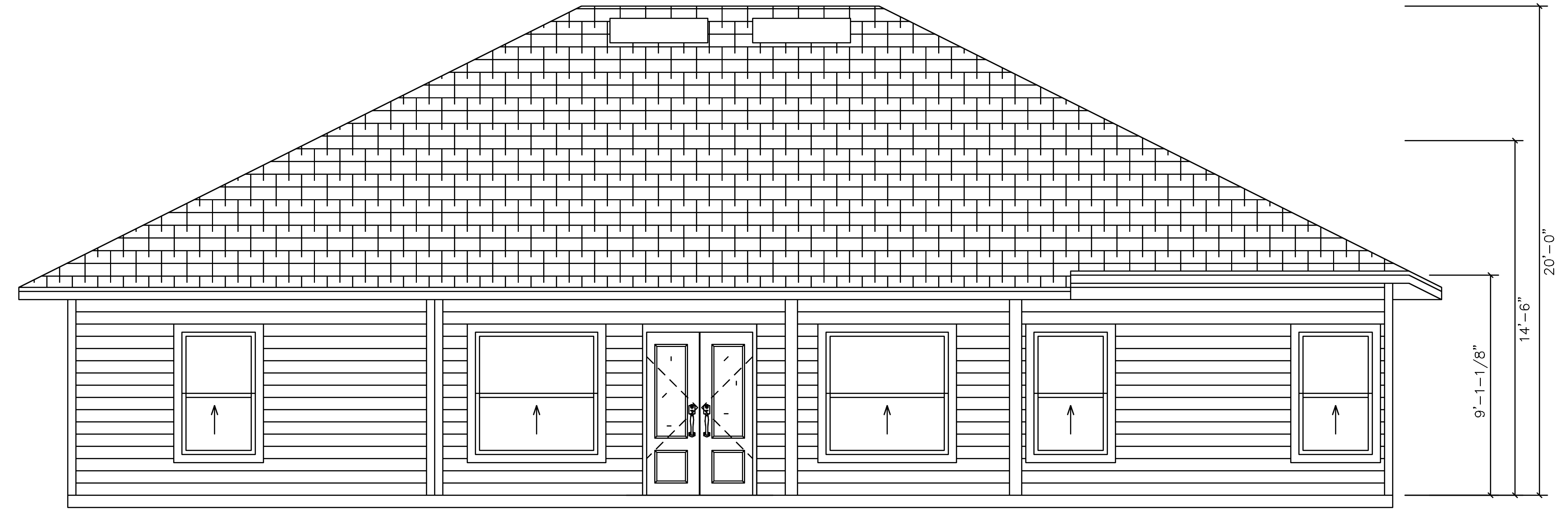
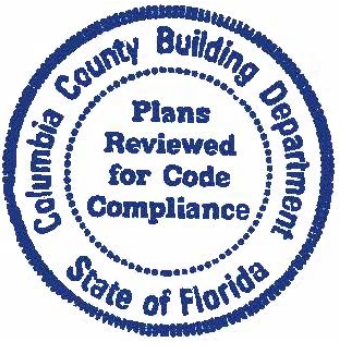
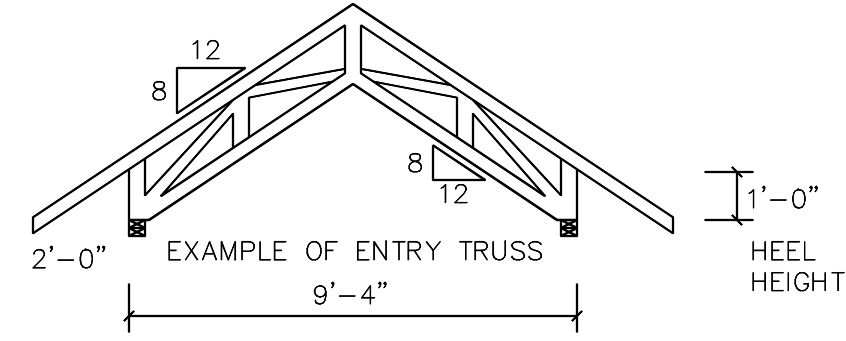
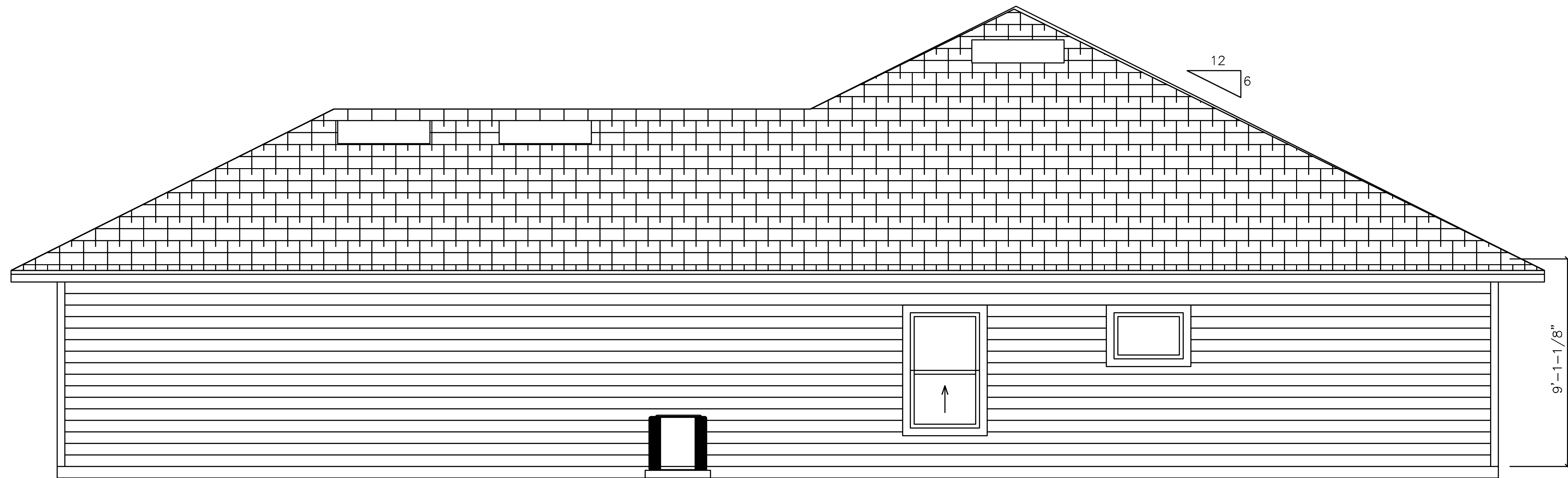




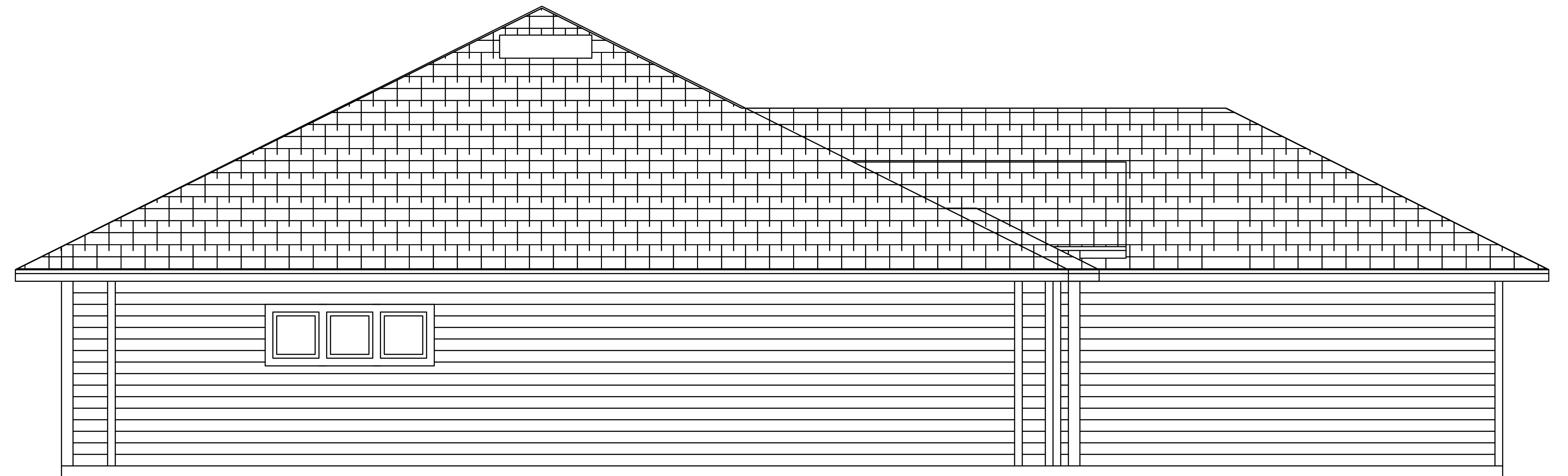
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

NOTE:  
IT IS THE RESPONSIBILITY OF THE STATE LICENSED  
CONTRACTORS TO VERIFY ALL DIMENSIONS, CODES  
AND STRUCTURAL DESIGNS TO COMPLY WITH ALL  
AUTHORITIES HAVING JURISDICTIONS.

DWC CONTRACTING  
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THORNWOOD / LOT 18  
COLUMBIA COUNTY, FLORIDA

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



STRUCTURAL NOTES

FOUNDATION

SOIL TO BE COMPACTED TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM-1557

CAST IN PLACE CONCRETE

1. ALL CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 P.S.I. SLUMP OF 4" AND HAVE 2 TO 4% AIR ENTRAINMENT WITH A CEMENT / WATER RATIO OF 0.58 PERCENT.
2. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM-615 GRADE 40.
3. WELDED WIRE MESH SHALL CONFORM TO ASTM A-185, WWM SHALL BE LAPPED AT LEAST 8", AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 8". FIBER MESH MAY BE USED IN SLAB.
4. HOOKS SHALL BE PROVIDED AT DISCONTINUED ENDS OF ALL TOP BARS OF BEAMS.
5. HORIZONTAL FOOTING BARS SHALL HAVE A 1'-0" HOOK LENGTH OF CORNER BARS WITH A MIN. 25" LAP PROVIDED.
6. 25" MIN. LAP SPLICES ON ALL REBAR. ALL REBAR TO BE GRADE 40.
7. 3" MIN. CONCRETE COVERAGE WHEN EXPOSED TO EARTH OR 1-1/2" TO FORM.

MASONRY WALL CONSTRUCTION

1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90, WITH A MIN. NET COMPRESSIVE STRENGTH OF 1900 PSI (FM = 1500 PSI)
2. MORTAR SHALL BE TYPE "M" OR "S" CONFORMING TO ASM C270
3. COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAX. AGGREGATE SIZE OF 3/8" AND MIN. COMPRESSIVE STRENGTH OF 3000 PSI SLUMP 8" TO 11"
4. VERTICAL REINFORCEMENT SPACING IS NOTED ON THIS SHEET AND TO BE FULLY GROUTED CELLS.
5. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT MAX. SPACING OF 182 BAR DIAMETERS. REINFORCEMENT SHALL BE PLACED IN CENTER OF THE MASONRY CELL TYPICAL UNLESS OTHERWISE NOTED.

CODES

FLORIDA BUILDING CODES 2020 EDITION  
REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318) IN TEST EDITION  
SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDING (ACI 301) IN TEST EDITION  
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION IN TEST EDITION  
APA PLYWOOD DESIGN SPECIFICATION.  
LIVE LOADS 20 PSF  
RESIDENTIAL FLOOR, UNLESS OTHERWISE STATED 40 PSF

THESE DRAWINGS PREPARED USING FBC 2020 AND ASCE 7-16  
CONCRETE STRENGTH ALL CONCRETE UNLESS OTHERWISE INDICATED 3000PSI @ 28 DAYS.  
REINFORCING WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185  
ALL REINFORCING BARS, TIES AND STIRRUPS ASTM A 615  
STRUCTURAL STEEL ALL BOLTS CAST IN CONCRETE ASTM 36 OR ASTM A307  
SHEATING EXTERIOR CDX PLYWOOD OR OSB  
WALL SHEATING EXTERIOR CDX PLYWOOD OR OSB  
SOIL BEARING VALUE  
ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION 1500PSF  
SEE DRAWINGS FOR SPECIAL CONCENTRATED LOADS AS SPECIFIED. IF SOIL CONDITIONS IN THIS PROJECT DOES NOT MEET OR EXCEED THE CAPACITY, THE CONTRACTOR WILL CONTACT SCHAFER ENGINEERING PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN.  
SOIL TO BE COMPACTED TO AT LEAST 95% OF MAX DRY DENSITY AS DETERMINED BY ASTM-1557 (MODIFIED PROCTOR)

WOOD CONSTRUCTION

1. ALL WOOD CONST. SHALL CONFORM TO THE NDS
2. ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEARWALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS (I.E. BLOCKING OR GABLE END BRACING) SHALL BE EITHER SOUTHERN PINE OR S.P.F. NUMBER 2 DEN. GRADE OR BETTER SHALL BE USED REGARDLESS OF SPECIES.

PREFABRICATED WOOD TRUSSES

1. ALL PREFABRICATED TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS AS PER TRUSS ENG. REQ.
2. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE NDS AS RECOMMENDED BY THE NFPA.
3. TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAX. ALLOWABLE STRESS INCREASE FOR ALL LOAD DURATIONS OF TPI RECOMMENDATIONS)
4. BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE SPECIFIED BY THE TRUSS MANF.
5. TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY.
6. DESIGN SPECIFICATION FOR LIGHT-WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER TPI
7. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANF. IN ACCORDANCE WITH SPECIFIED LOADS AND COVERING CODES.
8. THE TRUSS MANF. SHALL DETERMINE ALL SPANS, BEARING POINTS AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS CONDITIONS.

UPLIFT CONNECTORS

1. UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES; THE MEMBERS OF THESE WALLS MAY NOT NEED TO HAVE CONNECTORS APPLIED. CONSULT THE TRUSS MANF. FOR THE LOCATION OF THESE WALLS.
2. THE CAPACITIES OF THE TRUSS CONNECTORS SPECIFIED BY TRUSS MANF. SHALL BE VERIFIED BY THE CONTRACTOR TO EXCEED THE LOADS IN THE SIGNED AND SEALED TRUSS ENGINEERING.

FIELD REPAIR NOTES

1. MISSED (x) BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" X 10" WITH 7" EMBEDMENT USING AN APPROVED EPOXY FOLLOWING ALL MANF. RECOMMENDATIONS.
2. HURRICANE STRAPS MAY BE SUBSTITUTED WITH A STRAP OF EQUAL OR GREATER VALUES.

NOTES

1. CONTRACTOR TO VERIFY ALL MEASUREMENTS AND DEMENSIONS BEFORE CONSTRUCTION OF THESE DRAWINGS BEGIN.
2. THIS STRUCTURE TO BE BUILT IN ACCORDENCE WITH F.B.C. 2020.
3. ANY DEFECTS OR ERRORS FOUND IN THESE PLANS AFTER THE START OF THE CONSTRUCTION BECOME THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. TRUSS MANF. TO ENGINEER TRUSSES TO WITHSTAND 135 MPH WIND LOAD AS PER 2020 F.B.C.
5. GRADE REQUIREMENTS MAY VARY ACCORDING TO SOIL CONDITIONS.
6. WINDOWS TO BE INSTALLED TO MANF. SPECS. TO MEET WINDLOADS AS PER 2020 F.B.C.

FOUNDATION NOTES

- 4" THICK SLAB WITH 6" X 6" 10/10 GA W.W.M. OVER 6 MIL VAPOR BARRIER ON CLEAN TERMITES TREATED SOIL. FIBER MESH MAY BE USED.
- 8" C.M.U. STEM WALL WITH (1) #5 REBAR VERTICAL FILLED CELL W/ CONCRETE AT ALL CORNERS AND 6' O.C. MAX. SPACING.
- 10" DEEP X 20" WIDE WITH (2) 5 REBAR CONT. STEM WALL FOOTING.
- THICKEN EDGE OF MONOLITHIC SLAB TO 12" WIDE X 20" DEEP WITH (2) #5 REBAR CONTINUOUS.

NOTICE TO CONTRACTOR  
IT IS THE INTENT OF THE DESIGNER THAT THESE PLANS ARE ACCURATE AND ARE CLEAR ENOUGH FOR THE STATE LICENSED CONTRACTOR TO CONSTRUCT THIS PROJECT. IN THE EVENT THAT SOMETHING IS UNCLEAR OR NEEDS CLARIFICATION STOP AND CALL THE DESIGNER. IT IS THE RESPONSIBILITY OF THE STATE LICENSED CONTRACTOR THAT IS CONSTRUCTING THIS PROJECT TO REVIEW THESE PLANS BEFORE CONSTRUCTION AND IF NEEDED COORDINATE WITH THE DESIGNER OF ANY CORRECTIONS TO BE MADE BEFORE CONSTRUCTION BEGINS.

GENERAL NOTES

THE FOLLOWING SHALL COMPLY WITH THE F.B.C.

PORCHES AND BALCONIES SECTION R312

EGRESS WINDOWS SECTION R310 R310.1.1

GARAGE SEPERATION R309 R309.2

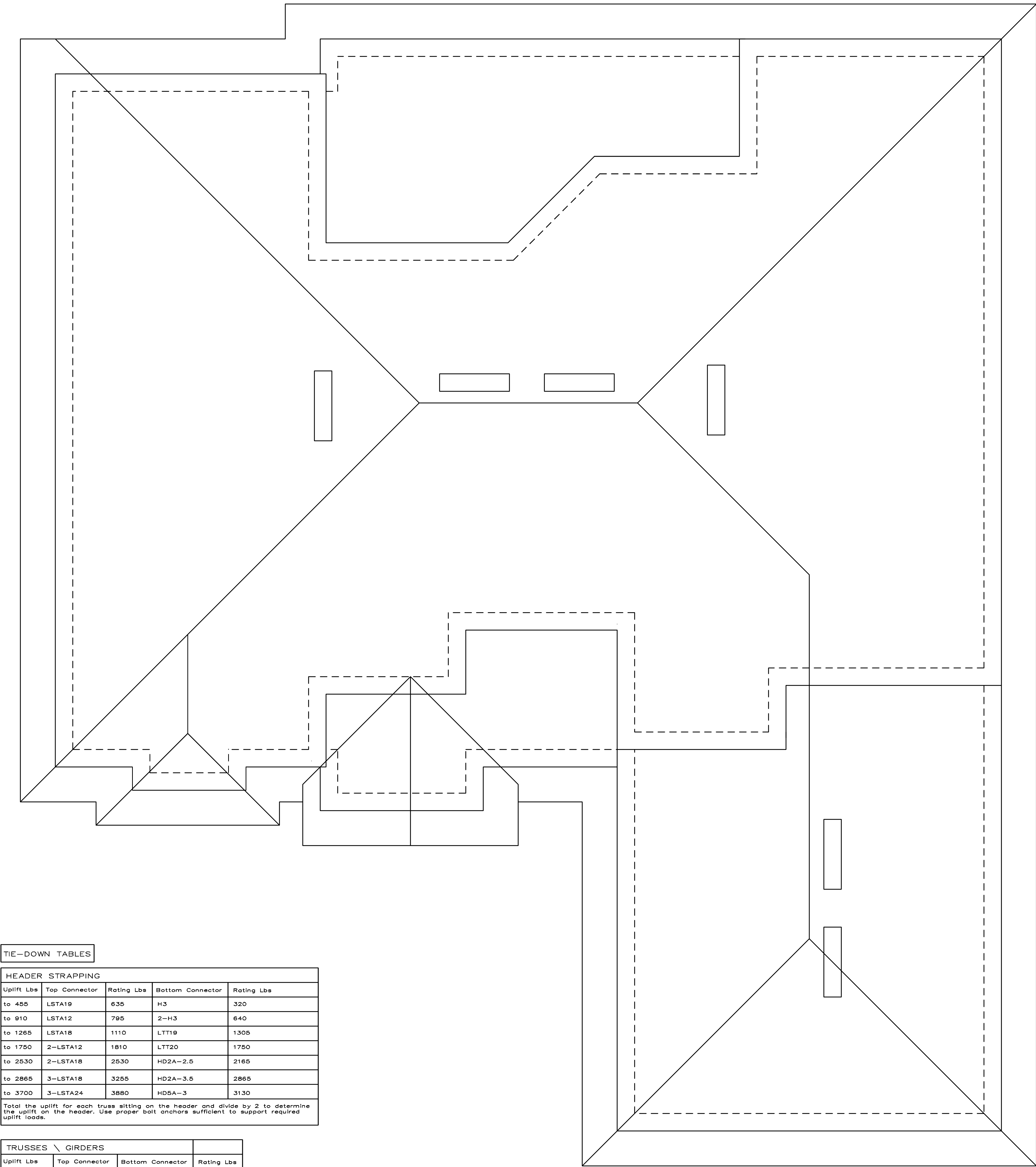
1. ALL OPENINGS SHALL COMPLY WITH F.B.C. AS STATED BELOW ATTACHMENT OF WINDOWS, DOORS, SLIDING GLASS DOORS, AND OVER HEAD GARAGE DOORS ARE TO BE DELEGATED TO THE MANF. OF THESE ITEMS. THE MANF. OF THESE ITEMS WILL SUMIT ATTACHMENTS TO CONTRACTOR OF RECORD.

ROOF VENTING CALCULATIONS

SQ FT TOTAL 2692 SF  
/600 SF

SF OF VENT AREA REQ. 4.5 SF  
/.73 SF

NUMBER OF VENTS REQ. 6



TIE-DOWN TABLES

HEADER STRAPPING				
Uplift Lbs	Top Connector	Rating Lbs	Bottom Connector	Rating Lbs
to 455	LSTA19	635	H3	320
to 910	LSTA12	795	2-H3	640
to 1265	LSTA18	1110	LTT19	1305
to 1750	2-LSTA12	1810	LTT20	1750
to 2530	2-LSTA18	2530	HD2A-2.5	2165
to 2865	3-LSTA18	3255	HD2A-3.5	2865
to 3700	3-LSTA24	3880	HDSA-3	3130

Total the uplift for each truss sitting on the header and divide by 2 to determine the uplift on the header. Use proper bolt anchors sufficient to support required uplift loads.

TRUSSES \ GIRDERS			
Uplift Lbs	Top Connector	Bottom Connector	Rating Lbs
to 535	H2.5A	NA	
to 1015	H10A	NA	
to 1215	TS22	LTT19	1305
to 1750	2-TS22	LTT20	1750
to 2570	2-TS22	HD2A	2775
to 3665	3-TS22	HDSA	4010
to 5420	2-MST37	HTT22	5280
to 9560	2-MST60	HD10A	9540

Two 12d common toenails are required per truss for each bearing point into top plate. It is the contractors responsibility to provide a continuous load path from truss to foundation.

	TOP CONNECTOR	RATING LBS	BOTTOM CONNECTOR	RATING LBS
BEAM SEATS	LSTA18	1110	LTT19	1305
POSTS	2-LSTA18	2220	ABU44	2300

1. Simpson or equivalent hardware may be used. For nailing into spruce members, multiply table values by .85.
2. See truss engineering for anchor uplift values.
3. This schedule is not meant to be a replacement to the specified values of any manufacturers values.













ROOF LAYOUT

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

THORNWOOD / LOT 18  
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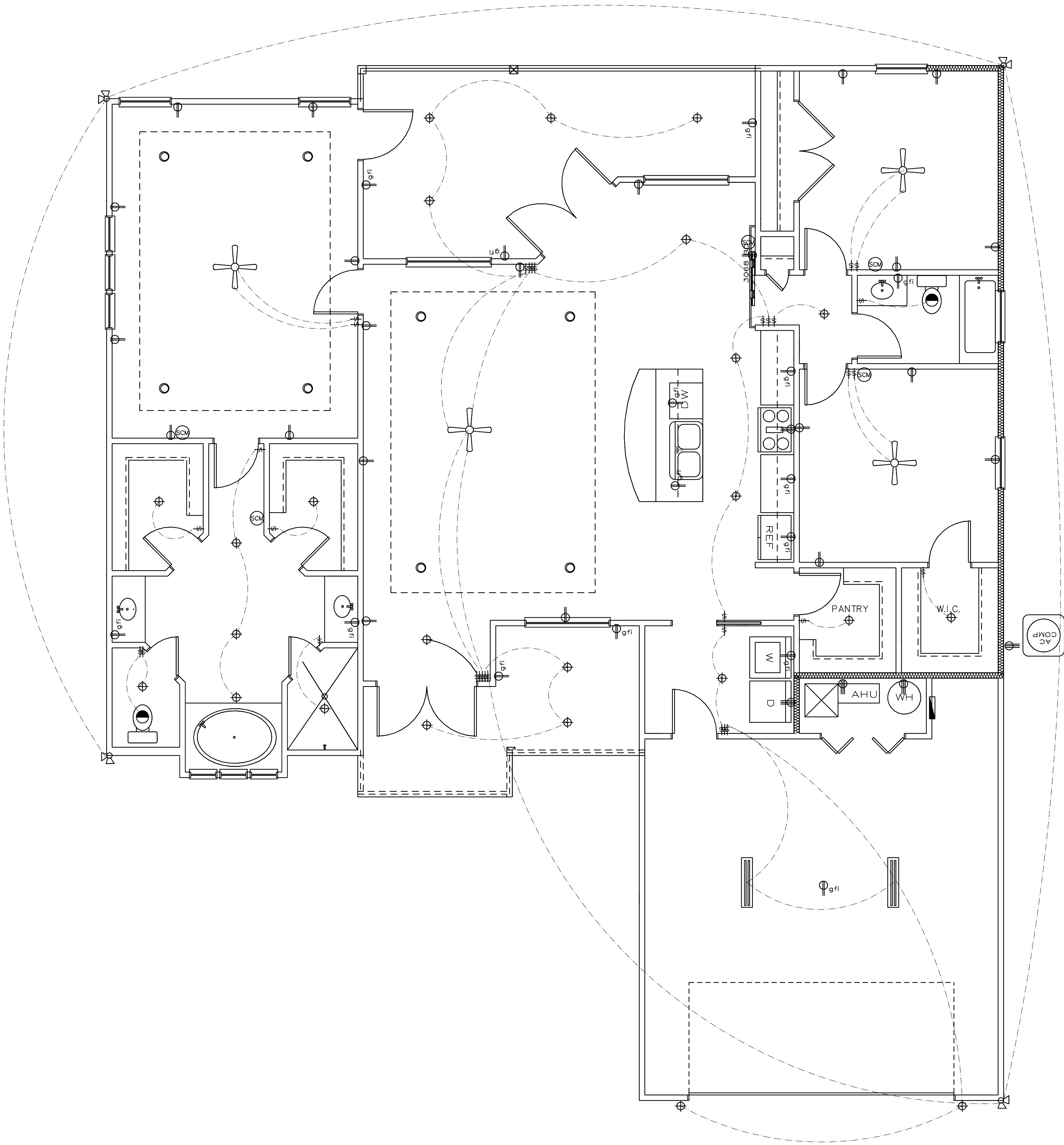
NOTE:  
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LEGEND			
	SWITCH		RECEPTACLE
	LIGHT FIXTURE		220V OUTLET
	FUSE BOX		FLOURESCENT LIGHT
	EXHAUST FAN		SMOKE/CARBON MONOXIDE DETECTOR
	FLOOD LIGHT		GROUND FAULT INTERRUPT OUTLET
			CEILING FAN
			AIR CONDITIONING COMPRESSOR

Note:  
THIS ELECTRICAL PLAN IS A SCHEMATIC WITH SUGGESTED SWITCH, RECEPTACLE AND LIGHT FIXTURE LOCATIONS, DUE TO VARYING LOCAL AND STATE CODES, REGULATIONS, AND STATUTES. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO COMPLY WITH ALL LOCAL AND STATE CODES, REGULATIONS AND STATUTES.

ELECTRICAL NOTES:  
INSTALLATION SHALL BE PER 2017 NAT'L. ELECTRIC CODE.

NOTE:  
CONTRACTORS TO VERIFY ALL DIMENSIONS, CODES AND STRUCTURAL DESIGNS TO COMPLY WITH ALL AUTHORITIES HAVING JURISDICTION.



ELECTRICAL PLAN

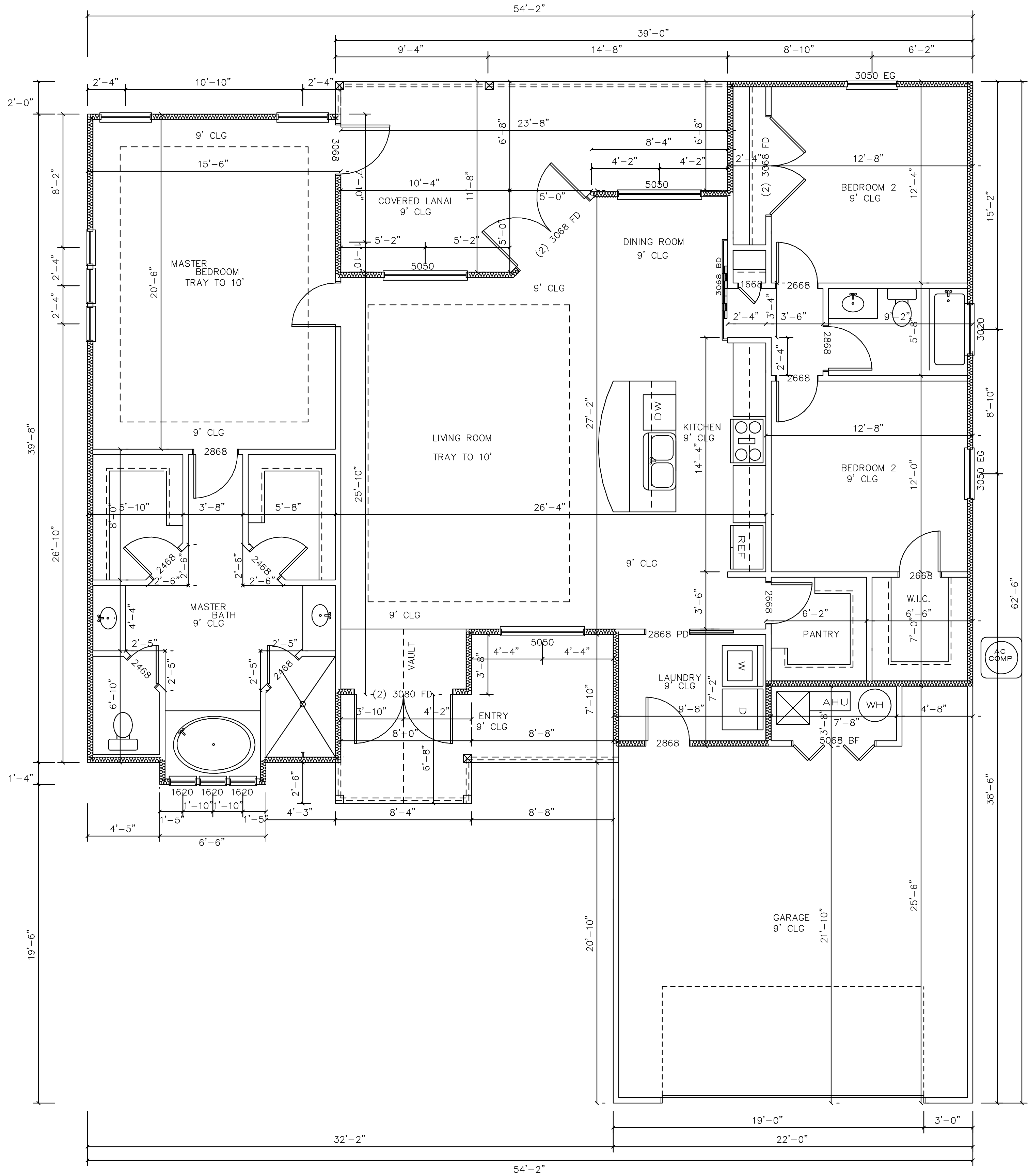
SCALE: 1/4"=1'-0"  
11/9/2020 JOB # 2035

THORNWOOD / LOT 18  
COLUMBIA COUNTY, FLORIDA

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NOTE:

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FLOOR PLAN

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

11/29/17

2/17/20

1/5/2023

LIVING AREA

FRONT ENTRY

COVERED LANAI

GARAGE

1843

125

222

526

TOTAL AREA

2035

JOB #

2716

THORNWOOD / LOT 18  
COLUMBIA COUNTY, FLORIDA

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4" THICK SLAB WITH FIBER MESH OR 6 x 6 W.W.M. OVER 6 MIL VAPOR BARRIER ON CLEAN, FERTILE, TREATED SOIL. FIBER MESH MAY BE USED. ALL STEEL MUST BE GRADE 40 MIN. 1500 PSF SOIL BEARING PRESSURE. MIN. 8" C.M.U. STEMWALL WITH (1) #5 REBAR VERTICAL FILLED CELL W/ CONCRETE AT ALL CORNERS AND 6' O.C. MAX. SPACING. 10" DEEP x 20" WIDE WITH (2) 5 REBAR CONT. STEMWALL FOOTING. THICKEN EDGE OF MONOLITHIC SLAB TO 12" WIDE x 20" DEEP WITH (2) #5 REBAR CONTINUOUS.

Verify all footings with contractor and truss company's truss layout.

Technical drawing of a basement wall and floor assembly. The drawing shows a cross-section of the foundation and the interior wall/floor structure. Key components and labels include:

- Roof/Attic Area:**
  - 30 year algae resistant architectural shingles
  - pre-engineered roof trusses
  - 6/12 pitch
  - 7/16" osb sheathing (see eng. for nail size; and nail patterns)
  - R-30 ceiling
- Interior Wall/Floor Assembly:**
  - 24" alum. soffit
  - 7/16" osb sheathing (see eng. for nail size; and nail patterns)
  - R-11 WALLS
  - 2 x 4 spf #1a2 16" o.c. wall studs max wall height 10'
  - 1/2" gypsum board
  - 4" concrete slab
  - hardie plank siding
  - anchor bolts @ 48" o.c.
  - 20" deep x 12" wide w/(2) #5 rebar cont.
- Foundation and Vapor Barrier Details:**
  - 8" cmu stemwall foundation wall with #5 rebar @ 72" o.c. in fully grouted cells typ.
  - 6x6 #10 wrm on 6 mil. vapor barrier over compacted and graded fill
  - w.r.m. or fiber mesh typ.
  - 10 mil poly vapor barrier
  - 20" wide x 10" deep with 2 - #5 rebar continuous

