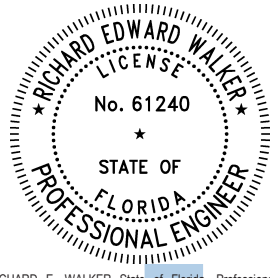




PINEHURST "CLASSIC"

FUTURE RESIDENCE OF:
Brian & Christina Hanks

Florida Building Code, Residential Part
2021 Edition with Supplement
Florida Building Code, Residential Part
2021 Edition with Supplement
Florida Building Code, Residential Part
2021 Edition with Supplement



Digitally signed
by Richard E
Walker
Date:
2025.11.13
12:29:41-05'00'

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AND STRUCTURAL COMPLIANCE ONLY AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMS TO THE 2021 FLORIDA BUILDING CODE, 8TH EDITION. THIS CERTIFICATION DOES NOT INCLUDE PROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2021 FLORIDA BUILDING CODE, 8TH EDITION WITH SUPPLEMENTS.



FLORIDA BUILDING CODE, LLC
4155 TAMARIT TRAIL, UNIT 121
PORT CHARLOTTE, FL 33681
PH: (813) 399-0800
FAX: (813) 399-0799

GENERAL BUILD'G NOTES

1. MAIN FLOOR PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
2. OPTIONAL BONUS PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
3. INTERIOR AND EXTERIOR WALLS TO BE DRAWN AT 3 1/2" U.N.O.
4. ALL ANGLES TO BE DRAWN AT 90° OR 45° UNLESS NOTED OTHERWISE
5. WINDOW HEADER HEIGHT TO BE SET AT 6'-11" FROM TOP OF HOUSE SLAB TO BOTTOM OF WINDOW HEADER U.N.O.
6. HEADER SIZES AND MATERIALS TO BE DETERMINED AND VERIFIED BY LICENSED ENGINEER AND BUILDER.
7. SIZES, LOCATIONS, AND MATERIALS OF BEAMS, TRUSSES, GIRDERS, AND HEADERS ARE TO BE DETERMINED AND VERIFIED BY BUILDER, FRAMER, TRUSS SHOP, AND LICENSED ENGINEER
8. FOOTER SIZE, MATERIAL AND LOCATIONS TO BE VERIFIED AND DETERMINED BY BUILDER, FOOTER CONTRACTOR, AND LICENSED ENGINEER
9. ROOF VENTILATION TO BE DETERMINED AND VERIFIED BY BUILDER, ROOFING CONTRACTOR, AND LICENSED ENGINEER
10. ALL MECHANICAL SYSTEMS DESIGNS, LOCATIONS AND SIZING TO BE DETERMINED AND VERIFIED BY BUILDER, APPROPRIATE TRADE CONTRACTOR, AND LICENSED ENGINEER
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12. LOCAL, STATE & NATIONAL BUILD'G CODES TAKE PRECEDENCE OVER DRAWINGS
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SQUARE FOOTAGE CHART

MAIN FLOOR HEATED & COOLED AREA:	1561
COVERED FRONT PORCH AREA:	116
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UNCOVERED REAR PATIO AREA:	490
2ND FLOOR HEATED & COOLED AREA:	N/A
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NOTE:
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FORT WHITE, FL.

ZIP:

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COUNTY:

COLUMBIA

PERMIT NUMBER:

X

HEALTH DEPT. NUMBER:

X

DRAFTING DATES:

PRELIM. : 10/17/2025 JPH

PERM. :

FINAL :

Cover Page

PINEHURST
"CLASSIC"



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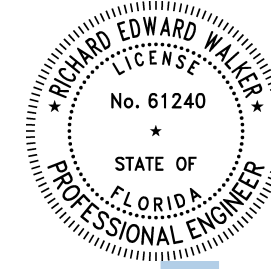
HANKS

CUSTOMER SELECTION NOTES

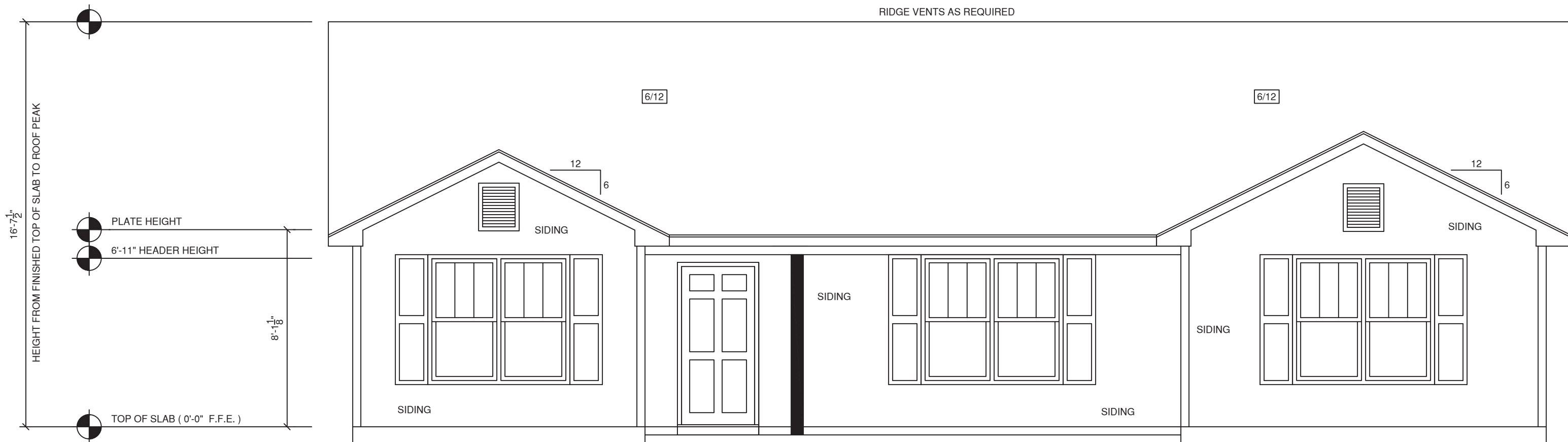
ELEVATIONS	FLOOR PLAN	KITCHEN	BATHROOMS	BATHROOMS CONTINUED	APPLIANCES CONTINUED
SIDING MATERIAL TO BE: () VINYL SIDING () CEMENT LAP SIDING () STUCCO ROOFING MATERIAL TO BE: () ARCHITECTURAL SHINGLES WINDOW GRID PATTERNS TO BE : () 6 OVER 6 () 3 OVER 1 () 1 OVER 1 GARAGE DOOR OPTIONS IF APPLICABLE : () STANDARD RAISED PANEL () RIBBED PANEL DESIGN () ADD GLASS PANELS WITH GRIDS () ADD GLASS PANELS WITHOUT GRIDS () ADD GARAGE DOOR OPENER () ADD GARAGE DOOR OPENER KEYPAD SHUTTER OPTIONS : () NO SHUTTERS () VINYL RAISED PANEL () VINYL LOUVERED () VINYL BOARD & BATTEN () GARAGE DOOR OPENER W/ 2 REMOTES () KEYPAD FOR GARAGE DOOR OPENER EXTERIOR DOOR STYLES : () FRONT - 6 PANEL () FRONT - 3-LITE CRAFTSMAN () FRONT - FULL GLASS NO GRIDS () FRONT - FULL GLASS W/ GRIDS () REAR - SLIDING GLASS () REAR - 6 PANEL () REAR - FULL GLASS NO GRIDS () REAR - FULL GLASS W/ GRIDS () SIDE - SLIDING GLASS () SIDE - 6 PANEL () SIDE - FULL GLASS NO GRIDS () SIDE - FULL GLASS W/ GRIDS	CEILING HEIGHTS AND OPTIONS: () 8' - STANDARD () 9' - OPTIONAL () 10' - OPTIONAL () VAULT CEILING IN LIVING AREAS () TRAY CEILING IN MASTER BATH () TRAY CEILING IN LIVING ROOM () TRAY CEILING IN FOYER () TRAY CEILING IN FLEX / FORMAL / STUDY () TRAY CEILING IN ENTIRE LIVING AREA INTERIOR DOOR STYLE: () 6 - PANEL COLONIAL () 2 - PANEL ARCHED TOP () 2 - PANEL CHEYENNE () 5 - PANEL () SHAKER 3 PANEL () BIRKDALE 3 PANEL INTERIOR DOOR HARDWARE: **CIRCLE COLOR** () DORIAN LEVER - CHROME / S.N. / VEN. BRNZE. () BALBOA LEVER - CHROME / S.N. / VEN. BRNZE. () DELTA LEVER - CHROME / S.N. / VEN. BRNZE. () TYLO KNOB - CHROME / S.N. / VEN. BRNZE. () COVE KNOB - CHROME / S.N. / VEN. BRNZE. () POLO KNOB - CHROME / S.N. / VEN. BRNZE.	KITCHEN CABINET OPTIONS: () LEVEL 1 PAINTED CABINETS () LEVEL 1 STAINED CABINETS () LEVEL 2 PAINTED CABINETS () LEVEL 2 STAINED CABINETS () 30" UPPER WALL CABINETS () 30" & 36" STAGGERED UPPER WALL CABINETS () 42" UPPER WALL CABINETS () KNOBS () PULLS () CROWN MOULDING ON UPPER WALL CABINETS () SOFT CLOSE CABINET DOORS () SOFT CLOSE CABINET DRAWERS KITCHEN COUNTER TOP OPTIONS: () LAMINATE TOPS () LEVEL 1 GRANITE () LEVEL 2 GRANITE () LEVEL 1 QUARTZ () LEVEL 2 QUARTZ () ADD 4" GRANITE BACKSPLASH () ADD 4" QUARTZ BACKSPLASH KITCHEN SINK OPTION: () 8" DEEP 50/50 DROP-IN SINK () UNDERMOUNT DEEP 50/50 SINK () UNDERMOUNT PLATINUM SINGLE BOWL SINK () FARM SINK KITCHEN FAUCET OPTION: () PFIRST SERIES 1 - CHROME () PFIRST SERIES 1 - STAINLESS () PFIRST SERIES 1 - MATTE BLACK () STELLEN 1 - STAINLESS () STELLEN 1 - MATTE BLACK () STELLEN 1 - BRUSHED GOLD () STELLEN TOUCHLESS - CHROME () STELLEN TOUCHLESS - STAINLESS () STELLEN TOUCHLESS - MATTE BLACK () NEERA CULINARY - STAINLESS () NEERA CULINARY - GOLD () NEERA CULINARY - MATTE BLACK () ASARI - CHROME () ASARI - STAINLESS () ASARI - GOLD () ASARI - MATTE BLACK	MASTER BATH VANITY CABINET OPTIONS: () LEVEL 1 PAINTED CABINETS () LEVEL 1 STAINED CABINETS () LEVEL 2 PAINTED CABINETS () LEVEL 2 STAINED CABINETS () KNOBS () PULLS () SOFT CLOSE DOORS () SOFT CLOSE DRAWERS () RAISED HEIGHT VANITY () LAMINATE TOP(S) () LEV. 1 GRANITE TOP(S) () LEV. 2 GRANITE TOP(S) () LEV. 1 QUARTZ TOP(S) () LEV. 2 QUARTZ TOP(S) () ROUND DROP-IN SINK(S) () ROUND UNDERMOUNT SINK(S) () RECTANGLE UNDERMOUNT SINK(S) HALL BATH 1 VANITY CABINET OPTIONS: () LEVEL 1 PAINTED CABINETS () LEVEL 1 STAINED CABINETS () LEVEL 2 PAINTED CABINETS () LEVEL 2 STAINED CABINETS () KNOBS () PULLS () SOFT CLOSE DOORS () SOFT CLOSE DRAWERS () RAISED HEIGHT VANITY () LAMINATE TOP(S) () LEV. 1 GRANITE TOP(S) () LEV. 2 GRANITE TOP(S) () LEV. 1 QUARTZ TOP(S) () LEV. 2 QUARTZ TOP(S) () ROUND DROP-IN SINK(S) () ROUND UNDERMOUNT SINK(S) () RECTANGLE UNDERMOUNT SINK(S)	HALL BATH 2 VANITY CABINET OPTIONS CONTINUED: () SOFT CLOSE DRAWERS () RAISED HEIGHT VANITY () LAMINATE TOP(S) () LEV. 1 GRANITE TOP(S) () LEV. 2 GRANITE TOP(S) () LEV. 1 QUARTZ TOP(S) () LEV. 2 QUARTZ TOP(S) () ROUND DROP-IN SINK(S) () ROUND UNDERMOUNT SINK(S) () RECTANGLE UNDERMOUNT SINK(S) GUEST BATH VANITY CABINET OPTIONS: () LEVEL 1 PAINTED CABINETS () LEVEL 1 STAINED CABINETS () LEVEL 2 PAINTED CABINETS () LEVEL 2 STAINED CABINETS () KNOBS () PULLS () SOFT CLOSE DOORS () SOFT CLOSE DRAWERS () RAISED HEIGHT VANITY () LAMINATE TOP(S) () LEV. 1 GRANITE TOP(S) () LEV. 2 GRANITE TOP(S) () LEV. 1 QUARTZ TOP(S) () LEV. 2 QUARTZ TOP(S) () ROUND DROP-IN SINK(S) () ROUND UNDERMOUNT SINK(S) () RECTANGLE UNDERMOUNT SINK(S)	ALL STAINLESS LEVEL 2 APPLIANCES () 30" RECIRCULATING RANGE HOOD () 30" VENTED RANGE HOOD () RECIRCULATING MICROWAVE / HOOD () VENTED MICROWAVE / HOOD ALL STAINLESS LEVEL 3 APPLIANCES () 30" RECIRCULATING RANGE HOOD () 30" VENTED RANGE HOOD () RECIRCULATING MICROWAVE / HOOD () VENTED MICROWAVE / HOOD CUSTOMER SUPPLIED APPLIANCES () YES
	ELECTRICAL PLAN			APPLIANCES	PLUMBING HARDWARE
	BREAKFAST AREA LIGHT FIXTURES: () 3 - BULB SATIN CHROME () 3 - BULB SATIN NICKEL () 3 - BULB SATIN MATTE BLACK () 3 - BULB SATIN OIL RUBBED BRONZE DINING AREA LIGHT FIXTURES: () 5 - BULB SATIN CHROME () 5 - BULB SATIN NICKEL () 5 - BULB SATIN MATTE BLACK () 5 - BULB SATIN OIL RUBBED BRONZE MASTER VANITY LIGHT FIXTURES: () 3 - BULB SATIN CHROME () 3 - BULB SATIN NICKEL () 3 - BULB SATIN MATTE BLACK () 3 - BULB SATIN OIL RUBBED BRONZE			ALL WHITE LEVEL 1 APPLIANCES () 30" RECIRCULATING RANGE HOOD - WHITE () 30" VENTED RANGE HOOD - WHITE () RECIRCULATING MICROWAVE / HOOD - WHITE () VENTED MICROWAVE / HOOD - WHITE ALL BLACK LEVEL 1 APPLIANCES () 30" RECIRCULATING RANGE HOOD - BLACK () 30" VENTED RANGE HOOD - BLACK () RECIRCULATING MICROWAVE / HOOD - BLACK () VENTED MICROWAVE / HOOD - BLACK	KITCHEN FAUCET - **CIRCLE COLOR OPTION** () PFIRST SERIES 1 (CHROME / S.S. / MATTE BLK.) () STELLEN 1 (S.S. / BRSHD.GOLD / MATTE BLK.) () NEERA CULINARY (S.S. / GOLD / BLACK) () ASARI (CHROME / S.S. / GOLD / BLACK) () STELLEN TOUCHLESS (CHROME / S.S. / BLACK) KITCHEN SINK () 8" DEEP DOUBLE BOWL SINK (DROP-IN) () UNDERMOUNT DEEP DOUBLE SINK 50/50 () UNDERMOUNT PLATINUM BOWL () FARM SINK MASTER BATH SINK(S) () ROUND DROP-IN () ROUND UNDERMOUNT () RECTANGLE UNDERMOUNT HALL BATH 1 SINK(S) () ROUND DROP-IN () ROUND UNDERMOUNT () RECTANGLE UNDERMOUNT HALL BATH 2 SINK(S) () ROUND DROP-IN () ROUND UNDERMOUNT () RECTANGLE UNDERMOUNT GUEST BATH SINK(S) () ROUND DROP-IN () ROUND UNDERMOUNT () RECTANGLE UNDERMOUNT

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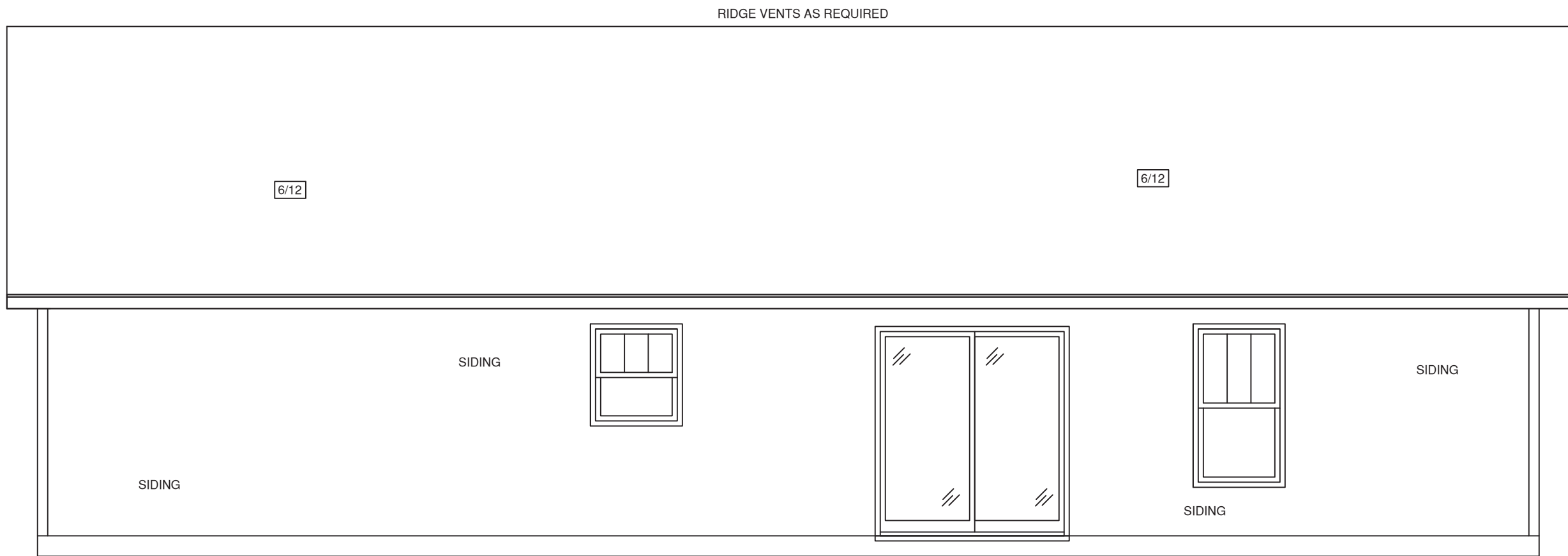
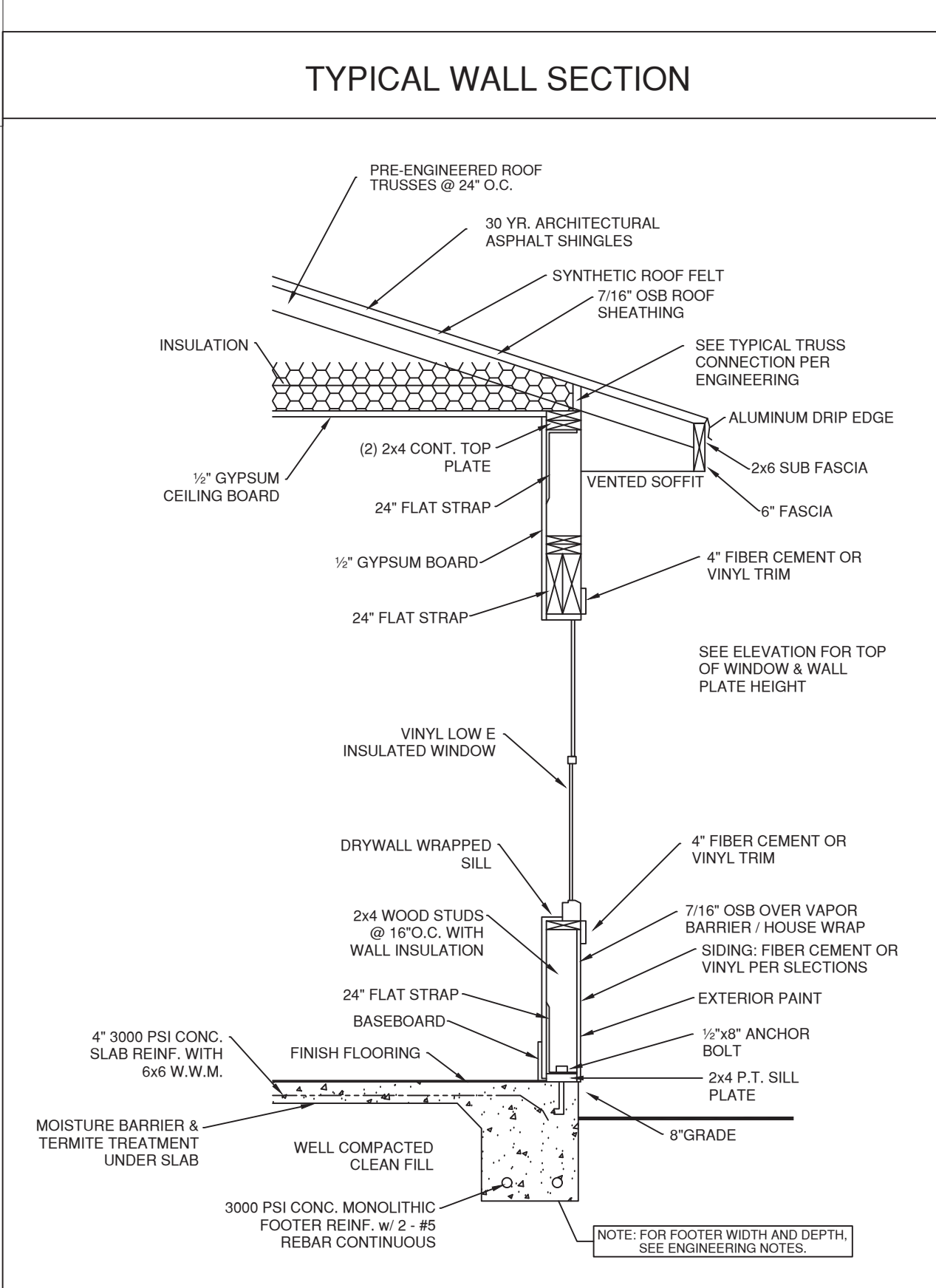
FLORIDA ENGINEERING, LLC
4101 TAMARIT TRAIL, SUITE 101
FORT CHARLOTTE, FL 34880
PH: (841) 391-9900
FAX: (841) 391-9905



Digitally signed
by Richard E
Walker
Date:
2025.11.13
12:29:42-05'00'



FRONT ELEVATION
SCALE 1/4"= 1'-0"



REAR ELEVATION
SCALE 1/4"= 1'-0"

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SQUARE FOOTAGE CHART

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NOTE:
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STREET ADDRESS:

423 SW PATHFINDER GLN.

CITY/STATE:

FORT WHITE, FL.

ZIP:

32038

COUNTY:

COLUMBIA

PERMIT NUMBER:

HEALTH DEPT. NUMBER:

DRAFTING DATES:

PRELIM. : 10/17/2025 JPH

PERM. :

FINAL :

Front & Rear Elevation

PINEHURST "CLASSIC"

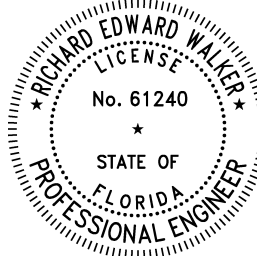


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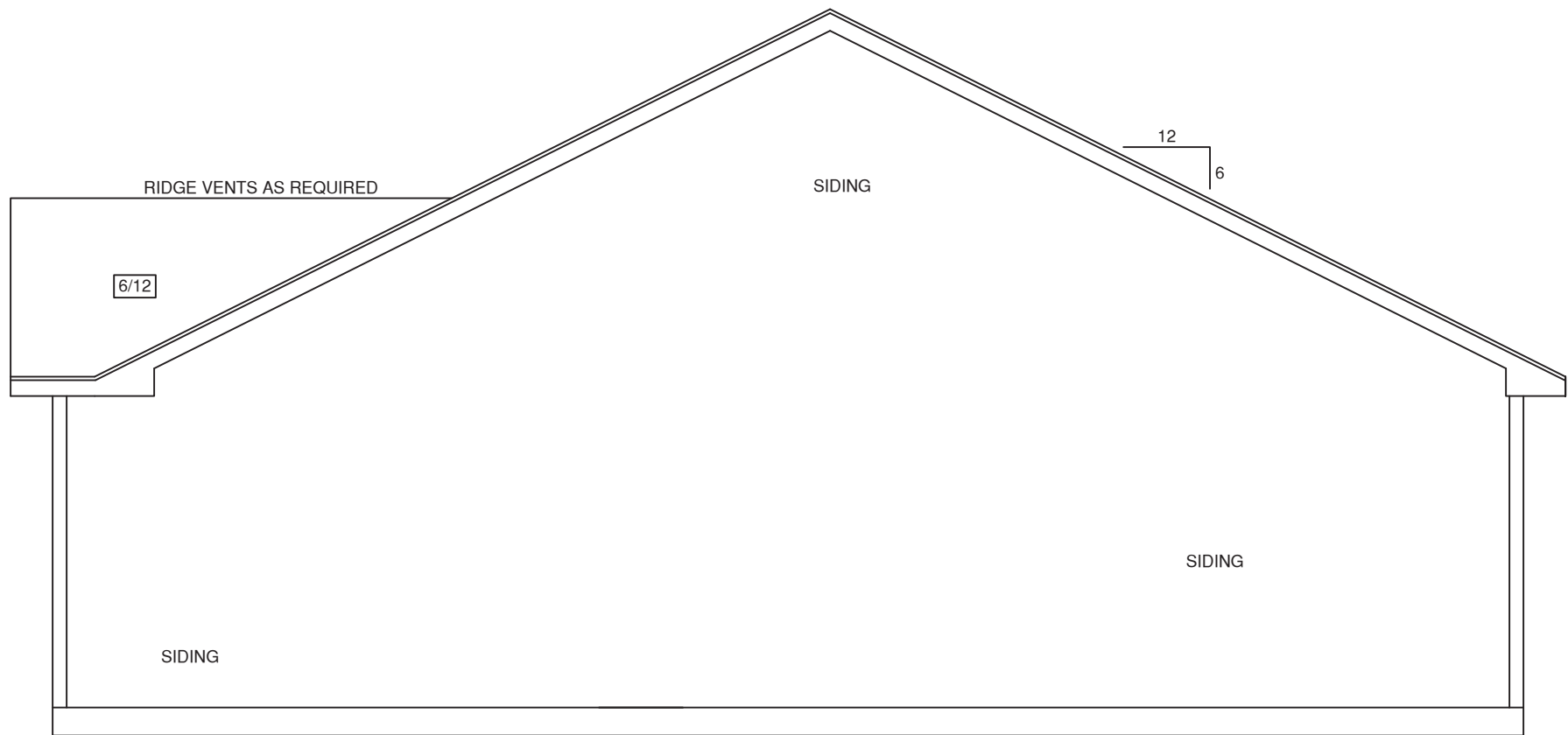
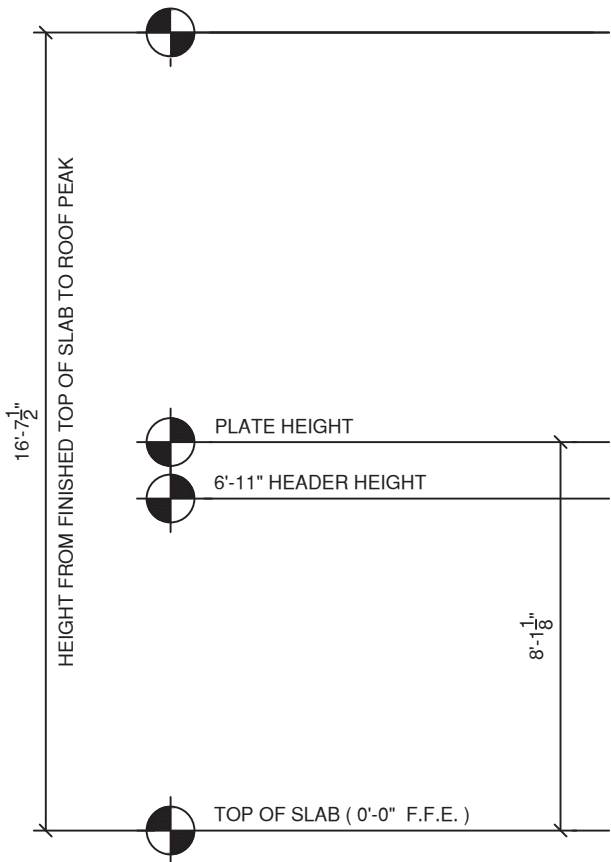
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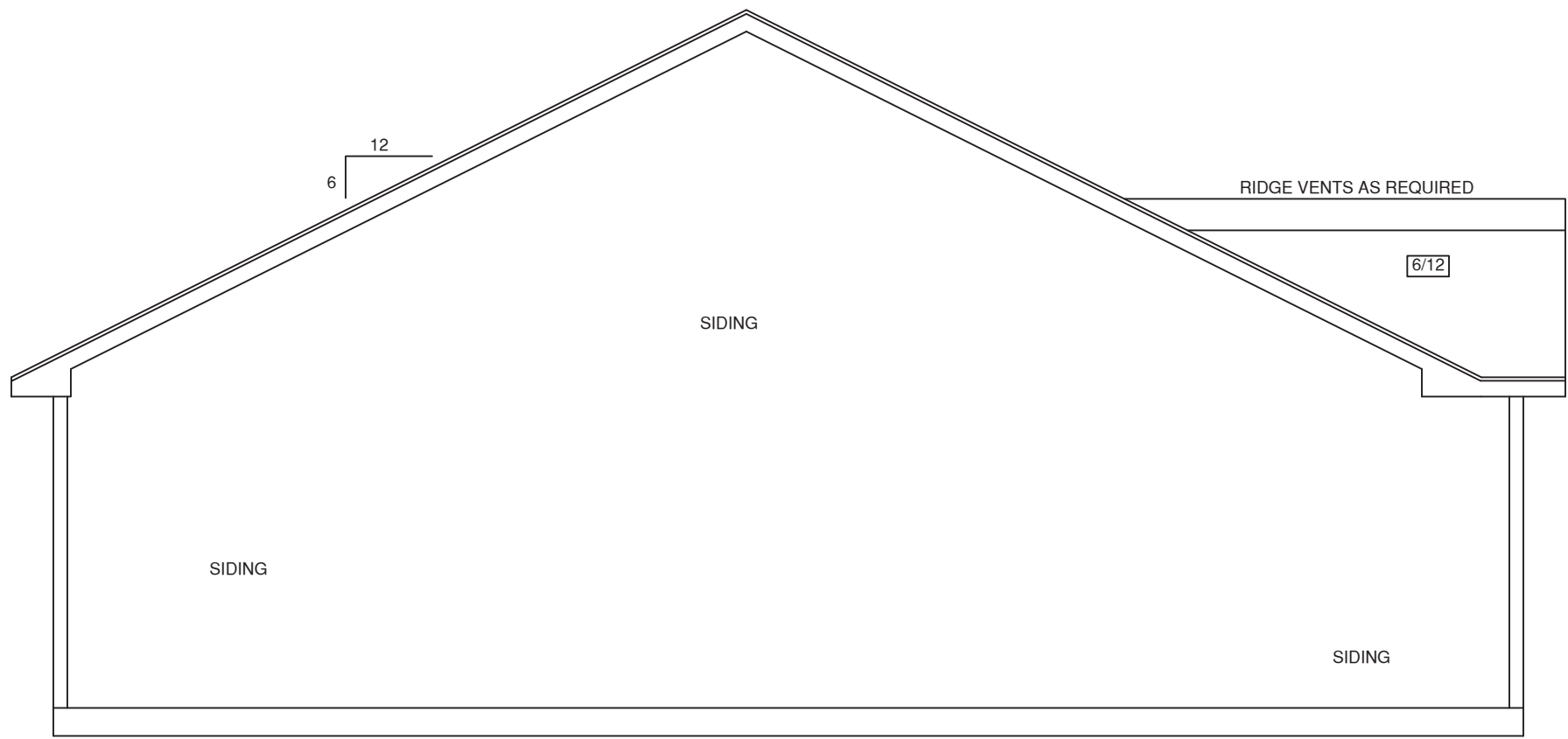


RICHARD E. WALKER, State of Florida, Professional Engineer, License No. 61240. The Seal has been digitally signed and sealed by Richard E. Walker, P.E., on the date adjacent to the seal using a P.E. authentication code. Printed copies of this document are not considered signed and sealed, and the signature must be verified on electronic copies.

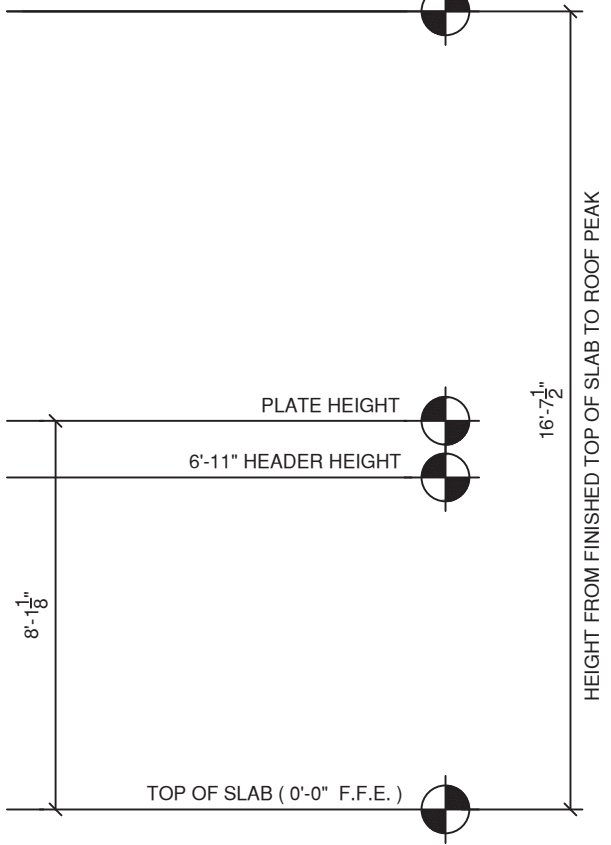
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RIGHT ELEVATION
SCALE 1/4"= 1'-0"



LEFT ELEVATION
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Right & Left Elevation

PINEHURST
"CLASSIC"



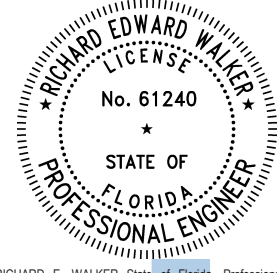
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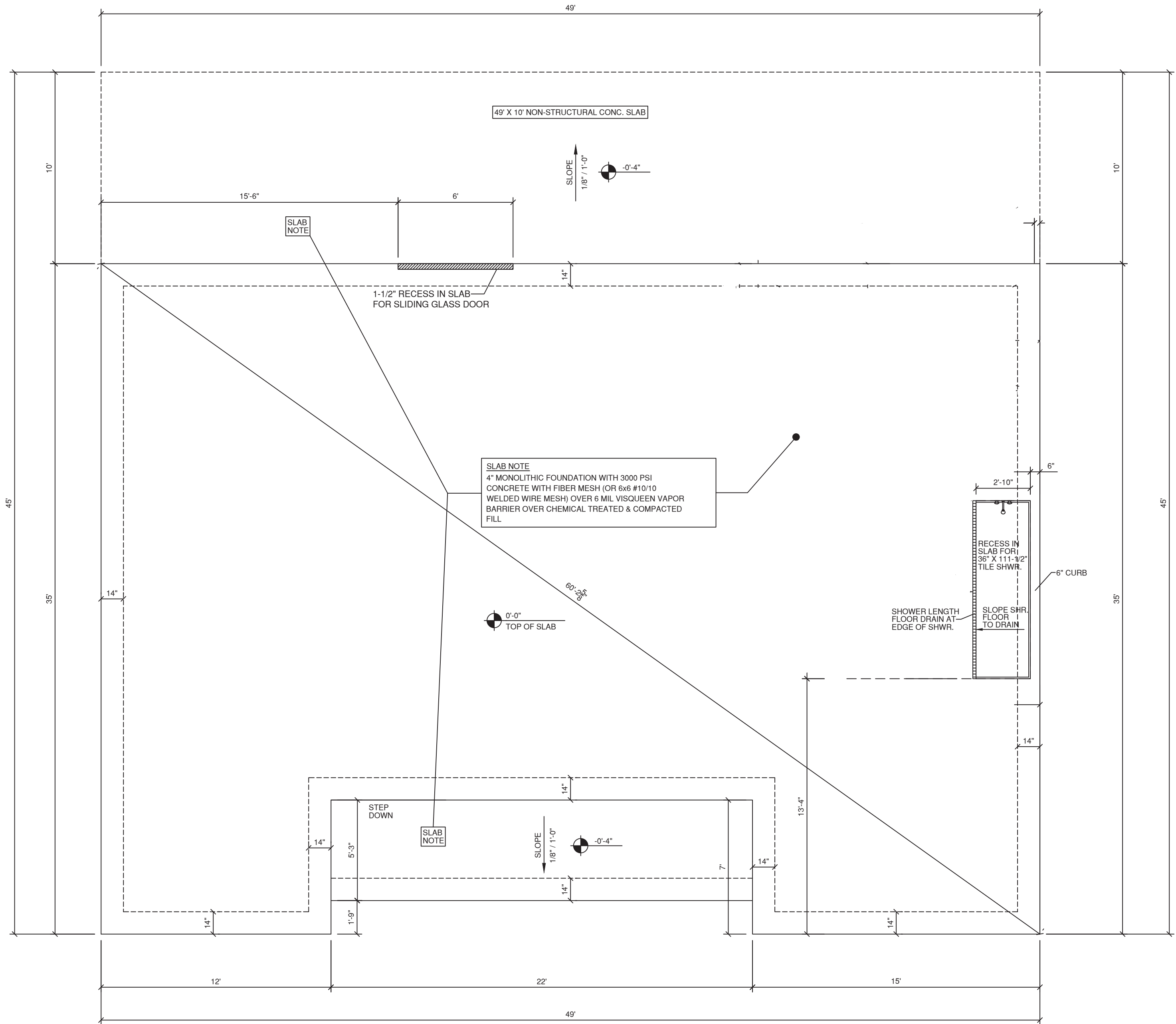
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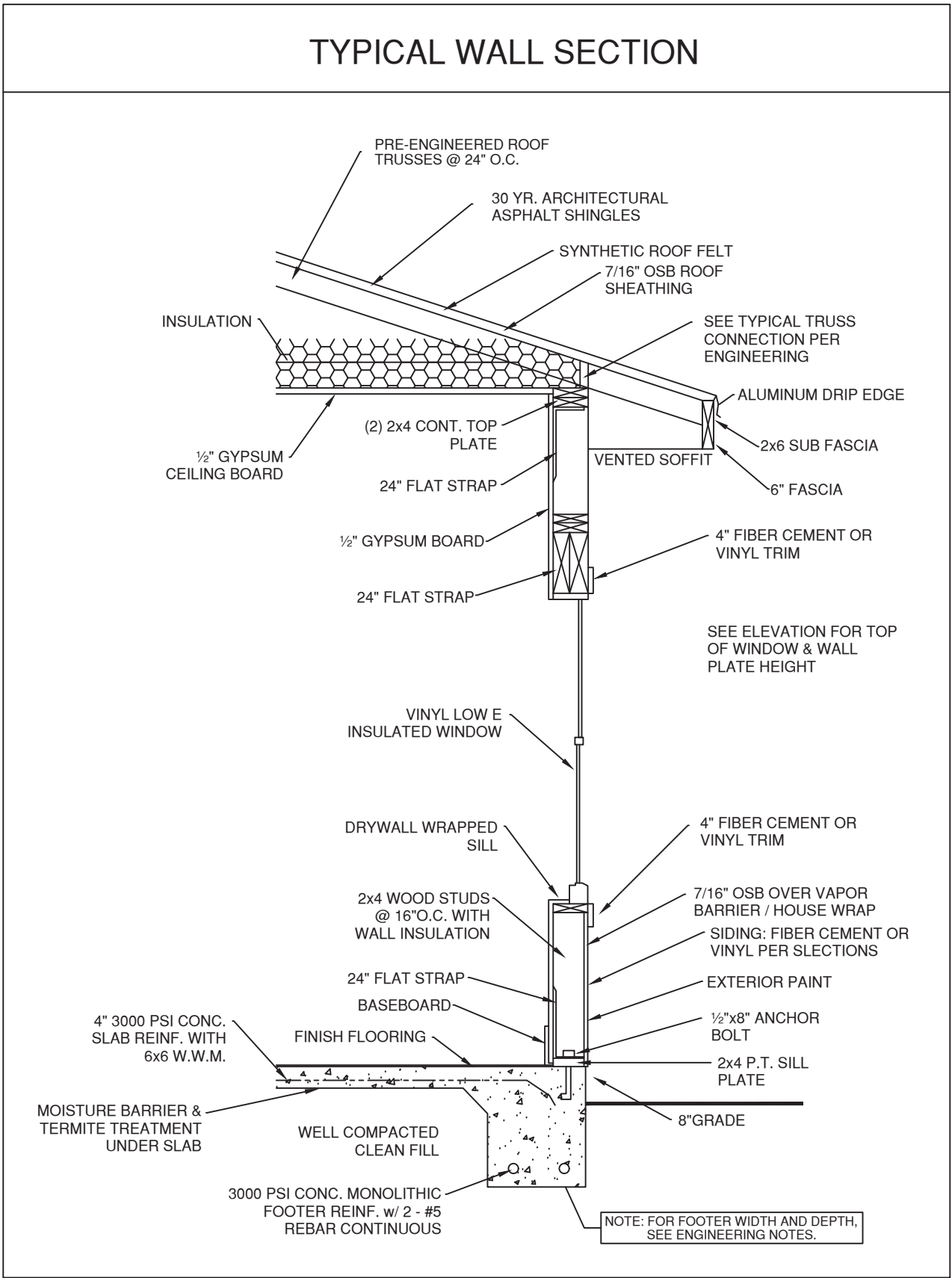
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by Richard E
Walker
Date:
2025.11.13
12:29:43-05'00'



RICHARD E. WALKER, State of Florida Professional Engineer, License No. 61240. This Seal has been digitally signed and sealed by Richard E. Walker on 11/13/2025 at 12:29:43 PM EST. Printed copies of this document are not considered signed and sealed and no signature shall be added on electronic copies.



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



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Monolithic Slab Plan

PINEHURST "CLASSIC"

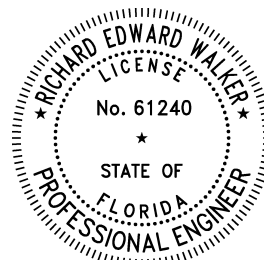


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NORTH CENTRAL FLORIDA

JOB # : 12-280

HANKS

HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS IS STRUCTURAL COMPLIANCE ONLY AND AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMS TO THE 2023 FLORIDA BUILDING CODE, 8TH EDITION. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSSES, COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE, 8TH EDITION WITH SUPPLEMENTS.



RICHARD E. WALKER, State of Florida, Professional Engineer, License No. 61240. The Seal has been digitally signed and sealed by Richard E. Walker (P.E.) on the date adjacent to the seal using a digital certification code. Printed copies of this document are not considered signed and sealed and this signature must be verified on electronic copies.

Digitally signed
by Richard E
Walker
Date:
2025.11.13
12:29:43-05'00'

GENERAL J-BOLT PLAN NOTES:

- J-BOLTS ARE TO BE NO MORE THAN 9" FROM THE END OF THE BOARD.
- ALL J-BOLTS MUST BE MUST BE INSTALLED NO MORE THAN 4'-0" APART FROM ONE ANOTHER.
- J-BOLTS ARE TO BE INSTALLED 6"- IN, FROM THE OUTSIDE EDGE OF ALL WINDOWS.
- ALL J-BOLTS USED MUST MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.

Florida Code Enforcement
Approved for use in accordance with the Florida Building Code, 8th Edition, with Supplements.
Approved for use in accordance with the Florida Building Code, 8th Edition, with Supplements.
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GENERAL BUILD'G NOTES

- MAIN FLOOR PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
- OPTIONAL BONUS PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
- INTERIOR AND EXTERIOR WALLS TO BE DRAWN AT 3 1/2" U.N.O.
- ALL ANGLES TO BE DRAWN AT 90° OR 45° UNLESS NOTED OTHERWISE
- WINDOW HEADER HEIGHT TO BE SET AT 6'-11" FROM TOP OF HOUSE SLAB TO BOTTOM OF WINDOW HEADER U.N.O.
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- BUILDER TO VERIFY ALL DIMENSIONS

SQUARE FOOTAGE CHART

MAIN FLOOR HEATED & COOLED AREA:	1561
COVERED FRONT PORCH AREA:	116
GARAGE AREA TO FRAME:	N/A
UNCOVERED REAR PATIO AREA:	490
2ND FLOOR HEATED & COOLED AREA:	N/A
TOTAL HEATED AND COOLED AREA:	1561
TOTAL UNDER BEAM AREA:	1677

NOTE:
ALL AREA CALCULATIONS ARE CALCULATED TO EXTERIOR OF FRAMED WALLS.

STREET ADDRESS:

423 SW PATHFINDER GLN.

CITY/STATE:

FORT WHITE, FL.

ZIP:

32038

COUNTY:

COLUMBIA

PERMIT NUMBER:

HEALTH DEPT. NUMBER:

DRAFTING DATES:

PRELIM. : 10/17/2025 JPH

PERM. :

FINAL :

J-Bolt Location Plan

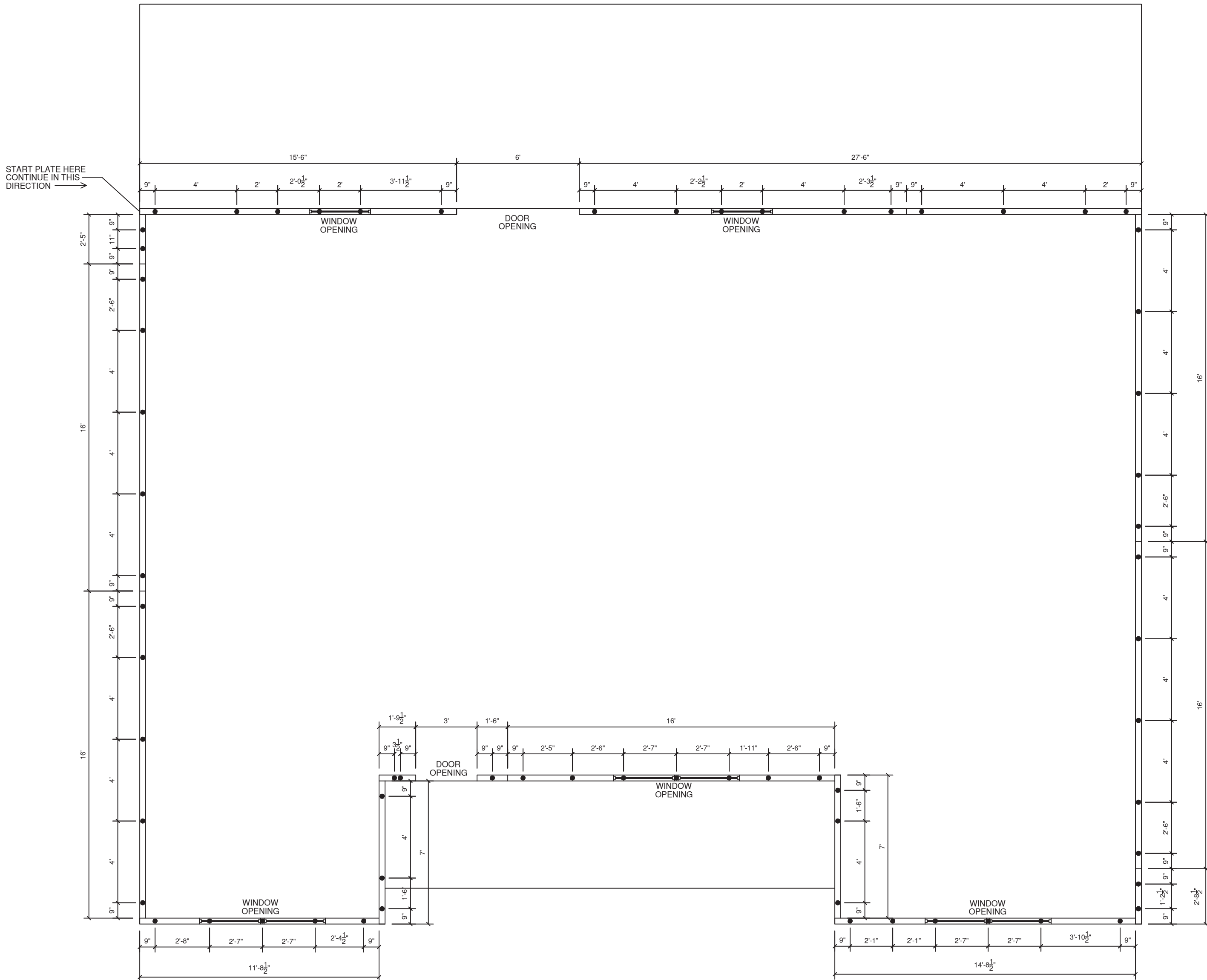
PINEHURST
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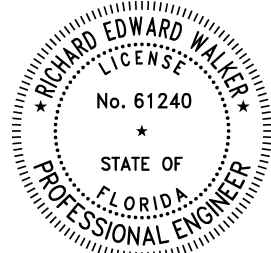
JOB # : 12-280

HANKS



PLUMBING PLAN
SCALE 1/4"= 1'-0"

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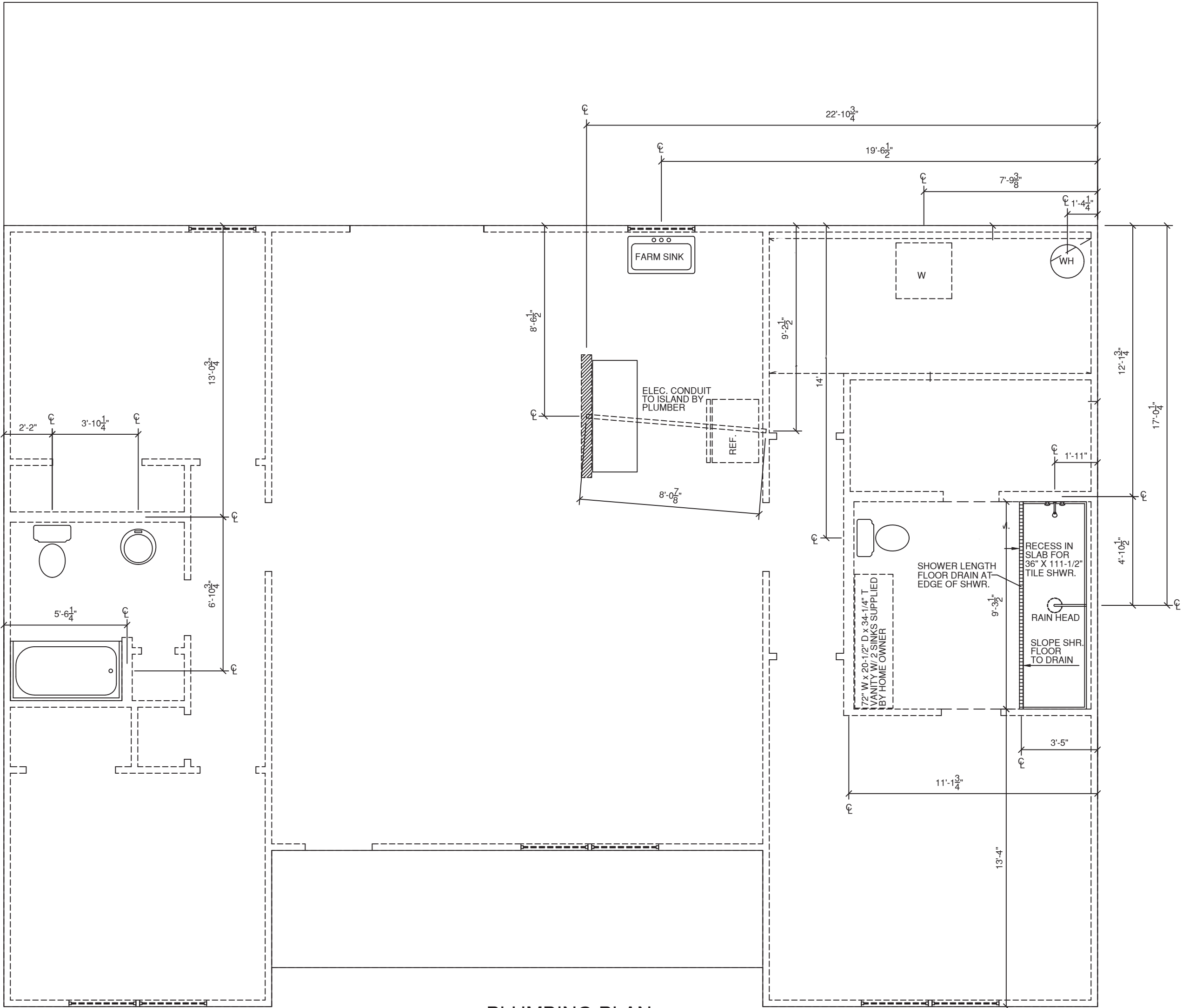
RICHARD E. WALKER, State of Florida, Professional Engineer, License No. 61240. The Seal has been digitally signed and sealed by Richard E. Walker (P.E.) on the date adjacent to the seal using a valid certification. Only digital copies of this document are not considered. Printed copies of this document are not considered. Printed and sealed and the signature must be verified on electronic copies.

GENERAL PLUMBING PLAN NOTES:

- DIMENSIONS ARE CENTERED ON PLUMBING FIXTURES AND TO THE CENTER OF THE WALLS.
- HVAC SLEEVE PROVIDED & INSTALLED BY PLUMBER.
- UNDER SLAB ELECTRICAL CONDUIT TO ISLANDS PROVIDED & INSTALLED BY PLUMBER WHEN ISLAND IS SELECTED.

Florida State Seal
Professional Engineer
Richard E. Walker
No. 61240
State of Florida
P.E. 11/11/11

LOCATION OF AIR HANDLER
TO BE DETERMINED



PLUMBING PLAN
SCALE 1/4"= 1'-0"

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COUNTY:

COLUMBIA

PERMIT NUMBER:

HEALTH DEPT. NUMBER:

DRAFTING DATES:

PRELIM. : 10/17/2025 JPH

PERM. :

FINAL :

Plumbing Plan

PINEHURST
"CLASSIC"



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NORTH CENTRAL FLORIDA

JOB # : 12-280
HANKS

THESE CERTIFICATES ARE THE BUILDING DESIGN ENGINEER'S CONFORMANCE TO THE BUILDING DESIGN ENGINEERING ACT AND THE BUILDING DESIGN ENGINEERING REGULATIONS. THE ENGINEER'S CONFORMANCE IS VERIFIED BY RECORDS AND SUPPORTING DOCUMENTS. CONFORMANCE TO THE 2023 FLORIDA BUILDING CODE AND THE 2023 FLORIDA ELECTRICAL CODE IS VERIFIED BY THE ENGINEER'S CONFORMANCE TO THE 2023 FLORIDA BUILDING CODE AND THE 2023 FLORIDA ELECTRICAL CODE. THE ENGINEER'S CONFORMANCE IS VERIFIED BY THE ENGINEER'S CONFORMANCE TO THE 2023 FLORIDA BUILDING CODE AND THE 2023 FLORIDA ELECTRICAL CODE. THE ENGINEER'S CONFORMANCE IS VERIFIED BY THE ENGINEER'S CONFORMANCE TO THE 2023 FLORIDA BUILDING CODE AND THE 2023 FLORIDA ELECTRICAL CODE.

HOWARD EDWARD WALKER
LICENSE
No. 612140
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

**Digitally
by Richa
Walker**
Date: 2025.11.29 12:29:44

RICHARD E. WALKER, State of Florida, Professional Engineer, License No. 612140, is hereby digitally signed and sealed by Richard E. Walker. Do not affix a signature or seal to this document. The digital signature and seal are required and sealed and the signature must be certified to the State of Florida. The digital signature and seal are required and sealed and the signature must be certified to the State of Florida.

1. HOUSE IS WOOD FRAME CONSTRUCTION.
2. 3" OPENINGS OR LESS: PROVIDE MINIMUM (2) 2X6 No.2 SOUTHERN PINE WOOD HEADER WITH 1/2" LAYER OF SOLID CONTINUOUS PLYWOOD OR OSB SPACERS GLUED AND NAILED WITH 10dX10.128" X 3" NAILS AT 12" O.C. IN 2 ROWS TOP AND BOTTOM AND CENTER ROW AT 12" O.C.
3. 6" OPENINGS OR LESS: PROVIDE MINIMUM (2) 2X10 No.2 SOUTHERN PINE WOOD HEADER WITH 1/2" LAYER OF SOLID CONTINUOUS PLYWOOD OR OSB SPACERS GLUED AND NAILED WITH 10dX10.128" X 3" NAILS AT 12" O.C. IN 2 ROWS TOP AND BOTTOM AND CENTER ROW AT 12" O.C.
4. SEE DOOR AND WINDOW SCHEDULE PAGE FOR ROUGH OPENING INFORMATION ON DOORS AND WINDOWS.
5. SEE DOOR AND WINDOW SCHEDULE PAGE FOR ROUGH OPENING INFORMATION ON DRYWALL OPENINGS AND CASSED OPENINGS.

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2. OPTIONAL BONUS PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
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423 SW PATHFINDER GLN.

ZIP: 32038

PERMIT NUMBER:

HEALTH DEPT. NUMBER:

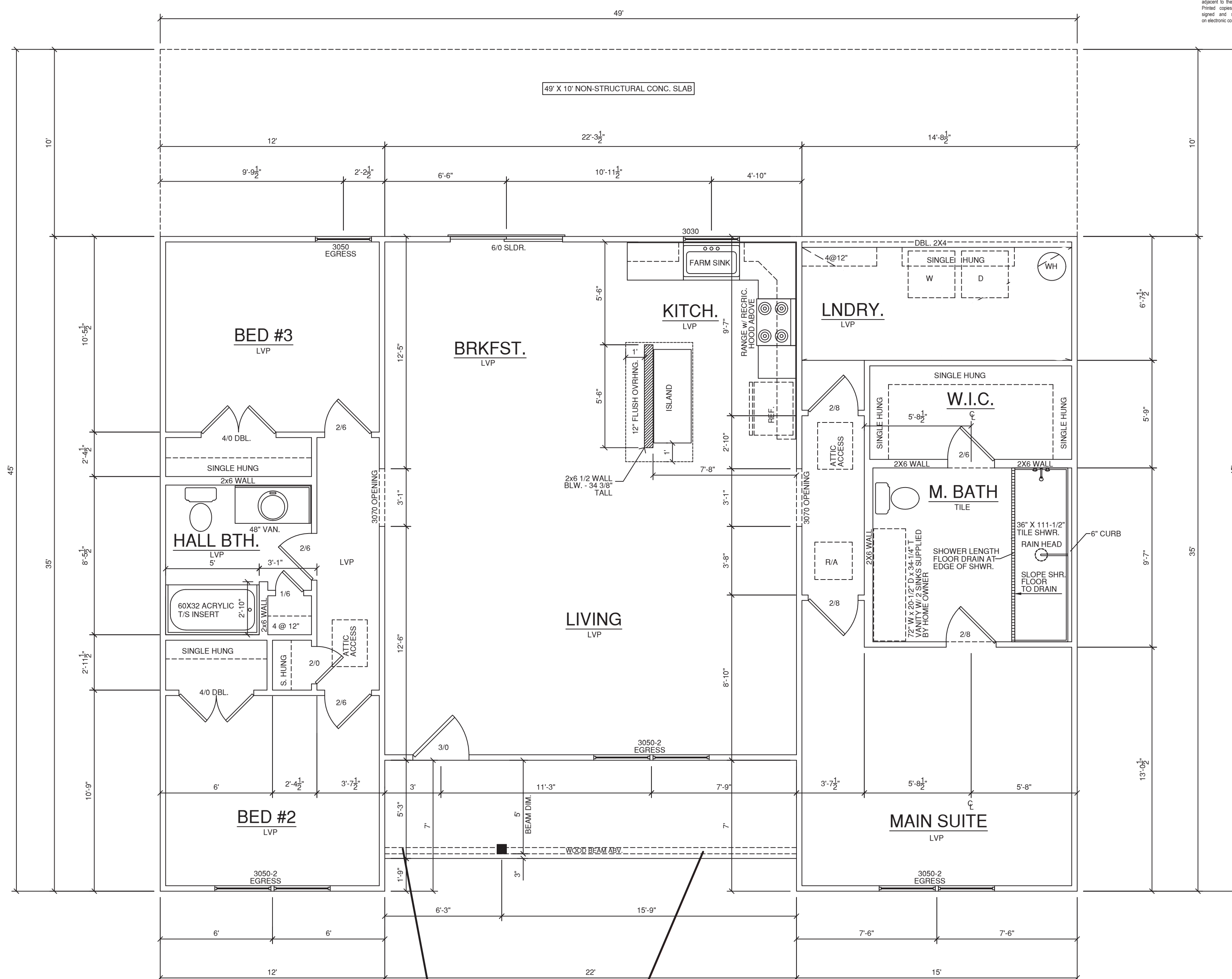
DRAFTING DATES:

PRELIM. :	10/17/2025 JPH
PERM. :	
FINAL :	

PINEHURST
"CLASSIC"



JOB # : 12-280
HANKS



MAIN FLOOR PLAN
SCALE 1/4" = 1'-0"

(2)1-3/4 x 11-7/8" LVL, HUC412 TO STRUCTURE
(2)2X12 SYP NO 2 W/ HUC212-2 TO
STRUCTURE
6X6 PT SYP NO 2 POST W/ LCE4 CAP AND
ABU66Z BASE

HERSEY CERTIFY THAT THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGNER AS SHOWN ON THESE PLANS (STRUCTURAL COMPLIANCE ONLY) AND AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMS TO THE 2023 FLORIDA BUILDING CODE, 8TH EDITION. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD.

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1. TRUSSES ARE NOT TO COVER PLUMBING WALLS
2. RIDGE / OFF-RIDGE VENT(S) AS REQUIRED

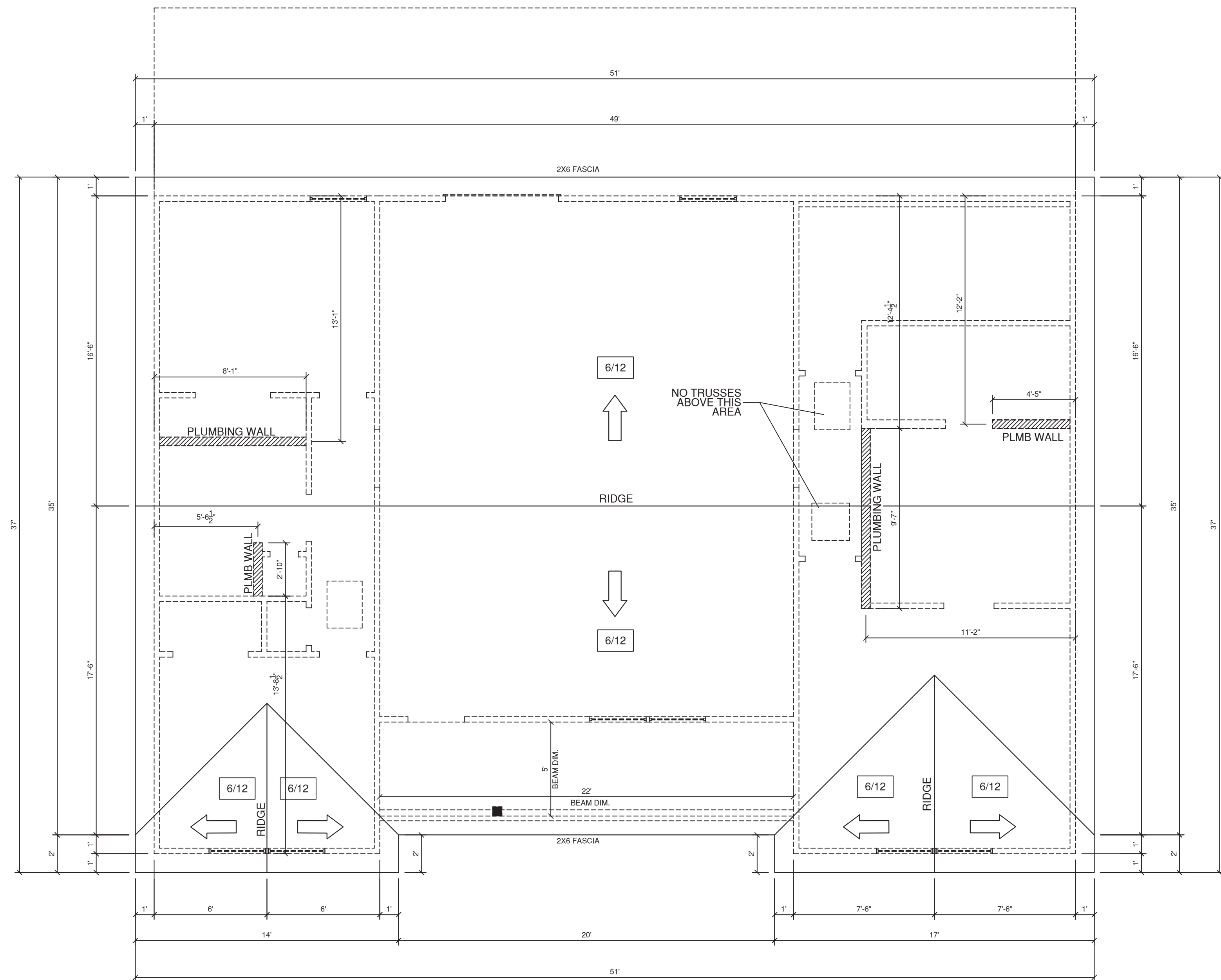
A circular professional engineer seal for Richard Edward Walker. The outer ring contains the text "RICHARD EDWARD WALKER" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the word "LICENSE" is at the top, "No. 61240" is in the center, and "STATE OF FLORIDA" is at the bottom, also separated by two stars.

RICHARD E. WALKER, State of Florida, Professional Engineer, License No. 61240. This item has been designed and sealed by Richard E. Walker, P.E. on the date adjacent to the seal using a SMA-1 authentication. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

Digitally signed
by Richard E
Walker
Date:
2025.11.13
12:29:44-05'00'

Freedom Code Compliance
 Permissible Provider Firm or Associated Duty Authorized Representative
 Plain reviewed for compliance with Florida Building Code
 Not including zoning, fire, or public works compliance.
 Plans Not Altered in Any Way

HERSCOOK PARTNERS



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

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2. OPTIONAL BONUS PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
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FINAL :

Roof Plan

PINEHURST

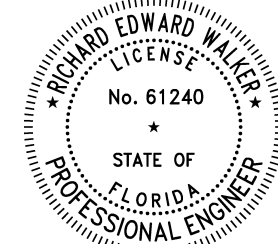
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NORTH CENTRAL FLORIDA

JOB # : 12-280
HANKS

LOCATION OF AIR HANDLER
TO BE DETERMINED



Digitally signed
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Date:
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Florida Civil Contractors
The Seal of the Florida Civil Contractors
Professional Seal of the Florida Civil Contractors
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Professional Seal of the Florida Civil Contractors

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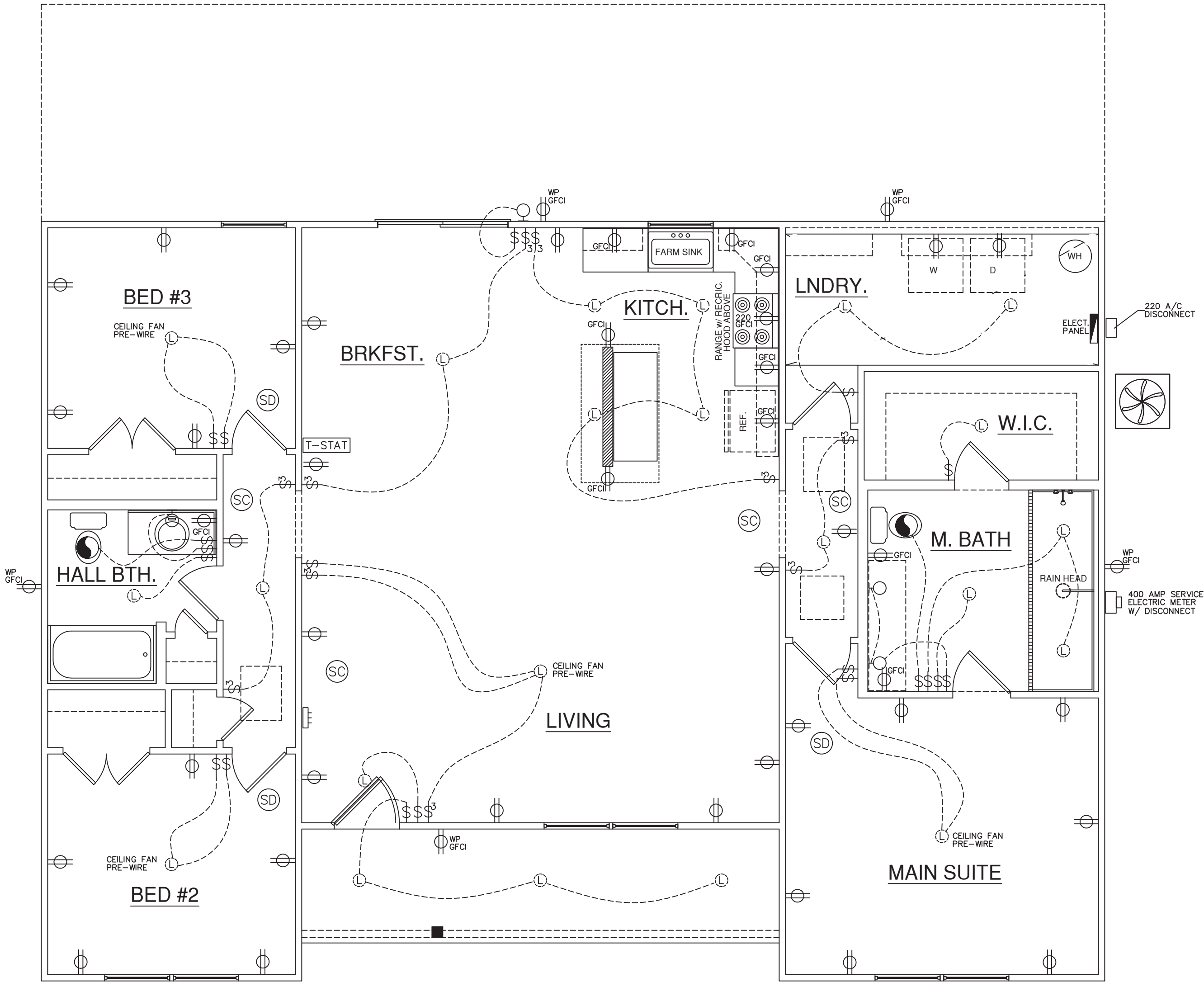
ELECTRICAL LEGEND

	DUPLEX OUTLET
	GROUND FAULT INTERRUPTER OUTLET
	WATER PROOF OUTLET
	220 VOLT OUTLET
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	LIGHT, SURFACE MOUNTED
	LIGHT, L.E.D. SURFACE MOUNT
	LIGHT, PENDANT
	LIGHT, COACH / VANITY
	LIGHT, UNDER WALL CABINET
	LIGHT, OUTDOOR FLOOD
	EXHAUST FAN
	SMOKE DETECTOR
	SMOKE / CARBON DETECTOR
	THERMOSTAT
	CEILING FAN WITH LIGHT
	CEILING FAN PRE-WIRE AT LIGHT
	RECEPTACLE, PHONE
	RECEPTACLE, CAT CABLE
	RECEPTACLE, T.V. CABLE
	ELECTRICAL PANEL
	METER BASE
	CHIME BELL, DOOR
	EAVE LIGHT

ELECTRICAL NOTES

- ALL ELECTRICAL TO MEET N.E.C.
- PROVIDE 200 AMP SINGLE PHASE SERVICE
- PROVIDE ALL COPPER WIRING
- CONTRACTOR TO CONNECT ALL FIXTURES AND APPLIANCES
- CONTRACTOR TO HAVE VALID LICENSE TO DO ELECTRICAL WORK
- PROVIDE #5 REBAR ELECTRICAL GROUND TO FOUNDATION STEEL
- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
- UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE THE FINISHED FLOOR:
- PROVIDE AFCI'S (ARC-FAULT CIRCUIT INTERRUPTERS) COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUITS IN ALL DWELLING UNITS PER NEC210.12

SWITCHES	42"
OUTLETS	14"
TELEPHONE	14"
TELEVISION	14"



MAIN ELECTRIC PLAN
SCALE 1/4"= 1'-0"

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Electrical Plan

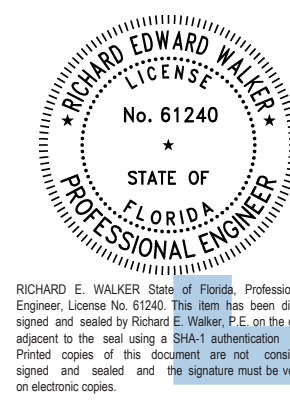
PINEHURST
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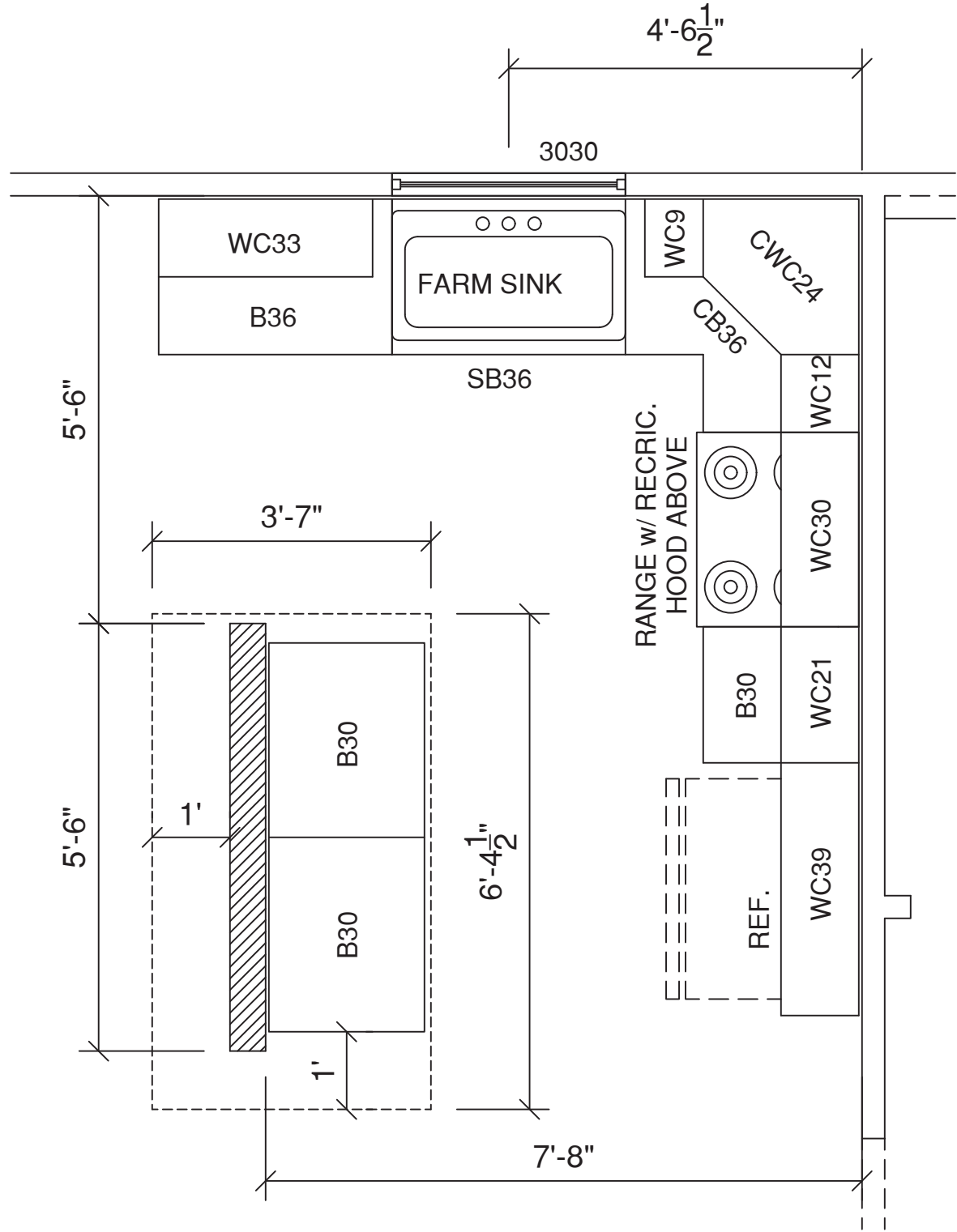
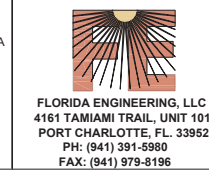
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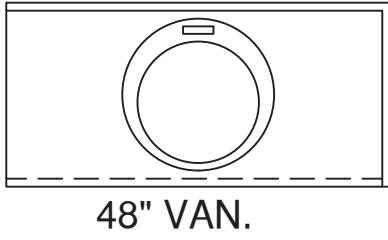
I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS STRUCTURALLY COMPLIES WITH THE 2023 FLORIDA BUILDING CODE, 8TH EDITION. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE DESIGN ENGINEER IS THE ENGINEER OF RECORD.
THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE, 8TH EDITION WITH SUPPLEMENTS.



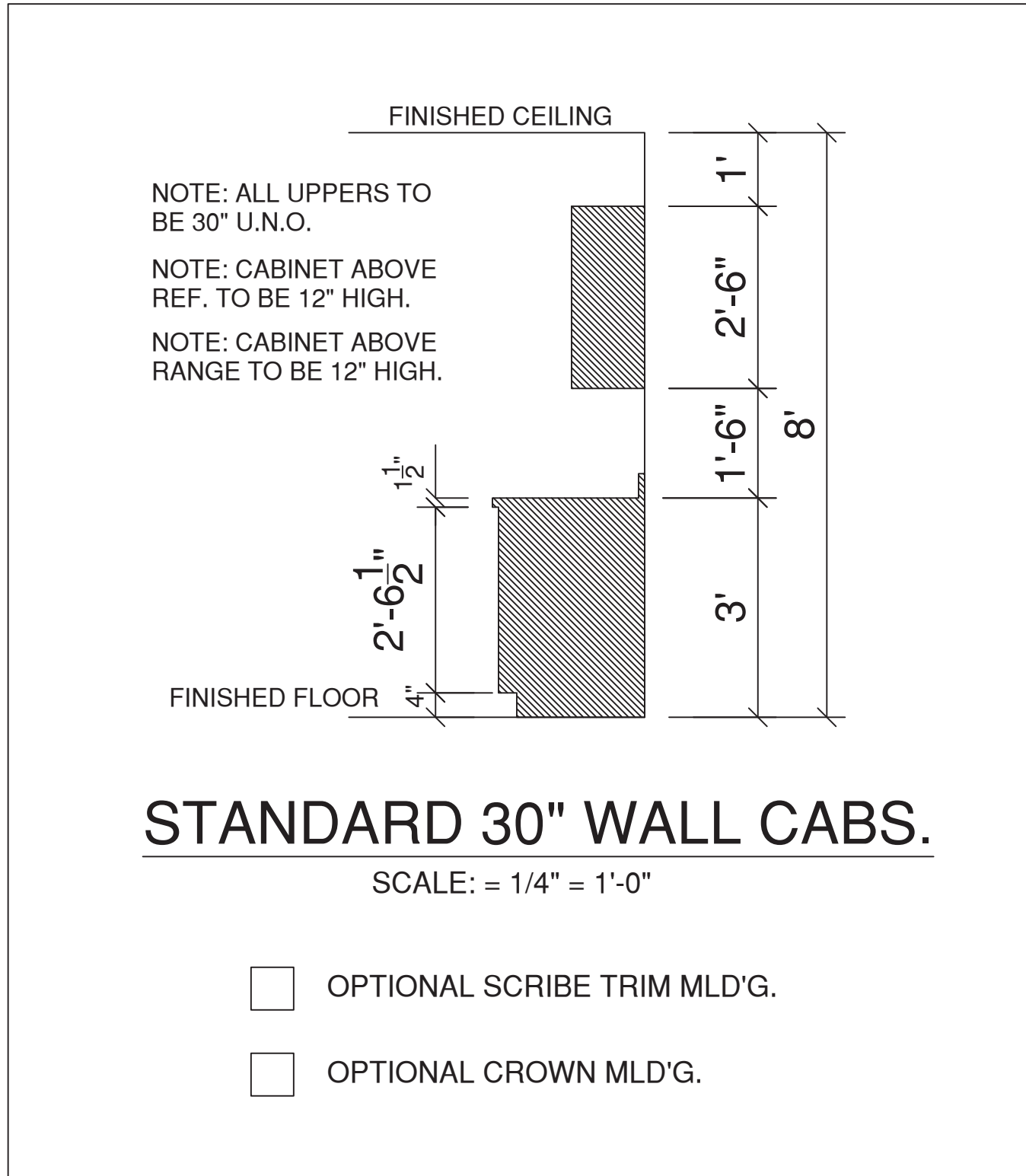
KITCHEN CABINET PLAN
SCALE: 1/2" = 1'-0"

72" W x 20-1/2" D x 34-1/4" T
VANITY W/ 2 SINKS SUPPLIED
BY HOME OWNER

MAIN BATH VANITY
SCALE: 1/2" = 1'-0"



HALL BATH VANITY
SCALE: 1/2" = 1'-0"



STANDARD 30" WALL CABS.
SCALE: = 1/4" = 1'-0"

- ☐ OPTIONAL SCRIBE TRIM MLD'G.
- ☐ OPTIONAL CROWN MLD'G.

CABINET LEGEND

- WC: WALL CABINET
- CWC: CORNER WALL CABINET
- B: BASE CABINET
- CB: CORNER BASE CABINET
- SB: SINK BASE CABINET
- FSB: FARMSINK BASE CABINET
- DW: DISH WASHER SPACE
- LS: LAZY SUSAN CABINET

GENERAL BUILD'G NOTES

- MAIN FLOOR PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
- OPTIONAL BONUS PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
- INTERIOR AND EXTERIOR WALLS TO BE DRAWN AT 3 1/2" U.N.O.
- ALL ANGLES TO BE DRAWN AT 90° OR 45° UNLESS NOTED OTHERWISE
- WINDOW HEADER HEIGHT TO BE SET AT 6'-11" FROM TOP OF HOUSE SLAB TO BOTTOM OF WINDOW HEADER U.N.O.
- HEADER SIZES AND MATERIALS TO BE DETERMINED AND VERIFIED BY LICENSED ENGINEER AND BUILDER.
- SIZES, LOCATIONS, AND MATERIALS OF BEAMS, TRUSSES, GIRDERS, AND HEADERS ARE TO BE DETERMINED AND VERIFIED BY BUILDER, FRAMER, TRUSS SHOP, AND LICENSED ENGINEER
- FOOTER SIZE, MATERIAL AND LOCATIONS TO BE VERIFIED AND DETERMINED BY BUILDER, FOOTER CONTRACTOR, AND LICENSED ENGINEER
- ROOF VENTILATION TO BE DETERMINED AND VERIFIED BY BUILDER, ROOFING CONTRACTOR, AND LICENSED ENGINEER
- ALL MECHANICAL SYSTEMS DESIGNS, LOCATIONS AND SIZING TO BE DETERMINED AND VERIFIED BY BUILDER, APPROPRIATE TRADE CONTRACTOR, AND LICENSED ENGINEER
- BUILDER IS RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL LOCAL, STATE, AND NATIONAL BUILDING CODES.
- LOCAL, STATE & NATIONAL BUILD'G CODES TAKE PRECEDENCE OVER DRAWINGS
- BUILDER TO VERIFY ALL DIMENSIONS

SQUARE FOOTAGE CHART

MAIN FLOOR HEATED & COOLED AREA:	1561
COVERED FRONT PORCH AREA:	116
GARAGE AREA TO FRAME:	N/A
UNCOVERED REAR PATIO AREA:	490
2ND FLOOR HEATED & COOLED AREA:	N/A
TOTAL HEATED AND COOLED AREA:	1561
TOTAL UNDER BEAM AREA:	1677

NOTE:
ALL AREA CALCULATIONS ARE CALCULATED TO EXTERIOR OF FRAMED WALLS.

STREET ADDRESS:

423 SW PATHFINDER GLN.

CITY/STATE:

FORT WHITE, FL.

ZIP:

32038

COUNTY:

COLUMBIA

PERMIT NUMBER:

HEALTH DEPT. NUMBER:

DRAFTING DATES:

PRELIM. : 10/17/2025 JPH

PERM. :

FINAL :

Cabinet Plan

PINEHURST
"CLASSIC"



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NORTH CENTRAL FLORIDA

JOB # : 12-280
HANKS

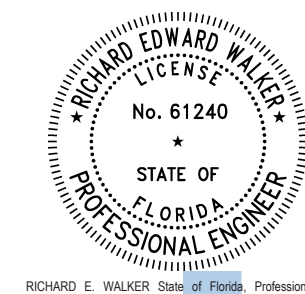
WINDOW SCHEDULE (TYP.)		
WINDOW TYPE	ACTUAL SIZE	FRAMED ROUGH OPENING
2030 SH	23-1/2" W x 35-1/2" H	24" W X 36" H
3030 SH	35-1/2" W x 35-1/2" H	36" W x 36" H
3050 SH	35-1/2" W x 59-1/2" H	36" W x 60" H
3050-2 SH	71-1/2" W x 59-1/2" H	72" W x 60" H
3050-3 SH	107-1/2" W x 59-1/2" H	108" W x 60" H
4040 SH	47-1/2" W x 47-1/2" H	48" W x 48" H
4010 SH	47-1/2" W x 11-1/2" H	48" W x 12" H

DRYWALL OPENING SCHEDULE	
OPENING	FRAMED ROUGH OPENING
2/6 OPN.	31" W x 84-1/2" H
3/0 OPN.	37" W x 84-1/2" H
4/0 OPN.	49" W x 84-1/2" H
5/0 OPN.	61" W x 84-1/2" H
6/0 OPN.	73" W x 84-1/2" H

CASED OPENING SCHEDULE	
OPENING	FRAMED ROUGH OPENING
2/6 OPN.	
3/0 OPN.	
4/0 OPN.	
5/0 OPN.	
6/0 OPN.	

WOOD FRAME EXTERIOR DOOR SCHEDULE (TYP.)	
DOOR TYPE	FRAMED ROUGH OPENING
3/0 INSWING	38" W x 82" H
3/0 OUTSWING	38" W x 81" H
5/0 INSWING	63" W x 82" H
5/0 OUTSWING	63" W x 81" H
6/0 INSWING	75" W x 82" H
6/0 OUTSWING	75" W x 81" H
12" SL - 3/0	51-1/2" W x 82" H
12" SL - 3/0 - 12" SL	65" W x 82" H
14" SL - 3/0	53-1/2" W x 82" H
14" SL - 3/0 - 14" SL	69" W x 82" H
DOOR W/ TRNSM. ABV.	

INTERIOR DOOR SCHEDULE (TYP.)	
DOOR TYPE (ALL 6'-8" TALL)	FRAMED ROUGH OPENING
1/6	20" W x 83" H
2/0	26" W x 83" H
2/4	30" W x 83" H
2/6	32" W x 83" H
2/8	34" W x 83" H
3/0	38" W x 83" H
4/0 DBL	50" W x 83" H
5/0 DBL	62" W x 83" H
6/0 DBL	74" W x 83" H
2/0 POCKET	26" W x 84" H
2/4 POCKET	30" W x 84" H
2/6 POCKET	32" W x 84" H
2/8 POCKET	34" W x 84" H
3/0 POCKET	38" W x 84" H



Digitally signed
by Richard E
Walker
Date:
2025.11.13
12:29:46-05'00'

HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS DETECTED AND COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE, PROVIDED, THIS CERTIFICATION DOES NOT INCLUDE HOOD TRAILS.

THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE, 6TH EDITION WITH SUPPLEMENTS.



FLORIDA ENGINEERING, LLC
4847 TAMARAC TRAIL, SUITE 300
FORT MYERS, FL 33902
PH: (888) 581-5885
FAX: (888) 575-5755

Door & Window Schedule



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Sidewalls/Sounds Out Door Stainless Steel

- Adjacent combustible sidewalls must be located a minimum of 12 in. (305 mm) from the fireplace opening.
- Combustible and non-combustible mantel legs, surrounds and stub walls may be constructed within the gridded area, Figure 6.3.

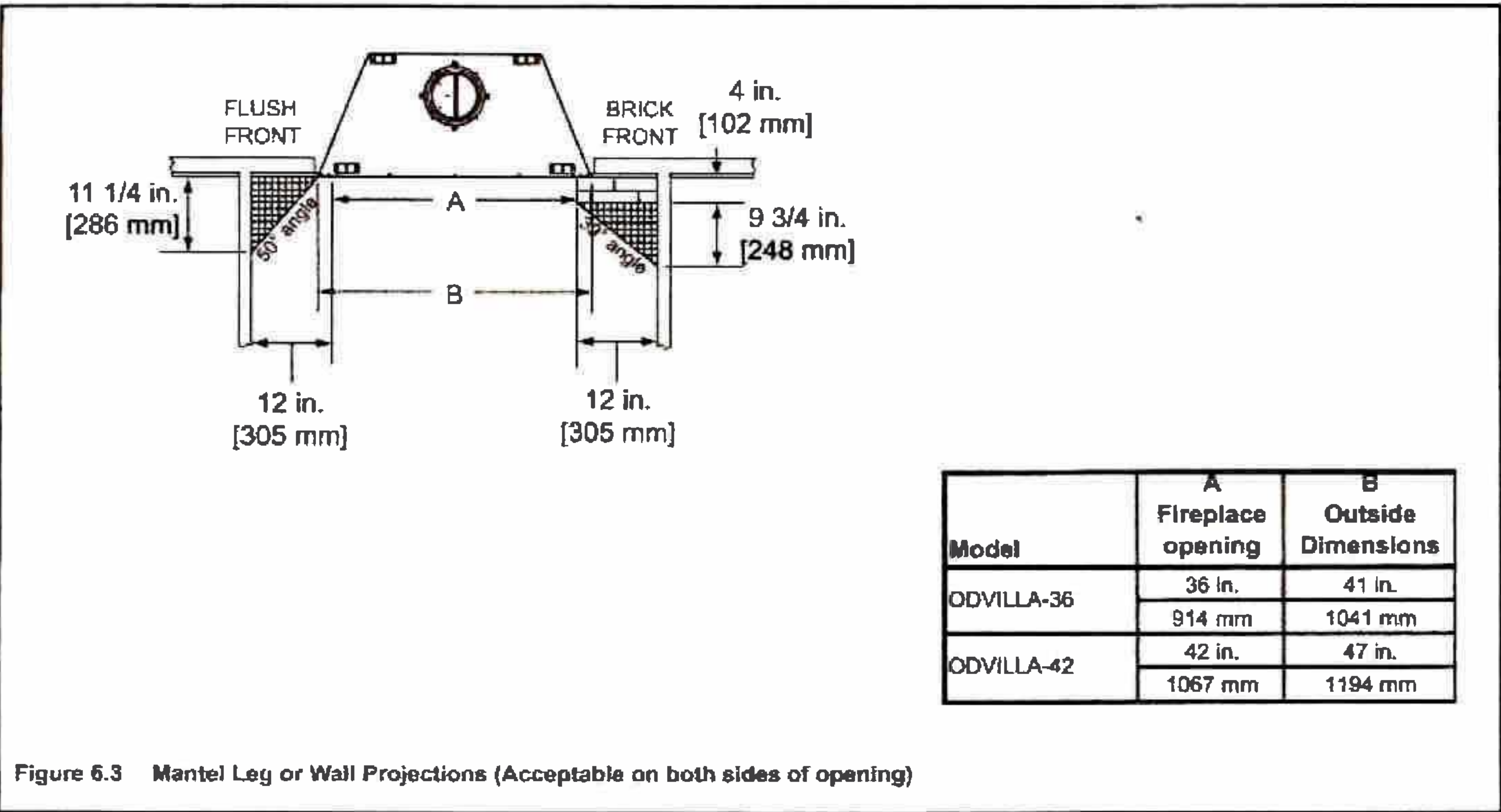


Figure 6.3 Mantel Leg or Wall Projections (Acceptable on both sides of opening)

Frame the Fireplace

Figure 6.4 shows typical framing using combustible materials (2x4 lumber shown).

- Observe all required air space clearances to combustible materials as shown in Figures 6.1 & 6.2
- Framing across the top of the fireplace must be above top.

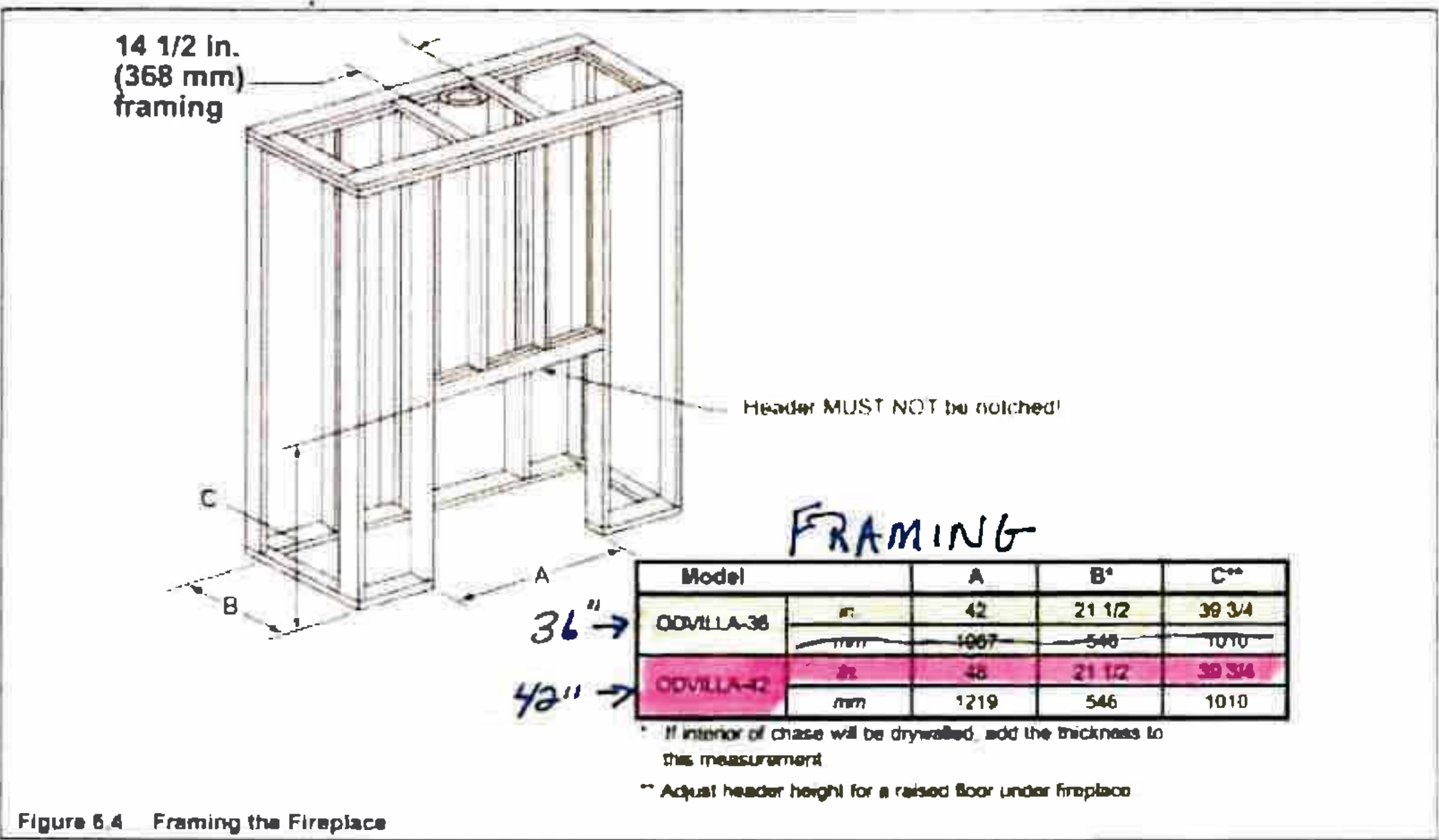
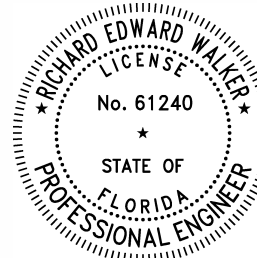


Figure 6.4 Framing the Fireplace



Fire Place Tile Detail



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Walker
Date:
2025.11.13
12:29:47-05'00'

WE HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS AND STRUCTURAL COMPONENTS, AND AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORM TO THE 2023 FLORIDA BUILDING CODE, IF APPLICABLE. THIS CERTIFICATION DOES NOT INCLUDE POST-TENSIONING COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE, FIFTH EDITION WITH SUPPLEMENTS.



DETAIL PAGE

1/4" = 1'-0"

J.S.

PAGE

FP1

Fire
Place

RED DOOR HOMES
7420 W NEWBERRY RD, SUITE B
GAINESVILLE, FL 32605
(352) 559-3050
#CBC1262184

RED DOOR
homes

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Frame the Fireplace

Notice: Hearth extension design must be determined before installation of fireplace.

If the fireplace is on the floor the maximum height of a finished raised hearth is 7 1/2".
If you want a higher-raised hearth the fireplace must be placed on a platform

WARNING! Risk of fire. A raised hearth extension built flush with the fireplace opening or less than 4 in (102mm) below the fireplace opening requires the fireplace be installed on non-combustible surface.

WARNING! Risk of Fire! Comply with all minimum clearances specified

- A minimum 1/2 in. (13mm) air clearance must be maintained at the back and sides of the fireplace assembly.
- **Chimney sectiond at any lever rewuire a 2in. (51mm minimum air space clearance between the framing and chimney section.**

WARNING! Risk of Fire! You must comply with all minimum air space clearance to combustibles. DO NOT pack required air with insulation or other materials.

The finished cavity depth must be no less than 21 3/8in. (543mm) from the finished backwall to the outside of front wall framing.

CAUTION! risk of Cuts/Abrasions. Wear protective gloves and safety glasses during installation. Sheet metal edges are sharp.

Secure and Level the Fireplace

This fireplace may be placed on either a combustible or noncombustible continuous flat surface. Follow the instructions for framing in Section 3. Slide the fireplace into position. Be sure to provide the minimum 1/2 in. air clearance at the sides and back of the fireplace./

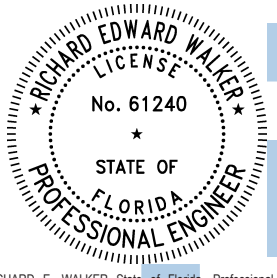
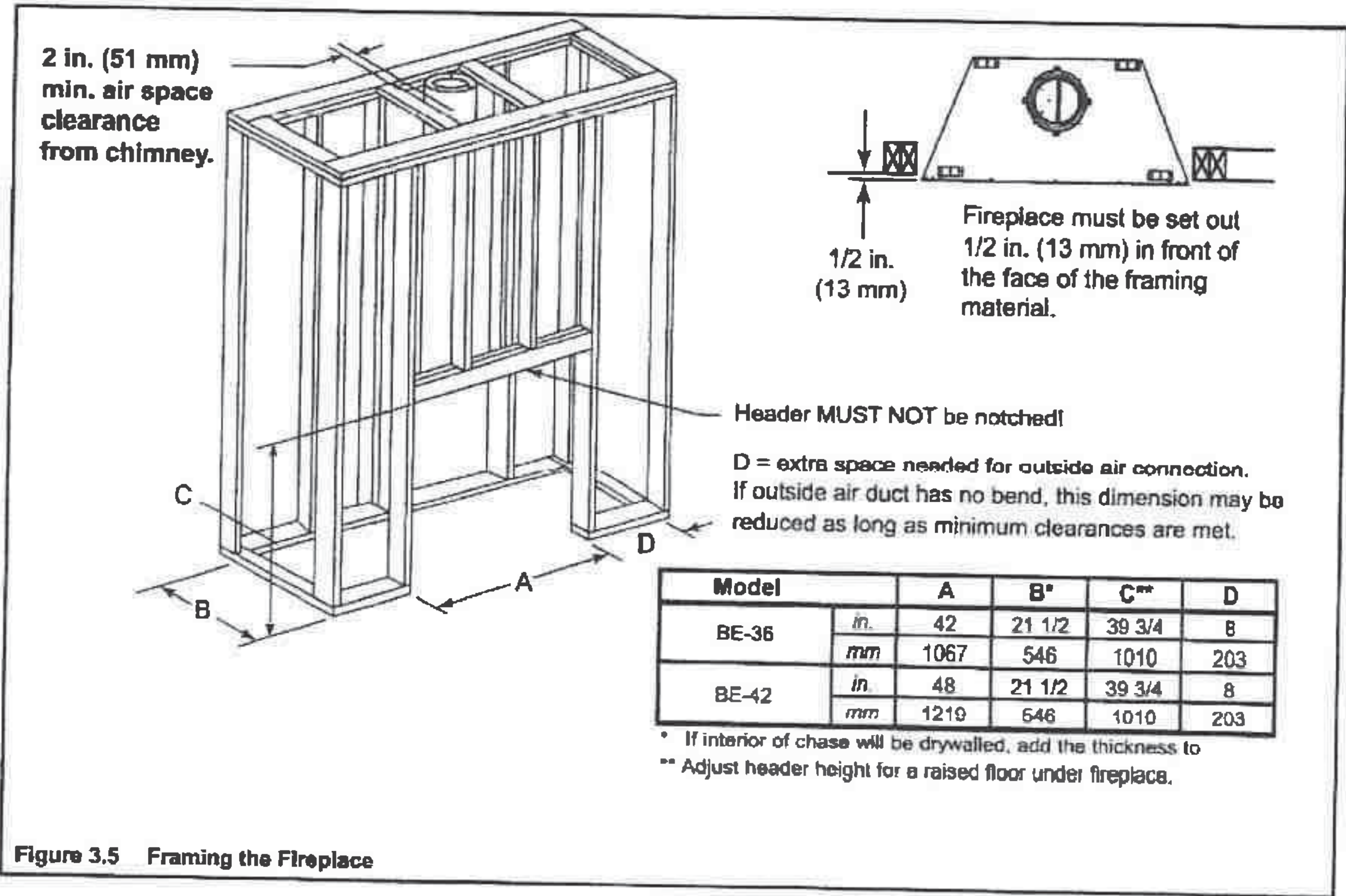
The fireplace should be positioned so the face of the noncombustible material on the fireplace will be flush with the face of the drywall on the walls.

Level the fireplace and shim as necessary.

WARNING! Risk of Fire! Prevent Contact with sagging, loose insulation.

- DO NOT install against vapor barriers or exposed insulation.
- Secure insulation and vapor barriers.
- Provide minimum air space clearances at the sides and back of the fireplace assembly.

Figure 3.5 shows a typical framing (using 2x4 lumber) of the fireplace, assuming combustible materials are used. All required clearances to combustibles around the fireplace must be adhered to.



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Walker
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2025.11.13
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I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING
EXISTS AS SHOWN ON THESE PLANS AND DETAILING, AND I AM AS
ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORM TO THE 2023 FLORIDA
BUILDING CODE, PREVIOUS EDITIONS, AND I AM NOT PROVIDING TRUSS
COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD.



DETAIL PAGE

SCALE (TYPICAL)
1/4" = 1'-0"

DRAWN BY
J.S.

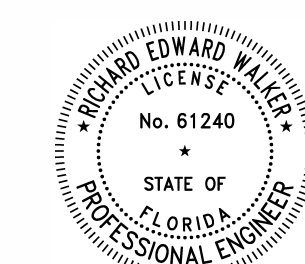
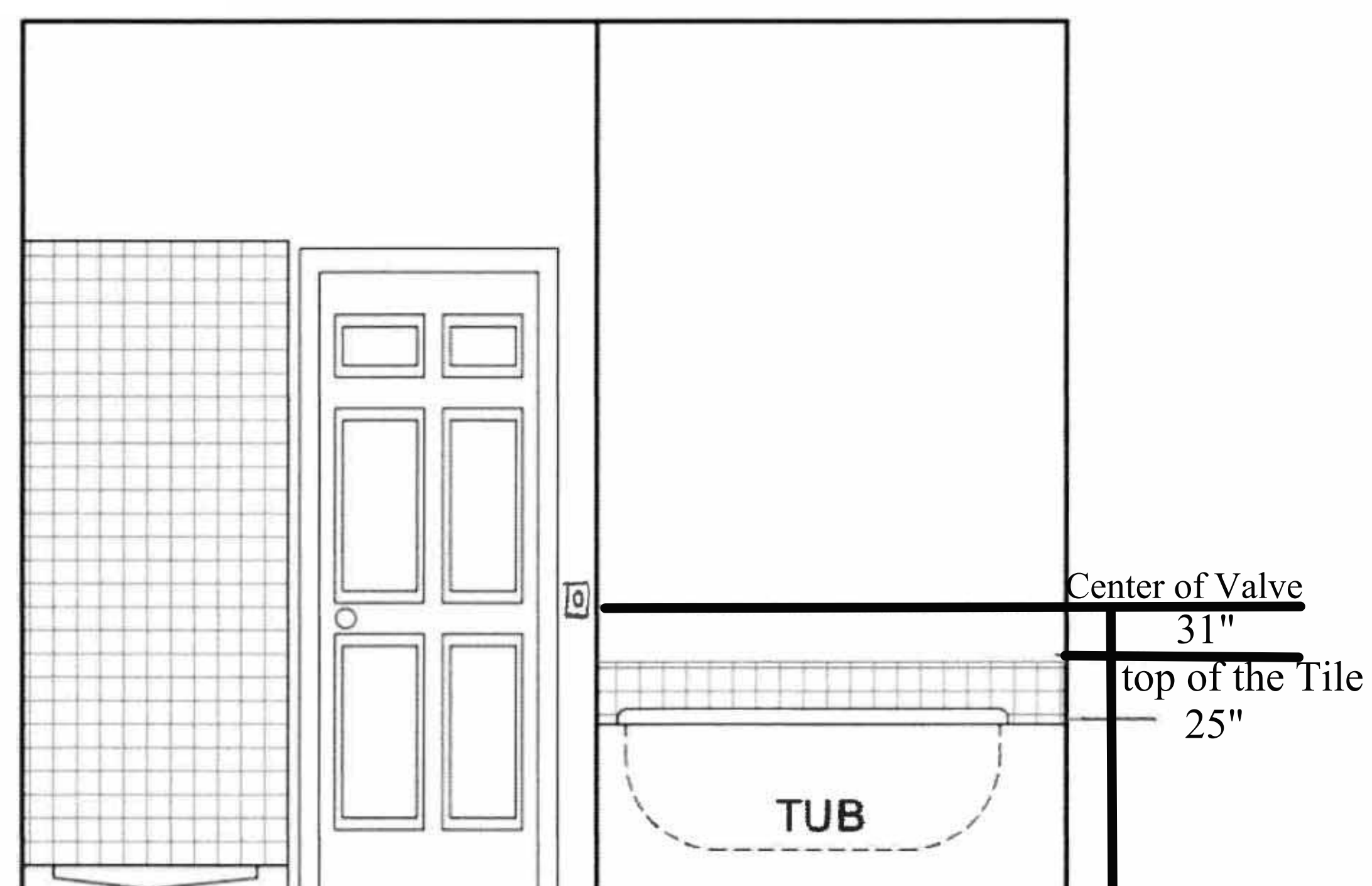
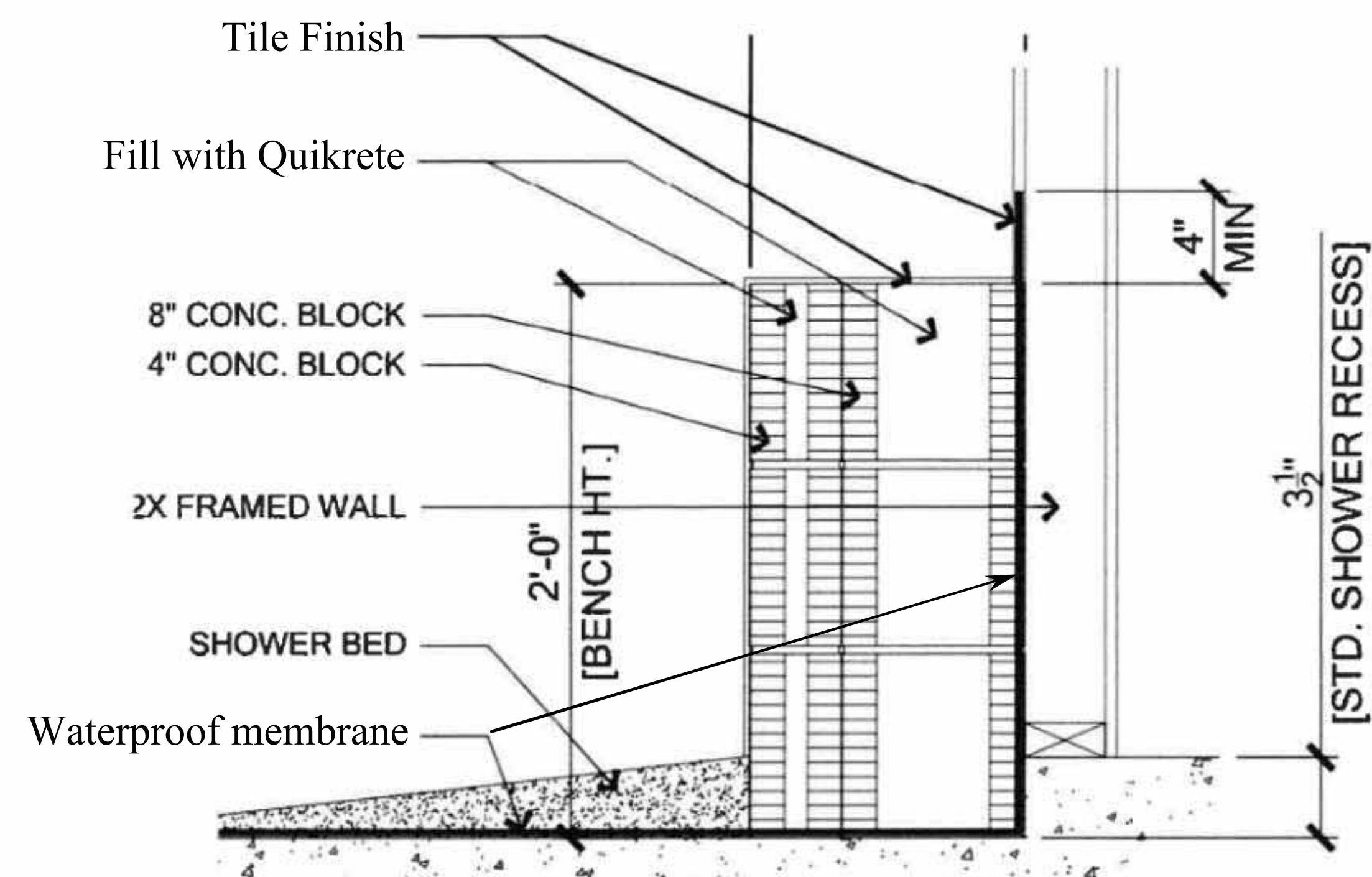
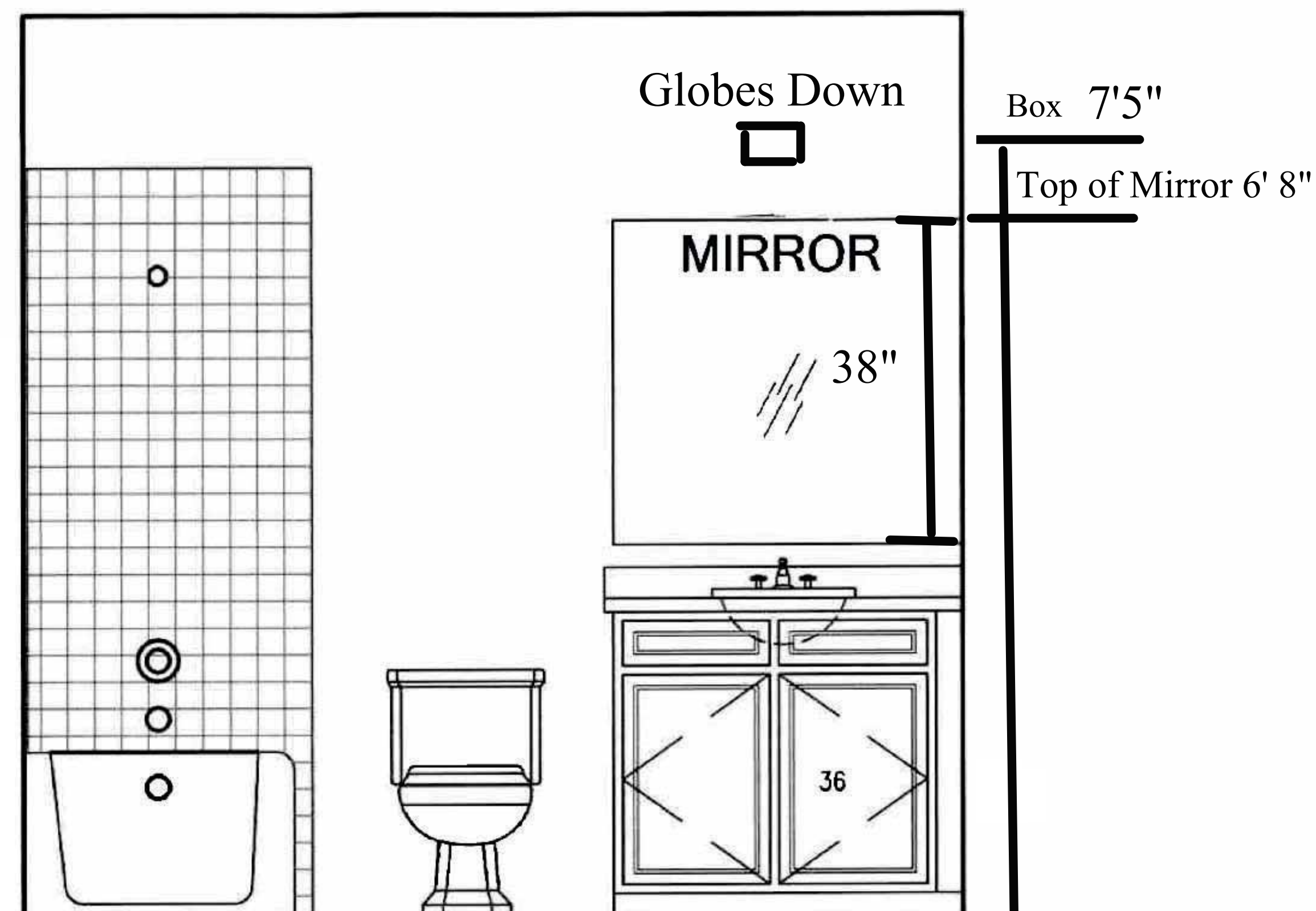
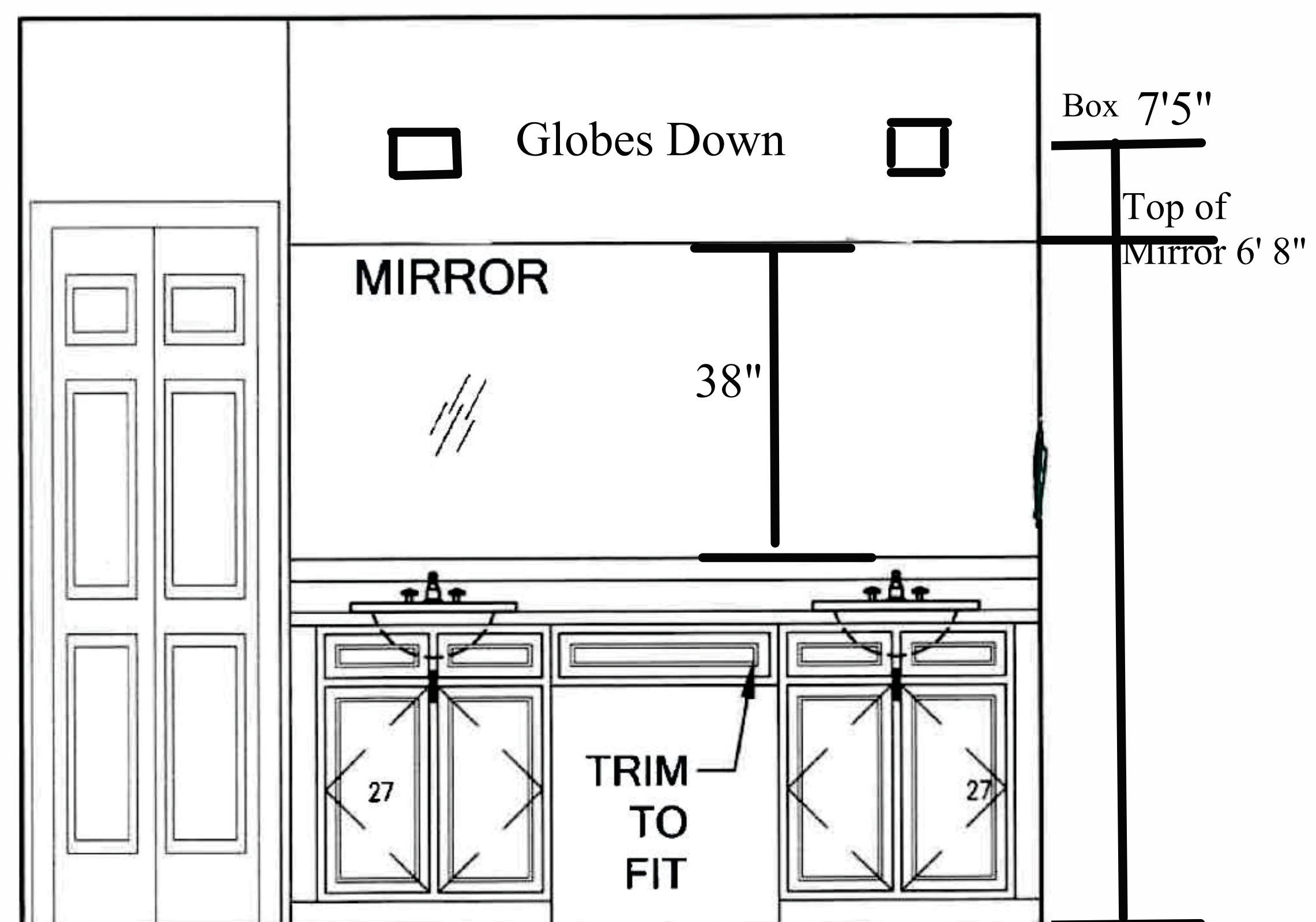
PAGE

FP2
Fire
Place

RED DOOR HOMES
7420 W NEWBERRY RD, SUITE B
GAINESVILLE, FL 32605
(352) 559-3050
#CBC1262184



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by Richard E
Walker
Date:
2025.11.13
12:29:48-05'00'

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS (STRUCTURAL COMPLIANCE ONLY) AND, AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMS TO THE 2023 FLORIDA BUILDING CODE, 8TH EDITION. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD.

THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE, 8TH EDITION WITH 90% RED-SHADES.

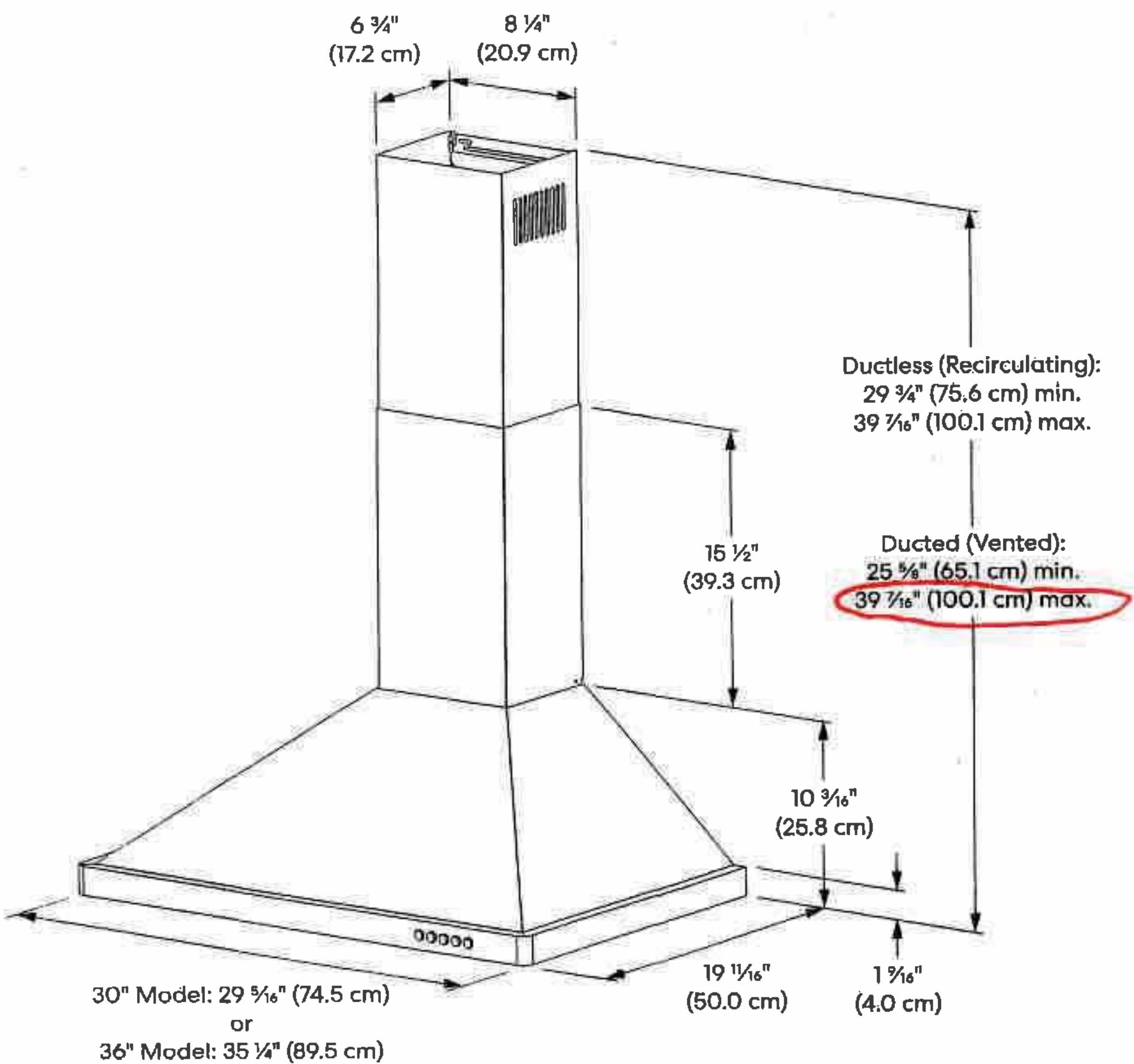


Product Dimensions

631 SERIES

30" Model: COS-63175 / 63175S

36" Model: COS-63190 / 63190S



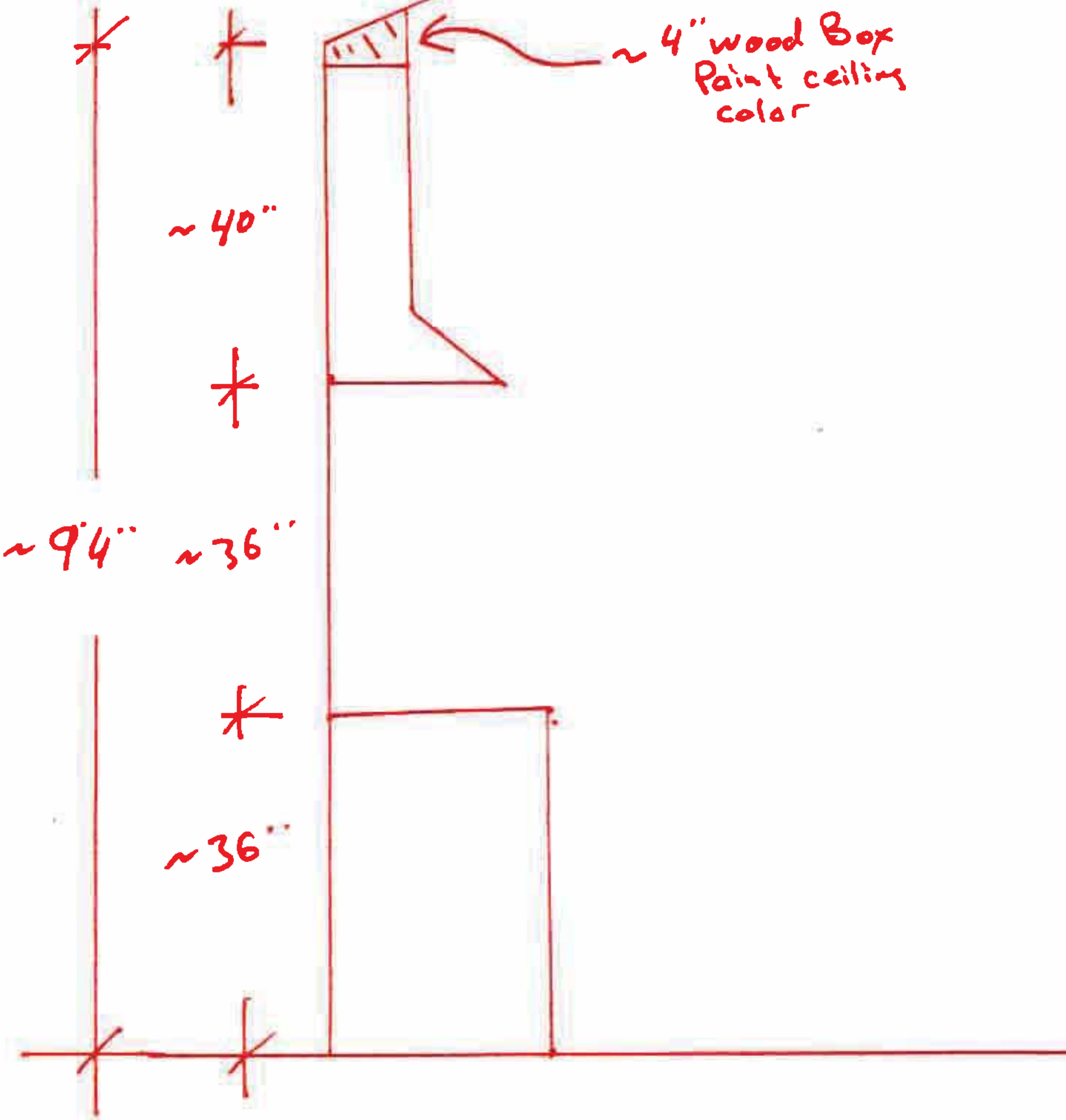
Cabinet Clearances

Given dimensions are minimum clearances.

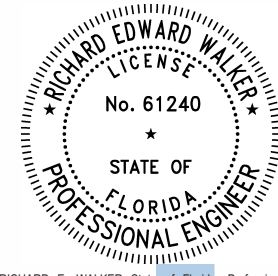
Wall Mount Range Hood



Model	A
24" Model: COS-6324EWH	23 7/16" (59.5 cm)
30" Model: COS-668A750, COS-668AS750 COS-668WRC75, COS-668WRCS75 COS-63024P, COS-63175, COS-63175S	29 5/16" (74.5 cm)
36" Model: COS-668A900, COS-668AS900 COS-668WRC90, COS-668WRCS90 COS-63190, COS-63190S	35 7/16" (90.0 cm)



IMPORTANT:



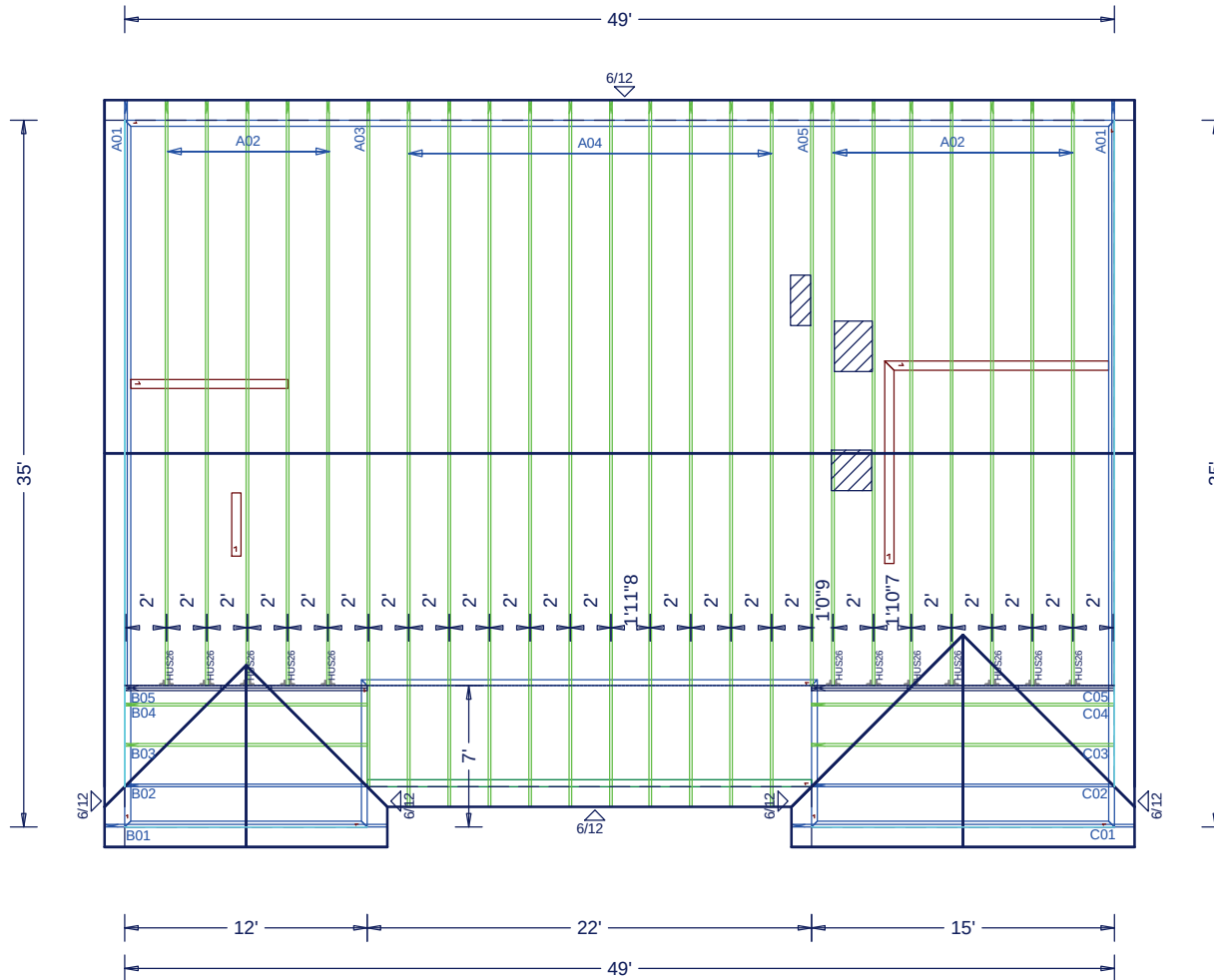
Digitally signed
by Richard E
Walker
Date:
2025.11.13
12:29:48-05'00'

HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING
DESIGN AS SHOWN ON THESE PLANS AND SPECIFICATIONS, COMPLY WITH THE 2023 FLORIDA
BUILDING CODE, PREVIOUS EDITIONS, AND ANY OTHER APPLICABLE CODES, ORDINANCES,
AND REGULATIONS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE
COMPLETION OF THE PROJECT OR THE QUALITY OF THE WORKMANSHIP.





Digitally signed
by Richard E
Walker
Date:
2025.11.13
12:29:25-05'00'



W.B. Howland Truss Co.
610 11th St. SW
Live Oak, FL 32064
(386) 362-1235
(386) 362-7124 (Fax)
howlandtruss@gmail.com

BEARING LEGEND	
	08'01"02 ELEVATION
	08'01"02 ELEVATION 1 PLY

Total Truss Quantity = 38.

HANGER CHART			
Symbol	Name	Qty	Manufacturer
	= HUS26	12	Simpson

Freedom Code Compliance
Private Provider Firm or Associated Duty Authorized Representative
Plan reviewed for compliance with Florida Building Code
Not including zoning, fire, or public works compliance.
Printed and Altered in Any Way



JOB #: 25-3185

Job Name: HANKS
Customer: Red Door Homes
Designer: Charles Roddenberry
ADDRESS: 423 SW PATHFINDER GLEN
Salesman: RL
: 10-28-2025

JOB NO:
25-3185

PAGE NO:
1 OF 1

1. THE CONTRACTOR/OWNER IS TO VERIFY ALL SITE CONDITIONS, PROPERTY DIMENSIONS, AND PRODUCT AVAILABILITY, OPENINGS FOR WINDOWS AND DOORS AND ATTACHMENT REQUIREMENTS, DIMENSIONS OF PRODUCTS, INCLUDING APPLIANCES ARE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.

2. ALL STRUCTURAL DESIGN HAS BEEN CARRIED OUT PER THE PROVISIONS OF CHAPTER 16 OF THE BUILDING CODE, AS WELL AS ASCE 7.

3. ENGINEERING DETAILS PROVIDED IN THESE DETAIL SPECIFICATIONS REPRESENT THE MINIMUM DESIGN CRITERIA FOR CONSTRUCTION TO THE CODES IDENTIFIED ABOVE.

4. ANY PRODUCT OR MATERIAL SUBSTITUTION IS PERMITTED AS LONG AS THE SUBSTITUTION IS EQUAL TO OR GREATER THAN THE ORIGINAL SPECIFIED PRODUCT ALL TESTING DATA OR PRODUCT VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR THE ENGINEER HAS NOT PROVIDED REVIEW OF SUCH MATERIAL UNLESS OTHERWISE SPECIFIED.

5. THE PRESUMPTIVE LOAD-BEARING VALUES OF THE FOUNDATION SOIL IS TO BE 2000PSF BASED ON THE TABLE R401.4.1. OF THE BUILDING CODE.

6. ENGINEER HAS NOT PROVIDED ANY JOB SITE INSPECTIONS UNLESS SPECIFICALLY ARRANGED.

7. CLADDING PRODUCTS ARE TO BE INSTALLED TO THE MANUFACTURERS SPECIFICATIONS, AND TO COMPLY WITH THE BUILDING CODE, AND ASCE7 THE CONTRACTOR IS TO PROVIDE ANY INSTALLATION GUIDELINES OR PRODUCT TESTING REQUIRED BY THE BUILDING OFFICIAL IF REQUESTED.

8. THE CONTRACTOR WORK SHALL BE SUBJECT TO THE INSPECTION OF THE BUILDING OFFICIALS. CONTRACTOR ACKNOWLEDGES THAT ADDITIONAL ENGINEERING DETAILS, AND/OR REQUIREMENTS MAY BE REQUESTED/REQUIRED BY THE PERMITTING AUTHORITY HAVING JURISDICTION, AND SUCH REQUIREMENTS MAY ALTER THE ORIGINAL PROPOSED DESIGN THESE ADJUSTMENTS COULD SUBJECT THE CONTRACTOR TO ADDITIONAL EXPENSES AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

9. HOMEOWNERS ASSOCIATION, DEED RESTRICTIONS AND ZONING REQUIREMENTS, ETC ARE THE RESPONSIBILITY OF THE CONTRACTOR AND NO VERIFICATION OR COMPLIANCE IS EXPRESSED OR IMPLIED BY THE ENGINEER

10. THE STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE WHEN CONSTRUCTION IS COMPLETE THE CONTRACTOR IS RESPONSIBLE FOR ERECTION PROCEDURES AND SEQUENCE OF SUCH TO PROVIDE SAFETY OF WORKERS, THE BUILDING AND ALL COMPONENTS OF THE BUILDING ALL TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR

11. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE POSITIVE DRAINAGE FROM THE STRUCTURE OR BUILDING TO ALL APPLICABLE CODES AND ORDINANCES. SITE DRAINAGE IS ALSO THE CONTRACTORS RESPONSIBILITY THE ENGINEER HAS ACKNOWLEDGED NO REVIEW, COMMENT OR COMPLIANCE.

12. NO ENVIRONMENTAL STUDIES HAVE BEEN PERFORMED BY THE ENGINEER, AND IF REQUIRED ARE THE RESPONSIBILITY OF THE CONTRACT.

13. THE DESIGN OF ALL PRE-ENGINEERED ROOF TRUSSES INCLUDING GIRDERS FLOOR TRUSSES, AND ALL BEAMS ARE TO BE DESIGNED TO MEET THE BUILDING CODE WITH SUPPLEMENTS, AND ASCE 7. THE DESIGN IS TO INDICATE THE ENGINEER OF RECORD AND BEAR THE SEAL OF SUCH ENGINEER. ALL LATERAL AND CROSS BRACING REQUIRED IS TO BE SPECIFIED BY THE DESIGNER. THE TRUSS OR FLOOR SYSTEM DESIGN SHALL NOT EXERT LATERAL LOADS ON ANY WALL SYSTEM, INTERIOR OR EXTERIOR, THE DESIGN IS TO ALSO INDICATE THE MAGNITUDE OF THE LOADS AND ANY PROVISIONS REQUIRED. THE CONTRACTOR ASSUMES THE RESPONSIBILITY OF REVIEW OF THE PRE-ENGINEERED SYSTEMS AND ANY COMPLIANCE NECESSARY. ANY DEVIATION FROM THE PROPOSED DESIGNS MAY BE AN ADDITIONAL COST TO THE PROJECT.

14. ALL PERMANENT TRUSS BRACING. IN ADDITION TO TRUSS BRACING SPECIFIED BY THE TRUSS ENGINEER SHALL BE INSTALLED PER THE DETAIL IN THESE SHEETS, AND IN ACCORDANCE TO BWT-76 AND HIB-91

15. ALL MATERIAL INSTALLATIONS ARE TO BE PER THE CODES AND STANDARDS REFERENCED

1. MINIMUM 2"x4" SUB FASCIA NAILED TO TRUSS TAILS W/ (2) 16D NAILS AT EACH TRUSS - (EACH PLY WHEN MULTIPLE TRUSS.
2. TYPICAL DRIP EDGE & SOFFIT/FASCIA INSTALLED TO MPG SPECIFICATIONS.
3. SEE ALUMINUM ENGINEERING SPECIFICATIONS SUPPLIED BY OTHERS FOR FASCIA OR OVERHANG REQUIREMENTS WHEN SCREEN ENCLOSURES OR STRUCTURAL GUTTERS ARE DESIGNED TO BE ATTACHED TO FASCIA. NO VENTING IF USING SPRAY FOAM INSULATION
4. SOFFITS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE R301.2(2).
5. ENTRY LANAI CEILING SPECIFICATION OPTIONS:
 - 5.1. 1" SAG RESISTANT GYPSUM BOARD OVER 1"x4" P.T. FURRING STRIPS NAILED @ 16" O.C. W/ (2) 8D NAILS EACH TRUSS
 - 5.2. 2" NOMINAL PLYWOOD OR OSB FASTENED W/ 8D NAILS 6" O.C. OR $\frac{3}{8}$ " X 1 1/2" STAPLES 4" O.C.
 - 5.3. 5/8" SAG RESISTANT EXTERIOR DRYWALL.

1. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND THE SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF THE TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES, AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING WORK. THE ENGINEER WILL NOT ADVISE ON NOR ISSUE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.

3. THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHODS OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, SUPPORT, DESIGN ADEQUACY AND INSPECTION OF ERECTION BRACING, TEMPORARY SUPPORTS ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

4. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OR PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

5. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, THE STANDARD DETAILS CONTAINED IN THE ENGINEER OF RECORD DETAIL SHEETS SHALL BE USED.

6. LOADS TO BE APPLIED TO THE STRUCTURE DURING THE PROCESS OF CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD CARRYING CAPACITY OF THE STRUCTURAL MEMBERS. THE LIVE LOAD USED IN THE DESIGN OF THIS STRUCTURE ARE INDICATED IN THE "DESIGN CRITERIA NOTES". DO NOT APPLY ANY CONSTRUCTION LOADS UNTIL THE STRUCTURAL FRAMING IS PROPERLY CONNECTED TOGETHER AND UNTIL ALL TEMPORARY BRACING IS IN PLACE.

7. GARAGE TO LIVING DOOR TO BE SOLID W/ 20 MINUTE FIRE RATING & SELF CLOSING HINGES.

8. GARAGE TO DWELLING SEPARATION TO HAVE 1" GYPSUM BOARD ON GARAGE SIDE WALLS & 5/8" TYPE "X" ON CEILINGS W/ HABITABLE ROOMS ABOVE PER FBC 2023 R302.6.

9. WALL SECTIONS 4 FOOT OR GREATER IN LENGTH W/ VERTICAL REBAR IN A FILLED CELL AT EACH END SHALL BE CONSIDERED A SHEAR WALL. FILLED CELLS ARE REQUIRED W/ VERTICAL #5 REBAR ON EACH SIDE OF WINDOWS, DOORS & OPENINGS ALSO AT ALL CORNERS & UNDER ALL GIRDER TRUSSES & BEAMS.

1. THE BUILDING SHALL BE PREPARED AND TESTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
2. IF THE SITE PREPARATION REQUIREMENTS ARE NOT SPECIFIED BY A GEOTECHNICAL REPORT THE FOLLOWING PROCEDURES SHOULD BE USED AS A MINIMUM.
 - 2.1. WITHIN AN AREA A MINIMUM OF 5 FEET BEYOND THE BUILDING LIMITS EXCAVATE A MINIMUM OF 4" OF EXISTING SOIL. REMOVE ALL ORGANICS, PAVEMENT, ROOTS, DEBRIS AND OTHERWISE UNSUITABLE MATERIAL.
 - 2.2. THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL. EXCAVATE UNSUITABLE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY
 - 2.3. FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL PLACE IN 8-INCH LIFTS AND COMPACT TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY BASED ON THE MODIFIED PROCTOR TEST
 - 2.4. ALL CONTROLLED FILL MATERIAL SHALL BE A SELECT GRANULAR MATERIAL FREE FROM ALL ORGANICS OR OTHERWISE DELETERIOUS MATERIAL
 - 2.5. PROVIDE FILED DENSITY TESTS FOR EACH 1,500 SF OF BUILDING AREA FOR EACH LIFT OF CONTROLLED FILL

- 2023 FLORIDA BUILDING CODE, 8th EDITION
- 2023 FLORIDA BUILDING CODE, 8th EDITION, BUILDING
- 2023 FLORIDA BUILDING CODE, 8th EDITION, RESIDENTIAL
- 2023 FLORIDA BUILDING CODE, 8th EDITION, EXISTING BUILDING
- 2023 FLORIDA BUILDING CODE, 8th EDITION, MECHANICAL
- 2023 FLORIDA BUILDING CODE, 8th EDITION, PLUMBING
- 2023 FLORIDA BUILDING CODE, 8th EDITION, FUEL GAS
- 2023 FLORIDA BUILDING CODE, 8th EDITION, ACCESSIBILITY CODE
- 2023 FLORIDA BUILDING CODE, 8th EDITION, ENERGY CONSERVATION
- 2020 NATIONAL ELECTRIC CODE
- 2023 FIFPC 8th EDITION
- 2021 NFPA 101-LIFE SAFETY CODE

ASCE 7-22: MIN. DESIGN LOADS ON BUILDINGS AND OTHER STRUCTURES
ACI 318-19: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AISC STEEL CONSTRUCTION MANUAL (LATEST EDITION)
TMS 402/602-16: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES
AWC 2018 NATIONAL DESIGN SPECIFICATION FOR WOOD W/ ALL SUPPLEMENTS
AWC 2018 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC W/ COMMENTARY
AWS D1.1 STRUCTURAL WELDING CODE FOR STEEL (2020)
ALUMINUM DESIGN MANUAL 2020



FOR COMPONENT AND CLADDING PRESSURE ZONES, REFER TO FBC2023
8TH EDITION R301.2(7).

1. RIDGE VENT & OFF RIDGE VENTS ARE TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS WITH 2x4 BLOCKING BETWEEN TRUSSES AT EACH SIDE OF VENT.
2. BLOCKING NAILED w/ (2) 16d NAILS AT EACH END, EACH PIECE TYPICAL
3. OFF RIDGE VENT INSTALLED A MINIMUM OF 12" FROM ROOF PEAK
4. RIDGE BLOCKING IS NOT REQUIRED WHEN A MINIMUM 24/16 SHEETING.

UNDERLAYMENT FOR ROOF SLOPES 2:12 AND GREATER SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D226, D1970, D4869, D6757, OR ASTM D8257, SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION AND, IF APPLICABLE, TYPE CLASSIFICATION INDICATED. UNDERLAYMENT FOR ROOF SLOPES 2:12 AND GREATER SHALL BE APPLIED AND ATTACHED IN ACCORDANCE WITH SECTION R905.1.1.1 OR R905.1.1.2 AS APPLICABLE.

TABLE R803.2.2 MINIMUM ROOF SHEATHING THICKNESS								
RAFTER/TRUSS SPACING 24" O.C	WIND SPEED (MPH)							
	115	120	130	140	150	160	170	180
MIN. SPAN SHEATHING THICKNESS, INCHES (PANEL SPAN RATING) EXPOSURE B	$\frac{7}{16}$ ($\frac{24}{16}$)	$\frac{7}{16}$ ($\frac{24}{16}$)	$\frac{7}{16}$ ($\frac{24}{16}$)	$\frac{7}{16}$ ($\frac{24}{16}$)	$\frac{15}{32}$ ($\frac{32}{16}$)	$\frac{19}{32}$ ($\frac{40}{20}$)	$\frac{19}{32}$ ($\frac{40}{20}$)	$\frac{19}{32}$ ($\frac{40}{20}$)
MIN. SPAN SHEATHING THICKNESS, INCHES (PANEL SPAN RATING) EXPOSURE C	$\frac{7}{16}$ ($\frac{24}{16}$)	$\frac{7}{16}$ ($\frac{24}{16}$)	$\frac{15}{32}$ ($\frac{32}{16}$)	$\frac{19}{32}$ ($\frac{40}{20}$)	$\frac{19}{32}$ ($\frac{40}{20}$)	$\frac{19}{32}$ ($\frac{40}{20}$)	$\frac{19}{32}$ ($\frac{40}{20}$)	$\frac{23}{32}$ ($\frac{48}{24}$)
MIN. SPAN SHEATHING THICKNESS, INCHES (PANEL SPAN RATING) EXPOSURE D	$\frac{15}{32}$ ($\frac{32}{16}$)	$\frac{19}{32}$ ($\frac{40}{20}$)	$\frac{19}{32}$ ($\frac{40}{20}$)	$\frac{19}{32}$ ($\frac{40}{20}$)	$\frac{19}{32}$ ($\frac{40}{20}$)	$\frac{19}{32}$ ($\frac{40}{20}$)	$\frac{23}{32}$ ($\frac{48}{24}$)	$\frac{23}{32}$ ($\frac{48}{24}$)

WOOD STRUCTURAL PANEL SHEATHING SHALL BE FASTENED TO ROOF FRAMING IN ACCORDANCE WITH TABLE R903.2.3.1. SHEATHING SHALL BE FASTENED WITH ASTM F1667 RRSR-03 (21/2" x 0.131" x 0.281 HEAD DIAMETER) NAILS EXCEPT THAT ASTM F1667 RRSR-01 (23/8" x 0.113") NAILS OR ASTM F1667 RRSR-04 (3" x 0.120" x 0.281 HEAD DIAMETER) NAILS SHALL BE PERMITTED WHERE SHEATHING THICKNESS IS 15/32 INCHES AND LESS. RRSR-01, RRSR-03 AND RRSR-04 ARE RING SHANK NAILS MEETING THE SPECIFICATIONS IN ASTM F1667.

TABLE R803.2.3.1 ROOF SHEATHING ATTACHMENT ^{a,b}																
RAFTER/TRUSS SPACING 24" O.C	WIND SPEED (MPH)															
	115		120		130		140		150		160		170		180	
	E	F	E	F	E	F	E	F	E	F	E	F	E	F	E	F
	EXPOSURE B															
RAFTER/TRUSS SG = 0.42	6	6	6	6	6	6	6	6	6	6	4	4	4	4	4	4
RAFTER/TRUSS SG = 0.49	6	12	6	12	6	6	6	6	6	6	6	6	6	6	6	6
	EXPOSURE C															
RAFTER/TRUSS SG = 0.42	6	6	6	6	6	6	4	4	4	4	4	4	3	3	3	3
RAFTER/TRUSS SG = 0.49	6	6	6	6	6	6	6	6	6	6	6	6	4	4	4	4
	EXPOSURE D															
RAFTER/TRUSS SG = 0.42	6	6	6	6	4	4	4	4	4	4	3	3	3	3	3	3
RAFTER/TRUSS SG = 0.49	6	6	6	6	6	6	6	6	4	4	4	4	4	4	4	4

B. WHERE RAFTER/TRUSS SPACING IS LESS THAN 24 INCHES ON CENTER OR FOR SPECIFIC GRAVITIES (SG) OTHER THAN THOSE SHOWN, ROOF SHEATHING FASTENING IS PERMITTED TO BE IN ACCORDANCE WITH THE AWC WFCM OR THE AWC NDS PROVIDED NAIL SPACING DOES NOT EXCEED 6 INCHES ON CENTER ALONG PANEL EDGES AND 12 INCHES ON CENTER ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD.

Freedom Lobby Compliance
Private Provider Firm or Associated Duty Authorized Representative
Plan reviewed for compliance with Privacy Building Code
Not including existing, fire, or public works compliance.
Plan Not Allowed in Any Way
 FREEDOM LOBBY COMPLIANCE

SEE COVER SHEET

No.	Description	Date
	X	X
	X	X
	X	X

STRUCTURAL DETAILS

S-1



SEE CONNECTOR SCHEDULE FOR UPLIFT CONNECTORS

PERIMETER BEAM SYSTEM

@ MASONRY: 1"x4" P.T. & (1) 2"x4" or (1) 2"x4" P.T.

MASONRY WALL

SE 2x WOOD BLOCKING @ MID-HEIGHT w/ (2) 16d NAILS EA. CONNECTION OR (1) ROW @ EA. PLYWOOD JOINT FOR WALLS OVER 8'-0" IN HEIGHT IF PLYWOOD IN 8 FT. WALLS IS RUNNING VERTICAL, BLOCKING NOT REQ'D, UNLESS NOTED ON PLANS; SEE "EXTERIOR WALL SHEETING NOTE"

ATTACH FRAME WALLS TO MASONRY w/ 3/8" x 3 3/8" TAPCONS @ 16" O.C. OR 1/2" WEDGE ANCHORS 32" O.C. MAX.

SIMPSON SP4 (2x4 STUDS) OR SP6 (2x6 STUDS)

DOUBLE 2x TOP PLATE (SEE GENERAL NOTE #4)

PRE-ENG. TRUSS TYP.

A34

HEADER

SIMPSON LSTA24 OR EQ.

KING STUDS

(2) JACK STUDS NAILED TOGETHER w/ 16d NAILS 8" O.C.

FULL LENGTH WALL STUDS w/ 16d NAILS 16" O.C.

SIMPSON SP2 OR EQUIV. MAY BE USED INSTEAD OF SP4 OR SP6

NO CONNECTOR REQ'D @ WINDOW OR DOOR OPENINGS

CUT BACK P.T. BTM PLATE 2" TYP.

SIMPSON HTT5 OR EQUIV.

SIMPSON SP1 OR EQUIV. MAY BE USED INSTEAD OF SP4 OR SP6

ATTACH W/ 1/2" WEDGE ANCHOR OR 3" BOLTS EMBEDDED

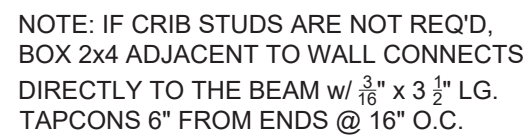
2x4 OR 2x6 P.T. BOTTOM PLATE

FRAMED BEARING WALL (INTERIOR/EXTERIOR)

SCALE: N.T.S.

Frame 2x4-Bearing Wall-Header Schedule
N.T.S.

NOTE:
DBL 2 x12 HEADER
MAX. SPAN = 12'-1"
ALL OTHER SPANS
SHALL BE SPECIFIED



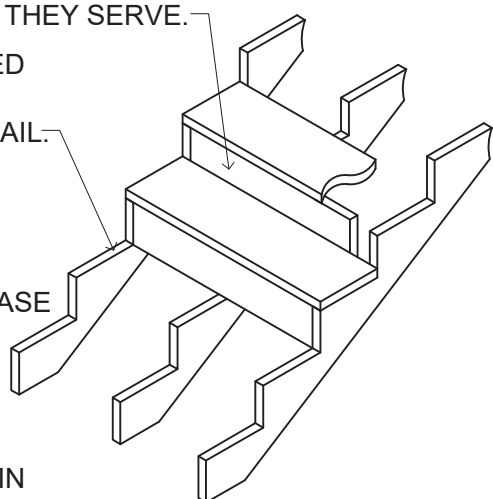
NOTE: HORIZ. BOX MAY BE CONSTRUCTED w/ 2x8 IN LIEU OF THE 2x6 MEMBERS IF THE POCKET FOR THE SLIDING GLASS DOOR REQUIRES MORE DEPTH. VERIFY THIS PRIOR TO INSTALLATION.



STAIR FRAMING DETAIL

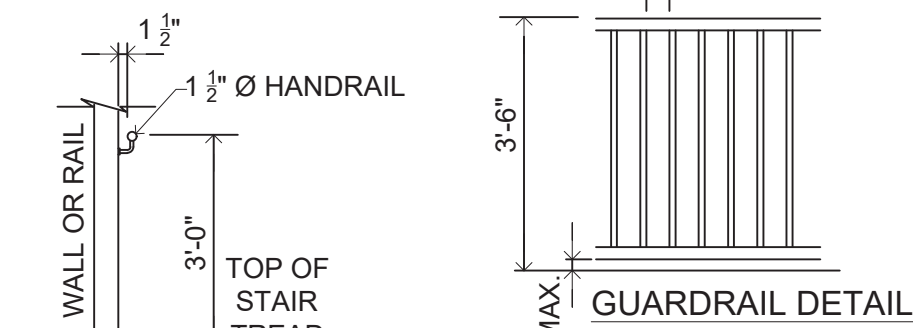
REFERENCE FBC LATEST EDITION
ALL STAIR STRUCTURAL FRAMING SHALL BE 2x MATERIAL
RISER HEIGHT: 7 3/4" MAXIMUM
TREAD WIDTH: 10" MINIMUM
SUM OF (2) RISERS + (1) TREAD (NOT INCLUDING NOSING)
SHALL EQUAL NOT LESS THAN 24" NOT MORE THAN 25"
A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE OF
MORE THAN 12 FT. BETWEEN FLOORS OR LANDINGS.
LANDINGS MUST BE CONSTRUCTED @ DOOR OPENINGS;
WIDTH & DEPTH OF LANDINGS MUST NOT BE LESS THAN
THE WIDTH OF THE STAIRS THAT THEY SERVE. ↘

2x RISER BOARD TO BE INSTALLED
BETWEEN OUTER STAIR RAILS &
RESTING ON MIDDLE SUPPORT RAIL
2 x 12 RAIL BOARDS CUT FOR
TREADS & RISERS



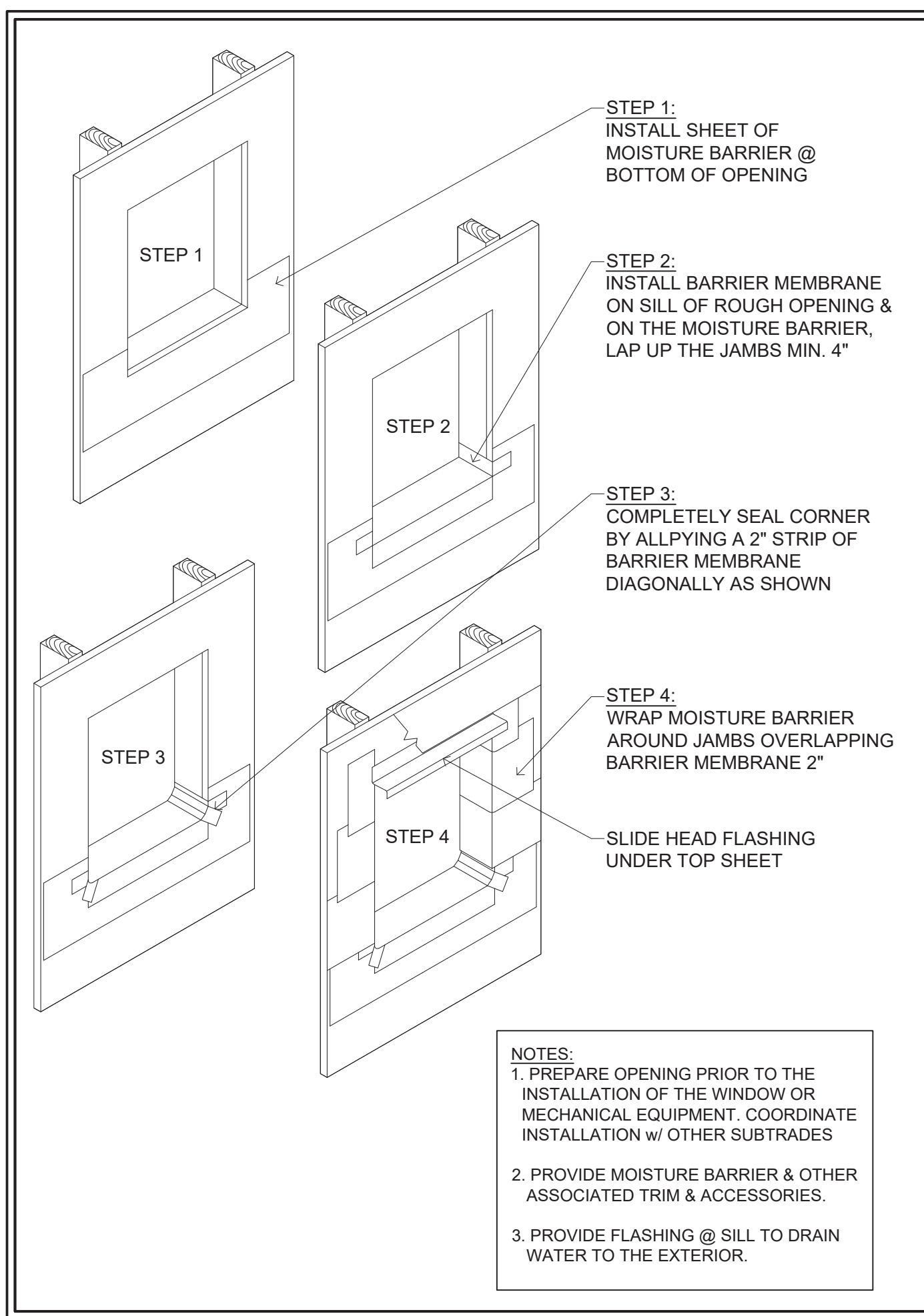
ALTHOUGH NOT REQUIRED, IT IS RECOMMENDED THE THE STAIRCASE BE FASTENED w/ 3" GALV. DECK SCREWS & GLUED IN AN EFFORT TO PREVENT STAIRCASE TRAVEL NOISE.

HANDRAILS SHALL BE DESIGNED IN ACCORDANCE w/ FBC R311.5.6; GUARDRAILS SHALL BE DESIGNED IN ACCORDANCE w/ R312



HANDRAIL DETAIL

A 6" SPHERE
SHALL NOT PASS-
THRU THIS
TRIANGULAR AREA



ROUGH OPENING PREPARATION

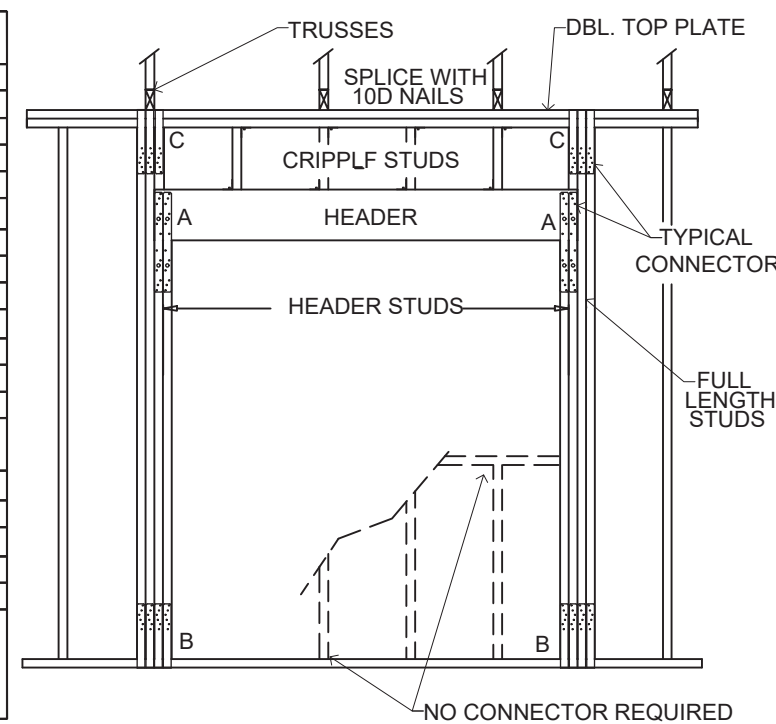
SCALE: N.T.S.

1. THE HEADER STUD SHALL NOT BE REQUIRED IF THE HEADER IS SUPPORTED BY A SUITABLE FRAMING ANCHOR. 2. IF GO BOLT OR PRO BOLT OR TIE MAX ANCHOR OR SIMPSON SYSTEM IS INSTALLED, CONNECTORS INDICATED IN THIS DETAIL ARE NOT REQUIRED.		MAXIMUM HEADER SPAN (FEET)				
		4'	6'	9'	12'	15'
		NUMBER OF HEADER STUDS SUPPORTING END OF HEADER				
		1	2	3	3	3
UNSUPPORTED WALL HEIGHT	STUD SPACING	NUMBER OF FULL LENGTH STUDS AT EACH END OF HEADER				
10" OR LESS	12 INCHES	2	2	3	3	3
	16 INCHES	2	2	3	3	3
GREATER THAN 10"	24 INCHES	1	2	2	2	2
	12 INCHES	2	2	3	4	5
	16 INCHES	2	2	3	3	4
	24 INCHES	1	2	2	2	3

STRAP LOCATION	FASTENERS 10d x 1 7/8" NAILS	UPLIFT
2x4 And 2x6 Wall		
SIMPSON STRAP (flat strap)		
A	10	760
B	14	1065
A	16	1215
A	18	1370
2x4 Wall		
SIMPSON SP4		
B.C	6	735
SIMPSON SP4H		
B.C	10	1240
B.C	12	1360
2x6 Wall		
STRAP LOCATION	FASTENERS 10d x 1 7/8" NAILS	UPLIFT
SIMPSON SP6		
B.C	6	735
SIMPSON SP6H		
B.C	10	1240
B.C	12	1360
ALL CONNECTORS MAY BE AS SHOWN OR SUBSTITUTED WITH EQUAL OR GREATER CONNECTORS		

DOUBLE TOP PLATE SPLICE NAILING REQUIREMENT:
(2) 10D NAILS EACH SIDE OF SPLICE
SPLICE TO BE STAGGERED MIN OF 4' FROM ANY OTHER SPLICE
PLATES TO BE NAILED TOGETHER 16" OC MIN WITH 10D NAILS

MINIMUM STUD & HEADER REQUIREMENTS FOR OPENINGS



DOOR JAMB TO BLOCK
HEAD & SIDELITES SIMILAR

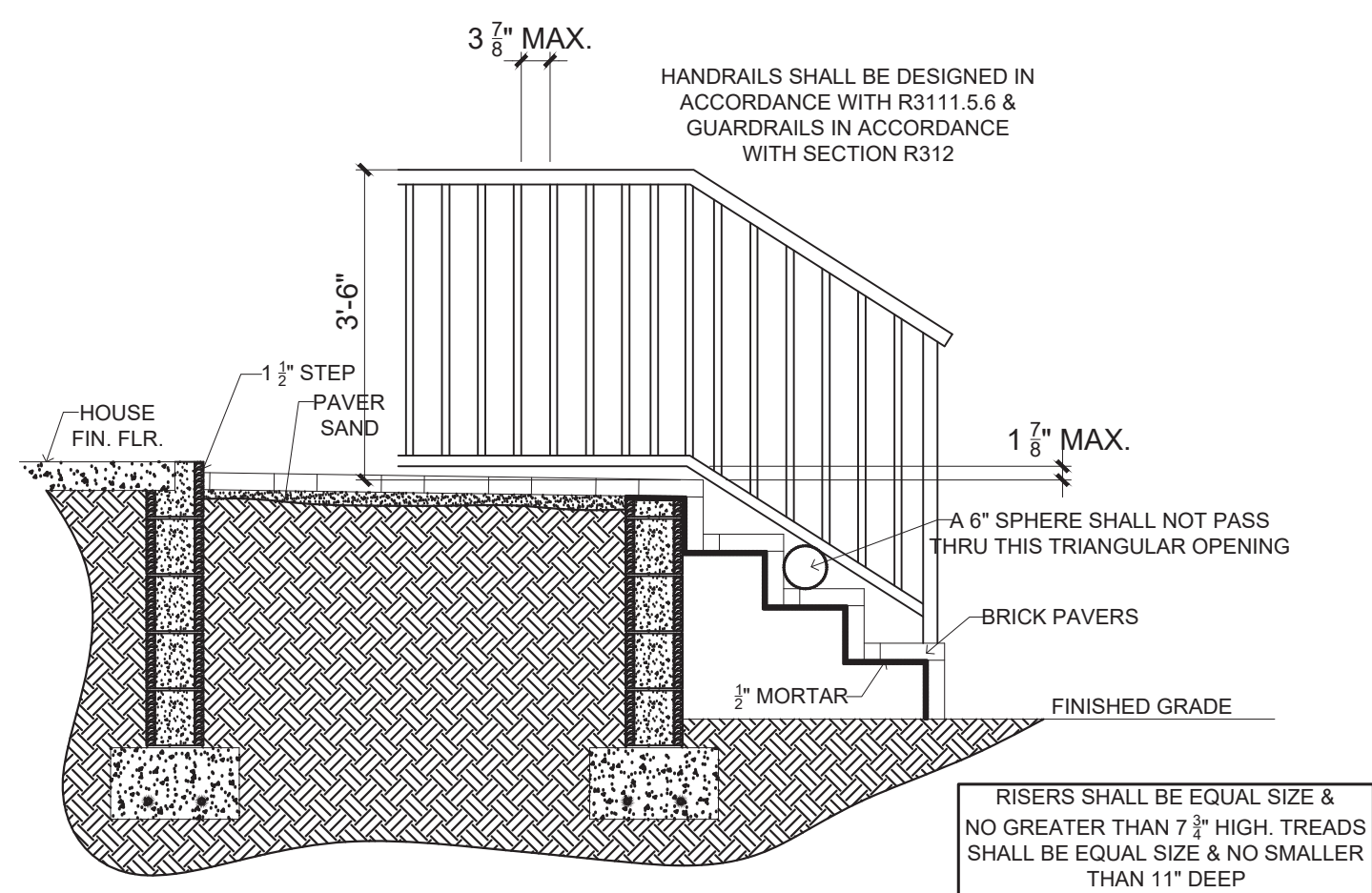
SCALE: N.T.S.



SCALE: N.T.S.



SCALE: N.T.S.



EXTERIOR STAIR DETAIL WITH STEM WALL

SCALE: N.T.S.

No.	Description	Date
1	X	X
2	X	X
3	X	X

DRAWN BY: CG

REVIEWED BY:

PROJECT NO.

SCALE: PER PLAN

SHEET TITLE

STRUCTURAL DETAILS

TYP. WALL SECTION
w/ MONO FOOTER DETAIL
SCALE: N.T.S.

F-1 MONOLITHIC
FOOTER DETAIL
SCALE: N.T.S.

TYP. WALL SECTION @ GARAGE
F-2 MONOLITHIC FOOTER DETAIL
SCALE: N.T.S.

F-3 EDGE FTG DETAIL
SCALE: N.T.S.

STEM WALL
F-4 FOOTER DETAIL
SCALE: N.T.S.

STEM WALL @ GARAGE
F-5 FOOTER DETAIL
SCALE: N.T.S.

F-6 LOAD BEARING
INTERIOR WOOD
FRAMED WALL DETAIL
SCALE: N.T.S.

NON-LOAD BEARING INTERIOR
WOOD FRAMED WALL DETAIL
SCALE: N.T.S.

PER FBC, "MINIMUM 9 GAUGE LADDER-TYPE
HOT-DIPPED GALVANIZED, STAINLESS STEEL OR
EPOXY COATED HORIZONTAL JOINT REINFORCING
AT EVERY ALTERNATE COURSE (16" O.C. SPACING).
FOR REINFORCED MASONRY SHALL BE PROVIDED."

Notes and assumptions

All stem walls to be restrained by slab

3000 psi conc. Used for all footers

4" soil over top of toe

CMU stem centered over footer

Courses	Height (in ft)	Reinforcing size	Spacing	Grout Spacing	Footer depth	Footer width	Footer reinforcement	Max. Factored Load (plf)
4	2.667	#5	48" O.C	48" O.C	16"	16"	#5 @ 8" O.C / (2) #5	2400
6	4.000	#5	32" O.C	32" O.C	16"	30"	#5 @ 8" O.C / (3) #5	3000
8	5.333	#5	32" O.C	32" O.C	20"	42"	#5 @ 8" O.C / (3) #5	4000

DESIGN DATA			
DESIGN CATEGORY:	2023 FBC-R, SEC R301.2		
ULTIMATE DESIGN WIND SPEED (MPH) V_{ULT} =	130		
NOMINAL DESIGN WIND SPEED (MPH) V_{50} =	101		
EXPOSURE CATEGORY:	C		
MEAN BUILDING HEIGHT (FT) =	20.00		
END ZONE DIMENSION (FT) a =	4.00		
ROOF STYLE:	HIP ROOF		IN 12
ROOF PITCH:	4.5 TO 6		
RISK CATEGORY:	II		
OCCUPANCY CLASSIFICATION:	ENCLOSED / PARTIALLY OPEN		
INTERNAL PRESSURE COEFFICIENT =	+/-0.18		
HEIGHT & EXPOSURE ADJUSTMENT FACTOR =	1.29		

ADJUSTED C & C WIND PRESSURES (ASD) (PSF)								
ROOF	EWA = 10 FT ²		EWA = 20 FT ²		EWA = 50 FT ²		EWA = 100 FT ²	
Zone 1'	NA	NA	NA	NA	NA	NA	NA	NA
Zone 1	17.6	-31.5	15.1	-27.9	12.0	-23.1	10.0	-19.5
Zone 2	17.6	-43.5	15.1	-37.5	12.0	-29.6	10.0	-23.5
Zone 3	17.6	-43.5	15.1	-37.5	12.0	-29.6	10.0	-23.5

WALL	EWA = 10 FT ²		EWA = 20 FT ²		EWA = 50 FT ²		EWA = 100 FT ²	
Zone 4	23.5	-25.6	22.5	-24.6	21.1	-23.1	20.0	-22.1
Zone 5	23.5	-31.5	22.5	-29.5	21.1	-26.6	20.0	-24.6

GARAGE DOOR		
9 X 7	20.8	-23.5
16 X 7	20.0	-22.2

FLOOR LIVE LOAD = 40 PSF

ROOF LIVE LOAD = 20 PSF

SOIL BEARING CAPACITY = 2000 PSF

ROOF TRUSS CONNECTORS		
CONNECTOR	MAX. UPLIFT (LBS)	NOTES
HETA16/20	1810	TRUSS TO CONCRETE BEAM
DETAL20	2480	TRUSS TO CONCRETE BEAM
HTSM20	955	TRUSS TO CONCRETE BEAM RETROFIT
(2) VGT	7185	2-PLY GIRDER TO MASONRY/WOOD
(2) VGT	8890	3-PLY GIRDER TO MASONRY/WOOD
FGTR	8885	GIRDER TO MASONRY RETROFIT
HGT-2	10345	2-PLY GIRDER TO WOOD COLUMN
HGT-3	10440	3-PLY GIRDER TO WOOD COLUMN
LGUM26-2-SDS	1430	2 PLY GIRDER TO MASONRY FACE MOUNTED
H2.5A	595	TRUSS TO DBL TOP PLATE
HTS 16/20	1310	TRUSS TO WOOD BEAM/HEADER
H10A	1040	TRUSS TO DBL TOP PLATE
HUS26	1320	TRUSS TO LEDGERBOARD FACE MOUNTED
(2) HTSM20	1850	USE IN LIEU OF MISSED HETA20

STEP FOOTER DETAIL
SCALE: N.T.S.

FOOTING STEEL LAP
SCALE: N.T.S.

KNEEWALL @ ENTRY
SCALE: N.T.S.

REFER TO FOUNDATION PLAN FOR SIZE AND REINFORCEMENT OF ALL FOUNDATIONS INCLUDING STEM WALLS, MONOLITHIC, AND INTERIOR BEARING FOOTERS.

No.	Description	Date
1	X	X
2	X	X
3	X	X

DRAWN BY: CG

REVIEWED BY:

PROJECT NO:

SCALE: PER PLAN

SHEET TITLE:

STRUCTURAL DETAILS

SHEET NUMBER: