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DATE: 08/20/2023 BY: GUSTAVO A. ROMAN

PROJECT: **Concordia Model**
 CONTRACTOR/DEVELOPER: **Gustavo A. Roman**
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PROJ. No: **2023-07-03**
 FILE: **CONCORDIA-10123**
 DRAWN: **J.V.C.**
 CHECKED:
 DATE: **2023-07-03**

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SEAL
 A/E
 BRIAN LOY CHANDLER
 LICENSE NO. 72132
 C.O.A. NO. 9910

PROJECT: **Concordia Model**
 10123 Boylston Street
 Port Charlotte
 GAR - Concordia

SHEET
A-1
 01 OF 18

FLORIDA PRODUCT APPROVAL / MIAMI-DADE NOA - INDEX SHEET

Section A: DOORS					
#	COMPONENT	MANUFACTURER/MODEL	IMPACT/NON	FL PA/NOA #	Exp. Date
1	Swinging	ECO Window Systems, LLC	IMPACT	20-1007.08	3/20/2024
2	Sliding Glass Door	ECO Window Systems, LLC	IMPACT	21-0114.11	3/20/2024
3	Garage- Flush	C.H.I. Overhead Doors	NON-IMPACT	FL 15012.2	12/31/2023
4	Garage- Flush	C.H.I. Overhead Doors	NON-IMPACT	FL 15012.18	12/31/2023
Section B: WINDOWS					
#	COMPONENT	MANUFACTURER/MODEL	IMPACT/NON	FL PA/NOA #	Exp. Date
1	Fixed Windows	ECO Window Systems, LLC	IMPACT	20-1119.05	6/17/2024
2	Horizontal Rolling System	ECO Window Systems, LLC	IMPACT	20-1119.09	6/19/2024
3	Mullion	ECO Window Systems, LLC	IMPACT	21-0122.04	10/23/2024
Section C: ROOFING PRODUCTS					
#	COMPONENT	MANUFACTURER/MODEL	FL PA/NOA #	Exp. Date	
1	Asphalt Shingles	Atlas Roofing Corporation	20-0527.05	8/5/2025	
2	Metal	Drexel Metals	FL 17678.1	12/31/2025	
3	Tile	Boral Roofing	FL 7849.13	12/31/2025	
4	Polyglass Bitumen	Polyglass Usa	FL 1654.1	8/16/2025	
5	Underlayment x Shingles	Atlas Roofing Corporation	FL 16226.1	12/31/2024	
6	Underlayment x Tile-Metal-Polyglass	Polyglass Usa	FL 5259.1	12/23/2023	
7	Underlayment (Optional)	Woodland Industries	FL 17206.1	06/24/2024	
Section D: STORM SHUTTERS					
#	COMPONENT	MANUFACTURER/MODEL	FL PA/NOA #	Exp. Date	
1	-	-	-	-	
Section E: PANEL WALLS					
#	COMPONENT	MANUFACTURER/MODEL	FL PA/NOA #	Exp. Date	
1	Soffits	PlyGem	22-0908.03	10/31/2027	

NOTE: COMPARABLE MATERIAL MAY BE SUBSTITUTED AT CONTRACTOR DISCRETION



Concordia Model

DESIGN PARAMETERS	
APPLICABLE CODES INFORMATION:	BUILDING CONSTRUCTION TYPE:
BUILDING AND STRUCTURAL: FLORIDA BUILDING CODE 2020 SEVENTH EDITION	<input type="checkbox"/> TYPE I-A <input type="checkbox"/> TYPE II-B <input type="checkbox"/> TYPE IV
RESIDENTIAL: FLORIDA RESIDENTIAL CODE 2020 SEVENTH EDITION	<input type="checkbox"/> TYPE I-B <input type="checkbox"/> TYPE III-A <input type="checkbox"/> TYPE V-A
EXISTING: FLORIDA EXISTING BUILDING CODE 2020 SEVENTH EDITION	<input type="checkbox"/> TYPE II-A <input type="checkbox"/> TYPE III-B <input checked="" type="checkbox"/> TYPE V-B
PLUMBING: FLORIDA PLUMBING CODE 2020 SEVENTH EDITION	WIND BORNE DEBRIS REGION:
MECHANICAL: FLORIDA MECHANICAL CODE 2020 SEVENTH EDITION	<input type="checkbox"/> NO
ELECTRICAL: NATIONAL ELECTRICAL CODE 2017 EDITION AND NFPA-70	<input checked="" type="checkbox"/> YES
FIRE PROTECTION: FLORIDA FIRE PROTECTION CODE SEVENTH EDITION	<input checked="" type="checkbox"/> IMPACT RESISTANT GLAZING
ACCESSIBILITY: FLORIDA ACCESSIBILITY CODE 2020 SEVENTH EDITION	<input type="checkbox"/> IMPACT RESISTANT COVERING
ENERGY CONSERVATION: FLORIDA ENERGY CONSERVATION CODE 2020 SEVENTH EDITION	<input type="checkbox"/> COMBINATION OF IMPACT RESISTANT GLAZING AND COVERING
METHOD OF DESIGN:	<input type="checkbox"/> N/A
DESIGNED PURSUANT TO 2020 FLORIDA BUILDING CODE SEVENTH EDITION SECTION 1609	INTERNAL PRESSURE COEFFICIENTS:
IMPORTANT FACTOR:	<input type="checkbox"/> 0.00 (OPEN)
<input type="checkbox"/> 0.77 (BUILDING CATEGORY I) <input type="checkbox"/> 1.15 (BUILDING CATEGORY III)	<input checked="" type="checkbox"/> +0.18, -0.18 (ENCLOSED)
<input checked="" type="checkbox"/> 1.00 (BUILDING CATEGORY II) <input type="checkbox"/> 1.15 (BUILDING CATEGORY IV)	<input type="checkbox"/> +0.55, -0.55 (PARTIALLY ENCLOSED)
BUILDING OCCUPANCY:	CLASSIFICATION OF WORK:
<input type="checkbox"/> GROUP "A" - ASSEMBLY <input type="checkbox"/> GROUP "H" - HAZARDOUS	<input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF OCCUPANCY
<input type="checkbox"/> GROUP "B" - BUSINESS <input type="checkbox"/> GROUP "I" - INSTITUTIONAL	<input type="checkbox"/> LEVEL 1 <input type="checkbox"/> ADDITIONS
<input type="checkbox"/> GROUP "D" - DAY CARE CENTER <input type="checkbox"/> GROUP "M" - MERCANTILE	<input type="checkbox"/> LEVEL 2 <input type="checkbox"/> RENOVATION/MODIFICATION
<input type="checkbox"/> GROUP "E" - EDUCATIONAL <input checked="" type="checkbox"/> GROUP "R" - RESIDENTIAL <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input checked="" type="checkbox"/> R-3	<input type="checkbox"/> LEVEL 3 <input type="checkbox"/> RELOCATION OF BUILDINGS
<input type="checkbox"/> GROUP "F" - FACTORY INDUSTRIAL <input type="checkbox"/> GROUP "S" - STORAGE	<input checked="" type="checkbox"/> NEW CONSTRUCTION
EXPOSURE CATEGORY:	NOTE: SEE SEPTIC SYSTEM ENG. OR CIVIL ENG. DWGS. FOR F.F.E., DRAINAGE AND SITE PLAN
<input type="checkbox"/> "A" <input type="checkbox"/> "C"	
<input checked="" type="checkbox"/> "B" <input type="checkbox"/> "D"	
BASIC WIND SPEED 3-SECOND GUST:	
<input type="checkbox"/> 150 M.P.H.	
<input checked="" type="checkbox"/> 160 M.P.H.	
<input type="checkbox"/> 170 M.P.H.	
<input type="checkbox"/> 180 M.P.H.	
LEGAL DESCRIPTION:	
LOT(S): _____ BLOCK: _____ UNIT: _____	
PLAT BOOK: _____ PARCEL: _____ SECTION: _____	
TOWNSHIP: _____ RANGE: _____ SURAB: _____	
CITY: _____ COUNTY: _____ STATE: FLORIDA	
FLOOD ZONE: _____	
SQUARE FOOTAGE CALCULATIONS:	
AREA	SQUARE FOOTAGE
LIVING	1851 S.F.
LANAI	313 S.F.
GARAGE	720 S.F.
ENTRY	114 S.F.
TOTAL	2,998 S.F.

INDEX OF DRAWINGS			
ARCHITECTURAL	STRUCTURAL	PLUMBING	ELECTRICAL
01 A-1 COVER SHEET	08 S-0 STRUCTURAL NOTES		
02 A-2 ABBREVIATIONS, DRAWINGS SYMBOLS, MATERIAL SYMBOLS	09 S-1 FOUNDATION PLAN		17 E-1 ELECTRICAL PLAN
03 A-3 NOT USED	10 S-2 TIE BEAM PLAN		
04 A-4 FLOOR PLAN- DIMENSIONED AND OPTIONS	11 S-3 WALL SECTIONS		
05 A-5 FLOOR PLAN-NOTED	12 S-4 STRUCTURAL DETAILS		
06 A-6 ROOF PLAN	13 S-5 STRUCTURAL DETAILS		
07 A-7 ELEVATIONS	14 S-6 STRUCTURAL DETAILS		
	15 S-7 STRUCTURAL DETAILS		
	16 S-8 STRUCTURAL DETAILS		
		MECHANICAL	TRUSSES
			18 PRE-ENGINEER TRUSS MANUF. DRAWING

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ABBREVIATIONS

SYMBOLS	DEFINITIONS
	AT
	ANGLE
	AND
	CENTERLINE
	DIAMETER
	POUND: NUMBER
	PER
ABBREVIATION	DEFINITIONS
A/C	AIRCONDITIONING
AFF	ABOVE FINISH FLOOR
AH	AIR HANDLER
AL, ALUM.	ALUMINUM
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ATL	ACCOUSTIC TILE LAY-IN
BIT	BITUMINOUS
BLDC	BUILDING
BLKG	BLOCKING
BM	BEAM-BENCH MARK
BRG	BEARING
BTM, BOTT	BOTTOM
C.	CLOSET
CEM	CEMENTITIOUS
CAB	CABINET
CAR	CARPET
CER	CERAMIC
CJ	CONSTRUCTION JOINT
CLG, CEIL	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CT	CERAMIC TILE
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DP	DEEP
DRY	DRYER
DS	DOWNSPOUT
DW	DRYWALL
DWG	DRAWING
EA	EACH
EB	EXPOSED BLOCK
EC	EXPOSED CONCRETE
EJ, EXP JT	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION, ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EX	EXPOSED
EXT	EXTERIOR
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FL JT	FLUSH JOINT
FT (')	FEET
FTG	FOOTING
F.V.	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS-GLAZING
GB	GYPSPUM BOARD
GYP	GYPSPUM
HB	HOSE BIBB
H.P.	HIGH POINT
H.C.	HANDICAP (PED)
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT/HIGH
HVAC	HEATING, VENTILATING AIRCONDITIONING
ID	INSIDE DIAMETER
IN (")	INCHES
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT.	JOINT
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
L.	LINEN
LAM	LAMINATED
LAV	LAVATORY
LB (#)	POUNDS
LIV	LIVING
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSH	LONG SLOTTED HOLE
LVR, LOUV	LOUVER
LWTW, CONC.	LIGHTWEIGHT CONCRETE

ABBREVIATION	DEFINITIONS
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MATL, MAT	MATERIAL
MAX	MAXIMUM
MC	MEDICINE CABINET
MCW	METAL CLAD WOOD
MECH	MECHANICAL
MANUF.	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MK	MARK
MO	MASONRY OPENING
M.T.	METAL THRESHOLD
MTL	METAL
NA	NOT APPLICABLE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
NIC	NOT IN CONTRACT
NO (#)	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NSCT	NON SLIP CERAMIC TILE
OC	ON CENTER
OD	OUTSIDE DIAMETER
O.H.	OVERHANG
OPP	OPPOSITE
OPT	OPTIONAL
PAN., P.	PANTRY
PB	PAINTED BLOCK
PL	PLATE
PBD	PARTICLE BOARD
PERF	PERFORATED
PERIM	PERIMETER
PFB	PREFABRICATED
PREFIN	PREFINISHED
PKT	POCKET
PLAM	PLASTIC LAMINATE
PLAN'G	PLANNING
PLAS	PLASTER (ING)
PLBG	PLUMBING
PNL	PANEL
PR	PAIR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PWD	PLYWOOD
QT.	QUANTITY
RAD	RADIUS
RD	ROOF DRAIN
RECT	RECTANGLE
REF	REFRIGERATION
REIN	REINFORCEMENT
REQD	REQUIRED
REV	REVERSE
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
RWL	RAINWATER LEADER
S.	SHOWER
SCH	SCHEDULE
SCW	SOLID CORE WOOD DOOR
SEC	SECTION
SF	SQUARE FEET
SFBE	SPLIT FACE BLOCK EXPOSED
SM	SIMILAR
SPECS	SPECIFICATIONS
SO	SQUARE
ST	STUCCO
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STF	STOREFRONT
STO	STORAGE
STR	STRUCTURAL
SUSP	SUSPENDED
SWR	SHOWER
SYS	SYSTEM
T & B	TOP AND BOTTOM
T.C.C.	TONGUE AND GROOVE
THK	THICK (NESS)
THR	THRESHOLD
TOS	TOP OF STEEL
TP	TOILET PAPER
TV	TELEVISION
TYP	TYPICAL
UNO	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VP	VENEER PLASTER
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
W.L.C.	WALK-IN CLOSET
WP	WATERPROOF
WT	WEIGHT
WWF	WELDED WIRE FABRIC

DRAWING SYMBOLS

LINE SYMBOLS	DEFINITIONS
	CENTER LINE
	HIDDEN LINE
	PROPERTY LINE
	NOTE LEADER
DRAWING SYMBOLS	DEFINITIONS
	SECTION (WALL OR CROSS)
	DETAIL (LOCATED ON DRAWINGS)
	INTERIOR ELEVATION
	ROOM IDENTIFICATION
SCHEDULE SYMBOLS	DEFINITIONS
	DOOR TYPE
	WINDOW TYPE
SPECIALTIES	DEFINITIONS
	KEYNOTES
EQUIPMENT	DEFINITIONS
	WATER CLOSET
	LAVATORY
	STANDARD TUB
	TUB
	REFRIGERATOR
	DOUBLE BOWL SINK
	DISHWASHER
	RANGE
	WASHER
	DRYER
	SERVICE SINK
	WATER HEATER
	AIR HANDLING UNIT
	COMPRESSOR
	POOL EQUIPMENT
	TOWEL BAR
	MEDICINE CABINET
	TOILET PAPER HOLDER
	SHOWER HEAD
	REFUSE CONTAINER
	RECYCLE BIN

MATERIAL SYMBOLS

	UNDISTURBED EARTH		ROUGH WOOD
	COMPACTED FILL		WOOD BLOCKING
	STONE/ROCK		FINISH WOOD
	STONE FILL/GRAVEL		BATT INSULATION
	STRUCTURAL CONCRETE		RIGID INSULATION
	LIGHTWEIGHT CONCRETE		SHINGLES
	STEEL REINFORCING		ROOF TILE (BARREL STYLE)
	MARBLE		ROOF TILE (FLAT STYLE)
	CONCRETE MASONRY UNITS		STEEL
	BEARING WALL		ALUMINUM
	GLASS		
WALL MATERIAL-SYMBOLS			
	8" C.M.U.		8" C.M.U.
	HORIZONTAL REINF.		STUCCO
	G.W.B.		STRUCTURAL CONCRETE
	METAL OR WOOD FURRINGS		8" C.M.U.
	INSULATION		METAL FRAMING OR WOOD FRAME
	VERTICAL REINF. IN FILLED CELL		G.W.B.

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CONTRACTOR/DEVELOPER

PROJ No: SUDO-19123
FILE: CONCORDIA-19123
DRAWN: J.V.C.
CHECKED:
DATE: 2023-07-03

REVISIONS	DATE	REVISION BY

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BRIAN LOY CHANDLER
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C.O.C.A. NO. 9910

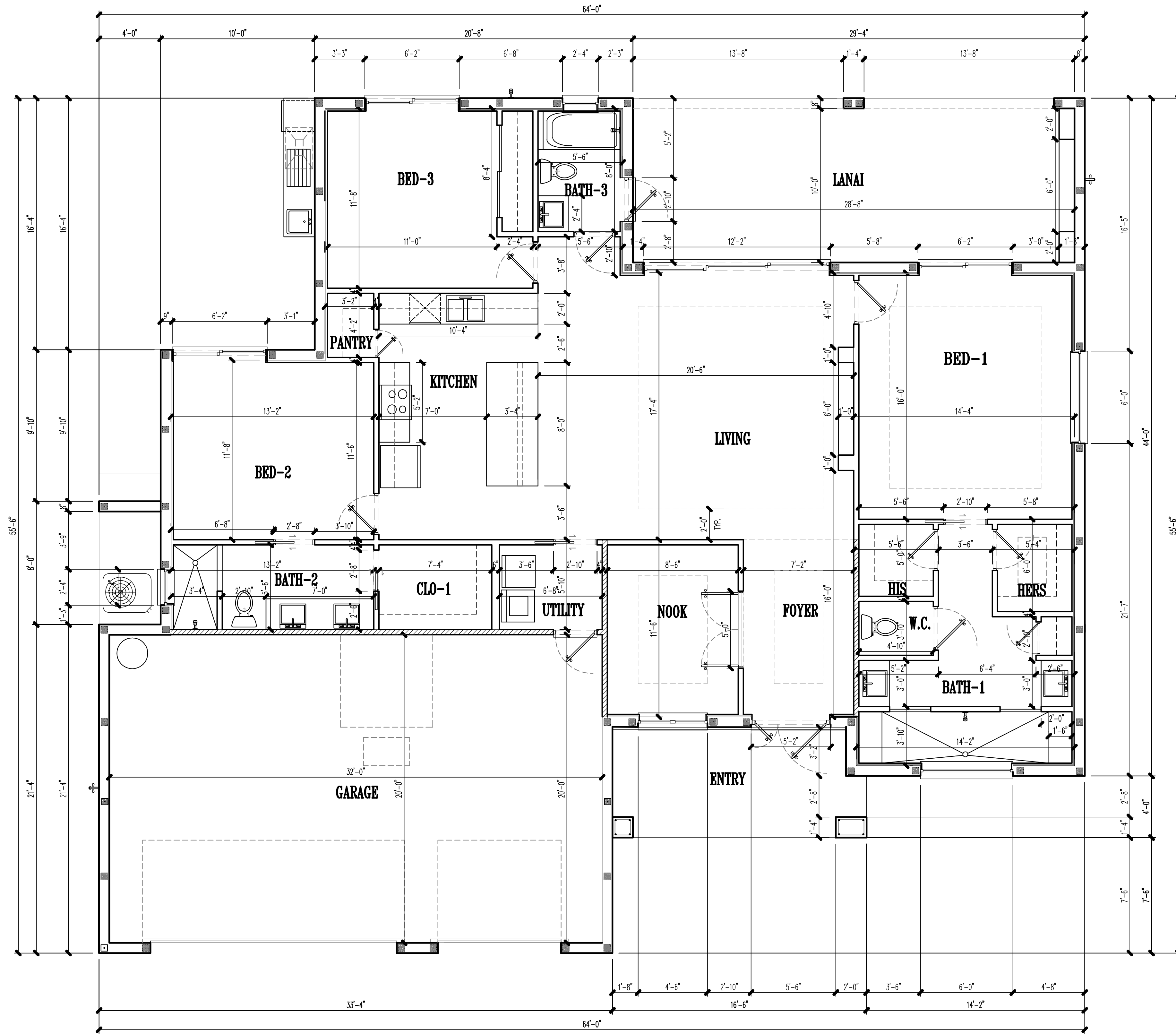
PROJECT:
Concordia Model
10123 Boylston Street
Port Charlotte
FLORIDA

GAR - Concordia

SHEET
A-2
02 OF 18

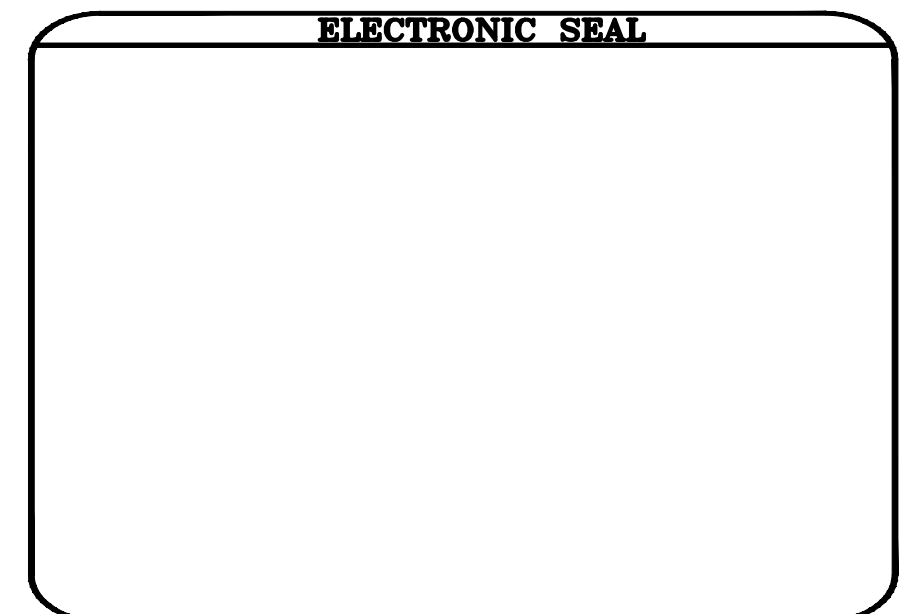
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FLOOR PLAN (DIMENSIONED)

1/4" = 1'-0"



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 PROJECT NUMBER: **gustavoroman@palmcoast.com**
 CONTRACTOR/DEVELOPER:

PROJ. No: GIBD0-10123	
FILE: CONCORDIA-10123	
DRAWN: J.V.C.	
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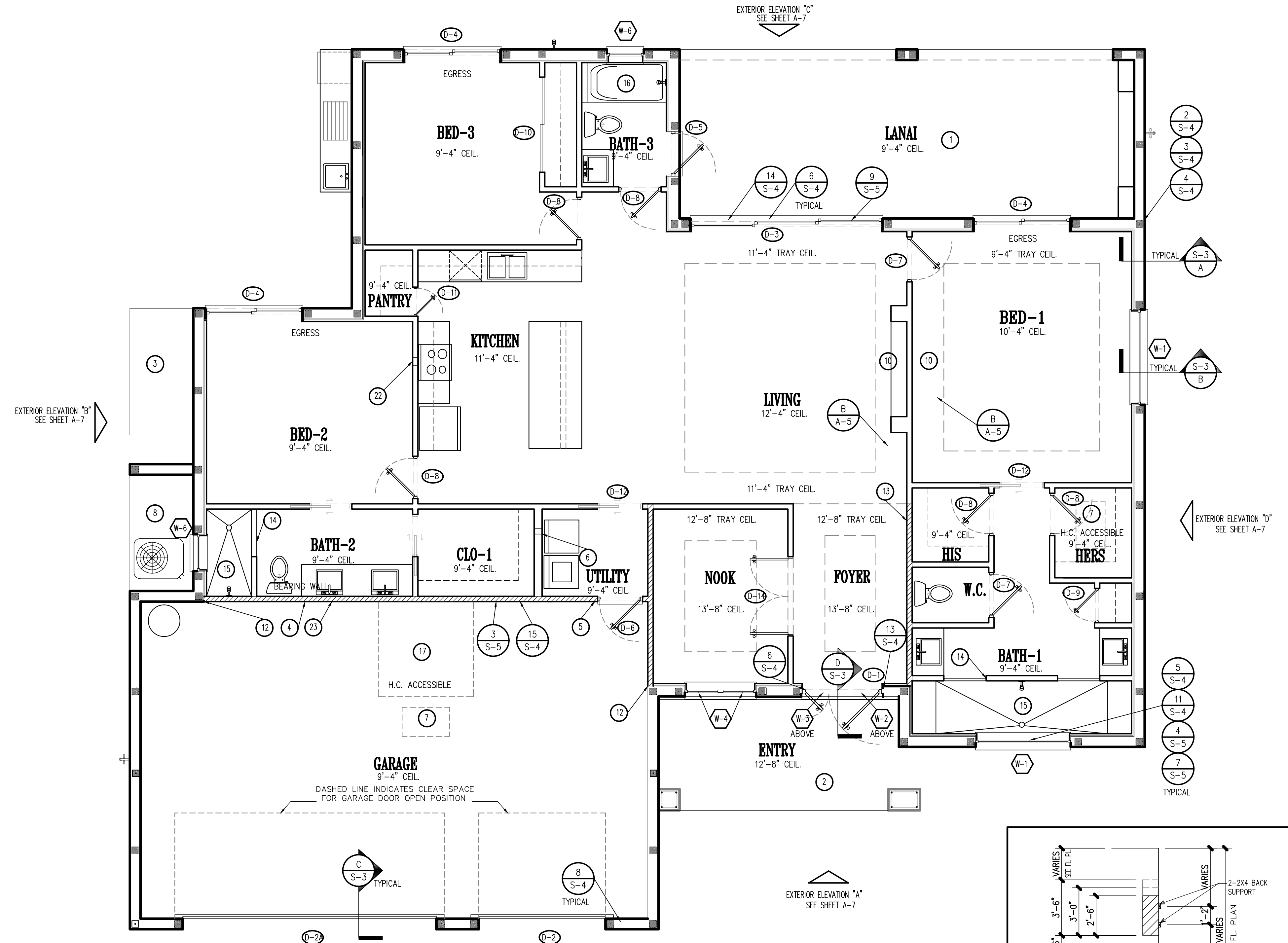
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SHEET
A-3
 04 OF 18



DOOR SCHEDULE

DOOR NO.	LOCATION	DOOR ELEV.	DOOR TYPE	SIZES WxH	QT.	FINISH	FRAME	HW	MANUF.	NOTES
EXTERIOR DOORS										
D-1	ENTRY	M-1	S-8	F-1	FR-1					W/ALUM. THRESHOLD CATEGORY II SAFETY GLS.
D-2	GARAGE	M-2	S-12	F-1	---					GARAGE DOOR OPENER
D-2A	GARAGE	M-2	S-13	F-1	---					GARAGE DOOR OPENER
D-3	LIVING	M-4	S-11	---	---					W/ALUM. THRESHOLD CATEGORY II SAFETY GLS.
D-4	M. SUITE	M-4	S-10	---	---					W/ALUM. THRESHOLD CATEGORY II SAFETY GLS.
D-5	BATH-3	M-1	S-4	F-1	FR-1					W/ALUM. THRESHOLD CATEGORY II SAFETY GLS.
INTERIOR DOORS										
D-6	GARAGE	M-5	S-4	F-1	FR-2					W/ALUM. THRESHOLD CATEGORY II SAFETY GLS.
D-7	M. SUITE	M-6	S-4	F-1	FR-2					W/ALUM. THRESHOLD CATEGORY II SAFETY GLS.
D-8	BED-2,3, BATH-3, HIS, HERS	M-6	S-3	F-1	FR-2					W/ALUM. THRESHOLD CATEGORY II SAFETY GLS.
D-9	BATH-1 LINING	M-6	S-2	F-1	FR-2					W/ALUM. THRESHOLD CATEGORY II SAFETY GLS.
D-10	BED 3	M-9	S-5	---	FR-2					W/ALUM. THRESHOLD CATEGORY II SAFETY GLS.
D-11	PANTRY	M-6	S-1	---	FR-2					W/ALUM. THRESHOLD CATEGORY II SAFETY GLS.
D-12	BATH-1, UTILITY	M-7	S-4	---	FR-2					W/ALUM. THRESHOLD CATEGORY II SAFETY GLS.
D-13	BATH-2, CLO-1	M-7	S-3	---	FR-2					W/ALUM. THRESHOLD CATEGORY II SAFETY GLS.
D-14	NOOK	M-3	S-7	---	FR-2					W/ALUM. THRESHOLD CATEGORY II SAFETY GLS.

WINDOW SCHEDULE

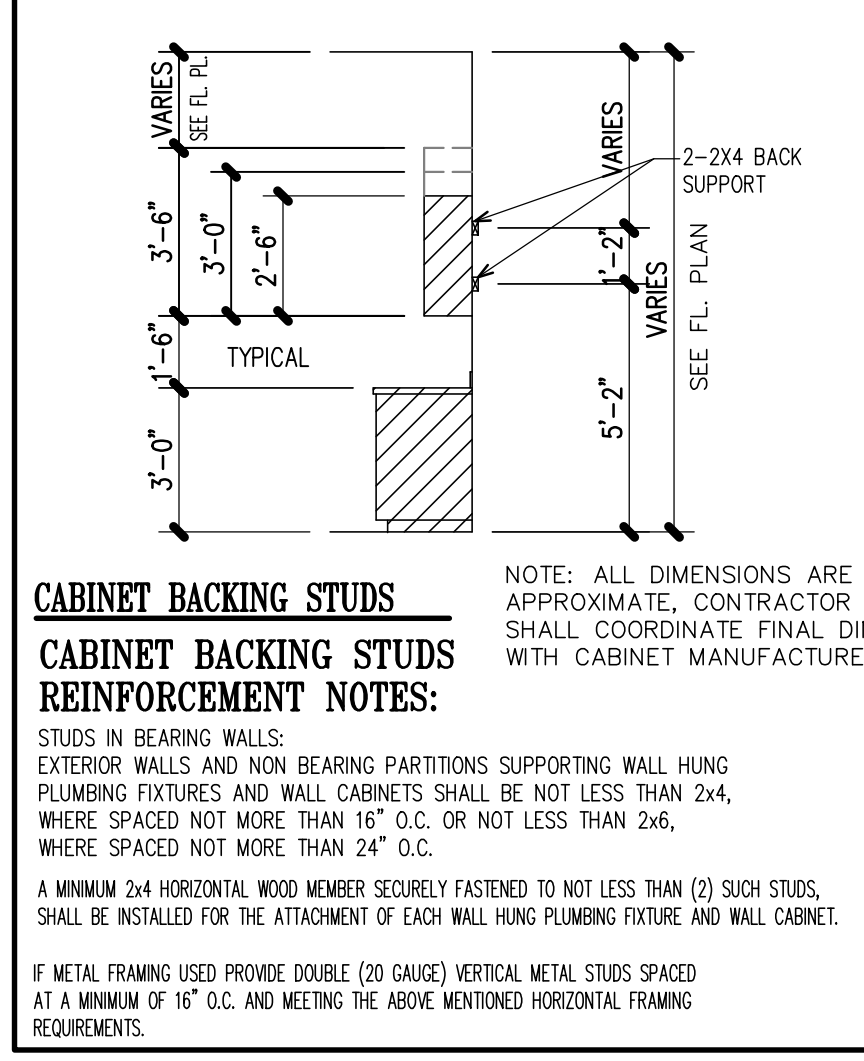
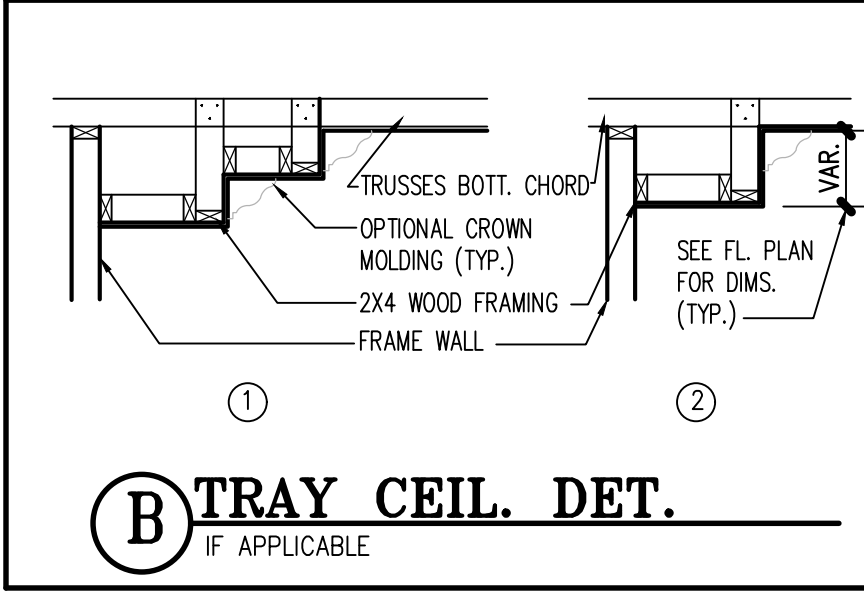
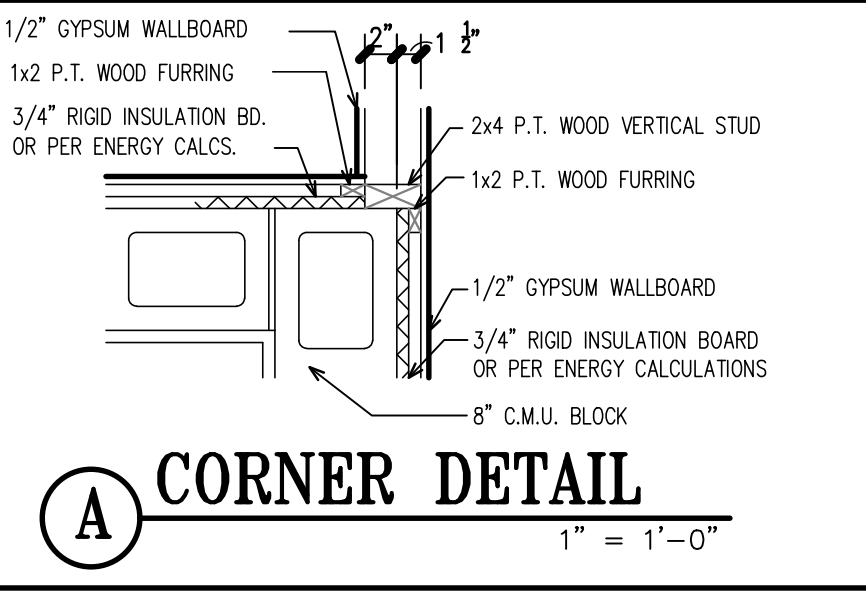
W/DW NO.	LOCATION	TYPE	SIZES WxH	QT.	MODEL	REMARKS
W-1	M. SUITE, BATH-1	T-2	S-1			
W-2	ENTRY	T-2	S-2			
W-3	ENTRY	T-2	S-3			
W-4	NOOK	T-2	S-4			
W-5	NOT USED					
W-6	BATH-2, BATH 3	T-2	S-6			

WINDOW SIZES	WIND AREA	+/- PRESSURES
S-1: 1'-8" x 8'-0"	13.3	+35.38 -38.55
S-2: 2'-0" x 8'-0"	16.0	+35.38 -38.55
S-3: 2'-6" x 8'-0"	20.0	+35.38 -38.55
S-4: 2'-8" x 8'-0"	21.7	+35.38 -38.55
S-5: (1) 3'-0" x 8'-0"	24.0	+35.38 -38.55
S-5: (2) 2'-0" x 8'-0"	48.0	+35.38 -38.55
S-6: (1) 2'-0" x 8'-0"	16.0	+35.38 -38.55
S-6: (2) 2'-6" x 8'-0"	37.7	+35.38 -38.55
S-6: (3) 2'-0" x 8'-0"	48.0	+35.38 -38.55
S-7: 3'-0" x 8'-0"	24.0	+35.38 -38.55
S-8: 3'-0" x 8'-0"	24.0	+35.38 -38.55
S-9: 3'-0" x 8'-0"	24.0	+35.38 -38.55
S-10: 3'-0" x 8'-0"	24.0	+35.38 -38.55
S-11: 3'-0" x 8'-0"	24.0	+35.38 -38.55
S-12: 8'-0" x 8'-0"	64.0	+30.70 -34.70
S-13: 16'-0" x 8'-0"	128.0	+26.20 -29.10

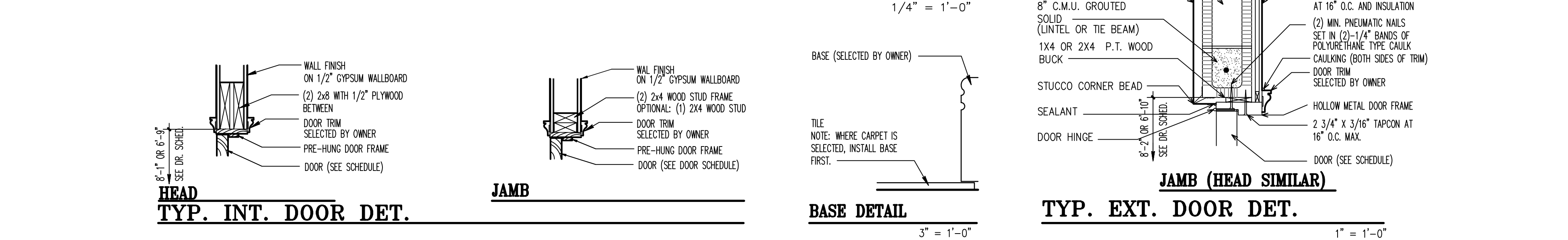
NOTES

- CONTRACTOR SHALL COORDINATE ALL OPENINGS WITH SELECTED WINDOWS AND DOORS MANUF.
- WINDOW MODEL SELECTED ARE P.G.T. OR EQUAL.
- ALL TOP OF WINDOWS ARE AT 8'-0" A.F.F. (U.N.O.)-SEE ELEVATIONS
- DOUBLE STUDS ON BOTH SIDES OF ALL DOOR OPENINGS (TYPICAL)
- ALL WOOD IN CONTACT WITH CONCRETE OR METAL SHALL BE PRESSURE TREATED WOOD.
- ALARM SYSTEM (OPTIONAL)-CONTRACTOR SHALL PROVIDE ALLOWANCE
- ALL BATHROOM FIXTURES AND ACCESSORIES SELECTED BY OWNER (PROVIDE ALLOWANCE)
- ALL FLOORING FINISHES SELECTED BY OWNER (CONTRACTOR SHALL PROVIDE ALLOWANCE)
- ALL LIGHT FIXTURES AND DOOR HARDWARE SELECTED BY OWNER (CONTRACTOR SHALL PROVIDE ALLOWANCE)
- CHAIR RAIL, CROWN MOULDING AND BASE FINISHES SHALL BE COORDINATED WITH OWNER
- BILLINGS CORNER CASING AT ALL INTERIOR PARTITIONS (OPTIONAL)
- ALL WINDOW BLUCKS SHALL BE 1x4 P.T. WOOD
- CONTRACTOR SHALL COORDINATE ATTIC ACCESS PANEL OR PULL DOWN STAIR WITH TRUSS MANUF LAYOUT
- ALL CEILING ELEVATIONS ARE APPROXIMATE AND FROM FINISHED FLOOR ELEVATION. (CONTRACTOR SHALL COORDINATE WITH TRUSS MANUFACTURER LAYOUT). DESIGNER AND ENG. ARE NOT RESPONSIBLE FOR HEIGHTS
- OPTIONAL LANAI AND ENTRY CEILING: 1/2" NOM C.D.X. PLYWOOD OR OSB FASTENED TO TRUSSES BOT. CHORD WITH 8d NAILS AT 4" O.C.
- M.R. GREEN BOARD, DUREX OR MOISTURE RESISTANT BOARD ON ALL SHOWERS AND TUB WALLS (TYP.)
- CONTRACTOR SHALL COORDINATE ALL EGRESS WINDOW SIZES WITH WINDOW MANUFACTURER (CODE COMPLIANCE)
- PRECAST LINTEL OVER EXTERIOR DOORS AND WINDOWS AS NEEDED-FIELD VERIFY (8F8-10)-SEE STRUCT. DWG
- PROVIDE 2x4 BACKING SUPPORT FOR ALL HANDICAP GRAB BAR OR AS NEEDED.
- THE FOLLOWING ITEMS ARE NOT GULF COAST ENGINEERING, LLC RESPONSIBILITY: SURVEY, BORING OR SOIL REPORTS, SEPTIC TANK SYSTEM AND DRAIN FIELD STUDIES, TRUSS DRAWINGS AND TYP'S ENERGY CALCULATIONS
- IS CONTRACTORS RESPONSIBILITY TO REVIEW ALL DRAWINGS AND CONFIRM ALL SHOWN DETAILS ARE PER OWNER REQUEST PRIOR TO CONSTRUCTION
- IF OWNER OR CONTRACTOR FAILS TO REPORT ANY DISCREPANCY ON THE DRAWINGS OR DESIGN, DESIGNER AND ENGINEER OF RECORD WILL BE RELEASED FROM ANY COMPLAINT AND CONTRACTOR OR OWNER WILL ASSUME FULL RESPONSIBILITY

DOOR OPENING FORCE.
THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS (22N). THESE FORCE DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAUGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. FOR OTHER SWINGING DOORS AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15 POUND (67N) FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30 POUND (133N) FORCE. THE DOOR SHALL SWING TO A FULL OPEN POSITION WHEN SUBJECTED TO A 15 POUND (67N) FORCE.

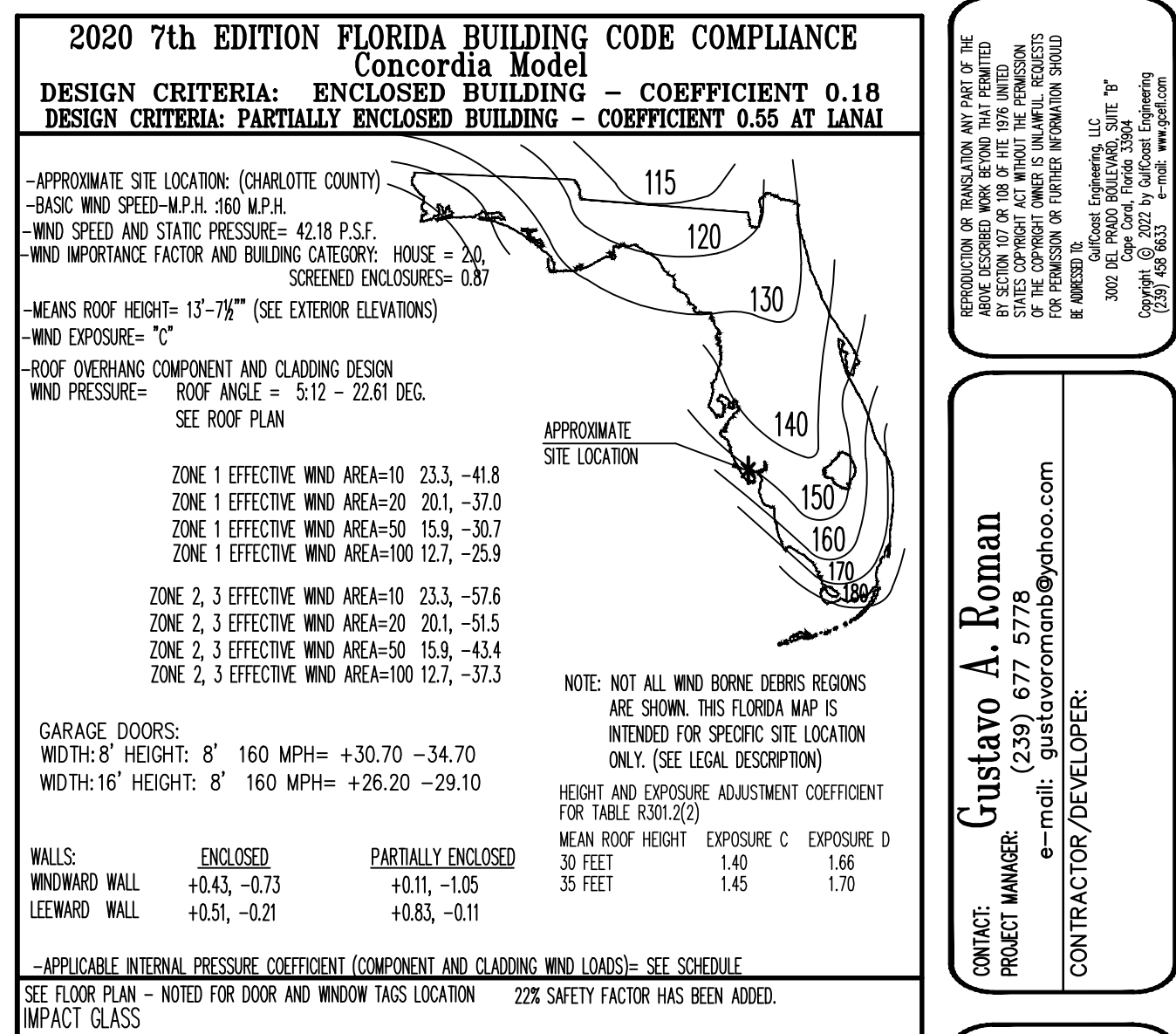


FLOOR PLAN (DIMENSIONED)

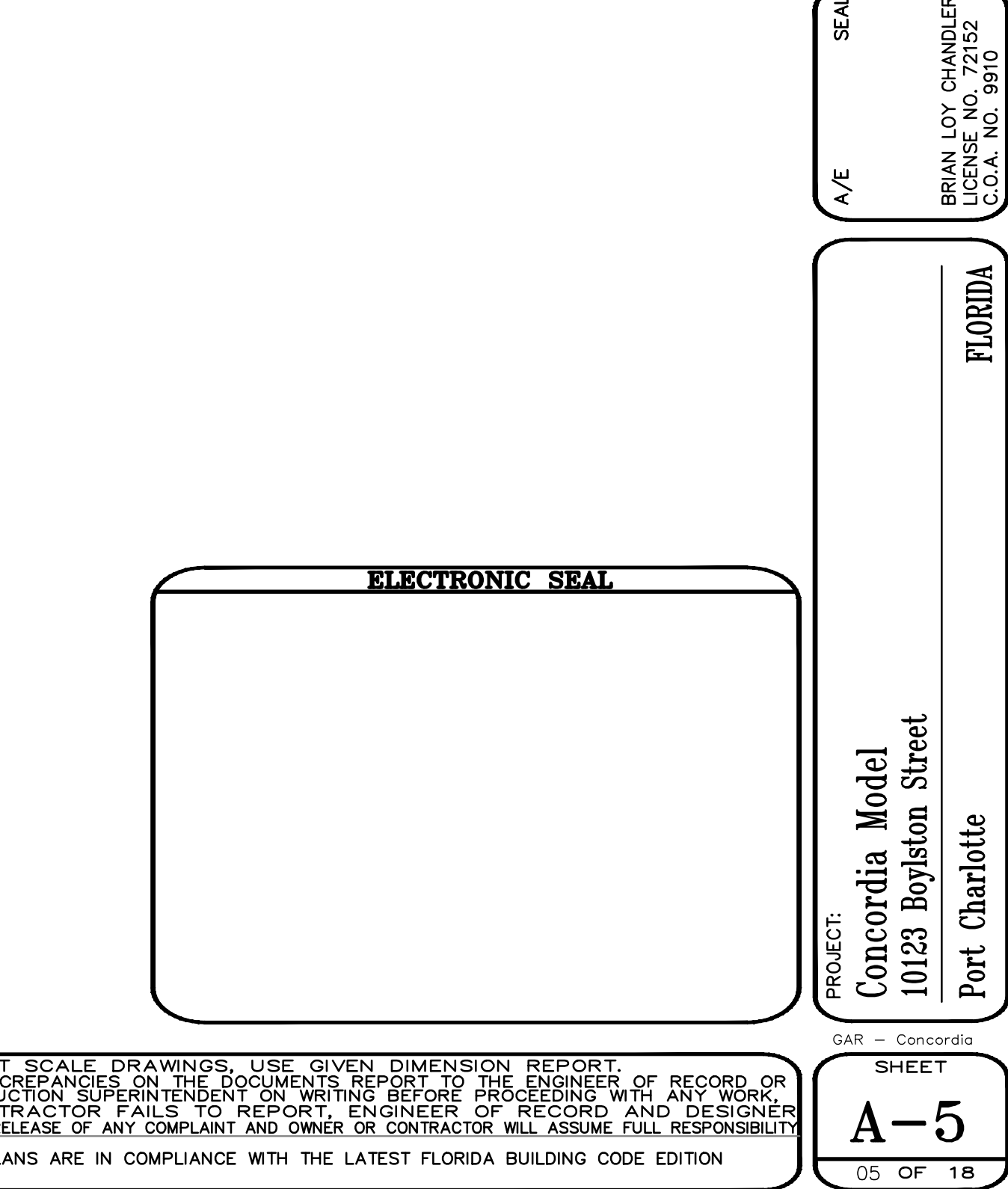


NOTES

- CONTRACTOR SHALL COORDINATE ALL OPENINGS WITH SELECTED WINDOWS AND DOORS MANUF.
- WINDOW MODEL SELECTED ARE P.G.T. OR EQUAL.
- ALL TOP OF WINDOWS ARE AT 8'-0" A.F.F. (U.N.O.)-SEE ELEVATIONS
- DOUBLE STUDS ON BOTH SIDES OF ALL DOOR OPENINGS (TYPICAL)
- ALL WOOD IN CONTACT WITH CONCRETE OR METAL SHALL BE PRESSURE TREATED WOOD.
- ALARM SYSTEM (OPTIONAL)-CONTRACTOR SHALL PROVIDE ALLOWANCE
- ALL BATHROOM FIXTURES AND ACCESSORIES SELECTED BY OWNER (PROVIDE ALLOWANCE)
- ALL FLOORING FINISHES SELECTED BY OWNER (CONTRACTOR SHALL PROVIDE ALLOWANCE)
- ALL LIGHT FIXTURES AND DOOR HARDWARE SELECTED BY OWNER (CONTRACTOR SHALL PROVIDE ALLOWANCE)
- CHAIR RAIL, CROWN MOULDING AND BASE FINISHES SHALL BE COORDINATED WITH OWNER
- BILLINGS CORNER CASING AT ALL INTERIOR PARTITIONS (OPTIONAL)
- ALL WINDOW BLUCKS SHALL BE 1x4 P.T. WOOD
- CONTRACTOR SHALL COORDINATE ATTIC ACCESS PANEL OR PULL DOWN STAIR WITH TRUSS MANUF LAYOUT
- ALL CEILING ELEVATIONS ARE APPROXIMATE AND FROM FINISHED FLOOR ELEVATION. (CONTRACTOR SHALL COORDINATE WITH TRUSS MANUFACTURER LAYOUT). DESIGNER AND ENG. ARE NOT RESPONSIBLE FOR HEIGHTS
- OPTIONAL LANAI AND ENTRY CEILING: 1/2" NOM C.D.X. PLYWOOD OR OSB FASTENED TO TRUSSES BOT. CHORD WITH 8d NAILS AT 4" O.C.
- M.R. GREEN BOARD, DUREX OR MOISTURE RESISTANT BOARD ON ALL SHOWERS AND TUB WALLS (TYP.)
- CONTRACTOR SHALL COORDINATE ALL EGRESS WINDOW SIZES WITH WINDOW MANUFACTURER (CODE COMPLIANCE)
- PRECAST LINTEL OVER EXTERIOR DOORS AND WINDOWS AS NEEDED-FIELD VERIFY (8F8-10)-SEE STRUCT. DWG
- PROVIDE 2x4 BACKING SUPPORT FOR ALL HANDICAP GRAB BAR OR AS NEEDED.
- THE FOLLOWING ITEMS ARE NOT GULF COAST ENGINEERING, LLC RESPONSIBILITY: SURVEY, BORING OR SOIL REPORTS, SEPTIC TANK SYSTEM AND DRAIN FIELD STUDIES, TRUSS DRAWINGS AND TYP'S ENERGY CALCULATIONS
- IS CONTRACTORS RESPONSIBILITY TO REVIEW ALL DRAWINGS AND CONFIRM ALL SHOWN DETAILS ARE PER OWNER REQUEST PRIOR TO CONSTRUCTION
- IF OWNER OR CONTRACTOR FAILS TO REPORT ANY DISCREPANCY ON THE DRAWINGS OR DESIGN, DESIGNER AND ENGINEER OF RECORD WILL BE RELEASED FROM ANY COMPLAINT AND CONTRACTOR OR OWNER WILL ASSUME FULL RESPONSIBILITY



- ### LEGEND
- CEILING AT LANAI SHALL BE AS FOLLOWS: 5/8" SAG RESISTANT GYPSUM CEILING BOARD OVER 1x4 STRIPPING AT 16" O.C. (OPTIONAL: 1/2" C.D.X. PLYWOOD SHEATHING).
 - CEILING AT ENTRY SHALL BE AS FOLLOWS: 5/8" SAG RESISTANT GYPSUM CEILING BOARD OVER 1x4 STRIPPING AT 16" O.C. (OPTIONAL: 1/2" C.D.X. PLYWOOD SHEATHING).
 - POOL EQUIPMENT CONCRETE PAD-CONTRACTOR SHALL COORDINATE FINAL SIZES WITH SELECTED POOL CONTRACTOR (OPTIONAL)
 - INSULATED WALL (TYP.)
 - INSTALL 1/2" X 8" EXPANSION BOLTS WITHIN 6" OF SPLICE AT ALL BEARING WALL CUT (BOTH SIDES-TYPICAL) SEE STRUCTURAL DRAWINGS
 - 3" OR 4" DRYER VENT THROUGH ROOF.
 - 22" X 36" ATTIC ACCESS PANEL WITH PULL DOWN STAIRS-CONTRACTOR SHALL COORDINATE FINAL LOCATION WITH TRUSS MANUFACTURER LAYOUT.
 - HVAC COMPRESSORS AND CONCRETE PAD-CONTRACTOR SHALL COORDINATE FINAL SIZES WITH HVAC CONTRACTOR
 - 9'-4" HIGH HEADER
 - TRAY OR COFFERED CEILING
 - FASTENED 2x4 P.T. VERTICAL WD. STUD AGAINST 8" C.M.U. WALL WITH 3" X 1/4" TAPCONS AT 12" O.C. THROUGHOUT
 - 1/2" GYPSUM WALLBOARD ON 2x4 WOOD STUDS OR 3 5/8" METAL STUDS AT 16" O.C. (TYP.)
 - 4" SHOWER CURB (OPTIONAL)
 - 1/2" RECESSED (MIN.)-SLOPE SHOWER FLOOR TO DRAIN
 - CONTRACTOR SHALL COORDINATE TUB PLATFORM AND STEP WITH SELECTED TUB MANUFACTURER (IF APPLICABLE)
 - 6'-0"x6'-0" AREA FOR AIR HANDLER-CONTRACTOR SHALL COORDINATE FINAL SIZES WITH HVAC MANUF. - SEE TRUSS MANUFACTURER DRAWING FOR FINAL LOCATION.
 - DASHED LINE INDICATES TIE BEAM ABOVE-SEE STRUCTURAL DRAWINGS (TYP.)
 - POCKET DOOR FRAMED WALL UP TO CEILING (OPTIONAL) SEE SHEET S-6 FOR DETAILS
 - TEMPERED GLASS (BY OTHERS)-COORD. HEIGHT WITH OWNER
 - TEMPERED GLASS DOOR (BY OTHERS)
 - HOOD VENT THROUGH WALL.
 - GARAGE AND ATTIC AREA TO BE SEPARATED FROM LIVING AREA BY 1/2" MIN. GYPSUM WALLBOARD APPLIED AT GARAGE SIDE (TYP.)



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2022 (REV. 01.2022) BY GULF COAST ENGINEERING, LLC
 2021 (REV. 01.2021) BY GULF COAST ENGINEERING, LLC
 2020 (REV. 01.2020) BY GULF COAST ENGINEERING, LLC

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GulfCoast Engineering, LLC
 CONTRACTOR/DEVELOPER

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 10123 Boylston Street
 Port Charlotte

PROJ No: GCE10-1923
 FILE: CONCORDIA-19123
 DRAWN: J.V.C.
 CHECKED:
 DATE: 2023-07-03

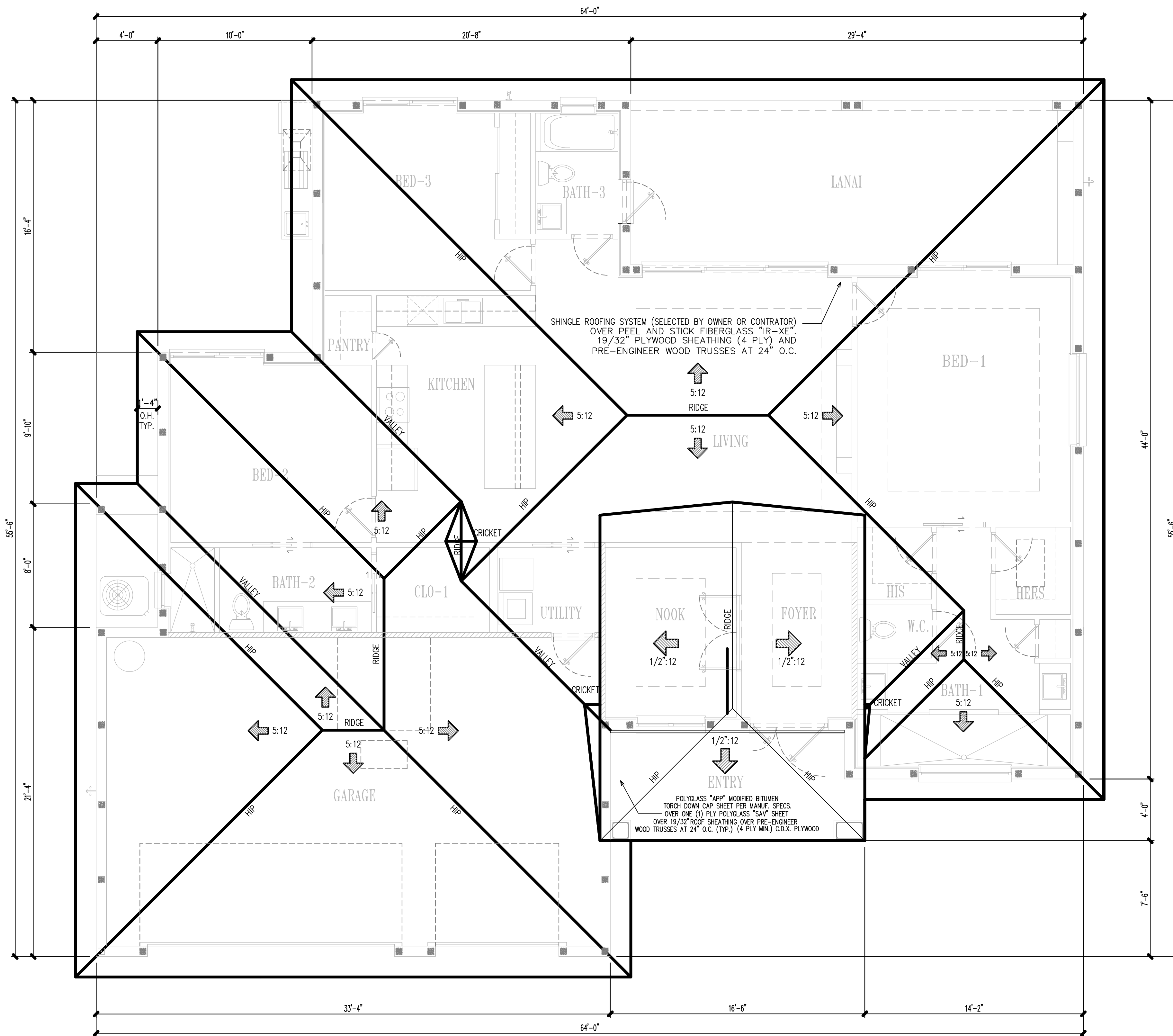
REVISIONS:
 DATE REVISION BY

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 BRYAN LOY CHANDLER
 LICENSE NO. 72152
 C.O.A. NO. 9910

FLORIDA
 PROJECT: Concordia Model
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 Port Charlotte

GAR - Concordia
 SHEET
A-5
 05 OF 18



ROOF PLAN

1/4" = 1'-0"

SOFFITS COMPLY WITH FBC 2020 7TH EDITION R806.2 REQUIREMENTS

ATTIC VENTILATION SCHEDULE 1/150 METHOD						
AREA	ATTIC AREA (SQ. FT.)	TOTAL NET FREE VENTED AREA (REQ. SQ. FT.)	LOWER SOFFIT (LF X WIDTH X 15.5%)			
			EAVE L.F.	SOFFIT WIDTH	TOTAL AREA (SQ. FT.)	TOTAL NET FREE AREA PROVIDED SQ. FT.
MAIN ROOF	2,998	19.98	249	1' - 4"	331	51.33

ROOF NOTES:

- PRE-ENGINEERED ROOF TRUSSES @ 24" O.C.
- 5 : 12 SLOPE & 1/2 : 12 SLOPE WITH 16" OVERHANG (TYP. UNO.)
- ROOF PLAN FOR DESIGN PURPOSES ONLY TRUSS MANUFACTURER TO SUBMIT ENGINEERED TRUSS DRAWINGS FOR APPROVAL.
- ALL HEADERS: (2) 2"x 12" SYP #2 WITH 1/2" PLYWOOD FITCH PLATE UNLESS NOTED OTHERWISE.
- PROVIDE 2 EACH HURRICANE STRAPS AT EACH GIRDER OF HIP TRUSS. USE SIMPSON T222 OR SANBEL STRAP AT WOOD BRG. WALLS OR SIMPSON HETA 22 AT MASONRY BRG. WALL OR APPROVED EQUAL. ADDITIONAL ANCHERING MAY BE REQUIRED ON TRUSS ENGINEERING.
- NOT USED
- ROOF TRUSS DRAWINGS TO BE SUBMITTED TO GC OR PROJECT ARCHITECT FOR FINAL REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL PERMANENT TRUSS BRACING SPECIFICATIONS TO BE PROVIDED BY TRUSS MANUF. AND SHIPPED WITH TRUSS ENGINEERING SIGNED AND SEALED BY FL. REG. PROF. ENG.
- PROVIDE A MIN. OF 2 EACH 1 1/4"x 24" GA. GALVANIZED ANCHOR STRAPS EACH SIDE ALL HEADERS BETWEEN HEADER AND WALL STUDS UNLESS NOTED OTHERWISE.
- HANDFRAME AREA 2 X 8 RAFTERS 1/2 X 10 HIP, VALLEYS, AND RIDGES (TYP.) @ 16" O.C. (IF APPLICABLE)
- ALL WOOD BEAMS OTHER THAN THOSE SPECIFIED TO BE SOUTHERN YELLOW PINE #2 OR BETTER.
- ALL WOOD BEAMS AND COLUMNS TO PROVIDE CONTINUOUS UPLIFT ANCHORAGE W/ METAL CONNECTORS, STRAPS AND BELTS.
- DESIGN ROOF TRUSS FOR WIND LOAD OF 160 MPH.
- SEE PAGE 5-4 FOR TRUSS ANCHORING MODELS
- SEE DETAIL 7/5-4 FOR ROOF SHEATHING FASTENING PATTERN
- SEE DETAIL 9/5-4 FOR VALLEY DETAIL
- ALUMINUM VALLEY FLASHING (TYPICAL)
- ALL FLOOR TRUSSES MUST BE TOP CHORD BEARING, CONTRACTOR SHALL COORDINATE WITH SELECTED TRUSS MANUFACTURER. (IF APPLICABLE)
- CONTRACTOR MUST REVIEW ALL TRUSS MANUFACTURER DRAWINGS AND VERIFY ALL DIMENSIONS, SLOPES, HEEL HEIGHTS, OVERHANGS, CEILING HEIGHTS, CEILING DESIGNS, TRAY OR COFFER CEILING ETC. IT IS NOT THE DESIGNER OR ENGINEERS RESPONSIBILITY TO REVIEW AND NOT LIMITED TO ALL ITEMS MENTIONED ABOVE.
- DESIGNER AND ENGINEER OF RECORD WILL ONLY REVIEW TRUSSES FOR CODE COMPLIANCE.
- PROJECT DESIGNER AND ENGINEER OF RECORD WILL BE RELEASED OF ANY COMPLAINT FROM OWNER OR CONTRACTOR IF CONTRACTOR OR SUPERINTENDENT DO NOT REPORT IN WRITING ANY TRUSSES DISCREPANCY ON ROOF, CEILING HEIGHTS, BEARING HEIGHTS ETC. TO DESIGNER OR ENGINEER OF RECORD

TRUSS LOADING CONDITIONS

ROOF TRUSSES		FLOOR TRUSSES	
TOP CHORD LIVE:	20	TOP CHORD LIVE:	--
TOP CHORD DEAD:	25	TOP CHORD DEAD:	--
BOTTOM CHORD LIVE:	--	BOTTOM CHORD LIVE:	--
BOTTOM CHORD DEAD:	10	BOTTOM CHORD DEAD:	--
TOTAL LOAD (PSF):	55	TOTAL LOAD (PSF):	--
DURATION:	1.25	DURATION:	1.00

5 PSF TYP. + 5 PSF BOLD USE TO RESIST UPLIFT

-DESIGN CRITERIA: FBC 2020 SEVENTH EDITION RES TYP/2014

-SEE TRUSS MANUFACTURER DRAWINGS FOR FINAL CALCULATIONS SHOWN FOR REFERENCE ONLY

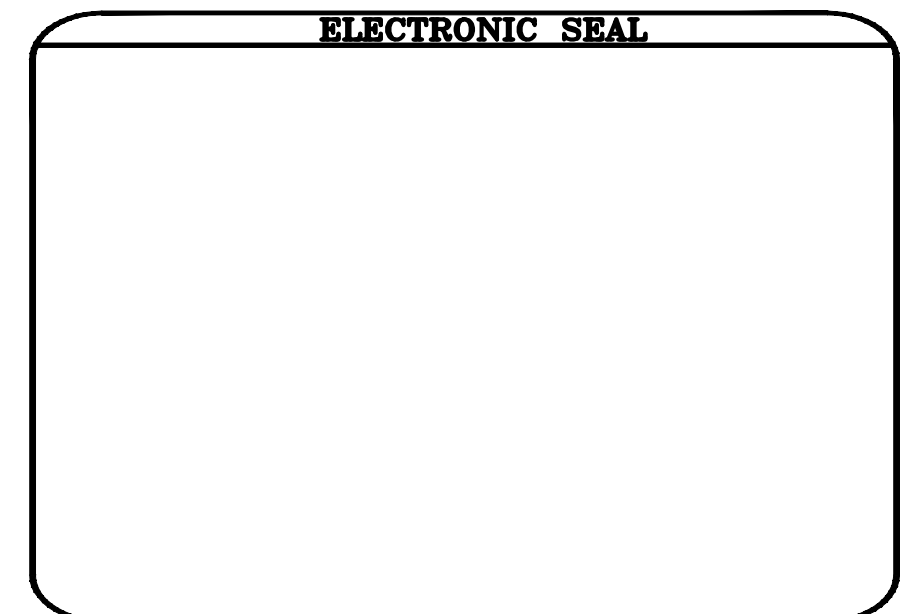
TRUSS TIE DOWN

MARK	MANUFACTURER	MODEL	LOCATION	QUANTITY
01	SIMPSON	HETA20	TYP. (UNO.)	
02	SIMPSON			
03	SIMPSON			
04	SIMPSON			

ROOFING SCHEDULE

ROOFING:
 TILE () METAL () SHINGLES (X) T.P.D. () OTHERS (X)
 (MANUF.) () (MODEL) () (COLOR) ()
 (FINAL SELECTED BY OWNER)

ELECTRONIC SEAL



REPRODUCTION OR TRANSMISSION OF ANY PART OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OF RECORD IS PROHIBITED. THE ENGINEER OF RECORD WILL BE RELEASED OF ANY COMPLAINT AND OWNER OR CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.

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 FILE: CONCORDIA-10123
 DRAWN: J.V.C.
 CHECKED:
 DATE: 2023-07-03

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 BRIAN LOY CHANDLER
 LICENSE NO. 72152
 C.O.A. NO. 9910

PROJECT: Concordia Model
 10123 Boylston Street
 Port Charlotte
 FLORIDA

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 06 OF 18

DO NOT SCALE DRAWINGS. USE GIVEN DIMENSION REPORT. ANY DISCREPANCIES ON THE DOCUMENTS REPORT TO THE ENGINEER OF RECORD OR CONSTRUCTION SUPERINTENDENT ON WRITING BEFORE PROCEEDING WITH ANY WORK. IF CONTRACTOR FAILS TO REPORT TO ENGINEER OF RECORD AND DESIGNER WILL BE RELEASED OF ANY COMPLAINT AND OWNER OR CONTRACTOR WILL ASSUME FULL RESPONSIBILITY. THESE PLANS ARE IN COMPLIANCE WITH THE LATEST FLORIDA BUILDING CODE EDITION

Fiber-cement soffit panels shall be a minimum of 1/4 inch thick and shall comply with the requirements of ASTM C1186, Type A, minimum Grade II or ISO 8336, Category A, minimum Class 2. Panel joints shall occur over framing or over wood structural panel sheathing. Soffit panels shall be installed with spans and fasteners in accordance with the manufacturer's product approval specification and limitations of use.

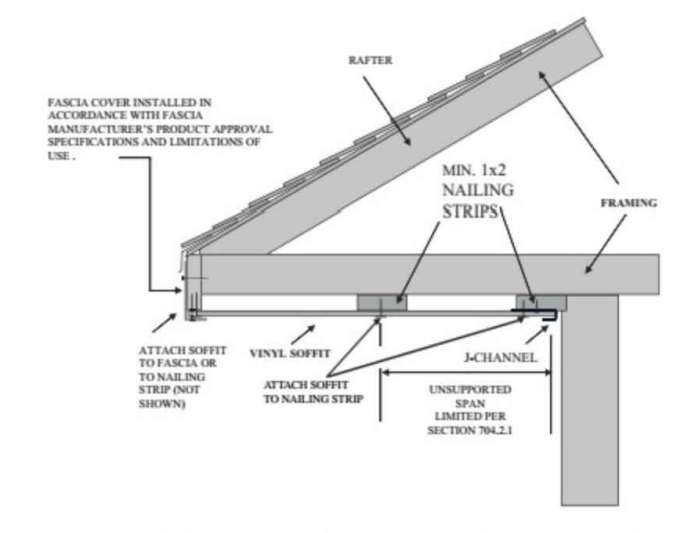
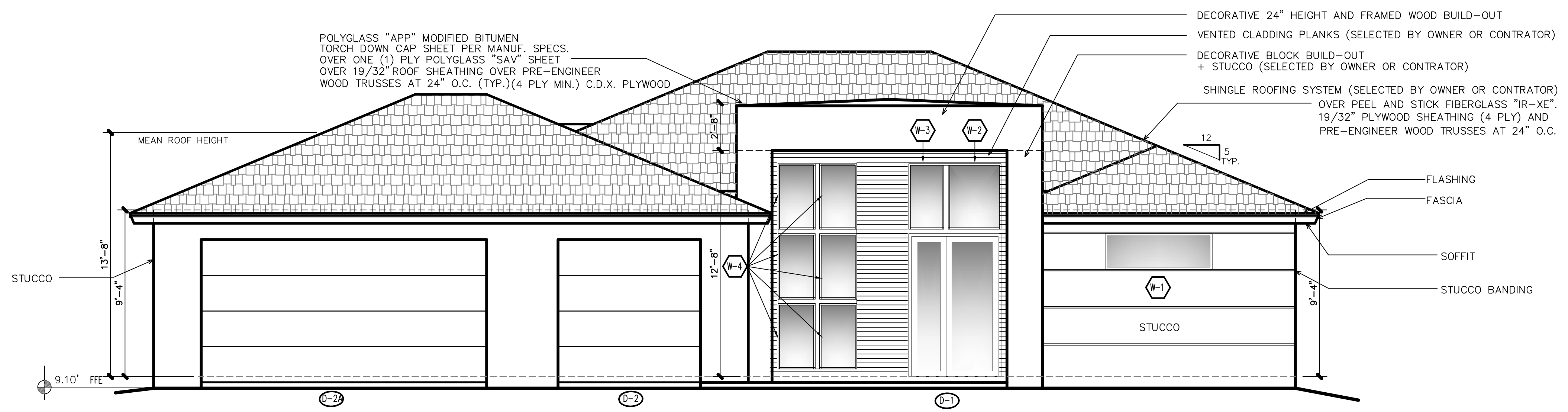


FIGURE R704.2.2 TYPICAL MULTI-SPAN VINYL SOFFIT PANEL SUPPORT

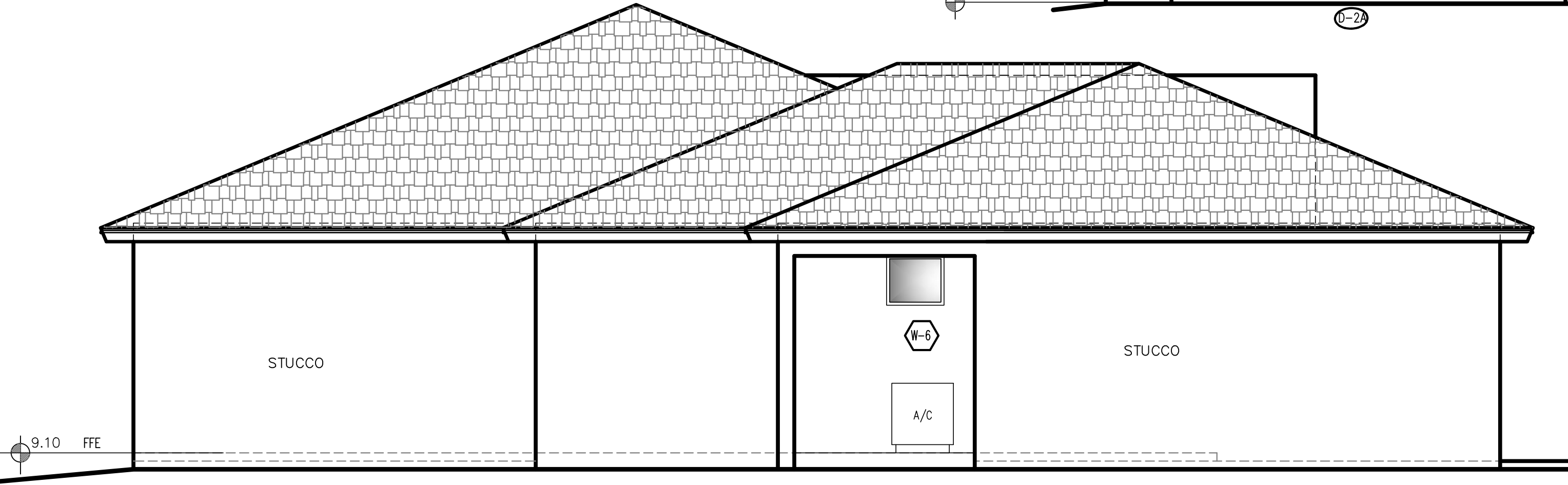
POLYGLASS "APP" MODIFIED BITUMEN TORCH DOWN CAP SHEET PER MANUF. SPECS. OVER ONE (1) PLY POLYGLASS "SAV" SHEET OVER 19/32" ROOF SHEATHING OVER PRE-ENGINEER WOOD TRUSSES AT 24" O.C. (TYP.) (4 PLY MIN.) C.D.X. PLYWOOD

DECORATIVE 24" HEIGHT AND FRAMED WOOD BUILD-OUT
 VENTED CLADDING PLANKS (SELECTED BY OWNER OR CONTRATOR)
 DECORATIVE BLOCK BUILD-OUT + STUCCO (SELECTED BY OWNER OR CONTRATOR)
 SHINGLE ROOFING SYSTEM (SELECTED BY OWNER OR CONTRATOR)
 OVER PEEL AND STICK FIBERGLASS "IR-XE", 19/32" PLYWOOD SHEATHING (4 PLY) AND PRE-ENGINEER WOOD TRUSSES AT 24" O.C.



A FRONT ELEVATION
 NOTES THIS ELEVATION TYPICAL FOR ALL ELEVATIONS

1/4" = 1'-0"



B LEFT ELEVATION

1/4" = 1'-0"

Vinyl soffit panels shall be installed using fasteners specified by the manufacturer and shall be fastened at both ends to a supporting component such as a nailing strip, fascia or subfascia component in accordance with Figure R704.2.1. Where the unsupported span of soffit panels is greater than 12 inches, intermediate nailing strips shall be provided in accordance with Figure R704.2.2 unless a larger span is permitted in accordance with the manufacturer's product approval specification. Vinyl soffit panels shall be installed in accordance with the manufacturer's product approval specification and limitations of use. Fascia covers shall be installed in accordance with the manufacturer's product approval specification and limitations of use.

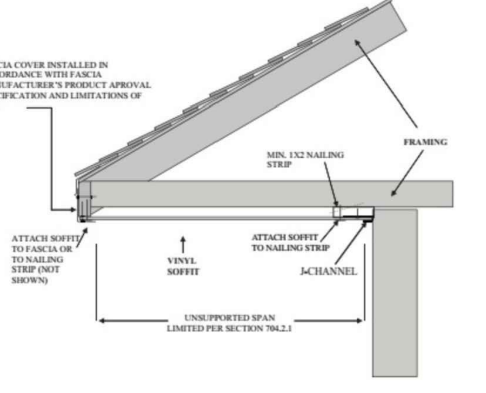
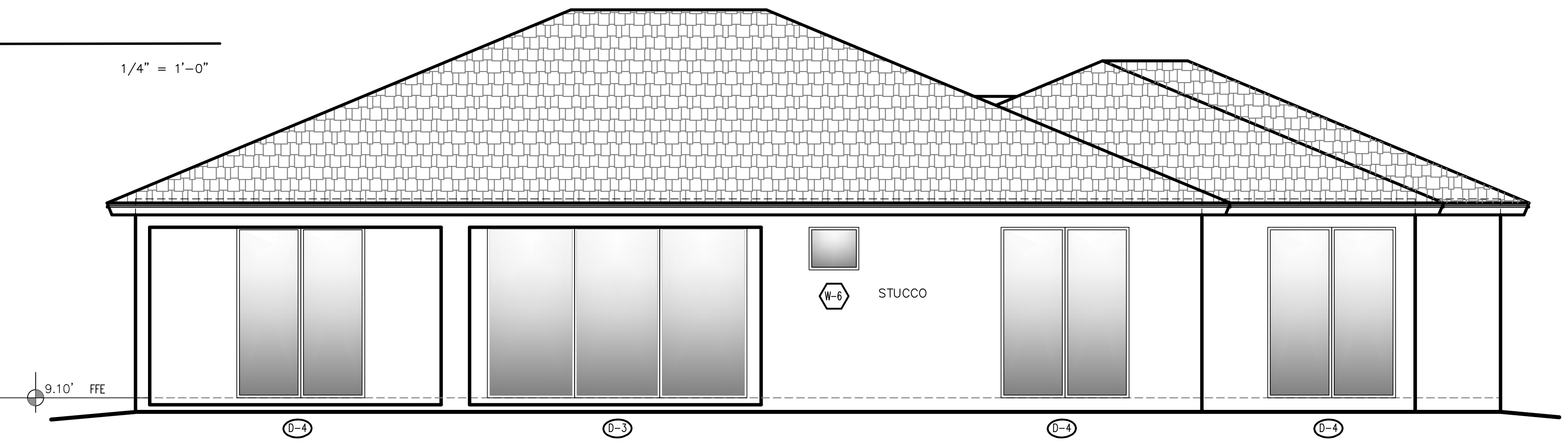
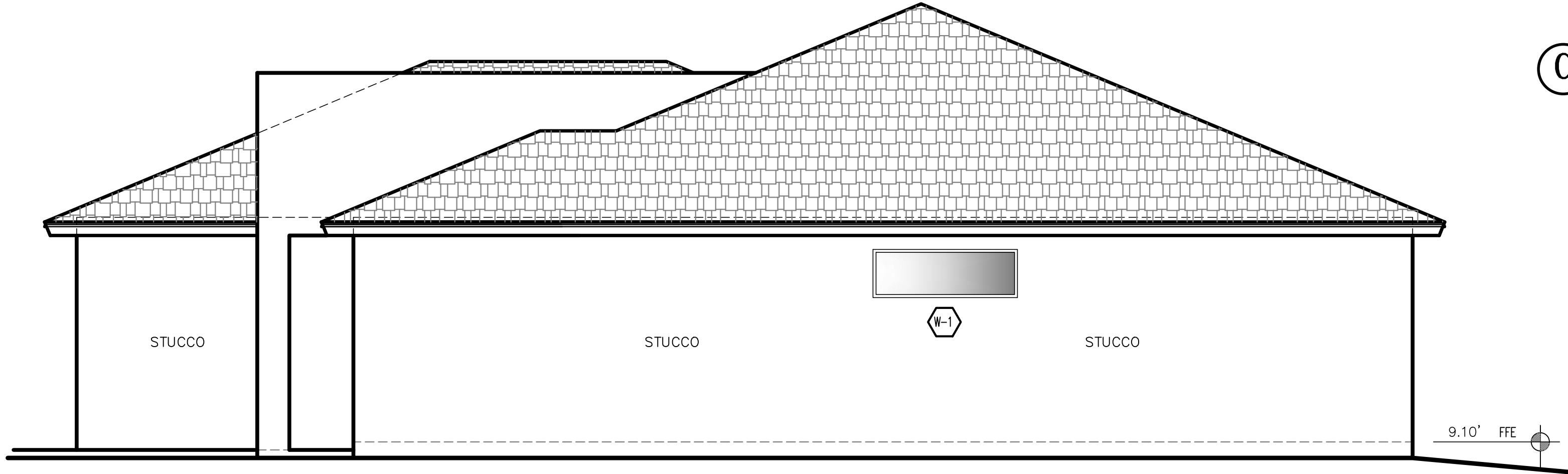


FIGURE R704.2.1 TYPICAL SINGLE-SPAN VINYL SOFFIT PANEL SUPPORT



C REAR ELEVATION

1/4" = 1'-0"



D RIGHT ELEVATION

1/4" = 1'-0"

REPRODUCTION OR TRANSMISSION OF ANY PART OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OF RECORD IS PROHIBITED. FOR PERMISSION OF OTHER INFORMATION SHOULD BE OBTAINED FROM THE ENGINEER OF RECORD.
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FILE: CONCORDIA-10123	
DRAWN: J.V.C.	
CHECKED:	
DATE: 2023-07-03	
REVISIONS:	
DATE	REVISION

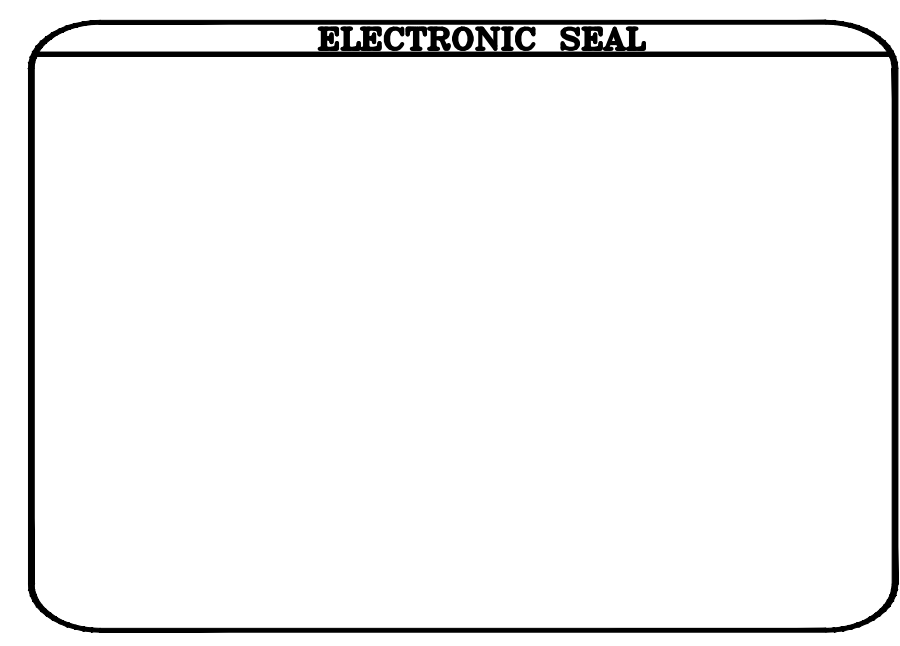
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STRUCTURAL SPECIFICATIONS

MISCELLANEOUS:

- THE STRUCTURAL SYSTEM IS UNSTABLE UNTIL ALL CONNECTIONS HAVE BEEN MADE AND ALL CONCRETE HAS REACHED ITS MINIMUM DESIGN STRENGTH AS SHOWN IN THE STRUCTURAL DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION TO ENSURE THE SAFETY OF THE BUILDING UNTIL STRUCTURAL SYSTEM IS COMPLETED. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, CUTS OR TIE-DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
- APPLICABLE BUILDING CODE: 2020 SEVENTH EDITION FLORIDA BUILDING CODE, CURRENT EDITION.
- DESIGN LOADS:

AREA	SUPERIMPOSED LIVE LOAD
ROOF	20 PSF
FLOOR	40 PSF
AREA	DEAD LOAD
ROOF	20 PSF
FLOOR	10 PSF

(FOR REFERENCE ONLY-SEE TRUSS MANUFACTURER DRAWINGS FOR FINAL CALCULATIONS)
- DESIGN WIND VELOCITY = (Vwit) 150 M.P.H. (Vstd) 116 M.P.H. ← APPLIED
DESIGN WIND VELOCITY = (Vwit) 160 M.P.H. (Vstd) 124 M.P.H. ← APPLIED
DESIGN WIND VELOCITY = (Vwit) 170 M.P.H. (Vstd) 132 M.P.H. USE FACTOR = 2.0
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 2020 SEVENTH EDITION FLORIDA BUILDING CODE
- COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. DO NOT SCALE DRAWINGS.
- CONTACT ENGINEER WITH ANY QUESTIONS OR DISCREPANCIES FOUND ON DRAWINGS.
- SUBMIT SHOP DRAWINGS AS REQUIRED HEREIN. ALLOW FOR TWO WEEKS REVIEW TIME AFTER RECEIPT OF SUBMITTALS BY THIS FIRM. ALL SUBMITTALS SHALL BE CHECKED AND SIGNED BY THE GENERAL CONTRACTOR AND SIGNED/SEALED BY THE SPECIALTY ENGINEER, WHERE SPECIFIED HEREIN.
- SUBMIT ONE PRINT AND ONE SEPIA OR DIGITAL FILE OF ALL SHOP DRAWINGS.
- CONTRACTOR SHALL NOT BE RELIEVED FROM RESPONSIBILITY FOR ERROR OR OMISSIONS IN SHOP DRAWINGS OR MIX DESIGNS BY THE ENGINEERS REVIEW THEREOF.
- CONTRACTOR SHALL PROVIDE WRITTEN NOTIFY TO THIS OFFICE WHEN THE STRUCTURAL SYSTEM IS SUBSTANTIALLY COMPLETED, AND BEFORE SHEATHING, CEILING OR ROOFING IS INSTALLED.
- IF THE BUILDING DEPARTMENT CLASSIFIES THIS PROJECT AS A THRESHOLD BUILDING, A SPECIAL INSPECTOR SHALL BE RETAINED IN ACCORDANCE WITH FLORIDA STATUTES.
- THE SPECIAL INSPECTOR SHALL BE LICENSED BY THE DEPARTMENT OF COMMUNITY AFFAIRS AND SHALL STRICTLY FOLLOW THE STRUCTURAL INSPECTION PLAN PREPARED BY THIS OFFICE.
- RESUMES OF THE SPECIAL INSPECTOR AND ANY OF HIS AUTHORIZED REPRESENTATIVES SHALL BE SUBMITTED TO THIS OFFICE FOR REVIEW. THIS OFFICE RESERVES THE RIGHT TO REJECT ANY INSPECTOR THAT DOES NOT MEET OUR QUALIFICATIONS.

SITE WORK

- ASSUMED SOIL BEARING PRESSURE= 2000 PSF., MINIMUM.
- A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM WHATEVER SUBGRADE TESTING THAT IS NECESSARY TO CONFIRM THE ASSUMED BEARING WITHOUT EXCESSIVE SETTLEMENT.
- TESTING MAY INCLUDE, BUT IS NOT LIMITED TO, DENSITY TESTS, AUGER BORINGS, OR STANDARD PENETRATION BORINGS.
- A COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO OWNER ARCHITECT, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR.
- FOUNDATION WALLS THAT RETAIN EARTH SHALL BE BRACED AGAINST BACKFILLING PRESSURES UNTIL FLOOR SLABS AT TOP AND BOTTOM ARE IN PLACE.
- THE SIDES OF FOOTINGS MAY BE EARTH-FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN, AND STABLE, OTHERWISE, PLYWOOD FORMS MUST BE USED.

CAST IN PLACE CONCRETE

- CONCRETE TO BE NORMAL WEIGHT WITH THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS:

a) FOOTINGS, SLAB-ON-GRADE, SLAB FILL.....	3000 PSI
b) MASONRY WALL TIE BEAMS, TIE COLUMNS.....	3000 PSI
c) COLUMNS, WALLS, BEAMS, SLABS.....	3000 PSI
- CONCRETE SHALL BE READYMIX PER ASTM C94:

a) PORTLAND CEMENT - ASTM C 150
b) AGGREGATES - ASTM C33 (3/4" MAX.)
c) NO CALCIUM CHLORIDE
d) AIR ENTRAINING - ASTM C260
e) WATER REDUCING - ASTM C494
f) FLYASH- ASTM 6618-78 CLASS F (20% MAX. BY WEIGHT)
g) WATER - CLEAN AND POTABLE.
- REINFORCING STEEL: ASTM A615 GRADE 60.
- REQUIRED SLUMP RANGE = 3" TO 5"
- WELDED WIRE FABRIC: ASTM A-185 OR FIBERMESH
- MOISTURE BARRIER: 6 MIL POLYETHYLENE. LAP 6" AND TAPE ALL JOINTS.

- CODE AND STANDARDS: (CURRENT EDITION)

ACI 301 "SPEC FOR STRUCTURAL CONCRETE FOR BUILDING".
ACI 305 "RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING".
ACI 318 "BLDG. CODE REQUIREMENTS FOR REINF. CONCRETE".
ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT".

- MINIMUM LAP SPlice= 30 BAR DIAMETERS UNLESS NOTED OTHERWISE.
- PROVIDE PROPERLY TIED SPACERS, CHAIRS, BOLSTERS, ETC., AS REQUIRED AND NECESSARY TO ASSEMBLE, PLACE AND SUPPORT ALL REINFORCING IN PLACE. USE WIRE BAR TYPE SUPPORTS COMPLYING WITH CRSI RECOMMENDATIONS. USE PLASTIC TIP LEGS ON ALL EXPOSED SURFACES.
- ALL BEAMS, SPANDRELS AND SLABS SHALL BE POURED MONOLITHICALLY, EXCEPT FOR REQUIRED CONSTRUCTION JOINTS. PROPOSED CONSTRUCTION JOINT LOCATIONS SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, AND SLAB RECESSES AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED. NO SLEEVE, OPENING, OR INSERT MAY BE PLACED IN BEAMS, JOISTS, OR COLUMNS UNLESS APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL VERIFY EMBEDDED ITEMS, INCLUDING BUT NOT LIMITED TO ANCHOR BOLTS, BOLT CLUSTERS, WELD PLATES, ETC., BEFORE PLACING CONCRETE. NOTIFY ENGINEER OF ANY CONFLICTS WITH REBAR.
- SEE ARCHITECTURAL DRAWINGS FOR REQUIRED CONCRETE FINISHES.
- NOT USED
- GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL FORMWORK, SHORING, AND RESHORING; DESIGN SHALL BE PERFORMED BY A LICENSED FLORIDA ENGINEER.
- A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE FOLLOWING CONCRETE TESTS ON SITE:

a) CYLINDER STRENGTH TESTS - ASTM C39; ONE SET OF FOUR CYLINDERS FOR EACH 50 CUBIC YARDS OR FRACTION THEREOF. TEST ONE CYLINDER AT 7 DAYS AND TWO AT 28 DAYS. HOLD THE FINAL CYLINDER IN RESERVE.
b) SLUMP TESTS- ASTM C143.
- ONE COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO OWNER, ARCHITECT, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR.
- RESTRICT THE ADDITION OF MIX WATER AT THE JOB SITE. DO NOT ADD WATER WITHOUT THE APPROVAL OF THE GENERAL CONTRACTOR AND DO NOT EXCEED SLUMP LIMITATIONS OR TOTAL ALLOWABLE WATER TO CEMENT RATIO. USE COLD WATER FROM THE TRUCK TANK AND REMIX TO ACHIEVE CONSISTENCY. THE REPORTS SHALL INDICATE HOW MUCH WATER WAS ADDED AT THE JOB SITE. ALL TESTS SHALL BE DONE AFTER THE ADDITION OF WATER TO THE MIX.
- MAXIMUM WATER TO CEMENTS RATIO WHEN NO BACK-UP DATA IS AVAILABLE:

a) 4000 PSI, 28-DAY COMPRESSIVE STRENGTH; W/C RATIO, 0.44
MAXIMUM (NON-AIR-ENTRAINED), 0.36 MAXIMUM (AIR-ENTRAINED)
b) 3000 PSI, 28-DAY COMPRESSIVE STRENGTH; W/C RATIO, 0.58
MAXIMUM (NON-AIR-ENTRAINED), 0.47 MAXIMUM (AIR-ENTRAINED).
- REINFORCING BAR COVER:

a) FOOTINGS 3"
b) COLUMNS 1 1/2"
c) BEAMS 1 1/2"
d) SLABS 3/4" (INTERIOR) 1 1/2" (EXTERIOR)
e) DOWELS SHALL BE #5 X 32" LONG(MIN.) WITH 6" MIN. EMBEDMENT AND EPOXY FILLED UNLESS NOTED OTHERWISE
- CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF BATCH TIME
- WHERE BAR LENGTHS ARE GIVEN ON DRAWINGS, LENGTH OF HOOK, IF REQUIRED, IS NOT INCLUDED.
- PROVIDE COMMERCIAL FORM COATING COMPOUNDS THAT WILL NOT BOND, STAIN OR ADVERSELY AFFECT CONCRETE SURFACES. WET FORMS BEFORE PLACING CONCRETE.
- ALL CONCRETE SHALL BE CONSOLIDATED IN PLACE USING INTERNAL VIBRATORS.
- REPAIR AND PATCH DEFECTIVE AREAS WITH CEMENT MORTAR IMMEDIATELY AFTER REMOVAL OF FORMS, EXCEPT WHERE REINFORCING IS VISIBLE. CONTACT STRUCTURAL ENGINEER FOR EVALUATION OF EXPOSED REINFORCING.
- PROVIDE CORNER BARS AT ALL BEAM AND WALL FOOTING CORNERS TO MATCH HORIZONTAL BARS.
- SUBMITTALS:

a) SUBMIT PROPOSED CONCRETE MIX DESIGN PRIOR TO CONSTRUCTION, INCLUDING BACKUP DATA IN ACCORDANCE WITH ACI 301-96 CHAPTER 4, SECTION 4.2.3, EXCLUDING SECTION 4.2.3.4B
b) SUBMIT DETAILED SHOP DRAWINGS OF REINFORCING BARS SHOWING NUMBER, SIZE AND LOCATION. INCLUDE BAR LISTS AND BEND DIAGRAMS.
c) SUBMIT FORM WORK AND SHORING DRAWWINGS TO LOCAL BUILDING DEPARTMENT WHEN REQUIRED BY FLORIDA THRESHOLD LAW.
- ALL BUILDING AND SITE SLABS-ON-GRADE SHALL BE AT LEAST 4" THICK, REINFORCED WITH 6#-W4xW1.4 OR FIBERCRETE ON 6 MIL VAPOR BARRIER, WITH SAW-CUT CONTROL JOINTS 20'-0" O.C. EACH WAY INCLUDING HOUSEKEEPING PADS AS REQUIRED. SEE PLANS FOR OTHER CONDITIONS.
- SLOPE ALL WALKWAYS AWAY FROM THE BUILDING.

MASONRY

- HOLLOW LOAD BEARING UNITS SHALL CONFORM TO ASTM C90, NORMAL WEIGHT, TYPE II, MINIMUM NET COMPRESSIVE UNIT STRENGTH = 2000 PSI. (NET AREA COMPRESSIVE MASONRY STRENGTH f_m = 1500 PSI).
- MORTAR SHALL BE TYPE M OR S AND CONFORM TO ASTM C270 (PROPORTION OR PROPERTY SPECIFICATION).

- COARSE GROUT SHALL CONFORM TO ASTM C476:

a) 2500 PSI AT 28 DAYS.
b) 1/4" MAXIMUM AGGREGATE.
c) 8" - 11" SLUMP.
 - CODES AND STANDARDS: ACI 530/ASCE 5 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530.1/ASCE 6 "SPECIFICATIONS FOR MASONRY STRUCTURES".
 - A REINFORCED CONCRETE TIE BEAM SHALL BE PROVIDED IN ALL WALLS SHOWN ON THE STRUCTURAL DRAWINGS AT EACH FLOOR, THE ROOF, AND AT TOP OF ANY PARAPET WALL USE GAVANIZED MESH-TYPE CELL CAPS. PROVIDE CORNER BARS AT ALL BEAM CORNERS TO MATCH HORIZONTAL BARS.
 - UNLESS NOTE OTHERWISE, TIE BEAMS SHALL BE AS FOLLOWS:

a) ROOF LEVEL: 8" x 16" CONCRETE BEAM W/(2) #5 T AND B AND #3 TIES AT 24" O.C. OR AS SHOWN ON DRAWINGS.							
b) VERTICAL BARS SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM OF BAR AND AT 8'-0" O.C. MAXIMUM WITH A MINIMUM CLEARANCE OF 1/2" FROM MASONRY OR AS SHOWN. THE CLEAR DISTANCE BETWEEN BARS SHALL NOT BE LESS THAN ONE BAR DIAMETER, NOR LESS THAN 1". CENTER BARS IN WALLS U.N.O.							
c) VERTICAL REINFORCING SHALL BE AS SHOWN ON THE DRAWINGS. FILL CELLS WITH COARSE GROUT AS SPECIFIED. PROVIDE ACI 90 DEGREE STANDARD HOOKS INTO FOOTING AND ROOF TIE BEAM. LAP SPICE VERTICAL REINFORCEMENT ABOVE FOOTING AND ABOVE EACH FLOOR LEVEL AND MASONRY PARAPETS UNLESS NOTED OTHERWISE. MAINTAIN VERTICAL REINFORCING SHOWN ON PLANS ABOVE AND BELOW MASONRY OPENINGS EXCEEDING 8'-0" OPENINGS.							
d) ALL REINFORCED FILL CELLS ARE TO BE CLEAN AND FREE OF ANY FOREIGN MATERIAL OR DEBRIS. REMOVE ANY INSULATING MATERIAL FROM CELLS, INCLUDING POLYSTYRENE INSULATING INSERTS, PRIOR TO GROUT POUR.							
e) REINFORCING BARS SHALL BE STRAIGHT EXCEPT FOR BENDS AROUND CORNERS AND WHERE BENDS OR HOOKS ARE DETAILED ON THE PLANS.							
f) REINFORCING BARS SHALL BE LAPPED 48 BAR DIAMETERS WHERE SPLICED AND SHALL BE WIRED TOGETHER.							
g) HORIZONTAL REINFORCEMENT AT EVERY OTHER BLOCK COURSE (OPTIONAL) AT 16" O.C. BETWEEN BLOCKS							
h) WHERE MASONRY PARAPETS ARE BUILT ABOVE ROOF CONCRETE TIE BEAM VERTICAL REINFORCING REBARS SHALL BE INSTALL AT 8'-0" O.C. MAX. ON PARAPETS 4'-0" OR LESS, 6'-0" O.C. ON PARAPETS BETWEEN 4'-0" AND 6'-0", 4'-0" O.C. ON PARAPETS BETWEEN 6'-0" AND 8'-0", 3'-0" O.C. ON PARAPETS BETWEEN 8'-0" AND 10'-0" NOTE: -CONTACT ENGINEER OF RECORD FOR REINFORCING ON PARAPETS GREATER THAN 10'-0" IF APPLICABLE -CONTINUE ON PARAPET ALL SHOWN VERTICAL REINFORCING ON WALLS BELOW							
i) INSTALL 1-#5 REBAR AT 6'-0" O.C. MAX. OR AS SHOWN WITH FILLED CELLS ON ALL MASONRY BLOCK WALL BETWEEN PRECAST LINTEL AND CONCRETE TIE BEAM ABOVE ALL CLEAR SPAN OPENINGS GREATER THAN 8'-0" OR AS SPECIFIED BELOW: (1-#5 REBAR AT CENTER OF CLEAR SPANS BETWEEN 8'-0" AND 10'-0") (2-#5 REBARS EQUALLY SPACED ON CLEAR SPANS BETWEEN 10'-0" AND 12'-0") (3-#5 REBARS EQUALLY SPACED ON CLEAR SPANS BETWEEN 12'-0" AND 16'-0") (4-#5 REBARS EQUALLY SPACED ON CLEAR SPANS BETWEEN 16'-0" AND 20'-0") OR AS SHOWN ON DRAWINGS.							
j) WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AT SPLICES AND SHALL CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT IN THE LAPPED DISTANCE.							
k) CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE OF MASONRY IN EACH GROUT POUR WHEN THE POUR HEIGHT EXCEEDS 5'-0". CLEANOUTS TO BE SAW-CUT 4"x4".							
l) GROUT POUR HEIGHT SHALL NOT EXCEED 24'. PLACE GROUT IN 5'-0" MAX. LIFTS HEIGHTS.							
m) CONSOLIDATE GROUT POURS AT THE TIME OF PLACEMENT BY MECHANICAL MEANS AND RECONSOLIDATE AFTER INITIAL WATER LOSS AND SETTLEMENT.							
n) STORE BLOCKS ON PALLETS AND COVER WITH VISOQUEEN.							
o) PLACE ALL MASONRY IN RUNNING BOND WITH 3/8" MORTAR JOINTS. PROVIDE COMPLETE COVERAGE FACE SHELL MORTAR BEDDING, HORIZONTAL AND VERTICAL, FULLY MORTAR WEBS IN ALL COURSES OF PIERS, COLUMNS, AND PILASTERS AND ADJACENT TO GROUTED CELLS.							
p) NOT USED							
q) MASONRY INSPECTION SHALL BE PROVIDED BY A QUALIFIED AGENT IN ACCORDANCE WITH ACI 530-1.5. INSPECTION SERVICES SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE WORK IN PROGRESS AS WELL AS MATERIALS, EQUIPMENT AND PROCEDURES.							
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t) PROVIDE 8" DEEP PRECAST REINFORCED CONCRETE LINTELS OVER ALL MASONRY OPENINGS NOT SHOWN TO HAVE A STRUCTURAL BEAM. MINIMUM END BEARING OR 8". LINTEL WIDTH TO MATCH MASONRY WIDTH.							
u) TOP OF PARTIALLY CONSTRUCTED WALLS SHALL BE COVERED WITH VISOQUEEN WHENEVER RAIN OCCURS AND AT THE END OF THE WORK DAY.							
- DIMENSIONED LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
- ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
- ALL LUMBER SHALL BE SOUTHERN PINE NO. 2 GRADE, SPRUCE OR BETTER; WITH 19% MAXIMUM MOITURE CONTENT, UNLESS NOTED OTHERWISE ON THE PLANS.
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- PRESSURE TREATED LUMBER SHALL BE IMPREGNATED WITH A CCA SALT TREATMENT IN ACCORDANCE WITH F.S. TT-W-571 AND BEAR THE AMERICAN WOOD PRESERVERS INSTITUTE QUALITY MARK LP-2.
- PLYWOOD SHEATHING SHALL BE DFPA CD WITH EXTERIOR GLUE. ALL ROOF SHEATHING TO BE INSTALLED WITH PLYCLIPS.
- INSTALL BRIDGING IN ALL FLOOR OR ROOF JOISTS AT 8'-0" O.C. MAXIMUM. INSTALL BLOCKING IN ALL WALL STUDS AT MID-HEIGHT.
- ALL NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS.
- ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON MANUFACTURING CONNECTORS, OR EQUIVALENT, SUBMIT OUT SHEETS FOR ALL CONNECTION HARDWARE TO ENGINEER FOR APPROVAL.
- PROVIDE A SINGLE PLATE AT THE BOTTOM AND DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. 2x4 SILL PLATES SHALL BE BOLTED TO FOUNDATION AT A MAXIMUM OF 2'-0" O.C.
- STUDS SHALL BE DOUBLED AT ALL ANGLES AND AROUND ALL OPENINGS. STUDS SHALL BE TRIPLED AT ALL CORNERS.
- ALL OUTSIDE CORNERS SHALL BE BRACED WITH A DIAGONAL 1x4 LET INTO OUTSIDE EDGE OF 2x4 STUDS UNLESS PLYWOOD SHEATHING IS SHOWN ON DRAWINGS.
- WOOD LINTELS OVER OPENINGS SHALL BE DOUBLE 2x6 HEADERS FOR SPANS UP TO 6'-0" AND DOUBLE 2x8 HEADERS FROM 6'-0" TO 7'-0" SEE PLANS FOR SPANS GREATER THAN 7'-0", ALSO PROVIDE 1/2" PLYWOOD SPACER PLATE BETWEEN BEAMS PLYS, NAIL TOGETHER WITH 16d NAILS AT 12" ON CENTER TOP AND BOTTOM.
- NAILING FOR PLYWOOD ROOF S SHALL BE RINK SHANK NAILS AT 4" O.C. EDGES AND 6" O.C. INTERMEDIATE FOR 1/2" THICK OR LESS. NAILING TO BE RINK SHANK NAILS AT 4" O.C. EDGES AND 4" O.C. INTERMEDIATE FOR 19/32" OR GREATER UNLESS NOTED OTHERWISE. WHERE THE MEAN ROOF HEIGHT EXCEEDS 25', USE RINK SHANK NAILS.
- ALL NON-LOAD BEARING PARTITIONS SHALL CONSIST OF 2x4 STUDS SPACED AT 24" O.C. 2x4 STUDS DO NOT NEED TO BE DOUBLED AT THE FIRST FLOOR FOR NON-LOAD BEARING PARTITIONS ONLY.
- PLACE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS, 2x SOLE PLATES SHALL BE ATTACHED TO THE SLAB WITH EITHER HILTI DN72 (WITH 7/8" DIAMETER 5/64" THICK WASHERS) POWDER DRIVEN FASTENERS AT 0'-10" ON CENTER, OR 1/2" DIAMETER HILTI KWC-BOLTS (EXPANSION ANCHORS) WITH 6" EMBEDMENT, AT 4'-0" O.C. REDHEAD FASTENERS OF EQUIVALENT SIZES MAY BE USED. ALL OTHER SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT OR STRUCTURAL ENGINEER PRIOR TO INSTALLATION. SEE THE SHEAR WALL SCHEDULE FOR SPECIAL SOLE PLATE ATTACHMENT AT SHEAR WALLS.
- WALL SHEATHING SHALL BE:

a) AT INTERIOR WALLS PROVIDE 1/2" OR 4/8" GYPSUM WALLBOARD, (SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS) EACH SIDE OF STUDS, NAILED WITH 5d COOLER NAILS AT 7" O.C. (USE 6d COOLER NAILS FOR 5/8" WALLBOARD) AT ALL SUPPORTS. PROVIDE SOLID 2x BLOCKING AT ALL HIPS, RIDGES, VALLEYS AND CHANGES IN ROOF SLOPE.
b) FLOOR SHEATHING IS 3/4" TONGUE AND GROOVE PLYWOOD, GLUED AND NAILED WITH 10d NAILS AT 6" O.C. AT SUPPORTED EDGES, AND 10d NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS.
c) ROOF SHEATHING SHALL BE 1/2" (4 PLY MIN.) C.D.X. PLYWOOD AT 24" O.C. MAX. ON 150 M.P.H. OR LESS WIND ZONE AND 19/32" AT 24" O.C. MAX. ON 160 MPH. OR GREATER WIND ZONES, ON 170 MPH. AND CATEGORY D' SHALL BE 23/32" AT 24" O.C. BAKED RADIANt BARRIER IS OPTIONAL.
d) NAILED WITH 8d RING SHANK NAILS (MIN.) AT 4" O.C. AT SUPPORTED EDGES, AND 8d RING SHANK NAILS (MIN.) AT 4" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE ONE PLYWOOD CLIP PER SPAN BETWEEN SHEET EDGES. PROVIDE SOLID 2x BLOCKING BETWEEN SUPPORTS AT ALL HIPS, RIDGES, VALLEYS AND CHANGES IN ROOF SLOPE.
- NAILING SCHEDULE:

SEE SHEET 5-6 FOR FASTENING SCHEDULE	
AT ALL WALLS SUPPORTING ROOF TRUSSES, PROVIDE UPLIFT STRAPPING/CONNECTORS SHOWN IN THE TYPICAL WALL ELEVATION	
FASTENER SUBSTITUTIONS	
ALL NAILS ARE COMMON NAILS, UNLESS NOTED OTHERWISE. THE FOLLOWING FASTENERS ARE ACCEPTABLE SUBSTITUTIONS. ALL ALTERNATE FASTENERS SHALL BE SPACED AT THE SAME SPACING AS THE SCHEDULED FASTENERS.	
SCHEDULED FASTENER	ALTERNATE FASTENER
8d COMMON NAIL	8d RING SHANK NAIL
	8d SCREW SHANK NAIL
	0.131 P-NAIL
10d COMMON NAIL	10d RING SHANK NAIL
	10d SCREW SHANK NAIL
6d COOLER NAIL	0.148 P-NAIL
	#6 x 1 1/4" TYPE S OR W DRYWALL SCREW
- GUN DRIVEN NAILS MUST BE SUBMITTED FOR REVIEW WITH APPROPRIATE BACK-UP DATA. FLORIDA ENGINEER AND SHALL BE SUBMITTED FOR REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO WOOD TRUSS FABRICATION.

a) SUBMIT SEALED WOOD TRUSS DESIGN CALCULATIONS FOR EACH TYPE OF TRUSS.
b) SUBMIT SEALED WOOD TRUSS ERECTION PLAN, INCLUDING CONNECTION DETAILS AND PERMANENT BRIDGING REQUIREMENT.
c) SUBMIT SEALED WOOD TRUSS TEMPORARY ERECTION BRACING PLAN.
- ALL EXTERIOR WOOD STUDS BEARING WALLS MUST HAVE SIMPSON H2.5 CLIP, SP-1 OR SIMPSON SP-2 STUD PLATE TIES TO BOTTOM AND TOP PLATES, FIRST AND SECOND FLOOR IF APPLICABLE.
- ALL 2ND FL EXTERIOR WOOD STUDS BEARING WALLS MUST BE FASTENED TO CONC. TIE BEAM BELOW WITH SIMPSON M24M36 STRAPS. (NOTE: ALSO FASTENED TO FLOOR TRUSSES OR JOISTS-IF APPLICABLE)
- ALL EXTERIOR WOOD STUDS BEARING WALLS MUST BE FASTENED TO CONC. FOOTING WITH 5/8" X 6" MIN. EXPANSION BOLTS (BOTTOM PLATE) AND VERT. STUDS WITH SIMPSON H2.5, SP-1 OR SP-2 TOP AND BOTTOM.
- OPTIONAL: 3 5/8" 25 GA. (MIN.) METAL STUDS FOR INTERIOR WALL FRAMING ONLY.

CARPENTRY

- DIMENSIONED LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
- ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
- ALL LUMBER SHALL BE SOUTHERN PINE NO. 2 GRADE, SPRUCE OR BETTER; WITH 19% MAXIMUM MOITURE CONTENT, UNLESS NOTED OTHERWISE ON THE PLANS.
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- PRESSURE TREATED LUMBER SHALL BE IMPREGNATED WITH A CCA SALT TREATMENT IN ACCORDANCE WITH F.S. TT-W-571 AND BEAR THE AMERICAN WOOD PRESERVERS INSTITUTE QUALITY MARK LP-2.
- PLYWOOD SHEATHING SHALL BE DFPA CD WITH EXTERIOR GLUE. ALL ROOF SHEATHING TO BE INSTALLED WITH PLYCLIPS.
- INSTALL BRIDGING IN ALL FLOOR OR ROOF JOISTS AT 8'-0" O.C. MAXIMUM. INSTALL BLOCKING IN ALL WALL STUDS AT MID-HEIGHT.
- ALL NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS.
- ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON MANUFACTURING CONNECTORS, OR EQUIVALENT, SUBMIT OUT SHEETS FOR ALL CONNECTION HARDWARE TO ENGINEER FOR APPROVAL.
- PROVIDE A SINGLE PLATE AT THE BOTTOM AND DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. 2x4 SILL PLATES SHALL BE BOLTED TO FOUNDATION AT A MAXIMUM OF 2'-0" O.C.
- STUDS SHALL BE DOUBLED AT ALL ANGLES AND AROUND ALL OPENINGS. STUDS SHALL BE TRIPLED AT ALL CORNERS.
- ALL OUTSIDE CORNERS SHALL BE BRACED WITH A DIAGONAL 1x4 LET INTO OUTSIDE EDGE OF 2x4 STUDS UNLESS PLYWOOD SHEATHING IS SHOWN ON DRAWINGS.
- WOOD LINTELS OVER OPENINGS SHALL BE DOUBLE 2x6 HEADERS FOR SPANS UP TO 6'-0" AND DOUBLE 2x8 HEADERS FROM 6'-0" TO 7'-0" SEE PLANS FOR SPANS GREATER THAN 7'-0", ALSO PROVIDE 1/2" PLYWOOD SPACER PLATE BETWEEN BEAMS PLYS, NAIL TOGETHER WITH 16d NAILS AT 12" ON CENTER TOP AND BOTTOM.
- NAILING FOR PLYWOOD ROOF S SHALL BE RINK SHANK NAILS AT 4" O.C. EDGES AND 6" O.C. INTERMEDIATE FOR 1/2" THICK OR LESS. NAILING TO BE RINK SHANK NAILS AT 4" O.C. EDGES AND 4" O.C. INTERMEDIATE FOR 19/32" OR GREATER UNLESS NOTED OTHERWISE. WHERE THE MEAN ROOF HEIGHT EXCEEDS 25', USE RINK SHANK NAILS.
- ALL NON-LOAD BEARING PARTITIONS SHALL CONSIST OF 2x4 STUDS SPACED AT 24" O.C. 2x4 STUDS DO NOT NEED TO BE DOUBLED AT THE FIRST FLOOR FOR NON-LOAD BEARING PARTITIONS ONLY.
- PLACE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS, 2x SOLE PLATES SHALL BE ATTACHED TO THE SLAB WITH EITHER HILTI DN72 (WITH 7/8" DIAMETER 5/64" THICK WASHERS) POWDER DRIVEN FASTENERS AT 0'-10" ON CENTER, OR 1/2" DIAMETER HILTI KWC-BOLTS (EXPANSION ANCHORS) WITH 6" EMBEDMENT, AT 4'-0" O.C. REDHEAD FASTENERS OF EQUIVALENT SIZES MAY BE USED. ALL OTHER SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT OR STRUCTURAL ENGINEER PRIOR TO INSTALLATION. SEE THE SHEAR WALL SCHEDULE FOR SPECIAL SOLE PLATE ATTACHMENT AT SHEAR WALLS.
- WALL SHEATHING SHALL BE:

a) AT INTERIOR WALLS PROVIDE 1/2" OR 4/8" GYPSUM WALLBOARD, (SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS) EACH SIDE OF STUDS, NAILED WITH 5d COOLER NAILS AT 7" O.C. (USE 6d COOLER NAILS FOR 5/8" WALLBOARD) AT ALL SUPPORTS. PROVIDE SOLID 2x BLOCKING AT ALL HIPS, RIDGES, VALLEYS AND CHANGES IN ROOF SLOPE.
b) FLOOR SHEATHING IS 3/4" TONGUE AND GROOVE PLYWOOD, GLUED AND NAILED WITH 10d NAILS AT 6" O.C. AT SUPPORTED EDGES, AND 10d NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS.
c) ROOF SHEATHING SHALL BE 1/2" (4 PLY MIN.) C.D.X. PLYWOOD AT 24" O.C. MAX. ON 150 M.P.H. OR LESS WIND ZONE AND 19/32" AT 24" O.C. MAX. ON 160 MPH. OR GREATER WIND ZONES, ON 170 MPH. AND CATEGORY D' SHALL BE 23/32" AT 24" O.C. BAKED RADIANt BARRIER IS OPTIONAL.
d) NAILED WITH 8d RING SHANK NAILS (MIN.) AT 4" O.C. AT SUPPORTED EDGES, AND 8d RING SHANK NAILS (MIN.) AT 4" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE ONE PLYWOOD CLIP PER SPAN BETWEEN SHEET EDGES. PROVIDE SOLID 2x BLOCKING BETWEEN SUPPORTS AT ALL HIPS, RIDGES, VALLEYS AND CHANGES IN ROOF SLOPE.
- NAILING SCHEDULE:

SEE SHEET 5-6 FOR FASTENING SCHEDULE	
AT ALL WALLS SUPPORTING ROOF TRUSSES, PROVIDE UPLIFT STRAPPING/CONNECTORS SHOWN IN THE TYPICAL WALL ELEVATION	
FASTENER SUBSTITUTIONS	
ALL NAILS ARE COMMON NAILS, UNLESS NOTED OTHERWISE. THE FOLLOWING FASTENERS ARE ACCEPTABLE SUBSTITUTIONS. ALL ALTERNATE FASTENERS SHALL BE SPACED AT THE SAME SPACING AS THE SCHEDULED FASTENERS.	
SCHEDULED FASTENER	ALTERNATE FASTENER
8d COMMON NAIL	8d RING SHANK NAIL
	8d SCREW SHANK NAIL
	0.131 P-NAIL
10d COMMON NAIL	10d RING SHANK NAIL
	10d SCREW SHANK NAIL
6d COOLER NAIL	0.148 P-NAIL
	#6 x 1 1/4" TYPE S OR W DRYWALL SCREW
- GUN DRIVEN NAILS MUST BE SUBMITTED FOR REVIEW WITH APPROPRIATE BACK-UP DATA. FLORIDA ENGINEER AND SHALL BE SUBMITTED FOR REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO WOOD TRUSS FABRICATION.

a) SUBMIT SEALED WOOD TRUSS DESIGN CALCULATIONS FOR EACH TYPE OF TRUSS.
b) SUBMIT SEALED WOOD TRUSS ERECTION PLAN, INCLUDING CONNECTION DETAILS AND PERMANENT BRIDGING REQUIREMENT.
c) SUBMIT SEALED WOOD TRUSS TEMPORARY ERECTION BRACING PLAN.
- ALL EXTERIOR WOOD STUDS BEARING WALLS MUST HAVE SIMPSON H2.5 CLIP, SP-1 OR SIMPSON SP-2 STUD PLATE TIES TO BOTTOM AND TOP PLATES, FIRST AND SECOND FLOOR IF APPLICABLE.
- ALL 2ND FL EXTERIOR WOOD STUDS BEARING WALLS MUST BE FASTENED TO CONC. TIE BEAM BELOW WITH SIMPSON M24M36 STRAPS. (NOTE: ALSO FASTENED TO FLOOR TRUSSES OR JOISTS-IF APPLICABLE)
- ALL EXTERIOR WOOD STUDS BEARING WALLS MUST BE FASTENED TO CONC. FOOTING WITH 5/8" X 6" MIN. EXPANSION BOLTS (BOTTOM PLATE) AND VERT. STUDS WITH SIMPSON H2.5, SP-1 OR SP-2 TOP AND BOTTOM.
- OPTIONAL: 3 5/8" 25 GA. (MIN.) METAL STUDS FOR INTERIOR WALL FRAMING ONLY.

PRE-ENGINEERED WOOD TRUSSES

- THIS SECTION DEFINES PRE-ENGINEERED, PREFABRICATED, METAL PLATE CONNECTED WOOD ROOF TRUSSES AS "WOOD TRUSSES".
- WOOD TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" 1986 EDITION. PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. SEE TRUSS MANUFACTURER DRAWINGS FOR ADDITIONAL INFORMATION.
- THE WOOD TRUSS MANUFACTURER MUST PARTICIPATE IN A CODE APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM SUCH AS THE TRUSS PLATE INSTITUTE "QUALITY CONTROL INSPECTION PROGRAM" OR EQUIVALENT.
- WOOD TRUSS MEMBERS AND CONNECTIONS SHALL BE DESIGNED FOR ALL LOADS SHOWN ON THE CONTRACT DOCUMENTS INCLUDING; LIVE, DEAD, WIND, AND CONCENTRATED. SEE MISCELLANEOUS SECTION FOR LIVE LOADS:

MINIMUM NET UPLIFT.....	15 PSF
MINIMUM NET UPLIFT AT OVERHANG.....	18 PSF
MINIMUM SUPERIMPOSED DEAD LOADS:	
TOP CHORD.....	20 PSF
BOTTOM CHORD.....	10 PSF

(FOR REFERENCE ONLY-SEE TRUSS MANUFACTURER DRAWINGS FOR FINAL CALCULATIONS)
- DURATION OF LOAD FACTOR:

ROOF DL+LL+WL	1.33
ROOF DL=LL	1.25
- WOOD TRUSS DESIGN SHOP DRAWINGS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING INFORMATION:

a) SPAN LENGTH, OVERHANG AND EAVE DIMENSIONS, SLOPE AND SPACING OF THE WOOD TRUSSES.
b) ALL DESIGN LOADS AND THEIR POINTS OF APPLICATION, VALLEY AND CONVENTIONAL FRAMING MUST BE CONSIDERED.
c) ADJUSTMENTS TO ALLOWABLE VALUES, (DURATION OF LOAD FACTORS, ETC.)
d) REACTIVE FORCES AND THEIR LOCATIONS.
e) BEARING TYPE AND MINIMUM BEARING LENGTH
f) DEFLECTION, SPAN AND REACTION.
g) METAL CONNECTOR PLATE TYPE, GAUGE, SIZE AND LOCATION
h) LUMBER SIZE, SPECIES, GRADE AND MOISTURE CONTENT.
i) LOCATION AND CONNECTION DESIGN OF REQUIRED CONTINUOUS LATERAL BRACING
j) TRUSS SPLICES MUST BE DETAILED. THIS INCLUDES "PIGGY BACK" TRUSSES.
k) CONNECTION DETAILS: TRUSS TO BEARING, TRUSS TO TRUSS, TRUSS TO TRUSS GIRDER, PIGGY BACK TO TRUSS, ETC.
l) BRACING: NOTE MINIMUM REQUIREMENTS BELOW.
- DEFLECTIONS: (UNLESS NOTED OTHERWISE).

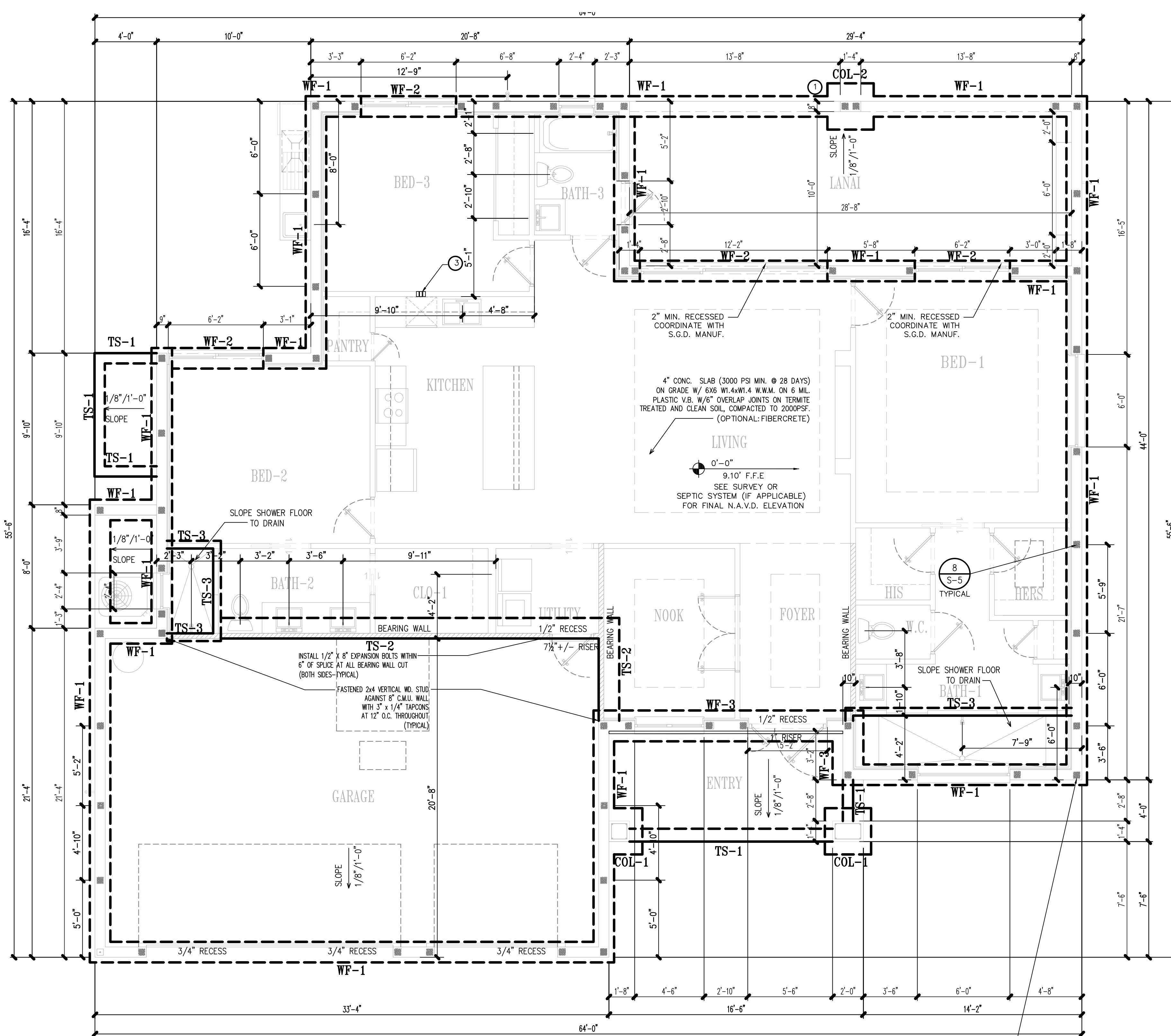
a) SPAN LIVE LOAD: LESS THAN OR EQUAL TO SPAN/360.
b) SPAN TOTAL LOAD: LESS THAN OR EQUAL TO SPAN/240.
c) REACTION LIVE LOAD: LESS THAN OR EQUAL TO TRUSS BEARING HEIGHT/480.
d) REACTION TOTAL LOAD: LESS THAN OR EQUAL TO TRUSS BEARING HEIGHT/360.
- FIRE RETARDANT WOOD IS NOT ALLOWABLE.
- ALL FLOOR TRUSSES MUST BE TOP CHORD BEARING ON WOOD LEDGER. CONTRACTOR SHALL COORDINATE WITH SELECTED TRUSS MANUFACTURER. (IF APPLICABLE)
- WOOD TRUSSES MUST BE CHECKED FOR WIND, WIND VELOCITY, DESIGN VELOCITY PRESSURES, AND TYPE OF STRUCTURE FOR WIND, MUST BE SHOWN ON THE SUBMITTED SHOP DRAWINGS.
- CONTINUOUS BOTTOM CHORD LATERAL BRACING IS REQUIRED AT A MINIMUM SPACING OF 10'-0" O.C. UNLESS NOTED OTHERWISE. BOTTOM CHORD BRACING IS CONTINUOUS FROM ONE END OF THE BUILDING TO OTHER END. OVERLAP CONTINUOUS BRACING AT LEAST ONE TRUSS SPACE. USE A MINIMUM OF 2x4 GRADE MARKED LUMBER AT LEAST 10' LONG, WITH 2-6d NAILS AT INTERMEDIATE AND 3-16d NAILS AT END CONNECTIONS.
- CROSS BRACING IS REQUIRED AT MINIMUM 10'-0" O.C. UNLESS NOTED OTHERWISE. LOCATED CROSS BRACING AT OR NEAR THE BOTTOM CHORD BRACING. INSTALL CROSS BRACING AT EACH END AND AT 20'-0" O.C. ALONG THE LENGTH OF THE LATERAL BRACING. CROSS BRACING IS ACCOMPLISHED BY ATTACHING DIAGONAL WEB BRACING TO OPPOSITE SIDES OF THE SAME GROUP OF SIMILAR WEB MEMBERS. SLOPE CROSS BRACING IN OPPOSITE DIRECTIONS AT APPROXIMATELY 45 DEGREES FORMING A CROSS "X". USE A MINIMUM OF 2x4 GRADE MARKED LUMBER WITH AT LEAST 2-16d NAILS AT EACH CONNECTION.
- TRUSS ERECTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING OF TRUSS SYSTEM DURING CONSTRUCTION.
- HANDLING, INSTALLATION, AND BRACING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH "HIB-91", PUBLISHED BY THE TRUSS PLATE INSTITUTE.
- ALL WOOD TRUSSES SHALL BE FASTENED TO THEIR SUPPORTS WITH APPROVED HURRICANE CLIPS OR STRAPS.
- CONTRACTOR SHALL ORDER AND INSTALL HURRICANE CLIPS OR STRAPS FOR THE UPLIFT AND LATERAL FORCES SHOWN ON THE SUBMITTED WOOD TRUSS DESIGN CALCULATIONS.
- ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON OR USP MANUFACTURING CONNECTORS OR BY APPROVED EQUIVALENT MANUFACTURER.
- ALL CONNECTION HARDWARE IS TO BE FULLY FASTENED PER MANUFACTURER'S REQUIREMENTS UNLESS NOTED OTHERWISE.
- PILING OF PLYWOOD ON WOOD TRUSSES IS NOT ALLOWED.
- INSTALLATION OF BROKEN, DAMAGED, WARPED, OR IMPROPERLY REPAIRED WOOD TRUSSES IS NOT ALLOWED.
- IMPROPER OR UNAUTHORIZED FIELD ALTERATIONS OF WOOD TRUSSES IS NOT ALLOWED.
- ALL CONNECTIONS AND BRACING MUST BE INSTALLED BEFORE SHEATHING THE ROOF.
- GABLE ENDWALL TRUSSES MUST TRANSFER LATERAL LOADS TO THE SHEAR WALLS AND/OR THE ROOF DIAPHRAGM.
- WOOD TRUSSES THAT DO NOT MEET INTERIOR LOADS BEARING WALLS MUST BE SHIMMED. DO NOT PULL WOOD TRUSSES DOWN TO INTERIOR BEARINGS.
- WOOD TRUSSES DESIGN ENGINEER MUST BE PROVIDED WITH A COPY OF THESE DRAWINGS AND SPECIFICATIONS.
- SUBMITTALS: ALL SUBMITTALS SHALL BEAR THE EMBOSSED SEAL OF A LICENSED ENGINEER.
- ALL SECOND FLOOR WALL STUDS MUST BE FASTENED TO FL. TRUSS/PL. JOISTS AND CONC. BEAM OR WALL BELOW WITH M24M36 STRAPS.

ELECTRONIC SEAL

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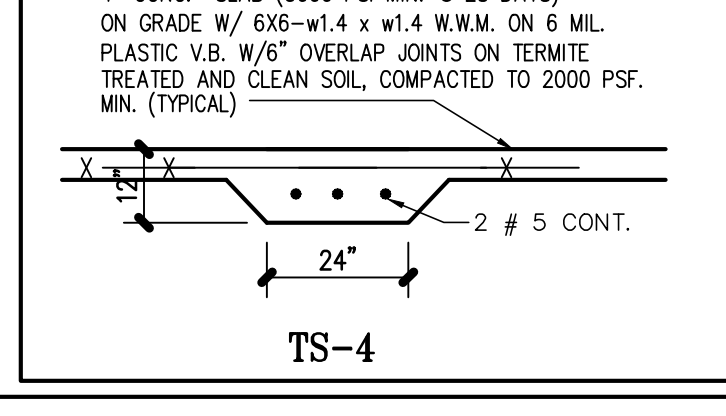
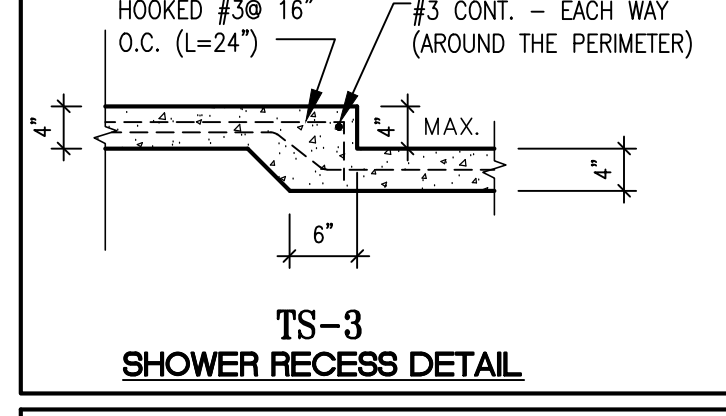
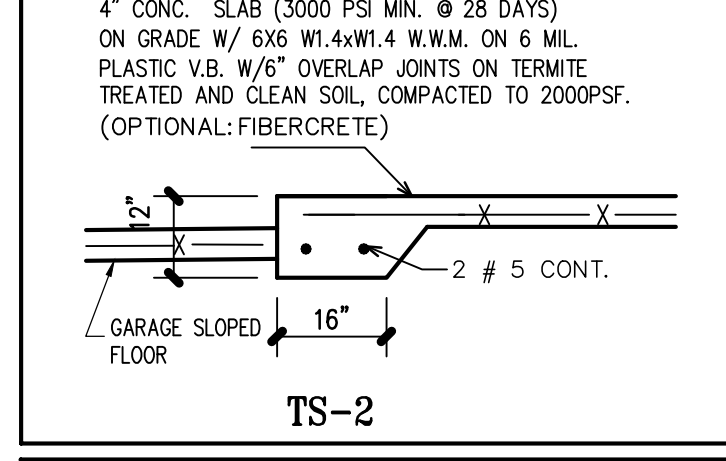
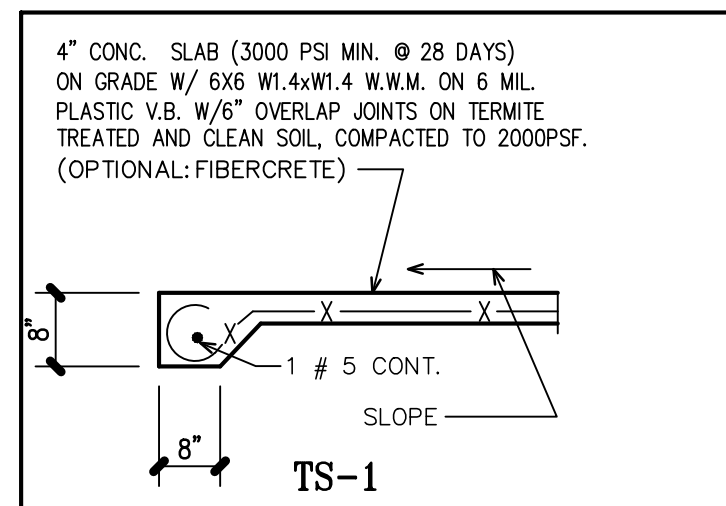
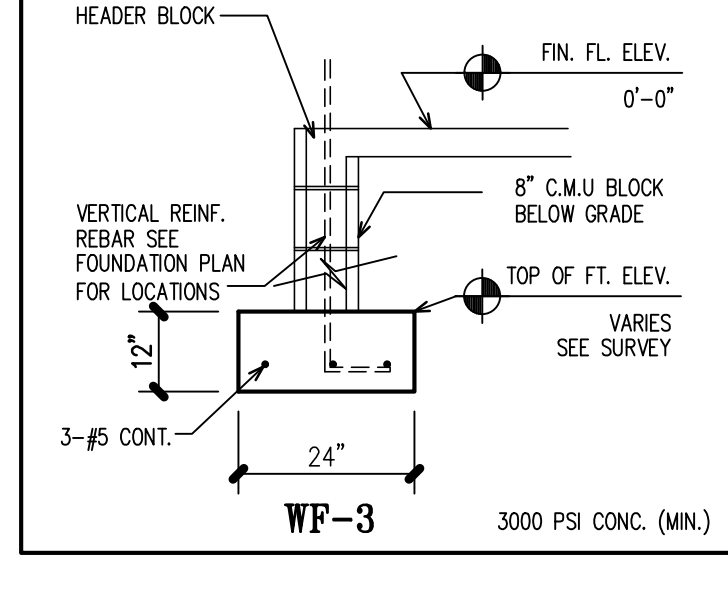
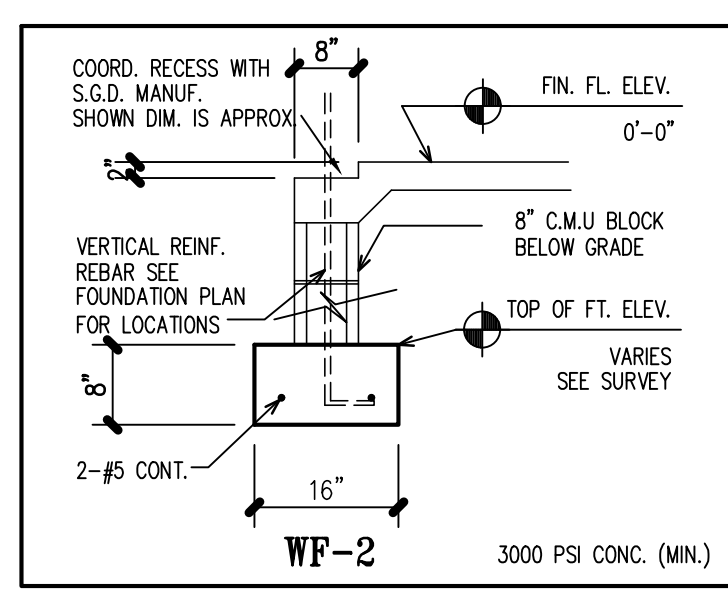
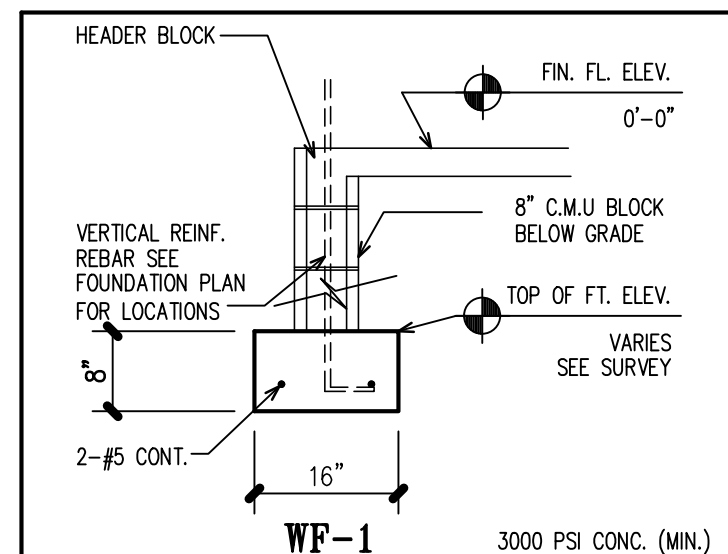
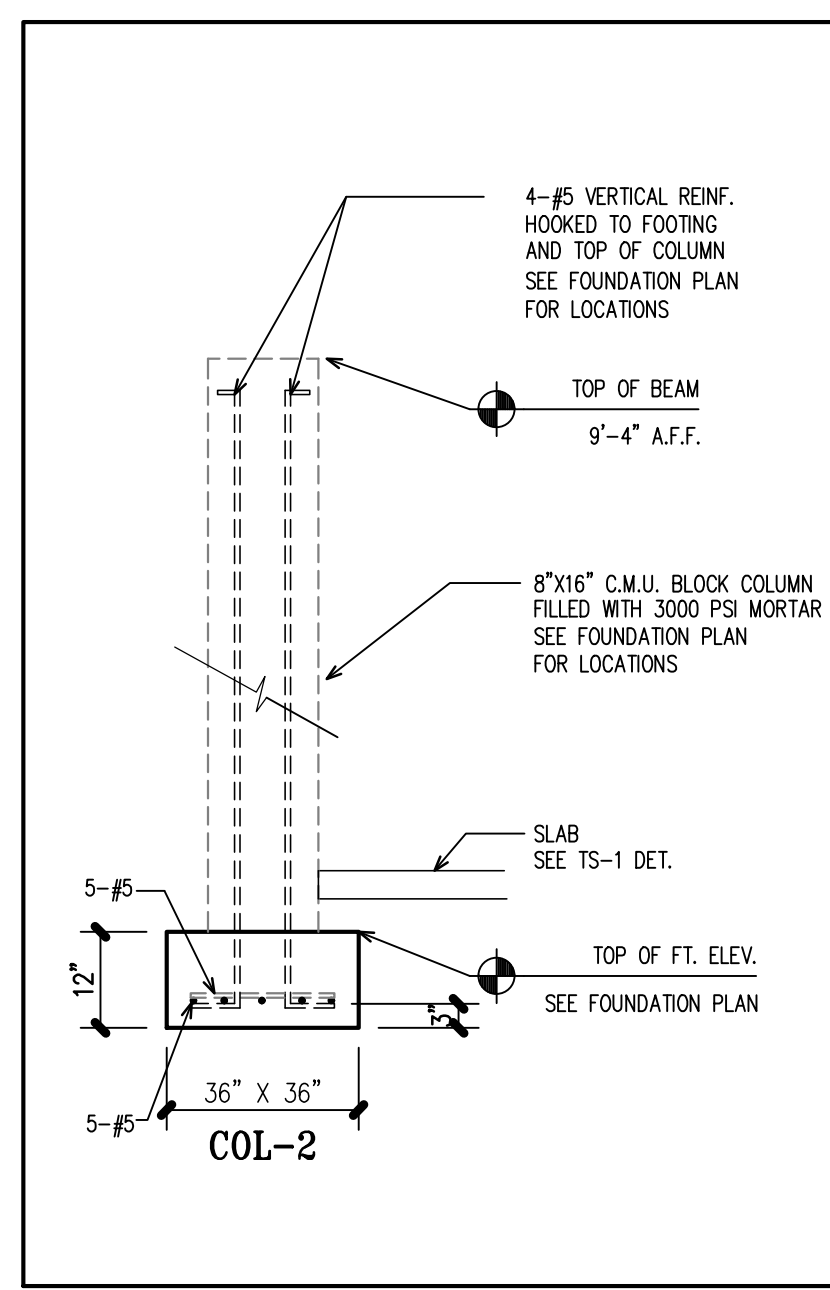
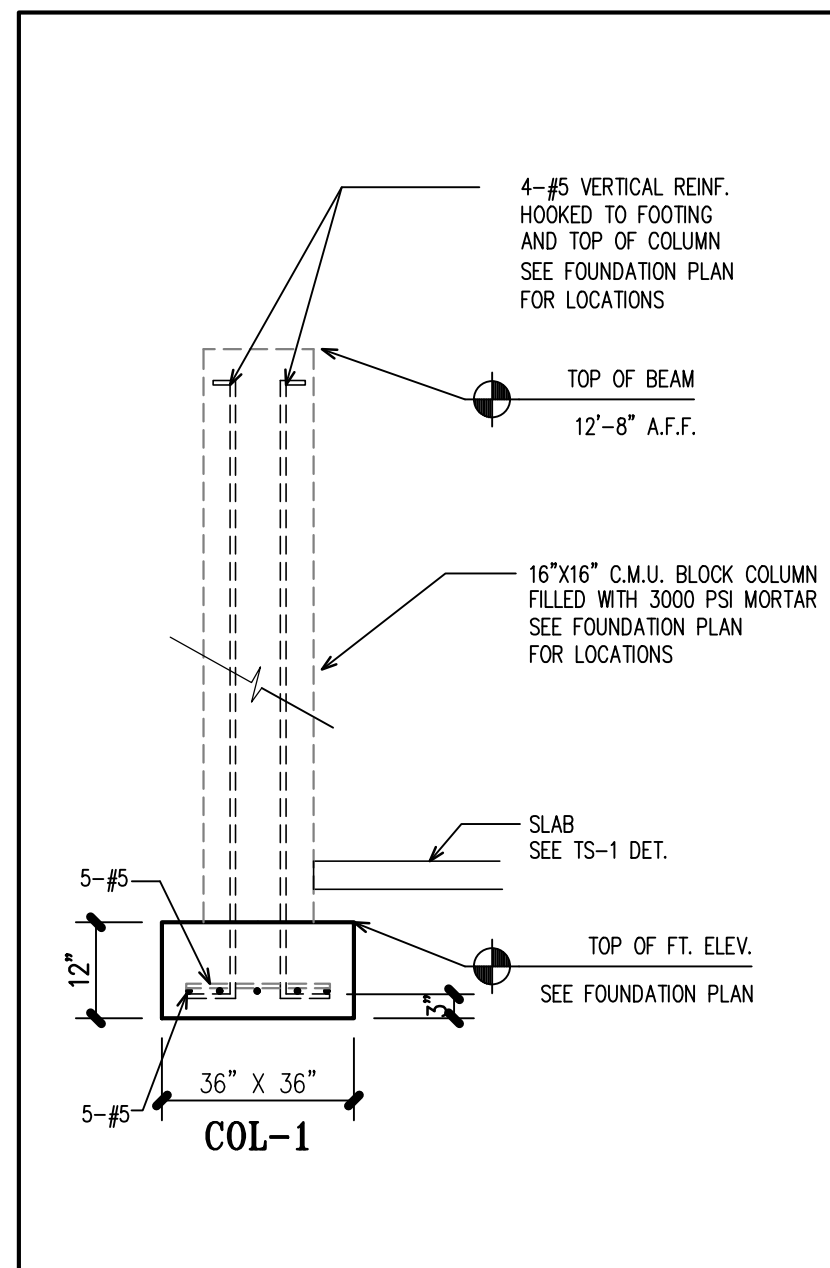
INDICATES LOCATION OF 1-#5 CONT. REBAR VERTICAL FROM FOOTING STEEL W/HOOK AND TIED TO STEEL IN THE BEAM ABOVE, THEN CELL IS FILLED SOLID WITH 3000 PSI CONCRETE (SPACED AS SHOWN) FILLED CELL ON ALL CORNERS AND BOTH SIDES OF ALL DOORS AND WINDOWS OPENINGS AND AT 8'-0" HIGH WALLS AT 8'-0" O.C. AT 10'-0" HIGH WALLS AT 6'-0" O.C. AT 12'-0" HIGH WALLS AT 4'-0" O.C. OR AS SHOWN

FOUNDATION PLAN

- ① 36" x 36" x 12" 3000 PSI CONCRETE PAD FOOTING WITH 5-#5 EACH WAY
- ② 48" x 48" x 12" 3000 PSI CONCRETE PAD FOOTING WITH 7-#5 EACH WAY
- ③ (3) 2" x 4" WOOD STUDS FASTENED WITH 8d NAILS AT 4" O.C. (SEE DETAIL 3/S-5)

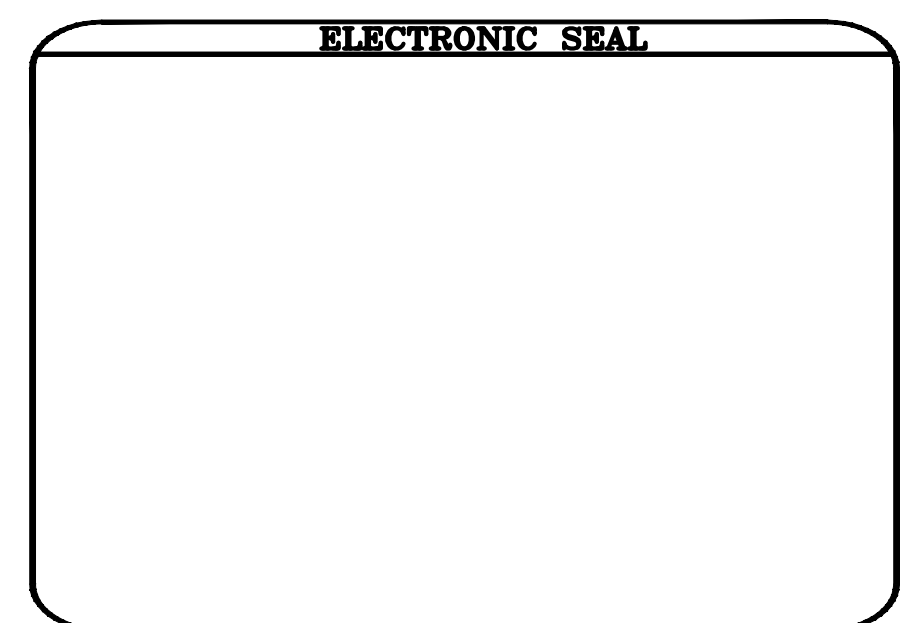
4" BEARING WALL CONTRACTOR SHALL COORDINATE WALL HEIGHTS TRUSS MANUFACTURER DRAWINGS

1/4" = 1'-0"



MINIMUM SOIL CONDITION REQUIREMENTS:

- BEARING MATERIAL: FOUNDATION CAN BE PLACED ON COMPACTED SUITABLE MATERIAL.
- BEARING SOIL AFTER COMPACTION SHALL EXHIBIT DENSITIES EQUIVALENT TO AT LEAST 95% OF THE MODIFIED PROCTOR MAX. DRY DENSITY
- BEARING DEPTH: CONTINUOUS WALL FOOTING SHALL BEAR AT LEAST 20" BELOW THE LOWEST ADJACENT GRADE.
- BEARING PRESSURE: THE MINIMUM ALLOWABLE SOIL PRESSURE SHALL BE 2000 PSF.
- POURED FOOTING FOR COLUMNS AND WALLS IN SAME MASS OF CONC. DO NOT USE DOUBLE FOOTING.
- NOTE: ALL PLUMBING FIXTURE DRAIN LOCATION ARE APPROXIMATE CONTRACTOR SHALL COORDINATE LOCATIONS WITH PLUMBING CONTRACTOR AND WITH SELECTED MODELS MANUFACTURER.
- FOR ADDITIONAL DIMENSIONS SEE ARCHITECTURAL DRAWINGS.
- COORDINATE WINDOWS AND DOORS OPENINGS WITH ARCHITECTURAL DRAWINGS, REINFORCED C.M.U. BLOCK CELL ON BOTH SIDES OF ALL OPENINGS (SEE FOUNDATION PLAN AND DETAILS)
- ALL FOOTINGS 3000 PSI (MIN.)
- SLAB CONTROL JOINTS PER CONTRACTOR
- DWELLING SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION R311. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OR VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTION OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO YARD OR COURT THAT OPENS TO A PUBLIC WAY. 2020 FBC-RESIDENTIAL, SEVENTH EDITION R311.1
- NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE CLEAR HEIGHT OF THE OPENING SHALL NOT BE LESS THAN 78" IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. 2020 FBC-RESIDENTIAL, SEVENTH EDITION R311.2
- THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT). 2020 FBC-RESIDENTIAL, SEVENTH EDITION R311.3
- LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2 INCHES (38 mm) LOWER THAN THE TOP OF THE THRESHOLD. 2020 FBC-RESIDENTIAL, SEVENTH EDITION R311.3.1
- DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7 3/4 INCHES (196 mm) BELOW THE TOP OF THE THRESHOLD. 2020 FBC-RESIDENTIAL, SEVENTH EDITION R311.3.2
- EXCEPTION: A TOP LANDING IS NOT REQUIRED WHERE A STAIRWAY OF NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR.



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CONTRACTOR: **Gustavo A. Roman**
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 CONTRACTOR/DEVELOPER:

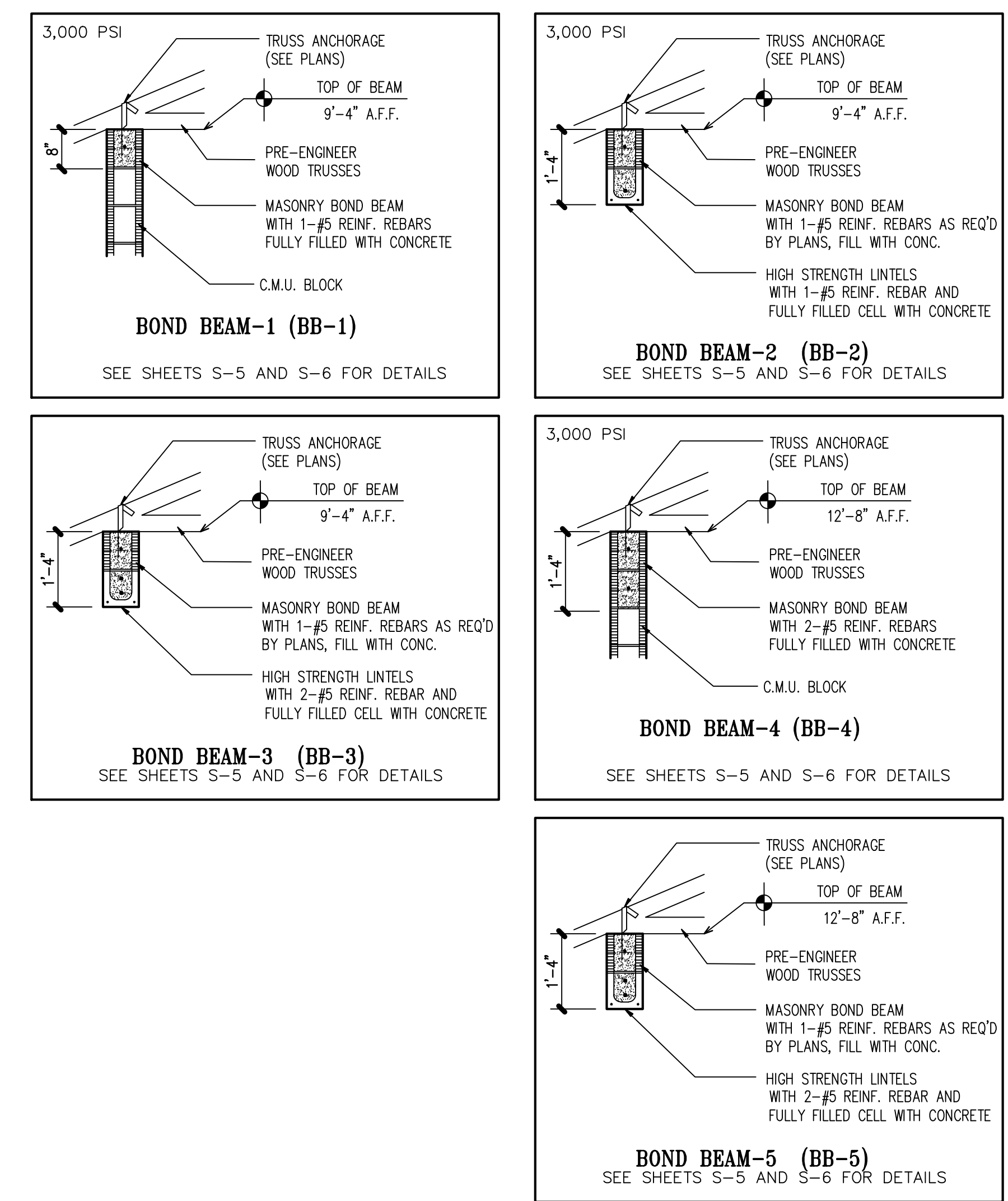
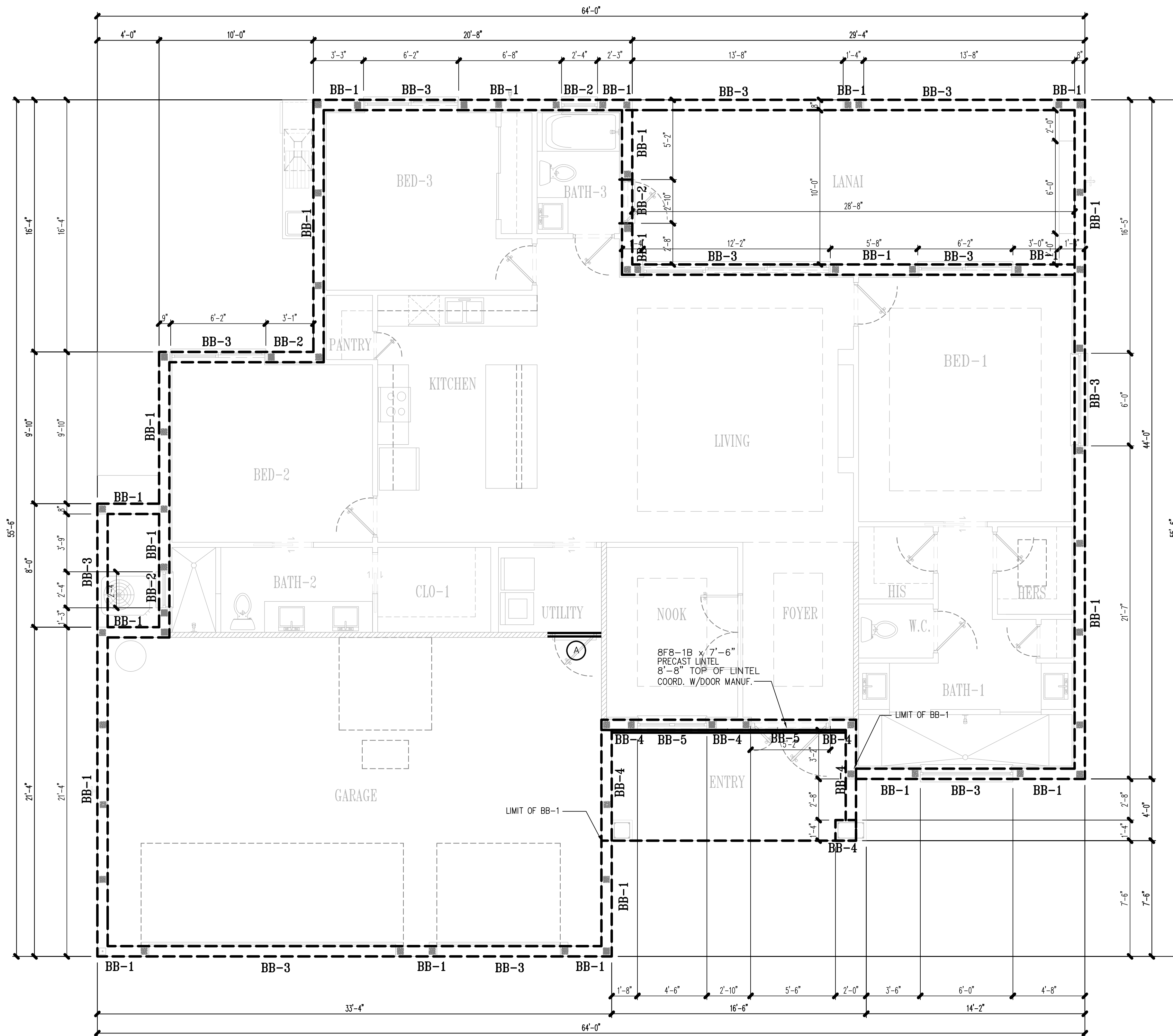
PROJ No: SUDO-10123
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 DRAWN: J.V.C.
 CHECKED:
 DATE: 2023-07-03

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 (239) 458 6633
 e-mail: www.gcef.com

SEAL
 A/E
 BRIAN LOY CHANDLER
 LICENSE NO. 72152
 C.O.C.A. NO. 9910

PROJECT: **Concordia Model**
 10123 Boylston Street
 Port Charlotte
 FLORIDA

GAR - Concordia
 SHEET
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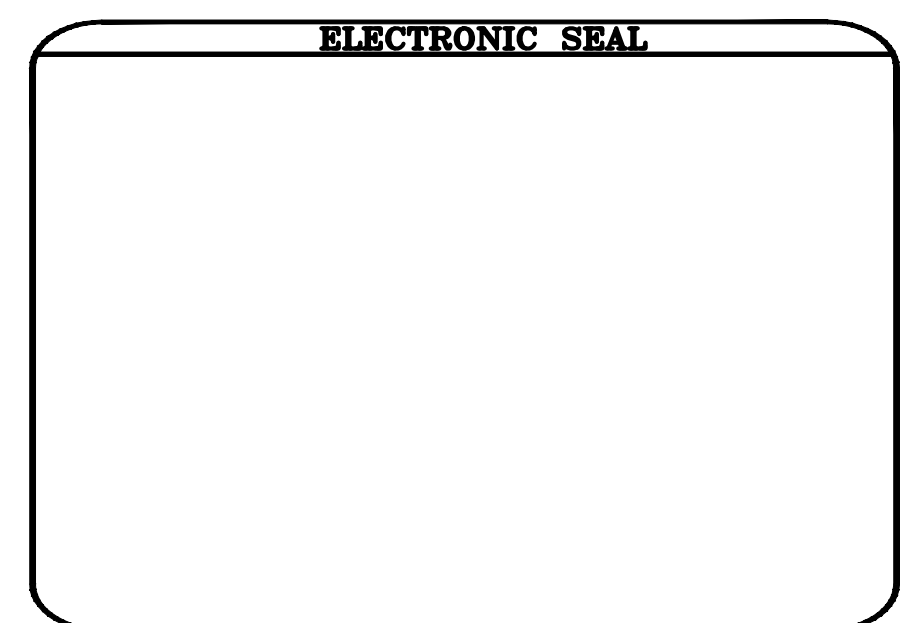


TIE BEAM PLAN

- (A) (2)2X12 WOOD HEADER OVER DOOR OR WINDOW (4" MIN. BEARING) WITH (2) SIMPSON MSTA36 STRAPS AT EACH END OF DOOR OR WINDOW 2 VERTICAL WOOD STUDS MIN. BOTH SIDES OF OPENINGS FASTENED WOOD HEADER TO STUDS WITH (2) SIMPSON MST27 STRAP 9'-4" TOP OF BEAM SEE DET 6/S-5 FOR ADDITIONAL INFORMATION
- (B) (2)2X12 WOOD HEADER (4" MIN. BEARING) WITH (2) SIMPSON MSTA36 STRAPS AT EACH END 2 VERTICAL WOOD STUDS MIN. BOTH SIDES OF OPENINGS FASTENED WOOD TRUSSES TO BEAM WITH SIMPSON MTS20 TWIST STRAP 9'-4" TOP OF BEAM SEE DET 6/S-5 FOR ADDITIONAL INFORMATION
- 4" BEARING WALL (9'-4" TOP OF DOUBLE PLATE) SEE TRUSS MANUF. DRAWINGS

NOTES: -CONTRACTOR SHALL COORDINATE WITH ENG. OF RECORD, BOND BEAM AND LINTEL MANUF. REQUIRED HIGH STRENGTH LINTELS AND REBAR ON LOADS APPLIED TO SPANS OVER ENTRY, LANAI, GARAGE, SLIDING GLASS DOORS, WINDOWS, DOOR OPENINGS ETC. (IF APPLICABLE).
 -ONLY USE HIGH STRENGTH LINTEL ON ALL ALLOWABLE SPANS, ANY OTHER WILL NOT BE ACCEPTABLE OR SUITABLE.
 -INSTALL 2-#5 REBAR (MIN.) IN HIGH STRENGTH LINTEL SPANS OVER 8'-0" OR PER MANUF. RECOMMENDATIONS (SEE DETS. SHEETS S-5 AND S-6 FOR ADDITIONAL INFORMATION)
 -ALL CLEAR SPAN CAST-IN-PLACE BEAMS SHALL HAVE 8" MINIMUM BEARING AT EACH END OF OPENINGS.
 -ALL CLEAR SPAN BOND BEAMS SHALL HAVE 4" MINIMUM BEARING AT EACH END OF OPENINGS.
 -SEE SHEET S-6 FOR BOND BEAM ADDITIONAL INFORMATION
 -CONTRACTOR SHALL COORDINATE ALL BEARING WALL HEIGHTS WITH TRUSS MANUF. DRAWINGS

1/4" = 1'-0"



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PROJ No: GSD0-19123
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 DRAWN: J.V.C.
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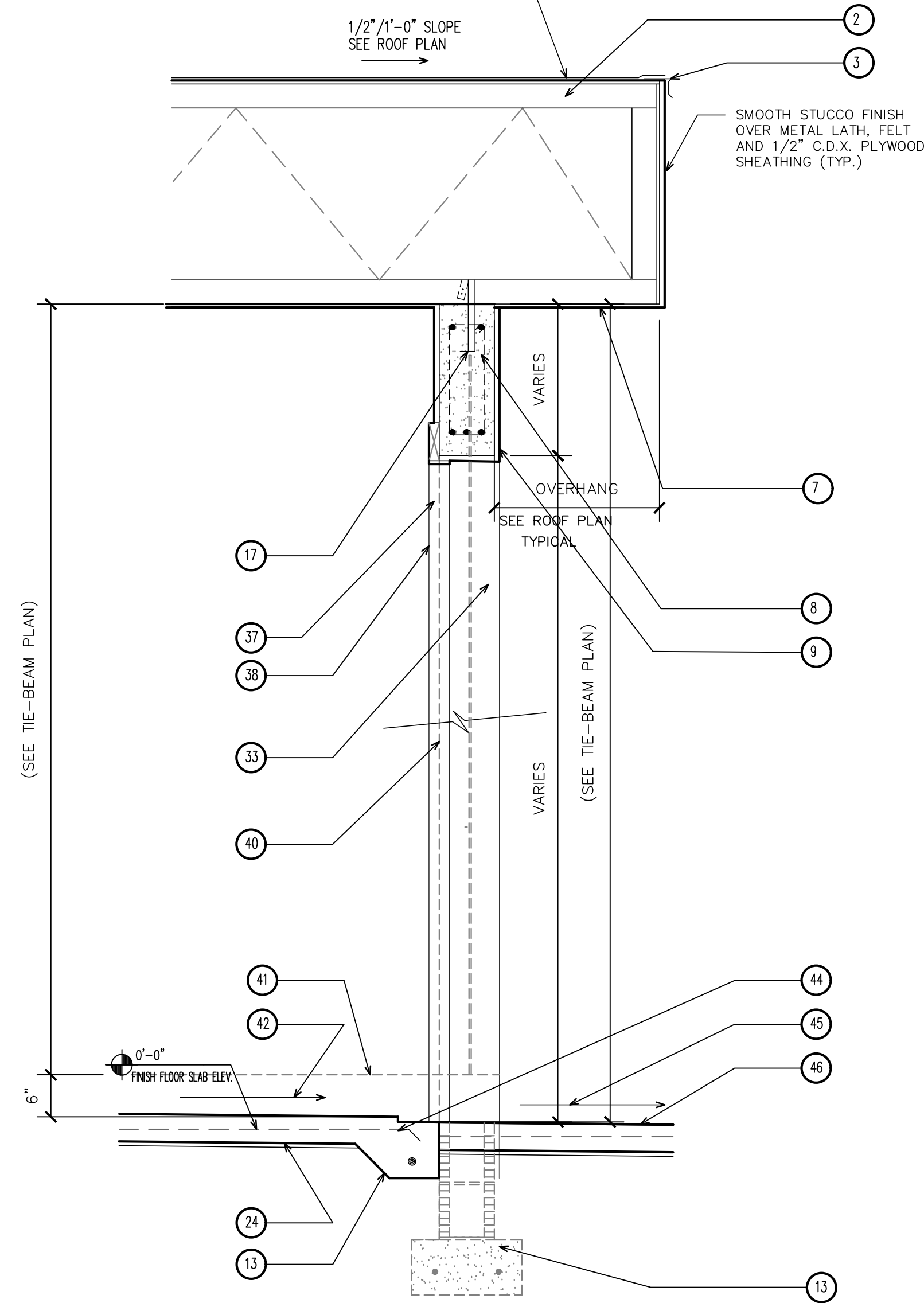
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 10123 Boylston Street
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GAR - Concordia
 SHEET **S-2**
 10 OF 18

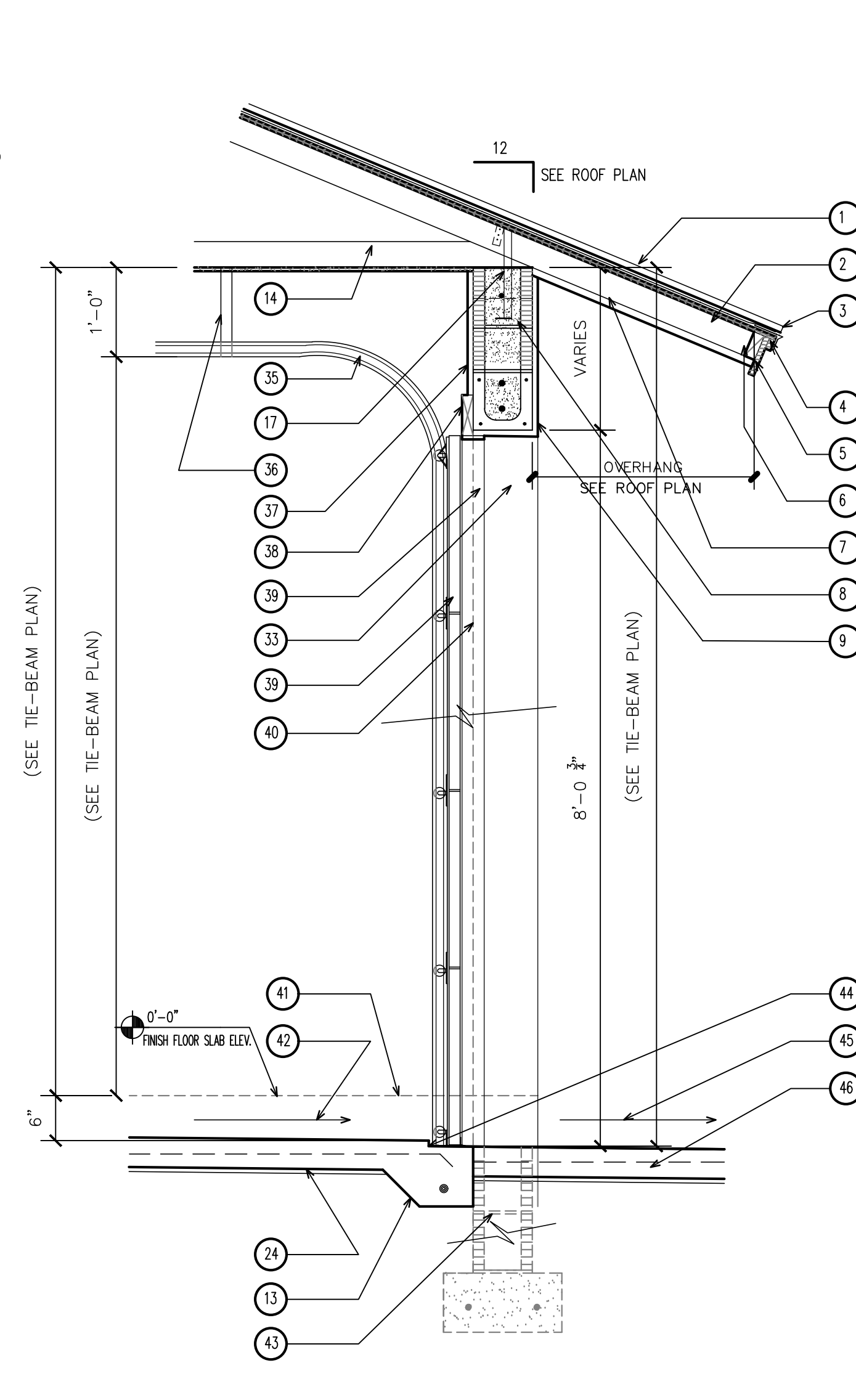
POLYGLASS "APP" MODIFIED BITUMEN TORCH DOWN CAP SHEET PER MANUF. SPECS.
OVER ONE (1) PLY POLYGLASS "SAV" SHEET OVER 19/32"(4 PLY MIN.) C.D.X. PLYWOOD
ROOF SHEATHING OVER PRE-ENGINEER WOOD TRUSSES AT 24" O.C. (TYP.)



D TYPICAL ENTRY WALL SECTION

NOTE: SEE ROOF PLAN FOR ROOF LAYOUT
SEE EXTERIOR ELEVATION FOR BEAM HEIGHT

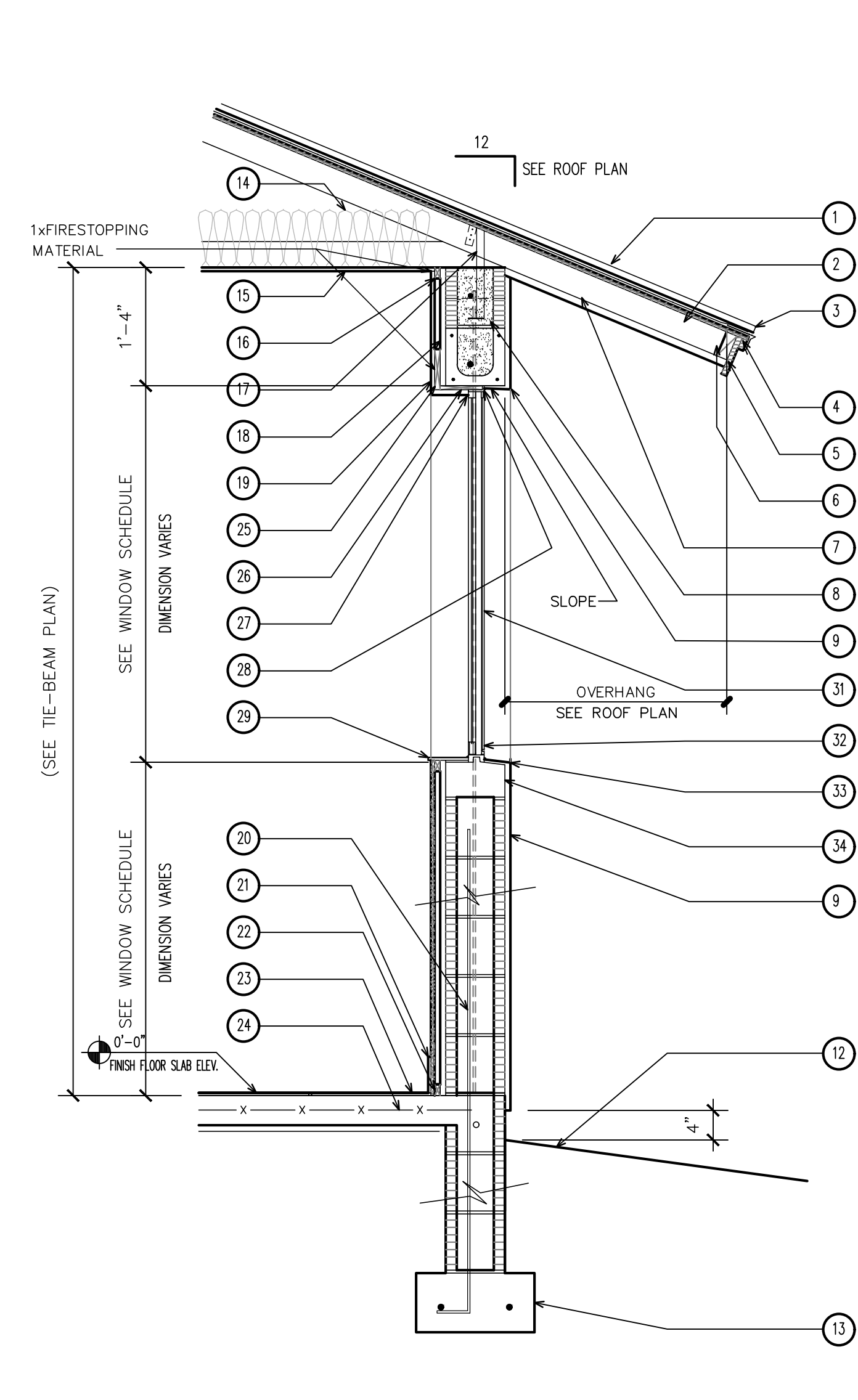
3/4" = 1'-0"



C TYPICAL GARAGE WALL SECTION

NOTE: SEE ROOF PLAN FOR ROOF LAYOUT
SEE EXTERIOR ELEVATION FOR BEAM HEIGHT
R13 BATT INSULATION AT FRAMED WALL BETWEEN GARAGE AND LIVING AREA

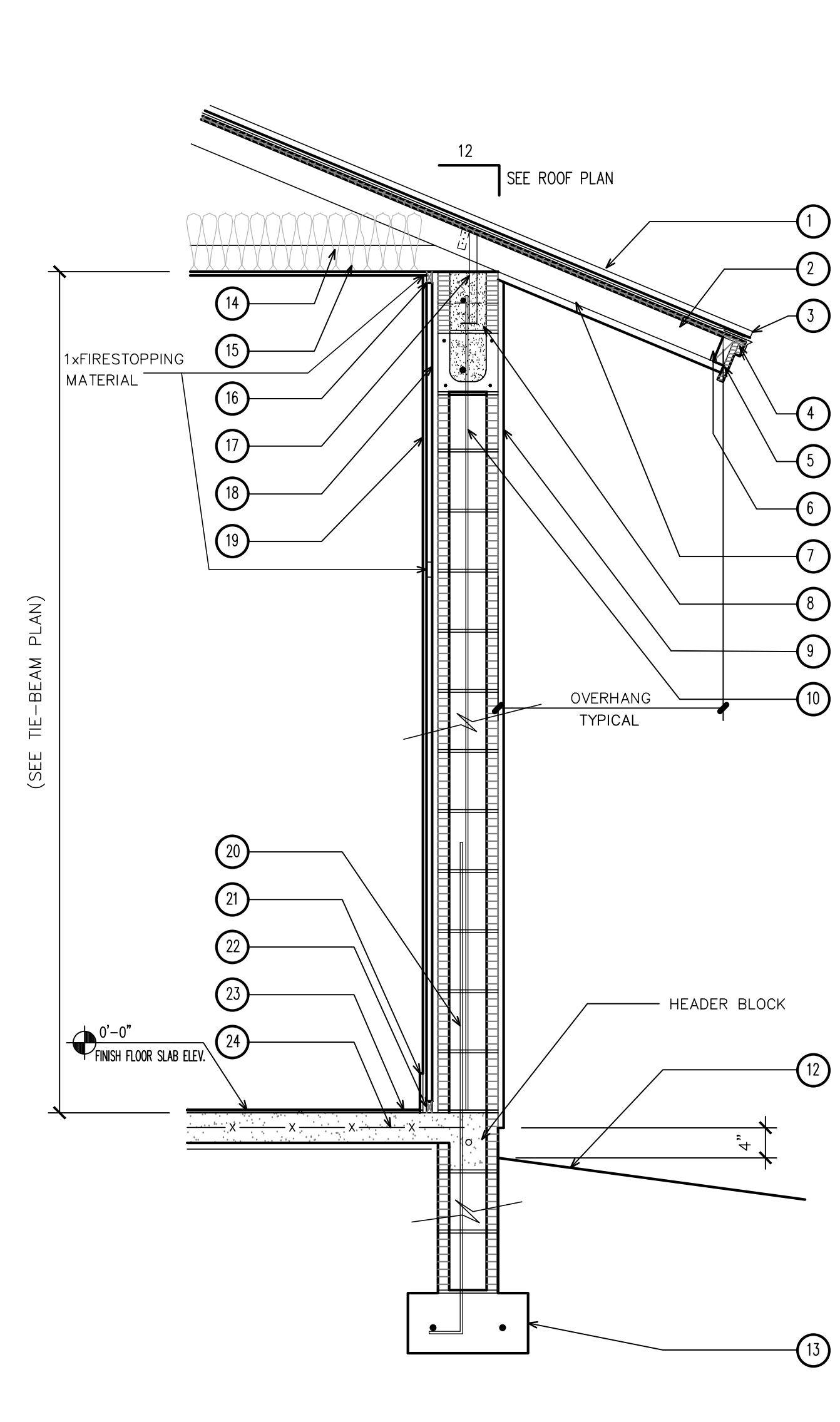
3/4" = 1'-0"



B TYPICAL WALL SECTION AT WINDOW

NOTE: SEE ROOF PLAN FOR ROOF LAYOUT
SEE EXTERIOR ELEVATION FOR BEAM HEIGHT

3/4" = 1'-0"



A TYPICAL WALL SECTION

NOTE: SEE ROOF PLAN FOR ROOF LAYOUT
SEE EXTERIOR ELEVATION FOR BEAM HEIGHT

3/4" = 1'-0"

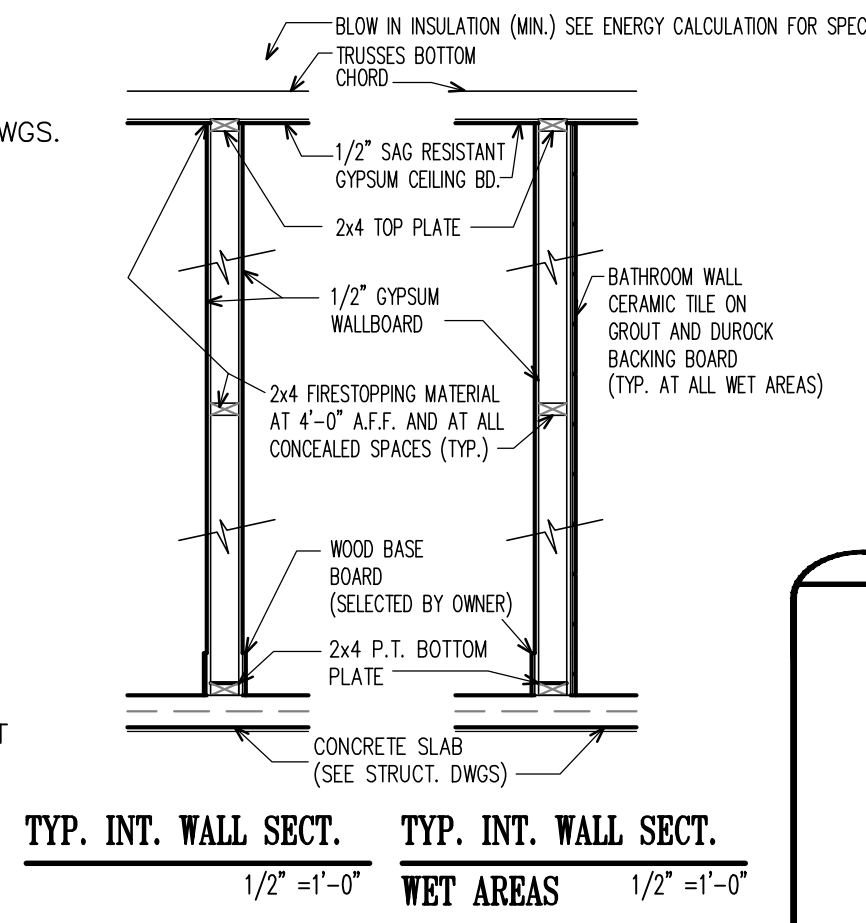
LEGEND

- 1 SHINGLE ROOFING SYSTEM (SELECTED BY OWNER OR CONTRACTOR) OVER PEEL AND STICK FIBERGLASS "IR-XE", 19/32" PLYWOOD SHEATHING (4 PLY) AND PRE-ENGINEER WOOD TRUSSES AT 24" O.C.
- 2 PRE-ENGINEER WOOD TRUSSES AT 24" O.C.
- 3 26 ga. GALVANIZED METAL OR 0.019 PAINTABLE ALUMINUM DRIP
- 4 1x3 R.S. DRIP
- 5 2x6 R.S. CEDAR FASCIA OR VINYL
- 6 2x4 WOOD BLOCKING
- 7 VENTILATED SOFFIT
- 8 BOND BEAM (SEE STRUCTURAL DWGS.)
- 9 1/2" PARGE COAT CEMENTITIOUS FINISH-TWO COATS WITH FINISH SELECTED BY OWNER OVER 8" C.M.U. BLOCK AND BEAM
- 10 VERTICAL REINFORCING REBAR (SEE STRUCTURAL DRAWINGS FOR SIZE AND ARCH. DWGS FOR LOCATIONS)
- 11 NOT USED
- 12 APPROXIMATE FINISHED GRADE
- 13 CONCRETE FOOTING (SEE STRUCTURAL DRAWINGS) OPTIONAL STEM WALL FOOTING
- 14 BLOW IN INSULATION
- 15 1/2" GYPSUM CEILING BOARD (SAG RESISTANT)

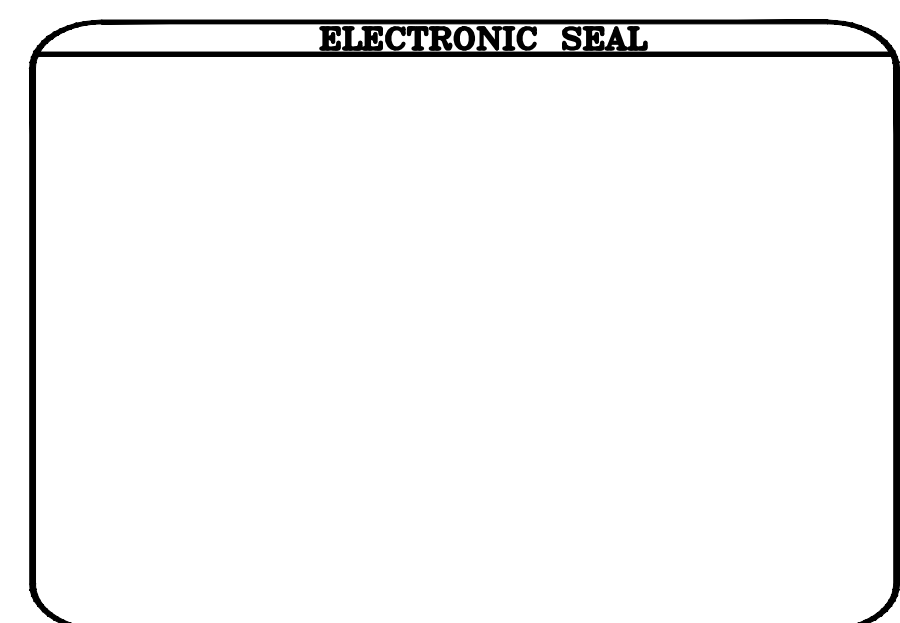
- 16 1x2 OR 1x3 FURRING STRIPS AT 16" O.C. (TYPICAL)
- 17 TRUSS ANCHORING SYSTEM (SEE STRUCTURAL DRAWINGS FOR MODEL AND MANUFACTURER)
- 18 R4.1 FOIL INSULATION
- 19 1/2" GYPSUM WALLBOARD-PANELS APPLIED VERTICALLY OR HORIZONTALLY
- 20 40 DIAMETER BAR EXTENSION (SEE ARCH. DWGS. FOR LOCATIONS)
- 21 BASE BOARD (MODEL SELECTED BY OWNER OR CONTRACTOR)
- 22 1x2 OR 1x3 P.T. WOOD BOTTOM FURRING STRIPS (TYPICAL)
- 23 FINISHED FLOORING (SEE ARCH. DWG. FINISH SCHEDULE)
- 24 4" CONCRETE SLAB (3000 MIN. PSI AT 28 DAYS, ON GRADE WITH 6x6-W1.4 x W1.4 W.W.M. ON 6 MIL. PLASTIC VAPOR BARRIER WITH 6" OVERLAP JOINTS ON TERMITRE TREATED AND CLEAN SOIL. (TYP.) SEE STRUCTURAL DRAWINGS FOR SOIL COMPACTION
- 25 1x6 WOOD-20 INCHES BEYOND EACH SIDE OF OPENING (1x4 AT JAMB AND WINDOW SILL)
- 26 1x4 P.T. BUCK WITH 2 3/4" x 3/16" TAPCONS AT 16" O.C. -3 SIDES TYPICAL
- 27 FINISHED CAULKING ALL AROUND WINDOW OR DOOR
- 28 SEALANT-ALL AROUND WINDOW OR DOOR
- 29 STOOL -SELECTED BY OWNER OR CONTRACTOR
- 30 PRECAST LINTEL OVER WINDOWS WITH 8" BEYOND OPENING ON EACH SIDE (SEE STRUCTURAL DRAWINGS)
- 31 WINDOW (SEE ARCH. DWGS. FOR MODEL AND SIZES)

- 32 ALUMINUM SCREENED PANEL ON ALL WINDOWS
- 33 SLOPED TOP
- 34 WINDOW SILL (SEE STRUCTURAL DRAWINGS)
- 35 GARAGE DOOR TRACK SYSTEM
- 36 GARAGE DOOR TRACK SUPPORT SYSTEM
- 37 SKIM COAT CEMENTITIOUS FINISH WITH SKIP TROWEL FINISH
- 38 2x6 P.T. HEAD ATTACHED TO BEAM WITH 2-1/2" PIN USING POWER ACTUATED DEVICE AND JAMBS WITH 1/2" x 6" J BOLTS (3) AT EACH SIDE WITH 8'-0" AND 9'-0" DOORS AND (4) AT EACH SIDE WITH 16'-0" AND 18'-0" DOORS
- 39 GARAGE DOOR FINISH TRIM
- 40 DASHED LINE INDICATES 2x6 P.T. BEYOND AT EDGE OF OPENINGS
- 41 FINISHED FLOOR ELEVATIONS BEYOND
- 42 2 INCHES GARAGE FLOOR SLOPE
- 43 FOOTING BEYOND (SEE STRUCTURAL DRAWINGS)
- 44 3/4" RECESSED (SEE STRUCTURAL DWGS)
- 45 SLOPE (SEE SURVEY OR CIVIL DRAWINGS)
- 46 CONC. SLAB (SEE NOTE 24) OR PAVERS-SELECTED BY OWNER
- 47 DOUBLE OR TRIPLE GIRDER TRUSSES (SEE STRUCTURAL DWGS. AND TRUSS MANUFACTURER LAYOUT)

- 48 TRUSS OR GIRDER HANGER, BY TRUSS MANUF. OR SEE STRUCTURAL DWGS.
- 49 NOT USED
- 50 DASHED LINE INDICATES CEILING BEYOND
- 51 CEILING BOARD AT LANAI AND FRONT ENTRY SHALL BE: 5/8" SOFFIT BOARD OR 1/2" SAG RESISTANT GYPSUM CEILING BOARD OVER 1x4 STRIPPING AT 16" O.C.
- 52 CONCRETE BEAM BEYOND (SEE STRUCTURAL DRAWINGS)
- 53 OVERHANG BEYOND
- 54 SLIDING GLASS DOORS (SEE DOOR SCHEDULE)
- 55 ALUMINUM SLIDING GLASS DOORS FRAME SET IN FULL BED OF SEALANT



TYP. INT. WALL SECT. 1/2" = 1'-0"
TYP. INT. WALL SECT. WET AREAS 1/2" = 1'-0"



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CONTRACTOR: **Gustavo A. Roman**
PROJECT MANAGER: (239) 677-5778
e-mail: gustavroman@yahoo.com
CONTRACTOR/DEVELOPER:

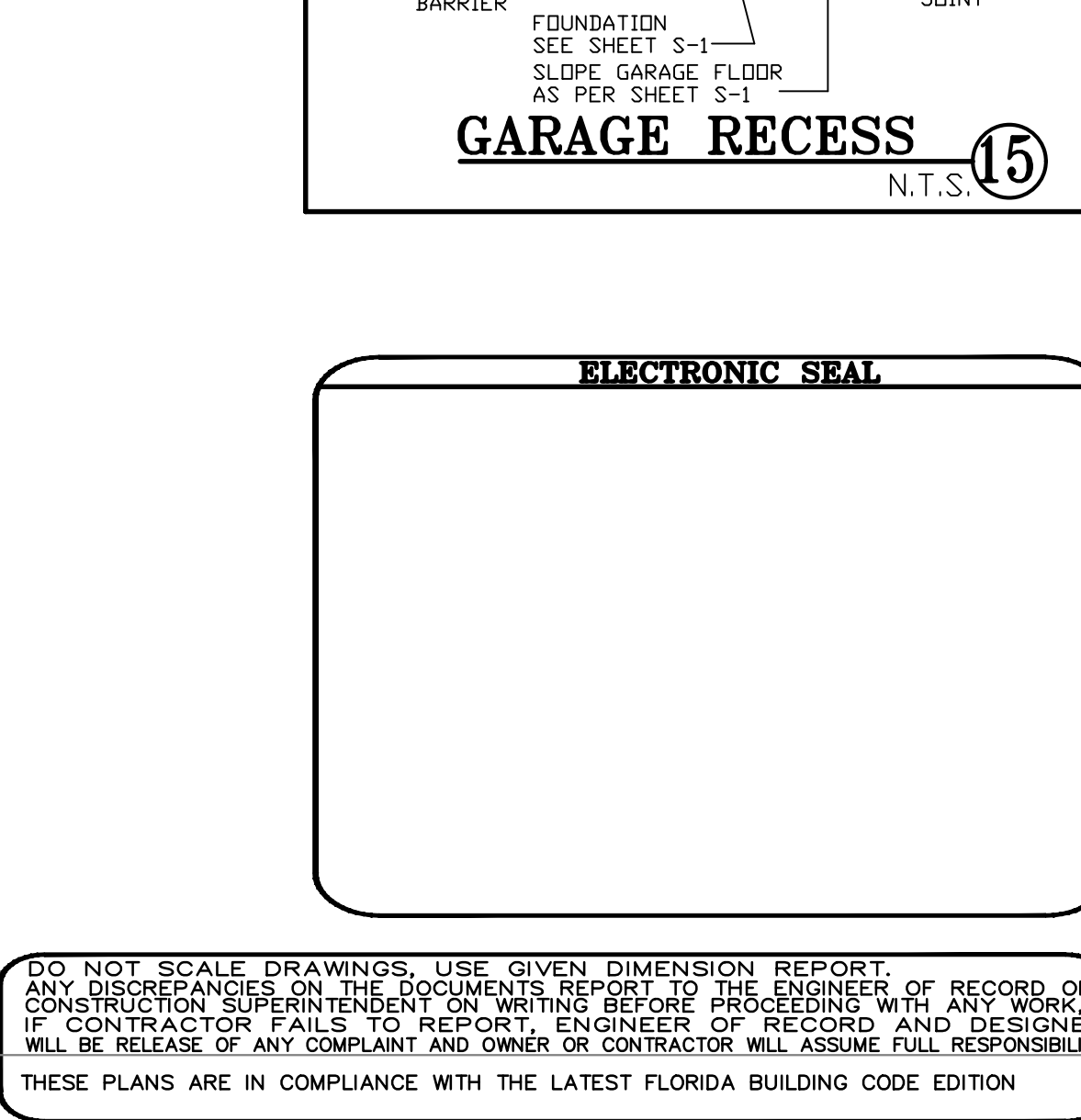
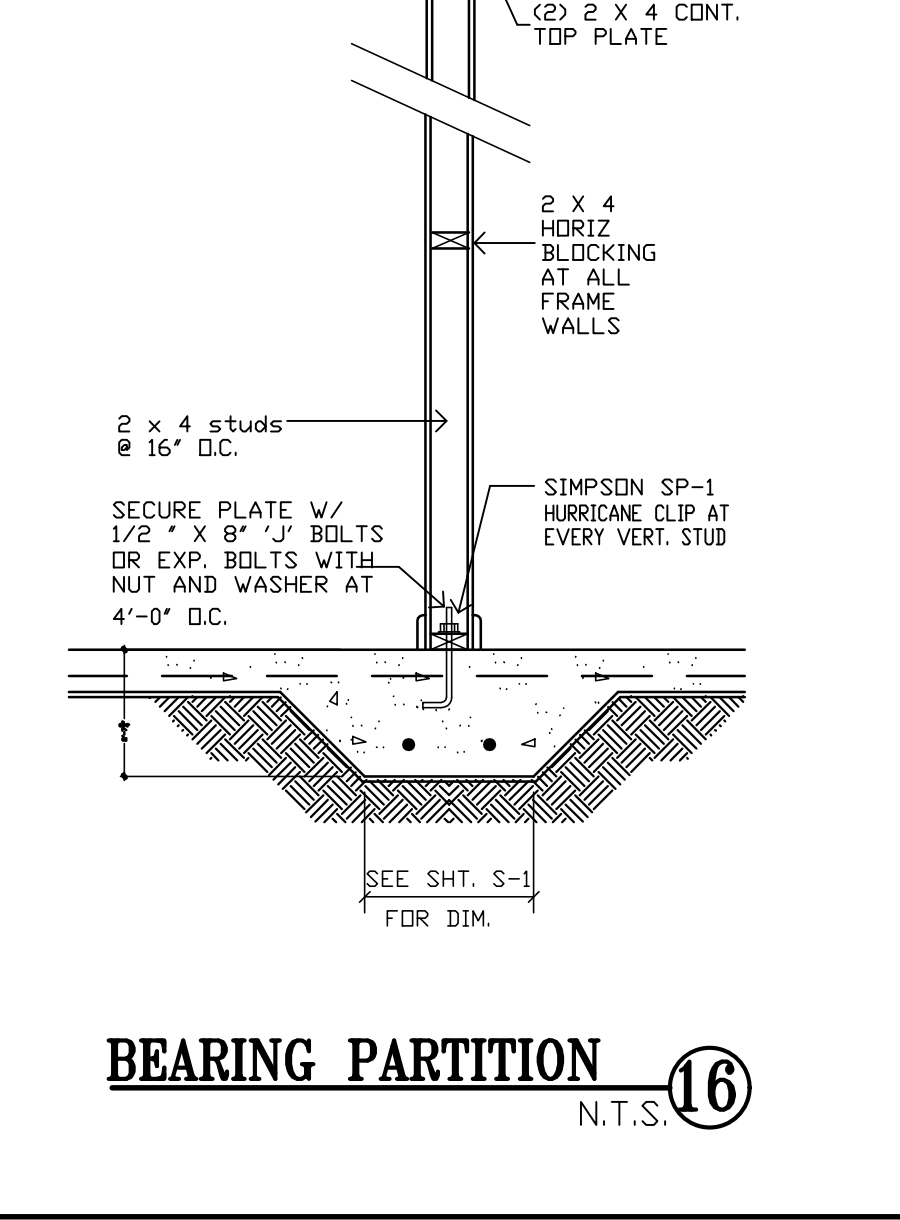
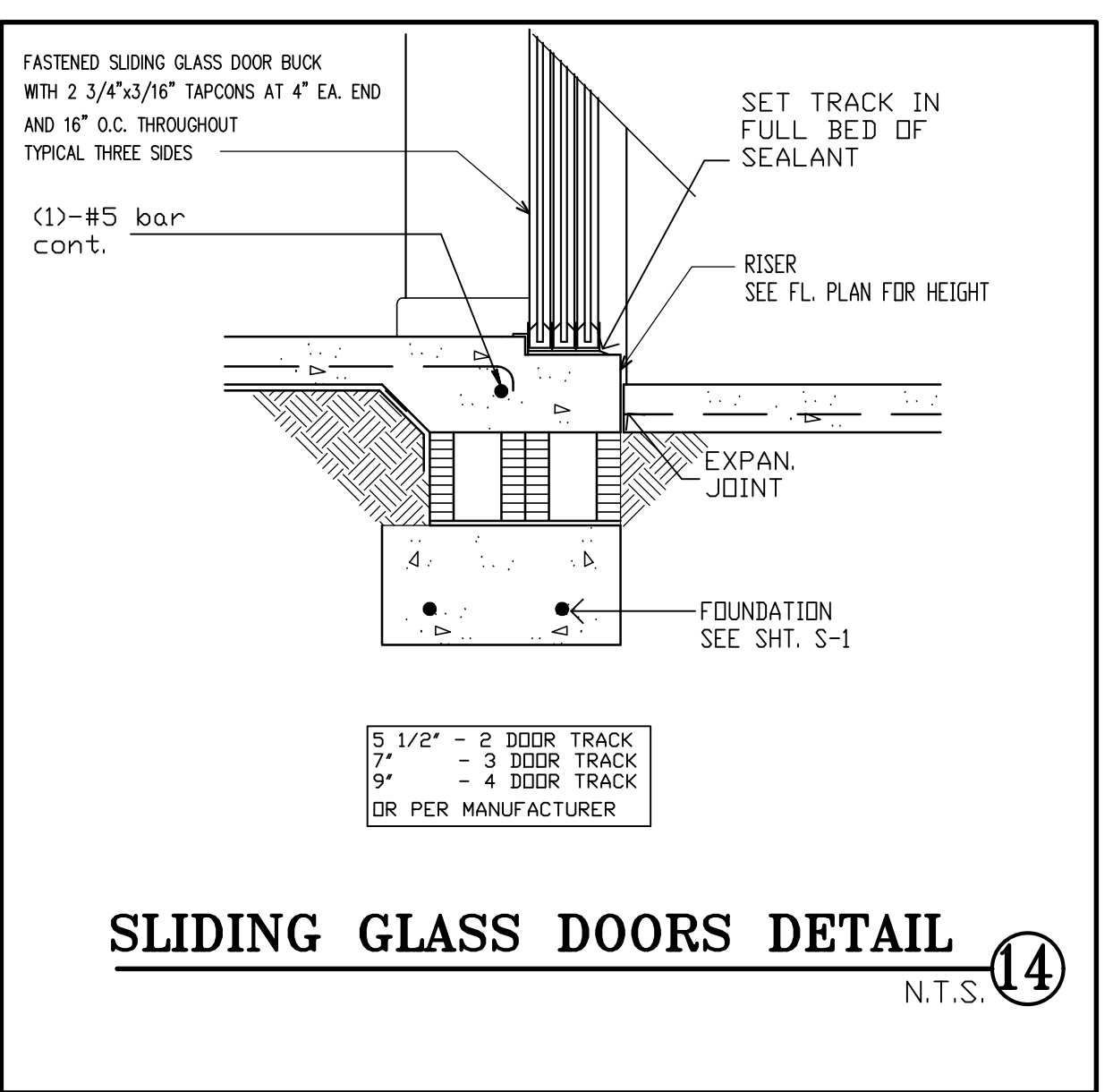
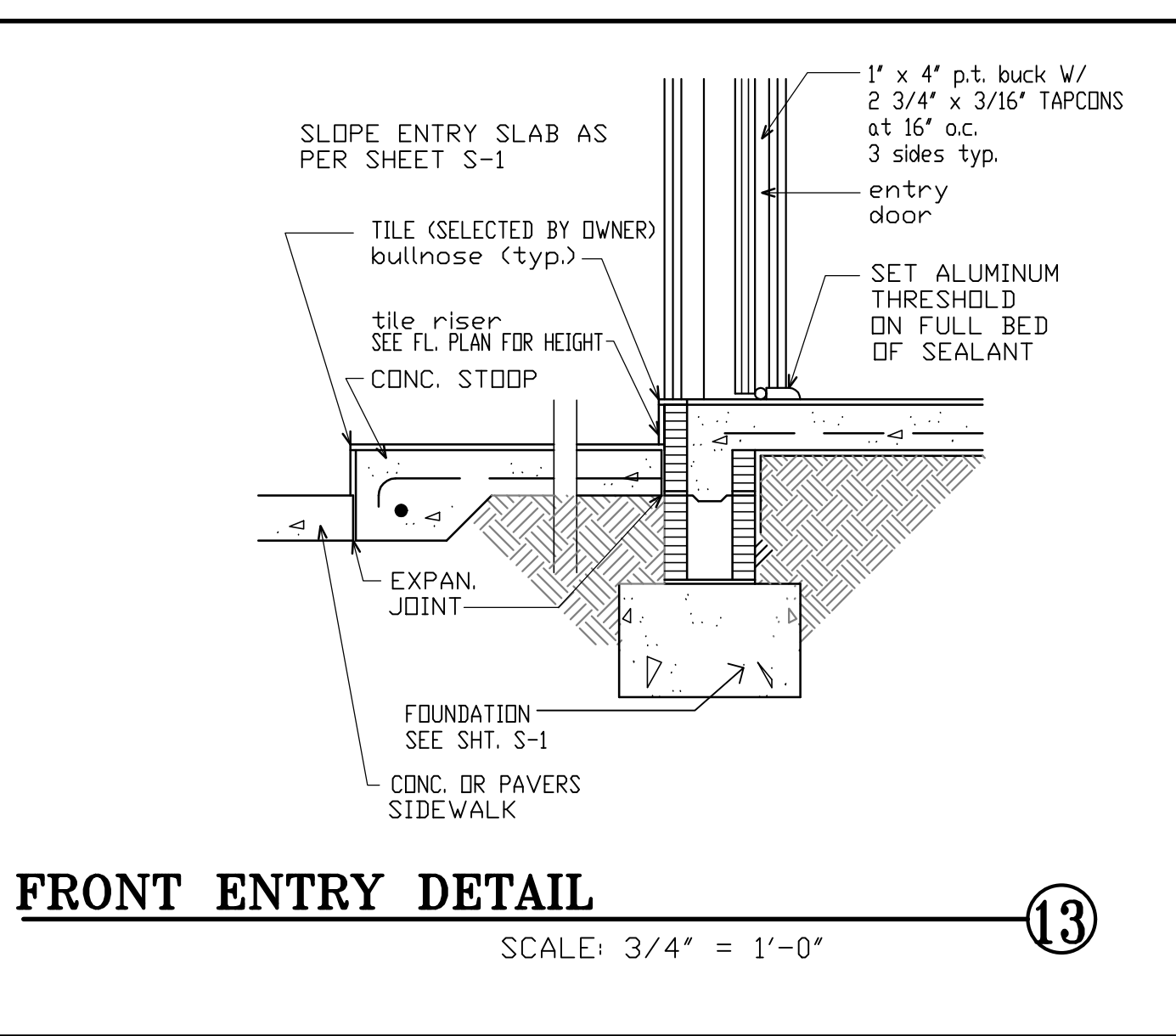
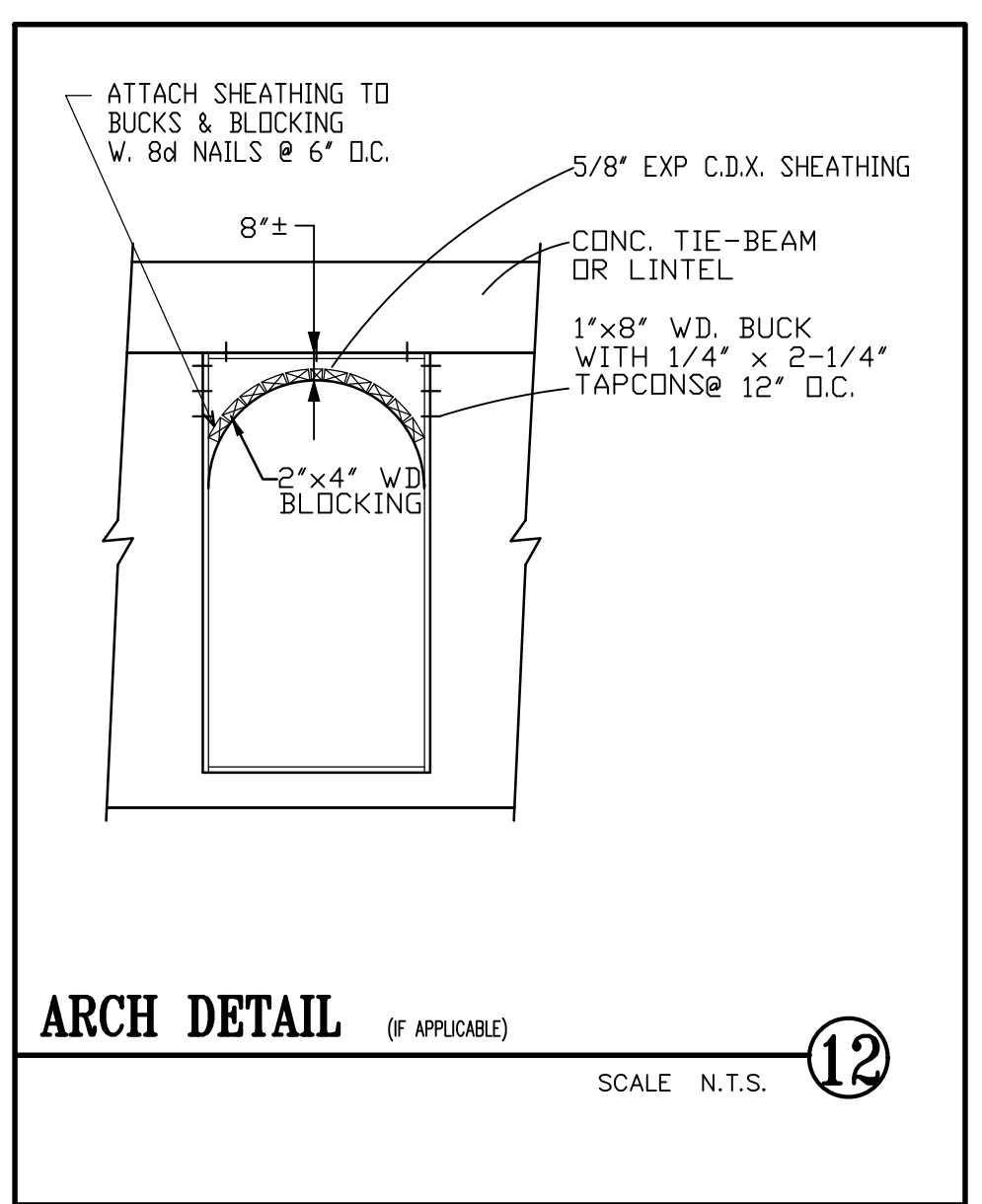
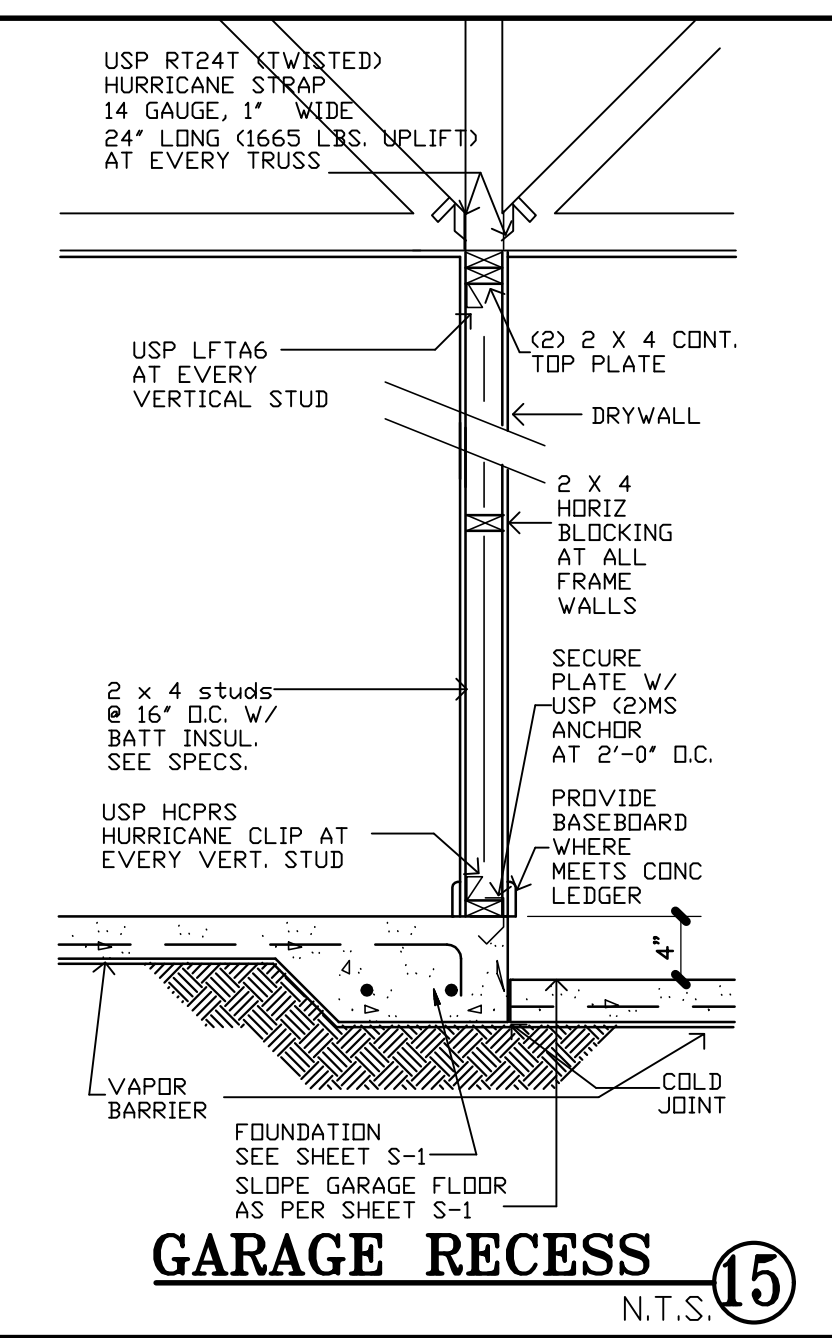
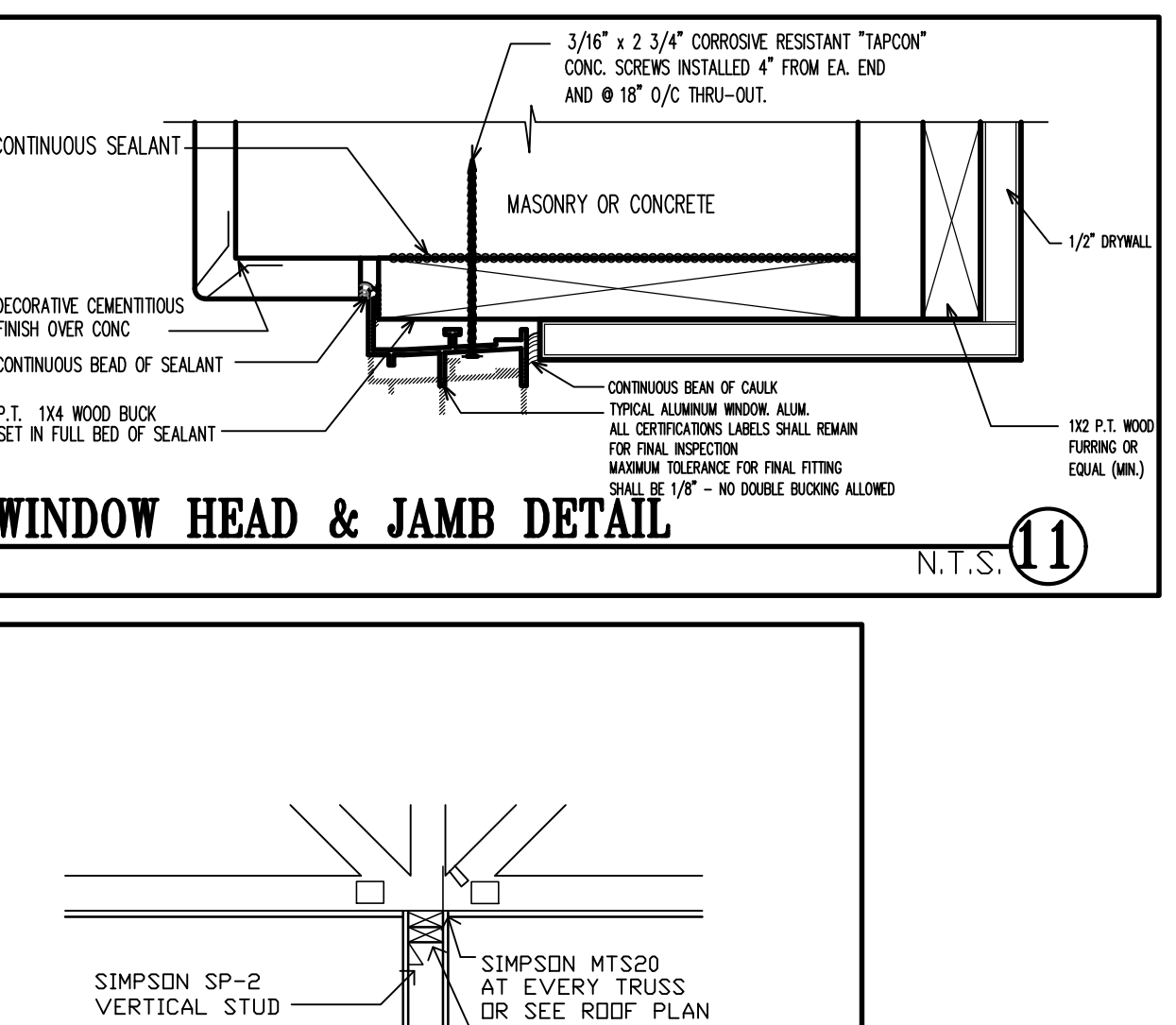
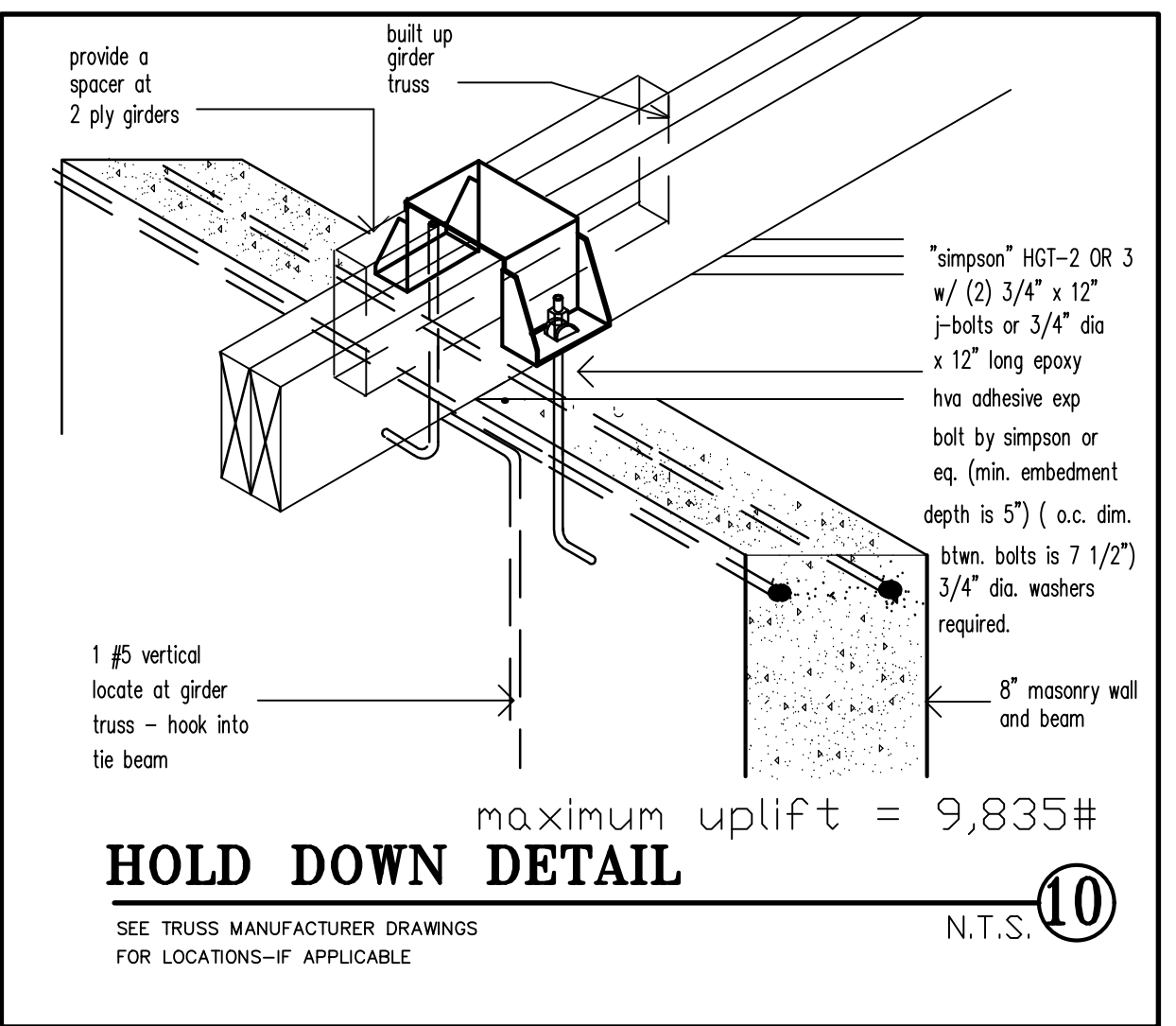
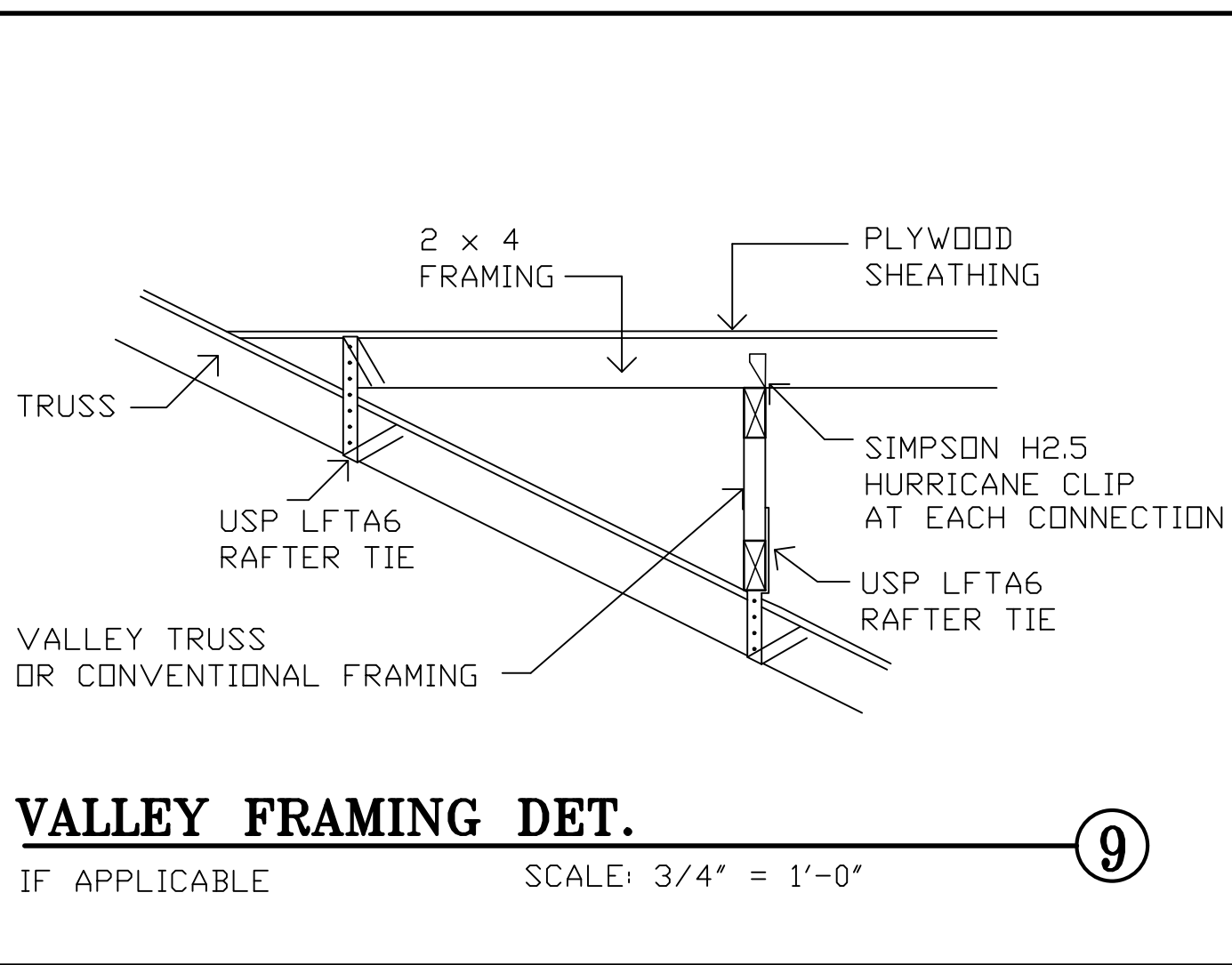
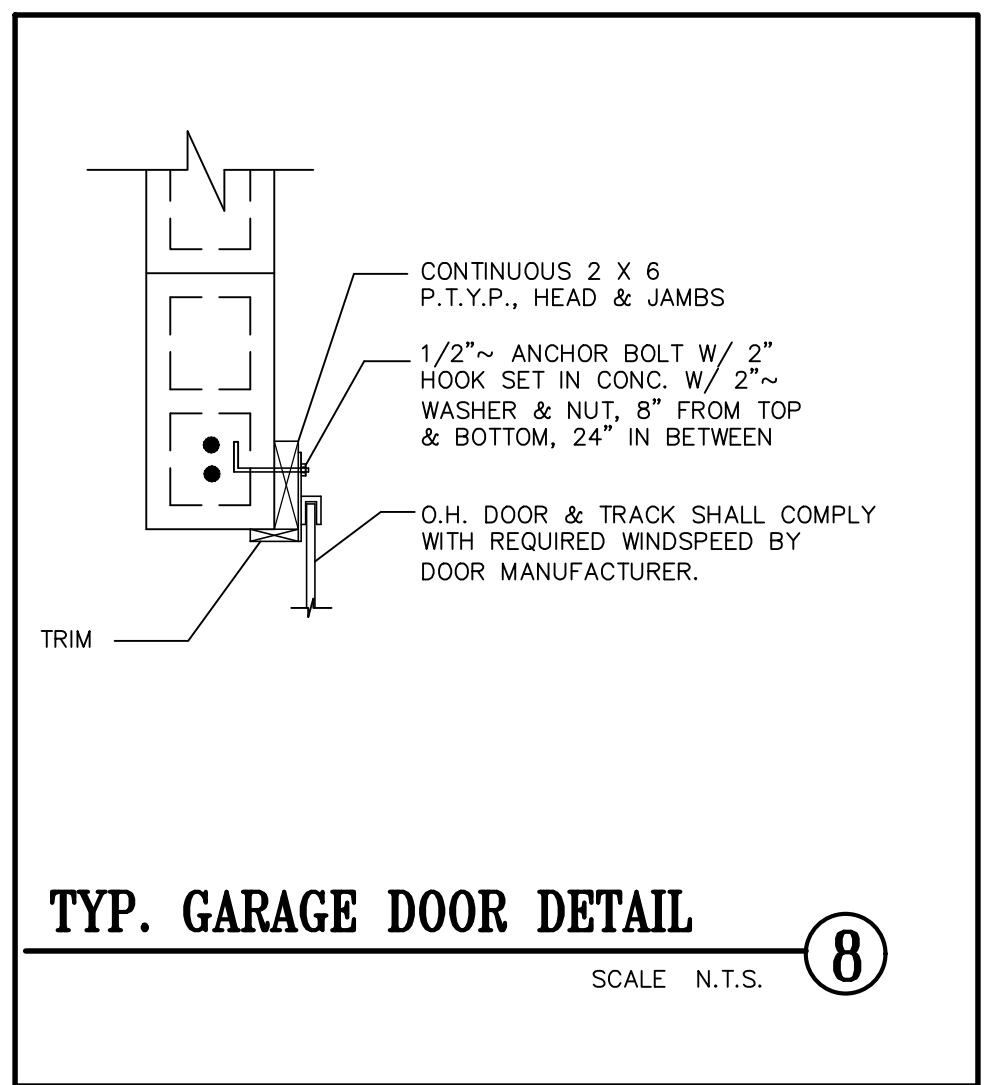
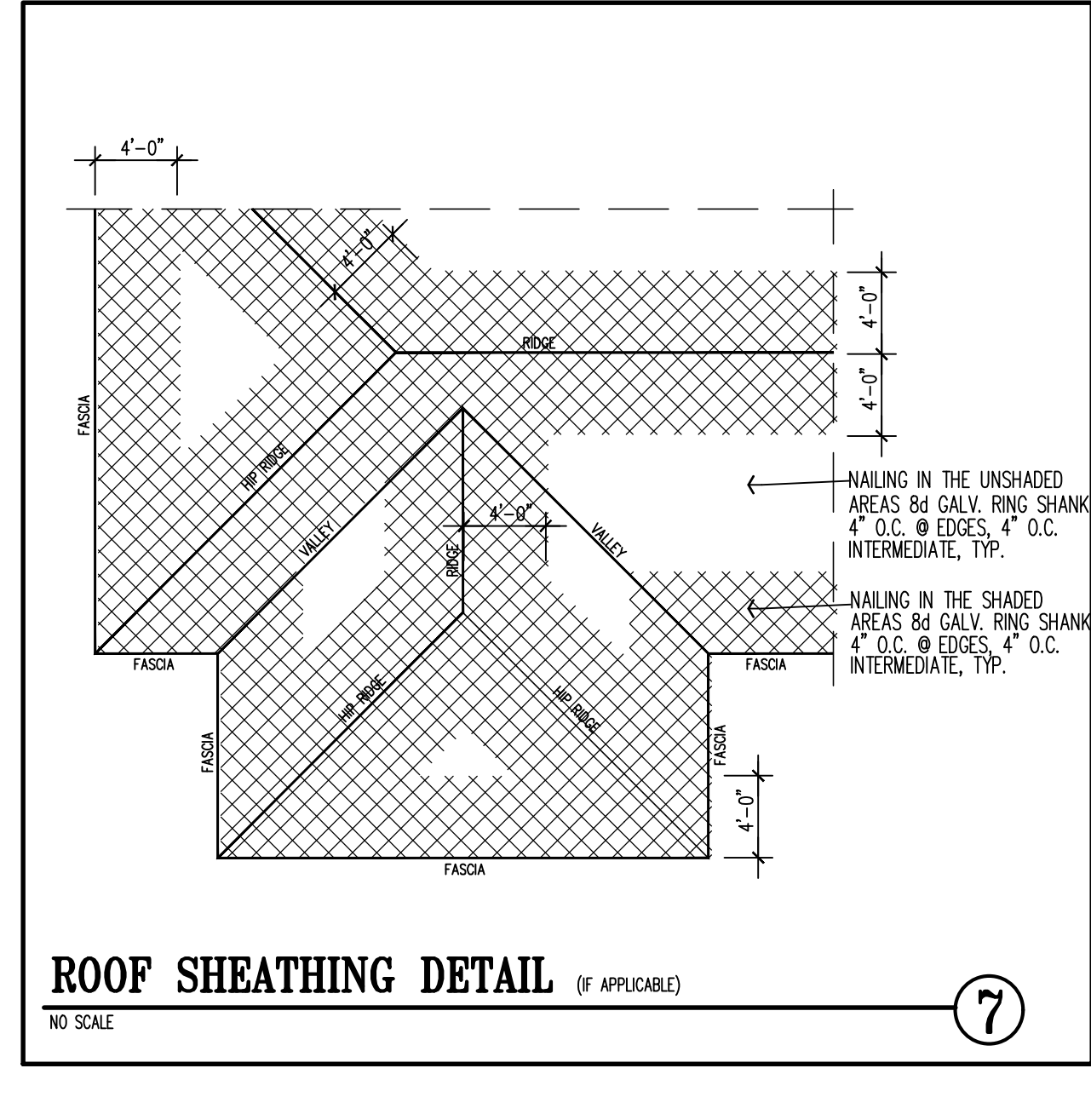
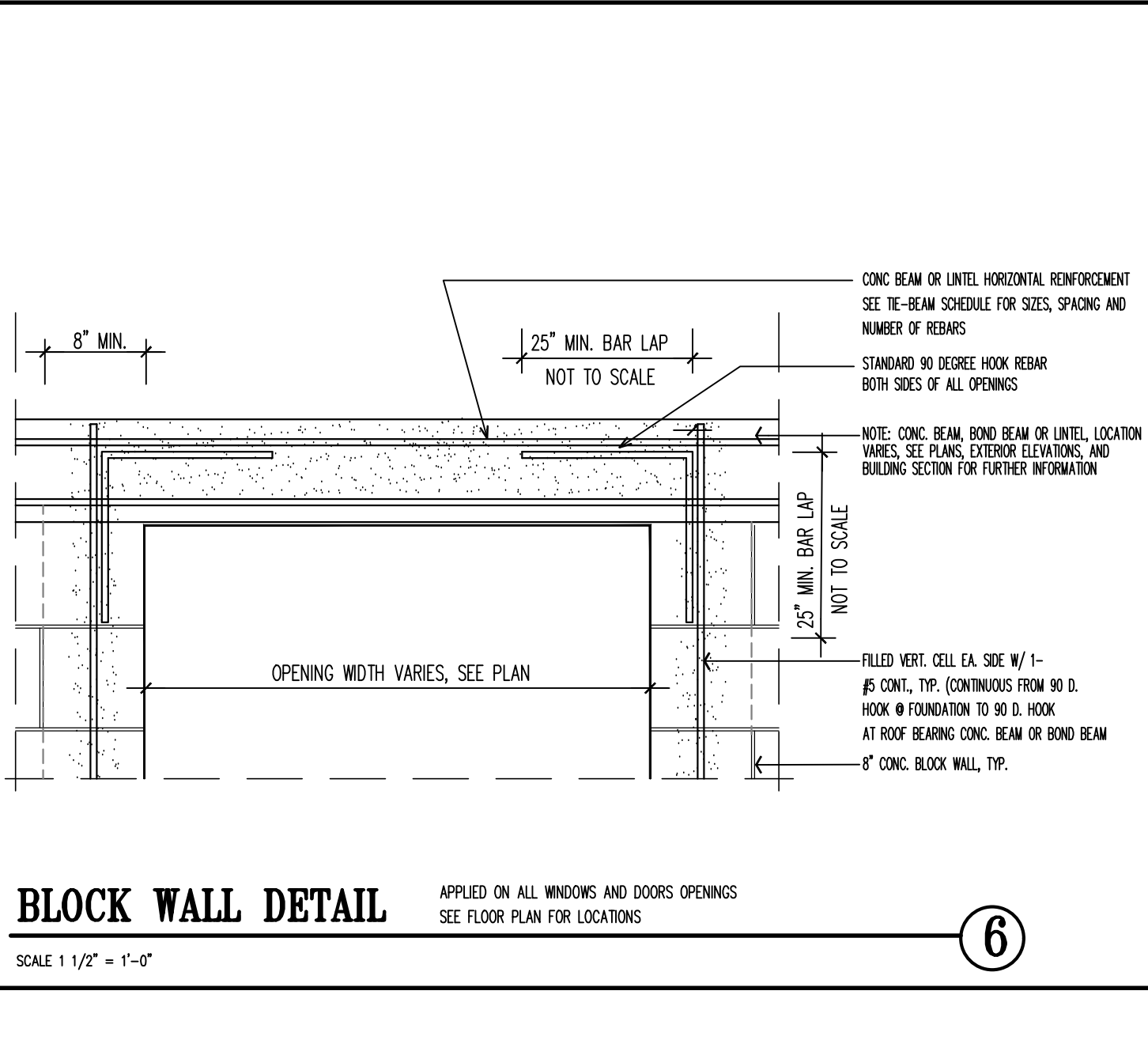
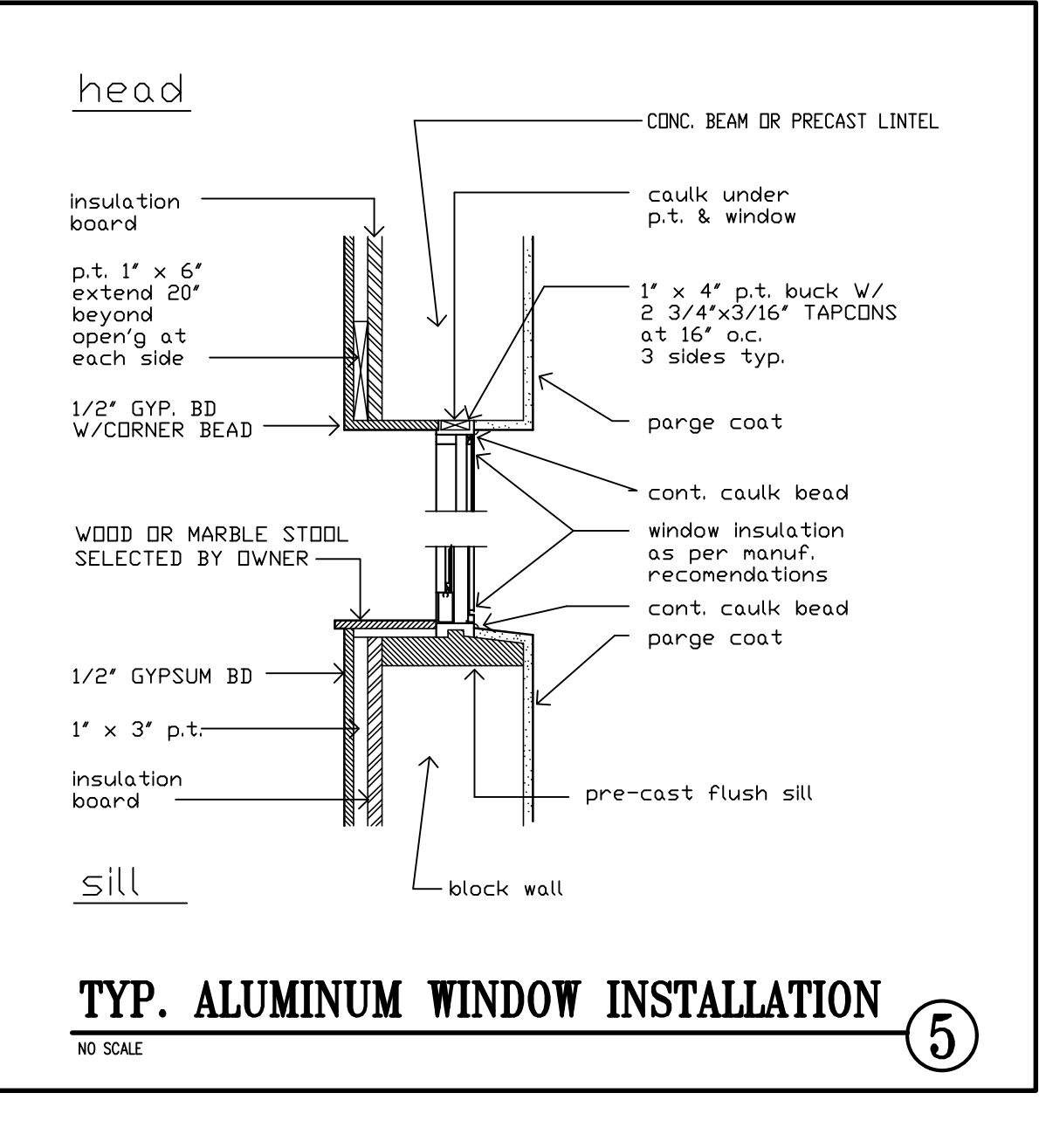
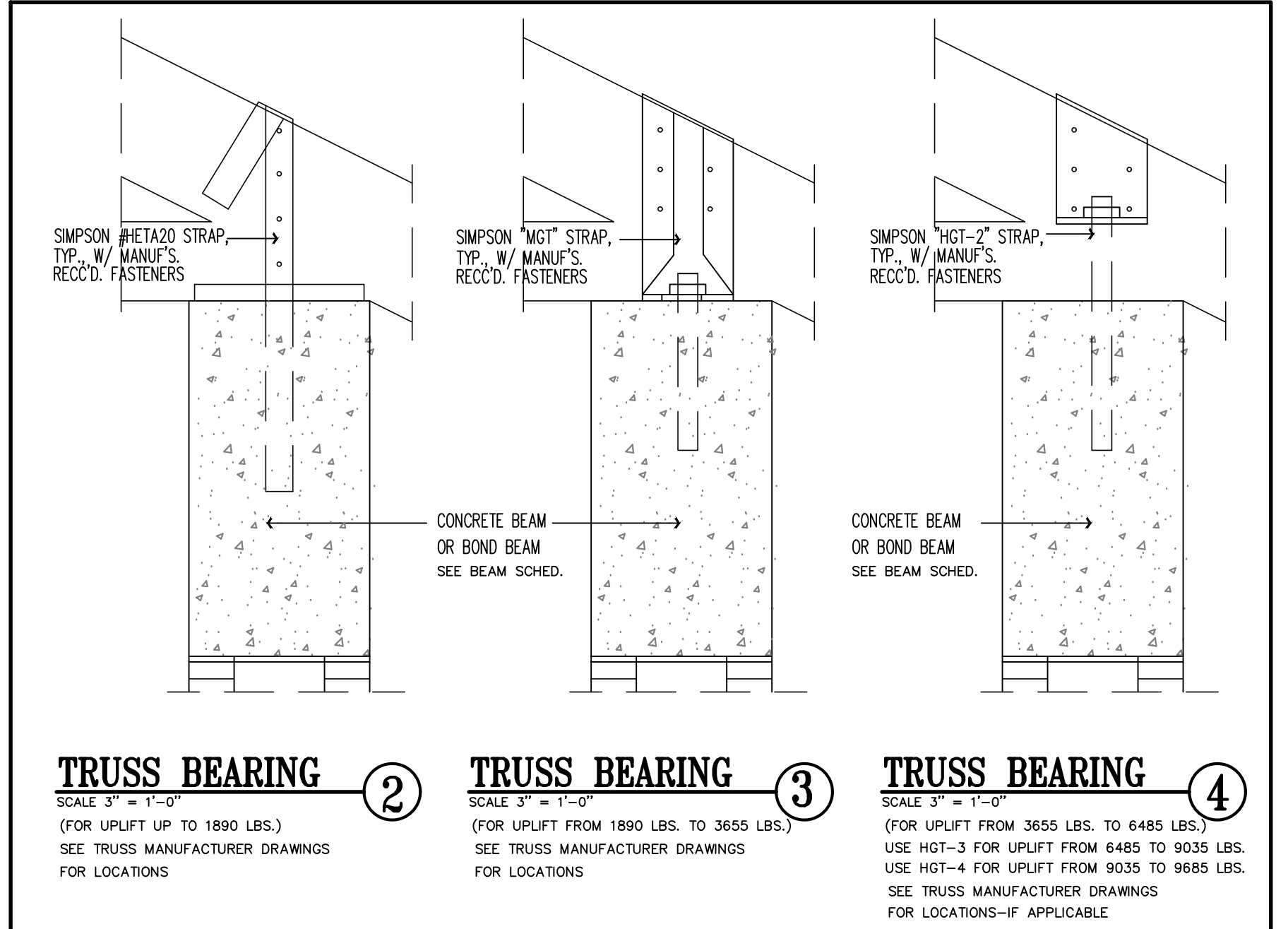
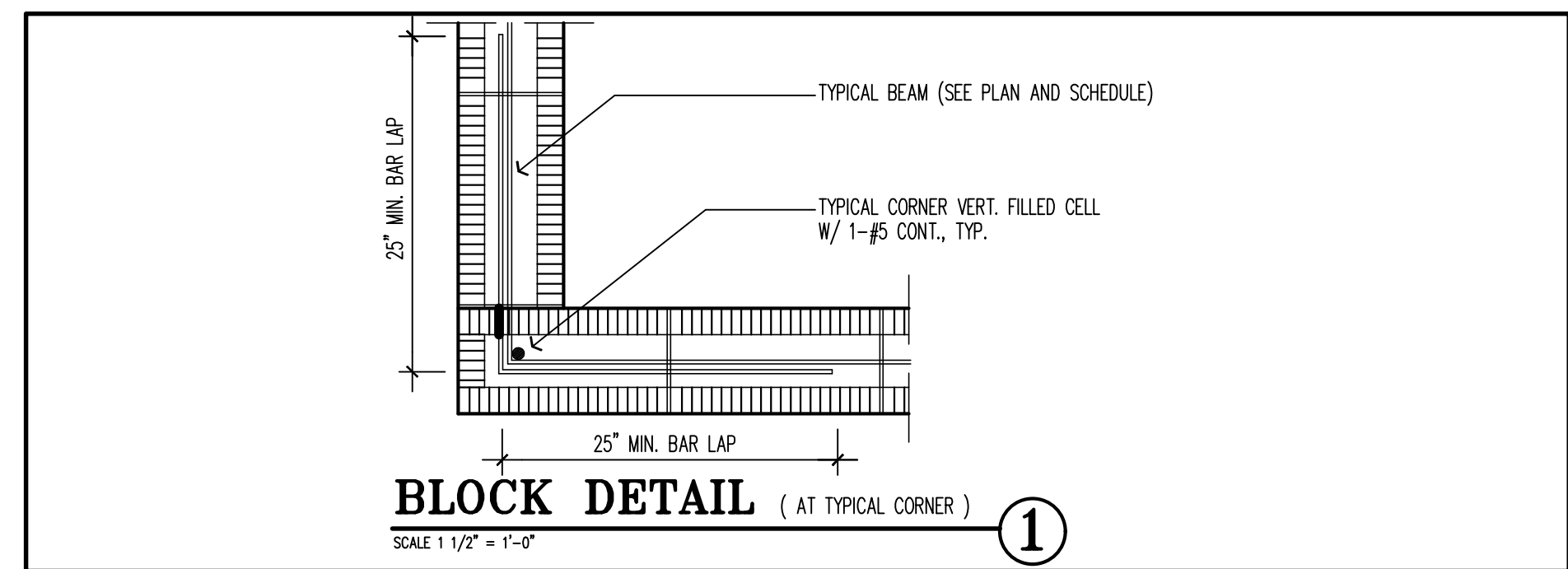
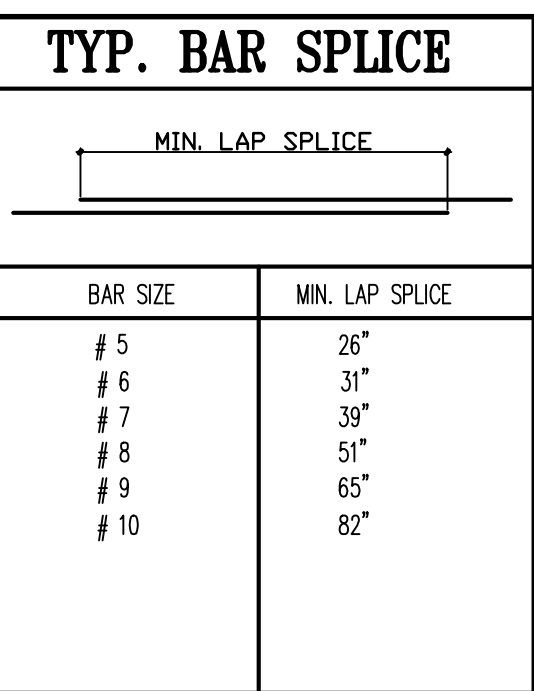
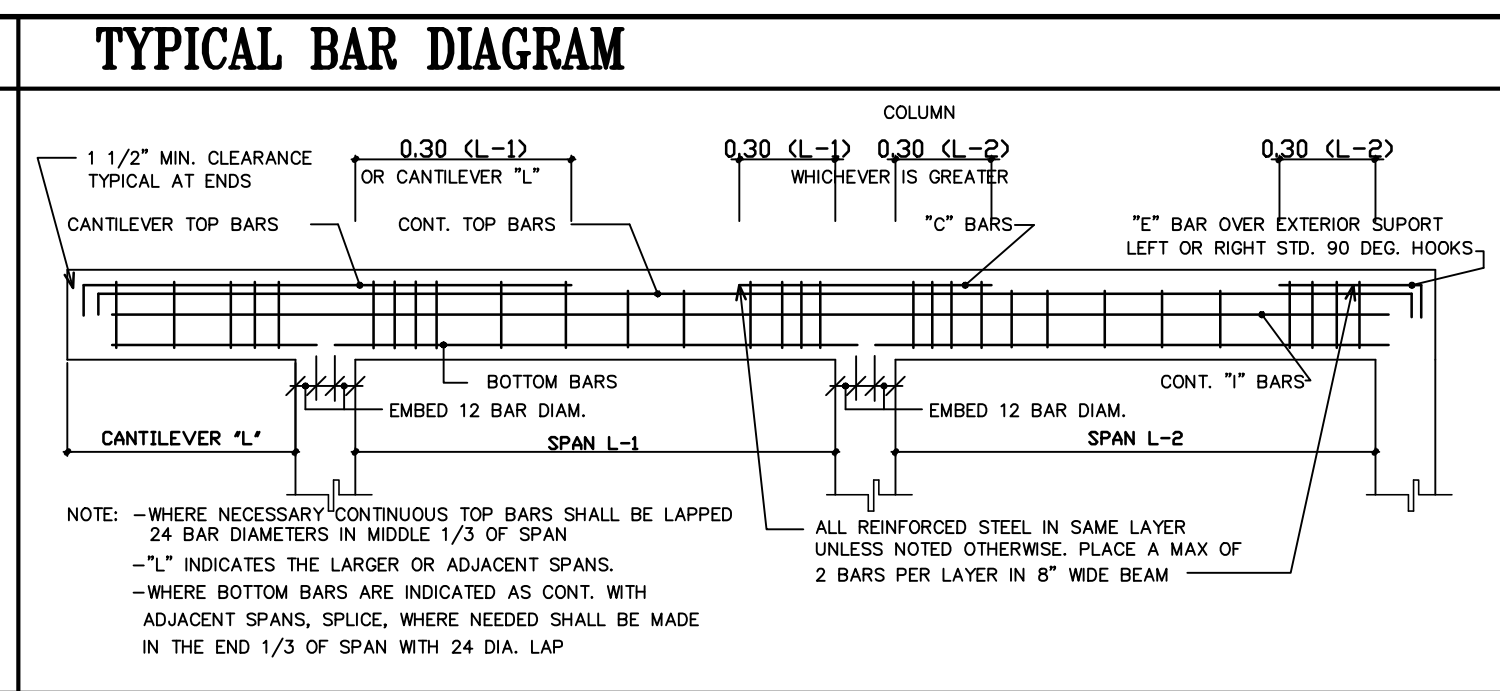
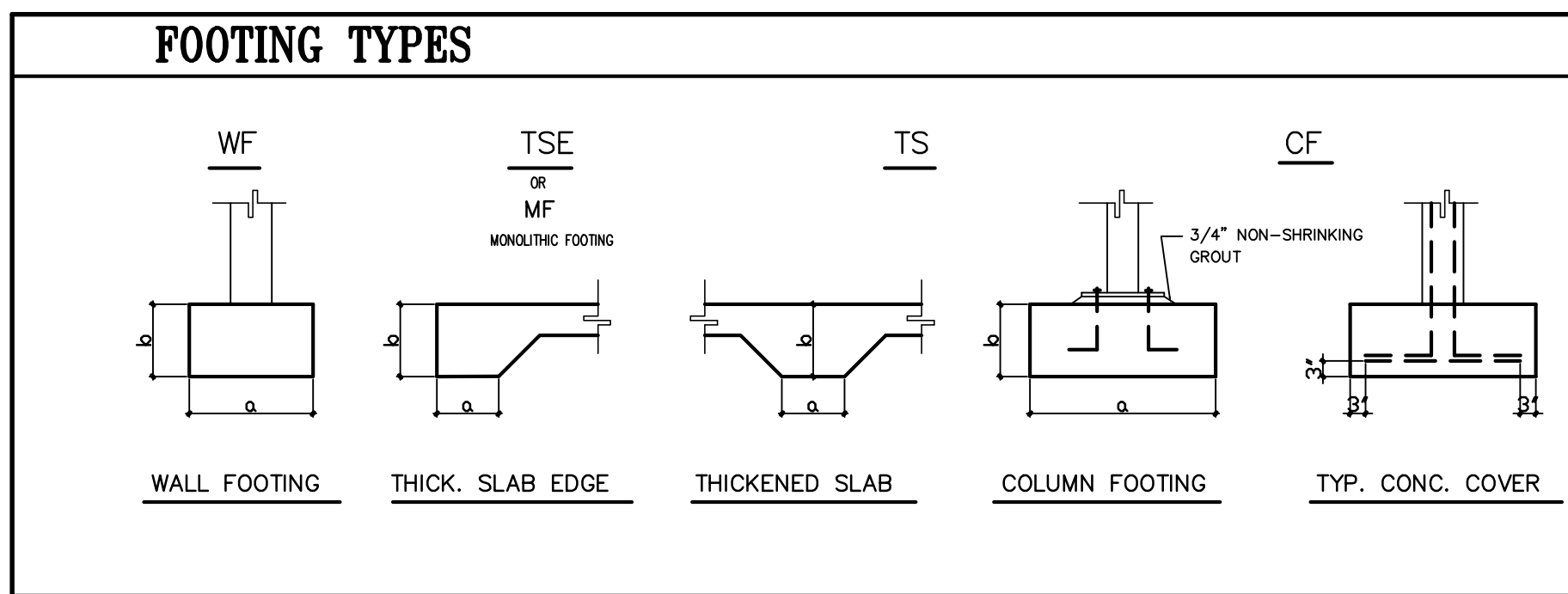
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FILE: CONCORDIA-10123
DRAWN: J.V.C.
CHECKED:
DATE: 2023-07-03

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3002 Del Prado Boulevard South Cape Coral, Florida 33904
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e-mail: www.gcefi.com

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C.O.C.A. NO. 9910

PROJECT: **Concordia Model**
10123 Boylston Street
Port Charlotte
FLORIDA

GAR - Concordia
SHEET
S-3
11 OF 18



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 CONTRACTOR/DEVELOPER:

PROJ. No: SUDO-10123
 FILE: CONCORDIA-10123
 DRAWN: J.V.C.
 CHECKED:
 DATE: 2023-07-03

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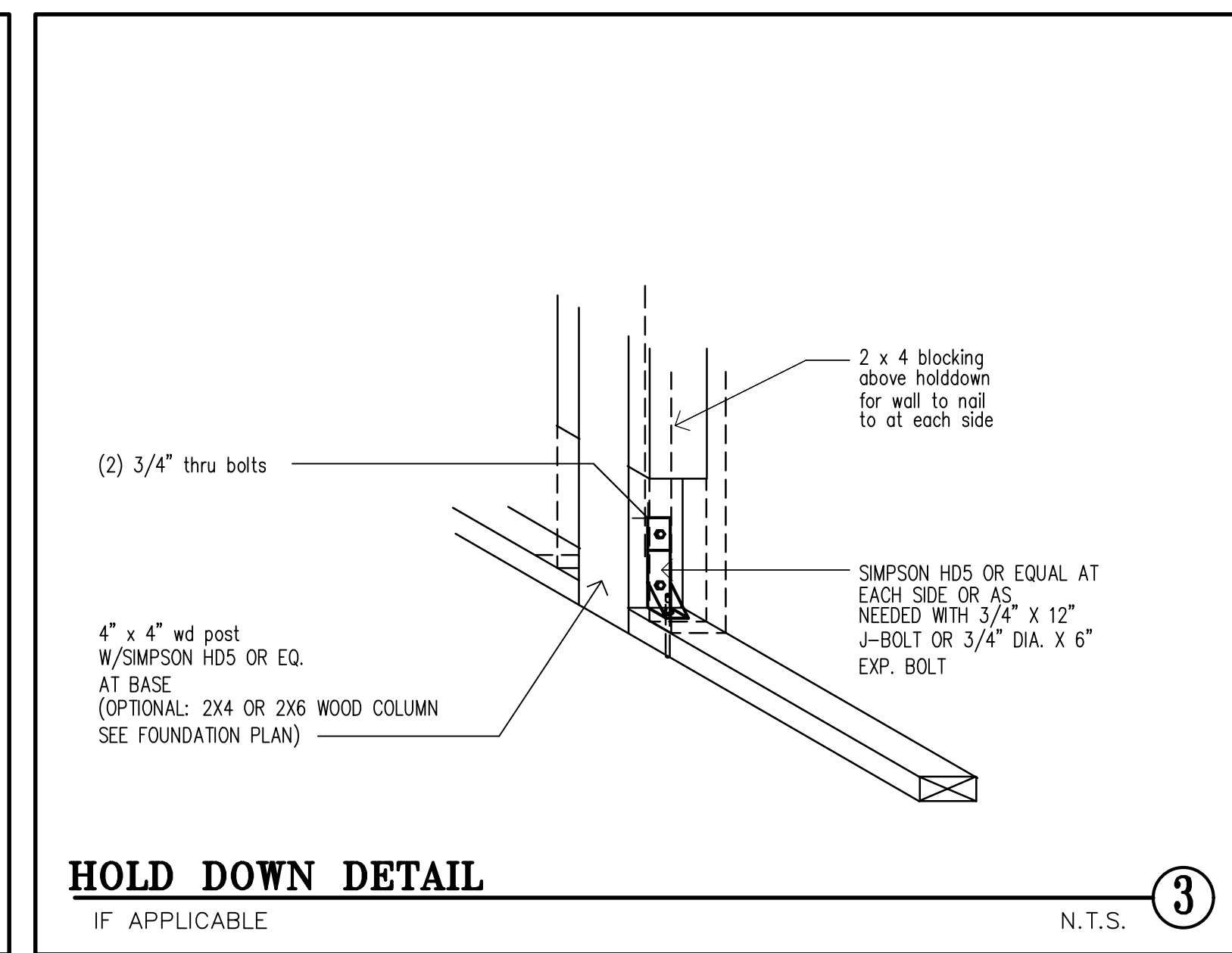
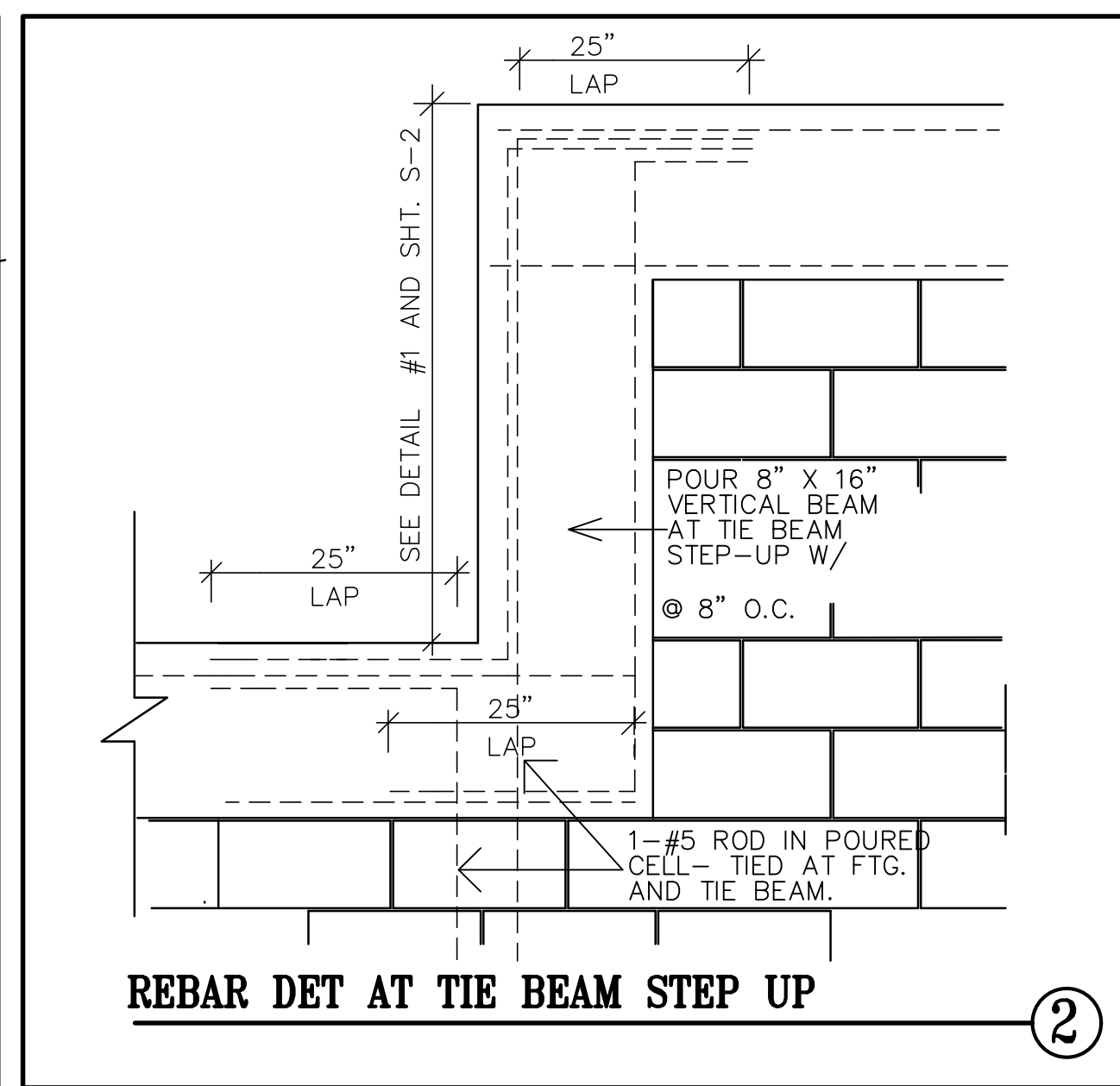
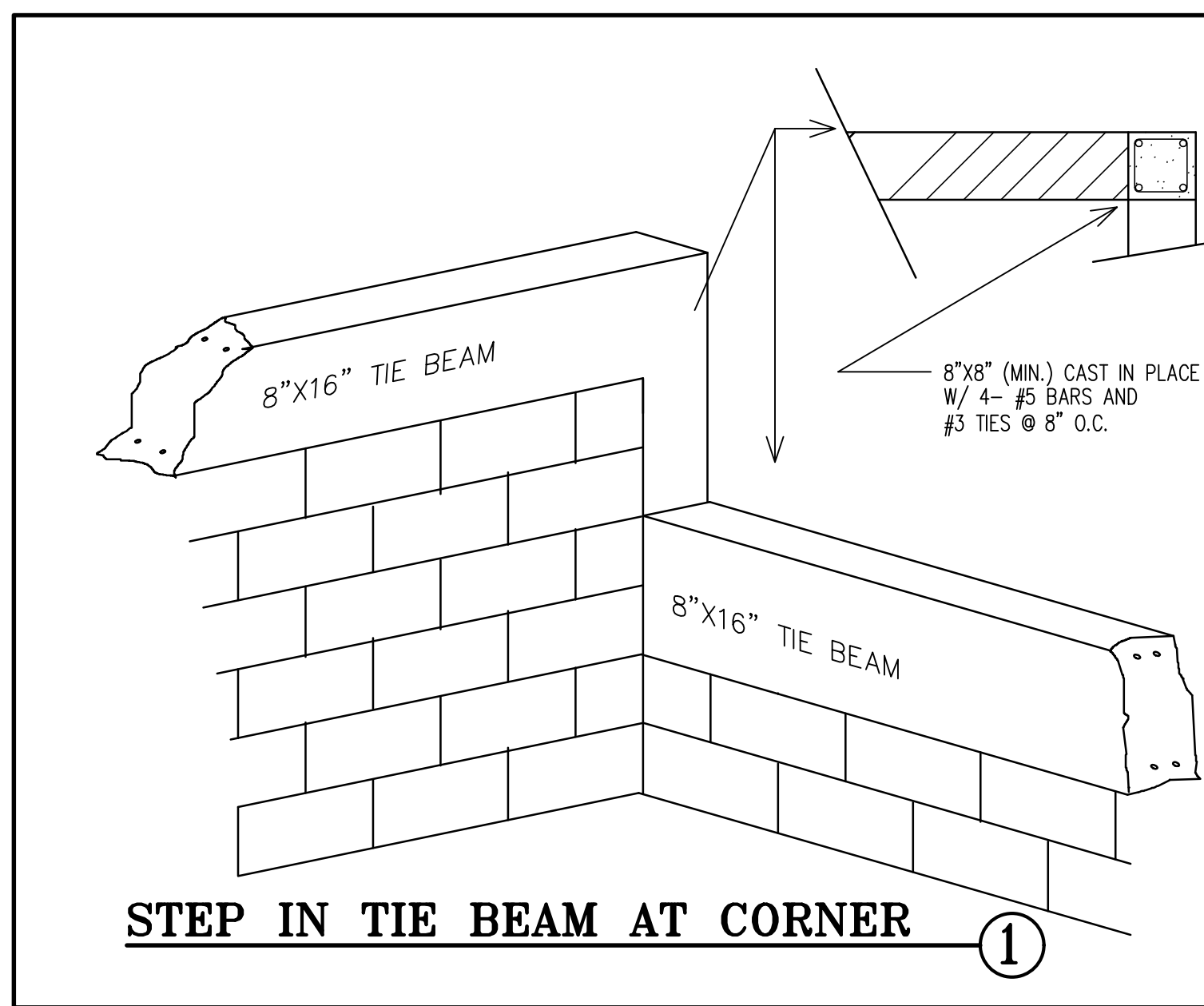
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 BRYAN LOY CHANDLER
 LICENSE NO. 72152
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FLORIDA
 PROJECT: **Concordia Model**
 10123 Boylston Street
 Port Charlotte

GAR - Concordia
 SHEET
S-4
 12 OF 18

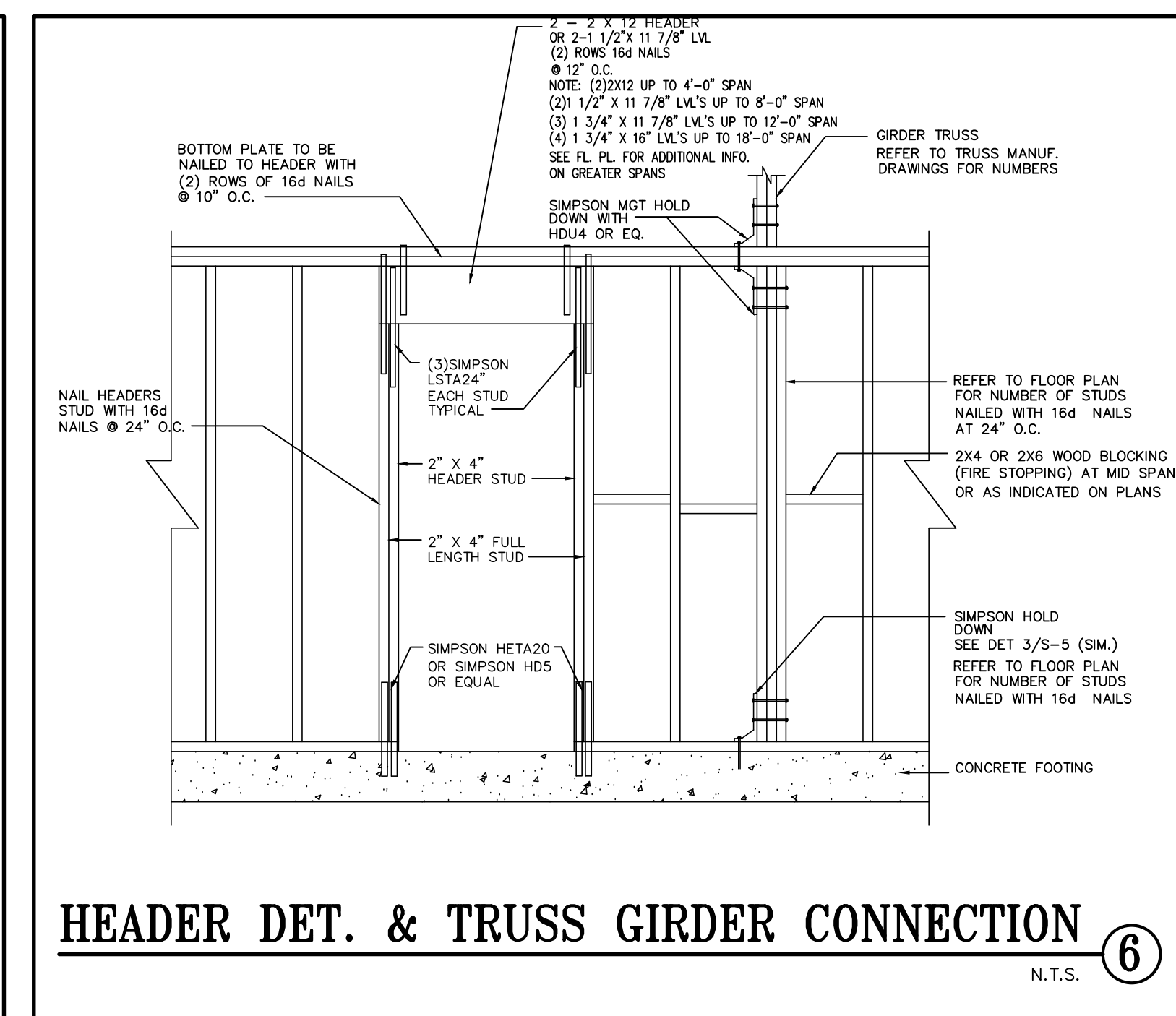
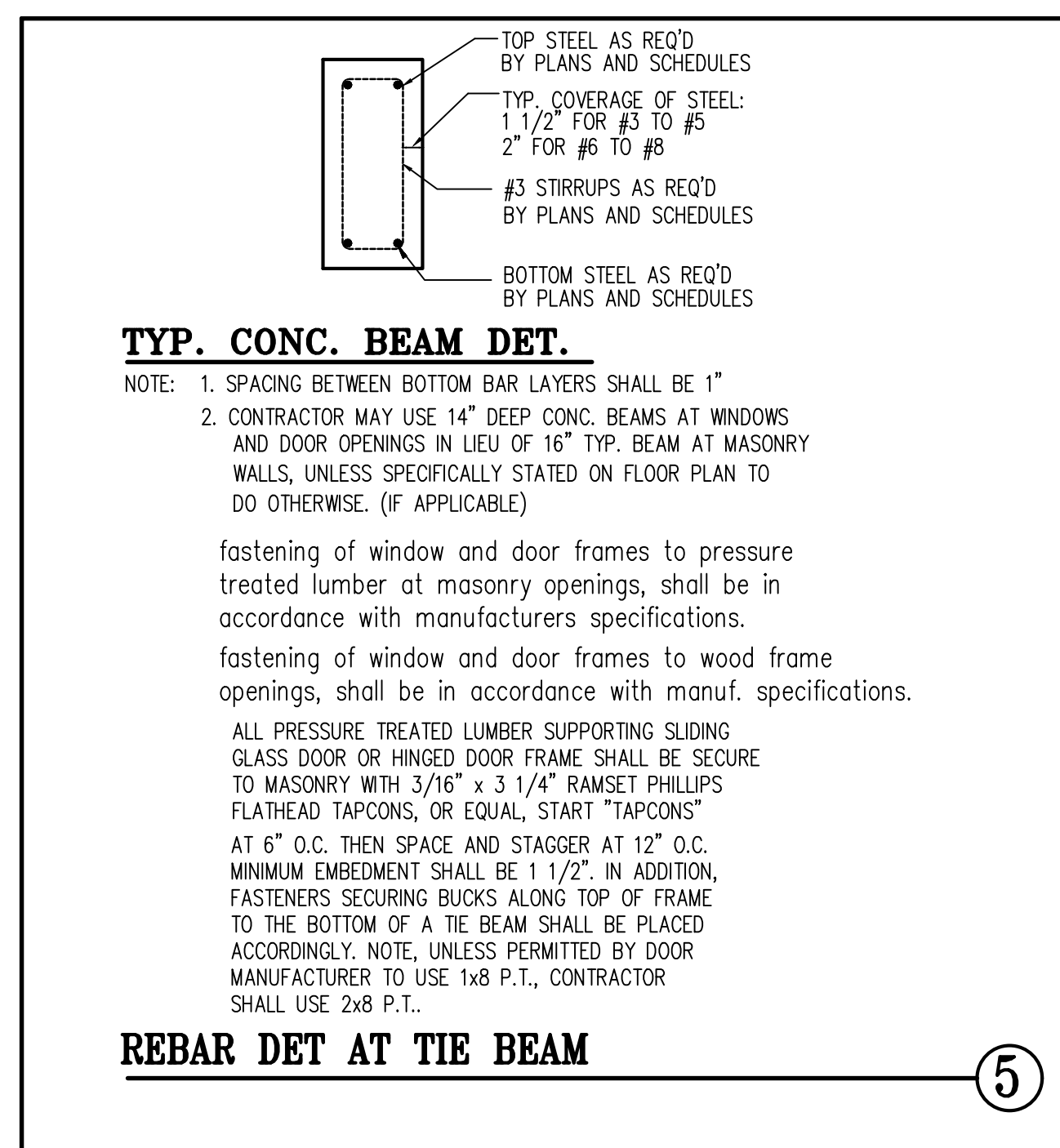
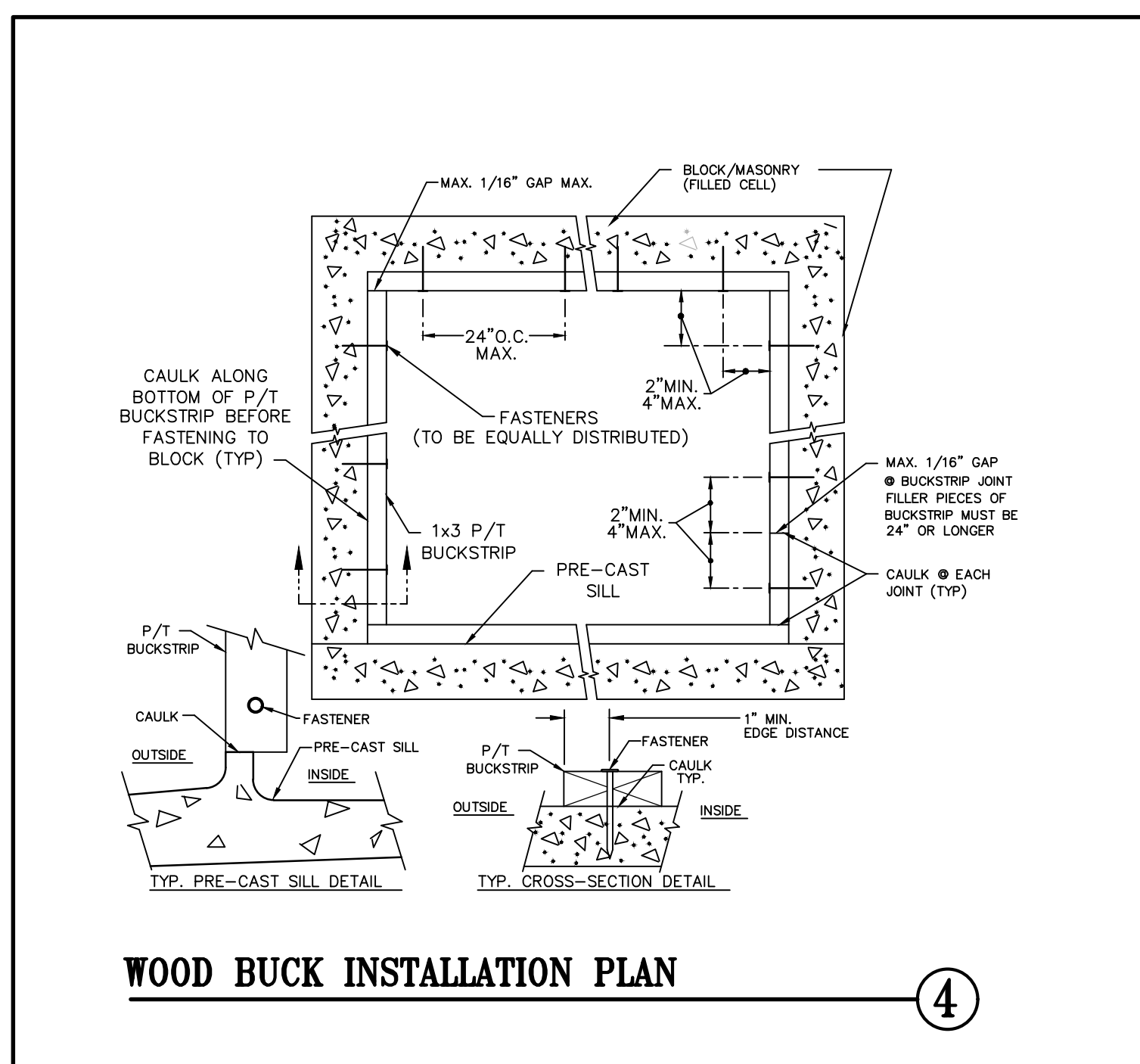
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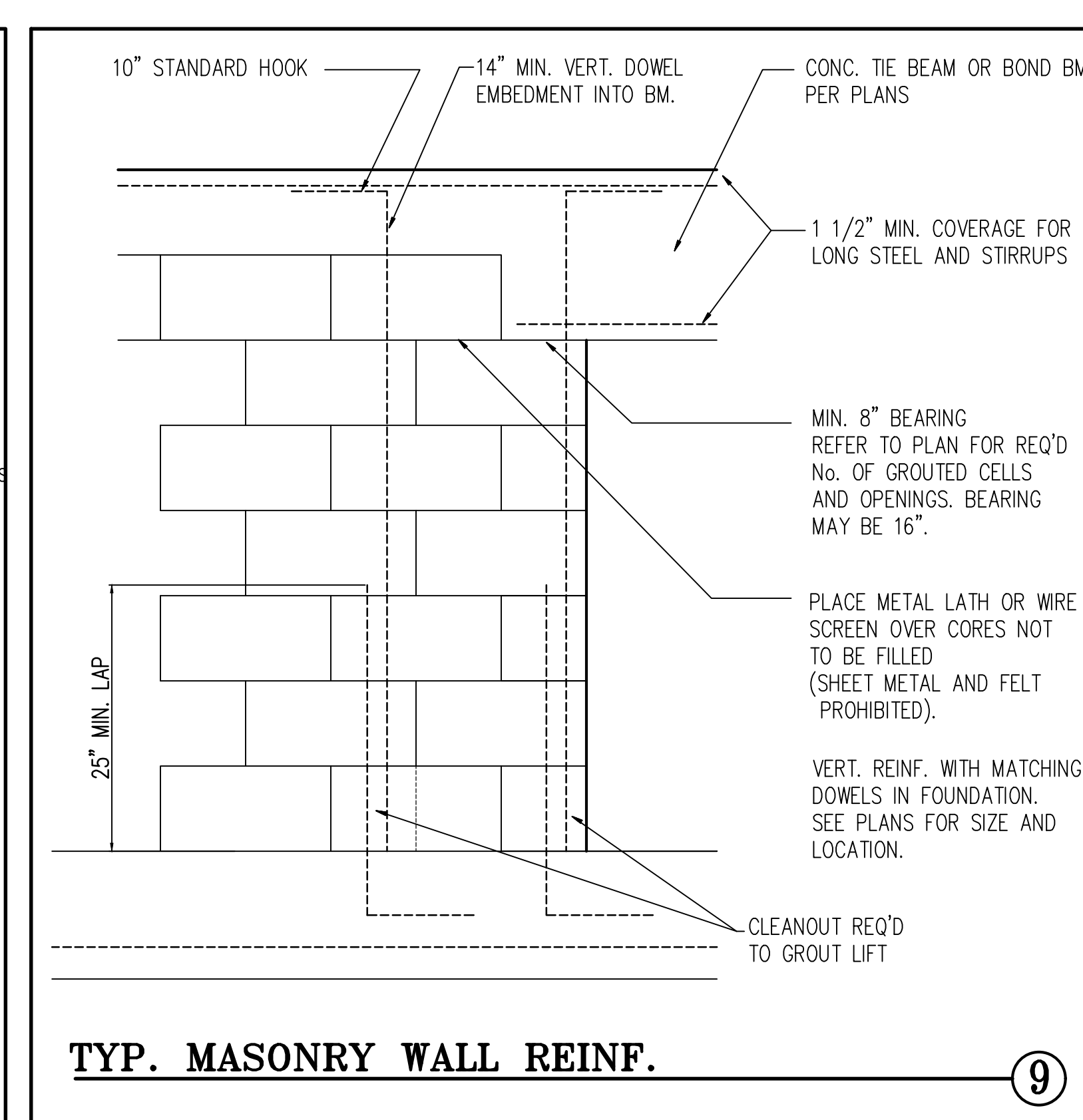
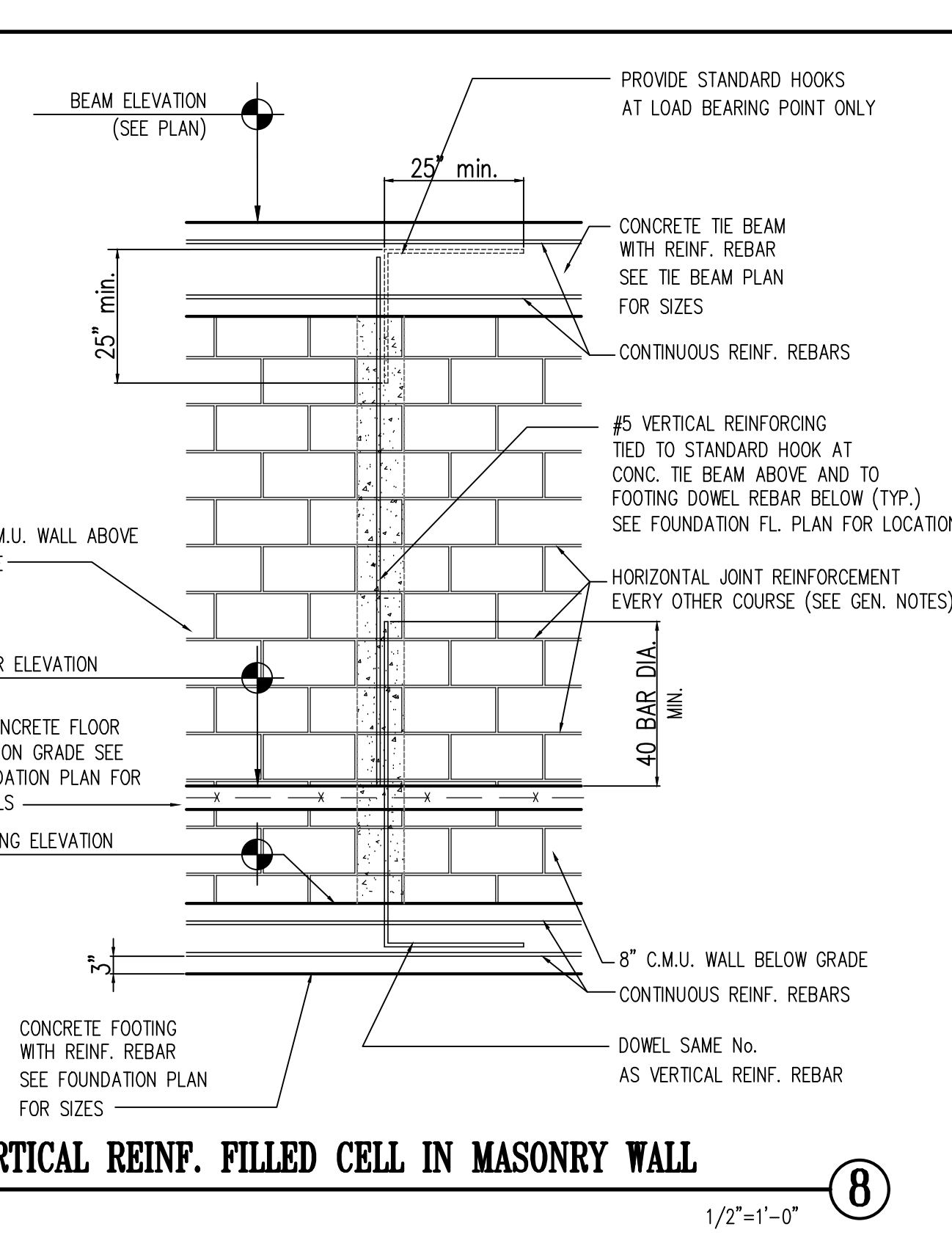
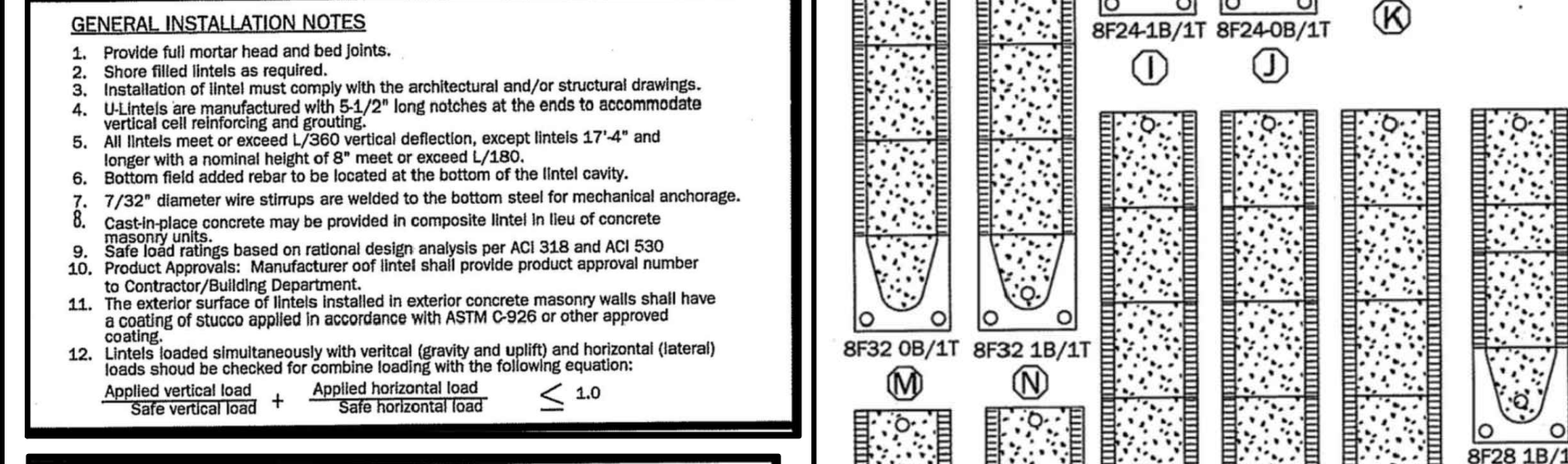
LINTEL SAFE LOAD TABLES

FOR GRAVITY AND UPLIFT LOADS FOR CAST-CRETE, QUALITY AND LINTELS (8\"/>

GRAVITY					UPLIFT															
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GENERAL INSTALLATION NOTES

- Provide full mortar head and bed joints.
- Shore filled lintels as required.
- Installation of lintel must comply with the architectural and/or structural drawings.
- Lintels are manufactured with 5/16\"/>
- All lintels must be installed with 5/16\"/>
- Bottom field applied rebar to be located at the bottom of the lintel cavity.
- 7/32\"/>
- Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
- Safe load ratings based on rational design analysis per ACI 318 and ACI 830.
- Product Approval: Manufacturer of lintel shall provide product approval number to Contractor/Building Department.
- The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C-936 or other approved coating.
- Lintels loaded simultaneously with vertical (gravity and uplift) and horizontal (lateral) loads should be checked for combined loading with the following equation:

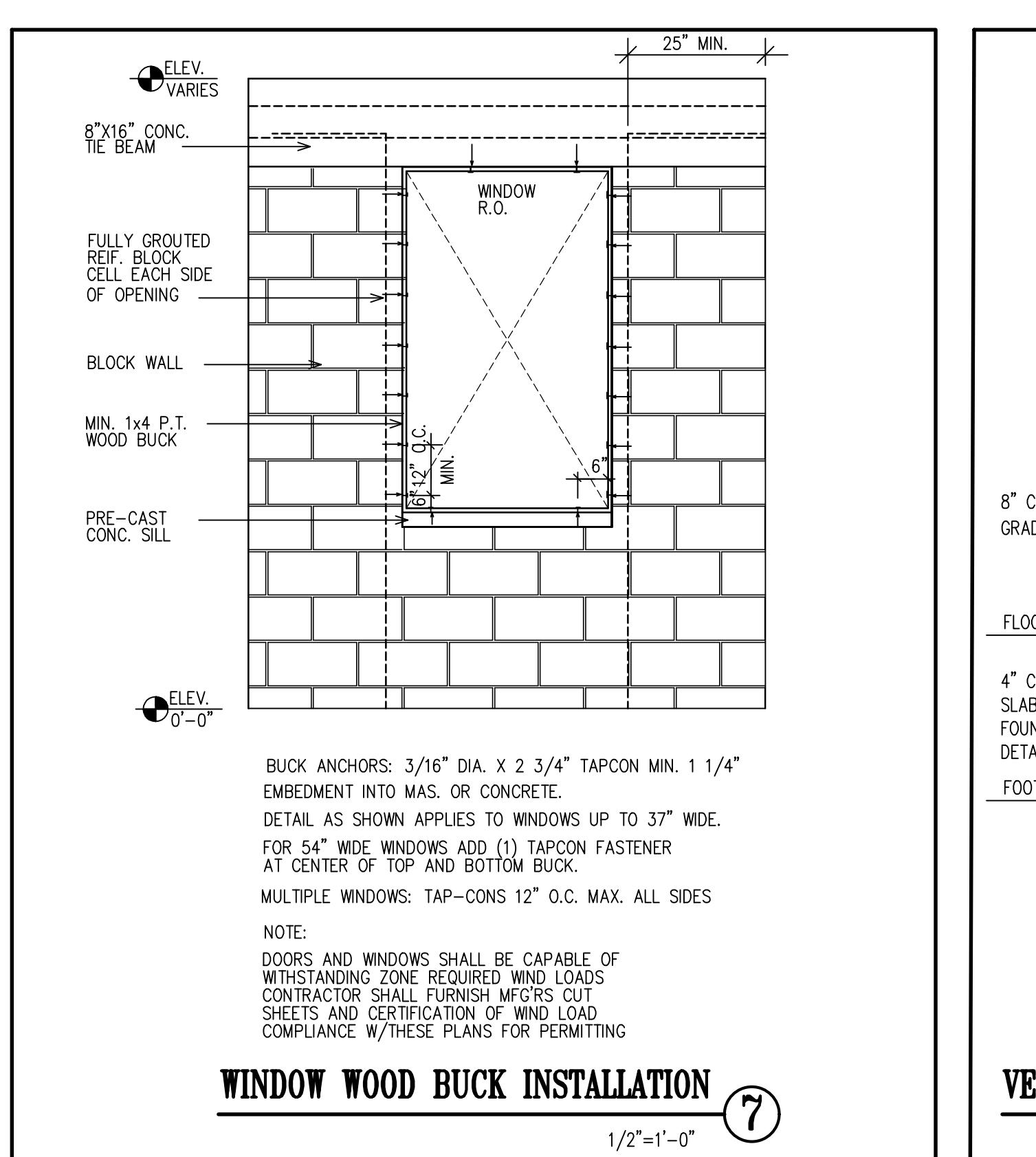
$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$

SAFE LOAD TABLE NOTES

- All values based on minimum 4\"/>
- Safe loads must be reduced by 20% if bearing length is less than 6-1/2\"/>
- Safe loads for all recessed lintels based on 8\"/>
- N.R. = Not Rated.
- Safe loads are total superimposed allowable load on the section specified.
- Safe loads based on grade to grade 60 degree field rise.
- Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel.
- One #7 rebar may be substituted for two #6 rebar in 8\"/>
- The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at center from the face of support.
- For composite lintel heights not shown, use safe load from next lower height.
- For lintel lengths not shown, use safe load from the next longest length shown.
- All safe loads in units of pounds per linear foot.
- All safe loads based on simply support span.

ELECTRONIC SEAL

NOTE: FORMING AND SHORING: NO STRUCTURAL CONCRETE SHALL BE STRIPPED UNTIL IT HAS REACHED AT LEAST TWO-THIRDS OF THE 28 DAYS DESIGN STRENGTH. ERECTION AND REMOVAL OF ALL FORMWORK, SHORES AND RESHORES SHALL MEET THE REQUIREMENTS SET FORTH IN ACI STANDARDS 347 AND 301.



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CONTRACT MANAGER: Gustavo A. Roman (239) 677-5778
E-MAIL: gustavoroman@gulfcost.com
CONTRACTOR/DEVELOPER:

PROJECT: Concordia Model 10123 Boylston Street Port Charlotte

PROJECT MANAGER: Brian Loy Chandler
ENGINEER OF RECORD AND DESIGNER: Brian Loy Chandler
FLORIDA LICENSE NO. 72152 C.O.C.A. NO. 9910

DO NOT SCALE DRAWINGS. USE GIVEN DIMENSION REPORT. ANY DISCREPANCIES ON THE DOCUMENTS REPORT TO THE ENGINEER OF RECORD OR CONSTRUCTION SUPERINTENDENT ON WRITING BEFORE PROCEEDING WITH ANY WORK. IF CONTRACTOR, ENGINEER, ARCHITECT, OR DESIGNER OF RECORD AND DESIGNER WILL BE RELEASED OF ANY COMPLAINT AND OWNER OR CONTRACTOR WILL ASSUME FULL RESPONSIBILITY. THESE PLANS ARE IN COMPLIANCE WITH THE LATEST FLORIDA BUILDING CODE EDITION.

SHEET 5-5
13 OF 18

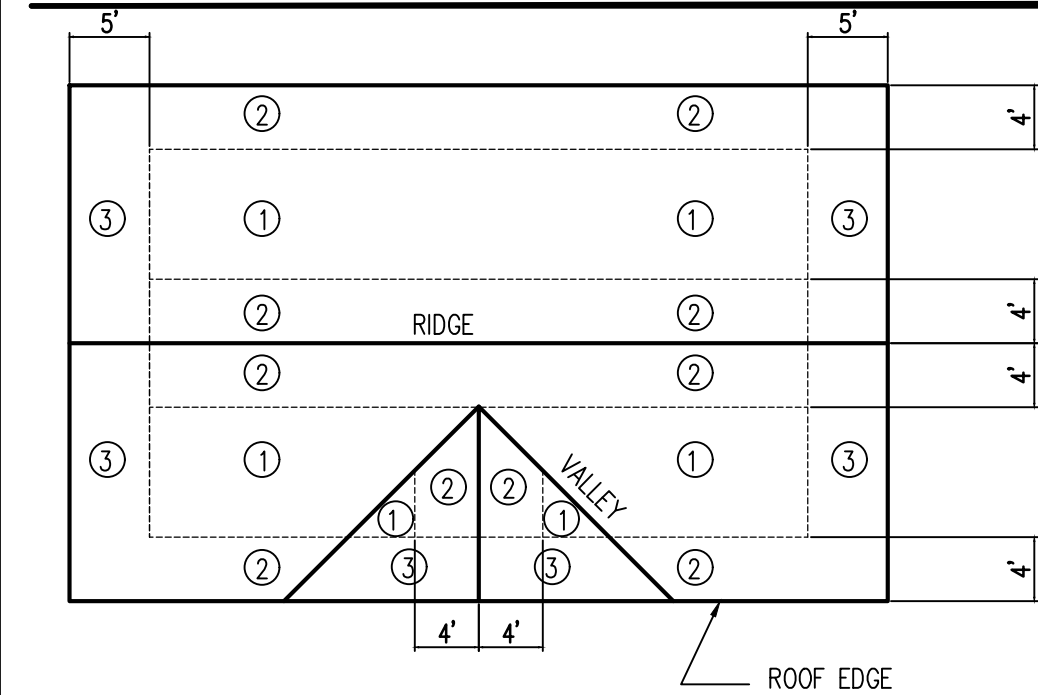
FASTENING SCHEDULE		
CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR GIRDER	3-8d COMMON (2 1/2"x0.131") 3-3" X 0.131" NAILS 3-3" 13 GAGE STAPLES	TOENAIL
2. BRIDGING TO JOIST	2-8d COMMON (2 1/2"x0.131") 2-3" X 0.131" NAILS 2-3" 13 GAGE STAPLES	TOENAIL EACH END
3. 1"x6" SUBFLOORING OR LESS TO EACH JOIST	2-8d COMMON (2 1/2"x0.131")	FACE NAIL
4. WIDER THAN 1"x6" SUBFLOORING TO EACH JOIST	3-8d COMMON (2 1/2"x0.131")	FACE NAIL
5. 2" SUBFLOORING TO JOIST OR GIRDER	3-16d COMMON (3 1/2"x0.162")	BIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16d (3 1/2"x0.135") AT 16" O.C. 3" X 0.131" NAILS AT 8" O.C. 3-14 GAGE STAPLES AT 12" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3-16d (3 1/2"x0.135") AT 16" O.C. 4-3" X 0.131" NAILS AT 16" O.C. 4-3" 14 GAGE STAPLES AT 16" O.C.	BRACED WALL PANELS
7. TOP PLATE TO STUD	2-16d COMMON (3 1/2"x0.162") 3-3" X 0.131" NAILS 3-3" 14 GAGE STAPLES	END NAIL
8. STUD TO SOLE PLATE	4-8d COMMON (2 1/2"x0.131") 4-3" X 0.131" NAILS 3-3" 14 GAGE STAPLES	TOENAIL
9. DOUBLE STUDS	16d (3 1/2"x0.135") AT 24" O.C. 3" X 0.131" NAILS AT 8" O.C. 3" 14 GAGE STAPLES AT 8" O.C.	FACE NAIL
10. DOUBLE TOP PLATES	16d (3 1/2"x0.135") AT 16" O.C. 3" X 0.131" NAILS AT 12" O.C. 3" 14 GAGE STAPLES AT 12" O.C.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	8-16d COMMON (3 1/2"x0.162") 12-3" X 0.131" NAILS 12-3" 14 GAGE STAPLES	LAP SPLICE
11. BLOCKING BETWEEN JOIST OR RAFTIERS TO TOP PLATE	3-8d COMMON (2 1/2"x0.131") 3-3" X 0.131" NAILS 3-3" 14 GAGE STAPLES	TOENAIL
12. RIM JOIST TO TOP PLATE	8d (2 1/2"x0.131") AT 6" O.C. 3-3" X 0.131" NAILS 3-3" 14 GAGE STAPLES	TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2-16d COMMON (3 1/2"x0.162") 3-3" X 0.131" NAILS 3-3" 14 GAGE STAPLES	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3 1/2"x0.162")	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	3-8d COMMON (2 1/2"x0.131") 5-3" X 0.131" NAILS 5-3" 14 GAGE STAPLES	TOENAIL
16. CONTINUOUS HEADER TO STUD	4-8d COMMON (2 1/2"x0.131")	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1)	3-16d COMMON (3 1/2"x0.162") MIN. TABLE 2308.10.4.1 4-3" X 0.131" NAILS 4-3" 14 GAGE STAPLES	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTIERS (SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1)	3-16d COMMON (3 1/2"x0.162") MIN. TABLE 2308.10.4.1 4-3" X 0.131" NAILS 4-3" 14 GAGE STAPLES	FACE NAIL
19. RAFTER TO PLATE (SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1)	3-8d COMMON (2 1/2"x0.131") 3-3" X 0.131" NAILS 3-3" 14 GAGE STAPLES	TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD & PLATE	2-8d COMMON (2 1/2"x0.131") 2-3" X 0.131" NAILS 2-3" 14 GAGE STAPLES	FACE NAIL
21. 1"x8" SHEATHING TO EACH BEARING	3-8d COMMON (2 1/2"x0.131")	FACE NAIL
22. WIDER THAN 1"x8" SHEATHING TO EA. BEARING	3-8d COMMON (2 1/2"x0.131")	FACE NAIL
23. BUILT-UP CORNER STUDS	16d COMMON (3 1/2"x0.162") 3" X 0.131" NAILS 3" 14 GAGE STAPLES	24" O.C. 16" O.C. 16" O.C.
24. BUILT-UP GIRDER AND BEAM	2-20d COMMON (4"x0.192") 3-3" X 0.131" NAILS 3-3" 14 GAGE STAPLES	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
25. 2" PLANKS	2-20d COMMON (4"x0.192") 3-3" X 0.131" NAILS 3-3" 14 GAGE STAPLES	FACE NAIL AT EA. AND AT EACH SPLICE
26. COLLAR TIE TO RAFTIERS	16d COMMON (3 1/2"x0.162")	AT EACH BEARING
27. JACK RAFTIER TO HIP	3-10d COMMON (3"x0.148") 4-3" X 0.131" NAILS 4-3" 14 GAGE STAPLES	FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	2-16d COMMON (3 1/2"x0.162") 3-3" X 0.131" NAILS 3-3" 14 GAGE STAPLES	FACE NAIL
29. JOIST TO BAND JOIST	2-16d COMMON (3 1/2"x0.162") 3-3" X 0.131" NAILS 4-3" 14 GAGE STAPLES	FACE NAIL
30. LEDGER STRIP	3-16d COMMON (3 1/2"x0.162") 4-3" X 0.131" NAILS 4-3" 14 GAGE STAPLES	FACE NAIL AT EA. JOIST

NOTE: FOR ADDITIONAL NAILING REQUIREMENTS, REFER TO SECTION 2304.10.1 FASTENING SCHEDULE, IN THE 2020 SEVENTH EDITION FLORIDA BUILDING CODE

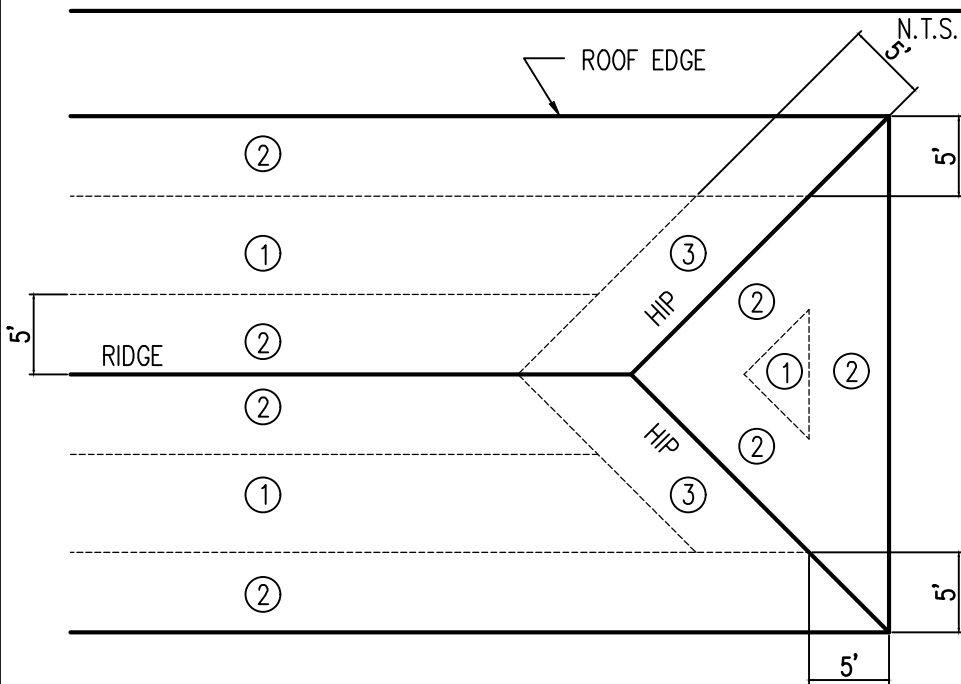
FASTENING SCHEDULE OF STRAP TO TRUSSES		
No. OF FASTENERS	FASTENER	ALLOWABLE UPLIFT LOAD 16 GAUGE 14 GAUGE
2	16d x 3 1/2" 10d x 3"	360# 325#
3	16d x 3 1/2" 10d x 3"	535# 490#
4	16d x 3 1/2" 10d x 3"	715# 670#
5	16d x 3 1/2" 10d x 3"	895# 820#
6	16d x 3 1/2" 10d x 3"	1075# 1000#
7	16d x 3 1/2" 10d x 3"	1250# 1175#
8	16d x 3 1/2" 10d x 3"	1450# 1340#
9	16d x 3 1/2" 10d x 3"	1635# 1510#
10	16d x 3 1/2" 10d x 3"	1950# 1875#
11	16d x 3 1/2" 10d x 3"	1950# 1845#

- NOTE: 1. USE ABOVE SCHEDULE FOR THE NAILING OF METAL STRAPS TO WOOD TRUSSES/RAFTERS.
2. FOR 3 NAIL APPLICATION, 2 SHALL BE PLACED AT FULL STRAP SIDE AND ONE AT BENT OVER SIDE. OTHER APPLICATIONS SHALL HAVE EVEN NAILING OR HAVE ODD NUMBER OF NAILS AT FULL STRAP SIDE.
3. SCHEDULE APPLIES FOR METAL STRAPS TO WOOD CONNECTIONS USING A SPECIES GROUP 2 LUMBER, SUCH AS SOUTHERN YELLOW PINE.
4. FOR STRAPS AND LOADING NOT LISTED ABOVE REFER TO REQUIREMENTS LISTED BY MANUF. CATALOG.

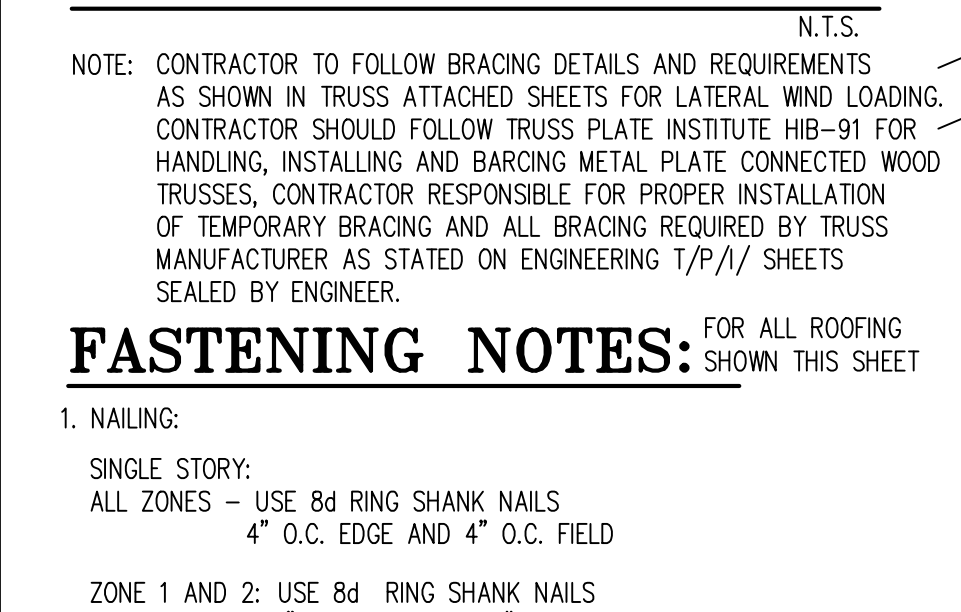
ROOF SHEATHING AND FASTENING



TYP. GABLE ROOF FASTENING LAYOUT



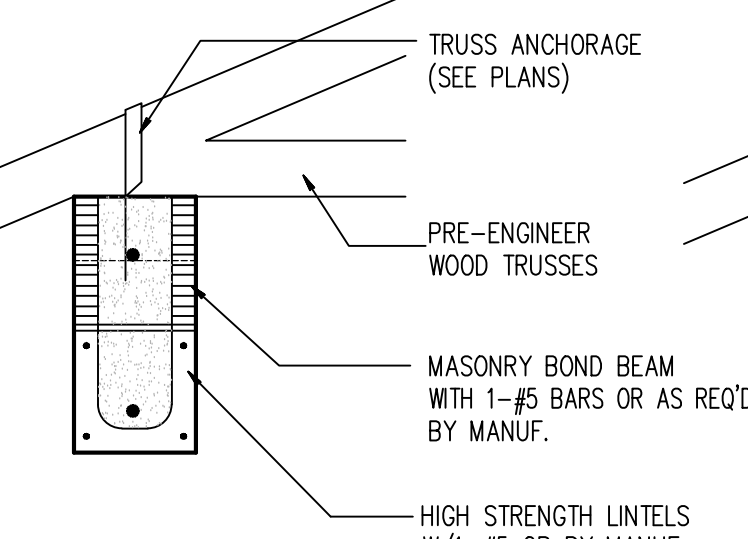
TYP. HIP ROOF FASTENING LAYOUT



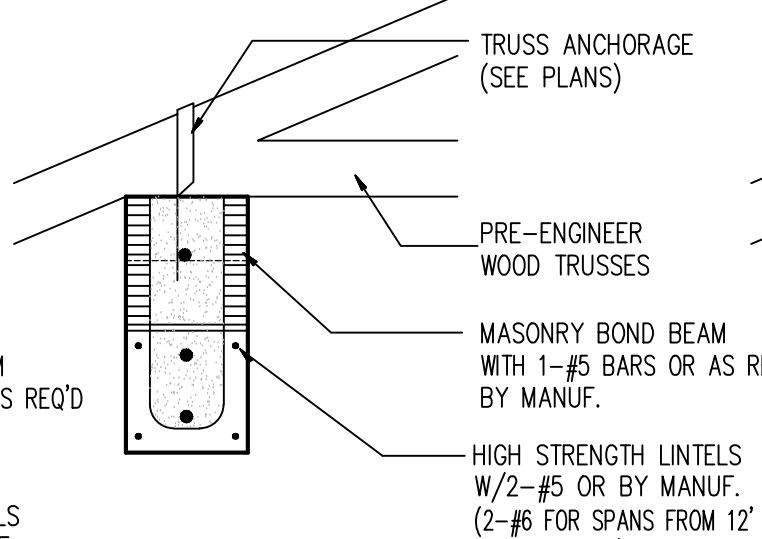
FASTENING NOTES:

1. NAILING:
SINGLE STORY:
ALL ZONES - USE 8d RING SHANK NAILS
4" O.C. EDGE AND 4" O.C. FIELD
ZONE 1 AND 2: USE 8d RING SHANK NAILS
4" O.C. EDGE AND 4" O.C. FIELD.
ZONE 3: : USE 8d RING-SHANK NAILS, 4" O.C. EDGES AND 4" O.C. FIELD.

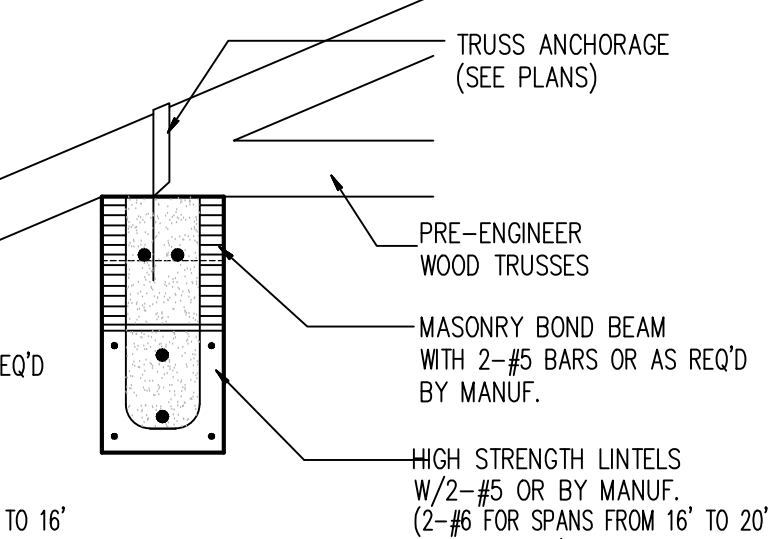
NOTE: AT GABLE END ROOF OVERHANGS USE 8d RING SHANK NAILS.



BOND BEAM-5 (BB-5)



BOND BEAM-5A (BB-5A) BOND BEAM-5B (BB-5B)



BOND BEAM DETAILS

OPTIONAL

NOTE: ALL BOND BEAM SHALL BE FULLY GROUT FILLED (TYP.) NOMENCLATURE MAY VARY-SEE THE BEAM PLAN FOR FINAL

GENERAL NOTES, SCHEDULES AND RETROFIT FASTENERS

SCHEDULE "A"

WINDOW ATTACHEMENT

SCHEDULE AND OPTIONS

- OPTION 1. WINDOW SHALL BE ATTACHED TO THE MASONRY PER THE FOLLOWING SPECIFICATIONS:
A. ATTACHE 1x4 PRESSURE TREATED BUCK IN THE BACK BED OF CAULK TO MASONRY SIDE AND TOP OPENINGS WITH 1 3/4"x .097 PNEUMATIC DRIVEN T-NAILS, OR 1 1/2" x 0.113 CASE-HARDENER PNEUMATIC DRIVEN NAILS, STARTING AT 4" FROM EACH END AND SPACING AT 8" O.C. ENTIRE LENGTH.
B. BUCKS SHALL BE ONE PIECE FOR FULL LENGTH.
C. THIS METHOD APPLIES TO A SINGLE BUCK APPLICATION ONLY.
D. NAILING SHALL BE AT A 90 DEGREE ANGLE, SO AS NOT TO BEND OR CURL NAILS, OF BUCK SPLITS, REPLACE AND RE-NAIL OR USE TAPCONS AS STATED ABOVE.

NOTE: IF ALL CONDITIONS (A) THROUGH (D) CANNOT BE MET, CONTRACTOR TO USE TAPCONS FOR INSTALLATION AS SPECIFIED BELOW:

ALL PRESSURE TREATED LUMBER SUPPORTING SLIDING GLASS DOOR OR HINGED DOOR FRAME SHALL BE SECURE TO MASONRY WITH 3/16" x 3 1/4" RAMSET PHILLIPS FLATHEAD TAPCONS, OR EQUAL, START "TAPCONS" AT 6" O.C. THEN SPACE AND STAGGER AT 12" O.C. MINIMUM EMBEDMENT SHALL BE 1 1/2". IN ADDITION, FASTENERS SECURING BUCKS ALONG TOP OF FRAME TO THE BOTTOM OF A TIE BEAM SHALL BE PLACED ACCORDINGLY. NOTE, UNLESS PERMITTED BY DOOR MANUFACTURER TO USE 1x8 P.T., CONTRACTOR SHALL USE 2x8 P.T.
A. ATTACH 2x4 (MIN.) P.T. BUCK TO MASONRY OPENING WITH 2 ROWS OF 3/16" TAPCONS, MIN. EMBEDMENT 1 1/2". START AT 4" EACH END, THEN SPACE AT 8" O.C.
B. BUCK TO BE SET AND ATTACHED WITH A BACK BED OF CAULK TO MASONRY SIDE.
C. CONTRACTOR NOTE, MASONRY OPENING ADJUSTMENTS MAY BE REQUIRED.

SCHEDULE "B"

- OPTION 2. A. ATTACH 2x4 (MIN.) P.T. BUCK TO MASONRY OPENING WITH 2 ROWS OF 3/16" TAPCONS, MIN. EMBEDMENT 1 1/2". START AT 4" EACH END, THEN SPACE AT 8" O.C.
B. BUCK TO BE SET AND ATTACHED WITH A BACK BED OF CAULK TO MASONRY SIDE.
C. CONTRACTOR NOTE, MASONRY OPENING ADJUSTMENTS MAY BE REQUIRED.

NOTE: CONTRACTOR TO VERIFY OPTION SELECTION WITH WINDOW MANUFACTURER FOR CORRECT APPLICATION.

SCHEDULE "C"

FASTENING SCHEDULE OF MISSED STRAPS TO THE BEAMS

1. STRAPS WHICH ARE MISSED DURING THE BEAM PLACEMENT MAY BE ADDED USING EITHER A SIMSON MTS 20 TWIST STRAP OR A SEMCO RTPGA820 STRAP.
2. MAXIMUM UPLIFT CAPACITY LOADS SHALL BE:
1000# FOR 1 SIMPSON MTS 20 TWIST STRAP
1700# FOR 2 SEMCO RTPGA820 TWIST STRAP
2000# FOR 2 SIMSON MTS20 TWIST STRAPS
3400# FOR 2 SEMCO RTPGA820 TWIST STRAPS
3000# FOR 3 SIMPSON MTS20 TWIST STRAP
5100# FOR 3 SEMCO RTPGA820 TWIST STRAPS
3. SIMPSON MTS20 STRAPS SHALL BE ATTACHED TO THE TIE BEAM WITH:
(3)-3/16" x 2 1/4" TAPCONS, OR
(2)-UNSET DW125 LOW VELOCITY FASTENERS, OR
(2)-RAMSET 1512SD LOW VELOCITY FASTENERS
4. SEMCO RTPGA820 STRAPS SHALL BE ATTACHED TO THE TIE BEAM WITH:
(3)-UNSET DW125 LOW VELOCITY FASTENERS, OR
(3)-RAMSET 1512SD LOW VELOCITY FASTENERS.

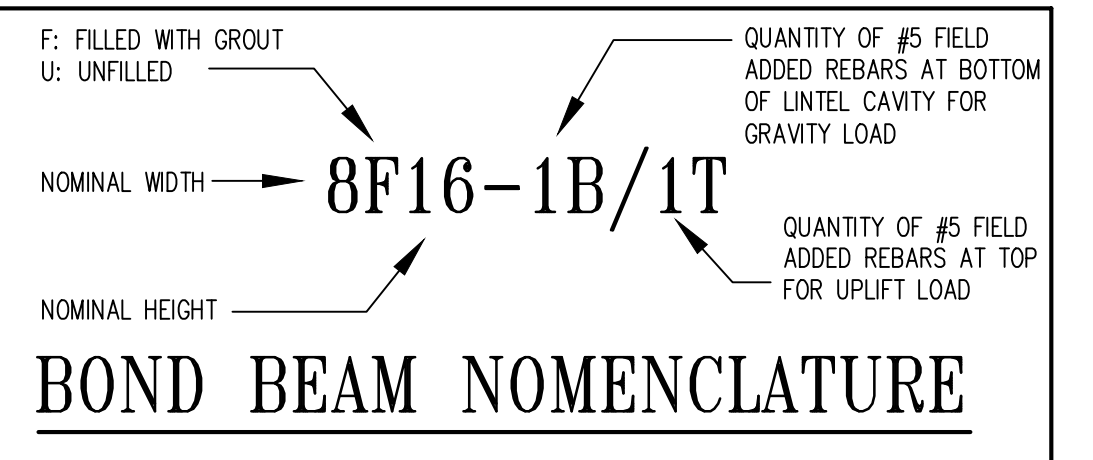
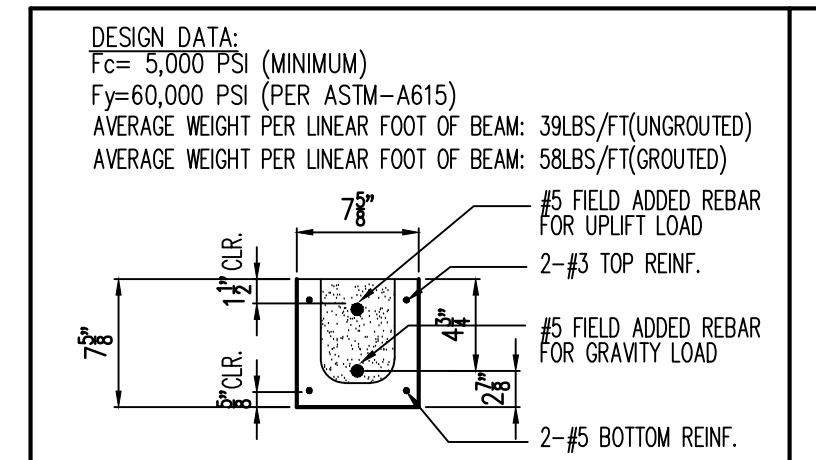
6. LOW VELOCITY FASTENERS SHALL BE SPACED A MINIMUM OF 3" O.C., WITH 3" MINIMUM EDGE DISTANCE AT THE TOP.

7. THE ABOVE SCHEDULE APPLIES TO:
A. RANDOM COMMON TRUSSES, WITH NO MORE THAN 7 MISSED IN A ROW.
B. ALL JACKS, REGARDLESS OF NUMBER MISSED.
C. TRUSSES WITH UPLIFT LOADS NOT EXCEEDING ALLOWABLE STRAP LOAD LISTED ABOVE.

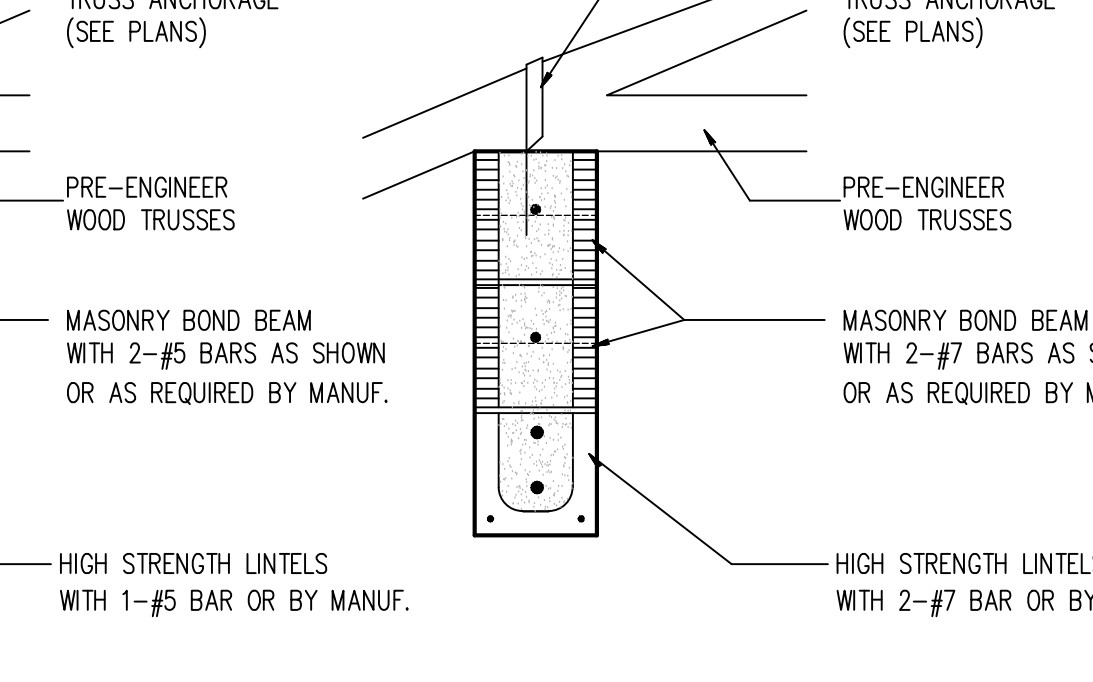
8. FOR UPLIFT LOADS BEYOND THE CAPACITY OF THE STRAPS LISTED ABOVE, USED AT A SINGLE APPLICATION, CONTACT ENGINEER TO PROVIDE A CORRECT AND SUITABLE FASTENER DETAIL OR SEE SHEET S-3 DETAILS 2, 3 AND 4. USE 1 SIMPSON "HG1" HEAVY GIRDER TIE DOWN USE HG12 FOR 2 PLY GIRDER WITH MAX. UPLIFT OF 7395# USE HG13 FOR 3 PLY GIRDER WITH MAX. UPLIFT OF 9650# REFER TO SIMSON "EPOXY TIE" SYSTEM SPECIFICATIONS FOR RETROFIT BOLT MODEL RFB REQUIREMENTS FOR ANCHORING.

9. FOR (7) OR MORE STRAPS MISSED IN A ROW, AT COMMON TRUSSES, THE CONTRACTOR SHALL:
A. CONTACT ENGINEER TO PROVIDE A CORRECT AND SUITABLE FASTENING DETAILS OR
B. USE (1) SEMCO 2X-HOP2X (SANIBEL STRAP) ATTACHED TO THE TIE BEAM WITH LOW VELOCITY FASTENERS AS LISTED ABOVE. USE A TOTAL OF 8 FASTENERS, 4 EACH LEG. CONTRACTOR MAY USE THIS METHOD FOR ALL COMMON TRUSSES NOT EXCEEDING 1875# UPLIFT.

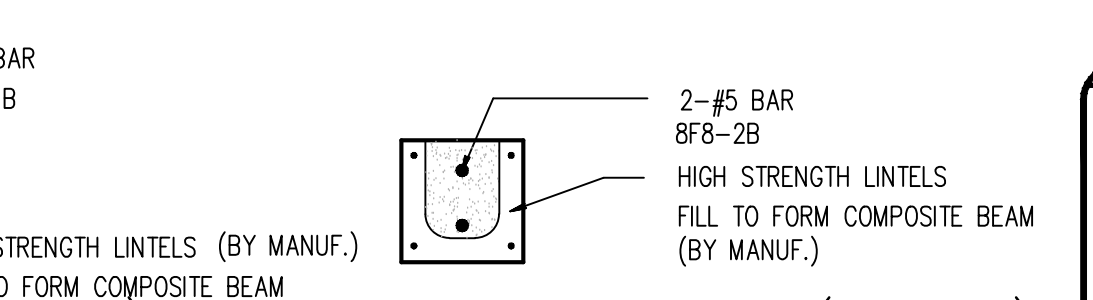
10. FOR STRAPS UP TO 1 1/2" AWAY FROM TRUSS, A FILLER PLATE MAY BE USED. USE UP TO (2) PLYS OR 1/2" C.D.X. PLYWOOD OR OSB BOARD OR (1) 2x8 P.T. SHIM. CUT TO MATCH AREA OF TRUSS OVER BEARING WALL ATTACHED WITH 4 -16d NAILS.



BOND BEAM NOMENCLATURE



BOND BEAM-1 (BB-1) BOND BEAM-2 (BB-2) BOND BEAM-3 (BB-3) BOND BEAM-4 (BB-4)



BOND BEAM-5 (BB-5) BOND BEAM-6 (BB-6) BOND BEAM-7 (BB-7)

-CONTRACTOR SHALL COORDINATE WITH ENG. OF RECORD, BOND BEAM AND LINTEL MANUF. REQUIRED HIGH STRENGTH LINTELS AND REBAR ON LOADS APPLIED TO SPANS OVER ENTRY, LANA, GARAGE, ONLY USE HIGH STRENGTH LINTEL ON ALL ALLOWABLE SPANS, ANY OTHER WILL NOT BE ACCEPTABLE OR SUITABLE.
-INSTALL 2-#5 REBAR (MIN.) IN HIGH STRENGTH LINTEL SPANS OVER 8'-0" OR PER MANUF. RECOMMENDATIONS
-SEE SHEET S-5 FOR ADDITIONAL BOND BEAM INFORMATION

SCHEDULE "D"

RETROFIT FASTENERS

RETROFIT FASTENERS MAY BE USED AS HOLDDOWN OR WHEN THE CONTRACTOR FAILS TO PLACE A FOUNDATION STRAP. AS MAY BE LISTED ON THE PLANS OR ON ENGINEERING SHEET S-3 AND S-5 FASTENING SCHEDULE, THE FOLLOWING RETROFIT SCHEDULE MAY BE FOLLOWED.

REQUIRED: SIMPSON HETA20
RETROFIT: SIMPSON LTT20: ATTACH WITH (1) 1/2" x 5 1/2" ANKR-TITE STUD ANCHOR.
MAXIMUM UPLIFT LOAD: 1750#.

REQUIRED: SIMPSON HETA20, PA18, PA23, PA28
RETROFIT: SIMPSON HTT16: ATTACH WITH (1) 5/8" x 6" RED HEAD STUD ANCHOR.

REQUIRED: SIMPSON HPA28
RETROFIT: SIMPSON LTT22: ATTACH WITH (1) 5/8" x 6" ANKR-TITE STUD ANCHOR.

REQUIRED: SIMPSON HPA33
RETROFIT: SIMPSON HDBA HOLDDOWN ATTACH WITH 1- 3/4" x 7" ANKR-TITE STUD ANCHOR.

SPECIAL NOTES:

1. LISTED REPLACEMENTS ABOVE, ARE FOR SINGLE MISSING STRAP ONLY. EXAMPLE, IF PLANS CALL FOR (2) HPA28'S SCHEDULE ABOVE WILL NO APPLY, CONTACT ENGINEER.
2. IF RETROFIT ARE USED AT AREAS WHERE 3 STUDS ARE USED, THESE STUDS SHALL BE SPIKED TOGETHER FROM EACH SIDE WITH 16d NAILS STAGGERED 4" O.C.
3. IF RETROFIT ARE USED AT AREAS WHERE 4 STUDS OR MORE ARE USED, CONTRACTOR SHALL ATTACH SIMPSON A35F CLIPS 8" O.C. OVER MIDDLE JOINT OF BUILT-UP STUDS. FOLLOW NAILING REQUIREMENTS IN NOTE #2 FOR JOINING STUDS TOGETHER. IF 5 STUDS ARE USED, CLIP SHALL BE STAGGERED OVER THE 2 INNER MOST JOINTS.
4. EQUIVALENT FASTENERS AND ANCHORING BOLTS OF OTHER MANUFACTURER MAY BE SUBSTITUTED.

NOTE: CONTRACTOR AT ANY TIME, MAY USE RETROFIT FASTENERS IN LIEU OF FOUNDATION STRAPS AS LISTED PER PLANS.

ACCEPTABLE RETROFIT ANCHORS BY SIMPSON

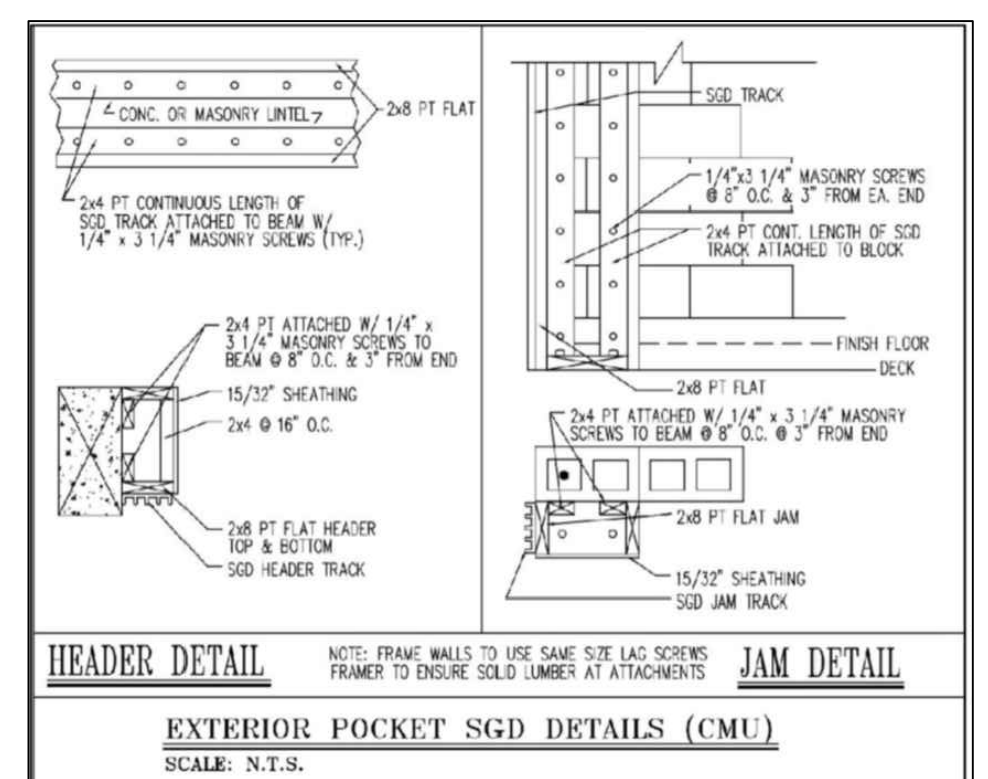
RETROFIT	LOAD
LTT20B	1750#
LTT131	1805#
HTT16	4175#
MTT22	5260#
MTT28B	4455#
HDBA	6465 (3 STUDS), 7460# (4 STUDS)
HD10	8310# (3 STUDS), 9540# (4 STUDS)

ANCHOR BOLT RETROFIT

REPLACEMENT SCHEDULE

1. CONTRACTOR MAY USE A 1/2" x 5" WEDGE ANCHOR, IN LIEU OF 1/2" "J" BOLTS CALLED FOR IN SPECIFICATION (IF APPLICABLE)
2. SPACE BOLTS PER PLAN REQUIREMENTS.
3. MATCH WASHER SIZE TO ORIGINAL SIZE SPECIFIED ON PLAN THAT FASTENER IS REPLACING.

ELECTRONIC SEAL



HEADER DETAIL JAM DETAIL

NOTE: FRAME NAILS TO USE SAME SIZE LAS SCREWS FRAMER TO ENSURE SILD LUMBER AT ATTACHMENTS
EXTERIOR POCKET SGD DETAILS (CMU)
SCALE: N.T.S.

REPRODUCTION OR TRANSMISSION OF ANY PART OF THE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OF RECORD IS PROHIBITED. FOR PERMISSION OF REPRODUCTION OR TRANSMISSION CONTACT: Gustavo A. Roman, Inc. 10123 Boylston Street, Port Charlotte, FL 33951. (941) 622-7000. Fax: (941) 622-7001. www.garcfi.com

CONTACT: **Gustavo A. Roman**
PROJECT MANAGER: (239) 677 5778
e-mail: gusromano@garcfi.com
CONTRACTOR/DEVELOPER:

PROJ No:SGD-19123
FILE: CONCORDIA-19123
DRAWN: J.V.C.
CHECKED:
DATE: 2023-07-03

REVISIONS:
DATE REVISION BY

GulfCoast Engineering, LLC
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SEAL
A/E
BRIAN LOY CHANDLER
LICENSE NO. 72152
C.O.C. NO. 9910

FLORIDA

PROJECT: **Concordia Model**
10123 Boylston Street
Port Charlotte

GAR - Concordia
SHEET
S-6
14 OF 18

DO NOT SCALE DRAWINGS. USE GIVEN DIMENSION REPORT. ANY DISCREPANCIES ON THE DOCUMENT REPORT TO THE ENGINEER OF RECORD OR CONSTRUCTION SUPERINTENDENT ON WRITING BEFORE PROCEEDING WITH ANY WORK. IF CONTRACTOR FAILS TO REPORT ENGINEER OF RECORD AND DESIGNER WILL BE RELEASE OF ANY COMPLAINT AND OWNER OR CONTRACTOR WILL ASSUME FULL RESPONSIBILITY THESE PLANS ARE IN COMPLIANCE WITH THE LATEST FLORIDA BUILDING CODE EDITION

GENERAL NOTES

- TYPE OF CONSTRUCTION: CLASS V, UNPROTECTED, GROUP R3 OCCUPANCY PER F.B.C. AND ASSET-16.
- CONSTRUCTION SHALL FOLLOW THE FLORIDA BUILDING CODE AS ADOPTED BY THE COUNTY AND ALL APPLICABLE AMENDMENTS.
- BUILDER SHALL COORDINATE ALL THE WORK OF TRADES.
- BUILDER SHALL REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE WORKING. THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR INTERFERING WORK NOT REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. BACK CHARGES WILL NOT BE ACCEPTED, DO NOT SCALE DRAWINGS.
- SUBMIT MIN. THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.
- THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENERGY CODE REQUIREMENTS OF THE F.B.C. ENERGY EFFICIENCY. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THE CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
- BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.
- CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
- WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
- ALL WINDOWS AND DOORS SHALL BE CALKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE F.B.C. CHAPTER 13 ENERGY EFFICIENCY SECTION.
- THE CONTRACTOR/OWNER IS TO VERIFY ALL SITE CONDITIONS, PROPERTY DIMENSIONS, AND PRODUCT AVAILABILITY. OPENINGS FOR WINDOWS, DOORS AND ATTACHMENTS REQUIREMENTS, DIMENSIONS OF PRODUCTS, INCLUDING APPLICATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH 2020 SEVENTH EDITION CODE AND ASSET-16.
- 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.
- ENGINEER HAS NOT PROVIDED ANY JOB SITE INSPECTIONS UNLESS SPECIFICALLY ARRANGED.
- CLADDING PRODUCTS ARE TO BE INSTALLED TO THE MFG. SPECIFICATIONS AND TO COMPLY WITH THE 2020 FLORIDA BUILDING CODE AND ASSET-16.
- 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.
- NON-ENGINEER 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.
- THIS 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 AWAY 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 CONTRACTOR.
- CONCRETE IS TO BE INSTALLED TO THE LATEST PUBLICATION OF THE A/CI MANUALS. THE ENGINEER DOES NOT WARRANT THE SLAB, ANY CONCRETE OR ANY MASONRY FROM CRACKING.

MASONRY NOTES

- CONCRETE UNITS TO BE ASTM C 90-03a ASTM GRADE N OR NL. PROVIDE PRECAST LINTELS AS NECESSARY (MIN. 1.500 PSI).
- MORTAR TYPE M PER ASTM C 270-04.
- CONCRETE FILL.
 - CELLS UNITS AND BOND BEAM WHERE SPECIFIED SHALL BE FILLED W/ 3000 PSI FEA GRAVEL CONCRETE.
 - THE MIX DESIGN SHALL BE APPROVED BY THE ENGINEER.
 - ALL CONCRETE SHALL BE OF A FLUID CONSISTENCY WITH A SLUMP OF 9"-11" MAX, WHICH MEANS THAT THE CONSISTENCY SHALL BE AS FLUID AS POSSIBLE FOR POURING WITHOUT SEGREGATION OF THE CONCRETE PARTS.
 - THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
- REINFORCING:
 - VERTICAL:
 - ASTM A615-04a PER REINFORCING SCHEDULE (GRADE 60)
 - WHEN A FOUNDATION BOWL DOES NOT LIE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.
 - VERTICAL REINFORCING STEEL SHALL HAVE A MINIMUM CLEARANCE OF ONE-HALF INCH FROM THE MASONRY.
 - VERTICAL REINFORCING SHALL BE LOCATED AS ON THE PLAN AND AS INDICATED IN THE COLUMN SCHEDULE.
 - VERTICAL REINFORCING EACH SIDE OF ANY OPENING, IF REQUIRED, SHALL BE CONTINUOUS TO THE BEAM. PRECAST LINTELS SHALL HAVE OPENINGS TO ALLOW REINFORCING BARS TO CONTINUE UNINTERRUPTED.
 - HORIZONTAL:
 - HORIZONTAL REINFORCEMENT SHALL BE PROVIDED AS SCHEDULED IN THE BEAM SCHEDULE.
 - HORIZONTAL JOINT REINFORCEMENT SHALL CONSIST OF AT LEAST 9 GAUGE LARGER TYPE REINFORCEMENT SPACED NOT MORE THAN 16" O.C. VERTICAL REINFORCEMENT SHALL ALSO BE PROVIDED AT THE BOTTOM AND TOP OF ALL OPENINGS AND EXTEND NOT LESS THAN 24" BEYOND THE OPENINGS.
 - REINFORCE 6" MIN. EMBEDMENT INTO CONCRETE COLUMNS AND BEAMS AND FULL DEPTH LAP AS AT ALL MASONRY "L" AND "T" INTERSECTIONS.
- GENERAL:
 - STRUCTURAL DESIGN IS IN ACCORDANCE WITH A.C.I. 530-05/ASCE 5-05/MS 402-05. BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND THE FAMILIARIZATION OF BUILDING CODES AND ORDINANCES.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH A.C.I. 530-05/ASCE 5-05/MS 402-05. SPECIFICATIONS FOR MASONRY STRUCTURES AND THE COMMENTARY ON SPECIFICATIONS FOR MASONRY STRUCTURES.
 - IN HAZARDOUS AREAS THE BUILDER SHALL EMPLOY A SPECIAL INSPECTOR APPROVED BY THE BUILDING OFFICIAL. TO ENSURE COMPLIANCE WITH THE APPROVED STRUCTURAL PLANS IN ACCORDANCE WITH SECTION 2122.4 F.B.C.
 - IN HAZARDOUS AREAS THE BUILDER SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CELL.
 - ALL STUDS TO BE A MINIMUM OF 40 BAR DIAMETERS.
 - VERTICAL CELLS FOR MASONRY TO BE GROUDED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CELL.
 - 4" HIGH CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTIONS, AND BEFORE GROUING.
 - FOUNDATION PLAN THAT DIMENSIONS (1) 6 BAR IN GROUDED CELL (DOWNPOUR LOCATION) TO THIS STRUCTURE HAS BEEN DESIGNED AND MINIMUM HEIGHTS ARE ACCEPTABLE. (DIMENSIONS ARE PROVIDED FOR EASE OF INSPECTION AND LAYOUT).
 - SEE REPAIR DETAIL FOR "MISSED" DOWNPOUR LOCATIONS. DETAIL MAY BE USED FOR MAXIMUM OF FIVE (5) LOCATIONS CONSECUTIVELY. MORE THAN FIVE (5) CONSECUTIVE MISSED LOCATIONS WILL REQUIRE AGREEMENT FROM ENGINEER.
 - ALL MASONRY UNITS ARE TO BE INSTALLED PER THE FLORIDA BUILDING CODE LATEST EDITION.
 - CONCRETE IS TO BE INSTALLED TO THE LATEST PUBLICATION OF THE A/CI MANUALS. THE ENGINEER DOES NOT WARRANT THE SLAB, ANY CONCRETE OR ANY MASONRY FROM CRACKING.

CONCRETE NOTES

- CONCRETE SHALL CONFORM TO ASTM C 94-03. SHALL HAVE A MAX. WATER/CEMENT RATIO OF 0.6 AND SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS (UNLESS NOTED OTHERWISE). ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-05 AND ACI 301-05. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 530-05.
- MIN. CONCRETE COVER: REINFORCING SHALL BE SLABS ON VAPOR BARRIER, BEAMS AND COLUMNS: 1 1/2" FORMED CONCRETE BELOW GRADE. 2" UNFORMED CONCRETE BELOW GRADE. 3" REINFORCING STEEL: 4" (F1-60000) ASTM A615-04.
- DETAIL OF CONC. REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION" AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE, UNLESS NOTED OTHERWISE.
- ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION.
- CONCRETE BEAM SIZES MAY INCREASE (8" MAX) AS REQUIRED FOR ARCHITECTURAL DETAILS OR FIT BLOCK COURSING, DROP BOTTOM OF THE BEAM AS REQUIRED AT WINDOWS AND DOORS BOWS (2" MAX) AND ADD 2" BARS BOTTOM IF DROP EXCEEDS 4".
- DOMELC COLUMNS AND WALLS REINFORCING TO FOOTING WITH SAME SIZE AND NUMBER OF DOMELC AS VERTICAL BARS ABOVE.
- REINFORCING STEEL SHALL BE LAPPED 40 BAR DIA. MIN. WHERE SPLICED AND SHALL BE WROD TOGETHER. PROVIDE CORNER BARS SAME SIZED AND NUMBER AS HORIZ. BEAM REINFORCING AT EACH FACE. LAP 40 BAR DIA. MIN.
- PLACING DRUMS ON BAR LISTS SHALL CONFORM TO A/CI'S MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE CONSTRUCTION AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE, UNLESS NOTED OTHERWISE.
- CONCRETE SLABS SHALL NOT BE LOADED UNTIL 12 HOURS HAS ELAPSED.
- CONCRETE BEAM SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED. ALL CONCRETE PLACEMENTS SHALL BE IN ACCORDANCE WITH ACI 318. CONCRETE IS TO BE INSTALLED TO THE LATEST PUBLICATION OF THE A/CI MANUALS. THE ENGINEER DOES NOT WARRANT THE SLAB, ANY CONCRETE OR ANY MASONRY FROM CRACKING.

STEEL NOTES

- STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. MATERIALS SHALL CONFORM TO THE APPLICABLE ASTM SPECIFICATIONS AS FOLLOWS:
 - SH SHAPES: A588-06a
 - WELDED SHAPES: A36-09
 - PLATES: A307-03
 - TUBULARS: A500-07 Grade B (46 KS).
- WELDED CONNECTIONS SHALL CONFORM TO THE AMERICAN WELDED SOCIETY STRUCTURAL WELDING CODE. ELECTRODES FOR FELD AND SHOP WELDS SHALL BE A.W.S. A516/C10.

FOUNDATION NOTES

- FLOOR SLAB TO BE 4" THICK POURED CONCRETE SLAB WITH 6# X 16 IN W X 16 IN W/M (OR FIBERGLASS) ON 6" MIN. VISQUEEN (OR EQUAL) ON CLEAN WELL COMPACTED FILL PRE-TREATED FOR TERMITES. W/M SHALL BE INSTALLED IN THE MIDDLE TO UPPER HALF OF THE SLAB DEPTH AND MUST BE SUPPORTED BY 1" O.C. LATHING AT THE ADJACENT WALL ENGINEER.
- ALL REINFORCING STEEL TO BE GRADE 40.
- COLUMN AND WALL CENTRELINES SHALL COINCIDE WITH FOOTING CENTRELINES UNLESS OTHERWISE NOTED.
- FOOTING DESIGN BASED ON ASSUMED SOIL BEARING CAPACITY PER F.B.C.-401. CONTRACTOR TO SUBMIT SOIL BEARING TEST RESULTS OR SOIL BEARING CAPACITY REPORT BY A FLORIDA REGISTERED ENGINEER. IF REQUESTED/REQUIRED BY BUILDING OFFICIAL.
- ALL SITE PREPARATIONS AND DRAINAGE RECOMMENDATIONS MADE IN THE SITE SPECIFICATION REPORT WHEN REQUIRED MUST BE STRICTLY ADHERED TO.
- FILL PLACEMENT WITH 5'-0" OF THE CONSTRUCTION PERMETER SHALL CONSIST OF CLEAN WELLS GROUDED SAND IN 12" LIFTS (MAX.) AND VIBRATORY COMPACTOR TO ACHIEVE A MINIMUM OF 95% MOISTURE PROCTOR IN 1557.
- AFTER STANDARD CLEANING AND GRUBBING HAS BEEN COMPLETED AND APPROVED, APPLY VIBRATORY COMPACTOR WITH A MINIMUM OF FOUR PASSES TO THE EXISTING GRADE.
- CONCRETE SLABS SHALL NOT BE LOADED UNTIL 12 HOURS HAS ELAPSED.
- SPLICES SHALL BE 40 BAR DIAMETERS AND CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CORNER BARS SHALL BE 40 BAR DIAMETER EACH WAY.
- ALL MONOLITHIC FOOTINGS HAVE BEEN CHECKED FOR THE USE OF TRANSFER REINFORCEMENT AT THE PERMETER.
- CONCRETE FOR FOUNDATIONS AND FOOTINGS SHALL BE 3000 PSI MINIMUM MAXIMUM WATER/CEMENT RATIO SHALL NOT EXCEED 0.6.
- CONCRETE TESTING: SLUMP, TEST BREAK, TEST, Q/C/G IS TO BE PERFORMED AT THE DISCRETION OF THE CONTRACTOR, NOT VERIFIED BY ENGINEER UNLESS SPECIFICALLY ARRANGED.
- PRIOR TO ANY CONSTRUCTION OF THE CONTRACTOR IS TO VERIFY THE EXISTING SITE CONDITIONS PRIOR TO A MINIMUM SOIL BEARING CAPACITY PER F.B.C.-401, NO GEOTECHNICAL ENGINEERING HAS BEEN PROVIDED BY THE CONTRACTOR.
- CONCRETE IS TO BE INSTALLED TO THE LATEST PUBLICATIONS OF THE A/CI MANUALS. THE ENGINEER DOES NOT WARRANT THE SLAB, ANY CONCRETE OR ANY MASONRY FROM CRACKING.

TRUSS UPLIFT CONNECTOR SCHEDULE

TRUSS UPLIFT CONNECTOR SCHEDULE:

SPRINGS STRONG TO BE EQUAL.

1. THE FOLLOWING TRUSS STRAP SPECIFICATIONS ARE TO BE USED WITH THE PROVIDED MANUFACTURER'S TRUSS PLAN GUIDELINES FOR DESIGNED UPLIFTS.

2. TRUSS STRAPS BELOW ARE PROVIDED TO ALLOW AN INCREASE IN UPLIFT STRAPPING IF DESIRED BY CONTRACTORS.

CONCRETE BEAM	TRUSS UPLIFT	STRAP
146 1/2" THROUGH 1450 1/2"	146 1/2" THROUGH 1810 1/2"	META-20
181 1/2" THROUGH 2450 1/2"	181 1/2" THROUGH 2450 1/2"	META-20
250 1/2" THROUGH 3420 1/2"	250 1/2" THROUGH 3420 1/2"	META-20
540 1/2" THROUGH 16620 1/2"	540 1/2" THROUGH 16620 1/2"	META-20

GENERAL PLAN NOTES

- PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDED AND NEED FOR RESPECTION AND TREATMENT CONTRACTOR SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.
- PROVIDE 3" STEEL POST OR BOLLARD OR TIRE BARRIER IN FRONT OF ALL EQUIPMENT (HVAC, CIVIL, MASTERS/WORKERS) LOCATED IN THE GARAGE AT FLOOR LEVEL PER F.B.C. MECH. CODE.
- PROVIDE 1/2" P1 PRESTRESS HORIZONTAL AT CEILING AND WALL INTERSECTIONS OR 8"-0" O.C. VERTICAL MAX. AND ALL OTHER LOCATIONS PER F.B.C. SECTION 705.
- ALL GLAZING WITHIN 24" (48 CM HWZ) AND PARALLEL TO A DOOR SHALL BE TEMPERED.
- ALL WINDOWS OR GLAZED ENTRANCES WITHIN 36" OF TIRES AND SHOWERS WITH SLIPS LESS THAN 60" ABOVE FLOOR SHALL BE TEMPERED. ALL GLASS IN SLEIGHOLDS, SLIDING GLASS DOORS AND FRENCH DOORS SHALL BE TEMPERED.
- EXPRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. EXPRESS WINDOWS SHALL HAVE A MINIMUM NET OPENING OF 5.7 SF. FOR FIRST FLOOR WINDOWS, THE BOTTOM OF THE OPENINGS SHALL BE MORE THAN 44" ABOVE THE FLOOR LATCH AND 54" AFF. MAX. IN HAZARDOUS AREAS WHERE THERE IS MORE THAN 44" OF DROP, THE SLIP SHALL BE NO LESS THAN 36" AFF. OR PROVIDE AN APPROVED SAFETYGLASS AS REQUIRED PER F.B.C.
- ALL BATHROOM FLOORS SHALL BE F APPROVED IMPERVIOUS MATERIALS.
- IN AREAS OTHER THAN HWZ FLOOR GLASS THICKNESS SHALL BE DETERMINED USING TABLE 2303.3 AND 3A OF F.B.C. AS PER MIN. THICKNESS ALLOWED.
- IN HAZARDOUS AREAS PROVIDE HURRICANE SHUTTERS PAS PER F.P.C. SECTION 24-13 UNLESS THE EXTERIOR WALL COMPONENTS OF THE ENCLOSED BUILDING HAS SPECIFIC PRODUCT APPROVAL TO PRESENT THE ENCLOSED BUILDING DEVELOPER AGAINST IMPACT LOADS AS SET FORTH IN CHAPTER 16.
- RAILGATORS AT STAIRS, LANDINGS AND BALCONIES SHALL BE SPACED TO PREVENT PASSAGE OF A 4" DIAMETER STAIR (WHEN REQUIRED).
- PROVIDE A MIN. OF 4" CLEAR ALL AROUND AIR HANDLER UNITS, OR AS REQ. BY MFG.
- IN ZERO LOT LINE HOMES: DRYER VENTS, EXHAUST FANS AND KITCHEN HOODS SHALL NOT VENT THROUGH THE SIDE WALL AND MUST MAINTAIN A 10'-0" SETBACK FROM SIDE PROPERTY LINES.

TIE BEAM NOTES

- SCHEDULED HOOPS AND STRIPPS SHALL BE PLACED AT EACH END OF BEAM OR THROUGHOUT BEAM AS INDICATED ON BEAM SCHEDULE. STRIPPS SHALL BE TYPE 5-8 AND HOOPS SHALL BE TYPE 1-2 TYPICAL. CRIS BAR BENDS UNLESS OTHERWISE NOTED.
- ALL BEAM TOP BARS SHALL BE CONTINUOUS UNLESS OTHERWISE NOTED.
- ALL THE BEAMS REINFORCING SHALL BE CONTINUOUS THROUGH THE BEAM ONLY.
- ALL STUDS TO BE A MINIMUM OF 40 BAR DIAMETERS.
- BUNDLE ALL STRUCTURAL BEAM TOP BARS IN PARS OVER SUPPORTS WITH TOP BARS FROM ADJACENT BEAM (UNLESS NOTED OTHERWISE).
- DROP BOTTOM OF THE BEAMS AS REQUIRED AT WINDOWS AND DOORS HEAD. ADD 2"-6" BEYOND IF DROP EXCEEDS 10".
- THE BEAM SCHEDULE DEPTH IS MINIMUM AND MAY BE INCREASED 8" TO FIT BLOCK WORK.
- ADD LONGITUDINAL BEAM REINFORCING SHALL EXTEND 6" MIN. INTO SUPPORT UNLESS OTHERWISE NOTED.
- REFER TO COMMENTED NOTES FOR INFORMATION ON CONCRETE AND STEEL SPECIFICATIONS.
- PROVIDE 1 1/2" COVERAGE TOP, SIDES, BOTTOM AND 1" BETWEEN ADJACENT REBARS
- THE BEAM SHALL BE MINIMUM 24" AT 28 DAYS.
- THE BEAM REINFORCEMENT SHALL BE GRADE 40 MIN.

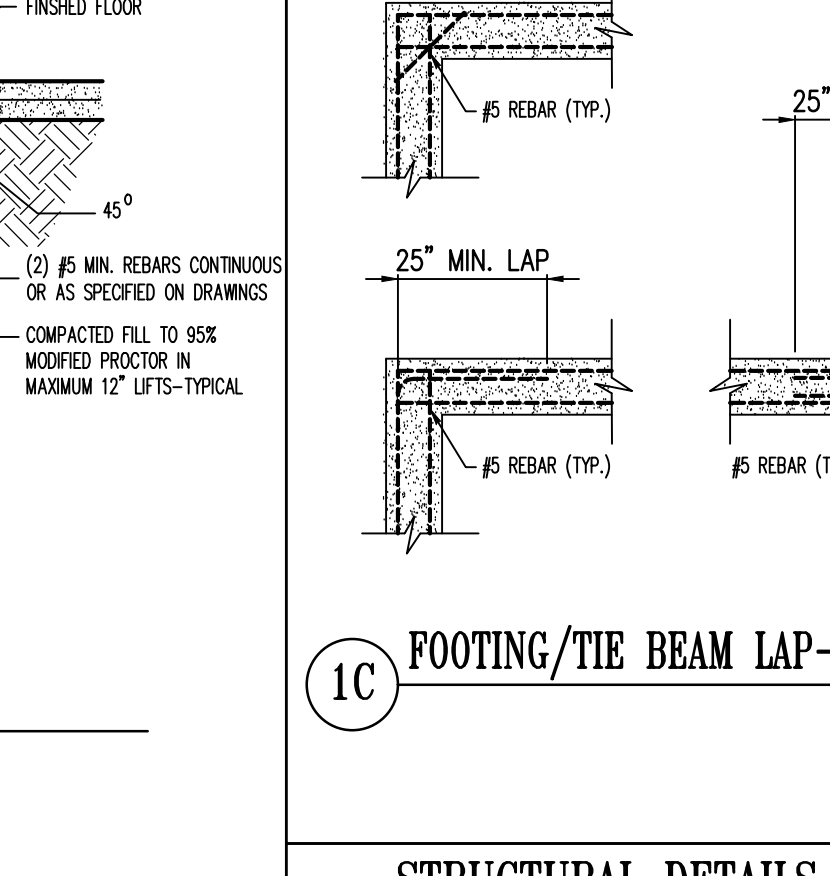
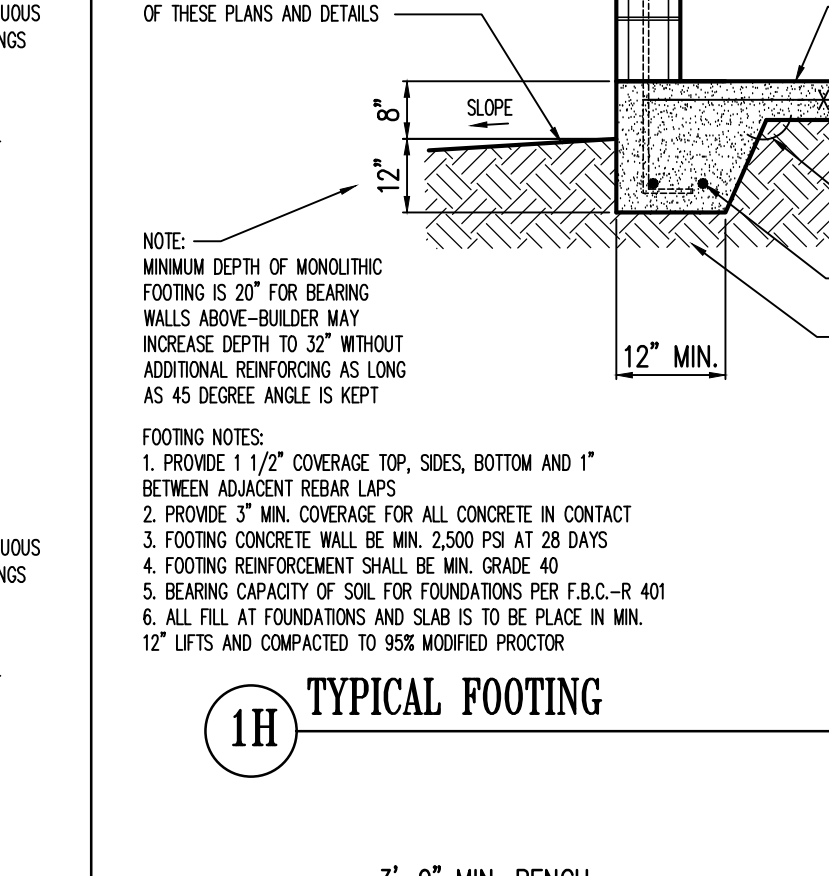
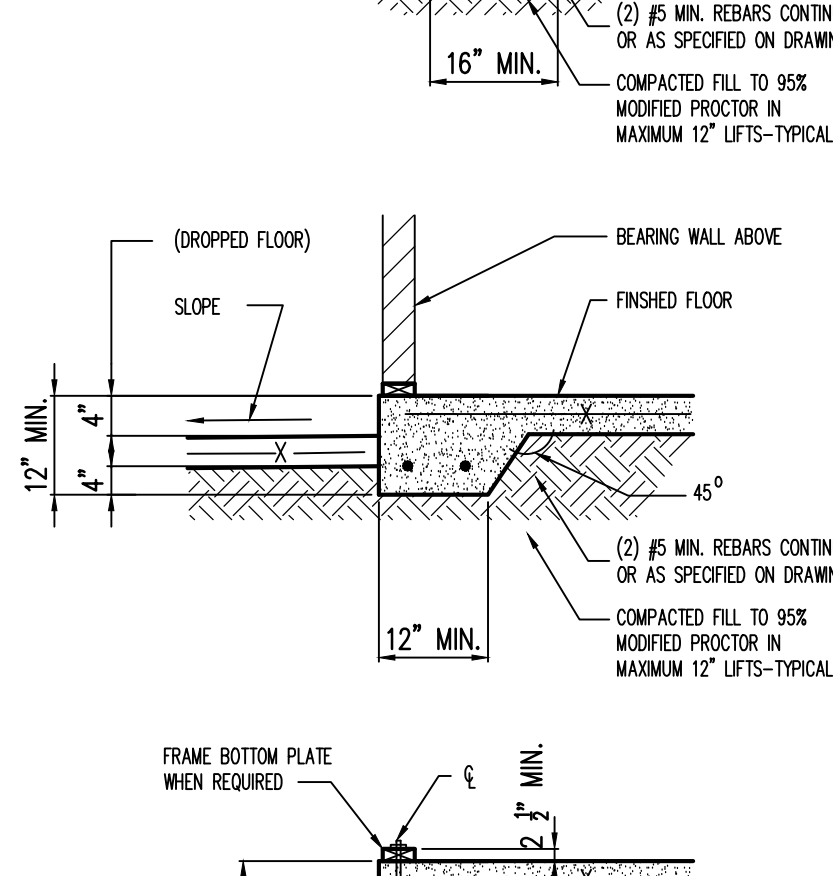
FOUNDATION NOTES

- FOUNDATION PLAN THAT DIMENSIONS (1) 6 BAR IN GROUDED CELL (DOWNPOUR LOCATION) TO THIS STRUCTURE HAS BEEN DESIGNED AND MINIMUM HEIGHTS ARE ACCEPTABLE. (DIMENSIONS ARE PROVIDED FOR EASE OF INSPECTION AND LAYOUT).
- SEE REPAIR DETAIL FOR "MISSED" DOWNPOUR LOCATIONS. DETAIL MAY BE USED FOR MAXIMUM OF FIVE (5) LOCATIONS CONSECUTIVELY. MORE THAN FIVE (5) CONSECUTIVE MISSED LOCATIONS WILL REQUIRE AGREEMENT FROM ENGINEER.
- ALL MASONRY UNITS ARE TO BE INSTALLED PER THE FLORIDA BUILDING CODE LATEST EDITION.
- CONCRETE IS TO BE INSTALLED TO THE LATEST PUBLICATION OF THE A/CI MANUALS. THE ENGINEER DOES NOT WARRANT THE SLAB, ANY CONCRETE OR ANY MASONRY FROM CRACKING.

HEADER SCHEDULE (2X4)

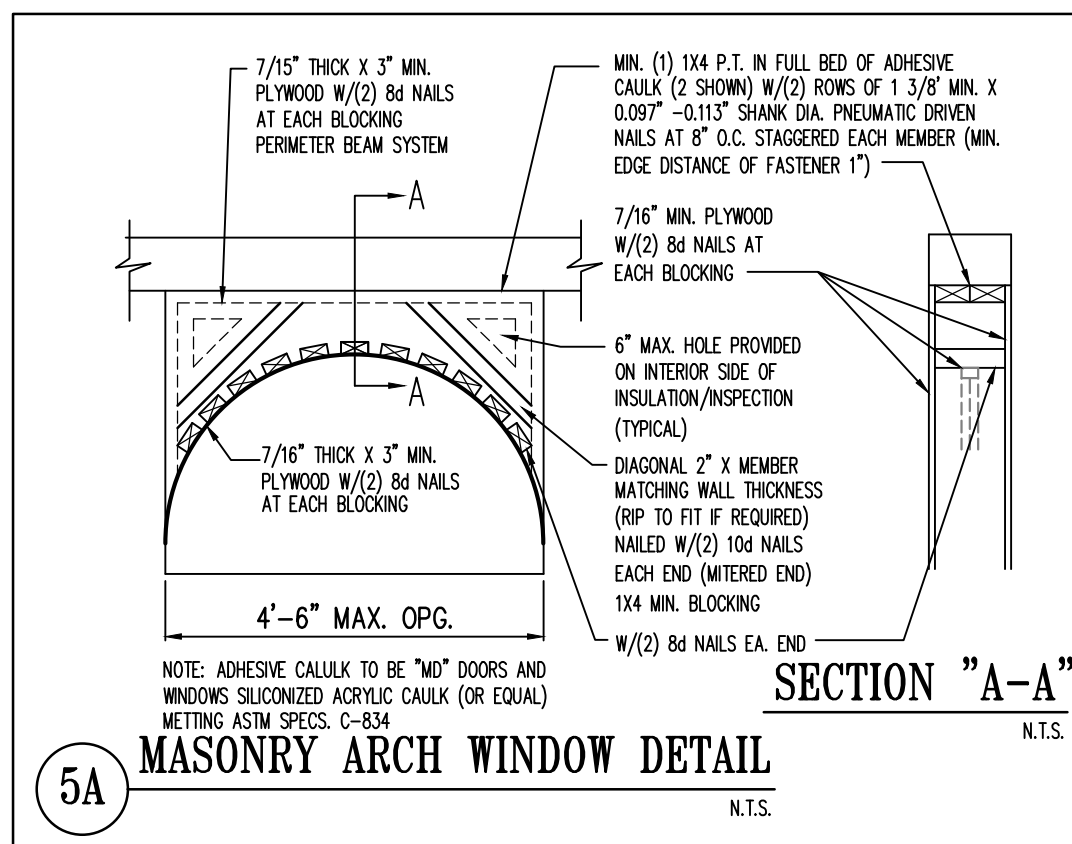
(UNLESS STATED OTHERWISE ON PLANS)

SPAN UP TO	QUANTITY & SIZE	ATTACH WITH
0'-0" TO 6'-0"	(2) 2X4 @ 8" S/P #2	(2) ROWS 164 @ 8" O.C.
6'-0" TO 12'-0"	(2) 2X4 @ 8" S/P #2	(2) ROWS 164 @ 8" O.C.
12'-0" TO 18'-0"	(2) 2X4 @ 8" S/P #2	(2) ROWS 164 @ 8" O.C.
18'-0" TO 24'-0"	(2) 2X4 @ 8" S/P #2	(2) ROWS 164 @ 8" O.C.

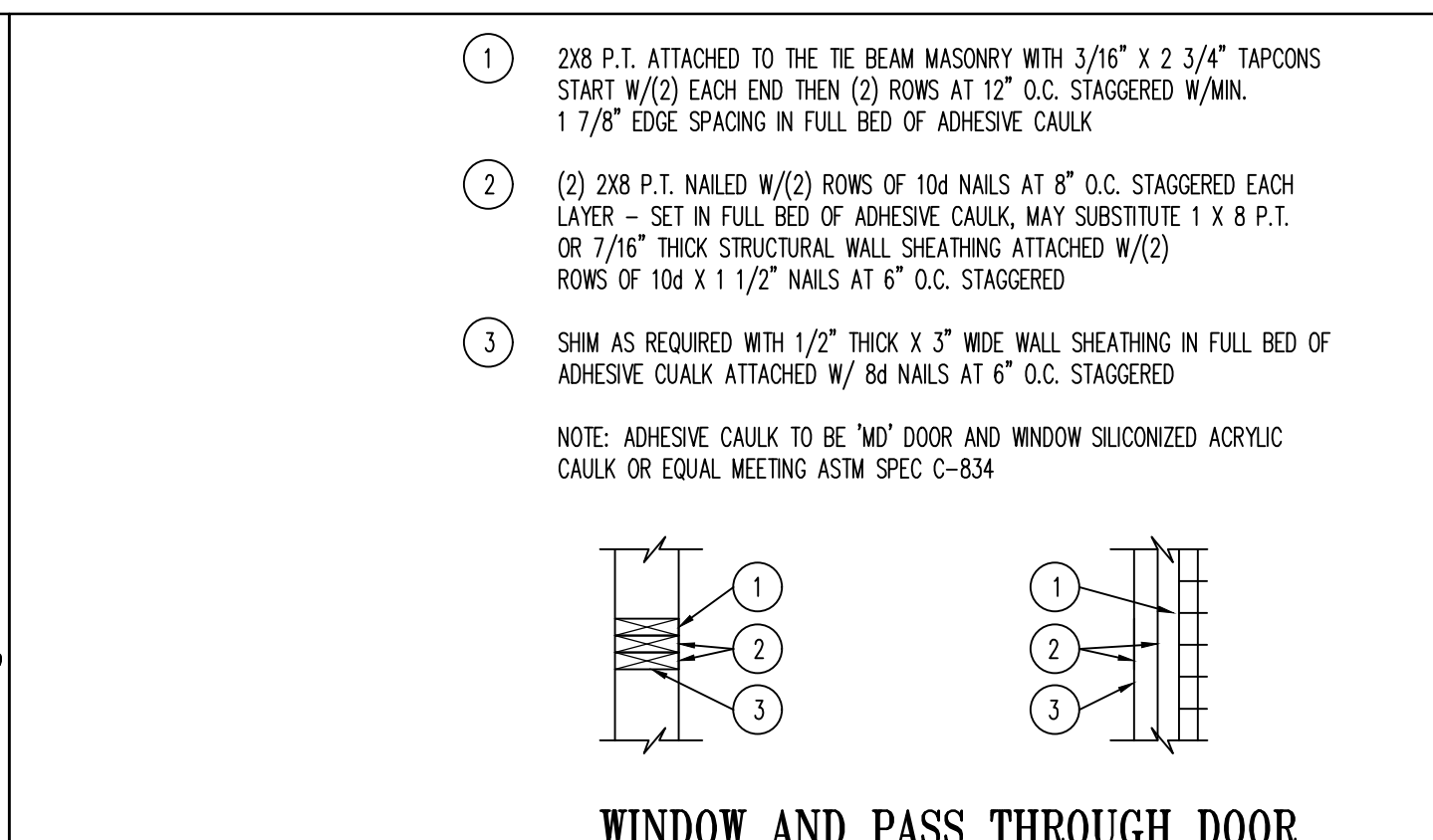


STRUCTURAL DETAILS INDEX

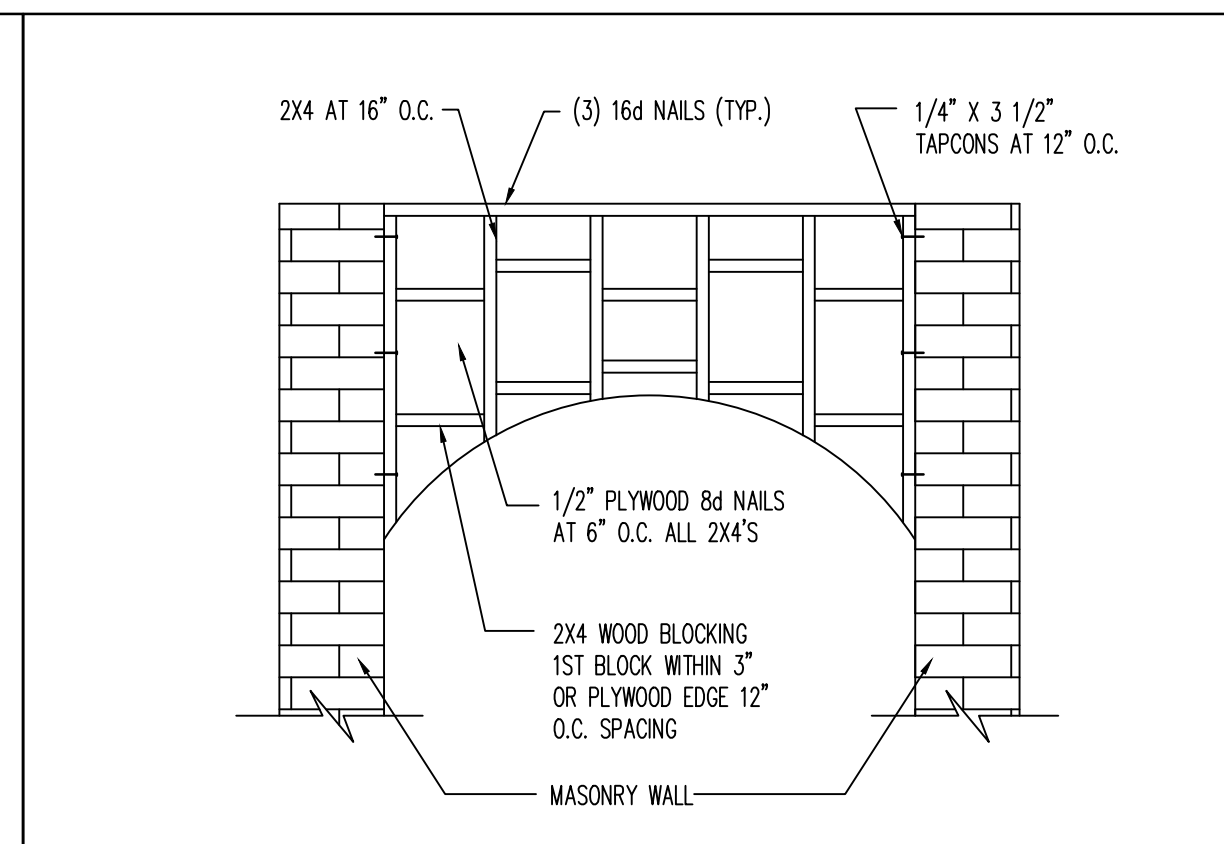
SHEET 1 OF 2	GROUP 1:	GROUP 2:	GROUP 3:	GROUP 4:	GROUP 5:	GROUP 6:	GROUP 7:	GROUP 8:	GROUP 9:	GROUP 10:
	A - TYPICAL FOOTING	A - TYPICAL CONCRETE TIE BEAM DETAILS	A - MASONRY ARCH WINDOW DETAIL	A - ENTRY DOOR DETAIL	A - WINDOW AND PASS THROUGH DOOR W/PT. SSM/RFR	B - FRAME WALL PARALLEL TO TRUSSES (NON-BEARING)	B - FRAME WALL PERPENDICULAR TO TRUSSES (NON-BEARING)	C - STEEL POST DETAIL	C - EXTERIOR FRAME WALL	C - FRAME WALL PARALLEL TO TRUSS (NON-BEARING)
	B - CONCRETE FLOOR SLAB SPECIFICATIONS	B - ANCHORED FRAME WALL DETAIL	B - ANCHORED FRAME WALL DETAIL	B - WINDOW POCKET DOOR DETAIL	B - MASONRY WINDOW ATTACHMENT DETAIL	D - ARCH FRAMING	D - MASONRY WINDOW ATTACHMENT DETAIL	D - REPAIR FOOTING	D - WOOD POCKET DOOR DETAIL	D - MASONRY WINDOW ATTACHMENT DETAIL
	C - FOOTING/TIE BEAM LAP BEND DETAILS	C - ANCHOR BOLT DETAIL	C - ANCHOR BOLT DETAIL	C - REPAIR FOOTING	C - REPAIR FOOTING	E - GARAGE DOOR ATTACHMENT AND OPENING DETAIL	E - GARAGE DOOR ATTACHMENT AND OPENING DETAIL	E - STEEM WALL FOOTING	E - STEEL POST DETAIL	E - GARAGE DOOR ATTACHMENT AND OPENING DETAIL
	D - ANCHOR BOLT DETAIL	D - ANCHOR BOLT DETAIL	D - ANCHOR BOLT DETAIL	D - REPAIR FOOTING	D - REPAIR FOOTING	F - STEEM WALL FOOTING	F - STEEM WALL FOOTING	F - STEEM WALL FOOTING	F - STEEL POST DETAIL	F - STEEM WALL FOOTING
	E - STEEM WALL FOOTING	E - STEEM WALL FOOTING	E - STEEM WALL FOOTING	E - STEEL POST DETAIL	E - STEEL POST DETAIL	G - ENTRY DOOR DETAIL	G - ENTRY DOOR DETAIL	G - STEEM WALL FOOTING	G - STEEL POST DETAIL	G - ENTRY DOOR DETAIL
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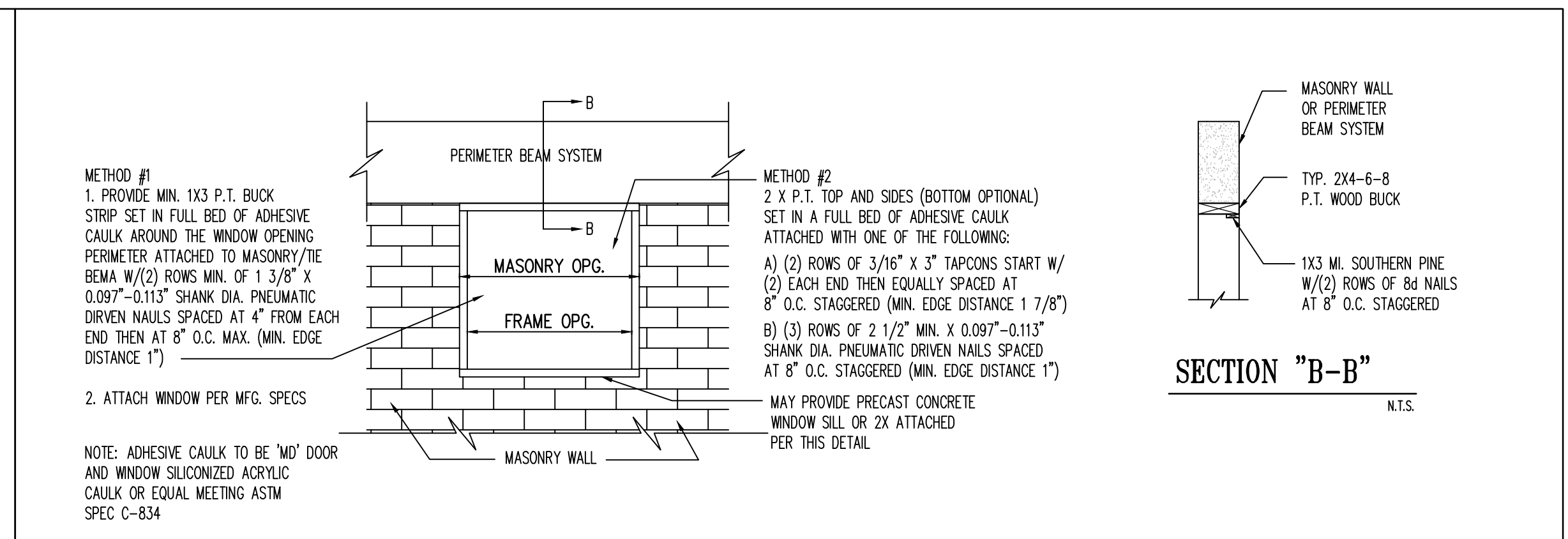
5A MASONRY ARCH WINDOW DETAIL



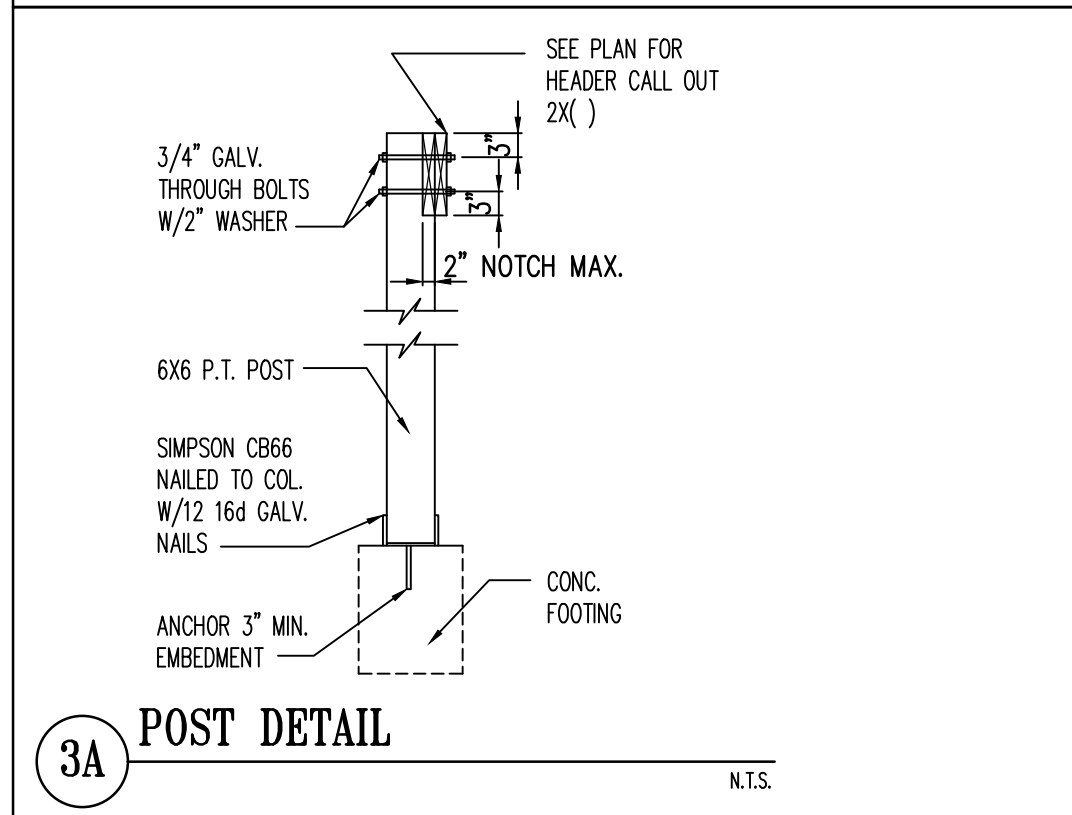
5B WINDOW AND PASS THROUGH DOOR W/OPT. SHIM/FURR. IN DET. TO 4\"/>



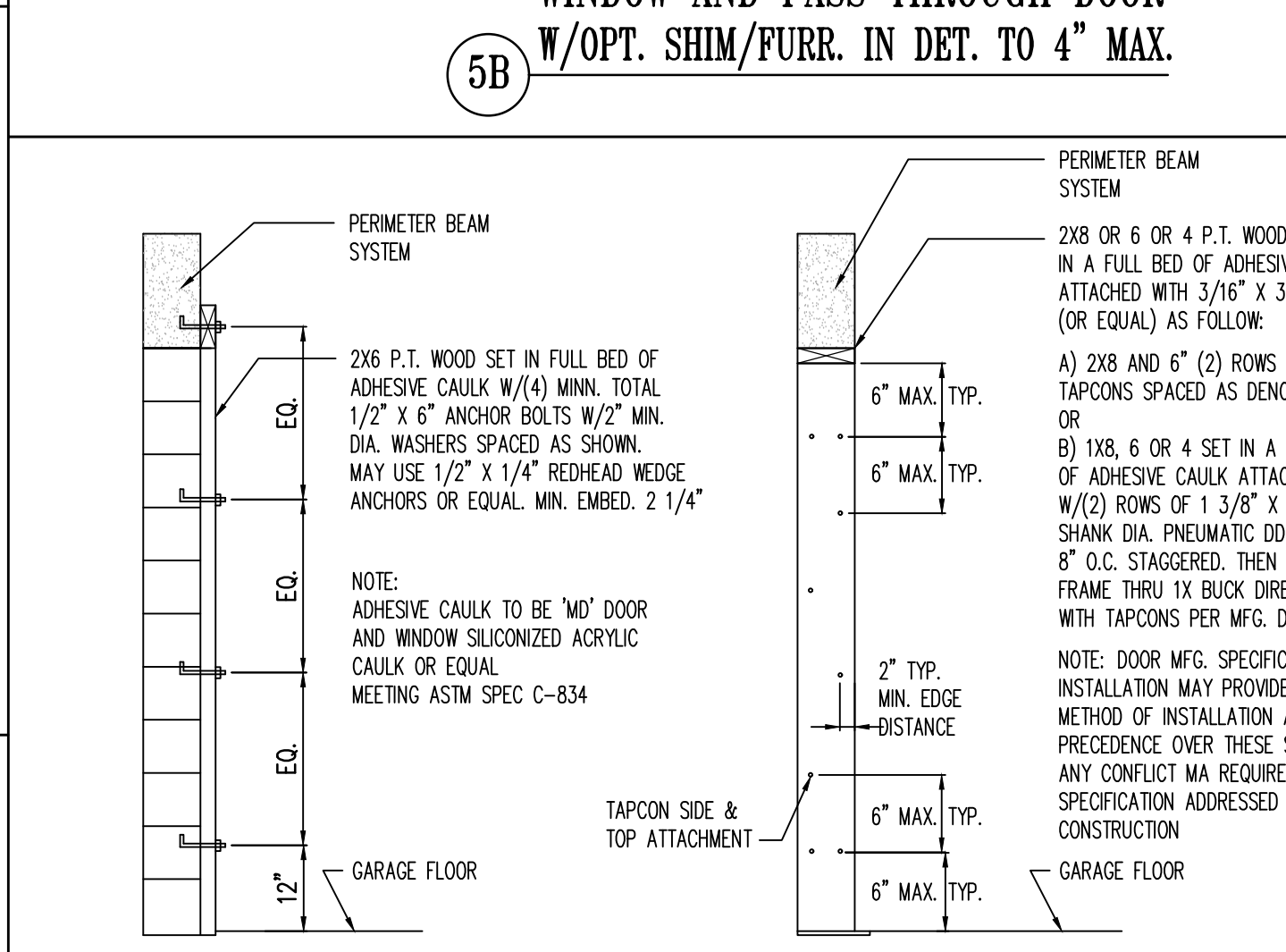
5C ARCH FRAMING



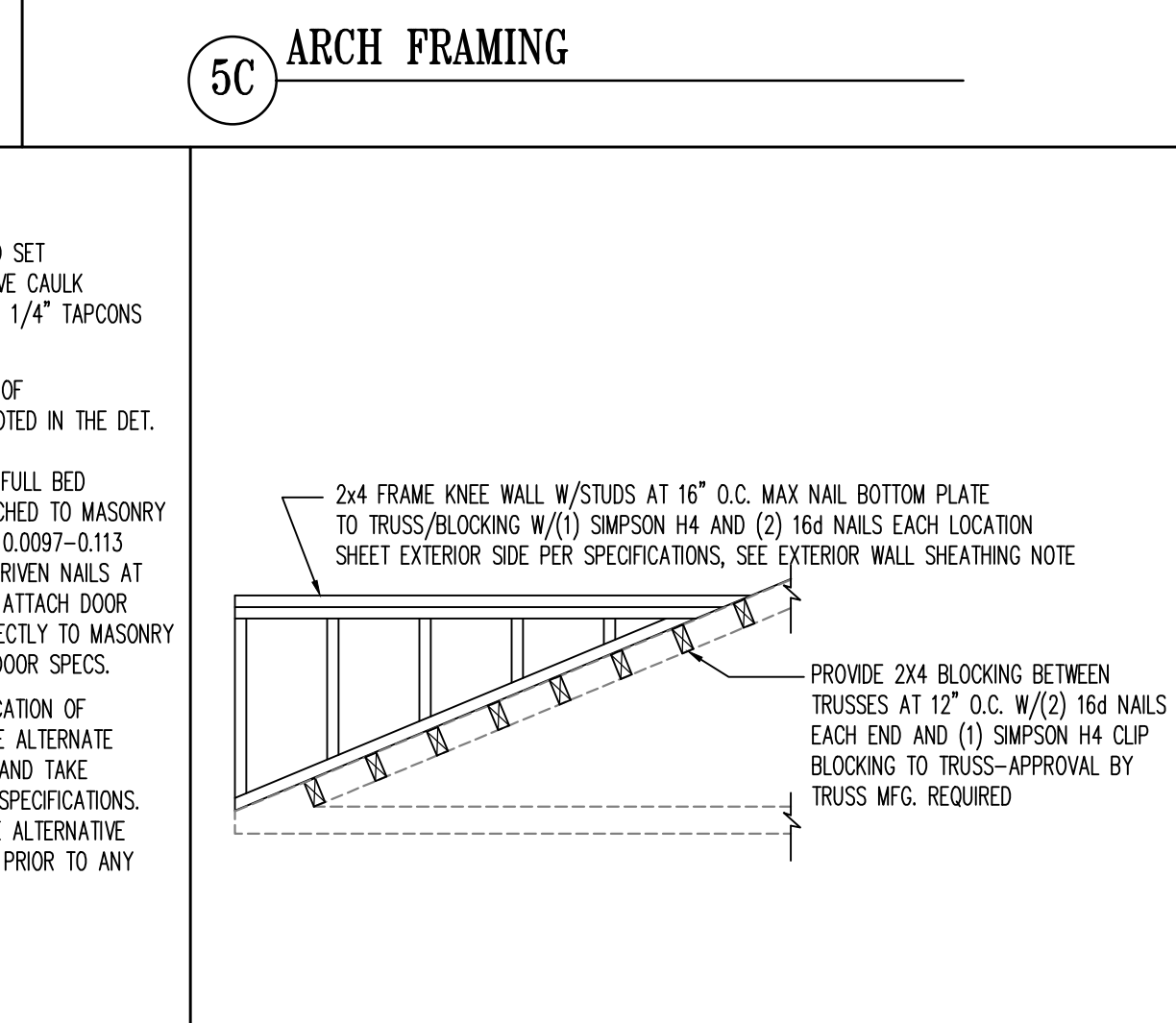
5D MASONRY WINDOW ATTACHEMENT DET.



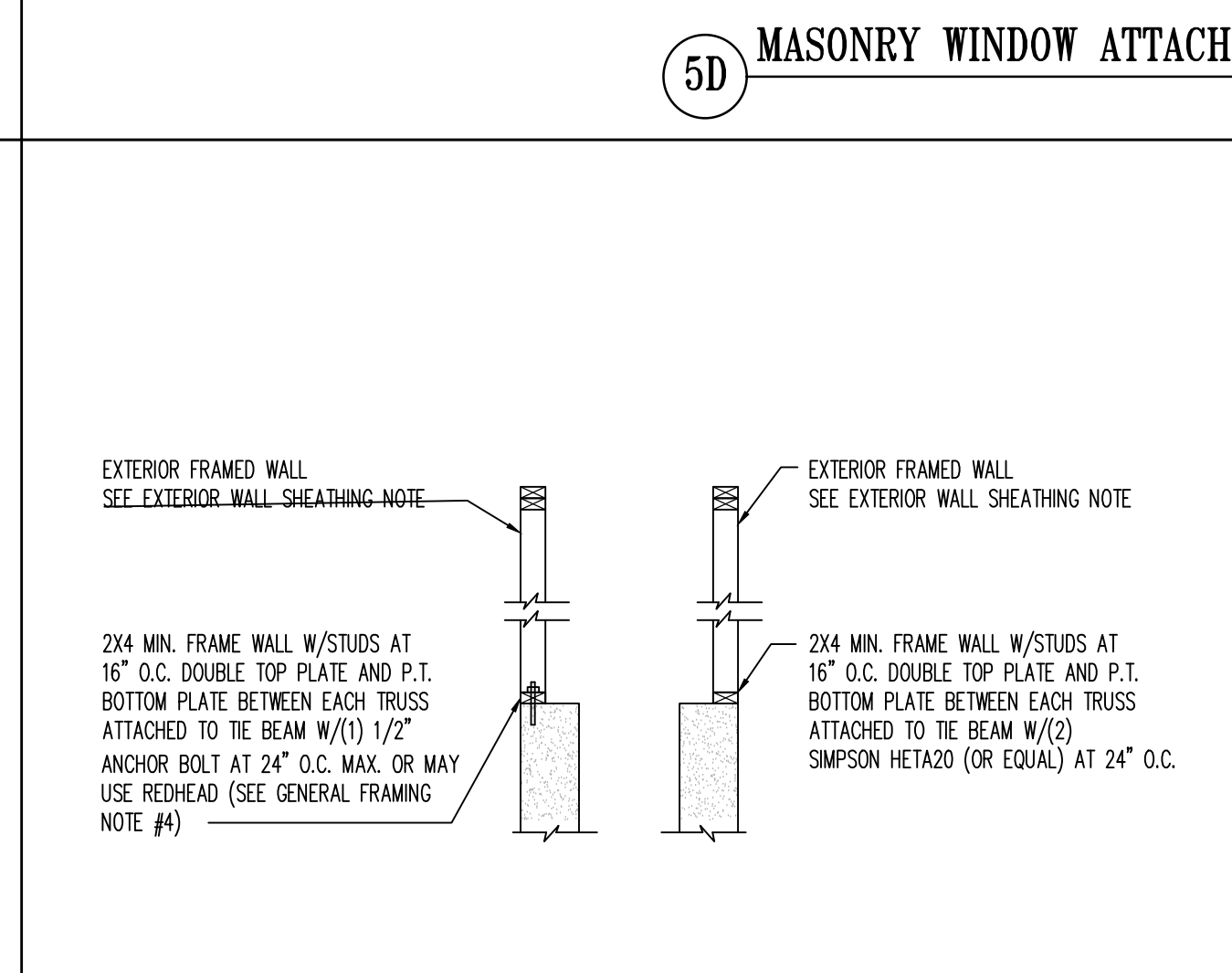
3A POST DETAIL



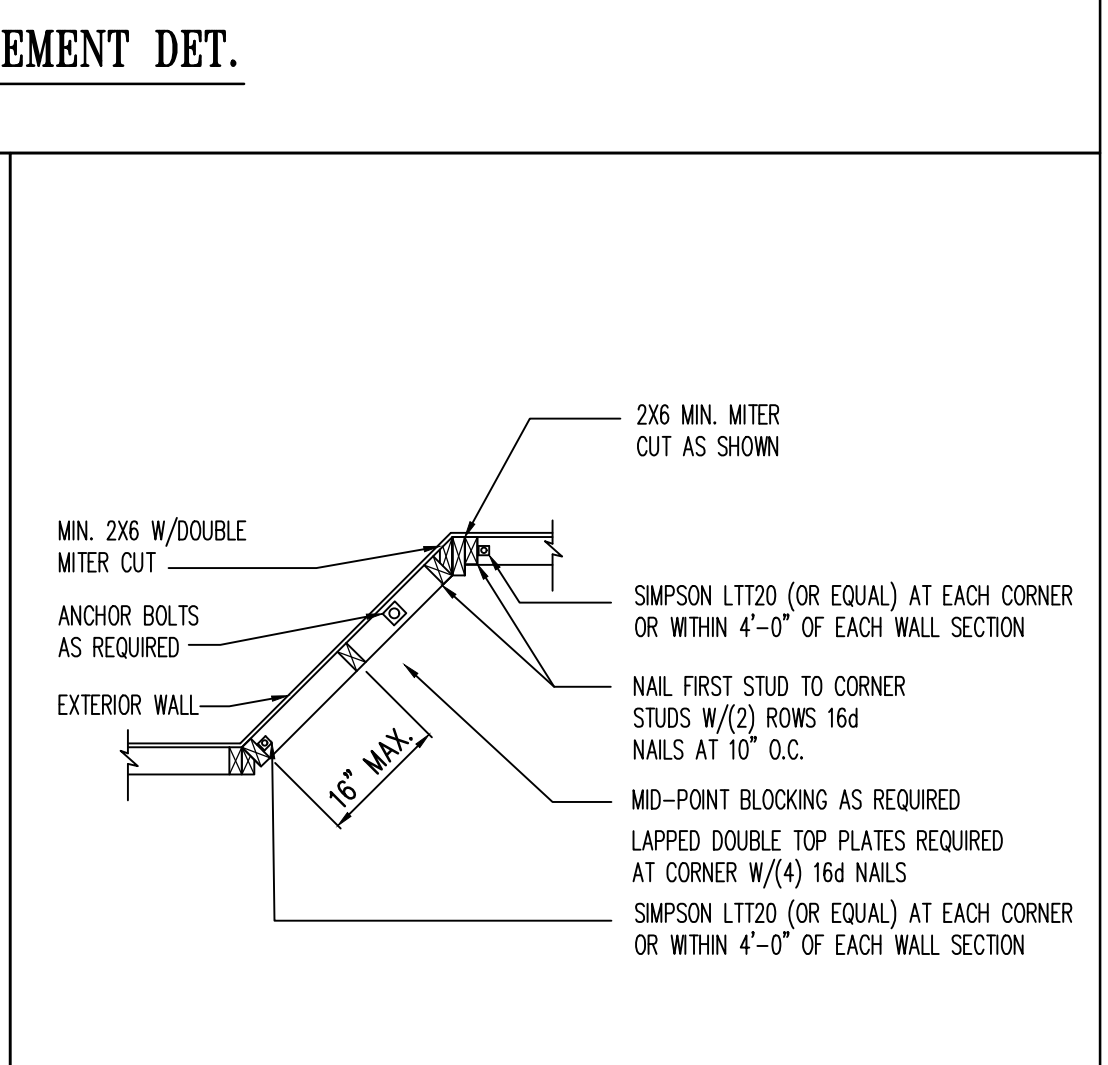
5E GARAGE DOOR ATTACHMENT AND OPENING DETAIL



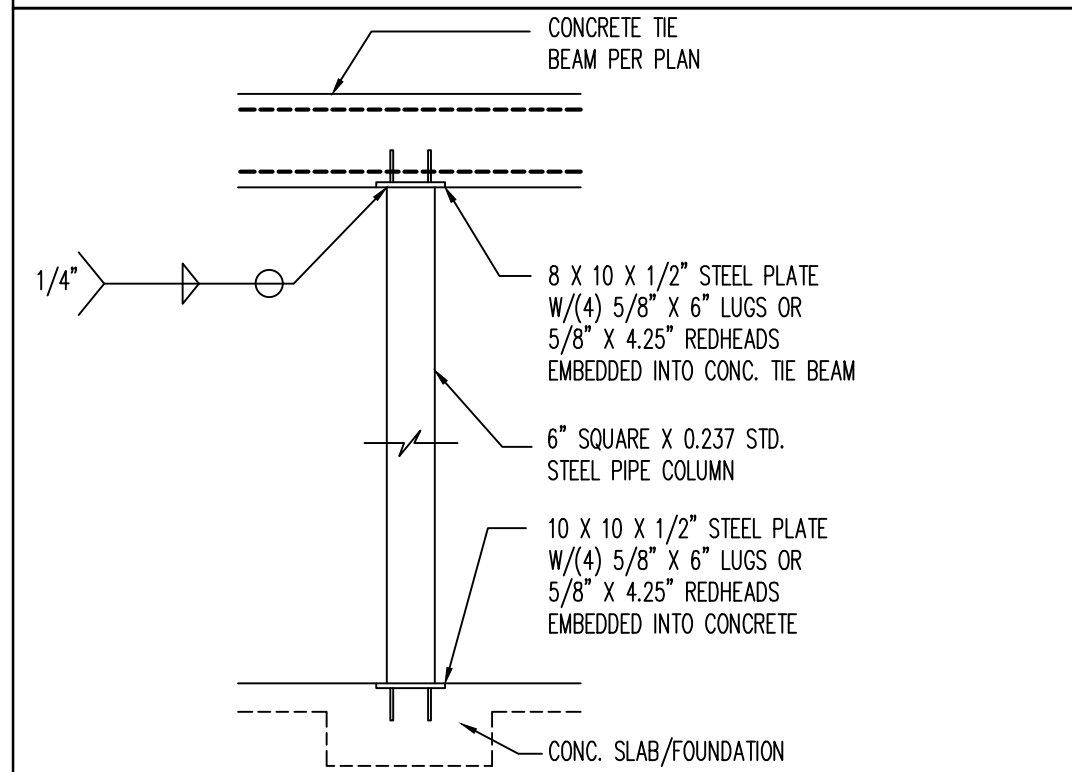
6A KNEE WALL ON TRUSS DETAIL



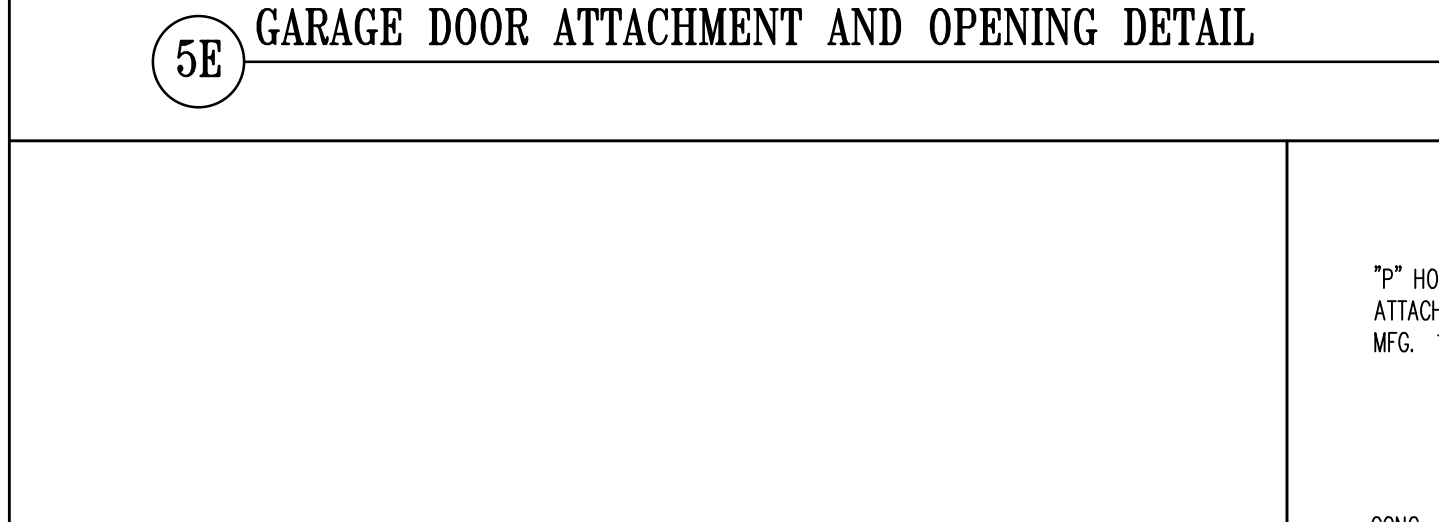
6B FRAME KNEE WALL DETAILS



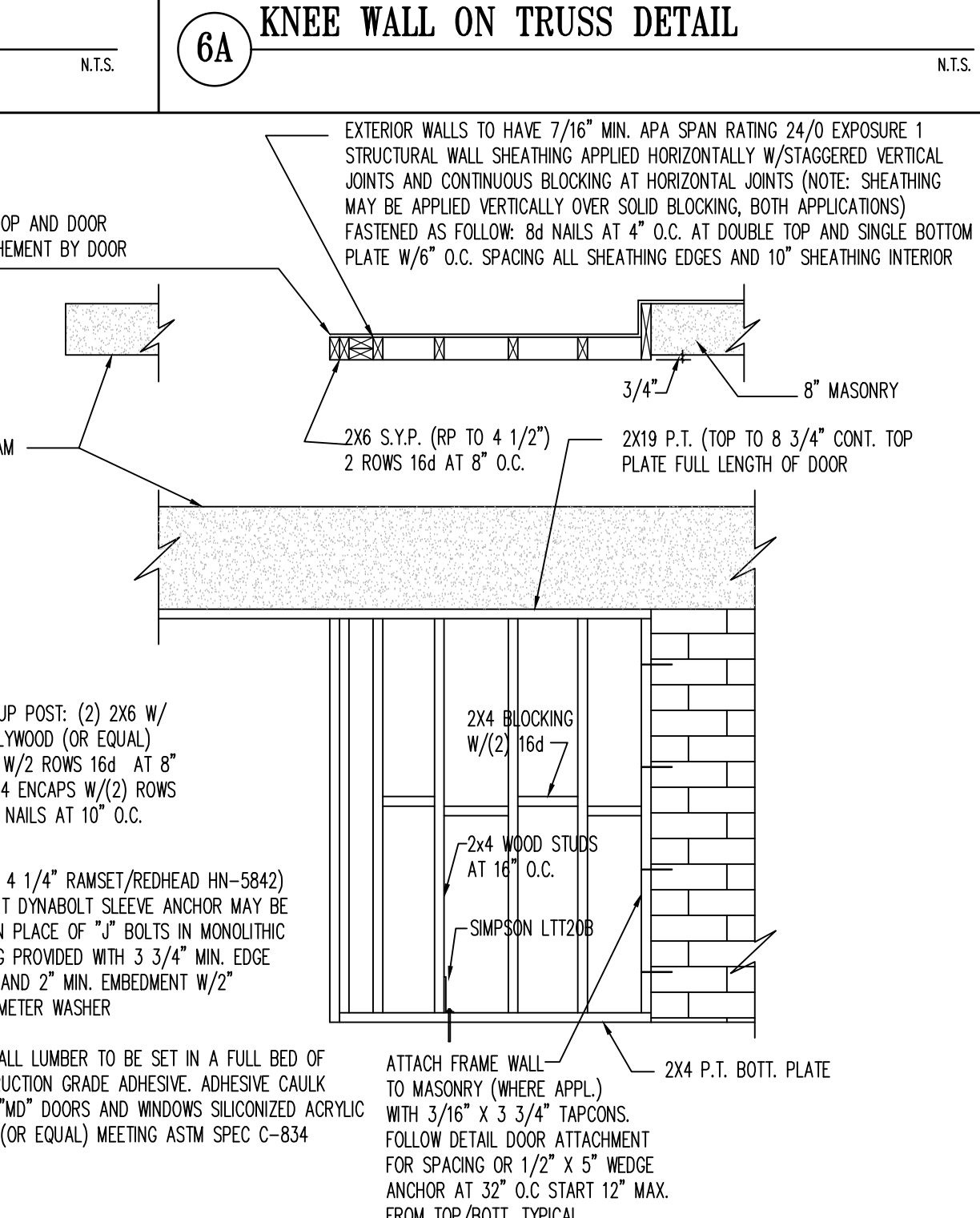
7A ANGLED FRAME WALL DETAIL



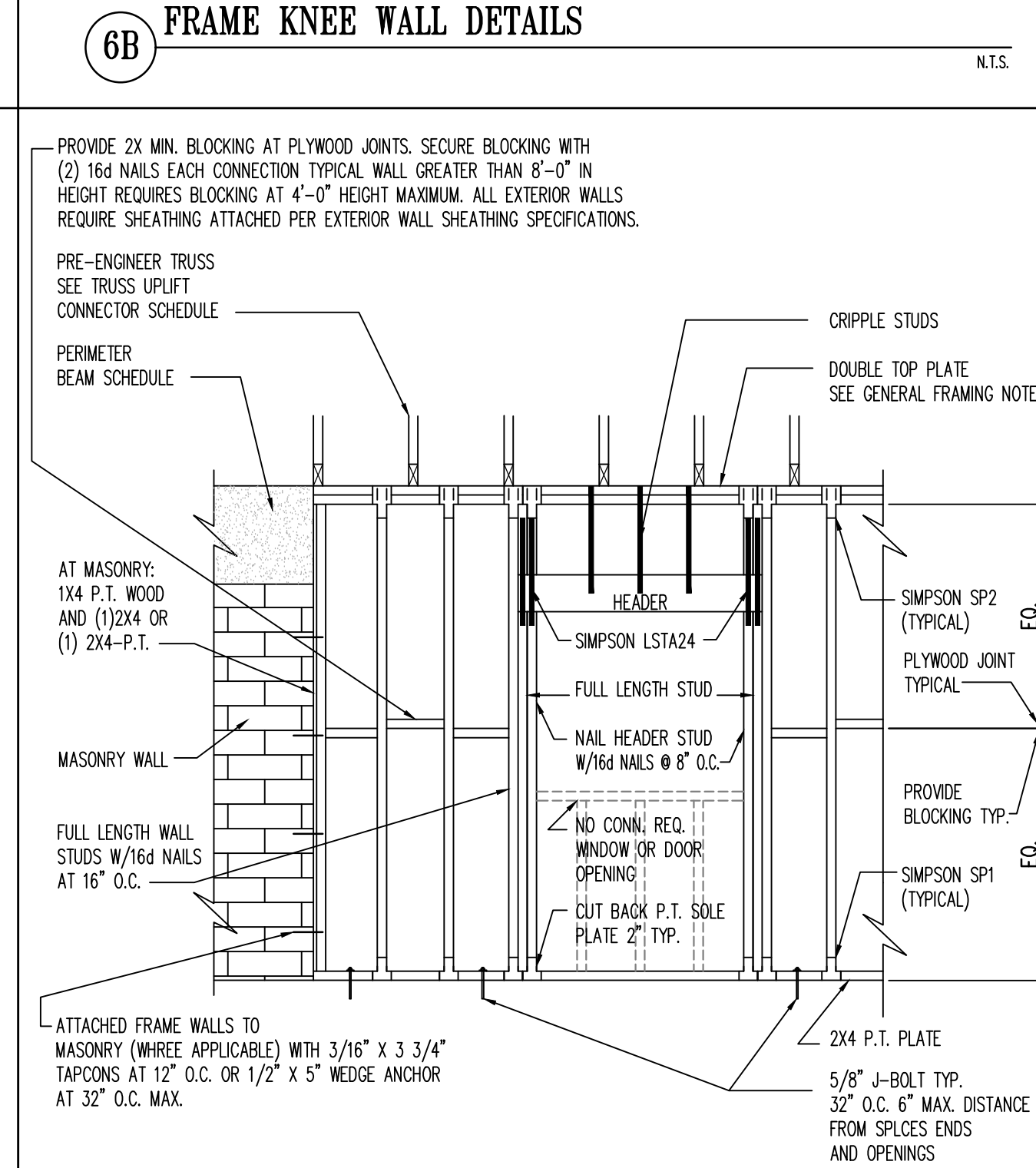
3A 6\"/>



7C (OPTIONAL) INSWING ENTRY DOOR BUCK DET.



8A WOOD POCKET DOOR DETAIL



8B FRAMED BEARING WALL (INTERIOR/EXTERIOR)

8C EXTERIOR FRAME WALL

BEARING OR NON-BEARING

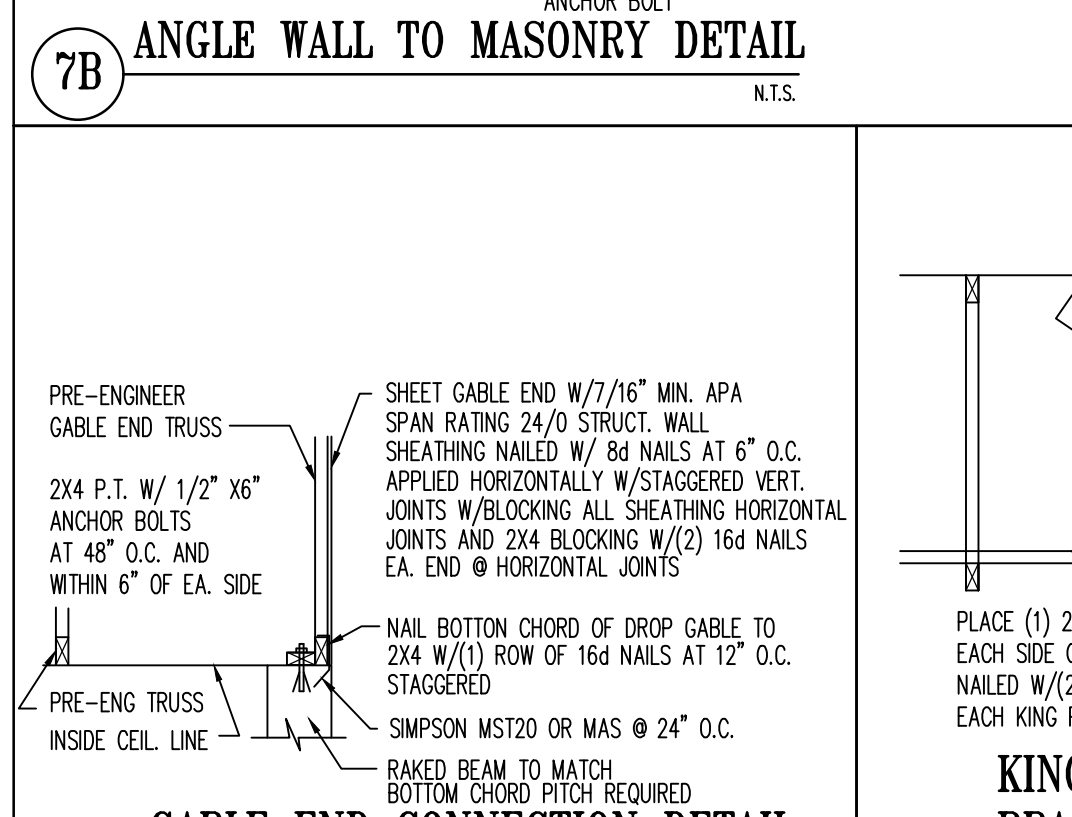
COMPONENT AND CLADDING LOADS FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 30 FT. EXP. 'B'

ZONE	EFFECTIVE WIND AREA (FT ²)	160		170	
		POS	NEG	POS	NEG
1	10	20.6	-37.0	23.3	-41.8
1	20	17.8	-32.8	20.1	-37.0
1	50	14.0	-27.2	15.9	-37.7
1	100	11.2	-22.9	12.7	-25.9
2, 3	10	20.6	-51.0	23.3	-57.6
2, 3	20	17.8	-45.6	20.1	-51.5
2, 3	50	14.0	-38.4	15.9	-43.4
2, 3	100	11.2	-33.0	12.7	-37.3

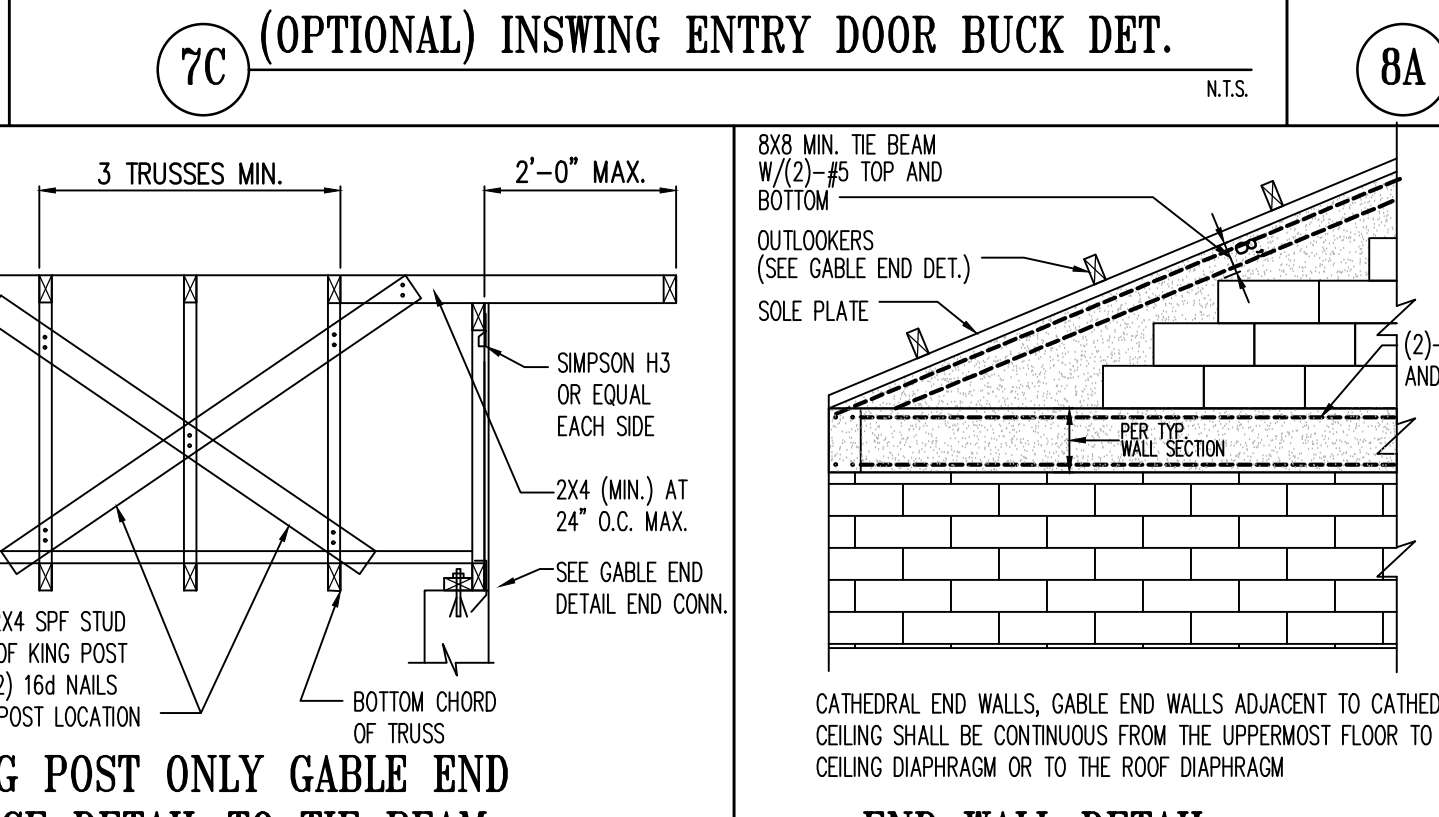
HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT

MEAN ROOF HEIGHT	EXPOSURE CATEGORY		
	B	C	D
30	1	1.40	1.66
35	1.05	1.45	1.70
40	1.09	1.49	1.74

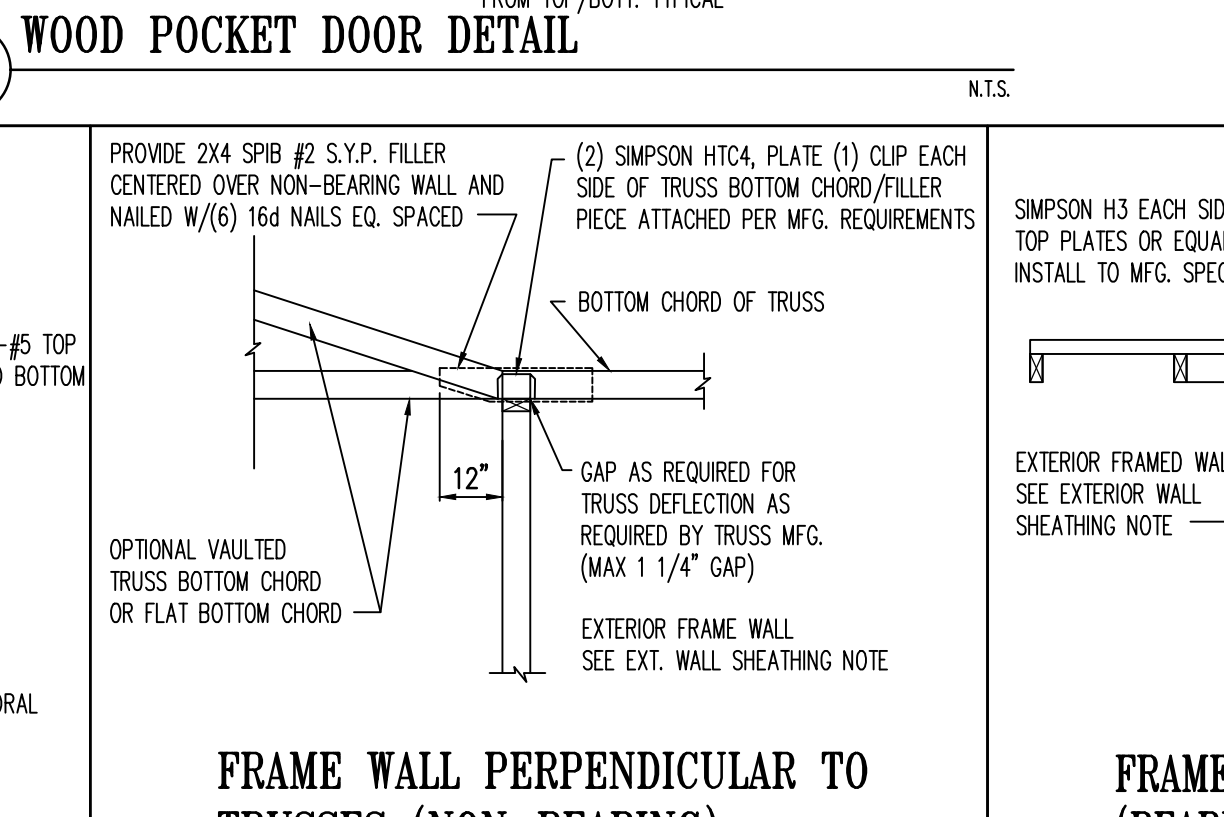
8C EXTERIOR FRAME WALL



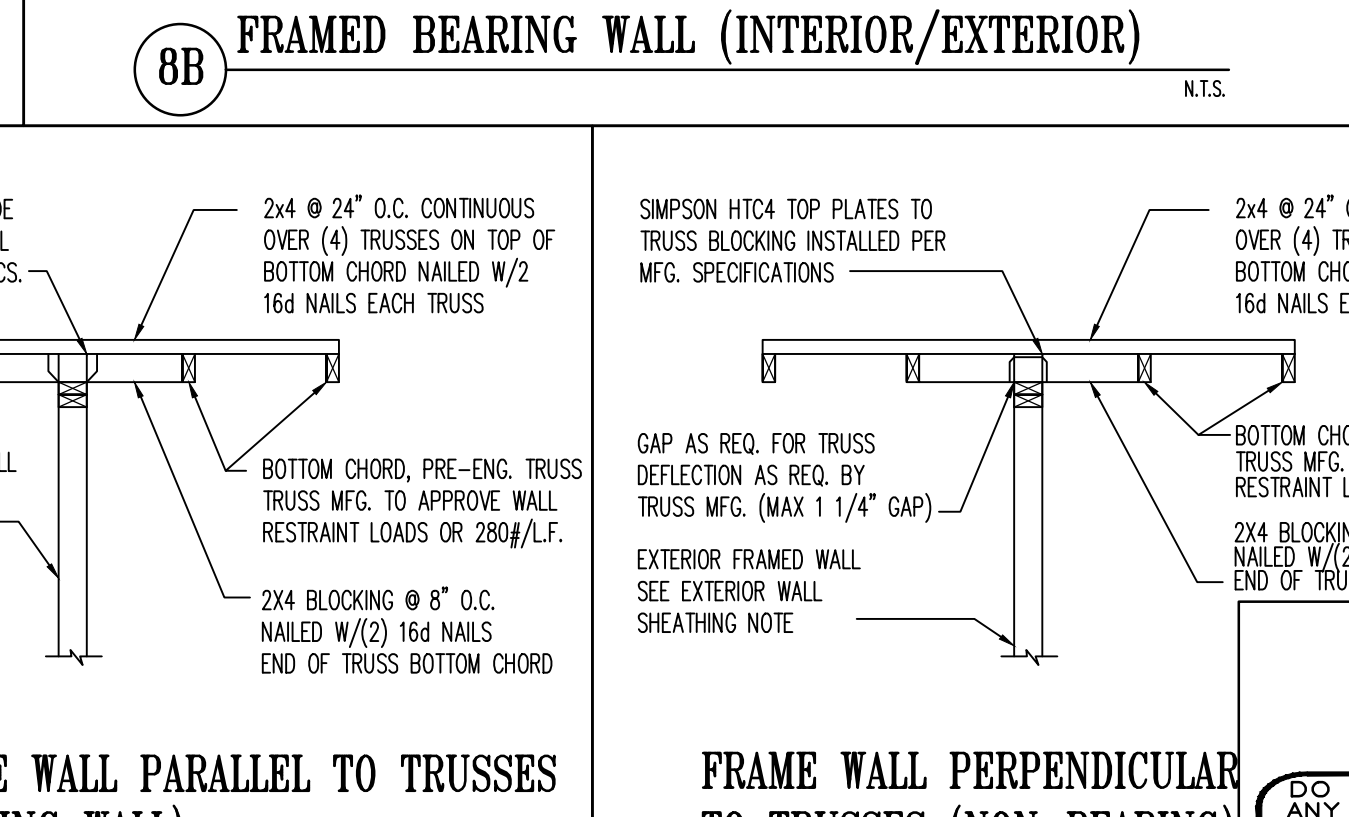
9A GABLE END CONNECTION DETAIL



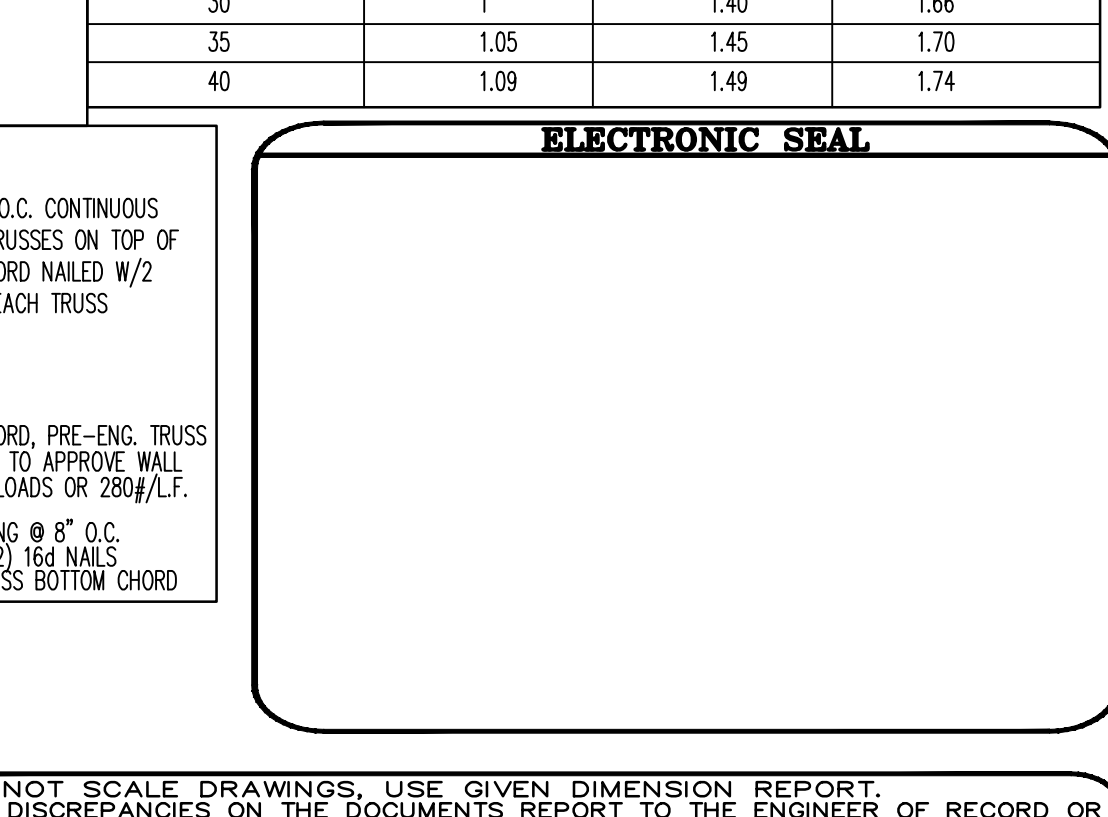
9B KING POST ONLY GABLE END BRACE DETAIL TO TIE BEAM



9C END WALL DETAIL



10A FRAME WALL PERPENDICULAR TO TRUSSES (NON-BEARING)



10B FRAME WALL PERPENDICULAR TO TRUSSES (BEARING WALL)

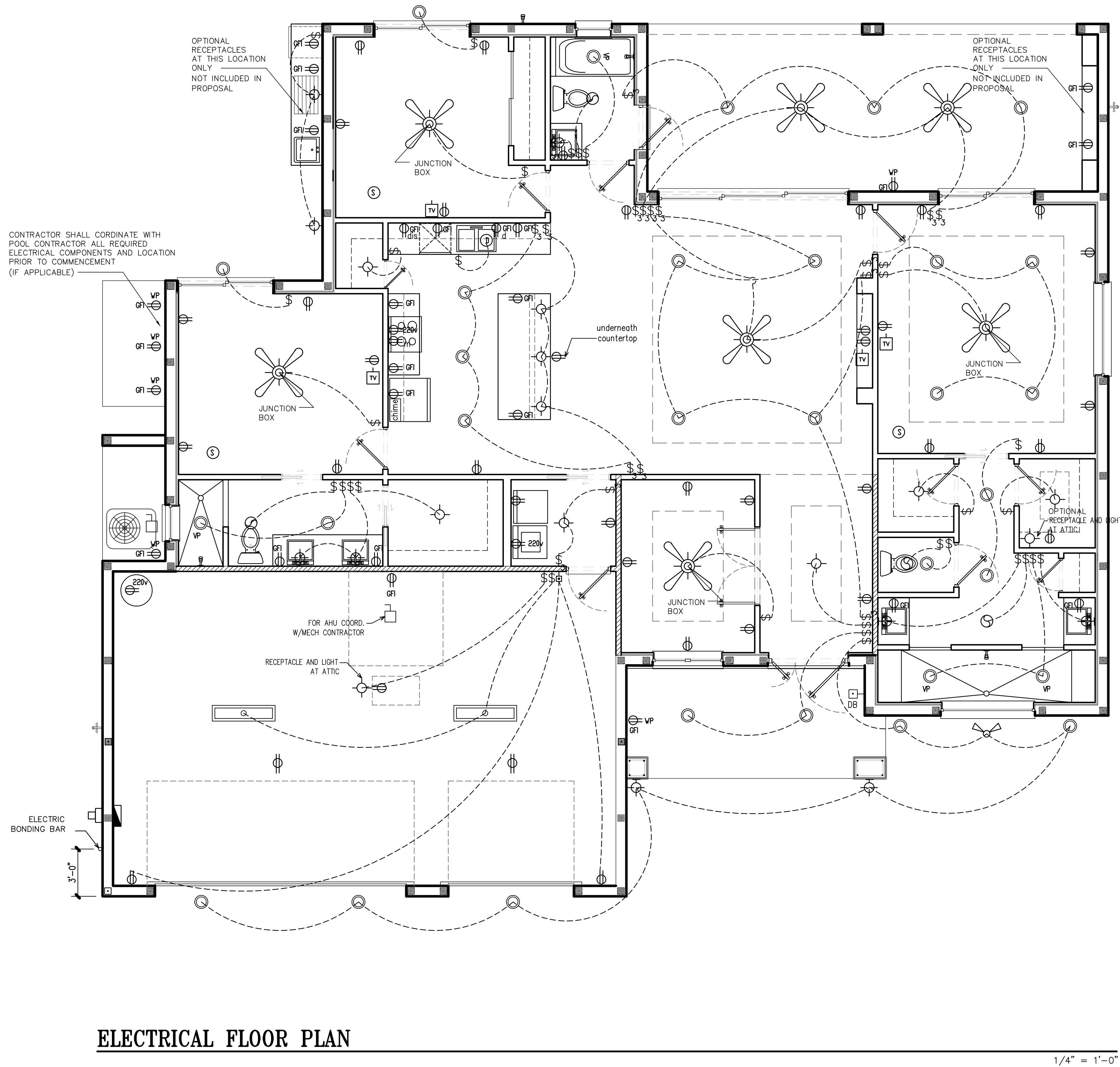
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PROJ No: SUDO-10123 FILE: CONCORDIA-10123 DRAWN: J.V.C. CHECKED: DATE: 2023-07-03

GulfCoast Engineering, LLC 3002 Del Prado Boulevard South Cape Coral, Florida 33904 (239) 458 6633 e-mail: www.gcefi.com

SEAL: BRIAN LOY CHANDLER LICENSE NO. 72152 C.O.C.A. NO. 9910

PROJECT: **Concordia Model** 10123 Boylston Street Port Charlotte FLORIDA SHEET **S-8** 16 OF 18



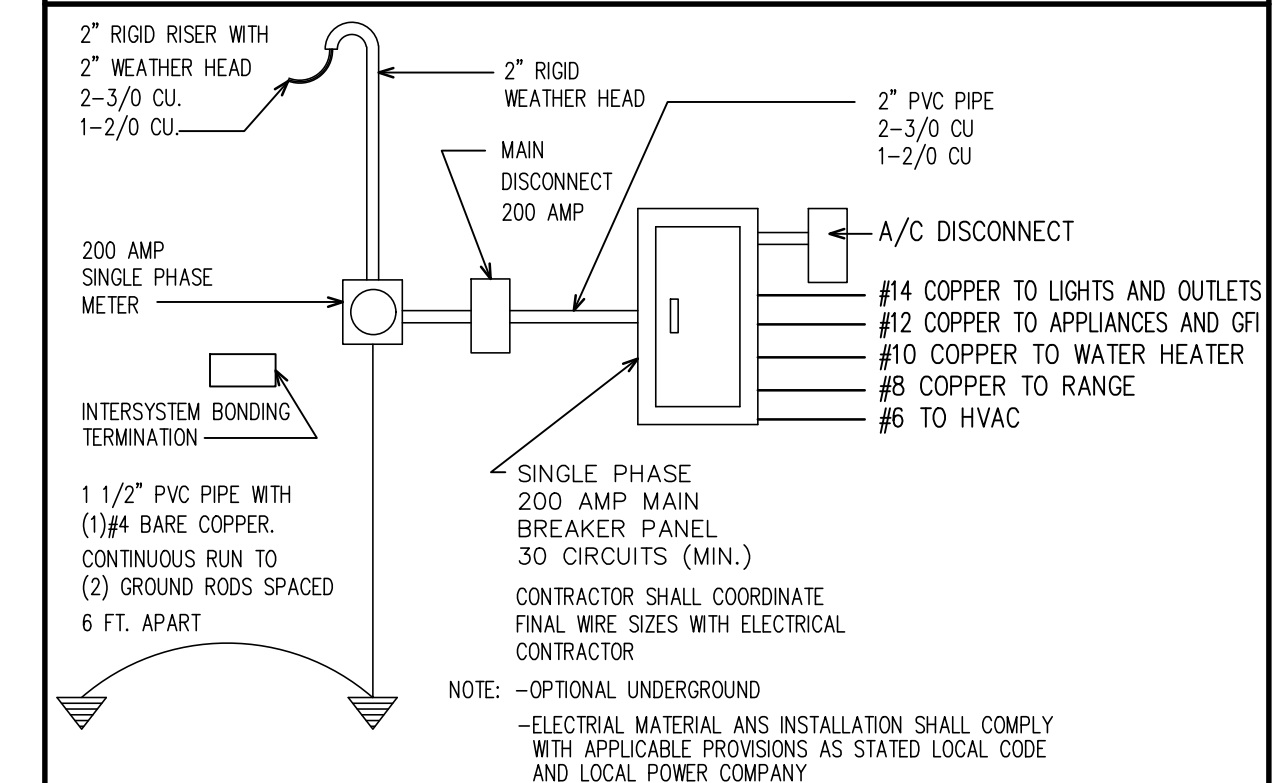
ELECTRICAL FLOOR PLAN

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION NATIONAL ELECTRICAL CODE AND ALL LOCAL GOVERNING CODES AND REGULATIONS.
 - ALL ELECTRICAL MATERIALS, EQUIPMENT AND FIXTURES SHALL BE FURNISHED AS TESTED AND LISTED BY UNDERWRITERS LABORATORIES, AND SO DESIGNED BY THEIR AUTHORIZED LABEL.
 - ALL BATHROOMS, POWDER ROOMS, GARAGE AND OUTSIDE OUTLETS SHALL BE GROUND FAULT INTERRUPTED CIRCUIT PROTECTION.
 - BRANCH CIRCUIT WIRING SHALL BE COPPER, MINIMUM #12 AWG. (U.N.O.)
 - ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE ELECTRICAL SYSTEM WITH ALL OTHER TRADES.
 - LIGHTING FIXTURES SHALL BE FURNISHED COMPLETE WITH ALL MOUNTING ACCESSORIES AND PAMPS. LIGHTING FIXTURE SCHEDULE SHALL BE SUPPLIED BY OWNER.
 - ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER BALANCE OF LOADS PER PHASE.
 - ELECTRICAL CONTRACTOR SHALL INSTALL A TYPEWRITTEN SCHEDULE FOR EACH PANEL, INDICATING WHAT EACH BREAKER CONTROLS, AND IT SHALL BE MOUNTED IN THE DIRECTORY TRAM ON THE INNER SIDE OF EACH PANEL DOOR.
 - ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTIONS ON ALL EQUIPMENT, SUCH AS VENTILATING, AIR CONDITIONING, EXHAUST FANS AND OTHER EQUIPMENT OR APPLIANCES.
 - ELECTRICAL CONTRACTOR SHALL FURNISH A DISCONNECT SWITCH FOR EACH ELECTRICALLY CONTROLLED MECHANICAL DEVICE REMOTELY LOCATED FROM THE PANEL FEEDING THE DEVICE. WHERE SWITCHES WILL BE EXPOSED TO THE WEATHER OR WATER CONDITIONS, PROVIDE A NEMA 3-R ENCLOSURE.
 - ELECTRICAL CONTRACTOR SHALL VERIFY THE HEIGHT OF ALL COUNTERS, EQUIPMENT AND BACKSPASHES FOR CLEARANCE BEYOND DIMENSIONS FOR SWITCH AND OUTLET COVER PLATES.
 - ALL WORK INCLUDED UNDER THIS TRADE SHALL INCLUDE ALL LABOR, MATERIALS AND ALL OTHER COST TO INSURE A COMPLETE INSTALLATION OF THE ELECTRICAL SYSTEM.
 - ALL FIXTURES AS SELECTED BY OWNER
 - INSTALL BACKFLOW PREVENTOR AS PER LOCAL CODES.
 - KITCHEN UNDERCABINET LIGHTING (COORDINATE WITH OWNER-IF APPLICABLE)
 - PROVIDE ONE (1) WATERPROOF RECEPTACLE FOR DOCK (IF APPLICABLE)
 - ELECT. CONTRACTOR SHALL COORD. ALL LIGHTING WITH OWNER
 - SMOKE AND CARBON MONOXIDE COMBO UNIT DETECTOR TO BE 10'-0" OF EACH ROOM USED FOR SLEEPING PURPOSES.
 - SMOKE ALARM SHALL BE INSTALLED NOT LESS THAN 3'-0" HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER.
- NOTE: -PROVIDE ARC FAULT INTERRUPTER IN ALL BEDROOMS
-OWNER MAY ADD OR RELOCATE ELECTRICAL COMPONENTS WITHIN CODE COMPLIANCE

BREAKER SIZE	WIRE SIZE Based on copper THHN wire increase one size when using aluminum conductors	MAXIMUM ALLOWABLE WATTAGE (80% of Breaker Max.) Single Phase	
		AT 115 VOLTS	AT 230 VOLTS
15 amp	#14	1,380	2,760
20 amp	#12	1,840	3,680
30 amp	#10	Seldom used on 115 voltage	5,520
40 amp	#8	Seldom used on 115 voltage	7,360
50 amp	#6	Seldom used on 115 voltage	9,200
*60 amp	#6	Seldom used on 115 voltage	11,000
70 amp	#4	Seldom used on 115 voltage	12,800
100 amp	#2	Seldom used on 115 voltage	18,400
125 amp	#1/0	Seldom used on 115 voltage	23,000
150 amp	#2/0	Seldom used on 115 voltage	27,600
200 amp	#3/0	Seldom used on 115 voltage	36,800

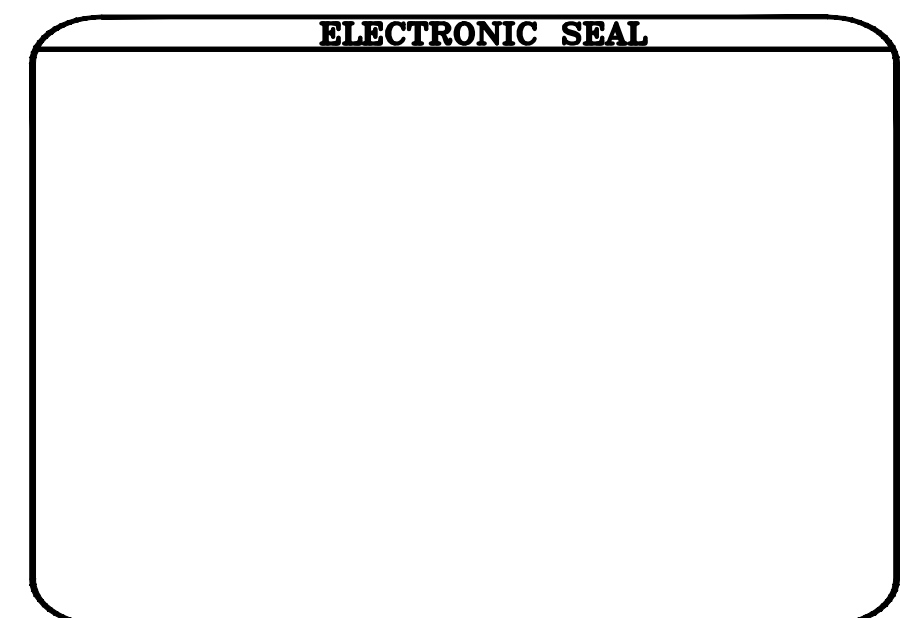
ELECTRICAL RISER DIAGRAM OVERHEAD SERVICE



ELECTRICAL SYMBOLS

	MAIN ELECTRICAL PANEL
	TIMER FOR EXTERIOR LIGHTING
	ELECTRICAL METER
	GARAGE DOOR OPENER RECEPTACLE GARAGE DOOR OPENER MODEL:
	DUPLEX RECEPTACLE MODEL: QT:.
	G.F.I. DUPLEX RECEPTACLE MODEL: QT:.
	SPLIT WIRED RECEPTACLE MODEL: QT:.
	220V RECEPTACLE MODEL: QT:.
	WATER PROOF RECEPTACLE MODEL: QT:.
	RECEPTACLE MICROWAVE
	RECEPTACLE DISPOSAL
	RECEPTACLE DISHWASHER
	RECEPTACLE (IF APPLICABLE) FLOOR OR PLATFORM LOCATION-COORD. W/ OWNER
	GARAGE DOOR OPENER SWITCH
	1x4 2x2 OR 2x4 FLOURESCENT LIGHT FIXTURE SELECTED BY OWNER MOTION SENSOR SWITCH (OPTIONAL)
	WALL MOUNTED LIGHT FIXTURE MODEL: QT:.
	SURFACE MOUNTED LIGHT FIXTURE MODEL: QT:.
	RECESSED LIGHT FIXTURE MODEL: QT:.
	RECESSED LIGHT FIXTURE (VAPOR PROOF) MODEL: QT:.
	LOW VOLTAGE LIGHT FIXTURE
	SCONCE LIGHT
	ROPE LIGHTING
	FLOOD LIGHT FIXTURE (OPTIONAL) MODEL: QT:.
	SINGLE POLE SWITCH MODEL: QT:.
	THREE WAY SWITCH MODEL: QT:.
	FLOURESCENT LIGHT STRIP
	CEILING FAN WITH LIGHT (OPTIONAL: DUAL SWITCH) MODEL: QT:.
	EXHAUST FAN MODEL: QT:.
	TELEVISION CABLE(COORD. LOCATION W/OWNER) MODEL: QT:.
	SURFACE MOUNTED SMOKE/CARBON MONOXIDE DETECTOR COMBINATION MODEL: QT:.
	TELEPHONE JACK MODEL: QT:.
	DOOR BELL MODEL: QT:.
	A/C DISC. SWITCH
	DATA
	SPEAKER MODEL: QT:.

ELECTRONIC SEAL



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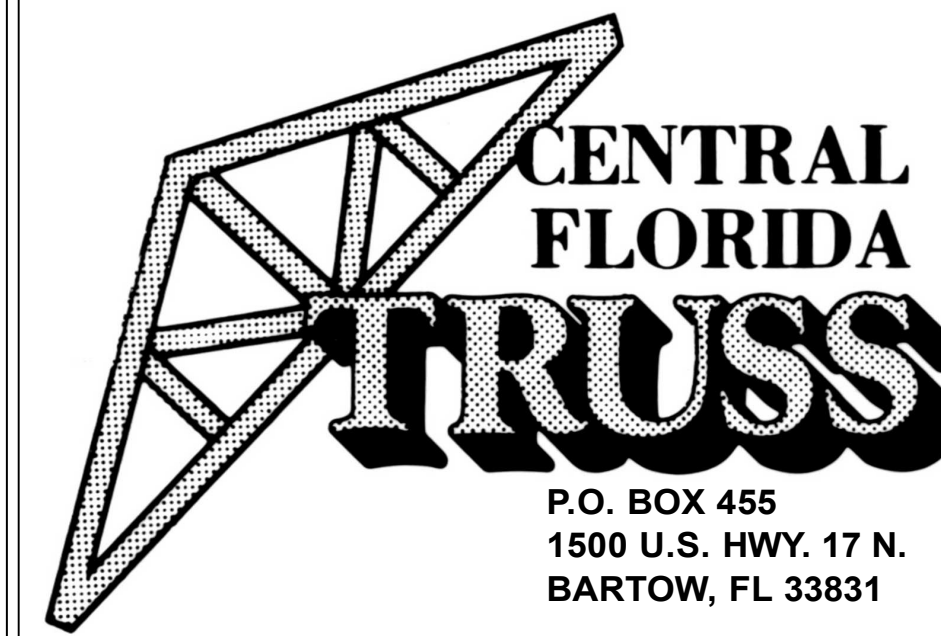
Gustavo A. Roman
PROJECT MANAGER
(239) 677-5778
e-mail: gustavoroman@gcefi.com
CONTRACTOR/DEVELOPER

PROJECT No: SUDO-10123
FILE: CONCORDIA-10123
DRAWN: J.V.C.
CHECKED:
DATE: 2023-07-03

GulfCoast Engineering, LLC
3002 Del Prado Boulevard South Cape Coral, Florida 33904
(239) 458-6633
e-mail: www.gcefi.com

SEAL
A/E
BRIAN LOY CHANDLER
LICENSE NO. 72152
C.O.C.A. NO. 9910

PROJECT: Concordia Model
10123 Boylston Street
Port Charlotte
FLORIDA



BARTOW
 (863) 533-0821
 FAX: (863) 533-9517

MELBOURNE
 (321) 259-7507
 FAX: (321) 242-8017

SARASOTA
 (941) 371-5239
 FAX: (941) 377-7788

DESIGN CRITERIA
 FBC 7th Ed. 2020 RESIDENTIAL

WIND CODE	: ASCE 7-16
WIND SPEED	: 160 MPH
EXPOSURE	: "C"
RISK CATEGORY	: II
ENCLOSURE	: ENCLOSED
INT. PRES. COEF.	: +/- 0.18

ROOF DATA	FLOOR DATA
T.C. PITCH : 5 / 12	TYPE : SY42
T.C. SIZE : 2x4	O.A.H. : 16"
OVERHANG : 16"	O.C. : SEE LAYOUT

LOADING	LOADING						
CHORD	POUNDS / SQ. FT.	CHORD	POUNDS / SQ. FT.				
LIVE	DEAD	TOTAL	LIVE	DEAD	TOTAL		
TOP	20	25	45	TOP	40	20	60
BOT'M	0***	10	10	BOT'M	0	5	5
TOTAL	20	35	55	TOTAL	40	25	65
DURATION FACTOR : 1.25				DURATION FACTOR : 1.00			

NOTE: ALL ROOF TRUSSES HAVE BEEN CHECKED FOR AN ADDITIONAL:
 * 10PSF NON-CONCURRENT BOTTOM CHORD LIVE LOAD.
 ** 20PSF CONCURRENT BOTTOM CHORD LIVE LOAD WHERE A
 24" W x 42" H CLEARANCE EXISTS OVER 2 OR MORE TRUSSES.

NOTES :
 DO NOT CUT OR ALTER TRUSSES IN ANYWAY WITHOUT AUTHORIZATION FROM CENTRAL FLORIDA TRUSS, INC.
 ALL REACTIONS ARE LESS THAN 5000# AND UPLIFTS ARE LESS THAN 1000# U.N.O.
 LANAIS AND ENTRIES ARE EXPOSED TO WIND

LAYOUT APPROVED BY : _____
 APPROVAL DATE : _____
 REQUESTED DELIVERY DATE : _____

Customer : G.A.R. CONST.
Project : 10123-BOYLSTON
Model : CONCORDIA
Address : 10123 BOYLSTON ST
City : PORT CHARLOTTE
County : CHARLOTTE

LAYOUT BY : KCC3023
 DATE : 08 / 02 / 2023

H4766
 PAGE 1 of 1

