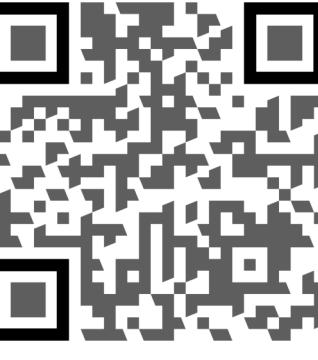




492 NORTH WILSON STREET,
CRESTVIEW, FL 32536
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**BAYSIDE ENGINEERING
& CONSULTING, LLC**

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE PREPARER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB SITE MUST CHECK ALL DIMENSIONS AND OTHER DETAILS FOR ACCURACY BEFORE AND DURING CONSTRUCTION, AND BE RESPONSIBLE FOR THE SAME.

A NEW PLAN FOR:

6. CONTRACTING SERVICES, LLC
113 BLOCK 13 E. MARGOLD AVE.,
DEFUNIAK SPRINGS
ELEVATIONS
WALTON COUNTY, FLORIDA

SHEET INDEX

ELEVATIONS
FLOOR PLAN & FOUNDATION PLAN
DOOF FRAMING PLAN & ELECTRICAL PLAN
STRUCTURAL SHEET
STRUCTURAL SHEET
STRUCTURAL SHEET
STRUCTURAL SHEET

ABBREVIATIONS

DITIONING	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
DLING UNIT	HRZ	HORIZONTAL
AN WIRE GAUGE	HR	HOUR
ELEVISON	ILO	IN LIEU OF
HEIGHT	INT	INTERIOR
LINE	K	KIP, (1,000 POUNDS)
BREAKER	LAM	LAMINATED
TE MASONRY UNIT	LTG	LIGHTING
SH OR DEMOLITION	MECH	MECHANICAL
R	MIN	MINIMUM
ON	MICRO	MICROWAVE
SWITCH	NO	NUMBER
S	OC	ON CENTER
ON	OH	OVERHANG
CAL	PSF	POUNDS PER SQUARE FOOT
R	PSI	POUNDS PER SQUARE INCH
DRAIN	PT	PRESSURE TREATED
FLOOR	QTY	QUANTITY
S	REF	REFRIGERATOR
ON	SD	SMOKE DETECTOR
CAL	SPEC	SPECIFICATION
R	SYM	SYMMETRICAL
DRAIN	TELE	TELEPHONE
FLOOR	TEMP	TEMPERED
FLOOR LEVEL	TSTAT	THERMOSTAT
IZED	TME	TO MATCH EXISTING
BEAM	T&B	TOP AND BOTTOM
FAULT CIRCUIT	T&G	TONGUE AND GROOVE
R	XFMR	TRANSFORMER
FAULT INTERRUPTER	TYP	TYPICAL
APPED	UNO	UNLESS NOTED OTHERWISE
	VIF	VERIFY IN FIELD
	WIC	WALK IN CLOSET
	W&D	WASHER AND DRYER
	WH	WATER HEATER
	WP	WEATHER PROOF
	W/	WITH

GENERAL NOTES:

AN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES
G DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR
VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS
E STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE
DUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.
ORK SHALL BE DONE IN ACCORDANCE WITH FLORIDA BUILDING CODES
CAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY
R PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING
SS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE
ON OF THE BUILDING PROJECT.

TRACTOR SHALL DEFEND, INDEMNIFY, AND SAVE HARMLESS THE
ENGINEER, & THEIR PERSPECTIVE MEMBERS, REPRESENTATIVES,
& EMPLOYEES, IN BOTH INDIVIDUAL & OFFICIAL CAPACITIES AGAINST
CLAIMS, DAMAGES, LOSSES & THE EXPENSES, INCLUDING ATTORNEY'S
CAUSED BY, GROWING OUT OF, OR INCIDENTAL TO THE PERFORMANCE
WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS
TRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE
OF FLORIDA & NOT BEYOND ANY EXTENT WHICH WOULD RENDER
PROVISIONS VOID OR UNENFORCEABLE, IN THE EVENT OF ANY SUCH
(INCLUDING DEATH) OR LOSS OR DAMAGE, OR CLAIMS THEREFORE,
TRACTOR SHALL GIVE PROMPT NOTICE TO OWNER.

CONTRACTOR SHALL GIVE PROMPT NOTICE TO OWNER.
DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER
GENERAL DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL
BE INSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED
THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE
GENERAL NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE
GENERAL NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR
DIMENSIONS (INCLUDING ROUGH OPENINGS).

CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE SET OF
DRAWINGS & SPECIFICATIONS TO EACH SUBCONTRACTOR & FOR INSURING
THAT THE WORK OF EACH SUBCONTRACTOR IS COORDINATED WITH THE
WORK OF ALL OTHER SUBCONTRACTORS.

TRADESMEN SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH
DAY.

SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

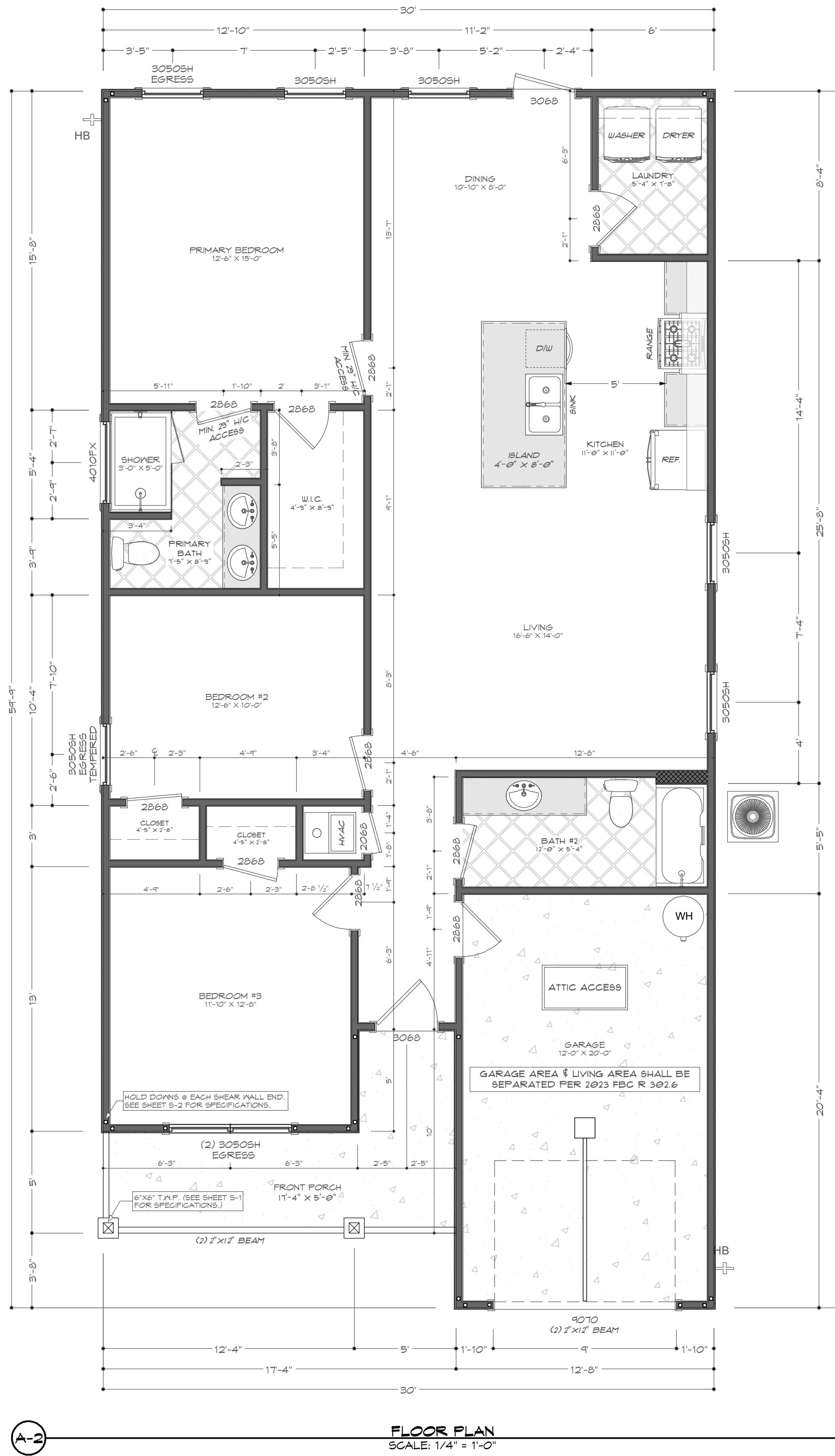
Digitized by srujanika@gmail.com

DATE:

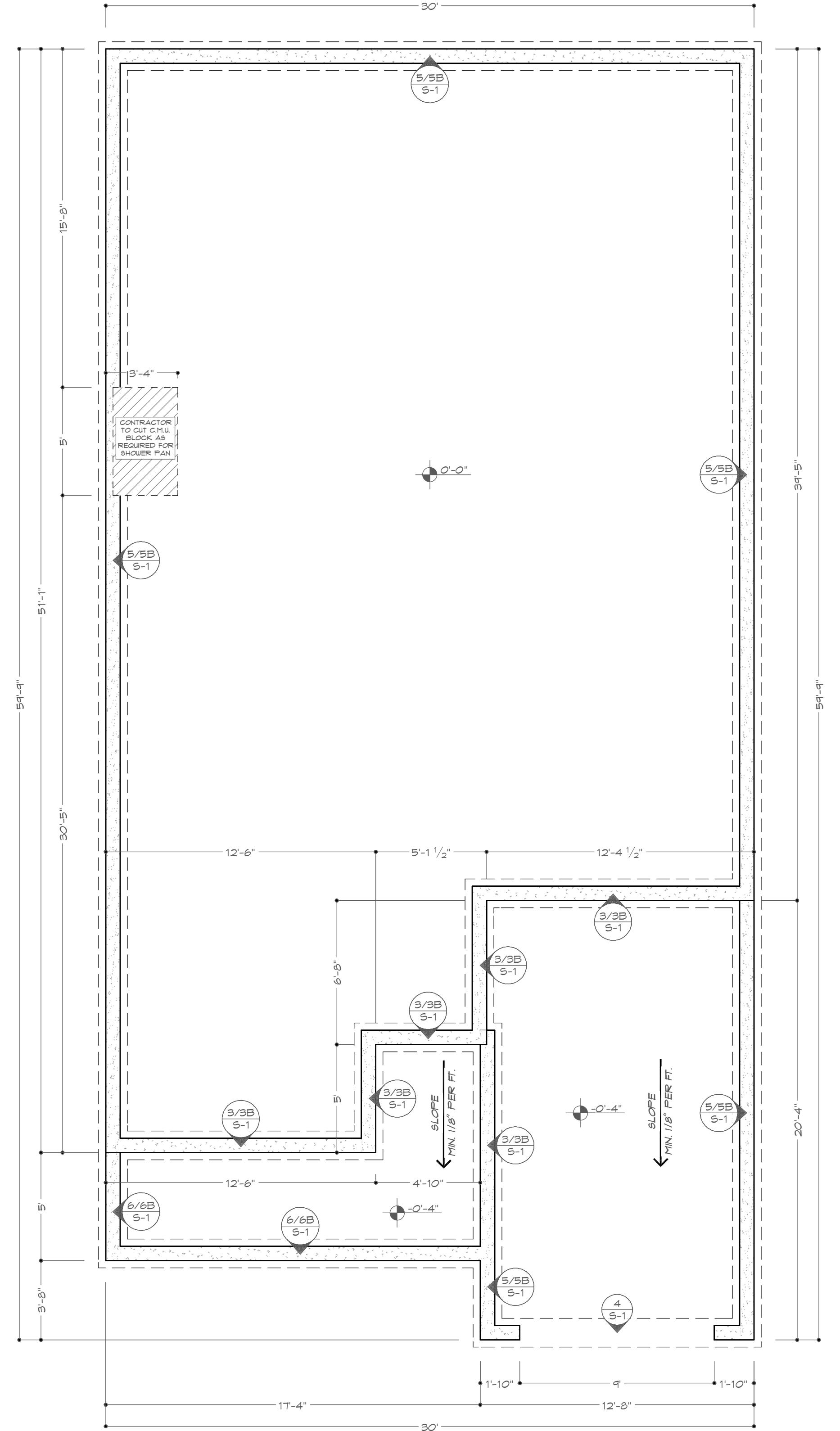
FINAL

SHEET NUMBER

A-1



A-2



A-2

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

**BAYSIDE ENGINEERING
& CONSULTING, LLC**

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE PREPARER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB SITE MUST CHECK ALL DIMENSIONS AND OTHER DETAILS FOR ACCURACY BEFORE AND DURING CONSTRUCTION, AND BE RESPONSIBLE FOR THE SAME.

A NEW PLAN FOR:

S. CONTRACTING SERVICES, LLC
13 BLOCK 13 E. MARGOLD AVE.,
DEFUNIAK SPRINGS
COOR PLAN & FOUNDATION PLAN

WALTON COUNTY, FLORIDA

SCALE: 1/4" = 1'-0"
DRAWN: MDC
CHECKED: JDB
PROJECT NO: 25590.18

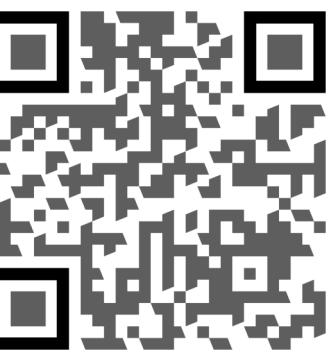
25590.18.PLAN

DATE:
7/24/2025

FINAL

SHEET NUMBER

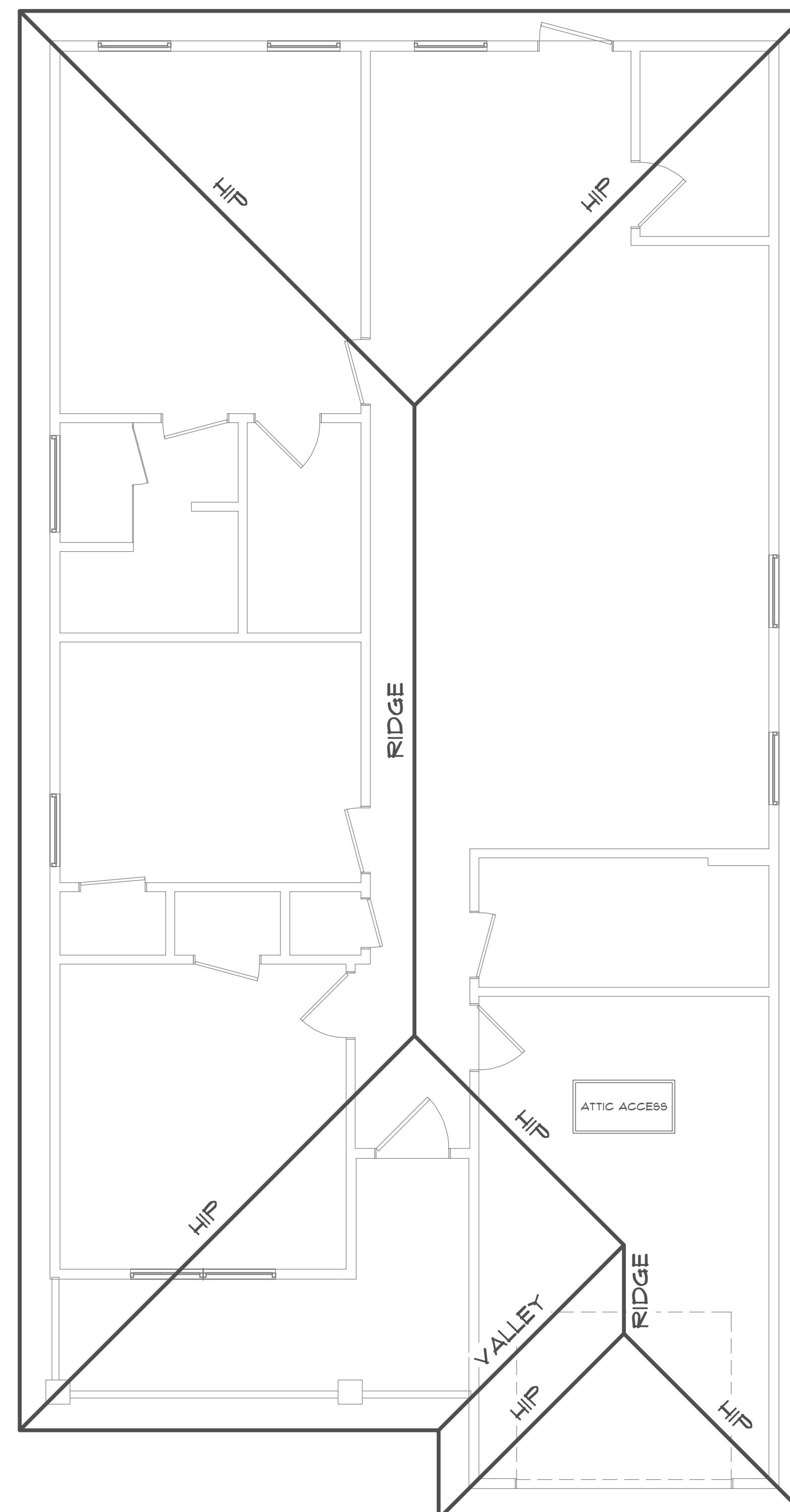
A-2



BAYSIDE ENGINEERING & CONSULTING, LLC
15 GRANDVIEW DRIVE, SHALMAR, FL 32574
PHONE: (850) 662-4215
EMAIL: JOE.BASS@BAYSIDE-ENG.COM
ENGINEERING FIRM REGISTRY NO. 54867
JD. BASS, P.E. LICENSE NO. 76480

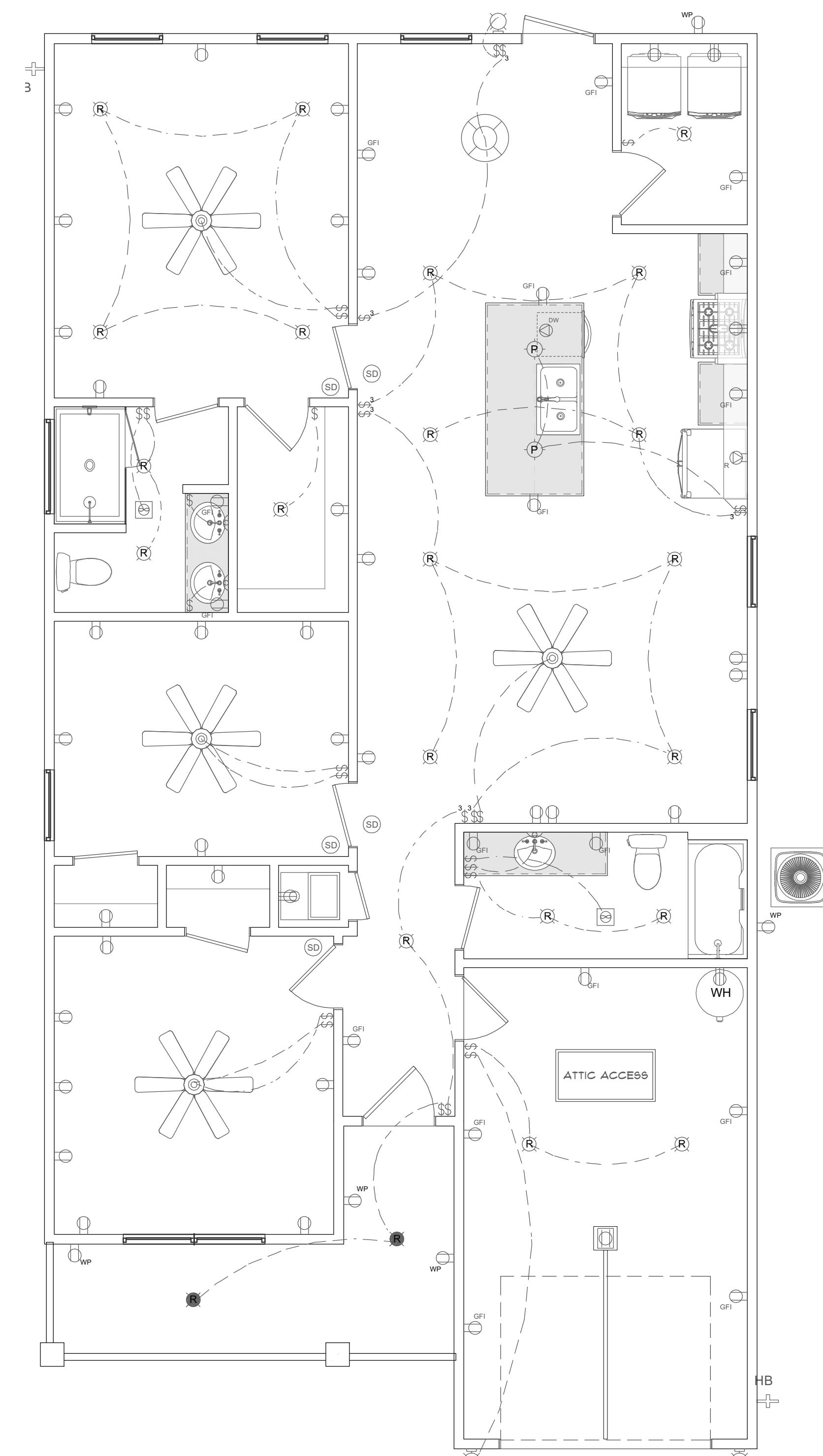
WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE PREPARER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB SITE MUST CHECK ALL DRAWINGS AND OTHER REFERENCES FOR ACCURACY BEFORE AND DURING CONSTRUCTION, AND BE RESPONSIBLE FOR THE SAME.

A NEW PLAN FOR:
S.H.S. CONTRACTING SERVICES, LLC
LOT 13 BLOCK 13 E. MARIGOLD AVE.,
DEFUNIAK SPRINGS
ROOF FRAMING PLAN & ELECTRICAL PLAN
WALTON COUNTY, FLORIDA



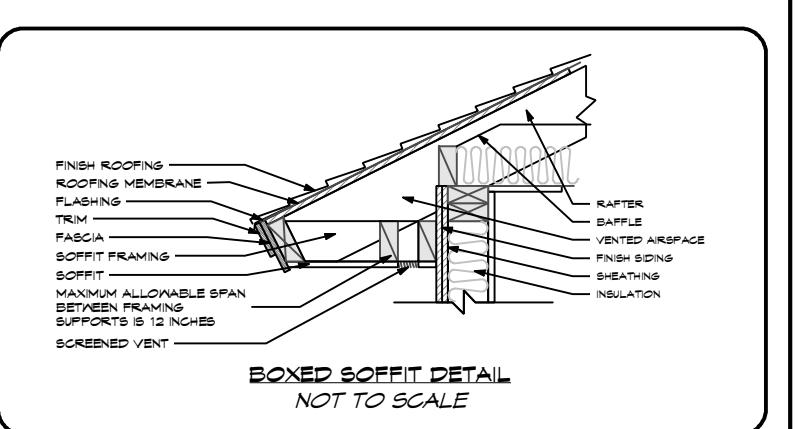
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

A-3



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

A-3



ROOF FRAMING PLAN NOTES:
1. THE ROOF SYSTEM WILL DO A RAKE TRIM WITH RELEAF INSTALLERS TO VENTILATE EXHAUST. OUTLETS FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, VACUUM, ETC.
2. THE ROOF SYSTEM WILL BE DESIGNED AND THE TRUSS DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER WHO IS LOCATED IN THE STATE OF FLORIDA. THE TRUSSES SHALL BE DESIGNED FOR A 150 M.P.H. WIND SPEED (ULTIMATE).
3. THE ROOF OVERHANGS SHALL BE 16' U.N.O.

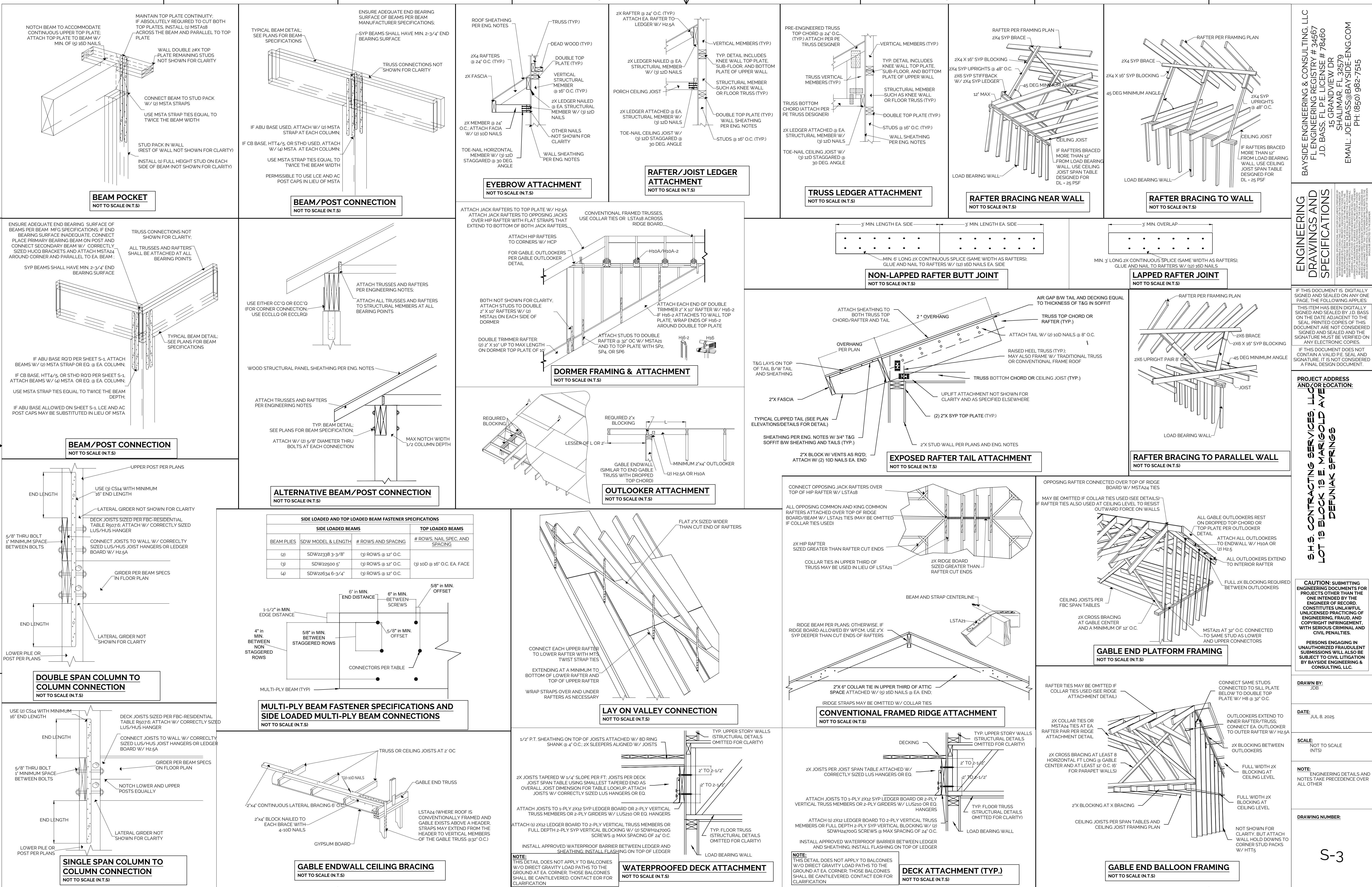
ELECTRICAL PLAN NOTES:
1. PROVIDE MIN. 200 AMP SERVICE TO MAIN PANEL.
2. PROVIDE 120V & 240V SERVICE TO HAVE DEDICATED CIRCUITS. SEE NFPA 70 FOR REQUIREMENTS.
3. ALL BREAKERS OUTLETS AND LIGHTING ARE TO BE PROTECTED.
4. EACH BEDROOM, BATH, KITCHEN, AND CARBON MONOXIDE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOM, BATH, KITCHEN, AND CARBON MONOXIDE DETECTOR. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT BACKUP FOR ALL UNITS.
5. CABLES SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
6. TIME SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
7. FIXTURES TO BE SET ON CEILINGS. LIGHTS ARE TO BE 15 1/2" ABOVE FLOOR. OUTLETS ARE TO BE 15 1/2" ABOVE FLOOR (ASF = ABOVE SURFACE FLOOR).
8. UNDER COUNTER OUTLETS WILL BE WATER PROOFED & GFCI.
9. AUDIO, VIDEO, AND AUDIO CONTROLS AS INDICATED IN THE PLAN. RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY HOME OWNER.
10. LOCATE JACKS AS INDICATED IN THE PLAN. INSTALL DATA CABLE AND CABLE MANAGEMENT SYSTEM TO BE APPROVED BY HOME OWNER.
11. DATA / CABLE CONDUIT AND GATEWAY PANELS AS INDICATED IN THE PLAN. SYSTEM TO BE APPROVED BY HOME OWNER.

ELECTRICAL LEGEND	
	LIGHTING
	PENDANT / RECESSED / WET RATED / SCONCE / FLUSH MOUNT
	DUAL SPOTLIGHT / SCONCE / WALL LAMP
	UNDER CABINET LED PUCK / LED STRIP / CEILING LED
	CHANDELIER / FAN W/ LIGHT
	SWITCHES / OUTLETS
	SWITCH / 3-WAY / 4-WAY
	OUTLETS - 120V WALL & CEILING GFCI / WATER PROOF / 220V
	APPLIANCE SPEC: REFRIGERATOR / DISH WASHER / / GARBAGE DISPOSAL
	OTHER MEP
	SMOKE / CARBON MONOXIDE DETECTOR COMBINATION
	CEILING MOUNTED VENTILATION FAN / VENTILATION FAN W/ LIGHT

SCALE:	1/4" = 1'-0"
DRAWN:	MDC
CHECKED:	JDB
PROJECT NO.:	25590.18
CAD FILE:	25590.18.PLAN
DATE	REVISION

DATE:
7/24/2025

FINAL
SHEET NUMBER
A-3



SECTION 1. - DESIGN CRITERIA

A. CONSTRUCTION SHALL COMPLY WITH ALL THE FOLLOWING CODES AND GUIDANCE DOCUMENTS

- 2023 FLORIDA BUILDING CODE, RESIDENTIAL (FBC-R), 8TH EDITION
- AWC WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS, LATEST EDITION
- AWC SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS), LATEST EDITION
- AITC TIMBER CONSTRUCTION MANUAL, LATEST EDITION
- ACI CODE REQUIREMENTS FOR RESIDENTIAL CONCRETE, LATEST EDITION (ACI 332)
- ACI BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES, LATEST EDITION (TMS 402/602)
- ACI BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, LATEST EDITION (ACI 318)
- CSRS PLACING REINFORCING BARS, LATEST EDITION

B. DESIGN LOADS

GENERAL		FLOOR TRUSS DESIGN LOADS		ROOF TRUSS DESIGN LOADS	
FLOOR	40 PSF	TCLL	40 PSF	TCLL	20 PSF
DECKS	40 PSF	TCDL	15 PSF	TCDL	15 PSF (SHINGLES AND METAL) 35 PSF (CLAY, TILE, ETC.)
BALCONIES	40 PSF	BCLL	0 PSF	BCLL	0 PSF (EXCEPTIONS PER FBC TABLE R301.5)
ROOF	20 PSF	BCDL	10 PSF	BCDL	10 PSF

NOTE: AS NOTED ON FLOOR PLANS, INTERIOR SHEAR WALLS BEARING ON FLOOR TRUSS SYSTEMS SHALL BEAR ON FULL LENGTH (3) 1/3-4" X 16" LVL'S

C. MAIN WIND FORCE RESISTING SYSTEM (MWFRS) DESIGN ASSUMPTIONS

ULTIMATE DESIGN WIND SPEED, V_{ULT}	149 MPH (F WATSON COUNTY, BY INTERPOLATION)
IMPORTANCE FACTOR	1
RISK CATEGORY	II
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	-0.18 TO +0.18
BUILDING TYPE	ENCLOSED
MEAN ROOF HEIGHT	40'

D. MAIN WIND FORCE RESISTING SYSTEM (MWFRS) DESIGN METHOD - DIRECTIONAL PROCEDURE:

ZONE	CONDITION	SIDE	PSF
WALL	WORST CASE: (GC _W) 4 th STORY (WHERE APPLICABLE)	WINDWARD	
WALL	WORST CASE: (GC _W) 3 rd STORY (WHERE APPLICABLE)	WINDWARD	30.49
WALL	WORST CASE: (GC _W) 2 nd STORY (WHERE APPLICABLE)	WINDWARD	28.11
WALL	WORST CASE: (GC _W) 1 st STORY	WINDWARD	25.93
ROOF	WORST CASE: NORMAL TO RIDGE	LEEWARD	-27.02
OVERHANG	WORST CASE: NORMAL TO RIDGE	LEEWARD	-46.60

E. ALL COMPONENTS AND CLADDING SHALL COMPLY WITH THE FOLLOWING DESIGN PRESSURES CONSISTENT WITH FBC, RESIDENTIAL TABLE R301.2(2) AND FIGURE R301.2(7)

ZONES PER FIGURE R301.2(7)	EFFECTIVE WIND AREA (SQ.FT.)	LOADS (PSF)
1	ALL	17.3
2	ALL	17.3
3	ALL	17.3
4	ALL	17.3
5	ALL	17.3
6	ALL	17.3
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