

NOTICE TO CONTRACTOR
IT IS THE INTENT OF THE DESIGNER THAT THESE PLANS
ARE ACCURATE AND ARE CLEAR ENOUGH FOR THE STATE LICENSED
CALL THE DESIGNER IT IS THE RESPONSIBILITY OF THE STATE
LICENSED CONTRACTOR THAT IS CONSTRUCTING THIS PROJECT TO
REVIEW THESE PLANS BEFORE CONSTRUCTING THIS PROJECT TO
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REVIEW THESE ON 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 DELIGATED TO THE MANF.
OF THESE ITEMS. THE MANF. OF THESE ITEMS WILL SUMIT
ATTACHMENTS TO CONTRACTOR OF RECORD. 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 (J) BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" X 10" WITH 7" EMBEDMENT USING AN APPROVED EPOXY FOLLOWING ALL MANF. RECCOMMENDATIONS.

2. HURRICANE STRAPS MAY BE SUBSTITUTED WITH A STRAP OF EQUAL OR GREATER VALUES. 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 CONDITION.
6. WINDOWS TO BE INSTALLED TO MANF. SPECS. TO MEET WINDLOAS 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 TERMITE TREATED SOIL. FIBER MESH MAY BE USED.

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. 1. CONTRACTOR TO VERIFIY 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 CONSTUCTION BECOME THE SOLE RESPONSIBILITY OF THE CONTRACTOR. 9 VENTING VENT AREA REQ. REQ. 2692 SF /600 SF 4.5 SF /.73 SF 
 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
 LTT20
 1750

 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
 HD5A-3
 3130

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

WOOD CONSTRUCTION

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

PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO
THEIR SUPPIORTING 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 MANF.
6. NESCIFICATION FOR LIGHTWEIGHT METAL PLATE
CONNECTED WOOD TRUSSES ONLY.
6. NESIGN SPECIFICATION FOR LIGHTWEIGHT METAL PLATE
CONNECTED WOOD TRUSSES PER TPI.
7. PRE—ENGINEERED WOOD TRUSSES SHALL BE DESIGNED
BY THE MANF. IN ACCORDANCE WITH SPECIFIED LOADS
AND GOVERNING CORDES.
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.

THESE DRAWINGS PREPARED USING FBC 2020 AND ASCE 7-16
CONCRETE STRENGTH ALL CONCRETE UNLESS OTHERWISE INDICATED 3000PSI @ 2
REINFORCING WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185
ALL REINFORCING BARS, TIES AND STIRRUPS ASTM A 615
STRUCTURAL STEEL
SHEATING
ROOF DECKING; 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)

CODES
FLORIDA BUILDING CODES 2020 EDITION
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
ROOF
ROOF
RESIDENTIAL FLOOR, UNLESS OTHERWISE STATED
40 PSF

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.

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

2. MORTAR SHALL BE TYPE "M" OR "S" CONFORMING TO ASN
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 192 BAR DIAMETERS. REINFORCEMENT SHALL BE
PLACED IN CENTER OF THE MASONRY CELL TYPICAL
UNLESS OTHERWISE NOTED.

MASONRY WALL CONSTRUCTION

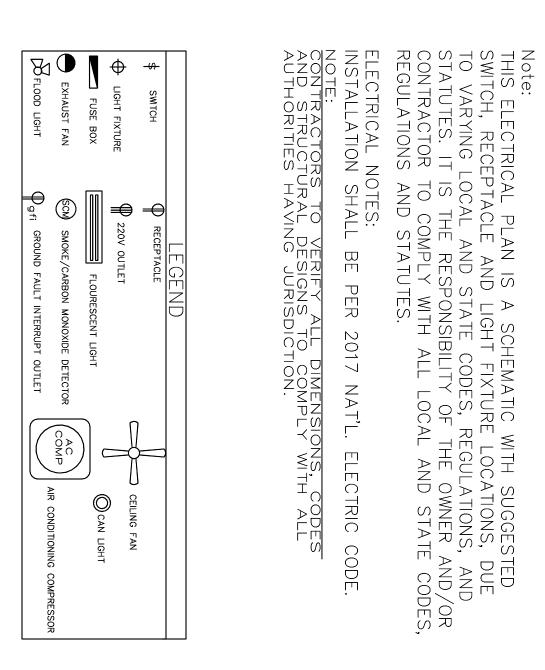
1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90, WITH A MIN. NET COMPRESSIVE STRENGTH OF 1900 PSI (FM = 1500 PSI)

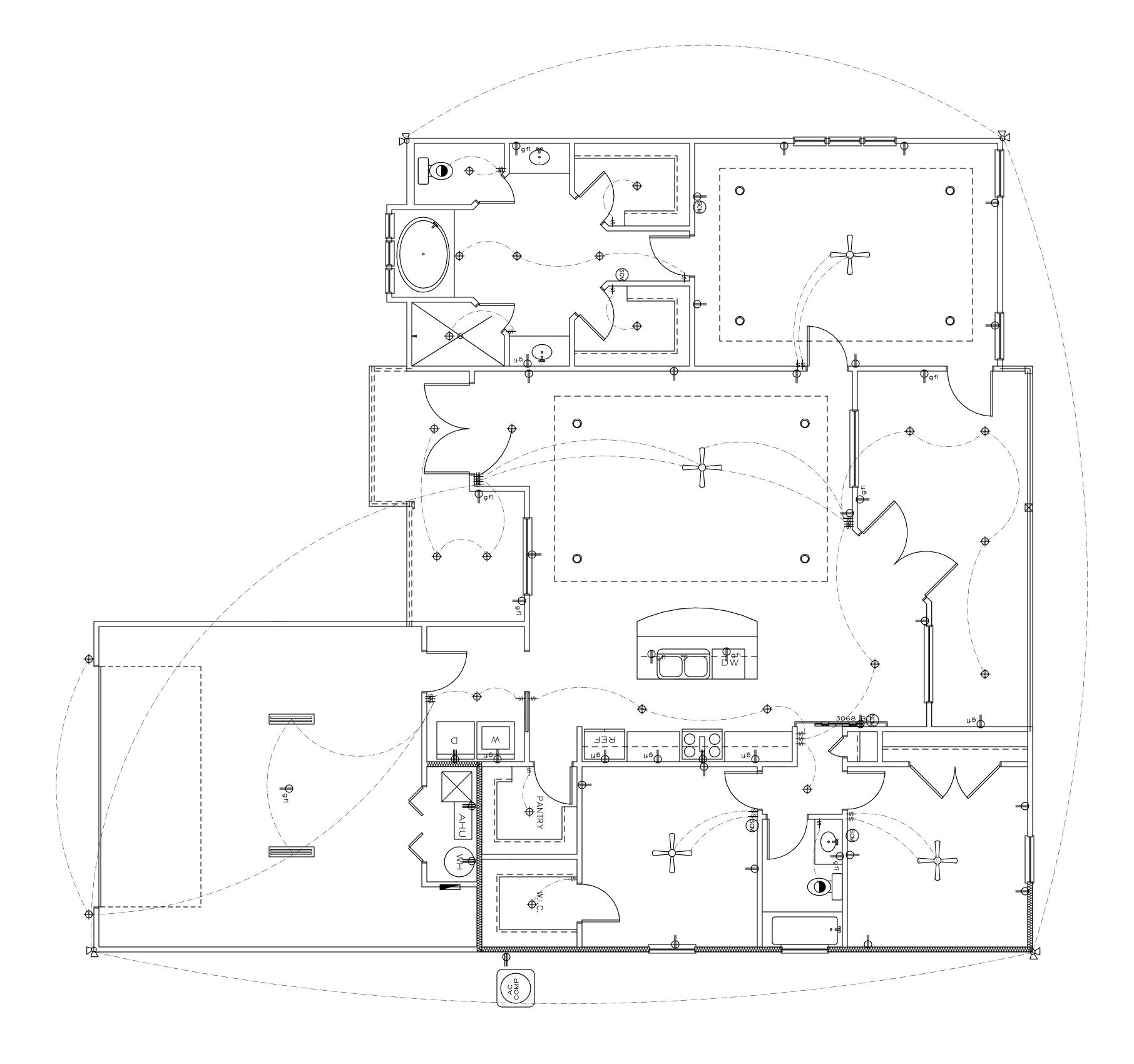
ROOF LAYOUT

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

THORNWOOD / LOT 18 COLUMBIA COUNTY, FLORIDA DWC CONTRACTING
30 NE SANTA FE BLVD
HIGH SPRINGS FLORIDA
(386) 454-1730

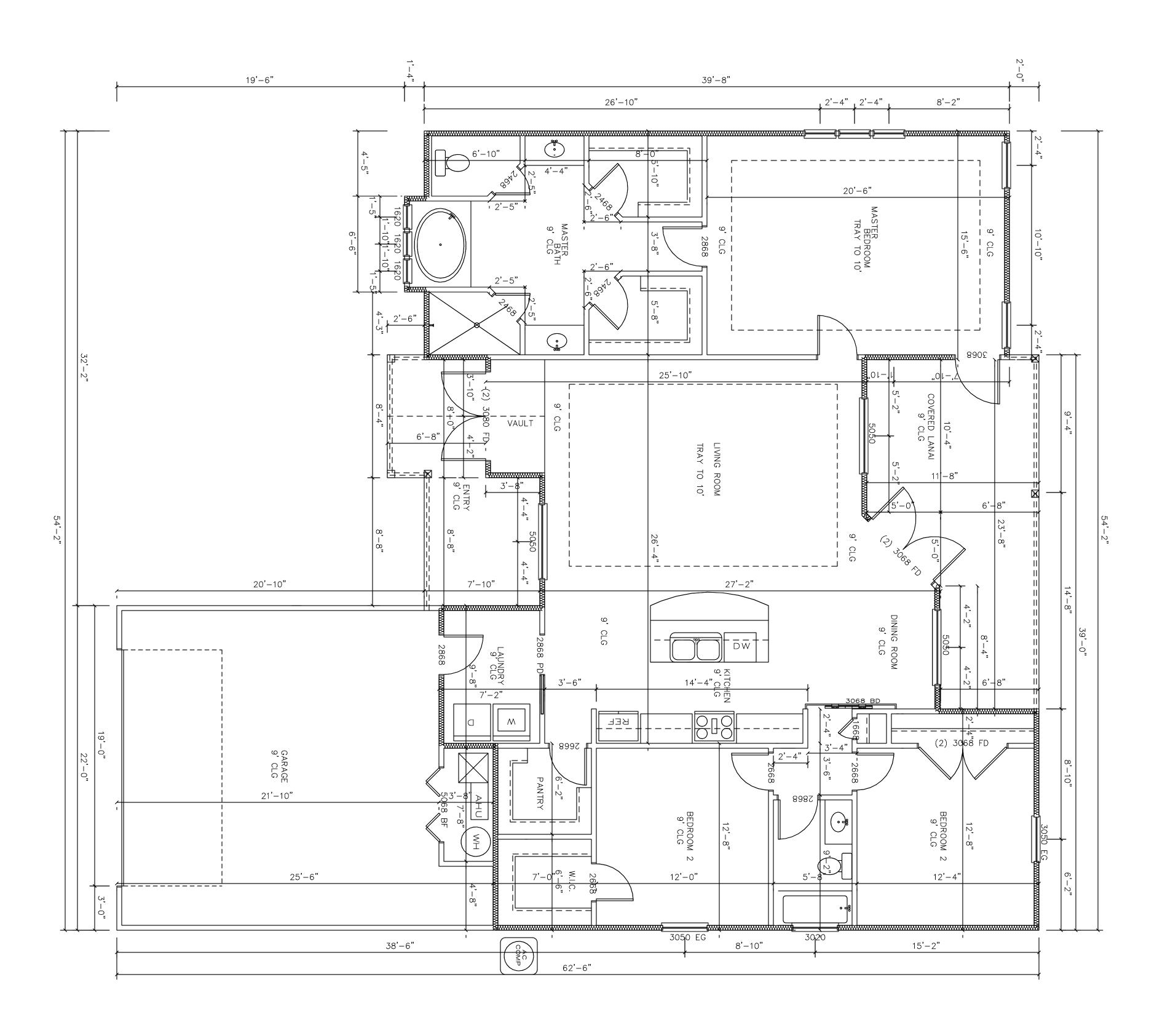






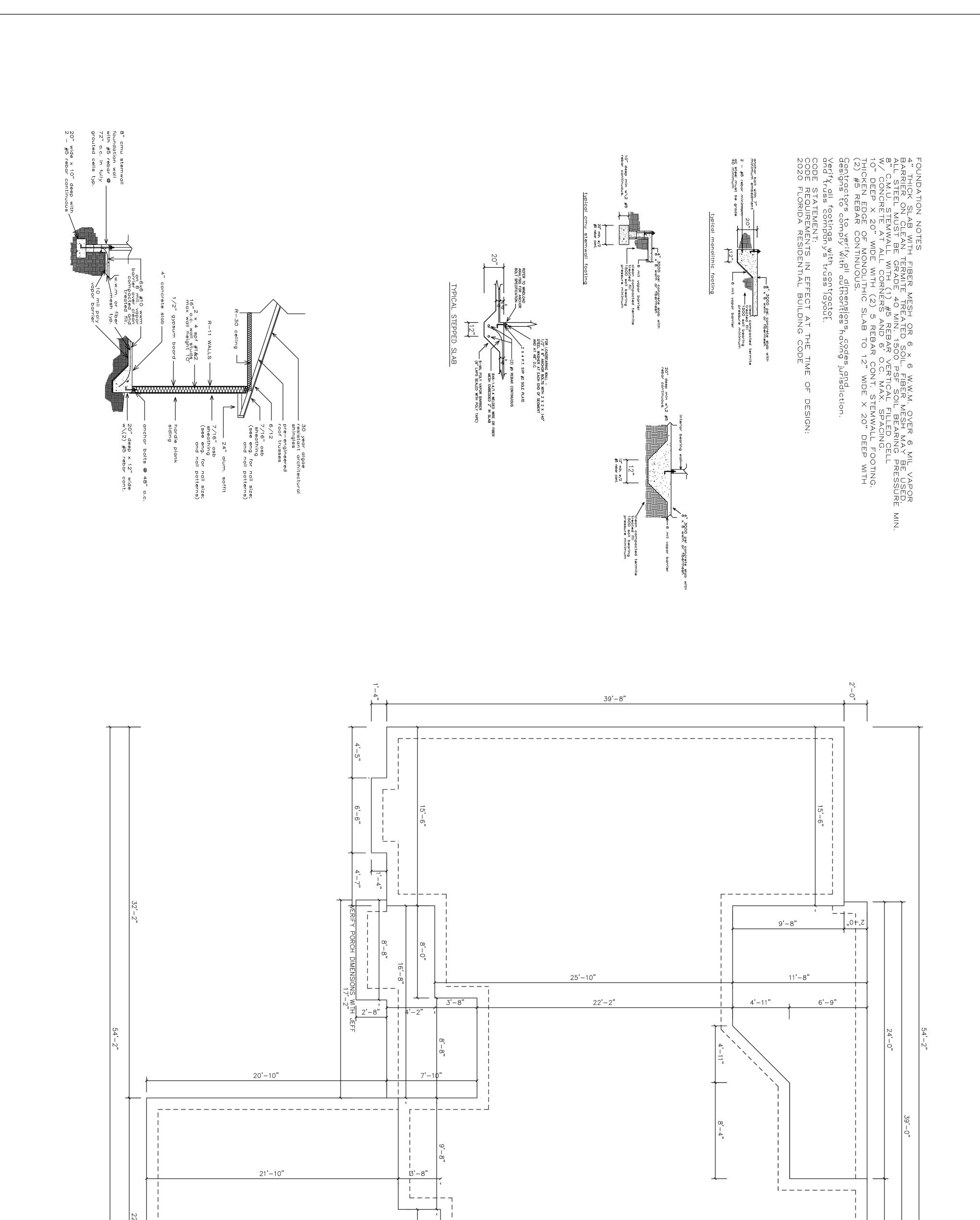
ELECTRICAL PLAN

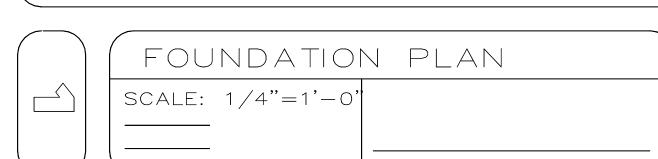
SCALE: 1/4"=1'-0" 1/9/2020 JOB # 2035 THORNWOOD / LOT 18 COLUMBIA COUNTY, FLORIDA



TOTAL AREA

2716





25'-6"

62'-6"