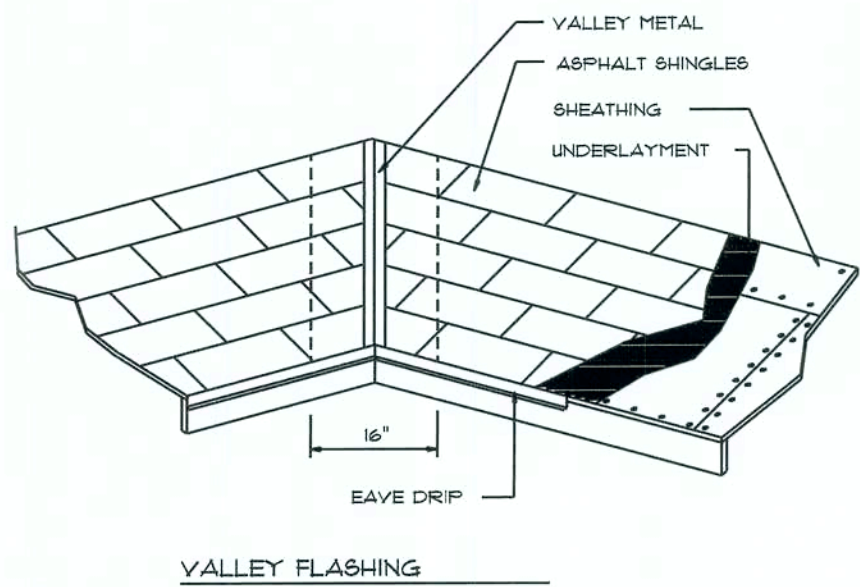
SCALE: NONE

AREA OF ATTIC	REQD 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	810 SQ.IN.
3400 SF	44 LF	890 SQ.IN.



Ridge Vent DETAIL

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

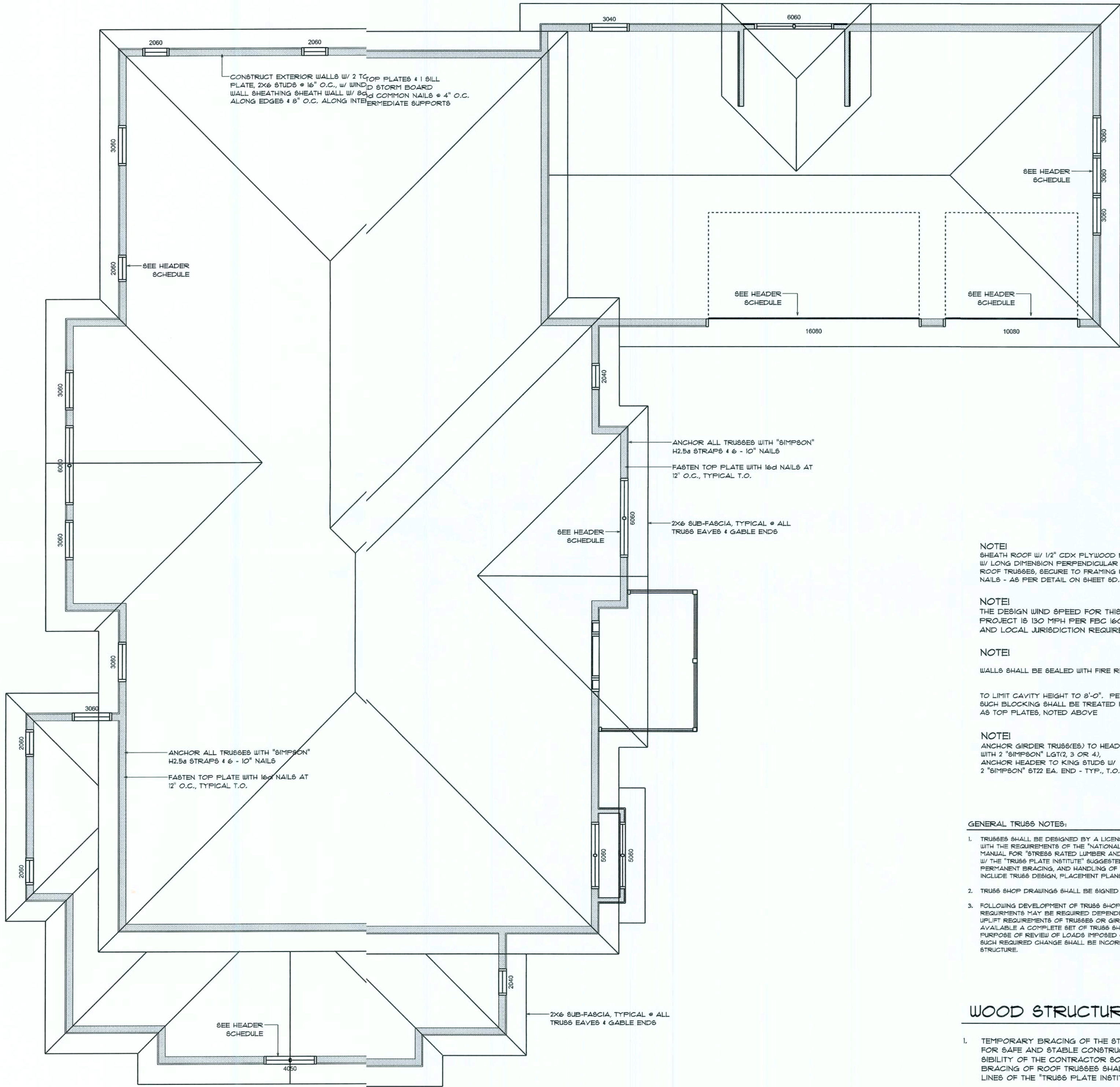


VALLEY FLASHING

ROOFING METALS for FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS			
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (lb/sq. ft.)
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0175	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.021		40 20

Roofing/Flashing DETS.

SCALE: NONE



ROOF FRAMING PLAN

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

ROOF PLAN NOTES

- R-1 SEE ELEVATIONS FOR ROOF PITCH
- R-2 ALL OVERHANGS 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!  
SHEATH ROOF W/ 1/2" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES. SECURE TO FRAMING W/ 8d NAILS - AS PER DETAIL ON SHEET SD.4

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

NOTE!  
WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING.

TO LIMIT CAVITY HEIGHT TO 8'-0". PENETRATIONS THROUGH SUCH BLOCKING SHALL BE TREATED IN THE SAME MANNER AS TOP PLATES, NOTED ABOVE

NOTE!  
ANCHOR GIRDERS (TRUSSES) TO HEADER WITH 2 "SIMPSON" LGT. 3 OR 4). ANCHOR HEADER TO KING STUDS W/ 2 "SIMPSON" STD EA. END - TYP., T.O.

GENERAL TRUSS NOTES:

- 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 EDITION, ALONG WITH THE TRUSS PLATE INSTITUTE'S SUGGESTED GUIDELINES FOR TEMPORARY AND PERMANENT BRACING, AND HANDLING OF TRUSSES. TRUSS SHOP DRAWINGS SHALL INCLUDE TRUSS DESIGN PLACEMENT PLANS, DETS, & TRUSS TO TRUSS CONNECTIONS.
- TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
- FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND WIND UPLIFT REQUIREMENTS OF TRUSSES OR GIRDERS. THE CONTRACTOR SHALL MAKE AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE PURPOSE OF REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE. ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THE STRUCTURE.

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 N.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.

REVISIONS

JUNE 24th, 2019

BRAD & KELLI HANDY RESIDENCE

100 COVERHORS GLN, LAKE CITY, FLORIDA 32024

IC CONSTRUCTION

818 W. DUVAL ST., LAKE CITY, FLORIDA 32055

NICHOLAS PAUL GEISLER ARCHITECT

1146 NW Brown Rd, Lake City, FL 32055

SHEET NUMBER

S.2

OF 4 SHEETS

AR0007005



FLORIDA BUILDING CODE	
Compliance Summary	
TYPE OF CONSTRUCTION	
Roof:	Gable Construction, Wood Trusses @ 24" O
Walls:	2x6 Wood Studs @ 16" O.C.
Floor:	4" Thk. Concrete Slab / Fibermesh Concrete Additive
Foundation:	Continuous Foot/Stem Wall
ROOF DECKING	
Material:	1/2" CD Plywood or 1/6" O.S.B.
Sheet Size:	48"x96" Sheets Irpendicular to Roof Framing
Fasteners:	8d Common Nails pr schedule on sheet A-1
SHEAR WALLS	
Material:	1/2" CD Plywood or 1/6" O.S.B.
Sheet Size:	48"x96" Sheets faced Vertical
Fasteners:	8d Common Nails 4" O.C. Edges & 8" O.C. Interior
Dragstrut:	Double Top Plate(5.Y.P.) w/16d Nails @ 12" O.C.
Wall Studs:	2x6 Studs @ 16" O.C.
HURRICANE UPLIFT CONNECTORS	
Truss Anchors:	SIMPSON H2.5 @ 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 Bol @ 48" O.C. - 1st Bolt 12"-16" from corner
Corner Hold-down Device:	1) HDBa @ each corner
Porch Column Connect:	Simpson ABU66 @ each column
Porch Column to Beam Connect:	Simpson EPC66/PC66 @ each column
FOOTINGS AND FOUNDATIONS	
Footing:	20"x10" x CONT., CONCRETE FOOTING w/ 2 #5 REBAR.

STRUCTURAL DESIGN CRITERIA:

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE - SECTION 1603 AND OTER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.

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

BASED ON ANSI/ASCE 7-10, 2017 FBC 169-A WIND VELOCITY: V<sub>ULT</sub> = 130 MPH  
V<sub>ASD</sub> = 101 MPH

3. ROOF DESIGN LOADS:

SUPERIMPOSED DEAD LOADS: . . . . . 10 PSF

SUPERIMPOSED LIVE LOADS: . . . . . 0 PSF

4. FLOOR DESIGN LOADS:

SUPERIMPOSED DEAD LOADS: . . . . . 15 PSF

SUPERIMPOSED LIVE LOADS:

RESIDENTIAL . . . . . 40 PSF

BALCONIES . . . . . 60 PSF

5. WIND NET UPLIFT: ARE AS INDICAD ON PLANS

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

1. A PERMANENT SIGN WHICH IDENTIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSTITUTION AND REATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE OSTD NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 104.2.6

2. CONDENSATE AND ROOF DOWNSPUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. BC 1503.4.4

3. IRRIGATION/SPRINKLER SYSTEMSINCLUDING 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 FOI TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRAE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATIV CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FUNDATION WALL. FBC 1403.1.6

5. INITIAL TREATMENT SHALL BE DCE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1816.1

6. SOIL DISTURBED AFTER THE INITIA TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORED. FBC 1816.1.2

7. BOXED AREAS IN CONCRETE FLOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST B OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOI AFTER THE INITIAL TREATMENT. FBC 1816.1.3

8. MINIMUM 6 MIL VAPOR RETARDERMUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION, IF RAINALL OCCURS BEFORE VAPOR RET- ARDER PLACEMENT, RETREATMENT I REQUIRED. FBC 1816.1.4

9. CONCRETE OVERPOUR AND MOKR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1816.1.5

10. SOIL TREATMENT MUST BE APPLD UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUTURE SIDEWALLS. FBC 1816.1.6

11. AN EXTERIOR VERTICAL CHEMICA BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VETICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 1816.1.6

12. ALL BUILDINGS ARE REQUIRED TOHAVE PER-CONSTRUCTION TREATMENT. FBC 1816.1.7

13. A CERTIFICATE OF COMPLIANCE NOT BE ISSUED TO THE BUILDING DEPART- MENT BY: \* LICENSED PEST CONTRC 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 TEATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DPARTMENT OF AGRICULTURE AND CONS- UMER SERVICES. FBC 1816.1.7

14. AFTER ALL WORK IS COMPLETED, OOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, BORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.1.3

15. NO WOOD, VEGETATION, STUMPS, ARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF'R/MODEL	CAP.
TRUSSES TO WALL:	SIMPSON H2.5a OR SUDCI3600 SCREWS	600*
GIRDER TRUSSES TO POST/HEADER:	SIMPSON LGT, W/ 28 - 16d NAILS	1185*
HEADER TO KING STUD(S):	SIMPSON S722	1370*
PLATE TO STUD:	NO CONNECTION REQ. WHEN USING WINDSTORM BOARD	
STUD TO SILL:	NO CONNECTION REQ. WHEN USING WINDSTORM BOARD	
PORCH BEAM TO POST:	SIMPSON PC66 or MSTA24	1700*
PORCH POST TO FND.:	SIMPSON ABU66	2200*
MISC. JOINTS	SIMPSON A34	315*/240*

NOTE:  
ALL ANCHORS SHALL BE SECURED 1 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.

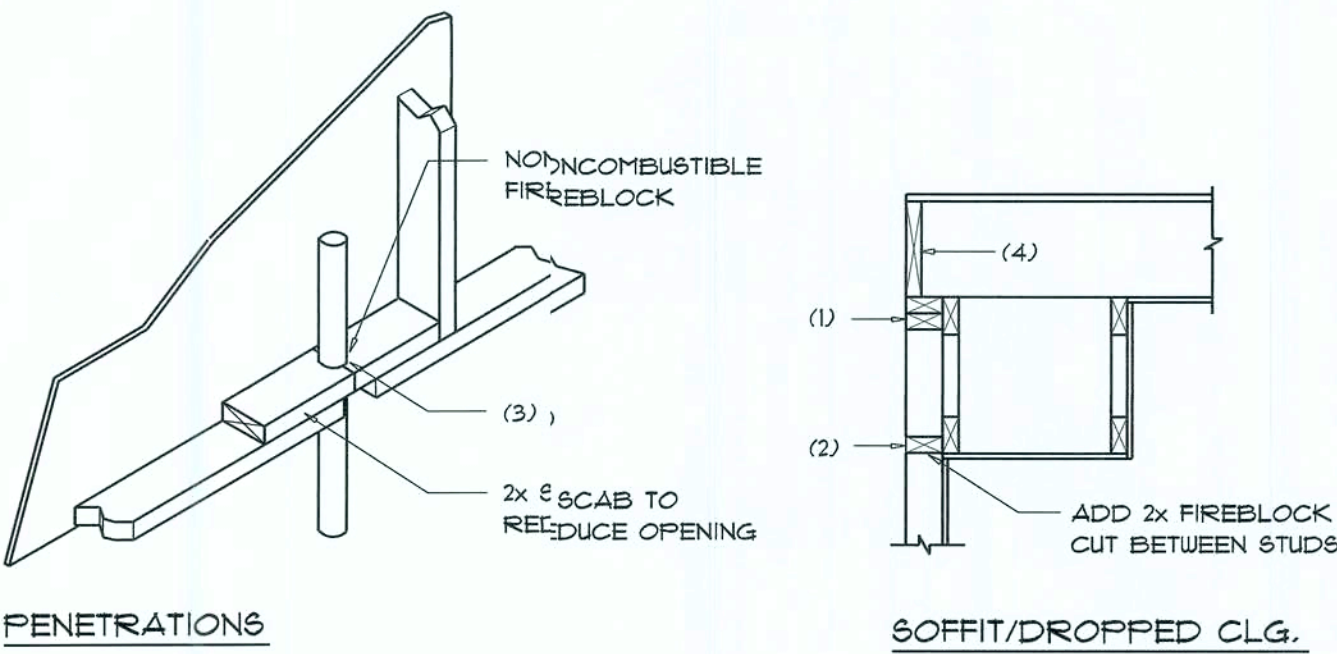
NOTE:  
ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

NOTE:  
"SEMCO" PRODUCT APPROVAL:  
MIAMI/DADE COUNTY REPORT #95-05918.15

NOTE:  
"SIMPSON" PRODUCT APPROVALS:  
MIAMI/DADE COUNTY REPORT #91-05107.05, #96-1126.11, #99-0623.04  
SBCCI NER-443, NER-393

		BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE T TO 2T							
		VULT 110 MPH		VULT 120 MPH		VULT 130 MPH		VULT 140 MPH	
ROOF T TO 2T	1	10	12.0 / -19.9	14.9 / -29.7	17.5 / -27.8	20.3 / -32.3			
	1	20	11.4 / -19.4	13.6 / -29.0	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			
	2	50	10.0 / -28.2	11.9 / -33.6	13.9 / -39.4	16.1 / -45.7			
WALL	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 / -43.5	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			
	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				
	20	20.8 / -27.2	24.7 / -32.4	29.0 / -38.0	33.7 / -44.0				
	50	19.5 / -24.6	23.2 / -28.3	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	1.47
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66



PENETRATIONS

FIREBLOCKING NOTES:

FIREBLOCKING SHALL BE INSTALLED IN 1 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 CEILING, COVE CEILING, ETC.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "FIREPROOF 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

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 I, OR ASTM D 4869, TYPE I.

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 FORM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:

- STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.
- 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/ MFR'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 71 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:

- 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.
- 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.
- FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
  - BOTH TYPES 1 AND 2 ABOVE, COMBINED.
  - ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
  - SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1970.

REVISIONS
JUNE 24th, 2019

BRAD & KELLY HANDY RESIDENCE

100 GOVERNORS GLN, LAKE CITY, FLORIDA 32024

IC CONSTRUCTION

818 W. DUVAL ST., LAKE CITY, FLORIDA 32055

NICHOLAS  
PAUL  
GEISLER  
ARCHITECT  
INC.

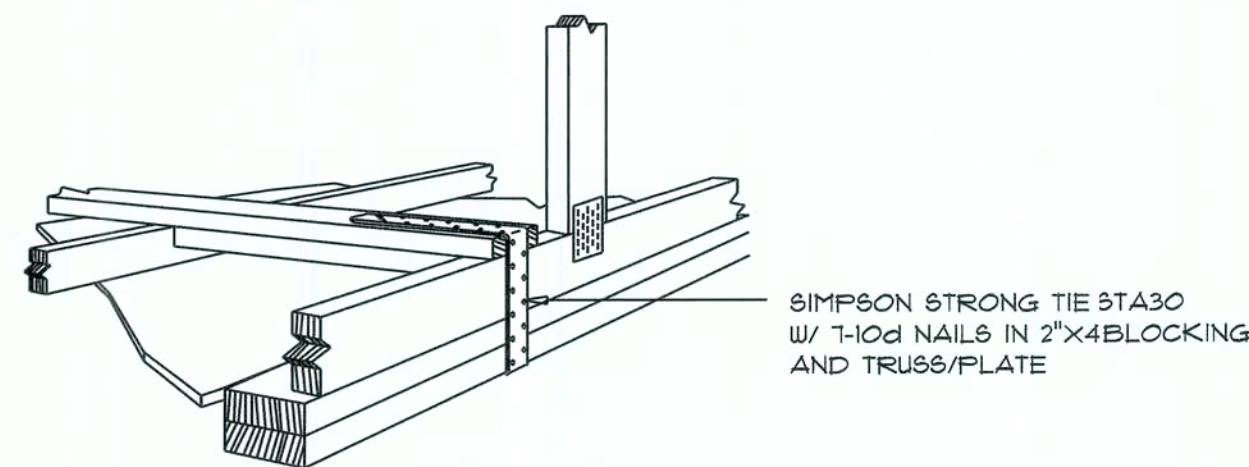
1786 NW Brown Rd.  
Lake City, FL 32055  
N.C.A.A.B. Certified

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

APPROVED FOR CONSTRUCTION

APR0007005

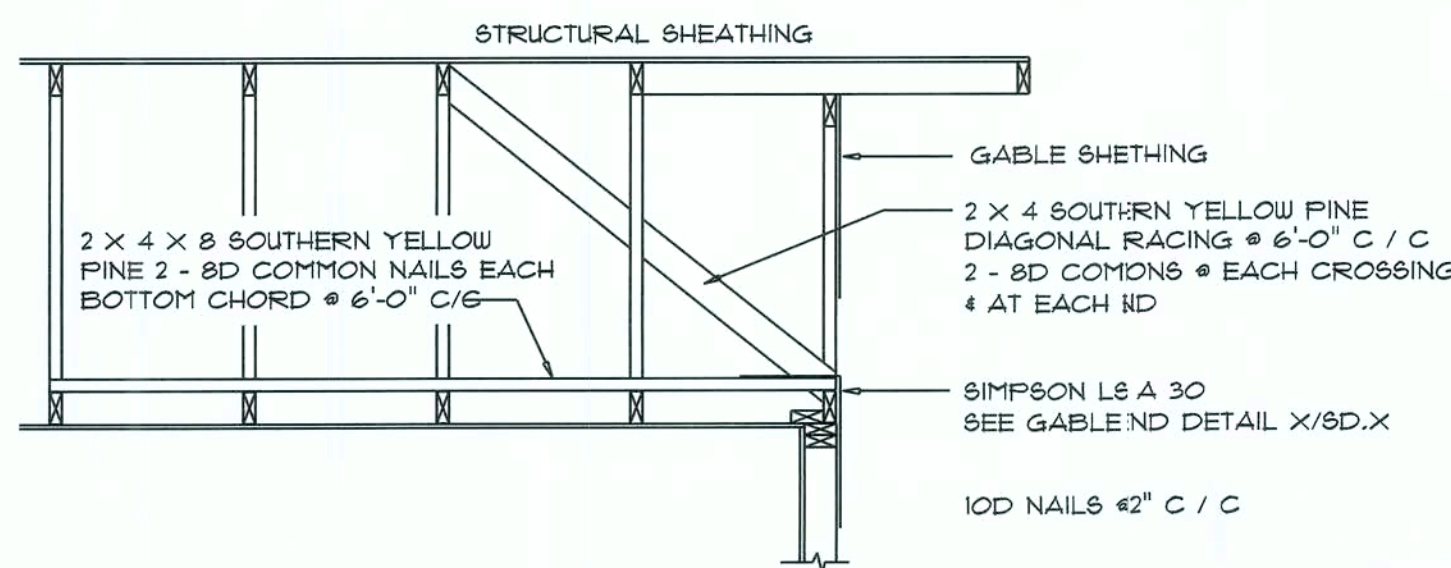




**GABLE END GYPSUM DIAPHRAGM  
HOLDOWN CONNECTOR**

SCALE: NONE

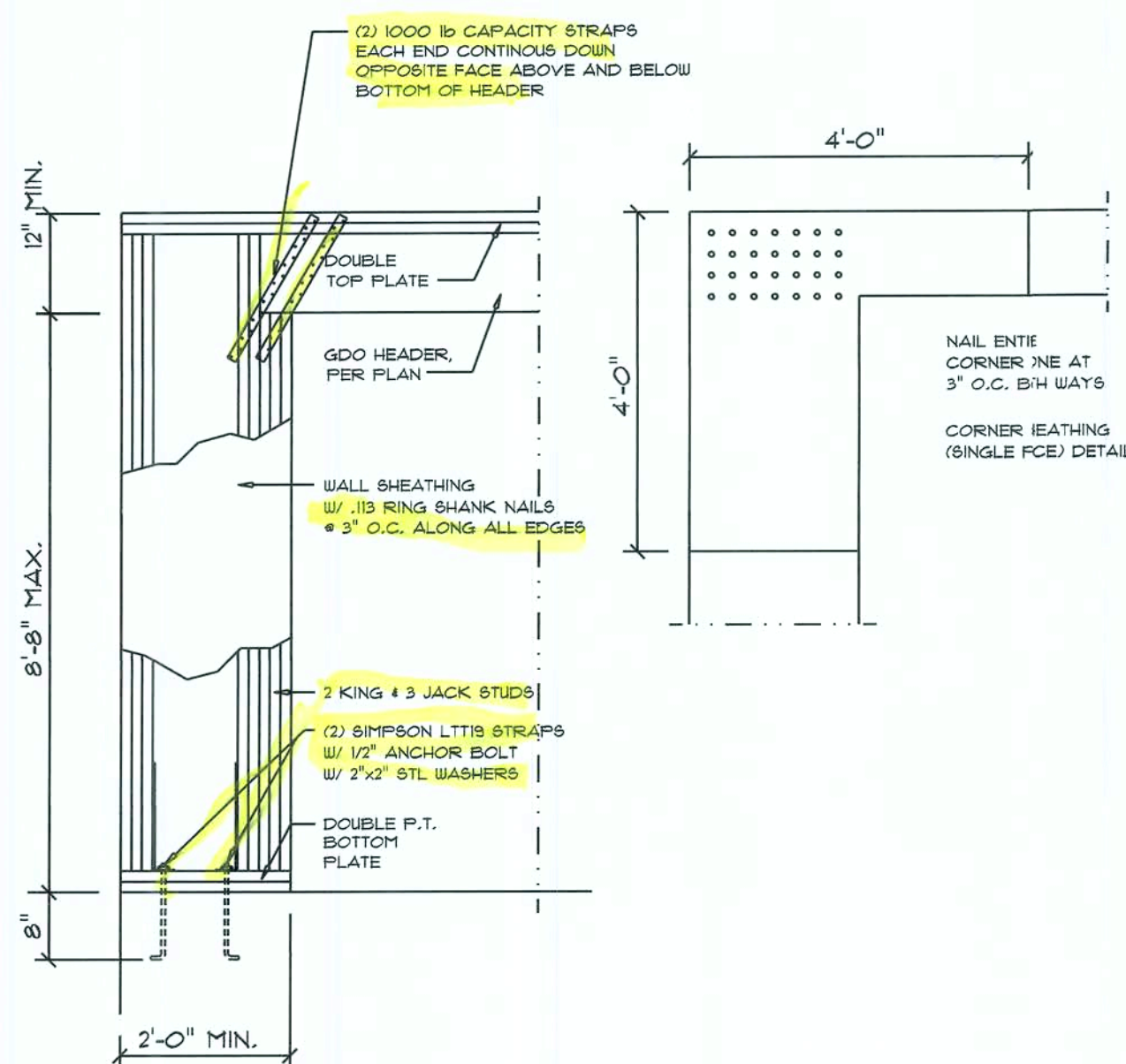
A.1



**END WALL BRACING FOR  
CEILING DIAPHRAGM**

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

A

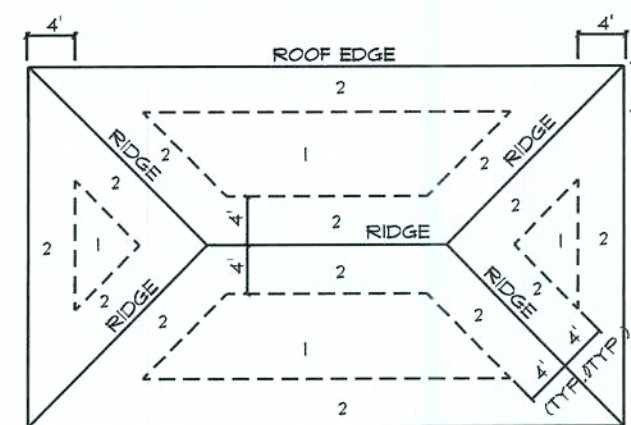


**Garage Side Wall DETAILS**

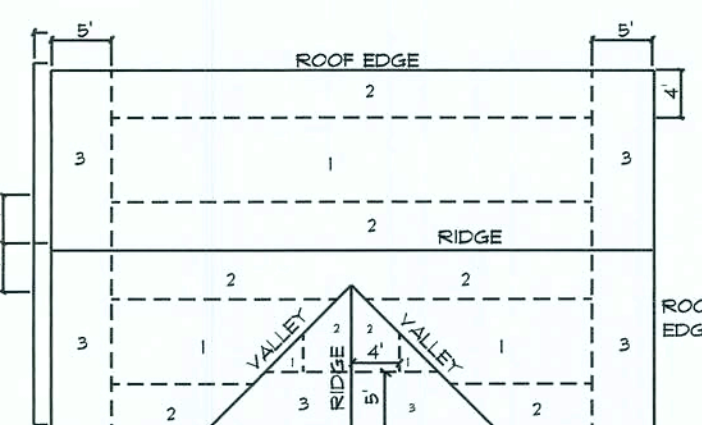
SCALE: 1/2" = 1'-0"

G

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1			6 in. o.c. EDGE 12 in. o.c. FIELD
2	1/4" O.S.B. OR 15/32 CDX	1/4" RING SHANKED NAILS	6 in. o.c. EDGE 6 in. o.c. FIELD
3		4 in. o.c. GABLE END WALL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD	



**ROOF SHEATHING NAILING ZONES  
(HIP ROOF)**

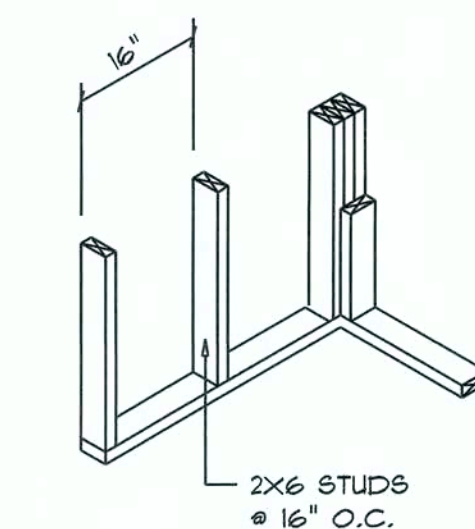


**ROOF SHEATHING NAILING ZONES  
(GABLE ROOF)**

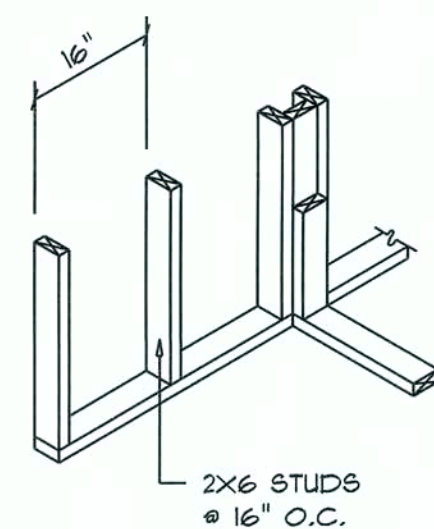
**Roof Nail Pattern DET.**

SCALE: NONE

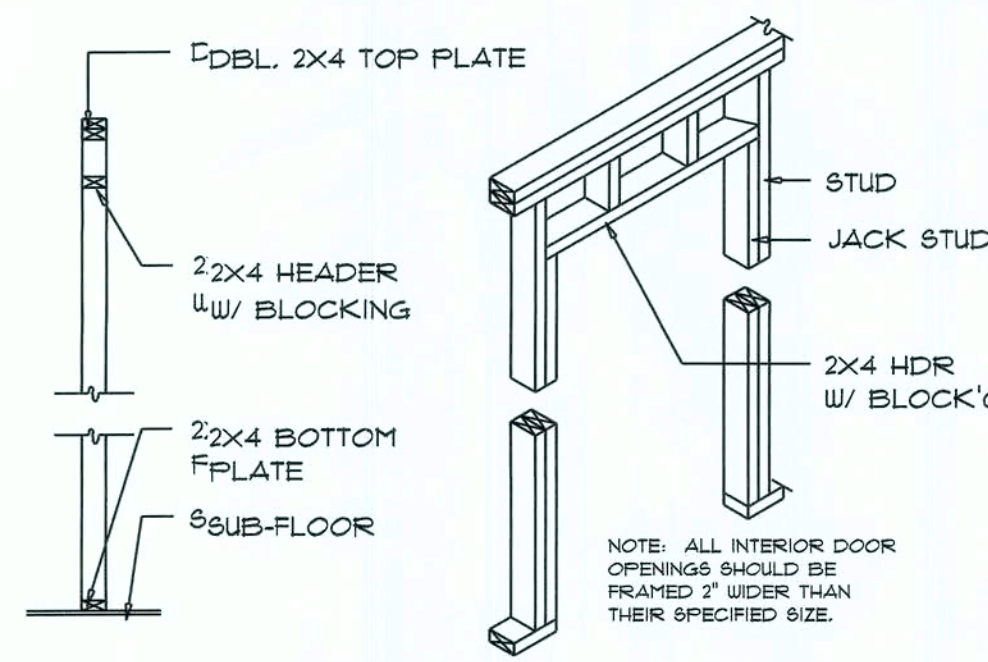
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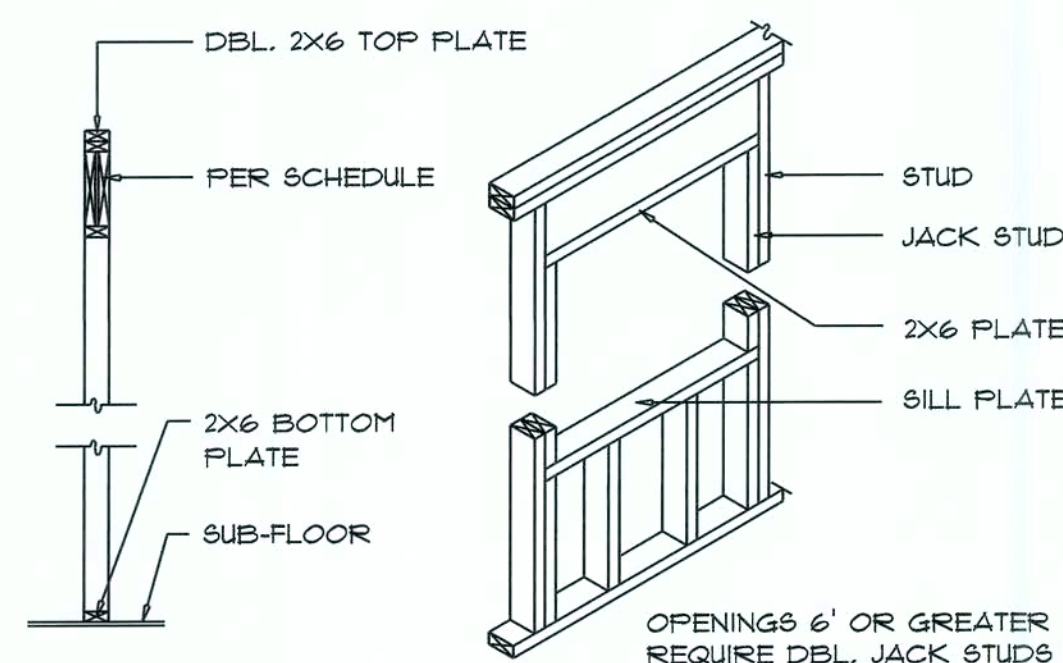
**WALL CORNER**



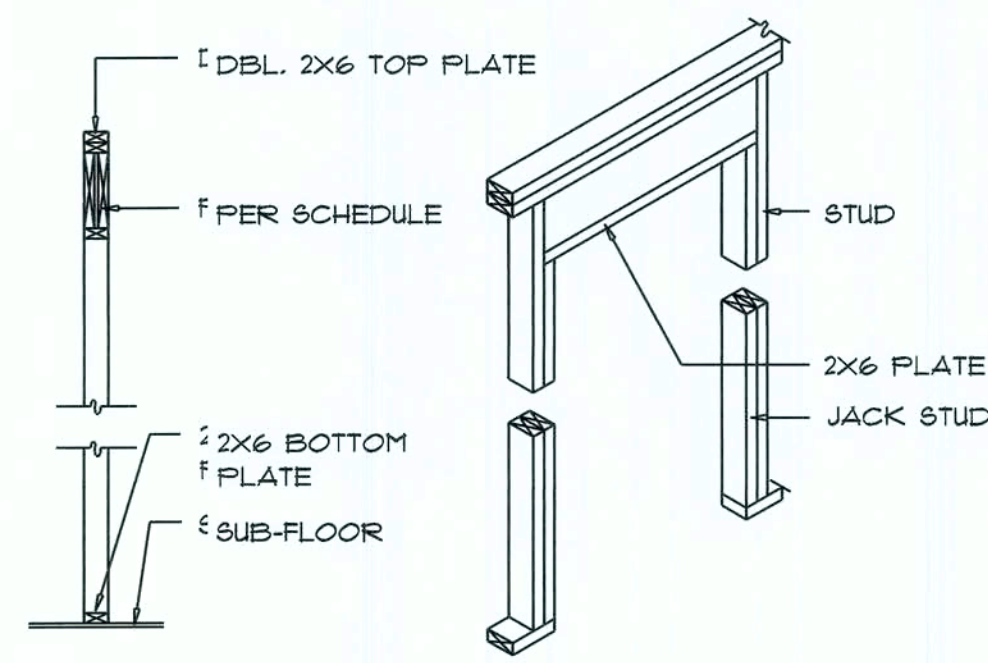
**WALL INTERSECTION**



**NON-BEARING WALL HEADER**



**TYPICAL WINDOW HEADER**

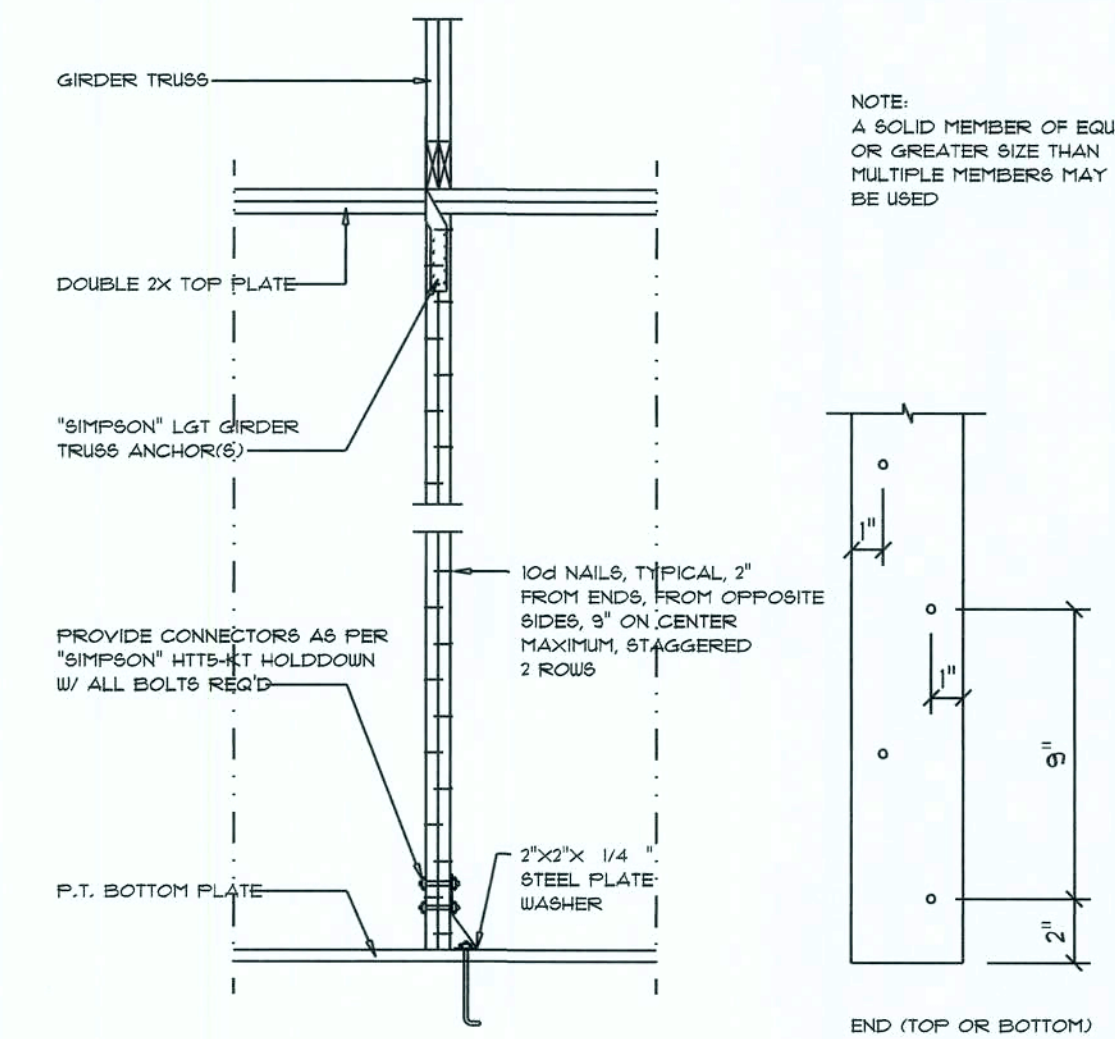


**BEARING WALL HEADER**

**Wall Framing/Header DETAILS**

SCALE: NONE

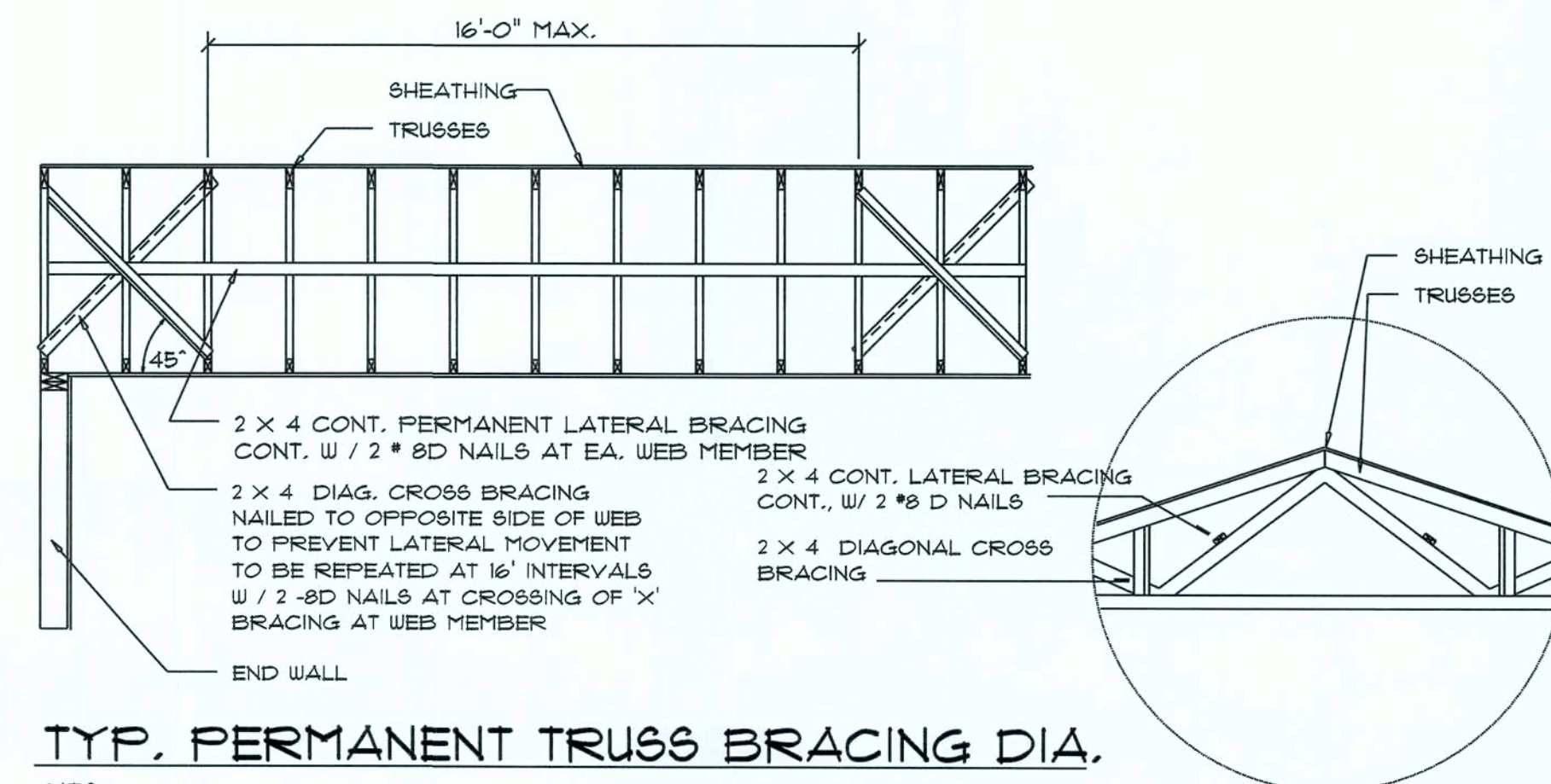
F



**Girder Truss Column DET.**

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

C



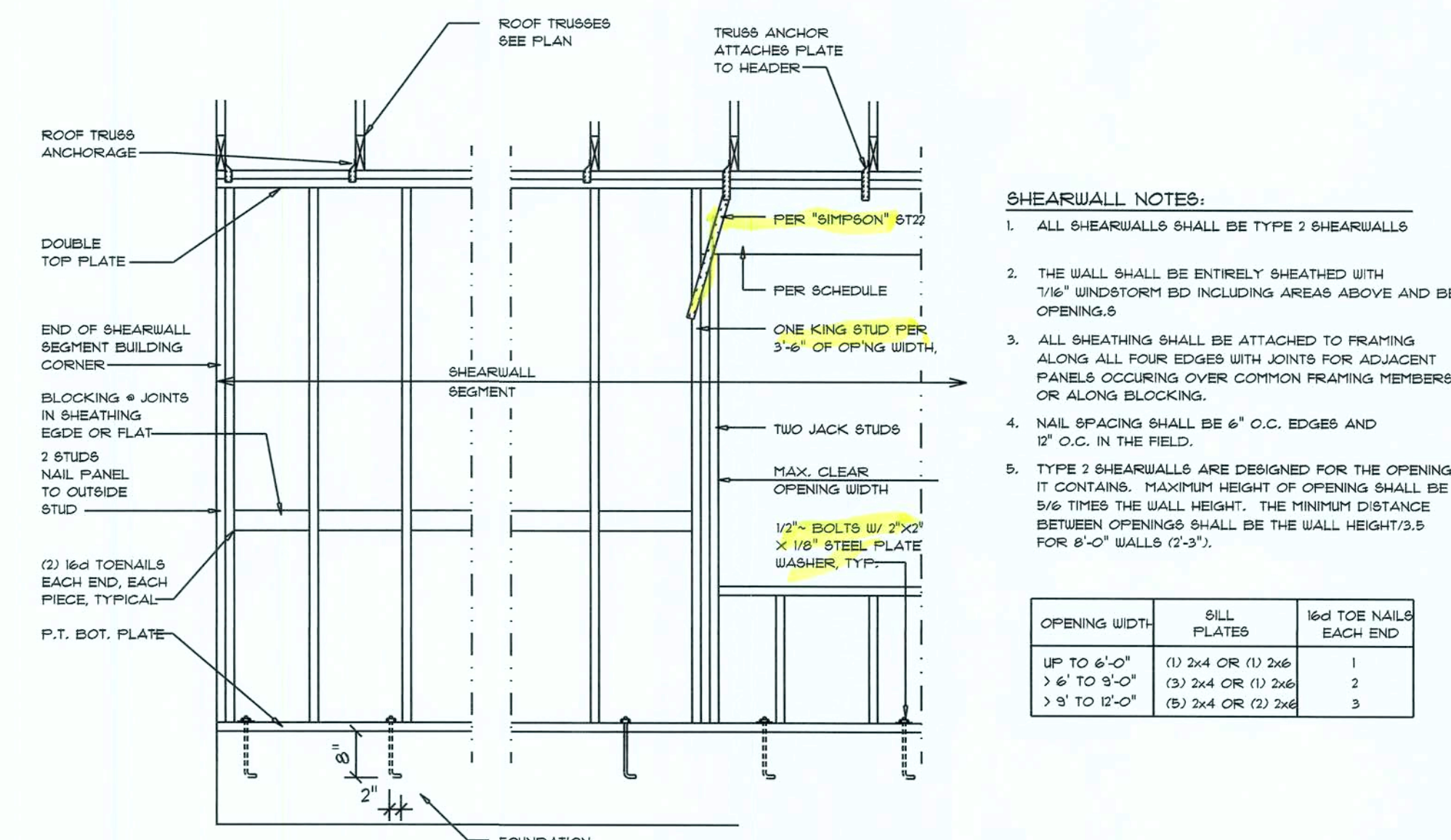
**TYP. PERMANENT TRUSS BRACING DIA.**

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

**Truss Bracing DETAILS**

SCALE: AS NOTED

D



**Shear Wall DETAILS**

SCALE: NONE

E

REVISIONS	JUNE 24th, 2019

**BRAD & KELLI HANDY RESIDENCE**  
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**SHEET NUMBER**  
**S.4**  
OF 4 SHEETS

*Handwritten signature and date: 6-24-19*  
AR0007005