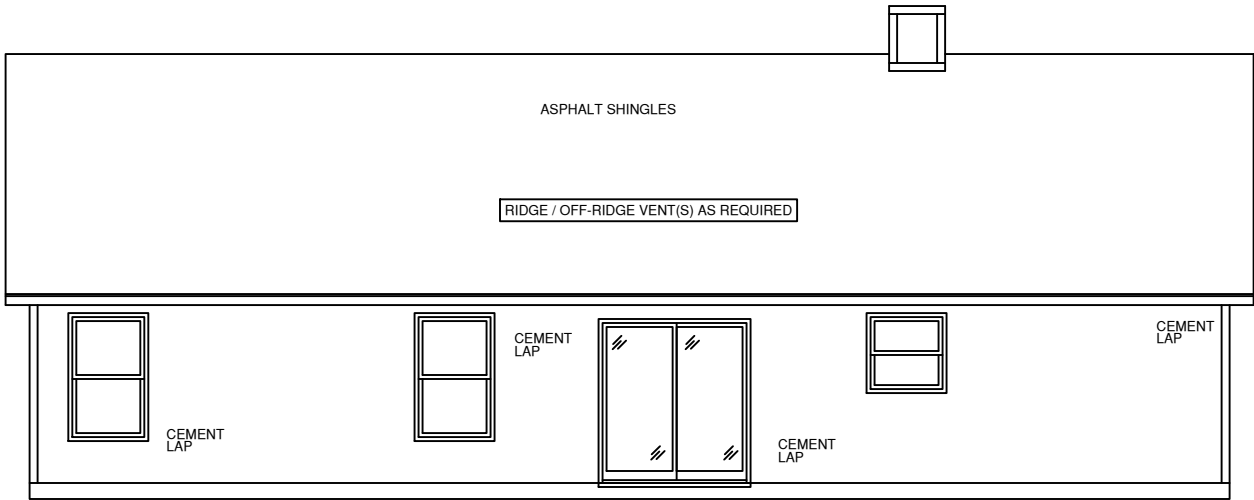


FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

SIDING: CEMENT LAP SIDING
ROOFING: SINGLES
SHUTTERS: RAISED PANEL
WINDOWS: 1/1, WHITE INSIDE, WHITE OUTSIDE.
FRONT DOOR: 6 PANEL
BACK DOOR: SLIDING GLASS DOOR
GARAGE SERVICE DOOR: N/A
HOUSE TO GARAGE DOOR: 6 PANEL
OVERHEAD GARAGE DOOR: RAISED PANEL

DESIGN DATA			
DESIGN CRITERIA:		2023 FBC-R, SEC R301.2	
ULTIMATE DESIGN WIND SPEED (MPH) V _{ULT} =		130	
NOMINAL DESIGN WIND SPEED (MPH) V ₅₀ =		101	
EXPOSURE CATEGORY:		C	
MEAN BUILDING HEIGHT (FT) =		35.00	
END ZONE DIMENSION (FT) =		4.00	
ROOF STYLE:		HIP ROOF	
ROOF PITCH:		4.5 TO 6	
RISK CATEGORY:		II	
OCCUPANCY CLASSIFICATION:		ENCLOSED / PARTIALLY OPEN	
INTERNAL PRESSURE COEFFICIENT =		+/-0.18	
HEIGHT & EXPOSURE ADJUSTMENT FACTOR =		1.45	

ADJUSTED C & C WIND PRESSURES (ASD) (PSF)							
ROOF	EWA = 10 FT ²	EWA = 20 FT ²	EWA = 50 FT ²	EWA = 100 FT ²	EWA = 10 FT ²	EWA = 20 FT ²	EWA = 50 FT ²
Zone 1	NA	NA	NA	NA	NA	NA	NA
Zone 1	19.8	-35.4	17.0	-31.4	13.5	-26.0	10.8
Zone 2	19.8	-48.9	17.0	-42.1	13.5	-33.3	10.8
Zone 3	19.8	-48.9	17.0	-42.1	13.5	-33.3	10.8

WALL	EWA = 10 FT ²	EWA = 20 FT ²	EWA = 50 FT ²	EWA = 100 FT ²	EWA = 10 FT ²	EWA = 20 FT ²	EWA = 50 FT ²
Zone 4	26.4	-28.8	25.3	-27.6	23.7	-26.0	22.5
Zone 5	26.4	-35.4	25.3	-33.1	23.7	-29.9	22.5

GARAGE DOOR				FLOOR LIVE LOAD = 40 PSF	
9 X 7	23.4	-26.4		ROOF LIVE LOAD = 20 PSF	
16 X 7	22.5	-25.0		SOIL BEARING CAPACITY = 2000 PSF	

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SQUARE FOOTAGE CHART

MAIN FLOOR AREA TO FRAMING:	1704
TOTAL HEATED & COOLED TO FRAMING:	1704
GARAGE AREA TO FRAMING:	457
FRONT PORCH AREA:	33
TOTAL UNDER BEAM AREA	2194

SUBDIVISION NAME:	XXXXXXXXXX
CITY:	XXXXXXXXXX
PHASE:	XXXXXXXXXX
BLOCK:	XXXXXXXXXX
LOT:	XXXXXXXXXX

DRAFTING DATES:
MASTER DATE: 8.26.22
PRELIMINARY: 2/28/2024 JPH
PERM: 3/12/2024 JPH
FINAL:

Front & Rear Elevations

LITCHFIELD
"Classic"



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Digitally signed
by Craig E
Gunderson
Date: 2024.04.19
16:14:25-04'00'

WHEREBY 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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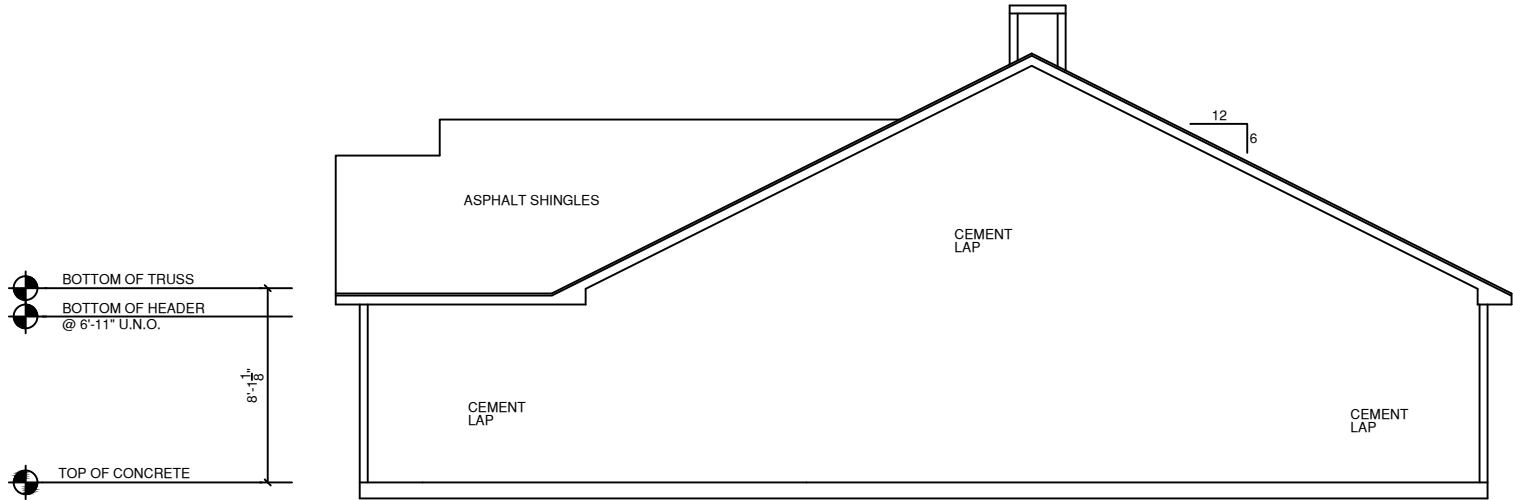


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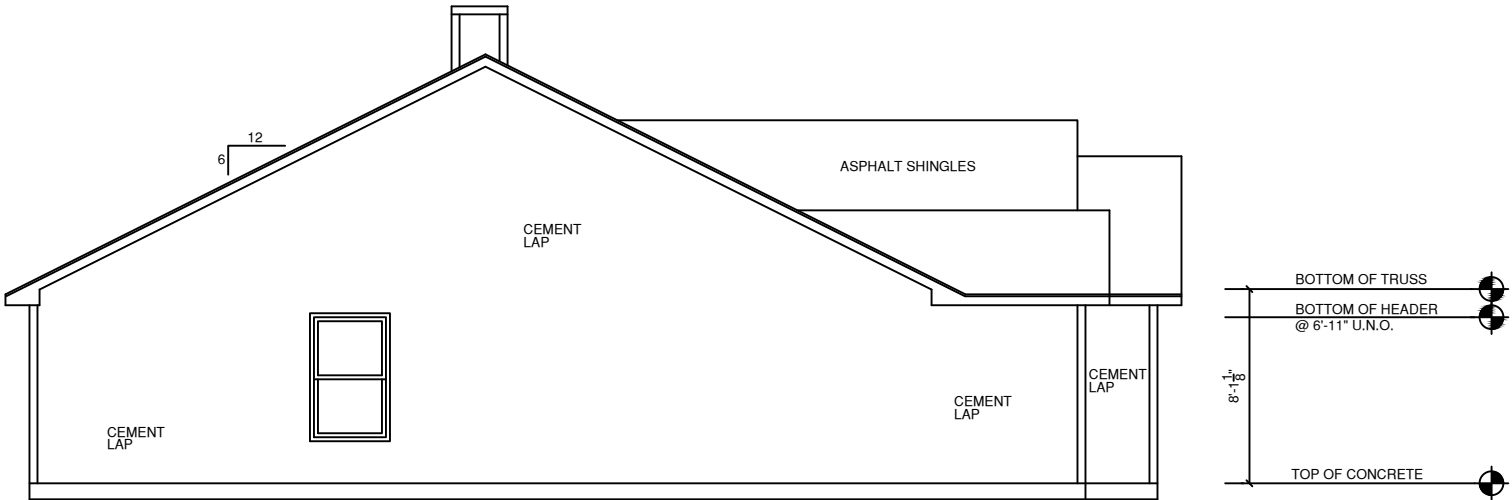
Brockway
1108 SW Central Ter.
Ft. White, FL 32038
12-228 BROCKWAY



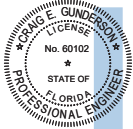
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OVERHEAD GARAGE DOOR: RAISED PANEL



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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TOTAL UNDER BEAM AREA	2194

SUBDIVISION NAME:	XXXXXXXXXX
CITY:	XXXXXXXXXX
PHASE:	XXXXXXXXXX
BLOCK:	XXXXXXXXXX
LOT:	XXXXXXXXXX

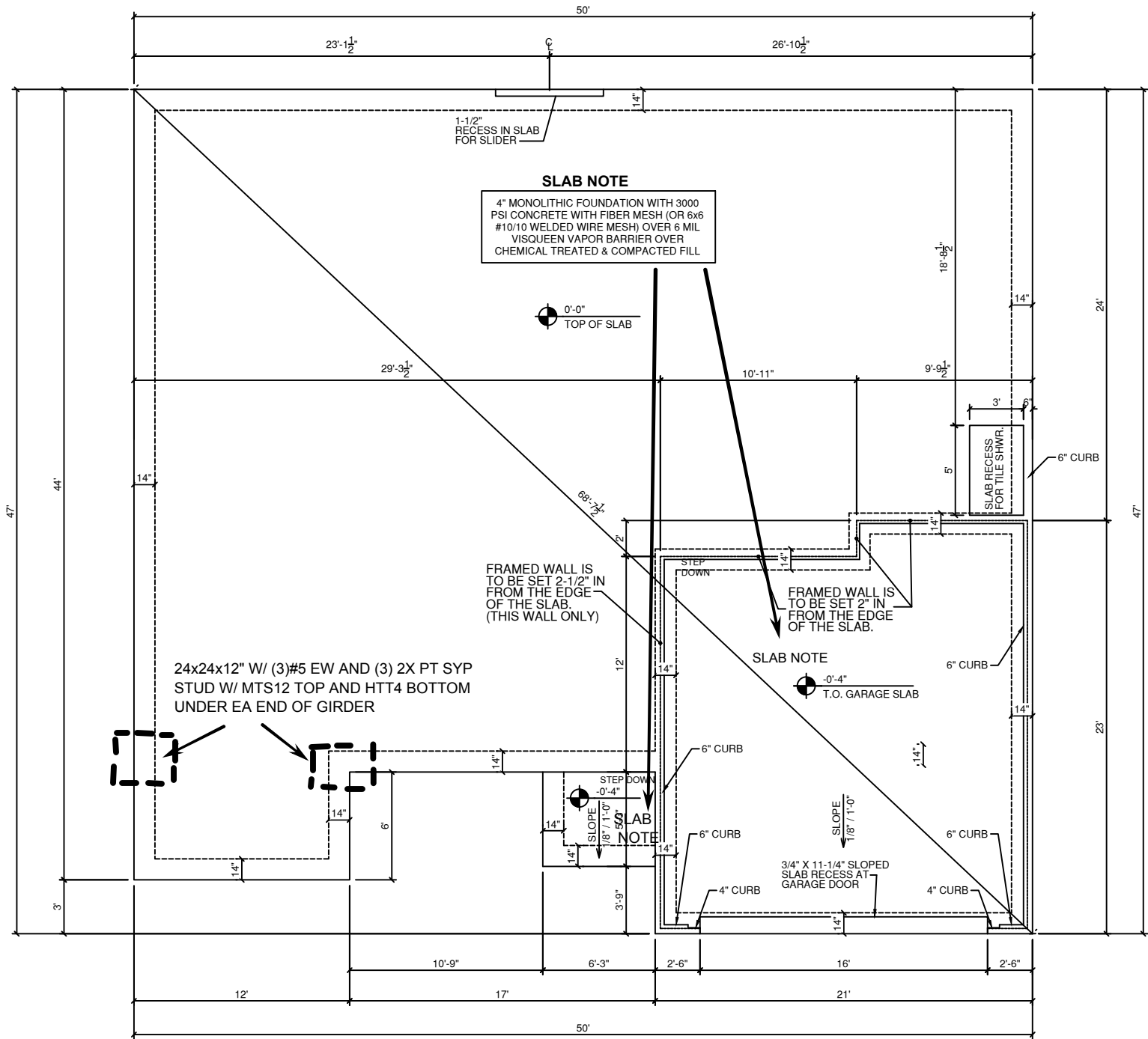
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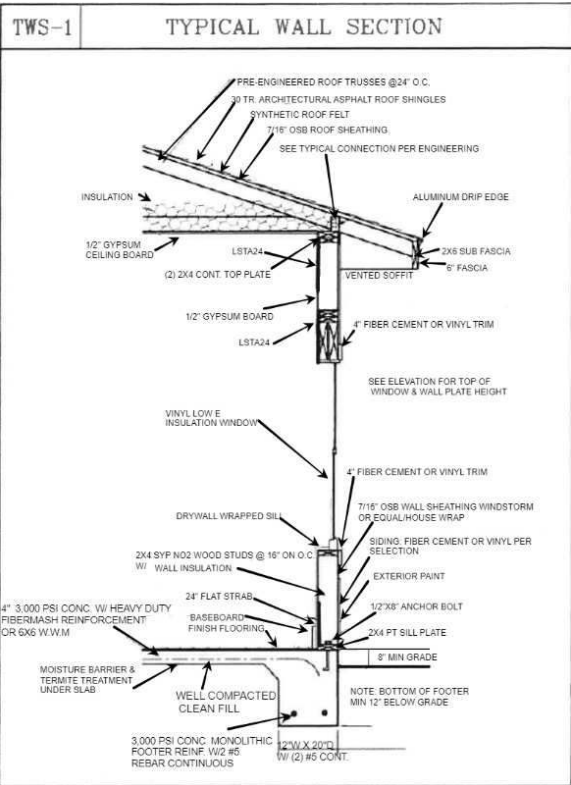
Right & Left Elevation

LITCHFIELD
"Classic"

12-228 BROCKWAY



MONOLITHIC FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



GENERAL NOTES

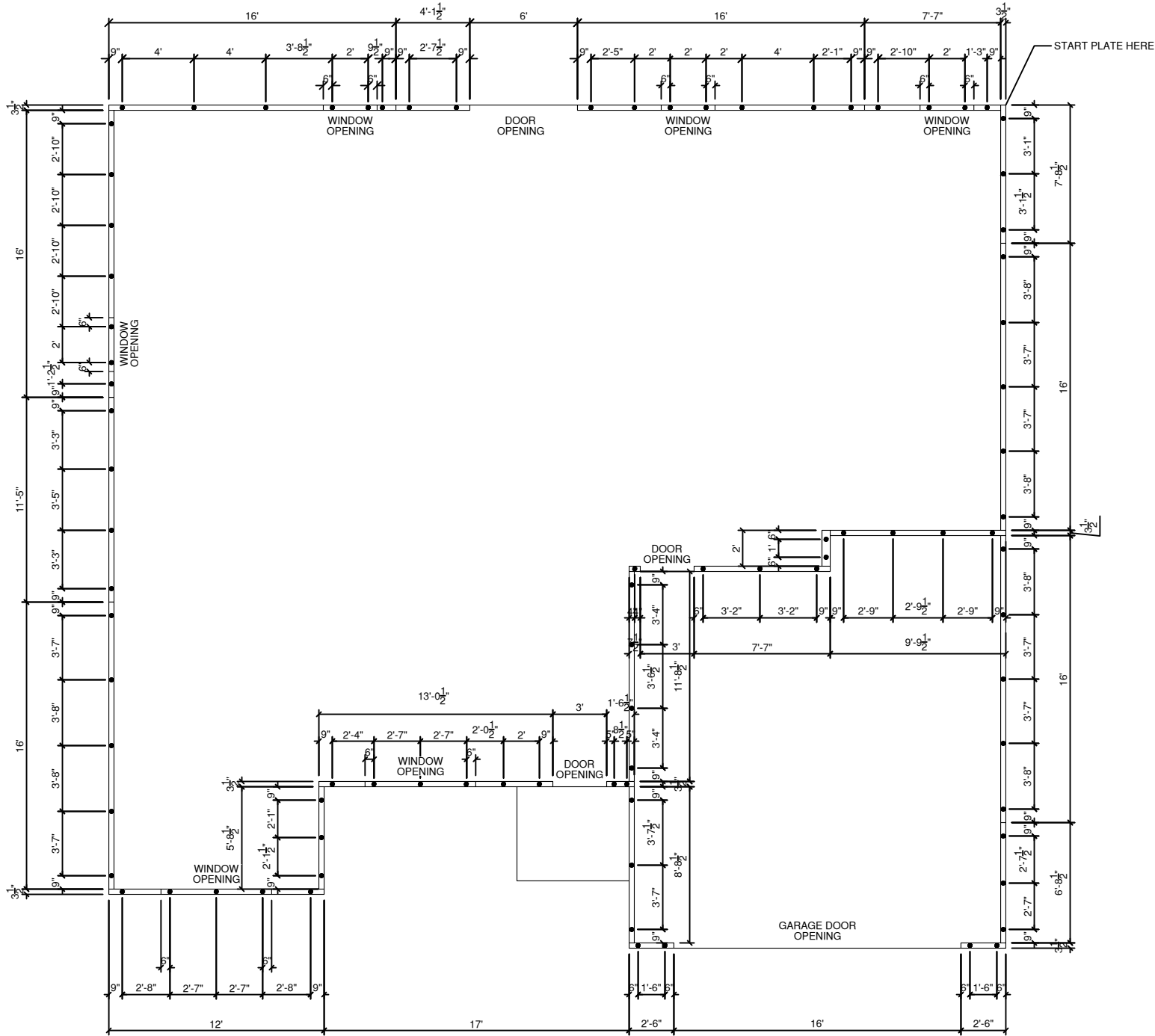
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SQUARE FOOTAGE CHART	
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TOTAL UNDER BEAM AREA	2194
SUBDIVISION NAME: XXXXXXXXXX	
CITY:	XXXXXXXXXX
PHASE:	XXXXXXXXXX
BLOCK:	XXXXXXXXXX
LOT:	XXXXXXXXXX
DRAFTING DATES:	
MASTER DATE: 8.26.22 PRELIMINARY: 2/28/2024 JPH PERM: 3/12/2024 JPH FINAL:	
Monolithic Foundation Plan	
LITCHFIELD "Classic"	

12-228 BROCKWAY

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by Craig E
Gunderson
Date: 2024.04.19
16:14:28-04'00'



J-BOLT LOCATION PLAN
SCALE 1/8" = 1'-0"



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by Craig E
Gunderson
Date: 2024.04.19
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SUBDIVISION NAME:

XXXXXXXXXX

CITY:

XXXXXXXXXX

PHASE:

XXXXXXXXXX

BLOCK:

XXXXXXXXXX

LOT:

XXXXXXXXXX

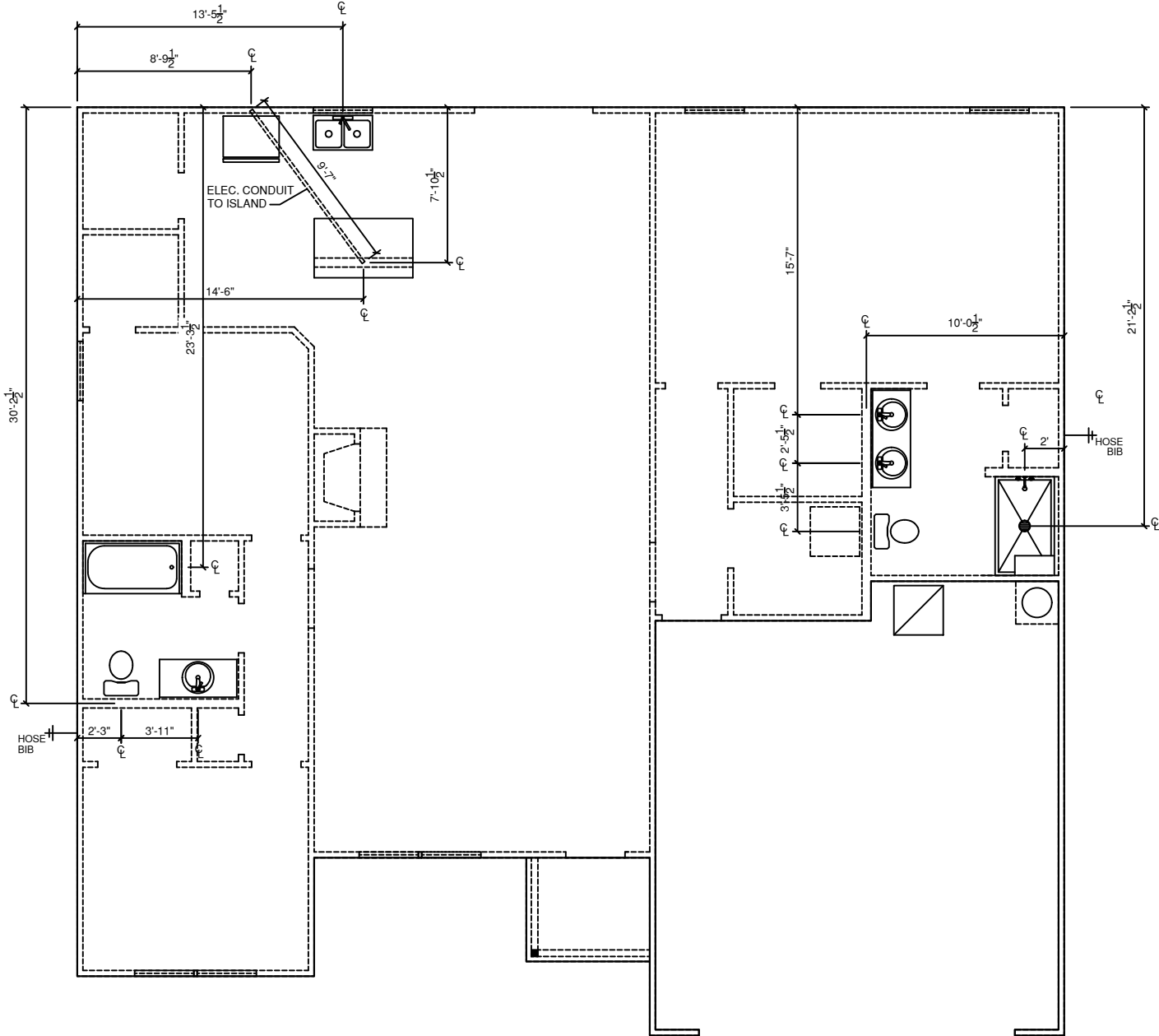
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FINAL:

J-Bolt Location Plan

LITCHFIELD
"Classic"

12-228 BROCKWAY



PLUMBING PLAN
SCALE: 1/8" = 1'-0"

NOTE: DIMENSIONS TO THE
CENTER OF PLUMBING FIXTURES
AND WALLS

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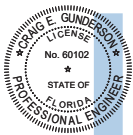
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Plumbing Plan

LITCHFIELD
"Classic"

12-228 BROCKWAY



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by Craig E
Gunderson
Date: 2024.04.19
16:14:30-04'00'

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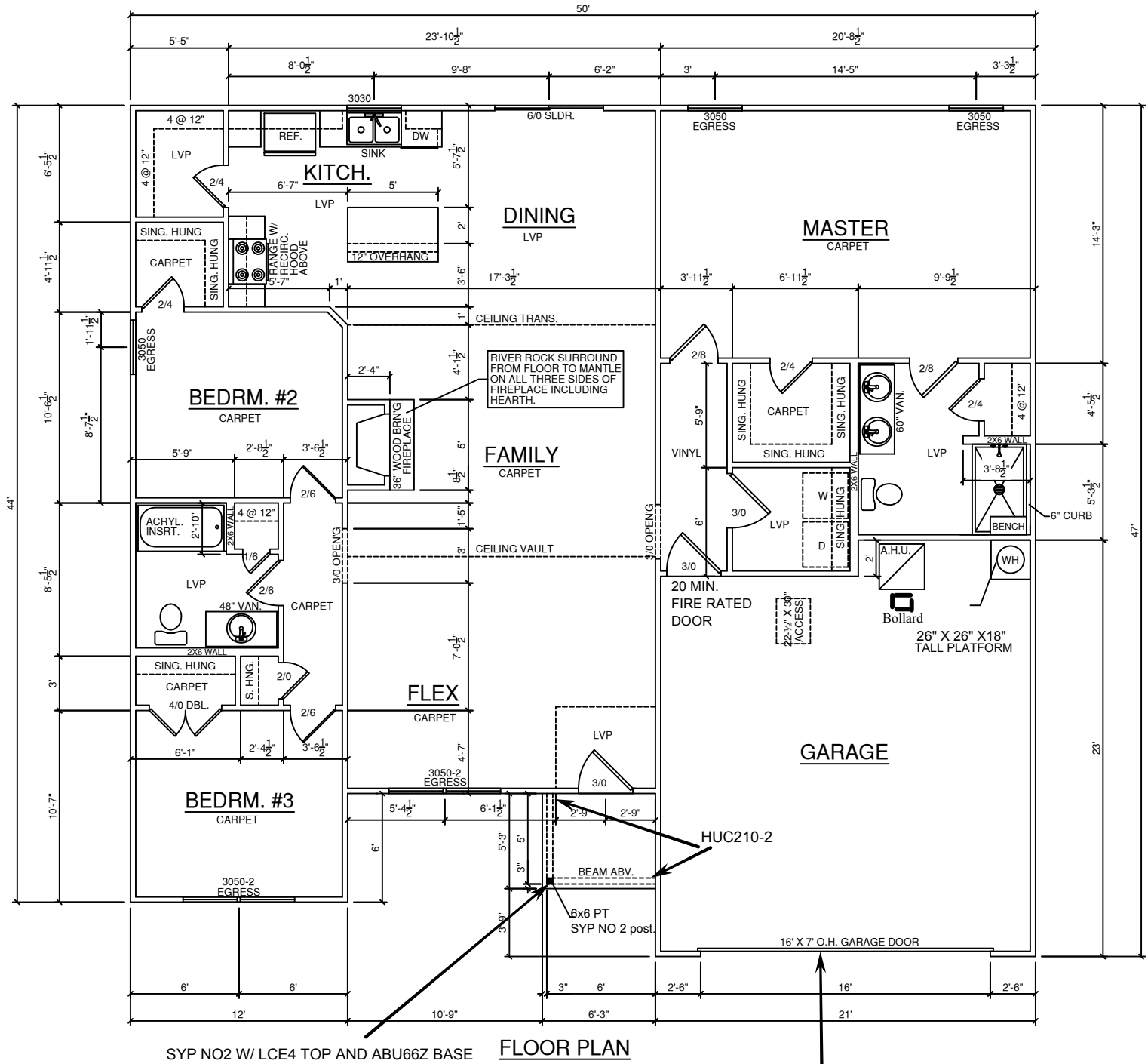
Craig E. Gunderson, P.E. #060102

Wood Frame

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

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 12" O.C. Install 2 – 2x4 Header Studs each end of Header and 2 – 2x4 Full Height Studs each end. Install 1 – Simpson MSTA15 Strap tie each end Header to Stud connections. Install 2 – Simpson SPH4 Stud plate tie (Center) each side of opening to Header Studs.

Private Provider Plan Review
Completed by Michael Williams
Licenses: BU2215, PX4929, BN7822
Or Associated Duly Authorized Representative



KITCHEN
CABINETS:
CABINET HARDWARE:
-KNOBS: 154 SS
-PULLS: 154 SS
COUNTERTOPS: LEVEL 1 GRANITE, EASED EDGE
APPLIANCES: LEVEL 1, BLACK
-RANGE: GLASS TOP
-HOOD: RECIRCULATING MICROWAVE HOOD
FAUCET: PFIRST - STAINLESS
SINK: UNDERMOUNT DEEP DOUBLE 50/50

MASTER BATHROOM
CABINET:
SHOWER: RECESSED TILE SHOWER
SHOWER ENCLOSURE: YES, FRAMED
CABINET HARDWARE:
-KNOBS: 154 SS
-PULLS: 154 SS
COUNTERTOP: LEVEL 1 LAMINATE
SINK: ROUND DROP-IN, WHITE
FAUCET: PFIRST SERIES 1 - 4" CHROME, TWO HANDLE

HALL BATHROOM
CABINETS:
CABINET HARDWARE:
-KNOBS: 154 SS
-PULLS: 154 SS
SHOWER: ACRYLIC TUB/SHOWER INSERT
COUNTERTOPS: LEVEL 1 LAMINATE
SINK: ROUND DROP-IN, WHITE
FAUCET: PFIRST SERIES 1 - 4" STAINLESS, TWO HANDLE

GARAGE DOOR OPENER W/ 2 REMOTES: YES
GARAGE DOOR KEYPAD: NO
GARAGE SERVICE DOOR: N/A
FRONT DOOR: 6 PANEL
BACK DOOR: SLIDING GLASS DOOR
INTERIOR DOORS: 6 PANEL
DOOR HARDWARE: DORIAN, SATIN NICKEL

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BLOCK:

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LOT:

XXXXXXXXXX

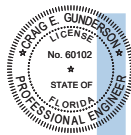
DRAFTING DATES:

MASTER DATE: 8.26.22
PRELIMINARY: 2/28/2024 JPH
PERM: 3/12/2024 JPH
FINAL:

Floor Plan

LITCHFIELD
"Classic"

12-228 BROCKWAY



Digitally signed
by Craig E
Gunderson
Date: 2024.04.19
16:14:31-04'00'

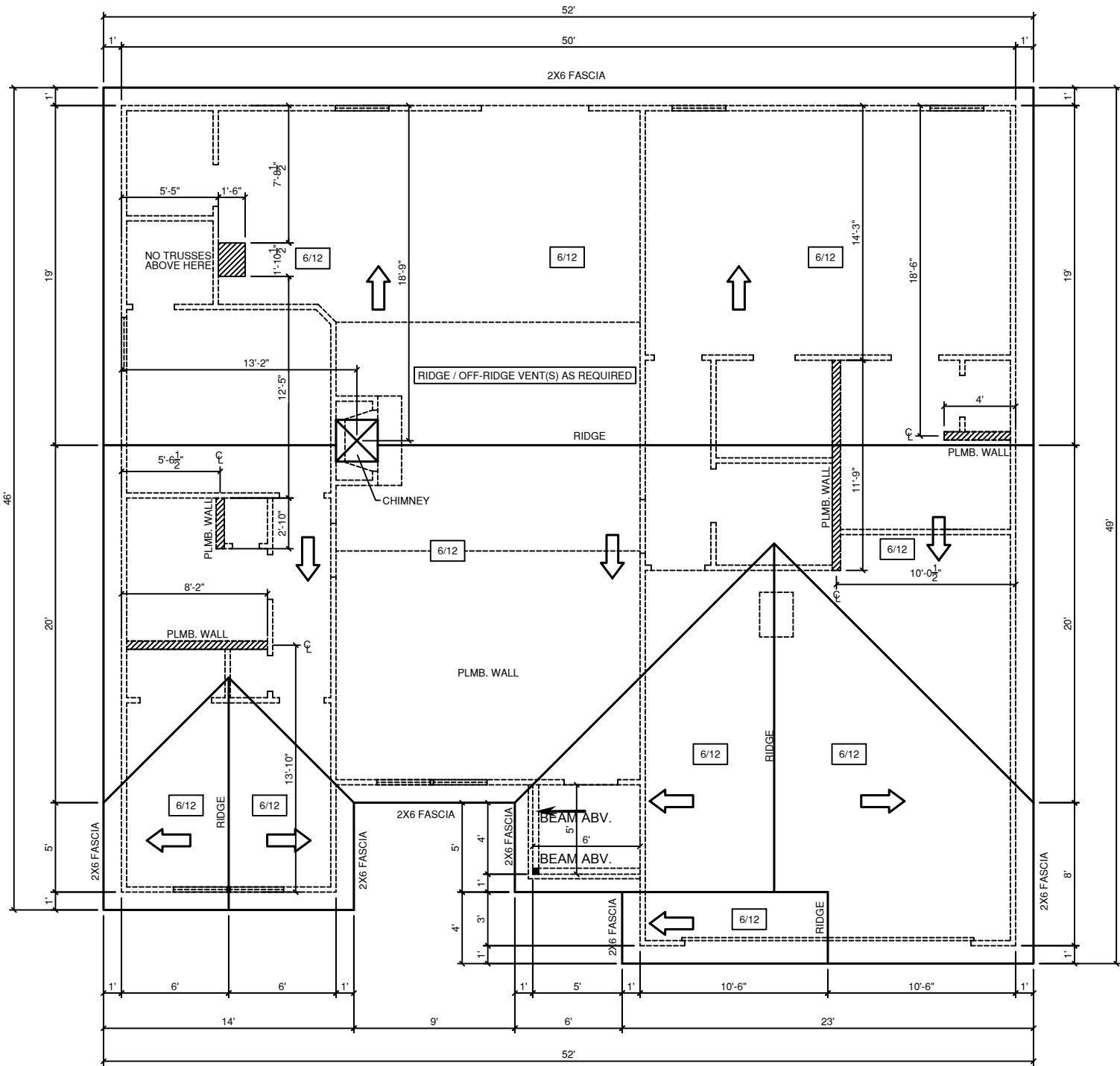
CRAG E. GUNDERSON, State of Florida, Professional Engineer, License No. 60102. This seal has been digitally signed and sealed by Craig E. Gunderson, P.E. on his date. Signature is for use only in digital communication. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

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





TRUSSES ARE NOT TO COVER PLUMBING WALLS



ROOF PLAN
SCALE: 1/8" = 1'-0"

Attic Vent Calculation

Attic Area	2194 ÷	300 =	7.3133
Vent Area Required	7.3133 ÷	2 =	3.6567
Locate in upper 1/2	3.6567 ÷	0.72 =	5.0787
4 ft off Ridge vents	5		

GENERAL 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 & EXTERIOR WALLS TO BE DRAWN @ 3 1/2" UNLESS NOTED OTHERWISE.
- 4.) ALL ANGLES TO BE DRAWN AT 45° OR 90° UNLESS NOTED OTHERWISE.
- 5.) WINDOW HEADER HEIGHT TO BE SET @ 8'-11" UNLESS NOTED OTHERWISE. HEADER SIZE AND MATERIAL TO BE DETERMINED & VERIFIED BY FRAMER, BUILDER, TRUSS SHOP OR BY A LICENSED ENGINEER.
- 6.) SIZE, LOCATION AND MATERIALS OF BEAMS, TRUSSES, GIRDERS AND HEADERS TO BE DETERMINED & VERIFIED BY BUILDER, FRAMER, TRUSS SHOP OR LICENSED ENGINEER.
- 7.) FOOTER SIZE, MATERIAL & LOCATIONS TO BE VERIFIED AND DETERMINED BY BUILDER, FOOTER CONTRACTOR OR LICENSED ENGINEER.
- 8.) ROOF VENTILLATION TO BE DETERMINED & VERIFIED BUILDER, ROOFING CONTRACTOR OR LICENSED ENGINEER.
- 9.) ALL MECHANICAL SYSTEMS DESIGNS, LOCATIONS AND SIZING TO BE DETERMINED & VERIFIED BY BUILDER, APPROPRIATE TRADE CONTRACTOR AND OR LICENSED ENGINEER.
- 10.) BUILDER RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL LOCAL, STATE & NATIONAL CODES.
- 11.) LOCAL, STATE AND NATIONAL CODES TAKE PRECEDENCE OVER DRAWINGS.
- 12.) BUILDER TO VERIFY ALL DIMENSIONS.

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SQUARE FOOTAGE CHART

MAIN FLOOR AREA TO FRAMING:	1704
TOTAL HEATED & COOLED TO FRAMING:	1704
GARAGE AREA TO FRAMING:	457
FRONT PORCH AREA:	33
TOTAL UNDER BEAM AREA	2194

SUBDIVISION NAME:

XXXXXXXXXX

CITY:

XXXXXXXXXX

PHASE:

XXXXXXXXXX

BLOCK:

XXXXXXXXXX

LOT:

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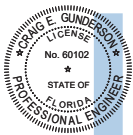
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Roof Plan

LITCHFIELD
"Classic"

12-228 BROCKWAY



Digitally signed
by Craig E
Gunderson
Date: 2024.04.19
16:14:32-04'00'

CRAG E. GUNDERSON, State of Florida, Professional Engineer, License No. 60102. This seal has been digitally signed and sealed by Craig E. Gunderson, P.E. on the date indicated to the seal using a third-party certification service. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.



FLORIDA ENGINEERING, LLC
4165 TAMARIT TRAIL, UNIT 101
PORT CHARLOTTE, FL 33982
PH: (841) 351-6860
FAX: (841) 878-8196

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

ELECTRICAL SYMBOLS

	RECEPTACLE, PHONE
	RECEPTACLE, CABLE
	DOOR BELL CHIMES
	SMOKE / CARBON DETECTOR (S.D.)
	DUPLEX OUTLET
	220 VOLT RECEOTICAL
	GROUND FAULT INTER. OUTLET
	WATER PROOF OUTLET
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	LIGHT, SURFACE MOUNTED
	LIGHT, WALL MOUNTED
	LIGHT, FLUORESCENT BOX
	LIGHT, TRACK LIGHTING
	FAN, EXHAUST
	FAN, CEILING FAN W/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

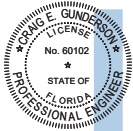
7. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQ. BY NATIONAL FIRE PROTECTION ASSOC. (NFPA) AND MEETING THE REQUIRMENTS OF ALL GOVERNING CODES.

8. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQ. BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIRMENTS OF ALL GOVERNING CODES.

9. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTICALS AT THE FOLLOWING HEIGHTS A. F. F.:

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", TV 14"

Private Provider Plan Review
Completed by Michael Williams
Licenses: BU2215, PX4929, BN7822
Or Associated Duly Authorized Representative



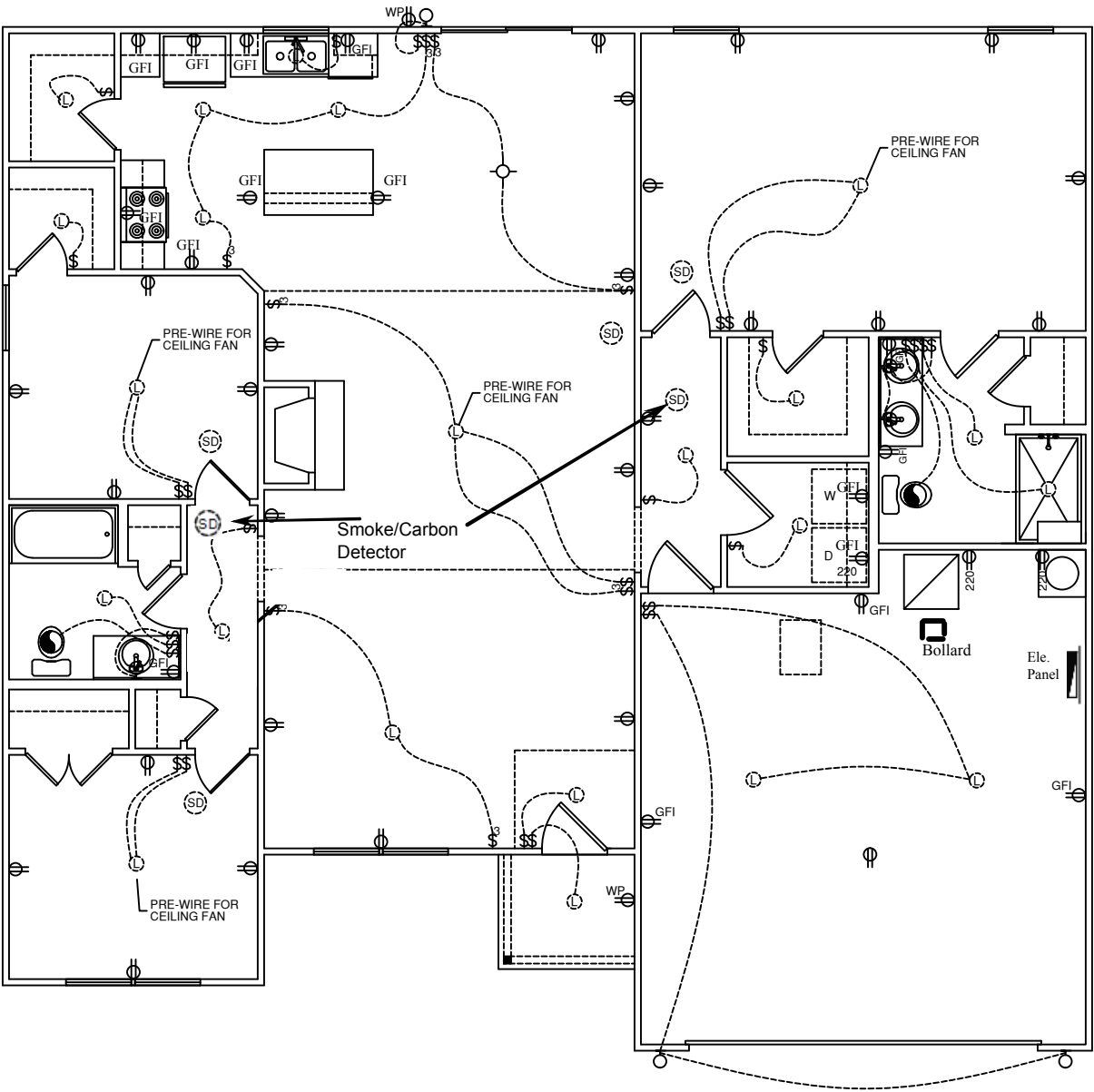
Digitally signed
by Craig E
Gunderson
Date: 2024.04.19
16:14:33-04'00'

CRAIG E. GUNDERSON, State of Florida, Professional Engineer, License No. 60102. This seal was electronically signed and sealed by Craig E. Gunderson, P.E. on the date indicated in the seal using a 256-bit asymmetric digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

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4165 TAMARISK TRAIL, UNIT 101
PORT CHARLOTTE, FL 33982
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ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

CEILING FANS: MASTER BEDROOM, FAMILY ROOM.
VANITY LIGHT FIXTURES: GLOBES DOWN
LED SURFACE MOUNT FIXTURES: P810014-028-30
- SURFACE MOUNT FIXTURES EVERYWHERE EXCEPT BREAKFAST AREA

GARAGE DOOR OPENER W/ 2 REMOTES: YES
GARAGE DOOR KEYPAD: NO

GENERAL NOTES

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SQUARE FOOTAGE CHART

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TOTAL UNDER BEAM AREA	2194

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CITY:

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PHASE:

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BLOCK:

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LOT:

XXXXXXXXXX

DRAFTING DATES:

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FINAL:

Electrical Plan

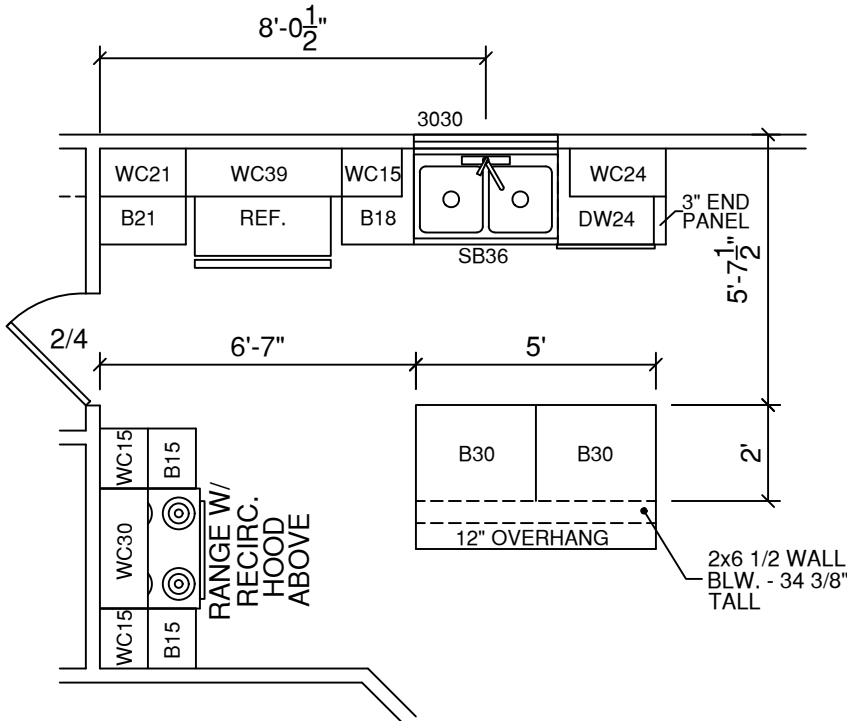
LITCHFIELD
"Classic"

12-228 BROCKWAY

CABINET LEGEND

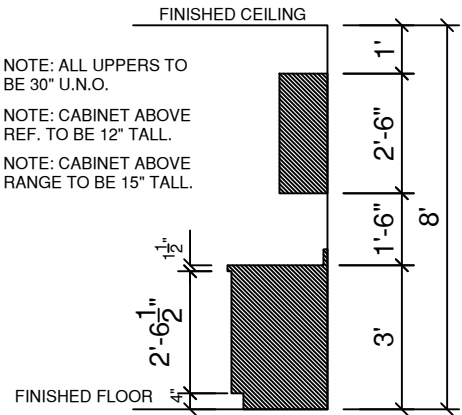
B: BASE CABINET
WC: WALL CABINET
CBC: CORNER BASE CABINET
CWC: CORNER WALL CABINET
SB: SINK BASE CABINET
FSB: FARMHOUSE SINK BASE

Private Provider Plan Review
Completed by Michael Williams
Licenses: BU2215, PX4929, BN7822
Or Associated Duly Authorized Representative



KITCHEN PLAN

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



STANDARD 30" WALL CABS.

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

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



Craig E. Gunderson, P.E. #006102
Date: 2024.04.19 16:14:34-04'00'

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 ROOF TRUSSES (COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD). THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE, 8TH EDITION WITH SUPPLEMENTS.

Craig E. Gunderson, P.E. #006102

Digitally signed
by Craig E Gunderson
Date: 2024.04.19 16:14:34-04'00'



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SQUARE FOOTAGE CHART

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XXXXXXXXXX

DRAFTING DATES:

MASTER DATE: 8.26.22
PRELIMINARY: 2/28/2024 JPH
PERM: 3/12/2024 JPH
FINAL:

Cabinet Layout

LITCHFIELD
"Classic"

12-228 BROCKWAY



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"
EXT. WALLS: 4"
LOADING: 40psf
WIND LOAD: 130mph
EXPOSURE: B

DATE: 3/19/24

Truss to Truss Connectors:
(5) HUS26

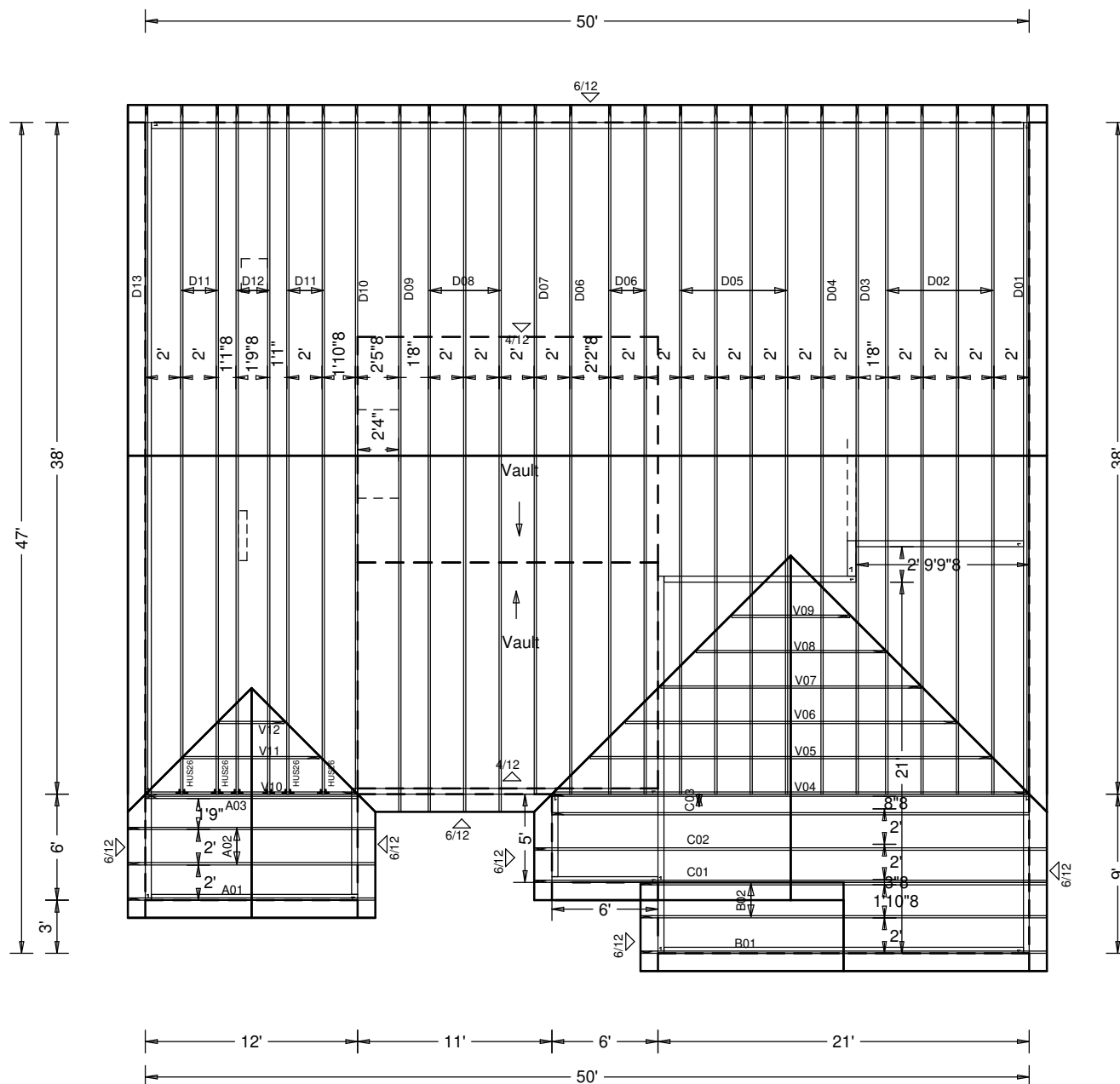
JOB #: 24-0852

Job Name: Brockway - Litchfield Cla
Customer: Red Door Homes
Designer: Kelly Caudill
ADDRESS: 1108 SW Central Ter.

Salesman: RL
: 03-19-2024

JOB NO:
24-0852

PAGE NO:
1 OF 1



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, HEE, HEIGHTS, OVERHANGS ETC.

FLORIDA ENGINEERING, LLC COA #30782

Craig E. Gunderson, P.E. #060102



Digitally signed by
Craig E Gunderson
Date: 2024.04.19
16:14:47-04'00'

Private Provider Plan Review
Completed by Michael Williams
Licenses: BU2215, PX4929, BN7822
Or Associated Duly Authorized Representative



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 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.
- 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
 - 3/4" 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 OR 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 & 5/8" 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.
 - 2.1. WITHIN AN AREA A MINIMUM OF 5 FEET BEYOND THE BUILDING LIMITS EXCAVATE A MINIMUM OF 4" OF EXISTING SOIL. REMOVE ALL ORGANICS, PAVEMENT, ROOTS, DEBRIS AND OTHERWISE UNSUITABLE MATERIAL
 - 2.2. THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL. EXCAVATE UNSUITABLE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY
 - 2.3. FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL. PLACE IN 8-INCH LIFTS AND COMPACT TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY BASED ON THE MODIFIED PROCTOR TEST
 - 2.4. ALL CONTROLLED FILL MATERIAL SHALL BE A SELECT GRANULAR MATERIAL FREE FROM ALL ORGANICS OR OTHERWISE DELETERIOUS MATERIAL
 - 2.5. PROVIDE FILED DENSITY TESTS FOR EACH 1,500 SF OF BUILDING AREA FOR EACH LIFT OF CONTROLLED FILL

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
2018 NFPA 101-LIFE SAFETY CODE

APPLICABLE STANDARDS:

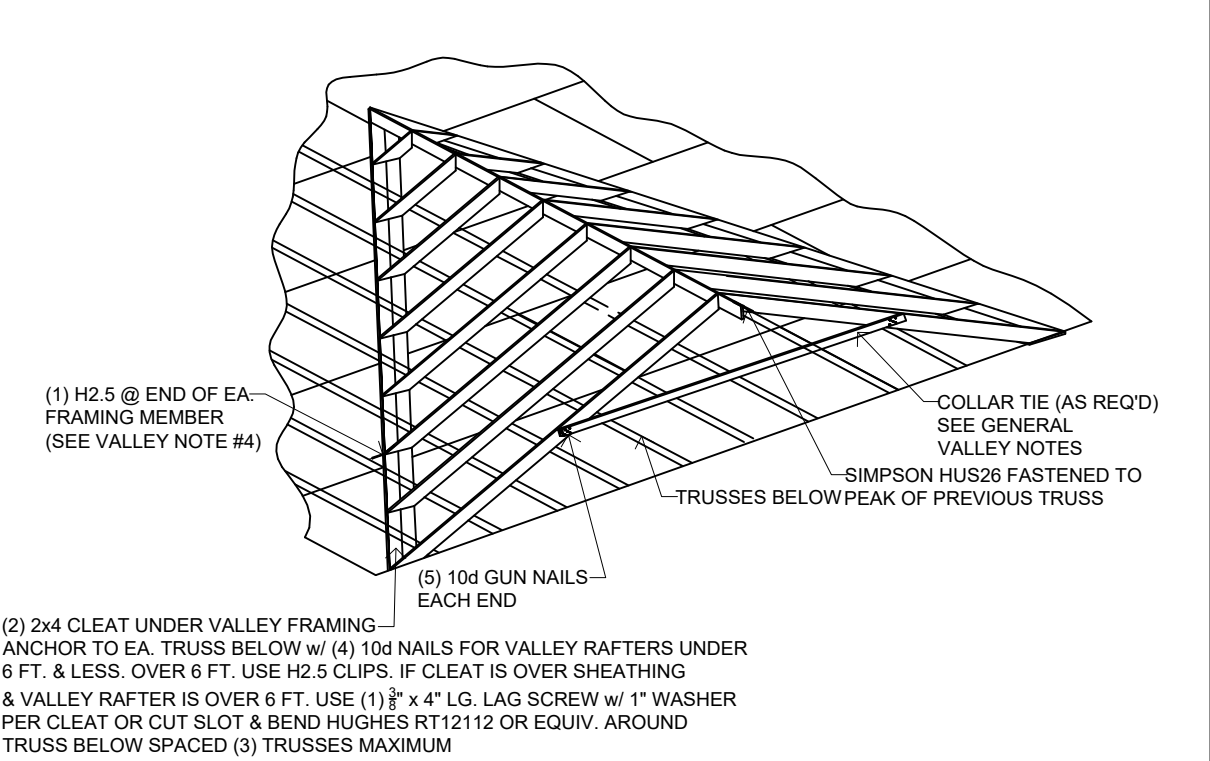
ASCE 7-22: MIN. DESIGN LOADS ON BUILDINGS AND OTHER STRUCTURES
ACI 318-19: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AISC STEEL CONSTRUCTION MANUAL (LATEST EDITION)
TMS 402/602-16: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES
AWC 2018 NATIONAL DESIGN SPECIFICATION FOR 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:

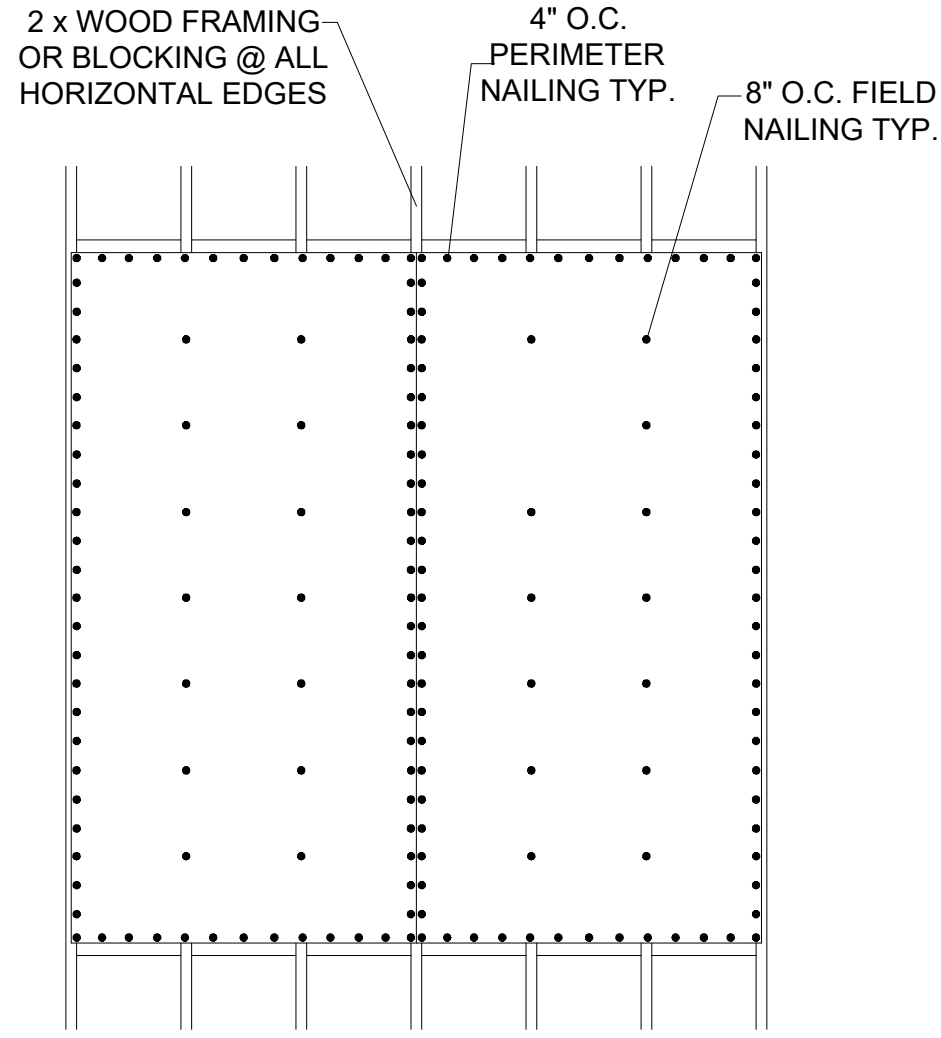
TRUSS TO MASONRY w/ UPLIFT UP TO 1,810#f USE (1) SIMPSON HETA20 OR EQ. U.N.O.
TRUSS TO MASONRY w/ UPLIFT FROM 1,811#f TO 2,365#f USE (2) SIMPSON HETA20 OR EQ. U.N.O.
GIRDER TO MASONRY USE (2) SIMPSON HETA20 OR EQ. UNLESS NOTED OTHERWISE
TRUSS TO WOOD w/ UPLIFT UP TO 1,310#f USE (1) SIMPSON HTS20 OR EQ.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

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
3. TIE OR KICKER @ 1/3 RAFTER SPAN (UP TO 24 FT. MAX. RAFTER LENGTH)
4. RIDGE BOARD SHALL BE 2x6 MIN. OR 2x4 RAFTERS & 2x8 MIN. FOR 2x6 RAFTERS.
5. 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.



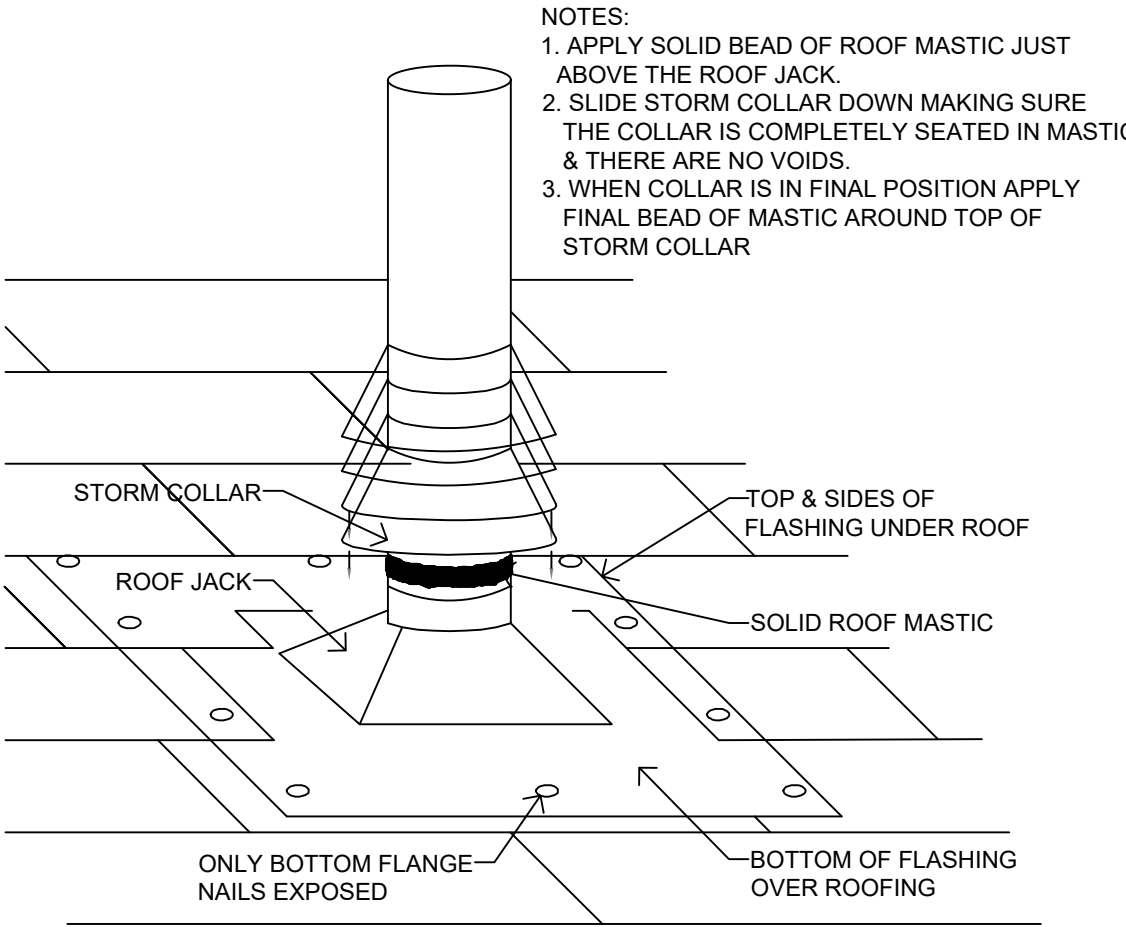
VALLEY FRAMING DETAIL
SCALE: N.T.S.



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.

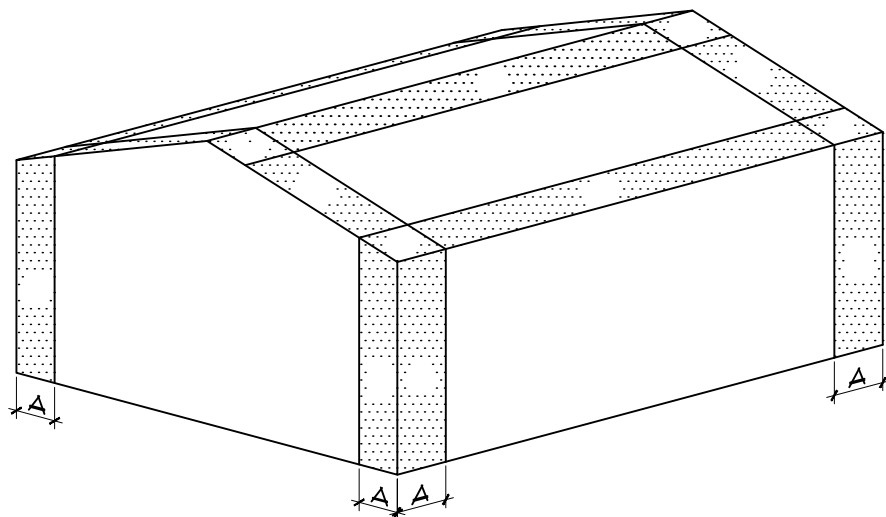
TYPE II WALL SHEATHING
NAILING REQUIREMENTS
SCALE: N.T.S.



VENT PIPE PENETRATION
SCALE: N.T.S.

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).

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" 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	4	4	4	4	4	4	4	4	4	4

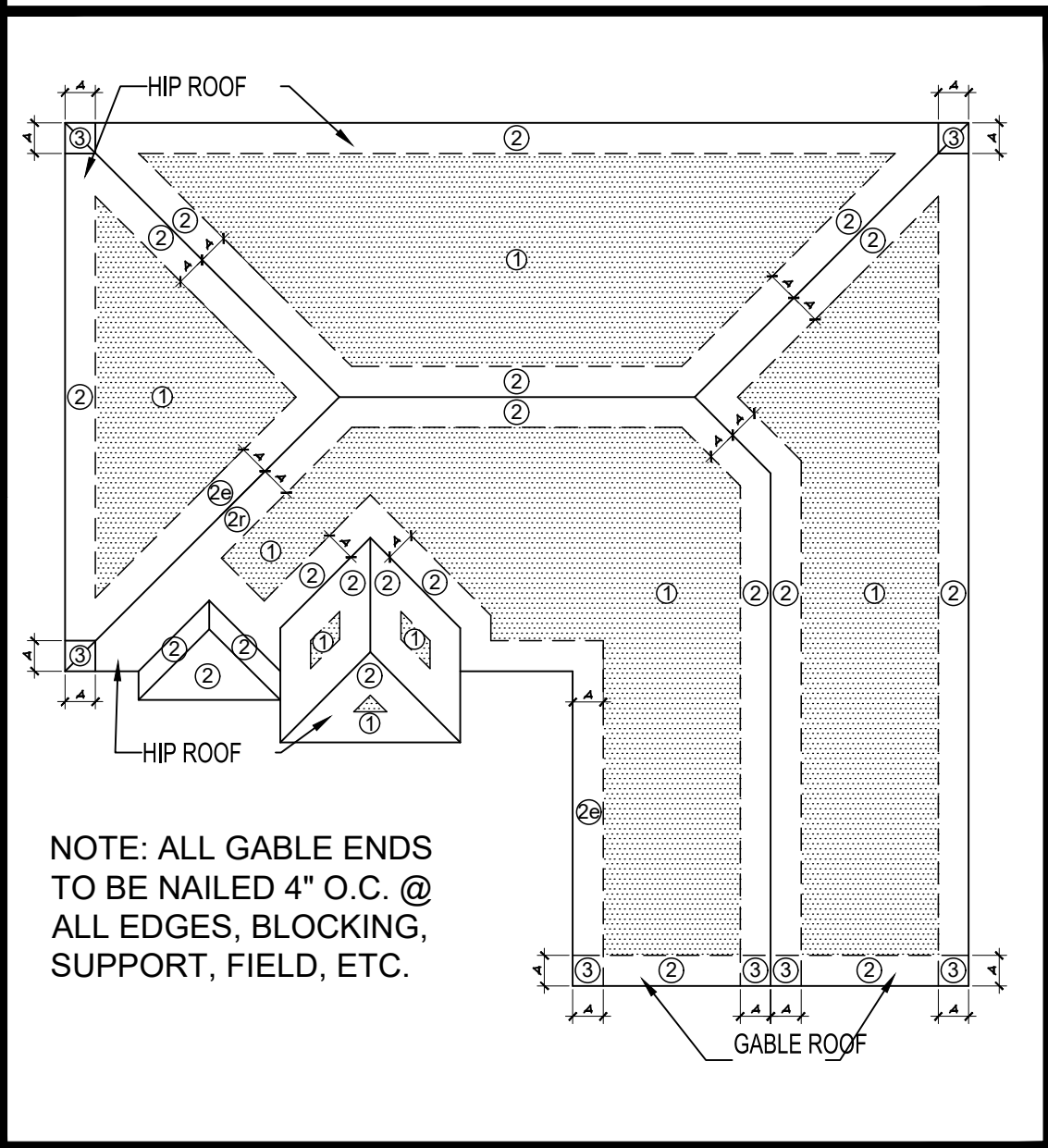
E = NAIL SPACING ALONG PANEL EDGES (INCHES)

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.

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.



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FAX: 844-979-6475



I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD THAT THIS PLAN AND ALL THE DETAILS THEREON WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL THE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND ALL OTHER APPLICABLE CODES. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE 2023 8th EDITION FLORIDA BUILDING CODE WITH SUPPLEMENTS.

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

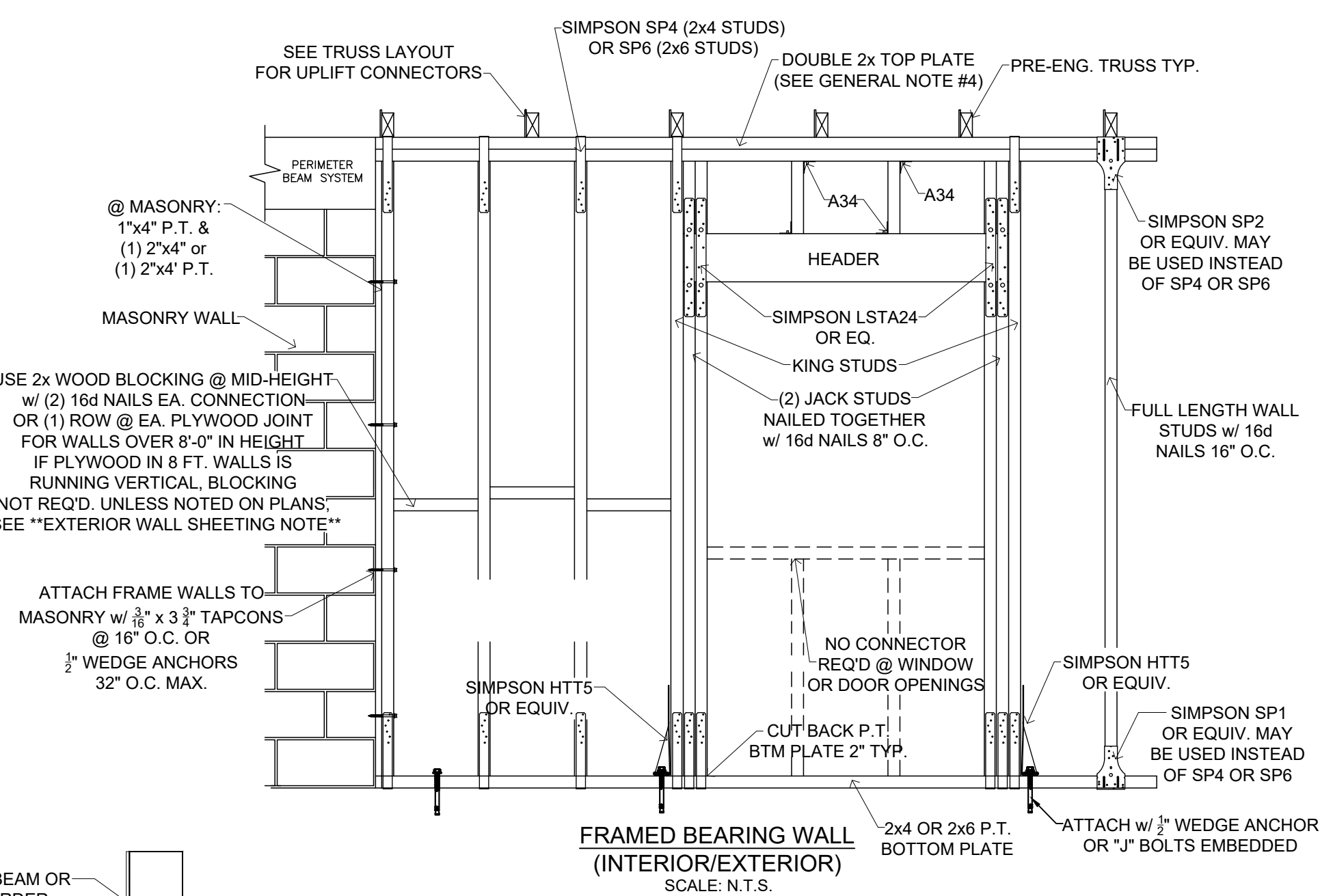
SHEET NUMBER:

S-1

SEE COVER SHEET



1. ATTACH 2x6 TOP PLATE TO THE BEAM OR GIRDER w/ $\frac{3}{8}$ " x 3 $\frac{1}{2}$ " MIN. TAPCONS STARTING 8" FROM ENDS @ 16" O.C.
2. ATTACH 2x6 BOTTOM PLATE TO CMU WALL w/ EA. END w/ A36 CLIP w/ (4) 10d NAILS IN TOP PLATE & (3) $\frac{3}{8}$ " LG. TAPCONS IN CMU WALL. (CLIP MAY BE ON TOP OR BOTTOM OF PLATE).
3. ATTACH 2x6 JAMB STUDS TO CMU WALL w/ $\frac{3}{8}$ " x 3 $\frac{1}{2}$ " LG. TAPCONS STARTING 8" FROM TOP @ 16" O.C.
4. ATTACH 1x6 JAMB PLATES TO CMU WALL w/ $\frac{3}{8}$ " x 2 $\frac{3}{4}$ " LG. TAPCONS STARTING 8" FROM TOP @ 16" O.C.
5. ATTACH 2x6 CRIB STUDS TO TOP & BOTTOM PLATES w/ A36 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 @ 2" @ 4" LG. WOOD SCREWS PER STUD.
7. ATTACH 2x4 CRIB STUDS IN BOXES w/ 16d NAILS STARTING 8" FROM TOP @ 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

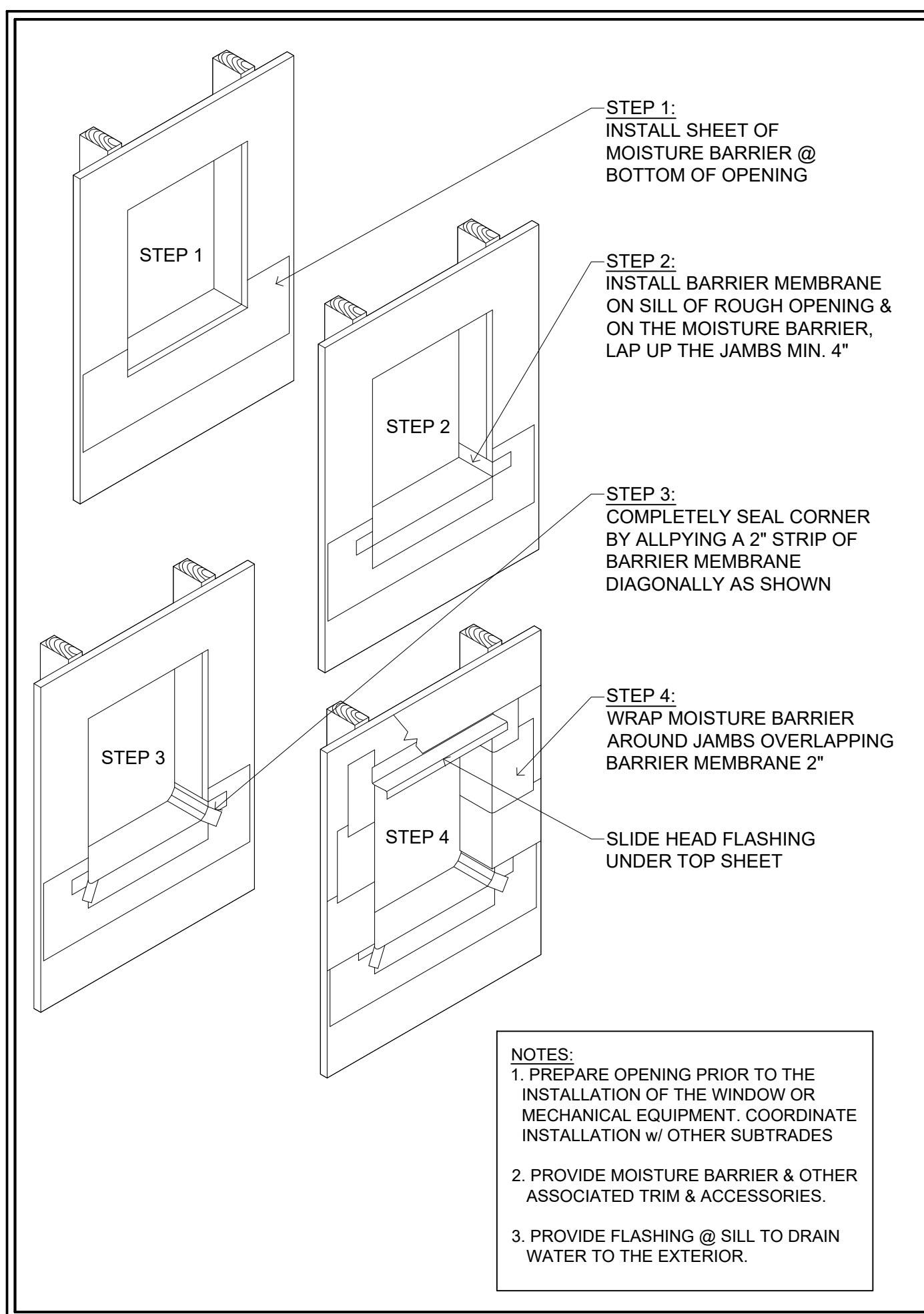


NOTE SCHEDULE		
#1	1/2" X 5" TITEN HD ANCHOR BOLT W/ 2" WASHER @ 6" FROM ALL CORNERS & OPENINGS, & 32" O.C. MAX	
#2	SIMPSON SP4 @ BOTTOM OF ALL FULL LENGTH & JACK STUDS @ ALL DOOR/WINDOW OPENINGS	
#3	SIMPSON SP4 @ TOP & BOTTOM OF FULL LENGTH STUDS @ 32" O.C.	
#4	SIMPSON SP4 @ TOP OF ALL FULL LENGTH STUDS @ 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"	DBL 2 x12 HEADER	
4'-1" to 6'-0"	(1) JACK STUD EACH END, (2) FULL LENGTH STUDS EACH END	MAX. SPAN = 12'-1"
6'-1" to 9'-0"	(1) JACK STUD EACH END, (2) FULL LENGTH STUDS EACH END	ALL OTHER SPANS
9'-1" to 12'-0"	(3) JACK STUDS EACH END, (3) FULL LENGTH STUDS EACH END	MUST BE SPECIFIED

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

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

A 6" SPHERE
SHALL NOT PASS
THRU THIS
TRIANGULAR AREA

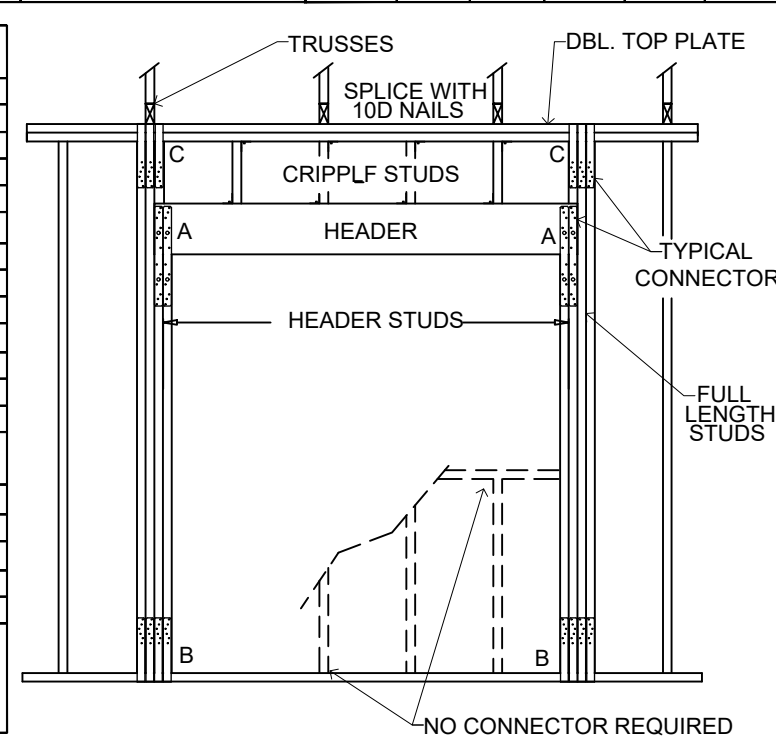


SCALE: N.T.S.

<p>1. THE HEADER STUD SHALL NOT BE REQUIRED IF THE HEADER IS SUPPORTED BY A SUITABLE FRAMING ANCHOR.</p> <p>2. IF GO BOLT OR PRO BOLT OR THE MAX ANCHOR OR SIMPSON SYSTEM IS INSTALLED, CONNECTORS INDICATED IN THIS DETAIL ARE NOT REQUIRED.</p>		MAXIMUM HEADER SPAN (FEET)					
		4'	6'	9'	12'	15'	18'
		NUMBER OF FULL LENGTH STUDS SUPPORTING END OF HEADER					
		1	1	2	3	3	3
UNSUPPORTED WALL HEIGHT	STUD SPACING	NUMBER OF FULL LENGTH STUDS AT EACH END OF HEADER					
	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 MST4 (flat strap)		
A	14	760
A	10	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

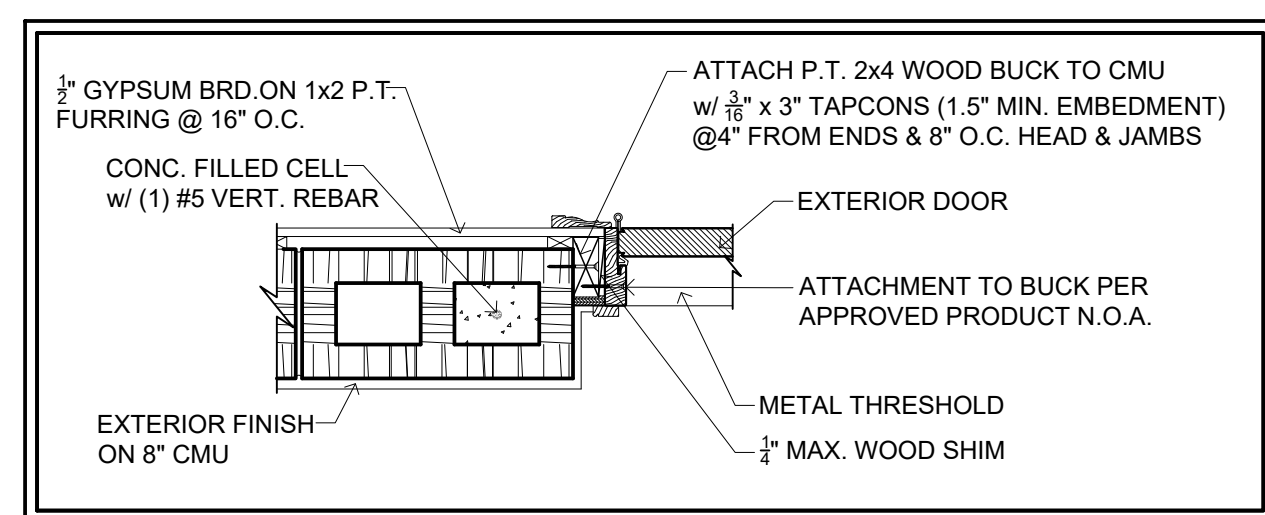
ALL CONNECTORS MAY BE AS SHOWN OR SUBSTITUTED WITH EQUAL OR GREATER CONNECTORS



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

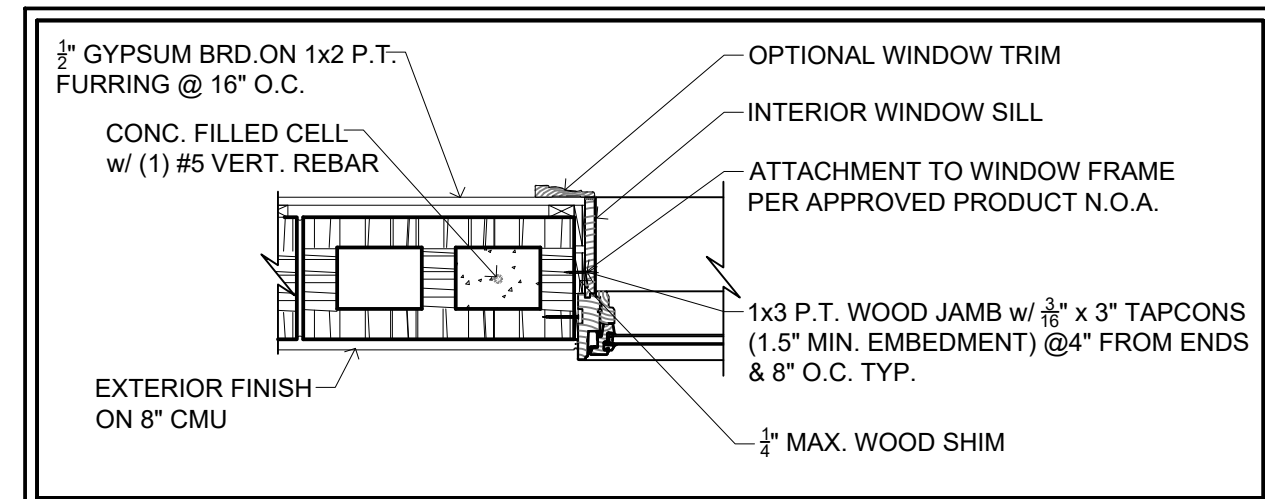
MINIMUM STUD & HEADER REQUIREMENTS FOR OPENINGS

NTS



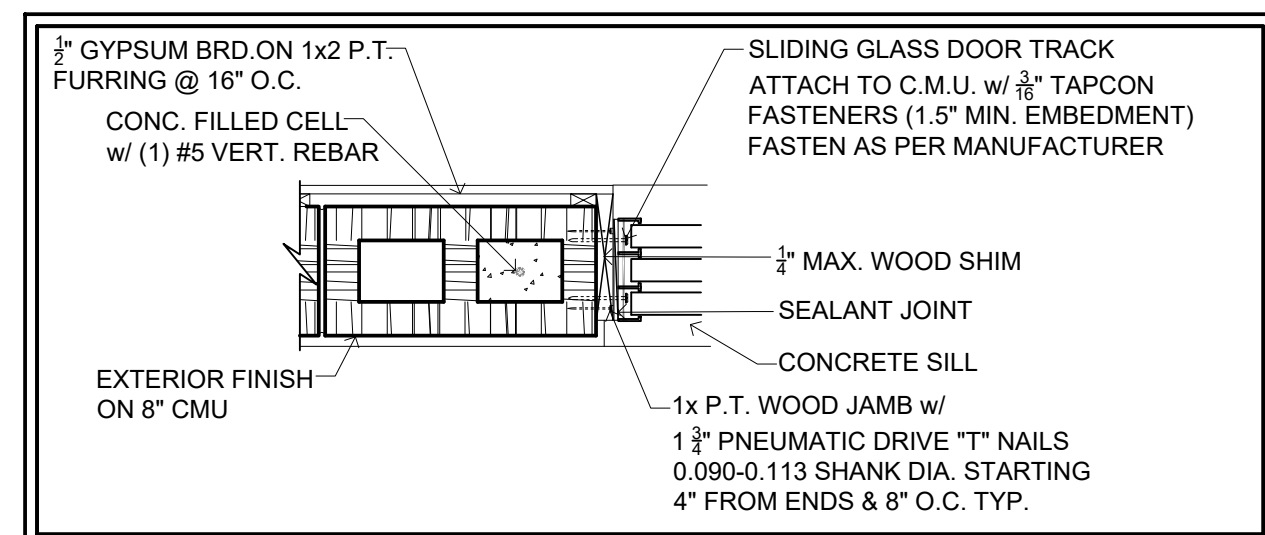
DOOR JAMB TO BLOCK
HEAD & SIDELITES SIMILAR

SCALE: N.T.S



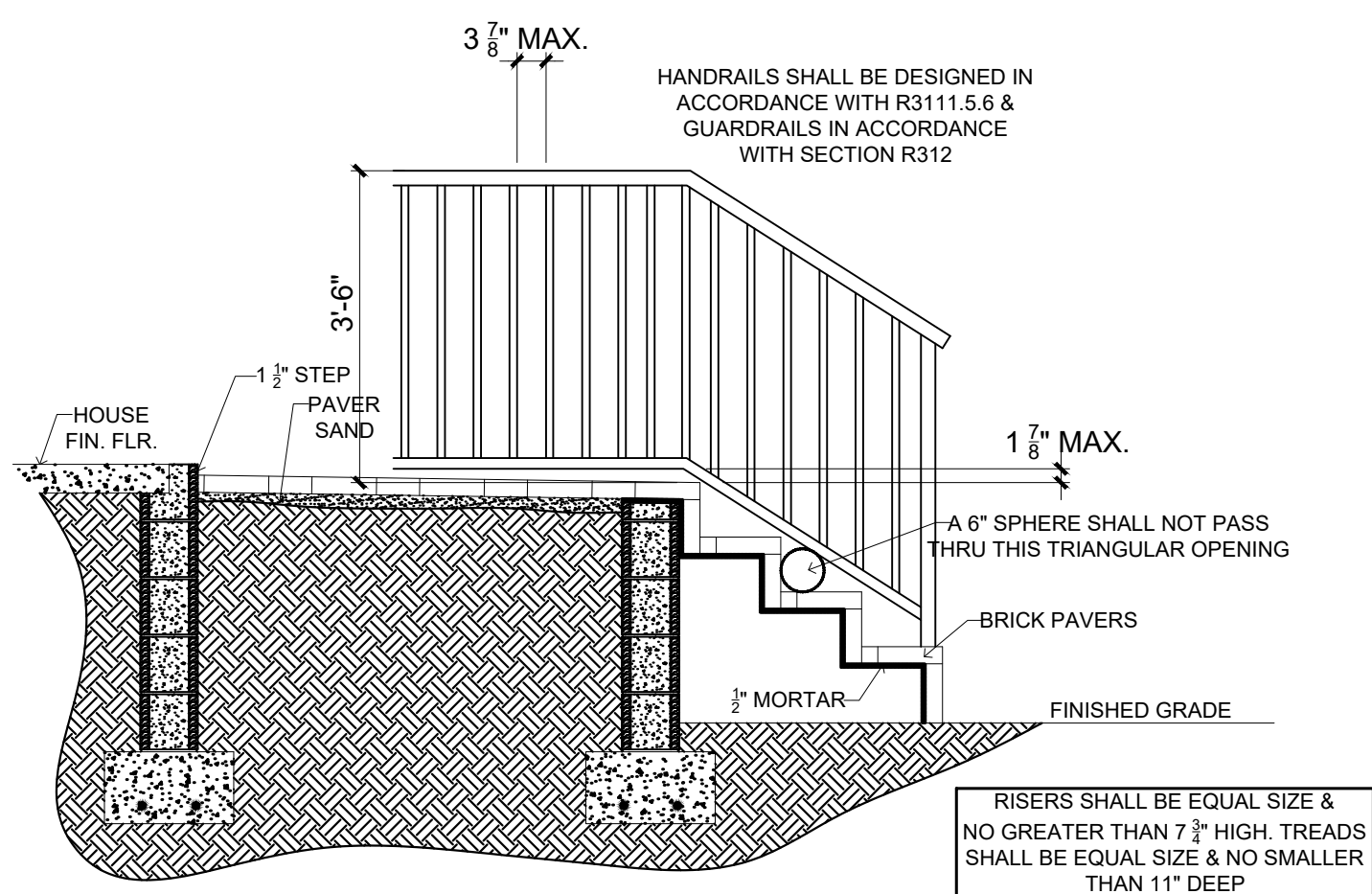
WINDOW JAMB TO BLOCK HEAD SIMILAR

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.



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

DRAWN BY: CG

REVIEWED BY:

PROJECT NO.

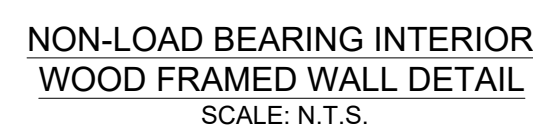
SCALE: PER PLAN

SHEET TITLE

STRUCTURAL DETAILS

SHEET NUMBER:

S-2



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

Notes and assumptions

All stem walls to be restrained by slab
3000 psi conc. Used for all footers
4" soil over top of toe

CMU stem centered over footer

Courses	Height (in ft)	Reinforcing size	Spacing	Grout Spacing	Footer depth	Footer width	Footer reinforcement	Max. Factored Load (pl)
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

Private Provider Plan Review
Completed by Michael Williams
Licenses: BU2215, PX4929, BN7822
Or Associated Duly Authorized Representative



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.