

NOTE:

- ALL WINDOWS WITHIN 2'-0" OF DOORS AND IN SHOWER OR TUB AREAS WILL BE SAFETY TEMPERED GLASS.
- ALL DOORS LEADING FROM UNCONDITIONED SPACE TO CONDITIONED SPACE SHALL BE SOLID CORE.
- CEILING FOR EXTERIOR ENTRIES AND COVERED PORCHES TO HAVE 7/16" SPAN RATED OSB NAILED PER ZONE ON ROOF DIAPHRAGM NAILING SCHEDULE ON SHEET S-1 OR EXTERIOR GYPSUM SOFFIT BOARD INSTALLED PER GA-216

WALL LEGEND

	FRAMED WALL
	FRAMED SHEAR WALL
	BEARING WALL
	FRAMED WALL W/ SIDING

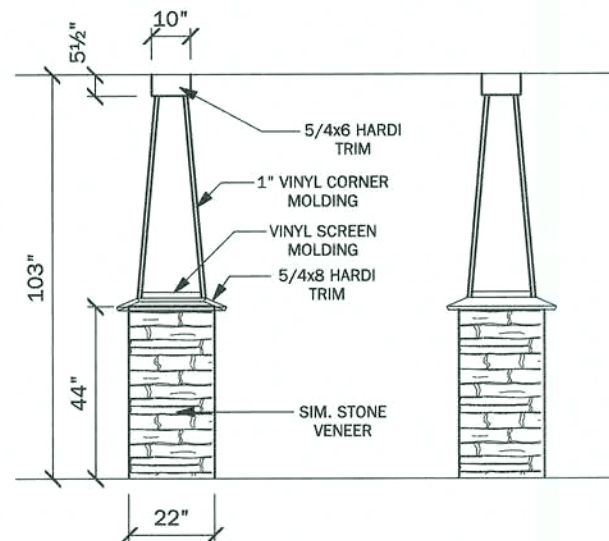
VENTILATION CALCULATION

FORMULA PER FRBC 2017 SEC 806.2= S.F. / 300 (1/300) / 2 (INTAKE vs EXHAUST) * 144 (TO CONVERT TO SQ. INCHES) = NET SQ. INCH REQUIREMENT

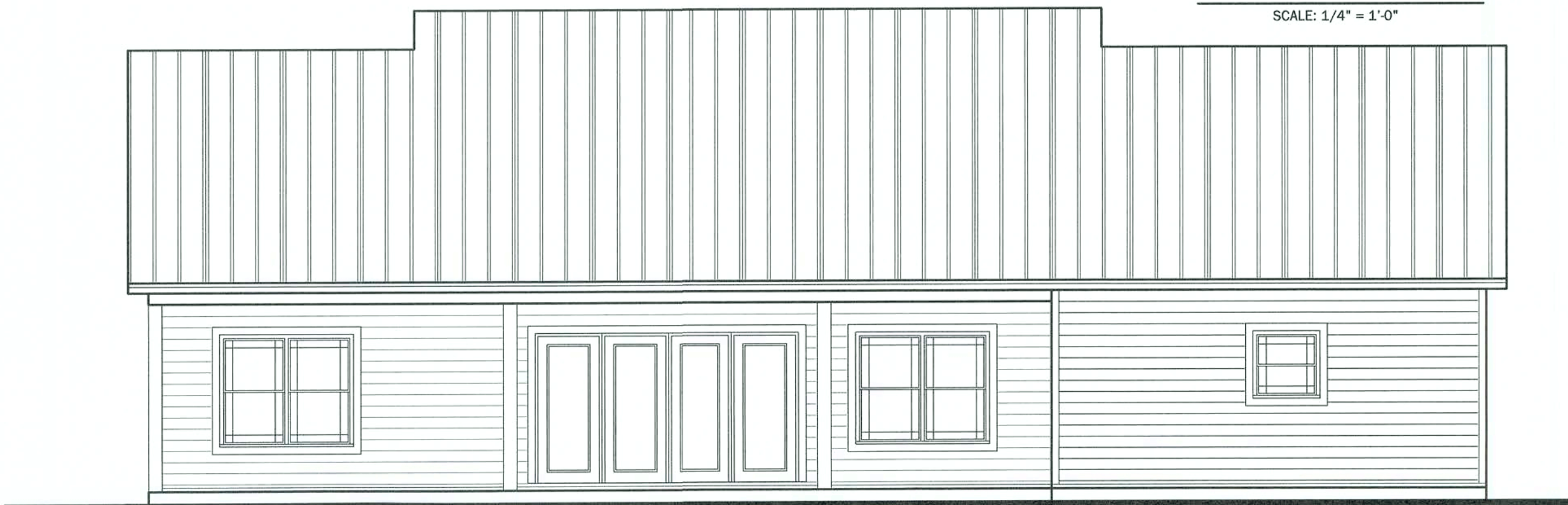
2540/300 = 8.4 / 2 = 4.2 * 144 = 605

605 SQ. INCHES OF VENTILATION REQUIRED

NOTE: SOFFITS ARE TO BE PERFORATED AND THE NET FREE SQUARE INCHES SHALL MEET OR EXCEED THE CALCULATED AMOUNT OF VENTILATION REQUIRED



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



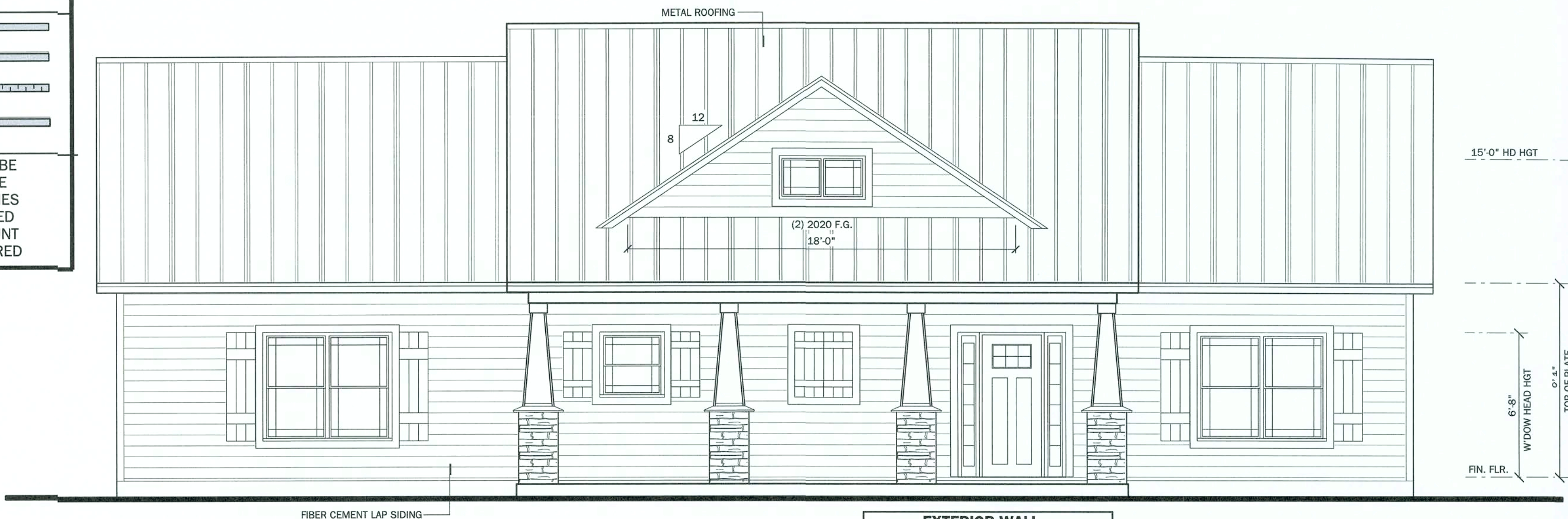
REAR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



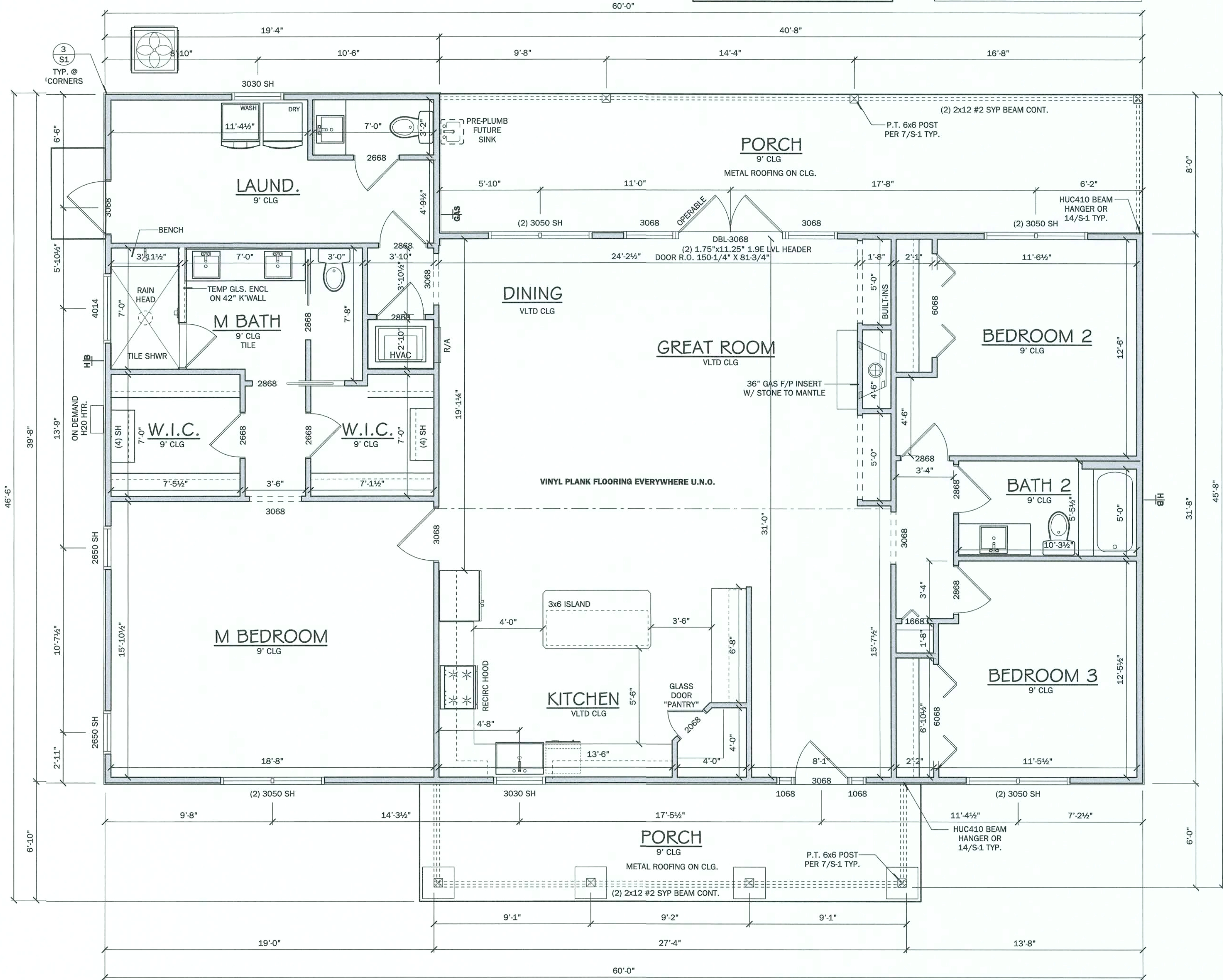
EXTERIOR WALL SHEATHING INFORMATION

NOTES:

- ALL EXTERIOR WALL SHEATHING TO BE MIN. 7/16" WINDSTORM OR EQ. MFR. APPROPRIATE LENGTH SUBSIDING
- ALL WALL SECTIONS GREATER THAN 30% OF WALL HEIGHT AND WITH OPENING AREA LESS THAN 1 S.F. TO BE CONSIDERED SHEAR WALL SEGMENT
- NAILING PATTERN:
TOP PLATE: 8@9" O.C.
LONG EDGE: 8@6" O.C.
FIELD: 8@12" O.C.
BOTTOM PLATE: 8@9" O.C.

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

AREA CALCULATIONS	
TOTAL LIVING	2,051 S.F.
FRONT PORCH	164 S.F.
REAR PORCH	325 S.F.
TOTAL AREA UNDER ROOF	2,540 S.F.



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

Residential Design

1431 E. Wade Street
Trenton, FL 32693
352-274-3006
tcrdesigns@gmail.com

RANDOLPH WIGGINS, P.E.

1431 E. Wade Street, Suite B
Trenton, FL 32693
352-949-3785
CRCL333070
www.wadehomes.com

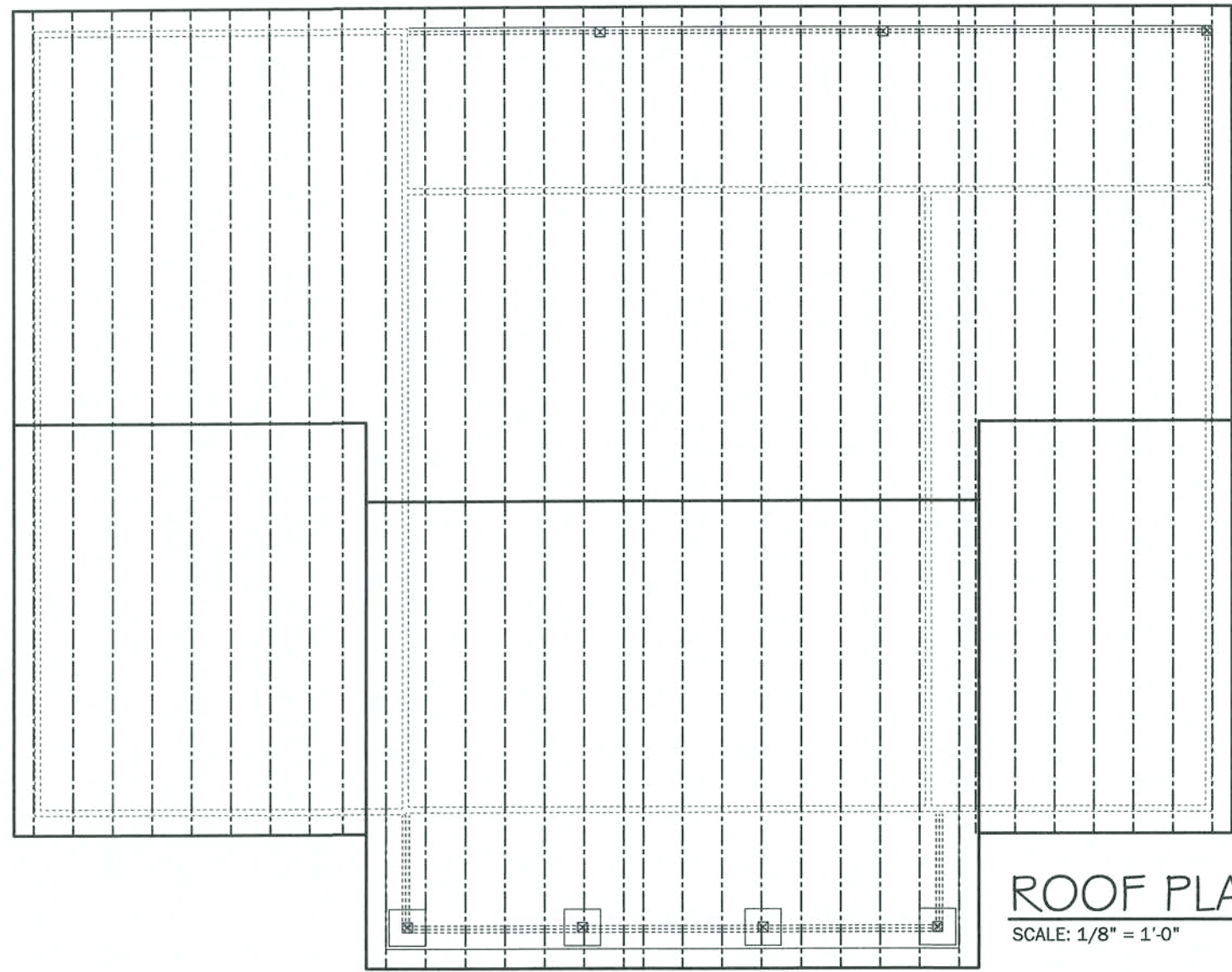
**Building Homes,
Building Relationships**

WADE
CUSTOM HOMES

PROJECT:
Ortiz Residence
Lot 2 Meadowlands Subdivision
Lake City, FL
Columbia County

SHEET NO.
2
OF
4

DATE: October 11, 2019
LAST PLOT DATE: October 11, 2019
11:02 AM

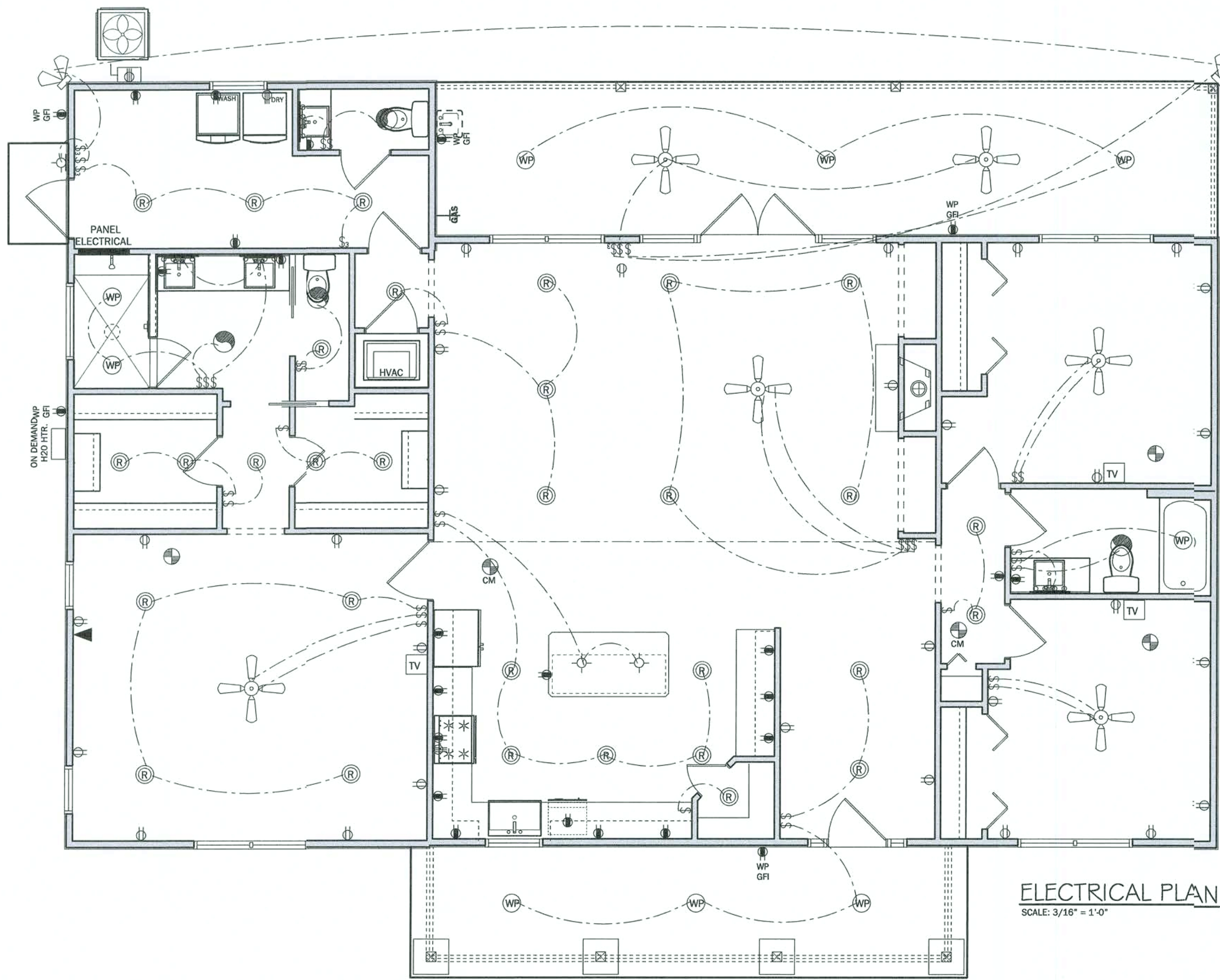


ROOF PLAN
SCALE: 1/8" = 1'-0"

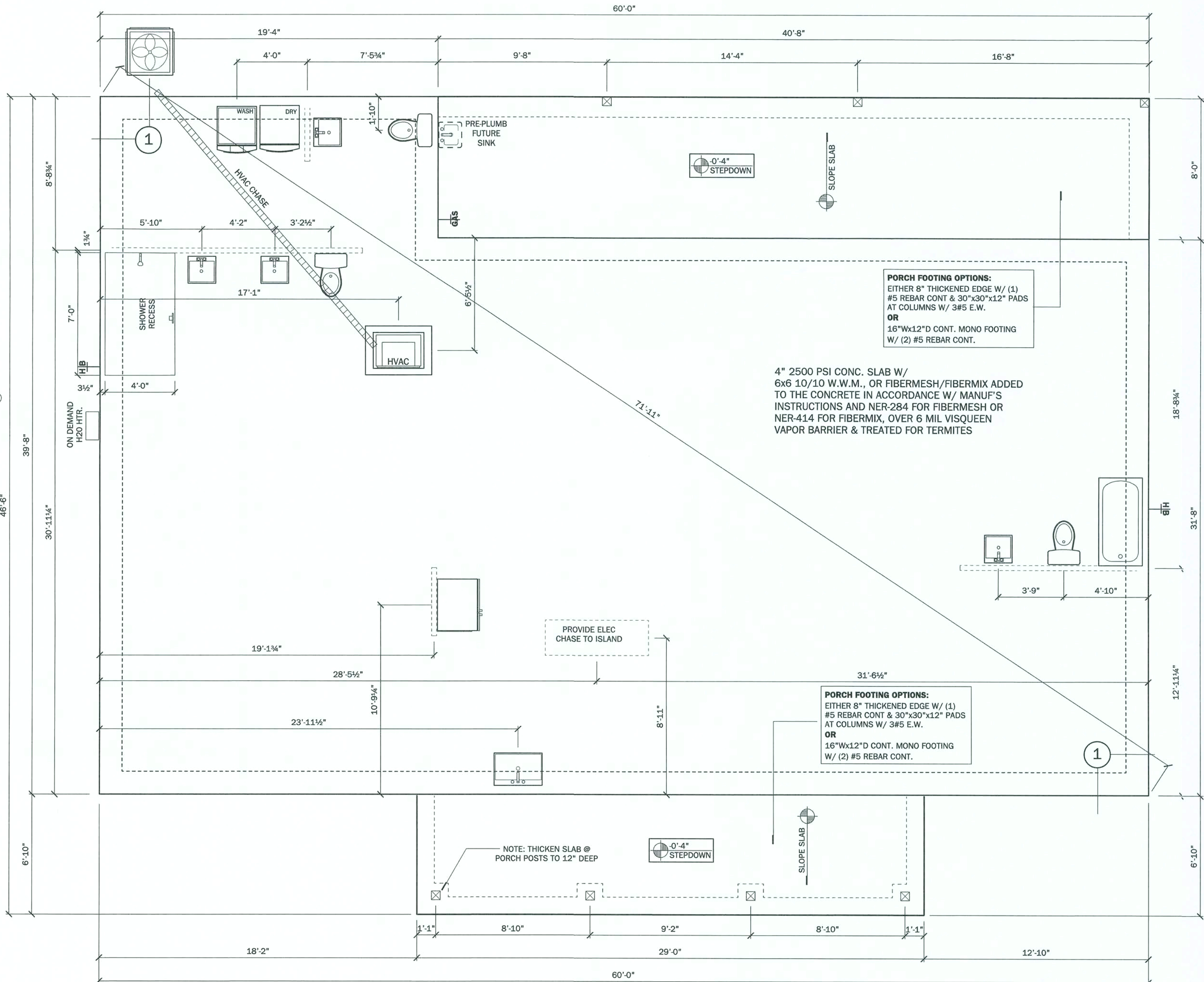
MARK	HOLD DOWN ANALYSIS	UPLIFT
	UNLESS NOTED OTHERWISE PROVIDE APPROPRIATE CONINECTOR PER CHART AND PROVIDED TRIUSS ENGINEERING WOOD CONNECTIONS = H2.5 W/ 10-8d NAILS H1 W/ 10-8d NAILS H10 W/ 16-8d NAILS OR MTS12 W/ 14-10dX1-1/2" NAILS HCP (HIP TRUSS) 12-10dX1-1/2" NAILS	365# 400# 850# 645#
A	2 - MTS12 W/ 14 10dX1 1/2" NAILS	1720 #U
B	2 - HTS20 W/ 20 - 10d	2900 #U
C	HCP2 W/ 12-10d X 1 1/2" NAILS	520 #U
D	LGT2 W/30-16d SINKERS	1785 #U

ELECTRICAL LEGEND	
\$	SINGLE POLE SWITCH
\$2	DOUBLE POLE SWITCH
\$3	THREE-WAY SWITCH
\$4	FOUR-WAY SWITCH
\$DM	DIMMER SWITCH
CF	CEILING FAN
SC	SCOURCE (WALL MOUNTED)
110	110 VOLT DUPLEX OUTLET
110	110 VOLT SPLIT SWITCHED OUTLET
WF	WATER PROOF W/ GROUND FAULT
220	220 VOLT OUTLET
SS	SPECIAL SERVICES OUTLET
TV	T.V. CABLE OUTLET
TE	TELEPHONE CABLE OUTLET
RL	RECESSED LIGHTING
5"	5"-6" L.E.D. SURFACE MOUNT
BF	BATH FAN
BF/L	BATH FAN W/ LIGHT
CM	CARBON MONOXIDE DETECTOR
SD	SMOKE DETECTOR
FL	FLOOD LIGHT
LS	L.E.D. STRIP LIGHTING
CH	CEILING FAN
DIS	DISPOSAL
DISP	DISCONNECT SWITCH
SP	PREWIRE SPEAKER
JB	JUNCTION BOX
TH	THERMOSTAT
IS	INTERCOM SYSTEM
GB	GARAGE DOOR
PB	PUSH BUTTON

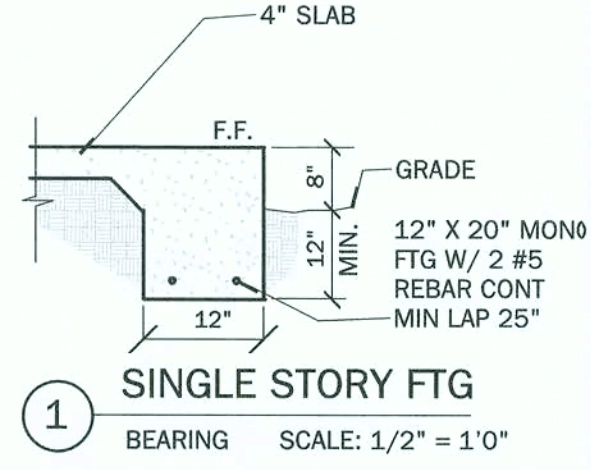
- NOTES:
UNLESS OTHERWISE NOTED
- ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF (GENERAL)
KITCHEN 44" AFF
BATHROOM 36" AFF
LAUNDRY ROOM 36" AFF
EXTERIOR WATERPROOF 12" AFF
GARAGE GENERAL PURPOSE 42" AFF
RANGE 2" AFF
 - ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE.
 - ALL TRIM SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
 - ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL WIRING & ACCESSORIES.
 - SMOKE DETECTORS SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE, SECTION 907.
 - KEEP ALL SMOKE DETECTORS MINIMUM OF 36" FROM BATHROOM DOORS.
 - IN NEW CONSTRUCTION, SMOKE DETECTORS SHALL BE HARDWIRED INTO AN A/C ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP.
 - BATHROOM EXHAUST FANS MUST VENT TO THE EXTERIOR OF THE BUILDING. ATTIC SPACE AND SLOTTES ARE NOT ACCEPTABLE.
 - ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 dBA AT 10 FEET, AND EITHER HARDWIRED OR OF THE PLUG-IN TYPE. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR OR WINDOW ARE OPENED.
 - STOVE AND DRYER TO HAVE NEUTRAL.
 - PROVIDE TAMPER RESISTANT RECEPTACLES WHERE APPLICABLE.
 - PROVIDE ARC-FAULT RECEPTACLES ON ALL 15 & 20 AMP NON GFCI PROTECTED CIRCUITS.



ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"



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



1 SINGLE STORY FTG
BEARING SCALE: 1/2" = 1'-0"

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352-949-7825
www.wadehomes.com

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Building Relationships**

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Lot 2 Meadowlands Subdivision
Lake City, FL
Columbia County

PROJECT:
SHEET NO. **3** OF **4**

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15 S-1 ROOF DIAPHRAGM NAILING SCHEDULE N.T.S.

