

HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN SHOWN ON THESE PLANS AND STRUCTURE COMPLIES ONLY WITH AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, COMPARED TO THE 2023 FLORIDA BUILDING CODE, PREVIOUS EDITIONS, THIS CERTIFICATION DOES NOT INCLUDE REVISIONS OR 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.



FLORIDA REGISTERED PROFESSIONAL ENGINEER
 License No. 12500
 State of Florida
 Mechanical
 License No. 12500
 State of Florida
 Mechanical



PINEHURST "CLASSIC"

FUTURE RESIDENCE OF: Brian & Christina Hanks

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.
11. BUILDER IS RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL LOCAL, STATE, AND NATIONAL BUILDING CODES.
12. LOCAL, STATE & NATIONAL BUILD'G CODES TAKE PRECEDENCE OVER DRAWINGS
13. 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:

X

HEALTH DEPT. NUMBER:

X

DRAFTING DATES:

PRELIM.: 10/17/2025 JPH
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Cover Page

PINEHURST "CLASSIC"



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 NORTH CENTRAL FLORIDA

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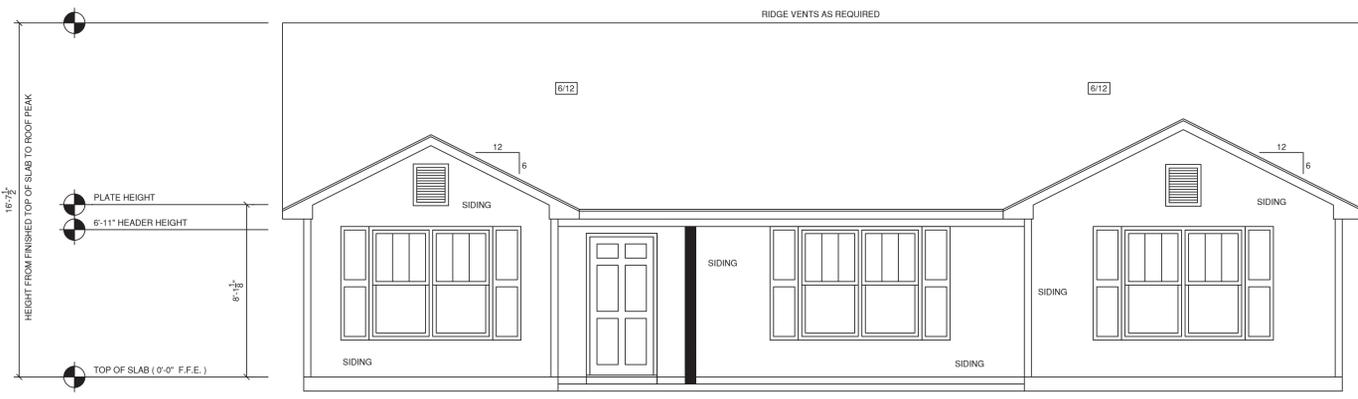
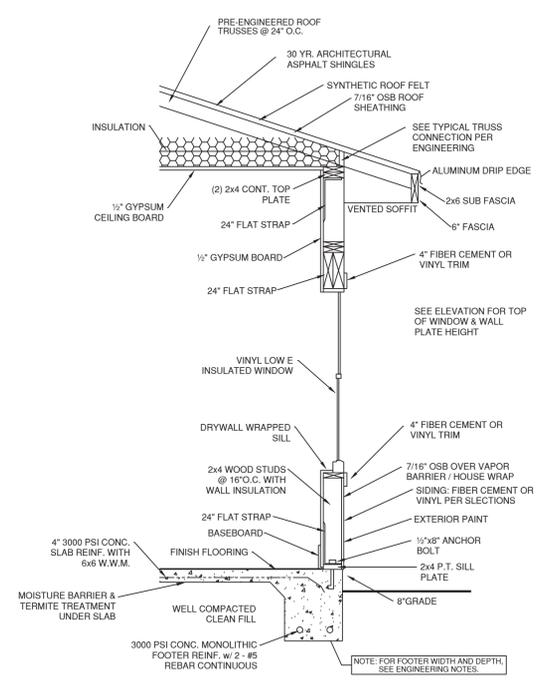
CUSTOMER SELECTION NOTES

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

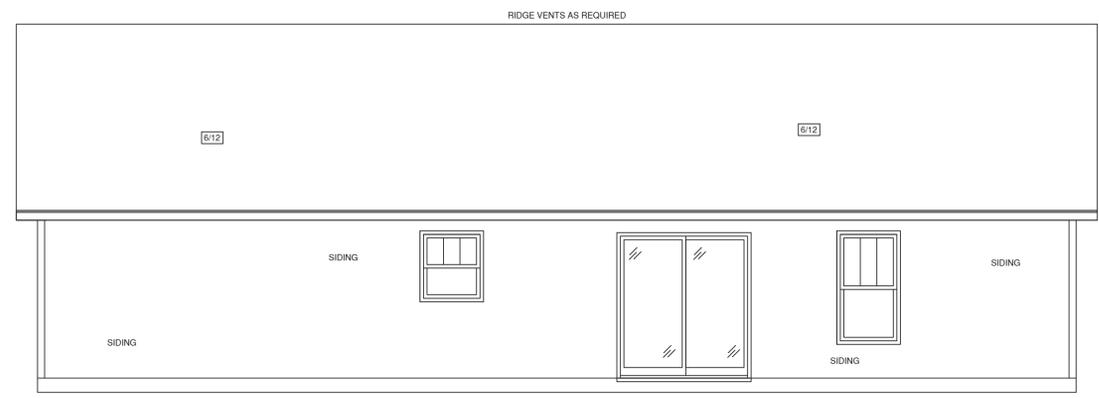
I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN SHOWN ON THESE PLANS IS THE DESIGN OF THE DESIGNER AND IS NOT TO BE ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORM TO THE 2023 FLORIDA BUILDING CODE, 6TH EDITION. THIS CERTIFICATION DOES NOT INCLUDE ROOF FRIS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE, 6TH EDITION WITH SUPPLEMENTS.



TYPICAL WALL SECTION



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



REAR ELEVATION
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 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.
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13. 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 :

Front & Rear Elevation

PINEHURST "CLASSIC"



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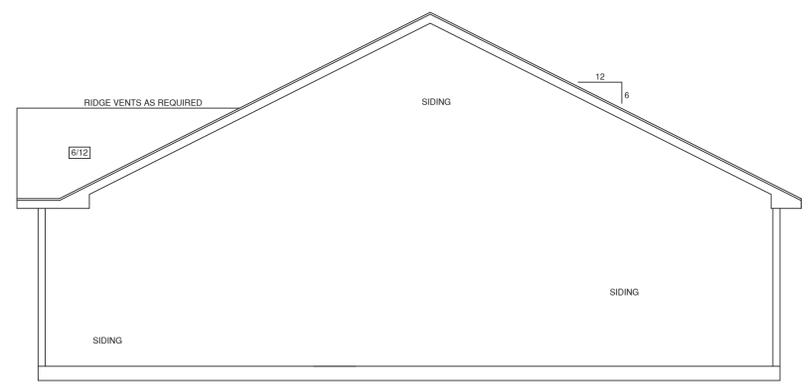
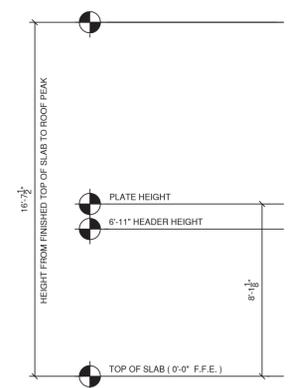
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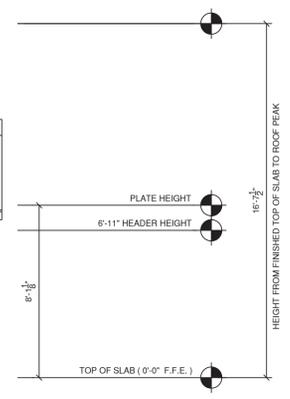
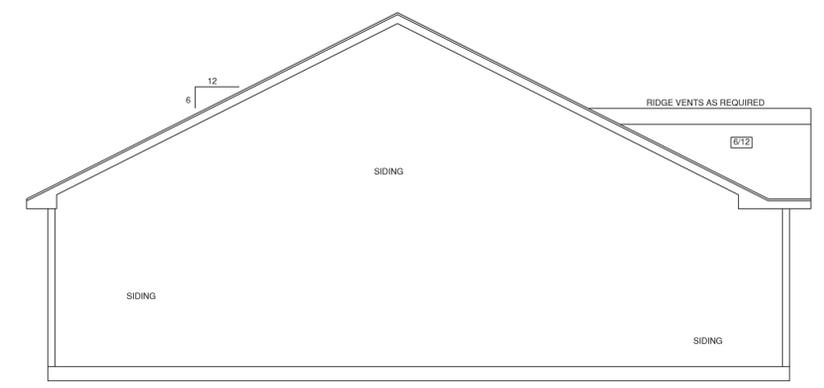
Professional Seal
 James M. Hanks
 License No. 12413
 State of Florida
 Exp. Date: 12/31/2026

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



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

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Right & Left Elevation

PINEHURST
 "CLASSIC"



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 NORTH CENTRAL FLORIDA

JOB # : 12-280
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RED DOOR HOMES, LLC
410 TAMMUN TRAIL, UNIT 121
PO BOX 121
FORT WHITE, FL 32838
PH: (904) 991-9888
FAX: (904) 991-9878

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Monolithic Slab Plan

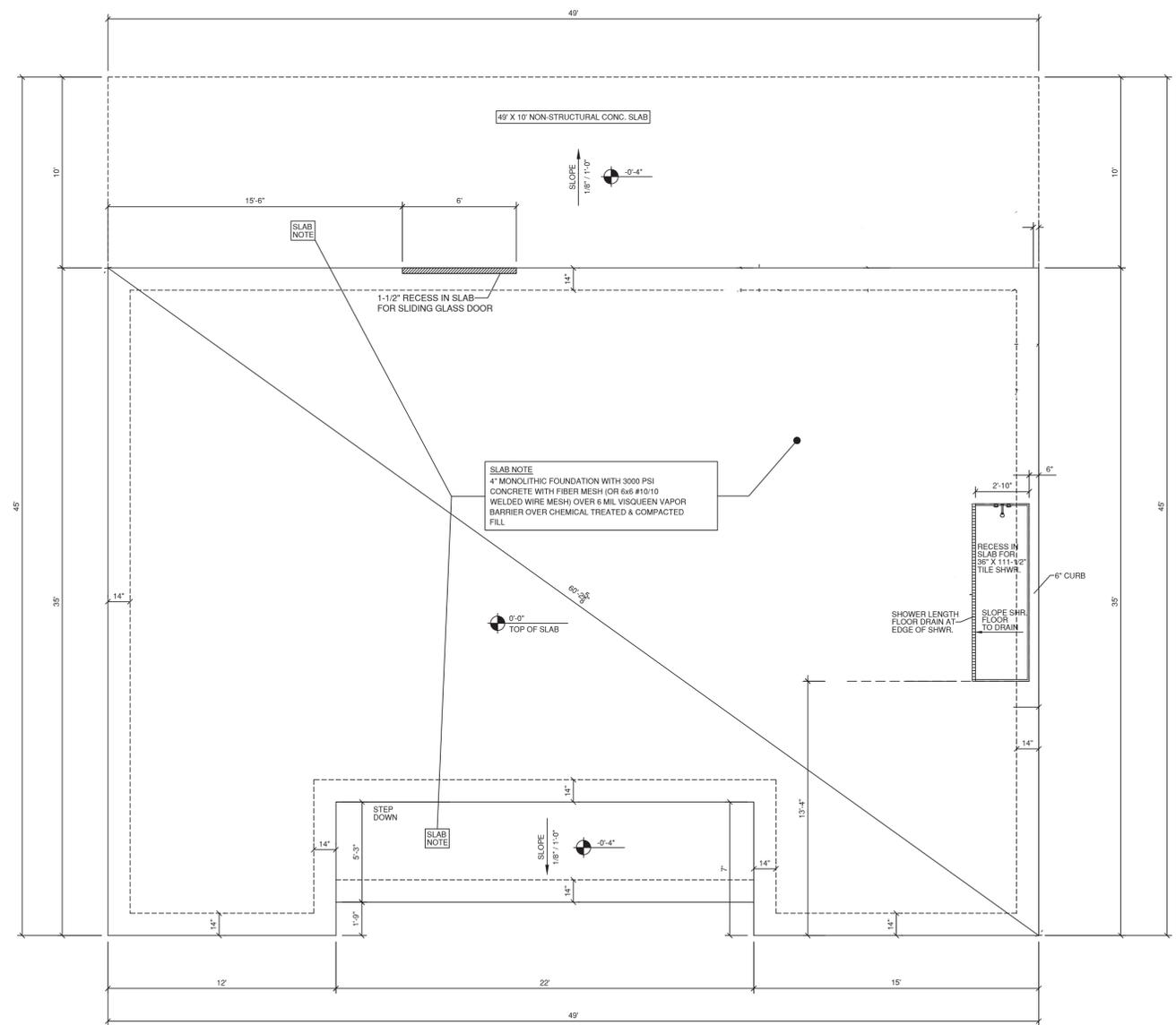
PINEHURST "CLASSIC"



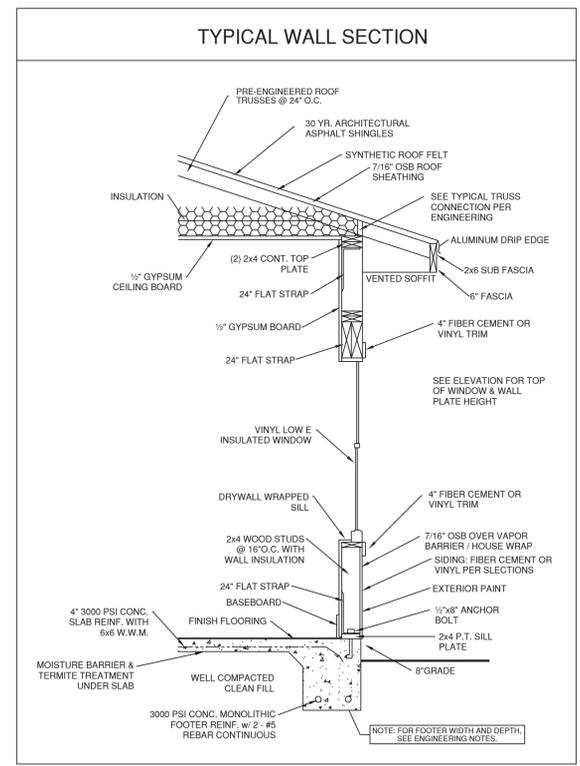
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JOB # : 12-280

HANKS



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



NOTE: FOR FOOTER WIDTH AND DEPTH, SEE ENGINEERING NOTES.

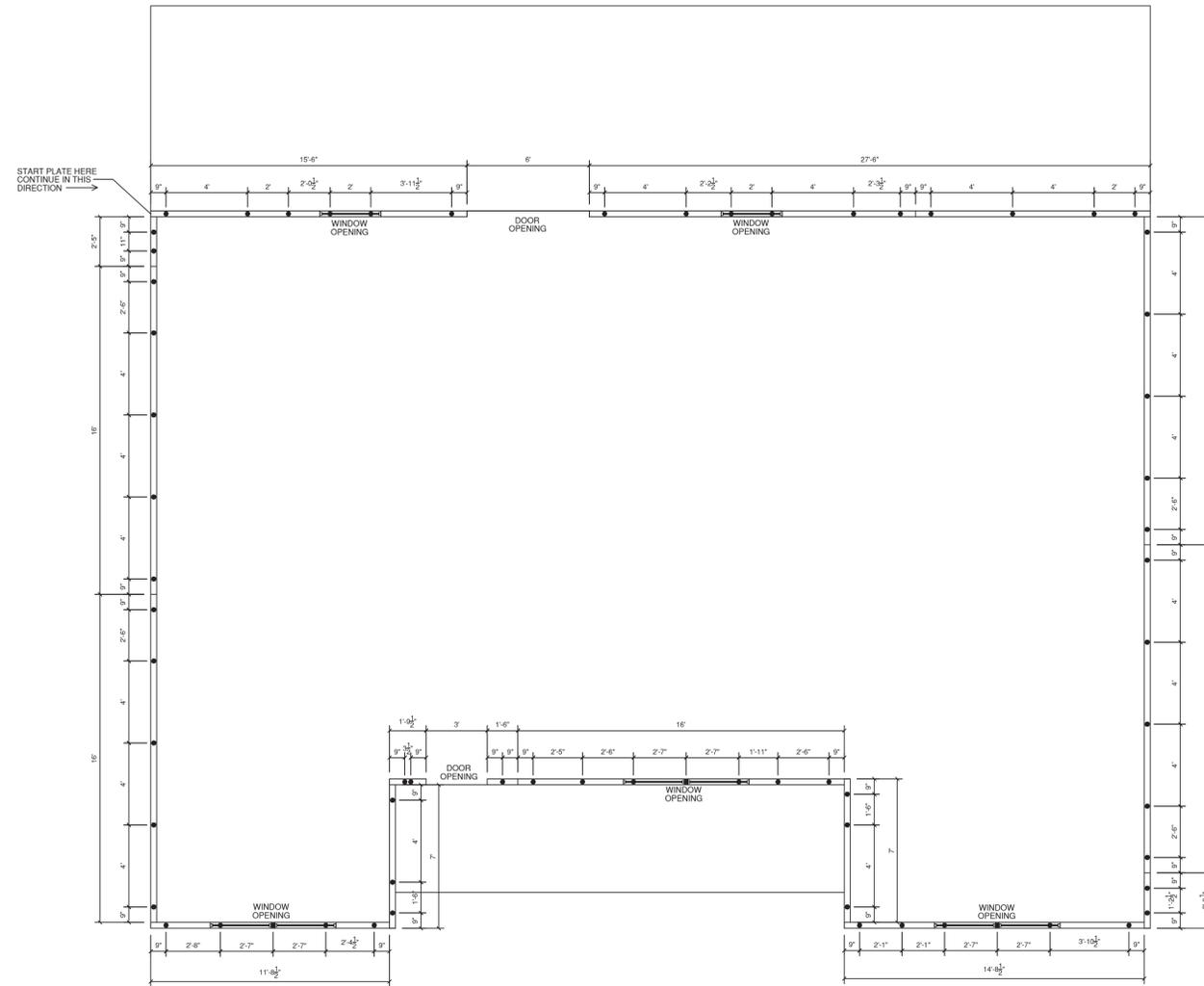
WHEREBY CERTIFY AS THE REGISTERED PROFESSIONAL ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS IS STRUCTURALLY COMPLIANT ONLY AND AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMS TO THE 2024 FLORIDA BUILDING CODE, 8TH EDITION. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2024 FLORIDA BUILDING CODE, 8TH EDITION WITH SUPPLEMENTS.



GENERAL J-BOLT PLAN NOTES:

1. J-BOLTS ARE TO BE NO MORE THAN 9" FROM THE END OF THE BOARD.
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.

Professional Seal Required
 Florida Engineering, LLC
 4100 TOWNHALL DRIVE, SUITE 100
 FORT LAUDERDALE, FL 33404
 TEL: (954) 575-8888
 FAX: (954) 575-8888



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 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.
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11. BUILDER IS RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL LOCAL, STATE, AND NATIONAL BUILDING CODES.
12. LOCAL, STATE & NATIONAL BUILD'G CODES TAKE PRECEDENCE OVER DRAWINGS
13. 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
 "CLASSIC"**



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JOB # : 12-280

HANKS

WHEREBY CERTIFY AS THE REGISTERED PROFESSIONAL ENGINEER OF RECORD, THAT THE BUILDING DESIGN SHOWN ON THESE PLANS IS STRUCTURALLY COMPLIANT WITH ALL APPLICABLE REQUIREMENTS OF DESIGN AND SUPPORT ELEMENTS, CONFORMING TO THE 2024 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 2024 FLORIDA BUILDING CODE, 8TH EDITION WITH SUPPLEMENTS.

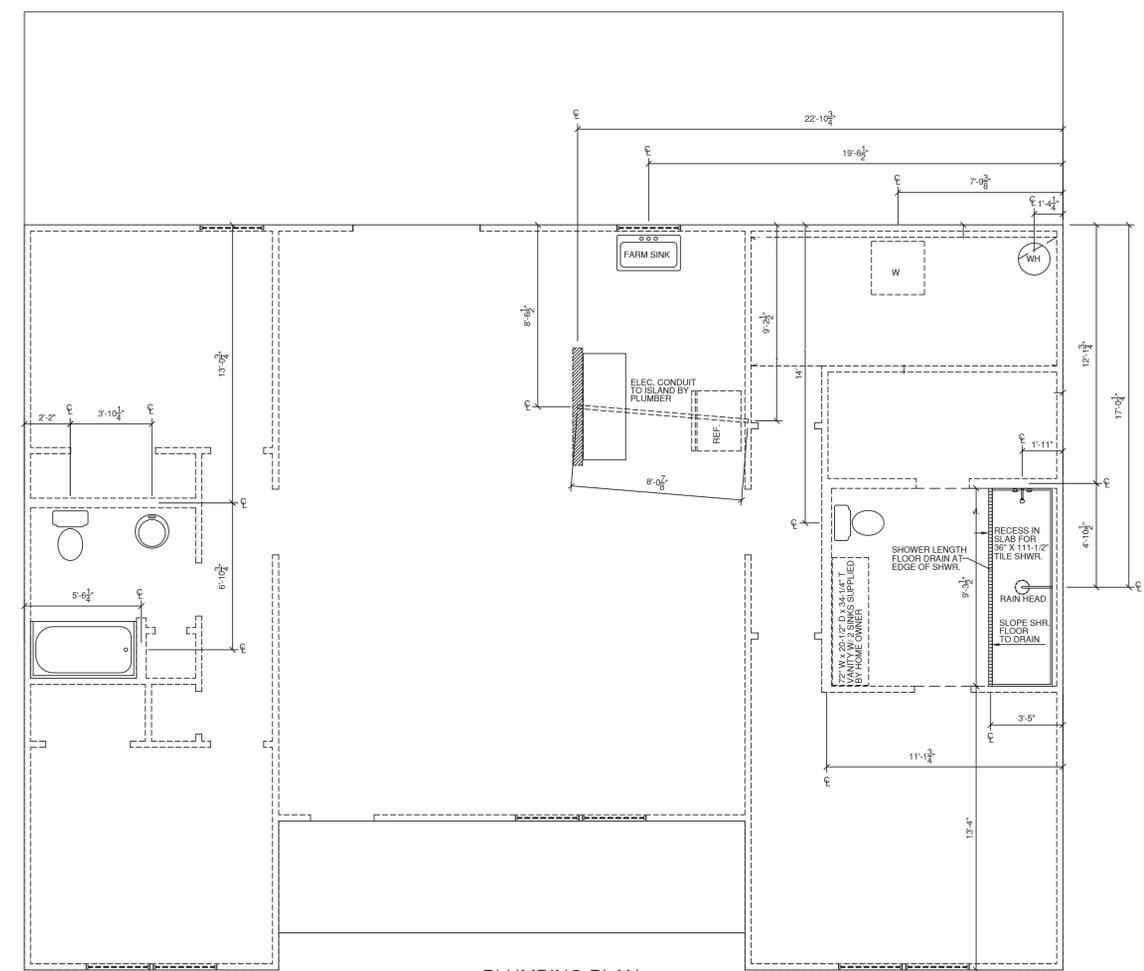


GENERAL PLUMBING PLAN NOTES:

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

Professional Seal of the State of Florida
 State Board of Professional Engineers and Architects
 No. 12822
 Fort White, FL 32837
 Exp. 01/31/2026

LOCATION OF AIR HANDLER TO BE DETERMINED



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

GENERAL BUILD'G NOTES

1. MAIN FLOOR PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
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423 SW PATHFINDER GLN.

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PERMIT NUMBER:

HEALTH DEPT. NUMBER:

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 PERM. :
 FINAL :

Plumbing Plan

PINEHURST
"CLASSIC"



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HANKS

LOCATION OF AIR HANDLER
TO BE DETERMINED

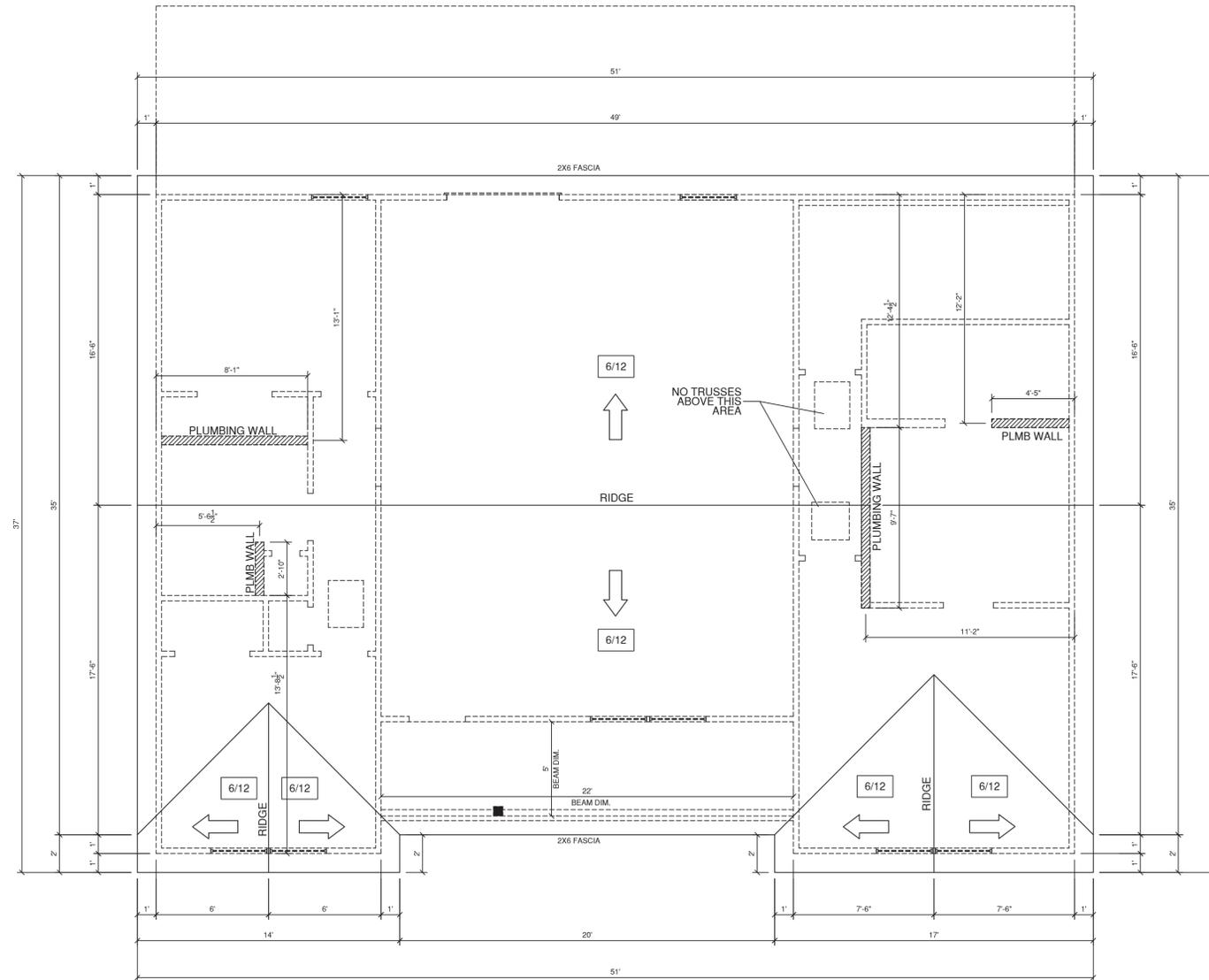
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GENERAL ROOF PLAN NOTES:

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

Professional Engineer
No. 14874
State of Florida
Fort White, FL 32832
FLORIDA ENGINEERING, LLC
14874
NO. 14874



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

GENERAL BUILD'G NOTES

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PRELIM. : 10/17/2025 JPH
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FINAL :

Roof Plan

PINEHURST
"CLASSIC"



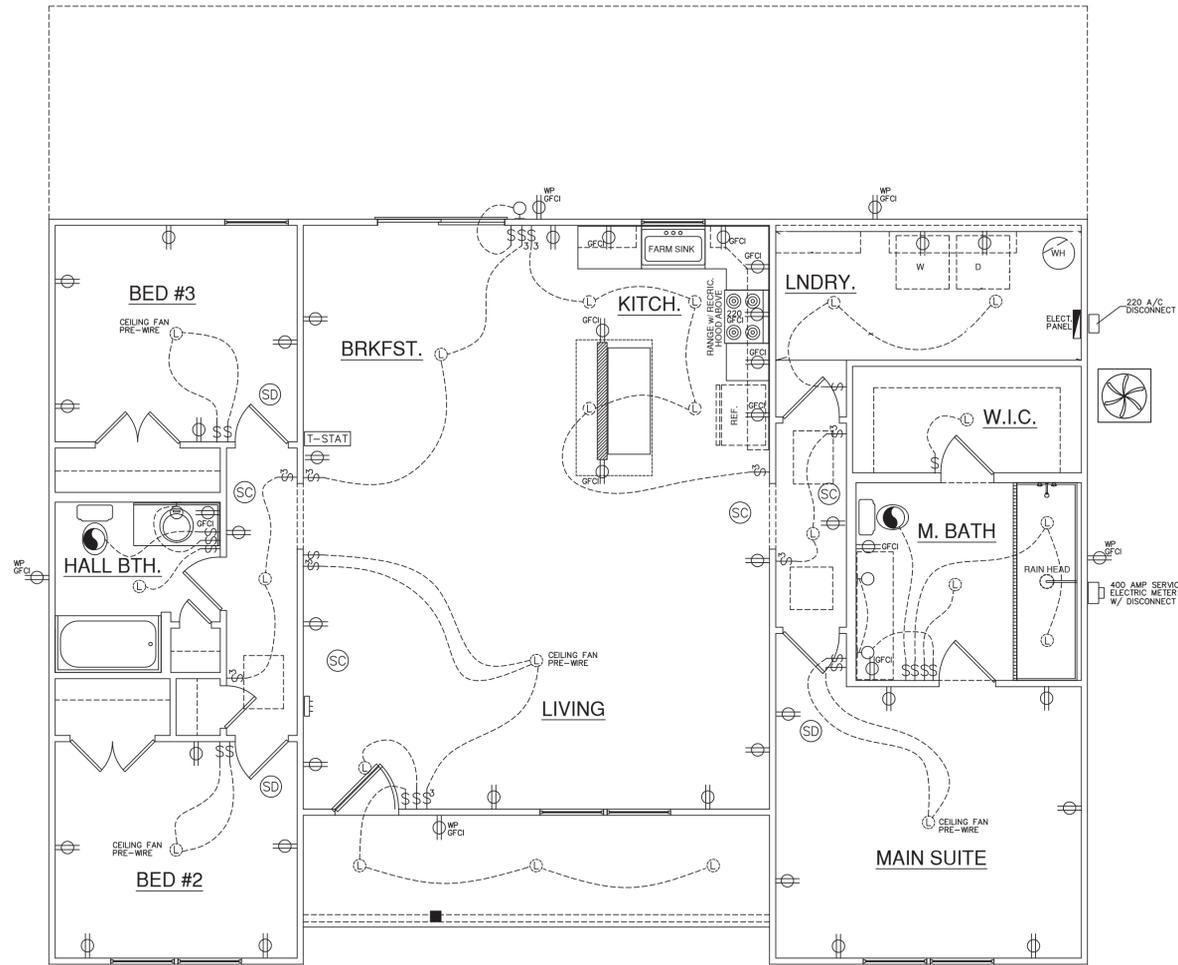
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JOB # : 12-280
HANKS

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS IS IN FULL COMPLIANCE WITH THE FLORIDA BUILDING CODE, 6TH 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, 6TH EDITION WITH SUPPLEMENTS.



LOCATION OF AIR HANDLER TO BE DETERMINED



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

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"

GENERAL BUILD'G NOTES

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SQUARE FOOTAGE CHART

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32038

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DRAFTING DATES:

PRELIM. : 10/17/2025 JPH

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FINAL :

Electrical Plan

PINEHURST
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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

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN SHOWN ON THESE PLANS COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS AND AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORM TO THE 2022 FLORIDA BUILDING CODE, PROVIDED THIS CERTIFICATION DOES NOT INCLUDE ANY OTHER COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2022 FLORIDA BUILDING CODE, 6TH EDITION WITH SUPPLEMENTS.



Door & Window Schedule



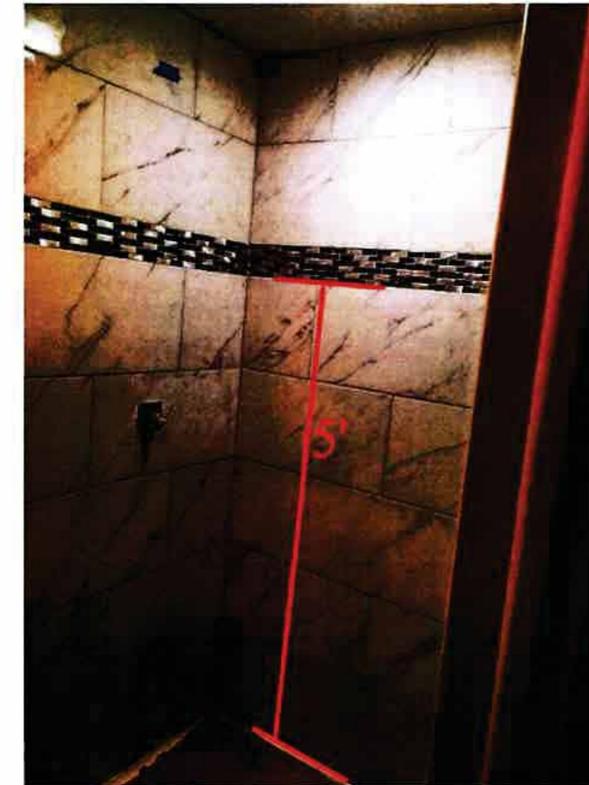
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 NORTH CENTRAL FLORIDA



Tub/Shower Horizontal
Tile Detail



Fireplace Tile Detail



Mosaic Band Tile Detail



Tub/Shower Vertical
Tile Detail



Shower Tile Detail
With Shelves Heights

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



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DETAIL PAGE

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

DESIGNED BY
J.S.

PAGE

TILE
DETAIL

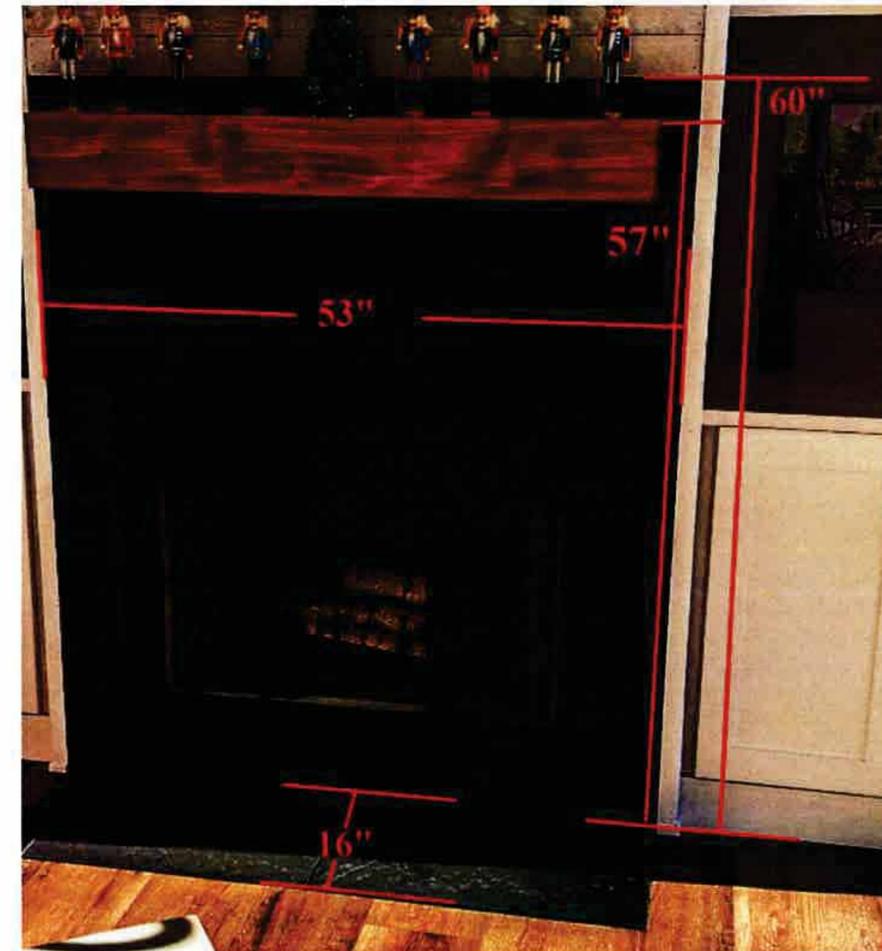
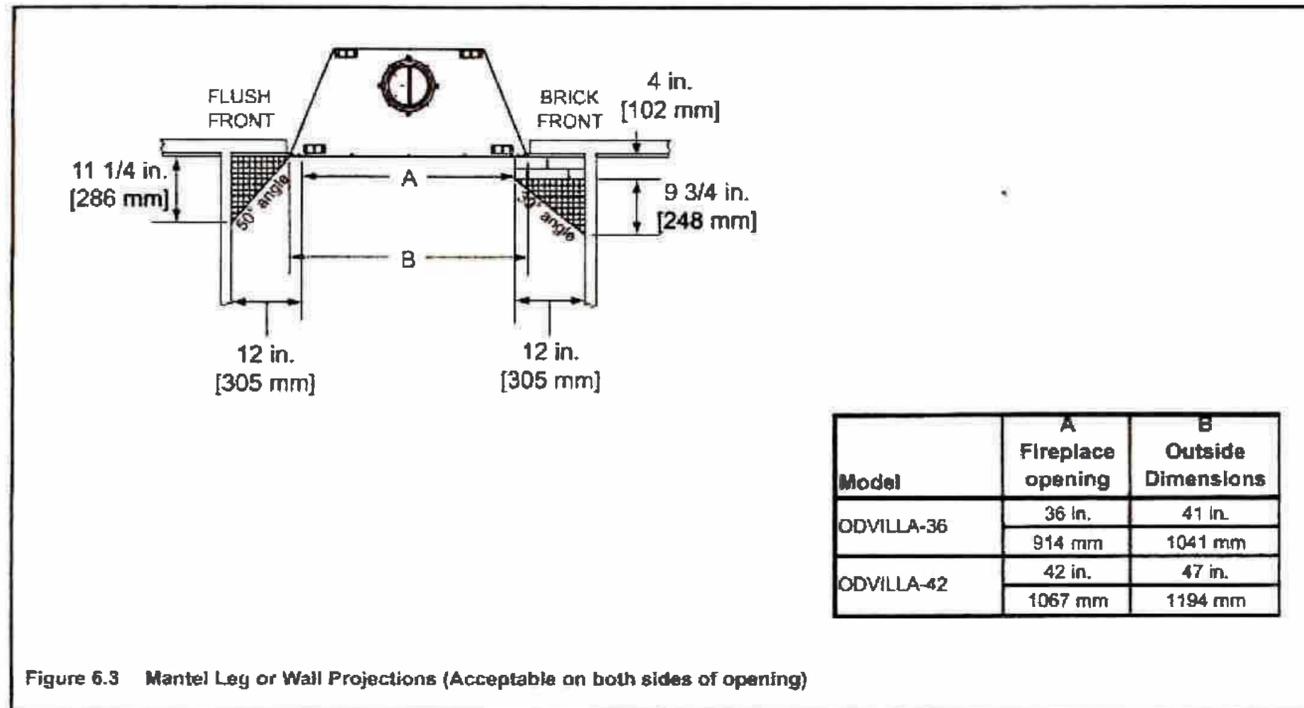
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FLORIDA ENGINEERING, LLC
441 TAMMUN TRAIL, SUITE 800
PORT CHARLOTTE, FL 33902
PH: (813) 291-5266
FAX: (813) 291-8786

Sidewalls/Sounds Out Door Stainless Steel

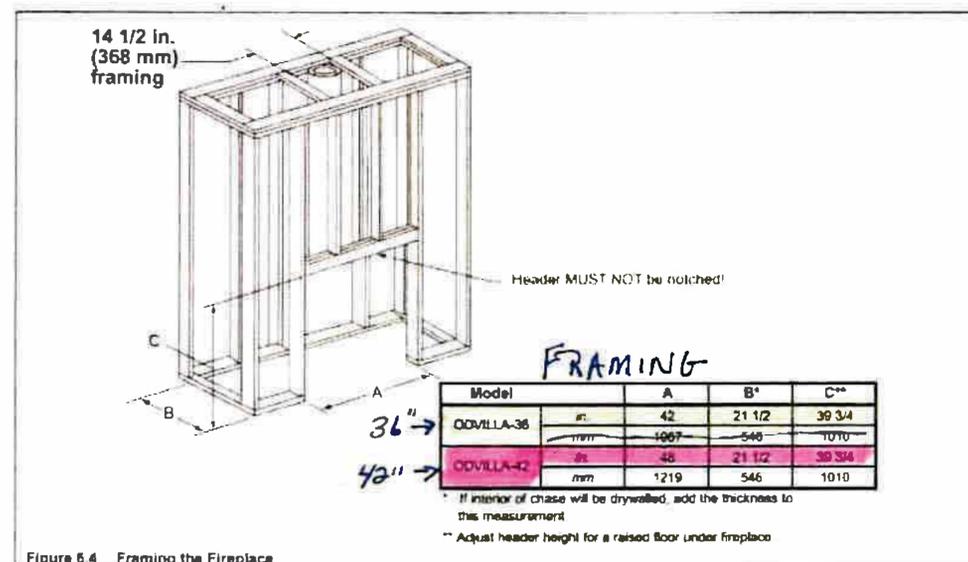
- Adjacent combustible sidewalls must be located a minimum of 12 in. (305 mm) from the fireplace opening.
- Combustible and non-combustible mantel legs, surrounds and stub walls may be constructed within the gridded area, Figure 6.3.



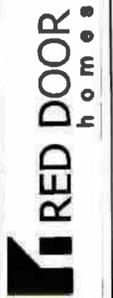
Fire Place Tile Detail

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.



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



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DETAIL PAGE

1/4" = 1'-0"

J.S.

PAGE
FP1
 Fire
 Place

WE HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN SHOWN ON THESE PLANS COMPLIES WITH ALL APPLICABLE CODES AND REGULATIONS AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMING TO THE 2020 FLORIDA BUILDING CODE, 6TH EDITION. THIS CERTIFICATION DOES NOT INCLUDE WORK ITEMS OR COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2020 FLORIDA BUILDING CODE, 6TH EDITION WITH SUPPLEMENTS.

FLORIDA ENGINEERING, LLC
 400 TAMMUN TRAIL, SUITE 100
 FORT MYERS, FL 33902
 PH: (813) 291-2262
 FAX: (813) 291-2262

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 sectioned at any lever require 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.

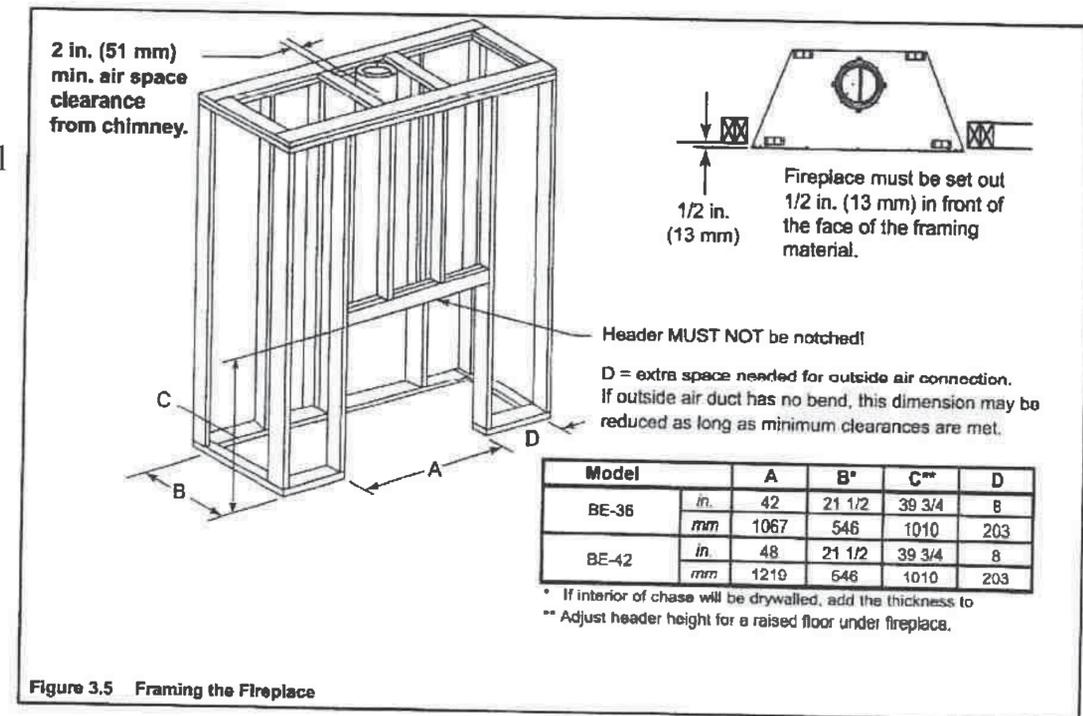


Figure 3.5 Framing the Fireplace

RED DOOR HOMES
7420 W NEWBERRY RD, SUITE B
GAINESVILLE, FL 32605
(352) 559-3050
#CBC12621B4



© 2022 RED DOOR HOMES OF NORTH CENTRAL FLORIDA LLC

DETAIL PAGE

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

DESIGNED BY
J.S.

PAGE

FP2
Fire
Place

WE HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN SHOWN ON THESE PLANS STRICTLY COMPLIES WITH ALL AS APPLICABLE AND ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMS TO THE 2023 FLORIDA BUILDING CODE, PROVIDED THAT THE CERTIFICATION DOES NOT INCLUDE ANY OF THE COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD.



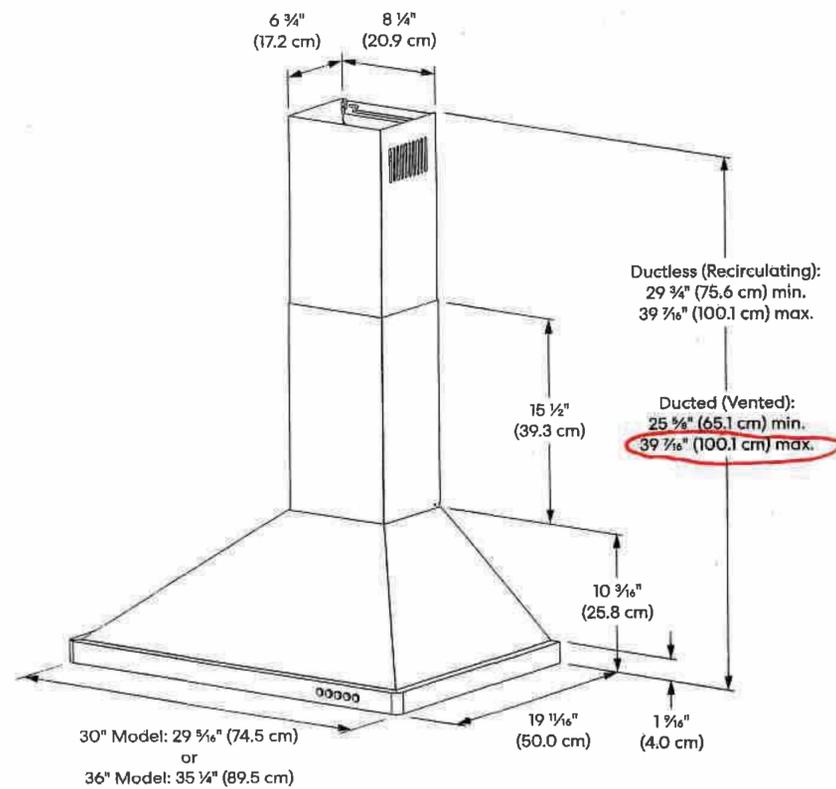
FLORIDA ENGINEERING, LLC
4845 TAMARIT TRAIL, SUITE 100
FORT WORTH, TEXAS 76114
PH: (817) 391-5266
FAX: (817) 391-5266

Product Dimensions

631 SERIES

30" Model: COS-63175 / 63175S

36" Model: COS-63190 / 63190S



Cabinet Clearances

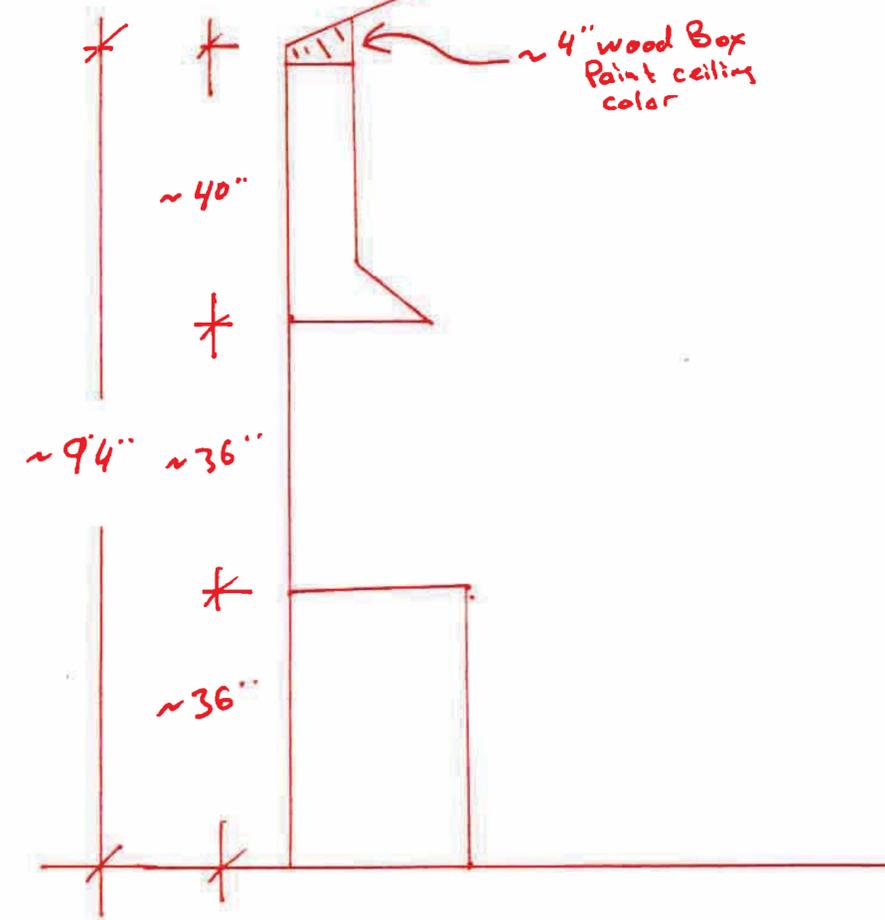
Given dimensions are minimum clearances.

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:

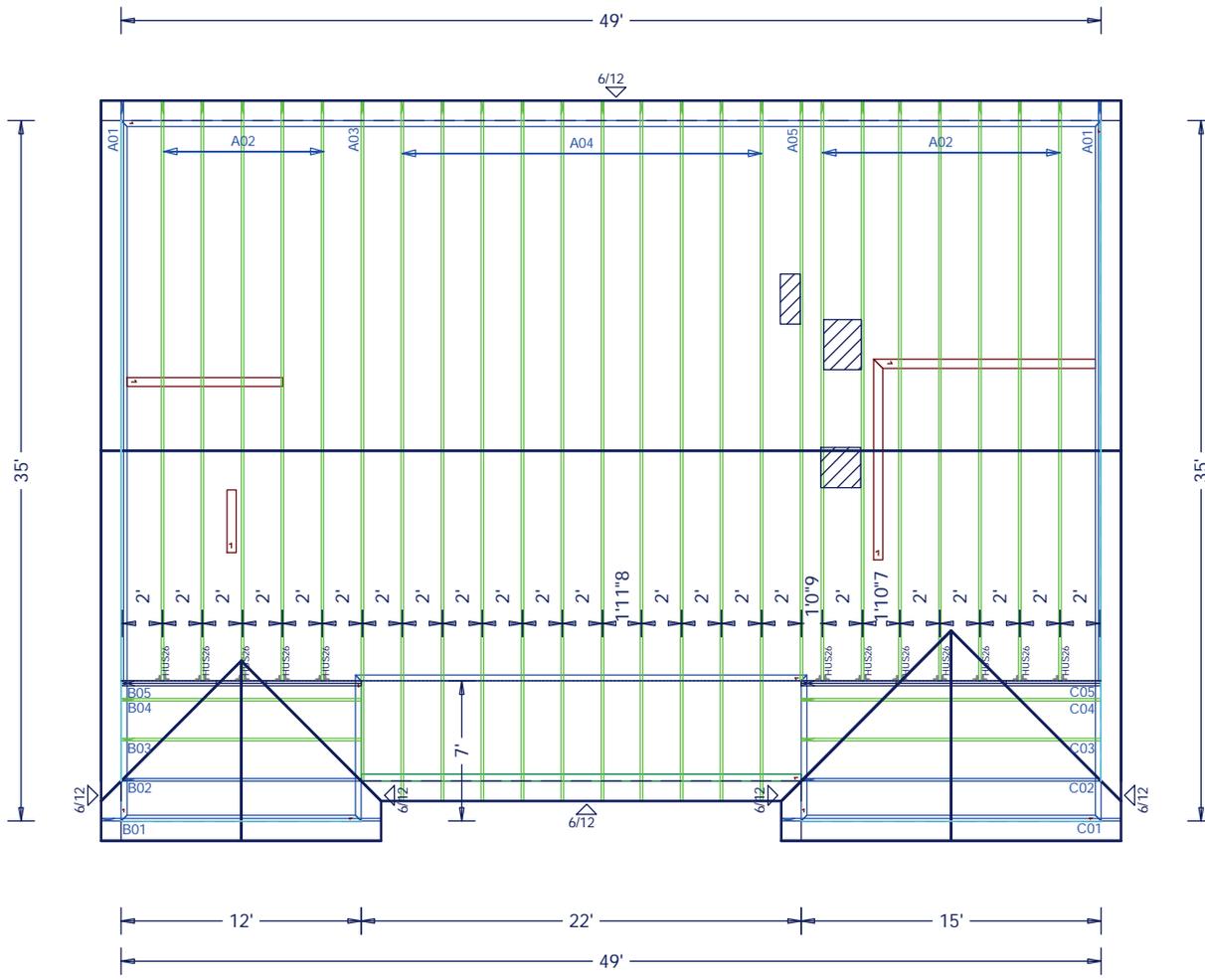


THE TRUSS MANUFACTURER'S LAYOUT APPEARS TO BE IN SUBSTANTIAL COMPLIANCE WITH THE PERMITTING PLANS THAT CONFORM TO 2023 FLORIDA BUILDING CODE, 8TH EDITION AND SUPPLEMENTS. CONTRACTOR MUST VERIFY DIMENSIONS, PITCH, HEEL HEIGHTS, OVERHANGS ETC.



FLORIDA ENGINEERING, LLC COA #30782

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4161 TAMAMI TRAIL, UNIT 101
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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

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.
Not to be 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

GENERAL NOTES:

- 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.
- ALL STRUCTURAL DESIGN HAS BEEN CARRIED OUT PER THE PROVISIONS OF CHAPTER 16 OF THE BUILDING CODE, AS WELL AS ASCE 7.
- ENGINEERING DESIGNS PROVIDED IN THESE DETAIL, SPECIFICATIONS REPRESENT THE MINIMUM DESIGN CRITERIA FOR CONSTRUCTION TO THE CODES IDENTIFIED ABOVE.
- 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.
- THE PRESUMPTIVE LOAD-BEARING VALUES OF THE FOUNDATION SOIL IS TO BE 2000PSF BASED ON THE TABLE R401.4.1, OF THE BUILDING CODE.
- ENGINEER HAS NOT PROVIDED ANY JOB SITE INSPECTIONS UNLESS SPECIFICALLY ARRANGED.
- 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.
- 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.
- 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
- 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
- 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.
- NO ENVIRONMENTAL STUDIES HAVE BEEN PERFORMED BY THE ENGINEER, AND IF REQUIRED ARE THE RESPONSIBILITY OF THE CONTRACT.
- 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.
- 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
- ALL MATERIAL INSTALLATIONS ARE TO BE PER THE CODES AND STANDARDS REFERENCED

FASCIA & SOFFIT VENTING:

- MINIMUM 2"x4" SUB FASCIA NAILED TO TRUSS TAILS W/ (2) 16D NAILS AT EACH TRUSS - (EACH PLY WHEN MULTIPLE TRUSS.
- TYPICAL DRIP EDGE & SOFFIT FASCIA INSTALLED TO MFG SPECIFICATIONS
- 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
- SOFFITS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE R301.2(2).
- ENTRY LANAI CEILING SPECIFICATION OPTIONS:
 - 1" SAG RESISTANT GYPSUM BOARD OVER 1"x4" P.T. FURRING STRIPS NAILED @ 16" O.C. W/ (2) 8D NAILS EACH TRUSS
 - 2" NOMINAL PLYWOOD OR OSB FASTENED W/ 8D NAILS 6" O.C. OR 3/8" X 1 1/2" STAPLES 4" O.C.
 - 5/8" SAG RESISTANT EXTERIOR DRYWALL.

GENERAL STRUCTURAL NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- GARAGE TO LIVING DOOR TO BE SOLID W/ 20 MINUTE FIRE RATING & SELF CLOSING HINGES.
- GARAGE TO DWELLING SEPARATION TO HAVE 3/4" GYPSUM BOARD ON GARAGE SIDE WALLS & 3/8" TYPE "X" ON CEILINGS W/ HABITABLE ROOMS ABOVE PER FBC 2023 R302.6.
- 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:

- THE BUILDING SHALL BE PREPARED AND TESTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- IF THE SITE PREPARATION REQUIREMENTS ARE NOT SPECIFIED BY A GEOTECHNICAL REPORT THE FOLLOWING PROCEDURES SHOULD BE USED AS A MINIMUM.
 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. 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

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 FPPC 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

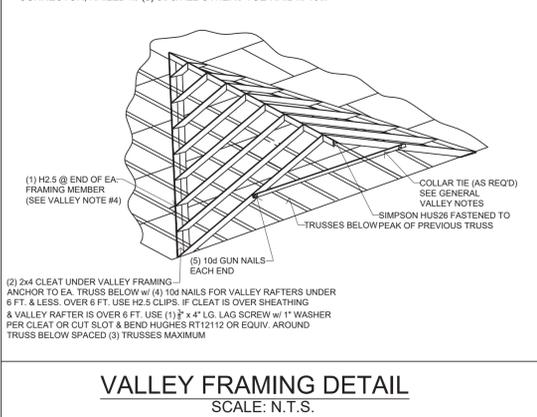
TRUSS CONNECTION NOTES:

- 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.

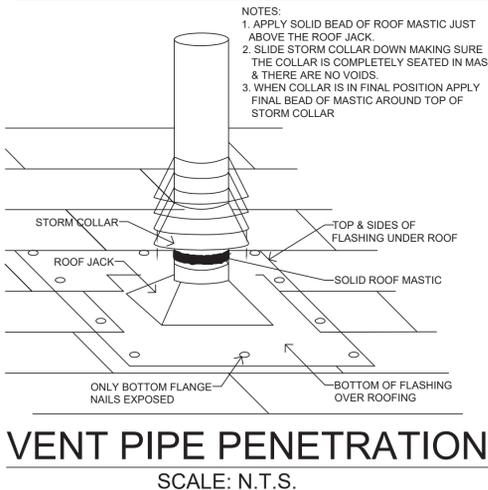
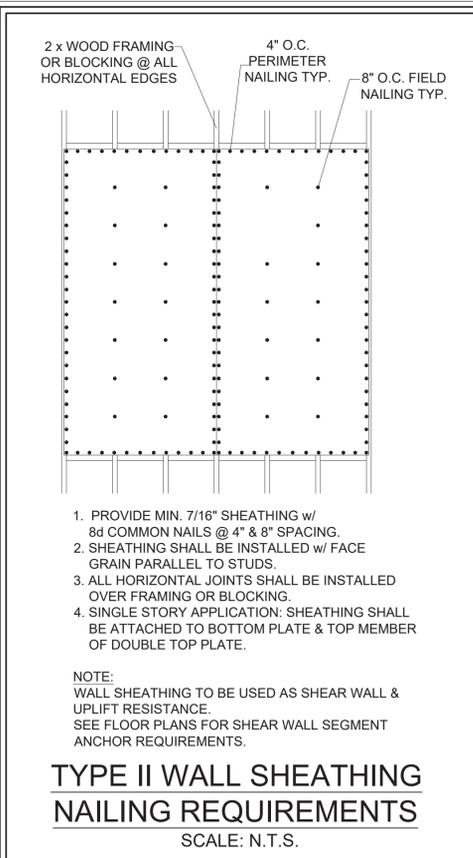
ALL STRUCTURAL LUMBER TO BE SYP NO 2 OR BETTER

GENERAL VALLEY NOTES:

- RAFTERS TO BE 2x4 SPACED 24" O.C. UP TO 8 FT., USE 2x6 UP TO 12 FT.
- RAFTER LENGTHS (FROM RIDGE TO CLEAT) OVER 12'-0" TO HAVE 2x4 COLLAR TIE OR KICKER @ 1/2 RAFTER SPAN (UP TO 24 FT. MAX. RAFTER LENGTH)
- RIDGE BOARD SHALL BE 2x6 MIN. OR 2x4 RAFTERS & 2x8 MIN. FOR 2x6 RAFTERS.
- 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.

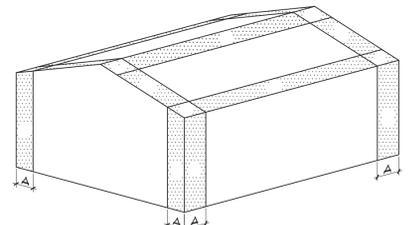


VALLEY FRAMING DETAIL
SCALE: N.T.S.



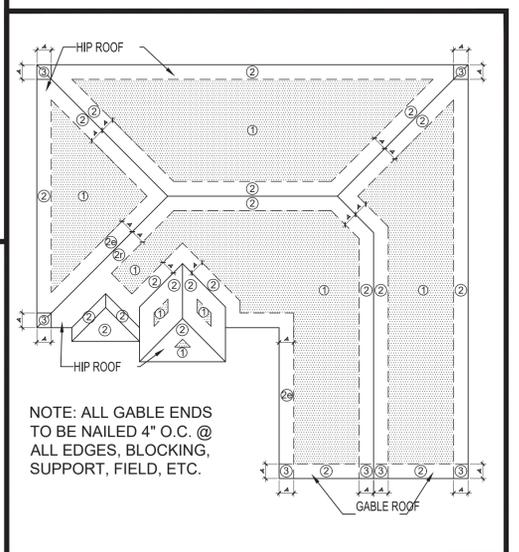
ROOF PLAN NOTES

- 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.
- 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.
- 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



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.

- RIDGE VENT & OFF RIDGE VENTS ARE TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS WITH 2x4 BLOCKING BETWEEN TRUSSES AT EACH SIDE OF VENT.
- BLOCKING NAILED W/ (2) 16d NAILS AT EACH END, EACH PIECE TYPICAL
- OFF RIDGE VENT INSTALLED A MINIMUM OF 12" FROM ROOF PEAK
- 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" x 0.131" x 0.281 HEAD DIAMETER) NAILS EXCEPT THAT ASTM F1667 RSRs-01 (23/8" x 0.113") NAILS OR ASTM F1667 RSRs-04 (3" x 0.120" x 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	6	6	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.

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.

Florida Engineering, LLC
1000 W. WASHINGTON AVE., SUITE 100
PORT CHARLOTTE, FL 33908
PH: (813) 931-6980
FAX: (813) 931-6975

FLORIDA ENGINEERING

WE HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD THAT THESE PLANS AND AS ACCOMPANIED BY DESIGN & SUPPORT DOCUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE WITH SUPPLEMENTS.

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:

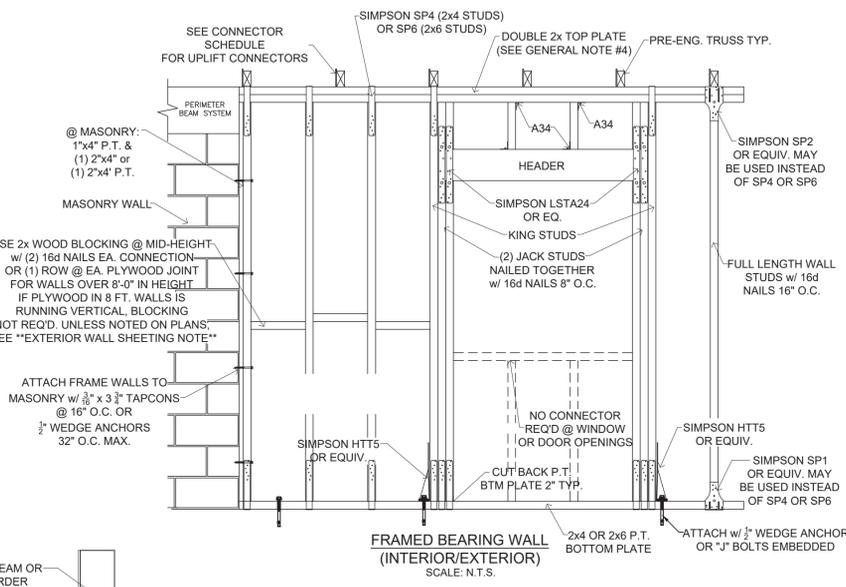
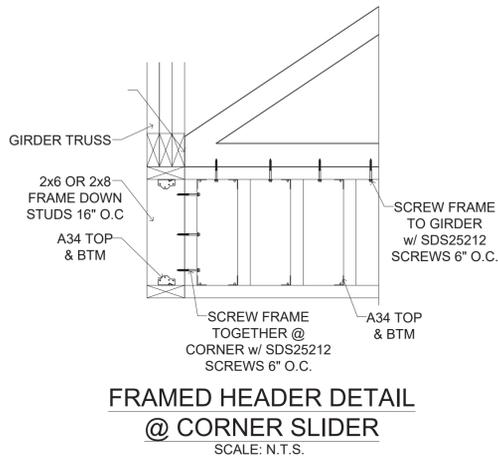
SCALE: PER PLAN

SHEET TITLE:

STRUCTURAL DETAILS

SHEET NUMBER:

S-1



NOTE SCHEDULE

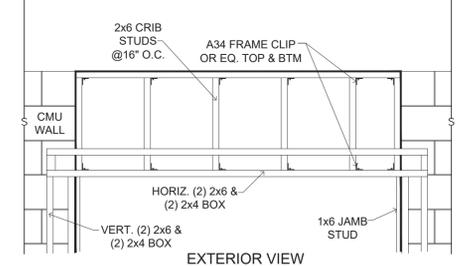
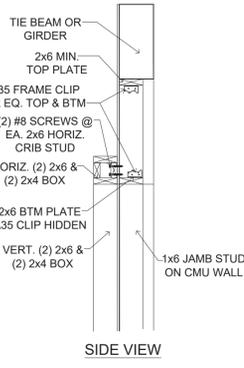
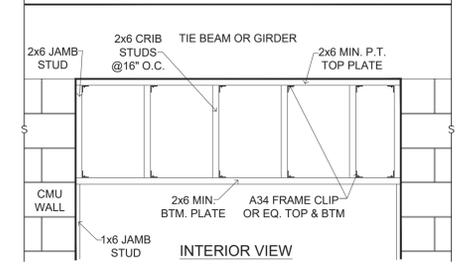
#1	1/2" X 5" TITEN HD ANCHOR BOLT W/ 2" WASHER @ 6" FROM ALL CORNERS & OPENINGS, & 32" O.C. MAX.
#2	SIMPSON SP4 @ BOTTOM OF ALL FULL LENGTH & JACK STUDS @ ALL DOOR/ WINDOW OPENINGS
#3	SIMPSON SP4 @ TOP & BOTTOM OF FULL LENGTH STUDS @ 32" O.C.
#4	SIMPSON SP4 @ TOP OF ALL FULL LENGTH STUDS @ ALL DOOR/ 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

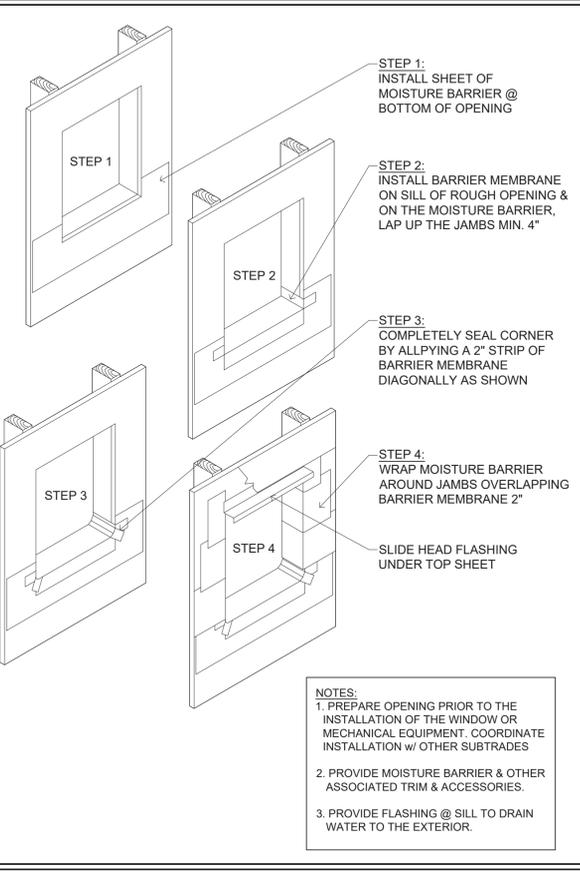
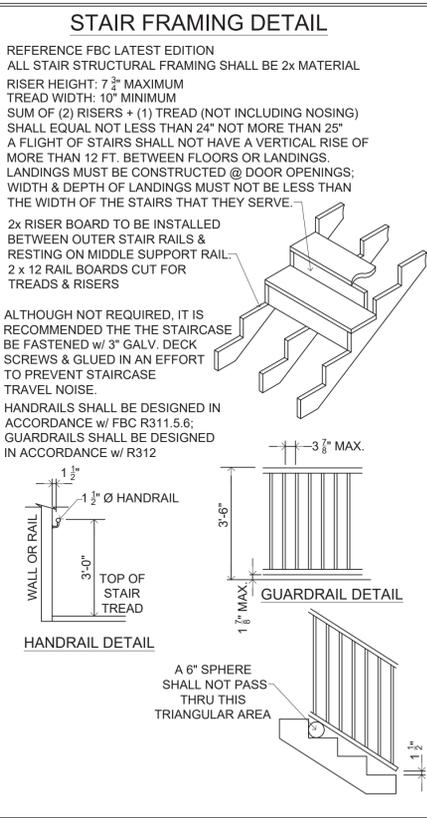
OPENING WIDTH	NOTE
1'-0" TO 4'-0"	(1) JACK STUD EACH END, (2) FULL LENGTH STUD EACH END
4'-1" TO 6'-0"	(1) JACK STUD EACH END, (2) FULL LENGTH STUDS EACH END
6'-1" TO 9'-0"	(2) JACK STUDS EACH END, (3) FULL LENGTH STUDS EACH END
9'-1" TO 12'-0"	(3) JACK STUDS EACH END, (3) FULL LENGTH STUDS EACH END

NOTE: DBL 2 x 12 HEADER MAX. SPAN = 12'-11" ALL OTHER SPANS SHALL BE SPECIFIED

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



- NOTES:**
1. ATTACH 2x6 TOP PLATE TO TIE BEAM OR GIRDER w/ 3/8" 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/ 3/8" X 3 1/2" LG. TAPCONS STARTING 6" FROM TOP @ 16" O.C.
 4. ATTACH 1x6 JAMB PLATES TO CMU w/ 3/8" X 2 1/2" LG. TAPCONS STARTING 6" 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 2x6 PLATES 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



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.

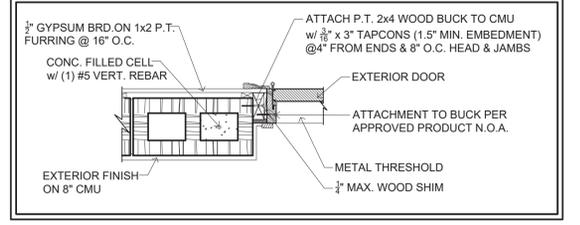
UNSUPPORTED WALL HEIGHT	STUD SPACING	NUMBER OF FULL LENGTH STUDS AT EACH END OF HEADER					
		4'	6'	9'	12'	15'	18'
10' OR LESS	12 INCHES	2	2	3	3	3	3
	16 INCHES	2	2	3	3	3	3
	24 INCHES	1	2	2	2	2	2
GREATER THAN 10'	12 INCHES	2	2	3	4	5	5
	16 INCHES	2	2	3	3	4	4
	24 INCHES	1	2	2	2	3	3

STRAP LOCATION (10d x 1 1/2\"/> <th>FASTENERS</th> <th>UPLIFT</th>	FASTENERS	UPLIFT
SIMPSON MSTA (flat strap)		
A	10	760
A	14	1055
A	16	1215
A	18	1370
2x4 WALL		
SIMPSON SP4		
B.C	6	735
SIMPSON SP44		
B.C	10	1240
B.C	12	1360
2x6 WALL		
SIMPSON SP6		
B.C	6	735
SIMPSON SP66		
B.C	10	1240
B.C	12	1360

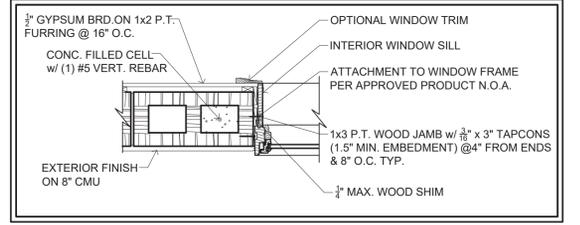
ALL CONNECTORS MAY BE AS SHOWN OR SUBSTITUTED WITH EQUAL OR GREATER CONNECTORS

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

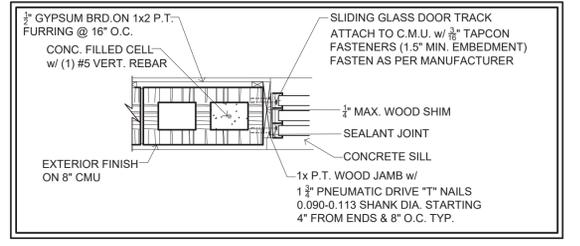
MINIMUM STUD & HEADER REQUIREMENTS FOR OPENINGS N.T.S.



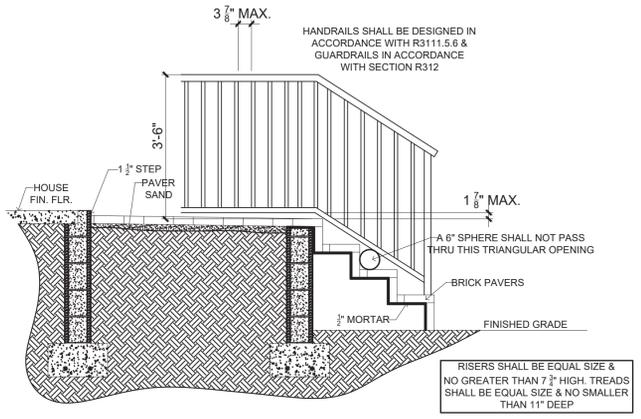
DOOR JAMB TO BLOCK HEAD & SIDELITES SIMILAR
SCALE: N.T.S.



WINDOW JAMB TO BLOCK HEAD SIMILAR
SCALE: N.T.S.



SLD GLASS DOOR JAMB TO BLOCK HEAD SIMILAR
SCALE: N.T.S.



EXTERIOR STAIR DETAIL WITH STEM WALL
SCALE: N.T.S.

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THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE 2023 INTERNATIONAL 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:

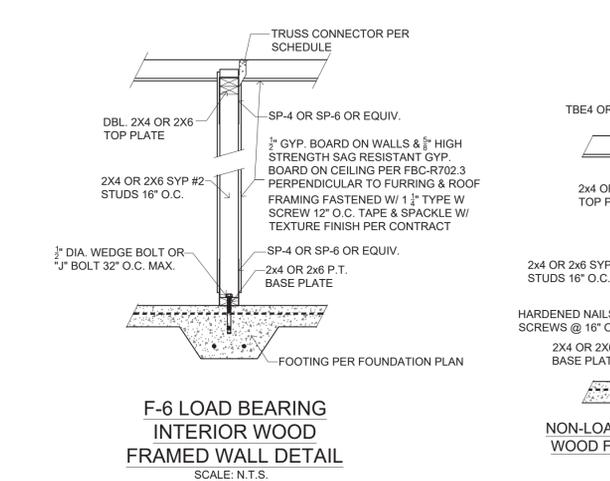
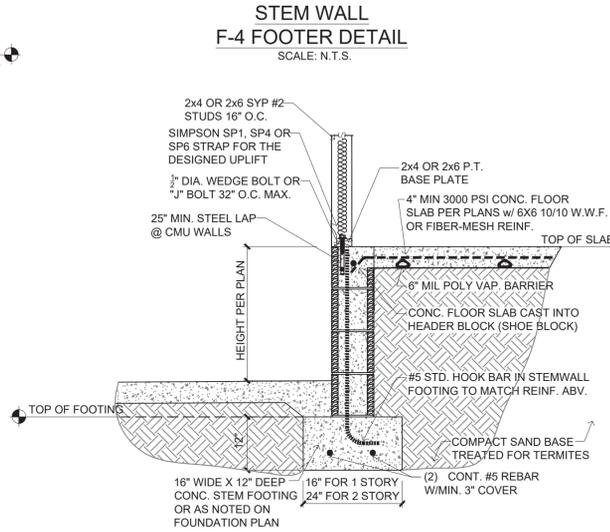
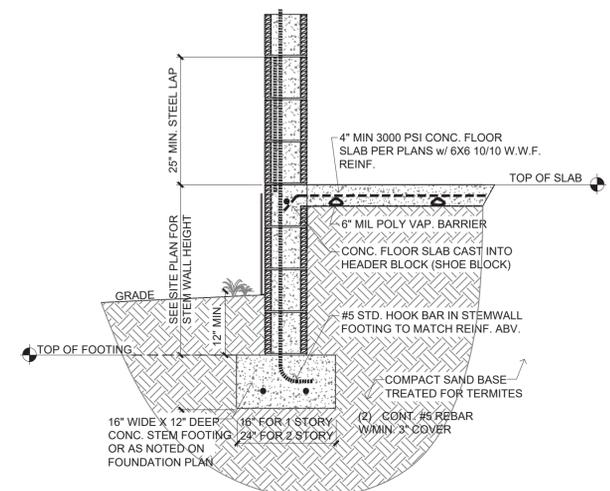
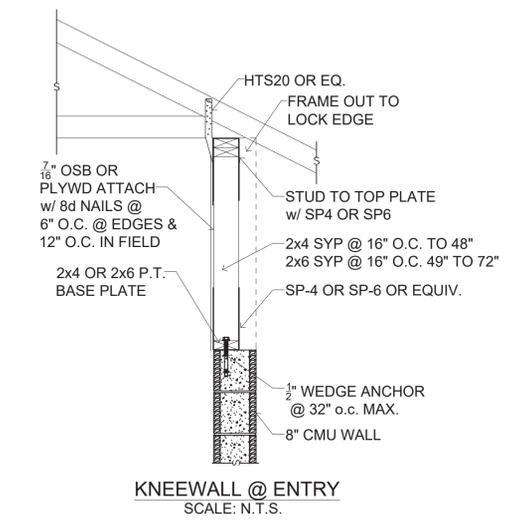
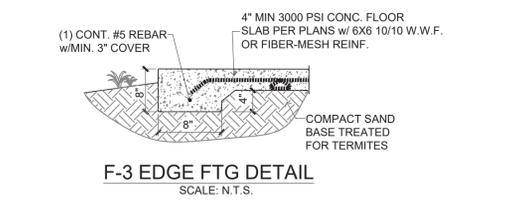
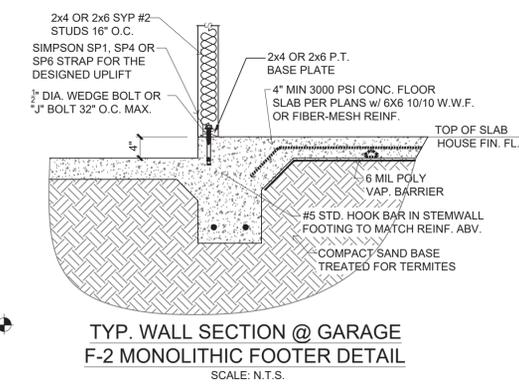
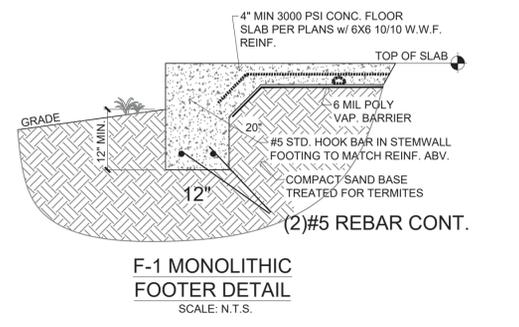
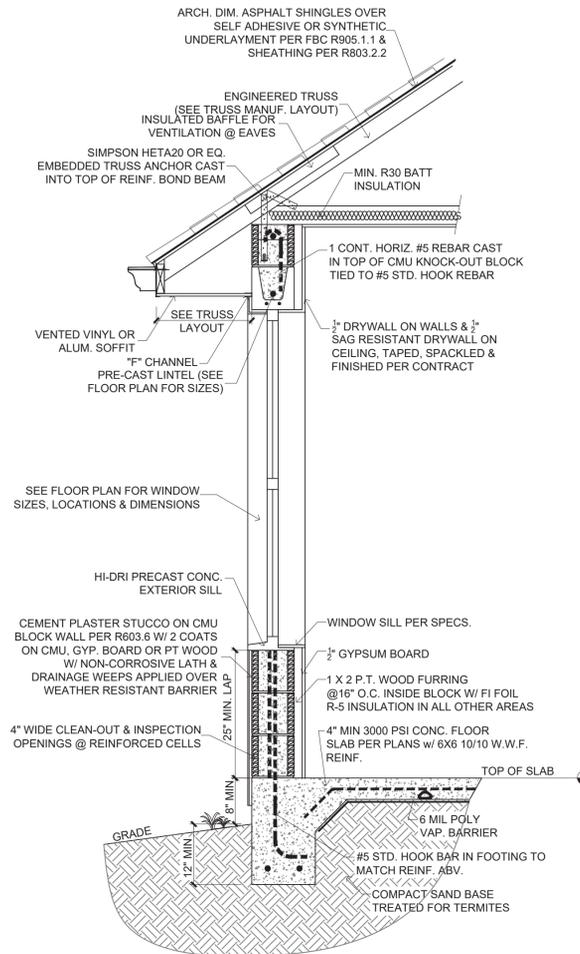
SCALE: PER PLAN

SHEET TITLE:

STRUCTURAL DETAILS

SHEET NUMBER:

S-2



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 FT ²	EWA = 20 FT ²	EWA = 50 FT ²	EWA = 100 FT ²
Zone 1'	NA	NA	NA	NA
Zone 1	17.6	-31.5	15.1	-27.9
Zone 2	17.6	-43.5	15.1	-37.5
Zone 3	17.6	-43.5	15.1	-37.5

GARAGE DOOR		FLOOR LIVE LOAD = 40 PSF		ROOF LIVE LOAD = 20 PSF		SOIL BEARING CAPACITY = 2000 PSF	
9 X 7	20.8	-23.5					
16 X 7	20.0	-22.2					

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.

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I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF THESE PLANS AND AS ACCOMPANIED BY DESIGN & SUPPORT DOCUMENTS THAT THE DESIGN AND CONSTRUCTION OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. THE CERTIFICATION DOES NOT MAKE THE DESIGN ENGINEER A PARTY TO THE CONTRACT. THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE 2023 INTERNATIONAL RESIDENTIAL CODE WITH SUPPLEMENTS.

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No.	Description	Date
△	X	X
△	X	X
△	X	X

PROJECT NAME & ADDRESS:

PROJECT NO:

SCALE: PER PLAN

SHEET TITLE: STRUCTURAL DETAILS

SHEET NUMBER: S-3