

APPLICABLE CODES, REGULATIONS, & STANDARDS

- A. THE 2023 FLORIDA BUILDING CODE, 8TH EDITION
B. ASCE/SEI 7 22 MINIMUM DESIGN LOADS ON BUILDINGS AND OTHER STRUCTURES
C. ACI 318-19 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
D. AISC STEEL CONSTRUCTION MANUAL (15TH EDITION)
E. AWS D1.1 STRUCTURAL WELDING

1. THESE PLANS BELONG EXCLUSIVELY TO THE STRUCTURE, INCLUDING MAIN WIND FORCE RESISTING SYSTEM (MWFRS), COMPONENTS AND CLADDING (C&C) AND BASE RAIL ANCHORAGE. OTHER DESIGN ISSUES, INCLUDING BUT NOT LIMITED TO PROPERTY SET-BACKS, ELECTRICAL, PLUMBING, INGRESS/EGRESS, FINISH FLOOR SLOPES AND ELEVATIONS, OR OTHER LOCAL ZONING REQUIREMENTS ARE THE LIABILITY OF OTHERS.

2. THESE STRUCTURES ARE ENGINEERED AS CAPABLE OF SUPPORTING DEAD LOAD OF THE STRUCTURE AND LIVE AND WIND LOADS. UPGRADES NOT SPECIFICALLY ADDRESSED HEREIN, SUCH AS WINDOWS, DOORS, OR ANOTHER COMPONENT NOT LISTED IN THE FLORIDA BUILDING CODE APPROVED PRODUCT LIST AND NOT PROVIDED AND INSTALLED BY TUBULAR BUILDING SYSTEMS, WHICH CAUSE ADDITIONAL LOADS ON THE STRUCTURE SHALL BE AT THE OWNER'S RISK. FLORIDA ENGINEERING LLC, SHALL NOT BE RESPONSIBLE FOR FAILURE OR STRUCTURAL DAMAGE DUE TO THE EXTRA LOAD.

3. LOW ULTIMATE WIND SPEED 105 TO 140 MPH (NOMINAL WIND SPEED 81 TO 108 MPH). MAXIMUM RAFTER/POST AND END POST SPACING = 5.0 FEET.

4. HIGH ULTIMATE WIND SPEED 141 TO 170 MPH (NOMINAL WIND SPEED 109 TO 132 MPH). MAXIMUM RAFTER/POST AND END POST SPACING = 4.0 FEET.

5. ALL STEEL TUBING SHALL BE 50 KSI GALVANIZED STEEL. ALL FASTENERS SHALL BE ZINC COATED HARDWARE.

6. SPECIFICATIONS APPLICABLE TO 26 GAUGE METAL PANELS FASTENED DIRECTLY TO 2 1/2" x 2 1/2" 14 GAUGE TUBE STEEL (TS) FRAMING MEMBERS FOR VERTICAL PANELS, 26 GAUGE METAL PANELS SHALL BE FASTENED TO 16 GAUGE HAT CHANNELS (UNLESS OTHERWISE NOTED).

7. WIND FORCES GOVERN OVER SEISMIC FORCES. SEISMIC PARAMETERS ANALYZED ARE:
R = 3.5
S_{ds} = 0.087g
S_{d1} = 0.084g

8. GROUND ANCHORS SHALL BE INSTALLED THROUGH BASE RAIL WITHIN 6 OF EACH RAFTER COLUMN ALONG SIDES.

9. GROUND ANCHOR (SOIL NAILS) CONSIST OF #5 REBAR W/ WELDED NUT X 30" LONG IN SUITABLE SOIL. CONDITIONS MAY BE USED FOR LOW (≤ 108 MPH NOMINAL) WIND SPEEDS ONLY. OPTIONAL ANCHORAGE MAY BE USED IN SUITABLE SOILS AND MUST BE USE IN UNSUITABLE SOILS AS NOTED.

10. MIN. LAP REQUIREMENT FOR REBAR IN FOOTER IS 25"

11. SOIL TO BE COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D1557-93.

12. PRIOR TO PLACING CONCRETE, TREAT THE ENTIRE SUBSURFACE AREA FOR TERMITES IN COMPLIANCE WITH THE FBC. FOR RISK CATEGORY II, III, & IV STRUCTURES ONLY.

13. ALL OPEN AREAS OF CONCRETE OUTSIDE OF THE PROPOSED STRUCTURE SHALL BE DESIGNED TO SLOPE AWAY FROM THE STRUCTURE.

14. A LANDING OF MIN. 36" WIDTH IN THE DIRECTION OF TRAVEL SHALL BE PROVIDED AT THE EXTERIOR DOORS. SLOPE OF LANDING NOT TO EXCEED 1/4". 1. LANDING LEVEL NOT TO BE LOWER THAN 1 1/2" (FOR EGRESS DOORS) & 7-3/4" (FOR OTHER EXTERIOR DOORS) BELOW THE TOP OF THRESHOLD.

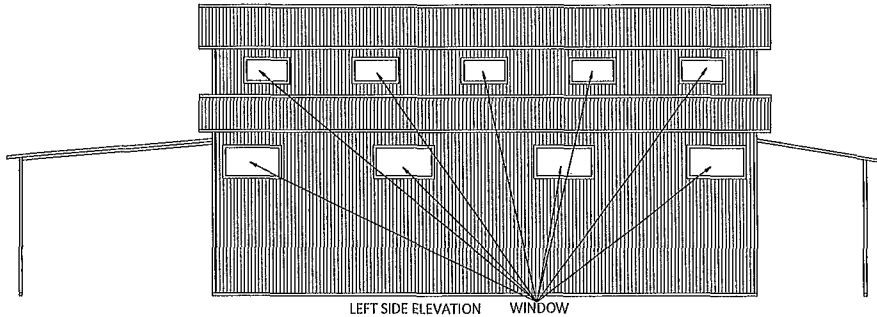
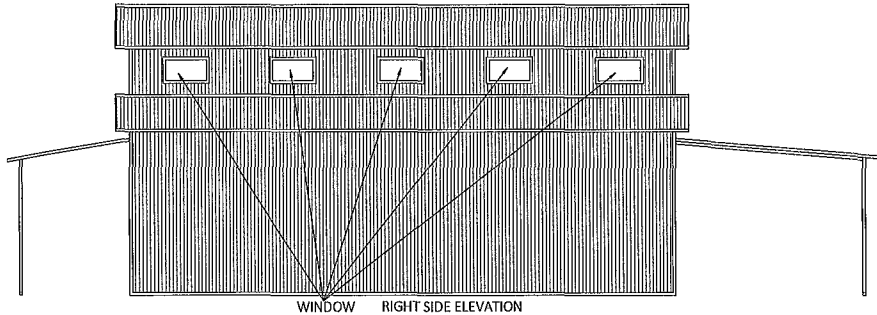
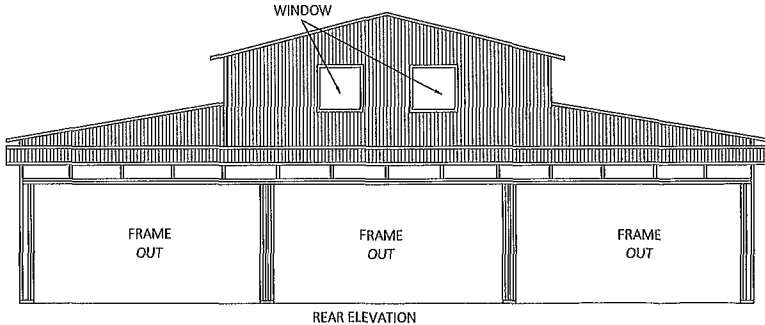
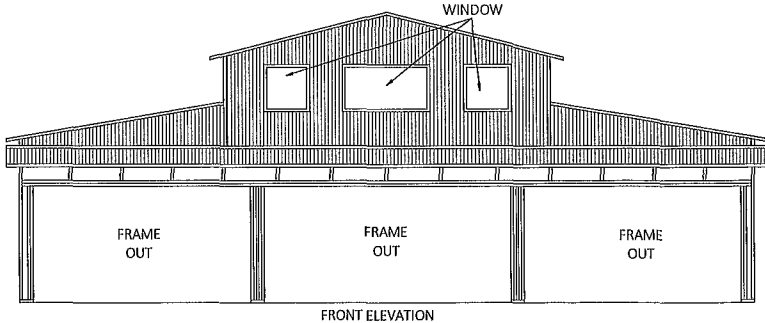
DESIGN DATA	
DESIGN CRITERIA	ASCE/SEI 7
RISK CATEGORY	II
OCCUPANCY CLASSIFICATION	R3
CONSTRUCTION TYPE	II-B
DEFLECTION LIMIT =	L/240
ULTIMATE DESIGN WIND SPEED (MPH) VULT =	120
NOMINAL DESIGN WIND SPEED (MPH) VASD =	93
EXPOSURE CATEGORY	C
MEAN BUILDING HEIGHT (FT) =	19.50
MINIMUM BUILDING PLAN DIMENSION (FT) =	24.00
END ZONE DIMENSION (FT) a =	3.00
ROOF STYLE	GABLE
ROOF PITCH (IN 12)	3
OCCUPANCY CLASSIFICATION	PARTIALLY ENCLOSED
DEAD LOAD (DUE TO SELF-WEIGHT) =	8.1 PSF
ROOF LIVE LOAD =	12 PSF
GROUND SNOW LOAD =	4 PSF
ADJUSTED C & C WIND PRESSURES (ASD) (PSF)	
EFFECTIVE WIND AREA FOR ROOF (SQ. FT.)	60.00
ZONE 1 (POSITIVE) =	NA
ZONE 1 (NEGATIVE) =	NA
ZONE 1' (OVERHANG) =	NA
ZONE 1 (POSITIVE) =	16.4
ZONE 1 (NEGATIVE) =	29.7
ZONE 1 (OVERHANG) =	-44.3
ZONE 2 (POSITIVE) =	16.4
ZONE 2 (NEGATIVE) =	-37.7
ZONE 2 (OVERHANG) =	-52.3
ZONE 3 (POSITIVE) =	16.4
ZONE 3 (NEGATIVE) =	-46.4
ZONE 3 (OVERHANG) =	-61.0
EFFECTIVE WIND AREA FOR WALLS (SQ. FT.)	108.00
ZONE 4 (POSITIVE) =	23.1
ZONE 4 (NEGATIVE) =	24.8
ZONE 5 (POSITIVE) =	23.1
ZONE 5 (NEGATIVE) =	26.8

CONTRACTOR TO PROVIDE BUILDING CODE APPROVED PRODUCTS TO MEET OR EXCEED THE DESIGN PRESSURES AS TABULATED.

ADJUSTED C & C WIND PRESSURES (ASD) (PSF) FOR OPENINGS	
SWING DOOR	
EFFECTIVE WIND AREA (SQ. FT.) =	20.00
ZONE 4 (POSITIVE) =	25.3
ZONE 4 (NEGATIVE) =	27.0
ZONE 5 (POSITIVE) =	25.3
ZONE 5 (NEGATIVE) =	-31.1
ROLL-UP DOOR	
EFFECTIVE WIND AREA (SQ. FT.) =	N/A
ZONE 4 (POSITIVE) =	N/A
ZONE 4 (NEGATIVE) =	N/A
ZONE 5 (POSITIVE) =	N/A
ZONE 5 (NEGATIVE) =	N/A
WINDOW	
EFFECTIVE WIND AREA (SQ. FT.) =	4.50
ZONE 4 (POSITIVE) =	26.2
ZONE 4 (NEGATIVE) =	27.9
ZONE 5 (POSITIVE) =	26.2
ZONE 5 (NEGATIVE) =	-32.9

PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURER	APPROVAL No. & DATE
STRUCTURAL COMPONENTS	ROOF DECK	CAPITAL METAL SUPPLY, INC. 26 GA. CAPITAL RIB ROOF PANEL	FL20147.2 R4 01/06/30
STRUCTURAL COMPONENTS	STRUCTURAL WALL	CAPITAL METAL SUPPLY, INC. 26 GA. CAPITAL RIB WALL PANEL	FL20148.2-R4 01/06/30
EXTERIOR DOORS	SWINGING	MI WINDOWS AND DOORS 1615/1617 SGD	FL26012.6-R13 03/23/27
EXTERIOR DOORS	SWINGING	ODL, INC. E ODL FIBERGLASS DOOR	FL46120.5-R1 06/04/34
EXTERIOR DOORS	SWINGING	ODL, INC. A. ODL FIBERGLASS DOOR	FL46117.1 R1 06/04/34
WINDOWS	SINGLE HUNG	MI WINDOWS AND DOORS 3500 PW	FL18644.1-R10 04/30/26
WINDOWS	SINGLE HUNG	MI WINDOWS AND DOORS 3540 SH	FL41886.1 R10 04/12/27

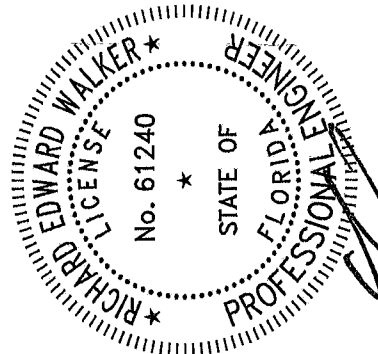
CTP = CONTRACTOR TO PROVIDE APPROVED PRODUCTS THAT MEET OR EXCEED WIND DESIGN PRESSURES.



SHEET NO.	DRAWING INDEX
S/01	GENERAL NOTES
S/02	PLAN/ ELEVATIONS
S/03	FOUNDATION PLAN
S/04	DETAILS

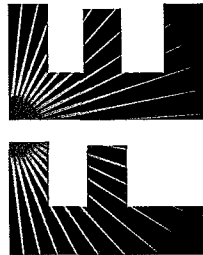
THE ENGINEERING ON THESE PLANS IS SITE SPECIFIC FOR (1) STRUCTURE ONLY AT THE PROVIDED ADDRESS(ES)

PROPOSED METAL BUILDING FOUNDATION & SHELL STRUCTURAL DESIGN ONLY. ALL OTHER REQUIRED PERMITS TO BUILD OUT TO A HABITABLE LIVING SPACE ARE TO BE BY OTHERS/ PER SEPERATE CERTIFICATE, INCLUDING BUT NOT LIMITED TO ELECTRICAL, PLUMBING, ENERGY CALCS. ETC. FOR MORE INFORMATION VISIT: <https://flengineeringllc.com/order/> OR SCAN QR CODE.



DATE 04/09/2026

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CA CERT. #30782

PROJECT NO. 2607835

CONTRACTOR:
TUBULAR BUILDING SYSTEMS
P.O. BOX. 2254
LAKE CITY, FL 32056

PROJECT ADDRESS:

WILHELM
348 SW TALL PINE CT
LAKE CITY, FL 32024

DESIGN DATE. 04/10/2026

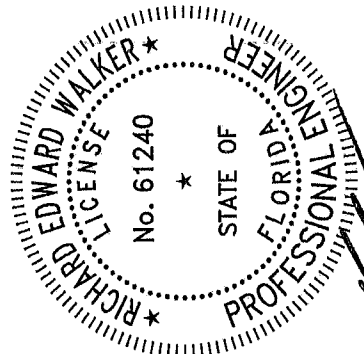
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SHEET 01



Richard E. Walker, P.E. #61240
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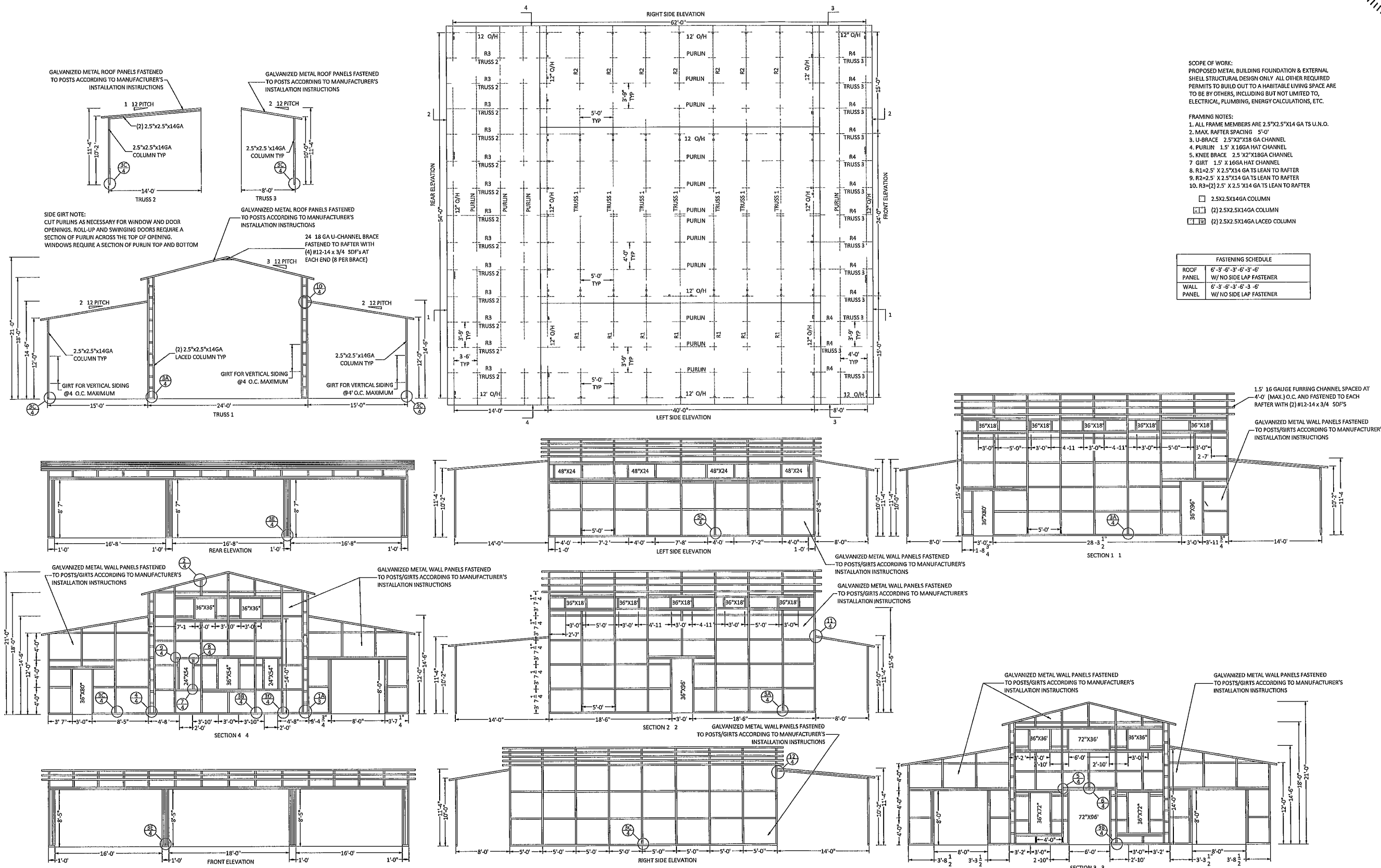
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GENERAL NOTES

CONCRETE MONOLITHIC SLAB DESIGN IS BASED ON A MINIMUM SOIL BEARING CAPACITY OF 2500 PSF

CONCRETE

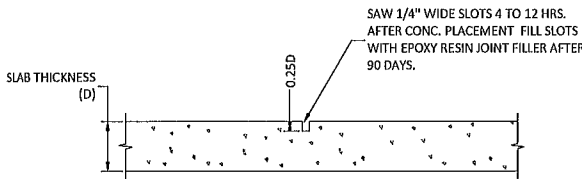
1. CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS
2. ALL OPEN AREAS OF CONCRETE OUTSIDE OF THE PROPOSED STRUCTURE SHALL BE DESIGNED TO SLOPE AWAY FROM THE STRUCTURE
3. CONCRETE SLAB FOR GARAGES/CARPORTS (PARKING OF AUTOMOBILES OR OTHER VEHICLES) SHALL BE SLOPED TOWARD THE DRAIN LINE OR THE MAIN VEHICLE ENTRY DOORWAY WITH A MINIMUM PITCH OF 1/4 INCH PER FOOT TO ENSURE PROPER DRAINAGE
4. WHERE CONCRETE SPECIFICATIONS ARE REQUIRED, BY ONE OR MORE REGULATORY AGENCY, THE FOLLOWING SPECIFICATIONS ARE APPLICABLE
 - a. CONCRETE SHALL CONFORM TO ASTM C94 FOR THE FOLLOWING COMPONENTS
 - i. PORTLAND CEMENT TYPE 1 - ASTM C 150
 - ii. AGGREGATES - LARGE AGGREGATE 3/4 MAX - ASTM C 33
 - iii. AIR ENTRAINING +/- 1 % - ASTM C 260
 - iv. WATER REDUCING AGENT - ASTM C 494
 - v. CLEAN POTABLE WATER
 - vi. OTHER ADMIXTURES NOT PERMITTED
 - b. CONCRETE SLUMP AT DISCHARGE CHUTE NOT LESS THAN 3" OR MORE THAN 5"
 - c. WATER ADDED AFTER BATCHING IS NOT PERMITTED
 - d. PREPARE & PLACE CONCRETE PER AMERICAN CONCRETE INSTITUTE MANUAL OF STANDARD PRACTICE, PART 1, 2, & 3 INCLUDING HOT WEATHER RECOMMENDATIONS
 - e. MOIST CURE OR POLYETHYLENE CURING PERMITTED
 - f. PRIOR TO PLACING CONCRETE, TREAT THE ENTIRE SUBSURFACE AREA FOR TERMITES IN COMPLIANCE WITH THE BUILDING CODE (FOR RISK CATEGORY II, III, & IV STRUCTURES ONLY)
 - g. CONCRETE SLAB SHALL BE PLACED OVER A MIN 6 MIL POLYETHYLENE VAPOR BARRIER (SLAB ONLY)
5. CONTROL JOINTS SHALL BE PROVIDED AT EVERY 12' O C OR 18' O C FOR 4" THICK OR 6" THICK CONCRETE SLAB RESPECTIVELY

REINFORCING STEEL

1. THE REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 THE SLAB REINFORCEMENT SHALL BE WELDED WIRE FABRIC MEETING ASTM A185 OR FIBERGLASS FIBER REINFORCEMENT
2. REINFORCEMENT MAY BE BENT IN THE FIELD OR SHOP AS LONG AS
 - a. IT IS BENT COLD,
 - b. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT,
 - c. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX BAR DIAMETERS
3. FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE PER ACI-318 3 INCHES WHERE THE CONCRETE IS POURED AGAINST AND TEMPORARY IN CONTACT WITH THE EARTH OR UNPROTECTED FROM THE EARTH OR WEATHER, OTHERWISE 1 1/2 INCHES

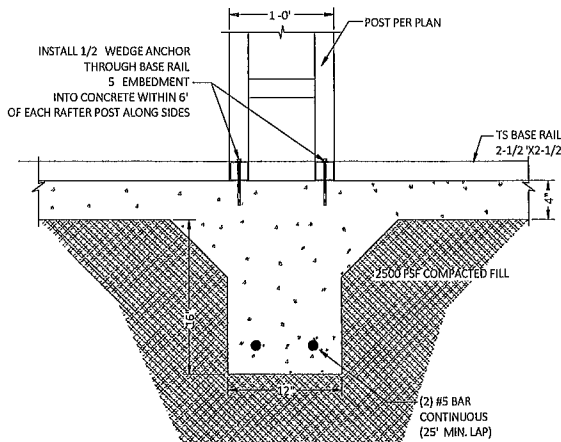
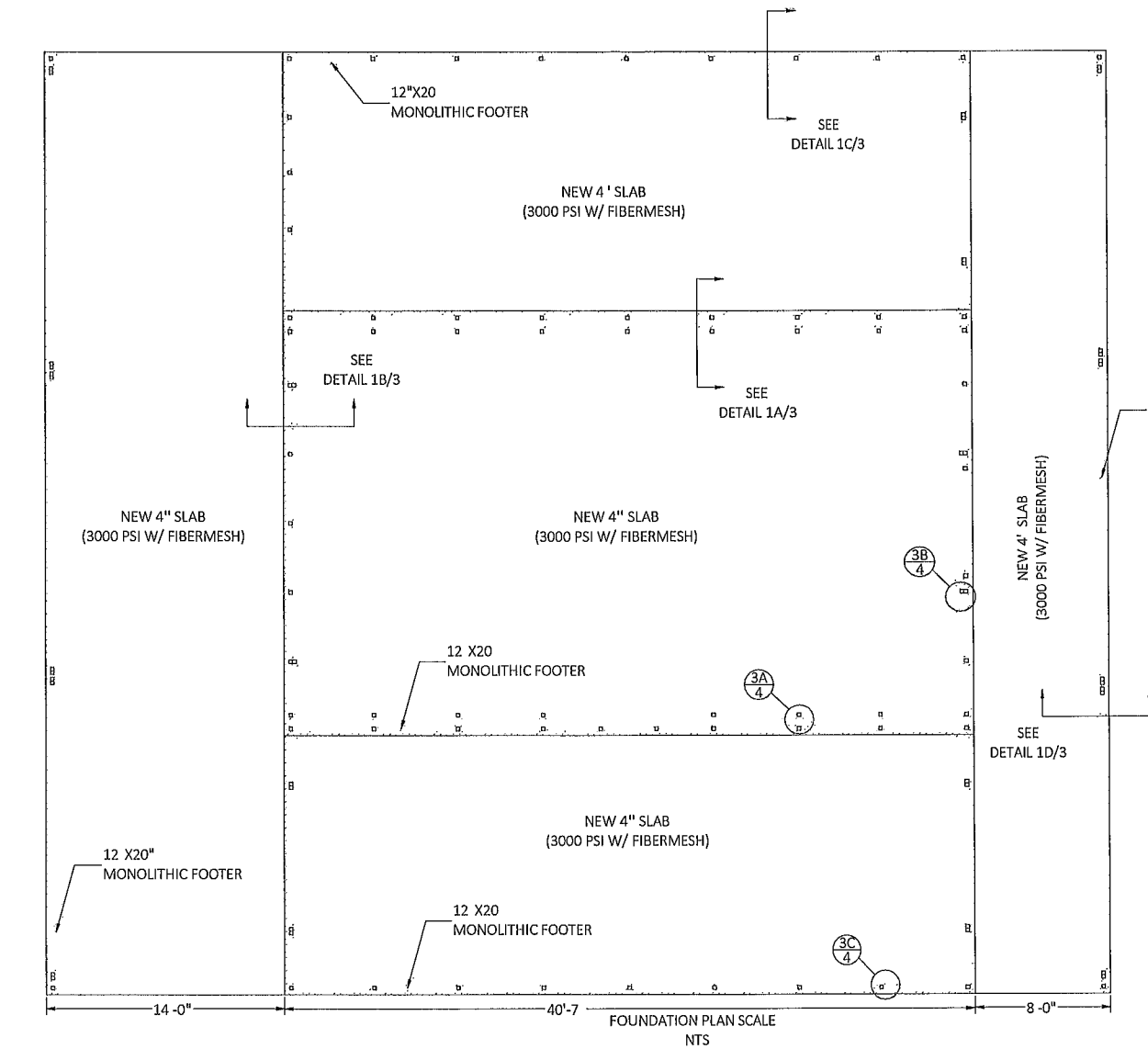
FROST PROTECTION

1. FOUNDATION SHALL BE PROTECTED AGAINST FROST USING RIGID FOAM INSULATION (EPS OR EQUIVALENT) FOR NO FROST PROTECTION OPTION, COORDINATE WITH LOCAL BUILDING CODE AND/OR BUILDING OFFICIAL REGARDING REQUIRED FOOTING DEPTH BASED ON FROST LINE DEPTH

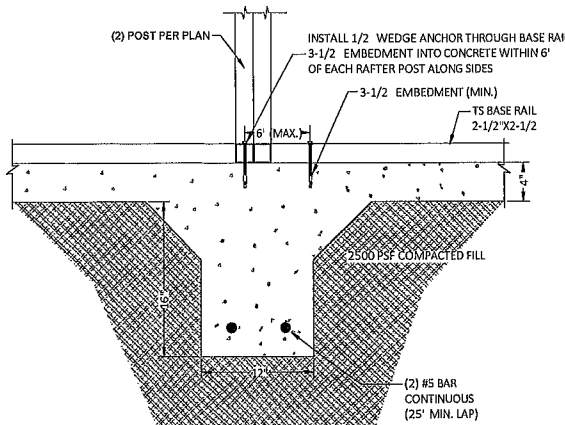


JOINTS TO BE SPACED 20 (IN FEET) MINIMUM BUT NO MORE THAN 2.5D (IN FEET) O.C.

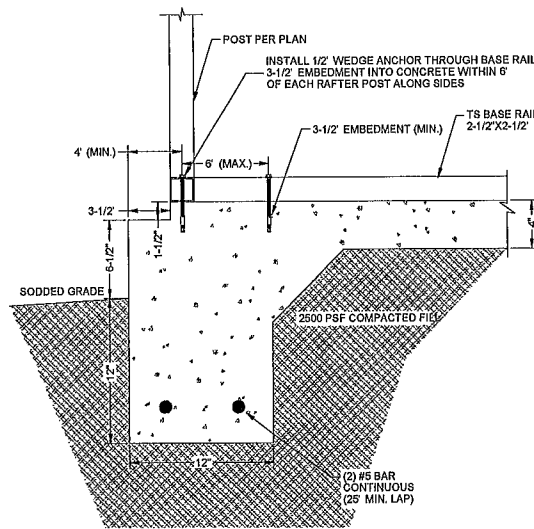
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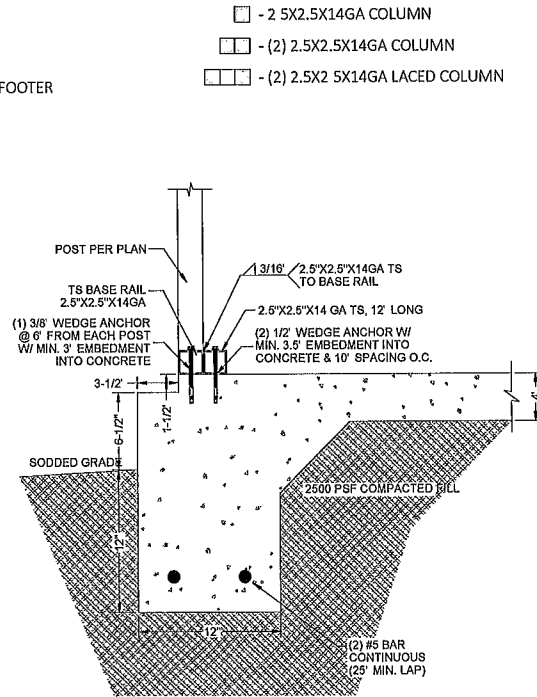
1A 12"X20' MONO. FOOTER BASE RAIL ANCHORAGE
SCALE: NTS



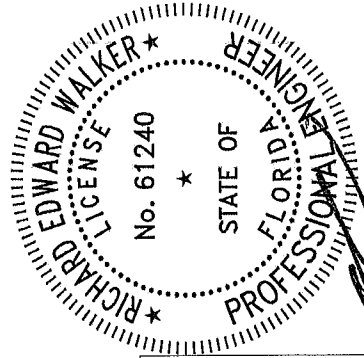
1B 12"X20' MONO. FOOTER BASE RAIL ANCHORAGE
SCALE: NTS



1C 12"X20' MONO. FOOTER BASE RAIL ANCHORAGE
SCALE: NTS



1D 12"X20' MONO. FOOTER BASE RAIL ANCHORAGE
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