

DESIGN BASIS AND GENERAL NOTES

A. LOADS:

FLOOR LOADS

LIVE LOAD (INTERIOR)	40 (PSF)
LIVE LOAD (BALCONIES)	60 (PSF)
LIVE LOAD STAIRS, LANDING, WALKWAYS; UNIFORM	100 (PLF)
DEAD LOAD	20 (PSF)

ROOF LOADS:

LIVE LOAD (UNREDUCED)	20 (PSF)
ROOF DEAD LOAD (SUPERIMPOSED)	10 (PSF)
ROOFING MATERIAL & ACCESSORIES	10 (PSF)
MISC ROOF/CEILING DEAD LOADS:	10 (PSF)

BASIC WIND SPEED 130 MPH
WIND EXPOSURE CATEGORY B
RISK CATEGORY II
IMPORTANCE FACTOR 1.00
BUILDING CATEGORY ENCLOSED
INTERNAL PRESSURE COEFFICIENT GCPI → -0.18 TYP

B. DEFLECTION CRITERIA:

ROOF FRAMING: LIVE LOAD L/360 ; TOTAL LOAD L/240
 FLOOR FRAMING: LIVE LOAD L/480 & TOTAL LOAD L/360 & 0.75" MAX

C. APPLICABLE CODES:

2020 FLORIDA BUILDING CODE, 7TH EDITION
 2020 FLORIDA BUILDING CODE, 7TH EDITION, RESIDENTIAL
 INTERNATIONAL BUILDING CODE, 2018
 AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE 7-16)
 BUILDING CODE REQUIREMENT FOR STRUCTURAL CONCRETE (ACI 318-14)

140 B
 COMPONENT AND CLADDING WIND PRESSURE (PSF)
 GABLE ROOF 20-37 DEGREE

EFFECTIVE AREA (sq ft)	ZONE 1		ZONE 2		ZONE 3	
	POS	NEG	POS	NEG	POS	NEG
10⁰	14	-30.1	14	-48	14	-57
10²⁰	12.7	-27.2	12.7	-41	12.7	-50.2
10⁵⁰	11.1	-23.3	11.1	-33.8	11.1	-37
10¹⁰⁰	9.8	-20.5	9.8	-28.7	9.8	-32.8

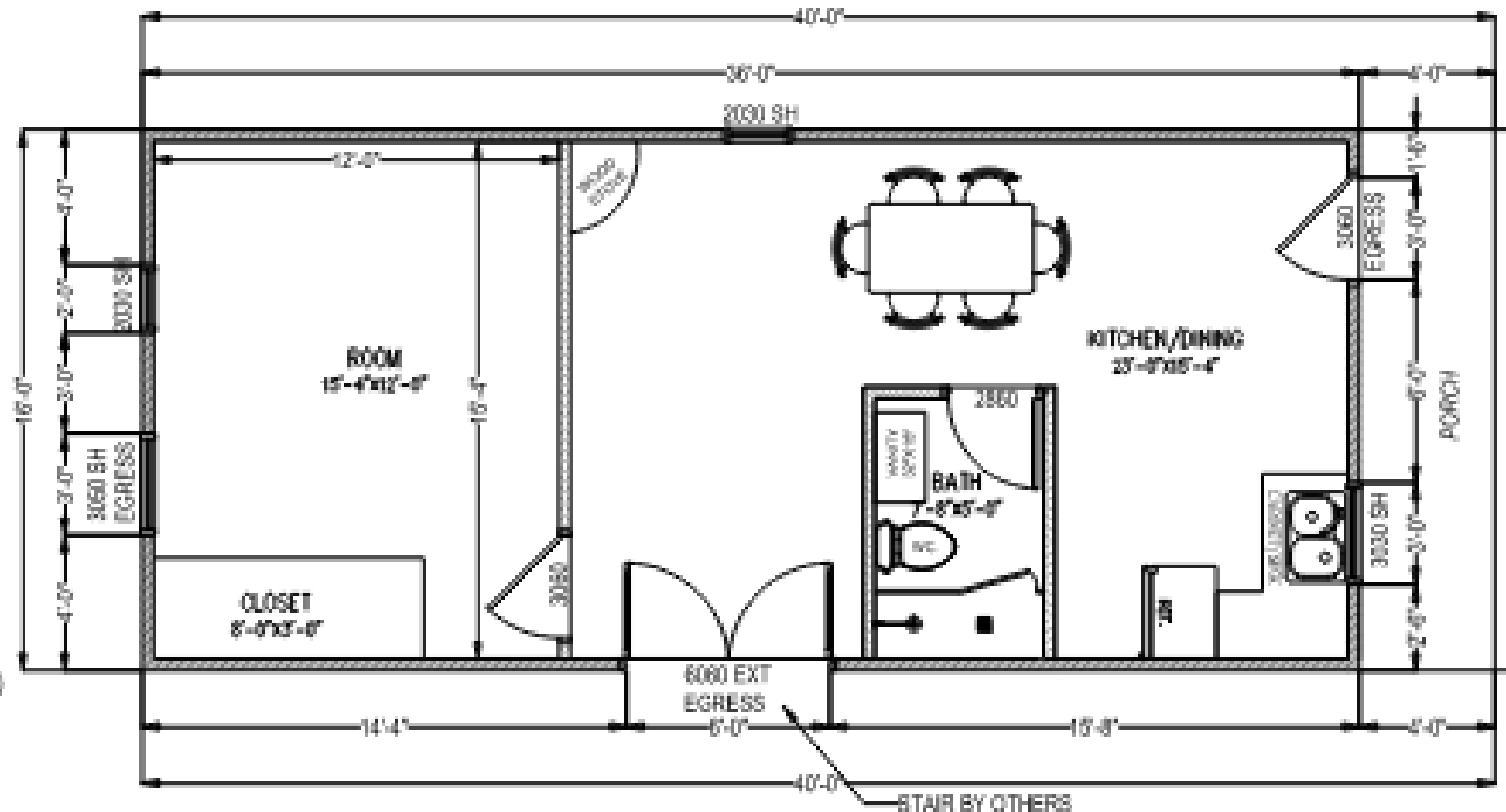
WALL

EFFECTIVE HEIGHT (ft)	ZONE 1		ZONE 2	
	POS	NEG	POS	NEG
10⁰	20.2	-22.5	20.2	-33.8
10²⁰	20.2	-22	20.2	-33.3
10⁵⁰	18.9	-20.1	18.9	-32.9
10¹⁰⁰	18	-18.8	18	-32

WIND DIRECTION	POS		NEG	
	POS	NEG	POS	NEG
10⁰	13.8	-29.3	13.8	-37
10²⁰	12.7	-26.4	12.7	-32.8

ENGINEERING NOTES FOR MANUFACTURED HOME :

THESE PRE-ENGINEERED PORTABLE BUILDING PLANS BY ETERNITY BUILDING, CERTIFIED BY DOUGLAS DEAN HARDIN, P.E., DATED 04-03-2024, ARE HERBY INCORPORATED INTO THE CONSTRUCTION DOCUMENTS.



WINDOW LEGEND

UNIT	FRAME OPENING
3030	38-5/8" X 38-1/4"
3050	37-1/8" X 63-1/4"

WALL LEGEND

	2X4 FRAME EXTERIOR BEARING SHEAR WALL TO 8'-4" AFF
	2X4 INTERIOR NON-BEARING WALL

DRAWING INDEX

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S-002	FOUNDATION DETAIL
E-001	ELECTRICAL & HVAC PLAN
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C-001	SITE REFERENCE PLAN

FLOOR PLAN

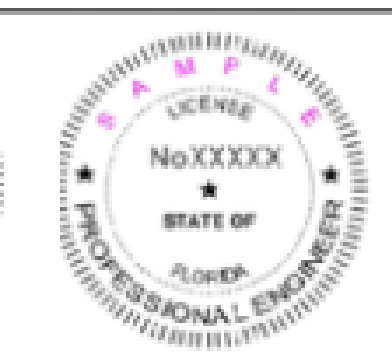
SCALE: 3/16" = 1' 0"

					Sheet No. A-001
					Project No. 2516801-S
1.	ISSUE FOR PERMIT				Scale: SEE PLAN
No.	Issue	Drawn	Approved	Date	Size: 11x17

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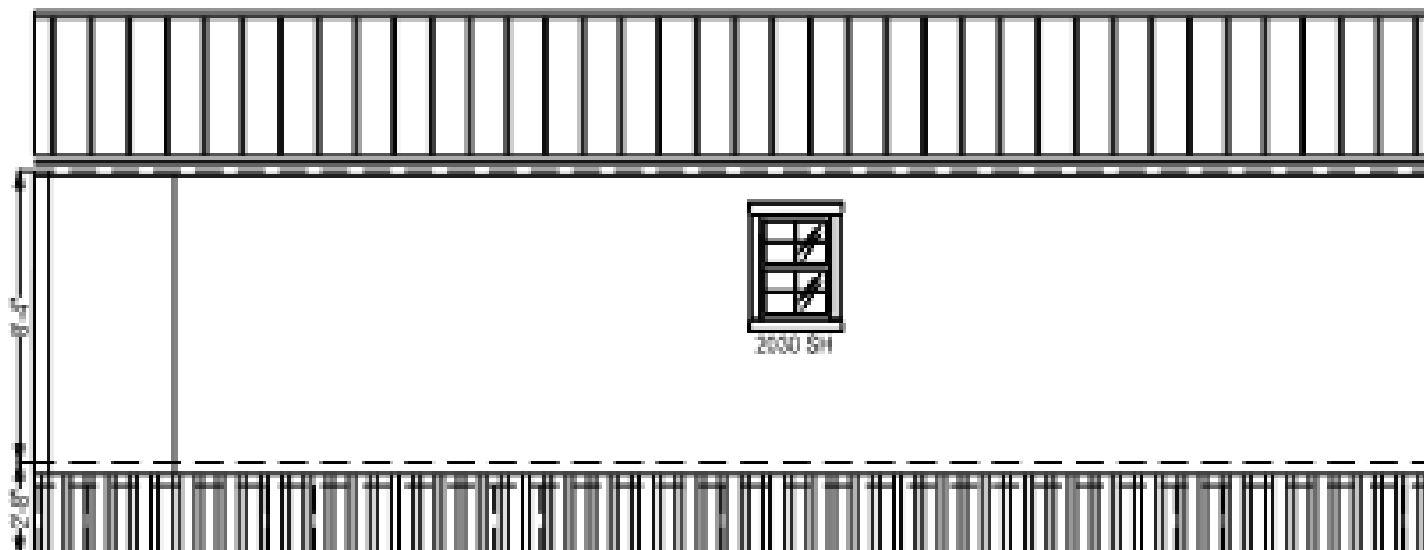




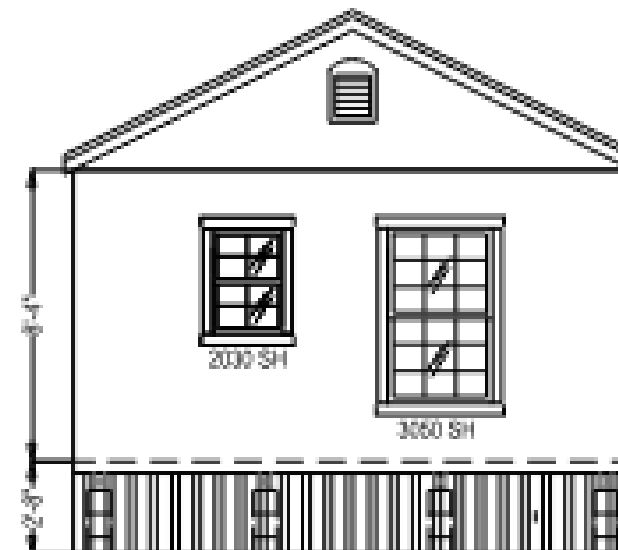
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

ELEVATIONS

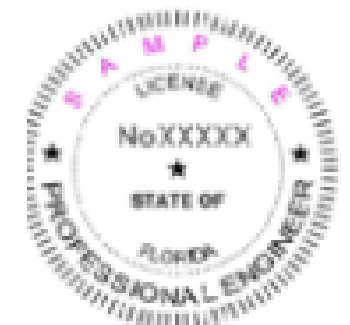
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ENGINEERING NOTES FOR MANUFACTURED HOME :

SCOPE OF WORK IS LIMITED TO THE FOUNDATION SYSTEM ONLY.

FOUNDATION DESIGN IS PROVIDED FOR THE SUPPORT OF THE MANUFACTURED HOME AS SPECIFIED BY THE MANUFACTURER'S GUIDELINES OR APPLICABLE LOCAL CODES.

ALL SUPERSTRUCTURE DESIGN, INCLUDING BUT NOT LIMITED TO FRAMING, ROOFING, WALLS, AND ASSOCIATED CONNECTION DETAILS TO THE FOUNDATION, TO BE PROVIDED BY OTHERS.

FOUNDATION DESIGN ASSUMES LOADS AND ANCHORAGE REQUIREMENTS AS SPECIFIED BY THE MANUFACTURER OR GOVERNING STANDARDS (E.G., HUD CODE, IBC, OR LOCAL REGULATIONS). VERIFICATION OF SUPERSTRUCTURE LOADS AND CONNECTION DETAILS BY OTHERS IS REQUIRED.

CONTRACTOR TO COORDINATE WITH MANUFACTURER OR SUPERSTRUCTURE ENGINEER FOR PROPER INSTALLATION AND ANCHORAGE OF THE MANUFACTURED HOME TO THE FOUNDATION.

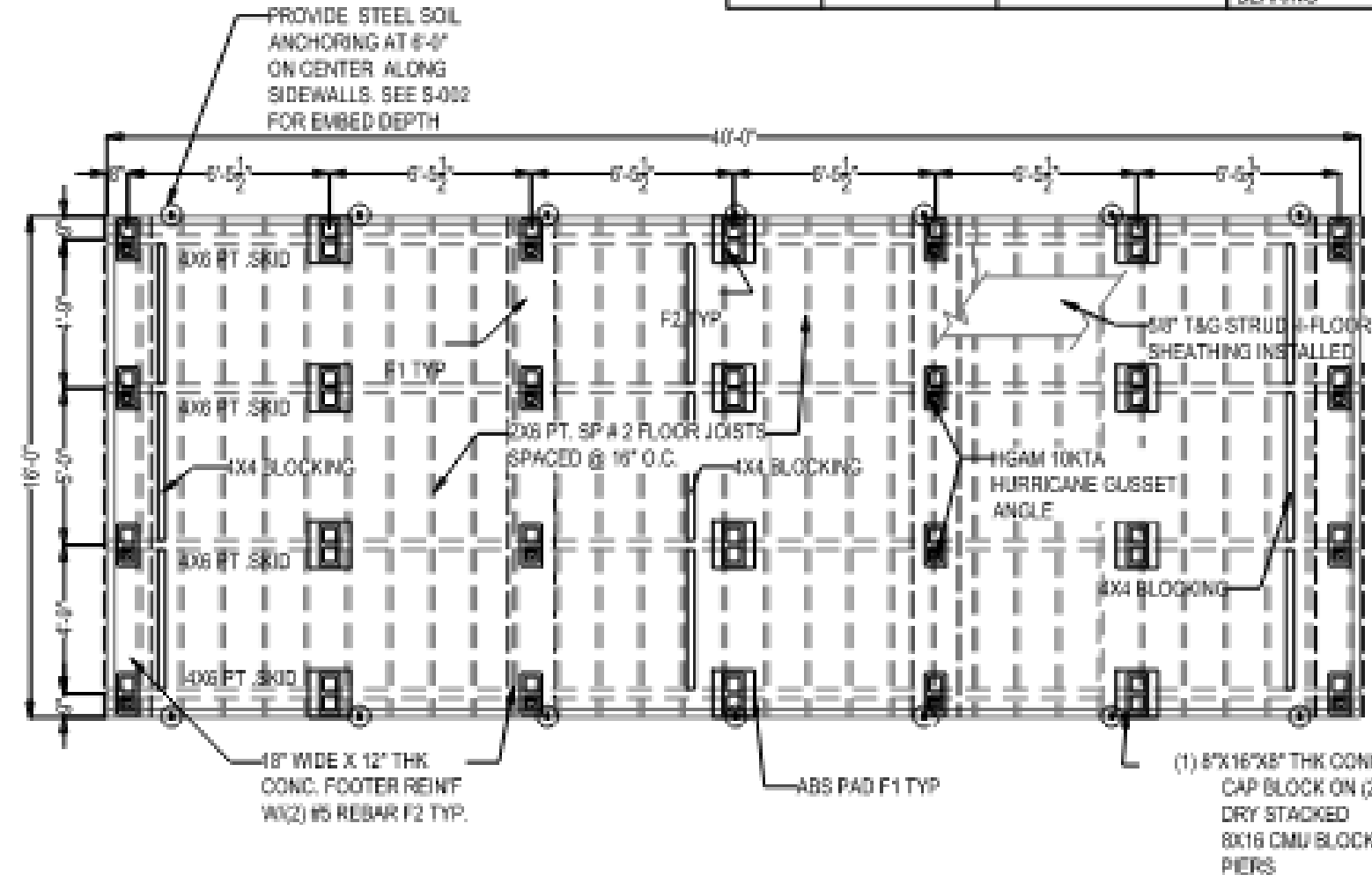
FOUNDATION NOTES

MIN. ALLOWABLE SOIL BEARING = 2000 PSF.
 CONCRETE COMP. STRENGTH f_c = 3000 PSI @ 28 DAYS.
 MASONRY COMP. STRENGTH f_m = 1900 PSI.
 REINF. STEEL: #5 BARS MIN., GRADE 60, ASTM A615, U.N.O.
 LAP SPLICE LENGTH = 30" FOR #5 BARS.
 FOOTINGS TO BEAR ON UNDISTURBED SOIL OR COMPACTED FILL.
 MIN. FOOTING DEPTH = 12" BELOW GRADE. THICKNESS = 6" MIN.

CONCRETE COVER:
 3" AGAINST EARTH
 2" EXPOSED TO WEATHER
 1.5" INTERIOR

CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO WORK.

FOOTING TYPE			
KEY	FOOTING TYPE	SIZE	NOTES
F1	CONTINUOUS FOOTING	18"X12" THK CONCRETE FOOTER W/2#5 REBAR TYP	CAST IN PLACE
F2	ABS PAD	16"X16"	HUD APPROVED MIN-2000LBS FOR 1800PSF BEARING



FOUNDATION/WALL FRAMING PLAN

SCALE: 3/16" = 1' 0"

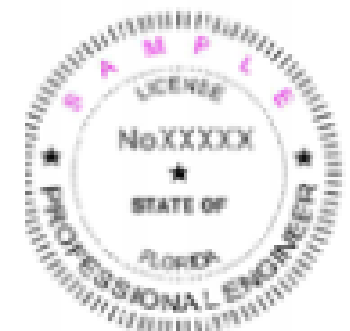
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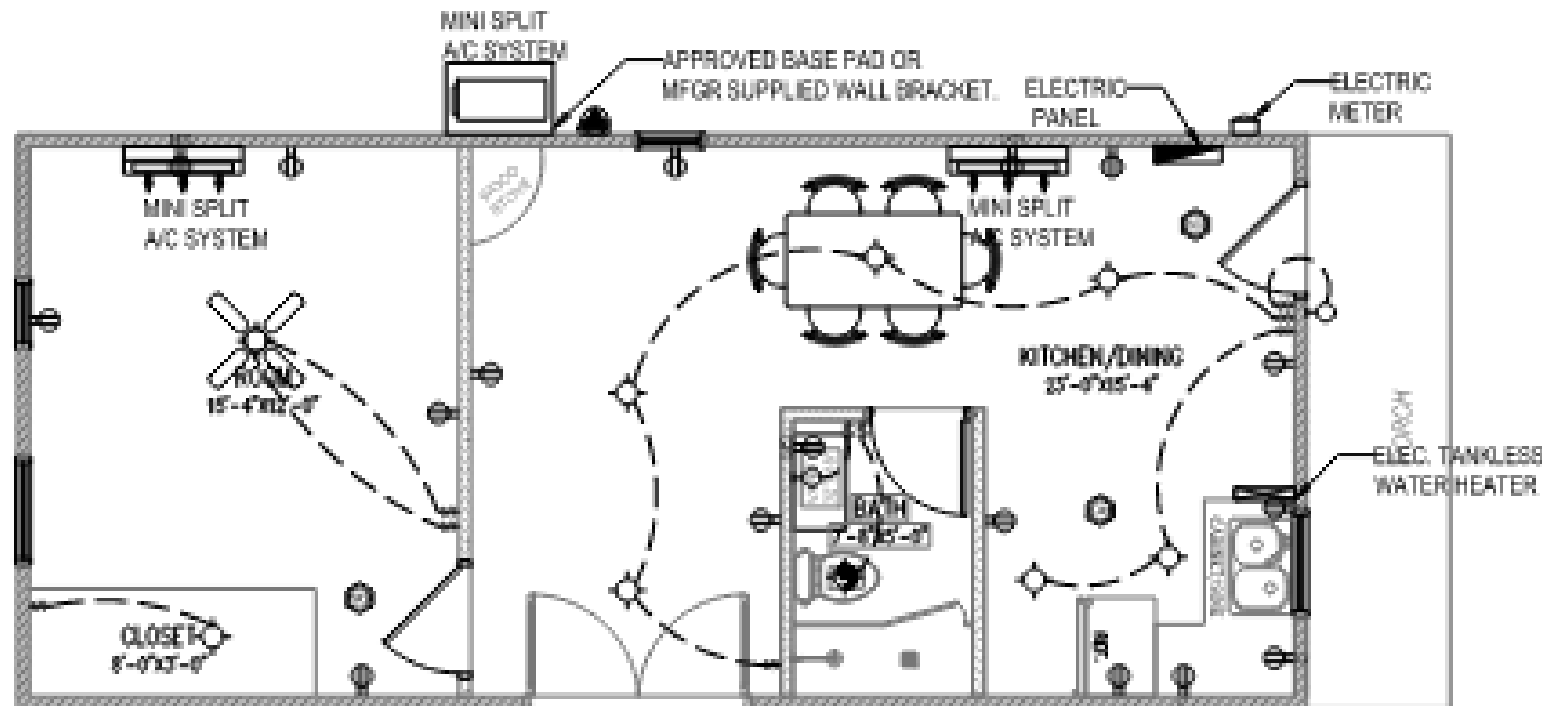


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ELECTRIC PLAN IS FOR GENERAL LAYOUT PURPOSES ONLY. BUILDER TO VERIFY ALL CIRCUITS, WIRING AND FIXTURES ARE INSTALLED AS PER NEC 2020. ALL 15 AND 20 AMP BRANCH CIRCUITS TO BE ARC-FAULT PROTECTED. PROVIDE GFI OUTLETS AS REQUIRED BY NEC 2020.

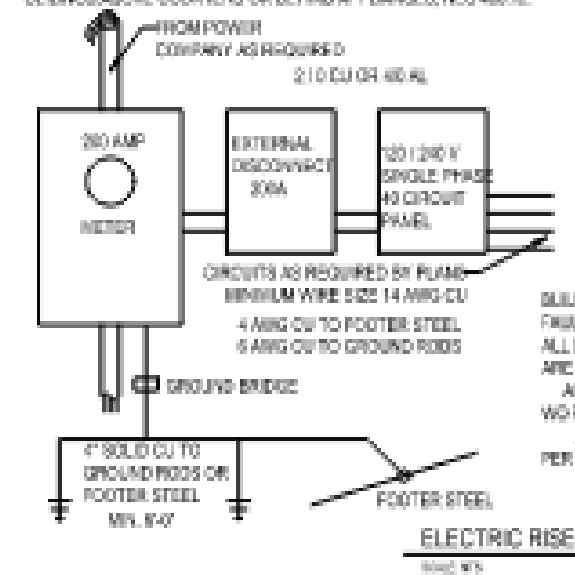


ELECTRICAL & HVAC PLAN

SCALE: 3/16" = 1'-0"

GENERAL ELECTRICAL NOTES

- ONE SMOKE DETECTOR LOCATED WITHIN 10' OF EACH BEDROOM SHALL BE EQUIPPED WITH CARBON MONOXIDE DETECTOR.
- ALL 100 - VOLT, SINGLE - PHASE, 15 - AND 20 - AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 210.12 (1) THROUGH (5).
- ALL 125 - VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED IN A RESIDENCE SHALL BE LISTED TAMPER RESISTANT RECEPTACLES; NO EXCEPTIONS! FOR RECEPTACLES FOR RECEPTACLES ON COUNTERTOPS ABOVE COUNTERS OR BEHIND APPLIANCES, NEC 408.12.



BUILDING TO BE PROVIDED W/ ARC FAULT PROTECTION PER NEC 210.12(A) ALL DETECTORS OUTSIDE OF BEDROOM ARE SMOKE/CO DETECTORS ALL OUTSIDE RECEPT. TO BE GFI AND W/ PER NEC 210.8(A) ALL RECEPT. TO TAMPER RESISTANT PER NEC 408.12

ELECTRICAL LEGEND

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Sheet No. E-001

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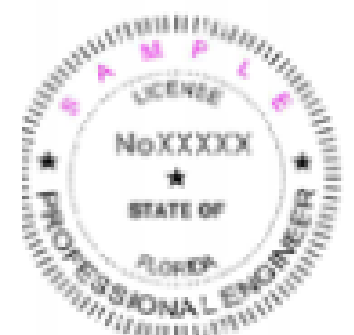
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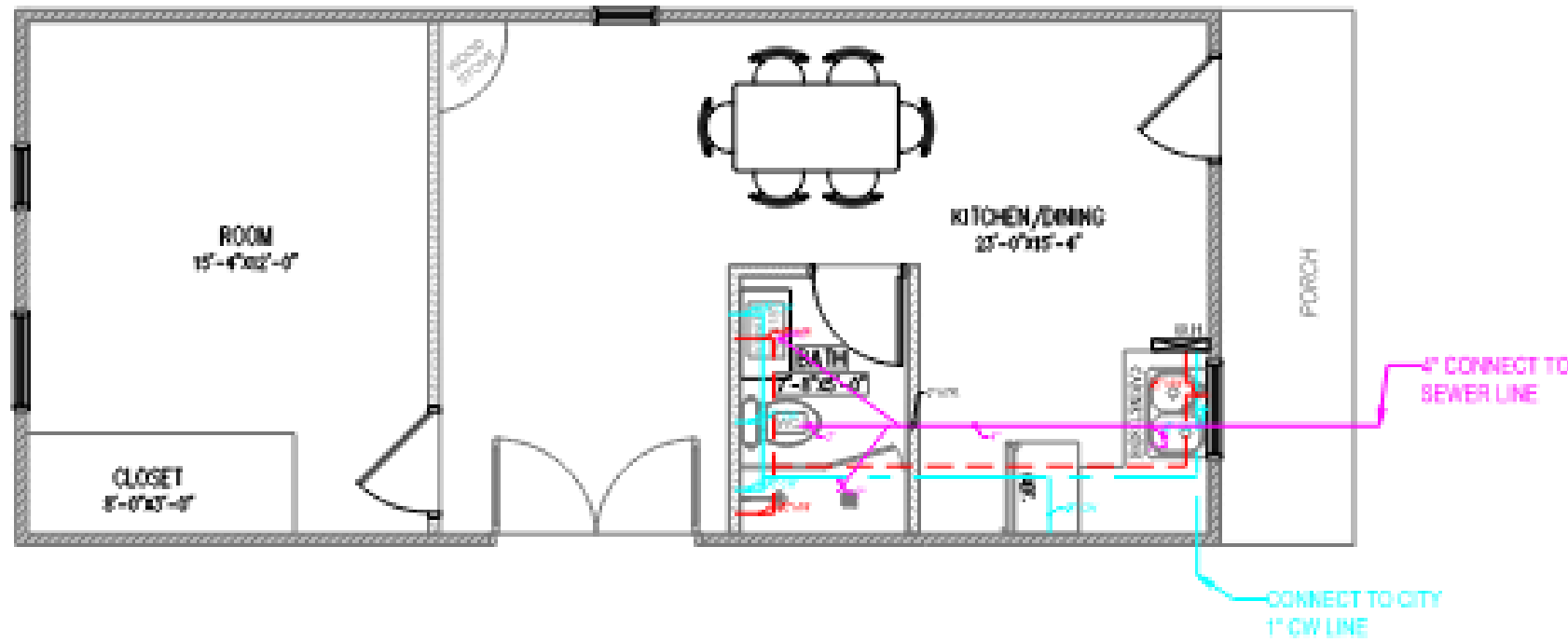
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1. ISSUE FOR PERMIT

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PLUMBING PLAN
SCALE: 3/16" = 1' 0"

PLUMBING GENERAL NOTES

- COORDINATE ALL PIPE ROUTING WITH ALL OTHER TRADES PRIOR TO INSTANTIATION. ROUTE ALL PIPING TO AVOID DUCTWORK, ELECTRICAL RACEWAYS, AND BUILDING STRUCTURES. IF PENETRATIONS THROUGH STRUCTURAL MEMBERS ARE REQUIRED FOR PLUMBING INSTALLATIONS NOTIFY ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO INSTALLATION TO ENSURE THAT STRUCTURAL INTEGRITY IS MAINTAINED.
- PIPE ROUTING SHOWN IS SCHEMATIC AND IS INTENDED TO INDICATE GENERAL ROUTING. PLUMBING CONTRACTOR SHALL PROVIDE ANY ADDITIONAL OFFSETS AND FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN CLEARANCES AS ENCOUNTERED IN FIELD.
- DRAINAGE PIPING SHALL SLOPE NO LESS THAN 1/8" FALL PER FOOT. SEE SPECIFICATIONS.
- FURNISH AND INSTALL HOSE BIBS AND WALL HYDRANTS 24" ABOVE FINISHED GRADE/FLOOR AND PROVED VACUUM BREAKERS AS SHOWN ON DRAWINGS WITH 150' MINIMUM PERIMETER INTERVALS.
- PLUMBING CONTRACTOR SHALL INSTALL HORIZONTAL COMBINATION WASTE AND VENT SYSTEMS IN STRICT ACCORDANCE WITH 2020 FLORIDA BUILDING CODE PLUMBING EDITION.

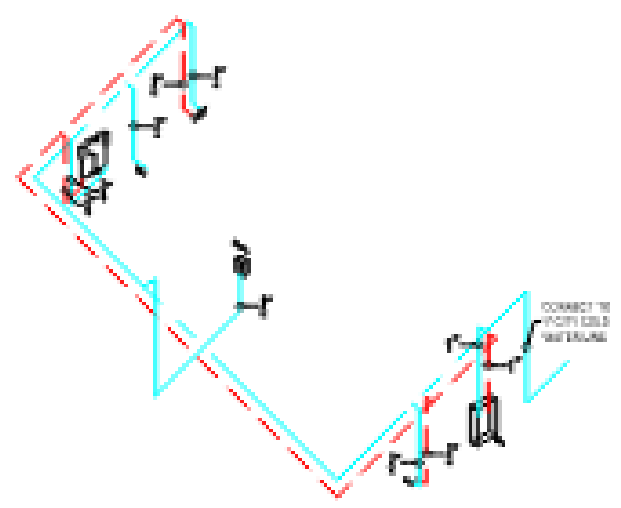
WATER LINE

- ALL WATER PIPING TO BE SCHED 40 CPVC.
- PROVIDE ISOLATION VALVES TO ALL PLUMBING FIXTURES INSTALLED.
- PROVIDE BACK FLOW PREVENTION DEVICE TO ALL EQUIPMENT WATER CONNECTIONS.
- NO UNDER SLAB JOINTS IN WATER PIPING.
- PROVIDE ISOLATION VALVES TO COLD WATER AND HOT WATER FOR MOP SINK.

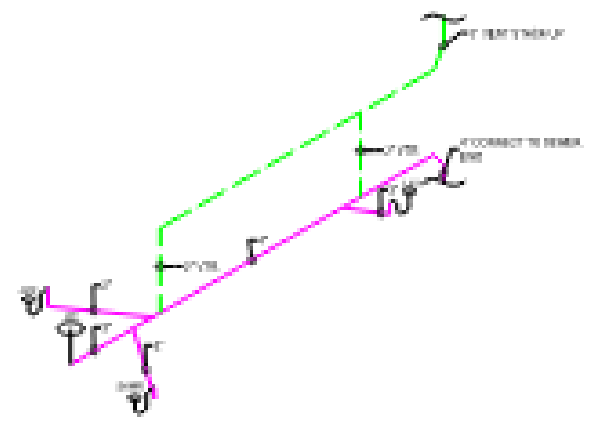
SANITARY LINE

- ALL DWV SANITARY LINES TO BE SCHED 40 PVC.
- ALL WORK SHALL COMPLY WITH FBCP 2024, 8TH EDITION, PLUMBING

PLUMBING LEGEND	
	SANITARY
	VENT THRU ROOF LINE
	COLD WATER
	HOT WATER
	SINK P-TRAP
	VENT THRU ROOF
	CLEAN OUT



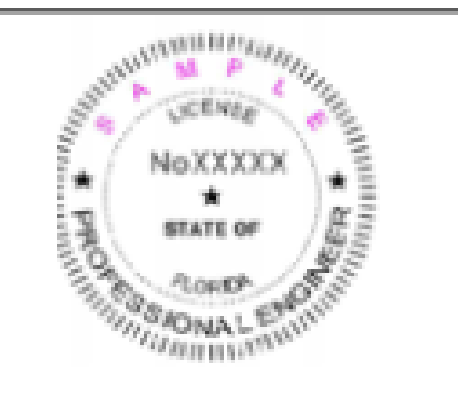
ISOMETRIC WATER
SCALE: 1/8"

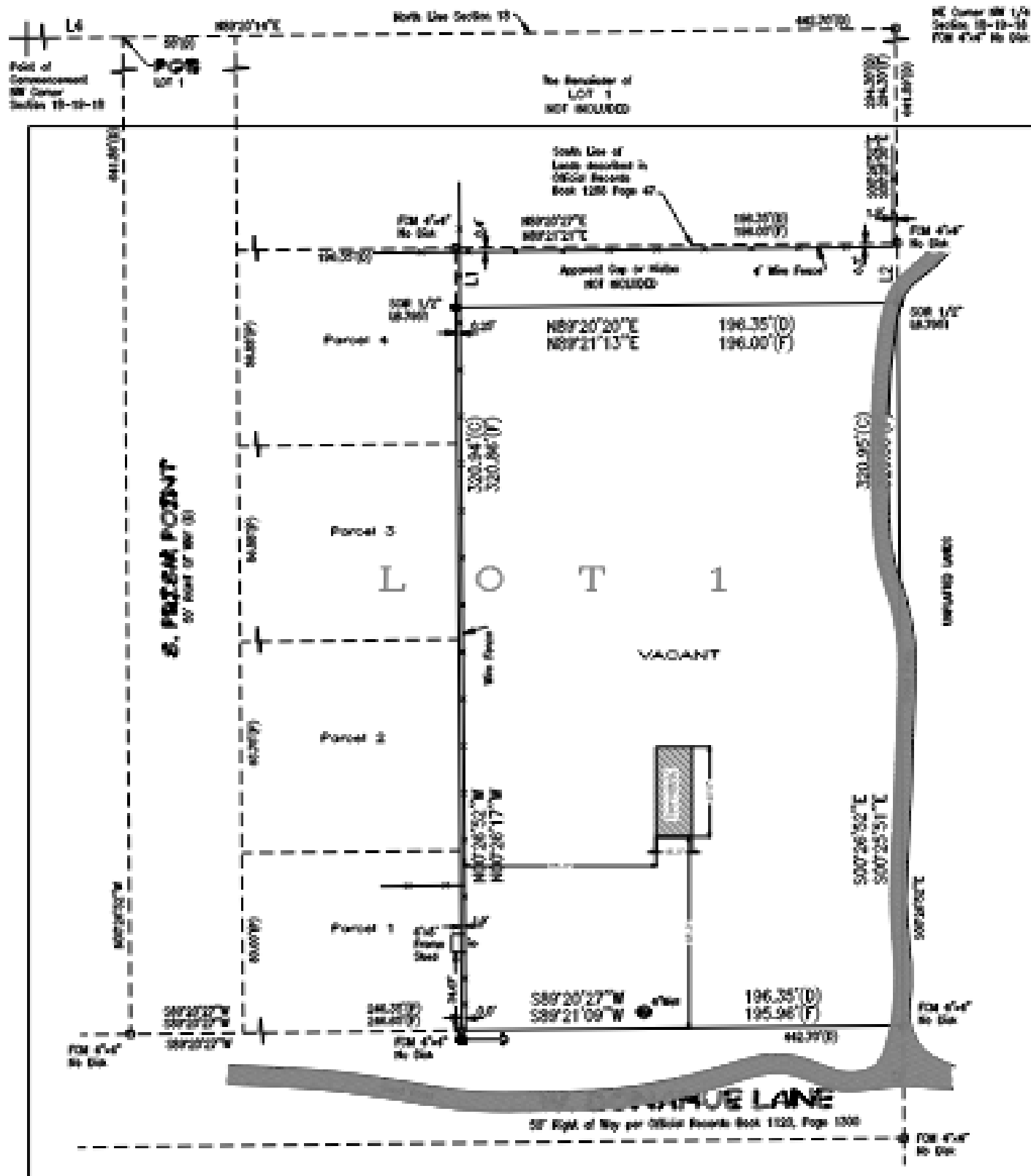


ISOMETRIC SANITARY
SCALE: 1/8"

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SITE REFERENCE PLAN NOTES:

ALL WORK BY ALL TRADES TO COMPLY WITH FLORIDA BUILDING CODE 2020 (RESIDENTIAL EDITION) AND ALL APPLICABLE CODES, ORDINANCES, STANDARDS, OR RESTRICTIONS, WHETHER SHOWN ON PLANS OR NOT.

REFER TO RECORDED PLAT FOR PROPERTY DETAILS. REFER TO LEGAL DESCRIPTION FOR SITE GEOMETRY, BOUNDARIES, ELEVATIONS, AND EXISTING STRUCTURES.

FIELD-VERIFY ALL DIMENSIONS BEFORE STARTING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO PROCEEDING.

GENERAL CONTRACTOR TO VISIT SITE BEFORE BIDDING, VERIFY EXISTING CONDITIONS AND DIMENSIONS IN FIELD. USE FIGURED DIMENSIONS ONLY—DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY OF ANY VARIATIONS BEFORE WORK BEGINS.

GENERAL CONTRACTOR TO CONFIRM LOCATIONS OF SEWER, WATER, AND ELECTRICAL UTILITIES BEFORE BIDDING.

NO PART OF MAIN STRUCTURE TO BE BUILT WITHIN SETBACKS. NOTIFY ARCHITECT OF DISCREPANCIES OR ENCROACHMENTS. ARCHITECT MAKES NO GUARANTEES ON STRUCTURE LOCATIONS, PROPERTY DIMENSIONS, SETBACKS, RIGHTS-OF-WAY, OR EASEMENTS—VERIFY WITH SURVEYOR AND CONTRACTOR.

THIS DRAWING IS NOT A SURVEY AND IS FOR REFERENCE PURPOSE ONLY. CONTRACTOR MUST VERIFY ALL SETBACKS, DIMENSIONS, AND FINISH FLOOR ELEVATION PRIOR TO PERMITTING AND CONSTRUCTION TO ENSURE COMPLIANCE.

SITE REFERENCE PLAN

SCALE: 3/32" = 1'-0"

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