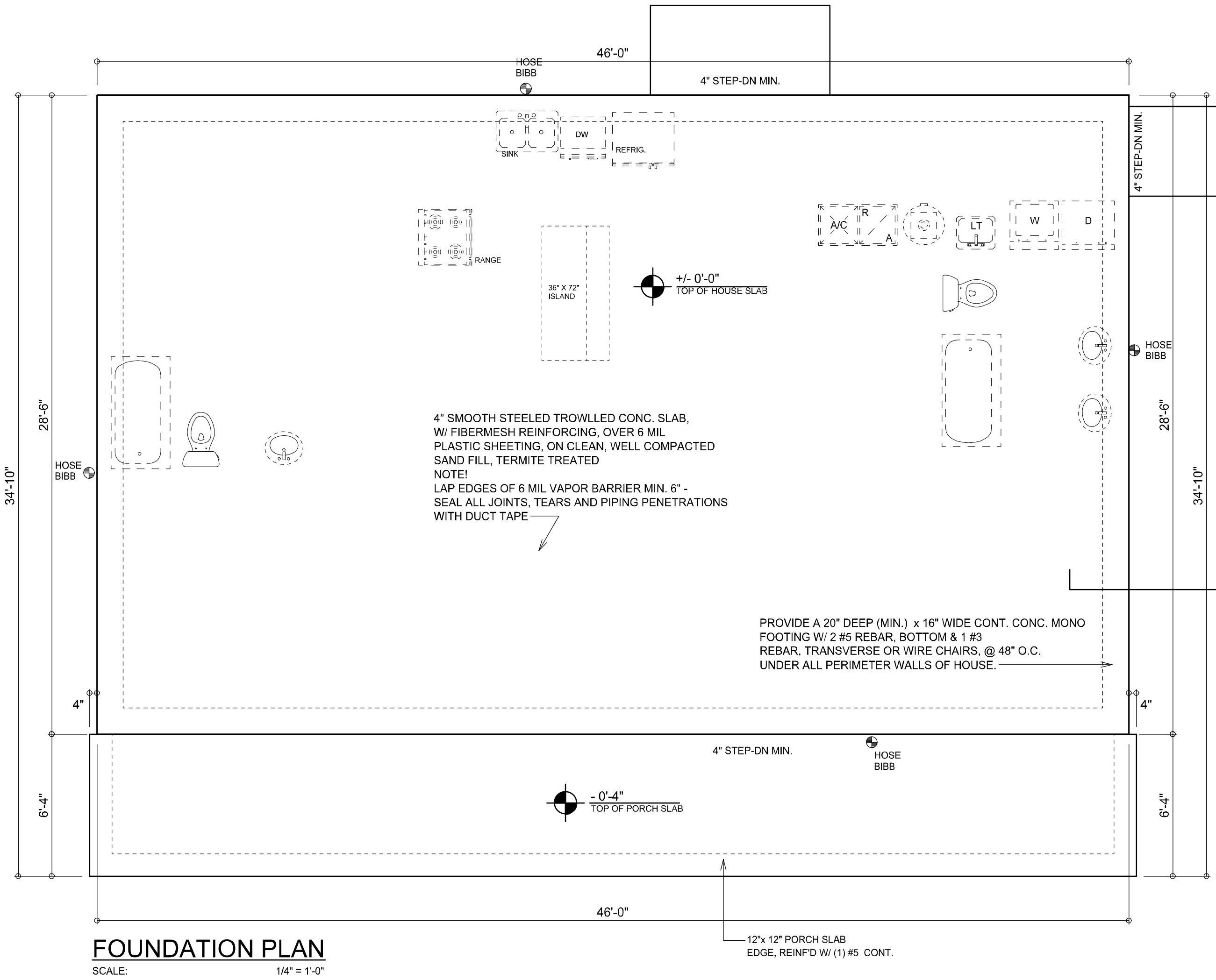




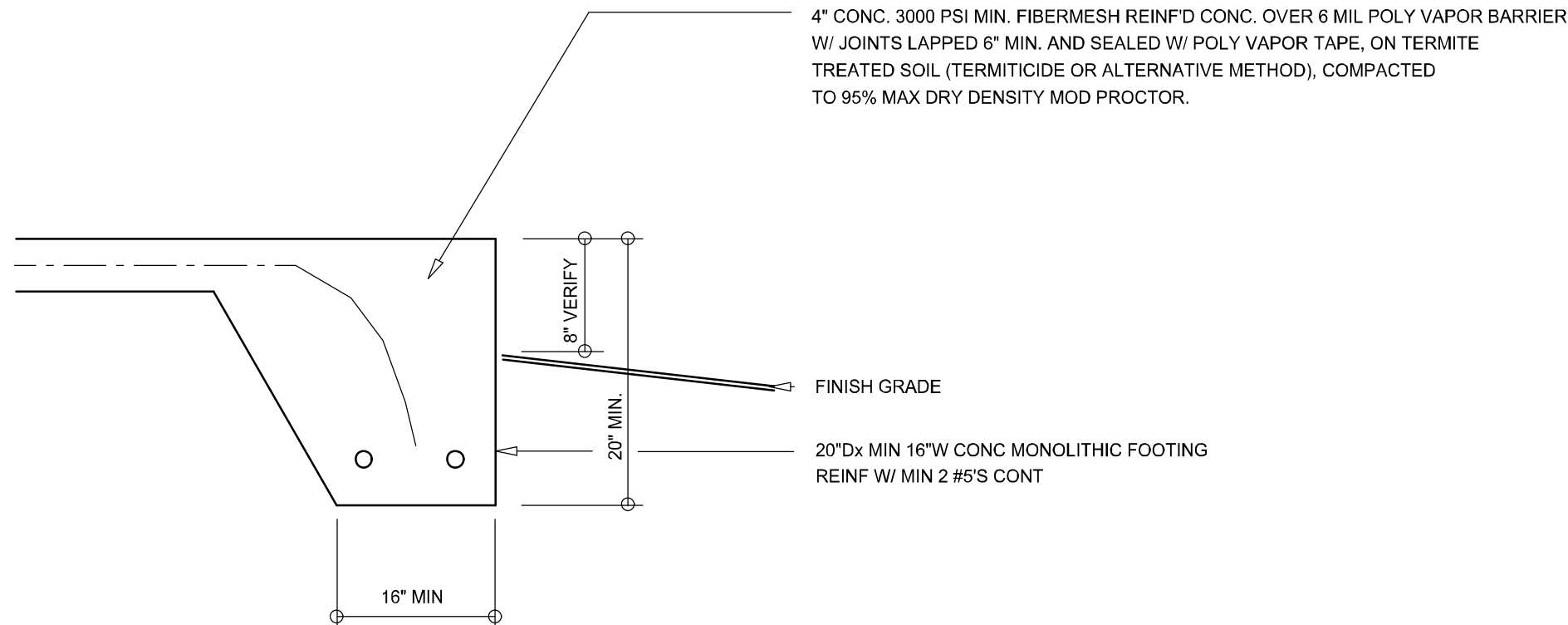
CONCRETE / MASONRY / METALS GENERAL NOTES:

- DESIGN SOIL BEARING PRESSURE: 1000 PSF.
- EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
- CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COMPACTION SHALL BE NOT LESS THAN 98% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 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.
- 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.

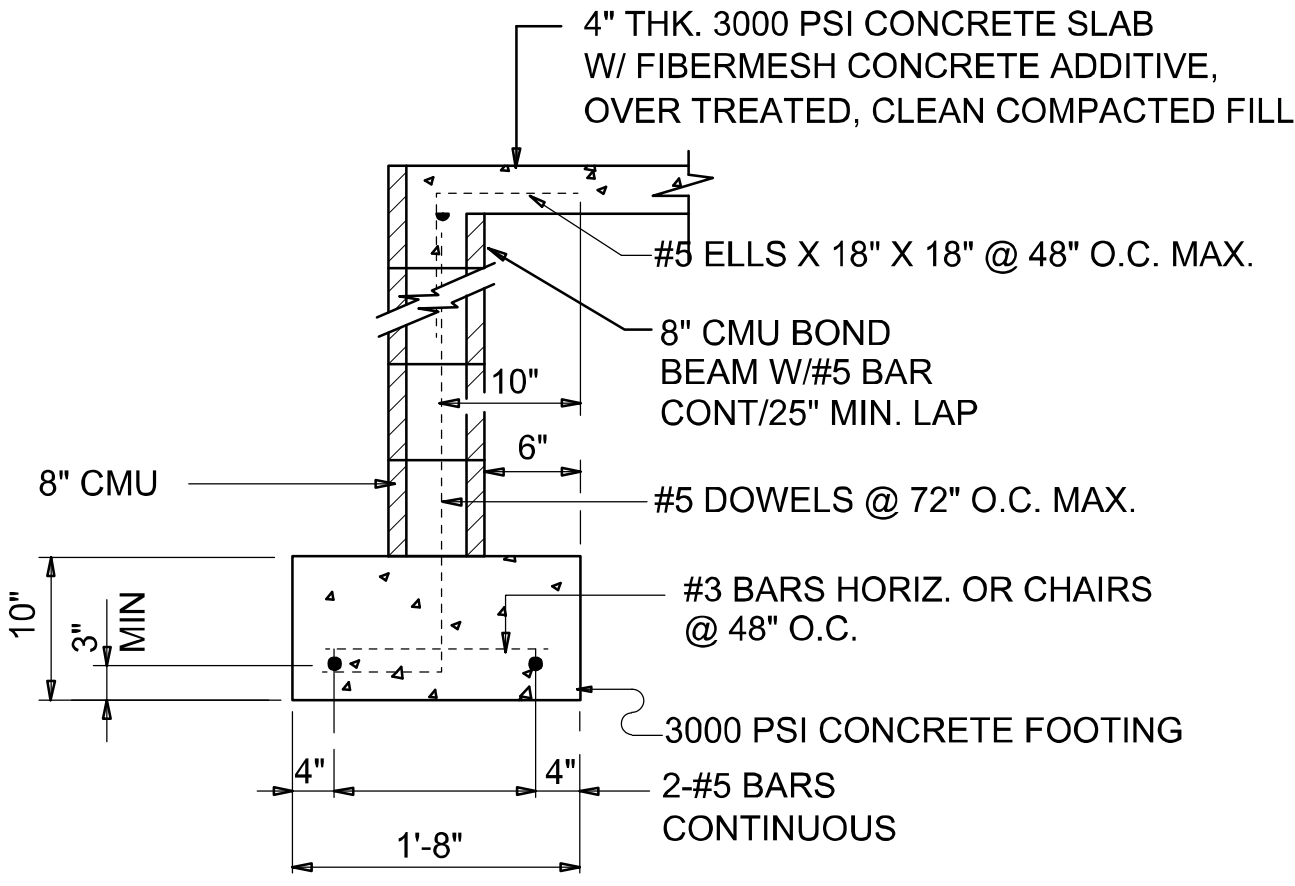
NOTE!  
PRIOR TO THE CONSTRUCTION OF THE FOUNDATION, THE CONTRACTOR SHALL COORDINATE ANY INTERIOR BEARING LOCATION CONDITIONS PER THE TRUSS ENGINEERED SHOP DRAWINGS WITH THE FOUNDATION PLAN. ANY INTERIOR BEARING LOCATIONS OR ANY POINT LOADS OF 4.0 K OR GREATER SHALL BE SUPPORTED VIA A MODIFIED FOUNDATION 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.



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



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



SECTION A (optional)  
SCALE: 3/4" = 1'-0"

- NOTE:  
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2020 FBC (7TH EDITION) AND LOCAL JURISDICTION REQUIREMENTS
- NOTE:  
ADDED FILL SHALL BE APPLIED IN 8" LIFTS - EA. LIFT SHALL BE COMPACTED TO 98% DRY COMPACTION PER THE "MODIFIED PROCTOR" METHOD.
- NOTE:  
PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONT'R SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER AND 1 COPY TO THE PERMIT ISSUING AUTHORITY.

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

REVISIONS

October 20, 2023				
------------------	--	--	--	--

FOUNDATION PLAN

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

THE MODEL 1311 FOR:  
**BEN MARTIN**

PROJECT ADDRESS: LOT 1 MAYFAIR SUBDIVISION UNIT 5, LAKE CITY, FLORIDA

Digitally signed by: N. P. GEISLER  
DN: CN = N. P. GEISLER C = US O = AR0007005  
OU = ARCHITECT  
Date: 2023.10.26 15:31:39 -06'00'

AR0007005

NICHOLAS PAUL GEISLER ARCHITECT

1758 NW Brown Rd.  
Lake City, FL 32055  
(866) 365-4355

1311

1758 NW Brown Rd.  
Lake City, FL 32055  
(866) 365-4355

JOB NUMBER  
20231020

SHEET NUMBER  
S.1

OF 4 SHEETS



REVISIONS	
October 20, 2023	

SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE

ROOF PLAN  
1/4" = 1'-0"  
SCALE

THE MODEL T311 FOR:  
**BEN MARTIN**  
PROJECT ADDRESS: LOT 1 MAYFAIR SUBDIVISION UNIT 5, LAKE CITY, FLORIDA

N. P. GEISLER  
ER  
Digitally signed by: N. P. GEISLER  
DN: CN = N. P. GEISLER C = US O =  
AR0007005 OU = ARCHITECT  
Date: 2023.10.26 15:22:25 -0500

AR0007005

NICHOLAS PAUL  
GEISLER  
ARCHITECT  
N.C.A.R.B. Certified

1758 NW Brown Rd.  
Lake City, FL 32055  
(386) 358-6355

JOB NUMBER  
20231020

SHEET NUMBER  
**S.2**  
OF 4 SHEETS

### ROOF PLAN NOTES

- R-1** SEE EXTERIOR ELEVATIONS FOR ROOF PITCH
- R-2** ALL OVERHANG 18"  
UNLESS OTHERWISE NOTED
- R-3** PROVIDE ATTIC VENTILATION IN AC-  
CORDANCE 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 FLYWOOD FLACED  
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 2020 FBC (1TH EDITION)  
AND LOCAL JURISDICTION REQUIREMENTS

### 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

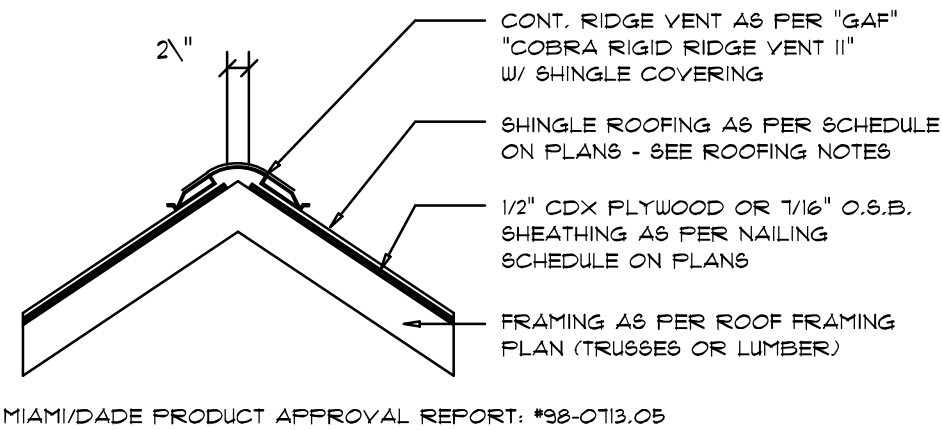
### GENERAL TRUSS NOTES:

- 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 IT'S 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.

### WOOD STRUCTURAL NOTES

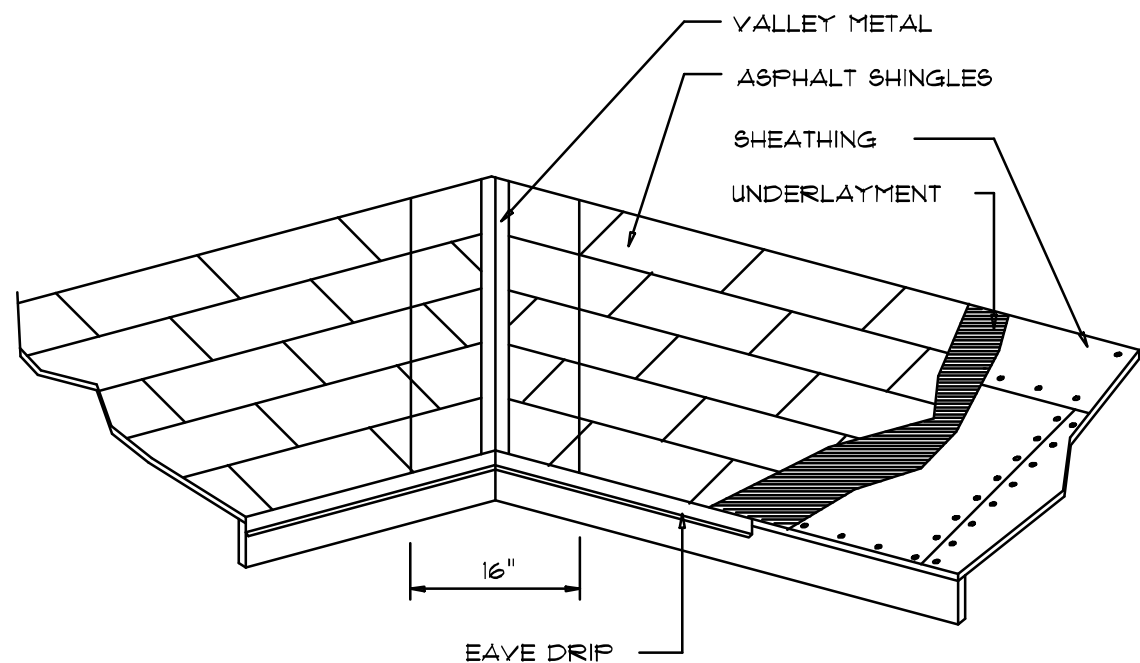
- TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED  
FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPON-  
SIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT  
BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDE-  
LINES OF THE "TRUSS PLATE INSTITUTE".
- ALL TRUSSES 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 CON-  
NECTIONS.

AREA OF ATTIC	REQ'D L.F. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ.IN.
1800 SF	24 LF	450 SQ.IN.
2200 SF	28 LF	510 SQ.IN.
2500 SF	32 LF	550 SQ.IN.
2800 SF	36 LF	730 SQ.IN.
3100 SF	40 LF	810 SQ.IN.
3600 SF	44 LF	900 SQ.IN.



**Ridge Vent DETAIL**  
SCALE: 3/4" = 1'-0"

B



**VALLEY FLASHING**

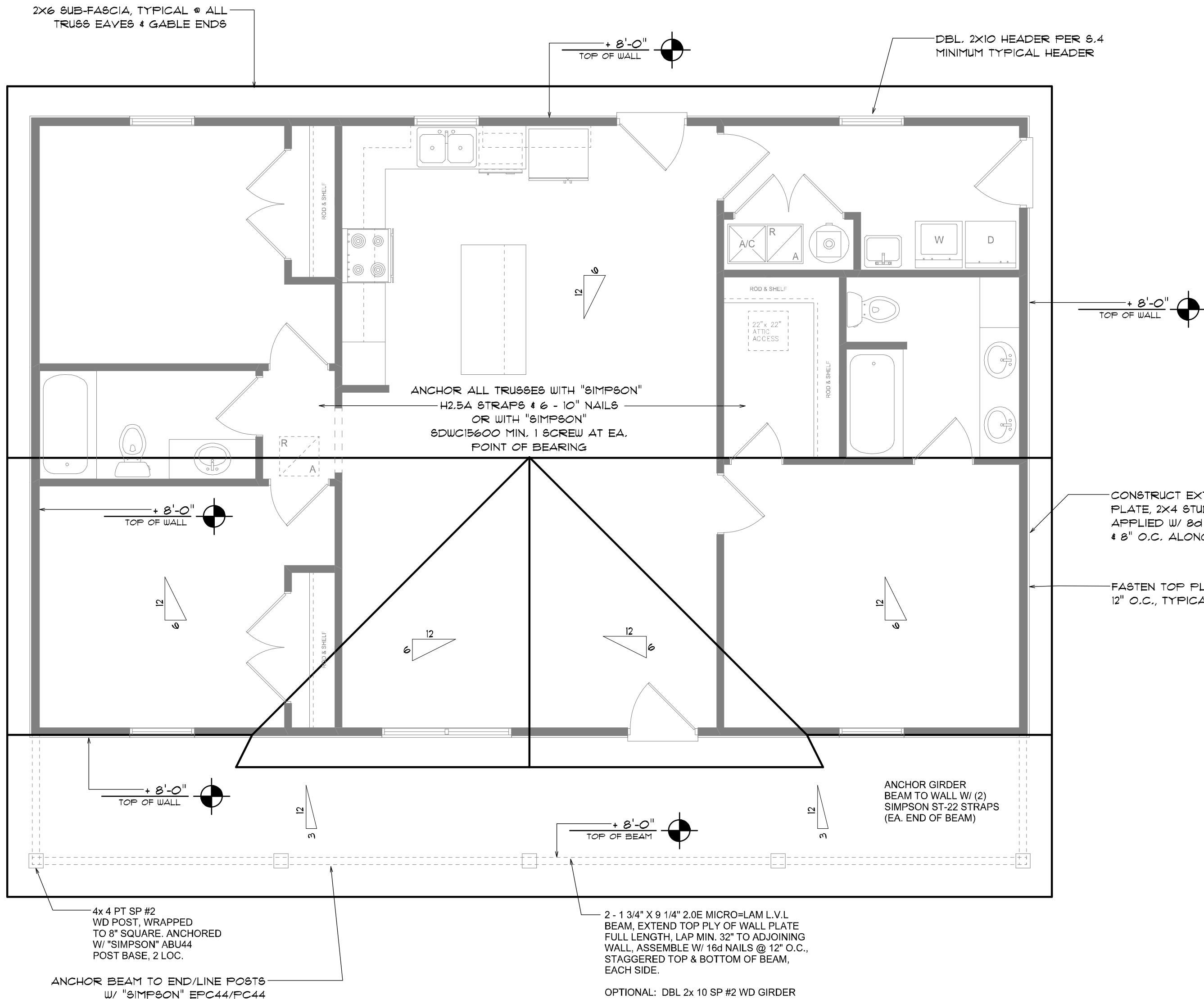
### ROOFING METALS for FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS

MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (OZ.)
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0119	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.021		40 20

### Roofing/Flashing DETS.

SCALE: NONE

A



### Roof Framing PLAN

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

### NOTE!

ANCHOR GIRDER TRUSS(ES) TO HEADER  
WITH 2 "SIMPSON" LGT(2, 3 OR 4) (OR SIMILAR).  
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 2X10.

### PROJECT COORDINATION REQUIREMENTS

#### NOTICE!

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, ARCHITCT 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.

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

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

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

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



FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable & Hip Construction, Wood Trusses @ 24" O.C.  
Walls: 2x 4 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 system

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 & Bot.  
Anchor Bolts: 1/2" A307 Bolts @ 48" O.C. - 1st Bolt 6" from corner  
Corner Hold-down Device: (1) DTT2Z (or equiv.) @ each corner  
Porch Column Base Connector: Simpson ABU44/ABU66 @ each column  
Porch Column to Beam Connector: Simpson EPC44/PC44 @ each column

FOOTINGS AND FOUNDATIONS

Footing: 20"x 16" Cont. W/ (2) #5 Bars Cont. on chairs or (1) #3 Transverse @ 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 2020 FLORIDA BUILDING CODE (THAT EDITION) AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.

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

BASED ON ANSI/ASCE 7-16, 2020 FBC 1609.4-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: 40 PSF

RESIDENTIAL BALCONIES: 60 PSF

5. WIND NET UPLIFT: ARE AS INDICATED ON PLANS

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

- 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
- CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4
- IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4
- 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
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1816.1.1
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1816.1.2
- 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
- MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1816.1.4
- CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1816.1.5
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6
- 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 1816.1.6
- ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1816.1.7
- A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY # 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 1816.1.7
- 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
- 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	MANUF'R/MODEL	CAP.
TRUSS TO WALL:	SIMPSON H2.5A (OR EQUIVALENT), W/ 6 - 10d NAILS	960#
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT, W/ 28 - 16d NAILS	1785#
HEADER TO KING STUD(S):	SIMPSON ST22	1370#
PLATE TO STUD:	SIMPSON SP2	1065#
STUD TO SILL:	SIMPSON SP1	585#
PORCH BEAM TO POST:	SIMPSON PC44/EPC44	1700#
PORCH POST TO FND.:	SIMPSON ABU44	2200#
MISC. JOINTS	SIMPSON A34	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:

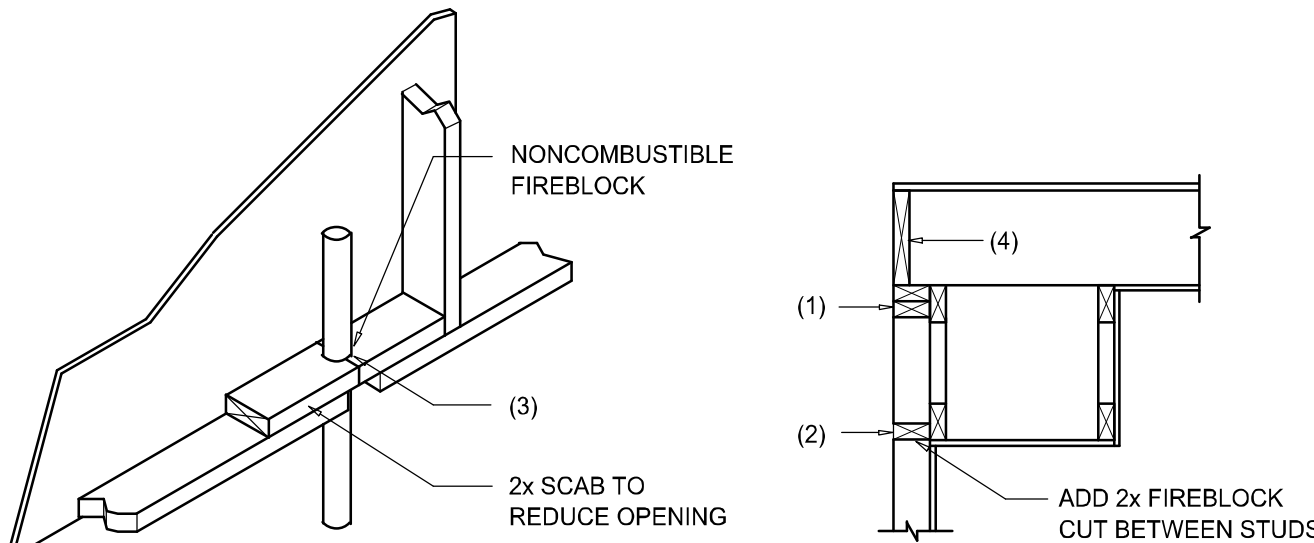
ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

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

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°									
WIND DIRECTION	WIND SPEED V <sub>REF</sub>	V <sub>ULT</sub> 115 MPH		V <sub>ULT</sub> 120 MPH		V <sub>ULT</sub> 130 MPH		V <sub>ULT</sub> 140 MPH	
		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
ROOF 21° TO 45°	1	10	10.2	-20.3	11.1	-22.1	13	-25	15.1
	1	20	10	-16	10	-19.6	11.3	-23	13.1
	1	30	10	-10	10	-15.5	10	-19.2	10.6
	1	100	10	-12.7	10	-13.8	10	-16.2	10
	20	10	10.2	-24.2	11.1	-26.3	13	-30.6	15.1
	20	20	10	-10.1	10	-10.9	11.3	-24.4	13.1
	20	30	10	-11.9	10	-12.9	10	-15.1	10.6
	20	100	10	-11.6	10	-12.9	10	-15.1	10
	20	10	10.2	-20.6	11.1	-23.3	13	-26.1	15.1
	20	20	10	-20.7	10	-28	11.3	-32.6	13.1
	20	30	10	-19.2	10	-20.9	10	-24.5	10.6
	20	100	10	-14.3	10	-15.5	10	-18.2	10
WALL	1	10	10.2	-20.3	11.1	-22.1	13	-25	15.1
	1	20	10	-16	10	-19.6	11.3	-23	13.1
	1	30	10	-10	10	-15.5	10	-19.2	10.6
	1	100	10	-12.7	10	-13.8	10	-16.2	10
	20	10	10.2	-24.2	11.1	-26.3	13	-30.6	15.1
	20	20	10	-10.1	10	-10.9	11.3	-24.4	13.1
	20	30	10	-11.9	10	-12.9	10	-15.1	10.6
	20	100	10	-11.6	10	-12.9	10	-15.1	10
	20	10	10.2	-20.6	11.1	-23.3	13	-26.1	15.1
	20	20	10	-20.7	10	-28	11.3	-32.6	13.1
	20	30	10	-19.2	10	-20.9	10	-24.5	10.6
	20	100	10	-14.3	10	-15.5	10	-18.2	10
WALL	1	10	10.2	-20.3	11.1	-22.1	13	-25	15.1
	1	20	10	-16	10	-19.6	11.3	-23	13.1
	1	30	10	-10	10	-15.5	10	-19.2	10.6
	1	100	10	-12.7	10	-13.8	10	-16.2	10
	20	10	10.2	-24.2	11.1	-26.3	13	-30.6	15.1
	20	20	10	-10.1	10	-10.9	11.3	-24.4	13.1
	20	30	10	-11.9	10	-12.9	10	-15.1	10.6
	20	100	10	-11.6	10	-12.9	10	-15.1	10
	20	10	10.2	-20.6	11.1	-23.3	13	-26.1	15.1
	20	20	10	-20.7	10	-28	11.3	-32.6	13.1
	20	30	10	-19.2	10	-20.9	10	-24.5	10.6
	20	100	10	-14.3	10	-15.5	10	-18.2	10

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING			
BLDG HEIGHT (ft)	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	.82	1.21	1.47
20	.89	1.29	1.55
25	.94	1.35	1.61
30	1.00	1.40	1.66

BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 21° TO 45°									
WIND DIRECTION	WIND SPEED V <sub>REF</sub>	V <sub>ULT</sub> 115 MPH		V <sub>ULT</sub> 120 MPH		V <sub>ULT</sub> 130 MPH		V <sub>ULT</sub> 140 MPH	
		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
ROOF 21° TO 45°	1	10	10.6	-20.4	11.6	-23.7	13.6	-27.7	15.6
	1	20	10	-16.4	10	-20.7	11.7	-25.7	13.6
	1	30	10	-10.1	10	-17.5	10	-20.6	10.6
	1	100	10	-12.2	10	-13.6	10	-16.6	10
	20	10	10.6	-23.5	11.6	-27.9	13.6	-32.2	15.6
	20	20	10	-10.2	10	-12.5	10	-15.5	10.6
	20	30	10	-12.2	10	-13.6	10	-16.6	10.6
	20	100	10	-10.2	10	-12.5	10	-15.5	10.6
	20	10	10.6	-20.7	11.6	-24.8	13.6	-28.4	13.6
	20	20	10	-20.7	10	-27.7	11.7	-32.7	13.6
	20	30	10	-20.9	10	-23.8	10	-26.7	10
	20	100	10	-15.6	10	-16.6	10	-19.6	10.6
WALL	1	10	10.6	-20.4	11.6	-23.7	13.6	-27.7	15.6
	1	20	10	-16.4	10	-20.7	11.7	-25.7	13.6
	1	30	10	-10.1	10	-17.5	10	-20.6	10.6
	1	100	10	-12.2	10	-13.6	10	-16.6	10
	20	10	10.6	-23.5	11.6	-27.9	13.6	-32.2	15.6
	20	20	10	-10.2	10	-12.5	10	-15.5	10.6
	20	30	10	-12.2	10	-13.6	10	-16.6	10.6
	20	100	10	-10.2	10	-12.5	10	-15.5	10.6
	20	10	10.6	-20.7	11.6	-24.8	13.6	-28.4	13.6
	20	20	10	-20.7	10	-27.7	11.7	-32.7	13.6
	20	30	10	-20.9	10	-23.2	10	-26	10
	20	100	10	-15.6	10	-16.6	10	-19.6	10.6

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. PER R905, DOUBLE UNDERLAYMENT IS REQUIRED ON ROOF SLOPES GREATER THAN 4:12.

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 107-95.

UNDERLAYMENT APPLICATION:

FOR ROOF SLOPES FROM 2:12 TO 4:12 AND GREATER, 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 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.

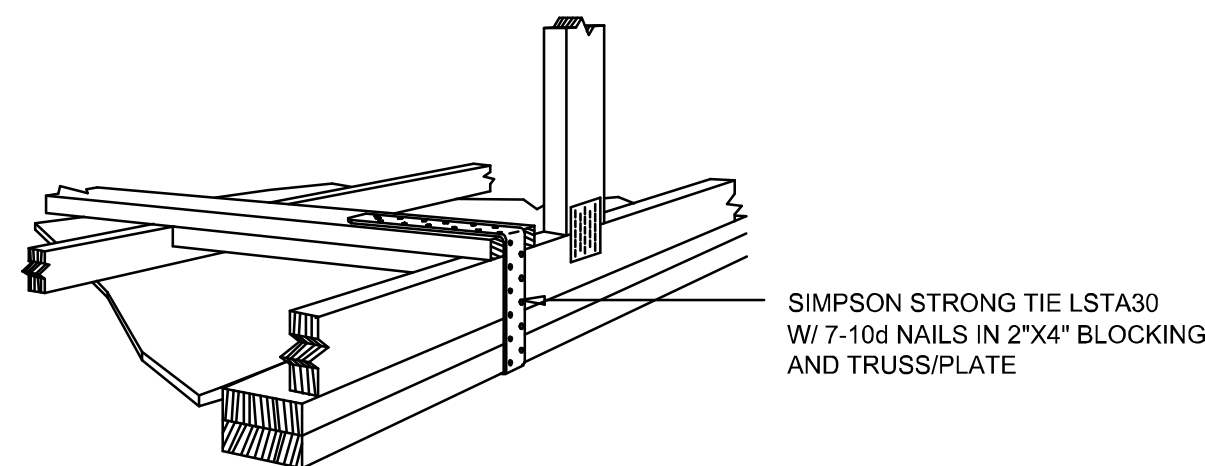
- FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN FBC TABLE 1507.3.9.2.
- FOR OPEN VALLEYS, VALLEY LINING OF TWO PLYS OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 16 INCHES AND THE TOP LAYER 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.

NOTE !!!

ROOFSHINGLES 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</

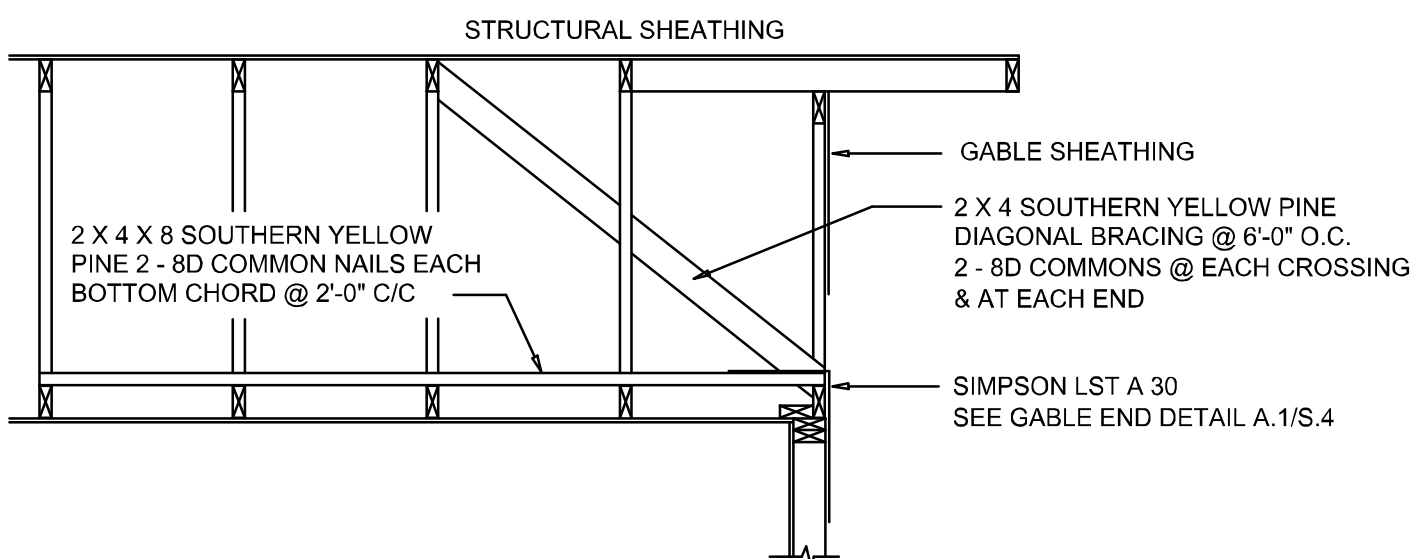




### GABLE END GYPSUM DIAPHRAGM HOLDOWN CONNECTOR

SCALE: NONE

A.1



### END WALL BRACING FOR CEILING DIAPHRAGM

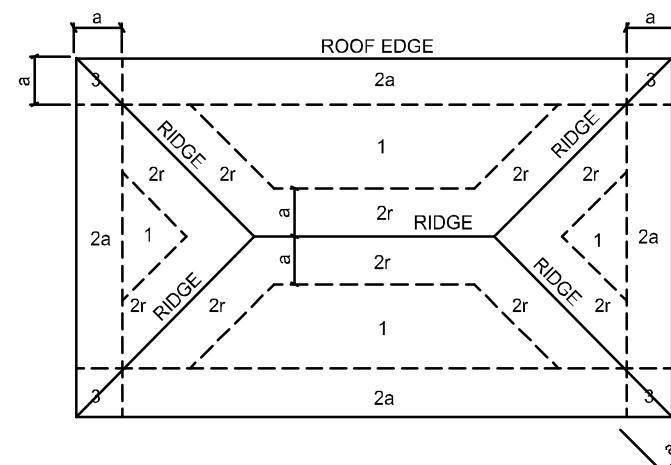
NTS (ALTERNATIVE TO BALLOON FRAMING)

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

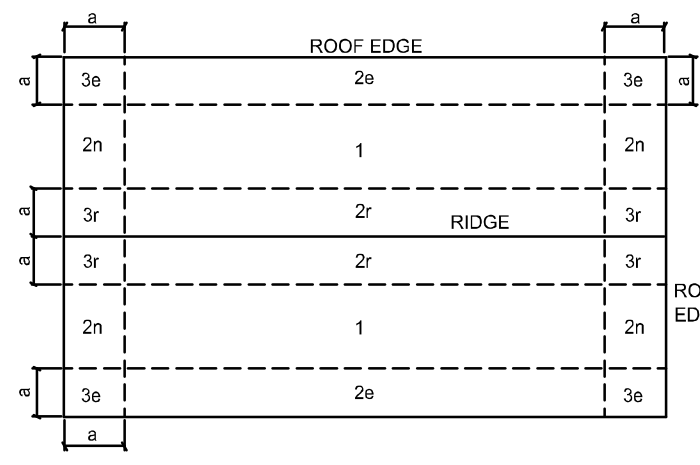
BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 21° TO 45°											
ZONE	WIND SPEED (ft/s)	WIND 15 MPH		WIND 20 MPH		WIND 30 MPH		WIND 40 MPH		WIND 50 MPH	
		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
ROOF 21° TO 45°	1	10	-10.2	-20.3	11.1	-22.1	13	-26	15.1	-30.1	
	1	20	10	-18	10	-19.6	11.3	-23	13.1	-26.7	
	1	30	10	-15	10	-16.3	10	-19.2	10.5	-22.2	
	1	100	10	-12.7	10	-13.9	10	-16.2	10	-18.8	
	20	10	10.2	-20.2	11.1	-20.5	13	-20.9	15.1	-30.9	
	20	20	10	-19.1	10	-20.8	11.3	-24.4	13.1	-28.3	
	20	30	10	-11.9	10	-12.9	10	-15.1	10.5	-17.6	
	20	100	10	-11.9	10	-12.9	10	-15.1	10	-17.6	
	20	10	10.2	-20.2	11.1	-20.5	13	-20.9	15.1	-30.9	
	20	20	10	-20.7	10	-20	11.3	-22.8	13.1	-26.1	
WALL	1	10	10	-14.3	10	-15.5	10	-18.2	10	-21.2	
	1	20	10	-14.3	10	-15.5	10	-18.2	10	-21.2	
	1	30	10	-14.3	10	-15.5	10	-18.2	10	-21.2	
	1	100	10	-14.3	10	-15.5	10	-18.2	10	-21.2	
	4	10	14.3	-10.5	10.5	-16.9	18.2	-19.8	21.2	-25.9	
	4	20	13.6	-14.8	14.8	-16.1	17.4	-19	20.2	-22	
	4	30	12.8	-14	13.9	-15.2	16.3	-17.8	19	-20.7	
	4	100	12.1	-14.3	14.3	-14.6	16.9	-17.4	18	-18.8	
	4	200	10.6	-11.9	11.9	-12.9	13.6	-15.1	15.8	-17.6	
	5	10	14.3	-16.1	15.5	-20.5	18.2	-24.4	21.2	-28.3	

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	7/16" O.S.B. OR 1/2" CDX PLYWOOD	10d RING SHANK NAILS	6 in. o.c. EDGE 6 in. o.c. FIELD
2			4 in. o.c. EDGE 6 in. o.c. FIELD
3			4 in. o.c. @ GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING			
BLDG HEIGHT (ft)	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	.82	1.21	1.47
20	.89	1.29	1.55
25	.94	1.35	1.61
30	1.00	1.40	1.66



ROOF SHEATHING NAILING ZONES  
(HIP ROOF)



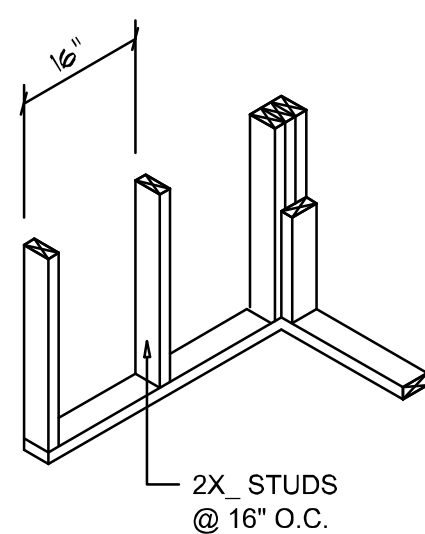
ROOF SHEATHING NAILING ZONES  
(GABLE ROOF)

## Roof Nail Pattern DET.

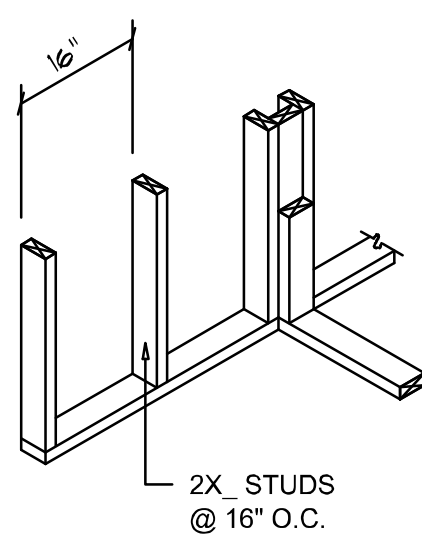
SCALE: NONE

B

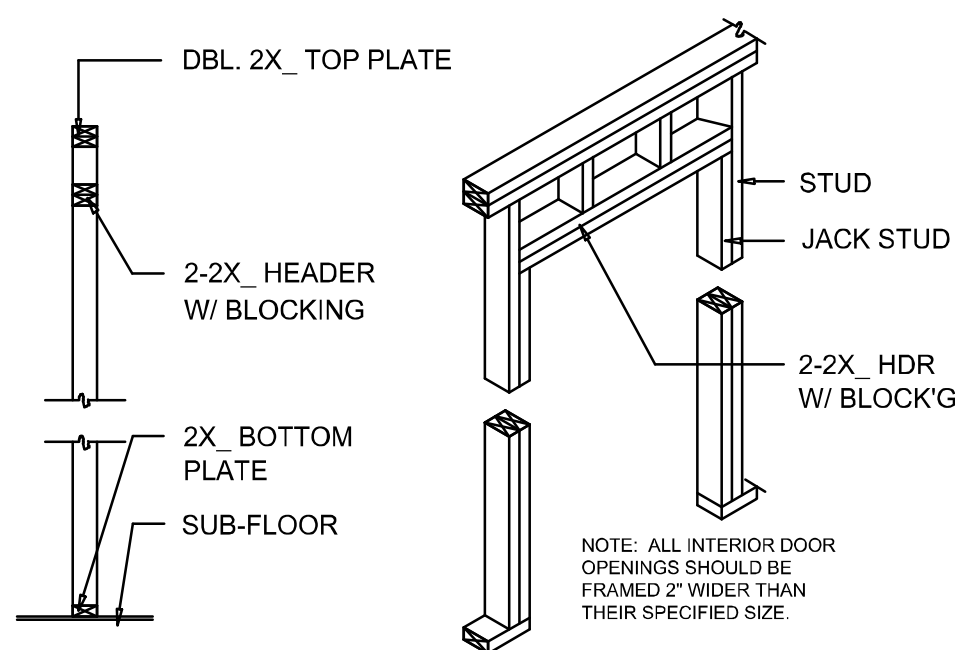
HEADER SPANS FOR EXTERIOR BEARING WALLS					
HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT)			
		20'	28'	36'	
ROOF, CEILING	2-2x4	3'-6"	3'-2"	2'-10"	1
	2-2x6	5'-5"	4'-8"	4'-2"	1
	2-2x8	6'-10"	5'-11"	5'-4"	1
	2-2x10	8'-5"	7'-3"	6'-6"	2
	2-2x12	9'-9"	8'-5"	7'-6"	2
	3-2x8	8'-4"	7'-5"	6'-8"	1
	3-2x10	10'-6"	9'-1"	8'-2"	1
	3-2x12	12'-2"	10'-7"	9'-5"	2
	4-2x8	9'-2"	8'-4"	9'-2"	1
	4-2x10	11'-8"	10'-6"	9'-5"	1
WALL	4-2x12	14'-1"	12'-2"	10'-11"	1



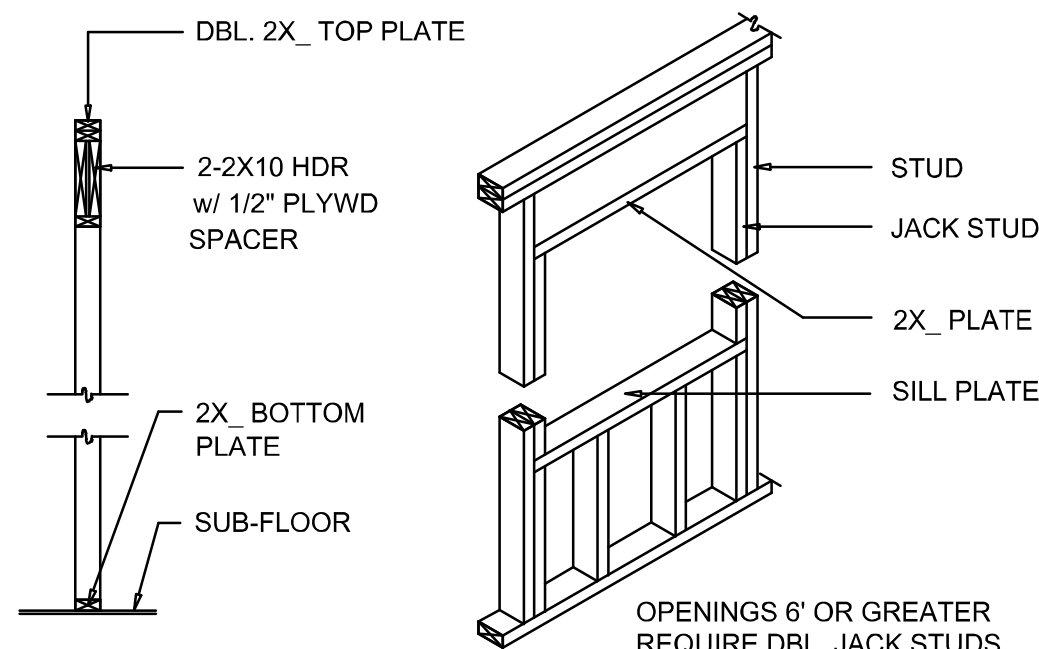
WALL CORNER



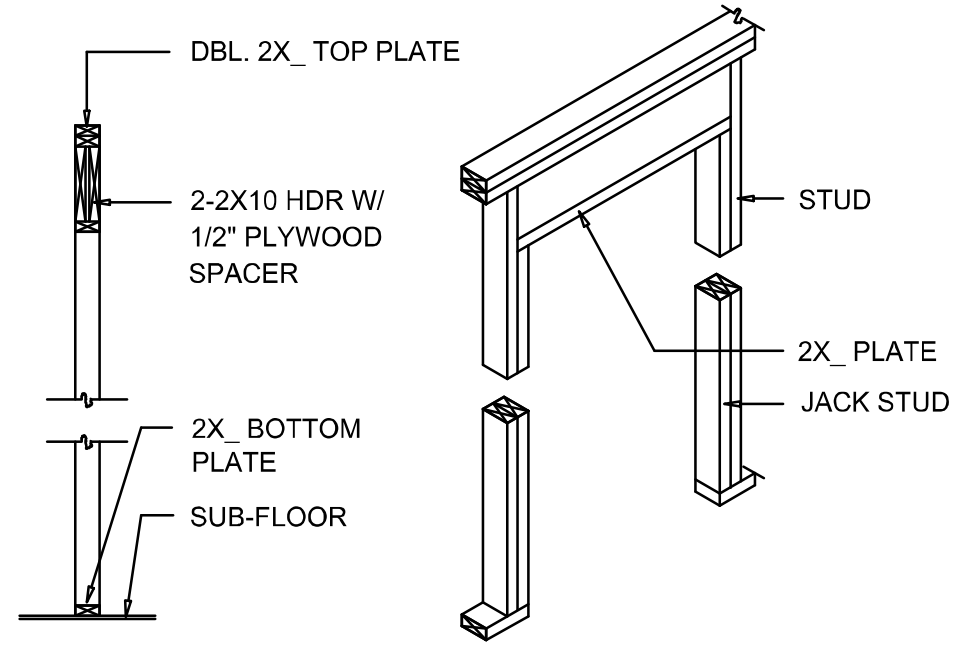
WALL INTERSECTION



NON-BEARING WALL HEADER



TYPICAL WINDOW HEADER



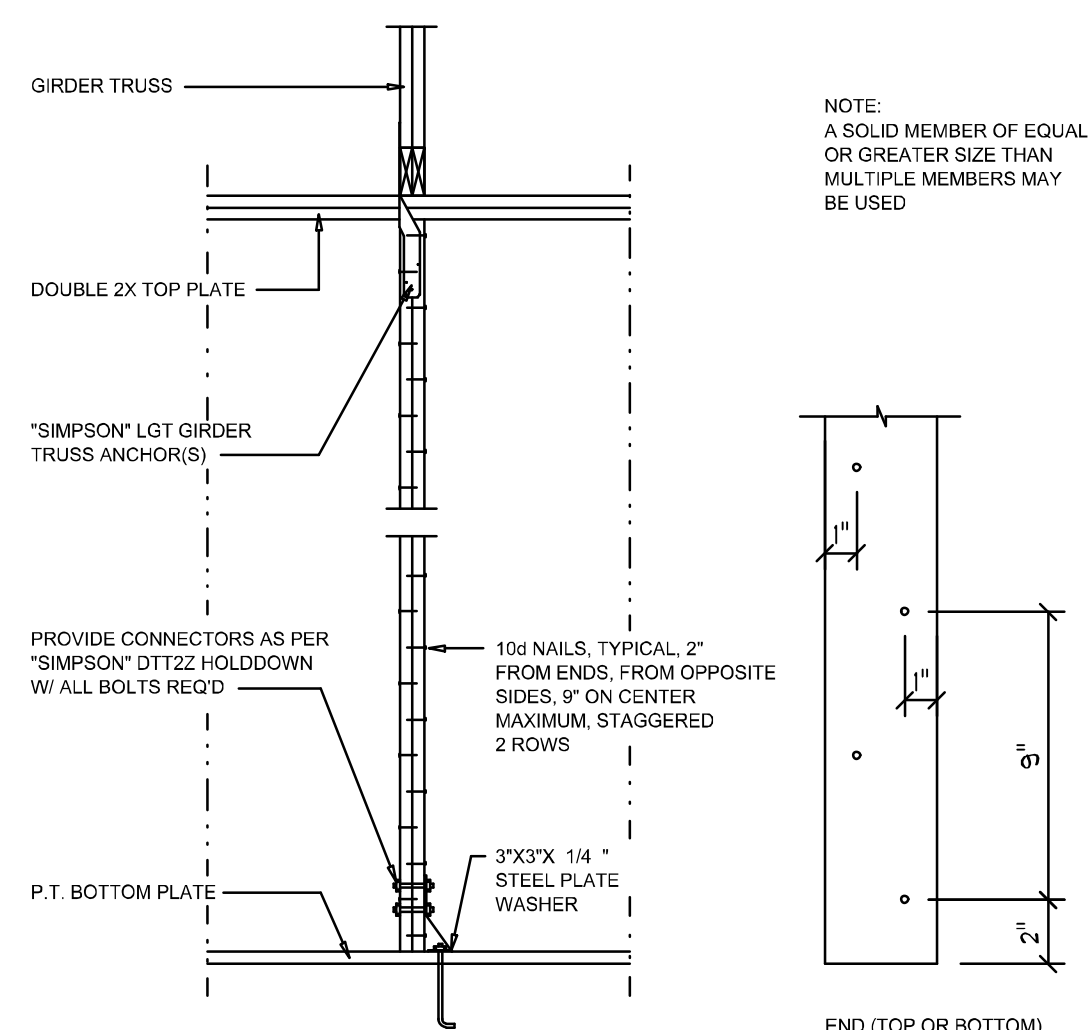
BEARING WALL HEADER

## Wall Framing/Header DETAILS

SCALE: NONE

F

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

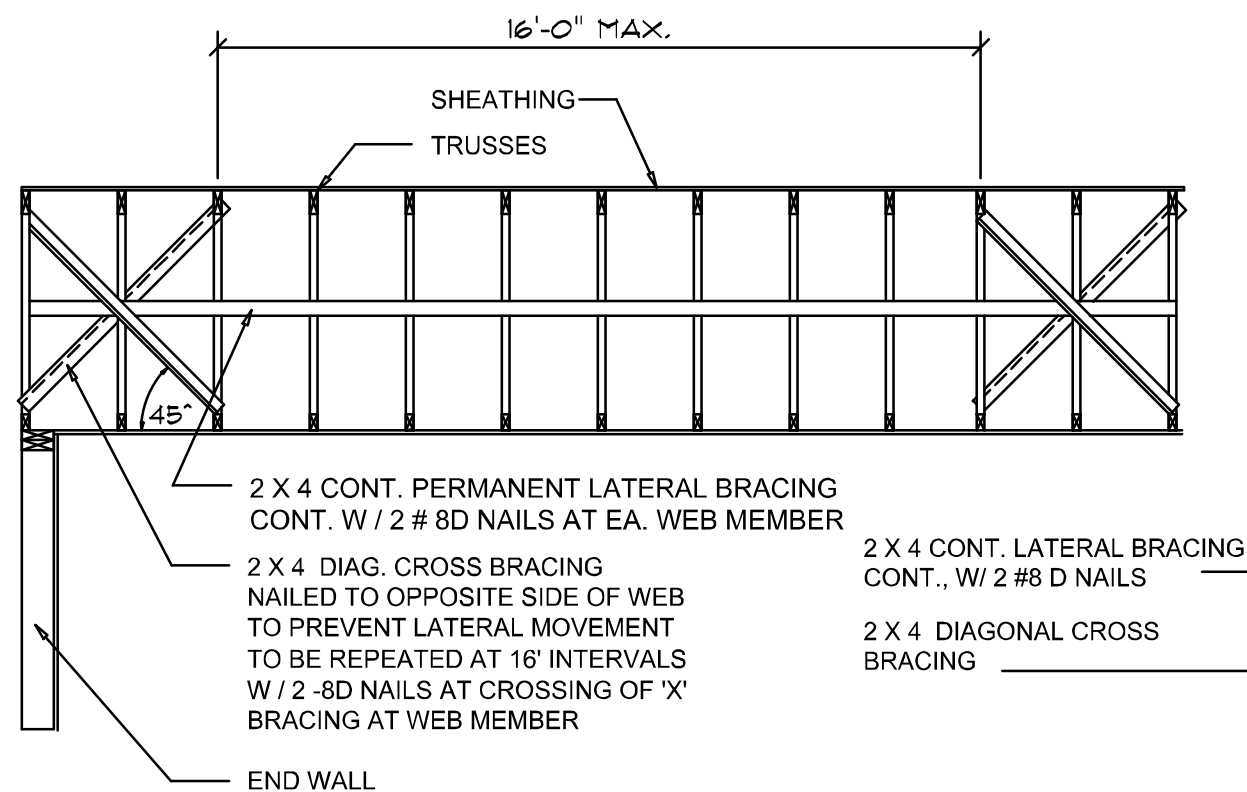


## Girder Truss Column DET.

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

"WindSTORM" ALT. SHEATHING METHOD:  
ALTERNATIVE METHOD FOR ANCHORING THE TOP WALL PLATE TO THE FOUNDATION IN LIEU OF THE SP1/SP2 OR SP4 STRAPS 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.

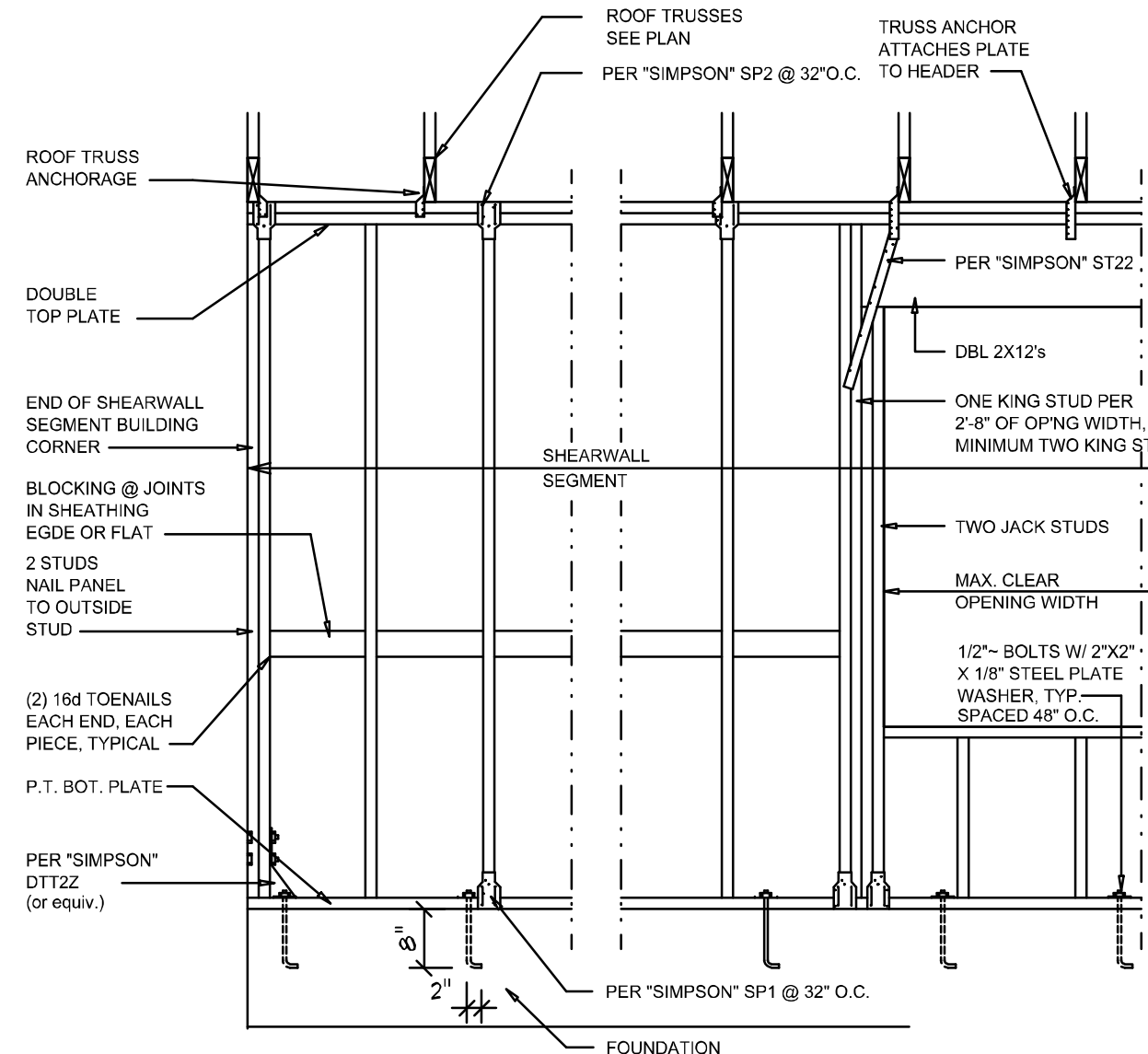
NTS

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

## Truss Bracing DETAILS

SCALE: AS NOTED

D



- SHEARWALL NOTES:**
- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-97 S88C1.305.4.3.
  - THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENING.S
  - 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 4" O.C. EDGES AND 8" O.C. IN THE FIELD.
  - TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/8 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	
October 20, 2023	

SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE

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

THE MODEL 1311 FOR:  
**BEN MARTIN**  
PROJECT ADDRESS: LOT 1 MAYFAIR SUBDIVISION UNIT 5, LAKE CITY, FLORIDA

N.P. GEISLER  
ARCHITECT  
Digitally signed by N. P. GEISLER  
DN: cn = N. P. GEISLER, e = US O = AR0007005 OU = ARCHITECT  
Date: 2023.10.26 15:34:11 -0500

NICHOLAS PAUL GEISLER  
ARCHITECT  
N.C.A.R.B. Certified  
1758 NW Brown Rd.  
Suite 100  
Lake City, FL 32055  
(386) 338-4335

JOB NUMBER  
20231020

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