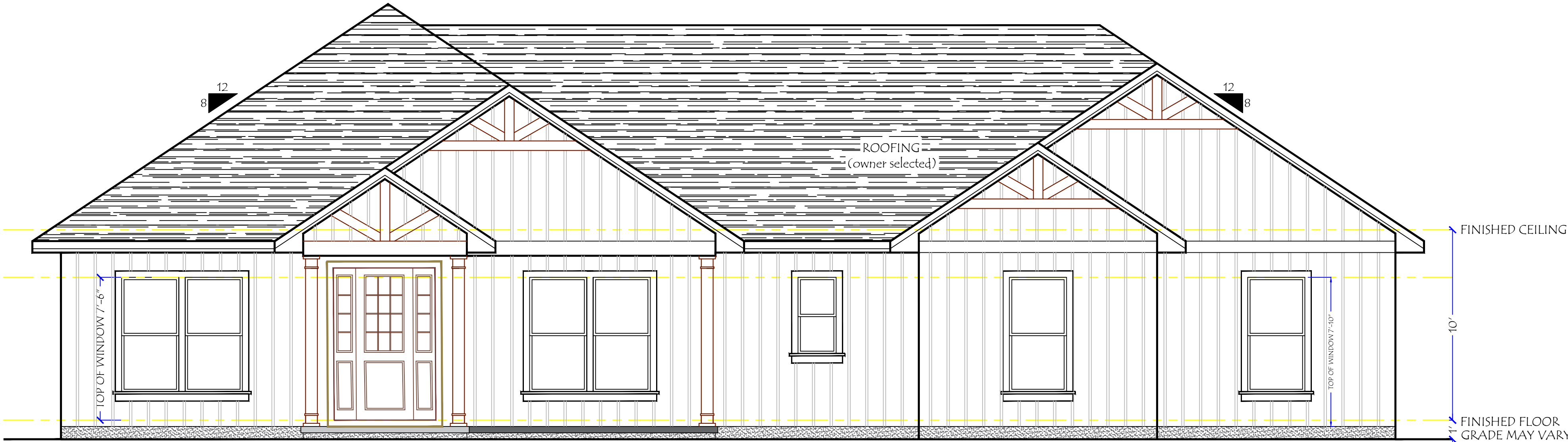


2020	FLORIDA BUILDING CODE	RESIDENTIAL
2020	FLORIDA EXISTING BUILDING CODE	
2020	FLORIDA BUILDING CODE	PLUMBING
2020	FLORIDA BUILDING CODE	MECHANICAL
2017	NATIONAL ELECTRICAL CODE	ELECTRICAL



FRONT ELEVATION

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

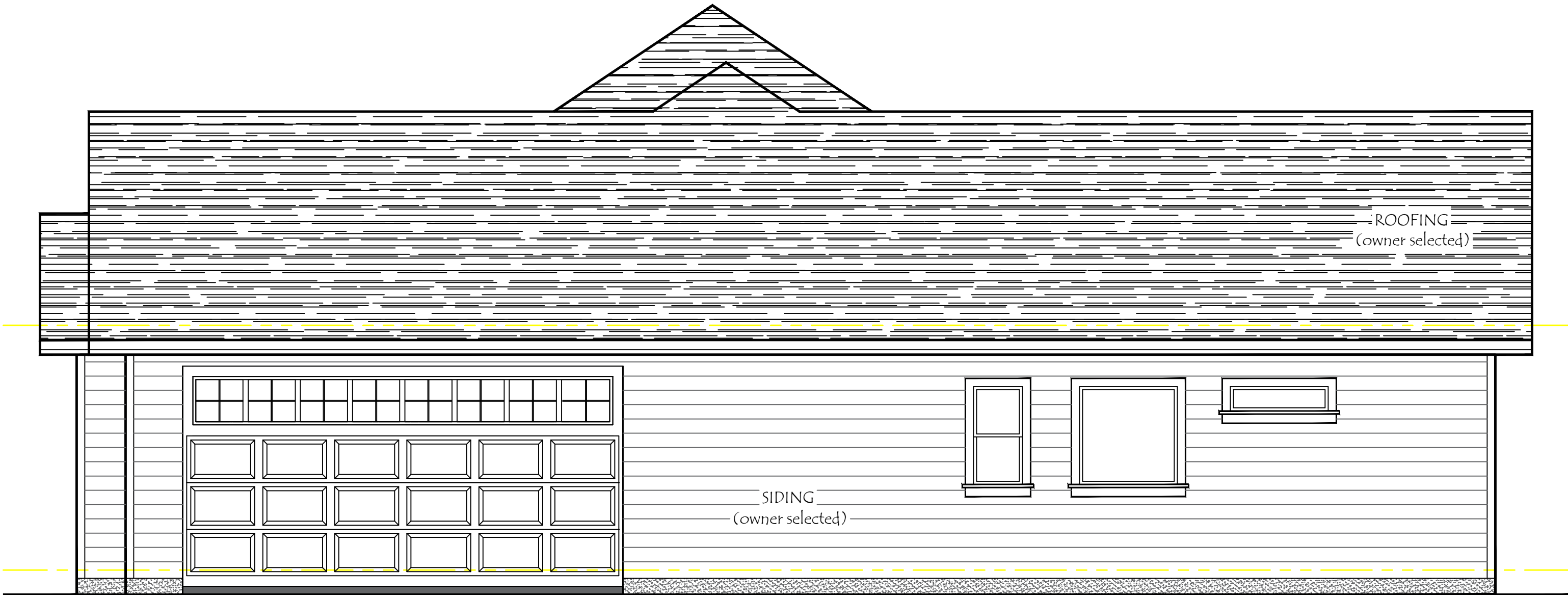
NOTE:
ALL EXTERIOR WINDOWS AND GLASS DOORS SHALL BEAR AAMA OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE, CHARACTERISTICS AND APPROVED PRODUCT EVALUATION TO INDICATE COMPLIANCE WITH CURRENT WINDLOADING ± 40 PSF

James A Zaleski
Digitally signed by James A Zaleski
Date: 2022.06.06 14:03:57 -04'00'

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TRUSS NOTE:
THE DESIGN AND FABRICATION CRITERIA OF ALL WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS BY THE NATIONAL FOREST PRODUCTS ASSOCIATIONS LATEST REVISION. TIMBER CONSTRUCTION STANDARDS BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, LATEST REVISION, AND DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES BY THE TRUSS PLATE INSTITUTE, LATEST REVISION. HANDLING, ERECTION, AND BRACING OF FABRICATED TRUSSES SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE.



RIGHT SIDE ELEVATION

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

James Zaleski P.E 51544 2305 Haverhill Rd Tallahassee,FI 32312 PH 850-766-7778

NOTES

1. ACTUAL SLOPE AND/OR VARIATIONS IN GRADE CONDITIONS TO BE DETERMINED ON SITE PRIOR TO CONSTRUCTION.
2. CHECK ALL DIMENSIONS FOR ACCURACY PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION MUST CONFORM TO CURRENT STATE AND LOCAL CODES WHERE APPLICABLE:

WIND DESIGN BASIS

Basic Wind Speed - 120 mph
Exposure Category - B
Wind Importance Factor - 1.0
Building Category - Enclosed
Internal Pressure Coef. - 0.18
Component & Cladding
Window & Door Pressure ± 40 psf

DRAFTING & DESIGN



CERTIFICATION

PROJECT NAME
WENTWORTH
Columbia County, Fl.

TITLE

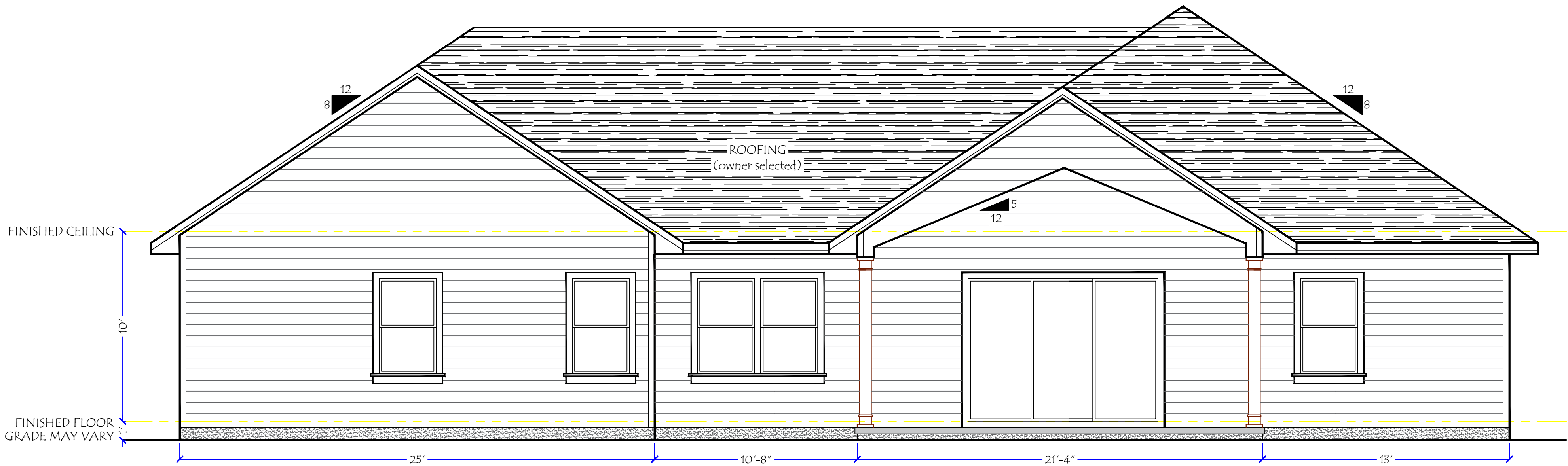
ELEVATIONS

DWG. BY

SCALE
1/4"=1'-0"
DATE
June 2022
PROJECT No.

PAGE No.

PG - 1



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

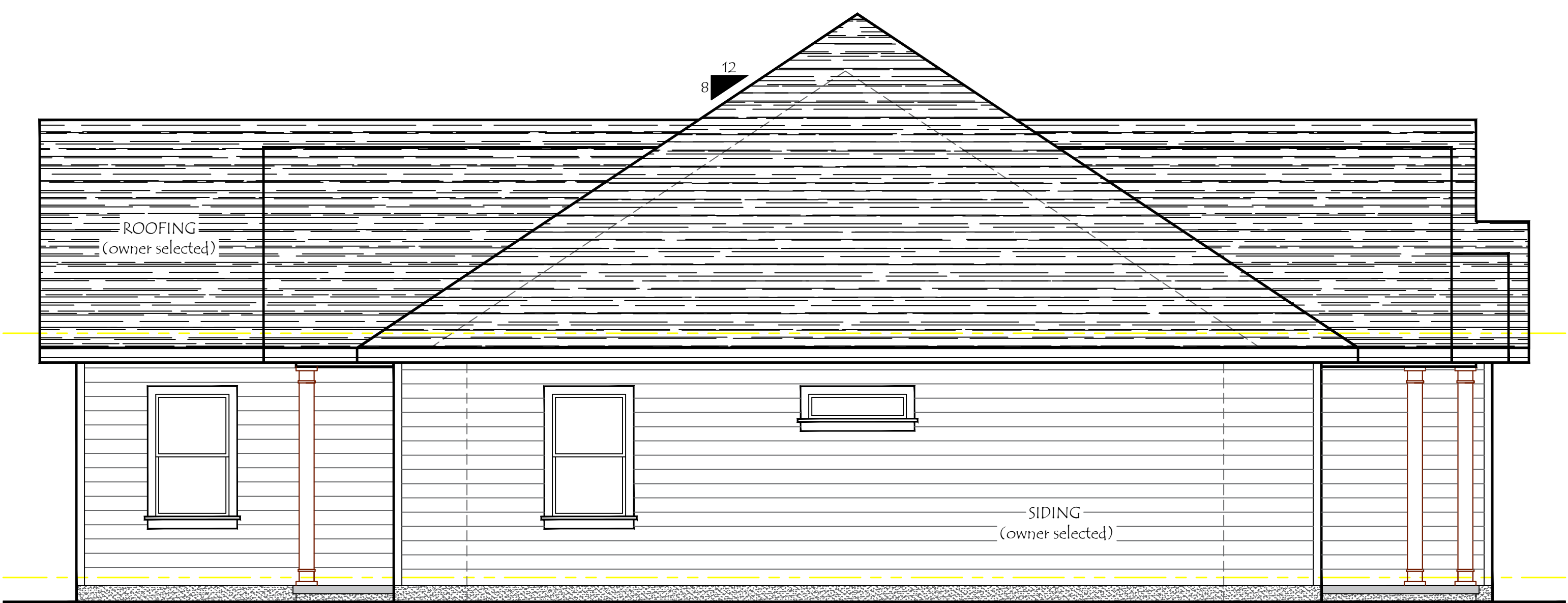
James A
Zaleski

NOTE:
ALL EXTERIOR WINDOWS AND GLASS DOORS SHALL BEAR AAMA OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE, CHARACTERISTICS AND APPROVED PRODUCT EVALUATION TO INDICATE COMPLIANCE WITH CURRENT WINDLOADING ± 40 PSF

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Date: 2022.06.06 14:04:56 -04'00'



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

HEADER SIZE AND STRAPPING CHART					
SPAN	HEADER SIZE	QUANTITY OF JACK STUDS AT EACH END	QUANTITY OF KING STUDS AT EACH END	STRAPPING TO JACK STUDS AT EACH END TOP AND BOTTOM	STRAPPING TO KING STUDS AT EACH END TOP AND BOTTOM
0'-0" TO 7'-6"	2 - 2X10" WITH 1/2" PLATE	1	1	1 SIMPSON MSTA24	1 SIMPSON SPH4
7'-6" - 11'-3"	2 - 2X12" WITH 1/2" PLATE OR 4-2 X 10" WITH 1/2" PLATE	3	2	2 SIMPSON MSTA24	2 SIMPSON SPH4
11'-3" - 14'-0"	2 - 1 1/2" X 9 1/4" LVL	3	2	2 SIMPSON MSTA24	2 SIMPSON SPH4
IN LIEU OF STRAPPING USE A SDWC15690 AT THE TOP OF EACH JACK AND KING STUD AND ONE SDWC15450 AT THE BASE OF EACH JACK AND KING STUD					

GARAGE LVL - 3.5 x 16"

AT ALL CORNERS USE 3- SIMPSON SDWC1540 SCREWS – IF NECESSARY, USE 2-SCREWS IN ONE STUD AND ADD ONE MORE STUD MID SPAN

NOTES

1. ACTUAL SLOPE AND/OR VARIATIONS IN GRADE CONDITIONS TO BE DETERMINED ON SITE PRIOR TO CONSTRUCTION.

2. CHECK ALL DIMENSIONS FOR ACCURACY PRIOR TO CONSTRUCTION.

3. ALL CONSTRUCTION MUST CONFORM TO CURRENT STATE AND LOCAL CODES WHERE APPLICABLE:

-FLORIDA BUILDING CODE 2020, 7TH EDITION
-FLORIDA FIRE CODE
-NATIONAL ELECTRIC CODE (NEC)2017
-FLORIDA PLUMBING CODE (FBC)

WIND DESIGN BASIS

Basic Wind Speed - 120 mph

Exposure Category - B

Wind Importance Factor - 1.0

Building Category - Enclosed

Internal Pressure Coef. - 0.18

Componentes & Cladding
Window & Door Pressure ± 40 psf

DRAFTING & DESIGN



CERTIFICATION

PROJECT NAME

WENTWORTH
Columbia County, Fl.

TITLE

ELEVATIONS

DWG. BY

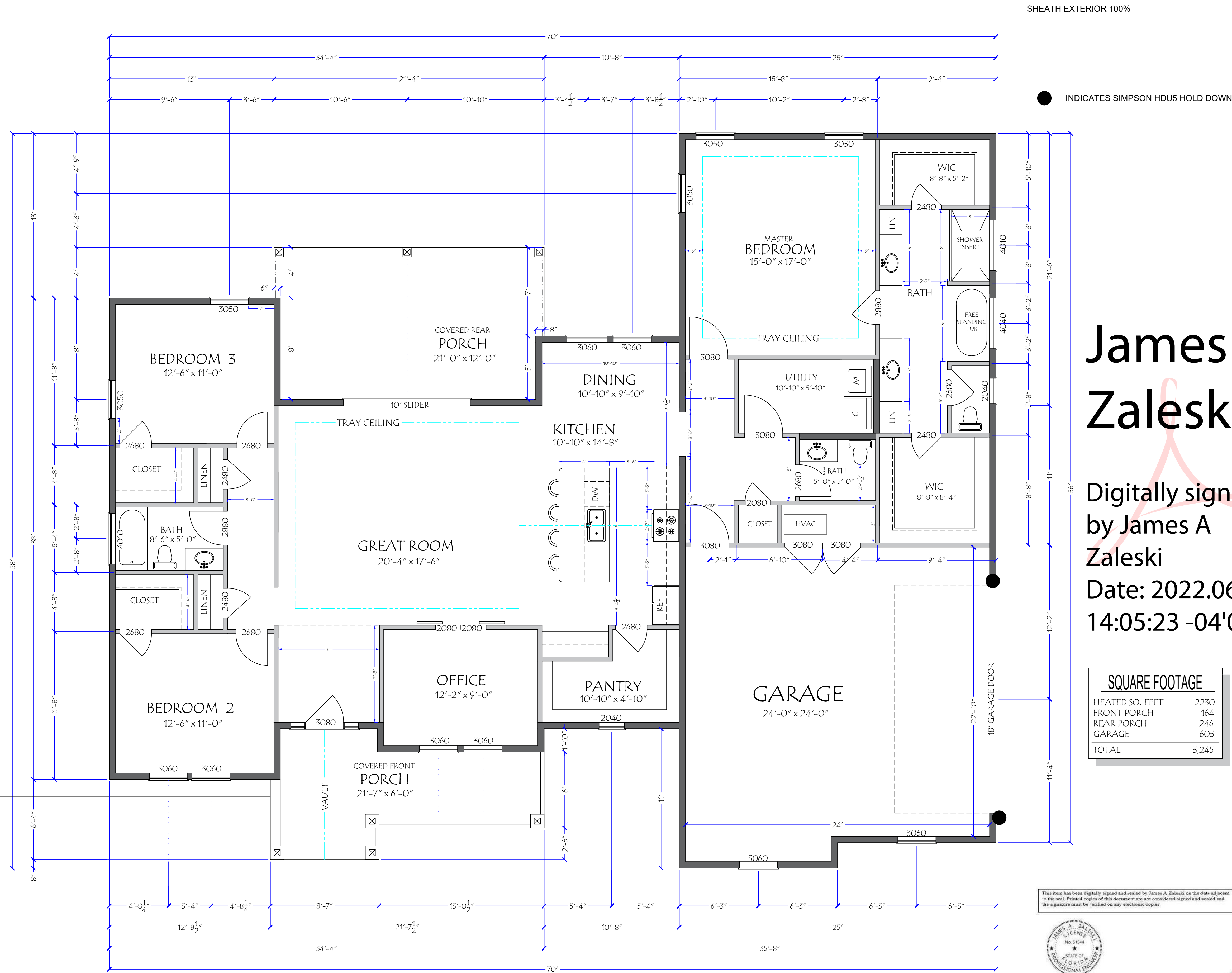
SCALE
1/4"=1'-0"

DATE
June 2022

PROJECT No.

PAGE No.

PG - 2



PORCH NOTES:

HOLLOW COLUMNS W/ 6X6 PT POST
IN CENTER, SIMPSON CC66 CAP, CR66
BASE, TYP.
3 SIMPSON HUS412
FACE MOUNT HANGERS EACH
HEADER/WALL CONNECTION, TYP.

SQUARE FOOTAGE

HEATED SQ. FEET	2230
FRONT PORCH	164
REAR PORCH	246
GARAGE	605
TOTAL	3,245

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James A
Zaleski

Digitally signed
by James A
Zaleski
Date: 2022.06.06
14:05:23 -04'00'

NOTES

- CHECK ALL DIMENSIONS FOR ACCURACY PRIOR TO CONSTRUCTION.
- IN THE EVENT OF A CONFLICT BETWEEN THE PLANS AND THE CODES, THE CODES SHALL GOVERN.
- ALL CONSTRUCTION MUST CONFORM TO CURRENT STATE AND LOCAL CODES WHERE APPLICABLE.
- EXACT DESCRIPTION OR SPECIFICATIONS NOT PROVIDED ON PLANS (DOORS, WINDOWS, CABINETS, ELECTRICAL, HVAC, FINISHES ETC. TO BE PROVIDED BY CONTRACTOR OR OWNER.)
- ALL ELECTRICAL, PLUMBING, AND HVAC TO BE INSTALLED BY CURRENTLY LICENSED FL CONTRACTORS IN ACCORDANCE W/ STATE & LOCAL CODES.
- INSTALL TPL STUD PACKS IN WALL AND @ ALL GIRDER TRUSS BEARING POINTS.
- ALL LOAD BEARING WALL'S TO BE SYP OR BETTER FRAMING

DRAFTING & DESIGN



CERTIFICATION

PROJECT NAME

WENTWORTH
Columbia County, FL.

TITLE

FLOOR PLAN

DWG. BY

SCALE

1/4"=1'-0"

DATE

June 2022

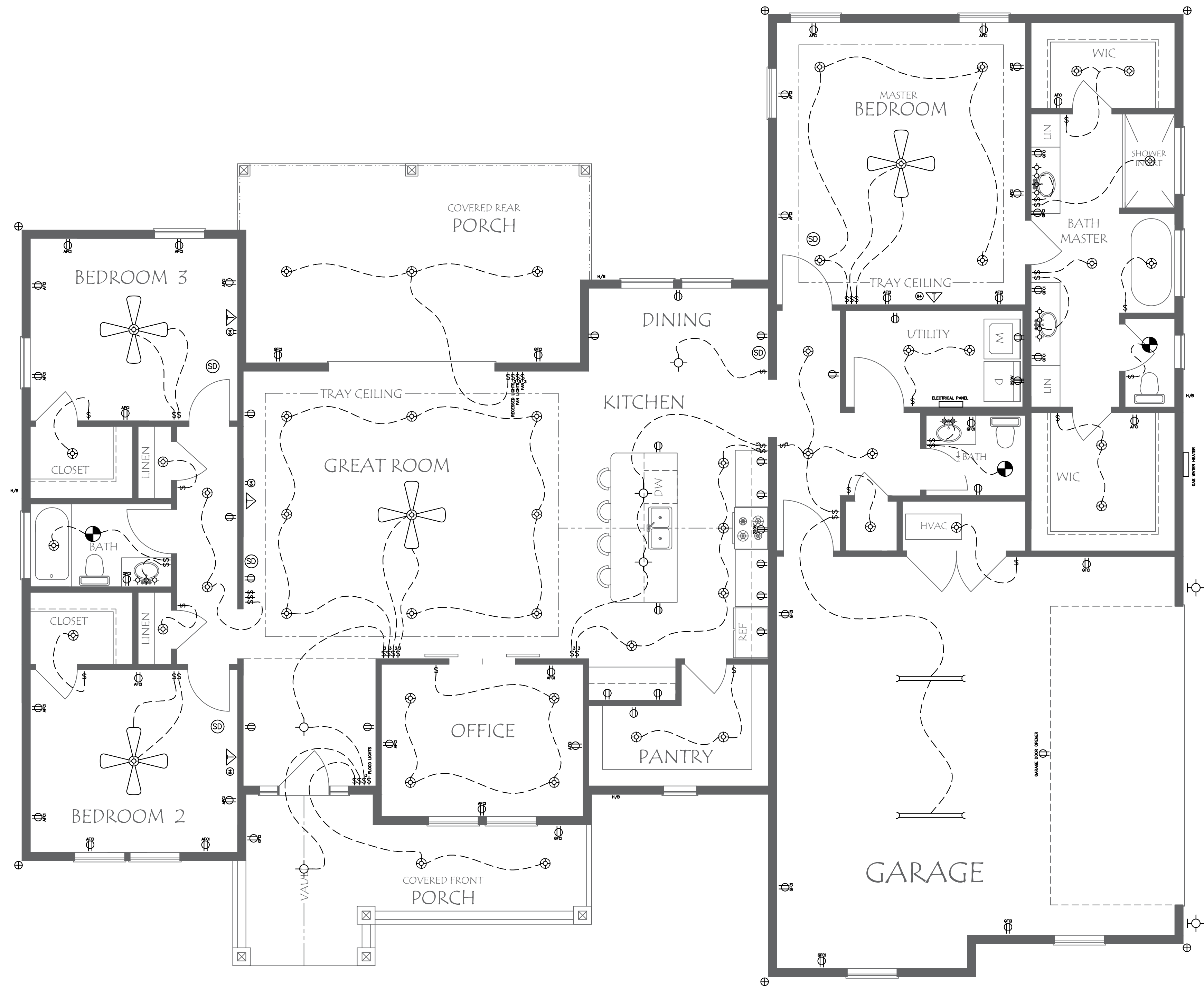
PROJECT No.

PAGE No.

PG - 3

FLOOR PLAN

SCALE 1/4"=1'-0"



Type text here

ELECTRICAL SYMBOLS	
	PANEL BOX
	DISCONNECT
	SINGLE-POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DUPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE FLOOR OUTLET
	DUPLEX RECEPTACLE OUTLET 64" AFF
	ARC FAULT CIRCUIT INTERCEPTOR
	WATER PROOF OUTLET
	220 VOLT OUTLET
	CEILING OUTLET FIXTURE
	RECESSED CEILING OUTLET FIXTURE
	FLORESCENT LIGHT FIXTURE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTORS
	EXHAUST FAN/LIGHT & OR HEAT COMBO
	CEILING OUTLET FIXTURE W/ PULL CORD
	HOSE BIB
	TELEVISION HOOK-UP
	TELEPHONE HOOK-UP
	COMPUTER HOOK-UP
	FLOOD LIGHT
	CEILING FAN W/ LIGHT

ELECTRICAL NOTES:

- THIS ELECTRICAL PLAN IS BASIC IN NATURE AND MAY NOT REFLECT OWNER PREFERENCES. CONTRACTOR(S) SHOULD CONSULT WITH OWNER AS IT RELATES TO ELECTRICAL OPTIONS, ADDITIONS AND / OR DELETIONS PRIOR TO CONSTRUCTION.
- INSTALL SMOKE ALARMS AND ANY OTHER SAFETY DEVICES PER CURRENT CODE REQUIREMENTS.
- NOT LESS THAN 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (FBC-Energy Conservation R404)

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James A Zaleski
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Date: 2022.06.06 14:05:48 -04'00'

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

James Zaleski P.E 51544 2305 Haverhill Rd Tallahassee, FI 32312 PH 850-766-7778

NOTES

- CHECK ALL DIMENSIONS FOR ACCURACY PRIOR TO CONSTRUCTION.
- IN THE EVENT OF A CONFLICT BETWEEN THE PLANS AND THE CODES, THE CODES SHALL GOVERN.
- ALL CONSTRUCTION MUST CONFORM TO CURRENT STATE AND LOCAL CODES WHERE APPLICABLE.
- EXACT DESCRIPTION OR SPECIFICATIONS NOT PROVIDED ON PLANS (DOORS, WINDOWS, CABINETS, ELECTRICAL, HVAC, FINISHES ETC. TO BE PROVIDED BY CONTRACTOR OR OWNER.)
- ALL ELECTRICAL, PLUMBING, AND HVAC TO BE INSTALLED BY CURRENTLY LICENSED FL CONTRACTORS IN ACCORDANCE W/ STATE & LOCAL CODES.

DRAFTING & DESIGN



CERTIFICATION

PROJECT NAME

WENTWORTH
Columbia County, Fl.

TITLE

BASIC
ELECTRICAL PLAN

DWG. BY

SCALE
1/4" = 1'-0"
DATE
June 2022
PROJECT No.

PAGE No.

PG - 4

CONTRACTOR & HOMEOWNER SHOULD CONSIDER
THE STYLE OF THE ALL FIXTURES THAT WILL BE
PLACED BEFORE SETTING PLUMBING.
FLEX HOSE INSTALLATION WHERE APPLICABLE

CONCRETE CONTROL JOINTS SHALL BE LOCATED BY THE CONTRACTOR. CUT JOINTS $\frac{3}{4}$ " OF SLAB THICKNESS OR USE METAL KEYWAY SCREED STRIPS. JOINTS SHALL BE LOCATED 15' TO 20' APART & MAY BE LOCATED NEAR A WALL.



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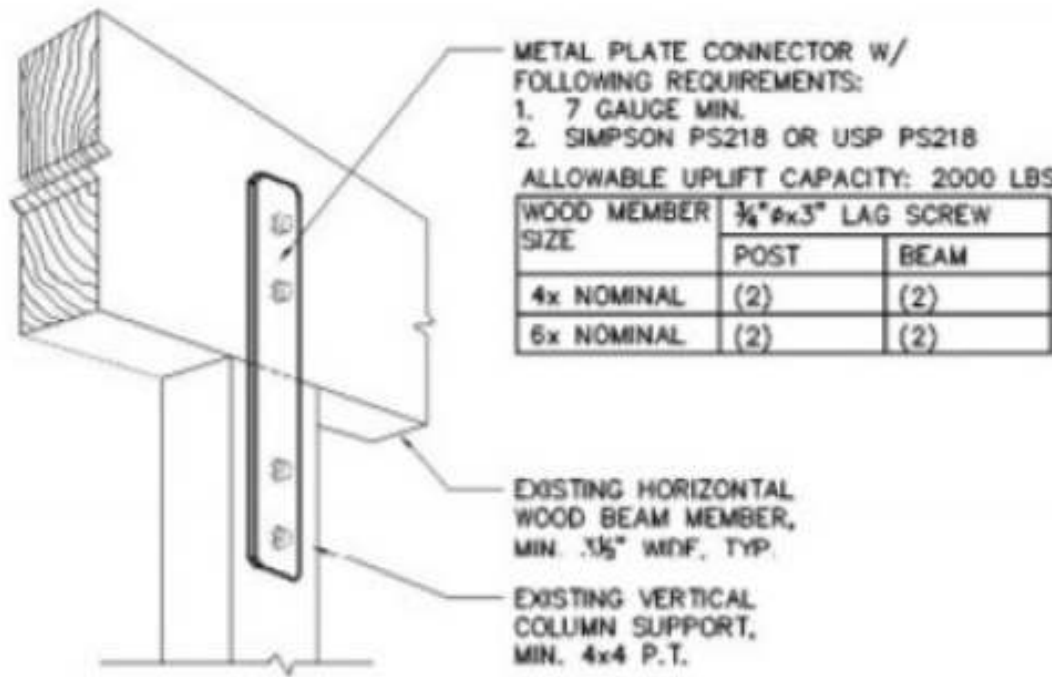


Date: 2022.06.06 14:06:22 -04'00'

1. ALL CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE.
2. IN THE EVENT OF A CONFLICT BETWEEN THE PLAN AND THE CODES, THE CODES SHALL GOVERN.
3. CONCRETE: 3000 PSI STEEL: GRADE 60
4. ALL FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY A MODIFIED PROCTOR.
5. ALL REBAR SPLICES SHALL BE 24" MINIMUM.
6. SOIL SHALL BE CHEMICALLY TREATED FOR TERMITES PER F.B.C.
7. THE CONTRACTOR SHALL VERIFY DIMENSIONS AT THE SITE PRIOR TO BEGINNING CONSTRUCTION.
8. ALL REINFORCEMENT SHALL BE LOCATED A MIN. 3" FROM CONCRETE SURFACE.
9. ANY ORGANIC MATERIAL UNDER FOUNDATION SHALL BE REMOVED PRIOR TO CONSTRUCTION, UNLESS OTHERWISE SPECIFIED.
10. FOR STEM WALLS BE' OR HIGHER, FORM WORK SHALL BE BRACED BEFORE BACKFILLING.
11. CONCRETE BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI.
12. FOUNDATION DESIGN UNLESS NOTED IS BASED UPON A MIN. BEARING CAPACITY OF 1500 PSF.
13. OWNER SHALL CHECK WITH LOCAL BUILDING DEPARTMENT FOR APPLICABLE LOCATION AND SUITABILITY.

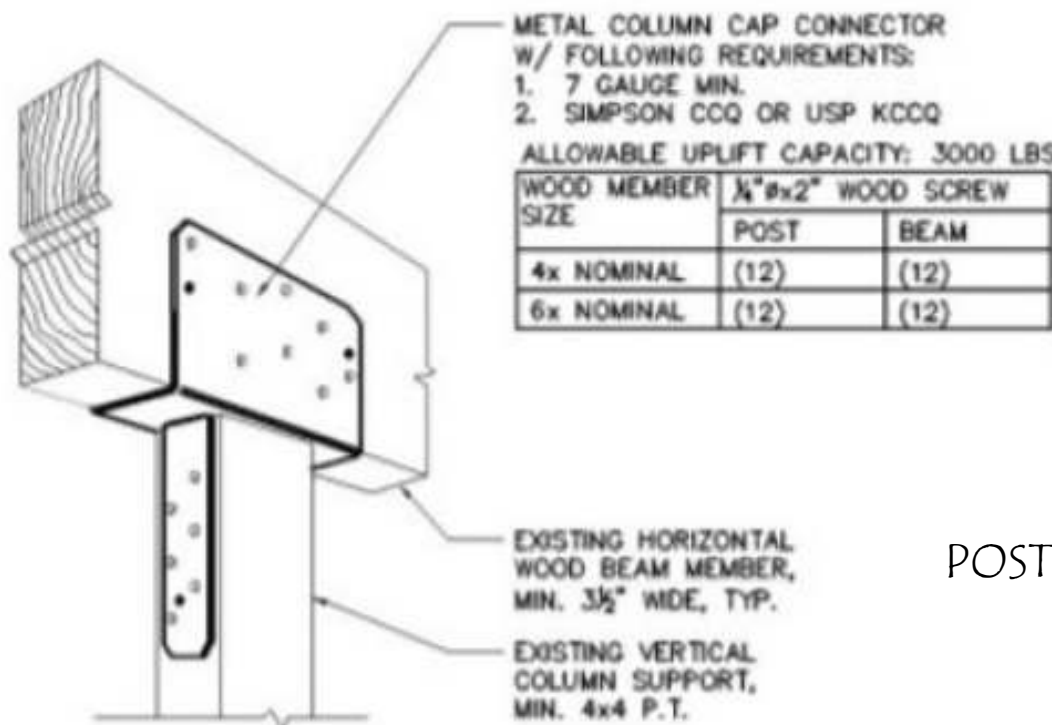
Designer
Services

PG - 5



Either is acceptable for the structure

IF THE PS218 IS USED, USE TWO SIMPSON SDWC15600 SCREWS FROM POST TO BEAM IN ADDITION ON THE OPPOSITE SIDE



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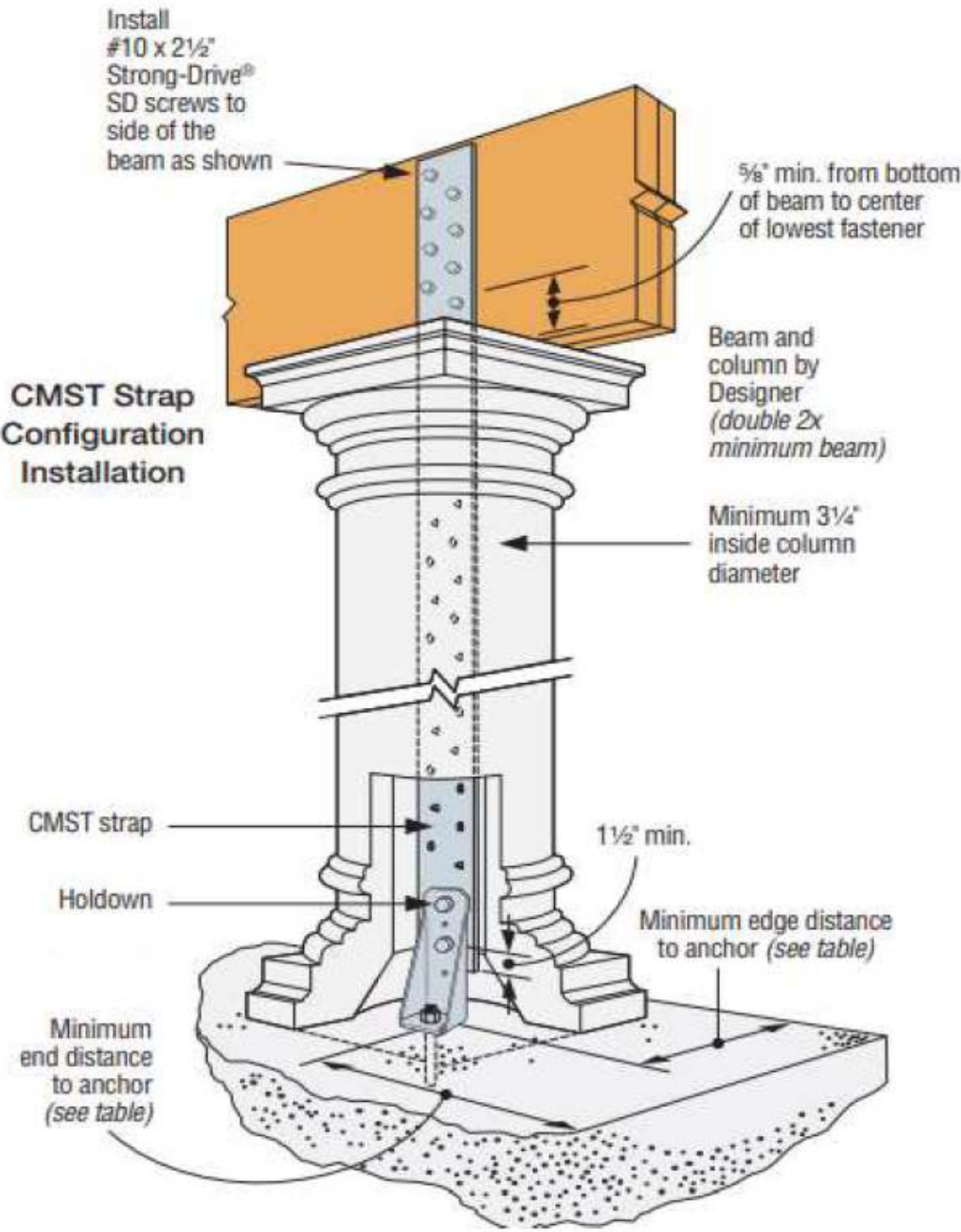
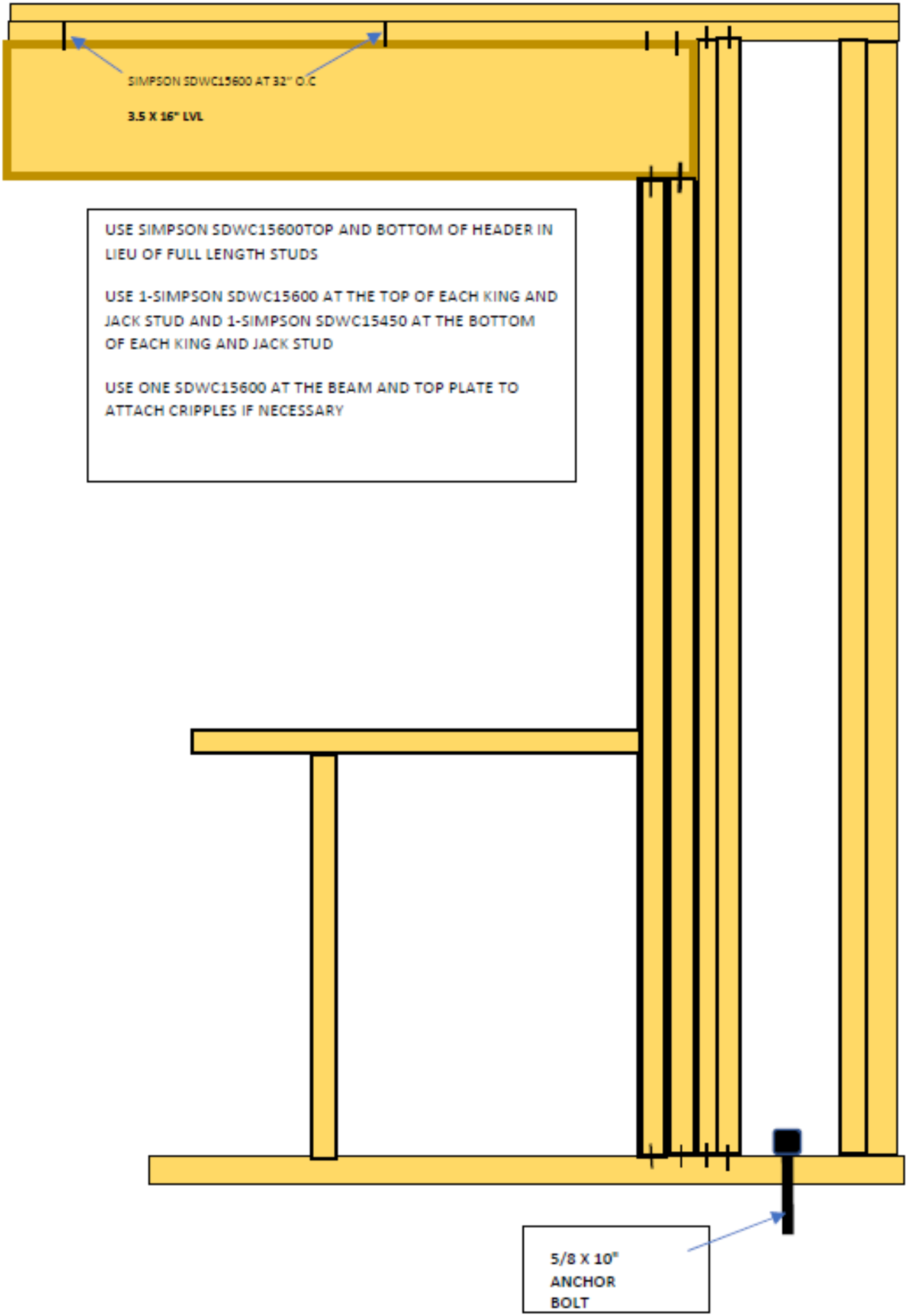
POST TO BEAM CONNECTION

USE SIMPSON CB BASES

SIMPSON HUS412
FACE MOUNT HANGERS EACH HEADER/WALL
CONNECTION, TYP.

- 1. CONCRETE REQUIREMENTS:**
ALL CONCRETE SHALL BE OF AT LEAST 3000PSI 28-DAY COMPRESSIVE STRENGTH.
ALL CONCRETE GRADE BEAMS AND SLABS SHALL BE RUN CONTINUOUSLY AS TO BEHAVE IN A MONOLITHIC FASHION.
CONCRETE SLAB THICKNESS SHALL BE 4" ABOVE THE FOOTERS, AS SHOWN IN THE DETAILS.
STEP DOWNS AND LEDGES IN THE CONCRETE SHALL NOT REDUCE THE CONCRETE COVER REQUIREMENT FOR STEEL REINFORCEMENT.
A 6 MIL VAPOR BARRIER SHALL BE PLACED PRIOR TO CONCRETE POUR, AS SHOWN IN THE DETAILS.
- 2. REINFORCEMENT REQUIREMENTS:**
ALL STEEL REINFORCEMENT SHALL BE GRADE 60 (60 KSI).
3" OF PROPER, MINIMUM COVER OVER REBAR SHALL BE MAINTAINED FROM ALL CONCRETE SURFACES, AS SHOWN IN THE DETAILS.
NO. 2 WIRE TIES SHALL BE PLACED 48" ON CENTER WITH A MINIMUM OF THREE TIES PER BAR, AS SHOWN IN THE DETAILS.
ALL LONGITUDINAL REBAR SHALL BE RUN CONTINUOUSLY SUCH THAT THE FOUNDATION SYSTEM ACTS IN A MONOLITHIC FASHION.
ALL REBAR OVERLAPS (LAP SPLICES) SHALL BE AT LEAST 40".
- 3. SOIL REQUIREMENTS:**
SATISFACTORY FILL MATERIAL SHALL BE FREE OF VEGETATION AND ORGANIC MATTER, WITH NOT MORE THAN 20 PERCENT BY WEIGHT PASSING THE 200 SIEVE. FILL LIFTS SHALL BE 12 INCHES MAXIMUM.
ALL TOP SOIL CONTAINING UNSUITABLE MATERIAL SHALL BE REMOVED PRIOR TO THE PLACEMENT OF CLEAN FILL MATERIAL.
ALL CLEAN FILL SHALL BE PLACED ON TOP OF UNDISTURBED SOIL, FREE OF DELETERIOUS AND ORGANIC MATERIALS, AS NOTED ABOVE.

1. LUMBER AND WOOD FRAMING SHALL COMPLY WITH CHAPTER 23 OF THE 2020 FLORIDA BUILDING CODE 7TH EDITION
2. ALL STRUCTURAL LUMBER TO BE MIN SOUTHERN YELLOW PINE NUMBER 2
3. MICROLAM LVL BEAMS USED AS MULTIPLE ASSEMBLY BEAMS TO BE CONNECTED WITH 3 ROWS OF 16D NAILS AT 12" O.C.



Holdown Model No.	Anchor	Anchor Drill Bit Diameter (in.)	Minimum Embedment Depth (in.)	Minimum End Distance (in.)	Minimum Edge Distance (in.)	Strap Model No.	Strap Bolts Qty	Strap Bolts Dia. (in.)	Drill Bit Diameter (Strap) (in.)	Strap-to-Beam	Beam Depth Min. (in.)	Allowable Uplift (lb.)
TITEN HD® ANCHORAGE®												
HD3B	TH501200H1	1/2	10	8	1 3/4	CMST14	2	1/2	1 1/8	12 SD#10x2 1/2	10 1/2	3,855

HOLLOW COLUMN HOLD DOWN

NOTES

DETAILS

WIND DESIGN BASIS

Basic Wind Speed - 120 mph

Exposure Category - B

Wind Importance Factor - 1.0

Building Category - Enclosed

Internal Pressure Coef. - 0.18

Componentes & Cladding
Window & Door Pressure ± 40 psf

PROJECT NAME

WENTWORTH
Columbia County, Fl.

TITLE

DETAILSS

DWG. BY
ZALESKI

SCALE
NTS

DATE
6-3-22

PAGE No.

PG-6