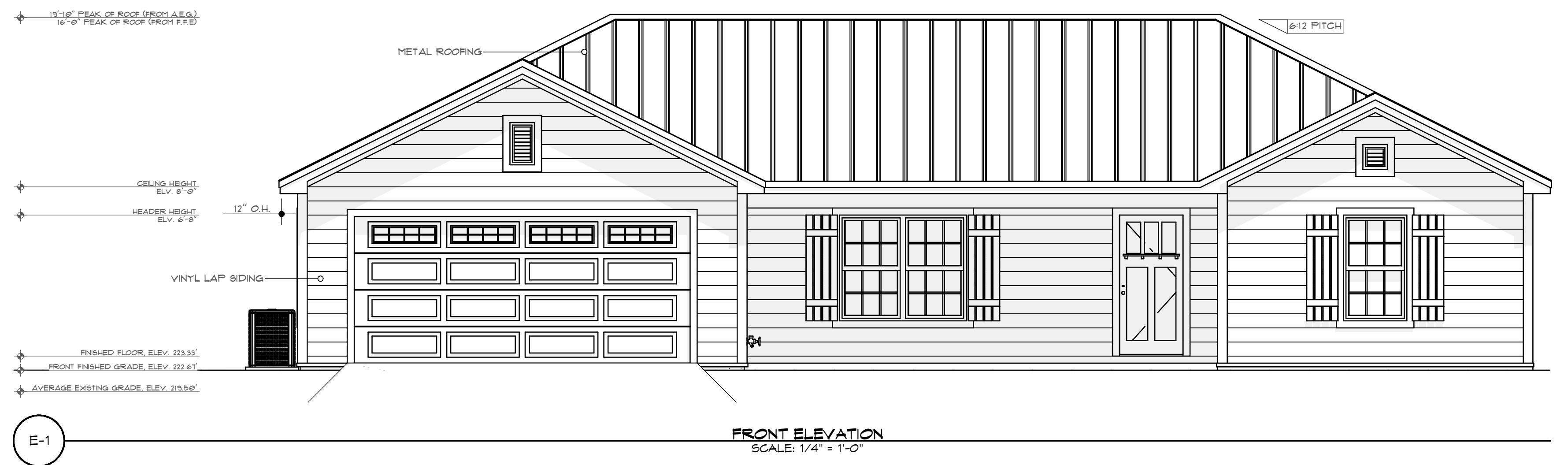


BAYSIDE ENGINEERING
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EMAIL: JOE.BASS@BAYSIDE-ENG.COM
ENGINEERING FIRM REGISTRY NO. 54867
J.D. BASS, P.E. LICENSE NO. 76480

WHILE EVERY ATTEMPT
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AND BE RESPONSIBLE
FOR THE SAME.



SHEET INDEX

A-1.1	ELEVATIONS
A-1.2	ELEVATIONS
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A-4	FOUNDATION PLAN
A-5	ROOF FRAMING PLAN
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S-1	STRUCTURAL SHEET
S-2	STRUCTURAL SHEET
S-3	STRUCTURAL SHEET
S-4	STRUCTURAL SHEET



ABBREVIATIONS

A	AT	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
AHU	AIR HANDLING UNIT	HRZ	HORIZONTAL
AMU	AIR MOVING UNIT	LB	IN LB OF
C&V	CABINET AND VENT	LBS	KILOGRAM (2,000 POUNDS)
CH	CEILING HEIGHT	MM	MM
C&P	CIRCUIT BREAKER	LTS	LIGHTING
CDMO	DEMOLITION	MIN	MINIMUM
DM	DIMENSION	MO	MOVE
DSB	DOORS SWITCH	NO	NUMBER
DSL	DRILLING	OD	OUTER DIAMETER
DRW	DRAWING	PSF	POUNDS PER SQUARE FOOT
ELV	ELEVATION	PT	POUNDS TREATED
EP	EXTENDED PLATE	REF	REFRIGERATOR
F&P	FIRE AND PEST	SG	SGEET
F&G	FIRE AND GAS	SPC	SPECIFICATION
F&P&G	FIRE AND GAS	SPK	SPK
ELC	ELECTRICAL	T&E	TELEPHONE
ELC	ELECTRICAL	THP	THROTTLE
F&P	FLOOR PLATE	TRAY	TRAY
F&P	FLOOR PLATE	TOP	TOP AND BOTTOM
F&P	FLOOR PLATE	TRAY	TRAY
GA	GAUGE	XPMR	TRANSFORMER
GB	GRADE BEAM	YD	YARD
GFCI	GROUNDED FAULT CIRCUIT	YD	YARD
HC	HAND CABLE	YD	YARD
HC	HAND CABLE	YD	YARD

GENERAL NOTES:

THIS PLAN SET COM普IDES THE BUILDING CONTRACT. PROVIDES
BASIC DIMENSIONS AND GENERAL NOTES. THE CONTRACTOR
SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS
BEFORE STARTING ANY WORK. NOT SPECIFICALLY DETAILED SHALL BE
CONSIDERED AS SIMILAR. SIMILAR WORK MAY BE PERMITTED.
ALL WORK SHALL BE DONE IN ACCORDANCE WITH FLORIDA BUILDING CODES
AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH
ANY FEDERAL, STATE, LOCAL, REGIONAL, OR BUILDING
CODES, ORDERS, REGULATIONS OR BUILDING
PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE
DURATION OF THE BUILDING PROJECT.

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND SAVE HARMLESS THE
OWNER, ENGINEER, DESIGNER, AND THEIR RESPECTIVE MEMBERS, REPRESENTATIVES,
AGENTS, & EMPLOYEES, IN BOTH INDIVIDUAL & OFFICIAL CAPACITIES AGAINST
SUITS, CLAIMS, DAMAGES, LOSSES & OTHER EXPENSES, INCLUDING ATTORNEY'S
FEES, FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES, OR EXPENSES ARISING OUT OF
THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR
SUBCONTRACTORS TO THE FULL EXTENT PROVIDED BY THE LAWS OF THE
STATE, FLORIDA, OR BY ANY EXTENT IN POLICY, CONTRACT, OR
THESE PROVISIONS VOID OR UNENFORCEABLE. IN THE EVENT OF ANY SUCH
INDEMNIFICATION, THE CONTRACTOR SHALL PAY ALL ATTORNEY'S FEES THEREFOR
THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO OWNER.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER
GENERAL NOTES. THE CONTRACTOR SHALL CONSULT THE ENGINEER/DESIGNER
OR CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED
THAT DIFFER FROM THE REQUIREMENTS OF THE PLANS OR NOTES. IF THE PLANS
OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE
PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR
ALL WORK, INCLUDING ROUGH OPENINGS).

THE CONTRACTOR SHALL BE 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.

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

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

A NEW PLAN FOR:

S.H.S. CONTRACTING SERVICES, LLC
LOT 11 BLK Q MICHAEL ANGELO RD., DFS
NATLON COUNTY, FLORIDA

SCALE:

1/4" = 1'-0"

DRAWN:

MDG

CHECKED:

JDB

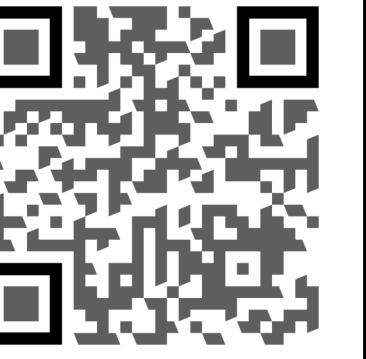
PROJECT NO:
25590.06

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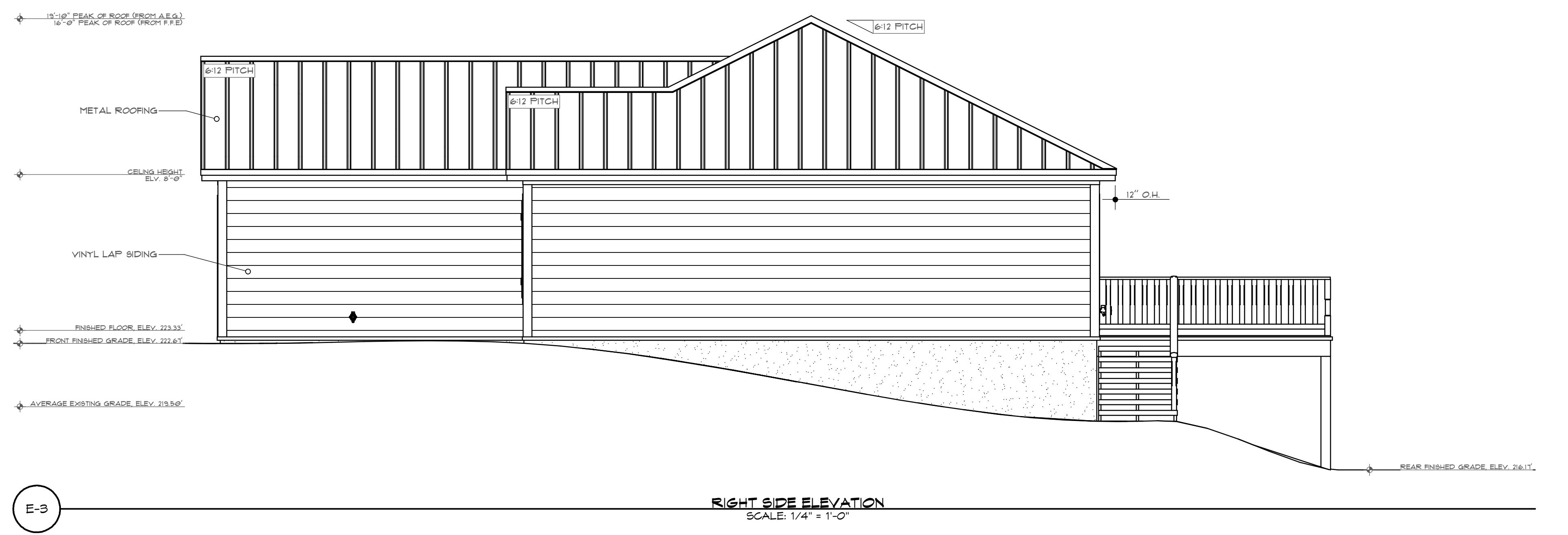
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2/24/2025

FINAL	ENGINEER'S SEAL:
SHEET NUMBER	
A-1.1	



BAYSIDE ENGINEERING & CONSULTING, LLC
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J.D. BASS, P.E. LICENSE NO. 76480

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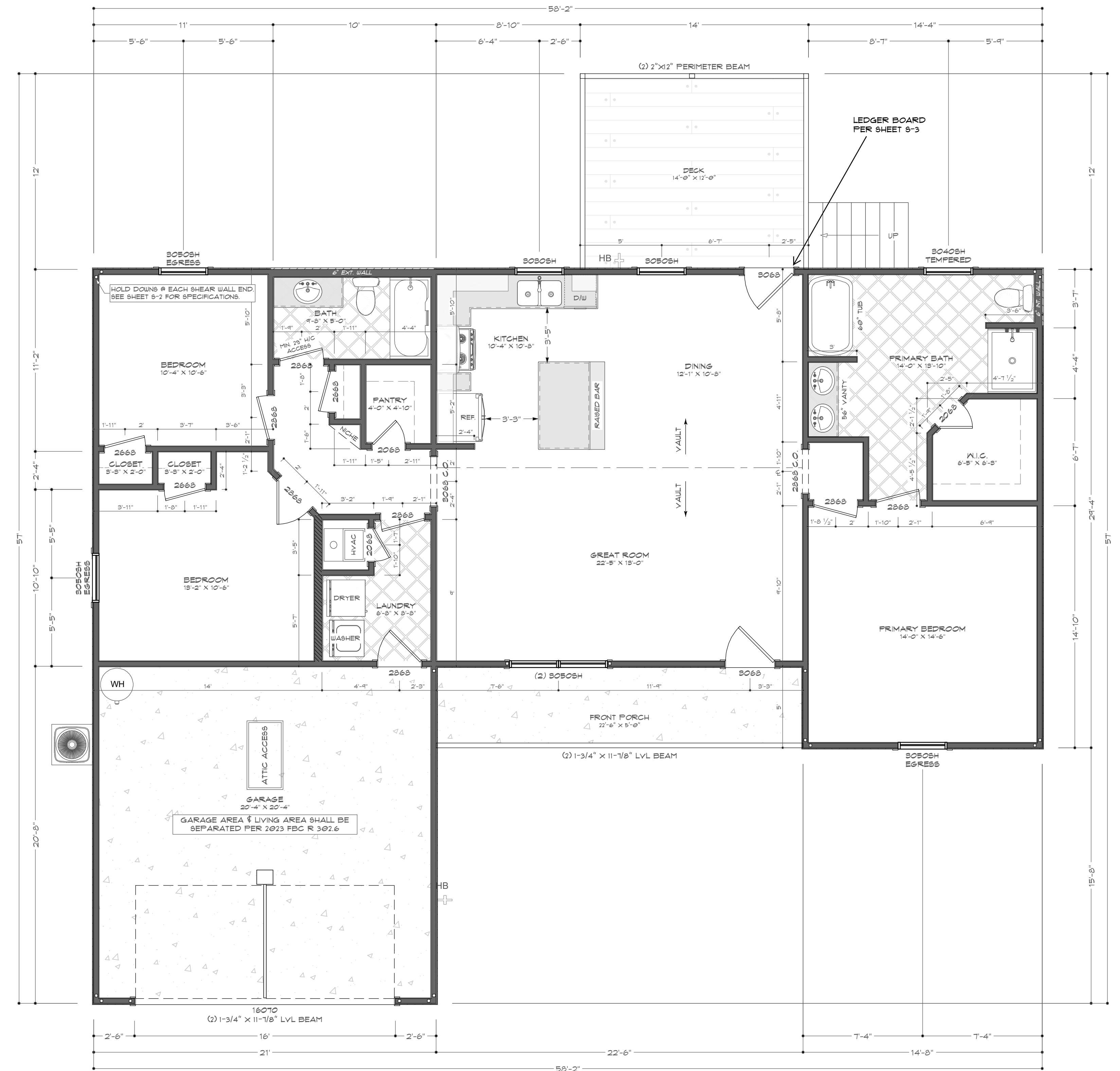
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LOT 11 BLK Q MICHAEL ANGELO RD., DFS
NATLON COUNTY, FLORIDA

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SHEET NUMBER

A-1.2



A NEW PLAN FOR:
S.H.S. CONTRACTING SERVICES, LLC
LOT 11 BLK Q MICHAEL ANGELO RD., DFS
NATLON COUNTY, FLORIDA

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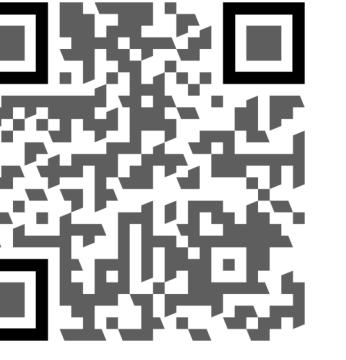
AREA CALCULATIONS

LIVING SPACE	1,484 S.F.
FRONT PORCH	113 S.F.
GARAGE	434 S.F.
TOTAL COVERED	2,036 S.F.

SHEET NUMBER
A-3

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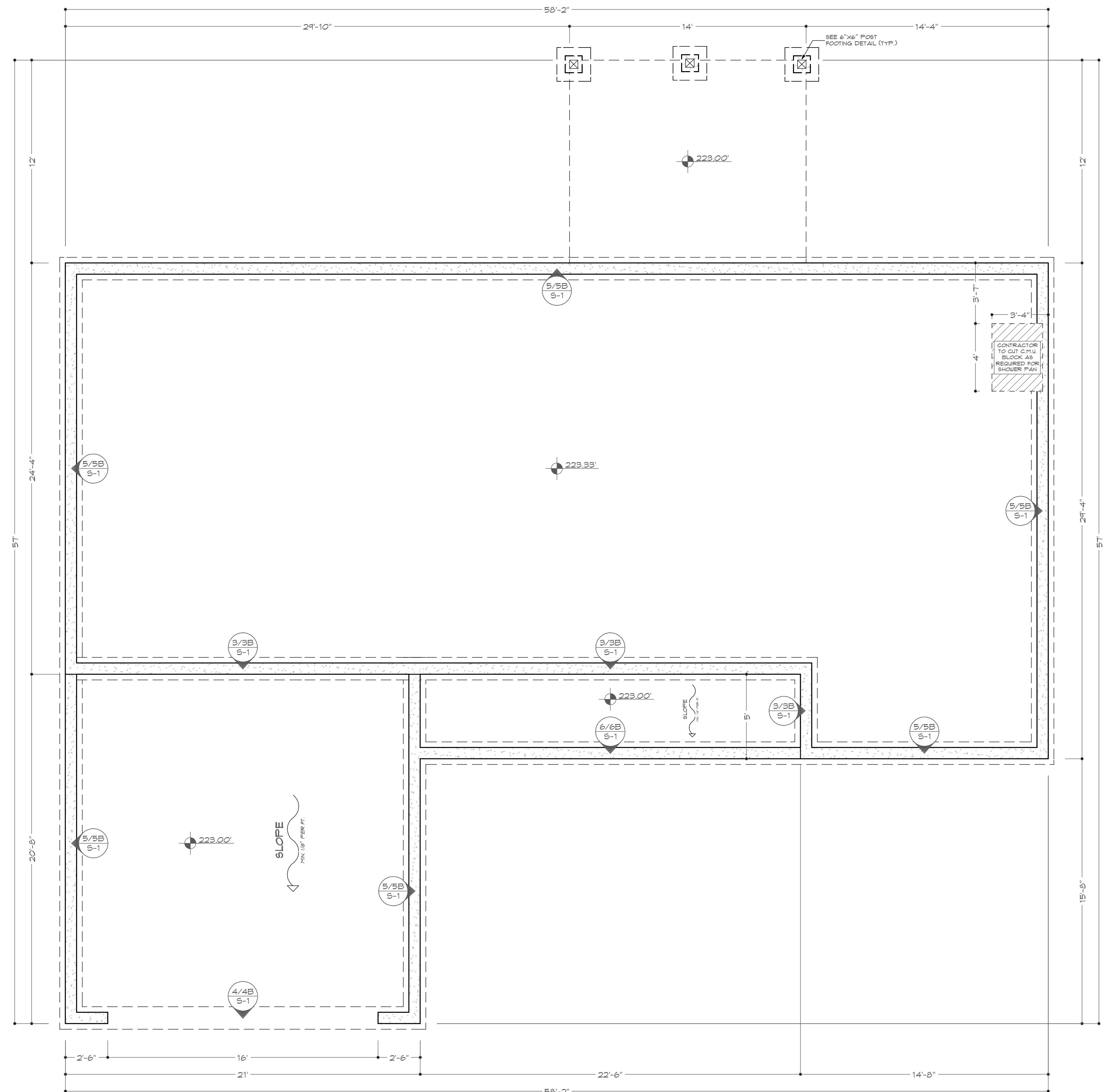
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A NEW PLAN FOR:
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LOT 11 BLK Q MICHAEL ANGELO RD., DFS
NATLON COUNTY, FLORIDA



FOUNDATION PLAN NOTES:
1. THE ROOF SYSTEM WILL BE CONSTRUCTED WITH PRE-ENGINEERED TRUSS SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY ADDITIONAL INTERIOR LOAD BEARING FOOTINGS. ALL INTERIOR-BORED TRUSS LOADS SHALL BEAR DIRECTLY ON INTERIOR GRADE BEAMS. SEE STRUCTURAL SHEET S-1 VIA WALLS, COLUMNS, OR OTHER STRUCTURAL MEMBERS.
2. CONCRETE SPECIFICATIONS: 3,000 PSI # 2D DAY'S 4" CONCRETE SLAB TO 20 MIL POLY VAPOR BARRIER. (2) 12 MIL POLY VAPOR BARRIER (REINFORCED FIBERS MAY BE USED PER ENG. NOTES) ON A 200 MIL POLY VAPOR BARRIER OVER CLEAN, COMPAKTED FILL (PER SHEET S-1).
3. TERMITE TREATMENT SHALL BE PER CODE.

FLOOR JOISTS SHALL CONSIST OF SYP VISUALLY GRADED #2 BY QUALIFIED VISUAL GRADERS SIZED AS FOLLOWS:						
FLOOR JOISTS: LL = 40 PSF, DL = 20 PSF, REPETITIVE MEMBER FACTOR 1.5, LOAD DURATION FACTOR 1.0, L/360 LL PERFECTION, WHERE JOISTS BEAR A PARTIAL LOAD, MAX. SPAN = 16'-0" (FOR DOUBLE JOISTS), SPAN LIMITS IN FEET-INCHES						
SPACING	2x6	2x8	2x10	2x12		
12'	4-10	12-6	14-1	17-6		
16'	8-6	10-10	12-10	15-1		
14'2"	1-4	4-10	11-6	13-4		
24'	6-11	8-10	10-8	12-4		

LOADBEARING WALLS PARALLEL TO SUPPORTING FLOOR JOISTS SHALL BE SUPPORTED DIRECTLY BY BEAMS, GIRDERS, OR OTHER LOADBEARING MEMBERS. WHERE LOADBEARING WALLS ARE NOT PARALLEL TO FLOOR JOISTS, FLOOR JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, BEAMS, OR OTHER LOADBEARING WALLS BY MORE THAN THE DEPTH OF THE JOISTS (SEE WOOD SECTION 23.1.5.1).

FROM FBC TABLE R501.5 PT. 1 SYP DECK JOIST SPAN LENGTHS **(FT.-IN.)

NOMINAL SIZE (INCHES)	DECK JOIST SPAN LENGTHS OR EQUAL TO: (FT.)					
	6	8	10	12	14	16
(2) 2x6	6-11	8-11	9-4	4-10	4-6	4-2
(2) 2x8	8-4	7-7	6-4	5-4	5-2	
(2) 2x10	10-4	9-0	8-0	7-4	6-9	6-2
(2) 2x12	12-2	10-7	9-5	8-7	7-6	7-0
(3) 2x6	6-2	7-5	6-6	5-6	5-2	
(3) 2x8	10-10	8-6	7-4	7-2	6-6	6-4
(3) 2x10	18-0	11-3	10-0	9-2	8-6	7-11
(3) 2x12	15-2	13-3	11-10	10-4	10-0	8-4

A. BEAMS SUPPORTING DECK JOISTS FROM ONE SIDE ONLY.
B. MINIMUM BEAM DEPTH SHALL EQUAL JOIST DEPTH.
C. ASSUMES LL OF 40 PSF AND DL OF 10 PSF. IF LOADS GREATER THAN THESE ARE USED, USE THE APPROPRIATE DECK, TILE, ETC., CONTACT ENGINEER OF RECORD FOR REVISED TABLE.

FROM FBC TABLE R501.6 PT. 1 SYP DECK JOIST SPAN LENGTHS *(FT.-IN.)

NOMINAL SIZE (INCHES)	SPACING OF DECK JOISTS WITH NO CANTILEVER (INCHES)			SPACING OF DECK JOISTS WITH CANTILEVERS (INCHES)		
	12	16	24	12	16	24
(1) 2x6	6-11	8-0	7-7	6-0	6-8	6-8
(1) 2x8	10-1	11-10	8-0	10-1	8-8	
(1) 2x10	16-2	14-0	11-8	14-6	14-0	11-8
(1) 2x12	18-0	16-6	13-8	18-0	16-6	13-8

A. ASSUMES LL OF 40 PSF AND DL OF 10 PSF. IF LOADS GREATER THAN THESE ARE USED, USE THE APPROPRIATE DECK, TILE, ETC., CONTACT ENGINEER OF RECORD FOR REVISED TABLE.

FROM FBC TABLE R501.7 MAXIMUM JOIST SPACING

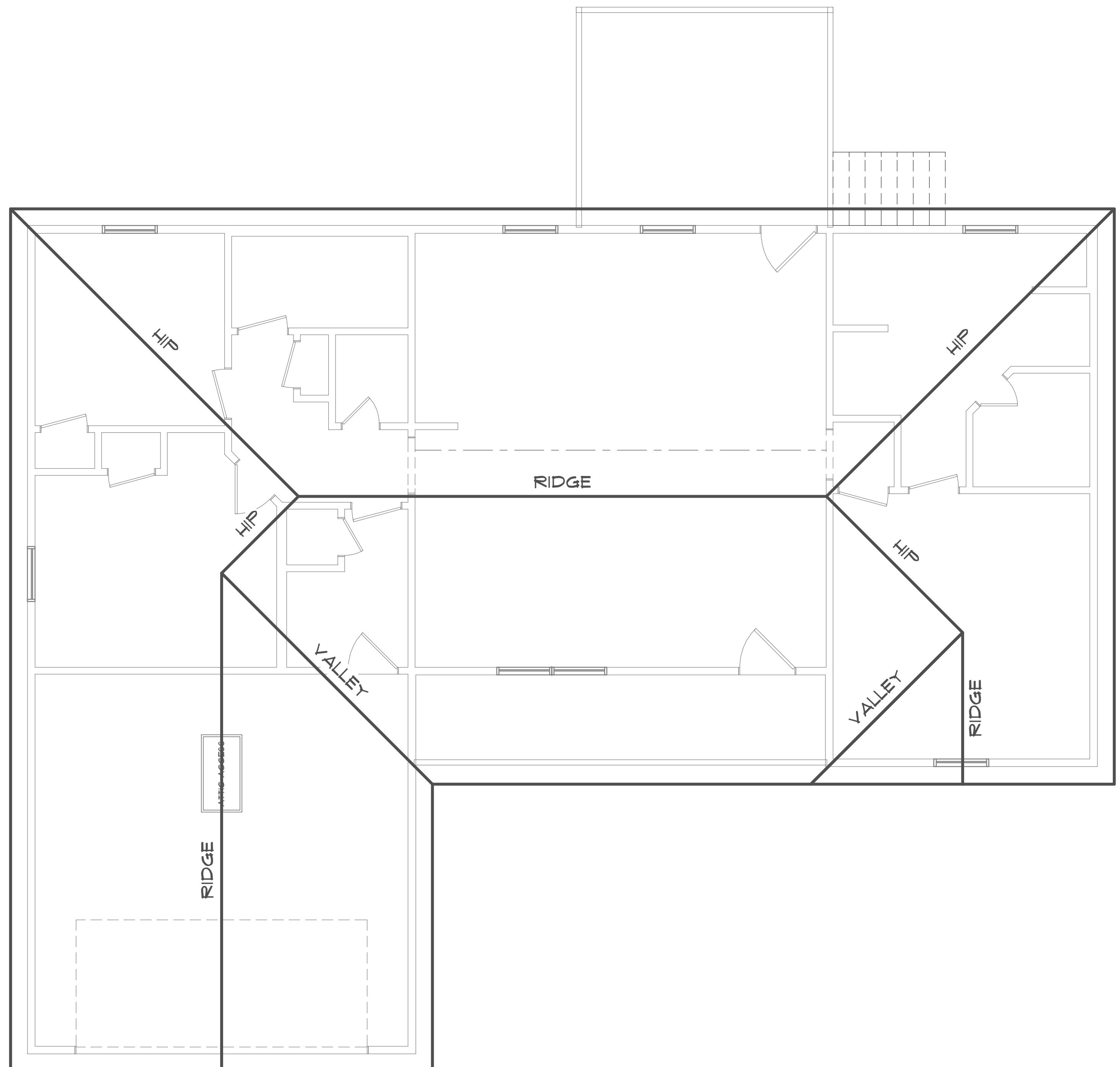
NOMINAL SIZE AND MATERIAL TYPE	MAXIMUM ON-CENTER JOIST SPACING		DIAGONAL TO JOIST
	MAXIMUM ON-CENTER JOIST SPACING	DIAGONAL TO JOIST	
1-1/4" WOOD	16'	12'	
2" WOOD	24'	16'	
PLASTIC COMPOSITE	14' (FBC SECTION R501.2)		

DATE: 2/24/2025

FINAL

SHEET NUMBER

A-4

A-5 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

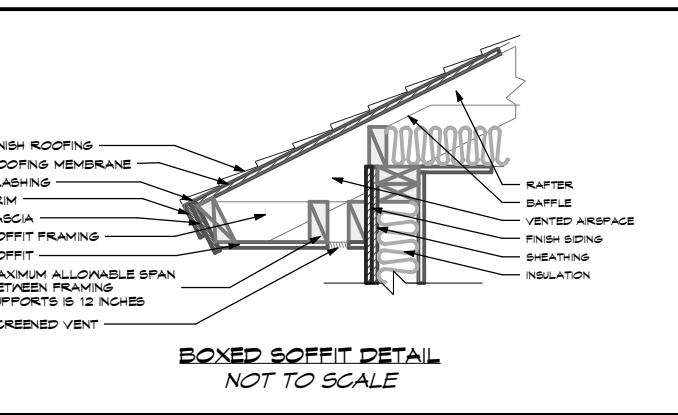
ROOF FRAMING PLAN NOTES:
 1. THE ROOF SYSTEM WILL BE CONSTRUCTED WITH PRE-ENGINEERED TRUSSES. THE TRUSSES SHALL BE DESIGNED AND THE TRUSS DRAWINGS SHALL BE APPROVED BY A PROFESSIONAL ENGINEER WHO IS LICENSED IN THE STATE OF FLORIDA. THE TRUSSES SHALL BE DESIGNED FOR A 150 M.P.H. WIND SPEED (ULTIMATE).
 2. THE ROOF OVERHANGS SHALL BE 12", UND.

DATE:
2/24/2025

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A-5



A NEW PLAN FOR:
S.H.S. CONTRACTING SERVICES, LLC
LOT 11 BLK Q MICHAEL ANGELO RD., DFS
NATLON COUNTY, FLORIDA

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

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DATE **REVISION**

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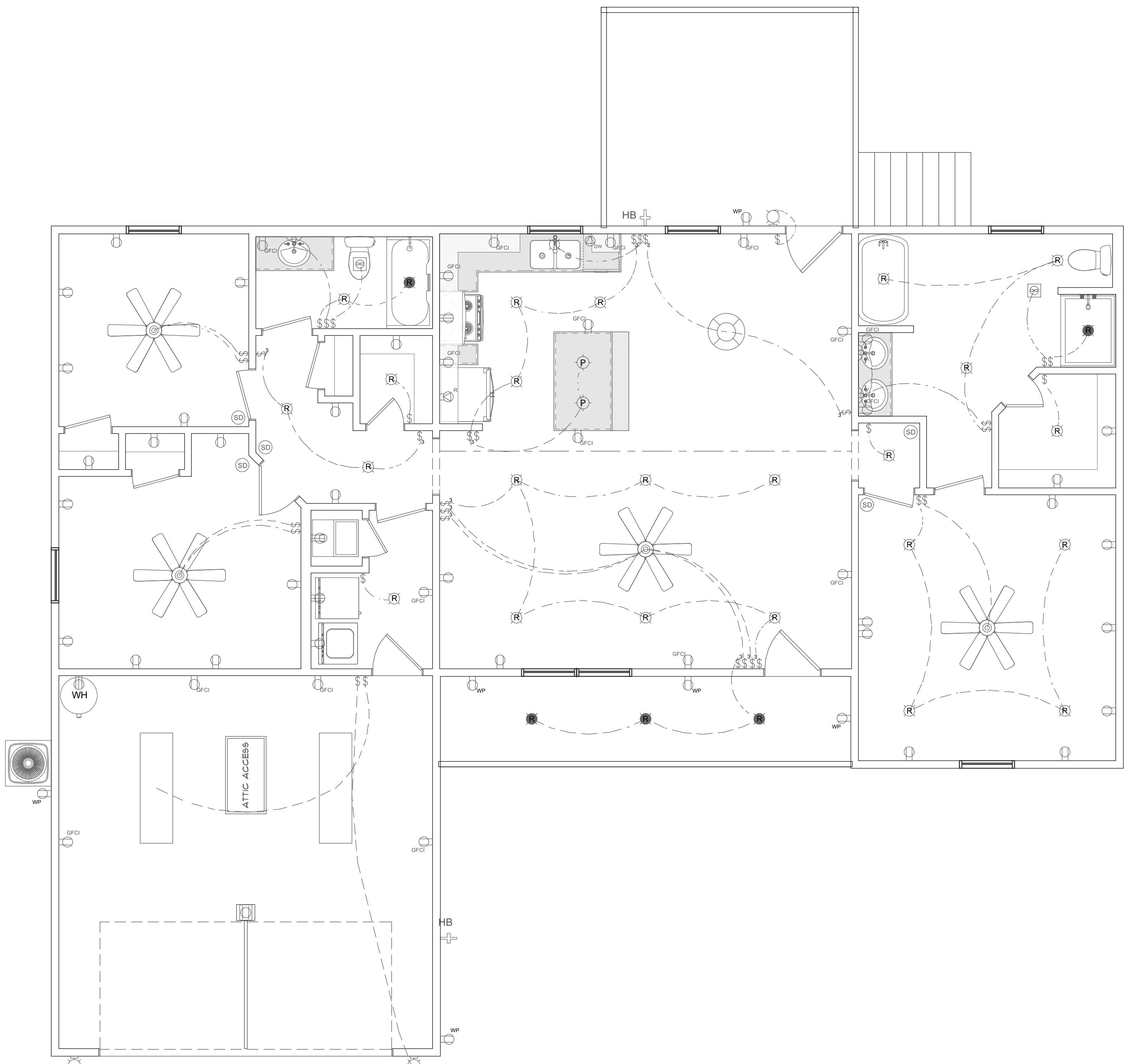
WESTERRA
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A-6 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL PLAN NOTES:
HOME OWNER SHALL DO A RAKING WITH RELEVANT INSTALLERS TO VERIFY EXISTING OUTLETS, OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, VACUUM, ETC.
1. PROVIDE MIN. 400 AMP SERVICE TO MAIN PANEL.
2. ALL OUTLETS AND LIGHTS SHALL HAVE DEDICATED CIRCUITS. SEE MFG'S SPEC'S FOR REQUIREMENTS.
3. ALL OUTLETS AND LIGHTS SHALL BE GFCI PROTECTED.
4. EACH BEDROOM, BATH, AND CARPETED HALLWAY SHALL HAVE ONE GFCI OUTLET.
5. EACH BEDROOM, BATH, AND CARPETED HALLWAY SHALL HAVE ONE SMOKE DETECTOR TO HOME POWER AND INTERCONNECT SO THAT WHEN ONE GOES OFF, THEY ALL KILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
6. CABLES FOR SATELLITE AND CABLE SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
7. OUTLETS FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
8. FIXTURES TO BE SET ON CEILINGS. LIGHTS SHALL BE 15' 0" ABOVE FLOOR. OUTLETS TO BE 3' ABOVE FLOOR.
(ASIF = ABOVE SUBFLOOR)
9. UNDER COUNTER OUTLETS WILL BE WATER PROOFED & GFCI.
AUDIO:
1. SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN.
2. RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR.
DATA / CABLE:
1. ALL SPEAKERS TO BE APPROVED BY HOME OWNER.
2. LOCATE JACKS AS INDICATED IN THE PLAN. INSTALL DATA / CABLE SYSTEM TO BE APPROVED BY HOME OWNER.
DATA / CABLE:
1. CABLE OUTLET PANELS AS INDICATED IN THE PLAN. SYSTEM TO BE APPROVED BY HOME OWNER.

ELECTRICAL LEGEND	
	PENDANT / RECESSED / WET RATED / SCONCE
	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

A NEW PLAN FOR:
S.H.S. CONTRACTING SERVICES, LLC
LOT 11 BLK Q MICHAEL ANGELO RD., DFS
NATLON COUNTY, FLORIDA

ELECTRICAL PLAN

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

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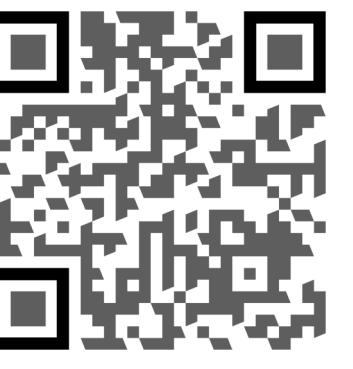
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A-6

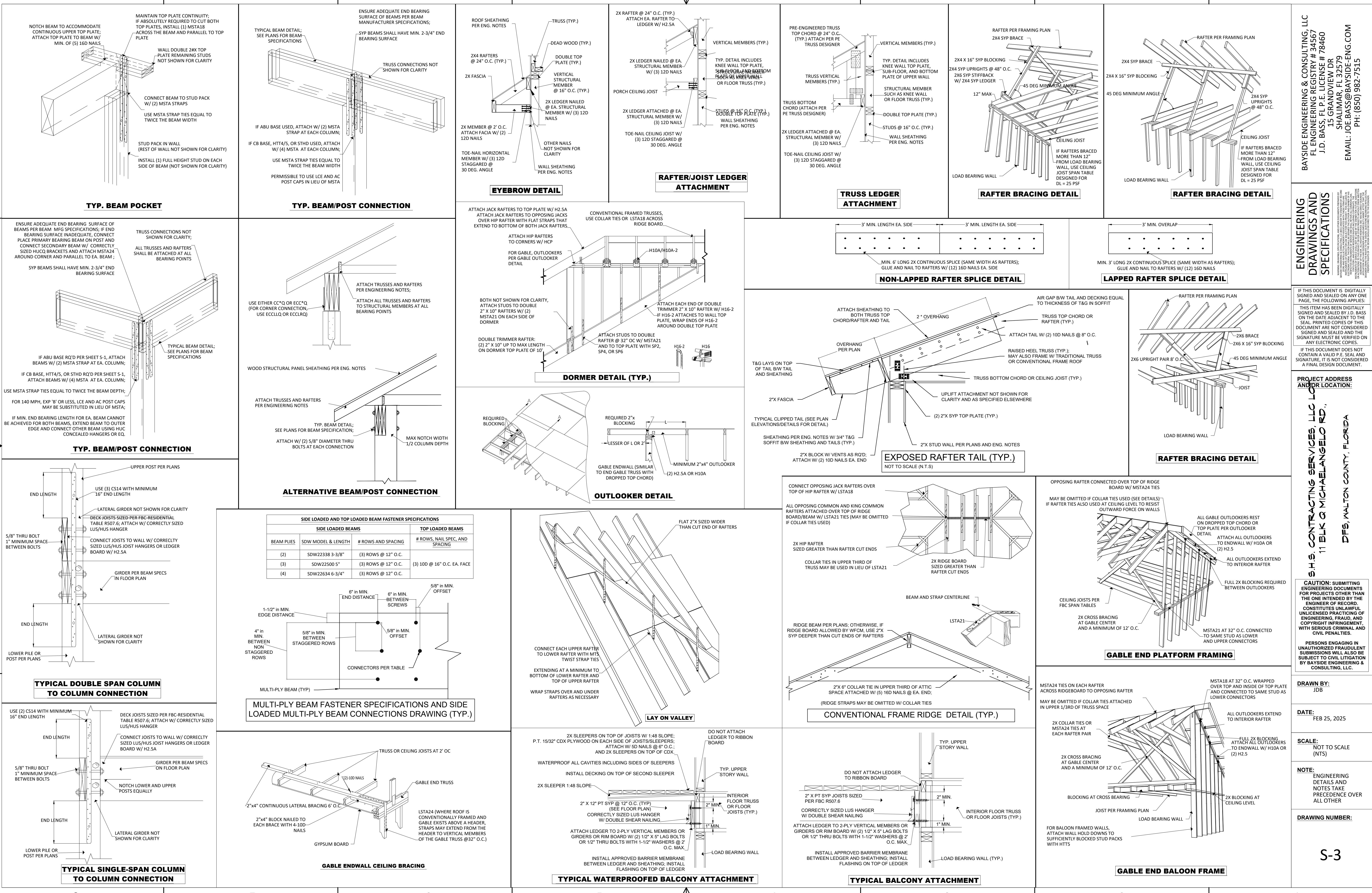
WESTERRA
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PLAN SERVICES

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ENGINEERING FIRM REGISTRY NO. 54867
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BAYSIDE ENGINEERING & CONSULTING, LLC
FL ENGINEERING REGISTRY # 34567
J.D. BASS, F.P.E. LICENSE # 78460
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SPECIFICATIONS

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PROJECT ADDRESS
AND/OR LOCATION:

S.H.S. CONTRACTING SERVICES, LLC, LOCATED
11 BLK Q MICHAELANGELO RD.,
DALTON COUNTY, FLORIDA

CAUTION: SUBMITTING
ENGINEERING DOCUMENTS
FOR PROJECTS OTHER THAN
THE ONE INTENDED BY THE
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BY BAYSIDE ENGINEERING &
CONSULTING, LLC.

DRAWN BY:
JDB

DATE:
FEB 25, 2025

SCALE:
NOT TO SCALE
(N.T.S.)

NOTE:
ENGINEERING
DETAILS AND
NOTES TAKE
PRIORITY OVER
ALL OTHER

DRAWING NUMBER:
S-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
- ATC: 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)
- CRSI: 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
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

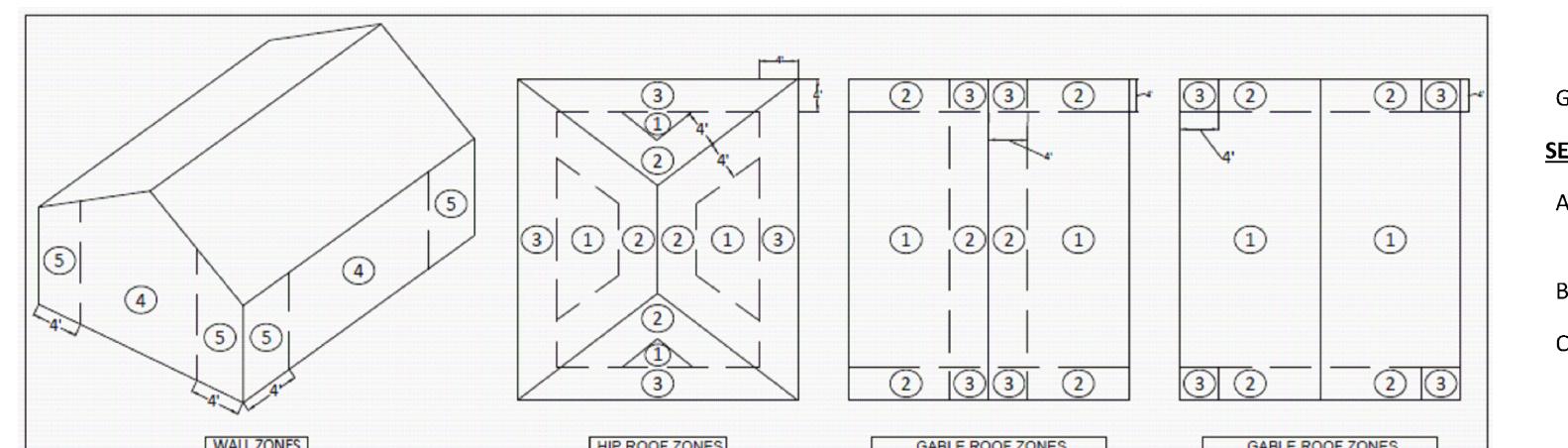
ULTIMATE DESIGN WIND SPEED, V_{ULT}	149 MPH (IF WALTON COUNTY, BY INTERPOLATION)
IMPORTANCE FACTOR	1
RISK CATEGORY	II
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	-0.18 TO +0.18
BUILDING TYPE	ENCLOSED
MEAN ROOF HEIGHT	40'

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

ZONE	CONDITION	SIDE	PSF
WALL	WORST CASE: (GC ₀), 4 th STORY (WHERE APPLICABLE)	WINDWARD	
WALL	WORST CASE: (GC ₀), 3 rd STORY (WHERE APPLICABLE)	WINDWARD	30.49
WALL	WORST CASE: (GC ₀), 2 nd STORY (WHERE APPLICABLE)	WINDWARD	28.11
WALL	WORST CASE: (GC ₀), 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	-48.3
2	ALL	17.3	-63.8
3	ALL	17.3	-83.7
GABLE ROOF > 20° TO 27° (INCL. 5:12 & 6:12)	1 ALL	17.3	-37.2
2 ALL	17.3	-59.4	
3 ALL	17.3	-70.4	
GABLE ROOF > 27° TO 45° (INCL. 7:12 TO 12:12)	1 ALL	23.9	-43.9
2 ALL	23.9	-48.3	
3 ALL	23.9	-59.4	
HIP ROOF 7° TO 20° (INCL. 3:12 & 4:12)	1 ALL	19.5	-43.9
2 ALL	19.5	-57.1	
3 ALL	19.5	-61.5	
HIP ROOF > 20° TO 27° (INCL. 5:12 & 6:12)	1 ALL	19.5	-35.0
2 ALL	19.5	-48.3	
3 ALL	19.5	-48.3	
HIP ROOF > 27° TO 45° (INCL. 7:12 TO 12:12)	1 ALL	19.5	-37.2
2 ALL	19.5	-43.9	
3 ALL	19.5	-57.1	
WALLS	4 10	26.1	-28.3
4 20	25.0	-27.1	
4 50	23.3	-25.6	
4 100	22.3	-24.4	
5 10	26.1	-35.0	
5 20	25.0	-32.6	
5 50	23.3	-29.5	
5 100	22.3	-27.1	

**F. PRESUMPTIVE LOAD-BEARING CAPACITY OF SOIL (DEVIATIONS REQUIRE ENGINEER APPROVAL):**

- FBC TABLE R401.4 ASSOCIATES 2,000 PSF SOIL BEARING CAPACITY WITH CLASS OF MATERIALS, "SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL" WHICH ARE TYPICAL FOR THIS GEOGRAPHIC REGION; THEREFORE, PER FBC R401.4, SOIL BEARING CAPACITY IS ASSUMED TO BE 2,000 PSF.
- THE ENGINEER OF RECORD (EOR) HAS NOT ASSESSED THE SITE OR SOIL, THE EOR HIGHLY RECOMMENDS THE OWNER OBTAIN A GEOTECHNICAL ASSESSMENT BY A LICENSED GEOTECHNICAL ENGINEER TO ASSESS SOIL BEARING CAPACITY AND STABILITY AND TO REVIEW THE PROPOSED FOUNDATION SYSTEM AND PROVIDED RECOMMENDATIONS AS NECESSARY.

SECTION 2. - GENERAL CONSTRUCTION

- ENGINEERING DRAWINGS SHOWN ARE TYPICAL AND NOT TO SCALE (NTS).
- EVERY EFFORT HAS BEEN MADE TO AVOID ERRORS; IF A DISCREPANCY EXISTS, THE MORE RESTRICTIVE AND CONSERVATIVE INTERPRETATION CONTROLS THAT SPECIFICATION OR DETAIL UNTIL THE EOR PROVIDES WRITTEN CLARIFICATION STATING OTHERWISE.
- ALTHOUGH, A SURVEY AND/OR SITE PLAN MAY BE INCLUDED IN THE ENGINEERED SET FOR REFERENCE, THE ENGINEER HAS NOT REVIEWED EITHER AND MAKES ABSOLUTELY NO CLAIM WHATSOEVER AS TO THE ACCURACY OR CORRECTNESS OF THE SAME.

- GENERALLY, IF A DISCREPANCY EXISTS BETWEEN PLANS AND ENGINEERING DETAILS OR NOTES, ENGINEERING DETAILS AND NOTES TAKE PRECEDENCE; HOWEVER, UNTIL THE ENGINEER PROVIDES CLARIFICATION, THE MORE CONSERVATIVE INTERPRETATION CONTROLS.
- UNBALANCED STEMWALLS SHALL BE ADEQUATELY BRADED BEFORE INSTALLING FILL DIRT TO PREVENT DAMAGE DURING INSTALLATION. STEMWALL INTEGRITY RELIES ON LATERAL SUPPORT FROM SLAB AND IS VULNERABLE UNTIL CONNECTED TO SLAB.
- ALL CONNECTORS, FASTENERS, AND HARDWARE SHALL BEAR THE APPROPRIATE CORROSION RESISTANT RATING FOR GIVEN ENVIRONMENTAL CONDITIONS INCLUDING BUT NOT LIMITED TO HARDWARE USED IN DIRECT CONTACT WITH PRESSURE TREATED LUMBER CONTAINING COPPER ACQ, CCA, AND OTHERS.
- ALL COMPONENTS AND CLADDING AND ALL HARDWARE (HURRICANE STRAPS, ETC.) SHALL BE CONNECTED PER MANUFACTURER INSTRUCTIONS WITH CORRECT FASTENERS, FASTENER QUANTITIES, AND ATTACHMENT DETAILS SUCH AS CORRECT ANGLES.

- WHERE MANUFACTURER INSTRUCTIONS ALLOW BOTH MINIMUM AND MAXIMUM QUANTITIES OF FASTENERS CORRESPONDING TO DIFFERENT UPLIFT VALUES, THE QUANTITY CORRESPONDING TO MAXIMUM UPLIFT VALUE SHALL BE USED.
- MANUFACTURER INSTRUCTIONS ARE AVAILABLE HERE: https://FLORIDABUILDING.ORG/PR/PR_APP_SEARCH.aspx

- ALTERNATE CONNECTORS MAY BE SUBSTITUTED FOR SIMPSON STRONGTIE IF THEIR LOAD CAPACITIES MEET OR EXCEED THOSE SPECIFIED. ALL CONNECTORS SHALL BE INSTALLED PURSUANT TO MANUFACTURER'S REQUIREMENTS FOR MAXIMUM CAPACITY.

- ALL HARDWARE SUCH AS THREADED RODS, NUTS, WASHERS, AND COUPLERS SHALL BE MINIMUM ASTM A36, A307 GRADE C MATERIAL PRODUCED FROM 1006-1010 STEEL AND ZINC OR GALVANIZED COATED IAW B633 OR ASTM A153 CLASS C RESPECTIVELY.
- EACH BEAM AND GIRDER SHALL BE INSTALLED WITH FULL END BEARING SURFACE RECOMMENDED BY THE MANUFACTURER OR THE SOUTHERN FOREST PRODUCTS ASSOCIATION (SEE <https://WWW.SOUTHERNPINE.COM/SPAN-TABLES/>) FOR GIVEN SPAN WITH A DIRECT GRAVITY LOAD FULLY BLOCKED ACROSS EACH FLOOR TRUSS/JOIST SPACE, TO THE FOUNDATION.

- EXTERIOR GLAZED OPENINGS LOCATED IN WIND-BORNE DEBRIS REGIONS SHALL HAVE PROTECTION PURSUANT TO FBC R301.2.1.2.

SECTION 3. - TIMBER SPECIFICATIONS

- STRUCTURAL TIMBER INCLUDING ALL ROOF MEMBERS SHALL BE VISUALLY GRADED #2 SOUTHERN YELLOW PINE (SYP) WITH MAX MOISTURE CONTENT 19% OR WHERE ALLOWED FOR WALL STUDS LODGE POLE (LP) WITH ALLOWABLE STRESSES AS FOLLOWS:

NON-REPETITIVE MEMBERS DESIGN VALUES (PSI)	REPETITIVE MEMBERS DESIGN VALUES (PSI) (JOISTS, RAFTERS, STUDS, ETC.)	
	NON-REPETITIVE MEMBER (COMPRESSION PERPENDICULAR TO GRAIN (F _C))	REPETITIVE MEMBER (COMPRESSION PARALLEL TO GRAIN (F _C))
2 X 4	1,450	1,100
2 X 6	1,400	1,000
2 X 8	1,350	925
2 X 10	1,300	800
2 X 12	1,250	750
LODGE POLE (LP)	ALL 2X 0.42	1,100.000
	335	1,000
		775
		NOT ALLOWED

- BENDING DESIGN VALUES SHALL BE ADJUSTED BY A FACTOR OF 0.85 WHEN TIMBER MOISTURE CONTENT CAN EXCEED 19%.

- STRUCTURAL LAMINATED TIMBER AND BEAMS SHALL COMPLY WITH THE FOLLOWING CRITERIA AND MINIMUM ALLOWABLE STRESSES:

DESIGN PROPERTY	GLUE LAMINATED TIMBER	LAMINATED VENEER LUMBER (LVL)
ADDITIONAL	VISUALLY GRADED SYP	N/A
BENDING STRESS	2,400 PSI	3,100 PSI
MODULUS OF ELASTICITY	1,800,000 PSI	2,100,000 PSI
HORIZONTAL SHEAR STRESS (F _V)	300 PSI	285 PSI

- FOOTING AND SLAB REINFORCING STEEL SHALL BE GRADE 60; ALL FOOTING STEEL SHALL BE CONTINUOUS WITH CORNER BARS AT ALL CORNERS AND END WALL INTERSECTIONS.

- ALL SPLICES SHALL BE CONTACT LAP SPLICES, STAGGERED A MINIMUM OF 0.3 TIMES THE LAP SPLICE LENGTH, SHALL NOT BE SPLICED AT POINTS OF INFLECTION, AND MINIMUM SPLICE LENGTHS SHALL BE AS FOLLOWS:

TENSION LAP SPLICE LENGTH	TENSION DEVELOPMENT LENGTH	TENSION DEVELOPMENT LENGTH FOR STANDARD HOOK W/ AT LEAST 2-1/2" OF SIDE COVER PERPENDICULAR TO PLANE OF HOOK
#4 BAR	30"	23"
#5 BAR	38"	28"

- DOWEL HOOKS SHALL HAVE A MINIMUM HOOK LENGTH OF 6" AND BE EMBEDDED IN THE FOOTING A MINIMUM OF 3" ON THE BOTTOM AND SIDES AND 6" ON THE TOP.

- VERTICAL FOOTING DOWELS SHALL LAP VERTICAL WALL REINFORCEMENTS A MINIMUM OF 25".

SECTION 5. - CONCRETE - FOOTINGS AND SLAB

- FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL (SEE FBC 1804.6).

- EXTERIOR FOOTINGS SHALL BE NOT LESS THAN 12" BELOW FINISHED GRADE; EXTERIOR WALLS SHALL BEAR ON CONTINUOUS FOOTINGS.