

GENERAL NOTES:

ALL WORK SHALL BE IN ACCORDANCE WITH THE 2017 EDITION OF FLORIDA BUILDING CODE, AS ADOPTED AND SUPPLEMENTED BY LOCAL REGULATIONS.

- VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES.  
- NO CHANGES OF INFORMATION SHOWN ON THESE DRAWINGS SHALL BE MADE WITHOUT THE SPECIFIC PRIOR WRITTEN APPROVAL OF THE ENGINEER.

- THE ENGINEER SHALL BE NOTIFIED OF ANY PROPOSED MODIFICATIONS. - DEMOLITION SHALL INCLUDE REMOVAL, TRANSPORT AND DISPOSAL OF ALL WASTE MATERIAL RELATED TO CONSTRUCTION TO AN APPROVED DISPOSAL FACILITY.

- ALL STRUCTURAL ELEMENTS ARE DESIGNED TO SUSTAIN SPECIFIED DEAD AND LIVE LOADS IN COMBINATION SO AS TO PRODUCE THE MOST CRITICAL CONDITIONS. SEE BELOW CRITERIA.



DESIGN CRITERIA	
WIND LOAD DESIGN	120 MPH
EXPOSURE	C
FIRST FLOOR LIVE LOAD	40 PSF
FIRST FLOOR DEAD LOAD	10 PSF
ROOF LIVE LOAD	20 PSF
ROOF DEAD LOAD	20 PSF
INNER PRESSURE COEFFICIENT	-0.18
IMPORTANCE FACTOR	1.0
MEAN ROOF HEIGHT	12 FT 3 IN

REVISIONS

NO	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

SENEA CONSTRUCTION  
SPEC HOUSE #2



PLANS PREPARED FOR:

SENEA CONSTRUCTION  
18282 69TH DRIVE  
MCALPIN, FL 32062



SHEET LIST TABLE	
Sheet Number	Sheet Title
A-000	COVER SHEET
A-100	FLOOR PLAN
A-200	ELEVATIONS
S-100	STRUCTURAL NOTES
S-200	FOUNDATION PLAN
S-300	FOUNDATION DETAILS
S-400	STRUCTURAL DETAILS-I
S-401	STRUCTURAL DETAILS-II
S-402	STRUCTURAL DETAILS-III
S-403	STRUCTURAL DETAILS-IV
E-100	ELECTRICAL PLAN

CONSTRUCTION DOCUMENTS

ENGINEER OF RECORD:

*Adam T. Collins* 8/23/19

ADAM T. COLLINS  
FLORIDA P.E. REGISTRATION NO. 75584  
Date: 2019.08.23

COMPLIANCE STATEMENT

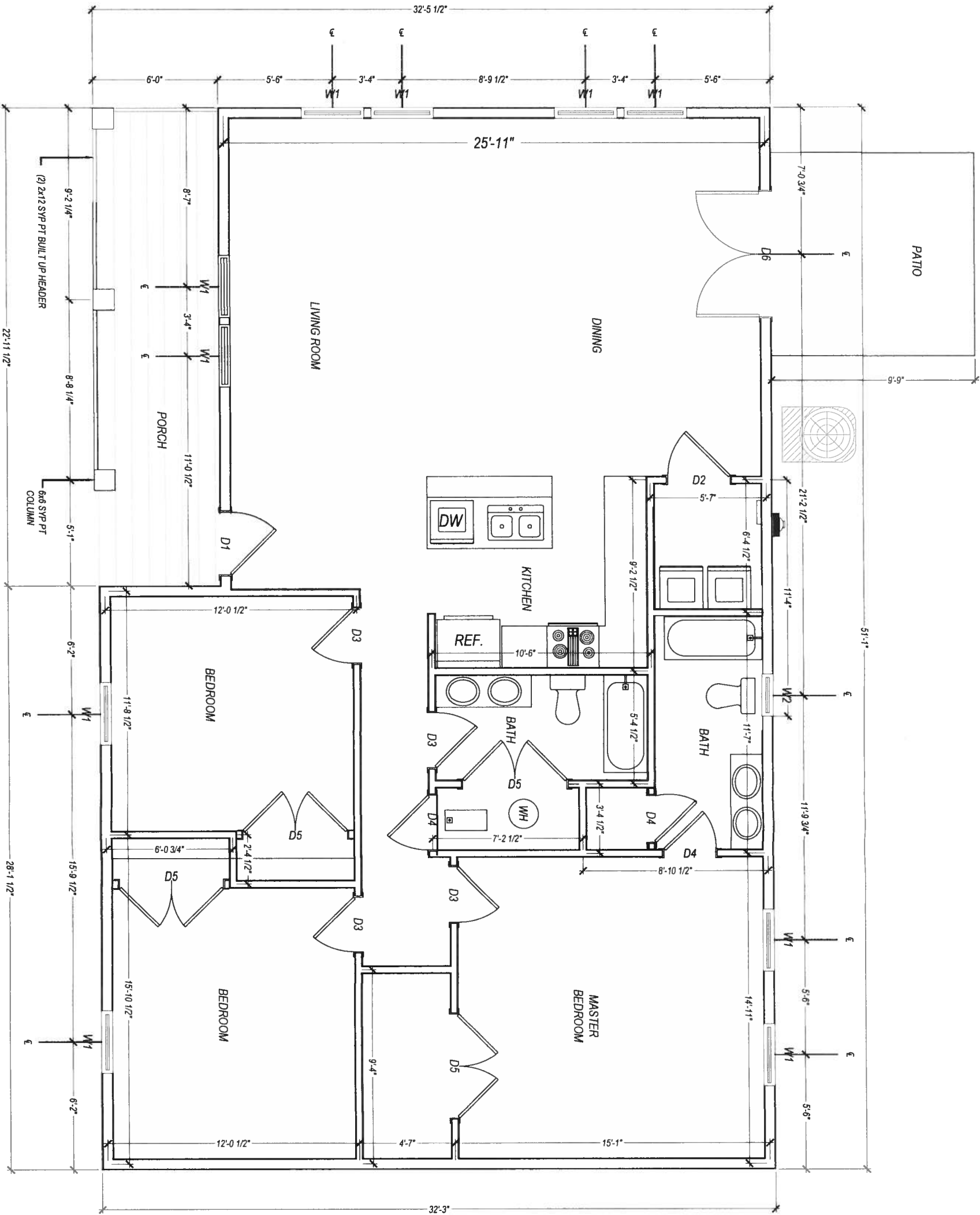
THE STRUCTURE ILLUSTRATED IN THESE PLANS MEETS ALL STRUCTURAL REQUIREMENTS FOR THE 2017 FLORIDA BUILDING CODE AND WIND LOAD ANALYSIS TO SATISFY A 120MPH WIND ZONE.

THE DRAWINGS HEREIN ARE ONLY APPLICABLE AT THE LOCATION SPECIFIED BY THE PARCEL I.D. 23-5S-15-00476-010. THESE DRAWINGS ARE ARE NOT VALID FOR CONSTRUCTION ELSEWHERE.

PLANS PREPARED BY:

**ADAM COLLINS**  
ENGINEERING INC.

12558 BASS ROAD, LIVE OAK, FLORIDA 32060  
P: 386.320.7400 F: 850.807.7309  
WWW.COLLIENSENG.COM  
CERTIFICATE OF AUTHORIZATION: 31728



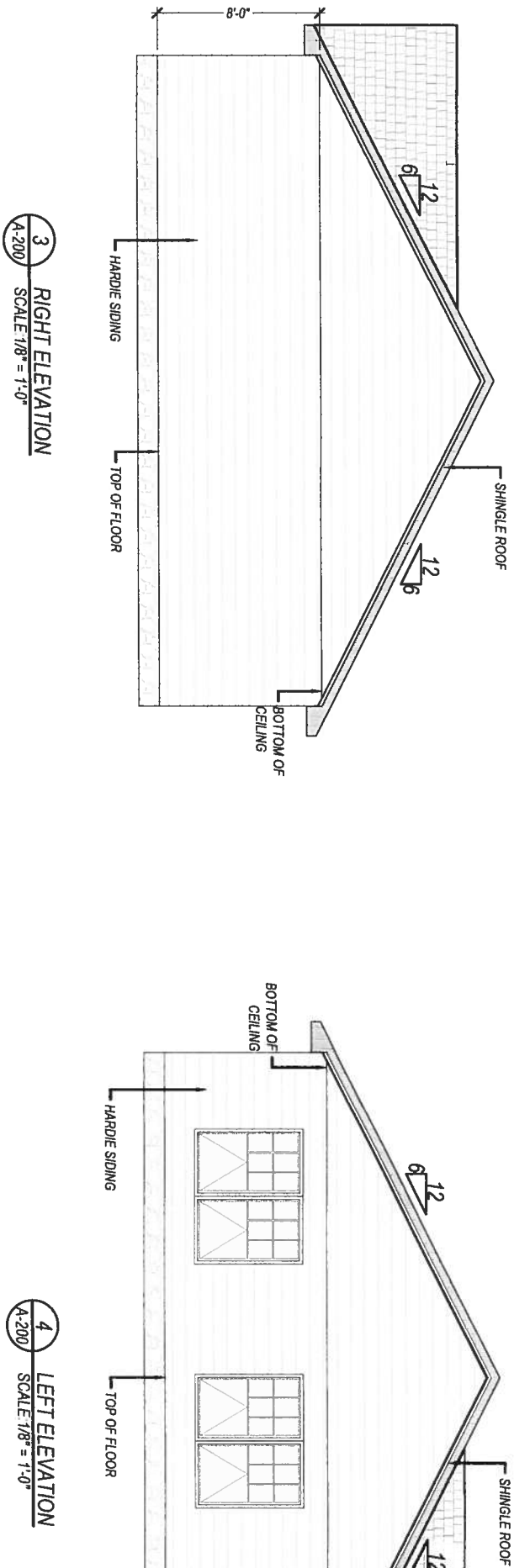
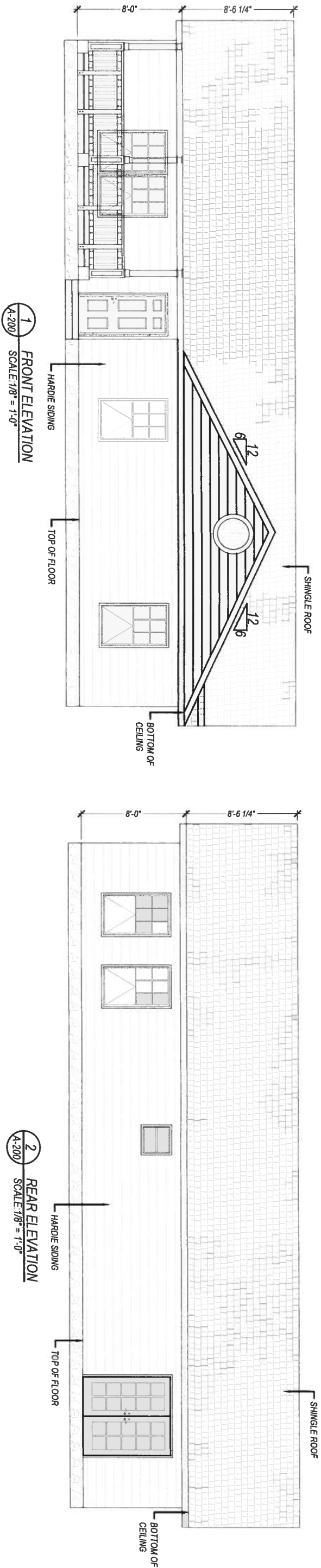
1 FLOOR PLAN  
A-100 SCALE: 3/16" = 1'-0"

SCHEDULE OF OPENING			
TYPE	DIMENSION	REMARKS	QUANTITY /IN NOS
DOORS			
D1	3'-0"x6'-8"	SINGLE DOOR (EXTERIOR WALL)	1
D2	3'-0"x6'-8"	SINGLE DOOR (INTERIOR WALL)	1
D3	2'-8"x6'-8"	SINGLE DOOR (INTERIOR WALL)	4
D4	2'-4"x6'-8"	SWINGING DOOR (INTERIOR WALL)	2
D5	TBD	DOUBLE DOOR (MASTER BEDROOM AND BATHROOM)	2
D6	6'-0"x6'-8"	FRENCH DOOR	1
WINDOWS			
W1	3'-0"x5'-0"	DINING, LIVING, BEDROOM AND MASTER BEDROOM WINDOW	10
W2	2'-0"x2'-0"	BATHROOM WINDOW	1

AREA SCHEDULE	
CONDITIONED AREA	1514.00 SFT
TOTAL AREA	1649.00 SFT

NO.		REVISIONS		DATE		SUBMITTALS		DATE		PREPARED BY		CLIENT		SHEET TITLE		PROJECT		REVISION			
				DATE		2019.08.23		COLUMBIA COUNTY BLDG DEPT		2019.08.23		 ADAM COLLINS ENGINEERING INC. C#1728 - P. 386.320.7400 - WWW.COLLIENSENG.COM		SENEA CONSTRUCTION 18282 69TH DRIVE MCALPIN, FL 32062		FLOOR PLAN		SENEA CONSTRUCTION SPEC HOUSE #2		SHEET NO. A-100	
		DRAWN		DMC																	
		DESIGNED		DMC																	
		CHECKED		ATC																	
		JOB No.		19048																	

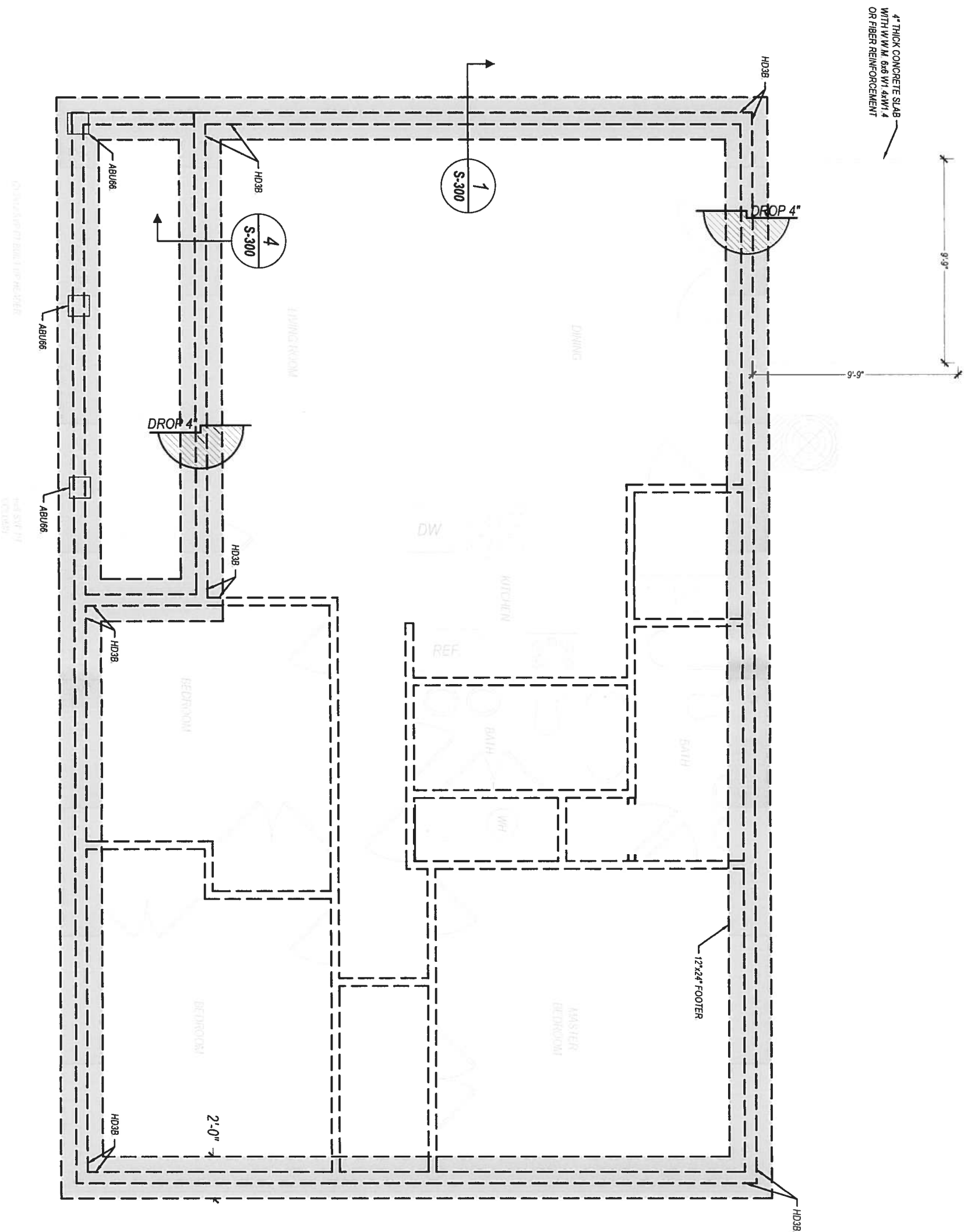
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8/23/19



REVISIONS		DATE	SUBMITTALS		DATE
NO.			DRAWN	DMC	2019 08 23
			DESIGNED	DMC	
			CHECKED	ATC	
			JOB No.	18048	
			PREPARED BY		
			COLUMBIA COUNTY BLDG DEPT		
			2019 08 23		
			ADAM COLLINS ENGINEERING INC.		
			C# 31728 - P. 386 320 7400 - WWW.COLLINSENG.COM		
			CLIENT		
			SENEA CONSTRUCTION		
			18282 69TH DRIVE		
			MCALPIN, FL 32062		
			SHEET TITLE		
			ELEVATIONS		
			PROJECT		
			SENEA CONSTRUCTION		
			SPEC HOUSE #2		
			REVISION		
			NUMBER		
			SHEET NO.		
			A-200		

ALL SET  
8/23/19





**NOTE:**  
ALL CAST IN ANCHOR BOLTS TO MEET REQUIREMENTS SPECIFIED IN SCHEDULE  
OF REQUIRED FOUNDATION AND WALL BEARING MECHANICAL FASTENERS.

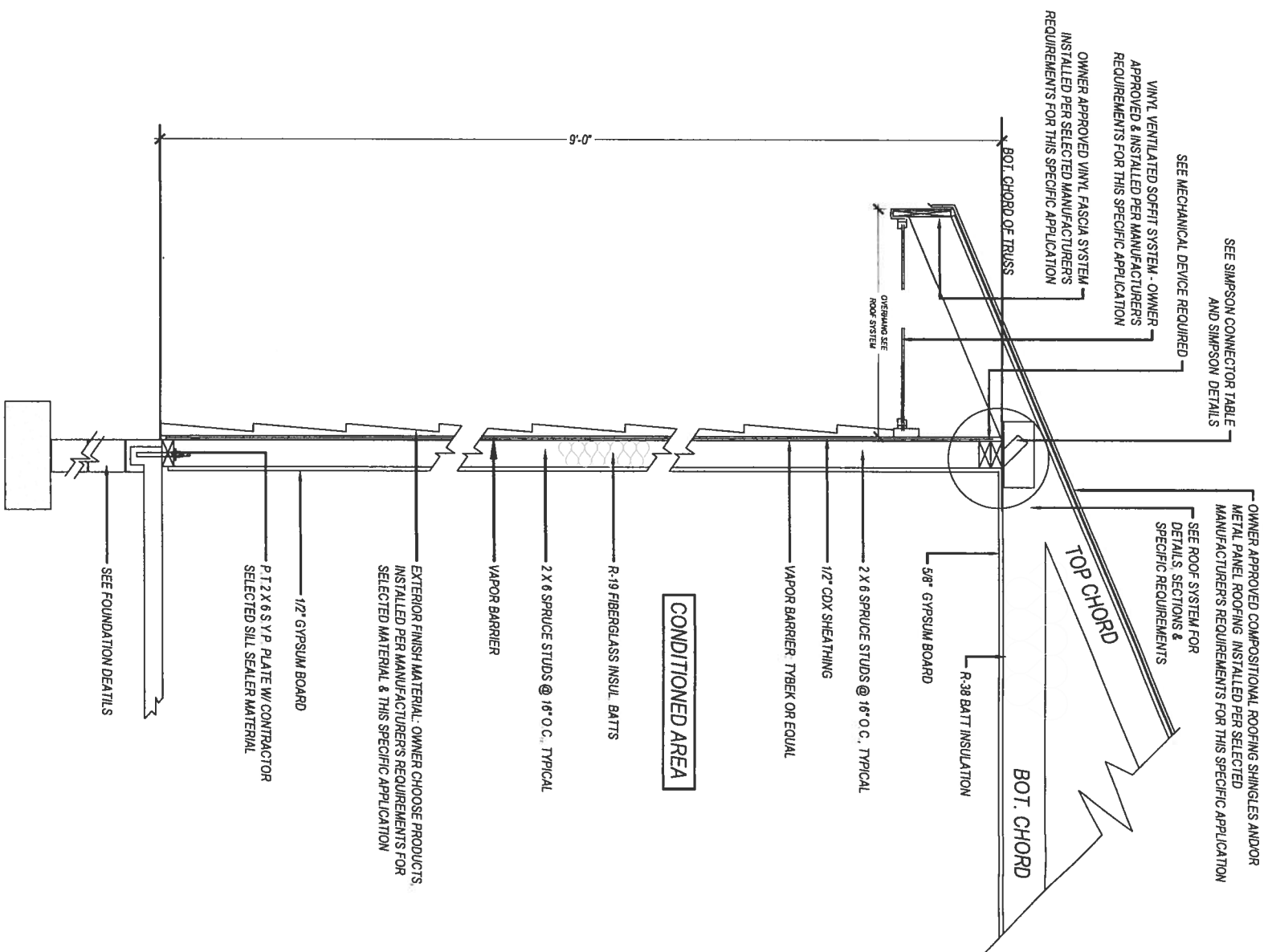
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			2019 08 23	COLUMBIA COUNTY BLDG DEPT	2019 08 23	 <b>ADAM COLLINS</b> ENGINEERING INC. CMM 31728 - P 386 320 7400 - WWW.COLLINSENG.COM	SENECA CONSTRUCTION 18282 69TH DRIVE MCALPIN, FL 32062	FOUNDATION PLAN	SENECA CONSTRUCTION SPEC HOUSE #2	S-200
	DRAWN	DMC								
	DESIGNED	DMC								
	CHECKED	ATC								
	JOB NO.	18048								

8/23/19






8/23/19



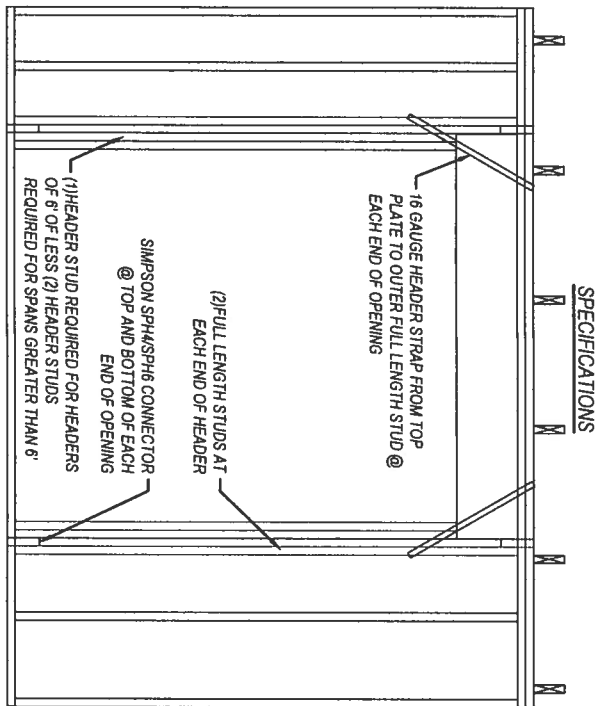
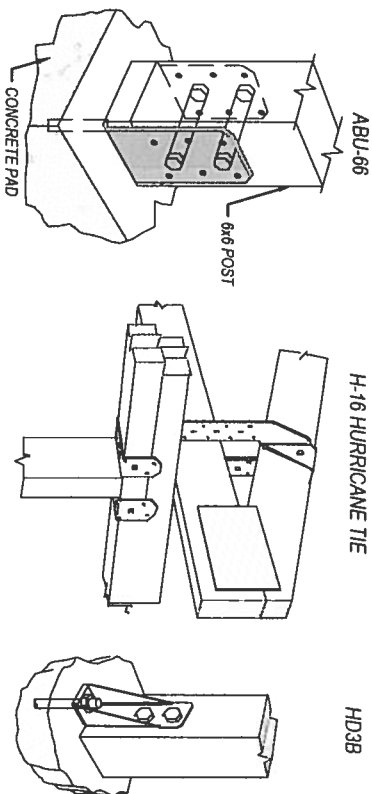
1  
S-400

TYPICAL SECTION

SCALE: N.T.S.

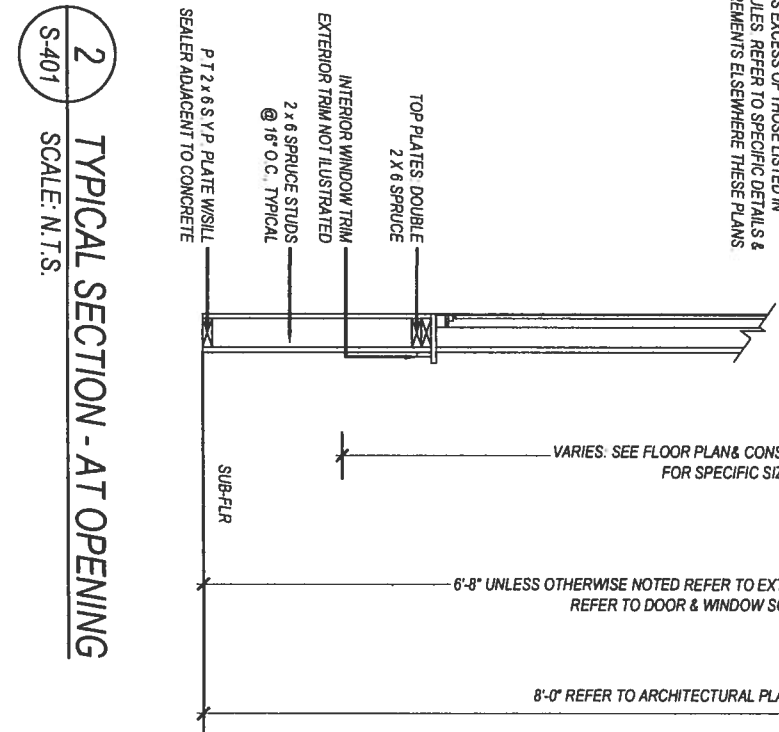
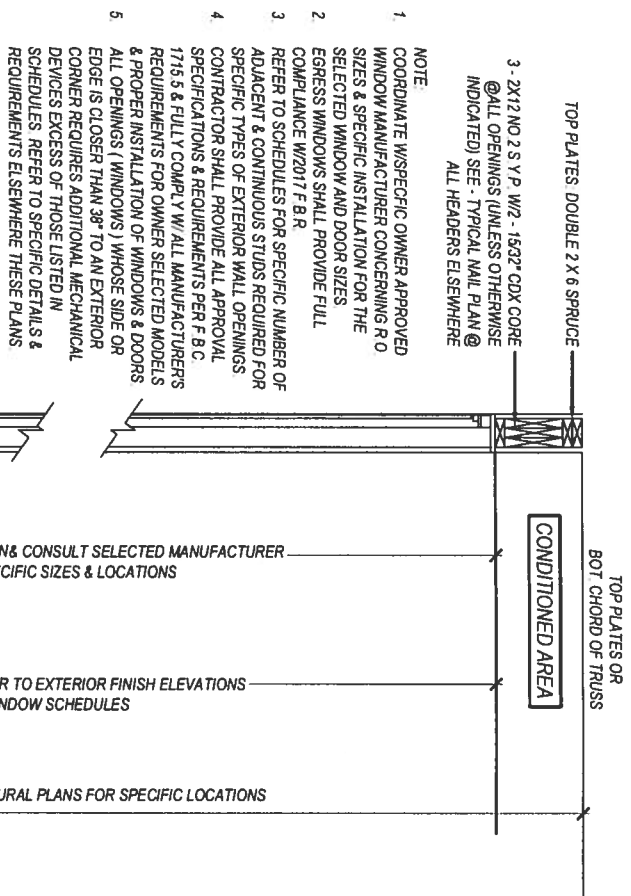
NO.	REVISIONS	DATE	DATE	SUBMITTALS	DATE	<div><b>ADAM COLLINS</b> ENGINEERING INC. CMAA 31728 - P. 386 320 7400 - WWW.COLLINSENG.COM</div>	CLIENT SENECA CONSTRUCTION 18282 69TH DRIVE MCALPIN, FL 32062	SHEET TITLE STRUCTURAL DETAILS-I	PROJECT SENECA CONSTRUCTION SPEC HOUSE #2	REVISION NUMBER
					SHEET NO.					
	DRAWN	DMC	COLUMBIA COUNTY BLDG DEPT.	2019 08 23						
	DESIGNED									
	CHECKED	ATC								
	JOB NO.	19048								S-400

TYPE	UPLIFT CAPACITY (LBS)	LATERAL CAPACITY (LBS)	LOCATION
H2.5A	600	110	TRUSS TO PLATE
H16	1,470	-/-	TRUSS TO BEAM/PLATE
HD3B	3,130	-/-	BOTM.PLATE TO FOUND.
SPH4/SPH6	1,240	-/-	PLATE TO STUD
RSR4	315	-/-	PLATE TO STUD

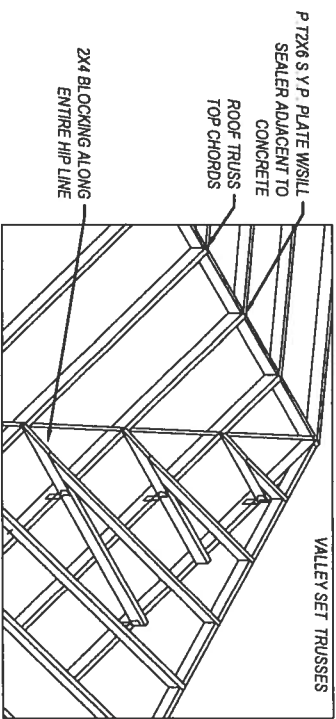


### TYPICAL FRAMING & UPLIFT CONNECTION FOR OPENINGS

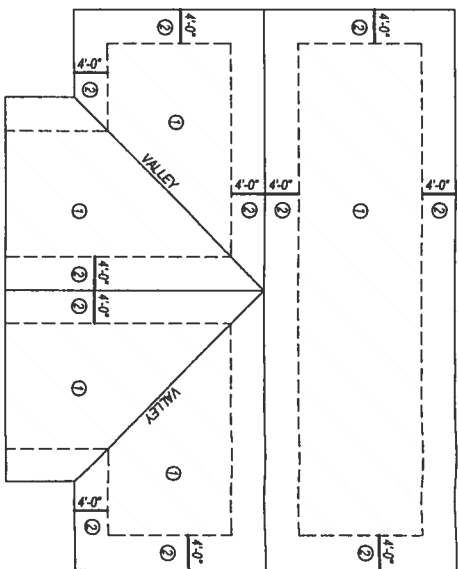
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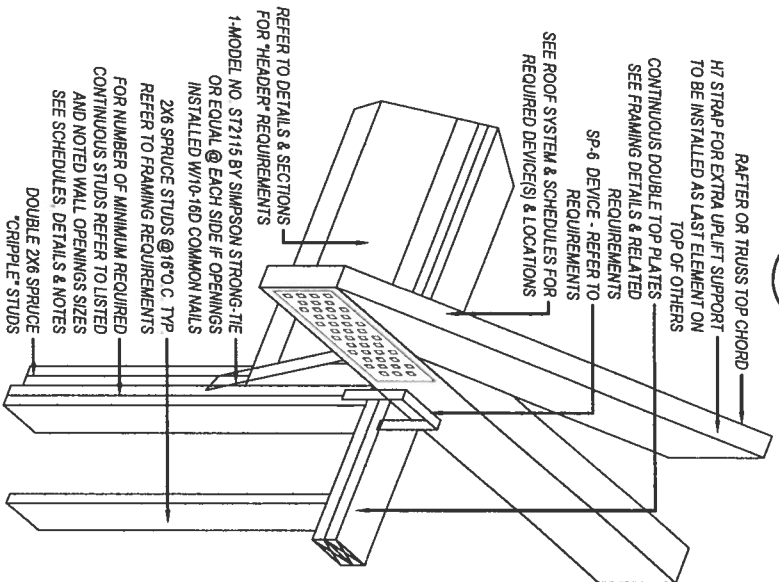
2 TYPICAL SECTION - AT OPENING  
S-401 SCALE: N.T.S.



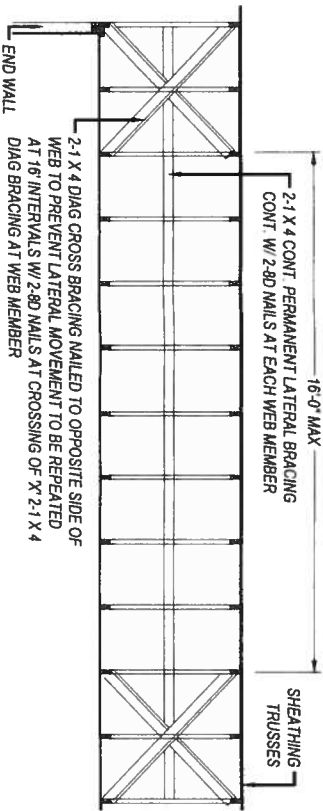
7 VALLEY FRAMING DETAIL  
S-401 SCALE: N.T.S.



3 ROOF SHEATHING DIAGRAM  
S-401 SCALE: N.T.S.



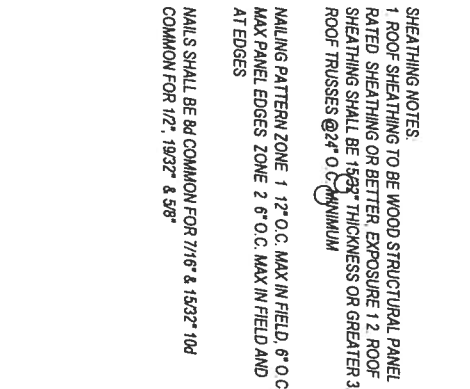
5 PROJECTED EXTERIOR WALL OPENING  
S-401 SCALE: N.T.S.



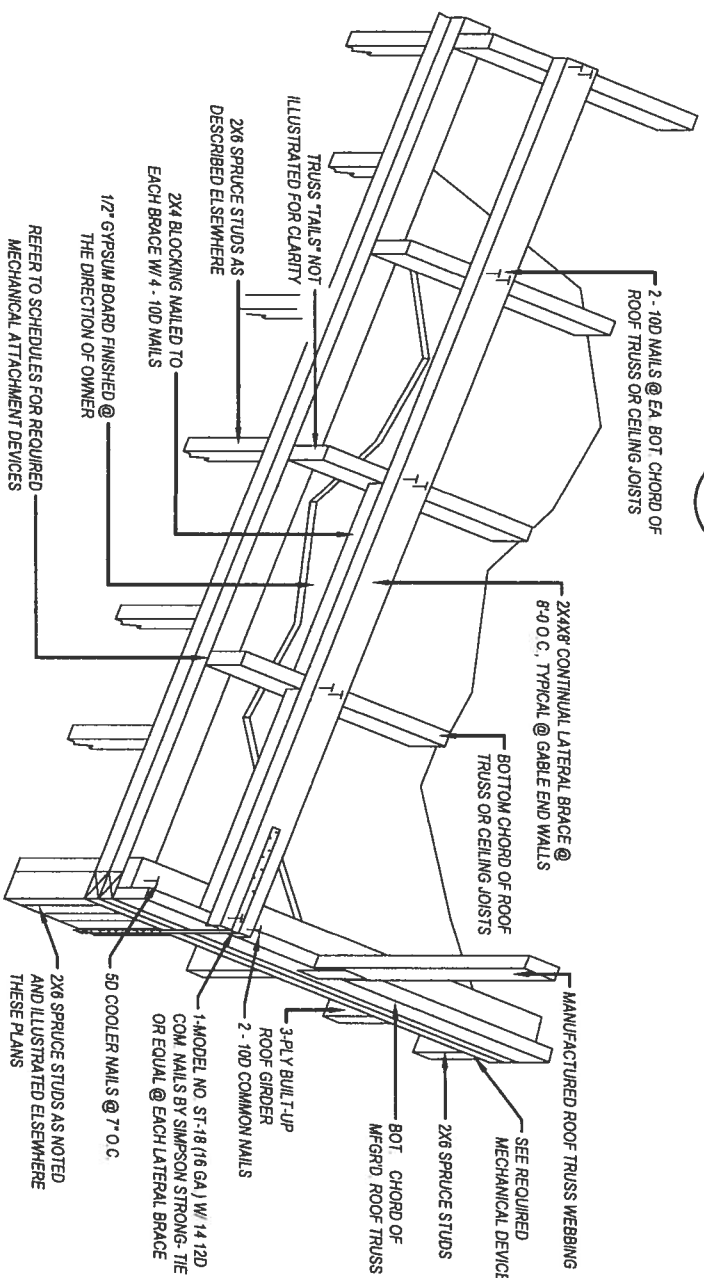
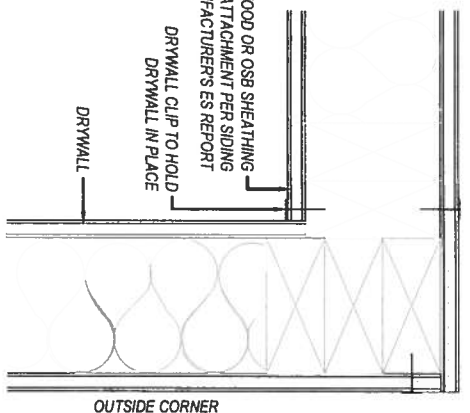
8  
S-401

TYPICAL TRUSS BRACING DIAGRAM


SCALE: N.T.S.



4	DETAIL OF CORNER STUD
S-401	SCALES: NTS



6 CEILING CONNECTION @ GABLE ENDWALLS/SIDEWALLS  
S-401 SCALE: N.T.S.

NO.	REVISIONS	DATE	DATE	SUBMITTALS	DATE	PREPARED BY	CLIENT	SHEET TITLE	PROJECT	REVISION NUMBER
			2019.08.23	COLUMBIA COUNTY BLDG DEPT	2019.08.23	 <b>ADAM COLLINS</b> ENGINEERING INC. CA# 31728 - P 386 320 7400 - WWW.COLLISENG.COM	SENECA CONSTRUCTION 18282 69TH DRIVE MCALPIN, FL 32062	STRUCTURAL DETAILS-II	SENECA CONSTRUCTION SPEC HOUSE #2	
	DRAWN	DMC								
	DESIGNED	DMC								
	CHECKED	ATC								
	JOB NO.	19048								
S-401										

8/23/19



HARDE LAP SIDING - FINISH STYLE AS  
SELECTED & FINISHED BY OWNER  
INSTALLED PER MANUFACTURER'S  
REQUIREMENTS FOR THIS SPECIFIC  
APPLICATION

1/2" CDX SHEATHING  
SEE VERTICAL JOINT NOTE

#8D COMMON NAILS @ 3" O.C. @ EDGES OF PANEL

#8D COMMON NAILS @ 6" O.C. @ INTERIOR OF PANEL

SHEATHING SPLICE REQUIREMENTS

3/16" TYPICAL @ ALL SHEATHING PANEL EDGES & JOINTS

NOTE: VERTICAL JOINTS SHALL NOT OCCUR ON SAME  
STUD IN SUCCEEDING ROWS OF SHEATHING

DOUBLE 2X6 SPRUCE  
TOP PLATES, TYPICAL

R-19 FIBERGLASS  
INSUL. BATTS

#8D COMMON NAILS @ 3" O.C.  
@ EDGES OF PANEL

CONTRACTOR SELECTED

VAPOR BARRIER

2X4 SPRUCE @ SPLICES

2X6 SPRUCE STUDS @

16" O.C., TYPICAL

#8D COMMON NAILS @ 6" O.C.  
@ INTERIOR OF PANEL

2X6 SPRUCE STUDS @

16" O.C., TYPICAL

2X6 SPRUCE STUDS @

16" O.C., TYPICAL

1/2" CDX SHEATHING  
SEE VERTICAL JOINT NOTE

S.F.  
2X6 BOT. PLATE

2X6 SPRUCE STUD REFER TO EXTERIOR  
WALL SECTIONS AND REQUIREMENTS

1. MODEL NO. SP6 BY SIMPSON STRONG-TIE  
OR EQUAL @ STUD TO BOTTOM PLATES  
CONNECTIONS @ 4" ON CENTER TO ALIGN W/  
ALL MECHANICAL FASTENING DEVICES @  
TOP PLATE OF EXTERIOR WALLS

2X6 SPRUCE BOTTOM PLATES

EACH SIDE OF STUD, TYPICAL

## 9A TOP PLATE DEVICES

S-402 SCALE: N.T.S.

1. MODEL NO. SP6 BY SIMPSON STRONG-TIE OR  
EQUAL @ STUD TO DOUBLE TOP PLATES  
CONNECTIONS @ 4" ON CENTER TO ALIGN W/  
ALL MECHANICAL FASTENING DEVICES @  
BOTTOM PLATE OF EXTERIOR WALLS

2. 2X6 SPRUCE  
TOP PLATES

EACH SIDE OF STUD,  
TYPICAL

2X6 SPRUCE STUD REFER TO  
EXTERIOR WALL SECTIONS  
AND REQUIREMENTS

## 9B BOTTOM PLATE DEVICES

S-402 SCALE: N.T.S.

TYPICAL 5D  
COMMON NAILS

1/2" GYPSUM BOARD INTERIOR  
(MINIMUM REQUIRED) FINISHED  
@ DIRECTION OF OWNER

R-19 FIBERGLASS  
INSULATION BATTS

NOTE  
GYPSUM BOARD SHALL BE INSTALLED W/ 5d  
(COOLER) NAILS @ 7" O.C. @ EDGES OF PANEL & @  
INTERIOR AREAS OF PANEL(S). 1 1/4" TYPE W. #8  
DRYWALL SCREWS MAY BE SUBSTITUTED FOR  
NAILS @ THE PREVIOUSLY DESCRIBED SPACINGS(S)  
FOR NAILS

2X6 SPRUCE  
STUDS @ 16" O.C. SHEATHING IMPREGNATED FELT

HARDE LAP SIDING  
EXTERIOR FINISH MATERIAL

## 10 TYP. ENLARGED PLAN VIEW: EXTERIOR WALL

S-402 SCALE: N.T.S.

## 9 SHEATHING DETAIL - ELEVATION VIEW

S-402 SCALE: N.T.S.

ALL LATERAL BRACES LAPPED  
AT LEAST TWO TRUSSES

2x4 BRACE

452x4 DIAGONAL BRACING

NOTE  
1. ALL OWNER APPROVED TRIM AND FASCIA MATERIALS SHALL BE INSTALLED PER  
SELECTED MANUFACTURER'S REQUIREMENTS FOR THIS SPECIFIC APPLICATION

REFER TO EXTERIOR FINISH  
ELEVATIONS FOR TRIM

#15 ASPHALT  
IMPREGNATED FELT

#8D COMMON NAILS @ 3" O.C.  
@ INTERIOR OF PANEL

#8D COMMON NAILS @ 3"  
O.C. @ EDGES OF PANEL

MANUFACTURED ROOF  
TRUSS TOP CHORD

SEE ROOF SYSTEM FOR MAXIMUM  
(OVERHANGS)

BOT. CHORD

1/2" CDX SHEATHING

HARDE LAP EXTERIOR SIDING INSTALLED PER  
SELECTED MANUFACTURER'S REQUIREMENTS  
FOR THIS SPECIFIC APPLICATION

## 13 TRUSS CONNECTOR W/ STRAP

S-402 SCALE: N.T.S.

H16 TRUSS  
CONNECTOR

H7 TRUSS STRAP  
FOR ADDITIONAL  
UP/LIFT SUPPORT

## 11 TRUSS BOTTOM CHORD BRACING DIAGRAM

S-402 SCALE: N.T.S.

## 12 GABLE ENDWALL SHEATHING REQUIREMENTS

S-402 SCALE: N.T.S.

NO.	REVISIONS	DATE

DATE	SUBMITTALS
2019.08.23	COLUMBIA COUNTY BLDG DEPT

DATE	PREPARED BY
2019.08.23	ADAM COLLINS
	ENGINEERING INC.
	CAD# 31728 - P. 386.320.7400 - WWW.COLLINSENG.COM

CLIENT
SENEA CONSTRUCTION
18282 69TH DRIVE
MCALPIN, FL 32062

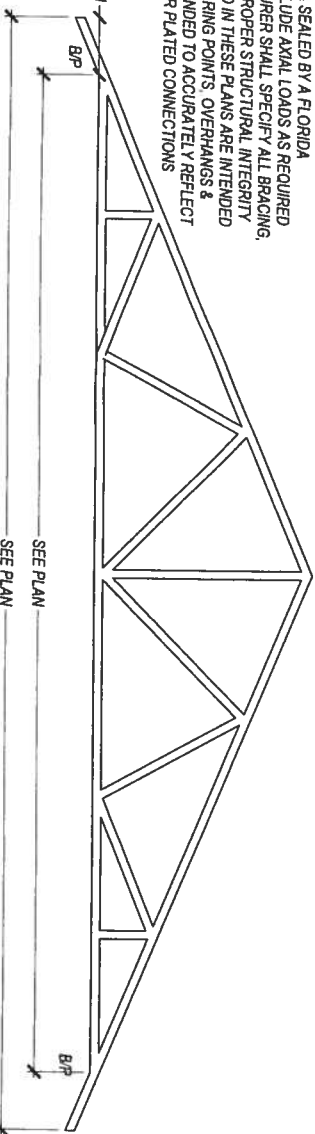
SHEET TITLE
STRUCTURAL
DETAILS-III

PROJECT
SENEA CONSTRUCTION
SPEC HOUSE #2

REVISION NUMBER	SHEET NO.
	S-402

8/23/19

1. **NOTE** SEE PL  
SEE HOWLANDS TRUSS PACKAGE # 18-2157.  
CONTRACTOR SHALL CONFIRM ALL LISTED  
DIMENSIONS, PITCH, AND RELATED ELEMENTS  
PRIOR TO CONSTRUCTION.



NOTE: REFER TO AND COORDINATE W/ DETAILS, SECTIONS & SCHEDULES FOR REQUIRED MECHANICAL ATTACHMENT DEVICES ELSEWHERE THESE PLANS.

1. MANUFACTURED ROOF TRUSS TOP CHORDS

2. RAKE, EAVE AND RIDGE PANEL ELEMENTS BY APPROVED STEEL ROOFING MANUFACTURER.

ATTACH OWNER SELECTED SHINGLE MATERIAL, PER MANUFACTURERS REQUIREMENTS

#30 ASPHALT IMPREGATED FELT, MIN.

MFGD. ROOF TRUSS TOP CHORD

#8D COMMON NAILS @ 6" O.C. @ BOARD/PANEL EDGES, TYPICAL

1 - MODEL NO. PSC1 BY SIMPSON STRONG TIE OR EQUAL @ EACH JOINT SPAN OF SHEATHING. CONTRACTOR SHALL COORDINATE APPROPRIATE SIZE W/ SPECIFIED SHEATHING

#8D COMMON NAILS @ 12" O.C. @ INTERIOR AREAS OF PANELS

MFGD. ROOF TRUSS TOP CHORD(S)

#8D COMMON NAILS @ 6" O.C. @ INTERIOR OF PANELS

1/2" CDX SHEATHING

#8D COMMON NAILS @ 6" O.C. @ BOARD/PANEL EDGES, TYPICAL

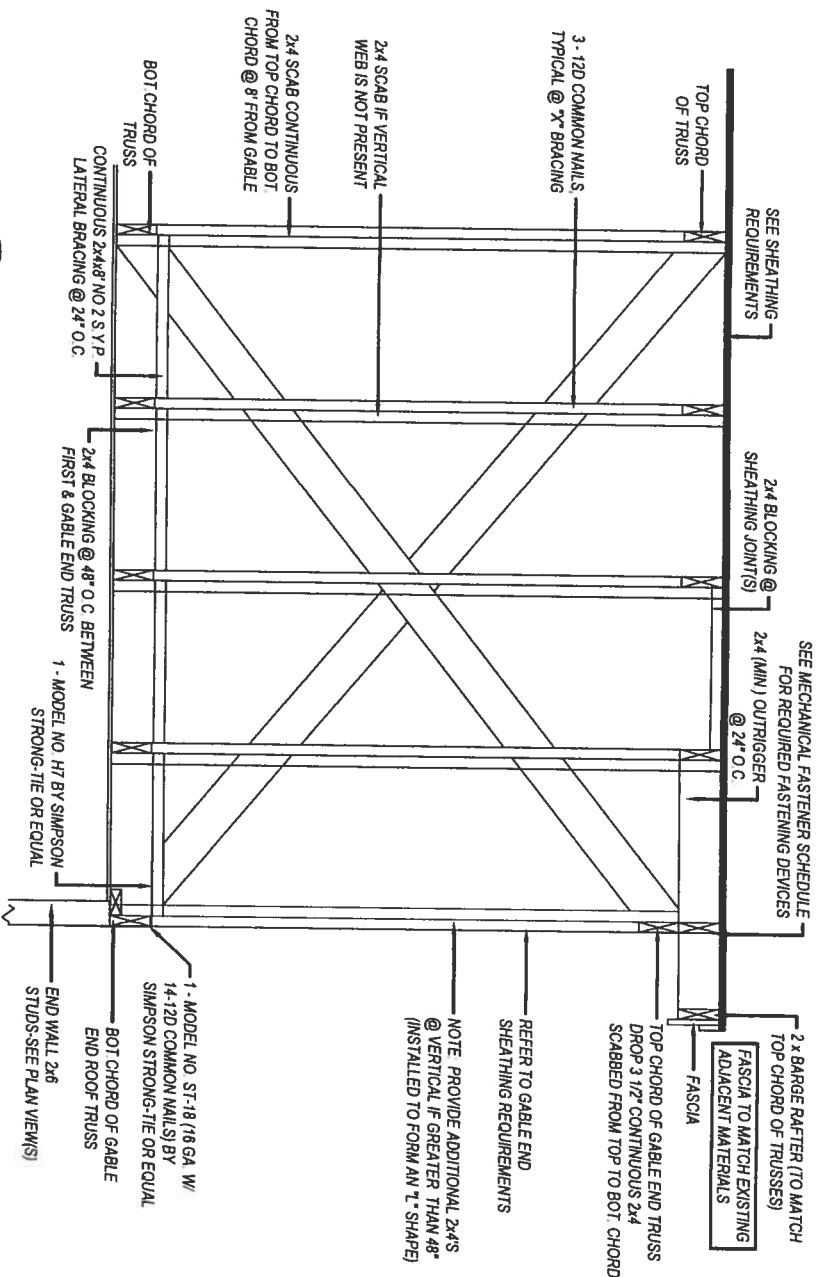



Diagram illustrating the elevation view of a gable end truss system, showing various structural components and their specifications:

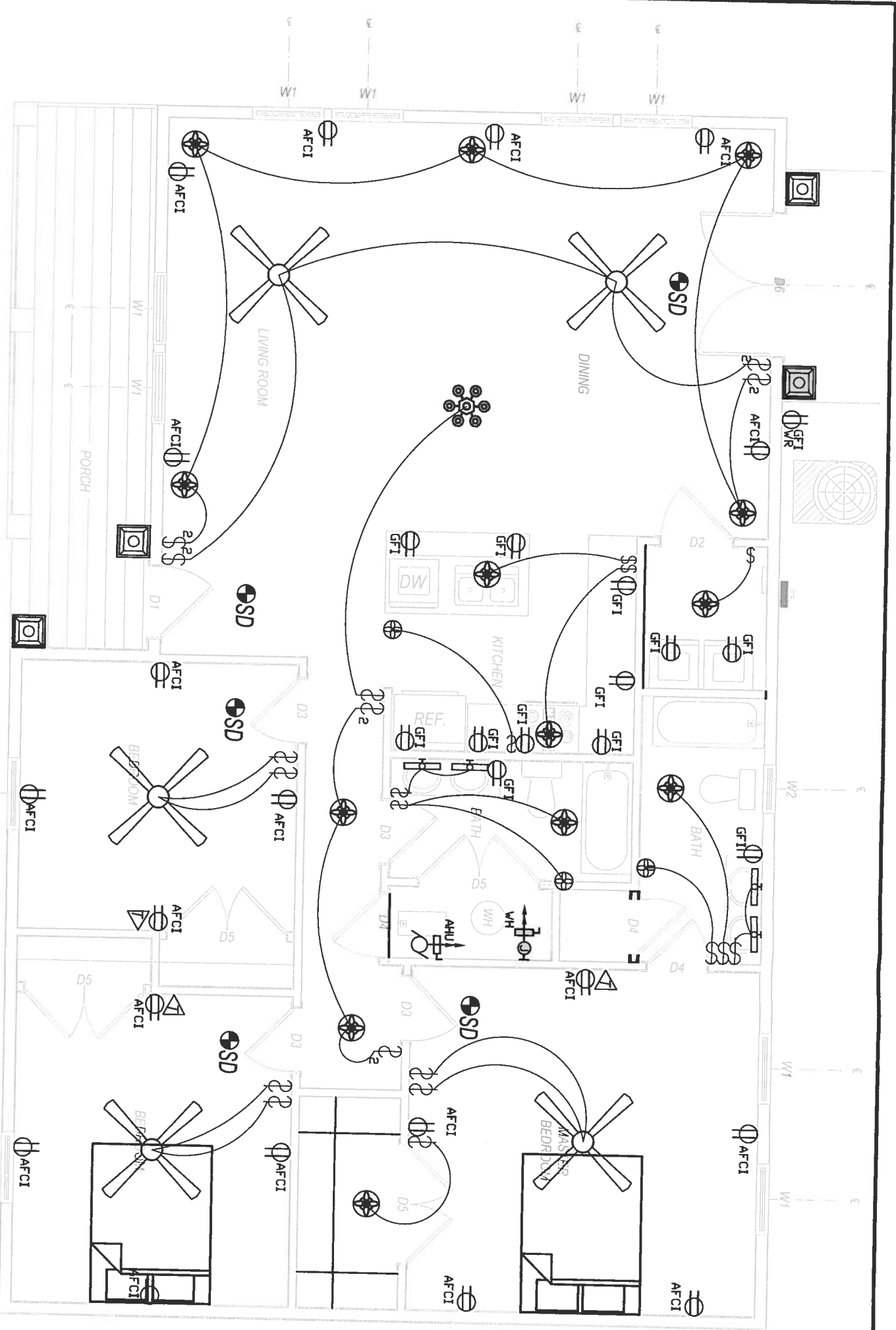
- TOP CHORD OF TRUSS**
- SEE SHEATHING REQUIREMENTS**
- 2x4 BLOCKING @ SHEATHING JOINT(S)**
- 2x4 (MIN) OUTRIGGER @ 24" O.C.**
- SEE MECHANICAL FASTENER SCHEDULE FOR REQUIRED FASTENING DEVICES**
- 12D COMMON NAILS**
- 12D COMMON NAILS**
- SCAB CONTINUOUS**
- SCAB IF VERTICAL**
- EB IS NOT PRESENT**
- TOP CHORD TO BOT CHORD @ 8' FROM GABLE**
- CONTINUOUS 2x4x8" NO 2 SYP**
- LATERAL BRACING @ 24" O.C.**
- 2x4 BLOCKING @ 48" O.C. BETWEEN FIRST & GABLE END TRUSS**
- 1 - MODEL NO. H7 BY SIMPSON STRONG-TIE OR EQUAL**
- 1 - MODEL NO. ST-18 (16 GA. W/ 14-12D COMMON NAILS) BY SIMPSON STRONG-TIE OR EQUAL**
- 2x BARGE RAFTER (TO MATCH TOP CHORD OF TRUSSES)**
- FASCIA TO MATCH EXISTING ADJACENT MATERIALS**
- FASCIA**
- TOP CHORD OF GABLE END TRUSS DROP 3 1/2" CONTINUOUS 2x4 SCABBED FROM TOP TO BOT. CHORD**
- REFER TO GABLE END SHEATHING REQUIREMENTS**
- NOTE: PROVIDE ADDITIONAL 2x4'S @ VERTICAL IF GREATER THAN 48" (INSTALLED TO FORM AN "L" SHAPE)**
- END WALL 2x6 STUDS-SEE PLAN VIEW(S)**
- END ROOF TRUSS**
- BOT CHORD OF GABLE**

**PREPARED BY**

 **ADAM COLLINS**  
ENGINEERING INC.

NAV 3192B - D-356 200 7200 - QUARTER ON LANDING COAT

8/23/19



ELECTRICAL	COUNT	SYMBOL
CEILING FAN GLOBE 1	5	
CEILING GLOBE LIGHT	0	
CHANDELLIER	1	
PENDANT LIGHT	0	
POT LIGHT	13	
WALL MOUNT 1	0	
WALL MOUNT 2	4	
BATHROOM SCONCE	4	
ELECTRICAL PANEL	1	
EXHAUST FAN	3	
METER	1	
OUTLET GFI	12	
OUTLET WP	1	
OUTLET AFCI	19	
SMOKE DETECTOR	5	
SWITCH	16	
SWITCH 3 WAY	0	
SWITCH DOUBLE	6	

1

ELECTRICAL PLAN

E-100

SCALE 3/16" = 1'-0"

ELECTRICAL NOTES:

1. WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS
2. CONSULT THE OWNER FOR THE NUMBER OF SEPARATE TELEPHONE LINES TO BE INSTALLED
3. INSTALLATION SHALL BE PER NATIONAL ELECTRICAL CODE
4. ALL SMOKE DETECTORS SHALL BE 120V WITH BATTERY BACKUP OF THE PHOTOELECTRIC TYPE AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.
5. TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER OWNER'S DIRECTIONS, AND IN ACCORDANCE WITH APPLICABLE SECTIONS OF NEC LATEST EDITION.
6. ELECTRICAL CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELECTRICAL PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE WITH ALL CIRCUITS IDENTIFIED WITH CIRCUIT NUMBER, DESCRIPTION, AND BREAKER SERVICE ENT. AND ALL UNDERGROUND WIRE LOCATIONS. ROUTING DEPTH, RISER DIAGRAM SHALL INCLUDE WIRE SIZES, TYPE AND EQUIPMENT TYPE WITH RATINGS AND LOADS. CONTRACTOR SHALL PROVIDE 1 COPY OF "AS-BUILT" DRAWINGS TO OWNER AND 1 COPY TO PERMITTING AUTHORITY.
7. ALL BEDROOM RECEPTACLES SHALL BE ON AFCI PROTECTED CIRCUITS
8. ALL BATHROOM RECEPTACLES SHALL BE GFCI

NO.	REVISIONS	DATE	DATE
	DRAWN	2018.08.23	
	DMC		
	DESIGNED		
	CHECKED		
	ATC		
	JOB NO.	18048	

SUBMITTALS	DATE
COLUMBIA COUNTY BLDG DEPT	2018.08.23

PREPARED BY

ADAM COLLINS  
ENGINEERING INC.

CLIENT

SENEA CONSTRUCTION  
18282 69TH DRIVE  
MCALPIN, FL 32062

SHEET TITLE

ELECTRICAL PLAN

PROJECT

SENEA CONSTRUCTION  
SPEC HOUSE #2

REVISION NUMBER	SHEET NO.
	E-100