

FOUNDATION NOTES

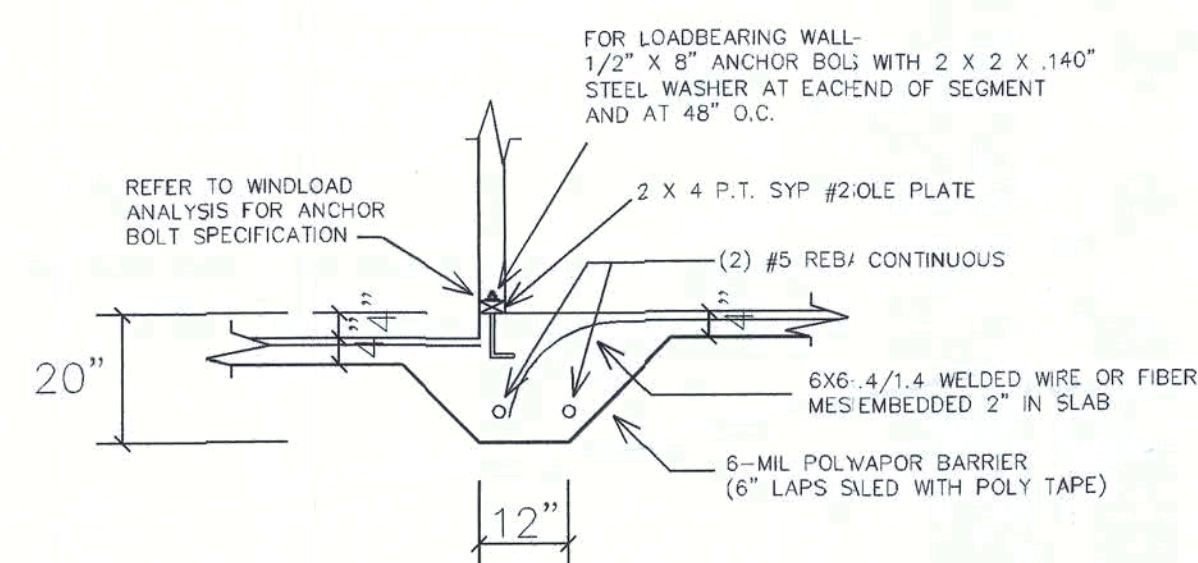
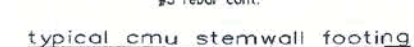
4" THICK SLAB WITH FIBER MESH O 6 x 6 W.W.M. OVER 6 MIL VAPOR BARRIER ON CLEAN TERMITE TREATED SOIL. FIBER MESH MAY BE USED. ALL STEEL MUST BE GRADE 40 MIN 15000 PSF SOIL BEARING PRESSURE. MIN. 8" C.M.U. STEMWALL WITH (1) #5 REBAR VERTICALLY PER FOOT OF STEMWALL AT ALL CORNERS AT ALL O.C. MAX. SPACING

10" DEEP X 20" WIDE WITH (3) #5 REBAR CONT. STEMWALL FOOTING. THICKEN EDGE OF MONOLITHIC SLAB TO 16" WIDE X 20" DEEP WITH (3) #5 REBAR CONTINUOUS.

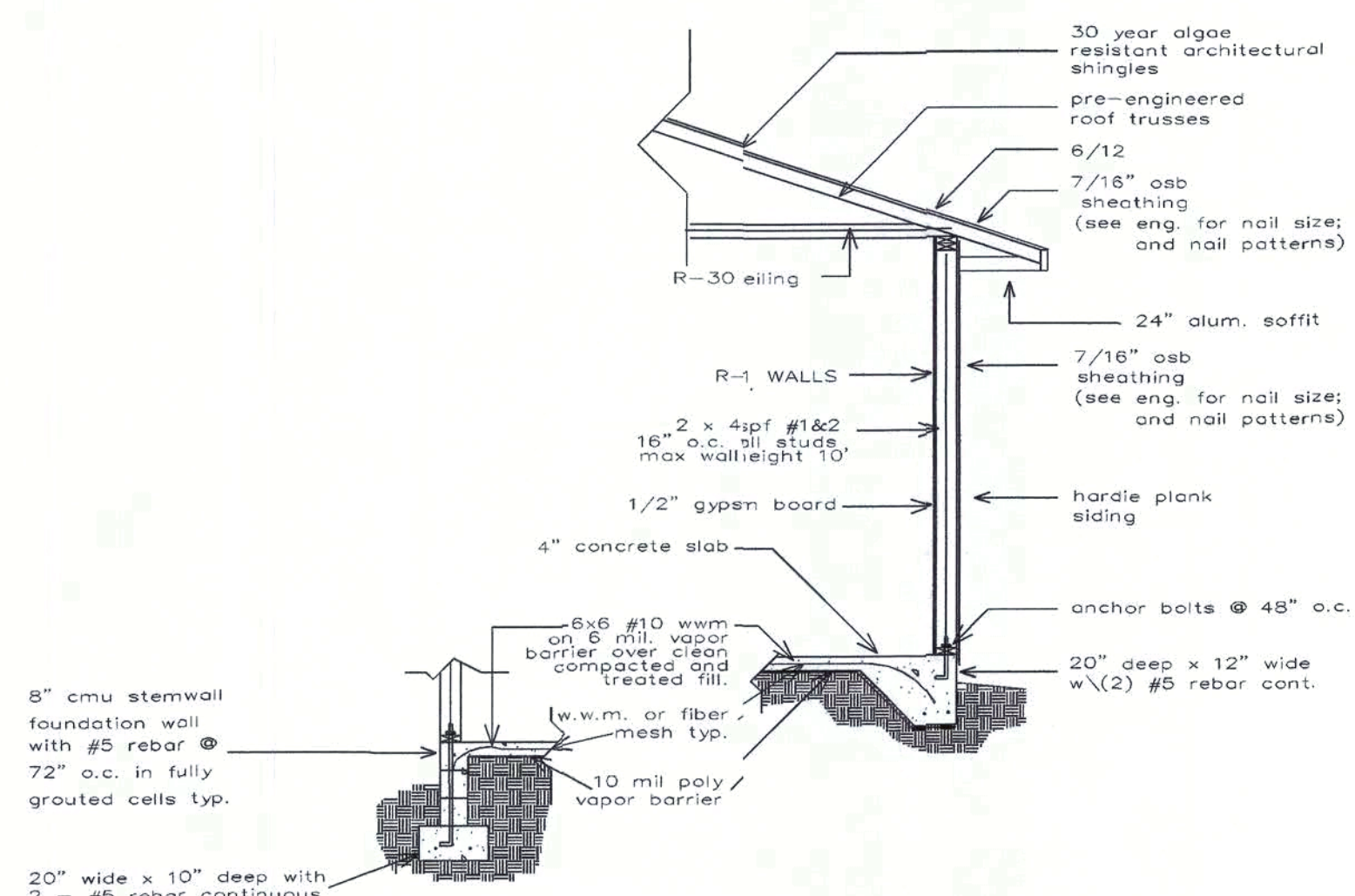
Contractors to verify all dimensions codes and designs to comply with authorities having jurisdiction. All steel must be grade 40 minimum.

Verify all footings with contractor and truss company's truss layout.

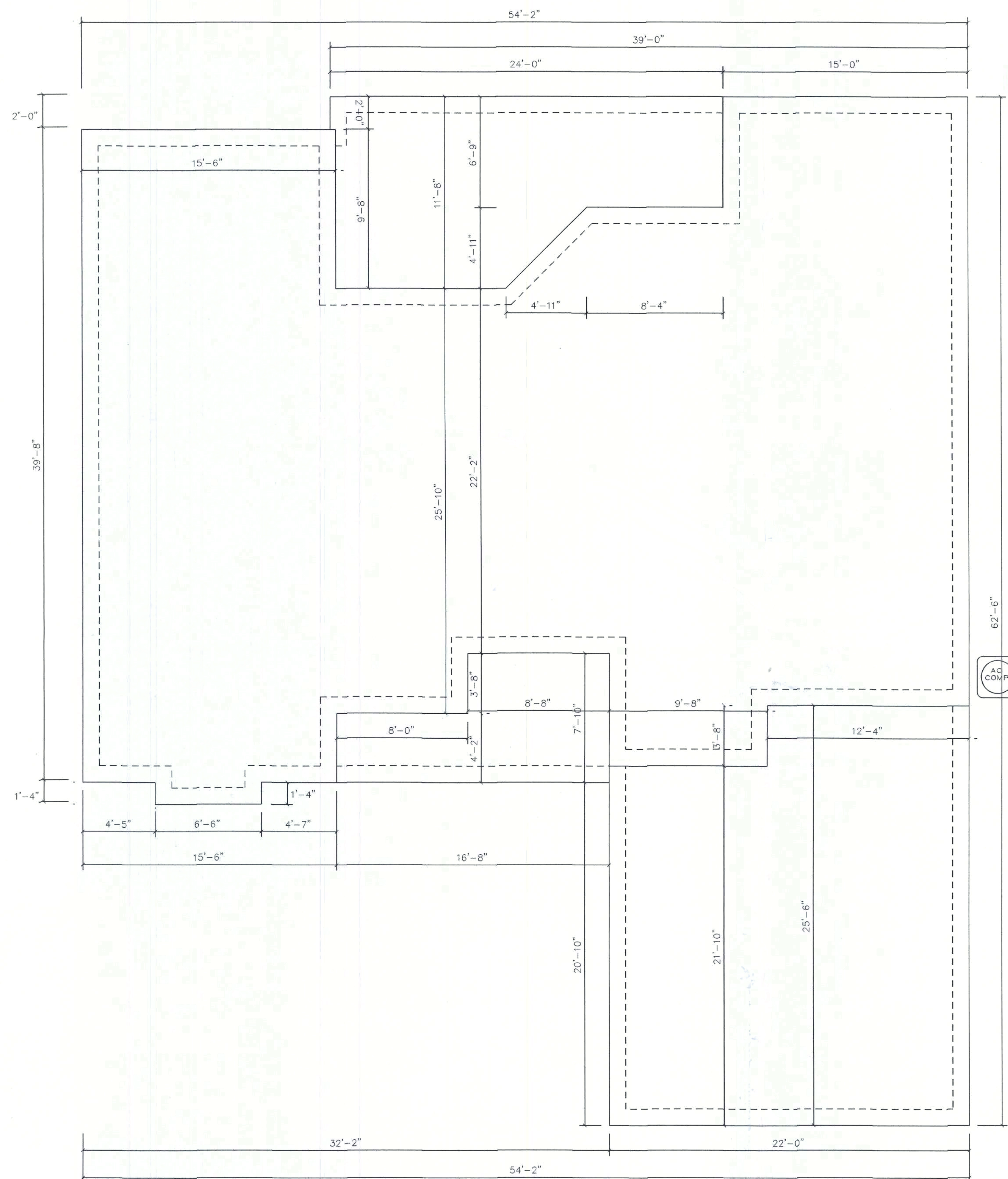
CODE STATEMENT:  
CODE REQUIREMENTS IN EFFECT AT THE TIME OF DESIGN:  
2017 FLORIDA RESIDENTIAL BUILDING CODE (6TH EDITION)



TYPICAL STEPPED SLAB



IT IS THE RESPONSIBILITY OF THE STATE LICENSED CONTRACTORS TO VERIFY ALL DIMENSIONS, CODES AND STRUCTURAL DESIGNS TO COMPLY WITH ALL AUTHORITIES HAVING JURISDICTIONS.



(c)

DWC CONTRACTING  
30 NE SANTA FE BLVD  
HIGH SPRINGS FLORIDA  
(386) 454-1730

LOT 24 \ THORNWOOD  
FORT WHITE, FLORIDA

## FOUNDATION PLAN

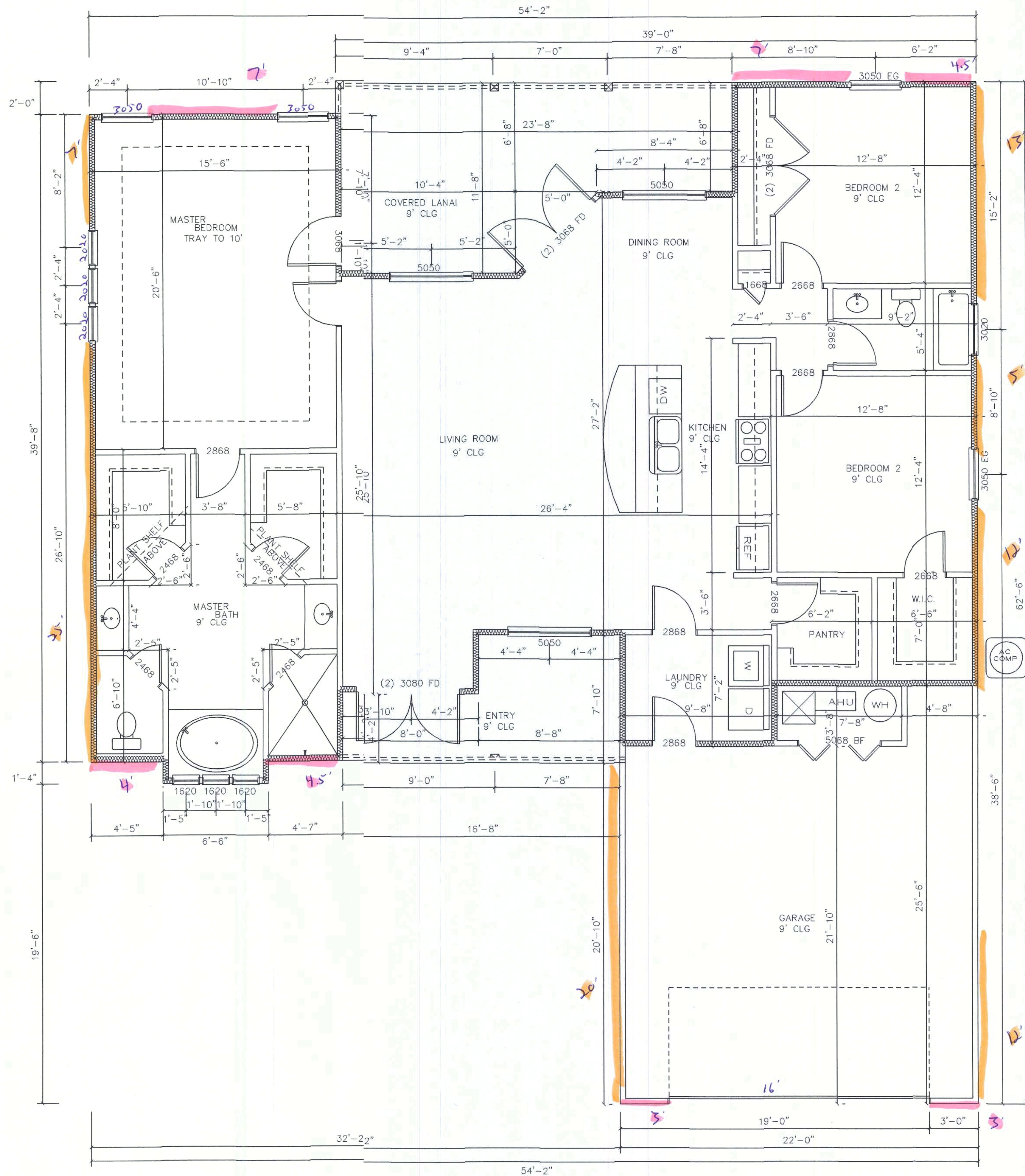
SCALE: 1/4"=1'-0"

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FLOOR PLAN

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

11/9/17 JOB # 2008

2/17/20

LIVING AREA	1843
FRONT ENTRY	101
COVERED LANAI	222
GARAGE	526
TOTAL AREA	2692



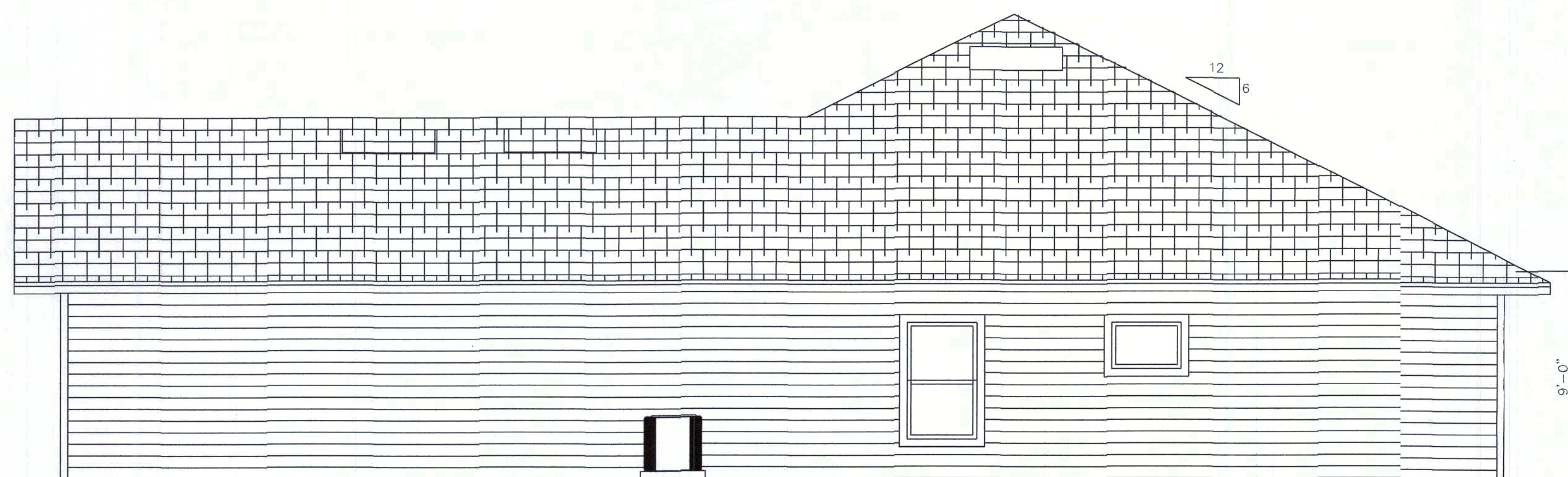




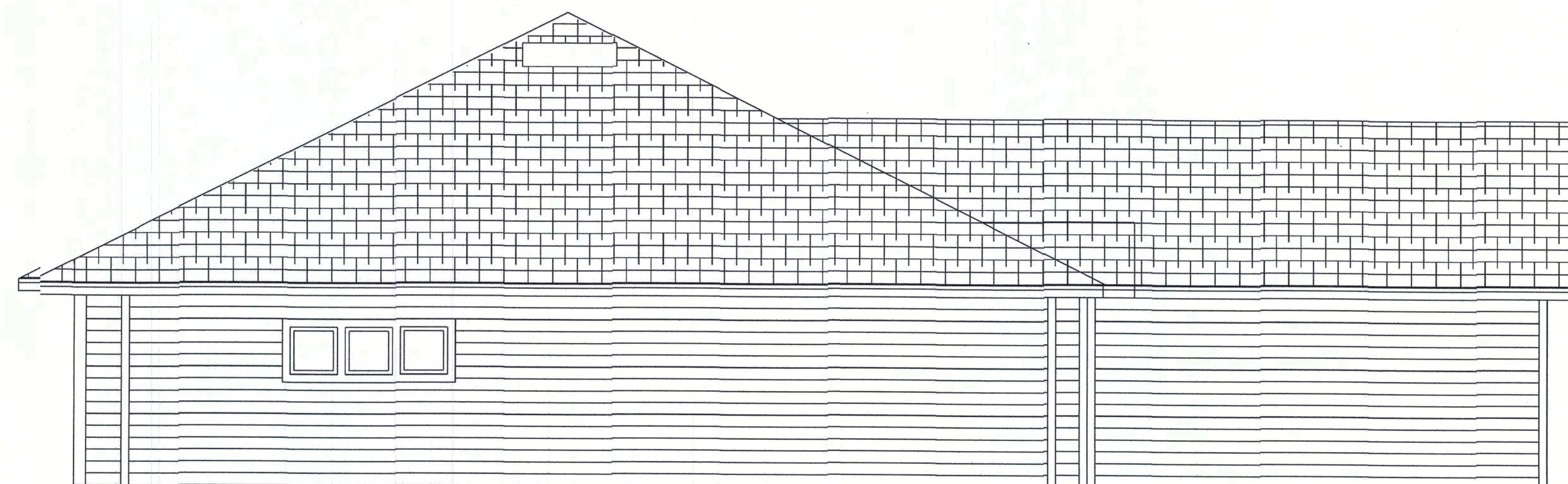
FRONT ELEVATION



REAR ELEVATION



RGHT ELEVATION



LEFT ELEVATION

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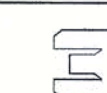
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ELEVATIONS

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

11/9/17 JOB # 1718





STRUCTURAL NOTES

FOUNDATION

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

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 0.55 PERCENT.
2. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED  
BILLET STEEL CONFORMING TO ASTM-B15 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.

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 1500 PSI  
(FM = 1500 PSI)
2. MORTAR SHALL BE TYPE "M" OR "S" CONFORMING TO ASM C270
3. COARSE GROUT SHALL CONFORM TO ASTM C476 WITH  
A MAX. AGGREGATE SIZE OF 3/4" 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.

CODES

FLORIDA BUILDING CODES 2014 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 20 PSF  
RESIDENTIAL FLOOR, UNLESS OTHERWISE STATED 40 PSF  
BALCONIES (100 SQFT OR LESS) 60 PSF  
STAIRS 40 PSF  
LIGHT PARTITIONS(DEAD LOADS) 20 PSF  
WINDLOADS(FBC) THESE DRAWINGS PREPARED USING FBC 2014 AND ASCET-10  
CONCRETE STRENGTH ALL CONCRETE UNLESS OTHERWISE INDICATED 3000PSI @18 DAYS.  
REINFORCING WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185  
ALL REINFORCING BARS, TIES AND STIRRUPS ASTM A 615  
STRUCTURAL STEEL ALL BOLTS CAST IN CONCRETE ASTM 36 OR ASM A307  
SHEATING  
ROOF DECKING: EXTERIOR CDX PLYWOOD OR OSB  
WALL SHEATING: EXTERIOR CDX PLYWOOD OR OSB  
SOIL BEARING VALUE  
ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION 2000PSF  
SEE DRAWINGS FOR SPECIAL CONCENTRATED LOADS AS  
SPECIFIED. IF SOIL CONDITIONS IN THIS PROJECT DON'T  
MEET OR EXCEED THE CAPACITY, THE CONTRACTOR  
WILL CONTACT AN ENGINEER PRIOR TO FOUNDATION  
FOUR FOR VERIFICATION OF FOUNDATION DESIGN  
SOIL TO BE COMPACTED TO AT LEAST 95% OF MAX DRY DENSITY  
AS DETERMINED BY ASTM-1557 (MODIFIED PROCTOR)

WOOD CONSTRUCTION

1. ALL WOOD CONST. SHALL CONFORM TO THE NDS.
2. ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS,  
SHEARWALLS AND MISC. STRUCTURAL WOOD FRAMING  
MEMBERS(SHE. BLOCKING OR GABLE END BRACING)  
SHALL BE EITHER SOUTHERN PINE OR S.P.F. NUMBER 2 DEN.  
GRADE OR BETTER SHALL BE USED REGARDLESS OF SPECIES.
1. ALL PREFABRICATED TRUSSES SHALL BE SECURELY FASTENED TO  
THEIR SUPPORTING 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 ELEVATIONS AND SECTIONS ARE FOR GENERAL  
CONFIGURATION OF TRUSSES ONLY.
6. DESIGN 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 CODES.
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.

UPLIFT CONNECTORS

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. RECOMMENDATIONS.
2. HURRICANE STRAPS MAY BE SUBSTITUTED WITH A STRAP  
OF EQUAL OR GREATER VALUES.

NOTES

1. CONTRACTOR TO VERIFY ALL MEASUREMENTS AND DEMENSIONS  
BEFORE CONSTRUCTION OF THESE DRAWINGS BEGIN.
2. THIS STRUCTURE TO BE BUILT IN ACCORDANCE WITH F.B.C. 2014.
3. ANY DEFECTS OR ERRORS FOUND IN THESE PLANS AFTER THE  
START OF THE CONSTRUCTION BECOME THE SOLE RESPONSIBILITY  
OF THE CONTRACTOR.
4. TRUSS MANF. TO ENGINEER TRUSSES TO WITHSTAND 135 MPH  
WIND LOAD AS PER 2014 F.B.C.
5. GRADE REQUIREMENTS MAY VARY ACCORDING TO SOIL CONDITIONS.
6. WINDOWS TO BE INSTALLED TO MANF. SPECS. TO MEET WINDLOADS  
AS PER 2014 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" WDE WITH (2) 5 REBAR CONT. STEMWALL FOOTING.
- THICKEN EDGE OF MONOLITHIC SLAB TO 12" WDE X 20" DEEP WITH  
(2) #5 REBAR CONTINUOUS.

NOTICE TO CONTRACTOR  
IT IS THE INTENT OF THE DESIGNER THAT THESE PLANS  
ARE ACCURATE AND ARE CLEAR ENOUGH FOR THE STATE LICENSED  
CONTRACTOR TO CONSTRUCT THIS PROJECT. IN THE EVENT THAT  
SOMETHING IS UNCLEAR OR NEEDS CLARIFICATION STOP AND  
CALL THE DESIGNER. IT IS THE RESPONSIBILITY OF THE STATE  
LICENSED CONTRACTOR THAT IS CONSTRUCTING THIS PROJECT TO  
REVIEW THESE PLANS 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  
HANDRAILS SECTION R311 R311.5.6  
GUARDRAILS SECTION 312.2  
STAIRS SECTION R311 R311.5  
EGRESS WINDOWS SECTION R310 R310.1.1  
GARAGE SEPERATION R309 R309.2  
CHIMNEY AND FIREPLACE SECTION R1001 R1002 R1003 R1004

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 DELGATED TO THE MANF.  
OF THESE ITEMS. THE MANF. OF THESE ITEMS WILL SUBMIT  
ATTACHMENTS TO CONTRACTOR OF RECORD.

ROOF VENTING CALCULATIONS

SQ FT TOTAL	2692 SF
	/600 SF
SF OF VENT AREA REQ.	4.5 SF
	/73 SF
NUMBER OF VENTS REQ.	6

TIE-DOWN TABLES

HEADER STRAPPING				
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	LTT19	1305
to 1750	2-LSTA12	1810	LTT20	1750
to 2530	2-LSTA18	2530	HD2A-2.5	2165
to 2865	3-LSTA18	3255	HD2A-3.0	2865
to 3700	3-LSTA24	3880	HD5A-3	3130

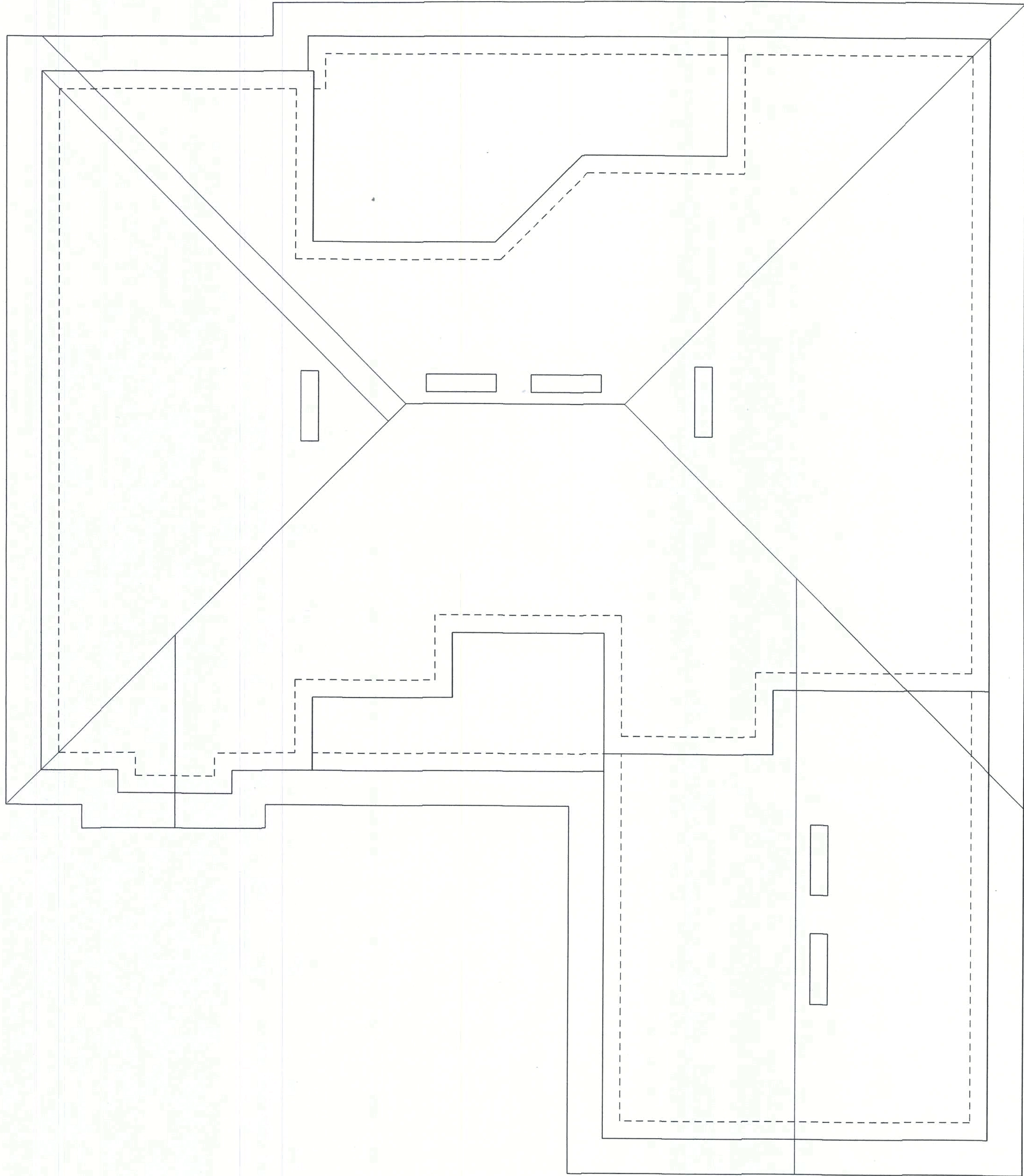
Total the uplift for each truss sitting on the header and divide by 2 to determine  
the uplift on the header. Use proper bolt anchors sufficient to support required  
uplift loads.

TRUSSES \ GIRDERS			
Uplift Lbs	Top Connector	Bottom Connector	Rating Lbs
to 338	H2.5A	NA	
to 1015	H10A	NA	
to 1215	TS22	LTT19	1305
to 1750	2-TS22	LTT20	1750
to 2570	2-TS22	HD2A	2775
to 3565	3-TS22	HD5A	4010
to 5420	2-MST37	HTT22	5250
to 9660	2-MST60	HD10A	9540

Two 12d common toenails are required per truss for each  
bearing point into top plate.  
It is the contractors responsibility to provide a continuous  
load path from truss to foundation.

	TOP CONNECTOR	RATING LBS	BOTTOM CONNECTOR	RATING LBS
BEAM SEATS	LSTA18	1110	LTT19	1305
POSTS	2-LSTA18	2220	ABU44	2300

1. Simpson or equivalent hardware may be used.  
For nailing into service members,  
multiply table values by .88.
2. See truss engineering for anchor uplift values.
3. This schedule is not meant to be a  
replacement to the specified values of  
any manufacturer values.



DESIGN CRITERIA		
FL Building Code	Residential	5th Ed.
FL Electrical	Residential	6th Ed.
FL Plumbing	Residential	7th Ed.
FL Mechanical	Residential	8th Ed.
Wind load Design	Residential	9th Ed.
Wind Load Design	Residential	10th Ed.
Roof Live Load	20 PSF	
Floor Live Load	40 PSF	
Floor Live Load BRM	30 PSF	

ROOF PLAN NOTES:

- R-1 All roof pitch 7/12
- R-2 All overhang 24"
- R-3 Provide attic ventilation in accordance with code requirements
- R-4 See exterior elevations and floor plans to  
verify plate and heel heights.
- R-5 Move all vents and other roof penetrations to rear.

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ROOF LAYOUT

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

11/9/17 JOB # 1718



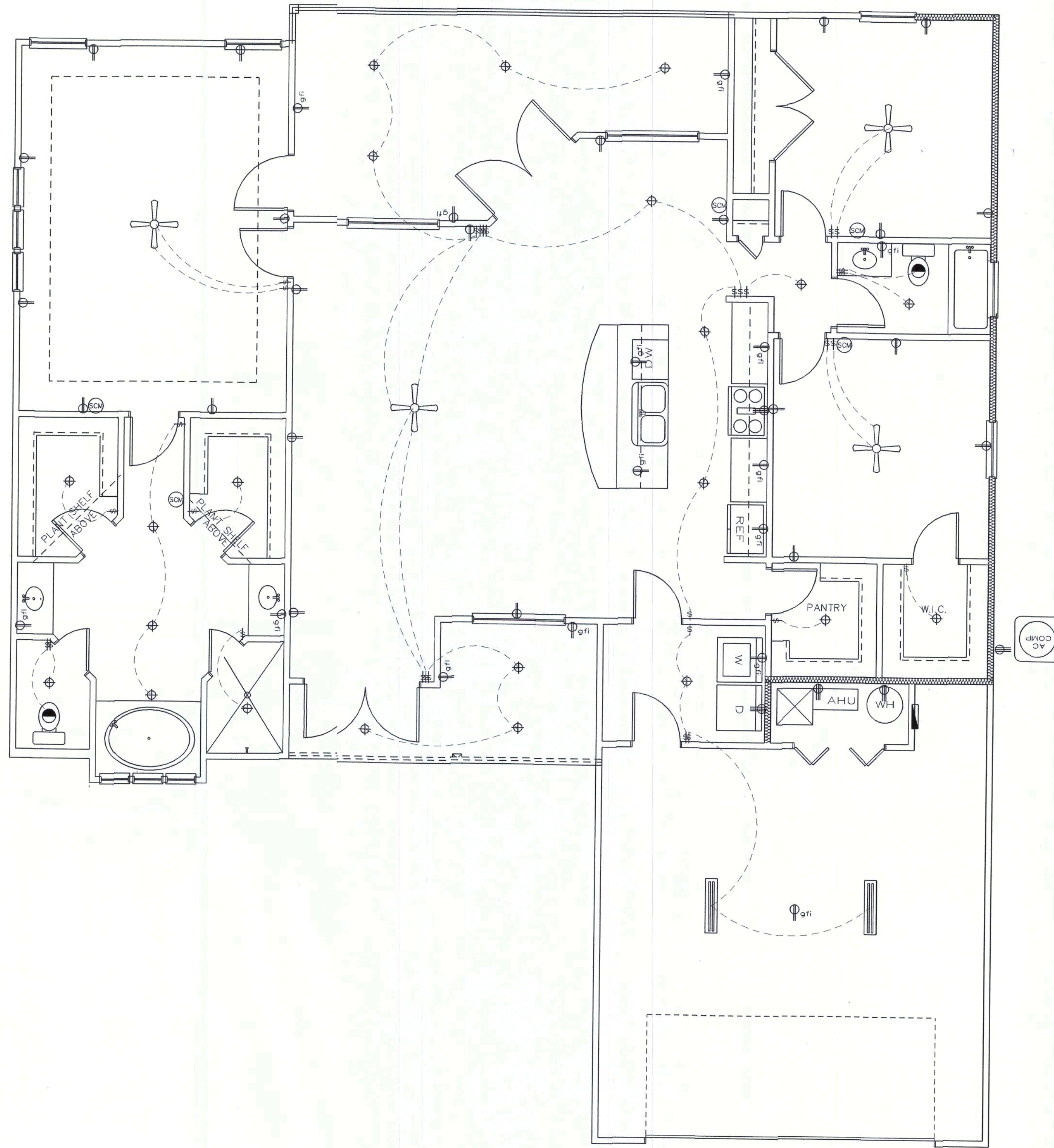
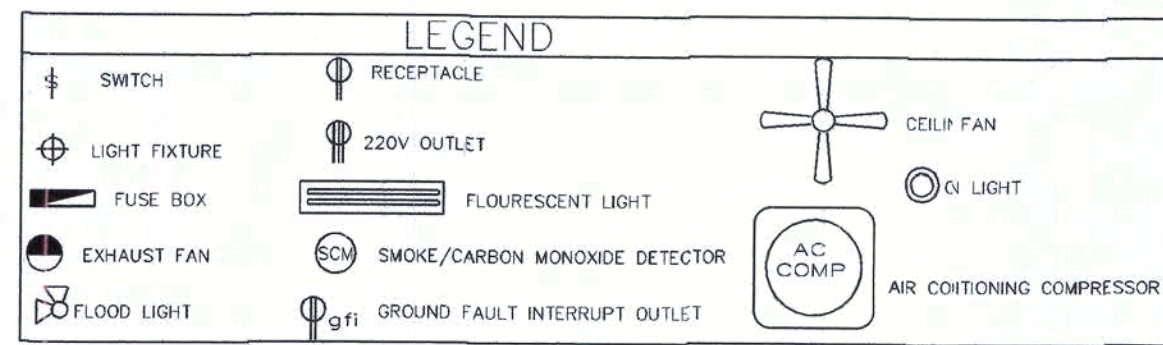
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Note:  
THIS ELECTRICAL PLAN IS A SCHEMATIC WITH SUGESTED SWITCH, RECEPTACLE AND LIGHT FIXTURE LOCATIONS, DUE TO VARYING LOCAL AND STATE CODES, REGULATIONS, AND STATUTES. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO COMPLY WITH ALL LOCAL AND STATE CODES, REGULATIONS AND STATUTES.

ELECTRICAL NOTES:  
INSTALLATION SHALL BE PER 2014 NAT'L. ELECTRIC CODE.  
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ELECTRICAL PLAN

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