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ROOF
RESIDENTIAL FLOOR, UNLESS OTHERWISE INDICATED
BALCONIES
STAIRS
LIGHT PARTITIONS (DEAD LOAD), U.N.O.

ALL CONCRETE UNLESS OTHERWISE INDICATED
PEA GRAVEL CONCRETE FOR MASONRY CELLS ONLY
(DO NOT USE FOR CONCRETE COLUMNS OR TIE BEAMS)

WELDED WIRE FABRIC SHALL CONFORM TO	ASTM A185
ALL REINFORCING BARS	ASTM A615-40 40,000 PSI
ALL STIRRUPS AND TIES	ASTM A615-40 40,000 PSI
POLYPROPYLENE FIBERS FOR SLABS ON GRADE	MINIMUM 1.5 LBS. OF FIBERS PER CUBIC YARD

ASTM C90-01, STANDARD WEIGHT UNITS, fm=1500 PSI
MORTAR TYPE "S" 1800 PSI
CONCRETE GROUT 3000 PSI
CONTINUOUS MASONRY INSPECTION IS REQUIRED DURING CONSTRUCTION

ALL STRUCTURAL AND MISCELLANEOUS STEEL A36 36,000 PSI, U.N.O
SHOP AND FIELD WELDS: E70XX ELECTRODES
ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307

BEAMS, RAFTERS, JOIST, PLATES, ETC. U.N.O.
NO. 2 SOUTHERN YELLOW PINE (19% M.C.)
ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR, or OSB
FLOOR SHEATHING: T&G A-C GROUP 1 APA RATED (48/;
WALL SHEATHING: PLYWOOD C-C/C-D, EXTERIOR OR OSB
VERSAL LAM BEAM $F_b = 2900$ PSI (2.0E)
WOOD GOLF - BARN - 14.25' x 14.25' x 14.25'

DESIGN LOADS:	SHINGLE ROOF:
TOP CHORD LIVE LOAD:	20 PSF
TOP CHORD DEAD LOAD:	10 PSF
BOTTOM CHORD DEAD LOAD:	<u>10 PSF</u>
	40 PSF
BOTTOM CHORD ATTIC LIVE LOAD:	10 PSF

WHERE PROJECT IS TO BE LOCATED IN KNOWN RADON GAS ;
PREVALENT AREAS, APPENDIX "F" OF THE 2017 FLORIDA
RESIDENTIAL BUILDING CODE IS TO BE IMPLEMENTED.
CONCRETE STRENGTH IN THESE AREAS ARE TO BE A MINIMUM
OF 3000 P.S.I.. THEREFORE, ANY AND ALL NOTES ON THESE
PLANS THAT INDICATE 2500 PSI SHALL BE REPLACED WITH
3000 P.S.I. FOR THE CONCRETE STRENGTH.

ASSUMED AIOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000 PSF ST SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED 1/2 CAPACITY THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER 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

[illegible]

WIND SPEED (ULTIMATE)	130 MPH
WIND SPEED (ALLOWABLE)	101 MPH
EXPOSURE CATEGORY	B
BUILDING CATEGORY	II
BUILDING TYPE	V
ENCLOSURE CLASSIFICATION	ENCLOSURE
INTERNAL PRESSURE COEFFICIENT	+/- 0.18

EFFECTIVE WIND AREA (SQ FEET)		WIND PRESSURE AND SUCTION (PSF)		WIND PRESSURE AND SUCTION DIAGRAM	
AREA	(4)	(5)			
10	+ 21.2 -23.0	+ 21.2 -28.3			
20	+ 20.3 -22.1	+ 20.3 -26.4			
50	+ 19.0 -20.8	+ 19.0 -23.9			
100	+ 17.9 -19.7	+ 17.9 -22.1			
GARAGE DOORS*		OVERHANG			
9 X 7 + 18.8 - 21.3	16 X 7 + 18.0 - 20.1	- 39.5			

1. MULTIPLY BY 1.6 TO GET ULTIMATE WIND PRESSURES
2. "a" = END ZONE IS ONLY W/IN 5'-0" OF ALL EXTERIOR BUILDING CORNERS.

* INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA

**THIS DRAWING AND DESIGN IS VALID
FOR 12 MONTHS AFTER THE DATE IT
IS SIGNED AND SEALED OR WHILE
CURRENT CODE IS VALID**

IT IS THE INTENT OF THIS DESIGNER THAT THESE PLANS ARE ACCURATE AND ARE CLEAR ENOUGH FOR THE LICENSED PROFESSIONAL TO CONSTRUCT THIS PROJECT. IN THE EVENT THAT SOMETHING IS UNCLEAR OR NEEDS CLARIFICATION...STOP...AND CALL THE DESIGNER LISTED IN THIS TITLE PAGE. IT IS THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL THAT IS CONSTRUCTING THIS PROJECT TO FULLY REVIEW THESE DOCUMENTS BEFORE CONSTRUCTION BEGINS AND ANY AND ALL CORRECTIONS, IF REQUIRED, TO BE MADE BEFORE ANY WORK BEGINS.

DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS
INSTEAD CALL THE DESIGNER LISTED IN TITLE PAGE

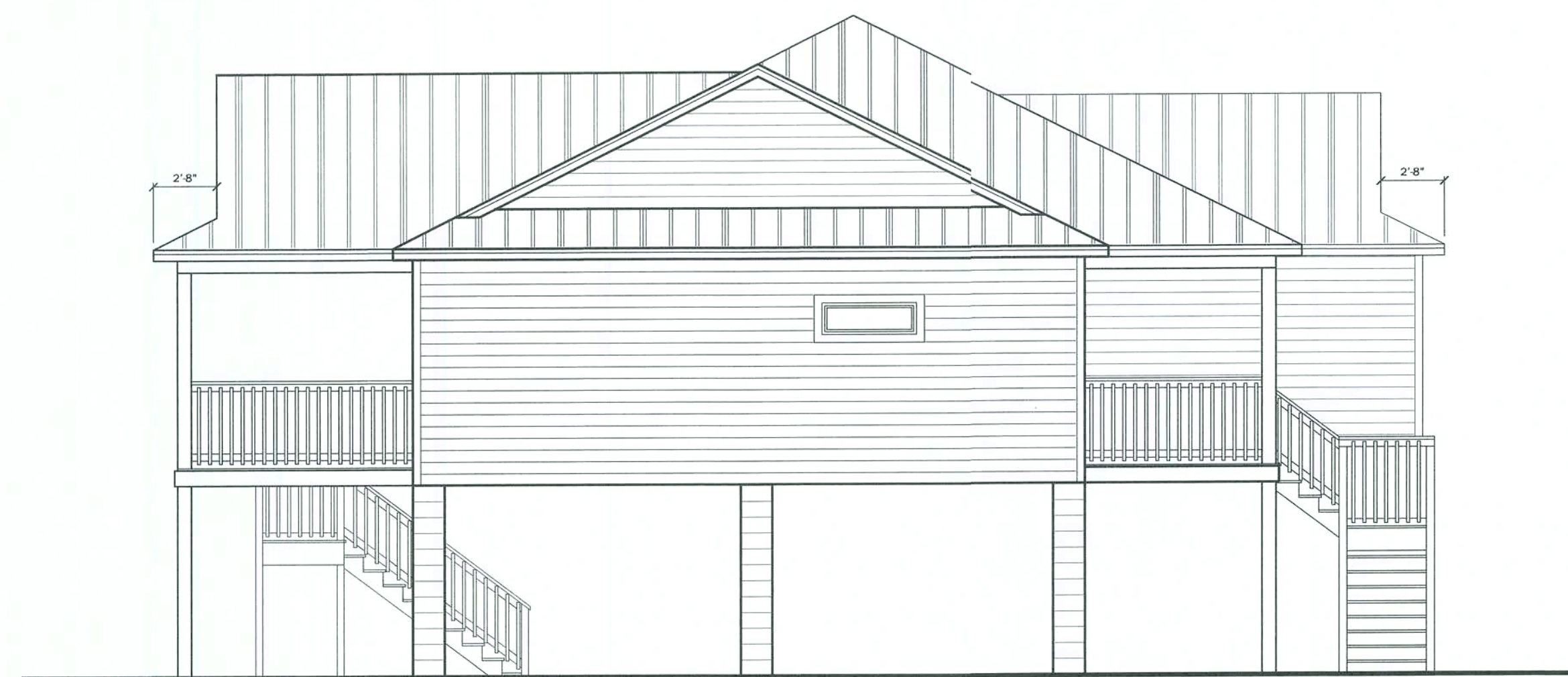
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PROJECT: Caldwell Residence
Lots 170 & 171 SW
Three Rivers Estate
Ft. White, FL Color
LAST PLOT DATE: December 03, 2020

SHEET NO.

1
OF
5

AST PLOT DATE: December 03, 2020



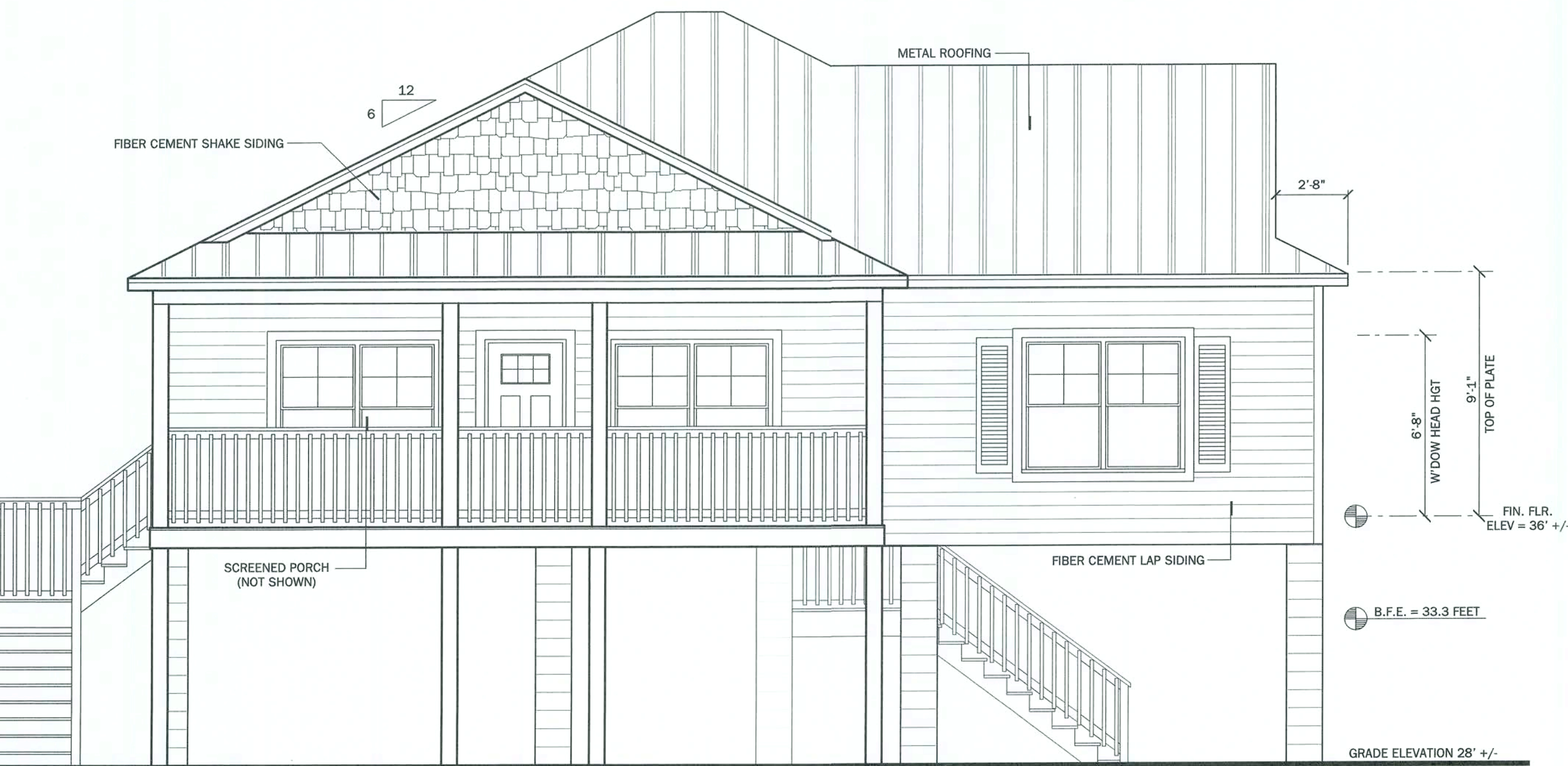
RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



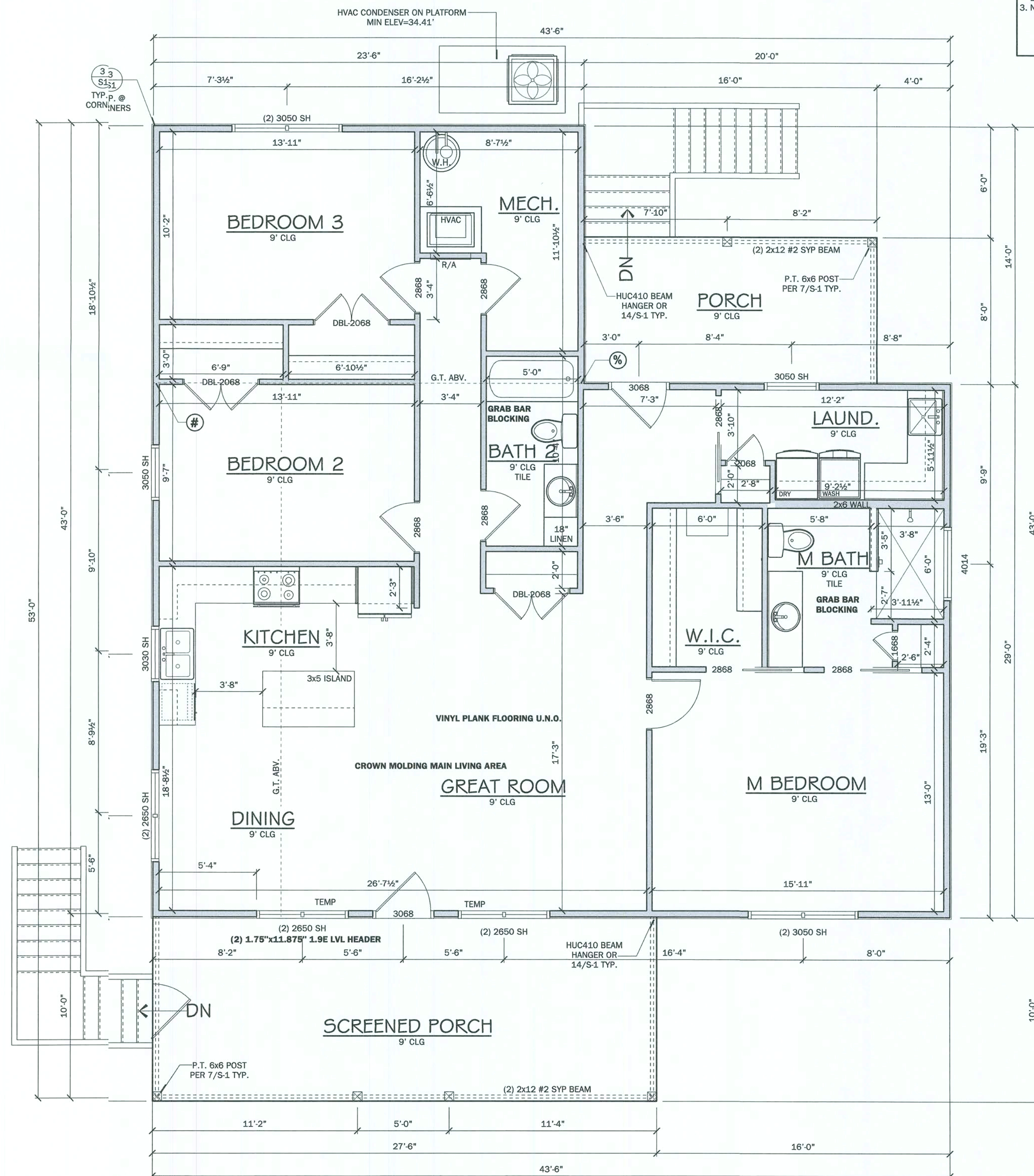
LEFT ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

AREA CALCULATIONS	
TOTAL LIVING	1,590 S.F.
FRONT PORCH	128 S.F.
REAR PORCH	278 S.F.
TOTAL AREA UNDER ROOF	1,994 S.F.

- NOTE:
1. ALL WINDOWS WITHIN 2'-0" OF DOORS AND IN SHOWER OR TUB AREAS WILL BE SAFETY TEMPERED GLASS.
 2. ALL DOORS LEADING FROM UNCONDITIONED SPACE TO CONDITIONED SPACE SHALL BE SOLID CORE.
 3. 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

VENTILATION CALCULATION
FORMULA PER FBRC 2017 SEC 806.2= S.F. / 300 (1/300) / 2 (INTAKE vs EXHAUST) * 144 (TO CONVERT TO SQ. INCHES) = NET SQ. INCH REQUIREMENT
1994/300 = 6.6 /2 =3.3* 144 = 475
475 SQ. INCHES OF VENTILATION REQUIRED

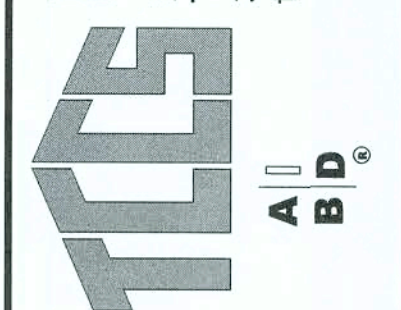
WALL LEGEND	
FRAMED WALL	
FRAMED SHEAR WALL	
BEARING WALL	
FRAMED WALL W/ SIDING	

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

- (3) 2X SPF #2 STUDS IN WALLS . PROVIDE 5/8" FOR BASE CONNECTION
4x6 #2 SYP POST IN WALLS . PROVIDE 5/8" FOR BASE CONNECTION
3.5x5.25 1.8E PSL COLUMN IN WALLS . PROVIDE 5/8" FOR BASE CONNECTION

EXTERIOR WALL SHEATHING INFORMATION
NOTES:
1. ALL EXTERIOR WALL SHEATHING TO BE MIN. 7/16" WINDSTORM OR EQ. MFR. APPROPRIATE LENGTH SUBSIDING
2. ALL WALL SECTIONS GREATER THAN 30% OF WALL HEIGHT AND WITH OPENING AREA LESS THAN 1 S.F. TO BE CONSIDERED SHEAR WALL SEGMENT
3. NAILING PATTERN:
TOP PLATE: 8d@3" O.C.
LONG EDGE: 8d@6" O.C.
FIELD: 8d@12" O.C.
BOTTOM PLATE: 8d@3" O.C.

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A B D

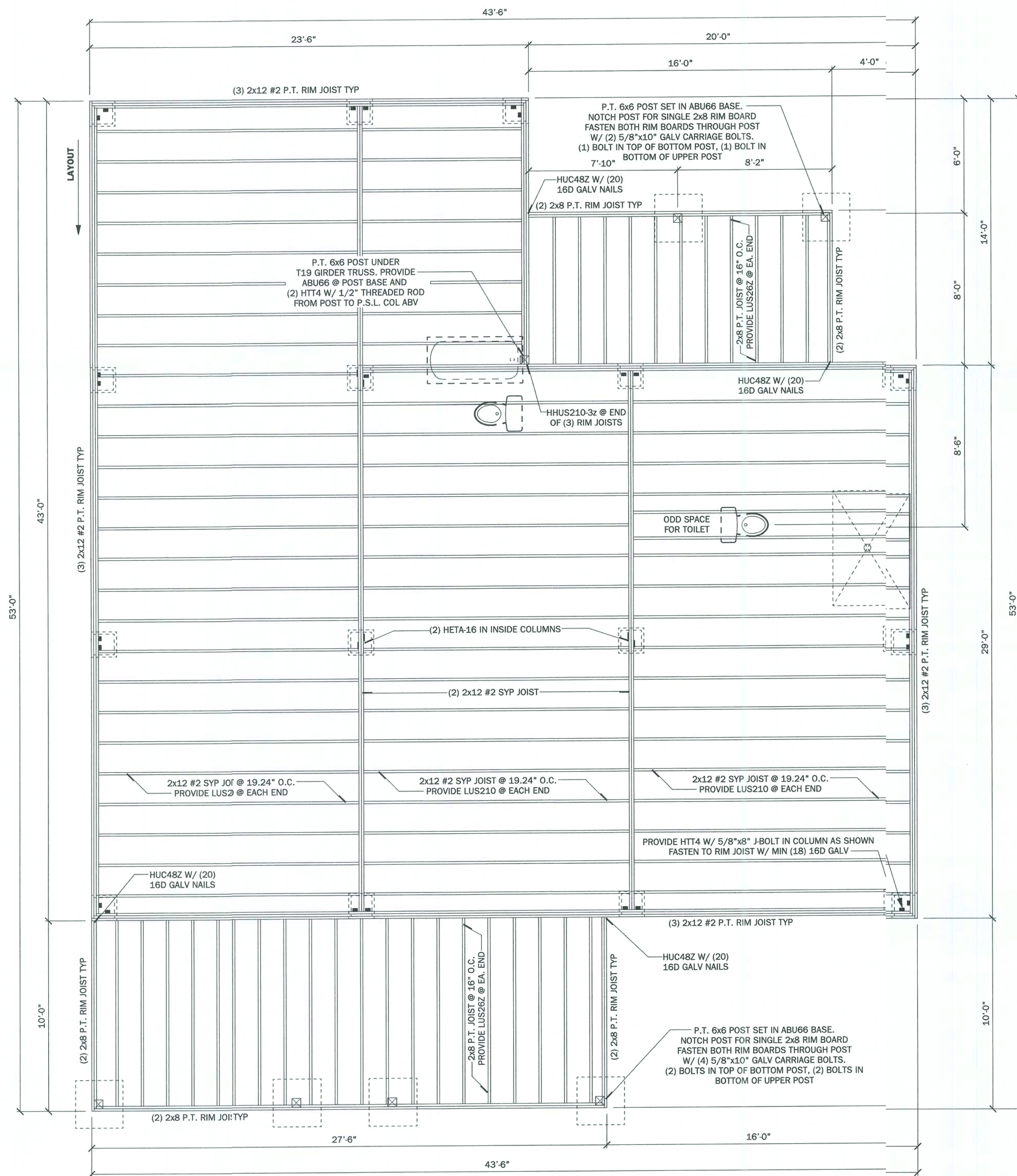


RANDOLPH WIGGINS, P.E.
Professional Engineer
No. 15721
State of Florida
Professional Engineer
December 03, 2020

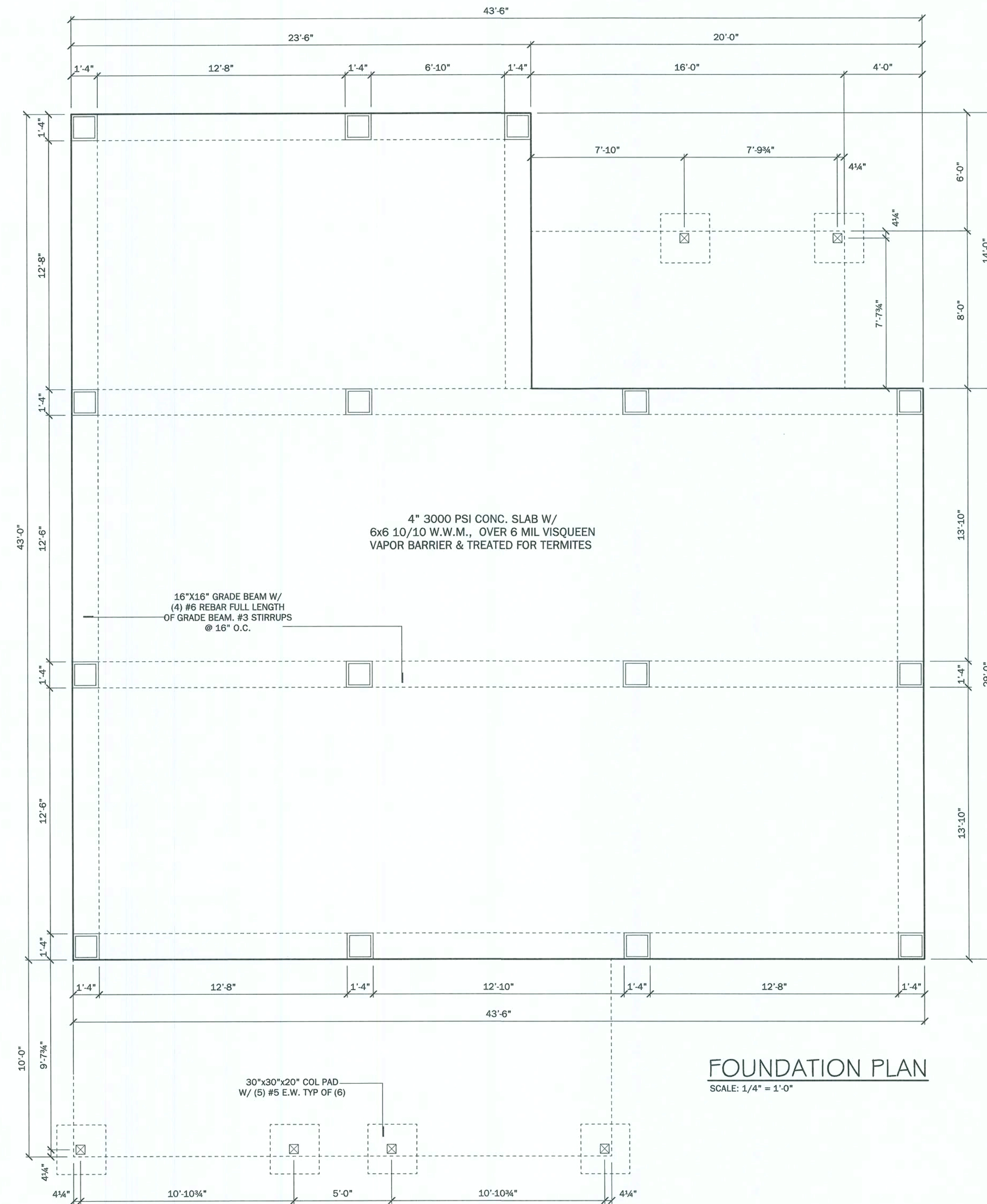
Building Homes, Building Relationships
1431 E. Wade St.
Trenton, FL 32693
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PROJECT:
Caldwell Residence
Lots 170 & 171 SW Delaware Way
Three Rivers Estates
Fl. White, FL Columbia County

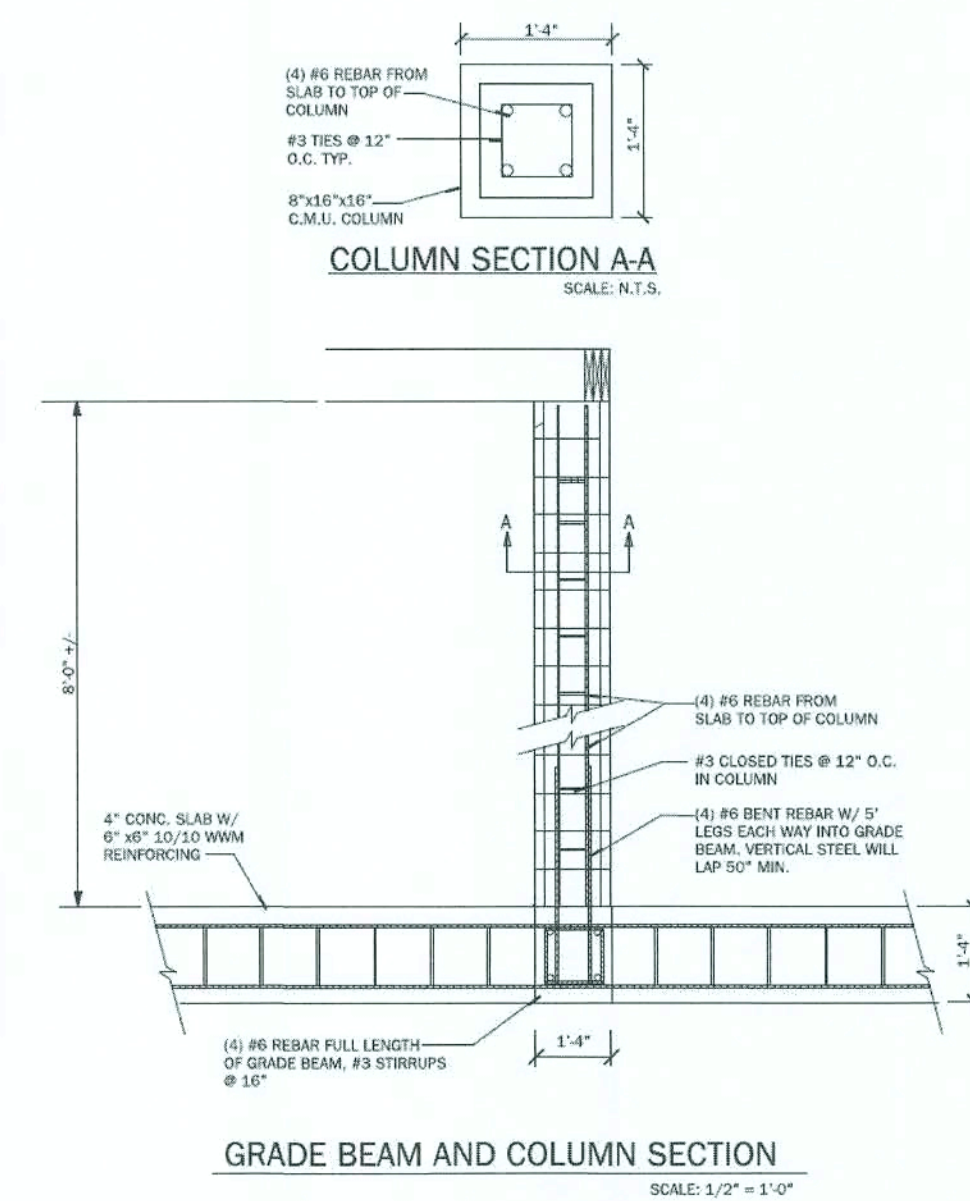
SHEET NO.
2 OF 5
LAST PLOT DATE: December 03, 2020 11:54 AM



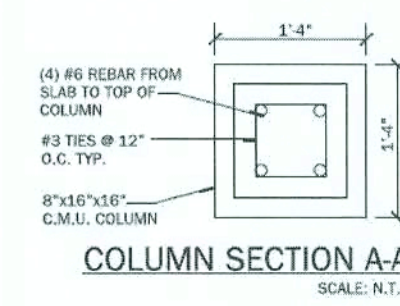
FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



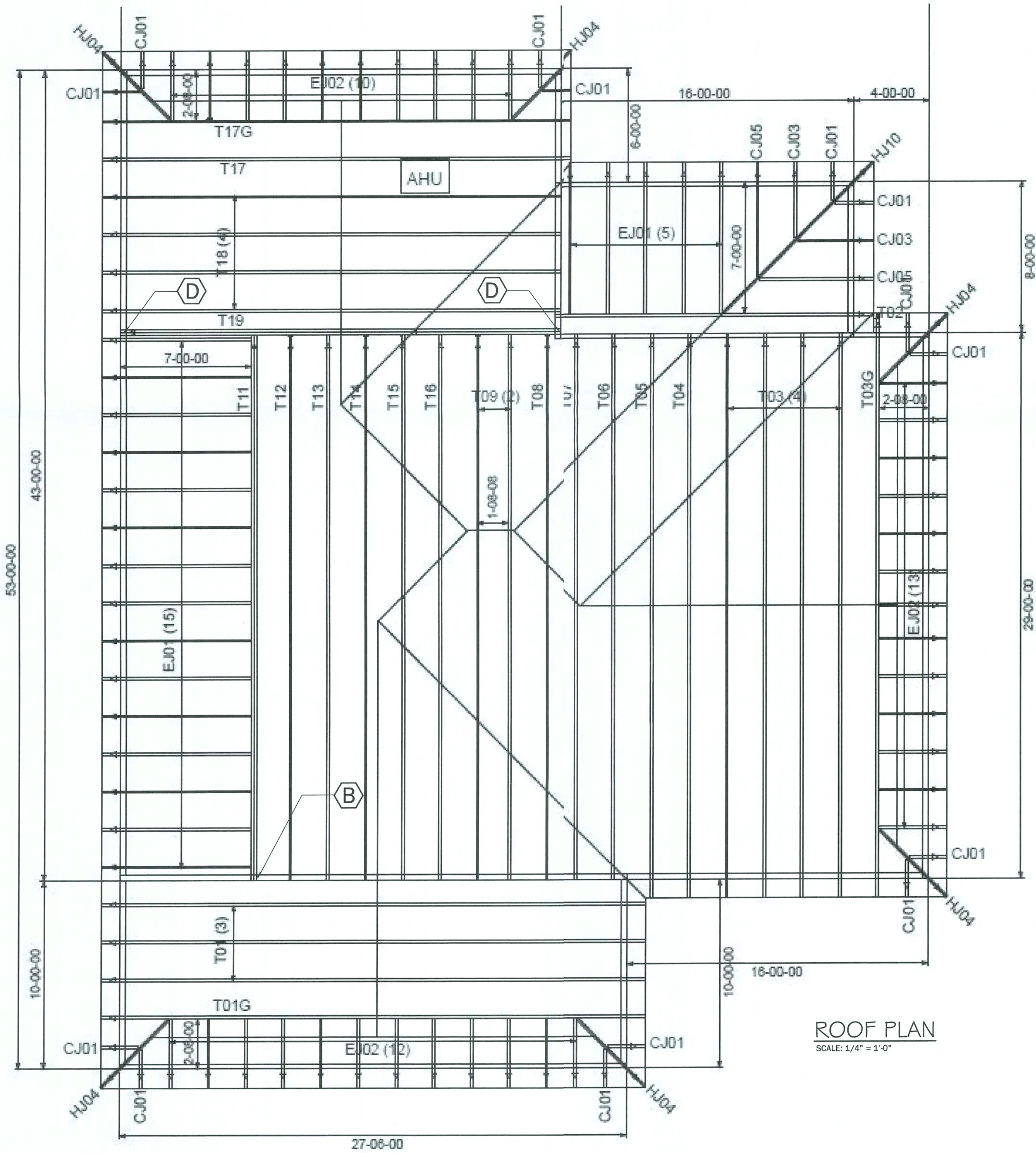
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



GRADE BEAM AND COLUMN SECTION



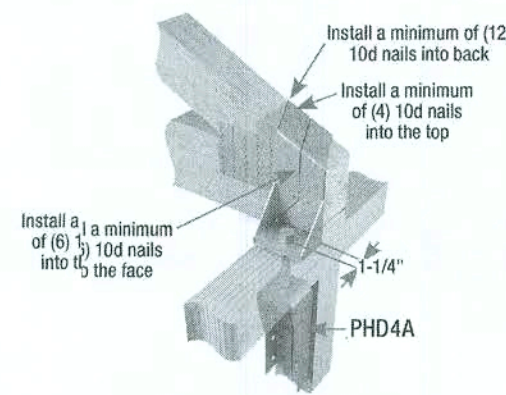
COLUMN SECTION A-A
SCALE: N.T.



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

MARK	HOLD DOWN ANALYSIS	UPLIFT
	UNLESS NOTED OTHERWISE PROVIDE APPROPRIATE CONNECTOR PER CHART AND PROVIDED TRUSS ENGINEERING WOOD CONNECTIONS = H2.5 W// 10-8d NAILS H1 W// 10-8d NAILS H10 W// 16-8d NAILS OR MTS12 V W// 14-10dX1-1/2" NAILS HCP (HIFIP TRUSS) 12-10dX1-1/2" NAILS	365# 400# 850# 645#
(A)	2 - MTS12 V W// 14 10dX1 1/2" NAILS	1720 #U
(B)	2 - HTS20 V W// 20 - 10d	2900 #U
(C)	HCP2 W// 14-10d X 1 1/2" NAILS	520 #U
(D)	MUGT15 ANND PHD4A PER DRAWING	4175 #U

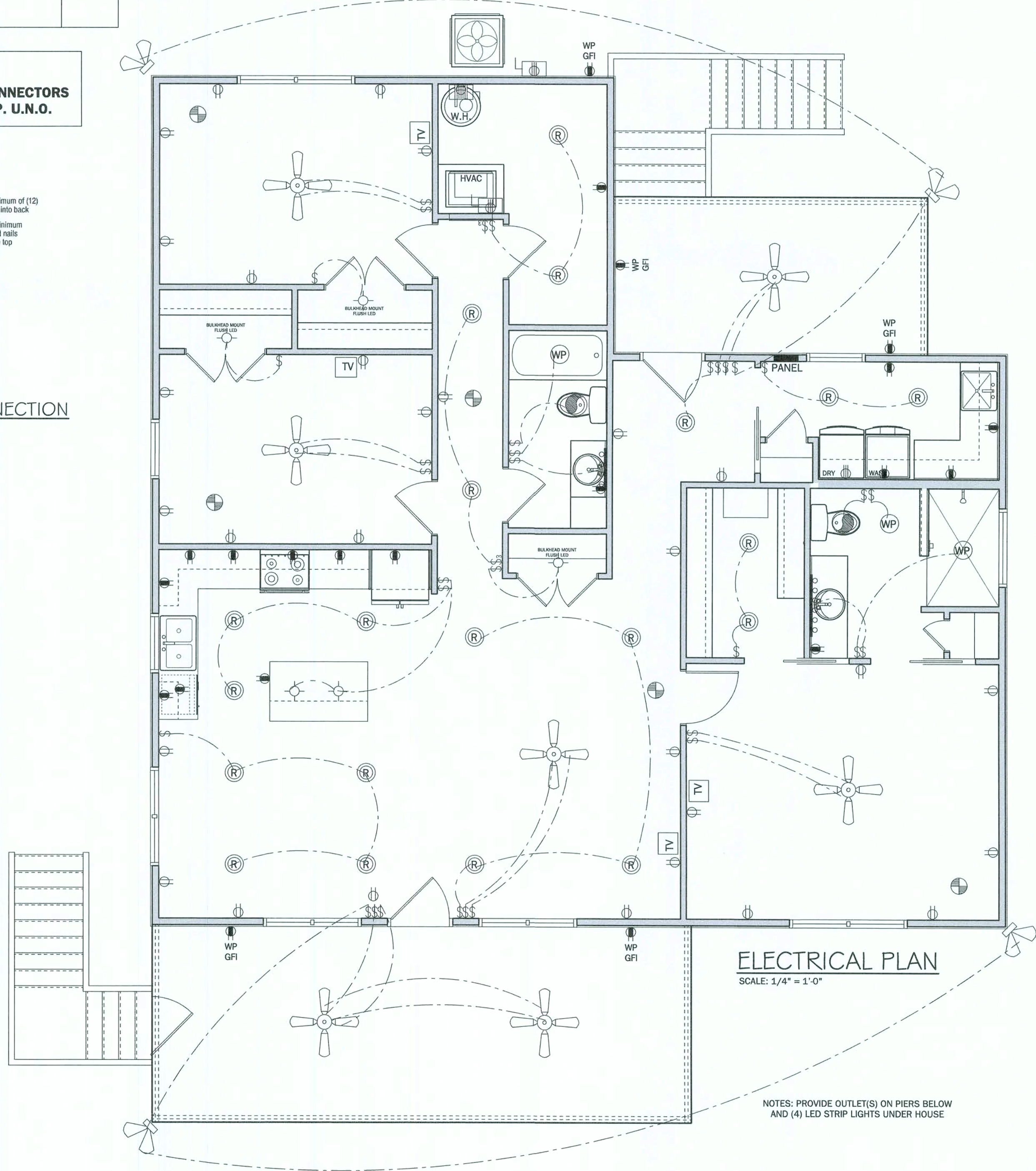
NOTE:
TYP. TRUSS TO FRAME CONNECTORS TO BE SIMPSON H10 TYP. U.N.O.



GIRDER T19 CONNECTION
SCALE: N.T.S.

ELECTRICAL LEGEND	
\$ SINGLE POLE SWITCH	SM CARBON MONOXIDE DETECTOR
\$2 DOUBLE POLE SWITCH	SMOKE DETECTOR
\$3 THREE-WAY SWITCH	FLOOD LIGHT
\$4 FOUR-WAY SWITCH	FLUORESCENT REPLACEMENT LED LIGHT FIXTURE
\$DM DIMMER SWITCH	CEILING FAN
CEILING FIXTURE	DOOR BELL CHIMES
SCOUNCE (WALL MOUNTED) FIXTURE	DOOR BELL
110 VOLT DUPLEX OUTLET	DISPOSAL
110 VOLT SPLIT SWITCHED OUTLET	DISCONNECT SWITCH
GROUND FAULT INTERRUPT	PREWIRE SPEAKER
WATER PROOF W/ GROUND FAULT	JUNCTION BOX
220 VOLT OUTLET	THERMOSTAT
SPECIAL SERVICES OUTLET	LOW VOLTAGE LIGHTING
T.V. CABLE OUTLET	INTERCOM SYSTEM
TELEPHONE CABLE OUTLET	GARAGE DOOR PUSH BUTTON
RECESSED LIGHTING	
5'-6" L.E.D. SURFACE MOUNT	
BATH FAN	
BATH FAN W/ LIGHT	

- 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
 - ELECTRICAL 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 & SISING 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 SOFFITS 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: 1/4" = 1'-0"

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tchdesigns@gmail.com

PROJECT: Caldwell Residence
Lots 170 & 171 SW Delaware Way
Three Rivers Estates
Ft. White, FL Columbia County

LAST PLOT DATE: December 03, 2020 11:55 AM

SHEET NO. 4 OF 5

Building Homes, Building Relationships

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RANDOLPH WIGGINS, P.E.
1431 E. Wade Street, Suite B Trenton, FL 32693
STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, LATEST EDITION, AND THE INTERNATIONAL RESISTING DESIGN AND ANALYSIS PRACTICE ONLY.
FOR THE STRUCTURAL DESIGN
R. WIGGINS
No. 15721
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 12/03/2020



TYP. CLG. FOR ENTRY'S AND
COVERED PORCHES
EXTERIOR 7/16" OSB SPAN
RATED FOR NAILING PATTERN
SEE ZONE (1) ON ROOF
DIAPHRAGM ABOVE

ZONE 1 : 8d RINGSHANK NAILS @ 6" O.C. (ON EDGES & FIELD)
ZONE 2 : 8d RINGSHANK NAILS @ 6" O.C. (ON EDGES AND FIELD)
ZONE 3: 8d RINGSHANK NAILS @ 6" O.C. IN FLD
8d RINGSHANK NAILS @ 4" O.C. ON EDGE

NOTES: ③

1. STAGGER END JOINTS @ FRAMING MEMBER
2. TYP. H - CLIP, EA. JOINT BETWEEN EA. FRAMING MEMBER
3. TYP. LOOKOUTS @ EA. JOINT & 24" O.C.
4. TYP. MIN. PLYWOOD WIDTH 12"

NTS



N.T.S



1. ALL EXTERIOR WALL SHEATHING TO BE MIN. 7/16" WINDSTORM OR EQ. MFGR. APPROPRIATE LENGTH SUB-SIDING
2. ALL WALL SECTIONS GREATER THAN 30% OF WALL HEIGHT AND WITH OPENING AREA LESS THAN 1 S.F. TO BE CONSIDERED SHEAR WALL SEGMENT
3. NAILING PATTERN:

TOP PLATE:	8d@3" O.C.
LONG EDGE:	8d@6" O.C.
FIELD:	8d@12" O.C.
BOTTOM PLATE:	8d@3" O.C.
BOTTOM EDGE:	8d@6" O.C.

①

PROVIDE JACKS @ EACH END AS FOLLOWS

- (1) WHEN OPNG'S ARE LESS THAN 4'-1"
- (2) WHEN OPNG'S ARE 4'-1" TO 8'-1"
- (3) WHEN OPNG'S ARE 8'-1" TO 10'-1"
- (4) WHEN OPNG'S ARE 10'-1" TO 12'-0"

WINDOW & DOOR STUD TABLE

- (1) WHEN OPNG'S ARE UNDER 4'-0"
- (2) WHEN OPNG'S ARE 4'-1" TO 7'-11"
- (3) WHEN OPNG'S ARE 8'-0" TO 11'-11"
- (5) WHEN OPNG'S ARE 12'-0" TO 15'-11"
- (6) WHEN OPNG'S ARE 16'-0" TO 18'-0"

N.T.S.



SHEET NO. _____

S-1

OF

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