

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



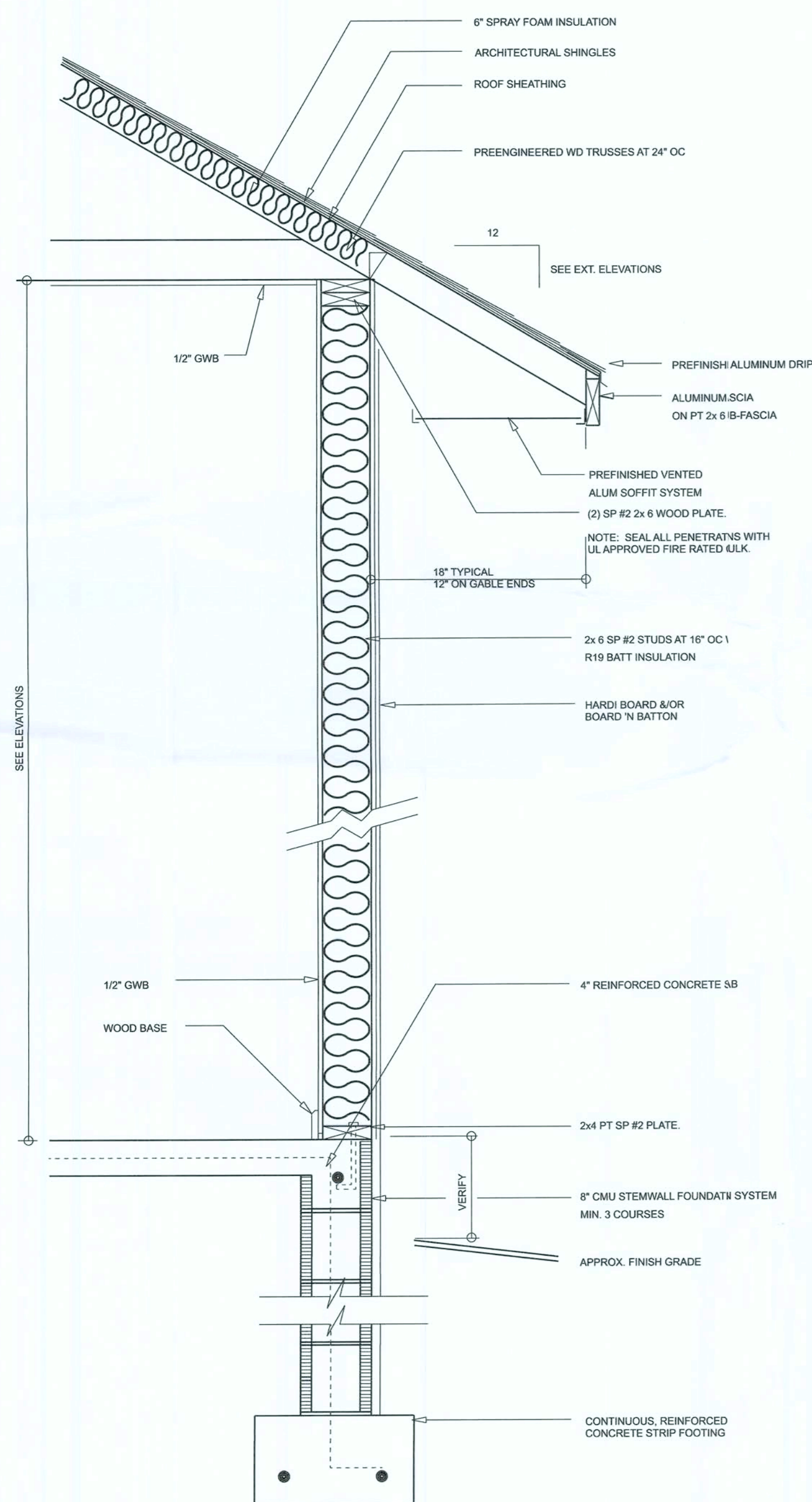
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS SCHEDULE			
DATE	DESCRIPTION	BY	APP'D
DEC. 20th, 2018	ORIGINAL DRAWINGS		
FEB. 14th, 2019	REVISIONS		
FEB. 25th, 2019	PRELIM. CONST.		

DAVE & ALICIA WALLER
THE OAKS SUBDIVISION, COLUMBIA COUNTY, FLORIDA
IC CONSTRUCTION, LLC

**RIDGEPOINT
DESIGN**
818 WEST DUVAL STREET, LAKE CITY, FLORIDA 32055
P: 386-288-1188
E: RIDGEPOINTDESIGN@GMAIL.COM

SHEET NUMBER
A.1
OF 9 SHEETS



TYPICAL WALL SECTION
SCALE: NOT TO SCALE



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



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

10'-0"
9'-4"
28'-8"

10'-0"

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SHEET NUMBER
A.2
OF 9 SHEETS

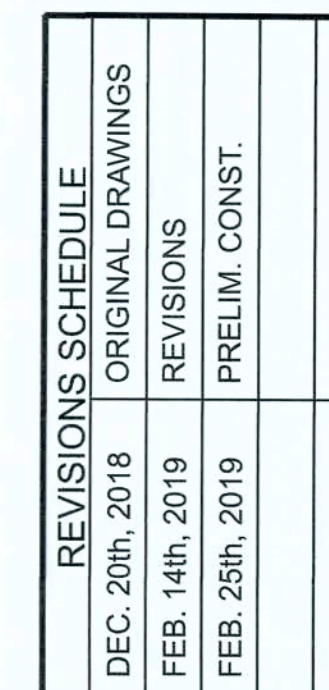
1. The private garage shall be separated from the dwelling unit and its attic area by means of a minimum 1/2-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. 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 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 0.019-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.

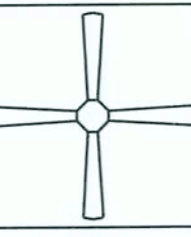





















DIMENSIONED FLOOR PLAN
SCALE: 1/4" = 1'-0"



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SHEET NUMBER
A.3
OF 9 SHEETS

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CEILING FAN	7	
CAN LIGHT 6inch	49	
CHANDELIER	3	
FLUORESCENT LIGHT 1x4	5	
PENDANT LIGHT	3	
EXTERIOR SCNCE	6	
MOTION SECURITY LIGHT	4	
ELECTRIC METER	1	
ELECTRIC PANEL	1	
CABLE TV OUTLET	6	
CARBON DETECTOR	2	
EXHAUST FAN	4	
OUTLET	49	
OUTLET 220v	4	
OUTLET GFI	8	
OUTLET WP	7	
SMOKE DETECTOR	5	
STANDARD LIGHT	12	
SWITCH	37	
SWITCH 3 WAY	25	
VANITY BAR LIGHT - LARGE	3	
VANITY BAR LIGHT - SMALL	2	

ELECTRICAL PLAN NOTES:

INSTALLATION SHALL BE PER 2017 NAT'L ELECTRIC CODE.

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

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

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

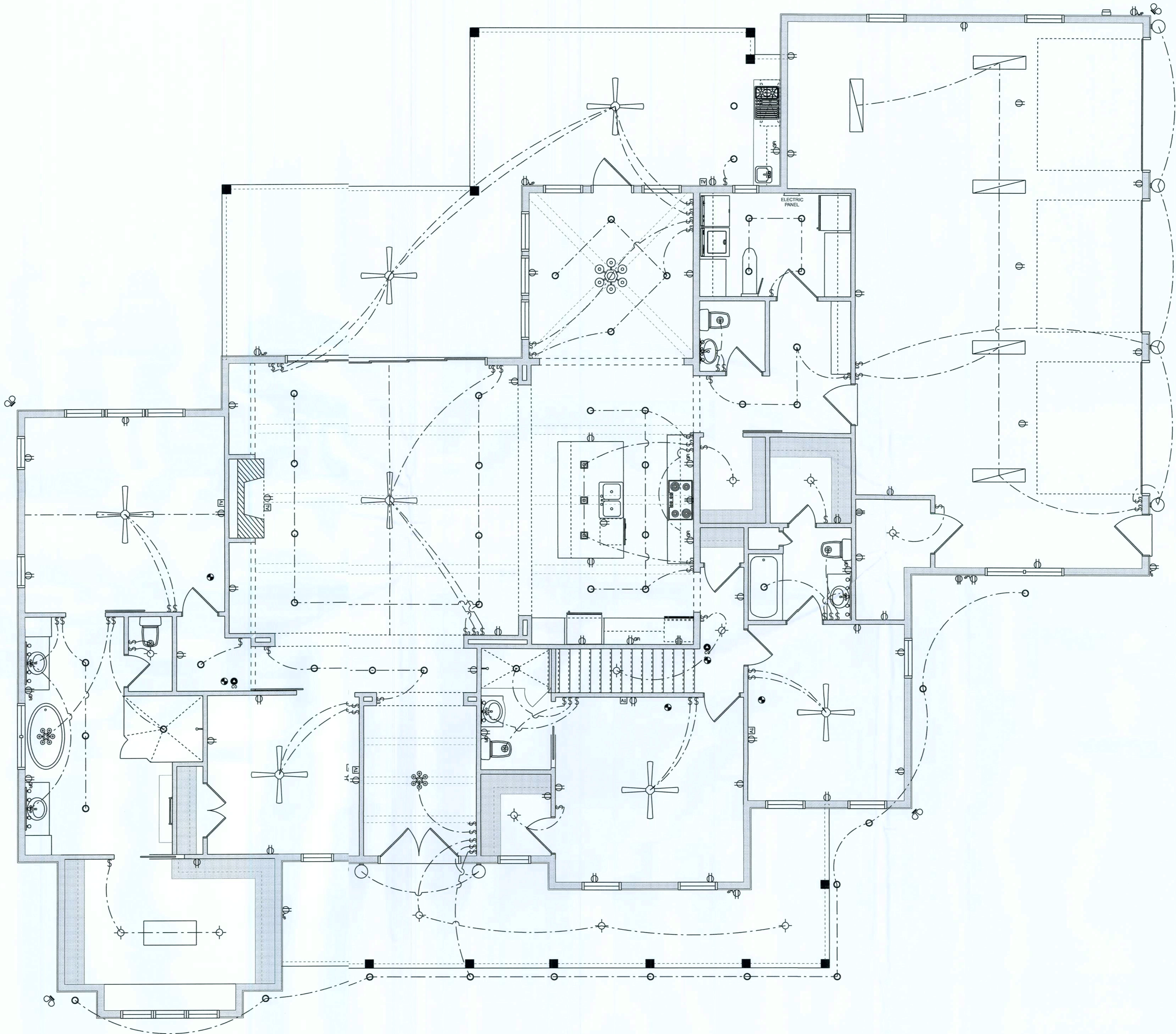
TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.

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

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

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

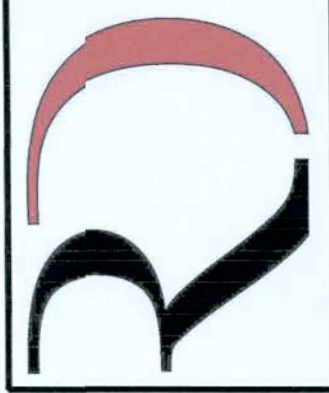
NOTE:
ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT No. DESCRIPTION & BRKR. SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING / DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS.
CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY



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

REVISIONS SCHEDULE			
DEC. 20th, 2010	ORIGINAL DRAWING		
FEB. 14th, 2019	REVISIONS		
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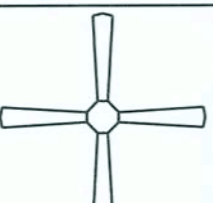








RIDGEPOINT

DESIGN

818 WEST DUVAL STREET, LAKE CITY, FLORIDA 32805
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SHEET NUMBER
A.6
OF 9 SHEETS

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CEILING FAN	2	
CAN LIGHT 6inch	5	
OUTLET	6	
OUTLET 220v	1	
STANDARD LIGHT	1	
SWITCH	2	
SWITCH 3 WAY	1	

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

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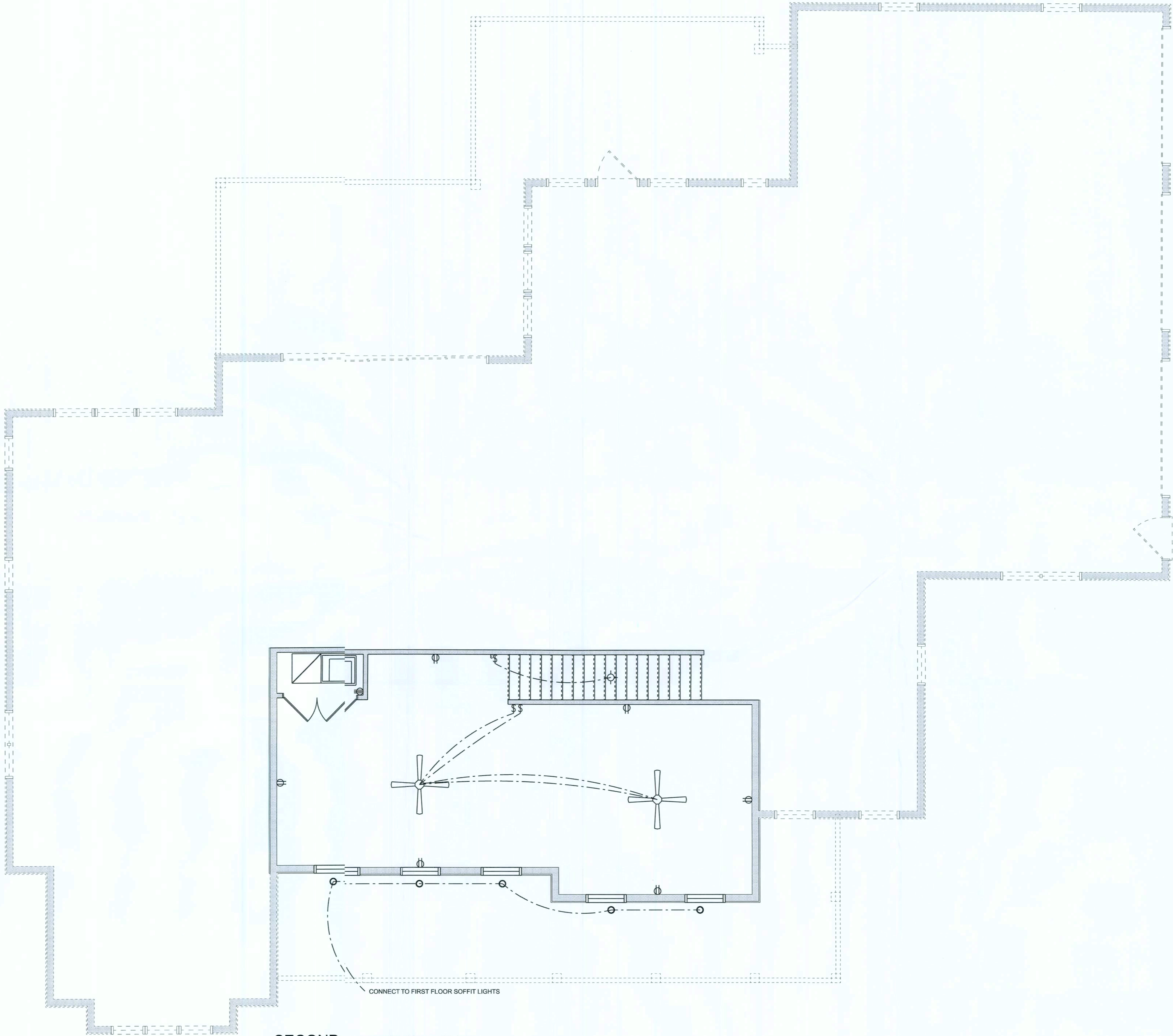
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SECOND FLOOR ELECTRIC
SCALE: 1/4" = 1'-0"

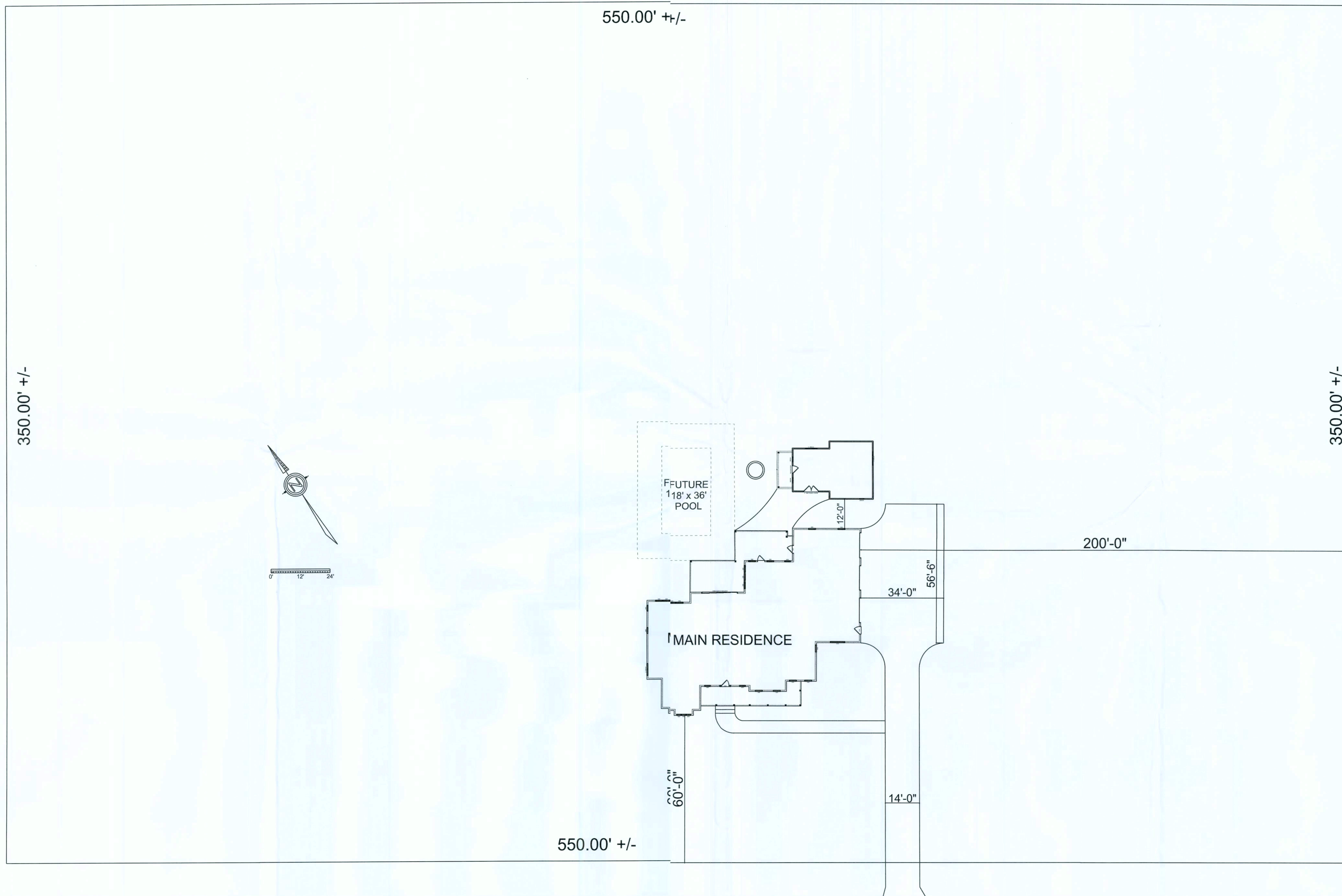
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SW U/PSTAGE GLEN

REVISIONS SCHEDULE	
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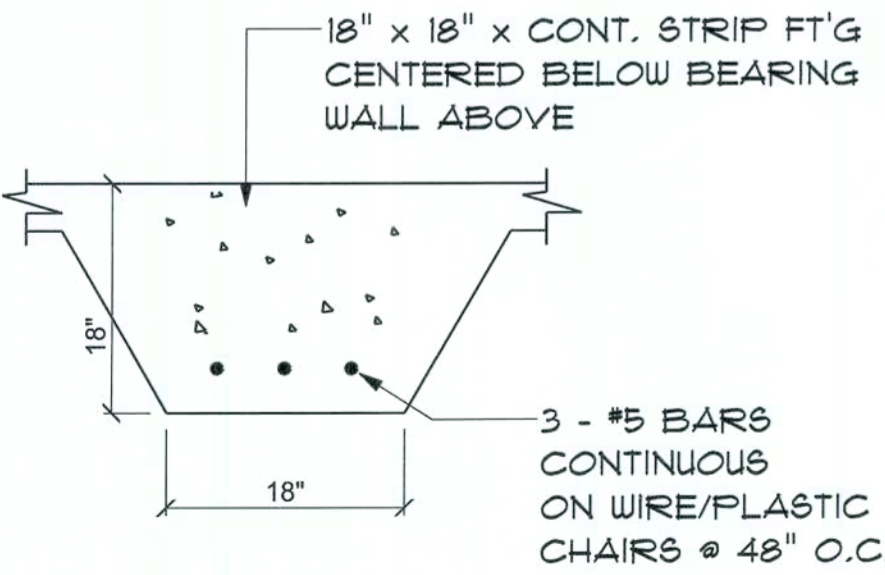
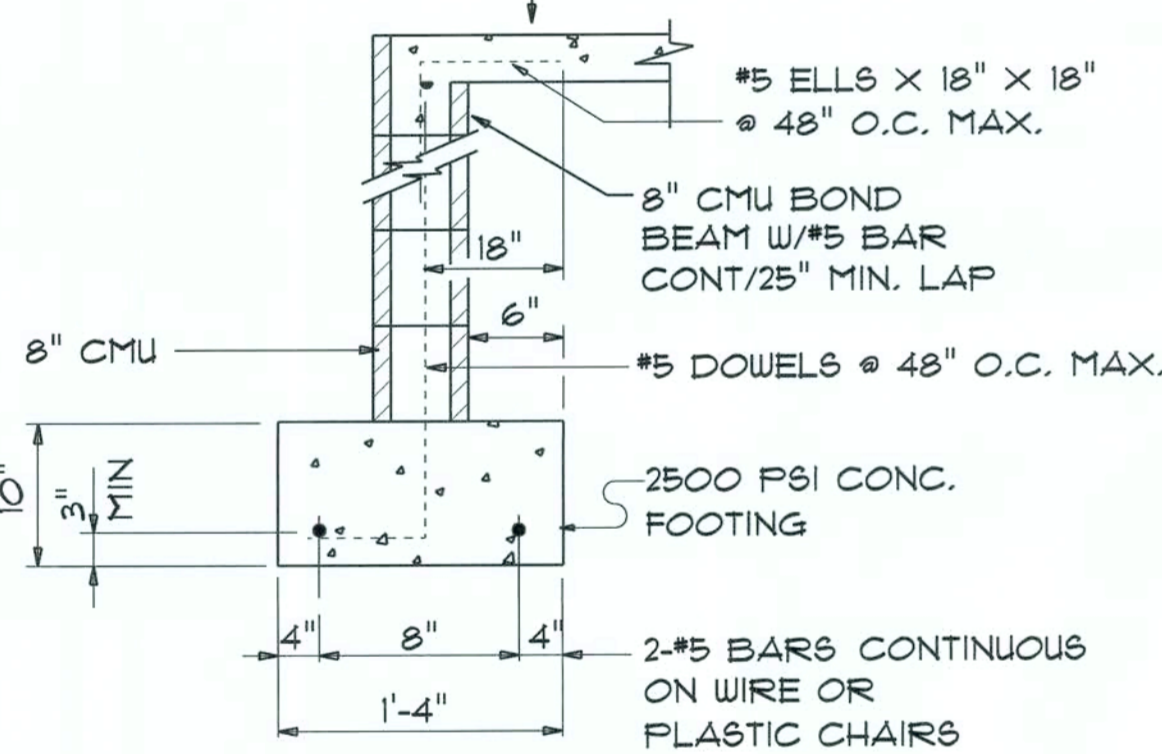
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CONCRETE / MASONRY /
METALS GENERAL NOTES:

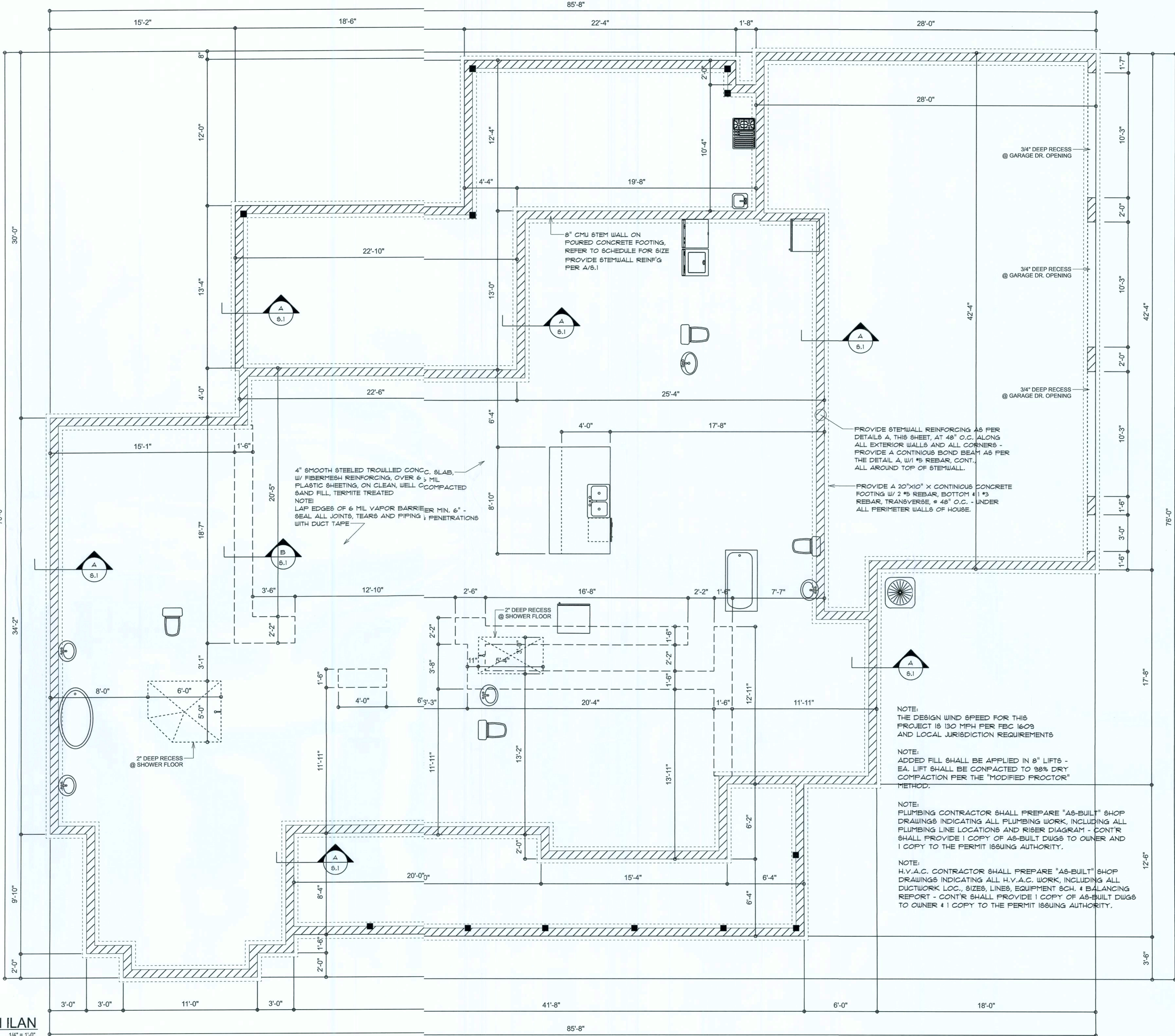
- DESIGN SOIL BEARING PRESSURE: 1500 PSF.
- EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT 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 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 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.
- 2X6 P/T WOOD SILL, CONT., ALL AROUND, W/ 5/8" A.B. W/ 3" SQ. X 1/4" PLATE WASHERS WITHIN 12-16" FROM EACH CORNER, EA. WAY, & WITHIN 8-12" 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.

4" THK. 3000 PSI CONCRETE SLAB
W/ FIBERMESH CONCRETE ADDITIVE,
OVER TREATED, CLEAN COMPACTED FILL



** NOTE: ALL INTERIOR BEARING
WALLS TO USE THIS FOOTING **

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



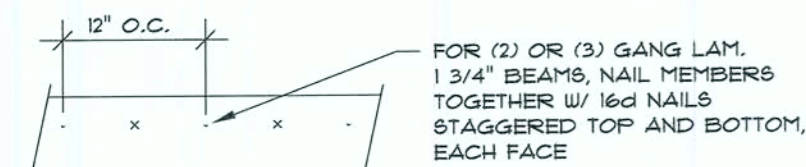
REVISIONS
April 8th, 2019

DAVE & ALICIA WALLER
THE OAKS SUBDIVISION, COLUMBIA COUNTY, FLORIDA
IC CONSTRUCTION, LLC
LAKE CITY, FL

NICHOLAS
PAUL
GEISLER
ARCHITECT
1758 NW Brown Rd.
Lake City, FL 32025
(386) 758-9001
N.C.A.R.B. Certified

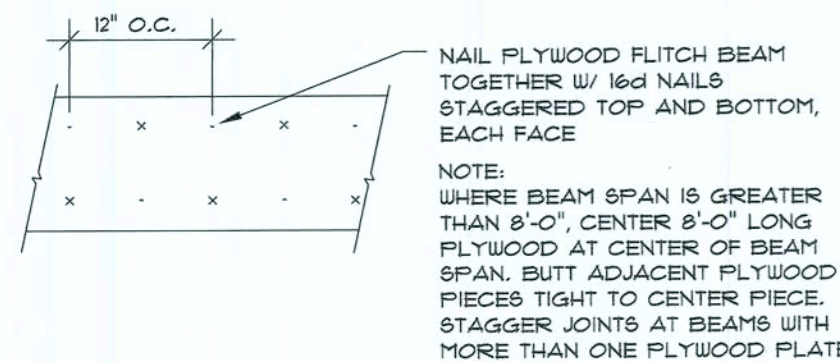
SHEET NUMBER
S.1
OF 4 SHEETS

AR0007005
09/11/2019



MULTIPLE GANG LAM. DETAIL

NOT TO SCALE



PLYWOOD FLITCH BEAM DETAIL

NOT TO SCALE

B/U Beam DETAILS

SCALE: NONE

B

NOTE
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2011 FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

NOTE
SHEATH ROOF W/ 1/2" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO TRIMMING W/ 8d RING SHANK NAILS - AS PER DETAIL N ON SHEET A.1

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

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.

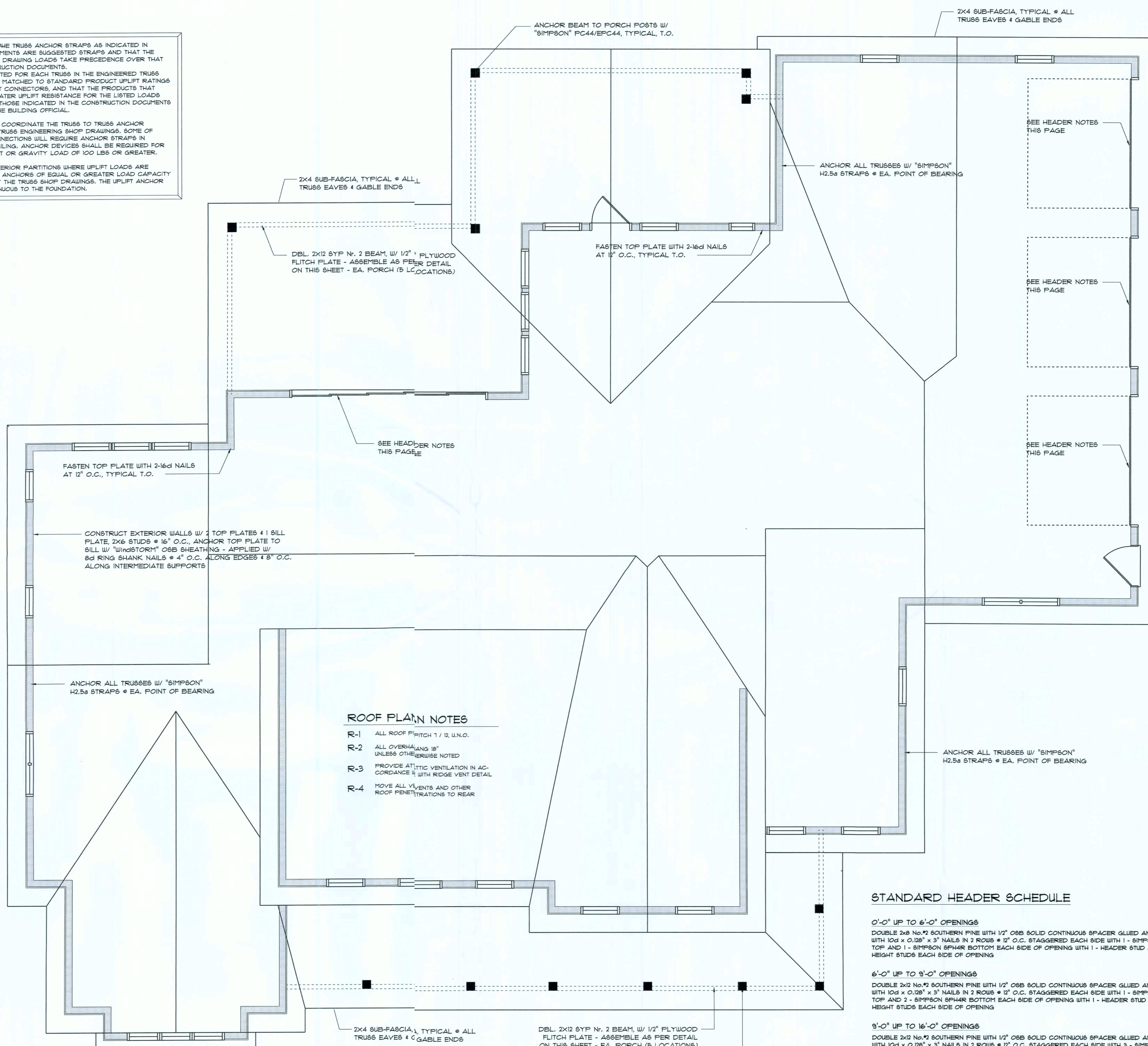
GENERAL TRUSS NOTES:

- 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 Ed., ALONG W/ THE "TRUSS PLATE INSTITUTE" 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 THIS STRUCTURE.

SHOP DRG COORDINATION: TRUSS ANCHOR STRAPS AS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE SUGGESTED STRAPS AND THAT THE TRUSS ENGINEER 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 IN 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 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.



ROOF PLAN NOTES

- R-1 ALL ROOF PITCH 1 / 12, U.N.O.
- R-2 ALL OVERHANG 18" UNLESS OTHERWISE NOTED
- R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH RIDGE VENT DETAIL
- R-4 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

ROOF FRAMING PLAN

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

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 0.125" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 1 - SIMPSON MSTA18 TOP AND 1 - SIMPSON SPH4R 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 0.125" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 1 - SIMPSON MSTA24 TOP AND 2 - SIMPSON SPH4R 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 0.125" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 3 - SIMPSON MSTA18 EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING
- 16'-0" GARAGE DOOR OPENINGS**
2 PLY 1 1/2" x 11 1/8" 2.0E MICROLAM LVL HEADER GLUED AND NAILED WITH 10d x 0.125" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 3 - SIMPSON MSTA18 EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING

REVISIONS
April 8th, 2019

DAVE & ALICIA WALLER
THE OAKS SUBDIVISION, COLUMBIA COUNTY, FLORIDA
IC CONSTRUCTION, LLC
LAKE CITY, FL

NICHOLAS BAUL
GEISLER
ARCHITECT
1755 NW Brown Rd.
Lake City, FL 32255
(386) 785-9001
N.C.A.R.B. Certified

SHEET NUMBER
S.2
OF 4 SHEETS

AR0007005
07/01/2019

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 w/ Fibermesh Concrete Additive
Foundation:	Continuous Footer/5ten Wall
ROOF DECKING	
Material:	1/2" CD Plywood or 1/16" O.S.B.
Sheet Size:	48"x96" Sheets Placed Perpendicular to Roof Framing
Fasteners:	8d Common Nails per schedule on sheet A.1
SHEARWALLS	
Material:	1/2" CD Plywood or 1/16" O.S.B.
Sheet Size:	48"x96" Sheets Placed Vertical
Fasteners:	8d Common Nails @ 4" O.C. Edges & 8" O.C. Interior
Dragstrut:	Double Top Plate (S.Y.F.) w/16d Nails @ 12" O.C.
Wall Studs:	2x4 Studs @ 16" O.C.
HURRICANE UPLIFT CONNECTORS	
Truss Anchors:	SIMPSON H2.5a or SDWCI5600 @ Ea. Truss End (Typ. U.O.N.)
Wall Tension:	Wall Sheathing Nailing is Adequate - 8d @ 4" O.C. Top & Bot.
Anchor Bolts:	1/2" A307 Bolts @ 48" O.C. - 1st Bolt 12"-16" from corner
Corner Hold-down Device:	(1) HDS @ each corner
Forch Column Base Connector:	Simpson ABU66 @ each column
Forch Column to Beam Connector:	Simpson EPC66/FC66 @ each column
FOOTINGS AND FOUNDATIONS	
Footings:	20"x10" X CONT., CONCRETE FOOTING w/ 2 #5 REBAR.

STRUCTURAL DESIGN CRITERIA:

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2011 FLORIDA BUILDING CODE - SECTION 1609 AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.

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

BASED ON ANSI/ASCE 7-10, 2011 FBC 1609-A WIND VELOCITY: $V_{ULT} = 130$ MPH
 $V_{ASD} = 101$ MPH

3. ROOF DESIGN LOADS:

SUPERIMPOSED DEAD LOADS: 20 PSF

SUPERIMPOSED LIVE LOADS: 20 PSF

4. FLOOR DESIGN LOADS:

SUPERIMPOSED DEAD LOADS: 25 PSF

SUPERIMPOSED LIVE LOADS:

RESIDENTIAL 40 PSF

BALCONIES 60 PSF

5. WIND NET UPLIFT: ARE AS INDICATED ON PLANS

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 104.2.6

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

3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4

4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6" EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6

5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1016.1.1

6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1016.1.2

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 1016.1.3

8. MINIMUM 6" MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1016.1.4

9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1016.1.5

10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1016.1.6

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 1016.1.6

12. ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1016.1.7

13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT 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 CONSUMER SERVICES". FBC 1016.1.7

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 2303.1.3

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

FRAMING ANCHOR SCHEDULE

APPLICATION

TRUSSES TO WALL:

GIRDER TRUSSES TO POST/HEADER:

HEADER TO KING STUD(S):

PLATE TO STUD:

STUD TO BILL:

PORCH BEAM TO POST:

PORCH POST TO FND.:

MISC. JOINTS

MANUF'R/MODEL

SIMPSON H2.5a or SDWCI5600 screws

SIMPSON LGT, W/ 28 - 16d NAILS

SIMPSON ST22

NO CONNECTION REQ. WHEN USING WINDSTORM BOARD

NO CONNECTION REQ. WHEN USING WINDSTORM BOARD

SIMPSON PC66/EPC66

SIMPSON ABU66

SIMPSON A34

CAP.

6000*

1185*

1370*

1100*

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:

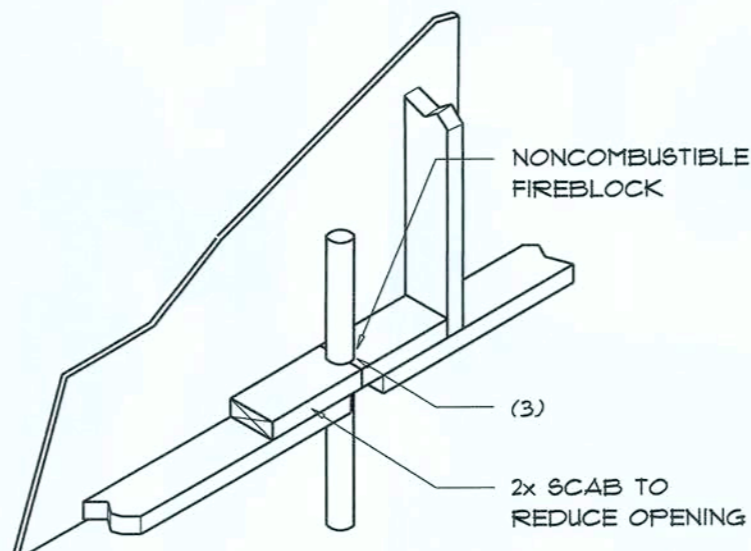
"SIMPSON" PRODUCT APPROVALS:

MIAMI/DADE COUNTY REPORT #91-0107.05, #96-1126.11, #93-0623.04

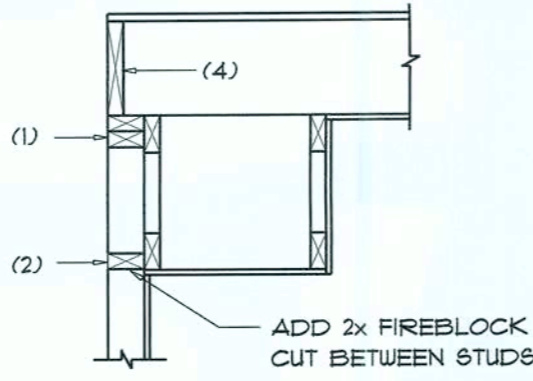
SBCCI NER-443, NER-393

		BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 1" TO 21"			
		WIND 120 MPH	WIND 130 MPH	WIND 130 MPH	WIND 140 MPH
ROOF 1" TO 21"	1	10	12.0 / -19.3	14.9 / -23.1	17.5 / -27.8
	1	20	11.4 / -18.4	13.6 / -23.0	16.0 / -27.0
	1	30	10.0 / -18.6	11.9 / -22.2	13.9 / -26.0
	2	10	12.5 / -34.7	14.9 / -41.3	17.5 / -48.4
	2	20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6
	2	30	10.0 / -28.2	11.9 / -33.6	13.9 / -39.4
WALL	3	10	12.5 / -51.3	14.9 / -61.0	17.5 / -71.6
	3	20	11.4 / -47.9	13.6 / -57.1	16.0 / -67.0
	3	30	10.0 / -43.5	11.9 / -51.8	13.9 / -60.8
	4	10	21.8 / -23.6	25.9 / -34.7	30.4 / -33.0
	4	20	20.8 / -22.6	24.7 / -26.9	29.0 / -31.6
	4	30	19.5 / -21.3	23.2 / -25.4	27.2 / -29.8
WALL	5	10	21.8 / -29.1	25.9 / -34.7	30.4 / -40.7
	5	20	20.8 / -27.2	24.7 / -32.4	29.0 / -38.0
	5	30	19.5 / -24.6	23.2 / -29.3	27.2 / -34.3

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	1.59
25	1.00	1.35	1.61
30	1.00	1.40	1.66



PENETRATIONS



SOFFIT/DROPPED CLG.

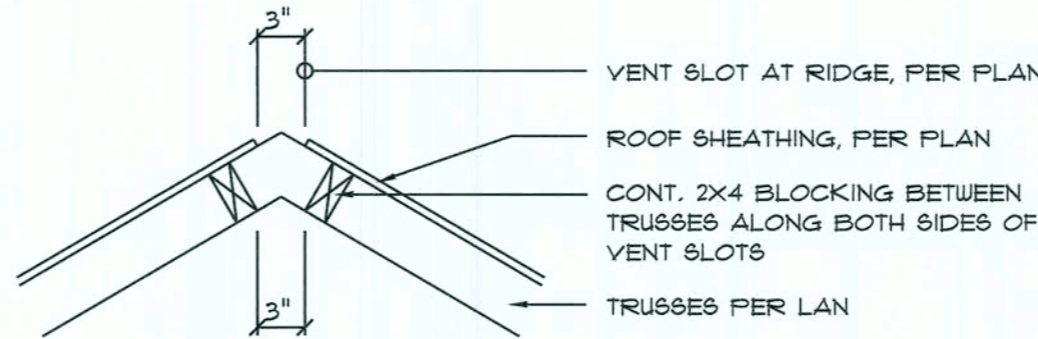
FIREBLOCKING NOTES:

FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- 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 "PYROPANEL 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

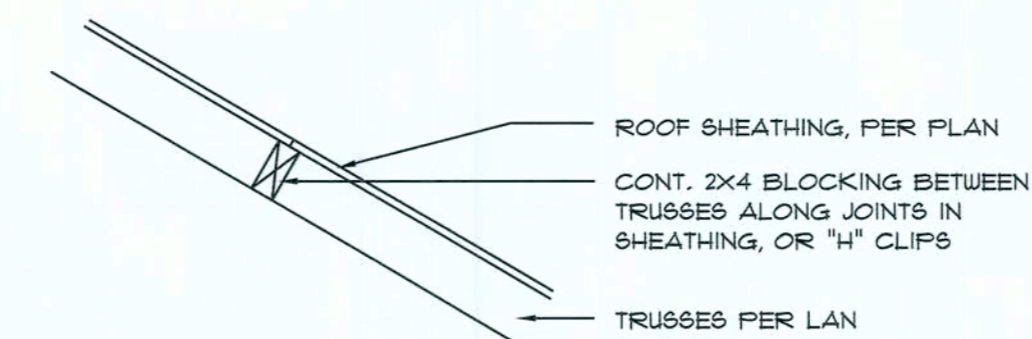
SCALE: NONE



Vent DETAIL

SCALE: 1" = 1'-0"

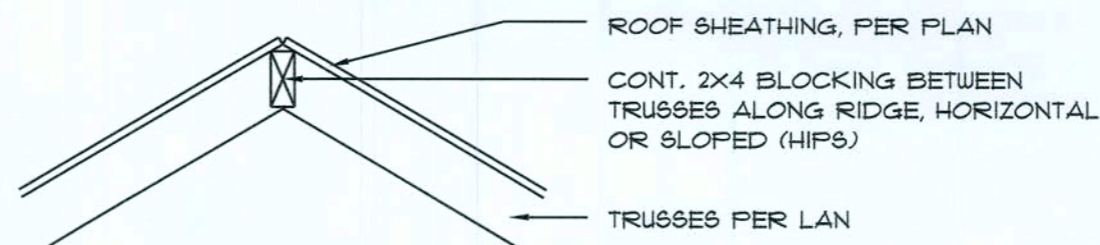
A1



Joint DETAIL

SCALE: 1" = 1'-0"

A2



Ridge DETAIL

SCALE: 1" = 1'-0"

A3

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 10 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 101-95.

UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FROM 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 FLASHING 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 11 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 1507.3.3.2.

2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLYS 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 130 MPH WINDS & FBC TAS 100, USING 4 NAILS/SHINGLE

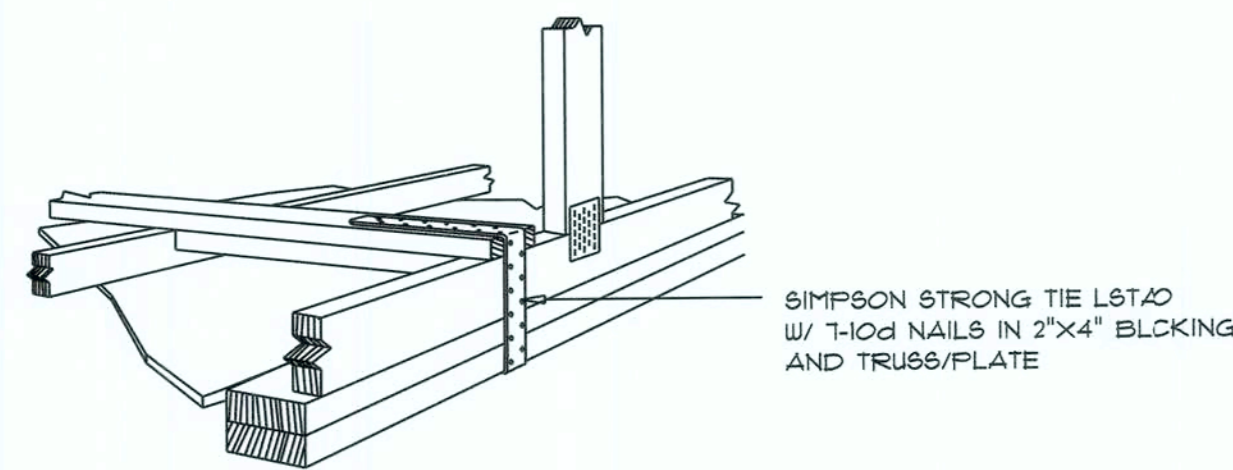
REVISIONS
April 8th, 2019

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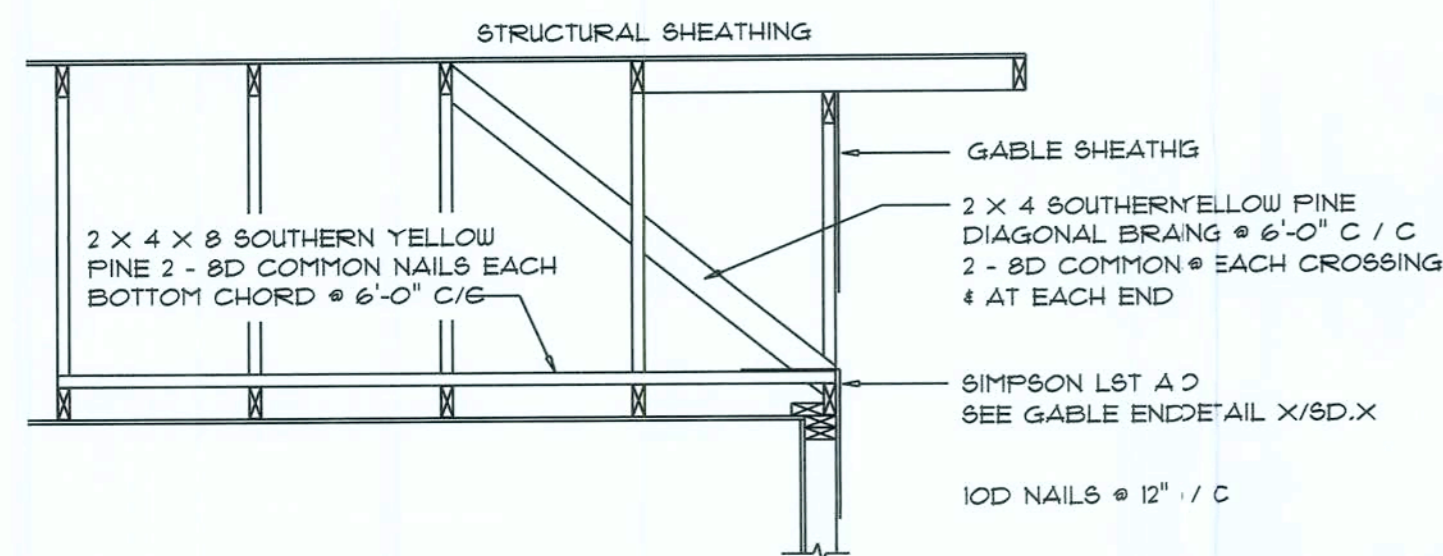
SHEET NUMBER
S.3
OF 4 SHEETS

AR0007005
15th Nov 2019



**GABLE END GYPSUM DIAPHRAGM
HOLDOWN CONNECTOR**
SCALE: NONE

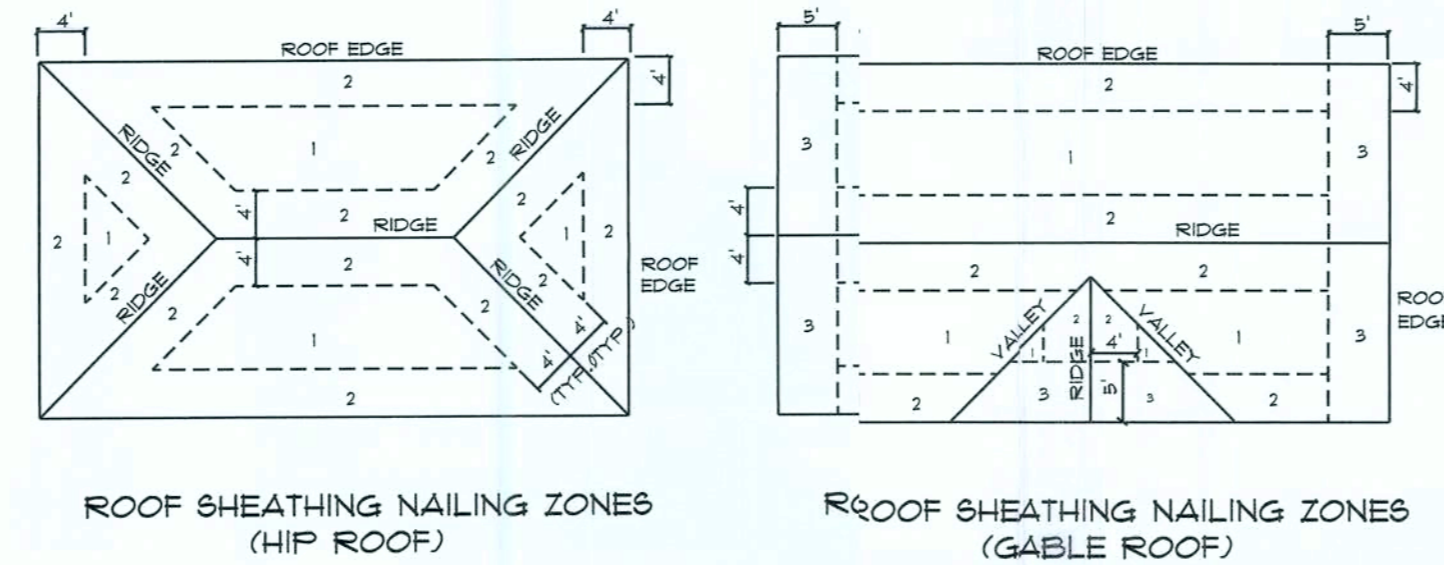
A.1



**END WALL BRACING FOR
CEILING DIAPHRAGM**
NTS (ALTERNATIVE TO BALLOON FRAMING)
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

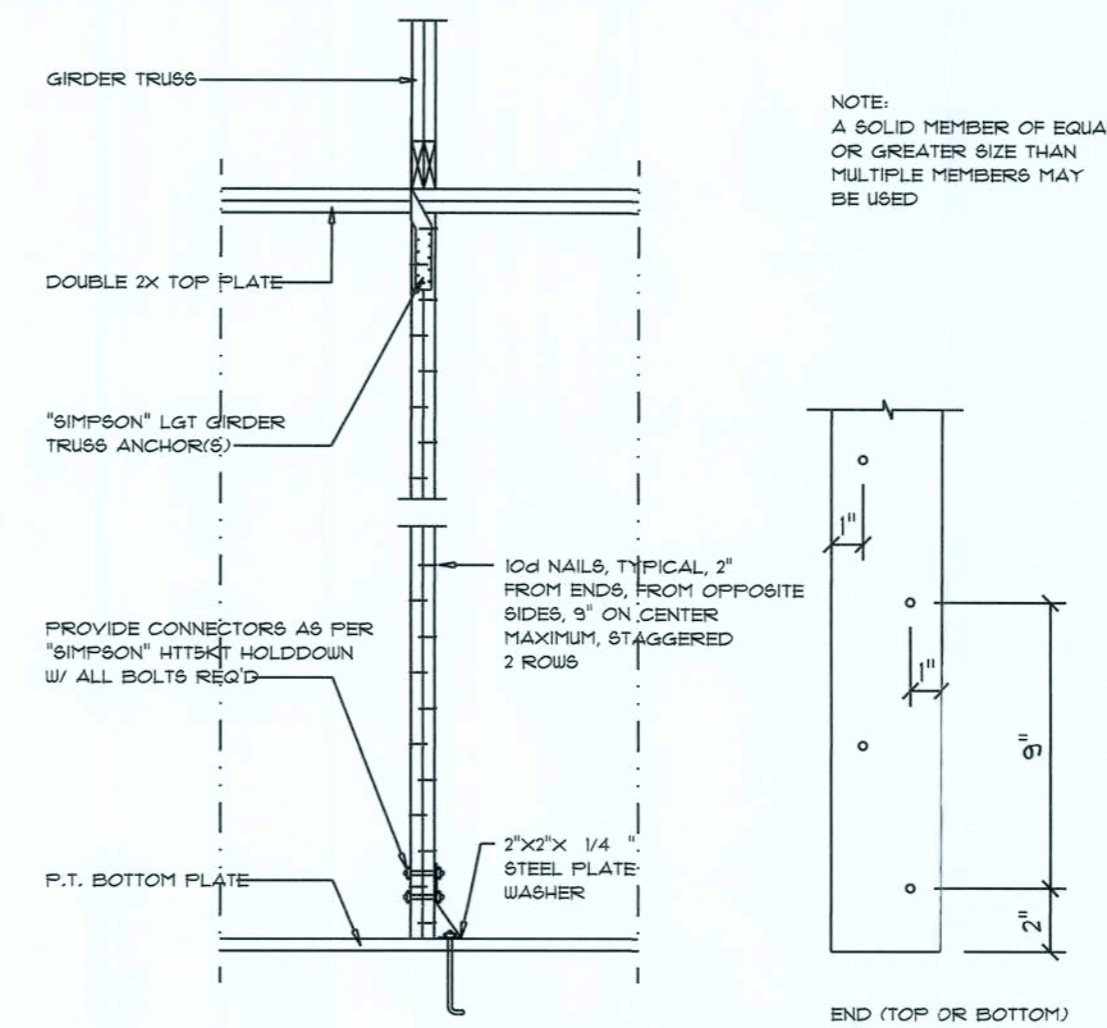
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ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1			6 in. o.c. EDGE 12 in. o.c. FIELD
2	1/4" O.S.B. OR 15/32 CDX	115 RING SHANKED NAILS	6 in. o.c. EDGE 6 in. o.c. FIELD
3			4 in. o.c. GABLE END NAIL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD



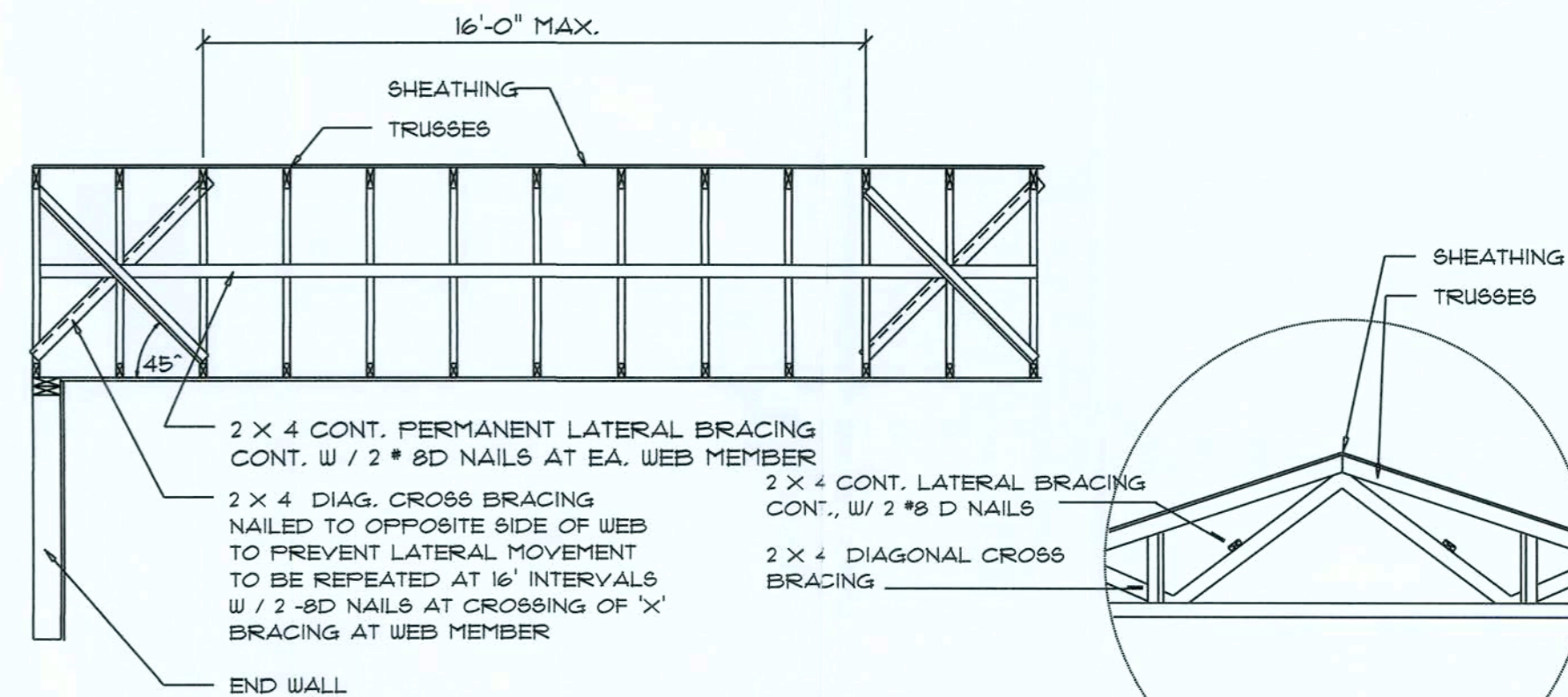
Roof Nail Pattern DET.
SCALE: NONE

B



Girder Truss Column DET.
SCALE: 1/2" = 1'-0"

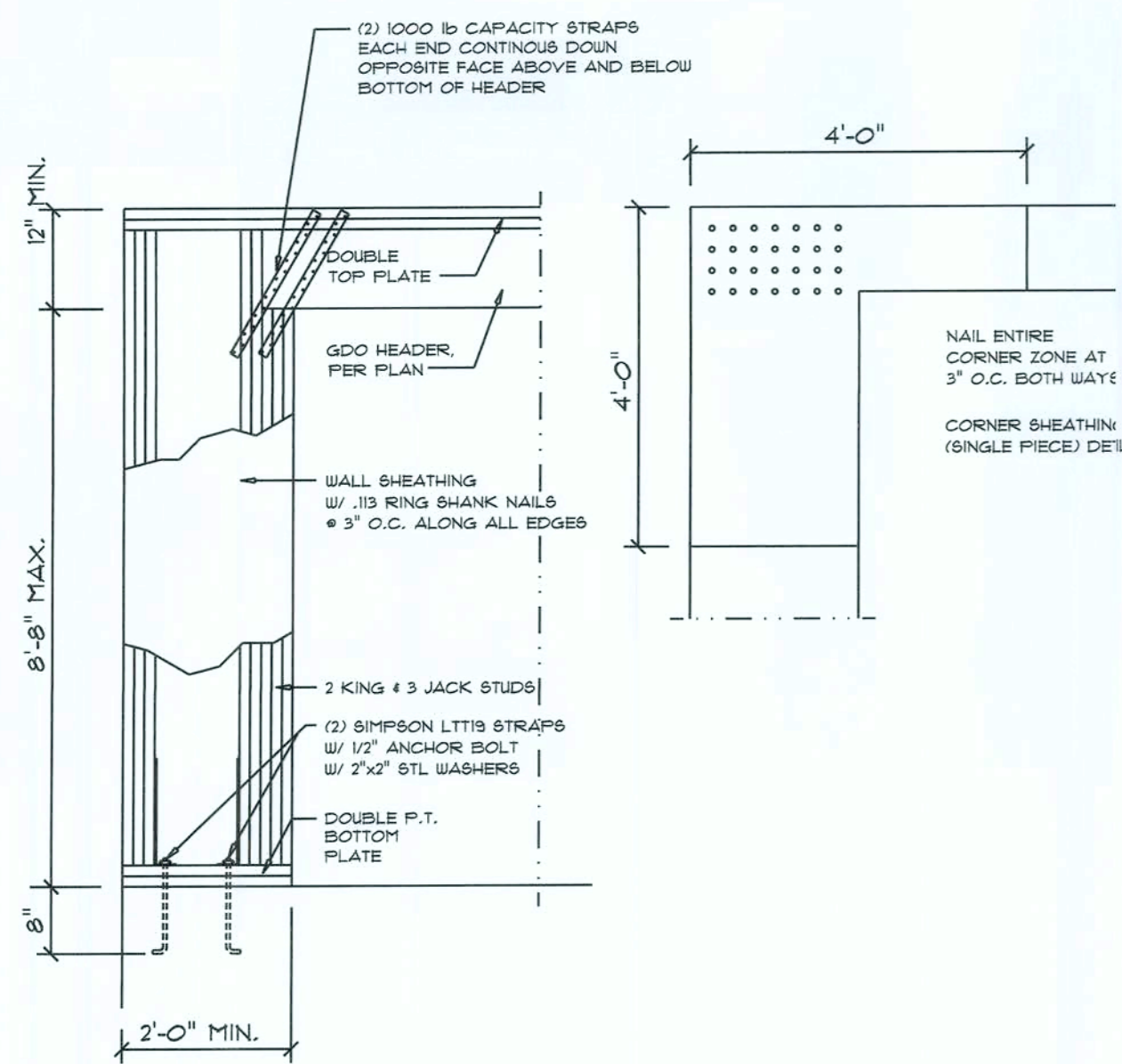
C



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

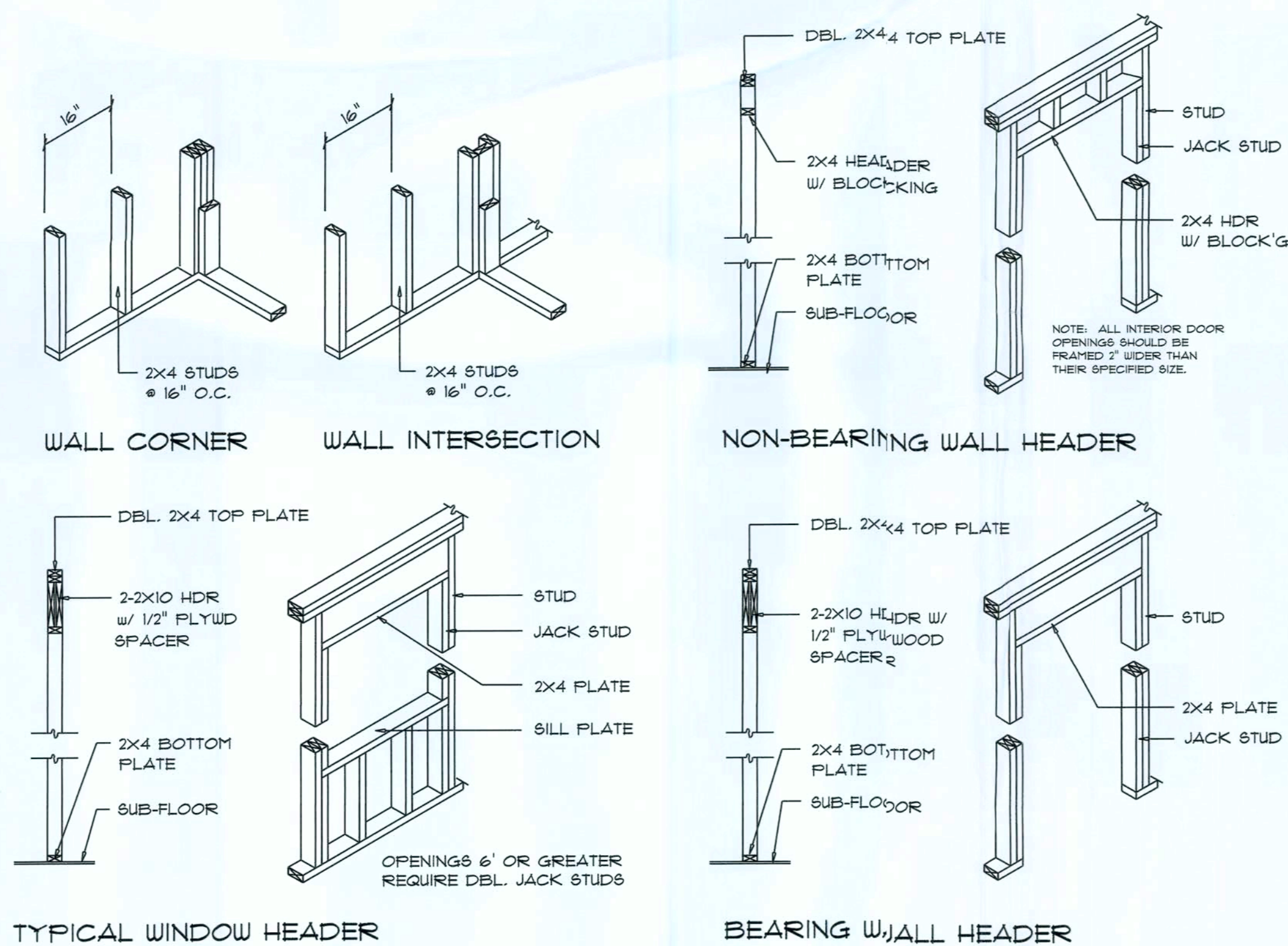
D

Truss Bracing DETAILS
SCALE: AS NOTED



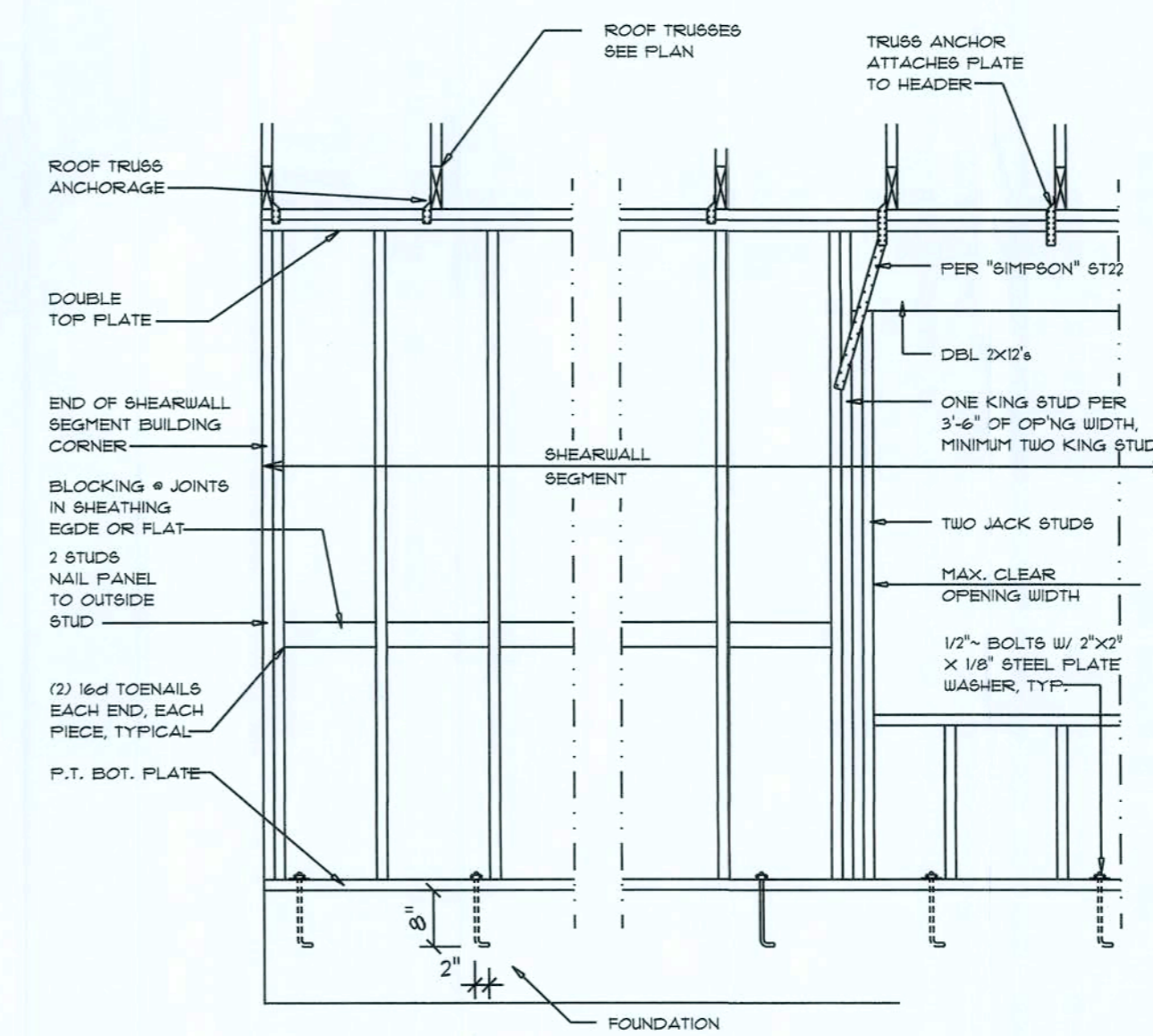
Garage End Wall DETAILS
SCALE: 1/2" = 1'-0"

F



Wall Framing/Header DETAILS
SCALE: NONE

F



Shear Wall DETAILS
SCALE: NONE

- SHEARWALL NOTES:**
- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS.
 - THE WALL SHALL BE ENTIRELY SHEATHED WITH 1/4" UNDOCTORY BD INCLUDING AREAS ABOVE AND BELOW OPENINGS.
 - ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
 - NAIL SPACING SHALL BE 6" O.C. EDGES AND 12" O.C. IN THE FIELD.
 - TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 8/5 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 | 1st 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 |

E

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AR0007005