NEWPORT "CLASSIC"

FUTURE RESIDENCE OF:

Christie Cruz & Andres Fernandez

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS (STRUCTURAL COMPLIANCE ONLY) AND AS INDICATED IN THE SPECIFICATIONS, COMPLIES WITH 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 SUPPLEMENTS.

Craig E. Gunderson, P.E. #0060102 Date:

FLORIDA ENGINEERING, LLC
8101 TAMIAMI TRAIL, UNIT 101
PORT CHARLOTTE, FL. 33982
PH. (941) 391-0965
FAX: (941) 979-8196

CRAIG E. GUNDERSON, State of Florida, Professional Engineer, License No. 60102. This item has been digitally signed and sealed by Craig E. Gunderson, P.E. on the date adjacent to the seal using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

Digitally signed by Craig E Gunderson
Date: 2024.10.21 11:15:57-04'00'

Michael Williams, BU2215, PX4929, BN7822

Digitally signed by Michael Williams, BU2215, PX4929, BN7822
Date: 2024.10.21 15:06:05 -04'00'

CUSTOMER SELECTION NOTES

ELEVATIONS

SIDING MATERIAL TO BE:
- ( ) VINYL SIDING
- ( ) CEMENT LAP SIDING
- ( ) STUCCO

ROOFING MATERIAL TO BE:
- ( ) ARCHITECTURAL SHINGELS
- ( ) METAL

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

FLOOR PLAN

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.

ELECTRICAL PLAN

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

KITCHEN

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

BATHROOMS

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:
- ( ) LEVEL 1 PAINTED CABINETS
- ( ) LEVEL 1 STAINED CABINETS
- ( ) LEVEL 2 PAINTED CABINETS
- ( ) LEVEL 2 STAINED CABINETS
- ( ) KNOBS
- ( ) PULLS
- ( ) SOFT CLOSE DOORS

BATHROOMS CONTINUED

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)

APPLIANCES

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

APPLIANCES CONTINUED

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

PLUMBING HARDWARE

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 UNERMOUNT

HALL BATH 1 SINK(S)
- ( ) ROUND DROP-IN
- ( ) ROUND UNDERMOUNT
- ( ) RECTANGLE UNERMOUNT

HALL BATH 2 SINK(S)
- ( ) ROUND DROP-IN
- ( ) ROUND UNDERMOUNT
- ( ) RECTANGLE UNERMOUNT

GUEST BATH SINK(S)
- ( ) ROUND DROP-IN
- ( ) ROUND UNDERMOUNT
- ( ) RECTANGLE UNERMOUNT

GENERAL BUILD'G NOTES

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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.
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SQUARE FOOTAGE CHART

MAIN FLOOR HEATED & COOLED AREA:	1267
COVERED FRONT PORCH AREA:	22
GARAGE AREA TO FRAME:	N/A
COVERED REAR LANAI AREA:	N/A
2ND FLOOR HEATED & COOLED AREA:	N/A
TOTAL HEATED AND COOLED AREA:	1267
TOTAL UNDER BEAM AREA:	1289

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

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0 SW MERCIFUL PLACE

CITY/STATE:
FT. WHITE, FL.

ZIP:
32038

COUNTY:
COLUMBIA

PERMIT NUMBER:
X

HEATH DEPT. NUMBER:
X

DRAFTING DATES:

PRELIM. : 7/29/2024 JPH
PERM. :
FINAL :

Front & Rear Elevations

NEWPORT
"CLASSIC"

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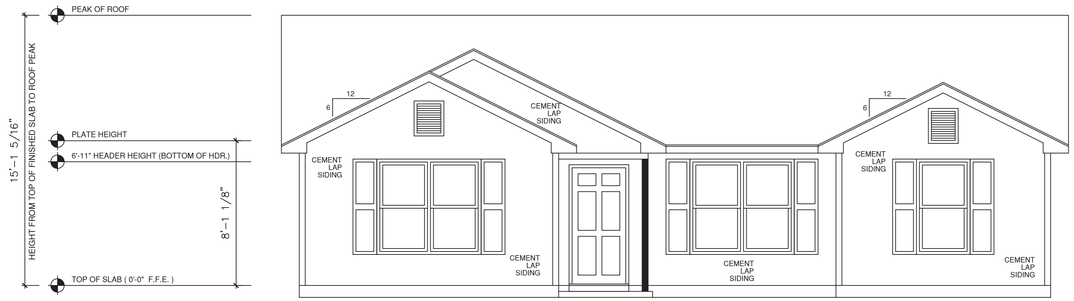
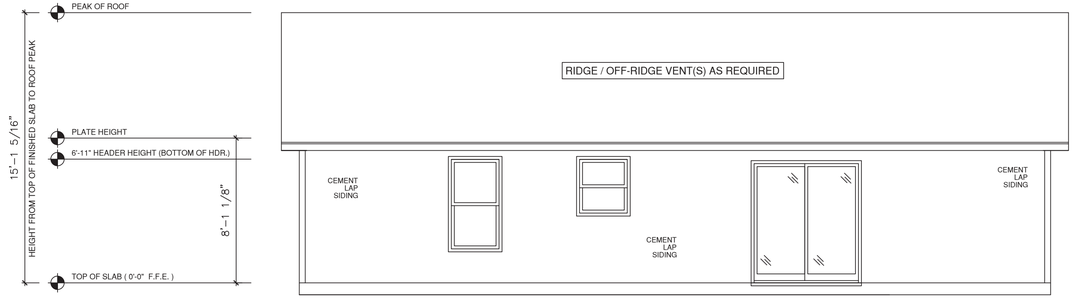
JOB # : 12-246
CRUZ-FERNANDEZ



FRONT ELEVATION

SCALE 1/4"= 1'-0"



REAR ELEVATION

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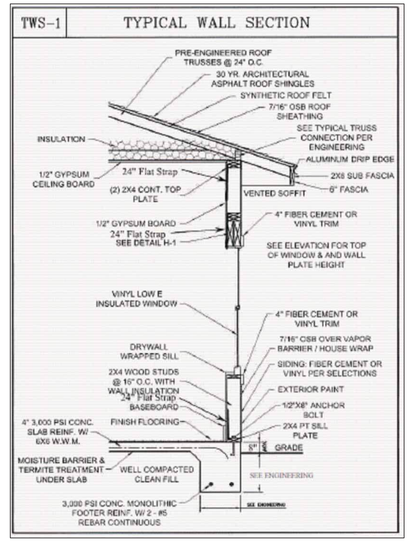

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10. BUILDER IS RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL LOCAL, STATE, AND NATIONAL BUILDING CODES.
11. LOCAL, STATE, & NATIONAL BUILD'G CODES TAKE PRECEDENCE OVER DRAWINGS
12. BUILDER TO VERIFY ALL DIMENSIONS

SQUARE FOOTAGE CHART

MAIN FLOOR HEATED & COOLED AREA:	1267
COVERED FRONT PORCH AREA:	22
GARAGE AREA TO FRAME:	N/A
COVERED REAR LANAI AREA:	N/A
2ND FLOOR HEATED & COOLED AREA:	N/A
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NOTE:
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Front & Rear Elevations

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RED DOOR homes

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JOB # : 12-246
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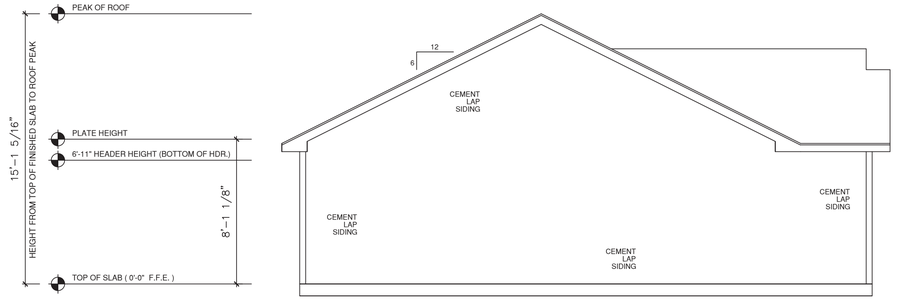
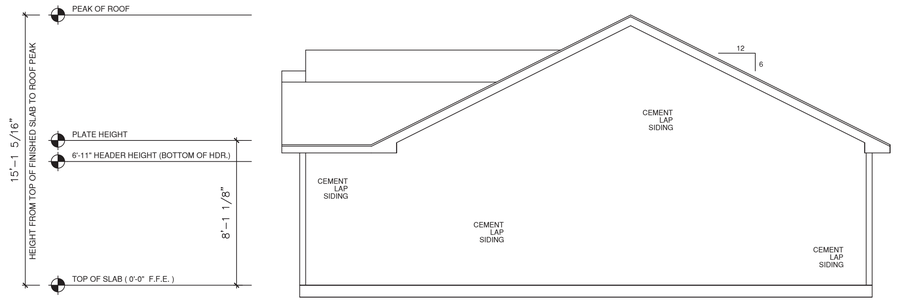


LEFT ELEVATION
SCALE 1/4"= 1'-0"



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Right & Left Elevations

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CRUZ-FERNANDEZ

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THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE, 8TH EDITION WITH SUPPLEMENTS.

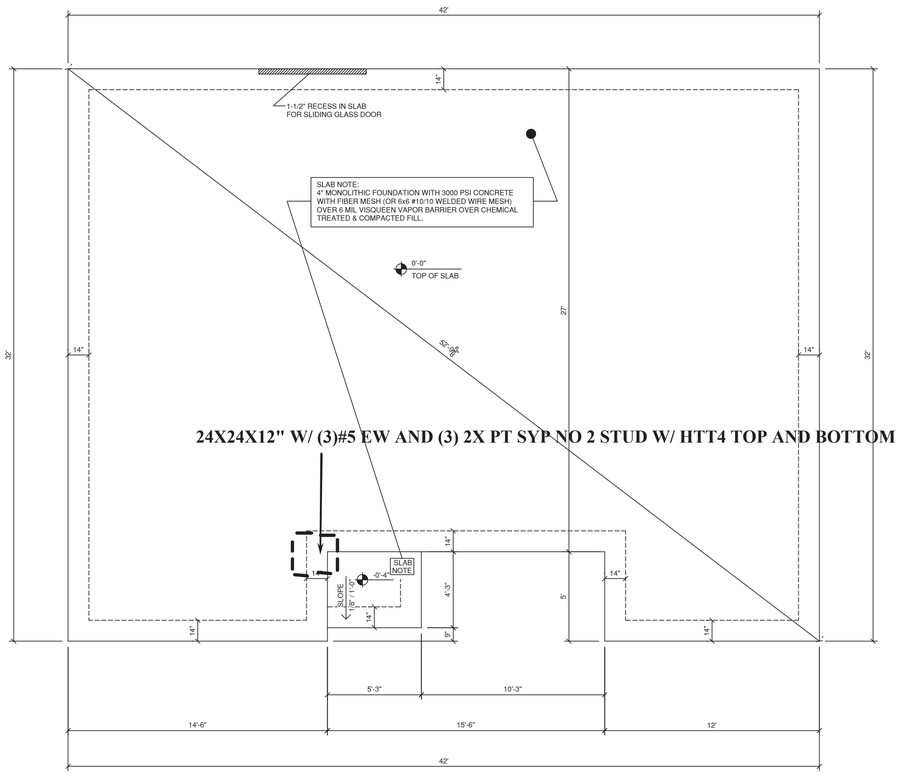
Craig E. Gunderson, P.E. #0060102 Date:

FLORIDA ENGINEERING, LLC
8101 TAMIAMI TRAIL, UNIT 101
PORT CHARLOTTE, FL. 33952
PH. (941) 391-0365
FAX. (941) 979-8196

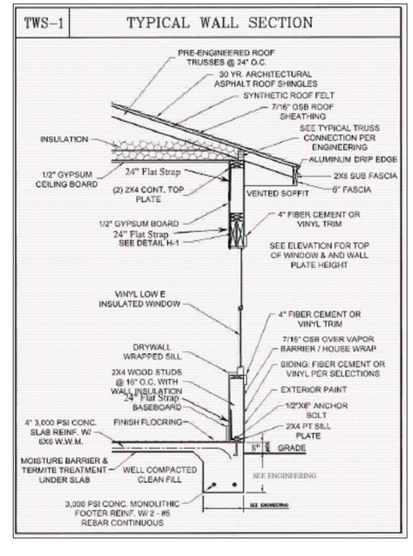
CRAIG E. GUNDERSON LICENSE No. 60102 STATE OF FLORIDA PROFESSIONAL ENGINEER

CRAIG E. GUNDERSON, State of Florida, Professional Engineer, License No. 60102. This item has been digitally signed and sealed by Craig E. Gunderson, P.E. on the date adjacent to the seal using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

Digitally signed by Craig E Gunderson
Date: 2024.10.21 11:16:02-04'00'



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



GENERAL BUILD'G NOTES

1. MAIN FLOOR PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
2. OPTIONAL BONUS PLATE HEIGHT TO BE 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
7. FOOTER SIZE, MATERIAL AND LOCATIONS TO BE VERIFIED AND DETERMINED BY BUILDER, FOOTER CONTRACTOR, AND LICENSED ENGINEER
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10. BUILDER IS RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL LOCAL, STATE, AND NATIONAL BUILDING CODES.
11. LOCAL, STATE, & NATIONAL BUILD'G CODES TAKE PRECEDENCE OVER DRAWINGS
12. BUILDER TO VERIFY ALL DIMENSIONS

SQUARE FOOTAGE CHART

MAIN FLOOR HEATED & COOLED AREA:	1267
COVERED FRONT PORCH AREA:	22
GARAGE AREA TO FRAME:	N/A
COVERED REAR LANAI AREA:	N/A
2ND FLOOR HEATED & COOLED AREA:	N/A
TOTAL HEATED AND COOLED AREA:	1267
TOTAL UNDER BEAM AREA:	1289

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

STREET ADDRESS:
0 SW MERCIFUL PLACE

CITY/STATE:
FT. WHITE, FL.

ZIP:
32038

COUNTY:
COLUMBIA

PERMIT NUMBER:

HEATH DEPT. NUMBER:

DRAFTING DATES:

PRELIM. : 7/29/2024 JPH
PERM. :
FINAL :

Monolithic Foundation Plan

NEWPORT
"CLASSIC"

RED DOOR homes

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LICENSED TO RED DOOR HOMES OF:
NORTH CENTRAL FLORIDA

JOB # : 12-246
CRUZ-FERNANDEZ

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN SHOWN ON THESE PLANS AND THE ACCOMPANYING DOCUMENTS AND 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 SUPPLEMENTS.

Craig E. Gunderson, P.E. #60102 Date:

FLORIDA ENGINEERING, LLC
4161 TAMIAMI TRAIL, UNIT 101
PORT CHARLOTTE, FL. 33952
PH: (941) 391-3585
FAX: (941) 979-8706

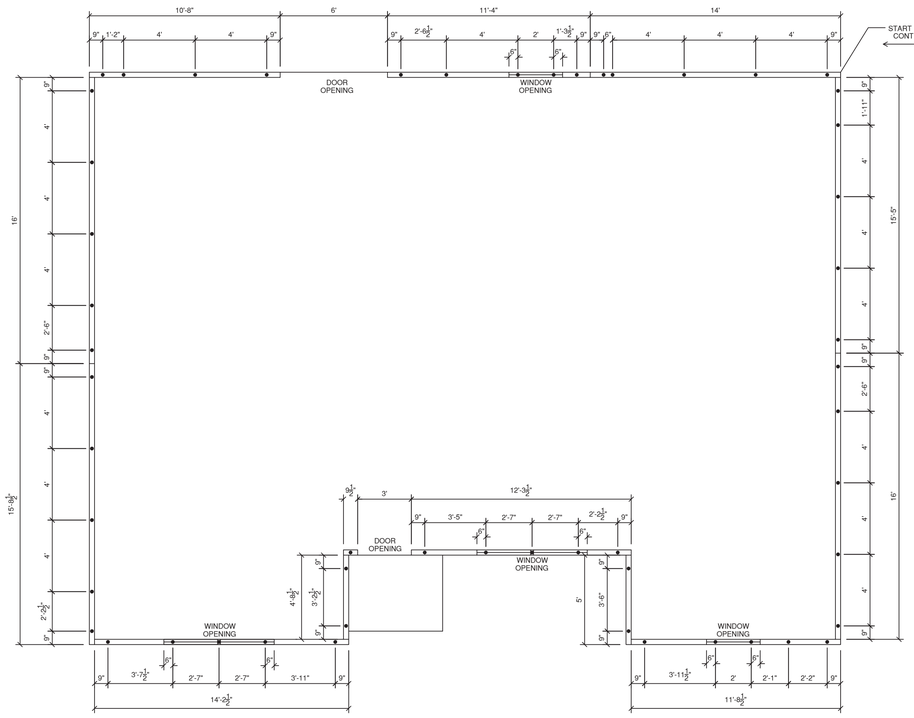
CRAIG E. GUNDERSON LICENSE No. 60102 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Craig E Gunderson
Date: 2024.10.21 11:16:05-04'00'

CRAIG E. GUNDERSON, State of Florida, Professional Engineer, License No. 60102. This item has been digitally signed and sealed by Craig E. Gunderson, P.E. on the date adjacent to the seal using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

GENERAL J-BOLT PLAN NOTES:

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



J-BOLT LOCATION PLAN

SCALE 1/4"= 1'-0"

GENERAL BUILD'G NOTES

1. MAIN FLOOR PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
2. OPTIONAL BONUS PLATE HEIGHT TO BE 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.
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9. ALL MECHANICAL SYSTEMS DESIGNS, LOCATIONS AND SIZING TO BE DETERMINED AND VERIFIED BY BUILDER, APPROPRIATE TRADE CONTRACTOR , AND LICENSED ENGINEER
10. BUILDER IS RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL LOCAL, STATE, AND NATIONAL BUILDING CODES.
11. LOCAL, STATE, & NATIONAL BUILD'G CODES TAKE PRECEDENCE OVER DRAWINGS
12. BUILDER TO VERIFY ALL DIMENSIONS

SQUARE FOOTAGE CHART

MAIN FLOOR HEATED & COOLED AREA:	1267
COVERED FRONT PORCH AREA:	22
GARAGE AREA TO FRAME:	N/A
COVERED REAR LANAI AREA:	N/A
2ND FLOOR HEATED & COOLED AREA:	N/A
TOTAL HEATED AND COOLED AREA:	1267
TOTAL UNDER BEAM AREA:	1289

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

STREET ADDRESS:
0 SW MERCIFUL PLACE

CITY/STATE:
FT. WHITE, FL.

ZIP:
32038

COUNTY:
COLUMBIA

PERMIT NUMBER:

HEATH DEPT. NUMBER:

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PRELIM. : 7/29/2024 JPH
PERM. :
FINAL :

J-Bolt Location Plan

NEWPORT
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RED DOOR homes

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NORTH CENTRAL FLORIDA

JOB # : 12-246
CRUZ-FERNANDEZ

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 WITH SUPPLEMENTS. EXCEPTIONS ARE NOTED ON THE 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 SUPPLEMENTS.

Craig E. Gunderson, P.E. #060102 Date:

FLORIDA ENGINEERING, LLC
8121 SW GAINEY TRAIL, UNIT 161
PORT SAINT LUCIE, 34952
PH: (941) 391-5560
FAX: (941) 979-8196

CRAIG E. GUNDERSON LICENSE No. 60102 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Craig E Gunderson
Date: 2024.10.21 11:16:07-04'00'

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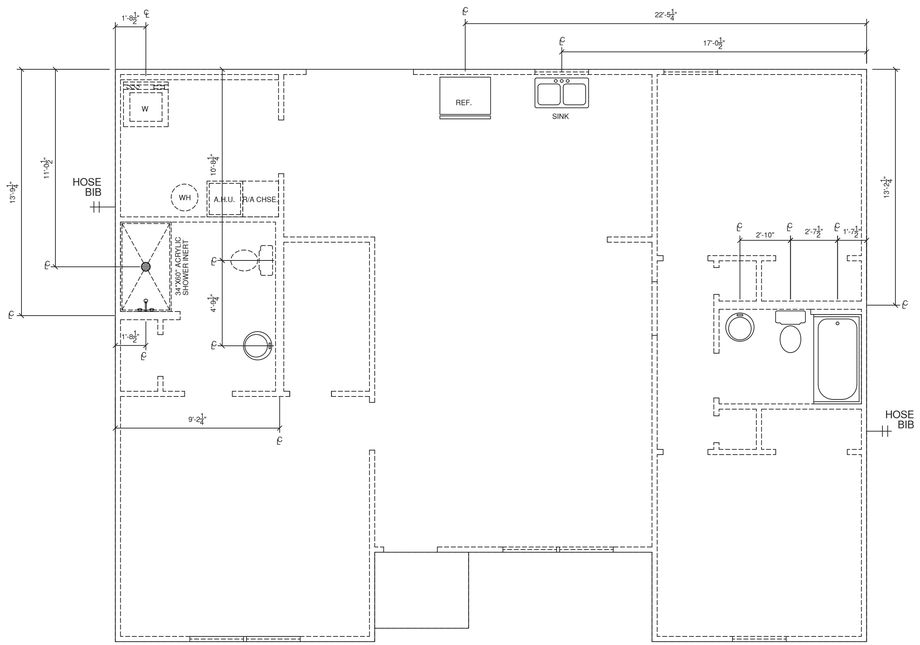
GENERAL PLUMBING PLAN NOTES:

1. DIMENSIONS ARE CENTERED ON PLUMBING FIXTURES AND TO THE CENTER OF THE WALLS.



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

GENERAL BUILD'G NOTES

1. MAIN FLOOR PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
2. OPTIONAL BONUS PLATE HEIGHT TO BE UNLESS NOTED OTHERWISE
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SQUARE FOOTAGE CHART

MAIN FLOOR HEATED & COOLED AREA:	1267
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NOTE:
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0 SW MERCIFUL PLACE

CITY/STATE:
FT. WHITE, FL.

ZIP:
32038

COUNTY:
COLUMBIA

PERMIT NUMBER:

HEATH DEPT. NUMBER:

DRAFTING DATES:

PRELIM. : 7/29/2024 JPH
PERM. :
FINAL :

Plumbing Plan

NEWPORT
"CLASSIC"

RED DOOR homes

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NORTH CENTRAL FLORIDA

JOB # : 12-246
CRUZ-FERNANDEZ

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THIS BUILDING DESIGN COMPLIES WITH THE 2023 FLORIDA BUILDING CODE, 8TH EDITION AND IS 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 SUPPLEMENTS.

Craig E. Gunderson, P.E. #60102 — Date:

FLORIDA ENGINEERING, LLC
4167 TARAMI TRAIL, UNIT 121
PORT CHARLOTTE, FL 33952
PH. (941) 979-0100
FAX. (941) 979-0106

CRAIG E. GUNDERSON LICENSE No. 60102 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Craig E Gunderson
Date: 2024.10.21 11:16:08-04'00'

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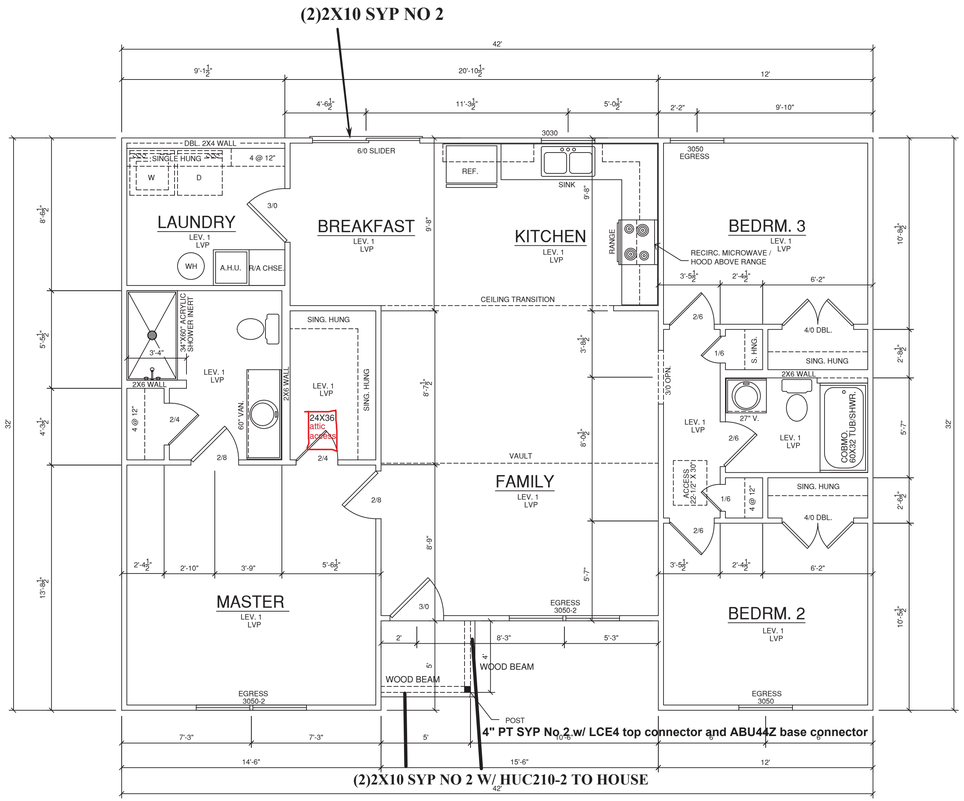
GENERAL FLOOR PLAN NOTES:

1. HOUSE IS WOOD FRAME CONSTRUCTION.
2. 3' OPENINGS OR LESS: PROVIDE MINIMUM (2) 2X6 No.2 SOUTHERN PINE WOOD HEADER WITH ½" LAYER OF SOLID CONTINUOUS PLYWOOD OR OSB SPACERS GLUED AND NAILED WITH 10dX0.128" 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 ½" LAYER OF SOLID CONTINUOUS PLYWOOD OR OSB SPACERS GLUED AND NAILED WITH 10dX0.128" X 3" NAILS AT 12" O.C. IN 2 ROWS TOP AND BOTTOM AND CENTER ROW AT 12" O.C.

HEADERS (2)2X8 SYP NO 2 U.N.O.



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

GENERAL BUILD'G NOTES

1. MAIN FLOOR PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
2. OPTIONAL BONUS PLATE HEIGHT TO BE UNLESS NOTED OTHERWISE
3. INTERIOR AND EXTERIOR WALLS TO BE DRAWN AT 3 1/2" U.N.O.
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11. LOCAL, STATE, & NATIONAL BUILD'G CODES TAKE PRECEDENCE OVER DRAWINGS
12. BUILDER TO VERIFY ALL DIMENSIONS

SQUARE FOOTAGE CHART

MAIN FLOOR HEATED & COOLED AREA:	1267
COVERED FRONT PORCH AREA:	22
GARAGE AREA TO FRAME:	N/A
COVERED REAR LANAI AREA:	N/A
2ND FLOOR HEATED & COOLED AREA:	N/A
TOTAL HEATED AND COOLED AREA:	1267
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NOTE:
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STREET ADDRESS:
0 SW MERCIFUL PLACE

CITY/STATE:
FT. WHITE, FL.

ZIP:
32038

COUNTY:
COLUMBIA

PERMIT NUMBER:

HEATH DEPT. NUMBER:

DRAFTING DATES:

PRELIM. : 7/29/2024 JPH
PERM. :
FINAL :

Main Floor Plan

NEWPORT
"CLASSIC"

RED DOOR homes

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NORTH CENTRAL FLORIDA

JOB # : 12-246
CRUZ-FERNANDEZ

DOOR ROUGH OPENING CHART

INTERIOR DOORS R/O

2'0"	26"x 82 1/2"
2'4"	30"x 82 1/2"
2'6"	32"x 82 1/2"
2'8"	34"x 82 1/2"
3'0"	38" x 82 1/2"

EXTERIOR DOORS R/O

	INSWING	OUTSWING
2'6"	32"x 82 1/2"	32" x 81 1/2"
2'8"	34" x 82 1/2"	34" x 81 1/2"
2'10"	36" x 82 1/2"	36" x 81 1/2"
3'0"	38" x 82 1/2"	38" x 81 1/2"

DOUBLE DOOR R/O

INTERIOR (Door width x 2) + 2" = R.O.W.

EXTERIOR (Door width x2) + 3" = R.O.W.

POCKET DOORS R/O

(Width 2 x Door size) = 2" = R.O.W.

Height 84"

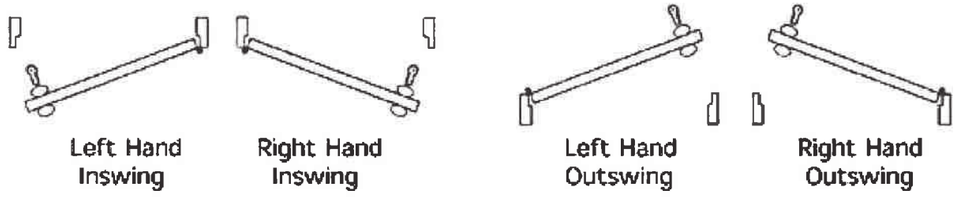
SLIDING GLASS DOOR R/O

5'	60" x 80"
6'	72" x 80"

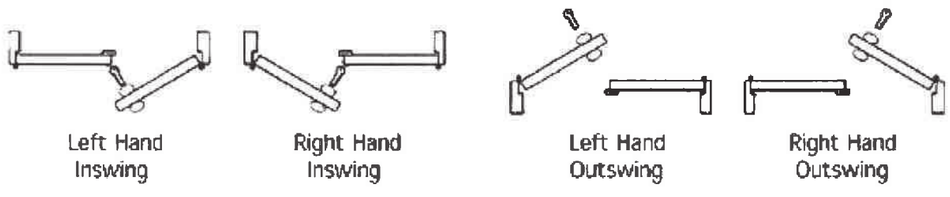
ENTRY UNIT DOORS R/O

	S.D/D.S.	S.D.S	
12" sidelite	52"	65"	82 1/2"
14" sidelite	54"	69"	82 1/2"
16" sidelite	56"	73"	82 1/2"

SINGLE DOOR



DOUBLE DOOR



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Craig E. Gunderson, P.E. #060102 Date:

FLORIDA ENGINEERING, LLC
4161 TAMIAMI TRAIL, UNIT 101
PORT CHARLOTTE, FL. 33952
PH: (941) 391-5980
FAX: (941) 979-8196

CRAIG E. GUNDERSON LICENSE No. 60102 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Digitally signed by Craig E Gunderson
Date: 2024.10.21 11:16:10-04'00'

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

RED DOOR homes

DETAIL PAGE

DRAWN BY: J.S.

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

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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.

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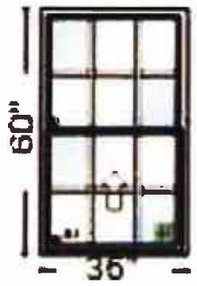
Digitally signed by Craig E Gunderson
Date: 2024.10.21 11:16:13-04'00'

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

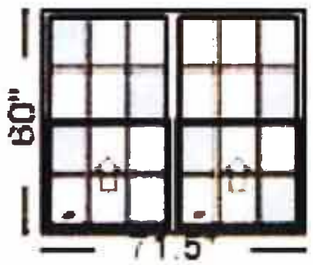
RED DOOR homes

3050



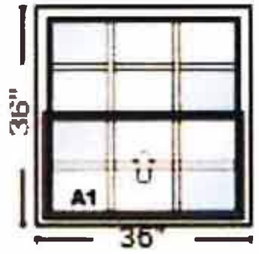
SIZE AND FEATURES
V1, 2900, Single-Hung
Dimension Type = Vinyl Size
Overall Rough Opening = 36 1/2" x 60 1/2", Overall Unit = 36" x 60"
Call Size = 3-0 x, 5-0, Frame Width = 36, Frame Height = 60, Product

Double 3050



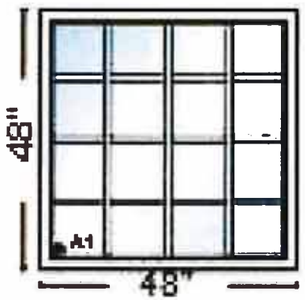
SIZE AND FEATURES
V1, 2900, Twin Single-Hung
Dimension Type = Vinyl Size
Overall Rough Opening = 72" x 60 1/2", Overall Unit = 71 1/2" x 60"
Frame Width = 36, Frame Height = 60, Product Style = Equal Sash
Call Size = 3-0 x 5-0

3030



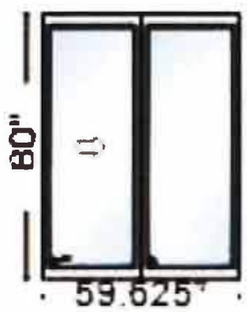
SIZE AND FEATURES
V1, 2900, Single-Hung
Dimension Type = Vinyl Size
Overall Rough Opening = 36 1/2" x 36 1/2", Overall Unit = 36" x 36"
Call Size = 3-0 x, 3-0, Frame Width = 36, Frame Height = 36, Product

4040



SIZE AND FEATURES
V1, 2900, Picture Window
Dimension Type = Vinyl Size
Overall Rough Opening = 48 1/2" x 48 1/2", Overall Unit = 48" x 48"
Call Size = 4-0 x, 4-0, Frame Width = 48, Frame Height = 48

Sliding Glass Door



SIZE AND FEATURES
V3, 5800, 2 Panel
Dimension Type = Call Size
Overall Rough Opening = 60 1/8" x 80 1/2", Overall Unit = 59 5/8" x 80"
Call Size = 5-0 x, 6-8, Frame Width = 59.625, Frame Height = 80

DETAIL PAGE
SCALE (TYPICAL) 1/4" = 1'-0"
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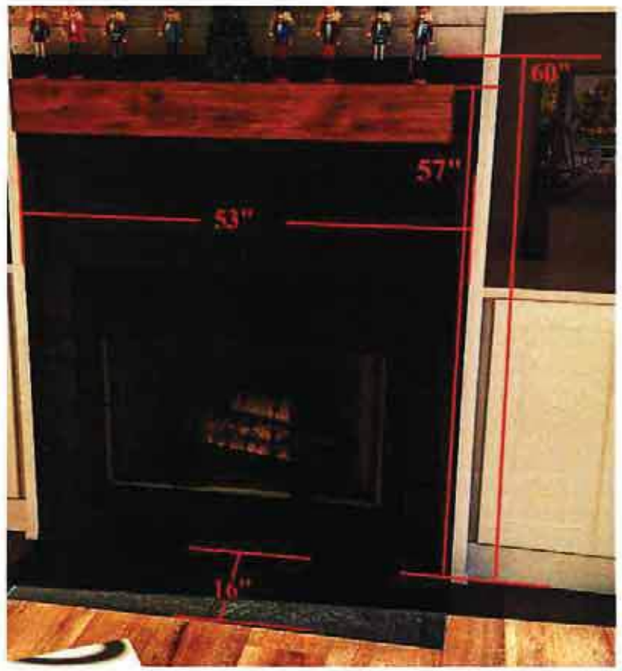
PAGE
WD 1
WINDOW

Tub/Shower Horizontal
Tile Detail



Fireplace Tile Detail

Mosaic Band Tile Detail

Tub/Shower Vertical
Tile Detail

Shower Tile Detail
With Shelves Heights

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DETAIL PAGE

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

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LICENSE
No. 60102
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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Craig E. Gunderson, P.E. #060102 Date:

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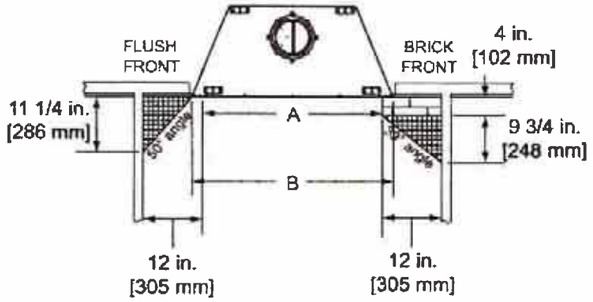
PORT CHARLOTTE, FL. 33952
PH: (941) 391-5860
FAX: (941) 979-8196

PAGE
TILE DETAIL

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.



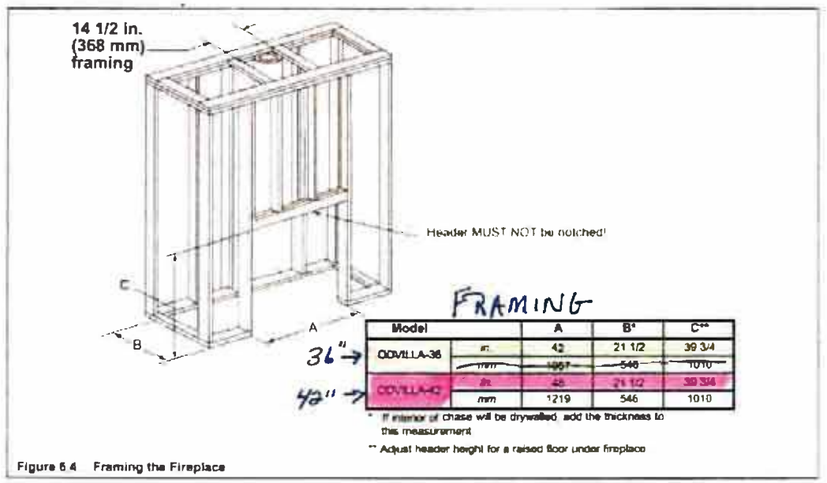
Model	A Fireplace opening	B Outside Dimensions
ODVILLA-36	36 in.	41 in.
	914 mm	1041 mm
ODVILLA-42	42 in.	47 in.
	1067 mm	1194 mm

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

Fire Place Tile Detail

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.



Model		A	B*	C**
ODVILLA-36	in.	42	21 1/2	39 3/4
	mm	1067	546	1010
ODVILLA-42	in.	48	21 1/2	39 3/4
	mm	1219	546	1010

* If interior of chase will be drywalled, add the thickness to this measurement

** Adjust header height for a raised floor under fireplace

Figure 6.4 Framing the Fireplace

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DETAIL PAGE

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

J.S.

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PAGE FP1 Fire Place

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

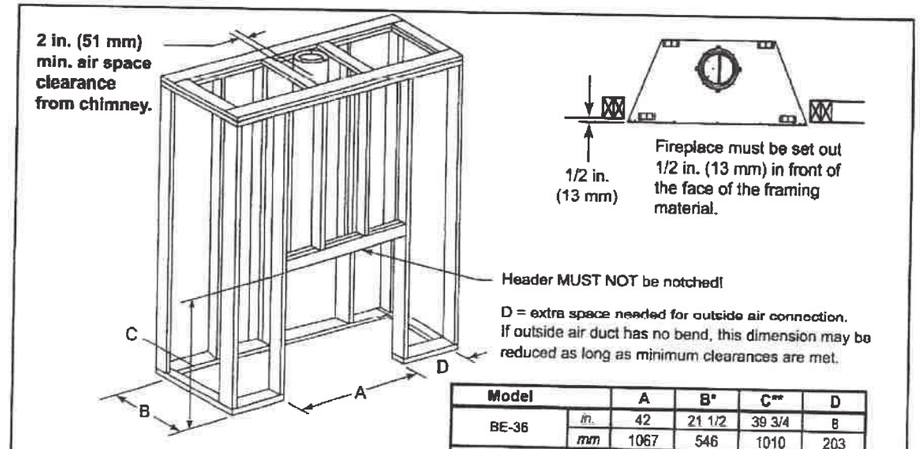
This fireplace may be placed on either a combustible or noncombustible continuous flat surface. Follow the instructions for framing in Section 3. Slide the fireplace into position. Be sure to provide the minimum 1/2 in. air clearance at the sides and back of the fireplace./

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.



Model		A	B*	C**	D
BE-36	in.	42	21 1/2	39 3/4	8
	mm	1067	546	1010	203
BE-42	in.	48	21 1/2	39 3/4	8
	mm	1219	546	1010	203

* If interior of chase will be drywalled, add the thickness to
** Adjust header height for a raised floor under fireplace.

Figure 3.5 Framing the Fireplace

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DETAIL PAGE

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

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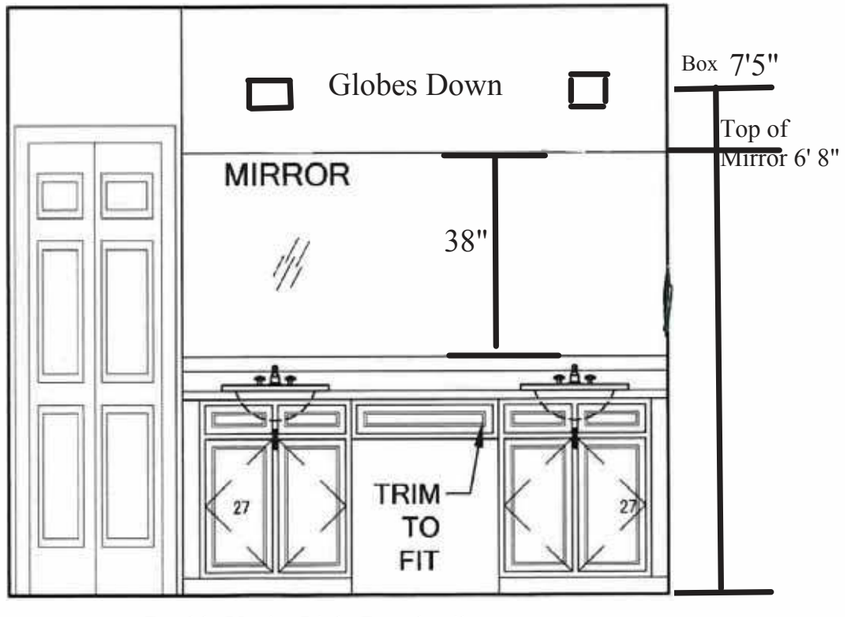
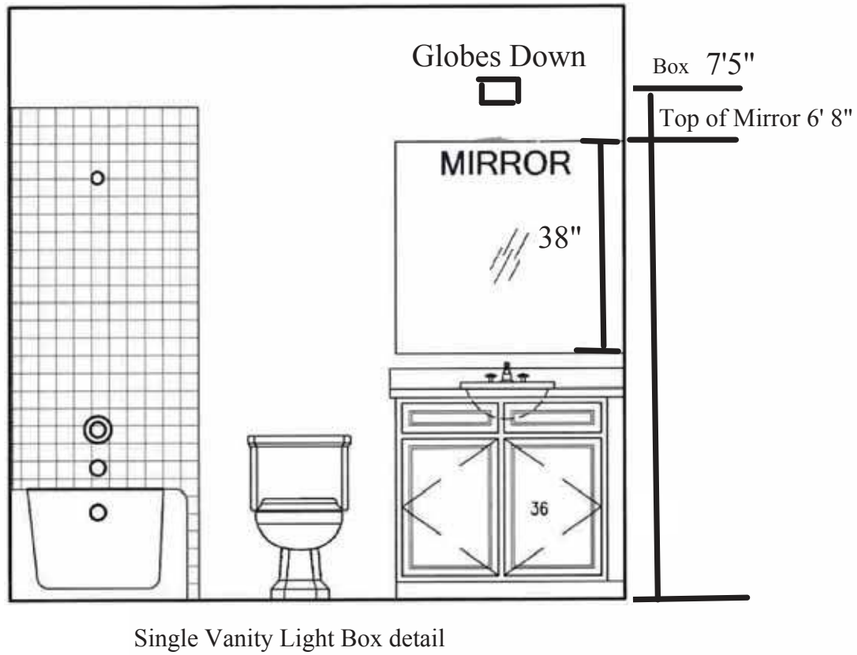
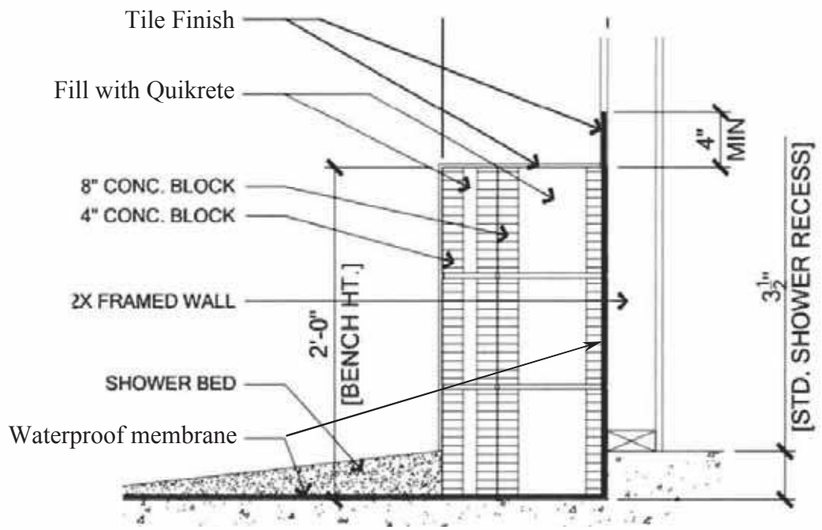
PAGE FP2 Fire Place



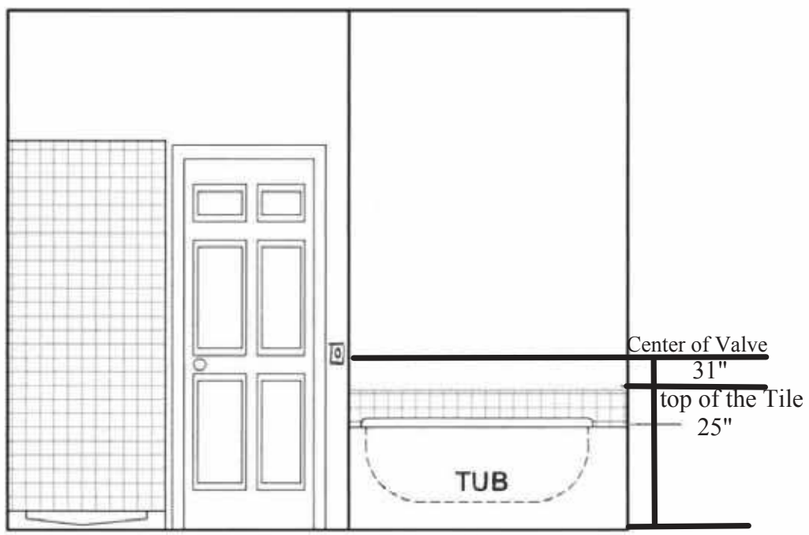
Double Vanity Light Box detail



Single Vanity Light Box detail



Shower Bench Detail



Master Bath Luxury Tub
Tile and Valve Detail

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DETAIL PAGE

STAIR TYPE (A1)

PAGE

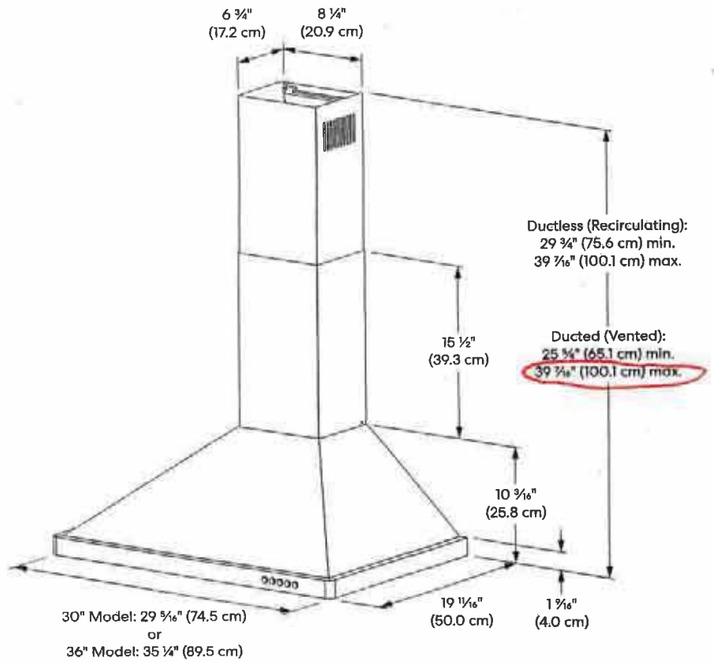
Bathrooms Detail

Product Dimensions

631 SERIES

30" Model: COS-63175 / 63175S

36" Model: COS-63190 / 63190S



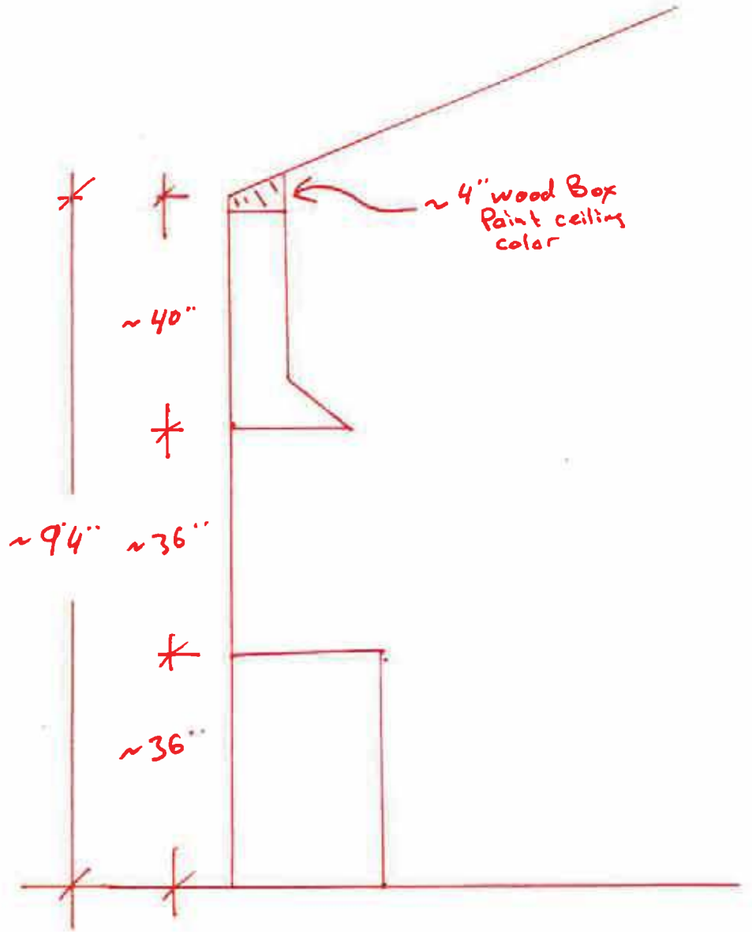
Cabinet Clearances

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)

MPORTANT·



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FAX: (941) 979-8196

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4167 TAMIAMI TRAIL, UNIT 101
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PH: (941) 391-5990
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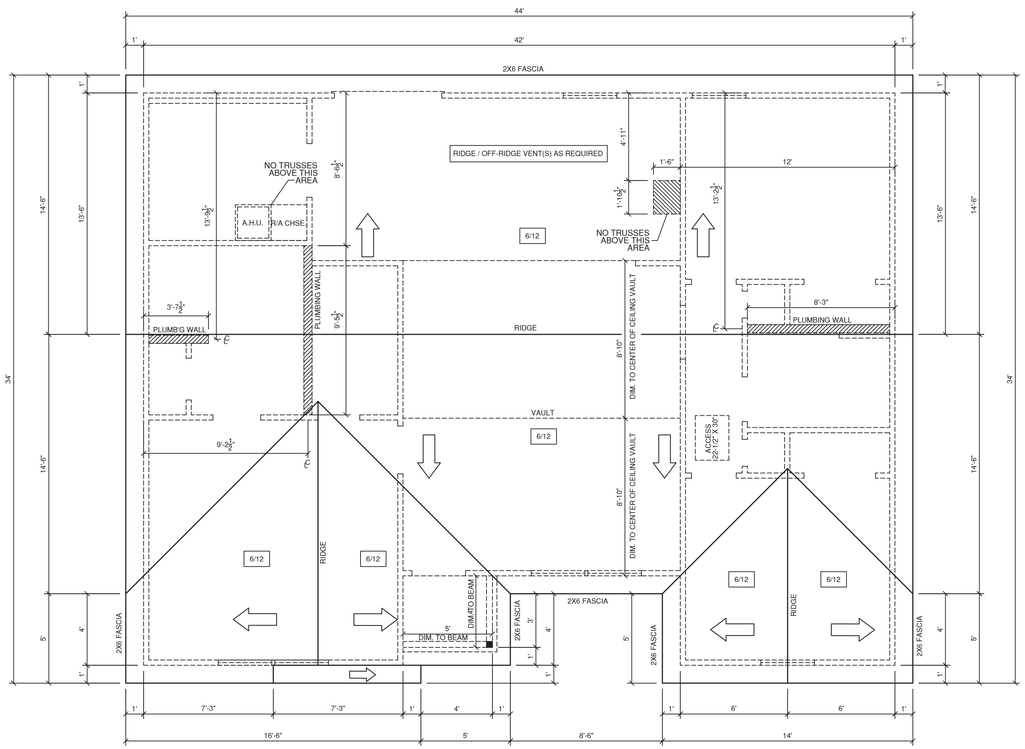
GENERAL ROOF PLAN NOTES:

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



ROOF PLAN

SCALE 1/4"= 1'-0"

Attic Vent Calculation

Attic Area: 1267÷300=4.2233

Vent Area Required: 4.2233÷2=2.1117

Locate in upper 1/2: 2.1117÷0.72=2.9329

4 ft off Ridge vents: 3

GENERAL BUILD'G NOTES

1. MAIN FLOOR PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
2. OPTIONAL BONUS PLATE HEIGHT TO BE 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
7. FOOTER SIZE, MATERIAL AND LOCATIONS TO BE VERIFIED AND DETERMINED BY BUILDER, FOOTER CONTRACTOR, AND LICENSED ENGINEER
8. ROOF VENTILATION TO BE DETERMINED AND VERIFIED BY BUILDER, ROOFING CONTRACTOR, AND LICENSED ENGINEER
9. ALL MECHANICAL SYSTEMS DESIGNS, LOCATIONS AND SIZING TO BE DETERMINED AND VERIFIED BY BUILDER, APPROPRIATE TRADE CONTRACTOR , AND LICENSED ENGINEER
10. BUILDER IS RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL LOCAL, STATE, AND NATIONAL BUILDING CODES.
11. LOCAL, STATE, & NATIONAL BUILD'G CODES TAKE PRECEDENCE OVER DRAWINGS
12. BUILDER TO VERIFY ALL DIMENSIONS

SQUARE FOOTAGE CHART

MAIN FLOOR HEATED & COOLED AREA:	1267
COVERED FRONT PORCH AREA:	22
GARAGE AREA TO FRAME:	N/A
COVERED REAR LANAI AREA:	N/A
2ND FLOOR HEATED & COOLED AREA:	N/A
TOTAL HEATED AND COOLED AREA:	1267
TOTAL UNDER BEAM AREA:	1289

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

STREET ADDRESS:
0 SW MERCIFUL PLACE

CITY/STATE:
FT. WHITE, FL.

ZIP:
32038

COUNTY:
COLUMBIA

PERMIT NUMBER:

HEATH DEPT. NUMBER:

DRAFTING DATES:

PRELIM. : 7/29/2024 JPH
PERM. :
FINAL :

Roof Plan

NEWPORT
"CLASSIC"

RED DOOR homes

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JOB # : 12-246
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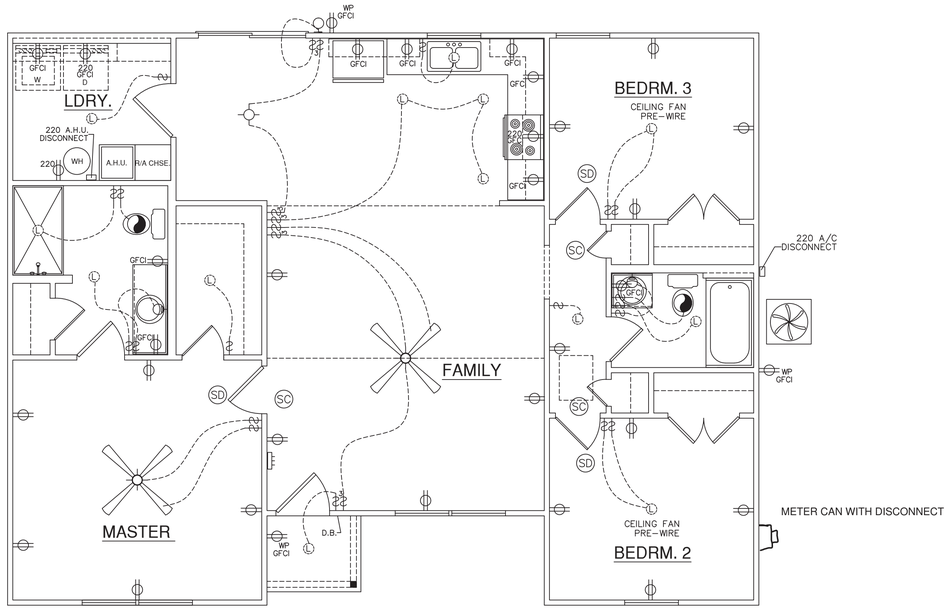

ELECTRIC PLAN

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PORT CHARLOTTE, FL. 33952
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ELECTRICAL LEGEND

	DUPLEX OUTLET
GFCI	GROUND FAULT INTERRUPTER OUTLET
WP	WATER PROOF OUTLET
220	220 VOLT OUTLET
$	SINGLE POLE SWITCH
$3	THREE-WAY SWITCH
$4	FOUR-WAY SWITCH
	LIGHT, SURFACE MOUNTED
L	LIGHT, L.E.D. SURFACE MOUNT
P	LIGHT, PENDANT
	LIGHT, COACH / VANITY
	LIGHT, UNDER WALL CABINET
	LIGHT, OUTDOOR FLOOD
	EXHAUST FAN
SD	SMOKE DETECTOR
SC	SMOKE / CARBON DETECTOR
T-STAT	THERMOSTAT
	CEILING FAN WITH LIGHT
	CEILING FAN PRE-WIRE AT LIGHT
	RECEPTACLE, PHONE
CAT	RECEPTACLE, CAT CABLE
	RECEPTACLE, T.V. CABLE
	ELECTRICAL PANEL
	METER BASE
	CHIME BELL, DOOR
E	EAVE LIGHT

ELECTRICAL NOTES

1. ALL ELECTRICAL TO MEET N.E.C.
2. PROVIDE 200 AMP SINGLE PHASE SERVICE
3. PROVIDE ALL COPPER WIRING
4. CONTRACTOR TO CONNECT ALL FIXTURES AND APPLIANCES
5. CONTRACTOR TO HAVE VALID LICENSE TO DO ELECTRICAL WORK
6. PROVIDE #5 REBAR ELECTRICAL GROUND TO FOUNDATION STEEL
7. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
8. PROVIDE AND INSTALL GROUND FAULT CIRCUIT- INTERRUPTERS (GFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
9. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE THE FINISHED FLOOR:
10. 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"

GENERAL BUILD'G NOTES

1. MAIN FLOOR PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
2. OPTIONAL BONUS PLATE HEIGHT TO BE 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
7. FOOTER SIZE, MATERIAL AND LOCATIONS TO BE VERIFIED AND DETERMINED BY BUILDER, FOOTER CONTRACTOR, AND LICENSED ENGINEER
8. ROOF VENTILATION TO BE DETERMINED AND VERIFIED BY BUILDER, ROOFING CONTRACTOR, AND LICENSED ENGINEER
9. ALL MECHANICAL SYSTEMS DESIGNS, LOCATIONS AND SIZING TO BE DETERMINED AND VERIFIED BY BUILDER, APPROPRIATE TRADE CONTRACTOR , AND LICENSED ENGINEER
10. BUILDER IS RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL LOCAL, STATE, AND NATIONAL BUILDING CODES.
11. LOCAL, STATE, & NATIONAL BUILD'G CODES TAKE PRECEDENCE OVER DRAWINGS
12. BUILDER TO VERIFY ALL DIMENSIONS

SQUARE FOOTAGE CHART

MAIN FLOOR HEATED & COOLED AREA:	1267
COVERED FRONT PORCH AREA:	22
GARAGE AREA TO FRAME:	N/A
COVERED REAR LANAI AREA:	N/A
2ND FLOOR HEATED & COOLED AREA:	N/A
TOTAL HEATED AND COOLED AREA:	1267
TOTAL UNDER BEAM AREA:	1289

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

STREET ADDRESS:
0 SW MERCIFUL PLACE

CITY/STATE:
FT. WHITE, FL.

ZIP:
32038

COUNTY:
COLUMBIA

PERMIT NUMBER:

HEATH DEPT. NUMBER:

DRAFTING DATES:

PRELIM. : 7/29/2024 JPH
PERM. :
FINAL :

Electric Plan

NEWPORT
"CLASSIC"

RED DOOR homes

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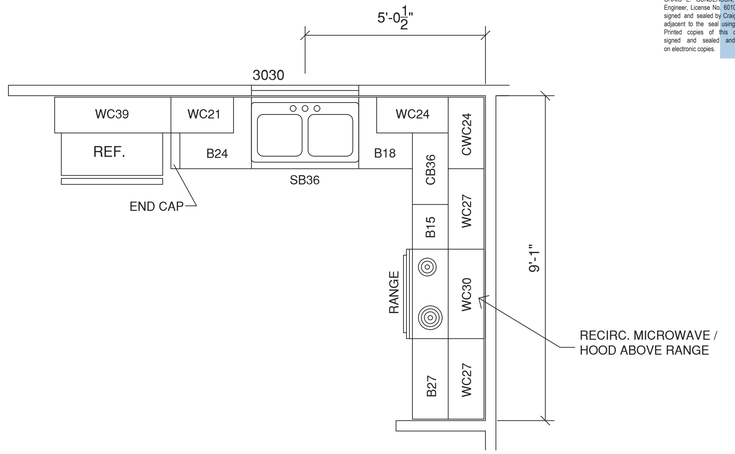
NORTH CENTRAL FLORIDA

JOB # : 12-246
CRUZ-FERNANDEZ

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



OPTIONAL KITCHEN PLAN
SCALE 1/2"= 1'-0"

CRAIG E. GUNDERSON LICENSE No. 60102 STATE OF FLORIDA PROFESSIONAL ENGINEER

CRAIG E. GUNDERSON, State of Florida, Professional Engineer, License No. 60102. This item has been digitally signed and sealed by Craig E. Gunderson, P.E. on the date adjacent to the seal using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

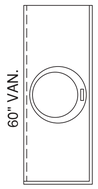
Digitally signed by Craig E Gunderson
Date: 2024.10.21 11:16:33-04'00'

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 PROOF OF 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 SUPPLEMENTS.

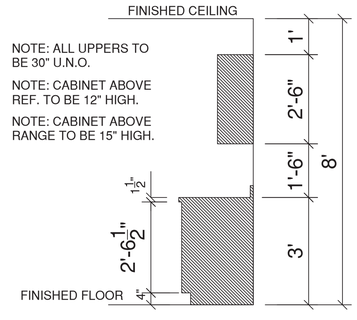
Craig E. Gunderson, P.E. #060102 Date:

FLORIDA ENGINEERING, LLC
4161 TAMIAMI TRAIL, UNIT 101
PORT CHARLOTTE, FL. 33952
PH: (941) 391-5900
FAX: (941) 979-9196



MASTER VANITY CABINET
SCALE 1/2"= 1'-0"

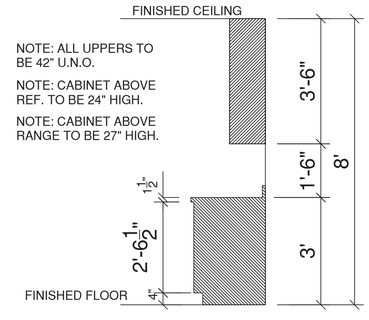
HALL VANITY CABINET
SCALE 1/2"= 1'-0"



STANDARD 30" WALL CABS.
SCALE: = 1/2" = 1'-0"

☐ OPTIONAL SCRIBE TRIM MLD'G.

☐ OPTIONAL CROWN MLD'G.



OPTIONAL 42" WALL CABS.
SCALE: = 1/2" = 1'-0"

☐ OPTIONAL SCRIBE TRIM MLD'G.

☐ OPTIONAL CROWN MLD'G.

GENERAL BUILD'G NOTES

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FINAL :

Cabinet Plan

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RED DOOR homes

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JOB # : 12-246
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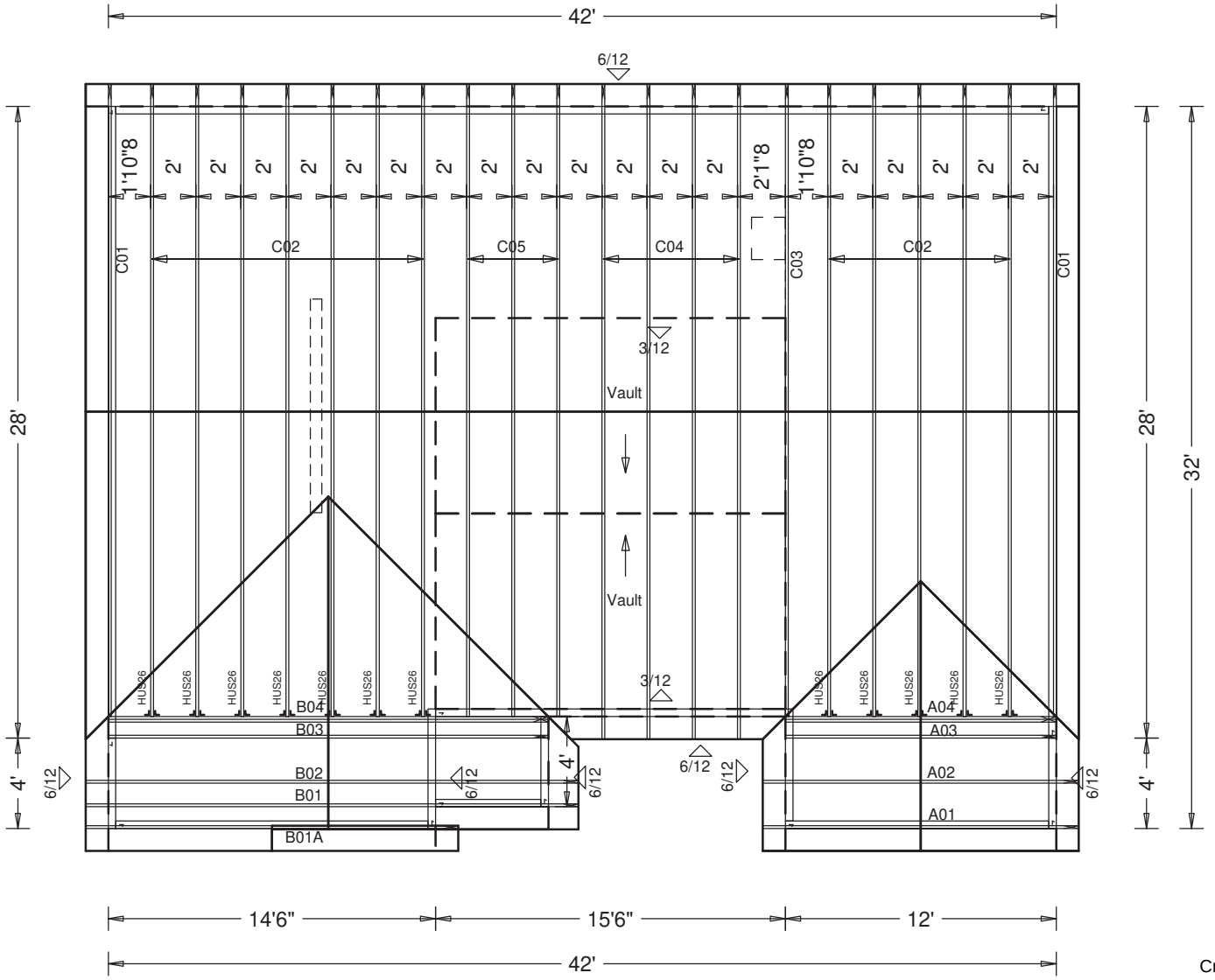


W.B. Howland Truss Co.
610 11th St. SW
Live Oak, FL 32064
(386) 362-1235
(386) 362-7124 (Fax)
howlandtruss@gmail.com

ROOF PITCH: 6/12
OVERHANG: 1'
CEILING: 8' w/Vault
EXT. WALLS: 4"
LOADING: 40psf
WIND LOAD: 130mph
EXPOSURE: C

DATE: 8/16//24

Truss to Truss Connectors:
(12) HUS26

Craig E Gunderson
Digitally signed by Craig E Gunderson
Date: 2024.10.21 11:16:37-04'00'

THE TRUSS MANUFACTURER'S LAYOUT APPEARS TO BE IN SUBSTANTIAL COMPLIANCE WITH THE PERMITTING PLANS THAT CONFORM TO 2023 FLORIDA BUILDING CODE, 8TH EDITION AND SUPPLEMENTS. CONTRACTOR MUST VERIFY DIMENSIONS, PITCH, HEEL HEIGHTS, OVERHANGS ETC.

FLORIDA ENGINEERING, LLC COA #30782

Craig E. Gunderson, P.E. #060102

FLORIDA ENGINEERING, LLC
4161 TAMIAMI TRAIL, UNIT 101
PORT CHARLOTTE, FL. 33952
PH: (941) 391-5980
FAX: (941) 979-8196

JOB #: 24-1592

Job Name: Cruz, Christie - Newport
Customer: Red Door Homes
Designer: Kelly Caudill
ADDRESS: 281 SW Merciful Pl.
Salesman: Fill in later
: 08-28-2024

JOB NO:
24-1592

PAGE NO:
1 OF 1

GENERAL NOTES:

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 CONTRACT0R/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 DESIGNS 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 MANUFACTURES 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. ALL CONSTRUCTION WORK AND DESIGN IS SUBJECT TO THE REVIEW AND INTERPRETATION 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. HOMEOWNER 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 PERF0RMED 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 REQUIRE ADDITIONAL REVIEW AND MODIFICATION.
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

FASCIA & SOFFIT VENTING:

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 MFG 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. ½" SAG RESISTANT GYPSUM BOARD OVER 1"X4" P.T. FURRING STRIPS NAILED @ 16" O.C. W/ (2) 8D NAILS EACH TRUSS
   - 5.2. ½" NOMINAL PLYWOOD OR OSB FASTENED W/ 8D NAILS 6" O.C. OR ⅜" X 1 ½" STAPLES 4" O.C.
   - 5.3. ⅝" SAG RESISTANT EXTERIOR DRYWALL.

GENERAL STRUCTURAL NOTES:

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, SAFETY, 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. LOADING APPLIES 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 ½" GYPSUM BOARD ON GARAGE SIDE WALLS & ⅝" 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.

SITE PREPARATION NOTES:

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 GE0TECHNICAL 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

APPLICABLE CODES :

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 FFPC 8th EDITION
2021 NFPA 101-LIFE SAFETY CODE

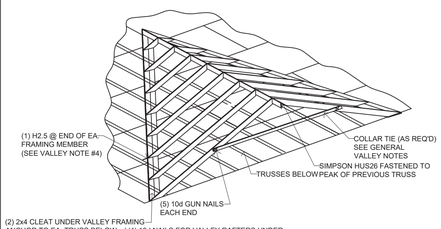
APPLICABLE STANDARDS:

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

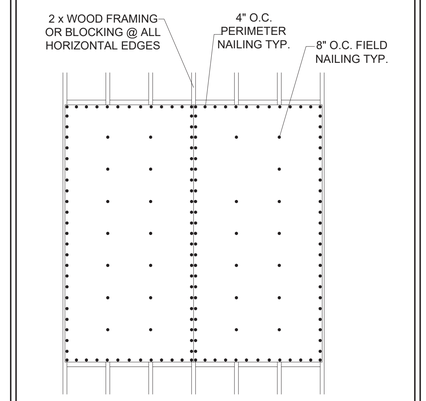
TRUSS CONNECTION NOTES:
TRUSS TO MASONRY w/ UPLIFT UP TO 1,810# USE (1) SIMPSON HETA20 OR EQ. U.N.O.
TRUSS TO MASONRY w/ UPLIFT FROM 1,811# TO 2,365# USE (2) SIMPSON HETA20 OR EQ. U.N.O.
GIRDER TO MASONRY USE (2) SIMPSON HETA20 OR EQ. UNLESS NOTED OTHERWISE
TRUSS TO WOOD w/ UPLIFT UP TO 1,310# USE (1) SIMPSON HTS20 OR EQ. U.N.O.
TRUSS TO WOOD w/ UPLIFT FROM 1,311# TO 2,620# USE (2) SIMPSON HTS20 OR EQ. U.N.O.
***IF HETA20 IS MISSED OR SKIPPED ON MASONRY, (2) HTSM20 MAY BE USED.

ALL STRUCTURAL LUMBER TO BE SYP NO 2 OR BETTER

GENERAL VALLEY NOTES:
1. RAFTERS TO BE 2x4 SPACED 24" O.C. UP TO 8 FT., USE 2x6 UP TO 12 FT.
2. RAFTER LENGTHS (FROM RIDGE TO CLEAT) OVER 12'-0" TO HAVE 2x4 COLLAR TIE OR KICKER @ ½ RAFTER SPAN (UP TO 24 FT. MAX. RAFTER LENGTH)
3. RIDGE BOARD SHALL BE 2x6 MIN. OR 2x4 RAFTERS & 2x8 MIN. FOR 2x6 RAFTERS.
4. ATTACH RAFTERS 4 FT. OR LONGER TO RIDGE BOARD & CLEAT USING (1) SIMPSON H2.5 CONNECTOR, NAILED w/ (8) 8d & ALL OTHERS TOE-NAIL w/ 10d.



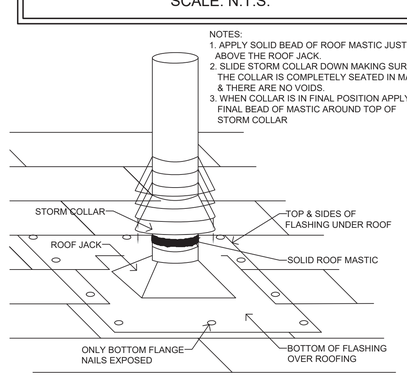
VALLEY FRAMING DETAIL
SCALE: N.T.S.



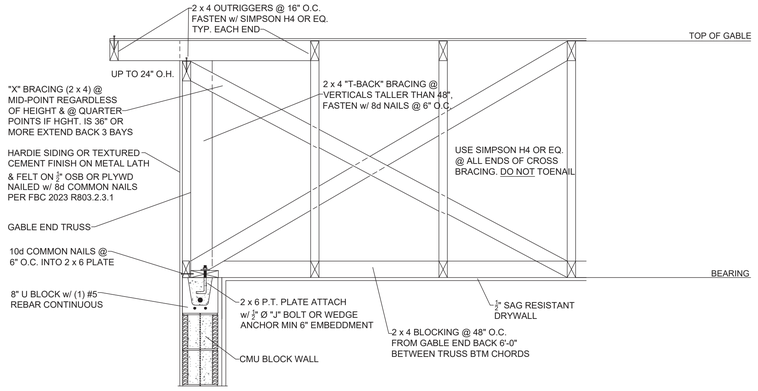
1. PROVIDE MIN. 7/16" SHEATHING w/ 8d COMMON NAILS @ 4" & 8" SPACING.
2. SHEATHING SHALL BE INSTALLED w/ FACE GRAIN PARALLEL TO STUDS.
3. ALL HORIZONTAL JOINTS SHALL BE INSTALLED OVER FRAMING OR BLOCKING.
4. SINGLE STORY APPLICATION: SHEATHING SHALL BE ATTACHED TO BOTTOM PLATE & TOP MEMBER OF DOUBLE TOP PLATE.

NOTE:
WALL SHEATHING TO BE USED AS SHEAR WALL & UPLIFT RESISTANCE.
SEE FLOOR PLANS FOR SHEAR WALL SEGMENT ANCHOR REQUIREMENTS.

TYPE II WALL SHEATHING NAILING REQUIREMENTS
SCALE: N.T.S.



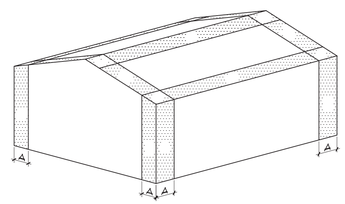
VENT PIPE PENETRATION
SCALE: N.T.S.



GABLE END CONNECTION
N.T.S.

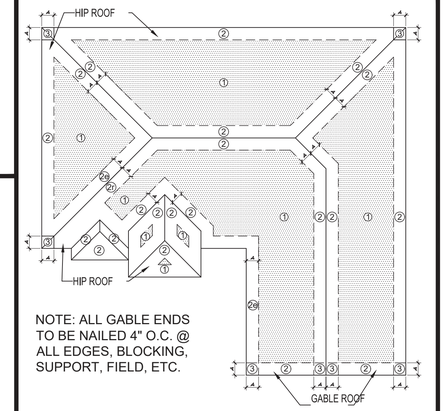
ROOF PLAN NOTES

1. MINIMUM PRE-FABRICATED ROOF TRUSS DESIGN LOADS TO BE:
   - TOP CHORD LIVE LOAD: 20 P.S.F.
   - TOP CHORD DEAD LOAD: 20 P.S.F.
   - BOTTOM CHORD: 10 P.S.F.
   - TOTAL OF 50 P.S.F.
2. TRUSS ENGINEER IS RESPONSIBLE FOR THE DESIGN OF TRUSS SYSTEM, ROOF FRAMING PLAN & MUST PROVIDE ENGINEERING FOR ALL TRUSSES, TRUSS TO TRUSS CONNECTORS, BEAM BUCKETS/HANGER & UPLIFT DESIGN LOADS. ALL OF WHICH SHALL BE CLEARLY & COMPLETELY SPECIFIED ON TRUSS MANUFACTURER'S ENGINEERING DOCUMENTS.
3. ALL FLASHING & EAVE METAL TO BE 26 GAUGE, G-90 GALV. STEEL. FLASHING TO BE INSTALLED AT ALL WALL/ ROOF INTERSECTIONS, GUTTERS (IF APPLICABLE) WHEREVER THERE IS A CHANGE IN ROOF SLOPE / DIRECTION EXCEPT HIP & RIDGE JUNCTIONS & ALL AROUND ROOF OPENINGS.



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

THE ENGINEER OF RECORD MUST REVIEW AND APPROVE TRUSS PLANS PRIOR TO THE START OF ANY CONSTRUCTION. FOUNDATION, BEARING WALLS, BEAMS, POSTS & TRUSS CONNECTORS ARE SUBJECT TO CHANGE BASED ON FINAL TRUSS PLANS



NOTE: ALL GABLE ENDS TO BE NAILED 4" O.C. @ ALL EDGES, BLOCKING, SUPPORT, FIELD, ETC.

ATTIC VENTILATION REQUIREMENTS

1/300 RATIO REQUIRED ATTIC VENTILATION 50% OF REQUIRED VENTS TO BE PLACED IN UPPER PORTION OF ATTIC AT LEAST 3 FT. ABOVE EAVE VENTS.

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.

R905.1.1 UNDERLAYMENT.
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	7/16 (24/16)	7/16 (24/16)	7/16 (24/16)	7/16 (24/16)	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)
MIN. SPAN SHEATHING THICKNESS, INCHES (PANEL SPAN RATING) EXPOSURE C	7/16 (24/16)	7/16 (24/16)	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	23/32 (48/24)
MIN. SPAN SHEATHING THICKNESS, INCHES (PANEL SPAN RATING) EXPOSURE D	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	23/32 (48/24)	23/32 (48/24)

WOOD STRUCTURAL PANEL SHEATHING SHALL BE FASTENED TO ROOF FRAMING IN ACCORDANCE WITH TABLE R803.2.3.1.SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSRS-03 (21/2" × 0.131" × 0.281 HEAD DIAMETER) NAILS EXCEPT THAT ASTM F1667 RSRS-01 (23/8" × 0.113") NAILS OR ASTM F1667 RSRS-04 (3" × 0.120" × 0.281 HEAD DIAMETER) NAILS SHALL BE PERMITTED WHERE SHEATHING THICKNESS IS 15/32 INCHES AND LESS. RSRS-01, RSRS-03 AND RSRS-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

E = NAIL SPACING ALONG PANEL EDGES (INCHES)
F = NAIL SPACING ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD (INCHES)
A.FOR SHEATHING LOCATED A MINIMUM OF 4 FEET FROM THE PERIMETER EDGE OF THE ROOF, INCLUDING 4 FEET ON EACH SIDE OF RIDGES AND HIPS, NAIL SPACING IS PERMITTED TO BE 6 INCHES ON CENTER ALONG PANEL EDGES AND 6 INCHES ON CENTER ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD.
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.

Digitally signed by Craig E Gunderson
Date: 2024.10.21 11:16:44-04'00'

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I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE CONSTRUCTION DOCUMENTS FOR THE PROJECT REFERENCED CONFORMS TO THE LATEST EDITION OF THE FLORIDA BUILDING CODE AND ALL APPLICABLE NFPA CODES AND STANDARDS AND COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD.
THESE PLANS WERE PREPARED IN COMPLIANCE WITH THE 2023 8th EDITION FLORIDA BUILDING CODE WITH SUPPLEMENTS.

SEE COVER SHEET

PROJECT NAME & ADDRESS:

No.	Description	Date
⚠	X	X
⚠	X	X
⚠	X	X

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REVIEWED BY:
PROJECT NO:
SCALE: PER PLAN
SHEET TITLE:

STRUCTURAL DETAILS

SHEET NUMBER:

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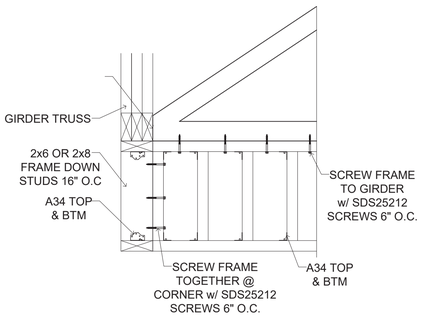
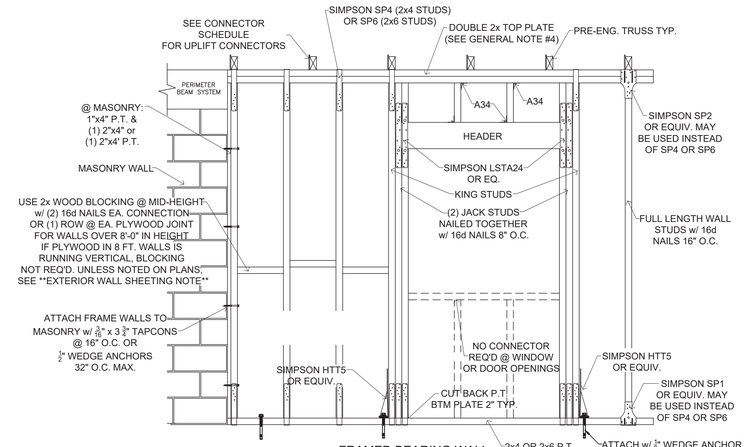


FRAMED HEADER DETAIL @ CORNER SLIDER

SCALE: N.T.S.



FRAMED BEARING WALL (INTERIOR/EXTERIOR)

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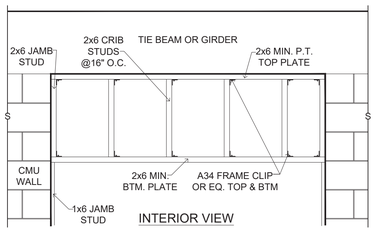
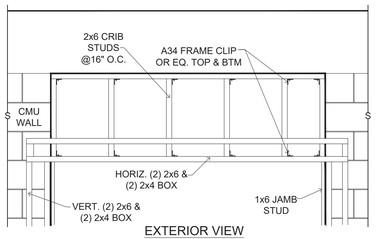


INTERIOR VIEW



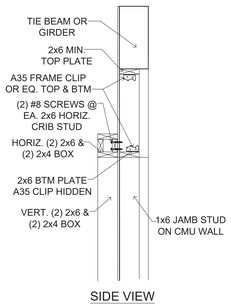
EXTERIOR VIEW

SLIDING GLASS DOOR POCKET DETAIL

SCALE: N.T.S.

NOTES:

1. ATTACH 2x6 TOP PLATE TO TIE BEAM OR GIRDER w/ 5/8" X 3 1/2" MIN. TAPCONS STARTING 6" FROM ENDS @ 16" O.C.
2. ATTACH 2x6 BOTTOM PLATE TO CMU WALL EA. END w/ A35 CLIP w/ (4) 10d NAILS IN TOP PLATE & (3) 3/8" TAPCONS IN CMU WALL. (CLIP MAY BE ON TOP OR BOTTOM OF PLATE).
3. ATTACH 2x6 JAMB STUDS TO CMU WALL w/ 5/8" x 3 1/2" LG. TAPCONS STARTING 8" FROM TOP @ 16" O.C.
4. ATTACH 1x6 JAMB PLATES TO CMU w/ 3/16" x 2 3/4" LG. TAPCONS STARTING 8" FROM TOP 16" O.C.
5. ATTACH 2x6 CRIB STUDS TO TOP & BOTTOM PLATES w/ A34 CLIPS w/ (2) 10d NAILS IN CRIB STUD & (2) 10d NAILS IN PLATE.
6. ATTACH 2x4 SIDE PLATE OF BOX ADJACENT TO FACE OF WALL TO CRIB STUDS w/ (2) #8 x 4" LG. WOOD SCREWS PER STUD.
7. ATTACH 2x6PLATES TO 2x4 PLATES IN BOX w/ 16d NAILS STARTING 6" FROM ENDS 16" O.C.
8. VERTICAL BOX ONLY REQUIRED AT END WHERE JAMB STRIP IS ATTACHED. ALSO 2x4 BLOCKS IN VERTICAL BOX ARE NOT REQUIRED TO BE FULL LENGTH.
9. ALL STRUCTURAL LUMBER MUST BE S.Y.P. #2



SIDE VIEW

NOTE: IF CRIB STUDS ARE NOT REQ'D, BOX 2x4 ADJACENT TO WALL CONNECTS DIRECTLY TO THE BEAM w/ 5/8" x 3 3/4" LG. TAPCONS 6" FROM ENDS @ 16" O.C.

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.

NOTE SCHEDULE	
#1	1/2" X 5" TITEN HD ANCHOR BOLT W/ 2" WASHER @ 6" FROM ALL CORNERS & OPENINGS, & 32" O.C. MAX.
#2	SIMPSON SP4 @ BOTTOM OF ALL FULL LENGTH & JACK STUDS @ ALL DOOR/ WINDOW OPENINGS
#3	SIMPSON SP4 @ TOP & BOTTOM OF FULL LENGTH STUDS @ 32" O.C.
#4	SIMPSON SP4 @ TOP OF ALL FULL LENGTH STUDS @ ALL DOOR/ WINDOW OPENINGS
#5	CONNECT ALL JACK STUDS TO HEADER W/ SIMPSON LSTA12 @ ALL DOOR/ WINDOW OPENINGS
#6	CONNECT DBL TOP PLATE TO HEADER W/ SIMPSON SP4 @ 16" FROM EACH END, & 32" O.C. MAX.

FULL LENGTH/ JACK STUD SCHEDULE	
OPENING WIDTH	
1'-0" TO 4'-0"	(1) JACK STUD EACH END, (2) FULL LENGTH STUD EACH END
4'-1" TO 6'-0"	(1) JACK STUD EACH END, (2) FULL LENGTH STUDS EACH END
6'-1" TO 9'-0"	(2) JACK STUDS EACH END, (3) FULL LENGTH STUDS EACH END
9'-1" TO 12'-0"	(3) JACK STUDS EACH END, (3) FULL LENGTH STUDS EACH END

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

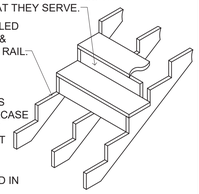
Frame 2x4-Bearing Wall-Header Schedule
N.T.S.

STAIR FRAMING DETAIL

REFERENCE FBC LATEST EDITION
ALL STAIR STRUCTURAL FRAMING SHALL BE 2x MATERIAL

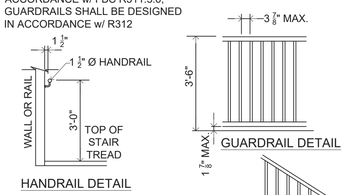
RISER HEIGHT: 7 3/8" MAXIMUM
TREAD WIDTH: 10" MINIMUM
SUM OF (2) RISERS + (1) TREAD (NOT INCLUDING NOSING) SHALL EQUAL NOT LESS THAN 24" NOT MORE THAN 25"
A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE OF MORE THAN 12 FT. BETWEEN FLOORS OR LANDINGS.
LANDINGS MUST BE CONSTRUCTED @ DOOR OPENINGS; WIDTH & 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



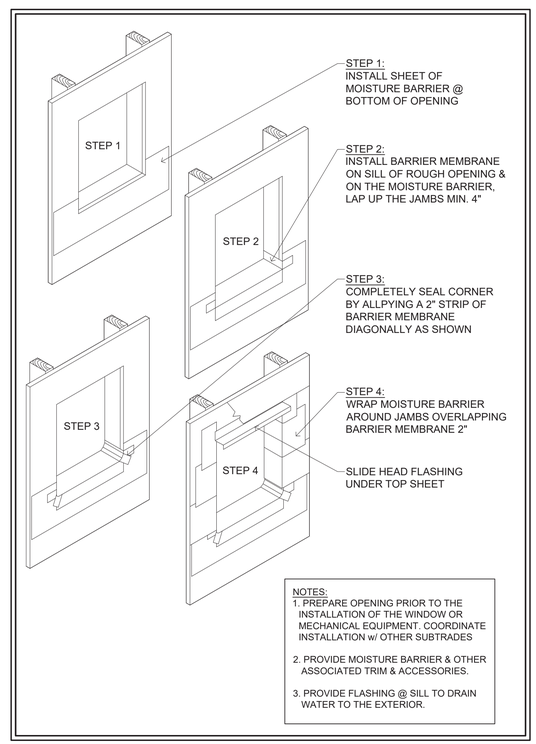
ALTHOUGH NOT REQUIRED, IT IS RECOMMENDED THE THE STAIRCASE BE FASTENED w/ 3" GALV. DECK SCREWS & GLUED IN AN EFFORT TO PREVENT STAIRCASE TRAVEL NOISE.

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



HANDRAIL DETAIL

GUARDRAIL DETAIL



NOTES:
1. PREPARE OPENING PRIOR TO THE INSTALLATION OF THE WINDOW OR MECHANICAL EQUIPMENT. COORDINATE INSTALLATION w/ OTHER SUBTRADES
2. PROVIDE MOISTURE BARRIER & OTHER ASSOCIATED TRIM & ACCESSORIES.
3. PROVIDE FLASHING @ SILL TO DRAIN WATER TO THE EXTERIOR.

ROUGH OPENING PREPARATION

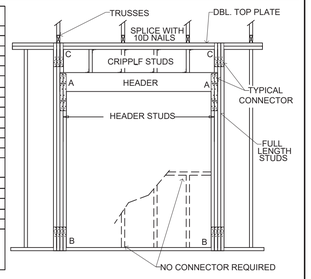
SCALE: N.T.S.

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.

UNSUPPORTED WALL HEIGHT	STUD SPACING	MAXIMUM HEADER SPAN (FEET) 4'	6'	9'	12'	15'	18'
		NUMBER OF HEADER STUDS SUPPORTING END OF HEADER 1	1	2	3	3	3
		NUMBER OF FULL LENGTH STUDS AT EACH END OF HEADER					
10' OR LESS	12 INCHES	2	2	3	3	3	3
	16 INCHES	2	2	3	3	3	3
	24 INCHES	1	2	2	2	2	2
GREATER THAN 10'	12 INCHES	2	2	3	4	5	5
	16 INCHES	2	2	3	3	4	4
	24 INCHES	1	2	2	2	3	3

STRAP LOCATION	FASTENERS 10d x 1 1/2" NAILS	UPLIFT
2x4 AND 2x6 WALL		
SIMPSON MSTA (flat strap)		
A	10	760
A	14	1065
A	16	1215
A	18	1370
2x4 WALL		
SIMPSON SP4		
B,C	6	735
SIMPSON SPH4		
B,C	10	1240
B,C	12	1360
2x6 WALL		
STRAP LOCATION	FASTENERS 10d x 1 1/2" NAILS	UPLIFT
SIMPSON SP6		
B,C	6	735
SIMPSON SPH6		
B,C	10	1240
B,C	12	1360

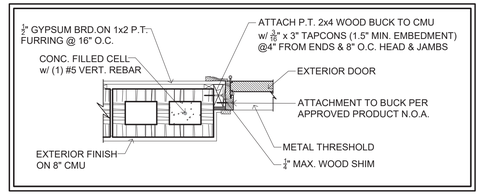
ALL CONNECTORS MAY BE AS SHOWN OR SUBSTITUTED WITH EQUAL OR GREATER CONNECTORS



DOUBLE TOP PLATE SPLICE NAILING REQUIREMENT:

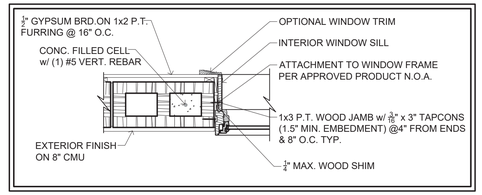
(2) 10D NAILS EACH SIDE OF SPLICE
SPLICE TO BE STAGGERED MIN OF 4' FROM ANY OTHER SPLICE
PLATES TO BE NAILED TOGETHER 16" OC MIN WITH 10D NAILS

MINIMUM STUD & HEADER REQUIREMENTS FOR OPENINGS NTS



DOOR JAMB TO BLOCK HEAD & SIDELITES SIMILAR

SCALE: N.T.S.



WINDOW JAMB TO BLOCK HEAD SIMILAR

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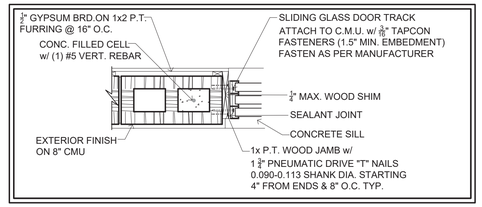
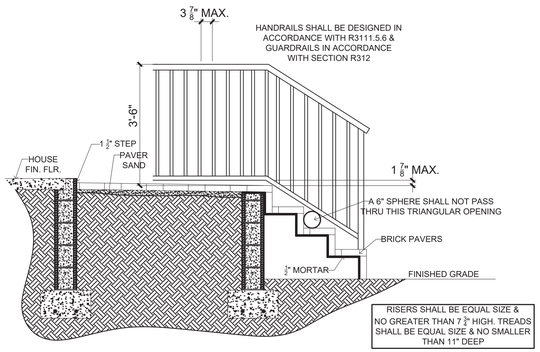


SLD GLASS DOOR JAMB TO BLOCK HEAD SIMILAR

SCALE: N.T.S.



EXTERIOR STAIR DETAIL WITH STEM WALL

SCALE: N.T.S.

Digitally signed by Craig E Gunderson
Date: 2024.10.21 11:16:46-04'00'

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FLORIDA ENGINEERING

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS AND SPECIFICATIONS FOR THIS PROJECT, CONFORMS TO THE LATEST EDITION OF THE FLORIDA BUILDING CODE AND ALL APPLICABLE NFPA 1 AND NFPA 101 CODES AND STANDARDS AS TO ALL STRUCTURAL COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD.
THIS PLAN SET WAS PREPARED IN COMPLIANCE WITH THE 2023 8th EDITION FLORIDA BUILDING CODE WITH SUPPLEMENTS.

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PROJECT NAME & ADDRESS:

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

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PROJECT NO:

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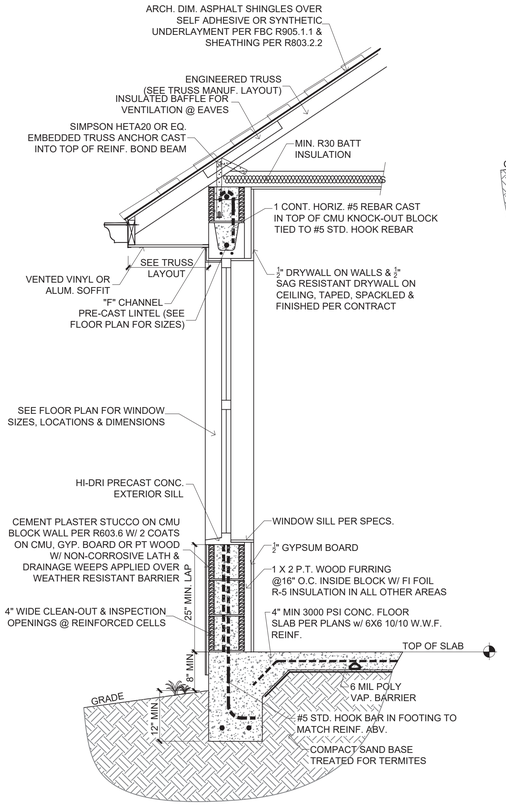
SHEET TITLE:

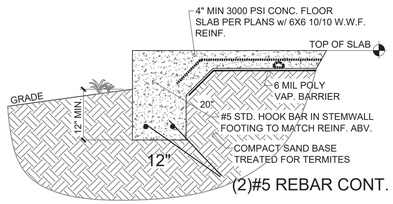
STRUCTURAL DETAILS

SHEET NUMBER:

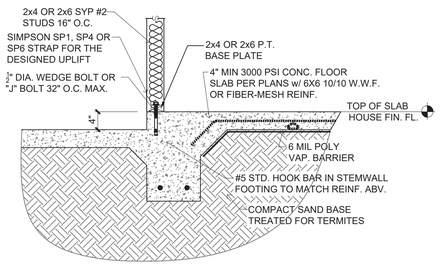
S-2



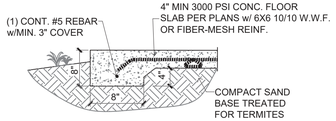
TYP. WALL SECTION
w/ MONO FOOTER DETAIL
SCALE: N.T.S.



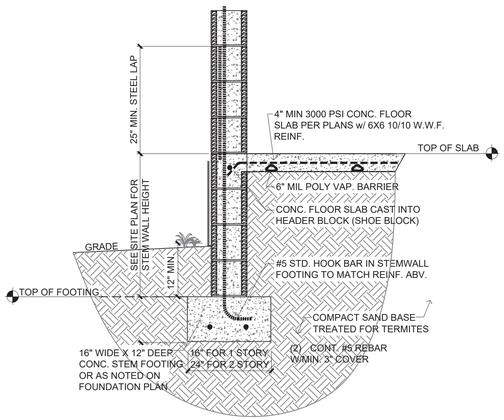
F-1 MONOLITHIC
FOOTER DETAIL
SCALE: N.T.S.



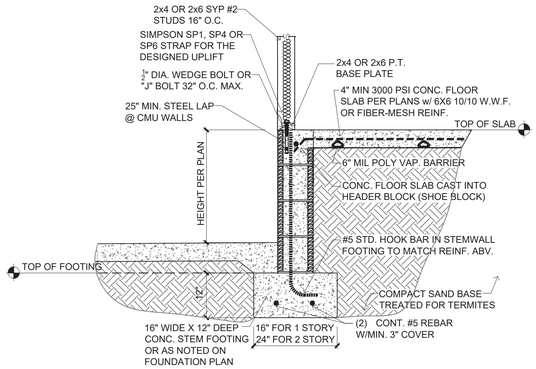
TYP. WALL SECTION @ GARAGE
F-2 MONOLITHIC FOOTER DETAIL
SCALE: N.T.S.



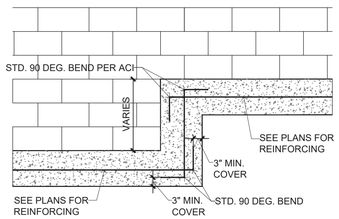
F-3 EDGE FTG DETAIL
SCALE: N.T.S.



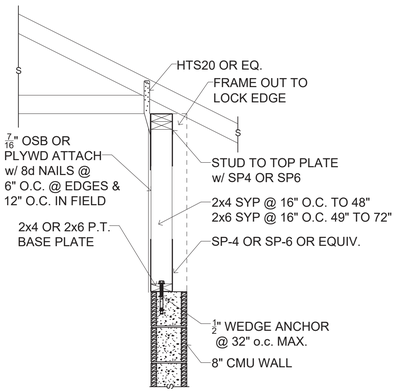
STEM WALL
F-4 FOOTER DETAIL
SCALE: N.T.S.



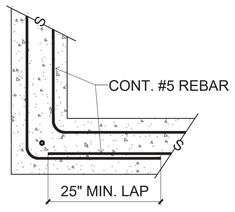
STEM WALL @ GARAGE
F-5 FOOTER DETAIL
SCALE: N.T.S.



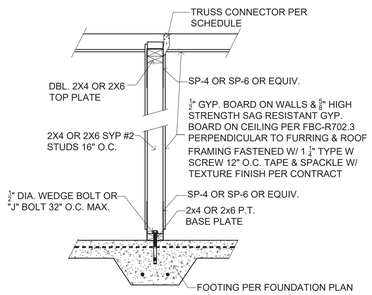
STEP FOOTER DETAIL
SCALE: N.T.S.



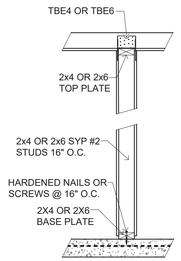
KNEEWALL @ ENTRY
SCALE: N.T.S.



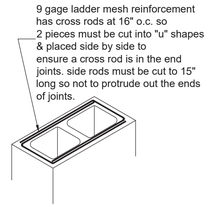
FOOTING STEEL LAP
SCALE: N.T.S.



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.



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 CRITERIA:	2023 FBC-R, SEC R301.2	
ULTIMATE DESIGN WIND SPEED (MPH) V_{ULT} =	130	
NOMINAL DESIGN WIND SPEED (MPH) V_{ASD} =	101	
EXPOSURE CATEGORY:	C	
MEAN BUILDING HEIGHT (FT) =	20.00	
END ZONE DIMENSION (FT) a =	4.00	
ROOF STYLE:	HIP ROOF	
ROOF PITCH:	4.5 TO 6	IN 12
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 FT²		EWA = 20 FT²		EWA = 50 FT²		EWA = 100 FT²	
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 FT²		EWA = 20 FT²		EWA = 50 FT²		EWA = 100 FT²	
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

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

Digitally signed by Craig E Gunderson
Date: 2024.10.21 11:16:48-04'00'

ALL THE DESIGN AND DETAILS ON THIS PLAN ARE THE PROPERTY OF FLORIDA ENGINEERING LLC, AND SHALL NOT BE USED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF FLORIDA ENGINEERING, LLC.

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FAX 941-979-8195

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE CONSTRUCTION DOCUMENTS FOR THE SUBJECT BUILDING CONFORMS TO THE LATEST EDITION OF THE FLORIDA BUILDING CODE AND ASCE 7 AS AMENDED BY THE FBC. ALL STRUCTURAL COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD.
THIS PLAN SET HAS BEEN PREPARED IN COMPLIANCE WITH THE 2023 8th EDITION FLORIDA BUILDING CODE WITH SUPPLEMENTS.

SEE COVER SHEET

PROJECT NAME & ADDRESS:

No.	Description	Date
⚠	X	X
⚠	X	X
⚠	X	X

DRAWN BY: CG

REVIEWED BY:

PROJECT NO:

SCALE: PER PLAN

SHEET TITLE:

STRUCTURAL DETAILS

SHEET NUMBER:

S-3