DESIGN PARAMETERS

APPLICABLE CODES :
BUILDING CODE :.............. FLORIDA BUILDING CODE 2020 7th EDITION
MECHANICAL CODE :......... FLORIDA BUILDING CODE, MECHANICAL 2020
PLUMBING CODE :............. FLORIDA BUILDING CODE, PLUMBING 2020
ELECTRICAL CODE :.......... NATIONAL ELECTRICAL CODE, NEC 2017
FIRE CODE :...................... NATIONAL FIRE PROTECTION ASSOCIATION (2020 7th EDITION)
LIFE SAFETY CODE :......... F.F.P. (FLORIDA FIRE PREVENTION) 2020 7th EDITION
ACCESSIBILITY CODE :....... FLORIDA BUILDING CODE, 2020 7th EDITION
ENERGY CODE :................. FLORIDA BUILDING CODE, 2020 7th EDITION

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

EXPOSURE CATEGORY :
☐ A ☒ B ☐ C ☐ D

METHOD OF DESIGN :
DESIGNED PURSUANT TO FLORIDA BUILDING CODE CHAP. 16, FBC 2020 7th EDITION

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

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

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

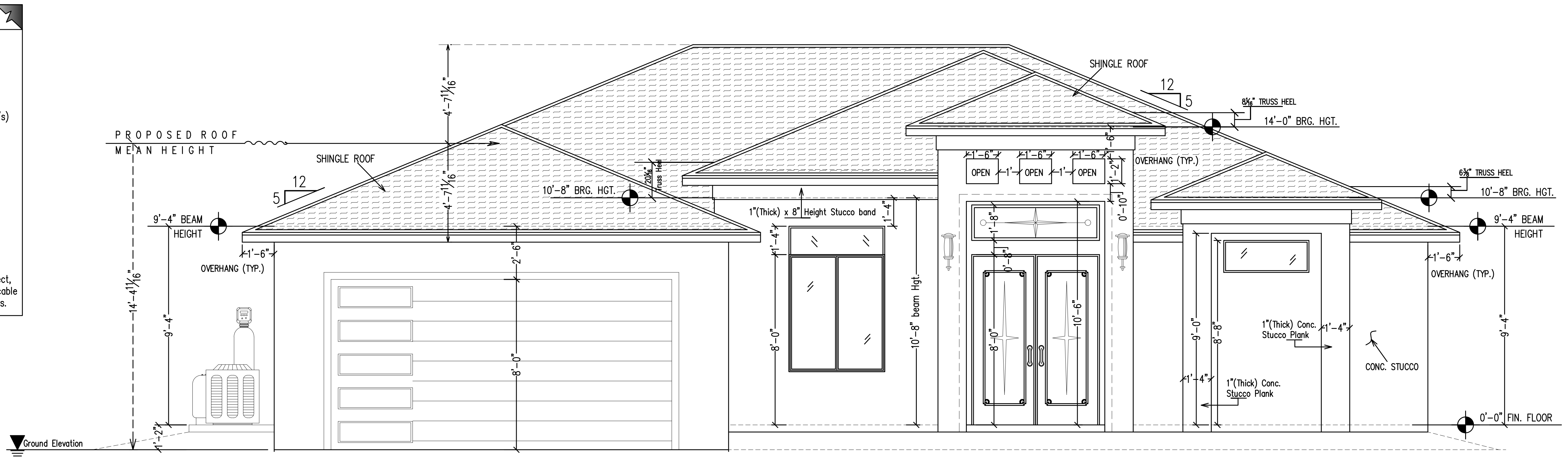
RISK CATEGORY :
☐ BUILDING CATEGORY I ☐ BUILDING CATEGORY III
☒ BUILDING CATEGORY II ☐ BUILDING CATEGORY IV

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

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

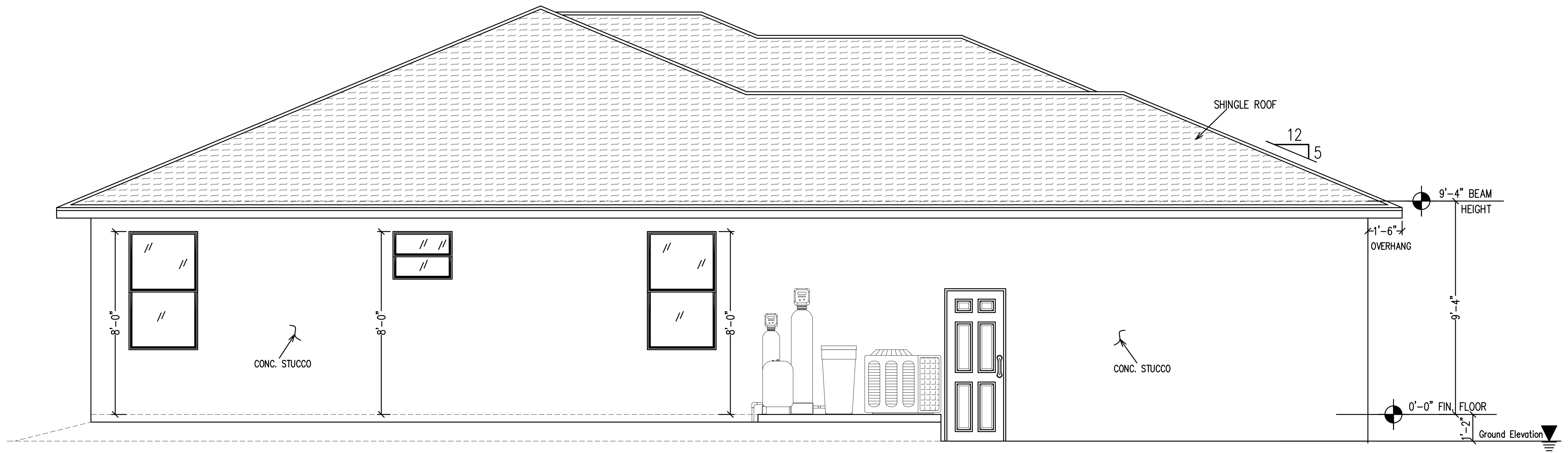
ARCHITECTURAL DRAFTING and DESIGN INDEX

NOTE:
All construction must comply with Florida Building Code in effect, and in accordance with local amendments, and all other applicable state county and local status, ordinances, regulations and rules.



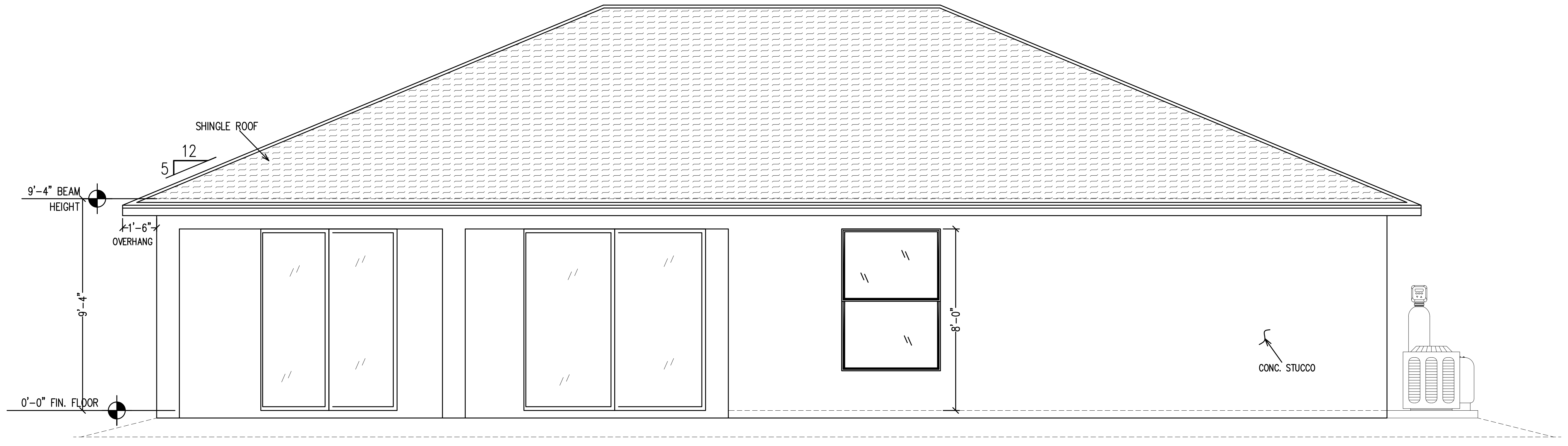
FRONT ELEVATION

SCALE : ¼" = 1'



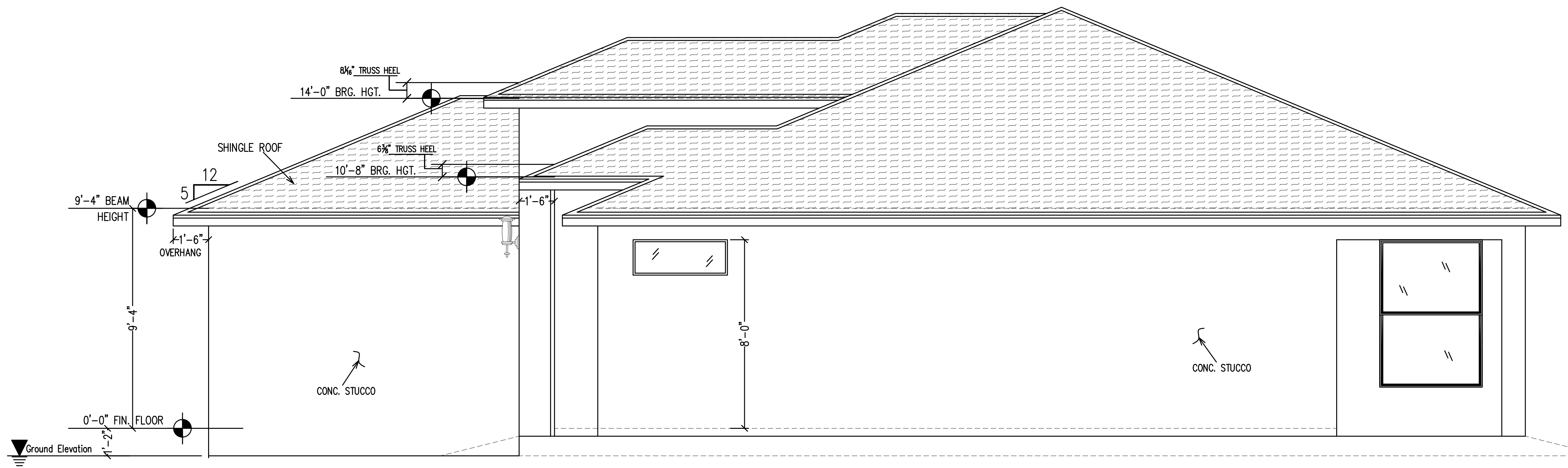
LEFT ELEVATION

SCALE : ¼" = 1'



REAR ELEVATION

SCALE : ¼" = 1'



RIGHT ELEVATION

SCALE : ¼" = 1'

ELEVATIONS PLAN (**NOTES:.....)

GENERAL NOTES: SCALE: 1/4"=1'

**Contractor to verify min. Finish Floor Elevation based on the survey data/or local municipality FEMA map/NAVD 1988 with a min. 18" above the crown of the road.

a).–Proposed Residences that require Septic tank system and drainage field, the Finish Floor Elevation will be determine by the septic tank Engineer/or plumbing contractor, therefore see septic tank drawings.

b)–Proposed Residences located in areas classified as Flood Zone, The Finish Floor, Mechanical Equipment and Attendant Utilities, must be settlement at a min. of 12" Above the Base Flood Elevation.

**Conc. Stucco Finished as per sole discretion of Contractor and/or Owner.

**Rain gutters and Downspouts as per sole discretion of Contractor and/or Owner.

**A/C Concrete pad shall be at a min./OR above Finish Floor Elevation.

**Roof Cover, refer to Typ. Wall Section for spec.

**Roof Air vents calculations see Roof Ventilation Note, sheet S–1 (location and model as per sole discretion of contractor and/or owner.)

**1"(Thick) x 4"(Wide) Stucco band around window opening (Stucco band design might be change to sole discretion of contractor and/or owner.)

**1"(Thick) x 4"(Wide) Stucco band over 1x8 Stucco band around building and located below window stucco band. (Stucco band design might be change to sole discretion of contractor and/or owner.)

**Decorative Stucco bands, Stone veneer and finish materials might be change to sole discretion of contractor and/or owner.

**Window shutters model and style might be change to sole discretion of contractor and/or owner.

**Light fixtures as per sole discretion of contractor and/or owner (See Electrical plan sheet E–1)

**Doors and Windows designs for illustration only, Contractor/or Owner to select final design/or style in accordance whit Florida Product Approval Certification.

PROJECT DESCRIPTION :
PROPOSED NEW CONSTRUCTION
(Residential Category)

CONTRACTOR :
P C Contracting Inc.
CGC 1508678
117 NE 19th Ave.
Cape Coral FL. 33909
Phone: 239–225 5001

Structural/ Plumbing/Electrical/
Mechanical Engineering

MICHAEL D. STEWART, PE
FLA REG. #72459

5330 SW 11th CT
Cape Coral, FL
Tele: (239)-292-7670
Email: M.DiegoStewart@Gmail.com

THIS PLAN HAS BEEN REVIEWED,
ENGINEERED AND SUPERVISED BY:
MICHAEL D. STEWART, P.E.,
FL REG. #72459
5330 SW 11th CT, CAPE CORAL, FL.

PROJECT No. : 21–216
DRAWN BY :
WHERE TO GO DESIGNS
DATE : 8–10–2021

WHERE TO GO
DESIGNS INC. . .
PHONE: (239) 980-4554

PROJECT SITE LOCATION:
4617 NW 33RD TER.
CAPE CORAL FL. 33993

SHEET :
A - 1

FLOOR PLAN

SCALE : ¼" = 1'

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

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

**KITCHEN AREA NOTES:
*Detailed kitchen layout by others.
*Cabinets Designers OR Owner to provide heights and placement for Backing Cabinets.
*Range Exhaust Hood Thru Roof, provide electrical as required per manufacturer spec's.
*Provide water line at Refrigerator location to fill the ice maker compartment.
*Kitchen Island: 34" Hgt. Flat Counter Top
(Contractor/OR Owner to verify)

AREA TABULATION

LIVING AREA :	1804 S.F.
ENTRY :	59 S.F.
LANAI :	201 S.F.
GARAGE :	463 S.F.
TOTAL AREA :	2527 S.F.

HATCH LEGEND

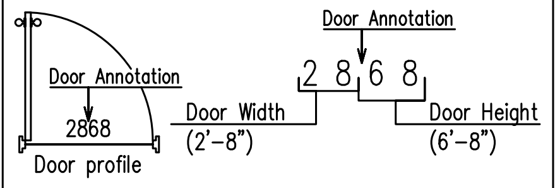
SHADE ▨
INDICATE CONC. MASONRY WALLS
(8" Width nominal size)

SHADE ▨
INDICATE INTERIOR WOOD FRAME WALLS
(4" Width nominal size, Partition walls)

SHADE ▨
INDICATE INTERIOR FRAME LOAD BRG. WALL [Insulated]
(4" Width nominal size, See Framing plan for Spec's)

INTERIOR DOORS ANNOTATION's

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



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

NOTES......

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

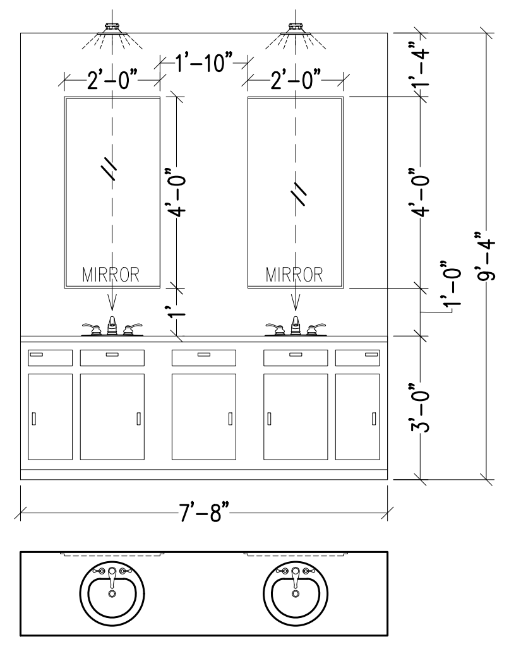
**b).–Shower space access:
It's optional to have a by–pass tempered glass door/or to be open for curtains.
(Contractor/or owner to verify and agree final design)

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

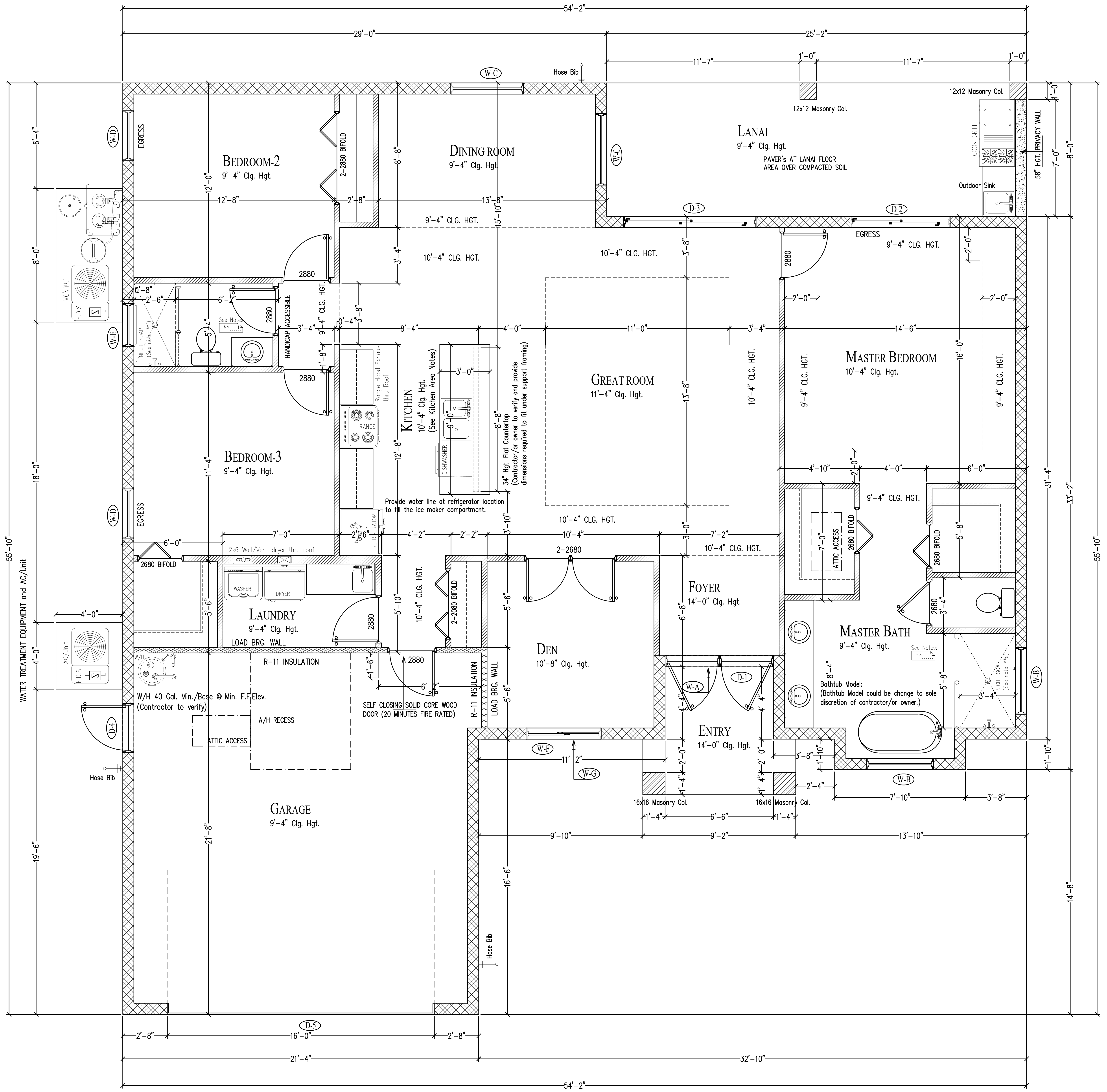
**d).–Exhaust bathroom/shower shall be come out though the roof.

**e).–16"wide x 36"height notch masonry (NICHE SOAP) bottom of notch @ 40" A.F.F.

**f).–NICHE SOAP (notch masonry)
*Niche soap width to harmonize window above
*Bottom of notch @ 40" A.F.F.
*Top 8" bellow window sill



NOTE: Master Bathroom Picture of idea for vanity and mirrors with lighting above
(Picture idea shall be modify by the sole discretion of Contractor/OR owner)



GENERAL NOTES:

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

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

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

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

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

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

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

GENERAL NOTES

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

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

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

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

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

GENERAL NOTES :

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

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

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

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

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

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

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

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

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

ENCLOSED AREAS BELOW BASE FLOOD ELEVATION SHALL HAVE HYDROSTATIC VENTS.

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

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

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

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

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

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

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

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

REFER TO STRUCTURAL SHEETS FOR WIND LOAD DESIGN CALCULATIONS.

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

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

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

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

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

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

CEILING CONSTRUCTION:

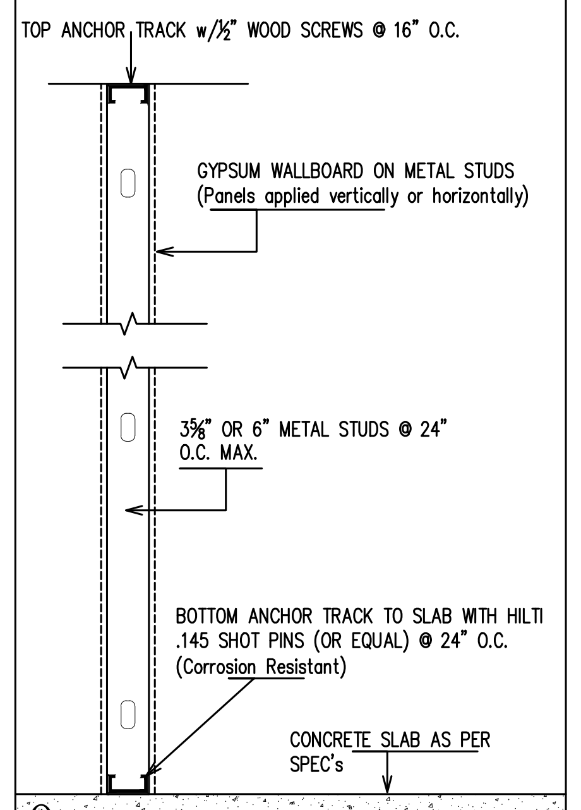
THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR–CEILING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

FLOOD RESISTANT CONSTRUCTION

**FEMA APPROVED MATERIALS SHALL BE USE TO COMPLY WITH THE FLOOD RESISTANT CONSTRUCTION and THE 7th EDITION FLORIDA BUILDING CODE 2020.

**ALL ATTENDANT UTILITIES and A/C EQUIPMENT FOR CONSTRUCTION LOCATE AT FLOOD ZONE SHALL BE 12" ABOVE BASE FLOOD ELEVATION (BFE) and AS PER CHAPTER 7, ASCE–24.

**ALL ELECTRICAL TO MEET OR EXCEED BFE.
a).–ELECTRICAL WORK FOR CONSTRUCTION UNDER FLOOD ZONE SHALL BE 12" ABOVE BFE. (FEMA Approved materials shall be use)



OPTIONAL
METAL FRAME INT. PARTITION WALL's

SCALE : ¾" = 1'

NOTE:
**It is the Contractor/or Owner to verify and agree the optional method of interior partition walls.

NOTE:...!! CONTRACTOR/OR OWNER IS RESPONSIBLE TO VERIFY WINDOW ROUGH OPENING's WITH MANUFACTURER SPECIFICATIONS PRIOR TO COMMENCE ANY WORK.
**VERIFY ALL EGRESS WINDOWS SPECIFICATIONS
**KITCHEN WINDOWS SILL 6" MIN. ABOVE KITCHEN COUNTERS (36" Min. Kitchen Counter Hgt.)

DOOR-WINDOW-SKYLIGHT-GARAGE DOOR-SHUTER SCHEDULE

DOORS and WINDOWS OPENINGS ENGINEERING WIND PRESSURES TO THE WORST CASE, CONTRACTOR/OR OWNER TO SELECT FINAL DESIGN/OR STYLE IN ACCORDANCE WHIT FLORIDA PRODUCT APPROVAL CERTIFICATION.

LABEL	TYPE DOOR's.....Annotation 3 0 6 8 Door Width (3'–0") Door Height (6'–8")	SIZE Width x Height	MASONRY OPENING Width x Height	DESIGN PRESSURE	WIND-BORN DEBRIS PROTECTION			FLORIDA PRODUCT APPROVAL
					PROTECTION REQUIRED	IMPACT GLASS RESISTANT	SHUTTERS PROTECTION	
D-1	2–3080 EXT. DOOR	72" x 96"	76–1/2"x98–1/4"	+24.8/–31.3	NO	YES	NO	
D-2	6080 Sliding Glass Door	72" x 96"	72–1/4"x96"	+24.8/–31.3	NO	YES	NO	
D-3	8080 Sliding Glass Door	96" x 96"	96–1/4"x96"	+24.3/–30.3	NO	YES	NO	
D-4	2868 EXT. DOOR	32" x 80"	36–1/2"x82–1/4"	+26.8/–35.4	NO	YES	NO	
D-5	1680 Steel Garage Door	192" x 96"	192–1/4"x96"	+23.0/–27.8	NO	YES	NO	
WINDOWS								
W-A	6018 TRANSOM ABOVE Fixed Glass Window (tempered)	72" x 20"	76–1/2" x 22–1/4"	+27.3/–36.3	NO	YES	NO	
W-B	4016 Fixed Glass Window (tempered)	48" x 18"	49–1/2" x 19–1/2"	+27.6/–36.9	NO	YES	NO	
W-C	36–SH	52–1/8" x 75"	53–7/8" x 76"	+25.8/–33.3	NO	YES	NO	
W-D	25–SH	36" x 62"	37–3/4" x 63"	+26.8/–35.3	NO	YES	NO	
W-E	2822–SH	31"x25"	32–3/4" x 26"	+27.6/–36.9	NO	YES	NO	
W-F	4656–HR	54" x 66"	54–3/4" x 66"	+26.0/–33.7	NO	YES	NO	
W-G	4614 TRANSOM ABOVE Fixed Glass Window (tempered)	54" x 16"	54–3/4" x 16"	+27.6/–36.9	NO	YES	NO	

1.– THE TABLE ABOVE IS IN ACCORDANCE WITH THE PROVISIONS OF FLORIDA BUILDING CODE 2020 INCLUDING THE 7th EDITION OF THE FBC.
2.– SIGNIFY PRESSURES ACTING TOWARD THE BUILDING SURFACES.

3.– REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF OPENINGS.
4.– FASTEN ALL WINDOWS FRAMES IN ACCORDANCE WITH THE MANUFACTURER SPEC's.

**ABBREVIATIONS: SH= Single Hung / DH= Double Hung / HR= Horizontal Roller / FG= Fixed Glass / CA= Casement

PROJECT DESCRIPTION :

PROPOSED NEW CONSTRUCTION
(Residential Category)

CONTRACTOR :

P C Contracting Inc.
CGC 1508678
117 NE 19th Ave.
Cape Coral FL. 33909
Phone: 239–225 5001

Structural/ Plumbing/Electrical/ Mechanical Engineering

MICHAEL D. STEWART, PE
FLA REG. #72459
5330 SW 11th CT
Cape Coral, FL
Tele: (239)-292-7670
Email: M.DiegoStewart@Gmail.com

THIS PLAN HAS BEEN REVIEWED,
ENGINEERED AND SUPERVISED BY:
MICHAEL D. STEWART, P.E.,
FL REG. #72459
5330 SW 11th CT, CAPE CORAL, FL.

PROJECT No. :	21–216
DRAWN BY : WHERE TO GO DESIGNS	
DATE :	8–10–2021

WHERE TO GO
DESIGNS INC...
PHONE:(239)980-4554

PROJECT SITE LOCATION:

4617 NW 33RD TER.
CAPE CORAL FL. 33993

SHEET :
A - 2

ELECTRICAL PLAN

SCALE : ¼" = 1'

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

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

**BEDROOM OUTLETS WILL BE ARC-FAULT CIRCUIT-INTERRUPTER AS PER E3902/SPACING AS PER E3901.2.1 and AS PER NEC/MUNICIPAL ELECTRICAL CODES.

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

**OUTLETS TO BE 16" A.F.F. MIN. U.N.O.

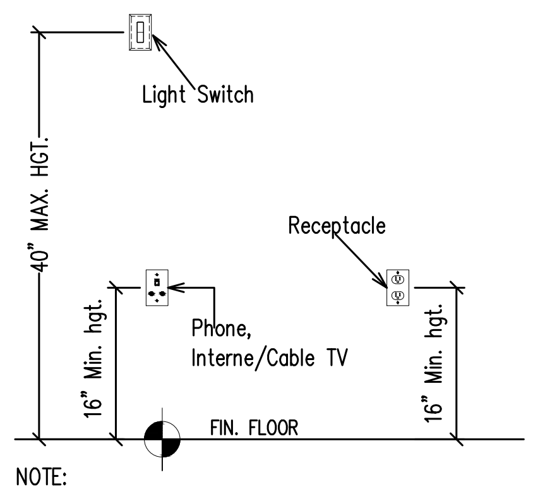
**CONTRACTOR/OR OWNER TO VERIFY LOCATION OF ALL PHONE JACK's, CABLE TV. AND OUTLET's.

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

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

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

ELECTRICAL's PLACEMENT HGT.



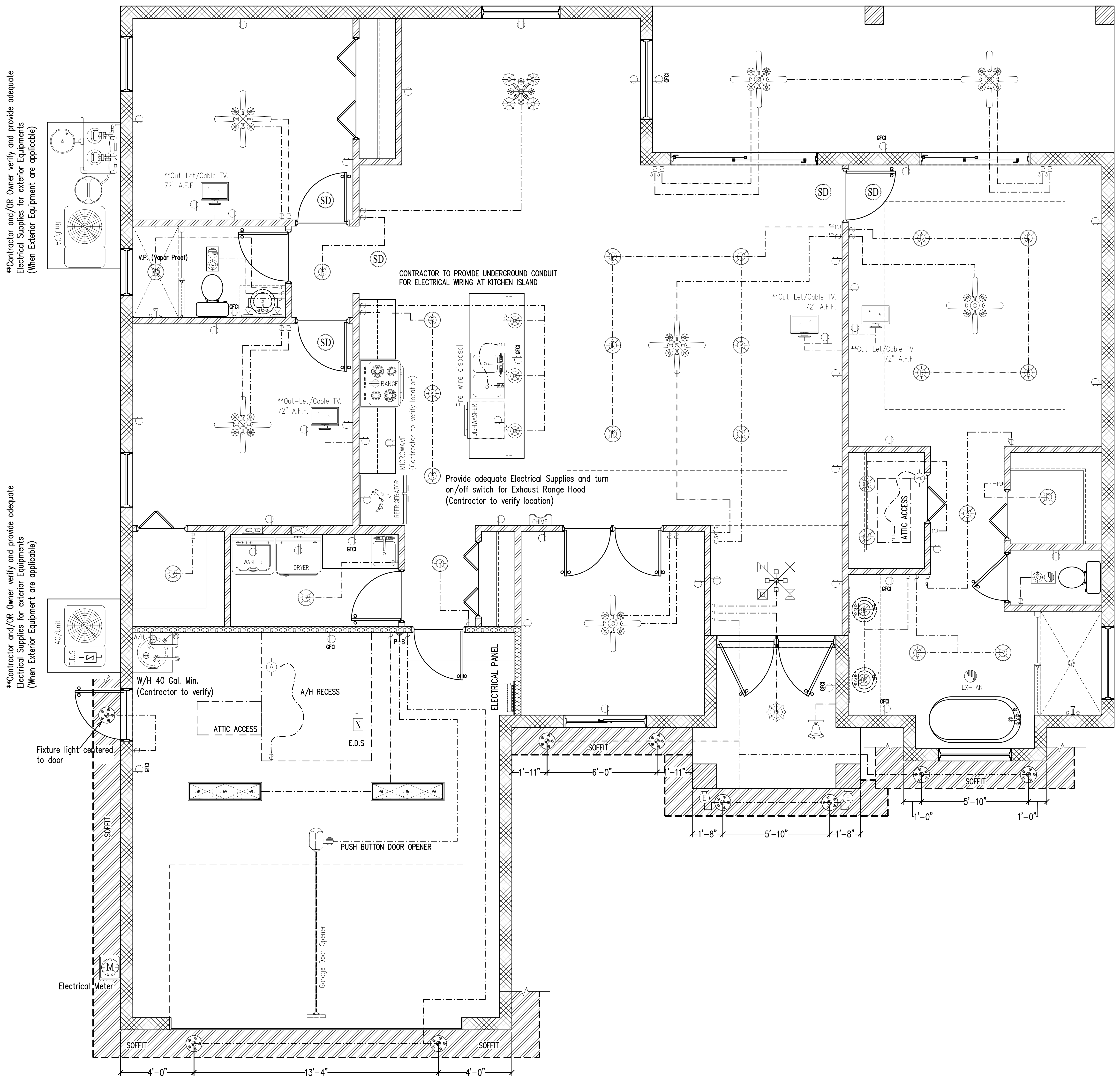
NOTE:
**All light switch's hgt. to be @ 40" max. above finish floor Contractor and/or Owner to verify.

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

ELECTRICAL SYMBOLS

NOTE: Electrical symbol's for illustration only, Contractor/or Owner to verify final model's and design's

- (SD) SMOKE DETECTOR w/CO2 Carbon Monoxide Alarm (Electric powered w/Batteries back-up)
- BATH LIGHT w/EXHAUST FAN RECESS
- EX-FAN EXHAUST FAN
- (R) LIGHT FIXTURE RECESSED
- (R) 4" 4" LIGHT FIXTURE RECESSED
- SOFFIT LIGHT FIXTURE RECESSED
- (E) WALL MOUNTED EXTERIOR LIGHT FIXTURE
- (C) CEILING LIGHT FIXTURE
- (A) ATTIC LIGHT FIXTURE
- PRE-WIRE CHANDELIER
- PRE-WIRE CHANDELIER
- S SUSPENDED CLG. LIGHT
- PRE-WIRE CLG. FAN w\LIGHT (Split Switch-off)
- WALL MOUNTED LIGHT's
- FLAT SURFACE LED LIGHT
- MOTION SENSOR LIGHT
- EXTERIOR CEILING LIGHT FIXTURE
- CABLE T.V.
- Cctv SECURITY CAMERA (Pre-wire electrical and Cctv cable)
- DOOR BELL
- CHIME DOOR BELL CHIMES
- P-B PUSH BUTTON DOOR OPENER
- 110V DUPLEX RECEPTACLE
- GFCI 110V GROUND-FAULT CIRCUIT-INTERRUPTER
- 110V 1/2 LIVE DUPLEX RECEPTACLE
- GFCI w/P 110V GROUND-FAULT CIRCUIT-INTERRUPTER w\COVER PROTECTOR
- 220V
- FLOOR RECEPTACLE (Contractor to Verify Location)
- OUTLET @ SOFFIT AREA (Contractor to Verify Location)
- $ LIGHT SWITCH
- $³ 3 WAY SWITCH
- $ᴰ SINGLE POLE DIMMER SWITCH
- Z E.D.S EMERGENCY DIS-CONNECT SERVICE
- ELECTRICAL PANEL
- (M) Electrical Meter



ELECTRICAL NOTES :

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

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

3.-EXTERIOR DISCONNECT SWITCHES SHALL BE WATERPROOF.

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

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

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

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

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

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

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

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

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

13.-DISCONNECT SWITCHES AND PANELS SHALL BE INSTALLED IN ACCORDANCE WITH N.E.C. 2017 EDITION.

14.-INSTALLATION HEIGHTS ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE:

WALL HUNG TELEPHONE:	56" A.F.F.
TELEPHONE JACKS:	16" A.F.F.
LIGHT SWITCHES:	40" A.F.F.
RECEPTACLES:	16" A.F.F.
TELEVISION JACKS:	16" A.F.F.

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

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

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

18.-RECESS CANS SHALL BE IC RATED.

19.-FIXTURES LOCATION AS INDICATED ON ELECTRICAL PLAN.

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

21.-ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, RECREATION ROMS, CLOSETS, HALLWAYS AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER N.E.C. 2017 EDITION.

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

23.-IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH N.F.P.A. 70A-05, N.E.C. 2017 EDITION, F.B.C. RESIDENTIAL CODE, AND ALL APPLICABLE LOCAL STANDARDS CODES AND ORDINANCES.

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

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

26.-ALL 120-VOLT, SINGLE PHASE, 15 and 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS, SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. [N.E.C 2017 210.12 (B)]

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

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

NOTE :

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

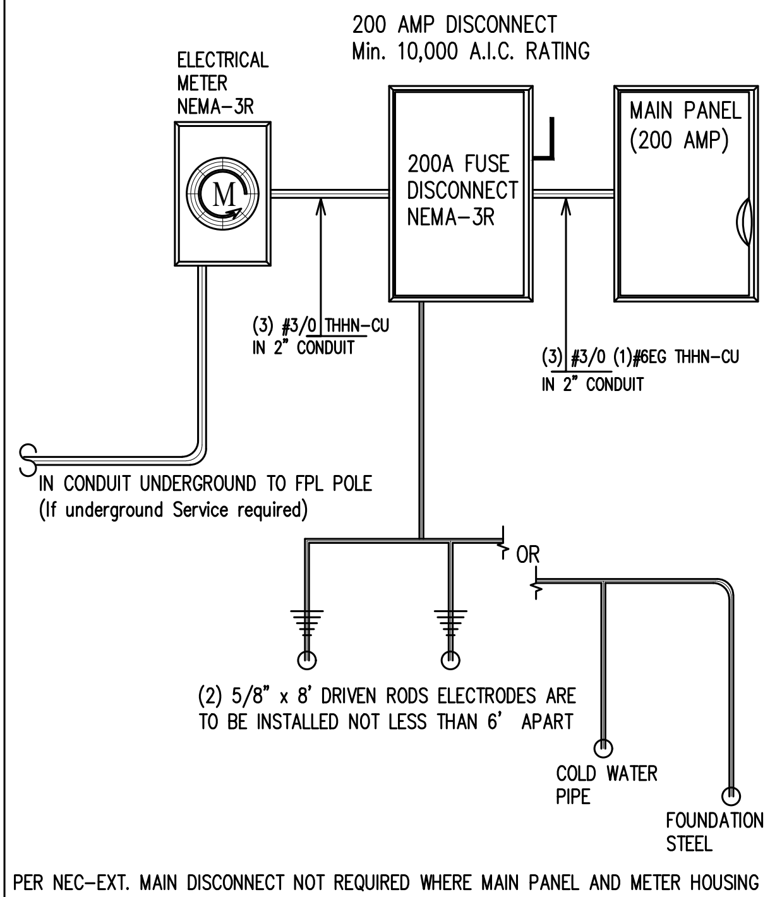
ELECTRICAL NOTES :

CONTRACTOR/OR OWNER TO PROVIDE UNDER GROUND CONDUIT FOR ELECTRICAL WIRING AT THE KITCHEN ISLAND

PROVIDE ADEQUATE ELECTRICAL SUPPLIES and TURN ON/OF SWITCH FOR EXHAUST RANGE HOOD (Contractor/OR Owner to verify location)

ELECTRICAL RISER

ALL LOAD DETERMINATIONS & INSTALLATION BY A LICENSED ELECTRICAL CONTRACTOR PER FPL N.E.C.



PER NEC-EXT. MAIN DISCONNECT NOT REQUIRED WHERE MAIN PANEL AND METER HOUSING ARE LOCATED DIRECTLY BACK THRU WALL. GROUND ELECTRODE DIRECT TO PANEL.

MAIN SERVICE MAY BE EITHER OVERHEAD OR UNDERGROUND AS REQUIRED. COORDINATE w/FIELD MANAGER.

PROJECT DESCRIPTION :

PROPOSED NEW CONSTRUCTION
(Residential Category)

CONTRACTOR :

P C Contracting Inc.
CGC 1508678
117 NE 19th Ave.
Cape Coral FL. 33909
Phone: 239-225 5001

Structural/ Plumbing/Electrical/ Mechanical Engineering

MICHAEL D. STEWART, PE
FLA REG. #72459
5330 SW 11th CT
Cape Coral, FL
Tele: (239)-292-7670
Email: M.DiegoStewart@Gmail.com

THIS PLAN HAS BEEN REVIEWED,
ENGINEERED AND SUPERVISED BY:
MICHAEL D. STEWART, P.E.,
FL REG. #72459
5330 SW 11th CT, CAPE CORAL, FL.

PROJECT No. :	21-216
DRAWN BY :	WHERE TO GO DESIGNS
DATE :	8-10-2021

WHERE TO GO
DESIGNS INC. . .
PHONE: (239) 980-4554

PROJECT SITE LOCATION:

4617 NW 33RD TER.
CAPE CORAL FL. 33993

SHEET :
E - 1

FRAMING PLAN

SCALE : ¼" = 1'

NOTES:.....**.....

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

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

**A: ENGINEERING TRUSSES TO CARRY KNEE WALL ABOVE
(Load 35# PLF on trusses to support the weight of the wall above)

BRG. LEGEND HGT.

▨ 9'-4" BRG. HGT.

▦ 10'-8" BRG. HGT.

▒ 14'-0" BRG. HGT.

**ALL FRAME LOAD BRG. WALLS STUDS @ 16" O.C. TYP.

BRG. LEGEND SPEC's

SHADE INDICATES TYP. BOND BEAM, CONSISTS IN TWO COURSES OF U-BLOCK WHIT (2) #5 REBAR's 1-BOTTOM and 1-TOP.

DOORS and WINDOWS OPENINGS
USE PRECAST LINTEL's w/2-#5 (1) AT LINTEL and (1) AT U-BLOCK U.N.O.
(REFER TO LINTEL's MANUFACTURER FOR LINTEL SPECS)

▥

SHADE INDICATES 2x4 FRAME BEARING WALL:
STUDS SHALL BE S.Y.P. @ 16" O.C. MAX. w/DBL. TOP AND SILL PLATE, ATTACH STUDS TO TOP AND SILL PLATE w/SIMPSON SP4 EACH STUD, PROVIDE 2x4 INTERMEDIATE HORIZONTAL BLOCKING AS REQUIRED AT PANEL EDGES & MID HEIGHT.
ATTACH SILL PLATE (P.T.) TO FOOTING w/½" ANCHOR BOLTS WITH 2" WASHER, PLACED @ 6" FROM ENDS/SPLICES AND @ 32" O.C. TYP. (3½" min. embedment into concrete)

DOORS and WINDOW OPENINGS
Provide 3-Studs brg. post at end of opening, nailed together w/2-rows of 16d nails @ 12" o.c. staggered.
Use Simpson HTT4 at bottom post to floor U.N.O.

HEADERS AT OPENINGS
Use LSTA to attach Header to post bend over Header with 6" min. overlap to post each side U.N.O.
See Wood Header Schedule (Bearing) Sheet S-1 for Header Size.

INDICATES LINTEL BEAM (See Conc. Beam Schedule for Spec's)

INDICATES WOOD HEADER
See *Wood Header Schedule (Bearing)* Sheet-S1 for Spec's)
**Provide 3-Studs brg. post at end of opening, nailed together w/2-rows of 16d nails @ 12" o.c. staggered.
**Use Simpson HD5B at bottom/LSTA30 at top. U.N.O.

TRUSS TIE-DOWNS SCHEDULE

MARK	BEARING TYPE	UPLIFT	QTY.	MANUFACTURER SIMPSON OR EQUAL
**[A]	CONCRETE	UNDER 1450	(1)	META20
**[B]	CONCRETE	UNDER 1810	(1)	HETA20
**[C]	CONCRETE	UNDER 2120	(1)	HHETA20
**[D]	CONCRETE	UNDER 2480	(1)	DETAL20
**[E]	WOOD	UNDER 990	(1)	MTS16
**[F]	WOOD	UNDER 1310	(1)	HTS16
**[G]	WOOD	UNDER 1310	(1)	HTS20
**[H]	WOOD	UNDER 1885	(1)	LGT2 (2-Ply Girder Truss)
**[I]	WOOD	UNDER 3480	(1)	LGT3 (3-Ply Girder Truss)
**[J]	WOOD	UNDER 4060	(1)	LGT4 (4-Ply Girder Truss)

**REFER TO TRUSS ENGINEERING PROVIDED BY TRUSS COMPANY and LOCATE TRUSS REACTION/UPLIFT TO PROVIDE ADEQUATE TRUSS STRAP.

**EQUIVALENT TIE DOWNS BY OTHER MANUFACTURE SHALL BE SUBSTITUTED PER APPROVAL OF THE PERMIT BUILDING DEPARTMENT.

TRUSS CONNECTORS SCHEDULE

MARK	BEARING TYPE	ALLOWABLE LOADS	MANUFACTURER SIMPSON OR EQUAL
**[1]	WOOD	#820 U=435	LUS24
**[2]	WOOD	#3235 U=1320	HUS26
**[3]	WOOD	#3500 U=1515	HTU26-2
**[4]	WOOD	#3980 U=1490	HTU28-2
**[5]	CONCRETE	#1000 U=335	HU26
**[6]	CONCRETE	#1500 U=545	HU28
**[7]	CONCRETE	#2000 U=760	HU26-2
**[8]	CONCRETE	#5595 U=1430	LGUM26-2-SDS
**[9]	CONCRETE	#8250 U=2435	LGUM28-2-SDS
**[10]	CONCRETE	#5610 U=1430	LGUM26-3-SDS
FLOOR TRUSS CONNECTOR			
**[A]	WOOD	#1960 U=NONE	THA422

!!...ALL TRUSS TO TRUSS CONNECTIONS SPECIFIED BY TRUSS MANUFACTURER.

EQUIVALENT CONNECTOR'S OF OTHER MANUFACTURER MAY BE SUBSTITUTED PER APPROVAL OF THE PERMIT BUILDING DEPARTMENT.

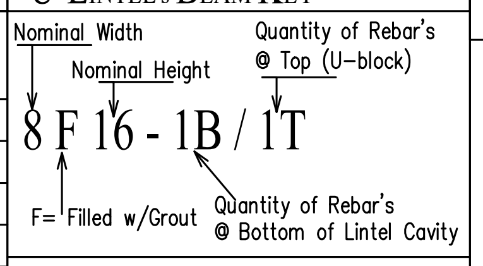
BOND BEAM / U-LINTEL's BEAM SCHEDULE

MARK	WIDTH	DEPTH	BOTTOM REINF.	MIDDLE REINF.	TOP REINF.	REMARK's Typ. Lintel beam consist in 8x8 U-Lintel + one Course u-block on top
BB-1	8"	16"	(1) #5	..	(1) #5	(2) Course U-Bond Beam
B-2	8"	8"	(1) #5			8F8-(1) #5 (U-Lintel)
B-3	8"	16"	(1) #5	..	(1) #5	8F16-1B/1T (Composite U-Lintel Beam)
B-4	8"	18"	(1) #5	..	(1) #5	8F18-1B/1T (Composite U-Lintel Beam)
B-5	8"	20"	(1) #5	..	(1) #5	8F20-1B/1T (Composite U-Lintel Beam)
B-6	8"	24"	(1) #5	..	(1) #5	8F24-1B/1T (Composite U-Lintel Beam)
B-7	8"	30"	(1) #5	..	(1) #5	8F30-1B/1T (Composite U-Lintel Beam)
B-8	8"	32"	(1) #5	..	(1) #5	8F32-1B/1T (Composite U-Lintel Beam)
B-9	8"	44"	(2) #5	..	(1) #5	8F44-2B/1T (Composite U-Lintel Beam)
B-10	8"	48"	(2) #5	..	(1) #5	8F48-2B/1T (Composite U-Lintel Beam)

NOTE:
**ALL OPENINGS NOT KEYED TO RECEIVE PRECAST/OR PRESTRESSED (See framing plan for prestressed lintel application) U-LINTEL and ONE COURSE OF U-BLOCK w/2-#5 1B/1T U.N.O.

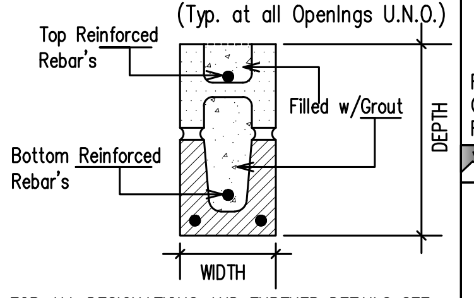
**CONTRACTOR TO VERIFY ALL BEAM ELEVATIONS w/TRUSS LAYOUT AND ELEVATIONS PLAN

U-LINTEL's BEAM KEY



CAST-CRETE LINTEL PROFILE

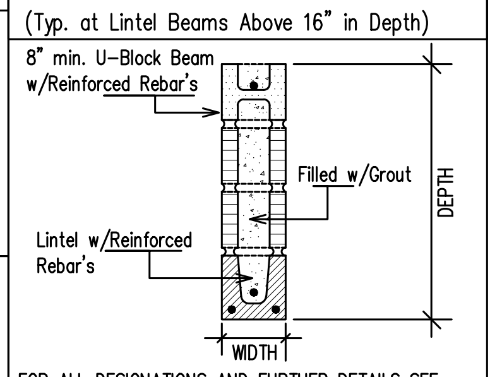
(Typ. at all OpenIngs U.N.O.)



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

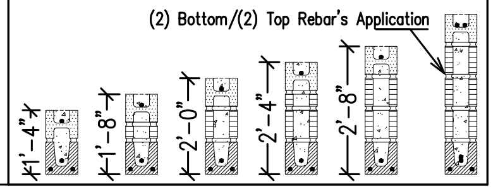
COMPOSITE U-LINTEL's BEAM PROFILE

(Typ. at Lintel Beams Above 16" in Depth)

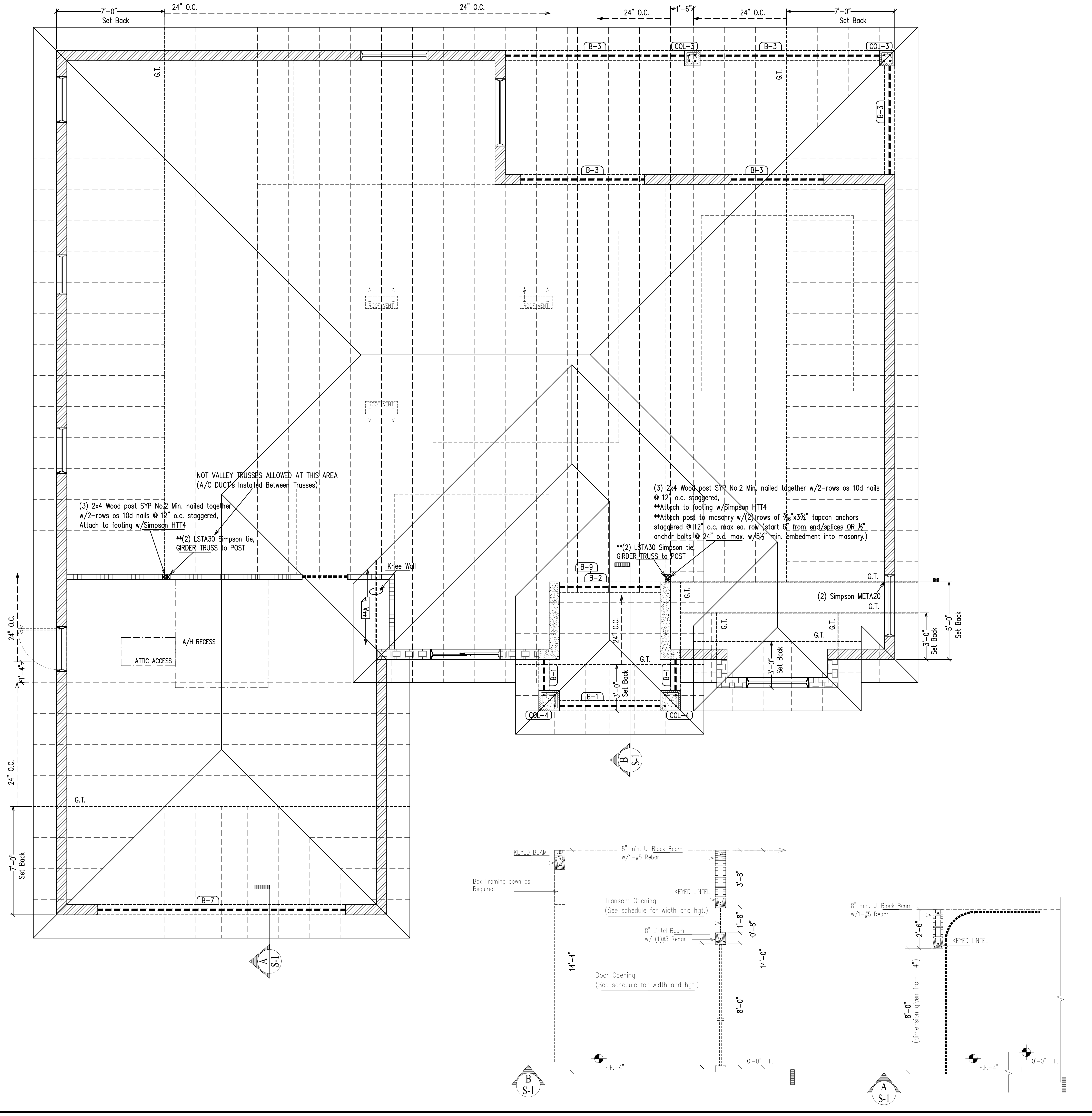


FOR ALL DESIGNATIONS AND FURTHER DETAILS SEE CAST-CRETE DESIGN GUIDE CURRENT EDITION. SEE PLAN FOR LOCATIONS.

COMPOSITE U-LINTEL TYPE's



TRUSS MANUFACTURER TO FOLLOW TRUSS DIRECTION AND SET BACKS SHOWN ON THIS DRAWINGS, ENGINEERING BASED TO THIS ROOF LOADS AND DESIGNS.
**Report any discrepancies to the Project Record Engineer.



NOTE:
ROOF VENT's QUANTITIES ARE BASED ON THE ROOF VENT's PRODUCT APPROVAL PROVIDED [9.5" Wide x 24.072" Lengh]
[9.5x24.072=228.68 Sq. In. OR 228.68/144=1.58 Sq. Ft.]

**3.84/1.58= 2.43 Sq. Ft. REQUIRED [3 VENT's PROVIDED]

**Model of Vent's might be change to the sole discretion of Contractor/OR Owner taking into account all the above requirements, and in order to meet FBC2020 and the local and municipal amendments.

ROOF / FRAMING NOTES

1.-PRE-ENGINEERED ROOF TRUSSES SHALL BE SPACED AT 24" O.C. MAXIMUM AND SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE FBC 2020 7th EDITION SECTION R903.1 and THE LOCAL BUILDING CODES. AND LOCAL BUILDING CODES. THE TRUSS PLATE INSTITUTE, AND THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. REFER TO ADDITIONAL DRAWINGS FOR CEILING HEIGHT AND SLOPE OVERHANG DIMENSIONS AND HEAD HEIGHT.

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

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

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

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

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

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

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

DESIGN GRAVITY LOADS

ROOF

TC LIVE LOAD:	20 LBS
TC DEAD LOAD:	10 LBS
BC LIVE LOAD:	0 LBS
BC DEAD LOAD:	10 LBS
TOTAL LOAD:	40 LBS
DURATION FACTOR:	1.25

**TRUSS DESIGNS CHECKED FOR 10 P.S.F. NON CONCURRENT L.L. ON BOTTOM CHORD, LANAI and ENTRY EXPOSED TO WIND.

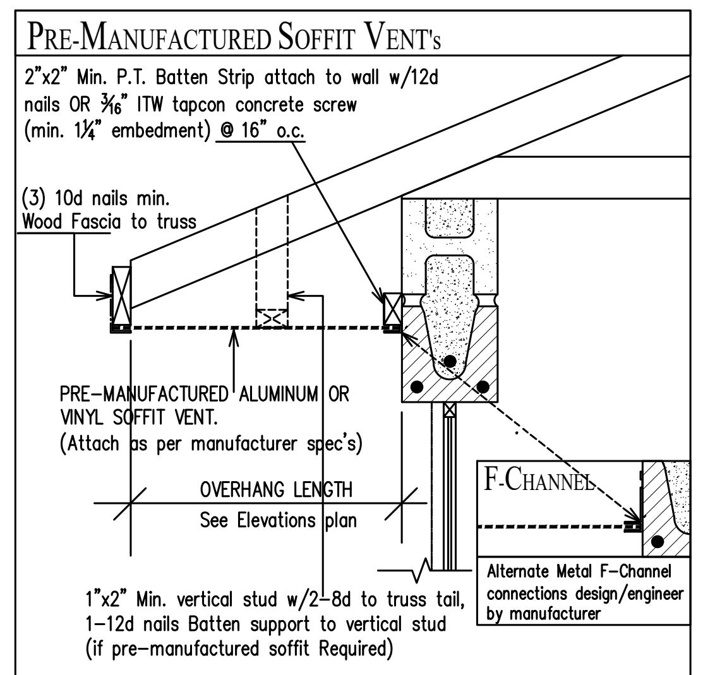
CEILING AREAS EXPOSED TO WEATHER

APPLY ½" APA RATED EXTERIOR PLYWOOD ATTACH AS PER SPEC'S OR ½" EXTERIOR GYPSUM BOARD ATTACHED AS PER SPEC's. APPLY 2-LAYERS OF 5⁄16" CEMENT PLASTER OVER PLYWOOD SHEATHING OR EXTERIOR GYPSUM BOARD.

SOFFIT LOAD RESISTANCE

Soffit shall be capable of resisting wing loads in accordance with the 2020 Florida Building Code Residential Edition, Section R704 of 7th Edition of 2020 FBCR.

PRE-MANUFACTURED SOFFIT VENT's



SOFFIT VENTS PRESSURES CAL's

contractor or owner to provide Soffit ventilation in accordance with the 2020 Florida building code residential edition, section R704 Soffits/as per TABLE R704.2.1

**PRE-MANUFACTURED SOFFIT VENTS TO COMPLY WIND LOAD PRESSURE
IN ACCORDANCE WITH THE WIND LOAD PRESSURE TABLE BELOW.

**See Design Parameters table for Exposure category and basic wind speed
**See building elevations for Overhang length (Soffit wide)

**Soffit Positive and Negative Pressures (Pounds per Square Foot) for Zones 4 and 5 with MRH=30 feet, Exposure B

ZONE	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
Zone 4	-15.0	-16.0	-19.0	-22.0	-26.0	-30.0	-33.0	-37.9
	14.3	15.5	18.2	21.2	24.3	27.7	31.2	35.0
Zone 5	-19.0	-20.0	-24.0	-28.0	-32.0	-37.0	-41.0	-46.8
	14.3	15.5	18.2	21.2	24.3	27.7	31.2	35.0

ROOF VENTILATION

contractor or owner to provide attic ventilation in accordance with the 2020 Florida building code residential edition, section R806 Roof Ventilation.

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

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

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

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

ROOF/ATTIC VENTILATION REQUIREMENTS

PER FLORIDA RESIDENTIAL BUILDING CODE 2020 SECTION R806.2 VENTILATION IS BASED ON SOFFIT/VENTS LOCATED IN THE UPPER PORTION OF THE ATTIC (1 Sq.Ft./300 Sq.Ft.)

ROOF VENTS CALC'S

2880 S.F. UNDER ROOF

2880 DIVIDED BY 300 = 9.6 Total Sq.Ft.
x 40% = 3.84 Sq. Ft. OF VENTILATOR's REQUIRED
**Roof Vents cover the 40%, Valance Ventilation Provide by The Soffit vents.
(Vents to be placed in upper portion of roof attic to meet code requirements, Contractor/OR Owner to select placement/model in accordance to meet FBC and local OR municipal requirements)

ROOF FLORIDA PRODUCT APPROVAL

SOFFIT PRODUCT APPROVAL: Metal Soffit by American Construction Metals
[PRODUCT APPROVAL: Fl #12019.1]

ROOF COVER TYPE: Asphalt Shingles by Certain Teed Corporation Roofing
[PRODUCT APPROVAL: Fl #5444.1]

ROOF UNDERLAYMENT TYPE: Self Adhere by GCP Applied Technologies Inc.
[PRODUCT APPROVAL: Fl #298.1]

ROOF VENT's (Upper ventilators): Roof vent's by Lomanco Inc.
[PRODUCT APPROVAL: Fl #3792.2]

PROJECT DESCRIPTION :

PROPOSED NEW CONSTRUCTION
(Residential Category)

CONTRACTOR :

P C Contracting Inc.
CGC 1508678
117 NE 19th Ave.
Cape Coral FL. 33909
Phone: 239-225 5001

Structural/ Plumbing/Electrical/
Mechanical Engineering
MICHAEL D. STEWART, PE
FLA REG. #72459
5330 SW 11th CT
Cape Coral, FL
Tele: (239)-292-7670
Email: M.DiegoStewart@Gmail.com

THIS PLAN HAS BEEN REVIEWED,
ENGINEERED AND SUPERVISED BY:
MICHAEL D. STEWART, P.E.,
FL REG. #72459
5330 SW 11th CT, CAPE CORAL, FL.

PROJECT No. :	21-216
DRAWN BY :	WHERE TO GO DESIGNS
DATE :	8-10-2021

WHERE TO GO
DESIGNS INC.
PHONE:(239)980-4554

PROJECT SITE LOCATION:

4617 NW 33RD TER.
CAPE CORAL FL. 33993

SHEET :

S - 1

FOUNDATION PLAN

KEYED NOTES: SCALE : ¼" = 1'

CONC. SLAB SHALL BE A MIN. 4" THICK 3000 P.S.I w/6x6 #10/10 W.W.M. OR FIBER MESH, OVER .006 SEALED MEMBER, OVER COMPACTED TERMITE TREADED SOIL.

FOOTING LINE/KEY - - - - - - - F-...

SEE PLAN FOR FOOTING LINE/KEY LOCATION and REFER TO CONC. FOOTING SCHEDULE FOR FOOTING SIZE

CONC. PAD FOOTING LINE/KEY ▨ FP-...

SEE PLAN FOR PAD FOOTING LOCATION and REFER TO CONC. PAD FOOTING SCHEDULE FOR PAD FOOTING SIZE

SHADE ▨

INDICATES MASONRY WALL (8" Width nominal size) WITH #5 VERTICAL REBAR'S TIE IN CONCRETE FILLED CELL, CONTINUOUS FROM FOOTING TO BEAM, LOCATED AT ALL CORNERS, EACH SIDE OF OPENINGS, AT GIRDER TRUSSES LOCATION (Reaction over #5000) AND AS PER MASONRY FILL CELL SPACING TABLE.
OPENINGS GREATER THAN 8'-0" IN WIDE SHALL RECEIVE 2-#5's REBAR'S TYP. (See Framing Plan and Elevations for Wall Hgt.)

MASONRY FILL CELL SPACING TABLE (#5 REBAR'S)

WALL HEIGHT	0' To 9'-4"	Above 9'-4"	Above 11'-4"	Above 13'-4"
FILL CELL SPACING	48" O.C.	40" O.C.	32" O.C.	24" O.C.

**NOTE:
Wall's over 15'-4" in height, require two 16" (depth) c.i.p. beam or bond beam, (One on top of the wall and one at mid. hgt. of the wall) vertical rebar's spacing @ 48" o.c. See beam schedule for continuous bar's.

**Table valid for single story construction and max. common truss span of 60'-0" in 170 mph wind zone.

▣ **VR

INDICATE #5 VERTICAL REBAR TIE IN CONCRETE FILLED CELL CONT. FROM FTG. TO BEAM, (30" MIN. OVERLAP JOINTS)

NOTES...... **......

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

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

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

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

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

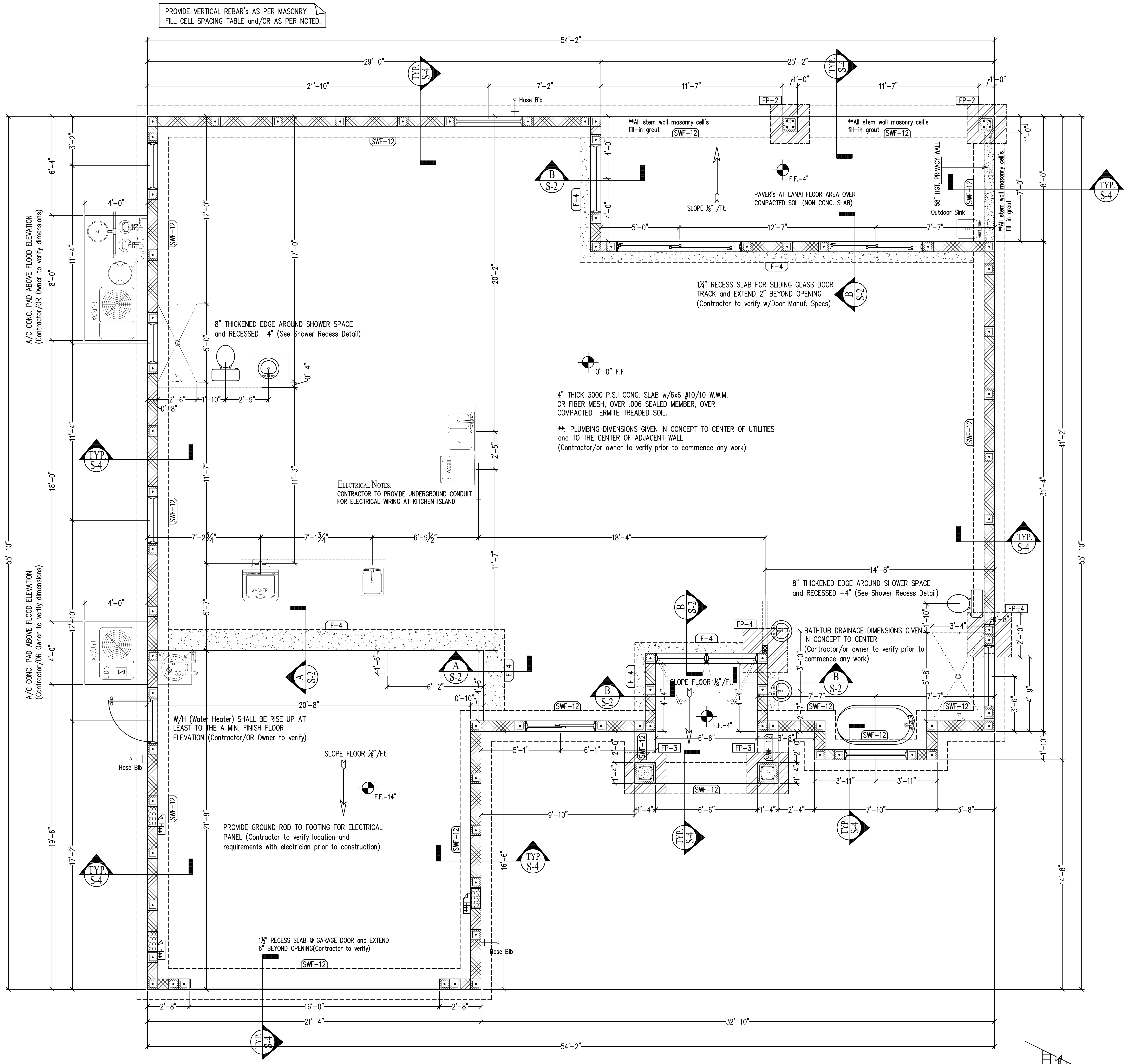
**F: ELECTRICAL NOTE:
a).-CONTRACTOR TO PROVIDE UNDERGROUND CONDUIT FOR ELECTRICAL WIRING AT KITCHEN ISLAND.

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

**H: FLOOD VENTS
Contractor and/or Owner to provide flood vents in accordance with the 2020 Florida building code residential, section R322.2.2
There shall be a minimum of two opening on different sides of each enclosed area.

**I: STRUCTURES UNDER FLOOD ZONE:
The Finish Floor, Mechanical Equipment and Attendant Utilities, Must be settlement at a min. of 12" Above the Base Flood Elevation.
(See Elevation Certificate for NAVD information)

PROVIDE VERTICAL REBAR's AS PER MASONRY FILL CELL SPACING TABLE and/OR AS PER NOTED.



FLOOD VENTS

contractor or owner to provide flood vents in accordance with the 2020 Florida building code residential edition, section R322.2.2

There shall be a minimum of two openings on different sides of each enclosed area; if a building has more than one enclosed area below the design flood elevation, each area shall have openings on exterior walls.

The total net area of all openings shall be at least 1 square inch (645 mm^2) for each square foot (0.093 m^2) of enclosed area, or the openings shall be designed and the construction documents shall include a statement by a registered design professional that the design of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.6.2.2 of ASCE 24

FLOOD VENTS REQUIRED

FLORIDA RESIDENTIAL BUILDING CODE 2020 SECTION R322.2.2
FLOOD VENT's PRODUCT APPROVAL: Flood vent's by Smart Vent Inc.
[PRODUCT APPROVAL: FI #5822.1]

463 Sq. Ft. GARAGE AREA (Below Base Flood Elev.)
SMART VENT FL. #5822.1 HYDROSTATIC RELIEF: 200 SQ. FT.

**463/200= 2.31 Sq. Ft. REQUIRED [3-VENT's PROVIDED]

**The bottom of each opening shall be 1 foot or less above the adjacent ground level.
**Openings shall be not less than 3 inches in any direction in the plane of the wall.

STEM WALL FOOTING SCHEDULE

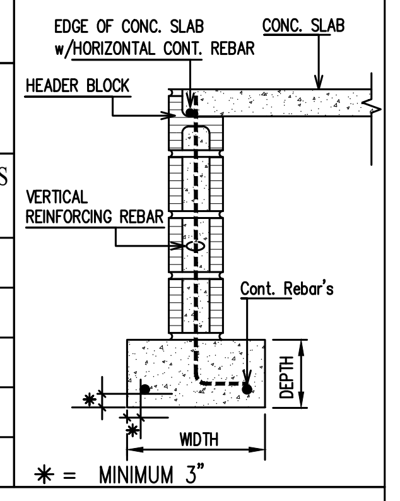
**Stem Wall Footing w/#5 Rebar Cont. at Header Block Typ.
**Vertical Rebar's Spacing as per Fill Cell Spacing Table/OR as per noted.
** Footing Continuous Rebar's as per key.

FOOTING KEY CONTINUOUS REBAR's

MARK	SIZE		CONTINUOUS REBAR's
	WIDTH	DEPTH	
SWF-11	20"	12"	2-#5 Rebar's
SWF-12	24"	12"	3-#5 Rebar's
SWF-13	30"	12"	3-#5 Rebar's
SWF-14	34"	12"	3-#5 Rebar's
SWF-15	36"	12"	4-#5 Rebar's

STEM WALL FOOTING KEY

Detail denotes Profile of Footing, See Footing Key Legend for job field application.
Block Rows of Stem Wall might be change based on elevation required to reach the Finish Floor Level. (See drainage/OR Site plan for Finish Floor Elev.)

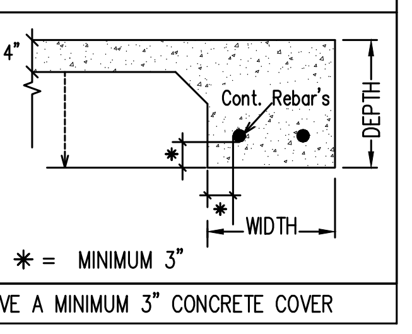


**Reinforce Steel conc. cover as per follows:
FOOTING: 3"(inches) Bottom and sides..... SLAB: 1"(inches)..... WALLS: 1½"(inches)

CONC. FOOTING SCHEDULE

MARK	SIZE		CONT. REBAR's
	WIDTH	DEPTH	
F-101	8"	8"	1-#5 Rebar's
F-2	12"	12"	2-#5 Rebar's
F-3	12"	18"	2-#5 Rebar's
F-4	16"	18"	2-#5 Rebar's
F-5	20"	16"	2-#5 Rebar's

MONOLITHIC FOOTING KEY



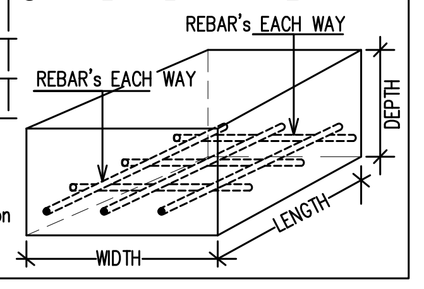
CONTINUOUS FOOTING REBAR's TO HAVE A MINIMUM 3" CONCRETE COVER

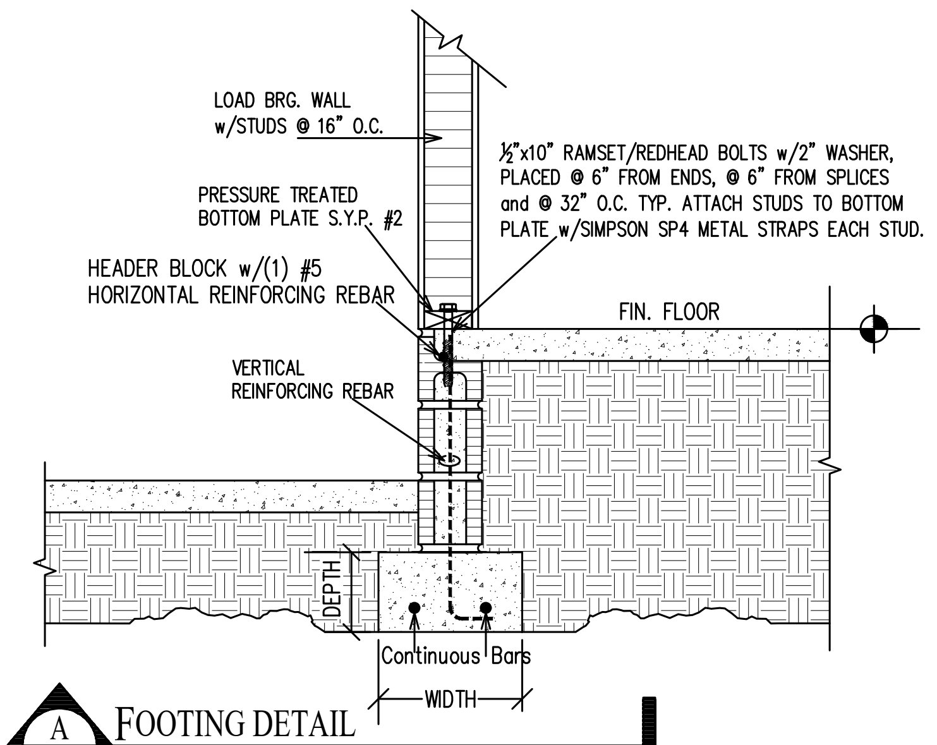
CONC. PAD FOOTING SCHEDULE

MARK	SIZE			REINFORCED REBAR's #5 REBARS @ 6" O.C. E.W.
	WIDTH	LENGTH	DEPTH	
FP-1	24"	24"	12"	
FP-2	30"	30"	12"	
FP-3	32"	32"	12"	
FP-4	36"	36"	12"	
FP-99				

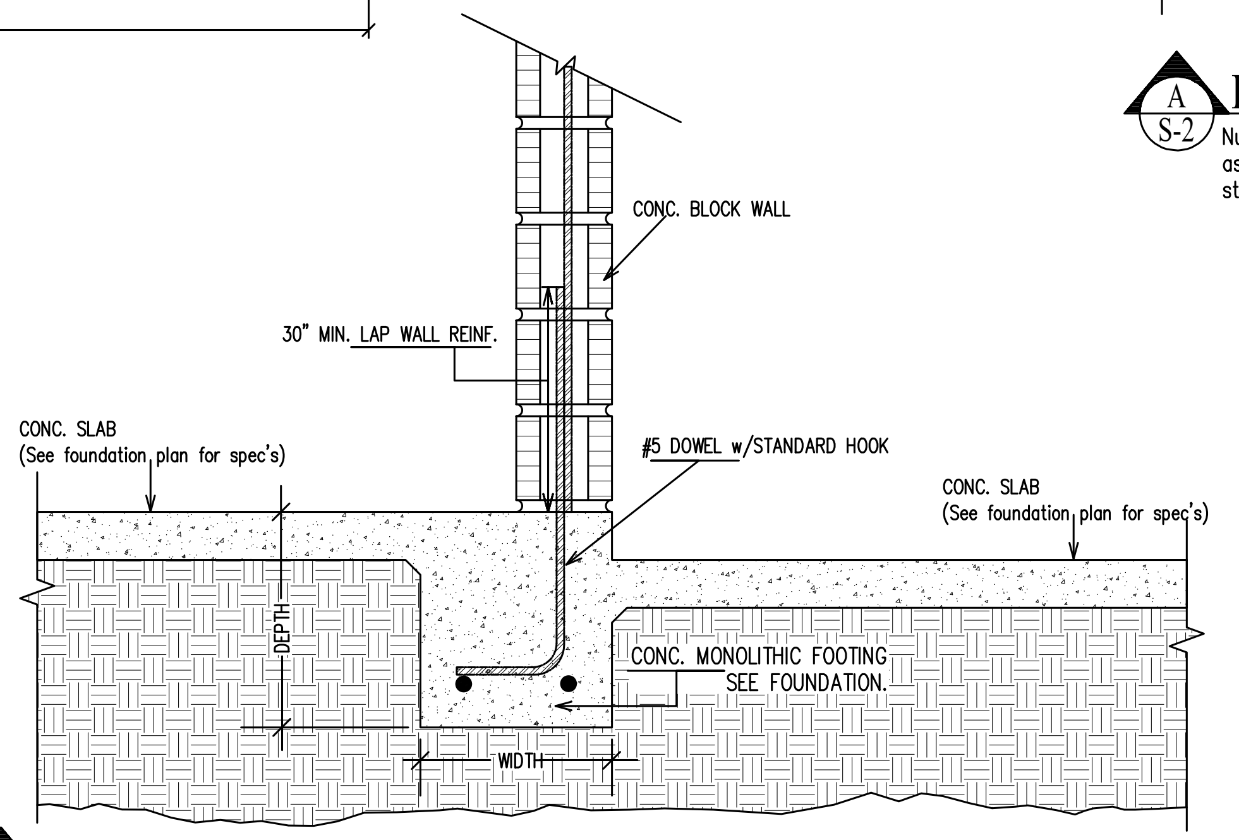
12" Depth
**Width/Length as per noted on Foundation Plan (#5 Rebar's @ 6" O.C. E.W.)

CONC. PAD FOOTING DETAIL





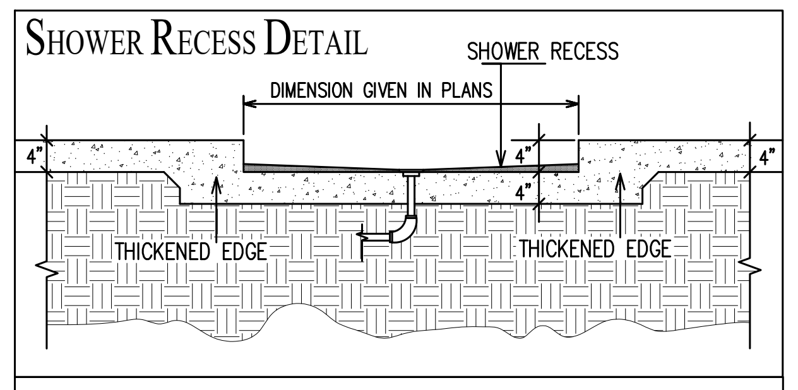
A S-2 **FOOTING DETAIL** SCALE : ¼" = 1'
Number of courses as per field conditions, detail reflecting structural Stem wall footing Requirements.



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

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

SHOWER RECESS DETAIL



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

PROJECT DESCRIPTION :
PROPOSED NEW CONSTRUCTION
(Residential Category)

CONTRACTOR :
P C Contracting Inc.
CGC 1508678
117 NE 19th Ave.
Cape Coral FL. 33909
Phone: 239-225 5001

Structural/ Plumbing/Electrical/ Mechanical Engineering
MICHAEL D. STEWART, PE
FLA REG. #72459
5330 SW 11th CT
Cape Coral, FL
Tele: (239)-292-7670
Email: M.DiegoStewart@Gmail.com

THIS PLAN HAS BEEN REVIEWED,
ENGINEERED AND SUPERVISED BY:
MICHAEL D. STEWART, P.E.,
FL REG. #72459
5330 SW 11th CT, CAPE CORAL, FL.

PROJECT No. :	21-216
DRAWN BY :	WHERE TO GO DESIGNS
DATE :	8-10-2021

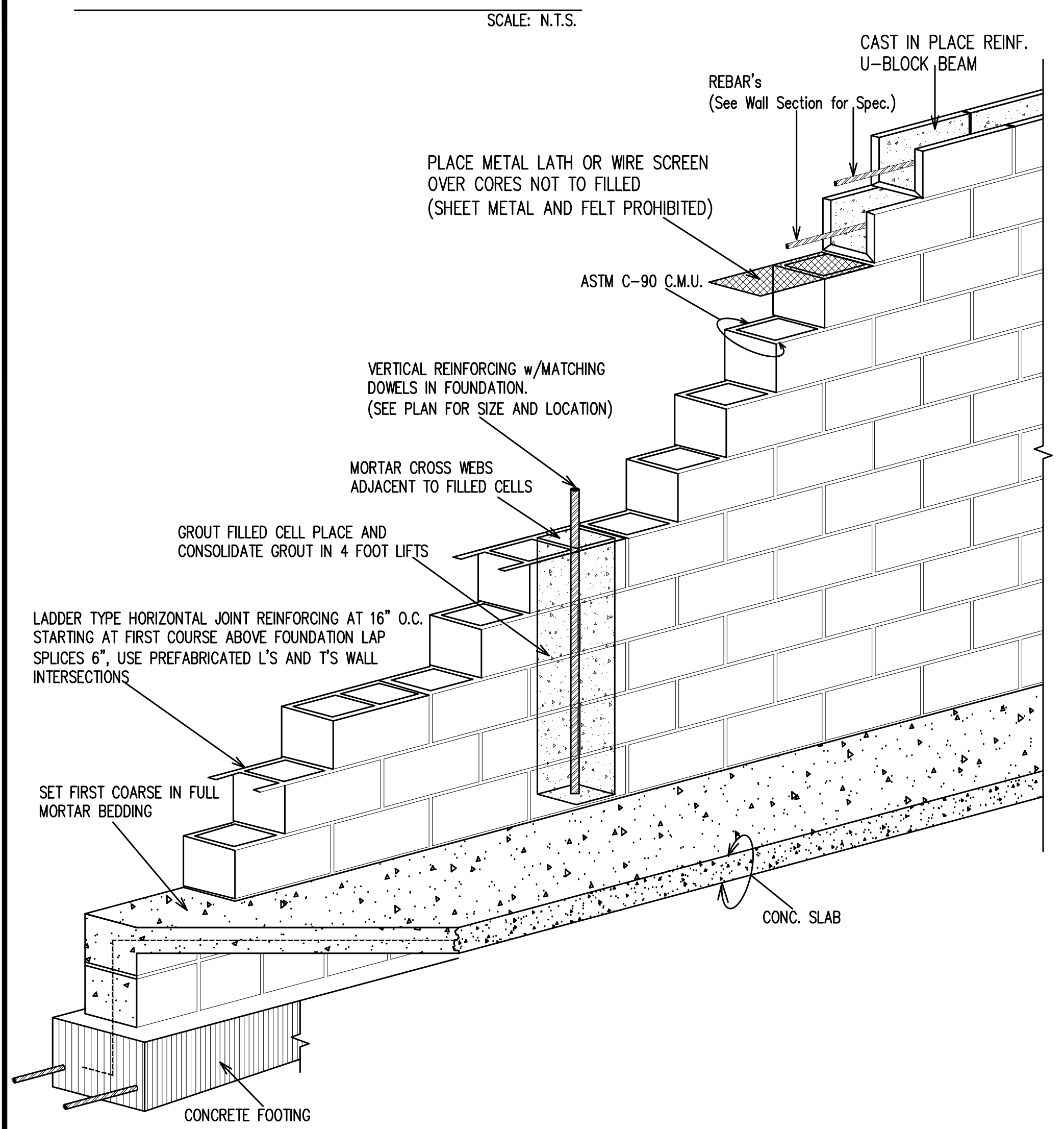
WHERE TO GO
DESIGNS INC....
PHONE: (239) 980-4554

PROJECT SITE LOCATION:
4617 NW 33RD TER.
CAPE CORAL FL. 33993

SHEET :
S - 2

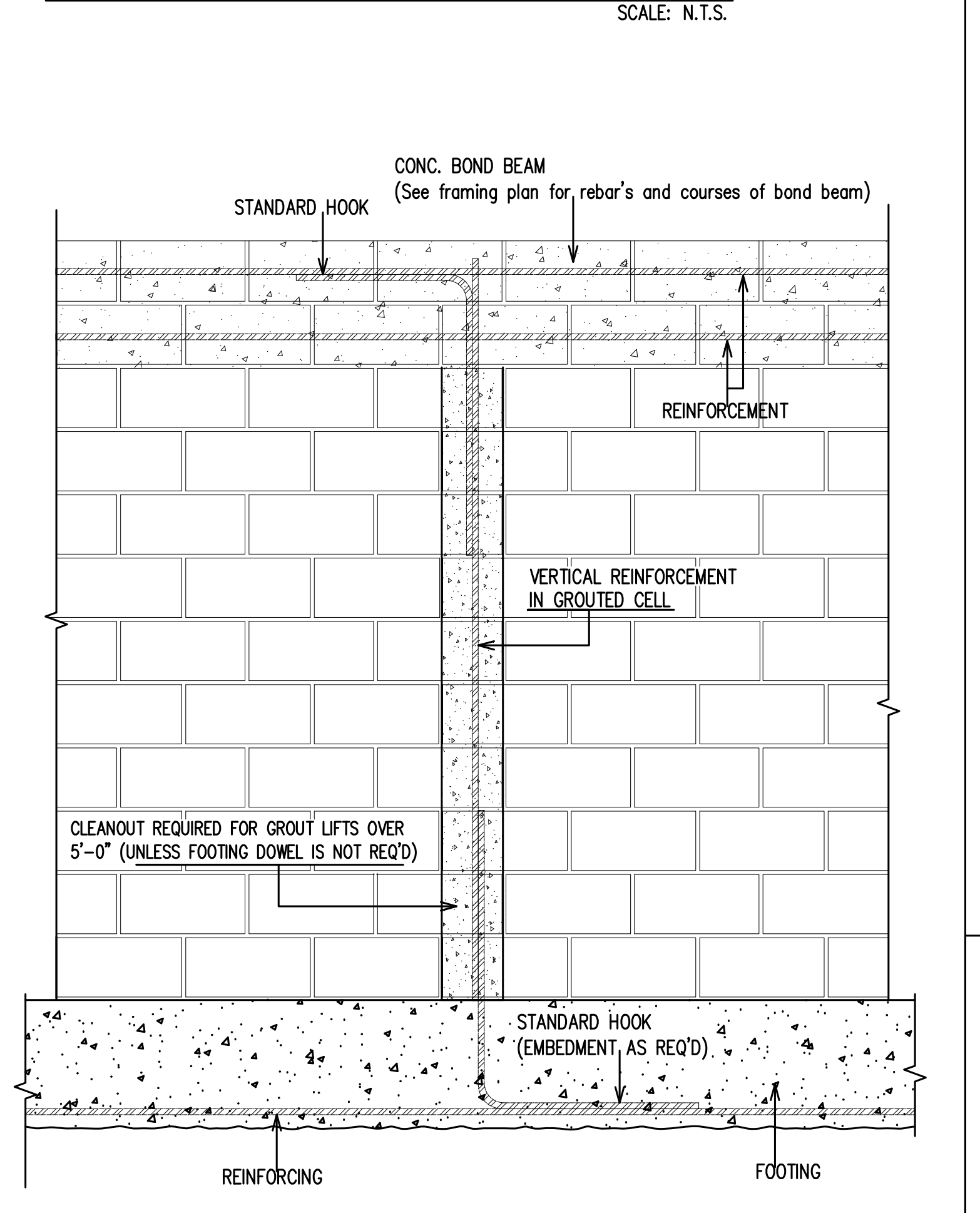
TYP. MASONRY WALL CONSTRUCTION

SCALE: N.T.S.



CONTINUITY OF VERTICAL REINFORCEMENT

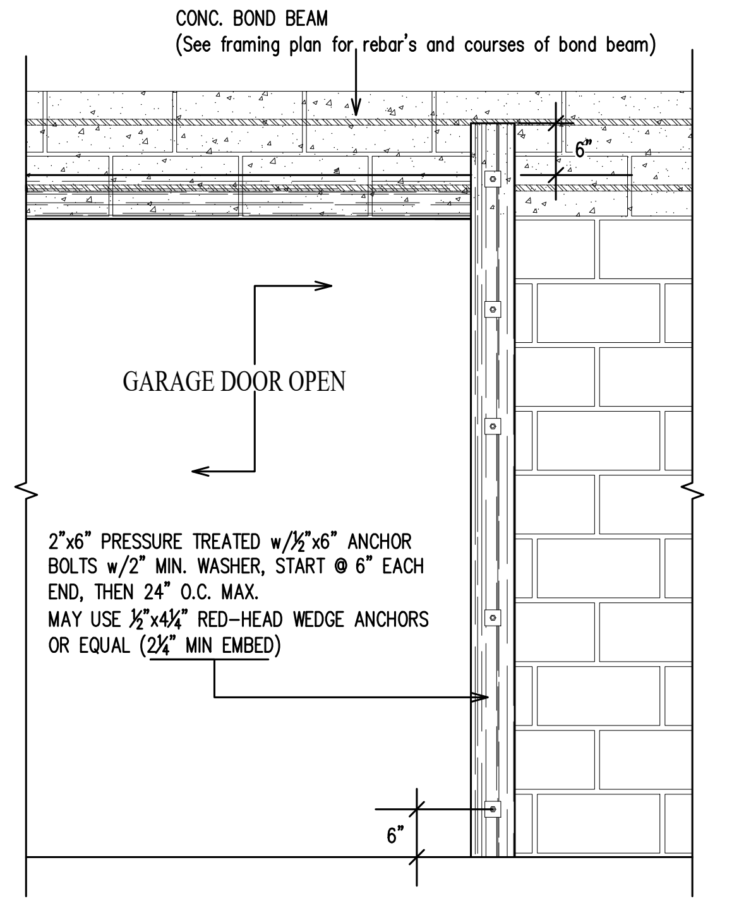
SCALE: N.T.S.



NOTE :
THE CONTRACTOR IS CAUTIONED THAT THE PRECISION SETTING OF WET SET ANCHORS IN THE TIE BEAM IS REQUIRED CONSULT THE TRUSS PLACEMENT PLANS, THE ARCHITECTURAL PLANS DETAILS FOR SPECIFIC REQUIREMENTS.

GARAGE DOOR BUCK DETAIL

DOOR INSTALLATION PER MANUFACTURER SPECIFICATIONS



DOOR BUCK DETAIL

DOOR INSTALLATION PER MANUFACTURER SPECIFICATIONS

SIDE HINGE DOORS:
2"x 8",6" OR 4" P.T. SET IN A FULL BED OF ADHESIVE CAULK ATTACH TO MASONRY w/3/16"x3¼"TAPCONS (OR EQUAL)

TOP: 2"x4"(6",8") P.T. SET IN A FULL BED OF ADHESIVE CAULK, ATTACH TO MASONRY w/2-ROWS OF 3/16"x3¼" TAPCONS (OR EQUAL) STAGGERED, START AT 6" AT THE END AND THEN 12" O.C. MAX.

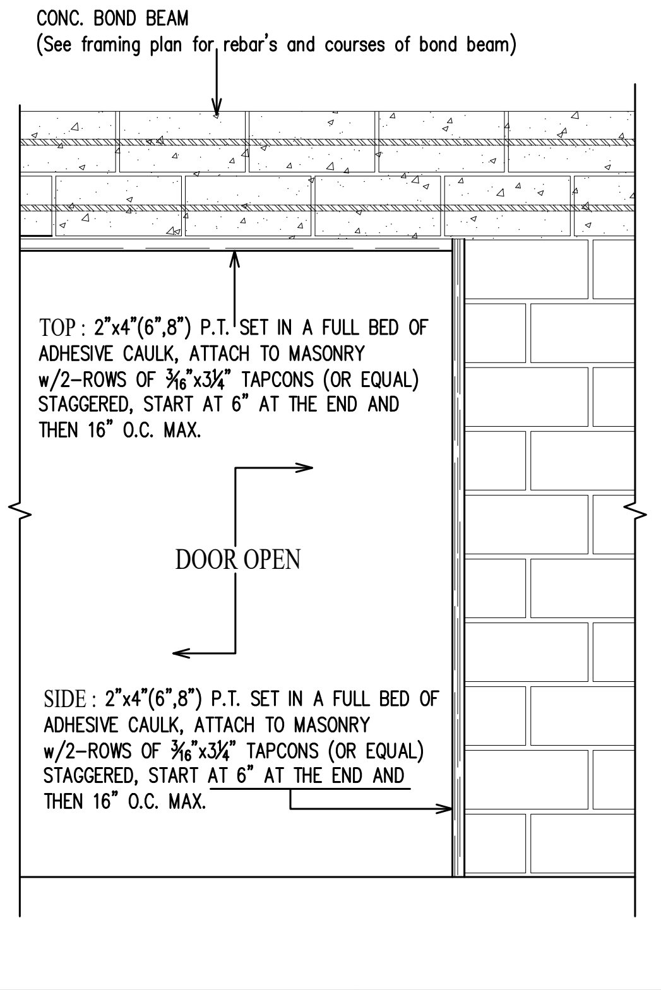
SIDES: 2"x4"(6",8") P.T. SET IN A FULL BED OF ADHESIVE CAULK, ATTACH TO MASONRY w/2-ROWS OF 3/16"x3¼" TAPCONS (OR EQUAL) STAGGERED, START AT 6" AT THE END AND THEN 12" O.C. MAX.

SLIDING GLASS DOORS:
1"x 8",6" OR 4" P.T. SET IN A FULL BED OF ADHESIVE CAULK ATTACHED TO MASONRY w/2-ROWS OF 1-3/8" x 0.097"-0.131" SHANK DIA. PNEUMATIC DRIVEN NAILS AT 8" O.C. STAGGERED. THEN ATTACH DOOR FRAME THRU 1"x BUCK DIRECTLY TO MASONRY WITH TAPCONS PER MANUFACTURE'S SPECIFICATIONS

NOTES:
1) ADHESIVE CAULK TO BE: "MD" DOOR & WINDOW SILICONIZED ACRYLIC CAULK (OR EQUAL) MEETING ASTM SPEC C-834

2) SIDE HINGE DOORS MAY UTILIZE 1"x P.T. BUCKS WITH THE DOOR FRAME INSTALLED THRU THE BUCKS TO THE MASONRY/TIE BEAM WITH TAPCONS. SEE THE MANUFACTURERS DETAILS FOR TAPCON SIZE AND SPACING. 1"x BUCK SIZE AND REQUIRED INSWING AND OUTSWING DOOR FRAME SIZES.

3) THE DOOR MANUFACTURERS INSTALLATION DETAILS FOR THE DESIGNED PRESSURES SHALL TAKE PRECEDENCE OVER THE ABOVE DETAILS.



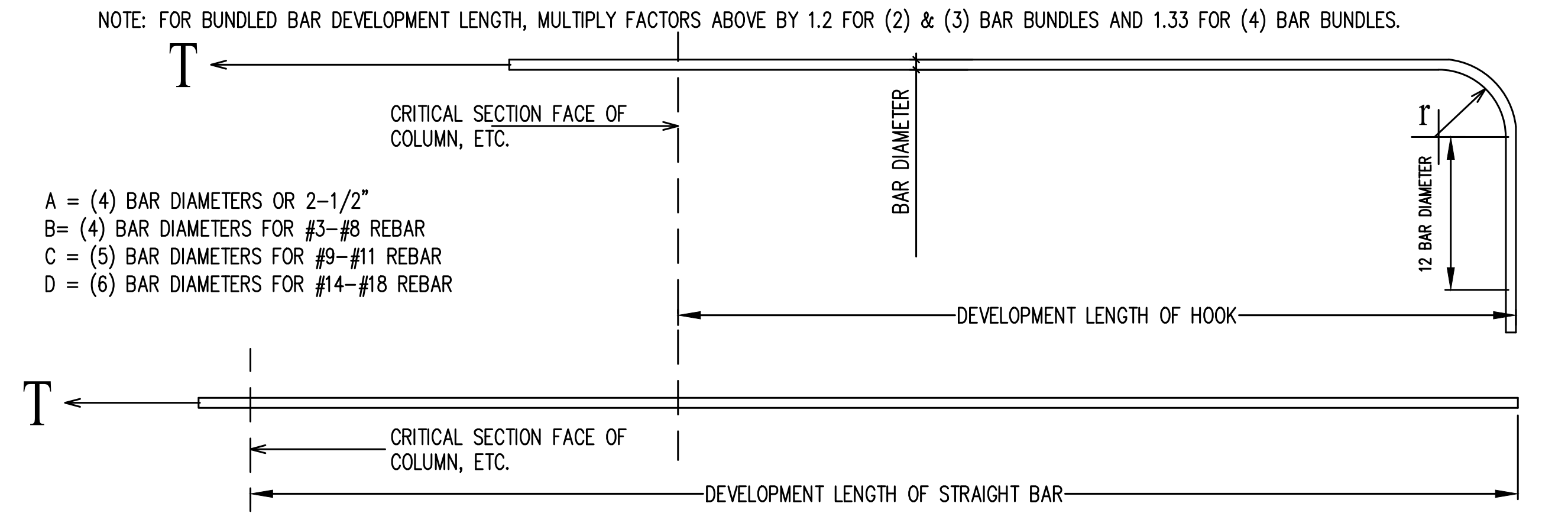
CAST-IN-PLACE CONCRETE REINFORCING BAR LAP SPLICE SCHEDULE

BAR SIZE Fy=60 ksi	TENSION BARS 3000 PSI	TENSION BARS 4000 PSI	TENSION BARS 5000 PSI	COMPRESSION BARS ALL STRENGTHS
#4	29"	25"	22"	15"
#5	36"	31"	28"	19"
#6	43"	37"	33"	23"
#7	63"	54"	49"	27"
#8	72"	62"	55"	30"
#9	81"	70"	63"	34"
#10	91"	79"	70"	39"
#11	101"	87"	78"	43"

REBAR DEVELOPMENT NON-EPOXY COATED TOP & BOTTOM BARS

BAR SIZE Fy=60 ksi	TENSION BARS 3000 PSI	TENSION BARS 4000 PSI	TENSION BARS 5000 PSI	COMPRESSION BARS ALL STRENGTHS
#4	23"	20"	18"	9"
#5	29"	25"	22"	11"
#6	35"	30"	27"	13"
#7	63"	54"	49"	15"
#8	72"	62"	55"	17"
#9	81"	71"	63"	19"
#10	89"	79"	70"	21"
#11	98"	85"	76"	23"

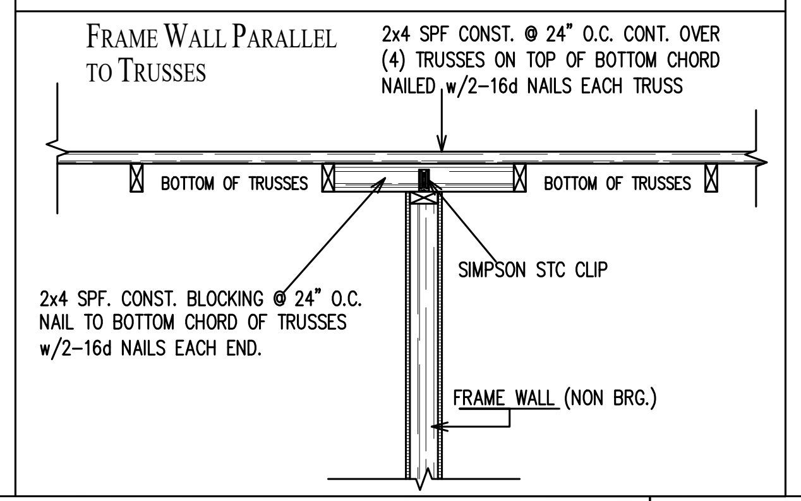
NOTE: FOR BUNDLED BAR DEVELOPMENT LENGTH, MULTIPLY FACTORS ABOVE BY 1.2 FOR (2) & (3) BAR BUNDLES AND 1.33 FOR (4) BAR BUNDLES.



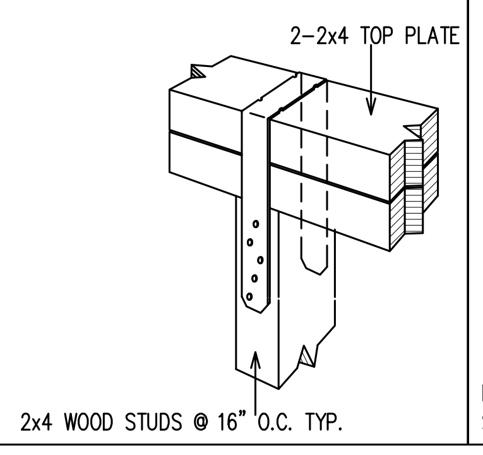
A = (4) BAR DIAMETERS OR 2-1/2"
B= (4) BAR DIAMETERS FOR #3-#8 REBAR
C = (5) BAR DIAMETERS FOR #9-#11 REBAR
D = (6) BAR DIAMETERS FOR #14-#18 REBAR

TYPICAL CONTINUOUS BEAM DIAGRAM

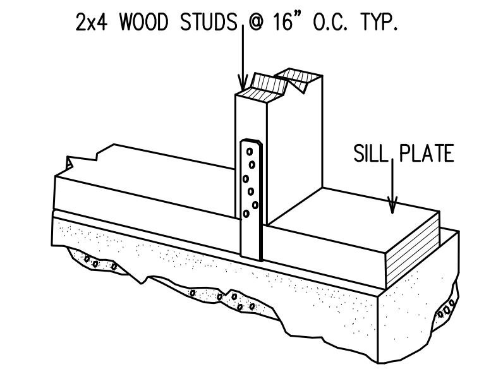
FRAME WALL PARALLEL TO TRUSSES



SIMPSON SP4 INSTALLATION



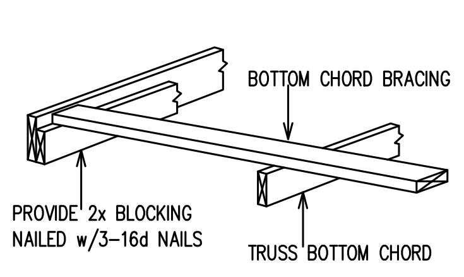
SIMPSON SPH4 INSTALLATION



NOTE: Use SP6 for 2x6 wall studs, nailed as per Simpson spec's.

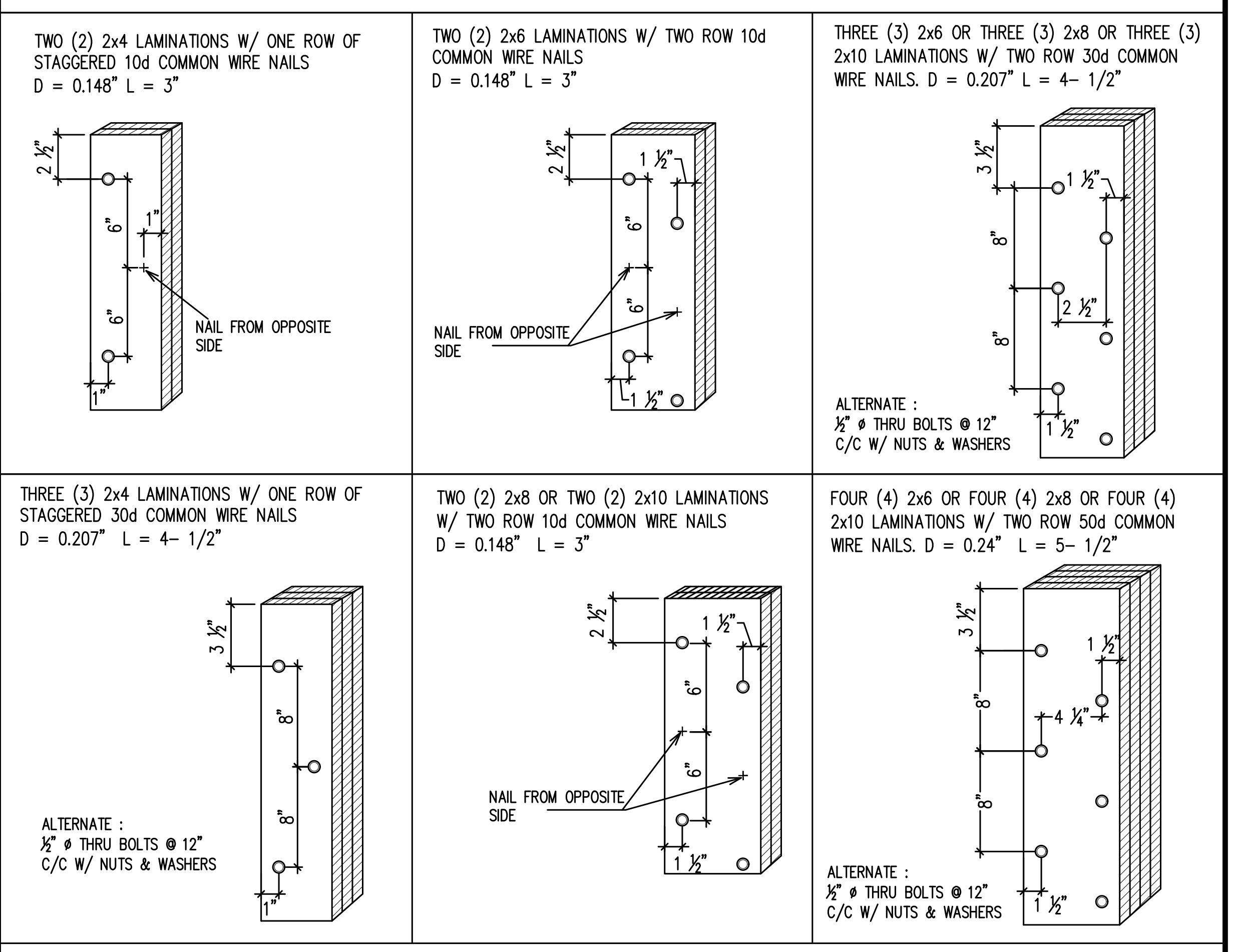
BOTTOM CHORD BRACING DETAIL

NOTE: DETAIL FOR VARIABLE BOTTOM CHORD SIZE



NOTE:
BOTTOM CHORD BRACE RAN CONTINUOUS OVER DROP GABLE TRUSS BOTTOM CHORD

BUILD-UP COLUMN DETAILS:



TWO (2) 2x4 LAMINATIONS W/ ONE ROW OF STAGGERED 10d COMMON WIRE NAILS D = 0.148" L = 3"

TWO (2) 2x6 LAMINATIONS W/ TWO ROW 10d COMMON WIRE NAILS D = 0.148" L = 3"

THREE (3) 2x6 OR THREE (3) 2x8 OR THREE (3) 2x10 LAMINATIONS W/ TWO ROW 30d COMMON WIRE NAILS. D = 0.207" L = 4- 1/2"
ALTERNATE :
½" ø THRU BOLTS @ 12" C/C W/ NUTS & WASHERS

THREE (3) 2x4 LAMINATIONS W/ ONE ROW OF STAGGERED 30d COMMON WIRE NAILS D = 0.207" L = 4- 1/2"
ALTERNATE :
½" ø THRU BOLTS @ 12" C/C W/ NUTS & WASHERS

TWO (2) 2x8 OR TWO (2) 2x10 LAMINATIONS W/ TWO ROW 10d COMMON WIRE NAILS D = 0.148" L = 3"

FOUR (4) 2x6 OR FOUR (4) 2x8 OR FOUR (4) 2x10 LAMINATIONS W/ TWO ROW 50d COMMON WIRE NAILS. D = 0.24" L = 5- 1/2"
ALTERNATE :
½" ø THRU BOLTS @ 12" C/C W/ NUTS & WASHERS

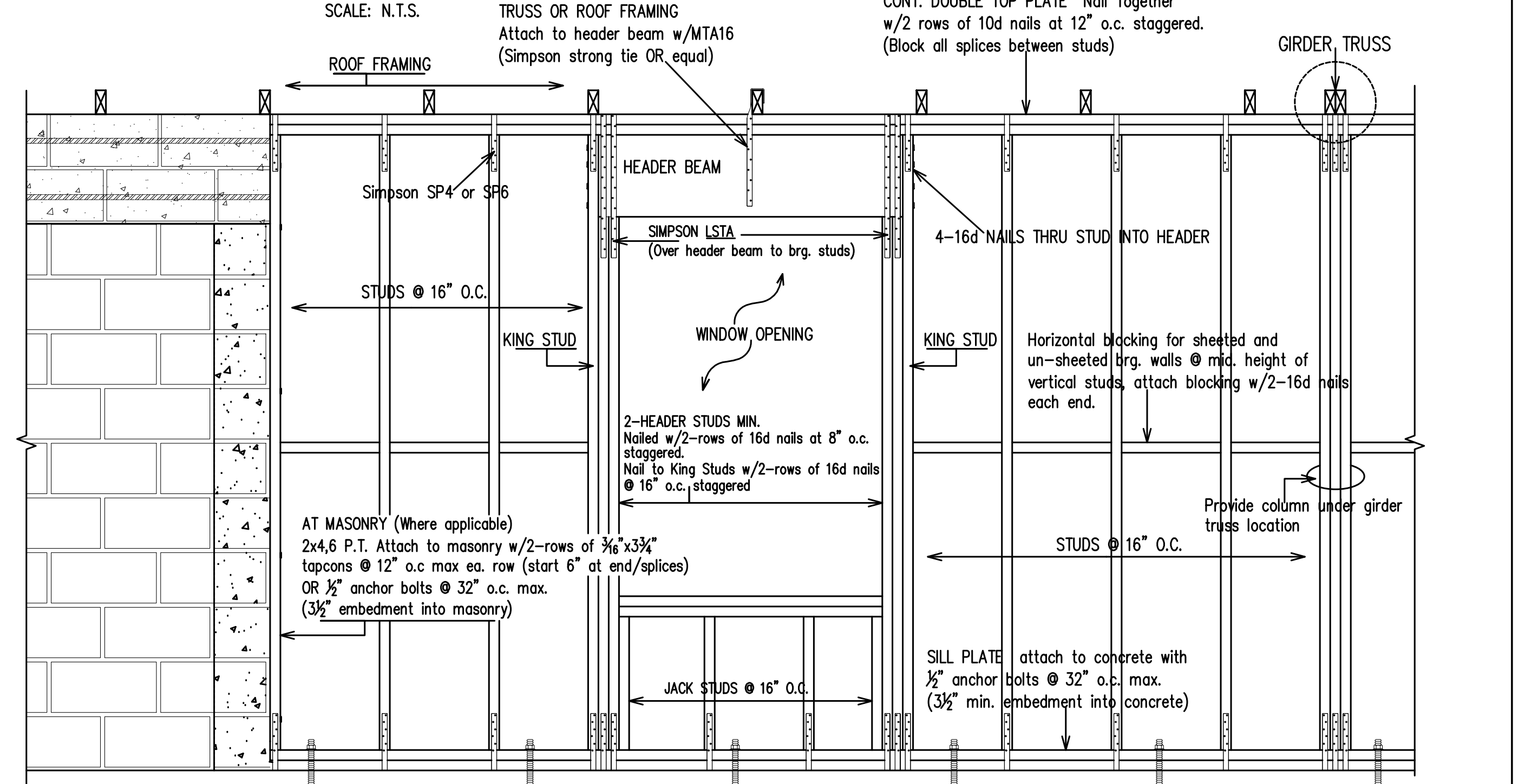
BUILD-UP COLUMN NOTES:

1. ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.
2. ALL NAILS TO PENETRATE AT LEAST 3/4 OF THICKNESS OF LAST PENETRATION.
3. 15D <= END DIST <= 18D
4. 20D <= SPACE BET. ADJ. NAILS IN A ROW <= 6tmin.
5. 10D <= SPACE BET. ROWS OF NAILS <= 20d
6. 5D <= EDGE DIST <= 20D
7. 2 OR MORE LONGITUDINAL ROWS OF NAILS ARE PROVIDED WHEN d > 3tmin.
8. D = NAIL DIAMETER
   d = DEPTH (FACE WIDTH) OF INDIVIDUAL. LAMINATIONS
   t min. = THICKNESS OF THINNEST LAMINATION
9. WHEN ONE ROW OF NAILS ARE REQUIRED, ADJACENT NAILS SHALL BE STAGGERED
10. WHEN ONE ROW OF NAILS ARE REQUIRED, ADJACENT NAILS SHALL BE STAGGERED
11. WHEN THREE OR MORE LONGITUDINAL ROWS OF NAILS ARE USED, NAILS IN ADJACENT ROWS SHALL BE STAGGERED
12. WHEN BORED HOLES ARE DESIRED TO PREVENT SLITTING OF WOOD, THE DIAMETER OF THE BORED
13. HOLE SHALL NOT EXCEED 75% OF NAIL DIAMETER FOR SOUTHERN PINE.

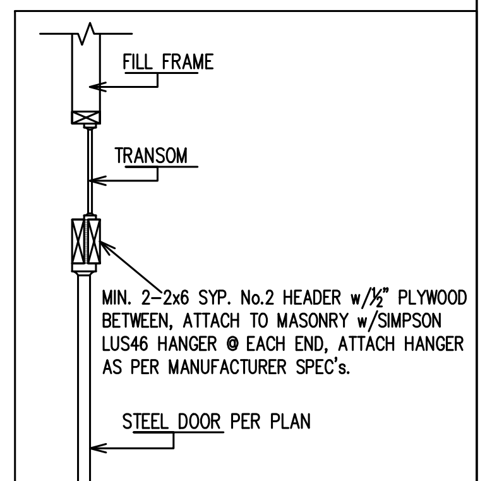
THESE DETAILS REPRODUCED FROM NDS SPECIFICATIONS 2005 EDITION

FRAME BRG. WALL DETAIL

SCALE: N.T.S.



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



HEADER BEAM SCHEDULE (BEARING)

SPAN	HEADER BEAM DESCRIPTION	HEADER STUDS
0 TO 8'-0"	(multi-ply = wall thickness) 2x10's W/ ½" PLYWOOD SPACERS AS REQUIRED	2
Above 8'-0"	(multi-ply = wall thickness) 2x12's W/ ½" PLYWOOD SPACERS AS REQUIRED	3
Above 12'-0"	(multi-ply = wall thickness) 1¾" x 11⅞" GEORGIA PACIFIC 2.0e LVL	3

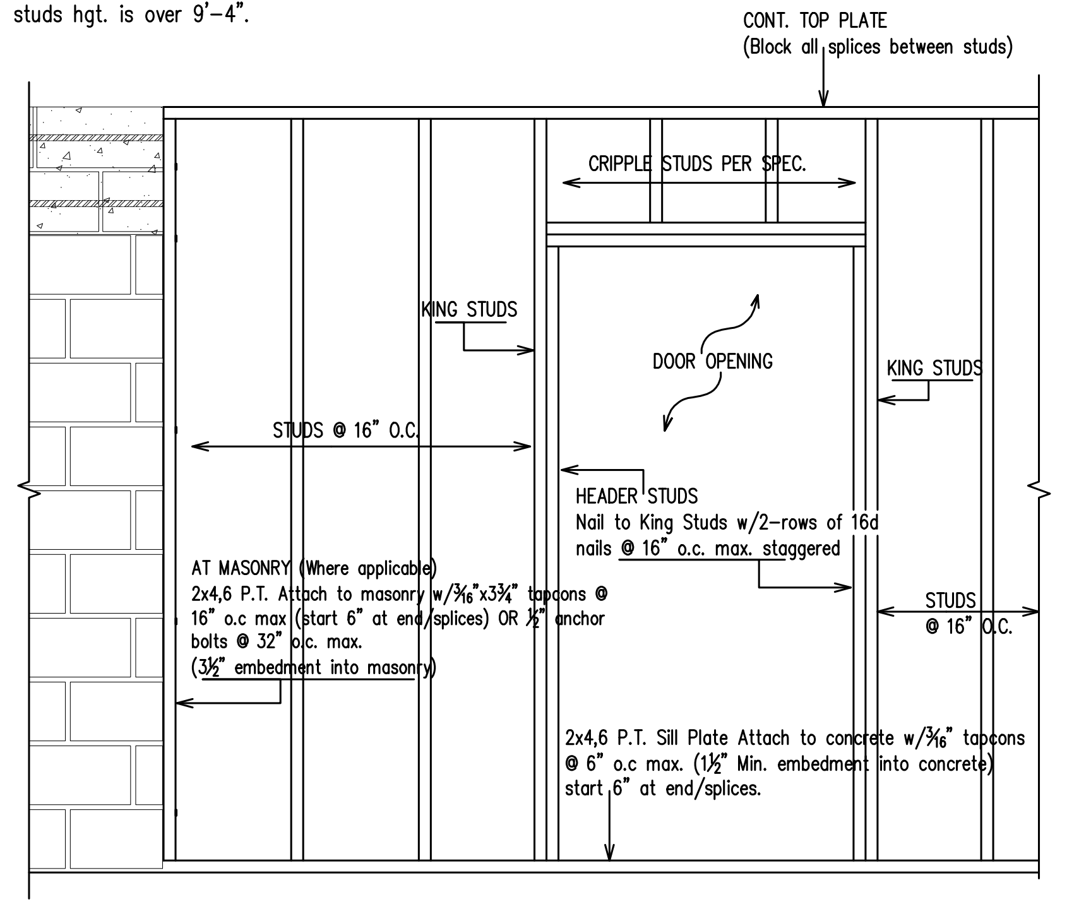
HEADER SPAN CALCULATIONS BASED ON 15'-0" SPAN CARRYING WITH #50 PLF ROOF LOADS

NOTES:
1.-EACH JACK STUD SHALL RECEIVE (1) MSTA24 MINIMUM, HEADER TO JACK.
2.-ALL JACK STUDS SHALL BE 2x UNLESS NOTED OTHERWISE
3.-HEADERS MAY BE PACKED OUT TO PROVIDE FLUSH FINISH WITH WALLS AS REQUIRED.
4.-NAIL MULTIPLE PLY'S TOGETHER PER NDS SCHEDULE PROVIDED.
5.-FOR SPANS UNDER 3'-6" PROVIDE (1) SIMPSON SP 6 PER JACK AT BASE.
6.-FOR ALL OTHER SPANS PROVIDE (1) HD5B EACH END.
7.-NONE OF THE ABOVE APPLIES FOR GIRDER LOADS LANDING ON HEADERS. FOR LOCATIONS WITH GIRDER LOADS USE MULTIPLY LVL's

FRAME WALL (non-brg.) DETAIL

SCALE: N.T.S.

Studs shall be S.Y.P. No.2 @ 16" o.c. max. attach studs to top and sill plate w/2-10d nails for 2x4 framing and 3-10d nails for 2x6, provide intermediate horizontal blocking at mid. hgt. of studs when studs hgt. is over 9'-4".



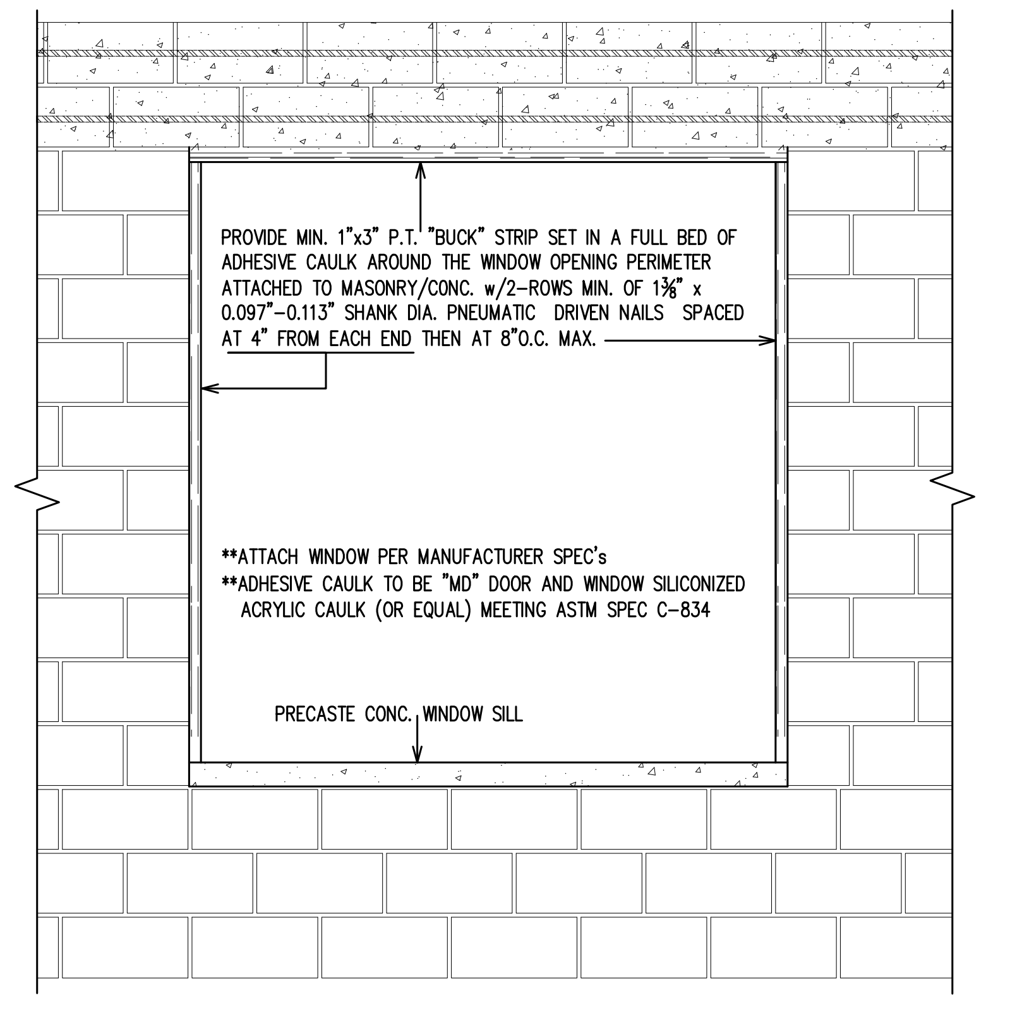
HEADER SCHEDULE

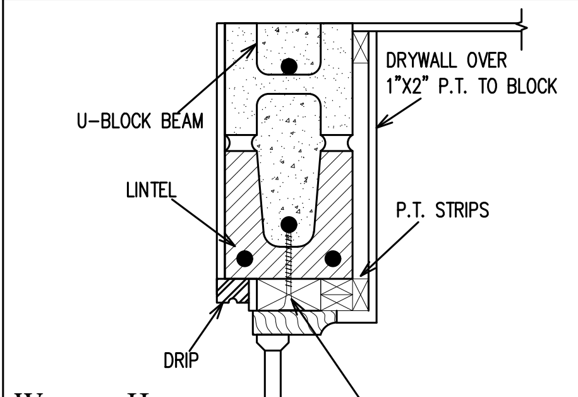
OPENING	SIZE	0' TO 12' -0" WALL HEIGHT KING STUDS	0' TO 12' -0" WALL HEIGHT HEADER STUDS
0'-0" TO 6'-0"	2-2x6 SYP No.2 (w/½" plywood between)	1-EACH SIDE	1-EACH SIDE
6'-0" TO 8'-0"	2-2x10 SYP No.2 (w/½" plywood between)	1-EACH SIDE	1-EACH SIDE
8'-0" TO 12'-0"	2-2x12 SYP No.2 (w/½" plywood between)	2-EACH SIDE	1-EACH SIDE

NOTE:
ALL HEADERS SHALL BE SYP No.2 MIN. w/ ½" PLYWOOD FILLER BETWEEN MEMBERS, NAILED w/2-ROWS OF 16d NAILS @ 16" O.C. STAGGERED.

MASONRY WINDOW ATTACHMENT

SCALE: N.T.S.

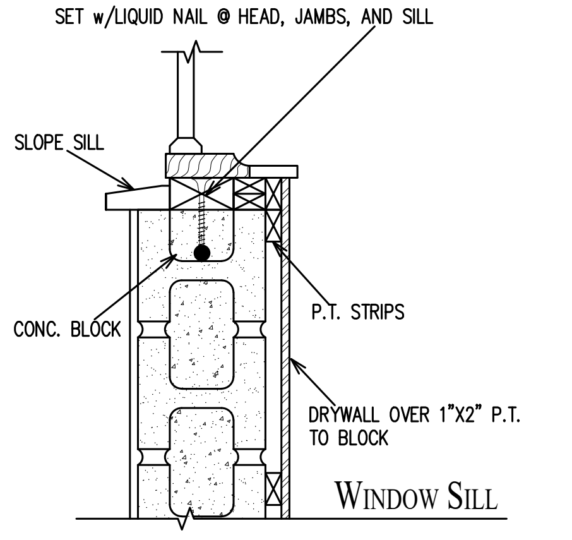




WINDOW HEAD

3/16"x3¾" CONCRETE SCREWS (1½" min. into masonry) @ 12" O.C. STAGGERED AND COUNTERSUNK INTO P.T. WOOD BUCK SET w/LIQUID NAIL @ HEAD, JAMBS, AND SILL

3/16"x3¾" CONCRETE SCREWS (1½" min. into masonry) @ 12" O.C. STAGGERED AND COUNTERSUNK INTO P.T. WOOD BUCK SET w/LIQUID NAIL @ HEAD, JAMBS, AND SILL



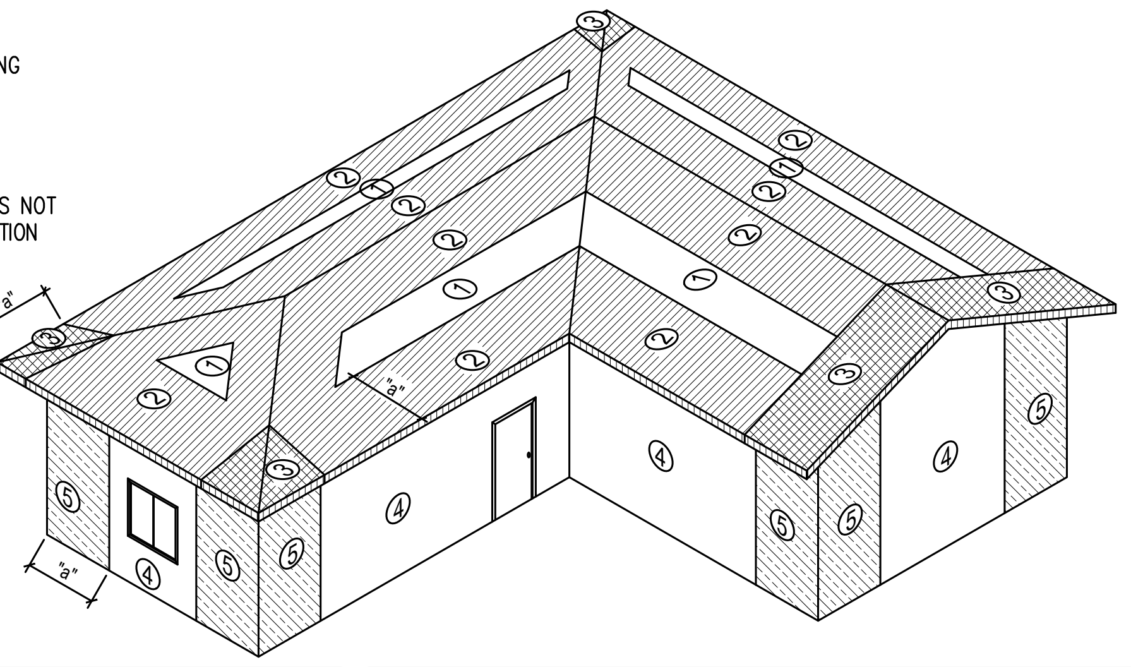
WINDOW SILL

NOTES:

1. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.
2. EDGE DISTANCE "a" = 5'-0".

NOTE:
MODEL IS FOR ILLUSTRATION PURPOSES ONLY AND IS NOT MEANT TO SIMULATE THE ACTUAL PROJECT IN QUESTION

① ☐ GENERAL UPLIFT ZONE
② ▨ END UPLIFT ZONE
③ ▩ CORNER UPLIFT ZONE
④ ☐ TYPICAL WALL
⑤ ▨ WALL AT CORNER



ULTIMATE DESIGN WIND PRESSURE (PSF)

	ZONE		TRIBUTARY AREA - 160mph Exp. B MRH < 30' (ROOF > 7 TO 27 DEGREES) 10 FT^2	20 FT^2	50 FT^2	100 FT^2	500 FT^2
ROOF	INTERIOR	①	+26.5/-42.1	+24.2/-41.0	+21.1/-39.4	+18.7/-38.2	+18.7/-38.2
	EDGE	②	+26.5/-73.4	+24.2/-67.5	+21.1/-59.7	+18.7/-53.9	+18.7/-53.9
	OVERHANG		-85.9	-85.9	-85.9	-85.9	-85.9
	CORNER	③	+26.5/-108.5	+24.2/-101.4	+21.1/-92.1	+18.7/-85.1	+18.7/-85.1
	OVERHANG		-144.4	-130.3	-111.7	-97.6	-97.6
WALL	INTERIOR	④	+46.1/-50.0	+44.0/-47.9	+41.2/-45.1	+39.2/-43.1	+34.3/-38.2
	CORNER	⑤	+46.1/-61.7	+44.0/-57.5	+41.2/-52.0	+39.2/-47.9	+34.3/-38.2

NOMINAL DESIGN WIND PRESSURE (PSF)

	ZONE		TRIBUTARY AREA - 123mph Exp. B MRH < 30' (ROOF > 7 TO 27 DEGREES) 10 FT^2	20 FT^2	50 FT^2	100 FT^2	500 FT^2
ROOF	INTERIOR	①	+15.9/-25.3	+14.5/-24.6	+12.7/-23.6	+11.2/-22.9	+11.2/-22.9
	EDGE	②	+15.9/-44.0	+14.5/-40.5	+12.7/-35.8	+11.2/-32.3	+11.2/-32.3
	OVERHANG		-51.5	-51.5	-51.5	-51.5	-51.5
	CORNER	③	+15.9/-65.1	+14.5/-60.8	+12.7/-55.3	+11.2/-51.1	+11.2/-51.1
	OVERHANG		-86.6	-78.2	-67.0	-58.6	-58.6
WALL	INTERIOR	④	+27.7/-30.0	+26.4/-28.7	+24.7/-27.1	+23.5/-25.9	+20.6/-22.9
	CORNER	⑤	+27.7/-37.0	+26.4/-34.5	+24.7/-31.2	+23.5/-28.8	+20.6/-22.9

ROOF SHEATHING CONNECTORS

Roof sheathing nailing to comply with R803.2.3.1 Florida Building Code.

MINIMUM CONNECTIONS PER PLYWOOD SHEET

EDGE OF EACH SHEET:......8d RING-SHANK NAILS @ 4" O.C.
FIELD OF EACH SHEET:......8d RING-SHANK NAILS @ 6" O.C.

MINIMUM CONNECTIONS PER UPLIFT ZONE

① GENERAL UPLIFT ZONES: . . . 8d RING-SHANK NAILS @ 4" O.C. EDGE
8d RING-SHANK NAILS @ 6" O.C. FIELD

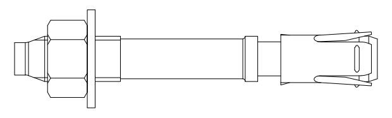
② END ZONES :. . . . . 8d RING-SHANK NAILS @ 4" O.C. EDGE
8d RING-SHANK NAILS @ 4" O.C. FIELD

② OVERHANG ZONES: . . . . 8d RING-SHANK NAILS @ 4" O.C. EDGE
8d RING-SHANK NAILS @ 4" O.C. FIELD

② LANAI ZONES: . . . . 8d RING-SHANK NAILS @ 4" O.C. EDGE
8d RING-SHANK NAILS @ 4" O.C. FIELD

③ CORNER OVERHANG ZONES: . 8d RING-SHANK NAILS @ 3" O.C. EDGE
8d RING-SHANK NAILS @ 3" O.C. FILED

SEE STRUCTURAL NOTES PLYWOOD GRADES REQUIRED



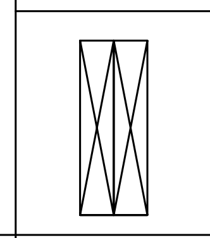
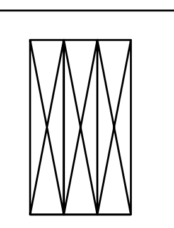
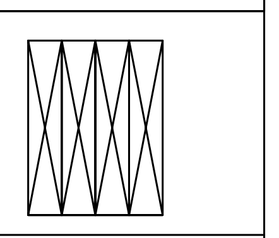
SIMPSON STRONG-TIE WEDGE-ALL SPECIFICATION

ANCHOR DIAMETER (IN)	MIN. EMBEDMENT (IN)	CRITICAL EDGE DISTANCE (IN)	CRITICAL SPACING (IN)	ALLOWABLE TENSION (LBS)	ALLOWABLE SHEAR (LBS)	INSTALL TORQUE (FT-LBS)
1/4	1-1/8	2-1/2	2-1/2	205	230	8
	2-1/4	2-1/2	3-1/8	530	230	
3/8	1-3/4	3-3/4	2-3/8	555	570	30
	2-5/8	3-3/4	3-5/8	1,100	1,055	
	3-3/8	3-3/4	4-3/4	1,140	1,055	
1/2	2-1/4	5	3-1/8	1,070	1,485	60
	3-3/8	5	4-3/4	1,985	1,850	
	4-1/2	5	6-1/4	2,350	1,850	
5/8	2-3/4	6-1/4	3-7/8	1,640	1,900	90
	4-1/2	6-1/4	6-1/4	2,990	2,740	
	5-1/2	6-1/4	7-3/4	2,990	2,740	
3/4	3-3/8	7-1/2	4-3/4	2,090	2,840	150
	5	7-1/2	7	3,225	4,610	
	6-3/4	7-1/2	9-1/2	3,380	4,610	
1	4-1/2	10	6-1/4	3,885	5,730	300
	9	10	12-5/8	6,335	6,345	

NOTES:

1.-Allowable loads listed are based on a safety factor of 4.
2.-Allowable loads are based on f'c = 3000 psi.
3.-Minimum concrete thickness is 1.5 times embedment depth.
4.-Refer to Simpson Strong-Tie Wedge-All specification for further information.
5.-All fasteners are to be Carbon Steel.
6.-Provide Zinc Plated fasteners for interior applications.
7.-Provide Hot-Dipped Galvanized for exterior applications.
8.-Florida Product Approval # FL11506.8 for all Simpson Strong-Tie Wedge-All Products listed above.

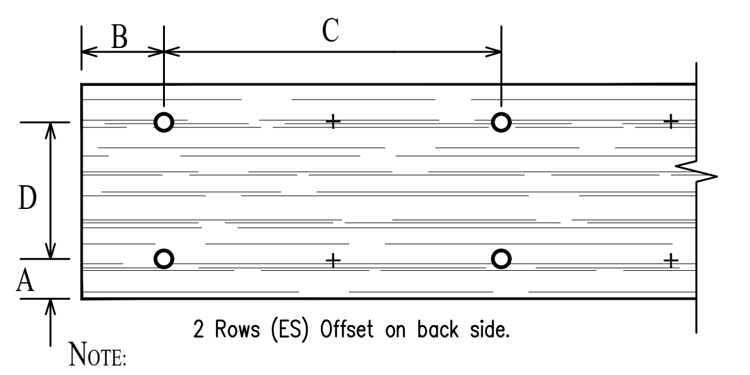
MINIMUM FASTENING REQUIREMENTS FOR MULTI-PLY LVL BEAMS

		3-1/2" Wide	5-1/4" Wide	7" Wide
				
Fastener Type	LVL Depth	2-ply	3-ply	4-ply
10d Nails	7-1/4" ≤ d <14"	3 rows @ 12" o.c.	3 rows @ 12" o.c. (ES)	
	d ≥ 14"	4 rows @ 12" o.c.	4 rows @ 12" o.c. (ES)	
16d Nails	7-1/4" ≤ d <14"	2 rows @ 12" o.c.	2 rows @ 12" o.c. (ES)	
	d ≥ 14"	3 rows @ 12" o.c.	3 rows @ 12" o.c. (ES)	
1/2" ø Thru-Bolts	d ≥ 7¼"	2 rows @ 24" o.c.	2 rows @ 18" o.c. (ES)	
SDS 1/4" x 3-1/2"		2 rows @ 24" o.c.	2 rows @ 24" o.c. (ES)	2 rows @ 24" o.c. (ES)
SDS 1/4" x 6"				2 rows @ 24" o.c. (ES)
5" TrussLok			2 rows @ 24" o.c. (ES)	
6" TrussLok				2 rows @ 24" o.c. (ES)

1.-(ES) = Each Side, offset fasteners up to 1/2" of the on center spacing.
2.-Consult Georgia Pacific Specification Manual for Additional Information.
3.-Fastener spacing based off the 2005 NDS Manual.

FASTENER CLEARANCES FOR MULTI-PLY MEMBERS

Fastener Type	A	B		C		D
	MIN.	MIN.	MAX.	MIN.	MAX.	MIN.
10d & 16d Nails	2"	2"	6"	4"	12"	3"
Bolts & Screws	2"	4"	12"	4"	24"	3"



2 Rows (ES) Offset on back side.

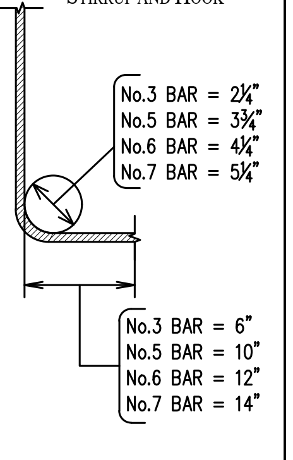
NOTE:
EDGE DISTANCES ALSO APPLY TO BEAMS ONLY FASTENED ON ONE SIDE.

CONCRETE ANCHOR SPECIFICATIONS

FASTENER	Min. Embedment	Allowable Shear Load	Allowable Tension Load Load	Material	Substrate Material	Fla. Product Approval
3/16" Ø TITEN Screw	1-1/4"	220#	160#	Carbon Steel	Hollow or Grout Filled CMU	2355.1
3/16" Ø TITEN Screw	1-1/4"	255#	305#	Carbon Steel	Concrete	2355.1
3/16" Ø TITEN Screw	1-1/4"	78#	78#	Stainless Steel	Hollow or Grout Filled CMU	2355.1
1/4" Ø TITEN Screw	1-1/4"	300#	165#	Carbon Steel	Hollow or Grout Filled CMU	2355.1
1/4" Ø TITEN Screw	1-1/4"	400#	365#	Carbon Steel	Concrete	2355.1
1/4" Ø TITEN Screw	1-1/4"	124#	137#	Stainless Steel	Hollow or Grout Filled CMU	2355.1
3/8" Ø TITEN HDScrew	2-3/4"	870#	480#	Carbon Steel	Grouted CMU	11506.7
1/2" Ø TITEN HDScrew	3-1/2"	1,385#	690#	Carbon Steel	Grouted CMU	11506.7
5/8" Ø TITEN HDScrew	4-1/2"	2,085#	1,060#	Carbon Steel	Grouted CMU	11506.7
3/4" Ø TITEN HDScrew	5-1/2"	3,000#	1,600#	Carbon Steel	Grouted CMU	11506.7

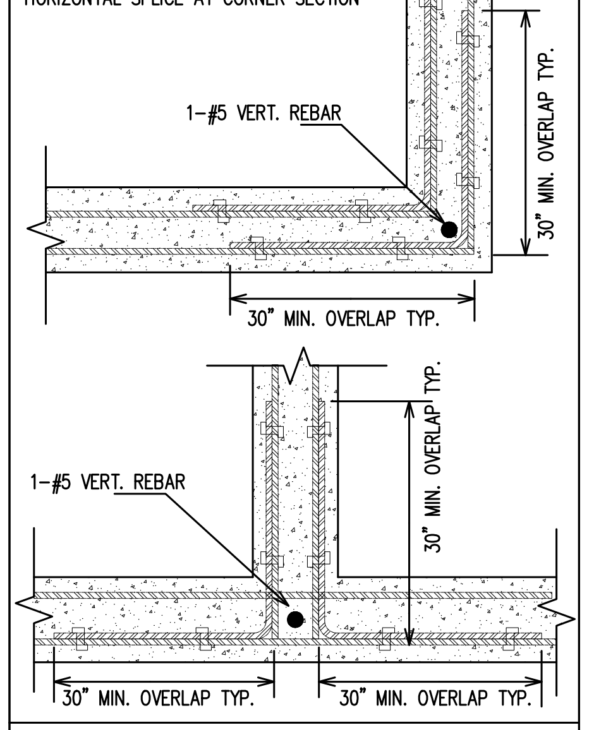
Notes:
1.-Stainless steel fasteners may only be used when specifically stated on the detail drawings.
2.-Design values in masonry substrate refer to face shell embedment only.
3.-Simpson fasteners may not be installed within 1-1/4" of mortar joint, when installed into masonry
4.-All fasteners design values into concrete substrate are based on 3,000 psi concrete strength..

STIRRUP AND HOOK



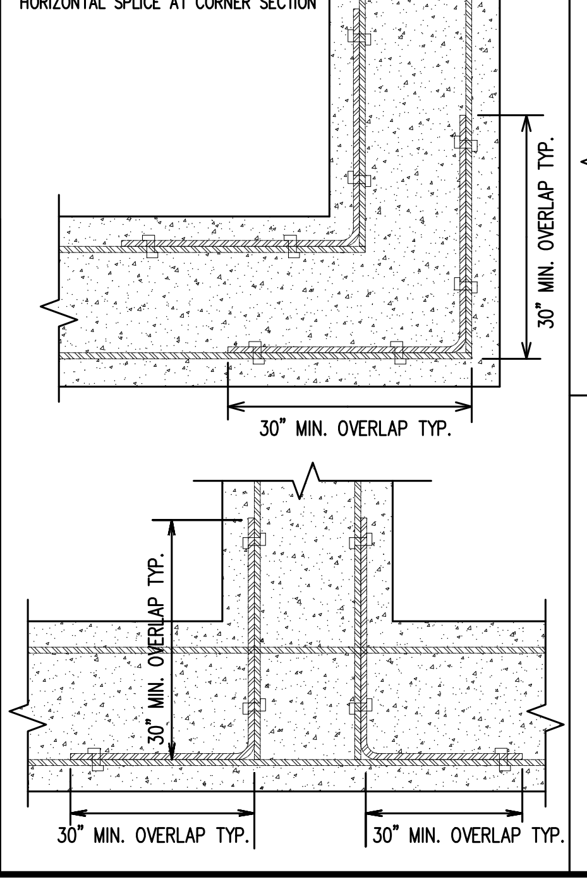
CORNER BEAM

HORIZONTAL SPLICE AT CORNER SECTION



CORNER FOOTING

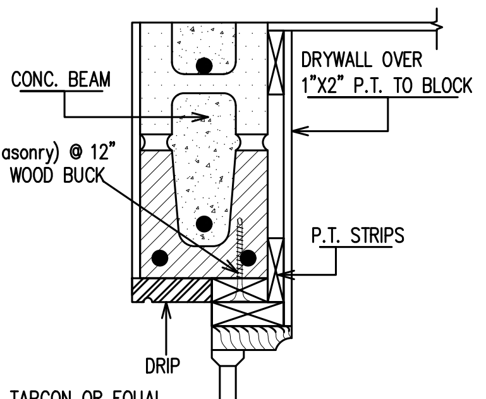
HORIZONTAL SPLICE AT CORNER SECTION



DOOR HEAD DETAIL

SCALE: N.T.S.

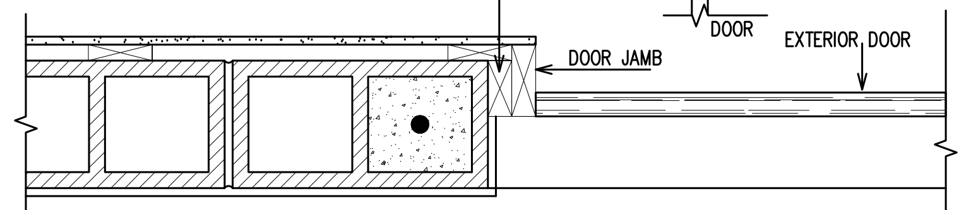
3/16"x3¾" CONCRETE SCREWS (1½" min. into masonry) @ 12" O.C. STAGGERED AND COUNTERSUNK INTO P.T. WOOD BUCK SET w/LIQUID NAIL @ HEAD, JAMBS, AND SILL



DOOR BUCK DETAIL

SCALE: N.T.S.

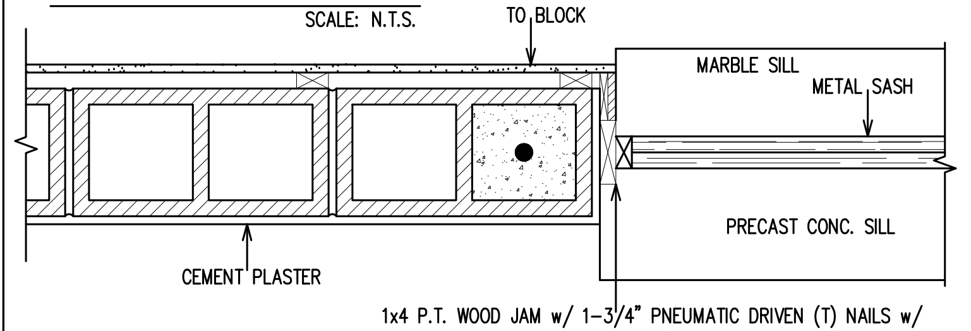
2x4 P.T. WOOD BUCK w/2-ROWS 3/16"x3" TAPCON OR EQUAL. START 6" FROM ENDS AND 12" INTERMEDIATE STAGGERED.



NOTES:
1.- ALL BUCKS TO BE No.2 S.Y.P.
2.- FILLED MASONRY CELL NEXT TO ALL OPENINGS. (SEE PLAN AND LEGEND)
3.- FASTENERS SHALL BE RUST RESISTANT.
4.- SECURE JAMB TO WOOD BUCK w/MIN. (2) 8d NAILS SPACED @ 16" O.C. MAX. ON BOTH SIDES OF HINGES AND STRIKE PLATE.

WINDOW JAMB DETAIL

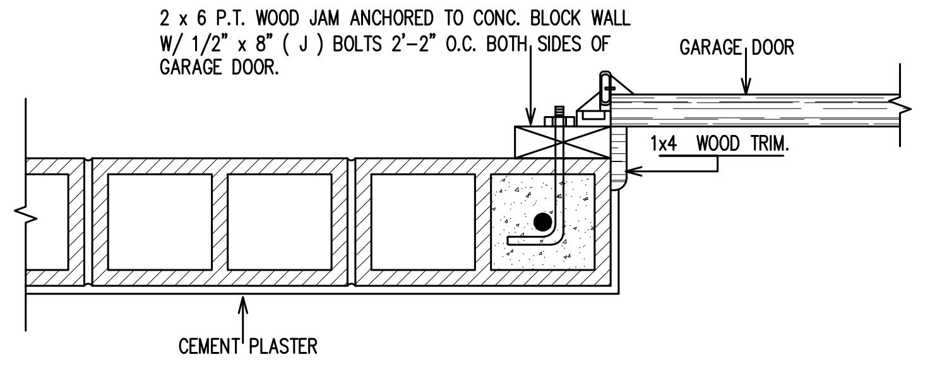
SCALE: N.T.S.



1x4 P.T. WOOD JAM w/ 1-3/4" PNEUMATIC DRIVEN (T) NAILS w/ 0.090-0.113 SHANK DIA. START 4" FROM ENDS AND 8" O.C. TYP.

GARAGE DOOR JAMB DETAIL

2 x 6 P.T. WOOD JAM ANCHORED TO CONC. BLOCK WALL W/ 1/2" x 8" (J) BOLTS 2'-2" O.C. BOTH SIDES OF GARAGE DOOR.



PROJECT DESCRIPTION :
PROPOSED NEW CONSTRUCTION
(Residential Category)

CONTRACTOR :
P C Contracting Inc.
CGC 1508678
117 NE 19th Ave.
Cape Coral FL. 33909
Phone: 239-225 5001

Structural/ Plumbing/Electrical/ Mechanical Engineering
MICHAEL D. STEWART, PE
FLA REG. #72459
5330 SW 11th CT
Cape Coral, FL
Tele: (239)-292-7670
Email: M.DiegoStewart@Gmail.com

THIS PLAN HAS BEEN REVIEWED,
ENGINEERED AND SUPERVISED BY:
MICHAEL D. STEWART, P.E.,
FL REG. #72459
5330 SW 11th CT, CAPE CORAL, FL.

PROJECT No. :	21-216
DRAWN BY :	
WHERE TO GO DESIGNS	
DATE :	8-10-2021

WHERE TO GO DESIGNS INC. . .
PHONE: (239) 980-4554

PROJECT SITE LOCATION:
4617 NW 33RD TER.
CAPE CORAL FL. 33993

SHEET :
S - 3

GENERAL NOTES

ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE IDENTICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWING AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO BIDDING AND AGAIN PRIOR TO COMMENCING WORK.

ALL BOLTS, NUTS, WASHERS, STRAPS, AND FASTENERS INCLUDING NAILS, SHALL BE HOT DIP GALVANIZED. CONTINUOUS ANCHORAGE SHALL BE PROVIDED BETWEEN ALL TRUSSES, WALL SECTIONS, BEAMS, POSTS, AND FOOTINGS WITH THE USE OF STRAPS AND CONNECTORS AS SPECIFIED HEREIN, EXCEPT FOR INTERIOR FRAMING UNLESS NOTED OTHERWISE.

IF ALUMINUM IS TO BE USED IN ANY AREAS ALL FASTENERS IN CONTACT SHALL BE ALUMINUM ALSO, OR A BARRIER SHALL BE PROVIDED TO PREVENT GALVANIC ACTION BETWEEN DISSIMILAR METALS.

ALL OPENINGS AND OPENING LOCATIONS ARE BASED IN NOMINAL MODULAR SIZES. DIMENSIONS MAY VARY DUE TO FURRING, BLOCKING, TRUSS ALIGNMENT, LOADING OR OTHER CONDITIONS NECESSARY TO COMPLETE CONSTRUCTION. DIMENSIONS MAY NOT BE IDENTICAL TO THE ACTUAL REQUIREMENT DUE TO THE MANUFACTURE AND/OR SERIES THAT WAS SELECTED.

PROVIDE CAULKING AND SEALING AT ALL EXTERIOR DOORS AND WINDOWS. PROVIDE THRESHOLDS AND WEATHER STRIPPING AT ALL EXTERIOR DOORS. ALL OTHER WATERPROOFING IS BY THE GENERAL CONTRACTOR OR THE ARCHITECT IF ONE IS ON THE JOB.

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

CONTRACTOR SHALL LOCATE ALL BURIED UTILITIES PRIOR TO EXCAVATION FOR BUILDING FOUNDATIONS. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF POTENTIAL CONFLICTS BETWEEN FOUNDATIONS AND BURIED UTILITIES.

CODE REQUIREMENTS– THE BUILDING STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2020 7TH EDITION OF THE FLORIDA BUILDING CODE. FOLLOW ALL APPLICABLE PROVISIONS FOR ALL PHASES OF CONSTRUCTION.

TEMPORARY CONDITIONS: THE STRUCTURAL INTEGRITY OF THE COMPLETED STRUCTURE DEPENDS ON INTERACTION OF VARIOUS CONNECTED COMPONENTS. PROVIDE ADEQUATE BRACING, SHORING, AND OTHER TEMPORARY SUPPORTS AS REQUIRED TO SAFELY COMPLETE THE WORK. THE STRUCTURE SHOWN ON THE DRAWINGS HAS BEEN DESIGNED FOR STABILITY UNDER FINAL CONFIGURATION ONLY.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE DOWNS.

SEE BEAM PLAN FOR APPROPRIATE REINFORCEMENT PROVIDE A STANDARD LINTEL BY CAST CRETE 8F16–1B/1T UNLESS SPECIFIED OTHERWISE BELOW THE TIE BEAM, REINFORCED TO MEET LOADING CONDITIONS OF OPENINGS.

FOUNDATIONS:

FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF ON COMPACTED FILL. 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, WHO'S 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.

CENTER ALL FOOTINGS AND PIERS UNDER COLUMNS ABOVE UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.

PROVIDE TERMITE PROTECTION OVER GRANULAR FILL WELL COMPACTED FILL TO 95% MODIFIED PROCTOR. PROVIDE STEGO 10–MIL VAPOR RETARDER.

ALL FOOTINGS TO EXTEND BELOW GRADE MINIMUM 12" AT BEARING WALLS. INTERIOR BEARING FOOTINGS 6" INTO CONSTRUCTION FILL UNLESS NOTED OTHERWISE.

ALL CONCRETE SLABS ON GRADE SHALL BE REINFORCED WITH 6"X6" #10/10 WWM OR FIBERMESH 2.5#/CUBIC YARD.

FILL UNDER CONCRETE SLABS SHALL BE CLEAN SAND OR ROCK AND FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557)

WELDED WIRE MESH SHALL CONFORM TO ASTM–A–185, FREE FROM OIL, SCALE, AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACE DETAILS OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO (2) INCHES.

SHOP DRAWING SUBMITTALS:

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT OR DIRECTLY TO THE ENGINEER PRIOR TO FABRICATION AND CONSTRUCTION REGARDING ALL STRUCTURAL ITEMS INCLUDING THE FOLLOWING:
CONCRETE MIX DESIGNS,
CONCRETE AND MASONRY REINFORCING,
PRE–ENGINEERED TRUSS DRAWINGS,
PRECAST PLANK DRAWINGS,
PRECAST STAIRS,
CURTAIN WALLS,
STEEL FABRICATION DRAWINGS,
STEEL DETAIL DRAWINGS,
STRUCTURAL STEEL CORROSION PROTECTION SPECIFICATION,
OPEN WEB STEEL JOISTS,
ITEMS CONSIDERED AS PART OF AN ASSEMBLY, i.e. WINDOWS, ETC.
ANY OTHER PRECAST ITEMS.
WHERE STRUCTURAL STEEL IS USED IN THE PROJECT, STEEL TO STEEL CONNECTIONS SHALL BE THE RESPONSIBILITY OF A DELEGATE ENGINEER, THE DELEGATE ENGINEER SHALL SUBMIT THE SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR REVIEW, THE ENGINEER OF RECORD SHALL REVIEW THE CAPACITIES OF THE SHOP DRAWINGS DESIGN AGAINST THE STRUCTURAL LOADS AND MAKE CORRECTIONS AS REQUIRED.IF THE ENGINEER OF RECORD DOES SUPPLY THE STEEL TO STEEL CONNECTION DETAIL, THE DELEGATE ENGINEER SHALL STILL PRODUCE A SHOP DRAWINGS FOR REVIEW.
IF THE SHOP DRAWINGS DIFFER FROM OR ADD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. ANY CHANGES TO THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ARE SUBJECT TO THE REVIEW AND ACCEPTANCE OF THE ENGINEER.
SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC. CONTRACTOR SHALL NOT BE REMOVED FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS OR MIX DESIGNS BY THE ENGINEER'S REVIEW.

CONCRETE:

REINFORCED CONCRETE CONSTRUCTION SHALL CONFORM TO THE FBC AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD 28–DAY CYLINDER TESTS PER ASTM C39, AND SHALL BE AS FOLLOWS:
FOUNDATIONS:. . . . . f"c = 3,000 PSI
BEAMS, COLUMNS, ALL OTHER ITEMS UNLESS OTHERWISE SPECIFIED:. . . . f"c = 4,000 PSI
CEMENT SHALL CONFORM TO ASTM C150, TYPE 1. FLY ASH CONFORMING TO ASTM C618, TYPE FOR TYPE C,
MAY BE USED TO REPLACE UP TO 20% OF THE CEMENT CONTENT, PROVIDED THAT THE MIX STRENGTH IS SUBSTANTIATED BY TEST DATA. COARSE AGGREGATE SHALL CONFORM TO ASTM C33
WITH A MAXIMUM SIZE OF 3/4". FINE AGGREGATE SHALL BE CLEAN, DURABLE, NATURAL SAND CONFORMING TO ASTM C33.

A WATER–REDUCING ADMIXTURE CONFORMING TO ASTM C4–94, USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, SHALL BE INCORPORATED IN CONCRETE DESIGN MIXES. A HIGH,RANGE WATER–REDUCING ADMIXTURE CONFORMING TO ASTM C494, TYPE F OR G, MAY BE USED IN CONCRETE MIXES, PROVIDING THAT THE SLUMP DOES NOT EXCEED 8".

SLEEVES, OPENINGS, CONDUIT, AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER BEFORE POURING. NO SLEEVE, OPENING, OR INSERT MAY BE PLACED IN BEAMS, JOISTS, OR COLUMNS UNLESS APPROVED BY THE ENGINEER CONDUITS EMBEDDED IN SLABS SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN ONE THIRD OF THE THICKNESS OF THE SLAB AND SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS ON CENTER.

PROVIDE 3/4" CHAMFERS ON ALL EXPOSED CONCRETE EDGES, UNLESS NOTED OTHERWISE. WHERE INDICATED OR REQUIRED, SLOPE CONCRETE SLABS TO DRAINS SHOWN ON PLUMBING AND/OR ARCHITECTURAL DRAWINGS.

ALL CONCRETE SHALL BE CURED IMMEDIATELY AFTER FINISHING OPERATIONS.

WEATHER RESISTANCE:

CONCRETE BALCONIES OR OTHER CONCRETE FLAT SURFACES EXPOSED TO THE WEATHER THROUGHOUT THE LIFE OF THE BUILDING, SHALL BE TREATED WITH A CLEAR NONFLAMMABLE PENETRATING SEALER OF THE ALKYL– ALKOXY SILANE CLASSIFICATION, SUCH AS SONNEBORN PENETRATING SEALER 20, HYDROZO ENVIROSEAL 20, OR OTHER APPROVED WEATHER RESISTANT SYSTEM. APPLICATION AND SURFACE PREPARATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SHORING AND RESHORING:

SHORING AND RESHORING SHALL CONFORM TO ACI 347R–88. SHORING AND SUPPORTING FORMWORK SHALL NOT BE REMOVED FROM HORIZONTAL MEMBERS BEFORE CONCRETE STRENGTH IS AT LEAST 70 PERCENT OF DESIGN STRENGTH, AS DETERMINED BY FIELD CURE CYLINDERS. IN ADDITION. SHORING SHALL NOT BE REMOVED SOONER THAN RECOMMENDED BY ACI 347R–88, SECTION 3.7.2.3. FORMWORK SHALL NOT BE REMOVED IN LESS THAN TEN (10) DAYS. ALL SHORING SHALL BE DESIGNED BY A DELEGATE ENGINEER AND REMOVAL OF SHORING SHALL BE CONDUCTED UNDER THEIR SUPERVISION.

REINFORCING STEEL:

REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, FOR DEFORMED BAR AND ASTM A185 FOR SMOOTH WELDED WIRE FABRIC (WWF), UNLESS OTHERWISE NOTED. REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING STEEL SHALL BE SECURELY TIED IN PLACE WITH#16 ANNEALED IRON WIRE.
ALL DETAILING AND ACCESSORIES SHALL CONFORM TO ACI DETAILING MANUAL SP·66. PROVIDE CHAIRS, SPACERS, BOLSTERS, AND ITEMS IN CONTACT WITH FORMS WITH HOT– DIP GALVANIZED LEGS OR PLASTIC LEGS. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT AGAINST DISPLACEMENT BY FORMWORK CONSTRUCTION OR CONCRETE PLACEMENT OPERATIONS. "WET–STICKING" OF REINFORCING IS PROHIBITED.

REQUIRED CONCRETE COVER FOR REINFORCING STEEL (UNLESS NOTED OTHERWISE):

FOOTINGS : . . . . .3" (Inches) BOTTOM AND SIDES, 2" TOP
SLABS : . . . . .1" (Inches)
WALLS : . . . . .1–1/2" (Inches)

LAP SPLICE CONTINUOUS VERTICAL OR HORIZONTAL BARS IN CONCRETE MEMBERS IN ACCORDANCE WITH ACI 318, LATEST EDITION, FOR CLASS "B" TENSION LAP SPLICES. DO NOT SPLICE CONTINUOUS TOP BARS IN BEAMS AT ENDS OF CLEAR SPANS. DO NOT SPLICE CONTINUOUS BOTTOM BARS IN BEAMS IN CLEAR SPANS BETWEEN SUPPORTS. SHOW ALL SPLICES ON SHOP DRAWINGS. SPLICE LOCATIONS AND METHODS SUBJECT TO APPROVAL OF STRUCTURAL ENGINEER.
AT SLAB AND WALL OPENINGS PROVIDE A MINIMUM OF (2) #5 BARS ALL FOUR SIDES AND DIAGONALLY; EXTEND THESE BARS A LAP DISTANCE OR A MINIMUM OF 30" PAST THE OPENING OR HOOK BARS IF DISCONTINUOUS.
DOWEL ALL WALLS AND COLUMNS TO FOOTINGS WITH BAR SIZE AND SPACING TO MATCH VERTICAL REINFORCING UNLESS OTHERWISE SHOWN.

ADHESIVE ANCHORS:

ADHESIVE ANCHORS (EPOXY STYLE) SHALL HAVE THE ICC ES EVALUATION REPORT INDICATING CONFORMANCE WITH CURRENT APPLICABLE ICC ES ACCEPTANCE CRITERIA. ADHESIVE SHALL BE MOISTURE INSENSITIVE, ALLOWING INSTALLATIONS IN DAMP OR WATER–FILLED HOLES. ADHESIVE SHALL HAVE A FULL–CURE LOAD OF 2 HOURS OR LESS AT 70°F.

ACCEPTABLE ADHESIVE IN FOUNDATIONS, SLAB ON GRADE, COLUMNS AND WALLS ARE HIL TI HY–150 OR POWERS AC100+ GOLD; IN BEAMS AND ELEVATED SLABS ARE HIL TI RE500 OR POWERS PE1000+.

THREADED STUDS SHALL CONFORM TO ASTM A36, UNLESS NOTED OTHERWISE. PERMANENTLY EXPOSED STUDS SHALL BE STAINLESS STEEL NUTS AND WASHERS SHALL CONFORM TO SAME SPECIFICATION AS THE SUPPLIED ANCHOR RODS.

INSTALLATION SHALL BE IN CONFORMANCE WITH MANUFACTURER'S PRINTED LITERATURE. INSTALLATION SHALL ALSO INCLUDE BRUSHING AND CLEANING OF DRILLED HOLES WITH COMPRESSED AIR AS INSTRUCTED. INSTALLERS SHALL BE TRAINED BY THE MANUFACTURER'S REPRESENTATIVE. EMBEDMENT SHALL BE AS INDICATED ON THE STRUCTURAL DRAWINGS.

IDENTIFY POSITION OF REINFORCING STEEL AND OTHER EMBEDDED ITEMS PRIOR TO DRILLING HOLES FOR ANCHORS. EXERCISE CARE IN CORING OR DRILLING TO AVOID DAMAGING EXISTING REINFORCING OR EMBEDDED ITEMS. NOTIFY THE ENGINEER IF REINFORCING STEEL OR OTHER EMBEDDED ITEMS ARE ENCOUNTERED DURING DRILLING.

SEPARATE PERMITS:

THE FOLLOWING ITEMS ARE SEPARATE PERMITS AND SHALL BE PERMITTED SEPARATELY FROM THIS SET.
EXHAUST & GREASE HOODS
GENERATORS
ELEVATORS
POOLS & POOL ENCLOSURES
FENCES
FIRE ALARMS
FIRE SPRINKLERS

BELOW FLOOD PLAIN CONSTRUCTION:

ALL FINISHES BELOW FLOOD SHALL BE CONSTRUCTED OF FLOOD RESISTANT MATERIAL.
ALL LOCATIONS BELOW FLOOD SHALL BE PROVIDED WITH SMART VENT FLOOD VENTS CAPABLE OF COVERINGS 200 SQUARE FEET OF FLOOR AREA PER VENT AND A MINIMUM OF ONE PER WALL IS REQUIRED.
ALL MATERIALS BELOW FLOOD SHALL BE CONSISTENT WITH FEMA TECHNICAL BULLETIN #2 AND BE OF FLOOD RESISTANT MATERIAL.

DRAFT STOPPING:

IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS A USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT STOPS SHALL BE PROVIDED AS TO DIVIDE THE SPACE INTO EQUALLY DIVIDED AREAS NOT EXCEEDING 1,000sf.

WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND CEILING MEMBRANE BELOW, DRAFT STOPPING SHALL BE PROVIDED UNDER THE FOLLOWING CIRCUMSTANCES.

CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.

FLOOR FRAMING IS CONSTRUCTED OF OPEN WEB STYLE TRUSS MEMBERS.

MASONRY NOTES:

CONCRETE MASONRY UNITS SHALL BE ASTM C90–75, HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, TYPE I, GRADE N–1, NORMAL WEIGHT.

MORTAR SHALL CONFORM TO ASTM C270 AND BE TYPE M OR S. SLUMP SHALL BE 8" TO 11".

PROVIDE DURO–O–WIRE @ 16" O.C. VERTICAL, 9 GAUGE STEEL.

PROVIDE A FULL MORTAR BED ADJACENT TO GROUTED CELLS.

WHERE INDICATED ON THE DETAILS AND SECTION, PROVIDE GRADE 60 REBAR IN FILLED CELLS, MAXIMUM CELL SPACING SHALL NOT EXCEED 48" AT ANY TIME. SPACING SHOWN ON THE PLAN VIEW IS FOR ILLUSTRATION PURPOSES ONLY UNLESS SHOWN AT ADJACENT TO WALL OPENINGS.

GROUT SHALL BE 2000 PSI MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM 476.

All CELLS CONTAINING VERTICAL BARS, BOND BEAMS, AND ALL CELLS BELOW GRADE SHALL BE FILLED WITH GROUT. MAXIMUM HEIGHT OF GROUT POUR SHALL BE 48" UNLESS WITNESS HOLE OPENINGS ARE PROVIDED AT BOTTOM OF CELLS TO BE FILLED.

ALL WALLS SHALL BE 8" CMU PARTIALLY REINFORCED MASONRY WALL WITH RUNNING BOND CONSTRUCTION WITH #5's PER MASONRY CELL SPACING TABLE IN GROUT FILLED CELLS, ADD (1) #5 REINFORCING BAR EACH SIDE OF OPENINGS, IN OPENINGS EXCEEDING 8'–0" PROVIDE (1) #5 IN EACH OF (2) ADJACENT CELLS..

PROVIDE REINFORCING BARS AT CORNERS, INTERSECTIONS, AND EACH SIDE OF OPENINGS. PROVIDE HOOKED DOWELS INTO FOOTINGS AND STRUCTURE ABOVE AND/OR BELOW TO PROVIDE CONTINUITY.

DO NOT PLACE CONDUITS, PIPES, ETC., IN CELLS WITH VERTICAL REINFORCING. DO NOT RUN CONDUITS, PIPES, ETC., HORIZONTALLY IN CMU WALLS PARALLEL TO LENGTH OF WALL WHERE MASONRY WALLS ABUT CONCRETE COLUMNS TO BE PLACED PRIOR TO ERECTION OF MASONRY WALLS, PROVIDE DOVETAIL SLOTS BETWEEN COLUMN AND WALLS AND GROUT THE CMU CELL CONTAINING THE DOVETAIL ANCHORS OTHERWISE, EXTEND CMU HORIZONTAL JOINT REINFORCING THROUGH CONCRETE COLUMN.

CONTROL JOINTS SHALL BE PROVIDED IN ALL CONCRETE MASONRY CONSTRUCTION AT LOCATIONS INDICATED ON THE ARCHITECTURAL DRAWINGS. HORIZONTAL WALL REINFORCING SHALL BE STOPPED EACH SIDE OF CONTROL JOINTS. SEE ARCHITECTURAL DRAWINGS FOR SEALANT REQUIREMENTS AT CONTROL JOINTS.

USE METAL LATH OR WIRE SCREEN FOR CAVITY CAPS. SHEET METAL, FELT, BUILDING PAPER, OR LIKE MATERIALS ARE PROHIBITED.

PRECAST CONCRETE LINTELS:

UNLESS INDICATED OTHERWISE, ALL LINTELS TO BE "U" TYPE PRECAST CONCRETE UNITS EQUAL TO UNITS MANUFACTURED BY CAST– CRETE CORP. AND PRESTRESSED (AND ADDITIONALLY REINFORCED AS REQUIRED) IN ACCORDANCE WITH CAST– CRETE CORP. "DESIGN MANUAL", LATEST EDITION, FOR THE SPAN AND LOADING CONDITION RELATIVE TO LINTEL LOCATION.
LINTEL SIZE IF NOT SHOWN ON THE PLANS SHALL BE 8F16–1B/1T FOR OPENINGS LESS THAN 8 FEET AND 8F24–1B/1T FOR OPENINGS 8 FEET TO 12 FEET.
PROVIDE 8" MINIMUM BEARING FOR LINTELS UNLESS NOTED OTHERWISE.

WOOD FRAMING NOTES:

ALL FRAMING SHALL BE SOUTHERN PINE #2 WITH THE ALLOWABLE FIBER STRESSES PER THE AWC NATIONAL DESIGN SPECIFICATION.
ALL LUMBER IN CONTACT WITH THE CONCRETE OR MASONRY SHALL BE PROTECTED OR PRESSURE TREATED IN ACCORDANCE WITH AITC– 109. ALL FRAMING NAILS SHALL BE COMMON NAILS AND SHALL BE OF THE SIZE AND NUMBER INDICATED ON THE DRAWINGS. NAILING NOT SHOWN SHALL BE AS INDICATED IN TABLE 2304.9.1 OF THE FBC.
BOLTS AND LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B 18.1. ALL BOLTS AND LAD SCREWS SHALL BE INSTALLED WITH STANDARD CUT WASHERS.
ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER AITC, TPI, AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION. ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE NO.2 , UNLESS NOTED OTHERWISE. POSTS AND COLUMNS SHALL BE S–P–F No 1.
ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE, OR SOIL SHALL BE PRESSURE TREATED.
ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC & NDS SPECIFICATIONS.
SOLID BLOCK ALL JOISTS AND RAFTERS AT INTERIOR POINT OF SUPPORT.
WHERE WOOD FRAME WALLS BEAR ON WOOD BEAMS, PROVIDE A MINIMUM OF MSTA24 EACH STUD UNLESS NOTED OTHERWISE IN THE SECTIONS OR DETAILS .
WALL STUDS SHALL BE ATTACH WITH SP6 STUD TO TOP PLATE, PROVIDE BLOCKING EVERY 4'–0" O.C. WHERE WALLS BEAR ON CONCRETE FOOTINGS, PROVIDE SP6 AT EACH STUD TO PT BASE PLATE AND 5/8" X 8" WEDGE ANCHOR 32"O.C.
WHERE WALLS BEAR ON CONCRETE BEAM, PROVIDE SIMPSON MSTAM24 EACH STUD INSTEAD OF THE WEDGE ANCHOR AND SP6. PT BASE PLATE STILL REQUIRED.
BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI BWT–76.
DOUBLE TOP PLATES SHALL BE OVERLAPPED AT CORNERS AND SECURED WITH (2) 16d NAILS. MID–WALL SPLICES SHALL BE 48" MINIMUM W/2 ROWS OF 16d NAILS AT 6" O.C., STAGGERED.
FASTEN MULTIPLE PLY BEAMS, COLUMNS AND LVL'S TOGETHER PER DETAIL PROVIDED OR SEE MANUFACTURERS REQUIREMENTS

PREFABRICATED WOOD TRUSSES:

DESIGN AND MANUFACTURE IN ACCORDANCE WITH TPI "DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES", LATEST EDITION.
TRUSS DIAGRAMS, IF SHOWN, ARE DIAGRAMMATIC ONLY. TRUSS DESIGNER TO DETERMINE AND ESTABLISH EXACT HEIGHT, LENGTH, LOCATION, SPACING, AND WEB MEMBER FOR EACH TRUSS. COORDINATE WITH ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL ITEMS INCLUDING AIR HANDLER LOCATIONS, MECHANICAL ROOMS AND DUCT SPACE AND ROUTING.
TRUSS LOADING SHALL BE AS FOLLOWS, IN ADDITION TO LOADS SHOWN ON THE DRAWINGS.
ROOF TRUSS LOADING:
  PER FBC 2020 ASCE7–16 LOAD TABLE PROVIDED
  BOTTOM CHORD LIVE LOAD WIND UPLIFT WHERE EXPOSED (I.E. LANAIS, ENTRIES, PORCHES, BALCONIES, ETC.)

THE TRUSS SUBMITTAL PACKAGE SHALL INCLUDE TRUSS DESIGN DRAWINGS, TRUSS PLACEMENT DIAGRAM, AND TRUSS MEMBER PERMANENT BRACING. TRUSS DESIGN SHALL INCLUDE: SLOPE OR DEPTH, SPAN, SPACING, REQUIRED BEARING WIDTH, REACTIONS, AND REQUIRED PERMANENT BRACING.
TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR ALTERED WITHOUT SIGNED AND SEALED WRITTEN APPROVAL FROM TRUSS MANUFACTURER. ALL TRUSS AND PLY TO PLY CONNECTIONS TO BE DESIGNED BY TRUSS MANUFACTURER. TRUSS BOTTOM CHORD IS NOT BRACED BY CEILING. DESIGN BOTTOM CHORD TO BE UNBRACED OR PROVIDE BRACING.

PLYWOOD:

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF U.S. PRODUCT STANDARD PS–1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD OR APA PRP–108 PERFORMANCE STANDARDS UNLESS OTHERWISE NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. IF NO SPECIFICATION IS GIVEN ON THE WALL SECTIONS PROVIDE 5/8" APA 40/20.
PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8"SPACING AT PANEL EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
ALL ROOF, AND SHEAR WALL SHEATHING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. STAGGER ENDS OF ADJACENT PANELS 4'–0".
ROOF/FLOOR DECK SHEATHING SHALL BE BLOCKED, TONGUE–AND–GROOVE, OR HAVE EDGES SUPPORTED BY PLY CLIPS. ATTACH PLYWOOD PANELS TO SUPPORTING MEMBERS WITH 8d RING SHANK NAILS SPACED 4"ON CENTER ALONG THE PANEL EDGES AND AT 6" ON CENTER ALONG INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE.
SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. ATTACH PLYWOOD PANELS TO SUPPORTING MEMBERS WITH 8d NAILS SPACED 4" ON CENTER ALONG INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE ON DRAWINGS.
ATTACH PLYWOOD PANELS TO SUPPORTING MEMBERS WITH 8d NAILS SPACED 4" ON CENTER ALONG THE PANEL EDGES AND AT 6"ON CENTER ALONG INTERMEDIATE SUPPORTS.

WOOD FRAMING CONNECTORS:

FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON COMPANY (OR APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HUS OF SIZE RECOMMENDED FOR MEMBER. ALL CONNECTORS SHALL BE GALVANIZED. UNLESS SHOWN OTHERWISE, INSTALL MAXIMUM SIZE AND NUMBER OF FASTENERS SHOWN IN LATEST SIMPSON CATALOG.

MECHANICAL CONNECTORS:

ALL WEDGE ANCHORS "REDHEADS", SIMPSON TITAN "TAPCON" OR SIMPSON TITAN HD BOLTS SHALL BE INSTALLED PER THE MANUFACTURERS GUIDELINES, AND SPACING, EDGE DISTANCE & EMBEDMENT, AS WELL AS INSTALLATIONAND PREPARATION INSTRUCTIONS.
"TAPCONS" WHERE SPECIFIED SHALL BE 1/4" DIAMETER SIMPSON TITAN SCREW WITH 1–1/2" EMBEDMENT, EDGE SPACING OF 1–1/2" MINIMUM, AND A SPACING OF 3".

"SIMPSON TITAN HD" WHERE SPECIFIED SHALL BE AS FOLLOWS:
WHERE SPECIFIED AS 1/2" DIAMETER SHALL HAVE:
4" EMBEDMENT INTO CONCRETE, EDGE DISTANCE OF 4–1/2" SPACING OF 6" MINIMUM, CONCRETE THICKNESS OF 6–1/4".

WHERE SPECIFIED AS 5/8" DIAMETER SHALL HAVE:
5–1/2" EMBEDMENT INTO CONCRETE, EDGE DISTANCE OF 5–1/2", SPACING OF 6", CONCRETE THICKNESS OF 8–1/2"

WHERE SPECIFIED AS 3/4" DIAMETER SHALL HAVE:
6–1/4" EMBEDMENT INTO CONCRETE, EDGE DISTANCE OF 7–5/8", SPACING OF 6", CONCRETE THICKNESS OF 10"

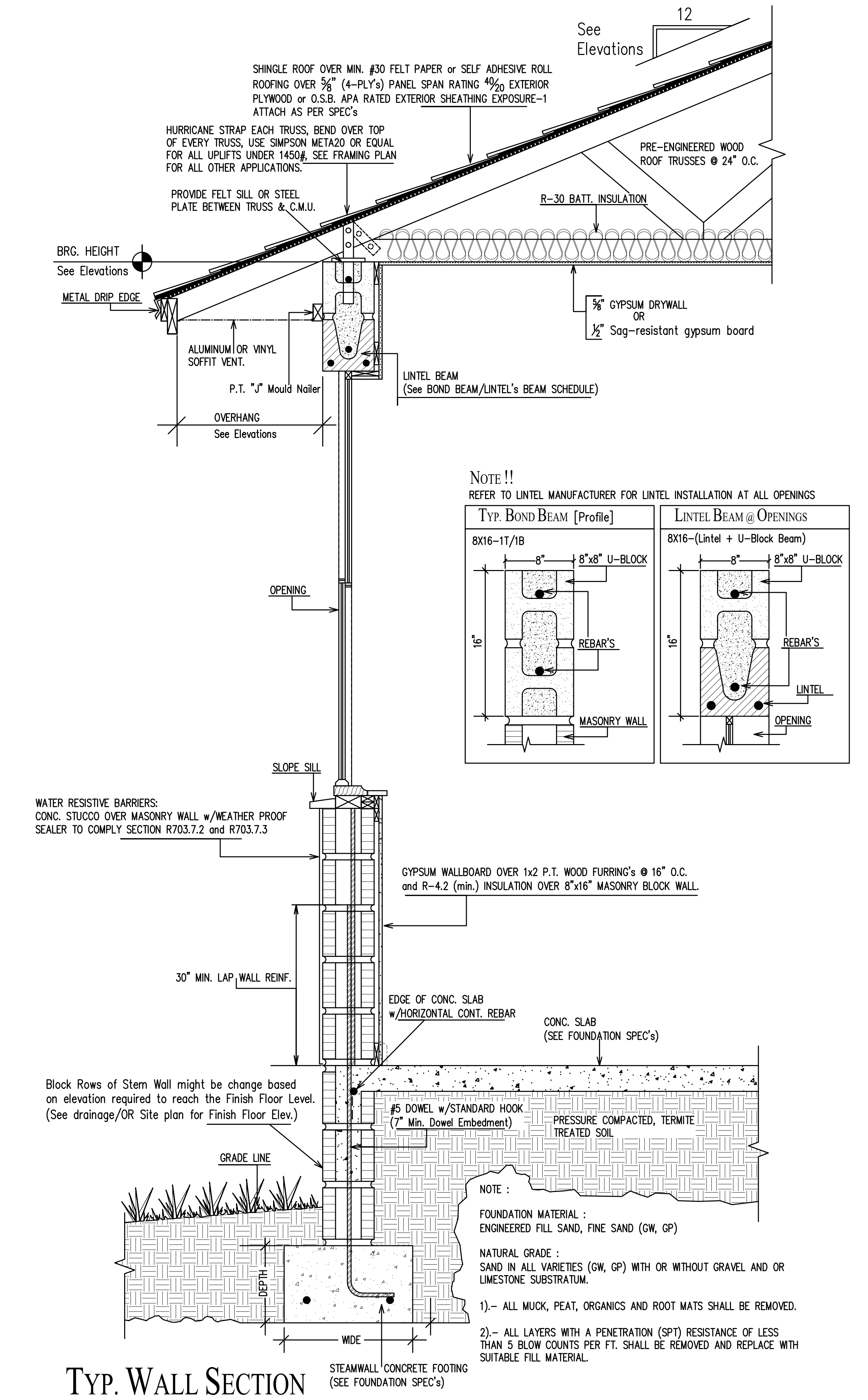
"REDHEADS" WHERE SPECIFIED SHALL BE AS FOLLOWS:
WHERE SPECIFIED AS 1/2" DIAMETER SHALL HAVE:
3–3/8" EMBEDMENT INTO CONCRETE, 5" CRITICAL EDGE DISTANCE, 6" CRITICAL SPACING, CONCRETE THICKNESS 1–1/2 TIMES EMBEDMENT.

WHERE SPECIFIED AS 5/8" DIAMETER SHALL HAVE:
4–1/2" EMBEDMENT INTO CONCRETE, 6–1/4" CRITICAL EDGE SPACING, 6–1/4" CRITICAL SPACING. CONCRETE THICKNESS 1–1/2 TIMES EMBEDMENT.

WHERE SPECIFIED AS 3/4" DIAMETER SHALL HAVE:
5" EMBEDMENT INTO CONCRETE, 7–1/2" CRITICAL EDGE DISTANCE, 7" CRITICAL SPACING, CONCRETE THICKNESS 1–1/2 TIMES CONCRETE THICKNESS.

MISSED FILLED CELL NOTE:

IN THE EVENT A CONTRACTOR MISSES A FILLED CELL DOWEL, THE CONTRACTOR SHALL DOWEL & EPOXY THE MISSED REBAR A MINIMUM OF 12" BAR DIAMETERS INTO THE EXISTING FOOTING AND INSTALL PER THE EPOXY SPECIFICATION PROVIDED HEREIN. THE DOWEL SHALL BE LONG ENOUGH TO PROVIDE THE REQUIRED EMBEDMENT AND THE REQUIRED LAP OF 25" BAR DIAMETERS, THEN BE SPLICED TO ANOTHER REBAR THAT IS CONTINUOUS TO THE TIE–BEAM ABOVE.



NOTE :

FOUNDATION MATERIAL :
ENGINEERED FILL SAND, FINE SAND (GW, GP)

NATURAL GRADE :
SAND IN ALL VARIETIES (GW, GP) WITH OR WITHOUT GRAVEL AND OR LIMESTONE SUBSTRATUM.

1).– ALL MUCK, PEAT, ORGANICS AND ROOT MATS SHALL BE REMOVED.

2).– ALL LAYERS WITH A PENETRATION (SPT) RESISTANCE OF LESS THAN 5 BLOW COUNTS PER FT. SHALL BE REMOVED AND REPLACE WITH SUITABLE FILL MATERIAL.

TYP. WALL SECTION

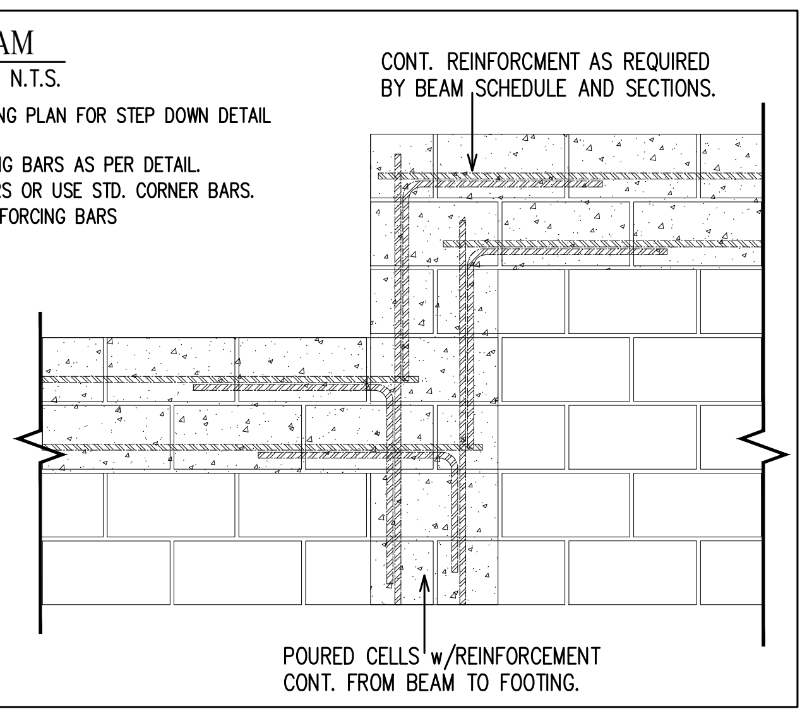
SCALE : 3/4" = 1'

Block Rows of Stem Wall might be change based on elevation required to reach the Finish Floor Level.
(See drainage/OR Site plan for Finish Floor Elev.)

STEPPED BOND BEAM

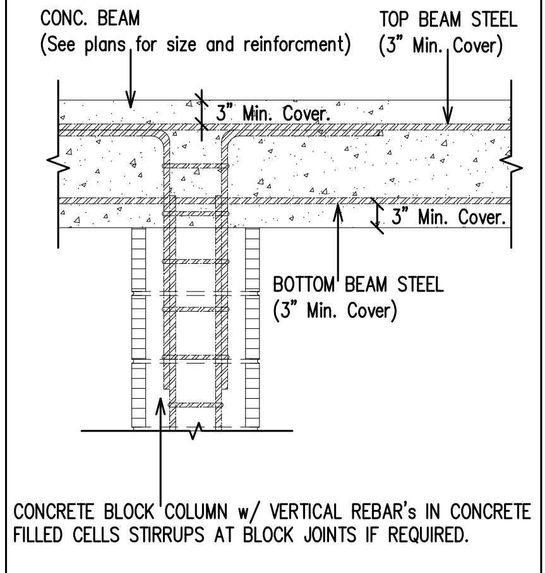
SCALE: N.T.S.

a)._SEE ELEVATIONS and FRAMING PLAN FOR STEP DOWN DETAIL LOCATIONS.
b)._PLACE VERTICAL REINFORCING BARS AS PER DETAIL.
c)._BEND THE REINFORCING BARS OR USE STD. CORNER BARS.
d)._25" MIN. OVERLAPPING REINFORCING BARS



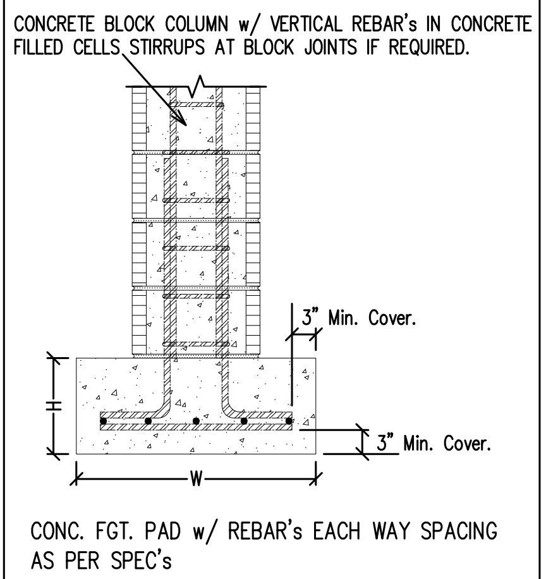
TYP. MASONRY COLUMN TO BEAM

NOT KEYED ON PLANS



TYP. MASONRY COLUMN TO FOOTER

NOT KEYED ON PLANS



PROJECT DESCRIPTION :
PROPOSED NEW CONSTRUCTION
(Residential Category)

CONTRACTOR :
P C Contracting Inc.
CGC 1508678
117 NE 19th Ave.
Cape Coral FL. 33909
Phone: 239–225 5001

Structural/ Plumbing/Electrical/ Mechanical Engineering
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THIS PLAN HAS BEEN REVIEWED,
ENGINEERED AND SUPERVISED BY:
MICHAEL D. STEWART, P.E.,
FL REG. #72459
5330 SW 11th CT, CAPE CORAL, FL.

PROJECT No. :	21–216
DRAWN BY :	
WHERE TO GO DESIGNS	
DATE :	8-10-2021

WHERE TO GO DESIGNS INC...
PHONE: (239) 980-4554

PROJECT SITE LOCATION:
4617 NW 33RD TER.
CAPE CORAL FL. 33993

SHEET :
S - 4