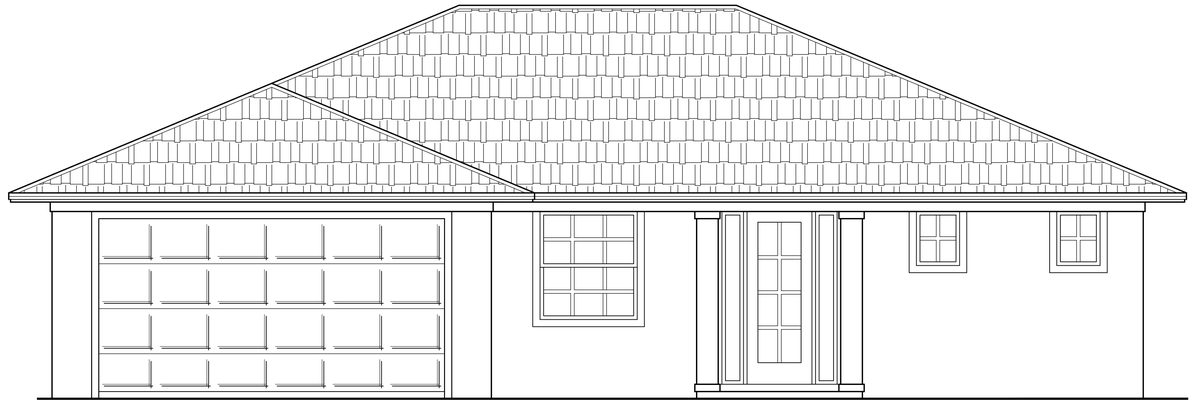
MODEL "A"



INDEX OF SHEETS

DESIGN PARAMETERS

APPLICABLE CODES :
BUILDING CODE :..... FLORIDA BUILDING CODE 2023 8th EDITION
MECHANICAL CODE :..... FLORIDA BUILDING CODE, MECHANICAL 2023 8th EDITION
PLUMBING CODE :..... FLORIDA BUILDING CODE, PLUMBING 2023 8th EDITION
ELECTRICAL CODE :..... NATIONAL ELECTRICAL CODE, NEC 2020
FIRE CODE :..... NATIONAL FIRE PROTECTION ASSOCIATION 2020 7th EDITION
LIFE SAFETY CODE :..... F.F.P. (FLORIDA FIRE PREVENTION) 2018
ACCESSIBILITY CODE :..... FLORIDA BUILDING CODE, 2023 8th EDITION
ENERGY CODE :..... FLORIDA BUILDING CODE, 2023 8th EDITION

BUILDING CONSTRUCTION TYPE :
☐ TYPE I ☐ TYPE II ☐ TYPE III ☐ TYPE IV ☒ TYPE V–B ☐ TYPE VI

EXPOSURE CATEGORY :
☐ A ☐ B ☒ C ☐ D

WINDBORNE DEBRIS REGION :
☒ YES ☐ NO
☐ IMPACT RESISTANT GLAZING ☐ IMPACT RESISTANT COVERING
☒ COMBINATION OF IMPACT RESISTANT GLAZING & COVERING

BASIC WIND SPEED :
☐ 170 MPH (3–SECOND GUST) = 132 MPH (FASTEST MILE)
☒ 160 MPH (3–SECOND GUST) = 124 MPH (FASTEST MILE)

INTERNAL PRESSURE COEFFICIENT:
☐ 0.00 (OPEN) ☒ +0.18, –0.18 (ENCLOSED) ☐ +0.55, –0.55 (PARTIAL ENCLOSED)

RISK CATEGORY :
☐ BUILDING CATEGORY I ☐ BUILDING CATEGORY III
☒ BUILDING CATEGORY II ☐ BUILDING CATEGORY IV

NOTES :
**COMPONENTS & CLADDING: See window and door schedules for design wind pressures

BUILDING OCCUPANCY CLASSIFICATION :
☐ GROUP A – ASSEMBLY ☐ GROUP E – EDUCATIONAL ☐ GROUP F – FACTORY INDUSTRIAL ☐ GROUP I – INSTITUTIONAL ☒ GROUP R – RESIDENTIAL
☐ GROUP B – BUSINESS ☐ GROUP D – DAY CAR CENTER ☐ GROUP H – HAZARDOUS ☐ GROUP M – MERCANTILE ☐ GROUP S – STORAGE

ESTD 2023

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PHONE: 941-876-8843
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PHONE: (347) 264-5891
FL P.E. #87672; STATE REGISTRY #34011
ADDRESS: 1222 SE 47TH STREET
CAPE CORAL, FL 33904

STAMPED FOR STRUCTURAL ONLY:

Digitally signed by MATTHEW F GIORDANO
Date: 2024.02.09 16:35:26-05'00'

MATTHEW FRANCIS GIORDANO LICENSE No. 87672 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PROJECT:
"MODEL A"

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DRAWING #	01
DATE:	2-5-24
DRAWING BY:	BF
REVISION:	

SHEET #

COVER

CEILING CONSTRUCTION (WHEN APPLICABLE):

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR–CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT.

ROOF ATTIC ACCESS

**THE ROUGH–FRAMED OPENING FOR THE ATTIC ACCESS SHALL BE NOT LESS THAN 22" (inches) BY 30" (inches) PER CODE R807

GENERAL NOTES :

EXTERIOR WALLS 8" WIDTH (Nominal Size) UNLESS OTHERWISE SPECIFIED.

ALL INTERIOR WALLS 4" WIDTH (Nominal Size) UNLESS OTHERWISE SPECIFIED.

ALL WALLS ARE BASED ON NOMINAL SIZES STATED ABOVE, ROOM DIMENSIONS MAY VARY DUE TO KILN DRYING, FURRING, INSULATION, TRUSS ALIGNMENT, CODE REQUIREMENTS, OR OTHER CONDITIONS NECESSARY TO COMPLETE CONSTRUCTION IN A FUNCTIONAL MANNER.

TRUSSES & ENG. MAY VARY FROM BASIC MODEL SUBJECT TO MANUFACTURER DESIGN. CONSTRUCTION MAY DIFFER FROM PLAN ELEVATION VIEWS SUBJECT TO MANUFACTURER DESIGN DROP CEILINGS, GIRDER PLACEMENT, & WALL ALIGNMENT ARE SUBJECT BUILDERS DESECRATION TO ACCOMMODATE MFG. TRUSS DESIGN.

CHASES OFFSETS, & DROP CEILINGS, MAY BE NECESSARY TO RUN MECHANICAL COMPONENTS AS BUILDER DEEMS NECESSARY.

USE PRESSURE TREATED WOOD ON CONCRETE SURFACES OR ISOLATE CONV. WOOD w/ WATERPROOF MATERIALS.

KITCHEN & BATH CABINETS INCLUDED ARE AS PER STANDARD MODEL, ALL EXPENSES FOR UPGRADE & ALTERATION FROM STANDARD MODEL CABINETS, INDICATED OR NOT INDICATED ON THIS PLAN WILL BE SUPPLY BY THE OWNER.

RECESS SHOWER AND PLUMBING FIXTURES REQUIRED TO BE AT BASE OR ABOVE FLOOD ELEVATION.

SET PLUMBING STUB OUT TO ALLOW FOR GRAVITY FLOW TO DRAINAGE.

ENCLOSED AREAS BELOW BASE FLOOD ELEVATION SHALL HAVE HYDROSTATIC VENTS.

PROVIDE BATT INSULATION @ ALL WALLS BETWEEN LIVING AREAS AND EXTERIOR ZONES.

USE: R–11 @ 2X4 WALLS, R–19 @ 2X6 WALLS

TERMITE PROTECTION SHALL BE PROVIDED IN STRICT COMPLIANCE WITH FLORIDA BUILDING CODE REQUIREMENTS.

THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON–STRUCTURAL MEMBERS DURING CONSTRUCTION.

ALL EXTERIOR WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED.

PROVIDE METAL THRESHOLD AT ALL EXTERIOR DOORS AND AT DOOR BETWEEN GARAGE AND LIVING AREA.

WINDOWS UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION.

ALL BATHROOM FLOORS AND WALLS SHALL BE OF APPROVED IMPERVIOUS MATERIALS.

REFER TO STRUCTURAL SHEETS FOR WIND LOAD DESIGN CALCULATIONS.

GLAZING IN SWING DOORS, FIXED AND SLIDING PANELS OF SLIDING GLASS DOORS SHALL BE TEMPERED.

ALL GLAZING AND MIRRORS IN HAZARDOUS AREAS SHALL BE TEMPERED UNLESS IMPACT RESISTANT.

ALL EXTERIOR WINDOWS AND DOORS TO BE NON–IMPACT RESISTANT WILL RECEIVE SHUTTERS, EXCEPT THE FRONT ENTRY DOOR WHICH REQUIRES A KICKOUT PANEL WHEN SHUTTERED FOR EMERGENCY ESCAPE CONDITIONS.

(U.N.O. ALL IMPACT RESISTANT IS AN UPGRADE OPTION)

THIS PLAN IS A GRAPHIC REPRESENTATION FOR ESTIMATING PURPOSES ONLY, DUE TO VARIATIONS IN AGENCY REQUIREMENTS, SUBDIVISIONS SPECIFICATIONS, CONSTRUCTION TECHNIQUES, DIVERSITY IN MATERIALS, AND PLAN REVISIONS, ALL DIMENSIONS AND ELEVATIONS MAY VARY PER INDIVIDUAL PLAN. ACTUAL FIELD CONDITIONS MAY VARY AND MUST BE VERIFIED BEFORE PROCEEDING WITH CONSTRUCTION.

EGRESS:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR.
EGRESS WINDOWS SHALL PROVIDE CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH AND 24" IN HEIGHT AND 5.7 SQUARE FT. IN AREA (5.0 SQ. FT. IN AREA ON GRADE LEVEL). THE SILL HEIGHT SHALL BE NOT MORE THAN 44" ABOVE FINISH FLOOR. LATCHING DEVICES SHALL BE LESS THAN 54" ABOVE THE FLOOR.

GENERAL NOTES:

1.–It is the intent of the designer that this work be in conformance with all requirements of the building authorities having jurisdiction over this type of construction and occupancy. All contractors shall do their work in conformance with all applicable codes and regulations.

2.–Contractor to verify all dimensions prior to construction written dimensions to take precedence over scaled dimensions.

3.–Masonry contractor to verify masonry opening dimensions for all windows, sliding glass doors, & entry doors, as shown on the plan, with door and window manufacturer.

4.–It is the contractor's responsibility to check these plans for dimensional errors, and/or omissions prior to construction, if any errors or omissions exist in the drawings and specifications, the contractor shall notify the designer, in writing, within 10 days of receipt of plans, and prior to any construction, or contractor assumes the responsibility for the results and all costs of rectifying same.

5.–The contractor shall supply, locate, and build into the work all inserts, anchors, angles, plates, openings, sleeves ,hangers, slab depressions, and pitches as may be required to attach and accommodate other work.

6.–All details and sections shown on the drawings are intended to be typical and shall be construed to apply to any similar situation elsewhere in the work except where a different detail is shown.

7.–Designer does not assume any responsibility for supervision of construction or construction methods, contractor to adhere strictly to the standard building code, together with local amendments, and all other applicable state county, and local statutes, ordinances, regulations and rules.

GENERAL NOTES

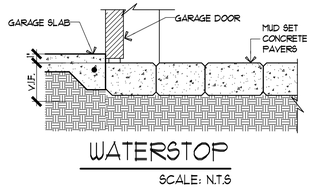
The general contractor, all sub–trades and anyone who–so–ever installing applying and or using any materials, products, equipment or applications of any following manufactures specifications as per their guidelines, in failing to do so that person will assume all responsibility.

All construction must comply with Florida Building Code in effect. all construction must be as specified. All work to be completed in a workman like manner according to standard practices. any deviation from plans must be approved by designer and/or owner before work is begun.

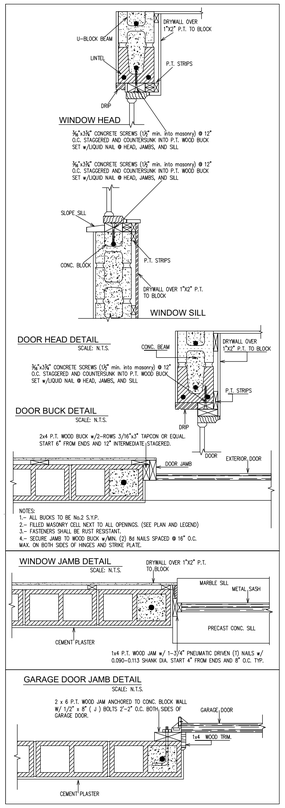
If the owner, any trade and/or contractor revises, adds, deletes, changes or alters these drawings in any way what–so–ever, whether it be on the drawings or in the field, that person will there by assume all responsibility for the results and all cost of rectifying the same.

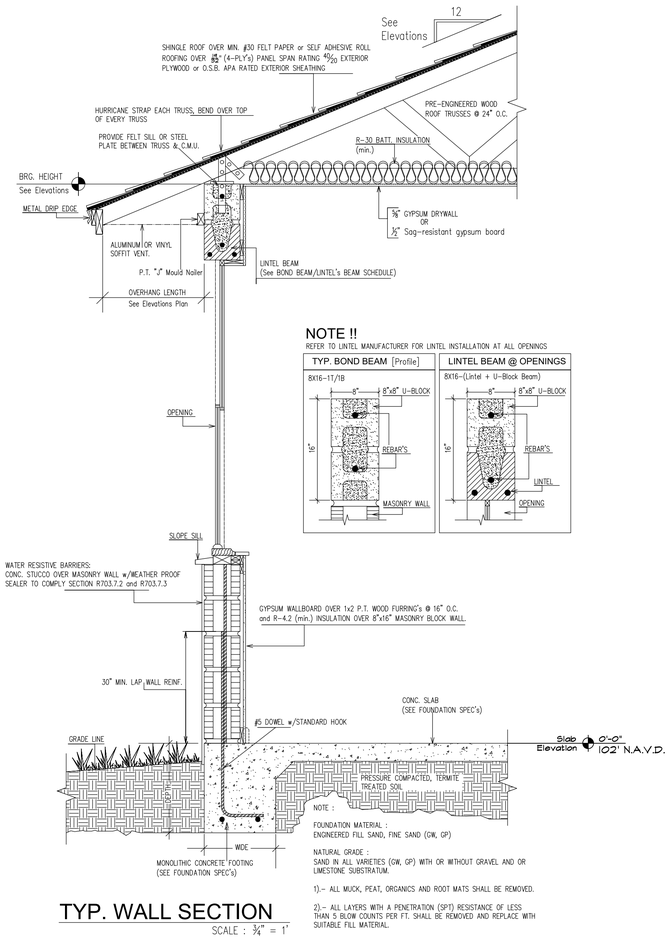
Building finish material and appliances model and trademark to be selected by contractor or owner.

To comply with minimum Florida Building Code, the builder reserves the right at any time to modify plans specifications, make in field changes and substitute materials without owners notice or consent.



WATERSTOP
SCALE: N.T.S





TYP. WALL SECTION
SCALE : ¾" = 1'

1 / A–1 WALL SECTION @ HOUSE
FOR DESIGN PURPOSES ONLY
SCALE: 3/4" = 1'–0"

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14047 NEVIS DR. FORT MYERS, FL 33905
PHONE: 941-876-8843
EMAIL:
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CONTACT: MATTHEW GIORDANO, P.E.
PHONE: (347) 264-5891
FL P.E. #87672; STATE REGISTRY #34011
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STATE OF FLORIDA · MATTHEW FRANCIS GIORDANO · LICENSE No. 87672 · PROFESSIONAL ENGINEER

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ADDRESS/STRAP:
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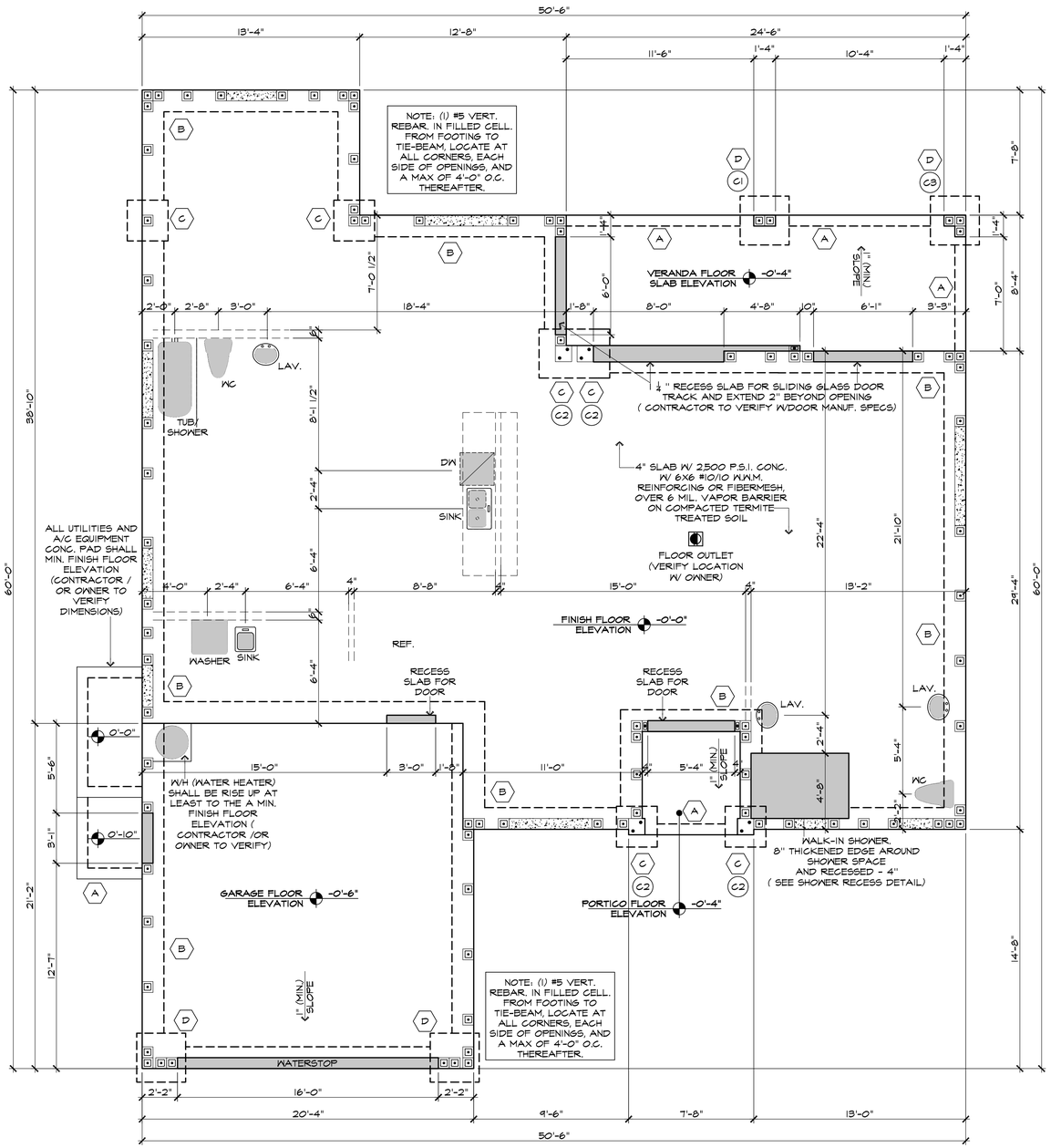
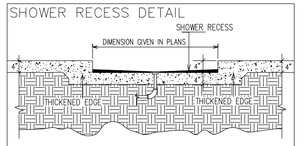
DATE:	2-5-24
DRAWING BY:	BF
REVISION:	

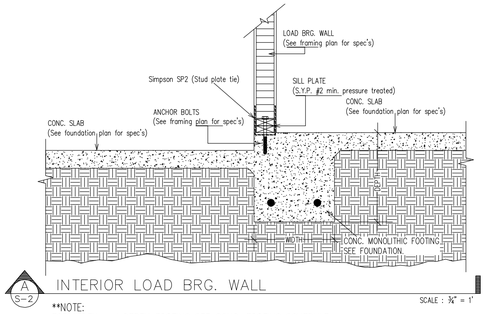
SHEET #
A-1



SHOWER RECESS DETAIL

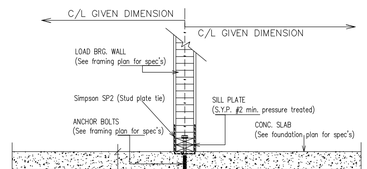


DO NOT SCALE DRAWINGS, USE GIVEN DIMENSION. REPORT ANY DISCREPANCIES TO THE BUILDING DESIGNER AND/OR CONSTRUCTION SUPERINTENDENT. IF THE OWNER, ANY TRADE AND/OR CONTRACTOR REVISES, ADDS, DELETES, CHANGES OR ALTERS THESE DRAWINGS IN ANY WAY WHAT-SO-EVER, WHETHER IT BE ON THE DRAWINGS OR IN THE FIELD, THAT PERSON WILL THERE BY ASSUME ALL RESPONSIBILITY FOR THE RESULTS AND ALL COST OF RECTIFYING THE SAME.



A S-2 INTERIOR LOAD BRG. WALL SCALE : ¾" = 1'

**NOTE:
FOR WIDTH and DEPTH FOOTING SEE CONC. FOOTING SCHEDULE.



B S-2 INTERIOR LOAD BRG. WALL SCALE : ¾" = 1'

**NOTE:
FOR WIDTH and DEPTH FOOTING SEE CONC. FOOTING SCHEDULE.

NOTES.....

**A: PLUMBING DIMENSIONS GIVEN IN CONCEPT TO CENTER OF UTILITIES and TO THE CENTER OF ADJACENT WALL (Contractor/or owner to verify prior to commence any work)

**B: ALL ATTENDANT UTILITIES and A/C EQUIPMENT CONC. PAD SHALL BE RISE UP AT LEAST TO THE A MIN. FINISH FLOOR ELEVATION (Contractor/OR Owner to verify dimensions)

**C: W/H (Water Heater) SHALL BE RISE UP AT LEAST TO THE MIN. FINISH FLOOR ELEVATION (Contractor/OR Owner to verify)

**D: PROVIDE GROUND ROD TO FOOTING FOR ELECTRICAL PANEL REQUIREMENTS (Contractor to verify location and requirements with electrician prior to construction)

**E: 8" THICKENED EDGE AROUND SHOWER SPACE and RECESSED (-4") [See Shower Recess Detail]

**F: BATHTUB DRAINAGE DIMENSIONS GIVEN IN CONCEPT TO THE CENTER (Contractor/OR owner to verify prior to commence any work)

**G: ELECTRICAL NOTE:
a).-CONTRACTOR TO PROVIDE UNDERGROUND CONDUIT FOR ELECTRICAL WIRING AT KITCHEN ISLAND.

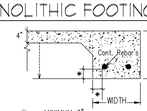
CONCRETE FOOTING SCHEDULE

MARK	TYPE	LENGTH	WIDTH	DEPTH	REINF.	REMARKS
A	MONOLITHIC	CONT.	0'-8'	0'-8'	(1) #5	THICKENED EDGE
B	MONOLITHIC	CONT.	1'-4'	1'-4'	(2) #5	EXTERIOR FOOTING
C	PAD	2'-6'	2'-6'	1'-0'	(3) #5	COLUMN FOOTING
D	PAD	3'-0'	3'-0'	1'-4'	(4) #5	COLUMN FOOTING

COLUMN SCHEDULE

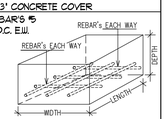
MARK	SIZE	VERTICAL REINFORCING OR BASE PLATE & ANCHOR BOLTS	PROFILE
C1	8"x16"	(2) #5 VERT	
C2	12"x12"	(4) #5 VERT	
C3	16"x16"x8"	(3) #5 VERT	

MONOLITHIC FOOTING KEY



* = MINIMUM 3"
CONTINUOUS FOOTING REBAR'S TO HAVE A MINIMUM 3" CONCRETE COVER

REINFORCED REBAR'S #5 REBARS @ 6' O.C. E.W.



FOUNDATION PLAN

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

ESTD 2023

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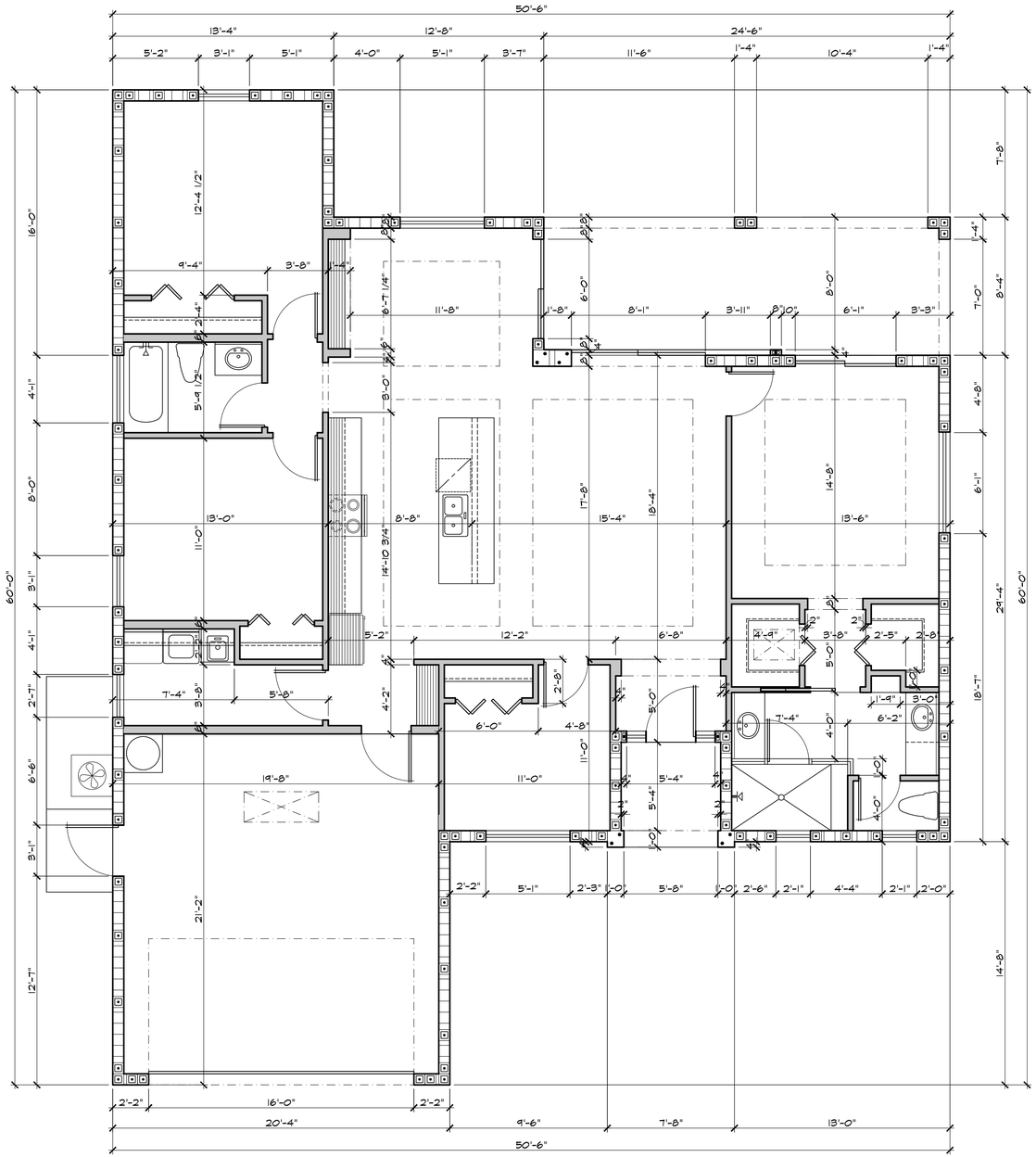

DIMENSION PLAN

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

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SHEET #
A-3

FLOOR PLAN NOTES

**FLOORING AS PER SOLE DISCRETION OF CONTRACTOR and/OR OWNER.

**FINISH FLOORING AT BATHROOMS and KITCHEN AREAS SHALL BE TILE.
(Flooring areas might be change to sole discretion of contractor and/or owner)

**KITCHEN AREA NOTES:
*Detailed kitchen layout by others.
*Cabinets Designers OR Owner to provide heights and placement for Backing Cabinets.
*Range Exhaust Hood Thru Roof, provide electrical as required per manufacturer spec's.
*Provide water line at Refrigerator location to fill the ice maker compartment.
*Kitchen Island: 36" Hgt. Flat Counter Top
(Contractor/OR Owner to verify and provide dimensions required to fit under support framing.)

**a).-W/H (Water Heater) Base @ Min. Finish Floor Elevation (Contractor/OR Owner to verify)

**b).-Shower space partition wall:
40" height wall w/tempered glass above.
(wall design could be change to sole discretion of contractor/or Owner)

**c).-Shower space access:
It's optional to have a by-pass tempered glass door/or to be open for curtains.
(Contractor/or owner to verify and agree final design)

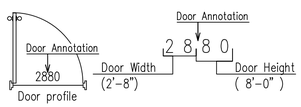
**d).-Exhaust bathroom/shower shall be come out through the roof

**e).-.Bath tub Model:
(Bath tub Model might be change to sole discretion of contractor/or Owner)

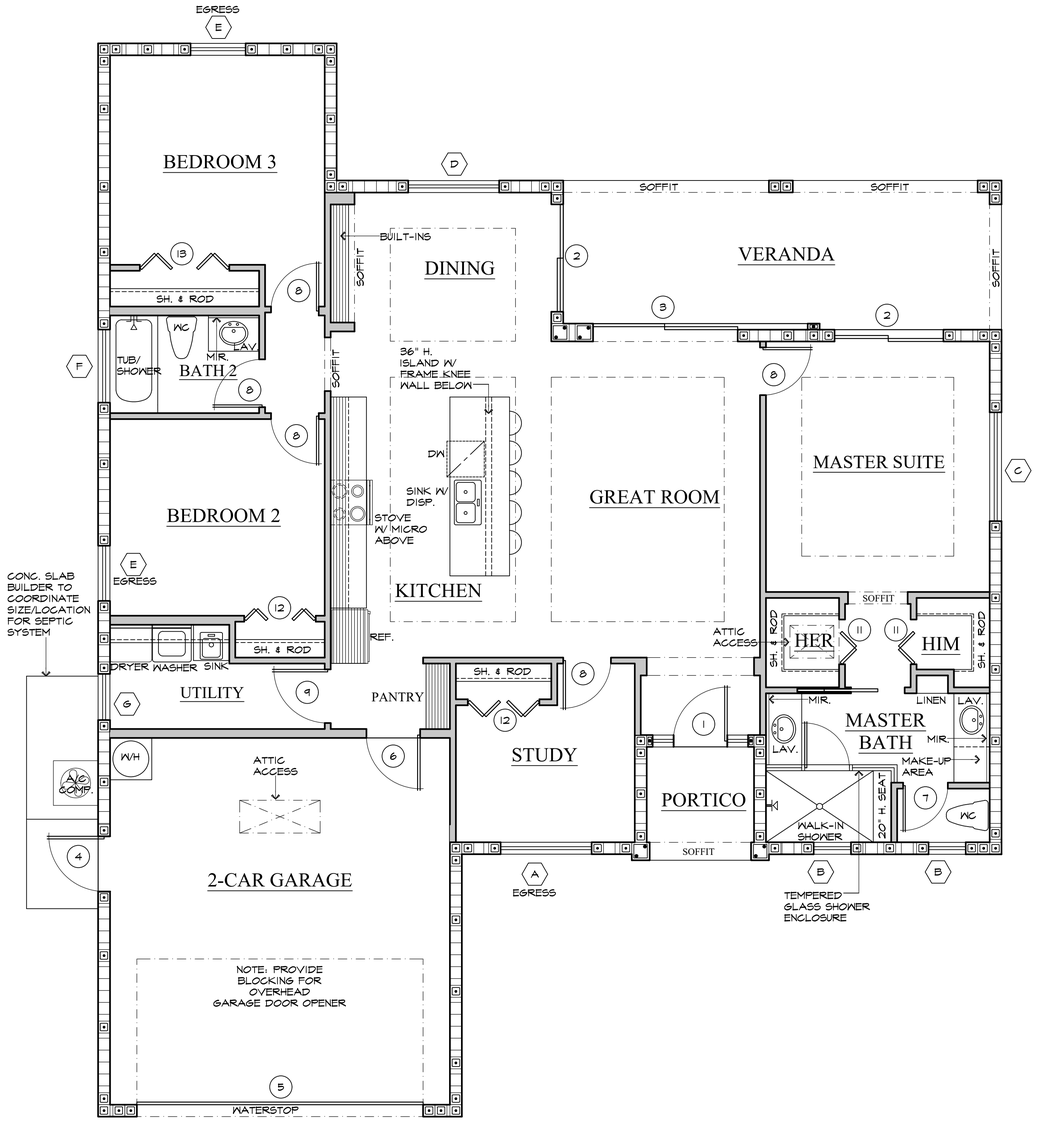
**f).- Exterior Hose bib might be change location/OR to provide to sole discretion of Owner/or Contractor if they area not shown on the plans.

INTERIOR DOORS ANNOTATION's

(See Floor plan for Door's location and Annotation)



NOTE:
Dimensions shown here they are for references only, See Floor plan for actually Doors Width/Height for this project.



AREA TABULATION

LIVING SQ. FT.	1,637 Sq. Ft.
PORTICO	38 Sq. Ft.
GARAGE	429 Sq. Ft.
VERANDA	195 Sq. Ft.
TOTAL SQ. FT.	2,299 Sq. Ft.

Window Schedule

Mark	Size	Remarks	Description	Zone	Maximum Positive Applied Pressure	Maximum Negative Applied Pressure	FL. Product Approval #
A	60"X60"	SEE ELEVA.	SINGLE HUNG IMPACT WINDOW	Zone 5	+31.6	-41.1	FL# 234-R28 (.4)
B	24"X80"	SEE ELEVA.	SINGLE HUNG IMPACT WINDOW	Zone 5	+34.1	-46.0	FL# 234-R28 (.4)
C	72"X12"	SEE ELEVA.	FIXED GLASS IMPACT WINDOW	Zone 4	+34.1	-36.9	FL# 243-R26 (.6)
D	60"X60"	SEE ELEVA.	SINGLE HUNG IMPACT WINDOW	Zone 4	+31.2	-33.9	FL# 234-R28 (.4)
E	36"X60"	SEE ELEVA.	SINGLE HUNG IMPACT WINDOW	Zone 4	+32.7	-35.5	FL# 234-R28 (.4)
F	48"X24"	SEE ELEVA.	SINGLE HUNG IMPACT WINDOW	Zone 4	+33.0	-36.6	FL# 234-R28 (.4)
G	30"X60"	SEE ELEVA.	SINGLE HUNG IMPACT WINDOW	Zone 4	+32.4	-35.2	FL# 234-R28 (.4)

NOTE. WINDOW SCHEDULE BASED ON WINDOWS "LOW E" INSULATED IMPACT GLAZINGS. MANUFACTURER TO VERIFY FRAME OPENINGS. FIELD MEASURE OPENINGS FOR FIXED GLASS UNITS AND TRANSOMS PRIOR TO FABRICATION.

Door Schedule

Mark	Size	Description	Zone	Maximum Positive Applied Pressure	Maximum Negative Applied Pressure	FL. Product Approval #
1	3080	EXTERIOR IMPACT ENTRY SWING DOOR W/ 12" SIDELIGHTS	Zone 4	+31.7	-34.5	FL# 15180-R4 (.4)
2	6080	IMPACT EXTERIOR SLIDING GLASS DOORS	Zone 5	+30.9	-34.6	FL# 251-R38 (.5)
3	(2)4080	IMPACT EXTERIOR SLIDING GLASS POCKET DOORS	Zone 4	+30.1	-32.9	FL# 251-R38 (.5)
4	3080	EXTERIOR METAL SWING DOOR	Zone 4	+31.7	-34.5	FL# 15180-R4 (.7)
5	16080	HURRICANE RATED INSULATED OVERHEAD GARAGE DOOR	Zone 5	+28.2	-34.2	FL# 15012-R10 (.20)
6	3080	FIRE RATED SWING DOOR W/ SELF CLOSING DEVICE				
7	2680	INTERIOR SWING DOOR				
8	2880	INTERIOR SWING DOOR				
9	3080	INTERIOR SWING DOOR				
10	(2)2880	INTERIOR SWING DOORS				
11	2680	INTERIOR BI-FOLD DOOR				
12	(2)2080	INTERIOR BI-FOLD DOORS				
13	(2)2680	INTERIOR BI-FOLD DOORS				

FLOOR PLAN CALLOUTS

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

ESTD 2023

DRAFTING & DESIGN SOLUTIONS, LLC
14047 NEVIS DR. FORT MYERS, FL 33905
PHONE: 941-876-8843
EMAIL:
OFFICE@DRAFTDESIGNSOL.COM

BUILDER/INVESTOR:
ALDANA DEVELOPMENT LLC.

ENGINEER:

M.F. GIORDANO ENGINEERING, PLLC
CONTACT: MATTHEW GIORDANO, P.E.
PHONE: (347) 264-5891
FL P.E. #87672; STATE REGISTRY #34011
ADDRESS: 1222 SE 47TH STREET
CAPE CORAL, FL 33904

STAMPED FOR STRUCTURAL ONLY:

Digitally signed by MATTHEW F GIORDANO
Date: 2024.02.09 16:35:33-05'00'

MATTHEW FRANKLIN GIORDANO LICENSE No. 87672 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Matthew F. Giordano, P.E. on 02/09/2024.

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PROJECT:
"MODEL A"

ADDRESS/STRAP:
2505 48TH ST SW, LEHIGH ACRES, FL 33976

DRAWING #	01
DATE:	2-5-24
DRAWING BY:	BF
REVISION:	

SHEET #
A-4

ROOF VENTILATION

contractor or owner to provide attic ventilation in accordance with the 2023 Florida building code residential edition, section R806 Roof Ventilation.

Minimum vent area :
The minimum net free ventilating area shall be 1/150 of the vented space.

Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met:

1.-In Climate Zones 6, 7 and 8, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.

2.-Not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.

ROOF/ATTIC VENTILATION REQUIREMENTS

PER FLORIDA RESIDENTIAL BUILDING CODE 2023 SECTION R806.2 VENTILATION IS BASED ON SOFFIT/VENTS LOCATED IN THE UPPER PORTION OF THE ATTIC (1 Sq.Ft./300 Sq.Ft.)

ROOF VENT CALCULATION:

2760 SQ. FT. OF ROOF

$\frac{2760}{150}$ = 18.4 S.Q. FT. OF N.F.A. REQUIRED

238 LINEAR FEET OF 24" SOFFIT VENT

238 L.F. X 39.4 S.I. = 9377 S.I.

$\frac{9377}{144}$ = 65 SQ. FT. OF N.F.A PROVIDED

ALUMINUM SOFFIT = 13.68 PERCENT OF SOFFIT AREA 24" ALUM SOFFIT = 39.4 SQ. IN PER LINEAR FT.
*N.F.A. = NET FREE AREA

ROOF / FRAMING NOTES

1.-PRE-ENGINEERED ROOF TRUSSES SHALL BE SPACED AT 24" O.C. MAXIMUM AND SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE FBC 2023 8th EDITION SECTION R903.1 and THE LOCAL BUILDING CODES AND LOCAL BUILDING CODES. THE TRUSS PLATE INSTITUTE, AND THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. REFER TO ADDITIONAL DRAWINGS FOR CEILING HEIGHT AND SLOPE OVERHANG DIMENSIONS AND HEAD HEIGHT.

2.-ROOF PLAN FOR DESIGN PURPOSES ONLY, TRUSS MANUFACTURERS TO SUBMIT TRUSS DRAWINGS AND PERMANENT BRACING SPECIFICATIONS SIGNED AND SEALED BY ENGINEER REGISTERED IN THE STATE OF FLORIDA.

3.-ALL TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY TRUSS MANUFACTURER.

4.-ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER AITC, TPI, AND NATIONAL DESIGN SPECIFICATIONS, AND FBC TABLE 2304.9.1 FOR WOOD CONSTRUCTION.

5.-ALL STRUCTURAL AND EXTERIOR FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE No.2 OR BETTER.

6.-ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL, SHALL BE PRESSURE TREATED.

7.-CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES NECESSARY AND SUITED FOR EACH APPLICATION. FASTENINGS SUBJECT TO MOISTURE SHALL BE SHALL BE HOT DIPPED GALVANIZED TO ASTM A-153-80.

8.-ALL EXTERIOR ROOF AND WALL SHEATHING COMPLIANCE WITH FBC R803.2.2 and R803.2.3.1

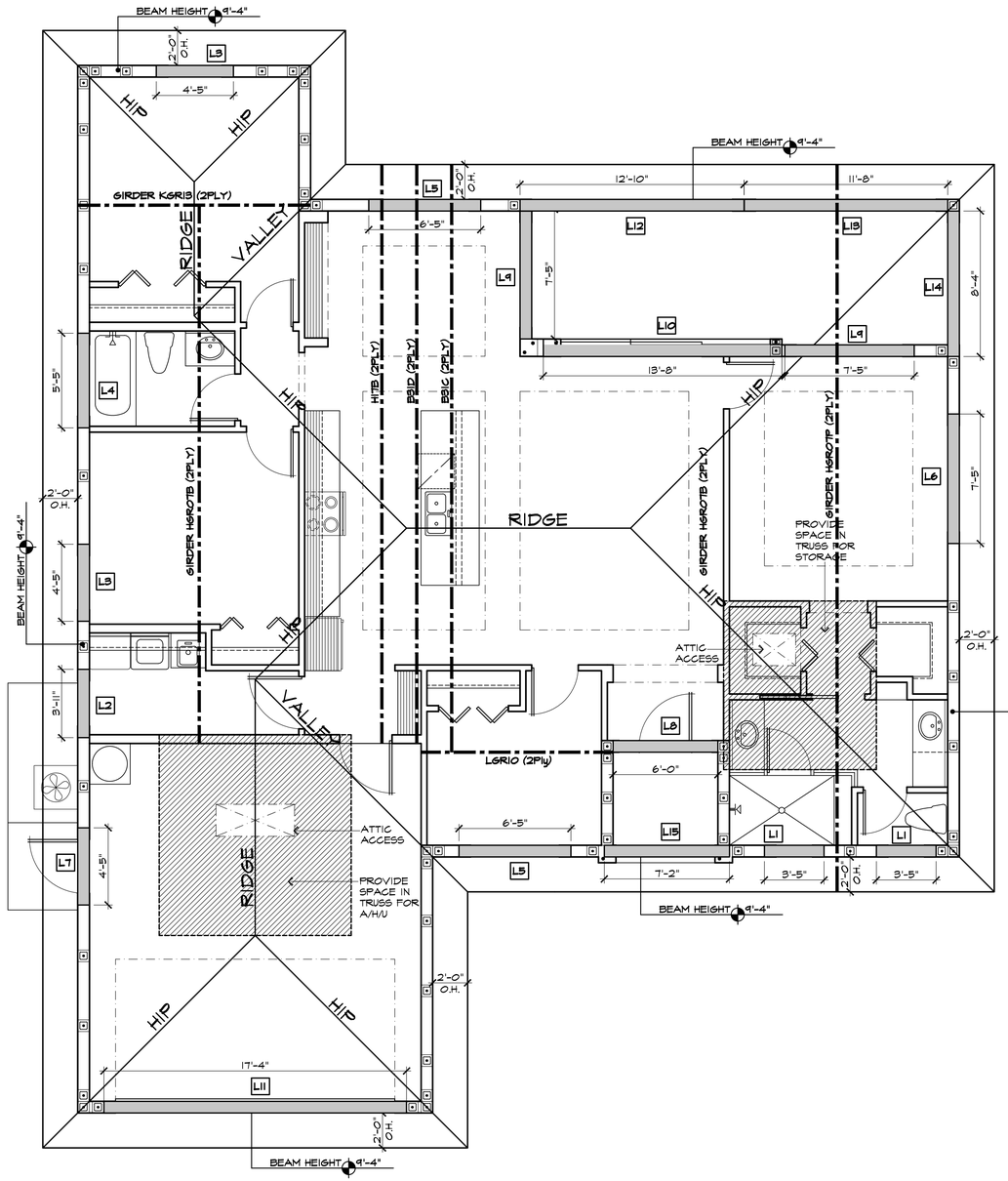
FRAMING PLAN

NOTES:.....

**: PRE-ENGINEERED MANUFACTURED ROOF TRUSSES @ 24" O.C. MAX. w/APA RATED EXTERIOR SHEATHING EXPOSURE-1 DECKING, ATTACHED PER SPEC'S.

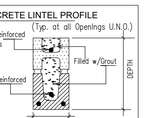
**: CONTRACTOR TO PROVIDE/VERIFY TRUSS TIE DOWNS and TRUSS CONNECTORS (When applicable) PRIOR TO COMMENCE ANY WORK, REFER TO TRUSS LAYOUT/TRUSS ENGINEERING PROVIDED FOR TRUSS REACTION#s and UPLIFT#s.
(Refer to typ. wall section for typ. truss tie-down/use truss tie-down's schedule and truss connectors schedule for all others appropriate connector's in references to truss reactions/uplift shown on truss layout).

**CRICKET's: 2x4 SYP No.2 Min. CONTRACTOR TO PROVIDE ADEQUATE ROOF SLOPE and METAL FLASHING TO PREVENT STORMWATER POUNDING.



CAST-CRETE LINTEL PROFILE

(Typ. at all Openings U.N.O.)



FOR ALL DESIGNATIONS AND FURTHER DETAILS SEE CAST-CRETE DESIGN GUIDE CURRENT EDITION. SEE PLAN FOR LOCATIONS.

CAST-CRETE LINTEL SCHEDULE

MARK	LENGTH	TYPE	WINDOW/DOOR
L 1	3'-5"	8F16-1B/1T	WINDOW
L 2	3'-11"	8F16-1B/1T	WINDOW
L 3	4'-5"	8F16-1B/1T	WINDOW
L 4	5'-5"	8F16-1B/1T	WINDOW
L 5	6'-5"	8F16-1B/1T	WINDOW
L 6	7'-5"	8F16-1B/1T	WINDOW
L 7	4'-5"	8F16-1B/1T	DOOR
L 8	6'-0"	8F16-1B/1T	DOOR
L 9	7'-5"	8F16-1B/1T	S.G.D.
L 10	13'-8"	8F16-1B/1T (PRESTRESSED)	S.G.D.
L 11	17'-4"	8F20-1B/1T (PRESTRESSED)	GARAGE
L 12	12'-10"	8F16-1B/1T (PRESTRESSED)	SOFFIT
L 13	11'-8"	8F16-1B/1T (PRESTRESSED)	SOFFIT
L 14	8'-4"	8F16-1B/1T	SOFFIT
L 15	8'-4"	8F16-1B/1T	SOFFIT

UPLIFT CONNECTOR SCHEDULE

UPLIFT (LBS)	CONNECTOR	TRUSS PLY	CONNECTION TYPE
0-1412	HETA 20	1,2,3	GIRDER / TRUSS TO MASONRY
1412-1800	DTT2Z	1,2	GIRDER / TRUSS TO MASONRY
1800-3330	MGT	2	GIRDER / TRUSS TO MASONRY
3966-5175	2-VGT	2	GIRDER / TRUSS TO MASONRY
5175-8080	2-FGTR	2	GIRDER / TRUSS TO MASONRY
1412-2365	LGT3-SDS2.5	3	GIRDER / TRUSS TO MASONRY
2365-6400	2-VGT	3	GIRDER / TRUSS TO MASONRY
6400-9035	HGT-3	3	GIRDER / TRUSS TO MASONRY
0-1015	H10A	1	GIRDER / TRUSS TO WOOD FRAMING
1015-1560	2-MTS12	1	GIRDER / TRUSS TO WOOD FRAMING
1560-1800	DTT2Z	1	GIRDER / TRUSS TO WOOD FRAMING
0-2315	HTT4	2,3	GIRDER / TRUSS TO WOOD FRAMING
2315-3330	MGT	2,3	GIRDER / TRUSS TO WOOD FRAMING
3330-4375	HTT5	2,3	GIRDER / TRUSS TO WOOD FRAMING
4375-7480	2-HTT5	2,3	GIRDER / TRUSS TO WOOD FRAMING
7480-9035	HGT-3	3	GIRDER / TRUSS TO WOOD FRAMING

NOTE: ALL CONNECTORS LISTED ARE SIMPSON STRONG MODEL NUMBERS. REFER TO MANUFACTURER SPECIFICATIONS FOR VERIFYING LOADS AND PROPER INSTALLATION.

ROOF PLAN

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

ESTD 2023

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PROJECT:

"MODEL A"

ADDRESS/STRAP:

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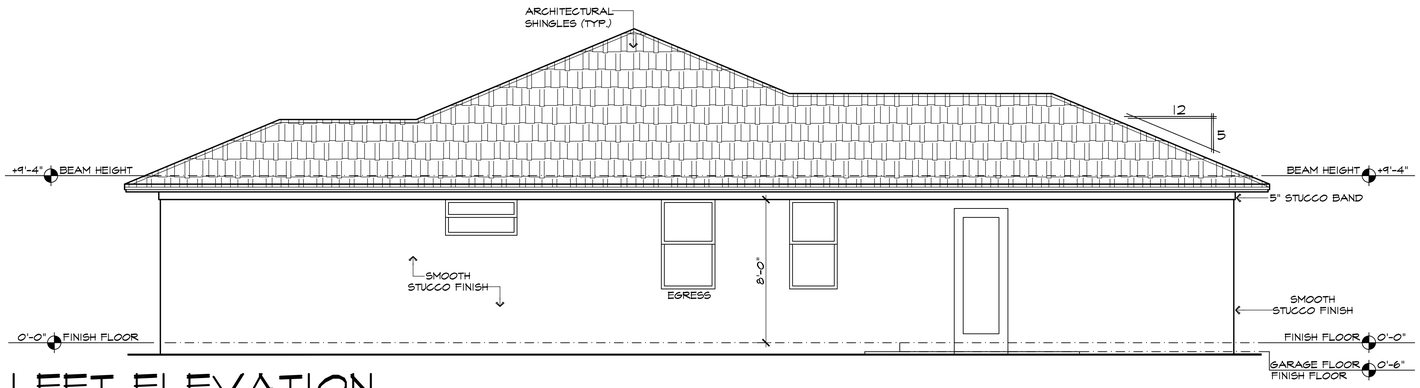
DRAWING #	01
DATE:	2-5-24
DRAWING BY:	BF
REVISION:	

SHEET #

A-5

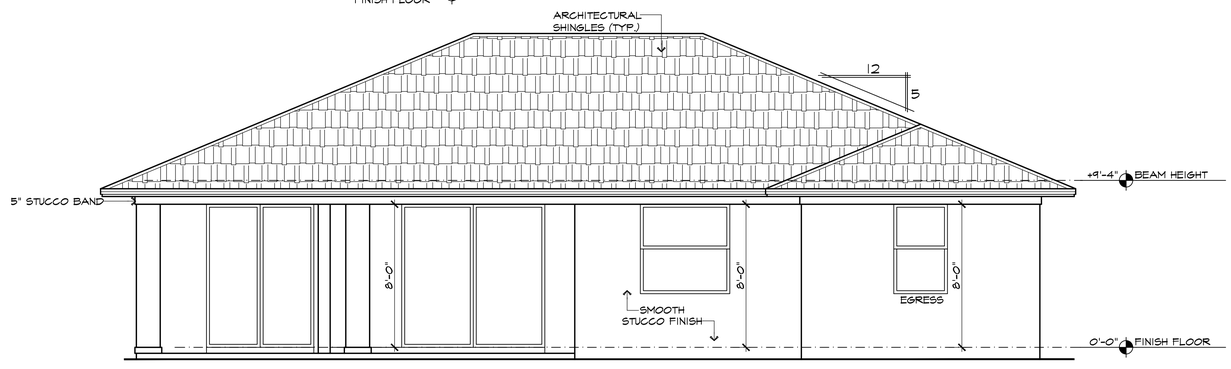
FRONT ELEVATION

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



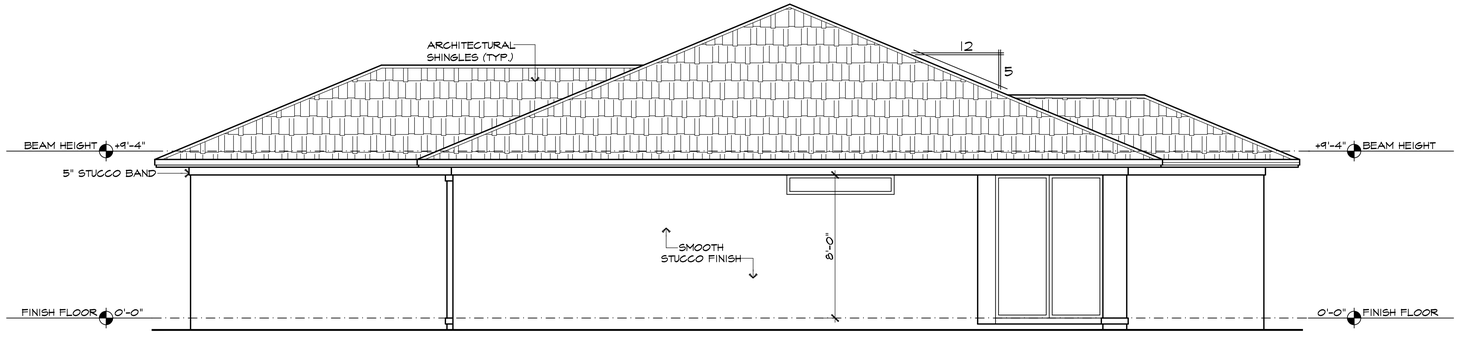
LEFT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

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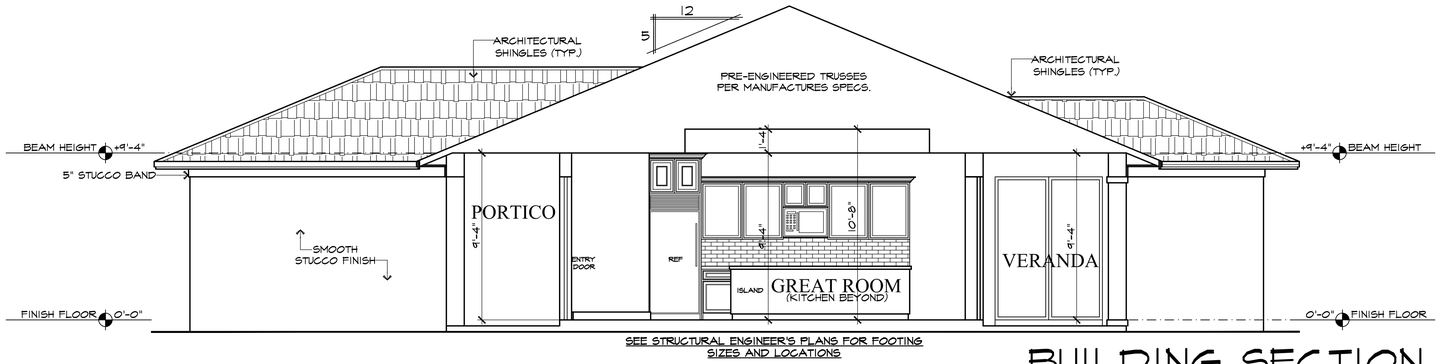
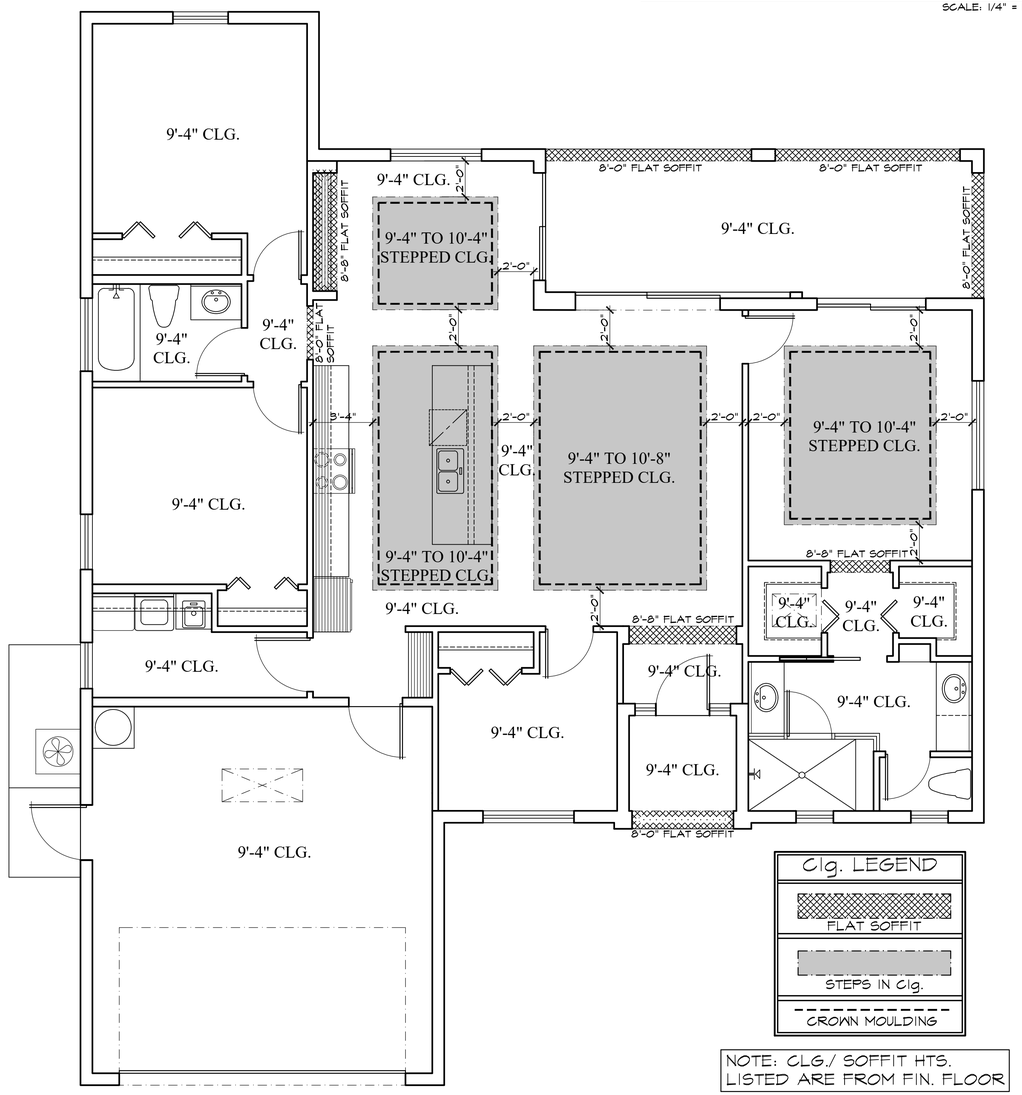
A-6



SEE STRUCTURAL ENGINEER'S PLANS FOR FOOTING SIZES AND LOCATIONS

BUILDING SECTION

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



NOTE: CLG./ SOFFIT HTS. LISTED ARE FROM FIN. FLOOR

REFLECTED CEILING PLAN

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

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A-7

ELECTRICAL NOTES :

1.–EXTERIOR RECEPTACLES SHALL BE WATERPROOF AND G.F.I.

2.–BATHROOM, GARAGE AND ANY RECEPTACLE WITHIN 6 FEET OF ANY SINK SHALL BE G.F.I. TYPE.

3.–EXTERIOR DISCONNECT SWITCHES SHALL BE WATERPROOF.

4.–LIGHT FIXTURES ARE TO BE SELECTED BY OWNER , SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR.

5.–ELECTRICAL CONTRACTOR SHALL COORDINATE METER, METER CENTERS AND SWITCHGEAR LOCATION WITH LOCAL UTILITY COMPANY (F.P.L.)

6.–LIGHTING RECEPTACLES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL LOCAL CODES.

7.–ROMEX MAY BE SUBSTITUTED FOR WIRE AND CONDUIT SYSTEM FOR BUILDING INTERIOR ONLY.

8.–WHIRLPOOL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH N.E.C. ARTICLE 680.

9.–PROVIDE TIE HANDLE FOR DISPOSAL AND DISHWASHER CIRCUIT BREAKERS (ONLY IF ONE RECEPTACLE SUPPLIES BOTH)

10.–SWITCHBOARDS AND PANELS SHALL BE RATED FOR 75 DEGREES.

11.–ELECTRICAL CONTRACTOR SHALL VERIFY ALL HVAC EQUIPMENT LOADS PRIOR TO THE ORDERING OF ANY SWITCHGEAR AND PANELS. (COORDINATE WITH GENERAL CONTRACTOR)

12.–SMOKE DETECTORS SHALL BE HARDWIRED INTO ELECTRICAL POWER AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACK–UP INTER–CONNECTED AND INTEGRAL WITH ALARM SYSTEM. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.

13.–DISCONNECT SWITCHES AND PANELS SHALL BE INSTALLED IN ACCORDANCE WITH N.E.C.

14.–INSTALLATION HEIGHTS ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE:
- WALL HUNG TELEPHONE:. . . . . 56" A.F.F.
- TELEPHONE JACKS:. . . . . 16" A.F.F.
- LIGHT SWITCHES: . . . . . .40" A.F.F.
- RECEPTACLES: . . . . . 16" A.F.F.
- TELEVISION JACKS: . . . . . .16" A.F.F.

15.–RECEPTACLES AND OR JUNCTION BOXES SHALL NOT BE PLACED IN A BACK TO BACK CONFIGURATION.

16.–FLOOR MOUNTED RECEPTACLES, TELEPHONE JACKS ETC. SHALL BE VERIFIED AND COORDINATED WITH OWNER PRIOR TO INSTALLATION.

17.–WIRING TO A/C EQUIPMENT TO BE COPPER.

18.–RECESS CANS SHALL BE IC RATED.

19.–FIXTURES LOCATION AS INDICATED ON ELECTRICAL PLAN.

20.–RECEPTACLE CIRCUITS IN BEDROOMS ARE TO BE ARC–FAULT PROTECTED AND CHILD PROOF.

21.–ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, RECREATION ROMS, CLOSETS, HALLWAYS AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER–PROOF RECEPTACLES PER N.E.C.

22.–ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE G.F.C.I. PROTECTED (GFCI).

23.–IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH N.F.P.A. 70A–05, N.E.C. F.B.C. RESIDENTIAL CODE, AND ALL APPLICABLE LOCAL STANDARDS CODES AND ORDINANCES.

24.–EVERY BUILDING HAVING A FOSSIL–FUEL–BURNING HEATER OR APPLIANCE FIREPLACE, OR AN ATTACHED GARAGE, SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

25.–ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING, WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY, SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY NATIONALLY RECOGNIZED TESTING LABORATORY.

26.–ALL 120–VOLT, SINGLE PHASE, 15 and 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS, SHALL BE PROTECTED BY A LISTED ARC–FAULT CIRCUIT INTERRUPTER, COMBINATION–TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. [N.E.C 210.12 (B)]

27.–ALL 120–VOLT, SINGLE PHASE, 15 and 20 AMPERE RECEPTACLES INSTALLED IN DWELLING UNITS, ACCORDING TO N.E.C SECTION 210.52, INCLUDING, BUT NOT LIMITED TO BALCONIES, BATHROOMS, BEDROOMS, BREAKFAST ROOMS, COUNTERTOPS, DECKS, DENS, DINING ROOMS, FAMILY ROOMS, GARAGES, HALLWAYS, KITCHENS, LAUNDRY AREAS, LIBRARIES, LIVING ROOMS, OUTDOORS, PANTRIES, PARLORS, PORCHES, RECREATION ROOMS, SUNROOMS, OR SIMILAR ROOMS OR AREAS, SHALL BE LISTED TAMPER–RESISTANT RECEPTACLES. [N.E.C 2017 406.11]

28.–RECEPTACLES INSTALLED IN KITCHENS, BATHROOMS OR WITHIN 6 FEET (6') OF A WATER SUPPLY (Garbage disposal), SHALL BE GROUND–FAULT CIRCUIT–INTERRUPTER (G.F.C.I.) DEVICES WITH DOWNSTREAM DEVICES IDENTIFIED.

NOTE :

ELECTRICAL LOCATIONS SHOWN ON THE DRAWINGS MAY BE CHANGED AT THE SOLE DISCRETION OF CONTRACTOR AND/OR OWNER, OR ITS LICENSED ELECTRICIAN IN ORDER TO COMPLY WITH NATIONAL AND MUNICIPAL BUILDING AND ELECTRICAL CODES.

ELECTRICAL NOTES :

NOTE:

**SMOKE DETECTOR's
TO COMPLY WITH THE FLORIDA BUILDING CODE IN EFFECT and WITH THE NATIONAL and MUNICIPAL ELECTRICAL CODES, and AS PER R314.1/R314.7

**LIGHT SWITCH's AT 40" ABOVE
FINISH FLOOR (Contractor and/or Owner to verify)

**CONTRACTOR/OR OWNER TO VERIFY LOCATION OF ALL PHONE JACK's, CABLE TV. AND OUTLET's.

KITCHEN:
**CONTRACTOR/OR OWNER TO PROVIDE UNDER GROUND CONDUIT FOR ELECTRICAL WIRING AT THE KITCHEN ISLAND (If applicable)
**PROVIDE ADEQUATE ELECTRICAL SUPPLIES and TURN ON/OF SWITCH FOR EXHAUST RANGE HOOD (Contractor/OR Owner to verify location)
**7" HGT. ELECTRICAL OUTLET's ABOVE COUNTERTOP (Contractor/OR Owner to verify heights and location)

SHOWER's/OR TUB's:
CONTRACTOR/OR OWNER TO PROVIDE V.P. (Vapor Proof) FIXTURES ABOVE IF AREAS REQUIRE LIGHTING.

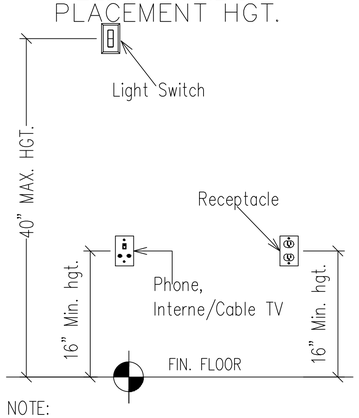
ENTERTAINMENT's:
CONTRACTOR/OR OWNER TO COORDINATE and PROVIDE LOCATIONS FOR TV/INTERNET/SECURITY CAMERA's and OR ALL OTHERS ENTERTAINMENTS FUTURES NOT SHOWN ON THIS DRAWINGS.

**Contractor and/or Owner verify and provide adequate Electrical Supplies for exterior Equipments (When Exterior Equipment are applicable.)

**E.M. (Electrical Meter)
Note: It's the Contractor and/or Owner responsibility to verify Electrical Meter location in accordance with local amendments, and all other applicable state county and local statutes, ordinances, regulations and rules.

**ELECTRICAL PANEL
Note: It's the Contractor and/or Owner to verify Electrical Panel location in accordance with local amendments, and all other applicable state county and local statutes, ordinances, regulations and rules.

ELECTRICAL's PLACEMENT HGT.



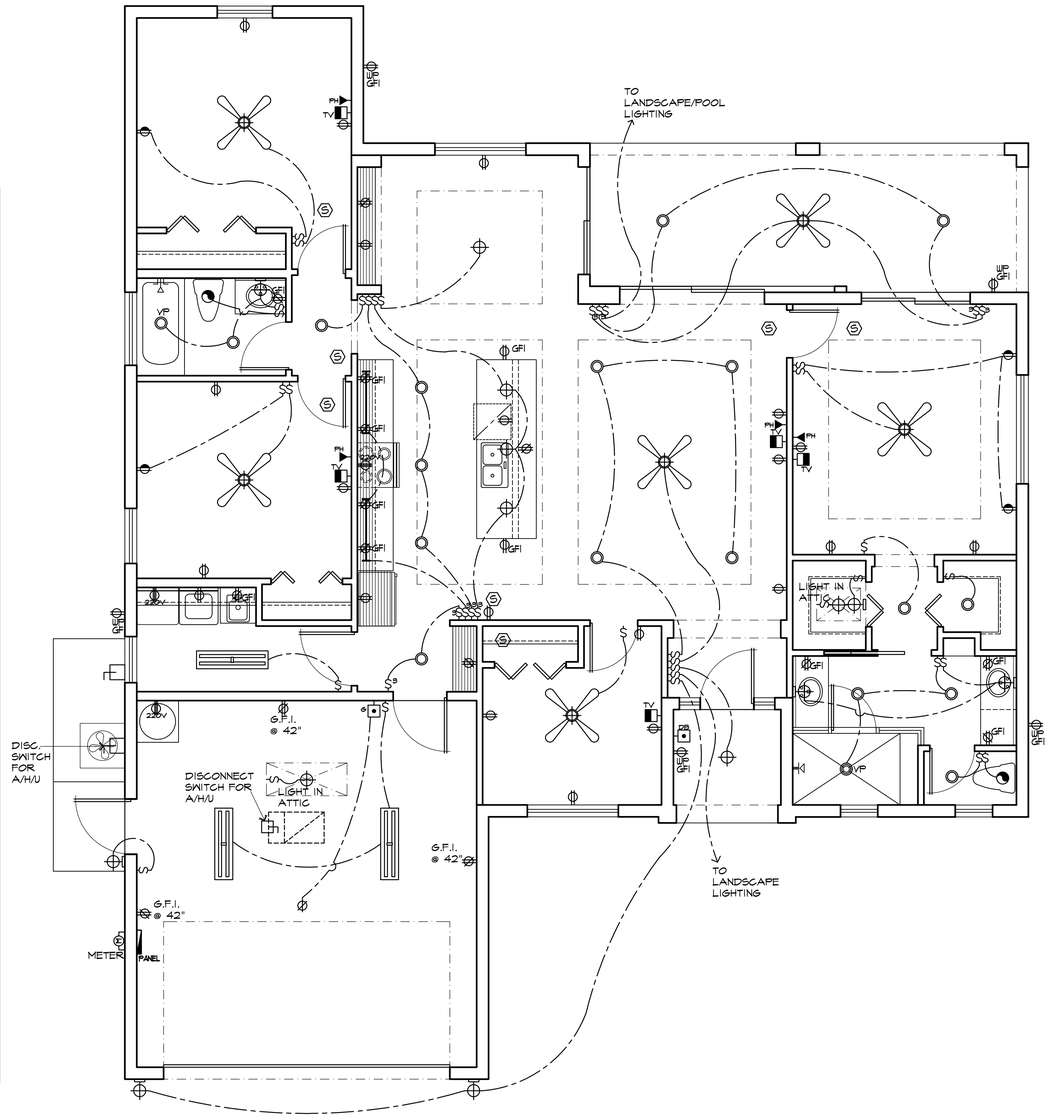
NOTE:
**All light switch's hgt. to be @ 40" max. above finish floor Contractor and/or Owner to verify.

**Contractor/or Owner to verify Electrical outlets hgt's. and location at kitchen area. (7"above countertop typ.)

ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION
$	SINGLE POLE SWITCH
$3	3 WAY SWITCH
$4	4 WAY SWITCH
$D	DIMMER SWITCH
	110V OUTLET
	110V HALF HOT OUTLET
220V	220V OUTLET
	WALL / COUNTERTOP OUTLET
	DEDICATED OUTLET
PH	PHONE/CAT5 OUTLET
TV	TELEVISION OUTLET
	CEILING MOUNT PENDANT FIXTURE
	WALL MOUNT BRACKETS
	LED RECESSED CAN FIXTURE
VP	LED RECESSED CAN FIXTURE - VAPOR PROOF
	LED AMIABLE RECESSED CAN FIXTURE
	EXHAUST FAN
	EXHAUST FAN WITH LIGHT
	LED FIXTURE
	OVER OR UNDERCOUNTER LIGHTING
	GARBAGE DISPOSAL
	GARAGE DOOR OPENER
DB	DOOR BELL
	DOOR CHIME
S	SMOKE/CARBON DETECTOR
MD	MOTION DETECTOR
	DISCONNECT SWITCH
	CEILING FAN / FAN WITH LIGHT
	STEP LIGHT
M	ELECTRICAL METER
	ELECTRICAL DISCONNECT
PANEL	ELECTRICAL PANEL

VP	VAPOR PROOF
WP	WEATHER PROOF
GFI	GROUND FAULT INTERCEPTOR
LV	LOW VOLTAGE
OS	OUTSIDE
GD	GARAGE DISPOSAL
DW	DIRECT WIRE



ELECTRICAL PLAN

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

ESTD 2023

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REVISION:	

SHEET #
A-8

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING, STRUCTURAL DESIGN, INSTALLATION, SEQUENCING, AND REMOVAL OF ALL TEMPORARY WORKS.
4. PRIOR TO FABRICATION AND ERECTION OF ALL NEW CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION FOR DIMENSIONS AND ELEVATIONS.
5. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
6. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
7. FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF ON COMPACTED FILL OR NATIVE SOIL. BEFORE CONSTRUCTION COMMENCES, SOIL BEARING CAPACITY SHALL BE VERIFIED BY A SUBSURFACE INVESTIGATION, AS WELL AS FIELD AND LABORATORY TESTS PERFORMED BY A CERTIFIED TESTING LABORATORY, WHOSE REPORT SHALL INCLUDE ANALYSIS AND RECOMMENDATIONS FOR SITE PREPARATION IN ORDER TO BEAR THE FOUNDATION LOADS. ABOVE REPORT SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW BEFORE FOUNDATION CONSTRUCTION BEGINS.
8. THIS BUILDING/STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2023 EDITION OF THE FLORIDA BUILDING CODES, AND SECTION 1609 FOR DESIGN PRESSURES GENERATED BY A THREE SECOND GUST DESIGN WIND VELOCITY OF 160 MPH. STRUCTURAL CALCULATIONS; INCLUDING GRAVITY LOADS, AS NECESSARY TO CONFIRM COMPLIANCE WITH THE 2023 EDITION OF THE FLORIDA BUILDING CODE, HAVE BEEN PERFORMED.
9. THE OWNER, HIS AGENT, OR GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD SUPERVISION, CONSTRUCTION ADMINISTRATION, REVIEW AND APPROVAL OF ALL SHOP DRAWINGS, VERIFICATION ON-SITE OF ALL DIMENSIONS AND ELEVATIONS, AND STRICT COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
10. EXTERIOR GLAZING SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT RESISTANT COVERING MEETING THE REQUIREMENTS OF SSTD 12, ASTM E 1886 AND ASTM E 1996, OR MIAMI-DADE PA 201, 202, AND 203, MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST.
11. ALL WINDOWS, DOORS, AND OTHER SUCH SYSTEMS, COMPONENTS AND CLADDING SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 1609 OF THE 2023 EDITION OF THE FLORIDA BUILDING CODE FOR DESIGN PRESSURES GENERATED BY A THREE SECOND GUST DESIGN WIND VELOCITY OF 170 MPH, SEE "DESIGN PARAMETERS" FOR SPECIFIC PRESSURES.
12. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING PRIOR TO CONSTRUCTION OF ANY DISCREPANCY BETWEEN PLANS AND ON-SITE DIMENSIONS AND ELEVATIONS.
13. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

GENERAL MASONRY NOTES:

1. CONCRETE MASONRY UNITS SHALL BE HOLLOW OR SOLID UNIT MASONRY IN ACCORDANCE WITH ASTM C 90 OR C 145 AND SHALL HAVE MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI.
2. THE MINIMUM THICKNESS OF EXTERIOR MASONRY WALLS SHALL BE 7 5/8 INCHES.
3. MORTAR SHALL BE EITHER TYPE M OR S IN ACCORDANCE WITH ASTM C 270.
4. GROUT SHALL HAVE A MAXIMUM COARSE AGGREGATE SIZE OF 3/8 INCH PLACED AT A 8 TO 11 INCH SLUMP AND HAVE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C 1019, OR SHALL BE IN ACCORDANCE WITH ASTM C 476.
5. MASONRY GROUTING REQUIREMENTS:
6. FIELD-MIXED GROUT SHALL BE PLACED WITHIN 1-1/2 HOURS FROM INTRODUCING WATER INTO THE MIXTURE AND BEFORE INITIAL SET.
7. GROUT SLUMP REQUIREMENTS:

7.1. FOR GROUT SLUMP BETWEEN 8 AND 10 INCHES, THE MAXIMUM GROUT LIFT HEIGHT IS 5 FEET.
7.2. FOR GROUT SLUMP BETWEEN 10 AND 11 INCHES, THE MAXIMUM GROUT LIFT HEIGHT IS 12.67 FEET.
7.3. FOR SELF-CONSOLIDATING GROUT, THE GROUT LIFT HEIGHT SHALL NOT EXCEED THE GROUT POUR HEIGHT (24 FEET MAX.).

8. GROUT LIFT HEIGHTS EXCEEDING 5 FEET SHALL MEET THE FOLLOWING REQUIREMENTS:

8.1. MASONRY MORTAR HAS CURED FOR AT LEAST 4 HOURS.
8.2. GROUT SLUMP IS BETWEEN 10 AND 11 INCHES.
8.3. NO INTERMEDIATE BOND BEAMS ARE PLACED BETWEEN THE TOP AND BOTTOM OF THE GROUT LIFT HEIGHT.

9. EACH GROUT LIFT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION AT THE TIME OF PLACEMENT. CONSOLIDATION IS NOT REQUIRED FOR SELF-CONSOLIDATING GROUT.
10. EACH GROUT LIFT SHALL BE RECONSOLIDATED BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED, AND BEFORE ADDING THE SUBSEQUENT GROUT LIFT. RECONSOLIDATION IS NOT REQUIRED FOR SELF-CONSOLIDATING GROUT.
11. THE TIME BETWEEN PLACING GROUT LIFTS SHALL NOT EXCEED 1 HOUR.
12. THE MAXIMUM POUR HEIGHT IS 24 FEET.
13. A GROUT KEY SHALL BE PROVIDED AT THE TOP OF EACH GROUT LIFT AND GROUT POUR. GROUT KEYS SHOULD BE FORMED BY TERMINATING THE GROUT 1-1/2 INCHES BELOW A MORTAR JOINT.
14. ALL MORTAR JOINTS FOR HOLLOW UNIT MASONRY SHALL EXTEND THE FULL WIDTH OF FACE SHELLS.
15. MORTAR JOINTS FOR SOLID MASONRY SHALL BE FULL HEAD AND BED JOINTS. BED JOINTS SHALL BE 3/8 INCH (1/8 INCH) THICK. HEAD JOINTS SHALL BE 3/8 INCH (+3/8 INCH OR -1/4 INCH) THICK.
16. THE BED JOINT OF THE STARTING COURSE PLACED OVER FOOTINGS SHALL BE PERMITTED TO VARY IN THICKNESS FROM A MINIMUM OF 1/4 INCH TO A MAXIMUM OF 3/4 INCH.
17. MASONRY WALLS SHALL BE RUNNING BOND OR STACK BOND CONSTRUCTION.
18. WHEN MASONRY UNITS ARE LAID IN STACK BOND OR RUNNING BOND, 9-GAGE (MINIMUM) HORIZONTAL JOINT REINFORCEMENT, IN ADDITION TO REQUIRED VERTICAL REINFORCEMENT, SHALL BE PLACED IN BED JOINTS AT NOT MORE THAN 16 INCHES ON CENTER.
19. LONGITUDINAL WIRES OF JOINT REINFORCEMENT SHALL BE FULLY EMBEDDED IN MORTAR OR GROUT WITH MINIMUM COVER OF 5/8 INCH WHEN EXPOSED TO EARTH OR WEATHER AND 1/2 INCH WHEN NOT EXPOSED TO EARTH OR WEATHER.
20. REINFORCING STEEL SHALL BE NO. 5 BARS, U.O.N.
21. FOR VERTICAL REINFORCEMENT, ONE NO. 5 BAR IN A GROUTED CELL SHALL BE PROVIDED IN EACH CORNER, INCLUDING INTERIOR CORNERS AND CORNERS CREATED BY CHANGES IN WALL DIRECTION BY OFFSETTING OF WALLS SUCH AS AT PROJECTED BAYS AND INSET PORCHES.
22. FOR VERTICAL REINFORCEMENT ONE NO. 5 BAR SHALL BE PROVIDED ON EACH SIDE OF OPENINGS.
23. IN ADDITION TO VERTICAL REINFORCEMENT REQUIRED AT CORNERS, AT OPENINGS, AND AT HIP GIRDER BEARING POINTS, VERTICAL REINFORCEMENT CONSISTING OF ONE NO. 5 BAR SHALL BE PROVIDED EVERY 4 FEET ON CENTER MAXIMUM. (U.N.O.)
24. SPLICES SHALL BE LAP SPLICES AS PER FBC 2023.
25. IN NO CASE SHALL THE LENGTH OF THE LAPPED SPLICE BE LESS THAN 40 BAR DIAMETERS.
26. SPLICE LENGTHS SHALL BE MINIMUM OF 25 INCHES FOR NO. 5 BARS.
27. NON-CONTACT LAP SPLICES MAY BE USED PROVIDED REINFORCING BARS ARE NOT SPACED LESS THAN 2 INCHES OR GREATER THAN 5 INCHES.
28. REINFORCEMENT MAY BE BENT IN THE SHOP OR IN THE FIELD PROVIDED:

28.1. ALL REINFORCEMENT SHALL BE BENT COLD
28.2. DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX BAR DIAMETERS
28.3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT, EXCEPT WHERE BENDING IS NECESSARY TO ALIGN DOWEL BARS WITH A VERTICAL CELL
28.4. BARS PARTIALLY EMBEDDED IN CONCRETE SHALL BE PERMITTED TO BE BENT AT SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 6 INCHES OF VERTICAL BAR LENGTH.

29. REINFORCEMENT BARS EMBEDDED IN GROUTED MASONRY CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/2 INCH BETWEEN REINFORCING BARS AND ANY FACE OF A CELL.
30. REINFORCING BARS USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OR NOT LESS THAN 2 INCHES.
31. CLEAN-OUT OPENINGS SHALL BE PROVIDED FOR CELLS CONTAINING SPLICED REINFORCEMENT WHEN THE GROUT POUR EXCEEDS 5 FEET IN HEIGHT.
32. WHERE CLEAN-OUT OPENINGS ARE REQUIRED, AN OPENING SHALL BE PROVIDED IN THE BOTTOM COURSE OF THE MASONRY CELL TO BE FILLED.
33. CLEAN-OUT OPENINGS SHALL HAVE MINIMUM AREA OF 12 SQUARE INCHES AND A MINIMUM OPENING DIMENSION OF 3 INCHES.
34. MASONRY PROTRUSIONS EXTENDING 1/2 INCH OR MORE INTO CELLS OR CAVITIES TO BE GROUTED SHALL BE REMOVED FOR GROUT POURS OVER 5 FT.
35. SPACES TO BE GROUTED SHALL BE FREE OF MORTAR DROPPINGS, DEBRIS, LOOSE AGGREGATES, AND ANY MATERIAL DELETERIOUS TO MASONRY GROUT.
36. MASONRY OPENINGS LESS THAN 6 FEET SHALL BE SPANNED WITH AN 8" SPAN RATED PRECAST/PRESTRESSED CONCRETE LINTEL. ALL PRECAST LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END ON A GROUT FILLED CELL.
37. MASONRY OPENINGS 6 FEET OR GREATER SHALL BE SPANNED WITH AN 8" SPAN RATED PRECAST/PRESTRESSED CONCRETE LINTEL WITH 1#5 BAR CONTINUOUS. PRECAST LINTEL AND ALL CELLS ABOVE, TO THE BOTTOM OF THE TIE BEAM OR BOND BEAM, SHALL BE GROUTED SOLID. ALL PRECAST LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END ON A GROUT FILLED CELL.

CONCRETE / MASONRY BEAMS:

1. A REINFORCED CONCRETE / MASONRY BEAM SHALL BE PROVIDED AT THE TOP OF EACH EXTERIOR WALL.
2. BOND BEAMS SHALL CONTAIN 8"X8" "U" BLOCKS.
3. CONCRETE / MASONRY BEAM REINFORCEMENT SHALL BE TWO NO. 5 BARS (TOP & BOTTOM) EXCEPT WHERE NOTED.
4. REINFORCEMENT SHALL BE LOCATED IN THE TOP AND BOTTOM OF 16 INCH CONCRETE / MASONRY BEAMS.
5. REINFORCEMENT SHALL BE CONTINUOUS AROUND CORNERS. SEE STRUCTURAL DETAILS.
6. CONTINUITY OF THE #5 REINFORCING IN STRAIGHT RUNS SHALL BE PROVIDED BY LAPPING SPLICES NOT LESS THAN 30 INCHES. CONTINUITY SHALL BE PROVIDED AT CORNERS BY BENDING TWO BARS FROM EACH DIRECTION AROUND THE CORNER 30 INCHES OR BY ADDING TWO #5 BENT BARS WHICH EXTEND 30 INCHES EACH WAY FROM THE CORNER. CONTINUITY AT COLUMNS SHALL BE PROVIDED BY CONTINUING HORIZONTAL REINFORCING THROUGH COLUMNS OR BY BENDING HORIZONTAL REINFORCING IN THE COLUMNS A MIN. DISTANCE OF 18 INCHES.
7. WHERE MORE THAN ONE BAR IS REQUIRED, ONLY ONE OF THE BARS MUST BE CONTINUOUS AROUND CORNERS.
8. ALL VERTICAL WALL REINFORCEMENT SHALL BE TERMINATED IN CONCRETE / MASONRY BEAM (TIE-BEAM) AT THE ROOF LEVEL WITH A STANDARD HOOK. THE HOOK MAY BE FORMED BY BENDING THE VERTICAL WALL REINFORCEMENT IN ACCORDANCE WITH NOTES HEREIN OR BY LAP SPLICING TO A STANDARD HOOK. THE HOOK SHALL EXTEND TO THE UPPER MOST HORIZONTAL REINFORCEMENT OF THE BOND BEAM AND SHALL BE EMBEDDED A MINIMUM OF 6 INCHES INTO THE BOND BEAM, SEE STANDARD DETAILS.
9. BOND BEAMS OVER ALL OPENINGS SHALL CONSIST OF (2) 8" "U" BLOCK WITH (1) #5 CONTINUOUS REBAR IN EACH "U" BLOCK; ABOVE AN 8" PRE-CAST LINTEL WITH (1) #5 ADDITIONAL REBAR; UNLESS NOTED OTHERWISE, DUE TO LARGE TRUSS GIRDER BEARING AND / OR UPLIFT LOADS.
10. CONCRETE / MASONRY BEAMS SHALL HAVE TOP AND BOTTOM REINFORCEMENT CONTINUOUS OVER OPENINGS.
11. CONCRETE / MASONRY BEAMS WHICH SHALL EXTEND PAST THE OPENING A MINIMUM OF 8".
12. FOR CAST-IN-PLACE BEAMS THE MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 1 1/2 INCHES. ALSO SEE CONCRETE NOTES.

CONCRETE / MASONRY COLUMNS:

1. COLUMNS SHALL BE CONSTRUCTED OF STANDARD MASONRY UNITS, U.O.N.
2. MAXIMUM MASONRY COLUMN HEIGHT TO THE TOP OF BEAM SHALL NOT EXCEED 10 FT.
3. COLUMNS SHALL CONTAIN A MINIMUM OF FOUR VERTICAL BARS, ONE IN EACH CORNER.
4. VERTICAL COLUMN REINFORCEMENT SHALL BE FOUR NO. 3 BARS FOR 8X8 INCH COLUMNS AND FOUR NO. 5 BARS FOR ALL OTHER COLUMN SIZES, U.O.N.
5. CONNECTION OF COLUMNS TO THE FOUNDATION BELOW AND TO THE BOND BEAM AT THE TOP SHALL BE AS FOLLOWS:

5.1. 8X8 INCH COLUMN: ONE NO. 5 STANDARD 90 DEGREE HOOK INTO THE SUPPORT AT THE BOTTOM AND INTO THE BOND BEAM AT THE TOP.
5.2. 8X16 INCH COLUMN: TWO NO. 5 STANDARD 90 DEGREE HOOKS (ONE IN EACH CELL) BOTH AT THE BOTTOM AND AT THE TOP.
5.3. 12X12 INCH COLUMN AND 16X16 INCH COLUMN: BOTTOM: FOUR NO. 5 STANDARD 90 DEGREE HOOKS (ONE AT EACH VERTICAL BAR) EXTENDING FROM THE FOUNDATION AND SPLICED WITH THE VERTICAL COLUMN REINFORCEMENT; TOP: FOR CORNER COLUMNS, THREE NO. 5 STANDARD 90 DEGREE HOOKS INTO THE BOND BEAM, MINIMUM, EACH SPLICED TO A VERTICAL COLUMN BAR. FOR COLUMN LOCATED OTHER THAN AT A CORNER, TWO NO. 5 STANDARD 90 DEGREE HOOK INTO THE BOND BEAM SHALL BE SPLICED TO SEPARATE VERTICAL COLUMN BARS.

6. LATERAL TIES OF A MINIMUM 1/4 INCH DIAMETER SHALL BE USED TO ENCLOSE VERTICAL COLUMN REINFORCEMENT AS FOLLOWS:

6.1. MAXIMUM VERTICAL SPACING OF LATERAL TIES SHALL BE 12".
6.2. LATERAL TIES MAY BE PLACED IN MORTAR JOINTS (PROVIDED THEY ARE NO LARGER THAN 1/4 INCH DIAMETER).
6.3. THE BOTTOM LATERAL TIES SHALL BE LOCATED VERTICAL NOT MORE THAN 1/2 A LATERAL TIE SPACING ABOVE THE TOP OF THE FOOTING.
6.4. THE TOP LATERAL TIE SHALL NOT BE MORE THAN 1/2 A LATERAL TIE SPACING BELOW THE LOWEST HORIZONTAL REINFORCEMENT IN THE BEAM ABOVE.

7. CONCRETE TIE COLUMNS SHALL BE PLACED AFTER THE MASONRY CMU WALLS. THE CONCRETE BLOCK FACING THE TIE COLUMN SHALL BE REMOVED SO THAT WHEN THE CONCRETE TIE COLUMN IS PLACED, THE CONCRETE WILL FLOW INTO THE BLOCK CELL INTERLOCKING THE TIE COLUMN WITH THE BLOCK. THIS SHALL OCCUR AT THE TOP AND BOTTOM OF THE WALL AND AT 24" ON CENTER FOR THE FULL HEIGHT OF THE INTERFACE BETWEEN THE BLOCK AND THE TIE COLUMN.

REINFORCED CONCRETE NOTES:

GENERAL:

1. ALL EXISTING CONDITIONS SHOWN IN THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR INCLUDING FRAMING LAYOUTS, MEMBER SIZES, AND SLAB OR WALL OPENINGS. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DEVIATIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WORK.
2. CONTRACTOR SHALL VERIFY THE RESULTS OF THE GEOMETRIC SURVEYS AND STRUCTURE CONDITIONS SURVEYS PERFORMED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING, STRUCTURAL DESIGN, INSTALLATION, SEQUENCING, AND REMOVAL OF ALL TEMPORARY WORKS.
4. LOCATE, SCAN AND MARK ALL EXISTING CONCRETE REINFORCEMENT PRIOR TO THE INSTALLATION OF NEW POST INSTALLED ANCHORS; AVOID ALL EXISTING REINFORCEMENT.

CONCRETE / REINFORCEMENT PROPERTIES:

5. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.
6. AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS AS LISTED BELOW WITH A PLASTIC AND WORKABLE MIX:

6.1. 3000 PSI FOR FOUNDATIONS AND SLABS ON GRADE.
6.2. 4000 PSI FOR ALL OTHER STRUCTURAL CONCRETE.

7. CONCRETE SHALL HAVE (3/4" MAXIMUM DIAMETER AGGREGATE)
8. REINFORCING STEEL SHALL BE MINIMUM GRADE 60 OR 40 AND IDENTIFIED IN ACCORDANCE WITH ASTM A 615, A 616, A 617, OR A 706.
9. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO THE STANDARDS OF ASTM A185.
10. JOINT REINFORCEMENT, ANCHORS, TIES, AND WIRE FABRIC SHALL CONFORM TO THE FOLLOWING STANDARDS:

10.1. ASTM A 82 FOR JOINT REINFORCEMENT AND WIRE ANCHORS AND TIES.
10.2. ASTM A 36 FOR PLATE, HEADED AND BENT BAR ANCHORS.
10.3. ASTM A 366 FOR SHEET METAL ANCHORS AND TIES.

11. ALL BAR SUPPORTS SHALL BE GALVANIZED OR EPOXY COATED. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL ALSO BE PLASTIC TIPPED.
12. WHERE REQUIRED, DOWELS SHALL MATCH THE SIZE AND NUMBER OF MAIN REINFORCING, UNLESS NOTED OTHERWISE.

CONCRETE / REINFORCEMENT PLACEMENT:

13. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED, SPACED IN FORMS, AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS OUTLINED IN THE LATEST EDITIONS OF THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," ACI 318-08 AS MODIFIED BY CHAPTER 19 OF 2023 FLORIDA BUILDING CODE, THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315, IBC 2012, AND 2023 FLORIDA BUILDING CODE.
14. ALL REINFORCING SPLICES SHALL CONFORM TO THE REQUIREMENTS OF ACI 318, BUT IN NO CASE SHALL BE LESS THAN 40 BAR DIAMETERS, UNLESS NOTED OTHERWISE. ALL TENSION LAP SPLICES SHALL BE CLASS B, UNLESS NOTED OTHERWISE.
15. ALL WELDED WIRE FABRIC SPLICES SHALL BE LAPPED TWO (2) FULL MESH PANELS AND TIED SECURELY.
16. PROVIDE A MINIMUM OF ONE (1) LAYER OF 4X4 - W2.9XW2.9 GALVANIZED OR EPOXY COATED WWF FOR ALL SIDEWALKS, UNLESS OTHERWISE NOTED.
17. PROVIDE A MINIMUM OF ONE (1) LAYER OF 4X4 - W6.0XW6.0 GALVANIZED OR EPOXY COATED WWF FOR ALL AUTOMOBILE DRIVEWAY AREAS, UNLESS NOTED OTHERWISE.
18. THE FOLLOWING MINIMUM CONCRETE COVERS SHALL BE PROVIDED FOR REINFORCEMENT, UNLESS LARGER COVER IS NOTED ELSEWHERE.
19. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
20. CONCRETE EXPOSED TO EARTH OR WEATHER:

20.1. #5 BARS AND SMALLER: 1-1/2" #6 THROUGH #18 BARS: 2"
20.2. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND. SLAB, WALLS, JOISTS:
20.2.1. #14 AND #18 BARS: 1-1/2"
20.2.2. #11 AND SMALLER: 3/4"
20.3. BEAMS, COLUMNS:
20.3.1. PRIMARY REINFORCEMENT, TIES, STIRRUPS: 1-1/2"
20.3.2. SEE ACI 318 FOR ADDITIONAL REQUIREMENTS AND MORE INFORMATION.

21. CONSTRUCTION JOINTS IN ALL WALLS, SLABS AND BEAMS SHALL BE PROVIDED.
22. ALL CONSTRUCTION JOINTS SHALL BE WIRE BRUSHED, CLEANED AND MOISTENED IMMEDIATELY PRIOR TO PLACING NEW CONCRETE.
23. PLACE ALL SLABS-ON-GRADE IN STRIP POURS OF A MAXIMUM WIDTH OF 30 FEET WITH A MINIMUM OF 24 HOURS BETWEEN ADJACENT POURS. STRIP POURED SLABS SHALL HAVE SAWCUT CONTROL JOINTS AT 15-0" CENTERS. SAWCUTTING SHALL OCCUR WITHIN (12) HOURS OF COMPLETING THE POUR.
24. ALLOW A MINIMUM OF THREE (3) HOURS BETWEEN PLACEMENT OF CONCRETE FOR COLUMNS, WALLS OR PIERS AND PLACEMENT OF CONCRETE ON THE ADJACENT FLOOR.

SPECIAL REQUIREMENTS:

25. ALL CONCRETE IS TO BE MIXED, TRANSPORTED, AND PLACED IN ACCORDANCE WITH THE LATEST ACI SPECIFICATIONS AND RECOMMENDATIONS.
26. ALL CONCRETE SHALL BE SPECIFICALLY DESIGNED FOR THE HORIZONTAL AND VERTICAL PUMPING DISTANCES AS REQUIRED BY THE CONSTRUCTION SEQUENCING.
27. IF APPLICABLE, ALL CONCRETE MIXES SHALL CONTAIN APPROVED WATER REDUCING PLASTICIZING ADMIXTURES IN THE APPROPRIATE RANGES FOR PLACEMENT.
28. PROVIDE APPROVED CURING COMPOUND AND SEALER FOR THE TOP SURFACE OF ALL SLAB WORK, UNLESS NOTED OTHERWISE.
29. MAXIMUM CONDUIT DIAMETER IS 1/6 THE SLAB DEPTH.

29.1. CONDUIT SHALL BE LOCATED IN THE CENTER 1/3 OF THE SLAB AND AS SHOWN IN THE REINFORCED CONCRETE SLAB DETAILS.
29.2. CLEAR DISTANCE BETWEEN CONDUITS SHALL BE 3 TIMES THE CONDUIT DIAMETER.
29.3. CONDUIT SHALL BE SECURELY TIED TO REINFORCING TO PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT.
29.4. CONDUIT SHALL BE PLACED ONLY IN ACCORDANCE WITH SHOP DRAWINGS APPROVED BY THE EOR.

30. THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1_1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. ALL SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1-D AND SHALL HAVE A FUGITIVE DYE. THE COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED; OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.
31. NO STRUCTURAL CONCRETE SHALL BE STRIPPED UNTIL IT HAS REACHED AT LEAST TWO_THIRDS OF THE 28 DAY DESIGN STRENGTH. DESIGN, ERECTION AND REMOVAL OF ALL FORMWORK, SHORES AND RESHORES SHALL MEET THE REQUIREMENTS SET FORTH IN ACI STANDARDS 347 AND 301.
32. CONDUIT AND PIPE SHALL NOT BE PLACED IN STRUCTURAL SLABS WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER. THE CONTRACTOR SHALL SUBMIT CONDUIT PLACEMENT DRAWINGS INDICATING LOCATIONS OF CAST-IN-CONDUITS AND PIPES. ALL CONDUITS SHALL BE PLACED IN THE MIDDLE THIRD OF THE SLAB THICKNESS AND SHALL BE SPACED NO CLOSER THAN 3 DIAMETERS OR WIDTHS ON CENTER. NO CONDUIT GREATER THAN 2 INCHES MAY BE PLACED IN THE STRUCTURAL SLABS.
33. BEFORE HOT WEATHER (JOT-SITE CONDITIONS THAT ACCELERATE THE RATE OF MOISTURE LOSS OR RATE OF CEMENT HYDRATION OF FRESHLY MIXED CONCRETE, INCLUDING AN AMBIENT TEMPERATURE OF 80° F OR HIGHER, AND AN EVAPORATION RATE THAT EXCEEDS 0.2 IB/FT2/H CONCRETING AND THE PRE-PLACEMENT CONFERENCE, CONTRACTOR SHALL SUBMIT TO ENGINEER FOR REVIEW AND COMMENT DETAILED PROCEDURES, INCLUDING PRODUCTION, PLACEMENT, FINISHING, CURING AND PROTECTION OF CONCRETE DURING HOT WEATHER CONCRETING. COMPLY WITH ACI 305R " HOT WEATHER CONCRETING".
34. BEFORE COLD WEATHER (A PERIOD WHEN FOR MORE THAN THREE SUCCESSIVE DAYS THE AVERAGE DAILY OUTDOOR TEMPERATURE DROPS BELOW 40° F. THE AVERAGE DAILY TEMPERATURE IS THE AVERAGE OF THE HIGHEST AND LOWEST TEMPERATURE DURING THE PERIOD FROM MIDNIGHT TO MIDNIGHT. WHEN TEMPERATURES ABOVE 50° F OCCUR DURING MORE THAN HALF OF ANY 24 HR DURATION, THE PERIOD SHALL NO LONGER BE REGARDED AS COLD WEATHER.) CONCRETING AND THE PRE-PLACEMENT CONFERENCE, CONTRACTOR SHALL SUBMIT TO ENGINEER FOR REVIEW AND COMMENT DETAILED PROCEDURES, INCLUDING PRODUCTION, PLACEMENT, FINISHING, CURING AND PROTECTION OF CONCRETE DURING COLD WEATHER CONCRETING. COMPLY WITH ACI 306.1 R " STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING".
35. CONCRETE TESTING: AN INDEPENDENT TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST IN PLACE CONCRETE:

35.1. ASTM C143 _ "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." MAXIMUM SLUMP SHALL BE 4-6 INCHES, PRIOR TO ADDING A SUPER PLASTISIZER.
35.2. ASTM C39 _ "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS: 1 AT 3 DAYS; 1 AT 7 DAYS; 2 AT 28 DAYS

36. ALL CONCRETE MIX DESIGNS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATING WHERE EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE.
37. ALL CONCRETE DESIGN MIX SUBMITTALS SHALL INCLUDE TESTED, STATISTICAL BACK-UP DATA AS PER CHAPTER 5 OF ACI 318-08.
38. ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED. IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER(S) MAY BE DISCARDED.
39. NON-SHRINK GROUT SHALL BE A HIGH-STRENGTH MORTAR OR GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS. THE GROUT IS TO BE NON-METALLIC, NON-CORROSIVE, CEMENT-BASED AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1107. IT SHALL BOND PERMANENTLY TO A CLEAN METAL BASE-PLATE AND CONCRETE SUBSTRATE AND WILL NOT SHRINK IN ITS PLASTIC STATE, AS TESTED IN ACCORDANCE WITH ASTM C827.
40. CHEMICAL ANCHORS SHALL BE AN EQUAL TWO PART EPOXY POLYMER INJECTION SYSTEM, SUCH AS SIMPSON SET-XP "STRUCTURAL ANCHORING ADHESIVE", HILTI HIT-HY 150 MAX-SD OR ENGINEER APPROVED SUBSTITUTION, INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. INSTALLERS SHALL BE TRAINED BY THE MANUFACTURER'S REPRESENTATIVE. BRUSH AND BLOW OUT ALL HOLES.

FOOTING & FOUNDATION:

1. FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF AND THE EXISTING SOIL BEING A GRANULAR MATERIAL.
2. SHOULD POOR SOIL CONDITIONS BE FOUND IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER PRIOR TO COMMENCING.
3. PROVIDE GRANULAR FILL, CLAY MATERIALS ARE UNACCEPTABLE.
4. FOOTINGS SHALL BEAR UPON UNDISTURBED TREATED SOIL OR UPON SOIL COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) FOR A DEPTH OF AT LEAST THREE (3) FEET BELOW THE BOTTOM OF THE FOOTING.
5. FILL SHALL BE TERMITE TREATED AND A "CERTIFICATE FOR TERMITE TREATMENT" IS REQUIRED ON THE PERMIT BOARD PURSUANT TO FBC SEC. 105.10 AND FBC R320.1.
6. FILL SHALL BE PLACED AND COMPACTED IN 4" LIFTS.
7. ALL FOOTINGS SHALL BE A MINIMUM OF 12" BELOW FINISHED GRADE.
8. THE TOP OF SLAB SHALL BE A MINIMUM OF 6" ABOVE FINISHED GRADE FOR WOOD FRAME CONSTRUCTION.
9. THE TOP OF SLAB SHALL BE A MINIMUM OF 4" ABOVE FINISHED GRADE FOR MASONRY VENEER AND A MINIMUM OF 6" ELSEWHERE.
10. FOOTINGS FOR STEM-WALL FOUNDATIONS SHALL BE A MINIMUM OF 10" THICK BY 16" WIDE, WITH TWO (2) #5 REINFORCING BARS.
11. FOUNDATION STEM-WALLS SHALL BE 8 INCHES THICK MIN., AND SHALL HAVE SAME VERTICAL REINFORCING AS THE WALL ABOVE.
12. STEM-WALL FOUNDATION HEIGHT SHALL NOT EXCEED 3'-0" FROM FINISHED GRADE TO TOP OF MASONRY.
13. A STEM-WALL FLOATING SLAB FOUNDATION SHALL NOT BE PERMITTED UNDER THE UNENCLOSED WALLS OF A BUILDING.
14. FOOTING FOR MONOLITHIC SLAB ON GRADE FOUNDATIONS SHALL BE A MINIMUM OF 20" THICK BY 16" WIDE, WITH TWO (2) #5 REINFORCING BARS.
15. IN NARROW FOOTING WHERE INSUFFICIENT WIDTH IS AVAILABLE TO ACCOMMODATE A STANDARD 90 DEGREE HOOK AND PROVIDE THE REQUIRED CONCRETE COVER, THE HOOK SHALL BE ROTATED IN THE HORIZONTAL DIRECTION UNTIL THE REQUIRED CONCRETE COVER IS ACHIEVED.
16. THE TOP AND BOTTOM OF ALL FOOTINGS SHALL BE LEVEL. THE BOTTOM OF ALL FOOTINGS, EXCEPT MONOLITHIC SLAB-ON-GRADE INTERIOR FOOTINGS, SHALL BE A MINIMUM OF 12" BELOW FINISHED GROUND LINE.
17. FOR FOUNDATIONS MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE 3 INCHES.
18. THE OUTER BAR OF FOUNDATION STEEL SHALL BE CONTINUOUS AROUND CORNERS USING CORNER BARS OR BY BENDING THE BAR IN ACCORDANCE WITH NOTES HEREIN, IN BOTH CASES, THE MINIMUM BAR LAP SHALL BE 25 INCHES.
19. FOOTING DOWELS BARS SHALL BE PROVIDED FOR ALL REQUIRED VERTICAL WALL REINFORCEMENT IN THE FOLLOWING LOCATION:

19.1. AT ALL CORNERS
19.2. AT EACH SIDE OF EACH OPENING
19.3. AT ALL OTHER REQUIRED VERTICAL WALL REINFORCEMENT
19.4. AT ALL HIP GIRDER BEARING POINTS

20. FOOTING DOWEL BARS AT EACH LOCATION SHALL BE SAME SIZE AND QUANTITY AS THE VERTICAL WALL REINFORCEMENT ABOVE.
21. ALL FOOTING DOWEL BARS SHALL HAVE A STANDARD 90 DEGREE HOOK AND SHALL BE EMBEDDED A MIN. OF 6" INTO FOOTINGS.
22. CONCRETE SLAB-ON-GRADE SHALL BE CAST IN PLACE AND SHALL BE 3 1/2 INCHES THICK MINIMUM. CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000 PSI AT 28 DAYS.
23. A SOIL OR WASTE PIPE OF A BUILDING DRAIN PASSING UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH, OR THERE SHALL BE BUILT INTO THE MASONRY WALL AN IRON PIPE SLEEVE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH.
24. A CONCRETE SLAB-ON-GRADE USED IN CONJUNCTION WITH EXTERIOR STEM-WALL FOUNDATIONS SHALL HAVE 6X6 NO. 10 WELDED WIRE FABRIC AT MID-HEIGHT OR, SYNTHETIC FIBER REINFORCEMENT, IN THE SLAB AND THE SLAB SHALL BE KEYED INTO OR TIED TO THE FOUNDATION.
25. WELDED WIRE FABRIC SHALL CONFIRM TO ASTM A-185 AND FREE OF OIL AND RUST. IT SHALL BE INSTALLED IN LENGTHS AS LONG AS POSSIBLE AND LAPPED A MINIMUM OF SIX INCHES.
26. PROVIDE (1) #5 ELECTRICAL GROUND TO FOUNDATION STEEL.
27. A 6 MIL MINIMUM POLYETHYLENE DAMPPROOFING VAPOR BARRIER SHALL BE PROVIDED, PER FBC R320.1.4. AND R506.2.3.

WOOD CONSTRUCTION:

1. ALL WOOD CONSTRUCTION SHALL COMPLY WITH THE LATEST NDS (NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION), AND FBC.
2. LUMBER STANDARD SHALL BE AMERICAN SOFTWOOD LUMBER STANDARD PS 20-70, S4S, 19% MOISTURE OR AS REQUIRED BY STRUCTURAL DESIGN.
3. STRUCTURAL LUMBER (ROOF BEAMS, HEADERS, COLUMNS, STUDS, ECT.), TO BE SOUTHERN PINE SELECT STRUCTURAL WITH A FB=2,350 PSI, E=1,800,000 PSI, AND FV=175 PSI.
4. GLUE LAMINATED TIMBER SHALL CONFIRM WITH ASTM D-3737 AND AITC 117.
5. PLYWOOD FOR SHEATHING SHALL BE APA RATED SHEATHING AS PER PLANS AND SHALL BEAR THE APA MARK.
6. WOOD IN CONTACT WITH CONCRETE, MASONRY, AND/OR EXPOSED TO WEATHER SHALL BE PROTECTED OR PRESSURE TREATED IN ACCORDANCE WITH AITC-109.
7. STUDS SHALL BE DOUBLED AT EACH END OF EACH WALL SEGMENT.
8. THE MINIMUM NO. OF HEADER STUDS SUPPORTING EACH END OF A HEADER BEAM SHALL BE 2.
9. THE MINIMUM NO. OF FULL-LENGTH WALL STUDS AT EACH END OF A HEADER BEAM SHALL BE 2 FOR OPENINGS OF 6 FEET OR LESS AND 3 FOR ALL OTHER OPENINGS.
10. STUDS SHALL BE PLACED WITH THE WIDE FACE PERPENDICULAR TO THE WALL.
11. UPLIFT CONNECTORS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF CRIPPLE STUDS, OF HEADER STUDS, AND AT LEAST ONE WALL STUD AT EACH SIDE OF OPENING.
12. JOINTS SHALL BE LAP-SPLICED WITHIN THE CENTER THIRD OF A WALL LENGTH. THE MINIMUM LAP SHALL BE 4 FEET. LAP SPLICES SHALL BE CONNECTED WITH (14) 16d COMMON NAILS.
13. ALL WOOD BEARING HEADERS SHALL, AT A MINIMUM, BE (2) 2"X12" WITH A 1/2" FLITCH PLATE, U.O.N.
14. COLUMNS SHALL BE FASTENED TO GIRDERS ABOVE AND BELOW IN ACCORDANCE WITH SECTION R507 AND CHAPTER 23 OF THE 2023 EDITION OF THE FLORIDA BUILDING CODE.
15. UPLIFT CONNECTORS MUST BE PROVIDED TO RESIST THE UPLIFT LOADS. SEE WIND-LOAD CONNECTOR SCHEDULE.
16. APPROVED CONNECTORS, ANCHORS AND OTHER FASTENING DEVICES NOT INCLUDED IN THE FLORIDA BUILDING CODE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
17. WHERE FASTENERS ARE NOT OTHERWISE SPECIFIED FASTENERS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 2304.9.1 OF THE FLORIDA BUILDING CODE.
18. UNLESS OTHERWISE STATED, SIZES GIVEN FOR NAILS ARE COMMON WIRE NAILS. FOR EXAMPLE, 8D = 2-1/2 INCHES LONG X 0.131-INCH DIAMETER. SEE TABLE 12.3B, COLUMNS 2, 3, AND 4, IN THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION. METAL PLATES, CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER OR SUBJECT TO SALT CORROSION IN COASTAL AREAS, AS DETERMINED BY THE BUILDING OFFICIAL, SHALL BE STAINLESS STEEL, OR HOT DIPPED GALVANIZED AFTER THE FASTENER OR CONNECTOR IS FABRICATED TO FORM A ZINC COATING NOT LESS THAN 1 OZ PER SQ FT, OR HOT DIPPED GALVANIZED WITH A MINIMUM COATING OF 1.8 OZ PER SQ FT OF STEEL MEETING THE REQUIREMENTS OF ASTM A 90 TRIPLE SPOT TEST.

ROOF SYSTEMS:

1. ENGINEERED WOOD TRUSS SYSTEMS SHALL BE DESIGNED BY SUPPLIER'S SPECIALTY ENGINEER TO CONFIGURATION AND LOAD_CARRYING CAPACITY SHOWN ON DRAWINGS AND SPECIFICATIONS. ALL INDIVIDUAL TRUSS MEMBERS, TRUSS PLATE CONNECTIONS, TRUSS-TO-TRUSS CONNECTIONS, COMMON TRUSSES AND GIRDER TRUSSES SHALL BE DESIGNED FOR COMPONENT AND CLADDING WIND LOADING, EXCEPT THOSE TRUSSES EXCEEDING 700 SQUARE FEET IN TRIBUTARY AREA. ALTERNATE TRUSS LAYOUTS ARE ACCEPTABLE ONLY AS A CHANGE ORDER WHICH WILL INCLUDE ENGINEERING CHARGES FOR REDESIGN OF THE STRUCTURE BY THE ENGINEER OF RECORD. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL SHOW AND SPECIFY ALL CONNECTOR TYPES UTILIZED WITHIN TRUSSES, AS WELL AS CONNECTORS UTILIZED IN ALL OTHER CONNECTIONS AND ATTACHMENTS BETWEEN TRUSSES OR COMPONENTS SUPPLIED AS PART OF THE ENGINEERED TRUSS SYSTEM. AN ERECTION DRAWING SHALL BE INCLUDED, IDENTIFYING ALL TRUSS SYSTEM COMPONENTS, AS WELL AS ALL PERMANENT BRACING REQUIRED FOR TRUSS DESIGN.
2. ENGINEERED SHOP DRAWINGS SHALL BEAR THE SIGNATURE AND IMPRESSED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER AS THE SPECIALTY ENGINEER.
3. PARALLEL CHORD WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE TPI DESIGN SPECIFICATIONS METAL PLATE CONNECTED WOOD TRUSSES.
4. METAL PLATE CONNECTED WOOD TRUSSES SHALL BE SPACED NO MORE THAN 24" ON CENTER AND DESIGNS FOR LIVE LOADS AND WIND LOADS FOR AN ENCLOSED BUILDING BASED ON SECTION 1609 OF THE 2023 FLORIDA BUILDING CODE.
5. GIRDER TRUSSES SHALL BE DESIGNED TO FUNCTION ALSO AS DRAG STRUTS. TRUSS DESIGN SUBMITTALS AND ERECTION INSTRUCTIONS SHALL SHOW BOTH UPLIFT AND LATERAL CONNECTION LOAD REQUIREMENTS AT ENDS OF GIRDER TRUSS.
6. TOP CHORDS OF TRUSSES SHALL BE OF GROUP II SPECIES LUMBER.
7. ROOF SHEATHING SHALL BE 19/32" EXPOSURE I C-D SHEATHING GRADE PLYWOOD (WOOD STRUCTURAL PANELS), OR EQUIVALENT.
8. THE SHEATHING SHALL BE INSTALLED IN ACCORDANCE WITH THE STRUCTURAL DETAILS. LONG DIMENSION SHALL BE PERPENDICULAR TO FRAMING AND END JOINTS SHALL BE STAGGERED.
9. THE SHEATHING SHALL BE FASTENED TO ROOF FRAMING WITH ASTM F1667 RSRS-03 (21/2" × 0.131") NAILS OR ASTM F1667 RSRS-04 (3" × 0.120") NAILS AT 6" ON CENTER AT EDGES AND 6" ON CENTER AT INTERMEDIATE FRAMING. (PURSUANT TO THE FLORIDA BUILDING CODE). RING-SHANK NAILS SHALL HAVE THE FOLLOWING MINIMUM DIMENSIONS:

9.1. 0.131" NOMINAL SHANK DIAMETER
9.2. RING DIAMETER OF 0.012 OVER SHANK DIAMETER
9.3. 16-20 RINGS PER SHANK
9.4. 0.281" FULL ROUND HEAD DIAMETER
9.5. 2-1/2" NAIL LENGTH

10. ANCHOR EACH TRUSS / RAFTER AT EACH END WITH RATED CONNECTORS CAPABLE OF RESISTING THE UPLIFT AND HORIZONTAL LOADS SPECIFIED. REFER TO STRUCTURAL DETAILS AND WIND-LOAD CONNECTOR SCHEDULE.
11. THE CONNECTOR SHALL BE EMBEDDED IN OR ATTACHED TO THE BOND BEAM / TIE-BEAM IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
12. THE CONNECTOR SHALL BE FASTENED TO THE TRUSS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SEE WIND-LOAD CONNECTORS SCHEDULE.
13. THE WOOD TRUSS SHALL BE SEPARATED FROM CAST-IN-PLACE TIE-BEAMS WITH AN APPROVED MOISTURE BARRIER.

EXTERIOR COVERINGS:

1. EXTERIOR WALL VENEERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 1405 OF THE 2023 EDITION OF THE FLORIDA BUILDING CODE.
2. APPLICATION OF STUCCO (PORTLAND CEMENT PLASTER) SHALL BE IN ACCORDANCE WITH ASTM C 296, APPLICATION OF PORTLAND CEMENT BASED PLASTER.
3. METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL ACCESSORIES FOR USE IN INTERIOR WALL CONSTRUCTION SHALL BE MILL GALVANIZED IN ACCORDANCE WITH ASTM A 641, CLASS 1.
4. ALL EXPOSED CEILINGS IN ENTRY'S, PORCHES AND LANAIS SHALL BE OF ONE OF THE FOLLOWING TYPES: SUBSTITUTION CEILING TYPE IS ALLOWED.

4.1. 1/2" PLYWOOD OR OSB SHEATHING FASTENED DIRECTLY TO TRUSSES OR FRAMING.
4.2. 1/2" DRYWALL FASTENED TO MIN. 1X3 FIRING STRIPS AT 16" O.C. RUNNING PERPENDICULAR TO TRUSSES OR FRAMING.
4.3. 1/2" DRYWALL FASTENED TO MIN. 2X4 BRIDGE BLOCKING AT 48" O.C. RUNNING PERPENDICULAR TO TRUSSES OR FRAMING & SUPPORTING ALL DRYWALL EDGES.

This item has been digitally signed and sealed by Matthew F. Giordano, P.E. on 02/09/2024.

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THE MAXIMUM LIABILITY TO M.F. GIORDANO ENGINEERING, PLLC SHALL NOT EXCEED THE FEE PAID TO M.F. GIORDANO ENGINEERING, PLLC

DESIGNER:

M.F. GIORDANO ENGINEERING, PLLC

CONTACT: MATTHEW GIORDANO, P.E.
PHONE: (347) 264-5891

FL P.E. #87672; STATE REGISTRY #34011
ADDRESS: 1222 SE 48TH STREET
CAPE CORAL, FL 33904

OWNER:

REFER TO APPLICATION

CONTRACTOR:

KEY PLAN:

REVISIONS:

#	DATE:	DESCRIPTION OF REVISION:

PROJECT DESCRIPTION:

DESCRIPTION:
SEE PLANS

ADDRESS:
SEE PLANS

Digitally signed by MATTHEW F GIORDANO Date: 2024.02.09 16:35:37-05'00'

\# OF STORIES: 1 COUNTY:
STRAP: -

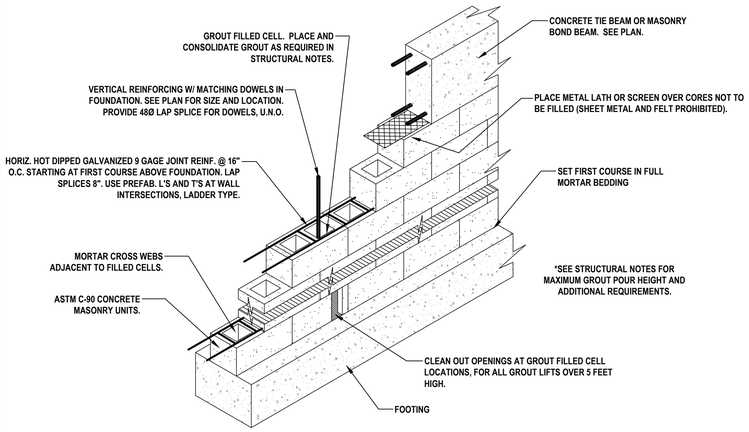
SHEET TITLE: **GENERAL NOTES**

PLAN NAME: **RESIDENTIAL HOME PLAN**

SEAL & SIGNATURE:

FILE DATE: -
PLAN DATE: 02/09/24
DRAWN BY: MFG
CHECKED BY: MFG
PROJECT #:

SHEET #: 10 OF 12
S-200.00



1 TYPICAL MASONRY WALL CONSTRUCTION

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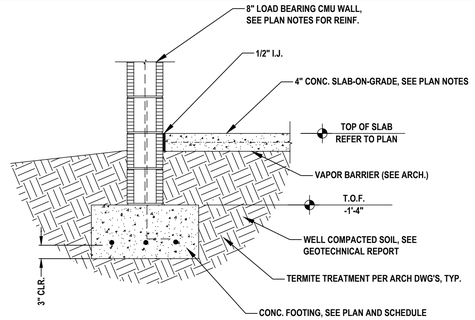

2A TYPICAL 2-COURSE STEM-WALL OVER CONT. SPREAD FOOTING

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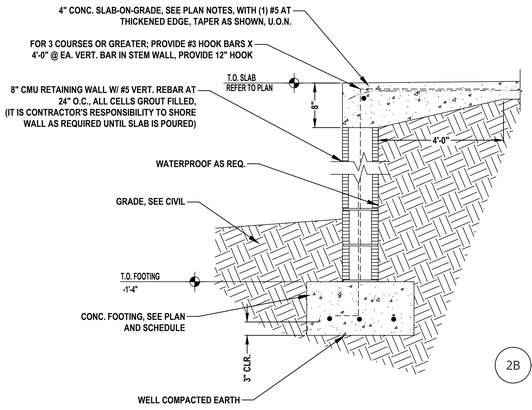

2C MULTI-COURSE STEM-WALL OVER CONT. SPREAD FOOTING

(WITHOUT WALL ABOVE)

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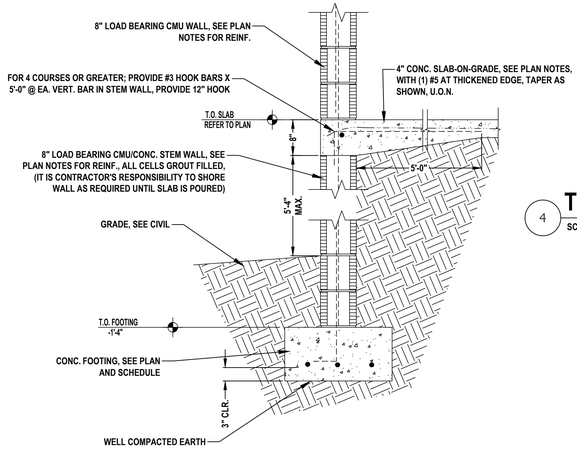

2B MULTI-COURSE STEM-WALL OVER CONT. SPREAD FOOTING

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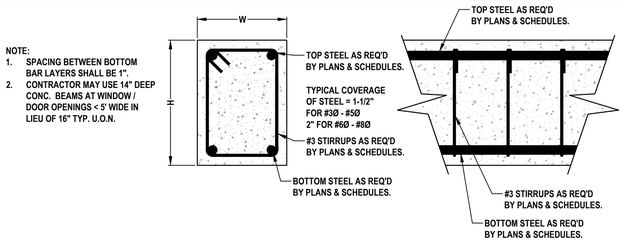

3 TYPICAL CONCRETE BEAM DETAIL

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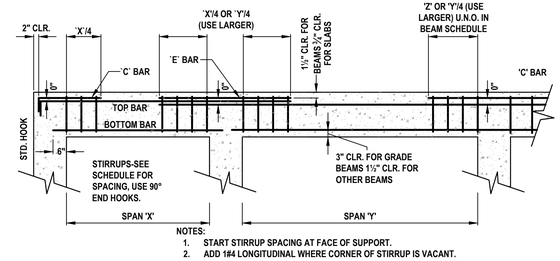

4 TYPICAL REINFORCEMENT DIAGRAM FOR CONTINUOUS BEAM

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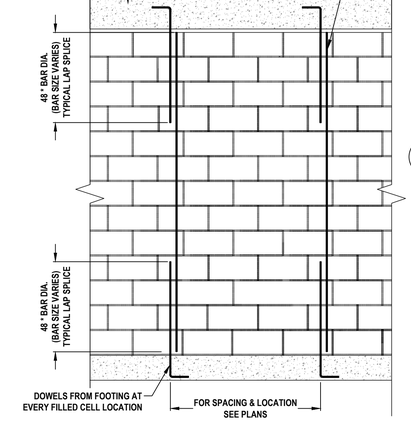

5 SPLICE LENGTH OF REBAR IN CMU WALL

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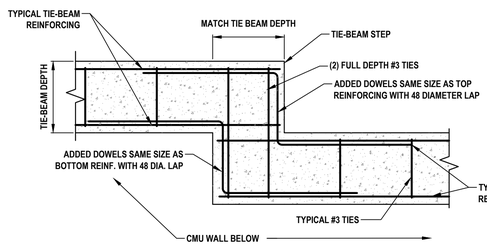

6 TYPICAL STEPPED BEAM DETAIL

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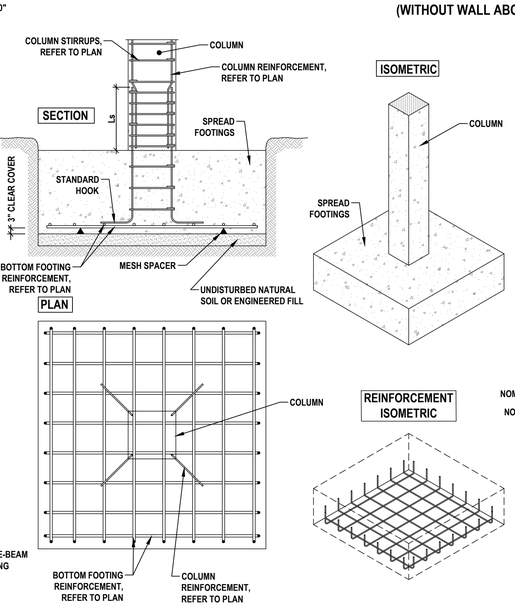

7 TYPICAL SPREAD FOOTING DETAIL

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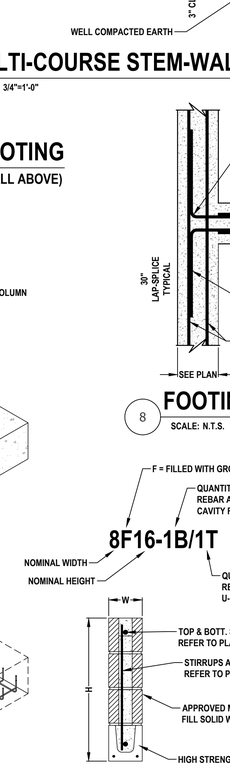

8 FOOTING & BEAM CORNER AND INTERSECTION DETAIL

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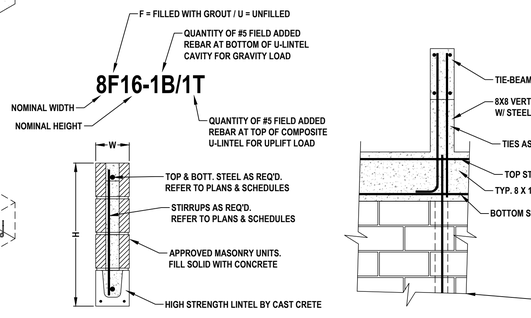

10 TYPICAL BOND BEAM DETAIL

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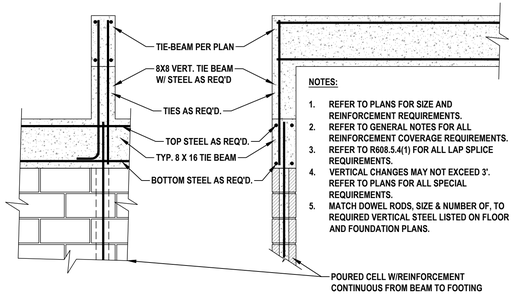

11 VERTICAL TIE-BEAM DETAIL

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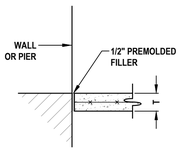
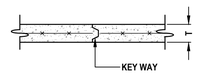
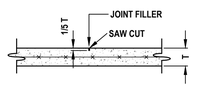


ISOLATION JOINT (IJ)



CONSTRUCTION JOINT (KJ)



CONTROL JOINT (CJ)

9 CONCRETE JOINT DETAILS

SCALE: N.T.S.

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DESIGNER:
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CONTACT: MATTHEW GIORDANO, P.E.
PHONE: (347) 264-5891
FL P.E. #87672; STATE REGISTRY #34011
ADDRESS: 1222 SE 48TH STREET CAPE CORAL, FL 33904

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REFER TO APPLICATION

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KEY PLAN:

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PROJECT DESCRIPTION:

DESCRIPTION: SEE PLANS

ADDRESS: SEE PLANS

OF STORIES: - COUNTY:

STRAP: -

Digitally signed by MATTHEW F GIORDANO Date: 2024.02.09 16:35:39-05'00

SHEET TITLE: MASONRY AND CONCRETE DETAILS

PLAN NAME: RESIDENTIAL HOME PLAN

SEAL & SIGNATURE:

FILE DATE:	-
PLAN DATE:	02/09/24
DRAWN BY:	MFG
CHECKED BY:	MFG
PROJECT #:	
SHEET #:	11 OF 12
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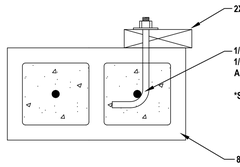
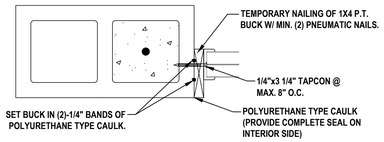
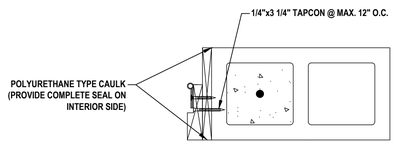


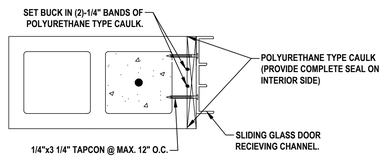
TYPICAL GARAGE DOOR JAMB DETAIL



TYPICAL WINDOW BUCK DETAIL



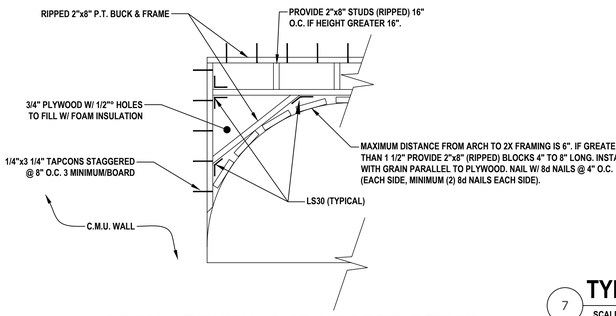
TYPICAL ENTRY DOOR BUCK DETAIL



TYPICAL S.G.D. BUCK DETAIL

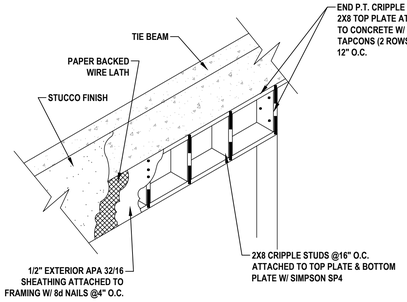
NOTES:

1. INITIAL ATTACHMENT OF PT WOOD BUCKS TO MASONRY OPENINGS IS AT THE INSTALLERS DISCRETION AND MAY BE BUT NOT LIMITED TO ADHESIVES OR CASE HARDENED NAILS MANUALLY OR PNEUMATICALLY DRIVEN AS LONG AS THE BUCK IS NOT SPLIT. PERMANENT ATTACHMENT OF THE WINDOW/DOOR FRAME AND PT BUCK IS AS SHOWN ABOVE.
2. REFER TO MFG. CUT SHEETS FOR ADDITIONAL REQUIREMENTS FOR THE SPECIFIC WINDOW OR DOOR. THE SIZE AND SPACING OF ATTACHMENTS SUPERCEDE DETAILS ABOVE.



3 ARCH OPENING AND HEADER DETAIL

SCALE: N.T.S.



4 TIE-BEAM FRAME DOWN DETAIL

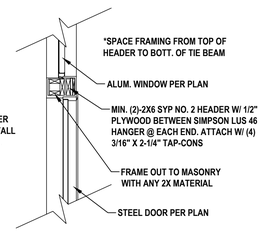
SCALE: N.T.S.

5 S.G.D. PKT. FRAME DETAIL

SCALE: N.T.S.

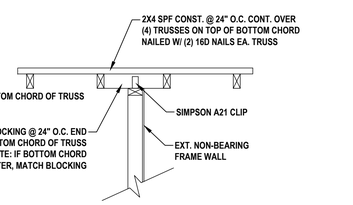
6 RESERVED

SCALE: N.T.S.



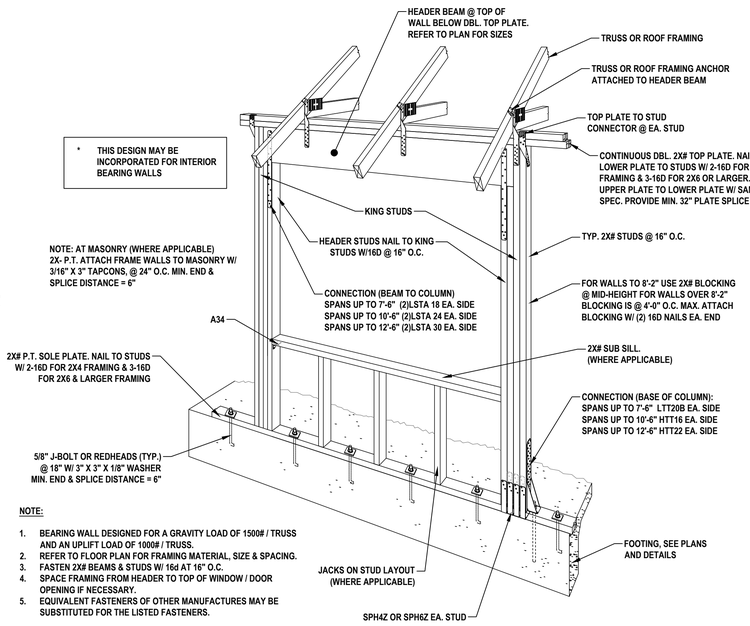
7 TYPICAL ENTRY HEADER DETAIL

SCALE: N.T.S.



8 WALL FRAMED PARALLEL TO TRUSS

SCALE: N.T.S.

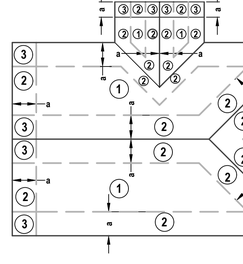


NOTE:

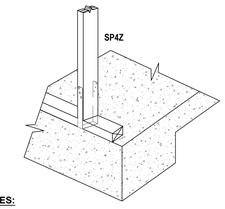
1. BEARING WALL DESIGNED FOR A GRAVITY LOAD OF 1500# / TRUSS AND AN UPLIFT LOAD OF 1000# / TRUSS.
2. REFER TO FLOOR PLAN FOR FRAMING MATERIAL, SIZE & SPACING.
3. FASTEN 2X# BEAMS & STUDS W/ 16d AT 16" O.C.
4. SPACE FRAMING FROM HEADER TO TOP OF WINDOW / DOOR OPENING IF NECESSARY.
5. EQUIVALENT FASTENERS OF OTHER MANUFACTURES MAY BE SUBSTITUTED FOR THE LISTED FASTENERS.

9 WOOD BEARING WALL DETAIL

SCALE: N.T.S.

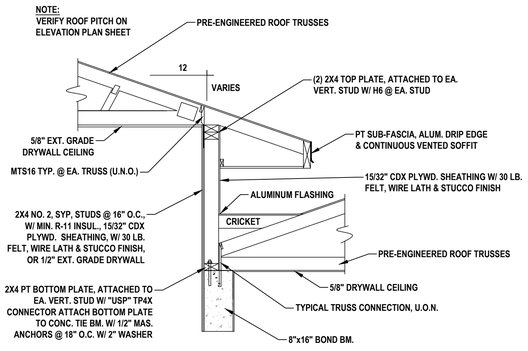


10 ROOF SHEATHING NAILING SPECIFICATION



NOTES:

1. DF/SP ALLOWABLE UPLIFT: 885 #
2. SPF ALLOWABLE UPLIFT: 760 #
3. FASTENERS: (6) 10d X 1-1/2"
4. NOTE: ALL CAPACITIES SHOWN HEREIN ARE PER SIMPSON STRONG-TIE, HIGH WIND-RESISTANT CONSTRUCTION APPLICATION GUIDE, 2016; VERIFY ALL DATA AND INSTALLATION REQUIREMENTS WITH SIMPSON STRONG-TIE PRIOR TO INSTALLATION.

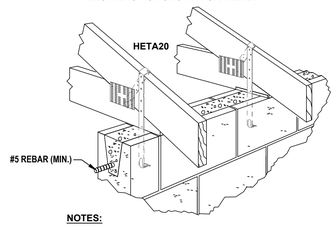


1 TYPICAL WINDOW / DOOR ATTACHMENT DETAILS

SCALE: N.T.S.

2 TYPICAL KNEEWALL @ RAISED ENTRY

SCALE: N.T.S.

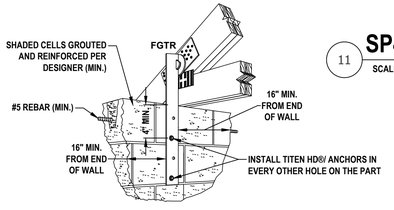


NOTES:

1. SP UPLIFT - ONE-PLY TRUSS: 1,810 #
2. SP UPLIFT - TWO OR THREE-PLY TRUSS: 1,810 #
3. SP LATERAL LOAD (PARALLEL / PERPENDICULAR TO PLATE): 340 # / 795 #
4. FASTENERS: (9) 10d X 1-1/2"
5. NOTE: ALL CAPACITIES SHOWN HEREIN ARE PER SIMPSON STRONG-TIE, HIGH WIND-RESISTANT CONSTRUCTION APPLICATION GUIDE, 2016; VERIFY ALL DATA AND INSTALLATION REQUIREMENTS WITH SIMPSON STRONG-TIE PRIOR TO INSTALLATION.

12 HETA20 - TRUSS TO CMU WALL DETAIL

SCALE: N.T.S.



NOTES:

1. SP UPLIFT - ONE-PLY TRUSS: 5,000 #
2. SP UPLIFT - TWO OR THREE-PLY TRUSS: 5,000 #
3. FASTENERS: (2) ¼" X 5" TITEN HD
4. TO ACHIEVE THE PUBLISHED LOADS, THE FGTR MUST BE ATTACHED TO A GROUTED AND REINFORCED BLOCK WALL OR REINFORCED CONCRETE WALL TO TRANSFER THE UPLIFT LOADS TO THE FOUNDATION.
5. FGTR INSTALLED BETWEEN 4" AND 16" FROM THE END OF A WALL WILL HAVE AN ALLOWABLE LOAD OF 4,685 LB.
6. FGTR IS PACKAGED WITH SIMPSON STRONG-TIE STRONG-DRIVE SDS HEAVY-DUTY CONNECTOR SCREWS AND TITEN HD® ANCHORS.
7. FGTR CAN BE INSTALLED ON ROOF PITCHES UP TO 8:12 OR ON A BOTTOM CHORD DESIGNED TO TRANSFER THE LOADS.
8. NOTE: ALL CAPACITIES SHOWN HEREIN ARE PER SIMPSON STRONG-TIE, HIGH WIND-RESISTANT CONSTRUCTION APPLICATION GUIDE, 2016; VERIFY ALL DATA AND INSTALLATION REQUIREMENTS WITH SIMPSON STRONG-TIE PRIOR TO INSTALLATION.

13 FGTR - TRUSS TO CMU WALL DETAIL

SCALE: N.T.S.

11 SP4Z - STUD TO SILL PLATE DETAIL

SCALE: N.T.S.

This item has been digitally signed and sealed by Matthew F. Giordano, P.E. on 02/09/2024.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

STAMPED FOR STRUCTURAL ONLY

THIS BUILDING/STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 1609 OF THE 2023 FLORIDA BUILDING CODES 8TH EDITION FOR GRAVITY AND DESIGN PRESSURES GENERATED BY A WIND VELOCITY OF 160 M.P.H., 3 SECOND GUST. TRUSS PLAN & ENGINEERING BY OTHERS.

IF ANY ERRORS OR OMISSIONS EXIST IN THESE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR AND / OR OWNER SHALL, WITHIN 10 DAYS AFTER RECEIPT OF THESE DRAWING, AND PRIOR TO CONSTRUCTION, NOTIFY IN WRITING, OF SAID ERRORS OR OMISSIONS, OR BE HELD WHOLLY RESPONSIBLY FOR THE RESULTS AND COSTS OF RECTIFYING THE SAME.

NOR DO WE ASSUME ANY RESPONSIBILITY FOR SUPERVISION OF CONSTRUCTION OR REVIEW OF SHOP DRAWINGS.

THE MAXIMUM LIABILITY TO M.F. GIORDANO ENGINEERING, PLLC SHALL NOT EXCEED THE FEE PAID TO M.F. GIORDANO ENGINEERING, PLLC

DESIGNER:
M.F. GIORDANO ENGINEERING, PLLC
CONTACT: MATTHEW GIORDANO, P.E.
PHONE: (347) 264-5891
FL P.E. #87672; STATE REGISTRY #34011
ADDRESS: 1222 SE 48TH STREET
CAPE CORAL, FL 33904

OWNER:

REFER TO APPLICATION

CONTRACTOR:

KEY PLAN:

REVISIONS:

#	DATE:	DESCRIPTION OF REVISION:

PROJECT DESCRIPTION:

DESCRIPTION:
SEE PLANS

ADDRESS:
SEE PLANS

OF STORIES: COUNTY:
STRAP: -

Digitally signed by MATTHEW F GIORDANO
Date: 2024.02.09 16:35:41-05'00'

SHEET TITLE: WOOD FRAMING AND CONNECTION DETAILS

PLAN NAME: RESIDENTIAL HOME PLAN

SEAL & SIGNATURE:

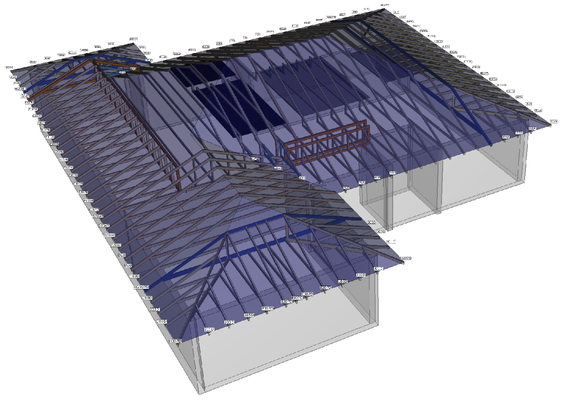
FILE DATE: -
PLAN DATE: 02/09/24
DRAWN BY: MFG
CHECKED BY: MFG
PROJECT #:
SHEET #: 12 OF 12
S-202.00

SMARTSTEELUS
QUALITY TRUSSES

LOADING:
TC LIVE: 20 psf
TC DEAD: 15 psf
BC LIVE: 0 psf
BC DEAD: 10 psf
TOTAL: 45 psf

EXPOSURE
WIND SPEED: 160 MPH
DOL: 125 %
WIND EXPOSURE.- C
BUILDING CATEGORY.-II

GENERAL TRUSS NOTES:
1. **INFORMATION BASED ON 160.0 MPH WINDLOAD. ALL PRESSUES WERE CALCULATED USING MWFRS/C-C HYBRID WIND ASCE 7-22.**
2. **PROVIDE TRUSS BRACING PER TRUSS ENGINEERING AND BCSI I-03.**

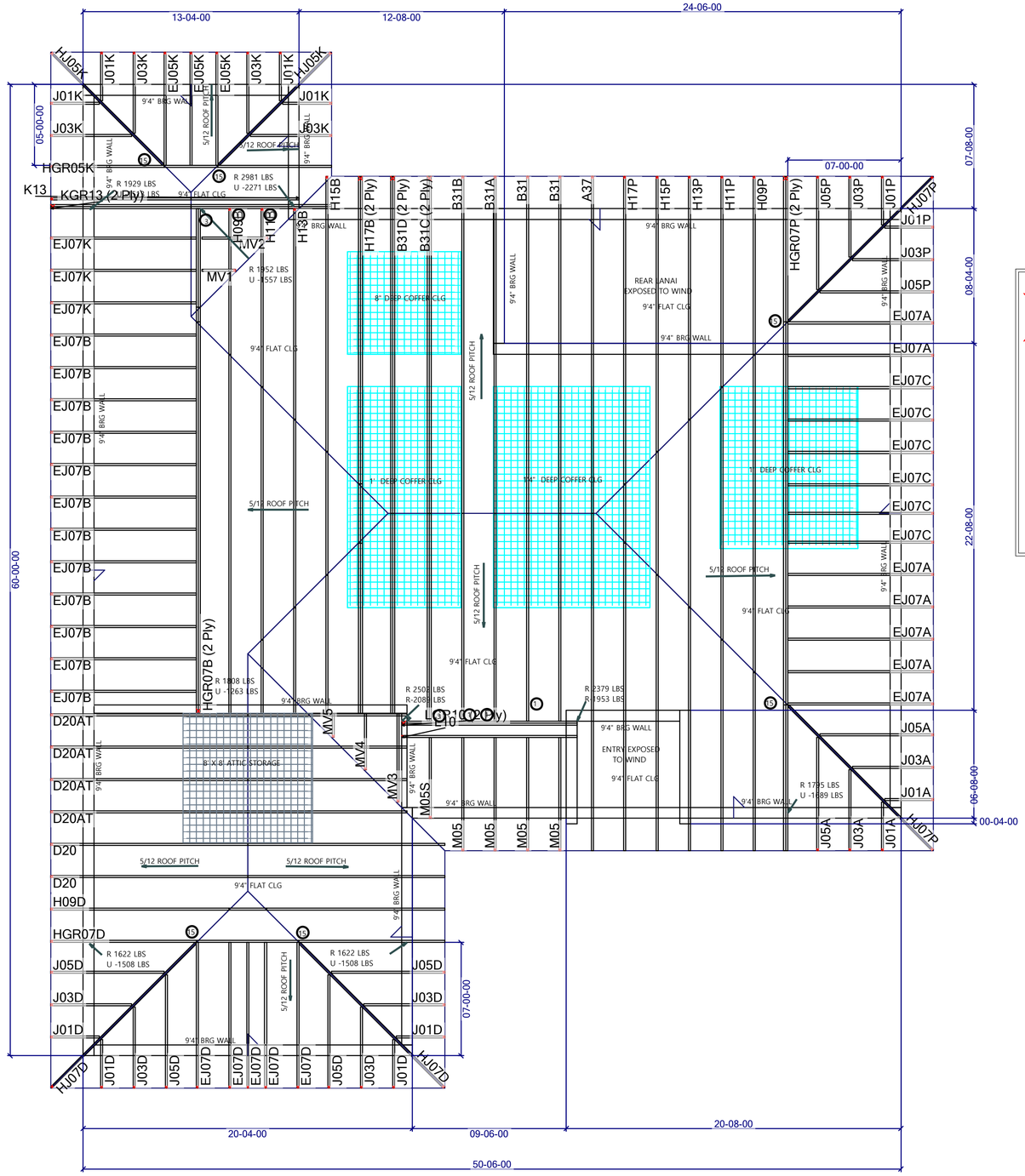


HANGERS
1 HUS26 OR HUS26 QTY.- 5
3 THD26-2 OR HTU26-2 QTY.-2
15 HJC26 OR THJU26 QTY.- 6

TRUSS ENDS
5/12 ROOF PITCH
6 1/16" HEEL HEIGHT
2'0" OVERHANG
PLUMB CUT

ALL LANAIS, PORCHES AND ENTRIES ARE EXPOSED TO WIND.

ONLY TRUSSES WITH REACTIONS OVER 5000 LBS AND UPLIFT OVER 1000 LBS ARE NOTED ON LAYOUT.



COSTUMER APPROVAL._____
DATE._____

VERIFY ALL DIMENTIONS AND CEILING CONDITIONS PRIOR TO APPROVAL.

Date: 02/07/2024
TRUSS PLACEMENT PLAN
Name: MODEL A
SINGLE FAMILY

JULIO JOSE

LEHIGH ACRES, FL 33974

SHOP DRAWING / SUBMITTAL REVIEW

☒ REVIEWED ☐ REVIEWED W/ COMMENTS
☐ REVISE AND RESUBMIT ☐ REJECTED

THIS DOCUMENT HAS BEEN REVIEWED FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT ONLY.

This review does not relieve the contractor or any subcontractor of responsibility for full compliance with contract requirements; for correctness of dimensions, clearances, and material quantities; for proper design of details; for proper fabrication and construction techniques; for proper coordination with other trades; and for providing all devices required for safe and satisfactory construction and operation.

BY: MATTHEW GIORDANO DATE: 02/09/2024

M.F. GIORDANO ENGINEERING, PLLC

FLORIDA:
THIS STRUCTURE WAS DESIGNED IN ACCORDANCE AND MEETS THE REQUIREMENTS OF SECTION R301 OF THE FLORIDA BUILDING CODE 8TH EDITION (2023): RESIDENTIAL. ALL CONNECTORS HAVE BEEN CHECKED TO WITHSTAND ALL APPLICABLE LOADS AND DESIGN CRITERIA STATED ON THE COVER SHEET.

DEFINITIONS
MWF = MAIN WIND FORCE
C&C = COMPONENTS AND CLADDING
TOB = TOP OF BEARING
TC = TOP CHORD
BC = BOTTOM CHORD
LL = LIVE LOAD
DL = DEAD LOAD
psf = POUNDS PER SQUARE INCH
 # = POUNDS

LOADS PER FBC & FRC
***NON-CONCURRENT BC LL 10psf**
CONCURRENT BC STORAGE LL 20psf