APPLICABLE CODES:

2020 FLORIDA BUILDING CODE, 7TH EDITION
2020 FLORIDA BUILDING CODE, 7TH EDITION, BUILDING
2020 FLORIDA BUILDING CODE, 7TH EDITION, EXISTING BUILDING
2020 FLORIDA BUILDING CODE, 7TH EDITION, MECHANICAL
2020 FLORIDA BUILDING CODE, 7TH EDITION, PLUMBING
2020 FLORIDA BUILDING CODE, 7TH EDITION, FUEL, GAS
2020 FLORIDA BUILDING CODE, 7TH EDITION, ACCESSIBILITY CODE
2020 FLORIDA BUILDING CODE, 7TH EDITION, ENERGY CONSERVATION
2017 NATIONAL ELECTRIC CODE, NFPA 70
2020 NFPA 1 CODE/FFPC **7TH EDITION, 2020**
2020 NFPA 101-LIFE SAFETY CODE

SITE PREPARATION NOTES:

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

A) 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.
B) 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.
C) 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.
D) ALL CONTROLLED FILL MATERIAL SHALL BE A SELECT GRANULAR MATERIAL FREE FROM ALL ORGANICS OR OTHERWISE DELETERIOUS MATERIAL.
E) PROVIDE FILED DENSITY TESTS FOR EACH 1,500 SQ. FT. OF BUILDING AREA FOR EACH LIFT OF CONTROLLED FILL.

GENERAL STRUCTURAL NOTES:

1. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND THE SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF THE TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING WORK. THE ENGINEER WILL NOT ADVISE ON NOR ISSUE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
3. THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHODS OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, SAFETY, DESIGN ADEQUACY AND INSPECTION OF ERECTION BRACING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, THE STANDARD DETAILS CONTAINED IN THE ENGINEER OF RECORD DETAIL SHEETS SHALL BE USED.
6. LOADING APPLIES TO THE STRUCTURE DURING THE PROCESS OF CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD CARRYING CAPACITY OF THE STRUCTURAL MEMBERS. THE LIVE LOAD USED IN THE DESIGN OF THIS STRUCTURE IS INDICATED IN THE "DESIGN CRITERIA NOTES". DO NOT APPLY ANY CONSTRUCTION LOADS UNTIL THE STRUCTURAL FRAMING IS PROPERLY CONNECTED TOGETHER AND UNTIL ALL TEMPORARY BRACING IS IN PLACE.
7. GARAGE TO LIVING DOOR TO BE SOLID W/20 MINUTE FIRE RATING & SELF CLOSING HINGES.
8. GARAGE TO DWELLING SEPARATION TO HAVE ½" GYPSUM BOARD ON GARAGE SIDE WALLS & 5/8" TYPE "X" ON CEILINGS W/HABITABLE ROOMS ABOVE, PER FBC 2020 R302.6.
9. WALL SECTIONS 4 FOOT OR GREATER IN LENGTH W/VERTICAL REBAR IN A FILLED CELL AT EACH END SHALL BE CONSIDERED A SHEAR WALL. FILLED CELLS ARE REQUIRED W/VERTICAL #5 REBAR ON EACH SIDE OF WINDOWS, DOORS & OPENINGS, ALSO AT ALL CORNERS & UNDER ALL GIRDER TRUSSES AND BEAMS.
10.

UNDERLAYMENT APPLICATION FBC R 905.1.1

1. THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D 1570 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURERS INSTALLATIONS INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILLATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED.

EXCEPTION:
1. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17 - PERCENT SLOPE), UP TO 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (33 - PERCENT SLOPE), UNDERLAYMENT SHALL BE 2 LAYERS APPLIED IN THE FOLLOWING MANNER:

A. TWO LAYERS OF ASTM D226 TYPE II OR ASTM D4869 TYPE III OR TYPE IV UNDERLAYMENT SHALL BE INSTALLED AS FOLLOWS: APPLY A 19 - INCH (483 MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36 INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483 MM); END LAPS SHALL BE 6 INCHES AND SHALL BE OFFSET BY 6 FEET. THE UNDERLAYMENT SHALL BE ATTACHED TO A NAILABLE DECK WITH CORROSION-RESISTANT FASTENERS WITH ONE ROW CENTERED IN THE FIELD OF THE SHEET WITH A MAXIMUN FASTENER SPACING OF 12 INCHES (305 MM) O.C. AND ONE ROW AT THE END AND SIDE LAPS FASTENED 6 INCHES (152 MM) O.C.

2. FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33 PERCENT) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER:

A. A SYNTHETIC UNDERLAYMENT THAT IS APPROVED AS AN ALTERNATE TO UNDERLAYMENT IMPLYING WITH ASTM D226 TYPE II AND HAVING A MINIMUM TEAR STRENGTH OF 15 LBF IN ACCORDANCE WITH ASTM D4533 AND A MINIMUM TENSILE STRENGTH OF 20 LBF/INCH IN ACCORDANCE WITH ASTM D5035 SHALL BE PERMITTED TO BE APPLIED OVER THE ENTIRE ROOF OVER THE 4-INCH WIDE (102 MM) MEMBRANE STRIPS. THIS UNDERLAYMENT SHALL BE INSTALLED AND ATTACHED IN ACCORDANCE WITH THE UNDERLAYMENT ATTACHMENT METHODS OF TABLE R905.1.1 FOR THE APPLICABLE ROOF COVERING AND SLOPE AND THE UNDERLAYMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS.
B.

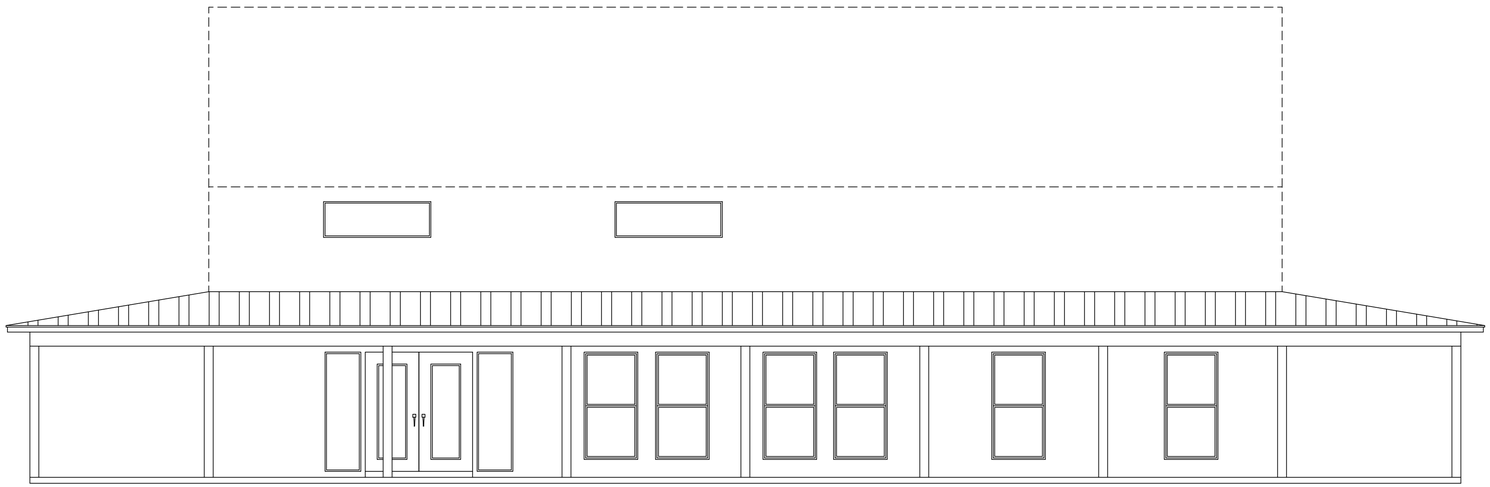
ATTIC VENTILATION REQUIREMENTS:

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

1. RIDGE VENT AND OFF RIDGE VENT ARE TO BE INSTALLED TO MFG SPECIFICATIONS WITH 2"X4" MIN. BLOCKING BETWEEN TRUSSES AT EACH SIDE 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 MINIMUM 7/16 SHEETING.

FASCIA & SOFFIT VENTING:

1. MINIMUM 2"X4" SUB FASCIA NAILED TO TRUSS TAILS w/(2) 16d NAILS AT EACH TRUSS - (EACH PLY WHEN MULTIPLE TRUSS).
2. TYPICAL DRIP EDGE & SOFFIT/FASCIA INSTALLED TO MFG SPECIFICATIONS.
3. SEE ALUMINUM ENGINEERING SPECIFICATIONS SUPPLIED BY OTHERS FOR FASCIA OR OVERHANG REQUIREMENTS WHEN SCREEN ENCLOSURES OR STRUCTURAL GUTTERS ARE DESIGNED TO BE ATTACHED TO FASCIA. NO VENTING IF USING SPRAY FOAM INSULATION.
4. SOFFITS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE R301.2 (2) (2). FOR HALLS SECTION R103.1.
5. ENTRY LANAI CEILING SPECIFICATION OPTIONS:
   a) ½" SAG RESISTANT GYPSUM BOARD OVER 1"X4" P.T. FURRING STRIPS NAILED @ 16" O.C. w/(2) 8d NAILS EACH TRUSS.
   b) ½" NOMINAL PLYWOOD OR OSB FASTENED w/ 8d NAILS 6" O.C. or 3/8" x 1 ½" STAPLES 4" O.C.
   c) 5/8" SAG RESISTANT EXTERIOR DRYWALL.



DESIGN DATA
FBC - 2020 7th EDITION
(150- EXPOSURE C)

WINDBORNE DEBRIS AREA		YES
V(ult) ULTIMATE DESIGN WIND SPEED		150 MPH
V(ASD) NOMINAL DESIGN WIND SPEED		116 MPH
RISK CATEGORY		II
SURFACE ROUGHNESS		C
DESIGN		ENCLOSED
INTERNAL PRESSURE COEFFICIENT (+/-)		0.18
HEIGHT & EXPOSURE COEFFICIENT ADJUSTMENT FACTOR = 1.4		
COMPONENTS AND CLADDING		
		DESIGN PRESSURE PSF*
ROOF SLOPE (7-20 DEGREES)		1.5/12 - 4.4/12
ZONE 1.2e	25.4	-62.9
ZONE 2n, 2r, 3e	25.4	-91.6
ZONE 3r	25.4	-109.0
WALL		
ZONE 4	34.0	-36.9
ZONE 5	34.0	-45.5
GARAGE DOOR:		
9X7	29.9	-33.7
16X7	28.6	-31.8
SOFFITS ALL WALL ZONES	30.0	-35.0
h = 30 FT		
a= 4 FT		
LOADING LIVE		
LIVE LOAD (FLOOR)	40	PSF
LIVE LOAD (ROOF)	20	PSF
SOIL BEARING CAPACITY	2,000	PSF ASSUMED

GENERAL NOTES

1. THE CONTRACTOR/OWNER IS TO VERIFY ALL SITE CONDITIONS, PROPERTY DIMENSIONS, AND PRODUCT AVAILABILITY, OPENINGS FOR WINDOWS AND DOORS AND ATTACHMENT REQUIREMENTS. DIMENSIONS OF PRODUCTS, INCLUDING APPLIANCES ARE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
2. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE SECTION 1609 w/SUPPLEMENTS, AND ASCE7-16.
3. ENGINEERING DESIGNS PROVIDED IN THESE DETAIL SPECIFICATIONS REPRESENT THE MINIMUM DESIGN CRITERIA FOR CONSTRUCTION TO THE CODES IDENTIFIED ABOVE.
4. ANY PRODUCT OR MATERIAL SUBSTITUTION IS PERMITTED AS LONG AS THE SUBSTITUTION IS EQUAL TO OR GREATER THAN THE ORIGINAL SPECIFIED PRODUCT. ALL TESTING DATA OR PRODUCT VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER HAS NOT PROVIDED REVIEW OF SUCH MATERIAL UNLESS OTHERWISE SPECIFIED.
5. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR IS TO VERIFY THE EXISTING SITE CONDITIONS, PROVIDE A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF, NO GEOTECHNICAL ENGINEERING HAS BEEN PROVIDED BY THE ENGINEER.
6. ENGINEER HAS NOT PROVIDED ANY JOB SITE INSPECTIONS UNLESS SPECIFICALLY ARRANGED.
7. CLADDING PRODUCTS ARE TO BE INSTALLED TO THE MANUFACTURER'S SPECIFICATIONS AND TO COMPLY WITH THE 2020 FLORIDA BUILDING CODE 7th EDITION w/SUPPLEMENTS, AND ASCE7-16. THE CONTRACTOR IS TO PROVIDE ANY INSTALLATION GUIDELINES OR PRODUCT TESTING REQUIRED BY THE BUILDING OFFICIAL IF REQUESTED.
8. ALL CONSTRUCTION WORK AND DESIGN IS SUBJECT TO THE REVIEW AND INTERPRETATION OF THE BUILDING OFFICIALS, CONTRACTOR ACKNOWLEDGES THAT ADDITIONAL ENGINEERING DETAILS AND/OR REQUIREMENTS MAY BE REQUESTED/REQUIRED BY THE PERMITTING AUTHORITY HAVING JURISDICTION, AND SUCH REQUIREMENTS MAY ALTER THE ORIGINAL PROPOSED DESIGN. THESE ADJUSTMENTS COULD SUBJECT THE CONTRACTOR TO ADDITIONAL EXPENSES AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. HOMEOWNER ASSOCIATION DEED RESTRICTIONS AND ZONING REQUIREMENTS, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR AND NO VERIFICATION OR COMPLIANCE IS EXPRESSED OR IMPLIED BY THE ENGINEER.
10. THE STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE WHEN CONSTRUCTION IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR ERECTION PROCEDURES AND SEQUENCE OF SUCH TO PROVIDE SAFETY OF WORKERS, THE BUILDING AND ALL COMPONENTS OF THE BUILDING. ALL TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR.
11. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE POSITIVE DRAINAGE FROM THE STRUCTURE OR BUILDING TO ALL APPLICABLE CODES AND ORDINANCES. SITE DRAINAGE IS ALSO THE CONTRACTOR'S RESPONSIBILITY. THE ENGINEER HAS ACKNOWLEDGED NO REVIEW, COMMENT OR COMPLIANCE.
12. NO ENVIRONMENTAL STUDIES HAVE BEEN PERFORMED BY THE ENGINEER AND, IF REQUIRED, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE DESIGN OF ALL PRE-ENGINEERED ROOF TRUSSES INCLUDING GIRDERS, FLOOR TRUSSES AND ALL BEAMS ARE TO BE DESIGNED TO MEET THE 2020 FBC w/SUPPLEMENTS AND ASCE7-16. THE DESIGN IS TO INDICATE THE FLORIDA REGISTERED ENGINEER WHO DESIGNED THEM 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 DESIGNS SHALL NOT EXERT LATERAL LOADS ON ANY WALL SYSTEM, INTERIOR OR EXTERIOR. THE DESIGN IS ALSO TO INDICATE THE MAGNITUDE OF THE LOADS AND ANY PROVISIONS REQUIRED. THE CONTRACTOR ASSUMES THE RESPONSIBILITY OF REVIEW OF THE PRE-ENGINEERED SYSTEMS AND ANY COMPLIANCE NECESSARY. ANY DEVIATION FROM THE PROPOSED DESIGNS MAY REQUIRE ADDITIONAL REVIEW AND MODIFICATION.
14. ALL PERMANENT TRUSS BRACING, IN ADDITION TO TRUSS BRACING SPECIFIED BY THE TRUSS ENGINEER, SHALL BE INSTALLED PER THE DETAIL IN THESE SHEETS AND IN ACCORDANCE TO BWT-76 AND HIB-91.
15. ENGINEER OF RECORD MUST REVIEW AND APPROVE TRUSS PLANS PRIOR TO THE START OF ANY CONSTRUCTION. FOUNDATION, BEARING WALLS, BEAMS, POSTS AND TRUSS CONNECTORS ARE SUBJECT TO CHANGE BASED ON FINAL TRUSS PLANS.
16. CONCRETE IS TO BE INSTALLED TO THE LATEST PUBLICATIONS OF THE ACI MANUALS. THE ENGINEER DOES NOT WARRANT THE SLAB, ANY CONCRETE OR ANY MASONRY FROM CRACKING.
17. CONCRETE BEAMS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED. ALL CONCRETE PLACEMENTS SHALL BE IN ACCORDANCE WITH ACI 318.
18. ALL MASONRY UNITS ARE TO BE INSTALLED PER FBC 2020 7th EDITION.

Index

PARCEL ID:
28-37-24-0164-0000-0330

SCOPE OF WORK:
PROVIDE INTERIOR BUILD-OUT AND PORCH FRAMING PLANS FOR EXISTING/PREVIOUSLY-PERMITTED ENGINEERED METAL BUILDING. EXISTING METAL BUILDING AND EXISTING FOUNDATION ELEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE NOT WITHIN THE SCOPE OF WORK.

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

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

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FLORIDA ENGINEERING

Ronald Smith Residence
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Arcadia, FL 34266

No.	Description	Date
1	BID DWGS	3.18.23
2	CHECK DWGS	3.24.23
3	REDLINES	5.22.23
4		
5		

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REVISED BY: ALS
PROJECT NO:
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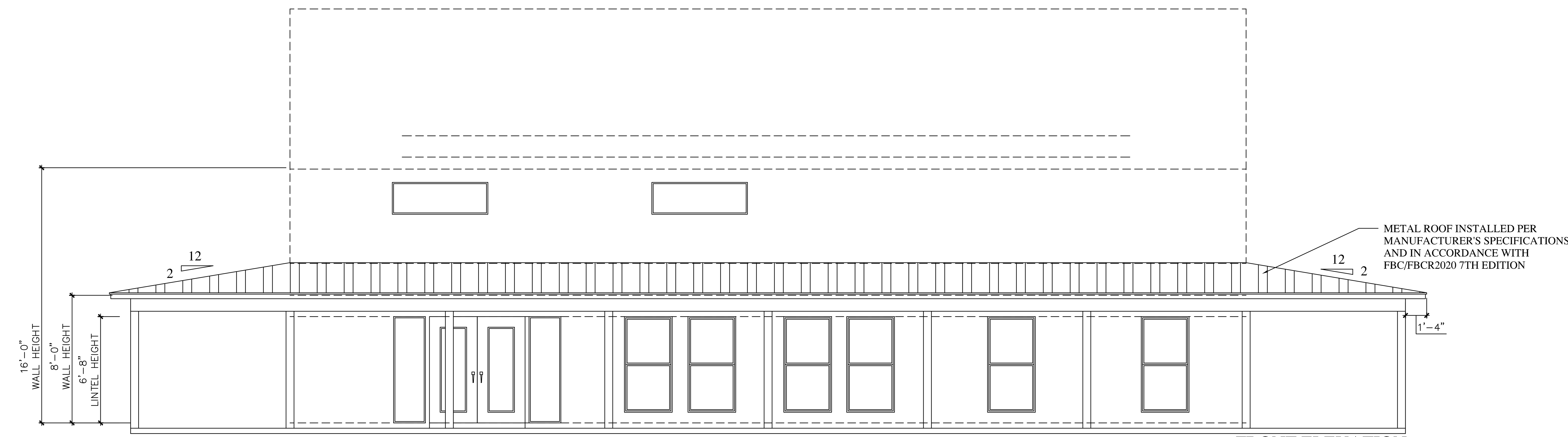

FRONT ELEVATION

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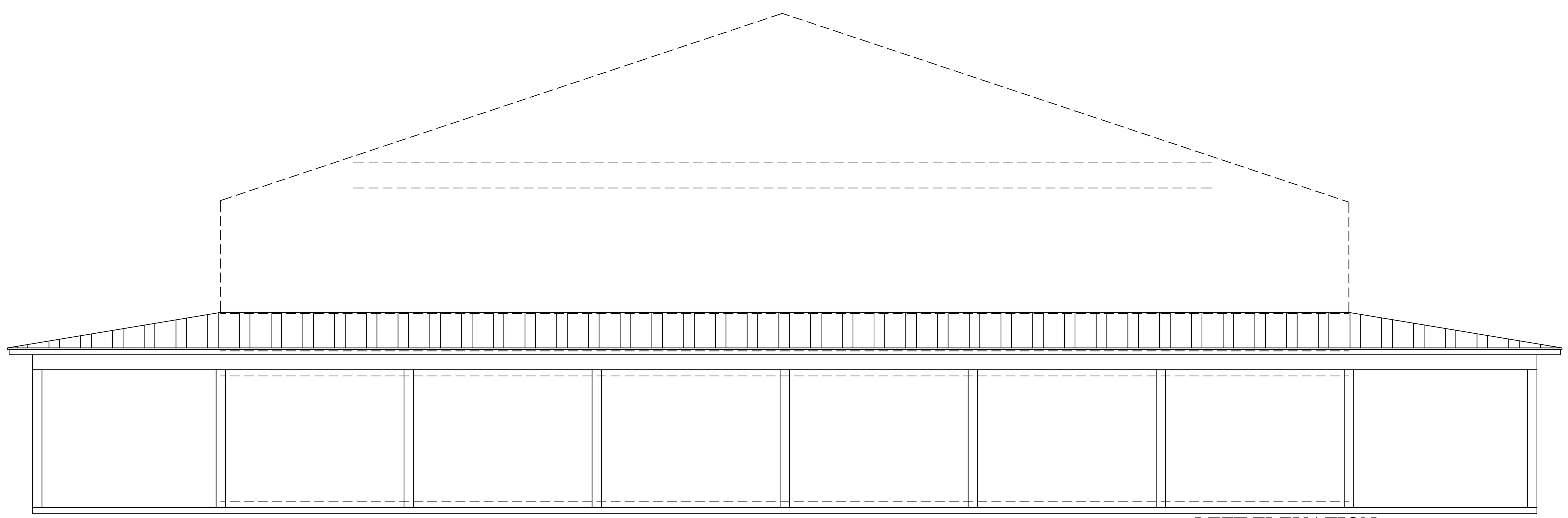

LEFT ELEVATION

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

NOTE:

DASHED LINES INDICATE PREVIOUSLY-PERMITTED METAL BUILDING BY OTHERS AND IS SHOWN FOR REFERENCE ONLY.

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SHEET NUMBER:

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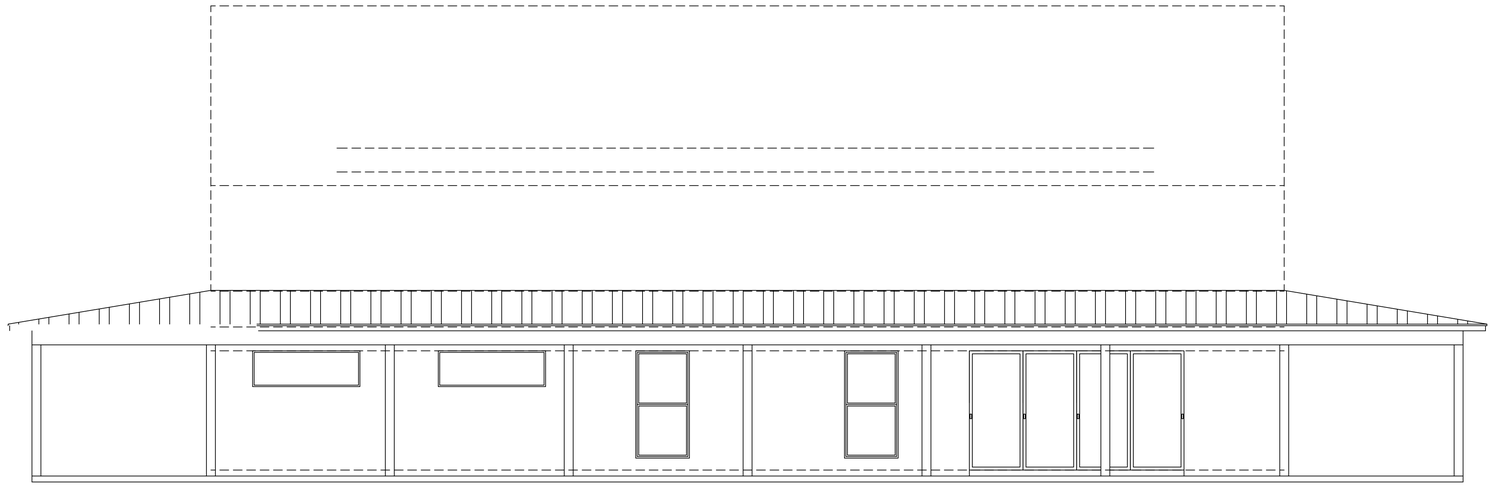

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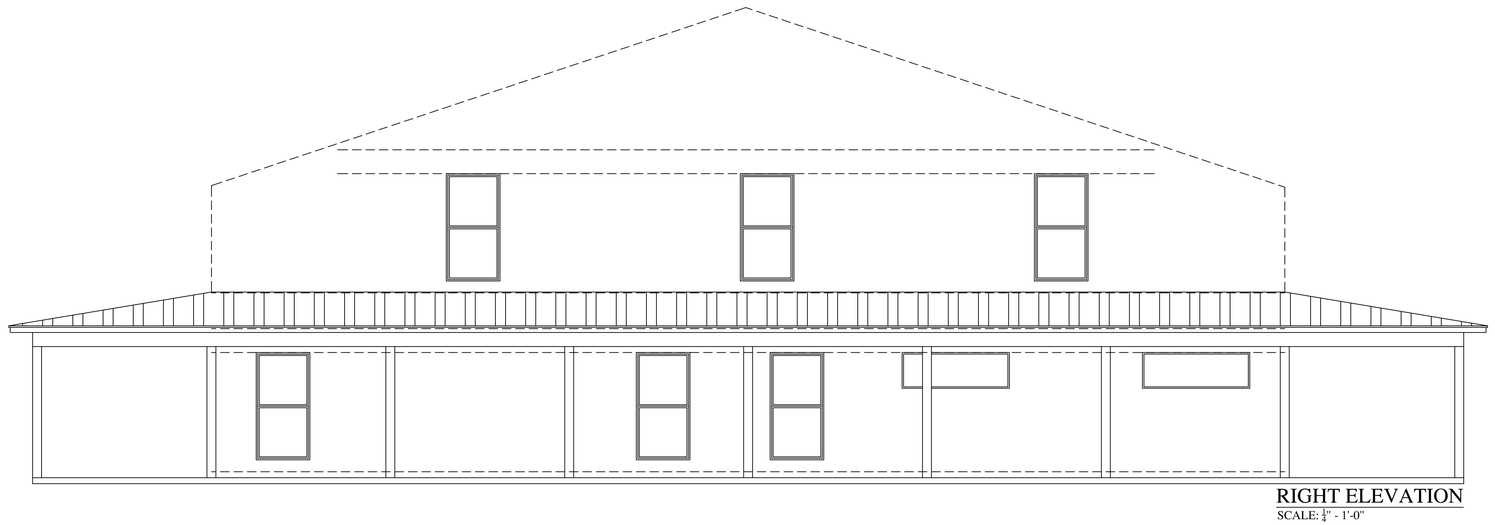

RIGHT ELEVATION
SCALE: ¼" - 1'-0"

NOTE:

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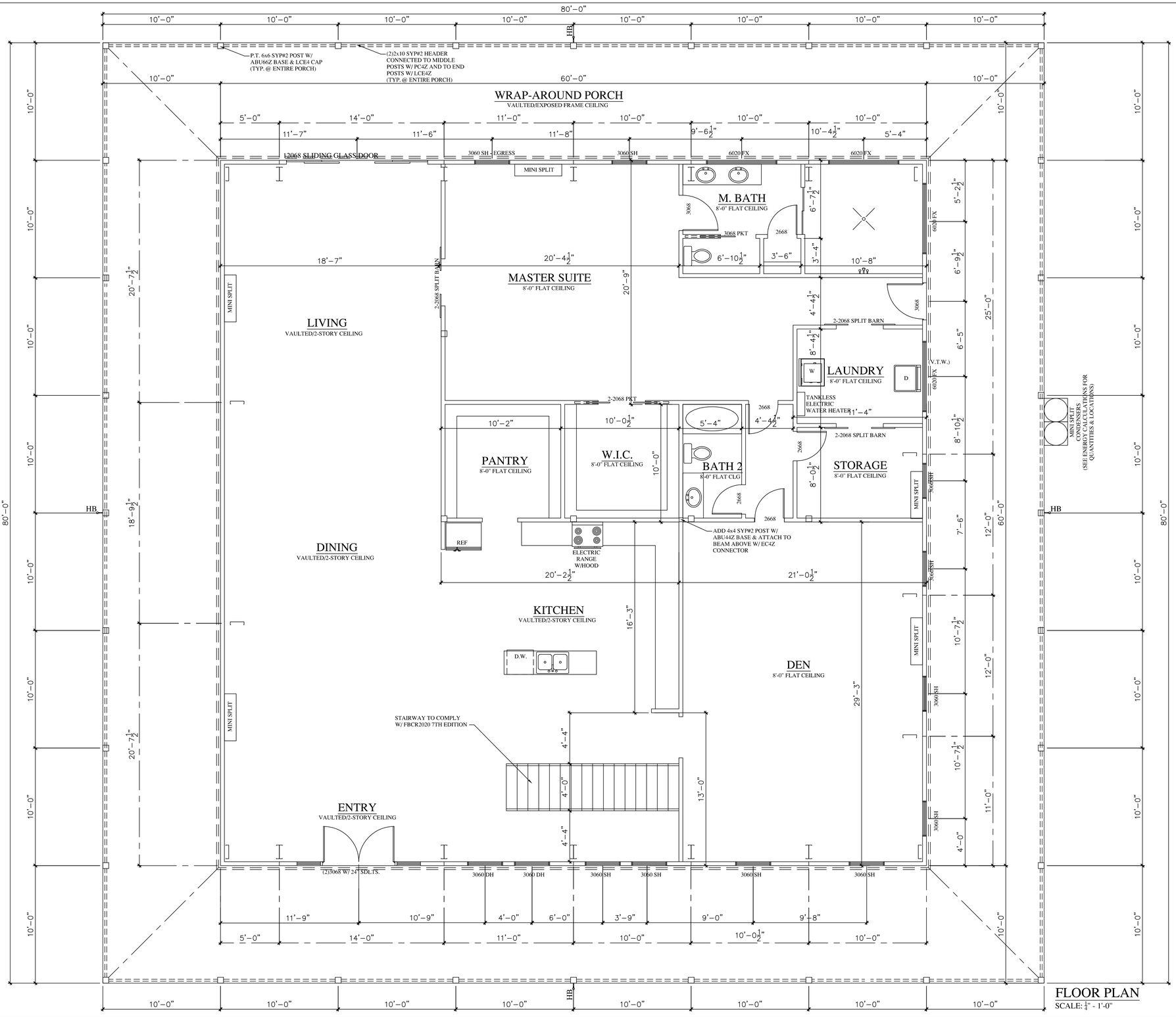

FLOOR PLAN

SCALE: $\frac{1}{4}$" - 1'-0"

NOTES:

1. REFER TO ENERGY CALCULATIONS FOR FINAL MINI SPLIT LOCATIONS.
2. INSULATION FOR METAL BUILDING WALLS AND ROOF IS IN PLACE.
3. EXTERIOR WALLS AND OPENINGS ARE IN PLACE AND PREVIOUSLY PERMITTED.
4. PORCHES AND ALL INTERIOR IMPROVEMENTS ARE THE PROPOSED ELEMENTS WITHIN THE SCOPE OF WORK OF THESE DRAWINGS.

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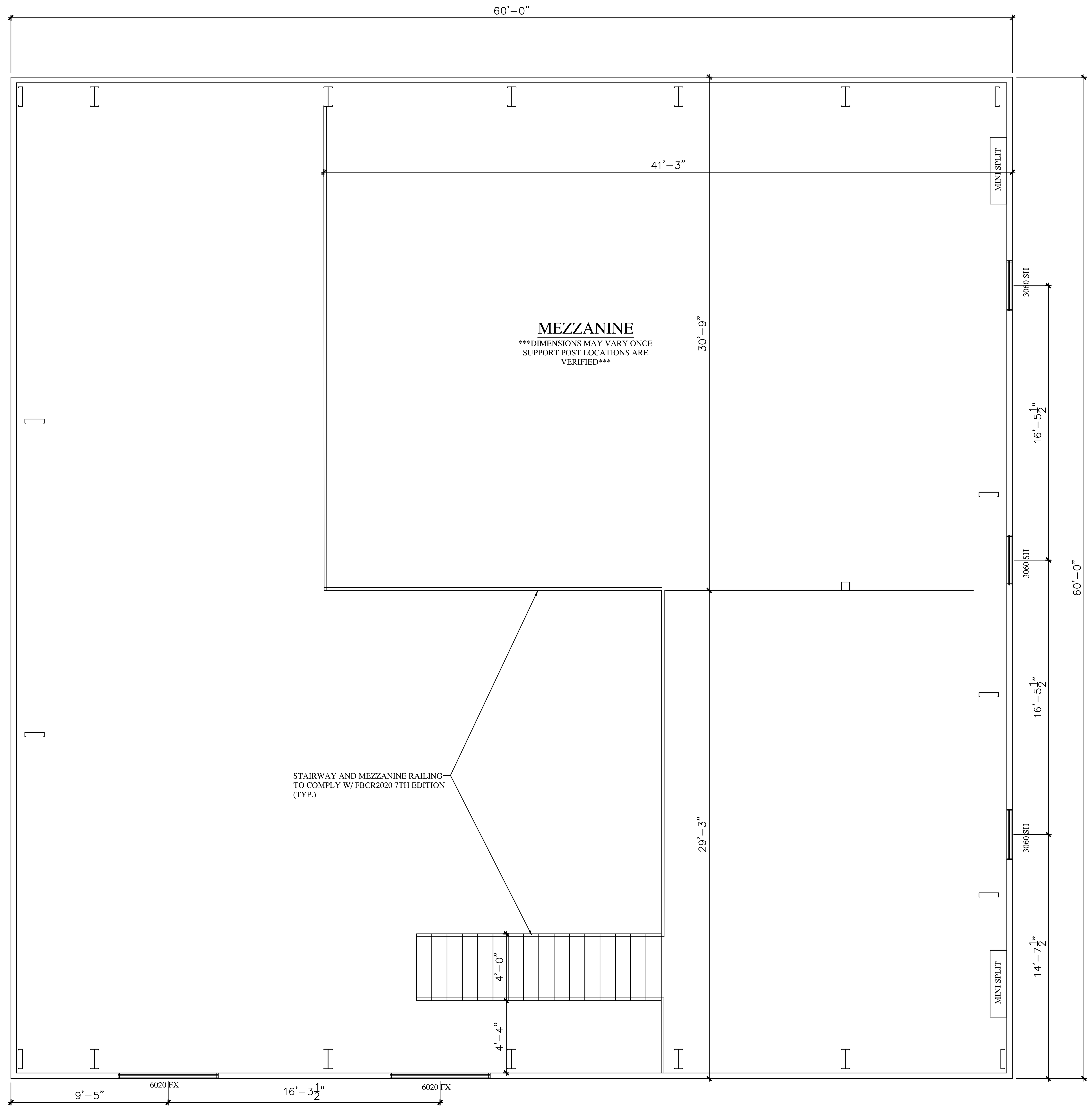
SHEET NUMBER: A300



MEZZANINE PLAN

SCALE: ¼" - 1'-0"

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4		
5		

DRAWN BY: TLB/ALS

REVISED BY: ALS

PROJECT NO:

SCALE: As indicated

SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A400

EXISTING/PREVIOUSLY PERMITTED FOUNDATION PLAN SHOWN FOR REFERENCE ONLY (NOT WITHIN SCOPE OF WORK UNLESS OTHERWISE NOTED)

EXISTING/PREVIOUSLY PERMITTED FOOTING @ PERIMETER OF PORCH (NOT WITHIN SCOPE OF WORK)

EXISTING/PREVIOUSLY PERMITTED FOOTING @ PERIMETER OF HOUSE (NOT WITHIN SCOPE OF WORK)

24"x24"x12" CONCRETE PAD W/ (3) #5 E.W. 3" MINIMUM COVER REQUIRED @ EACH POST (TYP. @ PORCH PERIMETER)

SLAB TO SLOPE AWAY FROM HOUSE

SLAB TO SLOPE AWAY FROM HOUSE

SLAB TO SLOPE AWAY FROM HOUSE

SLAB TO SLOPE AWAY FROM HOUSE

EXISTING/PREVIOUSLY-PERMITTED 48" X 48" X 10" DEEP THICKENED SLAB WITH (3) #4 BARS EACH WAY, 3" CLR FROM BOTTOM, TYP. AT MEZZANINE POSTS (TYP)

RELOCATE SINK AND D.W. PLUMBING AS NECESSARY

TANKLESS ELECTRIC WATER HEATER

MINI SPLIT CONDENSERS (SEE ENERGY CALCULATIONS FOR QUANTITIES & LOCATIONS)

MINI SPLIT

X-BRACING

(V.T.W.)

FOUNDATION PLAN

SCALE: $\frac{1}{4}$" - 1'-0"

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

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

Digitally signed by Craig E Gunderson
Date: 2023.05.30 11:13:15 -04'00'

A & A Design, LLC
of Central Florida
352.239.1011
www.aadesignllc.com

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS AND AS ACCOMPANIED BY DESIGN & SUPPORT PROGRAMS, CONFORMS TO THE FLORIDA RESIDENTIAL BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD. THIS PLAN SET WAS PREPARED IN COMPLIANCE WITH THE 2020 7TH EDITION FLORIDA BUILDING CODE WITH SUPPLEMENTS.

4161 TAMIAMI TRAIL UNIT 101
PORT CHARLOTTE, FL 33952
PH 941-391-5580
FAX 941-979-8195

FLORIDA ENGINEERING

Ronald Smith Residence

2593 NW Genes Little Acres Avenue
Arcadia, FL 34266

No.	Description	Date
1	BID DWGS	3.16.23
2	CHECK DWGS	3.24.23
3	REDLINES	5.22.23
4		
5		

DRAWN BY: TLB/ALS

REVISED BY: ALS

PROJECT NO: ____

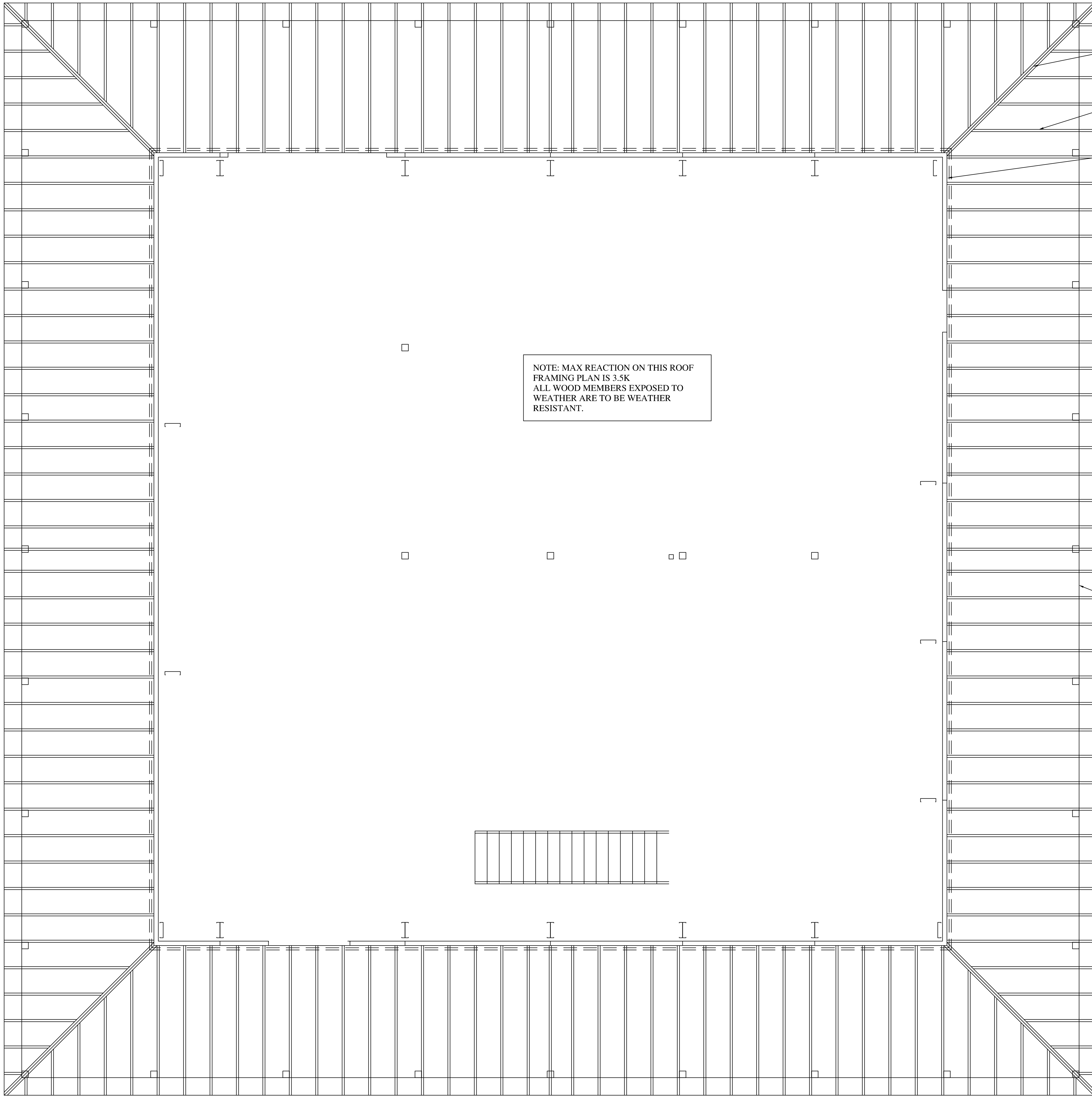
SCALE: As indicated

SHEET TITLE:

MODIFIED FOUNDATION PLAN

SHEET NUMBER:

A500



ROOF FRAMING @ PORCH

SCALE: $\frac{1}{4}$" - 1'-0"

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

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FLORIDA ENGINEERING
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PORT CHARLOTTE, FL 33952
PH 941-391-5980
FAX 941-979-8195

Ronald Smith Residence
2593 NW Genes Little Acres Avenue
Arcadia, FL 34266

No.	Description	Date
△	BID DWGS	3.18.23
△	CHECK DWGS	3.24.23
△	REDLINES	5.22.23
△		
△		

DRAWN BY: TLB/ALS

REVISED BY: ALS

PROJECT NO: _____

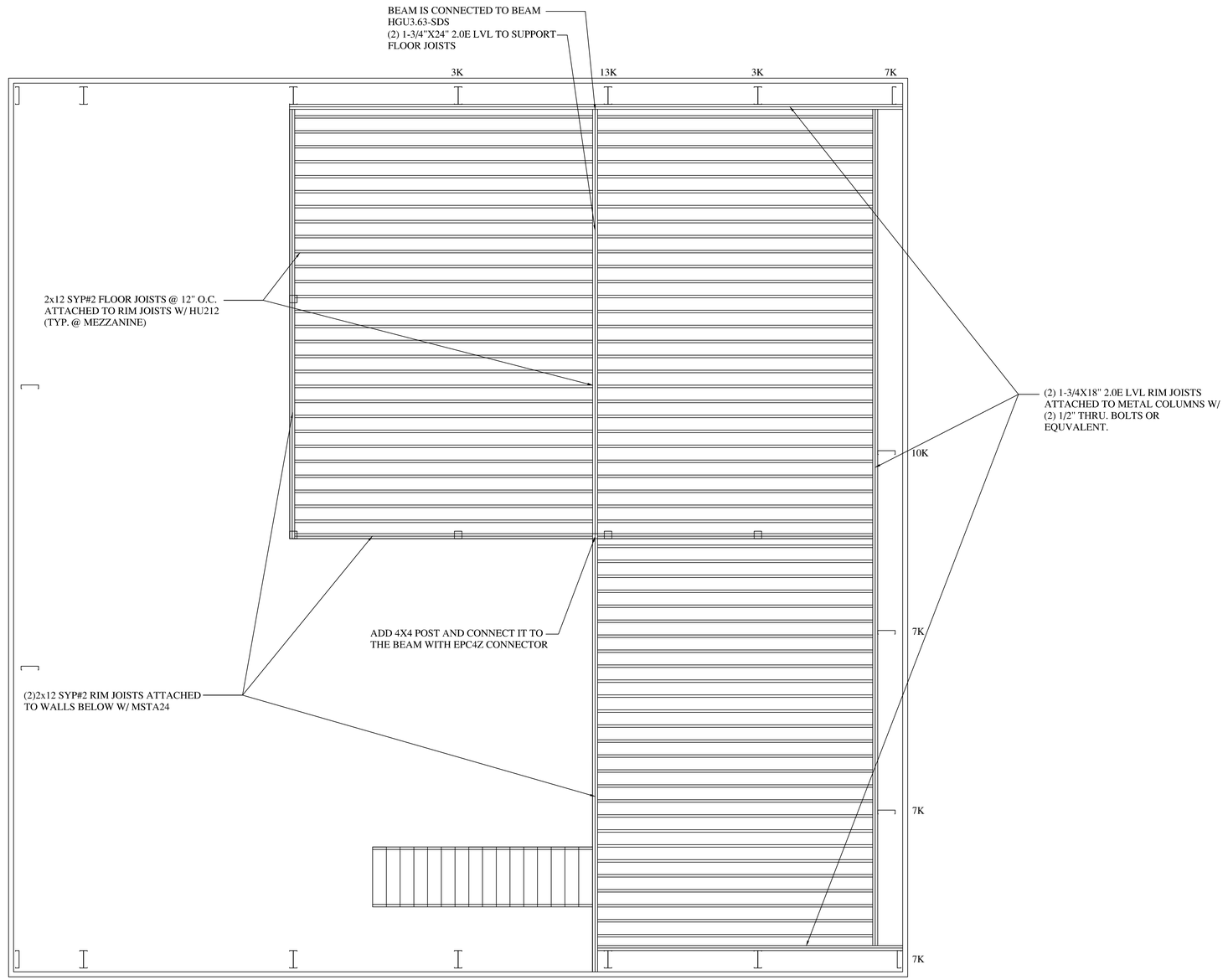
SCALE: As indicated

SHEET TITLE:

ROOF FRAMING @ PORCH

SHEET NUMBER:

A600



FLOOR FRAMING @ MEZZANINE

SCALE: $\frac{1}{4}$" - 1'-0"

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PROFESSIONAL ENGINEER

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4161 TAMIAMI TRAIL UNIT 101
PUNTA GORDA, FL 33982
PH 941-391-5580
FAX 941-979-8195

FLORIDA ENGINEERING

Ronald Smith Residence
2593 NW Genes Little Acres Avenue
Arcadia, FL 34266

No.	Description	Date
1	BID DWGS	3.16.23
2	CHECK DWGS	3.24.23
3	REDLINES	5.22.23
4		
5		

DRAWN BY: TLB/ALS

REVISED BY: ALS

PROJECT NO:

SCALE: As indicated

SHEET TITLE:

FLOOR FRAMING
@ MEZZANINE

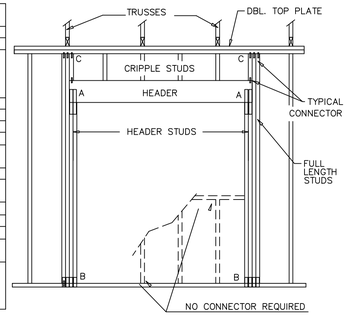
SHEET NUMBER:

A700

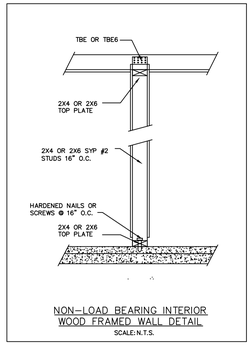
1. THE HEADER STUD SHALL NOT BE REQUIRED IF THE HEADER IS SUPPORTED BY A SUITABLE FRAMING ANCHOR.
2. IF GO BOLT OR PRO BOLT OR TIE MAX ANCHOR OR SIMPSON SYSTEM IS INSTALLED, CONNECTORS INDICATED IN THIS DETAIL ARE NOT REQUIRED.

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

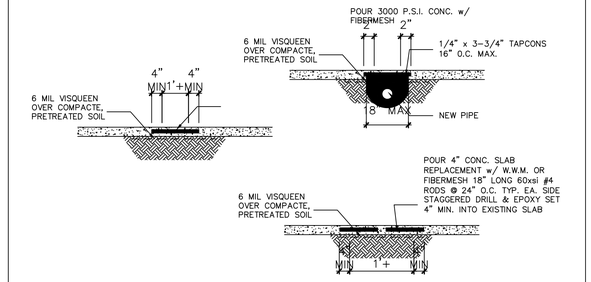
STRAP LOC.	FASTENERS 10dx1½ nails	UPLIFT
2x4 AND 2x6 WALL		
SIMPSON MSTA (flat strap)		
A	10	760
A	14	1065
A	16	1215
A	18	1370
2x4 WALL		
SIMPSON SP4		
B,C	6	735
SIMPSON SPH4		
B,C	10	1240
B,C	12	1360
2x6 WALL		
STRAP LOC.	FASTENERS 10dx1½ nails	UPLIFT
SIMPSON SP6		
B,C	6	735
SIMPSON SPH6		
B,C	10	1240
B,C	12	1360
ALL CONNECTORS MAY BE AS SHOWN OR SUBSTITUTED WITH EQUAL OR GREATER CONNECTORS		



MINIMUM STUD & HEADER REQUIREMENTS FOR OPENINGS



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



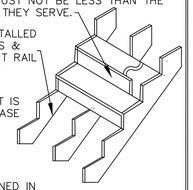
SLAB REPAIR DETAILS
SCALE: N.T.S.

STAIR FRAMING DETAIL

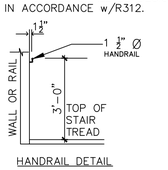
REFERENCE FBC 2020 7TH EDITION
ALL STAIR STRUCTURAL FRAMING SHALL BE 2x MATERIAL
RISER HEIGHT 7 ¾" MAXIMUM
TREAD HEIGHT 9" MINIMUM
SUM OF (2) RISER +(1) TREAD (NOT INCLUDING NOSING) SHALL EQUAL NOT LESS THAN 24" NOT MORE THAN 25"
A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICLE RISE OF MORE THAN 12 FT. BETWEEN FLOORS OR LANDINGS.
LANDNGS MUST BE CONSTRUCTED @ DOOR OPENINGS: OF WIDTH & DEPTH LANDINGS MUST NOT BE LESS THAN THE WIDTH OF THE STAIRS THAT THEY SERVE.

2x RISER BOARD TO BE INSTALLED BETWEEN OUTER STAIR RAILS & RESTING ON MIDDLE SUPPORT RAIL 2x12 RAIL BOARDS CUT FOR TREADS & RISERS.

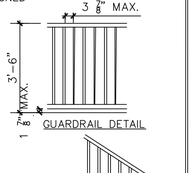
ALTHOUGH NOT REQUIRED, IT IS RECCOMMENDED THE STAIRCASE BE FASTENED w/ 3" GALV. DECK SCERWS & GLUED IN AN EFFORT TO PREVENT STAIRCASE TRAVEL NOISE.



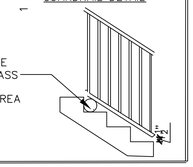
HANDRAILS SHALL BE DESIGNED IN ACCORDANCE w/FBC R311.5.6.
GAURDRAILS SHALL BE DESIGNED IN ACCORDANCE w/R312.



HANDRAIL DETAIL



GUARDRAIL DETAIL



ROOF UNDERLAYMENT APPLICATION:

FOR ROOF SLOPES FROM 2:12 TO 4:12 - UNDERLAYMENT SHALL BE 2 LAYERS APPLIED IN THE FOLLOWING MANNER. APPLY A 19" STRIPE OF UNDERLAYMENT FELT PARALLEL WITH & STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36" WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19" AND FASTENED SUFFICIENTLY TO HOLD IN PLACE.

RAFTER/CONNECTION NOTES:
RAFTER TO MASONRY w/ UPLIFT UP TO 1,615# USE (1) SIMPSON H7A3S OR EQ. U.N.O.
RAFTER TO MASONRY w/ UPLIFT FROM 1,615# TO 2,360# USE (2) SIMPSON H7A3S OR EQ. U.N.O.
GIRDER TO MASONRY USE (2) SIMPSON H5A23S OR EQ. UNLESS NOTED OTHERWISE
RAFTER TO WOOD w/UPLIFT UP TO 1,310# USE (1) SIMPSON H7S3S OR EQ. U.N.O.
RAFTER TO WOOD w/UPLIFT FROM 1,310# TO 2,620# USE (2) SIMPSON H7S3S OR EQ. U.N.O.
**IF H7A3S IS MISSED OR SKIPPED ON MASONRY, (2) H7SM3S MAY BE USED.

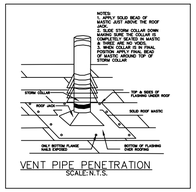
FBC 2020 7th EDITION TABLE R803.2.2 MIN. ROOF SHEATHING THICKNESS

RAFTER / TRUSS SPACING 24" O.C.	WIND SPEED 115 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph
MIN. 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. 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. 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)

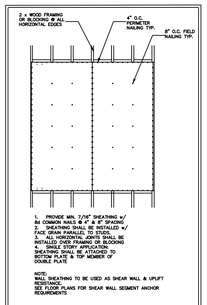
FBC 2020 7th EDITION TABLE R803.3.1 MIN. ROOF SHEATHING ATTACHMENT

RAFTER / TRUSS SPACING 24" O.C.	WIND SPEED 115 mph E	F	120 mph E	F	130 mph E	F	140 mph E	F	150 mph E	F	160 mph E	F	170 mph E	F	180 mph 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	6	4	4	4	4	4	4	3	3	3
RAFTER / TRUSS SG = 0.49	6	6	6	6	6	6	6	6	6	6	6	6	6	4	4	4
EXPOSURE D																
RAFTER / TRUSS SG = 0.42	6	6	6	6	6	4	4	4	4	4	4	3	3	3	3	3
RAFTER / TRUSS SG = 0.49	6	6	6	6	6	6	6	6	4	4	4	4	4	4	4	4

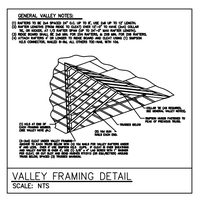
F = NAIL SPACING ALONG PANEL EDGES (INCHES)
F = NAIL SPACING ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD (INCHES)
a) FOR SHEATHING LOCATED A MIN. OF 4 FT. ON EA. SIDE OF RIDGES & HIPS, NAIL SPACING IS PERMITTED TO BE 6" O.C. ALONG PANEL EDGES & 6" O.C. ALONG INTERMEDIATE SUPPORTS IN PANEL FIELD
b) WHERE RAFTER / TRUSS SPACING IS LESS THAN 24 IN. O.C., ROOF SHEATHING FASTENING IS PERMITTED TO BE IN ACCORDANCE WITH THE AWC WFCM OR THE AWC NDS.



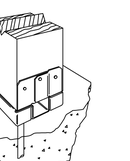
VENT PIPE PENETRATION
SCALE: N.T.S.



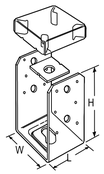
TYPE II WALL SHEATHING NAILING REQUIREMENTS
SCALE: N.T.S.



VALLEY FRAMING DETAIL
SCALE: NTS



ABA44Z



ABU44Z

Typical ABA Installation (ABU Similar)

Installation:
- ABA, ABU - for pre-pour installed anchors. For Simpson Strong-Tie epoxy or mechanical anchors, select and install in accordance with www.strongtie.com.
- Products require washers between the nut and the base. Washers are supplied with the ABU but not the ABA, which requires a standard cut washer.

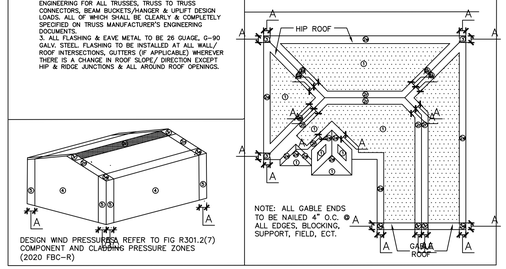
Model No.	Post Size	Dimensions (in.) W	L	H	HB	Anchor Dia.	Post Fasteners Nails	SD Screws	Machine Bolts Qty.	Dia.
ABA44Z	4x4	3 9/16	3 1/8	3 1/16	-	1/2	6-10d	6-SD #9x1½	-	-
ABU44Z	4x4	3 9/16	3	5 1/2	1 3/4	5/8	12-16d	12-SD #10x1½	2	1/2
ABA46Z	4x6	3 9/16	5 3/16	3 1/8	-	5/8	8-16d	8-SD #10x1½	-	-
ABU46Z	4x6	3 9/16	5	7	2 5/8	5/8	12-16d	-	2	1/2
ABA66Z	6x6	5 1/2	5 1/4	3 1/8	-	5/8	8-16d	8-SD #10x1½	-	-
ABU66Z	6x6	5 1/2	5	6 1/16	1 3/4	5/8	12-16d	-	2	1/2
ABU88Z	8x8	7 1/2	7	7	-	2 - 5/8	18-16d	-	-	-

1. Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information

ROOF PLAN NOTES

1. MINIMUM PRE-FABRICATED TRUSS DESIGN LOADS TO BE:
TOP CHORD LIVE LOAD: 20 P.S.F.
TOP CHORD DEAD LOAD: 15 P.S.F.
BOTTOM CHORD: 10 P.S.F.
TOTAL: 45 P.S.F.
2. TRUSS ENGINEER IS RESPONSIBLE FOR DESIGNING 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 GUAGE, 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.

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.



DESIGN WIND PRESSURES REFER TO FIG R301.2(7) COMPONENT AND CLADDING PRESSURE ZONES (2020 FBC-R)

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No.	Description	Date
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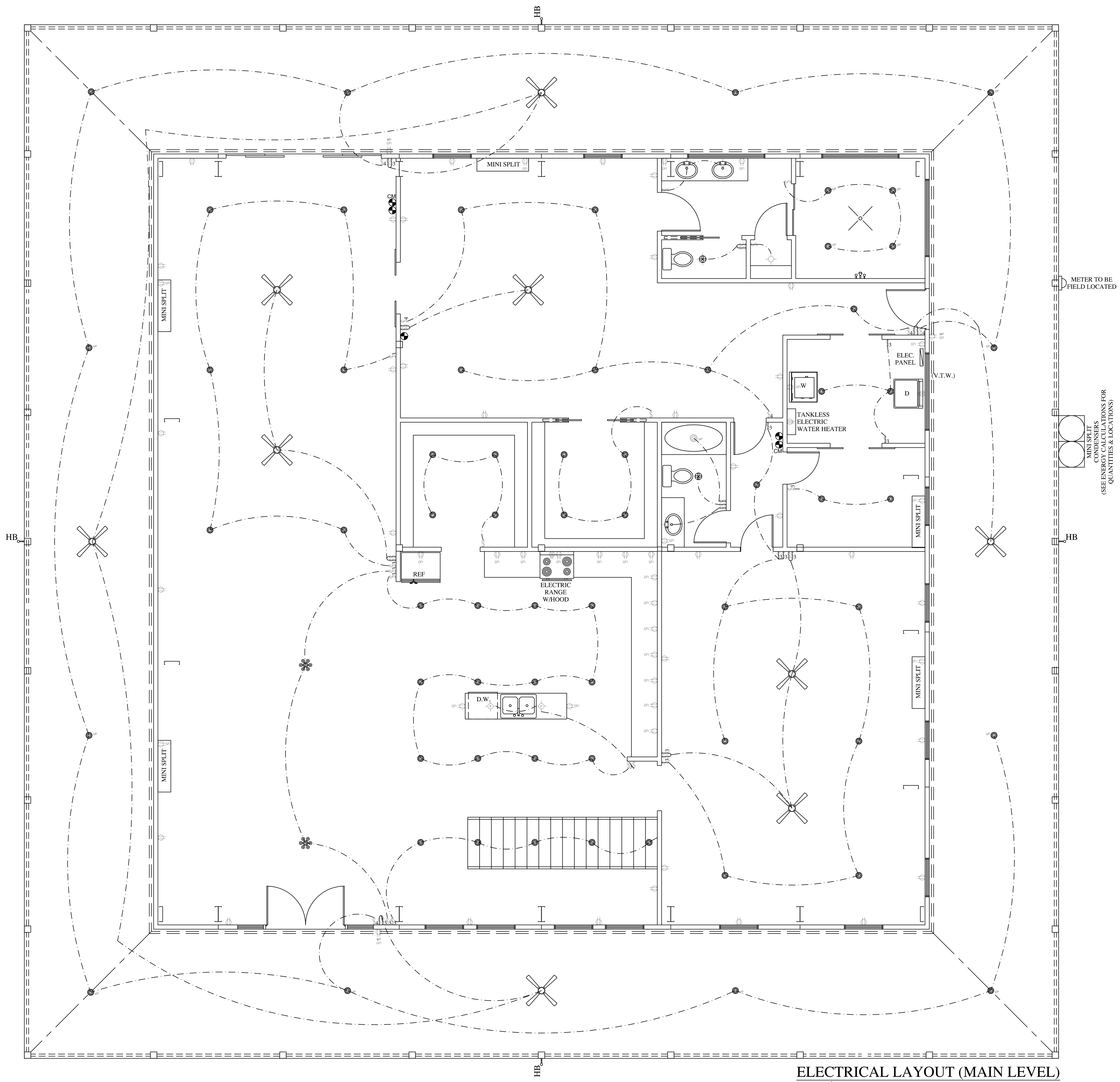
2	CHECK DWGS	3.24.23
3	REDLINES	5.22.23
4		
5		

DRAWN BY: TLB/ALS
REVISED BY: ALS
PROJECT NO: ____
SCALE: As indicated
SHEET TITLE: SECTIONS & DETAILS
SHEET NUMBER: A800



ELECTRICAL LAYOUT (MAIN LEVEL)
SCALE: $\frac{1}{4}$" - 1'-0"

ELECTRICAL LEGEND

SYMBOL	TITLE
	FLOURESCENT FIXTURE
	LIGHT FIXTURE
WP GFI	WATER-PROOF RECEPTACLE
$ $$	SWITCH
	CEILING FAN WITH LIGHT
P	PENDANT LIGHT
	TELEPHONE/DATA JACK
	FLOOD LIGHT
	RECEPTACLE
	220 RECEPTACLE
	CABLE TV JACK
	SMOKE DETECTOR
CM	CARBON MONOXIDE DETECTOR
	EXHAUST FAN
	LIGHT/FAN COMBO
	RECESSED CAN LIGHT
	CHANDELIER

NOTE: ALL CABLE JACKS, INTERNET JACKS, & PHONE JACKS TO BE PLACED PER OWNER SPECIFICATIONS.
3 = 3-WAY SWITCH
DM = DIMMER SWITCH
VP = VAPOR PROOF

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FLORIDA ENGINEERING
4161 TAMIAMI TRAIL UNIT 101,
PORT CHARLOTTE, FL 33952
PH 941-391-5980
FAX 941-979-8195

Ronald Smith Residence
2593 NW Genes Little Acres Avenue
Arcadia, FL 34266

No.	Description	Date
△	BID DWGS	3.18.23
△	CHECK DWGS	3.24.23
△	REDLINES	5.22.23
△		
△		

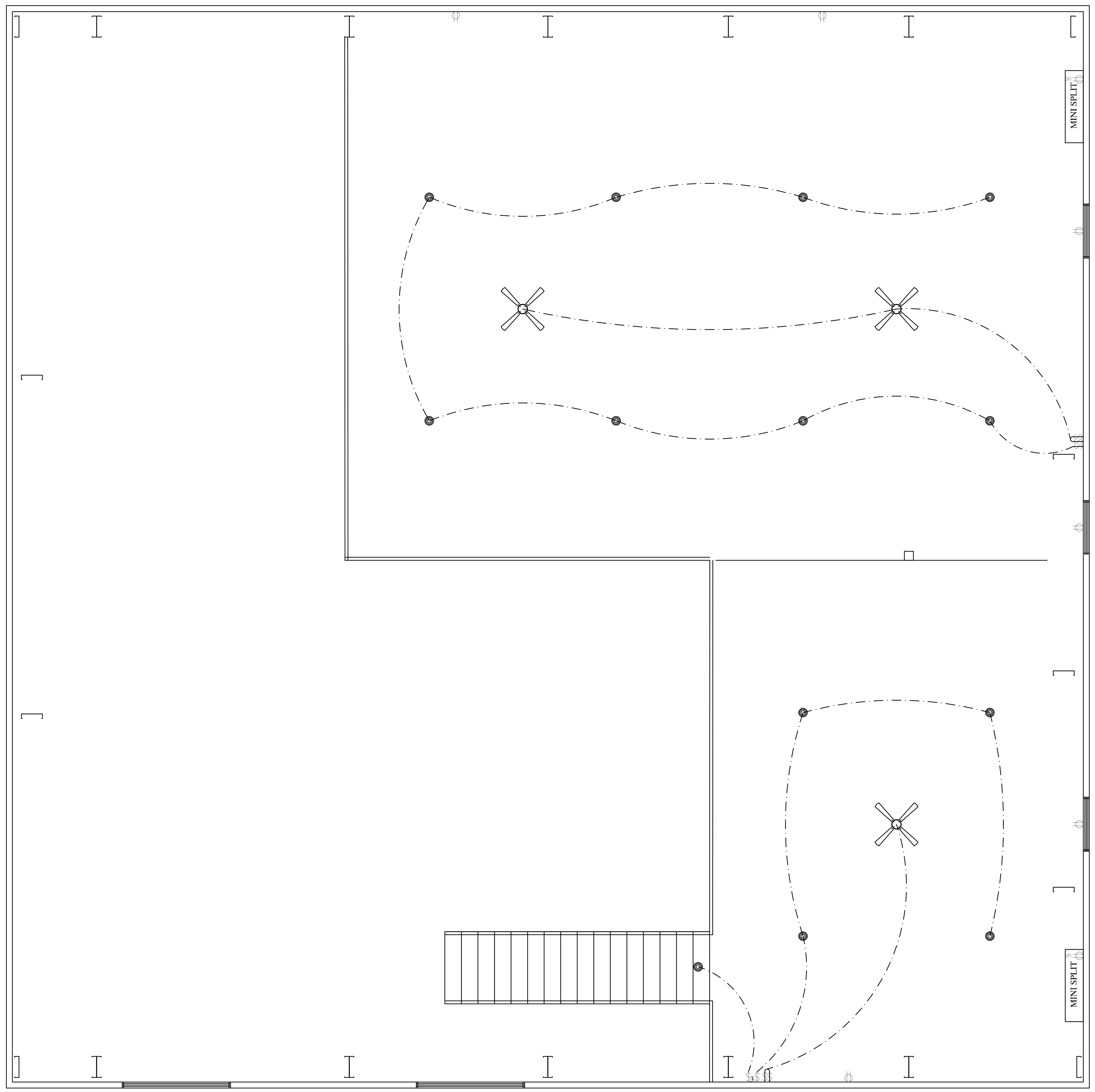
DRAWN BY: TLB/ALS
REVISED BY: ALS
PROJECT NO: _____
SCALE: As indicated
SHEET TITLE: ELECTRICAL LAYOUT
SHEET NUMBER: E100

ELECTRICAL LEGEND

SYMBOL	TITLE	SYMBOL	TITLE
	FLOURESCENT FIXTURE		RECEPTACLE
	LIGHT FIXTURE		220 RECEPTACLE
	WATER-PROOF RECEPTACLE		CABLE TV JACK
$ $$	SWITCH		SMOKE DETECTOR
	CEILING FAN WITH LIGHT	CM	CARBON MONOXIDE DETECTOR
			EXHAUST FAN
			LIGHT/FAN COMBO
	PENDANT LIGHT		RECESSED CAN LIGHT
	TELEPHONE/DATA JACK		CHANDELIER
	FLOOD LIGHT		

3 = 3-WAY SWITCH
DM = DIMMER SWITCH
VP = VAPOR PROOF

NOTE: ALL CABLE JACKS, INTERNET JACKS, & PHONE JACKS TO BE PLACED PER OWNER SPECIFICATIONS.



ELECTRICAL LAYOUT (SECOND LEVEL)
SCALE: 1/4" - 1'-0"

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

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

Digitally signed by Craig E Gunderson
Date: 2023.05.30 11:14:44 -04'00'

A & A Design, LLC
of Central Florida
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DRAWN BY: TLB/ALS
REVISED BY: ALS
PROJECT NO:
SCALE: As indicated
SHEET TITLE:
ELECTRICAL LAYOUT
SHEET NUMBER:
E200