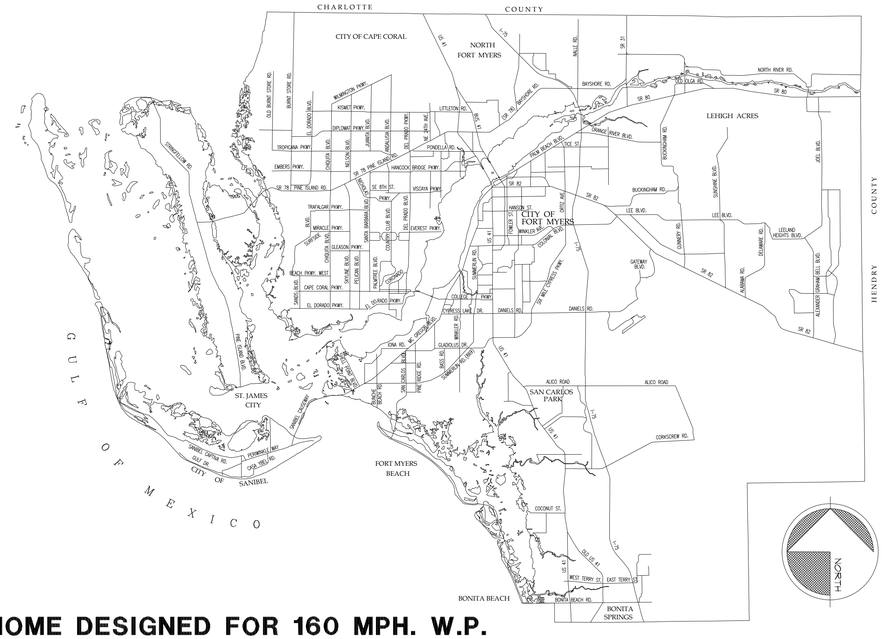


HOME DESIGNED FOR 160 MPH. W.P.

CODE INFORMATION

APPLICABLE CODES:
THE PROJECT MUST COMPLY WITH 2023 FLORIDA BUILDING CODE

OCCUPANCY: ☑ R3

CONSTRUCTION TYPE: ☐ VI - UNPROTECTED

PER F.B.C. 1606.1.1 ☑ VI - PROTECTED

PROJECT DESCRIPTION:
1 STORY SINGLE FAMILY RESIDENTIAL PLAN W/ 1 ELEVATION TYPES.

SCALE NOTE

IF BOX IS 1" SQ. THEN SCALE IS 1/4" = 1'-0"

IF BOX IS 1/2" SQ. THEN SCALE IS 1/8" = 1'-0"

CONSULTANTS

OWNER
SPEC MODEL

STRUCTURAL ENGINEER
M.F. GIORDANO ENGINEERING, PLLC
1222 SE 47TH ST.
CAPE CORA, FLORIDA, 33904
PHONE (347) 264-5841
CONTACT: MATTHEW GIORDANO, P.E.
FL P.E. #87672; STATE REGISTRY # 34011

TRUSS DESIGN
Southnest Structural Systems Inc
5774 Corporation Cir
Fort Myers, FL 33905
TEL. (239) 693-6000

DRAINAGE / SEPTIC
apogee design
5290 Placida Rd.
Englewood, FL 34224
TEL. (239) 302-0643
jmcapogee@gmail.com
Joshua M. Clevenger

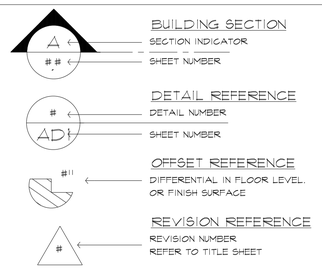
DESIGNER
CRESPO DESIGN & DRAFTING GROUP, INC.
11644 STONECREEK CIR.
FORT MYERS, FLORIDA 33913
CELL # (239) 565-9530
CONTACT: HUGO L. CRESPO

A/C CALS
E-Cals Plus, Inc.
9250 Corkscrew Rd Suite 8, Estero, FL 33928
FORT MYERS, FLORIDA 33913
CELL # (833) 322-5271
eric@ecalcsplus.com

ABBREVIATIONS

ABV.	ABOVE	GA.	GAUGE	RM.	ROOM
A/C	AIR CONDITIONING	GAR. DISP.	GARBAGE DISPOSAL	R.O.	ROUGH OPENING
ADJ.	ADJUSTABLE	G.F.I.	GROUND-FAULT CIRCUIT INTERRUPTER	S & P	SHELF AND POLE
ALT	ALTERNATE			SC.	SOLID CORE
AMP.	AMPERAGE	G.I.	GALVANIZED IRON	S.D.	SMOKE DETECTOR
BD.	BOARD	GL.	GLASS	S.H.	SINGLE HUNG
-	CENTER LINE	GYP. BD.	GYPSUM BOARD	SHT.	SHEET
CAB.	CABINET	H.C.	HOLLOW CORE	SHTHG.	SHEATHING
CLG.	CEILING	HDR.	HEADER	SHWR.	SHOWER
CLR.	CLEAR	HGT. OR HT.	HEIGHT	SIM.	SIMILAR
CONC.	CONCRETE	INSUL.	INSULATION	SL.	SLIDING
CPT.	CARPET	INT.	INTERIOR	SL. GL.	SLIDING GLASS
C.T.	CERAMIC TILE	LAM.	LAMINATED	STD.	STANDARD
D.	DRYER	LAV.	LAVATORY	S.V.	SHEET VINYL
DBL.	DOUBLE	LUM.	LUMINOUS	TEMP.	TEMPERED GLASS
D.G.	DUAL GLAZED	M.C.	MEDICINE CABINET	THK.	THICK
DIA.	DIAMETER	MFR.	MANUFACTURER	T.O.C.	TOP OF CURB
DIM.	DIMENSION	MIN.	MINIMUM	T.O.P.	TOP OF PLATE
DISP.	DISPOSAL	MTD.	MOUNTED	T.O.S.	TOP OF SLAB
DP.	DEEP	MTL.	METAL	TYP.	TYPICAL
DR.	DOOR	N.I.C.	NOT IN CONTRACT	U.N.O.	UNLESS NOTED OTHERWISE
D.S.	DOUNSPOUT	N.T.S.	NOT TO SCALE	VLT.	VAULTED
DTL.	DETAIL	O/	OVER	V.P.	VAPOR PROOF
D.W.	DISHWASHER	OC.	ON CENTER	W.	WASHER
EA.	EACH	O.S.A.	OUTSIDE AIR	W/	WITH
ELEV.	ELEVATION	P	PROPERTY LINE	WD.	WOOD
EQ.	EQUAL	P.B.	PUSH BUTTON	WDW.	WINDOW
EXH.	EXHAUST	PH.	PHONE	W/H	WATER HEATER
EXT.	EXTERIOR	PLT.	PLATE	W.I.	WROUGHT IRON
FAU	FORCED AIR UNIT	PLYWD.	PLYWOOD	WP.	WEATHER PROOF
FG/FX.	FIXED GLASS	PR.	PAIR		
F.G.	FUEL GAS	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR		
FIN.	FINISH	R.	RISER		
FLR.	FLOOR	RAD.	RADIUS		
FLR. LINE	FLOOR LINE	RAG.	RETURN AIR GRILL		
FLUOR.	FLUORESCENT	REF.	REFRIGERATOR		
FM.C.	FLOOR MATERIAL CHANGE	REF.	REFERENCE		
FR. DR.	FRENCH DOOR	RE/S	RE-SAUN		
FTG.	FOOTING	REV.	REVERSE		

ARCHITECTURAL SYMBOLS



REVISION LIST

DELTA	DATE	SHEETS REVISED

CRESPO DESIGN & DRAFTING GROUP, INC.
11644 STONECREEK CIR.
FORT MYERS, FLORIDA 33913
Cell: 239. 565. 9530
design.crespoh@gmail.com
WWW.CRESPODESIGN.NET

CONTENTS

SITE PLAN

SCALE: 1" = 10'-0"

SEE DRAINAGE PLAN

IF HOME IS WITH SEPTIC "ALWAYS REFER" TO SEPTIC PLAN FOR HOME PLACEMENT AND SETBACKS THAT IS THE RESPONSIBLY OF SEPTIC ENGINEERING & CAN CHANGE FROM THIS SHEET. DUE TO PLACEMENT OF DRAINAGE.

M & F Developments group, LLC.

"RH"

NOTE: All construction shall be in accordance with the 2023 Florida Building Code 8th Edition.

WINDOW CODE AND SIZE

CODE	OPENING SIZE
11 SH.	20"x18"
12 SH.	20"x26"
13 SH.	20"x38"
14 SH.	20"x51"
15 SH.	20"x63"
16 SH.	20"x76"
H1 SH.	27"x18"
H2 SH.	27"x26"
H3 SH.	27"x38"
H4 SH.	27"x51"
H5 SH.	27"x63"
H6 SH.	27"x76"
21 SH.	37"x18"
22 SH.	37"x26"
23 SH.	37"x38"
24 SH.	37"x51"
* 25 SH.	37"x63"
* 26 SH.	37"x76"
31 SH.	54"x18"
32 SH.	54"x26"
33 SH.	54"x38"
34 SH.	54"x51"
* 35 SH.	54"x63"
* 36 SH.	54"x76"

CODE	OPENING SIZE
2-24 SH.	74"x51"
2-25 SH. *	74"x63"
2-26 SH. *	74"x76"
2-34 SH.	108"x51"
2-35 SH. *	108"x63"
2-36 SH. *	108"x76"
2x2 F.G.	25"x25"
4x2 F.G.	49"x25"
5x2 F.G.	61"x25"
6x2 F.G.	73"x25"
2x3 F.G.	25"x37"
4x3 F.G.	49"x37"
5x3 F.G.	61"x37"
6x3 F.G.	73"x37"
2x4 F.G.	25"x49"
4x4 F.G.	49"x49"
5x5 F.G.	61"x61"
6x6 F.G.	73"x73"

* NOTE:EGRESS WINDOWS.
THE MODE OF OPERATION SHALL NOT REQUIRE A KEY, TOOL SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 44" A.F.F.

COMMENTS:

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

DESIGN PARAMETERS:

APPLICABLE CODES:
- ☑ FLORIDA BUILDING CODE, 8TH EDITION
- ☑ FLORIDA BUILDING CODE, 8TH EDITION, (2023) BUILDING
- ☑ FLORIDA BUILDING CODE, 8TH EDITION, (2023) RESIDENTIAL
- ☑ FLORIDA BUILDING CODE, 8TH EDITION, (2023) EXISTING BUILDING
- ☑ FLORIDA BUILDING CODE, 8TH EDITION (2023) MECHANICAL
- ☑ FLORIDA BUILDING CODE, 8TH EDITION, (2023) PLUMBING
- ☑ FLORIDA BUILDING CODE, 8TH EDITION, (2023) FUEL GAS
- ☑ FLORIDA BUILDING CODE, 8TH EDITION, (2023) ENERGY CONSERVATION
- ☑ FLORIDA BUILDING CODE, 8TH EDITION, (2023) ACCESSIBILITY CODE
- ☑ 2020 FLORIDA FIRE PREVENTION CODE, SEVENTH EDITION
- ☑ 2020 NATIONAL ELECTRICAL CODE
- ☑ 2018 NATIONAL FIRE PROTECTION CODE, NFPA 101 (LIFE SAFETY)
- ☐ NATIONAL FIRE PROTECTION CODE, NFPA 13 (FIRE SPRINKLERS)
- ☐ NATIONAL FIRE PROTECTION CODE, NFPA 12 8TH EDITION, (2023)

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

BUILDING CONSTRUCTION TYPE:
- ☐ TYPE I-A
- ☐ TYPE I-B
- ☐ TYPE II-A
- ☐ TYPE II-B
- ☐ TYPE III-A
- ☐ TYPE III-B
- ☐ TYPE IV
- ☐ TYPE V-A
- ☑ TYPE V-B

CLASSIFICATION OF WORK:
- ☐ ALTERATION
  - ☐ LEVEL 1
  - ☐ LEVEL 2
  - ☐ LEVEL 3
- ☐ CHANGE OF OCCUPANCY
- ☐ ADDITIONS
- ☐ HISTORIC BUILDINGS
- ☐ RELOCATED BUILDINGS

RISK CATAGORY:
☐ I ☑ II ☐ III ☐ IV

WIND LOADS:
(WIND LOADS ARE BASED ON CH. 26 THRU 30 OF ASCE 7)

WIND SPEED:
- ☑ 160 MPH=ULTIMATE DESIGN WIND SPEED (3-SECOND GUST)
- ☑ 124 MPH=NOMINAL DESIGN WIND SPEED (FASTEST MILE)

SURFACE ROUGHNESS CATAGORY:
☐ B ☑ C ☐ D

EXPOSURE CATAGORY:
☐ B ☑ C ☐ D

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

INTERNAL PRESSURE COEFFICIENTS:
- ☐ 0.00 (OPEN)
- ☑ +0.18, -0.18 (ENCLOSED)
- ☐ +0.55, -0.55, (PARTIALLY ENCLOSED)

COMPONENTS AND CLADDING PRESSURES:
SEE APPLIED NOMINAL PRESSURES ON SHEET 3B
ALL -/+ PRESSURES HAVE BEEN SPECIFIED AT EACH LOCATION.

SOFFIT: 28.2/-32.2 P.S.F. (FBC R703.9.2.1, R704.1, TABLE R801.2/2)(3))

GEOTECHNICAL INFO.
(FOUNDATIONS ARE BASED ON A MINIMUM SOIL BEARING CAPACITY OF 2000 PSI)

TORNADO VELOCITY COMPLIANCE IS NOT REQUIRED FOR RISK CATEGORY I AND II STRUCTURES PER FBC 2023 RESIDENTIAL R3012.1.1 & ASCE 7-22.

APPLICABLE STANDARDS:

ASCE 7-22, MIN. DESIGN LOADS ON BUILDINGS AND OTHER STRUCTURES

ACI 318-19, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

AISC STEEL CONSTRUCTION MANUAL (LATEST EDITION)

TMS 402/602-16, BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES

ANC 2018 NATIONAL DESIGN SPECIFICATION FOR WOOD W/ ALL SUPPLEMENTS

ANC 2018 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC W/ COMMENTARY

ANS D1.1 STRUCTURAL WELDING CODE FOR STEEL (2020)
ALUMINUM DESIGN MANUAL 2020

This item has been digitally signed and sealed by Matthew F. Giordano, P.E. on 05/21/2024.

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

PRELIMINARY ☐
CONSTRUCTION ☐
FINAL RECORD ☑

Digitally signed by MATTHEW F GIORDANO
Date: 2024.05.21 17:41:06-04'00'

STAMPED FOR STRUCTURAL ONLY

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 ST.
CAPE CORAL, FL. 33904

CHECKED BY: H.L.C.	DRAWN BY: H.C.	
1	1-9-2024	PRE-LIM
2	2-10-2024	FULL SET
3		
4		
5		
6		

DISCLOSURE:
IF ANY ERRORS OR OMISSIONS EXIST IN THESE DRAWINGS OR SPECIFICATIONS THE CONTRACTOR AND / OR OWNER SHALL, WITHIN 10 DAYS AFTER RECEIPT OF THESE DRAWINGS AND PRIOR TO CONSTRUCTION, NOTIFY THE ENGINEER/ARCHITECT OF RECORD AND CRESPO DESIGN AND DRAFTING GROUP, INC. IN WRITING, OF SAID ERRORS OR OMISSIONS, OR BE HELD WHOLLY RESPONSIBLE 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 CONTRACTOR AND/OR SUB-CONTRACTORS SHALL STRICTLY ADHERE TO ANY AND ALL STANDARD CONSTRUCTION PRACTICES REQUIRED BY LAW. THE MAXIMUM LIABILITY TO ENGINEER/ARCHITECT OF RECORD AND CRESPO DESIGN AND DRAFTING GROUP, INC. SHALL NOT EXCEED THE FEE PAID TO ENGINEER/ARCHITECT OF RECORD AND CRESPO DESIGN AND DRAFTING GROUP, INC. FOR THE PREPARATION OF THESE PLANS.

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11644 STONECREEK CIR.
FORT MYERS, FL. 33913
Cell: 239. 565. 9530
design.crespoh@gmail.com
WWW.CRESPODESIGN.NET

"MODEL" "RH"

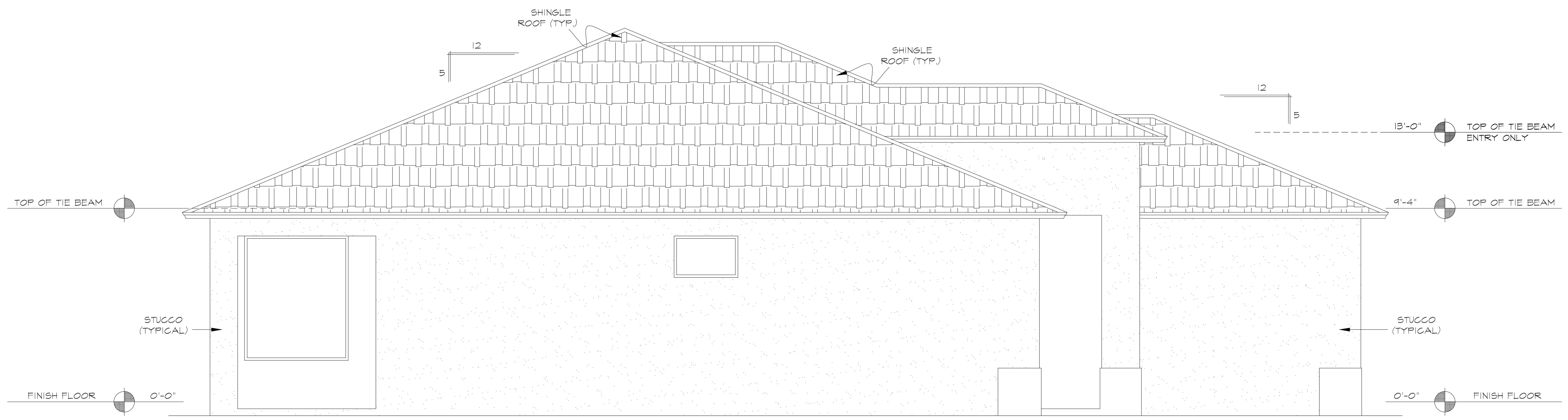
RESIDENCE: SPEC HOME	
LEGAL: UNIT: BLK: LOT:	
ADDRESS: 2205 8TH ST SW	
SUBDIVISION: LEHIGH	
COUNTY: LEE	
STARP #	CDD # 2024-

M & F Developments group, LLC.

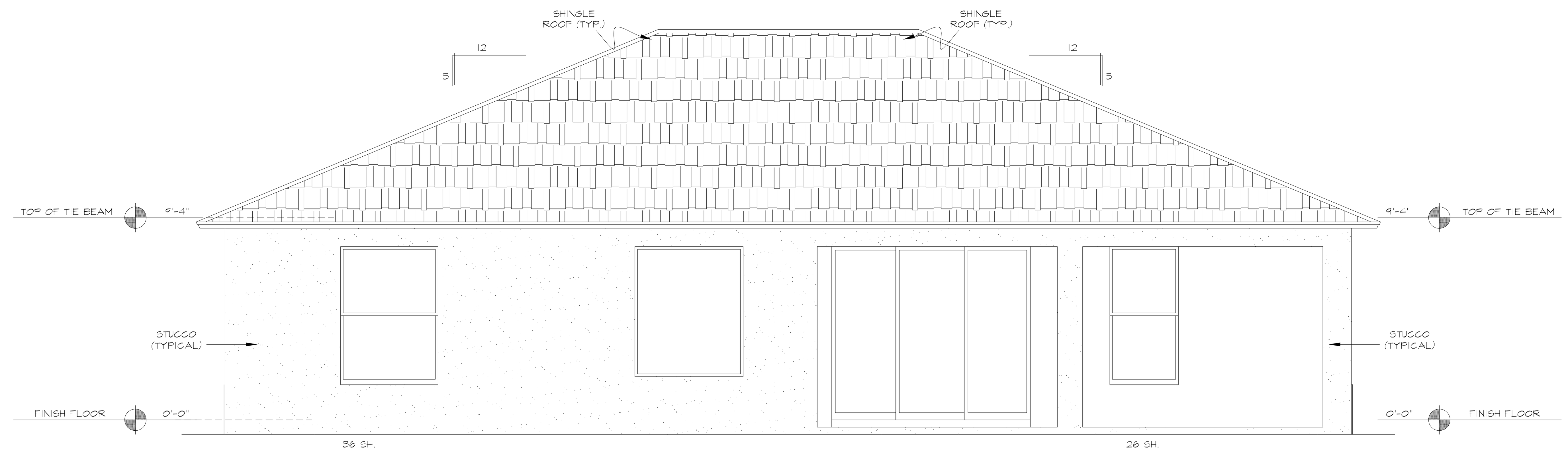
SCALE: 1/4" = 1'-0"

COVER
0

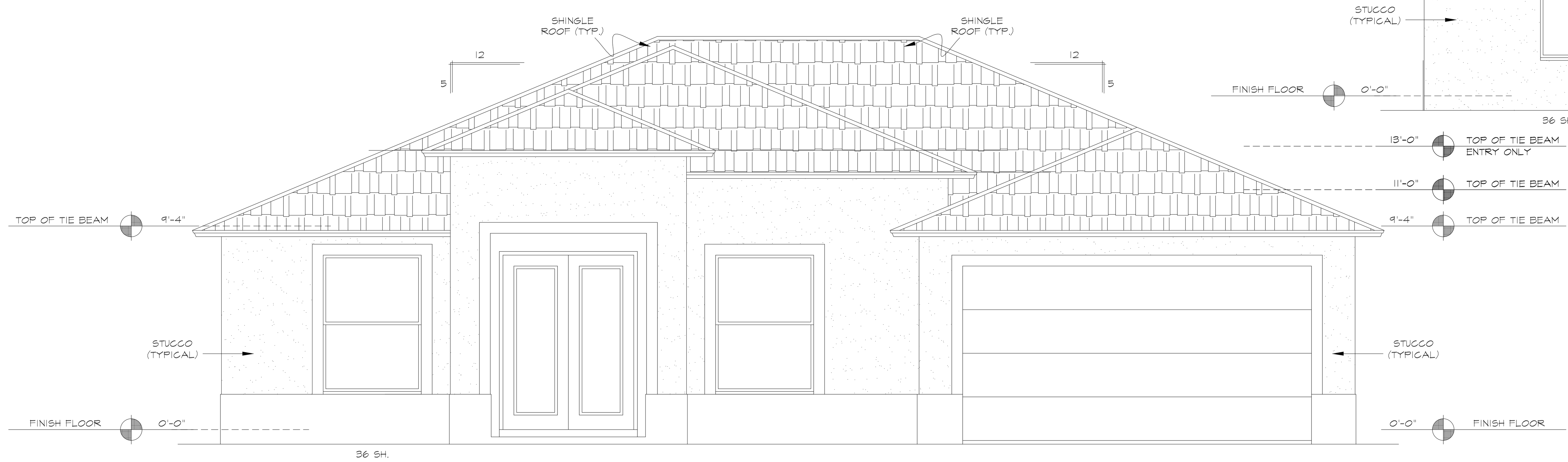
HOME DESIGNED FOR 160 MPH. W.P.



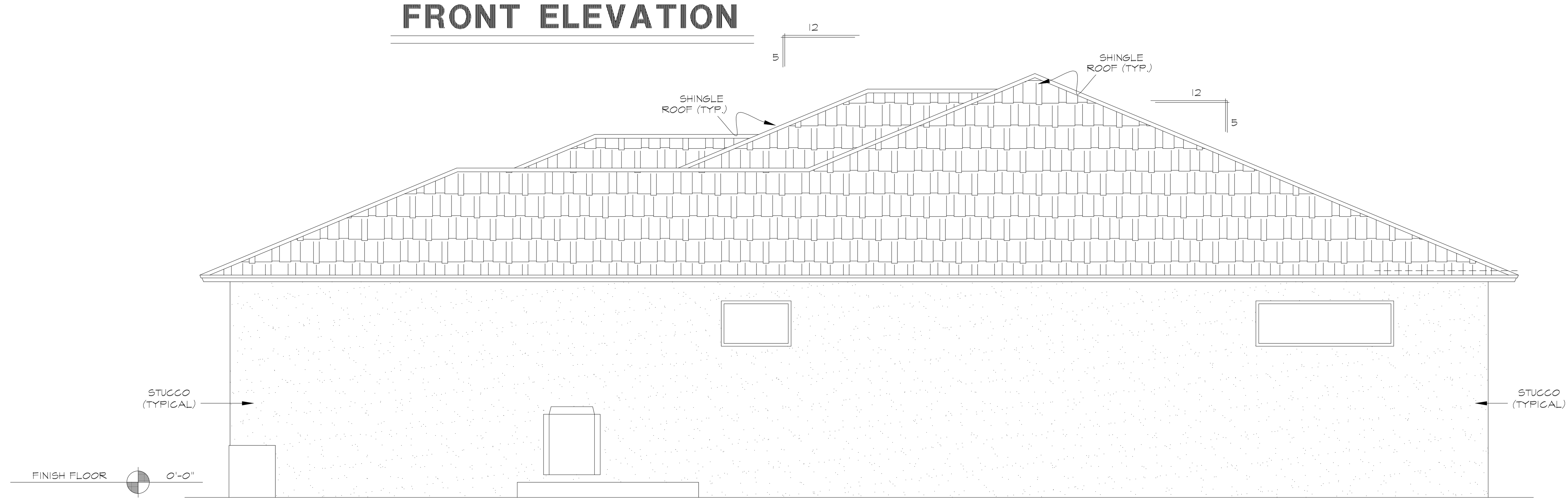
LEFT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

CHECKED BY: H.L.C. DRAWN BY: H.C.

1	1-9-2024	PRE-LIM
2	2-10-2024	FULL SET
3		
4		
5		
6		

CRESPO
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"MODEL"
"RH"

RESIDENCE: SPEC HOME
LEGAL: UNIT: , BLK: , LOT:
ADDRESS: 4205 8TH ST. SW
SUBDIVISION: LEHIGH
COUNTY: LEE
STARP # CDD #:2024-

M & F Developments group, LLC.

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

ELEVATIONS
1

MATTHEW F. GIORDANO, P.E.
REG. NO. 87672

STAMPED FOR STRUCTURAL ONLY

M.F. GIORDANO ENGINEERING, PLLC
CONTACT: MATTHEW GIORDANO, P.E.
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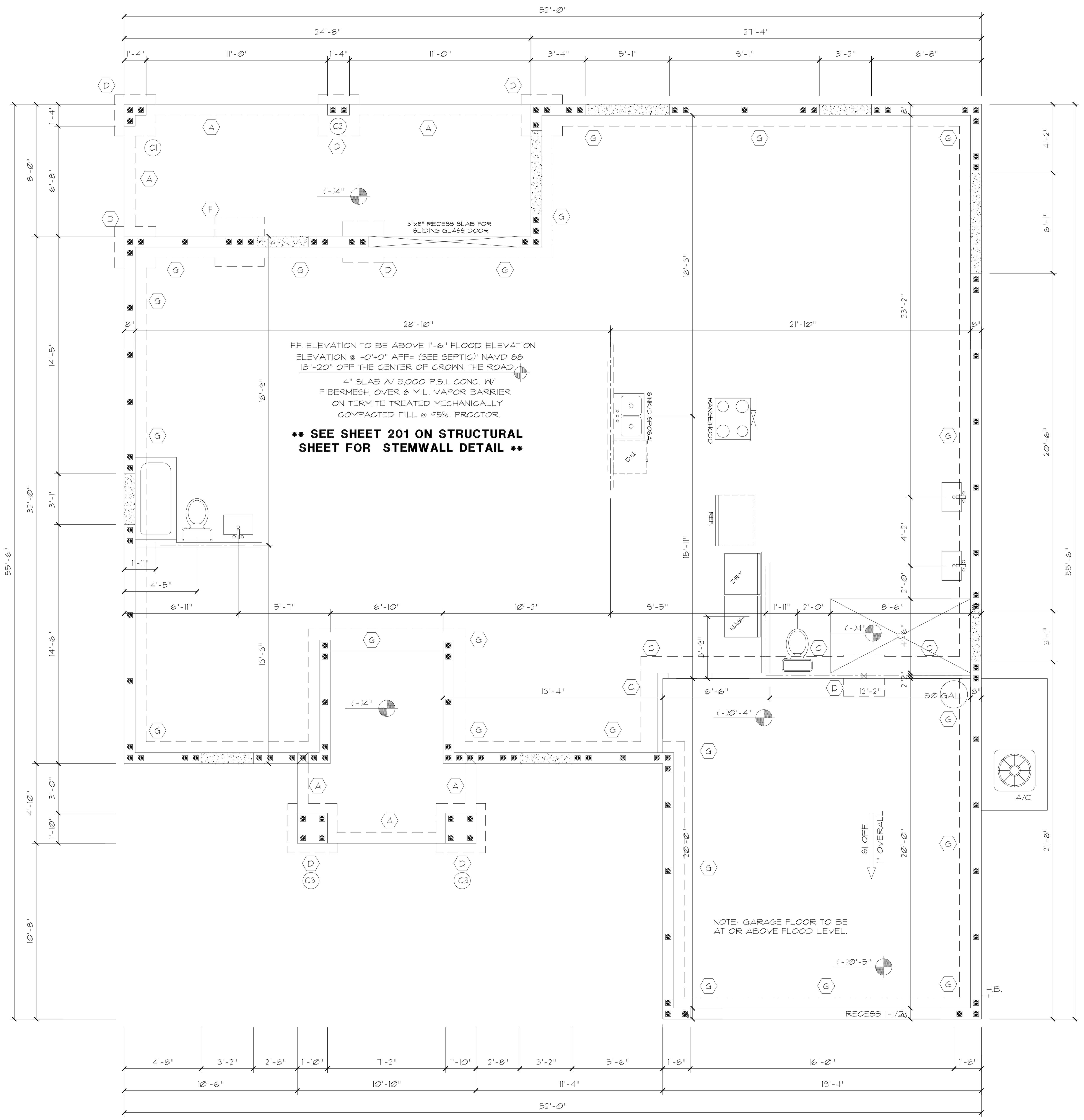
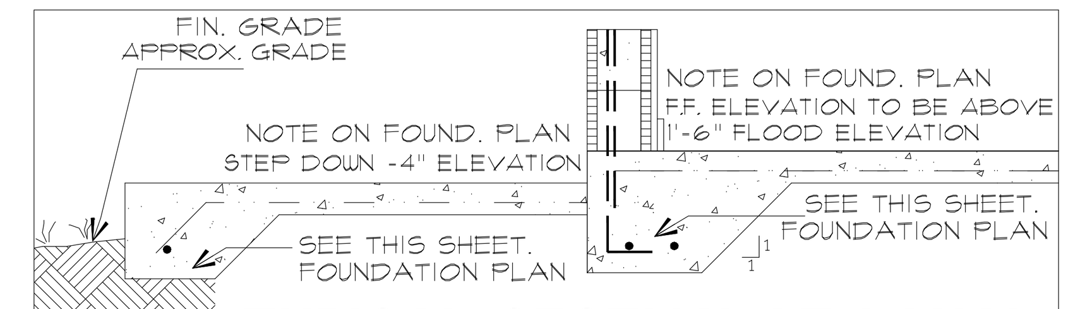
ADDRESS: 1222 SE 47TH ST.
CAPE CORAL, FL. 33904

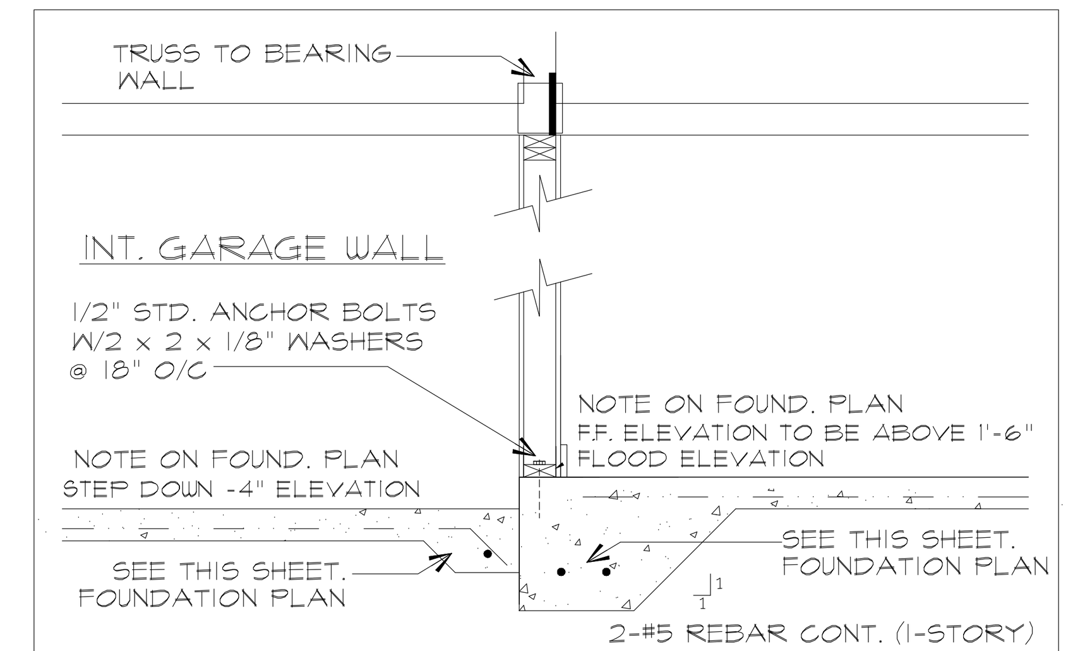
HOME DESIGNED FOR 160 MPH. W.P.



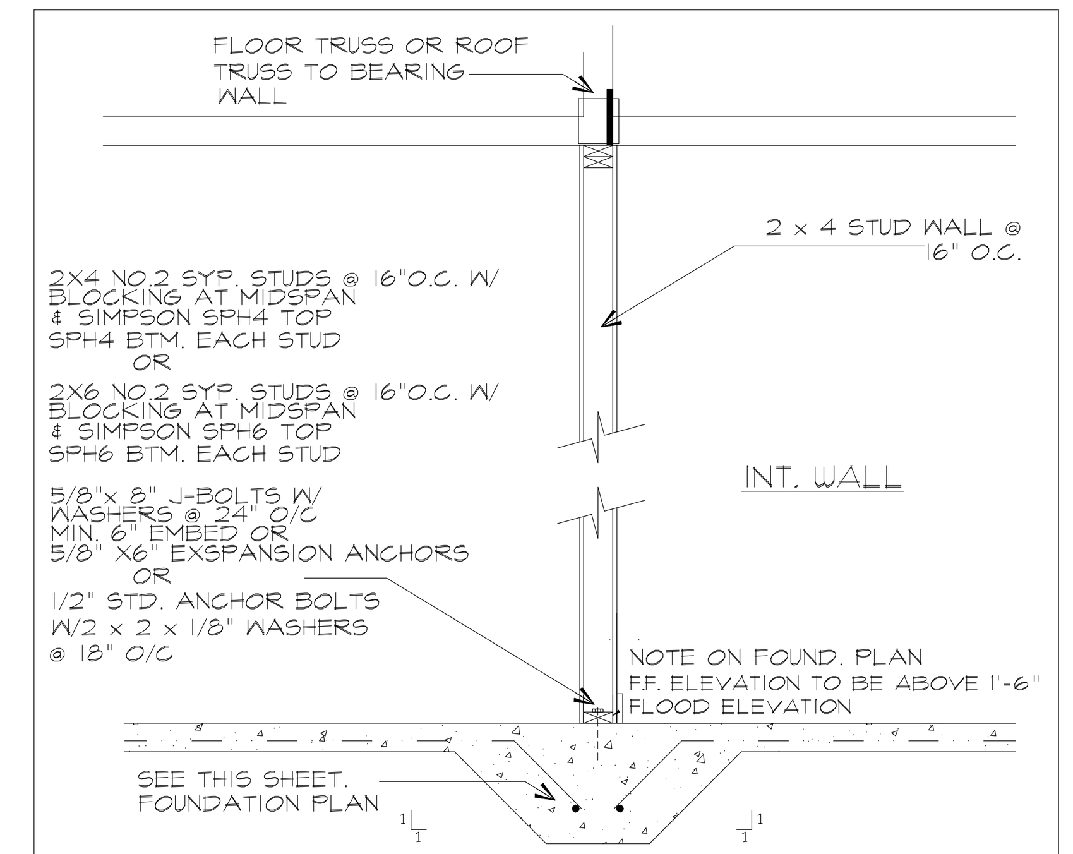
MASON NOTE: ALL WINDOW DIMENSIONS ARE TO WINDOW SIZE. MASON PRIOR TO CONSTRUCTION NEEDS TO VERIFY M.O.



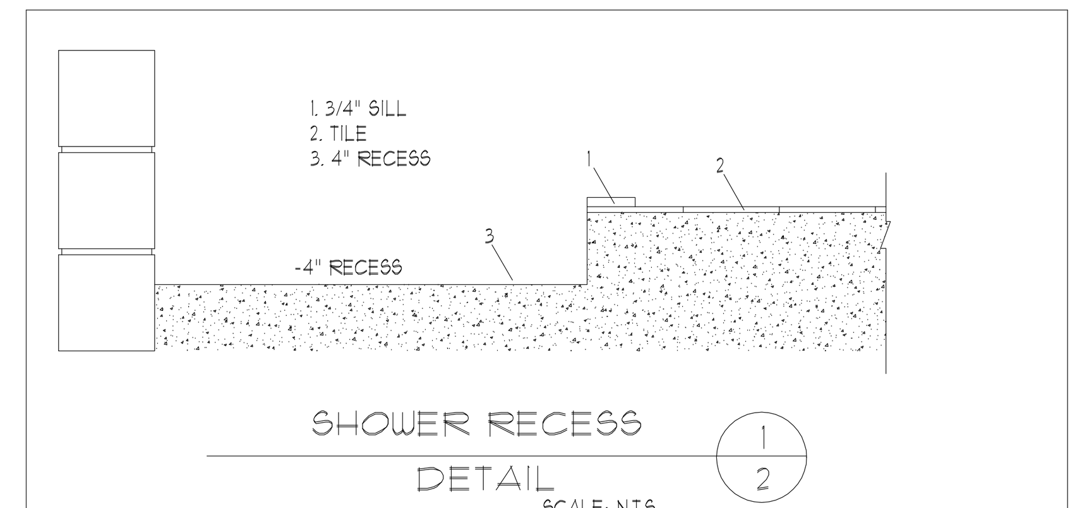
TYPICAL SECTION AT LANAI
SCALE: N.T.S.



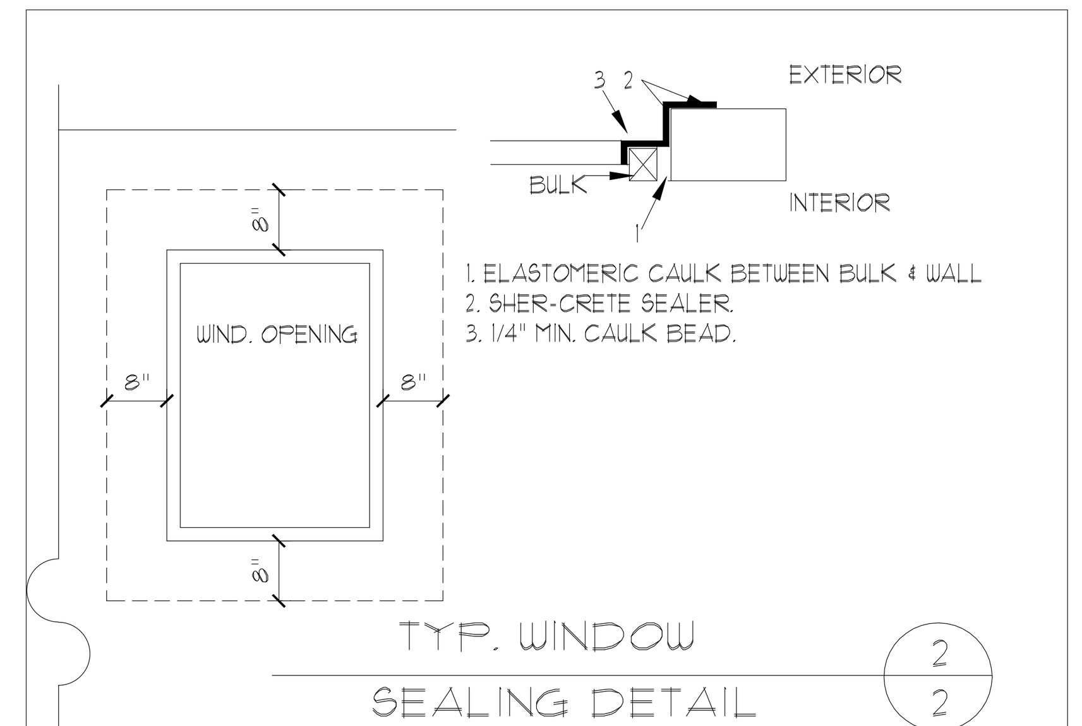
INTERIOR BEARING WALL SCALE: N.T.S.



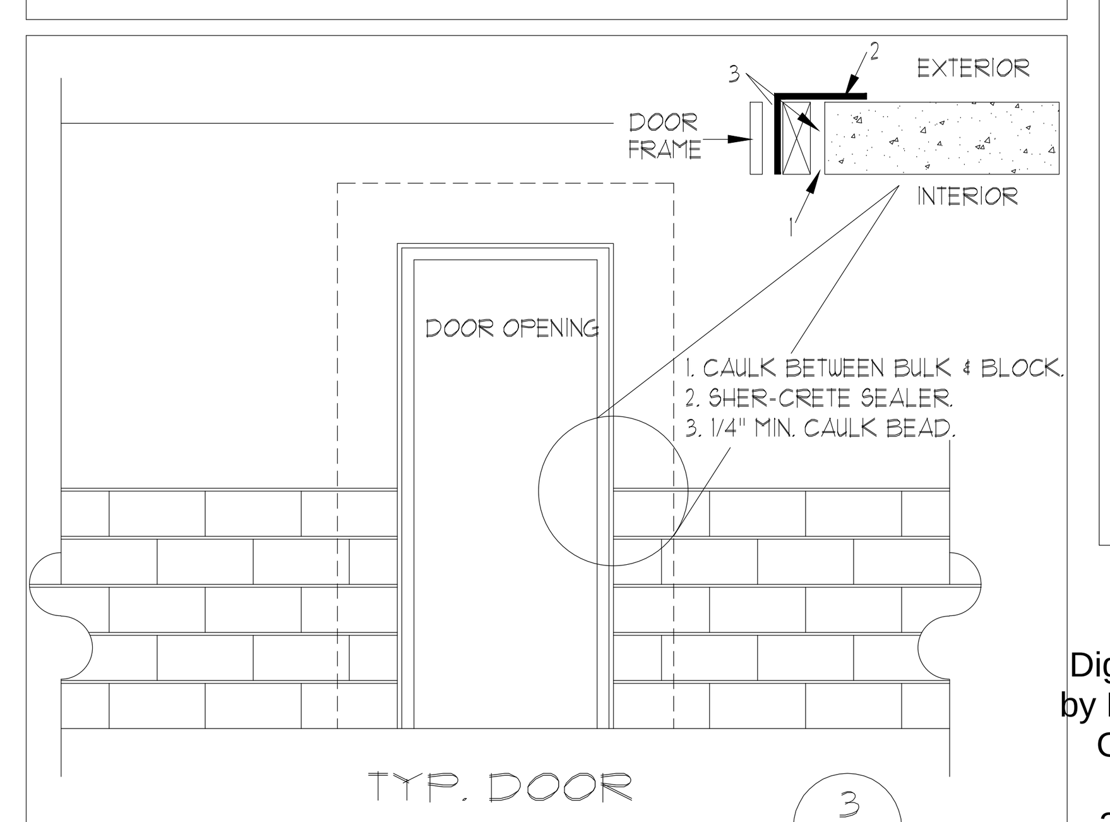
INTERIOR BEARING WALL
SCALE: N.T.S.



SHOWER RECESS DETAIL 1/2
SCALE: N.T.S.



TYP. WINDOW SEALING DETAIL 2/2
SCALE: N.T.S.



TYP. DOOR SEALING DETAIL 3/2
SCALE: N.T.S.

CONCRETE FOOTING SCHEDULE

LABEL	TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINF. LONG WAY	BOTTOM REINF. SHORT WAY	TOP REINF. LONG WAY	TOP REINF. SHORT WAY	REMARKS
A	MONOLITHIC	CONT.	0'-8"	0'-8"	(1) #5	N/A			(-) 8" FOR PAVERS THICKENED EDGE
B	STEMWALL	CONT.	20"	12"	(3) #5	N/A			EXTERIOR FOOTING
C	MONOLITHIS	CONT.	1'-4"	1'-8"	(2) #5	N/A			INTERIOR GARAGE FOOTING
D	PAD	2'-6"	2'-6"	1'-4"	(4) #5	(4) #5			COLUMN FOOTING
E	PAD	48"	48"	1'-4"	(6) #5	(6) #5			COLUMN FOOTING
F	PAD	3'-0"	3'-0"	1'-4"	(4) #5	(4 #5			COLUMN FOOTING
G	MONOLITHIC	CONT.	1'-4"	1'-4"	(3) #5	N/A			EXTERIOR FOOTING

COLUMN SCHEDULE

MARK	SIZE	VERTICAL REINFORCING OR BASE PLATE & ANCHOR BOLTS	COLUMN TIES OR CAP PLATE & BOLTS	REMARKS
C1	8"x8"	(1) #5 VERT		BEAM RISER
C2	24"x24"	(4) #5 VERT		
C3	16"x8"	(2) #5 VERT		

TERMITE PROTECTION FBC R318

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, IN INITIAL CHEMICAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE.

SOIL AREA DISTURBED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH CHEMICAL SOIL TREATMENT, INCLUDING SPACE BOXES OR FORMED.

SPACE IN CONCRETE FLOORS BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRAPS, DRAINS OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTIC OR MENTAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT.

CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 6 MIL VAPOR RETARDER TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. ANY WORK, INCLUDING PLACEMENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT UNITE THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATING OR DISTURBING TREATED SOIL.

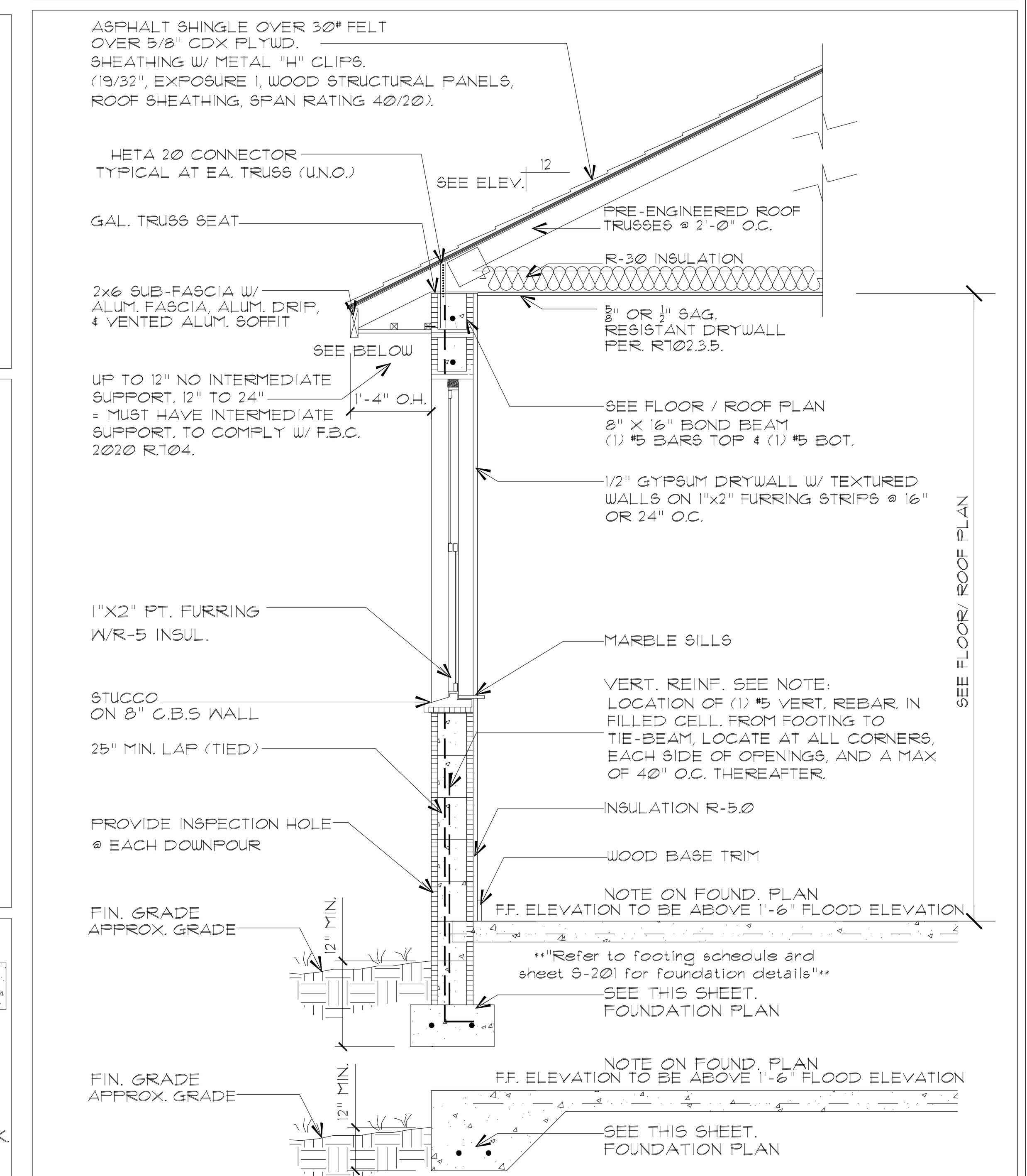
CONCRETE OVERPOUR OR MORTAR ACCUMULATED ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOILD TREATMENT, TO ENHANCE VERTICAL PENETRATION OF THE CHEMICAL.

CHEMICAL SOIL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1 FOOT (305 MM) OF THE PRIMARY STRUCTURE SIDEWALLS. ALSO, A VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION IS COMPLETED, INCLUDING INITIAL LANDSCAPE AND IRRIGATION / SPRINKLER INSTALLATION. ANY SOIL DISTURBED AFTER THE CHEMICAL VERTICAL BARRIER IS APPLIED SHALL BE PROMPTLY RETREATED.

ALL BUILDINGS SHALL HAVE PRECONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVANTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

PROTECTIVE SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE-CONTAINING MATERIALS AND SHALL RECEIVE APPLICATION OF A TERMITICIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPE.



TYPICAL WALL SECTION WITH WINDOW
SCALE: N.T.S.

This item has been digitally signed and sealed by Matthew F. Giordano, P.E. on 05/21/2024.

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Digitally signed by MATTHEW F GIORDANO
Date: 2024.05.21 17:41:07-04'00'

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

STAMPED FOR STRUCTURAL ONLY

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 ST.
CAPE CORAL, FL. 33904

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1	1-9-2024 PRE-LIM
2	2-10-2024 FULL SET
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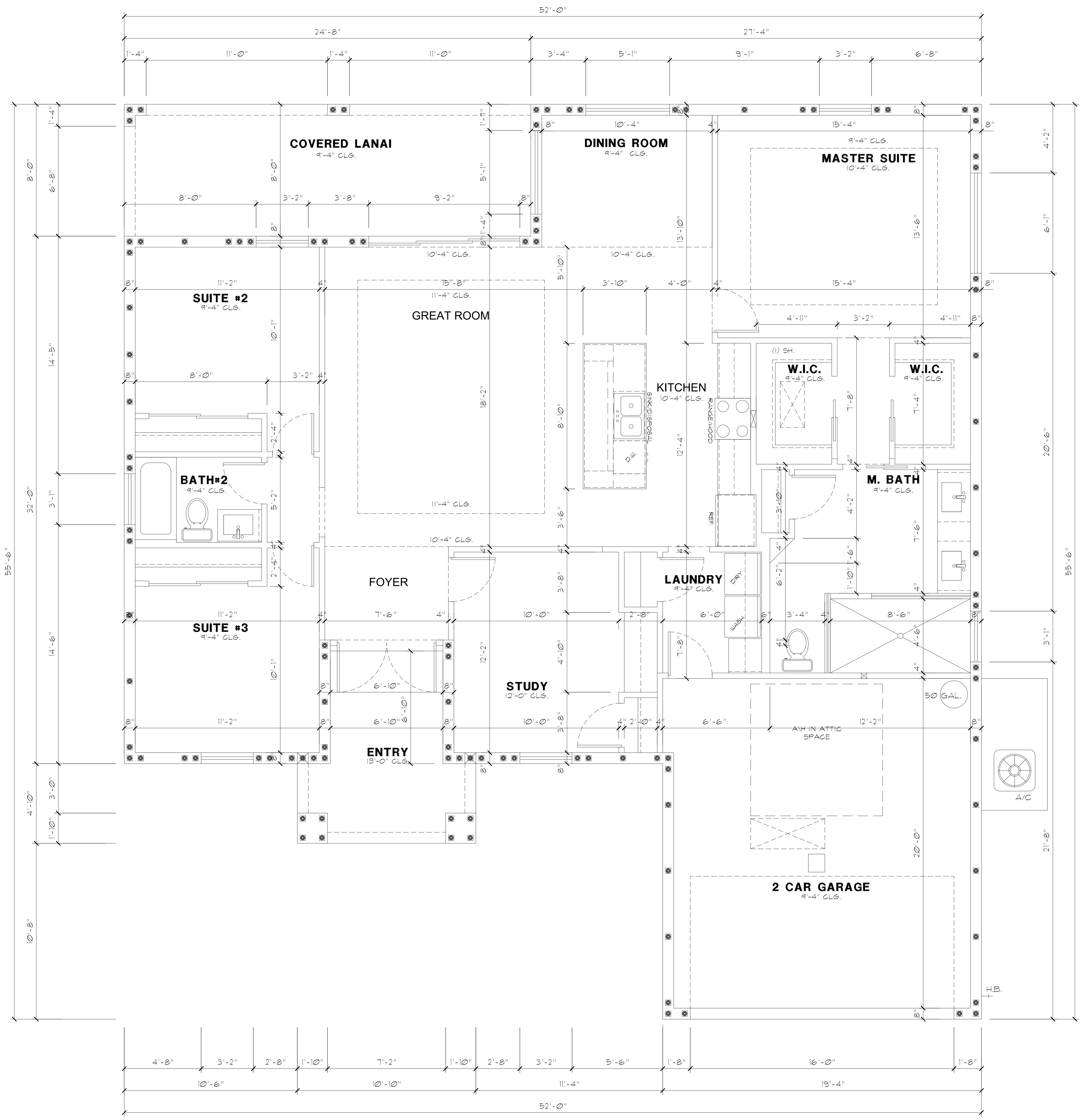
"MODEL" "RH"
RESIDENCE: SPEC HOME
LEGAL: UNIT: ,BLK: ,LOT:
ADDRESS: 4205 8TH ST. SW
SUBDIVISION: LEHIGH
COUNTY: LEE

M & F Developments group, LLC.

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

FOUNDATION
2

HOME DESIGNED FOR 160 MPH. W.P.



CABINETS

KITCHEN	42" UPP.	
KITCHEN	BASE	@ 34 1/2" A.F.F.
MASTER BATH	BASE	@ 34 1/2" A.F.F.
GUEST BATH	BASE	@ 34 1/2" A.F.F.

WALL LEGEND

- (TYPICAL) MASONRY CONSTRUCTION
- INDICATES 1 #5 VERTICAL REINF ROD IN CONC BLOCK CELL TIED FROM FOOTING STEEL TO TIE BEAM STEEL. FILL CELL SOLID W/ CONC.
- BATT INSULATION (SEE ENERGY CALC'S)
- FENCE (SEE SITE PLAN)
- NON-BEARING FRAME CONSTRUCTION
- BEARING FRAME CONSTRUCTION
- ARCHED OPENING (SEE PLAN OR ELEVATION)
- PLANTSHELF (SEE PLAN FOR HEIGHT)
- WOOD POST (SEE PLAN OR ELEVATION FOR SPEC.)

CABINET BACKING

KITCHEN	30" UPPERS	TOP @ 84" AND 54" A.F.F.
KITCHEN	BASE	TOP @ 35" A.F.F.
MASTER BATH	BASE	RAISED TOE KICK TOP @ 31" A.F.F.
GUEST BATH	BASE	TOP @ 31" A.F.F.
LAUNDRY	UPPERS	TOP @ 84" AND 54" A.F.F.

"FRAMERS NOTES"

- ALLOW 30" DEPTH FOR WASHER AND DRYER.
- KITCHEN KNEE WALL 42 1/2" TO TOP USING 2"x4" AS TOP PLATE.
- PLANT SHELVES TO BE AT SEE PLAN.
- SCUTTLE HOLE DIMENSION 22 1/2"x36" 30" MINIMUM VERTICAL CLEARANCE.
- BLOCKING TO BE PUT IN ALL TRACKS
- GAUGING AT TOP OF WINDOWS AND SLIDERS TO BE EXTENDED 12" PAST EACH SIDE OF THE OPENING.
- "JOB MUST BE BROOMED & SWEPT WHEN FINISHED"

SQ. FOOTAGE

A/C SPACE	1,737
COVERED LANAI	197
2 CAR GARAGE	400
ENTRY	99
TOTAL	2,433

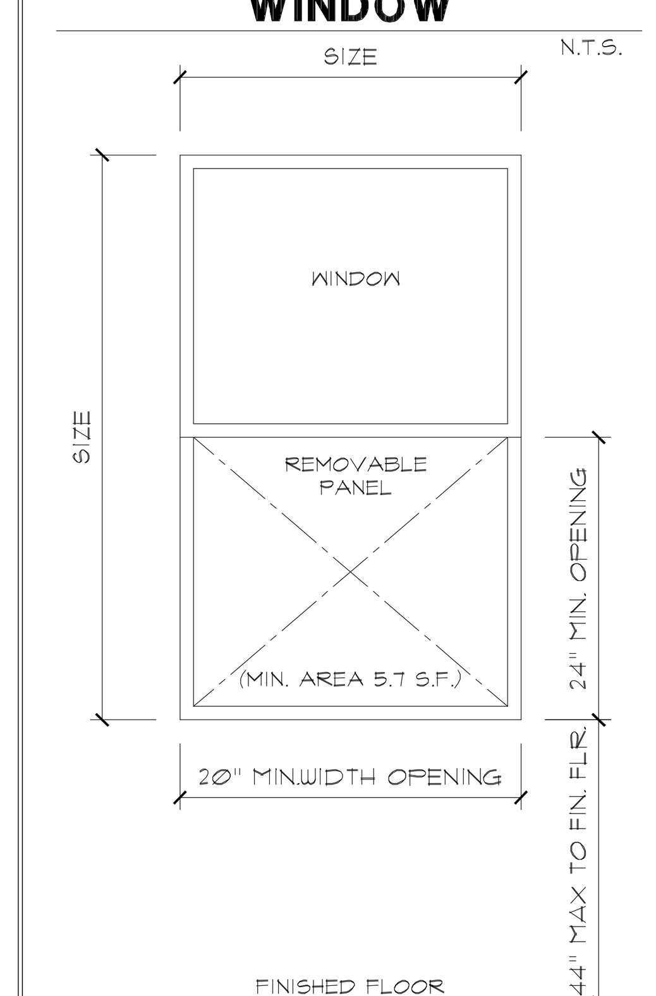
DOOR HEADERS

6'-8" BIFOLD	HEADER HEIGHT	82" A.F.F.
6'-8" SWING	HEADER HEIGHT	82 1/2" A.F.F.
8'-0" SWING	HEADER HEIGHT	98 1/2" A.F.F.
8'-0" BIFOLD	HEADER HEIGHT	98 1/2" A.F.F.

GENERAL CONSTRUCTION NOTES:

- FIELD LOCATE 54" X 22" ATTIC ACCESS W/PULL DOWN STAIRS
- ALL CEILING HEIGHTS ARE TO BE ABOVE FINISHED FLOOR OF LIVING AREA
- ALL BEAM / LINTEL HEIGHTS ARE ABOVE FINISHED FLOOR OF LIVING AREA
- ALL DOOR SILLS SHALL NOT EXCEED 1/2" IN HEIGHT
- ALL EAVES LESS THAN 6" SHALL HAVE RAIN GUTTERS AND DOWNSPOUTS
- ALL HOSE BIBS ARE TO BE EQUIPPED AN ANTI-SIPHONING DEVICE PER COUNTY CODE
- PROVIDE BLOCKING FOR GRAB BARS @ TOILETS, TUB, AND SHOWER
- LEVER HANDLE W/ ANTI-SCALD DEVICE TO BE INSTALLED @ TUB AND SHOWER
- LOW FLOW SHOWER HEADS IN ALL SHOWERS (¢2.5 GAL./MIN.)
- DUEL FLUSH OR LOW FLOW TOILETS (¢1.6 GAL./MIN.)
- PROVIDE 2"x4" BLOCKING AT 4'-0" O.C. AT THE BOTTOM CHORD OF ALL TRUSSES IN LANAI AND ENTRY (AREAS EXPOSED TO WIND). CEILING SHEATHING IN THESE AREAS TO BE 5/8" EXTERIOR GRADE DRYWALL OR 1/2" EXTERIOR GRADE PLYWOOD.
- PER SEC. R302.1 OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE, EXTERIOR WALLS SEPARATED BY LESS THAN 6 FT., SHALL HAVE NOT LESS THAN 1 HR. FIRE RESISTIVE RATING WITH EXPOSURE ON BOTH SIDES.
- PER TABLE R702.3.5 (FOOTNOTE D) ON CEILING APPLICATIONS TO RECEIVE A WATER-BASED TEXTURE MATERIAL, EITHER HAND OR SPRAY APPLIED, THE GYPSUM BOARD SHALL BE APPLIED PERPENDICULAR TO FRAMING. THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE 5/8 INCH FOR 24-INCH ON CENTER FRAMING OR 1/2-INCH SAG-RESISTANT GYPSUM CEILING BOARD.
- UNLESS NOTED OTHERWISE, ALL WOOD FRAME BEARING HEADERS ARE 2"x12" W/ 1/2" PLYWOOD FLITCH PLATES
- UNLESS NOTED OTHERWISE, ALL WOOD FRAME BEARING HEADERS LESS THAN 6' IN IN LENGTH SHALL HAVE (2) FULL LENGTH JACKS & (2) HEADER JACKS AT EACH END.
- UNLESS NOTED OTHERWISE, ALL WOOD FRAME BEARING HEADERS MORE THAN 6' IN IN LENGTH SHALL HAVE (3) FULL LENGTH JACKS & (2) HEADER JACKS AT EACH END.
- ALL EXTERIOR AND INTERIOR WOOD FRAME BEARING WALLS TO BE NO. 2, SOUTHERN YELLOW PINE, INCLUDING, BUT NOT LIMITED TO: STUDS, JACKS, & HEADERS
- ATTACH ROOF TRUSSES TO WOOD FRAMED DOUBLE TOP PLATE W/ "SIMPSON" H10 CONNECTORS
- HEADERS FOR 6'-8" HEIGHT/ 8'-0" HEIGHT. OPENINGS SHALL BE (2) 2"x12" W 1/2" PLYWOOD FLITCH PLATE AND CONTINUOUS TOP PLATE ABOVE.
- PROVIDE TWO LAYERS OF WATER RESISTIVE BARRIER BEHIND EXTERIOR WALL COVERING PER 2023 FBC. R703.6.3.
- PROVIDE PAN FLASHING UNDER WINDOWS AND DOORS ON FRAME CONSTRUCTION. OPENINGS USING PAN FLASHING SHALL ALSO INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES

DETAIL OF EGRESS WINDOW



SINGLE HUNG OR HORZ. ROLLER WINDOWS

THE MODE OF OPERATION SHALL NOT REQUIRE A KEY. TOOL SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 44" A.F.F.

R320.1.1

All new single-family houses, duplexes, triplexes, condominiums and townhouses shall provide at least one bathroom, located with maximum possible privacy, where bathrooms are provided on habitable grade levels, with a door that has a 29-inch clear opening. However, if only a toilet room is provided at grade level, such toilet rooms shall have a clear opening of not less than 29 inches. (MIN. 2'-6" PKT. OR 2'-8" WIDE SWING DOOR).

TABLE R302.6 DWELLING-GARAGE FIRE SEPARATION.

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT
GARAGE LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

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Crespo DESIGN

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LEGAL: UNIT: , BLK: , LOT:
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SUBDIVISION: LEHIGH
COUNTY: LEE
STARP #
CDD #:2024-

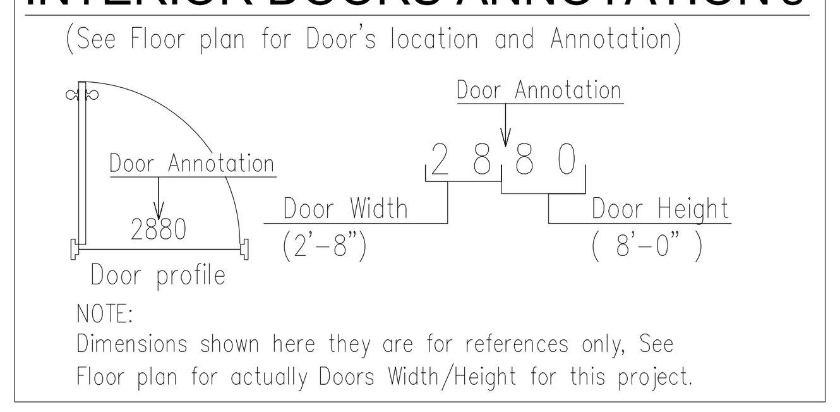
M & F Developments group, LLC.

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

FLOOR PLAN
3-A

HOME DESIGNED FOR 160 MPH. W.P.

INTERIOR DOORS ANNOTATION's



PRODUCT APPROVALS FBC 2020

VERSION:7th Edition

12/1/23

FL# PRODUCT	MANUFACTURER	CATEGORY	EXP.
FL# 26942-R4 (.2)	MR. GLASS DOOR & WINDOWS	EXTERIOR DR	08/27/2025
FL# 27000-R2 (.1)	MR. GLASS DOOR & WINDOWS	SHOREFRONT	08/27/2025
FL# 38057-R3 (.2)	MR. GLASS DOOR & WINDOWS	SLIDING GLASS DOOR	08/27/2025
FL# 20352-R3 (.2)	MR. GLASS DOOR & WINDOWS	SH WINDOWS	08/27/2025
FL# 37319-R1 (.1)	MR. GLASS DOOR & WINDOWS	FIXED WINDOWS	08/27/2025
FL# 20359-R4 (.2)	MR. GLASS DOOR & WINDOWS	HORIZONTAL SLIDER	08/27/2025
FL# 12194-R13 (.2)	AMERICAN COILS INC.	SOFFIT	06/19/2025
FL# 15012-R10 (.20)	CHI OVER HEAD	GARAGE DOOR	12/31/2038
SHINGLE ROOF:			
FL# 18355-R11	TAMKO BUILDING PRODUCTS	ASPHALT SHINGLES	06/01/2026
FL# 5259-R41	POLYGLASS USA.	ROOF UNDERLAYMENT	12/04/2026
FL# 16918-R3 (.1)	TAMCO / L.V. THOMPSON	OFF-RIDGE VENT W/ BAFFLE	09/09/2026

TOP ROOF HEIGHT: 18'-8" FEET
MEAN ROOF HEIGHT: 14'-8" FEET
DESIGN WIND VELOCITY: 160 MPH

PROJECT DESCRIPTION:
1 STORY SINGLE FAMILY RESIDENTIAL PLAN W/ 1 ELEVATION TYPES.

APPLICABLE CODES:
THE PROJECT MUST COMPLY WITH 2023 FLORIDA BUILDING CODE

OCCUPANCY: ☑ R3

CONSTRUCTION TYPE: ☐ VI - UNPROTECTED

PER F.B.C. 1606.1.7 ☑ VI - PROTECTED

TABLE R 301.2.13 WIND SPEED CONVERSIONS A,B,C

V_{ULT}	100	110	120	130	140	150	160	170	180	190	200
V_{ASD}	78	85	93	101	108	116	124	132	139	147	155

FOR SI: 1 MILE PER HOUR= 0.447 M/S
B= V_{ASD} = NOMINAL DESIGN WIND SPEED
C= V_{ULT} = ULTIMATE DESIGN WIND SPEED DETERMINED FROM FIGURES 1609A, 1609B, 1609C

POSTS SCHEDULE :

(A) = MIN. (4) STUDS **BEARING** NAIL W/ 2 ROWS 16d. NAILS @ 8" O.C. ATT. TO BOTTOM HTT-5

(B) = MIN. (3) STUDS **BEARING** NAIL W/ 2 ROWS 16d. NAILS @ 8" O.C. ATT. TO BOTTOM LTT-20B

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK, U.N.O. (REFER TO PLAN FOR SIZE)

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/8" THICK EXTERIOR GRADE (REFER TO PLAN FOR SIZE)

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1 3/8" THICK W/SELF CLOSER AND TIGHT FITTINGS (REFER TO PLAN FOR SIZE)

ALL ENTRY DOORS AND EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK (REFER TO PLAN FOR SIZE)

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

PROVIDE AS REQUIRED: GUARDRAILS PER FBC 1026.5 AND HANDRAIL PER FBC 1007.5.

ALL HALLWAYS TILE. U.N.O.

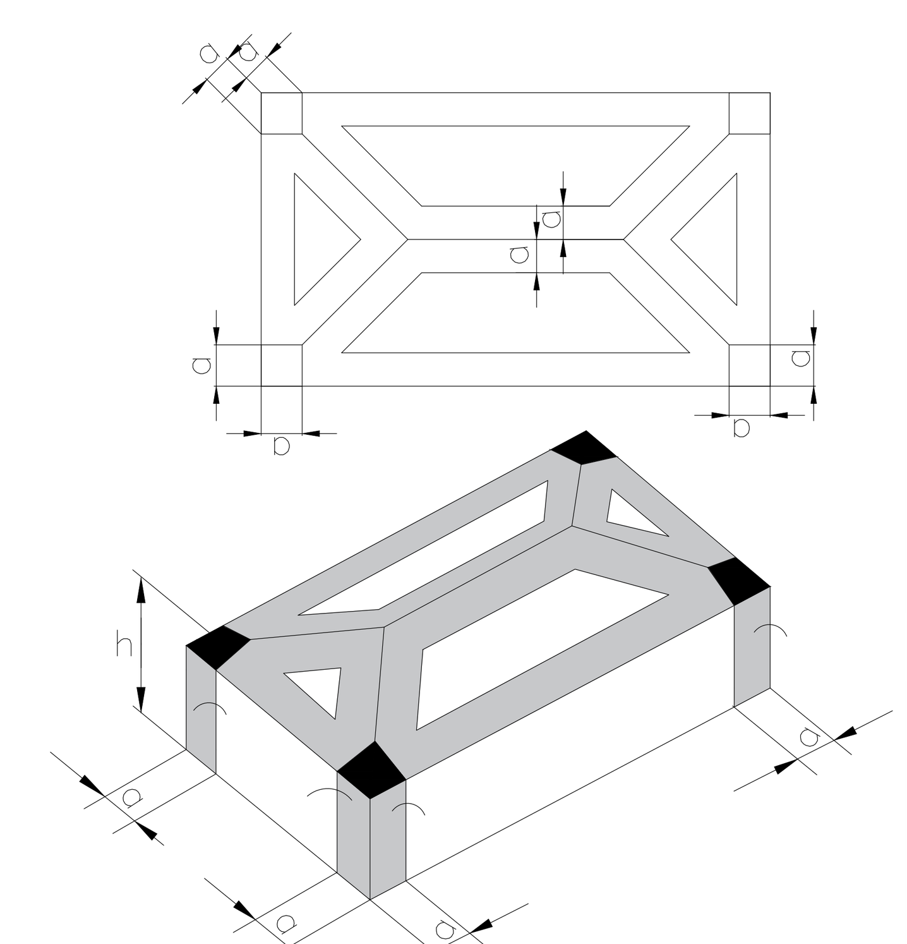
WIND LOAD SCHEDULE

SCHEDULE OF COMPONENTS AND CLADDING LOADS

ZONE	ZONE DESCRIPTION	TRIBUTARY AREA (SF)	IN(PRESSURE) (+ PSF)	OUT(PRESSURE) (+ PSF)
1	ROOF INTERIOR ZONE	LESS THAN 20	28.6	31.2
		20 – 100	27.8	29.9
		MORE THAN 100	25.9	25.9
2	ROOF, EDGE ZONE	LESS THAN 20	28.6	36.5
		20 – 100	27.8	34.6
		MORE THAN 100	25.9	31.2
	ROOF, OVERHANG, EDGE ZONE	LESS THAN 20		57.6
		20 – 100		55.8
		MORE THAN 100		52.3
3	ROOF, CORNER ZONE	LESS THAN 20	28.6	36.5
		20 – 100	27.8	34.6
		MORE THAN 100	25.9	31.2
	ROOF, OVERHANG CORNER ZONE	LESS THAN 20		57.6
		20 – 100		55.8
		MORE THAN 100		52.3
4	WALL, INTERIOR ZONE	LESS THAN 20	31.2	33.8
		20 – 100	29.9	32.5
		MORE THAN 100	26.4	29.6
5	WALL, EDGE ZONE	LESS THAN 20	31.2	41.8
		20 – 100	29.9	39.1
		MORE THAN 100	26.4	32.5

NOTE: WIND PRESSURES SHOWN ARE BASED ON Vasd

CODE =	ASCE 7–22
ULTIMATE WIND SPEED Vult =	160 MPH
ALLOWABLE WIND SPEED Vasd =	124 MPH
RISK CATEGORY =	II
WIND SPEED MAP =	1609A
EXPOSURE =	C
ENCLOSURE CLASSIFICATION =	ENCLOSED
INTERNAL PRESSURE COEFFICIENT (GCpi) =	±0.18
a =	6.0 FT
2a =	12.0 FT



HIP ROOF (27 ° < Θ ≤ 45 °)

SCALE: N.T.S.

Interior Zones — ZONE 1 – ROOF
End Zones — ZONE 2 – ROOF
Corner Zones — ZONE 3 – ROOF

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FLOOR PLAN
3-B

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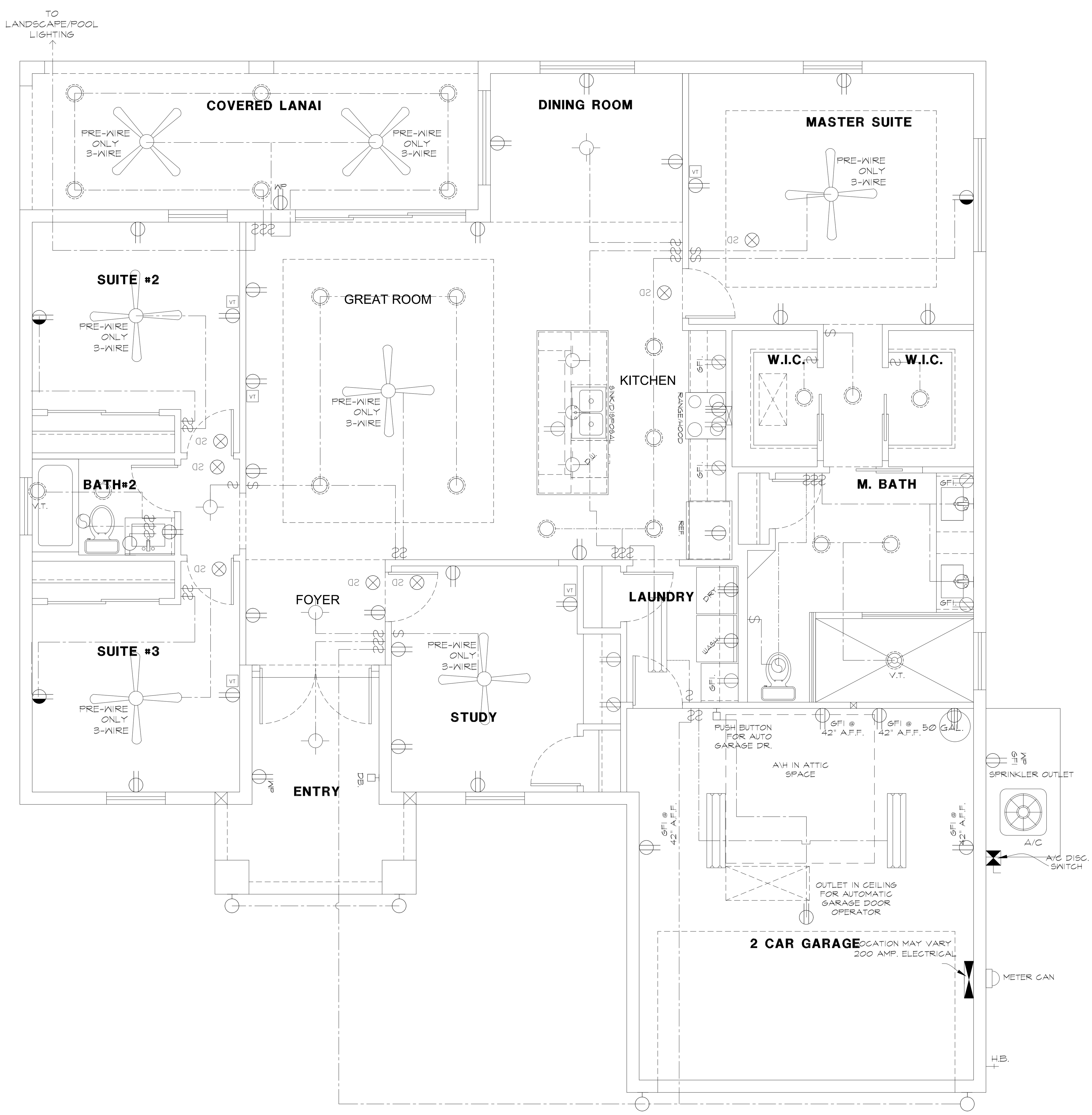


ELECTRICAL LEGEND

4-PLEX RECEPTACLE OUTLET	ELECTRICAL METER
DUPLEX RECEPTACLE OUTLET	ELECTRICAL PANEL
1/2 SWITCHED DUPLEX OUTLET	SURFACE MOUNTED CEILING LIGHT
DUPLEX RECEPTACLE OUTLET ABOVE COUNTER TOP G.F.I.	RECESSED LIGHT
220 V RECEPTACLE OUTLET	SD SMOKE/CARBON MONOXIDE DETECTOR
42 DUPLEX RECETACLE @ ELEV. A.F.F.	TELEVISION RECEPTION OUTLET
SINGLE RECEPTACLE OUTLET	EXHAUST FAN
J 120 V JUNCTION BOX	TELEPHONE OUTLET
WALL MTD. BRACKET LIGHT	IC. INTERCOM
TRACK MTD. LIGHTS	SPEAKER PRE-WIRE
A/C DISCONNECT	K KEY PAD
DUPLEX FLOOD LIGHT	PUSH BUTTON
S T TIMER SWITCH	P.S.O. PLANT SHELF OUTLET-LIGHT
S GFI GFI SWITCH	EYEBALL LIGHT
S D DIMMER SWITCH	MOTION DETECTOR
S 3 3 WAY SWITCH	E POOL SECURITY EXIT BUTTON
SINGLE POLE SWITCH	FLUORESCENT 2 BULB LIGHT
JB FOR ALARM	CEILING FAN
C DOOR BELL CHIME	

1/17/24

ELECTRICAL NOTES:

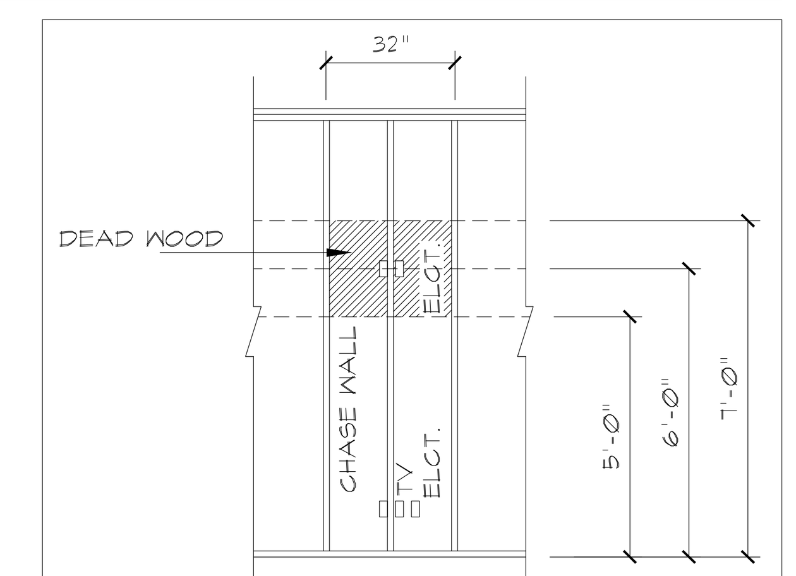
1/17/24

1. ALL CIRCUITS, OTHER THAN G.F.I., THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE PROTECTED BY AND ARC-FAULT CIRCUIT INTERRUPTER & ALL 125-VOLT, SINGLE PHASE, 12 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE TAMPER RESISTANT.
2. A LIGHTING FIXTURE WITH RECEPTACLE OUTLET, CONTROLLED BY A SWITCH LOCATED AT THE PASSAGEWAY OPENING, SHALL BE PROVIDED SO AS TO LIGHT THE PASSAGEWAY AND SERVICE AREA AND INSTALLED IN ACCORDANCE WITH CHAPTER 33 OF THE 2020 FLORIDA MECHANICAL CODE.
3. SMOKE DETECTORS SHALL BE INSTALLED AS PER F.B.C. R314 AND NFPA 72 CHAPTER 2 2.1.1.1. SMOKE DETECTORS SHALL BE LINE VOLTAGE W/ BATTERY BACK-UP TO BE INSTALLED INSIDE EACH SLEEPING ROOM AND IN THE IMMEDIATE OUTSIDE AREA OF EACH SLEEPING ROOM.
4. AIR-HANDLING UNITS SHALL BE ALLOWED IN ATTICS IF THE FOLLOWING CONDITIONS ARE MET:

   - THE SERVICE PANEL OF THE EQUIPMENT IS LOCATED WITHIN 6 FEET (1829 MM) OF AN ATTIC ACCESS.
   - A DEVICE IS INSTALLED TO ALERT THE OWNER OR SHUT THE UNIT DOWN WHEN THE CONDENSATION DRAIN IS NOT WORKING PROPERLY.
   - THE ATTIC ACCESS OPENING IS OF SUFFICIENT SIZE TO REPLACE THE AIR HANDLER.
   - A NOTICE IS POSTED ON THE ELECTRIC SERVICE PANEL INDICATING TO THE HOMEOWNER THAT THE AIR HANDLER IS LOCATED IN THE ATTIC. SAID NOTICE SHALL BE IN ALL CAPITALS, IN 16 POINT TYPE, WITH THE TITLE AND FIRST PARAGRAPH IN BOLD:

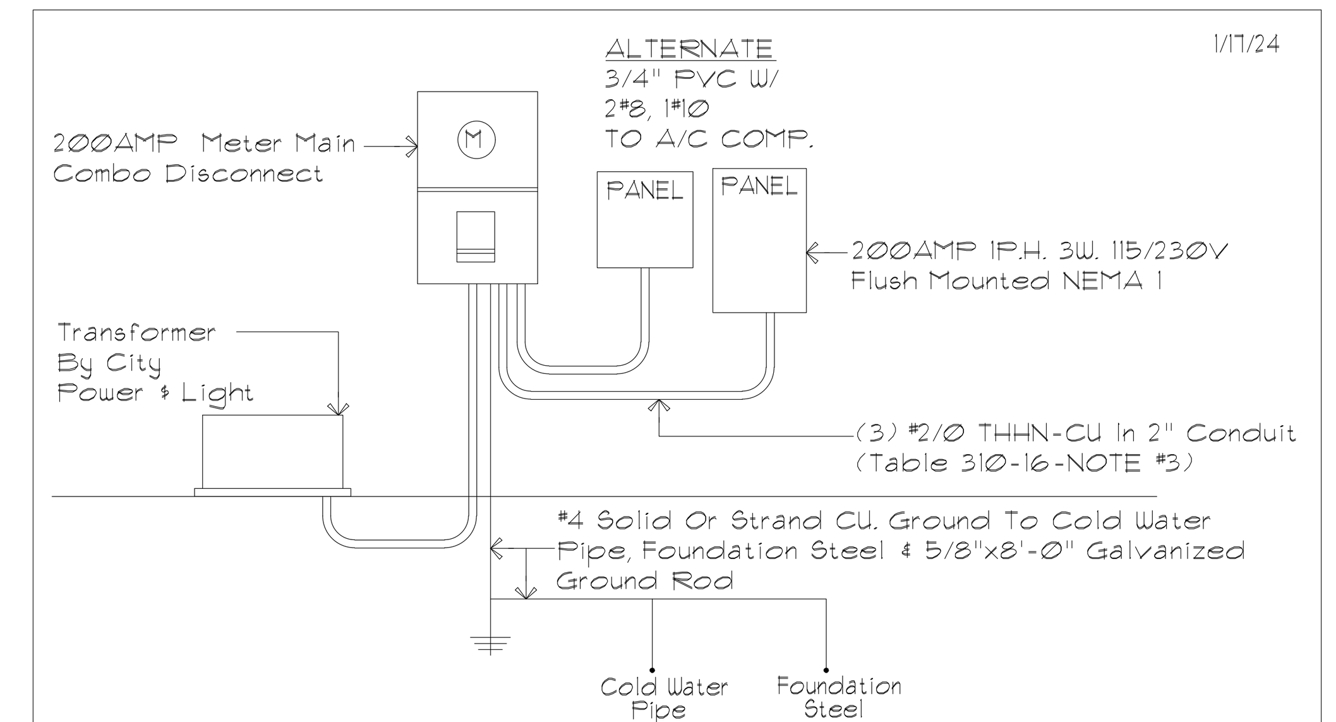
"NOTICE TO HOMEOWNER: A PART OF YOUR AIR CONDITIONING SYSTEM, THE AIR HANDLER, IS LOCATED IN THE ATTIC. FOR PROPER, EFFICIENT AND ECONOMIC OPERATION OF THE AIR CONDITIONING SYSTEM, YOU MUST ENSURE THAT REGULAR MAINTENANCE IS PERFORMED. YOUR AIR CONDITIONING SYSTEM IS EQUIPPED WITH ONE OR BOTH OF THE FOLLOWING:

- A DEVICE THAT WILL ALERT YOU WHEN THE CONDENSATION DRAIN IS NOT WORKING PROPERLY OR
- A DEVICE THAT WILL SHUT THE SYSTEM DOWN WHEN THE CONDENSATION DRAIN IS NOT WORKING. TO LIMIT POTENTIAL DAMAGE TO YOUR HOME AND TO AVOID DISRUPTION OF SERVICE, IT IS RECOMMENDED THAT YOU ENSURE PROPER WORKING ORDER OF THESE DEVICES BEFORE EACH SEASON OF PEAK OPERATION."



CHASE WALL DETAIL

1/17/24



200 PANEL ALTERNATE ELECTRICAL RISER DIAGRAM

Scale: NTS

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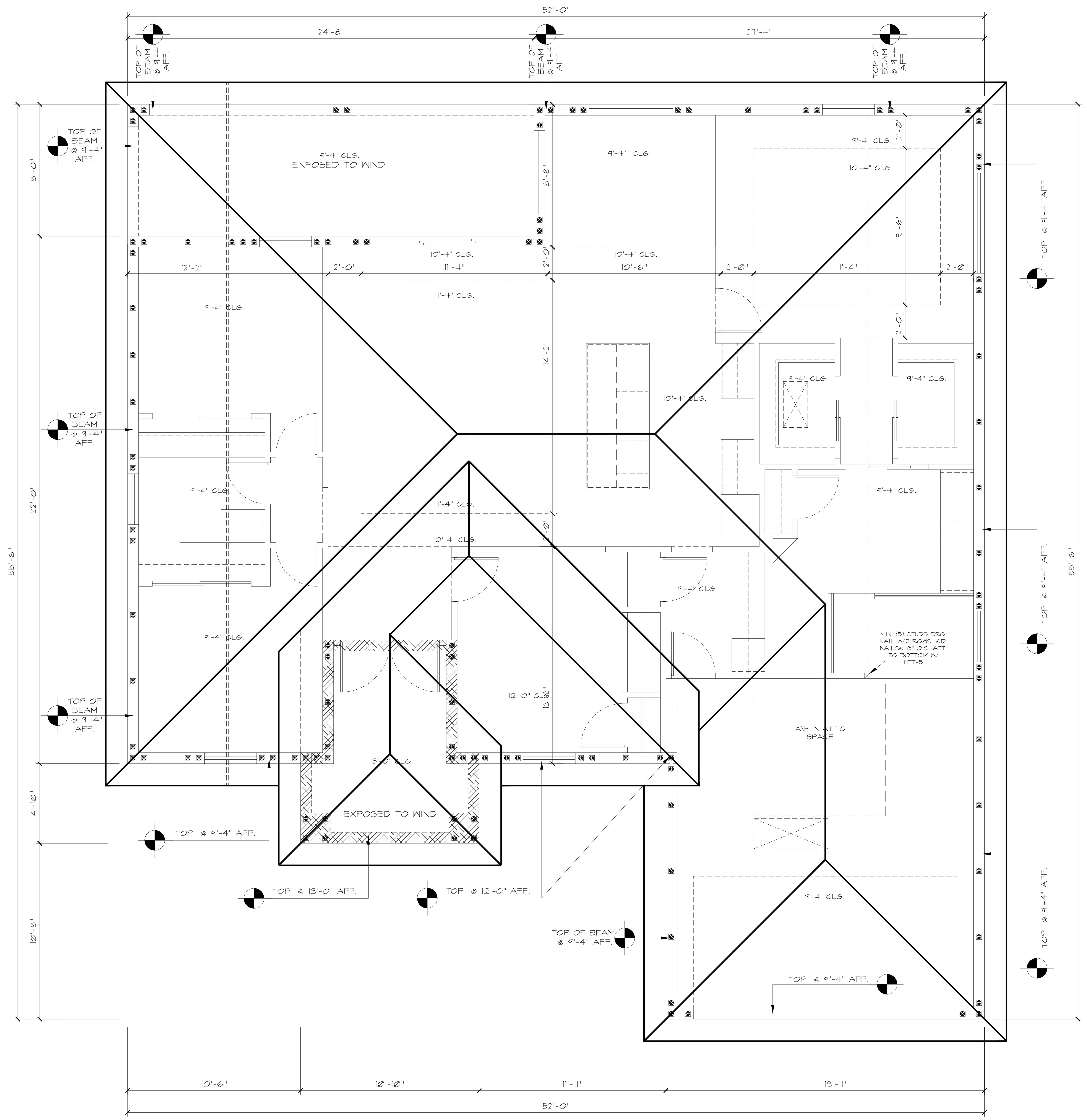
ELECTRICAL PLAN



NOTE: PROVIDE SIMPSON HETA20 CONNECTORS U.O.N.

FOR WOOD SUPPORT STRUCTRE, PROVIDE "SIMPSON" H10A FROM TOP PLATE OR SUPPORT BEAMS FOR 1-PLY TRUSSES, U.O.N. PROVIDE (2) MTS16 AT 2-PLY TRUSSES, U.O.N.

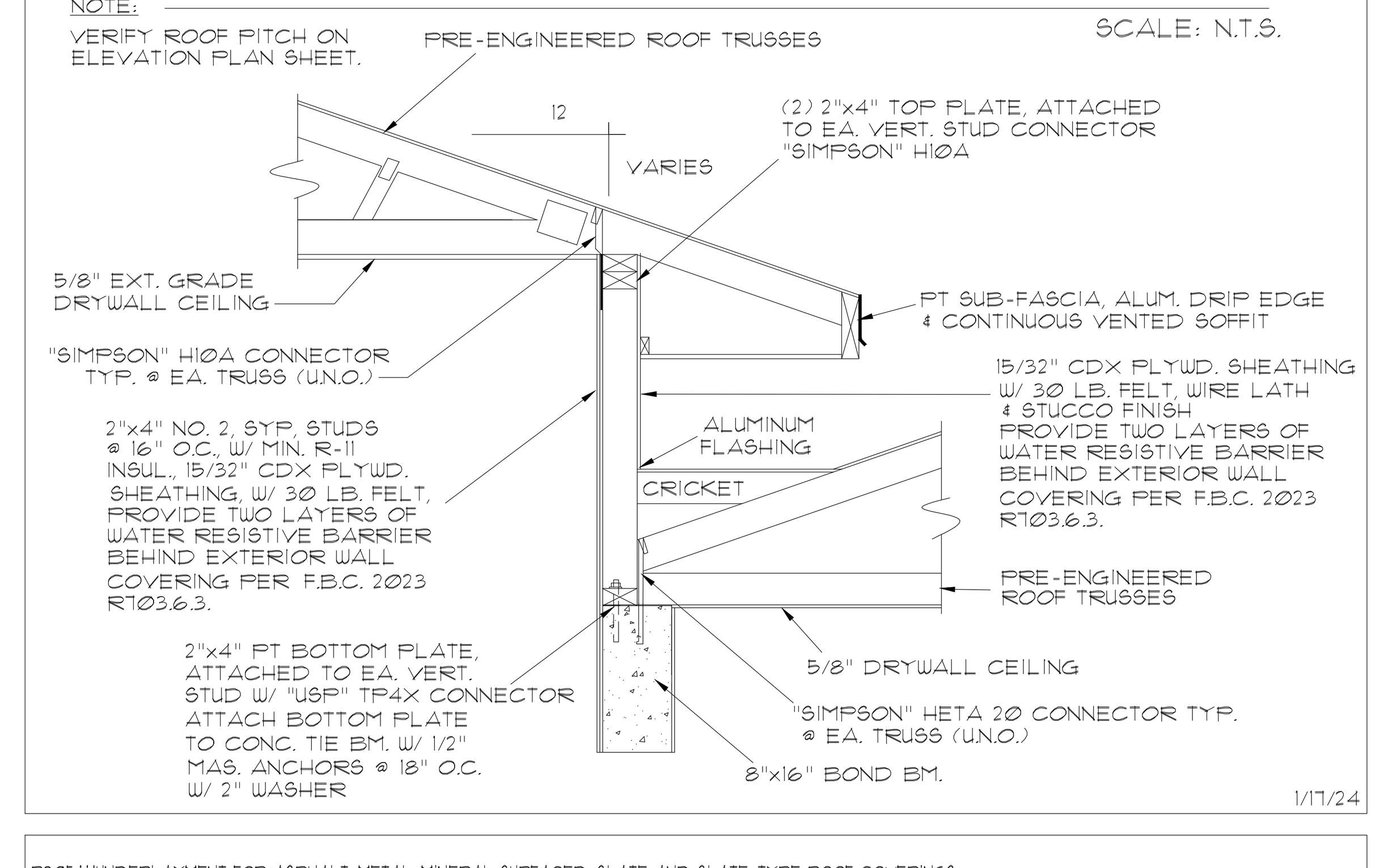
UPLIFT CONNECTOR SCHEDULE

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

TYPICAL KNEEWALL SECTION AT RAISED ENTRY

NOTE:
VERIFY ROOF PITCH ON ELEVATION PLAN SHEET.

SCALE: N.T.S.



1/17/24

R905.1.1.UNDERLAYMENT FOR ASPHALT, METAL, MINERAL SURFACED, SLATE AND SLATE-TYPE ROOF COVERINGS.
UNDERLAYMENT FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, AND METAL ROOF PANELS SHALL COMPLY WITH ONE OF THE FOLLOWING METHODS:

1.THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED.

EXCEPTION: AN EXISTING SELF-ADHERING MODIFIED BITUMEN UNDERLAYMENT THAT HAS BEEN PREVIOUSLY INSTALLED OVER THE ROOF DECKING AND WHERE IT IS REQUIRED, RENAILING OFF THE ROOF SHEATHING IN ACCORDANCE WITH SECTION R908.7.1 CAN BE CONFIRMED OR VERIFIED. AN APPROVED UNDERLAYMENT IN ACCORDANCE WITH TABLE R905.1.1.1 FOR THE APPLICABLE ROOF COVERING SHALL BE APPLIED OVER THE ENTIRE ROOF OVER THE EXISTING SELF-ADHERED MODIFIED BITUMEN UNDERLAYMENT.

2.A MINIMUM 4-INCH-WIDE (102 MM) STRIP OF SELF-ADHERING POLYMER-MODIFIED BITUMEN MEMBRANE COMPLYING WITH ASTM D1970, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR THE DECK MATERIAL, SHALL BE APPLIED OVER ALL JOINTS IN THE ROOF DECKING. AN APPROVED UNDERLAYMENT IN ACCORDANCE WITH TABLE R905.1.1.1 FOR THE APPLICABLE ROOF COVERING SHALL BE APPLIED OVER THE ENTIRE ROOF OVER THE 4-INCH-WIDE (102 MM) MEMBRANE STRIPS.

EXCEPTION: A SYNTHETIC UNDERLAYMENT THAT IS APPROVED AS AN ALTERNATIVE TO UNDERLAYMENT COMPLYING WITH ASTM D226 TYPE II AND HAVING A MINIMUM TEAR STRENGTH OF 15 LBF IN ACCORDANCE WITH ASTM D4533 AND A MINIMUM TENSILE STRENGTH OF 20 LBF/INCH IN ACCORDANCE WITH ASTM D5035 SHALL BE PERMITTED TO BE APPLIED OVER THE ENTIRE ROOF OVER THE 4-INCH-WIDE (102 MM) MEMBRANE STRIPS. THIS UNDERLAYMENT SHALL BE INSTALLED AND ATTACHED IN ACCORDANCE WITH THE UNDERLAYMENT ATTACHMENT METHODS OF TABLE R905.1.1.1 FOR THE APPLICABLE ROOF COVERING AND SLOPE AND THE UNDERLAYMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS.

3.A MINIMUM 33/4-INCH WIDE (96 MM) STRIP OF SELF-ADHERING FLEXIBLE FLASHING TAPE COMPLYING WITH AAMA 711, LEVEL 3 ¾FOR EXPOSURE UP TO 176°F (80°C)⅞, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR THE DECK MATERIAL, SHALL BE APPLIED OVER ALL JOINTS IN THE ROOF DECKING. AN APPROVED UNDERLAYMENT IN ACCORDANCE WITH TABLE R905.1.1.1 FOR THE APPLICABLE ROOF COVERING SHALL BE APPLIED OVER THE ENTIRE ROOF OVER THE 4-INCH-WIDE (102 MM) FLASHING STRIPS.

EXCEPTION: A SYNTHETIC UNDERLAYMENT THAT IS APPROVED AS AN ALTERNATIVE TO UNDERLAYMENT COMPLYING WITH ASTM D226 TYPE II AND HAVING A MINIMUM TEAR STRENGTH OF 15 LBF IN ACCORDANCE WITH ASTM D4533 AND A MINIMUM TENSILE STRENGTH OF 20 LBF/INCH IN ACCORDANCE WITH ASTM D5035 SHALL BE PERMITTED TO BE APPLIED OVER THE ENTIRE ROOF OVER THE 4-INCH-WIDE (102 MM) FLASHING STRIPS. THIS UNDERLAYMENT SHALL BE INSTALLED AND ATTACHED IN ACCORDANCE WITH THE UNDERLAYMENT ATTACHMENT METHODS OF TABLE R905.1.1.1 FOR THE APPLICABLE ROOF COVERING AND SLOPE AND THE UNDERLAYMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS.

4.TWO LAYERS OF ASTM D226 TYPE II OR ASTM D4869 TYPE III OR TYPE IV UNDERLAYMENT SHALL BE INSTALLED AS FOLLOWS: APPLY A 19-INCH (483 MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483 MM)± END LAPS SHALL BE 6 INCHES AND SHALL BE OFFSET BY 6 FEET. THE UNDERLAYMENT SHALL BE ATTACHED TO A NAILABLE DECK WITH CORROSION-RESISTANT FASTENERS WITH ONE ROW CENTERED IN THE FIELD OF THE SHEET WITH A MAXIMUM FASTENER SPACING OF 12 INCHES (305 MM) O.C., AND ONE ROW AT THE END AND SIDE LAPS FASTENED 6 INCHES (152 MM) O.C. UNDERLAYMENT SHALL BE ATTACHED USING ANNULAR RING OR DEFORMED SHANK NAILS WITH METAL OR PLASTIC CAPS WITH A NOMINAL CAP DIAMETER OF NOT LESS THAN 1 INCH. METAL CAPS ARE REQUIRED WHERE THE ULTIMATE DESIGN WIND SPEED, VULT, EQUALS OR EXCEEDS 170 MPH. METAL CAPS SHALL HAVE A THICKNESS OF NOT LESS THAN 32-GAGE SHEET METAL. POWER-DRIVEN METAL CAPS SHALL HAVE A MINIMUM THICKNESS OF 0.010 INCH. MINIMUM THICKNESS OF THE OUTSIDE EDGE OF PLASTIC CAPS SHALL BE 0.035 INCH. THE CAP NAIL SHANK SHALL BE NOT LESS THAN 0.083 INCH FOR RING SHANK CAP NAILS. CAP NAIL SHANK SHALL HAVE A LENGTH SUFFICIENT TO PENETRATE THROUGH THE ROOF SHEATHING OR NOT LESS THAN 3/4 INCH INTO THE ROOF SHEATHING.

5.TWO LAYERS OF A REINFORCED SYNTHETIC UNDERLAYMENT THAT HAS A PRODUCT APPROVAL AS AN ALTERNATIVE TO UNDERLAYMENT COMPLYING WITH ASTM D226 TYPE II SHALL BE PERMITTED TO BE USED. SYNTHETIC UNDERLAYMENT SHALL HAVE A MINIMUM TEAR STRENGTH OF 15 LBF IN ACCORDANCE WITH ASTM D4533 AND A MINIMUM TENSILE STRENGTH OF 20 LBF/INCH IN ACCORDANCE WITH ASTM D5035, AND SHALL MEET THE LIQUID WATER TRANSMISSION TEST OF SECTION 8.6 OF ASTM D4869. SYNTHETIC UNDERLAYMENT SHALL BE INSTALLED AS FOLLOWS: APPLY A STRIP OF SYNTHETIC UNDERLAYMENT THAT IS HALF THE WIDTH OF A FULL SHEET PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY FULL SHEETS OF REINFORCED SYNTHETIC UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS HALF THE WIDTH OF A FULL SHEET PLUS THE WIDTH OF THE MANUFACTURER'S SINGLE-PLY OVERLAP. END LAPS SHALL BE 6 INCHES AND SHALL BE OFFSET BY 6 FEET. SYNTHETIC UNDERLAYMENT SHALL BE ATTACHED TO A NAILABLE DECK WITH CORROSION-RESISTANT FASTENERS WITH A MAXIMUM FASTENER SPACING, MEASURED HORIZONTALLY AND VERTICALLY, OF 12 INCHES (305 MM) O.C. BETWEEN SIDE LAPS, AND ONE ROW AT THE END AND SIDE LAPS FASTENED 6 INCHES (152 MM) O.C. SYNTHETIC UNDERLAYMENT SHALL BE ATTACHED USING ANNULAR RING OR DEFORMED SHANK NAILS WITH METAL OR PLASTIC CAPS WITH A NOMINAL CAP DIAMETER OF NOT LESS THAN 1 INCH. METAL CAPS ARE REQUIRED WHERE THE ULTIMATE DESIGN WIND SPEED, VULT, EQUALS OR EXCEEDS 170 MPH. METAL CAPS SHALL HAVE A THICKNESS OF NOT LESS THAN 32-GAGE SHEET METAL. POWER-DRIVEN METAL CAPS SHALL HAVE A MINIMUM THICKNESS OF 0.010 INCH. MINIMUM THICKNESS OF THE OUTSIDE EDGE OF PLASTIC CAPS SHALL BE 0.035 INCH. THE CAP NAIL SHANK SHALL BE NOT LESS THAN 0.083 INCH FOR RING SHANK CAP NAILS. CAP NAIL SHANK SHALL HAVE A LENGTH SUFFICIENT TO PENETRATE THROUGH THE ROOF SHEATHING OR NOT LESS THAN 3/4 INCH INTO THE ROOF SHEATHING.

1/17/24

SECTION R807 ATTIC ACCESS:

R807.1 ATTIC ACCESS.
BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES (762 MM) OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET (2.8 M2).

THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.

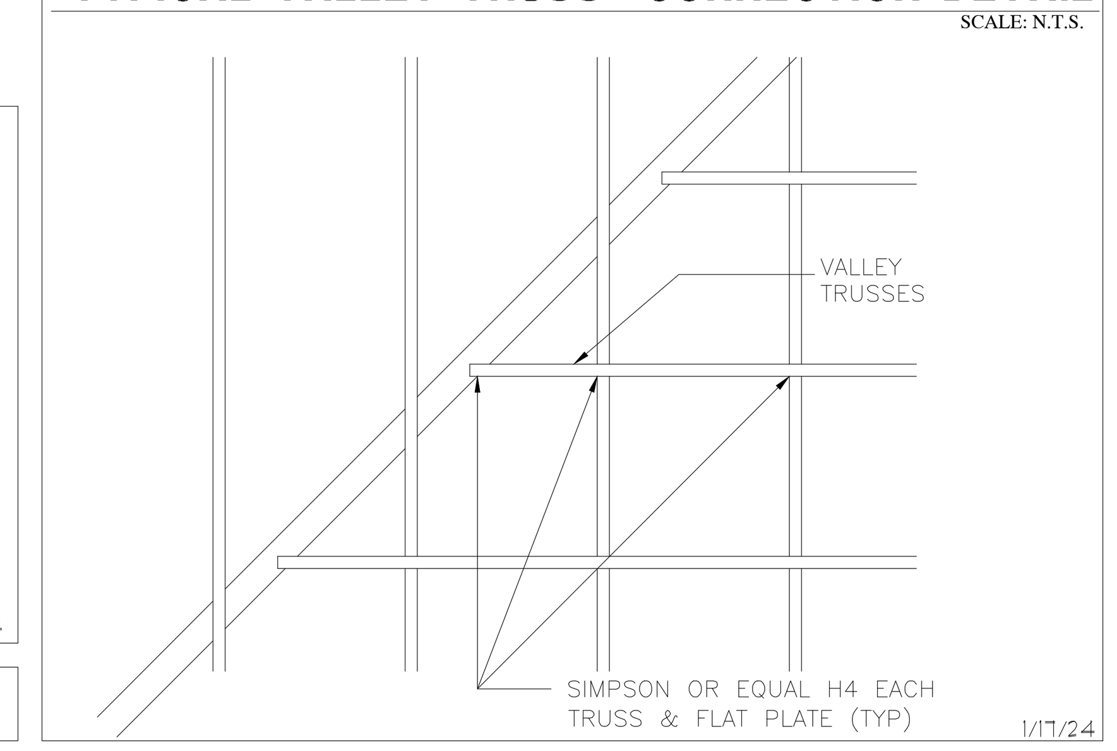
THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHERE LOCATED IN A WALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH). WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.

1/17/24

NOTE: VERIFY ELEVATION WITH TRUSS SHOP DRAWING PRIOR TO WALL CONSTRUCTION.

TYPICAL VALLEY TRUSS CONNECTION DETAIL

SCALE: N.T.S.



1/17/24

R806.2 Minimum Vent Area
The minimum net free ventilating area shall be 1/150 of the area 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:
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.
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 VENT CALCULATIONS:

2,673 SQ. FT. OF ROOF AREA

2,673 / 150 = 18.24 SQ. FT. OF N.F.A. REQUIRED

204 LINEAR FEET OF 16" SOFFIT VENT

204 L.F. x 17.16 S.I. = 5,440 S.I.

4033 / 144 = 28.00 SQ. FT. OF N.F.A. PROVIDED

*ALUMINUM SOFFIT = 13.68 PERCENT OF SOFFIT AREA 16" ALUM SOFFIT = 27.29 SQ IN PER LINEAR FT.
* N.F.A. = NET FREE AREA

ROOF PLAN NOTES

INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: SHINGLE ROOF

16" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, EAVE UNLESS NOTED OTHERWISE

This item has been digitally signed and sealed by Matthew F. Giordano, P.E. on 05/21/2024.

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Date: 2024.05.21 17:41:10-04'00'

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

STAMPED FOR STRUCTURAL ONLY

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ADDRESS: 1222 SE 47TH ST.
CAPE CORAL, FL. 33904

CHECKED BY: H.L.C. DRAWN BY: H.C.

1	1-9-2024	PRE-LIM
2	2-10-2024	FULL SET
3		
4		
5		
6		

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"MODEL" "RH"
RESIDENCE: SPEC HOME
LEGAL: UNIT: , BLK: , LOT:
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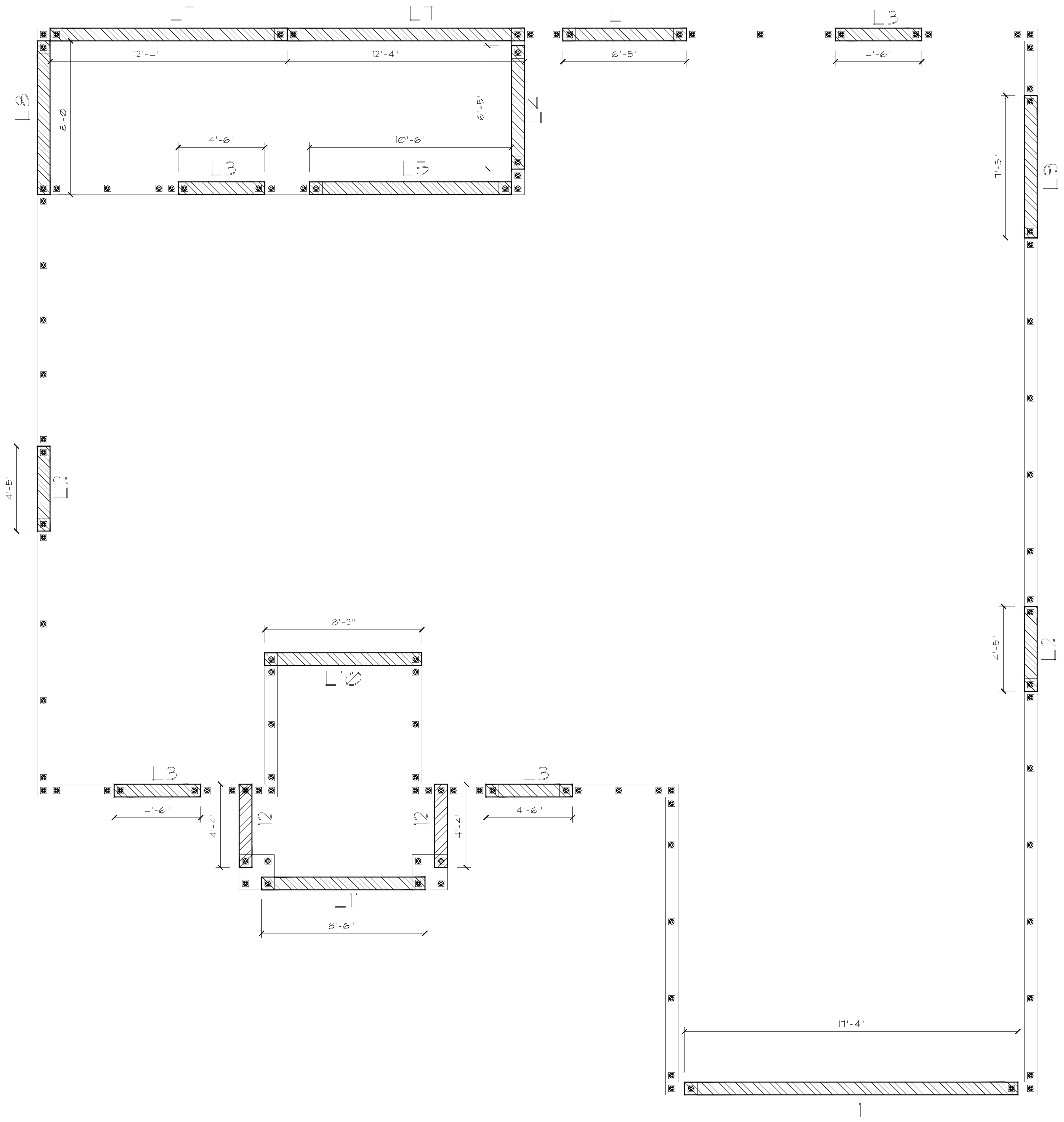
SUBDIVISION: LEHIGH
COUNTY: LEE
STARP # CDD #:2024-

M & F Developments group, LLC.

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

ROOF PLAN
5



PRECAST CONCRETE LINTEL:

PROVIDE 8" PRECAST CONCRETE LINTEL OR DROP BEAM, AS NECESSARY ABOVE ALL OPENINGS, W/ (1) #5 REBAR, AND FILLED SOLID W/ CONCRETE.

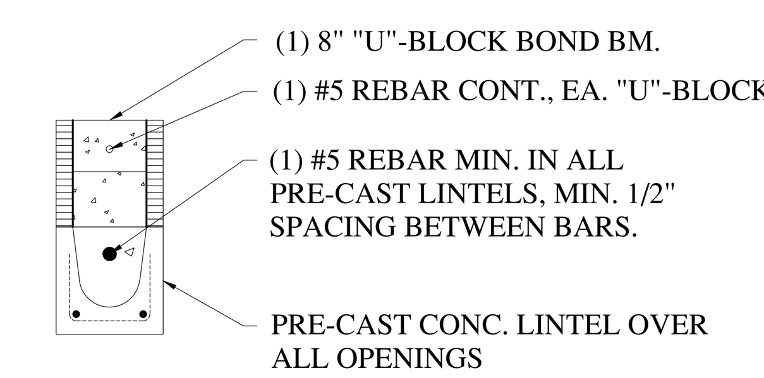
ALL WOOD FRAME BRG. WALLS ABV. "PARALLAM" BEAMS TO BE 2"x6" NO. 2, SYP, AT 16" O.C., W/ DOUBLE TOP PLATE & SINGLE BOTTOM PLATE. ATTACH STUDS TO TOP PLATE W/ "USP" TP6X. ATTACH STUDS TO "PARALLAM" BEAM W/ "USP" RT22F RAFTER TIES @ EACH STUD.

ATTACH ROOF TRUSSES TO TIE BEAMS W/ "SIMPSON" HETA 20 CONNECTORS @ EACH TRUSS

ATTACH ROOF TRUSSES TO WOOD FRAMED DOUBLE TOP PLATE W/ "SIMPSON" H10A CONNECTORS

1/17/24

NOTE:
VERIFY ELEVATION WITH TRUSS SHOP DRAWING PRIOR TO WALL CONSTRUCTION.



TYP. CONC. BOND BEAM DETAIL
SCALE: N.T.S.

3/25/23

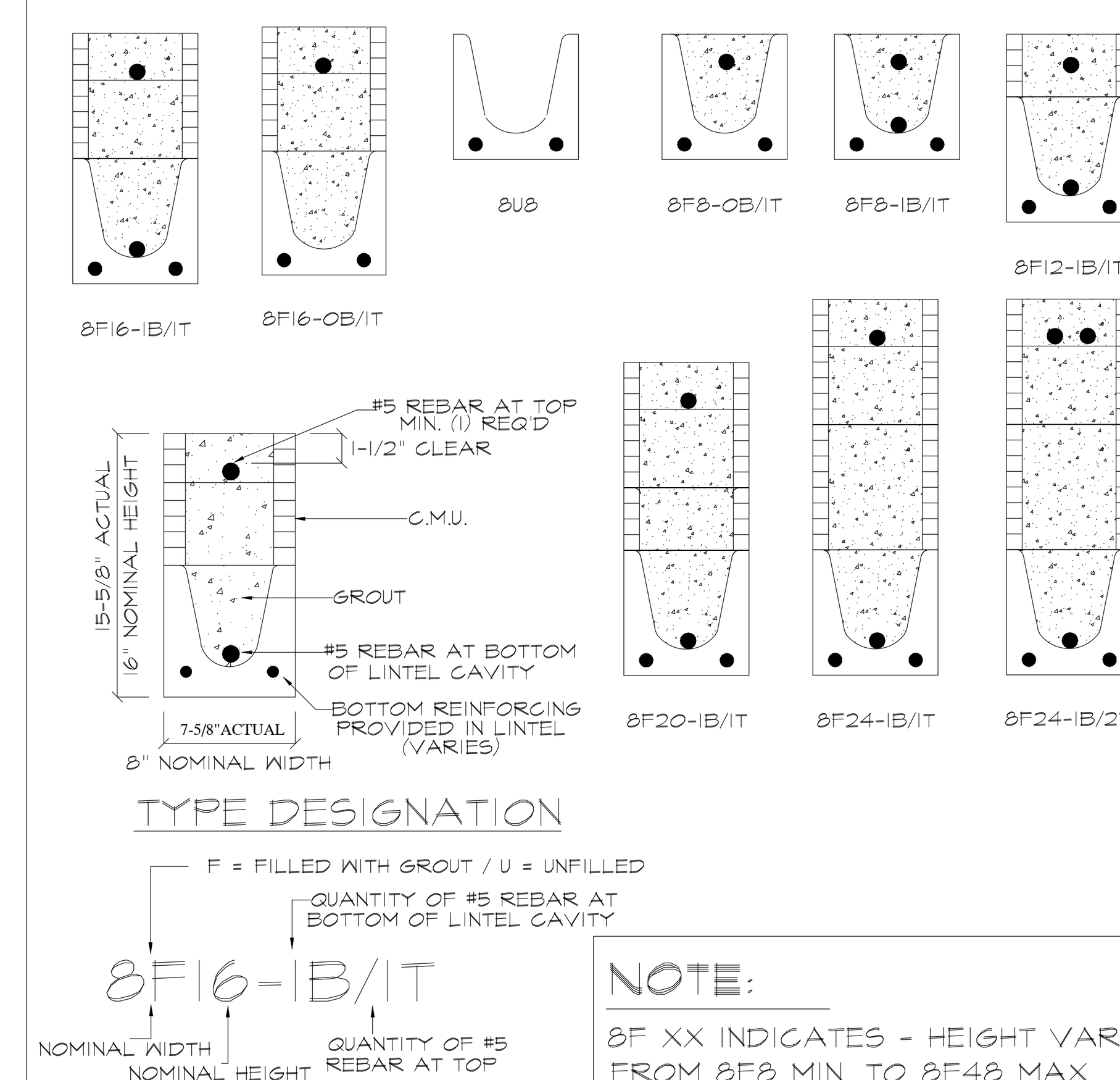
CAST-CRETE®

LINTEL SCHEDULE

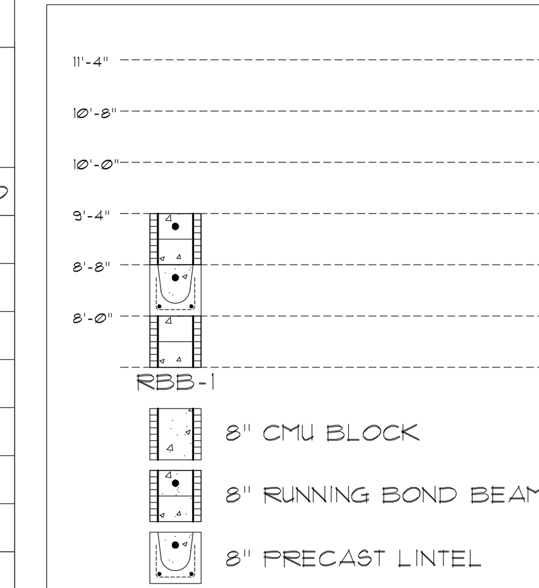
LINTEL NO.	LENGTH	8F16-1B/1T TYPE	COMMENTS
L 1	17'-4"	8F16-1B/1T	DOOR PRESTRESSED
L 2	10'-6"	8F16-1B/1T	DOOR
L 3	4'-6"	8F16-1B/1T	
L 4	6'-5"	8F16-1B/1T	
L 5	10'-6"	8F16-1B/1T	DOOR
L 7	12'-4"	8F16-1B/1T	
L 8	8'-0"	8F16-1B/1T	
L 9	7'-5"	8F16-1B/1T	
L 10	8'-2"	8F16-1B/1T	
L 11	8'-6"	8F16-1B/1T	
L 12	4'-4"	8F16-1B/1T	

CAST-CRETE®

THIS RESIDENTIAL STRUCTURE IS DESIGNED TO WITHSTAND THE WIND LOADING IMPOSED IN ACCORDANCE WITH THE LOCATION OF SAID STRUCTURE, FIGURE R301.2(4), THE PROVISIONS THE PROVISIONS OF CHAPTER 3 AND ALSO COMPLIES WITH ALL OTHER PROVISIONS OF THE 2023 R301.2(4), THE PROVISIONS OF CHAPTER 3 AND ALSO COMPLIES WITH ALL OTHER FLORIDA BUILDING CODE-RESIDENTIAL, AS AMMENDED.



NOTE:
8F XX INDICATES - HEIGHT VARIES FROM 8F8 MIN. TO 8F48 MAX.



CHECKED BY: H.L.C.	DRAWN BY: H.C.
1	1-9-2024	PRE-LIM
2	2-10-2024	FULL SET
3		
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6		

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Crespo DESIGN

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STARP #
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M & F Developments group, LLC.

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Date: 2024.05.21 17:41:11-04'00'

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CAPE CORAL, FL. 33904

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

BEAM PLAN
6

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 05/21/2024.

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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.

Digitally signed by MATTHEW F GIORDANO
Date: 2024.05.21 17:41:12-04'00'

MATTHEW FRANCIS GIORDANO
No. 87672

…RORS OR OMISSIONS EXIST IN THESE DRAWINGS OR …TIONS, THE CONTRACTOR AND / OR OWNER SHALL, WITHIN 10 …ER RECEIPT OF THESE DRAWING, AND PRIOR TO CONSTRUCTION, …WRITING, OF SAID ERRORS OR OMISSIONS, OR BE HELD WHOLLY …BLY FOR THE RESULTS AND COSTS OF RECTIFYING THE SAME.

…E ASSUME ANY RESPONSIBILITY FOR SUPERVISION OF …CTION 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: 1
COUNTY:
STRAP: -

SHEET TITLE: **GENERAL NOTES**

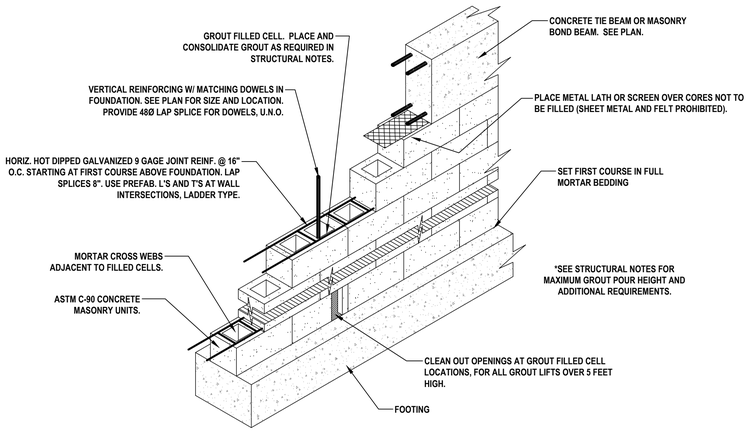
PLAN NAME: **RESIDENTIAL HOME PLAN**

SEAL & SIGNATURE:

MATTHEW FRANCIS GIORDANO
No. 87672

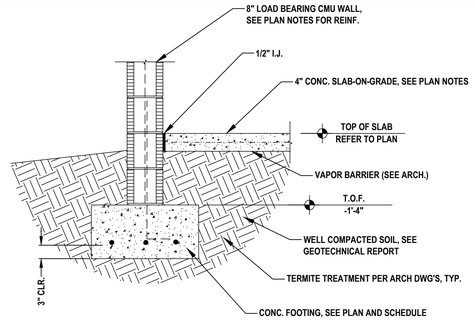
FILE DATE: -
PLAN DATE: 04/01/24
DRAWN BY: MFG
CHECKED BY: MFG
PROJECT #:
SHEET #: 07 OF 09

S-200.00



1 TYPICAL MASONRY WALL CONSTRUCTION

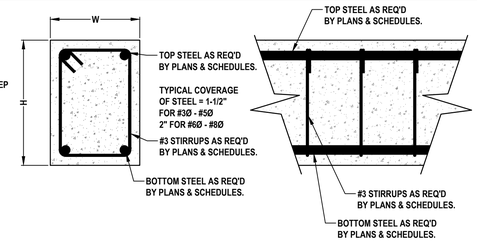
SCALE: N.T.S.



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

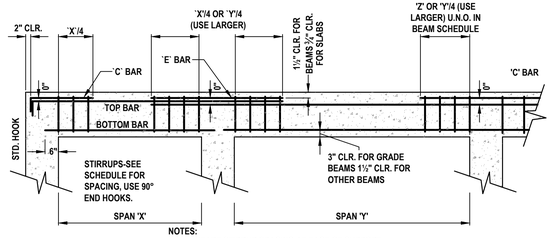
SCALE: 3/4"=1'-0"

NOTE:
1. SPACING BETWEEN BOTTOM BAR LAYERS SHALL BE 1".
2. CONTRACTOR MAY USE 14" DEEP CONC. BEAMS AT WINDOW / DOOR OPENINGS < 5' WIDE IN LIEU OF 16" TYP. U.O.N.



3 TYPICAL CONCRETE BEAM DETAIL

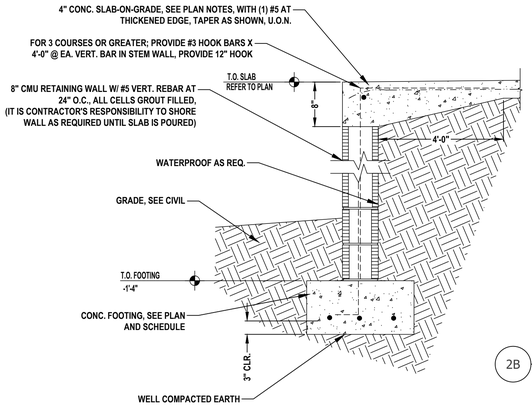
SCALE: N.T.S.

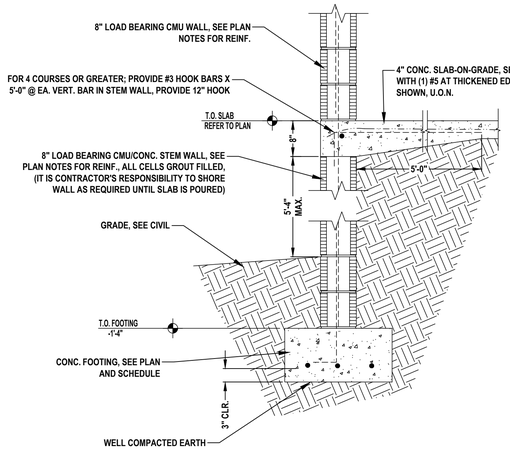


NOTES:
1. START STIRRUP SPACING AT FACE OF SUPPORT.
2. ADD 1#4 LONGITUDINAL WHERE CORNER OF STIRRUP IS VACANT.

4 TYPICAL REINFORCEMENT DIAGRAM FOR CONTINUOUS BEAM

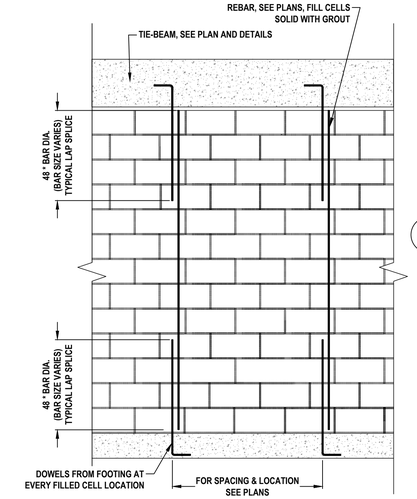
SCALE: N.T.S.





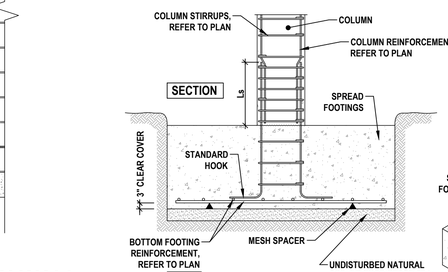
2B MULTI-COURSE STEM-WALL OVER CONT. SPREAD FOOTING

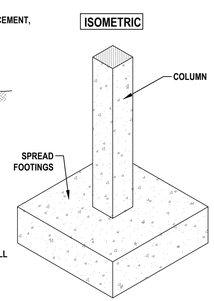
SCALE: 3/4"=1'-0"



5 SPLICE LENGTH OF REBAR IN CMU WALL

SCALE: N.T.S.





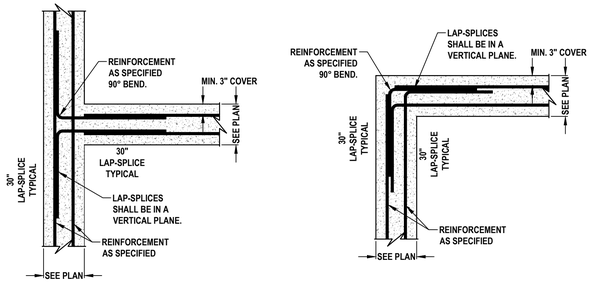
7 TYPICAL SPREAD FOOTING DETAIL

SCALE: N.T.S.

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

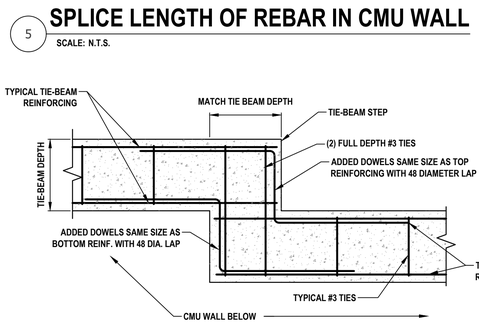
SCALE: 3/4"=1'-0"

(WITHOUT WALL ABOVE)



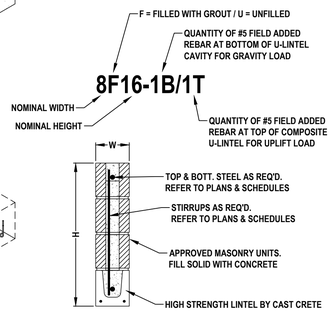
8 FOOTING & BEAM CORNER AND INTERSECTION DETAIL

SCALE: N.T.S.



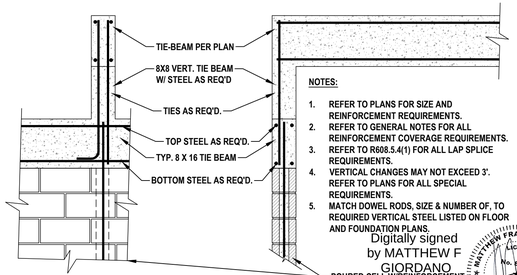
6 TYPICAL STEPPED BEAM DETAIL

SCALE: N.T.S.



10 TYPICAL BOND BEAM DETAIL

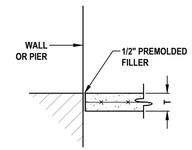
SCALE: N.T.S.



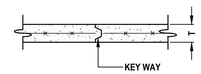
NOTES:
1. REFER TO PLANS FOR SIZE AND REINFORCEMENT REQUIREMENTS.
2. REFER TO GENERAL NOTES FOR ALL REINFORCEMENT COVERAGE REQUIREMENTS.
3. REFER TO R608.5.4(1) FOR ALL LAP SPLICE REQUIREMENTS.
4. VERTICAL CHANGES MAY NOT EXCEED 3'. REFER TO PLANS FOR ALL SPECIAL REQUIREMENTS.
5. MATCH DOWEL RODS, SIZE & NUMBER OF, TO REQUIRED VERTICAL STEEL LISTED ON FLOOR AND FOUNDATION PLANS.

11 VERTICAL TIE-BEAM DETAIL

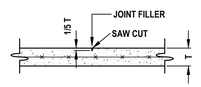
SCALE: N.T.S.



ISOLATION JOINT (IJ)



CONSTRUCTION JOINT (KJ)



CONTROL JOINT (CJ)

9 CONCRETE JOINT DETAILS

SCALE: N.T.S.

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E ASSUME ANY RESPONSIBILITY FOR SUPERVISION OF CTION 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

Digitally signed by MATTHEW F GIORDANO
2024.05.21 17:41:13-04'00'

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: 1 COUNTY:
STRAP: -

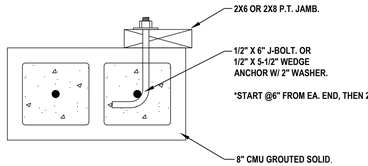
SHEET TITLE: MASONRY AND CONCRETE DETAILS

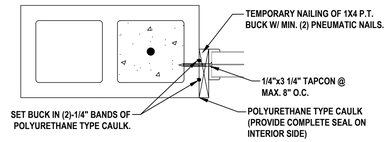
PLAN NAME: RESIDENTIAL HOME PLAN

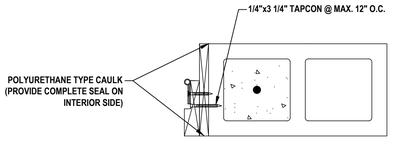
SEAL & SIGNATURE:

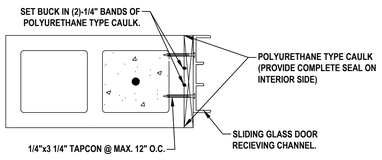
FILE DATE: -
PLAN DATE:
DRAWN BY: MFG
CHECKED BY: MFG
PROJECT #:

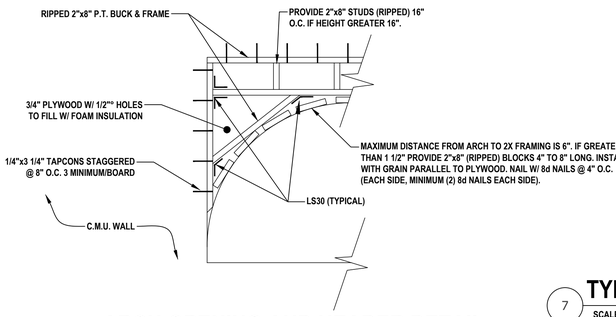
SHEET #: 08 OF 09
S-201.00

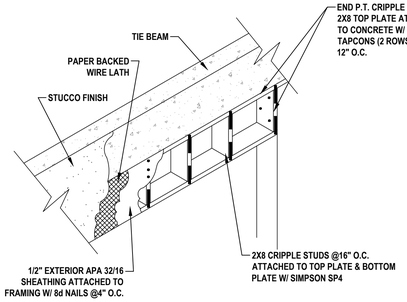


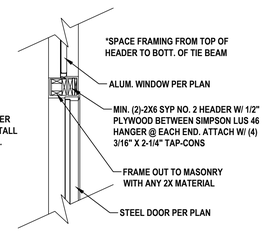


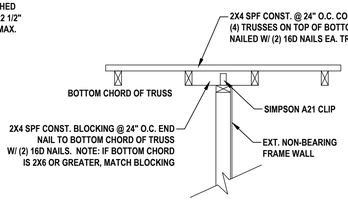


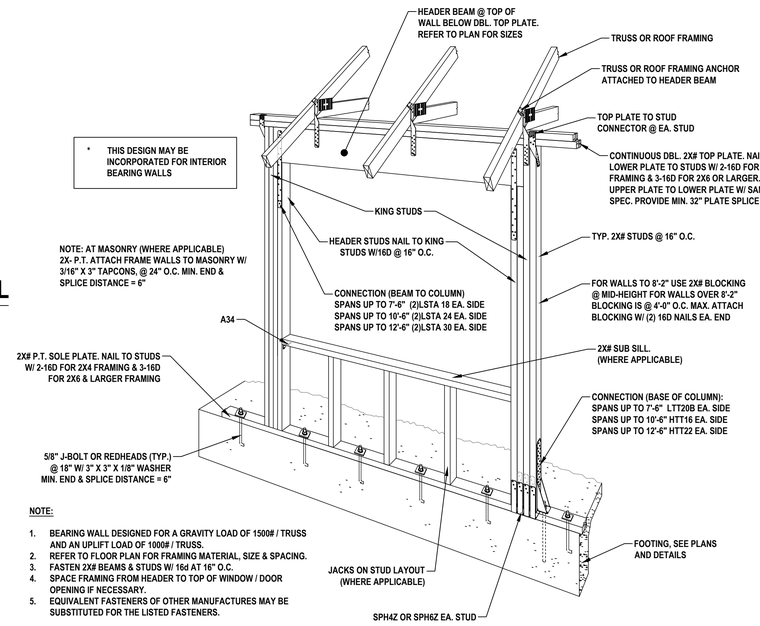


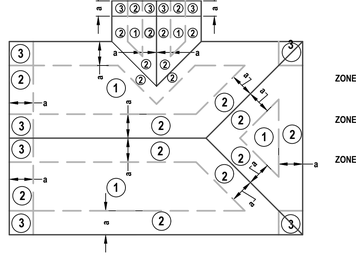












TYPICAL GARAGE DOOR JAMB DETAIL

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.

1 TYPICAL WINDOW / DOOR ATTACHMENT DETAILS

SCALE: N.T.S.

2 TYPICAL KNEEWALL @ RAISED ENTRY

SCALE: N.T.S.

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.

a = DISTANCE IN WIDTH
a= 3'

ZONE ① = PROVIDE 8d RING OR SCREW SHANK NAILS @ 6"O.C. @ EDGES & 6" O.C. IN INTERMEDIATE FIELD AREA. SHEAR CAPACITY 240 PLF

ZONE ② = PROVIDE 8d RING OR SCREW SHANK NAILS @ 6"O.C. @ EDGES & 6"O.C. IN INTERMEDIATE FIELD AREA. SHEAR CAPACITY 240 PLF.

ZONE ③ = PROVIDE 2"X 4" BLOCKING IN ROOF FRAMING @ ALL UNSUPORTED EDGES OF SHEATHING. ATTACH BLOCKING TO TRUSSES W/ MIN. (3) 12d X 3" TOENAILED @ EACH END. PROVIDE 8d RING OR SCREW SHANK NAILS @ 4"O.C. @ EDGES & 4"O.C. IN INTERMEDIATE FIELD AREA. SHEAR CAPACITY 360 PLF.

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.

11 SP4Z - STUD TO SILL PLATE DETAIL

SCALE: N.T.S.

*STRAPS MAY BE INSTALLED STRAIGHT OR WRAPPED OVER TRUSS

*BLOCKING NOT SHOWN FOR CLARITY

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) $\frac{1}{2}$" 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.

Digitally signed by MATTHEW F GIORDANO
Date: 2024.05.21 17:41:14-04'00'

This item has been digitally signed and sealed by Matthew F. Giordano, P.E. on 05/21/2024.

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.

MATTHEW FRANCIS GIORDANO
No. 87672
STATE OF FLORIDA

…RORS OR OMISSIONS EXIST IN THESE DRAWINGS OR …TIONS, THE CONTRACTOR AND / OR OWNER SHALL, WITHIN 10 …ER RECEIPT OF THESE DRAWING, AND PRIOR TO CONSTRUCTION, …WRITING, OF SAID ERRORS OR OMISSIONS, OR BE HELD WHOLLY …BLY FOR THE RESULTS AND COSTS OF RECTIFYING THE SAME.

…E ASSUME ANY RESPONSIBILITY FOR SUPERVISION OF …CTION 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: 1 COUNTY:
STRAP: -

SHEET TITLE:
WOOD FRAMING AND CONNECTION DETAILS

PLAN NAME:
RESIDENTIAL HOME PLAN

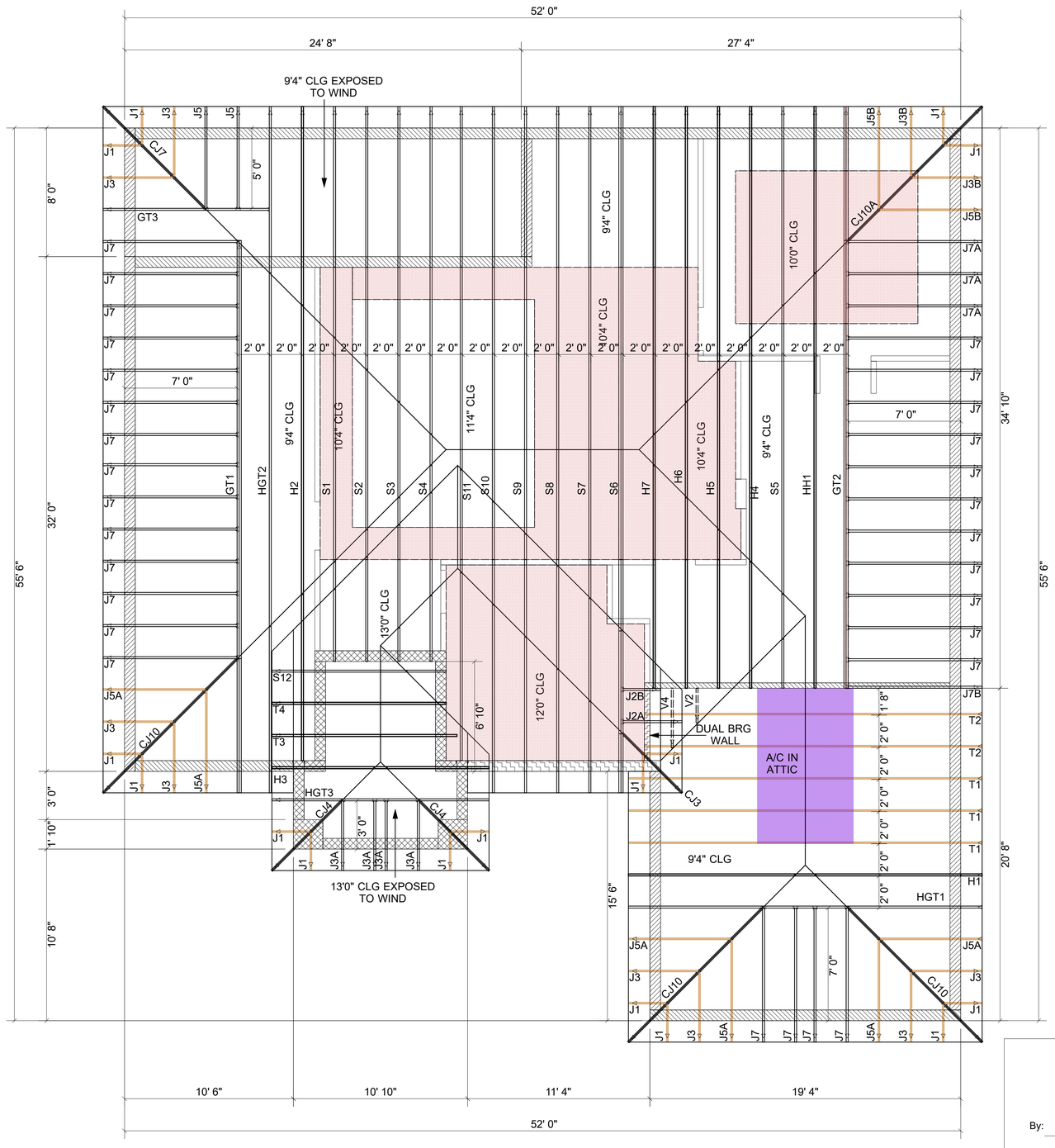
SEAL & SIGNATURE:

MATTHEW FRANCIS GIORDANO
No. 87672
STATE OF FLORIDA

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

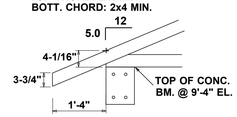
02/17/24
MODEL LH

REVISION DATES:	
REV./	REV./
REV./	REV./



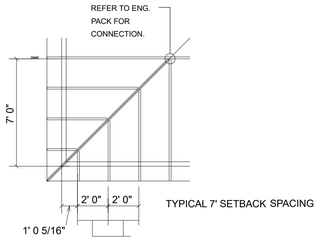
ROOF TRUSS LAYOUT **NOT TO SCALE**

APPROVED TRUSS ANCHOR BY BLDR.
TOP CHORD: 2x4 MIN.
BOTT. CHORD: 2x4 MIN.



ROOF TRUSS END DETAIL

ROOF DESIGNED FOR
SHINGLE
or TILE
ALL REACTIONS OVER 5000#
AND UPLIFTS OVER 1000#
ARE SHOWN ON LAYOUT.



Hatch Legend
9'4" BRG
12'0" BRG
13'0" BRG

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: 05/21/2024

M.F. GIORDANO ENGINEERING, PLLC

GENERAL INFORMATION

READ ALL NOTES. TRUSSES WILL NOT BE MANUFACTURED WITHOUT APPROVAL OF THIS DRAWING.

WARNING AND INSTRUCTIONS: THOSE INSTALLING AND USING THESE COMPONENTS MUST READ AND FOLLOW THE WARNINGS AND INSTRUCTIONS INCLUDED IN THE DELIVERY AND ENGINEERING PACKAGE. DO NOT INSTALL OR USE THESE COMPONENTS UNTIL THE FULL DELIVERY PACKAGE IS RECEIVED AND ALL THE TRUSSES ARE VERIFIED FOR ACCURACY. REFER TO BCSI SUMMARY SHEET (TRUSS PLATE INSTITUTE RECOMMENDATIONS) AND INDIVIDUAL TRUSS DESIGNS FOR IMPORTANT INFORMATION REGARDING BRACING AND INSTALLATION GUIDELINES.

THE ADVICE OF A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT MUST BE SOUGHT ON MATTERS RELATING TO BEARING DESIGN, ANCHORAGE, BRACING, INSTALLATION AND USE OF COMPONENTS. DADE TRUSS COMPANY IS NOT RESPONSIBLE FOR THESE MATTERS. A PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED TO INSTALL THESE COMPONENTS. DO NOT INSTALL THESE COMPONENTS UNTIL ONE IS OBTAINED. CONTRACTOR MUST ADHERE TO ALL BUILDING CODE REQUIREMENTS REGARDING THE INSTALLATION AND USE OF TRUSSES.

INSTALLATION AND USE: DO NOT CUT OR ALTER TRUSSES. DO NOT INSTALL OR USE DAMAGED TRUSSES AND REPORT ANY DAMAGED TRUSSES TO FABRICATOR. PROPER INSTALLATION AND USE OF THESE COMPONENTS IS THE SOLE RESPONSIBILITY OF THOSE PERSON INSTALLING AND USING THESE COMPONENTS. DADE TRUSS COMPANY, INC. IS NOT RESPONSIBLE FOR THE LIABILITIES THAT MAY RESULT FROM FIELD STORAGE, MISUSE, OR IMPROPER INSTALLATION OF THESE COMPONENTS WHICH MAY RESULT IN FAILURES, BODILY INJURY, LOSS OR PROPERTY, AND/OR LIFE. TRUSSES MUST BE INSTALLED BY CONTRACTORS WITH SUFFICIENT EXPERIENCE IN TRUSS INSTALLATION AND HANDLING.

ERECTION SUPERVISION IS REQUIRED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT FOR TRUSSES OVER 40 FEET IN LENGTH. NO ALTERATION OF THE TRUSSES IS ALLOWED WITHOUT PREVIOUS APPROVAL OF TRUSSES MANUFACTURER. ANY UNAUTHORIZED ALTERATION, REPAIR, OR MODIFICATION OF THE TRUSSES WILL CAUSE DADE TRUSS COMPANY TO RELINQUISH RESPONSIBILITY FOR THE STRUCTURAL SAFETY OF THOSE TRUSSES AND TO NOTIFY BUILDING OFFICIALS. THIS IS A TRUSS PLACEMENT DRAWING ONLY. TRUSSES SHOWN ON THIS PLAN ARE A COMPONENT PART OF A STRUCTURE. THIS PLAN IDENTIFIES TRUSS LOCATION, INSTALLER MUST REFER TO INDIVIDUAL ENGINEERING DRAWINGS FOR PROPER IDENTIFICATION OF TRUSSES.

BRACING: ERECTION AND PERMANENT BRACING WHICH IS ALWAYS REQUIRED ARE THE RESPONSIBILITY OF THE CONTRACTOR NOT THE TRUSS FABRICATOR. REFER TO INDIVIDUAL TRUSS DESIGNS AND ARCHITECTURAL OR ENGINEERING DRAWINGS FOR ADDITIONAL BRACING REQUIRED TO BE INSTALLED DURING ERECTION. REFER TO ARCHITECTURAL DRAWINGS FOR BRACING REQUIRED TO RESIST WIND AND OTHER SPECIFIC LOADING CONDITIONS. PERSONS ERECTING TRUSSES ARE CAUTIONED TO SEEK PROFESSIONAL ADVICE REGARDING ERECTION BRACING WHICH IS ALWAYS REQUIRED TO PREVENT TOPPLING AND COLLAPSING DURING INSTALLATION. TRUSSES SHALL BE ERECTED AND FASTENED IN A STRAIGHT AND PLUMB POSITION.

BEARINGS: ALL BEARINGS, BEARING DESIGNS, BRACING, AND ANCHORAGE, ARE RESPONSIBILITY OF THE PROJECT DESIGNER. REFER TO INDIVIDUAL TRUSS DESIGNS FOR REACTIONS AND UPLIFTS. TRUSSES MAY NOT BEAR ON ANY INTERIOR WALL OR PARTITION UNLESS DESIGNED FOR THE SAME.

GIRDERS: GIRDER PLIES SHOULD BE FIELD CONNECTED BY BUILDER AS SHOWN ON THE INDIVIDUAL ENGINEERING DESIGNS.

SPACING: TRUSS SPACING 24" OC UNLESS OTHERWISE NOTED ON LAYOUT.

HANGERS: TRUSS MANUFACTURER WILL ONLY SUPPLY STANDARD LIGHT GAUGE TRUSS TO TRUSS CONNECTORS AS SHOWN IN THE ENGINEERING PACKAGE AND ONLY FOR SPANS OVER 12'. ALL HANGERS REQUIRED FOR TRUSSES OF LESS THAN 12' IN SPAN AND WITH REACTIONS OF LESS THAN 600 LBS MUST BE SUPPLIED BY BUILDER. ALL CONNECTIONS REQUIRING SPECIALLY MANUFACTURED HANGERS ARE TO BE SUPPLIED BY BUILDER.

By: _____

Date: _____

TRUSS PLACEMENT PLAN AND INDIVIDUAL TRUSS DESIGNS ACCEPTED AND APPROVED.

ACCEPTANCE AND APPROVAL: PRIOR TO COMMENCING TRUSS FABRICATION, ALL DIMENSIONS, QUANTITIES, LOADING, AND DETAILS ON THIS PLAN AND ON INDIVIDUAL TRUSS DESIGNS MUST BE REVIEWED AND APPROVED BY THE PROJECT ARCHITECT, ENGINEER, AND/OR CONTRACTOR OR AUTHORIZING FOR FABRICATION THE TRUSSES DESCRIBED IN THIS DRAWING, THE BUYER OR BUYER'S REPRESENTATIVE ACCEPTS ALL CONDITIONS DESCRIBED HEREIN.

ACEPTACIÓN Y APROBACIÓN: ANTES DE EMPEZAR LA FABRICACION DE LAS TRABES, TODAS LAS DIMENSIONES, CANTIDADES, CARGAS Y DETALLES EN ESTE PLANO Y LOS DISEÑOS INDIVIDUALES DE LAS TRABES DEBEN SER REVISADOS Y APROBADOS POR EL ARQUITECTO DEL PROYECTO, INGENIERO Y/O CONTRATISTA ANTES DE LA FABRICACIÓN. AL ACEPTAR, REVISAR O AUTORIZAR LA FABRICACIÓN DE LAS TRABES DESCRITAS EN ESTE DIBUJO, EL COMPRADOR O REPRESENTANTE DEL COMPRADOR ACEPTA TODAS LAS CONDICIONES DESCRITAS AQUÍ.

DESIGN DATA
LOADING CRITERIA: FBC2023 / TPI2014
ROOF LIVE: 20 PSF ROOF DEAD: 30 PSF
FLOOR LIVE: PSF FLOOR DEAD: PSF
WIND LOADING CRITERIA: ASCE 7-22
WIND DESIGN VELOCITY: 160 MPH
WIND DURATION FACTOR: 1.60
EXPOSURE: B CATEGORY: II
DESIGN ELEVATION: 15'-0"
DEAD LOAD FOR UPLIFT: 10 PSF
IMPORTANCE FACTOR: 1.00

Client: OWNER BUILDER
Job Name: NEW RESD
Model: Date: 02/17/24
Lot #: Lot Block:
Job Addr: TBA ;LEHIGH ACRES
Architect:
DES.

SOUTHWEST
STRUCTURAL SYSTEMS, INC.
5774 CORPORATION CIRCLE
FORT MYERS, FL 33905
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1234567